

BIRCH

DIV-COMM-LOT-UNIT -----		
COMM-LOT -----		
STREET ADDRESS -----		APT. NO. -----
CITY -----	STATE -----	ZIP -----



NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

	SLAB FOUNDATION												STANDARD DETAILS		
	STD. DWGS.														
COVER SHEET	CS-1														DR-1
ROOF VENT AND VOLUME CALCULATION SHEET	CA-1														DR-1b
SPEC SHEET	SS-1														DR-3
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FOUNDATIONS	8														ET-1c
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															IT-1b
															JT-1
															JT-1b
															JT-2
															JT-3
															JT-3b
															KT-1
															RF-1
															RF-1b
															RF-1c
															SEP-1
															SEP-2
															SEP-3
															SEP-4
															SP-1
															SP-2
															SP-3
															ST-1
															WB-2
															WD-1
															WD-3
															WS-1b

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	640 SF
	640 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1040 SF
	1040 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	400 SF
	400 SF

TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	640 SF
2ND FLOOR (BASE SF)	1040 SF
	1680 SF

SET - VERSION
BRH00 - 01 **CS-1**

V:\As-Sold\2-Jobs\ASD\2020 2ndHalf-Complete\RLA\DETACHED\BIRCH_BRH00_01\ELK_R_00_0083\CS-1 COVERSHEET.dwg 07/05/20 - 3:00 pm



ROOF VENTILATION CALCULATIONS

HOUSE NAME
HOUSE VERSION
PRODUCT LINE
VENTILATION VALUES

BIRCH
BRH00-01
RYANHOMES
5.0 sq ft of vents per ft ²
15 sq ft of vent per ft ²
0.5 sq ft of vent per unit

USER GUIDE	YES	(opt)	(opt)	VENT ON	No action req'd
	NO	YES	LOC VENT OK	No action req'd	
	NO	YES	LOW FAIL	Increase ridge	
	NO	YES	HIGH FAIL	Increase ridge	
	NO	NO	FAIL	Increase total vent	

ELEVATION "A"															
Location / Option	Area (sq ft)	Required A/150 (sq ft)	Required A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Ridge Vent (sq ft)	Upper Box / Stable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40% 50% OK	Notes
HOUSE WITH GARAGE	640.00	1070.42	535.21	42	396.00	14	252.00			648.00	NO	YES	47.09%	OK	

ELEVATION "B"															
Location / Option	Area (sq ft)	Required A/150 (sq ft)	Required A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Ridge Vent (sq ft)	Upper Box / Stable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40% 50% OK	Notes
HOUSE WITH GARAGE	640.00	1070.42	535.21	42	396.00	14	252.00			648.00	NO	YES	47.09%	OK	

ELEVATION "K"															
Location / Option	Area (sq ft)	Required A/150 (sq ft)	Required A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Ridge Vent (sq ft)	Upper Box / Stable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40% 50% OK	Notes
HOUSE WITH GARAGE	640.00	1070.42	535.21	42	396.00	14	252.00			648.00	NO	YES	47.09%	OK	

ELEVATION "L"															
Location / Option	Area (sq ft)	Required A/150 (sq ft)	Required A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Ridge Vent (sq ft)	Upper Box / Stable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40% 50% OK	Notes
HOUSE WITH GARAGE	640.00	1070.42	535.21	42	396.00	14	252.00			648.00	NO	YES	47.09%	OK	



HOUSE VOLUME CALCULATIONS

HOUSE NAME	BIRCH
HOUSE VERSION	BRH00-01

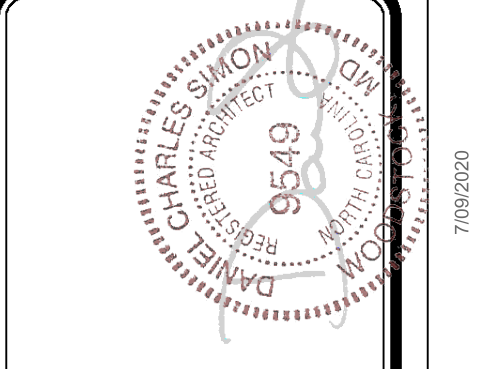
Note: The volume of the structure has been computed in accordance with "Title 5, of the Community Affairs, Chapter 23, Uniform Construction Code, Subchapter 2, Administration and enforcement: Process." (5,23-2.28. Volume computation)

ELEVATION "A"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Left side of the house	640.00	21.45	13730
Right side of the house	400.00	19.95	7981
Total House Volume			21711

ELEVATION "B", "L"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Left side of the house	640.00	21.45	13730
Right side of the house	400.00	19.95	7981
Porch on front of house	24.00	8.90	214
Total House Volume			21925

ELEVATION "K"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Left side of the house	640.00	21.45	13730
Right side of the house	400.00	19.95	7981
Porch on front of house	24.00	8.49	204
Total House Volume			21915

Additional areas of volume to be added to total house volume as needed			
Location / Area of house / option	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Partial Front Porch "EPB" W/ Elevation A "ELA"	24.00	8.49	204
Full Basement "FBA"	640.00	8.61	5513
Crawl space "FCA"	640.00	0.80	512



DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

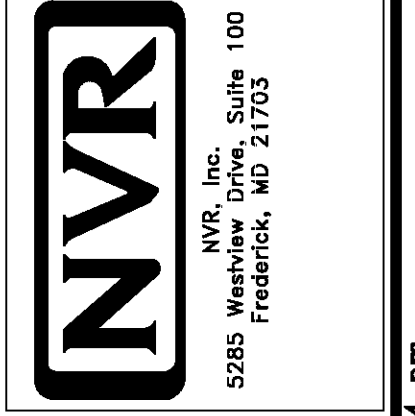
CITY

STATE

ZIP

APT. NO.

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SHEET NO. CA-1

MODEL BIRCH

DRAWING TITLE

OPTION DESCRIPTION

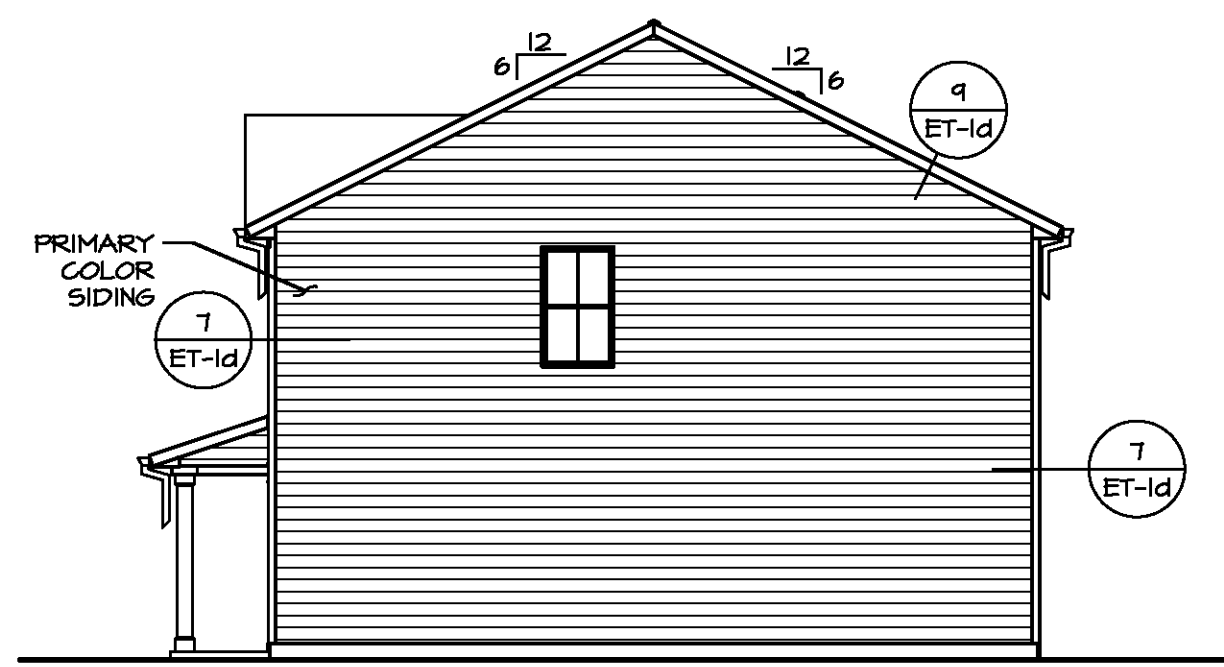
SET NO. BRH00

VERSION 01

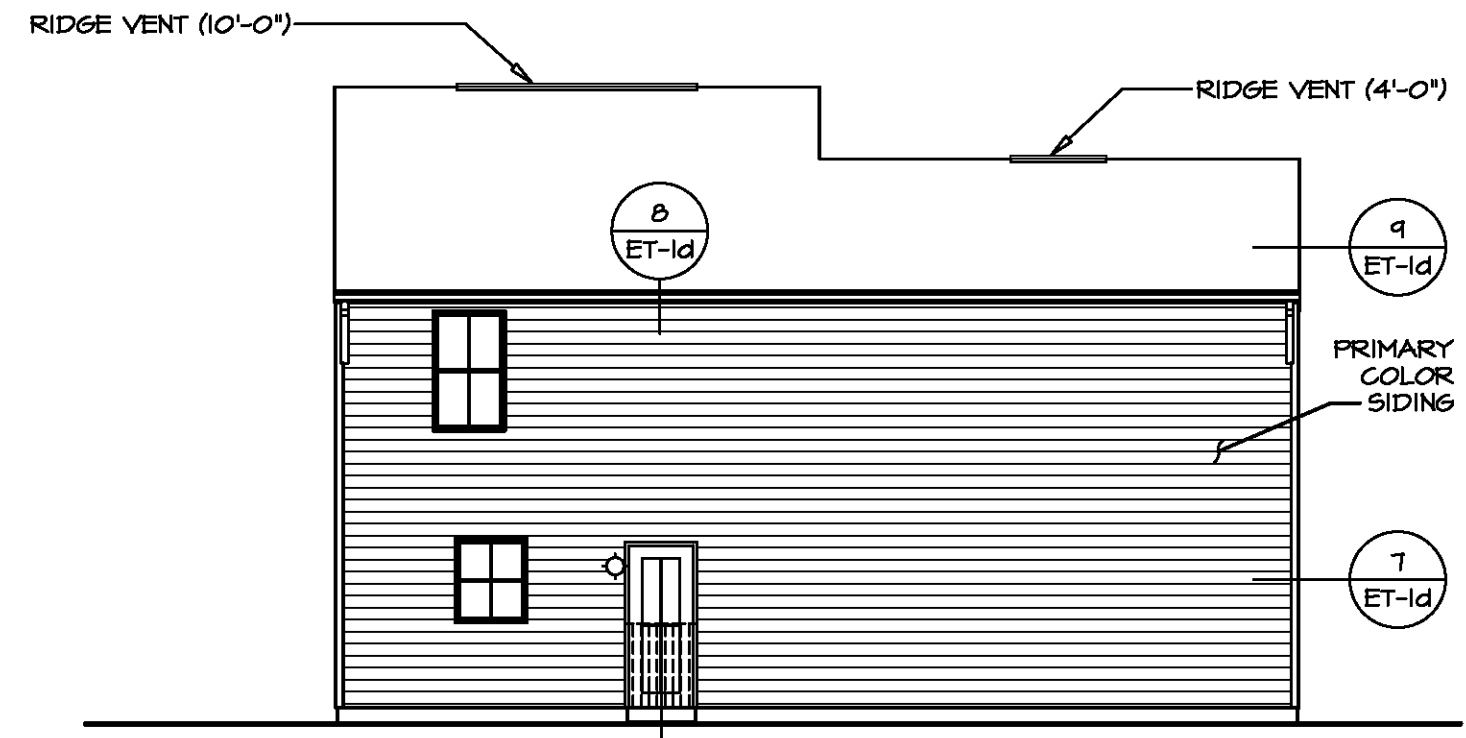
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DATE

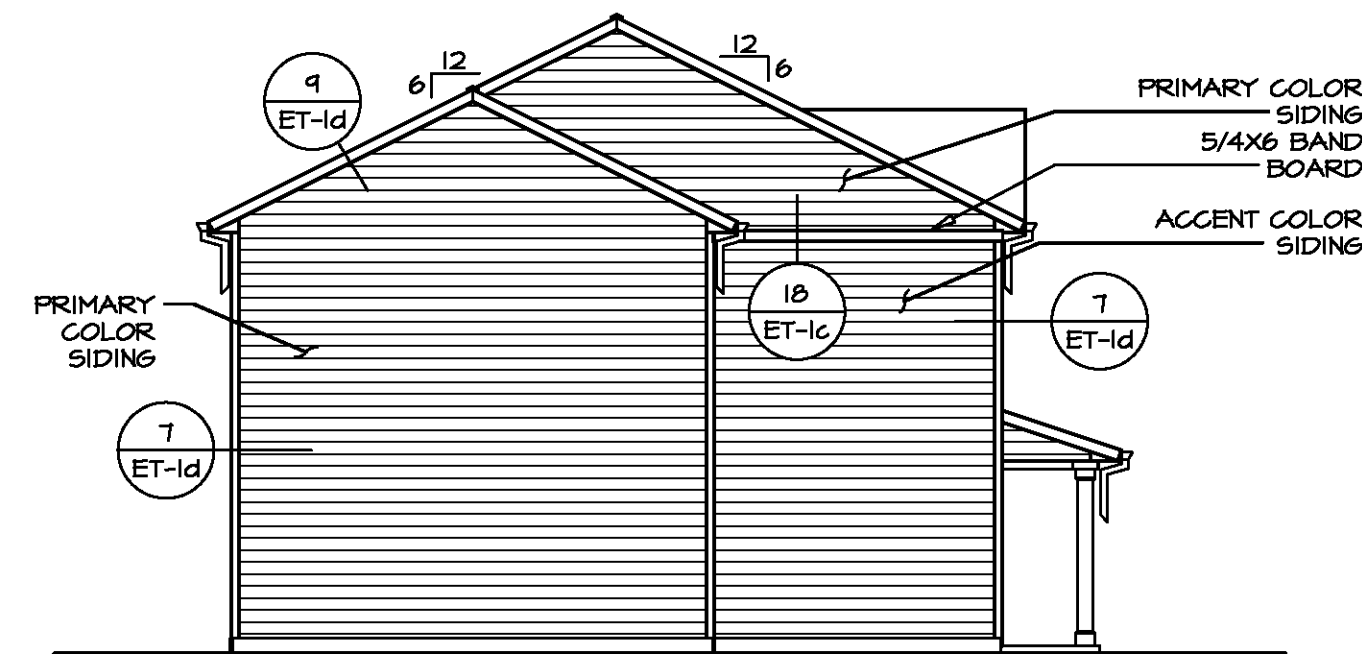
OPTION



2 RIGHT ELEVATION
A-1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
A-1 SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
A-1 SCALE: 1/8" = 1'-0"

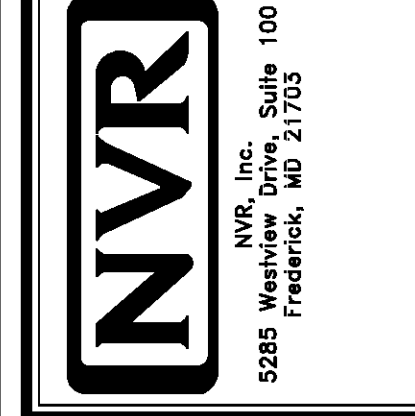


1 FRONT ELEVATION "K"
A-1 SCALE: 1/4" = 1'-0"



DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
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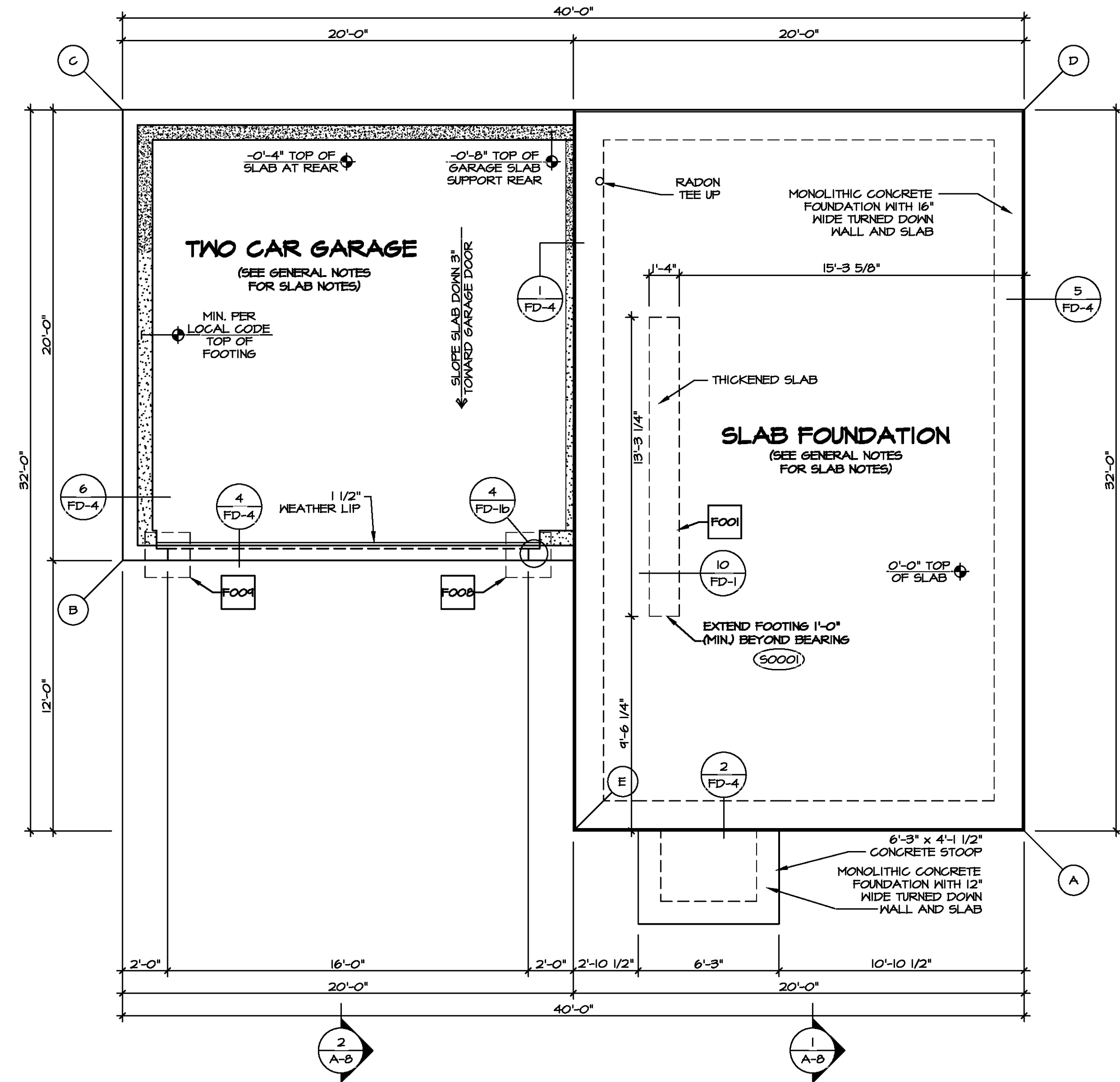
SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION
A-1	BIRCH	01	01		FSM
	DRAWING TITLE	BY			
	ELEVATIONS				
	DESCRIPTION				
	SLAB FOUNDATION MONOLITHIC				

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENS. N.M.	REMARKS
FOO1	1'-4"	13'-3 1/4"	0'-8"	S0001	
FOO2	2'-0"	2'-0"	1'-0"	101T	
FOO4	2'-0"	2'-0"	1'-0"	101T	

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FOUNDATION NOTES - SLAB**
- FOUNDATION UNDER HABITABLE SPACE:
 - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - FOUNDATION UNDER GARAGE:
 - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
 - STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
 - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
 - THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
 - ALL FOOTINGS ARE PLAIN, UNREINFORCED CONCRETE UNLESS NOTES OTHERWISE.



FOUNDATION DIAGONALS

A		B	
	32'-0"		44'-8 11/16"
	51'-2 11/16"		20'-0"
A	0"	A	41'-4 1/8"
A	0"	A	41'-4 1/8"
B	41'-4 1/8"	B	0"
C	51'-2 11/16"	C	20'-0"
D	32'-0"	D	44'-8 11/16"
E	20'-0"	E	23'-3 7/8"

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY STATE ZIP

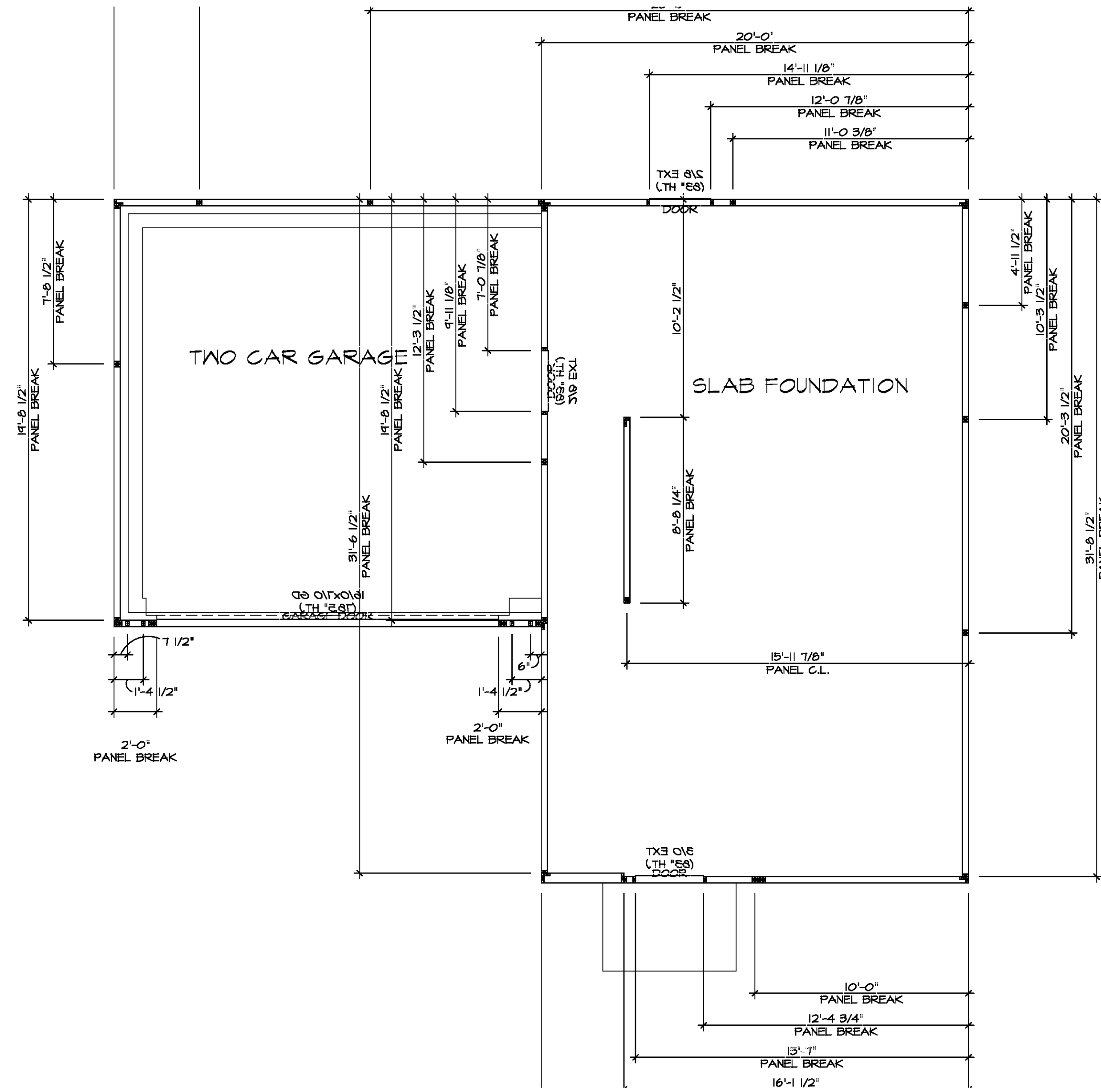
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5285 Walkers Lane
Frederick, MD 21703

SET NO. BRH00
VERSION 01
DRAWN BY
DATE: OPTION
FSA

MODEL: BIRCH
DRAWING TITLE: FOUNDATION PLAN
OPTION DESCRIPTION: SLAB FOUNDATION

SHEET NO. A-2
8

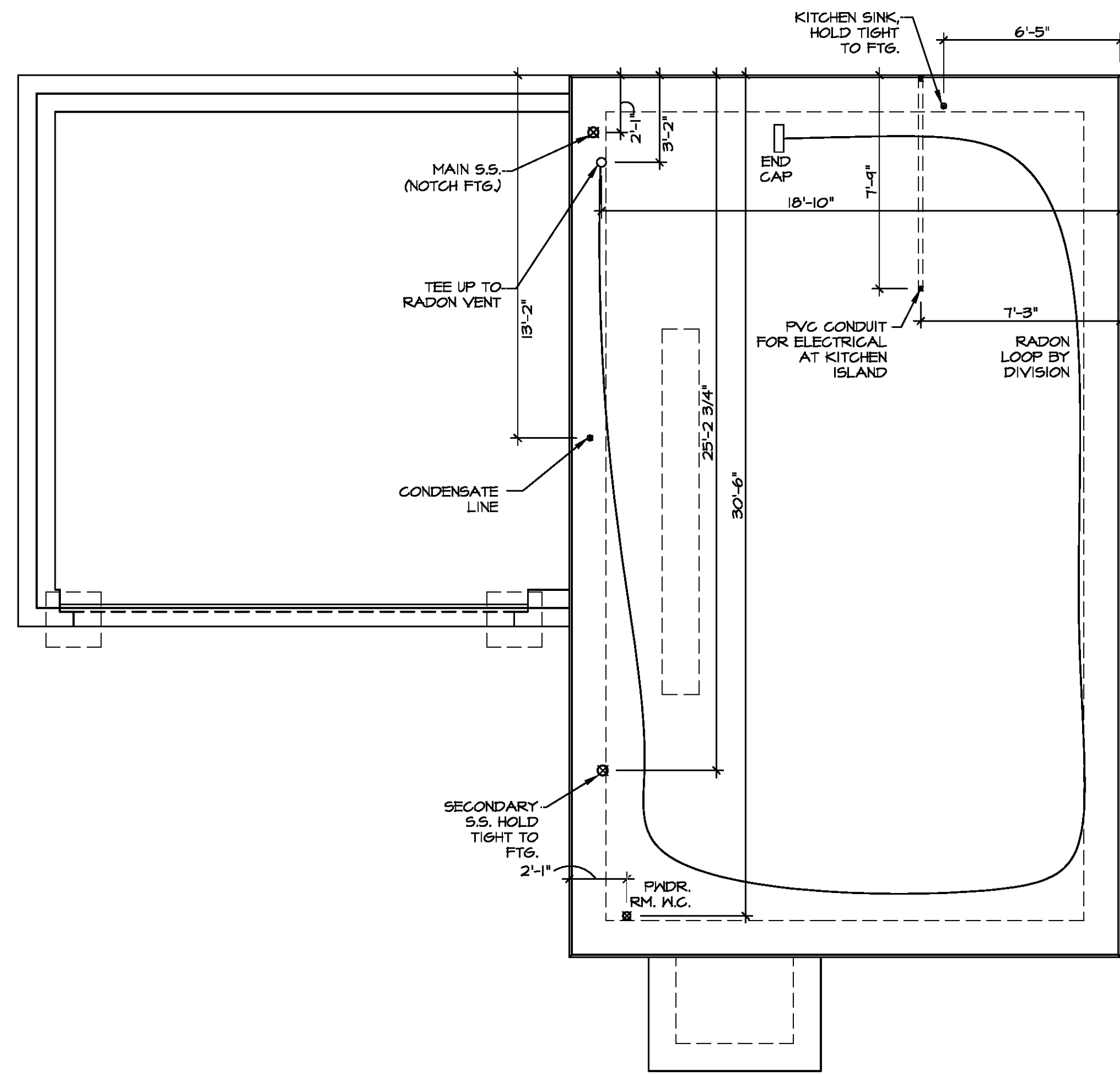


FOUNDATION HOLD DOWN PLAN
 SCALE: 1/4" = 1'-0"

HOLD DOWN NOTES	
REFER TO DETAIL (4/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
	1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS)
	1. STRAP: a. ON FOUNDATION USE (STHD14) b. ON FLOOR SYSTEM USE (STHD14RL) 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-1, 2, 4) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
	1. 5/8"Ø THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-1, 2, 4) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT


DIV-COMM-LOT-UNIT	COMM-LOT	STREET ADDRESS	CITY	STATE	APT. NO.	ZIP
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SHEET NO.	MODEL	SET NO.	BRH00	VERSION	01	DRAWN BY
A-3	BIRCH	DRAWING TITLE	FOUNDATION HOLD DOWN DETAILS			
13	OPTION	DESCRIPTION				

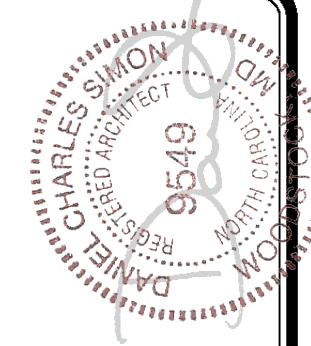
J:\PROJECTS\RYAN\HOMES\BIRCH_BRH00_01\Sheets\Lot_Spec\16\A-3_FDWN_HD_LS.dwg 07/07/20 - 1:55 PM 7/09/20



1 PLUMBING PLAN
 A-4 SCALE: 1/4" = 1'-0"

INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION

SHEET NO. A-4	MODEL BIRCH DRAWING TITLE PLUMBING PLAN	SET NO. BR400 VERSION 01	DRAWN BY DATE OPTION
		OPTION DESCRIPTION	
DIVY-COMM-LOT-UNIT COMM-LOT STREET ADDRESS CITY STATE ZIP		DIVY-COMM-LOT-UNIT COMM-LOT STREET ADDRESS CITY STATE ZIP	
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PROJECT: RYANHOME\BIRCH_BR400_01\Sheets\Lot_Spec\14_A-4_PLUMB_LS.dwg 07/07/20 - 1:55 pm			



FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NM.
J100	JACK - (4) 2x4 SFF STUD GRADE	1004
J101	JACK - (2) 2x4 SFF STUD GRADE	1002
J102	JACK - (3) 2x4 SFF STUD GRADE	1015
J103	JACK - (3) 2x4 SFF STUD GRADE	1015
J104	JACK - (4) 2x4 SFF STUD GRADE	1004
J105	JACK - (2) 2x4 SFF STUD GRADE	1008
J106	JACK - (2) 2x4 SFF STUD GRADE	1008

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE $\frac{1}{2}$ " HEADER HEIGHT UNLESS OTHERWISE NOTED

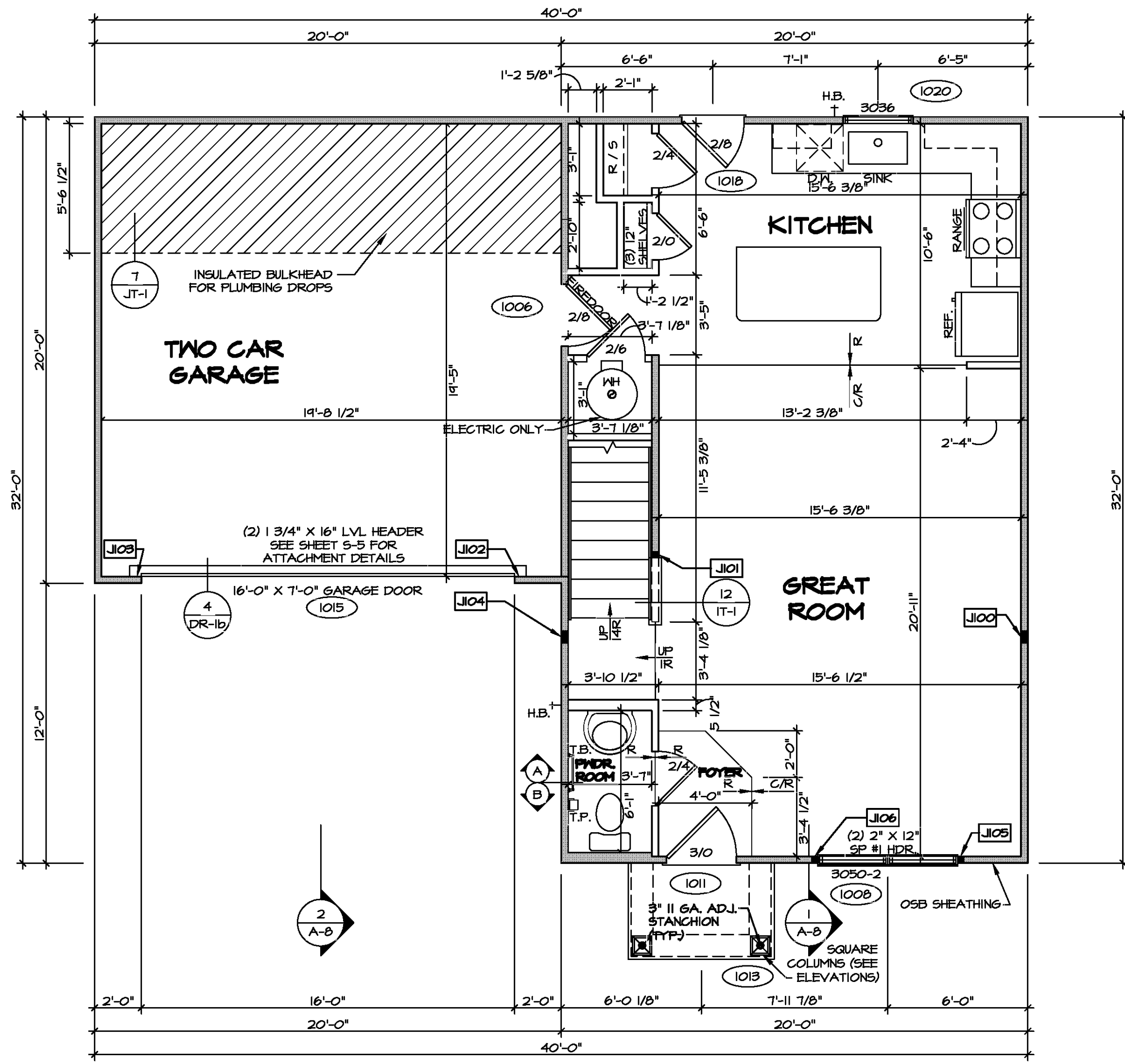
FLOOR PLAN NOTES RYAN

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

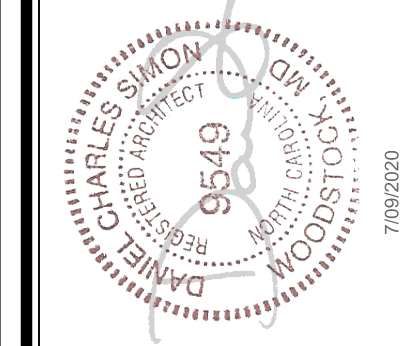
GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

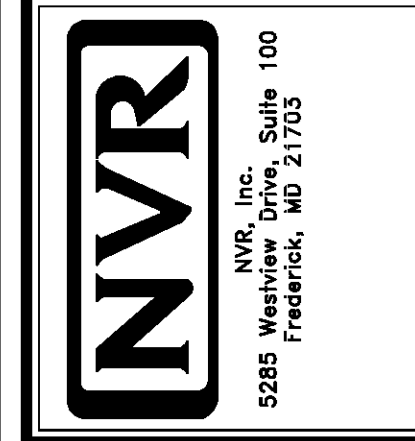


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DIV-COMM-LOT-UNIT _____
 COMM-LOT _____
 STREET ADDRESS _____
 CITY _____ STATE _____
 APT. NO. _____ ZIP _____

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SHEET NO.	MODEL	SET NO.	VERSION
A-6	BIRCH	01	01
17	DRAWING TITLE	DRAWN BY	DATE:
	FIRST FLOOR PLAN	OPTION	



LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 1/2" 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

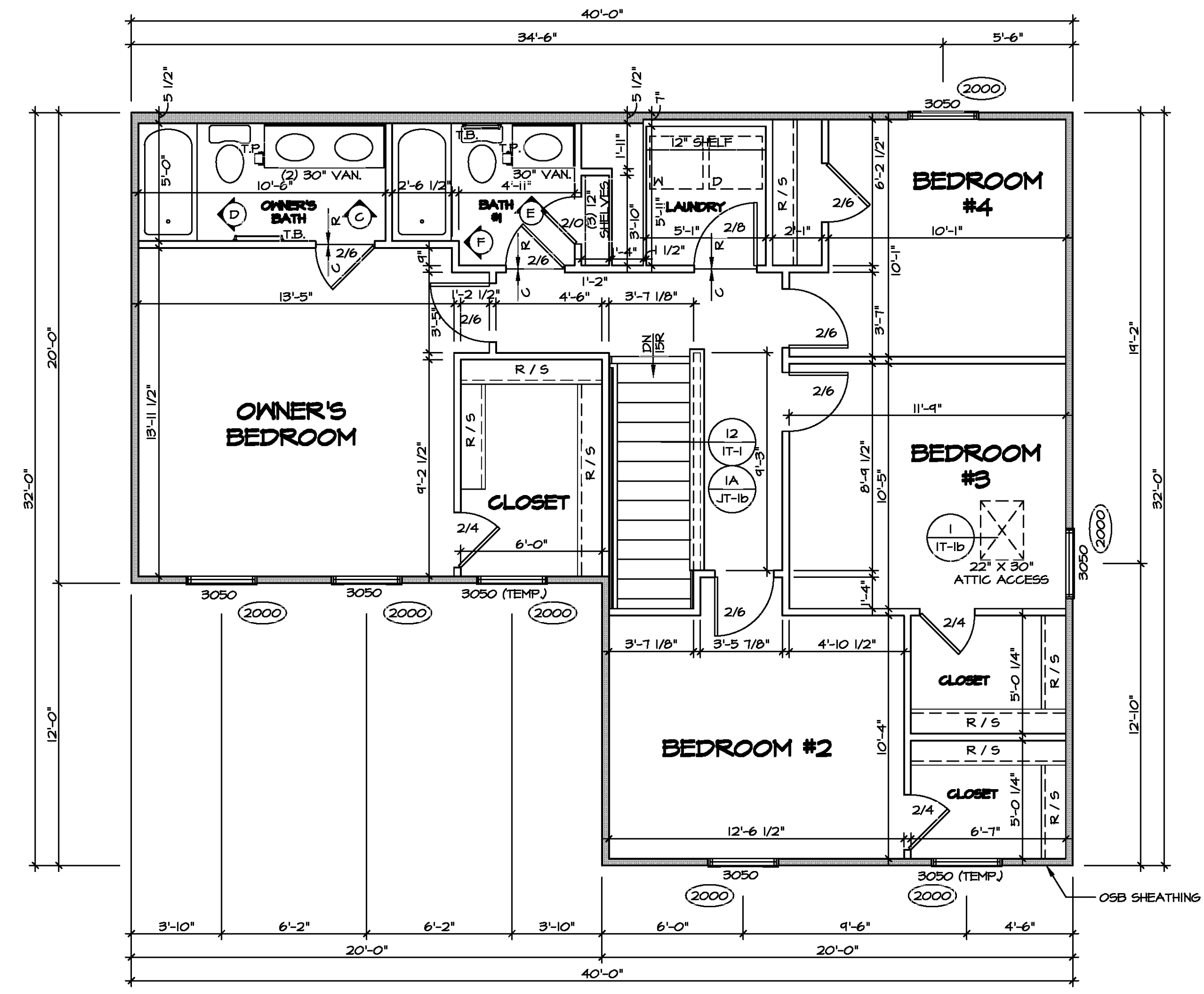
FLOOR PLAN NOTES RYAN

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
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- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

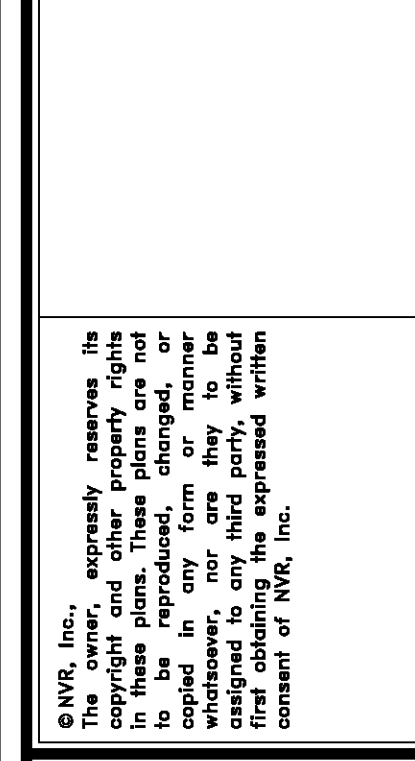


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY

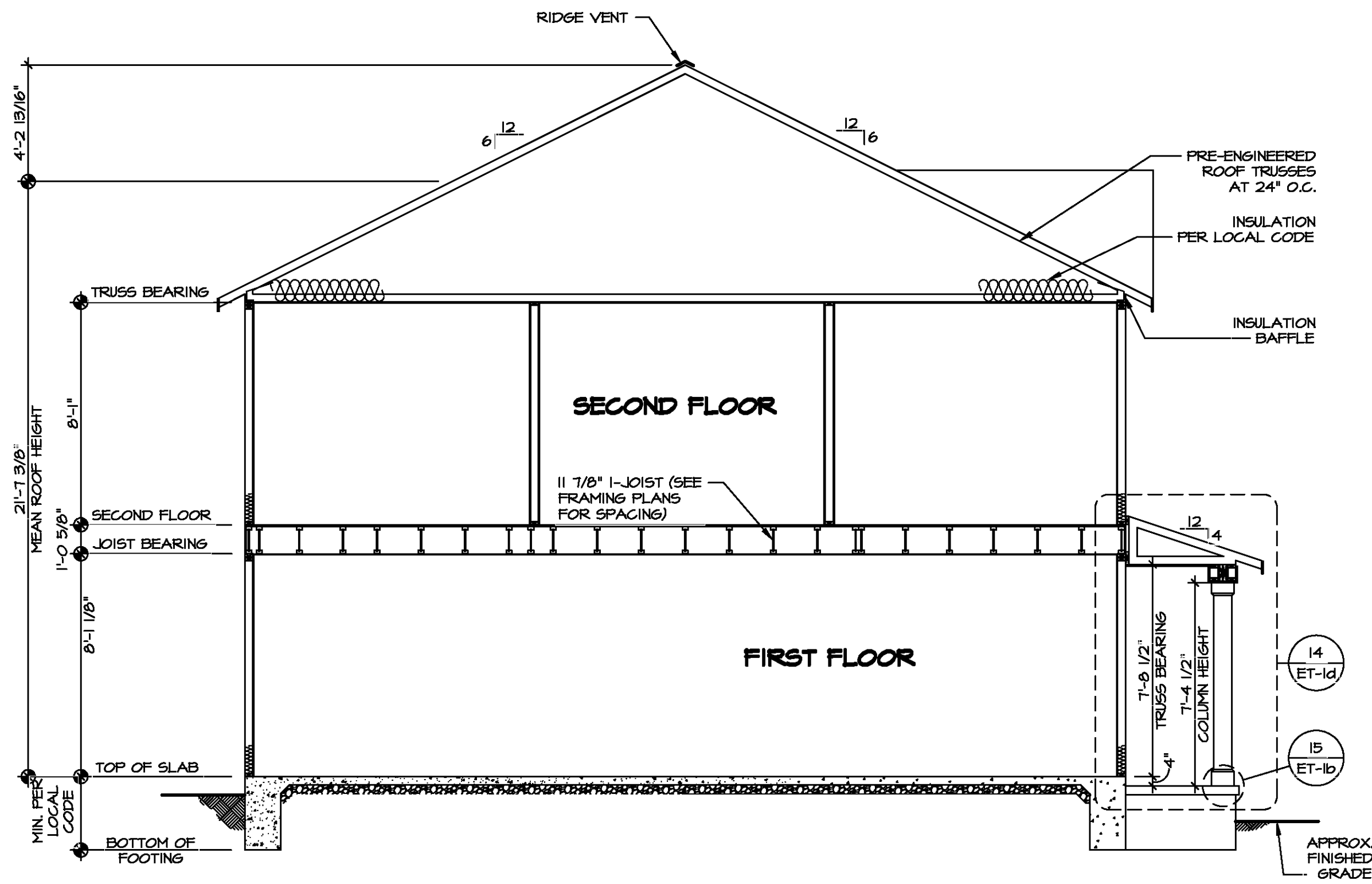
APT. NO.
STATE
ZIP

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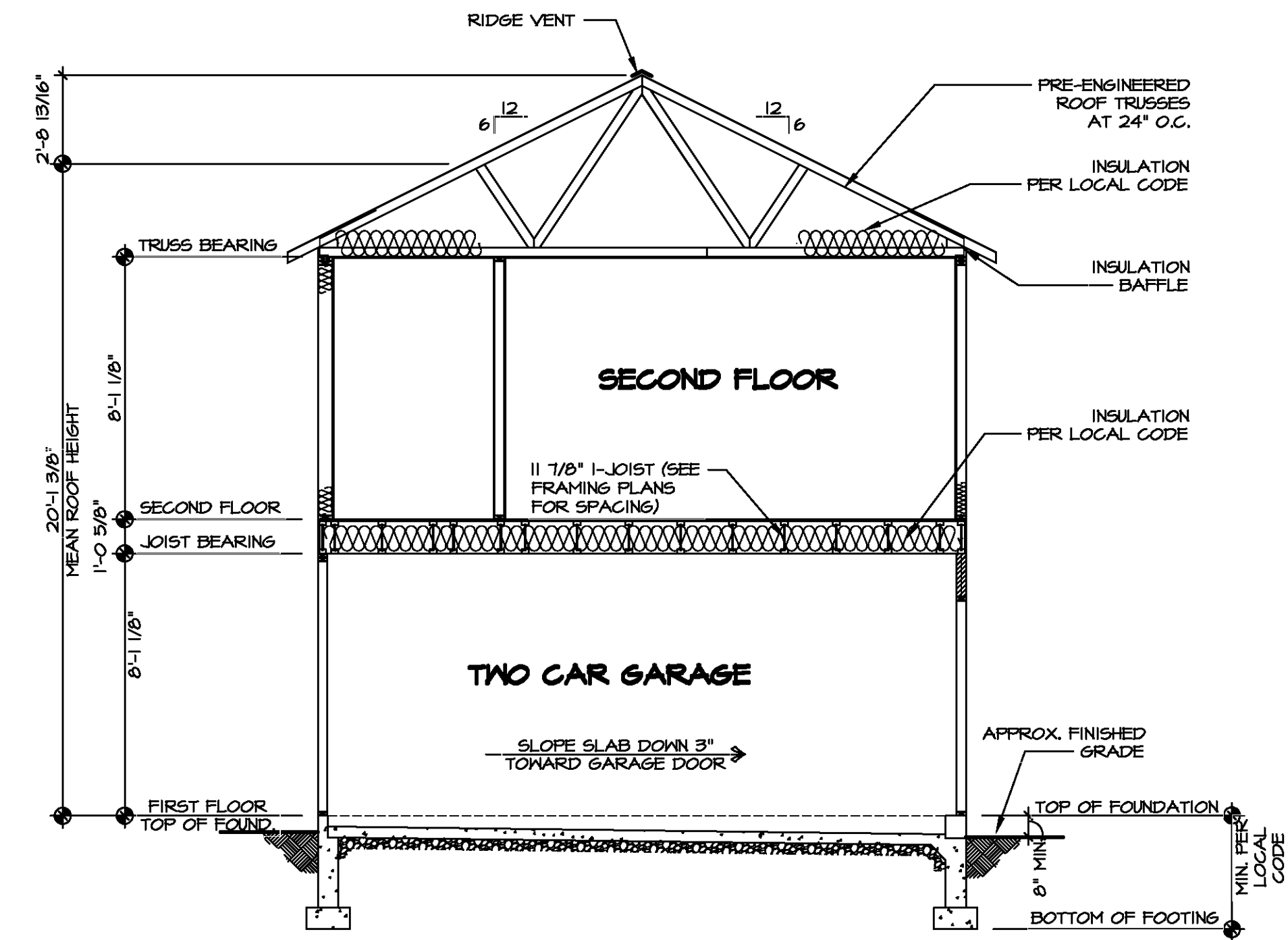


SET NO. BRH00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. **A-7**
MODEL **BIRCH**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
1B



1 BUILDING SECTION - FOYER
A-B SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - GARAGE
A-B SCALE: 1/4" = 1'-0"



DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY STATE ZIP

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MODEL: BIRCH
DRAWING TITLE: BUILDING SECTION
OPTION DESCRIPTION

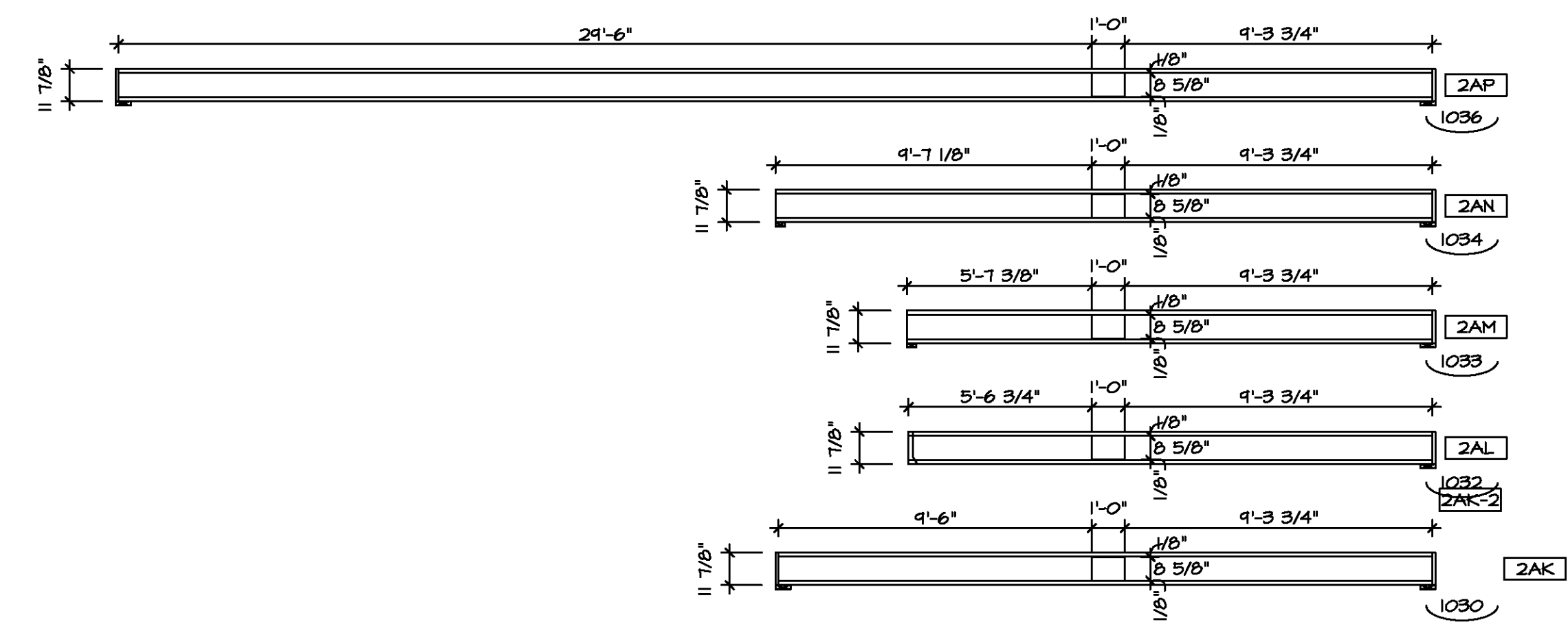
SHEET NO.	A-8	19
SET NO.	BRH00	
VERSION	01	
DRAWN BY		
DATE:		
OPTION		



LEGEND

- BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- ◇ STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- (X) ENGINEERING PAGE NUMBER

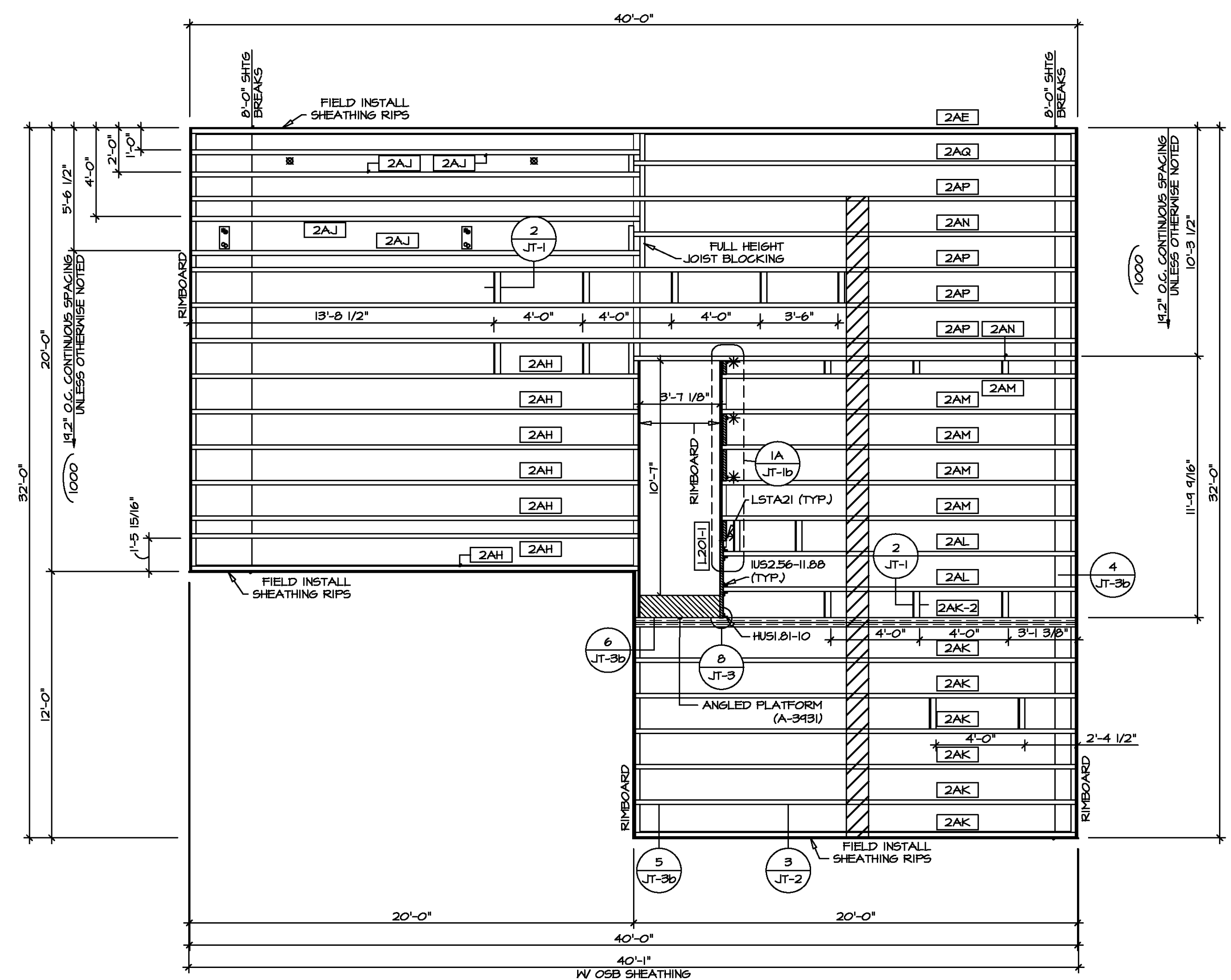
SEE FC DETAILS FOR FRAMING CONNECTORS



2 HOLE CUT DETAIL
SCALE: 1/4" = 1'-0"

I-JOIST FLOOR SYSTEM

- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
- JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
- ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
- REFER TO STANDARD DETAIL T/JT-3 FOR HOLE CUTTING GUIDELINES.
- PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
- REFER TO DETAIL B/JT-3 FOR HANGER DETAIL.
- ALL JOISTS TO BE FR140, FR160 OR FR180, REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
 - A. FR140 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
- ALL LVL BLOCKING CUT FROM 1 1/2" O.C. MATERIAL.
- ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
- 1-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
- ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.



1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR FRAMING LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AE	FR1 60 - 11-14	34'-4 3/4"	1000	
2AH	FR1 60 - 11-14	20'-1 1/4"	1000	
2AJ	FR1 60 - 11-14	20'-2 3/8"	1000	
2AK	FR1 60 - 11-14	19'-4 3/4"	1030	J-0088
2AK-2	FR1 60 - 11-14 DBL	19'-4 3/4"	1031	J-0084
2AL	FR1 60 - 11-14	15'-10 1/2"	1032	J-0087
2AM	FR1 60 - 11-14	15'-11 7/8"	1033	J-0086
2AN	FR1 60 - 11-14	19'-10 7/8"	1034	J-0085
2AP	FR1 60 - 11-14	34'-4 3/4"	1036	J-0084
2AQ	FR1 60 - 11-14	19'-10 7/8"	1000	

SECOND FLOOR LVL LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201-1	LVL 1.75 - 11-14	3'-5 13/16"	1002	

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

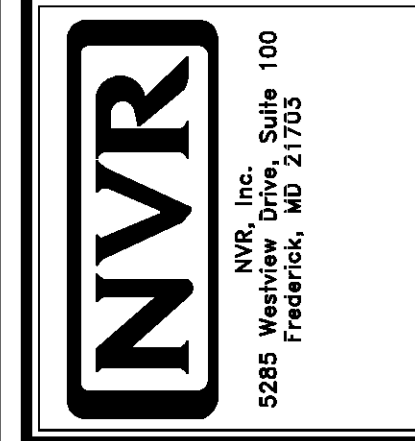
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MODEL: BIRCH

DRAWING TITLE: SECOND FLOOR JOIST LAYOUT

OPTION DESCRIPTION

SET NO. BRH00

VERSION 01

DRAWN BY

DATE:

OPTION

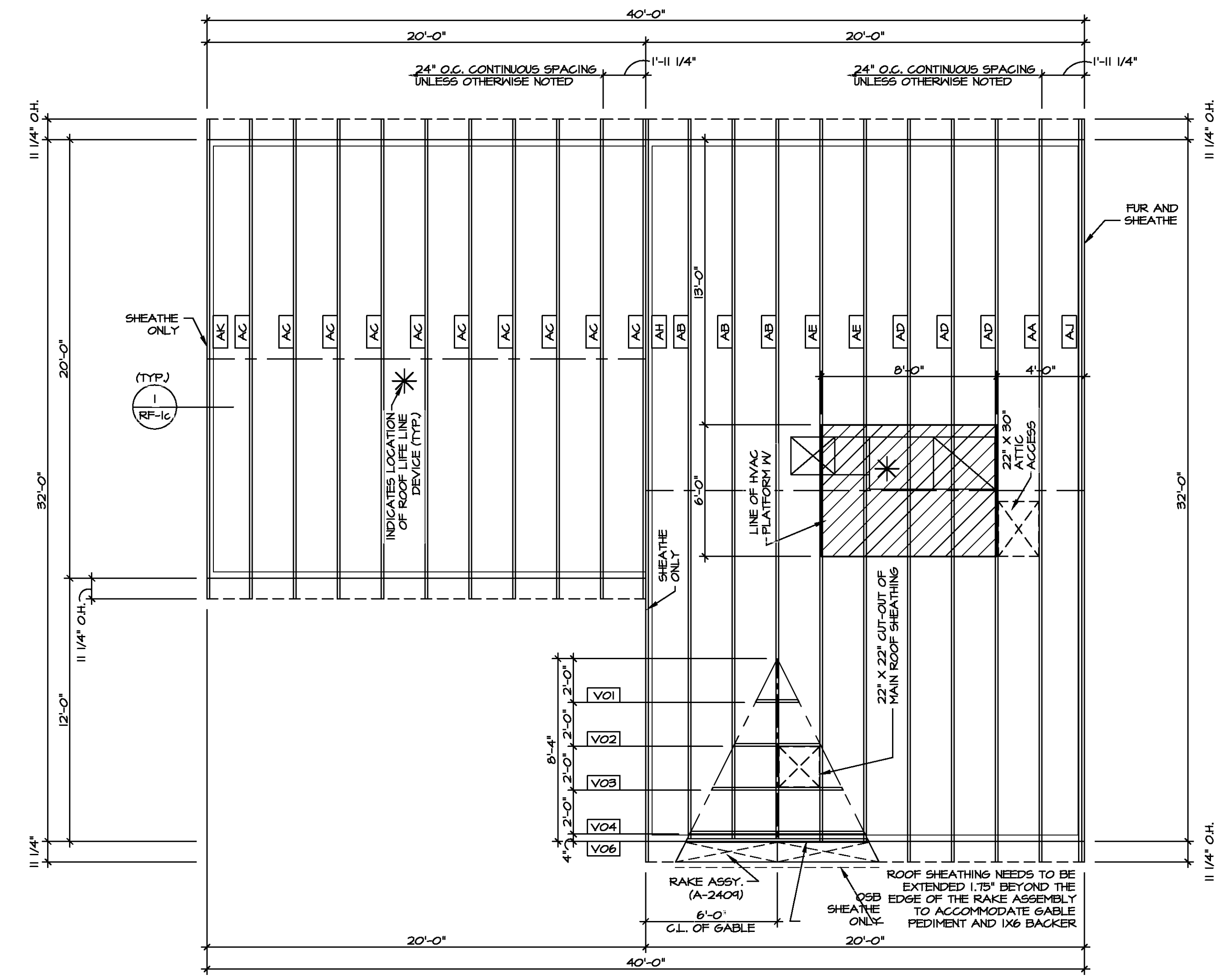
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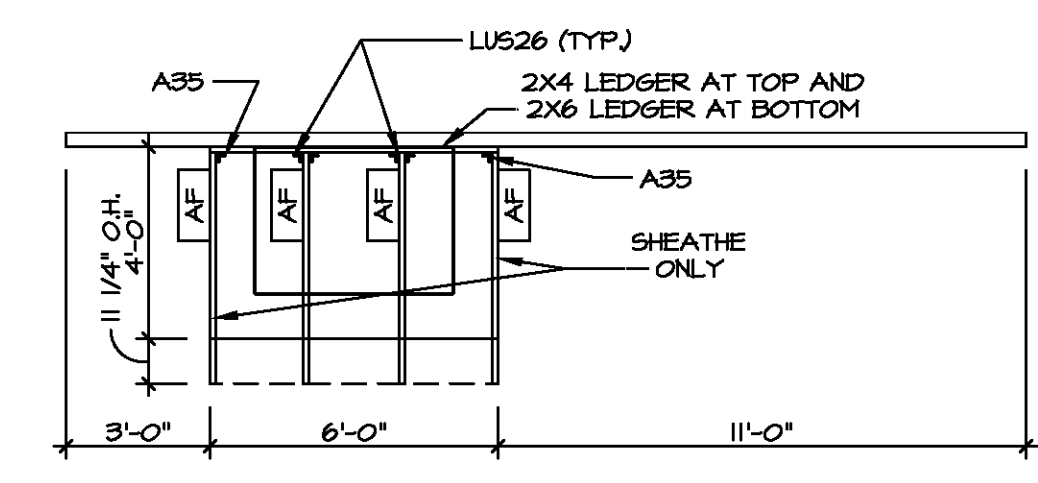


TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AA	9E	13176	32'-0"	6/12	COMMON
AB	9E	13177	32'-0"	6/12	SPECIAL
AC	9E	13152	20'-0"	6/12	COMMON
AD	9E	13178	32'-0"	6/12	COMMON
AE	9E	13174	32'-0"	6/12	SPECIAL
AF	9E	13155	3'-10 1/2"	4/12	MONO
AH	9E	16440	32'-0"	6/12	STUDDED GABLE
AJ	9E	16441	32'-0"	6/12	GABLE END
AK	9E	16442	20'-0"	6/12	GABLE END
VO1	VT	01261	2'-0"	12-6/12	VALLEY
VO2	VT	01262	4'-0"	12-6/12	VALLEY
VO3	VT	01263	6'-0"	12-6/12	VALLEY
VO4	VT	01264	8'-0"	12-6/12	VALLEY
VO6	VT	9470B	8'-4"	12-6/12	VALLEY

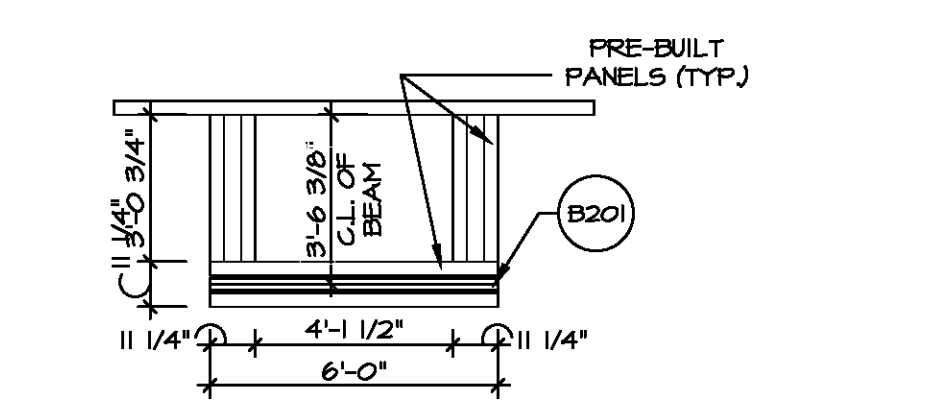
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B201	BEAM BUILT 2X6 - 2 PLY RFF	6'-0"	1013	



1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND	
	BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ROOF FRAMING NOTES

- REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
 - TRUSS TIE-DOWNS (1/TRF-1)
 - PIGGYBACK TRUSS ATTACHMENT (2/TRF-1)
 - VALLEY GABLE TRUSS BRACING (3/TRF-1)
 - GABLE BRACING (1/TRF-1c)
 - TRUSS BRACING (2/TRF-1c)
 - LIFELINE ATTACHMENT (5/TRF-1)
- FALL PROTECTION ON PLATFORM TRUSSES (1/TRF-1)
- IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

MODEL: BIRCH
DRAWING TITLE: ROOF FRAMING PLAN
OPTION DESCRIPTION: 30

SET NO. BIRCH
VERSION 01
DRAWN BY:
DATE:
OPTION

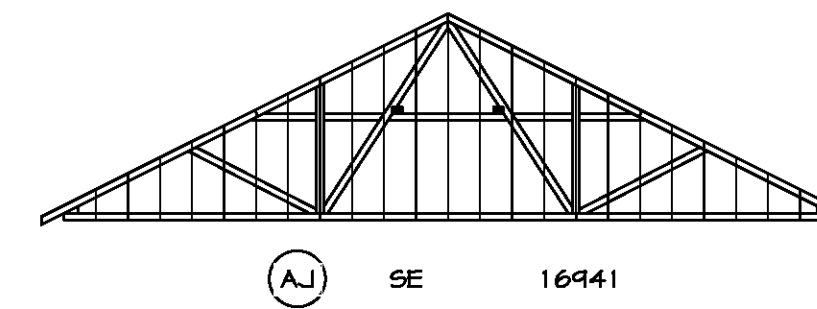
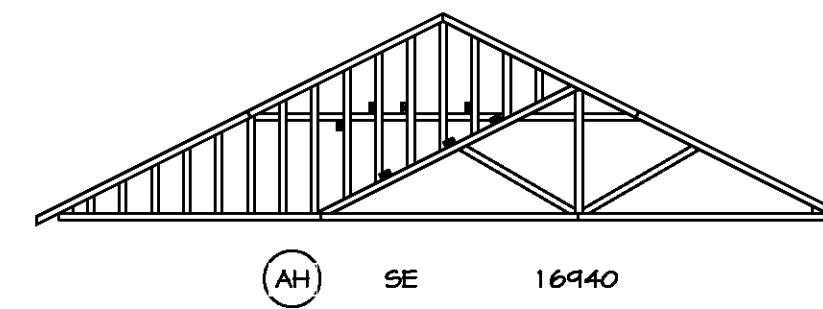
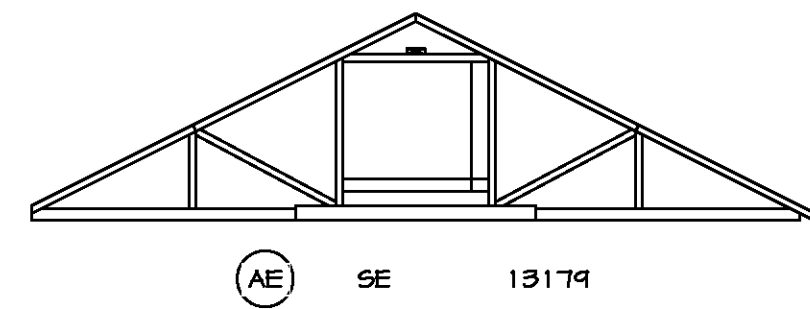
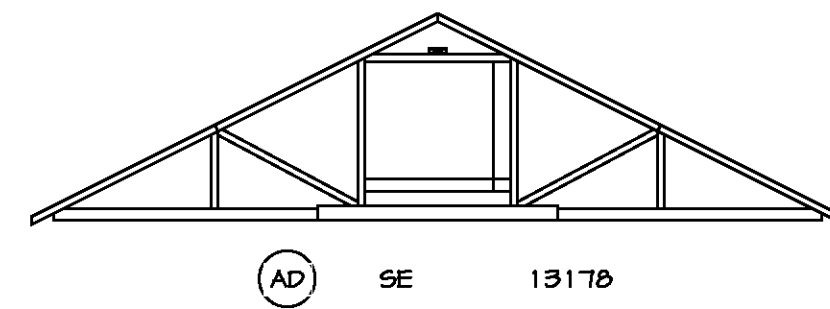
DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY STATE ZIP

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7/08/20

VA-AS-Std12-16a ASDA 2020 2ndHalf-Complete PLAN DETACHED BIRCH-BR000-01VELK-R-GC-0083-30-S-3-RFF-LS.rvt 07/08/20 - 3:00 PM



TRUSS BRACING
SCALE: 1/8" = 1'-0"

TRUSS BRACING NOTES

- IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
- 1X6 SPP#12 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
- WEB "T" BRACE, DETAIL 3/RF-1c, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 1X6 LATERAL BRACING.
- DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (1/RF-1).
- STUDDED GABLE BRACING DETAIL 1/RF-1c TO BE UTILIZED FOR TRUSSES 6'-0" IN HEIGHT OR GREATER.
- PARTIALLY SHEATHED GABLES, SEE 5/RF-1c FOR "L" BRACING WHEN REQUIRED.
- LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
- SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.



DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

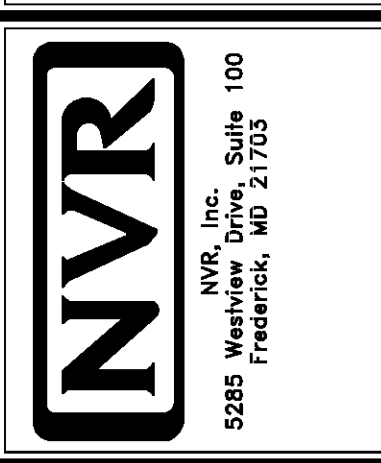
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STATE

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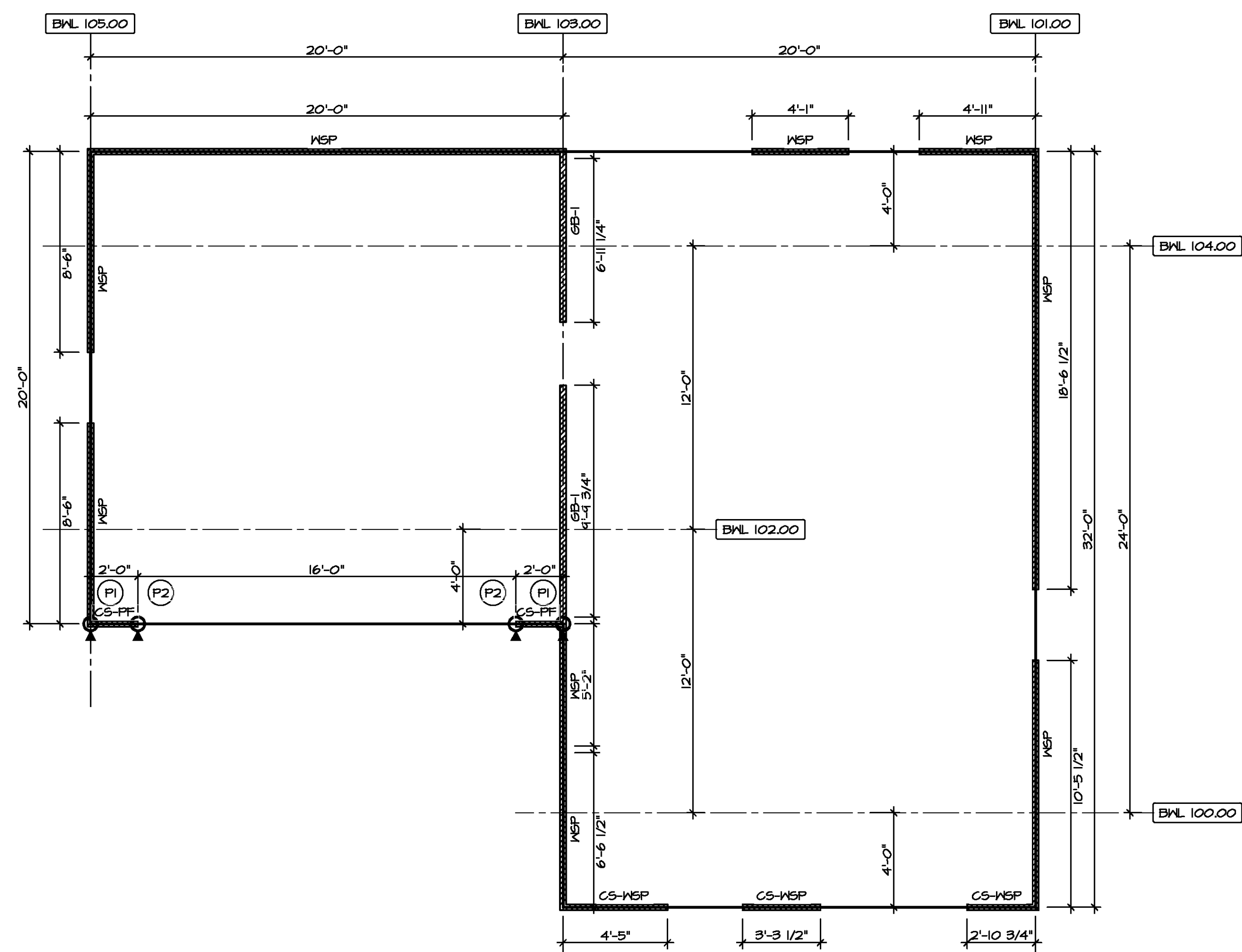
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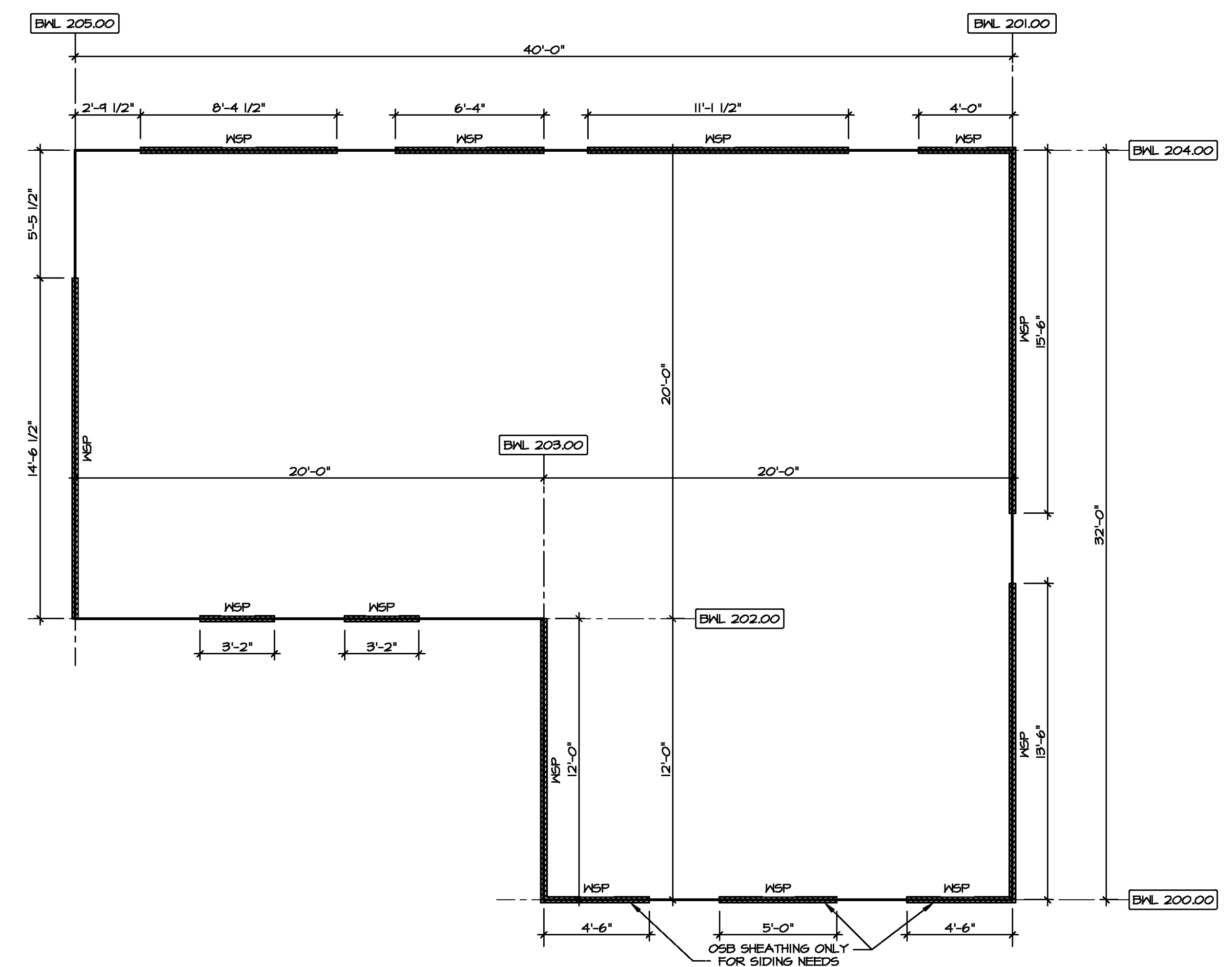


SET NO. BRH00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO.	MODEL	BIRCH
S-4	DRAWING TITLE	TRUSS BRACING
32	OPTION DESCRIPTION	



1 FIRST FLOOR WALL BRACING DETAIL
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR WALL BRACING DETAIL
SCALE: 1/4" = 1'-0"

BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.00	10.61'	8.27'	CONTINUOUS (2 SIDES)
130 MPH	BWL 101.00	24.00'	10.76'	MWP (2 SIDES)
130 MPH	BWL 102.00	6.00'	5.84'	CONTINUOUS (2 SIDES)
130 MPH	BWL 103.00	20.04'	18.13'	GB
130 MPH	BWL 104.00	24.00'	9.74'	MWP (2 SIDES)
130 MPH	BWL 105.00	17.00'	10.76'	MWP (2 SIDES)
130 MPH	BWL 200.00	14.00'	5.84'	MWP (2 SIDES)
130 MPH	BWL 201.00	24.00'	7.63'	MWP (2 SIDES)
130 MPH	BWL 202.00	6.88'	4.72'	MWP (2 SIDES)
130 MPH	BWL 203.00	12.00'	5.45'	CONTINUOUS (2 SIDES)
130 MPH	BWL 204.00	24.84'	6.76'	MWP (2 SIDES)
130 MPH	BWL 205.00	14.54'	7.63'	MWP (2 SIDES)

FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (WV METHOD MWP, CS-MWP, CS-G)	8d COMMON NAILS ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	6" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (WV METHOD GB-1, GB-2)	1-1/4" LONG, 1/4" HEAD, 108d DIA. ANNULAR-RINGED NAILS CORROSION RESISTANT TYPE W 1-1/4" DRYMALL SCREWS	7" O.C.	7" O.C.
LAMINATED FIBROUS STRUCTURAL SHEATHING	10d X 1 1/4" GALVANIZED ROOFING NAILS 1-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
1/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (WV METHOD GB-BW-1, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W 1-1/4" DRYMALL SCREWS	4" O.C.	12" O.C.

SHEATHING NOTE
LAMINATED FIBROUS STRUCTURAL (LFS) SHEATHING MATERIAL SHALL BE INSTALLED ON ALL WALLS UNLESS OTHERWISE NOTED ON THE FLOOR PLAN. INSTALL IN ACCORDANCE WITH SECR1 TECHNICAL EVALUATION REPORT. STRUCTURAL PERFORMANCE UNDER LATERAL LOAD CONDITIONS IS DESIGNED. INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS FOR WOOD STRUCTURAL PANELS (MWP/CS-MWP) AS DEFINED IN THE APPROPRIATE TER SECTION.

STRUCTURAL SHEATHING MATERIAL
- OX THERMO-PLY TER NO. 1004-01
- BARRICADE THERMO-BRACE TER NO. 1507-06
- NSP DRYLINE TSX TER NO. 1407-06

LEGEND	
BWL XXXXX	BRACED WALL LINE I.D.
—	BRACED WALL LINE
—	HOUSE WALL
	BRACED WALL PANEL
MWP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1) SIDED OR (2) SIDED
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL 6/MB-2)
LIB	LET-IN BRACING (SEE STANDARD DETAIL F / MB-2)
CS-MWP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-FF	CONTINUOUS SHEATHING - PORTAL FRAME. SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C / MB-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
⊙	HOLD-DOWN 1. SEE SHEET MB-2 "P." INDICATOR SCHEDULE AND DETAILS 2. ARROW INDICATES LOCATION

NOTES:
HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED.

SET NO. BRH00
VERSION 01
DRAWN BY SKB
DATE: _____
OPTION

MODEL
BIRCH
DRAWING TITLE
WALL BRACING DETAILS
OPTION DESCRIPTION

SHEET NO.
S-5

33

DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

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17A-5-Sold 12-06a ASDA 2020 2ndHalf-Complish RCHA DETACHED BIRCH-BR00-01 VELK-R-GC-0083 33 S-5 WSH10-LS.dwg 07/08/20 - 5:00 PM