

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

03/01/2021




ELM

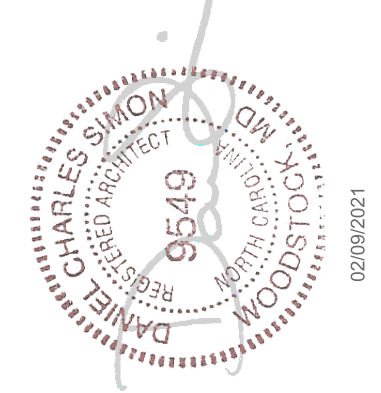
DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

CITY STATE ZIP

APT. NO.



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

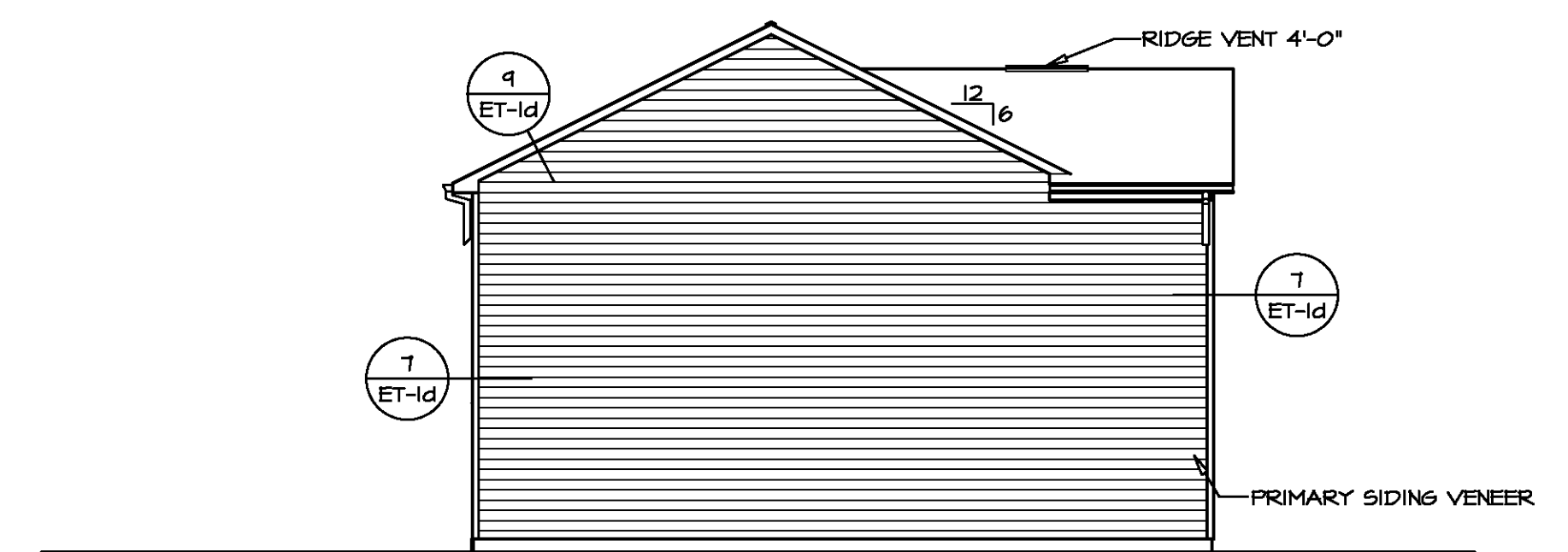
	SLAB FOUNDATION												STANDARD DETAILS	
	STD. DWGS.													
COVER SHEET	CS-1													AD-1
ROOF CALCS	CA-1													DR-1
SPEC SHEET	SS-1													DR-1b
ELEVATIONS	4													
FOUNDATIONS	5													ET-1b
FOUNDATION HOLD DOWNS	6													ET-1c
PLUMBING	7													ET-1d
FIRST FLOOR PLAN	9													ET-1g
SECOND FLOOR PLAN	10													
BUILDING SECTIONS	11													
SECOND FLOOR FRAMING	19													
ROOF FRAMING	20													F-1
TRUSS BRACING	21													F-1b
WALL BRACING	22													
														FA-1
														FC-1
														FD-1
														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

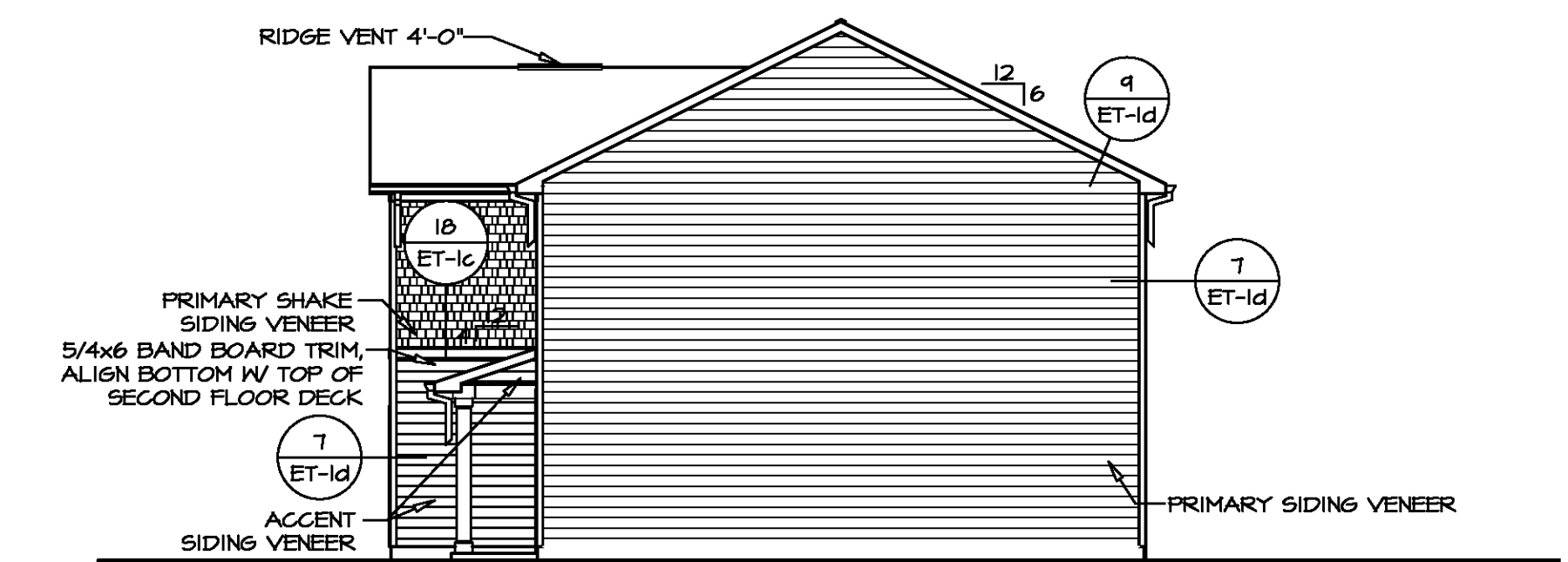
SET - VERSION
EMM00 - 01

CS-1

V:\As-Sold\2-Jobs\ASD\2021 1stHalf-Complete\RH\DETACHED\ELM_EMM00_01\ELK_R_06_0098\CS-1 COVERSHEET.dwg 02/09/21 - 8:16 am



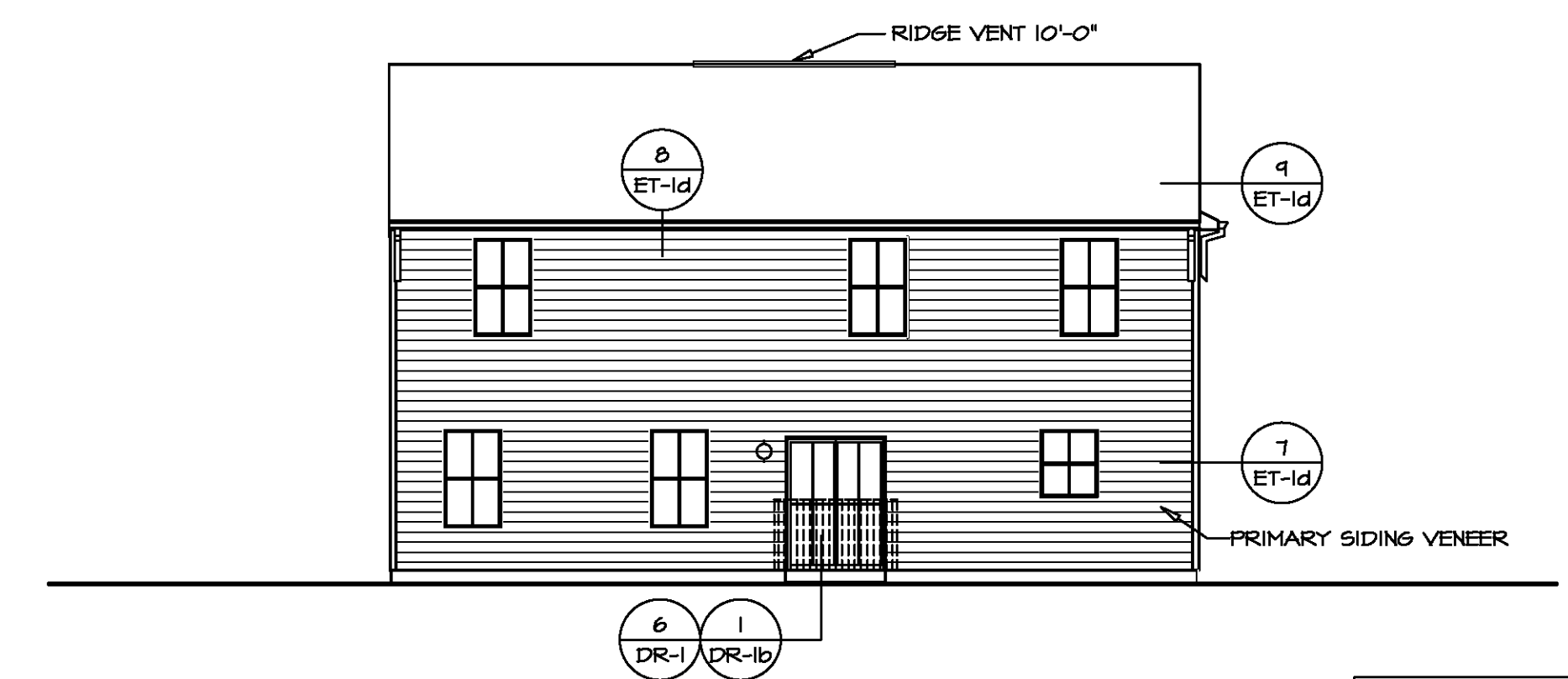
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



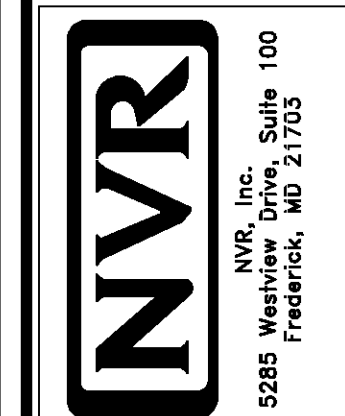
2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

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

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SET NO. EMM00	VERSION 01	DRAWN BY	DATE:	OPTION
ELM				F5H1
DRAWING TITLE		ELEVATIONS		
OPTION DESCRIPTION		SLAB MONOLITHIC POUR FOUNDATION		
SHEET NO.	A-1			4

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LEGEND

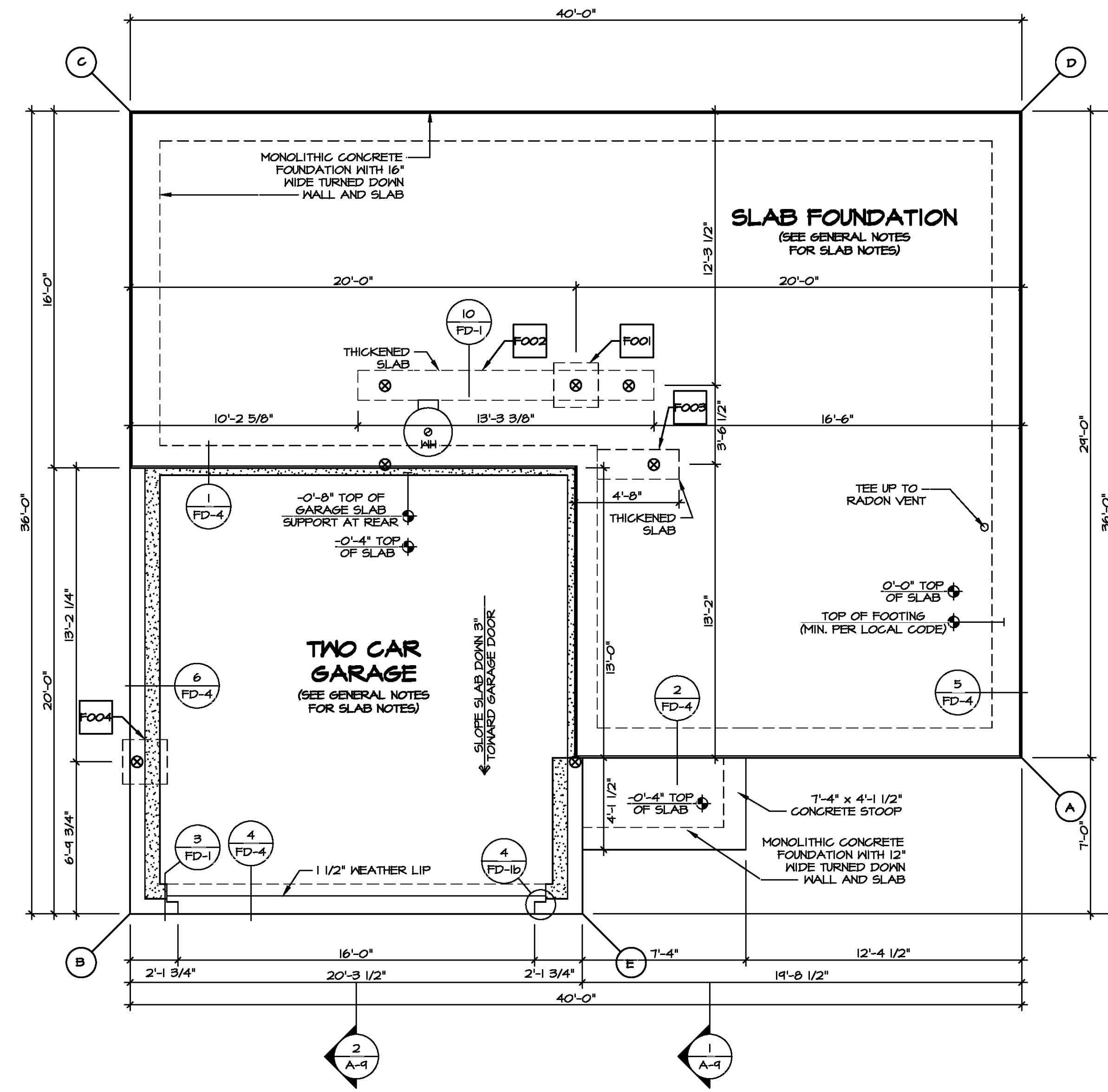
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

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

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"

DIV-COMM-LOT-UNIT

COMMIT-LOT

STREET ADDRESS

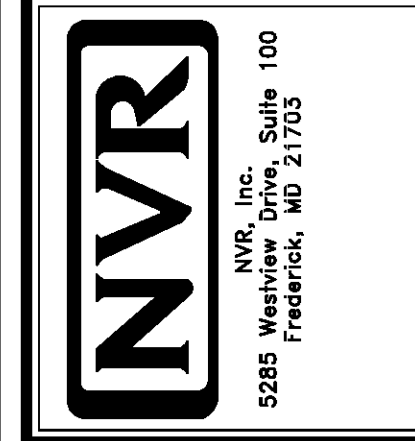
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VERSION 01

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DATE:

OPTION FSA

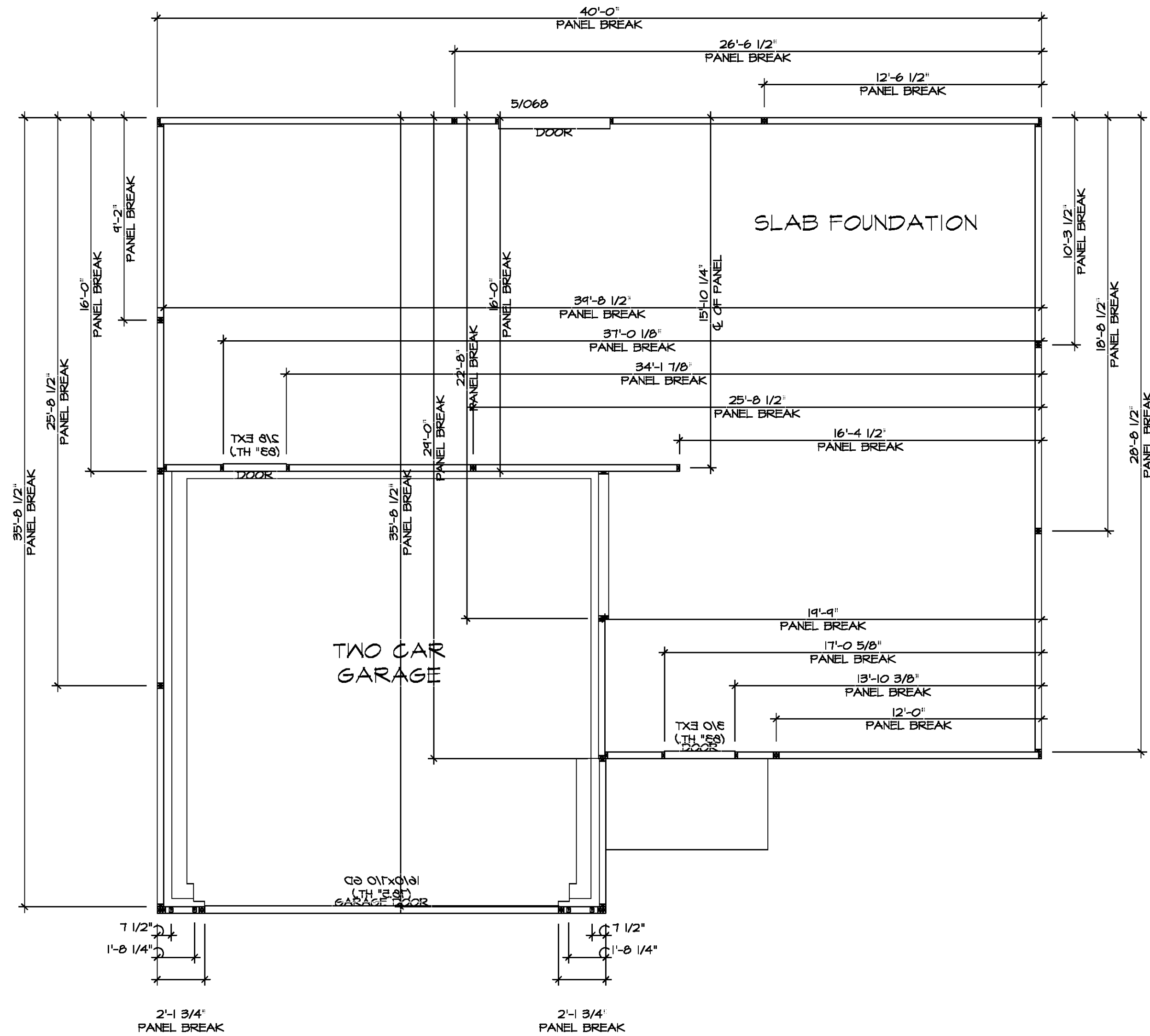
SHEET NO. **A-3**

MODEL **ELM**

DRAWING TITLE **FOUNDATION PLAN**

OPTION DESCRIPTION **SLAB FOUNDATION**

5



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

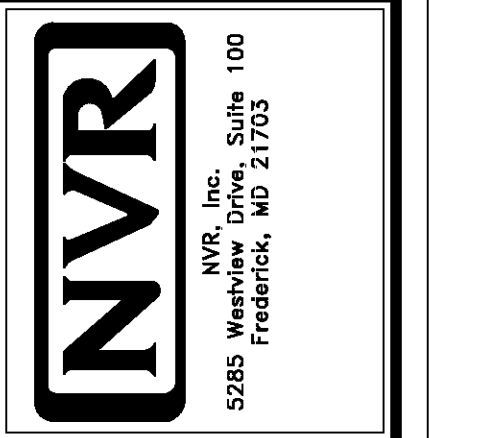
CITY

STATE

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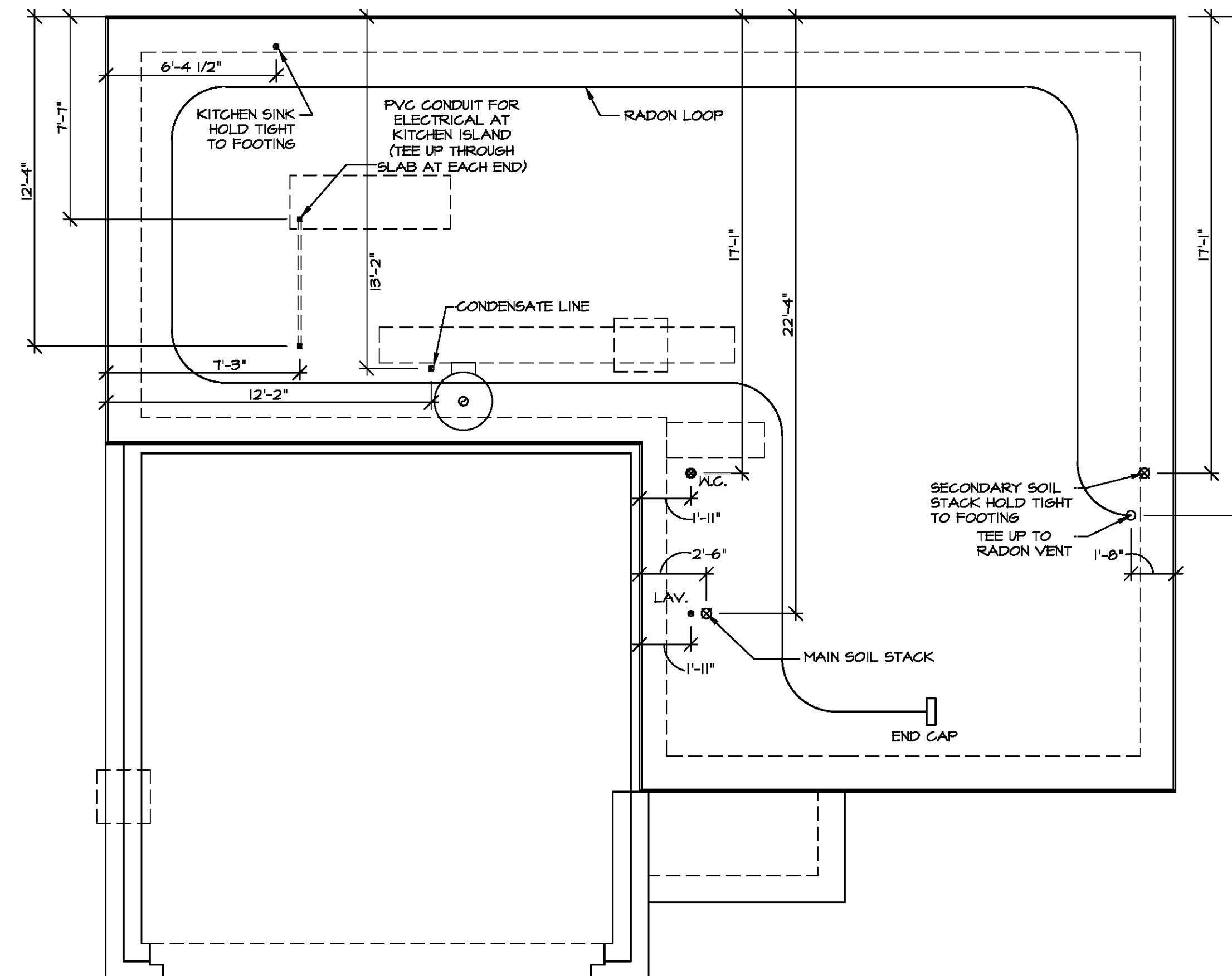
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SET NO. EMMOC	VERSION 01
DRAWN BY DLR	DATE: 6/12/19
OPTION	

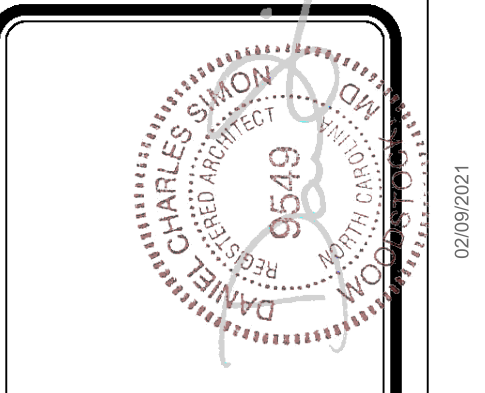
SHEET NO. A-4	MODEL ELM	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS	OPTION DESCRIPTION
6			

INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION



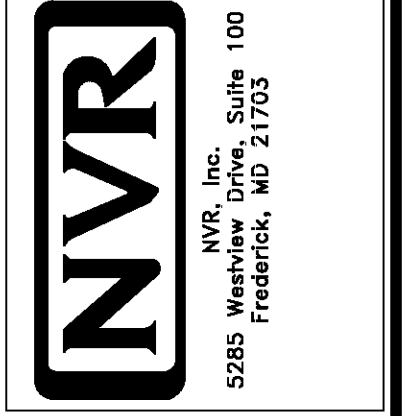
NOTE
RADON REMEDIATION
RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
 - 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 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.

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



DIV-COMM-LOT-UNIT
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SET NO. EMMOC	VERSION 01
DRAWN BY	DATE:
OPTION	OPTION

MODEL ELM	DRAWING TITLE PLUMBING PLAN
SHEET NO. A-5	OPTION DESCRIPTION 7



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

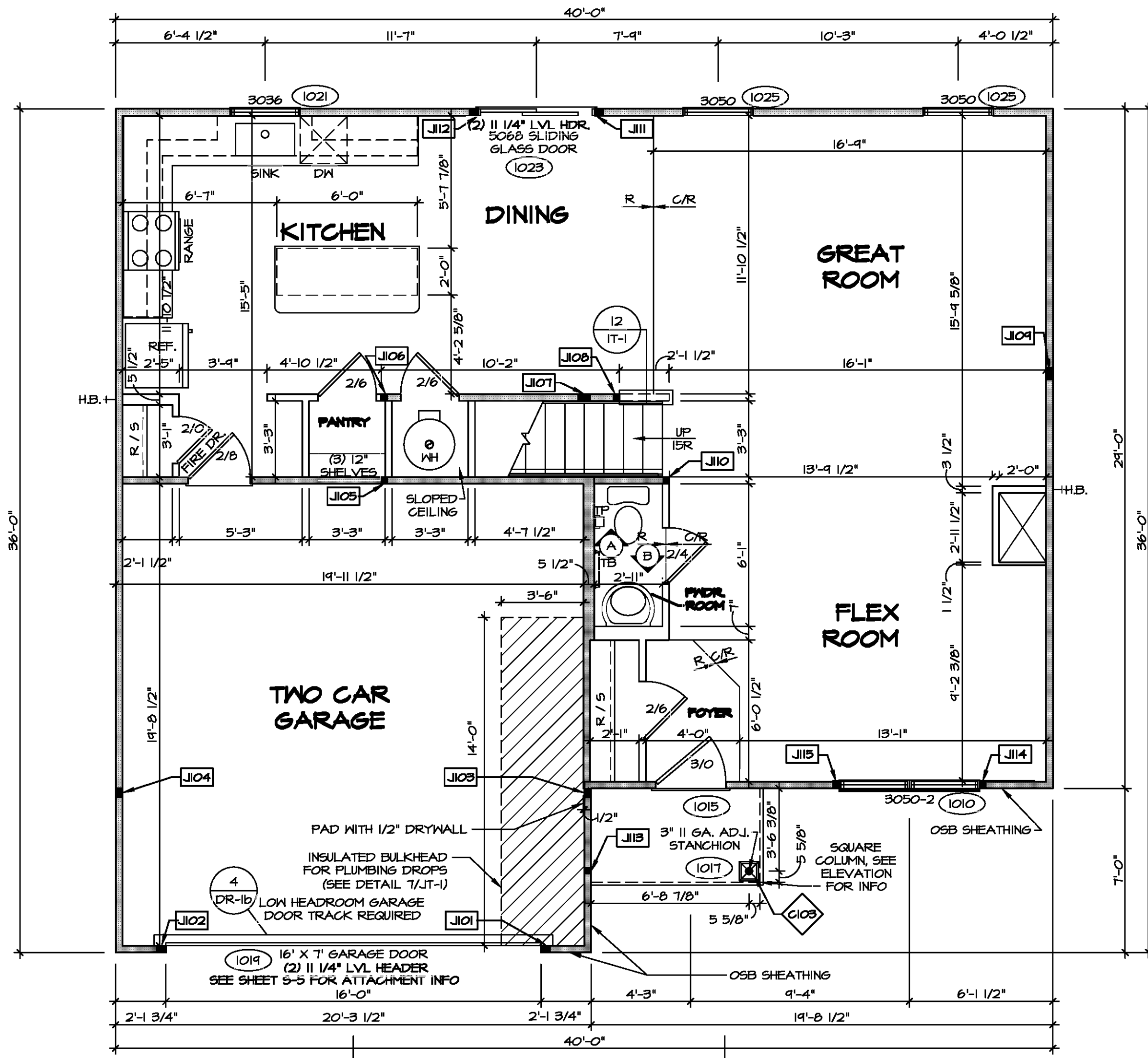
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 CEILING. ALL DROPPED CEILING 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 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, CEILING, 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 T-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 16GA ADJ	T-1 1/4"	1017	PSA

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

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5285 Walkers Lane
Frederick, MD 21703

SET NO. EMM00
VERSION 01
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
OPTION 9

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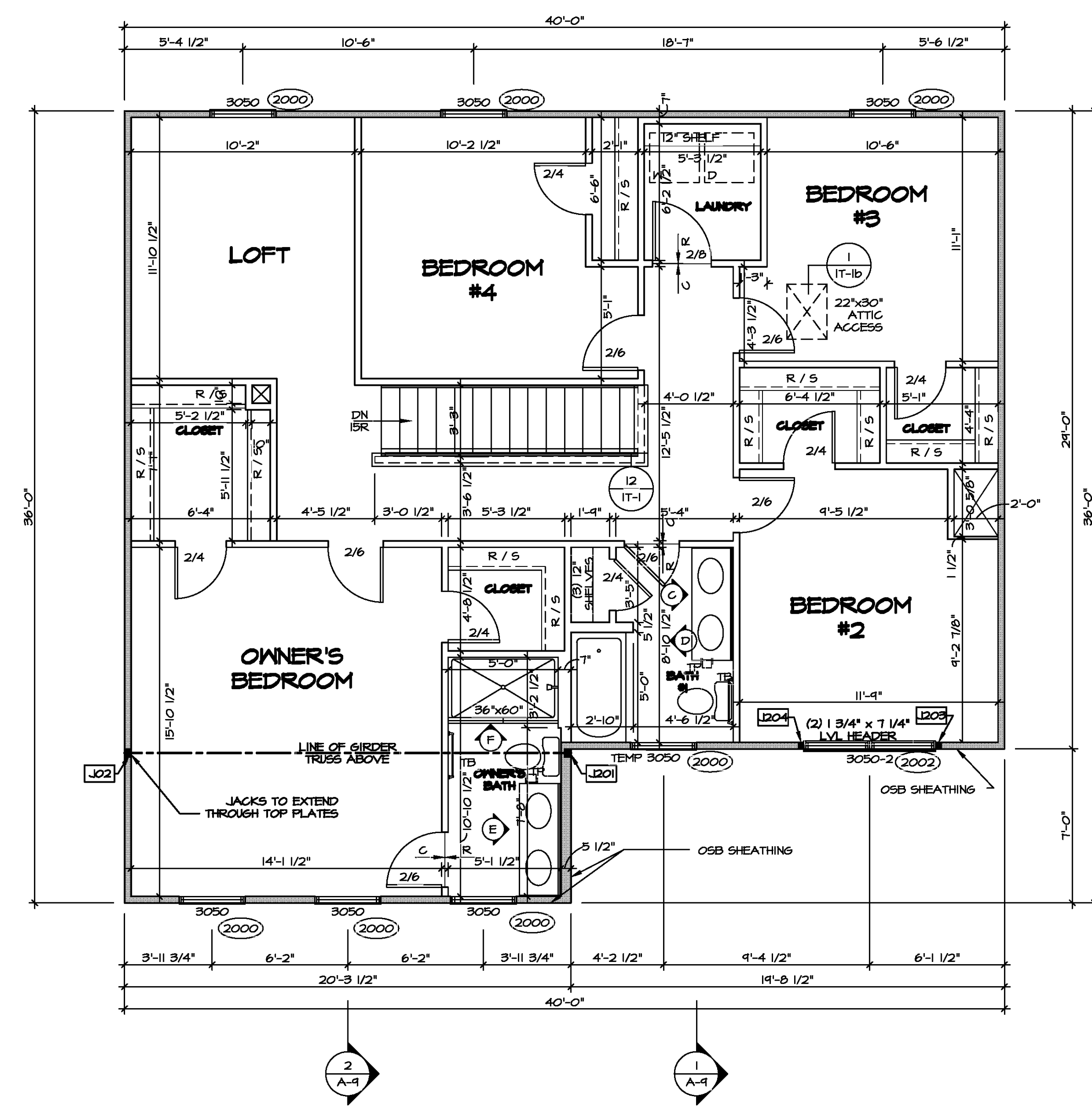
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (B) 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.

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

ALL WINDOWS HAVE 1-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. N.M.
J201	JACK - (3) 2X4 9F#1	2004
J202	JACK - (3) 2X4 9F#1	2004
J203	JACK - (2) 2X4 9FF STUD GRADE	2002
J204	JACK - (2) 2X4 9FF STUD GRADE	2002

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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

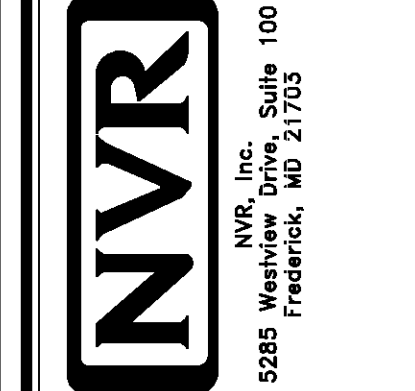
CITY

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APT. NO.

ZIP

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SET NO. EMM00

VERSION 01

DRAWN BY

DATE:

OPTION

MODEL ELM

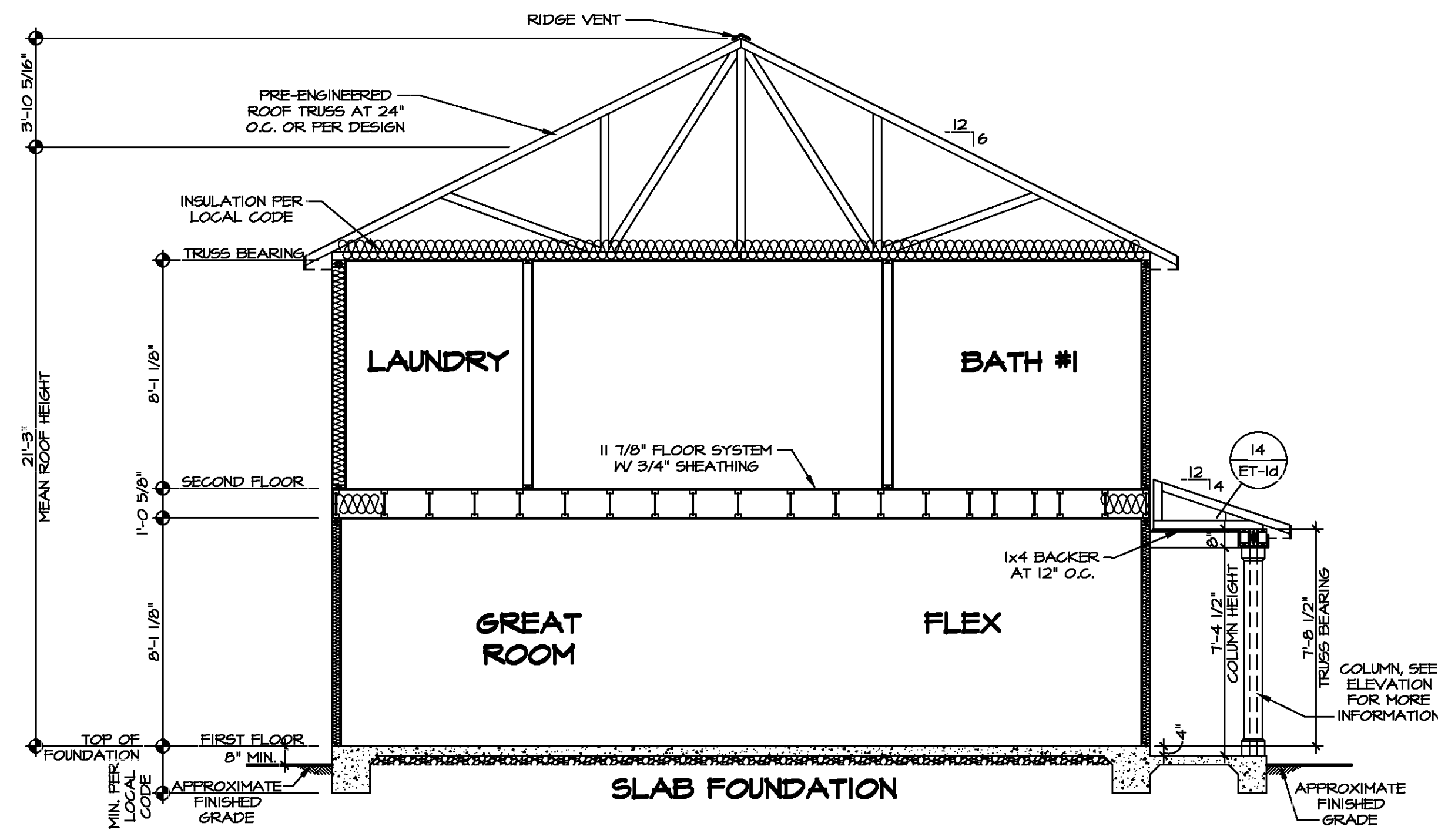
DRAWING TITLE

SECOND FLOOR PLAN

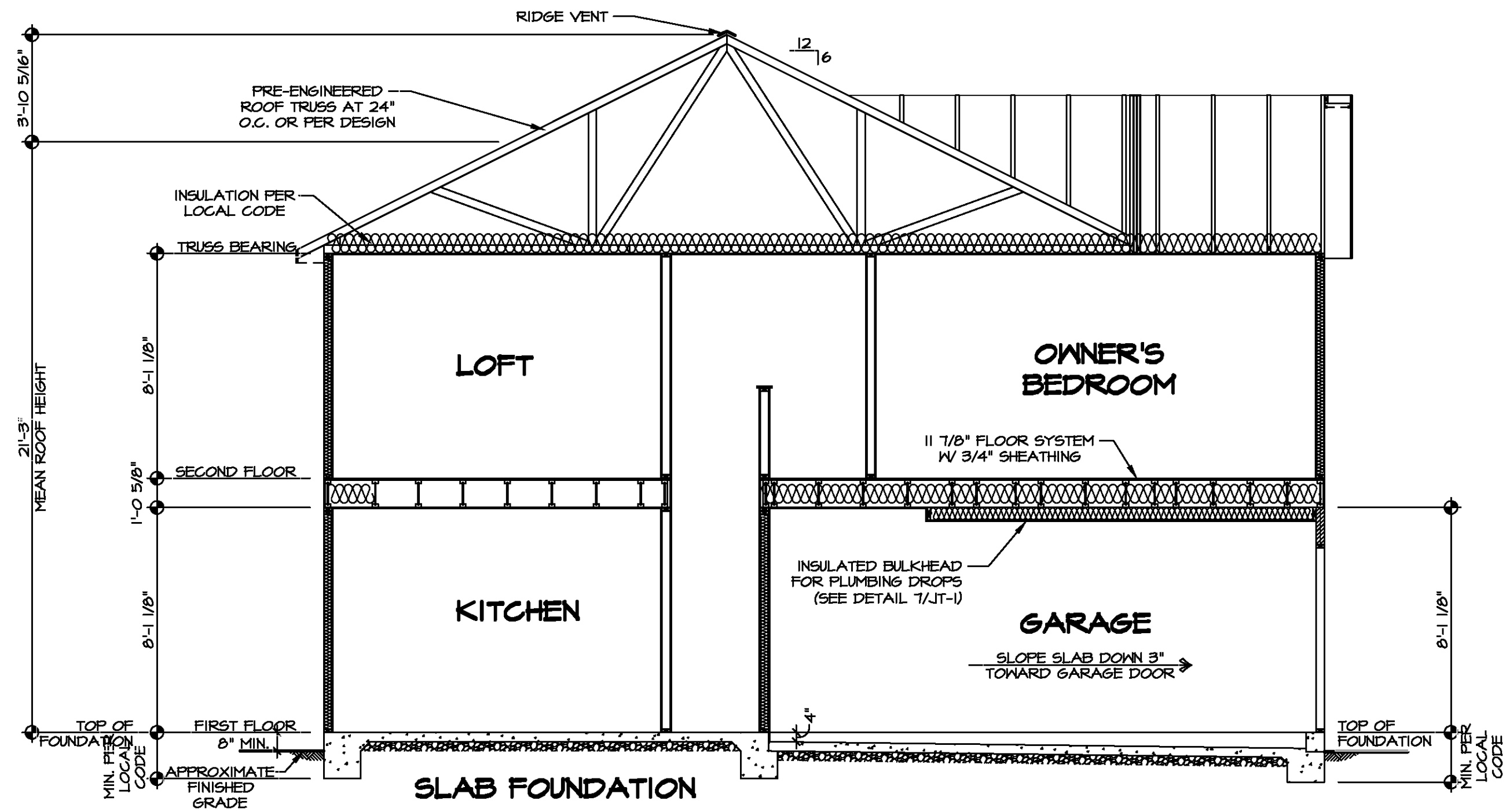
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SHEET NO. A-9

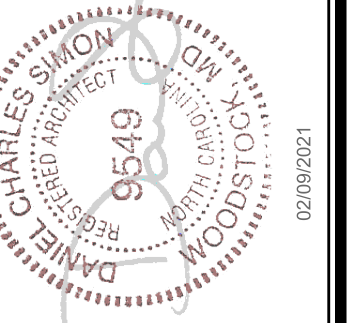
10



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

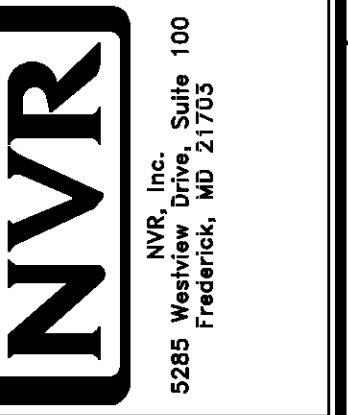


2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

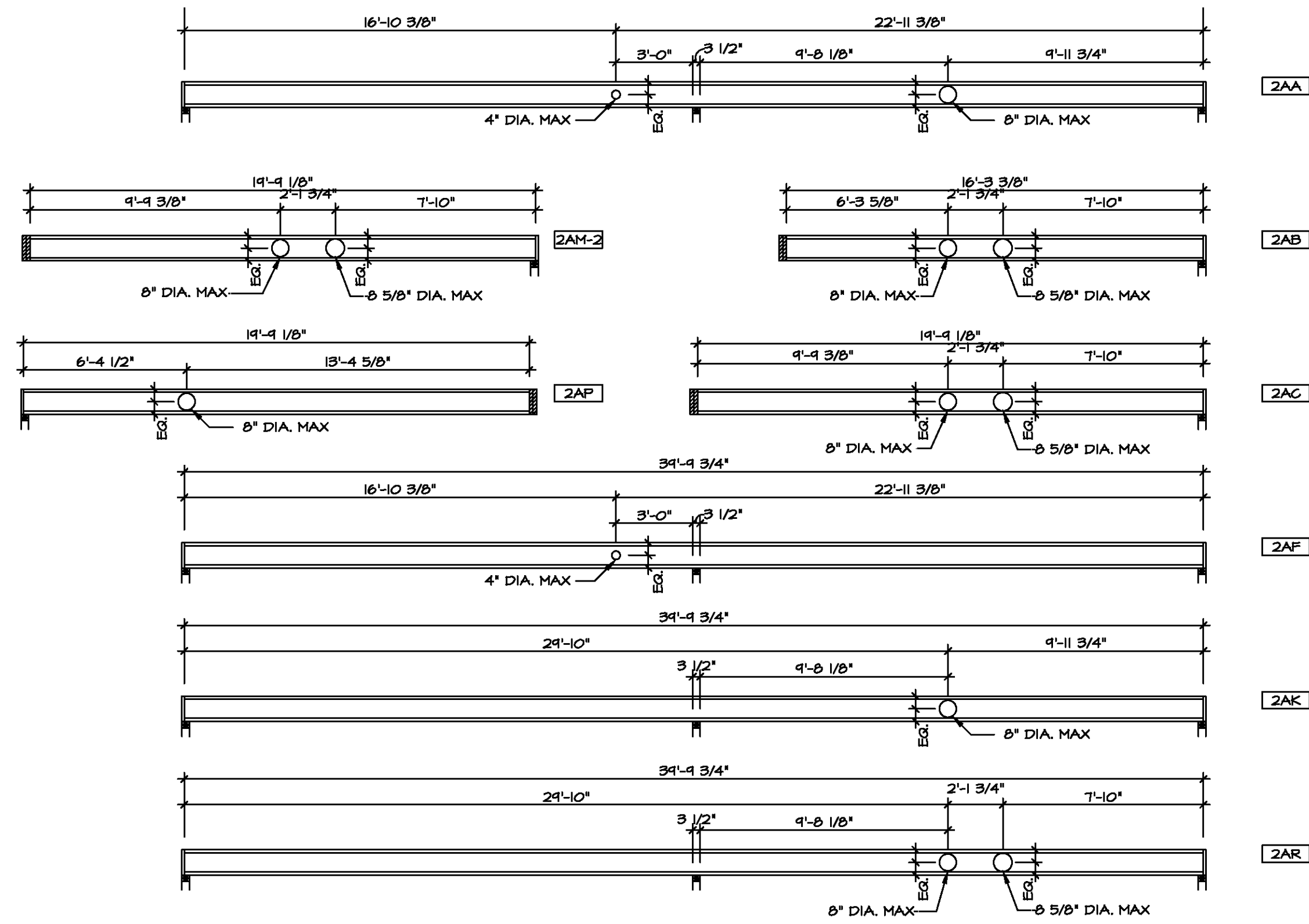


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SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION
A-9	ELM	EMMOO	01		
	DRAWING TITLE	DRAWN BY			
	BUILDING SECTION				
	OPTION DESCRIPTION				



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

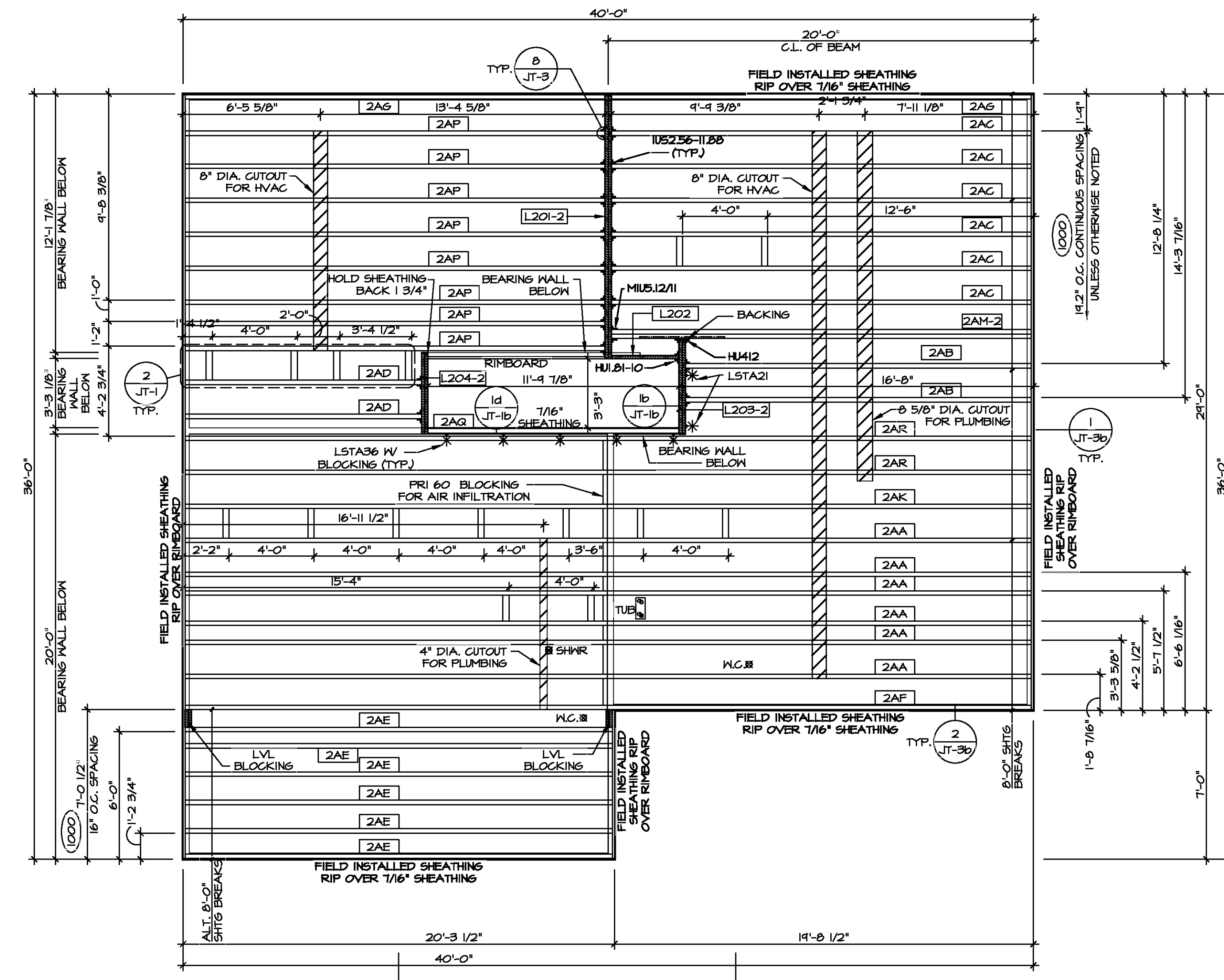
LEGEND

- 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

1-JOIST FLOOR SYSTEM

- SHELFLOOR 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 W.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 8/JT-3 FOR HANGER DETAIL.
- ALL JOISTS TO BE PRI40, PRI60 OR PRI80. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
 - A. PRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
- 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"

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"	1034	J-0241
2AC	FRI 60 - 11-14	14'-4 1/8"	1040	J-0242
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	14'-4 1/8"	1000	
2AK	FRI 60 - 11-14	34'-4 3/4"	1037	J-0045
2AM-2	FRI 60 - 11-14 DBL	14'-4 1/8"	1042	J-0247
2AP	FRI 60 - 11-14	14'-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-0243

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)

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

DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

CITY

STATE

APT. NO.

ZIP

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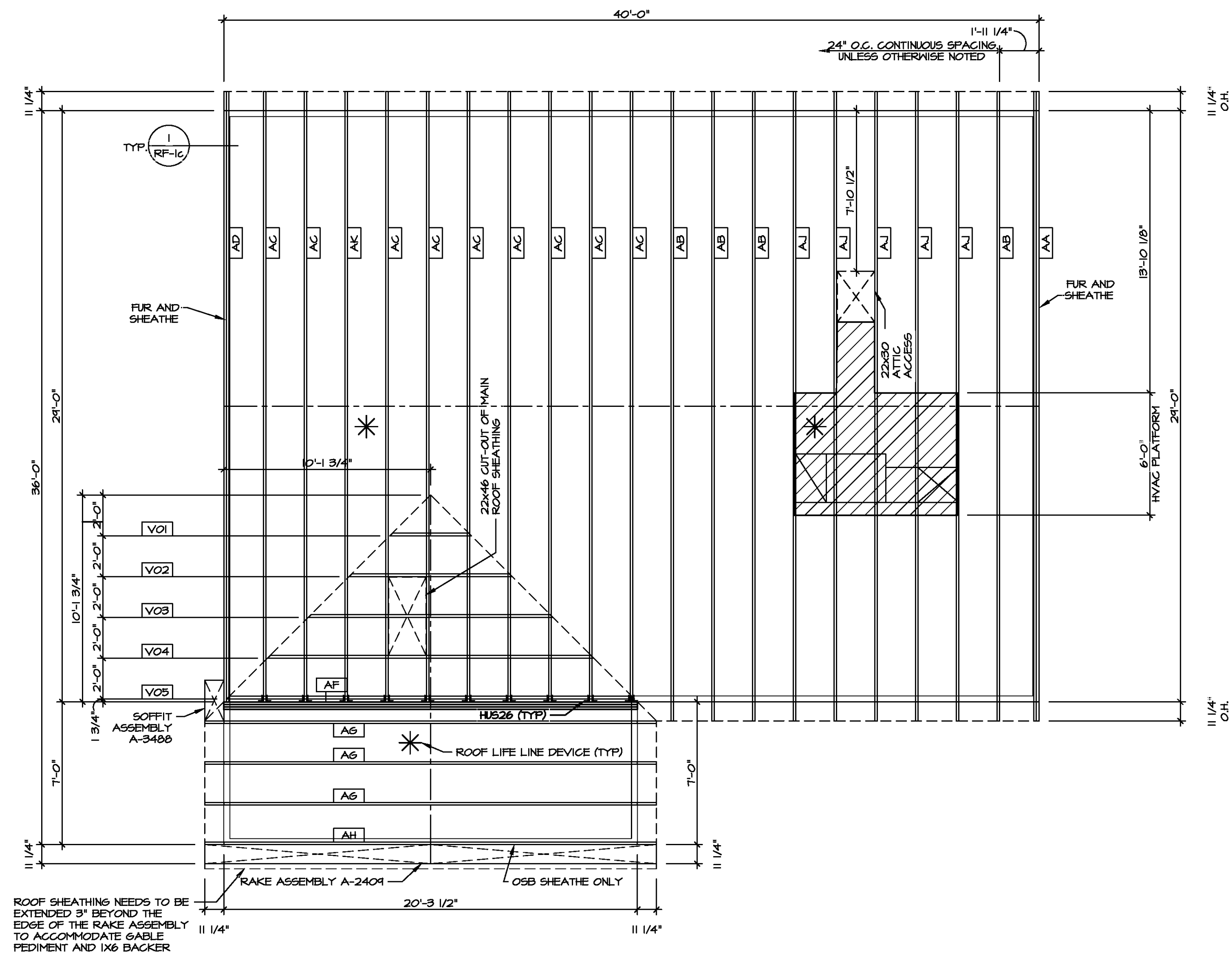
SET NO. EMM00
VERSION 01
DRAWING TITLE
SECOND FLOOR JOIST LAYOUT
DATE:
OPTION

SHEET NO. **S-2** OF 19

ROOF VENTILATION SUMMARY														
HOUSE		VENTILATION VALUES												
HOUSE	ELM	Required: A/150		Soffit		Ridge		Upper box vent						
SET #	EMM00	Required: A/300		Vent		Vent		Lower box vent						
VERSION	1	Required: A/300		Ridge		Ridge		Lower box vent						
Insert Row(s)		Soffit		Ridge		Upper box vent		Lower box vent						
		45 sq in of vent per unit		722.70		252.00		14						
Location / Options	Area (A)	Required: A/150	Required: A/300	Soffit	Soffit Vent	Ridge	Ridge Vent	Upper box vent	Lower box vent	TOTAL	OK A/150	OK A/300	% 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	29'-0"	6/12	GABLE END
AB	SE	13183	29'-0"	6/12	COMMON
AC	SE	13184	29'-0"	6/12	COMMON
AD	SE	16444	29'-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	29'-0"	6/12	COMMON
AK	SE	16446	29'-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	43407	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	

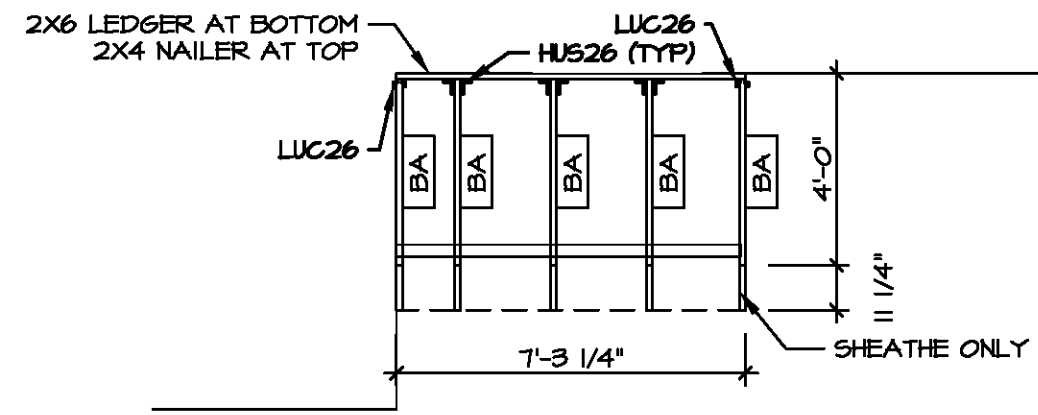
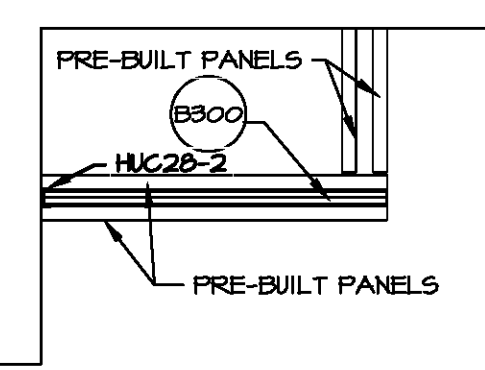


ROOF SHEATHING NEEDS TO BE EXTENDED 3\"/>

1 ROOF FRAMING
SCALE: 1/4\"/>

2 PORCH BEAM LAYOUT
SCALE: 1/4\"/>

3 PORCH ROOF DETAIL
SCALE: 1/4\"/>



- ROOF FRAMING NOTES**
- REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
 - TRUSS TIE-DOWNS (1/RF-1)
 - PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
 - VALLEY GABLE TRUSS BRACING (3/RF-1)
 - GABLE BRACING (1/RF-1c)
 - TRUSS BRACING (2/RF-1c)
 - LIFELINE ATTACHMENT (5/RF-1)
 - IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

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

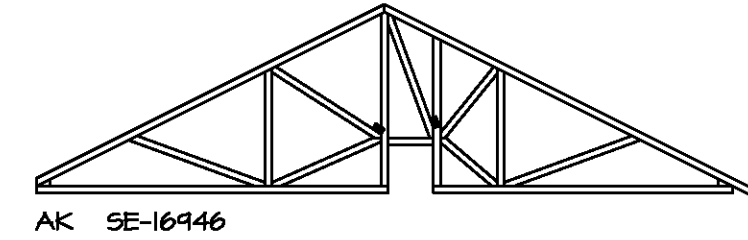
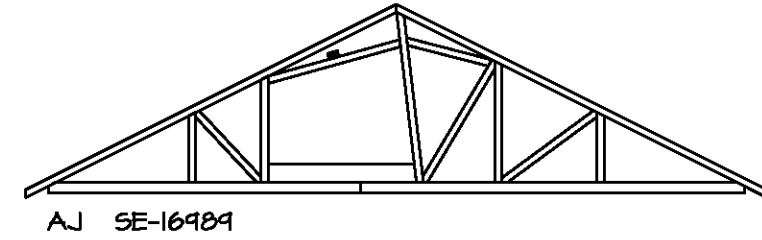
SEE FC DETAILS FOR FRAMING CONNECTORS

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

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SET NO. EMM00	VERSION 01	DRAWN BY CEL	DATE:	OPTION
MODEL ELM	DRAWING TITLE ROOF FRAMING	OPTION DESCRIPTION		
SHEET NO. S-3				20



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

TRUSS BRACING DETAILS

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

SHEET NO. S-4	MODEL ELM	SET NO. EMM00 VERSION 01 DRAWN BY CEL DATE: OPTION	DIV-COMM-LOT-UNIT COMM-LOT STREET ADDRESS CITY STATE ZIP	
21	OPTION DESCRIPTION	5285 Washington Blvd., Suite 100 Frederick, MD 21703	© NVR, Inc. expressly reserves the right to modify the information contained in these plans. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	02/09/2021

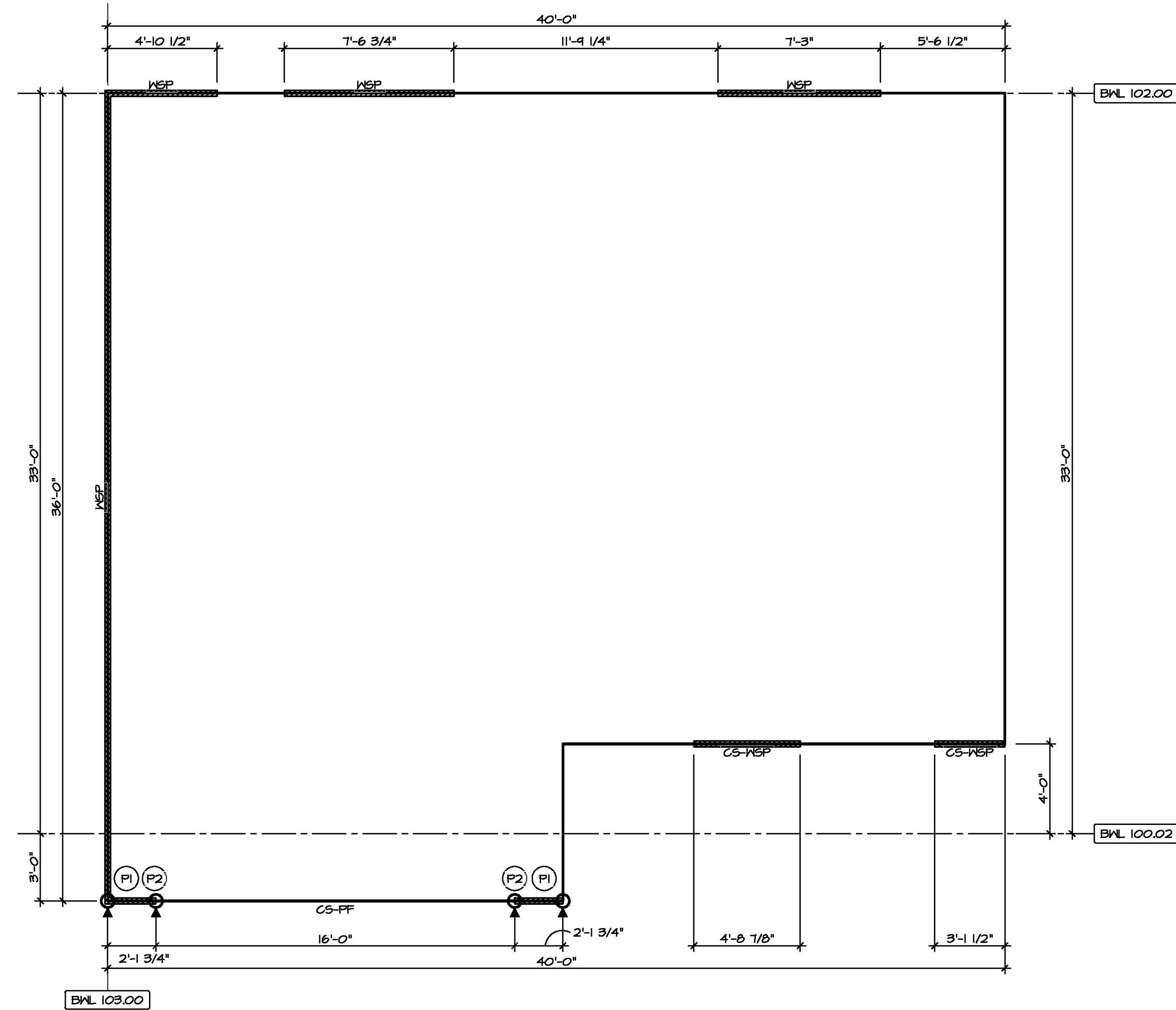
BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.02	14.31'	10.44'	CONTINUOUS (2 SIDES)
130 MPH	BWL 102.00	14.68'	12.31'	WSP (2 SIDES)
130 MPH	BWL 103.00	36.00'	15.33'	WSP (2 SIDES)
130 MPH	BWL 200.02	14.31'	3.45'	CONTINUOUS (2 SIDES)
130 MPH	BWL 201.00	25.53'	7.18'	WSP (2 SIDES)
130 MPH	BWL 202.00	21.13'	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.
1/2" GYPSUM WALLBOARD (W METHOD WSP, CS-WSP, CS-G)	ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	12" O.C.
	1-1/4" LONG, 1/4" HEAD, 10# DIA. ANNULAR-RINGED NAILS	7" O.C.	7" O.C.
LAMINATED FIBROUS STRUCTURAL SHEATHING	1-1/4" CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.
	10d X 1 1/4" GALVANIZED ROOFING NAILS	3" O.C.	3" O.C.
1/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W METHOD GB-BW-1, GB-BW-2)	1-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

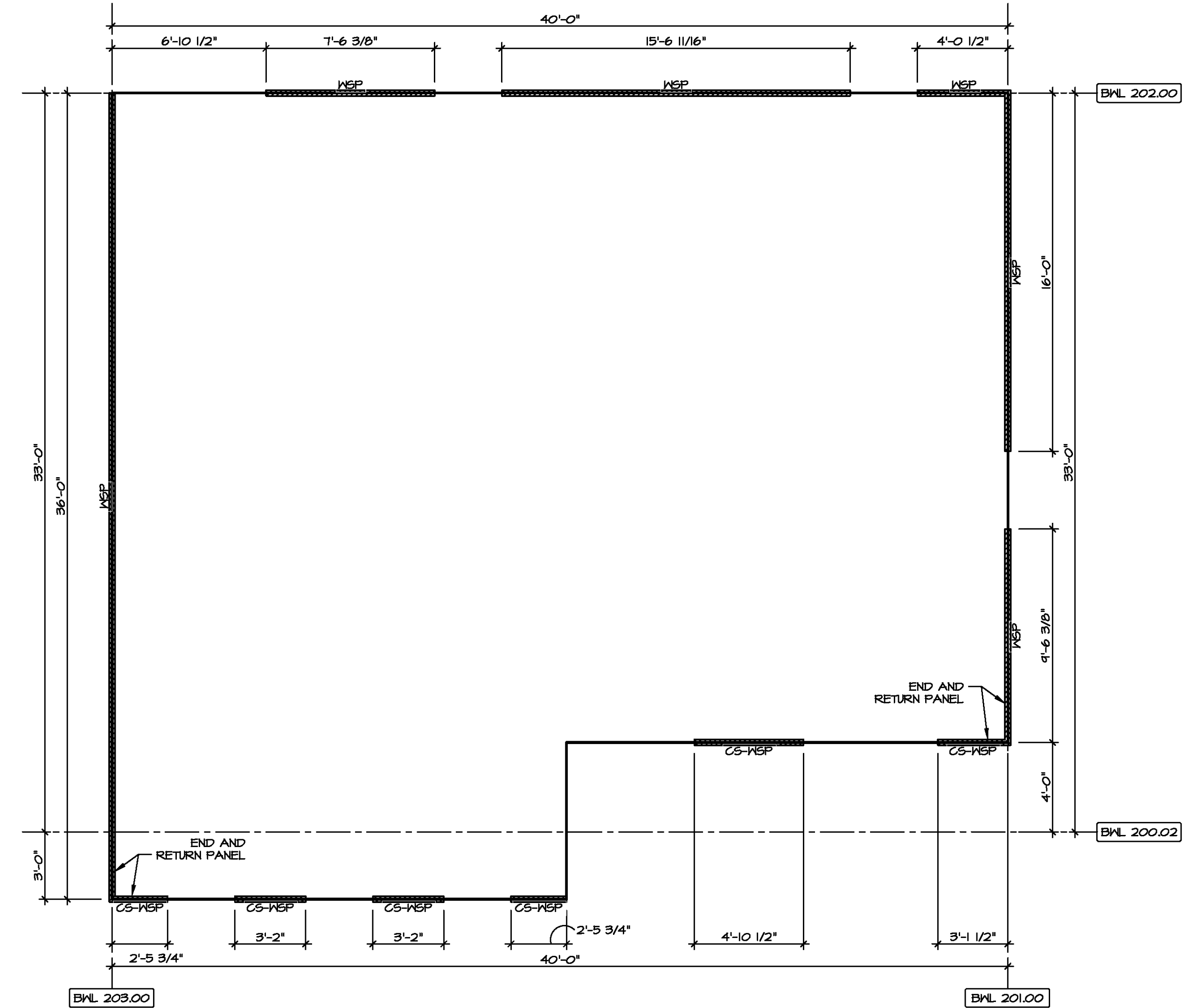
- NOTES:**
- MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
 - SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.
 - USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.

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.



1
5-5
FIRST FLOOR WALL BRACING DETAIL
SCALE: 1/8" = 1'-0"

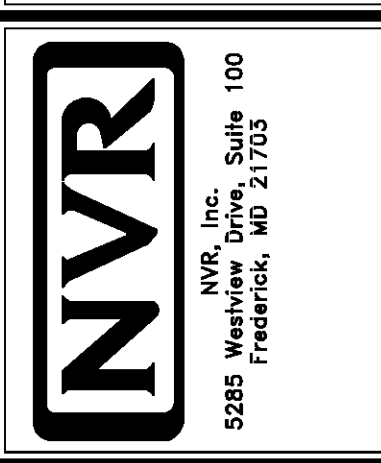


2
5-5
SECOND FLOOR WALL BRACING DETAIL
SCALE: 1/8" = 1'-0"



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

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SHEET NO. **S-5**
DRAWING TITLE **WALL BRACING DETAILS**
OPTION DESCRIPTION **22**
SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION