

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

SHEET NO. <b>A-4</b>	MODEL <b>ARUBA BAY</b>	SET NO. ABY00
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01
	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION

**NVR**  
NVR, Inc., Suite 100  
5285 Walkersville Road  
Frederick, MD 21703

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DIV-COMM-LOT-UNIT  
**DCY-53-0188**  
COMM-LOT  
5MAYERS MILL - LIFESTYLE - 0188  
STREET ADDRESS  
6104 CRYSTAL HARBOUR DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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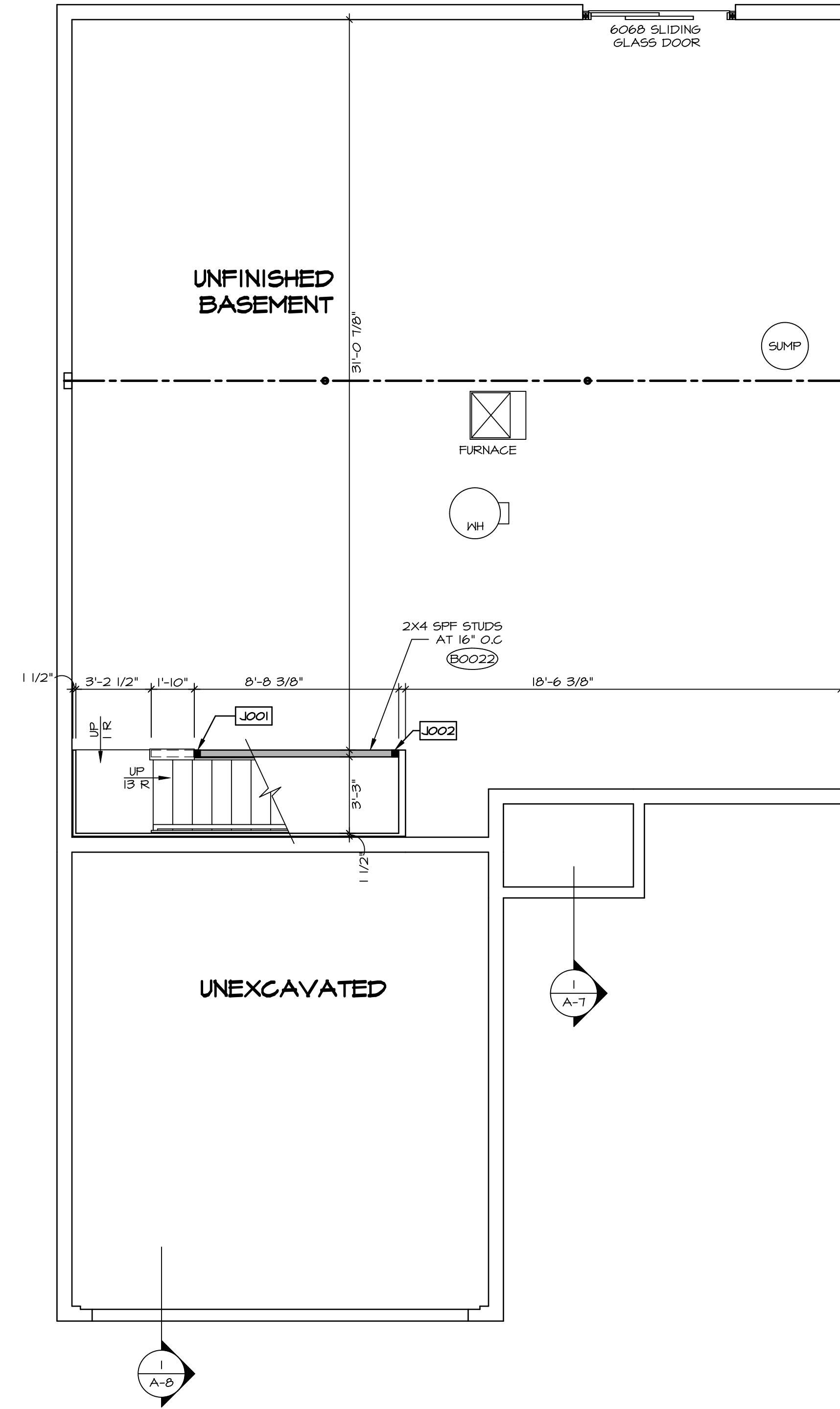
BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SPF STUD GRADE		BO017	
J002	JACK - (2) 2X4 SPF STUD GRADE		BO015	

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

SEE FC DETAILS FOR FRAMING CONNECTORS

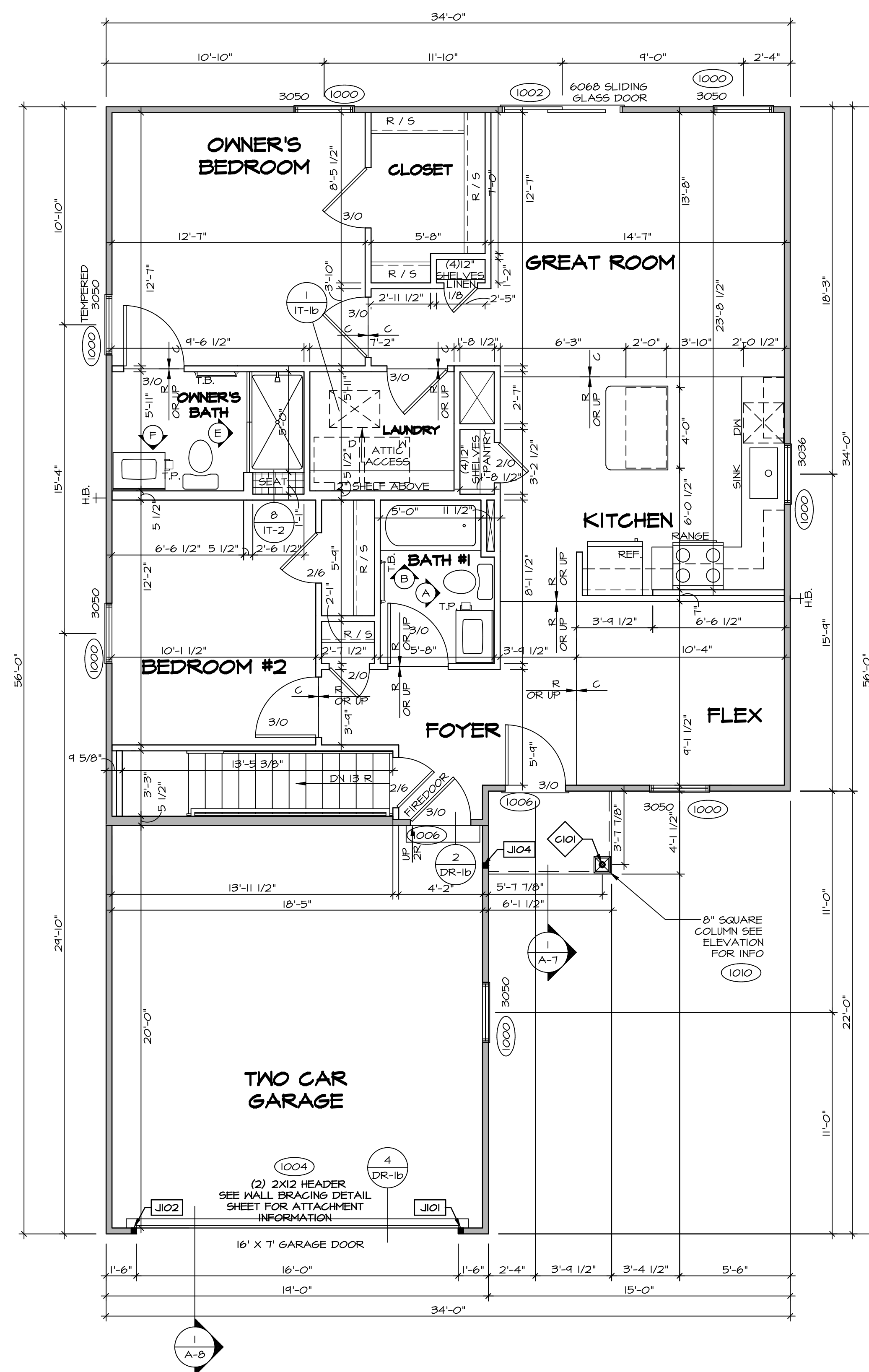
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" 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



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

SHEET NO. <b>A-5</b>	MODEL <b>ARUBA BAY</b>	SET NO. ABY00
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION 01
OPTION DESCRIPTION <b>9</b>	DATE: OPTION	DRAWN BY
		5285 Walkersville Rd, Suite 100 Frederick, MD 21703
DIV-COMM-LOT-UNIT <b>DCY-53-0188</b>		COMM-LOT <b>5MAYERS MILL - LIFESTYLE - 0188</b>
STREET ADDRESS <b>6104 CRYSTAL HARBOUR DRIVE</b>		APT. NO. ---
CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>
ZIP <b>45042</b>		



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

**LEGEND**

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X 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.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 5 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 WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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, CEILING, 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

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE		1004	
J102	JACK - (2) 2X4 SPF STUD GRADE		1004	
J104	JACK - (2) 2X4 SPF STUD GRADE	ELK	1010	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	8'-0 5/8"	1011	

MODEL: ARUBA BAY  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION: A-6

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

SHEET NO. A-6  
10

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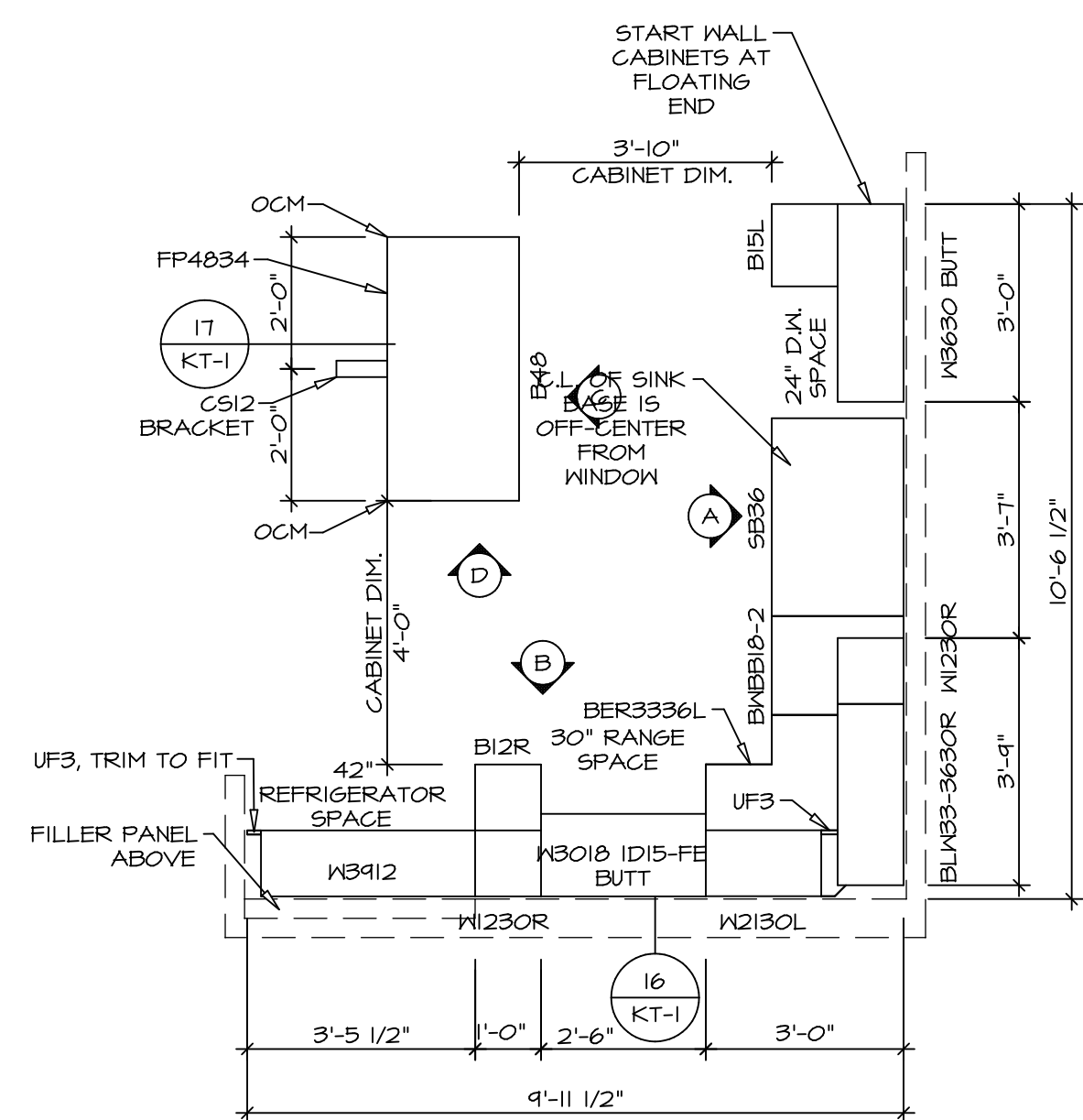
**NVR**  
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5285 Washington Blvd  
Fredericks, MD 21703

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Fredericks, MD 21703

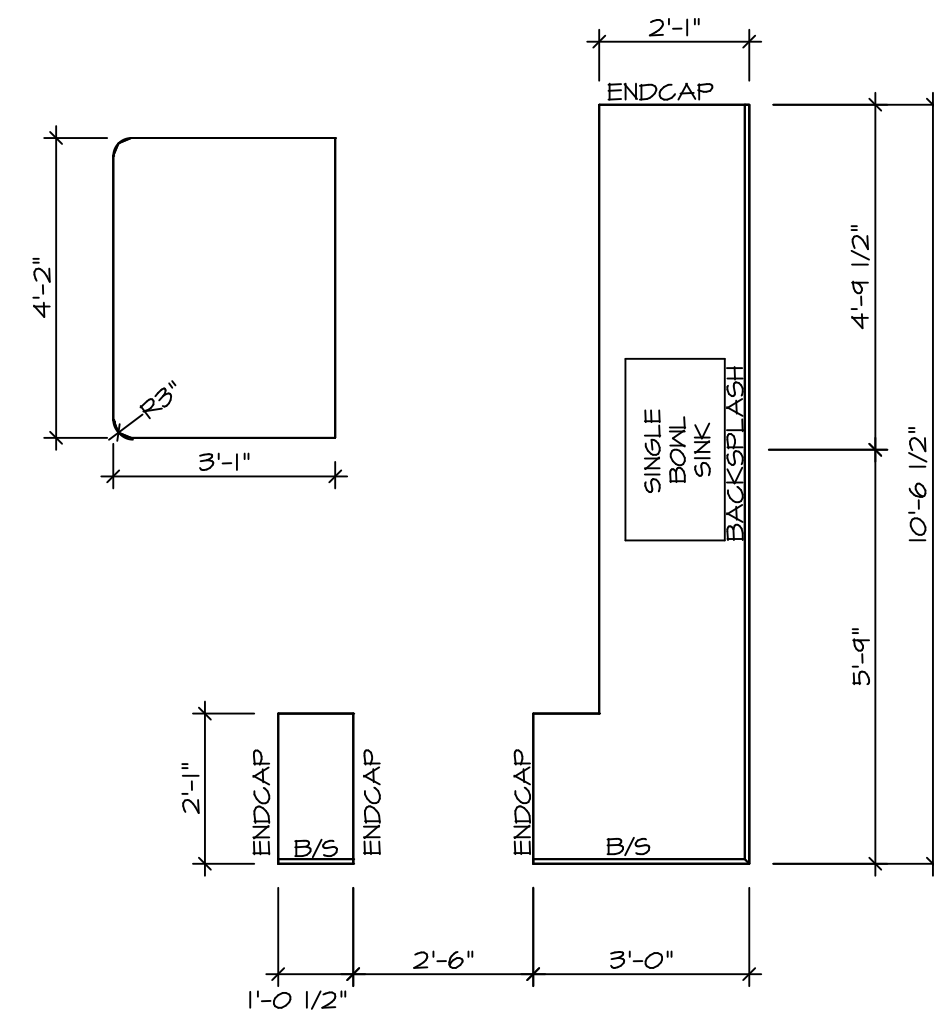
DCY-53-0188  
COMM-L0T  
5AMTYERS MILL - LIFESTYLE - 0188  
STREET ADDRESS  
6104 CRYSTAL HARBOUR DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

BIV-COMM-LOT-UNIT  
DCY-53-0188

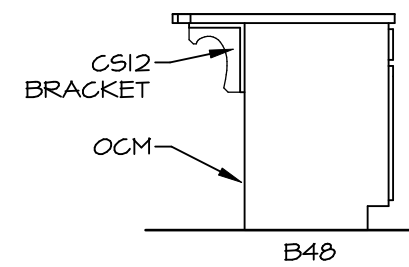
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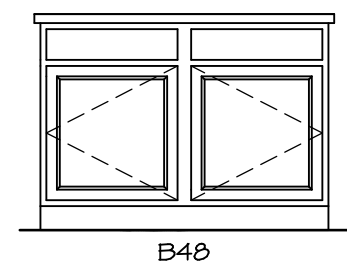
2 **KITCHEN CABINET PLAN KC-3771**  
SCALE: 3/8" = 1'-0" KITCHEN ISLAND \*KFB\*



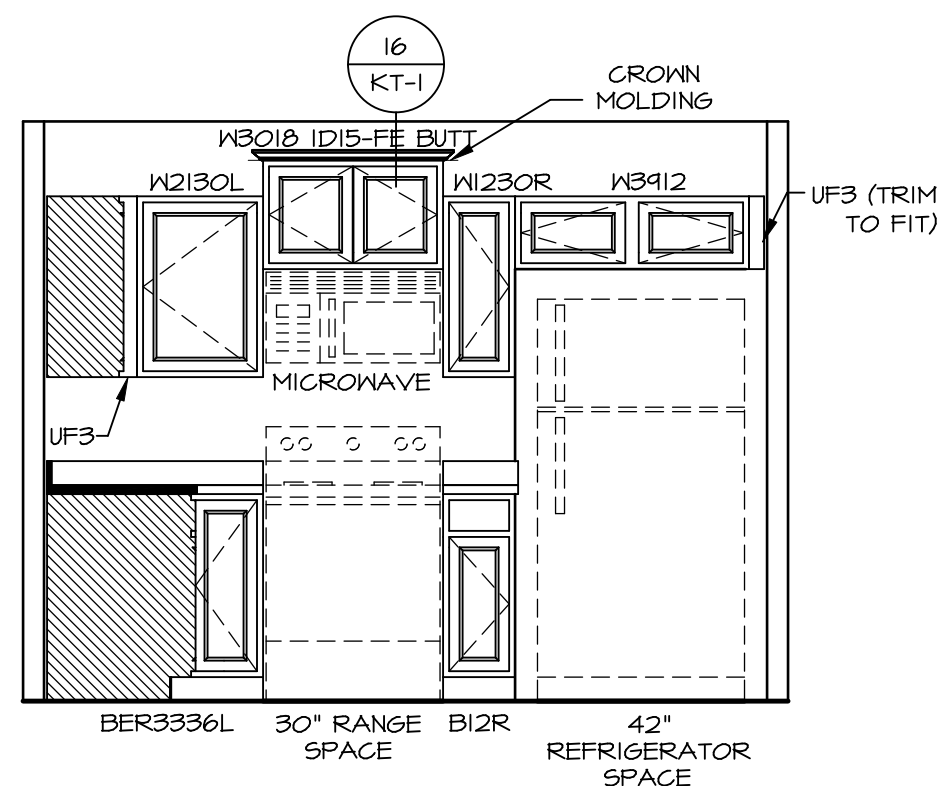
4 **KITCHEN COUNTERTOP PLAN KC-3771**  
SCALE: 3/8" = 1'-0" KITCHEN ISLAND \*KFB\*



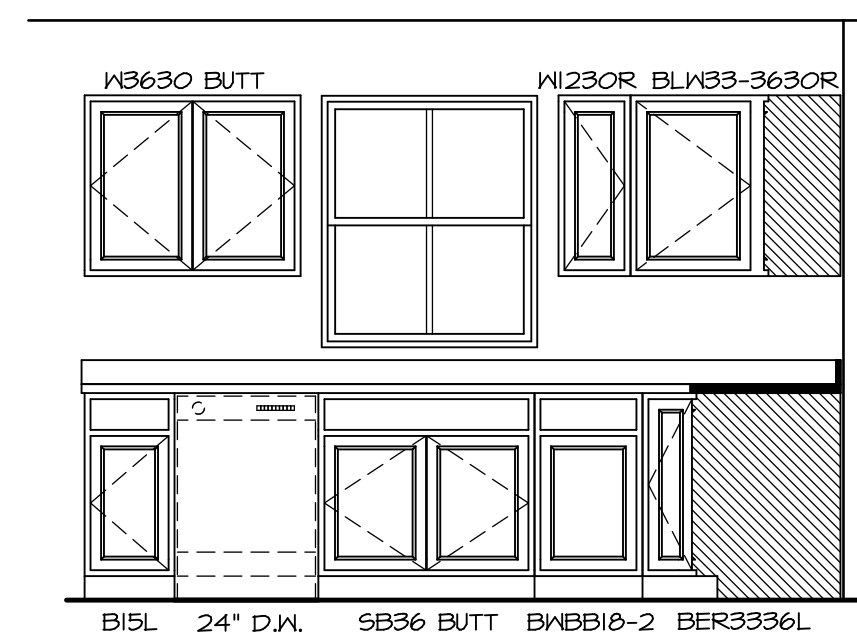
D **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0" KITCHEN ISLAND \*KFB\*



C **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0" KITCHEN ISLAND \*KFB\*



B **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"

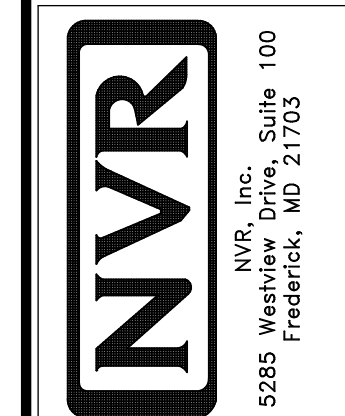


A **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"

- 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 PLUMB W/ 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.

NOTE: CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSION TO DRYWALL.

SHEET NO.	A-10
MODEL	ARUBA BAY
DRAWING TITLE	KITCHEN PLAN
OPTION DESCRIPTION	
SET NO.	ABY00
VERSION	01
DRAWN BY	
DATE:	
OPTION	

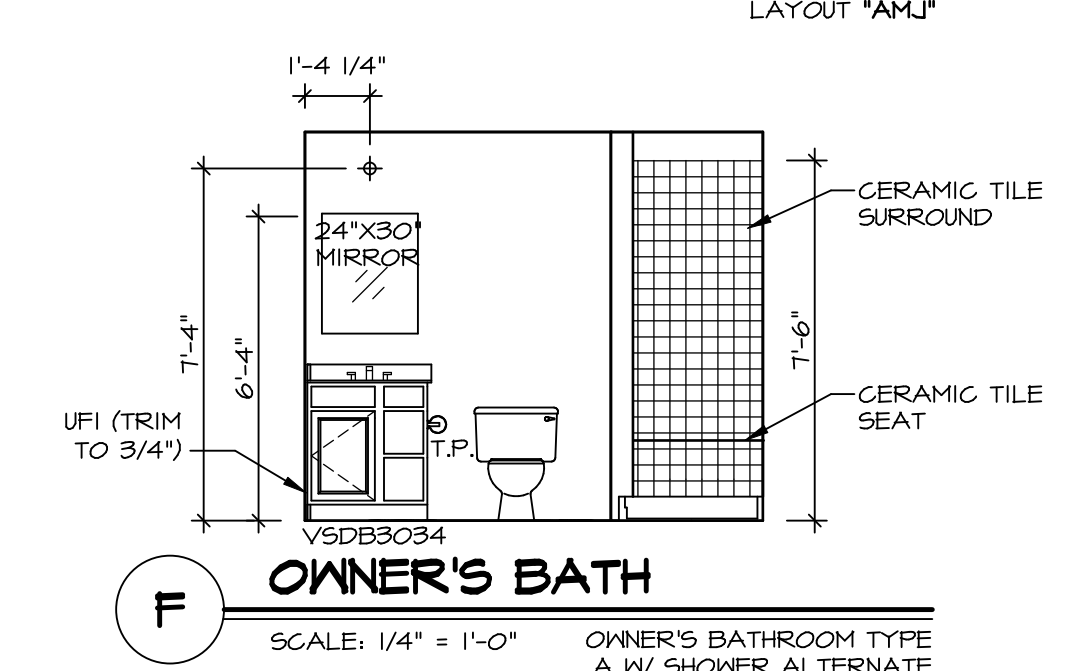
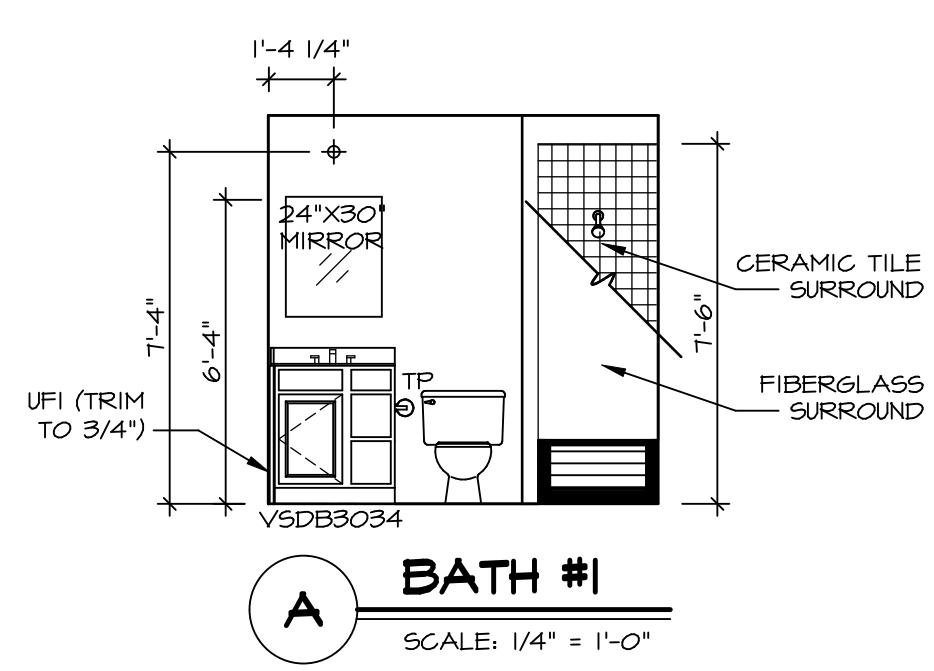
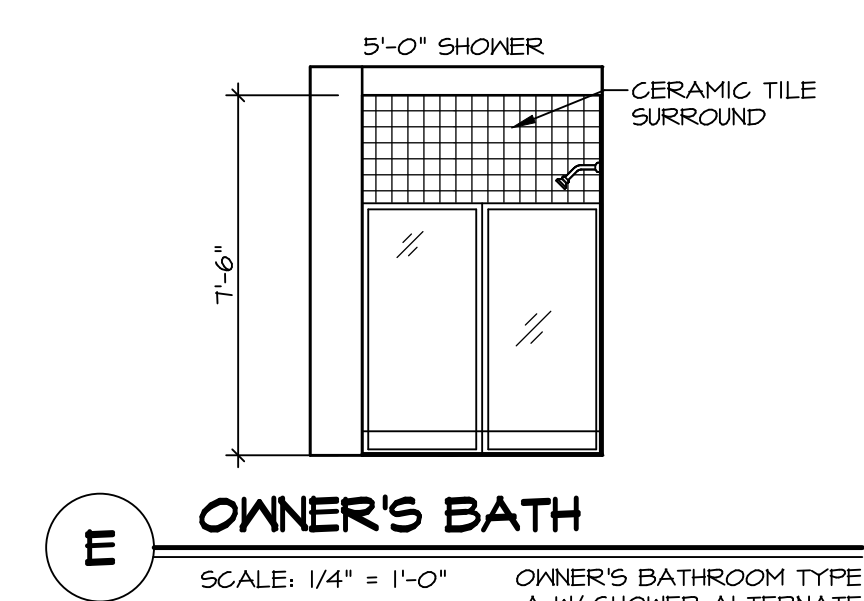
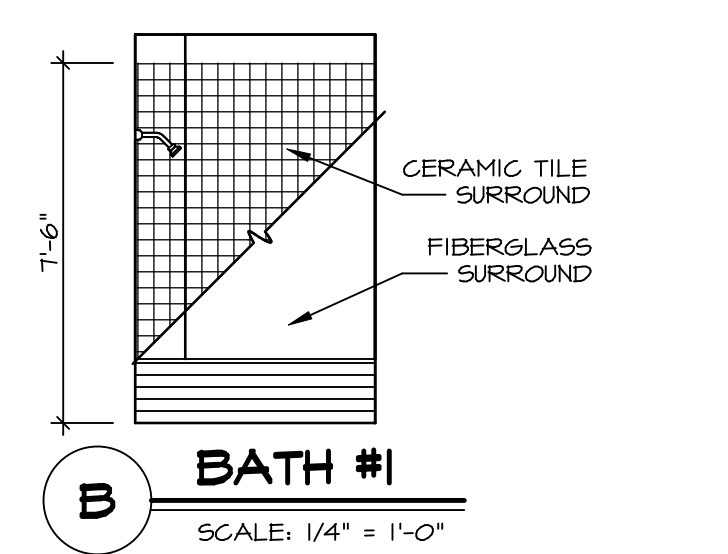
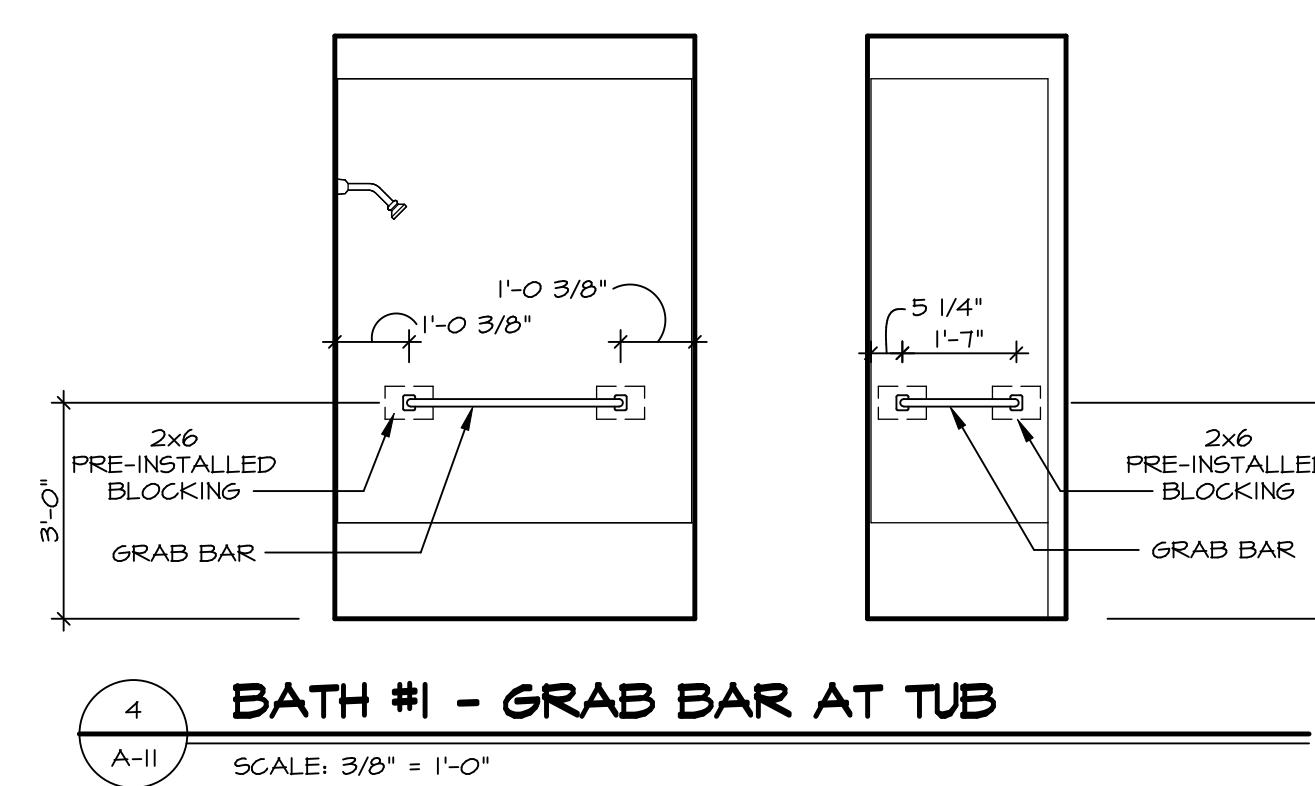
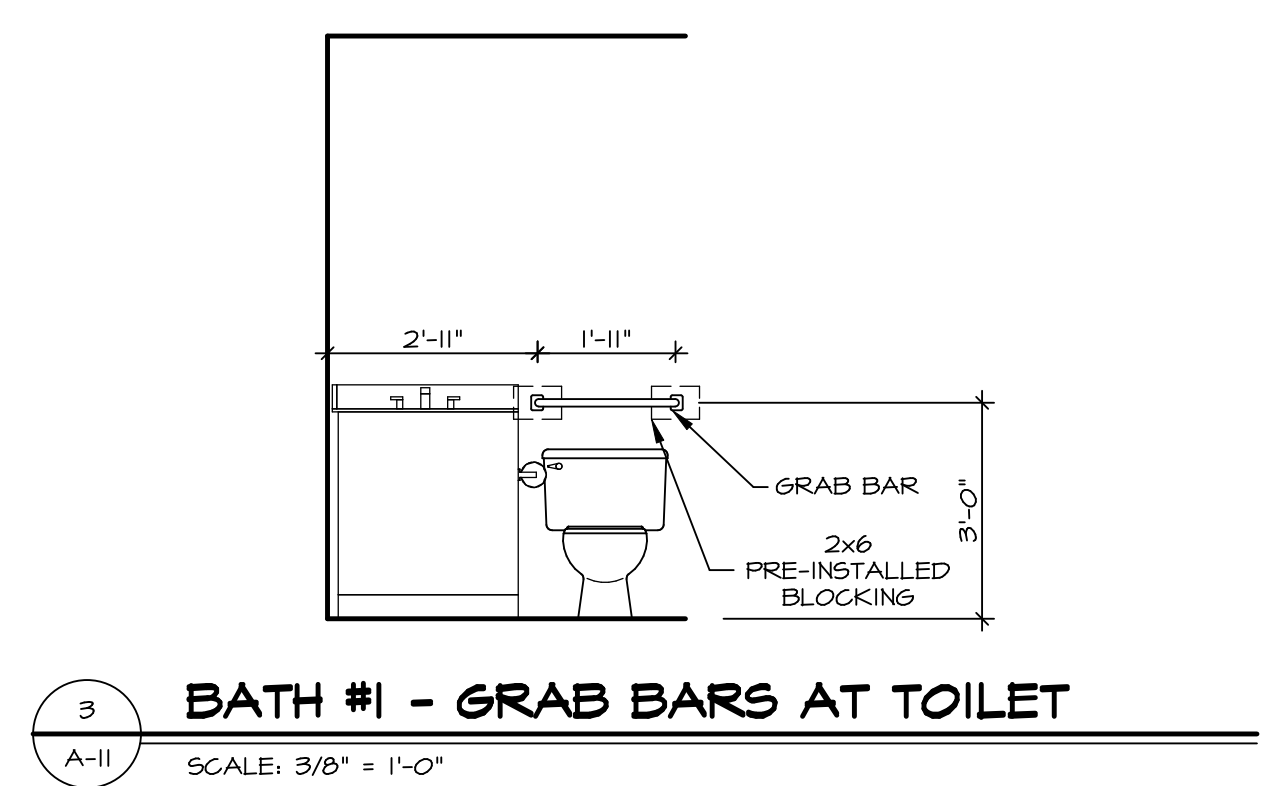
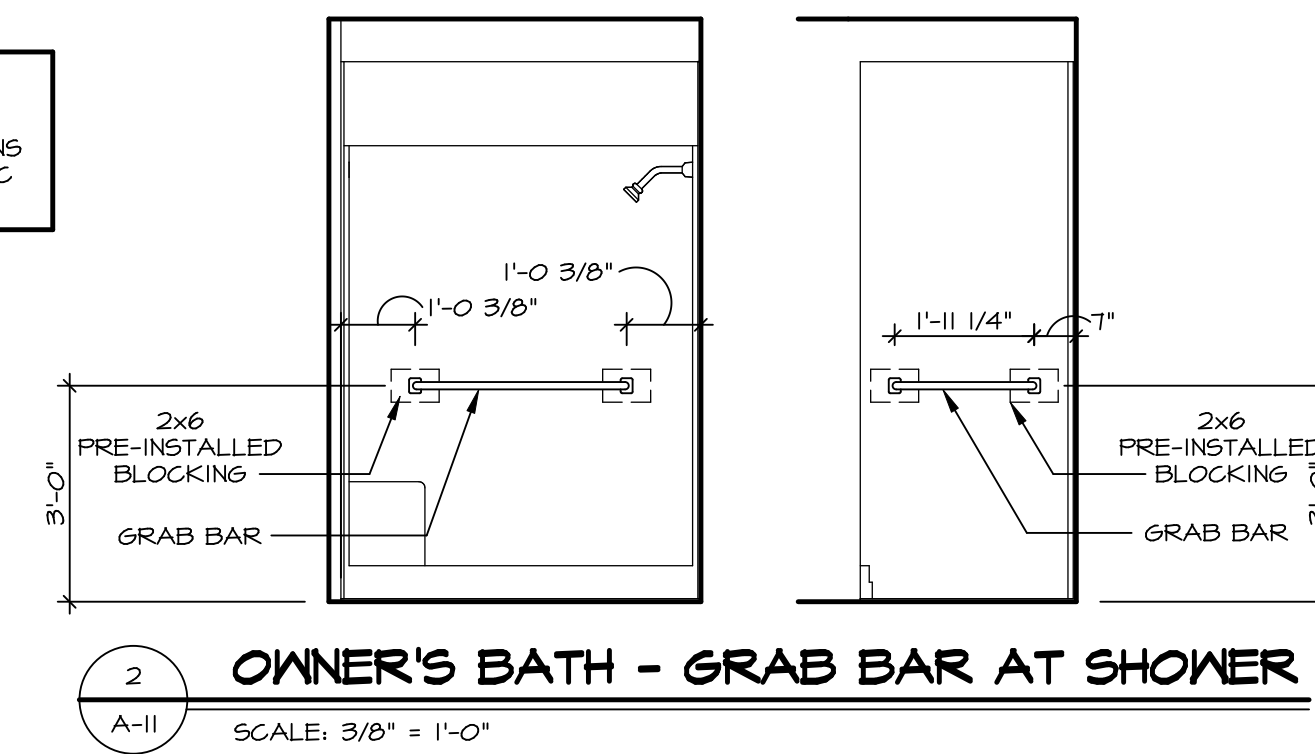
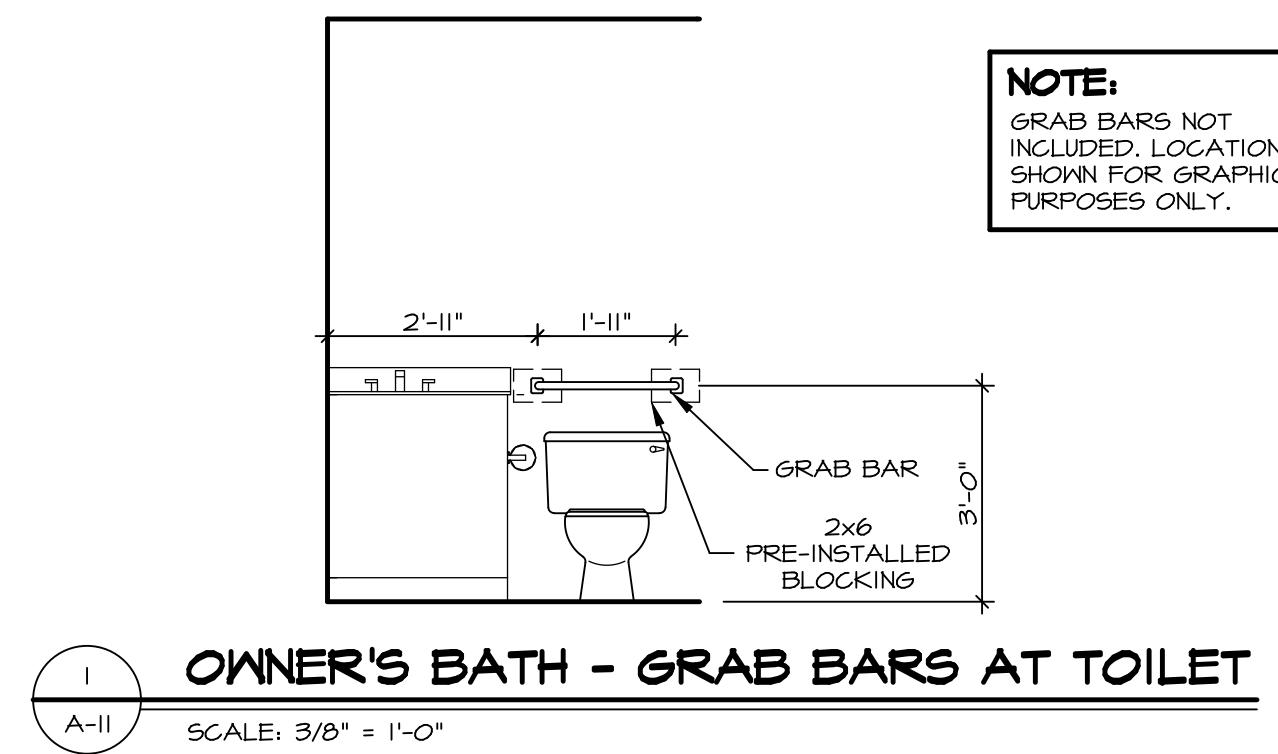


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BIV-COMM-LOT-UNIT	DCY-53-0188
COMM-LOT	SMAYERS MILL - LIFESTYLE - 0188
STREET ADDRESS	6104 CRYSTAL HARBOUR DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----

**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
- ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.



SHEET NO. <b>A-11</b>	MODEL <b>ARUBA BAY</b>	DRAWING TITLE <b>BATH ELEVATIONS</b>	OPTION DESCRIPTION	SET NO. <b>ABY00</b>	VERSION <b>01</b>	DRAWN BY	DATE:	OPTION
				<b>15</b>				

DIV-COMM-LOT-UNIT <b>DCY-53-0188</b>	
COMM-LOT <b>SMYTERS MILL - LIFESTYLE - 0188</b>	APT. NO. <b>----</b>
STREET ADDRESS <b>6104 CRYSTAL HARBOUR DRIVE</b>	CITY STATE ZIP <b>MIDDLETOWN OH 45042</b>

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