

# HAZEL

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



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FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1121 SF
	1121 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1420 SF
	1420 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	400 SF
	400 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1121 SF
2ND FLOOR (BASE SF)	1420 SF
	2541 SF

SET NO. -- VERSION	SHEET NO.	PAGE NO.
HZL00 - 01	CS-1	1
RELEASE NO. ----		

V:\As-Sold\2-Jobs\ASD\2023-2ndHalf-Complete\RF\A\DETACHED\HAZEL\_HZL00\_01\ELK\_R\_06\_0051\1 CS-1 COVERSHEET.dwg 09/07/23 - 1:40 pm

GENERAL

- 1. These plans and specifications are the sole property of NVR. Any unauthorized use of these plans without the written consent of NVR is prohibited.
2. These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements.
3. These plans are not to be scaled for construction purposes. Dimension lines and notes supersede all scale references.
4. Single Family Attached/Detached - Automatic residential fire sprinkler systems shall be installed in accordance with NCRBC P2404 or NFPA 13D where required.
5. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes or engineering design in accordance with Section 301.3.

CODE ANALYSIS

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

ENERGY AND MECHANICAL

- 1. Insulation requirements per 2018 NCRBC Chapter 11, Energy Efficiency, or Chapter 4 of the 2018 North Carolina Energy Conservation Code (NCECC), or Chapter 4 of the 2018 International Energy Conservation Code (IECC), Residential Energy Efficiency by the prescriptive method. See NVR "Standard Energy Package" for field procedures and details.
R-values shown below are the minimum used.

Table with 7 columns: CLIMATE ZONE, PENETRATION U-FACTOR, 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. Rows 3 and 4.

- 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 - 42% / 96%
- Heat Pump - 8.2 HSPF
3. Winter interior design temperatures shall be 70°F and summer interior design temperatures shall be 75°F. Exterior design temperatures vary based on geographic location and are listed on the Manual J calculations.
4. Roof ventilation calculations are based on the following specifications:
Ridge vent: Minimum 18 sq. in. of vent per linear foot
Soffit vent: Minimum 9.8 sq. in. of vent per linear foot
Roof Jack (box vent): Minimum 45 sq. in. of vent per unit
5. See NVR "Standard Energy Package" for field procedures and details.

DESIGN LOADS

Table of Loads for House Structure. Per Table 301.5

Table with 2 columns: Location (Floor Living Areas, Floor Sleeping Areas, Garage Floors, Roof Areas, Habitable Attics, Trusses, Nails, Stairs, Allowable deflection of structural members) and Load/Requirement (e.g., 40# P.S.F. (Live), 10# P.S.F. (Dead), 130 mph ultimate wind speed).

Design Criteria

- 1. National Design specification for Wood Construction by National Forest Products Association.
2. Specification for the Design Fabrication and Erection of Structural Steel for Buildings by American Institute of Steel Construction.

Table with 2 columns: Materials (Headers, Studs, Jacks, Beams, Joists, LVL) and Material/Grade (e.g., Southern Pine (KD-14), No. 1 Grade, Spruce-Pine-Fir, Stud Grade).

- \* Where required, Laminated Veneer Lumber may be used per Engineering
\*\* Structural Steel - A.S.T.M. A36

FOUNDATIONS

- 1. All plain and reinforced concrete shall comply with requirements in ACI 318.
2. Concrete footings shall be poured a maximum 5' slump, 5 bag mix, and 2500 psi minimum strength per Table R402.2. Concrete walls shall be poured a maximum 5' slump, 5 1/2-bag mix, and 3000 psi minimum strength per Foundation Wall Design table below. Special soil and or wall height conditions may require a higher psi mix.
3. Walls and footings designed as unreinforced unless otherwise specified on foundation plans or details. Special soil and/or site conditions may require the addition of reinforcing.
4. Footing frost depth to be no less than 12" per R403.1.4 and Table R301.2(1).
5. Minimum Soil Bearing Capacity shall be 2,000 PSF per Table R401.4.1.
6. Slab requirements:
Interior slabs on grade (excluding garage slabs) to be minimum 3-1/2" concrete (may be represented on plans as nominal 4") over 4" sub-base, with vapor barrier (6-mil polyethylene) as required per Section 506 and a minimum 2500 PSI air-entrained concrete.
Non-structural garage slabs shall be nominal 3-1/2" thick and shall be installed on compacted / undisturbed soil per Table R402.2. Slabs shall be 3500 PSI air-entrained concrete.
Structural garage slabs utilizing grade beams shall be nominal 4" thick. Slabs shall be 3500 PSI air-entrained concrete.
Porch slab and exterior concrete work shall be nominal 4" minimum 3500 PSI air-entrained concrete with 6x6 #14x14 mesh or equivalent fiber mesh reinforcement.
7. Unconditioned crawl spaces shall have a minimum net area of ventilation not less than 1 square foot for each 150 square feet of area, unless the ground surface is covered by a Class I vapor retarder, in which case the minimum net area of ventilation shall not be less than 1 square foot for each 1500 square feet of area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building, per R408.1.2.
8. Foundation drains shall be located per local codes and according to local site conditions. Drain discharge by gravity or mechanical means to conform with approved site plan and installed per Section R405.1.
9. The top course of block of foundation walls shall be semi-solid block or open cores of hollow block shall be filled with mortar.
10. Block piers to be solid block or mortar-filled hollow block.
11. A poured concrete foundation wall designed to withstand an equivalent fluid 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 damp-proofed with min. 3/8" portland cement paring from footing to top of finished grade. The paring 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 FAS (16 gauge steel, galvanized) or equivalent set in concrete or grouted steel, 1"-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 22# x 3" x 3" plate washer per R403.1.6.1 and maximum anchor bolt spacing for buildings over two stories shall be 4'.
16. Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per R401.2.
17. For masonry veneers:
Per R103.8.4.1 - Corrugated sheet metal veneer ties shall be a minimum of No. 22 U.S. gauge by 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 2.61 square feet of wall area. For townhouses in Seismic Design Category C and in wind areas of more than 30 pounds per square foot pressure, each tie shall support not more than 2 square feet of wall area.
Additional metal ties shall be provided around all wall openings greater than 16 inches (406 mm) in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 3 feet (914 mm) on center and placed within 12 inches (305 mm) of the wall opening.
Per R103.2 - One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be provided behind brick.
Per Table R103.8.4 - Provide minimum 1-inch air space between brick veneer and sheathing.
Per R103.8.6 - Provide minimum 3/16" diameter weep holes at 33" on center maximum, located immediately above the flashing.
Per R103.8.5 - When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 6 mil plastic flashing shall be attached to the sheathing 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 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 (c)
NCRBC PRESCRIPTIVE CODE OR ENGINEERED DESIGN PER ACI 332
Table with 5 columns: WALL HEIGHT, WALL THICKNESS, LATERAL SOIL UNBALANCED LOAD (a), VERTICAL REINFORCING (b), HORIZONTAL REINFORCING (c). Rows for 8'-0", 10', and 12' wall heights.

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-SG AND ML - 45 PSF
SOIL CLASSES SC, MH, ML-CL AND CL - 60 PSF
b. SPACINGS 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

- 1. Habitable attics and sleeping rooms shall have a window or door as a second means of egress that shall be minimum 5.7 sq. ft. operable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above Finish Floor (min. hgt. 24", min. width 20" per R301.1.
2. All emergency escape and rescue openings shall have a minimum net clear operable area of 4 sq. ft. The minimum net clear opening height shall be 22" and a minimum net clear opening width of 20". Emergency escape and rescue openings must have a minimum total glazing area of not less than 5 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 R302.1. Window wells where required, shall be installed per R302.2.3 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 R302.2.3.1.
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/ndvs 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 R302.7.
6. Guard rails to have minimum height of 36" and shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter per R312.
7. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter per R312.1.3.
8. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a stairway in accordance with Section R311.7 (see item #5 above) or a ramp in accordance with Section R311.8.
9. Handrails shall be installed on exterior stairs having (4) or more risers per R311.7.2. Guards shall be installed at exterior porches / decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistant per R103.4. See NVR Flashing Details.
11. Wood framed bearing walls shall 2 x 6 at 24" o.c. maximum or 2 x 4 at 16" o.c. maximum per Table R602.3(3) and Table R602.3(5) unless otherwise noted on plans.
12. All exterior sheathing to be structural sheathing designed in accordance with R602.10.
13. An approved water-resistive barrier shall be applied over sheathing of exterior walls per Section R103.2.
14. Interior sheathing shall be 1/2" gypsum wall board unless otherwise noted. Exceptions may include, but are not limited to, special requirements for wall bracing and fire separation.
15. Screw fastening is typical for gypsum installation and nailing will not be permitted at the perimeter of the board.
- All screws shall be corrosion-resistant Type W 1-1/4" drywall screws.

SCREEN FASTENING SCHEDULE
Table with 4 columns: Framing Spacing, WITH ADHESIVE (Gillings, Load-brg. walls, Non-load-brg. walls), WITHOUT ADHESIVE (Gillings, Load-brg. walls, Non-load-brg. walls). Rows for 16" and 24" framing spacing.

- For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" 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 above by not less than 5/8" type X gyp. board. Where a structure is supporting a floor-ceiling assembly due to living space above the garage, the structure shall also be protected by not less than 1/2" gypsum board per Section R302.6. Openings and penetrations through the separation shall be protected by sealing the area around the penetration per Section R302.5. The garage door shall be a 20-minute fire-rated door and be equipped with a self-closing device installed per Section R302.5.1.
18. Asphalt shingles shall be installed per section R405.2. For roof slopes of 2:12 through 4:12, in lieu of two layers of underlayment, a self-adhering polymer-modified bitumen underlayment shall be used per section R405.1.1 Exception #1.
19. Attic spaces shall be ventilated w/ ridge and soffit vents unless otherwise noted. Venting provided per R606.2.
20. Fireblocking shall be installed between ceiling and floor openings per R302.11. Draftstopping to be installed in accordance with R302.12.
21. Water closet, lavatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition or vanity or 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 F2105.1.
22. Heating and cooling equipment installation shall be in accordance with IRC Chapter 14 and the International Mechanical Code.
23. Mechanical fireplaces shall be installed per Section R1004 and 1005.
24. Single family attached structures to have 2-hour dwelling unit separation wall continuous to roof deck. Roofing material to be minimum class "C" over approved fire retardant wood decking extending 4' each side of dwelling unit separation wall per R302.2 and R302.3.
25. Untreated wood shall be minimum 8" above finish grade per R311.1 item #2.
26. Bottom plates on slabs and any wood in contact w/ concrete or masonry to be pressure treated material per Section R311.
27. Exterior egress swing doors shall open onto a landing not more than 8 1/4" below the top of the threshold when door swings in and 1 1/2" below the top of the threshold when the door swings out. The landing shall extend a minimum of 36" in the direction of travel and be at least the width of the doorway served per R311.3.
28. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screen, louvers, or grills having a min. opening size of 1/4" and maximum of 1/2" in any dimension per R309.6.
29. Fasteners and connectors for pressure preservative-treated wood shall be hot-dipped galvanized steel.
30. Windows that have an operable opening more than 12" above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" dia. sphere cannot pass per Section R312.2.
31. The final grade shall fall a minimum of 6 inches within the first 10 feet of the foundation per R401.3.
32. One- and two-family dwelling construction (R302.1.1).
Vinyl or aluminum soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, 3/4-inch wood sheathing or 5/8-inch gypsum board. Venting requirements shall apply to both soffit and underlayment and shall be per Section R606. Where the property line is 10 feet or more from the building face, the provisions of this code section shall not apply.
Townhouse construction (R302.2.5).
Projections extending into the fire-separation distance shall have not less than 1-hour fire-resistive construction on the underside. Vinyl or aluminum soffit material shall be securely attached to framing members and use an underlayment material of either fire retardant treated wood, 3/4-inch wood sheathing or 5/8-inch gypsum board. Venting requirements shall apply to both soffit and underlayment. Vents shall be nominal 2-inch continuous or equivalent intermittent and shall not exceed the minimum net free air requirements of Section R606.2 by more than 50%. Vents in soffit are not allowed within 4 feet of fire walls or property lines per R302.2.5 and R302.2.6.
33. 1-hour fire-rated construction required on projections within 2' to 3' of lot line per R302.1. No projections allowed within 2' of property line.
1-hour fire-rated construction required on townhouse eaves within 3' of the property line.
Note: Single Family Detached product will NOT be built within 3' of the property line.
34. Wall bracing is designed in compliance with Section R602.10. When wall bracing is beyond the criteria for a prescriptive approach, the structure is analyzed utilizing engineering in compliance with the North Carolina Building Code (NCBC). Refer to house-specific wall bracing detail sheets and wall bracing standard details. Adhesive attachment of wall sheathing, including Method 6B, shall not be permitted in Seismic Design Category C.
35. Minimum floor sheathing shall be 5/8" tongue & groove decking underlayment grade plugged and sanded, exterior gyp, glued and nailed on joists to meet, "American Plywood Association" approved glued floor system, unless otherwise specified.

ELECTRICAL

- 1. Ground-fault and arc-fault circuit interrupter protection is provided per NFPA 70 (National Electrical Code).
2. Electric panel box installation to be in accordance with NFPA 70, Article 408 Section III. Location may vary by design.
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 activation 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 entrances. They shall be installed at the highest portion of the ceiling (including tray or coffered ceilings) or within 12 inches vertically from the highest point in rooms with sloped ceilings.
5. Interior stairs shall be provided with an artificial light source in the vicinity of each landing or directly over each stair section and capable of illuminating treads and landings to a level not less than 1fc measured at the center of the tread or landing per R303.7.
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.

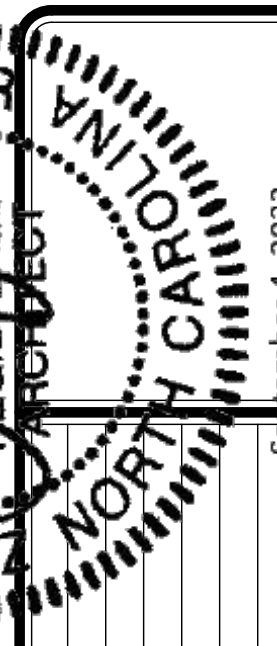


Table with 4 columns: REV. NO., DATE, DESCRIPTION, REMARKS. Rows 1, 2, 3.

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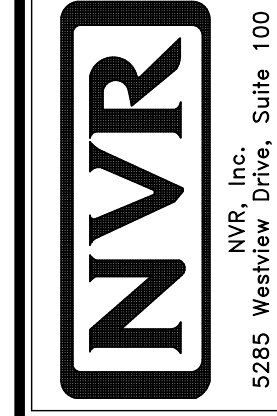


Table with 2 columns: SET NO., VERSION, DRAWN BY, DATE, OPTION. Row 1.

SHEET NO. 99-1
PROJECT: NCRBC 2018 SPEC SHEET
DRAWING TITLE: SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
OPTION DESCRIPTION: NC State Building Code - Residential Code 2018





**ROOF VENTILATION CALCULATIONS**

HOUSE NAME  
HOUSE VERSION  
PRODUCT LINE  
VENTILATION VALUES

HAZEL
HZL00_00
RYANHOMES
9.0 sq in of vent per ft
18 sq in of vent per ft
45 sq in of vent per unit

USER GUIDE	YES (pass)	YES (pass)	VENT OK	No action req'd.
	NO	YES	OK VENT OK	No action req'd.
	NO	YES	LOW FAIL	Increase ridge
	NO	YES	HIGH FAIL	Decrease ridge
	NO	NO	FAIL	Increase total vent

ELEVATION "F" & "L"														
Location / Option	Area (sq ft)	Required: A/150 (sq ft)	Required: A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Upper Box / Gable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40%-50% OK?	Notes
BASE HOUSE W/ CLIA	2045.96	1363.44	681.72	67	660.30	18	288.00		915.30	NO	YES	42.25%	OK	

ELEVATION "L"														
Location / Option	Area (sq ft)	Required: A/150 (sq ft)	Required: A/300 (sq ft)	Soffit (sq ft)	Soffit Vent (sq ft)	Ridge (sq ft)	Upper Box / Gable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40%-50% OK?	Notes
BASE HOUSE W/ EL	2045.96	1363.44	681.72	53	524.70	16	288.00		812.70	NO	YES	42.25%	OK	



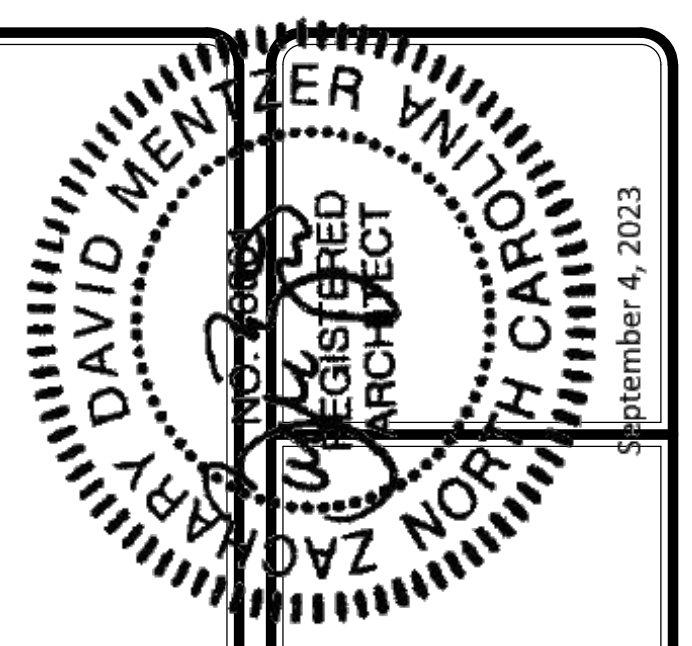
**HOUSE VOLUME CALCULATIONS**

HOUSE NAME	HAZEL
HOUSE VERSION	HZL00_00
PRODUCT LINE	RYANHOMES

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

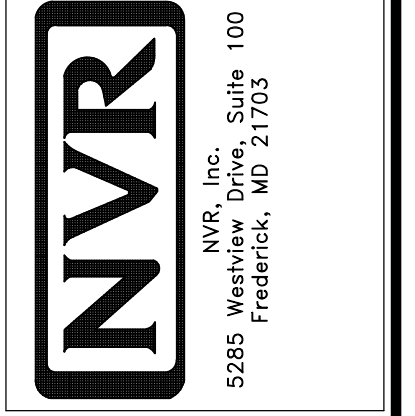
ALL ELEVATIONS			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Main section of the house (main roof)	1360.00	21.80	29648
Main section of the house (gable)	59.00	20.00	1180
Garage bump out from main house	101.00	10.70	1081
Porch on front of house	29.00	9.00	261
Total House Volume			32170

Additional areas of volume to be added to total house volume as needed			
Location / Area of house / option	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
BASEMENT "FBA"	1133.00	8.60	9744



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

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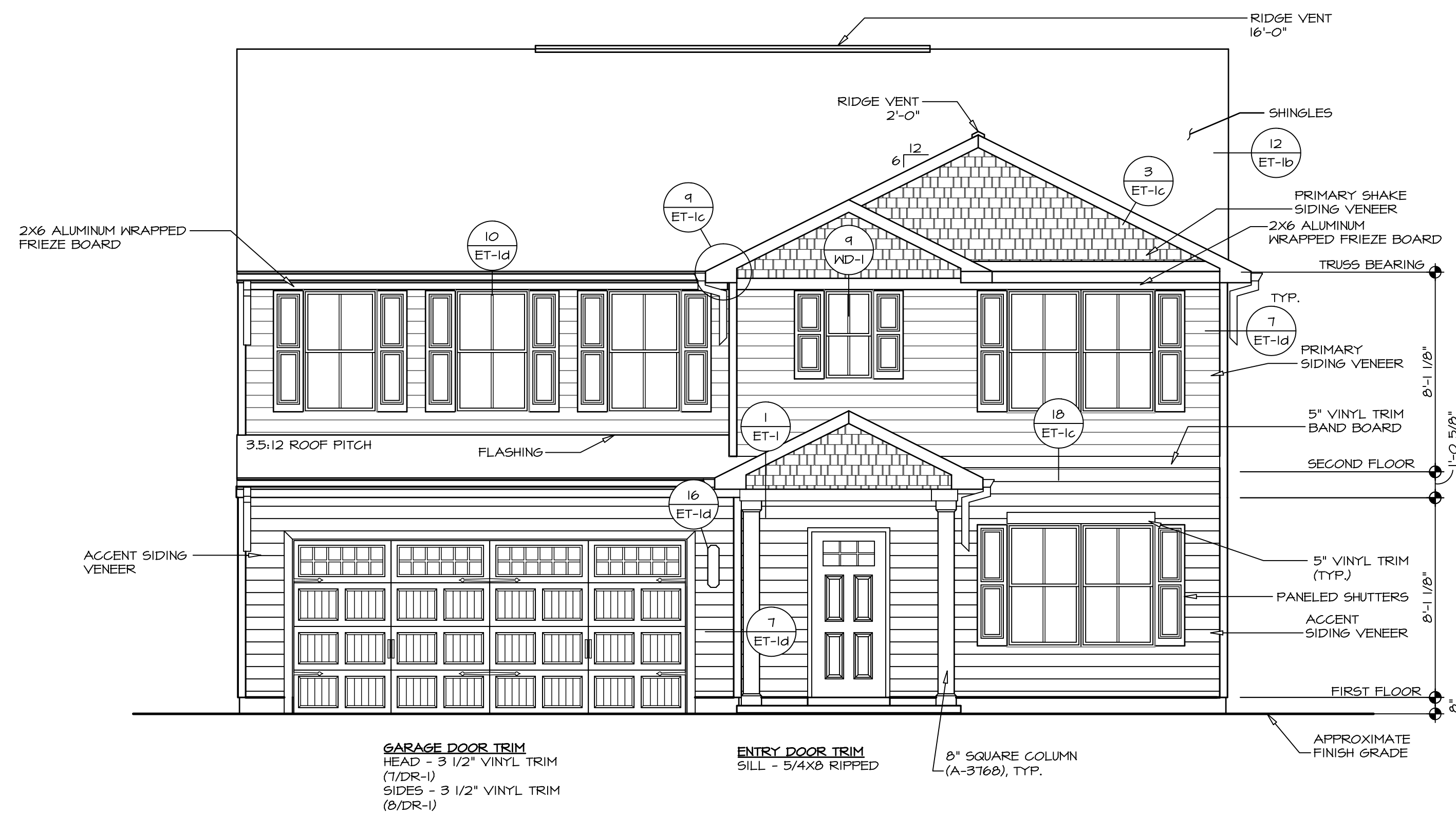
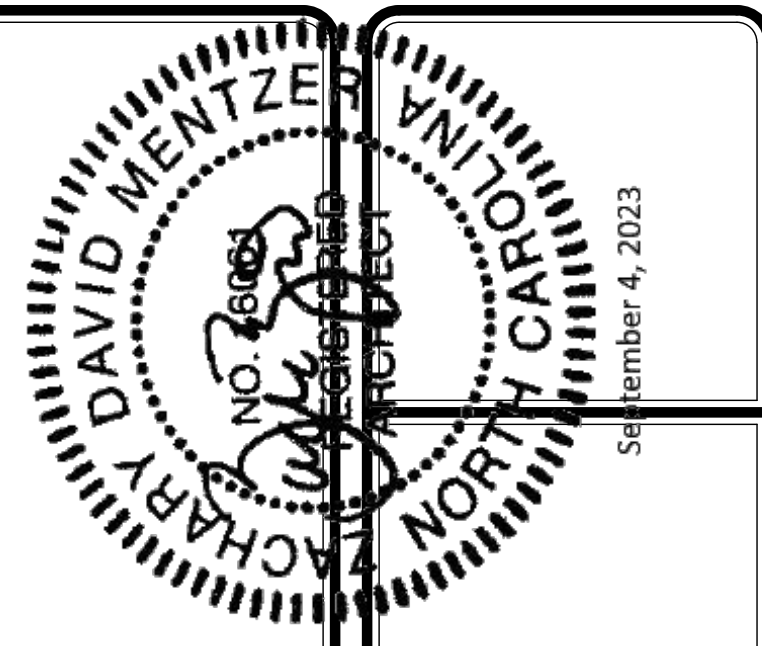
MODEL: HAZEL  
DRAWING TITLE: CALCULATIONS  
VOLUME CALCULATIONS  
OPTION DESCRIPTION

SET NO. HZL00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE  
OPTION

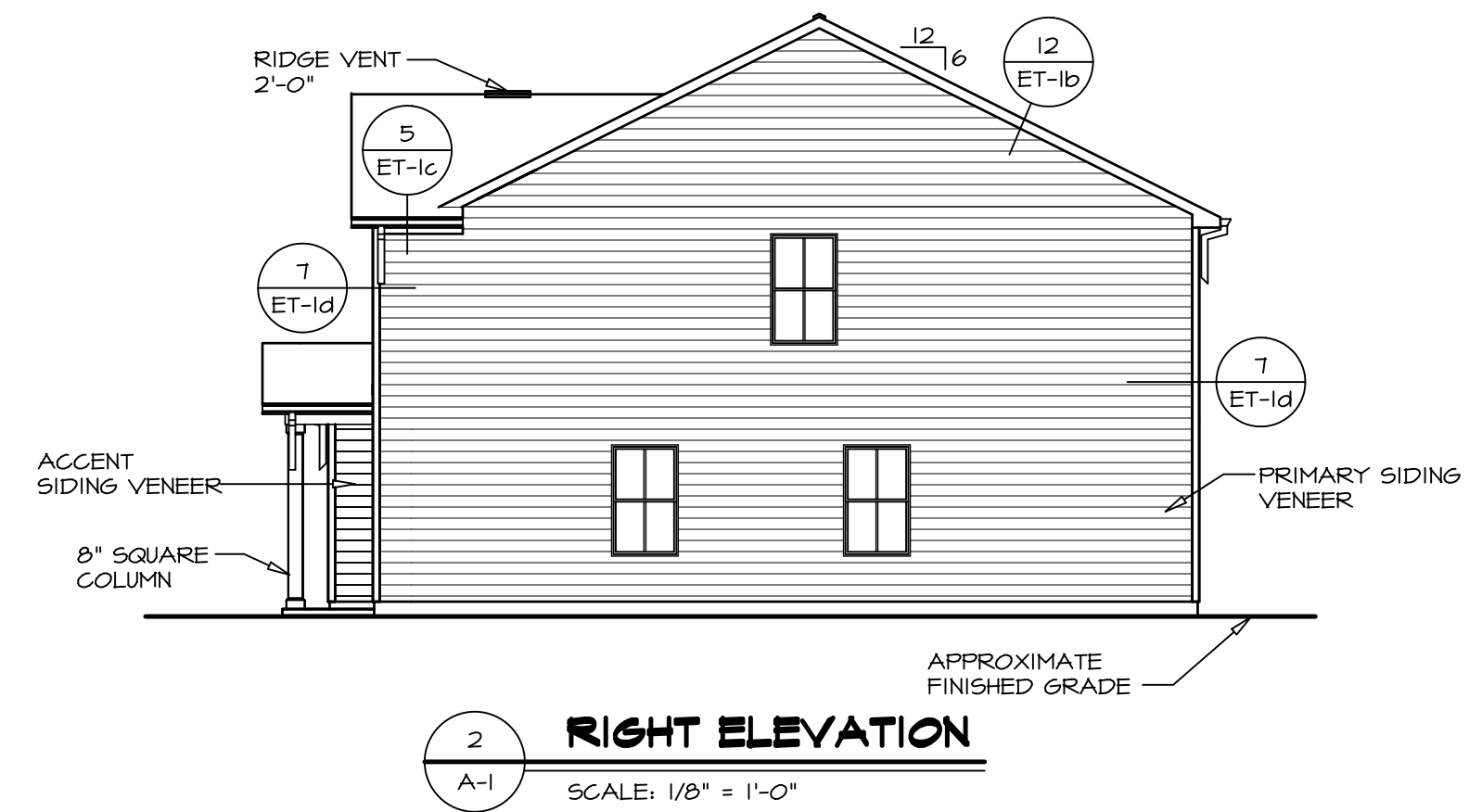
SHEET NO. CA-1  
2

**NOTE:**  
GARAGE DOOR GLASS  
DESIGN MAY VARY BY  
MANUFACTURER

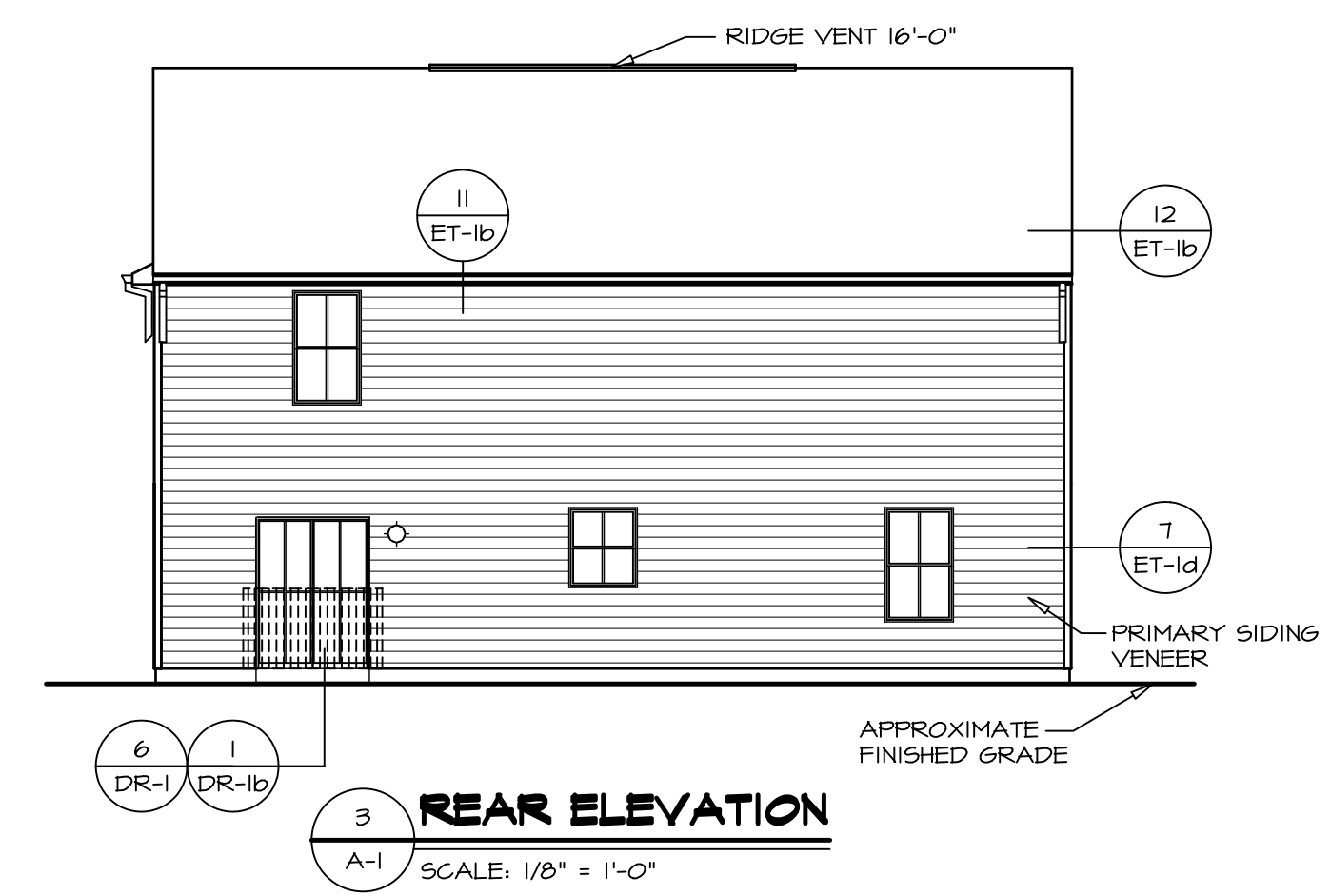
**NOTE:**  
GRILLES IN GLAZING OF ALL  
EXTERIOR DOORS AND  
SIDELIGHTS TO BE OMITTED  
WITH BRONZE WINDOWS



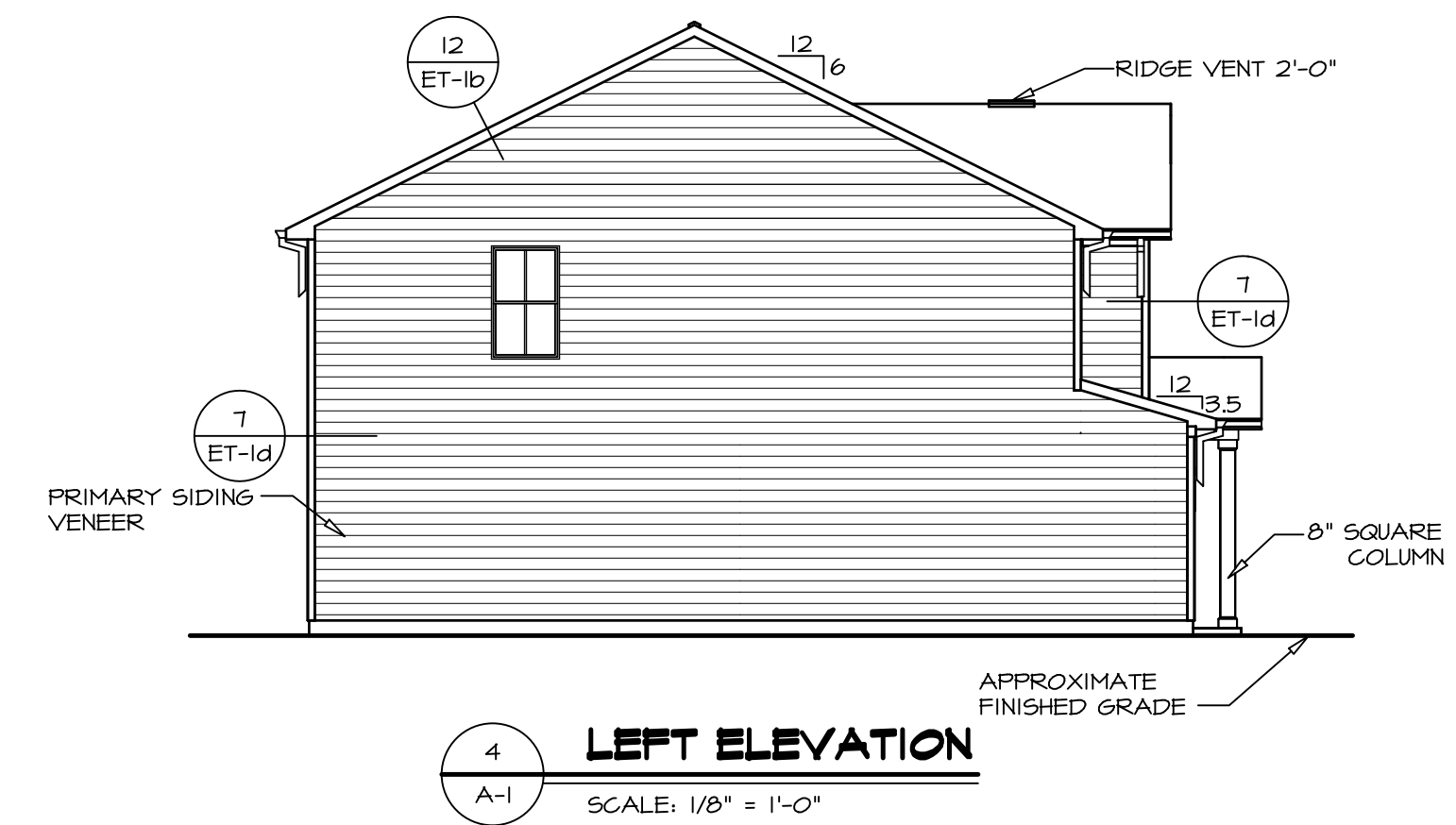
**1 FRONT ELEVATION "K"**  
SCALE: 1/4" = 1'-0"



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



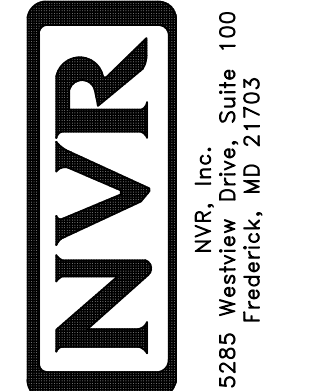
**3 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



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

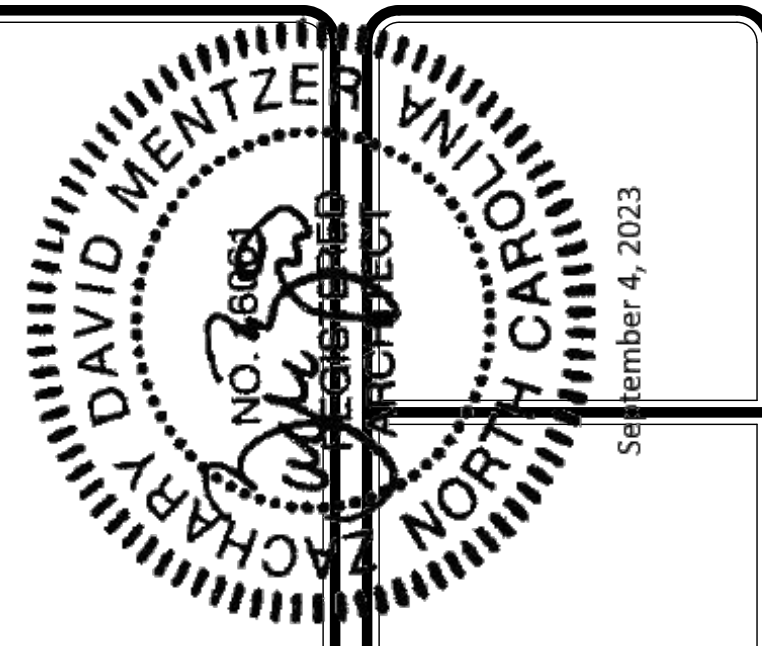
DIV-COMM-LOT-UNIT	-----
COM-LOT	-----
STREET ADDRESS	-----
CITY	-----
STATE	-----
APT. NO.	-----
ZIP	-----

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SET NO. HZLOO	-----
VERSION 01	-----
RELEASE NO. ----	-----
DRAWN BY	-----
DATE:	-----
OPTION	-----

SHEET NO.	<b>A-1</b>
MODEL	<b>HAZEL</b>
DRAWING TITLE	<b>ELEVATIONS</b>
OPTION DESCRIPTION	4

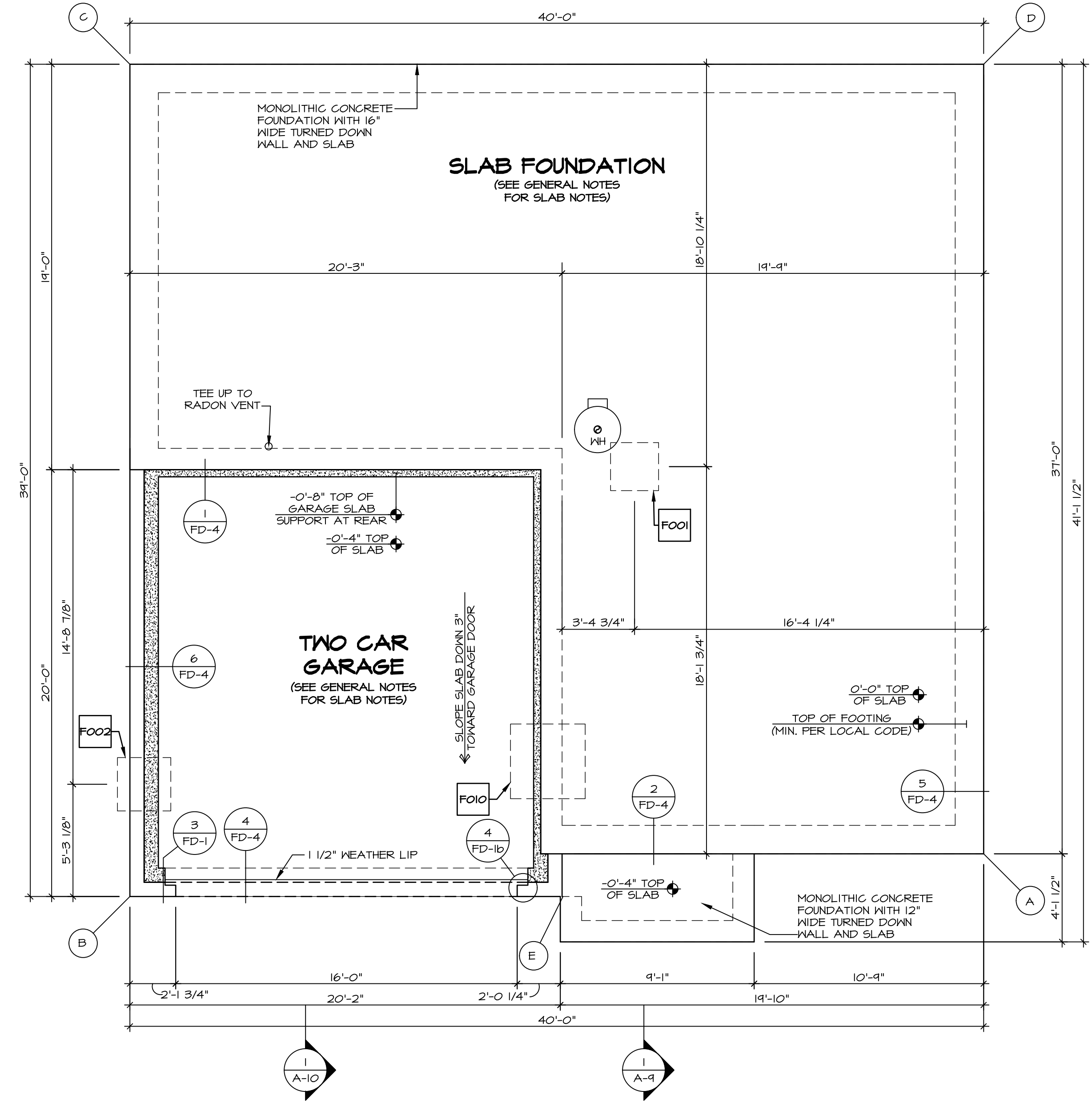


FOOTING/THICKENED SLAB SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FO01	2'-3"	2'-3"	1'-0"	50001	
FO02	2'-6"	2'-6"	1'-0"	1024	
FO10	3'-6"	3'-6"	1'-6"	1024	

FOUNDATION DIAGONALS			
A		B	
A	0"	A	40'-0 5/8"
B	40'-0 5/8"	B	0"
C	54'-5 7/8"	C	39'-0"
D	37'-0"	D	55'-10 3/8"
E	14'-9 1/16"	E	20'-3 1/2"

- FOUNDATION NOTES - SLAB**
- SEE STANDARD DETAIL CATEGORY "FD" SHEETS(S).
  - CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - FOUNDATION UNDER GARAGE:
    - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
    - STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - SEE FOUNDATION HOLD-DOWN SHEET FOR CONNECTION INFORMATION.
  - THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
  - ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
  - REFER TO MS-1 FOR FOOTER SLEEVE INFORMATION.

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



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

SHEET NO. **A-3**  
 MODEL **HAZEL**  
 DRAWING TITLE **FOUNDATIONS**  
 OPTION DESCRIPTION **SLAB FOUNDATION**  
 SET NO. **HZLOO**  
 VERSION **01**  
 RELEASE NO. **----**  
 DRAWN BY **----**  
 DATE: **----**  
 OPTION **FSA**

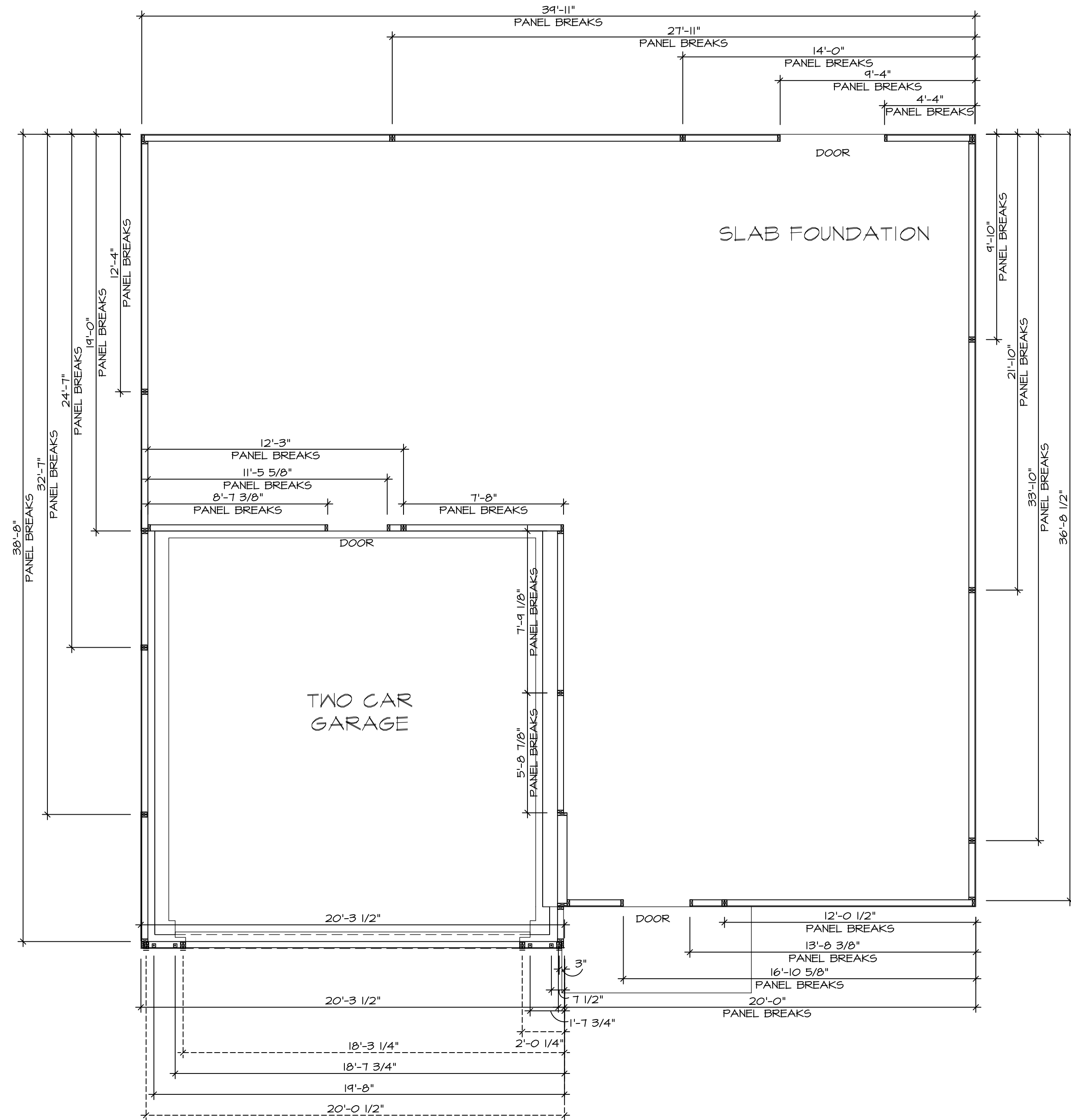
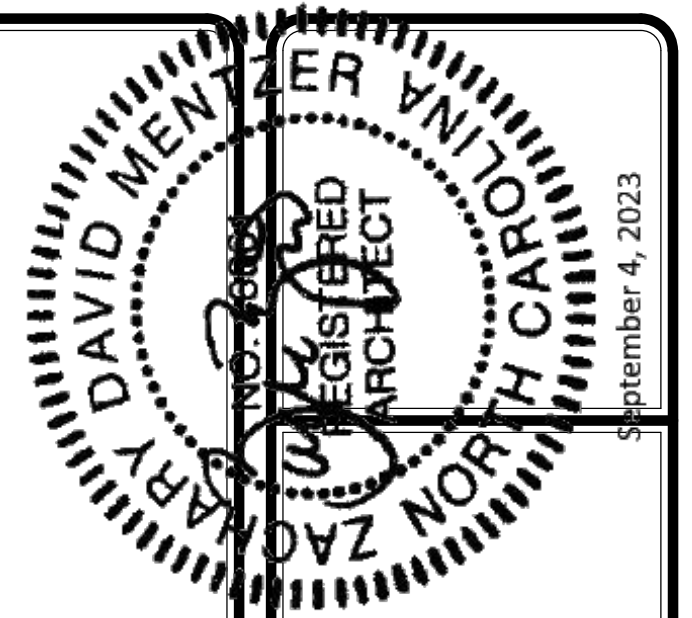
DIV-COMM-LOT-UNIT **----**  
 COM-LOT **----**  
 STREET ADDRESS **----**  
 CITY **----** STATE **----** ZIP **----**  
 APT. NO. **----**

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V:\As-Spec\2-Jobs\ASD\2023\_2ndHalf-Complete\Rich\DETACHED\HAZEL\_HZLOO\_01\ELK\_R\_OG\_00517 A-3\_FDN.LS (FSA).dwg 09/07/23 -- 1:40 PM



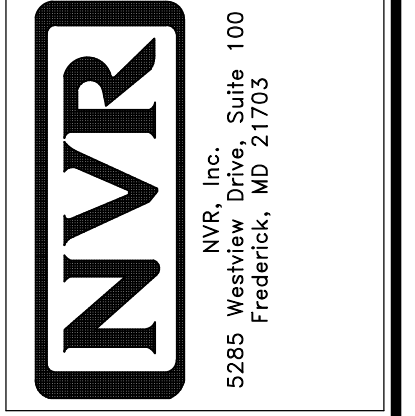


**FOUNDATION HOLD DOWN DETAIL**  
SCALE: 1/4" = 1'-0"

HOLD DOWN NOTES	
REFER TO DETAIL (1/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
 STRAP	1. STRAP, a. ON FOUNDATION USE (STHD14) b. ON FLOOR SYSTEM USE (STHD14R.J) 2. ALL OTHER HOLD DOWN SEE DETAIL (WB-1, 2, 4) 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 (WB-1, 2, 4) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

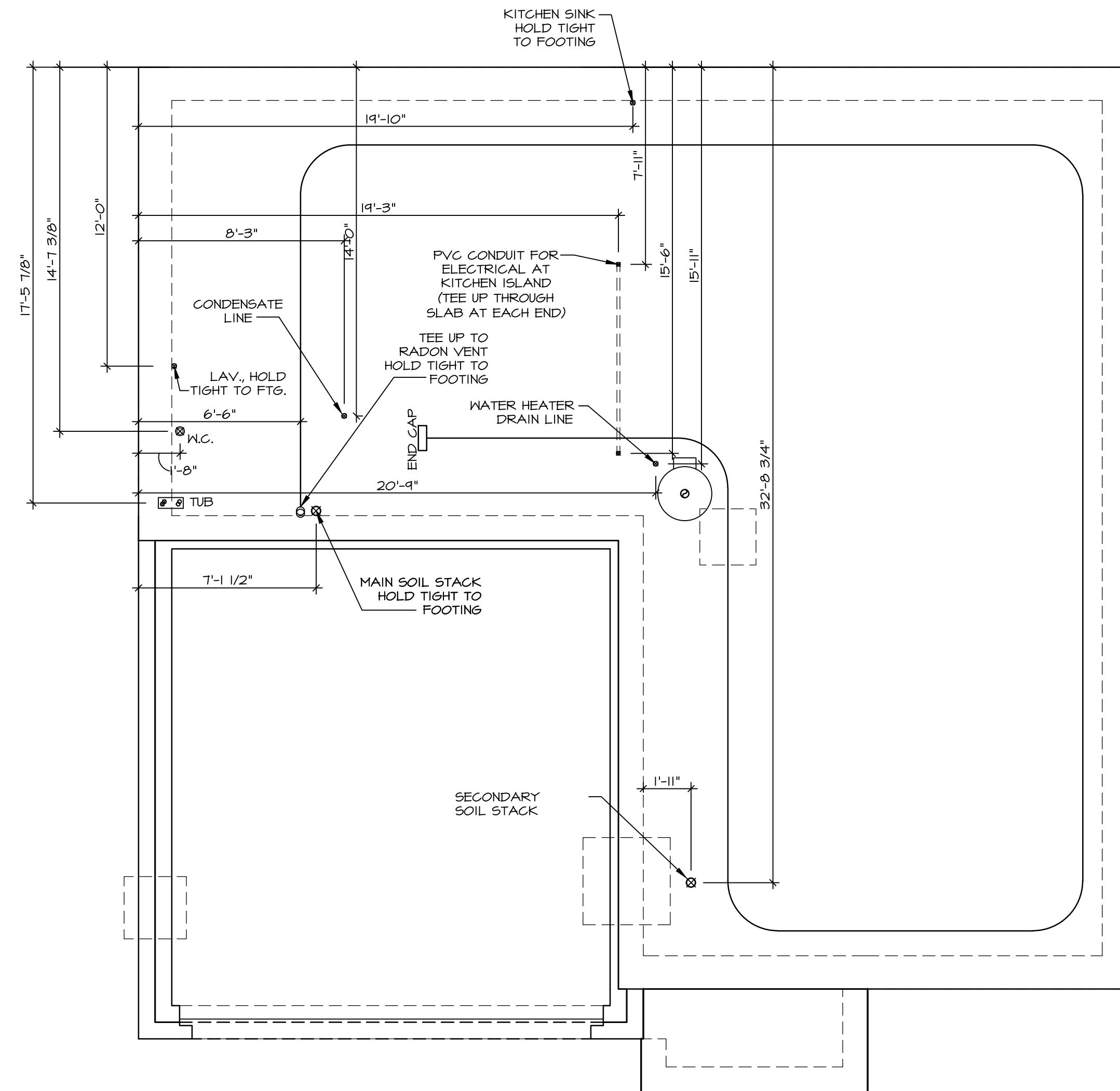
SET NO. HZLOO	VERSION 01	RELEASE NO. ---
MODEL HAZEL	DRAWING TITLE FOUNDATION HOLD DOWNS	OPTION
SHEET NO. A-4	DATE	DRAWN BY CMM
		DATE
		OPTION
		DESCRIPTION
		9

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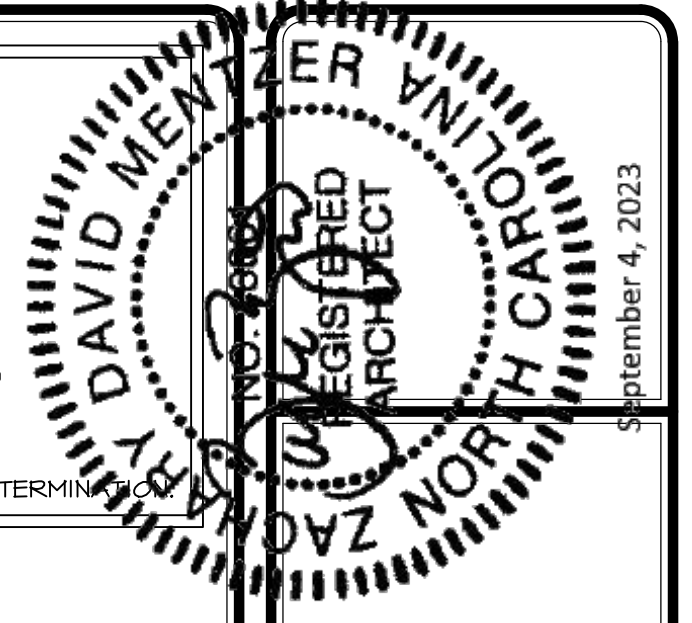
DIV-COMM-LOT-UNIT  
COMM-LOT  
STREET ADDRESS  
CITY STATE ZIP

INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION



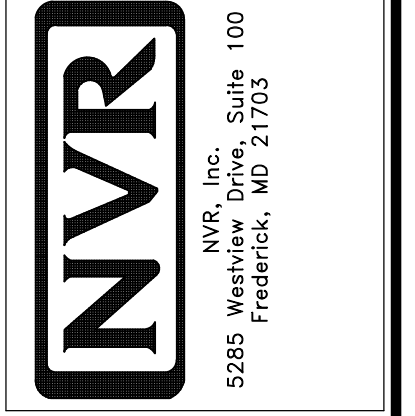
1 PLUMBING PLAN  
A-5 SCALE: 1/4" = 1'-0"

**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
**STACK REQUIREMENTS:**  
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT)  
 - NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)  
 - PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)  
 - ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF  
 - SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION



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

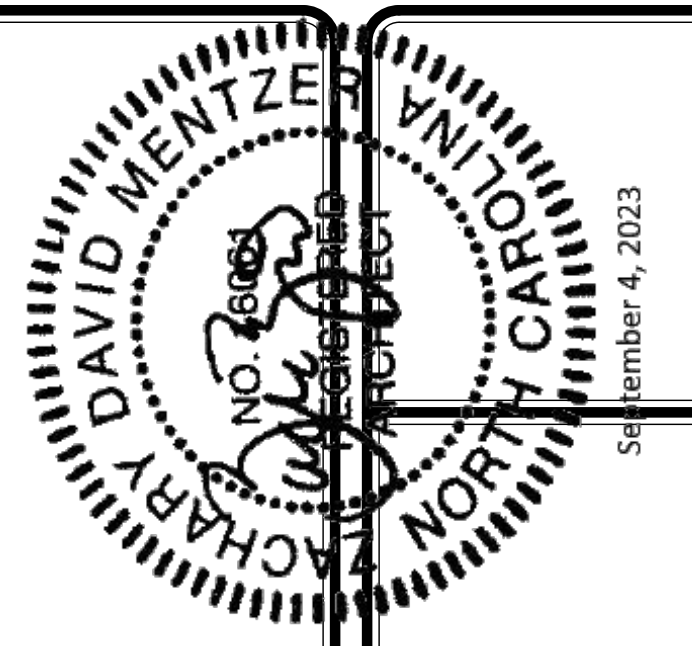
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SET NO. HZLOO	01
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE	
OPTION	

MODEL <b>HAZEL</b>	
DRAWING TITLE PLUMBING	
SHEET NO. <b>A-5</b>	
OPTION DESCRIPTION	
	10





FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J106	JACK - (2) 2X4 SPFF STUD GRADE	1021	
J107	JACK - (2) 2X4 SPFF STUD GRADE	1002	
J108	JACK - (2) 2X4 SPFF STUD GRADE	1004	
J110	JACK - (2) 2X4 SPFF STUD GRADE	1006	
J111	JACK - (2) 2X4 SPFF STUD GRADE	1008	
J113	JACK - (2) 2X4 SPFF STUD GRADE	1027	
J114	JACK - (2) 2X4 SPFF STUD GRADE	1027	
J115	JACK - (5) 2X4 SPFF STUD GRADE	2004	
J116	JACK - (2) 2X4 SPFF STUD GRADE	1021	
J120	JACK - (2) 2X4 SPFF STUD GRADE	1019	
J121	JACK - (2) 2X4 SPFF STUD GRADE	1019	
J122	JACK - (6) 2X4 SPFF STUD GRADE	1014A	
J123	JACK - (6) 2X4 SPFF STUD GRADE	1014A	
J124	JACK - (5) 2X6 SP#1	1012	
J125	JACK - (5) 2X4 SP#1	1012	
J126	JACK - (4) 2X6 SP#1	2004	

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA I16A ADJ	8'-4 3/8"	1019	
C102	STANCHION PORCH - 3 IN DIA I16A ADJ	8'-4 3/8"	1019	

- 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 ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS. 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.
  - INTERIOR HEADER HEIGHT TO BE 6'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS UNLESS OTHERWISE NOTED.
  - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
  - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

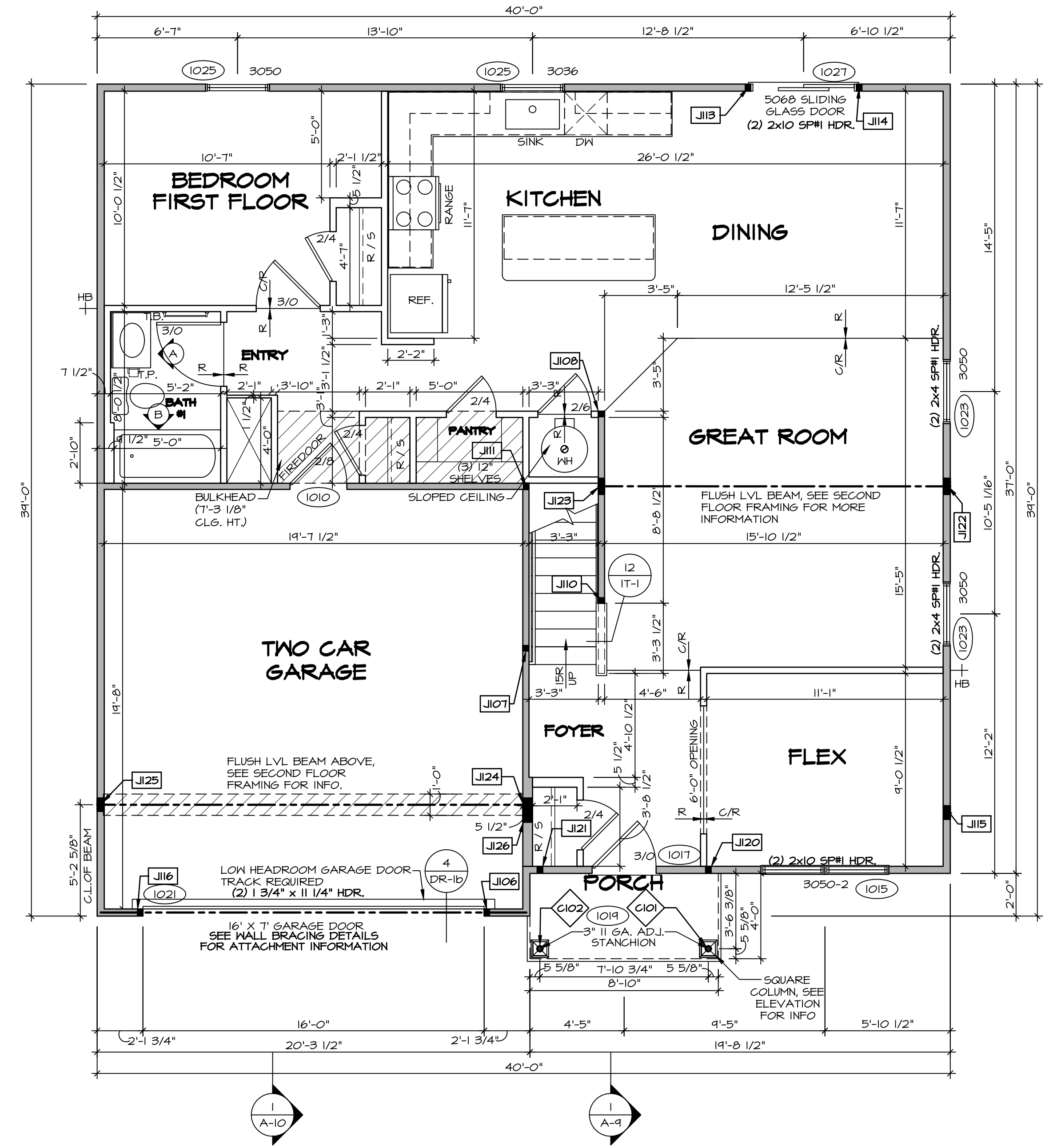
**LEGEND**

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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS

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

- 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



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

SET NO. HZLOO  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

NOVEL HAZEL  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO. A-7  
12

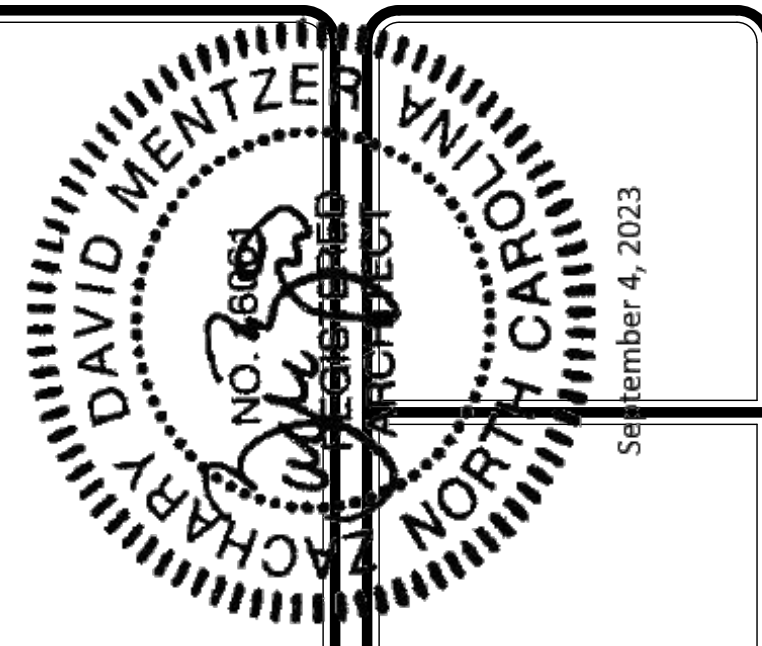
DIV-COMM-LOT-UNIT  
COM-LOT  
STREET ADDRESS  
CITY  
STATE  
ZIP

APT. NO.  
STATE  
ZIP

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VA-As-Spec 2-Jobs\ASD\2023\_2ndHalf-Complete\Rich\DETACHED\HAZEL\_HZLOO\_01\ELK\_R\_OG\_005112\_A-7\_PLN1\_US.dwg 09/07/23 - 1:40 PM



SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SFF STUD GRADE	2004	EXTEND THROUGH TOP PLATE
J202	JACK - (5) 2X4 SFF STUD GRADE	2004	EXTEND THROUGH TOP PLATE

- 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 CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/11-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
  - 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.
  - INTERIOR HEADER HEIGHT TO BE 8'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS UNLESS OTHERWISE NOTED.
  - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
  - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

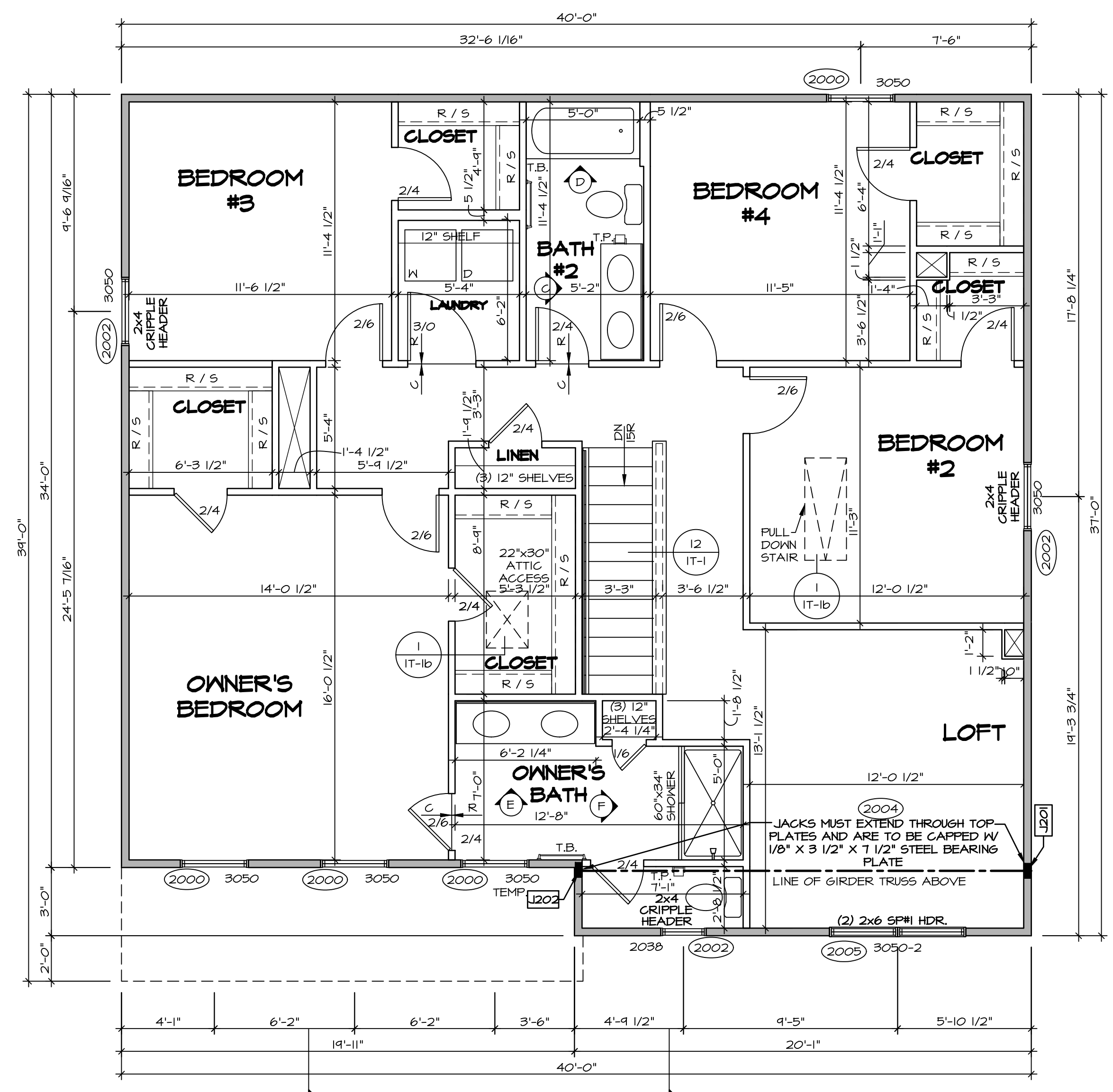
- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**LEGEND**

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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS

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



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

NO. 26064  
DAVID MENTZER  
REGISTERED PROFESSIONAL ENGINEER  
NORTH CAROLINA  
September 4, 2023

SET NO. HZLOO  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

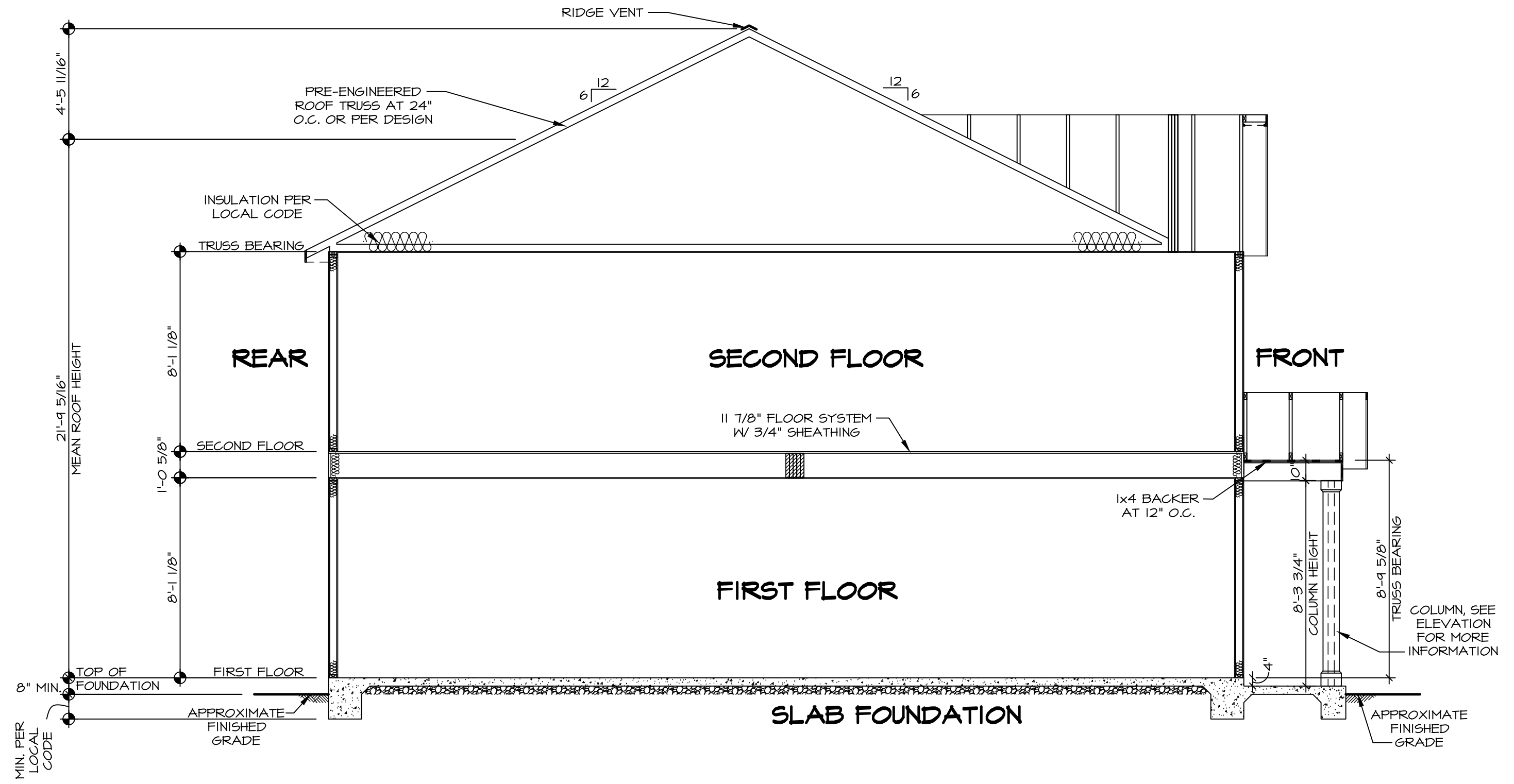
MODEL: HAZEL  
DRAWING TITLE: SECOND FLOOR PLAN  
OPTION DESCRIPTION: 13

STATE: ----  
CITY: ----  
STREET ADDRESS: ----  
COMMITTEE: ----  
DIV-COMM-LOT-UNIT: ----

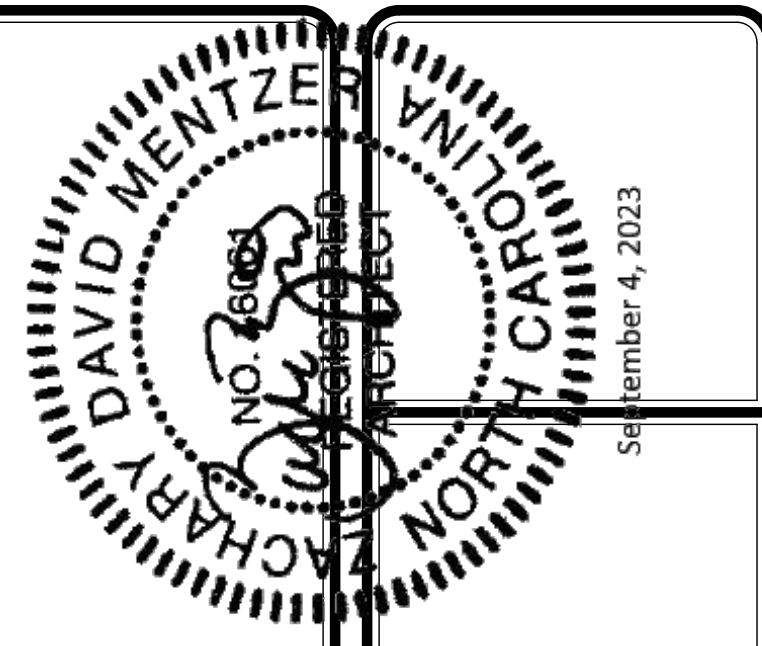
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VA-As-Sole2-Jobs\ASD\2023\_2ndHalf-Complete\HAZEL\HZLOO\_01\ELK\_R\_06\_0051\_13\_A-8\_PLN2\_LS.dwg 09/07/23 - 1:40 PM

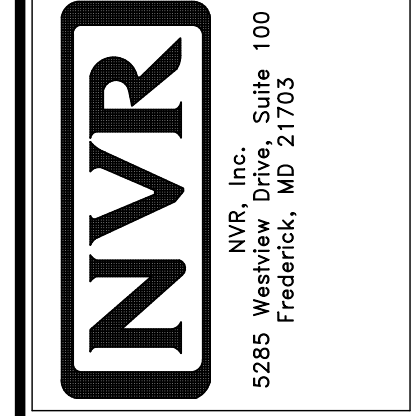


**BUILDING SECTION - FOYER**  
 SCALE: 1/4" = 1'-0"

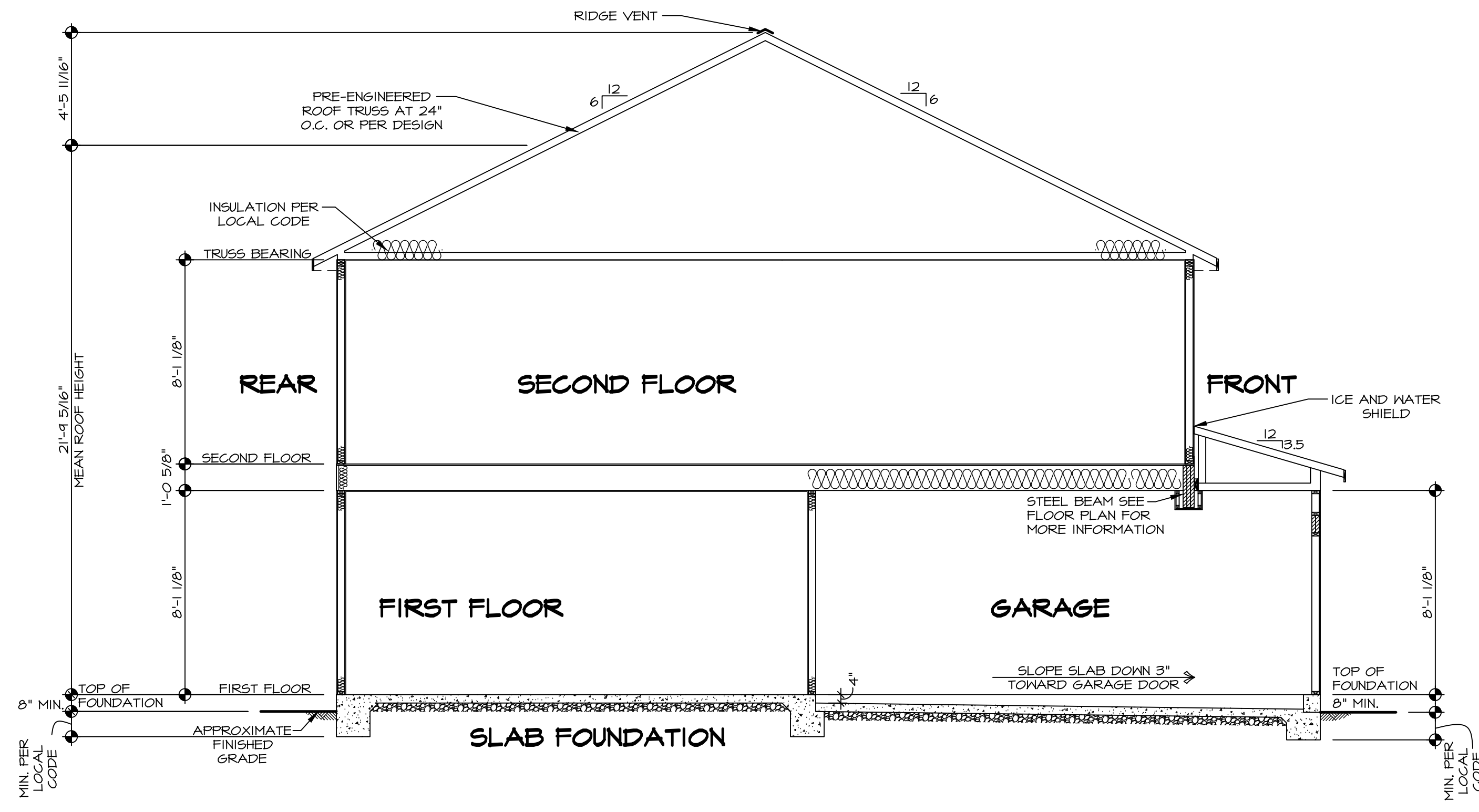


DIV-COMM-LOT-UNIT  
 COMM-LOT  
 STREET ADDRESS  
 CITY  
 STATE  
 ZIP  
 APT. NO.

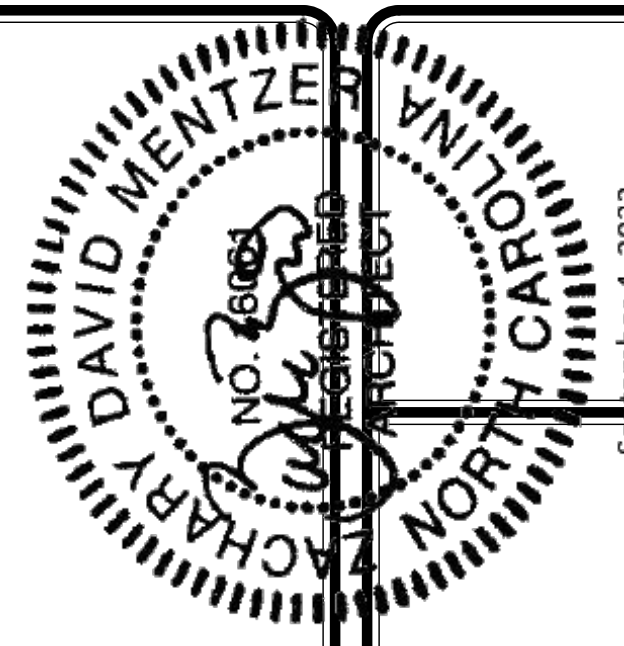
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SHEET NO. <b>A-9</b>	MODEL <b>HAZEL</b>	SET NO. HZLOO	VERSION 01
	DRAWING TITLE BUILDING SECTIONS	RELEASE NO. ----	
	OPTION DESCRIPTION	DRAWN BY	DATE:
		OPTION	
14			



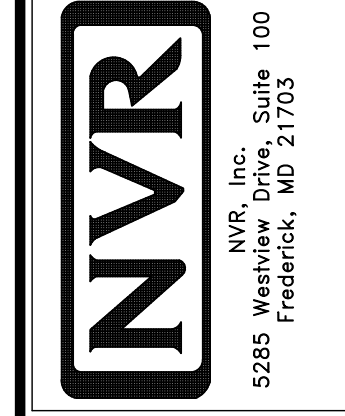
1  
A-10 BUILDING SECTION - GARAGE  
SCALE: 1/4" = 1'-0"



September 4, 2023

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

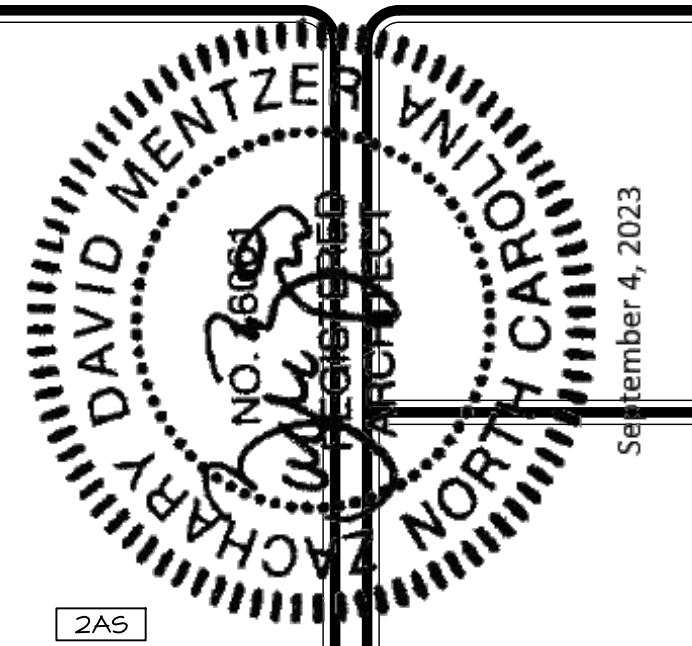
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NVR, Inc., Suite 100  
5285 Westview  
Frederick, MD 21703

SHEET NO.	15
MODEL	HAZEL
DRAWING TITLE	BUILDING SECTIONS
OPTION DESCRIPTION	
SET NO.	HZL00
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	





September 4, 2023

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AC	FRI 60 - 11-14	10'-4 5/8"	1000	
2AD	FRI 60 - 11-14	15'-2 7/8"	1000	
2AF	FRI 60 - 11-14	18'-10 7/8"	1000	
2AG	FRI 60 - 11-14	12'-10 3/8"	1006	J-0926
2AL	FRI 60 - 11-14	18'-10 7/8"	1031	J-0930
2AM	FRI 60 - 11-14	28'-3 3/8"	1038	J-0931
2AN	FRI 60 - 11-14	18'-1 3/8"	1000	
2AQ	FRI 60 - 11-14	17'-8 1/4"	1000	
2AR	FRI 60 - 11-14	18'-4 3/4"	1000	
2AS	FRI 60 - 11-14	17'-8 1/4"	1038	J-1464
2AT	FRI 60 - 11-14	17'-8 1/4"	1034	J-1465
2AV	FRI 60 - 11-14	18'-4 3/4"	1040	J-1466
2AW	FRI 60 - 11-14	14'-4 3/8"	1000	
2AX	FRI 60 - 11-14	14'-10 1/4"	1000	
2AY	FRI 60 - 11-14	7'-0 1/2"	1000	
2AZ	FRI 60 - 11-14	2'-10 7/8"	1000	

SECOND FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201	LVL 1.75 - 11-14	3'-6 1/2"	1004	
L202	LVL 1.75 - 11-14	3'-7"	1002	
L203	LVL 1.75 - 11-14	3'-3 7/8"		
L204-5	LVL 1.75 - 11-14 - 5PLY A-4642	16'-3 1/4"	1014A	A-4642
L205-3	LVL 1.75 - 20' - 3 PLY	20'-4 1/2"	1012	6.A

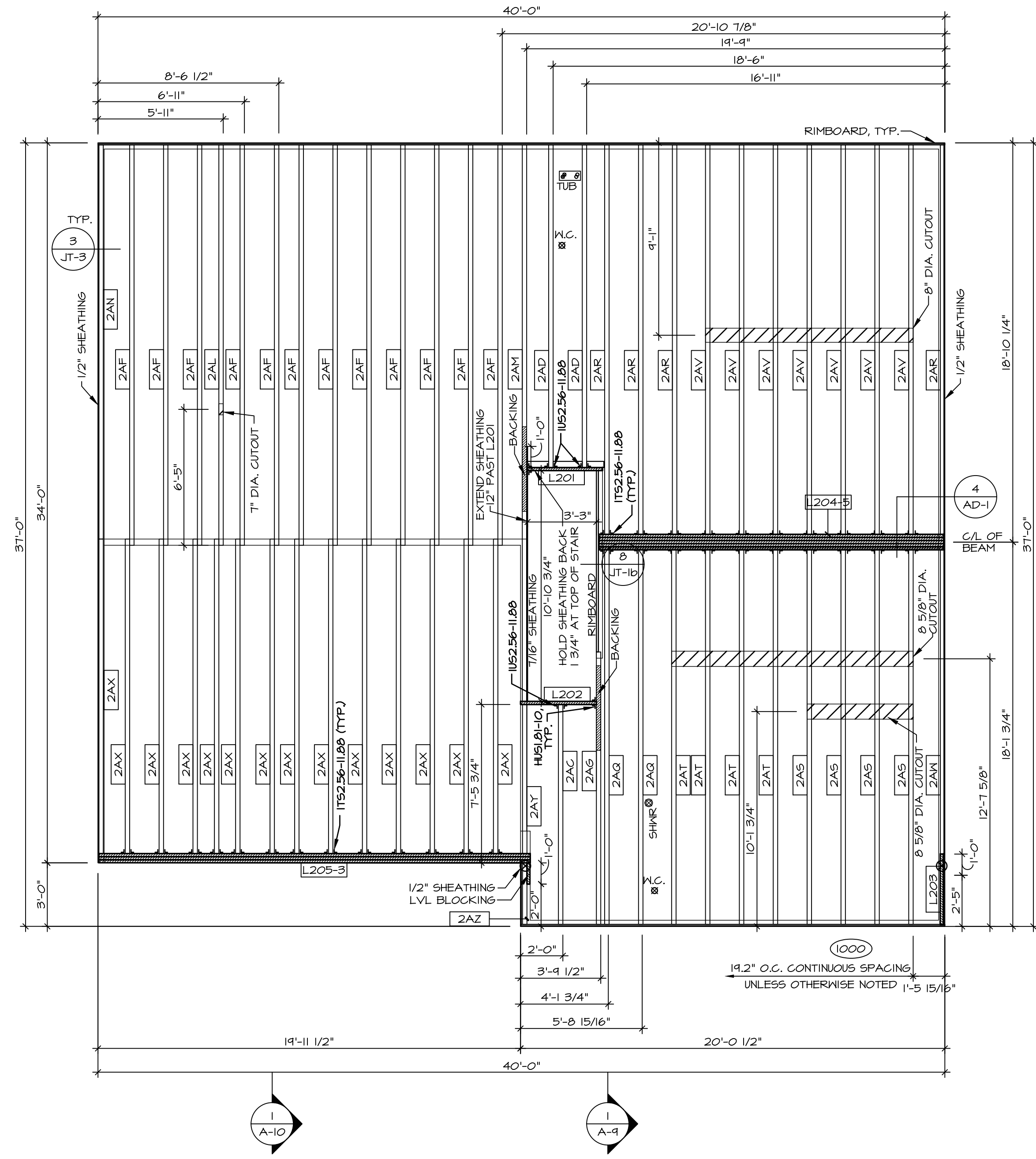
- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W (3) ROWS 12D NAILS AT 12" O.C.
  - 2.A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W (4) ROWS 12D NAILS AT 12" O.C.
  - 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 INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
  - 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.
  - 7.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.

- 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 U.N.O.
  4. REFER TO STANDARD DETAIL JT-3 FOR HOLE CUTTING GUIDELINES.
  5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
  6. REFER TO DETAIL JT-3 FOR HANGER DETAIL.
  7. ALL JOISTS TO BE PR140, PR160 OR PR180. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
    - A. PR140 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
  8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
  10. ALL SOLID BLOCKING CUT FROM 14'-0" MATERIAL.
  11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
  12. 1-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
  13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.
  14. J-XXXX SHOP DRAWINGS ARE ASSOCIATED WITH PLANT MODIFIED 1-JOISTS OR PLANT BUILT JOIST COMPONENTS.

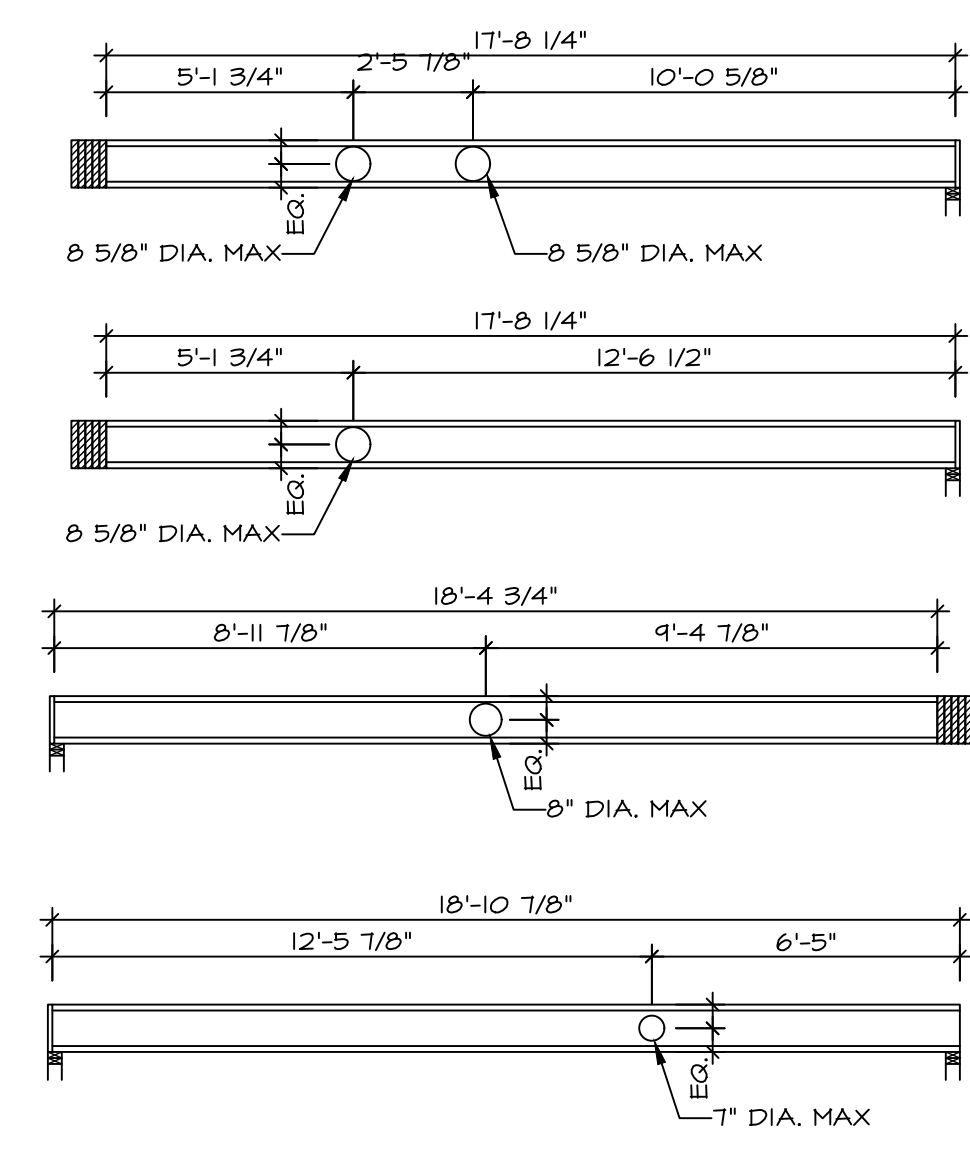
**LEGEND**

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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS



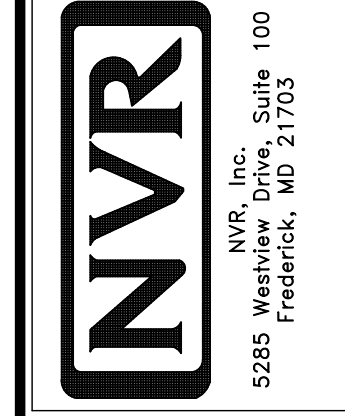
**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



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

NO. 26084	STATE OF NORTH CAROLINA
DAVID MENTZER	REGISTERED PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING	

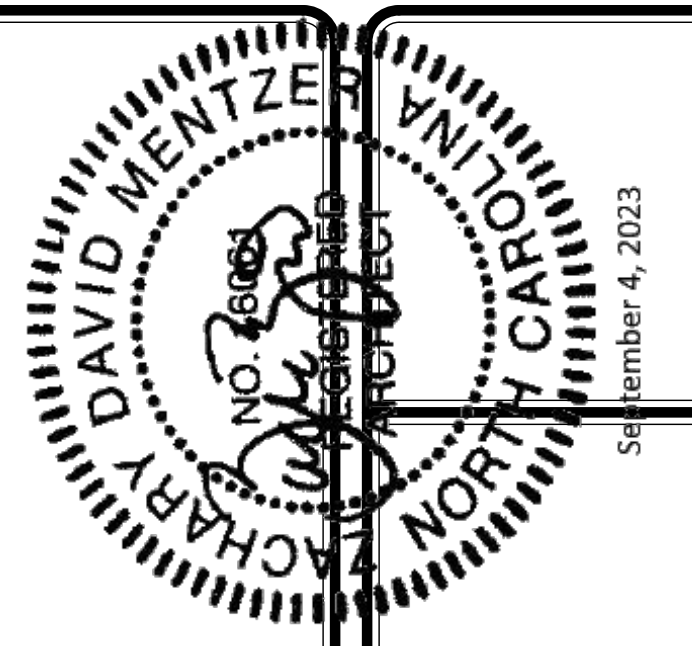
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SET NO. HZLOO	VERSION 01
RELEASE NO. ----	
DRAWN BY	DATE:
OPTION	

SHEET NO. **S-2**  
DRAWING TITLE **SECOND FLOOR FRAMING**  
OPTION DESCRIPTION

24

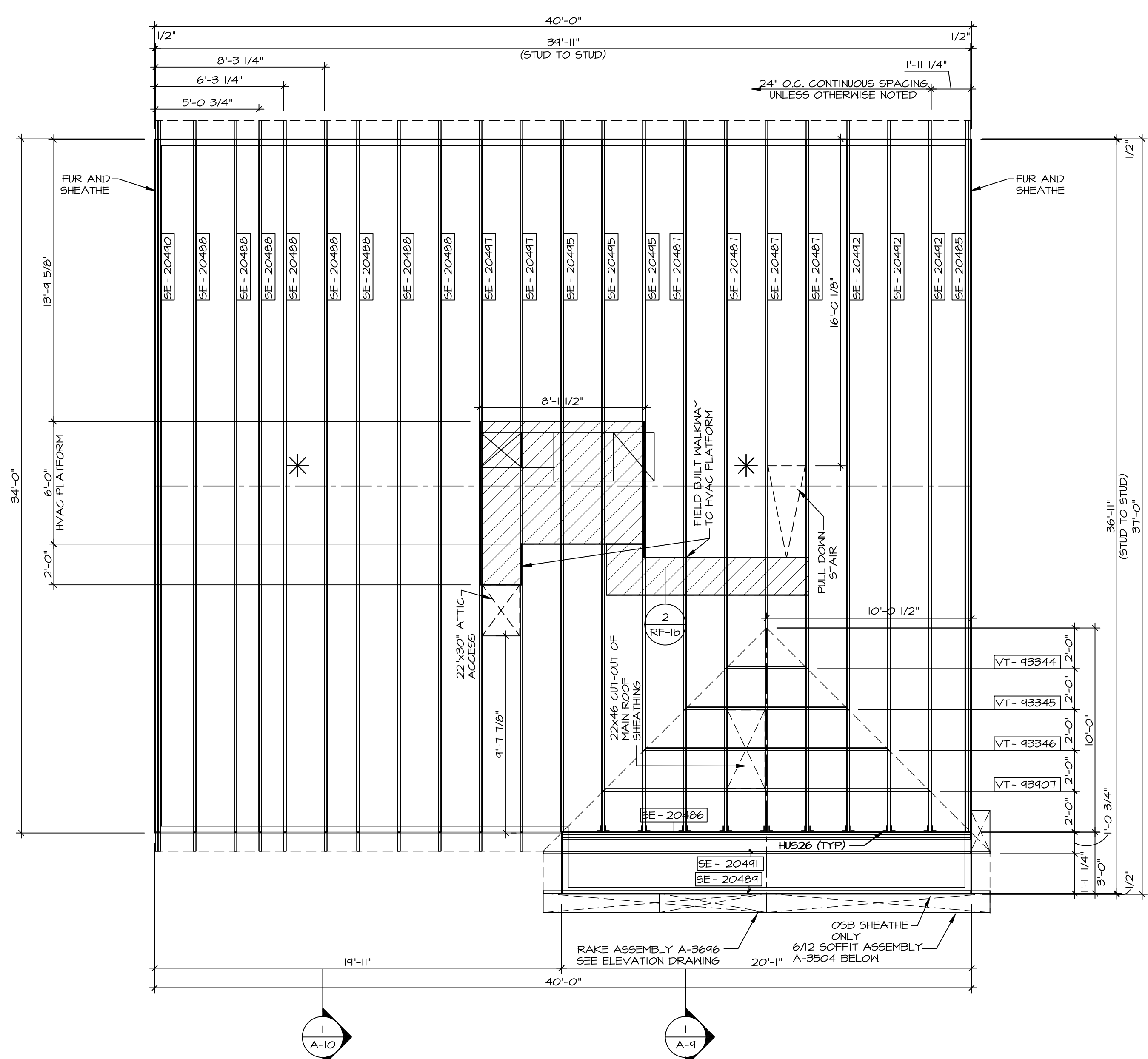


TRUSS SCHEDULE					
QUANTITY	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	REMARKS
1	SE	20485	33'-11"	6/12	-
1	SE	20486	20'-0"	6/12	GIRDER (3 PLY)
4	SE	20487	33'-11"	6/12	-
8	SE	20488	33'-11"	6/12	-
1	SE	20489	20'-0"	6/12	-
1	SE	20490	33'-11"	6/12	-
1	SE	20491	20'-0"	6/12	-
3	SE	20492	33'-11"	6/12	-
11	SE	20493	4'-10"	3.5/12	-
3	SE	20495	33'-11"	6/12	-
2	SE	20497	33'-11"	6/12	-
2	SE	21243	8'-10"	6/12	-
1	SE	21244	8'-10"	6/12	-
1	VT	43344	4'-0"	6-6/12	-
1	VT	43345	8'-0"	6-6/12	-
1	VT	43346	12'-0"	6-6/12	-
1	VT	43407	16'-0"	6-6/12	-

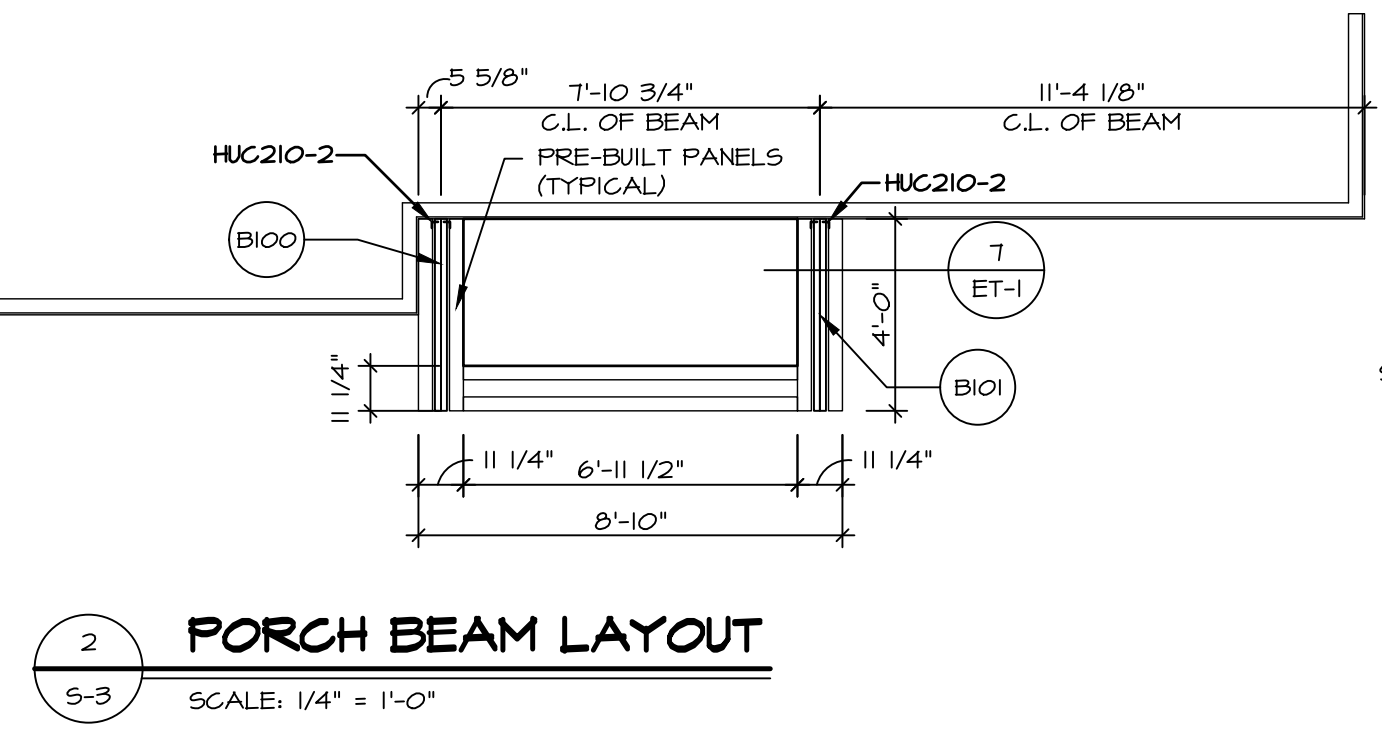
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B100	BEAM BUILT 2X10 - 2 PLY RFF	4'-0"	1019	
B101	BEAM BUILT 2X10 - 2 PLY RFF	4'-0"	1019	

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

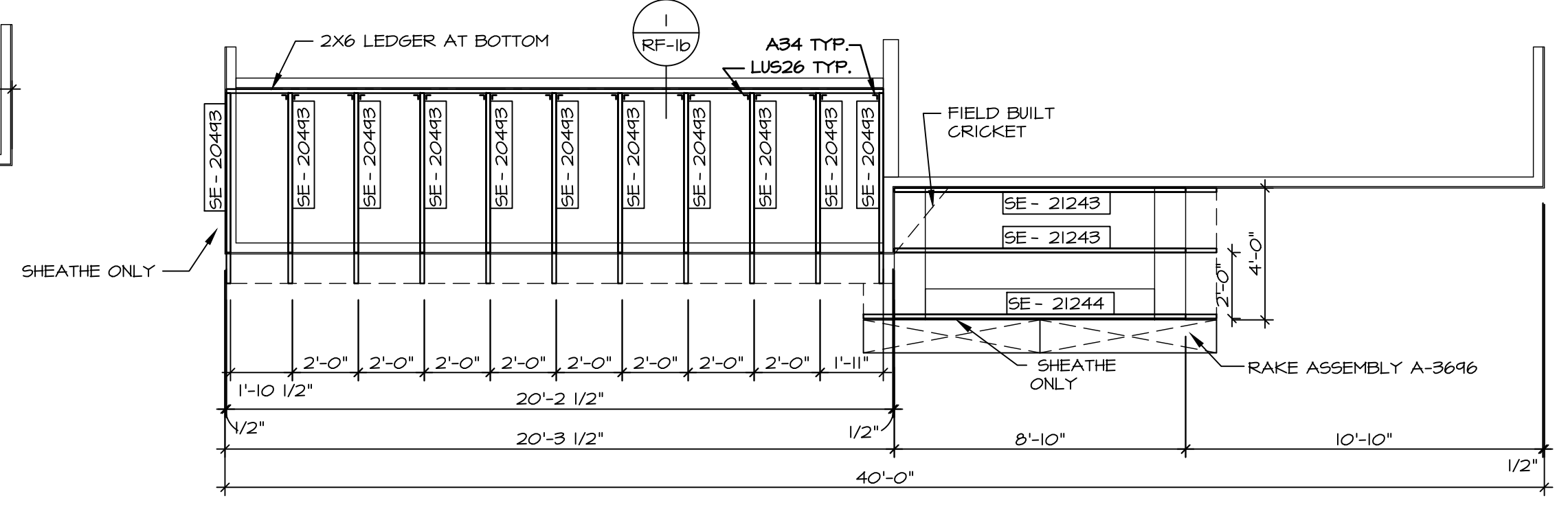
- LEGEND**
- BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - FOOTING/THICKENED SLAB
  - STEEL COLUMN
  - TRUSS TIE DOWN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FG DETAILS FOR FRAMING CONNECTORS



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



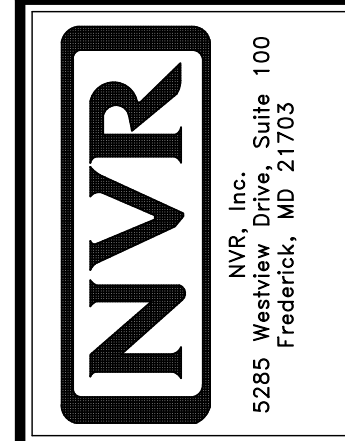
**2 PORCH BEAM LAYOUT**  
SCALE: 1/4" = 1'-0"



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

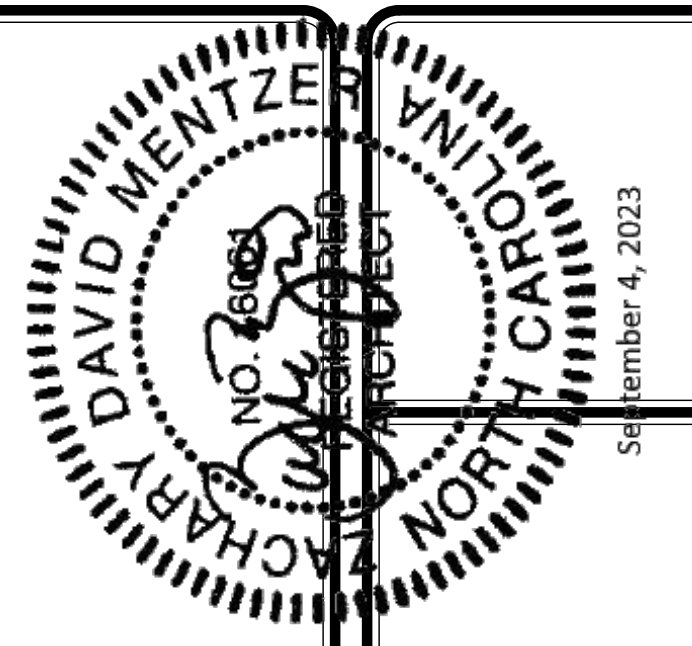
---  
 DIV-COMM-LOT-UNIT  
 COMM-LOT  
 STREET ADDRESS  
 CITY  
 STATE  
 ZIP

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SET NO. HZLOO  
 VERSION 01  
 RELEASE NO. ---  
 DRAWN BY CM/M  
 DATE:  
 OPTION

SHEET NO. **S-3**  
 MODEL **HAZEL**  
 DRAWING TITLE **ROOF FRAMING**  
 OPTION DESCRIPTION  
 25

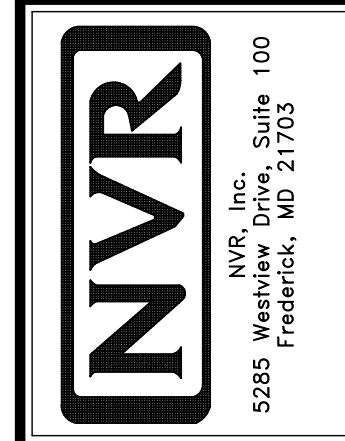


- TRUSS BRACING NOTES**
- IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
  - 2X4 SPPR2 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
  - WEB "T" BRACE, DETAIL 3/RF-1c, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 2X4 LATERAL BRACING.
  - DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (4/RF-1c)
  - 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.

NO ADDITIONAL TRUSS BRACING REQUIREMENTS FOR SOUTHEAST SPECIFICATIONS "SRK"

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

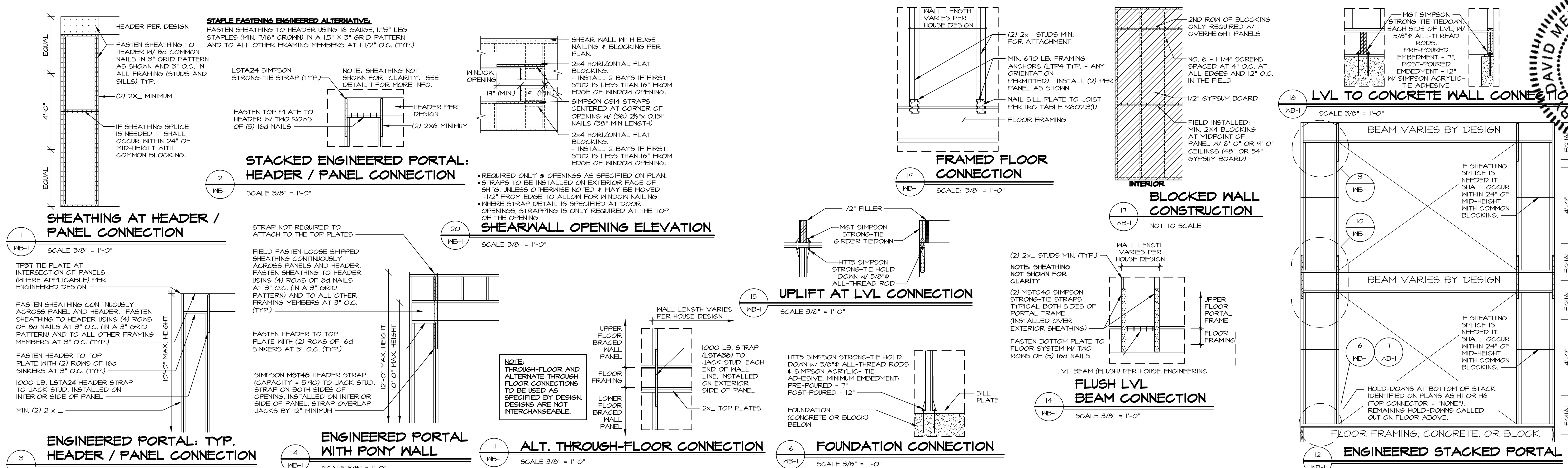
SHEET NO. <b>S-4</b>	NO. 1 HAZEL	SET NO. HZLOO	NO. 1	DIV-COMM-LOT-UNIT -----
	DRAWING TITLE TRUSS BRACING	VERSION 01	COM-LOT -----	
OPTION DESCRIPTION 26		RELEASE NO. ----		STREET ADDRESS -----
		DRAWN BY CVM		CITY -----
		DATE:		STATE -----
		OPTION		ZIP -----



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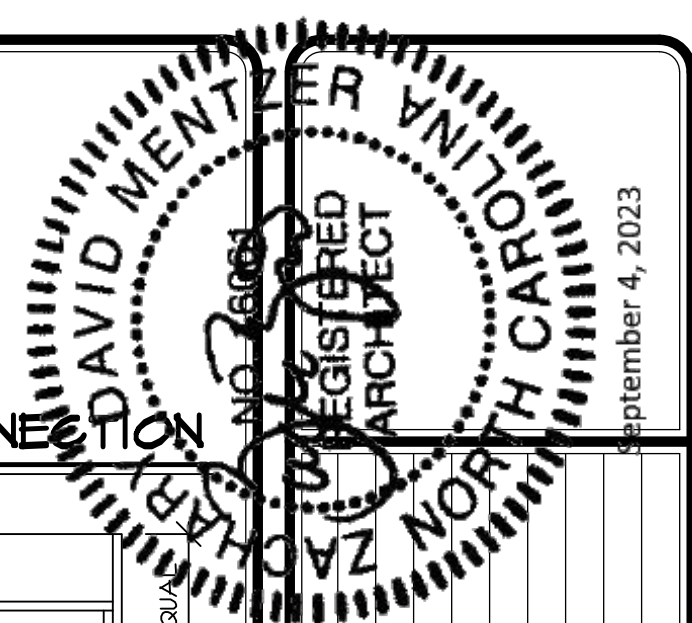




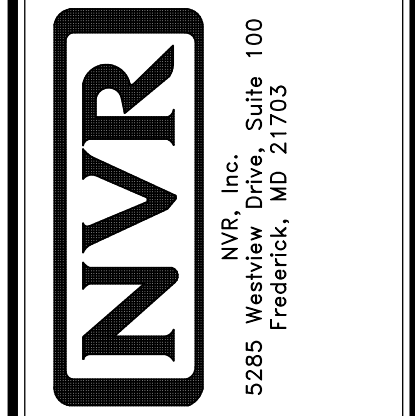


ID	BOTTOM CONNECTOR	QTY	PART NUMBER	DETAIL	QTY	TOP CONNECTOR	PART NUMBER	DETAIL	ID	BOTTOM CONNECTOR	QTY	PART NUMBER	DETAIL	QTY	TOP CONNECTOR	PART NUMBER	DETAIL	
H1	HTT5	1	A0310810	6	WB-1	NONE	N / A	N / A	H20	MSTC52	1	A0320180	10	WB-1	NONE	N / A	N / A	
H2	HTT5	1	A0310810	6	WB-1	LSTA24	A0242198	2	H21	MSTC52	1	A0320180	10	WB-1	LSTA24	A0242198	2	WB-1
H3	HTT5	1	A0310810	6	WB-1	LSTA24	A0242198	3	H22	MSTC52	1	A0320180	10	WB-1	LSTA24	A0242198	3	WB-1
H4	HTT5	1	A0310810	6	WB-1	MST48	A0418685	4	H23	MSTC52	1	A0320180	10	WB-1	MST48	A0418685	4	WB-1
H5	HTT5	1	A0310810	6	WB-1	MSTC40	A0279759	5	H24	MSTC40	1	A0279759	10	WB-1	LSTA24	A0242198	2	WB-1
H6	HTT5	1	A0310810	7	WB-1	NONE	N / A	N / A	H25	MSTC40	1	A0279759	10	WB-1	LSTA24	A0242198	3	WB-1
H7	HTT5	1	A0092975	7	WB-1	LSTA24	A0242198	2	H26	MSTC40	1	A0279759	10	WB-1	MST48	A0418685	4	WB-1
H8	HTT5	1	A0310810	7	WB-1	LSTA24	A0242198	3	H27	LSTA36	1	A0295184	11	WB-1	NONE	N / A	N / A	
H9	HTT5	1	A0310810	7	WB-1	MST48	A0418685	4	H28	MSTC40	1	A0279759	14	WB-1	NONE	N / A	N / A	
H10	HTT5	1	A0092975	7	WB-1	MSTC40	A0279759	5	H29	MSTC40	1	A0279759	14	WB-1	LSTA24	A0242198	3	WB-1
H11	HTT5	1	A0310810	8	WB-1	NONE	N / A	N / A	H30	HTT5	2	A0310810	16	WB-1	MGT HTT5 5/8" A24 THR. ROD	A0245832 A0310810 A0092975	15	WB-1
H12	HTT5	1	A0310810	8	WB-1	LSTA24	A0242198	2	H31	MSTC40	1	A0279759	5	WB-1	NONE	N / A	N / A	
H13	HTT5	1	A0310810	8	WB-1	LSTA24	A0242198	3	H32	MSTC40	1	A0279759	5	WB-1	LSTA24	A0242198	3	WB-1
H14	HTT5	1	A0310810	8	WB-1	MST48	A0418685	4	H33	NONE	2	N / A	N / A	2	MGT	A0245832	18	WB-1
H15	HTT5	1	A0310810	8	WB-1	MSTC40	A0279759	5	H34	LTP4	1	A0252647	19	WB-1	NONE	N / A	N / A	
H16	MSTC66	1	A0293682	9	WB-1	NONE	N / A	N / A	H35	LTP4	1	A0252647	19	WB-1	LSTA24	A0242198	3	WB-1
H17	MSTC66	1	A0293682	9	WB-1	LSTA24	A0242198	2	H36	MSTC52	1	A0320180	5	WB-1	NONE	N / A	N / A	
H18	MSTC66	1	A0293682	9	WB-1	LSTA24	A0242198	3	H37	CS14	1	A0535542	20	WB-1	CS14	A0535542	20	WB-1
H19	MSTC66	1	A0293682	9	WB-1	MST48	A0418685	4	H38	NONE	1	N / A	N / A	1	CS14	A0535542	20	WB-1

NOTES: THREADED ROD PART INCLUDES (2) NUTS AND (2) WASHERS FOR CMU FOUNDATIONS SEE 12/FD-1.



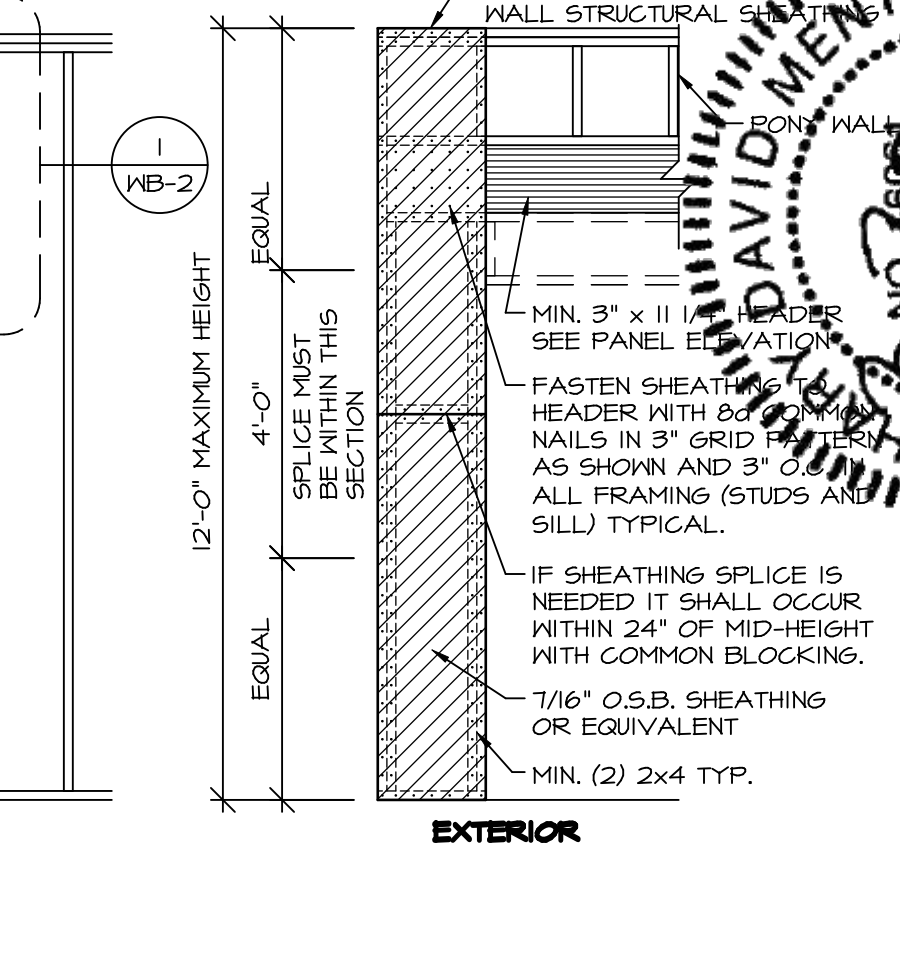
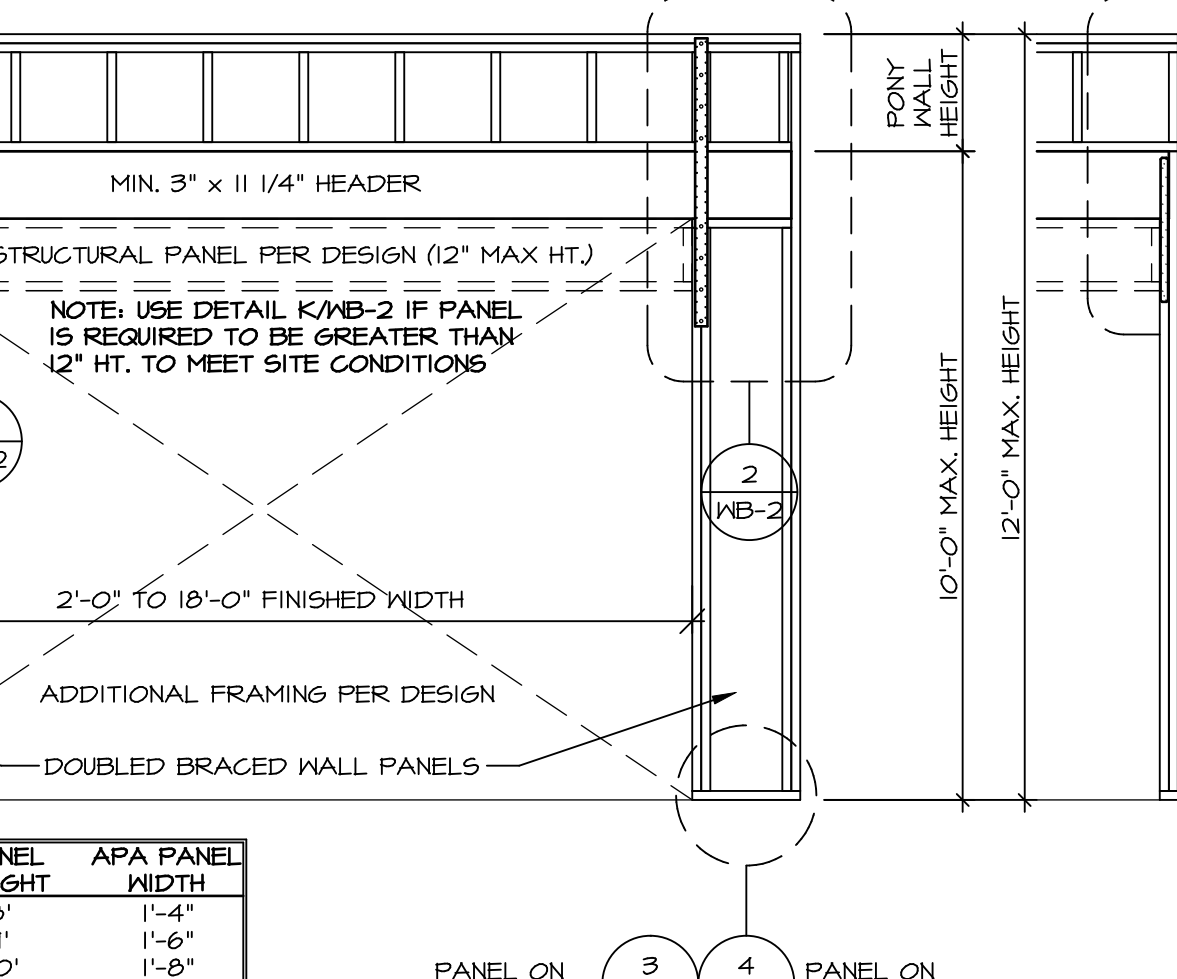
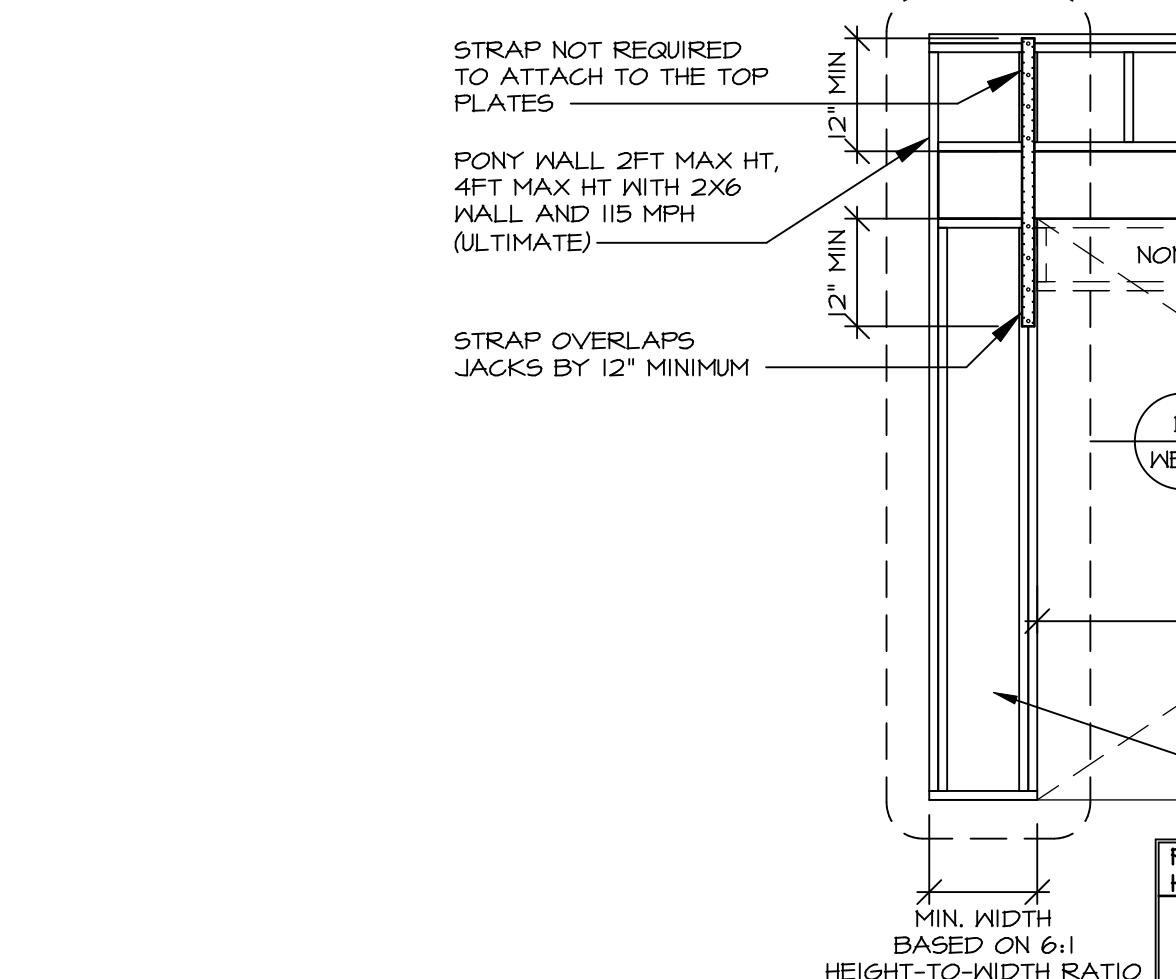
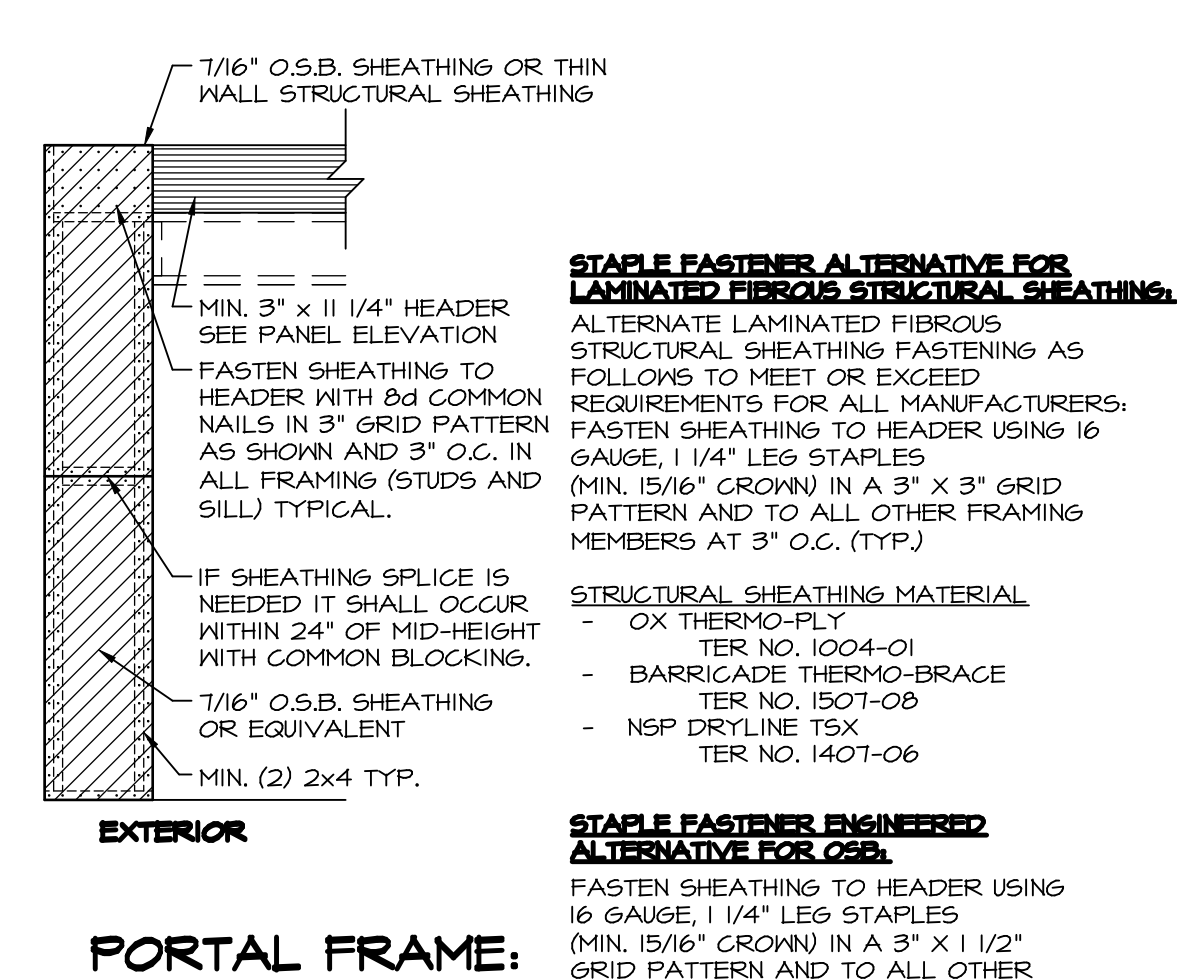
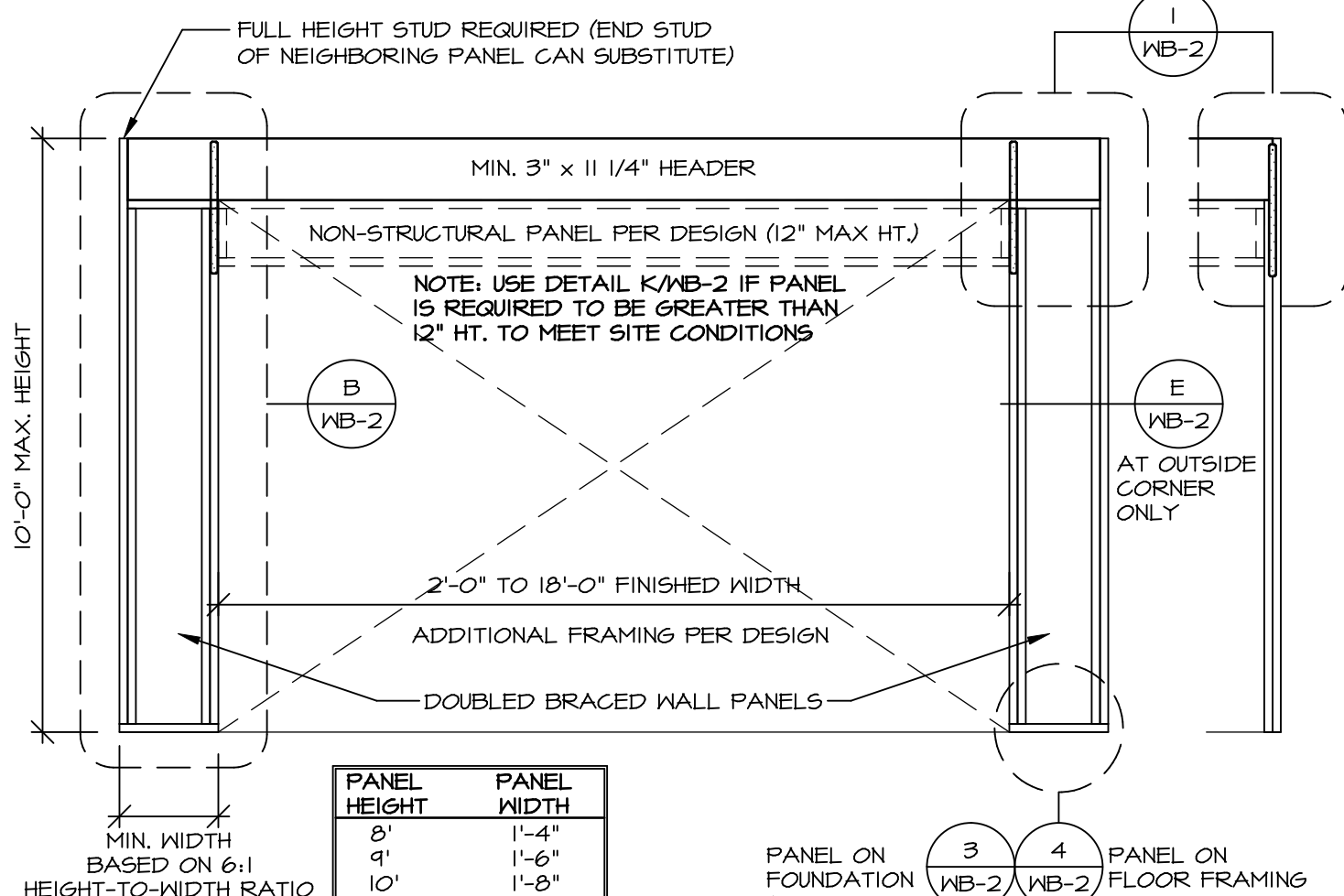
REV. NO.	DATE	REMARKS
14	2/6/22	NS - 156 ADDED TO TABLE, DETAIL #5 REVISED
20	2/6/22	ADH - ADDED REBAR TO DETAILS SHOWING STRICH (CG #1403)
21	6/4/23	CEL - ADDED DETAIL 20, 187, 189
13	4/6/18	ARS - ADDED NOTE TO REVIEW 12/FD-1 FOR BLOCK
14	4/7/18	CEL - REVISED STABLE ALTERNATIVE NOTE
15	5/24/14	CEL - ADDED DETAIL #18
16	5/9/14	SKB - ADDED DETAIL #18 AND 184 AND 185
17	3/31/20	CEL - ADDED POINT WALL NOTES TO 4/WB-1 FOR STRAP
18	11/9/21	CEL - REVISED 12/WB-1 TO REFERENCE 3/WB-1



SET NO.	VERSION	DATE	OPTION
1	1	2/16/12	OPTION

MODEL: WALL BRACING DETAILS  
 DRAWING TITLE: ENGINEERED WALL BRACING DESIGN  
 DRAWN BY: KFT  
 CHECKED BY: KFT  
 DATE: 2/16/12  
 OPTION: OPTION



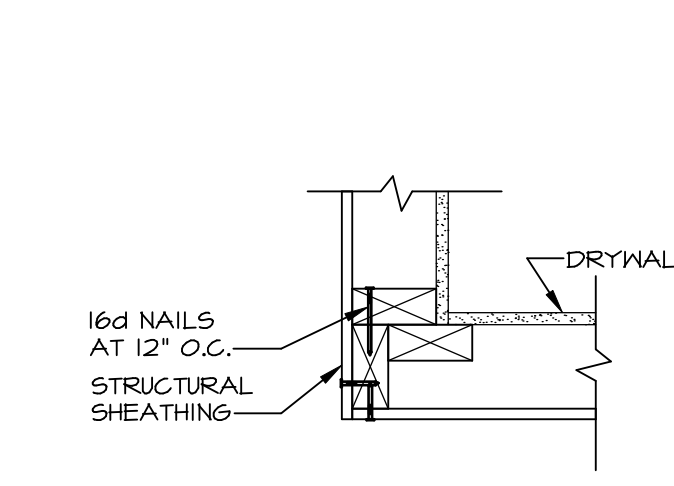


**CONTINUOUSLY SHEATHED PORTAL FRAME**  
SCALE: 3/8" = 1'-0"

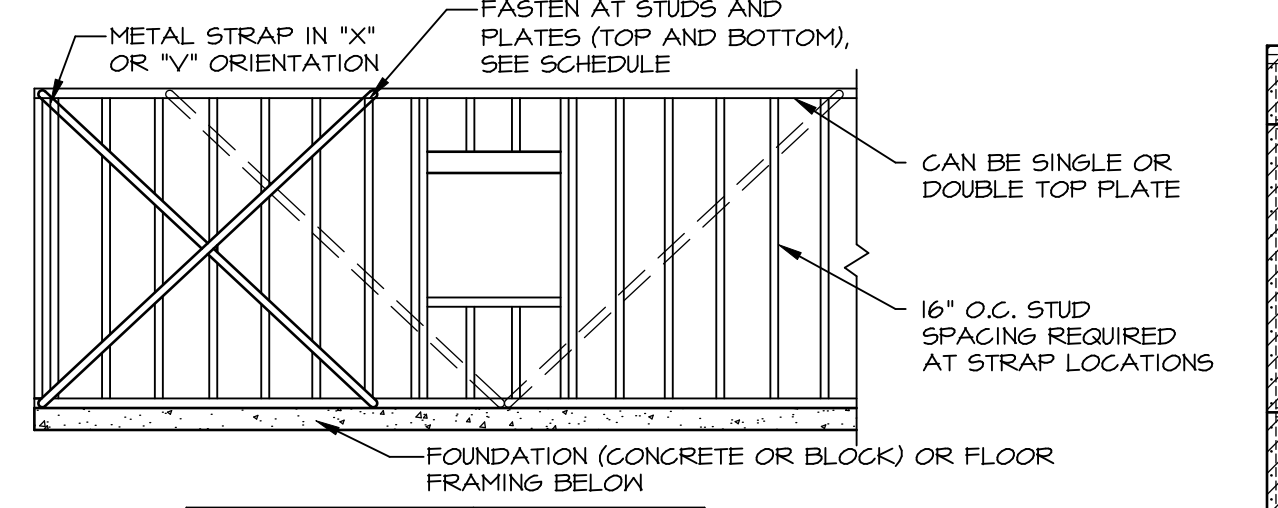
**PORTAL FRAME: SHEATHING APPLICATION DETAIL**  
SCALE 3/8" = 1'-0"

**ALTERNATE PORTAL FRAME**  
SCALE: 3/8" = 1'-0"

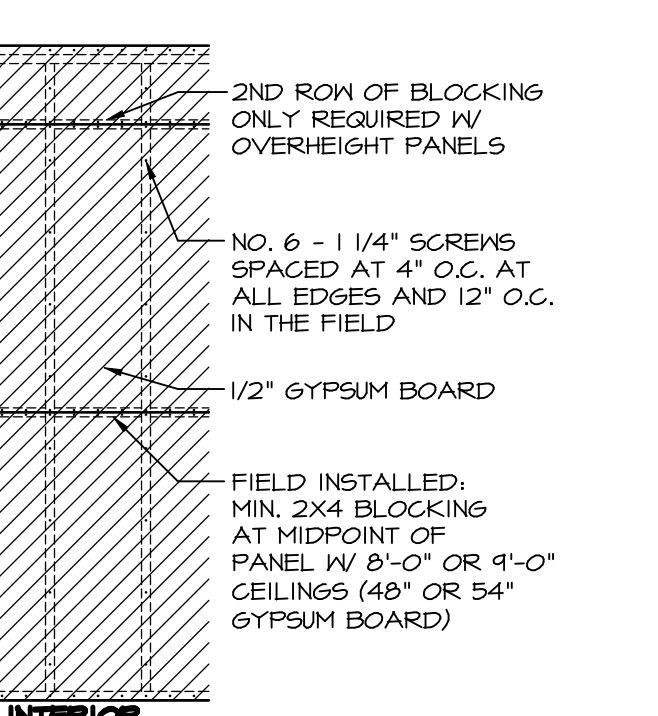
**ALTERNATE PORTAL FRAME: SHEATHING APPLICATION DETAIL**  
SCALE 3/8" = 1'-0"



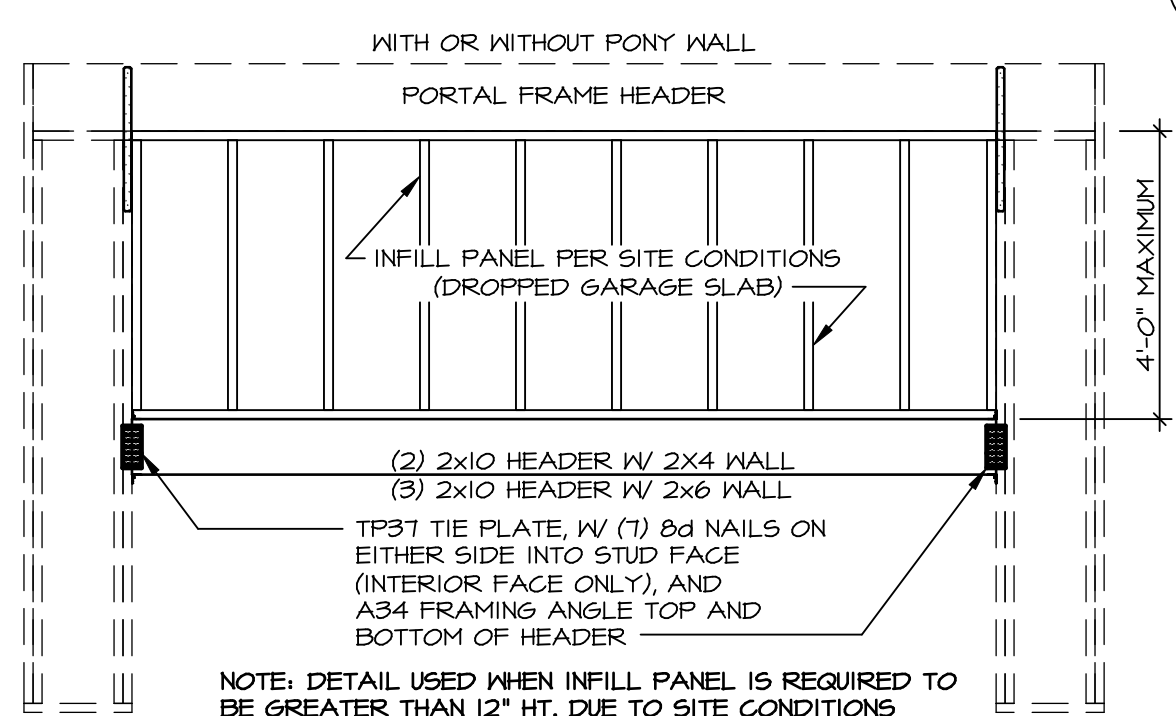
**CORNER DETAIL**  
SCALE: 1/2" = 1'-0"



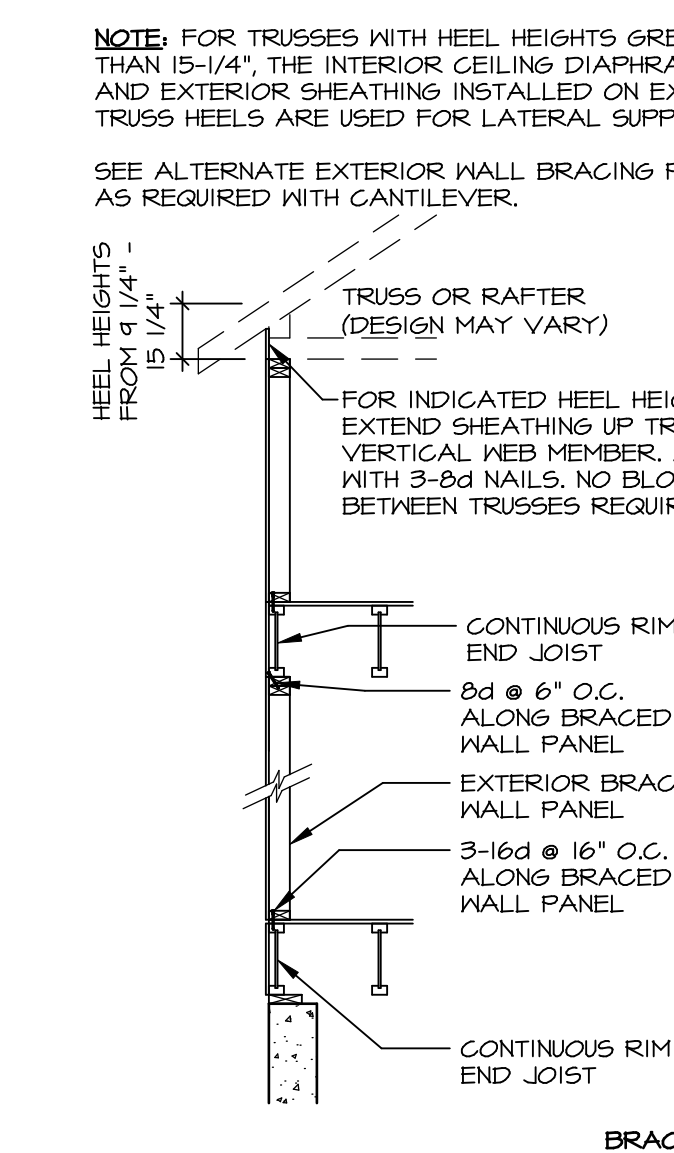
**LET-IN BRACING**  
NOT TO SCALE



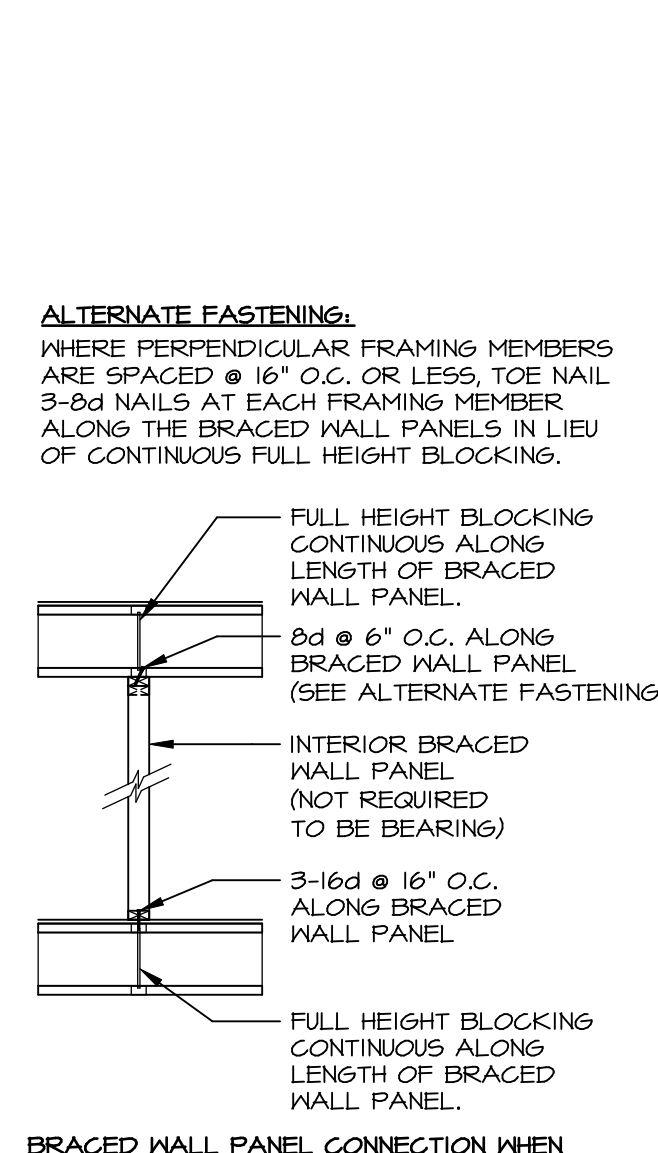
**BLOCKED WALL CONSTRUCTION**  
NOT TO SCALE



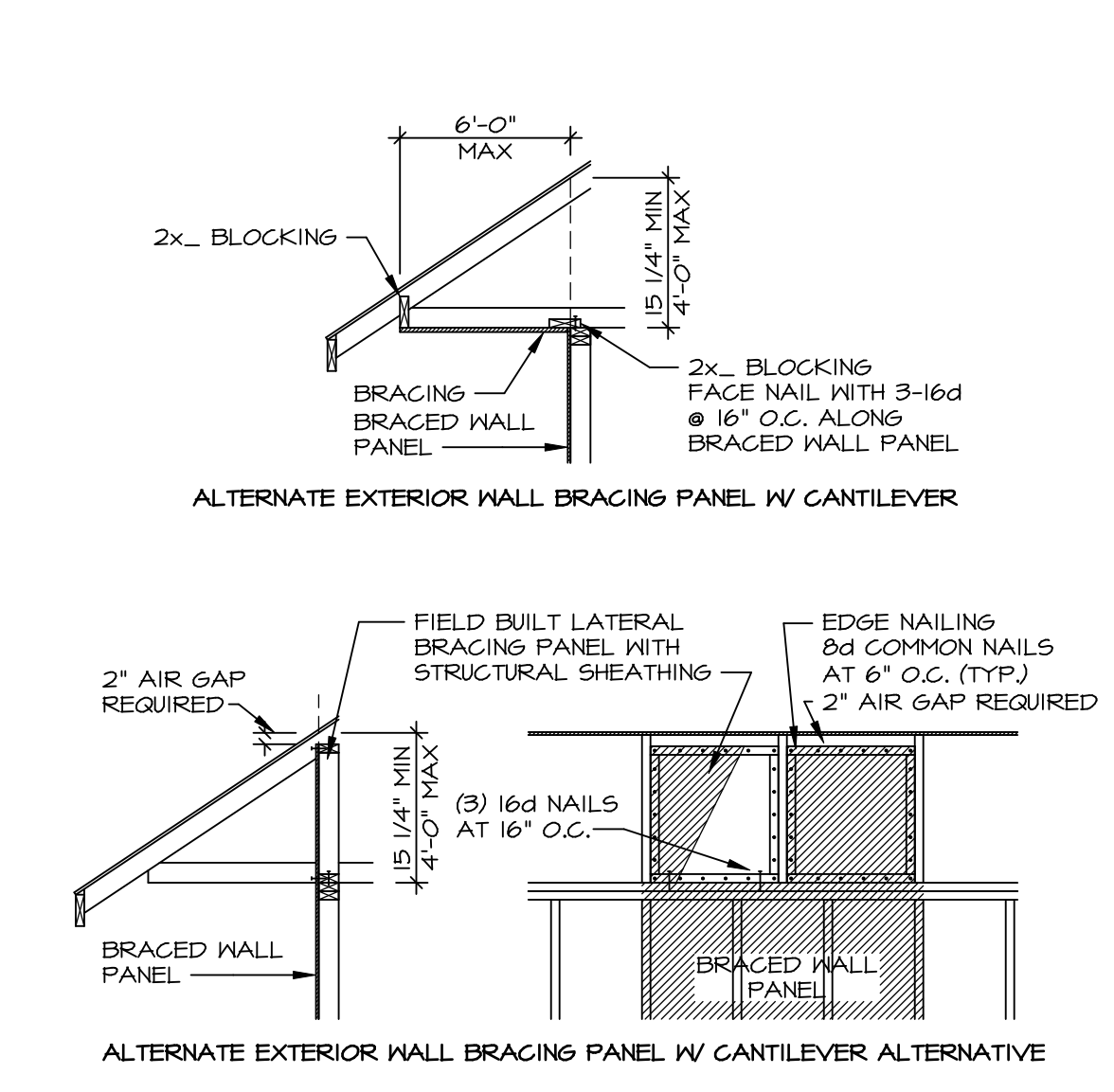
**INFILL PANEL DETAIL**  
NOT TO SCALE



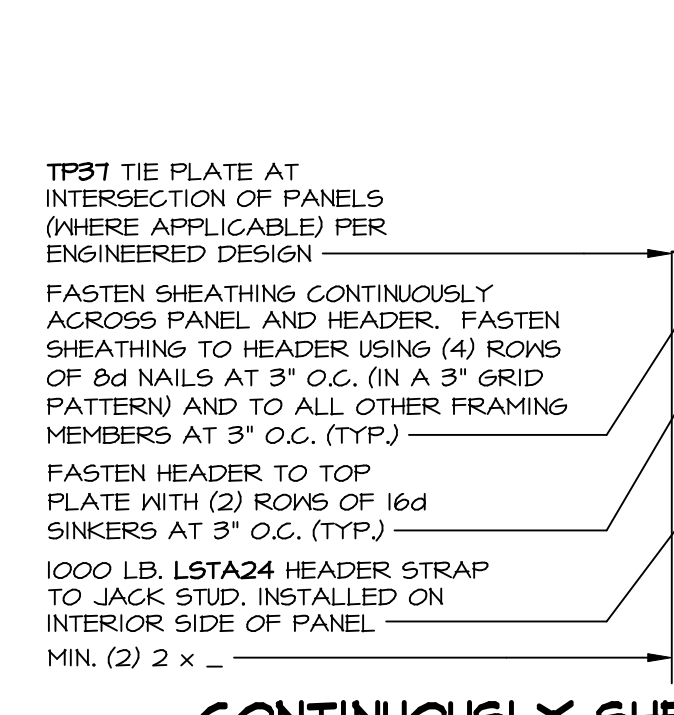
**WALL BRACING PANEL CONNECTION DETAILS**  
SCALE: 3/8" = 1'-0"



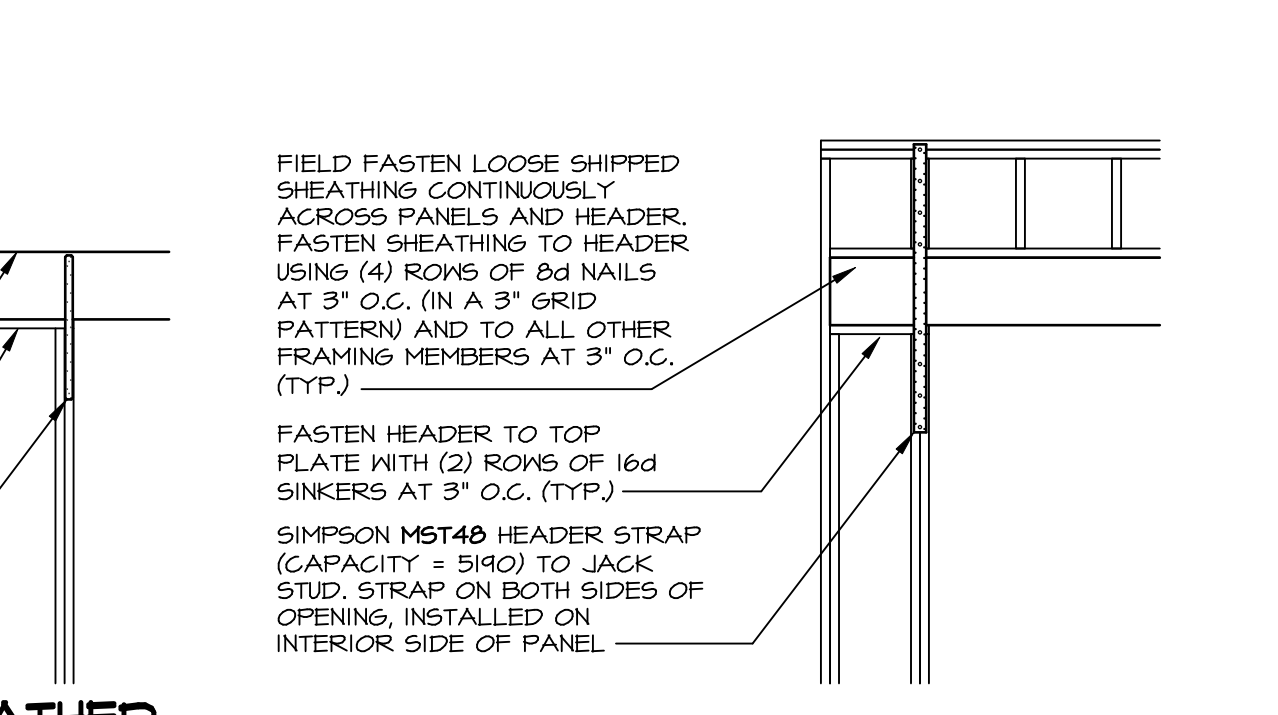
**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**



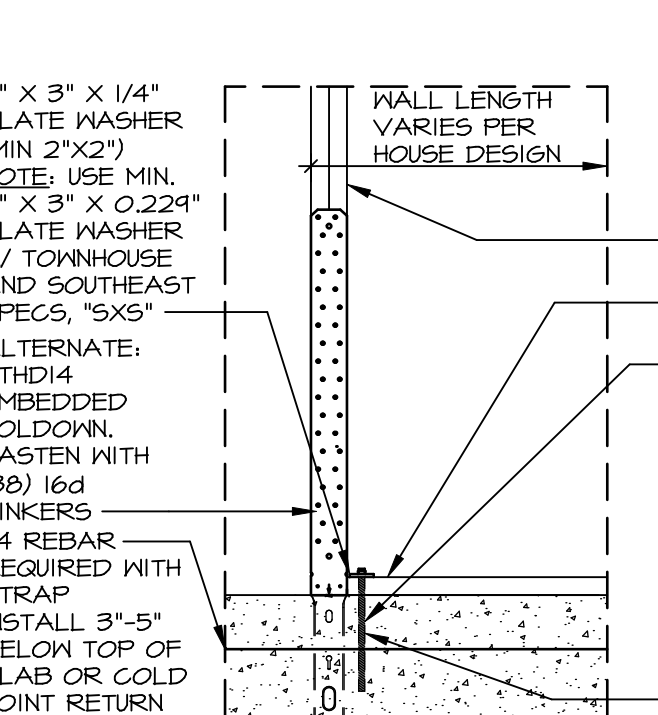
**ALTERNATE EXTERIOR WALL BRACING PANEL W/ CANTILEVER ALTERNATIVE**



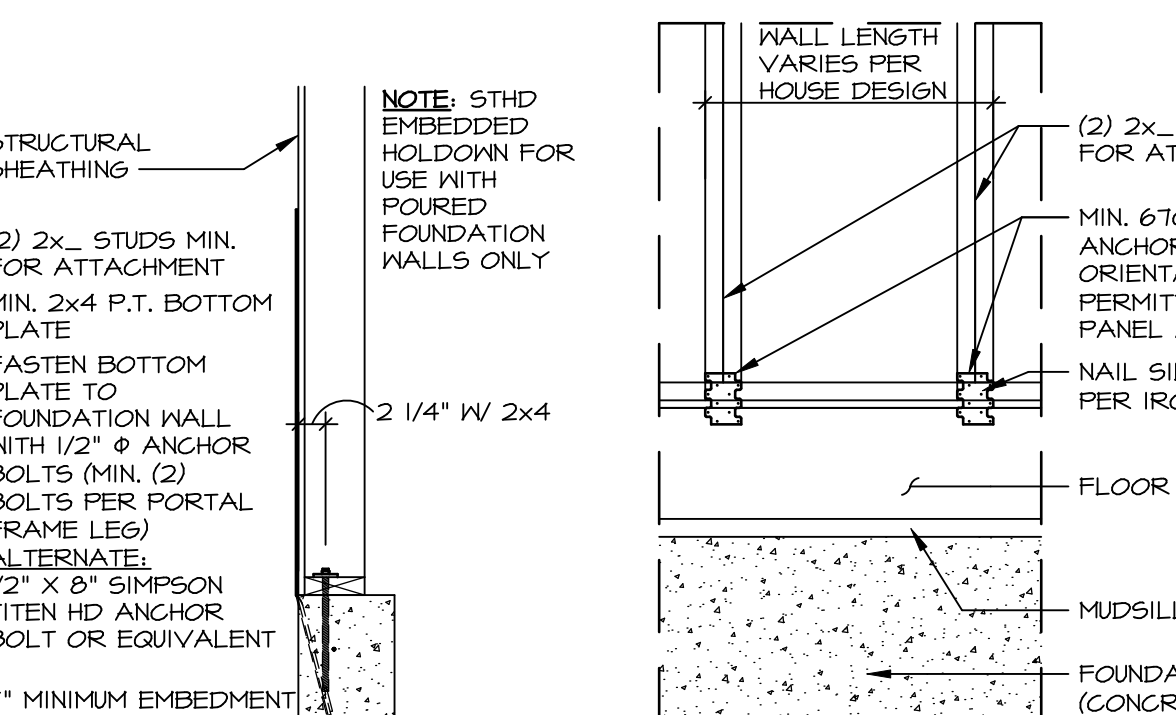
**CONTINUOUSLY SHEATHED PORTAL: TYP. HEADER / PANEL CONNECTION**  
SCALE 3/8" = 1'-0"



**ALTERNATE PORTAL FRAME: HEADER / PANEL CONNECTION**  
SCALE 3/8" = 1'-0"



**HOLD-DOWN DETAIL: FOUNDATION**  
SCALE: 3/4" = 1'-0"



**HOLD-DOWN DETAIL: FRAMED FLOOR**  
SCALE: 3/4" = 1'-0"

ID	Y	BOTTOM CONNECTOR	PART NUMBER	DETAIL	Y	TOP CONNECTOR	PART NUMBER	DETAIL
P1	1	3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD	LO511231	3 WB-2	1	NONE	N / A	N / A
P2	1	3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD	LO511231	3 WB-2	1	LSTA24	AO242198	1 WB-2
P3	1	3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD	LO511231	3 WB-2	1	MST48	AO418685	2 WB-2
P4	1	LTP4	AO252647	4 WB-2	1	NONE	N / A	N / A
P5	1	LTP4	AO252647	4 WB-2	1	LSTA24	AO242198	1 WB-2
P6	1	LTP4	AO252647	4 WB-2	1	MST48	AO418685	2 WB-2
P7	1	LSTA15	AO299501	5 WB-2	1	NONE	N / A	N / A
P8	1	HTT4 5/8" A24 THR. ROD	AO312555 LO321017	6 WB-2	1	NONE	N / A	N / A
P9	1	NONE	N / A	N / A	1	LSTA24	AO242198	1 WB-2
P10	1	NONE	N / A	N / A	1	MST48	AO418685	2 WB-2

NOTE: THREADED ROD PART INCLUDES (2) NUTS AND (2) WASHERS

**CONTINUOUSLY SHEATHED PORTAL: TYP. HEADER / PANEL CONNECTION**  
SCALE 3/8" = 1'-0"

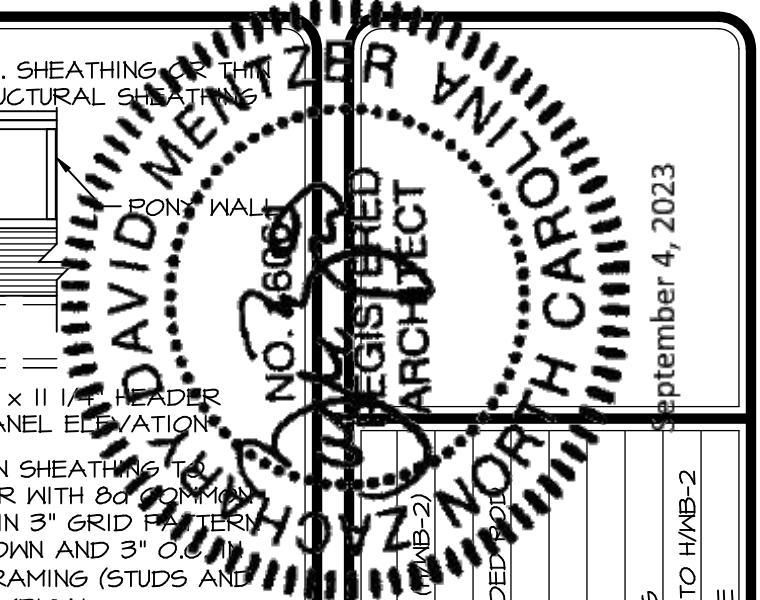
**ALTERNATE PORTAL FRAME: HEADER / PANEL CONNECTION**  
SCALE 3/8" = 1'-0"

**HOLD-DOWN DETAIL: FOUNDATION**  
SCALE: 3/4" = 1'-0"

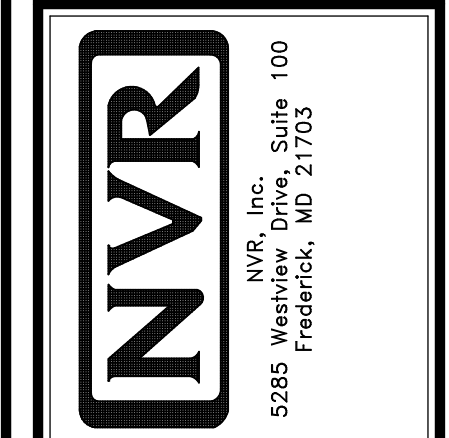
**HOLD-DOWN DETAIL: FRAMED FLOOR**  
SCALE: 3/4" = 1'-0"

**HOLD-DOWN DETAIL: FRAMED FLOOR**  
SCALE: 3/4" = 1'-0" 800# HOLD DOWN

**HOLD-DOWN DETAIL: FOUNDATION**  
SCALE: 3/4" = 1'-0" 800# HOLD DOWN



REV. NO.	DATE	REMARKS
20	9/29/20	CEL - 0646764 - ADDED ATTACHMENT TO PARALLEL BRACING NOTE (WB-2)
21	9/29/20	CEL - 0646489 - ADDED DETAIL DWG-2, REVISED DWG-2 LAYOUT
30	9/29/20	CEL - 0646959 - PLATE WASHERS CHANGED TO 3"x3" WITH 1/2" THREADED RODS
31	10/5/20	CEL - REVISED H/WB-2 TO INCLUDE FLAT BLOCKING
32	10/5/20	CEL - ADDED NOTES DETAILING WHEN TO USE K/WB-2
33	4/7/21	ANS - REV. DTL. C PORT. WALL NOTES
34	6/9/21	CEL - REV. H/WB-2 TO REMOVE USE OF FLAT BLOCKING
35	12/9/22	DLR - 0649361 - ADDED PERP. WALL BRACING DTL. AND ALT. FSTNS. TO H/WB-2
37	5/9/23	CEL - ADDED NOTE THAT LIB-B CAN BE SINGLE OR DOUBLE TOP PLATE



SHEET NO.	MODEL	DESCRIPTION
WB-2	WALL BRACING DETAILS	WALL BRACING DETAILS
WB-2	WALL BRACING DETAILS	WALL BRACING DETAILS
WB-2	WALL BRACING DETAILS	WALL BRACING DETAILS