

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" 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.
 4. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 5. SEE STANDARD DETAIL CATEGORY "1T" SHEET(S) FOR INTERIOR TRIM DETAILS.
 6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
 7. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 8. 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

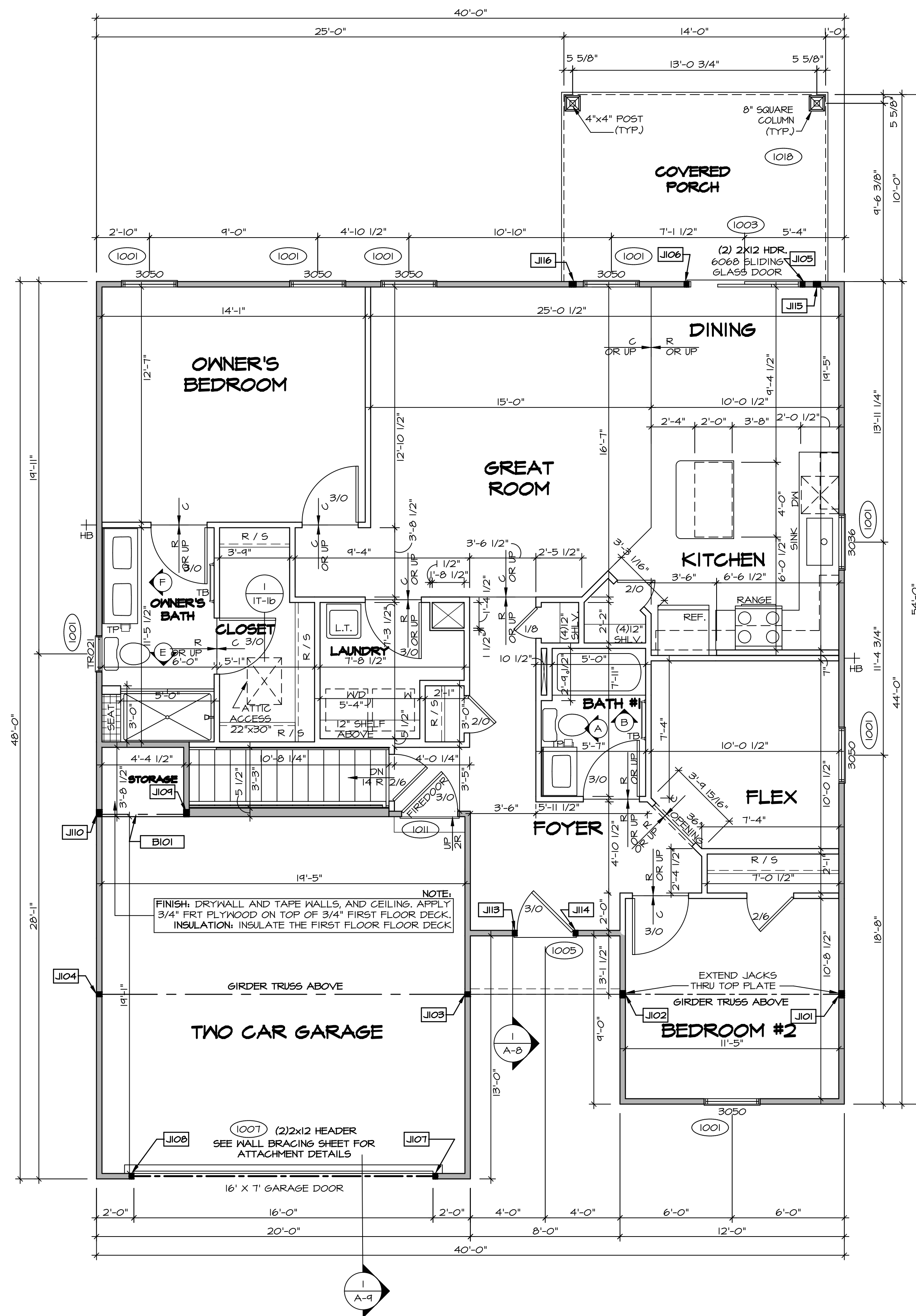
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL GRAND BAHAMA DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION 	SET NO. 6BHO0 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-S3-0180 COMM-LOT SMYTERS MILL - LIFESTYLE - 0180 STREET ADDRESS 6781 CRYSTAL HARBOUR DRIVE CITY MIDDLETOWN STATE OH ZIP 45042
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5285 Washburn Drive

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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 SP# STUD GRADE	1000	
J104	JACK - (2) 2X4 SP# STUD GRADE	1000	
J105	JACK - (2) 2X4 SP# STUD GRADE	1003	
J106	JACK - (2) 2X4 SP# STUD GRADE	1003	
J107	JACK - (2) 2X4 SP# STUD GRADE	1007	
J108	JACK - (2) 2X4 SP# STUD GRADE	1007	
J109	JACK - (3) 2X4 SP# STUD GRADE	1013	
J110	JACK - (3) 2X4 SP# STUD GRADE	1013	
J111	JACK - (2) 2X4 SP# STUD GRADE	1005	
J114	JACK - (2) 2X4 SP# STUD GRADE	1005	
J115	JACK - (3) 2X4 SP# STUD GRADE	1018	
J116	JACK - (3) 2X4 SP# STUD GRADE	1018	

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

1.A - (2) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 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.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X10 - 2 PLY	4'-11 1/2"	1013	

LEGEND

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- 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.
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- 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 GRIPPLIES 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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SET NO. 6EH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

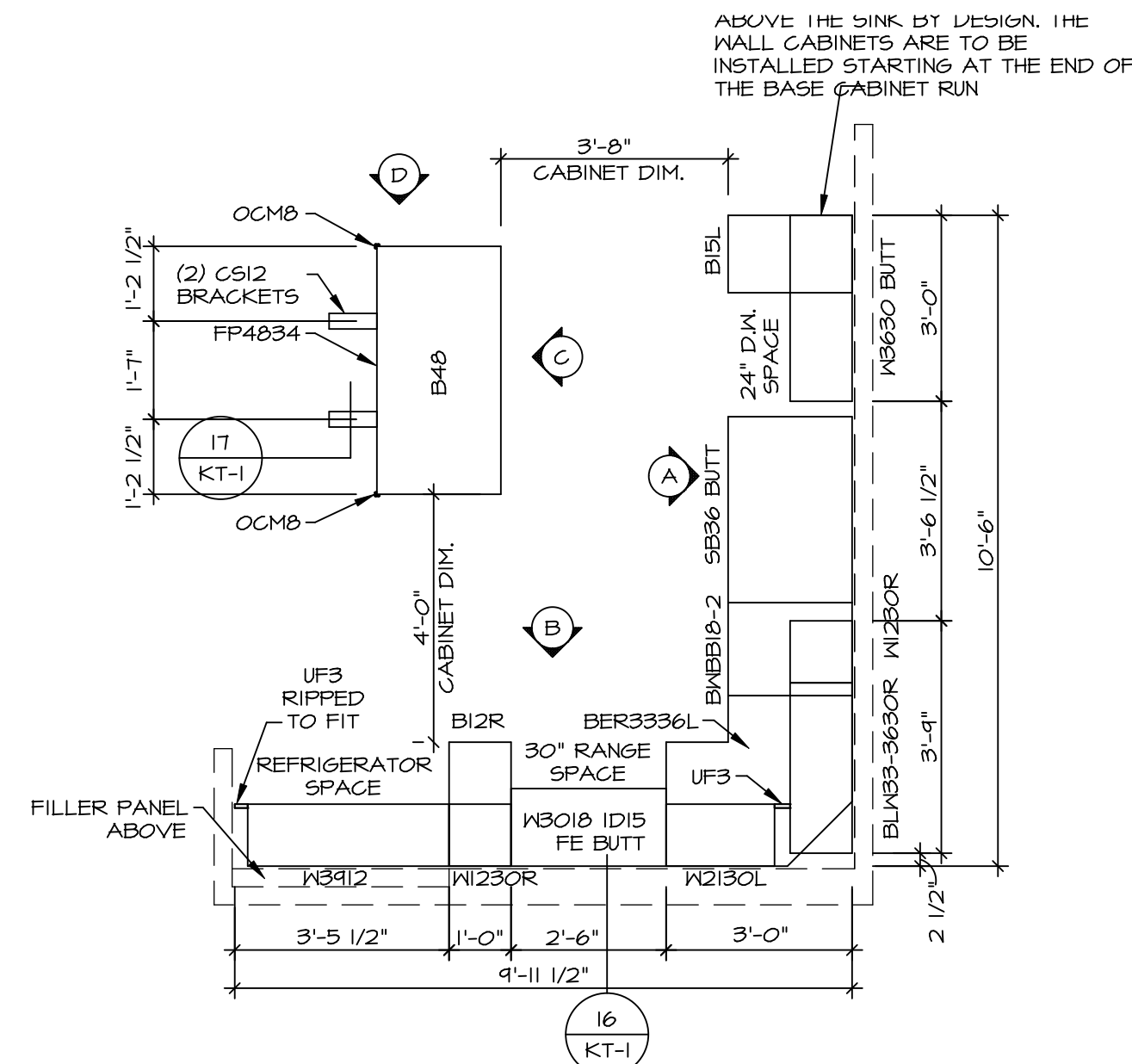
MODEL **GRAND BAHAMA**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION

SHEET NO. **A-7**
12

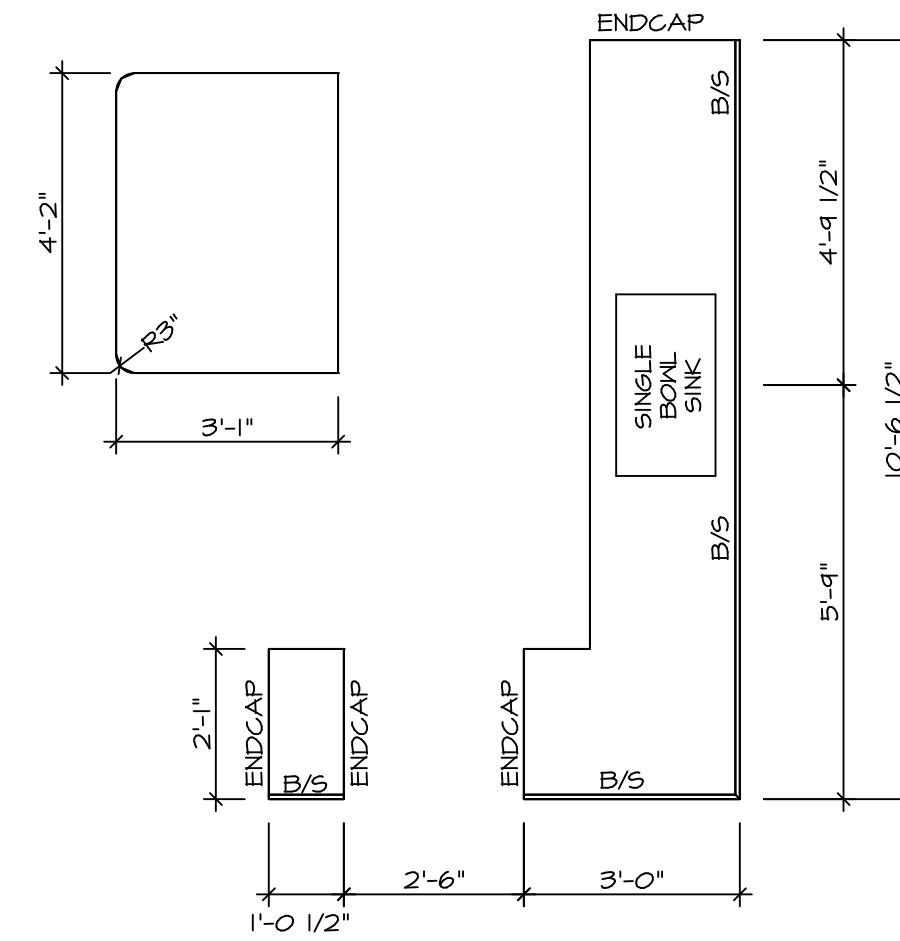
DIV-COMM-LOT-UNIT **DCY-S3-0180**
COMM-LOT **5MAYERS MILL - LIFESTYLE - 0180**
STREET ADDRESS **6781 CRYSTAL HARBOUR DRIVE**
CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

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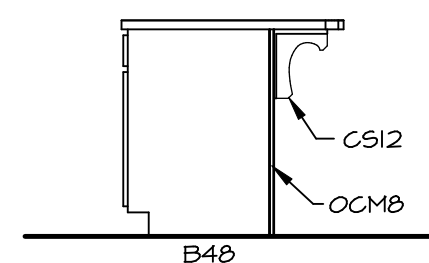
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (KKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF3) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET SHIMMED, LEVELED AND PLUMB 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 (I) KNOB/PULL, NO HARDWARE ON FALSE DRAWER FRONTS.



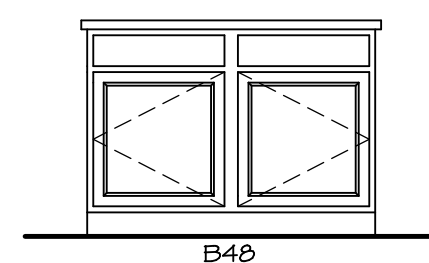
KITCHEN CABINET PLAN / KC-3765
SCALE: 3/8" = 1'-0" A-11



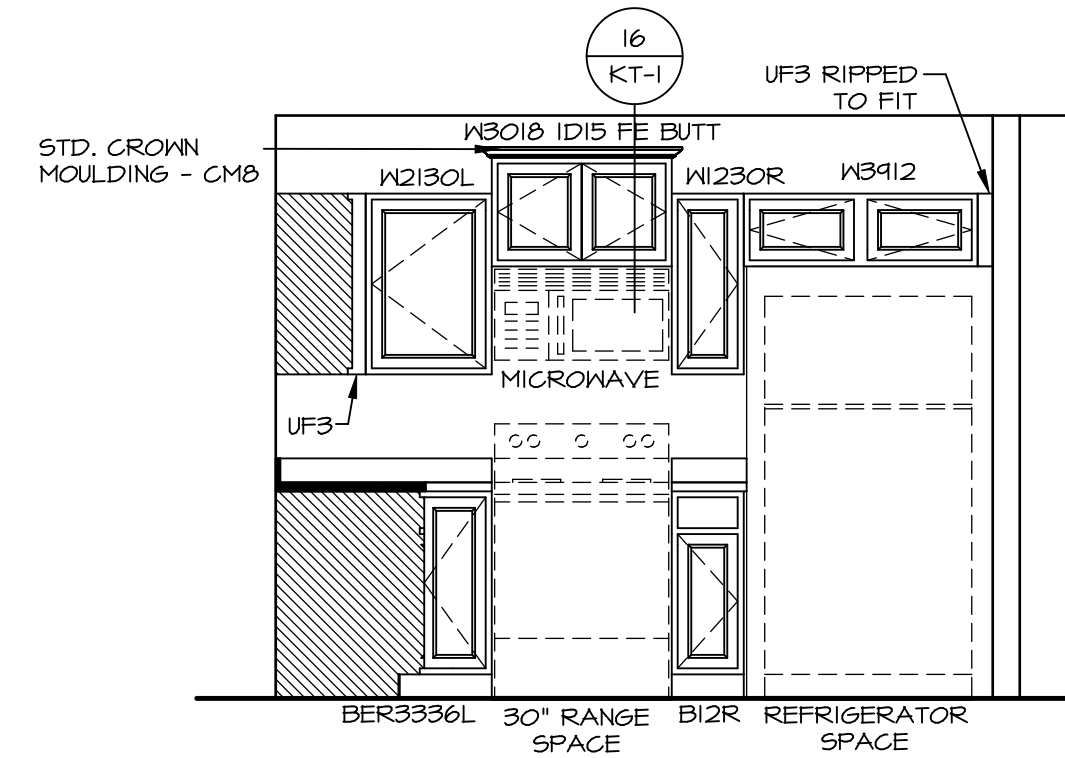
KITCHEN COUNTERTOP PLAN KC-3765
SCALE: 3/8" = 1'-0" A-11



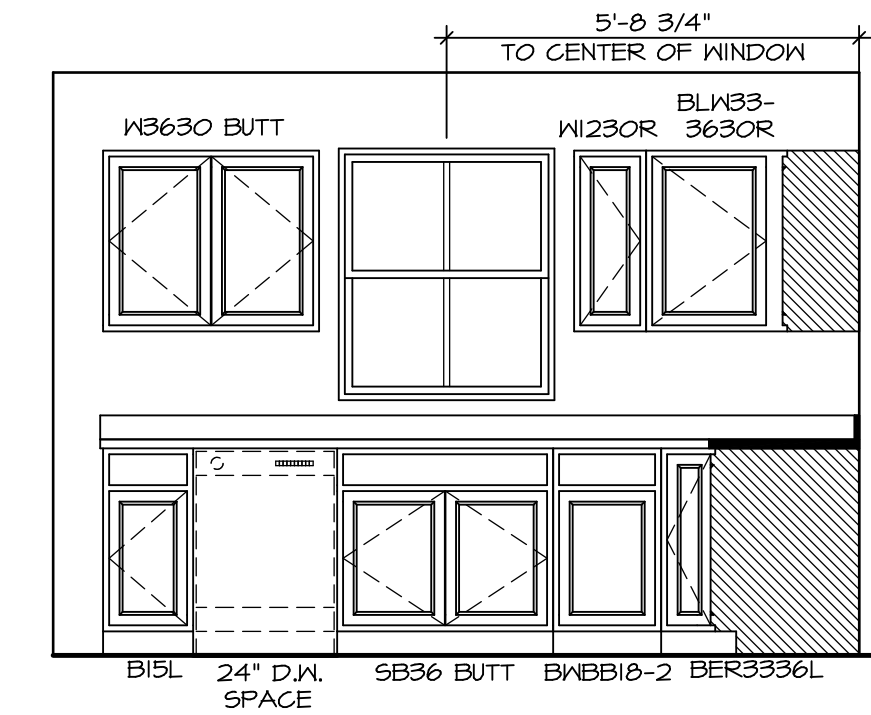
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0" A-11



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

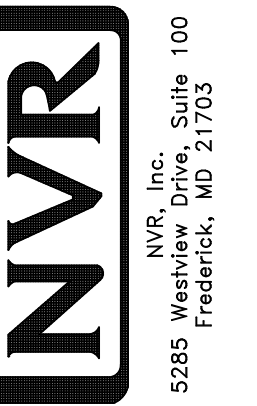


KITCHEN ELEVATION
SCALE: 3/8" = 1'-0" A-11



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

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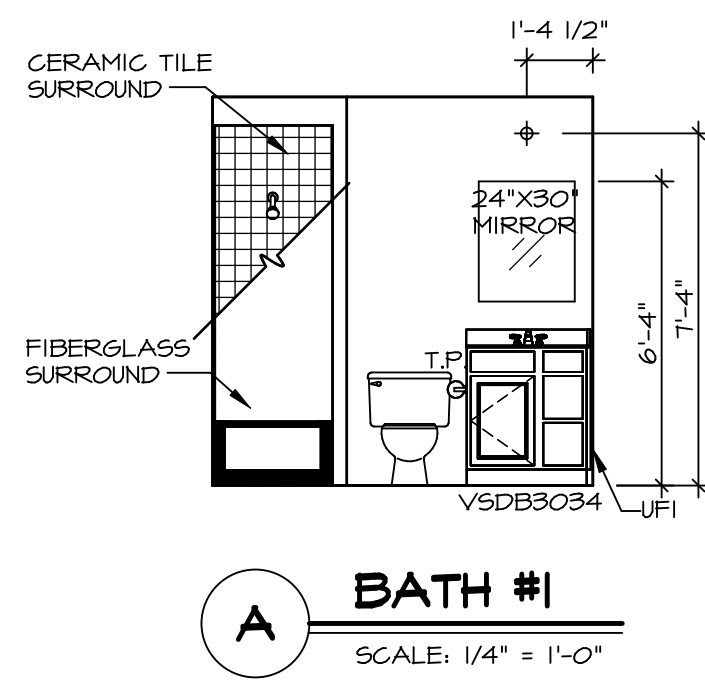


SET NO. 6BH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

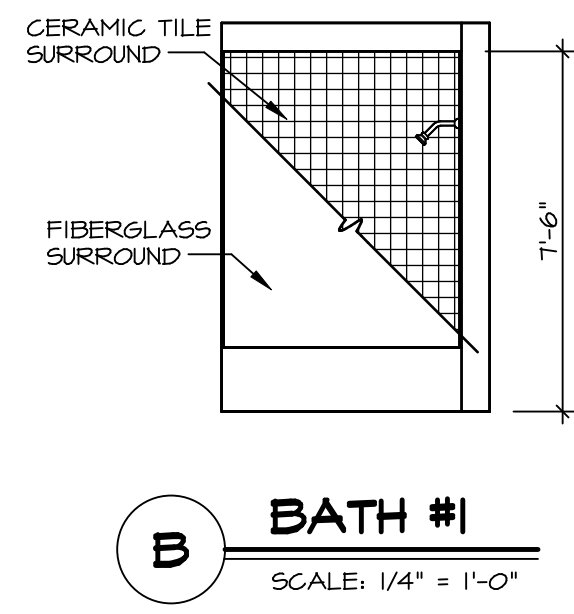
MODEL
GRAND BAHAMA
DRAWING TITLE
KITCHENS
OPTION DESCRIPTION

SHEET NO.
A-11
16

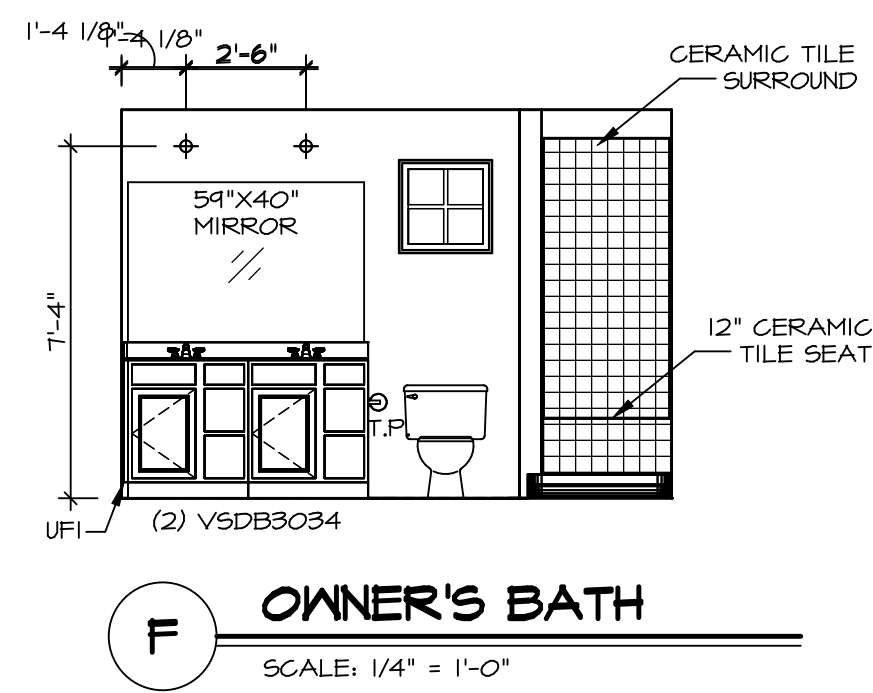
BIV-COMM-LOT-UNIT
DCY-S3-0180
COMM-LOT
SAWYERS MILL - LIFESTYLE - 0180
STREET ADDRESS
6181 CRYSTAL HARBOUR DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042



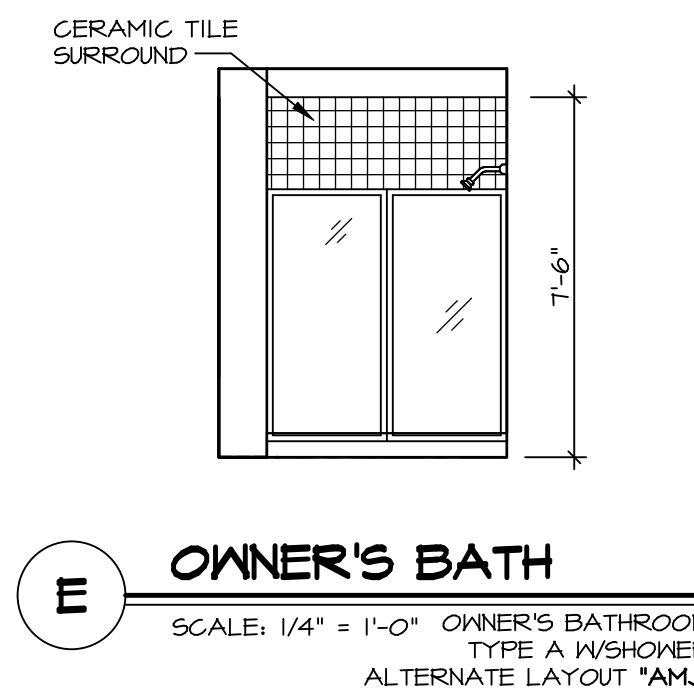
A BATH #1
SCALE: 1/4" = 1'-0"



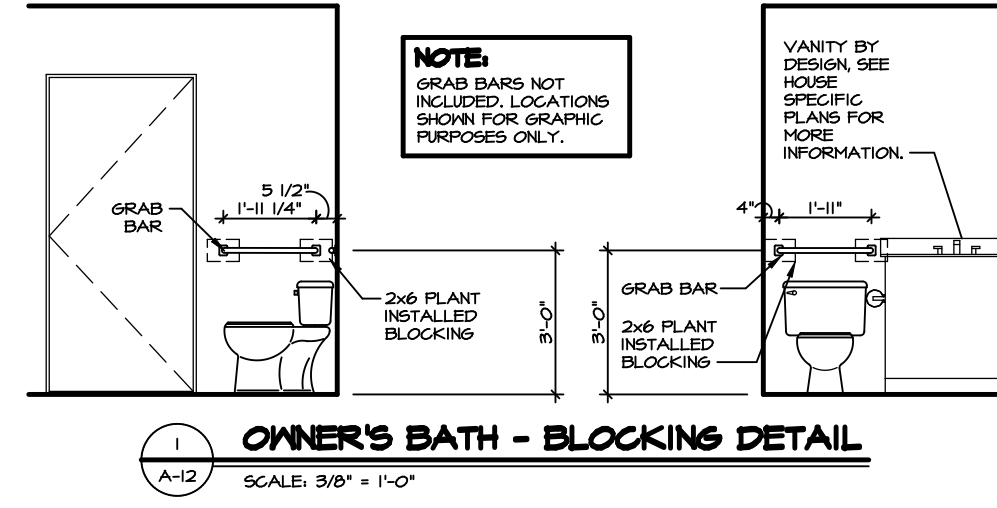
B BATH #1
SCALE: 1/4" = 1'-0"



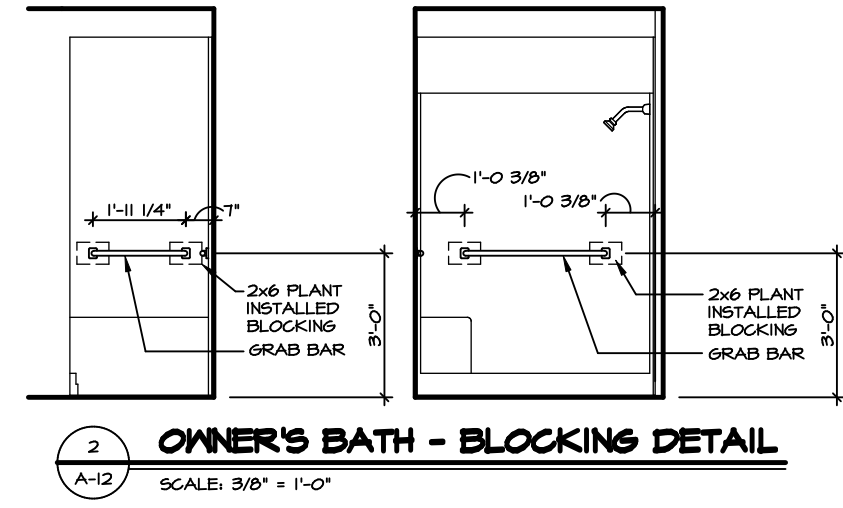
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



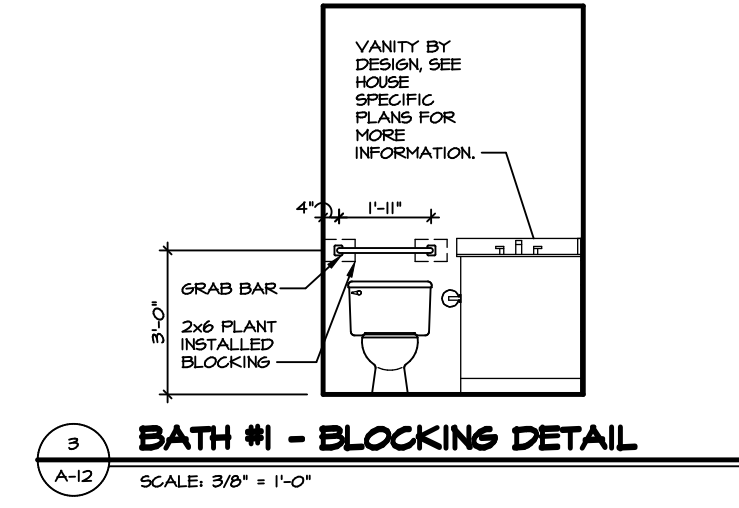
E OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A W/SHOWER ALTERNATE LAYOUT "AM1"



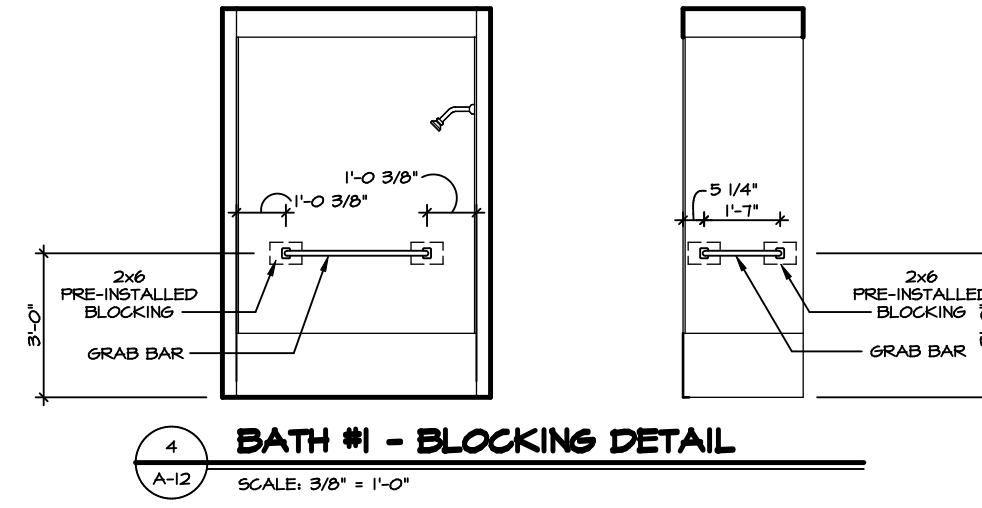
1 OWNER'S BATH - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"



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



3 BATH #1 - 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 VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. **A-12**

MODEL **GRAND BAHAMA**
DRAWING TITLE **BATH**
OPTION DESCRIPTION

SET NO. **6EHO0**
VERSION **01**
RELEASE NO. **----**
DRAWN BY
DATE:
OPTION

NVR, Inc. 5285 Washburne, Suite 100
Frederick, MD 21703

DIV-COMM-LOT-UNIT **DCY-S3-0180**
COMM-LOT
SANTYERS MILL - LIFESTYLE - 0180
STREET ADDRESS
6181 CRYSTAL HARBOUR DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

APPT. NO. **303**