

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for - and should not be placed by NVR on - these plans and specifications. These plans and specifications are prepared solely by, and for the exclusive use of, NVR, Inc. and are solely for a family residence consisting of eight or fewer attached units with grade level exits and which is not part of or physically connected with any other buildings or residential units. NVR, Inc. does not provide any third party the opportunity to customize these plans. The respective drawings contained herein shall be used only as construction assembly drawings by NVR, Inc. and its subcontractors. Any unauthorized use of these plans without the written consent of NVR, Inc. is prohibited.

EDEN CAY

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



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Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description
1	CS-1	COVERSHEET						
1.1	SS-1	SPEC SHEET						
2	CA-1	ROOF VENT AND VOLUME CALCULATIONS						
5	A-1	ELEVATIONS						
8	A-3	FOUNDATION						
9	A-4	FOUNDATION HOLD DOWN						
10	A-5	PLUMBING						
12	A-7	FIRST FLOOR PLAN						
13	A-9	BUILDING SECTION						
14	A-10	BUILDING SECTION - GARAGE						
21	S-3	ROOF FRAMING						
22	S-4	TRUSS BRACING DETAILS						
23	S-5	FIRST FLOOR BRACED WALL						
	AD-1	HOUSE DETAILS						
	DR-1	STANDARD DETAILS						
	DR-1B	STANDARD DETAILS						
	ET-1	STANDARD DETAILS						
	ET-1B	STANDARD DETAILS						
	ET-1C	STANDARD DETAILS						
	ET-1D	STANDARD DETAILS						
	F-1	STANDARD DETAILS						
	F-1B	STANDARD DETAILS						
	FA-1	STANDARD DETAILS						
	FA-1B	STANDARD DETAILS						
	FC-1	FRAMING/FASTENER DETAILS						
	FC-1B	FRAMING/FASTENER DETAILS						
	FC-2	FRAMING/FASTENER DETAILS						
	FC-4	FRAMING/FASTENER DETAILS						
	FC-5	FRAMING/FASTENER DETAILS						
	FD-1	STANDARD DETAILS						
	FD-1B	FOUNDATION DETAILS						
	FD-4	STANDARD DETAILS						
	FD-6	FOUNDATION DETAILS						
	FD-7	FOUNDATION DETAILS						
	IT-1	STANDARD DETAILS						
	IT-1B	STANDARD DETAILS						
	RF-1	STANDARD DETAILS						
	RF-1B	STANDARD DETAILS						
	RF-1C	STANDARD DETAILS						
	SEP-1	S.E.P. DETAILS						
	SEP-2	S.E.P. DETAILS						
	SEP-3	S.E.P. DETAILS						
	SEP-4	S.E.P. DETAILS						
	SP-1	SAFETY PROCEDURES						
	SP-2	SAFETY PROCEDURES						
	SP-3	SAFETY PROCEDURES						
	WB-1	STANDARD DETAILS						
	WB-2	STANDARD DETAILS						
	WD-1	STANDARD DETAILS						
	WS-1B	STANDARD DETAILS						
	WS-1C	STANDARD DETAILS						

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR CRAWL / SLAB FOUNDATION (BASE SF)	1696 SF
	1696 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE CRAWL / SLAB FOUNDATION	441 SF
	441 SF
TOTAL FINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR CRAWL / SLAB FOUNDATION (BASE SF)	1696 SF
	1696 SF

SET NO. - VERSION	SHEET NO.	PAGE NO.
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GENERAL

- 1. These plans and specifications are designed for the exclusive use by NVR, Inc. for the purpose of residential construction. As such, these products are offered for sale in NVR, Inc. communities only. NVR, Inc. is a production homebuilder and does not provide the opportunity to customize these plans. The respective drawings contained here in (A-, E-, S- and M-) shall only be used as construction assembly drawings by NVR, Inc. and their sub-contractors. Any unauthorized use of these plans without the written consent of NVR, Inc. 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, NCFCC 2018, NCFCC 2018, NEC 2020 w/ NC Amendments, NCEC 2018, NCFCC 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 2015 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 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, GRAVEL SPACE WALL R-VALUE. Rows for zones 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 - 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:
Ridge vent: Minimum 18 sq. in. of vent per linear foot
Soffit vent: Minimum 4.9 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

Table with columns: Area Type, Load Description, Value. Includes Floor Living Areas, Floor Sleeping Areas, Garage Floors, Roof Areas (Top Chord, Bottom Chord), Habitable Attics, Walls, Stairs, and Allowable deflection of structural members per IRC Table R301.7.

Design Criteria

- Design Codes:
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.
Materials:
Headers* Southern Pine (KD-19), No. 1 Grade
Studs Spruce-Pine-Fir, Stud Grade
Jacks Spruce-Pine-Fir, Stud Grade
Beams** Southern Pine (KD-19), No. 1 Grade
Joists 2x10 Hem-Fir (KD-19), No. 2 Grade or better (NCLIB & MWPA)
2x8 Southern Pine (KD-19), No. 1 Grade or better
2x10 Spruce-Pine-Fir (KD-19), No. 2 Grade or better (NL6A)
LVL 1.4E Minimum
* Where required, Laminated Veneer Lumber may be used per Engineering Structural Steel - A5.1M, A59

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 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 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 MIL4X1/4 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 with masonry units (block) as shown on plans.
12. Concrete and masonry foundation walls shall be damp-proofed with min. 3/8" portland cement parging from footing to top of finished grade. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate per R406.1.
13. Where required, concrete and masonry foundation walls shall be waterproofed with an approved membrane extending from footing to top of finished grade. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane. Waterproofing to be in accordance with R406.2.
14. Reserved for future use.
15. Foundation framing anchors shall be 1/2"x18" anchor bolts with 7" minimum embedment or Simpson Strong-Tie MASA / USP FAS3 (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 224" 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 R103.8.2 - 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 R310.1

FOUNDATION WALL DESIGN (c) NCRBC PRESCRIPTIVE CODE OR ENGINEERED DESIGN PER ACI 332

Table with columns: WALL HEIGHT, WALL THICKNESS, LATERAL SOIL UNBALANCED LOAD (a), FILL, VERTICAL REINFORCING (b), HORIZONTAL REINFORCING (c). Rows for wall heights 8'-0", 10', and 12'-0" with various thicknesses and load conditions.

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

- a. SOIL CLASSES GM, GC, SM, SM-SC AND ML - 45 PSF
SOIL CLASSES SC, MH, ML-CL AND CL - 60 PSF
b. 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 R310.1.
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 R310.2.1. Window wells where required, shall be installed per R310.2.3 with a minimum of 9 sq ft and a minimum horizontal projection and width of 36". Wells with a greater depth of 44" shall have permanently affixed ladder or steps per R310.2.3.1.
3. Clear opening heights for exterior doors to be 6'-6" minimum per R311.2. All interior doors providing egress from habitable rooms shall have nominal minimum dimensions of 2'-6" by 6'-8" per R311.6.1. Habitable rooms with double doors less than 5'-0" in total width (less than 2'-6" per door slab) shall have a total opening width of at least 2'-6" with no slide bolts or locking devices installed on either door.
4. Sliding glass drs/patio drs/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 R311.7.8. 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 guard.
10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistive 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(B) 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 only 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 columns: Framing Spacing, WITH ADHESIVE (Gullings, Load-brg. walls, Non-load-brg. walls), WITHOUT ADHESIVE (Gullings, Load-brg. walls, Non-load-brg. walls).

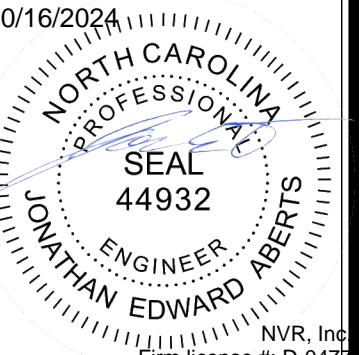
- For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" head and .098 diameter shanks with annular ring or acceptable equivalent and comply with ASTM C514.
- For 5/8" wallboard, nails shall be 1-3/8" long, 1/4" head and .098 diameter shanks.
17. Garages shall be completely separated from the residence and attic area by not less than 1/2" gypsum board applied to the exterior walls of the habitable rooms shall be separated from the 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 R311.7 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 R303.6.
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 glue, 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 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 and habitable attics but not including crawl spaces and uninhabitable attics. Where more than one smoke detector is required, the devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. All smoke detectors shall receive their primary power from the building wiring and be equipped with a battery backup.
4. Unless listed for installation in such locations, smoke detectors shall be installed at least 10 feet from a cooking appliance, at least 3 feet from the door to a bathroom containing a tub or shower, at least 3 feet from forced air supply registers, and at least 3 feet from the tip of a ceiling fan blade. In sleeping rooms, smoke detectors shall 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 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.

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Table with columns: REV. NO., DATE, REMARKS. Includes revision history for code updates and notes.



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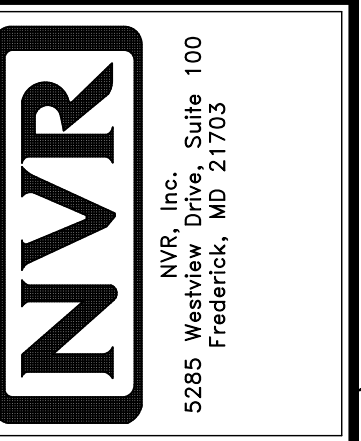


Table with columns: SET NO., VERSION, DRAWN BY, DATE, OPTION. Includes drawing metadata.

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



ROOF VENTILATION CALCULATIONS

HOUSE NAME
HOUSE VERSION
PRODUCT LINE
VENTILATION VALUES

HOUSE NAME	EDEN CAY
HOUSE VERSION	EDC00_01
PRODUCT LINE	RYANHOMES
SOFFIT:	9.0 sq in of vent per ft
RIDGE:	18 sq in of vent per ft
BOX / GABLE VENT:	45 sq in of vent per unit

USER GUIDE	YES (pass)	(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	(pass) FAIL	Increase total vent

ELEVATION "K" & "L"														
Location / Option	Area (A) (sq ft)	Required: A/150 (sq ft)	Required: A/200 (sq ft)	Soffit (SF) (sq ft)	Soffit Vent (sq ft)	Ridge (RF) (sq ft)	Upper Box / Gable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/200	A/200 40%-50% OK?	A/300	Notes
MAIN HOUSE NO REAR PORCH	307794	2051.76	1025.88	78	772.20	23	450.00		1222.20	NO	YES	43.86%	OK	

ELEVATION "K" & "L"														
Location / Option	Area (A) (sq ft)	Required: A/150 (sq ft)	Required: A/200 (sq ft)	Soffit (SF) (sq ft)	Soffit Vent (sq ft)	Ridge (RF) (sq ft)	Upper Box / Gable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/200	A/200 40%-50% OK?	A/300	Notes
MAIN HOUSE WITH REAR PORCH	307794	2051.76	1025.88	64	633.60	23	450.00		1083.60	NO	YES	43.86%	OK	

REAR PORCH														
Location / Option	Area (A) (sq ft)	Required: A/150 (sq ft)	Required: A/200 (sq ft)	Soffit (SF) (sq ft)	Soffit Vent (sq ft)	Ridge (RF) (sq ft)	Upper Box / Gable Vent (sq ft)	Lower Box Vent (sq ft)	TOTAL (sq ft)	OK A/150	OK A/200	A/200 40%-50% OK?	A/300	Notes
REAR PORCH	20160	134.40	67.20	20	198.00	3	0.00		398.00	YES	N/A	N/A	N/A	



HOUSE VOLUME CALCULATIONS

HOUSE NAME	EDEN CAY
HOUSE VERSION	EDC00 / 01
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)

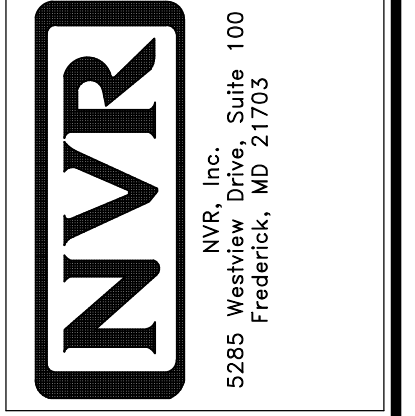
ELEVATION "K", "L"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Main section of the house	1840.00	13.98	25722
Garage bump out from main house	320.00	12.47	3992
Total House Volume			29713

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.)
Covered Porch "EPE"	140.00	9.44	1321
Full Basement "FBA"	1750.08	8.63	15094
Crawl space "FCA"	1750.08	0.80	1400

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

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

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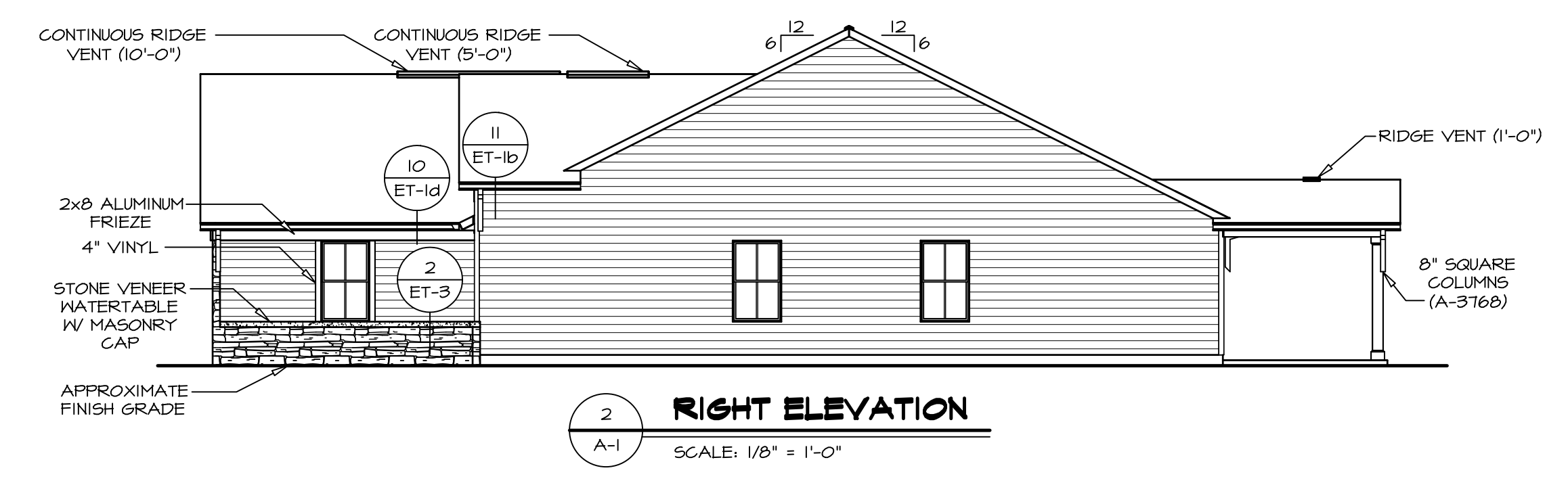


MODEL: EDEN CAY
DRAWING TITLE: ROOF VENT AND VOLUME CALCULATIONS
OPTION DESCRIPTION: VOLUME CALCULATIONS

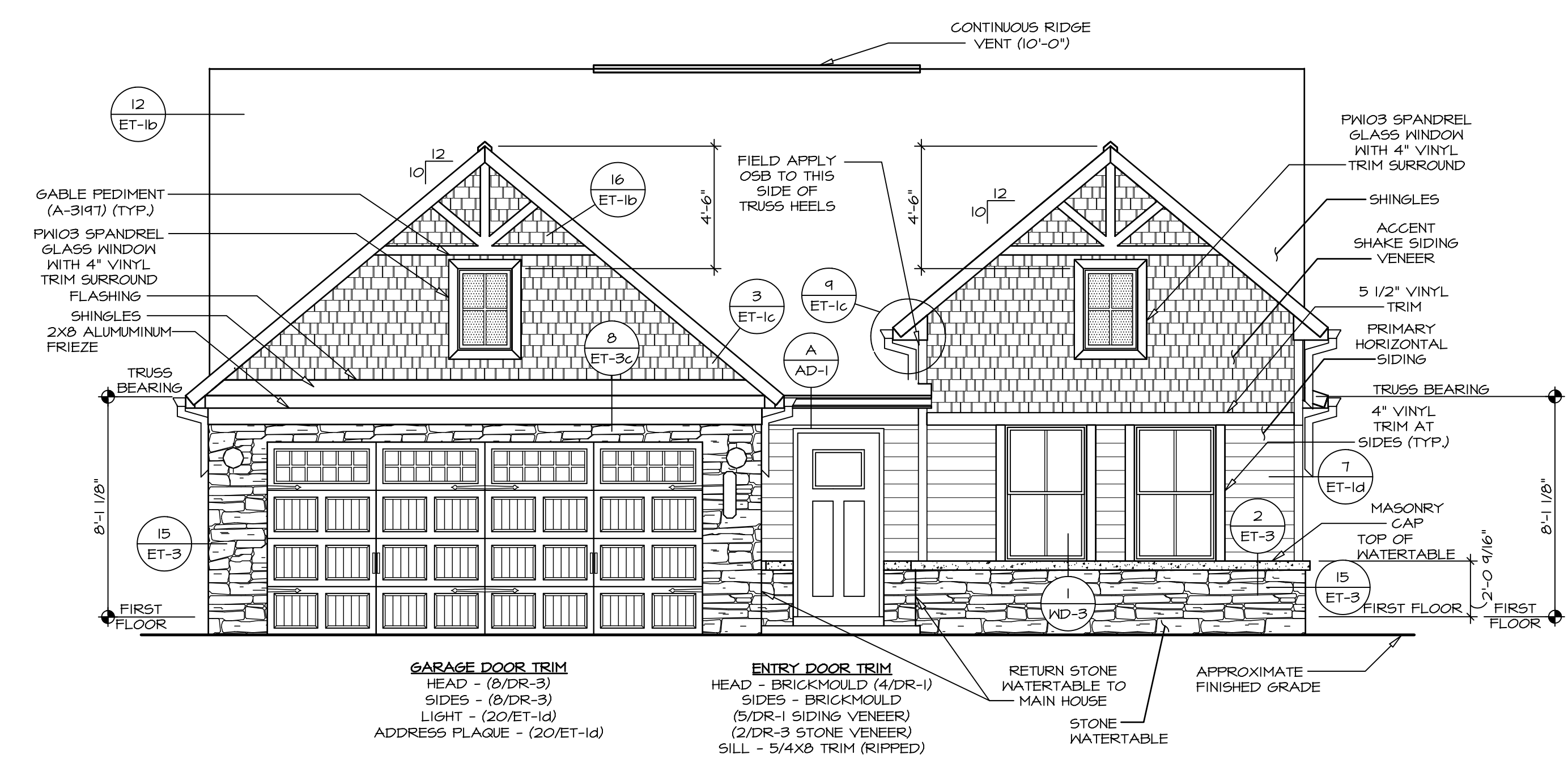
SET NO. EDC00
VERSION 01
RELEASE NO. ----
DRAWN BY: OPTION
DATE:

SHEET NO. CA-1
2

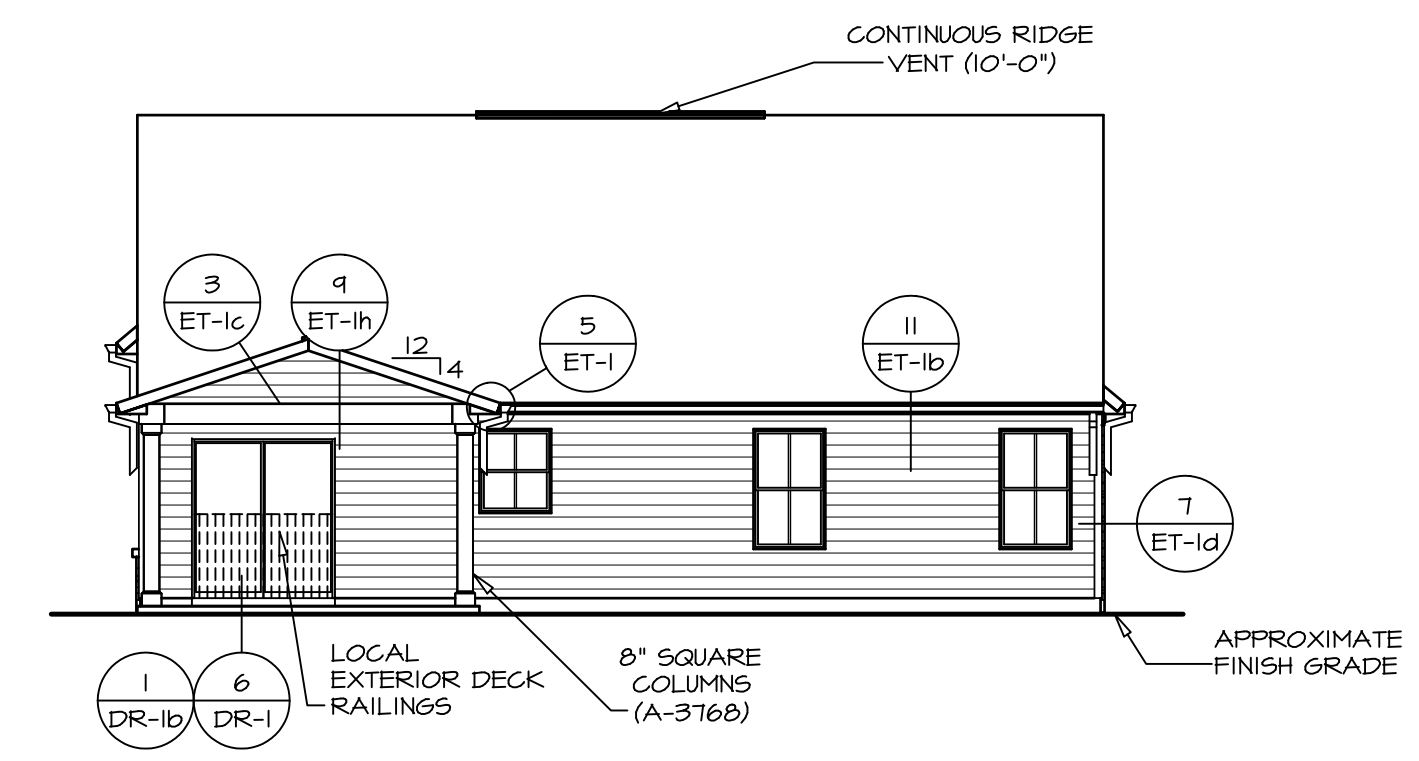
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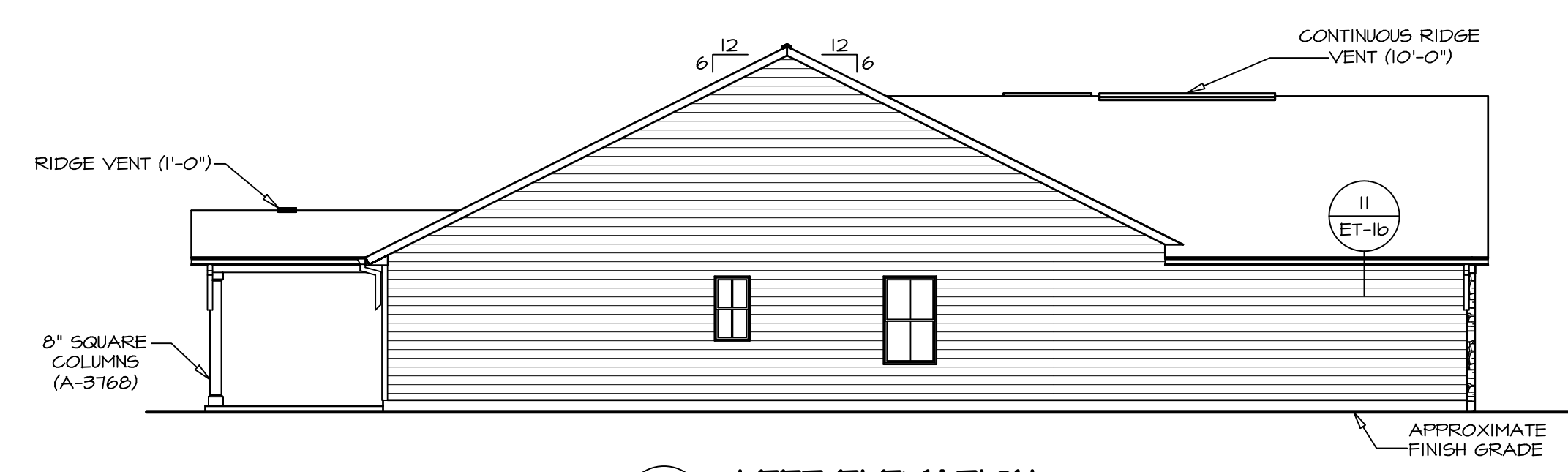
2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION "L"
SCALE: 1/4" = 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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Frederick, MD 21703

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SHEET NO. A-1	MODEL EDEN CAY ELEVATIONS	DRAWING TITLE ELEVATIONS	OPTION DESCRIPTION SLAB FOUNDATION
5			

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOOT	2'-0"	2'-0"	1'-0"	S0001	
FOOB	2'-0"	2'-0"	1'-0"	S0001	

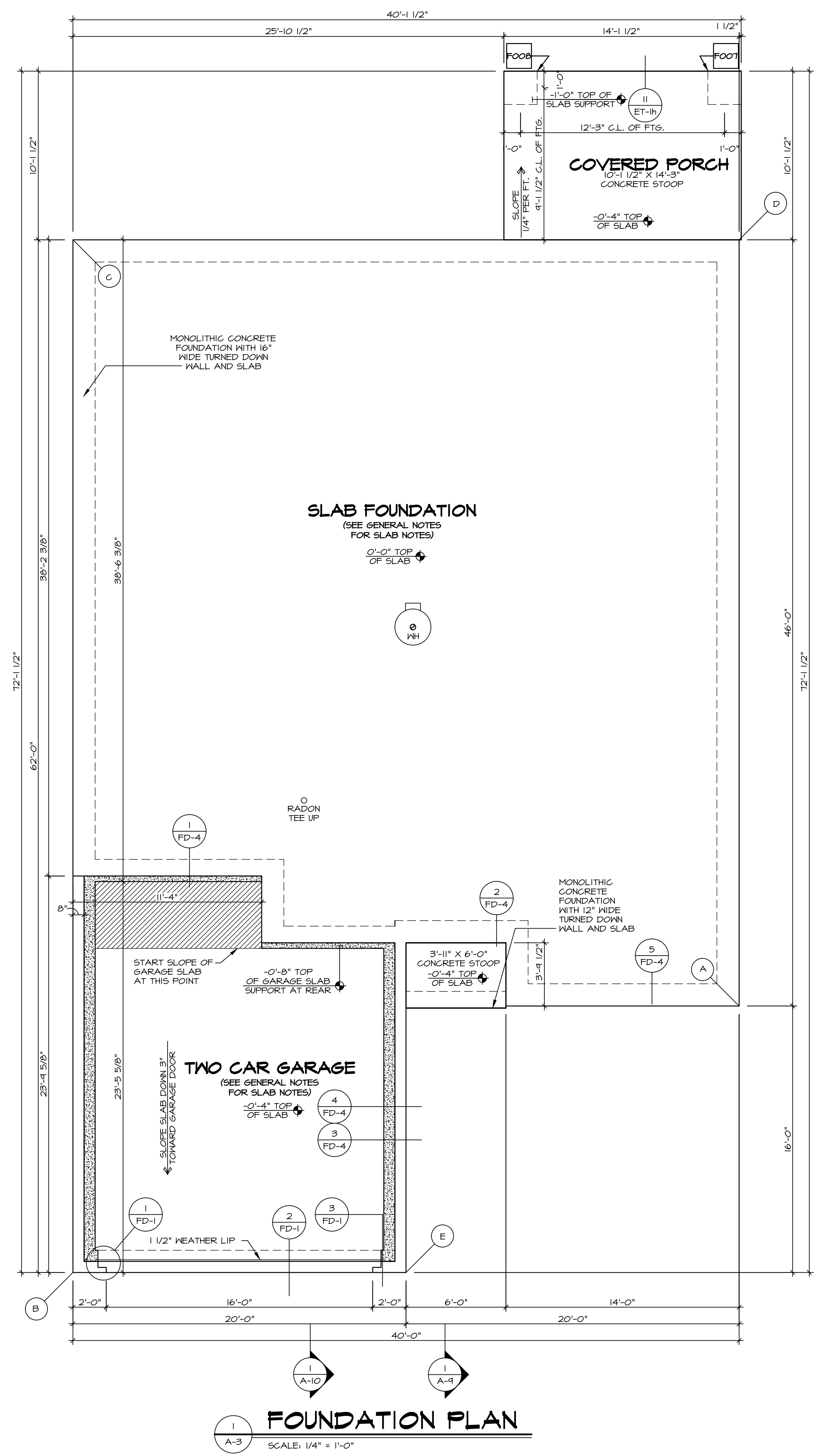
FOUNDATION DIAGONALS			
	A		B
A	0"	A	43'-0 31/32"
B	43'-0 31/32"	B	0"
C	60'-11 1/2"	C	62'-0"
D	46'-0"	D	73'-9 13/32"
E	25'-11 1/32"	E	20'-0"

- FOUNDATION NOTES - SLAB**
- SEE STANDARD DETAIL CATEGORY "FD" SHEET(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.
 - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
 - THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
 - ALL FOOTINGS ARE PLAIN, 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
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



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

10/16/2024

SEAL 44932
NORTH CAROLINA PROFESSIONAL ENGINEER
JONATHAN EDWARD ABERTS
NVR, Inc. Firm license #: D-0477

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OPTION

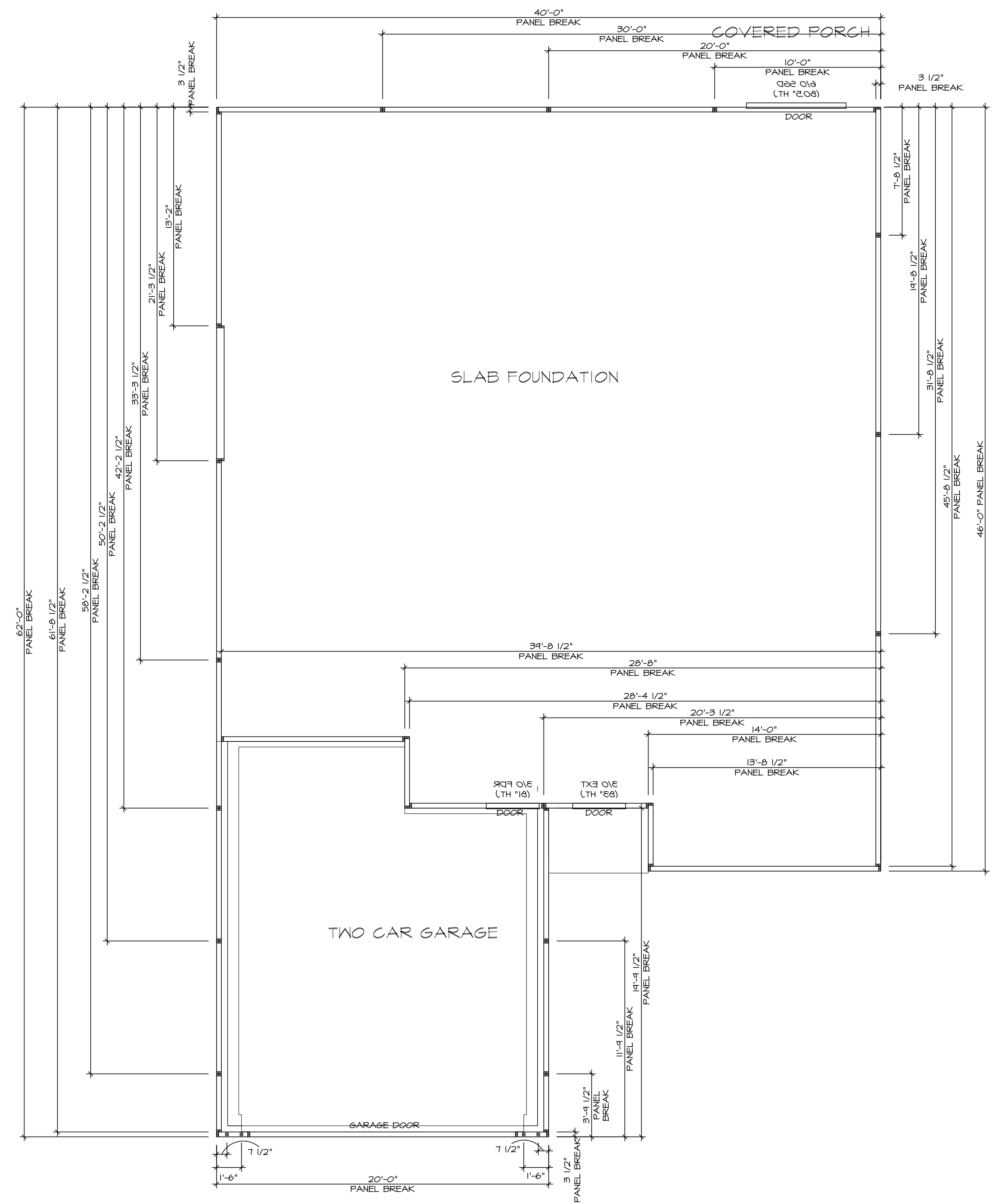
WHEEL: EDEN CAY
DRAWING TITLE: FOUNDATION
OPTION DESCRIPTION: ---

SHEET NO. A-3

9

V:\AS-Solix\2-Jobs\ASD\2024_2ndHalf-Complete\Rich\DETACHED EDEN CAY_ED000_01\FLL_R_VK_0085\8_A-3_FDN_LS_(FSA).dwg 10/16/24 - 10:37 am

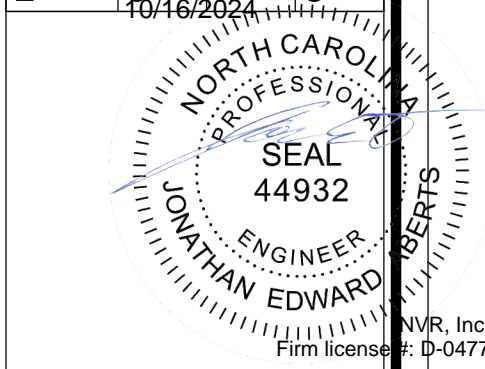
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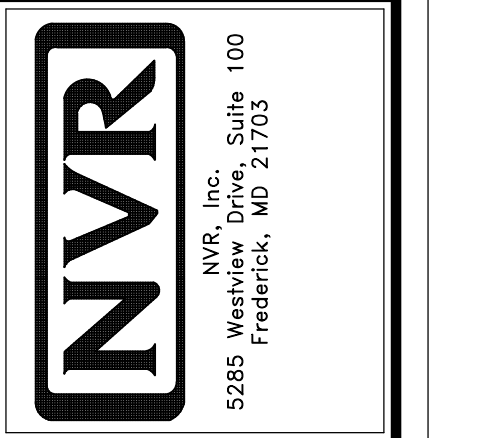
FOUNDATION HOLD DOWN DETAILS
SCALE: 1/4" = 1'-0"

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. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FC-1 FOR MORE INFORMATION ON ANCHOR DETAILS) 2. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
BOLT	1. THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (1/FD-1, 2, 4) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

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

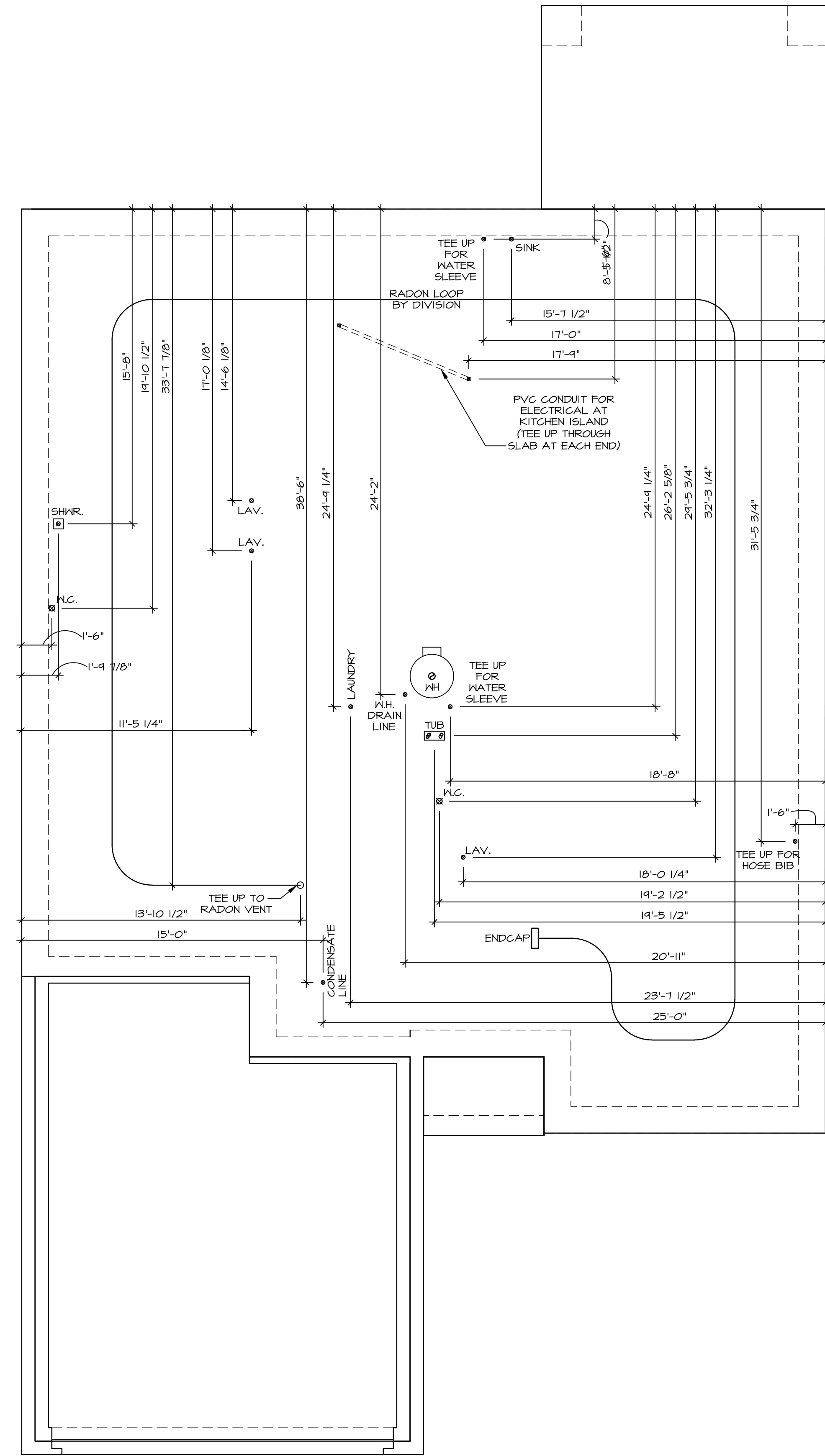


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DRAWN BY ARS	DATE	OPTION

MODEL EDEN CAY	DRAWING TITLE FOUNDATION HOLD DOWN
SHEET NO. A-4	OPTION DESCRIPTION
	9



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.

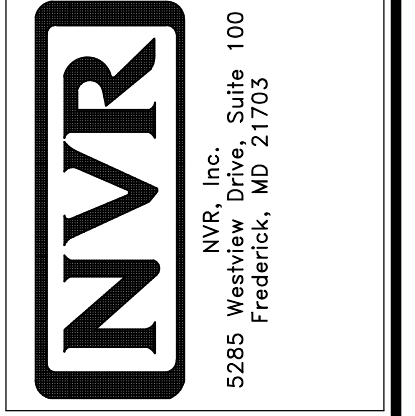
INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION

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

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

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DATE	OPTION

MODEL EDEN CAY	
DRAWING TITLE PLUMBING	
OPTION DESCRIPTION	
SHEET NO. A-5	10

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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1024	
J102	JACK - (3) 2X4 SFF STUD GRADE	1024	
J107	JACK - (2) 2X4 SFF STUD GRADE	1006	
J108	JACK - (2) 2X4 SFF STUD GRADE	1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	1004	
J113	JACK - (2) 2X4 SFF STUD GRADE	1018	
J114	JACK - (2) 2X4 SFF STUD GRADE	1018	
J115	JACK - (2) 2X4 SFF STUD GRADE	1014	
J116	JACK - (2) 2X4 SFF STUD GRADE	1014	
J117	JACK - (3) 2X4 SFF STUD GRADE	1016	
J118	JACK - (3) 2X4 SFF STUD GRADE	1016	

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

1.A - (2) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 T.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

- 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 "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

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

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

GYPSUM NOTES

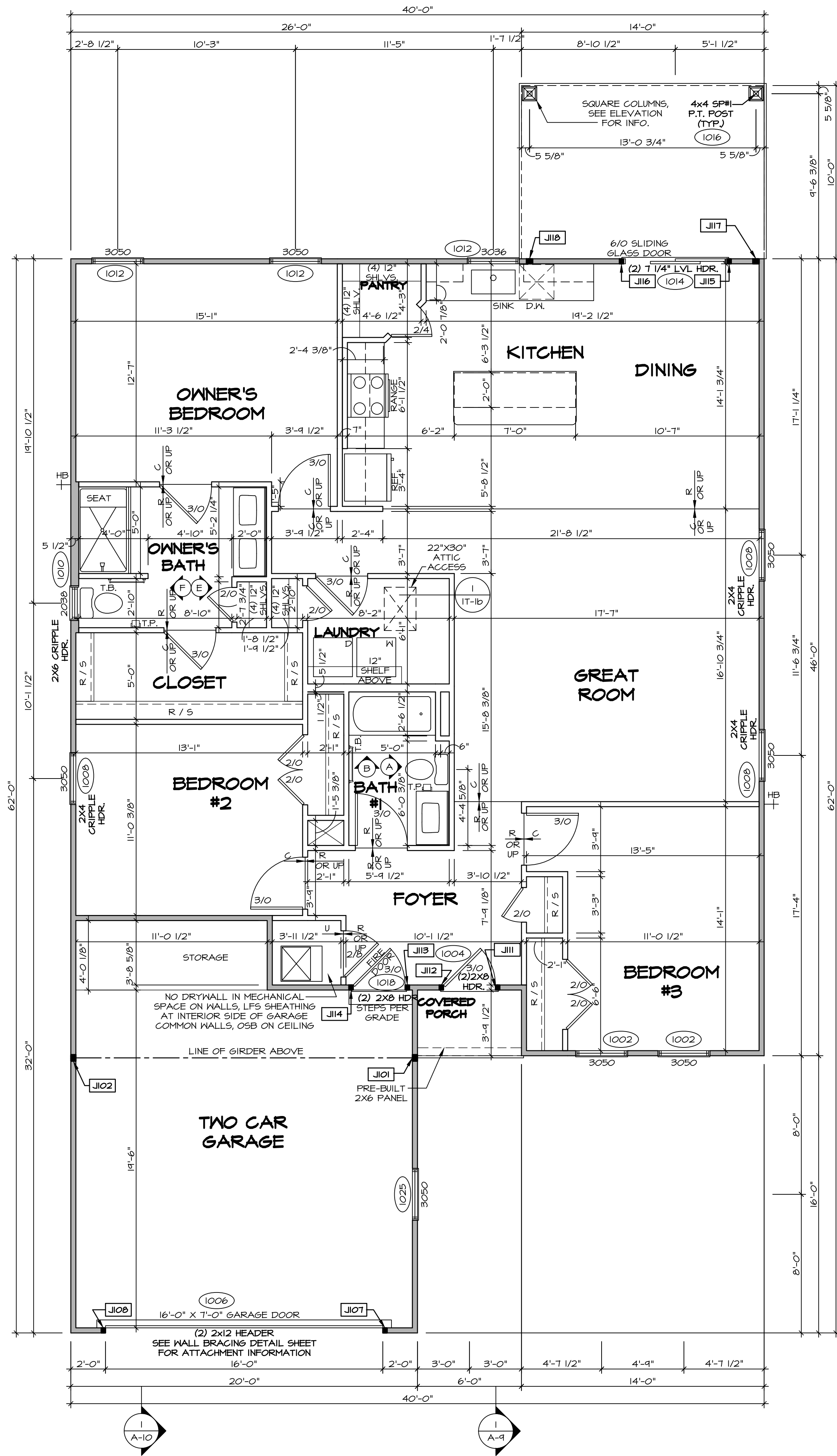
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:
WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
- A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
- PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



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

DIV-COMM-LOT-UNIT

COM-Lot

STREET ADDRESS

CITY

STATE

ZIP

APT. NO.

10/16/2024

SEAL 44932

EDWARD HERTS

ENGINEER

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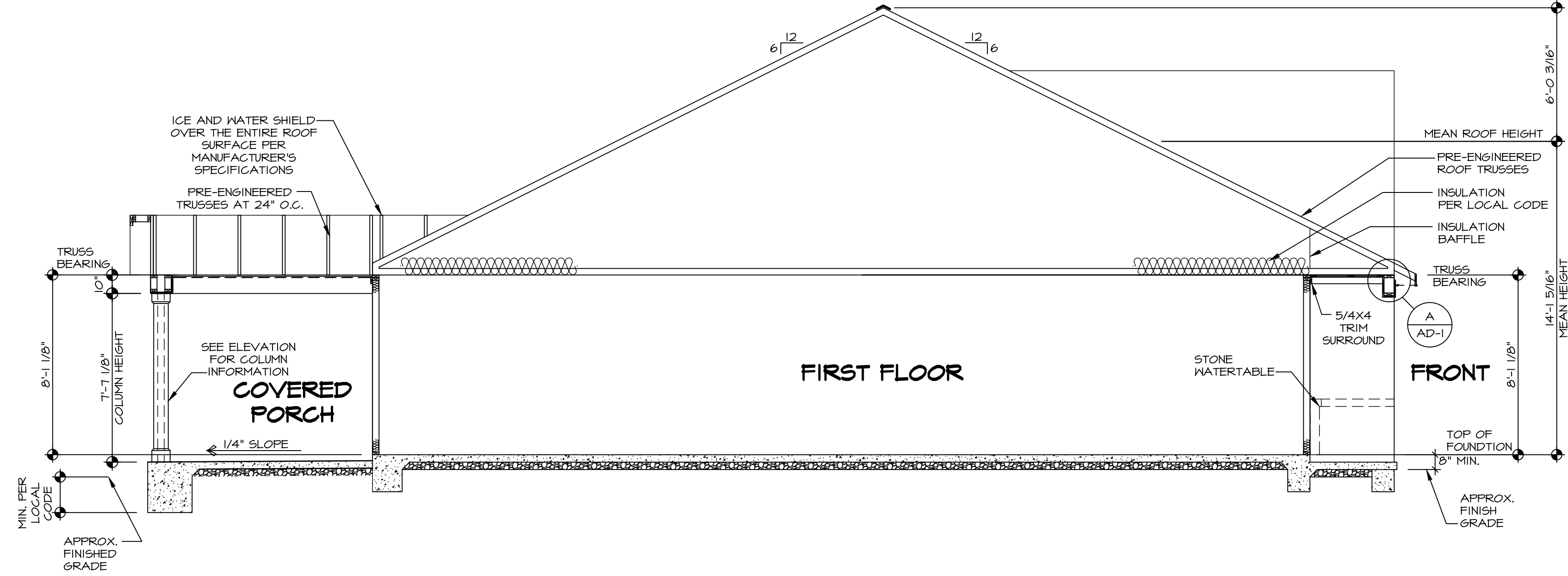
EDEN CAY
DRAWING TITLE
FIRST FLOOR PLAN

A-7

OPTION DESCRIPTION

12

VA-8-Sole 2-Jobs-ASD 2024 2ndHalf-Complete-RIH-DETACHED EDEN CAY ED000 01 VELL_R_VK_0095\12 A-7 PLAN_LS.dwg 10/16/24 - 10:37 am

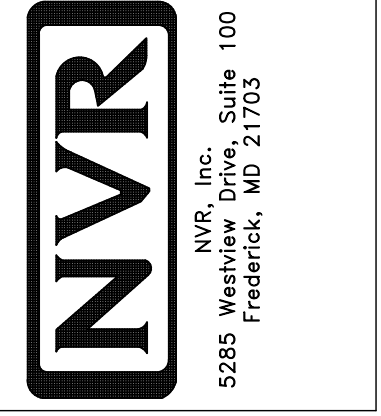


BUILDING SECTION - FOYER
 SCALE: 1/4" = 1'-0"

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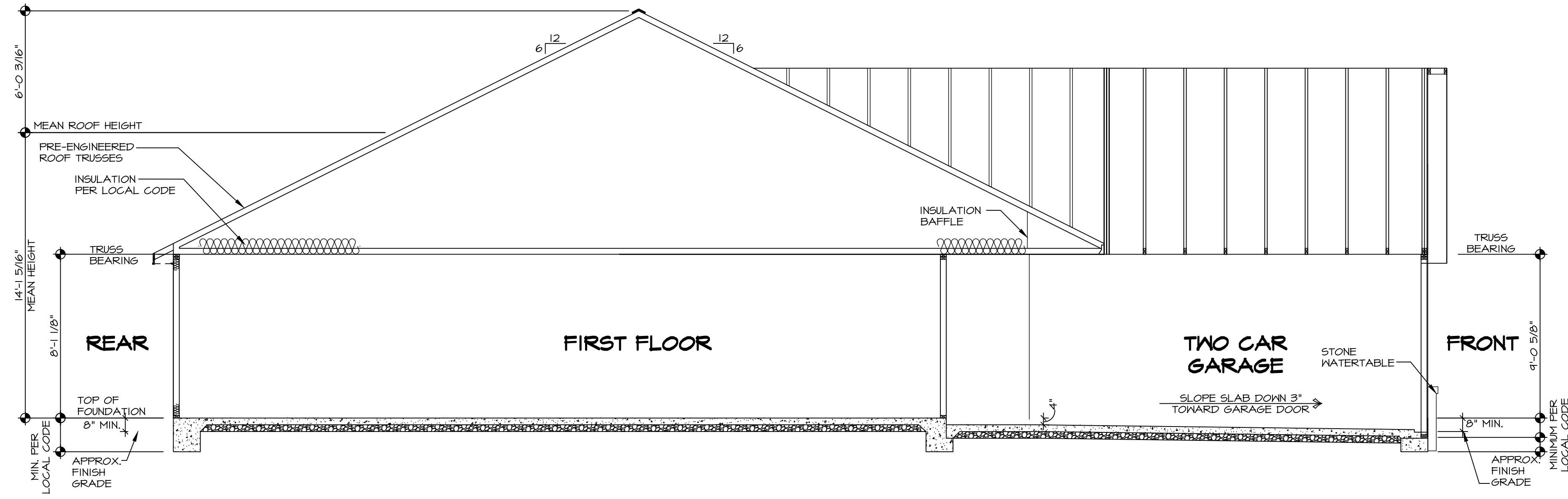
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 COMM-LOT
 STREET ADDRESS
 CITY STATE ZIP

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 VERSION 01
 RELEASE NO. ----
 DRAWN BY RDB
 DATE:
 OPTION

SHEET NO. **A-9**
 MODEL **EDEN CAY**
 DRAWING TITLE **BUILDING SECTION**
 OPTION DESCRIPTION



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

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DIV-COMM-LOT-UNIT	
COMM-LOT	-----
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STATE	-----
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SHEET NO.	14
MODEL	EDEN CAY
DRAWING TITLE	BUILDING SECTION - GARAGE
OPTION DESCRIPTION	
SET NO.	EDC00
VERSION	01
RELEASE NO.	----
DRAWN BY	RDB
DATE:	
OPTION	

TRUSS SCHEDULE					
QUANTITY	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	REMARKS
1	SE	18617	20'-0"	10/12	COMMON
1	SE	18618	46'-0"	6/12	COMMON
10	SE	18619	46'-0"	6/12	COMMON
2	SE	18620	46'-0"	6/12	COMMON
7	SE	18621	20'-0"	10/12	COMMON
1	SE	18622	20'-0"	10/12	COMMON
1	SE	18623	46'-0"	6/12	COMMON
7	SE	18624	46'-0"	6/12	COMMON
5	SE	18625	14'-0"	4/12	COMMON
1	SE	18626	14'-0"	4/12	COMMON
2	VT	01061	2'-4 13/16"	10-6/12	COMMON
2	VT	01062	4'-4 5/8"	10-6/12	COMMON
2	VT	01063	7'-2 7/16"	10-6/12	COMMON
2	VT	01064	9'-1 1/4"	10-6/12	COMMON
2	VT	01065	12'-0"	10-6/12	COMMON
2	VT	01066	14'-4 13/16"	10-6/12	COMMON
1	VT	01067	16'-4 5/8"	10-6/12	COMMON
1	VT	01068	19'-2 7/16"	10-6/12	COMMON
1	VT	45510	6'-0"	4-6/12	COMMON
1	VT	45511	12'-0"	4-6/12	COMMON
1	VT	45514	14'-0"	10-6/12	COMMON
1	VT	45515	14'-0"	10-6/12	COMMON
1	VT	45516	14'-0"	10-6/12	COMMON

FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L300-2	LVL 1.75 - 09-04	10'-0"	1016	1A

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

1.A - (2) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.

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

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

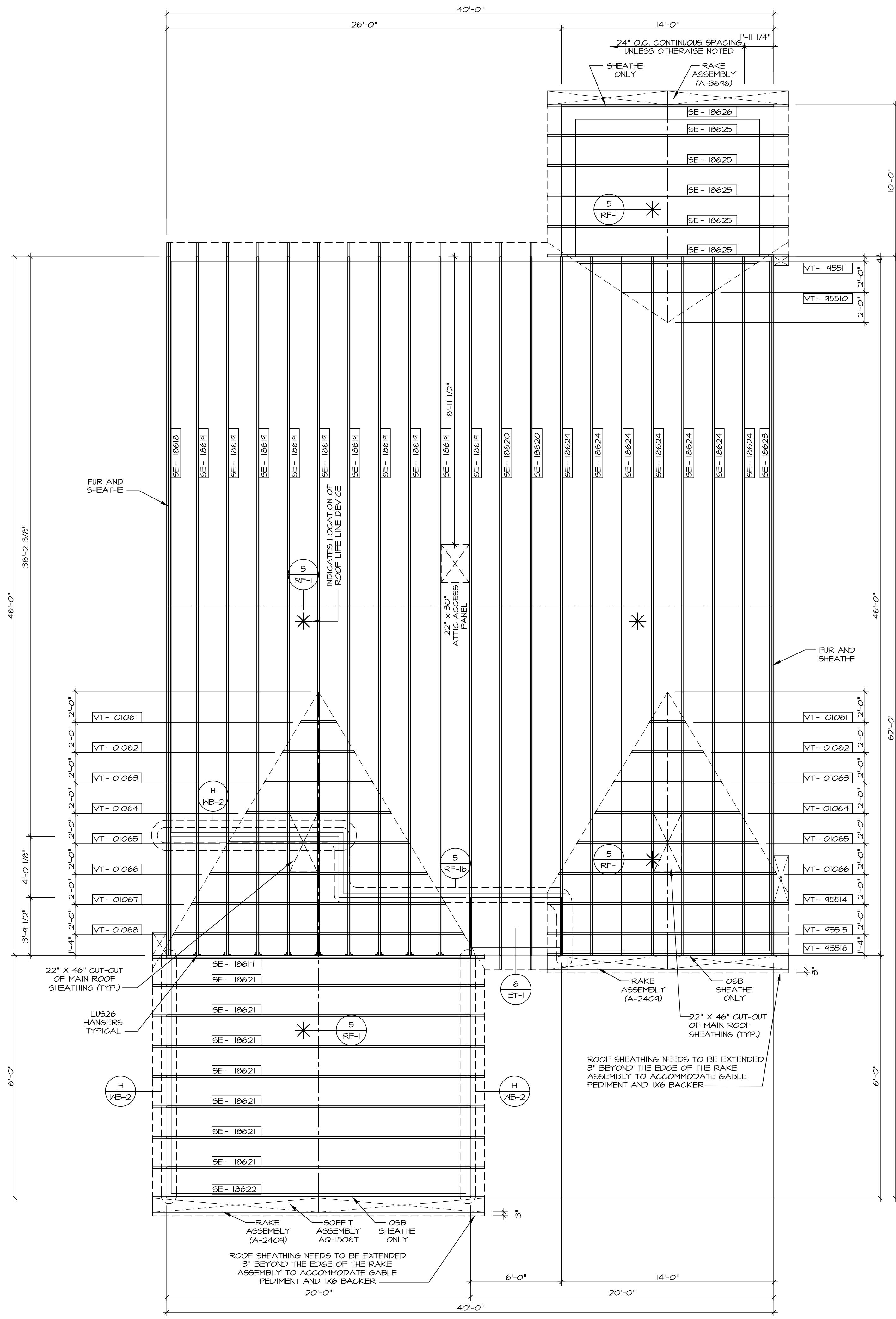
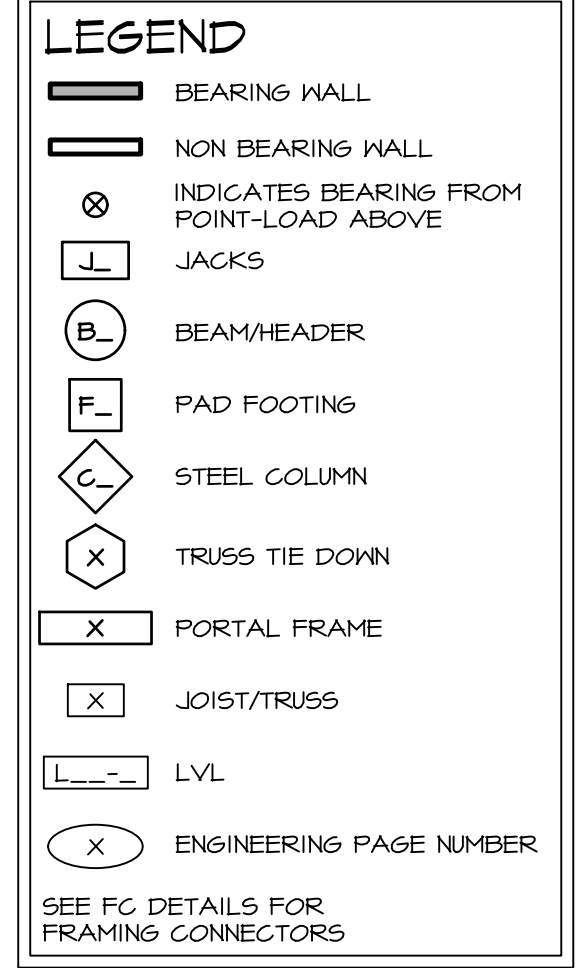
4.A - (3) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

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

6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

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.

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



As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for - and should not be placed by NVR on - these plans and specifications.

DIV-COMM-LOT-UNIT

COM-Lot

STREET ADDRESS

CITY STATE ZIP

APT. NO.

10/16/2024

NORTH CAROLINA PROFESSIONAL SEAL 44932

EDWARD ABERTS

ENGINEER

NVR, Inc. Film license #: D-0477

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NVR

NVR, Inc. Suite 100
5285 Westwick, MD 21703

SHEET NO. **S-3**

DATE: **10/16/24**

DRAWN BY: **ARS**

OPTION DESCRIPTION

21

EDEN CAY

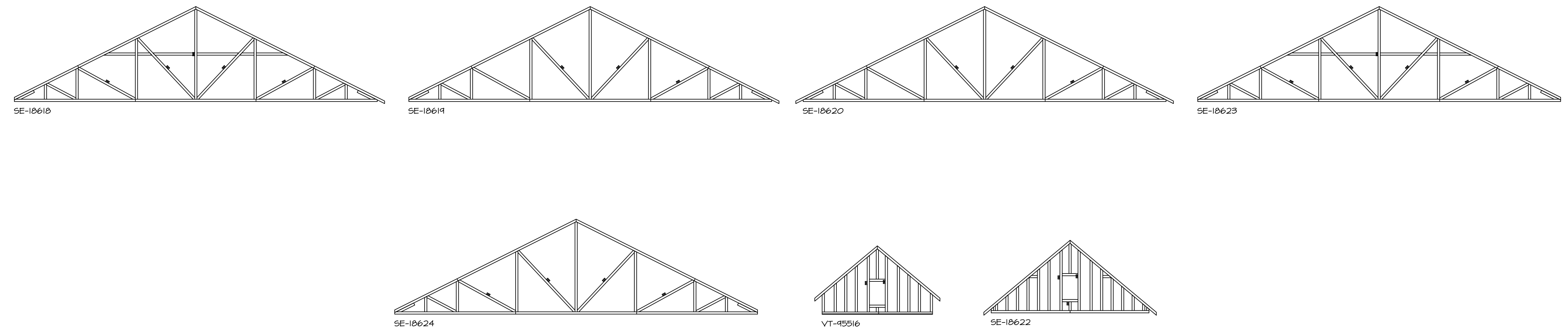
ROOF FRAMING

OPTION DESCRIPTION

21

Y:\AS-Solr\2-Jobs\ASD\2024_2ndHalf-Complete\RH\DETACHED EDEN CAY_EDC00_01\FLL_R_VK_0095\21_S-3_RF_LS.dwg 10/16/24 - 10:37 am

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

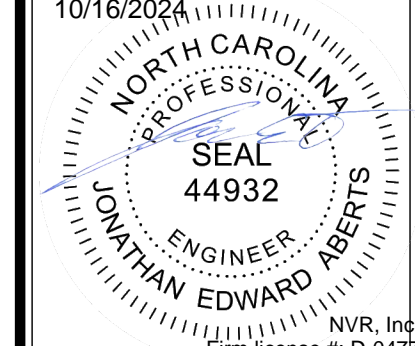


TRUSS BRACING DETAILS
SCALE: 1/8" = 1'-0"

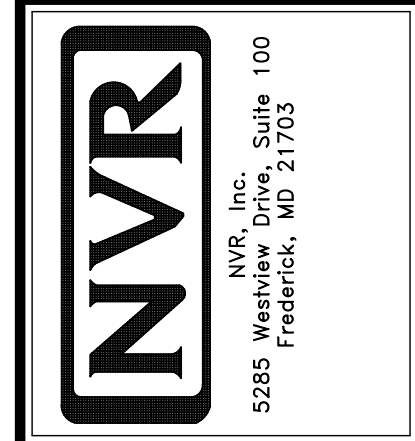
TRUSS BRACING NOTES

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
2. 2X4 SPPF2 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.
3. WEB 1" 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.
4. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (1/RF-1)
5. STUDDED GABLE BRACING DETAIL 1/RF-1c TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
6. PARTIALLY SHEATHED GABLES, SEE 5/RF-1c FOR 1" BRACING WHEN REQUIRED.
7. LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWINGS.
8. SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

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



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SHEET NO. **S-4** 22

MODEL: EDEN CAY
DRAWING TITLE: TRUSS BRACING DETAILS
OPTION DESCRIPTION

SET NO. ED000
VERSION 01
RELEASE NO. ---
DRAWN BY ARS
DATE:
OPTION

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required for these plans and specifications.

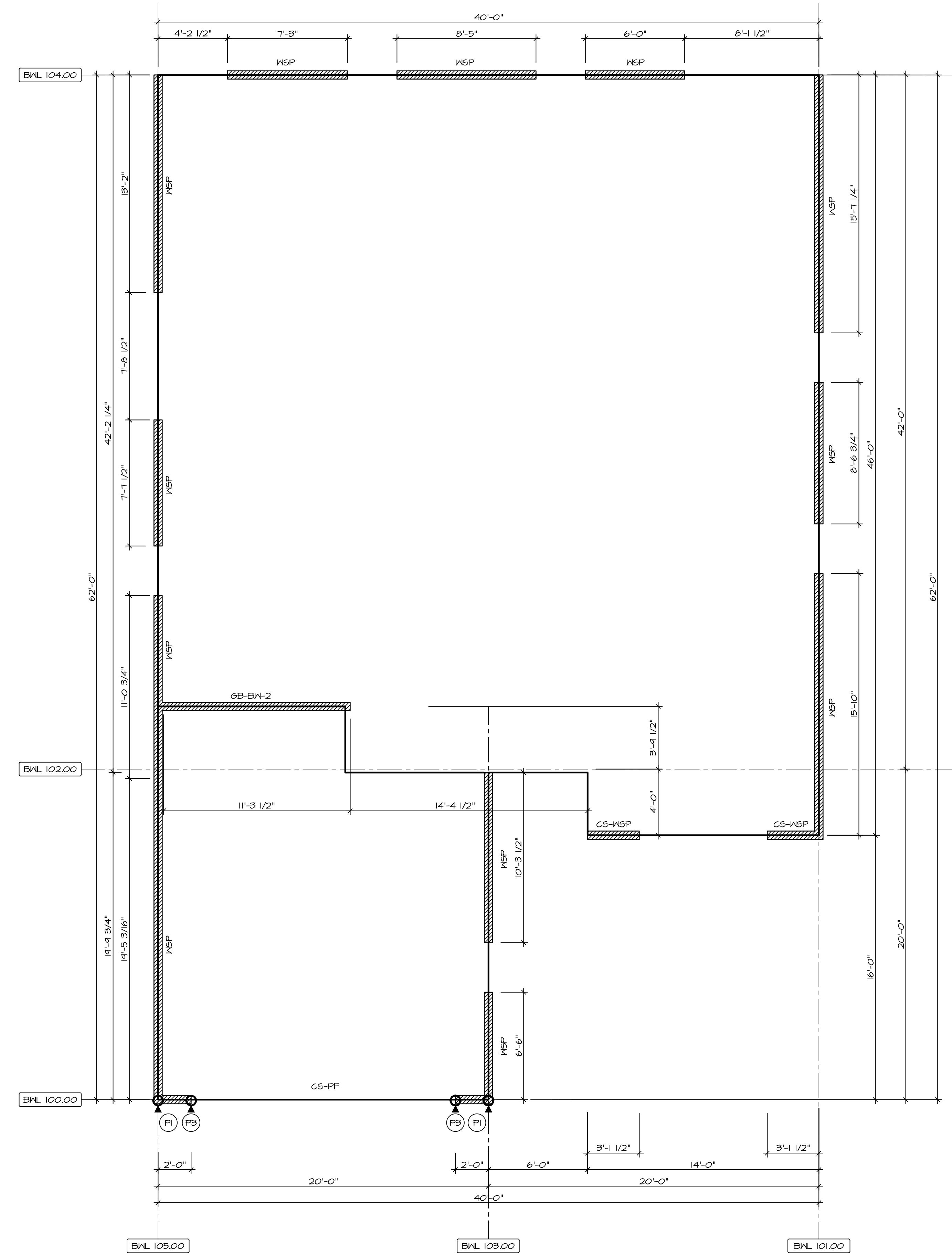
BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	REQUIRED (FT)	ACTUAL (FT)	METHOD
130 MPH	BWL 100.00	5.66	6.0	CONTINUOUS (WITH GNB)
130 MPH	BWL 101.00	4.47	35.44	WSP (WITH GNB)
130 MPH	BWL 102.00	12.91	17.55	GB BLOCKED
130 MPH	BWL 103.00	7.08	16.74	WSP (WITH GNB)
130 MPH	BWL 104.00	12.71	21.67	WSP (WITH GNB)
130 MPH	BWL 105.00	9.61	51.29	WSP (WITH GNB)

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

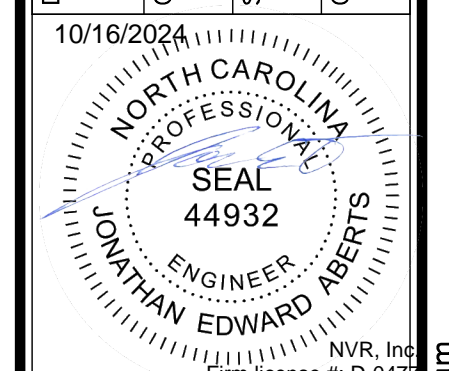
FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
1/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (WV METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS	6" O.C.	12" O.C.
	ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
1/2" GYPSON WALLBOARD (WV METHOD GB-1, GB-2)	1-1/4" LONG, 1/4" HEAD, 0.018" DIA. ANULAS-RINGED NAILS	7" O.C.	7" O.C.
	CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.
LAMINATED FIBROUS STRUCTURAL SHEATHING	10d X 1 1/4" GALVANIZED ROOFING NAILS	3" O.C.	3" O.C.
	1-1/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	3" O.C.
1/2" GYPSON WALLBOARD BLOCKED AT THE EDGES (WV METHOD GB-BW-1, GB-BW-2)	BLOCKING REQUIRED AT ALL GYPSON EDGES; USED CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

NOTES:
 1. MINIMUM 1/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
 2. SPECIFIED GYPSON FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSON FASTENER SPACING.
 3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.

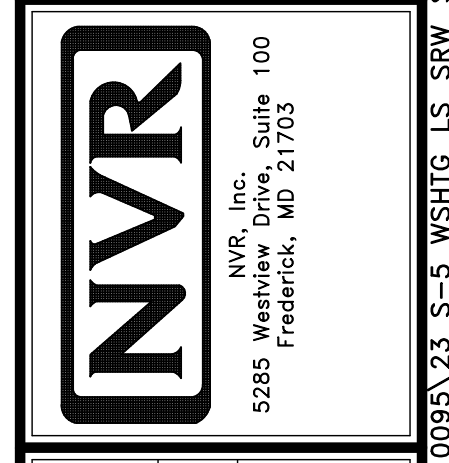


BRACED WALL DETAIL
 SCALE: 1/4" = 1'-0"

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



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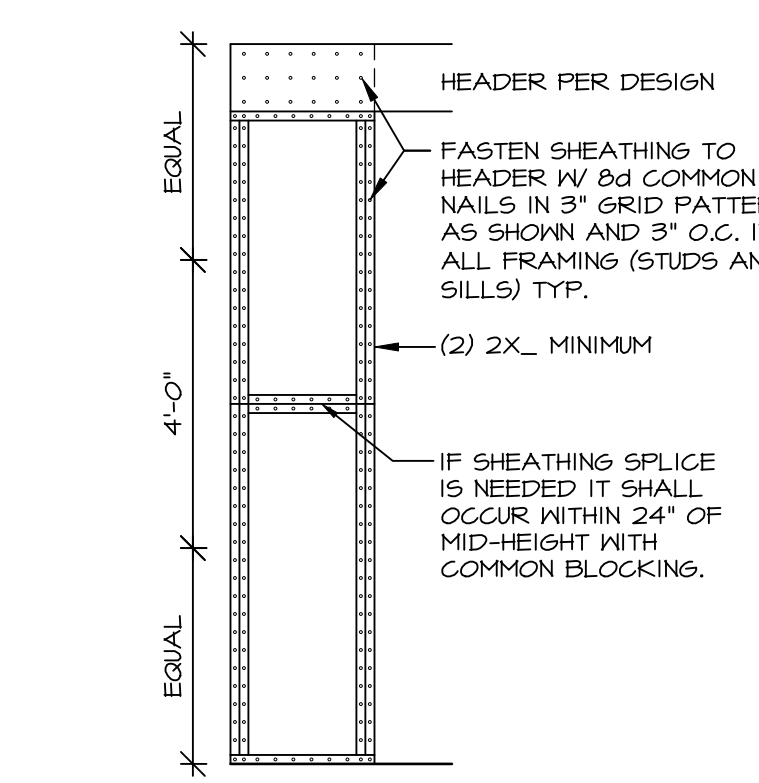
SET NO. ED000
 VERSION 01
 RELEASE NO. ---
 DRAWN BY ARS
 DATE:
 OPTION

MODEL: EDEN CAY
 DRAWING TITLE: FIRST FLOOR BRACED WALL
 OPTION DESCRIPTION

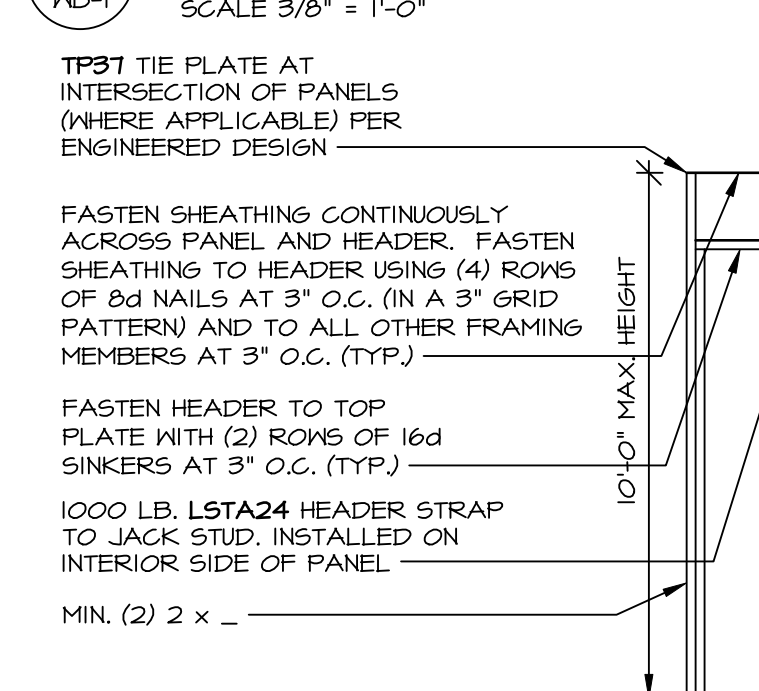
SHEET NO. S-5
 23

V:\AS-Spec\2-Jobs\ASD\2024_2ndHalf-Complete\14\DETAILED\EDEN CAY_ED000_01\FLL_R_VK_0095\23 S-5 WSHTG.LS_SRW_SOK.dwg 10/18/24 - 10:37 am

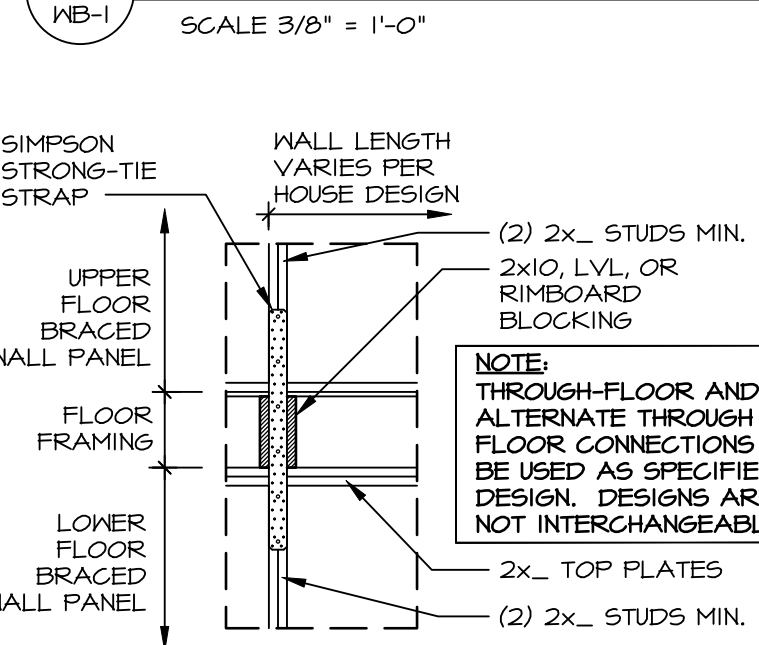
As directed by the North Carolina Board of Registered Interior Designers, architectural seals are not required for these plans and specifications.



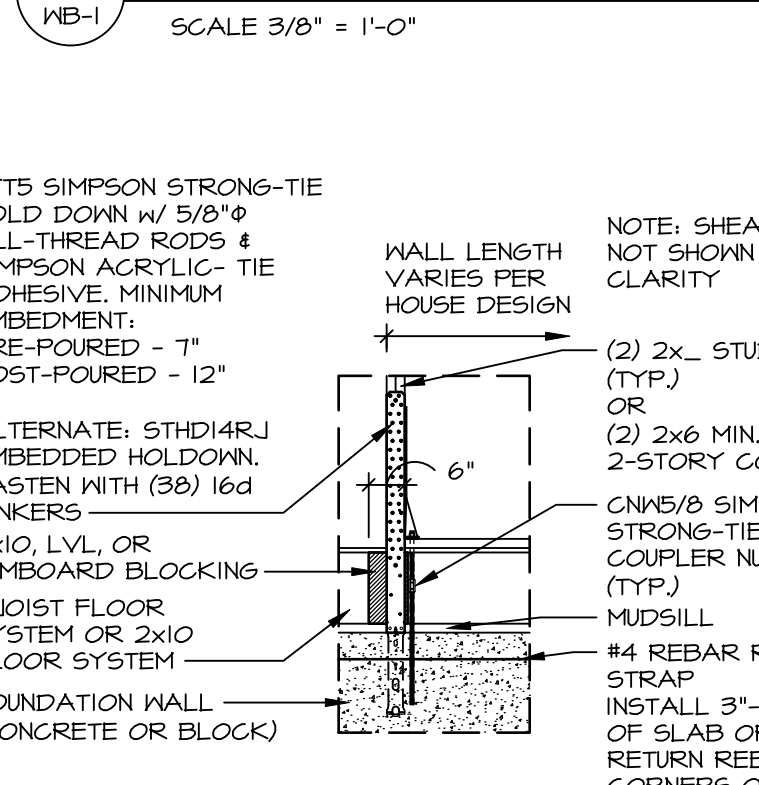
1 SHEATHING AT HEADER / PANEL CONNECTION
SCALE 3/8" = 1'-0"



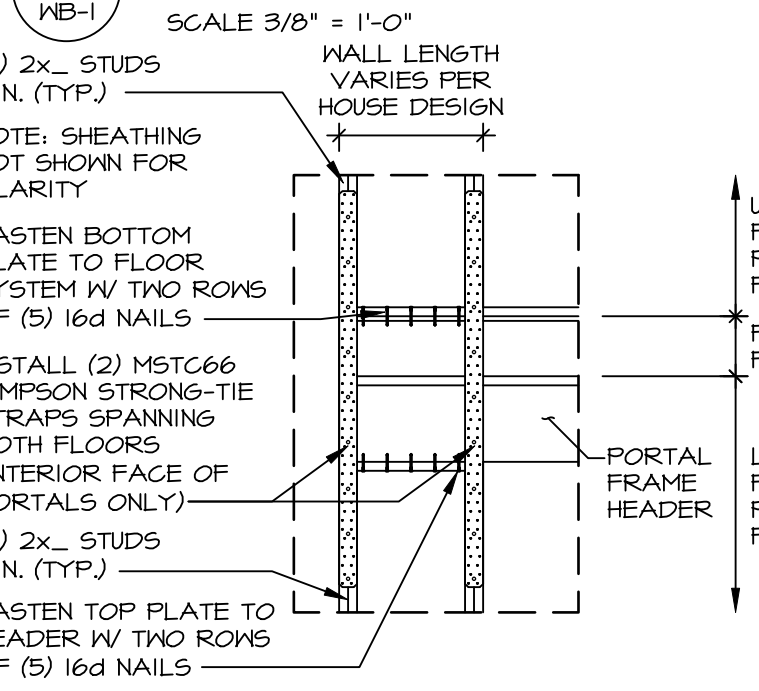
2 STACKED ENGINEERED PORTAL: HEADER / PANEL CONNECTION
SCALE 3/8" = 1'-0"



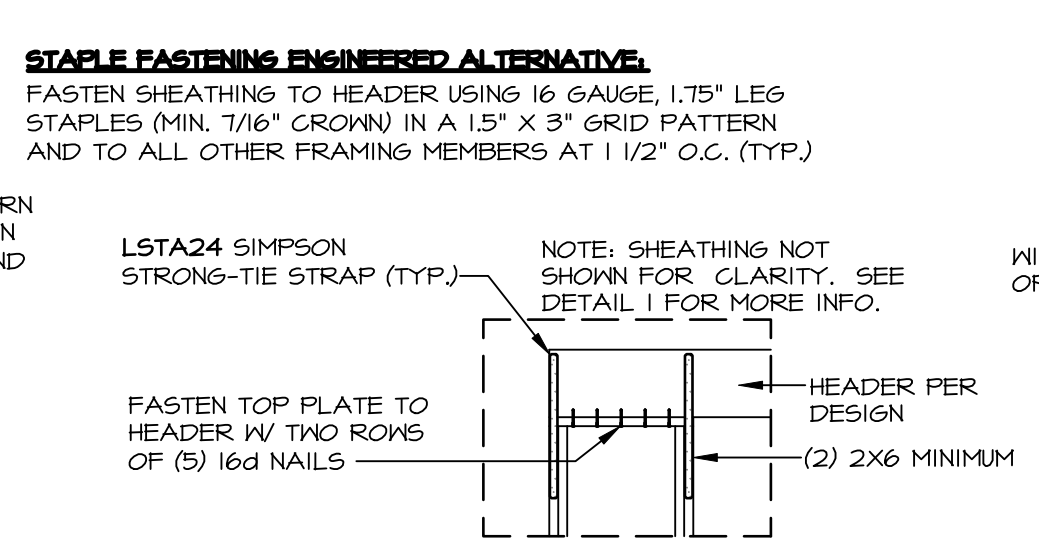
3 ENGINEERED PORTAL: TYP. HEADER / PANEL CONNECTION
SCALE 3/8" = 1'-0"



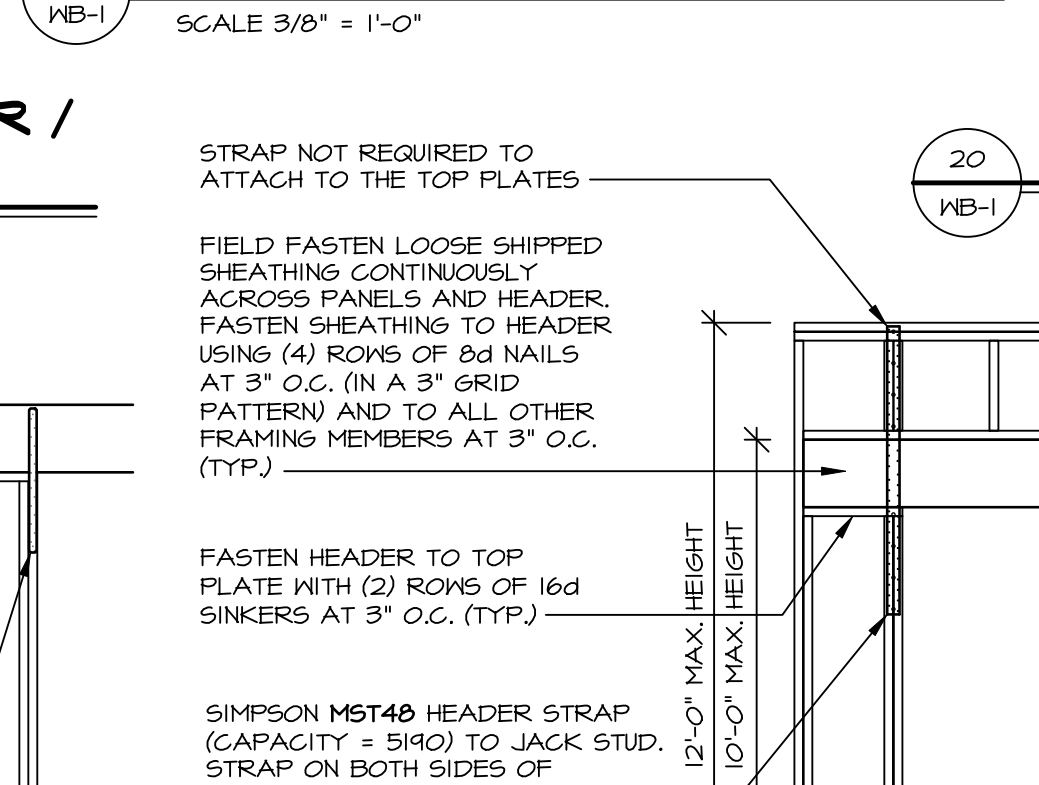
4 ENGINEERED PORTAL WITH PONY WALL
SCALE 3/8" = 1'-0"



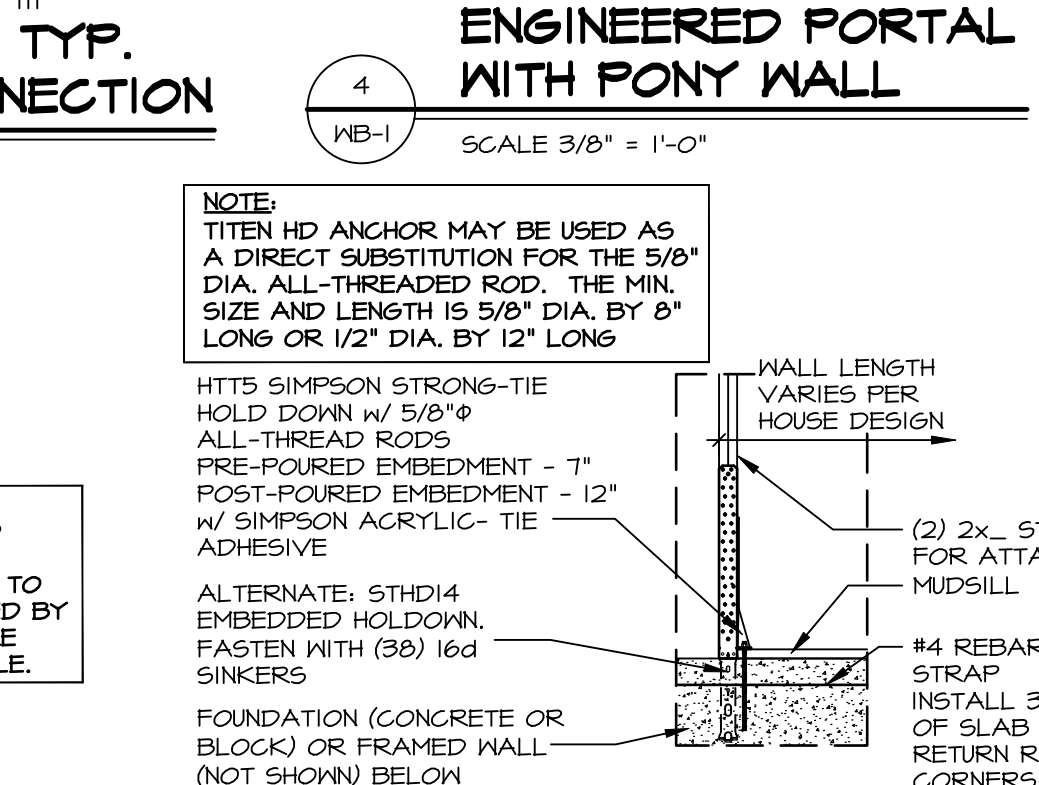
5 THROUGH-FLOOR CONNECTION
SCALE 3/8" = 1'-0"



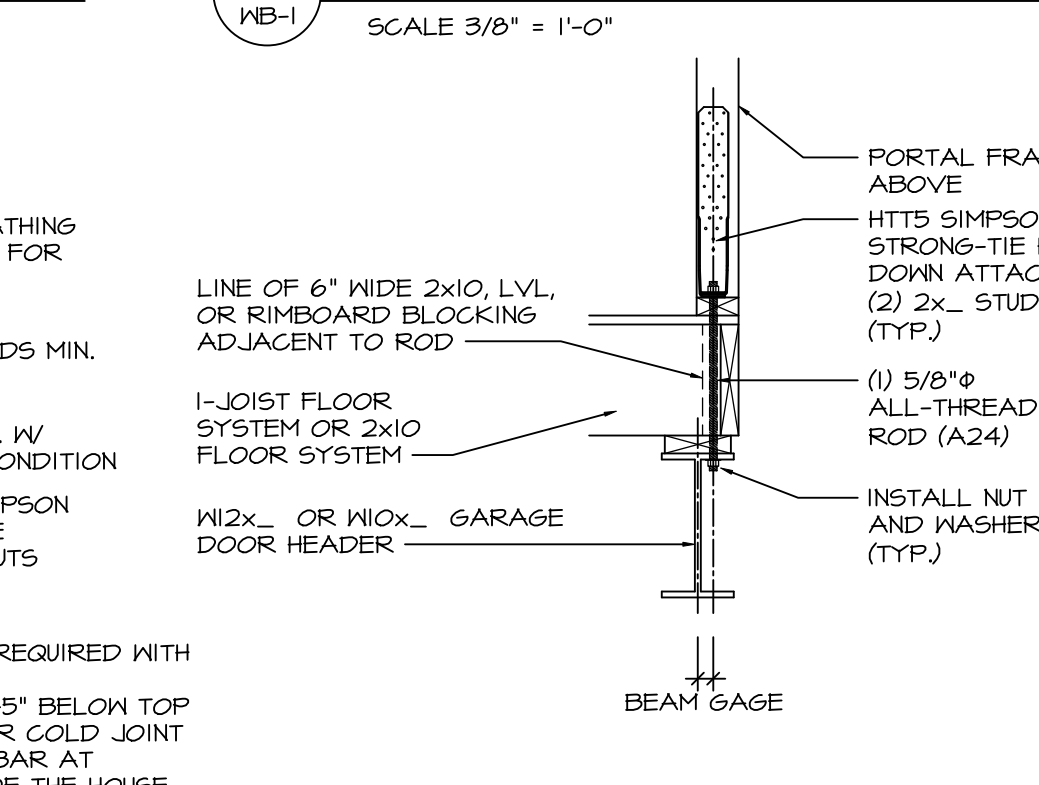
6 HOLD-DOWN DETAIL: FOUNDATION
SCALE 3/8" = 1'-0"



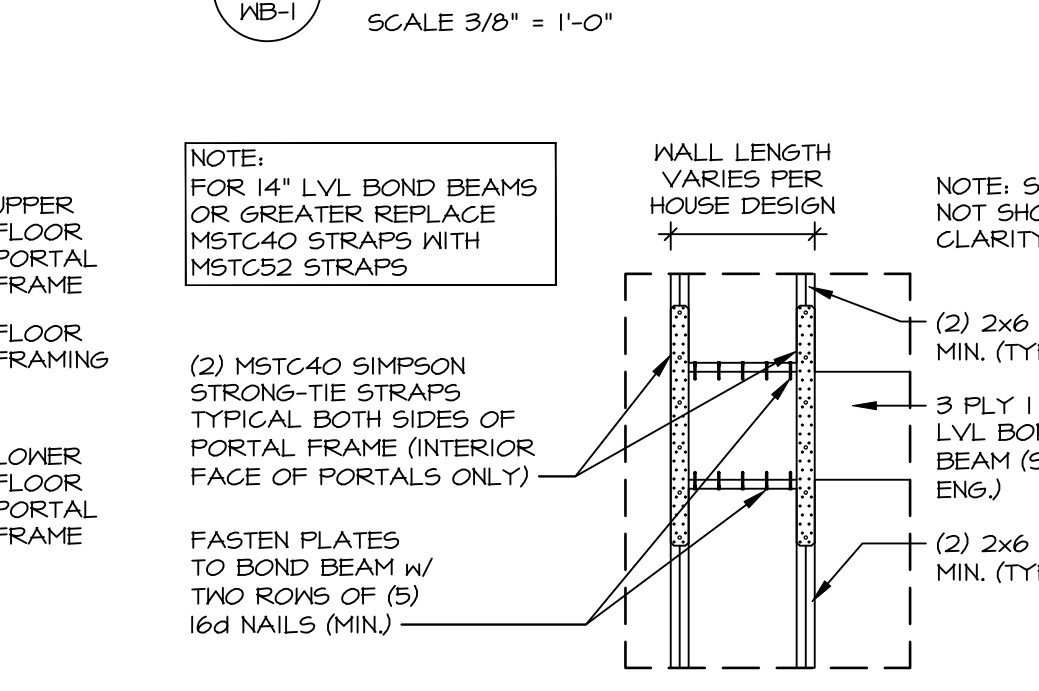
7 HOLD-DOWN DETAIL: FRAMED FLOOR
SCALE 3/8" = 1'-0"



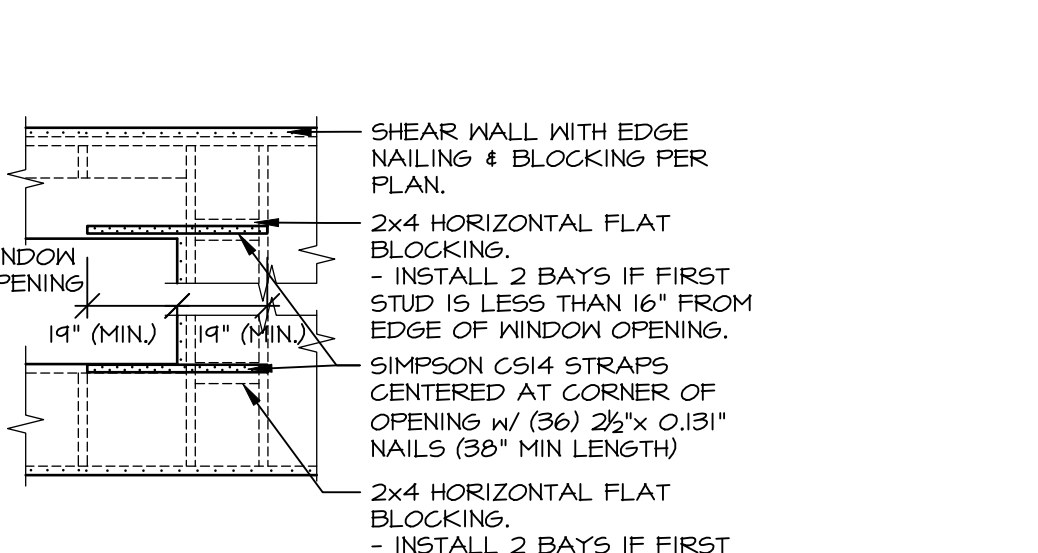
8 BRACED WALL PANEL TO STEEL BEAM CONNECTION
SCALE 3/8" = 1'-0"



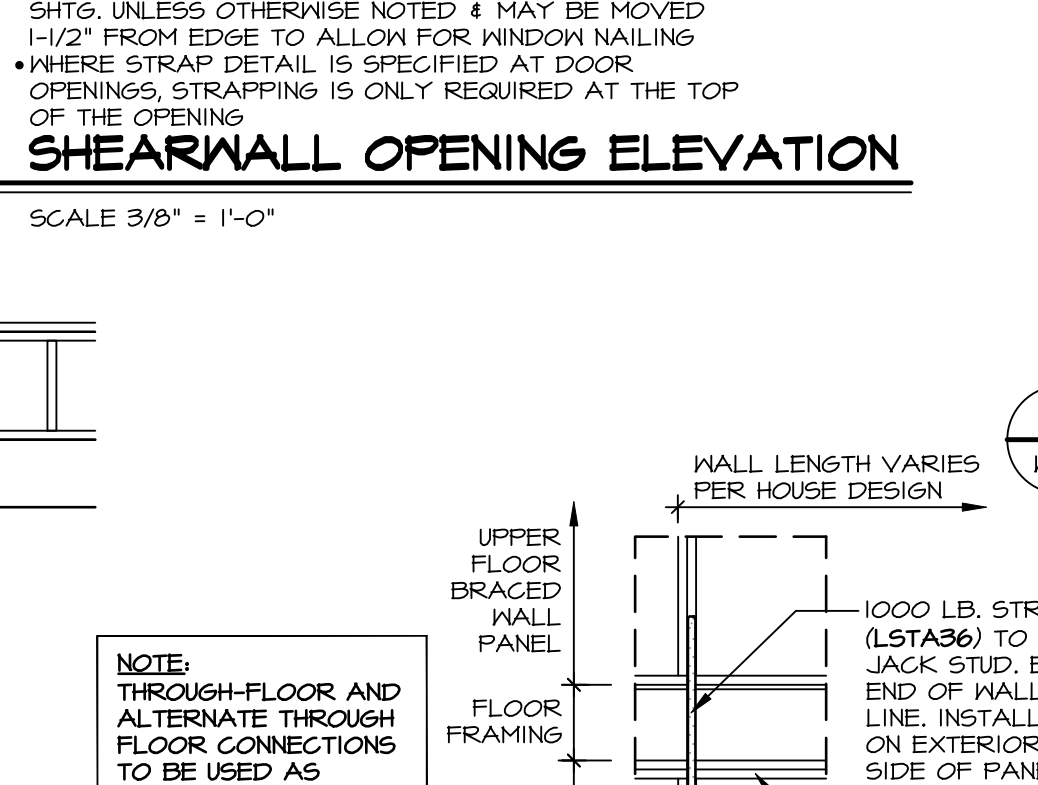
9 CONNECTING PORTALS BETWEEN FLOORS
SCALE 3/8" = 1'-0"



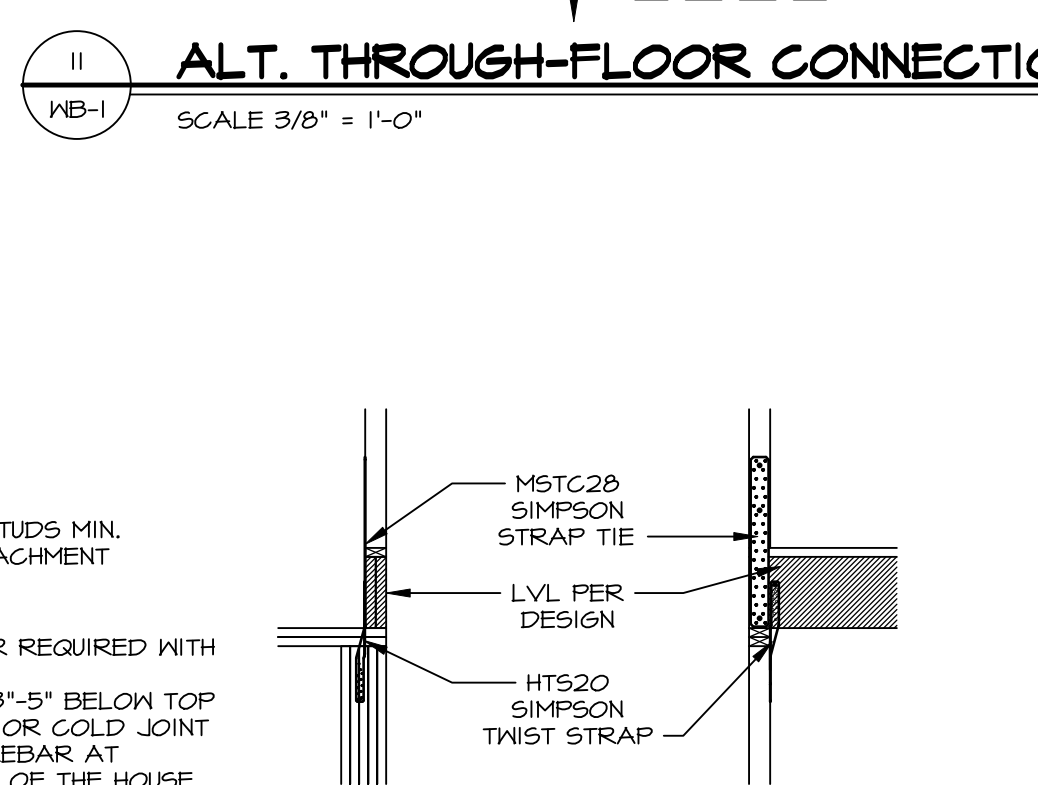
10 STACKED PORTAL: MIDDLE CONNECTION
SCALE 3/8" = 1'-0"



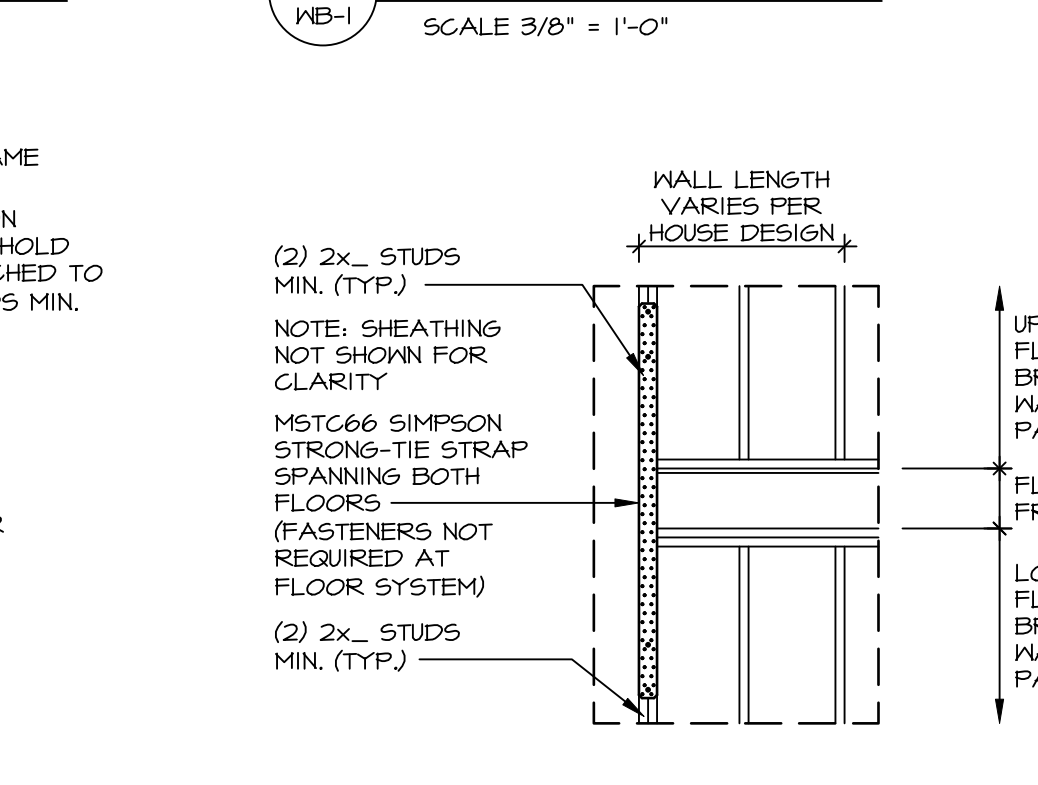
11 ALT. THROUGH-FLOOR CONNECTION
SCALE 3/8" = 1'-0"



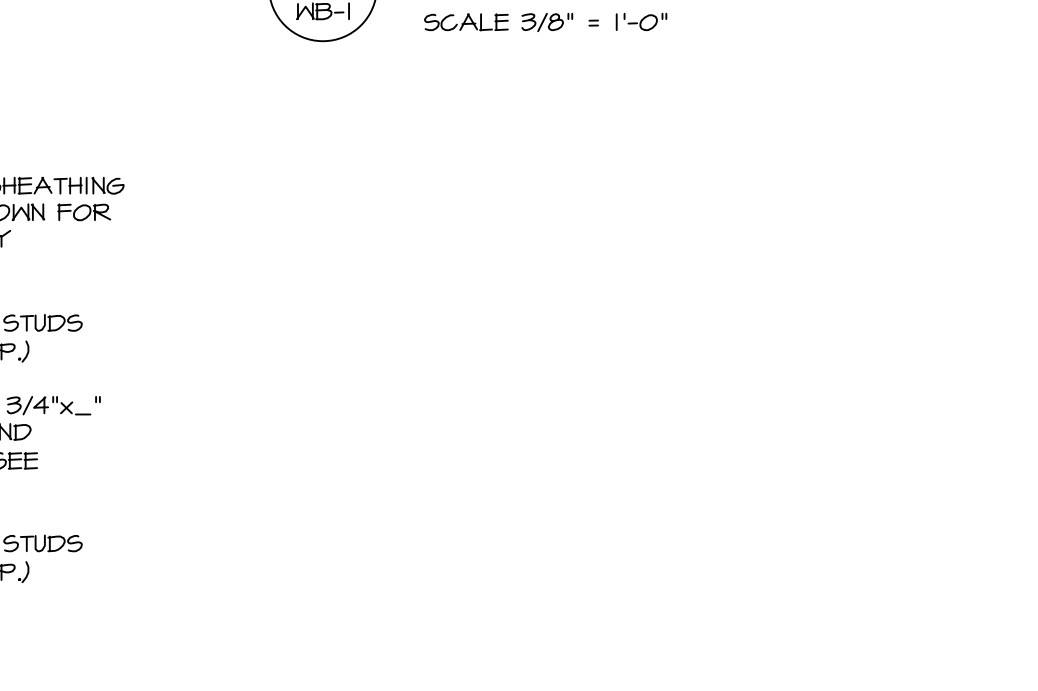
12 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



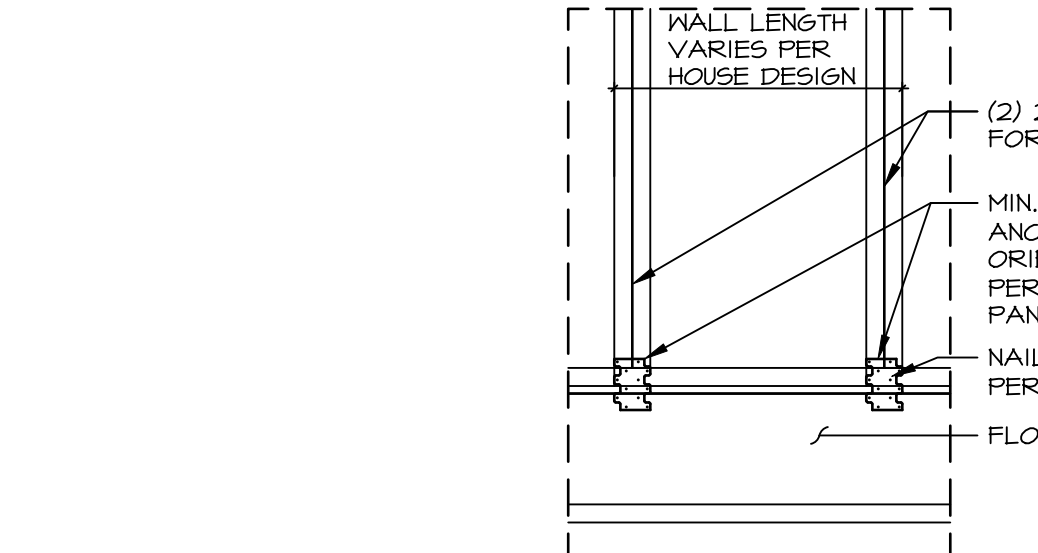
13 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



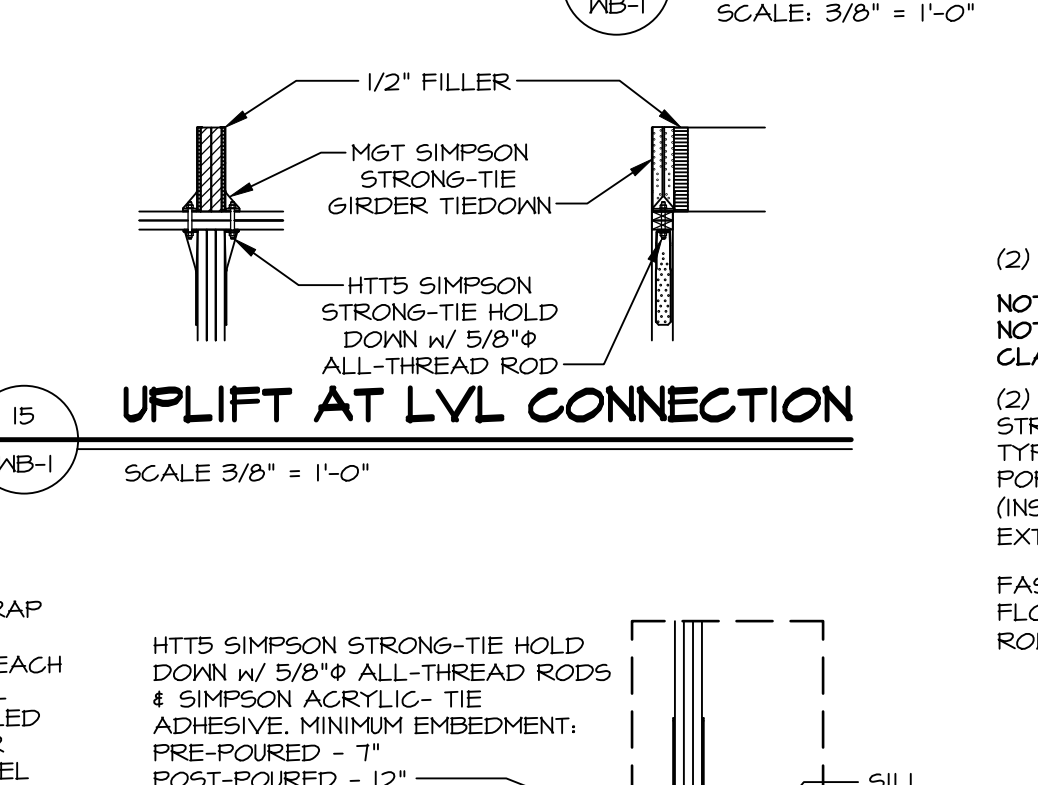
14 UPLIFT AT LVL CONNECTION
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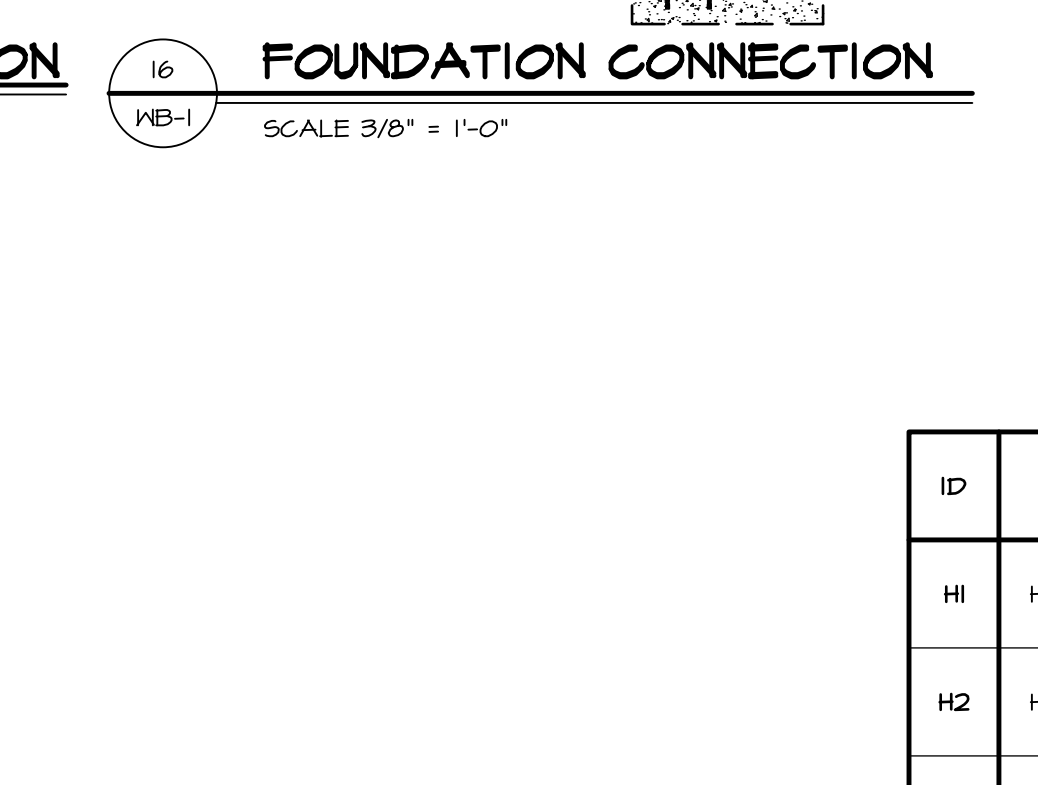
15 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



16 FOUNDATION CONNECTION
SCALE 3/8" = 1'-0"



17 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



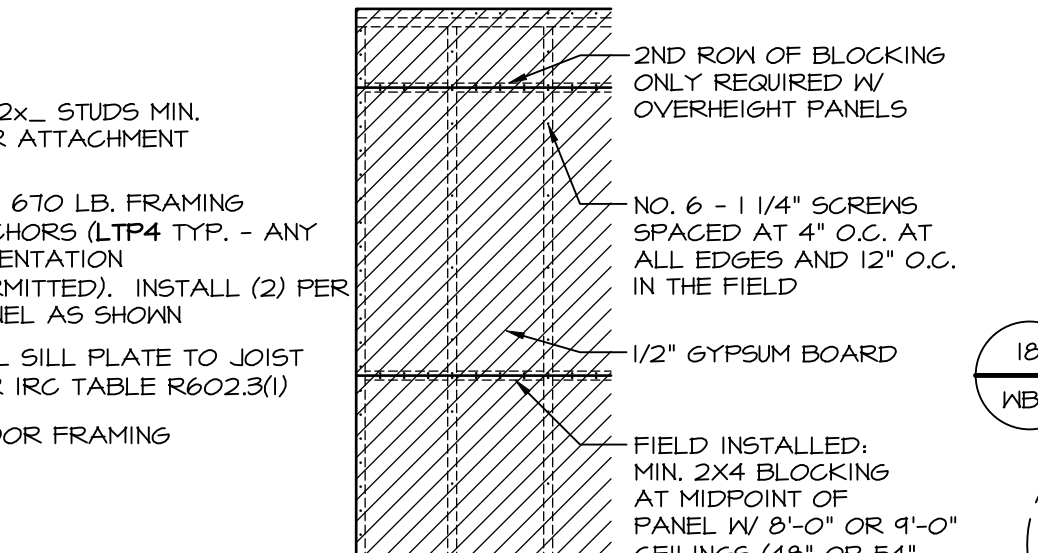
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SCALE 3/8" = 1'-0"



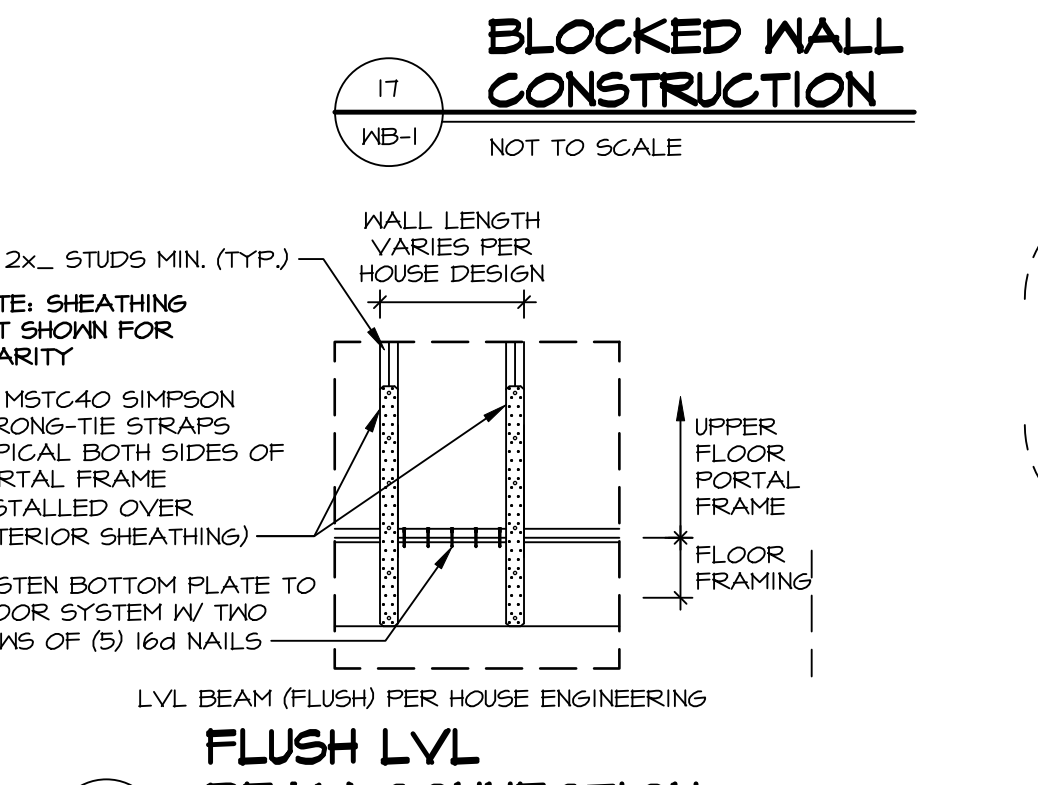
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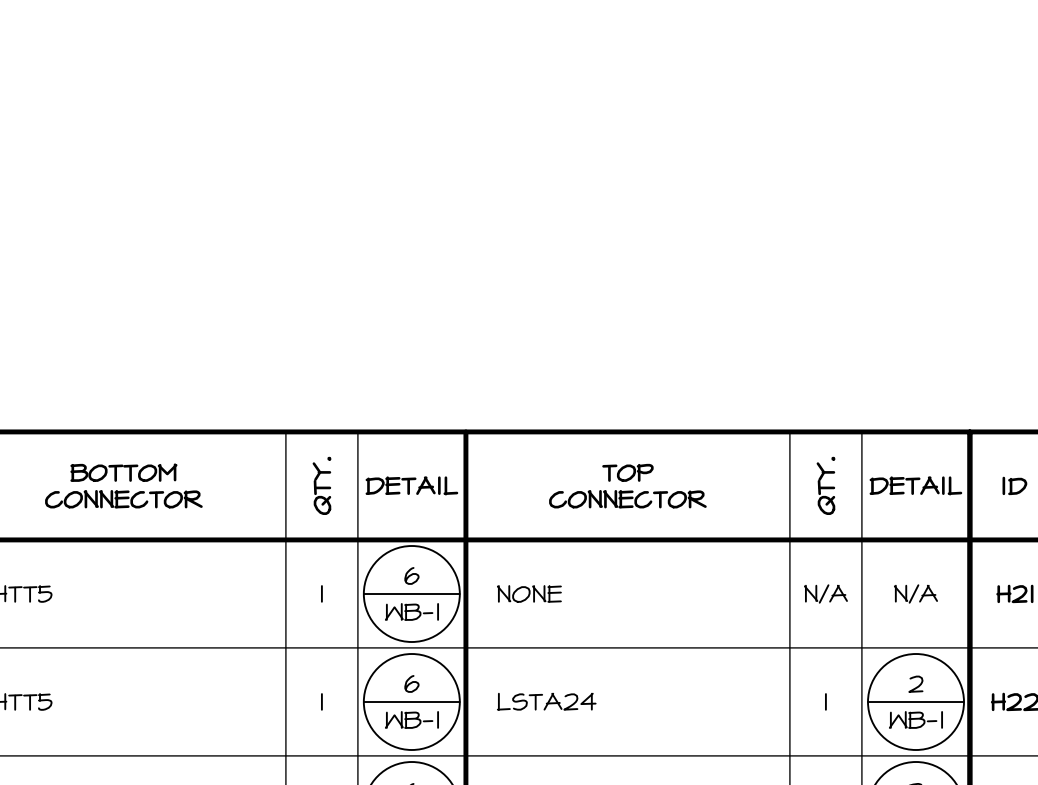
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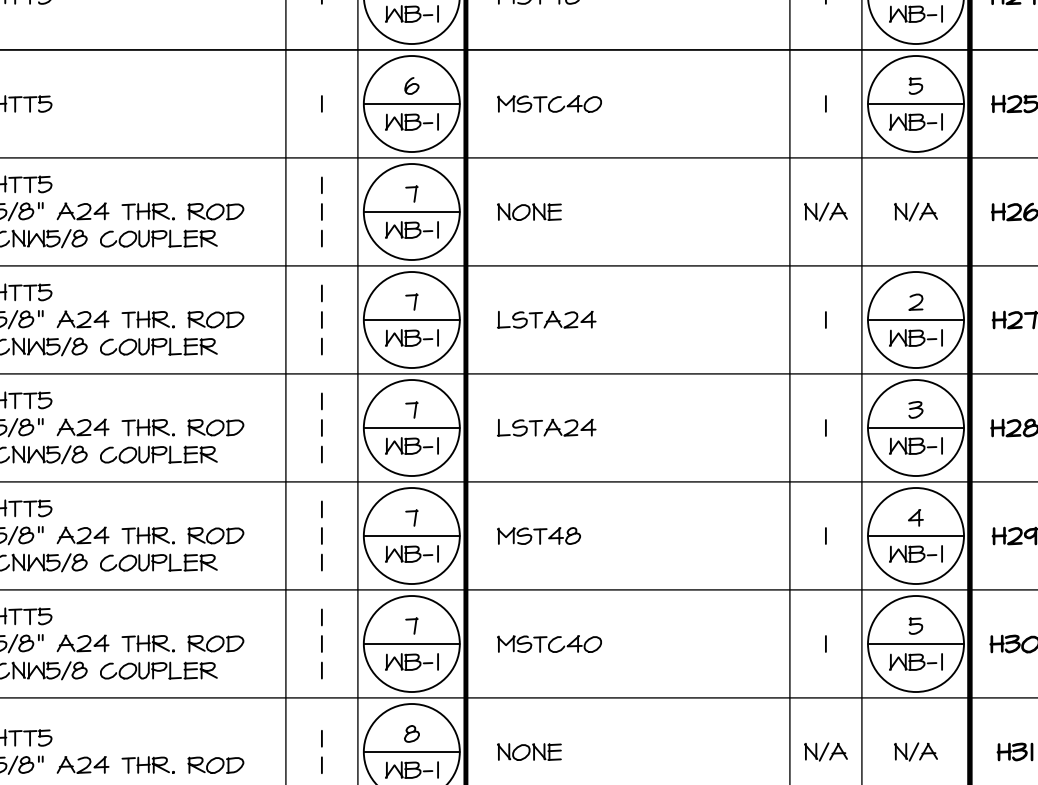
21 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



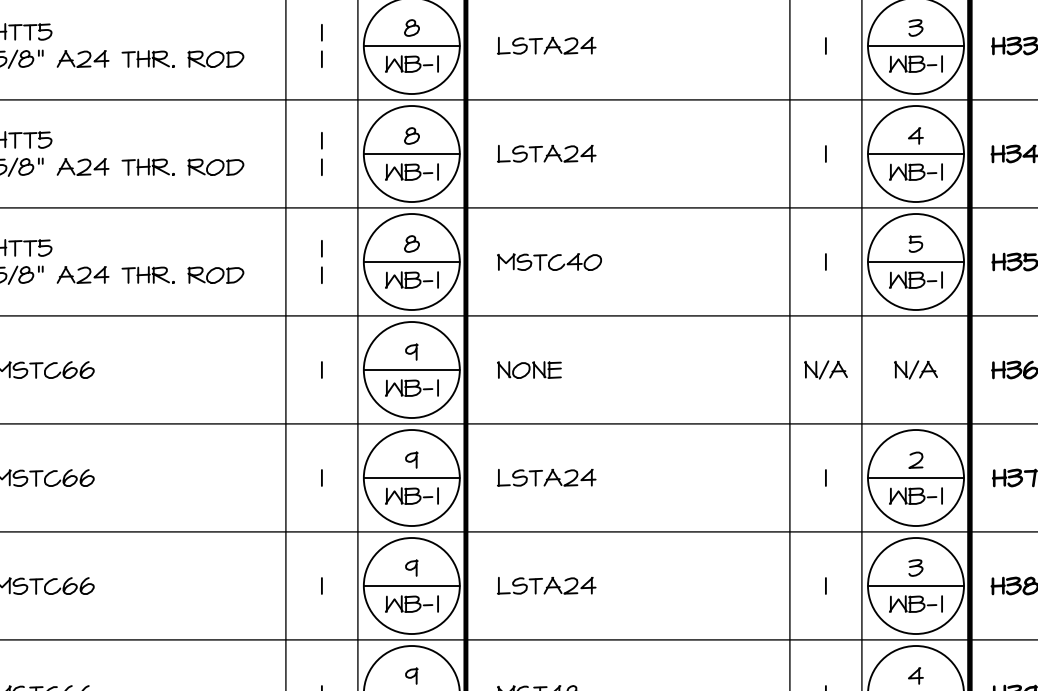
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SCALE 3/8" = 1'-0"



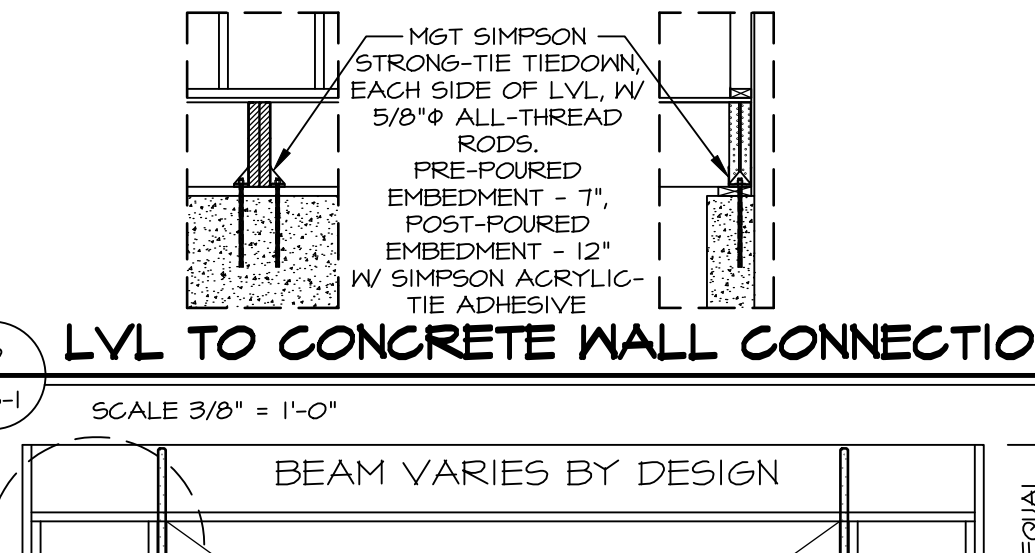
23 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



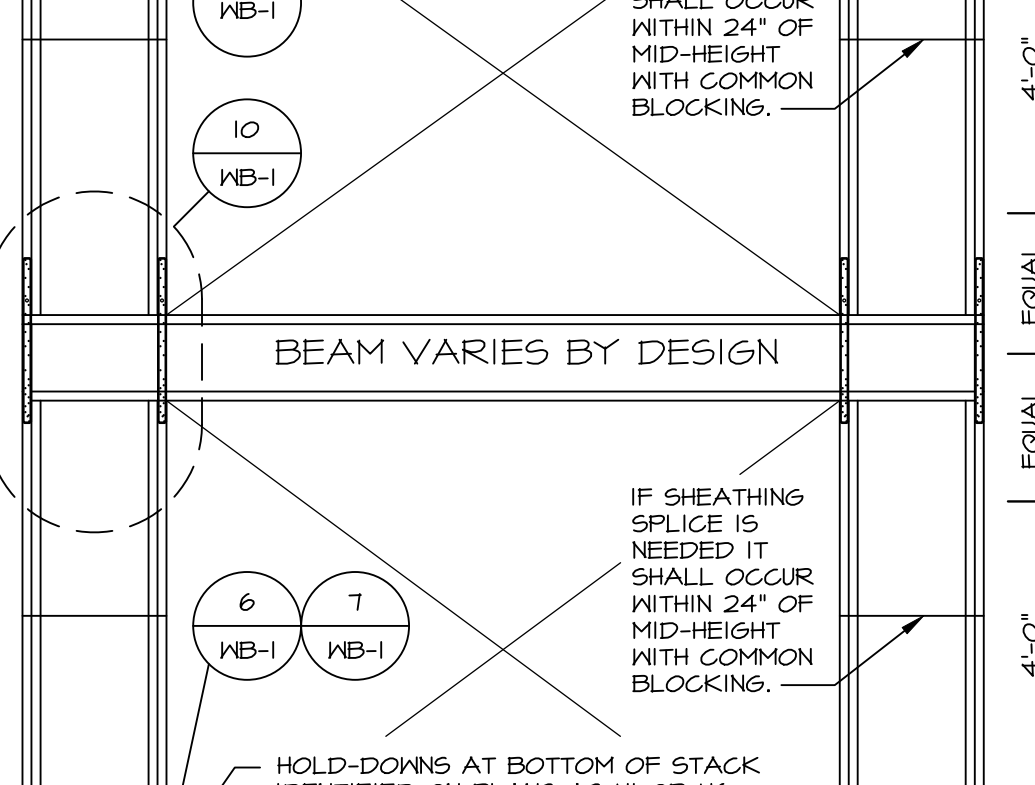
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SCALE 3/8" = 1'-0"



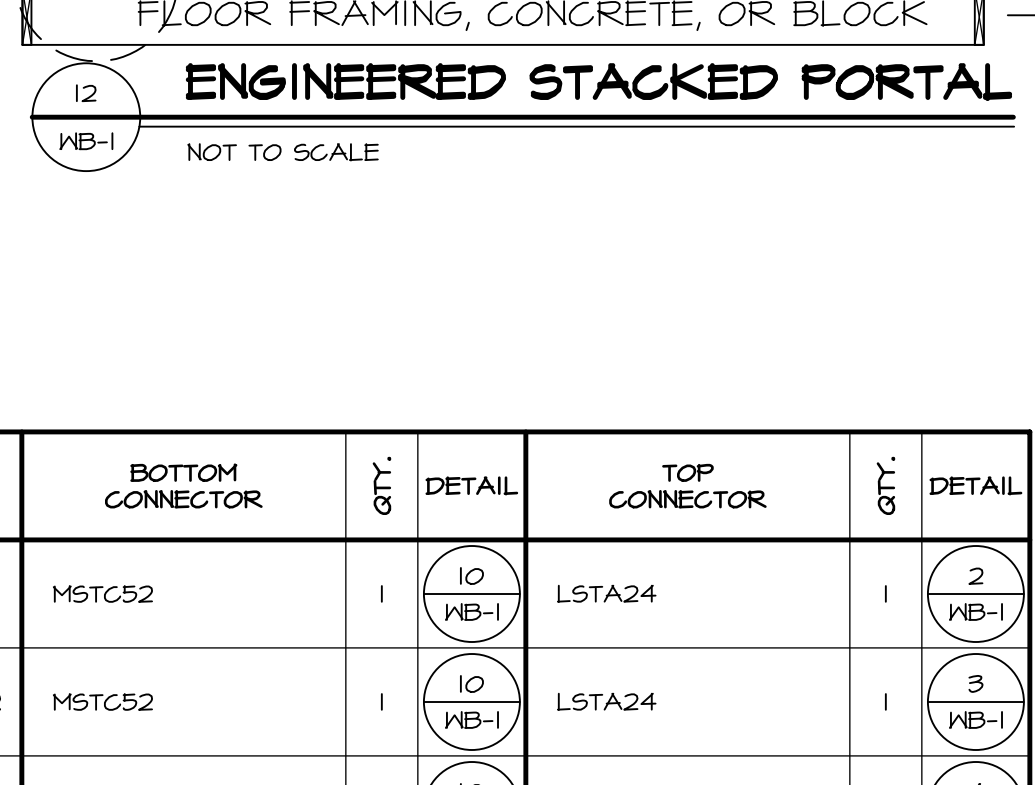
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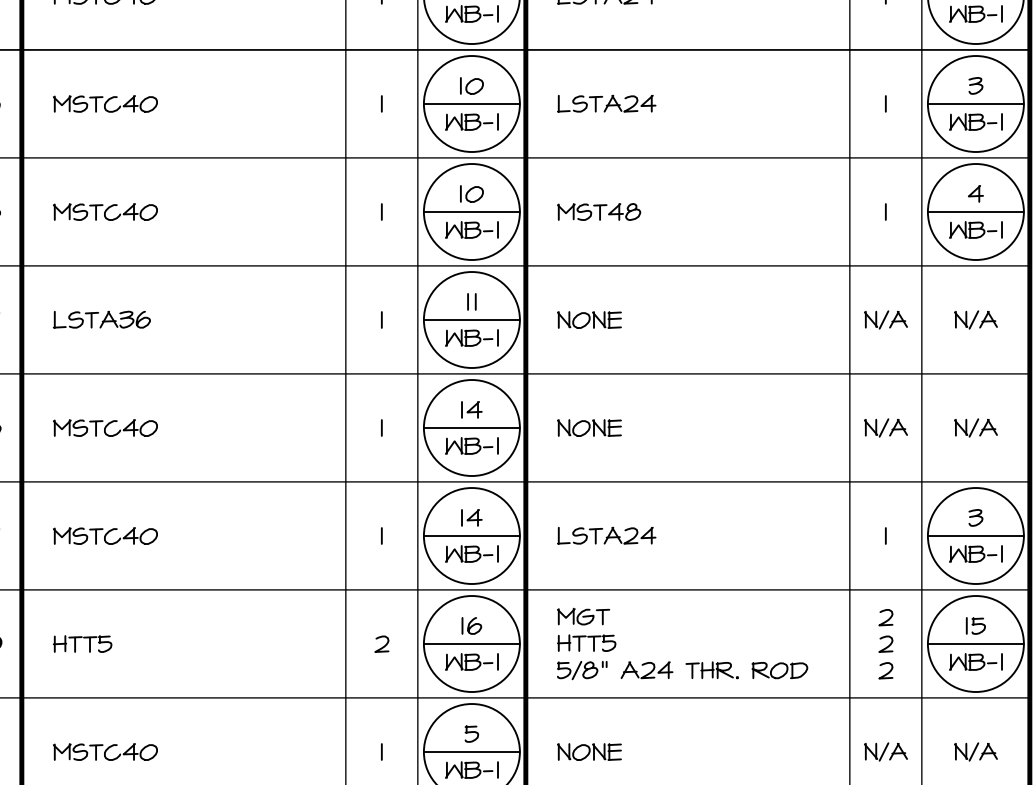
26 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



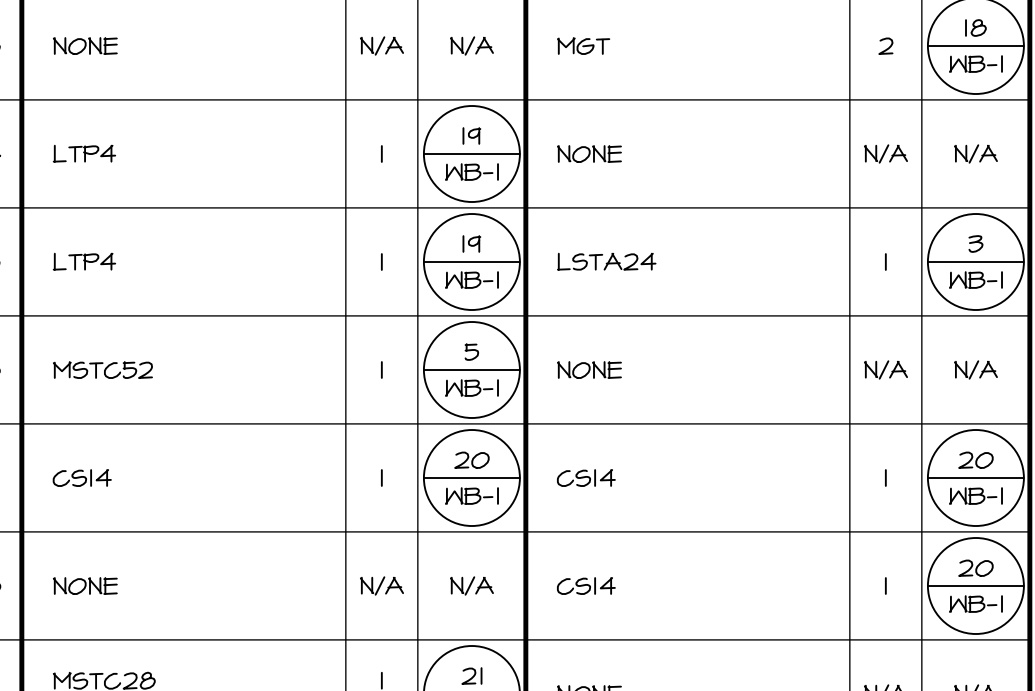
27 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



28 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



29 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



30 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"

ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL	ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL
H1	HTT5	1	6 WB-1	NONE	N/A	N/A	H21	MSTC52	1	10 WB-1	LSTA24	1	2 WB-1
H2	HTT5	1	6 WB-1	LSTA24	1	2 WB-1	H22	MSTC52	1	10 WB-1	LSTA24	1	3 WB-1
H3	HTT5	1	6 WB-1	LSTA24	1	3 WB-1	H23	MSTC52	1	10 WB-1	MST48	1	4 WB-1
H4	HTT5	1	6 WB-1	MST48	1	4 WB-1	H24	MSTC40	1	10 WB-1	LSTA24	1	2 WB-1
H5	HTT5	1	6 WB-1	MSTC40	1	5 WB-1	H25	MSTC40	1	10 WB-1	LSTA24	1	3 WB-1
H6	HTT5	1	7 WB-1	NONE	N/A	N/A	H26	MSTC40	1	10 WB-1	MST48	1	4 WB-1
H7	HTT5	1	7 WB-1	LSTA24	1	2 WB-1	H27	LSTA36	1	11 WB-1	NONE	N/A	N/A
H8	HTT5	1	7 WB-1	LSTA24	1	3 WB-1	H28	MSTC40	1	14 WB-1	NONE	N/A	N/A
H9	HTT5	1	7 WB-1	MST48	1	4 WB-1	H29	MSTC40	1	14 WB-1	LSTA24	1	3 WB-1
H10	HTT5	1	7 WB-1	MSTC40	1	5 WB-1	H30	HTT5	2	16 WB-1	M&T HTT5 5/8" A24 THR. ROD	15 WB-1	
H11	HTT5	1	8 WB-1	NONE	N/A	N/A	H31	MSTC40	1	5 WB-1	NONE	N/A	N/A
H12	HTT5	1	8 WB-1	LSTA24	1	2 WB-1	H32	MSTC40	1	5 WB-1	LSTA24	1	3 WB-1
H13	HTT5	1	8 WB-1	LSTA24	1	3 WB-1	H33	NONE	N/A	N/A	M&T	2	18 WB-1
H14	HTT5	1	8 WB-1	LSTA24	1	4 WB-1	H34	LTP4	1	19 WB-1	NONE	N/A	N/A
H15	HTT5	1	8 WB-1	MSTC40	1	5 WB-1	H35	LTP4	1	19 WB-1	LSTA24	1	3 WB-1
H16	MSTC66	1	9 WB-1	NONE	N/A	N/A	H36	MSTC52	1	5 WB-1	NONE	N/A	N/A
H17	MSTC66	1	9 WB-1	LSTA24	1	2 WB-1	H37	CS14	1	20 WB-1	CS14	1	20 WB-1
H18	MSTC66	1	9 WB-1	LSTA24	1	3 WB-1	H38	NONE	N/A	N/A	CS14	1	20 WB-1
H19	MSTC66	1	9 WB-1	MST48	1	4 WB-1	H39	MSTC28 HTS20	1	21 WB-1	NONE	N/A	N/A
H20	MSTC52	1	10 WB-1	NONE	N/A	N/A	H40	MSTC66	1	22 WB-1	NONE	N/A	N/A

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

REVISIONS

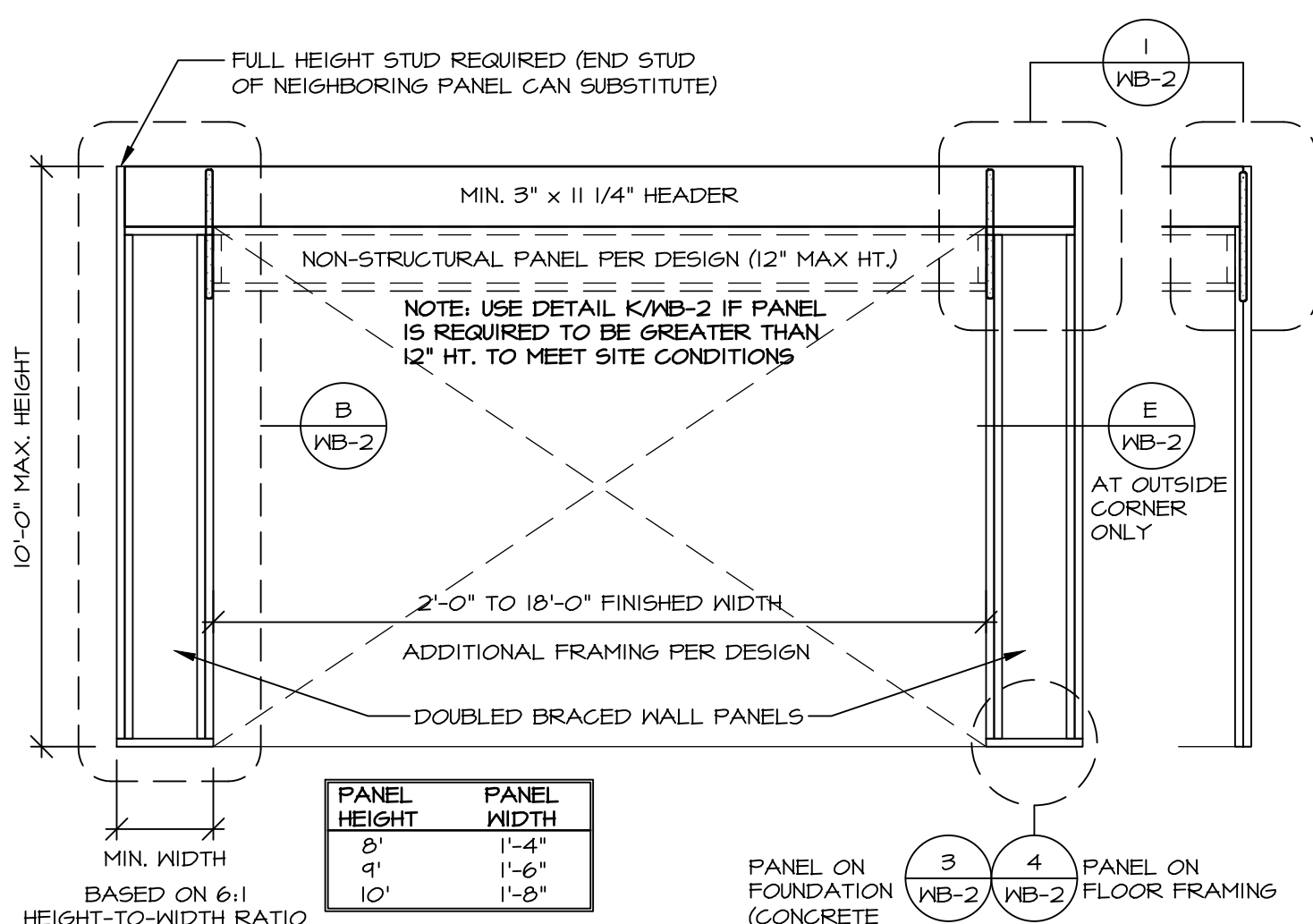
REV. NO.	DATE	DESCRIPTION
1	2/16/22	NS - REVISED DETAIL 5WB-1 - ADDED 15B
2	2/16/22	ADM - (GC #1403) REVISED DETAILS UTILIZING SHD14 TO INCLUDE REBAR
3	5/14/23	CEL - ADDED DETAIL 20, 15T, 15B
4	5/14/23	IDL - ADDED DETAIL 21, 15H
5	5/14/23	DLR - REVISED CONNECTOR CHART, REMOVED PART NUMBERS
6	5/14/23	DLR - ADDED DETAIL 22, 14H
7	5/14/23	DLR - ADDED INTERIOR NOTE TO MSTC66 STRAPS DETAIL #8 (ARC-11959)
8	5/14/23	DLR - ADDED INTERIOR NOTE TO MSTC66 STRAPS DETAIL #8 (ARC-11959)
9	5/14/23	CEL - REVISED DETAIL 12WB-1 TO REFERENCE 3WB-1

10/16/2021

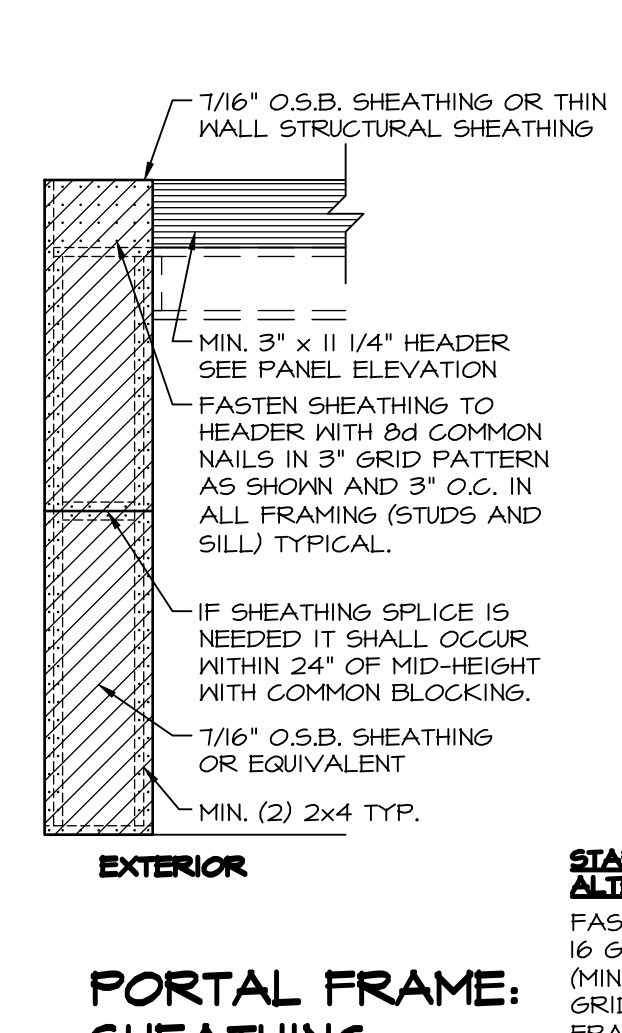
PROFESSIONAL ENGINEER
SBRAL 44982
NVR, Inc. Suite 100
5285 Westview Drive, Frederick, MD 21703

SET NO. MODEL WALL BRACING DETAILS
DRAWING TITLE ENGINEERED WALL BRACING DESIGN
DATE: 2/16/12
OPTION

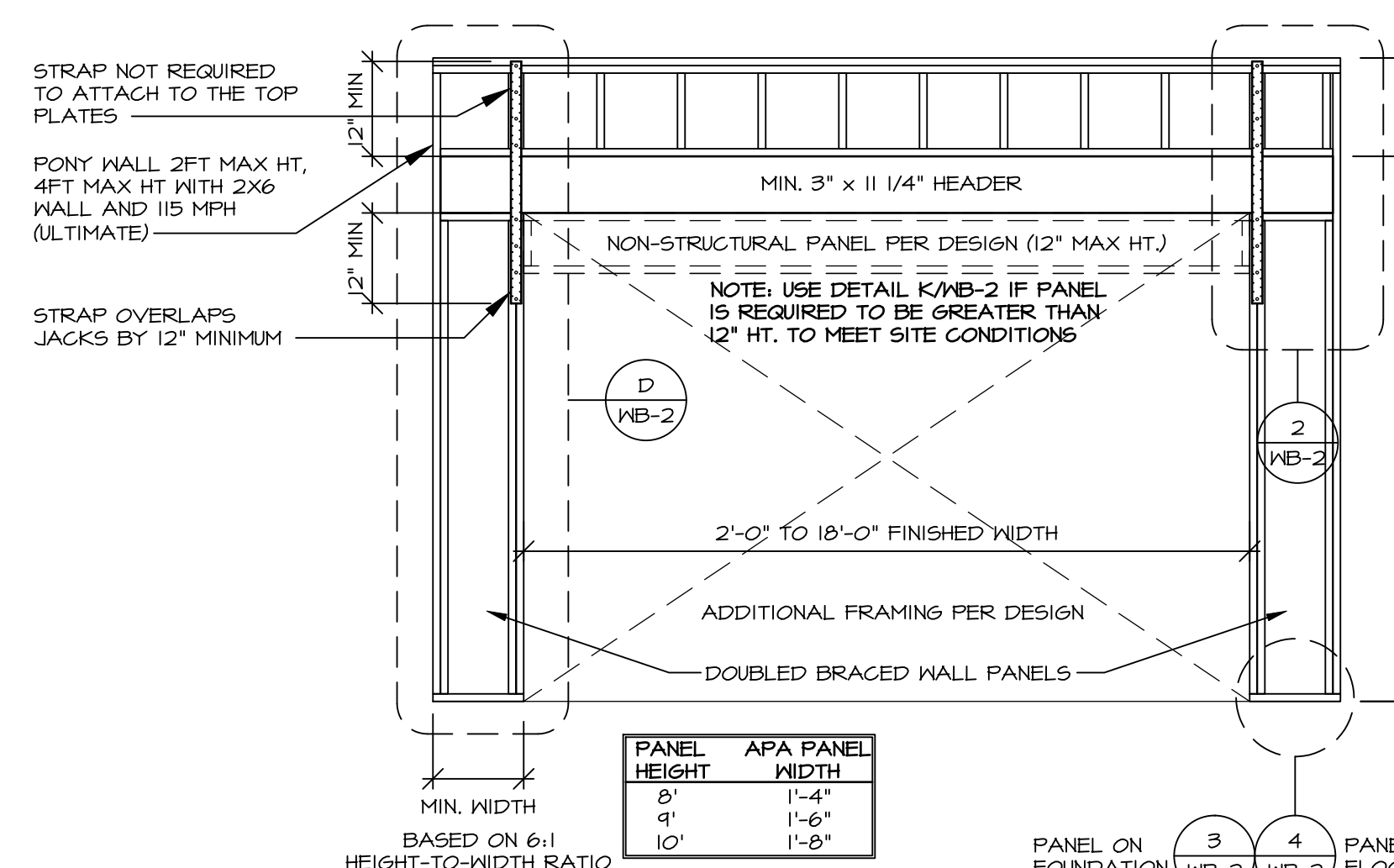
PROJECTS\DETAILS\NVR_Wall_Bracing\WB1_Braced_Wall_Eng.dwg 07/03/24 - 1:13 pm



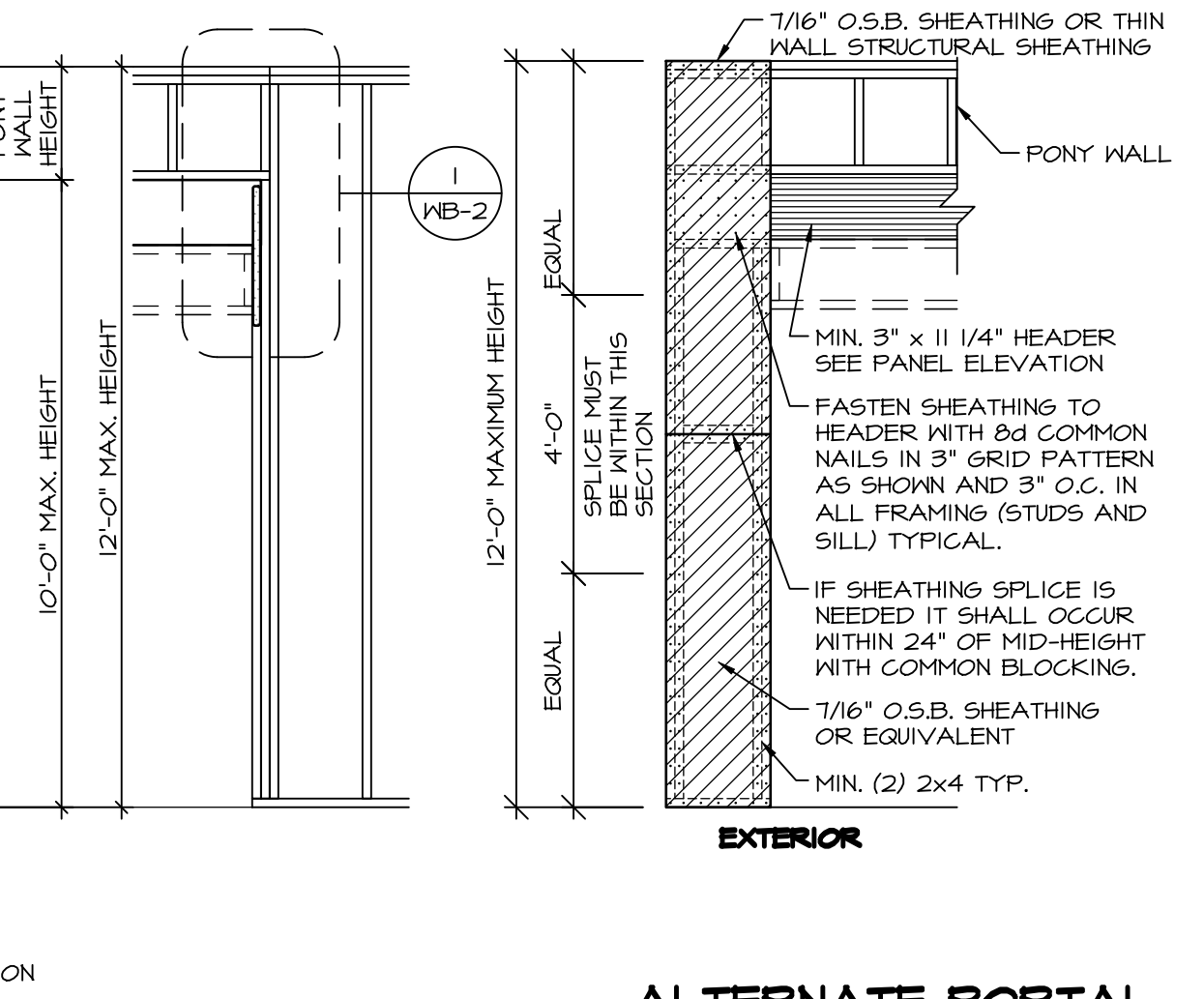
A CONTINUOUSLY SHEATHED PORTAL FRAME
 SCALE: 3/8" = 1'-0"



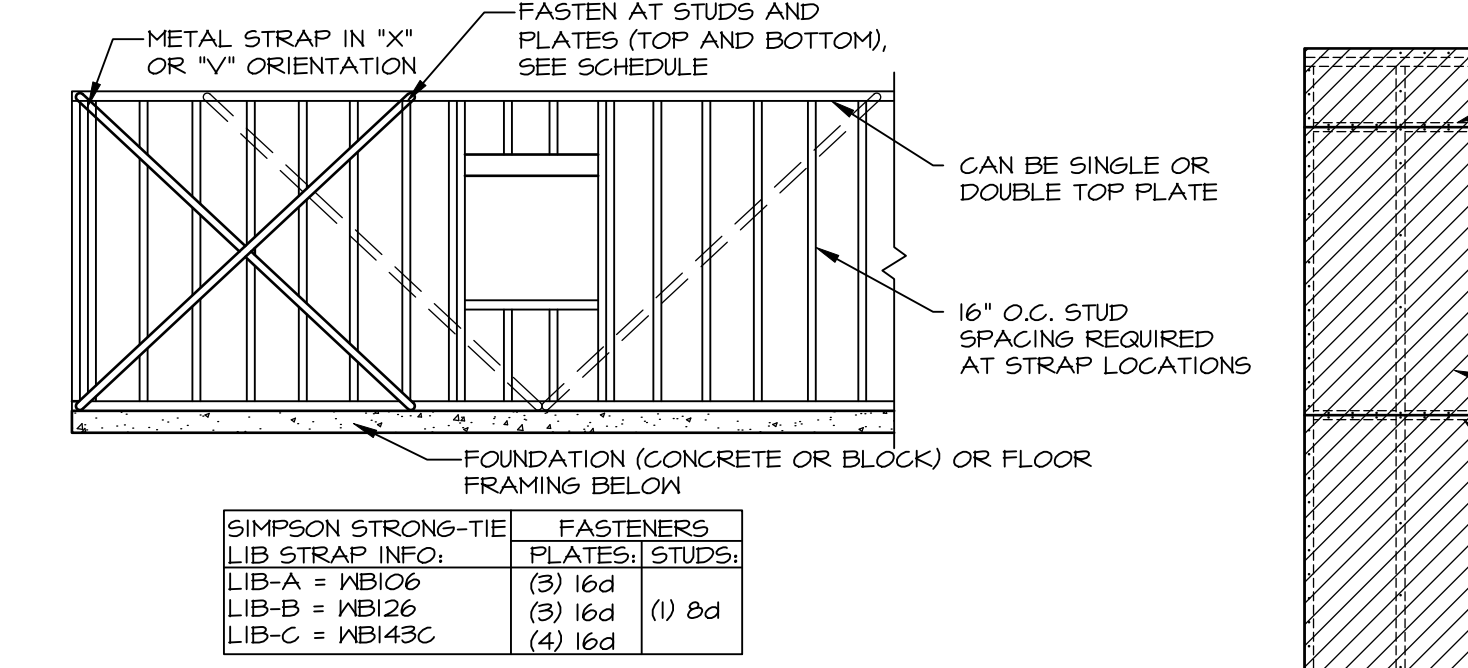
B PORTAL FRAME: SHEATHING APPLICATION DETAIL
 SCALE: 3/8" = 1'-0"



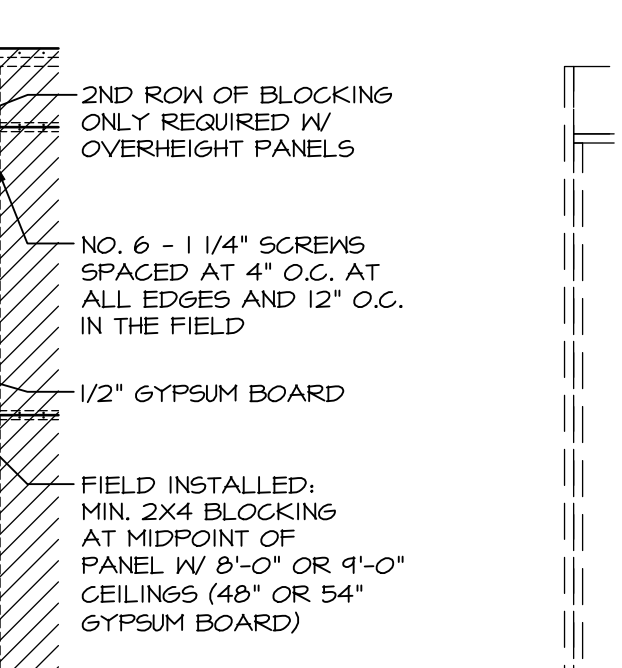
C ALTERNATE PORTAL FRAME
 SCALE: 3/8" = 1'-0"



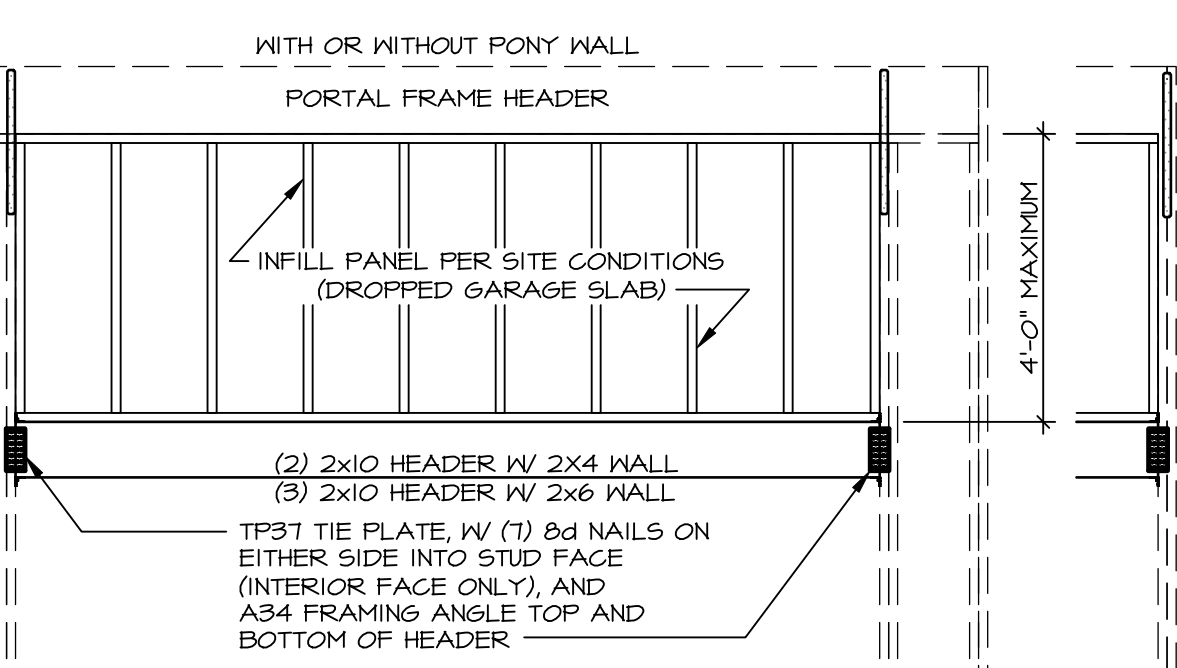
D ALTERNATE PORTAL FRAME: SHEATHING APPLICATION DETAIL
 SCALE: 3/8" = 1'-0"



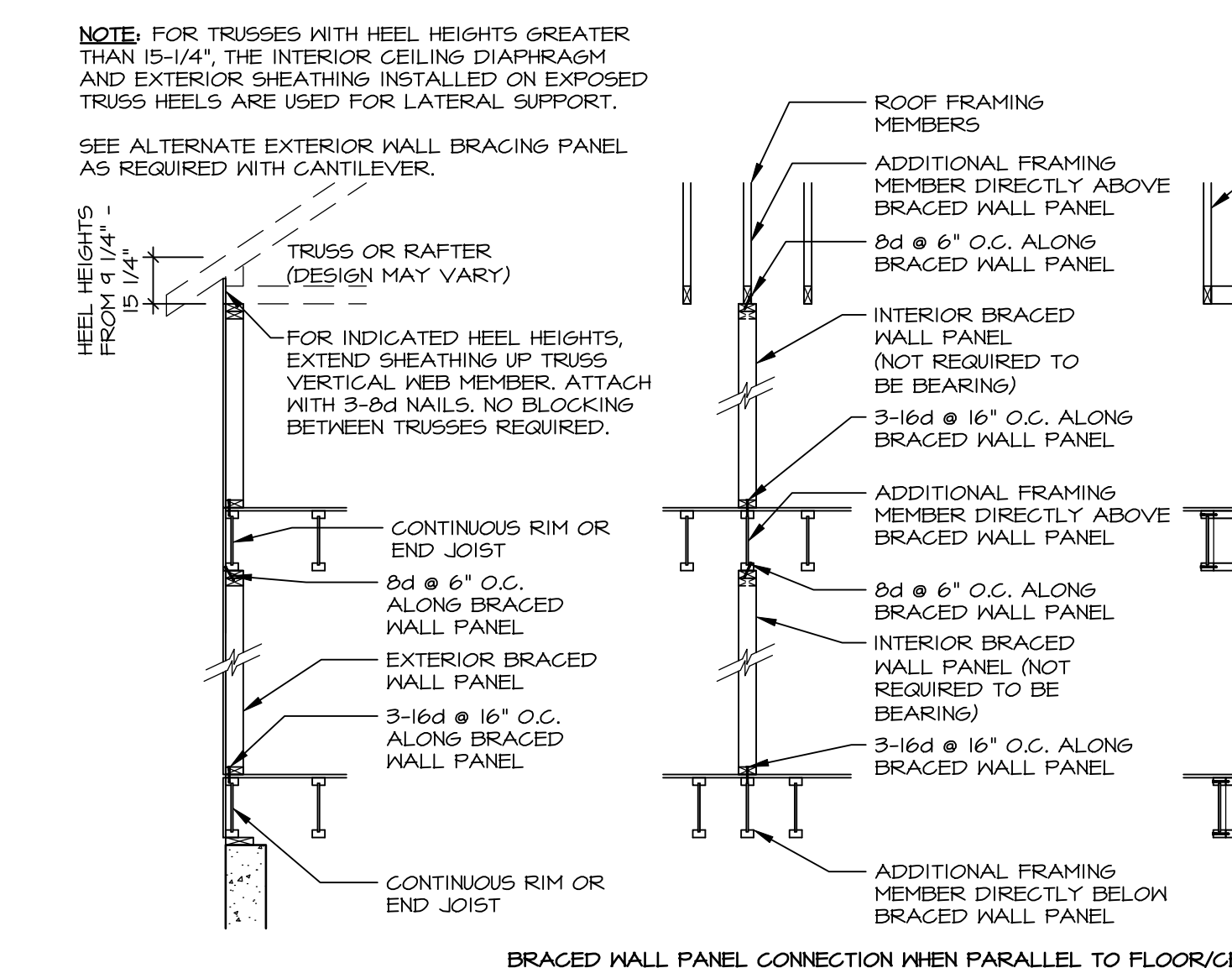
E LET-IN BRACING
 NOT TO SCALE



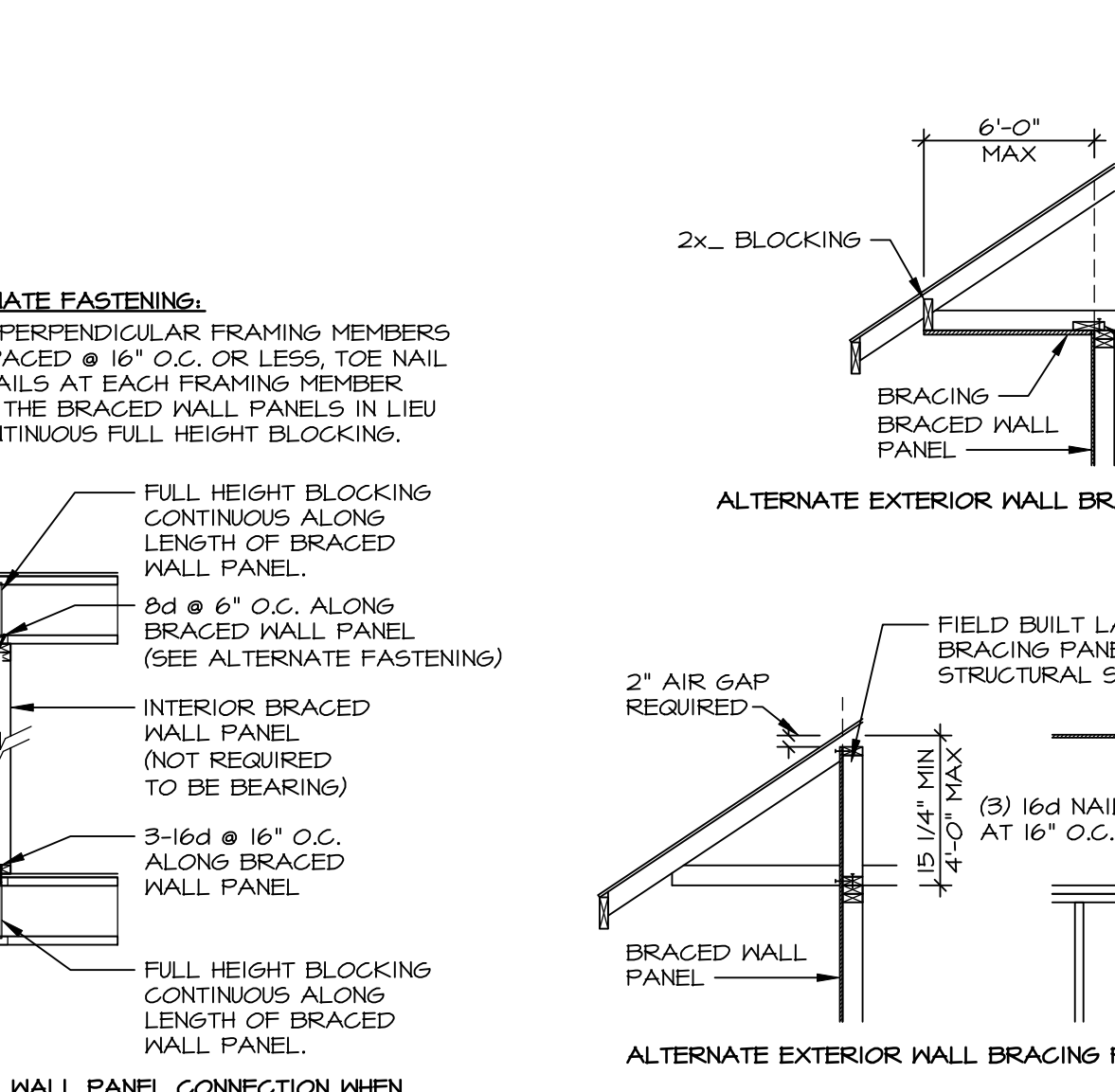
F BLOCKED WALL CONSTRUCTION
 NOT TO SCALE



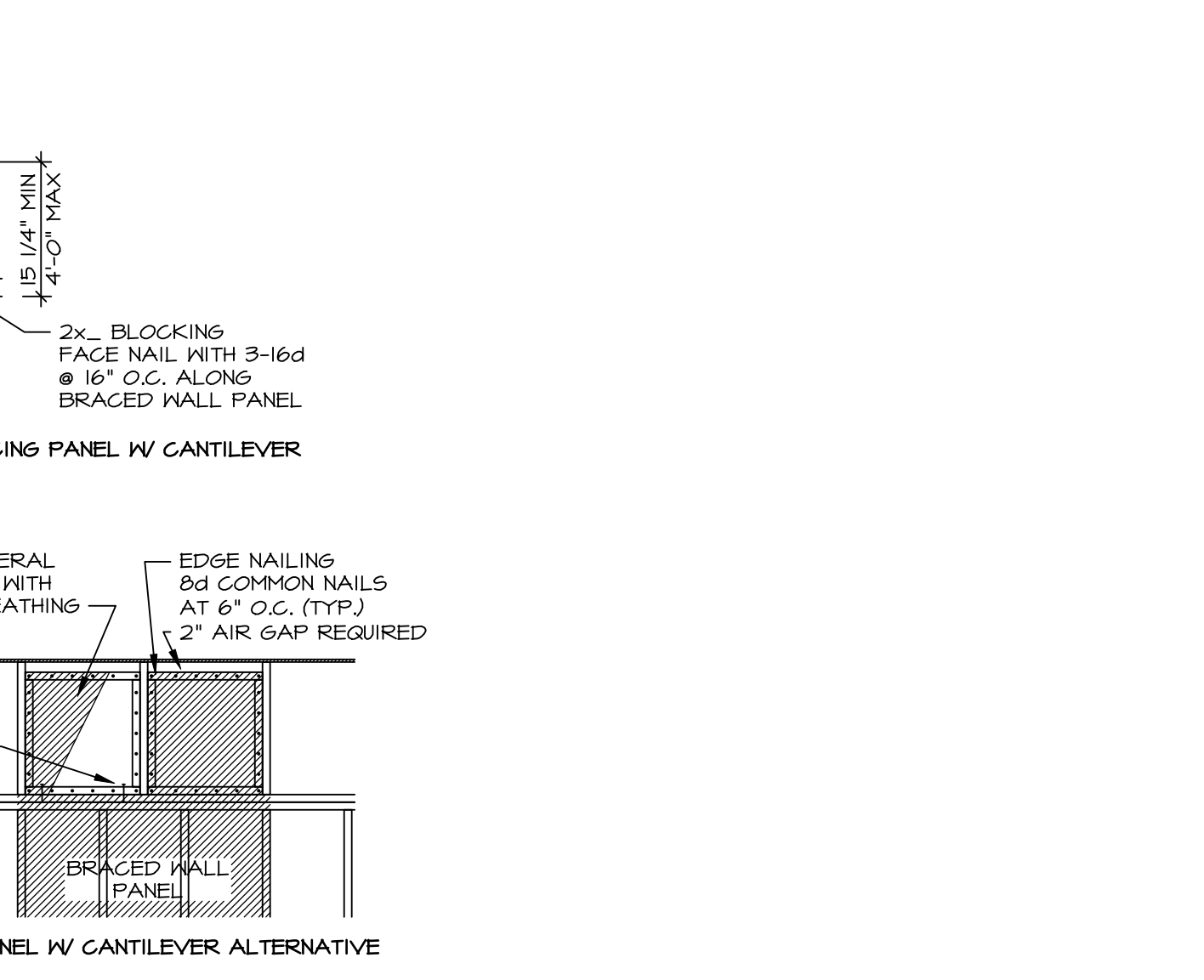
G INFILL PANEL DETAIL
 NOT TO SCALE



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



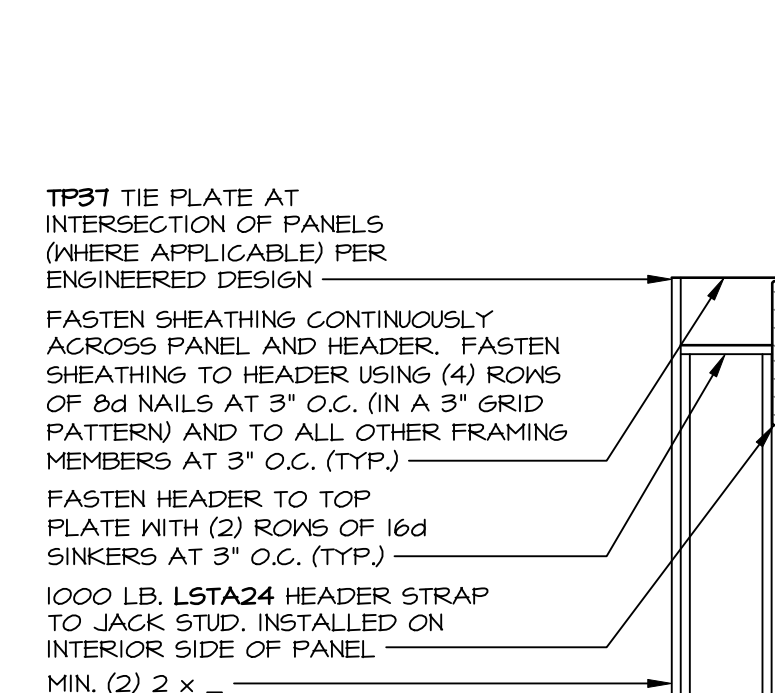
I ALTERNATE FASTENING
 NOT TO SCALE



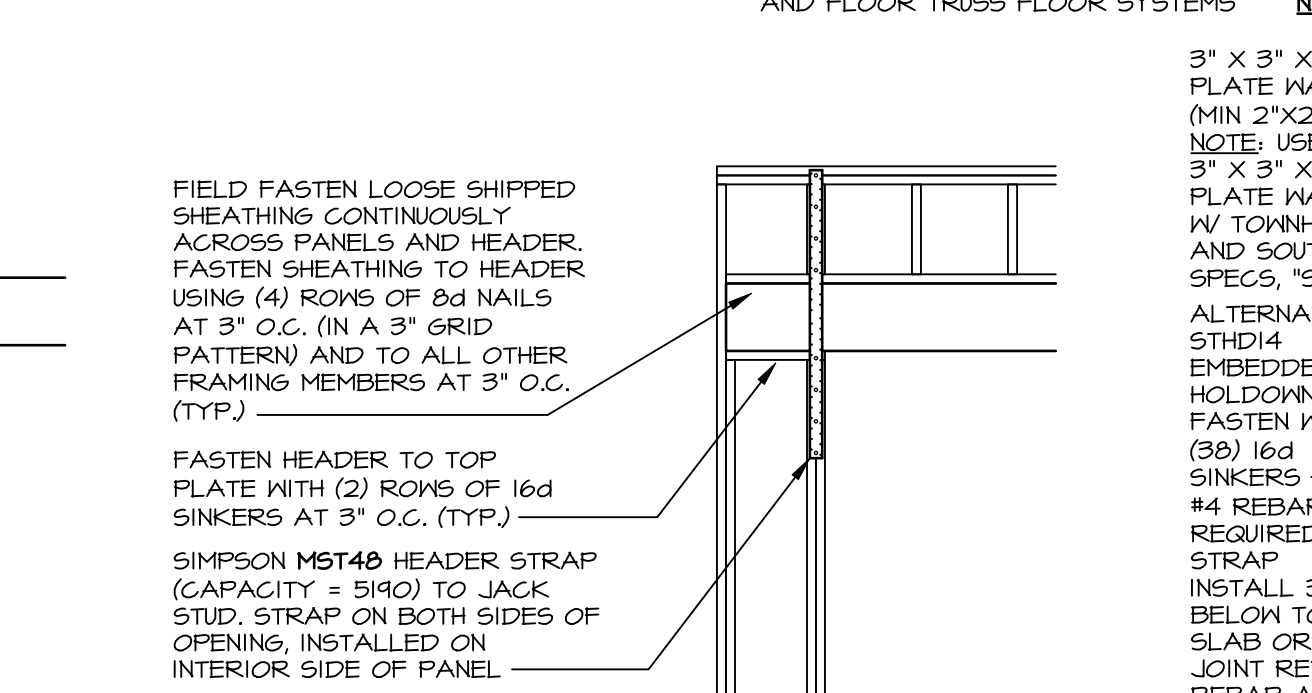
J ALTERNATE EXTERIOR WALL BRACING PANEL W/ CANTILEVER
 NOT TO SCALE

ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL
P1	3"x3"x1/4" PLATE WASHER	1	3 (WB-2)	NONE	N/A	N/A
P2	1/2" THREADED ROD	1	3 (WB-2)	LSTA24	1	1 (WB-2)
P3	3"x3"x1/4" PLATE WASHER	1	3 (WB-2)	MST48	1	2 (WB-2)
P4	LTP4	1	4 (WB-2)	NONE	N/A	N/A
P5	LTP4	1	4 (WB-2)	LSTA24	1	1 (WB-2)
P6	LTP4	1	4 (WB-2)	MST48	1	2 (WB-2)
P7	LSTA15	1	5 (WB-2)	NONE	N/A	N/A
P8	HTT 5/8" A24 THR. ROD	1	6 (WB-2)	NONE	N/A	N/A
P9	NONE	N/A	N/A	LSTA24	1	1 (WB-2)
P10	NONE	N/A	N/A	MST48	1	2 (WB-2)

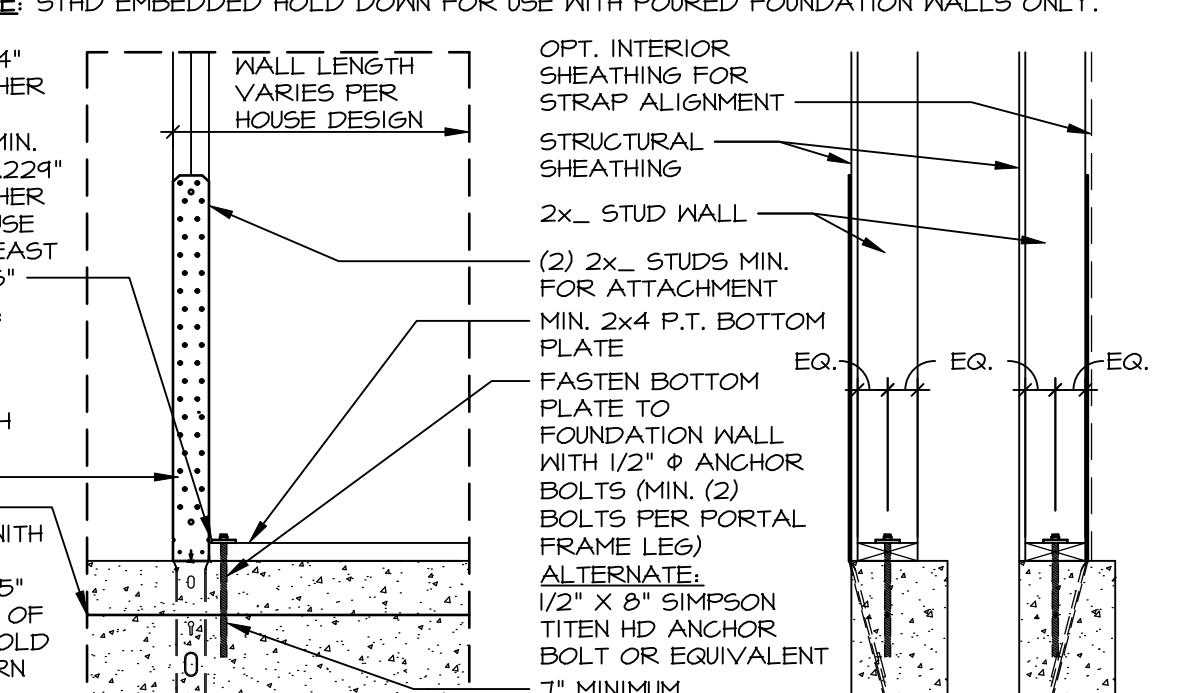
K ALTERNATE EXTERIOR WALL BRACING PANEL W/ GANTILEVER ALTERNATIVE
 NOT TO SCALE



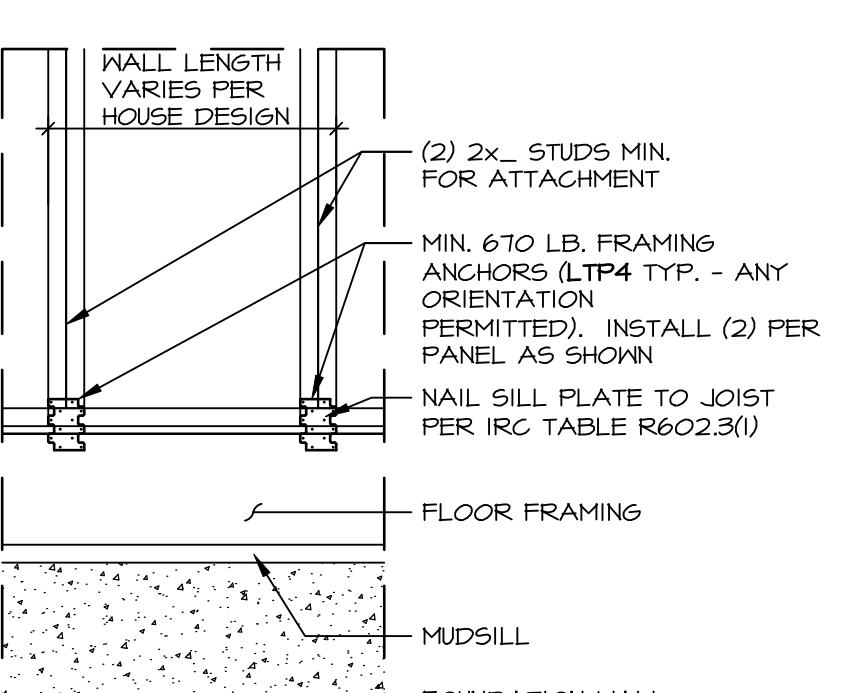
L CONTINUOUSLY SHEATHED PORTAL: TYP. HEADER / PANEL CONNECTION
 SCALE: 3/8" = 1'-0"



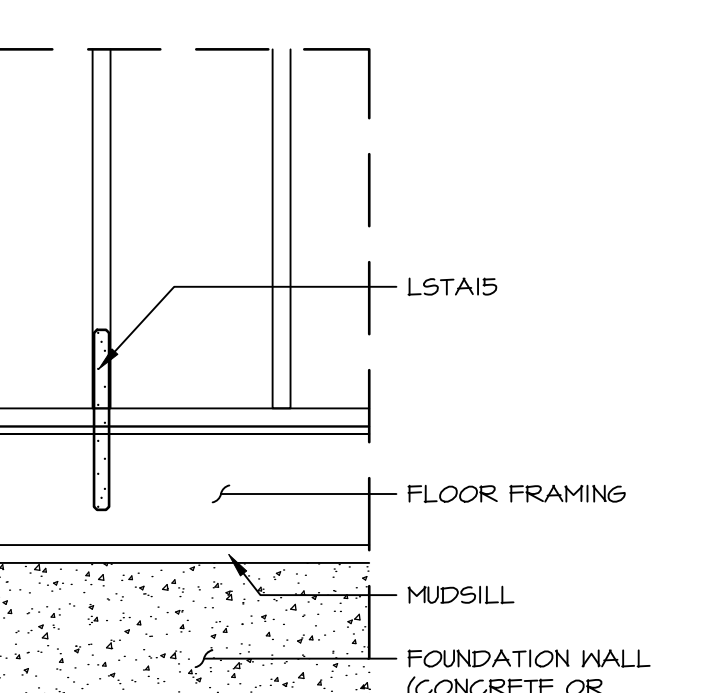
M ALTERNATE PORTAL FRAME: HEADER / PANEL CONNECTION
 SCALE: 3/8" = 1'-0"



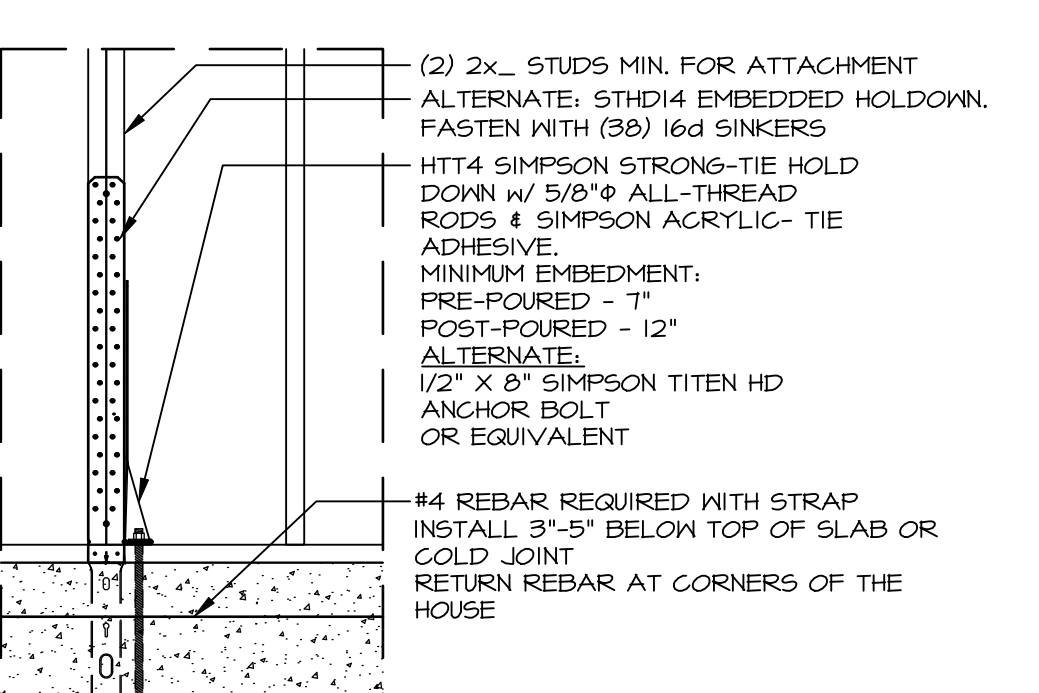
N HOLD-DOWN DETAIL: FOUNDATION
 SCALE: 3/4" = 1'-0"



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



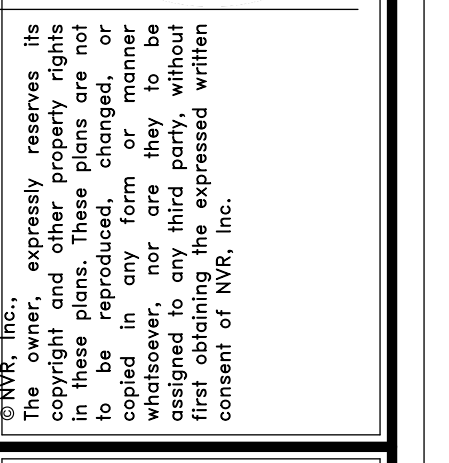
P HOLD-DOWN DETAIL: FRAMED FLOOR
 SCALE: 3/4" = 1'-0"



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

As directed by the North Carolina Board of Architecture and Registered Interior Designers, architectural seals are not required on these plans and specifications.

REV. NO.	DATE	DESCRIPTION
31	1/1/24	AS5 - 0249038 DETAIL B REVISED STABLE SIZE FROM 1/4" TO 1/8"
32	1/23/24	DLR - 02490764 - REMOVED DETAIL E/WB-2 CORNER DETAIL
33	4/23/24	DLR - 02490764 - PLATE WASHERS CHANGED TO 3"x3" WITH 1/2" THREADED ROD
34	10/25/20	CEL - REVISED WB-2 TO INCLUDE FLOOR TRUSSES
35	10/25/20	CEL - ADDED NOTES/DETAILS WHEN TO USE K/WB-2
36	4/17/21	ARS - REV. DET. C PONY WALL NOTES
37	6/19/21	ARS - REVISED WB-2 TO REMOVE USE OF FLAT BLOCKING
38	12/19/22	DLR - 02492561 - ADDED PERIF. WALL BRACING DET. AND ALT. FINISH TO HWB-2
39	4/9/23	DLR - 02492561 - REVISED CONNECTOR CHART, REMOVED PART NUMBERS



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

SET NO. _____
 VERSION _____
 DRAWN BY: ELH
 DATE: 4/8/14
 OPTION _____

MODEL: WALL BRACING DETAILS
DRAWING TITLE: PRESCRIPTIVE WALL BRACING DESIGN
SHEET NO.: WB-2
 OPTION DESCRIPTION _____