# GRAND CAYMAN

<b>D</b> -		Decemintica	<b>P</b> -	<b>.</b>	Deservintier	D.		Description	
Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	
1	CS-1	COVERSHEET		FD-7	FOUNDATION DETAILS				
1.1	SS-1	SPEC SHEET		IT-1	STANDARD DETAILS				
2	CA-1	ROOF VENT AND VOLUME CALCULATIONS		IT-1B	STANDARD DETAILS				
4	A-1	ELEVATIONS		IT-1C	STANDARD DETAILS				
7	A-3	FOUNDATION		IT-2	STANDARD DETAILS				
8	A-4	FOUNDATION HOLD DOWN		RF-1	STANDARD DETAILS				
9	A-5	PLUMBING		RF-1B	STANDARD DETAILS				
11	A-7	FIRST FLOOR PLAN		RF-1C	STANDARD DETAILS				
12	A-8	BUILDING SECTION		SEP-1	SEP DETAILS				
13	A-9	BUILDING SECTION - GARAGE		SEP-2	SEP DETAILS				
20	S-3	ROOF FRAMING		SEP-3	SEP DETAILS				
21	S-4	TRUSS BRACING DETAILS		SEP-4	SEP DETAILS				
22	S-5	BRACED WALL DETAILS		SP-1	SAFETY DETAILS				
	AD-1	HOUSE DETAILS		SP-2	SAFETY DETAILS				
	DR-1	STANDARD DETAILS		SP-3	SAFETY DETAILS				
	DR-1B	STANDARD DETAILS		WB-1	STANDARD DETAILS				
	DR-3	STANDARD DETAILS		WB-2	WALL BRACING DETAIL				
	ET-1	STANDARD DETAILS		WD-1	STANDARD DETAILS				
	ET-1B	STANDARD DETAILS		WD-3	STANDARD DETAILS				
	ET-1C	STANDARD DETAILS		WS-1B	STANDARD DETAILS				
	ET-1D	STANDARD DETAILS							
	ET-1G	STANDARD DETAILS							
	ET-1H	STANDARD DETAILS							
	ET-3	STANDARD DETAILS							
	ET-3B	STANDARD DETAILS							
	ET-3C	STANDARD DETAILS							
	F-1	FLASHING DETAILS							
	F-1B	FLASHING DETAILS							
	F-1C	FLASHING DETAILS							
	F-1D	FLASHING DETAILS							
	F-3	FLASHING DETAILS-STONE							
	F-3B	FLASHING DETAILS							
	FA-1B	ASSEMBLY DETAILS							
	FC-1	FRAMING/FASTENER DETAILS							
	FC-1B	FRAMING AND FASTENER DETAILS							
	FC-2	FRAMING/FASTENER DETAILS							
	FC-3	FASTENER DETAILS							
	FC-4	FRAMING/FASTENER DETAILS							
	FC-5	FRAMING/FASTENER DETAILS							
	FD-1	STANDARD DETAILS							
	FD-1B	FOUNDATION DETAILS							
	FD-2	STANDARD DETAILS							
	FD-2B	STANDARD DETAILS							
	FD-3	STANDARD DETAILS							
	FD-4	STANDARD DETAILS							
	FD-6	FOUNDATION DETAILS							

DIV-COM

STREET AD ---- ----CITY

IM-LOT-UNIT	

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



ADAS "

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

FIRST FLOOR SQUARE FOR	OTAGE
DESCRIPTION	TOTAL SQ. FT.
IST FLOOR CRAWL / SLAB FOUNDATION (BASE SF)	1533 SF
	1533 SF
	^ <b>~ T</b>
GARAGE SQUARE FOOT	
	TOTAL SQ. FT.
TWO CAR GARAGE CRAWL / SLAB FOUNDATION	443 SF 443 SF
UNFINISHED SQUARE FOO	
DESCRIPTION	TOTAL SQ. FT.
FRONT COVERED PORCH (ADD. SF)	25 SF
	25 SF
TOTAL FINISHED SQUARE FO	
DESCRIPTION	TOTAL SQ. FT.
IST FLOOR CRAWL / SLAB FOUNDATION (BASE SF)	1533 SF
	1533 SF
SET NO. – VERSION SHEET	NO. PAGE NO.
GCMOO - O  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 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 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

- I. 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. Constr. Type: V-B 3. Max Stories: 3

#### ENERGY AND MECHANICAL

I. 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.

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	FRAME WALL R-VALUE 2x4 / 2x6	FL <i>OO</i> R 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

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: Minimum 18 sq. in. of vent per linear foot Ridae vent: Soffit vent: 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 - 40# P.S.F. (Live) Floor Living Areas - IO# P.S.F. (Dead) unless noted otherwise by calculations - 30# P.S.F. (Live) unless noted otherwise Floor Sleeping Areas by calculations - 10# P.S.F. (Dead) unless noted otherwise by calculations - 50# P.S.F. (Live) Garage Floors - 50# P.S.F. (Dead) Roof Areas - Top Chord - 20# P.S.F. (Live) - 10# P.S.F. (Dead) - Bottom Chord - IO# 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 Vasd 89 mph 101 mph Note: Linear interpolation between contour lines permitted. - 40# P.S.F. (Live) Stairs - 10# P.S.F. (Dead) Allowable deflection of structural members per IRC Table R301.7

<u>Design Criteria</u>

- Design Codes: National Design specification for Wood Construction by National Forest
- roducts Associatic 2. Specification for the Design Fabrication and Erection of Structural Steel for Buildings by American Institute of Steel Construction.

#### Materials

- Headers\* Southern Pine (KD-19), No. 1 Grade
- Spruce-Pine-Fir, Stud Grade Studs Spruce-Pine-Fir, Stud Grade Jacks
- Beams\*\* Southern Pine (KD-19), No. I Grade
- 2x10 Hem-Fir (KD-19), No. 2 Grade or better (WCLIB & WWPA) Joists

1.9E Minimum

- 2x8 Southern Pine (KD-19), No. 1 Grade or better 2x10 Spruce-Pine-Fir (KD-19), No. 2 Grade or better (NLGA)
- LVL
- \* 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 1 vapor retarder, in which case the minimum net area of ventilation shall not be less than 1 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 paraina from footing to top of finished grade. The paraing 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 grouted 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" × 3" × 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 Desian 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(c)

	NCRBC PR	ESCRIPTIVE C	ODE OR ENG	INEERED DESIGN PE	ER ACI 332
WALL HEIGHT	WALL THICKNESS	LATERAL SOIL LOAD (a)	UNBALANCED FILL	VERTICAL REINFORCING (b)	HORIZONTAL REINFORCING (b)
8'-0"		45	6'-0"	NOT REQUIRED	2- #4 BARS (f)
	8"	45	7'-0"	NOT REQUIRED (d)	3- #4 BARS (d,e)
	0	60	6'-0"	NOT REQUIRED (d)	3- #4 BARS (d,e)
		60	7'-0"	#4 @ 22" O.C. (d)	3- #4 BARS (d,e)
		45	6'-0"	NOT REQUIRED	2- #4 BARS (f)
	10"	40	7'-0"	NOT REQUIRED	2- #4 BARS (f)
		60	6'-0"	NOT REQUIRED	2- #4 BARS (f)
			ד'-0"	NOT REQUIRED	2- #4 BARS (f)
	45		ד'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e)
	8"	45	8'-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e)
		(0)	ר'ד-0"	#4 @ 19" O.C. (d)	4- #4 BARS (d,e)
q'-0"		60	8'-0"	#4 @ 15" O.C. (d)	4- #4 BARS (d,e)
		45	ד'-0"	NOT REQUIRED	3- #4 BARS (g)
	10"	45	8'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e)
		60	7'-0"	NOT REQUIRED (d)	4- #4 BARS (d,e)
		60		#4 @ 19" O.C. (d)	4- #4 BARS (d,e)

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). 9. ONE BAR WITHIN 12" OF TOP AND ONE EACH AT THIRD POINT OF WALL HEIGHT
- PER TABLE 404.1.2(1).

- NOTE: BACKFILLING OF THE FOUNDATION SHALL NOT TAKE PLACE BEFORE THE BASEMENT SLAB IS IN PLACE AND THE FLOOR FRAMING IS ERECTED OR

#### 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 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 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 eqress 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 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 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 RT03.4. See NVR Flashing Details.
- II. 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
- 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 I-1/4" drywall screws.

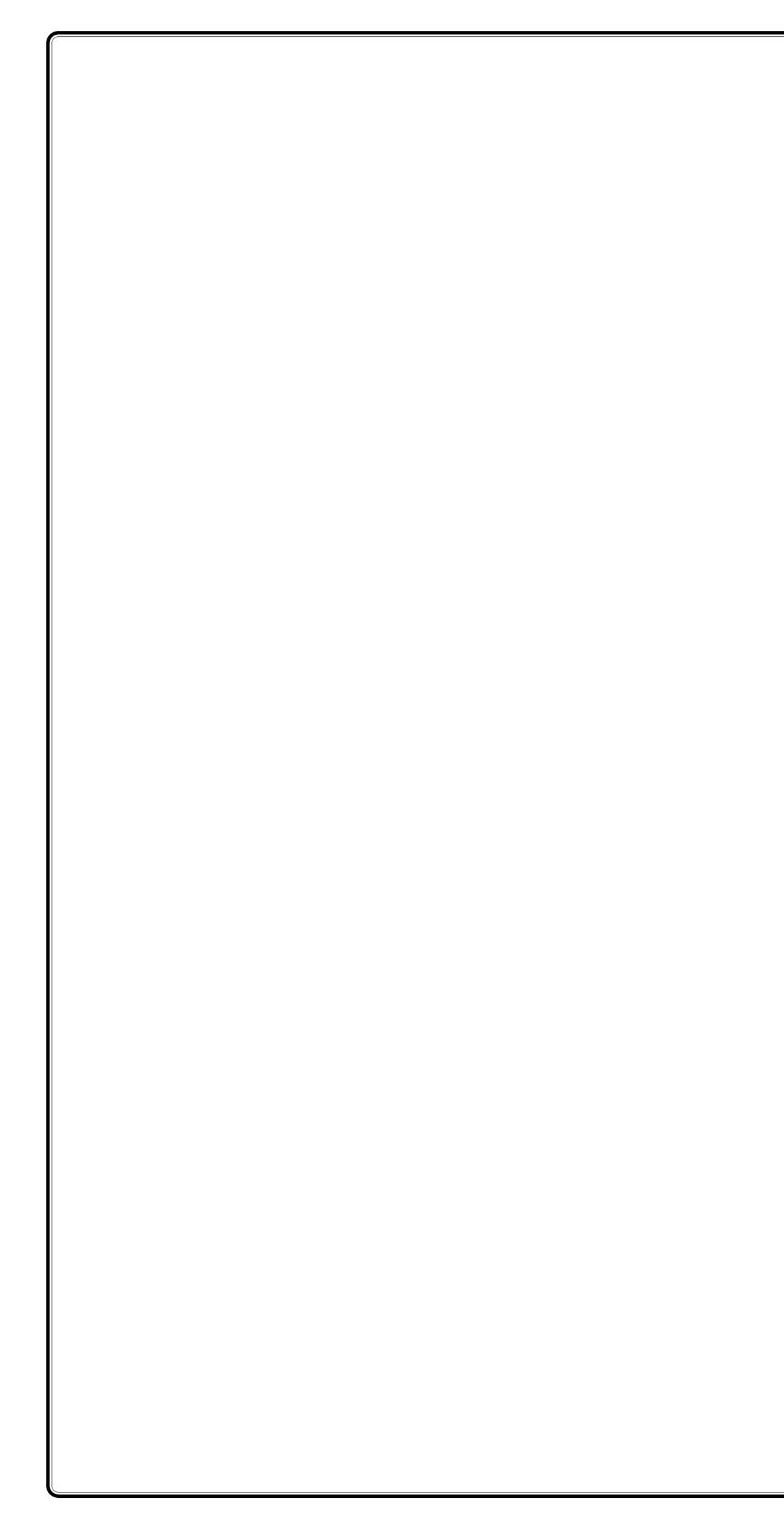
			· · · · · · · · · · · · · · · · · · ·	
	SCF	REM FAS	TENING SCHED	DULE
		M	TH ADHESI√E	
	Framing Spacing	Ceilings	Load-brg. walls	Non-load-brg. walls
	16	16	24	24
	24	16	16	24
1		HTIM	HOUT ADHESIVE	
	Framing Spacing	Ceilings	Load-brq. walls	Non-load-brq. walls
	16	12	16 -	16 -
	24	12	2	2

- 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" aypsum 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 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 R302.11. 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 **P2705.**
- 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 per Section R317.
- 27. Exterior eqress 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 apply.
- 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. Vinul 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.I. 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 Design Category C.
- 35. Minimum floor sheathing shall be 5/8" tongue \$ groove decking underlayment grade plugged and sanded, exterior glue, glued and nailed on joists to meet. "American Plywood Association" approved glued floor system, unless otherwise specified.

ELECTRICAL
------------

- 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 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 🛣 4 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 alarmado 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.

	, <b>1</b> Li		7	1	7	<u>1</u> 2	17	7	,			
5		•**	$\sim$		••• 	<u>1</u>	V		0			7
		6005	R			1 \$				2	11555000	March 17, 2074
		NO.	NC.			Ż			2			March
6	J						\$					
	ľ	i,	11	1	11	101						
					ALLS ALLS							
		RKS			FRIOR MA							
		REMARKS	ICRBC		2X4 OR 2X6 EXTERIOR WALLS							
			FR 2018 N	NOTES	2X4 OR							
			ATES FC	ENGERY	OTE FOR							
			CODE UPI	<b>PDATED</b>	REVISE N							
			1/8/19 MBT - CODE UPDATES FOR 2018 NCRBC	3/1/19 MBT - UPDATED ENGERY NOTES	12/16/22 CAP - REVISE NOTE FOR							
		DATE	1/8/19	3/1/19	12/16/22							
		REV. NO. DATE	_	Ы	n							
			es its	re not	d, or nanner	to be vithout	written					
			sly reserv	se plans a	l, change rm or n	re they rd party	expressed					
		10	ier, expres	plans. The	reproduced n any fo	er, nor o to any thi	ining the	of NVR, Inc				
		© NVR, Inc	The owr	in these	to be reproduced, changed, or copied in any form or manner	whatsoev	first obto	consent				
			6			-						
							, Inc. Drive Sui	Frederick. MD 21703				
							Wostwiow	Frederick.				
							5785	C07C				
				R K	-							
		SET NO.	VERSION	DRAWN RY		DATE:	OPTION					
									20			
			ЬШ						0000			
			日日の					-:+				
			С Ш		Ð	Ð		с С	- 7690 -			
			ມ ທິ ທີ		TTACH	ETACH			0000			
			NORO 2018 SPEC SHE		SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED	TION		NO State Duilaing Code - Residential Code 2010			
			<u>к</u>	DRAWING TITLE	LE FAN	LE FAN	OPTION DESCRIPTION		nare n			
		MODEL	N Z	DRAWIN	SING.	SING.	OPTION		) 2			
		SHEET NO.			<u>1</u> <u>1</u> <u>1</u>					_		
	1	HEE			N							



## **NVR**

<b>ROOF VENTIL</b>	ATION C	ALCU	LATIC	ONS
HOUSE NAME	(	GRAND CAY	MAN	
HOUSE VERSION		1		
PRODUCT LINE		RYANHON	ES	
	SOFFIT:	9.9	sg in of vent	oer lf
VENTILATION VALUES	RIDGE:		sq in of vent	
	BOX / GABLE VENT:	45	sq in of vent p	per unit
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit ( <i>lf</i> )
Without Rear Porch	284544	1896.96	948.48	8
With Rear Porch	284544	1896.96	948.48	7
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
	A	Required:	Required:	Soffit
Location / Options	Area (A) (sq in)	A/150 (sq in)	A/300 (sq in)	( <i>lf</i> )
Without Rear Porch	284544	1896.96	948.48	8
With Rear Porch	284544	1896.96	948.48	7
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sg in)	Soffit ( <i>lf</i> )
	20160	134.40	67.20	1
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	



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

Location / Area of house Main section of the house Garage bump out from main ho

Additional area Location / Area of house / opti Covered Porch "EPE" Full Basement "FBA" Crawl space "FCA"

											NVR - Busi	ness
											Version 4.0 Revised 04/26/19)	
											revised 04/20/13)	
						YES	(any)		(any)	VENT OK	No action reg'd.	
					-	NO	YES			VENT OK	No action reg'd.	
				USER	GUIDE	NO	YES		LOW		Increase ridge	
						NO	YES		HIGH		Decrease ridge	_
						NO	NO		(any)	FAIL	Increase total vent	
ffit Vent	Ridge	Ridge Vent	VATION " Upper Box / Gable Vent	Lower Box Vent	TOTAL	OK A/150	OK A/300	A/300 % vent at	A/300 40%-50%			_
(sq in)	(lf)	(sq in)	(qty)	(qty)	(sq in)			ridge	OK?		Notes	
881.10 732.60	22 22	396.00 396.00			1277.10 1128.60	NO NO	YES	41.75% 41.75%	OK OK			
0.00	22	0.00			0.00	NO	NO	41.75%	UK			_
0.00		0.00			0.00	NO	NO	#DIV/01	#DIV/01			
0.00		0.00			0.00	NO	NO	#DIV/0]	#DIV/01			_
0.00		0.00			0.00	NO	NO	#DIV/01	#DIV/01			
		ELEVAT	ION "K" d	or "L"								_
			Upper Box /					A/300	A/300			_
ffit Vent (sq in)	Ridge (If)	Ridge Vent (sq in)	Gable Vent (qty)	Vent (qty)	TOTAL (sq in)	OK A/150	OK A/300	% vent at ridge	40%-50% OK?		Notes	
881.10	22	396.00	(4-77	1957	1277.10	NO	YES	41.75%	OK		Notes	_
732.60	22	396.00			1128.60	NO	YES	41.75%	OK			_
0.00		0.00			0.00	NO	NO	#DIV/01	#DIV/01			
0.00		0.00			0.00	NO NO	NO NO	#01V/0	#DIV/01			
0.00		0.00			0.00	NO	NO	#DIV/01	#DIV/01			
			D. I									_
		RE	ar Porch						. (			
	Ridge	Ridge Vent	Upper Box / Gable Vent	Lower Box Vent	TOTAL	OK A/150	OK A/300	A/300 % vent at	A/300 40%-50%			
	(lf)	(sq in)	(qty)	(qty)	(sq in)			ridge	OK?		Notes	_
(sq in)		0.00			178.20 0.00	YES	N/A NO	N/A	N/A			
(sq in) 178.20	1				0.00	NO	NO	#DIV/0	#DIV/01			
(sq in) 178.20 0.00		0.00			0.00				anaeri kiyi uri			
(sq in) 178.20		0.00			0.00	NO	NO	#DIV/01				
0.00					0.00 0.00 0.00	NO NO NO	NO NO NO	#DIV/0]	#DIV/01 #DIV/01			

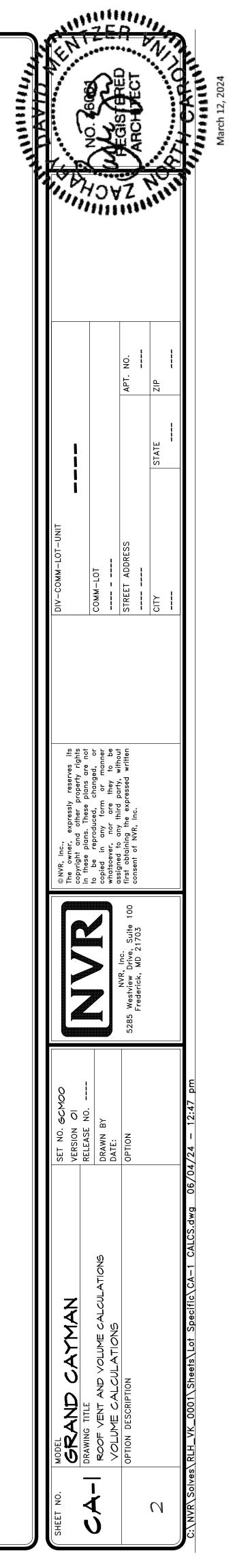
NVR - Business Use Only

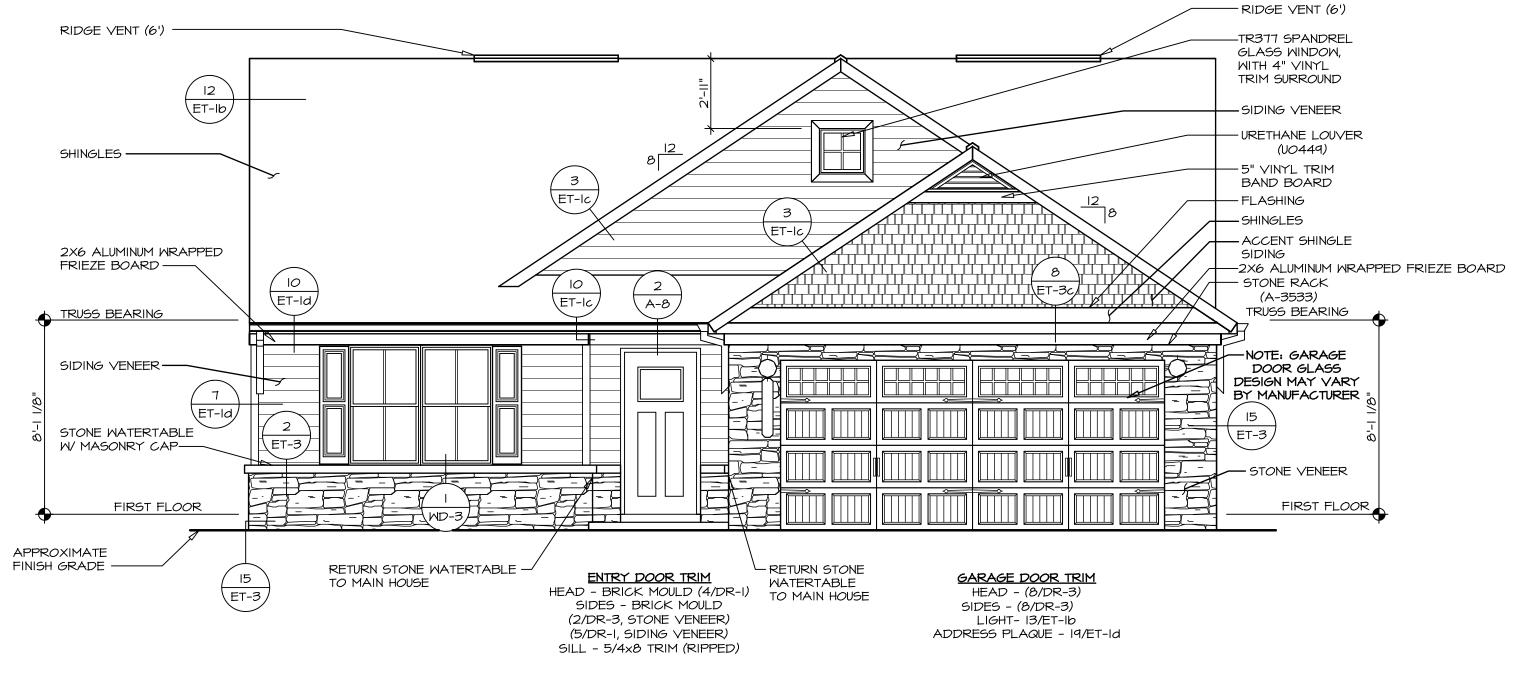
N	/ersion 2.0
(	Last Revised 04/26/19)

UME CALCULATIONS	)
GRAND CAYMAN	
GCM00 / 01	
RYANHOMES	

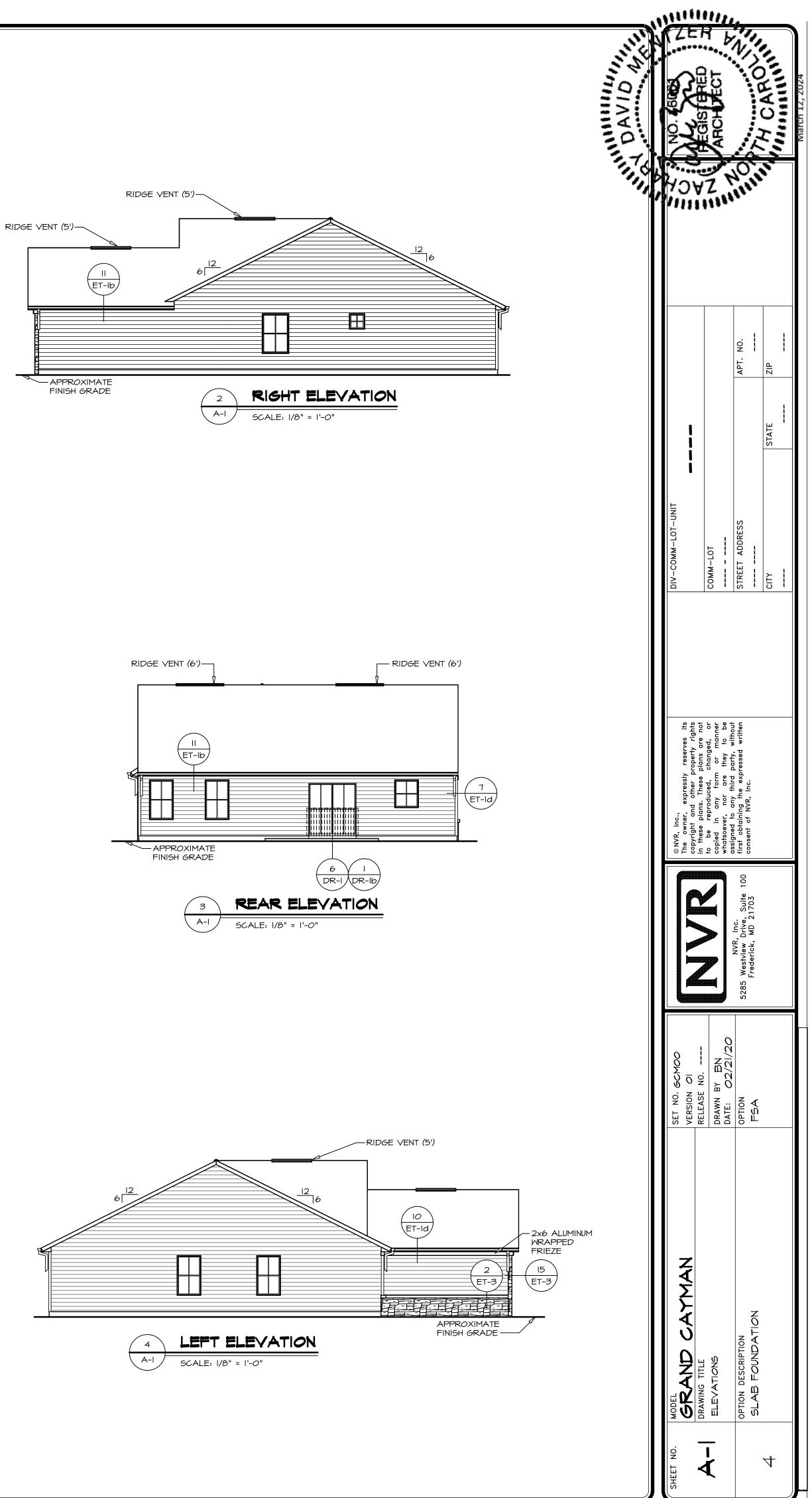
ELEVATION "J", "K", "L"					
	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)		
	1680.00	13.30	22348		
house	320.00	11.40	3647		
		Total House Volume	25994		

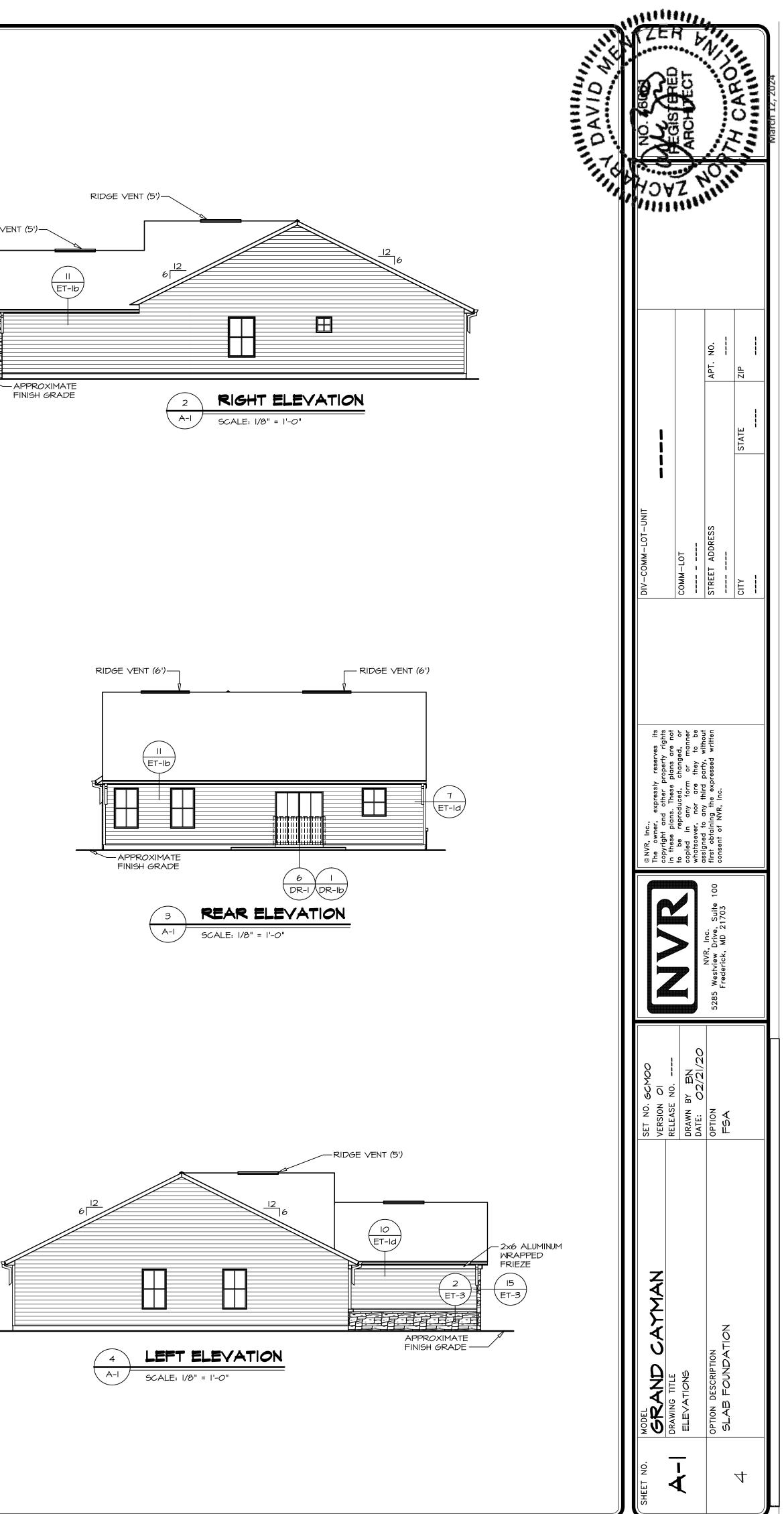
as of volume to be added to total house volume as needed					
otion	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)		
	140.00	9.44	1321		
	1584.67	8.63	13668		
	1584.67	0.80	1268		





FRONT ELEVATION "L" (A-1 / SCALE: 1/4" = 1'-0"

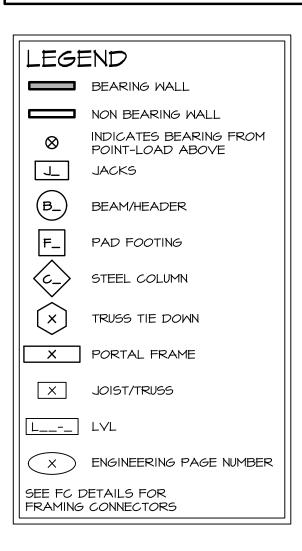


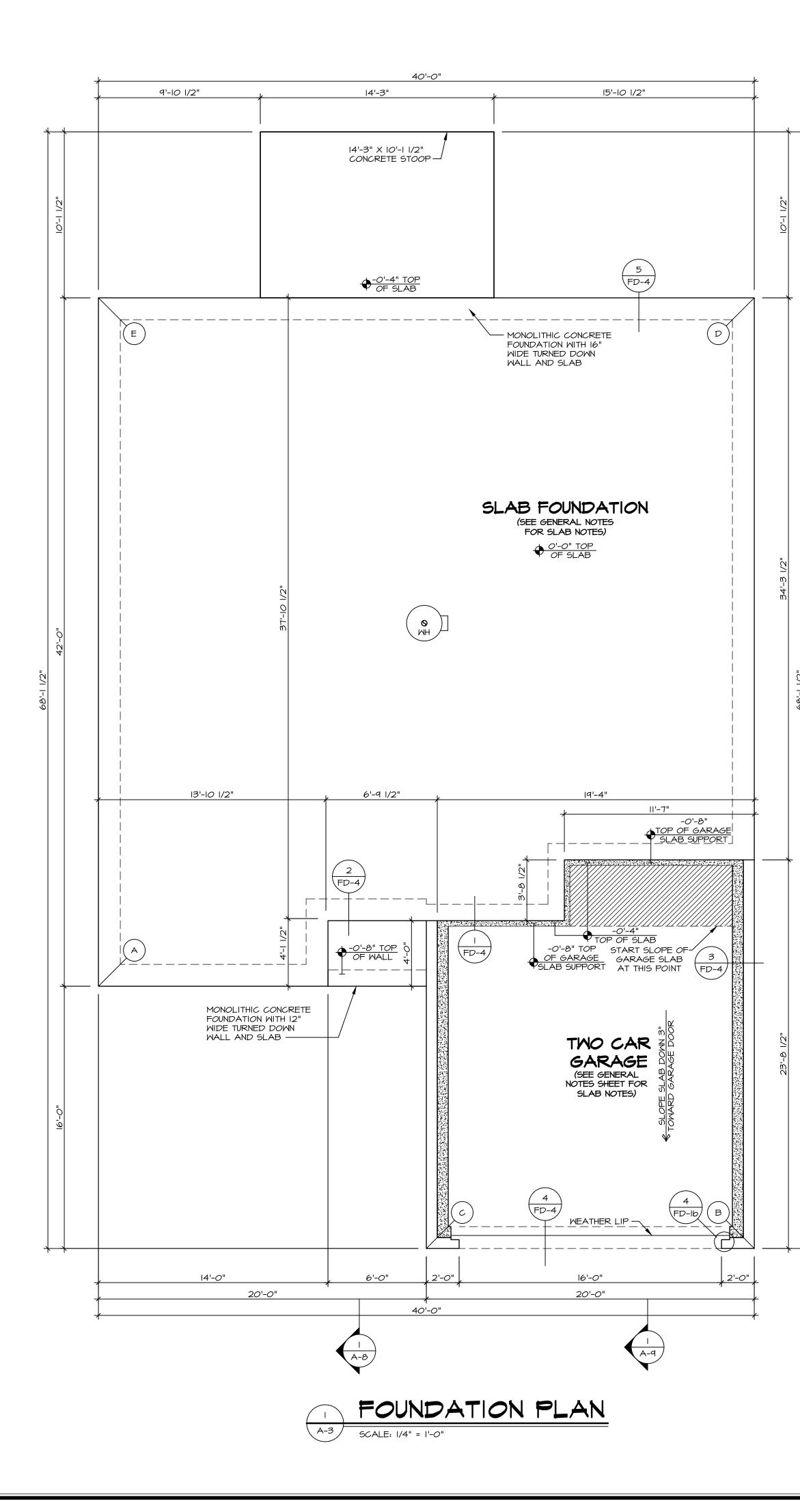


FOUNDATION DIAGONALS						
	A		В			
A	0"	A	43'-1"			
В	43'-1"	в	0"			
C	25'-7 3/8"	с	20'-0"			
D	58'-0"	D	58'-0"			
E	42'-0"	E	70'-5 7/16"			

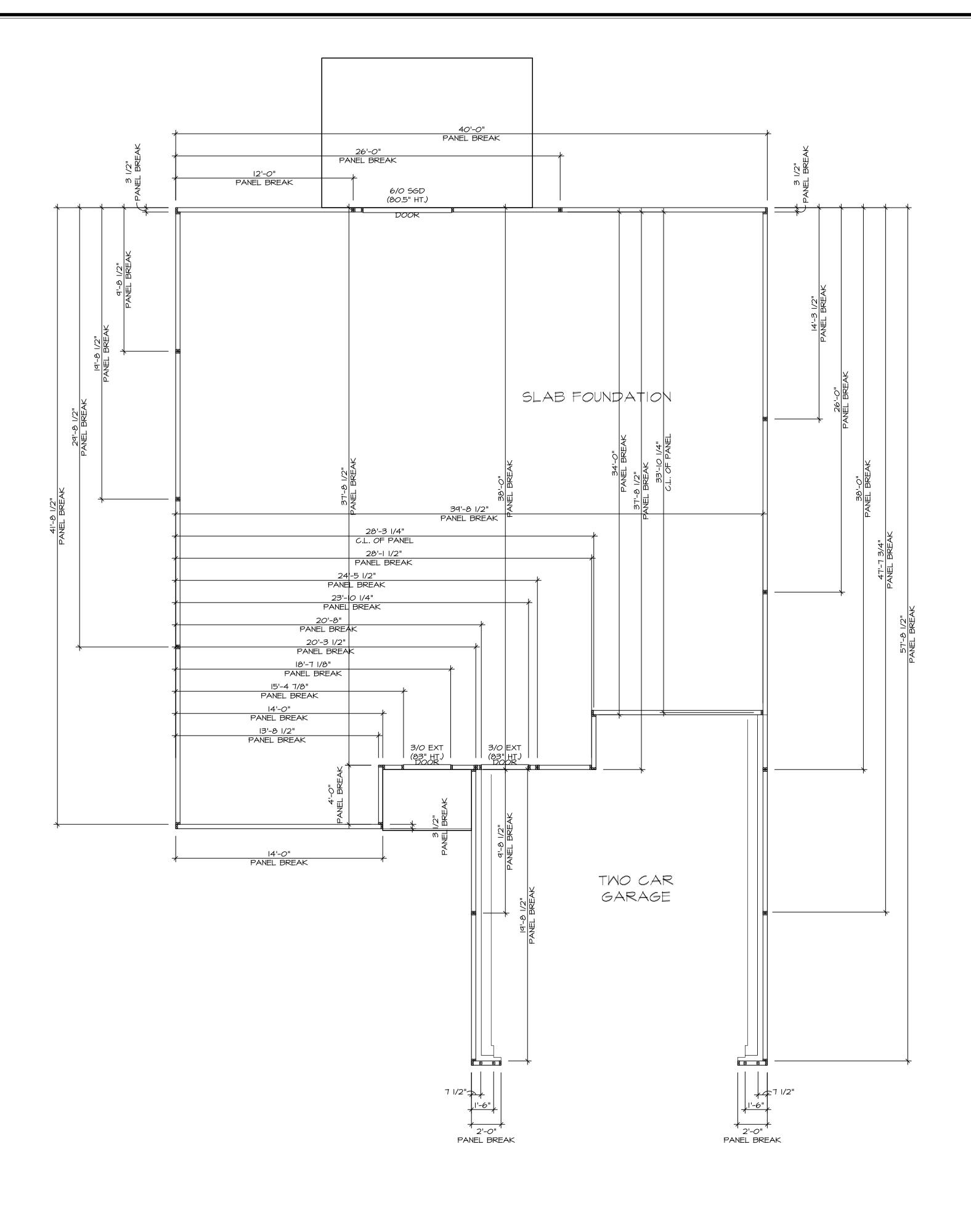
FOUNDATION NOTES - SLAB

- I. SEE STANDARD DETAIL CATEGORY **"FD"** SHEET(S). I.I. CONCRETE SLAB ON VAPOR BARRIER OVER
- SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) 2. FOUNDATION UNDER GARAGE:
- 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR
- SLAB NOTES) OR
  2.2. STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION
- INFORMATION.
- THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
   ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
   REFER TO WS-\_ FOR FOOTER SLEEVE INFORMATION.





rves its ty rights are not ged, or maner to be written	SET NO. GCMOO       SET NO. GCMOO         VERSION OI       NERSION OI         VERSION OI       Nersion Comparing the owner, expressly reserves its copyright and other property rights in these plans. These plans are not popertied to any three plans, the moment of NR, Inc.         DRAWN BY HNP       NNR, Inc.         DPTION       FSA         FSA       Statie volt of NVR, Inc.         FSA       Prederick, MD 21703
--	---

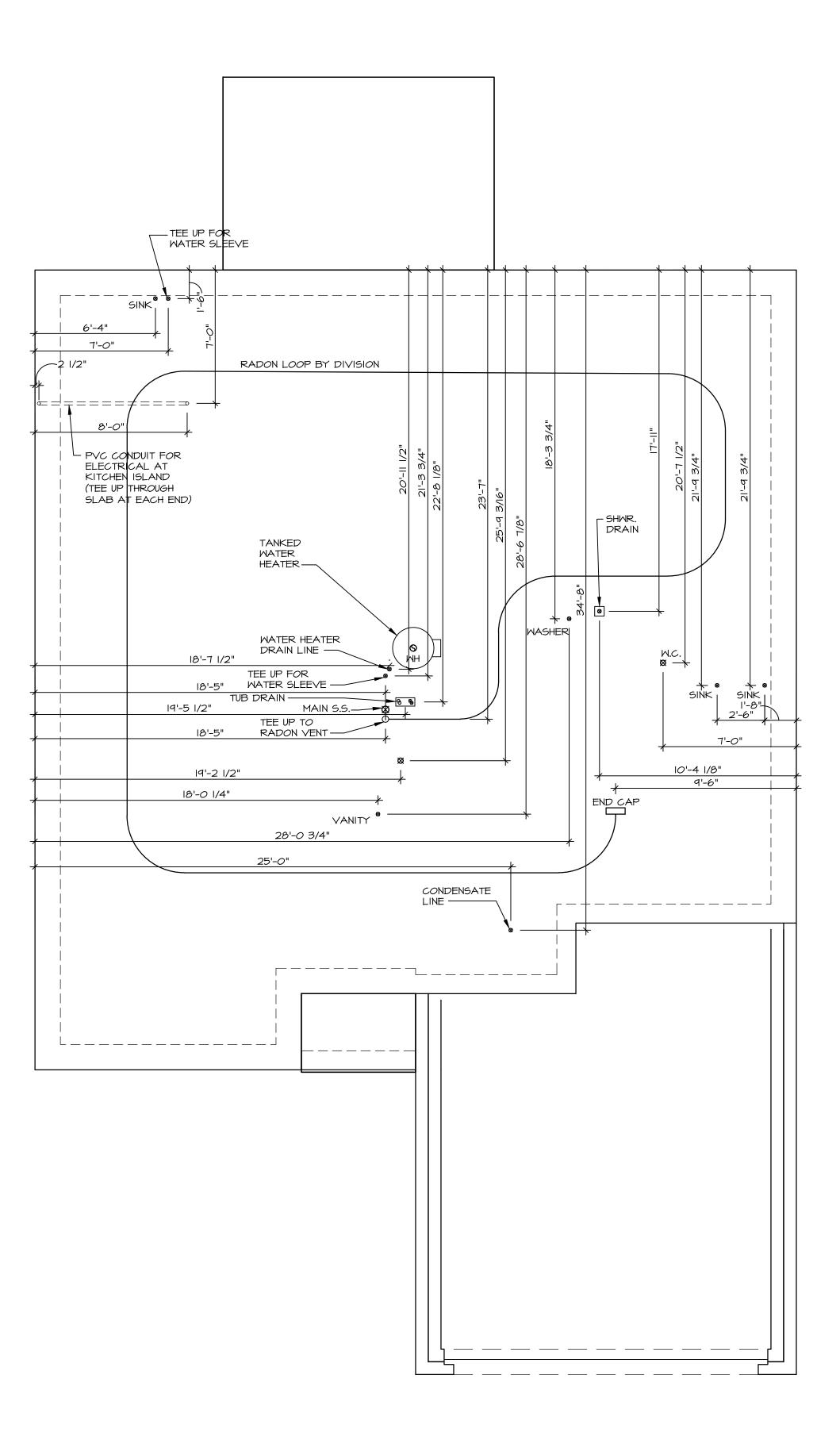


## FOUNDATION HOLD DOWN DETAIL

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

	NO. CON	ARCHAECT		
	700			
		APT. NO. 	ZIP	
			STATE	
DIV-COMM-LOT-UNIT	COMM-LOT	STREET ADDRESS	СІТҮ	
© NVR, Inc., The owner, expressly reserving	to be reproduced, changed, or copied in any form or manner which the bear of the copied in any form or manner which control to be the the bear of the	5285 Westview Drive, Suite 100 first obtaining the expressed Frederick, MD 21703 consent of NVR, Inc.		۶
				Z:4/ pr
SET NO. GCMOO VERSION OI	RELEASE NO DRAWN BY CEL DATE:	OPTION		g Ub/U4/24 - 1
MODEL SET NO. &CMOC		OPTION DESCRIPTION OPTION OPTION		<u>C:\NYK\Solves\KLH_YK_UUUI\Sheets\Lot_Specific\A-4_FUNHU_LS.dwg_Ub/U4/2412:4/_pm</u>

	HOLD DOWN NOTES						
	ETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.						
<u>≤  2"</u>     •	I. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-I FOR MORE INFORMATION ON ANCHOR DETAILS)						
STRAP	<ol> <li>STRAP:         <ul> <li>ON FOUNDATION USE (STHDI4)</li> <li>ON FLOOR SYSTEM USE (STHDI4RJ)</li> </ul> </li> <li>ALL OTHER HOLD DOWN SEE DETAIL (WB-2)         <ul> <li>FOR MORE INFORMATION.</li> </ul> </li> <li>STRAP LOCATION ON PLANS <u>SHOWN BY</u> <ul> <li>DASHED DIMENSION TO CENTER OF STUDS</li> </ul> </li> </ol>						
	OR						
BOLT Mo D	<ol> <li>5/8"\$\Phi\$ THREADED ROD</li> <li>ALL OTHER HOLD DOWN SEE DETAIL (WB-2) FOR MORE INFORMATION.</li> <li>BOLT LOCATION ON PLANS <u>SHOWN BY SOLID</u> <u>DIMENSION</u> TO CENTER OF BOLT</li> </ol>						





	EN.	2				1	うくく		
					A ROLL				WHILL
				APT. NO.		ZIP	1		
						STATE			
	DIV-COMM-LOT-UNIT	COMM-LOT		STREET ADDRESS		CITY			
	© NVR, Inc., The owner, expressly reserves its copyright and other property rights	in these plans. These plans are not to be reproduced, changed, or conied in any form or manner							
				DVK, Inc. 5285 Westview Drive, Suite 100	Frederick, MD 21703				
	SET NO. GCMOO VERSION OI	RELEASE NO	DATE: 02/20/20	OPTION				LS.dwg 06/04/24 - 12:47 pm	
	BERAND CAYMAN	DRAWING TITLE PLUMBIN€		OPTION DESCRIPTION				C:\NVR\Solves\RLH_VK_0001\Sheets\Lot Specific\A-5 PLMG_LS.dwg 0	- - -
	SHEET NO.	ך ע ו				<u>p</u>		C:\NVR\Solves\I	*

# INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION

FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS		
JIO6	JACK - (2) 2X4 SPF STUD GRADE	1006			
FOIL	JACK - (2) 2X4 SPF STUD GRADE	1006			
BOIL	JACK - (3) 2X4 SPF STUD GRADE	1004			
POIL	JACK - (3) 2X4 SPF STUD GRADE	1004			
JII2	JACK - (2) 2X4 SPF STUD GRADE	1002			
EIIL	JACK - (2) 2X4 SPF STUD GRADE	1002			

#### FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
   ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING
- STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
   HATCHED AREAS INDICATE DROPPED CEILINGS. ALL
- DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
   SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL
- WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- 1. 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.

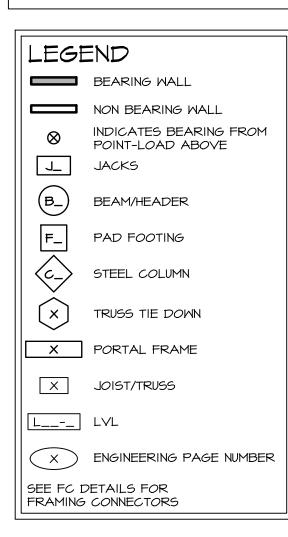
#### GYPSUM NOTES

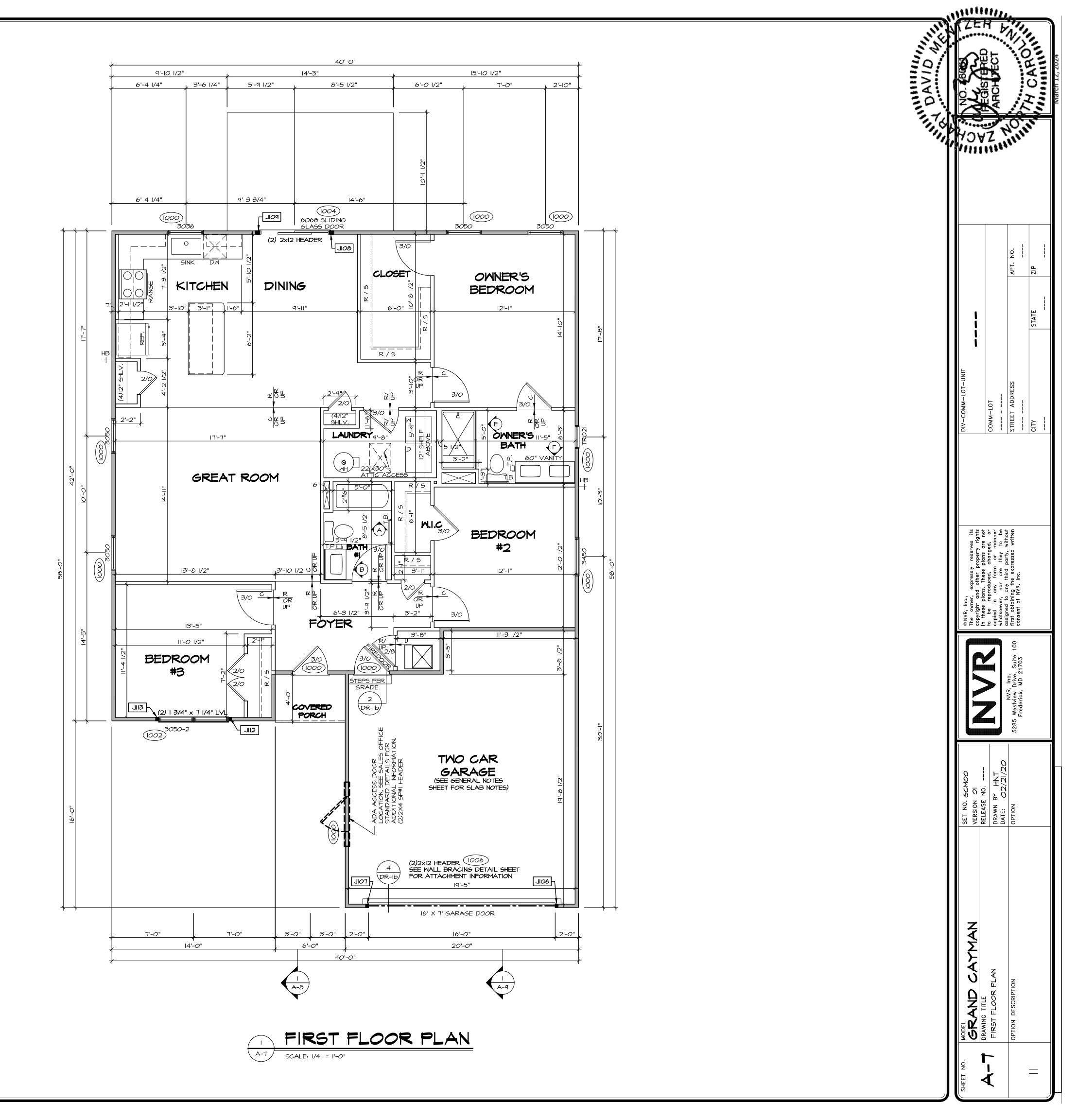
AT GARAGE:

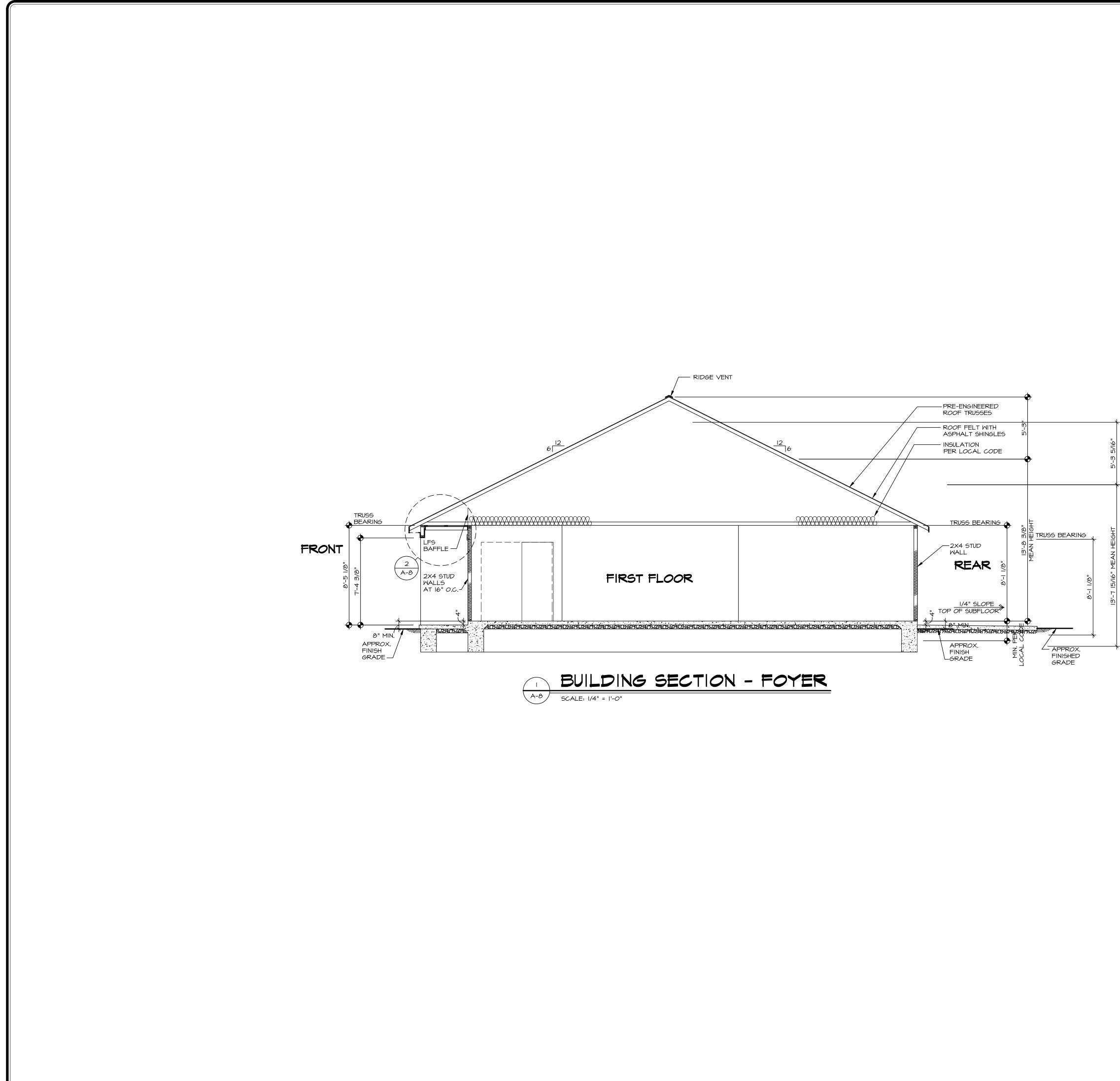
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

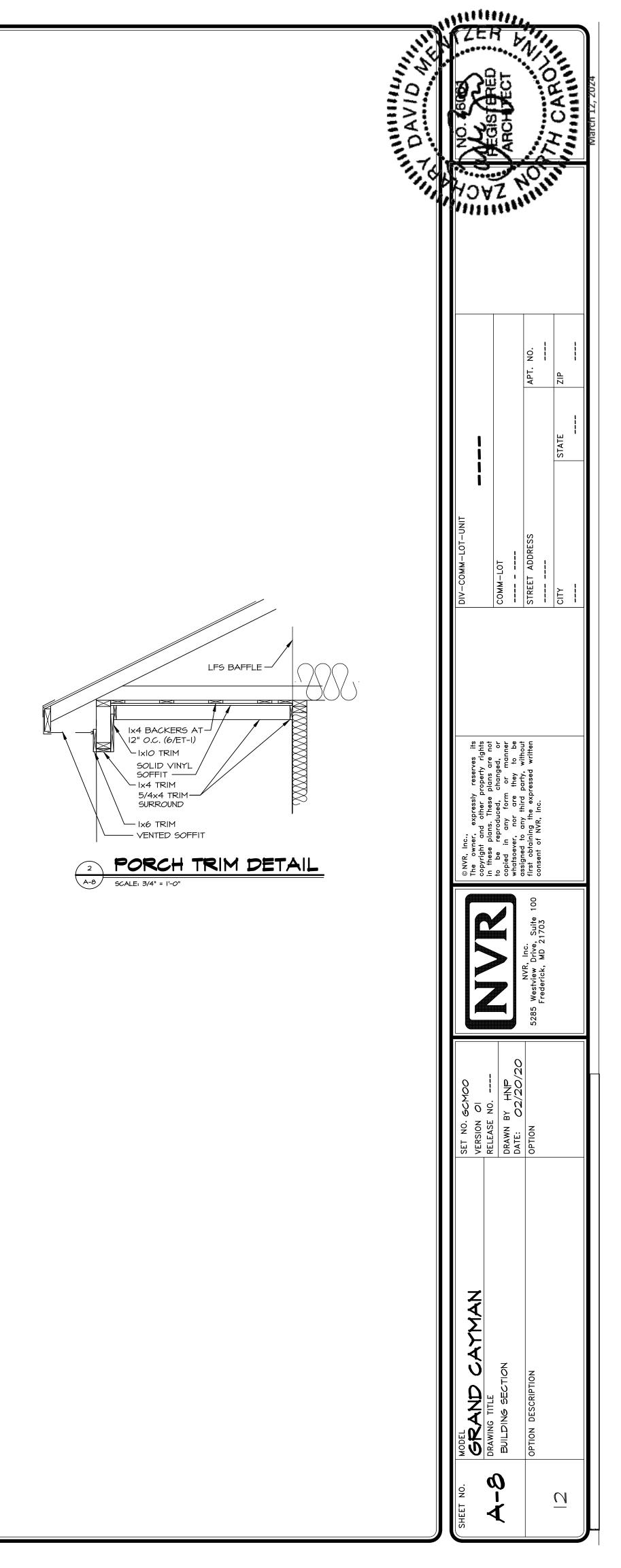
AT STAIRS:

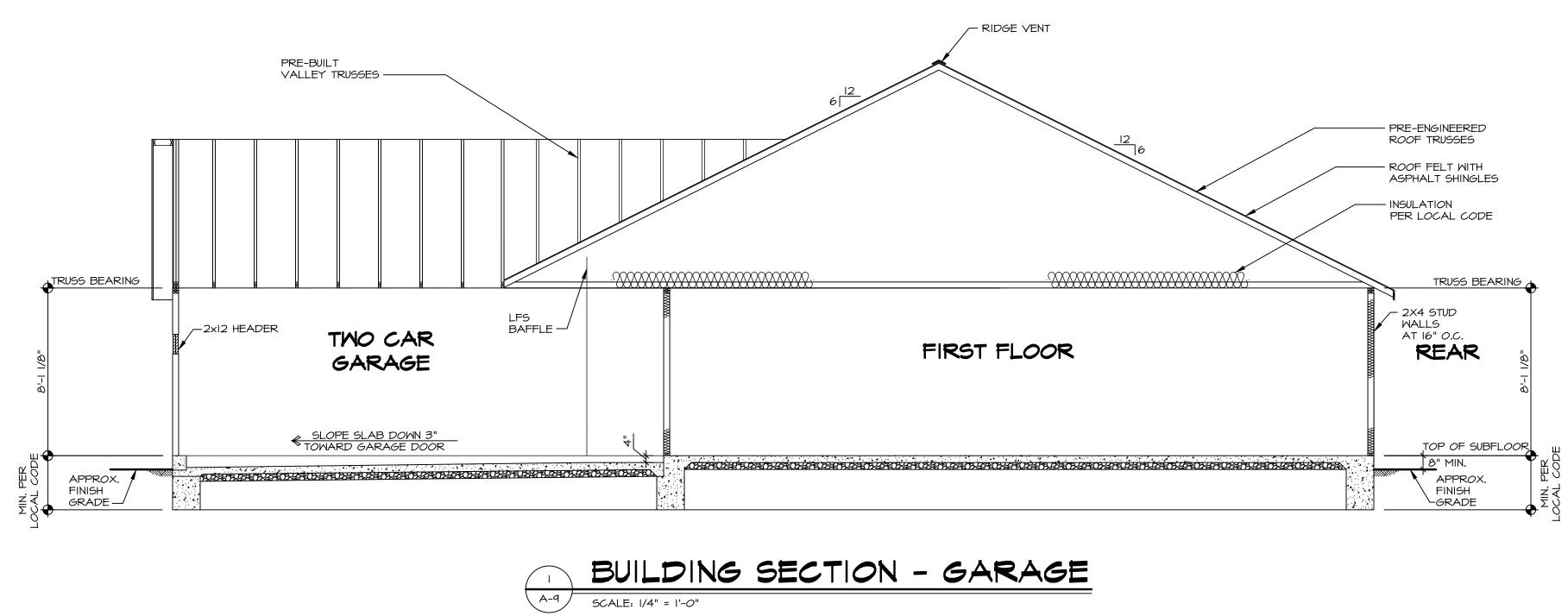
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET











A CARO							
AND AVID WILL		ARCH ARCH ACT		VILLEN CAROLIN			
			APT. NO. 	STATE ZIP			
	DIV-COMM-LOT-UNIT	COMM-LOT	STREET ADDRESS	СІТҮ 			
	© NVR, Inc., The owner, expressly reserves its copyright and other property rights in these plans are not	to be reproduced, changed, or to be reproduced, changed, or copied in any form or manner whatsoever, nor third party without	first obtaining the expressed written consent of NVR, Inc.				
			NVR, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703				
	SET NO. CCMOO VERSION OI DELEASE NO	DRAWN BY HNP DATE: 02/20/20	OPTION				
	MODEL <b>GRAND CAYMAN</b> DRAWING TITLE	BUILDING SECTION - GARAGE	OPTION DESCRIPTION				
	SHEET NO.	▼-		<u>w</u>			

QUANTITY	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/I2)	REMARKS
8	SE	14530	20'-0"	8/12	COMMON
I	SE	17122	42'-0"	6/12	COMMON
ļ	SE	17124	42'-0"	6/12	COMMON
	SE	17126	20'-0"	8/12	COMMON
l	SE	18665	42'-0"	6/12	COMMON
6	SE	20632	42'-0"	6/12	COMMON
3	SE	20633	42'-0"	6/12	COMMON
4	SE	20635	42'-0"	6/12	COMMON
5	SE	20645	42'-0"	6/12	COMMON
I	VT	00861	3'-0"	8-6/12	COMMON
ļ	VT	00862	6'-0"	8-6/12	COMMON
I	VT	00863	9'-0"	8-6/12	COMMON
l	VT	00864	12'-0"	8-6/12	COMMON
I	VT	00865	15'-0"	8-6/12	COMMON
2	VT	00866	18'-0"	8-6/12	COMMON
I	VT	93026	21'-0"	8-6/12	COMMON
ļ	VT	95002	24'-0"	8-6/12	COMMON
	VT	95520	27'-0"	8-6/12	COMMON
I	VT	95521	16'-2 1/4"	8-6/12	COMMON

NOTE: SEE GENERAL NOTES SHEET (N-I) FOR LVL PLY TO PLY FASTENING SCHEDULE

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 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"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 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C. 3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.

4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM 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 I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

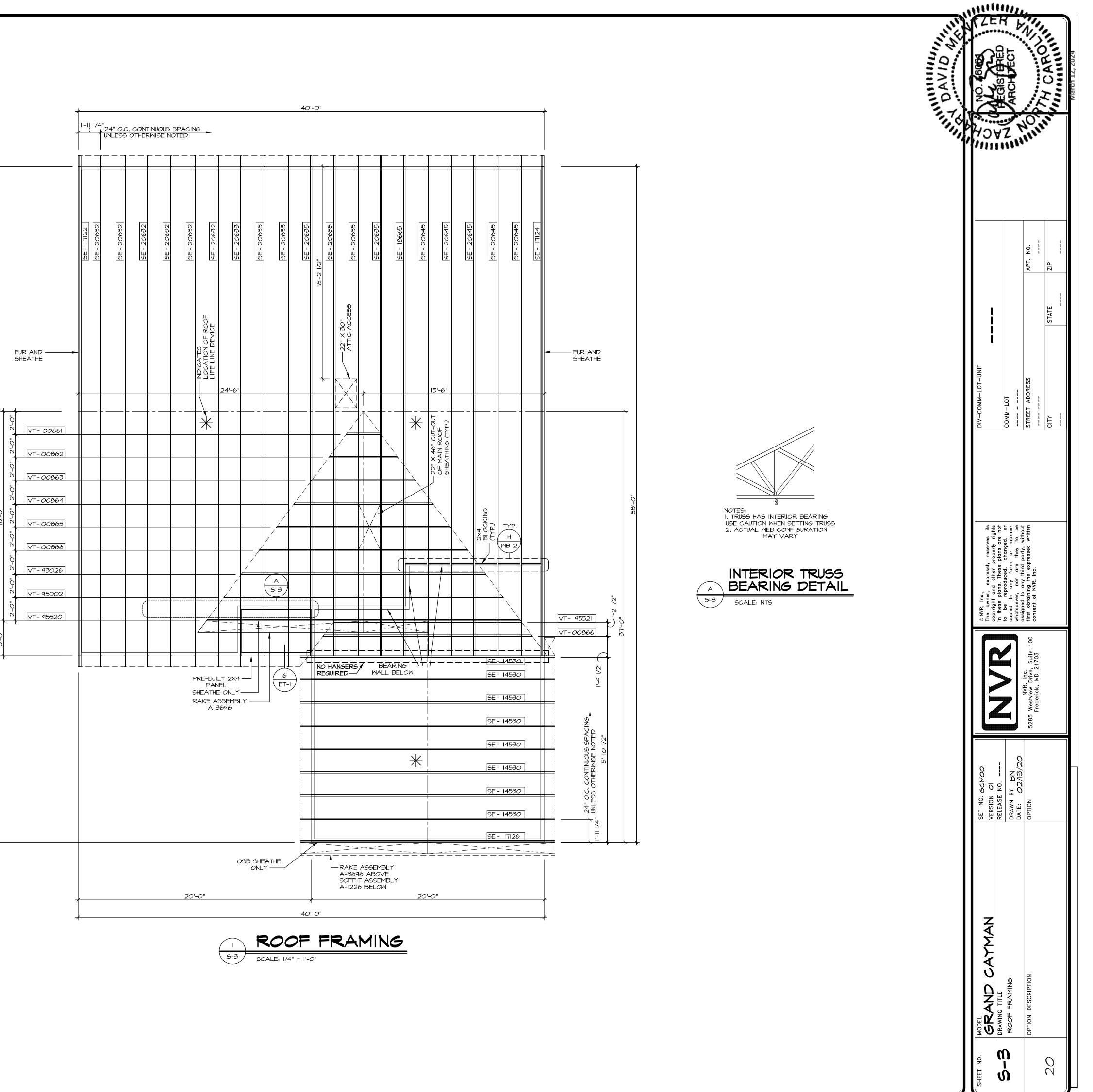
7.A - (4) PLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS I/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

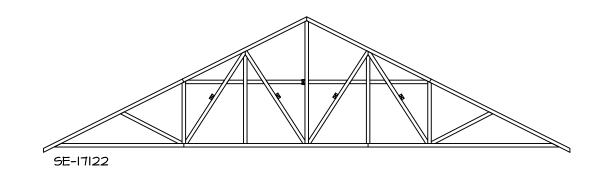
#### ROOF FRAMING NOTES

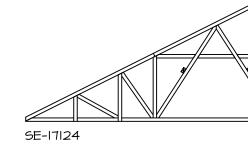
REFER TO THE STANDARD DETAILS FOR THE FOLLOWING: I.I. TRUSS TIE-DOWNS (I/RF-I)

- 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. TURN GABLE BRACING (7/RF-I)
- I.6. TRUSS LATERAL BRACING (2/RF-IC) I.7. LIFELINE ATTACHMENT (5/RF-I)
- I.8. FALL PROTECTION ON PLATFORM TRUSS (II/RF-I) 2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING
- SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

LEGE	END
	BEARING WALL
$\otimes$	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
B_	BEAM/HEADER
F_	PAD FOOTING
	STEEL COLUMN
×	TRUSS TIE DOWN
X	PORTAL FRAME
X	JOIST/TRUSS
L	LVL
X	ENGINEERING PAGE NUMBER
	DETAILS FOR CONNECTORS

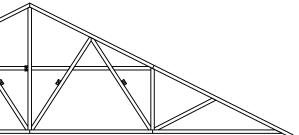


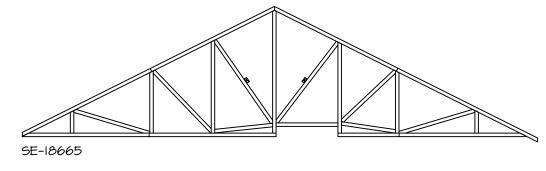




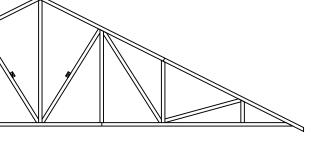
SE-20633

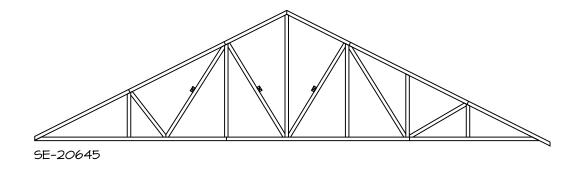
SE-20635











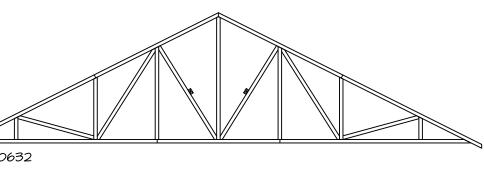


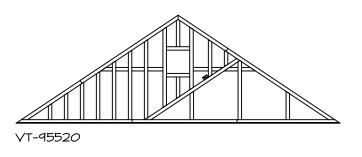
#### TRUSS BRACING NOTES

#### IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.

- 2. 2X4 SPF#2 LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) IOD NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
- 3. WEB "T" BRACE, DETAIL 3/RF-IC, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN
- LIEU OF 2X4 LATERAL BRACING. I. DIAGONAL BRACING REQUIRED WHEN LATERAL
- BRACING IS REQUIRED (4/RF-Ic)
   STUDDED GABLE BRACING DETAIL I/RF-IC TO BE UTILIZED FOR TRUSSES 6'-9" IN HEIGHT OR GREATER.
   PARTIALLY SHEATHED GABLES, SEE 5/RF-IC FOR "L"
- BRACING WHEN REQUIRED.
- DRACING 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.

International	Image: State of the state o		ZE	R	N,		
Image: State of the state	SET NO. 6CMOD     SET NO. 6CMOD       RELEASE NO	ILL DAVID	CAN THE STATE	Z C ARCH LECT	No.	TH CARO	March 12, 2024
Mrk. Inc.       EVR. Inc.         The owner spready reserves its propriet of the owner spready reserves its in the owner spread of the own	SET NO. 6CMOD     SET NO. 6CMOD       VERSION O:     NERSION O:       VERSION O:     DIV-COMM-LOT-UNIT       VERSION O:     DIV-COMM-LOT-UNIT       NERSION O:     DIV-COMM-LOT-UNIT       REVENSION D:     DIVERSION D:       DIV-COMM-LOT-UNIT     DIV-COMM-LOT-UNIT       REVENSION D:     DIVERSION D:       DIV-COMM-LOT-UNIT     DIVENSION D:       DIV-COMM-LOT-UNIT     DIVENSION D:       DIV-COMM-LOT-UNIT     DIVENSION D:       DIV-COMM-LOT-UNIT     DIVENSION D:       DIV-COMM-LOT-UNIT     DIVEN						
Survey	SET NO. GCMOD     SET NO. GCMOD       VERSION CI     VERSION CI       VERSION CI     RELEASE NO       RELEASE NO     RELEASE NO       DRAWN BY EN     ROME NO. Frase pressivation of the property rights of the property right				SS	STATE	
S285 Westview Drive, Suite 100 Frederick, MD 21703	SET NO. 6CMOO VERSION OI VERSION OI RELEASE NO BRAWN BY BN DATE: 21/02/20 OPTION OPTION S21/02/20 OPTION S21/02/20		DIV-COMM-LO	COMM-LOT	STREET ADDRE	 CITY	
S285 Westview Drive, Suite 100 Frederick, MD 21703	SET NO. 6CMOO VERSION OI VERSION OI RELEASE NO BRAWN BY BN DATE: 21/02/20 OPTION OPTION S21/02/20 OPTION S21/02/20		© NVR, Inc., The owner, expressly reserves its coordiant and other property rights	in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be	assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.		
SET NO. GCMOO VERSION OI RELEASE NO DRAWN BY BN DATE: 21/02/20 OPTION				N V K			
	MORL <b>GRAND CAYNAN</b> <b>BRANIG TANA</b> DRAWING TITLE TRUSS BRACING DETAILS OPTION DESCRIPTION		SET NO. GCMOO VERSION OI	RELEASE NO DRAWN BY BN DATE: 21/22/20	OPTION		





BRACED WALL LINE SCHEDULE								
WIND SPEED (ULT)	IDENTIFIER	REQUIRED (FT)	ACTUAL (FT)	METHOD				
130 MPH	BWL 100.00	5.25'	6.00'	CONTINUOUS (WITH GMB				
I30 MPH	BWL 101.00	8.63'	27.99'	WSP (WITH GWB)				
I30 MPH	BWL 102.00	15.84'	17.00'	LIB				
130 MPH	BWL 103.00	5.05'	16.66'	WSP (WITH GWB)				
130 MPH	BWL 104.00	10.72'	23.66	WSP (WITH GWB)				
130 MPH	BWL 105.00	9.09'	50.25'	WSP (WITH GWB)				

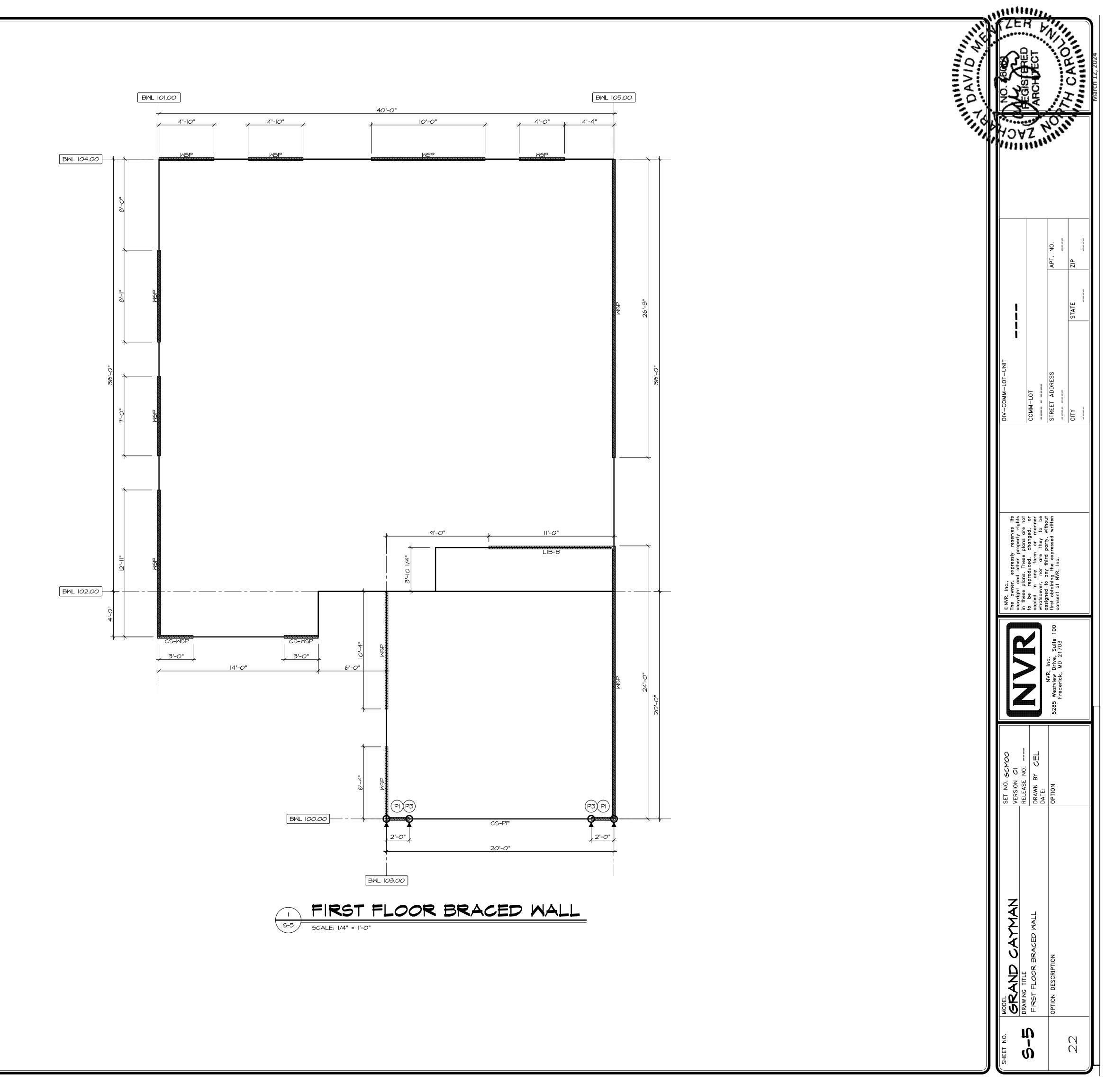
LEGEND	
BWL XXX.XX	BRACED WALL LINE I.D.
	BRACED WALL LINE
	HOUSE WALL
7///////	BRACED WALL PANEL
WSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1) SIDED OR (2) SIDED
GB-BW	GYPSUM BOARD BLOCKED WALL CONSTRUCTION (I) SIDED OR (2) SIDED (SEE STANDARD DETAIL G/WB-2)
LIB	LET-IN BRACING (SEE STANDARD DETAIL F / WB-2)
CS-WSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C/ WB-2)
CS-6	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
Ю	HOLD-DOWN 1. SEE SHEET WB-2 "P_"

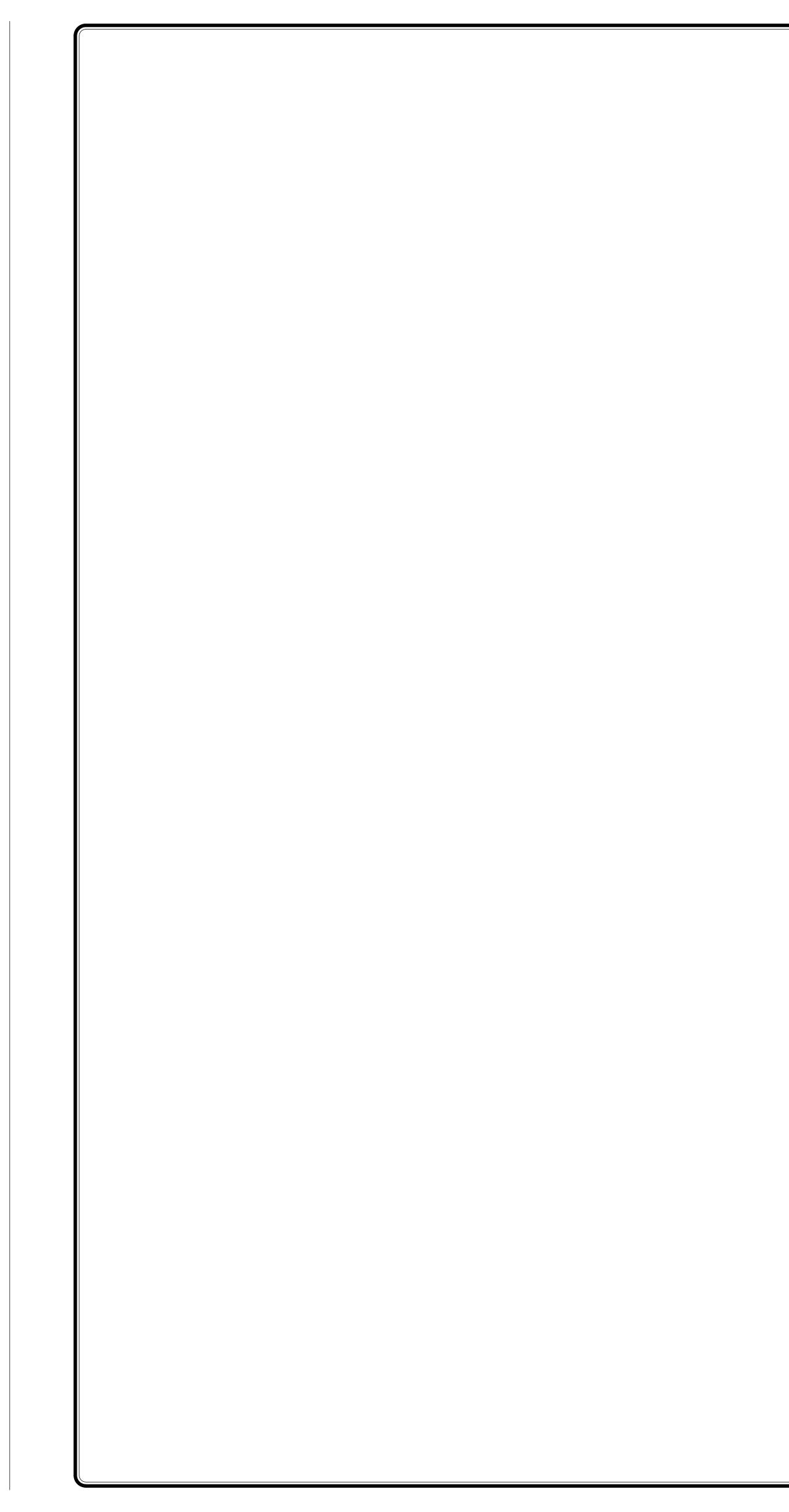
INDICATOR SCHEDULE AND DETAILS 2. ARROW INDICATES LOCATION

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

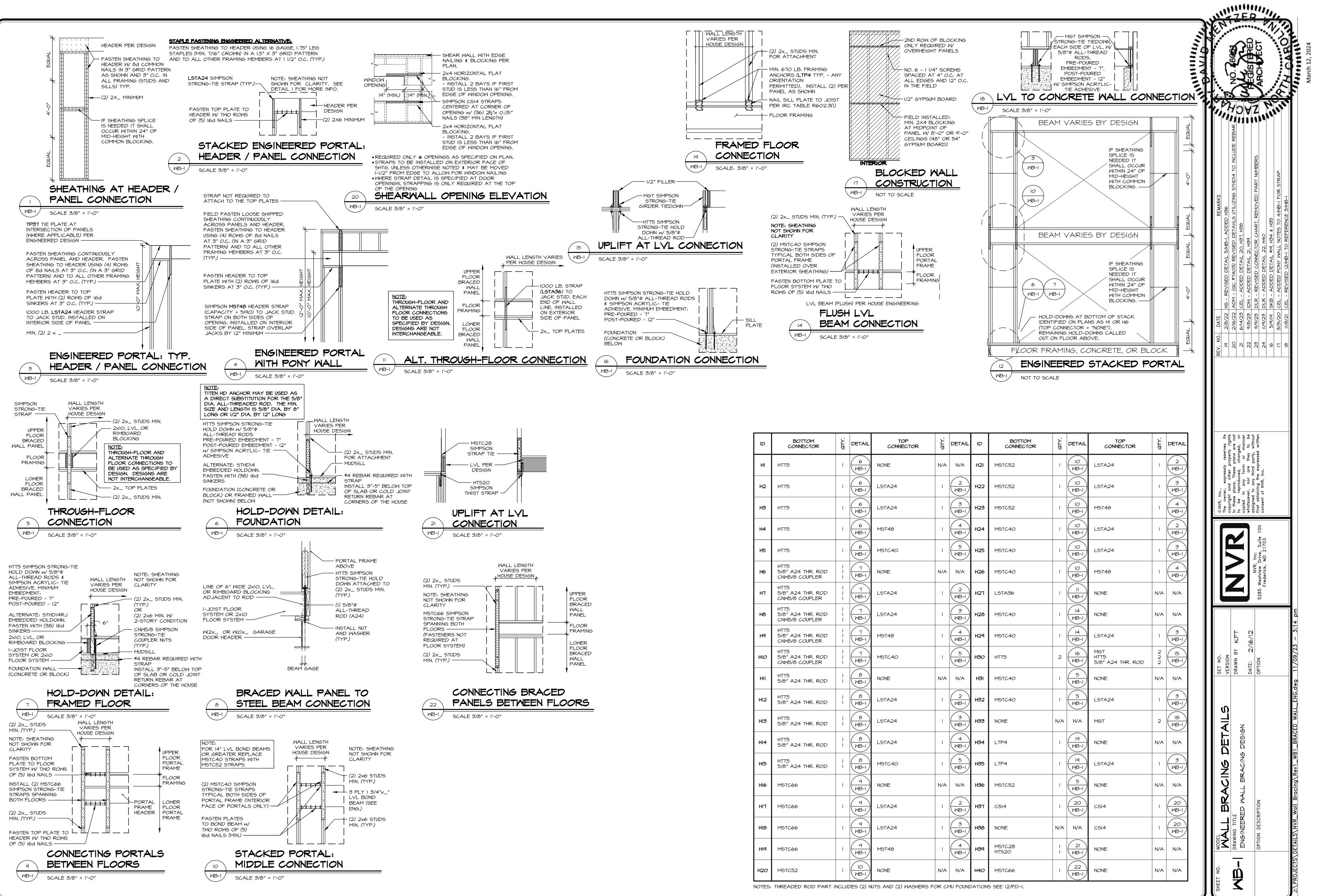
#### EASTENING SCHEDINE

FASTENING SCHEDULE								
	FASTENER	SPA	CING					
SHEATHING	FASTENER	EDGES	FIELD					
7/16" WOOD STRUCTURAL PANELS OR	8d COMMON NAILS	6" O.C.	12" 0.C.					
EQUIVALENT (W/ METHOD WSP, CS-WSP, CS-G)	ALTERNATIVE FASTENER I-3/4" I6-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.					
1/2" GYPSUM WALLBOARD	I-I/4" LONG, I/4" HEAD, .098" DIA. ANNULAR-RINGED NAILS	7" O.C.	7" O.C.					
(W/ METHOD GB-I, GB-2)	CORROSION RESISTANT TYPE W I-1/4" DRYWALL SCREWS	7" O.C.	T" O.C.					
LAMINATED FIBROUS	IOd X I I/4" GALVANIZED ROOFING NAILS	3" <i>O</i> .C.	3" <i>O</i> .C.					
STRUCTURAL SHEATHING	I-I/4" I6-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" <i>O</i> .C.					
I/2" GYPSUM WALLBOARD BLOCKED AT THE EDGES (W/ METHOD GB-BW-1, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED CORROSION RESISTANT TYPE W I-I/4" DRYWALL SCREWS	4" <i>O</i> .C.	12" <i>O</i> .C.					
<ul> <li>NOTES:</li> <li>I. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.</li> <li>2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.</li> <li>3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.</li> </ul>								



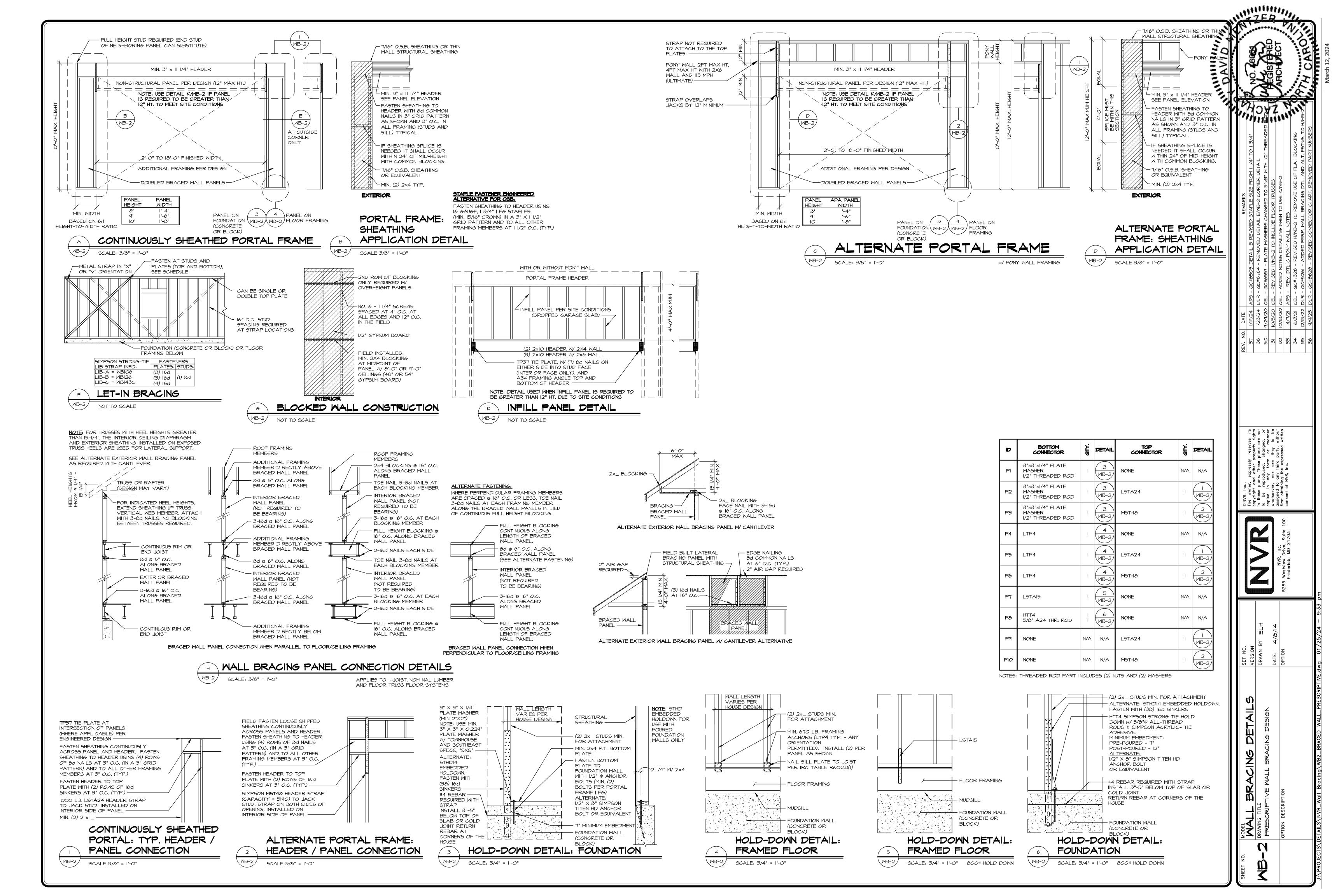


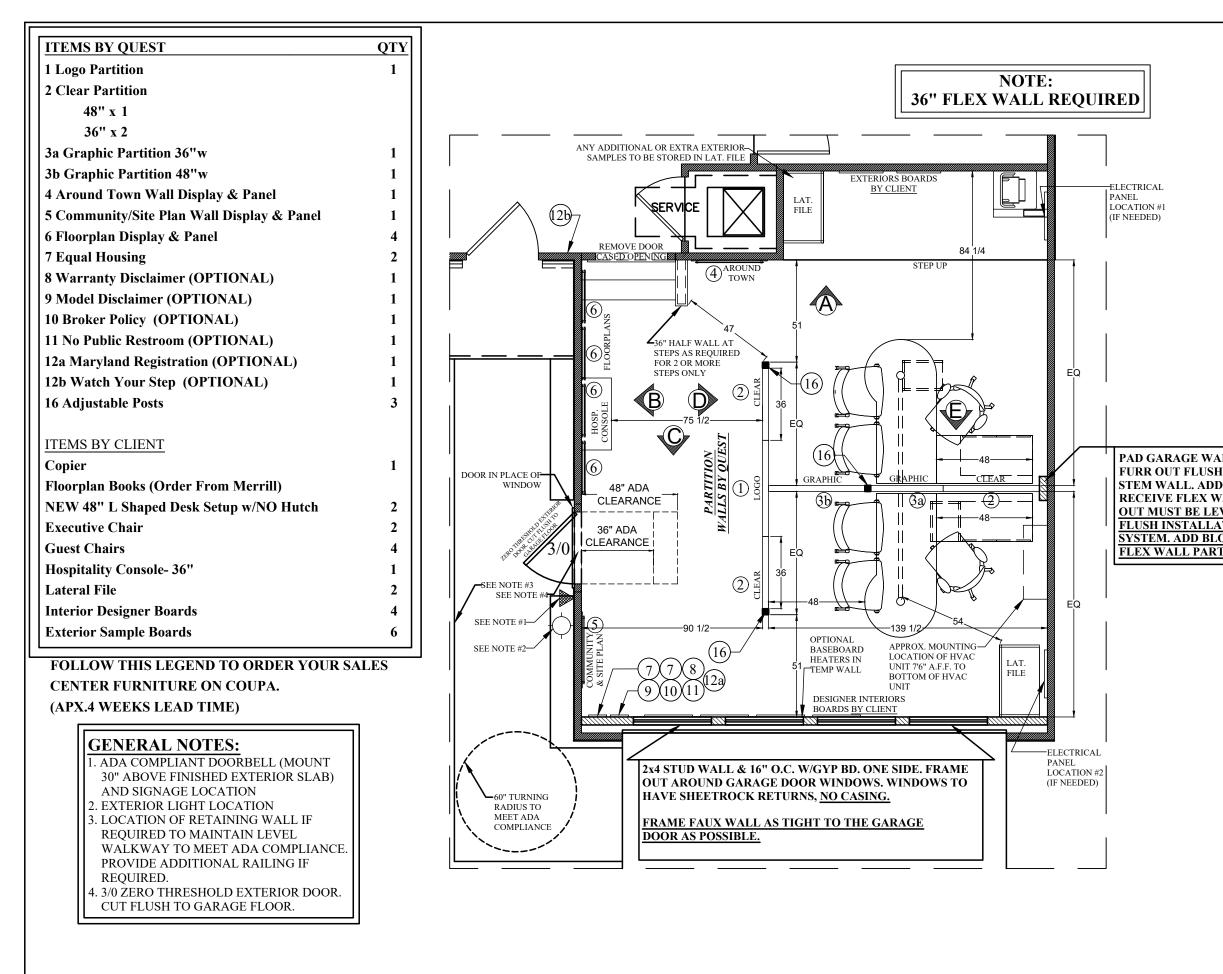
	INTERIOR TRIM - IT								
SPECIFICATION	MOULDING	MOULDING PROFILE	LOCATION	options					
	STANDARD CASING (CONDOS/DETACHED)	WM-412 (3 1/2")	THROUGHOUT	STS					
CRAFTSMAN SPECIFICATIONS	STANDARD CASING (ATTACHED)	WM-452 (2 1/2")	THROUGHOUT	STS					
	STANDARD BASE	WM-430 (4 1/4")	THROUGHOUT	STS					
	COVE	WM-100	STAIRS, CAPPED WALLS	STS					
(SZC)	CASED OPENINGS	MATCH CASING SPEC	PER DESIGN	TBA					
	I - PIECE COVE MOULDING	2153M (5 1/4")	DINING ROOM, FOYER	TBA					



$\sum$	CONNECTING BRACED PANELS BETWEEN FLOORS
ij	SCALE 3/8" = 1'-0"

D	BOTTOM CONNECTOR	ат.	DETAIL	TOP CONNEC
н	HTT5	Ι	6 WB-I	NONE
H2	HTT5	I	S B-I	LSTA24
Η3	НТТ5	I	6 MB-1	LSTA24
H4	HTT5	I	6 WB-I	MST48
H5	HTT5	I	6 WB-I	MSTC40
H6	HTT5 5/8" A24 THR. ROD CNW5/8 COUPLER		7 WB-I	NONE
H7	HTT5 5/8" A24 THR. ROD CNW5/8 COUPLER		7 WB-I	LSTA24
ΗØ	HTT5 5/8" A24 THR. ROD CNW5/8 COUPLER		7 WB-I	LSTA24
Ha	HTT5 5/8" A24 THR, ROD CNW5/8 COUPLER		7 WB-I	MST48
HIO	HTT5 5/8" A24 THR. ROD CNW5/8 COUPLER		7 WB-I	MSTC40
HII	HTT5 5/8" A24 THR. ROD		Ø WB-I	NONE
HI2	HTT5 5/8" A24 THR. ROD		& WB-I	LSTA24
HI3	HTT5 5/8" A24 THR. ROD		& WB-I	LSTA24
HI4	HTT5 5/8" A24 THR. ROD		& WB-I	LSTA24
HI5	HTT5 5/8" A24 THR. ROD		& WB-I	MSTC40
HI6	MSTC66	Ι	q WB-I	NONE
ні	MSTC66	Ι	q WB-I	LSTA24
HIB	MSTC66	Ι	q WB-I	LSTA24
ніа	MSTC66	Ι	q XB-1	MST48
H2O	MSTC52	I	IO WB-I	NONE
NOTES:	THREADED ROD PART I	NCLUI	DES (2) N	IUTS AND (2) W

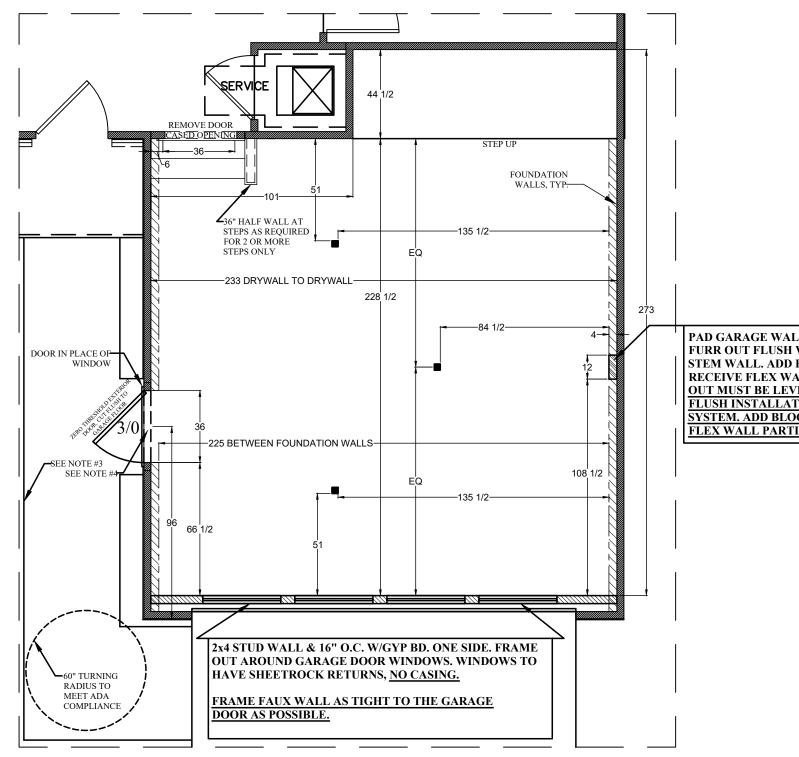




			QUEST DESIGN &	FABRICATION, LLC.	13720 Stafford Rd.,Ste 100 Stafford Texas 77477	281-240-9416 (p)	281-240-9385 (f)	() Uest	
ALL WITH 12" WIDE H WITH CONCRETE D BLOCKING TO VALL PARTITION. <u>FURR</u> VEL & PLUMB FOR VITON OF FLEX WALL OCKING TO RECEIVE TITION.	VERSION: GCM00-01	SLAB/CRAWL	ENTRY TYPE:	ADA	DESIGNER: A shmita Row	aroy@questdisplays.com		<b>TION LAYOUT</b>	© Quest Design & Fabrication, LLC
	FLOORPLAN:	<b>GRAND CAYMAN</b>	LOAD/HANDING:	FRONT/PERPLAN	DR/	I/4"= $I$ BW	PROJECT PIECE:	DISPLAY POSITION LAYOUT	© Quest Design
	BUILDER: ningrafian ig	Luipes I Ylle <b>m</b>	al survey	LINY COULD Hommes	DATE OF LAST REVISION:	03/2021	•	I OF 6	SHEETS

#### **GENERAL NOTES:**

- 1. ADA COMPLIANT DOORBELL (MOUNT 30" ABOVE FINISHED EXTERIOR SLAB) AND SIGNAGE LOCATION
- 2. EXTERIOR LIGHT LOCATION
- 3. LOCATION OF RETAINING WALL IF REQUIRED TO MAINTAIN LEVEL WALKWAY TO MEET ADA COMPLIANCE. PROVIDE ADDITIONAL RAILING IF REQUIRED.
- 4. 3/0 ZERO THRESHOLD EXTERIOR DOOR. CUT FLUSH TO GARAGE FLOOR.

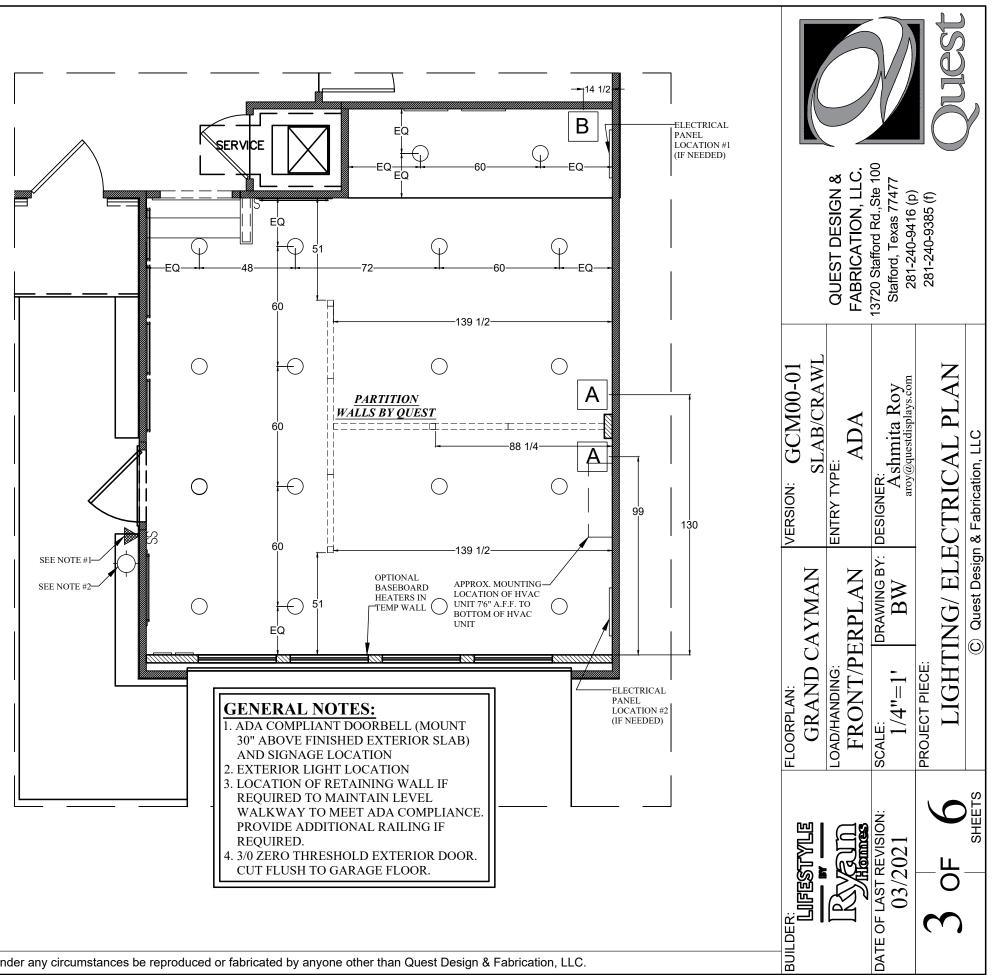


Quest Design & Fabrication, LLC owns all rights and privileges to this design. This design shall not under any circumstances be reproduced or fabricated by anyone other than Quest Design & Fabrication, LLC.

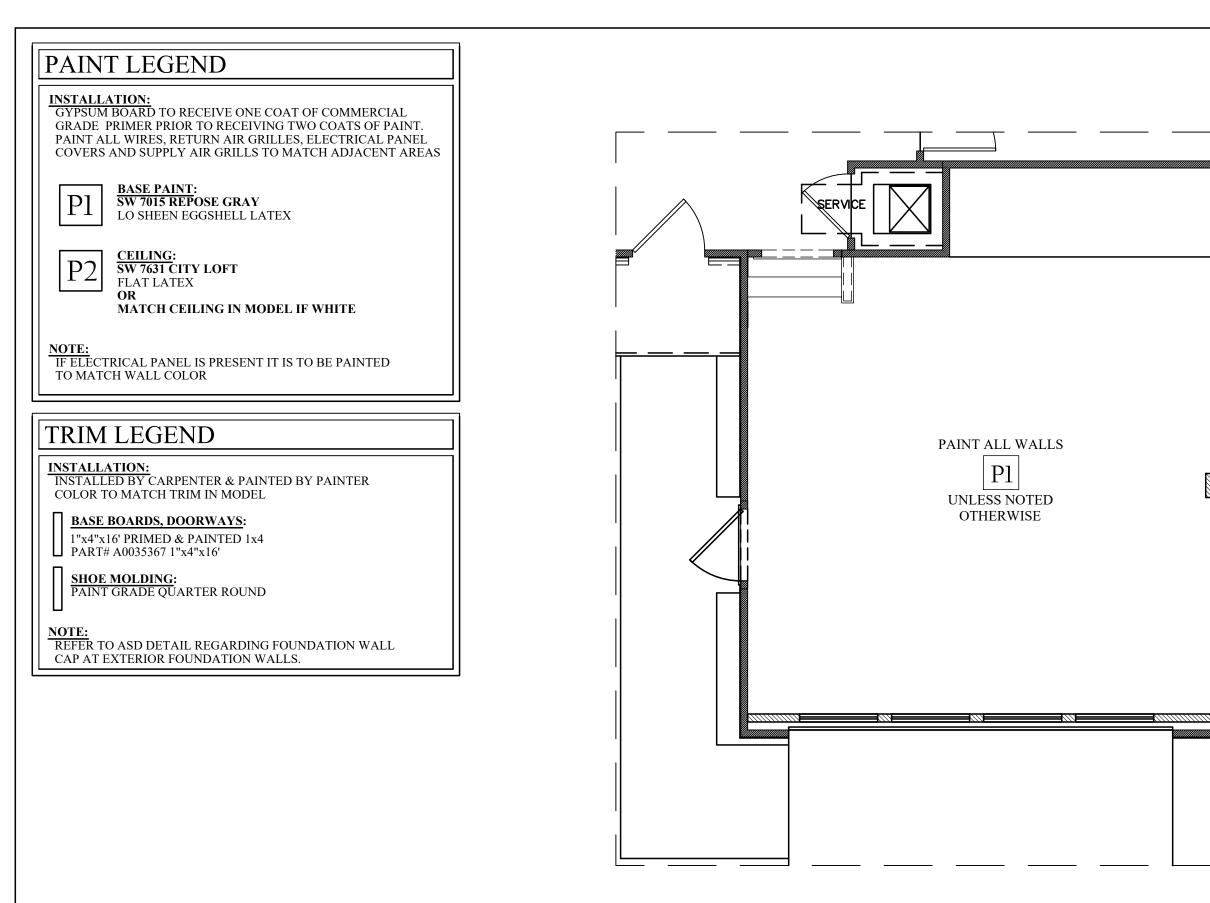
		S U	7	Duest	Y
		QUEST DESIGN & FABRICATION, LLC.	13720 Stafford Rd.,Ste 100 Stafford, Texas 77477 281-240-9416 (n)	281-240-9385 (f)	
LL WITH 12" WIDE WITH CONCRETE BLOCKING TO ALL PARTITION. <u>FURR</u> <u>FIL &amp; PLUMB FOR</u> FION OF FLEX WALL OCKING TO RECEIVE TION.	VERSION: GCM00-01 SLAB/CRAWL	ENTRY TYPE: ADA	DESIGNER: Ashmita Roy aroy@questdisplays.com	DIMENSION PLAN	© Quest Design & Fabrication, LLC
	FLOORPLAN: GRAND CAYMAN	LOAD/HANDING: FRONT/PERPLAN	SCALE: DRAWING BY: DESIGNER: $1/4"=1$ BW $aroy($	PROJECT PIECE: DIMENS	© Quest Design
	BUILDER: LIFESTYLE	RAVEN IN	DATE OF LAST REVISION: $03/2021$	2 of 6	SHEETS

#### LIGHTING LEGEND **MANUFACTURER: PROGRESS** 7" LED WHITE FLUSH MOUNT P8222-28/30K9-AC1-L10 Ο LIGHT SWITCH S MOUNT @ 42" AFF Φ OUTLET LOCATION A (SEE PLAN FOR PLACEMENT) -CAT-6 DROP WITH RJ-45 WALL PLATE @ STANDARD HEIGHT. -DUPLEX RECEPTACLE @ STANDARD HEIGHT [100V, 15AMP] LOCATION B (SEE PLAN FOR PLACEMENT) -CAT-6 DROPS WITH A THREE PORT RJ-45 WALL PLATE @ STANDARD HEIGHT. -DEDICATED DUPLEX RECEPTACLE @ STANDARD HEIGHT [100V, 20AMP]-COPIER -DUPLEX RECEPTACLE @ STANDARD HEIGHT [100V, 15 AMP]-IT EQUIP. -DUPLEX RECEPTACLE @ 72" AFF [100V, 15AMP]-SECURITY MONITORS FROM DMARC TO LOCATION A&B -ALL CAT-6 DROPS AT LOCATION A+B ARE "HOMERUNS" TO A SINGLE DMARC LOCATION -DMARK SHOULD BE A PANEL THAT HOUSES ALL INCOMING CONNECTIONS -ALL CABLES TO HAVE RJ-45 TERMINATIONS AT DMARC (NO PUNCH DOWNS) -THESE CABLES TO BE LABELED "SALES OFFICE" -NO COAX CABLES GOING INTO THE SALES OFFICE **CRITICAL NOTES:** 1. FOLLOW LIGHTING LAYOUT EXACTLY TO ENSURE PROPER INSTALLATION OF QUEST FLEX WALLS & POSTS. 2. DO NOT PLACE ELEVATED OUTLETS OR SWITCHES IN ANY DISPLAY LOCATIONS SHOWN ON PAGE 1 AND/OR 6. 3. SWITCHES & HVAC UNIT TO BE PLACED AT SPECIFIED HEIGHT. 4. ANY OUTLETS PLACED PER LOCAL CODE TO BE AT STANDARD HEIGHT. 5. IF ELECTRICAL PANEL IS PRESENT IT IS TO BE PAINTED TO MATCH WALL COLOR 6. PROJECT MANAGER, NVR FIELD ENGINEER, AND WIRING

INSTALLER MUST SET UP A PRE-WIRING CONFERENCE CALL/ MEETING TO REVIEW WIRING PLAN FOR PROPER PLACEMENT & WIRING METHOD.



Quest Design & Fabrication, LLC owns all rights and privileges to this design. This design shall not under any circumstances be reproduced or fabricated by anyone other than Quest Design & Fabrication, LLC.



Quest Design & Fabrication, LLC owns all rights and privileges to this design. This design shall not under any circumstances be reproduced or fabricated by anyone other than Quest Design & Fabrication, LLC.

	QUEST DESIGN & FABRICATION, LLC.	13720 Stafford Rd.,Ste 100 Stafford, Texas 77477 281-240-9416 (n)		( ) dest	
VERSION: GCM00-01 SLAB/CRAWL	ENTRY TYPE: QL ADA FAE	shmita Roy @questdisplays.com		AINT PLAN	C Quest Design & Fabrication, LLC
FLOORPLAN: GRAND CAYMAN	LOAD/HANDING: FRONT/PERPLAN	SCALE: DRAWING BY: DESIGNER: $1/4"=1$ BW As aroyic aroyic	PROJECT PIECE: PAINT	© Quest Design	
BUILDER: LIFESTYLE	RYRIN	DATE OF LAST REVISION: $03/2021$		4 OF 0	SHEETS

#### FLOORING LEGEND

#### **CARPET TILE:**

MFR.: STYLE: COLOR: SIZE:

#### SHAW 54734 LUCKY BREAK 34510 RANDOM ODDS 24" SQUARES



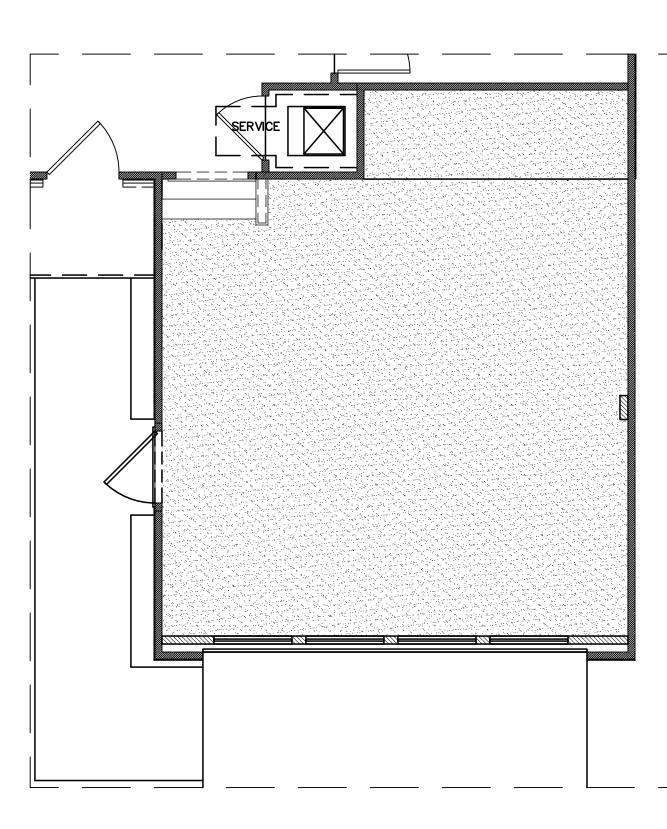


#### **NOTES:**

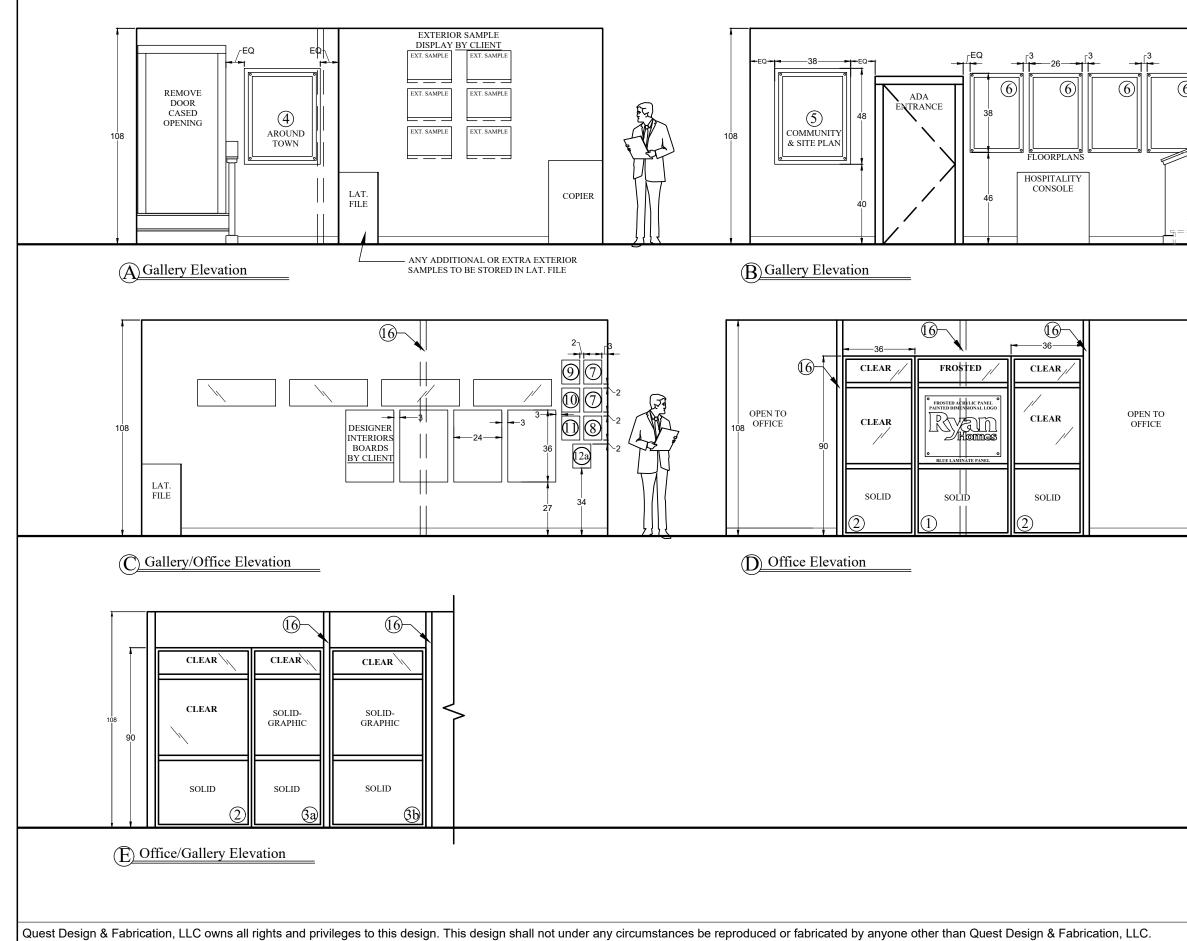
- 1. INCLUDE ADDITIONAL STAIR

   MATERIAL IF NEEDED.

   2. OAK TREADS WITH WHITE DISI
- 2. OAK TREADS WITH WHITE RISERS.
- 3. STAIN OAK TREADS TO MATCH HOUSE HARDWOOD/LVP OR "DEEP JAVA" IF NO HWD/LVP PRESENT



		VERSION: CONTON		
DIRECTIVE		ALIVER GUMUU-UI		
LUFE&U 1 LE	GRAND CAYMAN	SLAB/CRAWL		
Grand I	LOAD/HANDING:	ENTRY TYPE:	QUEST DESIGN &	
TIN VAULU Homes	FRONT/PERPLAN	ADA	FABRICATION, LLC.	
DATE OF LAST REVISION:	SCALE: DRAWING BY: DESIGNER	: DESIGNER:	13720 Stafford Rd., Ste 100	
03/2021	1/4"=1' BW	Ashmita Roy aroy@questdisplays.com	Stafford, Texas 77477 281-240-9416 (n)	
	PROJECT PIECE:		281-240-9385 (f)	
<b>O</b> OF	FLOOR	ORING PLAN		())uest
SHEETS	© Quest Desig	© Quest Design & Fabrication, LLC		



	QUEST DESIGN & FABRICATION, LLC.	13720 Stafford Rd.,Ste 100 Stafford, Texas 77477 281-240-9416 (n)	281-240-9385 (f)	
VERSION: GCM00-01 SLAB/CRAWL	ENTRY TYPE: ADA	DESIGNER: Ashmita Roy aroy@questdisplays.com	WALL ELEVATIONS	© Quest Design & Fabrication, LLC
FLOORPLAN: GRAND CAYMAN	LOAD/HANDING: FRONT/PERPLAN	SCALE: DRAWING BY: DESIGNER: $1/4"=1'$ BW As	PROJECT PIECE: WALL ELI	© Quest Design
BUILDER: LIFESTIYLE	RANN	DATE OF LAST REVISION: $03/2021$	6 of 6	SHEETS