

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

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

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOOT	2'-0"	2'-0"	1'-0"	50002	

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FOUNDATION NOTES - SLAB**
- FOUNDATION UNDER HABITABLE SPACE.
 - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - FOUNDATION UNDER GARAGE:
 - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
 - STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
 - SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
 - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.
 - THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
 - ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.

BIV-COMM-LOT-UNIT
DCY-BY-1663

COMM-LOT
CARRIAGE TRAILS RANCHES - 663

STREET ADDRESS
1014 ARBOR DRIVE

CITY
GILBERTSVILLE

STATE
OH

ZIP
45371

APT. NO.

SET NO. **GBH00**
VERSION **01**

MODEL **GRAND BAHAMA**
DRAWING TITLE **FOUNDATION PLAN**

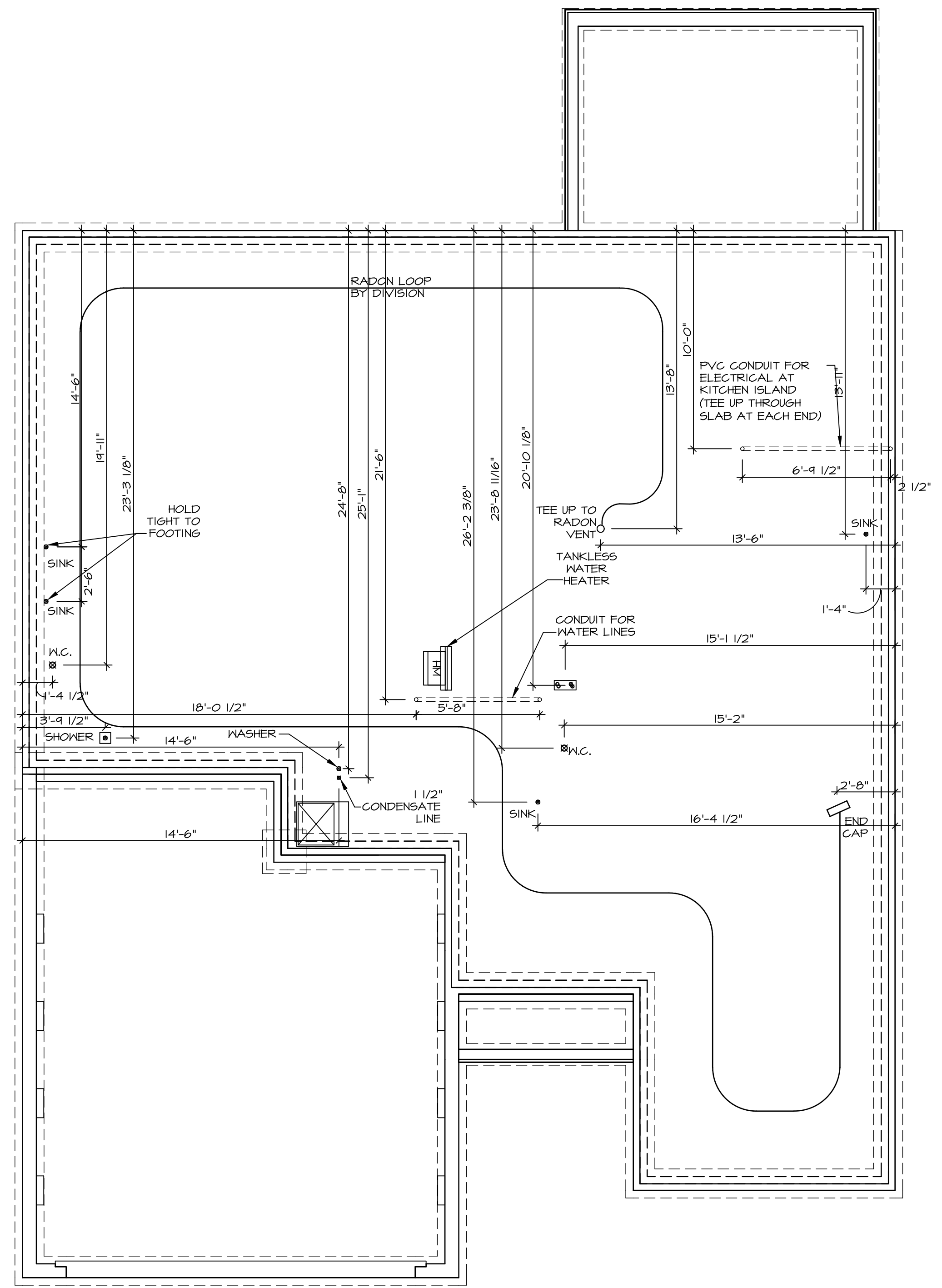
SHEET NO. **A-3**

OPTION DESCRIPTION
6

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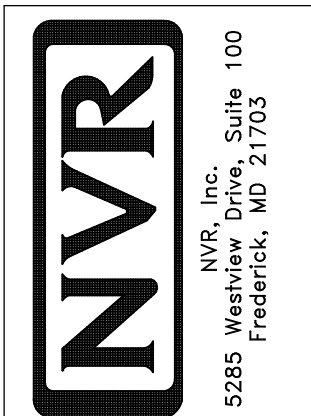
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NVR, Inc. Suite 100
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C:\NVR\Solves\GRAND_BAHAMA_GBH00_01\DCY-BY-1663\2112463\Sheets\Lot_Specifica & A-3_FD.LS (FSA).dwg 09/20/20 - 2:34 pm



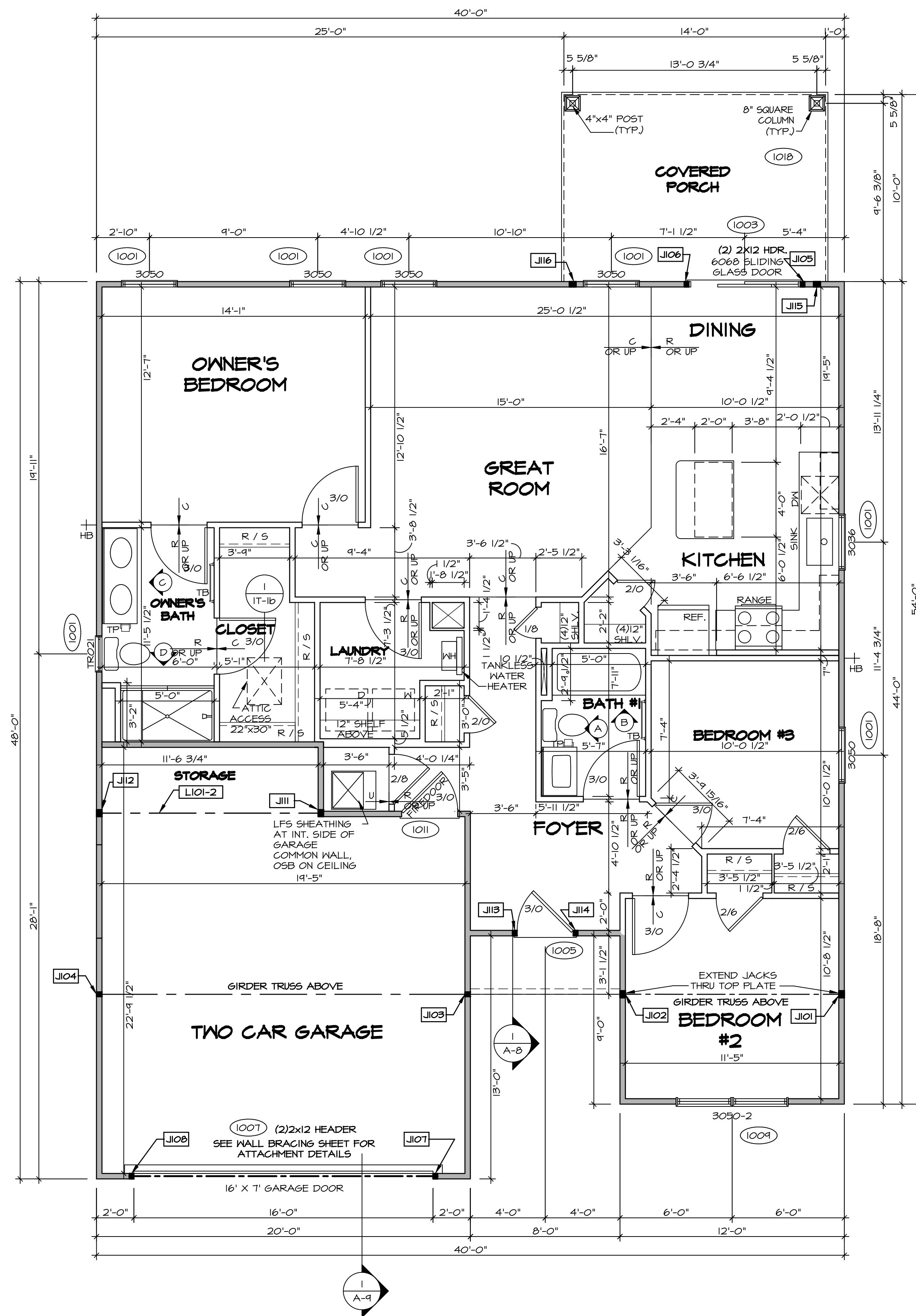
1 PLUMBING PLAN
 A-5 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL GRAND BAHAMA	SET NO. 6EHO0
OPTION DESCRIPTION 8	DRAWING TITLE PLUMBING PLAN	VERSION 01
	DATE:	DRAWN BY:
	OPTION	



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DIV-COMM-LOT-UNIT DCY-BY-1663			
COMM-LOT CARRIAGE TRAILS RANCHES - 1663			
STREET ADDRESS 1014 ABBOR DRIVE		APT. NO. ----	
CITY GILBERTSVILLE	STATE OH	ZIP 45371	



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

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SP#H	1000	EXTEND THRU TOP PLATE
J102	JACK - (3) 2X4 SP#H	1000	EXTEND THRU TOP PLATE
J103	JACK - (2) 2X4 SFF STUD GRADE	1000	
J104	JACK - (2) 2X4 SFF STUD GRADE	1000	
J105	JACK - (2) 2X4 SFF STUD GRADE	1003	
J106	JACK - (2) 2X4 SFF STUD GRADE	1003	
J107	JACK - (2) 2X4 SFF STUD GRADE	1007	
J108	JACK - (2) 2X4 SFF STUD GRADE	1007	
J109	JACK - (3) 2X4 SP#H	1015	
J110	JACK - (3) 2X4 SP#H	1015	
J111	JACK - (3) 2X4 SP#H	1015	
J112	JACK - (3) 2X4 SP#H	1015	
J113	JACK - (2) 2X4 SFF STUD GRADE	1005	
J114	JACK - (2) 2X4 SFF STUD GRADE	1005	
J115	JACK - (3) 2X4 SFF STUD GRADE	101B	
J116	JACK - (3) 2X4 SFF STUD GRADE	101B	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L101-2	LVL 1.75 - 14	12'-1 3/4"	1015	2A

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

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 7.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

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

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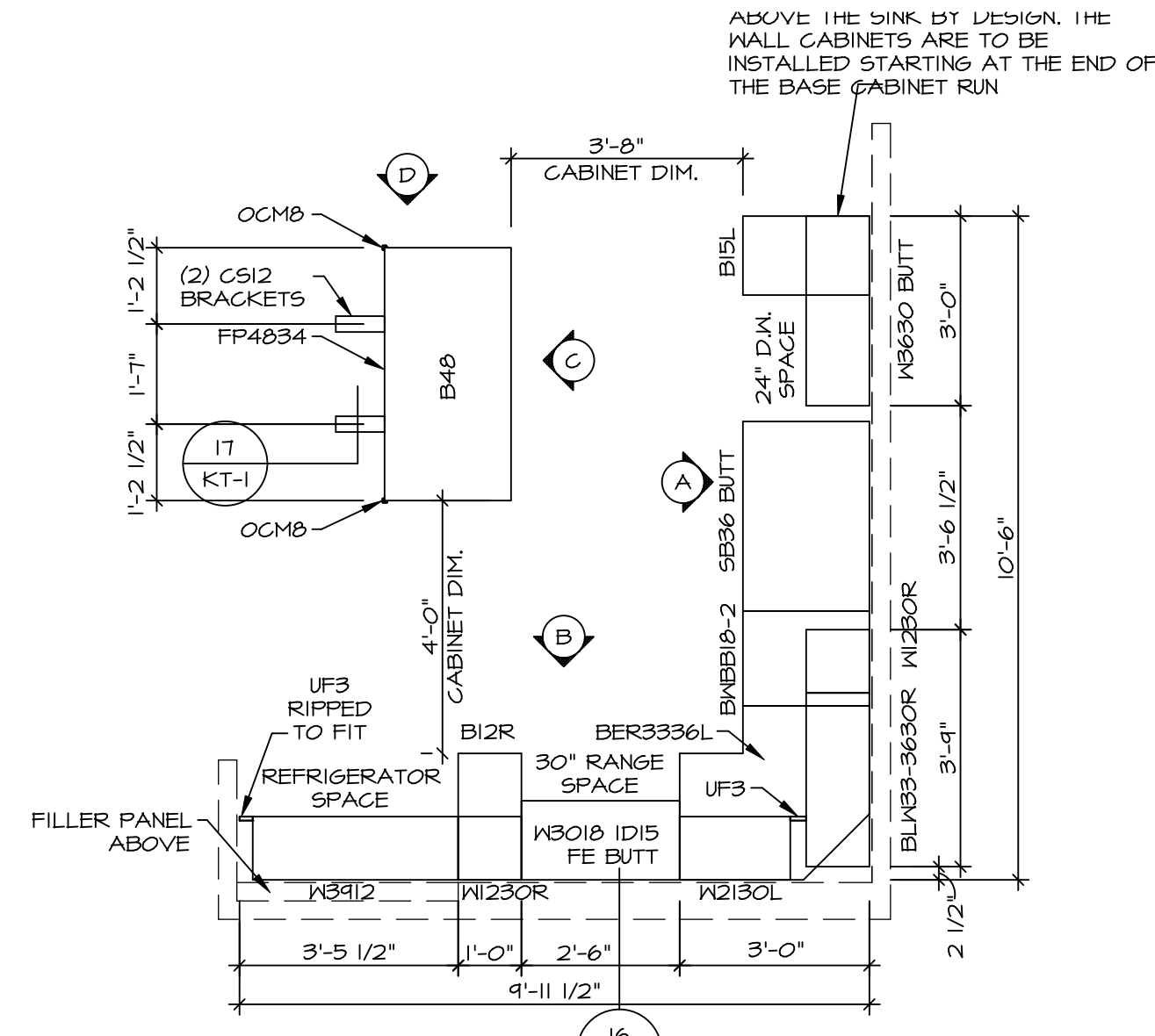
DCY-BY-1663
COMM-LOT
CARRIAGE TRAILS RANCHES - 663
STREET ADDRESS
1014 ABBOR DRIVE
CITY GILBERTSVILLE STATE OH ZIP 45371

SET NO. 6BHO0
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL GRAND BAHAMA
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION

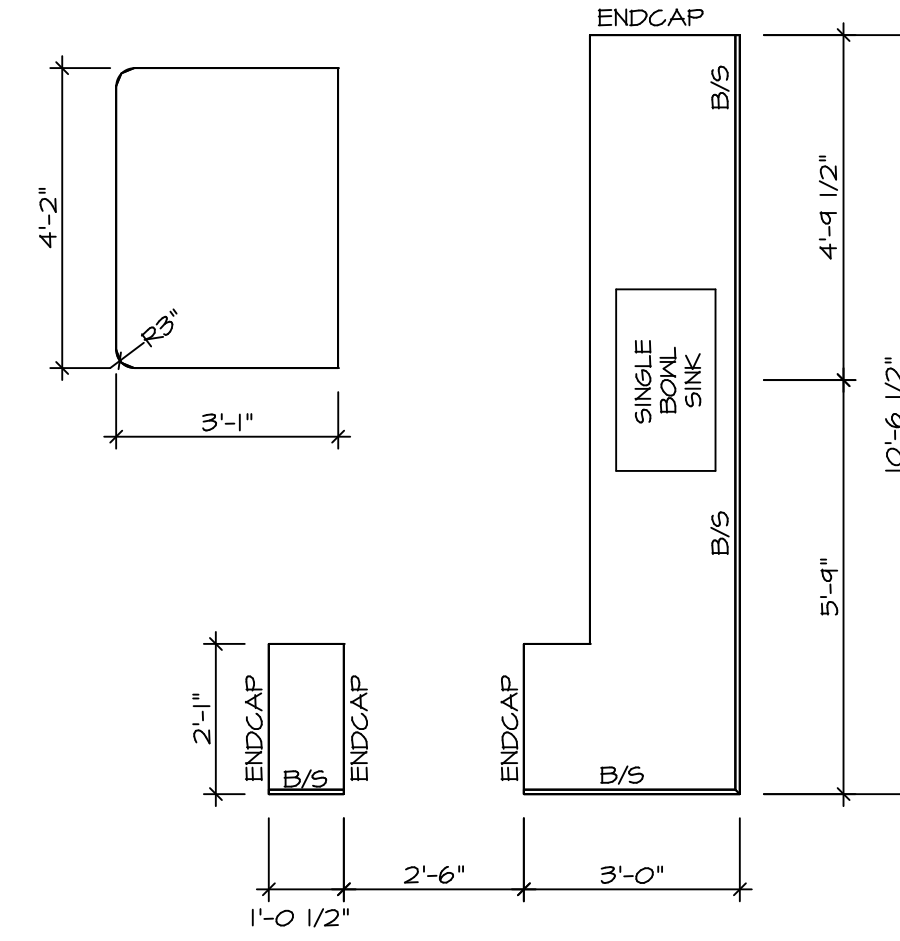
SHEET NO. A-7
10

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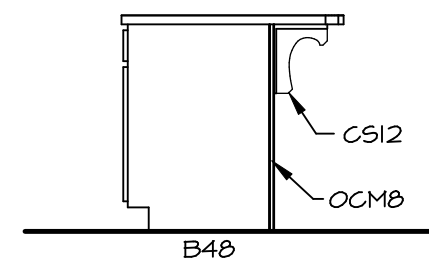
KITCHEN CABINET PLAN / KC-3765

SCALE: 3/8" = 1'-0" A-11



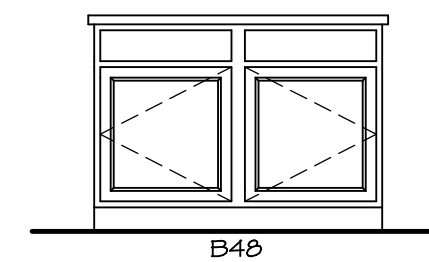
KITCHEN COUNTERTOP PLAN KC-3765

SCALE: 3/8" = 1'-0" A-11



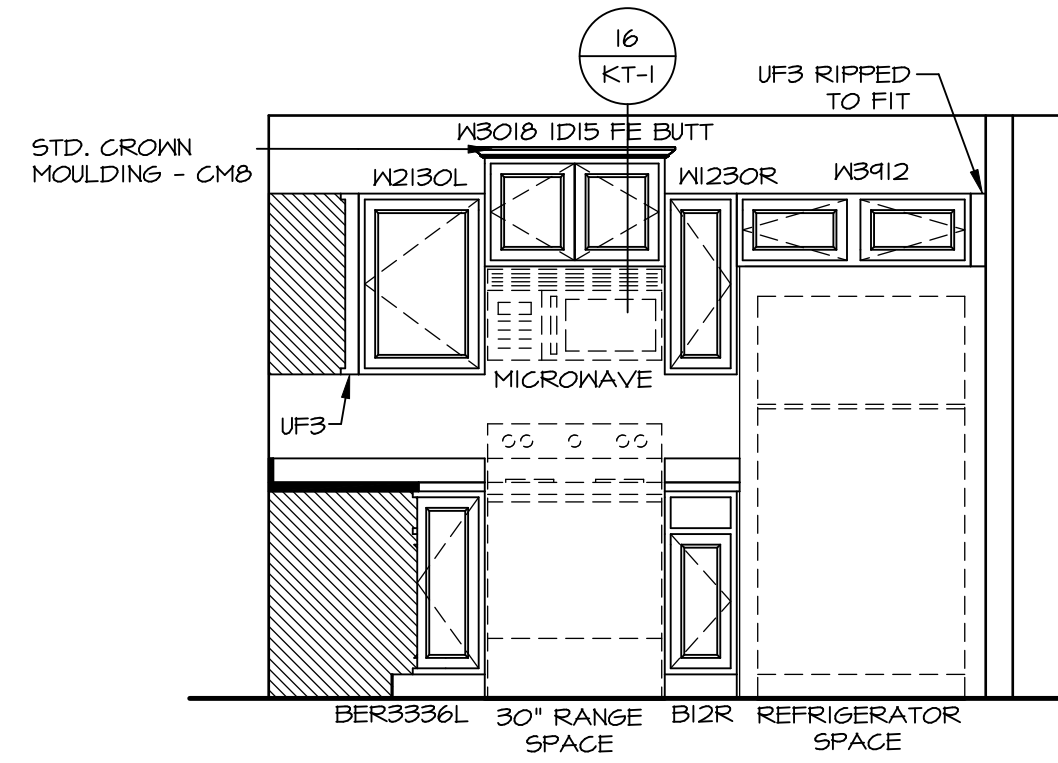
KITCHEN ELEVATION C

SCALE: 3/8" = 1'-0" A-11



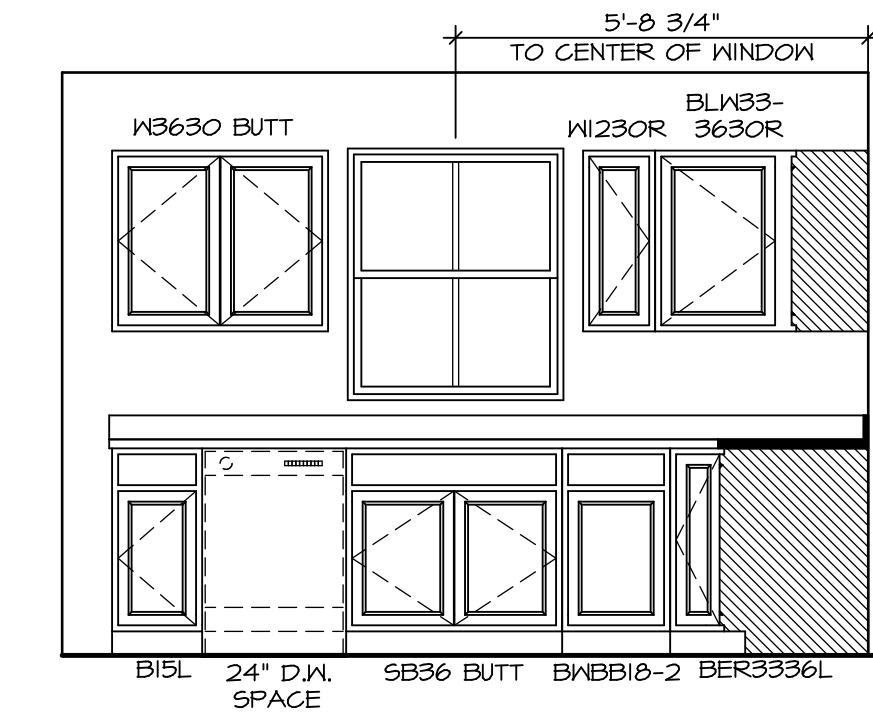
KITCHEN ELEVATION B

SCALE: 3/8" = 1'-0" A-11



KITCHEN ELEVATION D

SCALE: 3/8" = 1'-0" A-11



KITCHEN ELEVATION A

SCALE: 3/8" = 1'-0" A-11

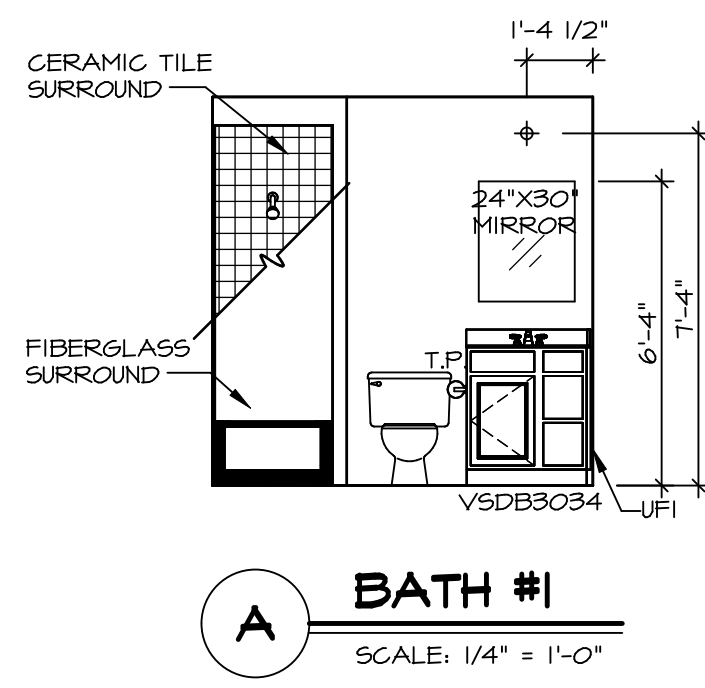
- NOTES:
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1) (KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF3) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET SHIMMED, LEVELED AND FLUMB BY ADJOINING BASE CABINETS.
 - SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.

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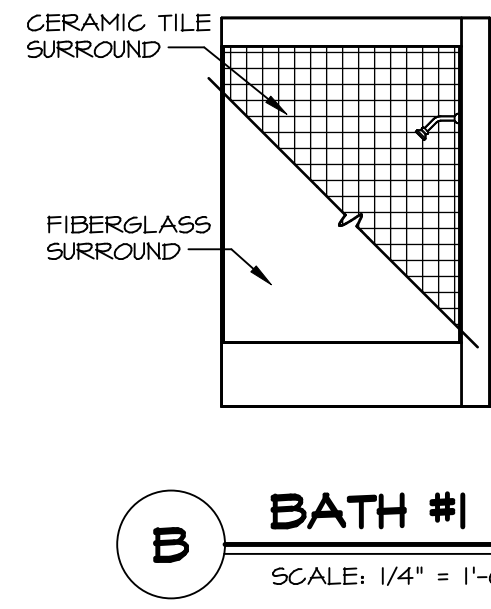


MODEL	SET NO. 6EH00
DRAWING TITLE	VERSION 01
DRAWN BY	DATE:
OPTION DESCRIPTION	OPTION

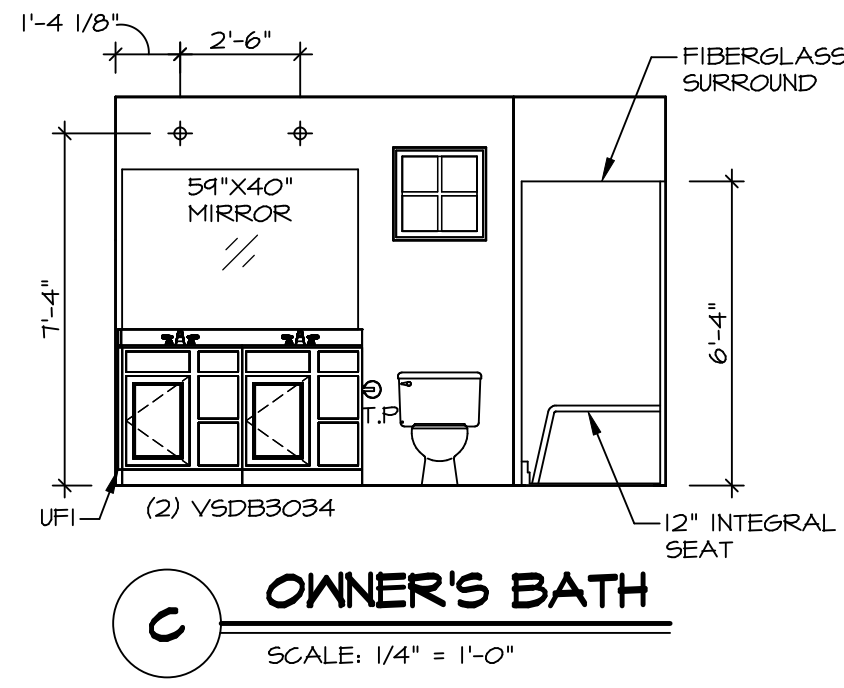
DIV-COMM-LOT-UNIT
DCY-BY-1663
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 CARRIAGE TRAILS RANCHES - 1663
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 CITY GILBERTSVILLE STATE OH ZIP 45371



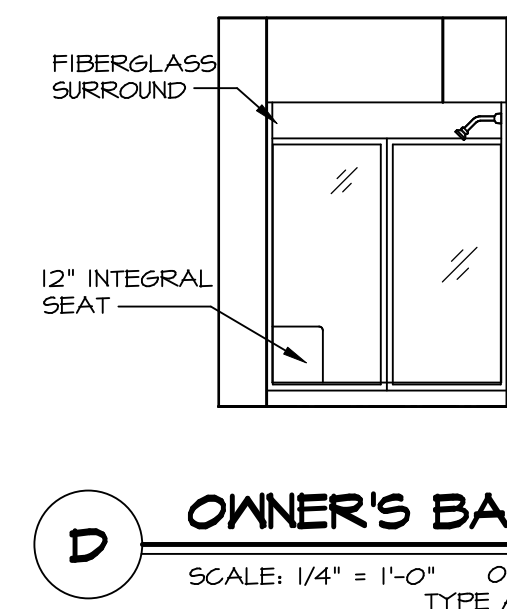
A BATH #1
SCALE: 1/4" = 1'-0"



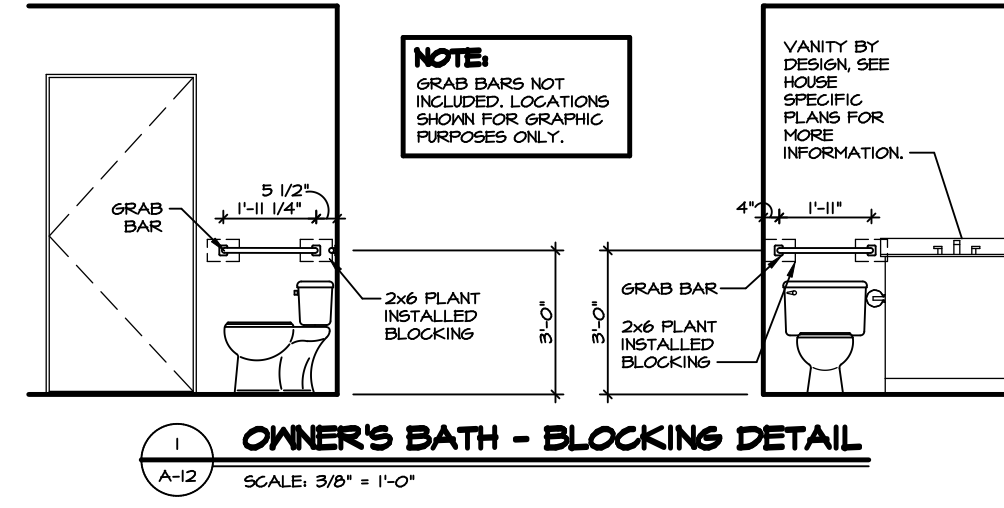
B BATH #1
SCALE: 1/4" = 1'-0"



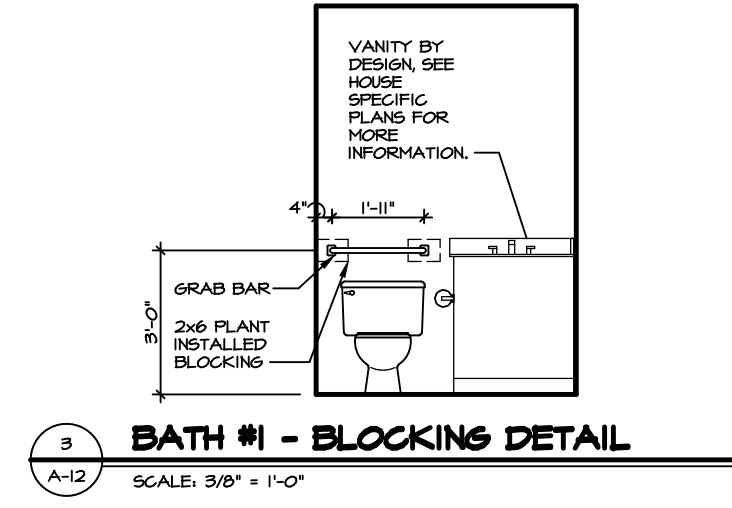
C OWNER'S BATH
SCALE: 1/4" = 1'-0"



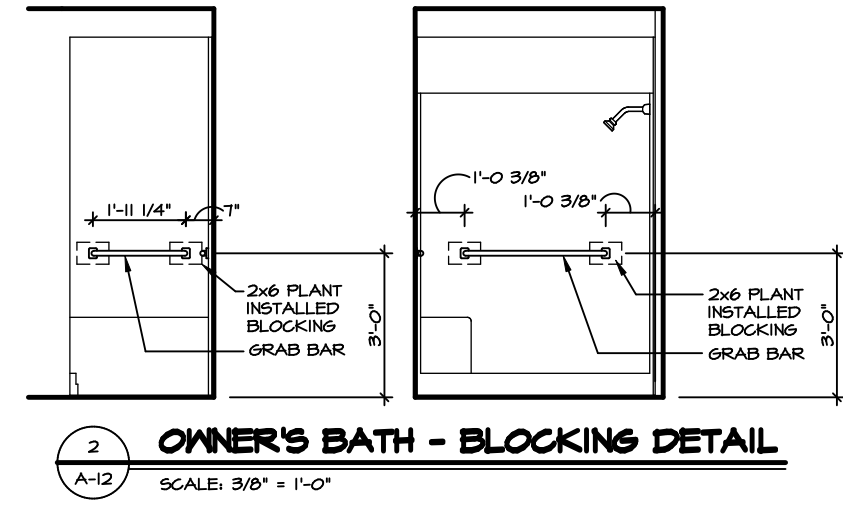
D OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A W/SHOWER 'AMA'



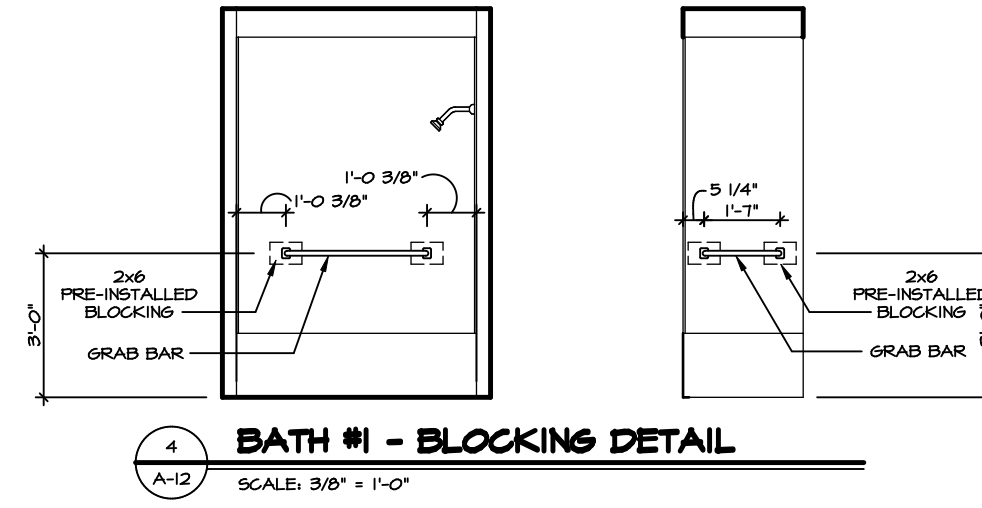
1 OWNER'S BATH - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"



3 BATH #1 - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"



2 OWNER'S BATH - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"

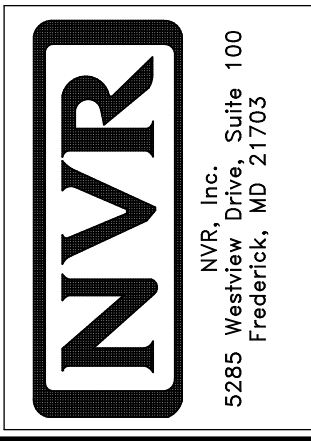


4 BATH #1 - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"

NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. ALL BATH ELEVATIONS SHOWN PER PLAN.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO.	MODEL	SET NO.	VERSION
A-12	GRAND BAHAMA DRAWING TITLE BATH ELEVATIONS	01	01
	OPTION DESCRIPTION	DRAWN BY	DATE:
			OPTION



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STREET ADDRESS	1014 ARBOR DRIVE
CITY	GILBERTSVILLE
STATE	OH
ZIP	45371
APT. NO.	----

SHEET NO.	15
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