  
James Bates  
10/21/2025

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.

GRAND CAYMAN

DIV-COMM-LOT-UNIT

RLH-VK-0028

COMM-LOT

KIPLING VILLAGE - 0028

STREET ADDRESS

68 SAINTSBURY DRIVE

APT. NO.

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CITY

FUGUAY VARINA

STATE

NC

ZIP

27526



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

As directed by the North  
Carolina Board of  
Architecture and  
Registered Interior  
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James Sales  
10/21/2025

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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 SLAB FOUNDATION (BASE SF)	1533 SF
	1533 SF

GARAGE SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE SLAB FOUNDATION	443 SF
	443 SF

UNFINISHED SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
REAR COVERED PORCH (ADD. SF)	140 SF
FRONT COVERED PORCH (ADD. SF)	25 SF
	165 SF

TOTAL FINISHED SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR SLAB FOUNDATION (BASE SF)	1533 SF
	1533 SF

SET NO. - VERSION

SHEET NO.

PAGE NO.

GCM00 - 01

CS-1

RELEASE NO. ----

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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 to the communities only. NVR, Inc. is a production homebuilder and does not provide the opportunity to customize these plans. The respective drawings contained herein 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 F2404 or NFPA 1BD 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.

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, NCPG 2018, NCFGC 2018, NEC 2020 w/ NC Amendments  
 NCEC 2018, NCFPC 2018

2. Constr. Type: V-B

3. Max Stories: 3

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 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.								
LIMATE 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 # 4 INCH	CRAWL SPACE WALL R-VALUE
3	0.35	0.30	36	15 / 19	19	5 / 15	NA	5 / 15
4	0.35	0.30	36	15 / 19	19	10 / 15	10	10 / 15

- ## 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'  
- Areas up to 130 mph ultimate wind speed per Table R301.2(4)

Walls - Areas up to 130 mph ultimate wind speed per Table R301.2(4)

Vult	115 mph	130 mph
Vasd	84 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 (NGLIB & WKPFA) 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

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. Slope requirements:

- Interior slabs on grade (excluding garage slabs) to be minimum 3/4" 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 RA02.2**.
- Non-structural garage slabs shall be nominal 3/4" thick and shall be installed on compacted / undisturbed soil per **Table RA02.2**. 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 slabs and exterior concrete work shall be nominal 4" minimum 3500 PSI air-entrained concrete with 6x6 IN-4X4IN mesh or equivalent fiber mesh reinforcement.
- 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 Glass I vapor retarder, in which case the minimum net area of ventilation shall be not less than 1 square foot. For each 150 square feet of area, a minimum ventilating opening shall be within 3 feet (914 mm) of each corner of the building, per **RA02.12**.
- Drainage 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 RA05.1**.
- The top course of block of foundation walls shall be semi-solid block or open cores of hollow block shall be filled with mortar.
- Block piers to be solid block or mortar-filled hollow block.
- 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.
- Concrete and masonry foundation walls shall be dampproofed with min. 3/8" portland cement paring from footing to top of finished grade. The paring shall be covered with a coat of approved bituminous material applied at the recommended rate per **RA06.1**.
- 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 **RA06.2**.
- Reserved for future use.
- Foundation framing anchors shall be 1/2"x18" anchor bolts with 1" minimum embedment or Simpson Strong-Tie MASA / USP FAS (16 gauge steel, galvanized) or equivalent set in concrete for a minimum of 12" minimum embedment in concrete and 12" minimum lap, 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 24" x 1/2" x 3" plate per **RA09.1.6.1** and maximum anchor bolt spacing for buildings over two stories shall be 4'.
- Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance per **RA07.2**.
- 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 (914 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 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 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 **R301**.

**FOUNDATION WALL DESIGN<sup>(c)</sup>**  
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 @ 14" O.C. (d)	4- #4 BARS (d,e)	
		60	7'-0"	#4 @ 14" 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 @ 14" 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
- b. SOIL CLASSES SC, MH, ML-CL AND CL - 60 PSF
- b. SPACING SHOWN IS BASED UPON  $F_y = 60,000$  PSI  
STEEL FOR  $F_y = 40,000$  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)(i).
- g. ONE BAR WITHIN 12" OF TOP AND ONE EACH AT THIRD POINT OF WALL HEIGHT PER TABLE R404.1(2)(i).

- Habitable attics and sleeping rooms shall have a window or door as a second means of egress that shall be minimum 5.7 sq. ft. openable area (5.0 sq. ft. if at grade level) with maximum sill height 44" above finish floor (min. hgt. 24"; min. width 20") per **R310.1**.
2. All exterior doors, doors to escape routes, and doors to exits 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 5.7 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 opening required shall be minimum 20" high by 20" wide with 4 sq ft of minimum horizontal projection and width of 36". Walls 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 shall have doors that are 6'-0" high by 32" wide with 20" of depth. Doors 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/skds must be safety glazed per **R308.4**.
5. Interior stairways shall have minimum head room of 6'-8" per **R311.7.2** and minimum tread depth of 4" and maximum riser height of 8 1/4". Handrails are required for stairs with 4 or more risers and shall have minimum height of 34" and maximum height of 38" above treads and landings. Handrail top shall 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 **R302.1**.
6. Guard rails shall 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 a ramp or grade by means of a ramp in accordance with **Section R311.7** (see item #5 above) or a ramp in accordance with **Section R311.8**.
9. Handrails shall be installed on exterior stairs having (4) or more risers per **R311.7.2**. Guards shall be installed at exterior porches / decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side of the screening or guardrail considered as a guard.
10. All flashing used (including at windows, doors, and with stone or masonry veneer) shall be corrosion-resistive per **RT03.4**. See NVR Flashing Details.
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 sheathing.
12. All exterior sheathing shall be corrosion-resistive in accordance with **R602.10**.
13. An approved water-resistive barrier shall be applied over planning of exterior walls per **Section RT03.2**.
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. Fire blocking is required for all exterior wall cavity walling unless otherwise permitted at the perimeter of the board.
- All screws shall be corrosion-resistant Type 18 1-1/4" drywall screws.

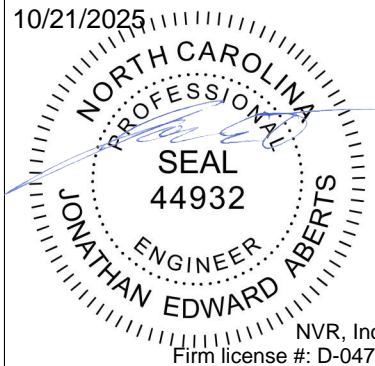
SCREW FASTENING SCHEDULE			
	WITH ADHESIVE		
Framing Spacing	Ceilings	Load-brg. walls	Non-load-brg. walls
16	16	24	24
24	12		24
	WITHOUT ADHESIVE		
Framing Spacing	Ceilings	Load-brg. walls	Non-load-brg. walls
16	12	16	16
24	12	12	12

- For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" head and .090 diameter shanks with annular ring or acceptable equivalent and comply with ASTM A571 C514.
- For 5/8" wallboard, nails shall be 1-3/8" long, 1/4" head and .090 diameter shanks.
17. Gypsum board shall be continuous 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 assembly 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. Penetration of the floor-ceiling assembly through the separation shall be protected by sealing the area around the penetration per **Section R302.5**. The garage door shall be of 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 **R306.2**.
20. Breachstopping 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 minimum of not less than 21 inches in front of the water closet, lavatory or bidet to any wall, fixture or door per **P270.5**.
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 R100.4 and 100.5**.
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 R302.5**.
25. Entrated wood shall be minimum 2" x 4" species of finished grade framing lumber **Item #2**.
26. Bottom plates on sills 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 w/ the "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 edge of the operable opening 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 shall be as follows:
  - One- and two-family dwelling construction 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 R306**. 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 one side of the minimum 2" x 4" aluminum stud wall. Structural attachments 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 area of 1 square foot per 100 sq. ft. of wall area. Vents in soffits 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.
    - 34. 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, including seismic load provisions. Seismic load provisions shall be in accordance with the design 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 plywood and sanded, exterior grade plywood. All fasteners shall be joists to meet, "American Plywood Association" approved glued floor system, unless otherwise specified.

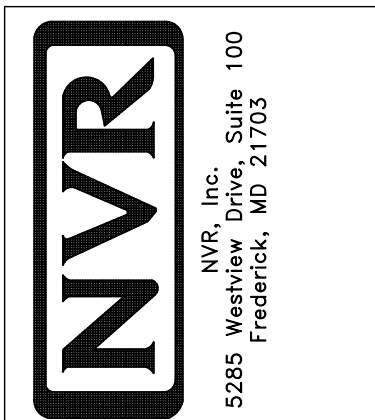
1. Ground-fault and arc-fault circuit interrupter protection is provided per NFPA 70 (National Electric Code).
2. Electric panel box installation to be in accordance with NFPA 70, Article 408 Section III. Location may vary by design.
3. Approved smoke detectors shall be installed in each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; and on each additional story of the dwelling, including basements and attic sleeping areas, in each habitable attic. Where more than one smoke detector is required, the devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. All smoke detectors shall receive their primary power from the building wiring and be equipped with a battery backup.
4. Unless listed for installation in such locations, smoke detectors shall be installed at least 10 feet from a sleeping 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 each landing, including the stairs and landings to a level not less than 16c 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.

V. NO.	DATE	REMARKS
1	1/8/19	MET - CODE UPDATES FOR 2019 NRCBC
2	3/1/19	MET - UPDATED ENSERY NOTES
3	12/16/22	CAP - REVISE NOTE FOR 2X4 OR 2X6 EXTERIOR WALLS



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SHEET NO.	MODEL	SET NO.
SS-1	NCRC 2018 SPEC SHEET	VERSION
	DRAWING TITLE	DRAWN BY
	SINGLE FAMILY ATTACHED	DATE:
	SINGLE FAMILY DETACHED	OPTION
	OPTION DESCRIPTION	





ROOF VENTILATION CALCULATIONS

HOUSE NAME	GRAND CAYMAN
HOUSE VERSION	1
PRODUCT LINE	RYANHOMES
VENTILATION VALUES	
SOFFIT:	9.9 sq in of vent per lf
RIDGE:	18 sq in of vent per lf
BOX / GABLE VENT:	45 sq in of vent per unit

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

ELEVATION "J"															Notes
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	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?	
Without Rear Porch	287999	1919.99	960.00	90.125	892.24	22	396.00			1288.24	NO	YES	41.25%	OK	
With Rear Porch	308159	2054.39	1027.20	92.375	914.51	23	414.00			1328.51	NO	YES	40.30%	OK	
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			

ELEVATION "K" or "L"															Notes
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	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?	
Without Rear Porch	287999	1919.99	960.00	90.125	892.24	22	396.00			1288.24	NO	YES	41.25%	OK	
With Rear Porch	308159	2054.39	1027.20	92.375	914.51	23	414.00			1328.51	NO	YES	40.30%	OK	
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			

Rear Porch															Notes
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	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?	
	20160	134.40	67.20	18	178.20		0.00			178.20	YES	N/A	N/A	N/A	
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			

ADDITIONAL AREAS OF ROOF VENTILATION															Notes
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	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?	
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			
		0.00	0.00		0.00		0.00			0.00	NO	NO			



HOUSE VOLUME CALCULATIONS

HOUSE NAME	GRAND CAYMAN
HOUSE VERSION	GCM00 / 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 "J", "K", "L"			
Location / Area of house	Floor Area (sq. ft.)	Mean height (ft.)	Total volume (cu. Ft.)
Main section of the house	1680.00	13.30	22348
Garage bump out from main house	320.00	11.40	3647
		Total House Volume	25994

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"	1584.67	8.63	13668
Crawl space "FCA"	1584.67	0.80	1268

*[Signature]*  
James Sales  
10/21/2025

DIV-COMM-LOT-UNIT

RLH-VK-0028

COMM-LOT

KIPLING VILLAGE - 0028

STREET ADDRESS

69 SAINTSBURY DRIVE

CITY

FLUJAY VARIANA

STATE

NC

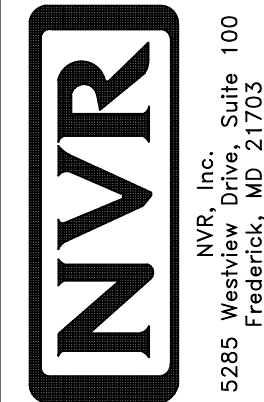
ZIP

27526

APT. NO.

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SHEET NO.

MODEL

GRAND CAYMAN

DRAWING TITLE

ROOF VENT AND VOLUME CALCULATIONS

VOLUME CALCULATIONS

OPTION DESCRIPTION

2

SET NO. GCM00

VERSION 01

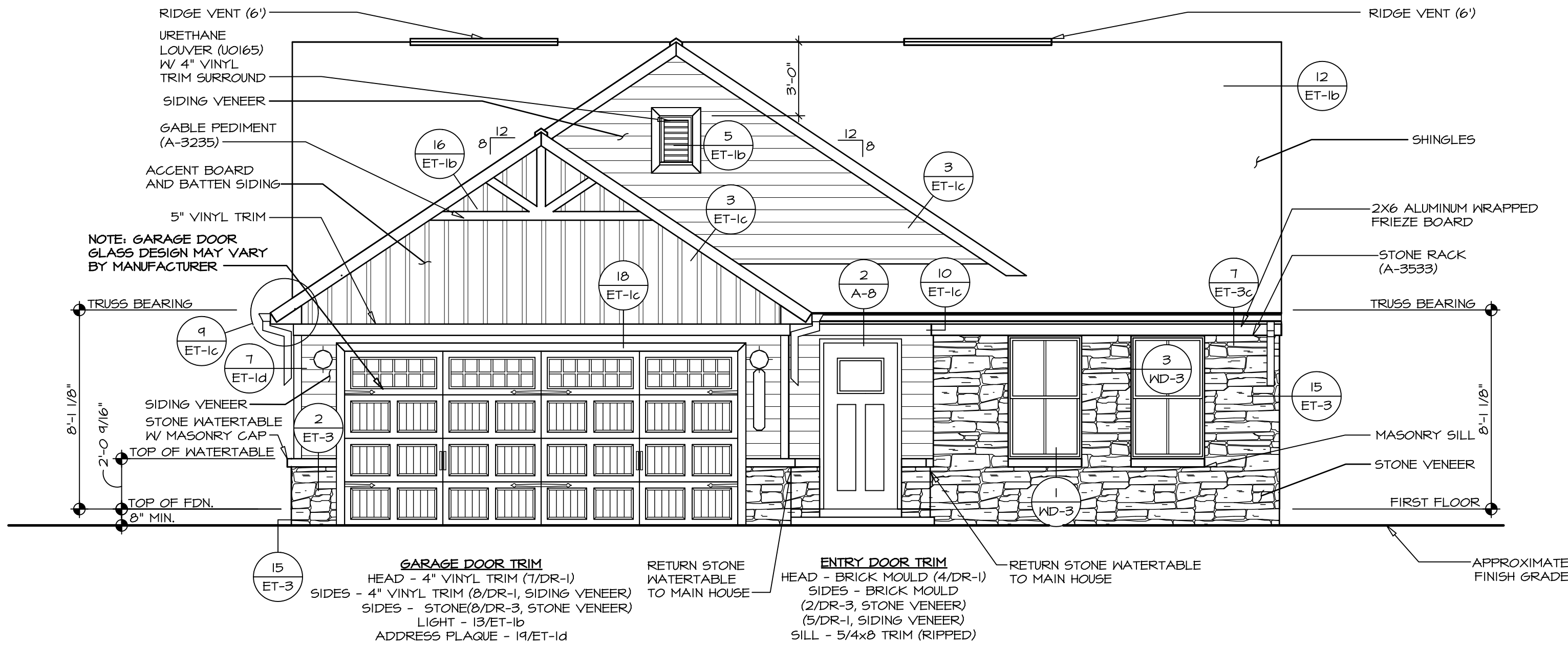
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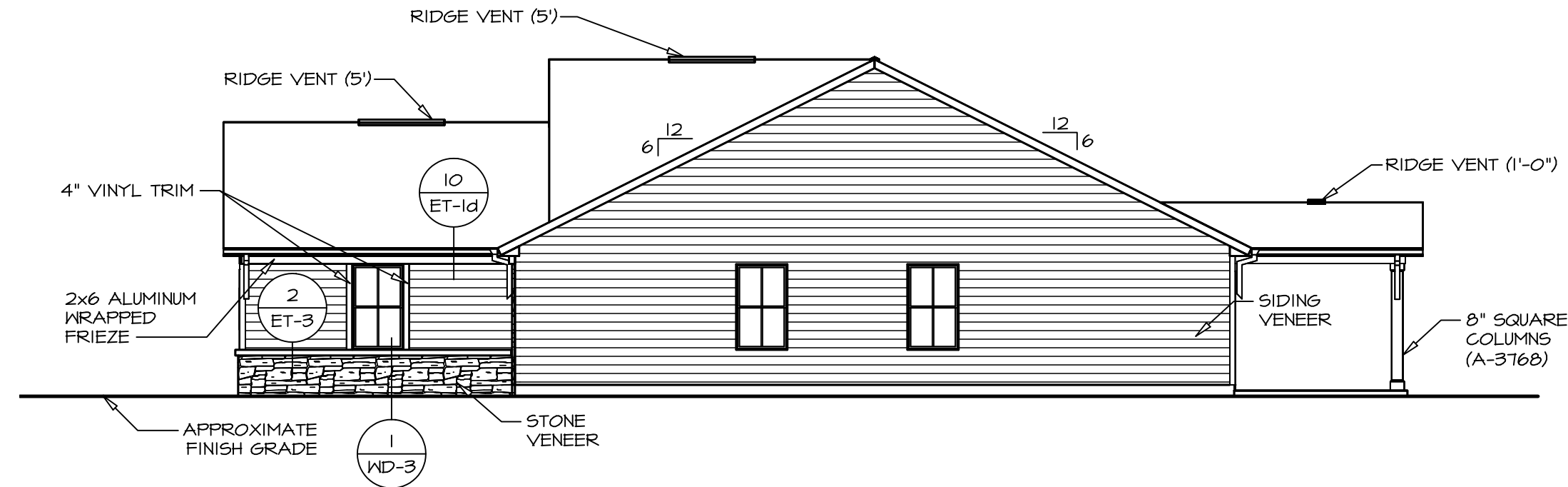
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OPTION

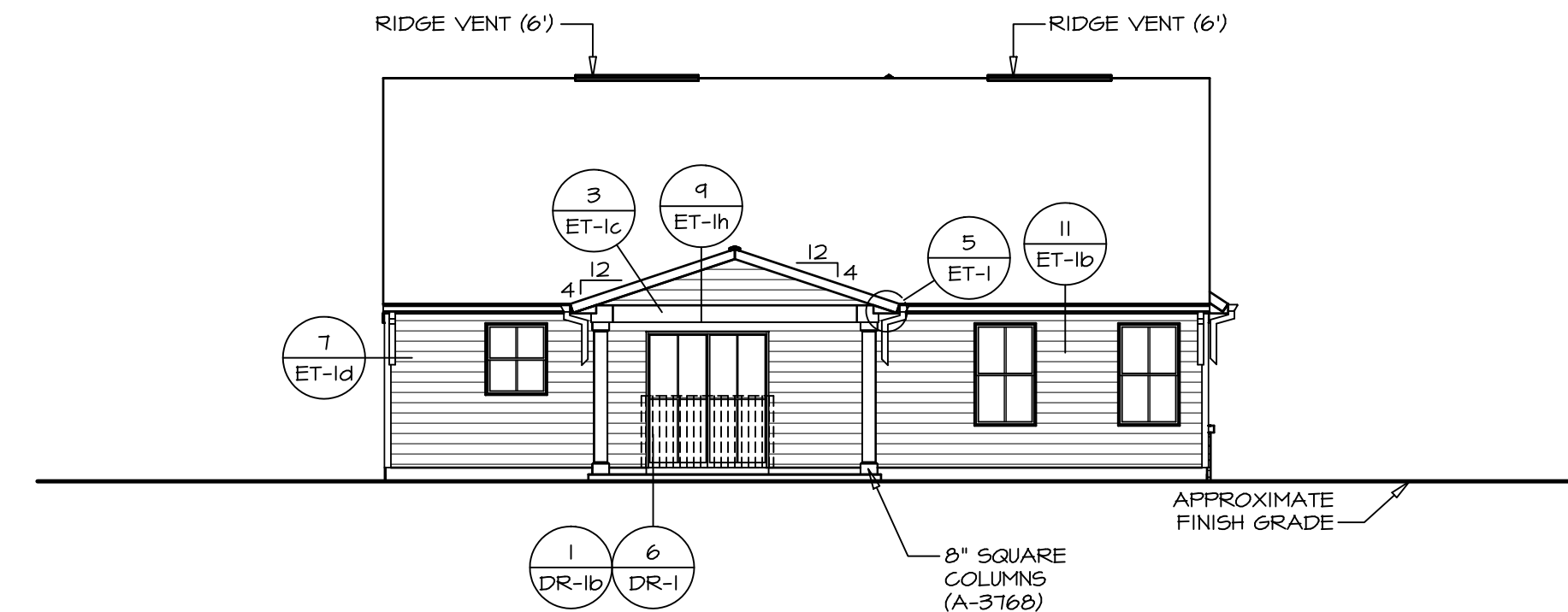




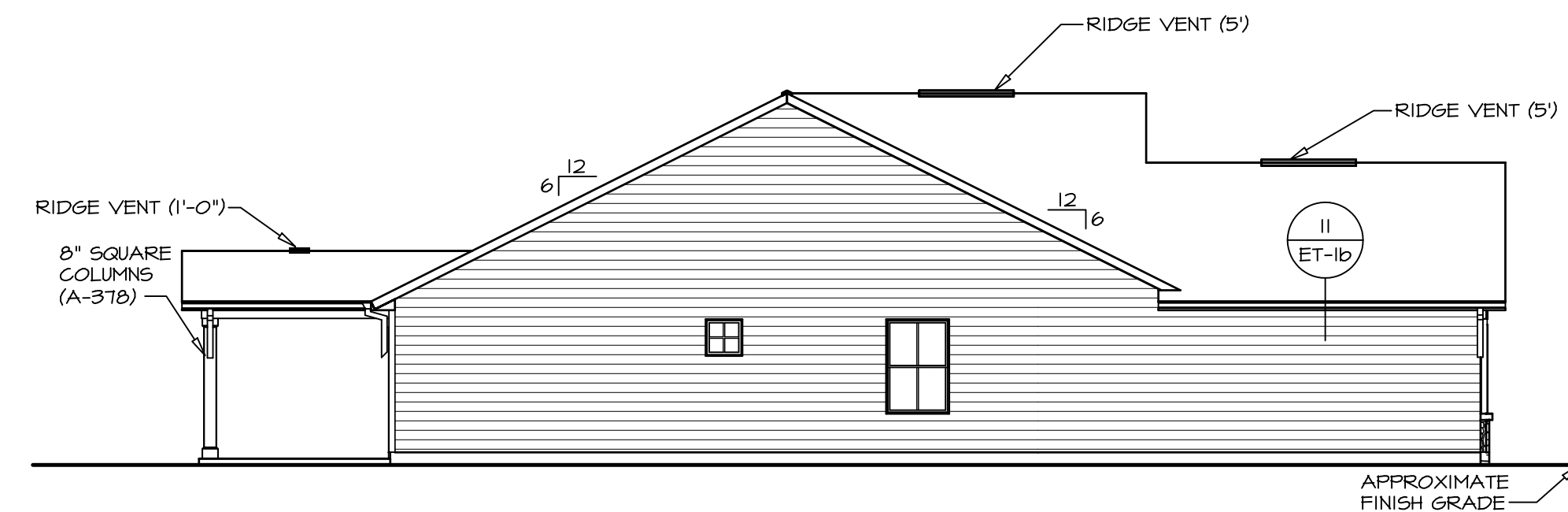
1 FRONT ELEVATION "K"  
SCALE: 1/4" = 1'-0"



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



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



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

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James Bates  
10/21/2025

RLH-VK-0028

COMMITTEE - LOT UNIT  
COMMITTEE - LOT  
KIPPLING VILLAGE - 0028  
STREET ADDRESS  
63 SAINTSBURY DRIVE  
CITY  
FUGUAY VARINA  
STATE  
NC  
ZIP  
21526

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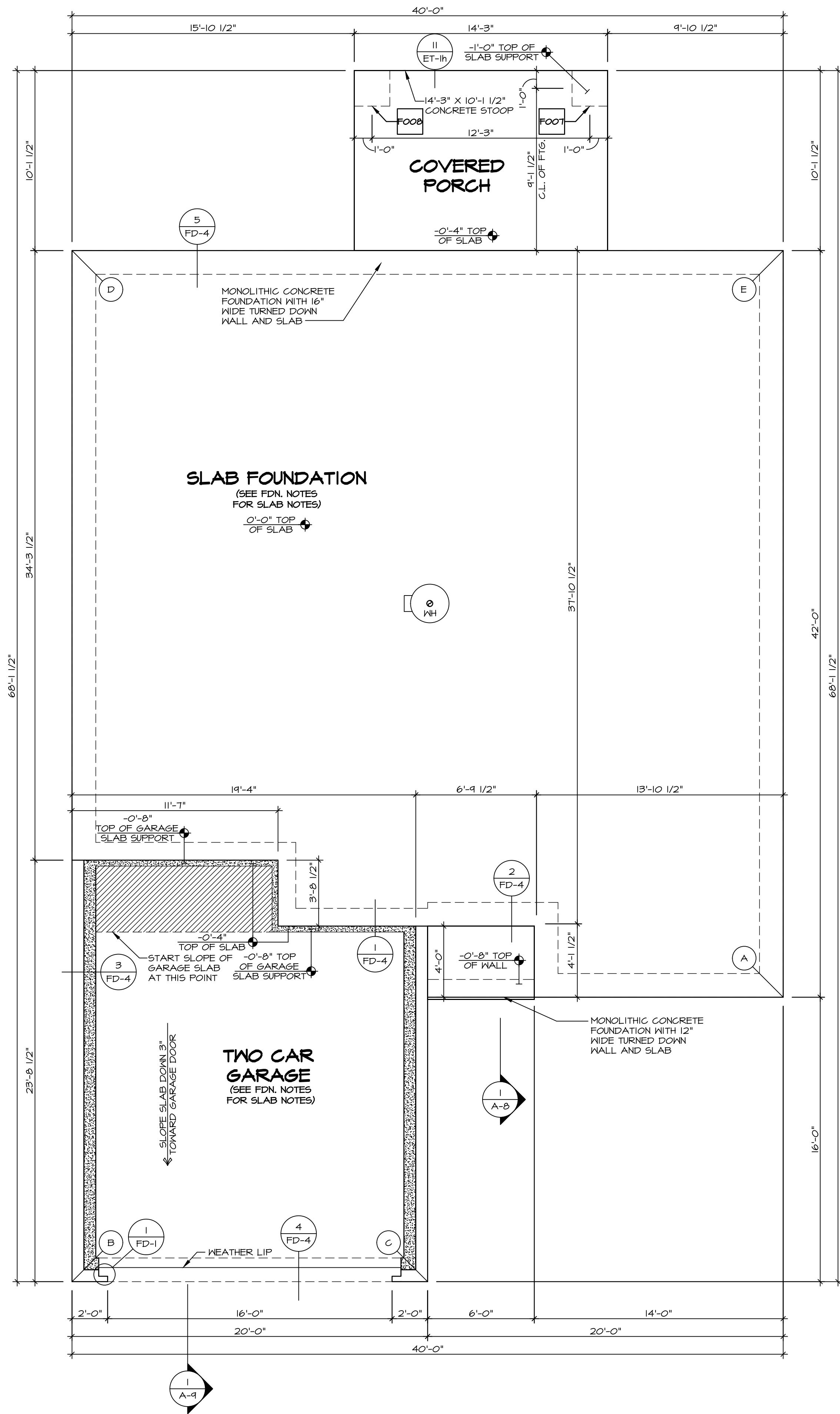
SET NO. 60000  
VERSION 01  
RELEASE NO. ----  
DRAWN BY BN  
DATE: 02/21/20  
OPTION

MODEL  
GRAND CAYMAN  
DRAWING TITLE  
ELEVATIONS  
OPTION DESCRIPTION

SHEET NO.  
NC-1

4





1 FOUNDATION PLAN  
NC-3 SCALE: 1/4" = 1'-0"

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:
  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 1/4" GRADE BEAM(S) ORIENTATION. SEE 08-1 FOR DETAILS.
5. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
6. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
7. SEE 16-1 DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKEND SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING 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/THICKEND 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

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	

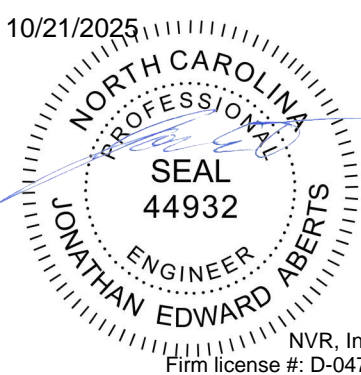
FOUNDATION DIAGONALS

A		B	
A	0"	A	43'-1"
B	43'-1"	B	0"
C	25'-1 3/8"	C	20'-0"
D	58'-0"	D	58'-0"
E	42'-0"	E	70'-5 7/16"

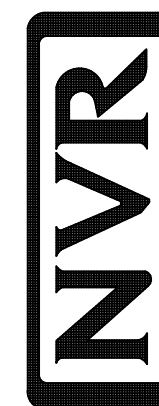
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IV-COMM-LOT-UNIT  
RLH-VK-0028

OWN-LOT  
SIFLING VILLAGE - 0028  
TREET ADDRESS  
33 SAINTSBURY DRIVE  
ITT  
TODJAY VARINA  
STATE NC  
ZIP 27526



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SHEET NO. MODEL GRAND CAYMAN

NC-3

VERSION 01  
RELEASE NO. ----  
DRAWN BY HNP  
DATE: 02/20/20  
OPTION DESCRIPTION



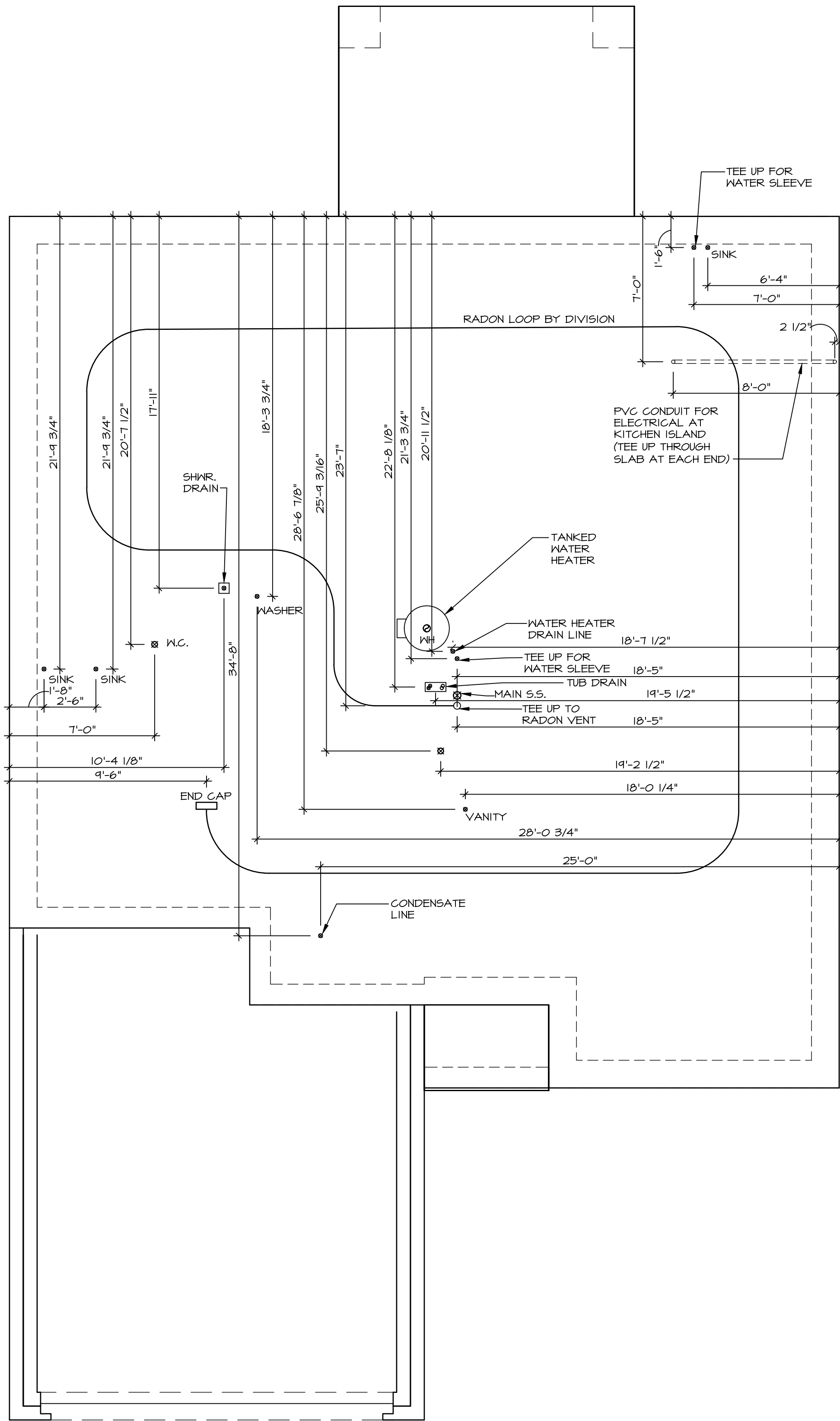


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5285 Westview Drive, Suite 100  
Fremont, CA 94538  
Tel: 925.776.2000  
Fax: 925.776.2001  
www.nvr.com

SHEET NO.	MODEL	SET NO. 66MOO
NC-4	GRAND CAYMAN	VERSION 01
	DRAWING TITLE	RELEASE NO. ---
	FOUNDATION HOLD DOWN	DRAWN BY CEL
	OPTION DESCRIPTION	OPTION
8		





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

**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  
- 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

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James Bates  
10/21/2025

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

RLH-VK-0028  
KIPLING VILLAGE - 0028  
63 SAINTSBURY DRIVE  
FUGUAY VARINA

APT. NO.  
STATE  
ZIP

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NC  
21526

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SET NO. 60600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY HNP  
DATE: 02/20/20  
OPTION

GRAND CAYMAN  
DRAWING TITLE  
PLUMBING  
OPTION DESCRIPTION

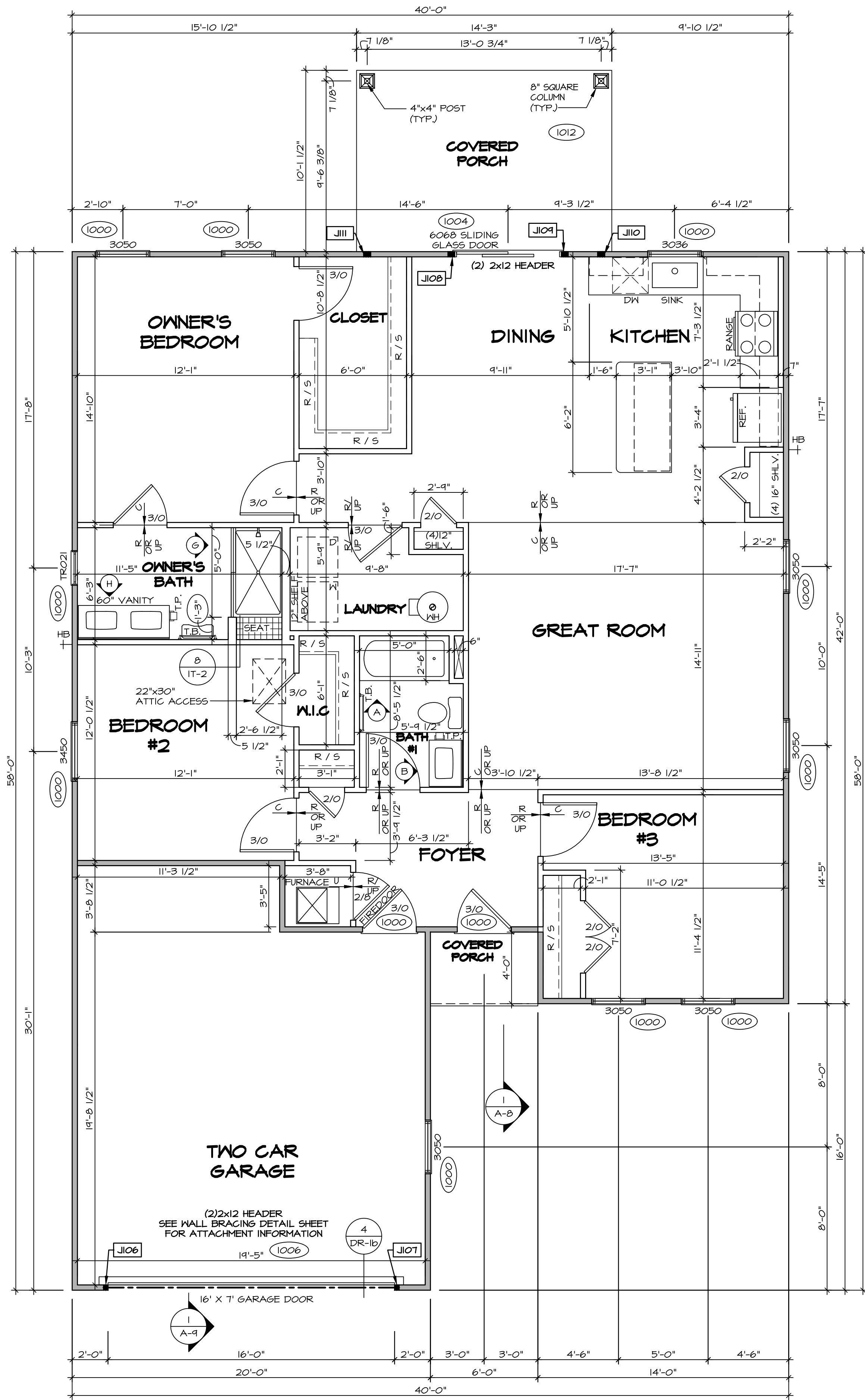
NC-5  
9

Process\JOB\RLH-VK-0028\ELK\_R\_VK\_0028\3 NC-5 PLUMB\_LS.dwg 10/20/25 - 5:33 pm

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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J106	JACK - (2) 2X4 SPF STUD GRADE	1006	
J107	JACK - (2) 2X4 SPF STUD GRADE	1006	
J108	JACK - (3) 2X4 SPF STUD GRADE	1004	
J109	JACK - (3) 2X4 SPF STUD GRADE	1004	
J110	JACK - (3) 2X4 SPF STUD GRADE	1012	
J111	JACK - (3) 2X4 SPF STUD GRADE	1012	



1  
NC-7  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE 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 GRIFFLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- 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

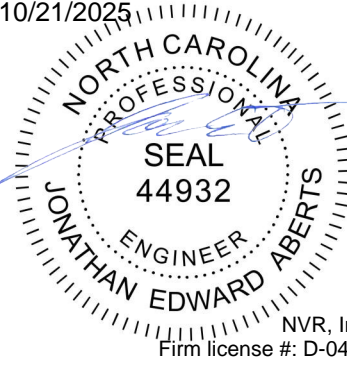
LEGEND

- 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

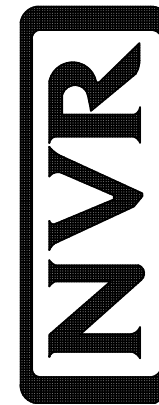
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IV-COMM-LOT-UNIT  
RLH-VK-0028

OWN-LOT  
SPLING VILLAGE - 0028  
TREET ADDRESS  
33 SAINTSEBURY DRIVE  
ITT  
TODAY VARINA  
STATE NC  
ZIP 21526



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SET NO. 60M00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY HNT  
DATE: 02/21/20  
OPTION

MODEL  
GRAND CAYMAN

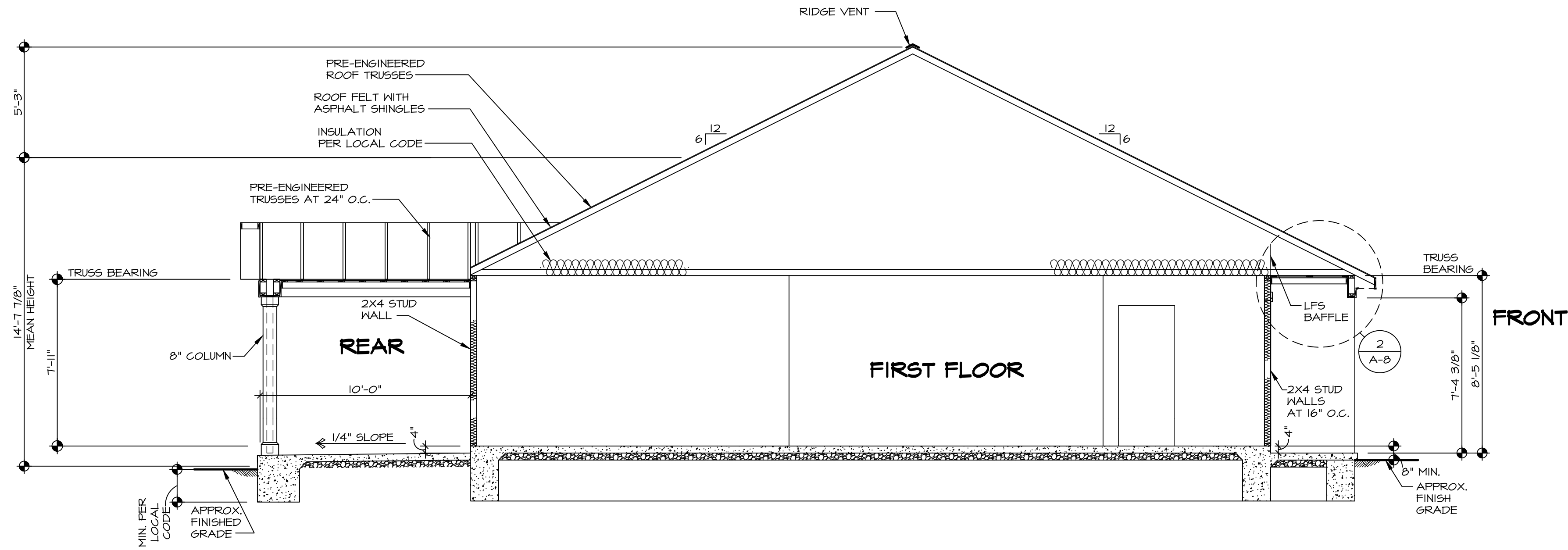
SHEET NO.  
NC-7

DRAWING TITLE  
FIRST FLOOR PLAN

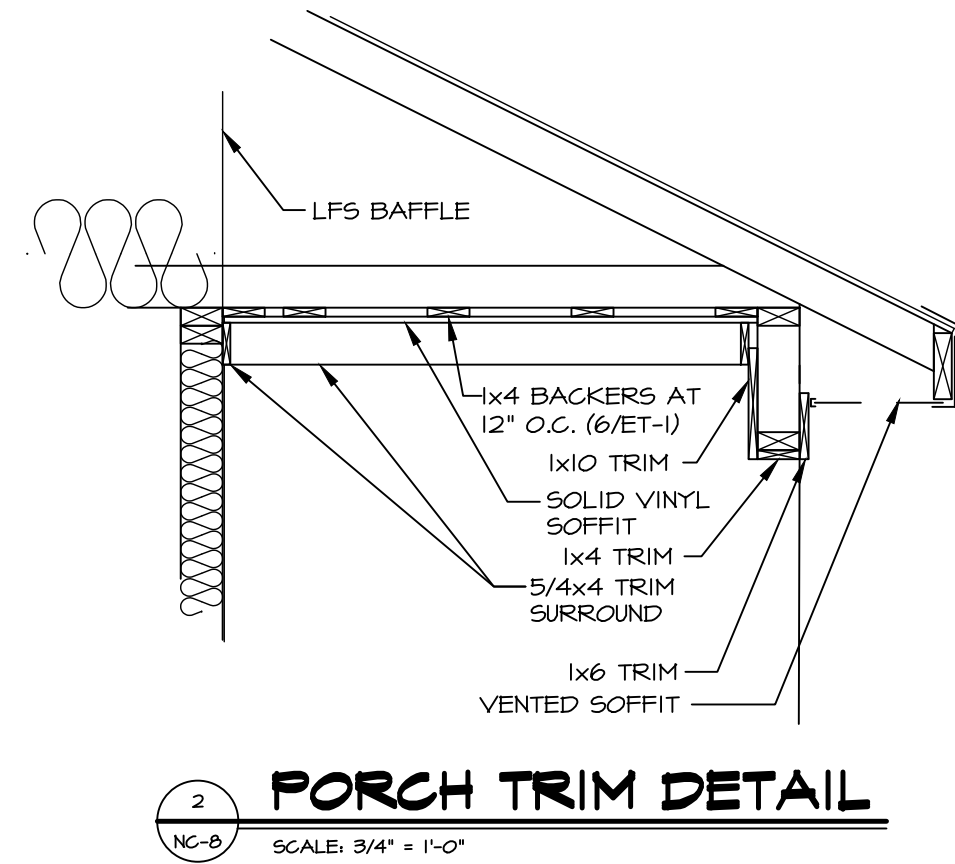
OPTION DESCRIPTION

11





1 BUILDING SECTION - FOYER  
NC-8 SCALE: 1/4" = 1'-0"



2 PORCH TRIM DETAIL  
NC-8 SCALE: 3/4" = 1'-0"

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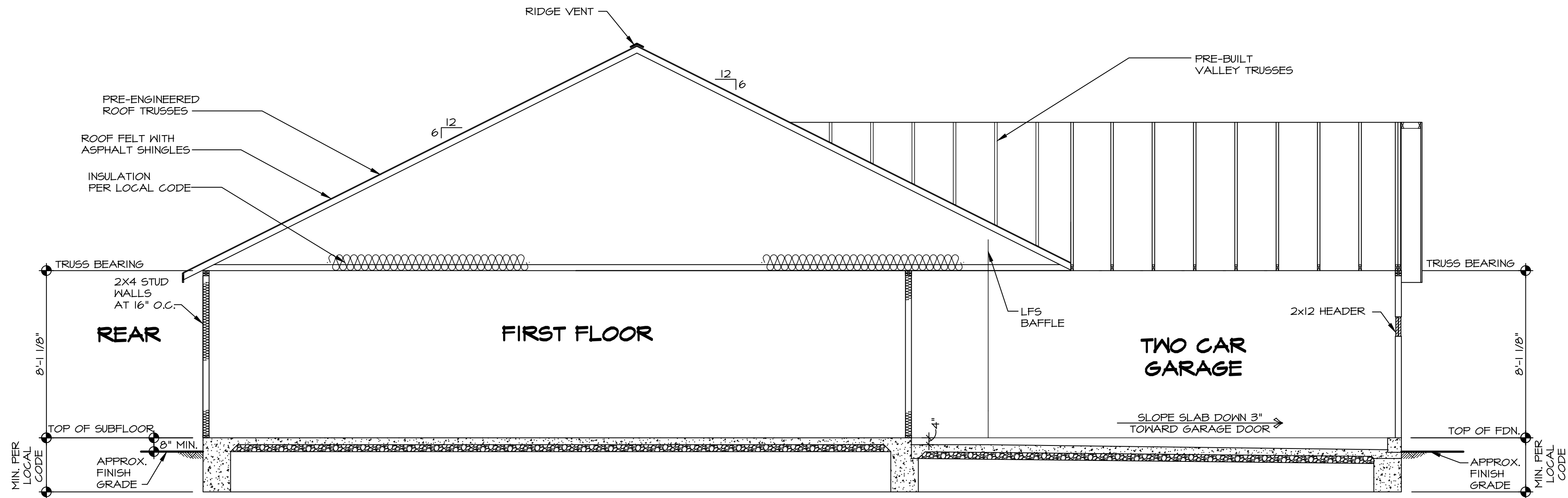
James Sales  
10/21/2025

DIV-COMM-LOT-UNIT			
RLH-VK-0028			
COM-LOT			
KIPFLING VILLAGE - 0028			
STREET ADDRESS			
63 SAINTSBURY DRIVE			
APT. NO.			
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CITY			
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STATE			
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SHEET NO.  <b>NC-8</b>	MODEL <b>GRAND CAYMAN</b>	SET NO. 60000
	DRAWING TITLE	VERSION 01
	BUILDING SECTION	RELEASE NO. -----
		DRAWN BY HNP
		DATE: 02/20/20
	OPTION DESCRIPTION	OPTION
12		



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

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*James Bates*  
James Bates  
10/21/2025

DIV-COMM-LOT-UNIT			
RLH-VK-0028			
COMM-LOT			
KIPLING VILLAGE - 0028			
STREET ADDRESS			
63 SAINTSBURY DRIVE			
APT. NO.			
----			
CITY		STATE	ZIP
FUGUAY VARINA		NC	27526

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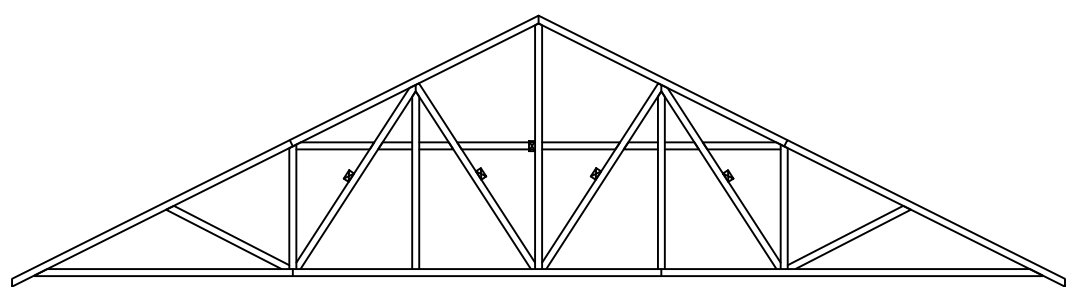
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5285 Westwood Drive  
Frederick, MD 21703

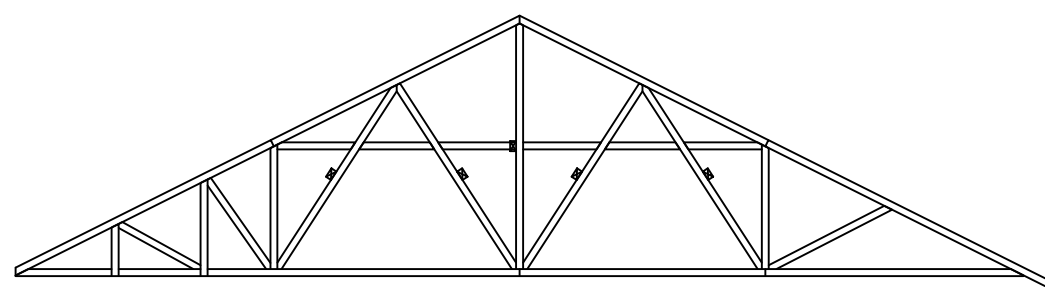
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	DRAWING TITLE	RELEASE NO. ----
	<b>BUILDING SECTION - GARAGE</b>	DRAWN BY HNP
OPTION DESCRIPTION	DATE: 02/20/20	OPTION
13		



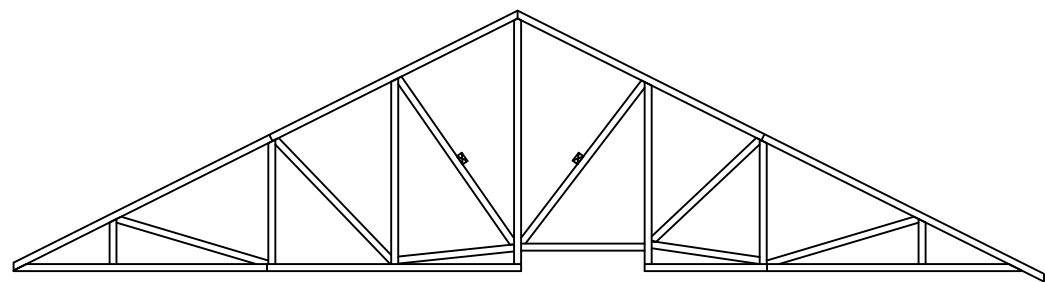




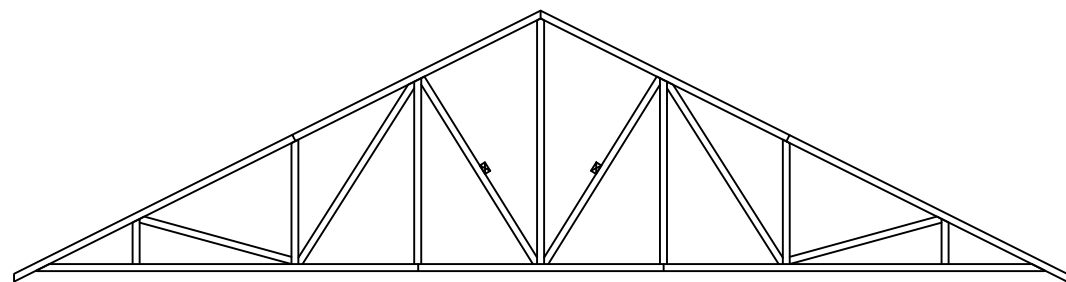
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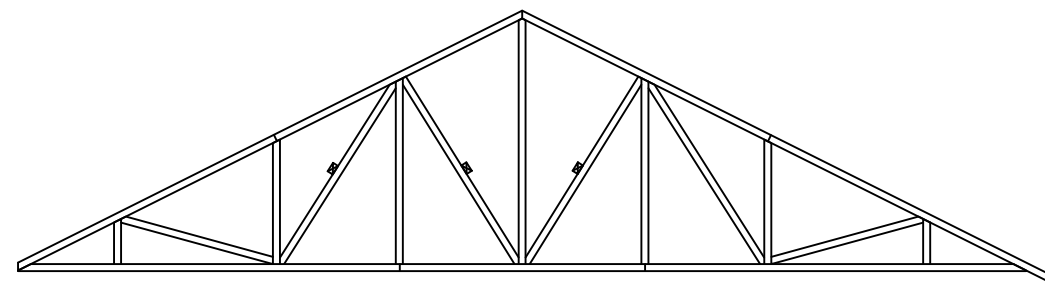
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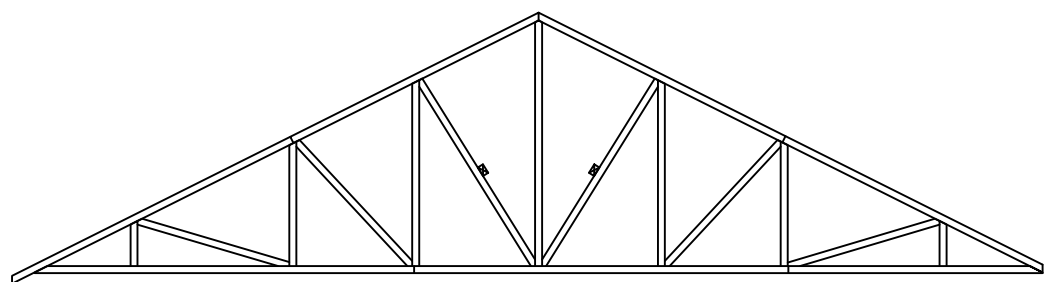
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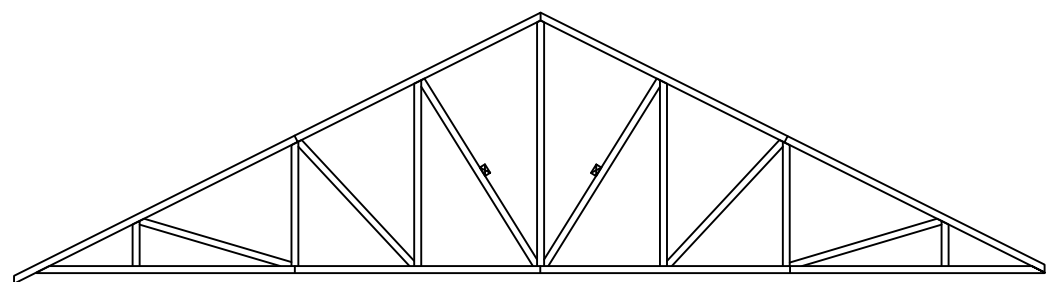
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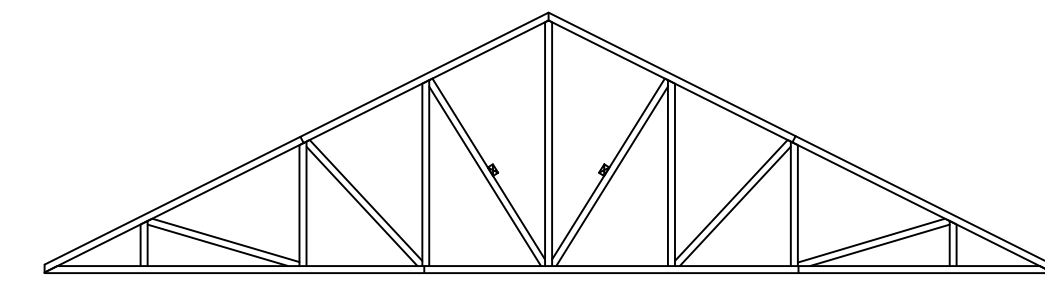
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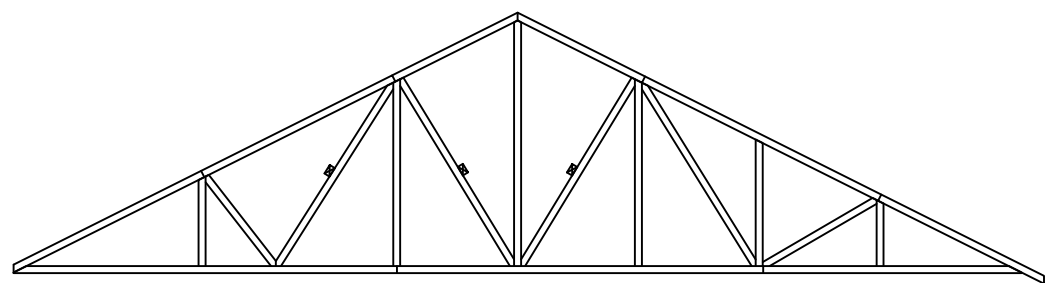
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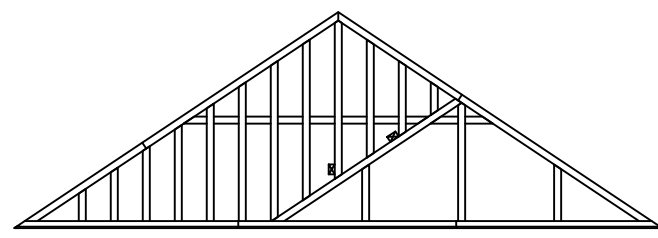
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SE-20638



SE-20645



VT-95519

## TRUSS BRACING DETAILS

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

### TRUSS BRACING NOTES:

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

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-0028

01M-LOT  
SIFLING VILLAGE - 0028

10/21/2025

SEAL  
44932

ENGINEER  
JONATHAN EDWARD ABERTS

NVR, Inc.  
Firm license #: D-0477

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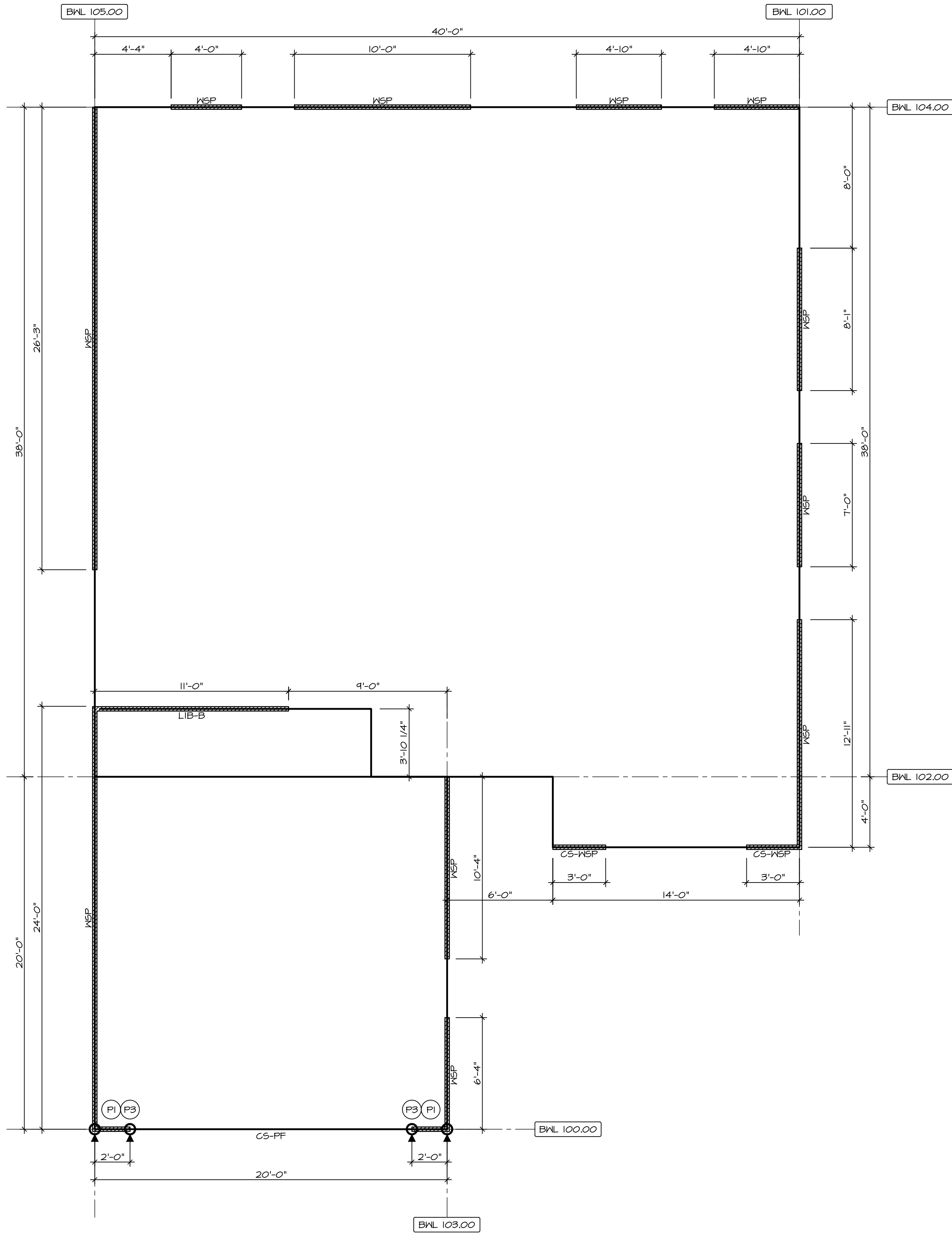
SET NO. 60M00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY BN  
DATE: 2/02/20  
OPTION

MODEL  
GRAND CAYMAN  
DRAWING TITLE  
TRUSS BRACING DETAILS  
OPTION DESCRIPTION

SHEET NO.  
S-4  
21



BRACED WALL LINE SCHEDULE				
WIND SPEED (ULT)	IDENTIFIER	REQUIRED (FT)	ACTUAL (FT)	METHOD
130 MPH	BWL 100.00	5.25'	6.00'	CONTINUOUS (WITH GNB)
130 MPH	BWL 101.00	8.63'	21.44'	WSP (WITH GNB)
130 MPH	BWL 102.00	15.84'	17.00'	LIB
130 MPH	BWL 103.00	5.05'	16.66'	WSP (WITH GNB)
130 MPH	BWL 104.00	10.12'	23.66'	WSP (WITH GNB)
130 MPH	BWL 105.00	4.04'	50.25'	WSP (WITH GNB)



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

**BRACING LEGEND**

BWL XXX.XX

BRACED WALL LINE I.D.

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 **GB-BW-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

HO

HOLD-DOWN  
1. SEE SHEET **WB-2 "P."**  
INDICATOR SCHEDULE AND DETAILS  
2. ARROW INDICATES LOCATION

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

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-0028

OWM-LOT

SIFLING VILLAGE - 0028

TREET ADDRESS

33 SAINTSBURY DRIVE

APT. NO.

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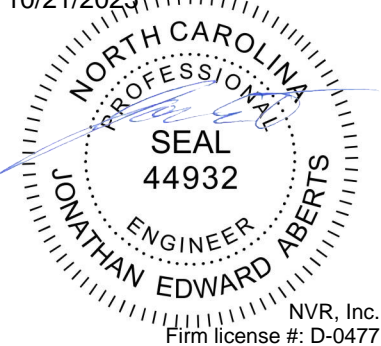
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27526

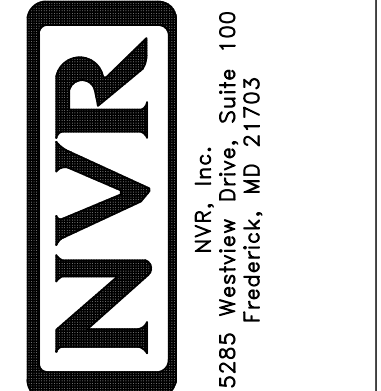
IT

STATE

NC



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FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
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.
1/2" GYPSUM WALLBOARD (W METHOD GB-I, GB-2)	1-1/4" LONG, 1/4" HEAD, .048" 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 AT THE EDGES (W METHOD GB-BW-1, GB-BW-2, ENG-BW)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USED 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.  
4. WALL PANELS NOT IDENTIFIED AS BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH THE WSP METHOD.

SET NO. 60M00

VERSION 01

RELEASE NO. ----

DRAWN BY CEL

DATE:

OPTION

MODEL

GRAND CAYMAN

DRAWING TITLE

BRACED WALL

OPTION DESCRIPTION

SHEET NO.

S-5

22







