

ELM

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



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

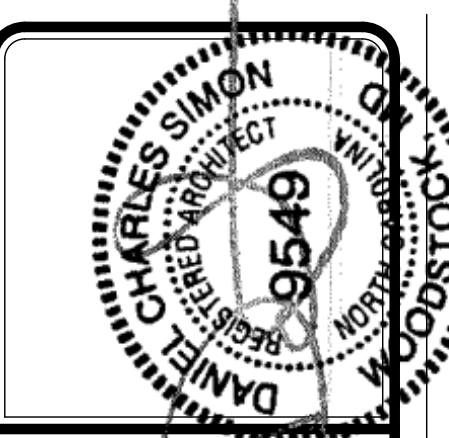
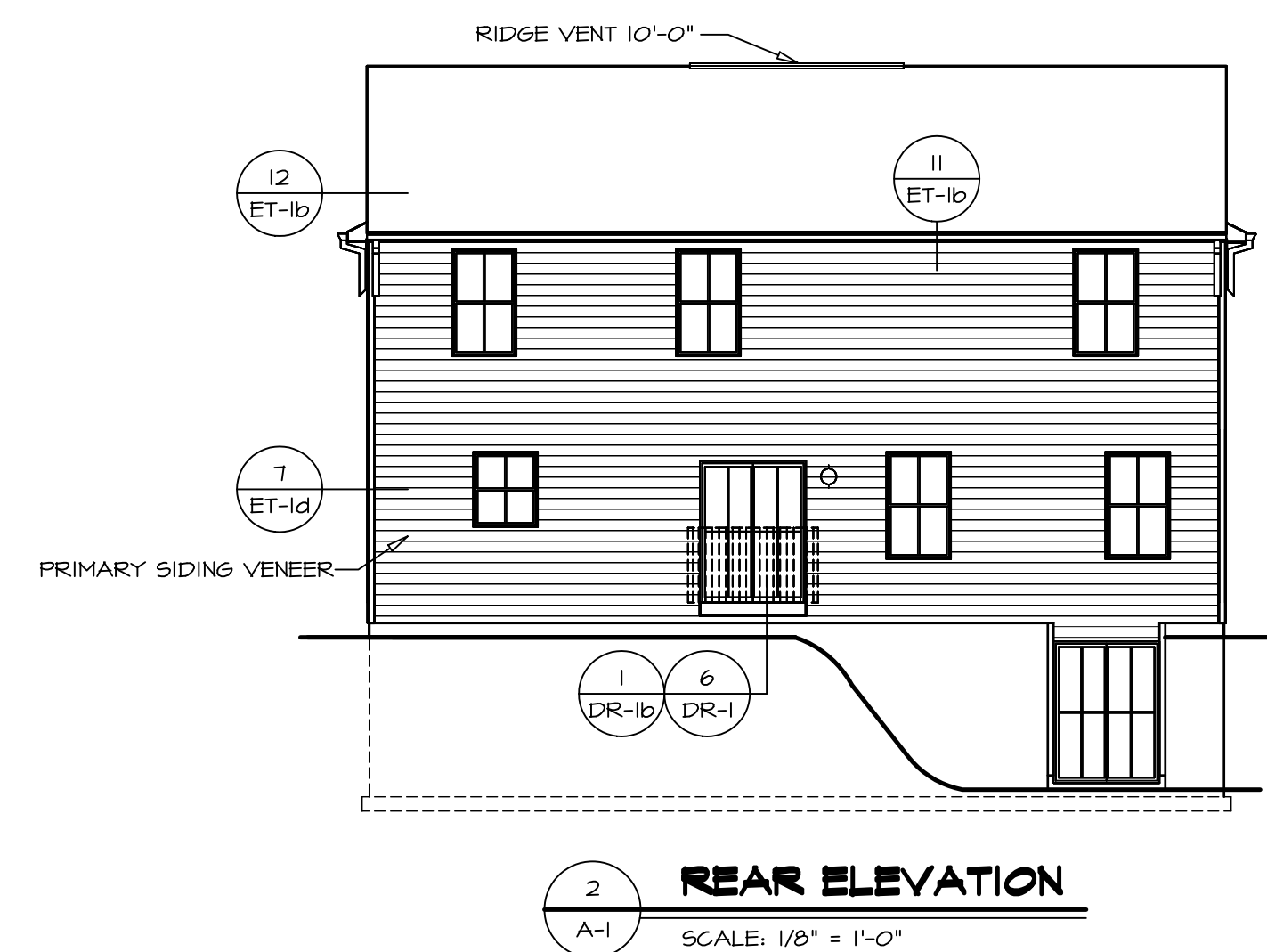
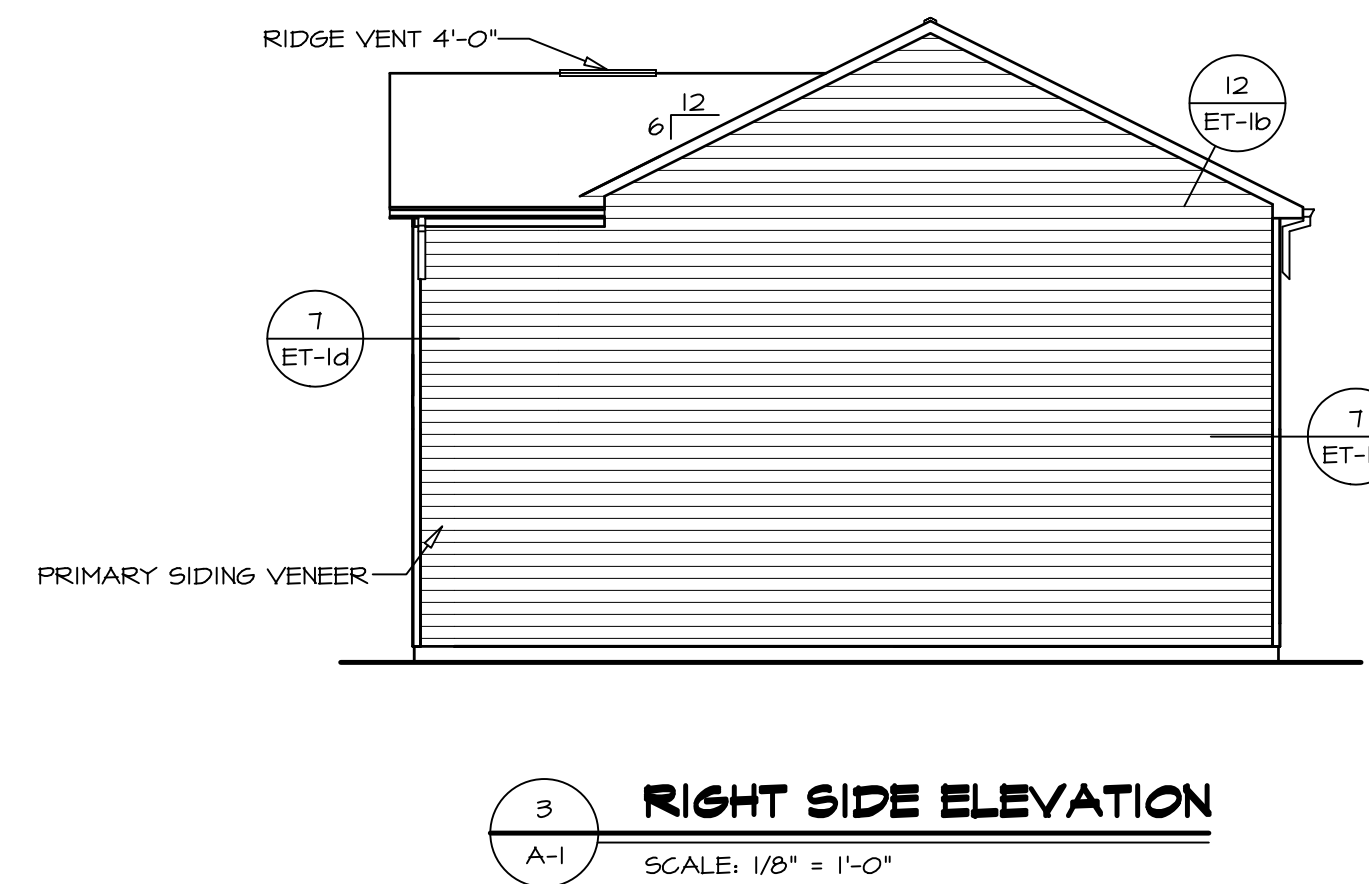
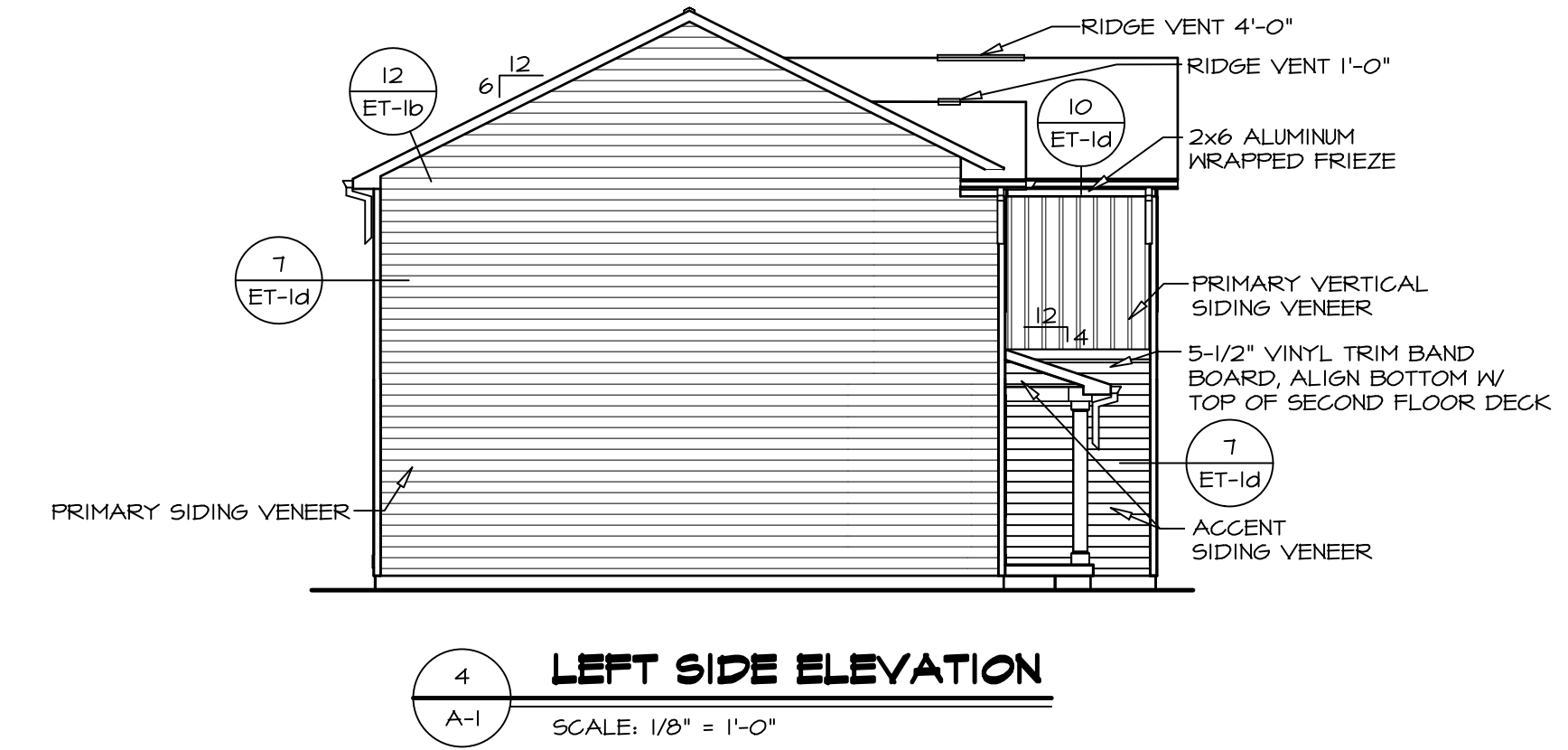
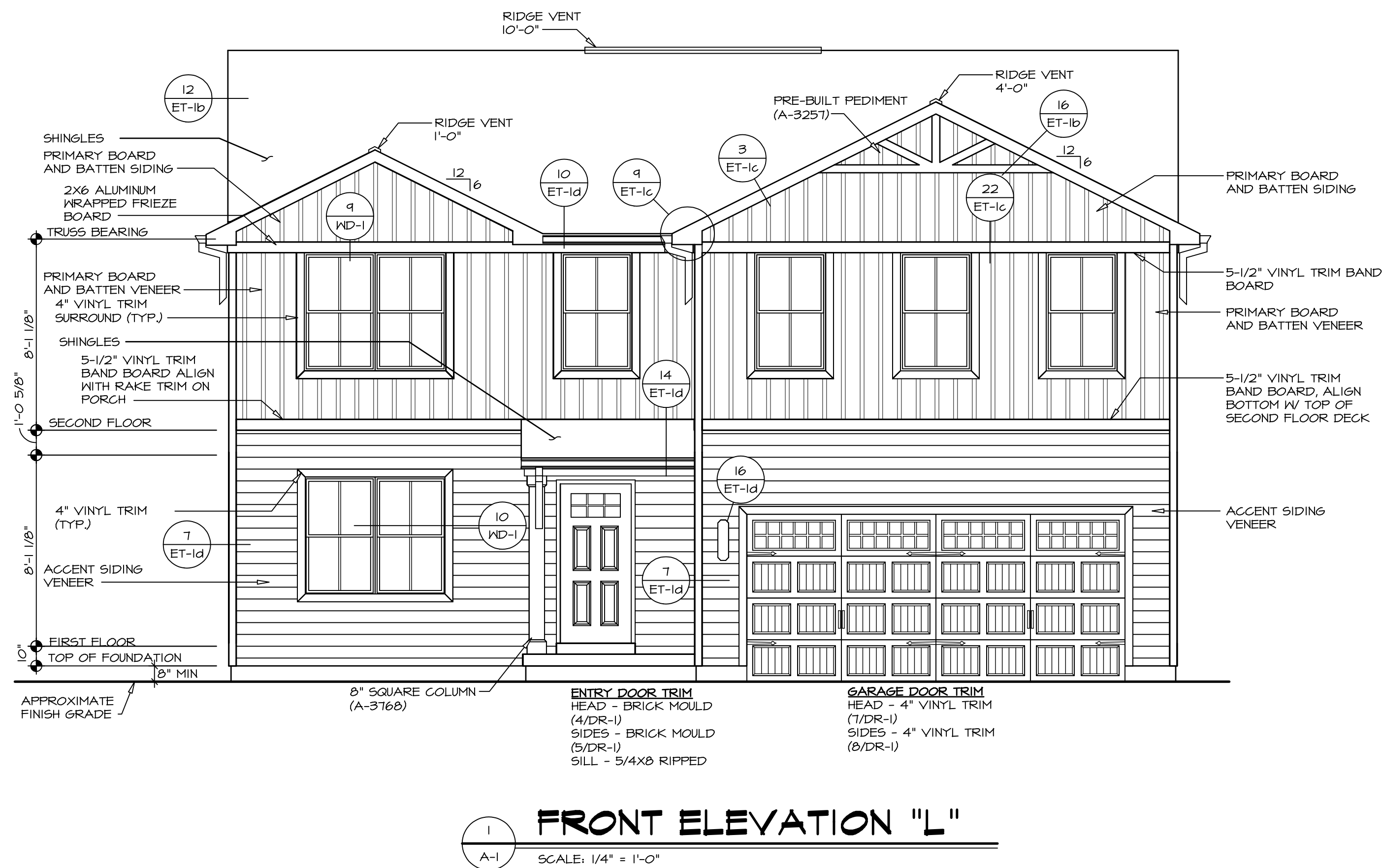


	FULL BASEMENT												STANDARD DETAILS	
	STD. DWGS.													
SPEC SHEET	SS-1													AD-1
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														SP-2
														SP-3
														ST-1
														WB-1
														WB-1b
														WD-1
														WS-1
														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.
BASEMENT (BASE SF)	660 SF
BASEMENT BEHIND GARAGE (ADD. SF)	251 SF
	911 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	901 SF
2ND FLOOR (BASE SF)	1302 SF
	2203 SF

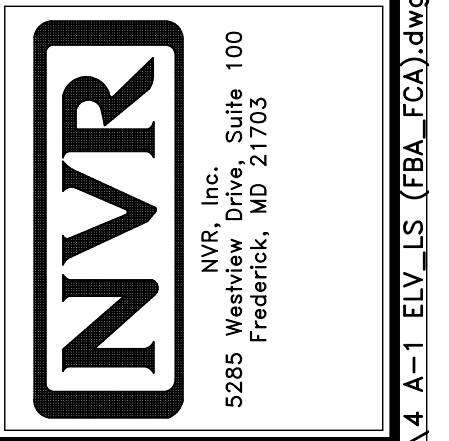
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

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

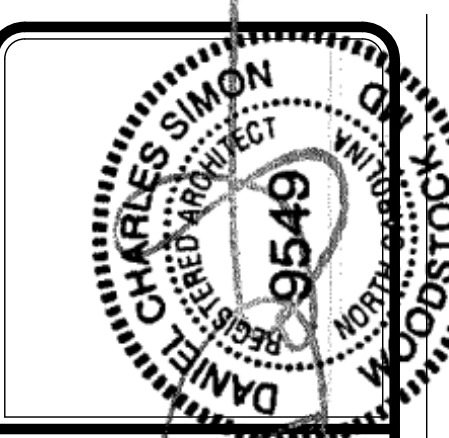


DIV-COMM-LOT-UNIT	
COMM-LOT	APT. NO.
STREET ADDRESS	
CITY	STATE
ZIP	

I, the undersigned, do hereby certify that I am the author of the above drawings and that I am a duly licensed professional engineer in the State of Maryland. I further certify that the above drawings were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maryland.



MODEL	SET NO. EMM00	VERSION 01	DRAWN BY	DATE:	OPTION
ELM					FBA
DRAWING TITLE	FULL BASEMENT FOUNDATION				
ELEVATIONS	GRAVEL FOUNDATION				
SHEET NO.	4				



PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FO01	2'-3"	2'-3"	1'-0"	B0001	
FO02	2'-0"	2'-0"	1'-0"	B0010	
FO05	14'-1 1/4"	1'-4"	0'-8"	B0001, B0010	
FO06	14'-8 1/4"	1'-6"	1'-4"	B0001, B0010	
FO07	14'-8 1/4"	1'-6"	1'-4"		
FO08	2'-6"	2'-6"	1'-0"		FROST DEPTH 36"
FO11	3'-4"	2'-6"	1'-0"	102T	

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
CO01	STANCHION - 3 IN DIA I16A ADJ	7'-4 1/8"	B0001	

FOUNDATION BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BO01	BEAM STEEL - #10X10 W 2X4 SILL	14'-8 3/8"	B0001	

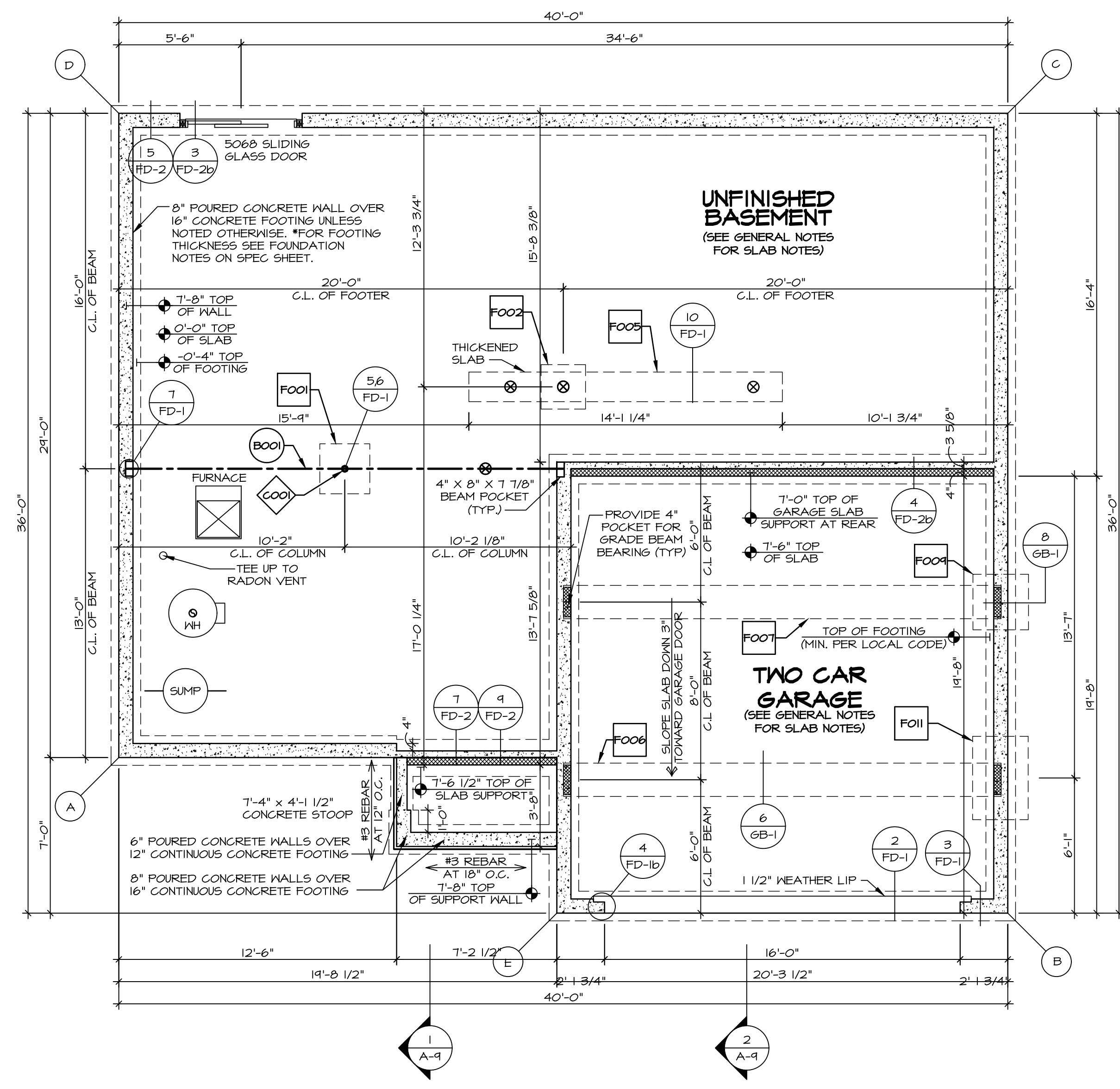
FOUNDATION DIAGONALS			
A		B	
A	0"	A	40'-7 5/16"
B	40'-7 5/16"	B	0"
C	44'-4 7/8"	C	36'-0"
D	24'-0"	D	53'-4 3/4"
E	20'-11"	E	20'-3 1/2"

FOUNDATION NOTES - BASEMENT

- FOUNDATION UNDER HABITABLE SPACE:
 - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SLAB 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 BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
- THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
- ALL FOOTINGS ARE PLAIN, UNREINFORCED CONCRETE UNLESS NOTES OTHERWISE.

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

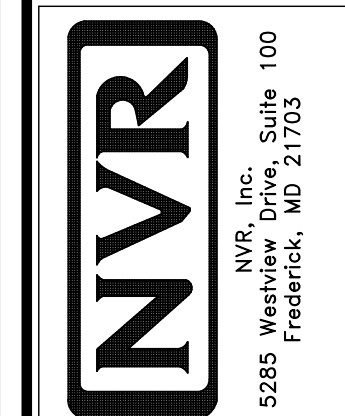
SEE FC DETAILS FOR FRAMING CONNECTORS



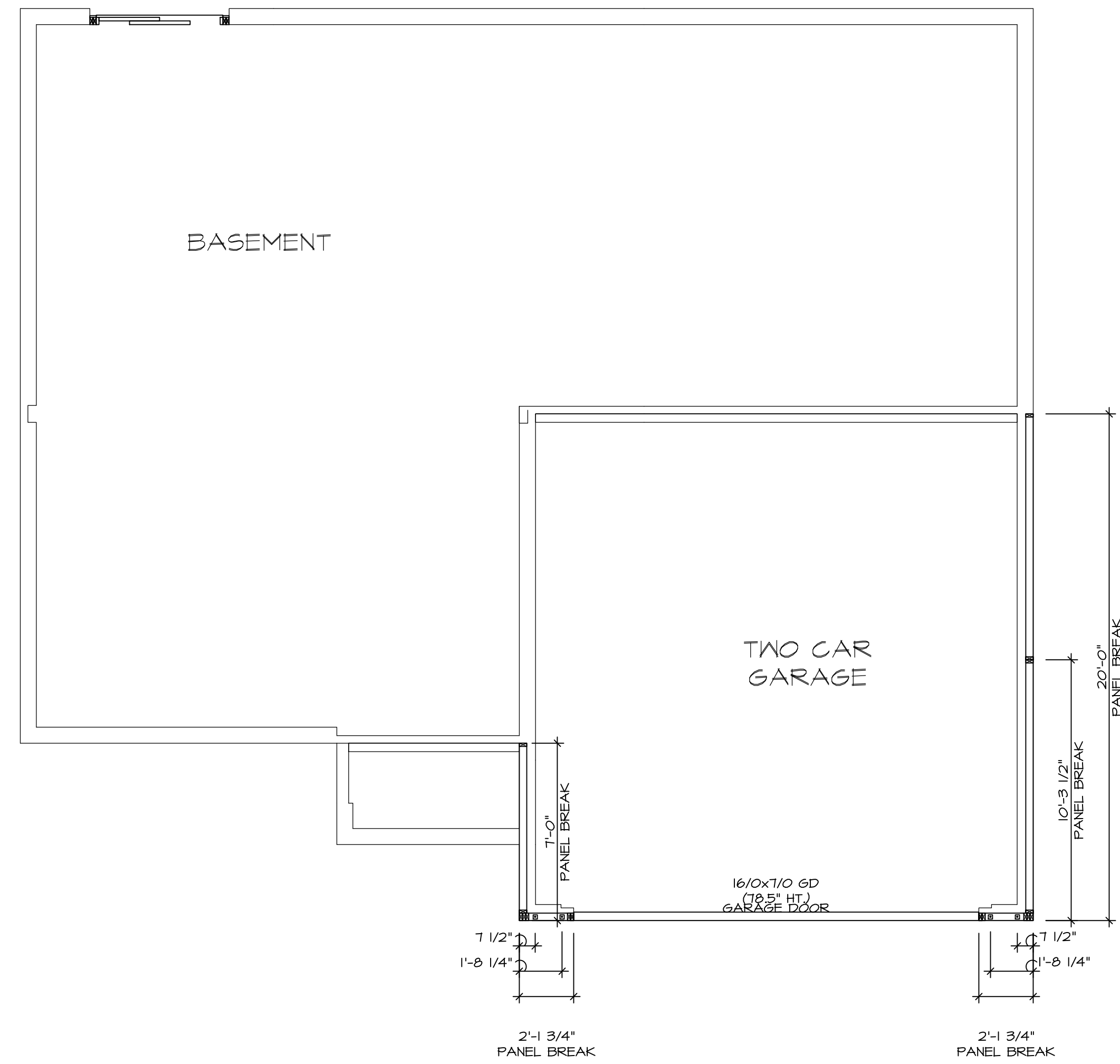
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

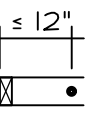
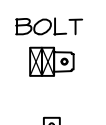
DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

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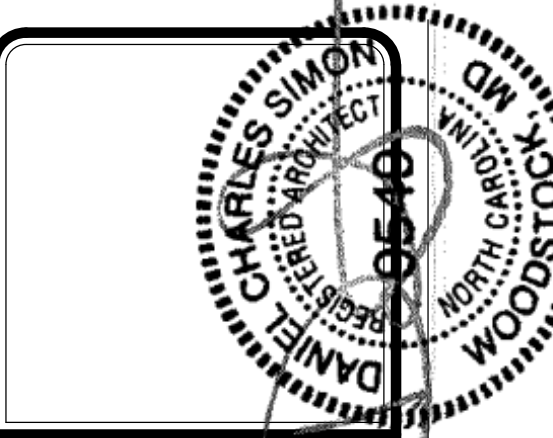
SHEET NO. **A-3** 5
MODEL **ELM**
DRAWING TITLE **FOUNDATION PLAN**
OPTION DESCRIPTION **FULL BASEMENT FOUNDATION**
SET NO. **EMMOO**
VERSION **01**
DRAWN BY
DATE:
OPTION **FBA**



HOLD DOWN NOTES	
REFER TO DETAIL (4/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
 STRAP	1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS) 1. STRAP: a. ON FOUNDATION USE (5THD14) b. ON FLOOR SYSTEM USE (5THD14RJ) 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
 BOLT	1. 5/8" THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

FOUNDATION HOLD DOWN DETAILS

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



DIV-COMM-LOT-UNIT -----

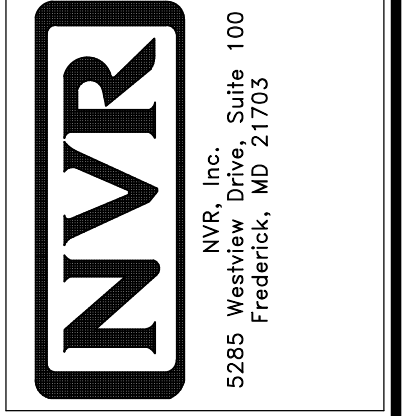
COMM-LOT -----

STREET ADDRESS -----

CITY ----- STATE -----

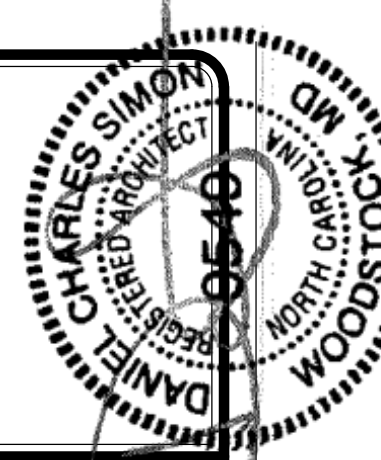
APT. NO. ----- ZIP -----

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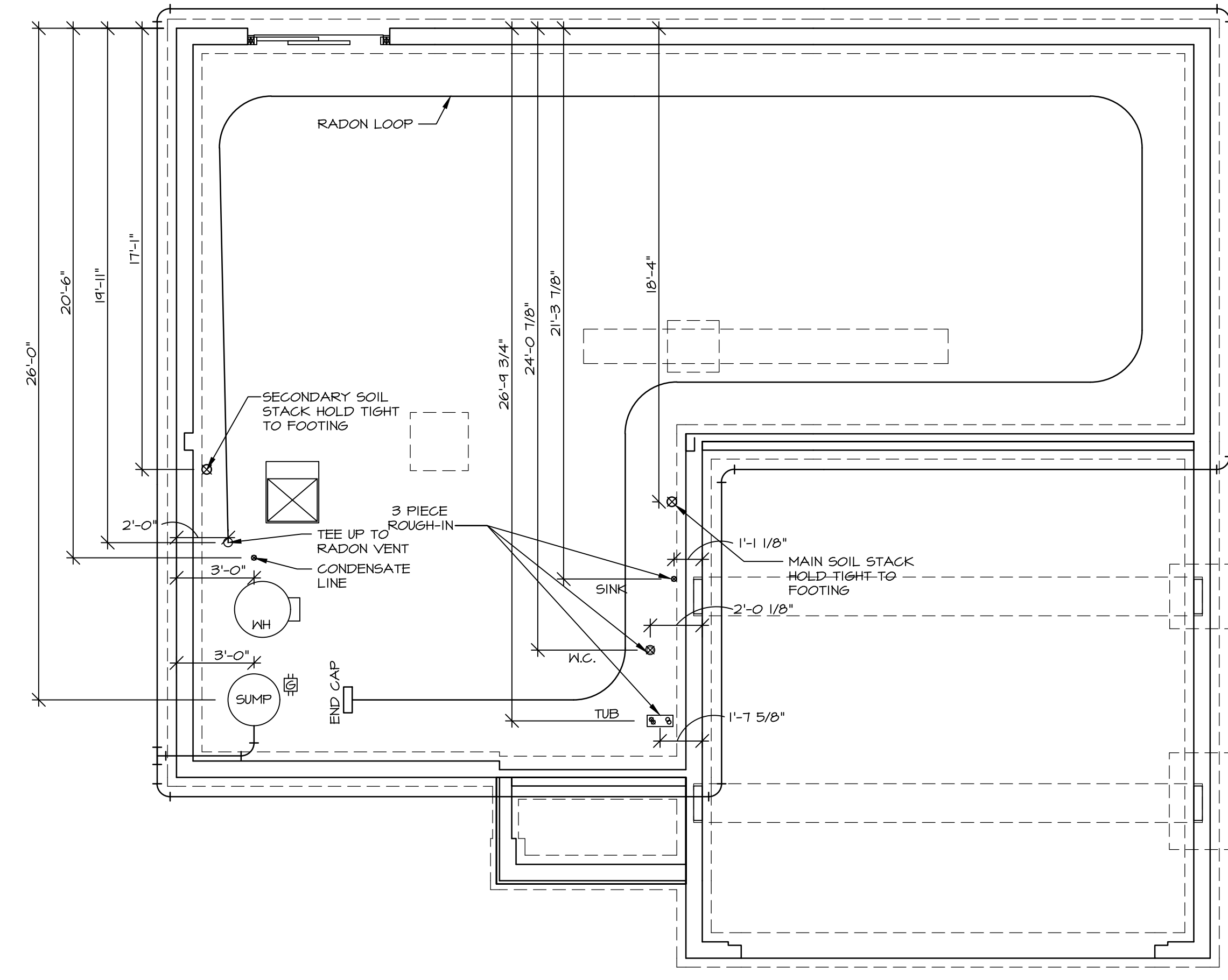
SET NO. EMM00	VERSION 01
DRAWN BY: DLR	DATE: 6/12/19
OPTION	

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



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.

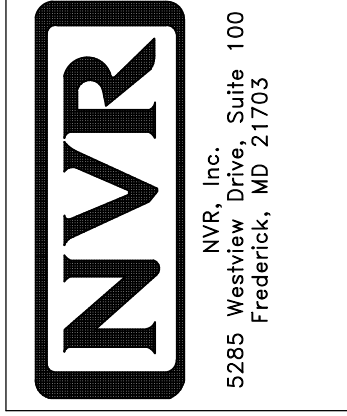
INSTALLATION OF RADON STACK AND
 LOOP TO BE DETERMINED BY DIVISION



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	
A-5		7

BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J001	BSMT - solved#09 JACK - (2) 2x4 SFF STUD GRADE	B0010, 1028	
J002	BSMT - solved#09 JACK - (4) 2x4 SFF STUD GRADE	B0010	
J004	BSMT - solved#09 JACK - (2) 2x4 SFF STUD GRADE	B0004	

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 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 "11" 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, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

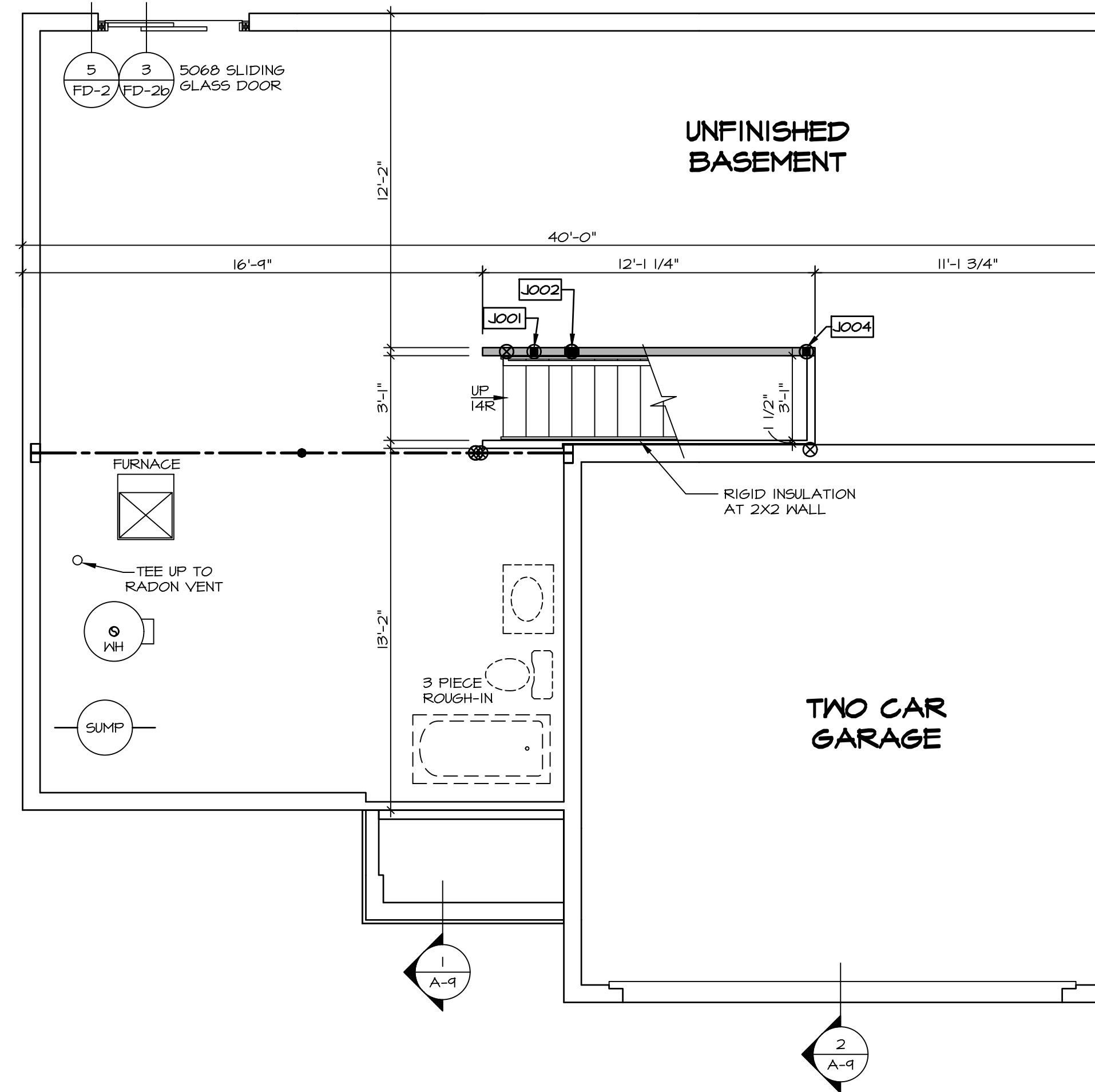
AT STAIRS:

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

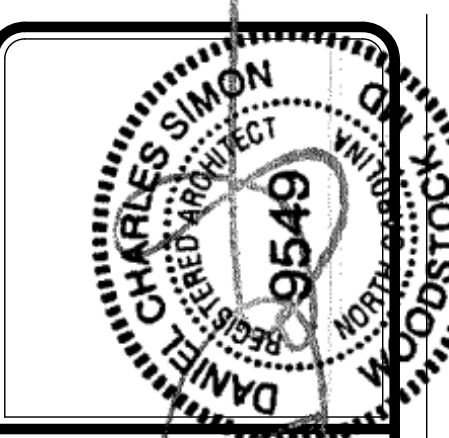
LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

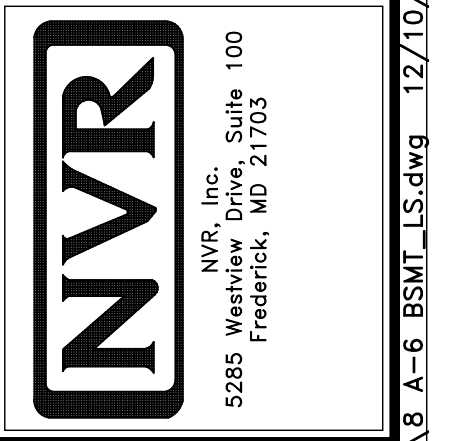


1 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

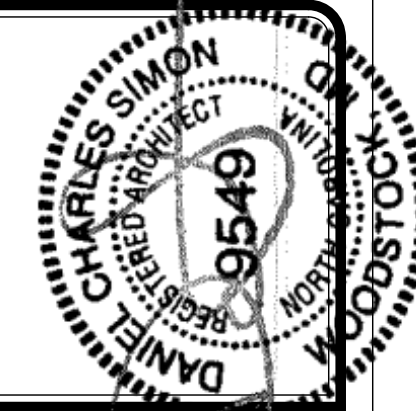


DIV--COMM--LOT--UNIT	---
COMM--LOT	---
STREET ADDRESS	---
CITY	---
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SHEET NO.	A-6	OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
MODEL	ELM	OPTION	FBA
DRAWING TITLE	BASEMENT FLOOR PLAN	VERSION	01
SET NO.	EMMOO	DRAWN BY	
DATE:		DATE:	



FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SFF STUD GRADE	1014
J102	JACK - (3) 2X4 SFF STUD GRADE	1014
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	1028
J109	JACK - (4) 2X4 SFF STUD GRADE	1008
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
J114	JACK - (2) 2X4 SFF STUD GRADE	1010
J115	JACK - (2) 2X4 SFF STUD GRADE	1010

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 16A ADJ	8'-0 5/8"	1017	FBA

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 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 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

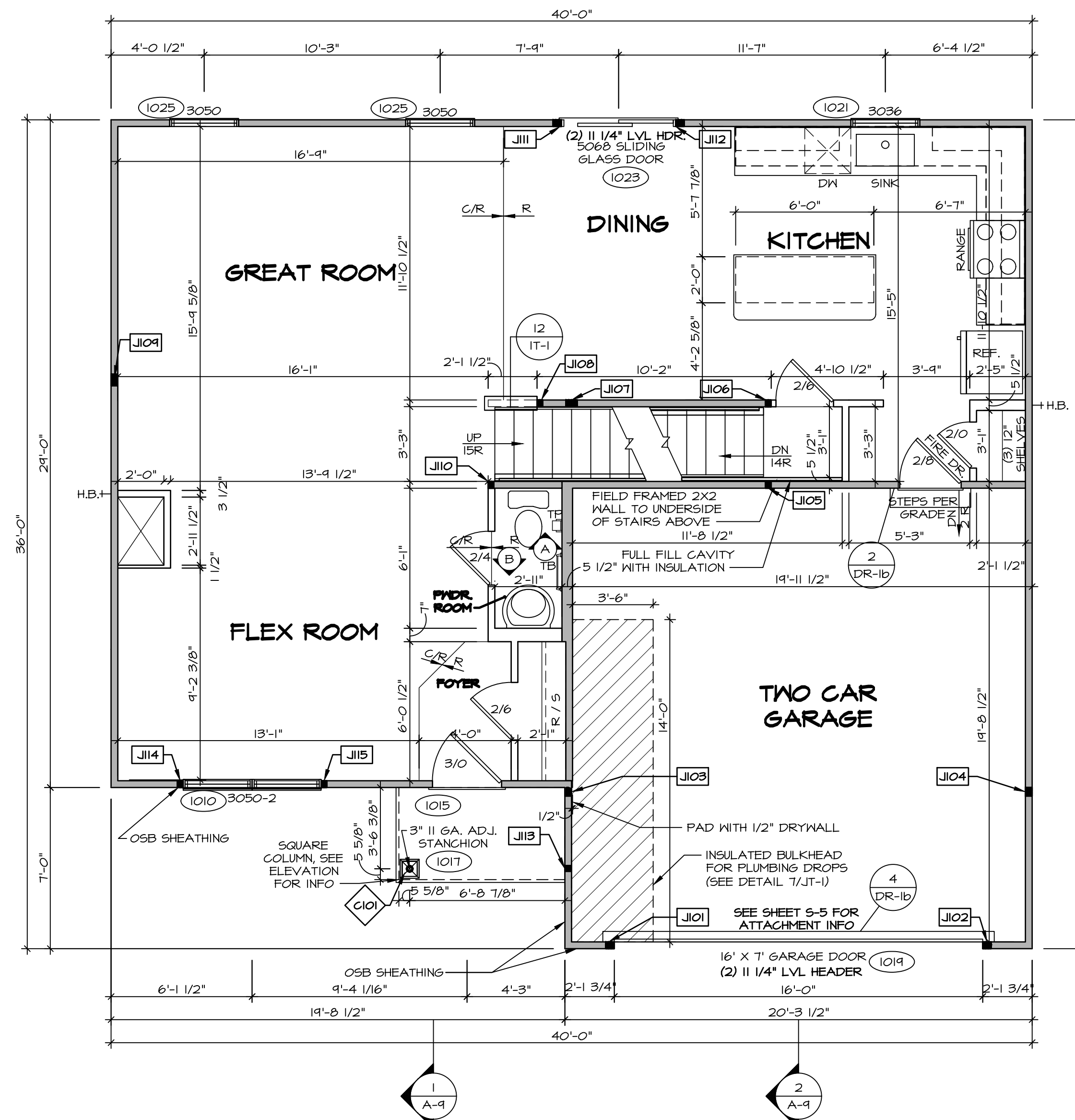
LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARINGS 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

NOTE:

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

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



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

DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

CITY

STATE

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 5285 Walkersville Rd
 Frederick, MD 21703

SET NO. EMM00

VERSION 01

DRAWN BY

DATE:

OPTION

OPTION DESCRIPTION

A-7

9

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 SFF STUD GRADE	2002
J204	JACK - (2) 2X4 SFF STUD GRADE	2002

FLOOR PLAN NOTES

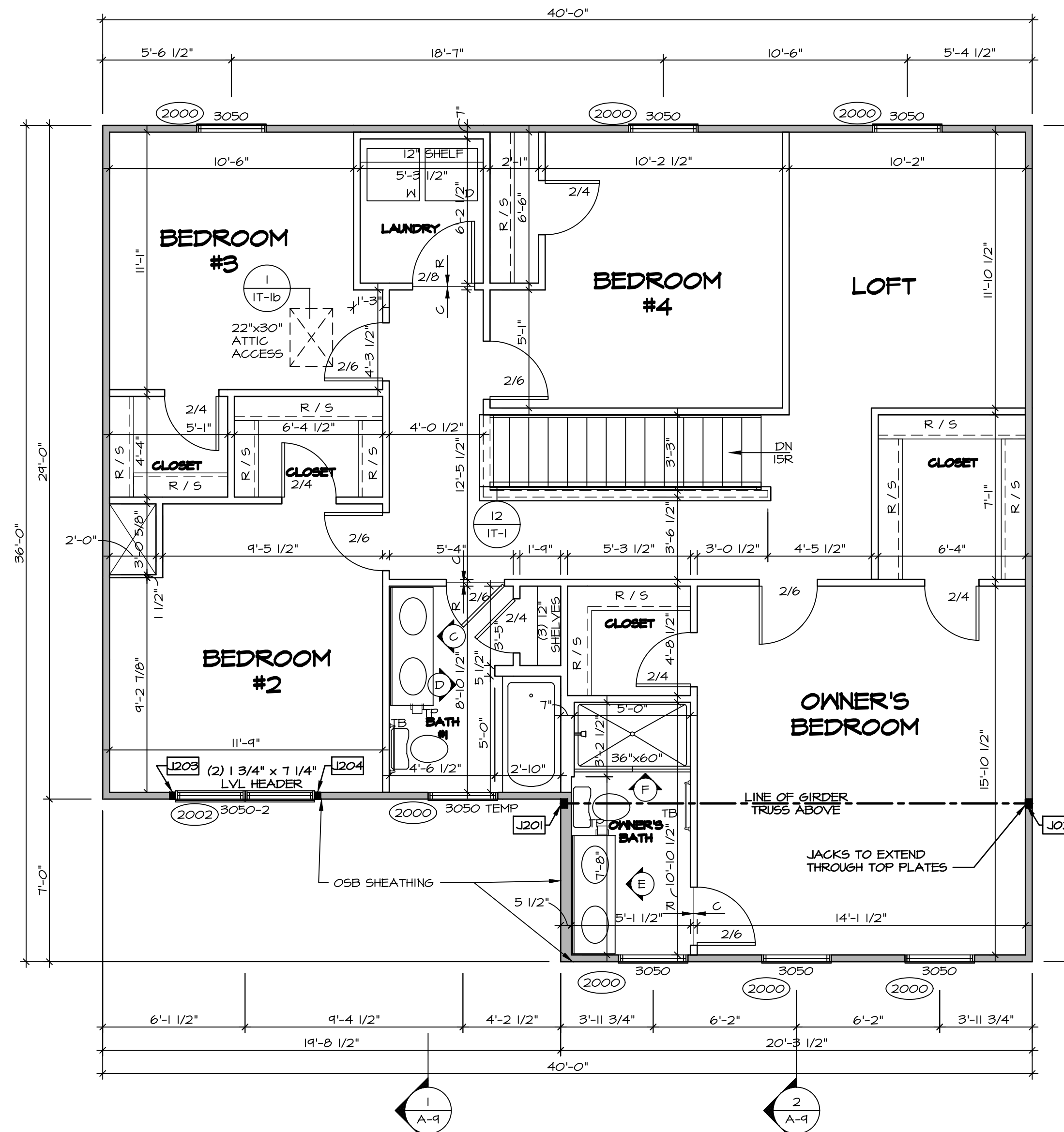
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

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

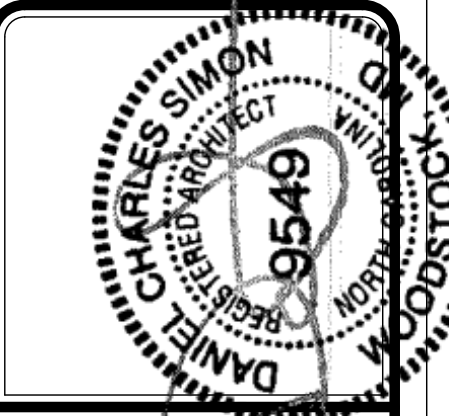
SEE FC DETAILS FOR FRAMING CONNECTORS

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

ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

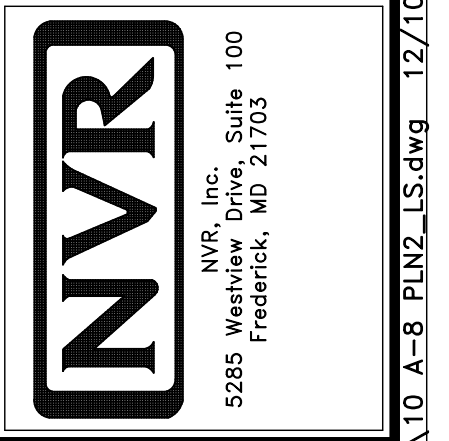


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

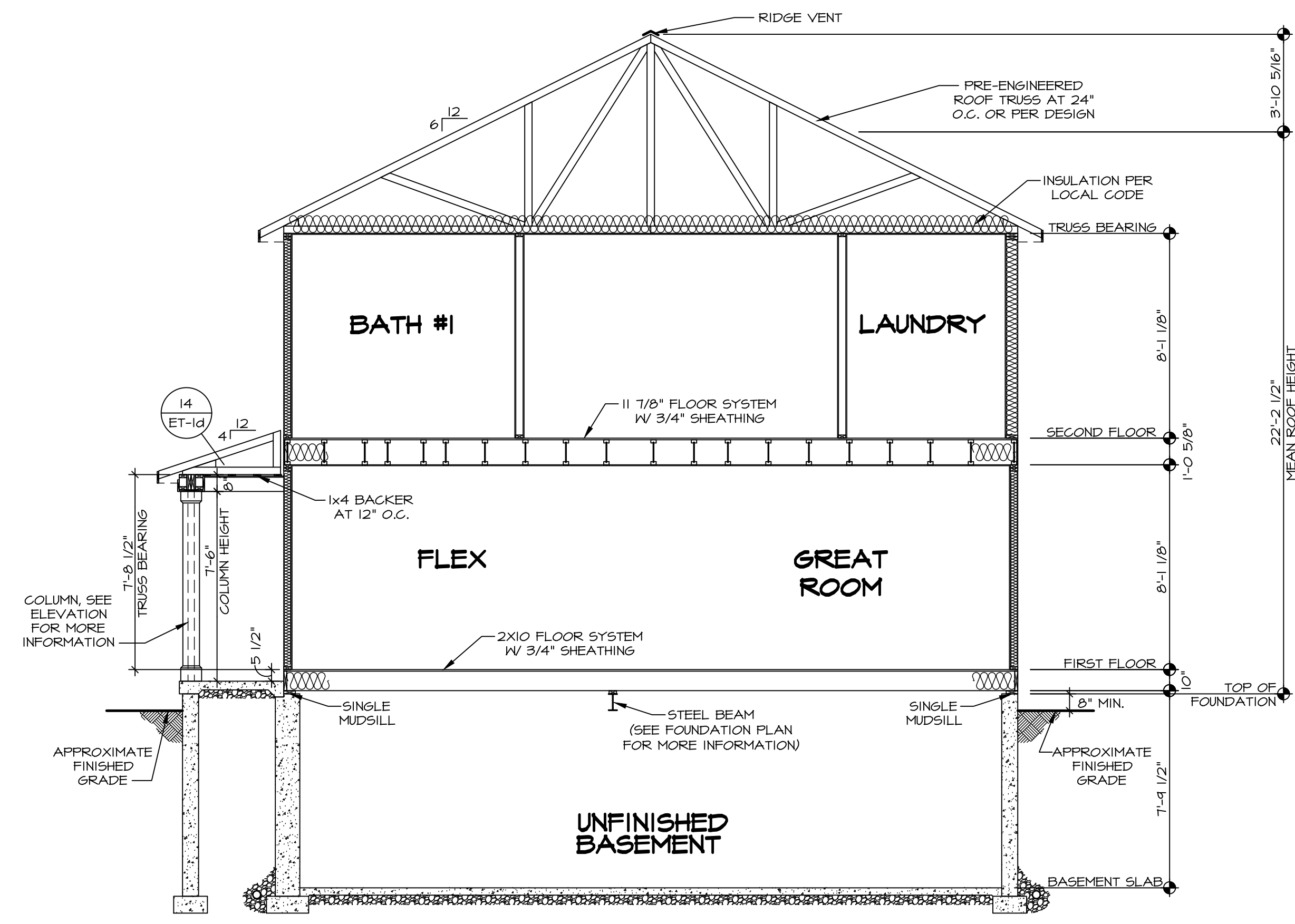


DIV.-COMM.-LOT-UNIT	
COMM.-LOT	APT. NO.
STREET ADDRESS	
CITY	STATE
ZIP	

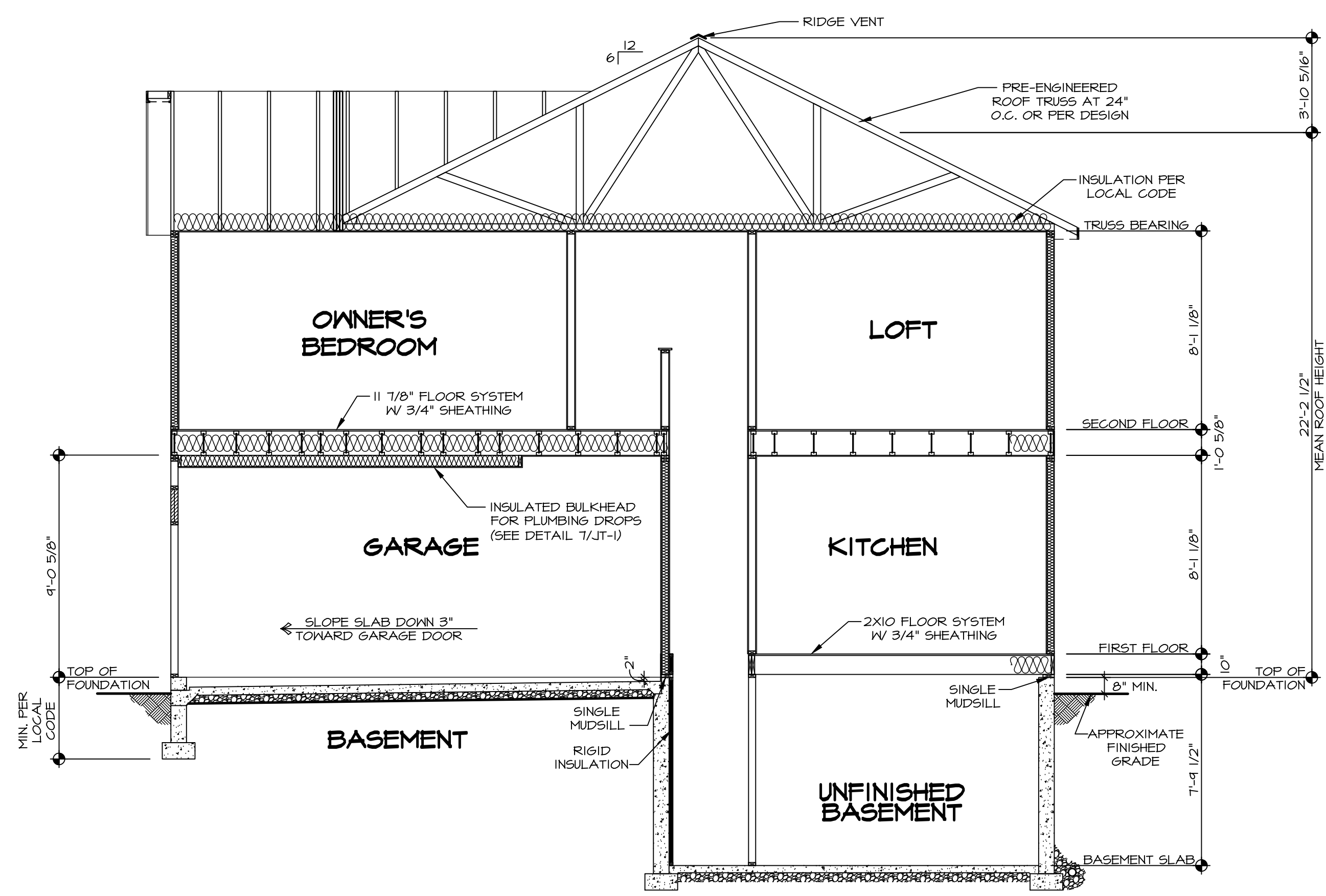
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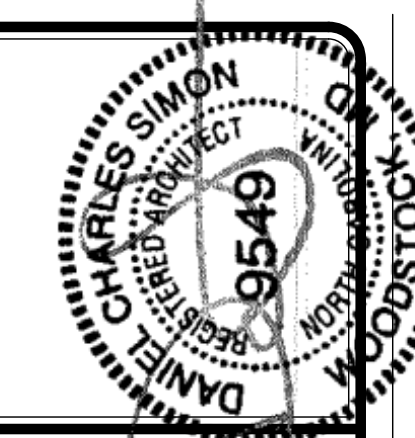
SHEET NO.	MODEL	SET NO.	OPTION
A-8	ELM	EMMOO_01	10
DRAWING TITLE		VERSION	DATE
SECOND FLOOR PLAN		01	
DRAWN BY		DATE	OPTION



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

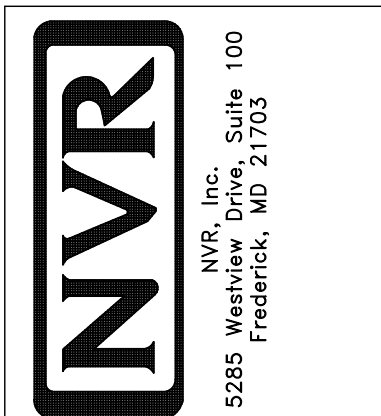


2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



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

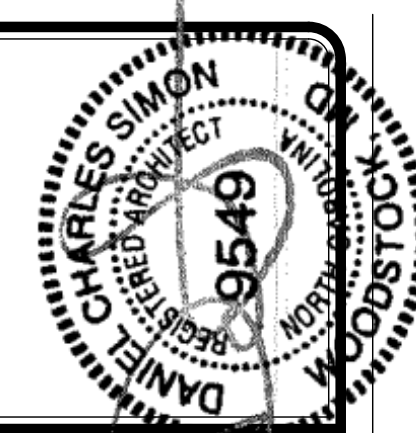
I, the undersigned, hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, and that I am the author of the drawings and specifications herein. I am not aware of any falsification of information or any other irregularities in the preparation of these drawings and specifications. I am not aware of any other irregularities in the preparation of these drawings and specifications. I am not aware of any other irregularities in the preparation of these drawings and specifications.



SET NO. EMM00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

MODEL
ELM
 DRAWING TITLE
BUILDING SECTION
 OPTION DESCRIPTION

SHEET NO.
A-9
 II



FIRST FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
IAA	JST - 2x10	9'-6 3/8"	B0001	
IAB	JST - 2x10	2'-5 3/4"	B0003	
IAC	JST - 2x10	13'-2"	B0001	
IAC-2	JST - (2) 2x10 SPF#2	13'-2"	B0005	PLANT BUILT
IAD	JST - 2x10	16'-0"	B0001	
IAE	JST - 2x10	12'-2 1/2"	B0001 B0024	
IAE-2	JST - (2) 2x10 SPF#2	12'-2 1/2"	B0001 B0024	PLANT BUILT
IAF	JST - 2x10	15'-4"	B0001 B0024	
IAF-2	JST - (2) 2x10 SPF#2	15'-4"	B0001 B0024	PLANT BUILT
IAG	JST - 2x10	11'-7 3/8"	B0001	
IAH	JST - 2x10	3'-8 1/2"	B0001	CUT FROM 4'-0" MATERIAL
IAR	JST - 2x10	3'-2"	B0001	

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

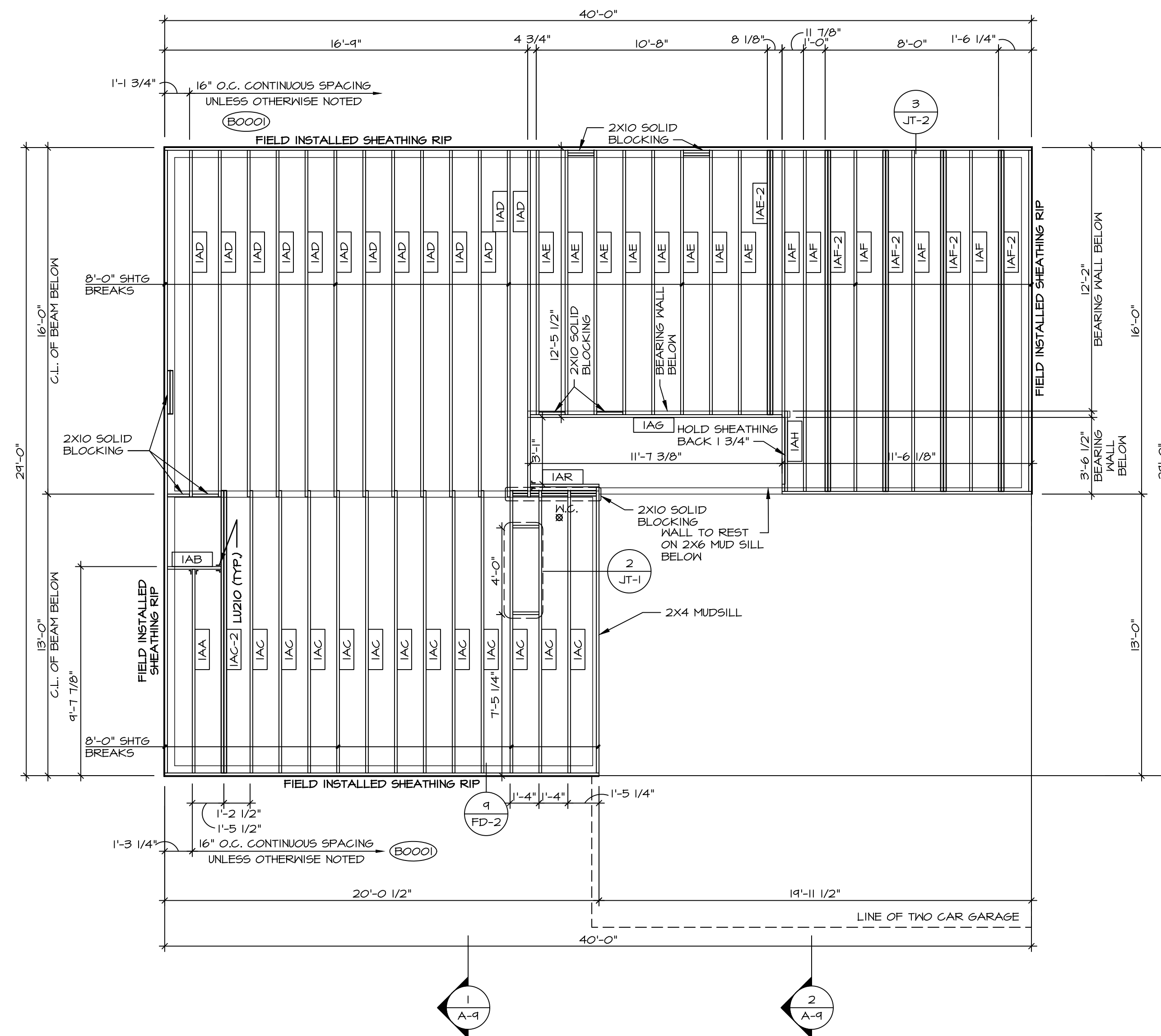
- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3.A - (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.
- 4.A - (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.
- 5.A - (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.
- 6.A - (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.
- T.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

2X10 FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. ALL JOISTS AND RINGS ARE 2X10 SPF #1 OR SPF #2.
3. ALL RING MATL. 14'-0" UNLESS OTHERWISE NOTED.
4. ALL SHORT JOISTS, LESS THAN OR EQUAL TO 7'-0", ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
5. REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (JT-2)
6. PROVIDE SOLID 2X10 (UNLESS NOTED OTHERWISE) BLKS BELOW ALL JKs AS REQ'D.
7. 4" MAX. OVERHANG OF FLOOR JOIST ON STEEL BEAM AND BEARING WALLS.
8. OPTIONAL CROSS BRIDGINS AS REQ'D.
9. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
10. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS. (FC-4)
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. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES, AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10D FACE NAILS.

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



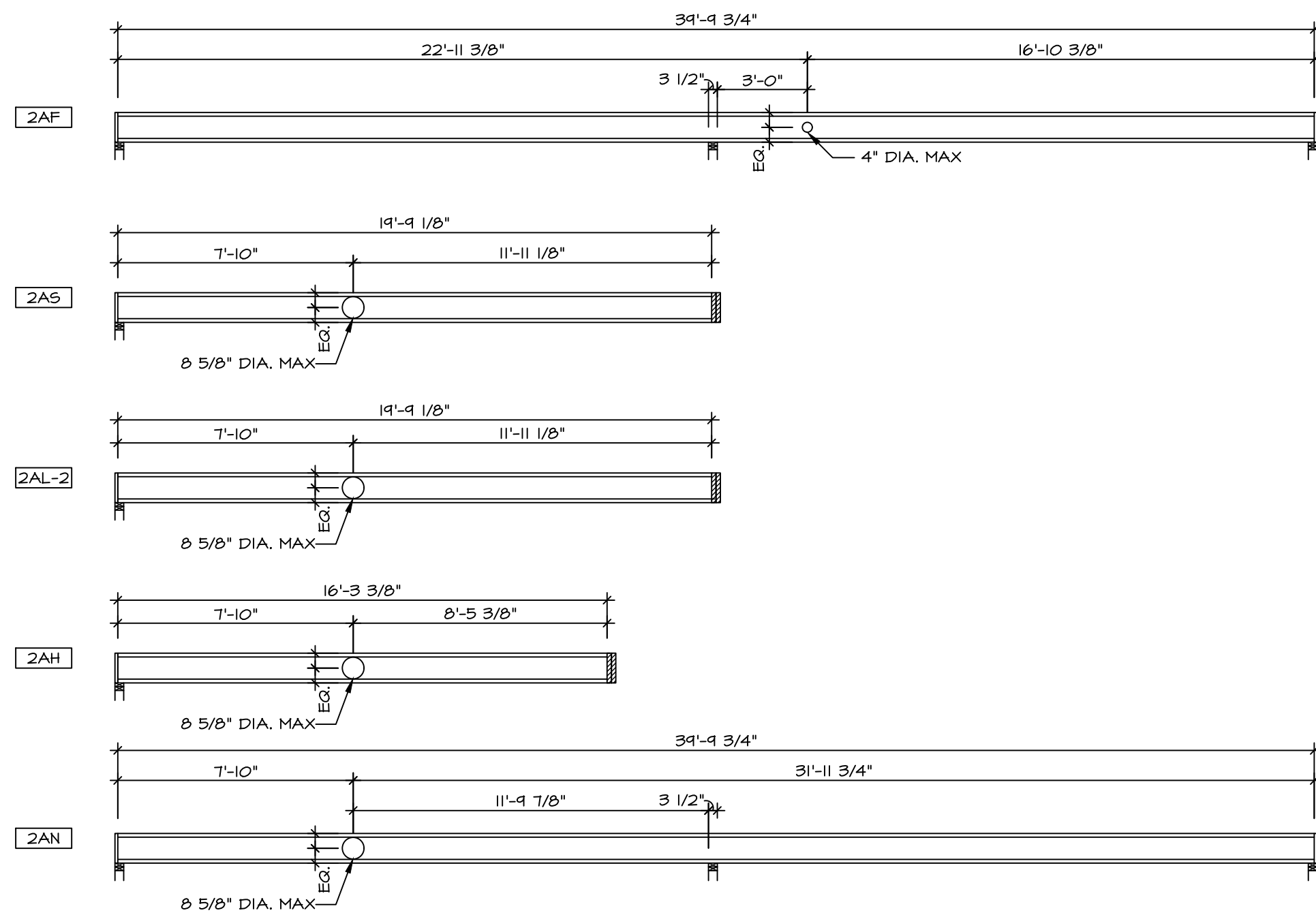
FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. S-1 18	MODEL ELM DRAWING TITLE FIRST FLOOR JOIST LAYOUT OPTION DESCRIPTION	SET NO. EMM00 VERSION 01 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT COMM-LOT STREET ADDRESS CITY STATE ZIP APT. NO.
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Frederick, MD 21703
5285 Washburn Ln
Frederick, MD 21703

VA:As-Sold-2-Jobs\ASD\2021 2nd Half-Complete\RVH\DETACHED\ELM-EMM00-01\ELL_P-06-013A\18 S-1_JST_LS.dwg 12/10/21 - 11:07 am



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

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AD	PRI 60 - 11-14	11'-1 1/2"	1000	
2AE	PRI 60 - 11-14	20'-1 1/4"	1000	
2AF	PRI 60 - 11-14	34'-4 3/4"	1038	J-0044
2AG	PRI 60 - 11-14	14'-4 1/8"	1000	
2AH	PRI 60 - 11-14	16'-3 3/8"	1043	J-0245
2AJ	PRI 60 - 11-14	34'-4 3/4"	1000	
2AL-2	PRI 60 - 11-14 DBL	14'-4 1/8"	1044	J-0248
2AN	PRI 60 - 11-14	34'-4 3/4"	1045	J-0246
2AQ	PRI 60 - 11-14	11'-4 1/8"	1000	
2AS	PRI 60 - 11-14	14'-4 1/8"	1047	J-0244

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	1A
L203-2	LVL - 11-14	4'-6"	1006	1A
L204-2	LVL - 11-14	3'-10"	1004	1A

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

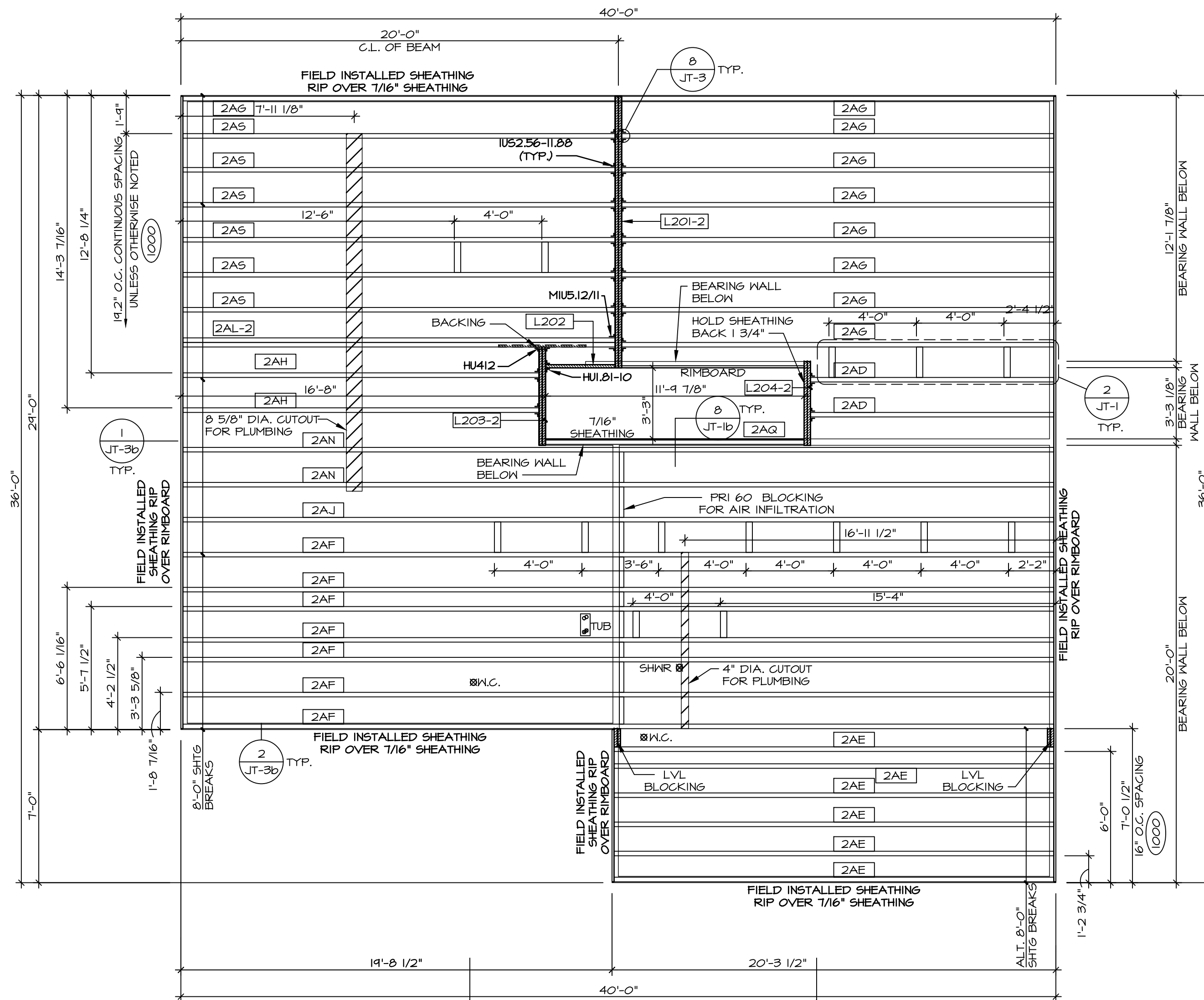
- 1A - (2) PLY UP TO AND INCLUDING 1 1/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 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 1 1/8" 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 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.

1-JOIST FLOOR SYSTEM

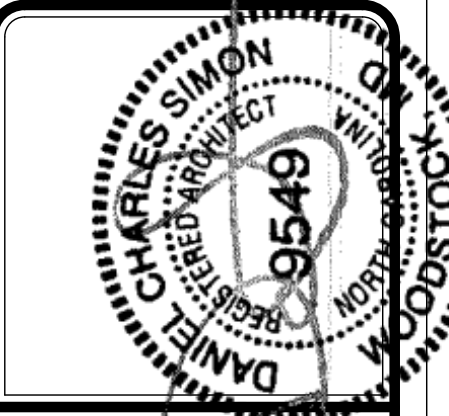
1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
3. ALL RIMBOARD TO BE 1-1/8" THICK UNO.
4. REFER TO STANDARD DETAIL 1/JT-3 FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL 0/JT-3 FOR HANGER DETAIL.
7. 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.
8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
9. ALL LVL BLOCKING CUT FROM 14'-0" MATERIAL.
10. 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**
11. LVL BLOCKING CUT FROM 2'-0" MATERIAL.
12. LVL BLOCKING TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.

LEGEND

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

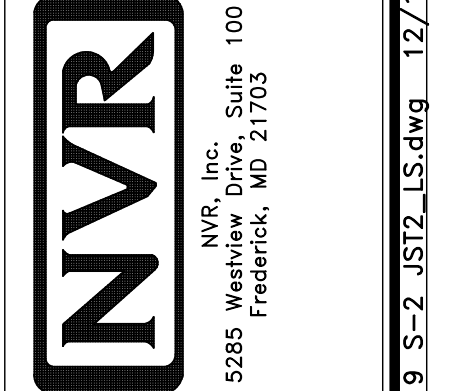


1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

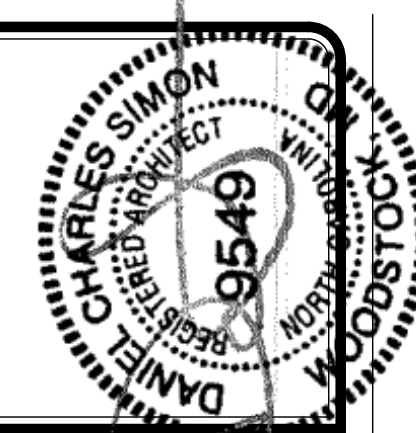


DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
STATE
APT. NO.
ZIP

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MODEL ELM
DRAWING TITLE
SECOND FLOOR JOIST LAYOUT
OPTION DESCRIPTION
SHEET NO. S-2
19



TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
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
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	43401	16'-0"	6-6/12	VALLEY
VO5	VT	41420	20'-0"	6-6/12	VALLEY
VO6	VT	45405	12'-3"	6-6/12	VALLEY

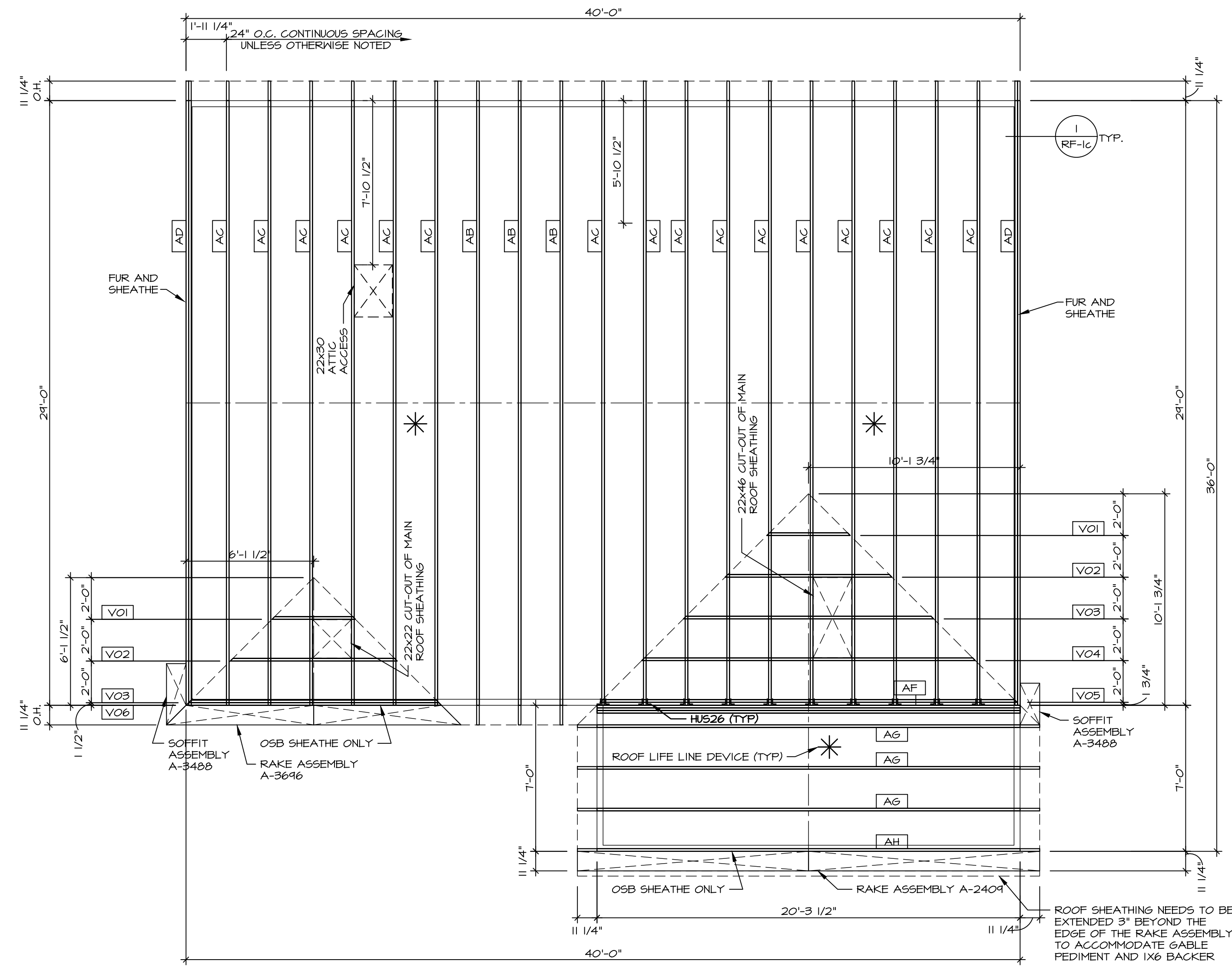
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B300	BEAM BUILT 2X8 - 2 PLY RFF	7'-2 1/2"	1017	

ROOF FRAMING NOTES

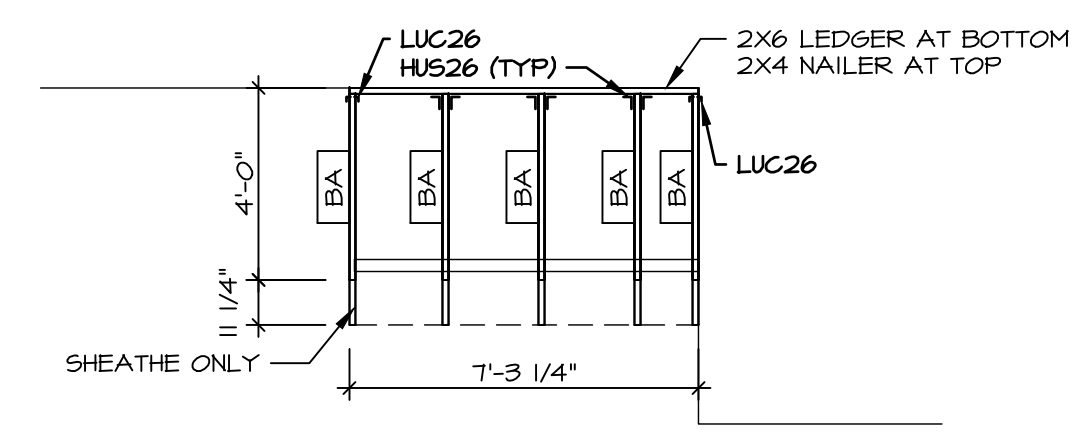
- REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
 - TRUSS TIE-DOWNS (1/RF-1)
 - PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
 - VALLEY GABLE TRUSS BRACING (3/RF-1)
 - GABLE BRACING (1/RF-1c)
 - TRUSS BRACING (2/RF-1c)
 - LIFELINE ATTACHMENT (5/RF-1)
 - FALL PROTECTION ON PLATFORM TRUSSES (1/RF-1)
- IF TRUSS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

LEGEND

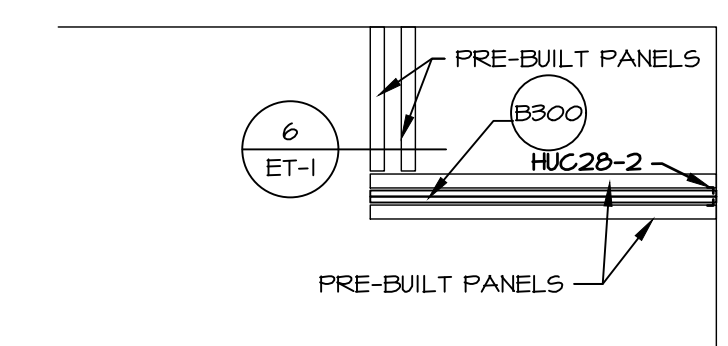
- BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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



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

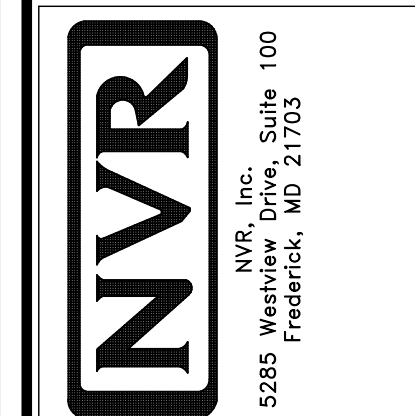


2 PORCH BEAM LAYOUT
SCALE: 1/4" = 1'-0"

ROOF VENTILATION SUMMARY															
HOUSE	ELM		VENTILATION VALUES												
SET #	EMM00		SOFFIT: 9.9 sq in of vent per lf												
VERSION	1		RIDGE: 18 sq in of vent per lf												
Insert Row(s)			BOX: 45 sq in of vent per unit												
Location / Options	Area (A)	Required: A/150	Required: A/300	Soffit	Soffit Vent	Ridge	Ridge Vent	Upper box vent	Lower box vent	TOTAL	OK A/150	OK A/300	% vent at ridge	40%-50% OK?	Notes
	(sq in)	(sq in)	(sq in)	(lf)	(sq in)	(lf)	(sq in)	(qty)	(qty)	(sq in)					
BASE HOUSE W/ ELL	187494	1249.96	624.98	62	613.80	15	270.00			883.80	NO	YES	43.20%	OK?	
STD. PORCH W/ ELL	4232	28.21	14.11	7	69.30		0.00			69.30	YES	YES	0.00%	NO	
		0.00	0.00		0.00		0.00			0.00	NO	NO			

DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY
STATE
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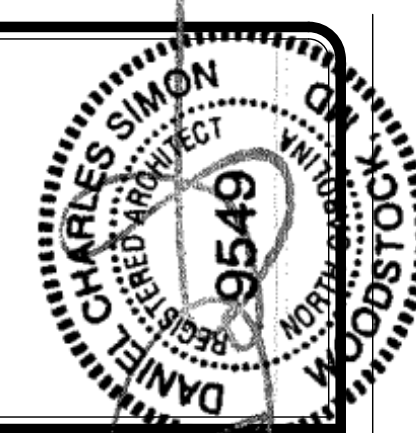
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SET NO. EMM00
VERSION 01
DRAWN BY CEL
DATE:
OPTION

MODEL ELM
DRAWING TITLE ROOF FRAMING
OPTION DESCRIPTION

SHEET NO. S-3
20



LEGEND

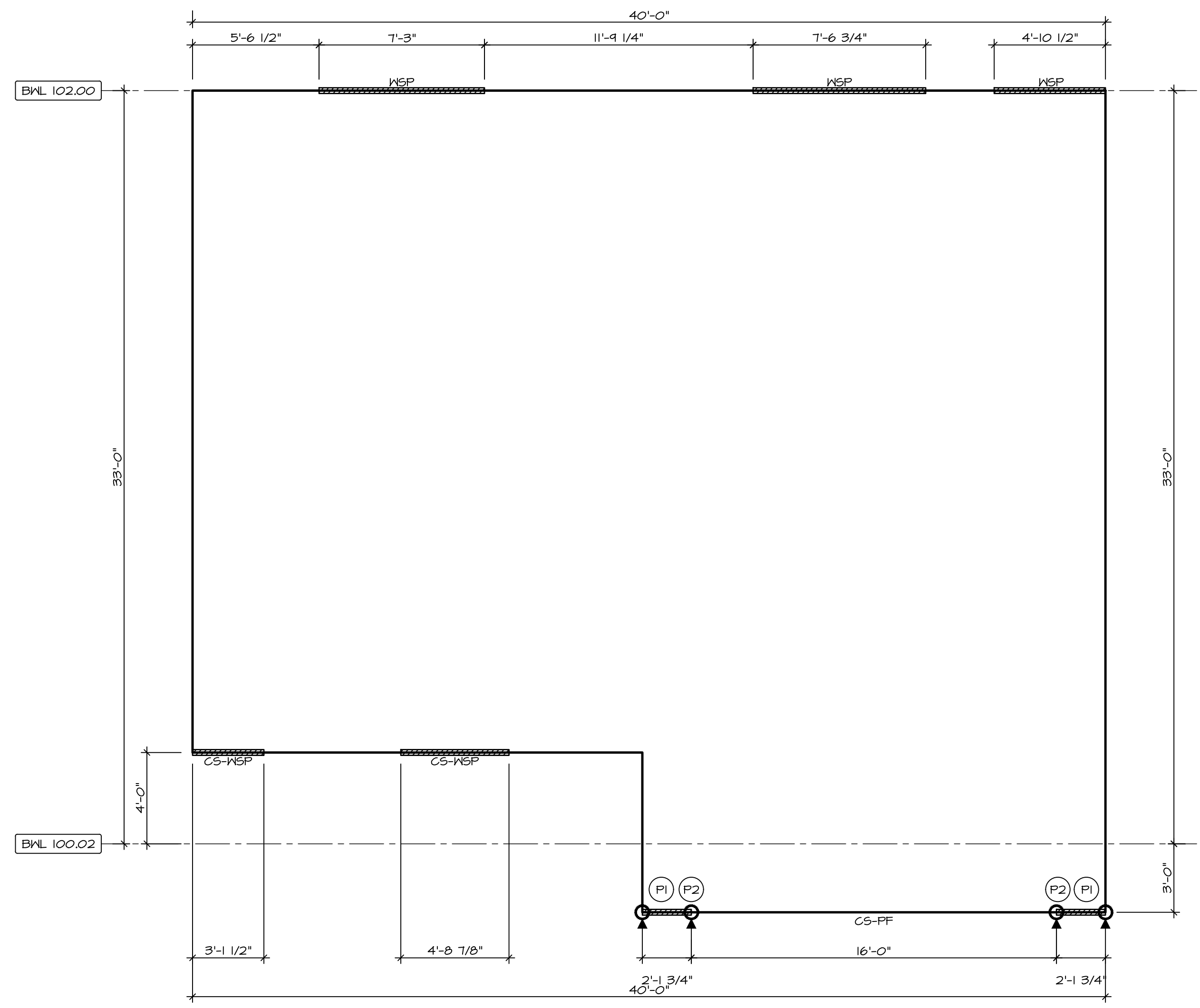
BWL XXXXX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
////	BRACED WALL PANEL
WSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1) SIDED OR (2) SIDED
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL G/WB-2)
LIB	LET-IN BRACING (SEE STANDARD DETAIL F / WB-2)
CS-WSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME. SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C / WB-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
○	HOLD-DOWN 1. SEE SHEET WB-2 "P." 2. INDICATOR SCHEDULE AND DETAILS 3. ARROW INDICATES LOCATION

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

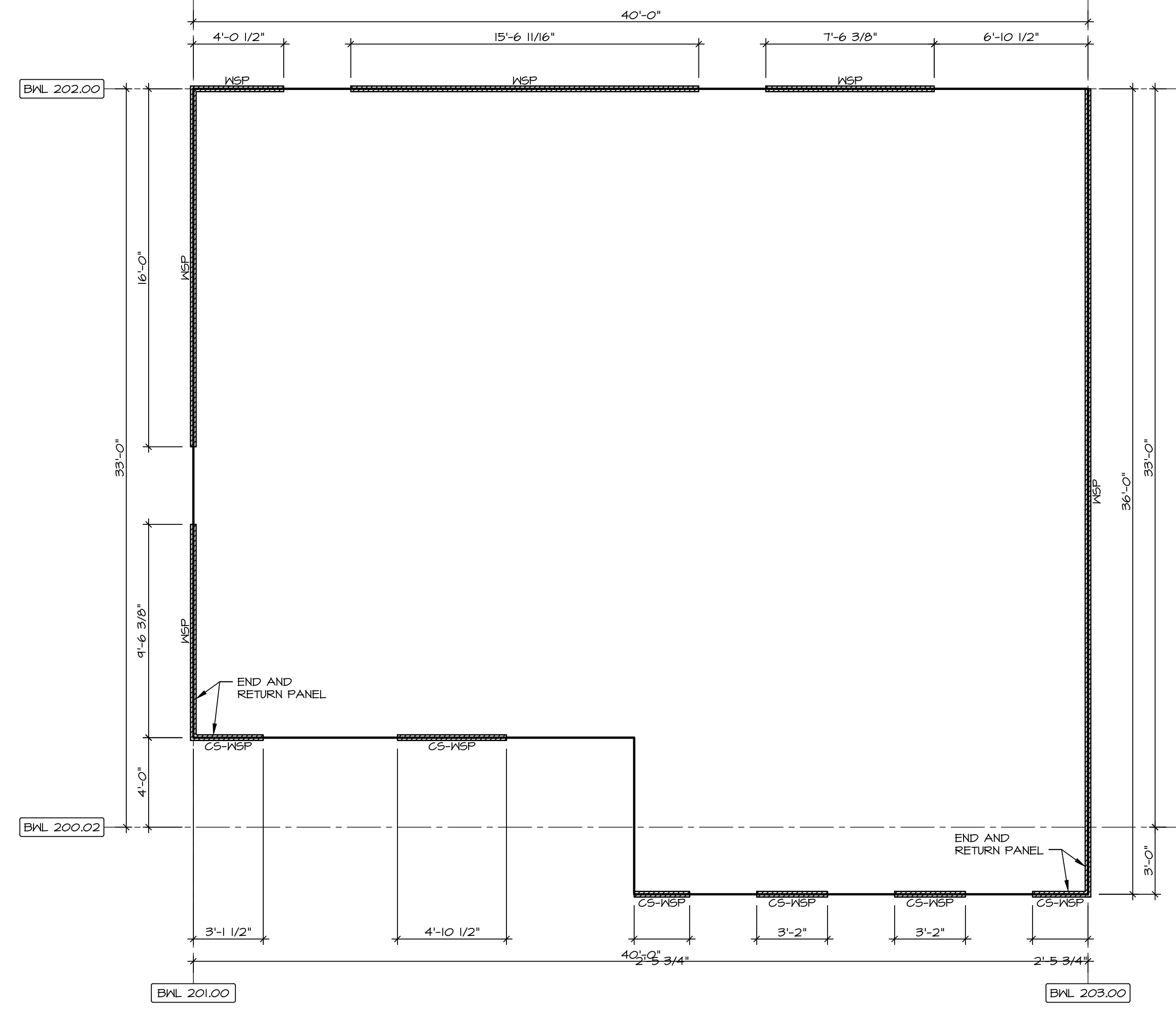
FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	6" O.C.	12" O.C.
1/2" GYPSUM WALLBOARD (W METHOD GB-1, GB-2)	1-1/4" LONG, 1/4" HEAD, .098" DIA. ANNULAR-RINGED NAILS CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	1" O.C.	1" O.C.
LAMINATED FIBROUS STRUCTURAL SHEATHING	10d X 1 1/4" GALVANIZED ROOFING NAILS 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 (L/T)	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 200.02	14.31'	9.45'	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)



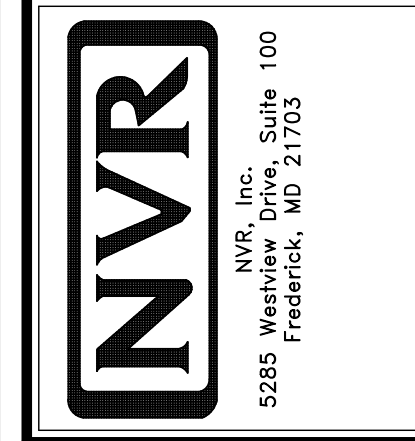
1 FIRST FLOOR WALL BRACING DETAIL
SCALE: 1/8" = 1'-0"



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

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

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OPTION	OPTION