IV-COMM-LOT-UNIT			
OMM-LOT			
TREET ADDRESS		APT.	NO.
ITY	STATE	ZIP	

									TY	STATE ZIP
	FU	JLL BASEMENT						-		
	STD. DW6S.									STANDARD
SPEC SHEET	55-I									AD-I
ELEVATIONS	4									DR-I
FOUNDATION HOLD DOMING	5									DR-lb
FOUNDATION HOLD DOWNS PLUMBING	7									ET-lb
BASEMENT FLOOR PLAN	8									ET-Id
FIRST FLOOR PLAN SECOND FLOOR PLAN	9 10									ET-Ig
BUILDING SECTIONS	II									F-Ib
FIRST FLOOR FRAMING SECOND FLOOR FRAMING	18									FA-I
ROOF FRAMING	20									FC-I
WALL BRACING	22									FD-lb
										FD-2b
										GB-I
										IT-I
										JT-1
										JT-lb
										JT-2 JT-3
										JT-3b
										KT-I
										RF-Ib
										RF-Ic
										SEP-I
										SEP-2 SEP-3
										SEP-4
										5P-1 5P-2
										SP-3
										ST-I
										MB-Ib
										MD-I
										MS-I
										M5-1b M5-1c
							_			



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

first floor square for	OTAGE
DESCRIPTION	TOTAL SQ. F
IST FLOOR (BASE SF)	901 SF
	901 SF
SECOND FLOOR SQUARE FO	OOTAGE
DESCRIPTION	TOTAL SQ. F
2ND FLOOR (BASE SF)	1302 SF
	1302 SF
GARAGE SQUARE FOOT	AGE
DESCRIPTION	TOTAL SQ. F
TWO CAR GARAGE	402 SF
	402 SF
	•

DESCRIPTION TOTAL SQ. FT. BASEMENT (BASE SF) 660 SF BASEMENT BEHIND GARAGE (ADD. SF) 251 SF 911 SF

Unfinished square footage

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

SET - VERSION

CS-

GENERAL

- 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 subjected to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design
- 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 P2904 or NFPA I3D 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 301.1.3.

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:

NCRC 2018, NCMC 2018, NCPC 2018, NCFGC 2018, NEC 2020 w/ NC Amendments, NCEC 2018, NCFPC 2018

2. Use Group: R-3 3. Constr. Type: V-B

4. Max. Stories: 3

Insulation requirements per 2018 NCRC Chapter II, Energy Efficiency, or Chapter 4 of the 2018 North Carolina Energy Conservation Code (NCECC), or Chapter 4 of the 2015 International Energy Conversation 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.

ENERGY AND MECHANICAL

CLIMA ZONE		GLAZED FENESTRATION 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
3	0.35	0.30	38	15 / 19	19	5 / 15	NA	5 / 15
4	0.35	0.30	38	15 / 19	19	10 / 15	10	10 / 15

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. Upgrades for improved energy performance may be installed.

- Air conditioner - 14 SEER - Gas furnace - 92% / 96% - Heat Pump - 8.2 HSPF

. 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 on the Manual J calculations.

4. Roof ventilation calculations are based on the following specifications:

Minimum 18 sq. in. of vent per linear foot Minimum 9.9 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

Floor Living Areas	- 40# P.S.F. (Live)	
	- 10# P.S.F. (Dead)	unless noted otherwise by calculations
Floor Sleeping Areas		unless noted otherwise by calculations
	- 10# P.S.F. (Dead)	unless noted otherwise by calculations
Garage Floors	- 50# P.S.F. (Live)	
	- 50# P.S.F. (Dead)	

- 20# P.S.F. (Live) Roof Areas - Top Chord - 10# P.S.F. (Dead)

- Bottom Chord - 10# P.S.F. (Live) (Attics without storage) - 20# P.S.F. (Live) (Attics with limited storage) - 10# P.S.F. (Dead)

- 30# P.S.F. (Live) Habitable Attics - Areas up to 130 mph ultimate wind speed per Trusses Table R301.2(4)

- Exposure category 'B' - Areas up to **130 mph** ultimate wind speed per Walls Table R301.2(4) Vult | 115 mph | 130 mph |

Vasa 89 mph 101 mph Note: Linear interpolation between contour lines permitted. - 40# P.S.F. (Live)

- 10# P.S.F. (Dead) Allowable deflection of structural members per IRC Table R301.7

<u>Design Criteria</u>

Jacks

Desian Codes I. <u>National Design specification for Wood Construction</u> by National Forest

2. Specification for the Design Fabrication and Erection of Structural Steel for <u>Buildings</u> by American Institute of Steel Construction.

Materials: Headers* Southern Pine (KD-19), No. 1 Grade Studs Spruce-Pine-Fir, Stud Grade

Spruce-Pine-Fir, Stud Grade

Southern Pine (KD-19), No. 1 Grade Beams** 2x10 Hem-Fir (KD-19), No. 2 Grade or better (MCLIB & MWPA) 2x8 Southern Pine (KD-19), No. 1 Grade or better

2x10 Spruce-Pine-Fir (KD-19), No. 2 Grade or better (NLGA) 1.9E Minimum

* Where required, Laminated Veneer Lumber may be used per Engineering

** Structural Steel - A.S.T.M. A36

FOUNDATIONS

I. All plain and reinforced concrete shall comply with requirements in ACI 318.

- 2. Concrete footings shall be poured a maximum 5" slump, 5 bag mix, and 2,500 psi minimum strength per Table R402.2. Concrete walls shall be poured a maximum 5" slump, 5 1/2-bag mix, and 3,000 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 2,500 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 3,500 PSI air-entrained concrete. Structural garage slabs utilizing grade beams shall be nominal 4" thick. Slabs shall be 3,500 PSI air-entrained concrete.

Porch slab and exterior concrete work shall be nominal 4" minimum 3,500 PSI air-entrained concrete with 6x6 WI.4xWI.4 mesh or equivalent fiber mesh reinforcement.

- 7. Unconditioned crawl spaces shall have a minimum net area of ventilation not less than I square foot for each 150 square feet of area, unless the ground surface is covered by a Class I vapor retarder, in which case the minimum net area of ventilation shall not be less than I square foot for each 1,500 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.
- II. A poured concrete foundation wall designed to withstand an equivalent fluid weight of 30# per cubic ft. may be substituted where masonry units (block) are shown on plans,
- 12. Concrete and masonry foundation walls shall be dampproofed with min. 3/8" portland cement parging from footing to top of finished grade. The parging 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 7" minimum embedment or Simpson Strong-Tie MASA / USP FA3 (16 gauge steel, galvanized) or equivalent set in concrete or arouted cell, I'-O" 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 .229" 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 **Ŕ407.2**.
- 17. For masonry veneers:

Per R703.8.4.1 - Corrugated sheet metal veneer ties shall be a minimum of No. 22 U.S. gauge by 7/8 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 (9144 mm) on center and placed within 12 inches (305 mm) of the wall opening. Per R703.2 - One layer of No. 15 asphalt felt or other approved water-resistive barrier shall

be provided behind brick. Per Table R703.8.4 - Provide minimum I-inch air space between brick veneer and sheathing. Per R703.8.6 - Provide minimum 3/16" diameter weep holes at 33" on center maximum, located

immediately above the flashing. Per R703.8.5 - When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 6 mil plastic flashing shall be attached to the sheathing wherever 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. Termite treatment provided below slabs or to framing members per R318.1

FOUNDATION WALL DESIGN®

MALL HEIGHT	MALL THICKNESS	LATERAL SOIL LOAD (a)	UNBALANCED FILL	VERTICAL REINFORCING (b)	HORIZONTAL REINFORCING (b)		
			6'-0"	NOT REQUIRED	2- #4 BARS (f)		
	ළ"	45	7'-0"	NOT REQUIRED (d)	3- #4 BARS (d,e		
	0	60	6'-0"	NOT REQUIRED (d)	3- #4 BARS (d,e		
8'-O"			7'-0"	#4 @ 22" O.C. (d)	3- #4 BARS (d _e		
<i>5-</i> 0		45	6'-0"	NOT REQUIRED	2- #4 BARS (f)		
	10"	45	7'-0"	NOT REQUIRED	2- #4 BARS (f)		
		60	6'-0"	NOT REQUIRED	2- #4 BARS (f)		
			7'-0"	NOT REQUIRED	2- #4 BARS (
		45	7'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e		
	න"	+3	8'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e		
		60	7'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e		
9'-0"		60	8'-0"	#4 @ 15" O.C. (d)	4- #4 BARS (d,e		
. •		45	7'-0"	NOT REQUIRED	3- #4 BARS (g,		
	10"	45		NOT REQUIRED (d)	4- #4 BARS (d,		
		60	7'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e		
			8'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e		

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

- a. SOIL CLASSES GM, GC, SM, SM-SC AND ML 45 PSF
- SOIL CLASSES SC, MH, ML-CL AND CL 60 PSF
- b. SPACING SHOWN IS BASED UPON Fy = 60,000 PSI
- STEEL FOR Fy = 40,000 PSI STEEL, REDUCE SPACING BY 0.67 c. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI
- d. ENGINEERED DESIGN PER ACI 332-14, 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 404.1.2(1).

PLANS

- I. 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. openable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above finish floor (min. hqt. 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 nét cléar 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 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 9 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 5'-0" 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/wdws must be safety glazed per R308.4.
- 5. Interior stairway shall have minimum head room of 6'-8" per 311.7.2 and minimum tread depth of 9" and maximum riser height of 8 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
- 6. Guard rails to have minimum height of 36" and shall not have openings from the walking surface to the required quard 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 quard, 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 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 R311.7.8. 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 quard.
- 10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistive per R703.4. See NVR Flashing Details.
- II. Wood framed walls assumed to be 2×4 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
- 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 W 1-1/4" drywall screws.

i de con osion-resistant Type M 1-1/4 aryman screws.								
SCREW FASTENING SCHEDULE								
	M	TH ADHESIVE						
Framina Spacina	Ceilings	Load-bra. walls	Non-load-brq. walls					
16 16 24 24								
24	16	16	24					
	MIT	HOUT ADHESIVE						
Framing Spacing	Ceilings	Load-brq. walls	Non-load-brq. walls					
16	12	16	16					
24 12 12								

- For I/2" wallboard, nails shall be I-I/4" long, I/4" head and .098 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 .098 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 abové 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.I.
- 18. Asphalt shingles shall be installed per section R905.2. 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 R905.1.1 Exception #1.
- 19. Attic spaces shall be ventilated w/ridge and soffit vents unless otherwise noted. Venting provided per R806.2.
- 20. Fireblocking shall be installed between ceiling and floor openings per R302.II. 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 closet 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 **P2705.**I
- 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 RIOO4 and IOO5.
- 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 R317.1 Item #2.

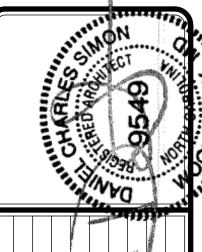
26. Bottom plates on slabs and any wood in contact w/ concrete or masonry to be pressure treated material

- 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
- 28. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screen, louvers, or grills having a min. opening size of 1/4" and maximum of 1/2" in any dimension per
- 29. Fasteners and connectors for pressure preservative-treated wood shall be hot-dipped galvanized steel. 30. Windows that have an operable opening more than 72" 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 R806. Where the property line is 10 feet or more from the building face, the provisions of this code section shall not
- Townhouse construction (R302.2.5):
- Projections extending into the fire-separation distance shall have not less than I-hour fire-resistive construction on the underside. Yinyl 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 aupsum 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 R806.2 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. I-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.
- I-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 (NCBC). Refer to house-specific wall bracing detail sheets and wall bracing standard details. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic
- 35. Minimum floor sheathing shall be 5/8" tonque \$ groove decking underlayment grade plugged and sanded, exterior qlue, qlued and nailed on joists to meet. "American Plywood Association" approved qlued floor system, unless otherwise specified.

ELECTRICAL

vary by design.

- I. 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
- 3. Approved smoke detectors 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 should 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 Ifc measured at the center of the tread or landing per R303.7.
- 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.



@ 두 º : : 5 º 4 º : : 5

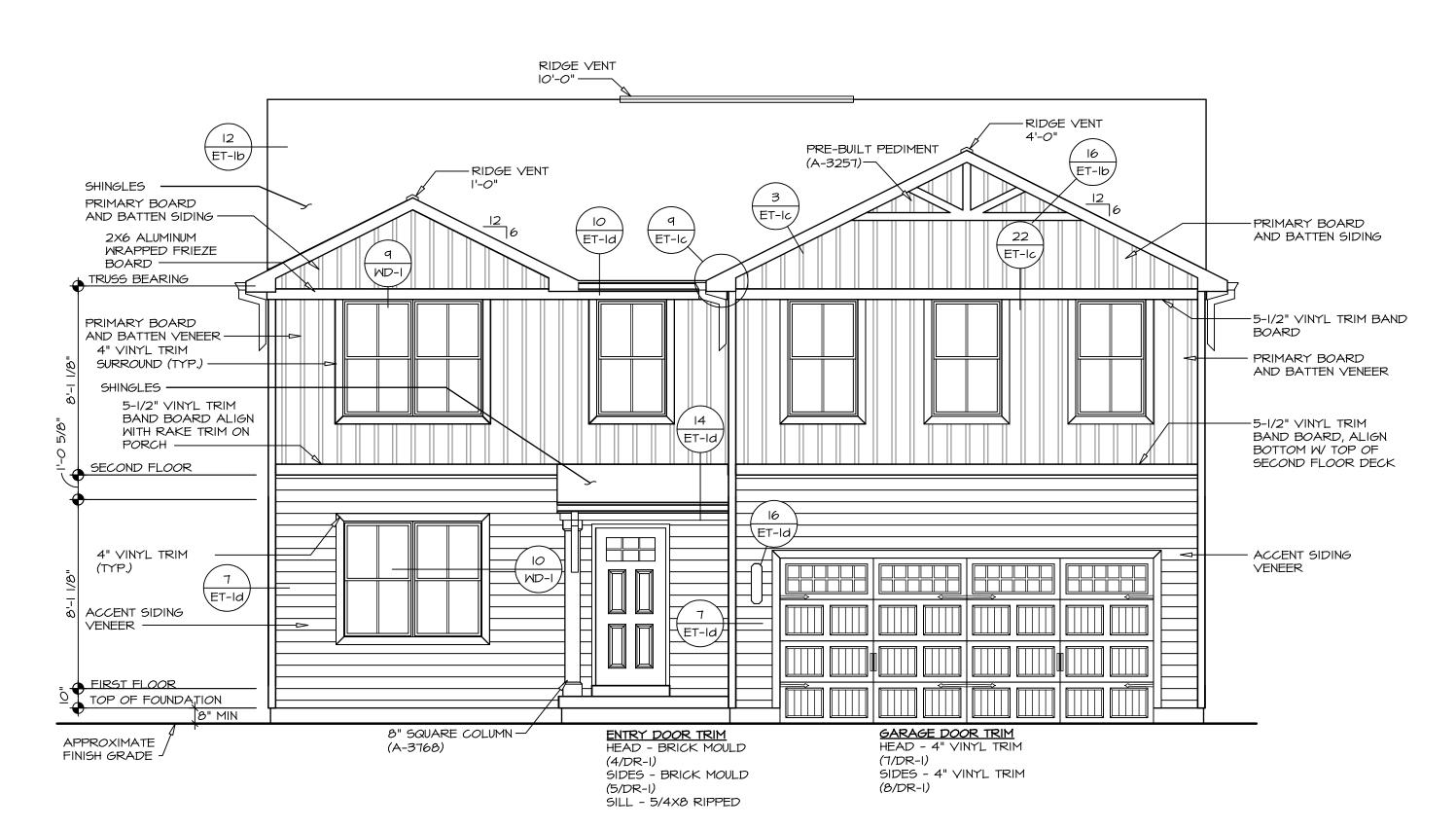
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NOTE:

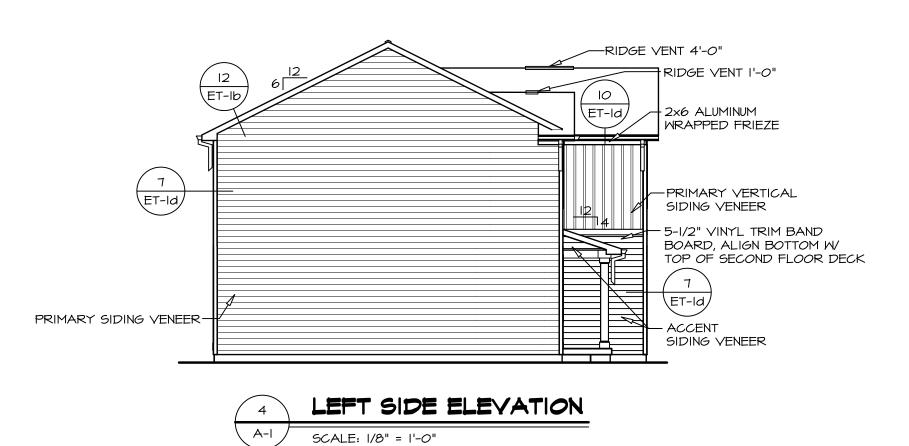
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

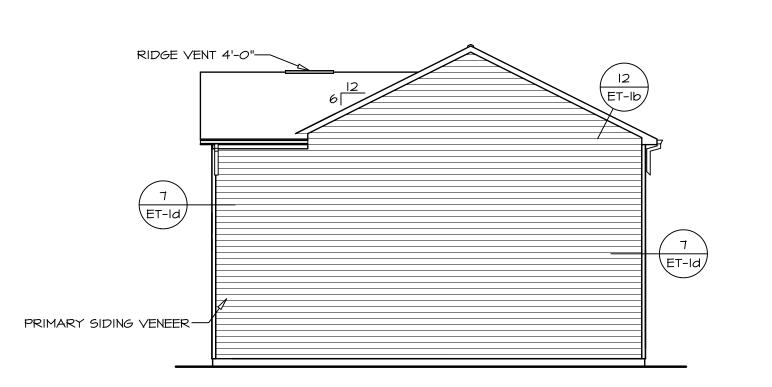
NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND

SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

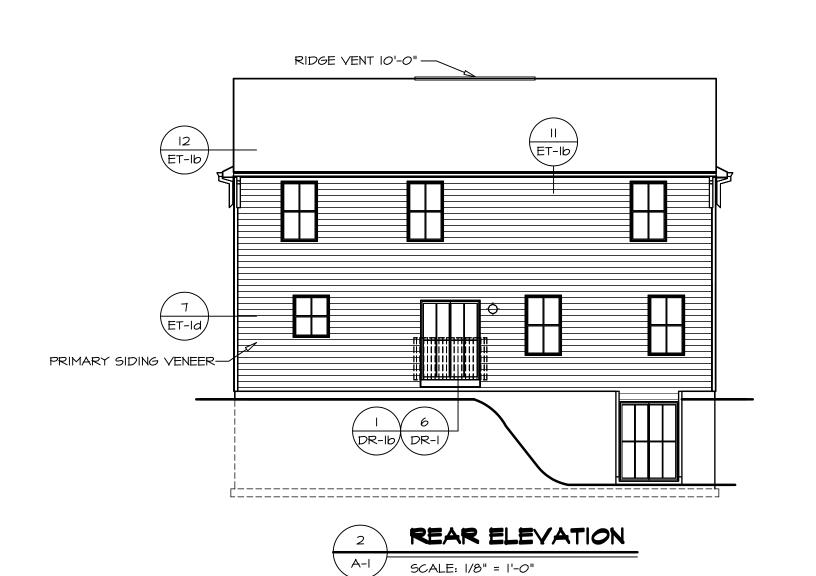


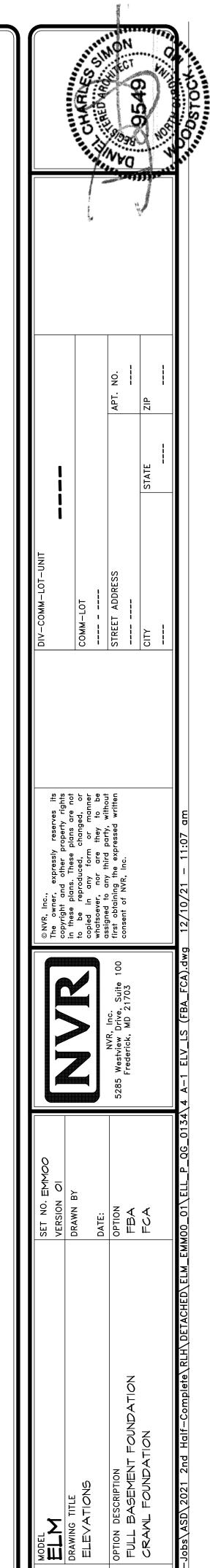












	PAD FOOTING SCHEDULE									
IDENTIFIER	LENGTH	REMARKS								
F00I	2'-3"	2'-3"	1'-0"	B0009						
F002	2'-0"	2'-0"	1'-0"	B0010						
F005	4'- /4"	1'-4"	0'-8"	B0009, B0010						
F006	19'-8 1/4"	1'-6"	1'-4"							
F007	19'-8 1/4"	1'-6"	1'-4"							
F009	2'-6"	2'-6"	1'-0"		FROST DEPTH <36"					
FOII	3'-9"	2'-6"	1'-0"	1027						

	STEEL COLUMN SCHEDULE								
IDENTIFI	IDENTIFIER STYLE HEIGHT ENG. NUM. REMARKS								
C001	STA	ADJ - 3 IN DIA	IIGA	7'-4 1/8"	B0009				

FOUNDATION BEAM/HEADER SCHEDULE									
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS					
B001	BEAM STEEL - W8XIO W 2X4 SILL	19'-8 3/8"	B0001						

FOUNDATION DIAGONALS

	A		В
A	0"	A	40'-7 5/16"
В	40'-7 5/16"	В	0"
C	49'-4 7/8"	C	36'-0"
D	29'-0"	D	53'-9 3/4"
E	20'-11"	E	20'-3 1/2"

FOUNDATION NOTES - BASEMENT

- I. FOUNDATION UNDER HABITABLE SPACE:
 I.I. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- 2. SLAB UNDER GARAGE: 2.I. 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) SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION
- INFORMATION.
- . SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-I 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 J_ JACKS

STEEL COLUMN

B_ BEAM/HEADER

PAD FOOTING

X TRUSS TIE DOWN

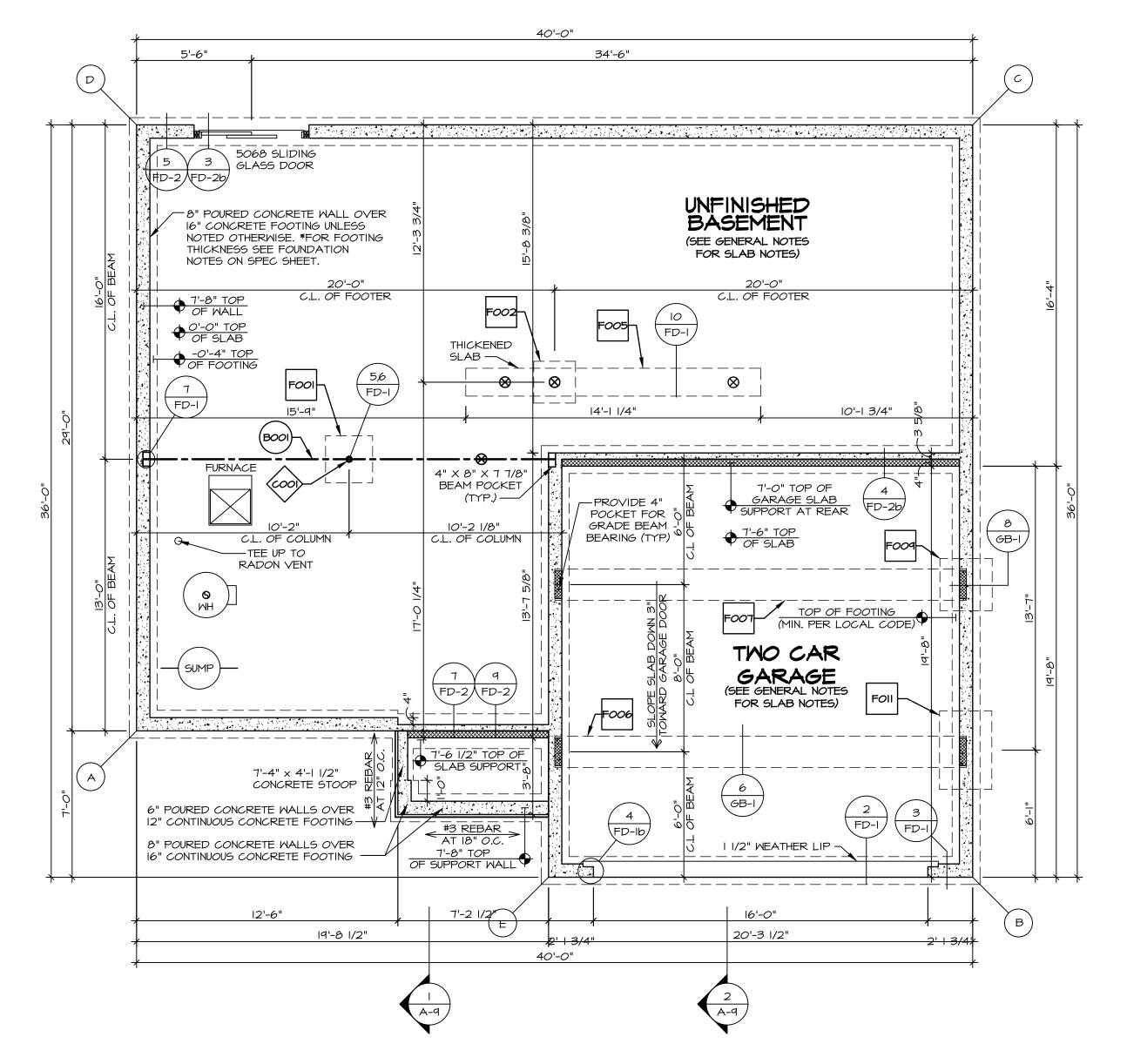
X PORTAL FRAME

X JOIST/TRUSS

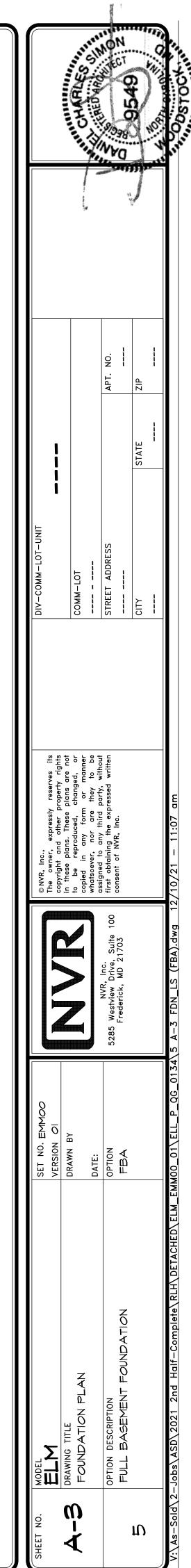
L__-_ LVL

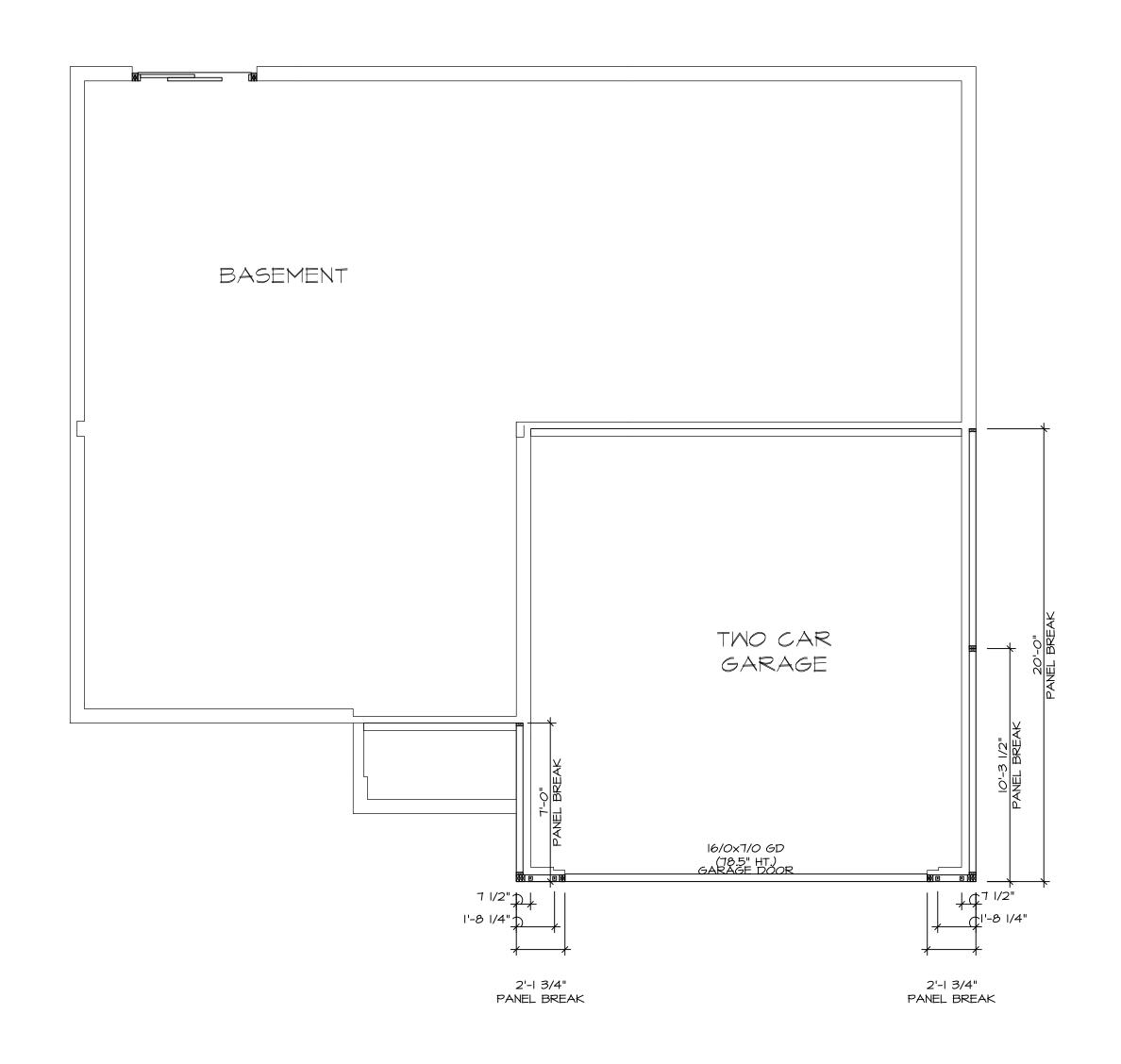
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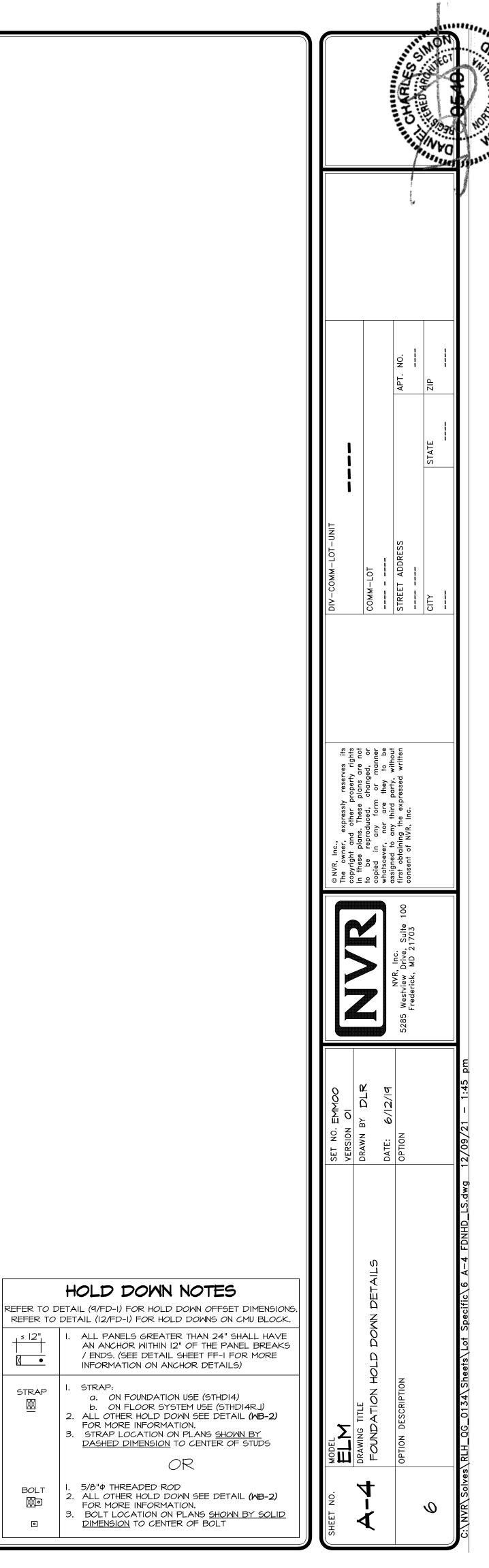
SEE FC DETAILS FOR FRAMING CONNECTORS











HOLD DOWN NOTES

STRAP

BOLT ∭⊡

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)

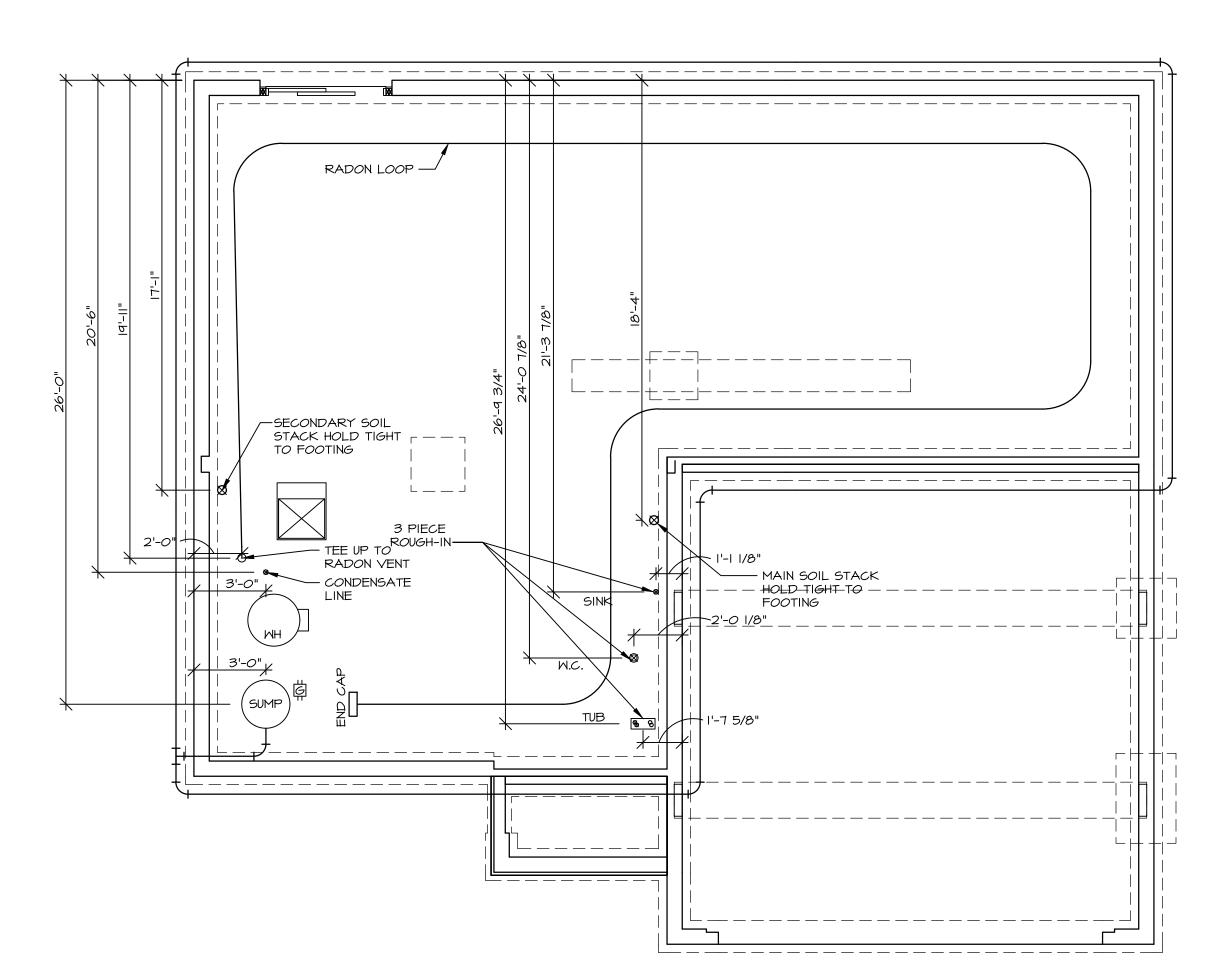
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER

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





CANONICAROL SILVENION CAROL SI

			I			
			APT. NO.	!	ZIP	
					STATE	1
DIV-COMM-LOT-UNIT	COMM-LOT		STREET ADDRESS		CITY	
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			8			

	SET NO. EMMOO
	VERSION OI
3 TITLE	DRAWN BY
BING PLAN	
	DATE:
DESCRIPTION	OPTION

	BASEMENT JACK SO	CHEDULE	
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
1001	BSMT - solved\$0\$JACK - (2) 2X4 SPF STUD GRADE	B0010, 1028	
J002	BSMT - solved\$O\$JACK - (4) 2X4 SPF STUD GRADE	B0010	
J004	BSMT - solved\$0\$JACK - (2) 2X4 SPF STUD GRADE	B0009	

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 ALL HEADERS TO HAVE (I) 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
- 3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
- 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR
- INTERIOR TRIM DETAILS.

 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE
- SPECIFIC INTERIOR TRIM OPTION TABLE.

 8. ALL 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.

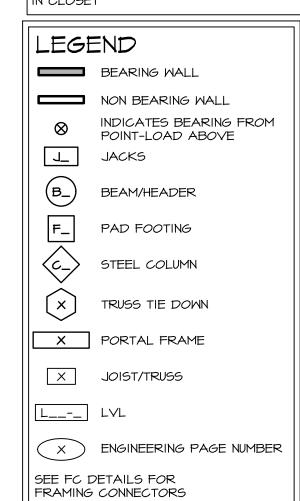
GYPSUM NOTES

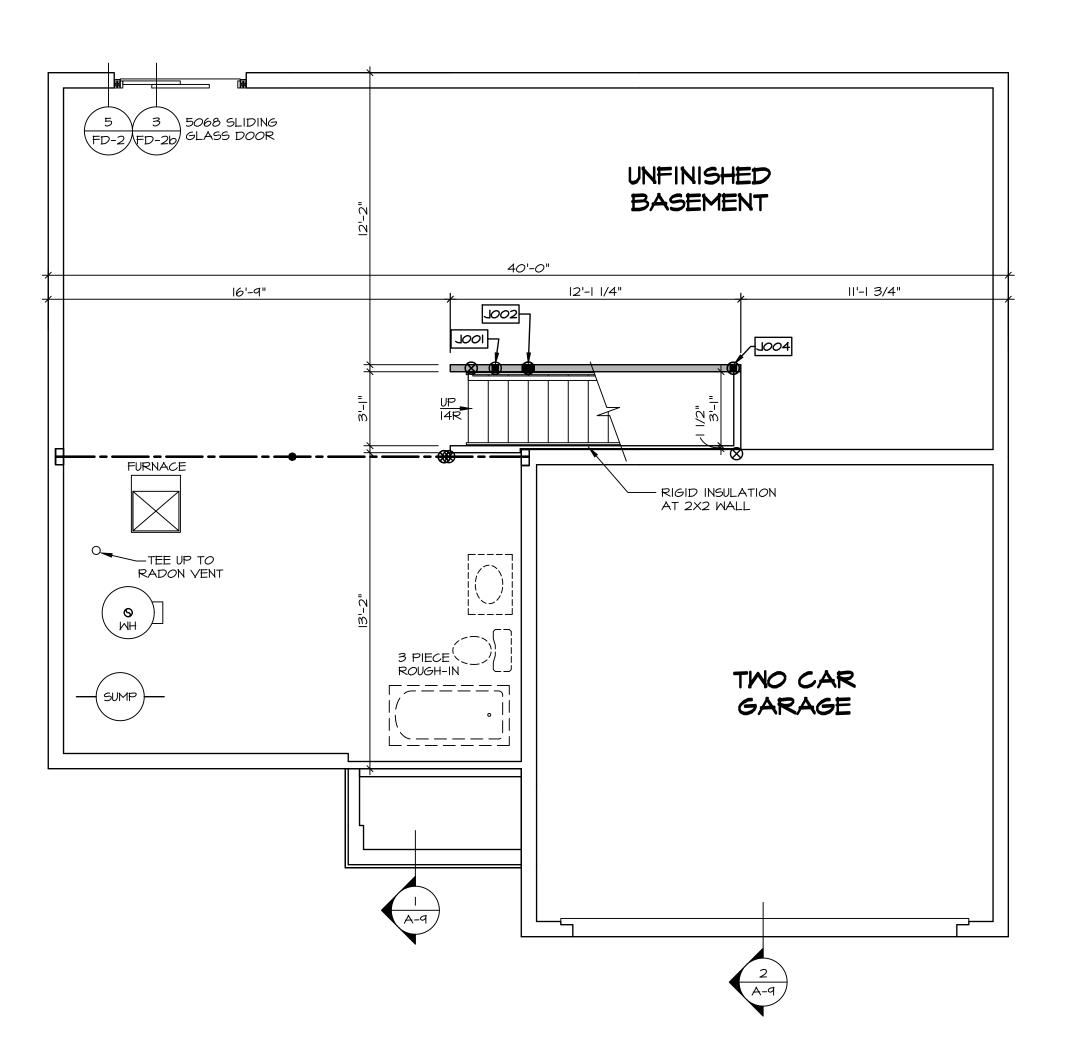
AT GARAGE:

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

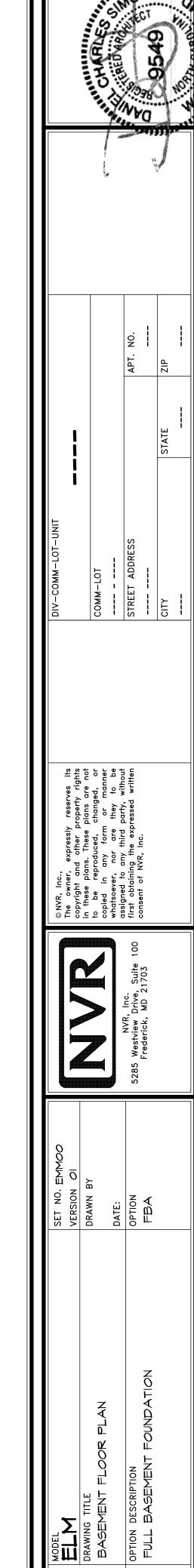
AT STAIRS:

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









FIR	ST FLOOR JACK SCHED	JLE
IDENTIFIER	DESCRIPTION	ENG. NUM.
JIOI	JACK - (3) 2X4 SPF STUD GRADE	1019
JI02	JACK - (3) 2X4 SPF STUD GRADE	1019
JI03	JACK <i>- (3)</i> 2X4 SP#I	2004
JIO4	JACK - (3) 2X4 SP#I	2004
JI <i>0</i> 5	JACK - (2) 2X4 SPF STUD GRADE	1004
JI06	JACK - (2) 2X4 SPF STUD GRADE	1004
TOIL	JACK - (4) 2X4 SPF STUD GRADE	1002
80IL	JACK - (2) 2X4 SPF STUD GRADE	1028
POIL	JACK - (4) 2X4 SPF STUD GRADE	1008
OIIL	JACK - (2) 2X4 SPF STUD GRADE	1006
IIIL	JACK - (3) 2X4 SPF STUD GRADE	1023
JII2	JACK - (3) 2X4 SPF STUD GRADE	1023
SIIL	JACK - (2) 2X4 SPF STUD GRADE	1017
JII4	JACK - (2) 2X4 SPF STUD GRADE	1010
JII5	JACK - (2) 2X4 SPF STUD GRADE	1010

STEEL COLUMN SCHEDULE								
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS				
CIOI	STANCHION PORCH - 3 IN DIA IIGA ADJ	8'-0 5/8"	1017	FBA				

FLOOR PLAN NOTES

- I. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- 2x6 WALLS, UNLESS OTHERWISE NOTED.

 2. ALL HEADERS TO HAVE (I) 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
- 3. ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL
- INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.

 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" 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, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-I(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



B_ BEAM/HEADER

F_ PAD FOOTING

STEEL COLUMN

X TRUSS TIE DOWN

X PORTAL FRAME

X JOIST/TRUSS

L____ LVL

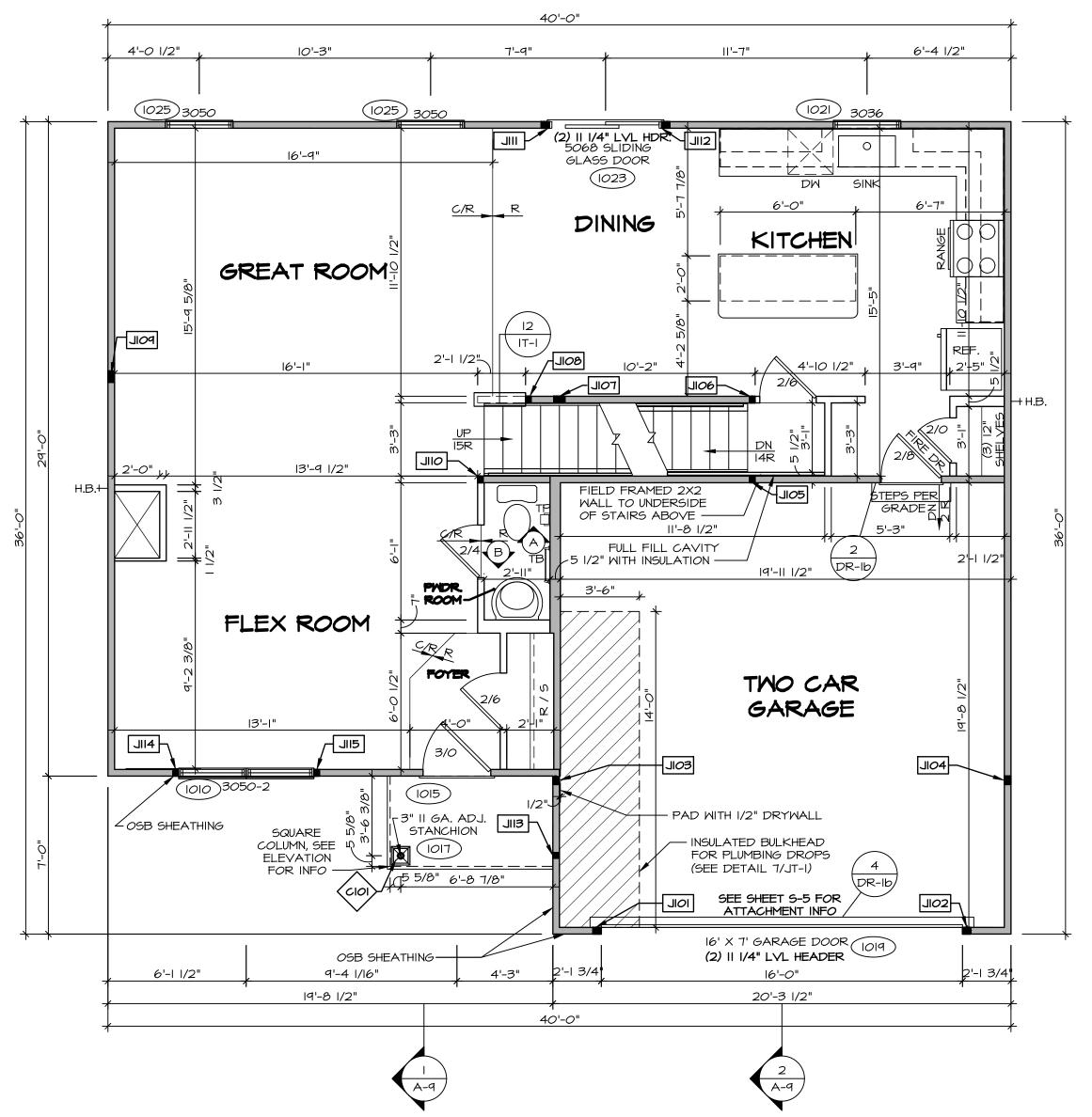
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SEE FC DETAILS FOR FRAMING CONNECTORS

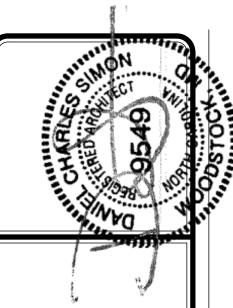
NOTE

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

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED







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

DRAWN BY
DATE:

ING TITLE
ST FLOOR PLAN
IN DESCRIPTION

T-4

SECOND FLOOR JACK SCHEDULE							
IDENTIFIER	DESCRIPTION	ENG. NUM.					
J20I	JACK - (3) 2X4 SP#I	2004					
J202	JACK - (3) 2X4 SP#I	2004					
J203	JACK - (2) 2X4 SPF STUD GRADE	2002					
J204	JACK - (2) 2X4 SPF 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 BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 I/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

J_ JACKS

B_ BEAM/HEADER

PAD FOOTING

STEEL COLUMN

X TRUSS TIE DOWN

X PORTAL FRAME

X JOIST/TRUSS

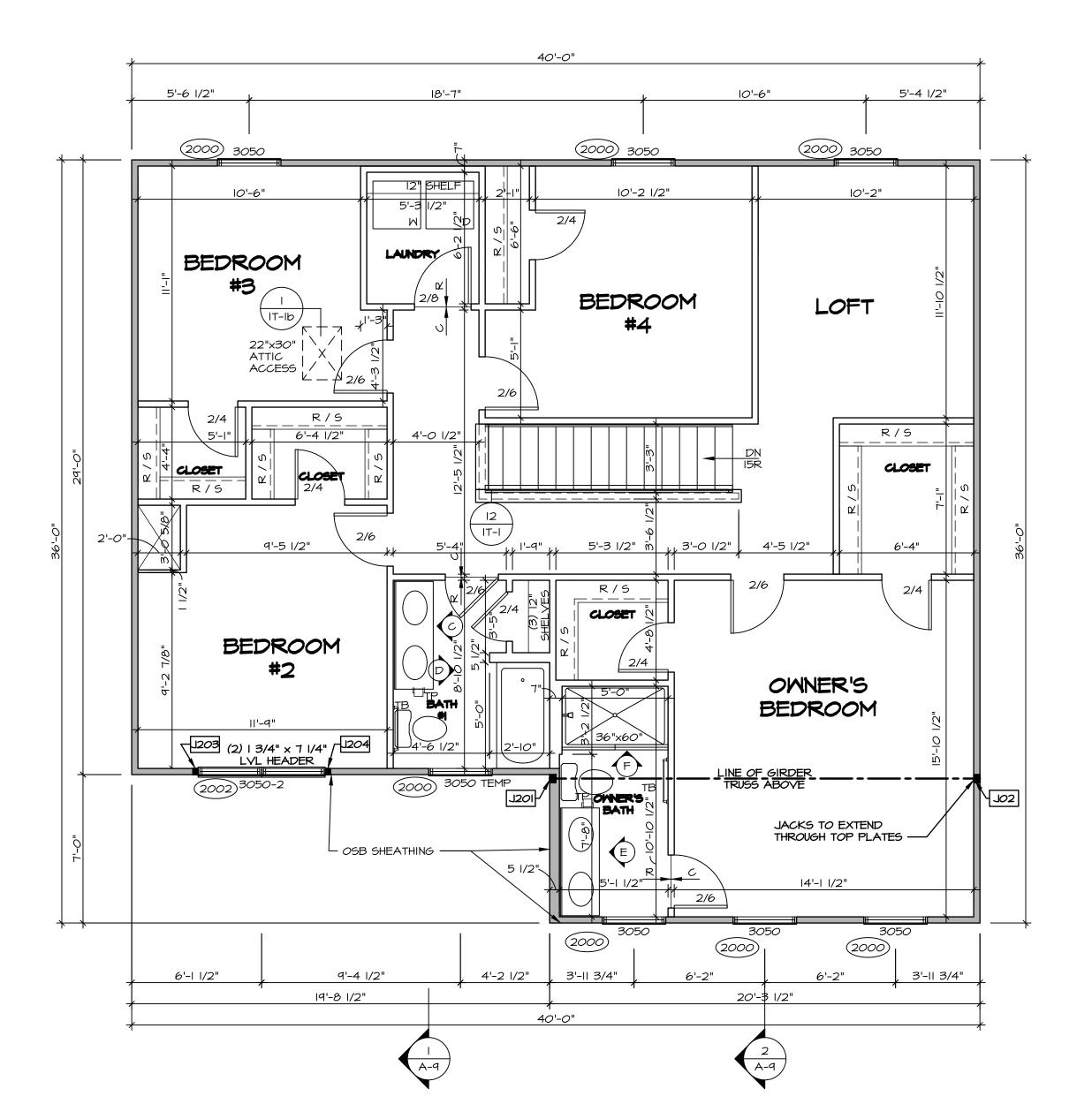
L__-_ LVL

X ENGINEERING PAGE NUMBER

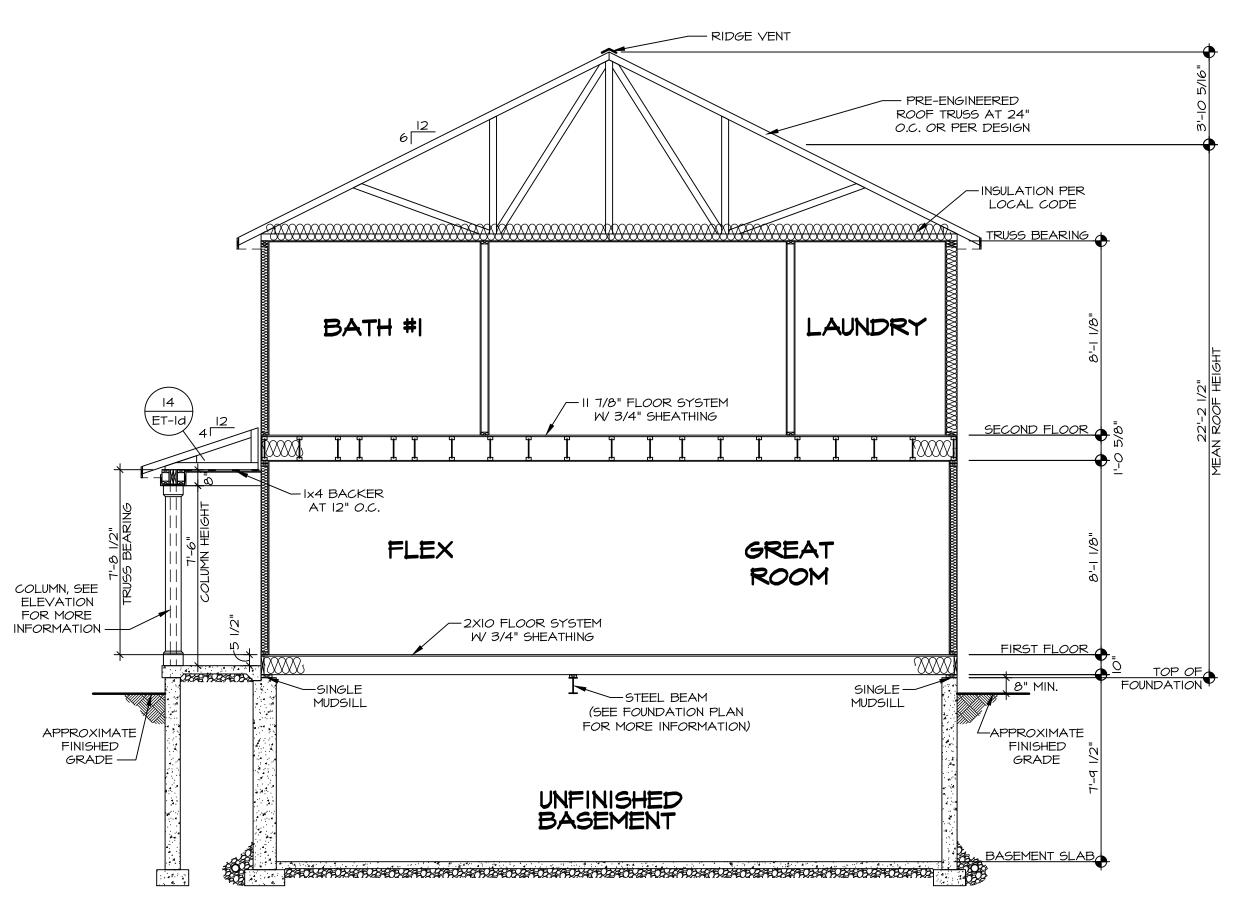
SEE FC DETAILS FOR FRAMING CONNECTORS

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

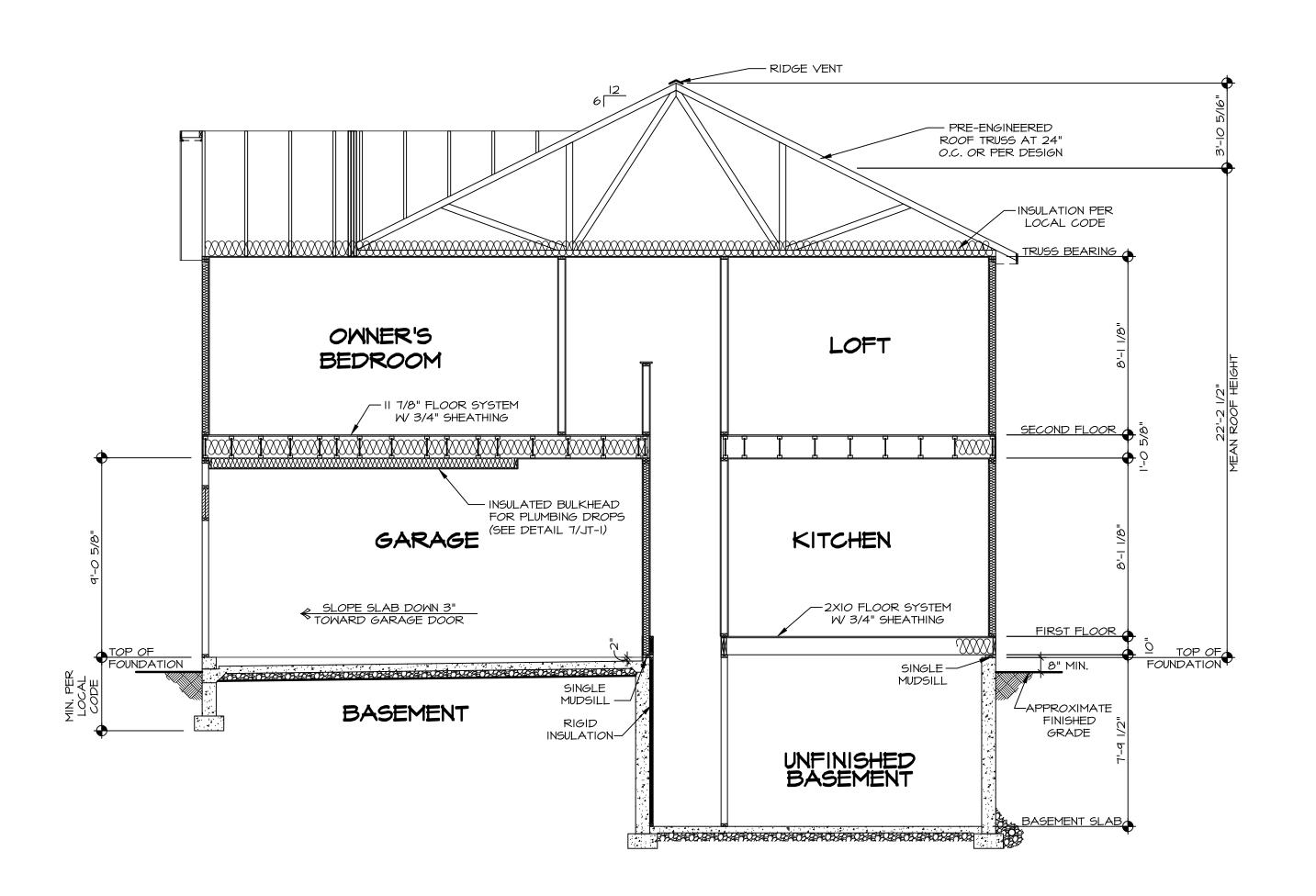
ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED













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VERSION OI DRAWN BY DATE: OPTION

WING TITLE
JILDING SECTION
ION DESCRIPTION

SHEET NO.

MODEL

DRAWIN

BUILT

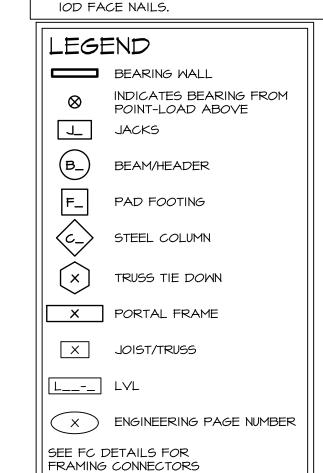
FIRST FLOOR FRAMING LENGTH SCHEDULE									
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS					
IAA	JST - 2x10	9'-6 3/8"	B0001						
IAB	JST - 2xIO	2'-5 3/4"	B0003						
IAC	JST - 2x10	13'-2"	B0001						
IAC-2	JST - (2) 2xI <i>0</i> SPF#2	13'-2"	B0005	PLANT BUILT					
IAD	JST - 2xIO	16'-0"	B0001						
IAE	JST - 2x10	12'-2 1/2"	B0001, B0024						
IAE-2	JST <i>- (2) 2x10</i> SPF#2	12'-2 1/2"	B0001, B0024	PLANT BUILT					
IAF	JST - 2x10	15'-9"	B0001, B0024						
IAF-2	JST - (2) 2xI <i>0</i> SPF#2	15'-9"	B0001, B0024	PLANT BUILT					
IAG	JST - 2x10	11'-7 3/8"	B0001						
IAH	JST - 2xIO	3'-8 1/2"	B0001	CUT FROM 4'-O" MATERIAL					
IAR	JST - 2×10	3'-2"	BOOOL						

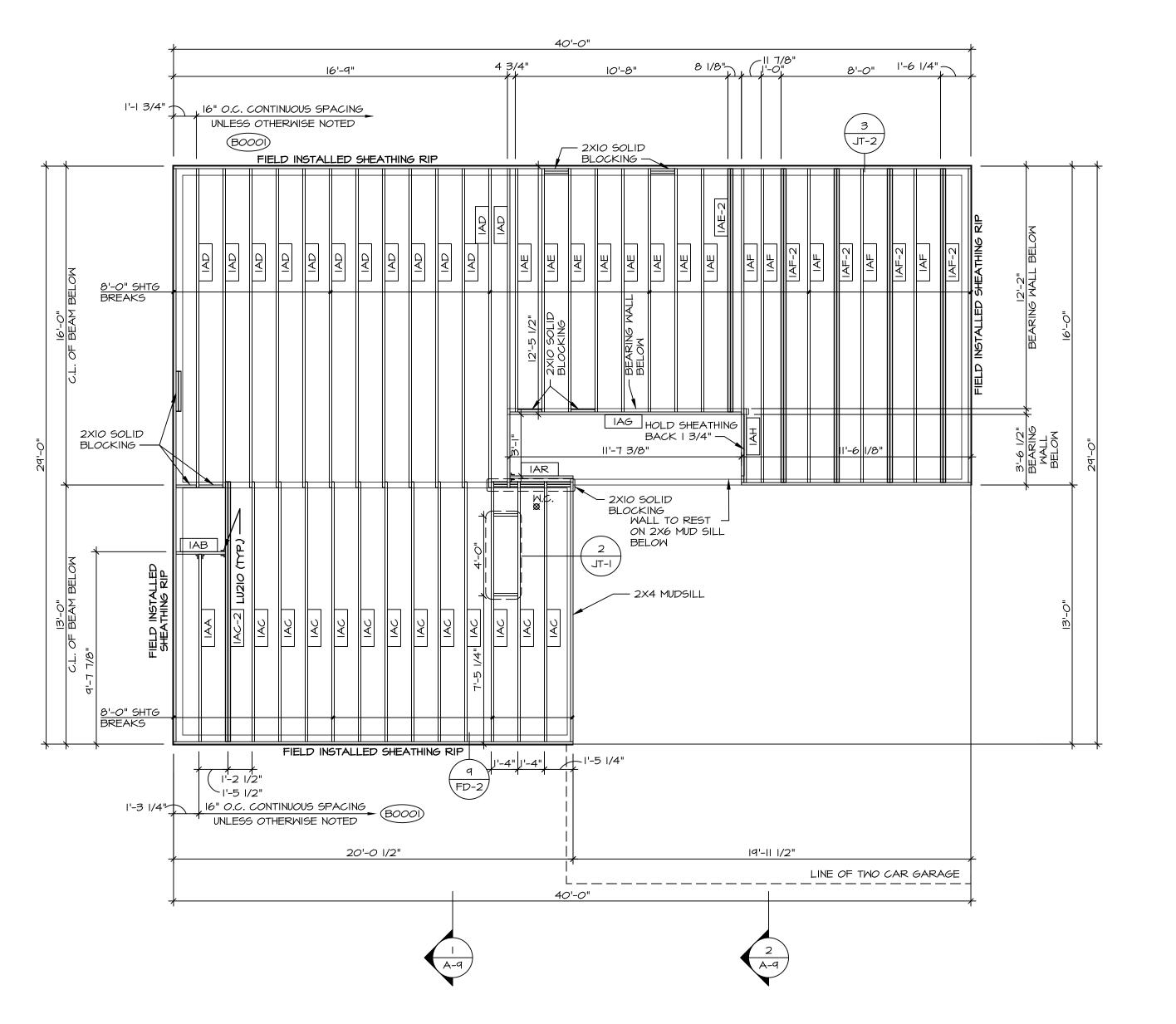
LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- I.A (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAILS AT I2"O.C.
- 2.A (2) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (4) ROWS I2D NAILS AT I2"O.C.
- 3.A (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"O.C.
- 4.A (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS I6D NAILS AT I2" O.C.
- FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM
- 5.A (3) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE. \mid 6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROMS I6D NAILS AT I2" O.C. FROM EACH SIDE
- OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE. 7.A - (4) PLY (ALL SIZES): FASTEN PLIES W (2) ROWS I/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

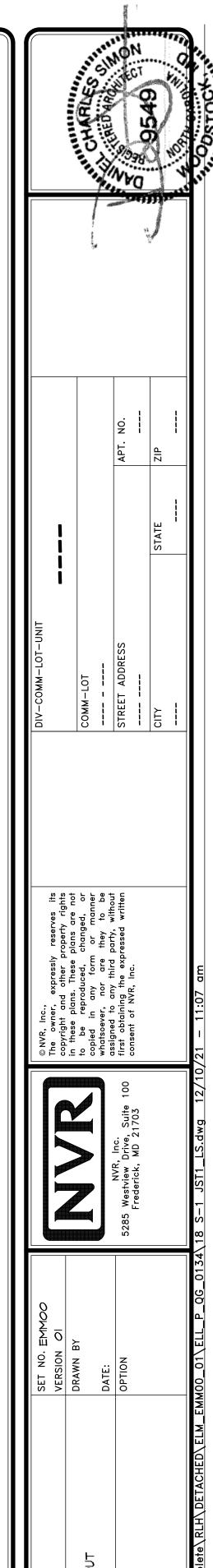
2XIO FLOOR SYSTEM

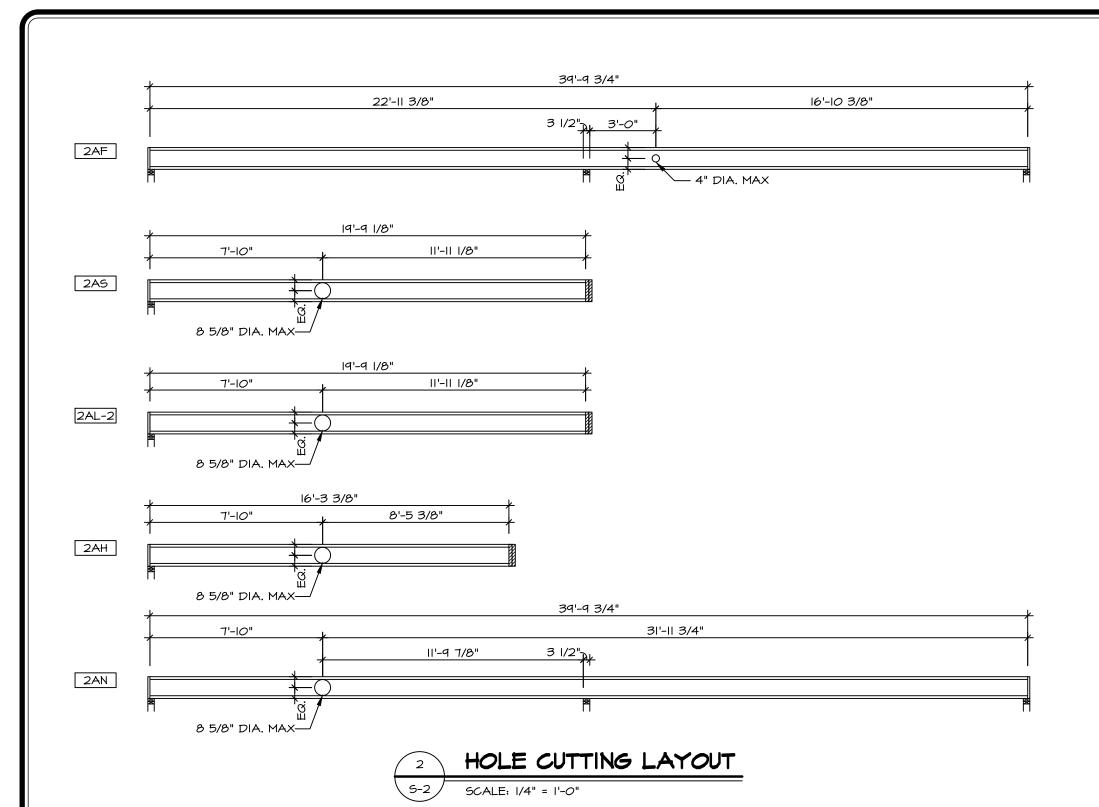
- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD. ALL JOISTS AND RINGS ARE 2XIO SPF #1 OR SPF #2.
- 3. ALL RING MAT'L 14'-0" UNLESS OTHERWISE NOTED. ALL SHORT JOISTS, LESS THAN OR EQUAL TO 7'-O", ARE CUT FROM 14'-O" UNLESS OTHERWISE NOTED.
- REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (JT-2/2)
- PROVIDE SOLID 2XIO (UNLESS NOTED OTHERWISE) BLKS BELOW ALL JKS AS REQ'D.
- 4" MAX. OVERHANG OF FLOOR JOIST ON STEEL BEAM AND BEARING WALLS.
- OPTIONAL CROSS BRIDGING AS REQ'D. 9. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM
- 2'-0" NOMINAL SIZE JOISTS.
 O. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS
- FOR TYPICAL HANGERS. (FC-4) 12. ADHESIVE TO BE APPLIED AT THE RATE OF (I) TUBE PER
- TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE
- AND GROOVE.
- 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





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





SECOND FLOOR FRAMING LENGTH SCHEDULE									
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS					
2AD	PRI 60 - II-14	11'-1 1/2"	1000						
2AE	PRI 60 - II-14	20'-1 1/4"	1000						
2AF	PRI 60 - II-14	39'-9 3/4"	1038	J-0044					
2AG	PRI 60 - II-14	19'-9 1/8"	1000						
2AH	PRI 60 - II-14	16'-3 3/8"	1043	J-0295					
2AJ	PRI 60 - II-14	39'-9 3/4"	1000						
2AL-2	PRI 60 - II-14 DBL	19'-9 1/8"	1044	J-0298					
2AN	PRI 60 - II-14	39'-9 3/4"	1045	J-0296					
2AQ	PRI 60 - II-14	11'-9 7/8"	1000						
2A5	PRI 60 - II-14	19'-9 1/8"	1047	J-0294					

SECOND FLOOR LVL LENGTH SCHEDULE									
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS					
L201-2	LVL - II-I4	12'-5"	1002	I.A					
L202	LVL - II-I4	3'-2 1/4"	1028						
L203-2	LVL - II-14	4'-6"	1006	I.A					
L204-2	LVL - II-I4	3'-10"	1004	I.A					

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

- I.A (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR
- ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAILS AT I2"O.C. 2.A - (2) PLY I4" TO AND I8" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS I6D NAILS AT I2" O.C. OR
- ALT I I/2" WIDE LVL FASTEN PLIES W/ (4) ROWS I2D NAILS AT I2"O.C.

 3.A (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS I6D NAILS AT I2" O.C. OR ALT I I/2" WIDE
- LVL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"O.C. 4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS I6D NAILS AT I2" O.C.
- FROM EACH SIDE OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAILS AT I2"O.C. FROM EACH SIDE.
- EACH SIDE.

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

I-JOIST FLOOR SYSTEM

- 1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
 2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO
- CUT FROM.

 3. ALL RIMBOARD TO BE I-1/8" THICK U.N.O.
- 4. REFER TO STANDARD DETAIL 7/JT-3 FOR HOLE CUTTING GUIDELINES.5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR

WALLS AND BELOW ALL JACKS AS REQUIRED.

- 6. REFER TO DETAIL **8/JT-3** FOR HANGER DETAIL.
 7. ALL JOISTS TO BE PRI40, PRI60 OR PRI80, REFERENCE
- SCHEDULE FOR SPECIFIC SERIES PER MEMBER.

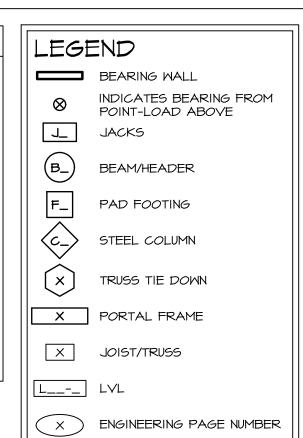
 A. PRI40 SERIES ARE SHOWN AS SHADED ON FRAMING
- PLAN.
 8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS
- (FC-4) FOR TYPICAL HANGERS.
- IO. ALL LVL BLOCKING CUT FROM 14'-O" MATERIAL.

 II. ADHESIVE TO BE APPLIED AT THE RATE OF (I) TUBE PER
 TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED
 AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE
- AND GROOVE.

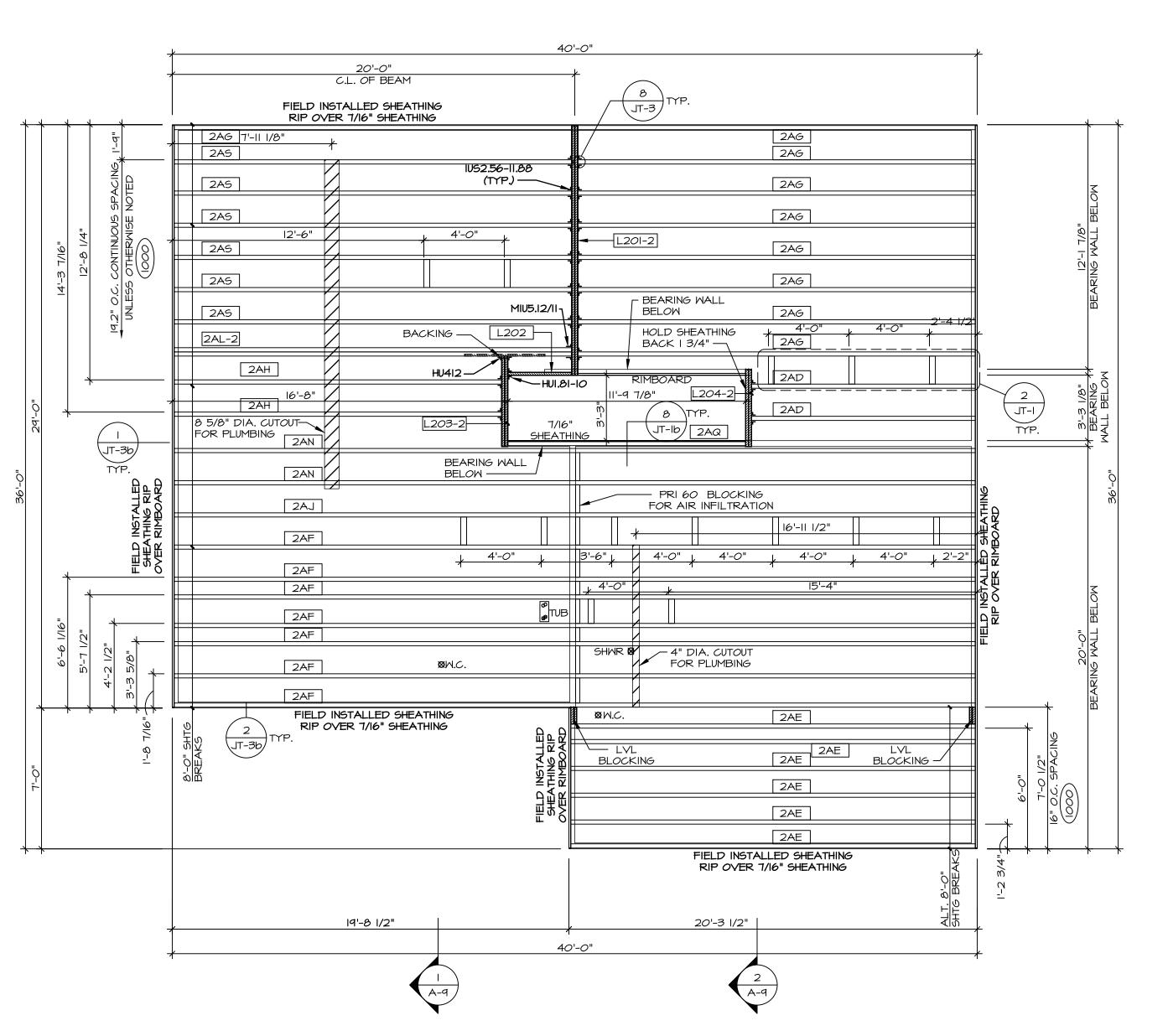
 12. I-JOIST BLOCKING CUT FROM 2'-O" MATERIAL.

 13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR

 TO SETTING JOISTS.



SEE FC DETAILS FOR FRAMING CONNECTORS



SECOND FLOOR FRAMING PLAN

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

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TRUSS SCHEDULE										
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/I2)	TYPE					
AB	SE	13183	29'-0"	6/12	COMMON					
AC	SE	13184	29'-0"	6/12	COMMON					
AD	SE	16944	29'-0"	6/12	GABLE END					
AF	SE	16945	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					
VOI	VT	93344	4'-0"	6-6/12	VALLEY					
V02	VT	93345	8'-0"	6-6/12	VALLEY					
V03	VT	93346	12'-0"	6-6/12	VALLEY					
V04	VT	93907	16'-0"	6-6/12	VALLEY					
V <i>0</i> 5	VT	91920	20'-0"	6-6/12	VALLEY					
V06	VT	95405	12'-3"	6-6/12	VALLEY					

FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE

SOMEDOLL									
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: I.I. TRUSS TIE-DOWNS (I/RF-I)

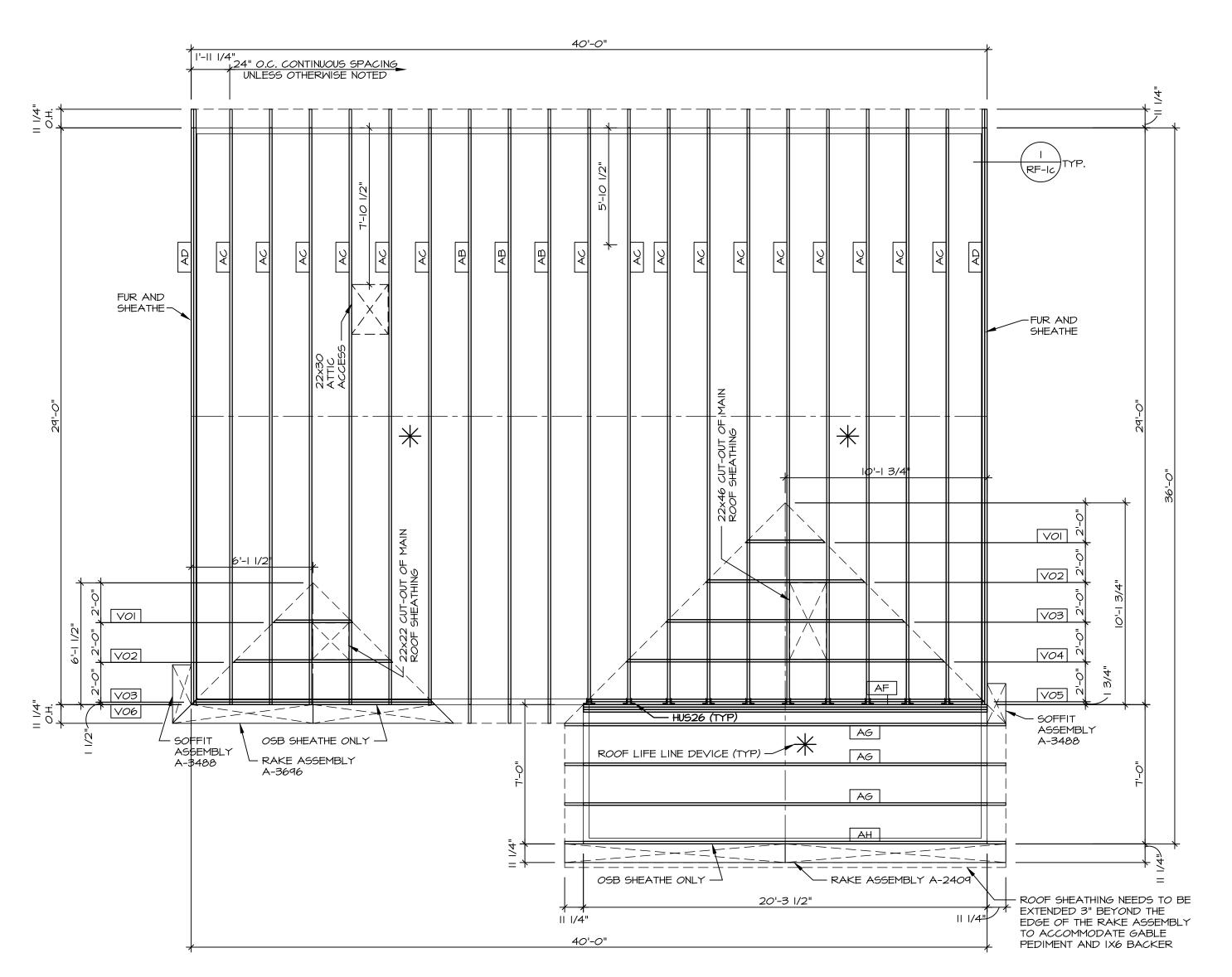
- I.2. PIGGYBACK TRUSS ATTACHMENT (2/RF-I)
 I.3. VALLEY GABLE TRUSS BRACING (3/RF-I)
- I.4. GABLE BRACING (I/RF-Ic)
- 1.5. TRUSS BRACING (2/RF-Ic)
- I.6. LIFELINE ATTACHMENT (5/RF-I)
 I.7. FALL PROTECTION ON PLATFORM TRUSSES (II/RF-I)
- 2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.



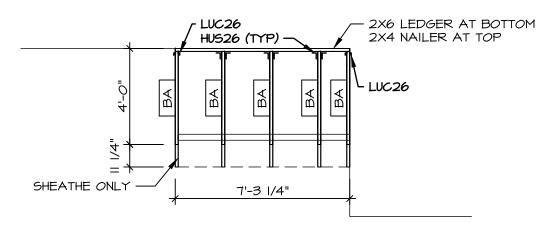
X JOIST/TRUSS

L__-_ LVL

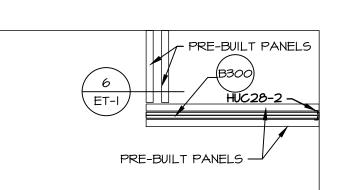
	ROOF	VENTIL	ATION :	<u>SUMN</u>	<u>IARY</u>										
HOUSE	EL	.M		VENTILATION VALUES]							
SET# EMMOO			SOFFIT:	9.9	sq in of ve	nt per lf									
VERSION	-	1		RIDGE:	18	sq in of ve	nt per lf	1							
Insert Row	(s)			BOX:	45	sq in of ve	nt per unit								
Location / Options	Area (A)	Required: A/150	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)			Tiuge	OK:	
	187494	1249.96	624.98	62	613.80	15	270.00			883.80	NO	YES	43.20%	ОК	
Base House W/ Ell	107 15 1					***************************************									
BASE HOUSE W/ ELL STD. PORCH W/ ELL	4232	28.21	14.11	7	69.30		0.00			69.30	YES	YES	0.00%	LOW	













LEGEND										
BML XXX.XX	BRACED WALL LINE I.D.	FASTENING SCHEDULE								
	BRACED WALL LINE	CUEATUMC	FASTENER	SPACING						
	HOUSE WALL	SHEATHING	FASIENER	ED6E5	FIELD					
	BRACED WALL PANEL	7/16" WOOD STRUCTURAL	8d COMMON NAILS	6" O.C.	12" O.C.					
MSP	WOOD STRUCTURAL PANEL	PANELS OR EQUIVALENT	ALTERNATIVE FASTENER 1-3/4" 16-GAUGE							
<i>G</i> B	GYPSUM BOARD (I) SIDED OR (2) SIDED	(W/ METHOD WSP, CS-WSP, CS-G)	CORROSION RESISTANT STAPLES	3" <i>O.</i> C.	12" <i>O.</i> C.					
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (I) SIDED OR (2) SIDED (SEE STANDARD DETAIL G/WB-2)	I/2" GYPSUM WALLBOARD	I-I/4" LONG, I/4" HEAD, .098" DIA. ANNULAR-RINGED NAILS	7" O.C.	7" O.C.					
LIB	LET-IN BRACING (SEE STANDARD DETAIL F / WB-2)	(W/ METHOD GB-I, GB-2)	CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.					
CS-MSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL	LAMINATED FIBROUS	IOd X I/4" GALVANIZED ROOFING NAILS	3" O.C.	3" O.C.					
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION	STRUCTURAL SHEATHING	I-I/4" I6-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.					
C5-G	(SEE STANDARD DETAIL A, C/ MB-2) CONTINUOUS SHEATHING - MOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	I/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W/ METHOD GB-BW-I, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W I-I/4" DRYWALL SCREWS	4" O.C.	12" O.C.					
* 0	HOLD-DOWN I. SEE SHEET WB-2 "P_" INDICATOR SCHEDULE AND DETAILS 2. ARROW INDICATES LOCATION	NOTES: I. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL. 2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE								
METHOD IN COMP	ANALYZED UTILIZING A PRESCRIPTIVE LIANCE WITH INTERNATIONAL RESIDENTIAL SS OTHERWISE NOTED.	METHOD GB IS SPECS FOR T 3. USE OF STAPL	5 IDENTIFIED. SEE PHASE YPICAL GYPSUM FASTENER LES IN WOOD STRUCTURAL ETHOD ON WALLS PER ENG	R SPACINO PANEL A	5.					

	BRACED WALL LINE SCHEDULE				
	WIND SPEED (ULT)	IDENTIFIER	ACTUAL (FT)	REQUIRED (FT)	METHOD
İ	130 MPH	BWL 100.02	14.31'	10.99'	CONTINUOUS (2 SIDES)
	130 MPH	BWL 102.00	19.68'	12.51'	WSP (2 SIDES)
	130 MPH	BWL 200.02	19.31'	3.95'	CONTINUOUS (2 SIDES)
	130 MPH	BWL 201.00	25.53'	7.18'	MSP (2 SIDES)
	130 MPH	BWL 202.00	27.13'	6.07'	WSP (2 SIDES)
	130 MPH	BWL 203.00	36.00'	7.18'	MSP (2 SIDES)

