

SLAB FOUNDATION

CS-I

55-I

4

5

6

7

9

10

Ш

19

20

21 22

COVER SHEET

SPEC SHEET

ELEVATIONS

PLUMBING

FOUNDATIONS

FOUNDATION HOLD DOWNS

FIRST FLOOR PLAN

BUILDING SECTIONS

ROOF FRAMING

TRUSS BRACING

WALL BRACING

SECOND FLOOR PLAN

SECOND FLOOR FRAMING





IV-COMM-LOT-UNIT			
OMM-LOT			
TREET ADDRESS		APT.	NO.
ITY	STATE	ZIP	

AD-I

DR-I

DR-1b

ET-lb

ET-Ic

ET-Id

ET-lg

F-lb

FA-I FC-I FD-I FD-lb

FD-4

IT-I IT-2 I-TL dl-TL JT-2 S-TL JT-3b

KT-I RF-I

RF-lb RF-lc SEP-1 SEP-2 SEP-3 SEP-4

SP-I

SP-3

ST-I MB-I WB-1b MD-I

MS-I WS-Ib MS-1c

	STREET STREET
1VR	CHARLES CHARLES STOOM OARD TOO
	A STATE OF THE PARTY OF THE PAR

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

FIRST FLOOR SQUARE FOR	OTAGE
DESCRIPTION	TOTAL 5Q. FT.
IST FLOOR (BASE SF)	901 SF
	901 SF
SECOND FLOOR SQUARE FO	OOTAGE
DESCRIPTION	TOTAL 5Q. FT.
2ND FLOOR (BASE SF)	1302 SF
	1302 SF
GARAGE SQUARE FOOT	AGE
DESCRIPTION	TOTAL SQ. FT.
THO CAR GARAGE	402 SF
	402 SF

total finished square fo	OOTAGE
DESCRIPTION	TOTAL SQ. FT.
IST FLOOR (BASE SF)	901 SF
2ND FLOOR (BASE SF)	1302 SF
	2203 SF

SET - VERSION
EMMOO - 0











GENERAL

- These plans and specifications are the sole property of NVR. Any unauthorized use of these plans without the written consent of NVR is prohibited.
- . These plans are subjected to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design
- These plans are not to be scaled for construction purposes. Dimension lines and notes supersede all scale references.
- 4. Single Family Attached/Detached Automatic residential fire sprinkler systems shall be installed in accordance with NCRBC P2904 or NFPA I3D where required.
- This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes or engineering design in accordance with Section 301.1.3.

CODE ANALYSIS

NCEC 2018, NCFPC 2018

- I. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes including, but not limited to: NCRC 2018, NCMC 2018, NCPC 2018, NCFGC 2018, NEC 2017 w/ NC Amendments,
- 2. Use Group: R-3
- 3. Constr. Type: V-B
- 4. Max. Stories: 3

ENERGY AND MECHANICAL

Insulation requirements per 2018 NCRC Chapter II, Energy Efficiency, or Chapter 4 of the 2018 North Carolina Energy Conservation Code (NCECC), or Chapter 4 of the 2015 International Energy Conversation Code (IECC), Residential Energy Efficiency by the prescriptive method. See NVR "Standard Energy Package" for field procedures and details.

R-values shown below are the minimum used.

	CL.IMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	FRAME WALL R-VALUE 2x4 / 2x6	FLOOR R-VALUE	BASEMENT WALL R-VALUE UNFIN. / FIN.	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-YALUE
Г	3	0.35	0.30	38	15 / 19	19	5 / 15	NA.	5/15
Г	4	0.35	0.30	38	15 / 14	19	10 / 15	10	10 / 15

- 2. All HVAC equipment is sized based on ACCA Manual J calculations. Ductwork is sized using ACCA Manual D. Minimum efficiencies of equipment are as listed below. Upgrades for improved energy performance may be installed.
 - Air conditioner 14 SEER
 - Gas furnace 92% / 96% - Heat Pump - 8.2 HSPF
- . Winter interior design temperatures shall be 70°F and summer interior design temperatures shall be 75°F. Exterior design temperatures vary based on geographic location and are listed on the Manual J calculations
- 4. Roof ventilation calculations are based on the following specifications:

Minimum 18 sq. in. of vent per linear foot Ridae vent: Minimum 9.9 sq. in. of vent per linear foot Roof lack (box vent): Minimum 45 sq. in. of vent per unit

5. See NVR "Standard Energy Package" for field procedures and details.

DESIGN LOADS

Floor Sleeping Areas

Table of Loads for House Structure. Per Table 3015

Floor Living Areas	- 40# P.S.F. (Live)
-	- 10# P.S.F. (Dead) unless noted otherwise

bu calculations - 30# P.S.F. (Live) unless noted otherwise

by calculations IO# P.S.F. (Dead) unless noted otherwise

by calculations - 50# P.S.F. (Live) Garage Floors

- 50# P.S.F. (Dead) - 20# P.S.F. (LIVe) Roof Areas - Top Chord - IO# P.S.F. (Dead)

- Bottom Chord - 10# P.S.F. (Live) (Attics without storage) - 20# P.S.F. (Live) (Attics with limited storage) IO# P.S.F. (Dead)

- 30# P.S.F. (LIve) Habitable Attics - Areas up to 130 mph ultimate wind speed per

Table R301.2(4) - Exposure category 'B'

- Areas up to 130 mph ultimate wind speed per Table R301.2(4)

Vult | 115 mph | 130 mph Vasd 89 mph 101 mph

Note: Linear interpolation between contour lines permitted. - 40# P.S.F. (LIVe) Stairs - IO# P.5.F. (Dead)

Allowable deflection of structural members per IRC Table R301.7

<u>Design Criteria</u>

Walls

National Design specification for Wood Construction by National Forest

Specification for the Design Fabrication and Erection of Structural Steel for <u>Buildings</u> by American Institute of Steel Construction.

Headers* Southern Pine (KD-19), No. 1 Grade Spruce-Pine-Fir, Stud Grade Spruce-Pine-Fir, Stud Grade

Beams** Southern Pine (KD-19), No. 1 Grade 2x10 Hem-Fir (KD-19), No. 2 Grade or better (WCLIB & WWPA) 2x8 Southern Pine (KD-19), No. 1 Grade or better

2x10 Spruce-Pine-Fir (KD-19), No. 2 Grade or better (NLGA) 1.9E Minimum

* Where required, Laminated Veneer Lumber may be used per Engineering ** Structural Steel - A.S.T.M. A36

FOUNDATIONS

- I. All plain and reinforced concrete shall comply with requirements in ACI 318.
- 2. Concrete footings shall be poured a maximum 5" slump, 5 bag mix, and 2,500 psi minimum strength per Table R4022. Concrete walls shall be poured a maximum 5" slump, 5 1/2-bag mix, and 3,000 psi minimum strength per Foundation Wall Design table below. Special soil and or wall height conditions may require a higher psi mix.
- 3. Walls and footings designed as unreinforced unless otherwise specified on foundation plans or details. Special soil and/or site conditions may require the addition of reinforcing.
- 4. Footing frost depth to be no less than I2" per R403.I.4 and Table R30I.2(I). 5. Minimum Soil Bearing Capacity shall be 2,000 PSF per Table R401.4.1.
- 6. Interior slabs on grade (excluding garage slabs) to be minimum 3-1/2" concrete (may be represented on plans as nominal 4") over 4" sub-base, with vapor barrier (6-mil polyethylene) as required per Section 506 and minimum 2500 PSI per Table R402.2.
- 7. Unconditioned crawl spaces shall have a minimum net area of ventilation not less than I square foot for each 150 square feet of area, unless the ground surface is covered by a Class I vapor retarder, in which case the minimum net area of ventilation shall not be less than I square foot for each 1,500 square feet of area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building, per R408.1.2.
- 8. Foundation drains shall be located per local codes and according to local site conditions. Drain discharge by gravity or mechanical means to conform with approved site plan and installed per Section R405.I.
- 9. The top course of block of foundation walls shall be semi-solid block or open cores of hollow
- 10. Block piers to be solid block or mortar-filled hollow block.

block shall be filled with mortar.

- II. A poured concrete foundation wall designed to withstand an equivalent fluid weight of 30# per cubic ft. may be substituted where masonry units (block) are shown on plans.
- 12. Concrete and masonry foundation walls shall be dampproofed with min. 3/8" portland cement parging from footing to top of finished grade. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate per **R406.1**.
- 13. Where required, concrete and masonry foundation walls shall be waterproofed with an approved membrane extending from footing to top of finished grade. The joints in the m'e'mbrane shall be lapped and sealed with an adh'esive compatible with the waterproofing membrane. Waterproofing to be in accordance with R406.2.
- 14. Non-structural garage slabs shall be nominal 3 1/2" thick. Structural garage slabs shall be nominal 4" thick. All garage slabs shall be 3,500 PSI air-entrained concrete on compacted / undisturbed soil per Tablé R402.2.
- 15. Foundation framing anchors shall be 1/2"x18" anchor bolts with 7" minimum embedment or Simpson Strong-Tie MASA / USP FA3 (16 gauge steel, galvanized) or equivalent set in concrete or arouted cell. I'-O" maximum from corners and spaced at a maximum of 6' o.c. and in the middle third of the width of the plate. For walls connecting offset braced wall panels, those 24" in length or shorter shall have min. (I) anchor strap and those 12" or shorter can be installed without anchor straps. Townhouses in seismic design category "C" shall require a .229" x 3" x 3" plate washer per R403.1.6.1 and maximum anchor bolt spacing for buildings
- 16. Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per £407.2.
- 17. For masonry veneers:

Per R703.B.4.I - Corrugated sheet metal veneer ties shall be a minimum of No. 22 U.S. gauge by 7/8 inch. Each tie shall be spaced not more than 32" o.c. horizontally and 24" o.c. vertically and shall support not more than 2.67 square feet of wall area. For townhouses in Seismic Design Category C and in wind areas of more than 30 pounds per square foot pressure, each tle shall support not more than 2 square feet of wall area.

Additional metal ties shall be provided around all wall openings greater than 16 inches (406 mm) in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 3 feet (9144 mm) on center and placed within 12 inches (305 mm) of the wall opening. Per R703.2 - One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be provided behind brick.

Per Table R703.8.4 - Provide minimum I-inch air space between brick veneer and sheathing. Per R703.6.6 - Provide minimum 3/16" diameter weep holes at 33" on center maximum, located immediately above the flashing.

Per R703.6.5 - When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 6 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer. See NVR Flashina Details.

- 18. Porch slab and exterior concrete work shall be nominal 4" minimum #3500 air entrained concrete w/ 6x6 #10 M.W.M unless otherwise noted as specified by engineering.
- Foundation wall strip footing thickness to be 8" (or 6" with a single story) unless otherwis noted as specified by engineering. Strip footing projections beyond the face of the foundation wall shall not to exceed the footing thickness. Bump out footings, pier pads, and any other footing identified as being greater than 8" in thickness shall not be reduced.
- 20. Block foundation walls may be substituted for poured foundation walls shown on foundation plans provided all requiréments of Section R404 are met.
- 21. Termite treatment provided below slabs or to framing members per R318.1

FOUNDATION WALL DESIGN(c) NCRBC PRESCRIPTIVE CODE OR ENGINEERED DESIGN PER ACI 332

MALL HEIGHT	WALL THICKNESS	LATERAL SOIL LOAD (a)	UNBALANCED FILL	VERTICAL REINFORCING (b)	HORIZONTAL REINFORCING (b)							
	8" - 8'-0"	45	6'-0"	NOT REQUIRED	2- #4 BAR5 (f)							
		- 40	7'-0"	NOT REQUIRED (d)	3- #4 BARS (d,e)							
		60	6'-0"	NOT REQUIRED (d)	3- #4 BARS (dø)							
81-01			7'-0"	#4 9 22" O.C. (d)	3- #4 BARS (dø)							
		45	6'-0"	NOT REQUIRED	2- #4 BAR5 (f)							
		10"	40	7'-0"	NOT REQUIRED	2- #4 BARS (F)						
			10-	10-	10*	10•	60	6'-0"	NOT REQUIRED	2- #4 BAR5 (f)		
	6×	8° 60	6 "	Ð"	8"	A.E.	7'-0"	NOT REQUIRED (d)	4- #4 BARS (de)			
						8"	8"	8"	75	8'-0"	#4 ø 19" O.C. (d)	4- #4 BARS (dø)
									<i>6</i>	<i>6</i> -	40	7'-0"
 q'-0"			80	8'-0"	#4 e 15" O.C. (d)	4- #4 BARS (dø)						
		A)=	7'-0"	NOT REQUIRED	3- #4 BARS (g)							
		45	Ð'-O*	NOT REQUIRED (d)	4- #4 BAR5 (dø)							
		60	7'-0"	NOT REGUIRED (d)	4- #4 BARS (dø)							
						8'-0"	#4 e 19" O.C. (d)	4- #4 BAR5 (dø)				

NOTE: BACKFILLING OF THE FOUNDATION SHALL NOT TAKE PLACE BEFORE THE BASEMENT SLAB IS IN PLACE AND THE FLOOR FRAMING IS ERECTED OR

a. SOIL CLASSES GM, GC, SM, SM-SC AND ML - 45 PSF

UNLESS WALLS ARE ADEQUATELY BRACED.

- SOIL CLASSES SC, MH, ML-CL AND CL 60 PSF
- b. SPACING SHOWN IS BASED UPON Fy = 60,000 PSI STEEL FOR Fy = 40,000 PSI STEEL, REDUCE SPACING BY 0.67
- c. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI
- d. ENGINEERED DESIGN PER ACI 332-14, REQUIREMENTS FOR RESIDENTIAL
- CONCRETE CONSTRUCTION
- e. FOR ALL WALL HEIGHTS, ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24", ONE IN THE BOTTOM 24" WITH THE REMAINING BARS EQUALLY SPACED. MAINTAIN 2" OF CONCRETE COVER BETWEEN INSIDE FACE OF WALL AND FACE OF
- HORIZONTAL BARS. F. ONE BAR WITHIN 12" OF TOP AND AT MID-HEIGHT OF WALL PER TABLE R404.1.2(1).
- q. ONE BAR WITHIN 12" OF TOP AND ONE EACH AT THIRD POINT OF WALL HEIGHT PER TABLE 404.1.2(1).

PLANS

- I. Habitable attics and sleeping rooms shall have a window or door as a second means of egress that shall be minimum 5.7 sq. ft. openable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above finish floor (min. hqt. 24", min. width 20") per R310.1.
- 2. All emergency escape and rescue openings shall have a minimum net clear openable area of 4 sa ft. The minimum net clear opening height shall be 22" and a minimum net clear opening width of 20". Emergency escape and rescue openings must have a minimum total glazing area of not less than 5 sq ft in the case of a ground window and not less than 5.7 sq ft in the case of an upper story window per R310.2.1. Window wells where required, shall be installed per R31023 with a minimum of 9 sq ft and a minimum horizontal projection and width of 36". Wells with a greater depth of 44" shall have permanently affixed ladder or steps per **R3**IO.2.3.I.
- 3. Clear opening heights for exterior doors to be 6'-6" minimum per R311.2. All interior doors providing egress from habitable rooms shall have nominal minimum dimensions of 2'-6" by 6'-8" per R311.6.1. Habitable rooms with double doors less than 5'-O" in total width (less than 2'-6" per door slab) shall have a total opening width of at least 2'-6" with no slide bolts or locking devices installed on either door.
- 4. Sliding glass drs/patio drs/wdws must be safety glazed per R308.4.
- 5. Interior stairway shall have minimum head room of 6'-8" per 311.7.2 and minimum tread depth of 9" and maximum riser height of 8 1/4". Handrails are required for stairs with four or more risers and shall have minimum height of 34" and maximum height of 38" above treads and landings. Handrail to have maximum 4 1/2" projection into width of stair per **Section R3**11.7. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" aupsum board per
- 6. Guard rails to have minimum height of 36" and shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter per R312.
- 7. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 Inches (153 mm) in diameter per R312.1.3.
- 8. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a a stairway in accordance with Section R311.7 (see Item #5 above) or a ramp in accordance with Section R311.8.
- 9. Handrails shall be installed on exterior stairs having (4) or more risers per R311.7.8. Guards shall be installed at exterior porches / decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
- 10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistive per R703.4. See NVR Flashing Details.
- 11. Wood framed walls assumed to be 2 x 4 stud construction unless otherwise noted on plans. Bearing walls shall have stude spaced at 16" o.c. maximum per Table R602.3(3) and Table R602.3(5).
- 12. All exterior sheathing to be structural sheathing designed in accordance with R602.10.
- 13. An approved water-resistive barrier shall be applied over sheathing of exterior walls per Section
- 14. Interior sheathing shall be 1/2" gypsum wall board unless otherwise noted. Exceptions may include, but are not limited to, special requirements for wall bracing and fire separation.
- 15. Screw fastening is typical for gypsum installation and nailing will only be permitted at the perimeter of the board.

• All screws sha	Il be corrosion-resist	ant Type W	I-1/4" drywall screw	15.
	SCF	REM FAS	STENING SCHED	DULE
		М	TH ADHESIVE	
	Framina Spacina	Ceilinas	Load-bra, walls	Non-load-bra, walls
	16 '	16	24	24
	24	16	16	24
		ITIM	HOUT ADHESIVE	
	Framing Spacing	Ceilings	Load-brg. walls	Non-load-brq. walls
	16	12	16	16
	24	12	12	l2

- For I/2" wallboard, nails shall be I-I/4" long, I/4" head and .096 diameter shanks with annular ring or acceptable equivalent and comply with ASTM C514. • For 5/8" wallboard, nails shall be 1-3/8" long, 1/4" head and .098 diameter shanks.
- 17. Garages shall be completely separated from the residence and attic area by not less than 1/2" aupsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 578" type X gyp. board. Where a structure is supporting a floor-ceiling assembly due to living space above the garage, the structure shall also be protected by not less than 1/2" qupsum board per Section R302.6. Openings and penetrations through the separation shall be protected by sealing the area around the penetration per Section R3025. The garage door shall be a 20-minute fire-rated door and be equipped with a self-closing device installed per Section R302.5.1.
- 18. Asphalt shingles shall be installed per section R905.2. For roof slopes of 2:12 through 4:12, in lieu of two layers of underlayment, a self-adhering polymer-modified bitumen underlayment shall be used per section RÁO5.I.I Exception #I.
- 19. Attic spaces shall be ventilated w/ ridge and soffit vents unless otherwise noted. Venting provided per
- 20. Fireblocking shall be installed between ceiling and floor openings per R302.II. Draftstopping to be installed in accordance with R302.12.
- 21. Water closet, lavatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition or vanity or closet than 30 inches center-to center- between adjacent fixtures. There shall be a clearance of not less than 21 inches in front of the water closet, lavatory or bidet to any wall, fixture or door per **P2705**.l
- 22. Heating and cooling equipment installation shall be in accordance with IRC Chapter 14 and the International
- 23. Mechanical fireplaces shall be installed per Section RIOO4 and IOO5.
- 24. Single family attached structures to have 2-hour dwelling unit separation wall continuous to roof deck. Roofing material to be minimum class "C" over approved fire retardant wood decking extending 4' each side of dwelling unit separation wall per R302.2 and R302.3.
- 25. Untreated wood shall be minimum 6" above finish grade per R317.1 Item #2.
- 26. Bottom plates on slabs and any wood in contact w/ concrete or masonry to be pressure treated material per Section R3I7.

27. Exterior egress swing doors shall open onto a landing not more than 8 1/4" below the top of the threshold

- when door swings in and I 1/2" below the top of the threshold when the door swings out. The landing shall extend a minimum of 36" in the direction of travel and be at least the width of the doorway served per 28. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant
- screen, louvers, or grills having a min. opening size of 1/4" and maximum of 1/2" in any dimension per
- 29. Fasteners and connectors for pressure preservative-treated wood shall be hot-dipped galvanized steel. 30. Windows that have an operable opening more than 72" above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" dia. sphere cannot pass per Section R312.2.
- 31. The final grade shall fall a minimum of 6 inches within the first 10 feet of the foundation per R401.3.
- 32. One- and two-family dwelling construction (R302.1.1): Vinyl or aluminum soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, 3/4-inch wood sheathing or 5/8-inch gypsum board. Venting requirements shall apply to both soffit and underlayment and shall be per Section R806. Where the property line is 10 feet or more from the building face, the provisions of this code section shall not
- Townhouse construction (R302.2.5): Projections extending into the fire-separation distance shall have not less than I-hour fire-resistive construction on the underside. Vinyl or aluminum soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, 3/4-inch wood sheathing or 5/8-inch gypsum board. Venting requirements shall apply to both soffit and underlayment. Vents shall be nominal 2-inch continuous or equivalent intermittent and shall not exceed the minimum net free air requirements of Section R806.2 by more than 50%. Vents in soffit are not allowed within 4 feet of fire
- walls or property lines per R302.25 and R302.26. 33. I-hour fire-rated construction required on projections within 2' to 3' of lot line per **R302.**I. No projections allowed within 2' of property line.
- I-hour fire-rated construction required on townhouse eaves within 3' of the property line. Note: Single Family Detached product will NOT be built within 3' of the property line.
- 34. Wall bracing is designed in compliance with Section R602.10. When wall bracing is beyond the criteria for a prescriptive approach, the structure is analyzed utilizing engineering in compliance with the North Carolina Building Code (NCBC). Refer to house-specific wall bracing detail sheets and wall bracing standard details. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Category C.
- 35. Minimum floor sheathing shall be 5/8" tonque 🕏 groove decking underlayment grade plugged and sanded, exterior glue, glued and nailed on joists to meet. "American Plywood Association" approved glued floor system, unless otherwise specified.

ELECTRICAL

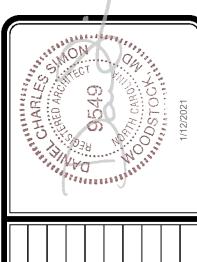
- I. Ground-fault and arc-fault circuit interrupter protection is provided per NFPA 70 (National Electric Code).
- 2. Electric panel box installation to be in accordance with NFPA 70. Article 408 Section III. Location may vary by design.

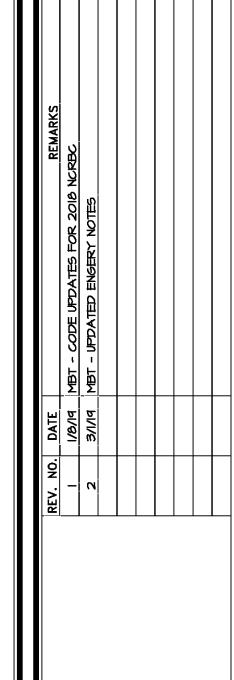
from the building wiring and be equipped with a battery backup.

- 3. Approved smoke detectors shall be installed in each sleeping room; outside each separate sleeping area In the immediate vicinity of the bedrooms; and on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. Where more than one smoke detector is required, the devices shall be interconnected in such a manner that the actuation of one alarm
- 4. Unless listed for installation in such locations, smoke detectors shall be installed at least IO feet from a cooking appliance, at least 3 feet from the door to a bathroom containing a tub or shower, at least 3 feet from forced air supply registers, and at least 3 feet from the tip of a ceiling fan blade. In sleeping rooms, smoke detectors should be located in the vicinity of the room entrance. They shall be installed at the highest portion of the ceiling (including tray or coffered ceilings) or within 12 inches vertically from the highest point in rooms with sloped ceilings.

will activate all of the alarms in the individual unit. All smoke detectors shall receive their primary power

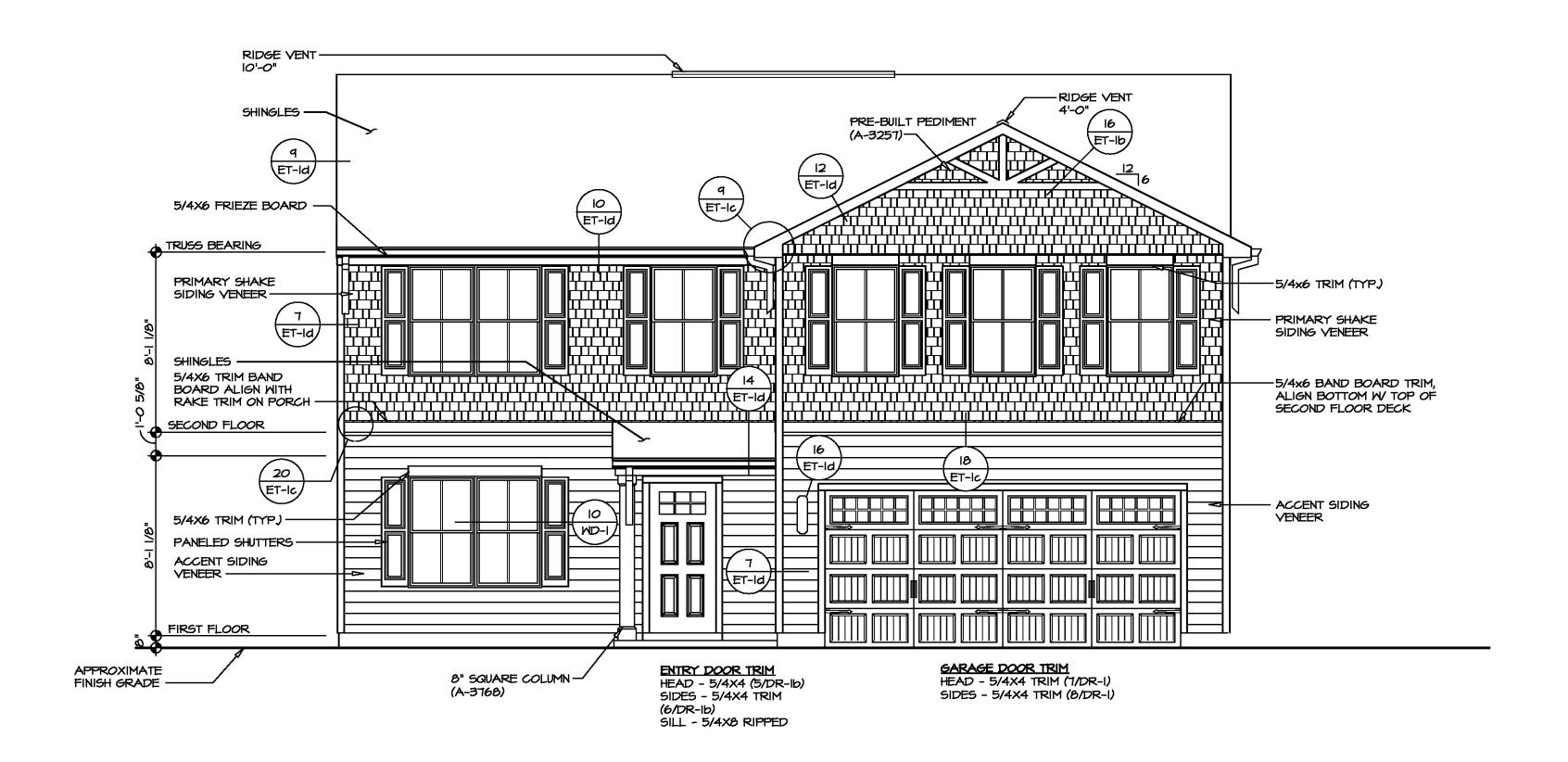
- 5. Interior stairs shall be provided with an artificial light source in the vicinity of each landing or directly over each stair section and capable of illuminating treads and landings to a level not less than Ifc measured at the center of the tread or landing per R303.7.
- 6. Outlets within 6' of a sink must be GFI protected.
- 7. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. R315.3.
- 8. Outlets installed in laundry areas must be GFI protected.



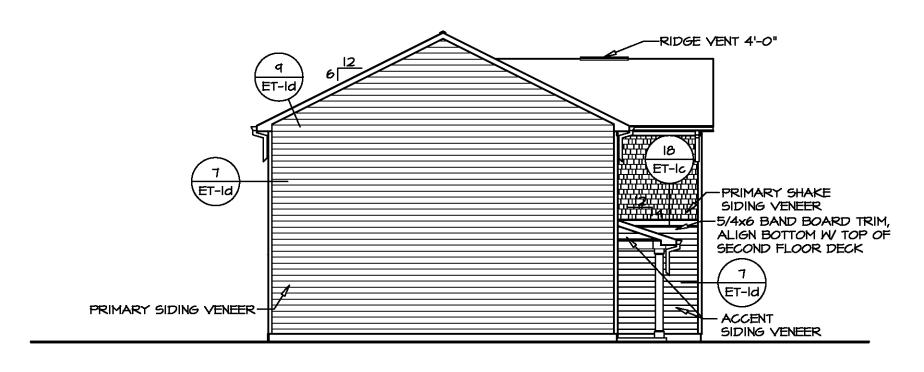


The Copy to A first first

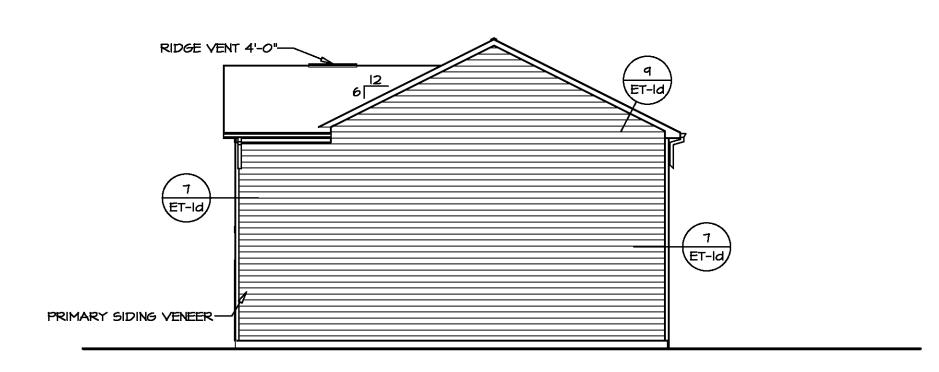
 \mathcal{O}



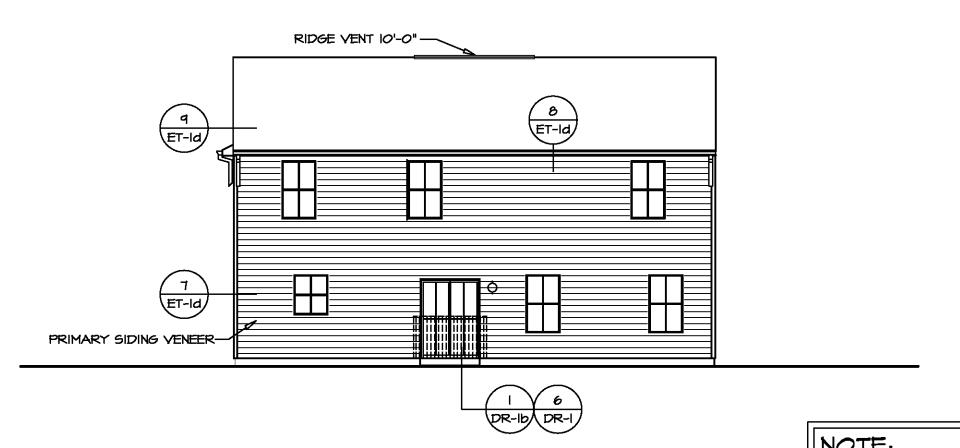












2 REAR ELEVATION

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

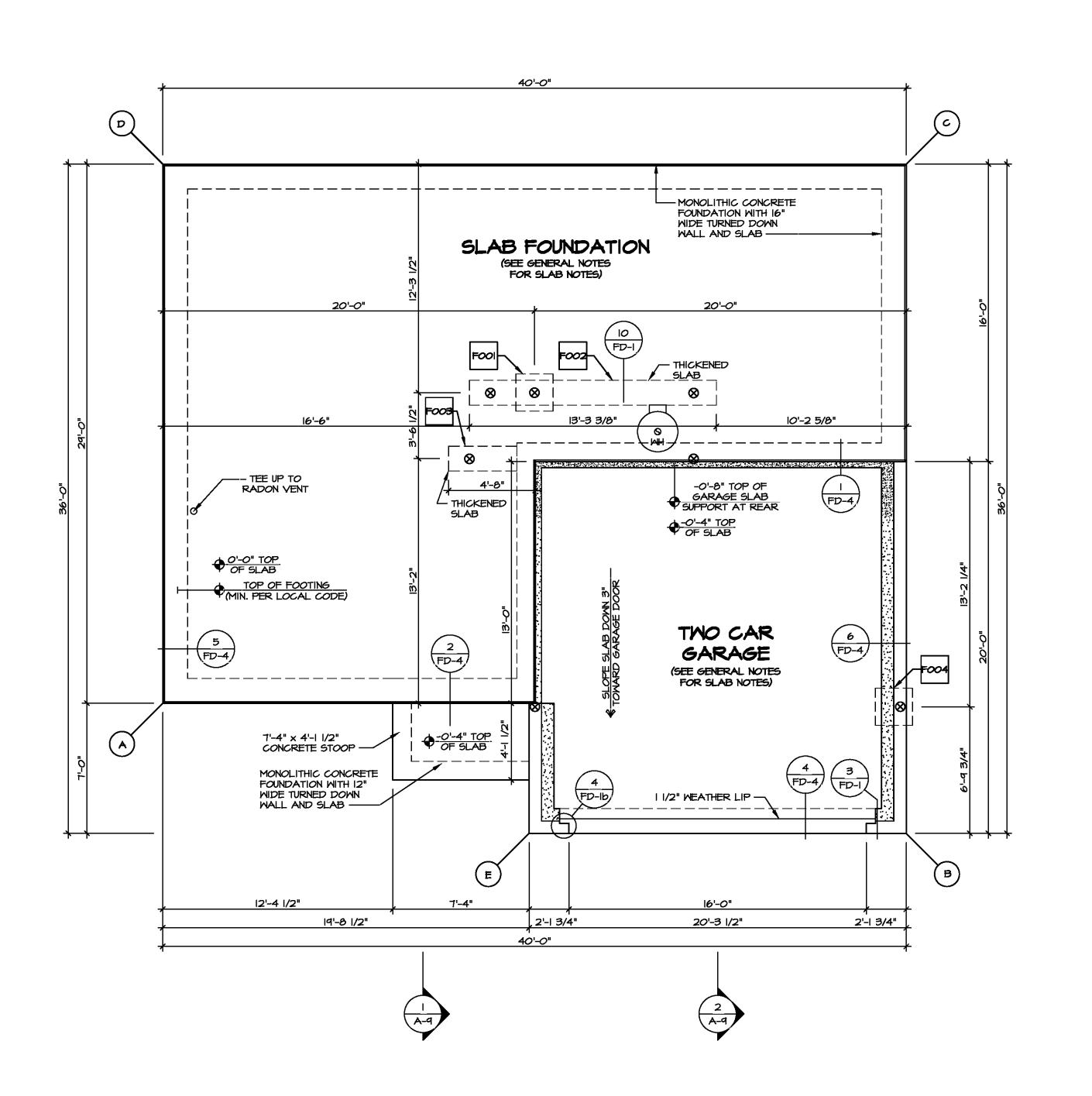
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL

NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

	©NVR, Inc., The owner, expressly reserves its copyright and other property rights in these plans. These plans are not	DIV-COMM-LOT-UNIT			CHARLES ST.
	to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be	COMM-LOT			MON NON
NVR, Inc. 5285 Westview Drive, Suite 100 Fradarick Mit 21703	assigned to any third parry, without first obtaining the expressed written consent of NVR, Inc.	STREET ADDRESS		APT. NO.	William Sabout
		CITY	STATE	ZIP	1008400 PM
		1	1 1 1		1/12/2021
1-1 ELV_LS (FSM).dwg 01/07/21 - 9:54	/07/21 – 9:54 am				

	SET NO. EMMOO		© NVR, Inc.
	VERSION OI		copyright
	DRAWN BY	> > Z	in these p
	DATE:		copied in whatsoever
POUR FOUNDATION	OPTION FSM	NVK, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703	first obtair consent of
f-Complete\ PI H\ DETACHED\ EI M EMMO	O OTVERK P OF O124/	TACHED ELW EMMO 01 ELK P OC 0124/ 4 A-1 ELV IS (FSW) 4 mm 01/07/21	- 16/20





LEGE	
Beachtheachtheachtheas	BEARING WALL
	NON BEARING WALL
8	INDICATES BEARING FROM POINT-LOAD ABOVE
<u> </u>	JACKS
B_	BEAM/HEADER
F_	PAD FOOTING
(c_)	STEEL COLUMN
×	TRUSS TIE DOWN
<u> </u>	PORTAL FRAME
X	JOIST/TRUSS
	LVL
X	ENGINEERING PAGE NUMBER
	PETAILS FOR CONNECTORS

FOUNDATION NOTES - SLAB

- I. FOUNDATION UNDER HABITABLE SPACE:

 I.I. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER
 SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)

 2. FOUNDATION UNDER GARAGE:

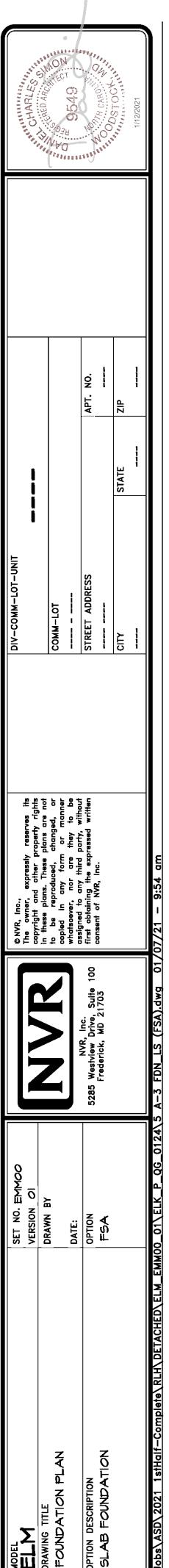
 2.I. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR
 BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR
- SLAB NOTES) OR

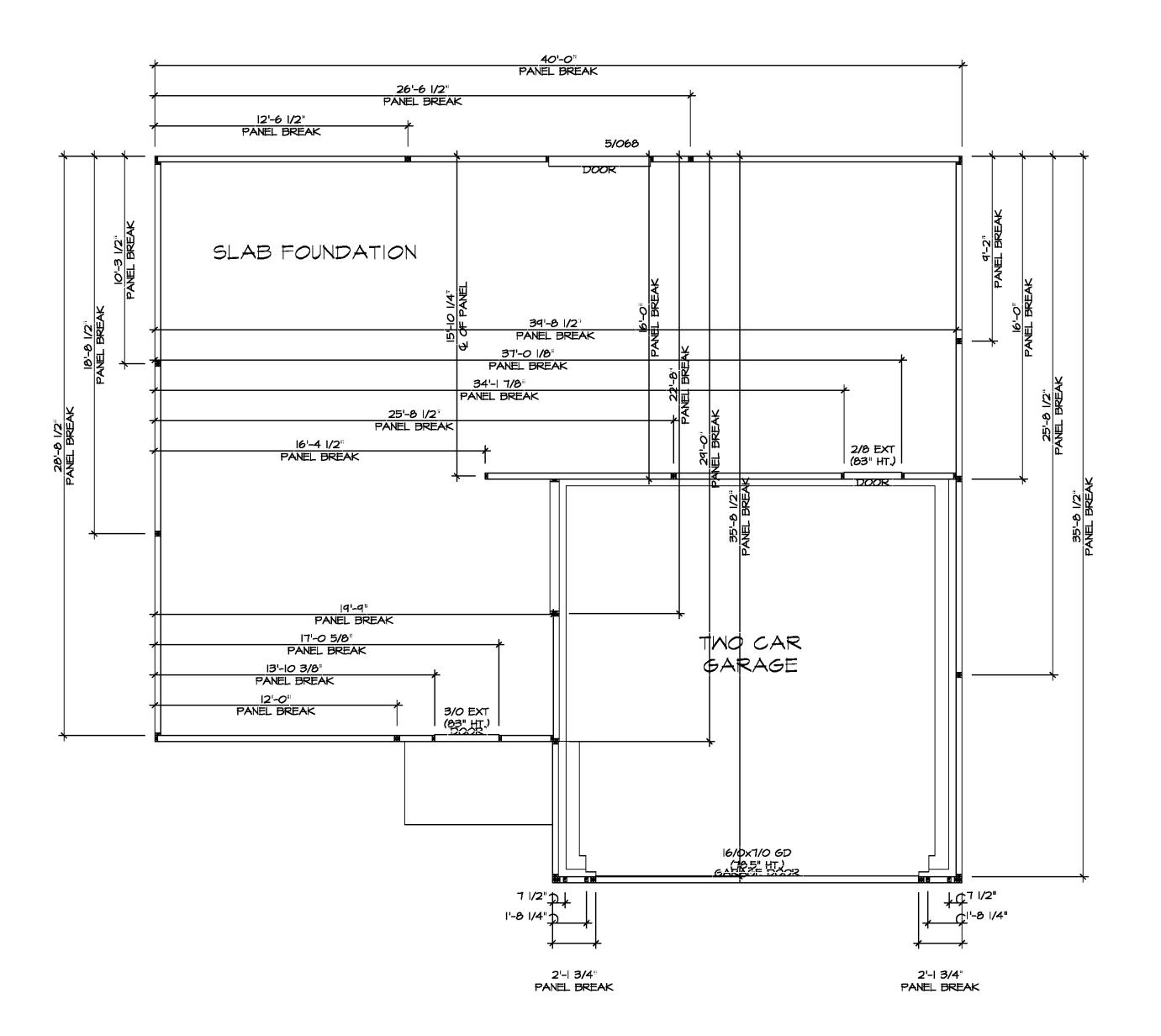
 2.2. STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER
 OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)

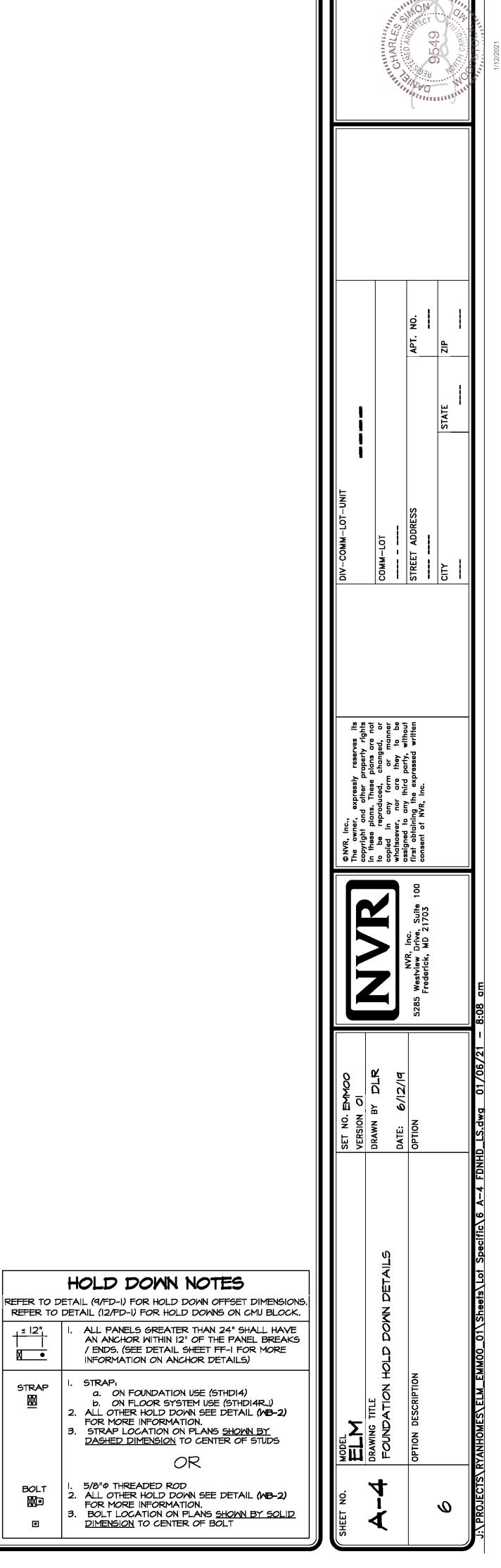
 3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION
 INFORMATION.
- SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S)
 ORIENTATION. SEE GB-I FOR DETAILS.
 THE DIRECTION OF THE ARROW IS THE DIRECTION OF
 REBAR, AS REQUIRED.
 ALL FOOTINGS ARE PLAIN, UNREINFORCED CONCRETE
 UNLESS NOTES OTHERWISE.

PAD FOOTING SCHEDULE						
IDENTIFIER	LENGTH	MIDTH	HEIGHT	ENG. NUM.	REMARKS	
FOOI	2'-0"	2'-0"	l'- 0"	50001		
F002	13'-3 3/8"	1'-4"	O'-8"	50001, 50002		
F003	3'-B "	l' -4"	O'-8"	50001		
F004	2'-0"	2'-0"	1'-0"	1027		

FOUNDATION DIAGONALS							
	A		В				
Α	0"	A 40'-7 5/16"					
В	40'-7 5/16"	В	0"				
C	49'-4 7/8"	C	36'-0"				
D	29'-0"	D	53'-9 3/4"				
E	20'-11"	E 20'-3 1/2"					



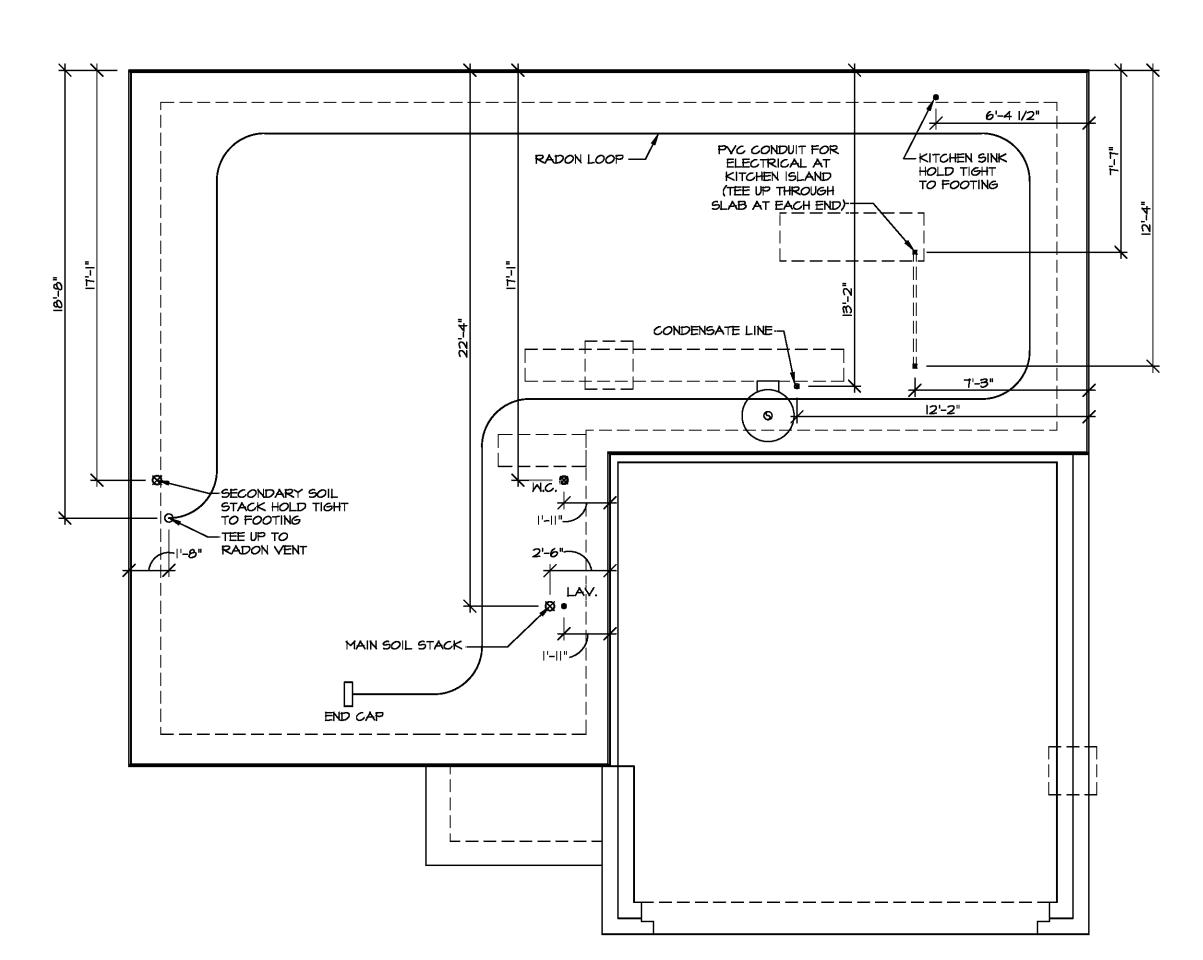




HOLD DOWN NOTES

BOLT ∭⊇

INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION





NOTE

RADON REMEDIATION

RADON LOOP:

- (4") PERFORATED HDPE "LOOP"

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE

- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS

- TO BE CORRUGATED HDPE PIPE

- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:

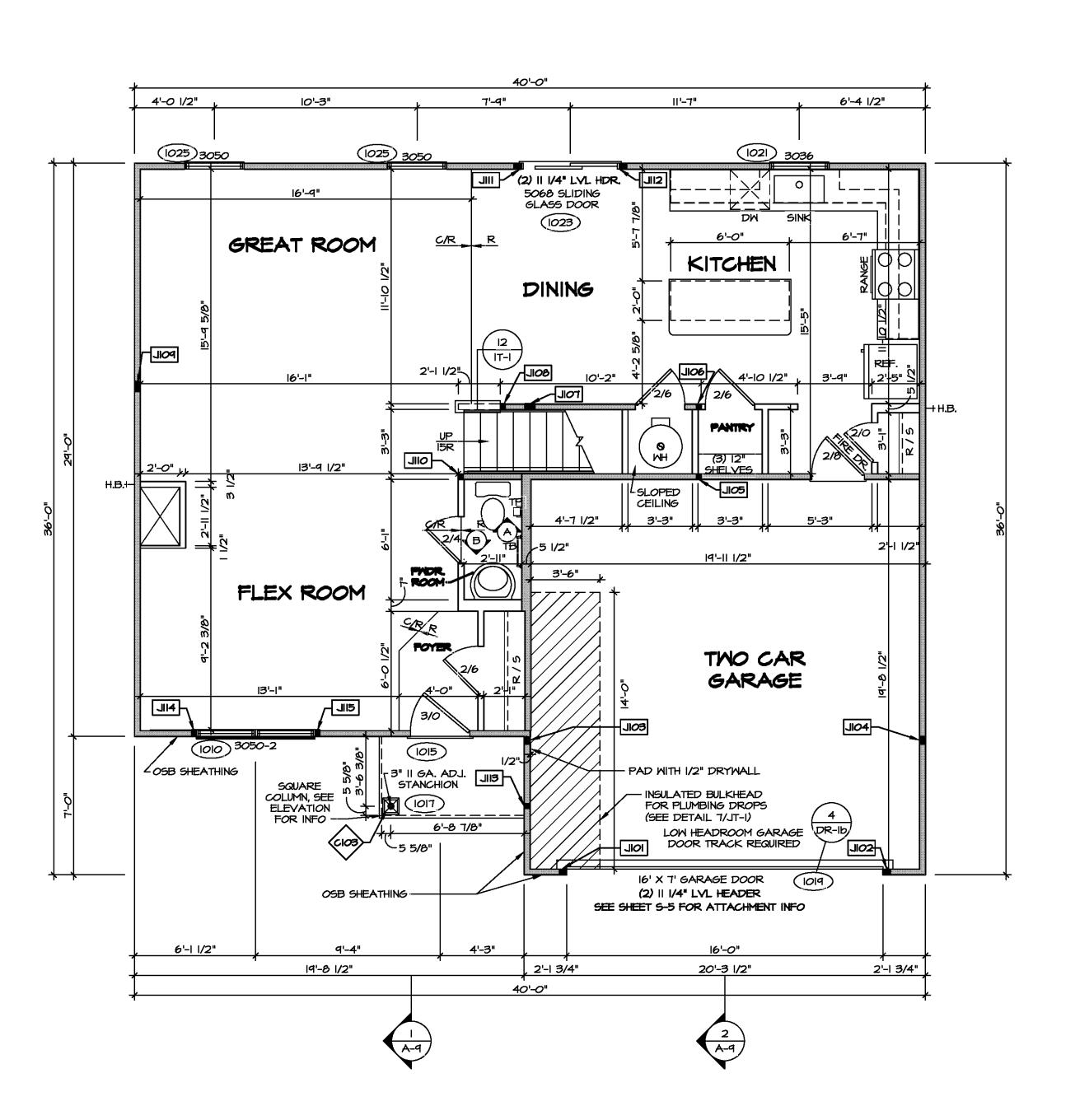
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)

- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)

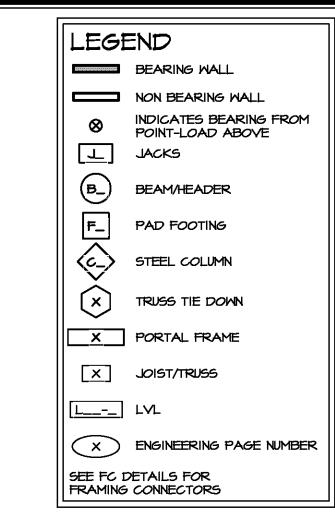
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER

- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)

ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.







FLOOR PLAN NOTES

- I. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- 2. 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.
- 3. 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 NOT
- INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED

 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL
 DROPPED CEILINGS 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.

 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE
- SPECIFIC INTERIOR TRIM OPTION TABLE.

 6. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES

ABOVE, UNLESS OTHERWISE NOTED.

9. 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, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FIR	ST FLOOR JACK SCHED	JLE
IDENTIFIER	DESCRIPTION	ENG. NUM.
IOIL	JACK - (3) 2X4 SPF STUD GRADE	1019
JI02	JACK - (3) 2X4 SPF STUD GRADE	1019
JIO3	JACK - (3) 2X4 5P#1	2004
JIO4	JACK - (3) 2X4 SP#1	2004
JI <i>0</i> 5	JACK - (2) 2X4 SPF STUD GRADE	1004
JI06	JACK - (2) 2X4 SPF STUD GRADE	1004
TOIL	JACK - (4) 2X4 SPF STUD GRADE	1002
BOIL	JACK - (2) 2X4 SPF STUD GRADE	1028
POIL	JACK - (4) 2X4 SPF STUD GRADE	1008
OIIL	JACK - (2) 2X4 SPF STUD GRADE	1006
JII	JACK - (3) 2X4 SPF STUD GRADE	1023
JII2	JACK - (3) 2X4 SPF STUD GRADE	1023
SIIL	JACK - (2) 2X4 SPF STUD GRADE	1017
JII4	JACK - (2) 2X4 SPF STUD GRADE	1010
JII5	JACK - (2) 2X4 SPF STUD GRADE	1010

STEEL COLUMN SCHEDULE							
DENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS			
CI03	STANCHION PORCH - 3 IN DIA IIAA ADJ	7'-9 /4"	1017	F5A			

	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CHARLES OF THE STATE OF THE STA	NON ON STATE OF THE PARTY OF TH	1 0250 T	10	NA CAROLINA	**************************************	1/12/2021	
					APT. NO.	-	ZIP	11111	
i/ 5		1					STATE	1	
:D. ↓	MM-LOT-UNIT	•	LOT	<u> </u>	ADDRESS	! !			

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

SET NO. EMP
VERSION OI
DRAWN BY
DATE:
OPTION

MODEL

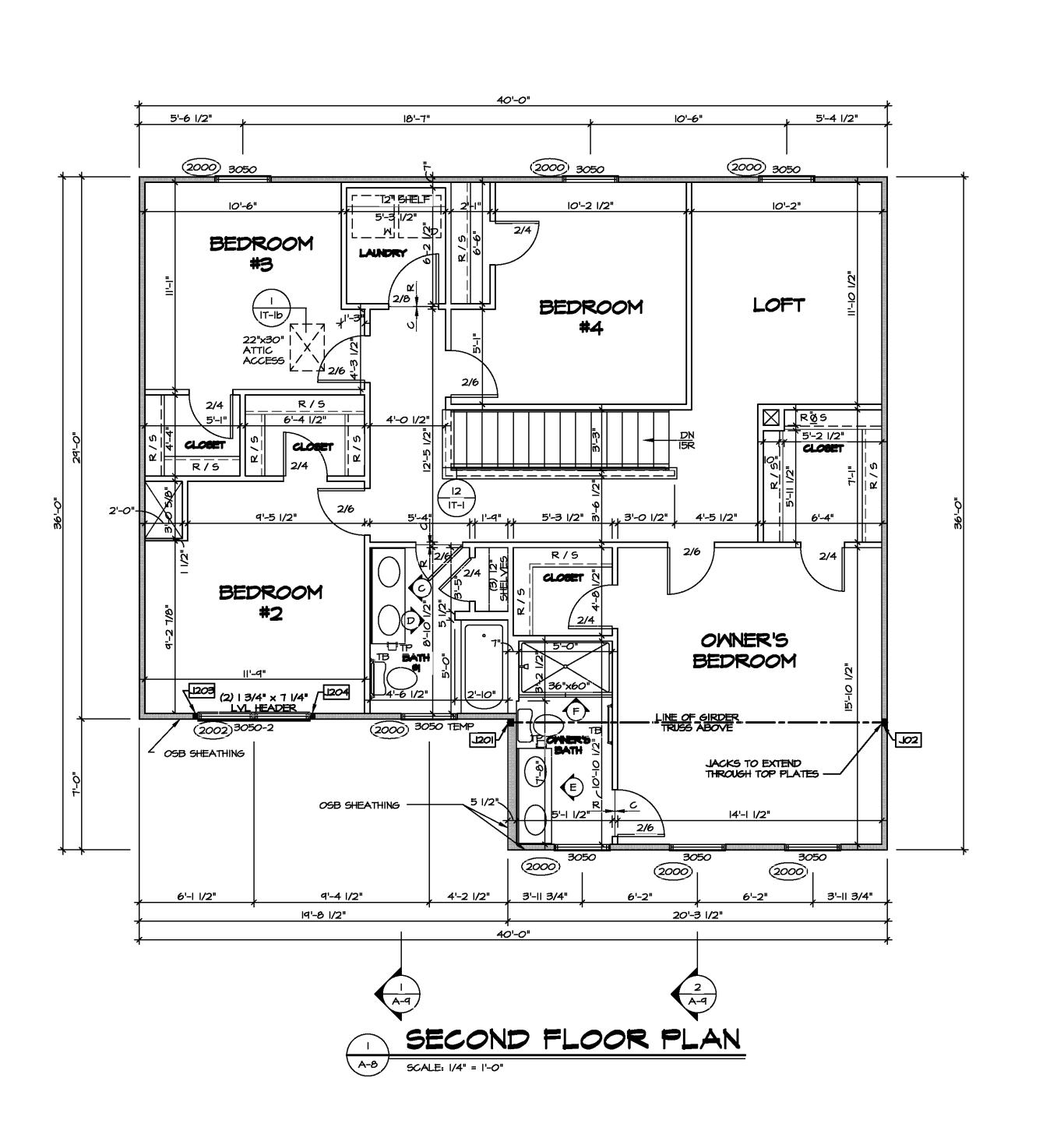
ELM

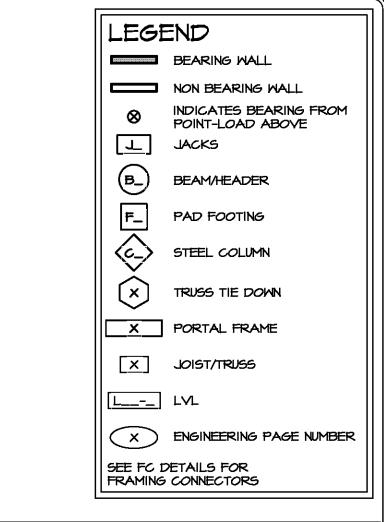
DRAWING TITLE

FIRST FLOOR FLAN

OPTION DESCRIPTION

4





FLOOR PLAN NOTES

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.

3. 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.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL

4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.

5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF

APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.

7. 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.

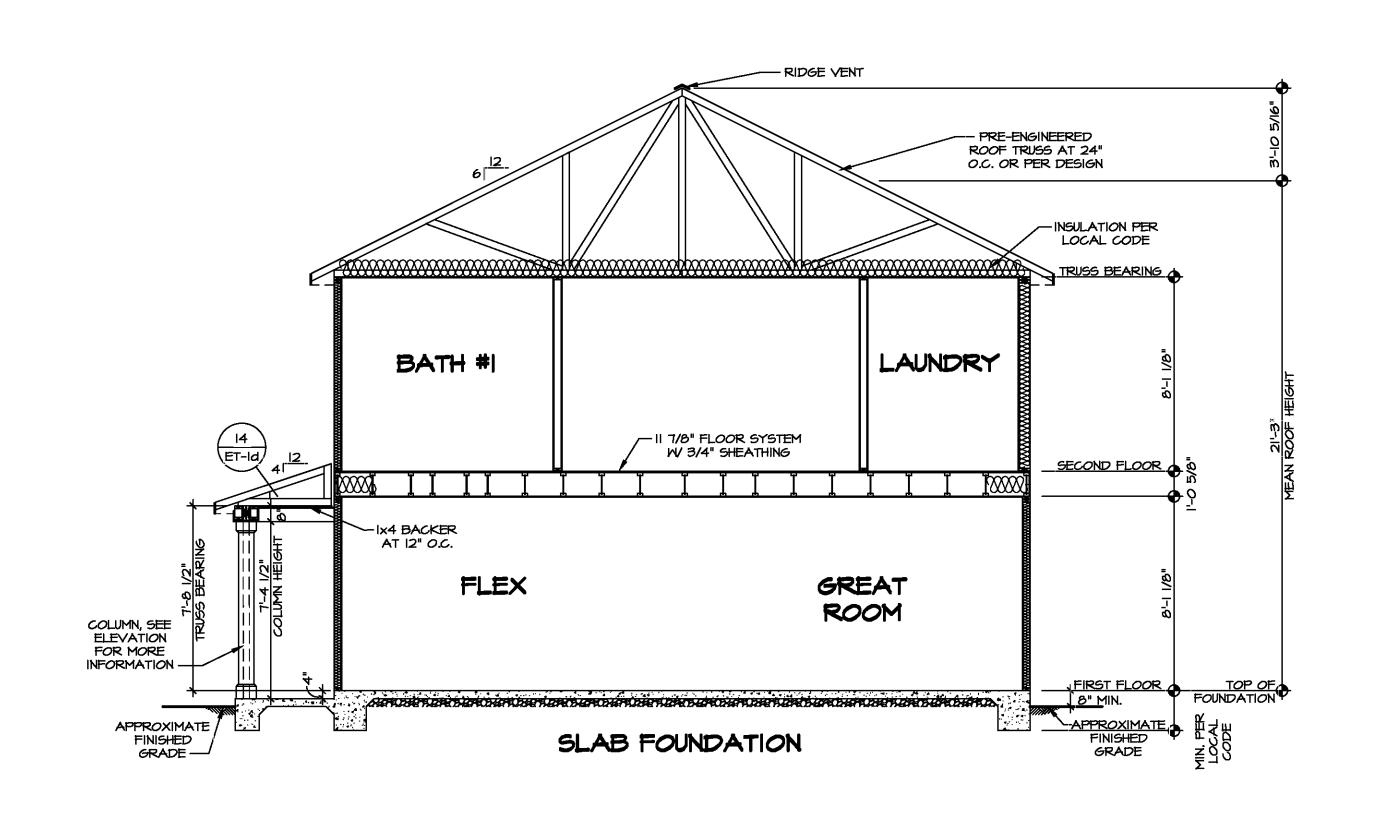
9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
LIEU OF TANKED WATER HEATER.

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING
WIDTH, EXTERIOR SHEATHING IS NOT
INCLUDED IN WALL THICKNESS.

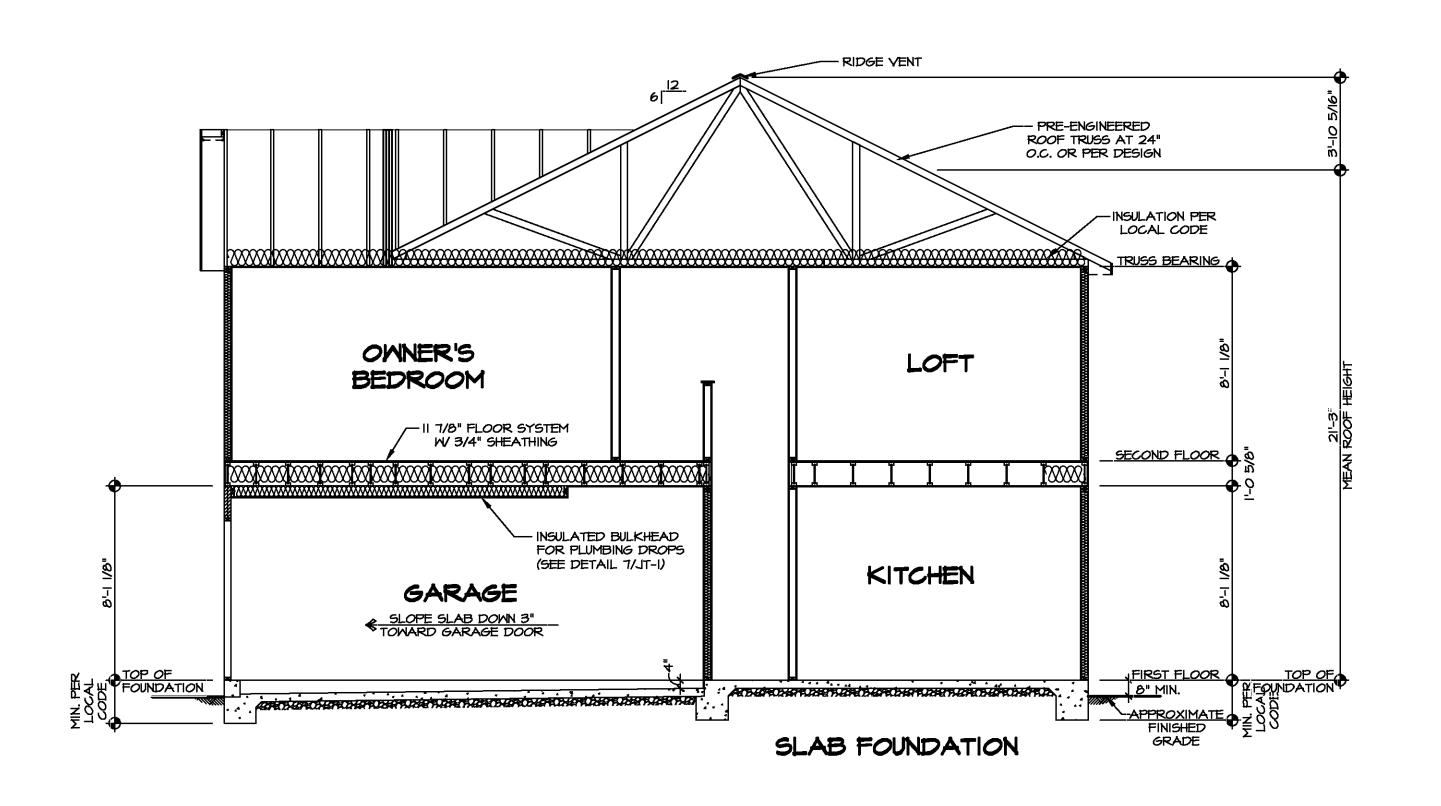
ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

J201 JACK - (3) 2X4 SP#I 2004 J202 JACK - (3) 2X4 SP#I 2004 J203 JACK - (2) 2X4 SPF STUD GRADE 2002	SECOND FLOOR JACK SCHEDULE						
1202 JACK - (3) 2X4 SP#I 2004 1203 JACK - (2) 2X4 SPF STUD GRADE 2002	NTIFIER	DESCRIPTION	ENG. NUM.				
1203 JACK - (2) 2X4 SPF STUD GRADE 2002	J201	JACK - (3) 2X4 SP#I	2004				
	J202	JACK - (3) 2X4 SP#1	2004				
1204 JACK - (2) 2X4 SPE STUD GRADE 2002	J203		2002				
20-1 4-01 (2) 23-1 3 5 100 010 0E 2002	1204	JACK - (2) 2X4 SPF STUD GRADE	2002				

WAS CHARLES FOR	NOW STREED AND STREET	B 0570 T	No. 1	ON CARCO	10018018	1/12/2021	
			APT. NO.	-	STATE ZIP		
DIV-COMM-LOT-UNIT	COMM-LOT		STREET ADDRESS		CITY	11111	
© NVR, Inc., The owner, expressly reserves its	to these plans. These plans are not in the se plans, changed, or copied in any form or manner	whatsoever, nor are they to be	first obtaining the expressed written				/21 – 9:54 am
	\ > Z		NVR, Inc. 5285 Westview Drive, Suite 100	Frederick, MD 21703			10 A-8 PLN2_LS.dwg 01/07/
SET NO. EMMOO	DRAWN BY	DATE:	OPTION				FACHED\ ELM_EMM00_01\ ELK_P_QG_0124\ 10_A-8_PLN2_LS.dwg_01/07/21

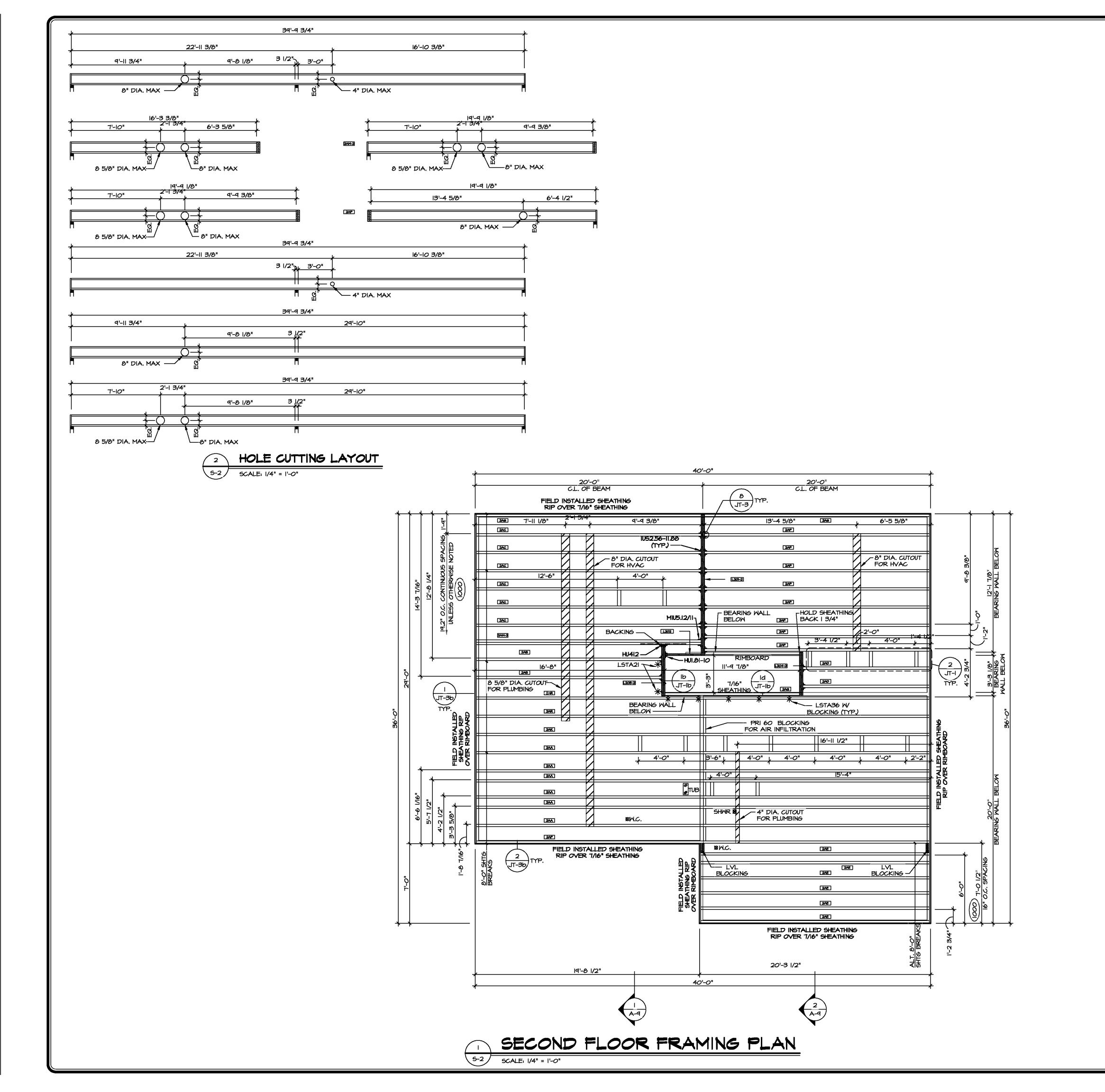


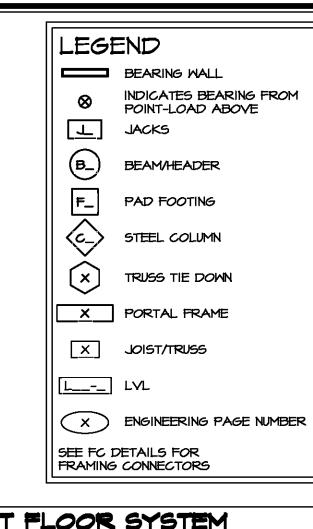
BUILDING SECTION SCALE: 1/4" = 1'-0"





WW, Inc., The owner, expressly reserves its capyright and other property rights in these plans. These plans are not to be reproduced, changed, or capied in on are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc. Frederick, MD 21703 BOVY-COMM-LOT COMM-LOT COMM-LOT	18 18 18 18 18 18 18 18 18 18 18 18 18 1	A CASO CASO CASO CASO CASO CASO CASO CAS	No.	9549	N	TO TO CONTRACT OF THE CARD	100100100100100100100100100100100100100	1/12/2021
© NVR, Inc., The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc. CITY DIV-COMM-LOT COMM-LOT COMM-LOT					APT. NO.	ł	ZIP	1
© NVR, Inc., The owner, expressly reserves its copyright and other property rights in these plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.		! !					STATE	1
	DIV-COMM-LOT-UNIT	Ī	COMM-LOT		STREET ADDRESS		CITY	
	©NVR, Inc., The owner, expressly reserves its	copyright and other property rights in these plans. These plans are not	to be reproduced, changed, or copied in any form or manner					
	SET NO. EMMOO	VERSION OI		DATE:	OPTION			1





I-JOIST FLOOR SYSTEM

- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD. 2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO 3. ALL RIMBOARD TO BE I-I/B" THICK U.N.O.
- REFER TO STANDARD DETAIL 7/JT-3 FOR HOLE CUTTING
- GUIDELINES.

 5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR
 WALLS AND BELOW ALL JACKS AS REQUIRED.

 5. REFER TO DETAIL 8/JT-3 FOR HANGER DETAIL.

 7. ALL JOISTS TO BE PRI40, PRI60 OR PRI60, REFERENCE
- SCHEDULE FOR SPECIFIC SERIES PER MEMBER. A. PRI40 SERIES ARE SHOWN AS SHADED ON FRAMING
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
- 10. ALL LYL BLOCKING CUT FROM 14'-O" MATERIAL. ADHESIVE TO BE APPLIED AT THE RATE OF (I) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. APPLY GLIE TO TONGLE AND GROOVE.
- 12. I-JOIST BLOCKING CUT FROM 2'-O" MATERIAL.
 13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.

9	SECOND FLOOR FRAMING LENGTH SCHEDULE							
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS				
2AA	PRI 60 - II-14	39'-9 3/4"	1036	J-0040				
2AB	PRI 60 - II-14	16'-3 3/8"	1039	J-0291				
2ÅC	PRI 60 - II-14	19'-9 1/8"	1040	J-0292				
2AD	PRI 60 - II-14	II'-I I/2"	1000					
2AE	PRI 60 - II-14	20'-1 1/4"	1000					
2AF	PRI 60 - II-14	39'-9 3/4"	1038	J-0044				
2A6	PRI 60 - II-14	19'-9 1/8"	1000					
2AK	PRI 60 - II-14	39'-9 3/4"	1037	J-0045				
2AM-2	PRI 60 - II-14 DBL	19'-9 1/8"	1042	J-0297				
2AP	PRI 60 - II-14	19'-9 1/8"	1041	J-0046				
2AQ	PRI 60 - II-14	II'-9 7/8"	1000					
2AR	PRI 60 - II-14	39'-9 3/4"	1046	J-0293				

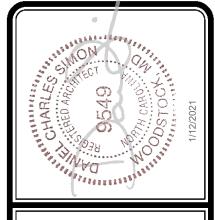
SECOND FLOOR LYL LENGTH SCHEDULE								
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS				
L201-2	LVL - II-I4	12'-5"	1002	I.A				
L202	LVL - II-14	3'-2 1/4"	1028					
L203-2	LVL - II-14	4'-6"	1006	I.A				
L204-2	LVL - II-14	3'-10"	1004	I.A				

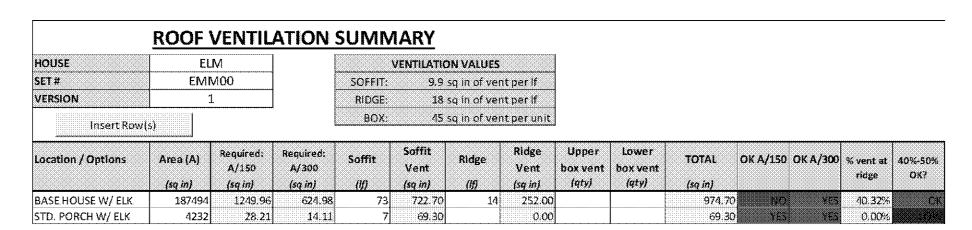
LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE) I.A - (2) PLY UP TO AND INCLUDING II 7/6" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR

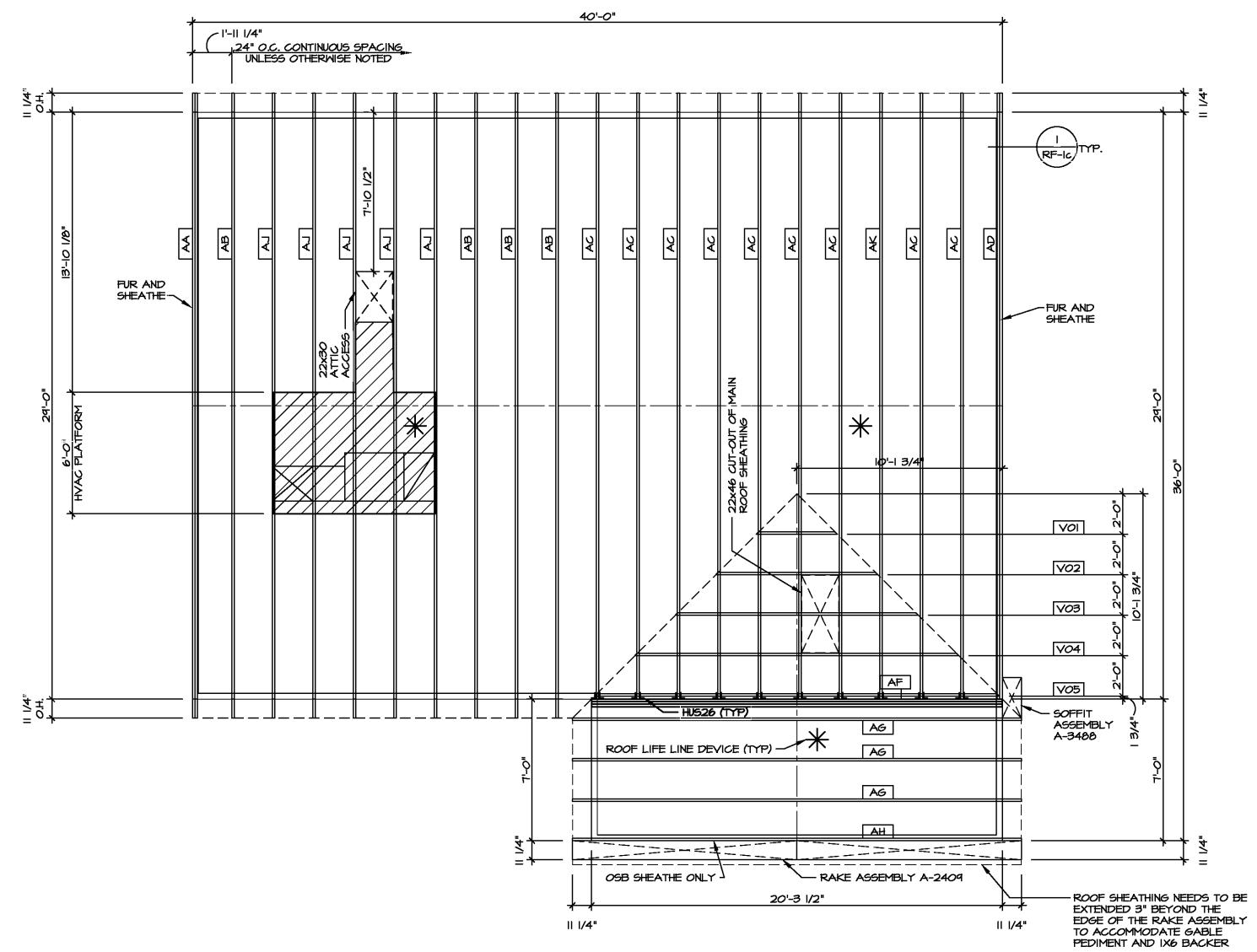
- ALT I 1/2" WIDE LYL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. 2.A - (2) PLY 14" TO AND 16" TALL (INCLUSIVE): FASTEN PLIES W (3) ROWS 16D NAILS AT 12" O.C. OR
- ALT I 1/2" WIDE LYL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C.
- 3.A (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LYL FASTEN PLIES W (5) ROWS 12D NAILS AT 12"O.C. 4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
- FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM 5.A - (3) PLY 14" TO AND 16" TALL (INCLUSIVE): FASTEN PLIES W (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I I/2" WIDE LYL FASTEN PLIES W/ (4) ROWS I2D NAILS AT I2"O.C. FROM EACH SIDE.

6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

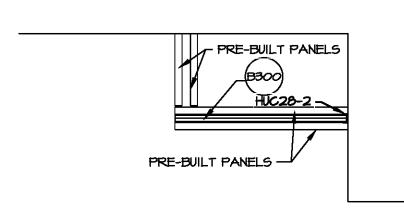
OR ALT I I/2" WIDE LYL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"O.C. FROM EACH SIDE. 7.A - (4) PLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS I/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

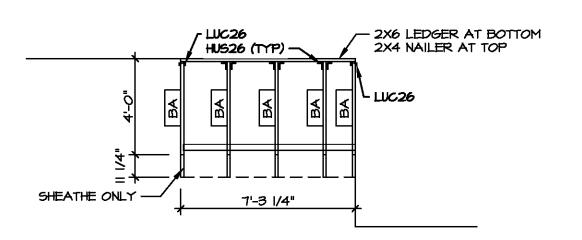






ROOF FRAMING SCALE: 1/4" = 1'-0"







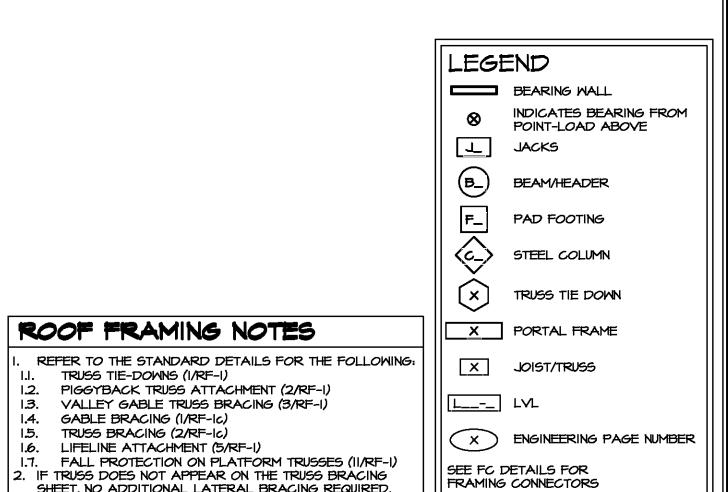


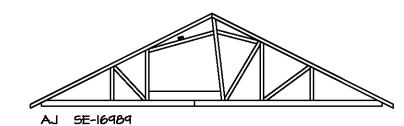
	TRUSS SCHEDULE								
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/I2)	TYPE				
AA	SE	16943	29'-0"	6/12	GABLE END				
AB	SE	13183	29'-0"	6/12	COMMON				
AC	SE	13184	29'-0"	6/12	COMMON				
AD	SE	16944	29'-0"	6/12	GABLE END				
AF	SE	16945	20'-3 1/2"	6/12	GIRDER (3 PLY)				
AG	SE	13186	20'-3 1/2"	6/12	COMMON				
AH	SE	13187	20'-3 1/2"	6/12	COMMON				
LA	SE	16989	29'-0"	6/12	COMMON				
AK	SE	16946	29'-0"	6/12	SPECIAL				
BA	SE	1315 5	3'-10 1/2"	4/12	MONO				
VOI	٧٢	93344	4'-0"	6-6/12	VALLEY				
V02	VΤ	93345	8'-0"	6-6/12	VALLEY				
V03	VT	93346	12'-0"	6-6/12	VALLEY				
V04	VΤ	93907	16'-0"	6-6/12	VALLEY				
V <i>0</i> 5	VT	91920	20'-0"	6-6/12	VALLEY				

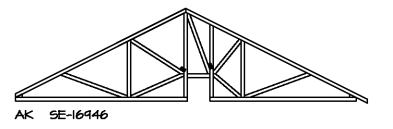
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE								
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS				
B300	BEAM BUILT 2X8 - 2 PLY RFF	7'-2 1/2"	1017					

ROOF FRAMING NOTES

SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.







Truss bracing notes

- . IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
- REQUIRED.

 2. IX6 SPF#2 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) IOD NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.

 3. WEB "T" BRACE, DETAIL 3/RF-Ic, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF IX6 LATERAL BRACING.

 4. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (7/RF-I)

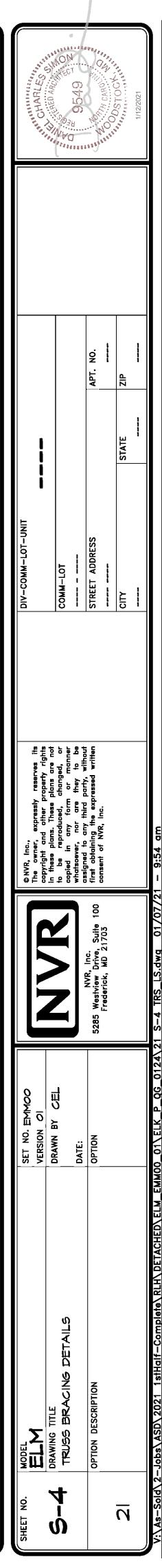
 5. STUDDED GABLE BRACING DETAIL I/RF-Ic TO BE UTILIZED FOR TRUSSES 6'-9" IN HEIGHT OR GREATER.

 6. PARTIALLY SHEATHED GABLES, SEE 5/RF-Ic FOR "L" BRACING WHEN REQUIRED.

 7. LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.

 8. SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

1	TRUSS	BRACING	DETAILS
5-4	SCALE: 1/8" = 1'-0"		



BRACED WALL LINE SCHEDULE							
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD			
130 MPH	BWL 100.02	14.31'	10.99'	CONTINUOUS (2 SIDES)			
130 MPH	BWL 102.00	19.68'	12.51	MSP (2 SIDES)			
130 MPH	BWL 103.00	36.00'	15.33'	MSP (2 SIDES)			
130 MPH	BWL 200.02	19.31'	3.95'	CONTINUOUS (2 SIDES)			
130 MPH	BWL 201.00	25.53'	7.18'	WSP (2 SIDES)			
130 MPH	BWL 202.00	27.13'	6.07'	WSP (2 SIDES)			
130 MPH	BWL 203.00	36.00'	7.18'	MSP (2 SIDES)			

CI IEATI IING		SPACING	
SHEATHING	FASTENER	EDGES	FIELD
T/16" WOOD STRUCTURAL PANELS OR	8d COMMON NAILS	6" O.C.	12" 0.6.
EQUIVALENT (W/ METHOD MSP, CS-MSP, CS-G)	ALTERNATIVE FASTENER I-3/4" I6-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	12" 0.0
I/2" GYPSUM WALLBOARD	I-1/4" LONG, 1/4" HEAD, .098" DIA. ANNULAR-RINGED NAILS	7" O.C.	7" 0.C.
(W/ METHOD GB-I, GB-2)	CORROSION RESISTANT TYPE W I-I/4" DRYWALL SCREWS	7" O.C.	T" O.C.
LAMINATED FIBROUS	IOd X I I/4" GALVANIZED ROOFING NAILS	3" <i>O.C</i> .	3" <i>O.</i> C.
STRUCTURAL SHEATHING	I-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
I/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W/ METHOD GB-BW-I, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" 0.6

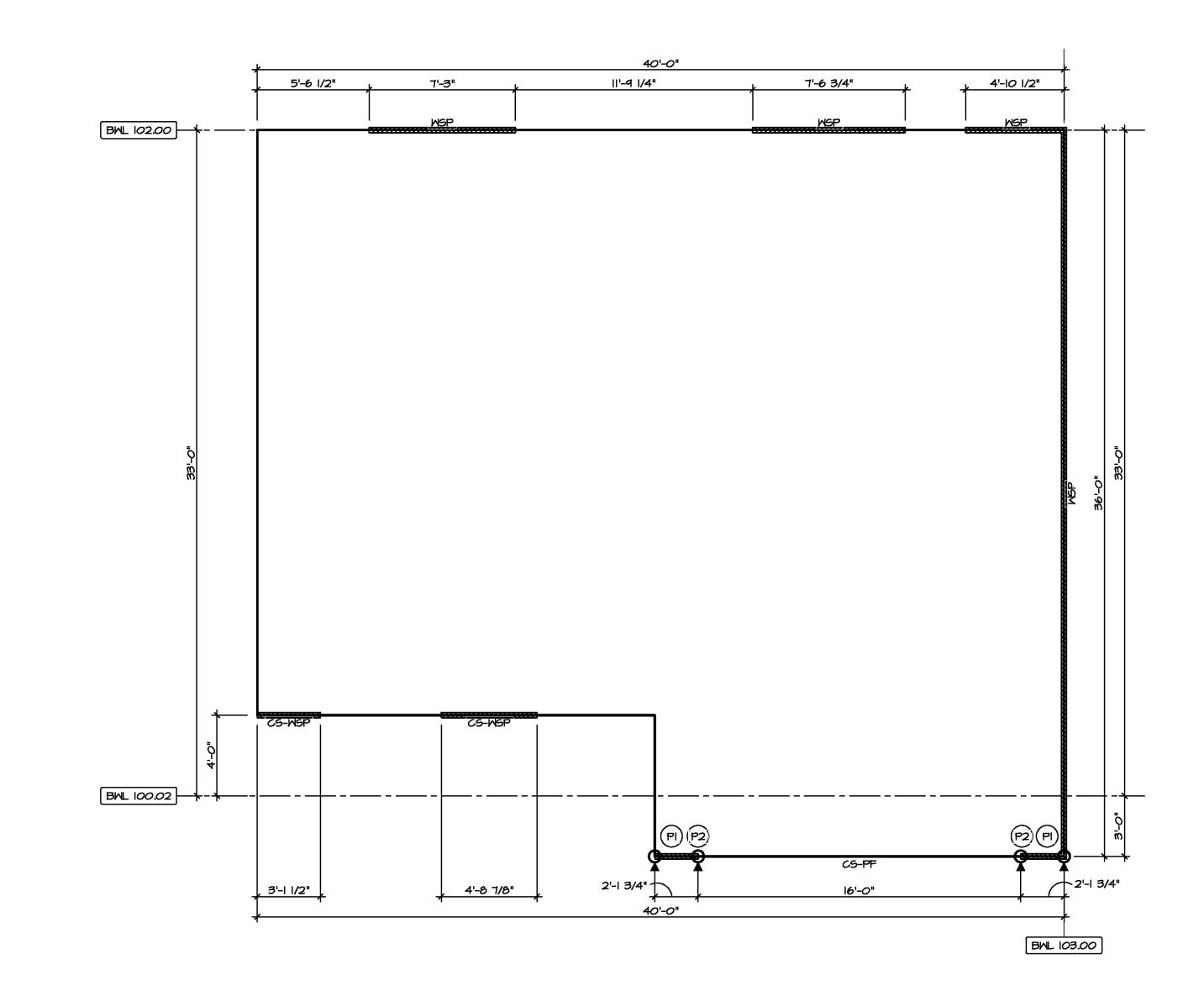
MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
 SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD 6B IS IDENTIFIED. SEE PHASE

SPECS FOR TYPICAL GYPSUM FASTENER SPACING.

3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.

LE		LEGEND		
SPACING				
X CES	FIELD	BWL XXX.XX	BRACED WALL LINE I.D.	
			BRACED WALL LINE	
O.C.	12" O.C.		HOUSE WALL	
0.0.	12" O.C.		BRACED WALL PANEL	
		MSP	WOOD STRUCTURAL PANEL	
O.C.	7" O.C.	6 B	GYPSUM BOARD (I) SIDED OR (2) SIDED	
0.0.	T* O.C.	GB-BM	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (I) SIDED OR (2) SIDED (SEE STANDARD DETAIL G/WB-2)	
o.c.	3" <i>O.C</i> .	LIB	LET-IN BRACING (SEE STANDARD DETAIL F / WB-2)	
o.c.	3" <i>O.C.</i>	C5-M5P	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL	
o.c.	12" 0.6.	CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C/ WB-2)	
IN MOOD		C5-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	
PACING. NEL AS		₩	HOLD-DOWN I. SEE SHEET WB-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.



40'-0" 4'-0 1/2" _k 15'-6 11/16" 7'-6 3/8" 6'-10 1/2" BWL 202.00 END AND RETURN PANEL BWL 200.02 END AND RETURN PANEL — 4'-10 1/2" , 3'-l l/2" BML 201.00 BWL 203.00

FIRST FLOOR WALL BRACING DETAIL FIRST F

5-5 SCALE: 1/8" = 1'-0"

SECOND FLOOR WALL BRACING DETAIL 2 SECONI 5-5 SCALE: 1/8" = 1'-0"