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.

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.

Jennifer Gates
09/19/2025

# GRAND BAHAMA

| DIV-COMM-LOT-UNIT | | |
|---|---|---|
| RLH-VK-0020 | | |
| COMM-LOT | | |
| KIPLING VILLAGE - 0020 | | |
| STREET ADDRESS | | APT. NO. |
| 287 SOUTH BREEZE WAY | | ---- |
| CITY | STATE | ZIP |
| FUQUAY VARINA | NC | 27526 |

NVR

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.

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Suite 100
Frederick, MD 21703

Jennifer Sales
09/19/2025

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| | ET-1C | EXTERIOR TRIM DETAILS | | | | | | |
| | ET-1D | EXTERIOR TRIM DETAILS | | | | | | |
| | ET-1G | EXTERIOR TRIM DETAILS | | | | | | |
| | ET-1H | EXTERIOR TRIM DETAILS | | | | | | |
| | ET-3 | EXTERIOR TRIM DETAILS | | | | | | |
| | ET-3B | EXTERIOR TRIM DETAILS | | | | | | |
| | ET-3C | EXTERIOR TRIM DETAILS | | | | | | |
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| | F-1B | FLASHING DETAILS | | | | | | |
| | F-1D | FLASHING DETAILS | | | | | | |
| | F-3 | FLASHING DETAILS STONE | | | | | | |
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| | FA-1B | FIRE ASSEMBLY 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 | FOUNDATION DETAILS | | | | | | |
| | FD-1B | FOUNDATION DETAILS | | | | | | |
| | FD-4 | FOUNDATION DETAILS | | | | | | |
| | IT-1 | INTERIOR TRIM DETAILS | | | | | | |
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| | IT-1C | INTERIOR TRIM DETAILS | | | | | | |
| | IT-2 | INTERIOR TRIM DETAILS | | | | | | |
| | IT-2B | INTERIOR TRIM DETAILS | | | | | | |
| | KT-1 | KITCHEN TRIM DETAILS | | | | | | |
| | KT-1B | KITCHEN TRIM DETAILS | | | | | | |
| | RF-1 | ROOF FRAMING DETAILS | | | | | | |
| | RF-1B | ROOF FRAMING DETAILS | | | | | | |
| | RF-1C | ROOF FRAMING DETAILS | | | | | | |
| | SEP-1 | STANDARD ENERGY PACKAGE DETAILS | | | | | | |
| | SEP-2 | STANDARD ENERGY PACKAGE DETAILS | | | | | | |
| | SEP-3 | STANDARD ENERGY PACKAGE DETAILS | | | | | | |
| | SEP-4 | STANDARD ENERGY PACKAGE DETAILS | | | | | | |
| | WB-1 | WALL BRACING DETAILS | | | | | | |
| | WB-2 | WALL BRACING DETAILS | | | | | | |

## STRUCTURAL DESIGN CRITERIA

- ALL LOCAL AND STATE CODES
- ROOF LIVE LOAD 20 psf
- ULTIMATE WIND SPEED 130 mph
- WIND EXPOSURE CATEGORY B
- SEISMIC DESIGN CATEGORY A / B

## FIRST FLOOR SQUARE FOOTAGE

| DESCRIPTION | TOTAL SQ. FT. |
|---|---|
| 1ST FLOOR CRAWL / SLAB FOUNDATION (BASE SF) | 1338 SF |
| | 1338 SF |

## GARAGE SQUARE FOOTAGE

| DESCRIPTION | TOTAL SQ. FT. |
|---|---|
| TWO CAR GARAGE CRAWL / SLAB FOUNDATION | 431 SF |
| | 431 SF |

## UNFINISHED SQUARE FOOTAGE

| DESCRIPTION | TOTAL SQ. FT. |
|---|---|
| FRONT COVERED PORCH | 25 SF |
| | 25 SF |

## TOTAL FINISHED SQUARE FOOTAGE

| DESCRIPTION | TOTAL SQ. FT. |
|---|---|
| 1ST FLOOR CRAWL / SLAB FOUNDATION (BASE SF) | 1338 SF |
| | 1338 SF |

| SET NO. – VERSION | SHEET NO. | PAGE NO. |
|---|---|---|
| GBH00 - 01 | CS-1 | 1 |

RELEASE NO. ----

V:\As-Sold\2-Jobs\2025 2nd Half-Complete\RLH\DETACHED\GRAND BAHAMA_GBH00_D1\ELL_R_VK_0020\1 CS-1 COVERSHEET.dwg 09/19/25 – 10:29 am

# 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 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. **All standard notes, section markers, elevation markers and title markers that reference "A-#" shall be considered "NC-#" for sheet reference.**
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 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 301.1.3.**

# CODE ANALYSIS

1. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes including, but not limited to:

   NCRC 2018, NCMC 2018, NCPC 2018, NCFGC 2018, NEC 2020 w/ NC Amendments, NCEC 2018, NCFPC 2018
2. Constr. Type: V-B
3. Max Stories: 3

# ENERGY AND MECHANICAL

1. Insulation requirements per 2018 NCRC Chapter 11, 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 | FLOOR R-VALUE | BASEMENT WALL R-VALUE UNFIN. / FIN. | SLAB R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE |
|---|---|---|---|---|---|---|---|---|
| 3 | 0.35 | 0.30 | 38 | 15 / 19 | 19 | 5 / 15 | NA | 5 / 15 |
| 4 | 0.35 | 0.30 | 38 | 15 / 19 | 19 | 10 / 15 | 10 | 10 / 15 |

2. All HVAC equipment is sized based on ACCA Manual J calculations. Ductwork is sized using ACCA Manual D. Minimum efficiencies of equipment are as listed below. Upgrades for improved energy performance may be installed.
   - Air conditioner - 14 SEER
   - Gas furnace - 92% / 96%
   - Heat Pump - 8.2 HSPF
3. Winter interior design temperatures shall be 70°F and summer interior design temperatures shall be 75°F. Exterior design temperatures vary based on geographic location and are listed on the Manual J calculations.
4. Roof ventilation calculations are based on the following specifications:

   Ridge vent: Minimum 18 sq. in. of vent per linear foot
   Soffit vent: Minimum 9.9 sq. in. of vent per linear foot
   Roof Jack (box vent): Minimum 45 sq. in. of vent per unit
5. See NVR "Standard Energy Package" for field procedures and details.

# DESIGN LOADS

Table of Loads for House Structure, Per **Table 301.5**

| | | |
|---|---|---|
| Floor Living Areas | - 40# P.S.F. (Live) | |
| | - 10# P.S.F. (Dead) | unless noted otherwise by calculations |
| Floor Sleeping Areas | - 30# P.S.F. (Live) | unless noted otherwise by calculations |
| | - 10# P.S.F. (Dead) | unless noted otherwise by calculations |
| Garage Floors | - 50# P.S.F. (Live) | |
| | - 50# P.S.F. (Dead) | |
| Roof Areas - Top Chord | - 20# P.S.F. (Live) | |
| | - 10# P.S.F. (Dead) | |
| - Bottom Chord | - 10# P.S.F. (Live) | (Attics without storage) |
| | - 20# P.S.F. (Live) | (Attics with limited storage) |
| | - 10# P.S.F. (Dead) | |
| Habitable Attics | - 30# P.S.F. (Live) | |
| Trusses | - Areas up to **130 mph** ultimate wind speed per **Table R301.2(4)** | |
| | - Exposure category 'B' | |
| Walls | - Areas up to **130 mph** ultimate wind speed per **Table R301.2(4)** | |

| Vult | 115 mph | 130 mph |
|---|---|---|
| Vasd | 89 mph | 101 mph |

Note: Linear interpolation between contour lines permitted.

| | | |
|---|---|---|
| Stairs | - 40# P.S.F. (Live) | |
| | - 10# P.S.F. (Dead) | |

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 (WCLIB & WWPA) |
| | 2x8 Southern Pine (KD-19), No. 1 Grade or better |
| | 2x10 Spruce-Pine-Fir (KD-19), No. 2 Grade or better (NLGA) |
| LVL | 1.9E Minimum |

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

# FOUNDATIONS

1. All plain and reinforced concrete shall comply with requirements in **ACI 318.**
2. Concrete footings shall be poured a maximum 5" slump, 5 bag mix, and 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 W1.4xW1.4 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 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.
11. A poured concrete foundation wall designed to withstand an equivalent fluid weight of 30# per cubic ft. may be substituted where masonry units (block) are shown on plans.
12. Concrete and masonry foundation walls shall be dampproofed with min. 3/8" portland cement parging from footing to top of finished grade. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate per **R406.1.**
13. Where required, concrete and masonry foundation walls shall be waterproofed with an approved membrane extending from footing to top of finished grade. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane. Waterproofing to be in accordance with **R406.2**.
14. Reserved for future use.
15. Foundation framing anchors shall be 1/2"x18" anchor bolts with 7" minimum embedment or Simpson Strong-Tie MASA / USP FA3 (16 gauge steel, galvanized) or equivalent set in concrete or grouted cell, 1'-0" maximum from corners and spaced at a maximum of 6' o.c. and in the middle third of the width of the plate. For walls connecting offset braced wall panels, those 24" in length or shorter shall have min. (1) anchor strap and those 12" or shorter can be installed without anchor straps. Townhouses in seismic design category "C" shall require a .229" x 3" x 3" plate washer per **R403.1.6.1** and maximum anchor bolt spacing for buildings over two stories shall be 4'.
16. Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per **R407.2.**
17. For masonry veneers:

    Per **R703.8.4.1** - Corrugated sheet metal veneer ties shall be a minimum of No. 22 U.S. gauge by 7/8 inch. Each tie shall be spaced not more than 32" o.c. horizontally and 24" o.c. vertically and shall support not more than 2.67 square feet of wall area. For townhouses in Seismic Design Category C and in wind areas of more than 30 pounds per square foot pressure, each tie shall support not more than 2 square feet of wall area.

    Additional metal ties shall be provided around all wall openings greater than 16 inches (406 mm) in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 3 feet (9144 mm) on center and placed within 12 inches (305 mm) of the wall opening.

    Per **R703.2** - One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be provided behind brick.

    Per **Table R703.8.4** - Provide minimum 1-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 PRESCRIPTIVE CODE OR ENGINEERED DESIGN PER ACI 332

| WALL HEIGHT | WALL THICKNESS | LATERAL SOIL LOAD (a) | UNBALANCED FILL | VERTICAL REINFORCING (b) | HORIZONTAL REINFORCING (b) |
|---|---|---|---|---|---|
| 8'-0" | 8" | 45 | 6'-0" | NOT REQUIRED | 2- #4 BARS (f) |
| | | | 7'-0" | NOT REQUIRED (d) | 3- #4 BARS (d,e) |
| | | 60 | 6'-0" | NOT REQUIRED (d) | 3- #4 BARS (d,e) |
| | | | 7'-0" | #4 @ 22" O.C. (d) | 3- #4 BARS (d,e) |
| | 10" | 45 | 6'-0" | NOT REQUIRED | 2- #4 BARS (f) |
| | | | 7'-0" | NOT REQUIRED | 2- #4 BARS (f) |
| | | 60 | 6'-0" | NOT REQUIRED | 2- #4 BARS (f) |
| | | | 7'-0" | NOT REQUIRED | 2- #4 BARS (f) |
| 9'-0" | 8" | 45 | 7'-0" | NOT REQUIRED (d) | 4- #4 BARS (d,e) |
| | | | 8'-0" | #4 @ 19" O.C. (d) | 4- #4 BARS (d,e) |
| | | 60 | 7'-0" | #4 @ 19" O.C. (d) | 4- #4 BARS (d,e) |
| | | | 8'-0" | #4 @ 15" O.C. (d) | 4- #4 BARS (d,e) |
| | 10" | 45 | 7'-0" | NOT REQUIRED | 3- #4 BARS (g) |
| | | | 8'-0" | NOT REQUIRED (d) | 4- #4 BARS (d,e) |
| | | 60 | 7'-0" | NOT REQUIRED (d) | 4- #4 BARS (d,e) |
| | | | 8'-0" | #4 @ 19" O.C. (d) | 4- #4 BARS (d,e) |

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

a. SOIL CLASSES GM, GC, SM, SM-SC AND ML - 45 PSF
   SOIL CLASSES SC, MH, ML-CL AND CL - 60 PSF
b. SPACING SHOWN IS BASED UPON Fy = 60,000 PSI
   STEEL FOR Fy = 40,000 PSI STEEL, REDUCE SPACING BY 0.67
c. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI
d. ENGINEERED DESIGN PER ACI 332-14, REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION
e. FOR ALL WALL HEIGHTS, ONE HORIZONTAL BAR SHALL BE LOCATED WITHIN THE TOP 24", ONE IN THE BOTTOM 24" WITH THE REMAINING BARS EQUALLY SPACED. MAINTAIN 2" OF CONCRETE COVER BETWEEN INSIDE FACE OF WALL AND FACE OF HORIZONTAL BARS.
f. ONE BAR WITHIN 12" OF TOP AND AT MID-HEIGHT OF WALL PER TABLE R404.1.2(1).
g. ONE BAR WITHIN 12" OF TOP AND ONE EACH AT THIRD POINT OF WALL HEIGHT PER TABLE 404.1.2(1).

# PLANS

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. openable 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 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 egress from habitable rooms shall have nominal minimum dimensions of 2'-6" by 6'-8" per **R311.6.1.** Habitable rooms with double doors less than 5'-0" in total width (less than 2'-6" per door slab) shall have a total opening width of at least 2'-6" with no slide bolts or locking devices installed on either door.
4. Sliding glass drs/patio drs/wdws must be safety glazed per **R308.4.**
5. Interior stairway shall have minimum head room of 6'-8" per **311.7.2** and minimum tread depth of 9" and maximum riser height of 8 1/4". Handrails are required for stairs with four or more risers and shall have minimum height of 34" and maximum height of 38" above treads and landings. Handrail to have maximum 4 1/2" projection into width of stair per **Section R311.7.** Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" gypsum board per **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 guard.
10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistive per **R703.4.** See NVR Flashing Details.
11. Wood framed bearing walls shall 2 x 6 at 24" o.c. maximum or 2 x 4 at 16" o.c. maximum per **Table R602.3(3)** and **Table R602.3(5)** unless otherwise noted on plans.
12. All exterior sheathing to be structural sheathing designed in accordance with **R602.10.**
13. An approved water-resistive barrier shall be applied over sheathing of exterior walls per **Section R703.2.**
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.

SCREW FASTENING SCHEDULE

| Framing Spacing | Ceilings | Load-brg. walls | Non-load-brg. walls |
|---|---|---|---|
| | WITH ADHESIVE | | |
| 16 | 16 | 24 | 24 |
| 24 | 16 | 16 | 24 |
| | WITHOUT ADHESIVE | | |
| 16 | 12 | 16 | 16 |
| 24 | 12 | 12 | 12 |

- •• For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" head and .098 diameter shanks with annular ring or acceptable equivalent and comply with ASTM C514.
- •• For 5/8" wallboard, nails shall be 1-3/8" long, 1/4" head and .098 diameter shanks.

17. Garages shall be completely separated from the residence and attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gyp. board. Where a structure is supporting a floor-ceiling assembly due to living space above the garage, the structure shall also be protected by not less than 1/2" gypsum board per **Section R302.6.**. Openings and penetrations through the separation shall be protected by sealing the area around the penetration per **Section R302.5.** The garage door shall be a 20-minute fire-rated door and be equipped with a self-closing device installed per **Section R302.5.1.**
18. Asphalt shingles shall be installed per **section 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 **P2705.1**
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 **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 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 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 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 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. 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 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

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 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 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.

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.

| REV. NO. | DATE | REMARKS |
|---|---|---|
| 1 | 1/8/19 | MBT - CODE UPDATES FOR 2018 NCRBC |
| 2 | 3/1/19 | MBT - UPDATED ENGERY NOTES |
| 3 | 12/16/22 | CAP - REVISE NOTE FOR 2X4 OR 2X6 EXTERIOR WALLS |

09/19/2025
NORTH CAROLINA PROFESSIONAL SEAL 44932 ENGINEER JONATHAN EDWARD ABERTS
NVR, Inc.
Firm license #: D-0477

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO.
VERSION
DRAWN BY
DATE:
OPTION

MODEL
NCRC 2018 SPEC SHEET
DRAWING TITLE
SINGLE FAMILY ATTACHED
SINGLE FAMILY DETACHED
OPTION DESCRIPTION
NC State Building Code - Residential Code 2018

SHEET NO.
SS-1
1.1

V:\As-Sold\2-Jobs\ASD\2025 2ndHalf-Complete\RLH\DETACHED\GRAND BAHAMA_GBH00_01\ELL_R_VK_0020\2015_IRC_2018_NCRC.dwg 09/19/25 - 10:29 am

NVR - Business Use Only

NVR

Version 2.1
(Last Revised 04/06/18)

## ROOF VENTILATION CALCULATIONS

| | |
|---|---|
| HOUSE NAME | GRAND BAHAMA |
| HOUSE VERSION | GBH00_01 |
| VENTILATION VALUES | SQFT/: 9.3 sq in of vent per ft |
| | EDGE: 18 sq in of vent per ft |
| | BOX / GABLE VENT: 45 sq in of vent per unit |

| USER GUIDE | | | | | |
|---|---|---|---|---|---|
| | /sm/ | | /sm/ | VENT OK | No action req'd. |
| | | | | VENT OK | No action req'd. |
| | | | | FAIL | Increase ridge |
| | | | | FAIL | Decrease ridge |
| | | | /sm/ | FAIL | Increase total vent |

| Location / Options | Area (A) (sq ft) | Required A/150 (sq ft) | Required A/300 (sq ft) | Soffit (%) | Soffit Vent (sq in) | Ridge (%) | Ridge Vent (sq in) | Upper Box / Gable Vent (qty) | Lower Box Vent (qty) | TOTAL (sq in) | OK A/150 | OK A/300 | A/300 % vent at ridge | A/300 40%-50% OK? | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MAIN - NO BLW POCH | 2524.01 | 16.83 | 8.42 | 40 | 403.36 | 50 | 201.68 | | | 605.04 | | | 33.33 | | |
| MAIN - W/ BLW POCH | 2594.01 | 17.29 | 8.64 | 40 | 414.38 | 50 | 207.19 | | | 621.57 | | | 33.33 | | |
| | | 0.00 | 0.00 | | 0.00 | | 0.00 | | | 0.00 | | | | | |
| | | 0.00 | 0.00 | | 0.00 | | 0.00 | | | 0.00 | | | | | |
| | | 0.00 | 0.00 | | 0.00 | | 0.00 | | | 0.00 | | | | | |
| | | 0.00 | 0.00 | | 0.00 | | 0.00 | | | 0.00 | | | | | |

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Version 2.0
(Last Revised 04/26/19)

## HOUSE VOLUME CALCULATIONS

| | |
|---|---|
| HOUSE NAME | GRAND BAHAMA |
| HOUSE VERSION | GBH00 / 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 (t.) | Total volume (cu. Ft.) |
|---|---|---|---|
| Main section of the house | 1524.01 | 12.80 | ***19511*** |
| Gable at front of the house | 70.50 | 10.05 | ***708*** |
| Garage bump out from main house | 197.50 | 10.53 | ***2079*** |
| | | Total House volume | 22298 |

### Additional areas of volume to be added to total house volume as needed

| Location / Area of house / option | Floor Area (sq. ft.) | Mean height (t.) | Total volume (cu. Ft.) |
|---|---|---|---|
| Covered Porch "EPE" | 140.00 | 9.38 | ***1313*** |
| Full Basement "FBA" | 1393.88 | 8.63 | ***12022*** |
| Crawl space "FCA" | 1393.88 | 0.80 | ***1115*** |

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DIV-COMM-LOT-UNIT
RLH-VK-0020

COMM-LOT
KIPLING VILLAGE - 0020

STREET ADDRESS
281 SOUTH BREEZE WAY

APT. NO.
---

CITY
FUQUAY VARINA

STATE
NC

ZIP
27526

Johnny Walls
09/18/23

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5285 Westview Drive, Suite 100
Frederick, MD 21703

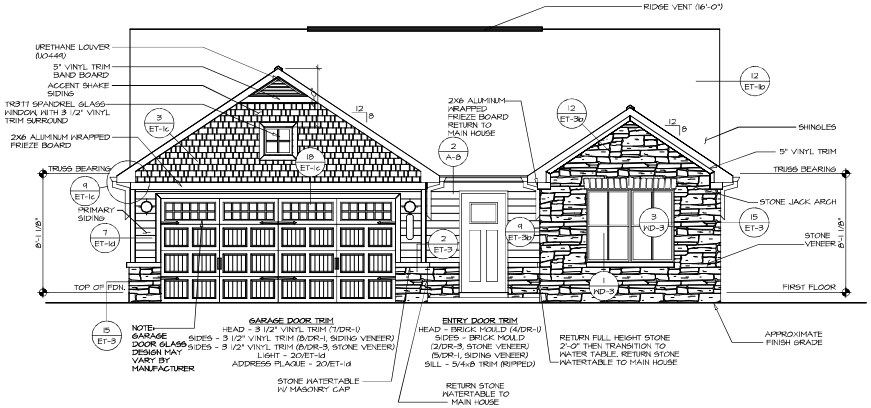
SET NO. GBH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL
GRAND BAHAMA
DRAWING TITLE
CALCS
VOLUME CALCULATIONS
OPTION DESCRIPTION

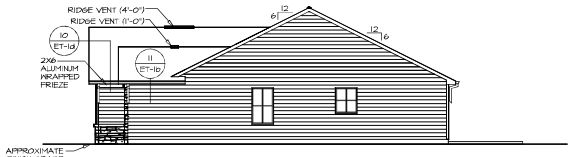
SHEET NO.
CA-1

2

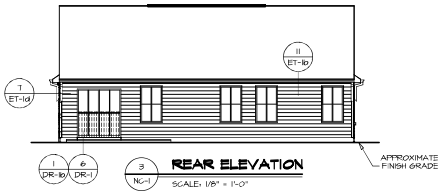
C:\NVR\SBH00\RLH-VK-0020\Sheets\CA-1_CALCS.dwg - 09/18/23 - 11:02 am



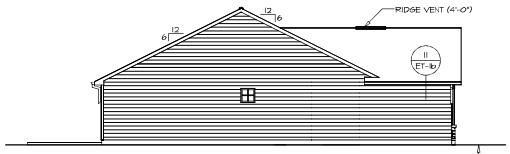

1 / A-1 **FRONT ELEVATION "L"**
SCALE: 1/4" = 1'-0"




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




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




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

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Jennifer Gibbs
09/19/2025

DIV-COMM-LOT-UNIT
RLH-VK-0020
COMM-LOT
KEELING VILLAGE - 0020
STREET ADDRESS
239 SOUTH BREEZE WAY
APT. NO.
CITY
FLAGLAY VARINA
STATE
NC
ZIP
27526

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5285 Meadow View Drive, Suite 100
Frederick, MD 21703

SET NO. 691400
VERSION 01
RELEASE NO. ----
DRAWN BY EN
DATE: 7/2/20
OPTION 75H, F5A

SHEET NO. NC-1
MODEL GRAND BAHAMA
DRAWING TITLE ELEVATIONS
OPTION DESCRIPTION MONOLITHIC SLAB FOUNDATION



V:\As-Sold\2-Raleigh\2025_2-Rollout-Complete\PLH\DETACHED\GRAND_BAHAMA_SB1100_D1\ELL_R_VK_0020\S_NC-1_ELV_LS_(F5H).dwg 09/19/25 – 10:29 am

| FOOTING/THICKENED SLAB SCHEDULE | | | | | |
|---|---|---|---|---|---|
| IDENTIFIER | LENGTH | WIDTH | HEIGHT | ENG. NUM. | REMARKS |
| FO01 | 2'-0" | 2'-0" | 1'-0" | S0002 | |

## FOUNDATION DIAGONALS

| | A | | B |
|---|---|---|---|
| A | 0" | A | 40'-2 3/8" |
| B | 40'-2 3/8" | B | 0" |
| C | 20'-4 3/4" | C | 20'-0" |
| D | 54'-5 9/16" | D | 48'-0" |
| E | 44'-0" | E | 62'-5 13/16" |

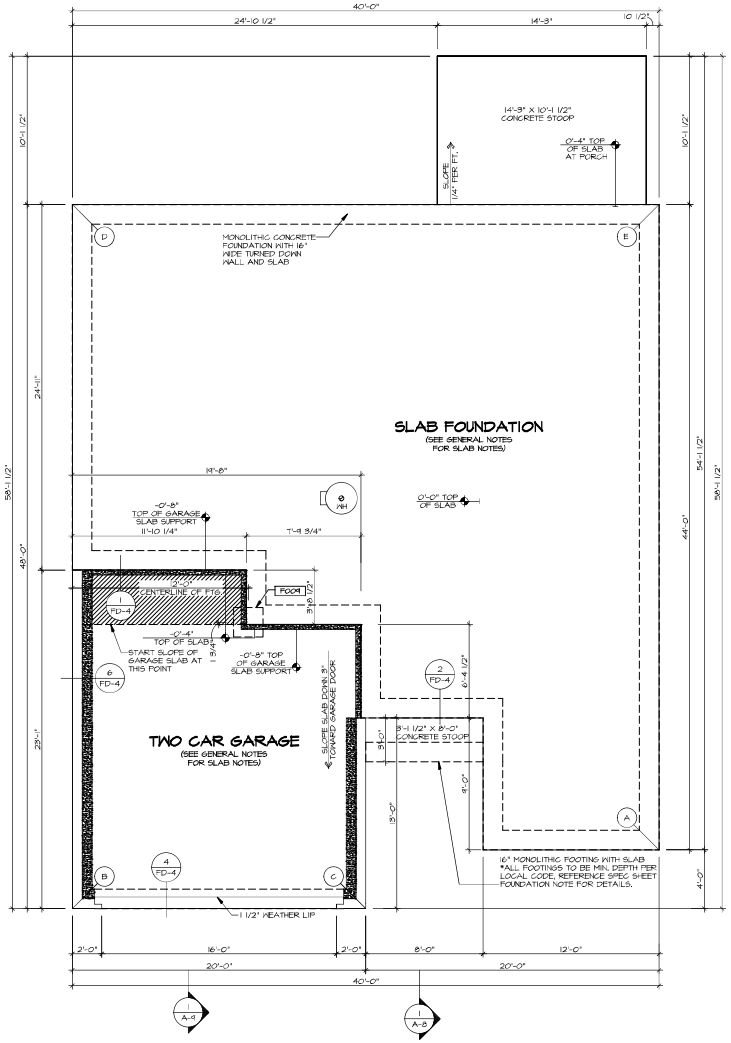
## FOUNDATION NOTES - SLAB

1. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
   1.1. CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2. FOUNDATION UNDER GARAGE:
   2.1. UNEXCAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
   2.2. STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
4. SLAB LEDGE LOCATIONS VARY IN GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
5. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
6. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTED OTHERWISE.
7. SEE HD- DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB, PAD FOOTINGS DEPTHS MEASURE 4" BELOW TOP OF SLAB.

## LEGEND

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

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE




1 NC-3 FOUNDATION PLAN

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

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IN-COMM-LOT-UNIT RLH-VK-0020

SUBM-LOT SPRING VILLAGE - 0020

SHEET ADDRESS 287 SOUTH SPREEZE WAY

APT. NO. ----

CITY FUQUAY VARINA STATE NC ZIP 27526

09/19/2025

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 44932 JONATHAN EDWARD ABERTS

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5238 Hagerty Blvd., Suite 100
Pasadena, MD 21122

SET NO. 651400
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL GRAND BAHAMA
DRAWING TITLE FOUNDATIONS

SHEET NO. NC-3

OPTION DESCRIPTION

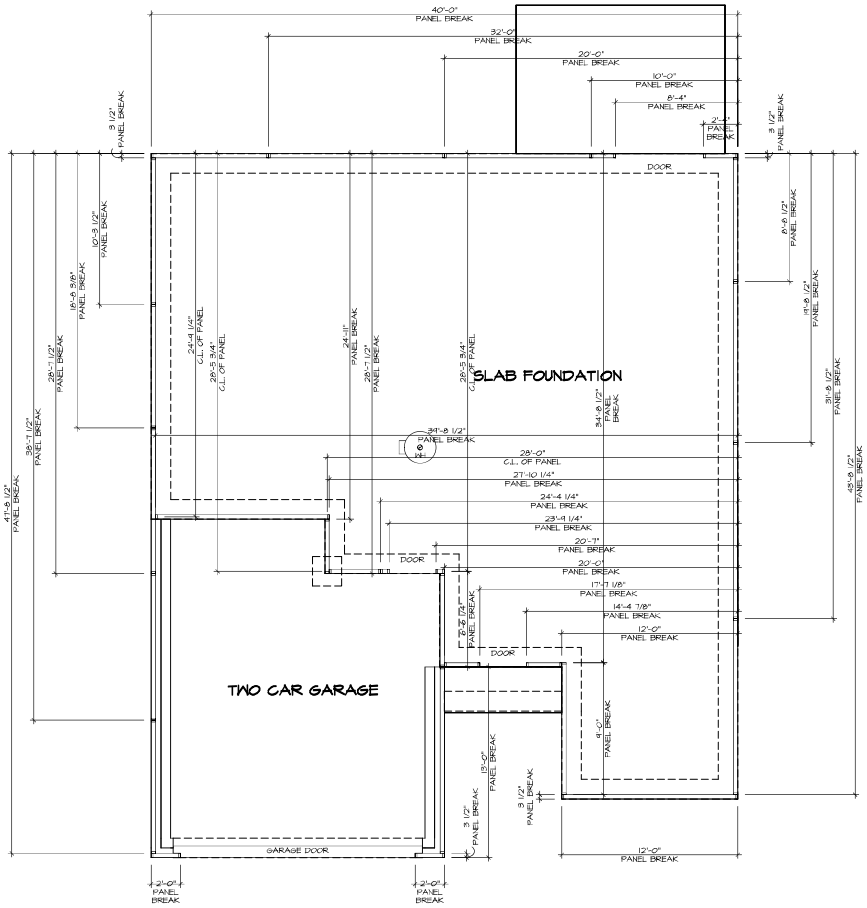


V:\As-Sold\2-Residential\2025_2nd Half-Complete\PLAN\DETACHED\GRAND_BAHAMA_SB1100_01\ELL_R_VK_0020\7_NC-3_FDN_LS_(FSA).dwg 09/19/25 – 10:29 am

## HOLD DOWN NOTES

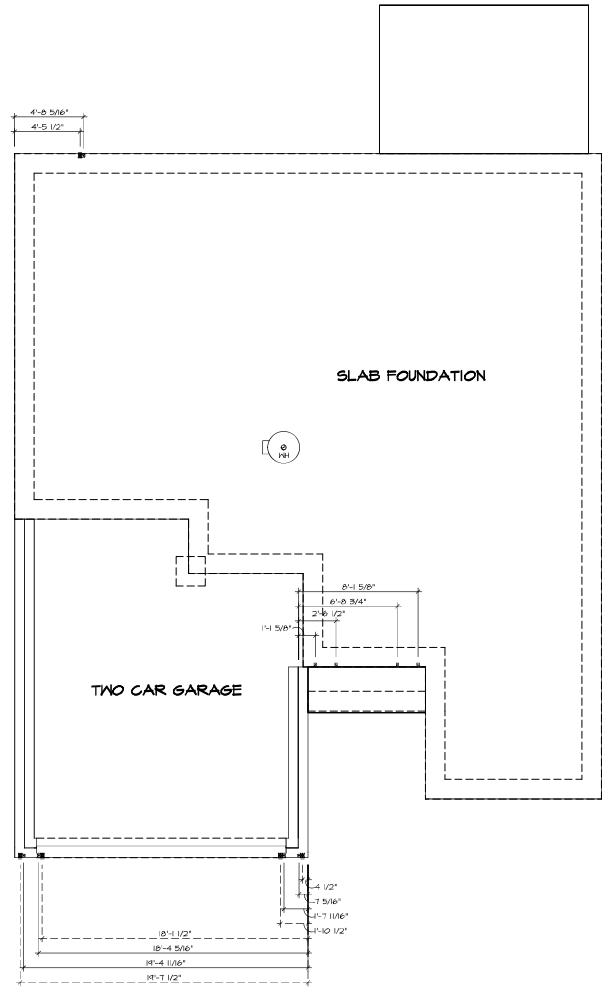
REFER TO DETAIL (4/PD-1) FOR HOLD DOWN OFFSET DIMENSIONS.
REFER TO DETAIL (12/PD-4) FOR HOLD DOWNS ON CMU BLOCK.

| | |
|---|---|
| 12" | 1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FG-1 FOR MORE INFORMATION ON ANCHOR DETAILS) |
| STRAP | 1. STRAP.<br>a. ON FOUNDATION USE (STHD14)<br>b. ON FLOOR SYSTEM USE (STHD14R_)<br>2. ALL OTHER HOLD DOWN SEE DETAIL HB-_ FOR MORE INFORMATION.<br>3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS<br>OR |
| BOLT | 1. THREADED ROD<br>2. ALL OTHER HOLD DOWN SEE DETAIL HB-_ FOR MORE INFORMATION.<br>3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT |




2 NC-4 **PANEL BREAK DETAIL**

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




1 NC-4 **FOUNDATION HOLD DOWN DETAIL**

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

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IN-COMM-LOT-UNIT RLH-VK-0020

SUBM-LOT

SHELLS VILLAGE - 0020

STREET ADDRESS 289 SOUTH BREEZE WAY

APT. NO. ----

CITY SUGAR VARINA | STATE NC | ZIP 27526

09/19/2025

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 44932 JONATHAN EDWARD ABERS

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Pinebluff, NC 27565

SET NO. 651400
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL GRAND BAHAMA
DRAWING TITLE FOUNDATION HOLD DOWNS PANEL BREAK DETAILS
OPTION DESCRIPTION

SHEET NO. NC-4



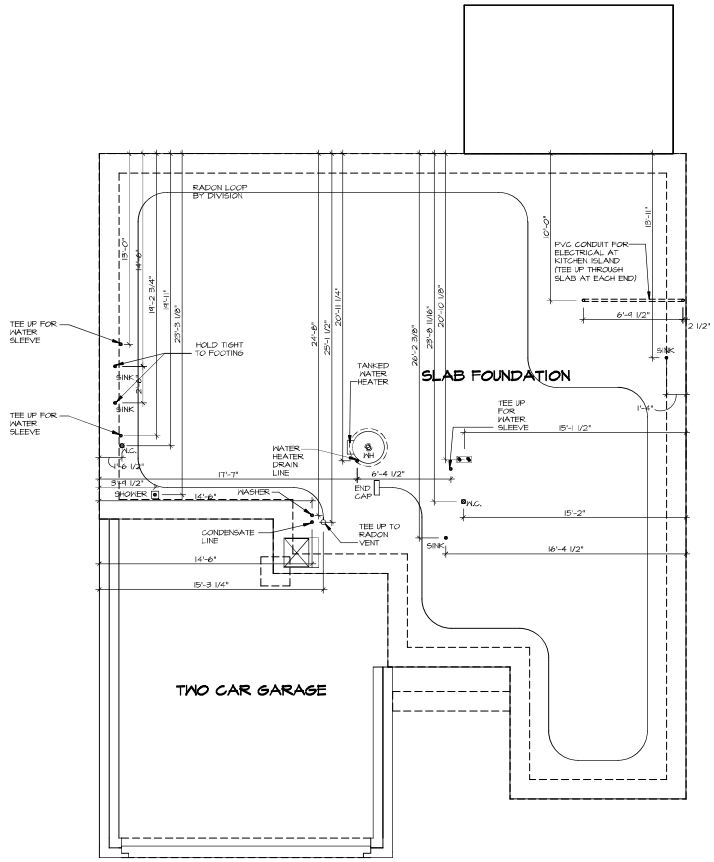
V:\As-Sold\2-Raba\ASD\2025_2ndfloll-Complete\PLN\DETACHED\GRAND_BAHAMA_SB1100_D1\ELL_R_VK_0020\9_NC-4_FDNHD_LS.dwg 09/19/25 – 10:29 am

## PLUMBING NOTES:

RADON REMEDIATION
RADON LOOP:
- (4") PERFORATED "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

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




1 / NC-5 PLUMBING PLAN

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

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Johnny Sides
09/19/2025

DIV-COMM-LOT-UNIT RLH-VK-0020
COMM-LOT KEELING VILLAGE - 0020
STREET ADDRESS 2287 SOUTH BREEZE WAY
APT. NO. ---
CITY FUQUAY VARINA
STATE NC
ZIP 27526

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Mechanicsville, VA 23116

SET NO. 6SH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. NC-5
MODEL GRAND BAHAMA
DRAWING TITLE PLUMBING
OPTION DESCRIPTION
10

V:\As-Sold\2-888\ASD\2025_2nd fl\Complete\PLN\DETACHED\GRAND_BAHAMA_SB100_D1\ELL_R_VK_0020\10_NC-5_PLMB_LS.dwg 09/19/25 – 10:29 am

| FIRST FLOOR JACK SCHEDULE | | | |
|---|---|---|---|
| IDENTIFIER | DESCRIPTION | ENG. NUM. | REMARKS |
| J101 | JACK - (3) 2X4 SPF#1 | 1000 | EXTEND THRU TOP PLATE |
| J102 | JACK - (3) 2X4 SPF#1 | 1000 | EXTEND THRU TOP PLATE |
| J103 | JACK - (2) 2X4 SPF STUD GRADE | 1000 | |
| J104 | JACK - (2) 2X4 SPF STUD GRADE | 1000 | |
| J105 | JACK - (2) 2X4 SPF STUD GRADE | 1003 | |
| J106 | JACK - (2) 2X4 SPF STUD GRADE | 1003 | |
| J107 | JACK - (2) 2X4 SPF STUD GRADE | 1007 | |
| J108 | JACK - (2) 2X4 SPF STUD GRADE | 1007 | |
| J113 | JACK - (2) 2X4 SPF STUD GRADE | 1005 | |
| J114 | JACK - (2) 2X4 SPF STUD GRADE | 1005 | |

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

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL, FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C.
2.A - (2) PLY 14" LP TO AND INCLUDING 18", FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 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 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.
4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL, FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.
5.A - (3) PLY 14" LP TO AND INCLUDING 18", FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/(4) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.
6.A - (3) PLY 20" TALL AND OVER, FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.
7.A - (4) PLY (ALL SIZES), FASTEN PLIES WITH (3) ROWS OF SDWC22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

## FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x8 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. 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.
3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL A17-15 FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
5. SEE TRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "1" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE DETAIL SHEET "A0" 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.
10. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
11. BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.
12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

## 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:

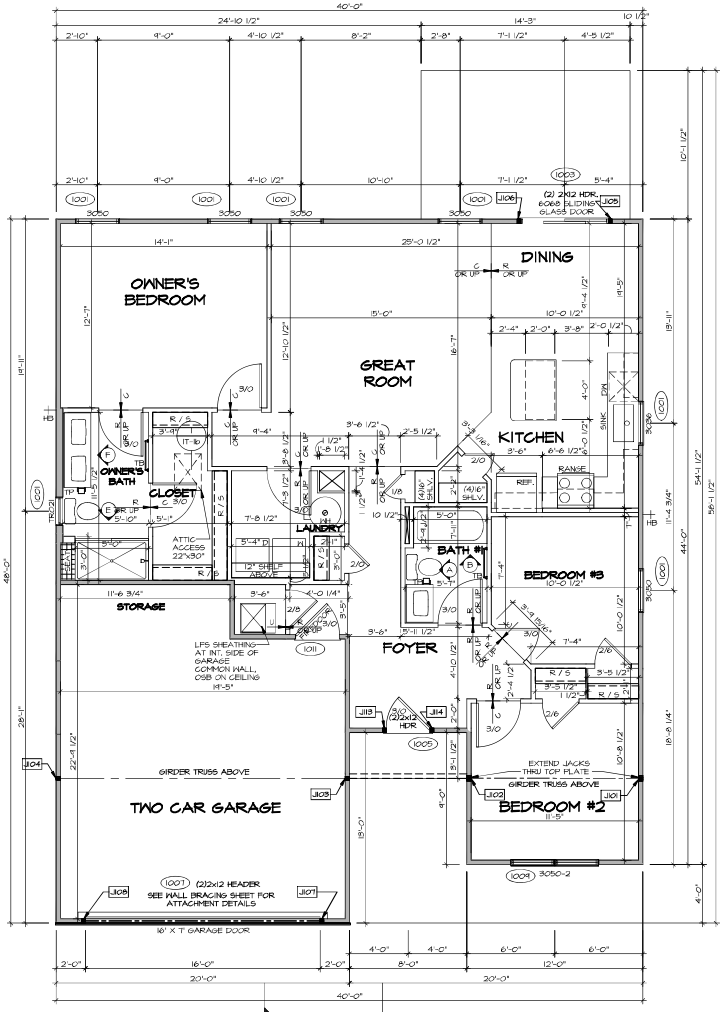
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

## LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTINS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE




1 NC-7 FIRST FLOOR PLAN

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

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IN-COMM-LOT-UNIT RLH-VK-0020

SUBM-LOT

SHELLING VILLAGE - 0020

STREET ADDRESS 287 SOUTH SPEEDEE WAY

APT. NO. ----

CITY FLOJAY VARINA STATE NC ZIP 27526

09/19/2025

NORTH CAROLINA PROFESSIONAL SEAL 44932 ENGINEER JONATHAN EDWARD ABERS

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8229 Mayfair Lane, Suite 100
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SET NO. 651400
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. NC-7

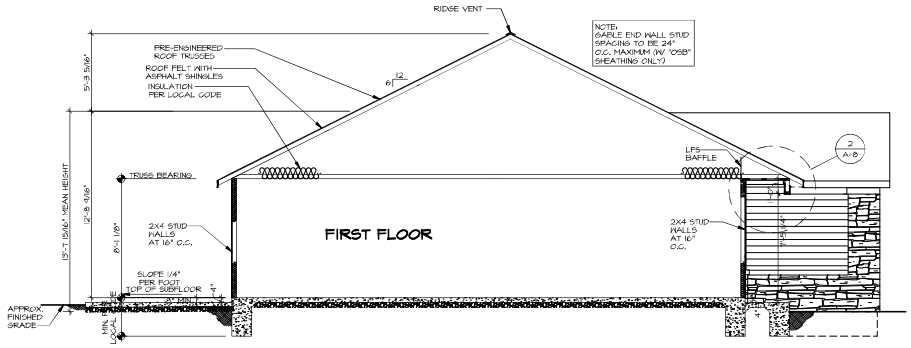
MODEL GRAND BAHAMA

DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION

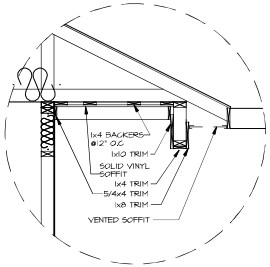
12

V:\As-Sold\2-888\ASD\2025_2nd Roll-Complete\PLN\DETACHED\GRAND_BAHAMA_SB1100_D1\ELL_K_VK_0020\12_NC-7_PLN1_LS.dwg 09/19/25 - 10:29 am




1 NC-8 **BUILDING SECTION - FOYER**

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




2 NC-8 **DETAIL**

SCALE: 3/4" = 1'-0"

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Jennifer Gibbs
09/19/2025

DIV-COMM-LOT-UNIT
RLH-VK-0020

COMM-LOT
KERLING VILLAGE - 0020

STREET ADDRESS
2317 SOUTH SPREEFE WAY

APT. NO.
---

CITY
FUQUAY VARINA

STATE
NC

ZIP
27526

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Westfield, IN 46062

SET NO. 6SH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL
GRAND BAHAMA

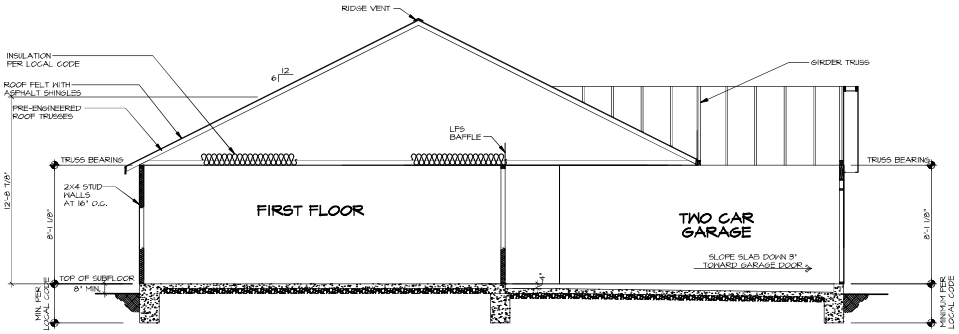
DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
NC-8

OPTION DESCRIPTION

18

V:\As-Sold\2-888\ASD\2025_2nd Half-Complete\PLN\DETACHED\GRAND_BAHAMA_SH00_01\FIL_R_VK_0020\13_NC-8_SECT_LS.dwg 09/19/25 – 10:29 am




1 NC-9

## BUILDING SECTION - GARAGE

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

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DIV-COMM-LOT-UNIT
RLH-VK-0020

COMM-LOT
KELLS VILLAGE - 0020

STREET ADDRESS
239 SOUTH SPEEDE WAY

APT. NO.
---

CITY
FUQUAY VARINA

STATE
NC

ZIP
27526

Jennifer Gale
09/19/2025

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Plano, TX 75024

SET NO. 65400
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO.
NC-9

MODEL
GRAND BAHAMA

DRAWING TITLE
BUILDING SECTIONS

OPTION DESCRIPTION



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| TRUSS SCHEDULE | | | | | |
|---|---|---|---|---|---|
| QUANTITY | SPECS | TRUSS NUMBER | LENGTH | ROOF PITCH (X/12) | REMARKS |
| 2 | SE | 14544 | 12'-0" | 8/12 | COMMON |
| 4 | SE | 14545 | 20'-0" | 8/12 | COMMON |
| 1 | SE | 14546 | 12'-0" | 8/12 | COMMON |
| 1 | SE | 14547 | 20'-0" | 8/12 | COMMON |
| 1 | SE | 14548 | 12'-0" | 8/12 | COMMON |
| 5 | SE | 18452 | 38'-0" | 6/12 | COMMON |
| 3 | SE | 18453 | 38'-0" | 6/12 | COMMON |
| 2 | SE | 18454 | 38'-0" | 6/12 | COMMON |
| 9 | SE | 18455 | 38'-0" | 6/12 | COMMON |
| 1 | SE | 18456 | 38'-0" | 6/12 | COMMON |
| 1 | SE | 18457 | 38'-0" | 6/12 | COMMON |
| 1 | SE | 18482 | 20'-0" | 8/12 | COMMON |
| 2 | VT | 00861 | 3'-0" | 8-6/12 | COMMON |
| 2 | VT | 00862 | 6'-0" | 8-6/12 | COMMON |
| 2 | VT | 00863 | 9'-0" | 8-6/12 | COMMON |
| 2 | VT | 00864 | 12'-0" | 8-6/12 | COMMON |
| 1 | VT | 00865 | 15'-0" | 8-6/12 | COMMON |
| 1 | VT | 00866 | 18'-0" | 8-6/12 | COMMON |

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

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

2.A - (2) PLY 14" UP TO AND INCLUDING 18", FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 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 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.

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

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

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

7.A - (4) PLY (ALL SIZES); FASTEN PLIES WITH (5) ROWS OF SDWZ2654 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

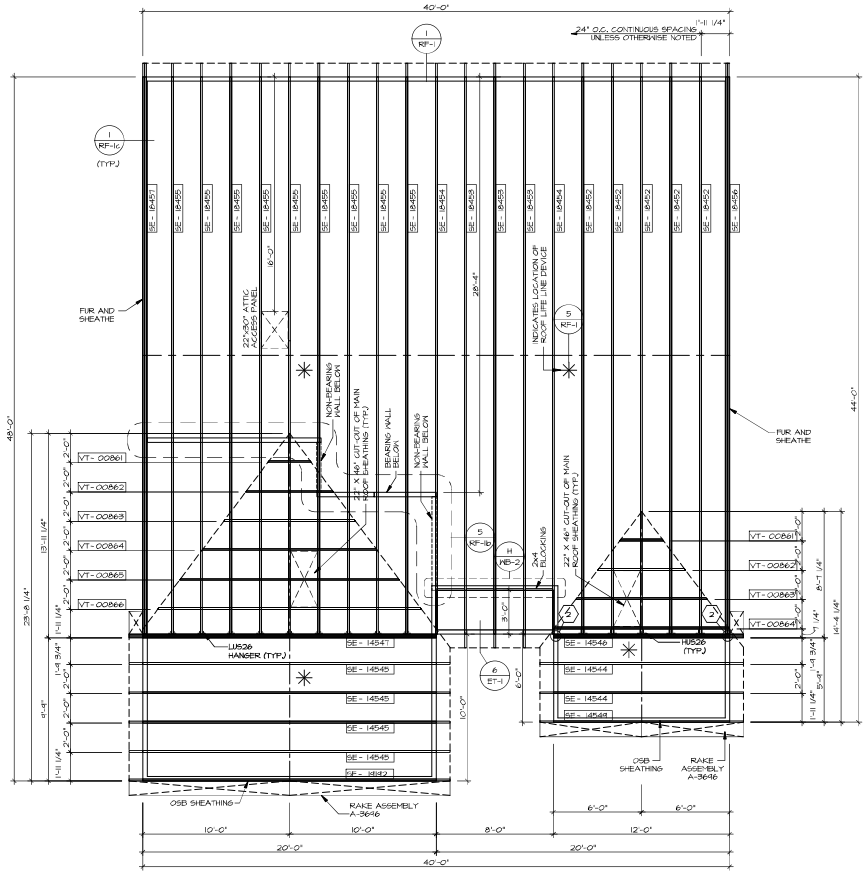
## ROOF FRAMING NOTES:

1. REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
   1.1. TRUSS TIE-DOWNS (1/RF-1)
   1.2. PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
   1.3. VALLEY GABLE TRUSS BRACING (3/RF-1)
   1.4. GABLE BRACING (1/RF-1c)
   1.5. TURN GABLE BRACING (7/RF-1)
   1.6. TRUSS LATERAL BRACING (2/RF-1c)
   1.7. LIFELINE ATTACHMENT (5/RF-1)
   1.8. FALL PROTECTION ON PLATFORM TRUSS (11/RF-1)
2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED
3. ALL FINISHED ROOF OVERHANGS ARE TO BE 12" FROM FRAMED WALL UNLESS OTHERWISE NOTED.

## LEGEND

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

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE




1/S-2 ROOF FRAMING

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

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IW-DUNN-LOT-UNIT
DUNN LOT
RLH-VK-0020
SHELLS VILLAGE - 0020
SHEET ADDRESS
287 SOUTH SPEIGHT WAY
APT. NO. ----
CITY FUQUAY VARINA
STATE NC
ZIP 27526

09/19/2025
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 44932 JONATHAN EDWARD ABBOTT
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Fredericksburg, VA 22408

SET NO. 65400
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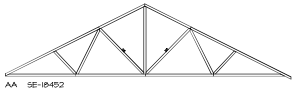
DATE: 2/7/20
OPTION

MODEL GRAND BAHAMA
DRAWING TITLE ROOF FRAMING
OPTION DESCRIPTION

SHEET NO. S-2

21

VA1A-S-SBA\VZ-888\VA01\2025_Zadlot-Complete\PLN\DETACHED\GRAND_BAHAMA_SB1100_D1\ELL_R_VK_0020\V21_S-2_RFT_LS.dwg 09/19/25 - 10:29 am



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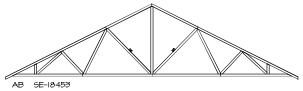

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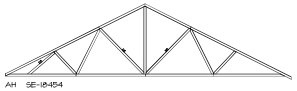

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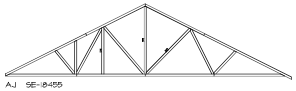

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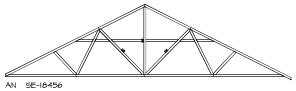

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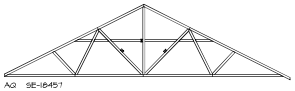

AQ SE-18457

## TRUSS BRACING DETAILS

S-3

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

### TRUSS BRACING NOTES:

1. 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) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS OR SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
3. WEB "T" BRACE, DETAIL **3/RF-1c**, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 2X4 LATERAL BRACING.
4. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED **(4/RF-1c)**
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 "L" BRACING WHEN REQUIRED.
7. LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
8. SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

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IN-COMM-LOT-UNIT
RLH-VK-0020

SUBM-LOT
SPRING VILLAGE - 0020

STREET ADDRESS
287 SOUTH SPREEPE WAY

APT. NO. ----

CITY SUGAR VARINA | STATE NC | ZIP 27526

09/19/2025

NORTH CAROLINA PROFESSIONAL SEAL 44932 ENGINEER JONATHAN EDWARD ABBOTT

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5238 Hopedale Drive, Suite 100
Fayetteville, NC 28314

SET NO. 4SH100
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. S-3

MODEL GRAND BAHAMA

DRAWING TITLE TRUSS BRACING

OPTION DESCRIPTION

22

V:\As-Sold\2-888\ASD\2025_2nd Roll-Complete\PLN\DETACHED\GRAND_BAHAMA_SH100_01\FIL_R_VK_0020\V22_S-3_TRS_LS.dwg 09/19/25 – 10:29 am

## FASTENING SCHEDULE

| SHEATHING | FASTENER | SPACING | |
|---|---|---|---|
| | | EDGES | FIELD |
| PRESCRIPTIVE 7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W/ METHOD WSP, CS-WSP, CS-G) | 8d COMMON NAILS | 6" O.C. | 6" O.C. |
| | ALTERNATIVE FASTENER 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES | 3" O.C. | 6" O.C. |
| ENGINEERED 7/16" WOOD STRUCTURAL PANELS (W/ METHOD ENG-WSP-A, ENG-WSP-B, ENG-WSP-C) | A - 8d COMMON NAILS | 4" O.C. | 6" O.C. |
| | A - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES | 3" O.C. | 6" O.C. |
| | B - 8d COMMON NAILS* | 3" O.C. | 6" O.C. |
| | B - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES | N/A | 6" O.C. |
| | C - 8d COMMON NAILS* SHEATHING ON BOTH SIDES OF THE WALL | 3" O.C. | 6" O.C. |
| | C - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES SHEATHING ON BOTH SIDES OF THE WALL | N/A | 6" O.C. |
| 1/2" GYPSUM WALLBOARD (W/ METHOD GB-1, GB-2, ENG-GB1-A) | 1-1/4" LONG, 1/4" HEAD, .098" DIA, ANNULAR-RINGED NAILS | 7" O.C. | 7" O.C. |
| | CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS | 7" O.C. | 7" O.C. |
| 1/2" GYPSUM WALL BOARD BLOCKED A" THE EDGES (W/ METHOD GB-BW-1, GB-BW-2, ENG-BW) | BLOCKING REQUIRED AT ALL GYPSUM EDGES. USE CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS | 4" O.C. | 12" O.C. |

**NOTES:**

1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.
3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.

* STAPLE ALTERNATIVE FOR USE IN FIELD ONLY

4. WALL PANELS NOT IDENTIFIED AS BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH THE WSP/ENG-WSP-A METHOD.

## BRACING LEGEND

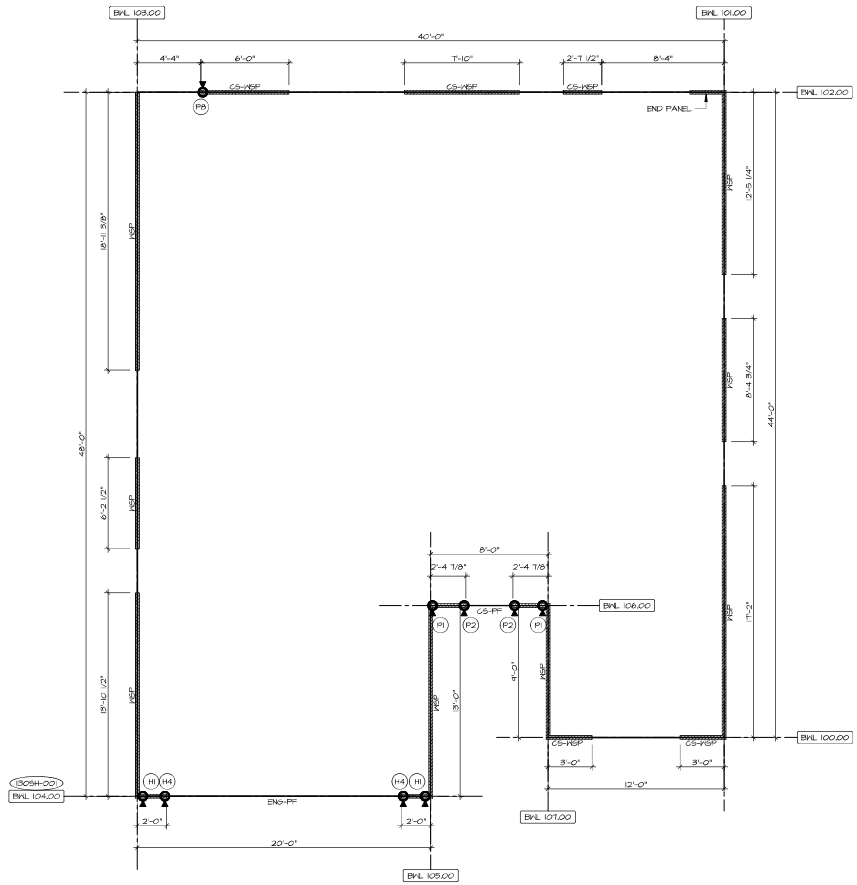
| | |
|---|---|
| BWL XXX.XX | BRACED WALL LINE I.D. |
| | BRACED WALL LINE |
| | HOUSE WALL |
| | BRACED WALL PANEL |
| X | ENGINEERING PAGE NUMBER |
| WSP | WOOD STRUCTURAL PANEL |
| GB | GYPSUM BOARD (1) SIDED OR (2) SIDED |
| GB-BW | GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL G /WB-2) |
| LIB | LET-IN BRACING (SEE STANDARD DETAIL F /WB-2) |
| CS-WSP | CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL |
| CS-PF | CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A C/ WB-2) |
| CS-G | CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS |
| ENG-WSP-A | ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'A' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED) |
| ENG-WSP-B | ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'B' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED) |
| ENG-WSP-C | ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING ON BOTH SIDES OF THE WALL TYPE 'C' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED) |
| ENG-PF | ENGINEERED DESIGN W/ PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL PAGE WB-1) |
| ENG-GB1-A | ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'A' FASTENING REQUIREMENTS |
| ENG-GB1-B | ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'B' FASTENING REQUIREMENTS |
| ENG-BW | ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD W/ BLOCK WALL CONSTRUCTION (SEE STANDARD DETAIL ITWB-1) |
| HD | HOLD-DOWN<br>1. SEE SHEET WB-2 FOR "P..." INDICATOR SCHEDULE AND DETAILS<br>2. SEE SHEET WB-1 FOR "H..." INDICATOR SCHEDULE AND DETAILS<br>3. ARROW INDICATES LOCATION. |

**NOTES:**

HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED. ENGINEERED WALL LINES ARE IN COMPLIANCE WITH INTERNATIONAL BUILDING CODES (IBC).

## BRACED WALL LINE SCHEDULE

| WIND SPEED (ULT) | IDENTIFIER | REQUIRED (FT) | ACTUAL (FT) | METHOD |
|---|---|---|---|---|
| 130 MPH | BWL 100.00 | 3.89' | 6.00' | CONTINUOUS (WITH GWB) |
| 130 MPH | BWL 101.00 | 8.56' | 38.00' | WSP (WITH GWB) |
| 130 MPH | BWL 102.00 | 11.75' | 16.46' | CONTINUOUS (WITH GWB) |
| 130 MPH | BWL 103.00 | 4.10' | 34.00' | WSP (WITH GWB) |
| 130 MPH | BWL 104.00 | 7.38' | 6.00' | ENGINEERED |
| 130 MPH | BWL 105.00 | 5.40' | 13.00' | WSP (WITH GWB) |
| 130 MPH | BWL 106.00 | 6.21' | 8.16' | CONTINUOUS (WITH GWB) |
| 130 MPH | BWL 107.00 | 2.33' | 9.00' | WSP (WITH GWB) |




# FIRST FLOOR BRACED WALL DETAIL

1 / S-4

SCALE: 1/8" = 1'-0"

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.

IV-COMM-LOT-UNIT RLH-VK-0020

SUBM-LOT

STERLING VILLAGE - 0020

STREET ADDRESS: 287 SOUTH SPREEDE WAY

APT. NO.: ---

CITY: FUQUAY VARINA STATE: NC ZIP: 27526

09/19/2025

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 44932 JONATHAN EDWARD ABERTS

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NVR

NVR, Inc.
5285 Meadow Lake Drive, Suite 100
Plainfield, IN 46168

SET NO. 651400
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

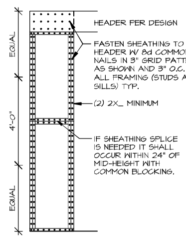
MODEL GRAND BAHAMA
DRAWING TITLE WALL BRACING

SHEET NO. S-4

OPTION DESCRIPTION



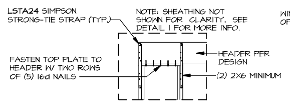
V:\As-Sold\2-Rbs\VS1\2025_2-Total-Complete\RLH\DETACHED\GRAND_BAHAMA_SB1100_D1\ELL_K_VK_0020\23_S-4_WSD16_LS_SBW_SBK.dwg 09/19/25 — 10:29 am




## SHEATHING AT HEADER / PANEL CONNECTION

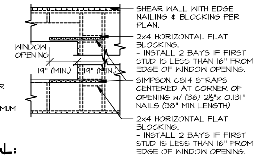
1 / WB-1 — SCALE 3/8" = 1'-0"

**STAPLE FASTENING ENGINEERED ALTERNATIVE:**
FASTEN SHEATHING TO HEADER USING 16 GAUGE, 1.75" LEG STAPLES (MIN. 7/16" CROWN) IN A 1.5" X 3" GRID PATTERN AND TO ALL OTHER FRAMING MEMBERS AT 1 1/2" O.C. (TYP.)




## STACKED ENGINEERED PORTAL: HEADER / PANEL CONNECTION

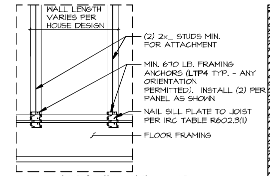
2 / WB-1 — SCALE 3/8" = 1'-0"




- REQUIRED ONLY @ OPENINGS AS SPECIFIED ON PLAN.
- STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. UNLESS OTHERWISE NOTED & MAY BE MOVED 1-1/2" FROM EDGE TO ALLOW FOR WINDOW NAILING
- WHERE STRAP DETAIL IS SPECIFIED AT DOOR OPENINGS, STRAPPING IS ONLY REQUIRED AT THE TOP OF THE OPENING

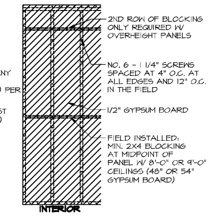
## SHEARWALL OPENING ELEVATION

20 / WB-1 — SCALE 3/8" = 1'-0"



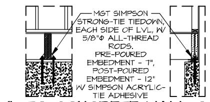

## FRAMED FLOOR CONNECTION

19 / WB-1 — SCALE: 3/8" = 1'-0"



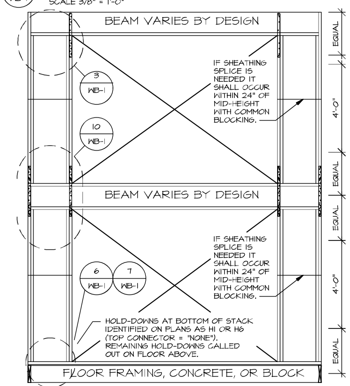

## BLOCKED WALL CONSTRUCTION

17 / WB-1 — NOT TO SCALE



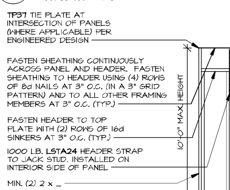

## LVL TO CONCRETE WALL CONNECTION

18 / WB-1 — SCALE 3/8" = 1'-0"



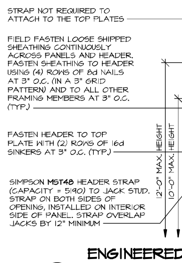

## ENGINEERED STACKED PORTAL

12 / WB-1 — NOT TO SCALE




## ENGINEERED PORTAL: TYP. HEADER / PANEL CONNECTION

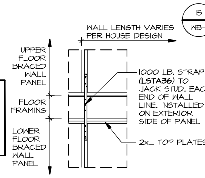
3 / WB-1 — SCALE 3/8" = 1'-0"




## ENGINEERED PORTAL WITH PONY WALL

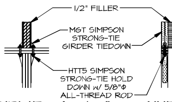
4 / WB-1 — SCALE 3/8" = 1'-0"

**NOTE:**
THROUGH-FLOOR AND ALTERNATE THROUGH FLOOR CONNECTIONS TO BE USED AS SPECIFIED BY DESIGN. DESIGNS ARE NOT INTERCHANGEABLE.



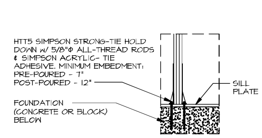

## ALT. THROUGH-FLOOR CONNECTION

11 / WB-1 — SCALE 3/8" = 1'-0"



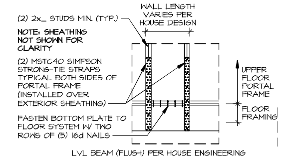

## UPLIFT AT LVL CONNECTION

15 / WB-1 — SCALE 3/8" = 1'-0"



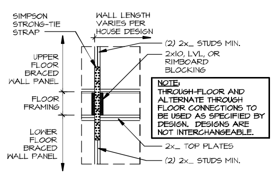

## FOUNDATION CONNECTION

16 / WB-1 — SCALE 3/8" = 1'-0"




## FLUSH LVL BEAM CONNECTION

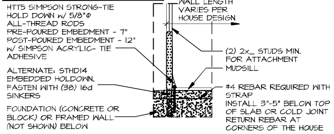
14 / WB-1 — SCALE 3/8" = 1'-0"




## THROUGH-FLOOR CONNECTION

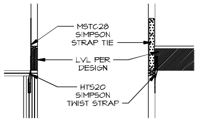
5 / WB-1 — SCALE 3/8" = 1'-0"

**NOTE:**
TITEN HD ANCHOR MAY BE USED AS A DIRECT SUBSTITUTION FOR THE 5/8" DIA. ALL-THREADED ROD. THE MIN. SIZE AND LENGTH IS 5/8" DIA. BY 8" LONG OR 1/2" DIA. BY 12" LONG



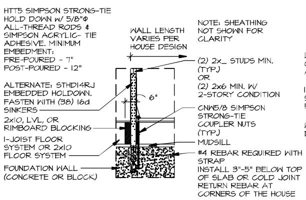

## HOLD-DOWN DETAIL: FOUNDATION

6 / WB-1 — SCALE 3/8" = 1'-0"



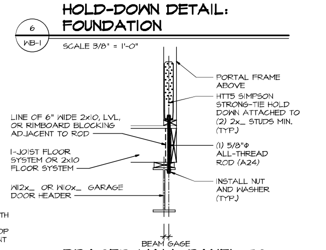

## UPLIFT AT LVL CONNECTION

21 / WB-1 — SCALE 3/8" = 1'-0"



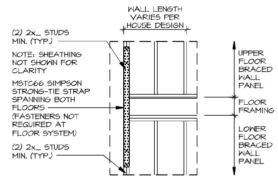

## HOLD-DOWN DETAIL: FRAMED FLOOR

7 / WB-1 — SCALE 3/8" = 1'-0"



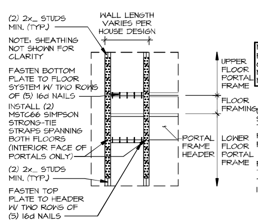

## BRACED WALL PANEL TO STEEL BEAM CONNECTION

8 / WB-1 — SCALE 3/8" = 1'-0"




## CONNECTING BRACED PANELS BETWEEN FLOORS

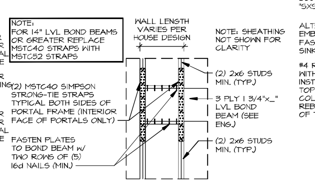
22 / WB-1 — SCALE 3/8" = 1'-0"




## CONNECTING PORTALS BETWEEN FLOORS

9 / WB-1 — SCALE 3/8" = 1'-0"

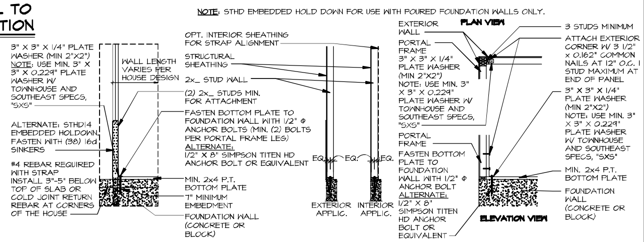
**NOTE:**
FOR 14" LVL BOND BEAMS OR GREATER REPLACE MSTC40 STRAPS WITH MSTC52 STRAPS




## STACKED PORTAL: MIDDLE CONNECTION

10 / WB-1 — SCALE 3/8" = 1'-0"

**NOTE:** STHD EMBEDDED HOLD DOWN FOR USE WITH POURED FOUNDATION WALLS ONLY.




### PORTAL FRAME PARALLEL IN WALL CONNECTIONS

### PORTAL FRAME PERPENDICULAR WALL CONNECTIONS

**NOTE:** USE THIS DETAIL WHEN A STRAP CANNOT BE USED AND THERE IS INSUFFICIENT SPACE FOR THE SECOND BOLT AND PLATE WASHER

## PORTAL FRAME WALL CONNECTION TO SLAB

13 / WB-1 — NOT TO SCALE

| 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 | H23 | MSTC52 | 1 | 10/WB-1 | MST48 | 1 | 4/WB-1 |
| H2 | HTT5 | 1 | 6/WB-1 | LSTA24 | 1 | 2/WB-1 | H24 | MSTC40 | 1 | 10/WB-1 | LSTA24 | 1 | 2/WB-1 |
| H3 | HTT5 | 1 | 6/WB-1 | LSTA24 | 1 | 3/WB-1 | H25 | MSTC40 | 1 | 10/WB-1 | LSTA24 | 1 | 3/WB-1 |
| H4 | HTT5 | 1 | 6/WB-1 | MST48 | 1 | 4/WB-1 | H26 | MSTC40 | 1 | 10/WB-1 | MST48 | 1 | 4/WB-1 |
| H5 | HTT5 | 1 | 6/WB-1 | MSTC40 | 1 | 5/WB-1 | H27 | LSTA36 | 1 | 11/WB-1 | NONE | N/A | N/A |
| H6 | HTT5<br>5/8" A24 THR. ROD<br>CNW5/8 COUPLER | 1<br>1<br>1 | 7/WB-1 | NONE | N/A | N/A | H28 | MSTC40 | 1 | 14/WB-1 | NONE | N/A | N/A |
| H7 | HTT5<br>5/8" A24 THR. ROD<br>CNW5/8 COUPLER | 1<br>1<br>1 | 7/WB-1 | LSTA24 | 1 | 2/WB-1 | H29 | MSTC40 | 1 | 14/WB-1 | LSTA24 | 1 | 3/WB-1 |
| H8 | HTT5<br>5/8" A24 THR. ROD<br>CNW5/8 COUPLER | 1<br>1<br>1 | 7/WB-1 | LSTA24 | 1 | 3/WB-1 | H30 | HTT5 | 2 | 16/WB-1 | MGT<br>HTT5<br>5/8" A24 THR. ROD | 2<br>2<br>2 | 15/WB-1 |
| H9 | HTT5<br>5/8" A24 THR. ROD<br>CNW5/8 COUPLER | 1<br>1<br>1 | 7/WB-1 | MST48 | 1 | 4/WB-1 | H31 | MSTC40 | 1 | 5/WB-1 | NONE | N/A | N/A |
| H10 | HTT5<br>5/8" A24 THR. ROD<br>CNW5/8 COUPLER | 1<br>1<br>1 | 7/WB-1 | MSTC40 | 1 | 5/WB-1 | H32 | MSTC40 | 1 | 5/WB-1 | LSTA24 | 1 | 3/WB-1 |
| H11 | HTT5<br>5/8" A24 THR. ROD | 1<br>1 | 8/WB-1 | NONE | N/A | N/A | H33 | NONE | N/A | N/A | MGT | 2 | 18/WB-1 |
| H12 | HTT5<br>5/8" A24 THR. ROD | 1<br>1 | 8/WB-1 | LSTA24 | 1 | 2/WB-1 | H34 | LTP4 | 1 | 19/WB-1 | NONE | N/A | N/A |
| H13 | HTT5<br>5/8" A24 THR. ROD | 1<br>1 | 8/WB-1 | LSTA24 | 1 | 3/WB-1 | H35 | LTP4 | 1 | 19/WB-1 | LSTA24 | 1 | 3/WB-1 |
| H14 | HTT5<br>5/8" A24 THR. ROD | 1<br>1 | 8/WB-1 | LSTA24 | 1 | 4/WB-1 | H36 | MSTC52 | 1 | 5/WB-1 | NONE | N/A | N/A |
| H15 | HTT5<br>5/8" A24 THR. ROD | 1<br>1 | 8/WB-1 | MSTC40 | 1 | 5/WB-1 | H37 | CS14 | 1 | 20/WB-1 | CS14 | 1 | 20/WB-1 |
| H16 | MSTC66 | 1 | 9/WB-1 | NONE | N/A | N/A | H38 | NONE | N/A | N/A | CS14 | 1 | 20/WB-1 |
| H17 | MSTC66 | 1 | 9/WB-1 | LSTA24 | 1 | 2/WB-1 | H39 | MSTC28<br>HTS20 | 1<br>1 | 21/WB-1 | NONE | N/A | N/A |
| H18 | MSTC66 | 1 | 9/WB-1 | LSTA24 | 1 | 3/WB-1 | H40 | MSTC66 | 1 | 22/WB-1 | NONE | N/A | N/A |
| H19 | MSTC66 | 1 | 9/WB-1 | MST48 | 1 | 4/WB-1 | H41 | 3"x3"x1/4" PLATE WASHER<br>1/2" THREADED ROD | 1 | 13/WB-1 | NONE | N/A | N/A |
| H20 | MSTC52 | 1 | 10/WB-1 | NONE | N/A | N/A | H42 | 3"x3"x1/4" PLATE WASHER<br>1/2" THREADED ROD | 1 | 13/WB-1 | LSTA24 | 1 | 3/WB-1 |
| H21 | MSTC52 | 1 | 10/WB-1 | LSTA24 | 1 | 2/WB-1 | H43 | 3"x3"x1/4" PLATE WASHER<br>1/2" THREADED ROD | 1 | 13/WB-1 | MST48 | 1 | 4/WB-1 |
| H22 | MSTC52 | 1 | 10/WB-1 | LSTA24 | 1 | 3/WB-1 | | | | | | | |

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

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.

| REV. NO. | DATE | REMARKS |
|---|---|---|
| 19 | 2/8/22 | NS - REVISED DETAIL 5/WB-1, ADDED H36 |
| 20 | 2/16/22 | ADM - (QC #7403) REVISED DETAILS UTILIZING STHD14 TO INCLUDE REBAR |
| 21 | 6/14/23 | CEL - ADDED DETAIL 20, H37, H38 |
| 22 | 9/8/23 | IDW - ADDED DETAIL 21, H39 |
| 23 | 9/9/23 | DLR - REVISED CONNECTOR CHART, REMOVED PART NUMBERS |
| 24 | 11/9/23 | DLR - ADDED DETAIL 22, H40 |
| 25 | 7/10/24 | ARS - ADDED INTERIOR NOTE TO MSTC66 STRAPS DETAIL #9 (ARC-11955) |
| 26 | 5/19/25 | ARS - + DETAIL 13 AND HOLD DOWN TAG H41, H42, H43 (ARC-20490 - PPM-55496) |
| 18 | 11/8/21 | CEL - REVISED 12/WB-1 TO REFERENCE 3/WB-1 |

09/19/2025
NORTH CAROLINA PROFESSIONAL SEAL 44932 ENGINEER JONATHAN EDWARD ABERTS
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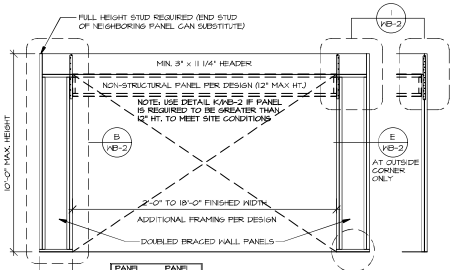
NVR
NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SHEET NO. WB-1
MODEL: WALL BRACING DETAILS
DRAWING TITLE: ENGINEERED WALL BRACING DESIGN
OPTION DESCRIPTION
SET NO.
VERSION
DRAWN BY KFT
DATE: 2/16/12
OPTION

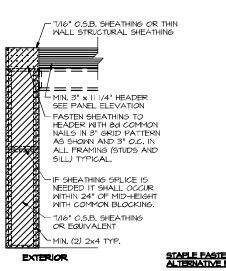
J:\PROJECTS\DETAILS\NVR_Wall Bracing\WB1_BRACED WALL_ENG.dwg 08/15/25 - 3:01 pm




| PANEL HEIGHT | PANEL WIDTH |
|---|---|
| 8' | 1'-4" |
| 9' | 1'-6" |
| 10' | 1'-8" |

A WB-2 CONTINUOUSLY SHEATHED PORTAL FRAME

SCALE: 3/8" = 1'-0"

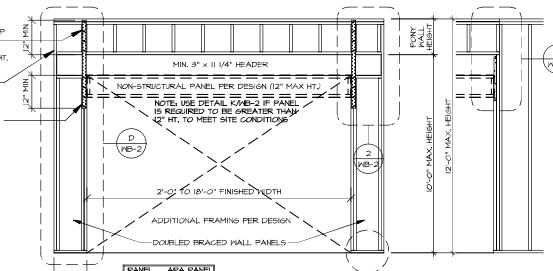



**STAPLE FASTENER ENGINEERED ALTERNATIVE FOR OSB.**

FASTEN SHEATHING TO HEADER USING 16 GAUGE, 1 3/4" LEG STAPLES (MIN. 15/16" CROWN) IN A 3" X 1 1/2" GRID PATTERN AND TO ALL OTHER FRAMING MEMBERS AT 1 1/2" O.C. (TYP.)

B WB-2 PORTAL FRAME: SHEATHING APPLICATION DETAIL

SCALE 3/8" = 1'-0"

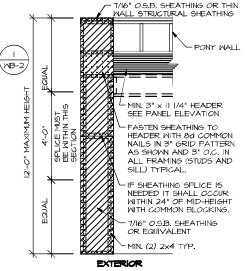



| PANEL HEIGHT | APA PANEL WIDTH |
|---|---|
| 8' | 1'-4" |
| 9' | 1'-6" |
| 10' | 1'-8" |

C WB-2 ALTERNATE PORTAL FRAME

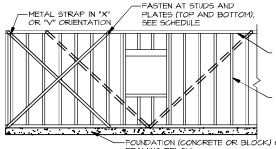
SCALE: 3/8" = 1'-0"

w/ PONY WALL FRAMING




D WB-2 ALTERNATE PORTAL FRAME: SHEATHING APPLICATION DETAIL

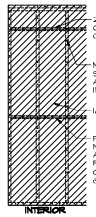
SCALE 3/8" = 1'-0"




| SIMPSON STRONG-TIE LIB STRAP INFO. | FASTENERS PLATES | FASTENERS STUDS |
|---|---|---|
| LIB-A = MBOR | (3) 16d | |
| LIB-B = MBI26 | (3) 16d | (1) 8d |
| LIB-C = MBI45C | (4) 16d | |

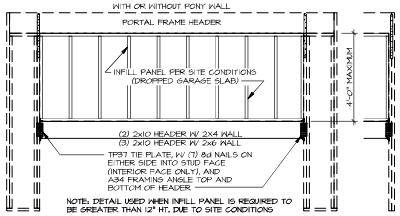
F WB-2 LET-IN BRACING

NOT TO SCALE




G WB-2 BLOCKED WALL CONSTRUCTION

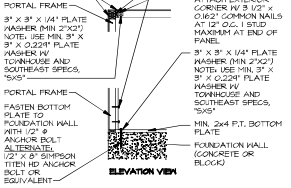
NOT TO SCALE




**NOTE: DETAIL USED WHEN INFILL PANEL IS REQUIRED TO BE GREATER THAN 12" HT. DUE TO SITE CONDITIONS**

K WB-2 INFILL PANEL DETAIL

NOT TO SCALE

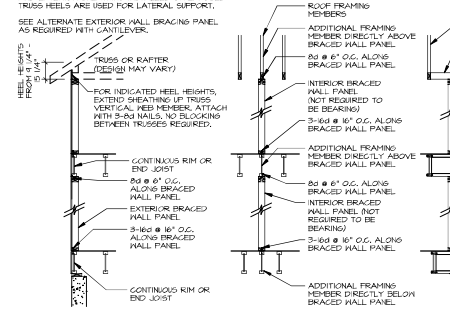



7 WB-2 PORTAL FRAME PERPENDICULAR WALL CONNECTIONS

NOT TO SCALE

**NOTE:** FOR TRUSSES WITH HEEL HEIGHTS GREATER THAN 15-1/4", THE INTERIOR CEILING DIAPHRAGM AND EXTERIOR SHEATHING INSTALLED ON EXPOSED TRUSS HEELS ARE USED FOR LATERAL SUPPORT.

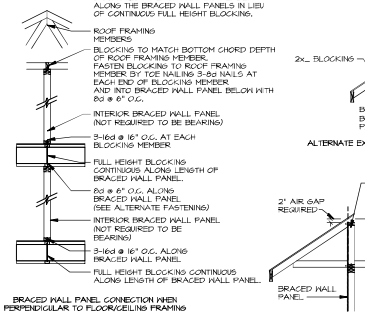
SEE ALTERNATE EXTERIOR WALL BRACING PANEL AS REQUIRED WITH CANTILEVER.



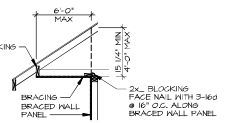

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

**ALTERNATE FASTENING:**

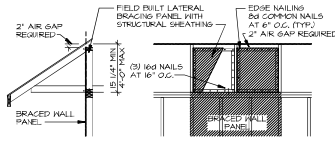
WHERE PERPENDICULAR FRAMING MEMBERS ARE SPACED @ 16" O.C. OR LESS, TOE NAIL 3-8d NAILS AT EACH FRAMING MEMBER ALONG THE BRACED WALL PANELS IN LIEU OF CONTINUOUS FULL HEIGHT BLOCKING.




BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING




ALTERNATE EXTERIOR WALL BRACING PANEL W/ CANTILEVER



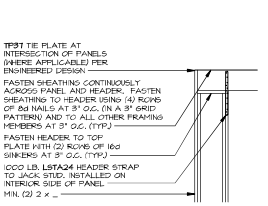

ALTERNATE EXTERIOR WALL BRACING PANEL W/ CANTILEVER ALTERNATIVE

H WB-2 WALL BRACING PANEL CONNECTION DETAILS

SCALE: 3/8" = 1'-0"

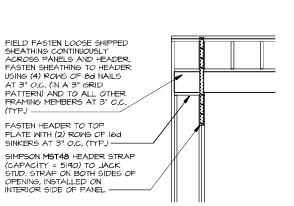
| ID | BOTTOM CONNECTOR | QTY. | DETAIL | TOP CONNECTOR | QTY. | DETAIL |
|---|---|---|---|---|---|---|
| P1 | 3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD | 1 | 3 WB-2 | NONE | N/A | N/A |
| P2 | 3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD | 1 | 3 WB-2 | LSTA24 | 1 | 1 WB-2 |
| P3 | 3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD | 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 | HTT4 5/8" A24 THR. ROD | 1 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 |
| P11 | 3"x3"x1/4" PLATE WASHER 1/2" THREADED ROD | 1 | 7 WB-2 | NONE | N/A | N/A |

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




1 WB-2 CONTINUOUSLY SHEATHED PORTAL: TYP. HEADER / PANEL CONNECTION

SCALE 3/8" = 1'-0"

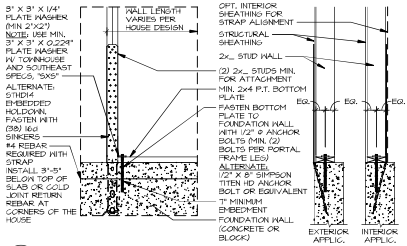



2 WB-2 ALTERNATE PORTAL FRAME: HEADER / PANEL CONNECTION

SCALE 3/8" = 1'-0"

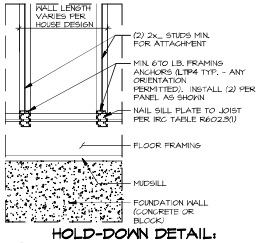
APPLIES TO I-JOIST, NOMINAL LUMBER AND FLOOR TRUSS FLOOR SYSTEMS

**NOTE:** STHD EMBEDDED HOLD DOWN FOR USE WITH POURED FOUNDATION WALLS ONLY.



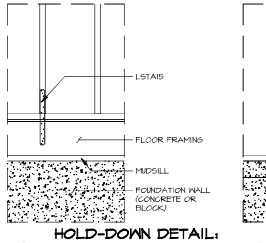

3 WB-2 HOLD-DOWN DETAIL: FOUNDATION

SCALE: 3/4" = 1'-0"



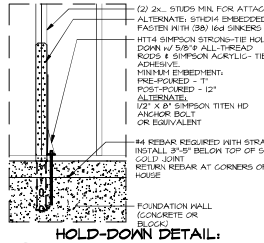

4 WB-2 HOLD-DOWN DETAIL: FRAMED FLOOR

SCALE: 3/4" = 1'-0"




5 WB-2 HOLD-DOWN DETAIL: FRAMED FLOOR

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




6 WB-2 HOLD-DOWN DETAIL: FOUNDATION

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

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.

**REMARKS**

| REV. NO. | DATE | REMARKS |
|---|---|---|
| 37 | 1/11/24 | ABS - 0C#9051 DETAIL R-REVISED STAPLE SIZE FROM 1 1/4" TO 3/4" |
| 36 | 1/25/24 | D.R. - 0C#9164 - REMOVED DETAIL K/WB-2 CORNER DETAIL |
| 35 | 3/20/24 | ABS - ADDED TO DETAIL H 0C-#9144-0420 |
| 34 | 6/18/24 | CRS - ADDED NOTES, DETAILS AND REFS. TO K/WB-2 (HACTH) (HAC-2024HC - 1179-2024HC) |
| 33 | 4/7/21 | ABS - REV. DTL. C PONY WALL NOTES |
| 32 | 8/3/21 | CRS - 0C#7358 - REVISED K/WB-2 TO REMOVE USE OF FLAT BLOCKING |
| 31 | 12/13/22 | D.R. - 0C#8261 - ADDED PERP. WALL BRACING DTL. AND ALT. FASTNS. TO K/WB-2 |
| 30 | 1/4/23 | D.R. - 0C#8329 - REVISED CONNECTOR GIANT REMOVED PART NUMBERS |

09/19/2025

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 44932 JONATHAN EDWARD ABBOTT

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NVR

NVR, Inc.
8285 Westphalia Road, Suite 100
Frederick, MD 21703

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

MODEL WALL BRACING DETAILS
DRAWING TITLE PRESCRIPTIVE WALL BRACING DESIGN
OPTION DESCRIPTION

SHEET NO. WB-2