

ELM

NOTICE TO CONTRACTOR
 All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
 Limited building only review
 Permit holder responsible for full compliance with the code

02/26/2021



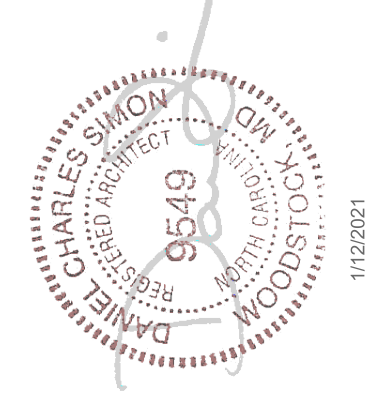

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

CITY STATE ZIP

APT. NO.



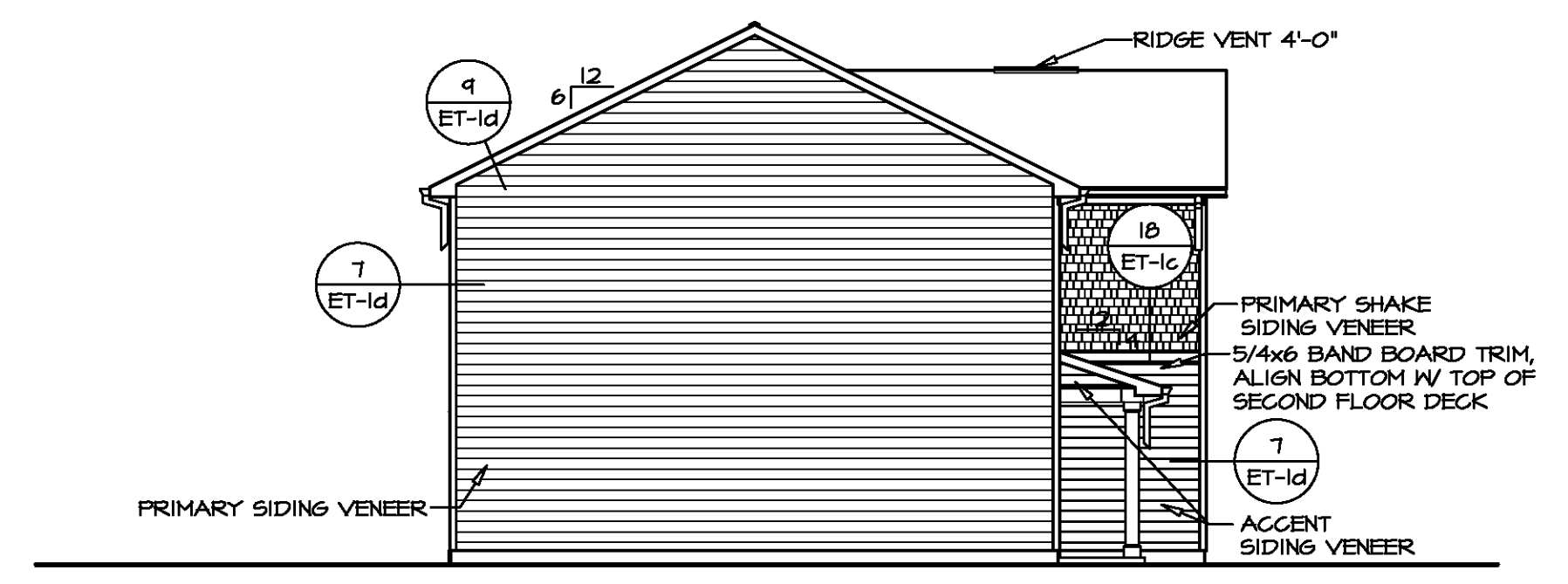
NVR, Inc.
 5285 Westview Drive, Suite 100
 Frederick, MD 21703

	SLAB FOUNDATION												STANDARD DETAILS	
	STD. DWGS.													
COVER SHEET	CS-1													AD-1
SPEC SHEET	SS-1													DR-1
ELEVATIONS	4													DR-1b
FOUNDATIONS	5													
FOUNDATION HOLD DOWNS	6													ET-1b
PLUMBING	7													ET-1c
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														FD-1b
														FD-4
														IT-1
														IT-2
														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-1
														WB-1b
														WD-1
														WS-1
														WS-1b
														WS-1c

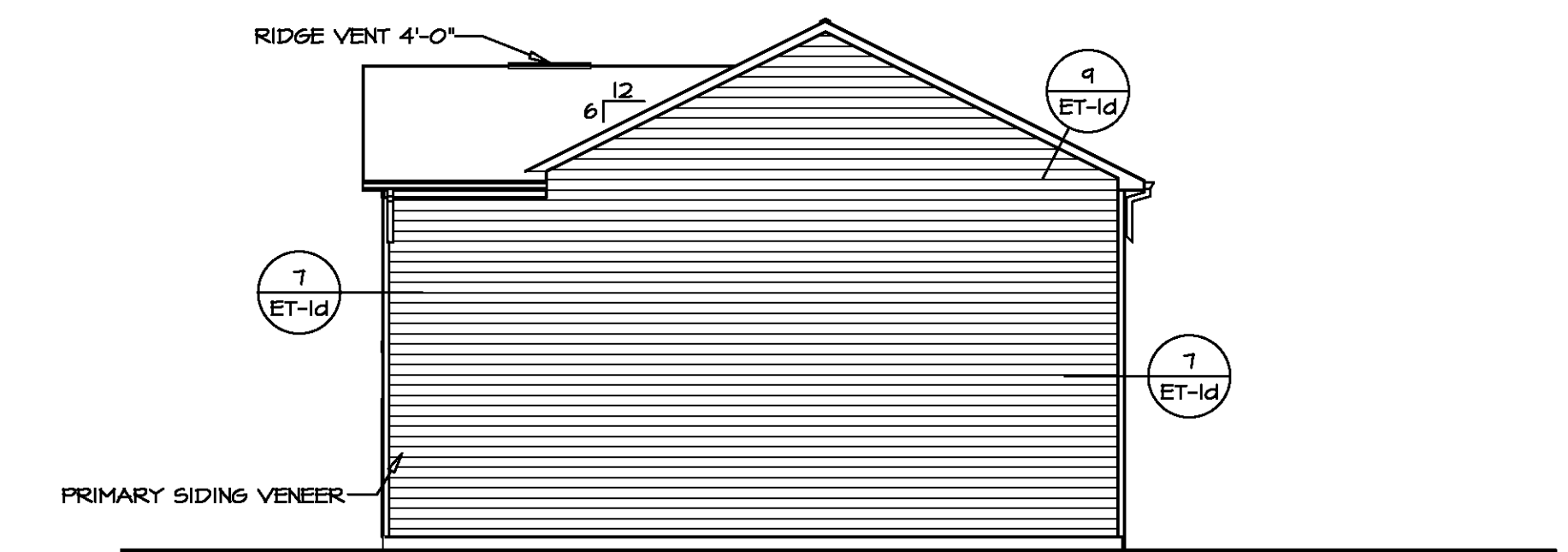
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	401 SF
	401 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1302 SF
	1302 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	402 SF
	402 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	401 SF
2ND FLOOR (BASE SF)	1302 SF
	2203 SF

SET - VERSION
EMM00 - 01 **CS-1**

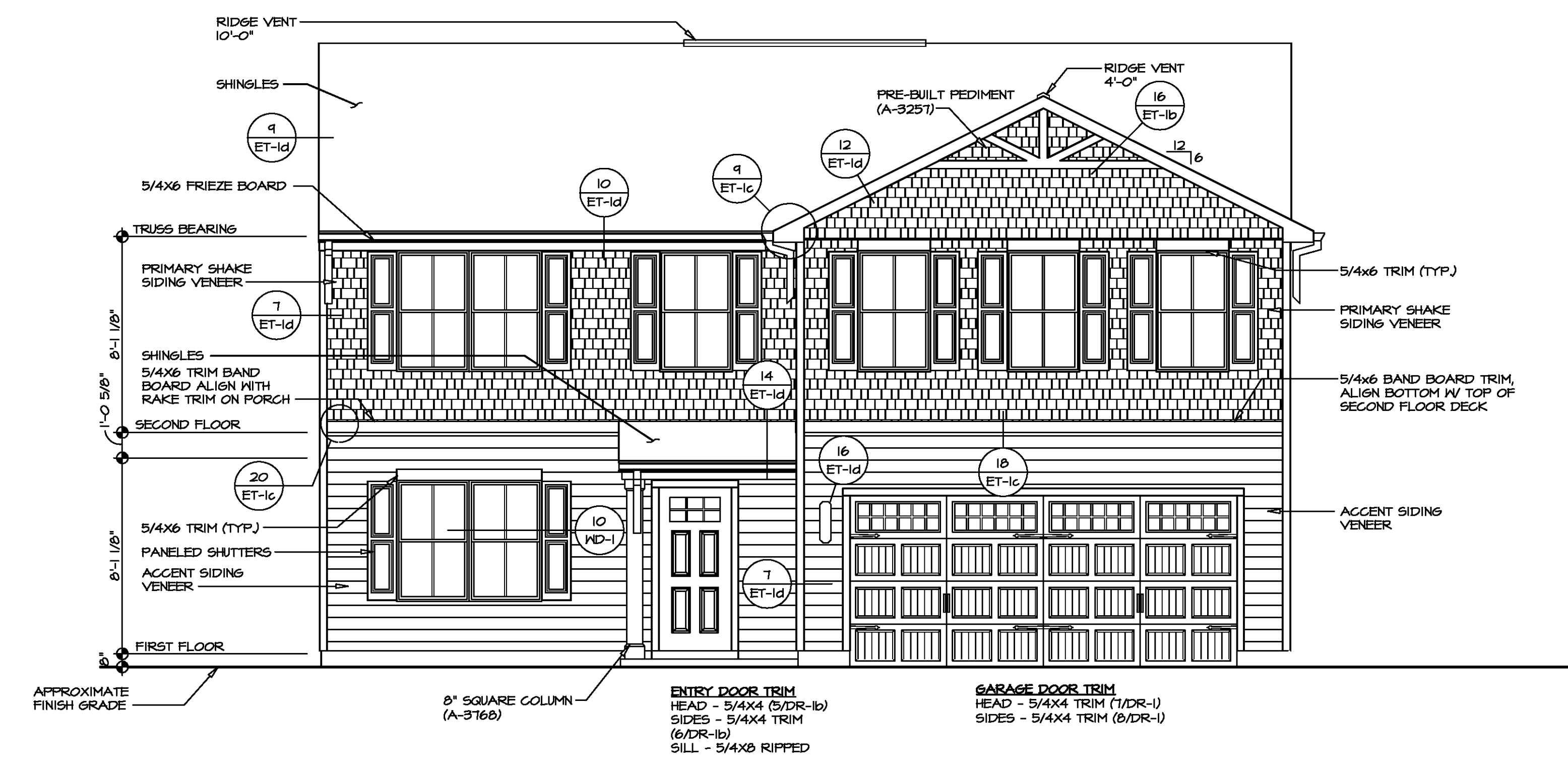
V:\As-Sold\2-Jobs\ASD\2021 1stHalf-Complete\RH\DETACHED\ELM\EMM00_01\ELK_P_06_0124\CS-1 COVERSHEET.dwg 01/07/21 - 9:54 am



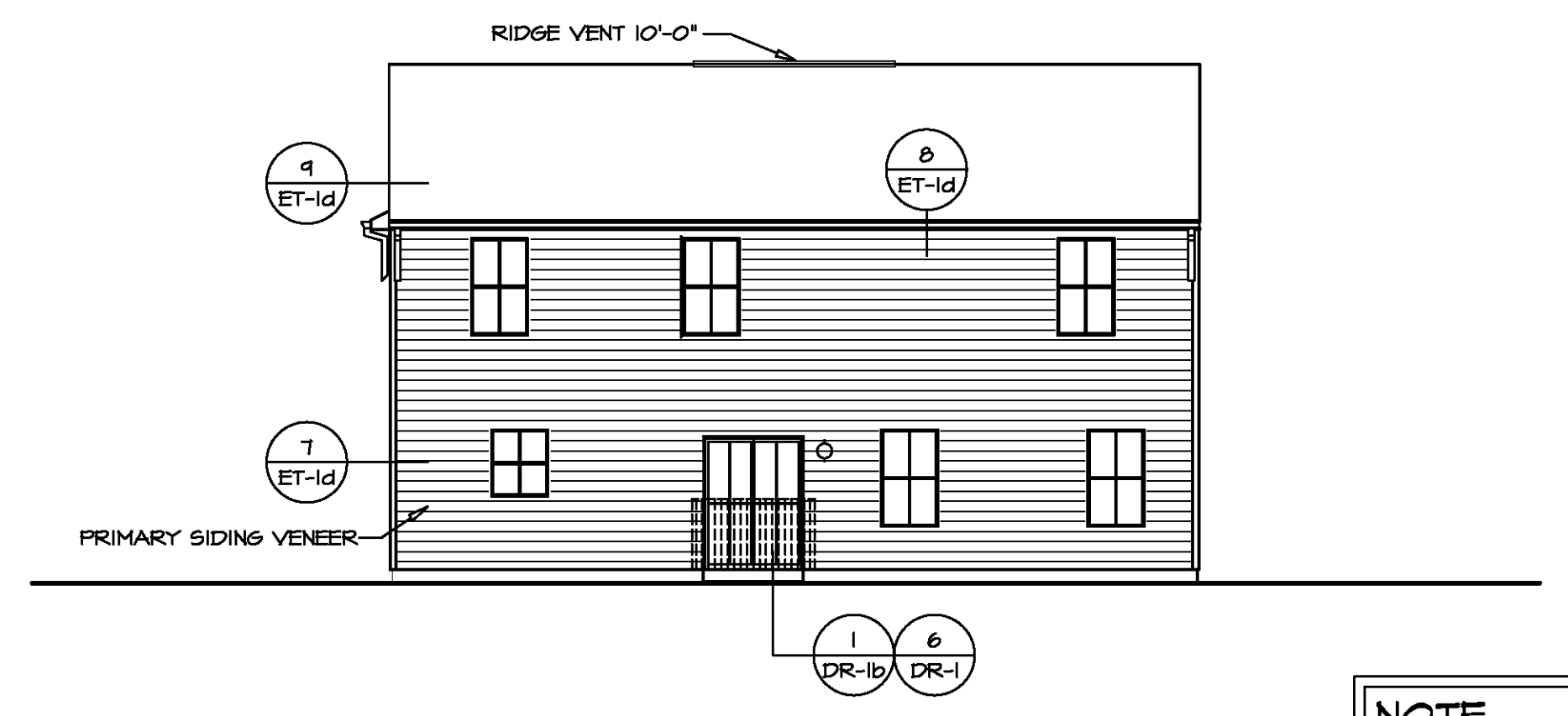
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

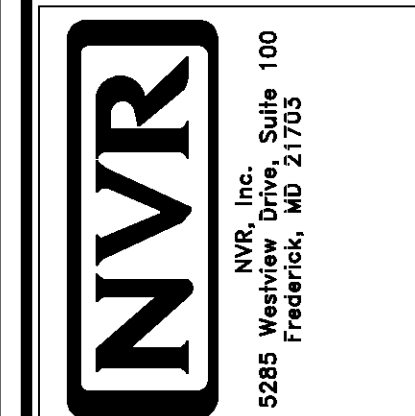


2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

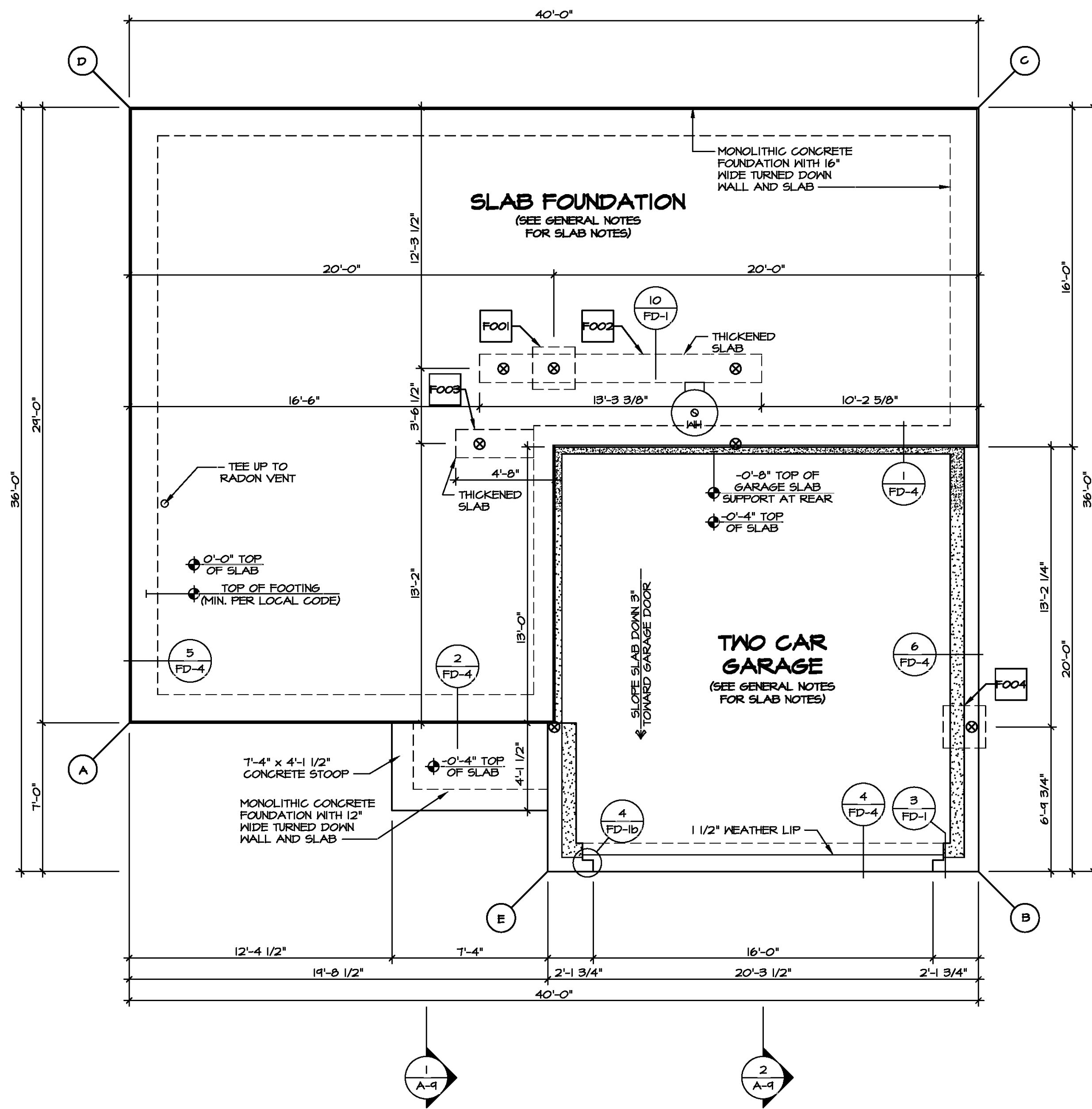
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

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

SET NO. EMMOO	VERSION 01	DRAWN BY	DATE:	OPTION	F5H
MODEL	ELM	DRAWING TITLE	ELEVATIONS		
SHEET NO.	A-1	OPTION DESCRIPTION	SLAB MONOLITHIC POUR FOUNDATION		
DIV-COMM-LOT-UNIT		COM-LOT	STREET ADDRESS	CITY	STATE
APART. NO.		ZIP		1122021	



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

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)
 - 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.

PAD FOOTING SCHEDULE

IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENS. NUM.	REMARKS
FOO1	2'-0"	2'-0"	1'-0"	50001	
FOO2	13'-3 3/8"	1'-4"	0'-8"	50001, 50002	
FOO3	3'-8"	1'-4"	0'-8"	50001	
FOO4	2'-0"	2'-0"	1'-0"	1021	

FOUNDATION DIAGONALS

A		B	
A	0"	A	40'-7 5/16"
B	40'-7 5/16"	B	0"
C	44'-4 7/8"	C	36'-0"
D	24'-0"	D	53'-4 3/4"
E	20'-11"	E	20'-3 1/2"

SHEET NO. **A-3** OF 5
 MODEL **ELM**
 DRAWING TITLE **FOUNDATION PLAN**
 OPTION DESCRIPTION **SLAB FOUNDATION**

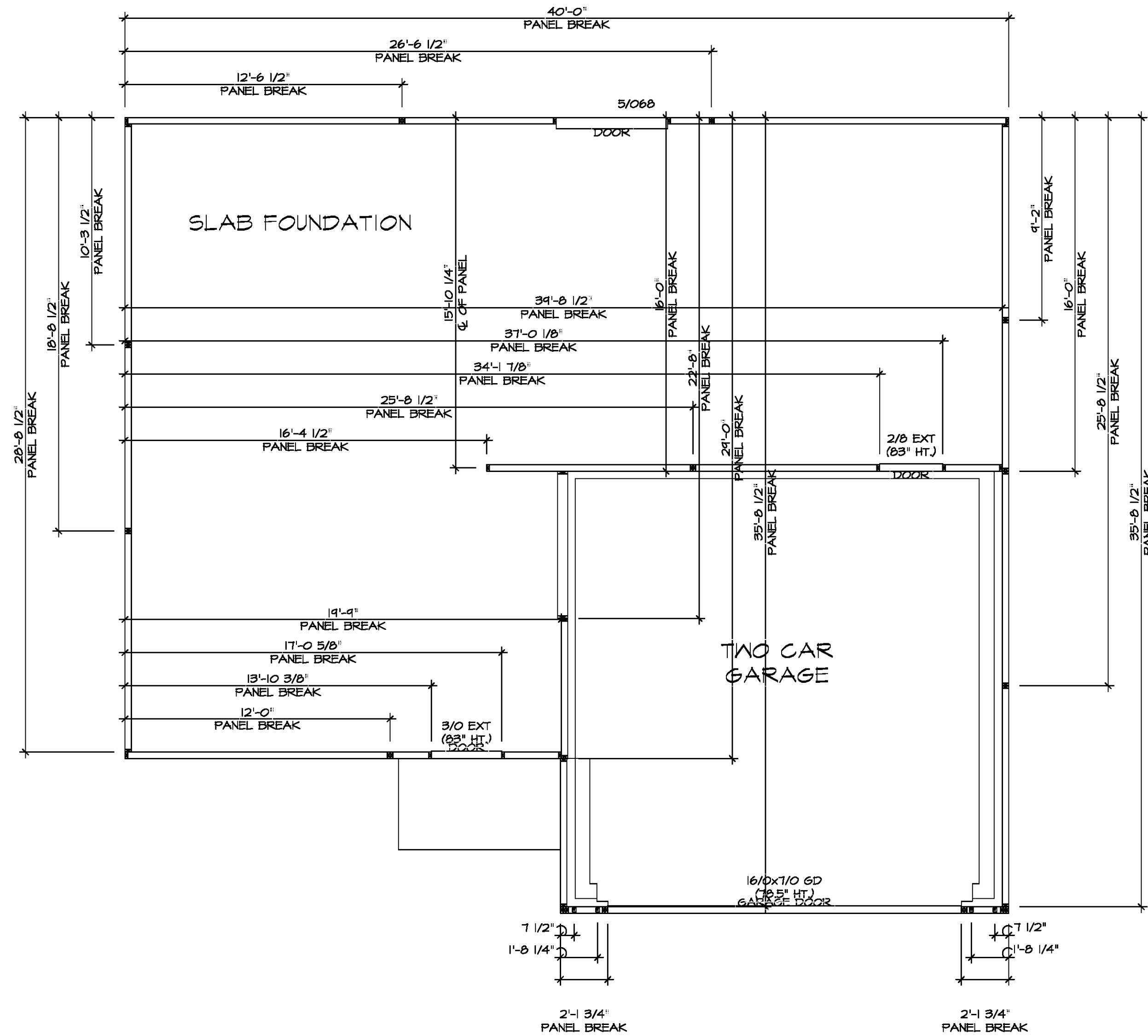
SET NO. **EMMOO**
 VERSION **01**
 DRAWN BY
 DATE:
 OPTION **FSA**

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

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 NVR, Inc. Suite 100
 5285 Walkers Lane
 Frederick, MD 21703

Y:\AS-Sold\2-595\ASDA 2021 1\18011-Complete\NVA DETACHED\ELM-EMMOO-01\ELK-P-QC-0124'S A-3 FON-LS (FSA).dwg 07/07/21 - 9:54 am

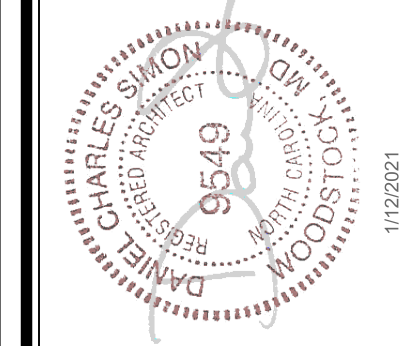


FOUNDATION HOLD DOWN DETAILS
 SCALE: 1/4" = 1'-0"

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.	
STRAP	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 (STDH14) b. ON FLOOR SYSTEM USE (STDH14R) 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
BOLT	1. 5/8" THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) 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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NVR, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703						
SET NO. EMM00	VERSION 01	DRAWN BY DLR	DATE: 6/12/19	OPTION		
MODEL ELM	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS			OPTION DESCRIPTION		
SHEET NO. A-4				6		

J:\PROJECTS\RYAN\HOMES\ELM_EMM00_01\Sheets\Lot_Specifs & A-4_FDHD_US.dwg_01/06/21 - 8:08 am



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

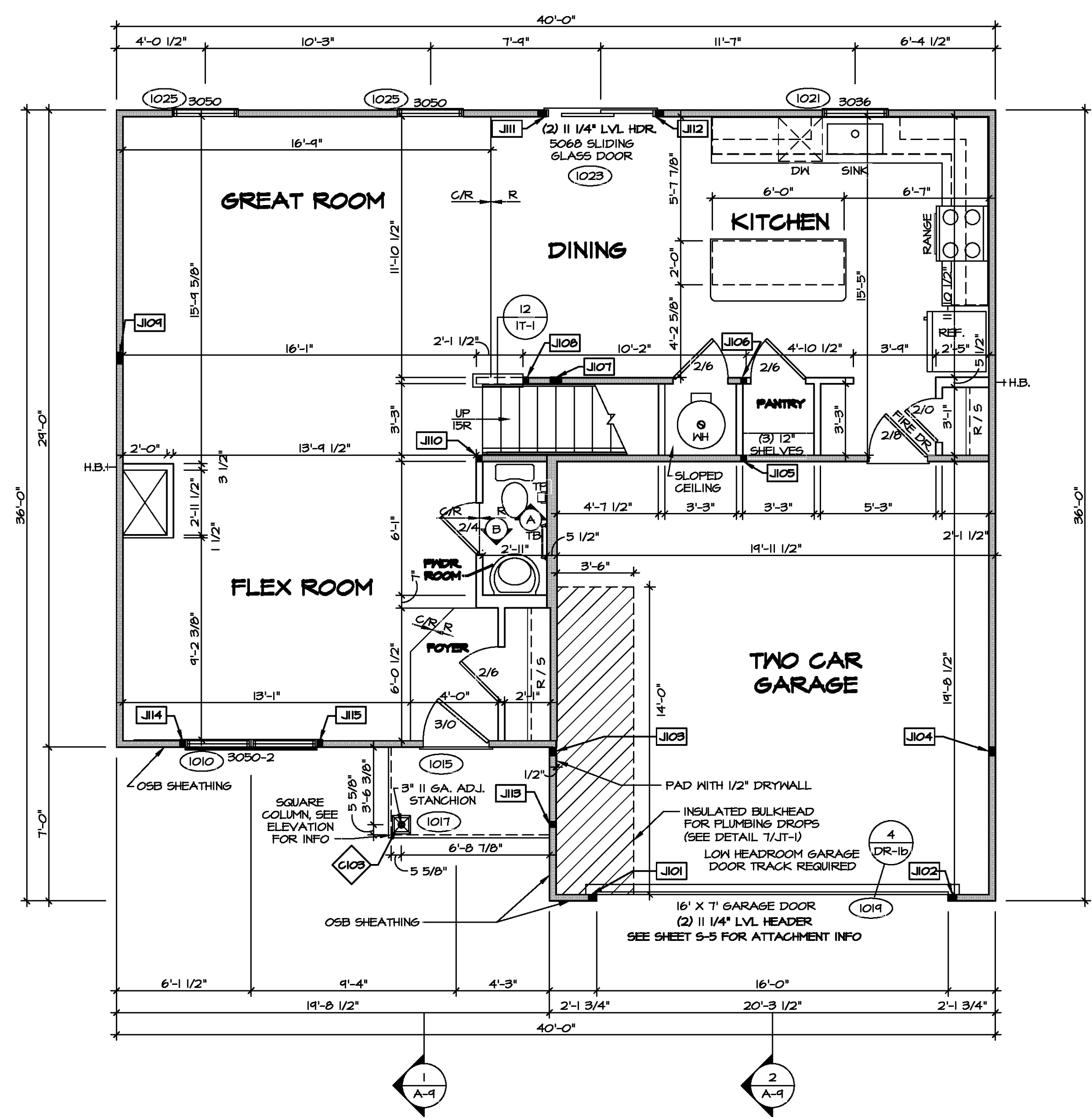
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (2) 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 BEARINGS, 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 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.
 8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 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-(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 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SFF STUD GRADE	1011
J102	JACK - (3) 2X4 SFF STUD GRADE	1011
J103	JACK - (3) 2X4 SFF#1	2004
J104	JACK - (3) 2X4 SFF#1	2004
J105	JACK - (2) 2X4 SFF STUD GRADE	1004
J106	JACK - (2) 2X4 SFF STUD GRADE	1004
J107	JACK - (4) 2X4 SFF STUD GRADE	1002
J108	JACK - (2) 2X4 SFF STUD GRADE	1020
J109	JACK - (4) 2X4 SFF STUD GRADE	1000
J110	JACK - (2) 2X4 SFF STUD GRADE	1006
J111	JACK - (3) 2X4 SFF STUD GRADE	1023
J112	JACK - (3) 2X4 SFF STUD GRADE	1023
J113	JACK - (2) 2X4 SFF STUD GRADE	1011
J114	JACK - (2) 2X4 SFF STUD GRADE	1010
J115	JACK - (2) 2X4 SFF STUD GRADE	1010

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C103	STANCHION PORCH - 3 IN DIA 116A ADJ	7'-4 1/4"	1017	PSA

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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

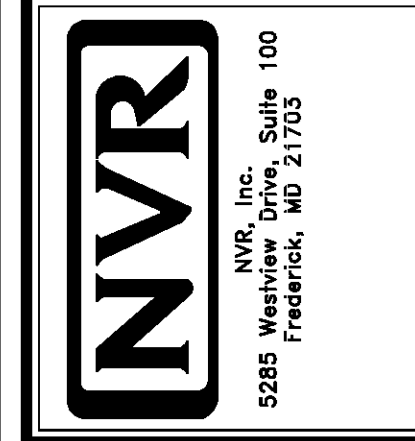
CITY

STATE

APT. NO.

ZIP

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SET NO. EMM00

VERSION 01

DRAWN BY

DATE:

OPTION

MODEL ELM

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. A-7

9



LEGEND

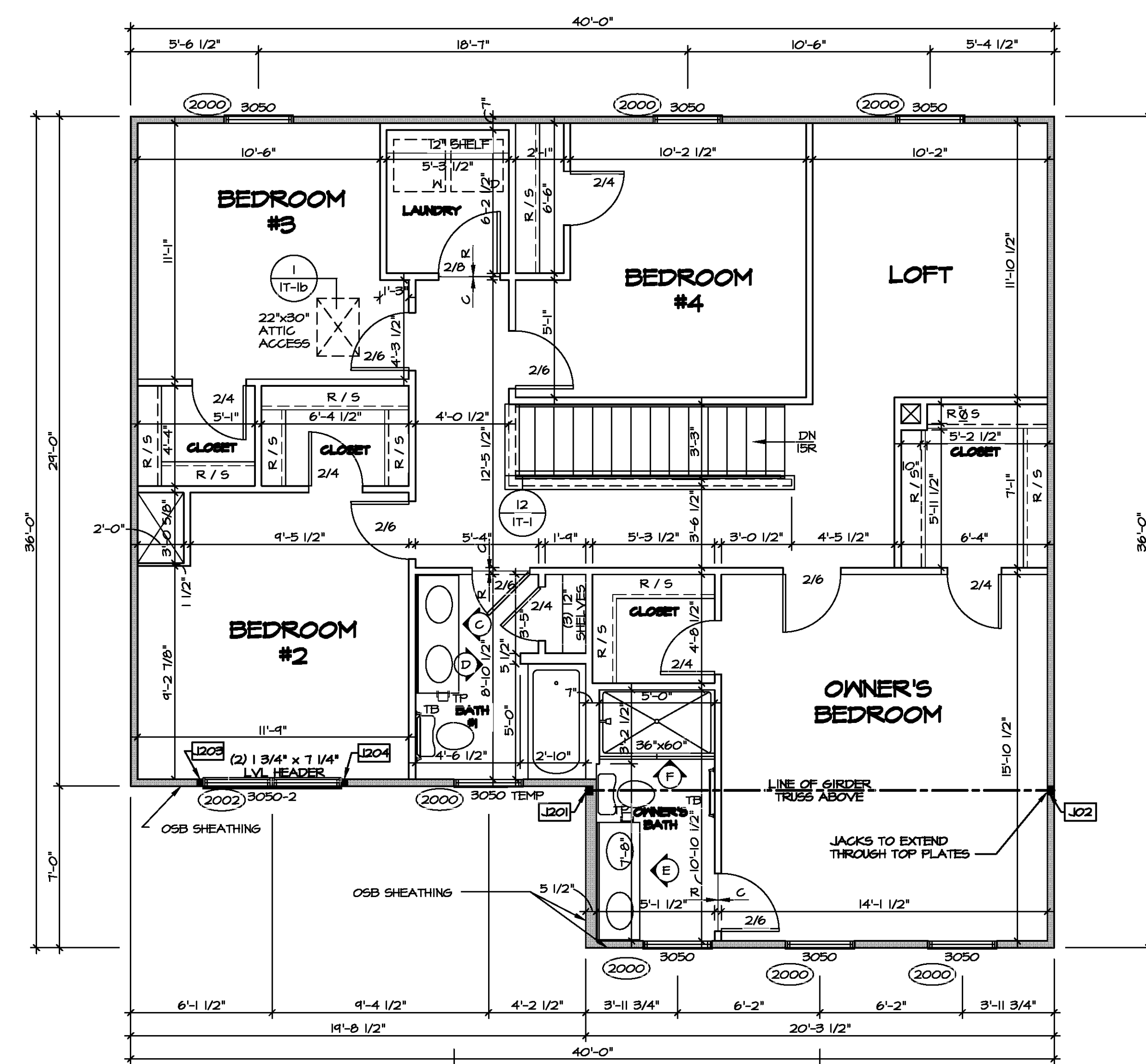
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (B) 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 BEARINGS, 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. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 4. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 5. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 7. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 8. 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 T-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. N.M.
J201	JACK - (B) 2X4 9F#1	2004
J202	JACK - (B) 2X4 9F#1	2004
J203	JACK - (2) 2X4 SFF STUD GRADE	2002
J204	JACK - (2) 2X4 SFF STUD GRADE	2002

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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

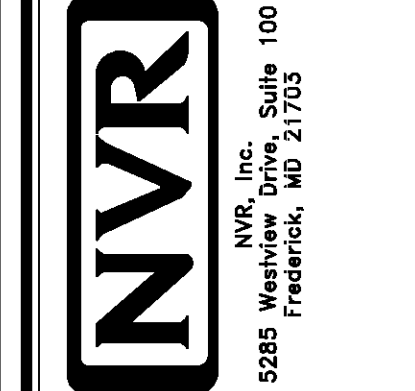
CITY

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MODEL: ELM

DRAWING TITLE: SECOND FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. A-9

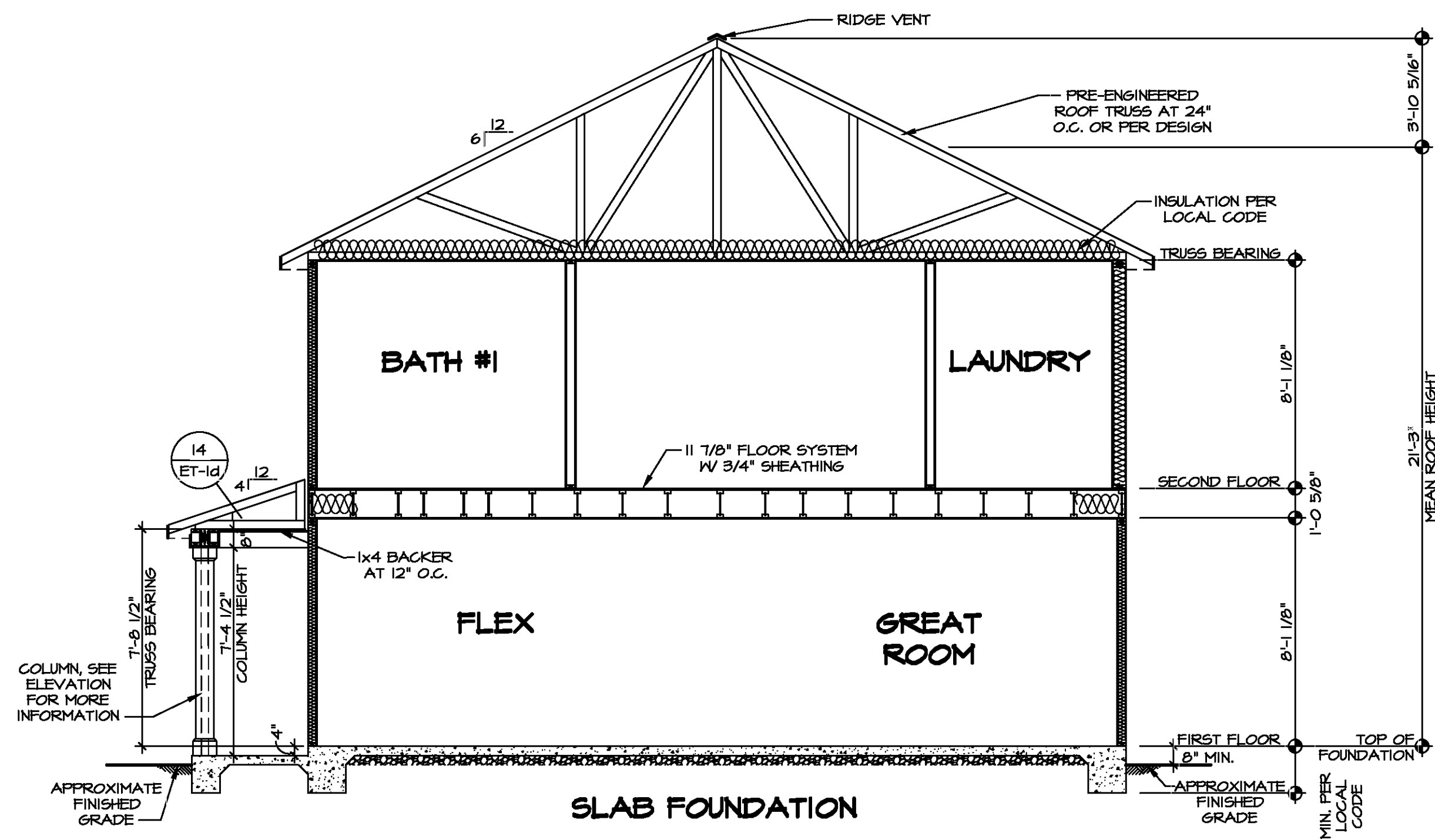
VERSION 01

SET NO. EM000

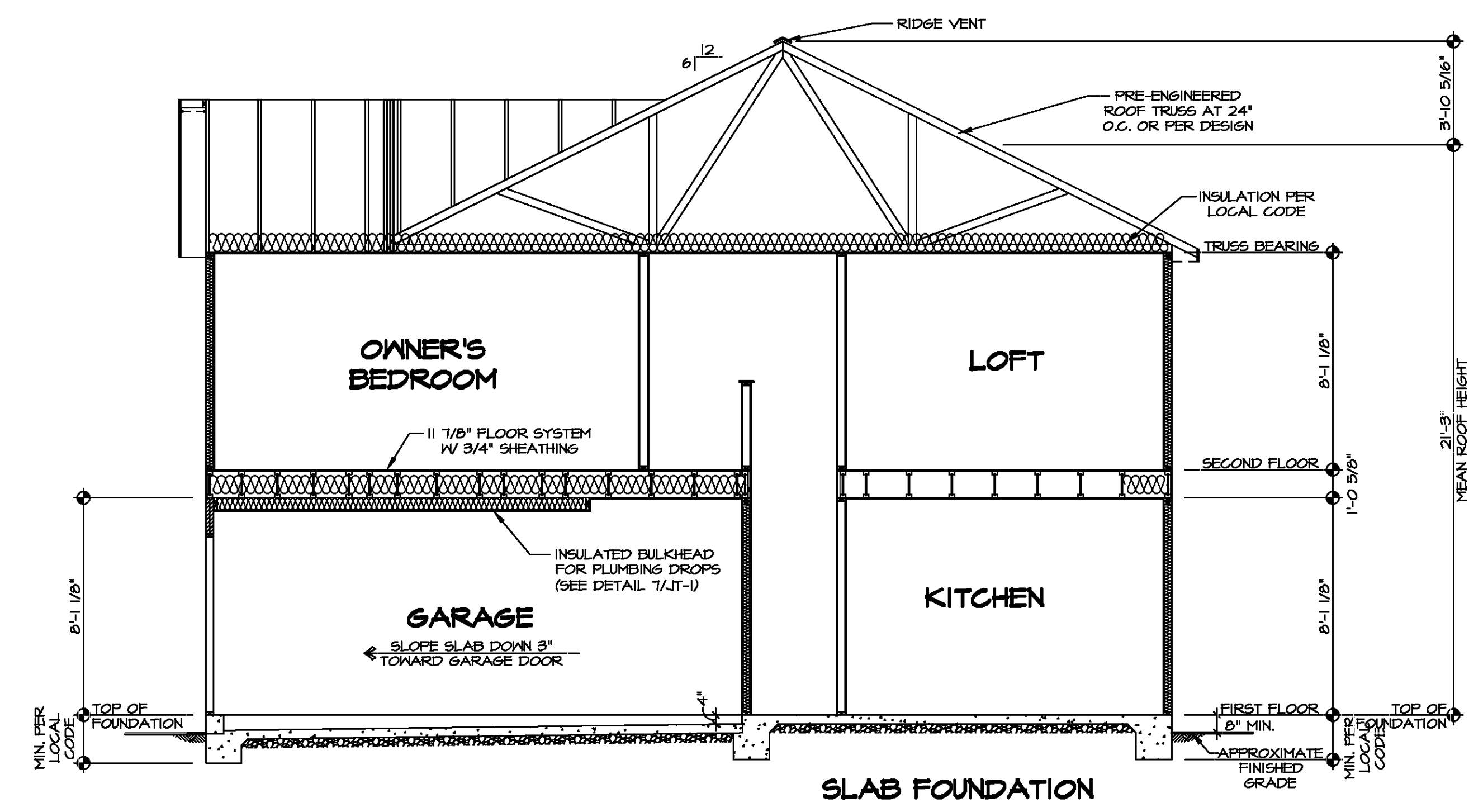
DATE:

OPTION

10



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

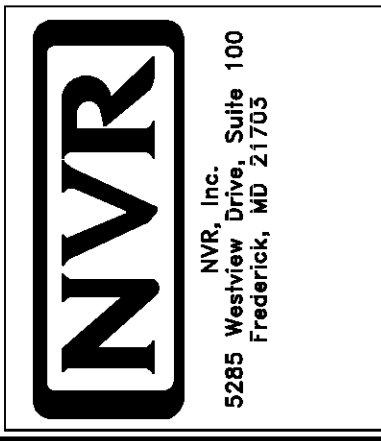


2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

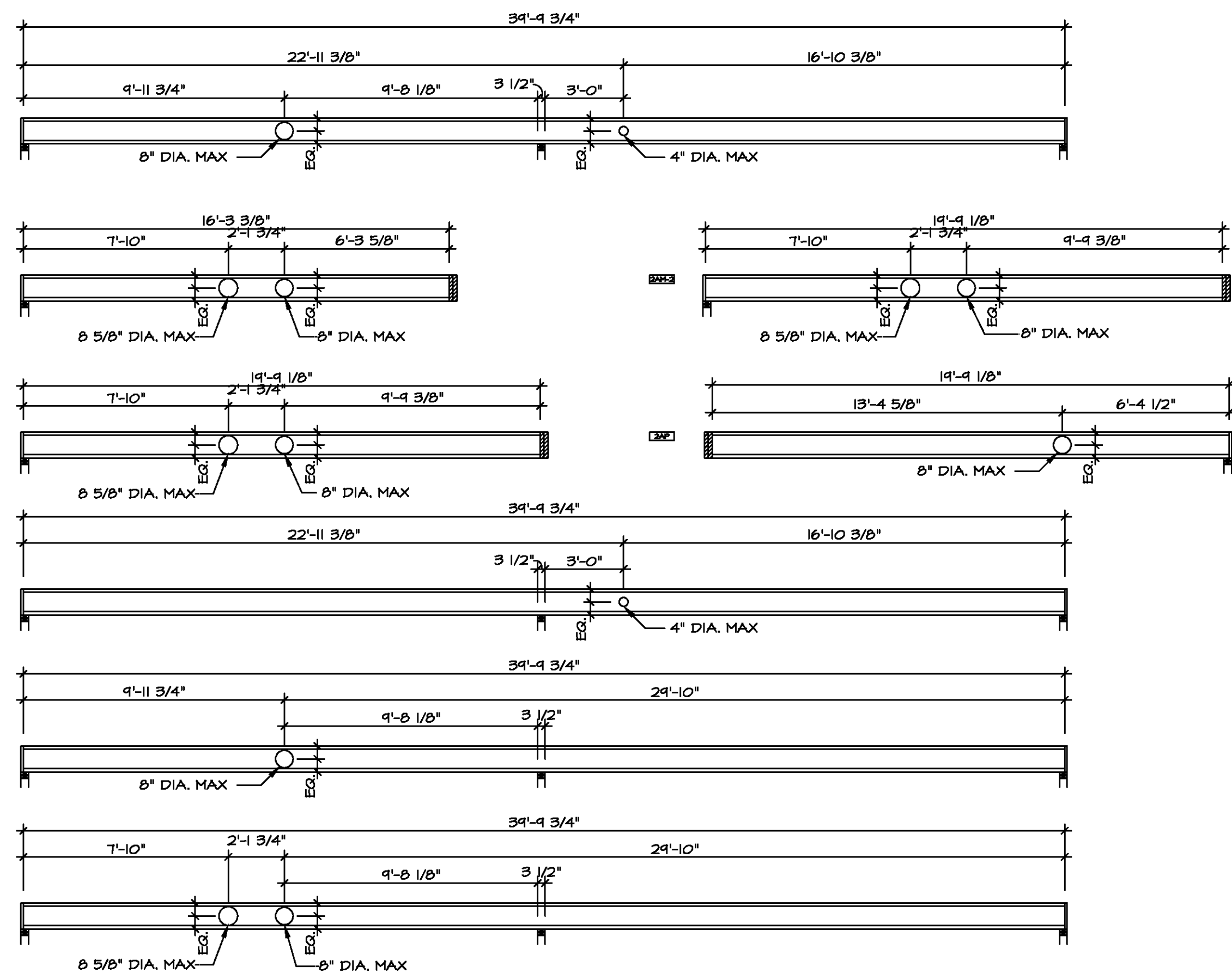


DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

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SHEET NO. A-9	MODEL ELM	SET NO. EMM00 VERSION 01	DRAWN BY	DATE:	OPTION
DRAWING TITLE BUILDING SECTION		OPTION DESCRIPTION 			

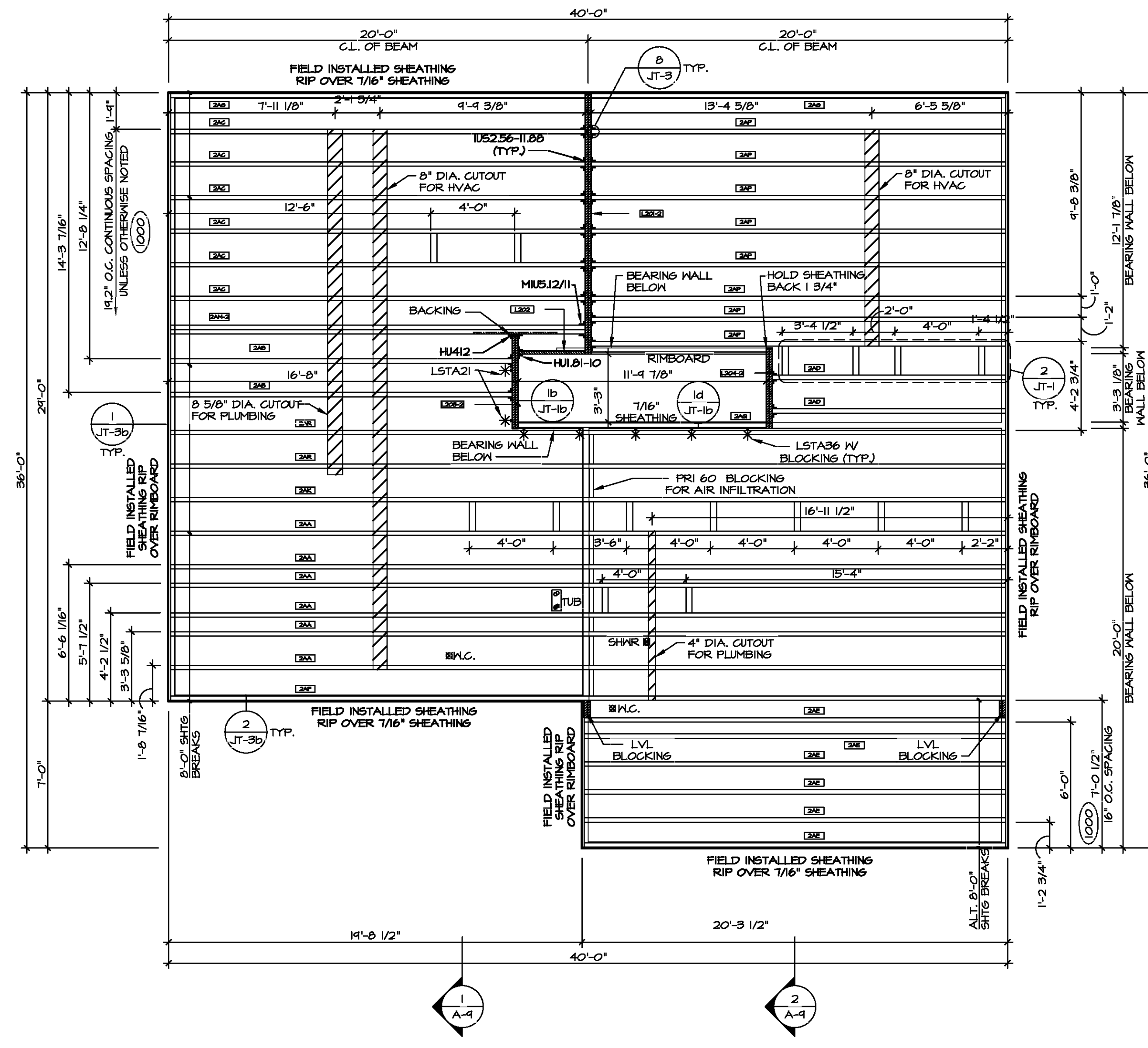


2 HOLE CUTTING LAYOUT
5-2 SCALE: 1/4\" = 1'-0"

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- 1-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 FRI40, FRI60 OR FRI80. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
 - FRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
 - SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL CUT FROM 14'-0" 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.**
 - ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.



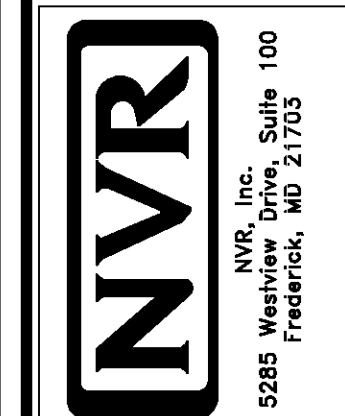
1 SECOND FLOOR FRAMING PLAN
5-2 SCALE: 1/4\" = 1'-0"

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	FRI 60 - 11-14	34'-4 3/4"	1036	J-0040
2AB	FRI 60 - 11-14	16'-3 3/8"	1039	J-0291
2AC	FRI 60 - 11-14	19'-4 1/8"	1040	J-0292
2AD	FRI 60 - 11-14	11'-1 1/2"	1000	
2AE	FRI 60 - 11-14	20'-4 1/4"	1000	
2AF	FRI 60 - 11-14	34'-4 3/4"	1038	J-0044
2AG	FRI 60 - 11-14	19'-4 1/8"	1000	
2AK	FRI 60 - 11-14	34'-4 3/4"	1037	J-0045
2AM-2	FRI 60 - 11-14 DBL	19'-4 1/8"	1042	J-0247
2AP	FRI 60 - 11-14	19'-4 1/8"	1041	J-0046
2AQ	FRI 60 - 11-14	11'-4 7/8"	1000	
2AR	FRI 60 - 11-14	34'-4 3/4"	1046	J-0295

SECOND FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201-2	LVL - 11-14	12'-5"	1002	1A
L202	LVL - 11-14	3'-2 1/4"	1028	
L203-2	LVL - 11-14	4'-6"	1006	1A
L204-2	LVL - 11-14	3'-10"	1004	1A

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

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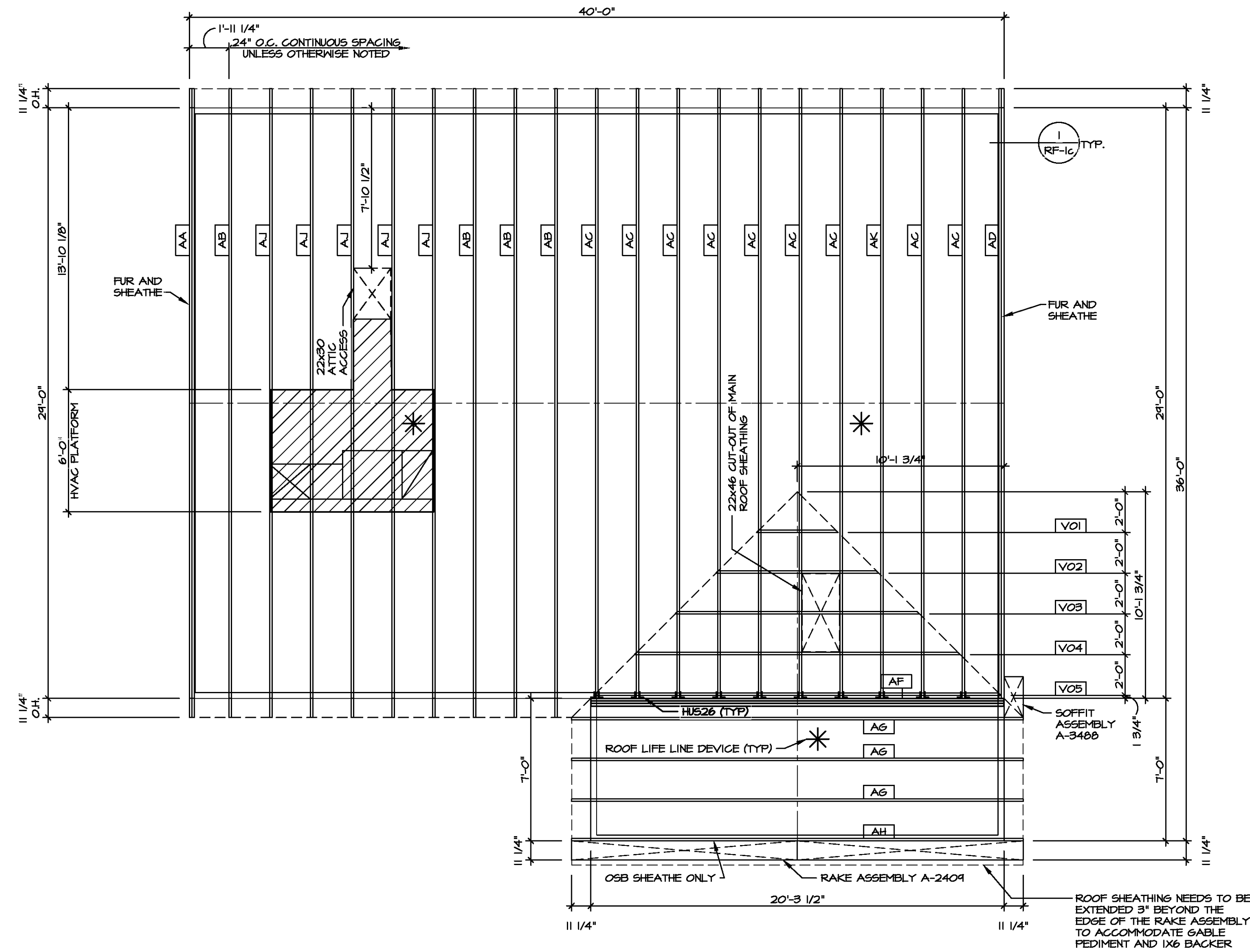


SET NO. EM000	VERSION 01
DRAWN BY	DATE:
OPTION	
SECOND FLOOR JOIST LAYOUT	
SHEET NO. 5-2	OPTION DESCRIPTION 19

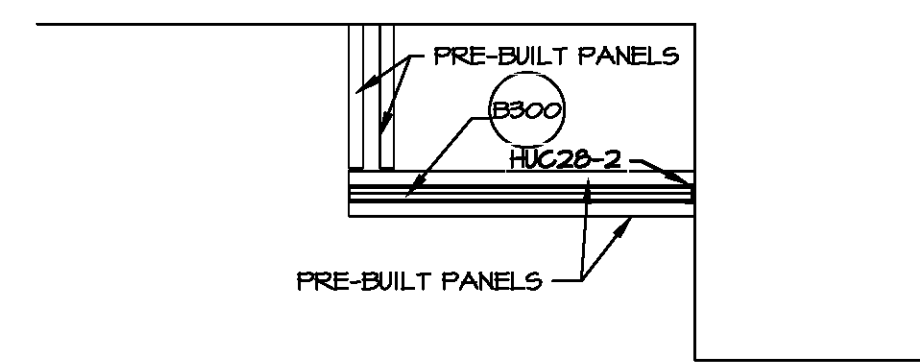
ROOF VENTILATION SUMMARY												
HOUSE		VENTILATION VALUES										
SET #	ELM	SOFFIT:	9.9 sq in of vent per lf									
VERSION	EMMO0	RIDGE:	18 sq in of vent per lf									
VERSION	1	BOX:	45 sq in of vent per unit									
Insert Row(s)												
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Ridge (lf)	Upper box vent (sf)	Lower box vent (sf)	TOTAL (sq in)	OK A/150 YES/NO	OK A/300 YES/NO	% vent at ridge	40%-50% OK?
BASE HOUSE W/ ELK	187494	1249.96	624.98	73	722.70	14	252.00	974.70	NO	YES	40.32%	OK
STD. PORCH W/ ELK	4232	28.21	14.11	7	69.30		0.00	69.30	YES	YES	0.00%	OK

TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AA	SE	16443	24'-0"	6/12	GABLE END
AB	SE	13183	24'-0"	6/12	COMMON
AC	SE	13184	24'-0"	6/12	COMMON
AD	SE	16444	24'-0"	6/12	GABLE END
AF	SE	16445	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
AJ	SE	16484	24'-0"	6/12	COMMON
AK	SE	16446	24'-0"	6/12	SPECIAL
BA	SE	13155	3'-10 1/2"	4/12	MONO
VO1	VT	43344	4'-0"	6-6/12	VALLEY
VO2	VT	43345	8'-0"	6-6/12	VALLEY
VO3	VT	43346	12'-0"	6-6/12	VALLEY
VO4	VT	43347	16'-0"	6-6/12	VALLEY
VO5	VT	41420	20'-0"	6-6/12	VALLEY

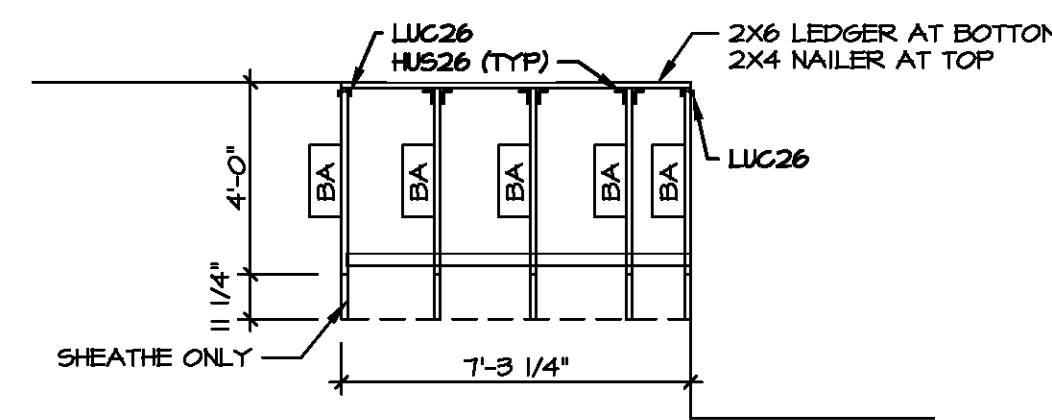
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B300	BEAM BUILT 2X6 - 2 PLY RFF	7'-2 1/2"	1017	



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



2 PORCH BEAM LAYOUT
SCALE: 1/4" = 1'-0"



3 PORCH ROOF DETAIL
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

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

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

SEE FC DETAILS FOR FRAMING CONNECTORS

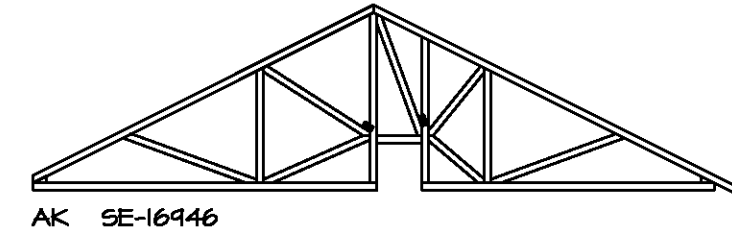
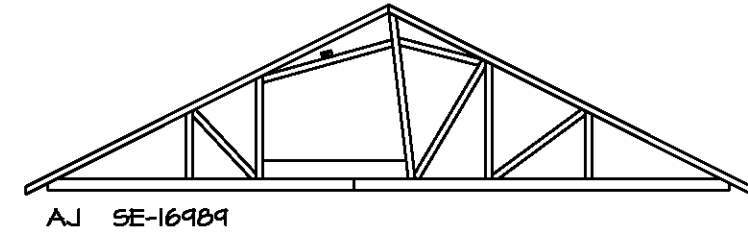
DIV-COMM-LOT-UNIT	
COMMIT-LOT	APT. NO.
STREET ADDRESS	
CITY	STATE
ZIP	

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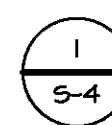
SET NO. EMM00	VERSION 01
DRAWN BY CEL	DATE:
OPTION	

MODEL ELM	DRAWING TITLE
SHEET NO. S-3	ROOF FRAMING
	OPTION DESCRIPTION
	20



TRUSS BRACING NOTES

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
2. 1X6 SPPF2 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.
3. WEB TT BRACE DETAIL 5/RP-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.
4. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (1/RP-1)
5. STUDDED GABLE BRACING DETAIL 1/RP-1c TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
6. PARTIALLY SHEATHED GABLES, SEE 5/RP-1c 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.



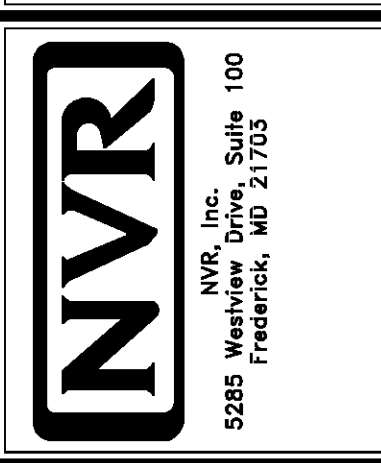
TRUSS BRACING DETAILS

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



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

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MODEL ELM	SET NO. EMM00	VERSION 01
DRAWING TITLE TRUSS BRACING DETAILS	DRAWN BY CEL	DATE:
OPTION DESCRIPTION	OPTION	
SHEET NO. S-4		
		21

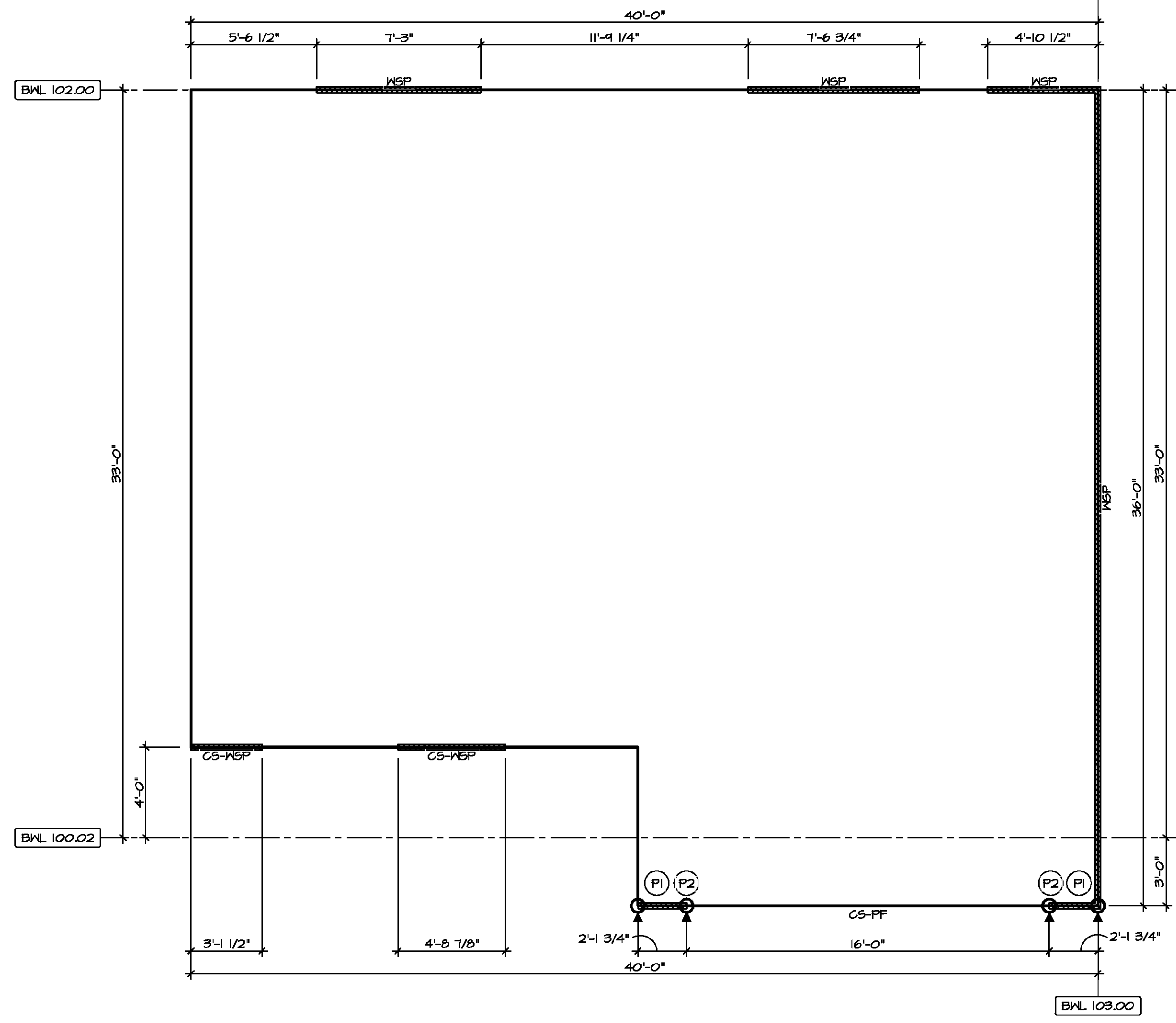
BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.02	14.31'	10.44'	CONTINUOUS (2 SIDES)
130 MPH	BWL 102.00	14.68'	12.31'	WSP (2 SIDES)
130 MPH	BWL 103.00	36.00'	15.33'	WSP (2 SIDES)
130 MPH	BWL 200.02	14.31'	3.45'	CONTINUOUS (2 SIDES)
130 MPH	BWL 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'	WSP (2 SIDES)

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

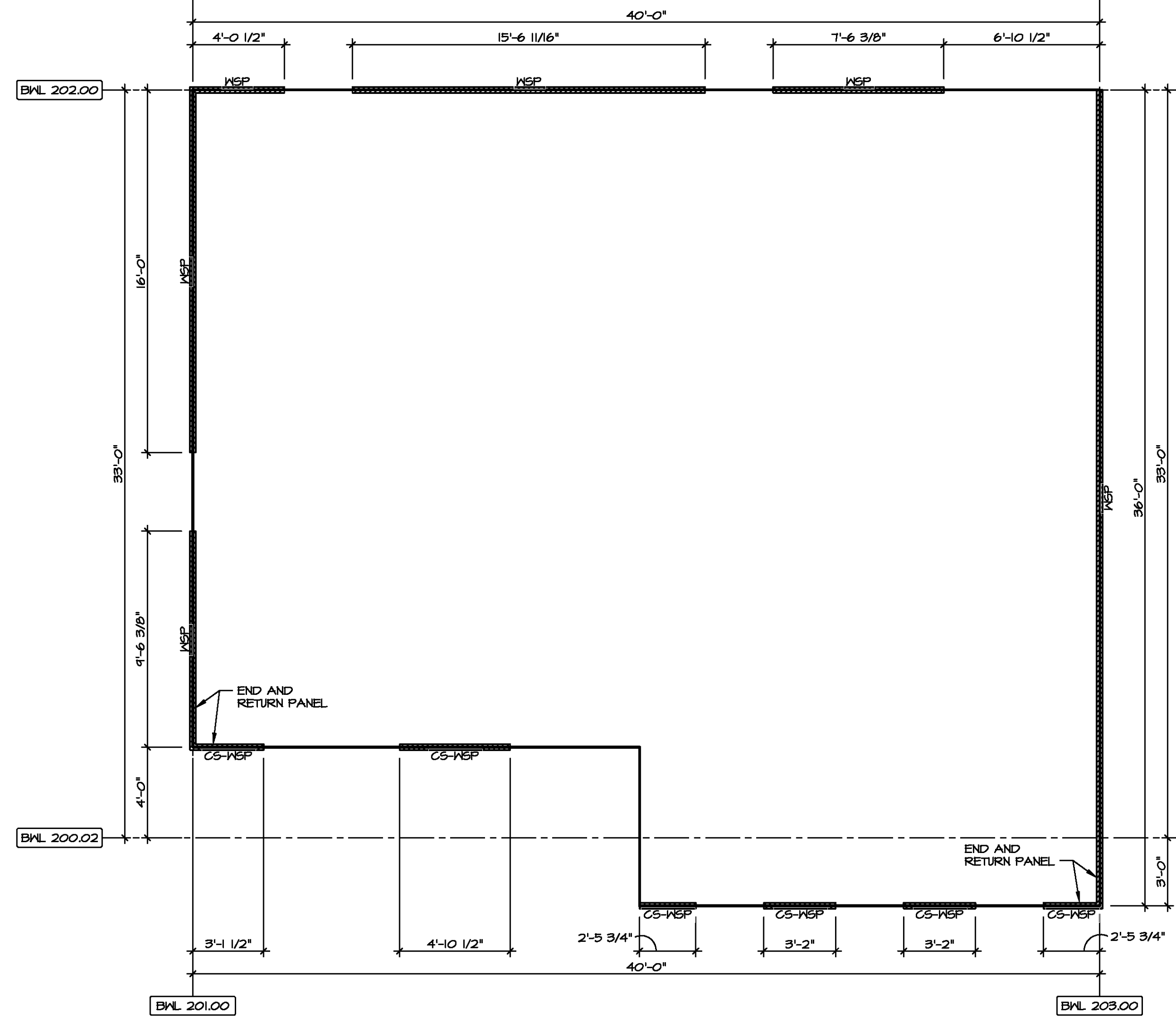
LEGEND	
BWL XXXXX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
	BRACED WALL PANEL
WSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1 SIDED OR (2) SIDED)
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1 SIDED OR (2) SIDED (SEE STANDARD DETAIL G/WB-2)
LIB	LET-IN BRACINGS (SEE STANDARD DETAIL F / WB-2)
CS-WSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C / WB-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
⊙	HOLD-DOWN 1. 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.

- NOTES:**
- MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
 - SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.
 - USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.



1
FIRST FLOOR WALL BRACING DETAIL
 SCALE: 1/8" = 1'-0"

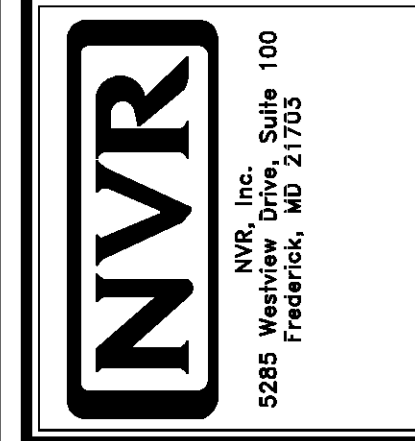


2
SECOND FLOOR WALL BRACING DETAIL
 SCALE: 1/8" = 1'-0"



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

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SET NO. EMMOO
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

MODEL
 ELM
 DRAWING TITLE
 WALL BRACING DETAILS
 OPTION DESCRIPTION

SHEET NO.
S-5
 22