


James Edles
10/21/2025

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GRAND CAYMAN

DIV-COMM-LOT-UNIT		
RLH-VK-0029		
COMM-LOT		
KIPLING VILLAGE - 0029		
STREET ADDRESS		APT. NO.
77 SAINTSBURY DRIVE		----
CITY	STATE	ZIP
FUGUAY VARINA	NC	27526



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

James Gables
10/20/2025

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description
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4	NC-1	ELEVATIONS						
7	NC-3	FOUNDATION						
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	ET-1D	EXTERIOR TRIM DETAILS						
	ET-1G	EXTERIOR TRIM DETAILS						
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	ET-3B	EXTERIOR TRIM DETAILS						
	ET-3C	EXTERIOR TRIM DETAILS						
	F-1	FLASHING DETAILS						
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	F-3B	FLASHING DETAILS STONE						
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	FC-4	FRAMING/FASTENER DETAILS						
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	SEP-1	STANDARD ENERGY PACKAGE DETAILS						
	SEP-2	STANDARD ENERGY PACKAGE DETAILS						
	SEP-3	STANDARD ENERGY PACKAGE DETAILS						
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	WB-2	WALL BRACING DETAILS						
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	WD-3	WINDOW DETAILS						

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

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

V:\As-Sold\2-Jobs\Mitak Services\Assigned\RLH-VK-0029\ELI_P_VK_0029\CS-1_COVERSHEET.dwg 10/20/25 - 3:50 pm



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

Version 4.0
(Last Revised 04/26/19)



HOUSE VOLUME CALCULATIONS

HOUSE NAME	GRAND CAYMAN
HOUSE VERSION	GCM00 / 01
PRODUCT LINE	RYANHOMES

Version 2.0
(Last Revised 04/26/19)

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"															
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?	Notes
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"															
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?	Notes
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															
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?	Notes
	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			

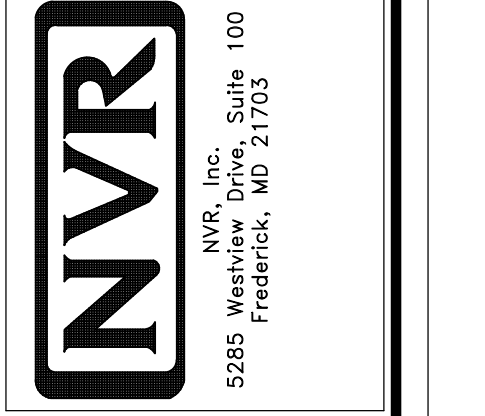
ADDITIONAL AREAS OF ROOF VENTILATION															
Location / Options	Area (A) (sq in)	Required: A/150 (sq in)	Required: A/300 (sq in)	Soffit (lf)	Soffit Vent (sq in)	Ridge (lf)	Ridge Vent (sq in)	Upper Box / Gable Vent (qty)	Lower Box Vent (qty)	TOTAL (sq in)	OK A/150	OK A/300	A/300 % vent at ridge	A/300 40%-50% OK?	Notes
		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			

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[Signature]
James Galles
10/17/2025

DIV-COMM-LOT-UNIT	RLH-YK-0029
COMM-LOT	KIPPLING VILLAGE - 0029
STREET ADDRESS	711 SAINTSBURY DRIVE
CITY	FLUGLAY VARIANA
STATE	NC
ZIP	271526
APT. NO.	----

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SET NO.	GCM00
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE	
OPTION	

MODEL	GRAND CAYMAN
DRAWING TITLE	ROOF VENT AND VOLUME CALCULATIONS
VOLUME CALCULATIONS	
OPTION DESCRIPTION	
SHEET NO.	CA-1
	2

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James Gables
10/21/2025

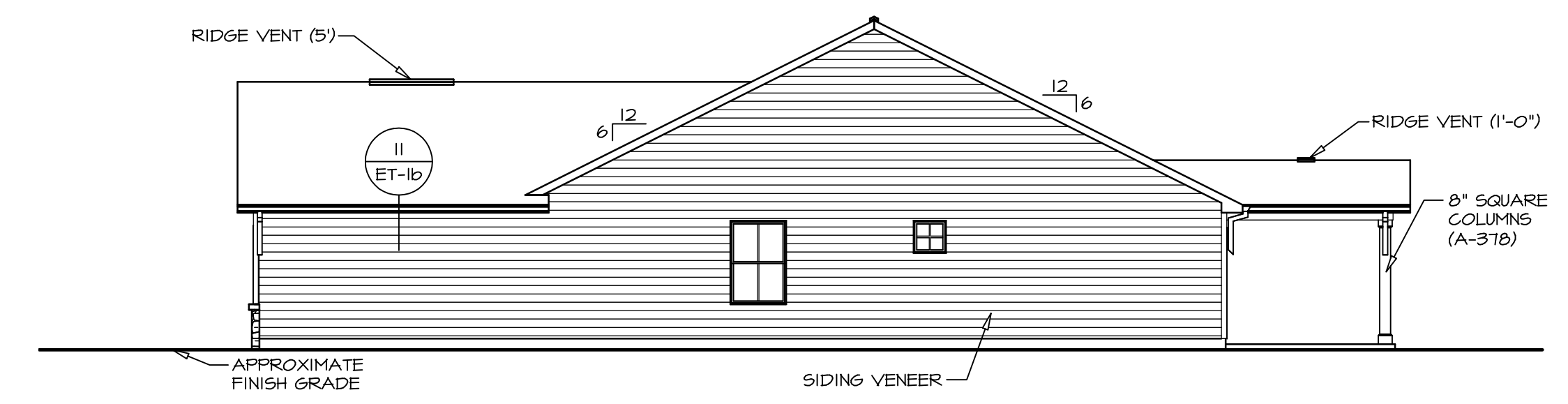
DIV-COMM-LOT-UNIT
RLH-VK-0029
COM-LOT
KILPING VILLAGE - 0029
STREET ADDRESS
77 SAINTSBURY DRIVE
CITY FUGUAY VARINA STATE NC ZIP 27526

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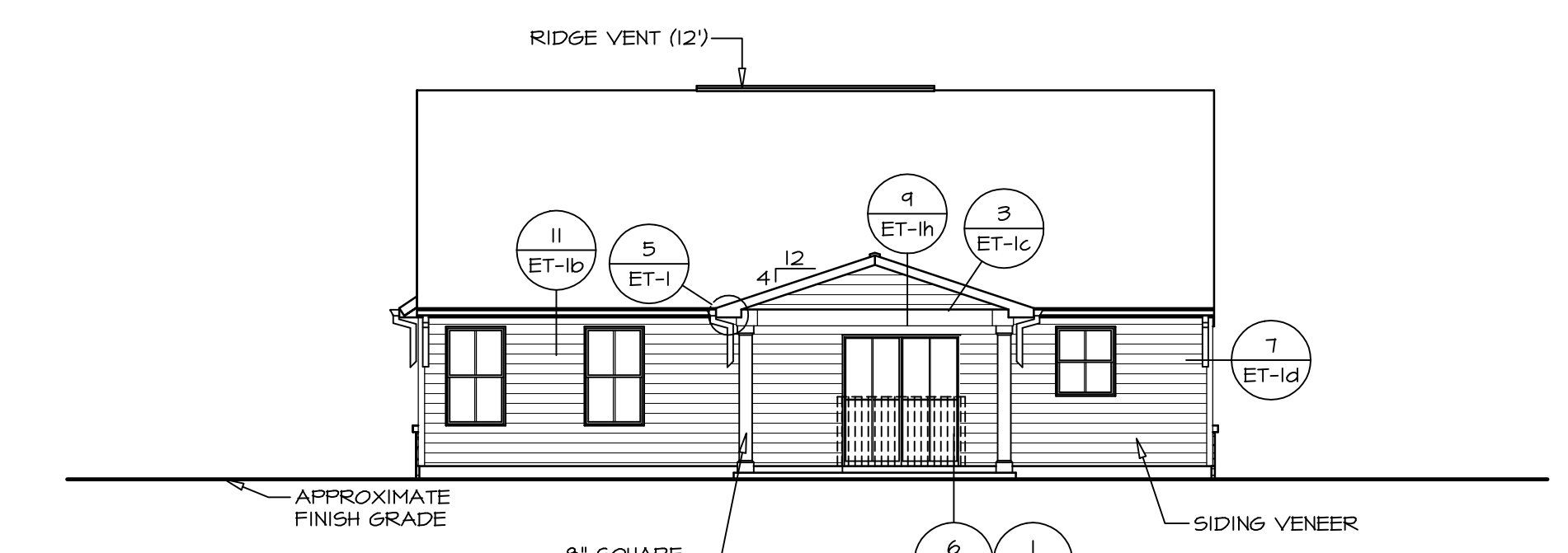
NVR
NVR, Inc., Suite 100
Frederick, MD 21703
5285 Westchase
10/20/25 - 3:50 PM

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

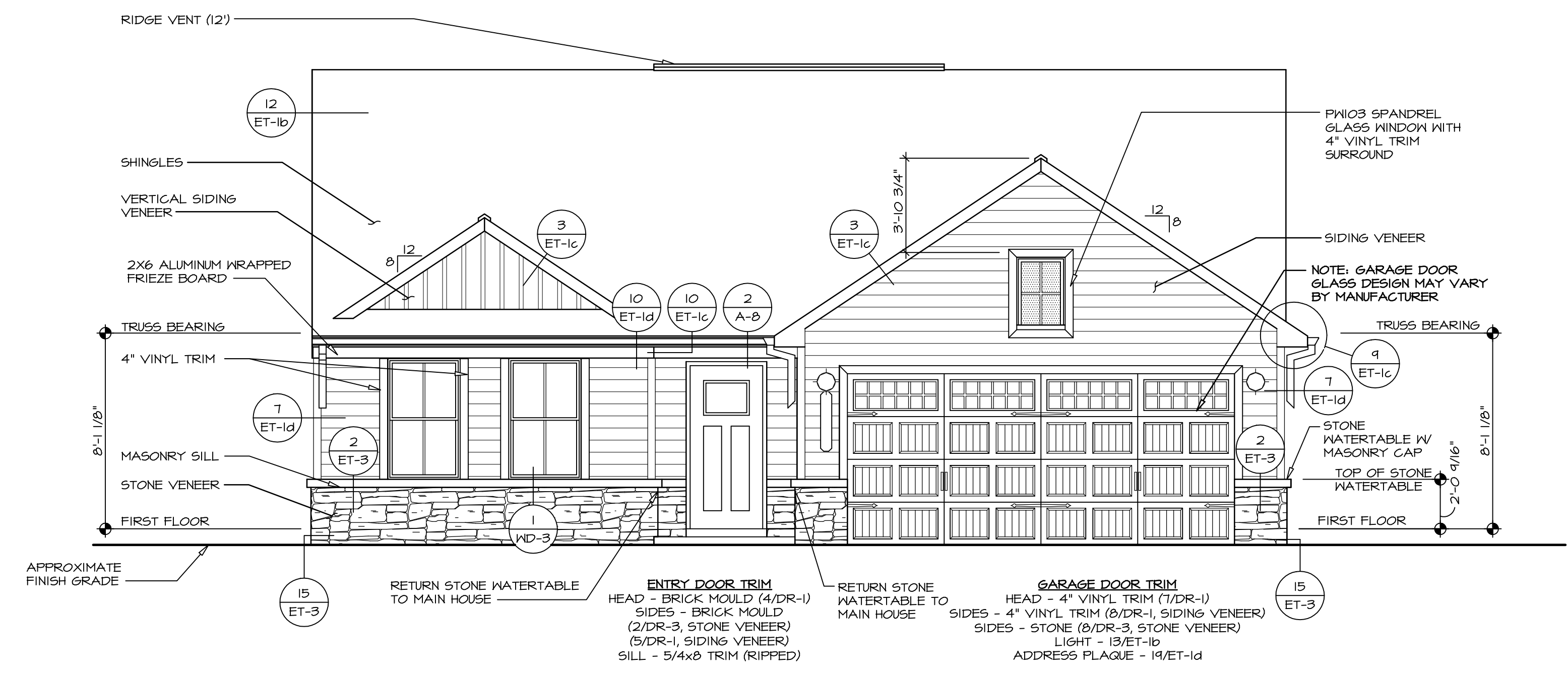
SHEET NO. MODEL
GRAND CAYMAN
DRAWING TITLE
ELEVATIONS
OPTION DESCRIPTION
4



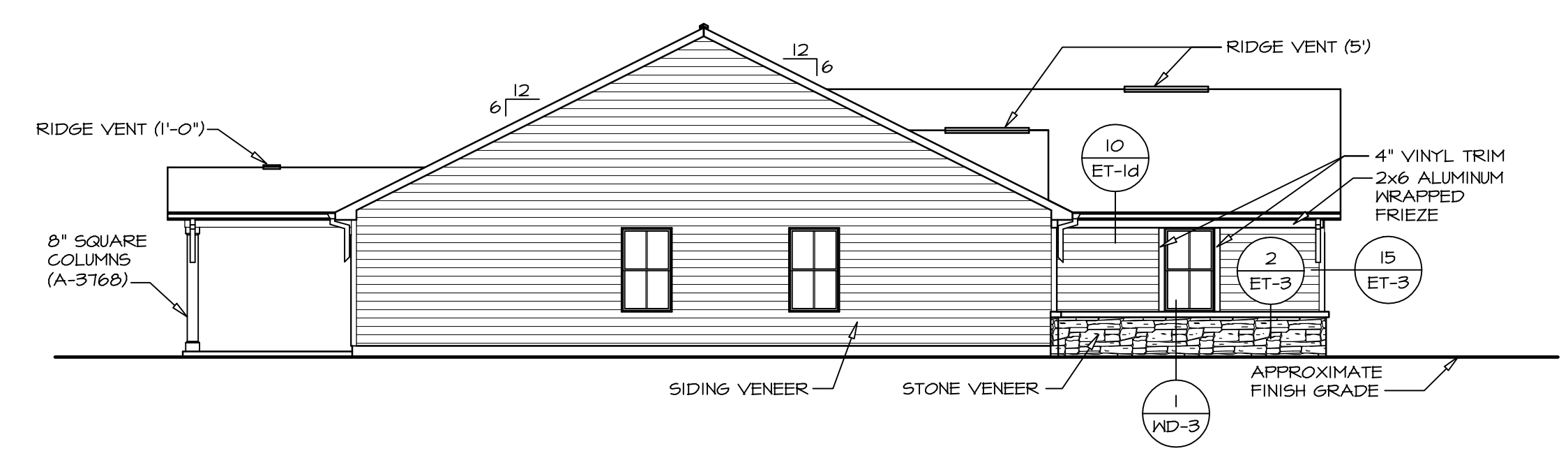
2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



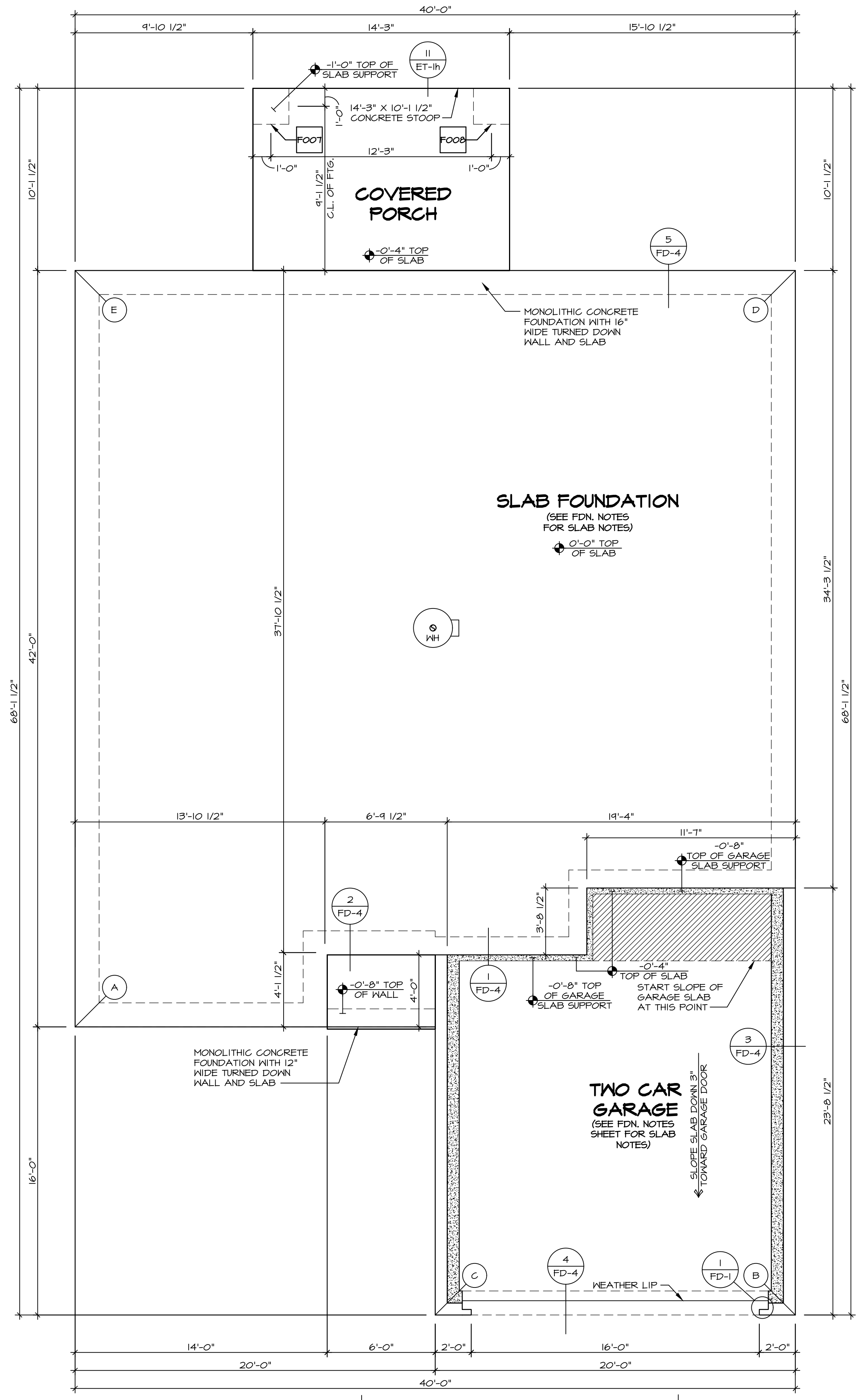
3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



4 LEFT ELEVATION
SCALE: 1/8" = 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:
 - 2.1. UNDEGRAVED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - 2.2. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
3. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE 06-B FOR DETAILS.
4. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
5. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
6. SEE MS- DETAILS FOR FOOTER SLEEVE INFORMATION.
7. THICKENED 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/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

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	

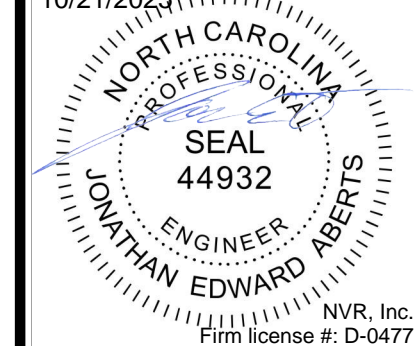
FOUNDATION DIAGONALS

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

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

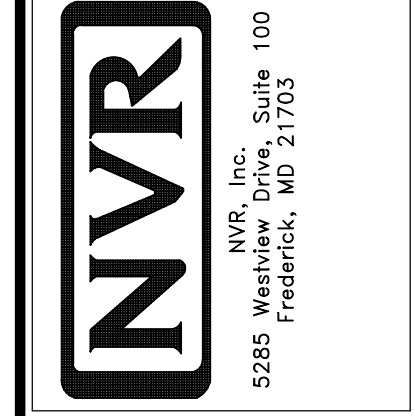
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IV-COMM-LOT-UNIT
RLH-VK-0029
ONM-LOT
SIFLINS VILLAGE - 0029
TREET ADDRESS
17 SAINTSEBURY DRIVE
ITY
TUGUAY VARIANA NC 27526



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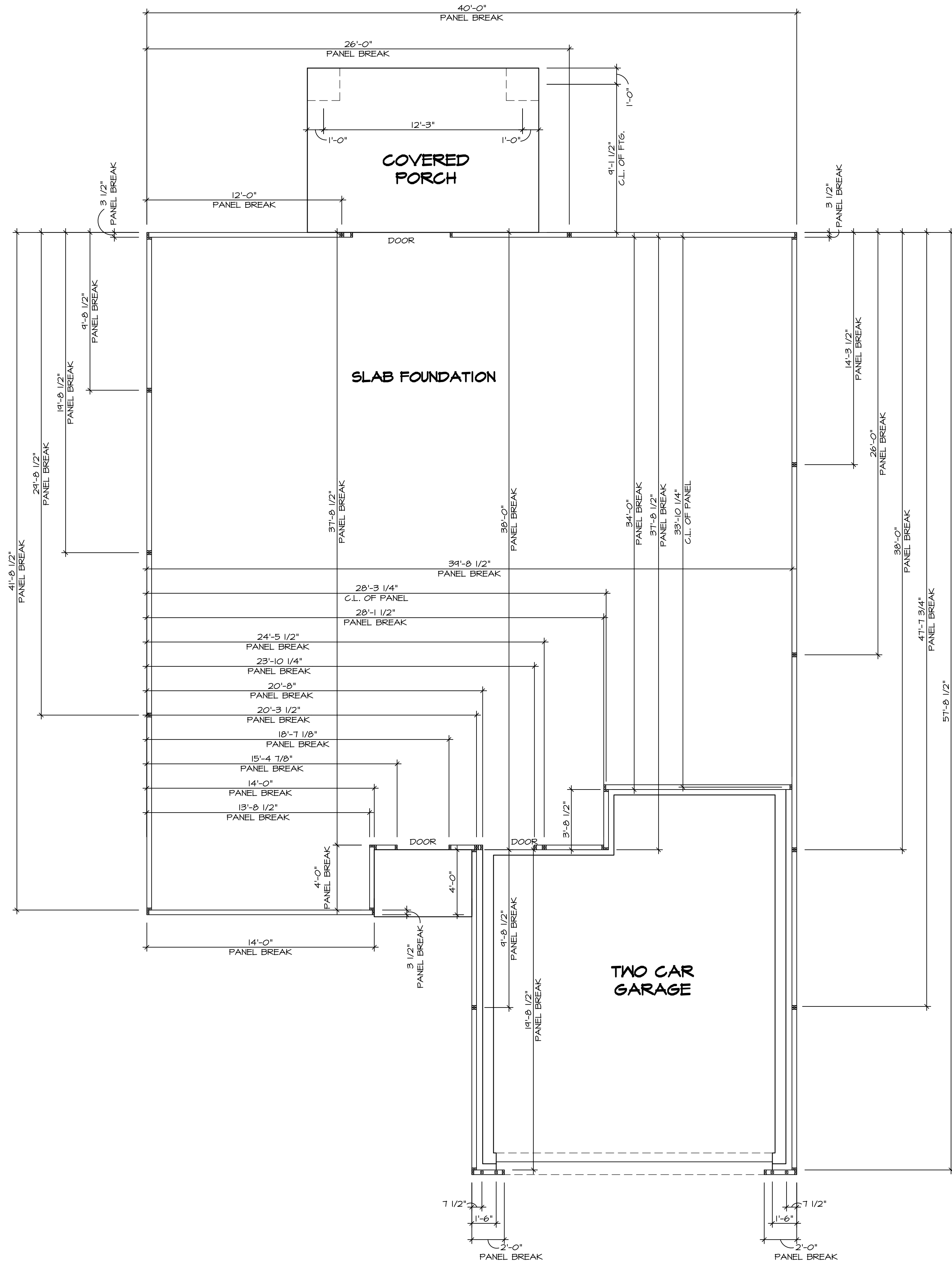
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Firm License #: D-0477



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

SHEET NO. **NC-3**
MODEL **GRAND CAYMAN**
DRAWING TITLE **FOUNDATION**
OPTION DESCRIPTION

7

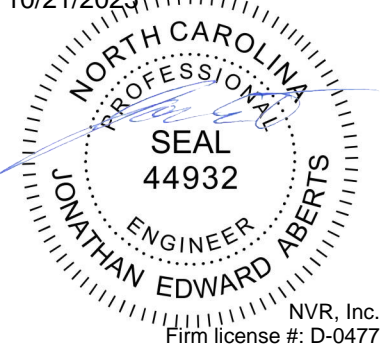


FOUNDATION HOLD DOWN DETAIL
SCALE: 1/4" = 1'-0"

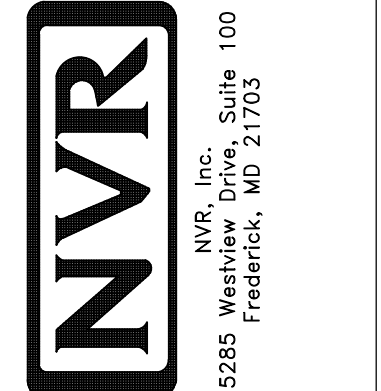
HOLD DOWN NOTES	
REFER TO DETAIL (1/2FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (1/2FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
 STRAP	<ol style="list-style-type: none"> ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FC-1 FOR MORE INFORMATION ON ANCHOR DETAILS) STRAP, <ol style="list-style-type: none"> ON FOUNDATION USE (5THD14) ON FLOOR SYSTEM USE (5THD14R) ALL OTHER HOLD DOWN SEE DETAIL WB- FOR MORE INFORMATION. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
 BOLT	<p>OR</p> <ol style="list-style-type: none"> THREADED ROD ALL OTHER HOLD DOWN SEE DETAIL WB- FOR MORE INFORMATION. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

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IV-COMM-LOT-UNIT
RLH-VK-0029
OIM-LOT
SIFLINS VILLAGE - 0029
TREET ADDRESS
17 SAINTSEBURY DRIVE
CITY
TUGAJA VARINA NC
STATE
APT. NO. ----
ZIP 27526



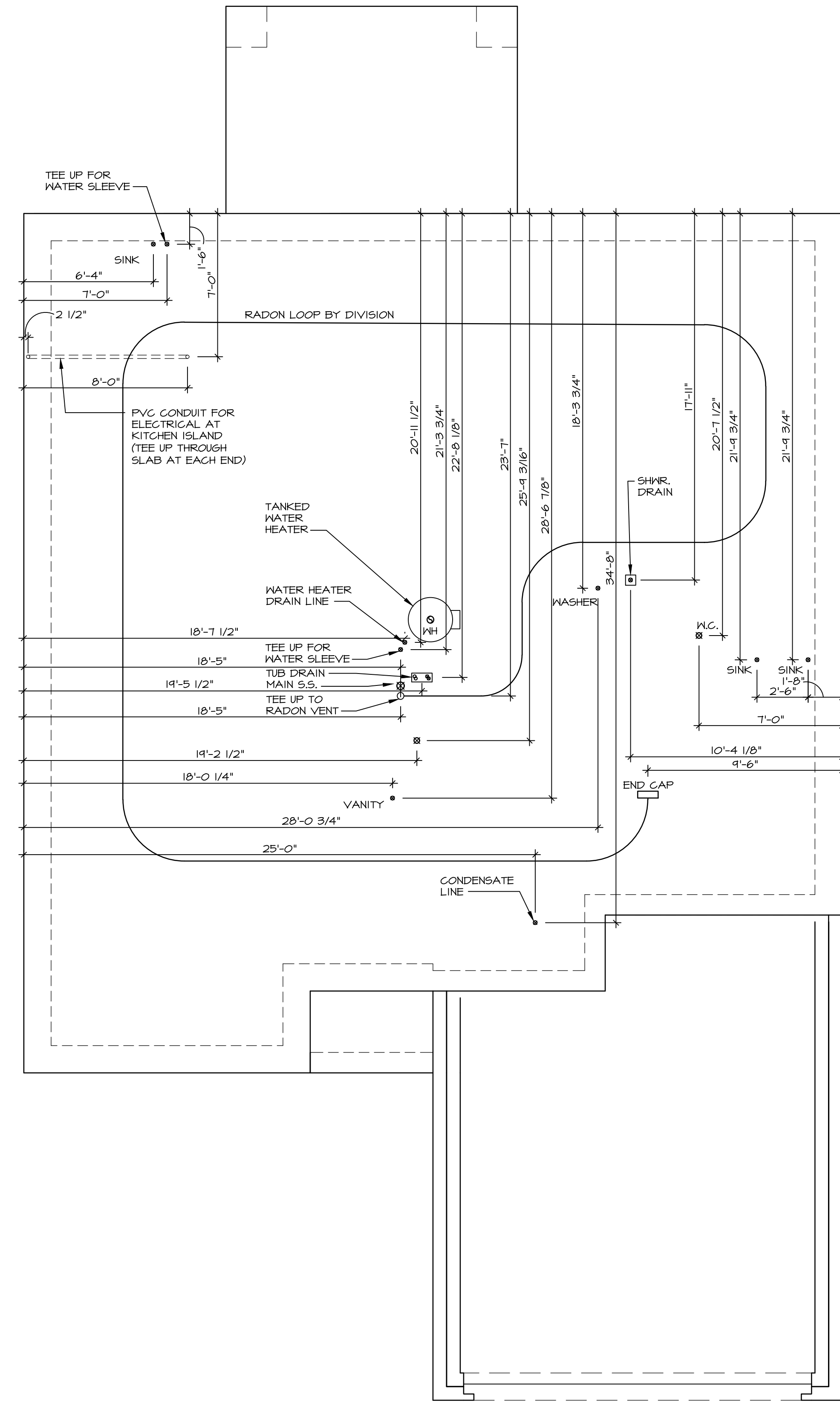
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SET NO. 60M00
VERSION 01
RELEASE NO. ----
DRAWN BY CEL
DATE: OPTION

MOBEL
GRAND CAYMAN
DRAWING TITLE
FOUNDATION HOLD DOWN
OPTION DESCRIPTION

SHEET NO.
NC-4
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.

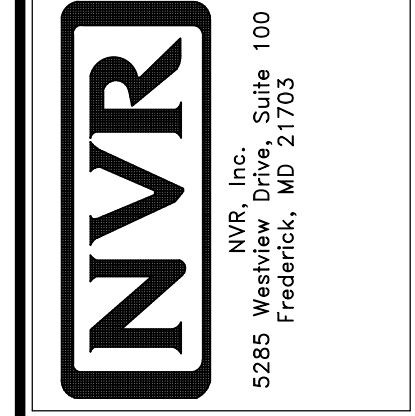
INSTALLATION OF RADON STACK AND LOOP TO BE DETERMINED BY DIVISION

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James Galles
 James Galles
 10/21/2025

DIV-COMM-LOT-UNIT	RLH-VK-0029
COM-LOT	KIPLING VILLAGE - 0029
STREET ADDRESS	T1 SAINTSBURY DRIVE
CITY	FUQUAY-VARINA
STATE	NC
ZIP	27526

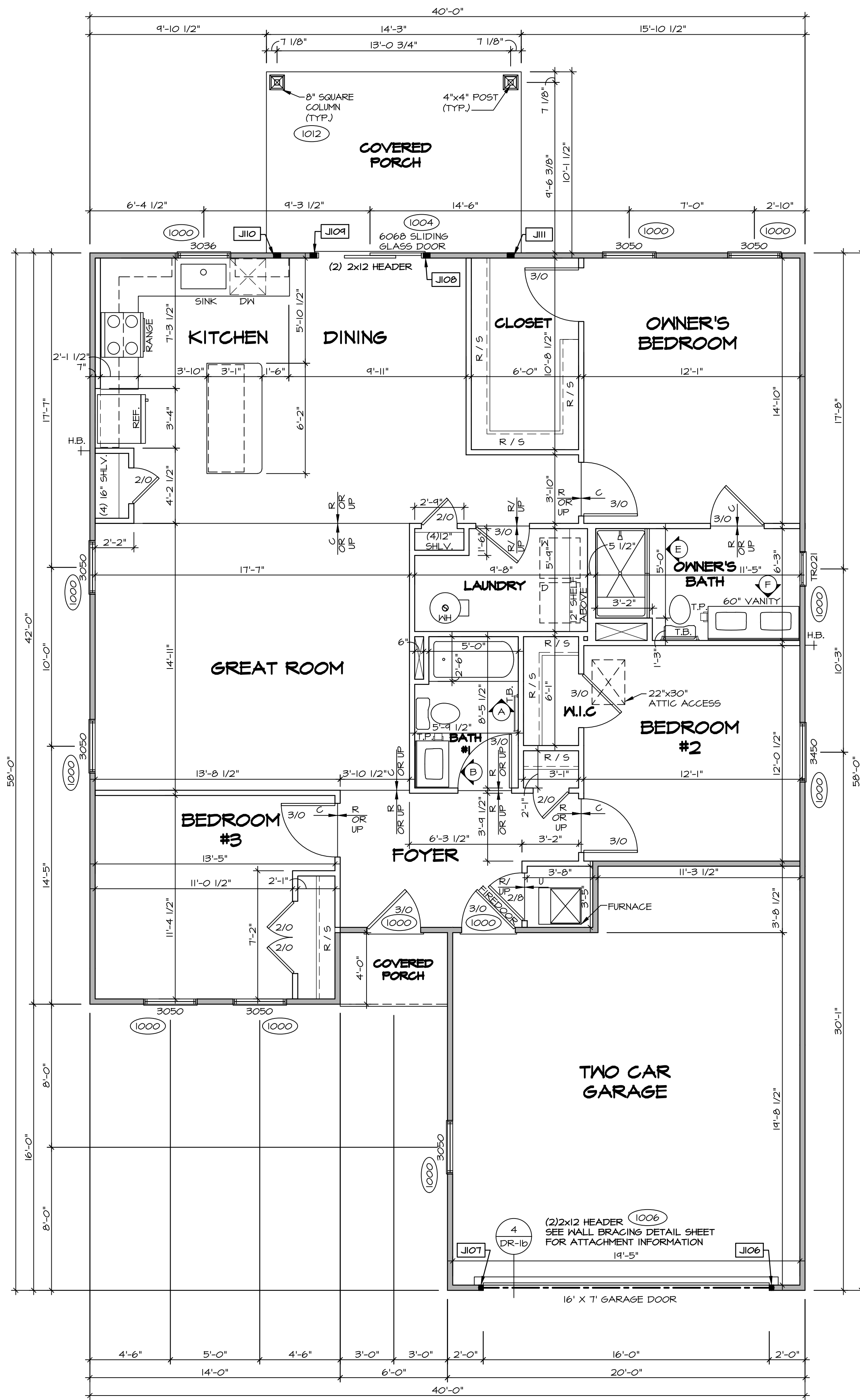
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SET NO.	60M00
VERSION	01
RELEASE NO.	----
DRAWN BY	HNP
DATE	02/20/20
OPTION	

SHEET NO.	NC-5
MODEL	GRAND CAYMAN
DRAWING TITLE	PLUMBING
OPTION DESCRIPTION	
9	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENS. N.M.	REMARKS
J106	JACK - (2) 2X4 SFF STUD GRADE	1006	
J107	JACK - (2) 2X4 SFF STUD GRADE	1006	
J108	JACK - (3) 2X4 SFF STUD GRADE	1004	
J109	JACK - (3) 2X4 SFF STUD GRADE	1004	
J110	JACK - (3) 2X4 SFF STUD GRADE	1012	
J111	JACK - (3) 2X4 SFF STUD GRADE	1012	



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 BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" 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 CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
 - INTERIOR HEADER HEIGHT FOR 8" CEILING WILL BE 6'-11", 4" 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

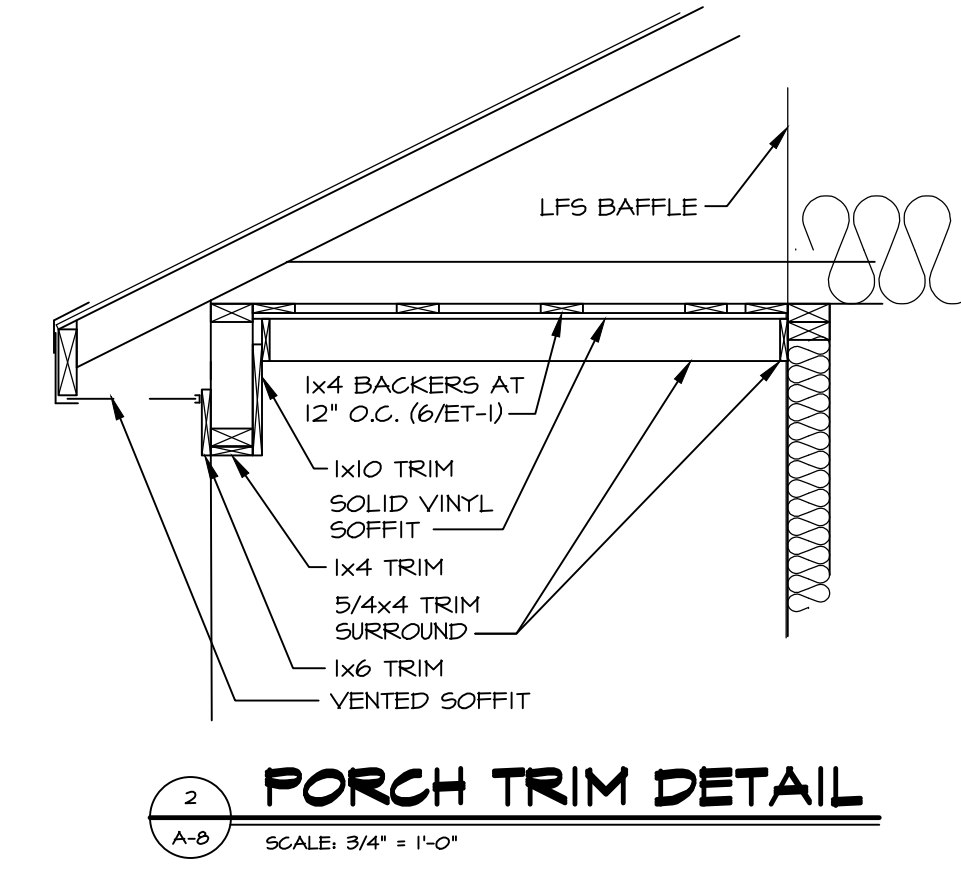
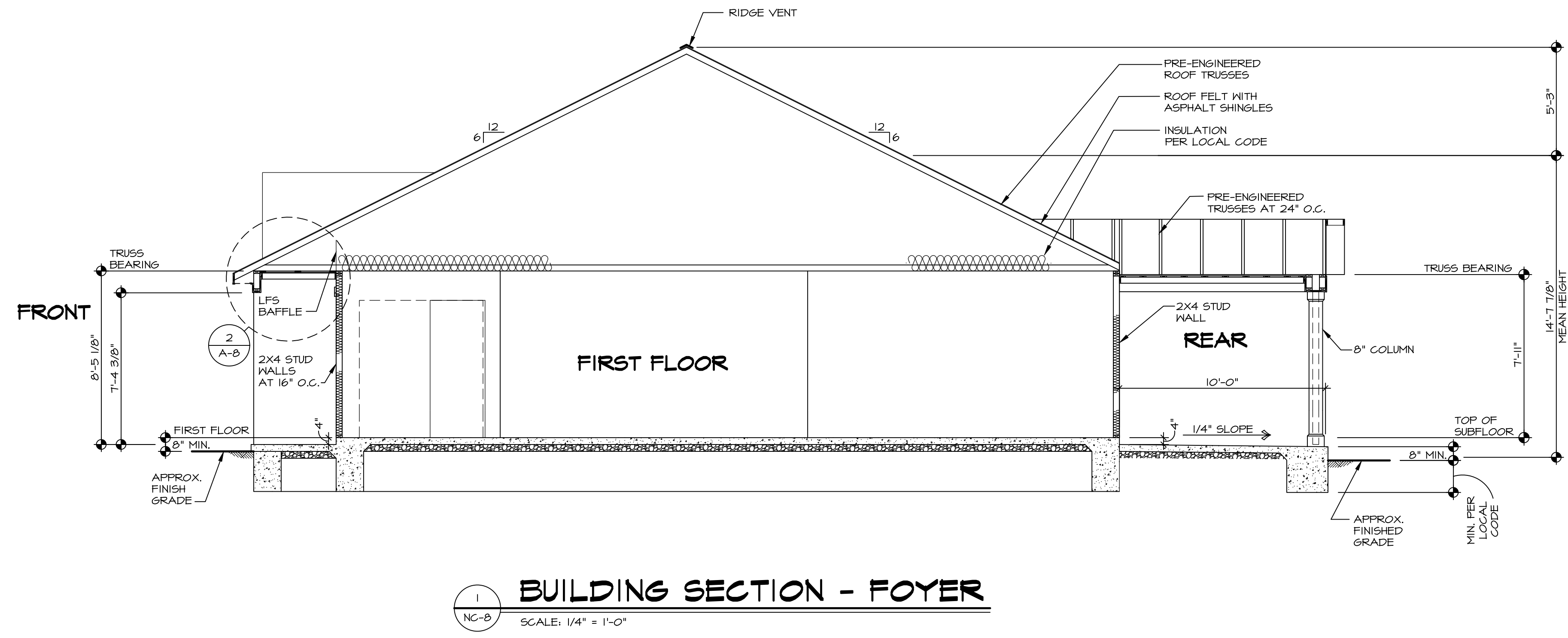
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IV-COMM-LOT-UNIT
RLH-VK-0029
 OIM-LOT
 SIBLING VILLAGE - 0029
 TREET ADDRESS
 17 SAINTSEBURY DRIVE
 ITT
 TUGWAY VARIANA
 STATE NC
 ZIP 27526

10/21/2025
 NORTH CAROLINA
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 44932
 DONATHAN EDWARD ABERTS
 ENGINEER
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SET NO. 60000	VERSION 01	RELEASE NO. ---	DRAWN BY HNT	DATE: 02/21/20	OPTION
MOBIL	GRAND CAYMAN	DRAWING TITLE	FIRST FLOOR PLAN		
SHEET NO. NC-7	OPTION DESCRIPTION				
II					



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James Gables
10/21/2025

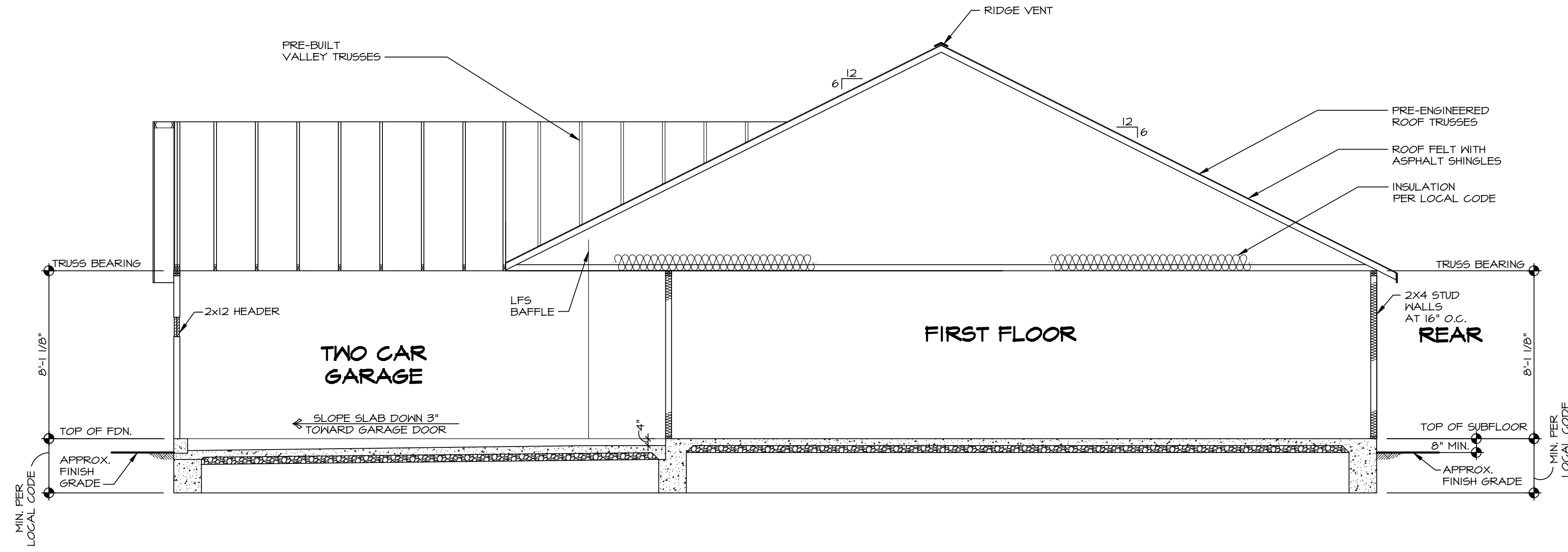
DIV-COMM-LOT-UNIT
RLH-VK-0029
COM-Lot
KIPPLING VILLAGE - 0029
STREET ADDRESS
77 SAINTSBURY DRIVE
CITY FUGUYA VARINA NC ZIP 27526

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

SHEET NO. **NC-8**
MODEL **GRAND CAYMAN**
DRAWING TITLE **BUILDING SECTION**
OPTION DESCRIPTION
12



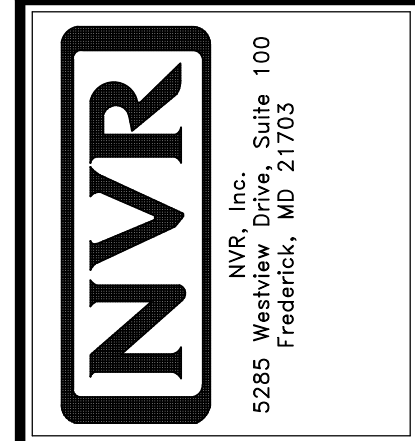
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NC-9 **BUILDING SECTION - GARAGE**
SCALE: 1/4" = 1'-0"

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10/21/2025

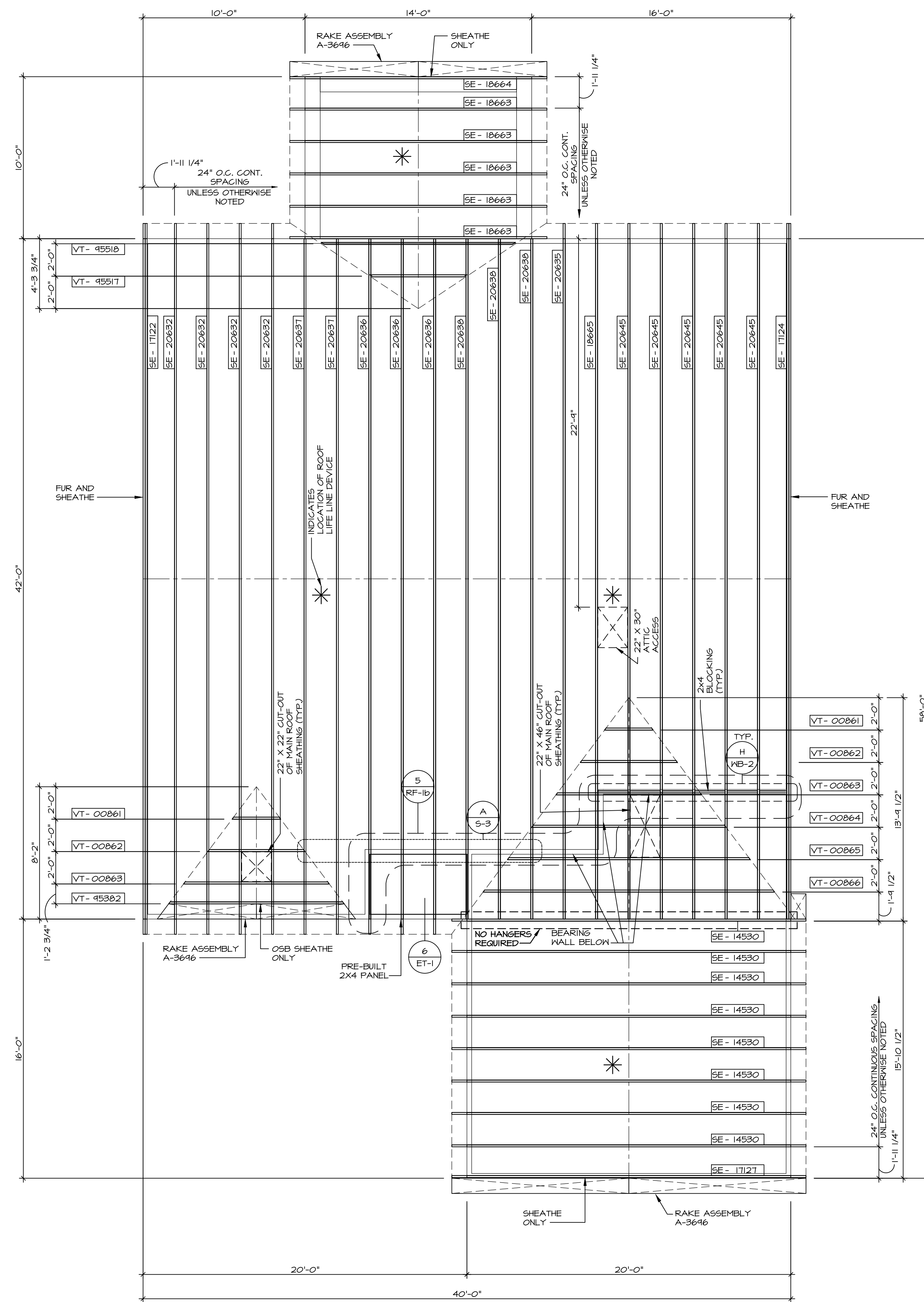
DIV-COMM-LOT-UNIT	RLH-VK-0029
COM-LOT	KIPLING VILLAGE - 0029
STREET ADDRESS	T1 SAINTSEBURY DRIVE
APT. NO.	----
CITY	FUQUAY-VARINA
STATE	NC
ZIP	27526

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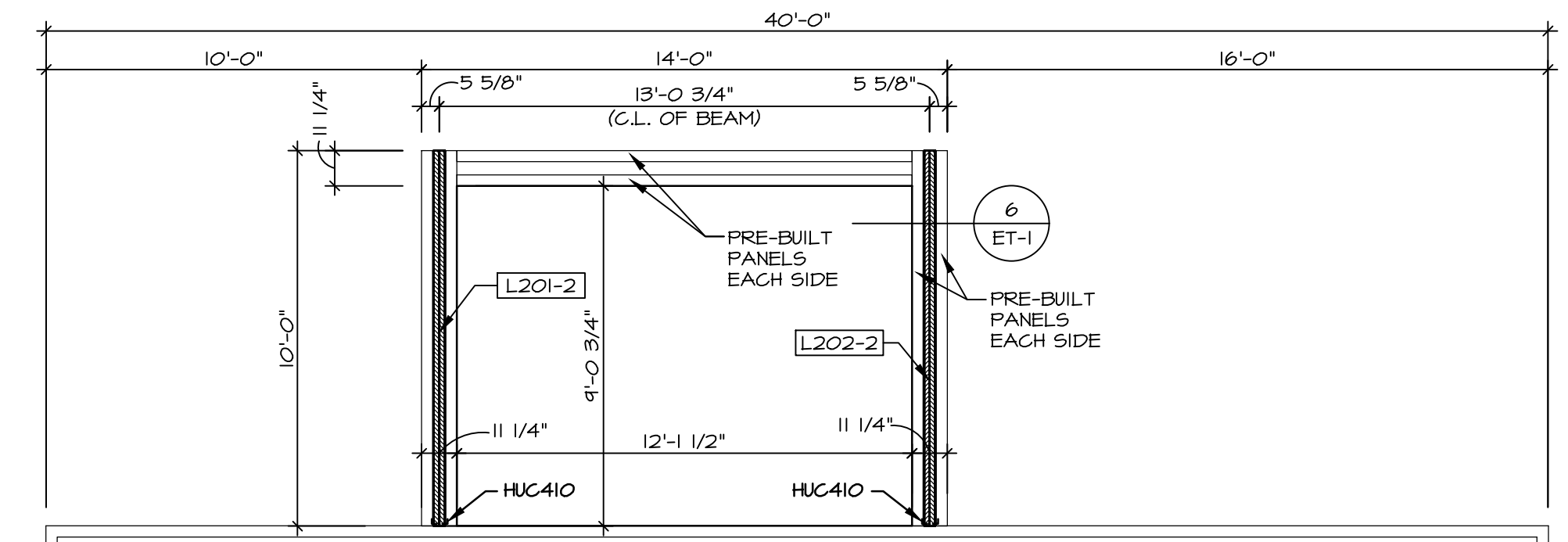


SET NO.	60M00
VERSION	01
RELEASE NO.	----
DRAWN BY	HNP
DATE	02/20/20
OPTION	

SHEET NO.	NC-9
MODEL	GRAND CAYMAN
DRAWING TITLE	BUILDING SECTION - GARAGE
OPTION DESCRIPTION	



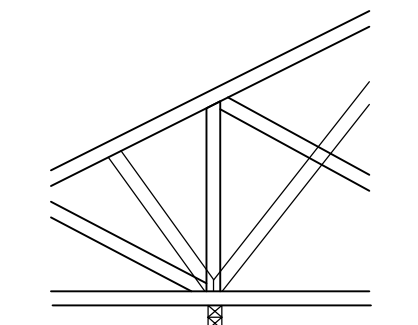
1 ROOF FRAMING
SCALE: 1/4" = 1'-0"



2 PARTIAL COVERED PORCH BEAM PLAN
SCALE: 1/4" = 1'-0"

TRUSS SCHEDULE

QUANTITY	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	REMARKS
8	SE	14530	20'-0"	8/12	COMMON
1	SE	17122	42'-0"	6/12	COMMON
1	SE	17124	42'-0"	6/12	COMMON
1	SE	17127	20'-0"	8/12	COMMON
5	SE	18663	14'-0"	4/12	COMMON
1	SE	18664	14'-0"	4/12	COMMON
1	SE	18665	42'-0"	6/12	COMMON
4	SE	20635	42'-0"	6/12	COMMON
3	SE	20636	42'-0"	6/12	COMMON
2	SE	20637	42'-0"	6/12	COMMON
3	SE	20638	42'-0"	6/12	COMMON
5	SE	20645	42'-0"	6/12	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
1	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
1	VT	45382	10'-10 1/8"	8-6/12	COMMON
1	VT	45511	6'-0"	4-6/12	COMMON
1	VT	45518	12'-0"	4-6/12	COMMON



NOTES:
1. TRUSS HAS INTERIOR BEARING
USE CAUTION WHEN SETTING TRUSSES
2. ACTUAL WEB CONFIGURATION MAY VARY

A INTERIOR TRUSS BEARING DETAIL
SCALE: NTS

FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. N.M.	REMARKS
L201-2	LVL 1.75 - 04-04	10'-0"	1012	1A
L202-2	LVL 1.75 - 04-04	10'-0"	1012	1A

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

- 1A - (2) PLY UP TO AND INCLUDING 1 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" UP TO AND INCLUDING 18"; FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 1 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 5A - (3) PLY 14" UP TO AND INCLUDING 18"; FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS WITH (3) ROWS OF SDP23634 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 (TRF-1)
 - 1.2. PIGGYBACK TRUSS ATTACHMENT (2TRF-1)
 - 1.3. VALLEY GABLE TRUSS BRACING (3TRF-1)
 - 1.4. GABLE BRACING (1TRF-1)
 - 1.5. TURN GABLE BRACING (1TRF-1)
 - 1.6. TRUSS LATERAL BRACING (2TRF-1C)
 - 1.7. LIFELINE ATTACHMENT (5TRF-1)
 - 1.8. FALL PROTECTION ON PLATFORM TRUSS (1TRF-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

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RLH-VK-0029
ONM-LOT
SIFLINS VILLAGE - 0029
TREET ADDRESS
17 SAINTSBURY DRIVE
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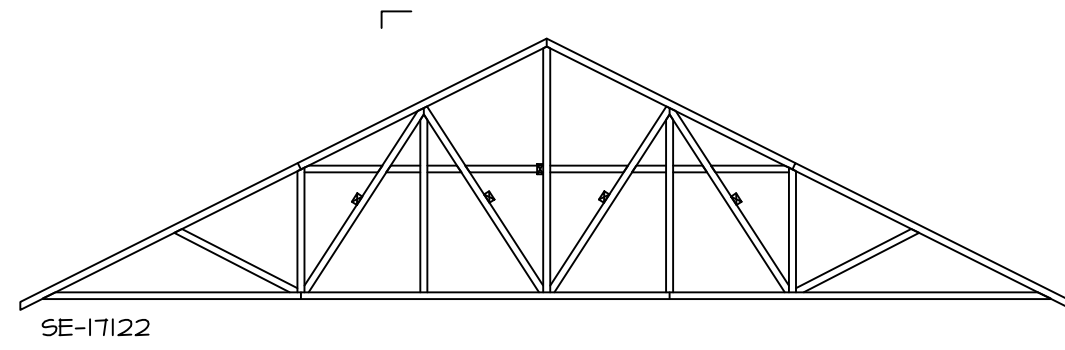
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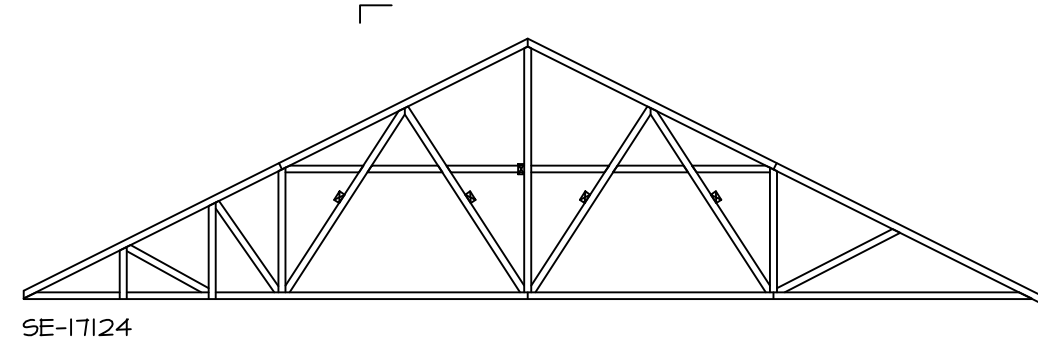
SET NO. 60M00
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DATE: 02/13/20
OPTION

MODEL
GRAND CAYMAN
DRAWING TITLE
ROOF FRAMING
OPTION DESCRIPTION

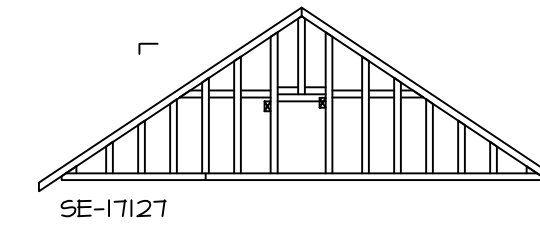
SHEET NO.
S-3
20



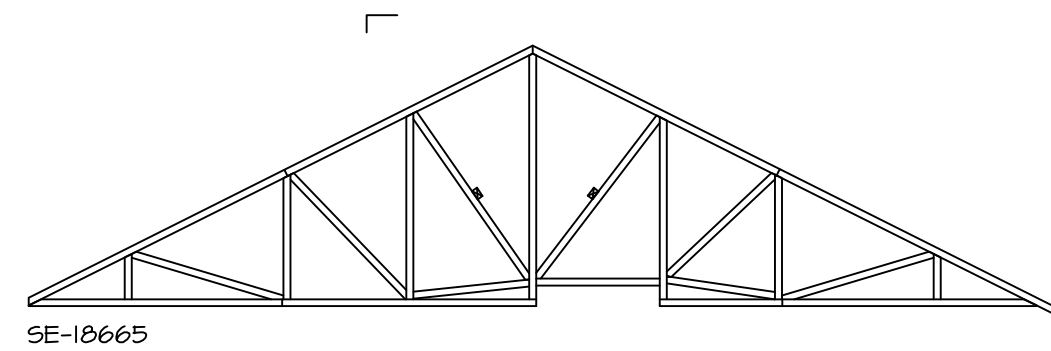
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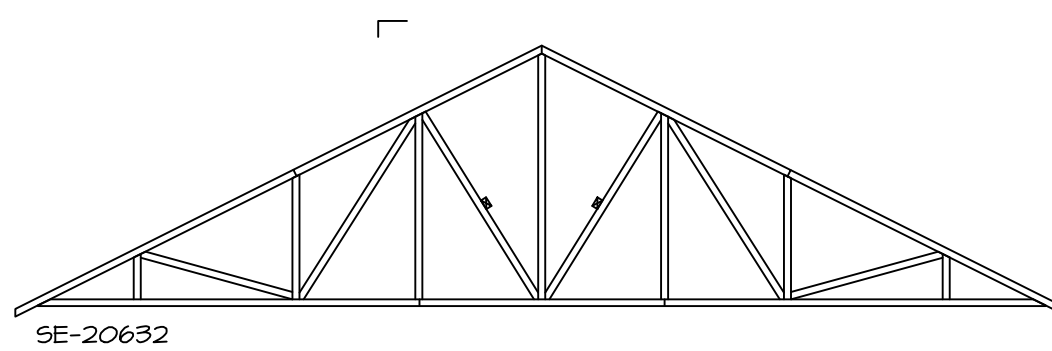
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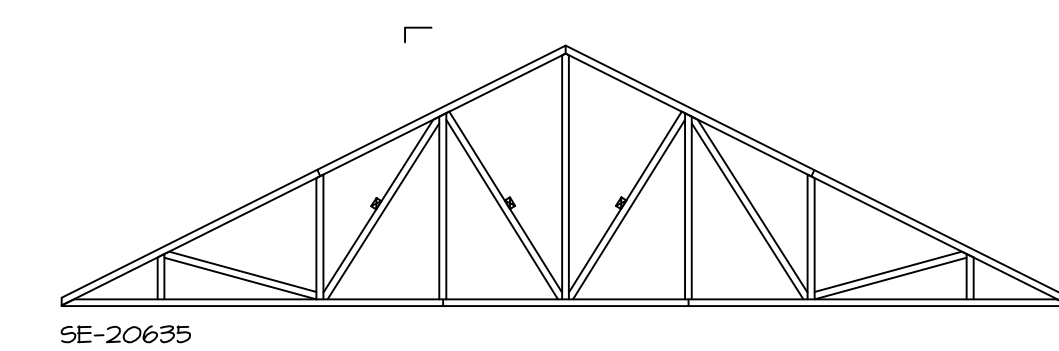
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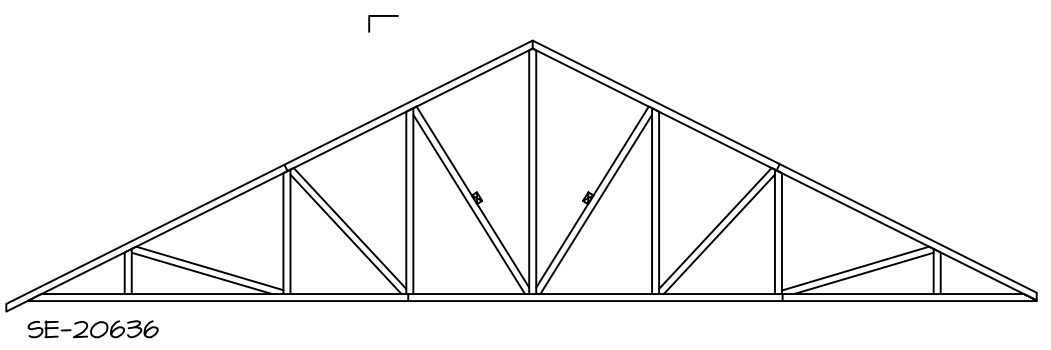
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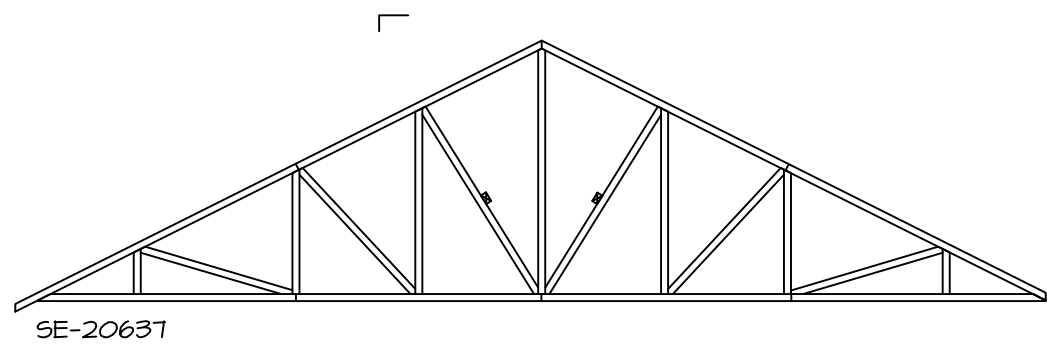
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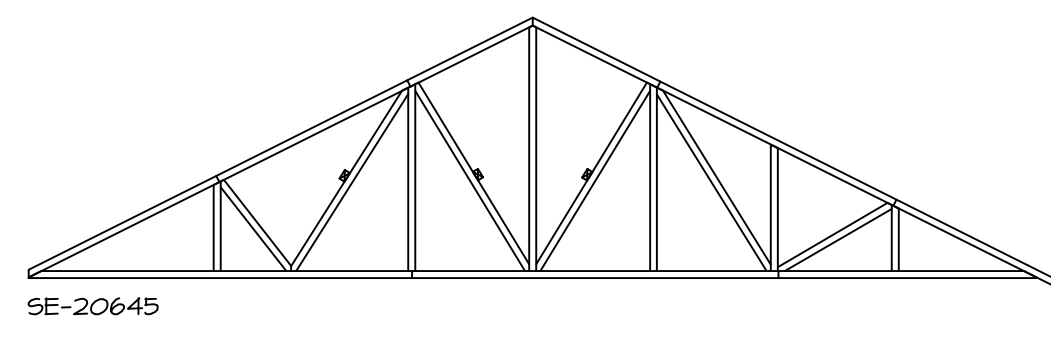
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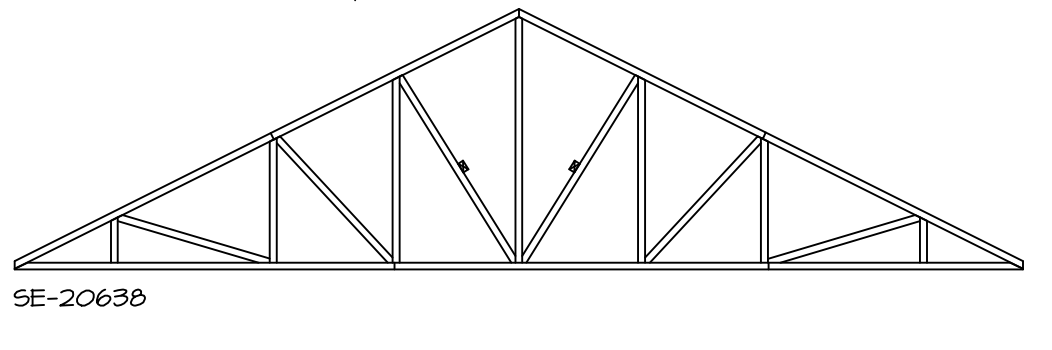
SE-20636



SE-20637



SE-20645



SE-20638

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 SPP#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 "T" BRACE, DETAIL 3/RF-1c, IS REQUIRED WHERE LATERAL BRACING IS NOT CONTINUOUS ACROSS THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 2X4 LATERAL BRACING.
 - DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (4/RF-1c)
 - STUDDED GABLE BRACING DETAIL (1/RF-1c) TO BE UTILIZED FOR TRUSSES 6'-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 DRAWING.
 - SHEATHING (OSB OR GYPSUM) REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

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RLH-VK-0029
ONM-LOT
SIFLING VILLAGE - 0029
TREET ADDRESS
17 SAINTSBURY DRIVE
CITY TULLY VAIRINA STATE NC ZIP 27526
APT. NO. ----
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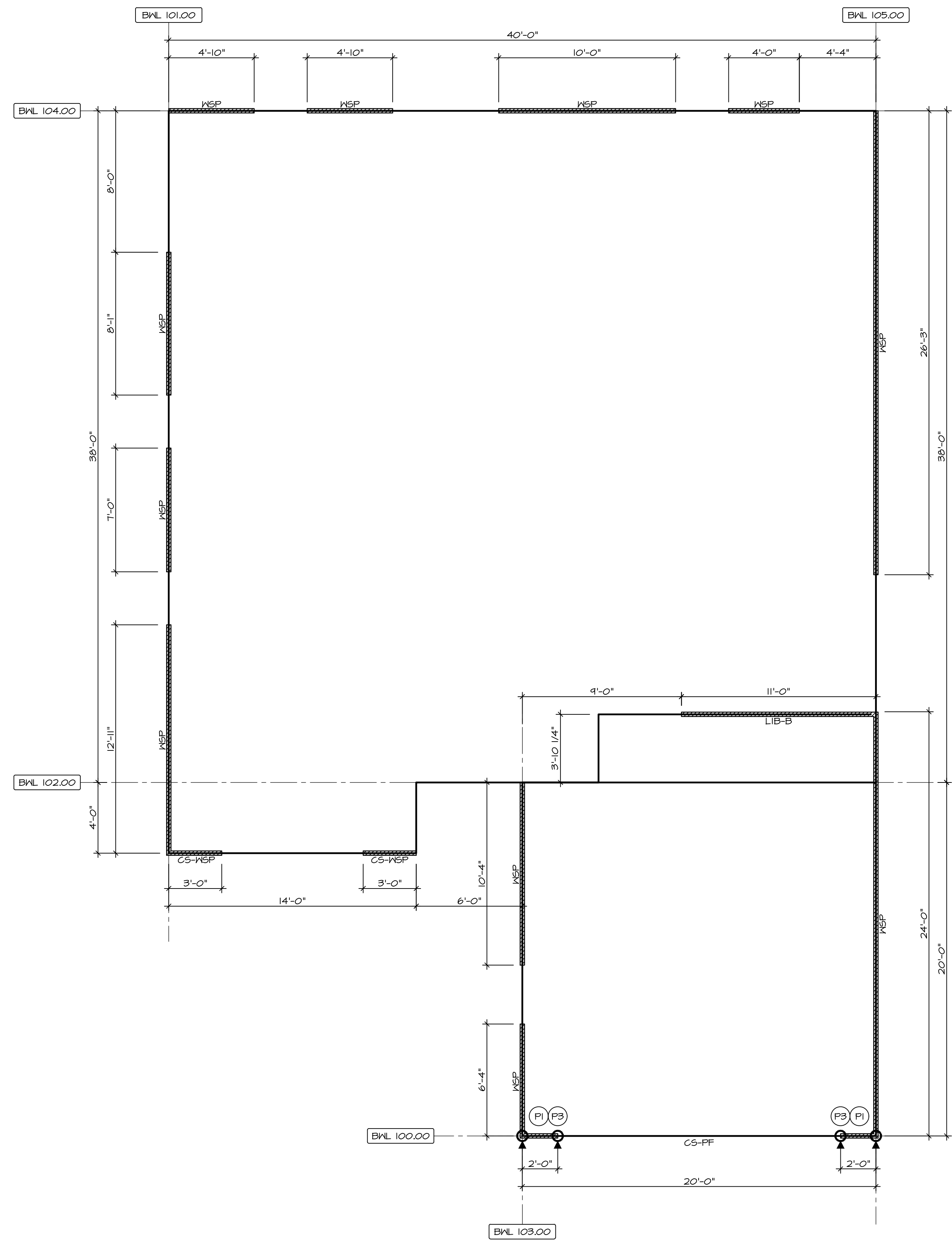
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OPTION	

SHEET NO. S-4	MODEL GRAND CAYMAN	OPTION DESCRIPTION
	DRAWING TITLE TRUSS BRACING DETAILS	
		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'	21.89'	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	9.04'	50.25'	WSP (WITH GNB)



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

BRACING LEGEND	
BWL XXX.XX	BRACED WALL LINE I.D.
---	BRACED WALL LINE
---	HOUSE WALL
	BRACED WALL PANEL
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 6/MB-2)
LIB	LET-IN BRACING (SEE STANDARD DETAIL F / MB-2)
CS-WSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-PF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C / MB-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
⊙	HOLD-DOWN 1. SEE SHEET MB-2 "P." INDICATOR SCHEDULE AND DETAILS 2. ARROW INDICATES LOCATION

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

FASTENING SCHEDULE			
SHEATHING	FASTENER	SPACING	
		EDGES	FIELD
1/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (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-1, GB-2)	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 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 1/16" 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.

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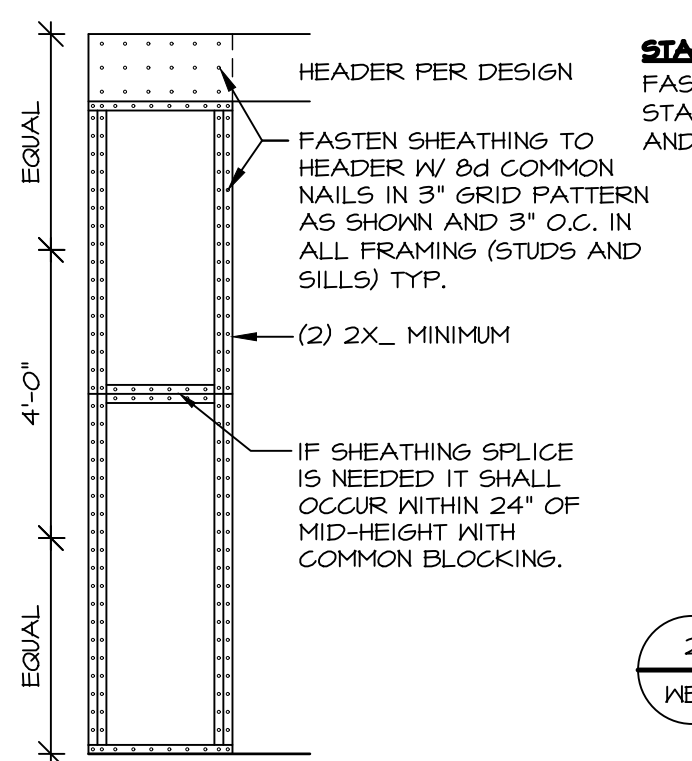
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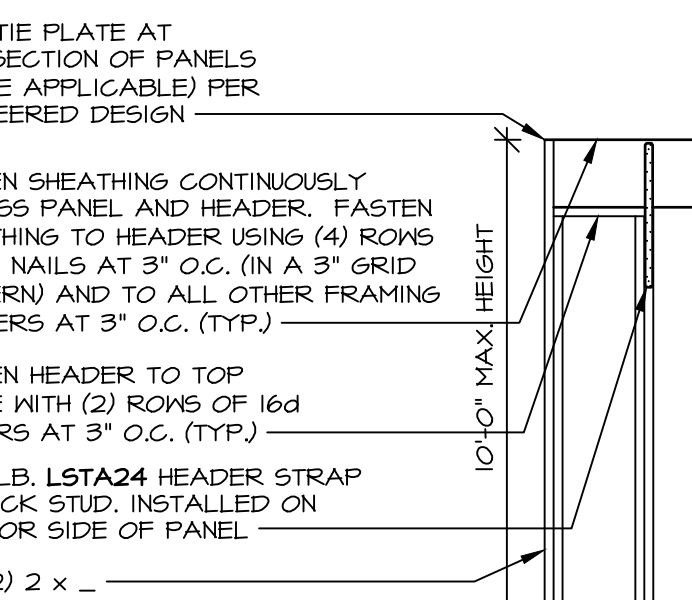
MODEL
GRAND CAYMAN
DRAWING TITLE
WALL BRACING DETAILS

SHEET NO.
S-5

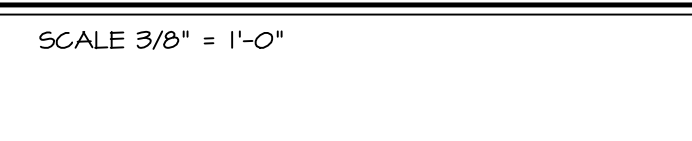
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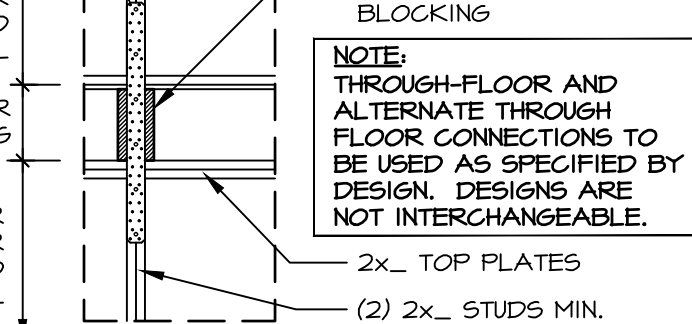
1 SHEATHING AT HEADER / PANEL CONNECTION
SCALE 3/8" = 1'-0"



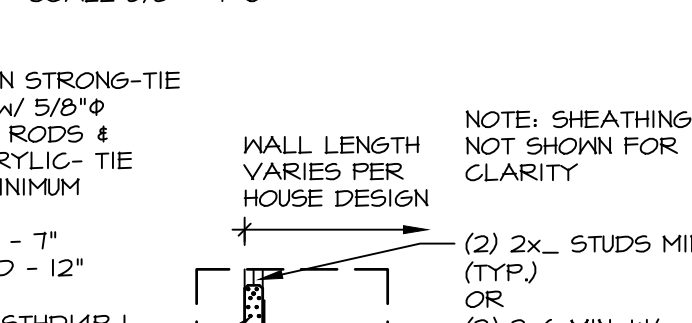
2 STACKED ENGINEERED PORTAL: HEADER / PANEL CONNECTION
SCALE 3/8" = 1'-0"



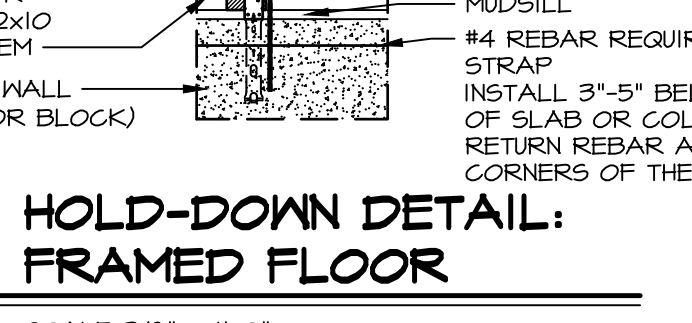
3 ENGINEERED PORTAL: TYP. HEADER / PANEL CONNECTION
SCALE 3/8" = 1'-0"



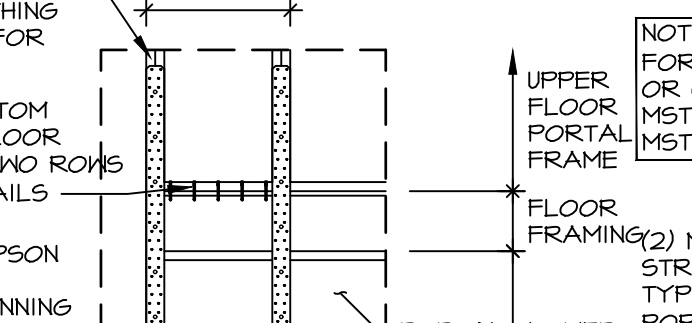
4 ENGINEERED PORTAL WITH PONY WALL
SCALE 3/8" = 1'-0"



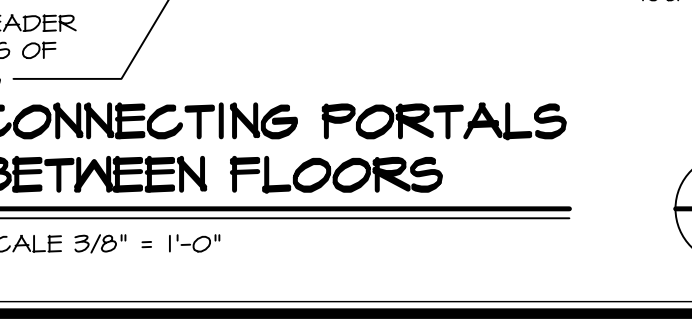
5 THROUGH-FLOOR CONNECTION
SCALE 3/8" = 1'-0"



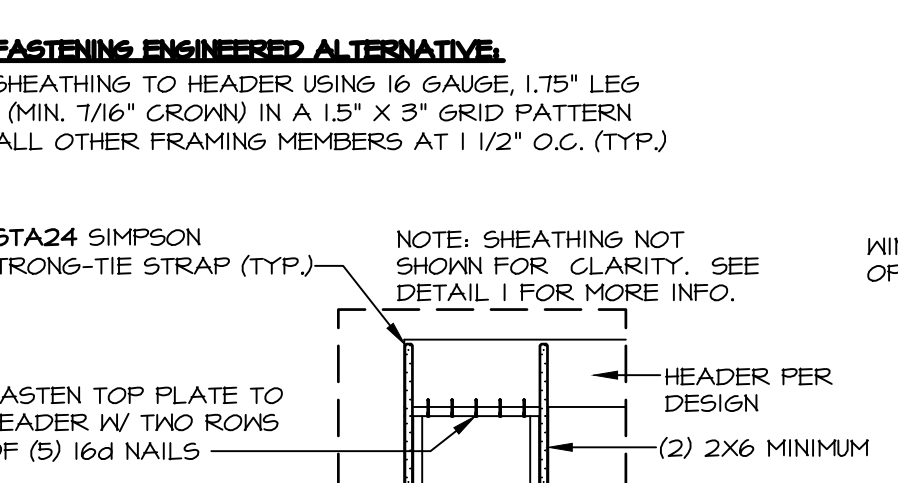
6 HOLD-DOWN DETAIL: FOUNDATION
SCALE 3/8" = 1'-0"



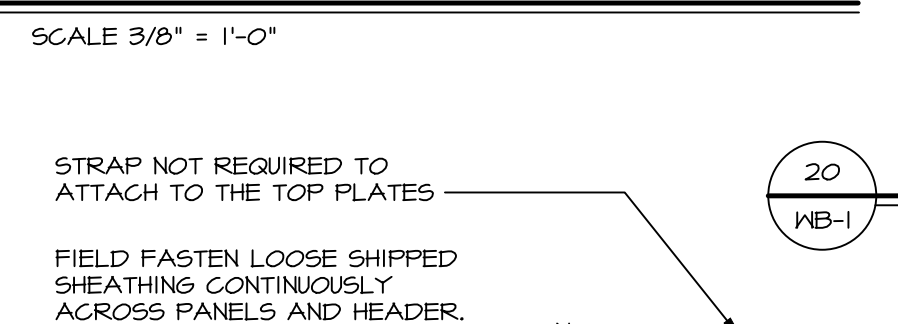
7 HOLD-DOWN DETAIL: FRAMED FLOOR
SCALE 3/8" = 1'-0"



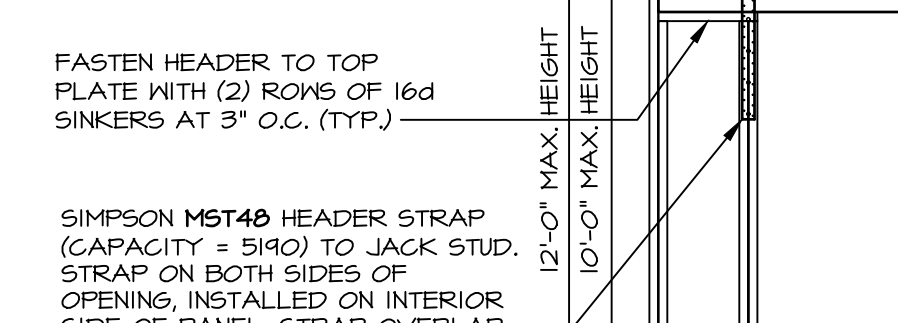
8 CONNECTING PORTALS BETWEEN FLOORS
SCALE 3/8" = 1'-0"



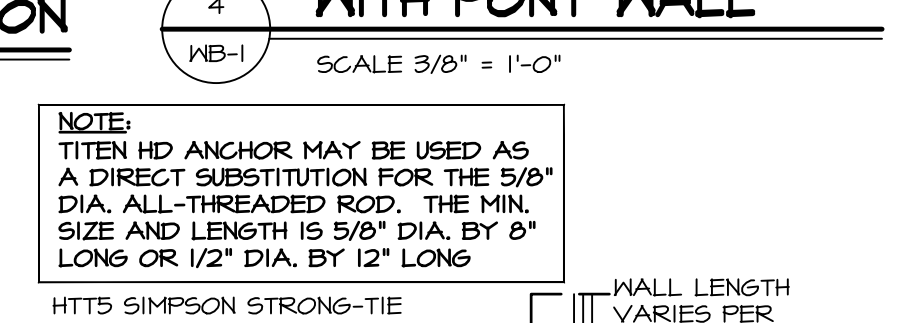
9 STABLE FASTENING ENGINEERED ALTERNATIVE
SCALE 3/8" = 1'-0"



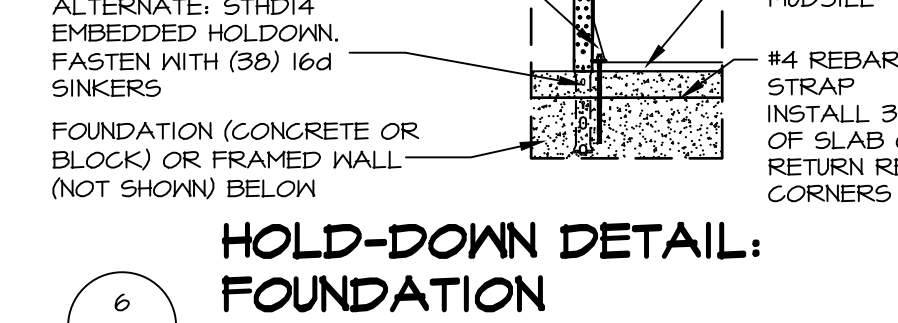
10 STACKED PORTAL: MIDDLE CONNECTION
SCALE 3/8" = 1'-0"



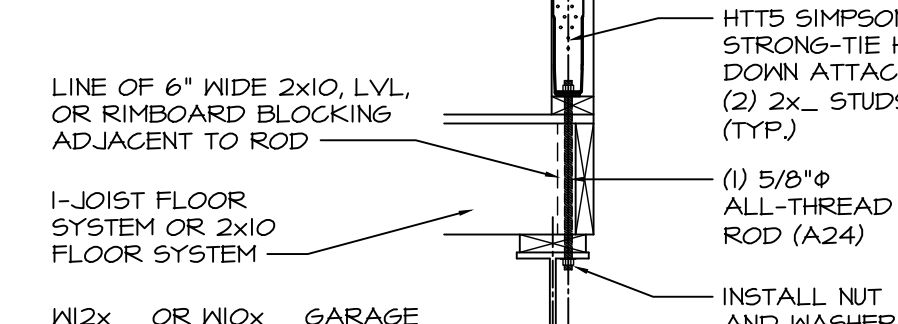
11 ALT. THROUGH-FLOOR CONNECTION
SCALE 3/8" = 1'-0"



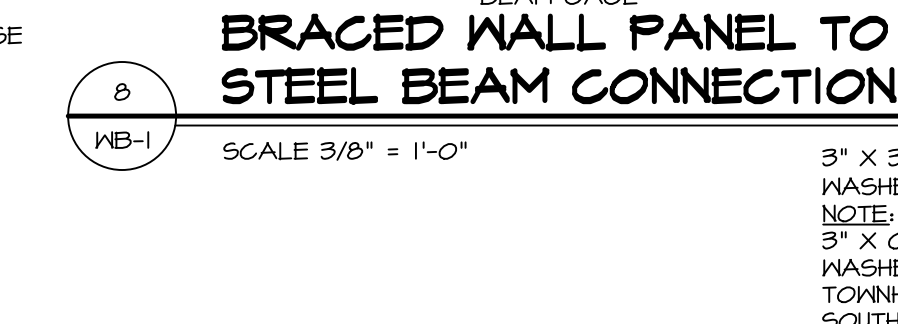
12 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



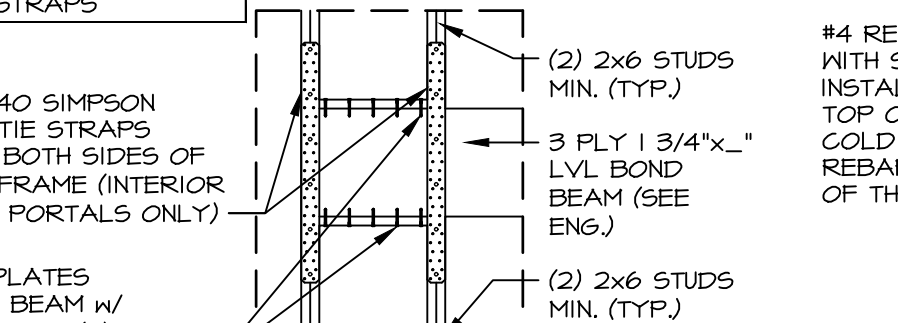
13 HOLD-DOWN DETAIL: FOUNDATION
SCALE 3/8" = 1'-0"



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



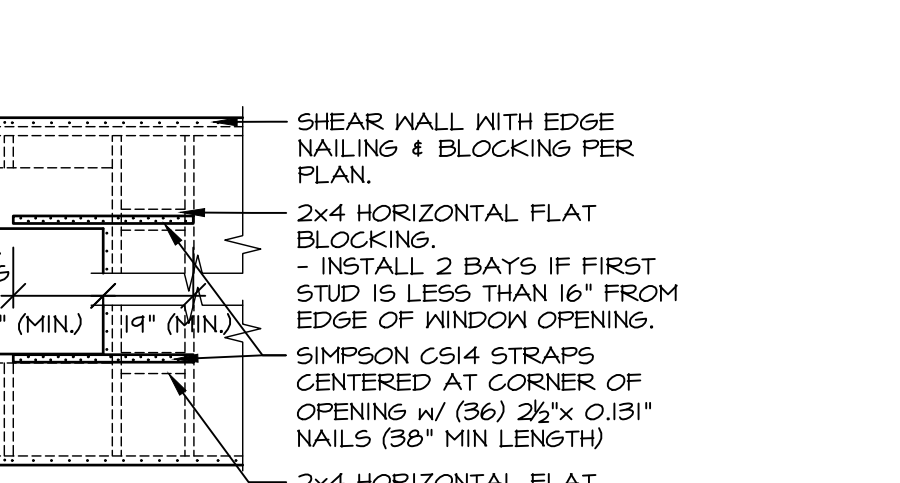
15 PORTAL FRAME PARALLEL IN WALL CONNECTIONS
SCALE 3/8" = 1'-0"



16 PORTAL FRAME PERPENDICULAR WALL CONNECTIONS
SCALE 3/8" = 1'-0"



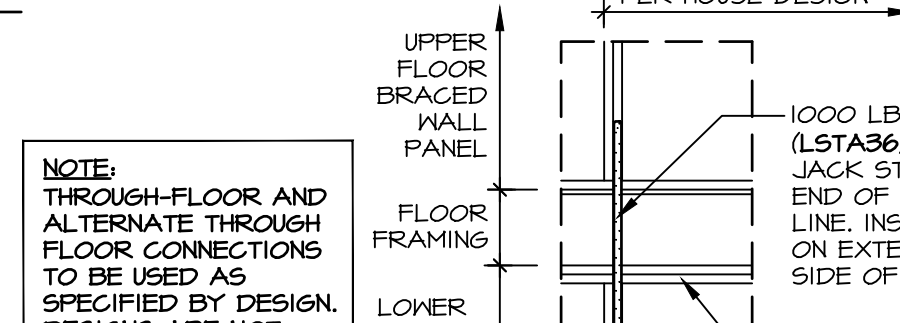
17 PORTAL FRAME WALL CONNECTION TO SLAB
NOT TO SCALE



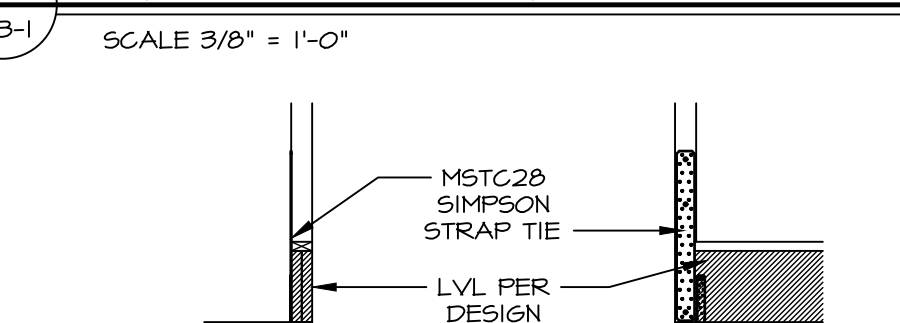
18 SHEARWALL OPENING ELEVATION
SCALE 3/8" = 1'-0"



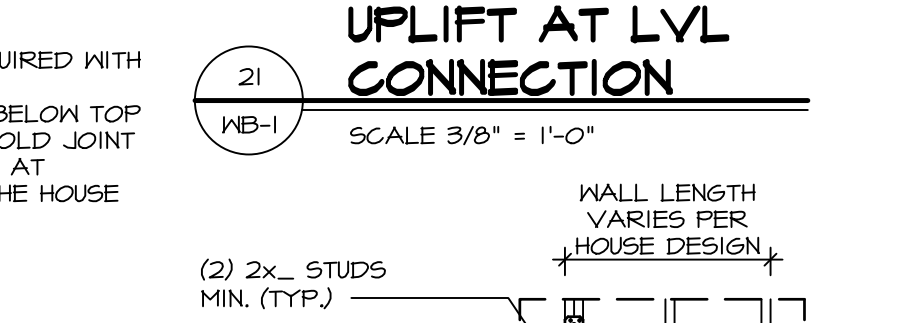
19 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



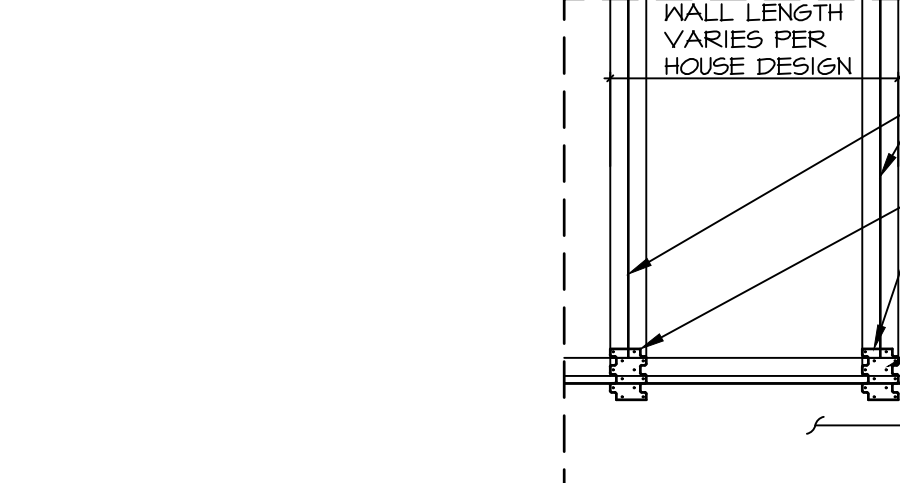
20 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



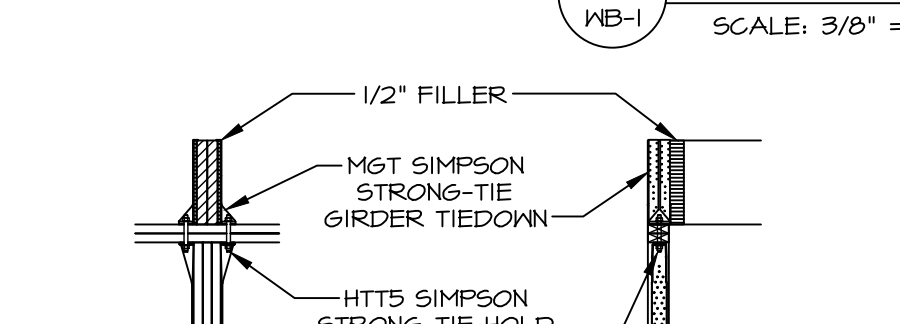
21 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



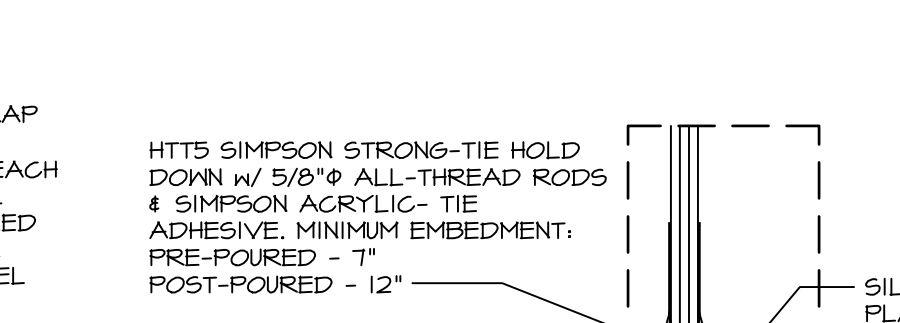
22 CONNECTING BRACED PANELS BETWEEN FLOORS
SCALE 3/8" = 1'-0"



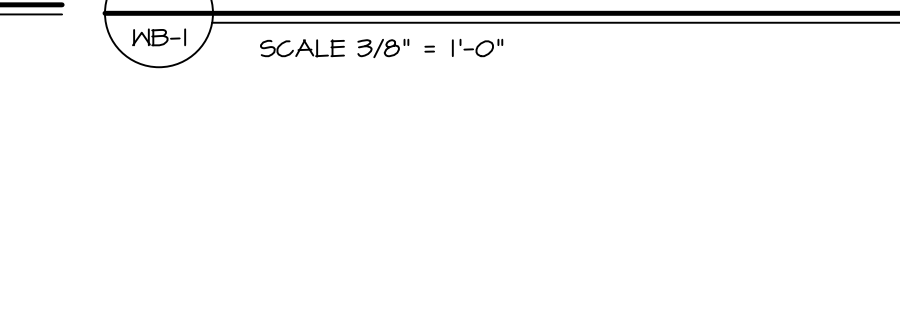
19 FRAMED FLOOR CONNECTION
SCALE 3/8" = 1'-0"



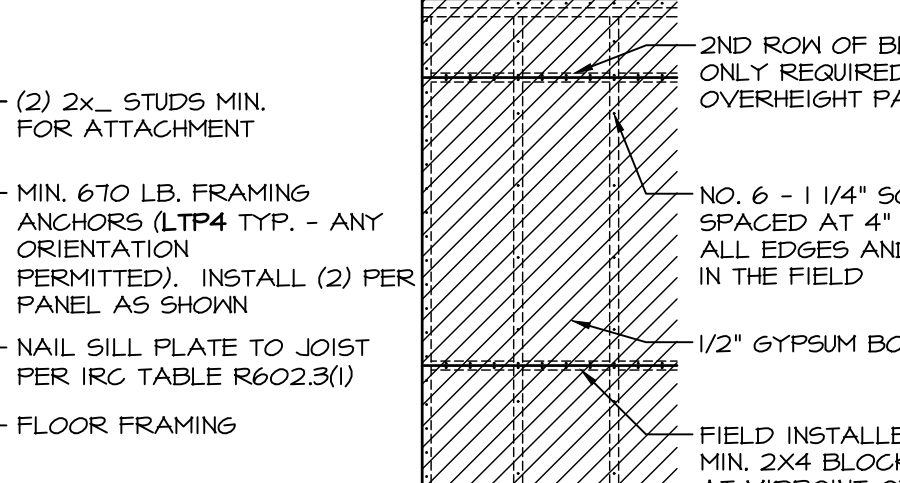
15 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



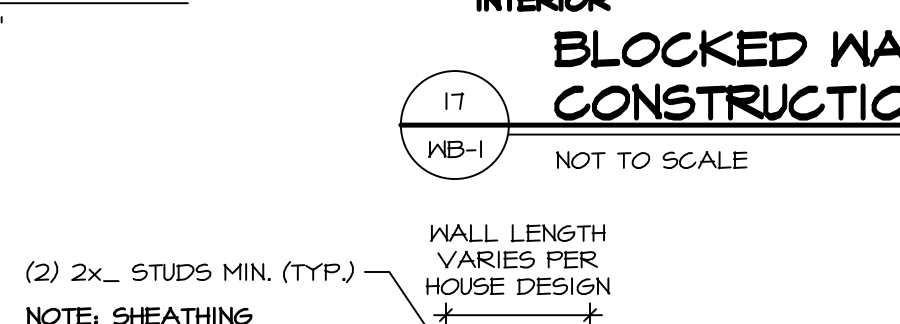
14 FLUSH LVL BEAM CONNECTION
SCALE 3/8" = 1'-0"



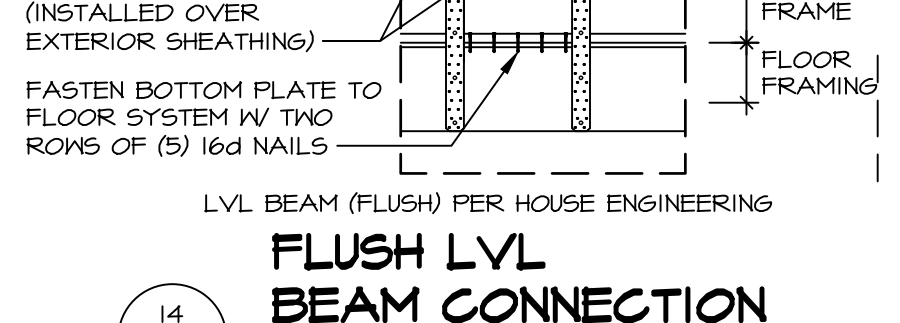
16 FOUNDATION CONNECTION
SCALE 3/8" = 1'-0"



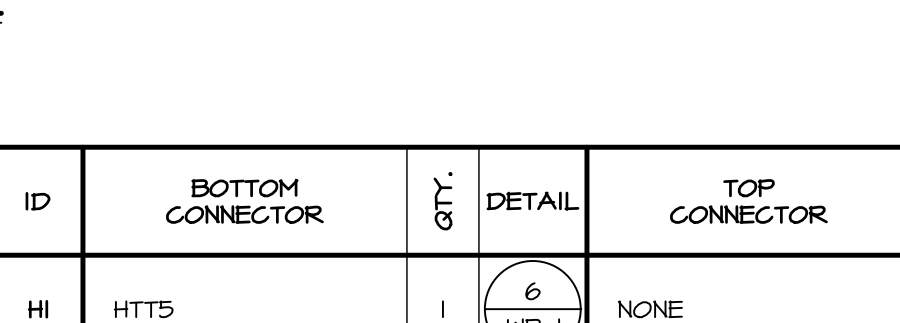
17 BLOCKED WALL CONSTRUCTION
NOT TO SCALE



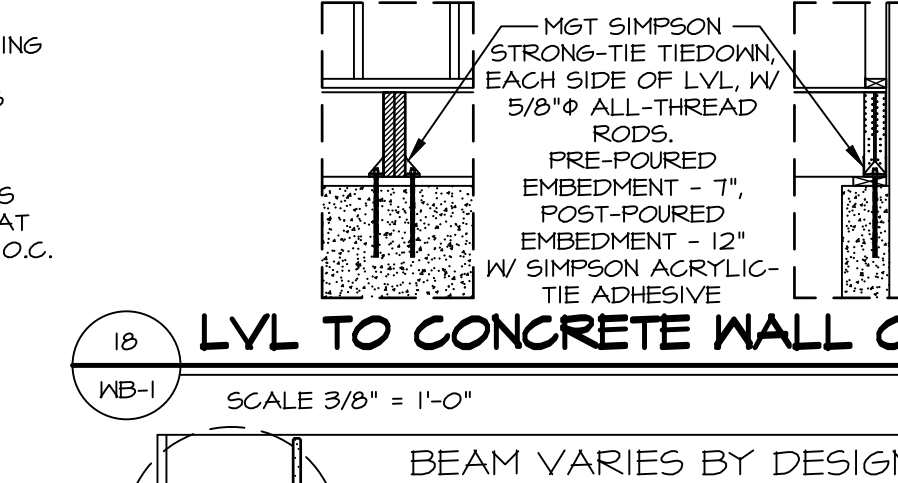
15 UPLIFT AT LVL CONNECTION
SCALE 3/8" = 1'-0"



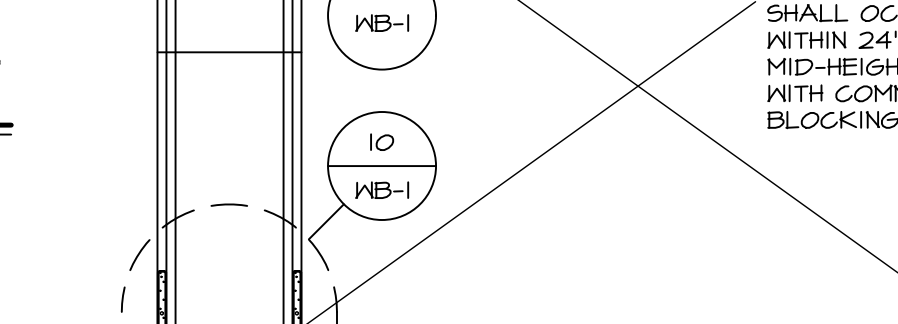
14 FLUSH LVL BEAM CONNECTION
SCALE 3/8" = 1'-0"



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



18 LVL TO CONCRETE WALL CONNECTION
SCALE 3/8" = 1'-0"

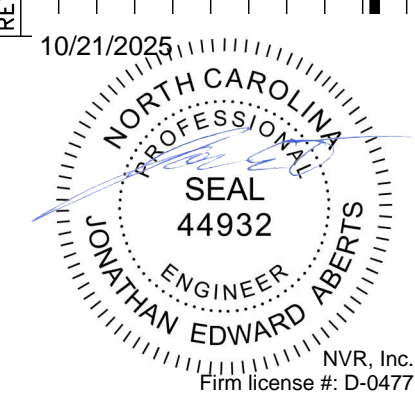


12 ENGINEERED STACKED PORTAL
NOT TO SCALE

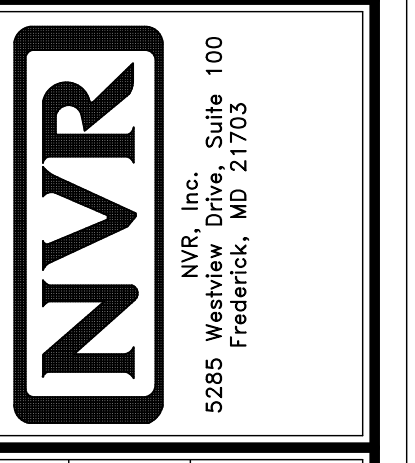
ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL	ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL
H1	HTT5	1	6 WB-1	NONE	N/A	N/A	H23	MSTC52	1	10 WB-1	MST48	1	4 WB-1
H2	HTT5	1	6 WB-1	LSTA24	1	2 WB-1	H24	MSTC40	1	10 WB-1	LSTA24	1	2 WB-1
H3	HTT5	1	6 WB-1	LSTA24	1	3 WB-1	H25	MSTC40	1	10 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	1	7 WB-1	NONE	N/A	N/A	H28	MSTC40	1	14 WB-1	NONE	N/A	N/A
H7	HTT5	1	7 WB-1	LSTA24	1	2 WB-1	H29	MSTC40	1	14 WB-1	LSTA24	1	3 WB-1
H8	HTT5	1	7 WB-1	LSTA24	1	3 WB-1	H30	HTT5	2	16 WB-1	MGT HTT5 5/8\"/>		

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

REV. NO.	DATE	REMARKS
18	2/16/22	MS - REVISED DETAIL 5/WB-1, ADDED H26
20	2/16/22	ADM - (GC FT+G2) REVISED DETAILS UTILIZING STUDS TO INCLUDE REBAR
21	6/17/23	CEL - ADDED DETAIL 20, H27, H28
22	6/17/23	DLR - ADDED DETAIL 21, H29
23	9/19/23	DLR - REVISED CONNECTOR CHART, REMOVED PART NUMBERS
24	11/01/23	DLR - ADDED INTERIOR NOTE TO H27G66 STRAPS DETAIL #1 (ARC-1185)
25	7/10/24	JRS - ADDED DETAIL 12, H40
26	5/14/25	JRS - ADDED DETAIL 13 AND HOLD DOWN TAB H41, H42, H43 (ARC-20490 - PFI-55446)
27	10/14/25	JRS - ADDED H41 AND PUBLISHED 19/26-1

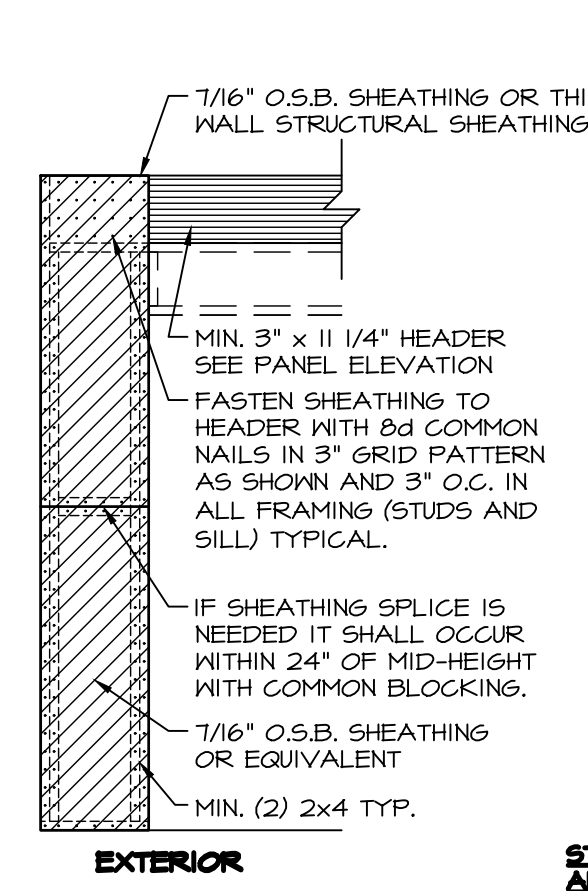
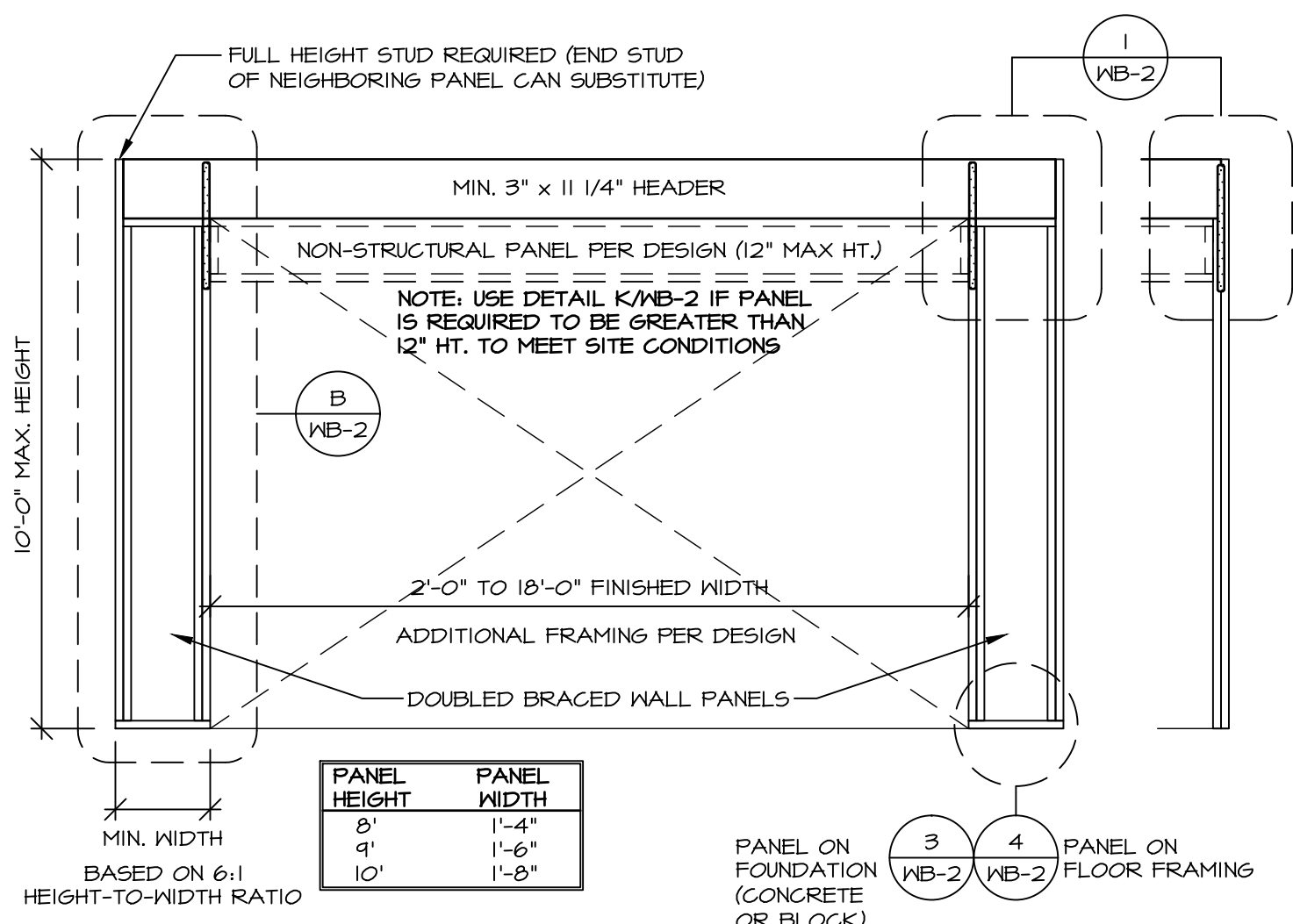


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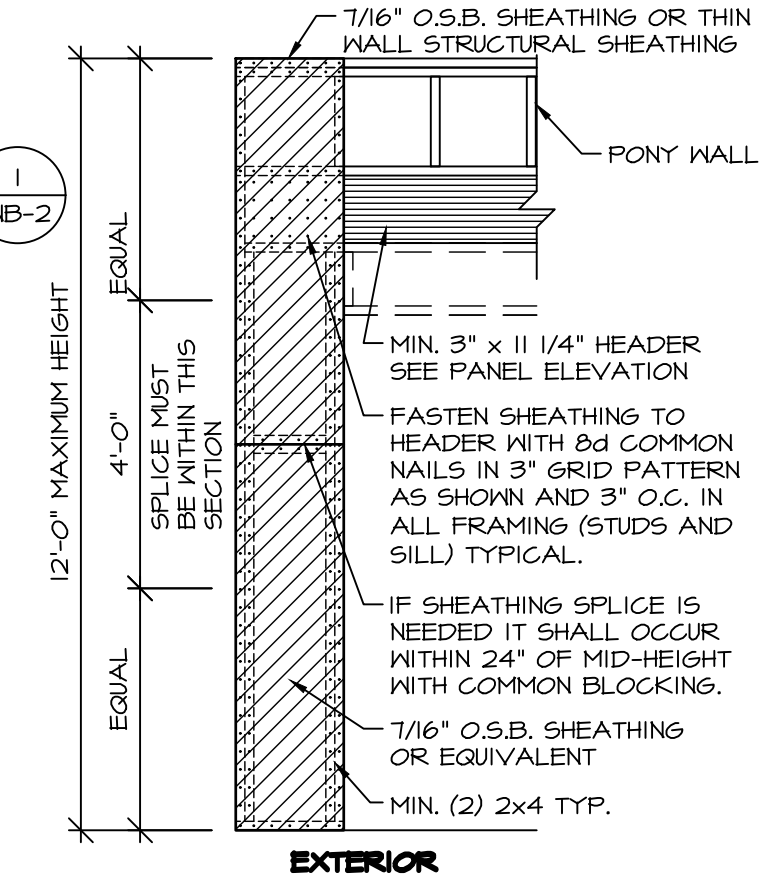
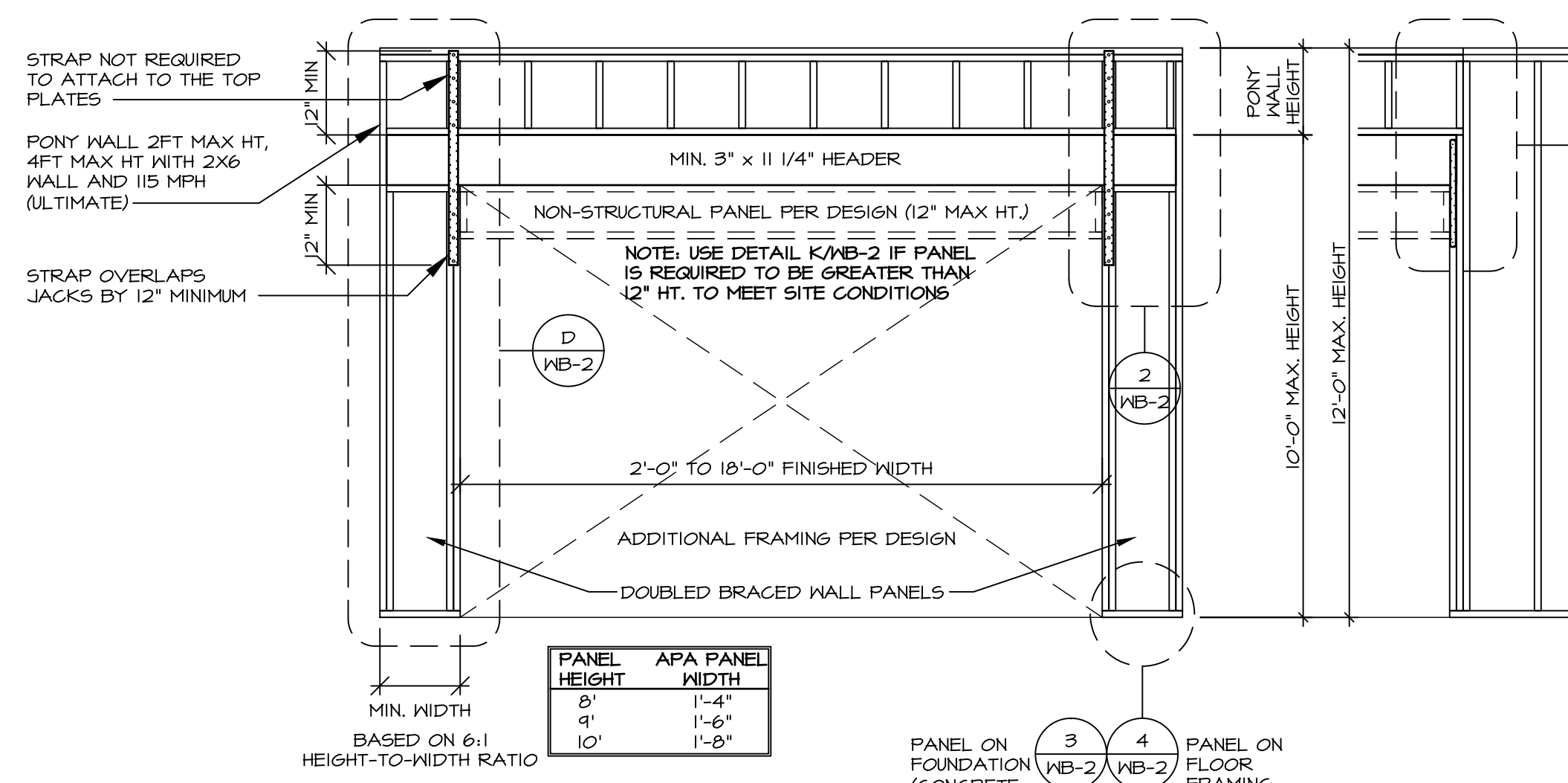


SET NO. 10
VERSION
DRAWN BY KFT
DATE: 2/16/12
OPTION

MODEL: WALL BRACING DETAILS
DRAWING TITLE: ENGINEERED WALL BRACING DESIGN
OPTION DESCRIPTION



STAPLE FASTENER ENGINEERED ALTERNATIVE FOR OSB.
 FASTEN SHEATHING TO HEADER USING 16 GAUGE, 1 3/4\"/>

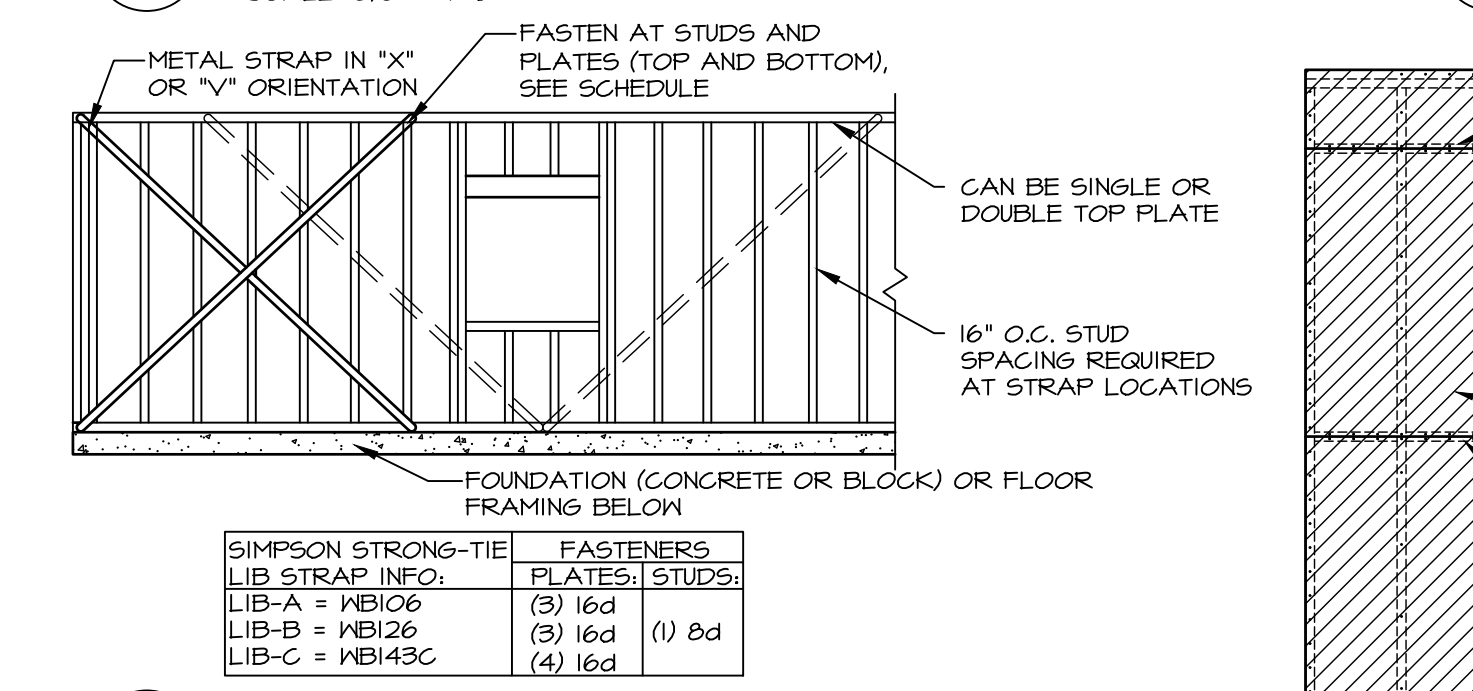


A CONTINUOUSLY SHEATHED PORTAL FRAME
 SCALE: 3/8\"/>

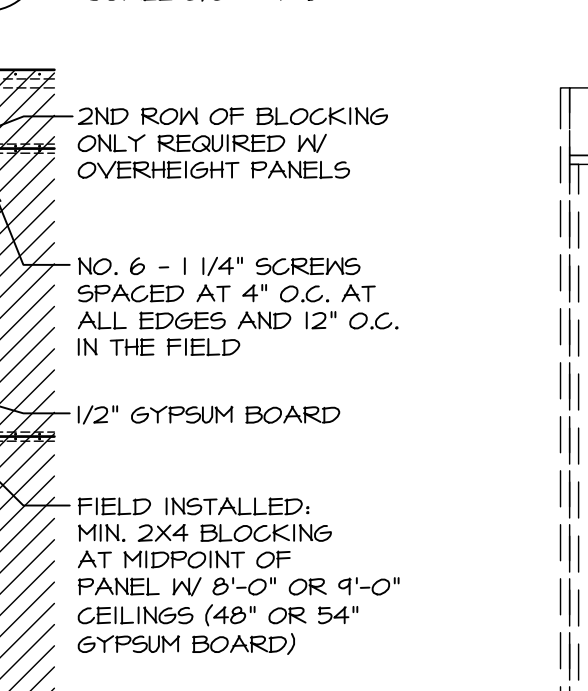
B EXTERIOR SHEATHING APPLICATION DETAIL
 SCALE 3/8\"/>

C ALTERNATE PORTAL FRAME
 SCALE: 3/8\"/>

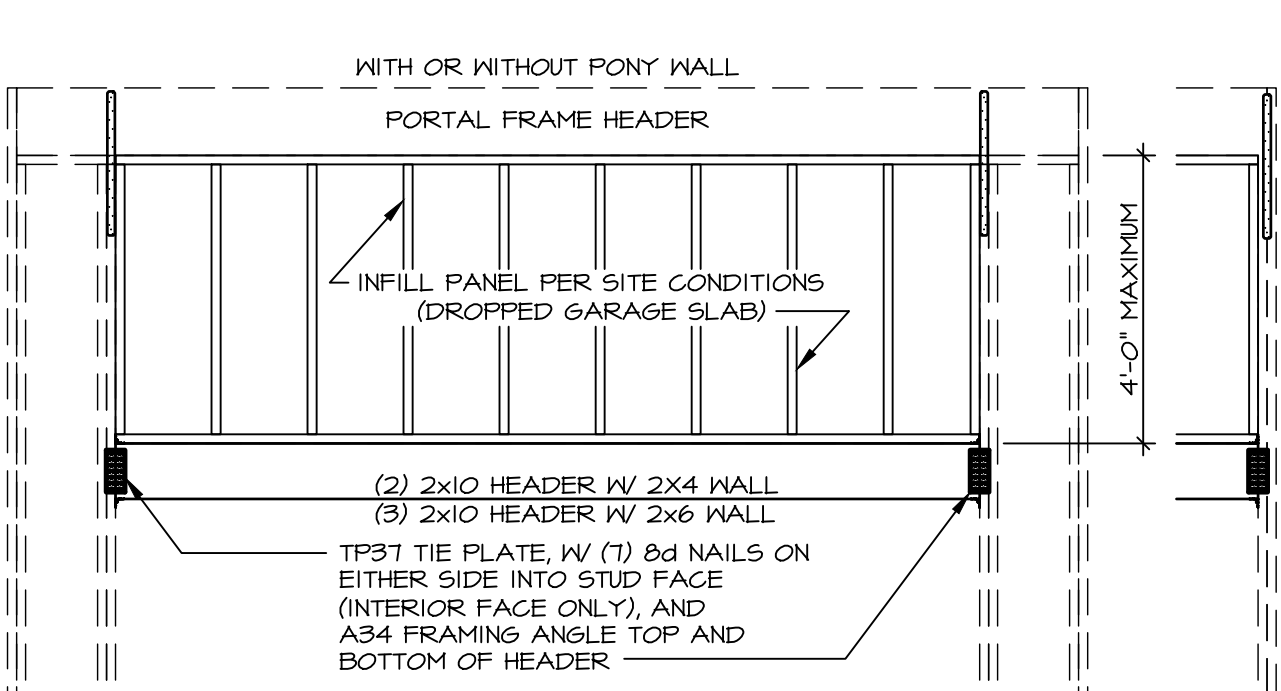
D ALTERNATE PORTAL FRAME: SHEATHING APPLICATION DETAIL
 SCALE 3/8\"/>



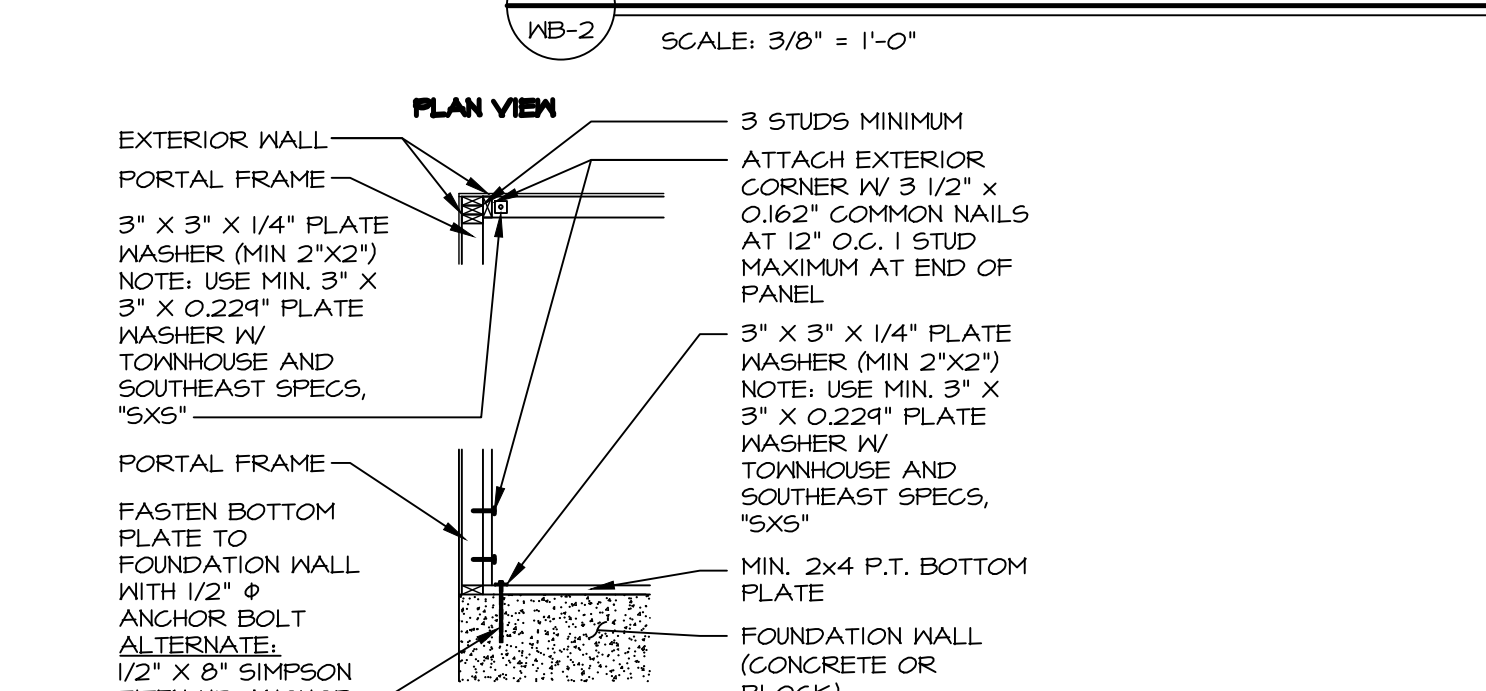
E LET-IN BRACING
 NOT TO SCALE



F BLOCKED WALL CONSTRUCTION
 NOT TO SCALE

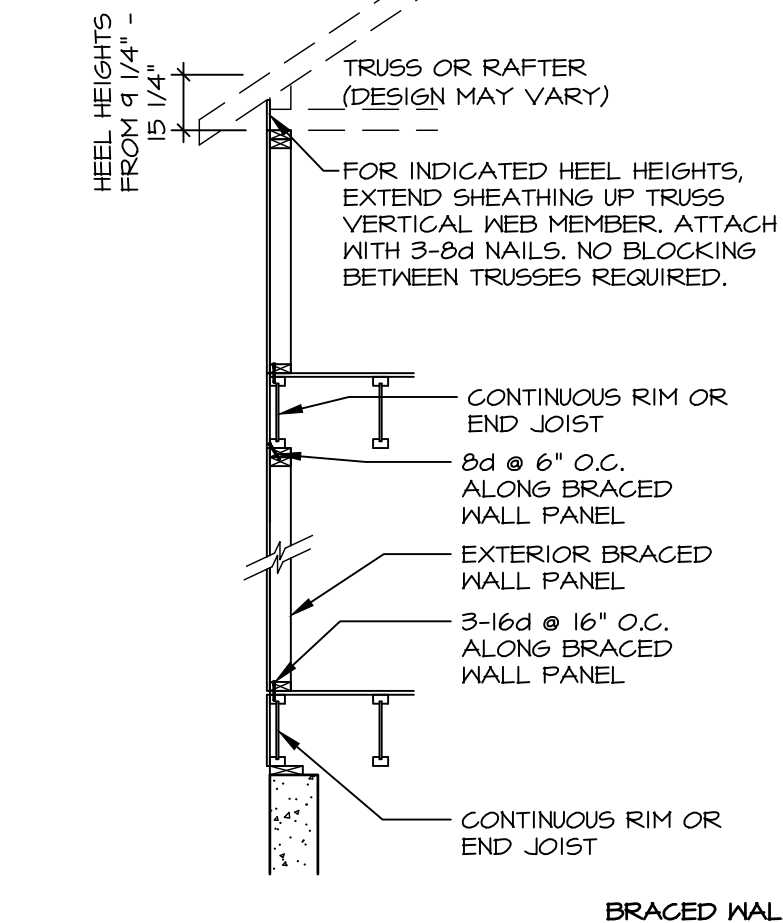


G INFILL PANEL DETAIL
 NOT TO SCALE

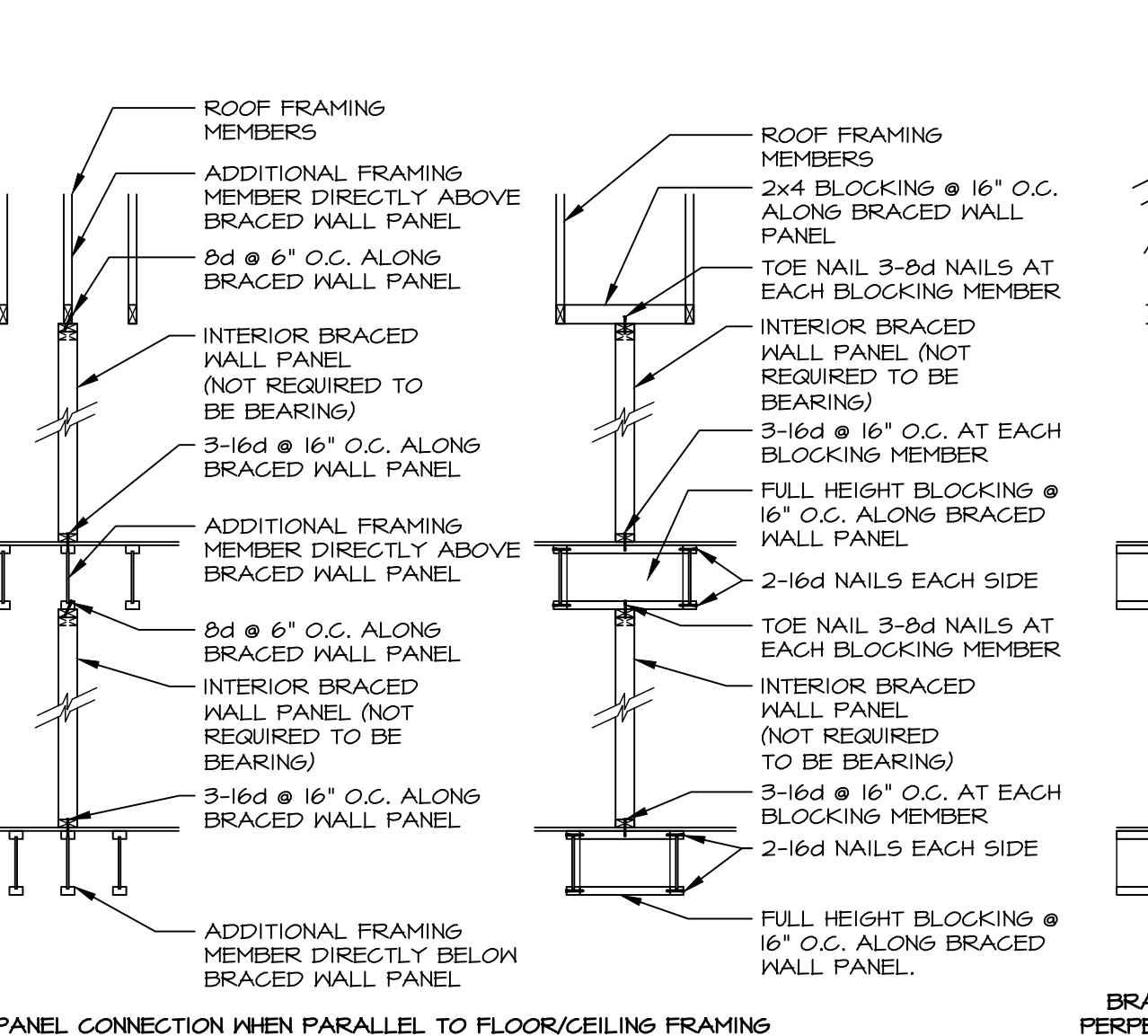


H PORTAL FRAME PERPENDICULAR WALL CONNECTIONS
 NOT TO SCALE

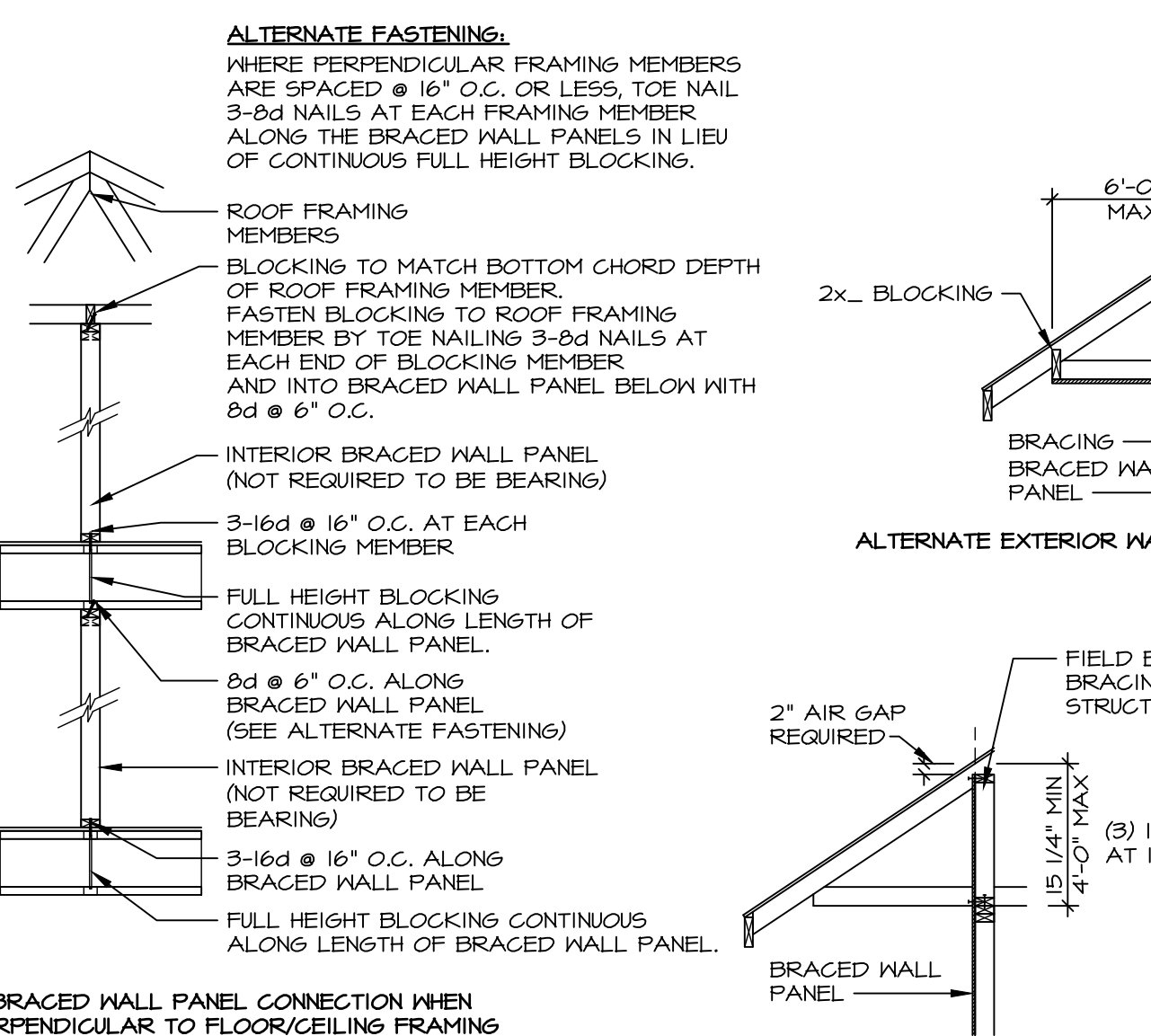
NOTE: FOR TRUSSES WITH HEEL HEIGHTS GREATER THAN 15'-1/4", THE INTERIOR CEILING DIAPHRAGM AND EXTERIOR SHEATHING INSTALLED ON EXPOSED TRUSS HEELS ARE USED FOR LATERAL SUPPORT.



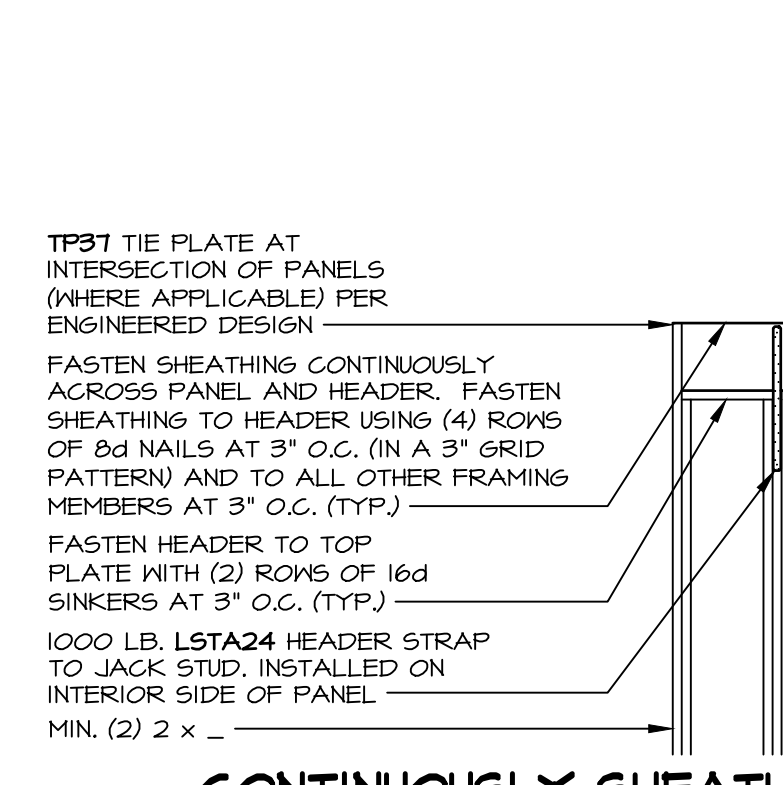
I BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



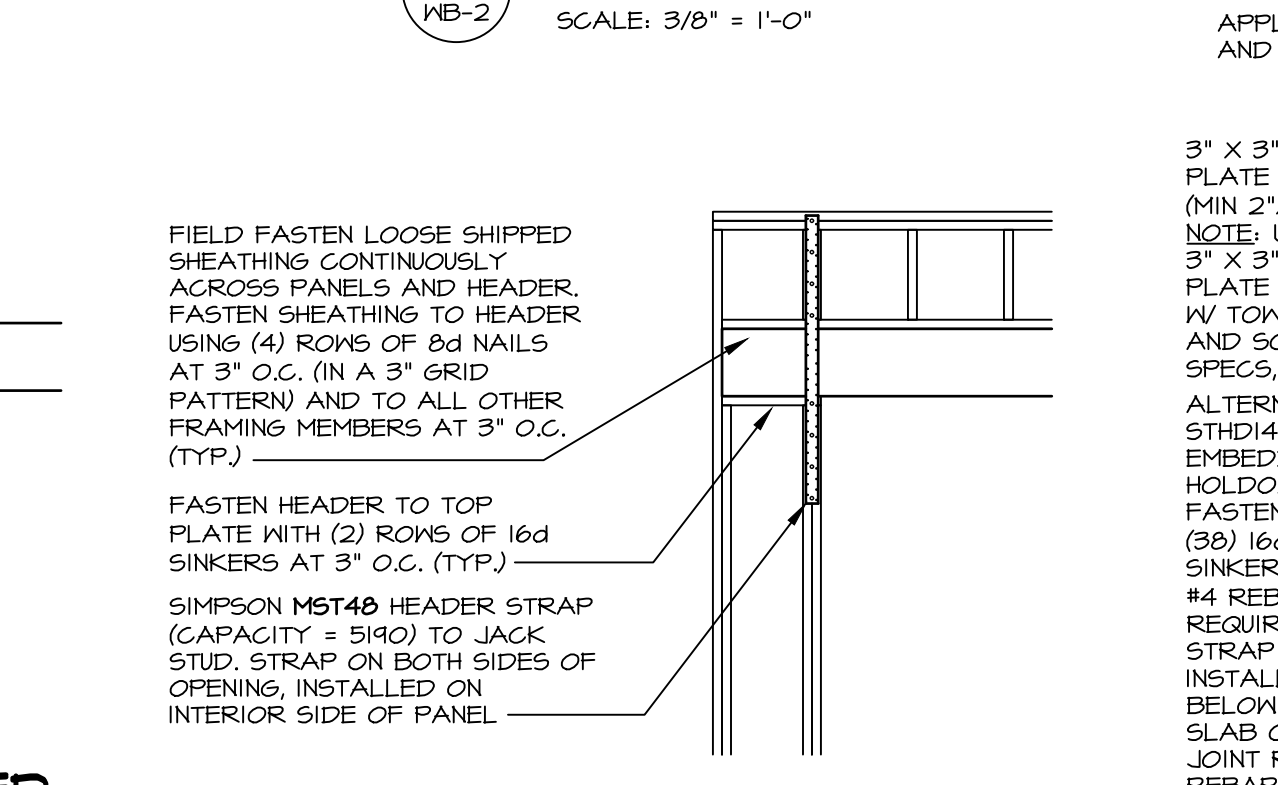
J BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



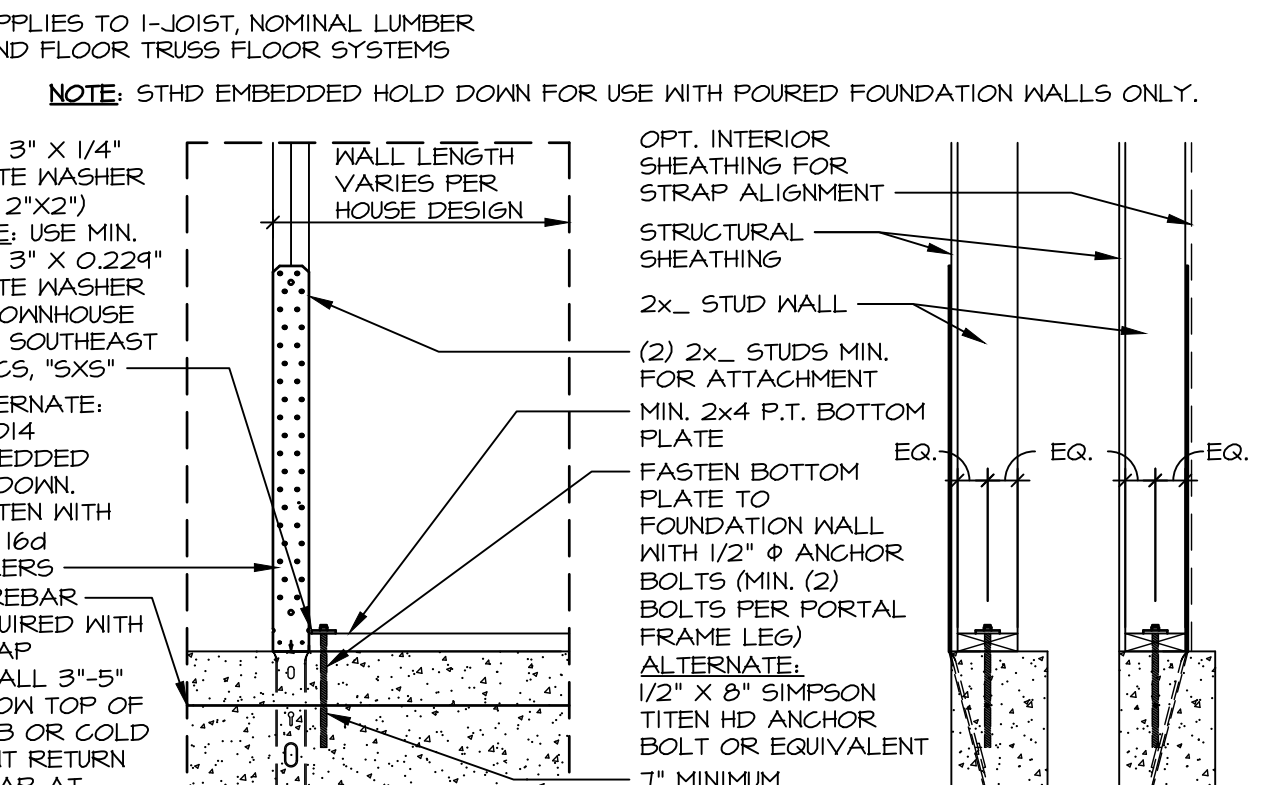
K ALTERNATE EXTERIOR WALL BRACING PANEL W/ CANTILEVER



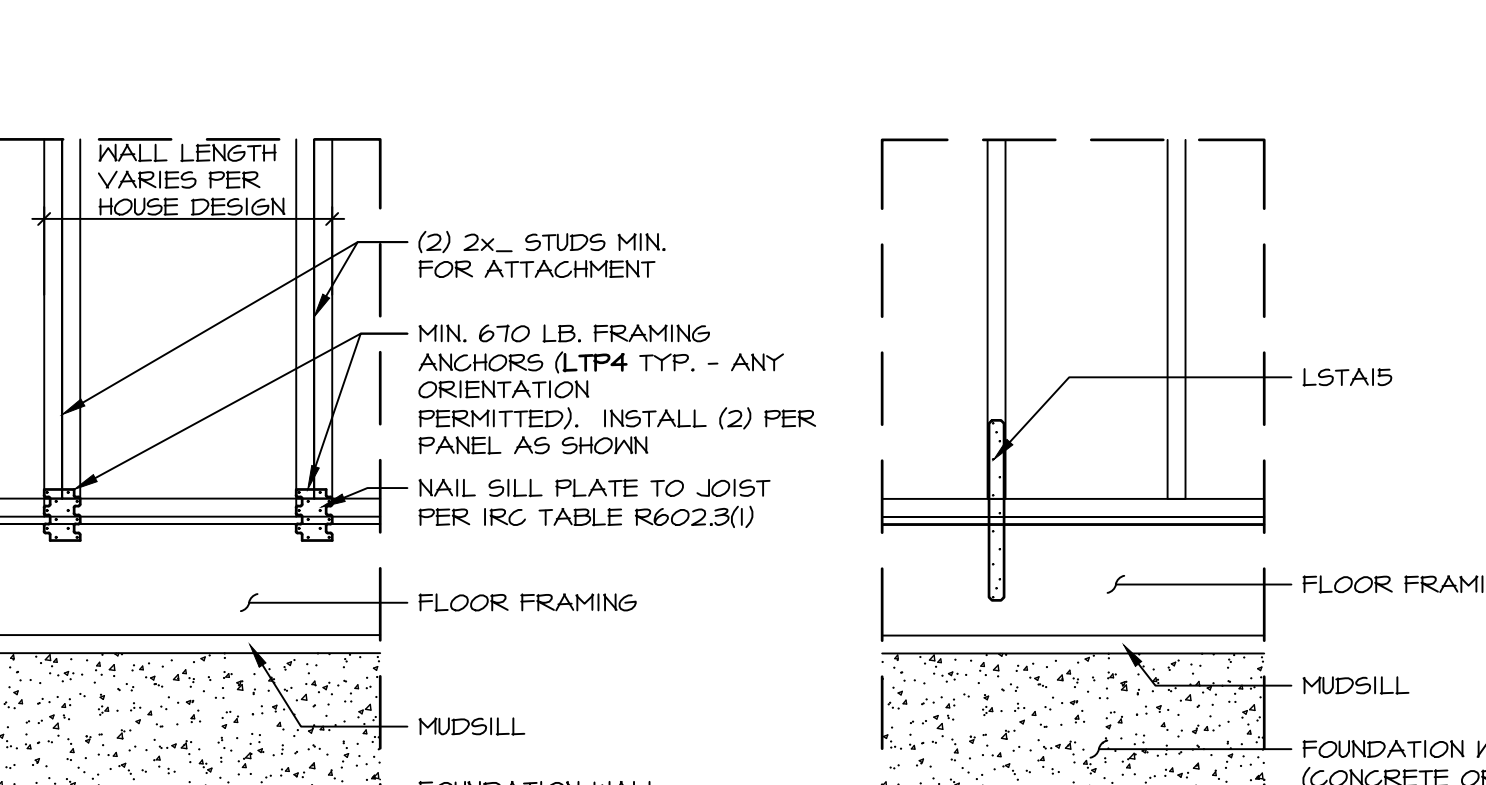
L CONTINUOUSLY SHEATHED PORTAL: TYP. HEADER / PANEL CONNECTION
 SCALE 3/8\"/>



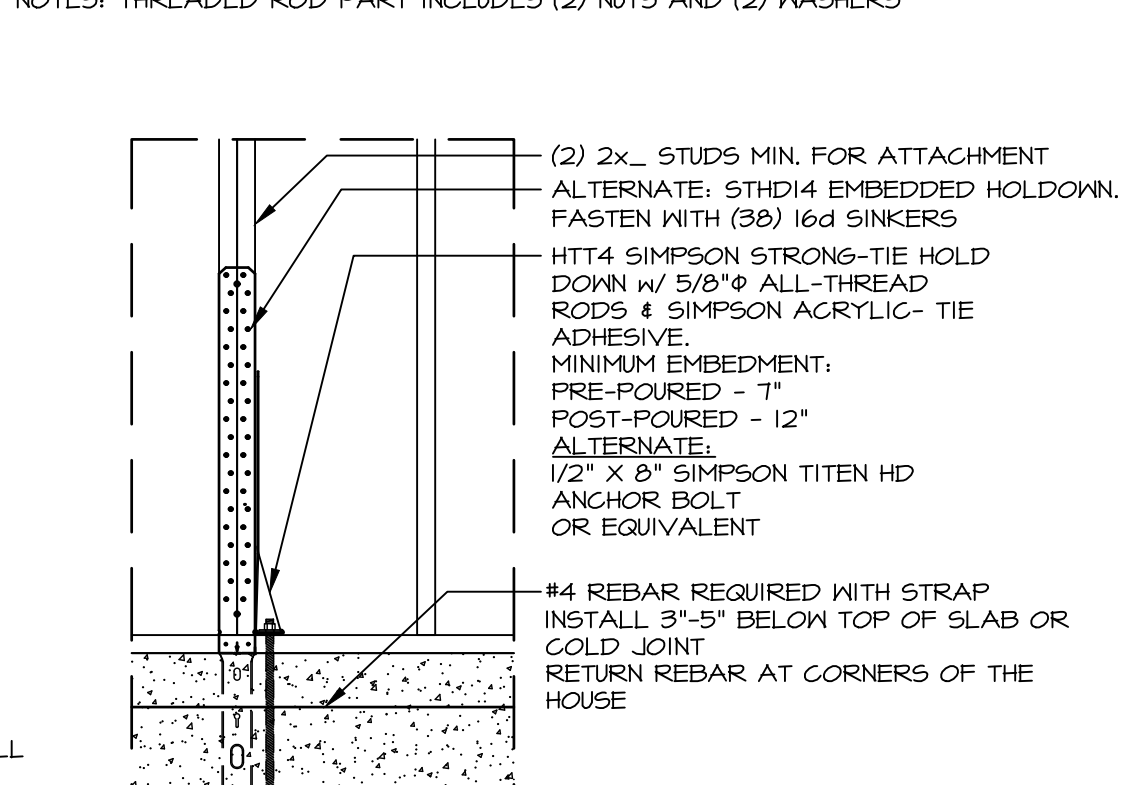
M ALTERNATE PORTAL FRAME: HEADER / PANEL CONNECTION
 SCALE 3/8\"/>



N HOLD-DOWN DETAIL: FOUNDATION
 SCALE: 3/4\"/>



O HOLD-DOWN DETAIL: FRAMED FLOOR
 SCALE: 3/4\"/>



P HOLD-DOWN DETAIL: FOUNDATION
 SCALE: 3/4\"/>

ID	BOTTOM CONNECTOR	QTY.	DETAIL	TOP CONNECTOR	QTY.	DETAIL
P1	3"x3"x1/4" PLATE W/ 1/2" THREADED ROD	1	(3) MB-2	NONE	N/A	N/A
P2	3"x3"x1/4" PLATE W/ 1/2" THREADED ROD	1	(3) MB-2	LSTA24	1	(1) MB-2
P3	3"x3"x1/4" PLATE W/ 1/2" THREADED ROD	1	(3) MB-2	MST4B	1	(2) MB-2
P4	LTP4	1	(4) MB-2	NONE	N/A	N/A
P5	LTP4	1	(4) MB-2	LSTA24	1	(1) MB-2
P6	LTP4	1	(4) MB-2	MST4B	1	(2) MB-2
P7	LSTA15	1	(5) MB-2	NONE	N/A	N/A
P8	HTT4 5/8" A24 THR. ROD	1	(6) MB-2	NONE	N/A	N/A
P9	NONE	N/A	N/A	LSTA24	1	(1) MB-2
P10	NONE	N/A	N/A	MST4B	1	(2) MB-2
P11	3"x3"x1/4" PLATE W/ 1/2" THREADED ROD	1	(7) MB-2	NONE	N/A	N/A

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

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
37	1/18/24	ARS - GC#8503 DETAIL B REVISED STAPLE SIZE FROM 1 1/4" TO 1 3/4"
38	1/23/24	DLR - GC#8164 - REVISED DETAIL E/MB-2 CORNER DETAIL
39	3/25/25	ARS - ADDED TO DETAIL H AND HOLD DOWN TAG PII (ARS-20480 - PPH-5546)
40	5/19/25	ARS - ADDED DETAIL 7 AND HOLD DOWN TAG PII (ARS-20480 - PPH-5546)
41	10/16/25	KJS - REVISED DETAIL E/MB-2'S REFERENCE FROM DETAIL A/MB-2
42	4/1/21	ARS - REV. DTL. C PONY WALL NOTES
43	6/3/21	CEL - GC#13298 - REVISED H/MB-2 TO REMOVE USE OF FLAT BLOCKING
44	12/13/22	DLR - GC#82861 - REVISED H/MB-2 TO REMOVE USE OF FLAT BLOCKING
45	9/1/23	DLR - GC#8628 - REVISED CONNECTOR CHART, REMOVED PART NUMBERS

10/21/2025
 NORTH CAROLINA PROFESSIONAL SEAL 44932
 ENGINEER
 JONATHAN EDWARD ABERTS
 NVR, Inc.
 Firm license #: D-0477

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

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

NO. 1 WALL BRACING DETAILS
 DRAWING TITLE: PRESCRIPTIVE WALL BRACING DESIGN
 SHEET NO. MB-2
 OPTION DESCRIPTION