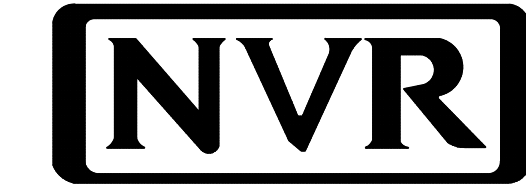


ELM

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



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5285 Westview Drive, Suite 100
Frederick, MD 21703



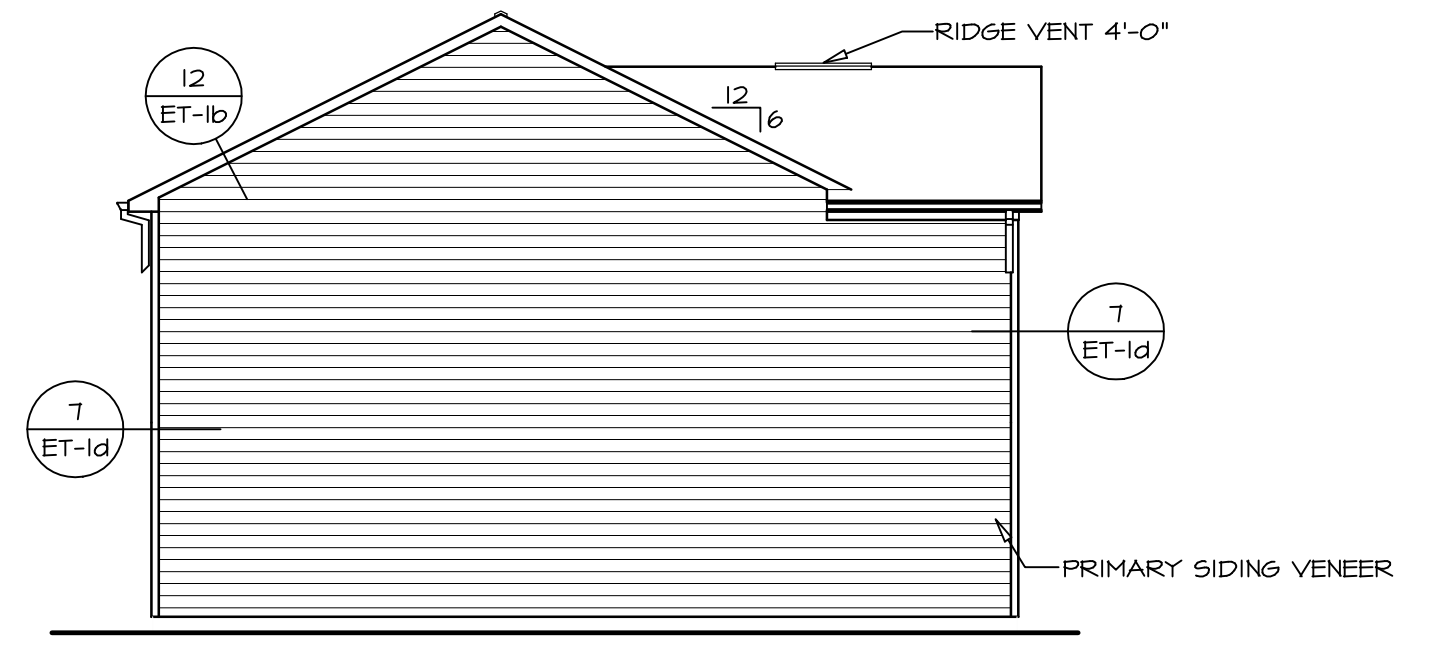
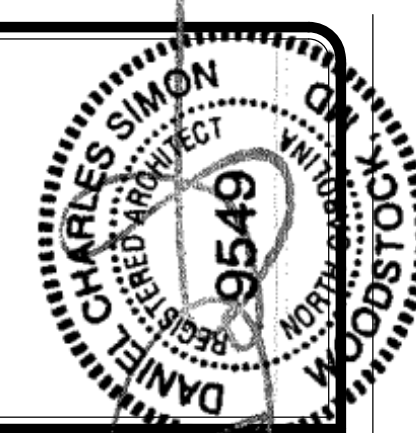
	SLAB FOUNDATION										STANDARD DETAILS	
	STD. DWGS.											
SPEC SHEET	SS-1											AD-1
ROOF VENT AND VOLUME CALCULATIONS	CA-1											DR-1
ELEVATIONS	4											DR-1b
FOUNDATIONS	5											
FOUNDATION HOLD DOWNS	6											ET-1b
PLUMBING	7											ET-1c
FIRST FLOOR PLAN	9											ET-1d
SECOND FLOOR PLAN	10											ET-1g
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)	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

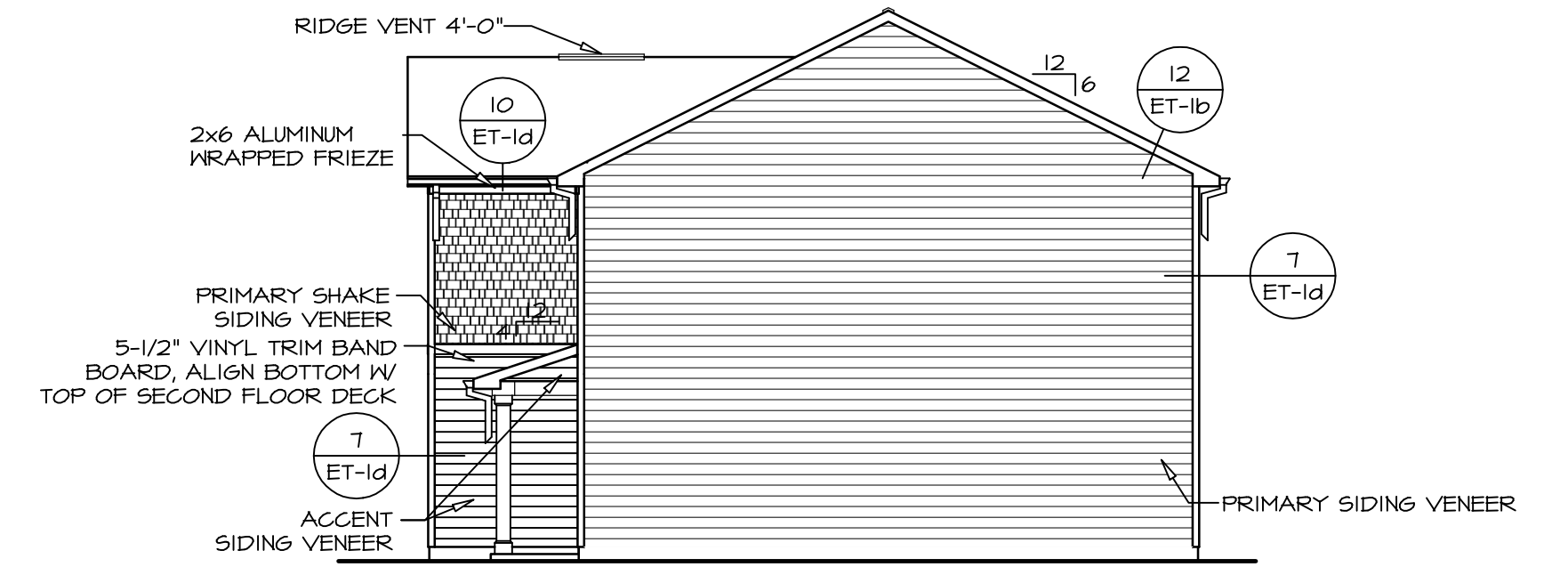
SET - VERSION
EMM00 - 01

CS-1

V:\As-Solid\2-Jobs\ASD\2021 2nd Half-Complete\RH\DETACHED\ELM_EMM00_01\ELK_R_06_0180\CS-1 COVERSHEET.dwg 11/02/21 - 2:38 pm



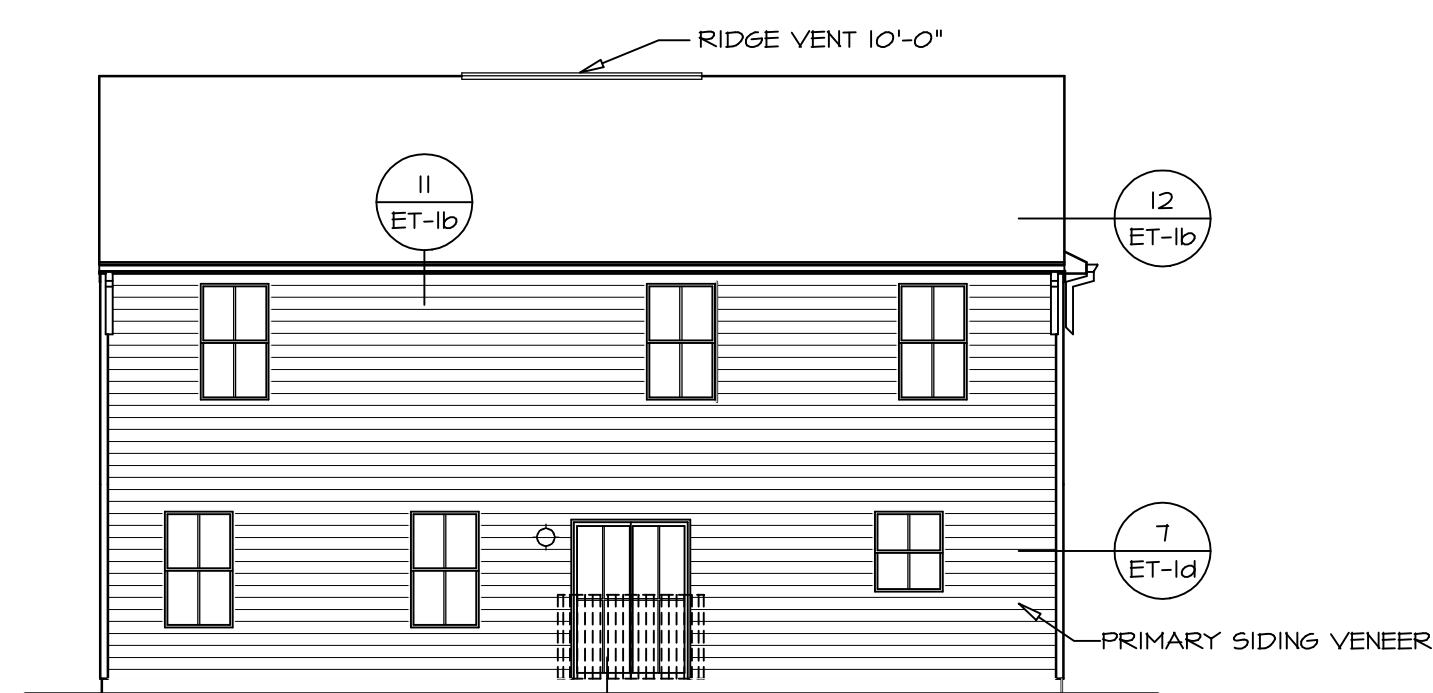
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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"

GARAGE DOOR TRIM
HEAD - 4" VINYL TRIM (7/DR-l)
SIDES - 4" VINYL TRIM (8/DR-l)

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

8" SQUARE COLUMN (A-3768)

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

COMM-LOT

STREET ADDRESS

CITY

STATE

APT. NO.

ZIP



SET NO. EMM00

VERSION 01

DRAWN BY

DATE:

OPTION

FSM

MODEL ELM

DRAWING TITLE

ELEVATIONS

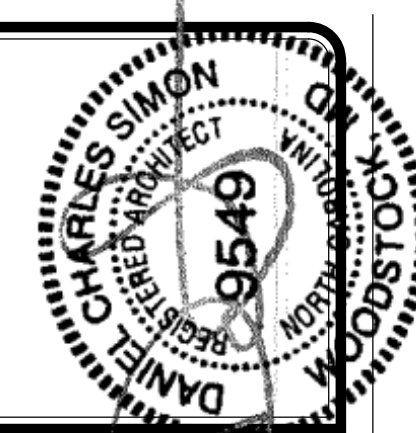
OPTION DESCRIPTION

SLAB MONOLITHIC POUR FOUNDATION

SHEET NO.

A-1

4



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

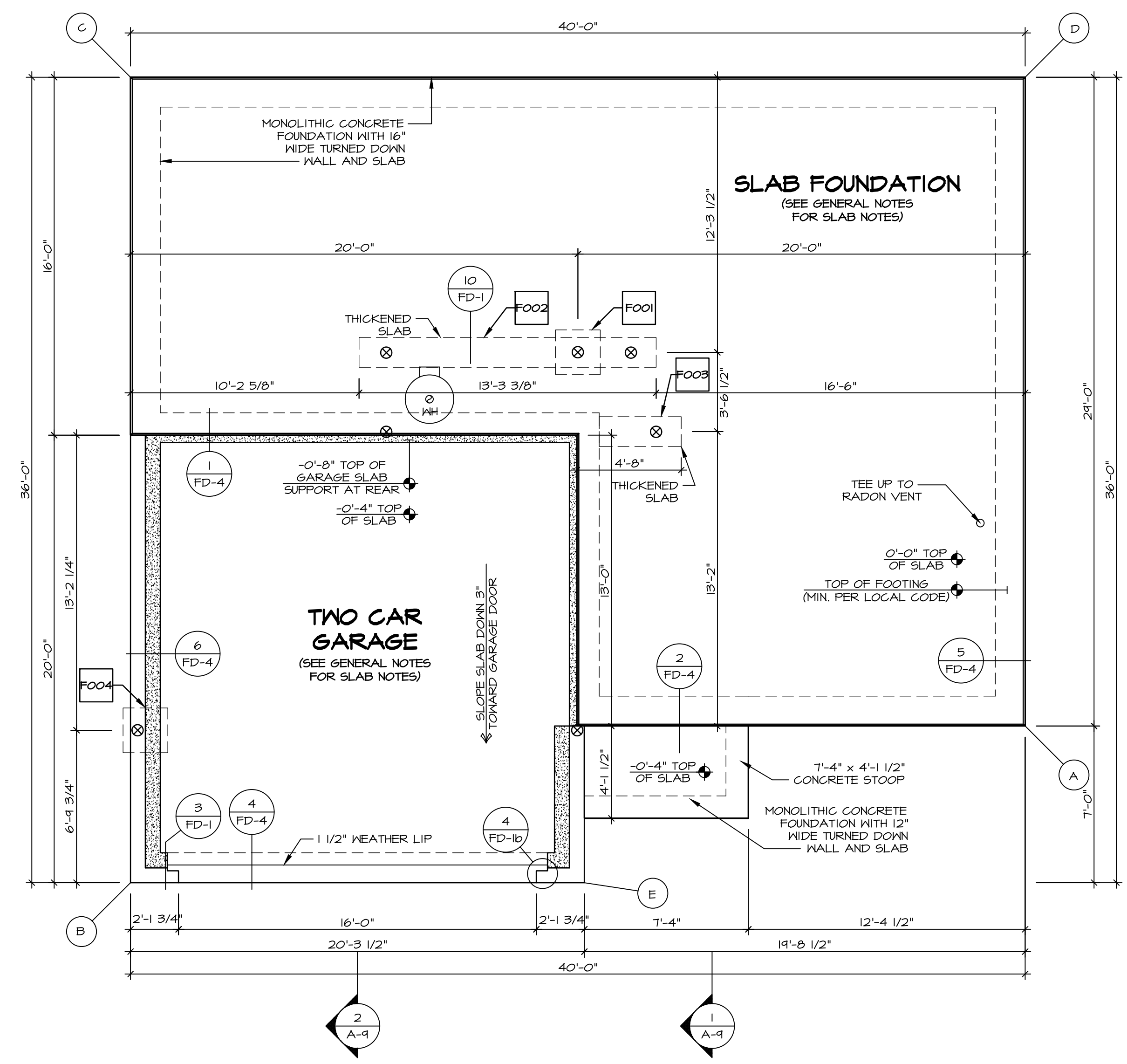
- FOUNDATION NOTES - SLAB**
1. FOUNDATION UNDER HABITABLE SPACE:
 - 1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 2. FOUNDATION UNDER GARAGE:
 - 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
 - 2.2. STRUCTURAL 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. NUM.	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"	102T	

FOUNDATION DIAGONALS

A		B	
A	0"	A	40'-7 9/32"
B	40'-7 9/32"	B	0"
C	44'-4 1/8"	C	36'-0"
D	24'-0"	D	53'-9 25/32"
E	20'-10 3/32"	E	20'-3 1/2"



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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

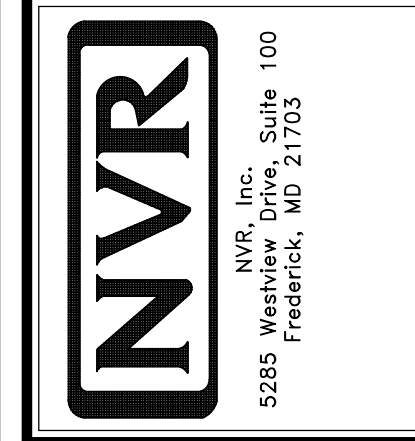
CITY

STATE

APT. NO.

ZIP

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MODEL: ELM

DRAWING TITLE: FOUNDATION PLAN

OPTION DESCRIPTION: SLAB FOUNDATION

SHEET NO.: A-3

5

SET NO.: EMM00

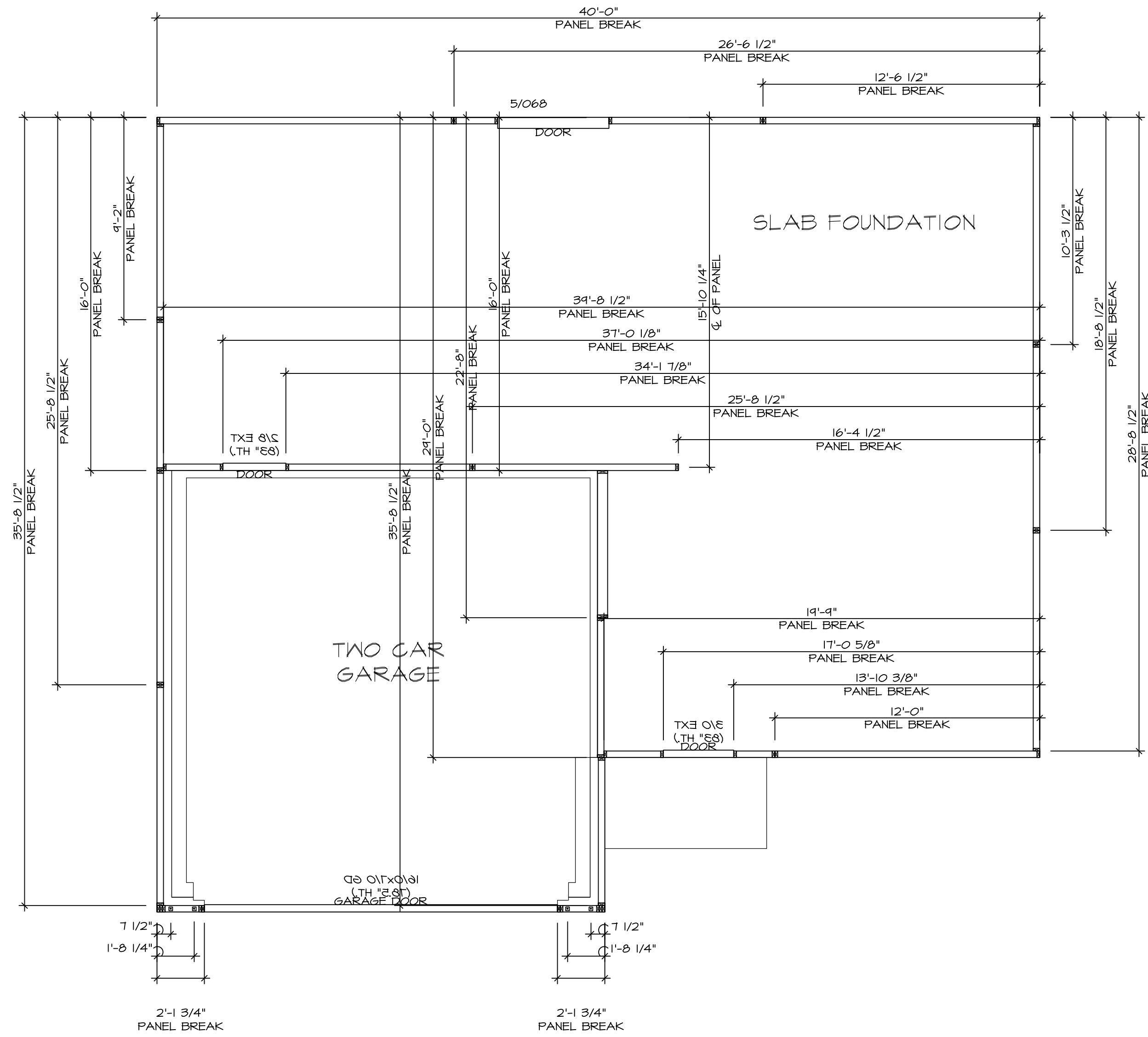
VERSION: 01

DRAWN BY:

DATE:

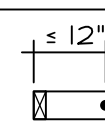

OPTION: FSA


FILE: R:\Jobs\ASD\2021 2nd Half\Complete\RVH\DETACHED\ELM_EMM00_01\ELK_R_06_0180_5_A-3_FDN_LS_(FSD).dwg 1/17/21 2:38 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 (2/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) 2. STRAP: a. ON FOUNDATION USE (STDH14) b. ON FLOOR SYSTEM USE (STDH14RJ) 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



MODEL ELM

SHEET NO. **A-4**

DRAWING TITLE: FOUNDATION HOLD DOWN DETAILS

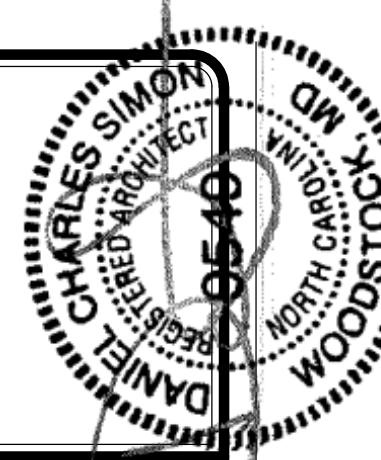
OPTION DESCRIPTION: 6

SET NO. EMM00	VERSION 01	DRAWN BY: DLR	DATE: 6/12/19	OPTION
DIV-COMM-LOT-UNIT				
COMM-LOT				
STREET ADDRESS				
CITY				
STATE				
APT. NO.				
ZIP				

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C:\NVR\Solves\PLH_06_0180\Sheets\Lot_Specific\6 A-4 FDNHD_LS.dwg 11/01/21 - 10:57 am



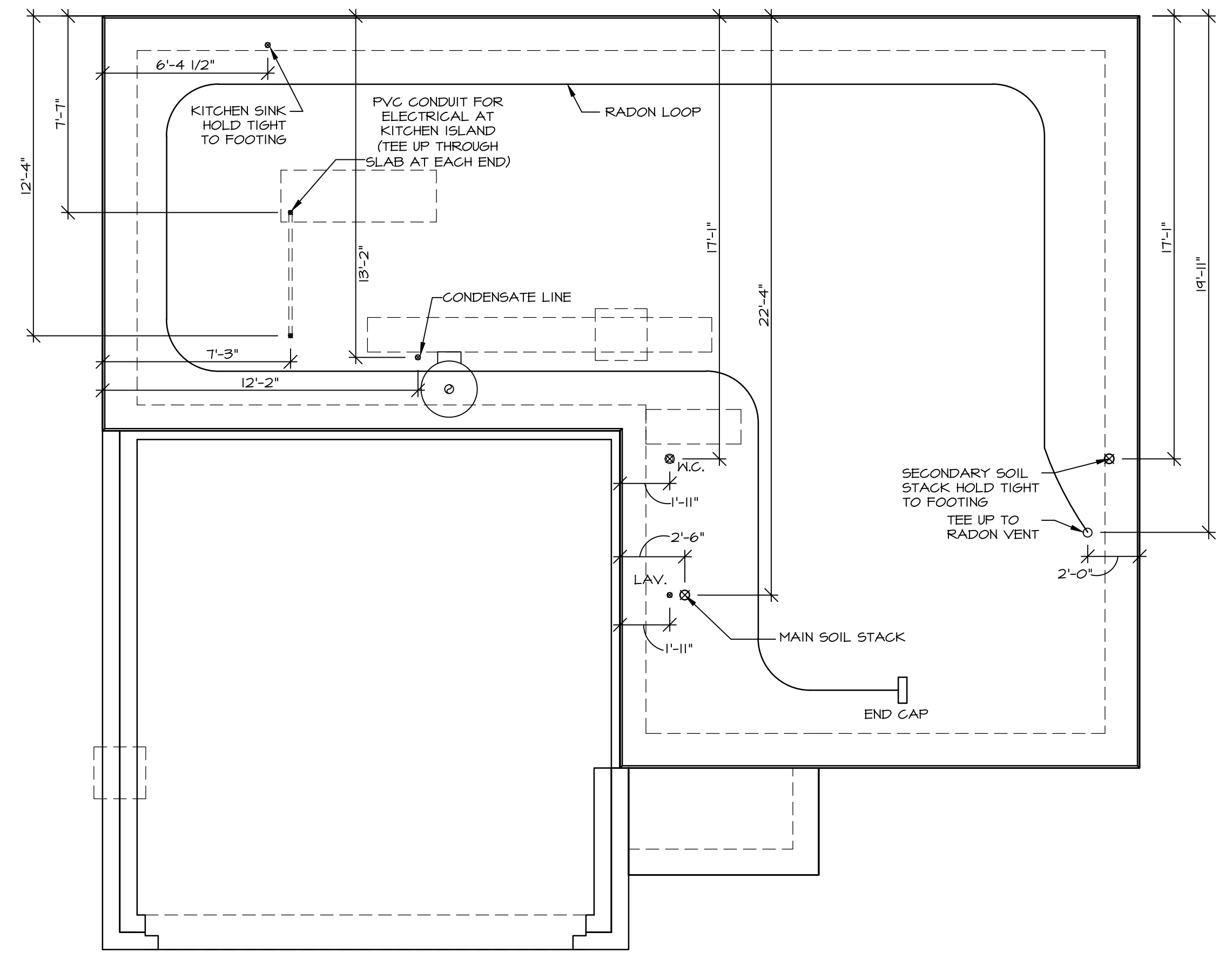
NOTE
 RADON REMEDIATION
 RADON LOOP:

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

STACK REQUIREMENTS:

- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER 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.

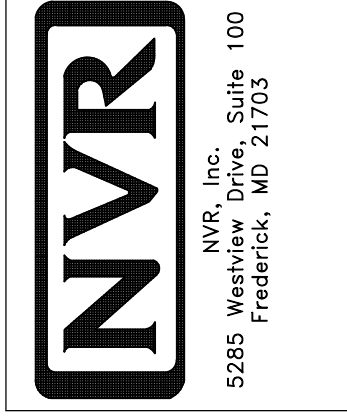
INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION



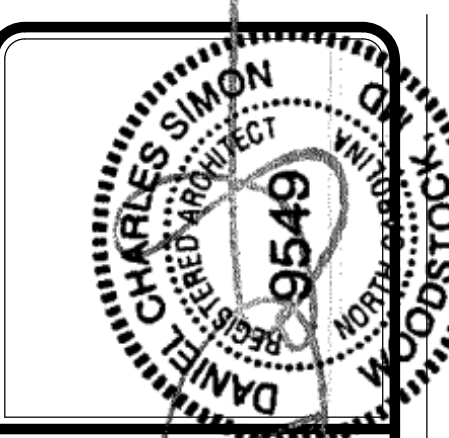
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

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

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MODEL ELM	SET NO. EMM00	VERSION 01
DRAWING TITLE PLUMBING PLAN	DRAWN BY	DATE
OPTION DESCRIPTION	OPTION	
SHEET NO. A-5	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

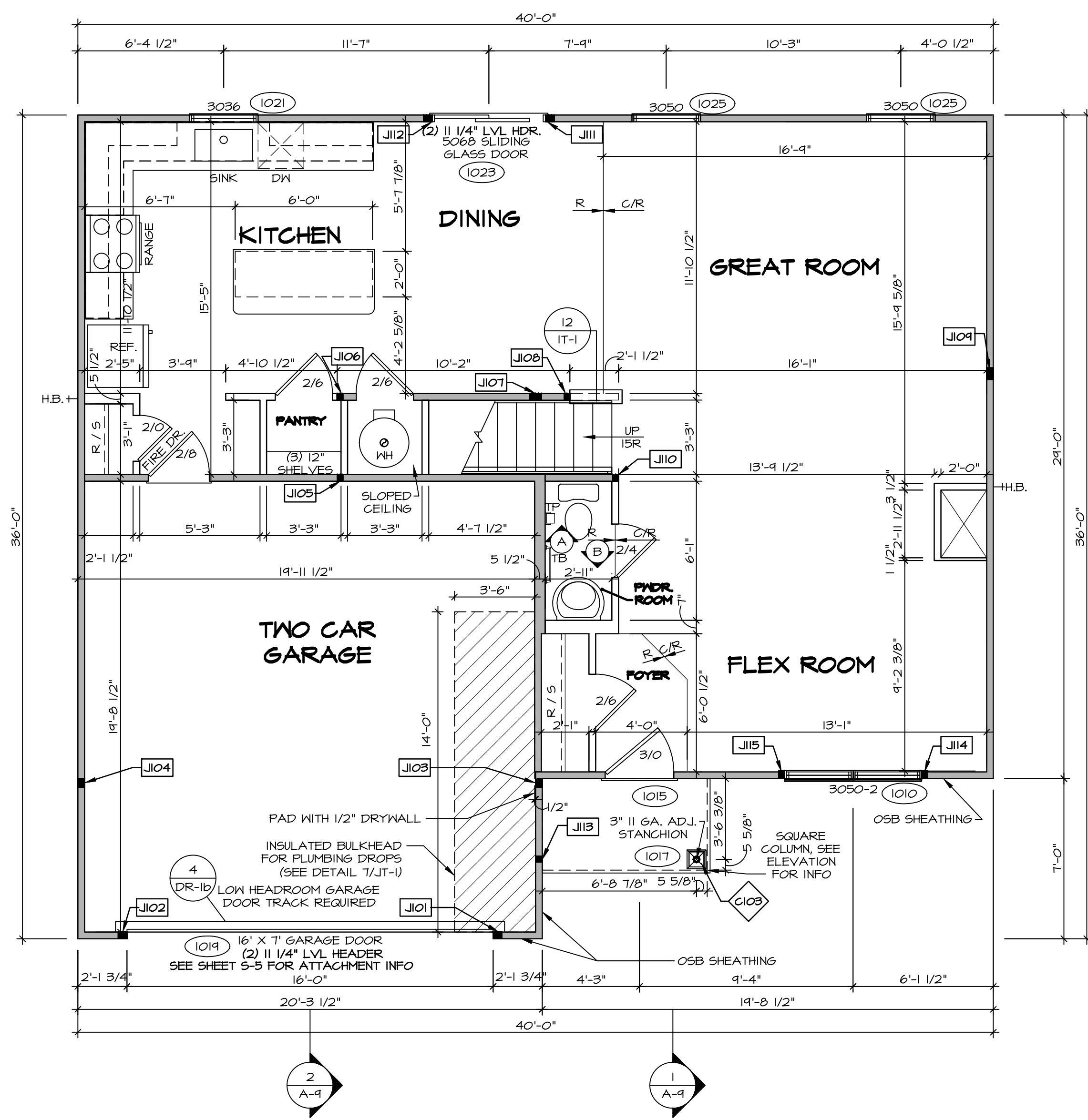
SEE FC DETAILS FOR FRAMING CONNECTORS

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

- 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 SPF STUD GRADE	1011
J102	JACK - (3) 2X4 SPF STUD GRADE	1011
J103	JACK - (3) 2X4 SPH	2004
J104	JACK - (3) 2X4 SPH	2004
J105	JACK - (2) 2X4 SPF STUD GRADE	1004
J106	JACK - (2) 2X4 SPF STUD GRADE	1004
J107	JACK - (4) 2X4 SPF STUD GRADE	1002
J108	JACK - (2) 2X4 SPF STUD GRADE	1028
J109	JACK - (4) 2X4 SPF STUD GRADE	1008
J110	JACK - (2) 2X4 SPF STUD GRADE	1006
J111	JACK - (3) 2X4 SPF STUD GRADE	1023
J112	JACK - (3) 2X4 SPF STUD GRADE	1023
J113	JACK - (2) 2X4 SPF STUD GRADE	1011
J114	JACK - (2) 2X4 SPF STUD GRADE	1010
J115	JACK - (2) 2X4 SPF STUD GRADE	1010

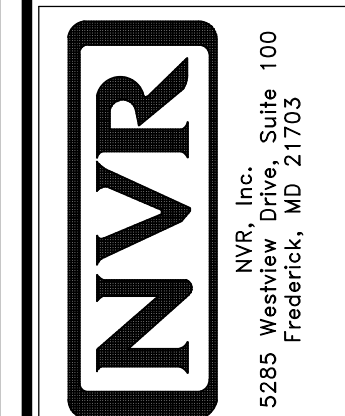
STEEL COLUMN SCHEDULE

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

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

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

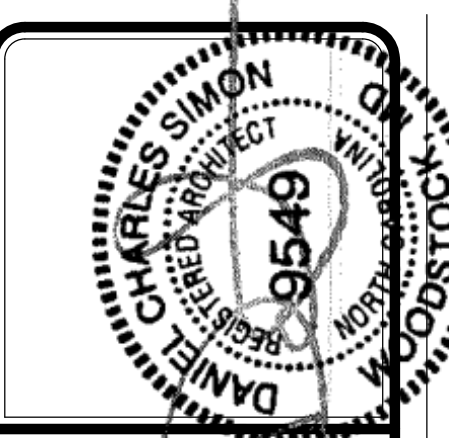
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MODEL: ELM
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: 9

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

SHEET NO. A-7
9



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
- L LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

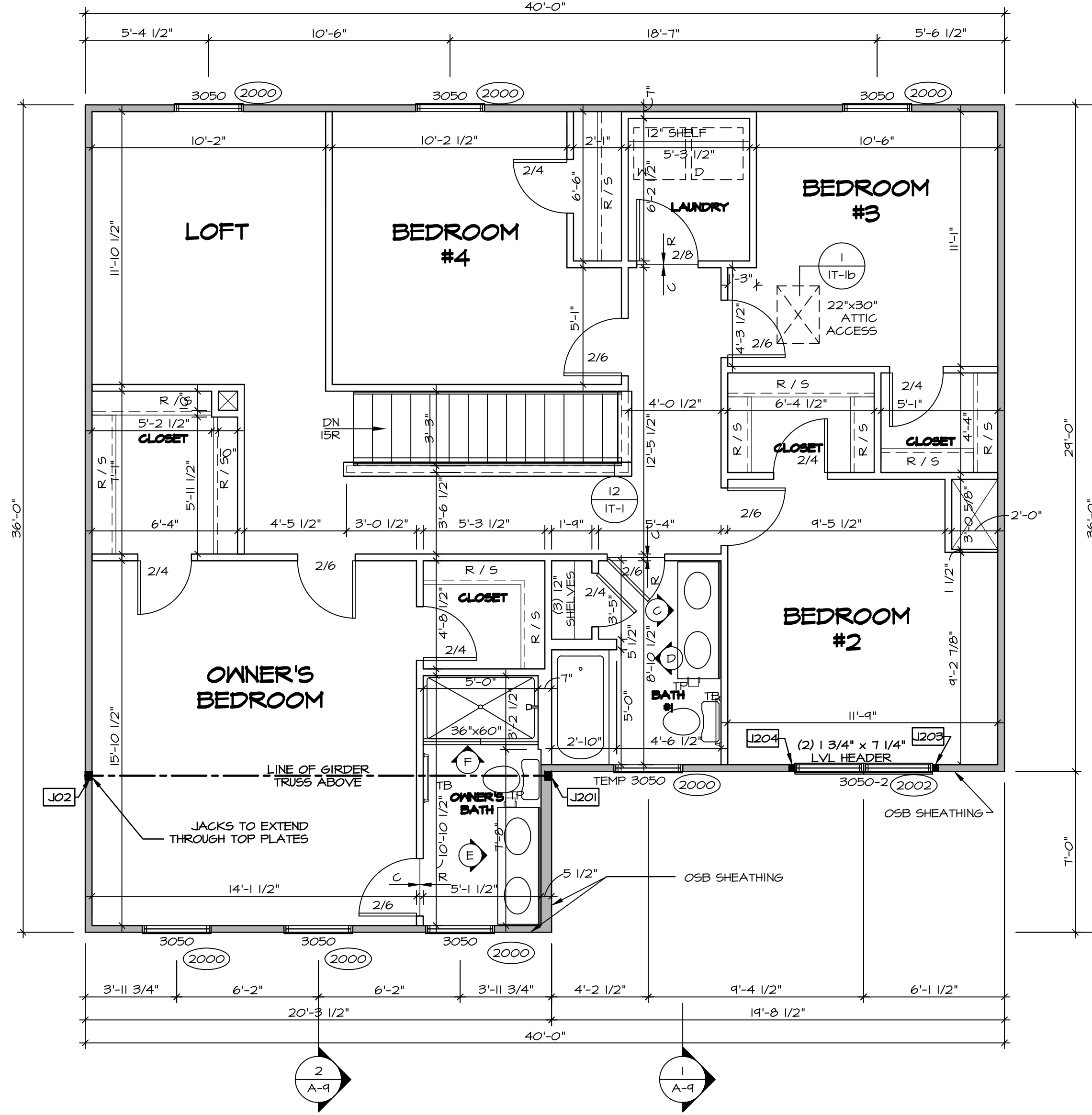
- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE 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 SP#1	2004
J202	JACK - (3) 2X4 SP#1	2004
J203	JACK - (2) 2X4 SP# STUD GRADE	2002
J204	JACK - (2) 2X4 SP# STUD GRADE	2002



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

DIV-COMM-LOT-UNIT

COMM-LOT

STREET ADDRESS

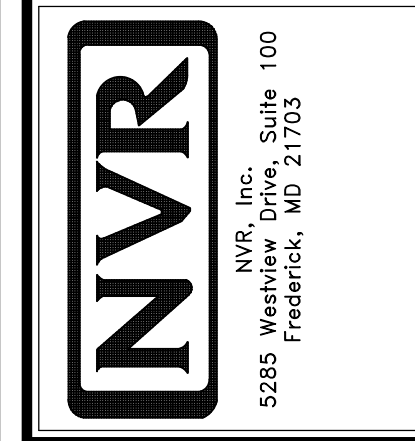
CITY

STATE

APT. NO.

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SHEET NO. **A-8**

MODEL **ELM**

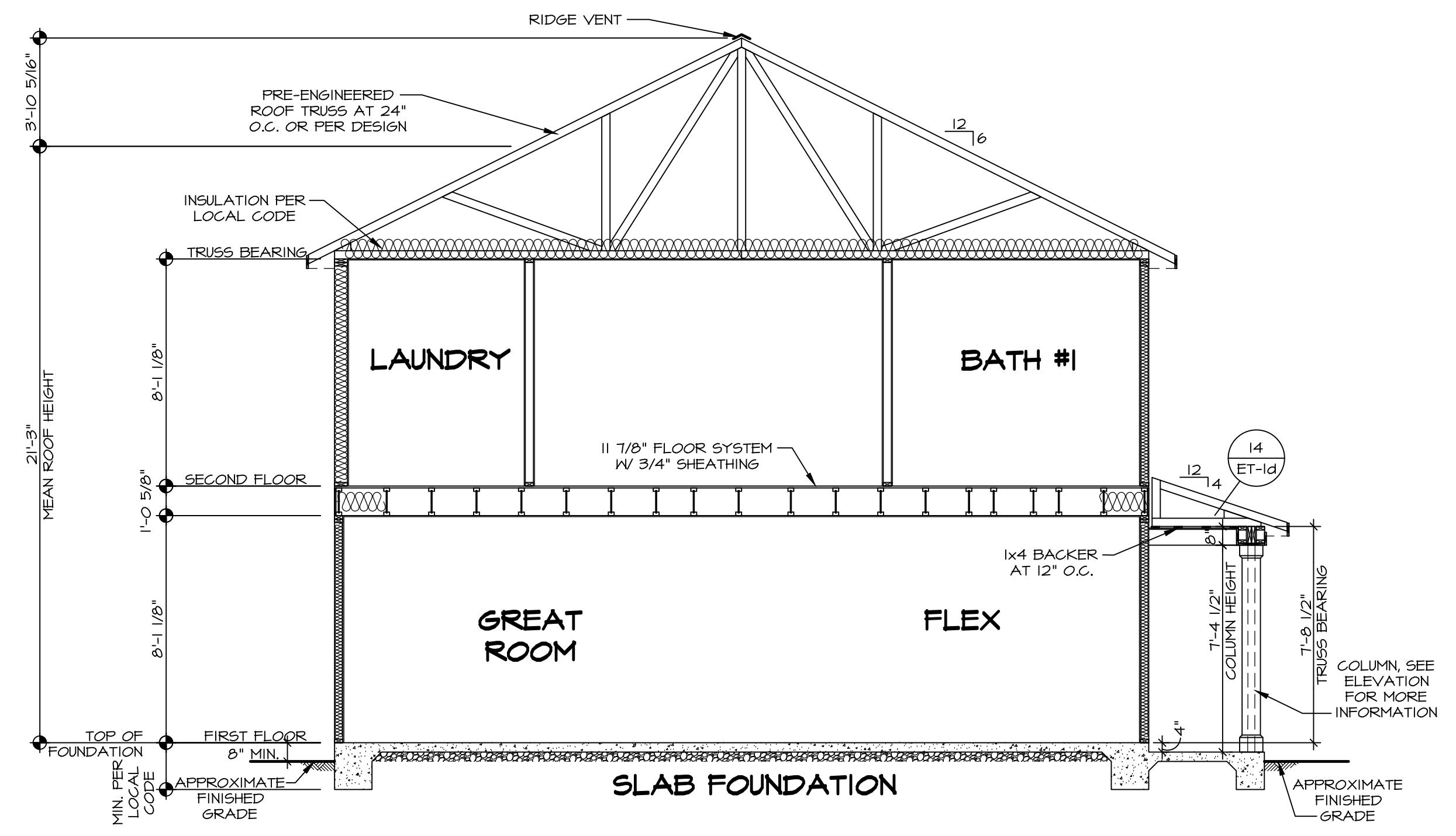
DRAWING TITLE **SECOND FLOOR PLAN**

OPTION DESCRIPTION

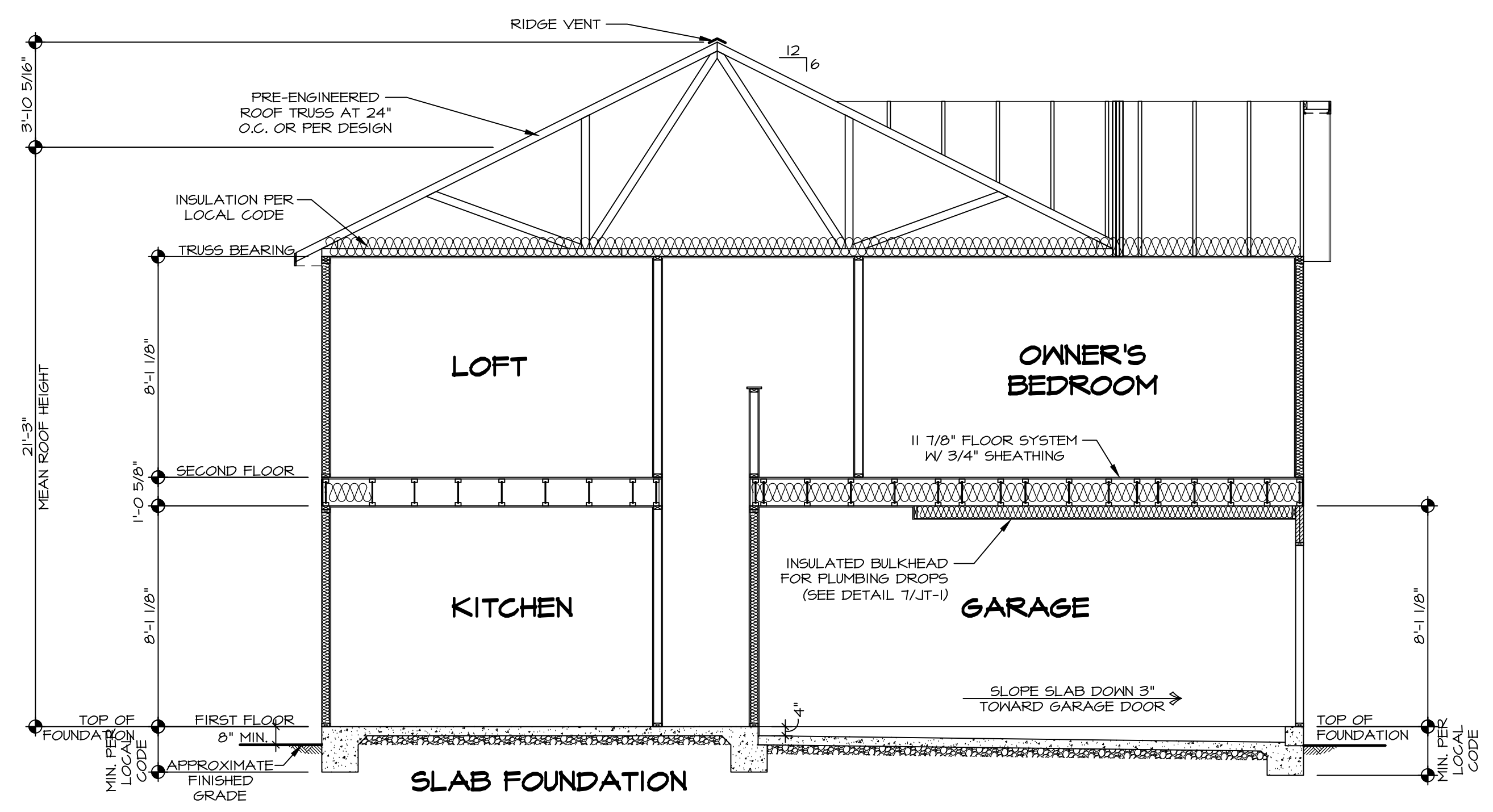
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OPTION

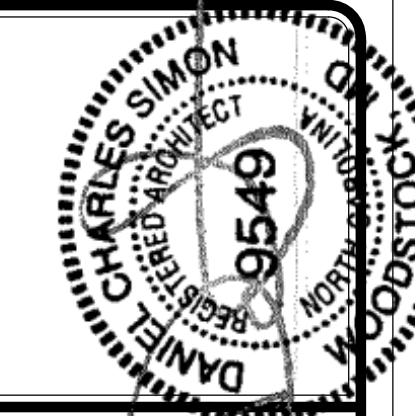
10



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

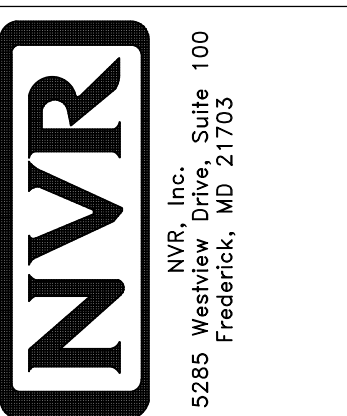


2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

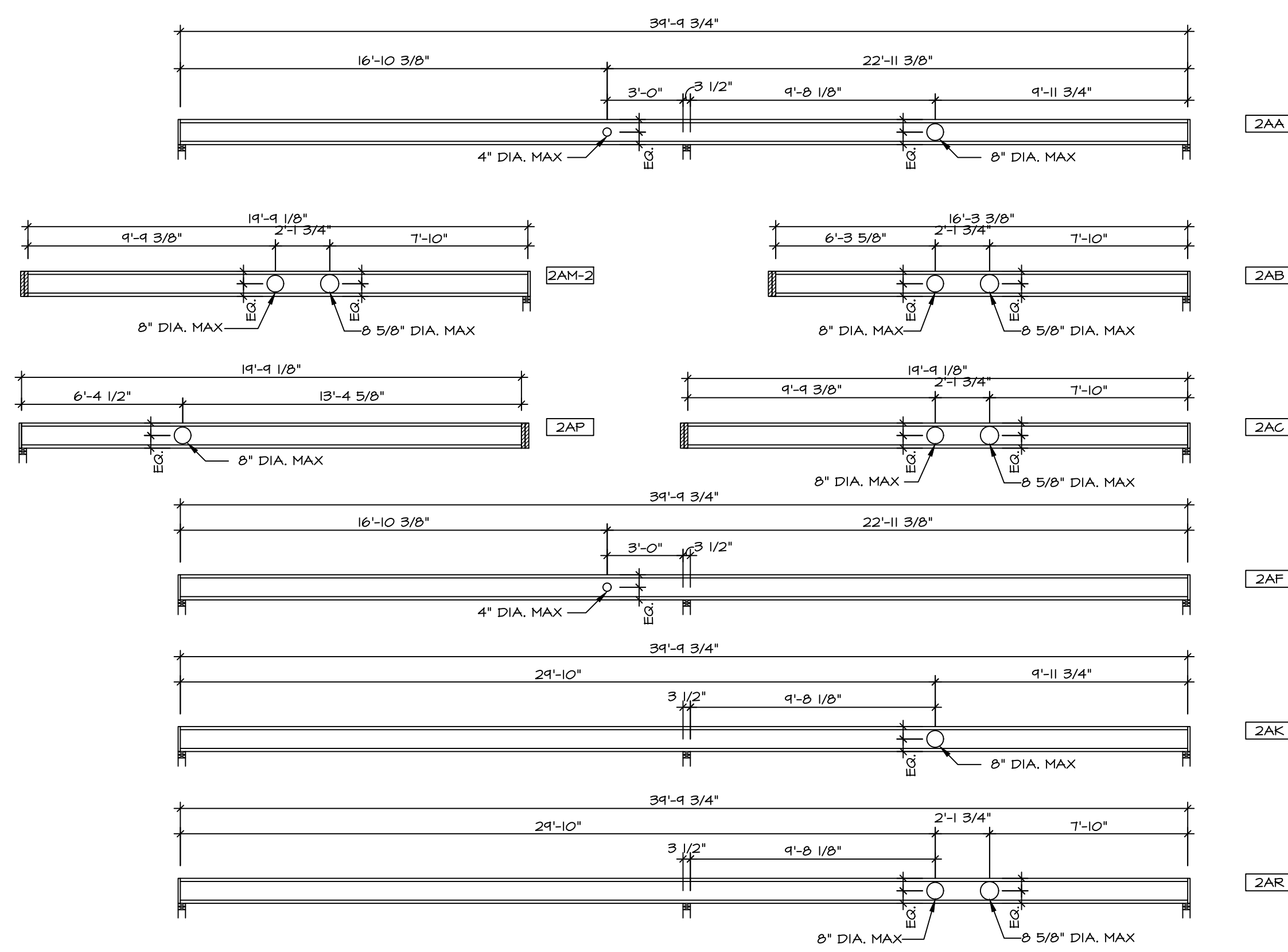


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 COMM-LOT
 STREET ADDRESS
 CITY STATE ZIP
 APT. NO.

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



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

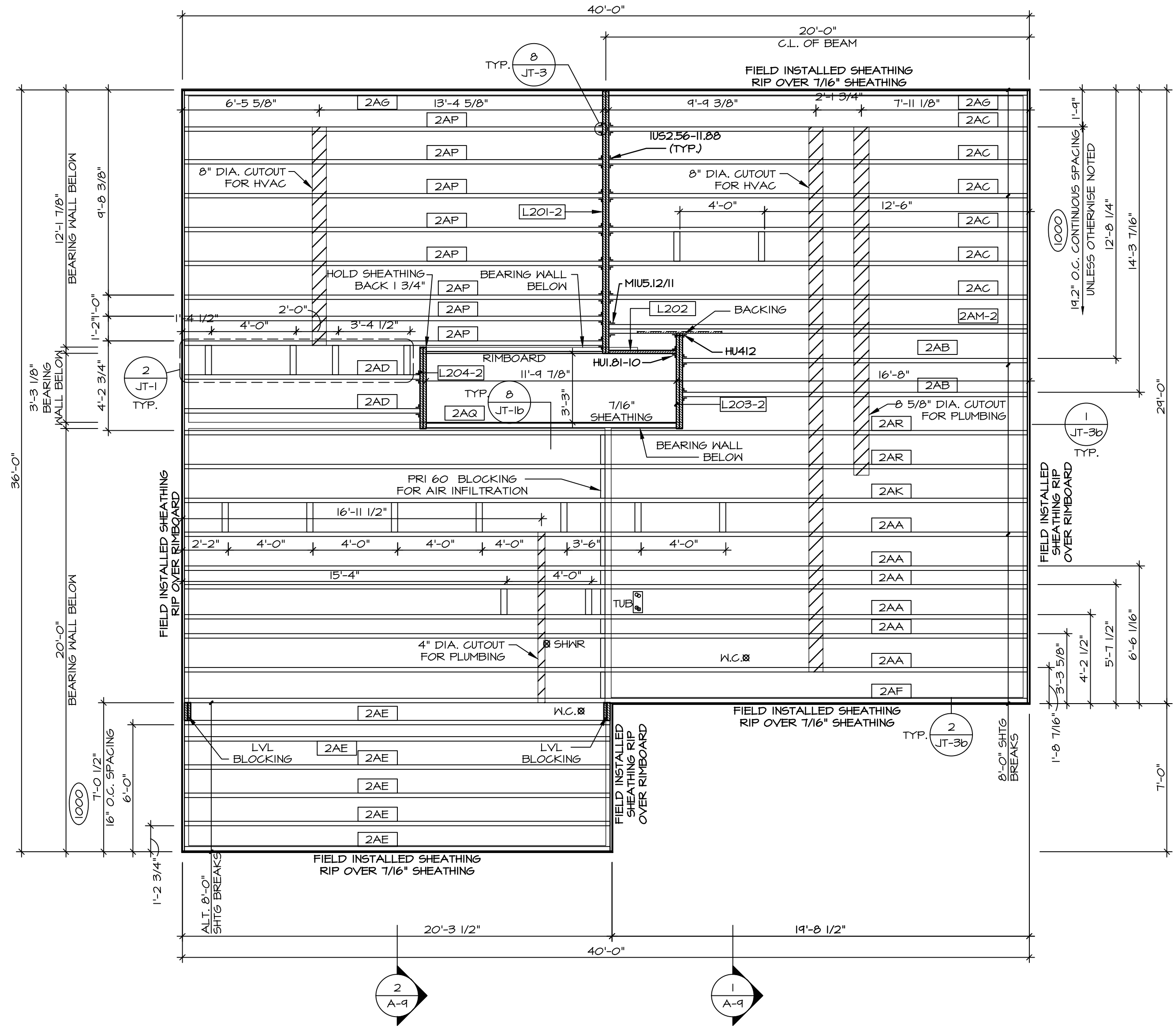
LEGEND

- ▬ 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
- L LVL
- (X) ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

1-JOIST FLOOR SYSTEM

- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
- JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
- ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
- REFER TO STANDARD DETAIL T/JT-3 FOR HOLE CUTTING GUIDELINES.
- PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
- REFER TO DETAIL T/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.
- 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.



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

SECOND FLOOR FRAMING LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	PRI 60 - 11-14	34'-4 3/4"	1036	J-0040
2AB	PRI 60 - 11-14	16'-3 3/8"	1034	J-0241
2AC	PRI 60 - 11-14	19'-4 1/8"	1040	J-0242
2AD	PRI 60 - 11-14	11'-1 1/2"	1000	
2AE	PRI 60 - 11-14	20'-4 1/4"	1000	
2AF	PRI 60 - 11-14	34'-4 3/4"	1038	J-0044
2AG	PRI 60 - 11-14	19'-4 1/8"	1000	
2AK	PRI 60 - 11-14	34'-4 3/4"	1031	J-0045
2AM-2	PRI 60 - 11-14 DBL	19'-4 1/8"	1042	J-0247
2AP	PRI 60 - 11-14	19'-4 1/8"	1041	J-0046
2AQ	PRI 60 - 11-14	11'-4 7/8"	1000	
2AR	PRI 60 - 11-14	34'-4 3/4"	1046	J-0243

SECOND FLOOR LVL LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L200-2	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 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.
- 2 PLY 14" TO AND 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.
- 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.
- 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.
- 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 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 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

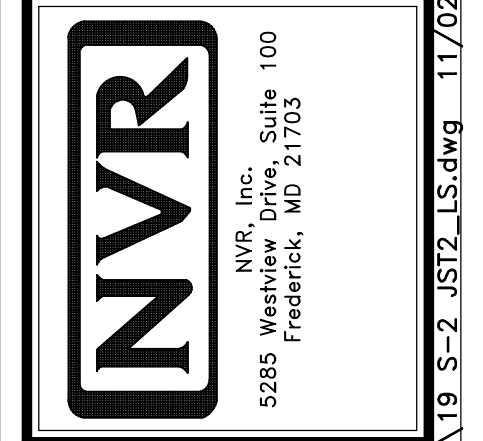
CITY

STATE

APT. NO.

ZIP

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SET NO. EMM00

VERSION 01

DRAWING TITLE: SECOND FLOOR JOIST LAYOUT

MODEL ELM

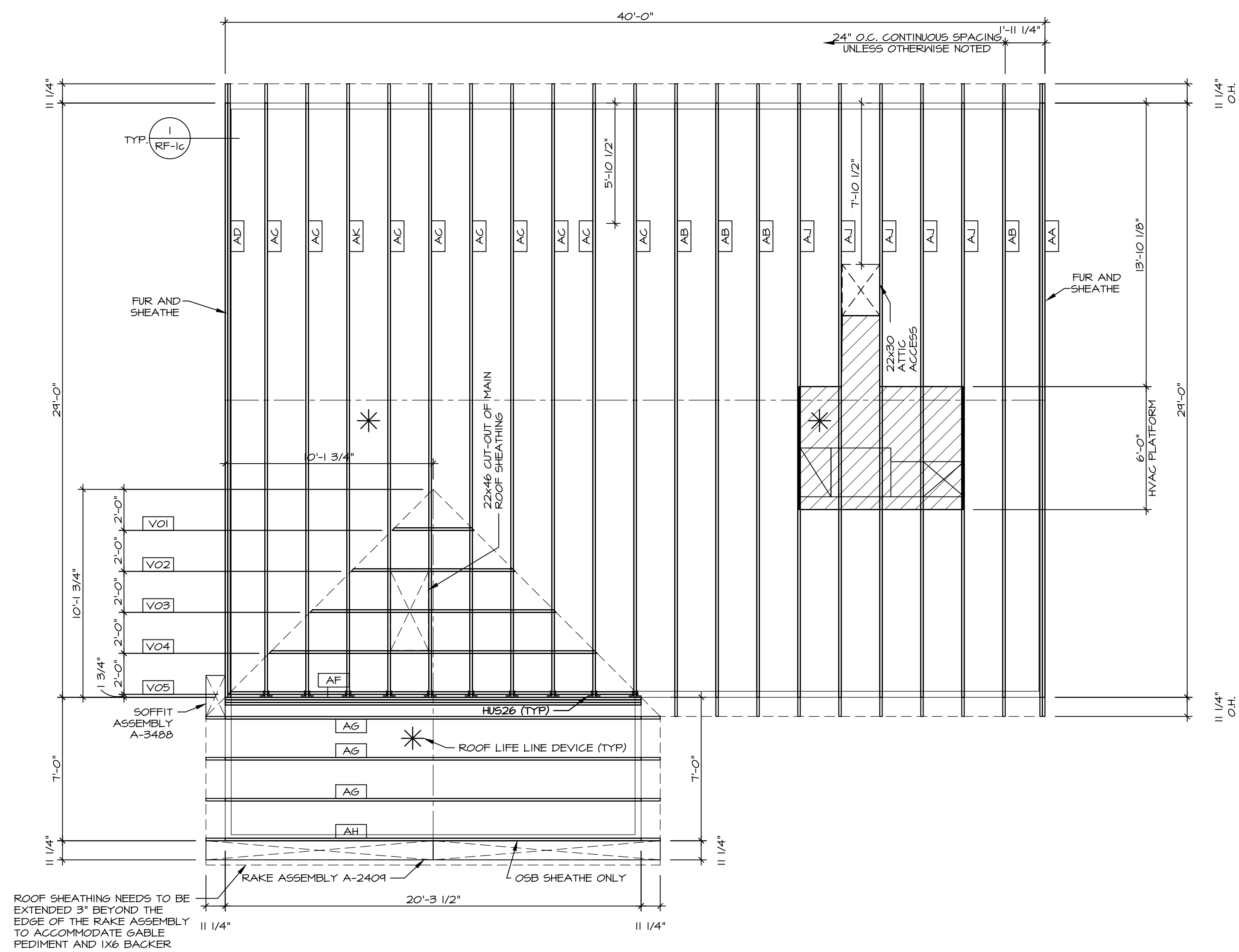
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OPTION DESCRIPTION

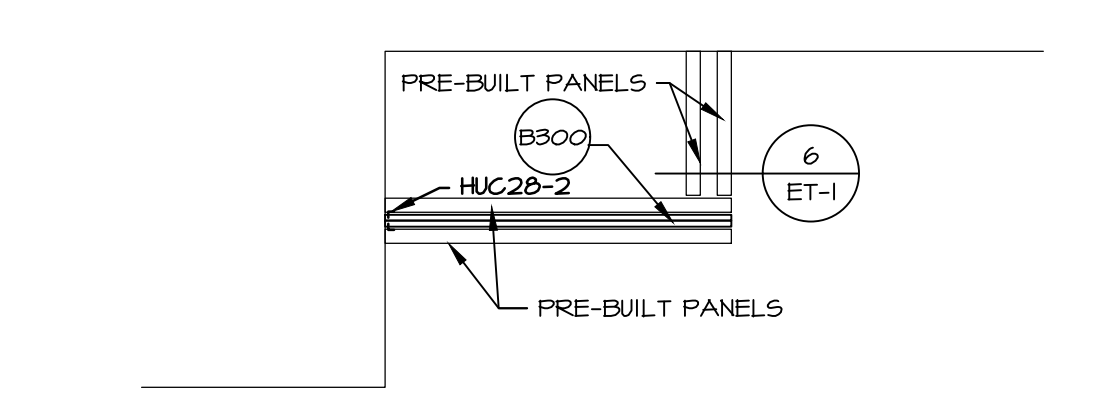
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OPTION

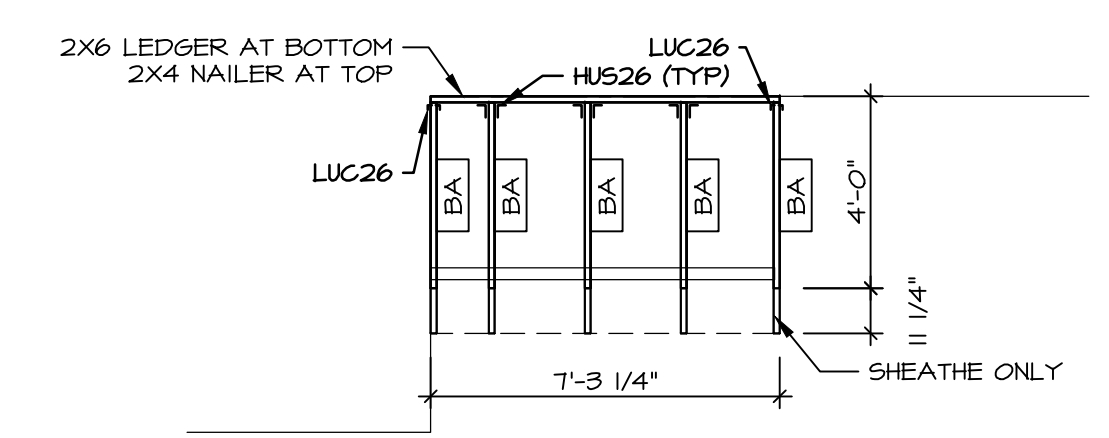
19



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
VO1	VT	43344	4'-0"	6-6/12	VALLEY
VO2	VT	43345	8'-0"	6-6/12	VALLEY
VO3	VT	43346	12'-0"	6-6/12	VALLEY
VO4	VT	43347	16'-0"	6-6/12	VALLEY
VO5	VT	41420	20'-0"	6-6/12	VALLEY

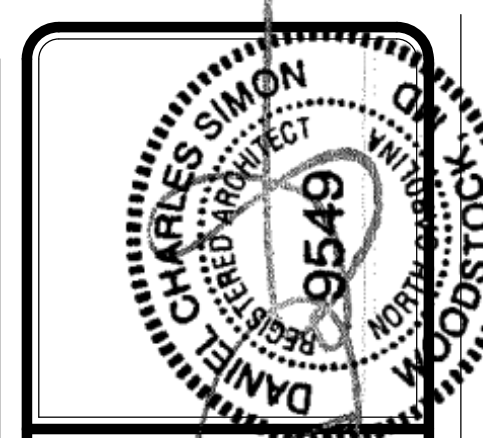
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B300	BEAM BUILT 2X8 - 2 PLY RFF	7'-2 1/2"	1017	

- 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

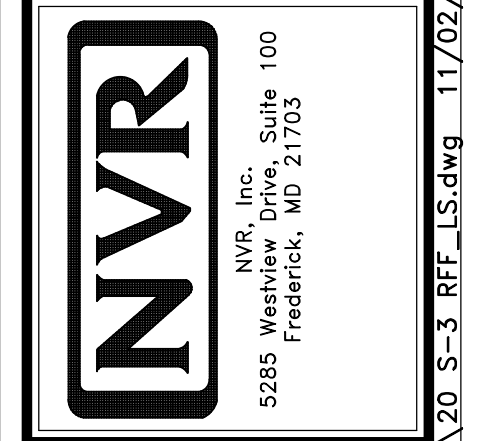
	BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



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CITY
STATE
ZIP

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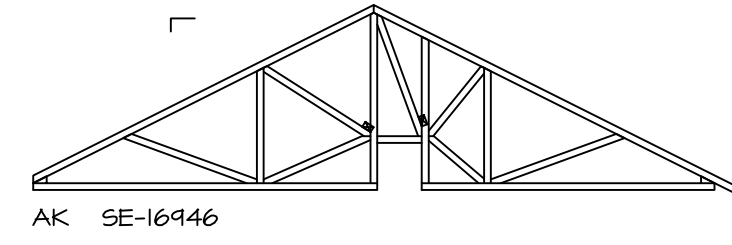
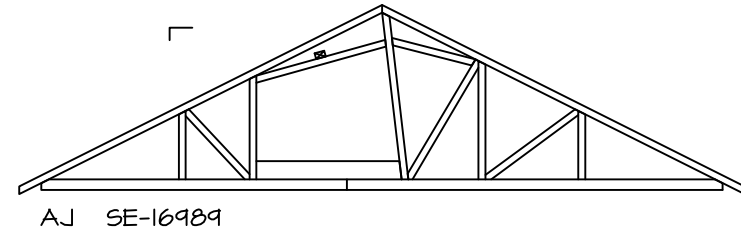


SET NO. EMM00
VERSION 01
DRAWN BY CEL
DATE:
OPTION

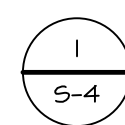
MODEL ELM
DRAWING TITLE
ROOF FRAMING

SHEET NO. S-3
OPTION DESCRIPTION 20

11/02/21 - 2:38 PM



- TRUSS BRACING NOTES**
- IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
 - 1X6 SPPF#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'-0" IN HEIGHT OR GREATER.
 - PARTIALLY SHEATHED GABLES, SEE 5/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.



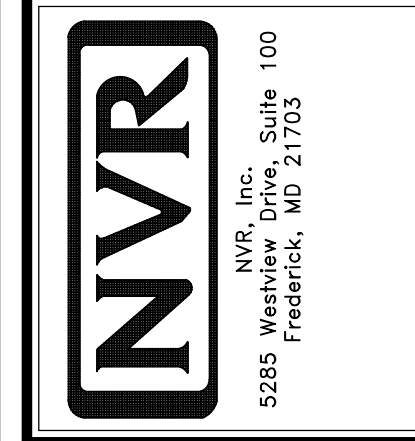
TRUSS BRACING DETAILS

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



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

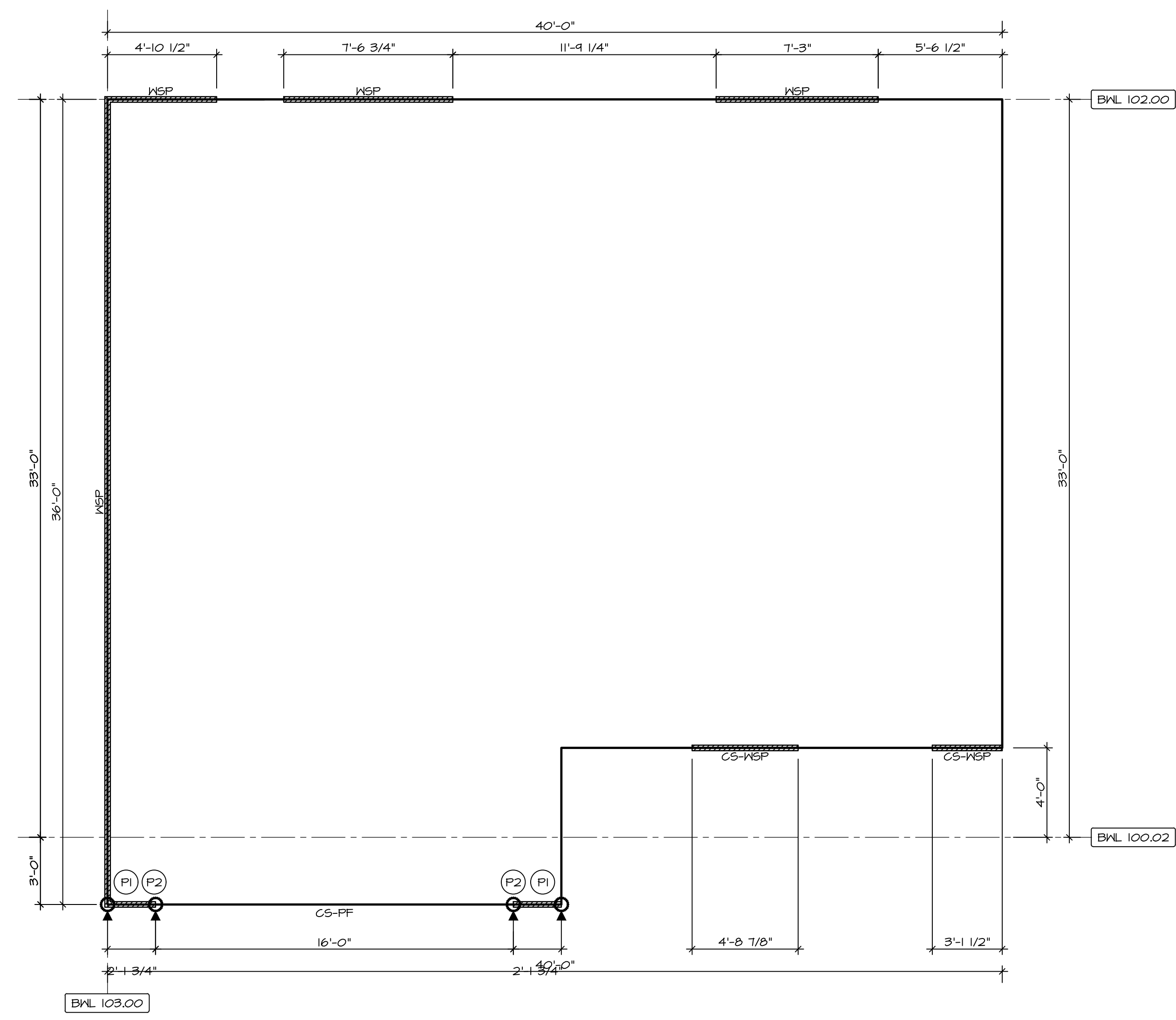
BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
130 MPH	BWL 100.02	14.31'	10.84'	CONTINUOUS (2 SIDES)
130 MPH	BWL 102.00	14.68'	12.51'	WSP (2 SIDES)
130 MPH	BWL 103.00	36.00'	15.33'	WSP (2 SIDES)
130 MPH	BWL 200.02	14.31'	3.45'	CONTINUOUS (2 SIDES)
130 MPH	BWL 201.00	25.53'	7.18'	WSP (2 SIDES)
130 MPH	BWL 202.00	27.13'	6.07'	WSP (2 SIDES)
130 MPH	BWL 203.00	36.00'	7.18'	WSP (2 SIDES)

FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
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 (W/ METHOD WSP, CS-WSP, CS-G)	3" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (W/ METHOD GB-1, GB-2)	1-1/4" LONG, 1/4" HEAD, 0.88" 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.

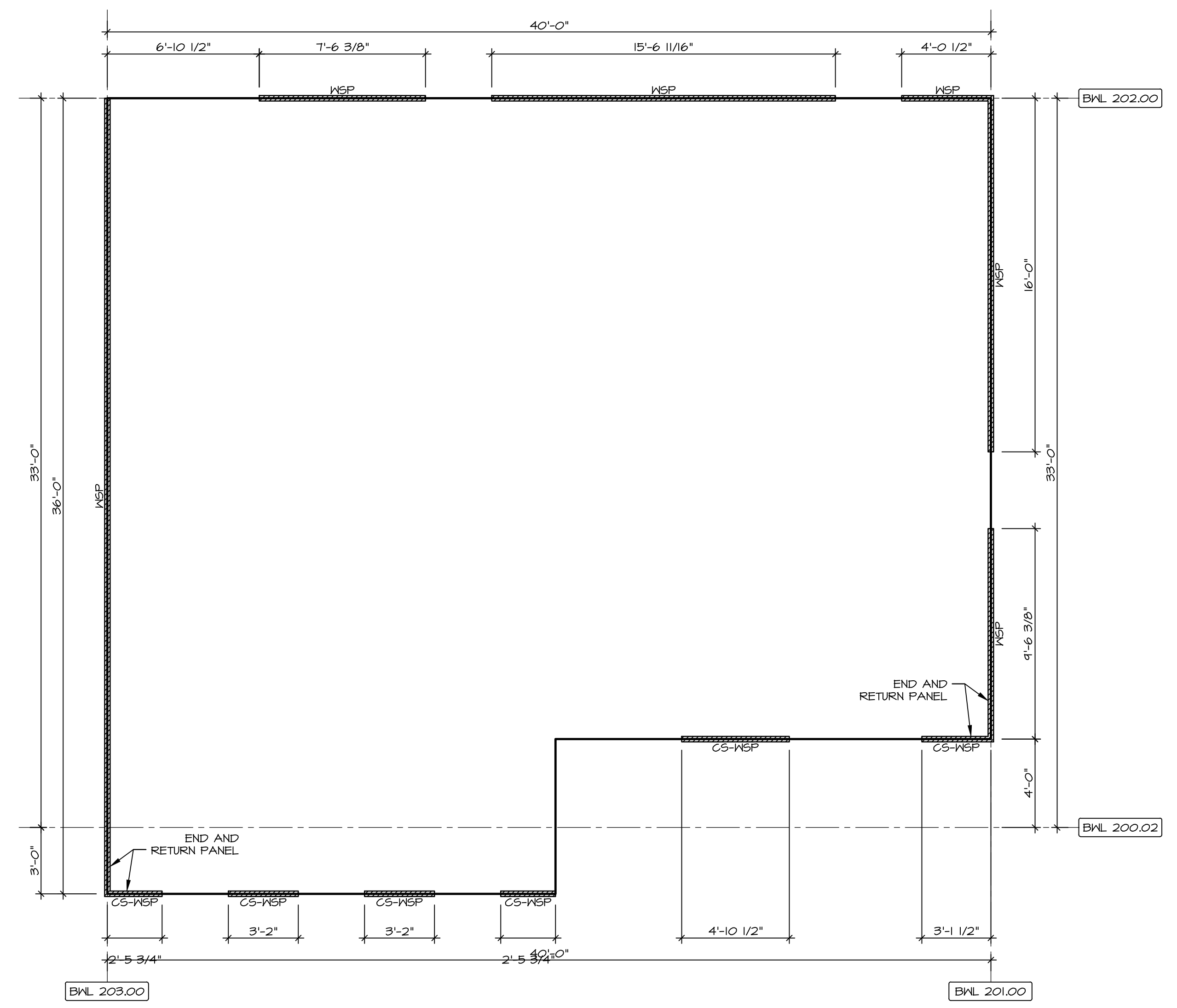
LEGEND	
BWL XXX.XX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
	BRACED WALL PANEL
WSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1 SIDED OR (2) SIDED)
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1 SIDED OR (2) SIDED (SEE STANDARD DETAIL G/NB-2)
LIB	LET-IN BRACINGS (SEE STANDARD DETAIL F / NB-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 / NB-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
⊙	HOLD-DOWN 1. SEE SHEET NB-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.

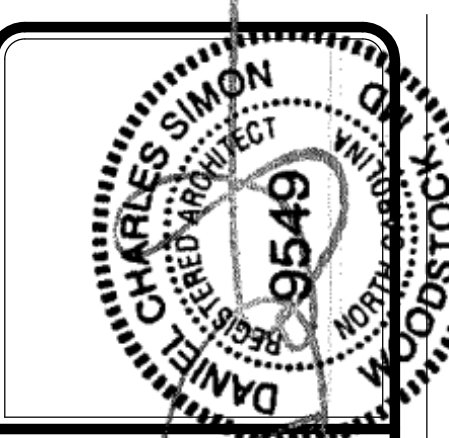
NOTES:
HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED.



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

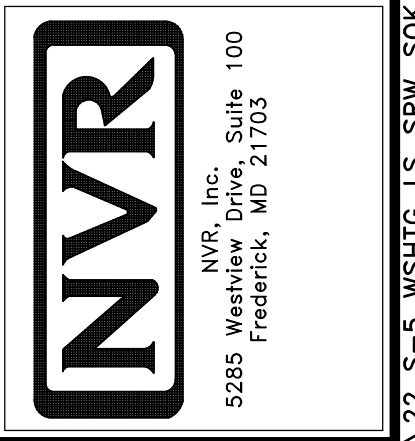


2
5-5
SECOND FLOOR WALL BRACING DETAIL
SCALE: 1/8" = 1'-0"



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SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. **S-5**
DRAWING TITLE **WALL BRACING DETAILS**
OPTION DESCRIPTION **22**