

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

12/01/2021




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	
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														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)	901 SF
	901 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
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	901 SF
2ND FLOOR (BASE SF)	1302 SF
	2203 SF

SET - VERSION
EMM00 - 01

CS-1

V:\As-Sold\2-Jobs\ASD\2021 2nd Half-Complete\RLH\DETACHED\ELM-EMM00_01\ELF_R_OC_0141\CS-1 COVER SHEET.dwg 09/03/21 - 12:57 PM

GENERAL

- 1. These plans and specifications are the sole property of NVR. Any unauthorized use of these plans without the written consent of NVR is prohibited.
2. These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements.
3. 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 P2404 or NFPA 13B where required.
5. 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 301.3.

CODE ANALYSIS

- 1. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes including, but not limited to:
NCRG 2018, NCMC 2018, NCFP 2018, NCFCE 2018, NEC 2020 w/ NC Amendments, NCEC 2018, NCFPC 2018
2. Use Group: R-3
3. Constr. Type: V-B
4. Max. Stories: 3

ENERGY AND MECHANICAL

- 1. Insulation requirements per 2018 NCRG Chapter 11, Energy Efficiency, or Chapter 4 of the 2018 North Carolina Energy Conservation Code (NCECC), or Chapter 4 of the 2015 International Energy Conservation 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.

Table with 8 columns: CLIMATE ZONE, PENETRATION U-FACTOR, GLAZED PENETRATION 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-VALUE.

- 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.
- Air conditioner - 14 SEER
- Gas furnace - 92% / 96%
- Heat Pump - 8.2 HSPF
3. 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 in the Manual J calculations.
4. Roof ventilation calculations are based on the following specifications:
Ridge vent: Minimum 18 sq. in. of vent per linear foot
Soffit vent: Minimum 4.9 sq. in. of vent per linear foot
Roof Jack (box vent): Minimum 45 sq. in. of vent per unit
5. See NVR "Standard Energy Package" for field procedures and details.

DESIGN LOADS

Table of Loads for House Structure, Per Table 301.5

Table with 2 columns: Location (Floor Living Areas, Floor Sleeping Areas, Garage Floors, Roof Areas, Habitable Attics, Walls, Stairs) and Load (e.g., 40# P.S.F. (Live), 10# P.S.F. (Dead)).

Design Criteria

- Design Codes:
1. National Design specification for Wood Construction by National Forest Products Association.
2. Specification for the Design Fabrication and Erection of Structural Steel for Buildings by American Institute of Steel Construction.
Materials:
Headers* Southern Pine (KD-14), No. 1 Grade
Studs Spruce-Pine-Fir, Stud Grade
Jacks Spruce-Pine-Fir, Stud Grade
Beams** Southern Pine (KD-14), No. 1 Grade
Joists 2x10 Hem-Fir (KD-14), No. 2 Grade or better (NCLIB & NWFA)
2x8 Southern Pine (KD-14), No. 1 Grade or better
2x10 Spruce-Pine-Fir (KD-14), No. 2 Grade or better (NLGA)
LVL 1.6E Minimum

- * Where required, Laminated Veneer Lumber may be used per Engineering Structural Steel - A5.1M A36
** Where required, Laminated Veneer Lumber may be used per Engineering Structural Steel - A5.1M A36

FOUNDATIONS

- 1. All plain and reinforced concrete shall comply with requirements in ACI 318.
2. Concrete footings shall be poured a maximum 5' slump, 3 bag mix, and 2500 psi minimum strength per Table R402.2. Concrete walls shall be placed maximum 17' slump, 3 1/2 bag mix, and 3000 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 12" per R403.1.4 and Table R301.2(1).
5. Minimum Soil Bearing Capacity shall be 2,000 PSF per Table R401.4.1.
6. Slab requirements:
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 a minimum 2500 PSI per Table R402.2.
Non-structural garage slabs shall be nominal 3-1/2" thick and shall be installed on compacted / undisturbed soil per Table R402.2. Slabs shall be 3500 PSI air-entrained concrete.
Structural garage slabs utilizing grade beams shall be nominal 4" thick. Slabs shall be 3500 PSI air-entrained concrete.
Porch slab and exterior concrete work shall be nominal 4" minimum 3500 PSI air-entrained concrete with 6x6 W4x14 mesh or equivalent fiber mesh reinforcement.
7. Unconditioned crawl spaces shall have a minimum net area of ventilation not less than 1 square foot for each 150 square feet of area, unless the ground surface is covered by a Class 1 vapor retarder, in which case the minimum net area of ventilation shall not be less than 1 square foot for each 1500 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 R405.1.
9. The top course of block of foundation walls shall be semi-solid block or open cores of hollow block shall be filled with mortar.
10. Block piers to be solid block or mortar-filled hollow block.
11. A poured concrete foundation wall designed to withstand an equivalent fluid height of 30# per cubic ft. may be substituted where masonry units (block) are shown on plans.
12. Concrete and masonry foundation walls shall be damp-proofed with min. 3/8" portland cement pargeing from footing to top of finished grade. The pargeing 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 membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane. Waterproofing to be in accordance with R406.2.
14. Reserved for future use.
15. Foundation framing anchors shall be 1/2"x18" anchor bolts with T* minimum embedment or Simpson Strong-Tie MASA / USP FAS (6 gauge steel, galvanized) or equivalent set in concrete or grouted cell, 12" 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. (1) anchor strap and those 12" or shorter can be installed without anchor straps. Townhouses in seismic design category 'C' shall require a 22# x 3' x 3' plate washer per R403.1.6.1 and maximum anchor bolt spacing for buildings over two stories shall be 4'.
16. Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per R407.2.
17. For masonry veneers:
Per R103.8.4.1 - Corrugated sheet metal veneer ties shall be a minimum of No. 22 U.S. gauge by 1/8" 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 tie 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 (914 mm) on center and placed within 12 inches (305 mm) of the wall opening.
Per R103.2 - One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be provided behind brick.
Per Table R103.8.4 - Provide minimum 1-inch air space between brick veneer and sheathing.
Per R103.8.6 - Provide minimum 3/16" diameter weep holes at 33" on center maximum, located immediately above the flashing.
Per R103.8.5 - When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 6 mil plastic flashing shall be attached to the sheathing whenever necessary to prevent moisture penetration behind the veneer. See NVR Flashing Details.

- 18. Reserved for future use.
19. Foundation wall strip footing thickness to be 8" (or 6" with a single story) unless otherwise 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 requirements of Section R404 are met.
21. Termites treatment provided below slabs or to framing members per R318.1

FOUNDATION WALL DESIGN (c)

NCRBC PRESCRIPTIVE CODE OR ENGINEERED DESIGN PER ACI 318-2

Table with 6 columns: WALL HEIGHT, WALL THICKNESS, LATERAL SOIL UNBALANCED LOAD (k), VERTICAL REINFORCING (b), HORIZONTAL REINFORCING (b).

NOTE: BACKFILLING OF THE FOUNDATION SHALL NOT TAKE PLACE BEFORE THE BASEMENT SLAB IS IN PLACE AND THE FLOOR FRAMING IS ERRECTED OR UNLESS WALLS ARE ADEQUATELY BRACED.

- a. SOIL CLASSES GM, GC, SM, SM-SG AND ML - 45 PSF
SOIL CLASSES SC, M4, ML-CL AND CL - 60 PSF
b. SPACINGS SHOWN IS BASED UPON Fy = 60,000 PSI
STEEL FOR Fy = 40,000 PSI STEEL, REDUCE SPACINGS BY 0.67
c. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI
d. ENGINEERED DESIGN PER ACI 318-14, 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).
g. ONE BAR WITHIN 12" OF TOP AND ONE EACH AT THIRD POINT OF WALL HEIGHT PER TABLE R404.1.2(1).

PLANS

- 1. 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. of openable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above Finish Floor (min. hgt. 24", min. width 20") per R310.1.
2. All emergency escape and rescue openings shall have a minimum net clear openable area of 4 sq 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 5.7 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 R310.2.3 with a minimum of 4 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 R310.2.3.1.
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 12' 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/wds must be safety glazed per R308.4.
5. Interior stairway shall have minimum head room of 6'-8" per R311.7.2 and minimum tread depth of 9" and maximum riser height of 6 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 R311.7. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" gypsum board per R302.7.
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 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 R311.7.6. 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-resistant per R103.4. 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 studs 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 R103.2.
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 shall be corrosion-resistant Type #1 1-1/4" drywall screws.

SCREW FASTENING SCHEDULE

Table with 4 columns: Framing Spacing, Ceilings, Load-brg. walls, Non-load-brg. walls. Rows for WITH ADHESIVE and WITHOUT ADHESIVE.

- For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" head and .048 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 .048 diameter shanks.
17. Garages shall be completely separated from the residence and attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" 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" gypsum board per Section R302.6. Openings and penetrations through the separation shall be protected by sealing the area around the penetration per Section R302.5. 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 R405.2. 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 R405.1.1 Exception #1.
19. Attic spaces shall be ventilated w/ ridge and soffit vents unless otherwise noted. Venting provided per R306.2.
20. Fireblocking shall be installed between ceiling and floor openings per R302.11. 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 closer 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 P2105.1.
22. Heating and cooling equipment installation shall be in accordance with IRC Chapter 14 and the International Mechanical Code.
23. Mechanical fireplaces shall be installed per Section R1004 and 1005.
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 8" above finish grade per R311.1 Item #2.
26. Bottom plates on slabs and any wood in contact w/ concrete or masonry to be pressure treated material per Section R317.
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 1 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 R311.3.
28. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers, or grills having a min. opening size of 1/4" and maximum of 1/2" in any dimension per R303.6.
29. Fasteners and connectors for pressure preservative-treated wood shall be hot-dipped galvanized steel.
30. Windows that have an operable opening more than 12" 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 R306. Where the property line is 10 feet or more from the building face, the provisions of this code section shall not apply.
Townhouse construction (R302.2.5):
Projections extending into the fire-separation distance shall have not less than 1-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 R306.2 by more than 50%. Vents in soffit are not allowed within 4 feet of fire walls or property lines per R302.2.5 and R302.2.6.
33. 1-hour fire-rated construction required on projections within 2' to 3' of lot line per R302.1. No projections allowed within 2' of property line.
1-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 (NCRBC). Refer to house-specific wall bracing detail sheets and wall bracing standard details. Adhesive attachment of wall sheathing, including Method G5, shall not be permitted in Seismic Design Category C.
35. Minimum floor sheathing shall be 5/8" tongue & 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

- 1. 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.
3. An approved carbon monoxide alarm 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 will activate all of the alarms in the individual unit. All smoke detectors shall receive their primary power from the building wiring and be equipped with a battery backup.
4. Unless listed for installation in such locations, smoke detectors shall be installed at least 10 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 shall 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.
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 1fc measured at the center of the tread or landing per R303.1.
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.



Table with 4 columns: REV. NO., DATE, DESCRIPTION, and REMARKS. Includes entries for code updates and updated energy notes.

NVR, Inc. does not represent the owner. The user of these plans is responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. NVR, Inc. is not responsible for any changes or omissions in these plans.

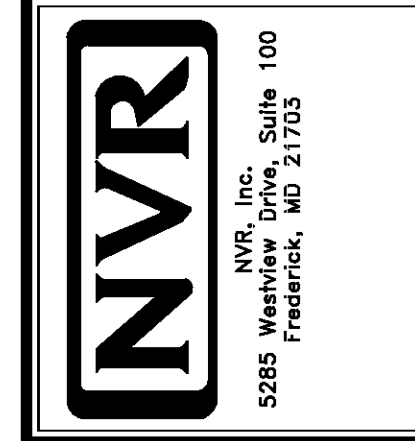
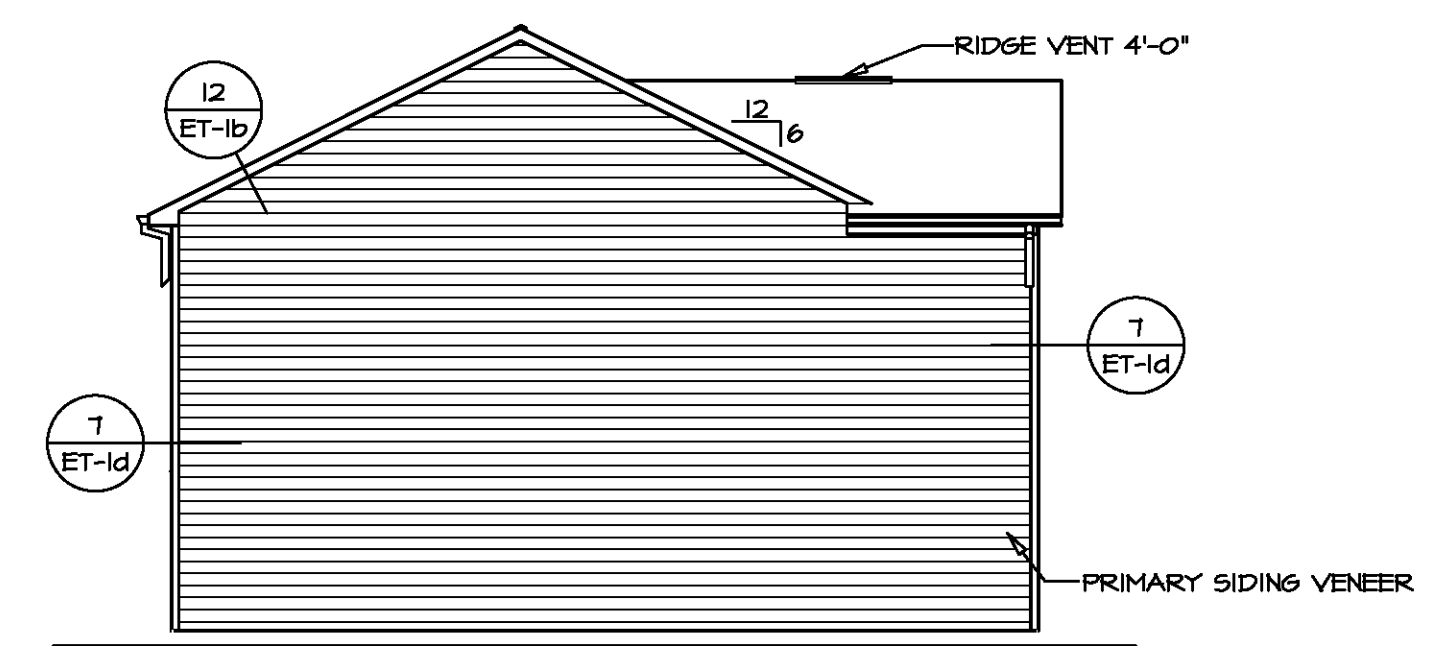
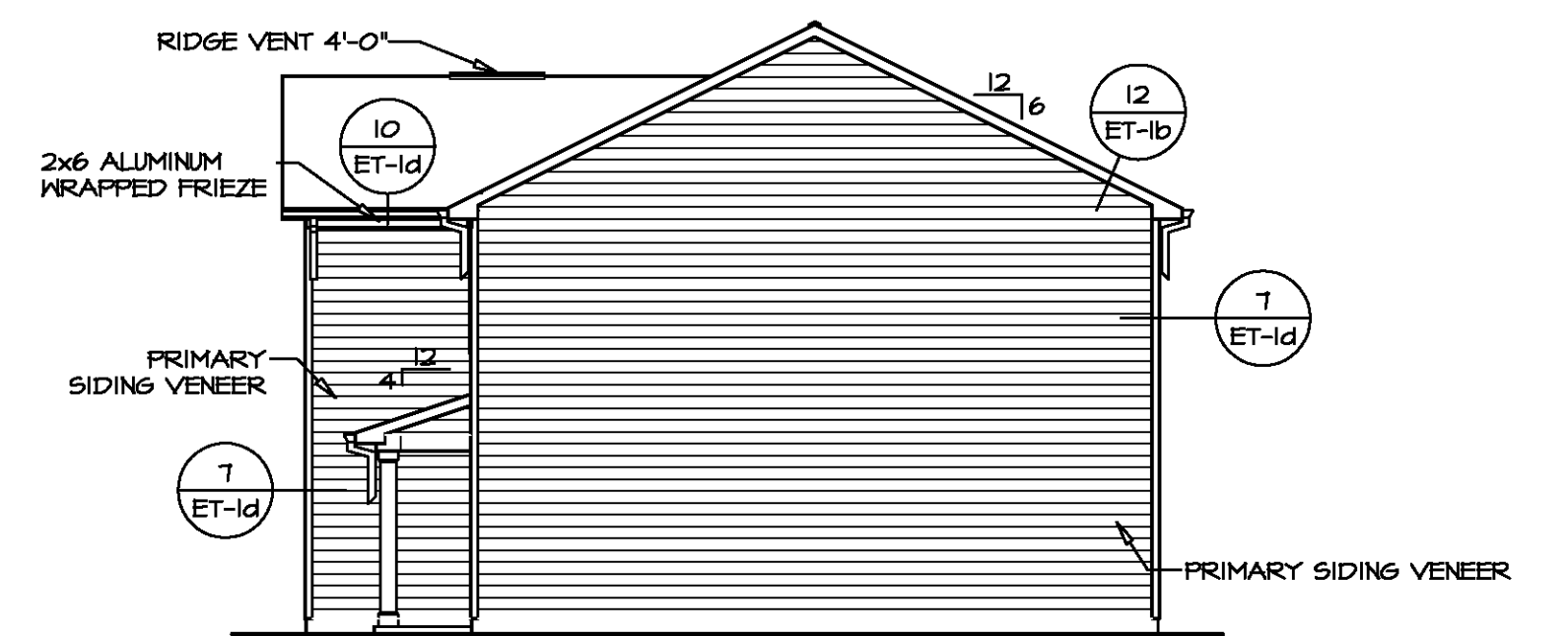


Table with 4 columns: MODEL, DRAWING TITLE, SHEET NO., and DRAWING DATE. Includes information for NCRG 2018 SPEC SHEET, SINGLE FAMILY ATTACHED, and NC State Building Code - Residential Code 2018.



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



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



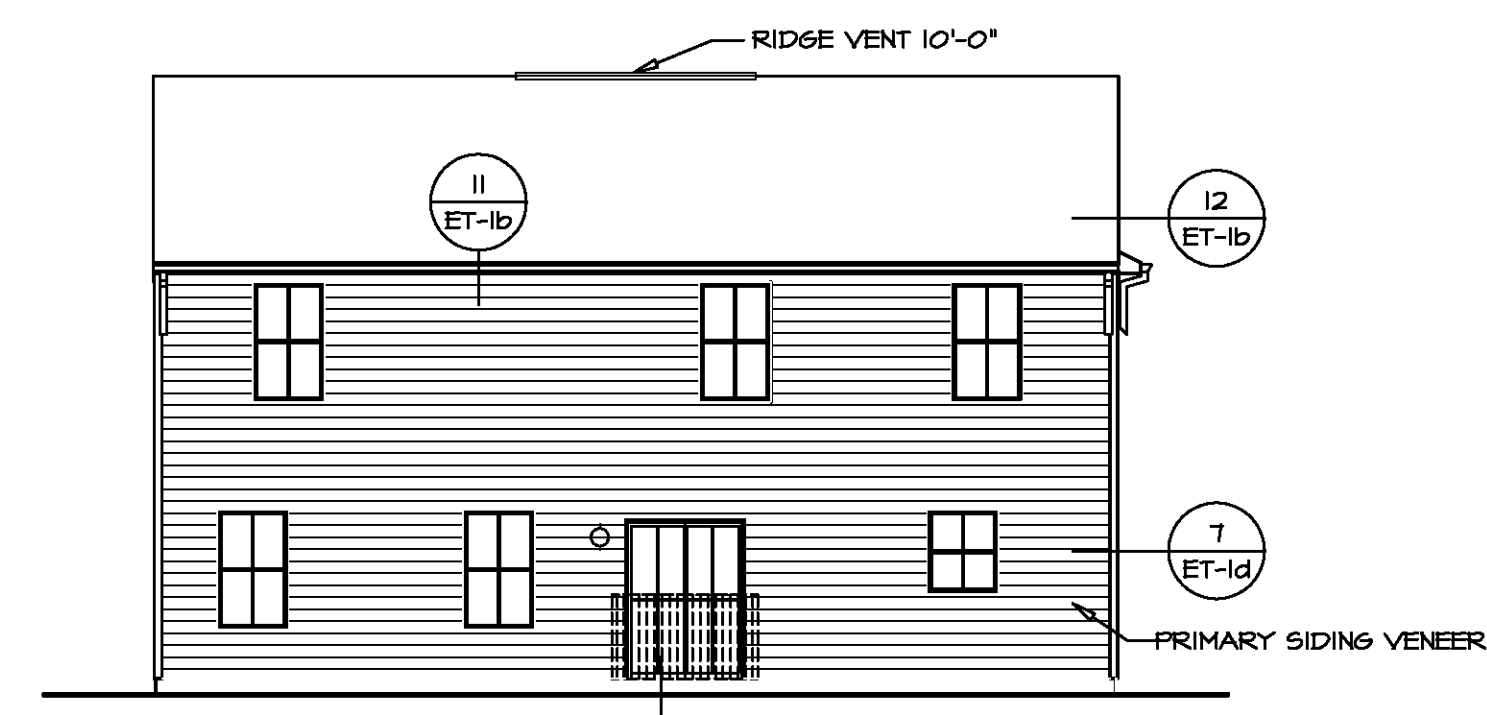
1 FRONT ELEVATION "F"
SCALE: 1/4" = 1'-0"

- NOTES:**
1. WITH BRONZE WINDOWS ALL TRIM TO BE WHITE.
 2. IF BUILT IN COMMUNITIES WITH COTTAGE ELEVATIONS, PROVIDE GARAGE DOOR HARDWARE (8 STRAPS AND 2 SETS OF HANDLES.)

GARAGE DOOR TRIM
HEAD - URETHANE TRIM U455 (7/DR-1)
SIDES - 4" VINYL TRIM (8/DR-1)

ENTRY DOOR TRIM
HEAD - BRICK MOULD (4/DR-1)
SIDES - BRICK MOULD (5/DR-1)
SILL - 5/4x8 RIPPED

8" SQUARE COLUMN (A-3768)



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

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VA-AS-Std12-05a ASDA 2021 And All-Compliance RVAs DETACHED ELM-EMM00-01 ELEV. R. 06-0141 V. A-1 ELEV. LS (FSM).dwg 09/03/21 12:57 PM



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

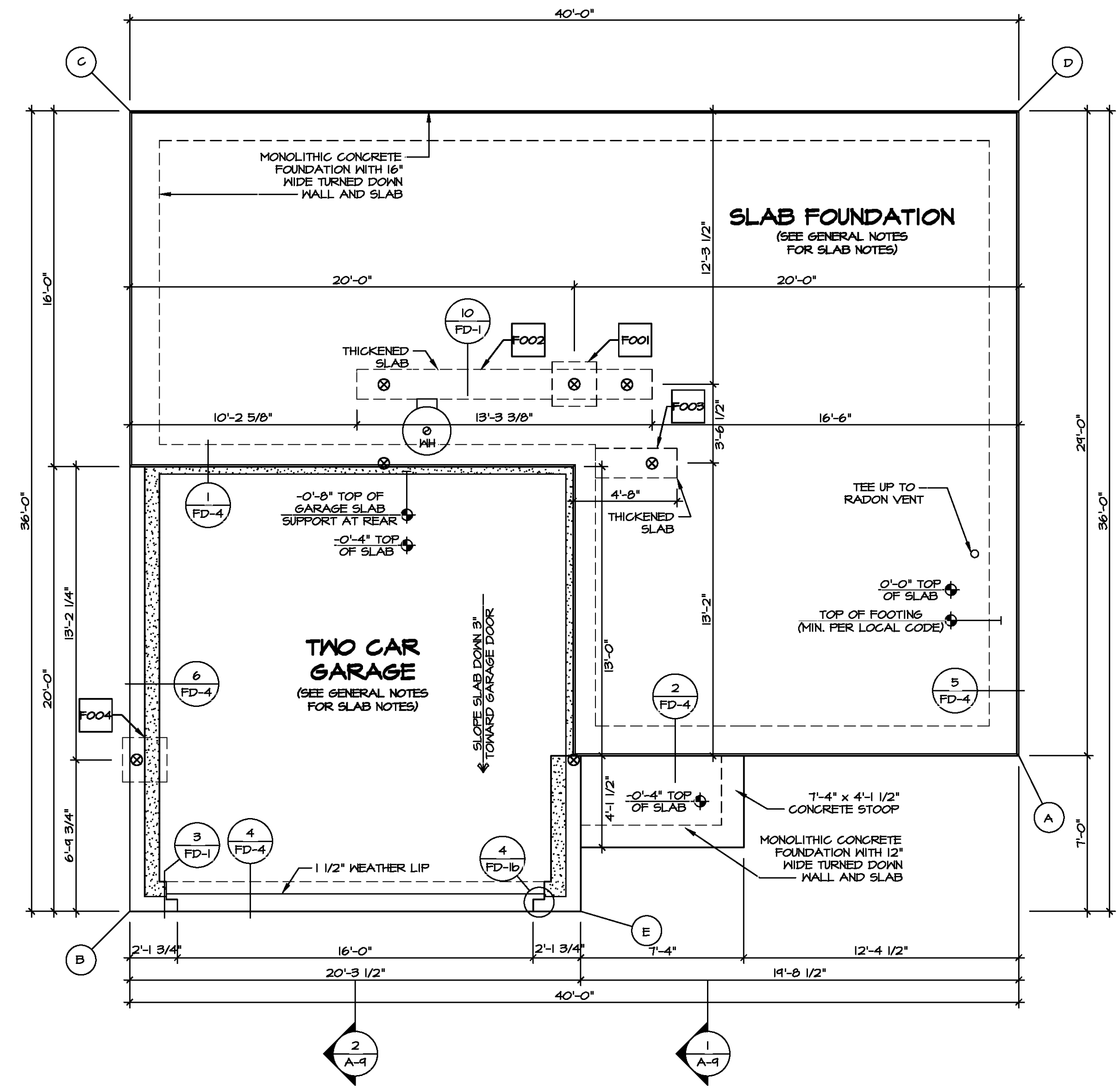
- FOUNDATION NOTES - SLAB**
1. FOUNDATION UNDER HABITABLE SPACE:
 - 1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 2. FOUNDATION UNDER GARAGE:
 - 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
 - 2.2. STRUCTURAL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

PAD FOOTING SCHEDULE

IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENS. N.M.	REMARKS
FOO1	2'-0"	2'-0"	1'-0"	S0001	
FOO2	13'-3 3/8"	1'-4"	0'-8"	S0001, S0002	
FOO3	3'-8"	1'-4"	0'-8"	S0001	
FOO4	2'-0"	2'-0"	1'-0"	1021	

FOUNDATION DIAGONALS

A		B	
A	0"	A	40'-1 9/32"
B	40'-1 9/32"	B	0"
C	44'-4 7/8"	C	36'-0"
D	24'-0"	D	53'-4 1/16"
E	20'-10 31/32"	E	20'-3 1/2"



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

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

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

MODEL ELM
 DRAWING TITLE FOUNDATION PLAN
 OPTION DESCRIPTION SLAB FOUNDATION

SHEET NO. A-3
 5

VA-As-Sold-2-06a-ASD-A 2021 And All-Complista RLV-Detached-ELM-EMM00-01-EIF-R-06-0141-9-A-3-FDN-LS-(FSA).dwg 09/03/21 - 12:57 PM



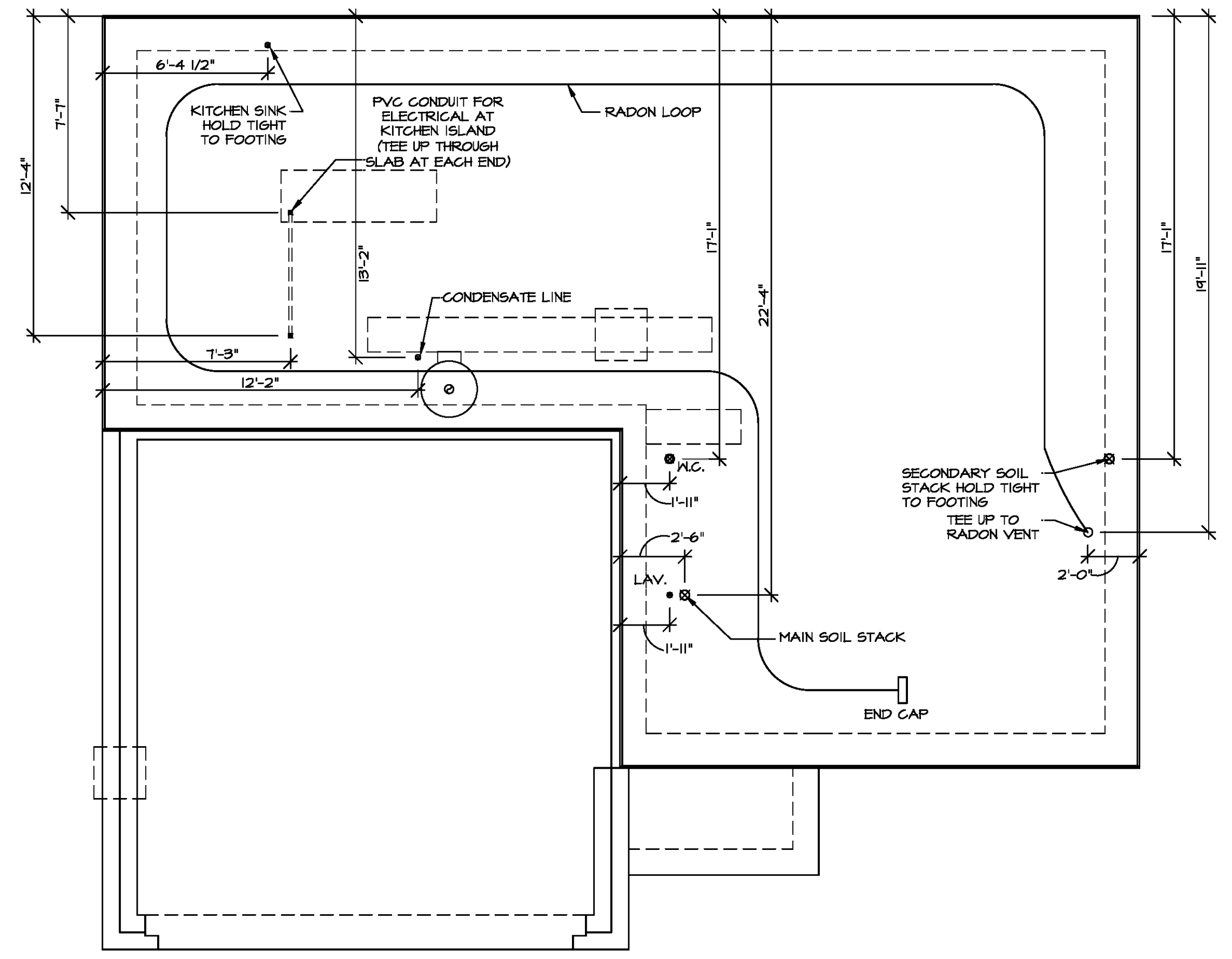
NOTE
 RADON REMEDIATION
 RADON LOOP

- (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.

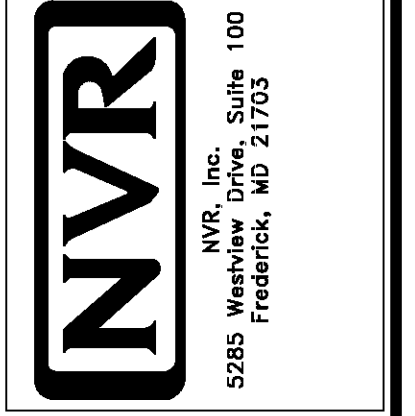
INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION



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

SHEET NO. A-5	MODEL ELM	SET NO. EMMOC VERSION 01	DIV-COMM-LOT-UNIT
	DRAWING TITLE PLUMBING PLAN	DRAWN BY	COMM-LOT
OPTION DESCRIPTION 7	DATE: OPTION	STREET ADDRESS	STREET ADDRESS
		CITY	CITY
		STATE	STATE
		APT. NO.	APT. NO.
		ZIP	ZIP

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LEGEND

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

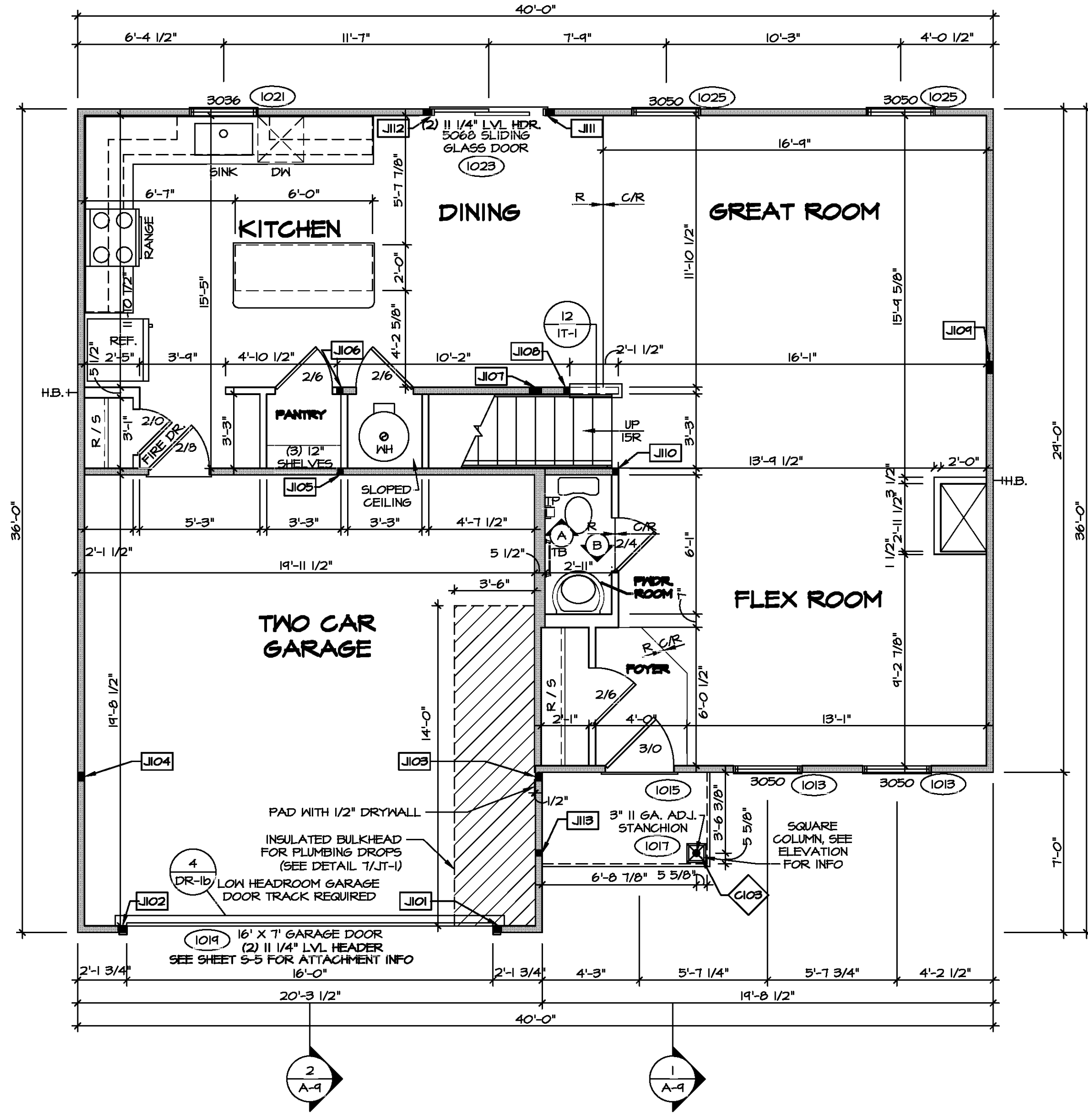
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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-(10) 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	1017

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C103	STANCHION PORCH - 3 IN DIA 116A ADJ	T-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
9

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

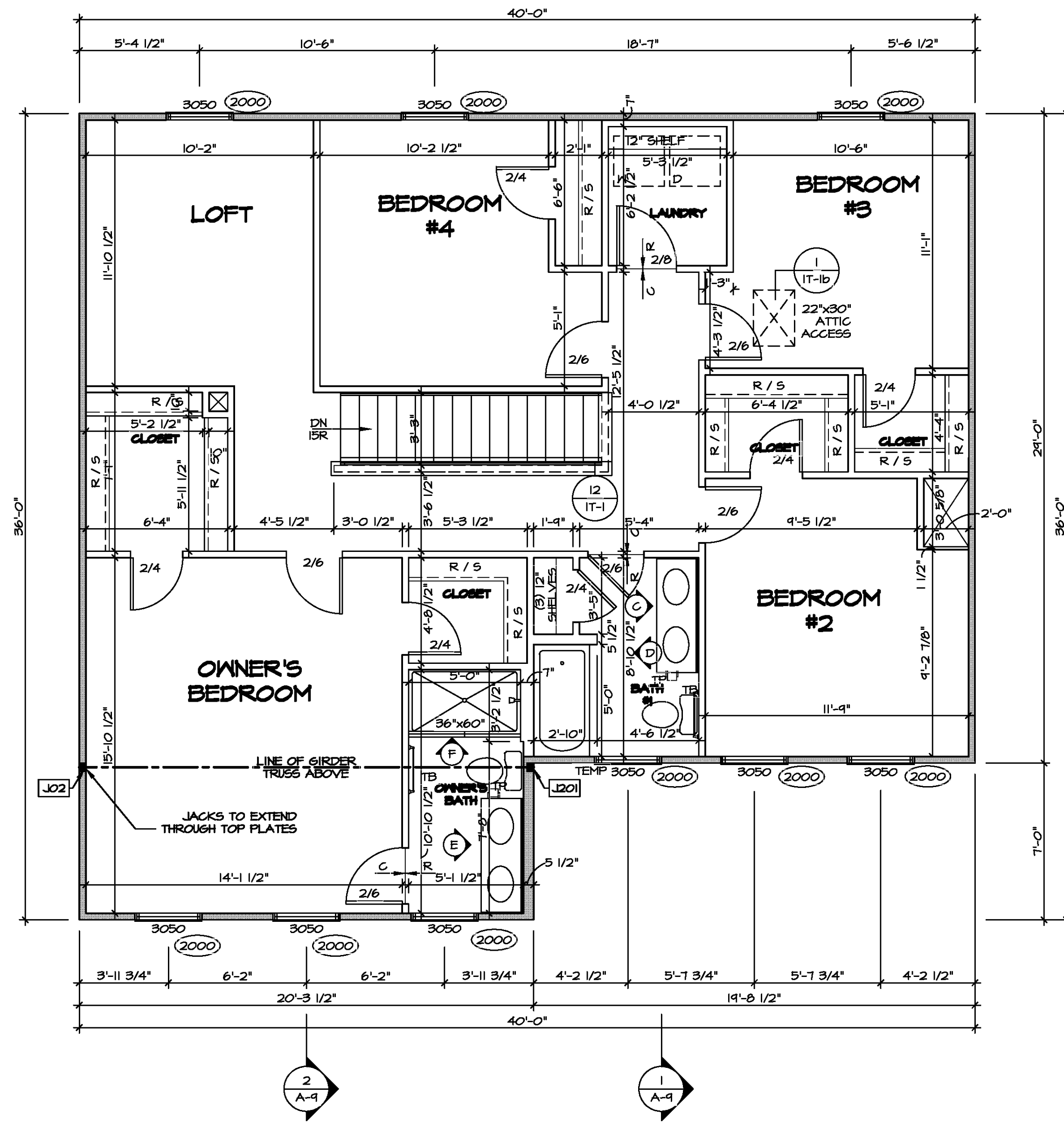
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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.

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. NUM.
J201	JACK - (3) 2X4 9FH	2004
J202	JACK - (3) 2X4 9FH	2004



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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

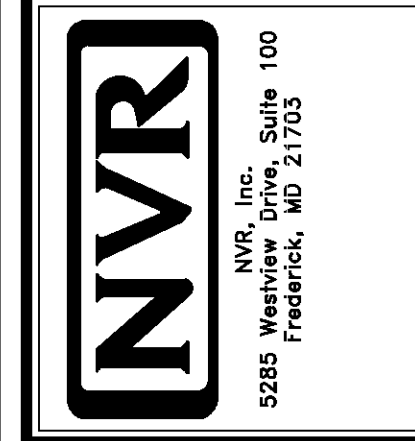
CITY

STATE

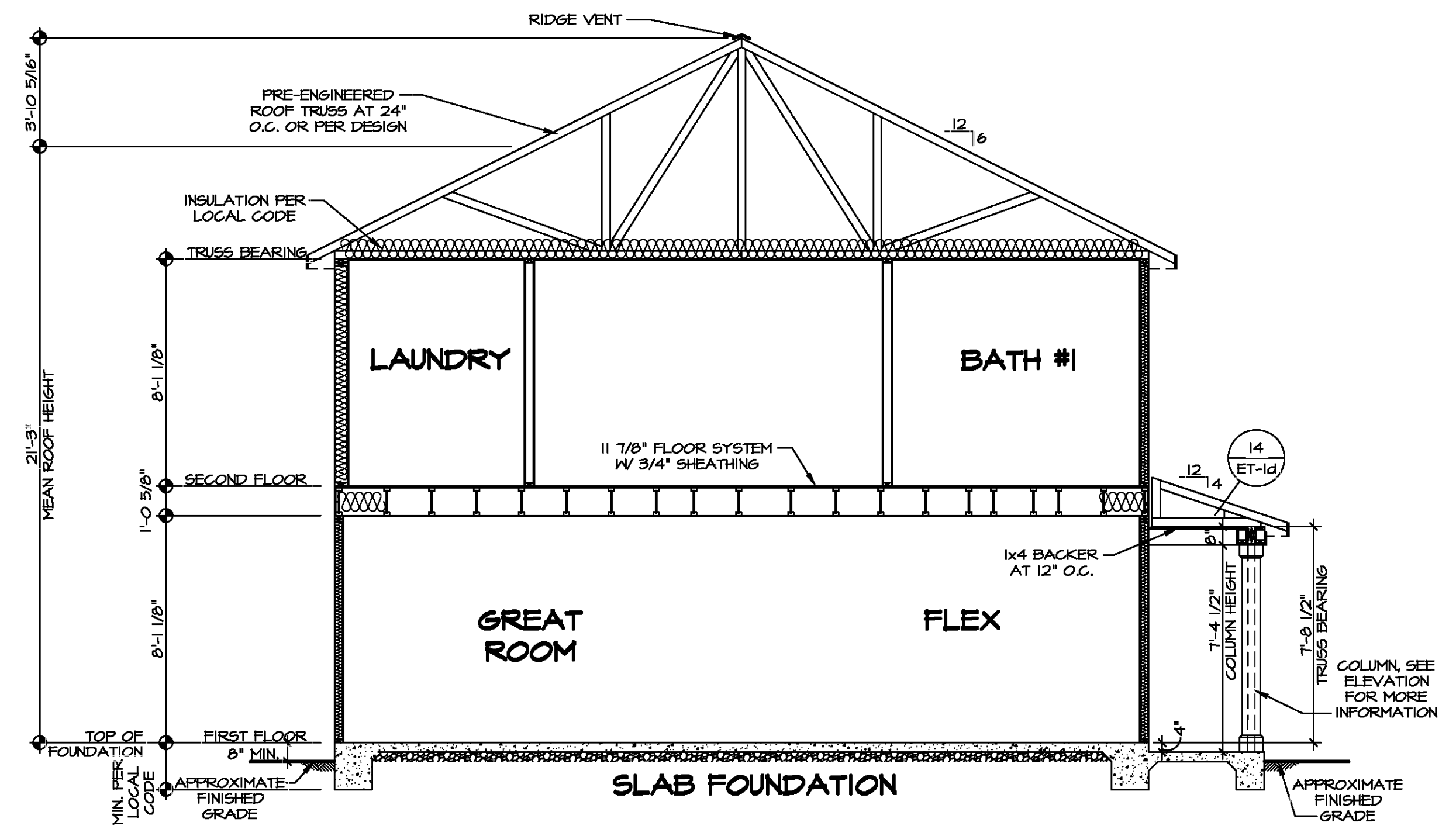
APT. NO.

ZIP

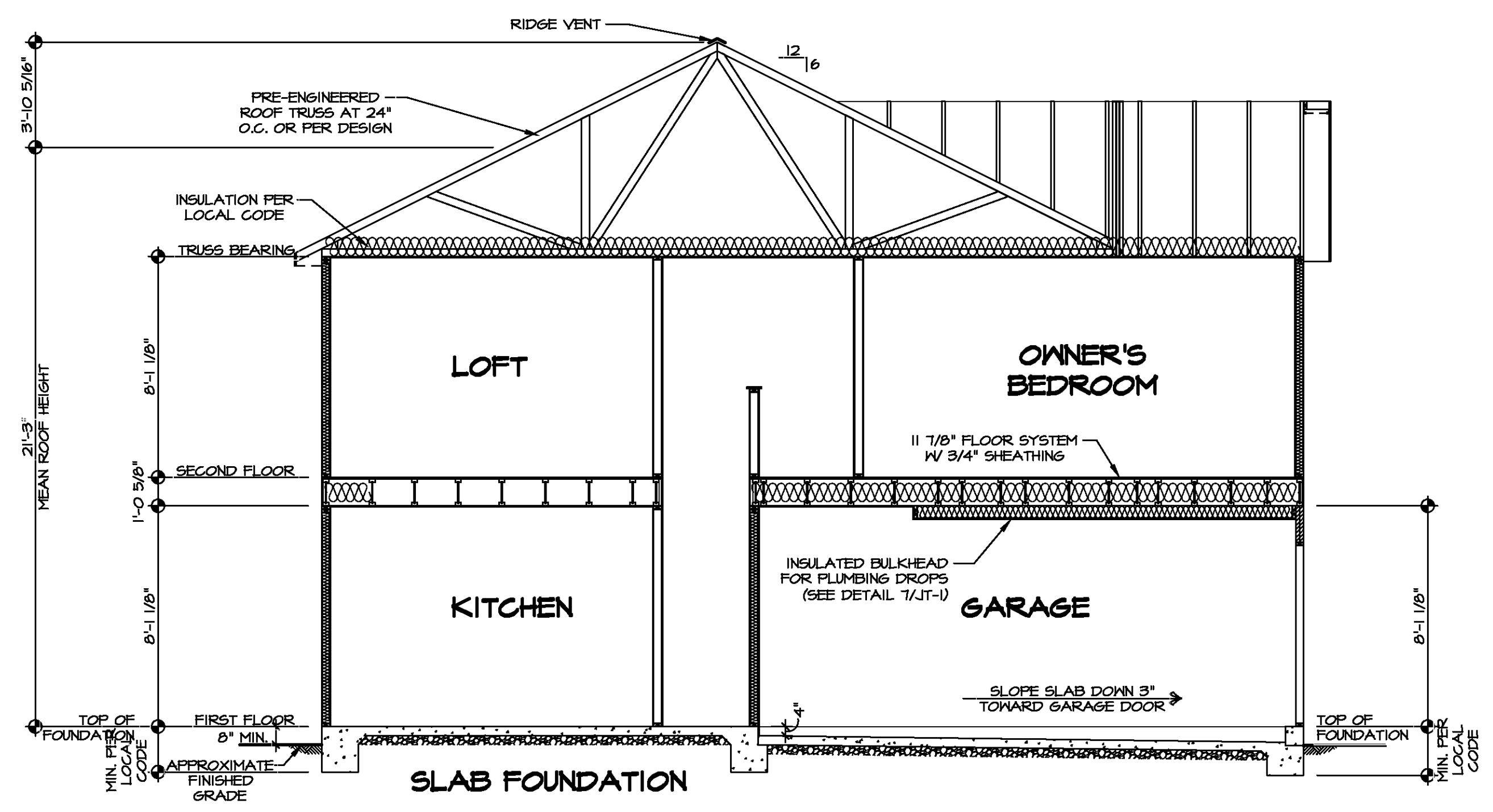
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MODEL	SET NO. EMM00	VERSION 01
DRAWING TITLE	DRAWN BY	DATE:
OPTION DESCRIPTION	OPTION	
A-8		
10		



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

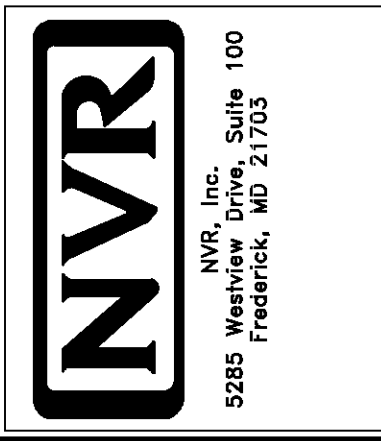


2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



DIV-COMM-LOT-UNIT
 COMM-LOT
 STREET ADDRESS
 CITY STATE ZIP
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SHEET NO.	A-9	OPTION DESCRIPTION	
MODEL	ELM	DRAWING TITLE	BUILDING SECTION
SET NO.	EMMOO	VERSION	01
DRAWN BY		DATE:	OPTION



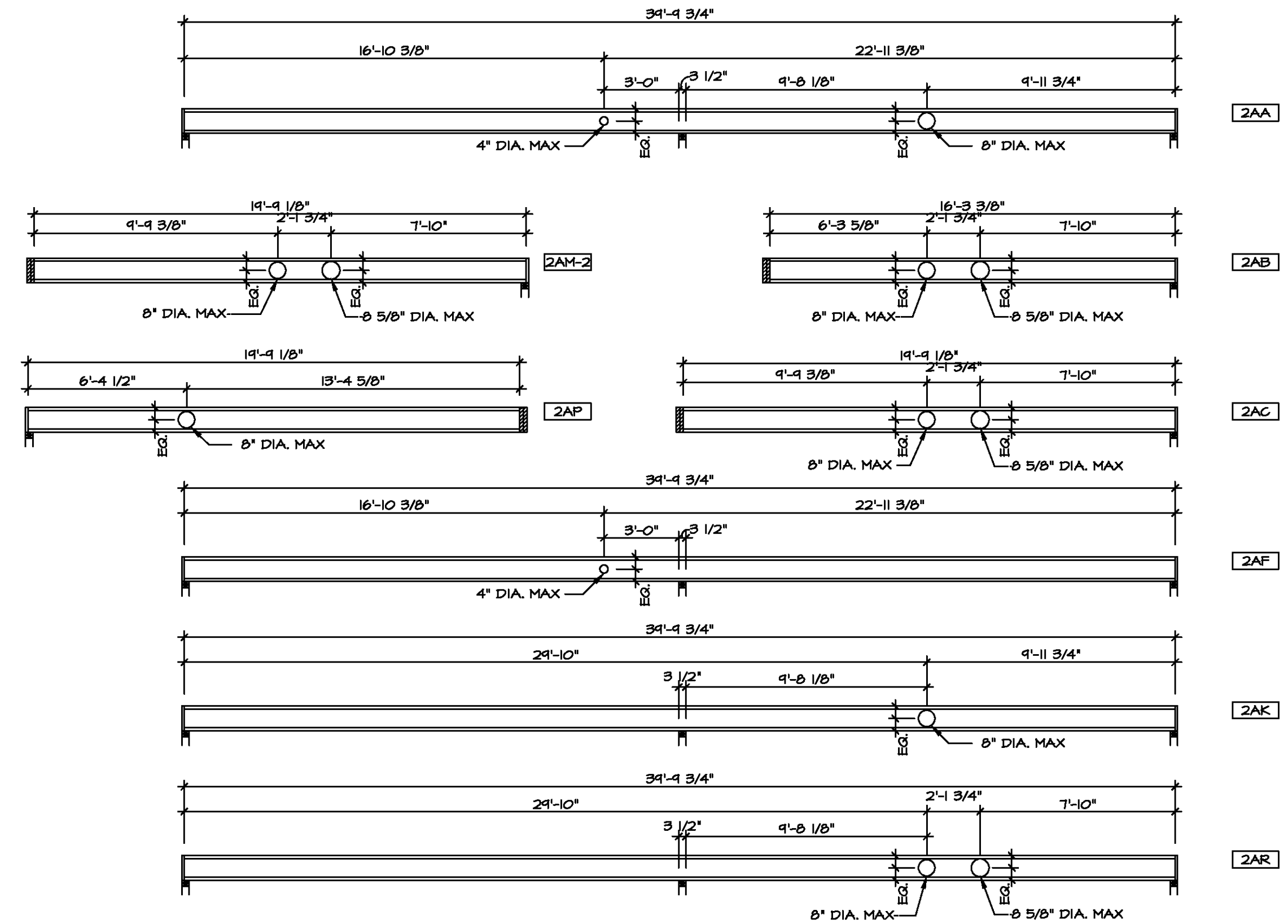
LEGEND

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

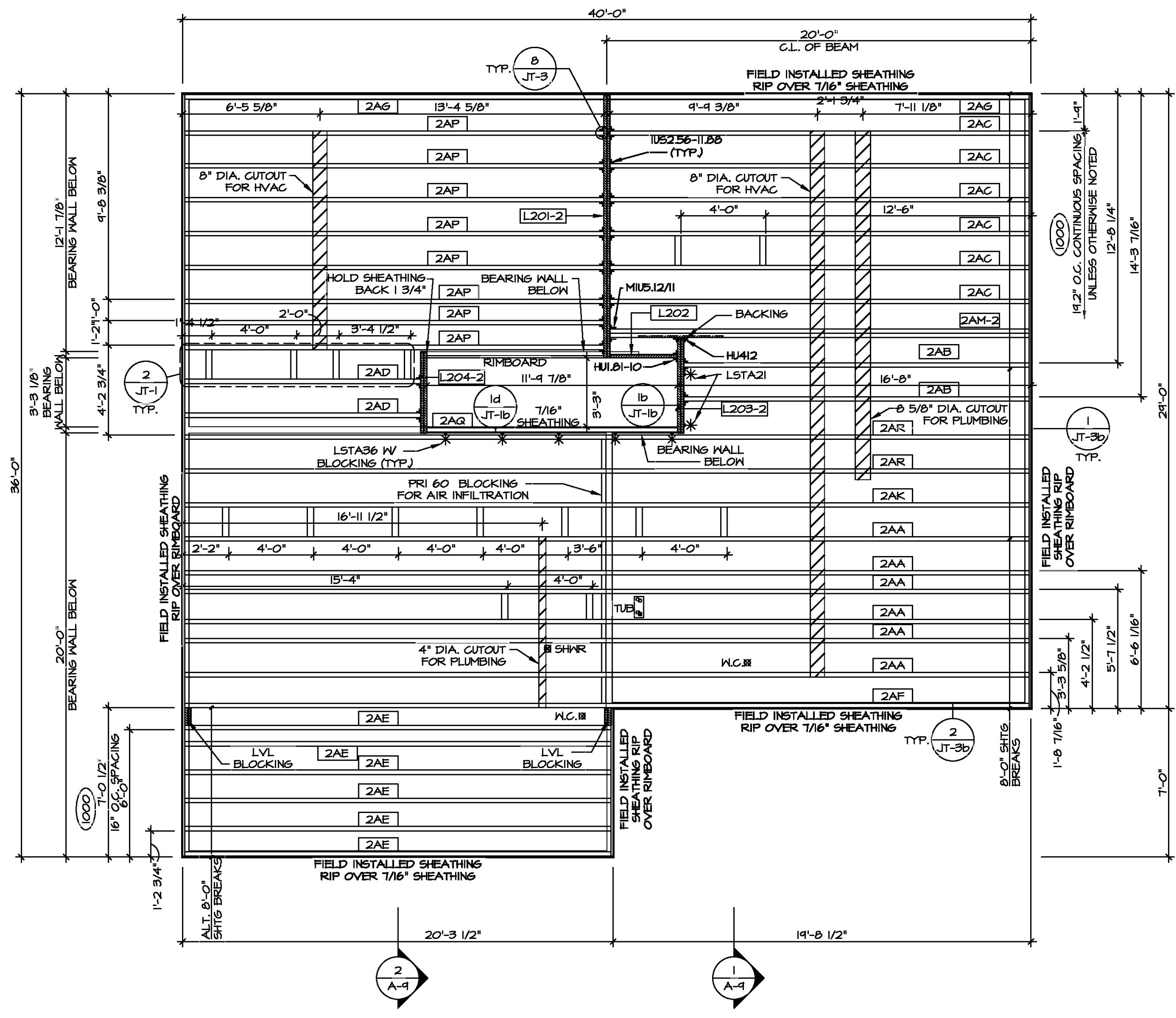
SEE FC DETAILS FOR FRAMING CONNECTORS

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 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 B/JT-3 FOR HANGER DETAIL.
- ALL JOISTS TO BE FR140, FR160 OR FR180. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
 - A. FR140 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
- WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RIMBOARD ABOVE FOUNDATION VENTS AND ACCESS PANELS.
- ALL LVL BLOCKING 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.**
- 1-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
- ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.



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



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

SECOND FLOOR FRAMING LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	FR1 60 - 11-14	34'-4 3/4"	1036	J-0040
2AB	FR1 60 - 11-14	16'-3 3/8"	1034	J-0241
2AC	FR1 60 - 11-14	14'-1 1/8"	1040	J-0242
2AD	FR1 60 - 11-14	11'-1 1/2"	1000	
2AE	FR1 60 - 11-14	20'-1 1/4"	1000	
2AF	FR1 60 - 11-14	34'-4 3/4"	1038	J-0044
2AG	FR1 60 - 11-14	14'-1 1/8"	1000	
2AK	FR1 60 - 11-14	34'-4 3/4"	1037	J-0045
2AM-2	FR1 60 - 11-14 DBL	14'-4 1/8"	1042	J-0247
2AP	FR1 60 - 11-14	14'-4 1/8"	1041	J-0046
2AQ	FR1 60 - 11-14	11'-4 7/8"	1000	
2AR	FR1 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)

- 1A - (2) FLY 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) FLY 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) FLY 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) FLY 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) FLY 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) FLY 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.

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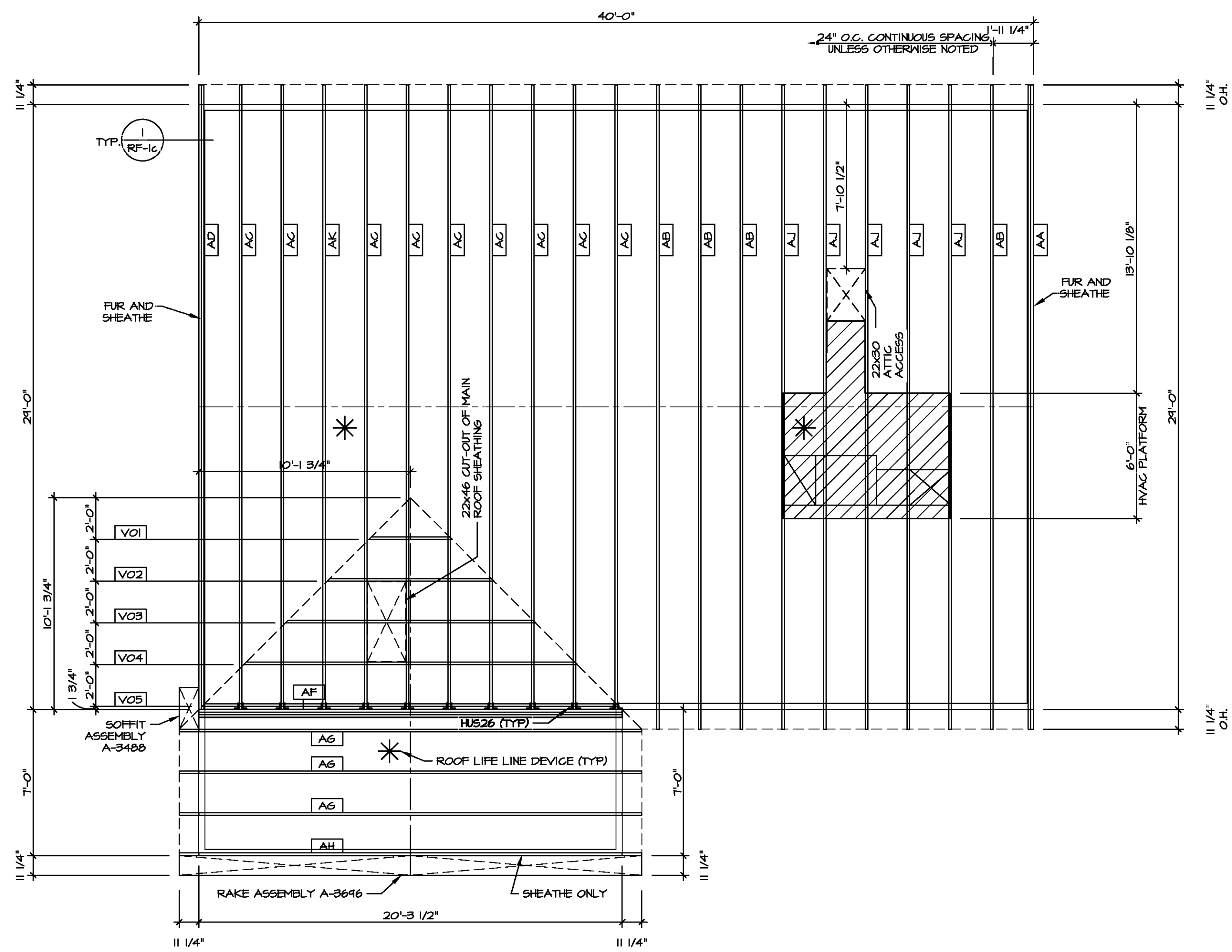
SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION

S-2
SECOND FLOOR JOIST LAYOUT

OPTION DESCRIPTION

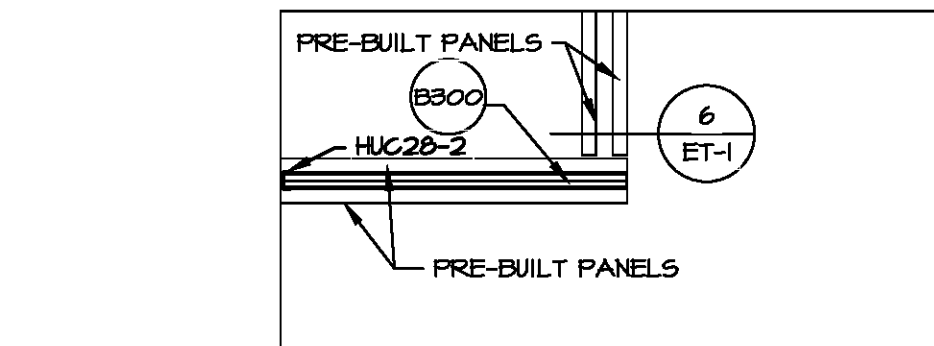
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DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

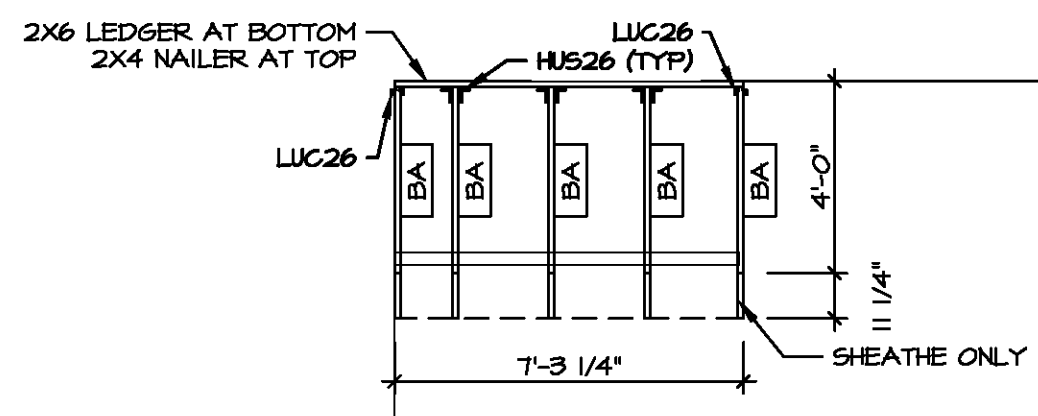


1 ROOF FRAMING
SCALE: 1/4" = 1'-0"

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



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



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
V01	VT	43344	4'-0"	6-6/12	VALLEY
V02	VT	43345	8'-0"	6-6/12	VALLEY
V03	VT	43346	12'-0"	6-6/12	VALLEY
V04	VT	43407	16'-0"	6-6/12	VALLEY
V05	VT	41420	20'-0"	6-6/12	VALLEY

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

ROOF VENTILATION SUMMARY

Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	Ridge Vent (sq in)	Upper box vent (qty)	Lower box vent (qty)	TOTAL (sq in)	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

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

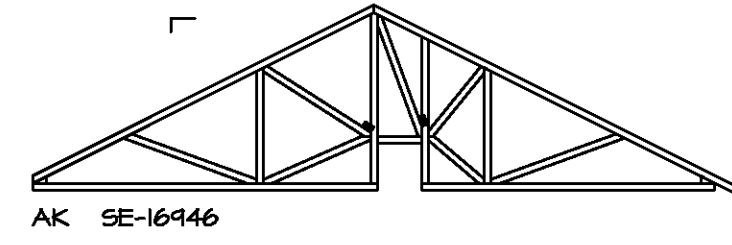
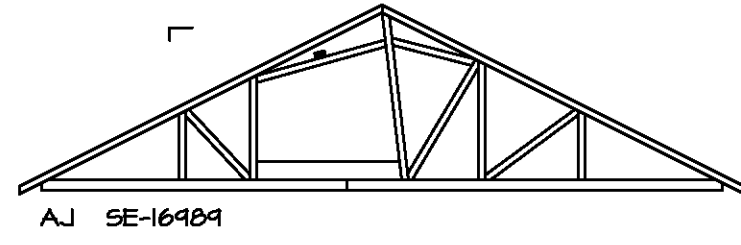
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 COMM-LOT
 STREET ADDRESS
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SET NO. EMM00	VERSION 01
DRAWN BY CEL	DATE:
OPTION	OPTION

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



- 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 T1 BRACE DETAIL 3/RF-1c IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 1X6 LATERAL BRACING.
 - DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (1/RF-1)
 - STUDDED GABLE BRACING DETAIL 1/RF-1c TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
 - PARTIALLY SHEATHED GABLES, SEE 3/RF-1c FOR "L" BRACING WHEN REQUIRED.
 - LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
 - SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

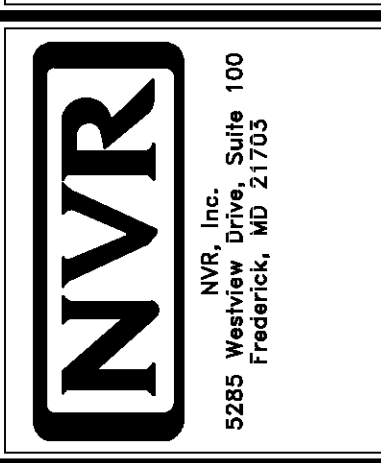
TRUSS BRACING DETAILS

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	DRAWN BY CEL
SHEET NO. S-4	DRAWING TITLE TRUSS BRACING DETAILS	DATE:
	OPTION DESCRIPTION	OPTION
		21

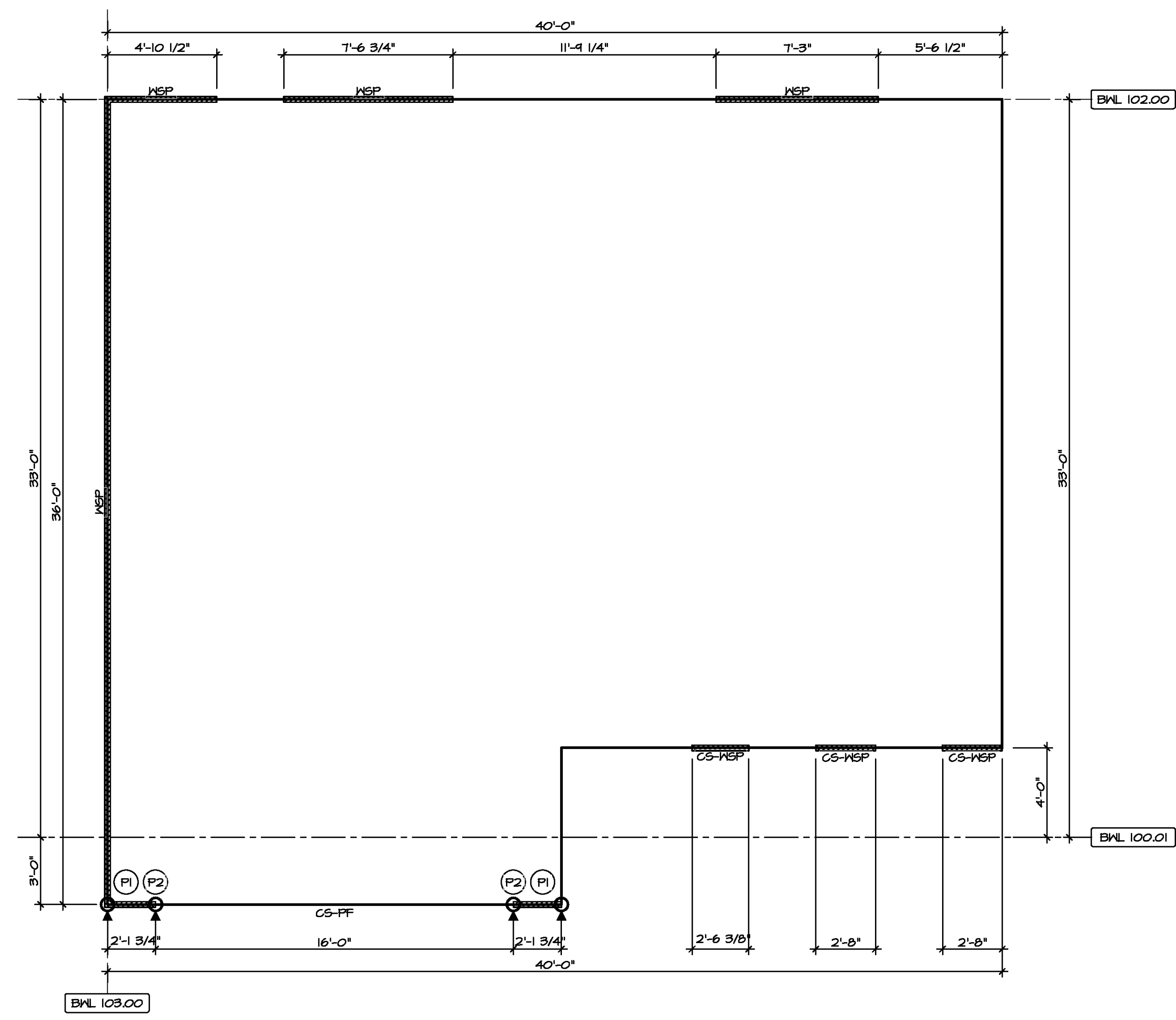
BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.01	14.32'	10.84'	CONTINUOUS (2 SIDES)
130 MPH	BWL 102.00	14.68'	12.31'	MSP (2 SIDES)
130 MPH	BWL 103.00	36.00'	15.33'	MSP (2 SIDES)
130 MPH	BWL 200.01	16.83'	5.15'	CONTINUOUS (2 SIDES)
130 MPH	BWL 201.00	25.53'	7.18'	MSP (2 SIDES)
130 MPH	BWL 202.00	27.13'	6.07'	MSP (2 SIDES)
130 MPH	BWL 203.00	36.00'	7.18'	MSP (2 SIDES)

FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W/METHOD MSP, CS-MSP, 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, 0.08" 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.

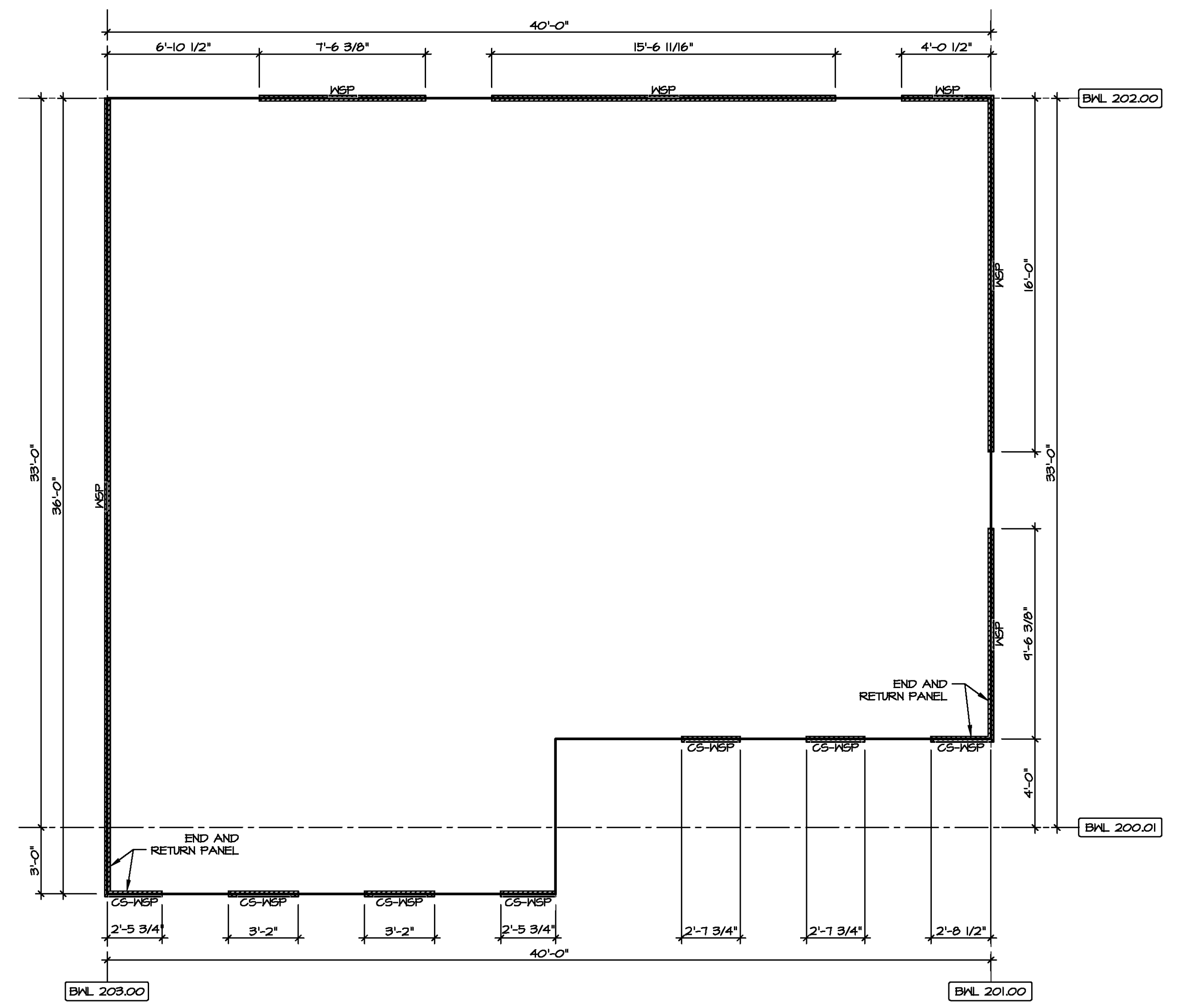
LEGEND	
BWL XXXXX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
	BRACED WALL PANEL
MSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1 SIDED OR (2) SIDED)
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1 SIDED OR (2) SIDED (SEE STANDARD DETAIL G/MB-2)
LIB	LET-IN BRACINGS (SEE STANDARD DETAIL F /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

- NOTES:**
- 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.

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"

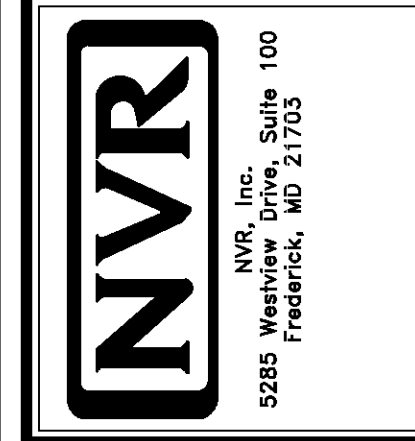


2
5-5
SECOND FLOOR WALL BRACING DETAIL
SCALE: 1/8" = 1'-0"



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

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