

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.

04/22/2021



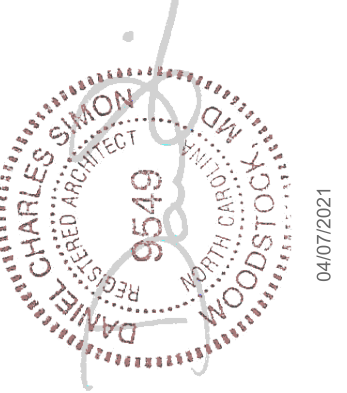
ASPEN

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

CITY STATE ZIP



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

SPEC SHEET	SLAB FOUNDATION		STANDARD DETAILS
	STD. DWGS.		
SPEC SHEET	SS-1		AD-1
ROOF VENT AND CALCULATION SHEET	CA-1		DR-1
ELEVATIONS	4		DR-1b
FOUNDATIONS	5		ET-1b
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			JT-3b
			KT-1
			RF-1
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			RF-1c
			SEP-1
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			SEP-3
			SEP-4
			SP-1
			SP-2
			SP-3
			ST-1
			WB-2
			WD-1
			WS-1
			WS-1b

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	560 SF
	560 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	880 SF
	880 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR FRONT ENTRY GARAGE	400 SF
	400 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	560 SF
2ND FLOOR (BASE SF)	880 SF
	1440 SF

SET - VERSION
ASPOO - 01

CS-1

V:\As-Sold\2-Jobs\ASD\2021 1stHalf-Complete\RLH\DETACHED\ASPEN_ASPOO_01\ELK_R_06_0104\CS-1 COVERSHEET.dwg 04/07/21 - 1:27 pm



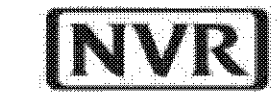
ROOF VENTILATION CALCULATIONS

HOUSE NAME	ASPEN
HOUSE VERSION	ASPO0-01
PRODUCT LINE	RYANHOMES
VENTILATION VALUES	SOFFIT: 9.9 sq. ft. of vent per ft. RIDGE: 18 sq. ft. of vent per ft. ROOF / GABLE VENT: 25 sq. ft. of vent per unit

USER GUIDE	YES	(any)	(any)	VENT OR	No action req'd.
	NO	YES	OR VENT OR	No action req'd.	
	NO	YES	LOW RISE	Increase ridge	
	NO	YES	HIGH RISE	Increase ridge	
	NO	NO	PAK	Increase total vent.	

ELEVATION "A & K"											
Location / Option	Area (sq. ft.)	Height (ft.)	Volume (cu. ft.)	Soffit (sq. ft.)	Soffit Vent (sq. ft.)	Ridge (sq. ft.)	Ridge Vent (sq. ft.)	Upper Rise / Gable Vent (sq. ft.)	Lower Rise Vent (sq. ft.)	TOTAL (sq. ft.)	Notes
Main house front	124.75	8.83	1099.53	42.50	421.25	15.00	148.50	100.00	0.00	207.25	
Storage front	11.20	7.80	87.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
										207.25	

ELEVATION "B & L"											
Location / Option	Area (sq. ft.)	Height (ft.)	Volume (cu. ft.)	Soffit (sq. ft.)	Soffit Vent (sq. ft.)	Ridge (sq. ft.)	Ridge Vent (sq. ft.)	Upper Rise / Gable Vent (sq. ft.)	Lower Rise Vent (sq. ft.)	TOTAL (sq. ft.)	Notes
Main house front	124.75	8.83	1099.53	42.50	421.25	15.00	148.50	100.00	0.00	207.25	
Storage front	11.20	7.80	87.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
										207.25	



HOUSE VOLUME CALCULATIONS

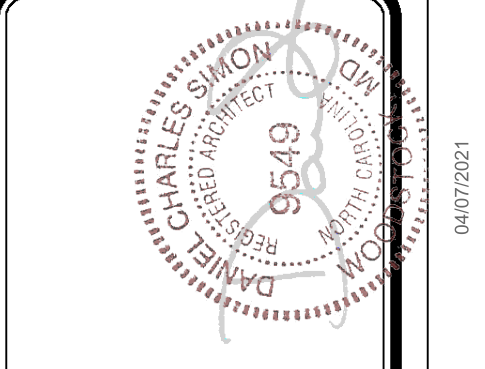
HOUSE NAME	ASPEN
HOUSE VERSION	ASPO0-01
PRODUCT LINE	RYANHOMES

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

ELEVATION "A"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Left side of the house	560.00	20.98	11751
Right side of the house	320.00	19.48	6235
Garage bump out from main house	80.00	8.83	706
			Total House Volume 18693

ELEVATION "B, K, L"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Left side of the house	560.00	20.98	11751
Right side of the house	320.00	19.48	6235
Garage bump out from main house	80.00	8.83	706
Porch on front of house	24.00	8.83	212
			Total House Volume 18904

Additional areas of volume to be added to total house volume as needed			
Location / Area of house / option	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Partial Front Porch "EPB" W/ Elevation	24.00	8.83	212
Full Basement "FBA"	560.00	8.61	4824
Crawl space "FCA"	560.00	0.80	448



DIV - COMM - LOT - UNIT

COMM - LOT

STREET ADDRESS

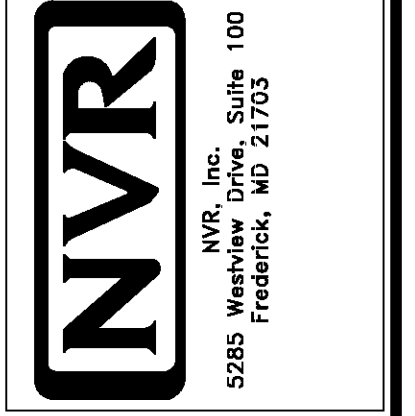
CITY

STATE

APT. NO.

ZIP

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SHEET NO. CA-1

MODEL ASPEN

DRAWING TITLE

OPTION DESCRIPTION

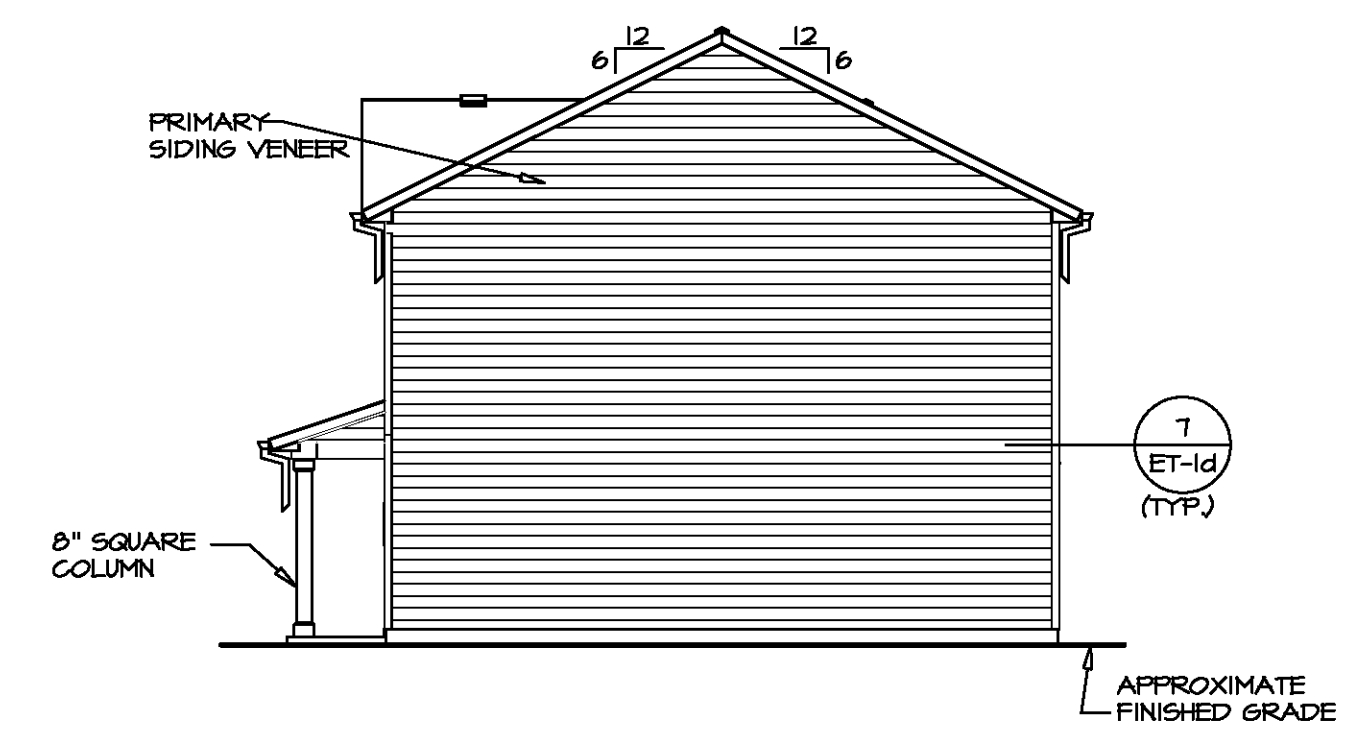
SET NO. ASPO0

VERSION 01

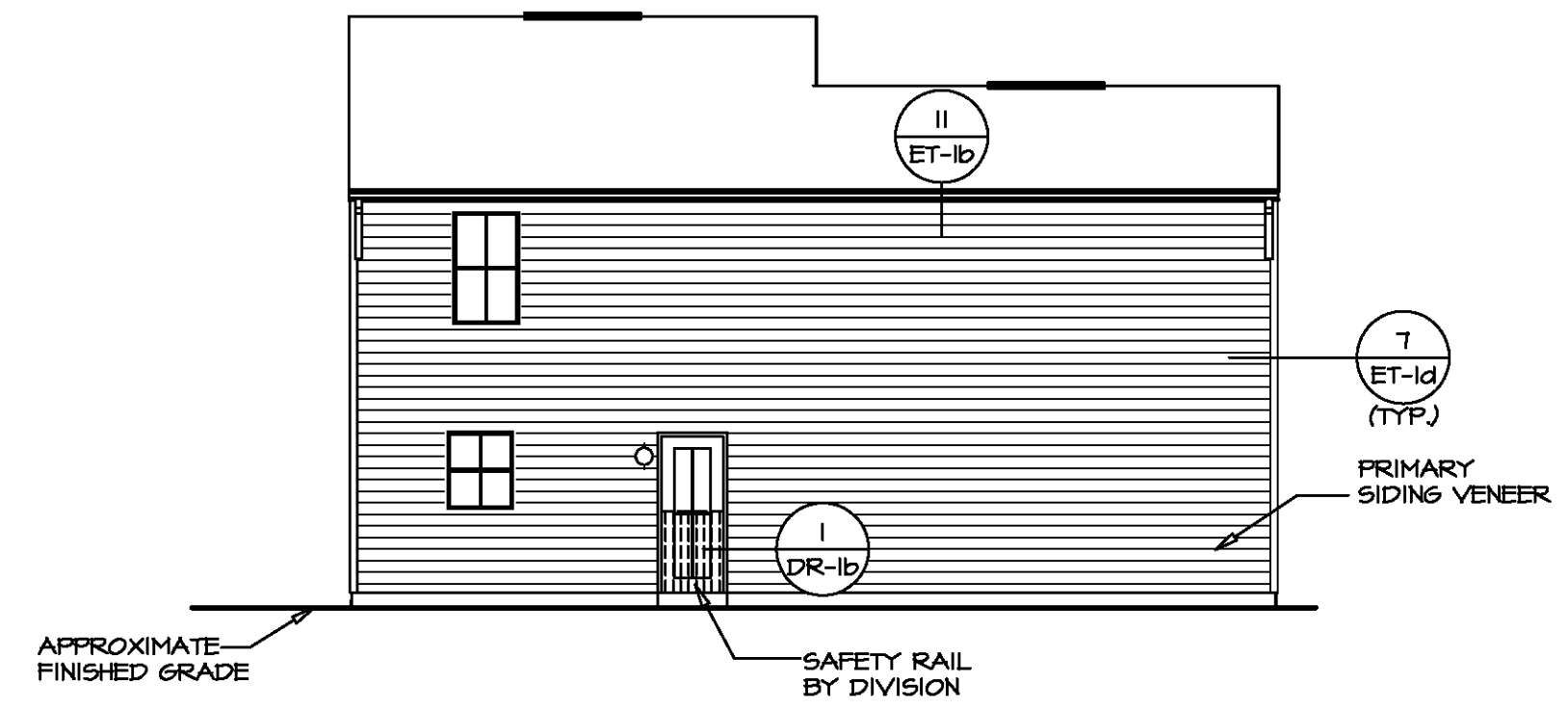
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DATE

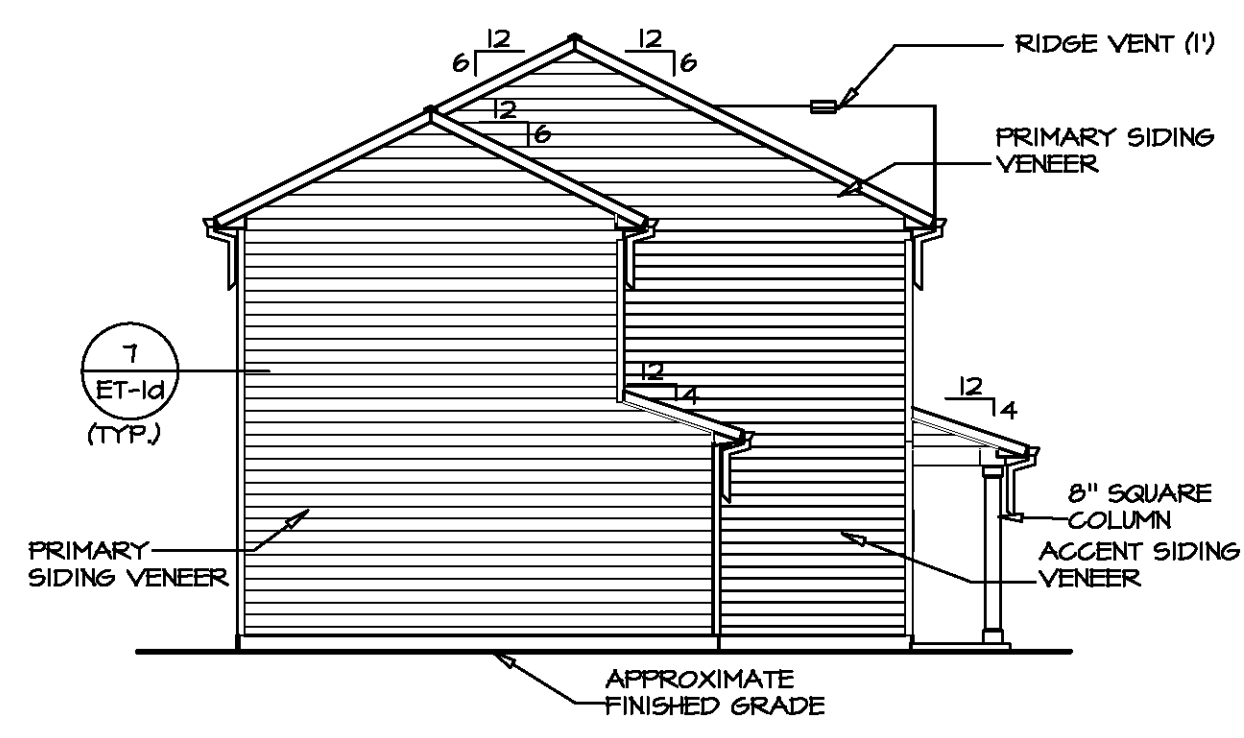
OPTION



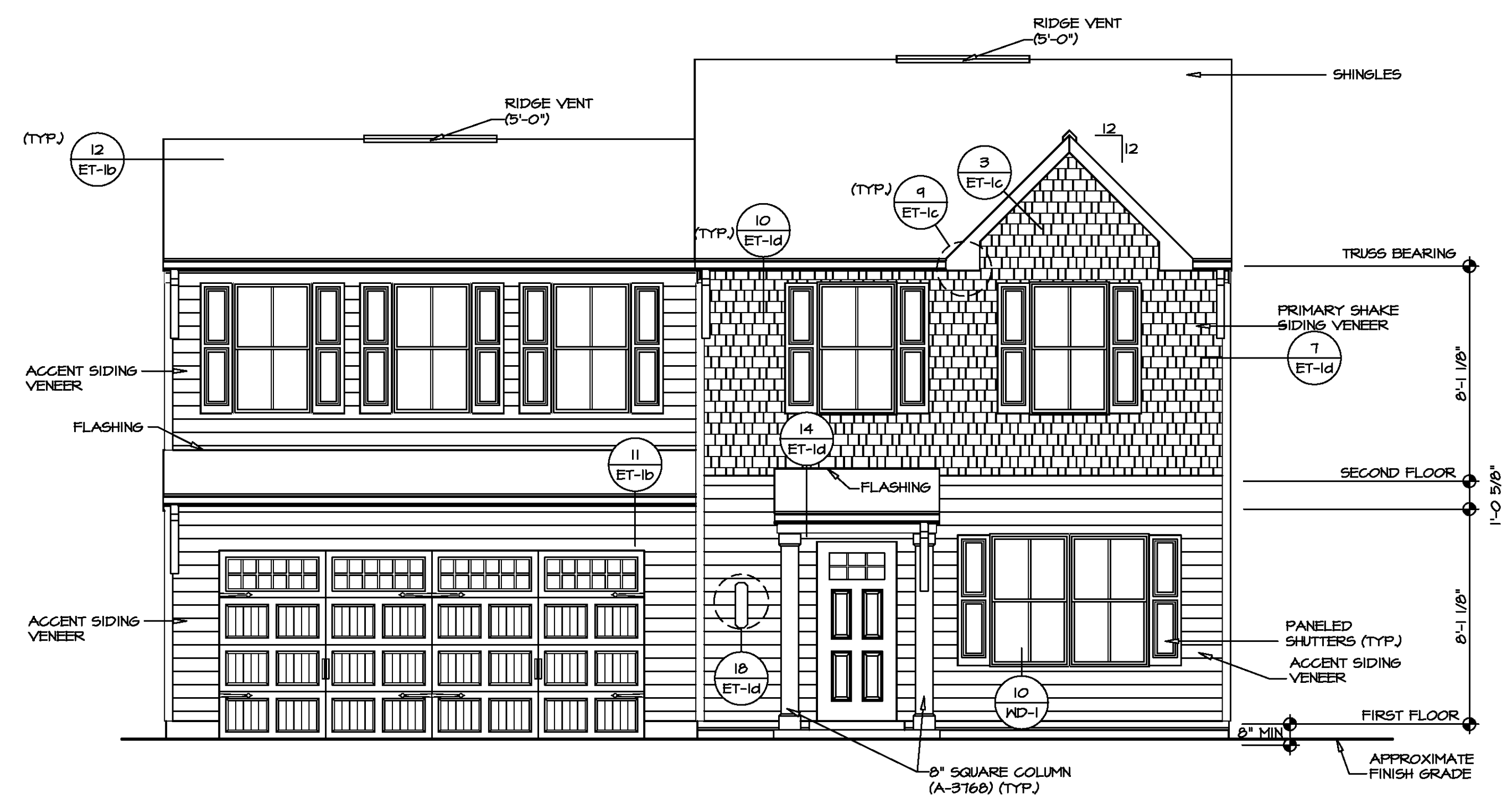
2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



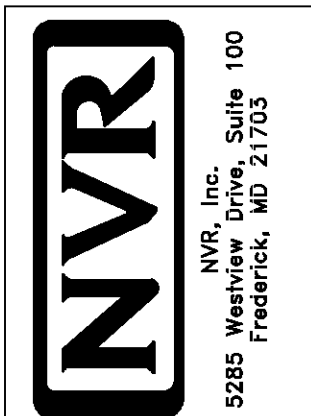
4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

DIV.-COMM.-LOT-UNIT
COMM.-LOT
STREET ADDRESS
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SET NO. ASP00
VERSION 01
DRAWN BY
DATE:
OPTION
FSA

SHEET NO. A-1
MODEL ASPEN
DRAWING TITLE ELEVATIONS
OPTION DESCRIPTION SLAB FOUNDATION
4

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOOT	11'-0 1/2"	1'-4"	0'-8"	50001	

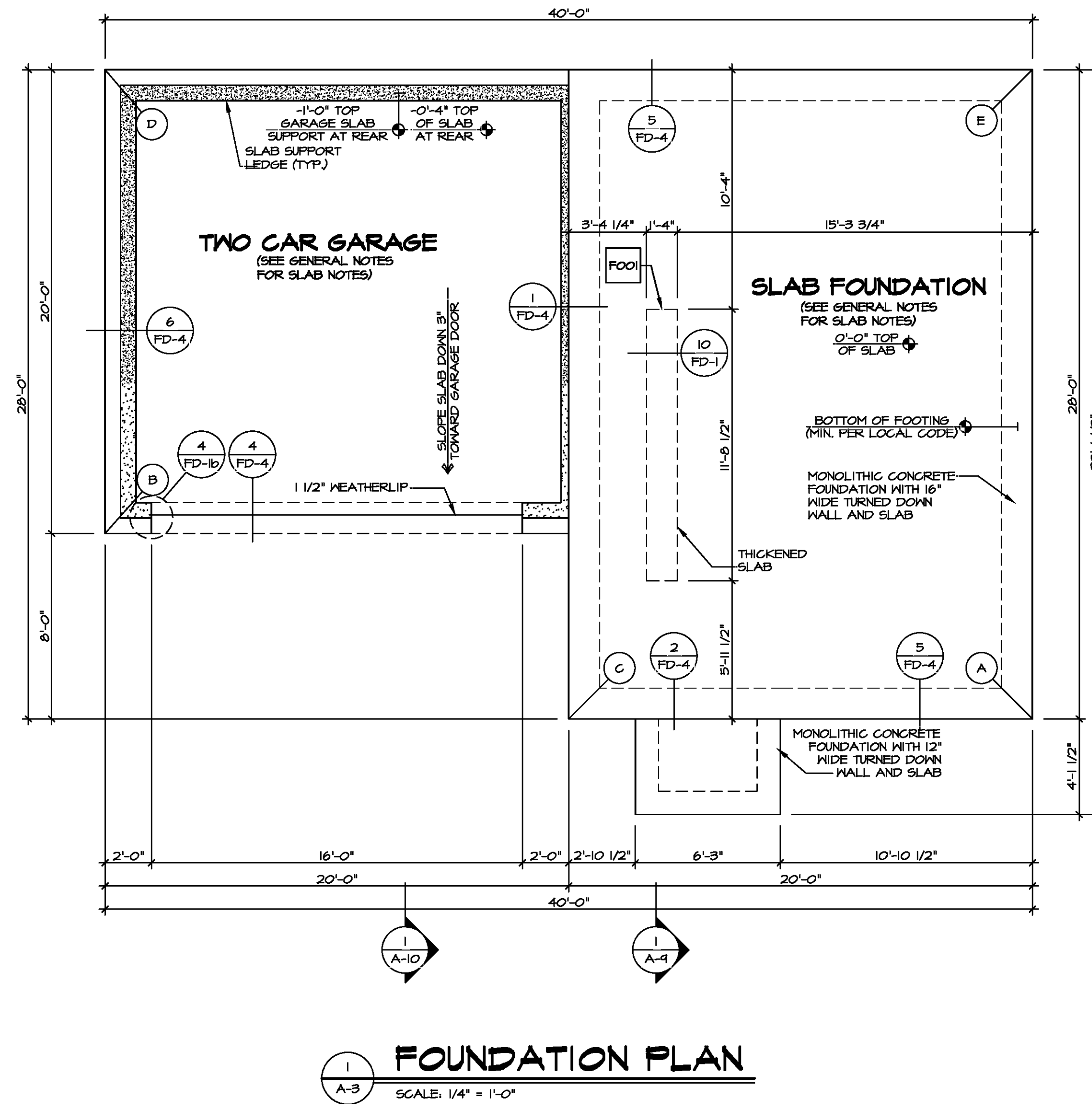
FOUNDATION DIAGONALS			
A		B	
A	0"	A	40'-4 1/2"
B	40'-4 1/2"	B	0"
C	20'-0"	C	21'-6 1/2"
D	48'-4 24/32"	D	20'-0"
E	28'-0"	E	44'-8 21/32"

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

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



DIV.-COMM.-LOT-UNIT

COMM.-LOT

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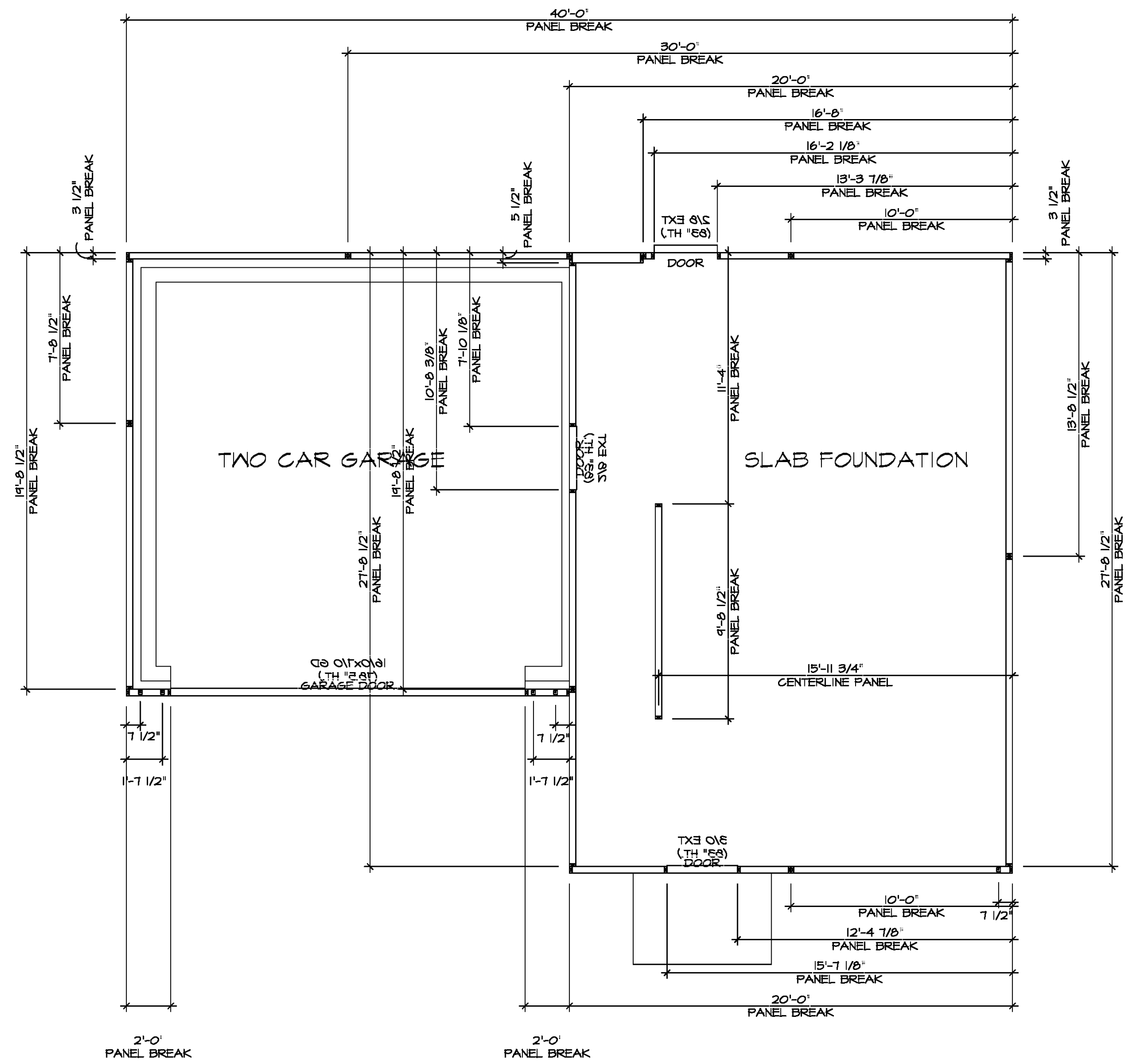
NVR, Inc. Suite 100
5285 Walkers Lane
Frederick, MD 21703

MODEL ASPEN	SET NO. ASPOO	VERSION 01
DRAWING TITLE FOUNDATION PLAN	DRAWN BY	DATE:
OPTION DESCRIPTION SLAB FOUNDATION	OPTION FSA	

SHEET NO. **A-3**

5

VA-As-Sold-2-2021-05a-ASDA 2021 1stHalf-Complete-RIWA-DETACHED-ASPEN-ASPOO-01-VEIK-R-06-010A-5-A-3-FDN-LS-(FSA).dwg 04/07/21 - 1:27 PM



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.

± 1/2" 1/4"	<ol style="list-style-type: none"> 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)
STRAP 	<ol style="list-style-type: none"> STRAP: <ol style="list-style-type: none"> ON FOUNDATION USE (5THD14) ON FLOOR SYSTEM USE (5THD14R.U) ALL OTHER HOLD DOWN SEE DETAIL (16B-2) FOR MORE INFORMATION. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS <p style="text-align: center;">OR</p>
BOLT 	<ol style="list-style-type: none"> 5/8"Ø THREADED ROD ALL OTHER HOLD DOWN SEE DETAIL (16B-2) FOR MORE INFORMATION. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT



DIV-COMM-LOT-UNIT

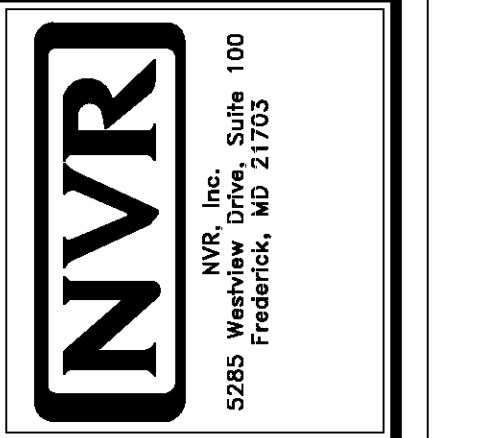
COMM-LOT

STREET ADDRESS

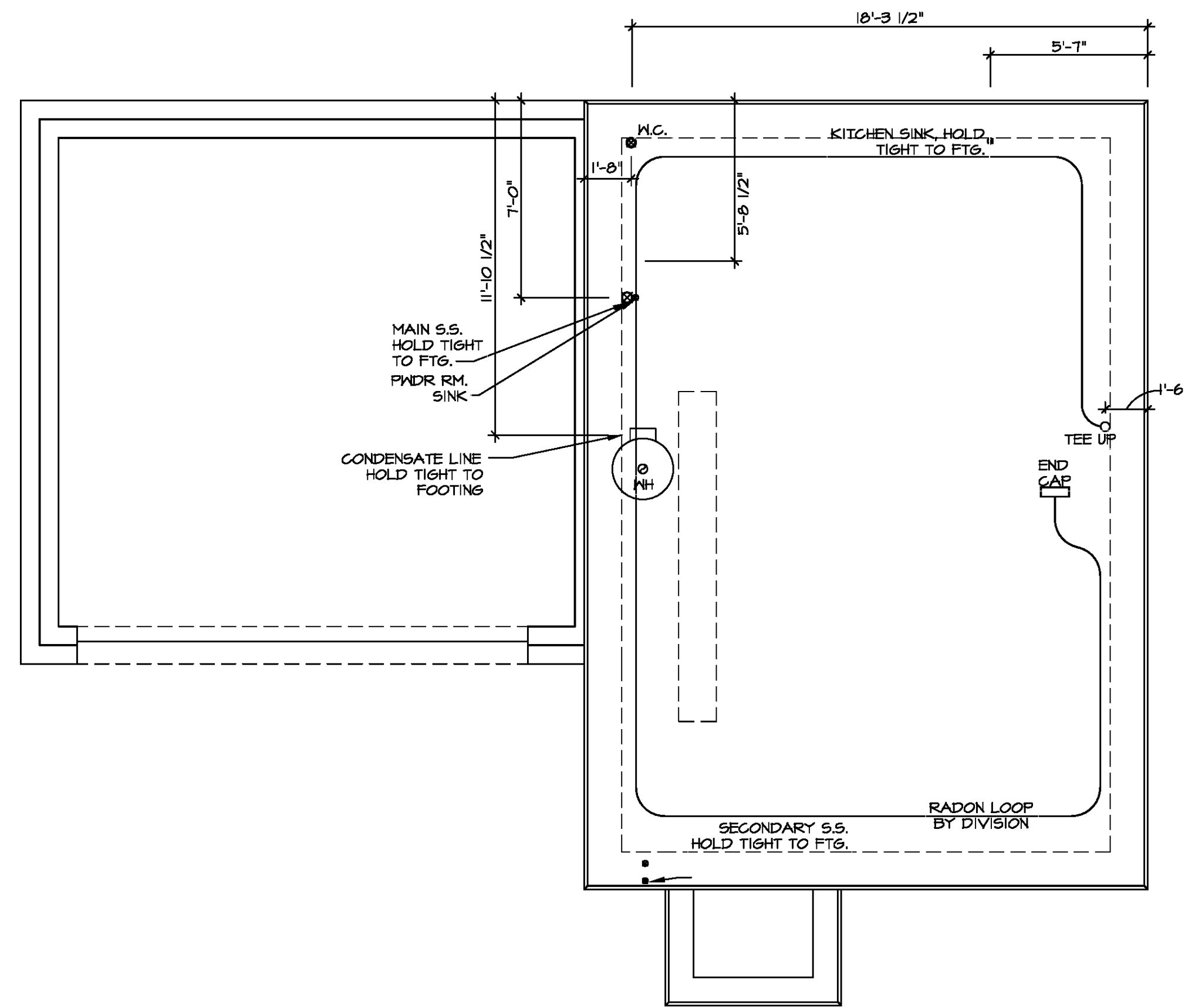
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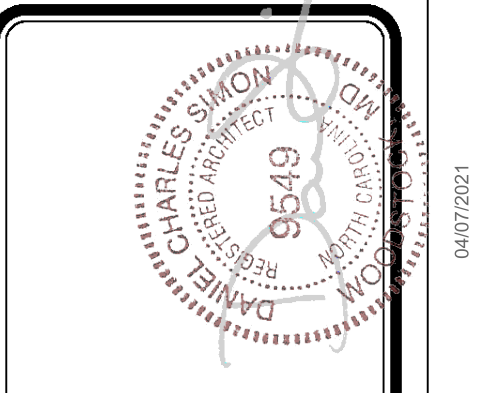


MODEL	ASPEN	SET NO.	ASFOO
DRAWING TITLE	FOUNDATION HOLD DOWN DETAILS	VERSION	01
DRAWN BY		DATE	OPTION
SHEET NO.	A-4	OPTION DESCRIPTION	6



1
A-5 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

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.



DIV.-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

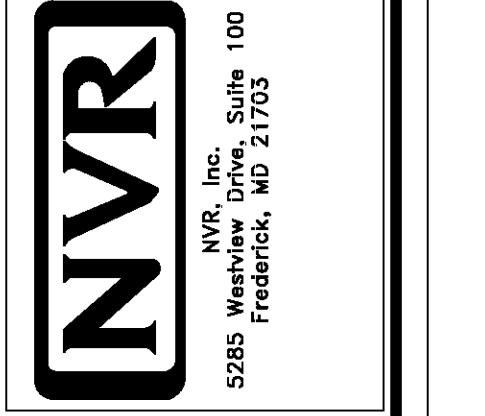
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SHEET NO. A-5	MODEL ASPEN	SET NO. ASPOC VERSION 01	DRAWN BY
	DRAWING TITLE PLUMBING PLAN	DATE:	OPTION
	OPTION DESCRIPTION		
			7



FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	1024	
J102	JACK - (2) 2X4 SFF STUD GRADE	1024	
J103	JACK - (3) 2X4 SFF#1	1016	
J104	JACK - (3) 2X4 SFF#1	1016	
J105	JACK - (2) 2X4 SFF STUD GRADE	1012	
J106	JACK - (2) 2X4 SFF STUD GRADE	1012	
J107	JACK - (2) 2X4 SFF STUD GRADE	1012	
J108	JACK - (2) 2X4 SFF STUD GRADE	1018	
J109	JACK - (2) 2X4 SFF STUD GRADE	1018	
J110	JACK - (2) 2X4 SFF STUD GRADE	1012	

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 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 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.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

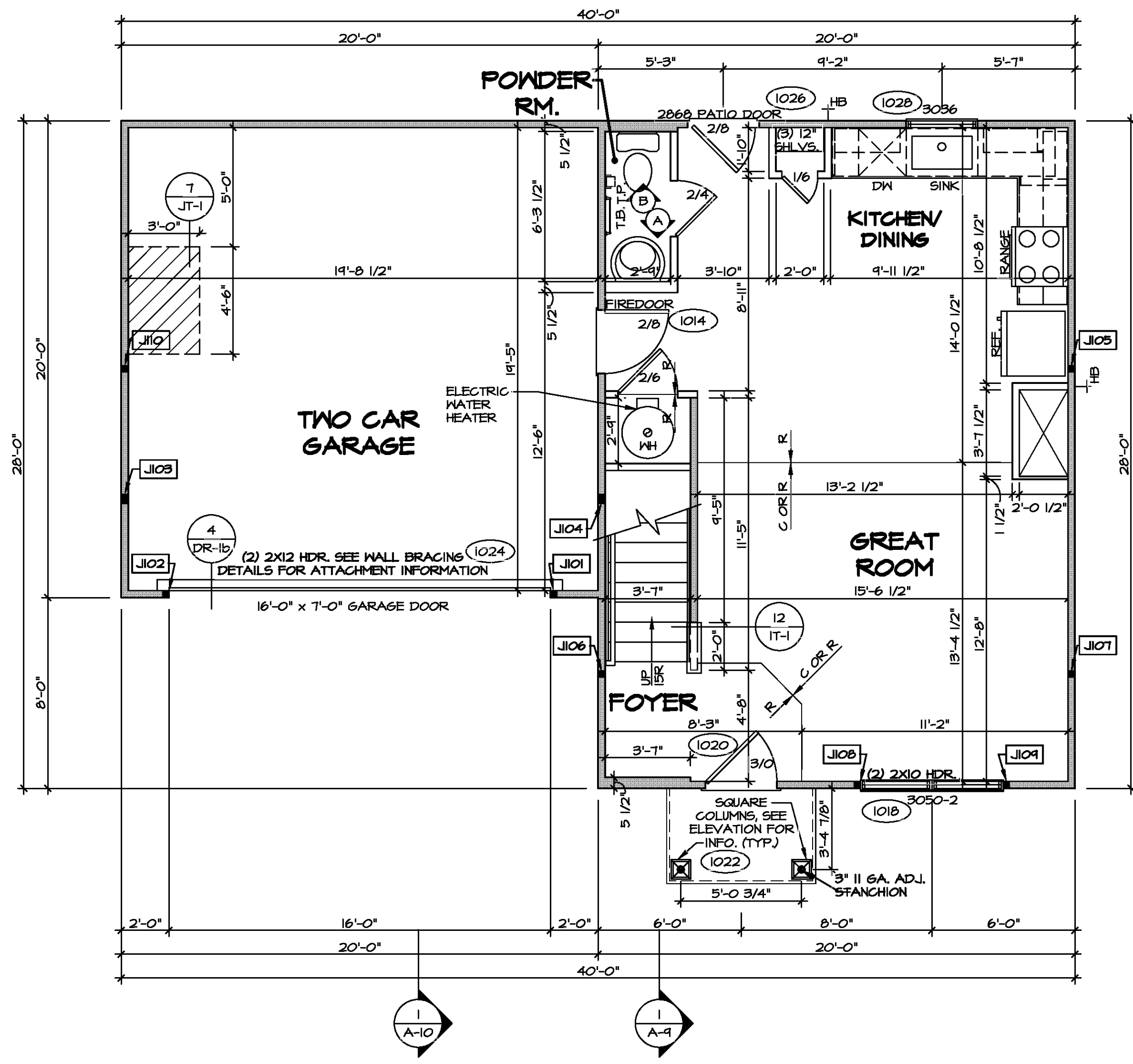
GYPSUM NOTES

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

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

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAMHEADER
 - PAD FOOTING
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

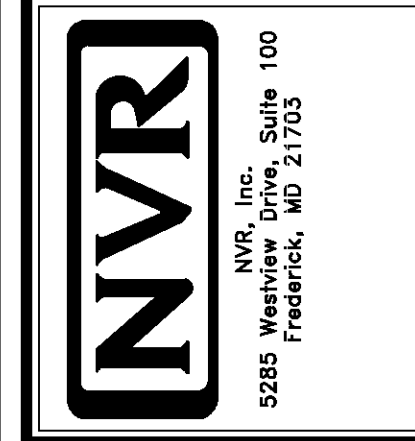
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MODEL: ASPEN

DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: 9

SET NO. ASPOO

VERSION: 01

DRAWN BY:

DATE:

OPTION:

SHEET NO. A-7

9



FLOOR PLAN NOTES

1. 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.
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 WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
10. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

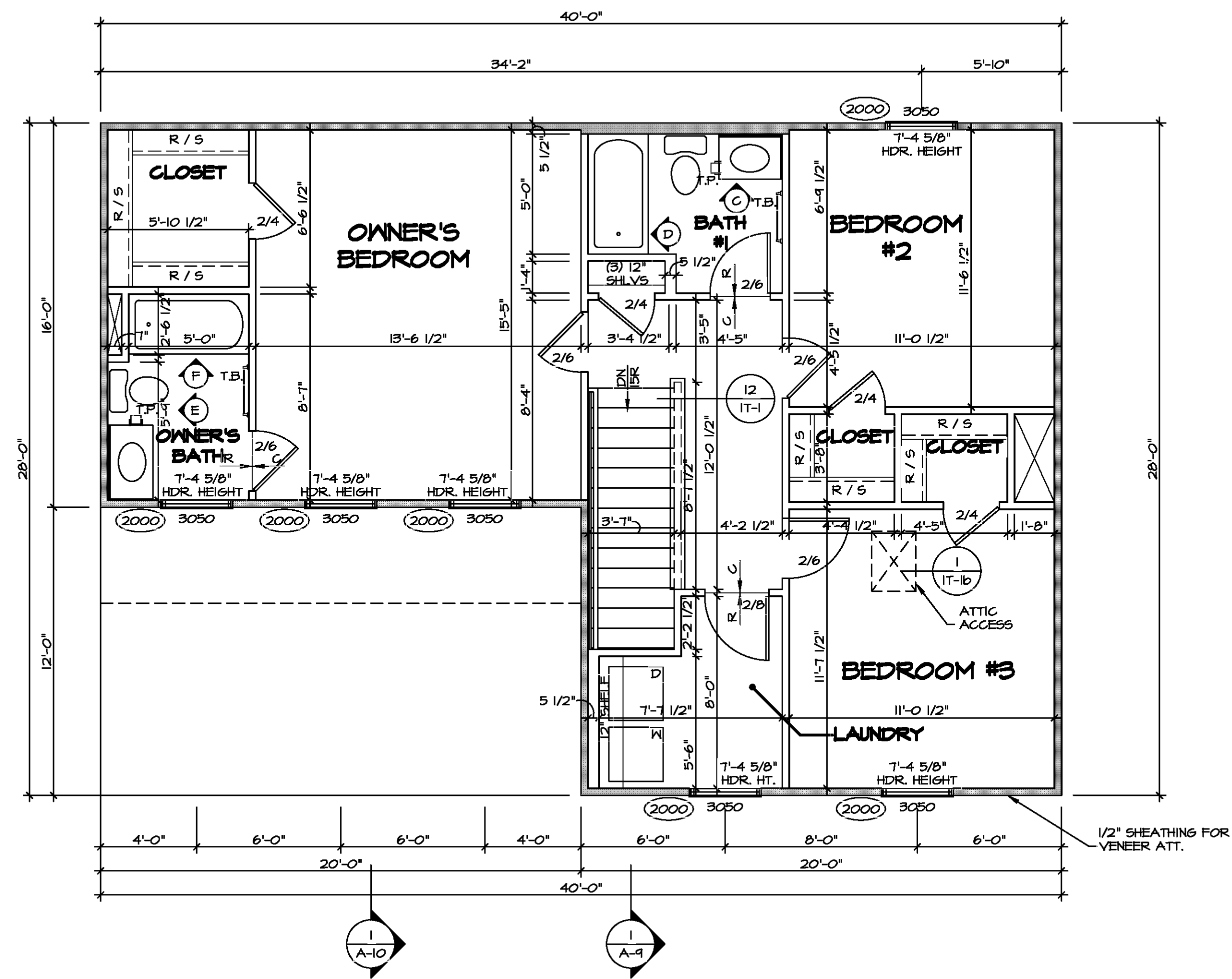
GYPSON NOTES

AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

LEGEND

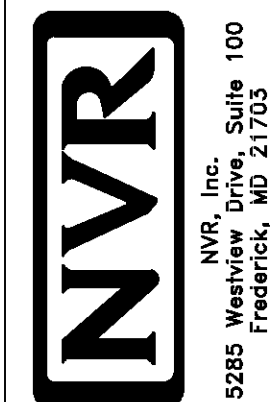
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

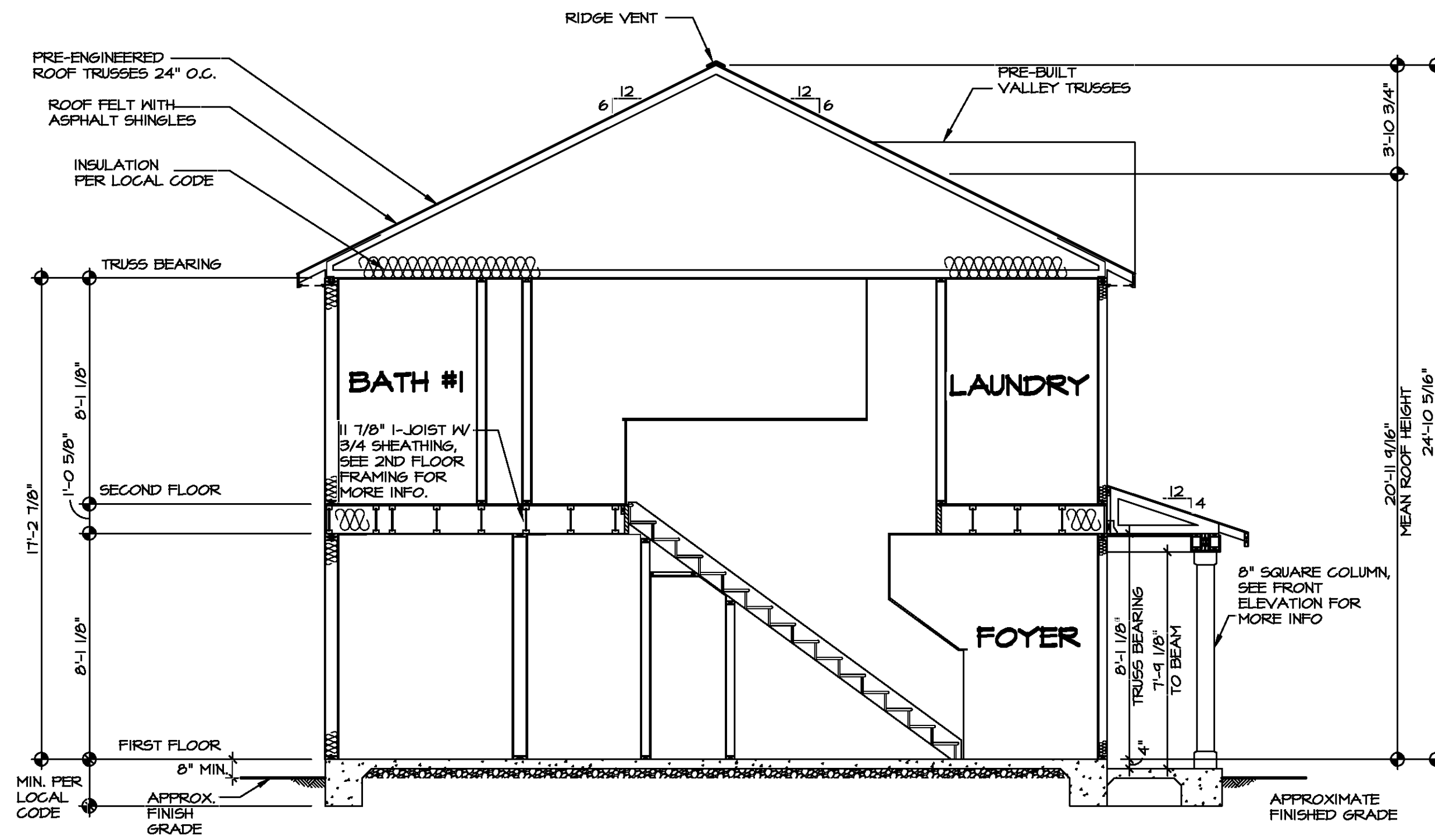
 DIV-COMM-LOT-UNIT
 COMM-LOT
 STREET ADDRESS
 CITY STATE ZIP
 APT. NO.

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MODEL: ASPEN
 SET NO. ASP00
 VERSION: 01
 DRAWING TITLE: SECOND FLOOR PLAN
 DRAWN BY:
 DATE:
 OPTION: 100

SHEET NO. A-8
 OPTION DESCRIPTION: 10

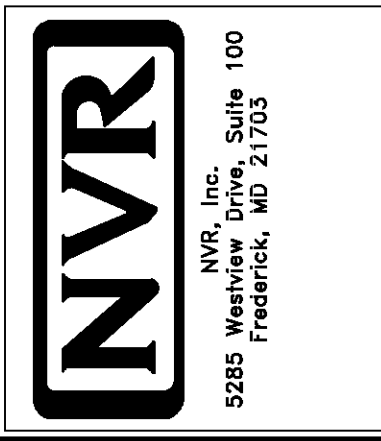


BUILDING SECTION - FOYER
 SCALE: 1/4" = 1'-0"

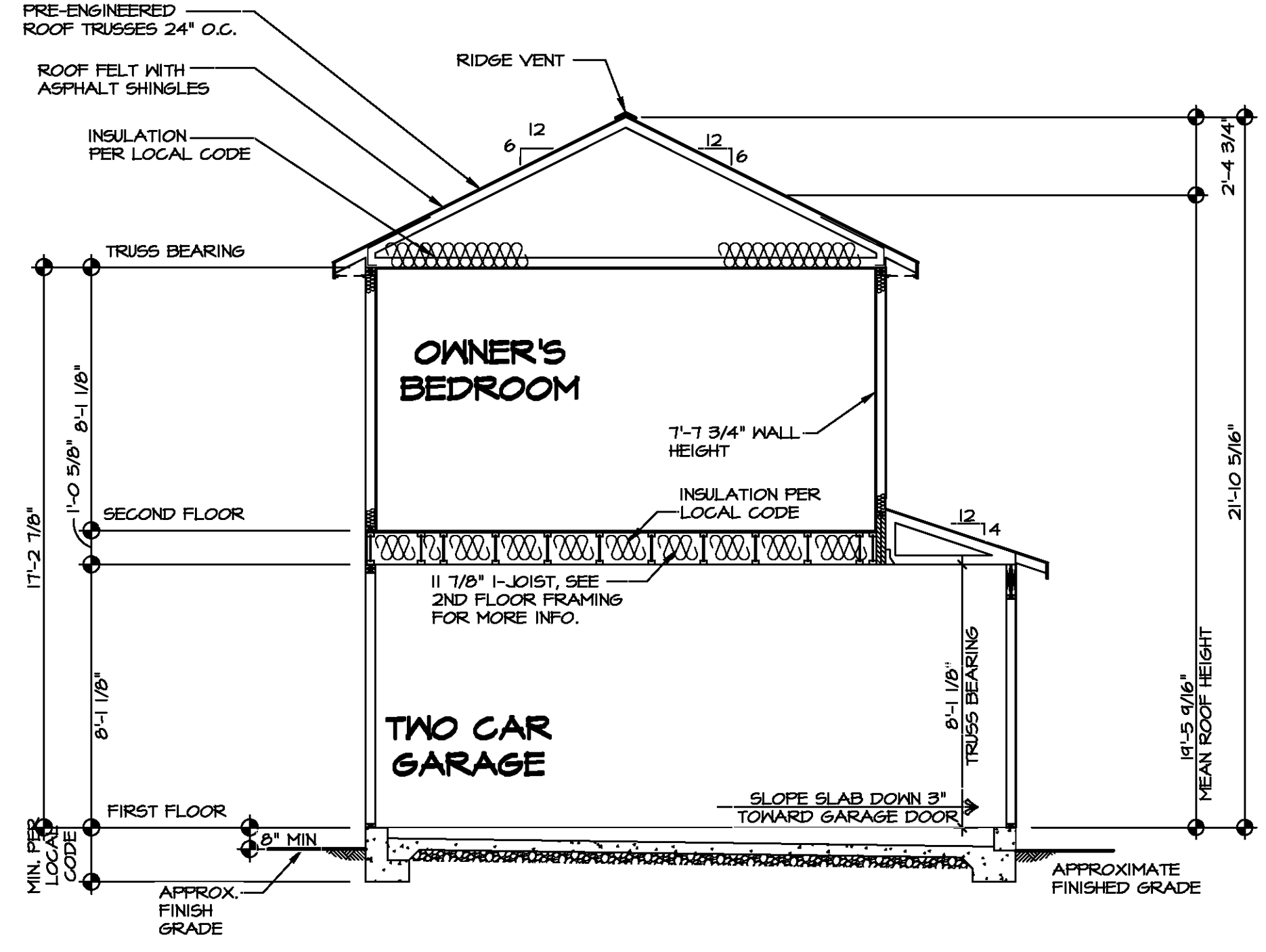


DIV-COMM-LOT-UNIT
 COMM-LOT
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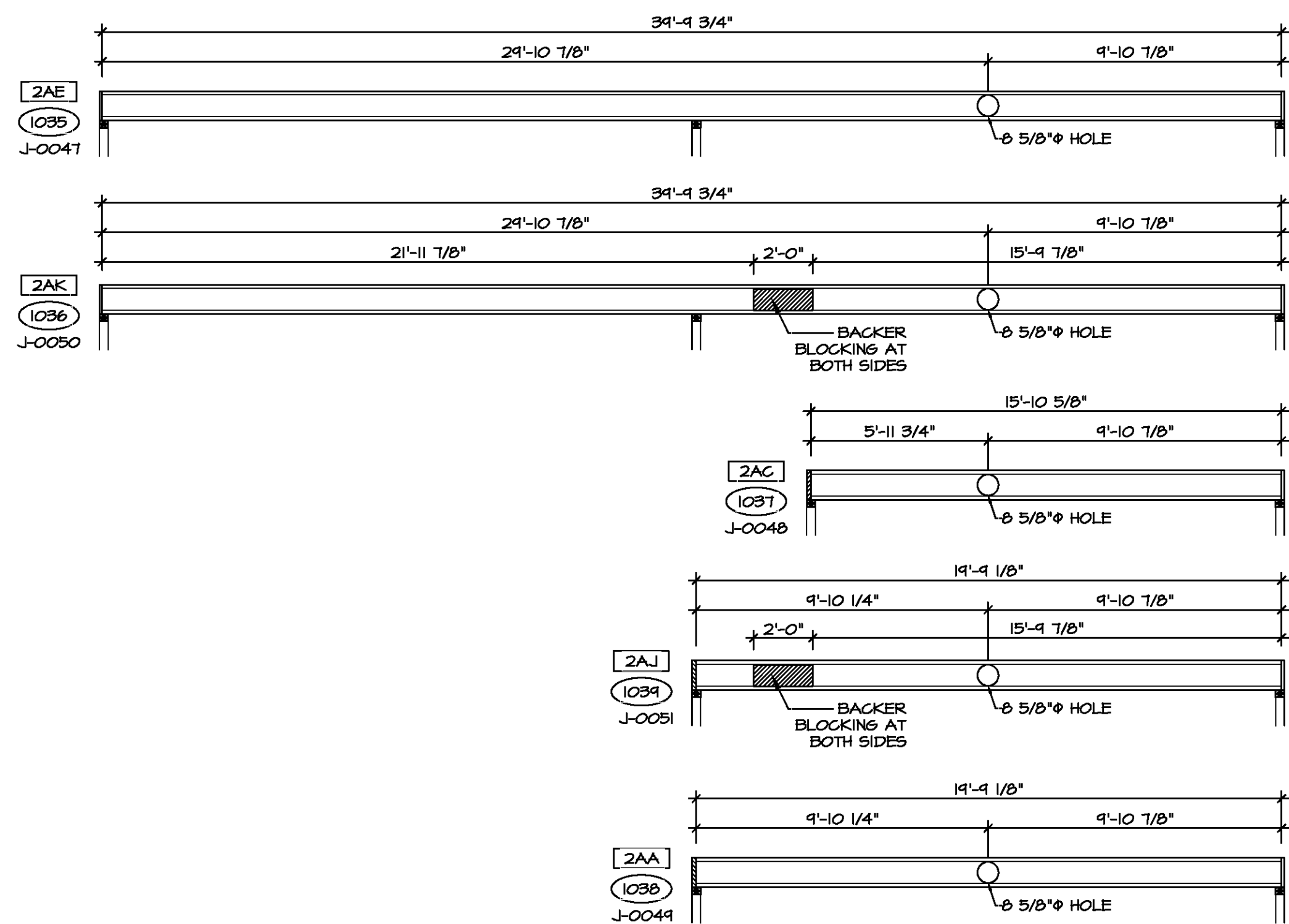
SHEET NO. A-9	MODEL ASPEN	SET NO. ASPOO VERSION 01	DRAWN BY	DATE:	OPTION
	DRAWING TITLE BUILDING SECTION - FOYER				
	OPTION DESCRIPTION 				



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

SHEET NO. A-10	MODEL ASPEN	SET NO. ASPOO VERSION 01	DIV-COMM-LOT-UNIT COMM-LOT
		DRAWING TITLE BUILDING SECTION - GARAGE	STREET ADDRESS CITY STATE ZIP
OPTION DESCRIPTION 12	DATE: OPTION	© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	NVR, Inc. Suite 100 Frederick, MD 21703

VA-As-SoldV2-565A-ASDA 2021 1stHalf-Complete\Rich\DETACHED\ASPEN_ASPOO-01\ELK_R_06-010A12_A-10_SECT_GAR_LS.dwg 04/07/21 - 1:28 PM



2 HOLE JOIST CUT DETAILS
 5-2 SCALE: 1/4" = 1'-0"

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	FRI 60 - 11-14	19'-4 1/8"		J-0044
2AC	FRI 40 - 11-14	15'-10 5/8"		J-0048
2AE	FRI 60 - 11-14	34'-4 3/4"		J-0047
2AF	FRI 60 - 11-14	20'-1 1/4"		
2AH	FRI 60 - 11-14	34'-4 3/4"		
2AJ	FRI 60 - 11-14	19'-4 1/8"	1012	J-0051
2AK	FRI 60 - 11-14	34'-4 3/4"	1012	J-0050

SECOND FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201	LVL 1.75 - 11-14	12'-7 1/8"	1010	
L202	LVL 1.75 - 11-14	7'-1 1/8"	1033	
L203	LVL 1.75 - 11-14	12'-0"	1033	
L204-2	LVL 1.75 - 1B	20'-3 1/2"	1016	2A
L205	LVL 1.75 - 11-14	3'-10 1/2"	1008	
L206	LVL 1.75 - 11-14	3'-7"	1008	

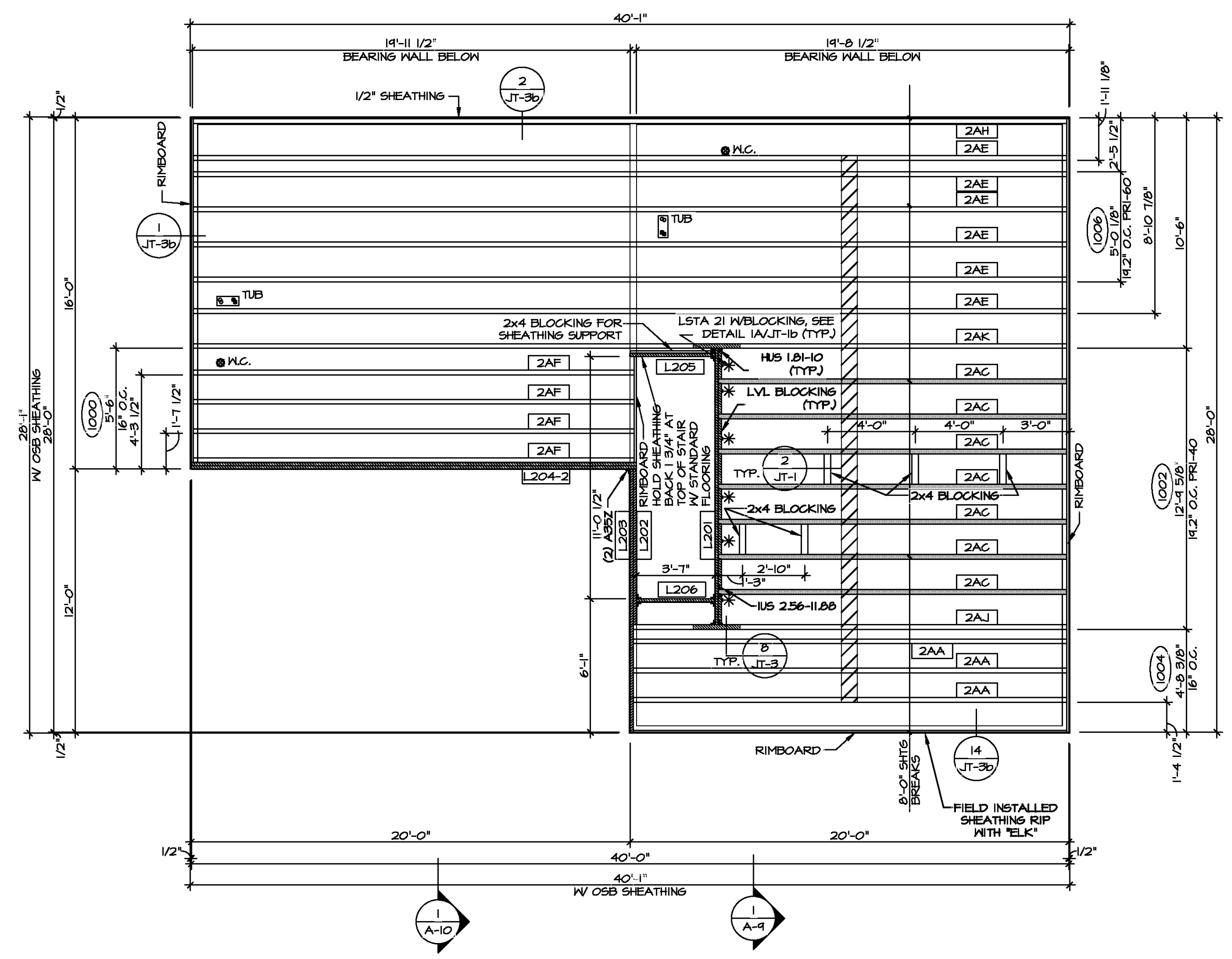
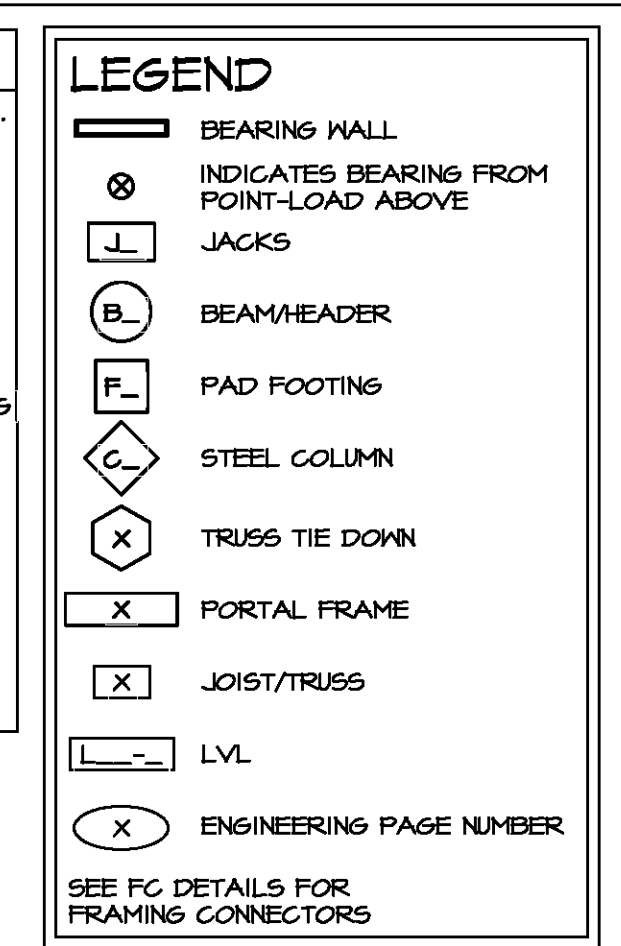
LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

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

SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

I-JOIST FLOOR SYSTEM

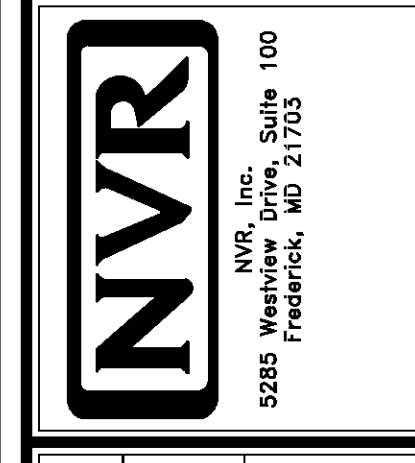
1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
3. ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
4. REFER TO STANDARD DETAIL 7/JT-3 FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL 8/JT-3 FOR HANGER DETAIL.
7. ALL JOISTS TO BE FRI40, FRI60 OR FRI80, REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER. A. FRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
10. ALL LVL BLOCKING CUT FROM 14'-0" MATERIAL.
11. 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.**
12. I-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.



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

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

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MODEL: ASPEN
 DRAWING TITLE: SECOND FLOOR JOIST LAYOUT
 OPTION DESCRIPTION: 20

SET NO. ASP00
 VERSION 01
 DRAWN BY:
 DATE:
 OPTION



TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AA	SE	16903	28'-0"	6/12	COMMON
AB	SE	16904	28'-0"	6/12	SPECIAL
AC	SE	16905	16'-0"	6/12	COMMON
AD	SE	16906	4'-0"	4/12	MONO
AE	SE	16907	3'-10 1/2"	4/12	MONO
AF	SE	16908	28'-0"	6/12	COMMON
AG	SE	16909	28'-0"	6/12	SPECIAL
AH	SE	16910	28'-0"	6/12	GABLE END
AJ	SE	16911	28'-0"	6/12	GABLE END
AK	SE	16901	16'-0"	6/12	GABLE END
VO1	VT	01261	2'-0"	12-6/12	VALLEY
VO2	VT	01262	4'-0"	12-6/12	VALLEY
VO3	VT	01263	6'-0"	12-6/12	VALLEY
VO4	VT	01264	8'-0"	12-6/12	VALLEY
VO5	VT	95403	8'-6"	12-6/12	VALLEY

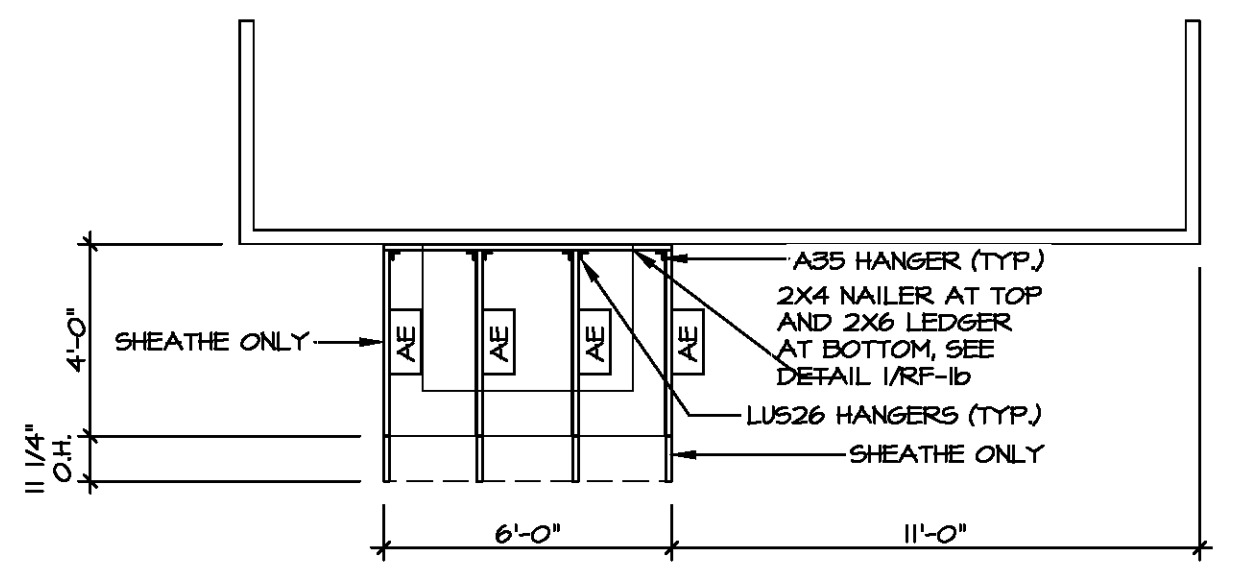
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B301	BEAM BUILT 2X8 - 2 PLY RFF	6'-0"	1023	

- 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)
 - FALL PROTECTION ON PLATFORM TRUSSES (1/RF-1)
 - IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

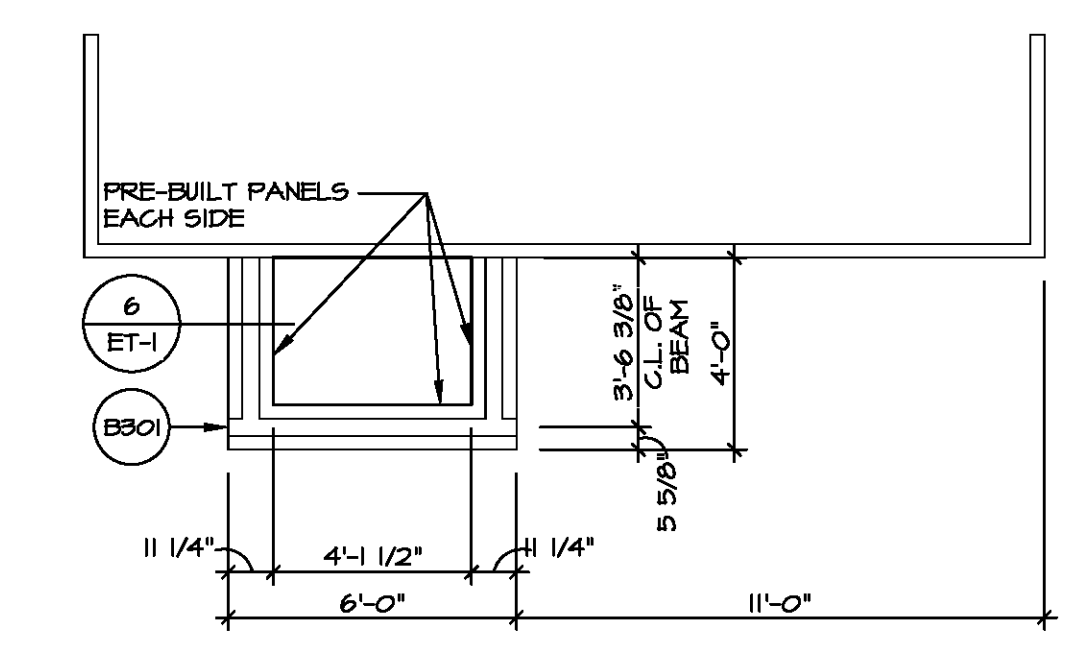
LEGEND

- 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

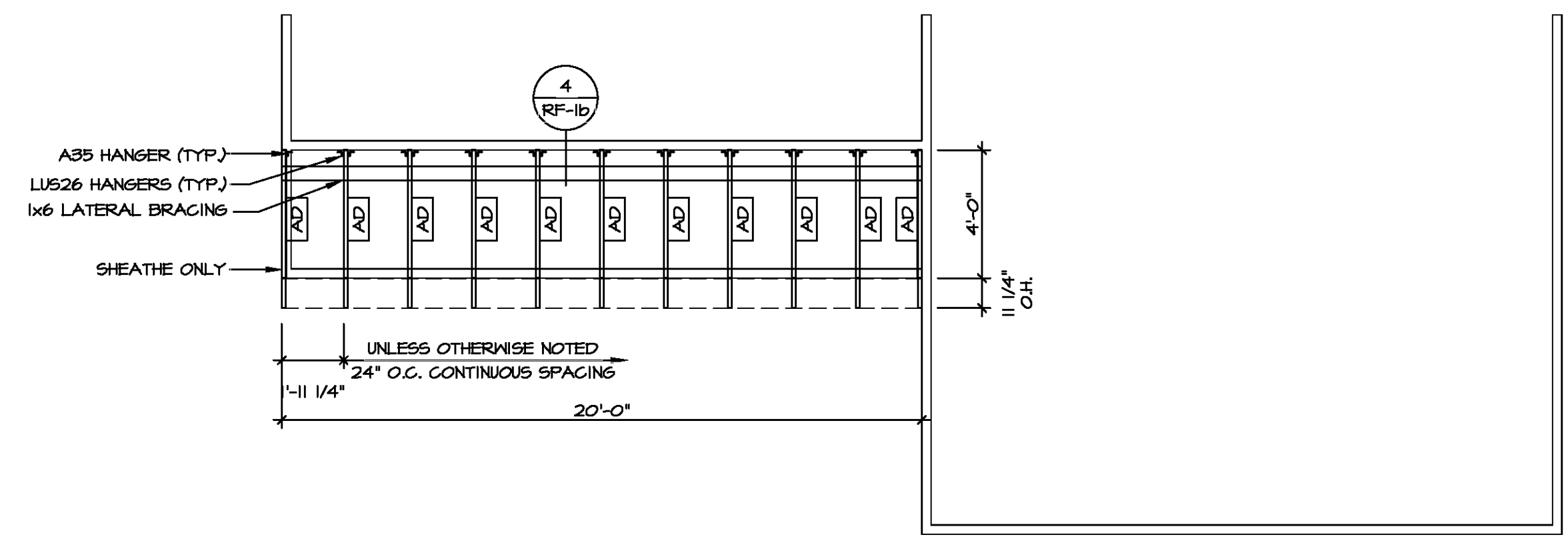
SEE FC DETAILS FOR FRAMING CONNECTORS



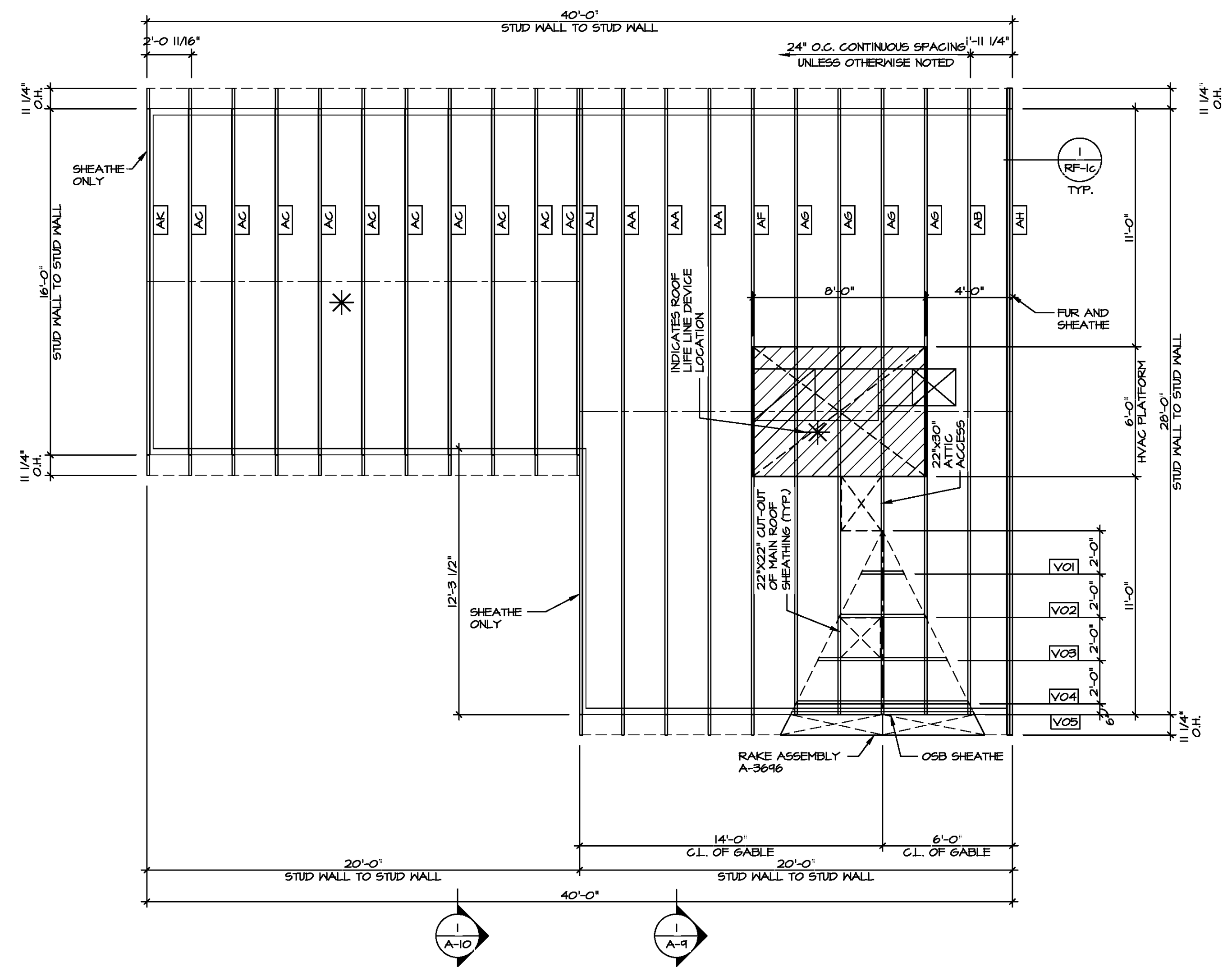
3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"



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



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



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

DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

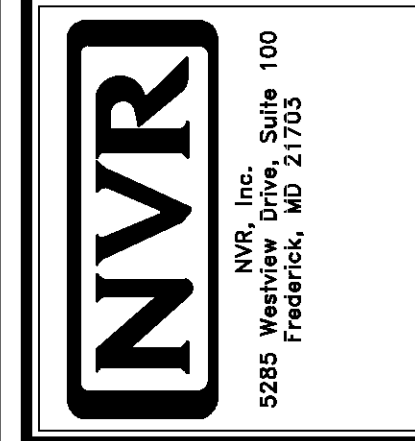
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MODEL: ASPEN

DRAWING TITLE: ROOF FRAMING

OPTION DESCRIPTION

SET NO. ASPOO

VERSION 01

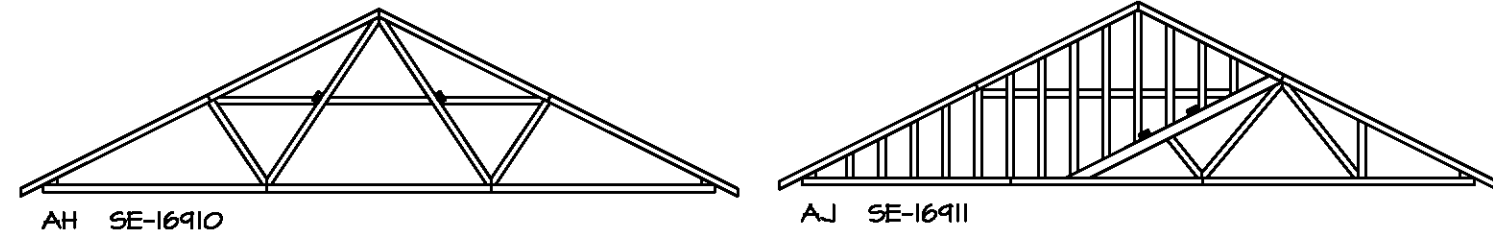
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DATE:

OPTION

SHEET NO. 5-3

21



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

- TRUSS BRACING NOTES**
- IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
 - 1X6 SPP#2 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
 - WEB "T" BRACE, DETAIL 5RF-1c, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 1X6 LATERAL BRACING.
 - DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (1/RF-1)
 - STUDDED GABLE BRACING DETAIL 1/RF-1c TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
 - PARTIALLY SHEATHED GABLES, SEE 5RF-1c FOR "L" BRACING WHEN REQUIRED.
 - LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
 - SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.



DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

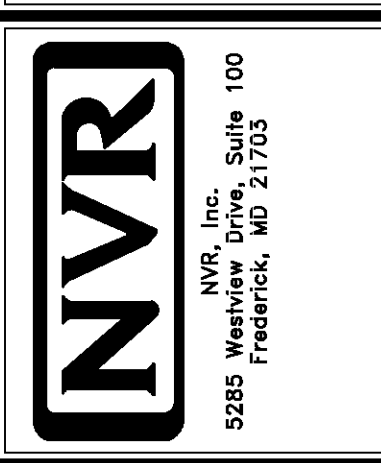
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MODEL ASPEN	SET NO. ASPOO VERSION 01
DRAWING TITLE TRUSS BRACING DETAILS	DRAWN BY
OPTION DESCRIPTION 22	DATE: OPTION



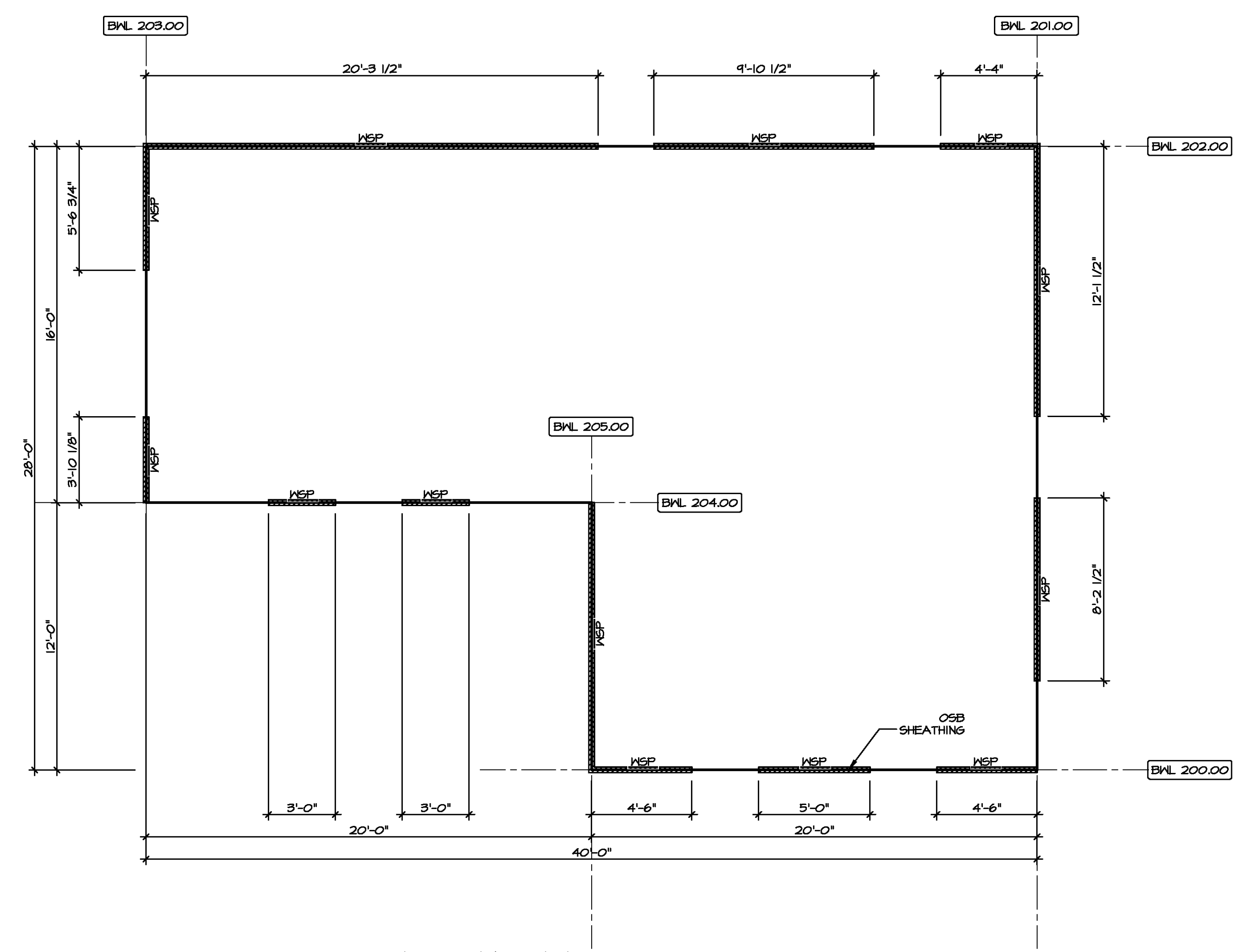
LEGEND	
BWL XXX.XX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
////	BRACED WALL PANEL
WSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1) SIDED OR (2) SIDED
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL G/MB-2)
LIB	LET-IN BRACINGS (SEE STANDARD DETAIL 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

NOTES:
 1. SEE SHEET WB-2 "P..." INDICATOR SCHEDULE AND DETAILS
 2. ARROW INDICATES LOCATION
 HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED.

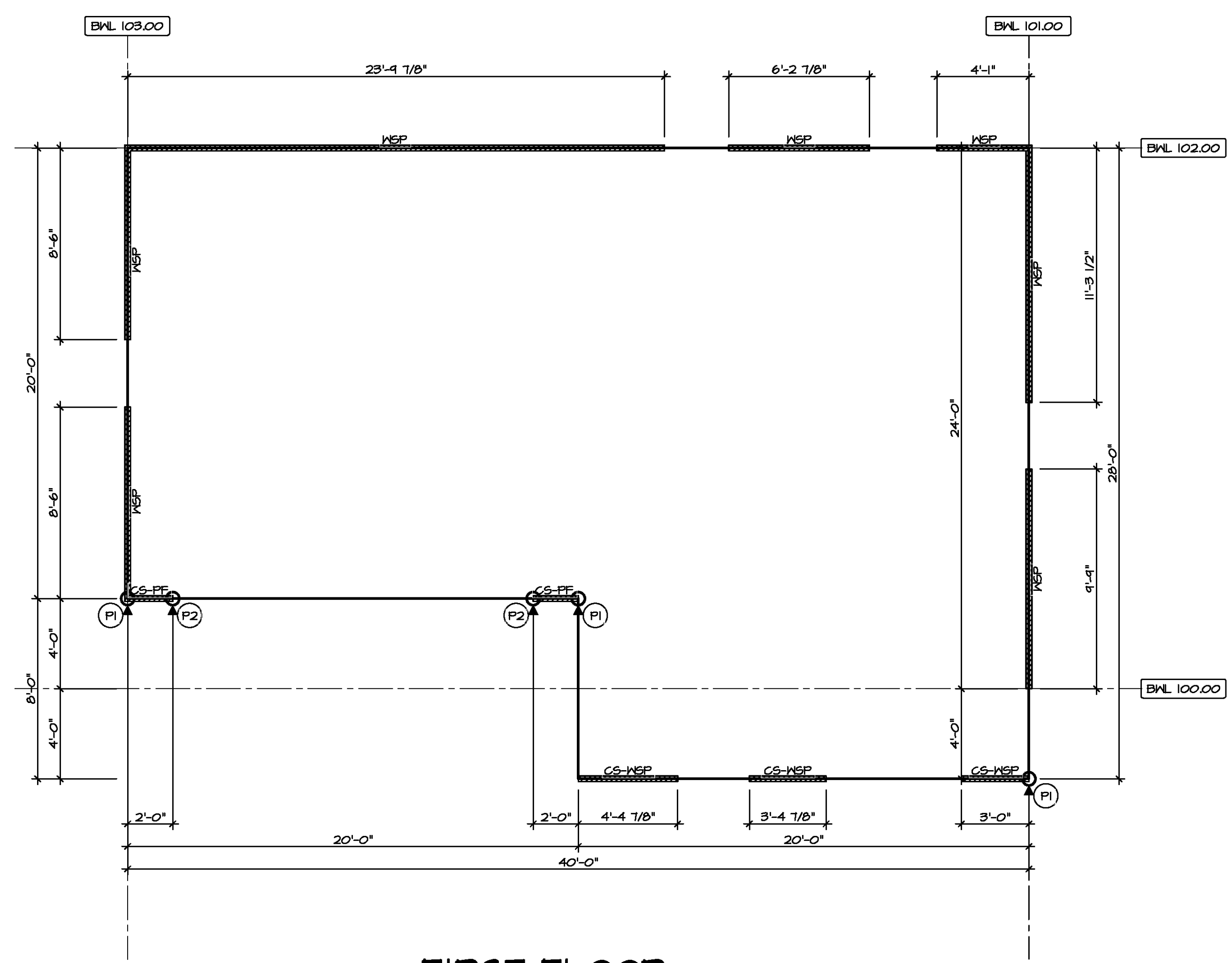
FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS	6" O.C.	12" O.C.
	ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (W METHOD GB-BW-1, GB-BW-2)	1-1/4" LONG, 1/4" HEAD, 0.018" 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.

NOTES:
 1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
 2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB 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.

BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.00	16.81'	8.15'	CONTINUOUS (2 SIDES)
130 MPH	BWL 101.00	21.04'	14.78'	WSP (2 SIDES)
130 MPH	BWL 102.00	34.15'	9.62'	WSP (2 SIDES)
130 MPH	BWL 103.00	17.00'	14.16'	WSP (2 SIDES)
130 MPH	BWL 200.00	14.00'	5.10'	WSP (2 SIDES)
130 MPH	BWL 201.00	24.33'	7.14'	WSP (2 SIDES)
130 MPH	BWL 202.00	34.50'	5.51'	WSP (2 SIDES)
130 MPH	BWL 203.00	19.46'	5.76'	WSP (2 SIDES)
130 MPH	BWL 204.00	4.30'	3.02'	WSP (2 SIDES)
130 MPH	BWL 205.00	12.00'	5.10'	WSP (2 SIDES)



2
 5-5
SECOND FLOOR BRACED WALL DETAIL
 SCALE: 1/4" = 1'-0"



1
 5-5
FIRST FLOOR BRACED WALL DETAIL
 SCALE: 1/4" = 1'-0"

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

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SET NO. ASP00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

MODEL
ASPEN
 DRAWING TITLE
BRACED WALL PANEL DETAIL
 OPTION DESCRIPTION

SHEET NO.
S-5
23

VA-18-5012-105A ASDA 2021 1stHdfl-Complete RWH DETACHED ASPEN_ASP00-01 EIK_R_06-010A 23 S-5 WSH16_LS_SOK_SFW.dwg 07/07/21 - 1:28 PM