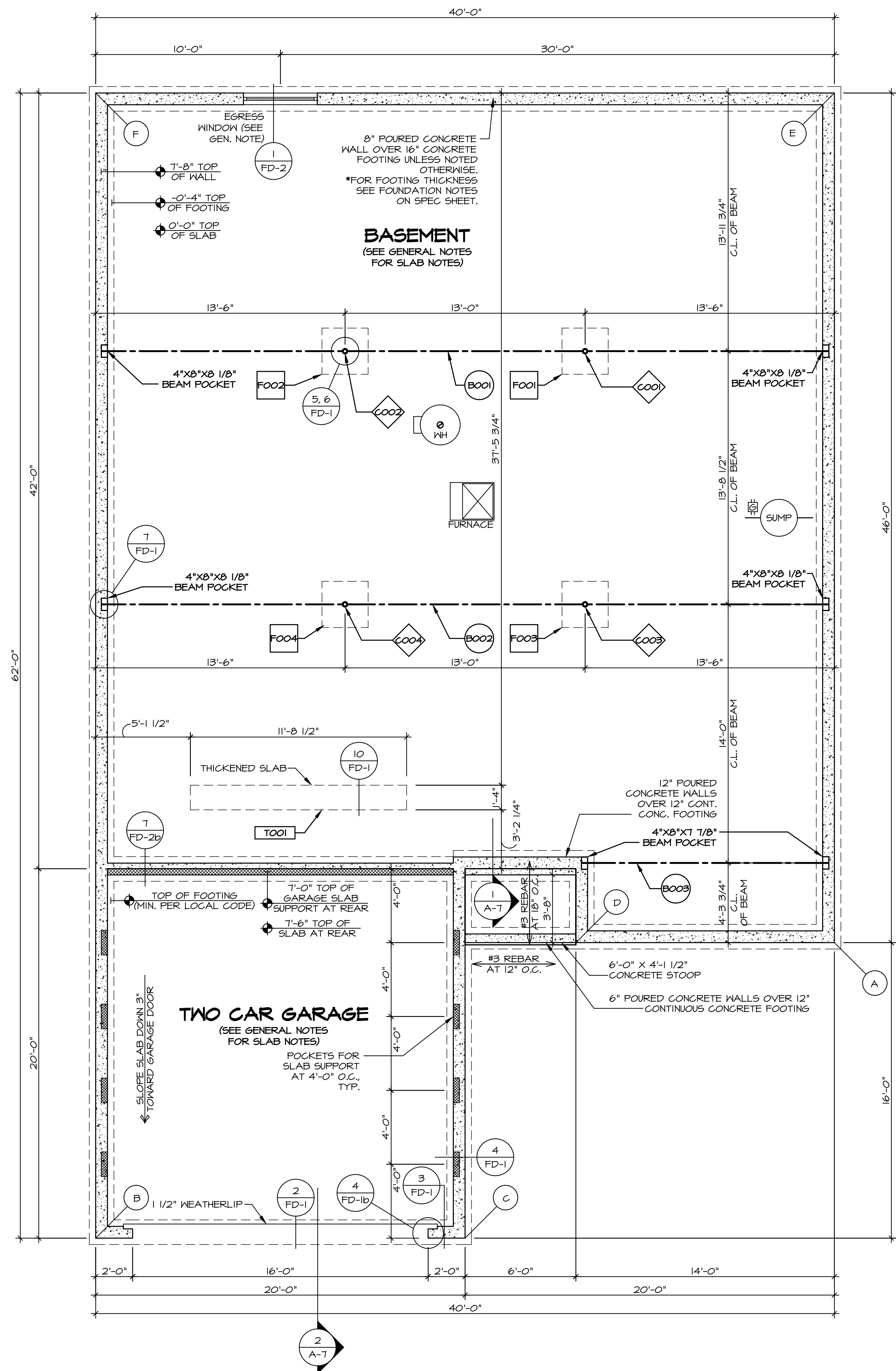


FOUNDATION NOTES - BASEMENT

- FOUNDATION UNDER HABITABLE SPACE:
1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SLAB UNDER GARAGE:
2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
2.2. STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
- OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
- 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.

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 FG DETAILS FOR FRAMING CONNECTORS



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

FOUNDATION BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BOO1	BEAM STEEL - W8X15	34'-4"		BOO1T	
BOO2	BEAM STEEL - W8X15	34'-4"		BOO2I	
BOO3	BEAM STEEL - W8X10	13'-4"		BOO2S	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
COO1	STANCHION - 3 IN DIA 116A ADJ	7'-3 1/8"		BOO2O	
COO2	STANCHION - 3 IN DIA 116A ADJ	7'-3 1/8"		BOO2O	
COO3	STANCHION - 3 IN DIA 116A ADJ	7'-3 1/8"		BOO24	
COO4	STANCHION - 3 IN DIA 116A ADJ	7'-3 1/8"		BOO24	

FOOTING/THICKENED SLAB SCHEDULE

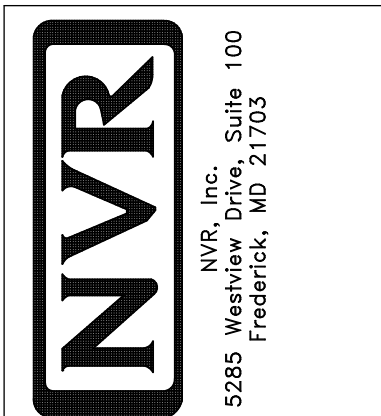
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOO1	2'-6"	2'-6"	1'-0"	BOO2O	
FOO2	2'-6"	2'-6"	1'-0"	BOO2O	
FOO3	2'-6"	2'-6"	1'-0"	BOO24	
FOO4	2'-6"	2'-6"	1'-0"	BOO24	
TOO1	11'-8 1/2"	1'-4"	0'-8"	BOO24	

FOUNDATION DIAGONALS

A		B	
A	0"	A	43'-1"
B	43'-1"	B	0"
C	25'-1 3/8"	C	20'-0"
D	14'-0"	D	30'-6 3/8"
E	46'-0"	E	73'-4 3/8"
F	60'-11 1/2"	F	62'-0"

DIV-COMM-LOT-UNIT
DCY-S3-0203
COMM-LOT
SANTYERS MILL - LIFESTYLE - 0203
STREET ADDRESS
6671 ROYACROFT DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

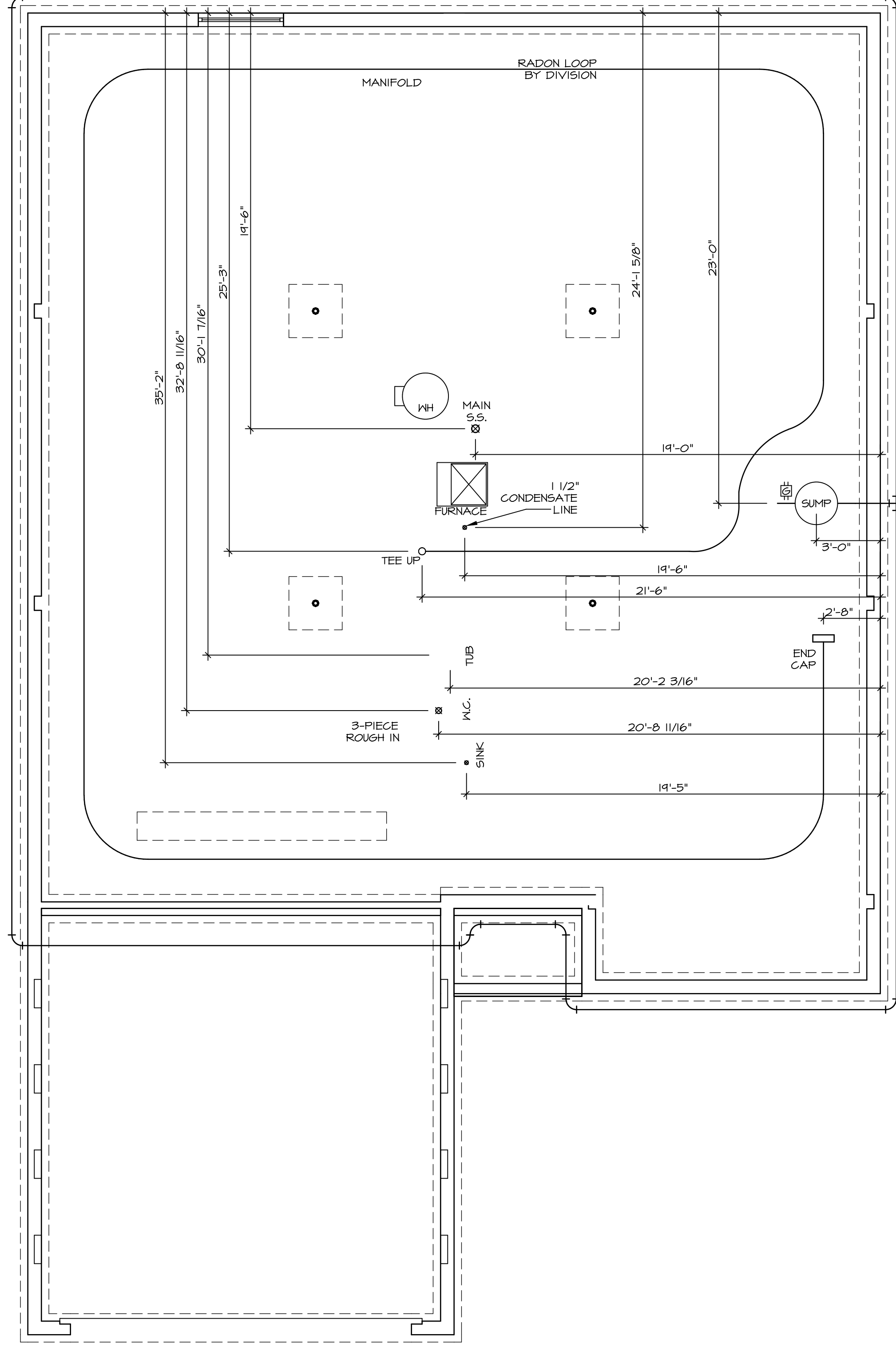
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SET NO. DSPOO
VERSION 01
DRAWN BY SGA
DATE:
OPTION FEA

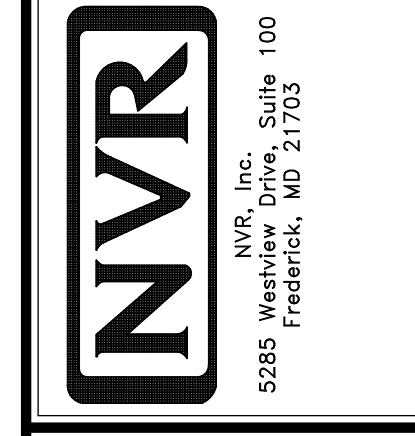
MODEL **DOMINICA SPRING**
DRAWING TITLE **FOUNDATION PLAN**
OPTION DESCRIPTION **FULL BASEMENT FOUNDATION**

SHEET NO. **A-2**
3



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

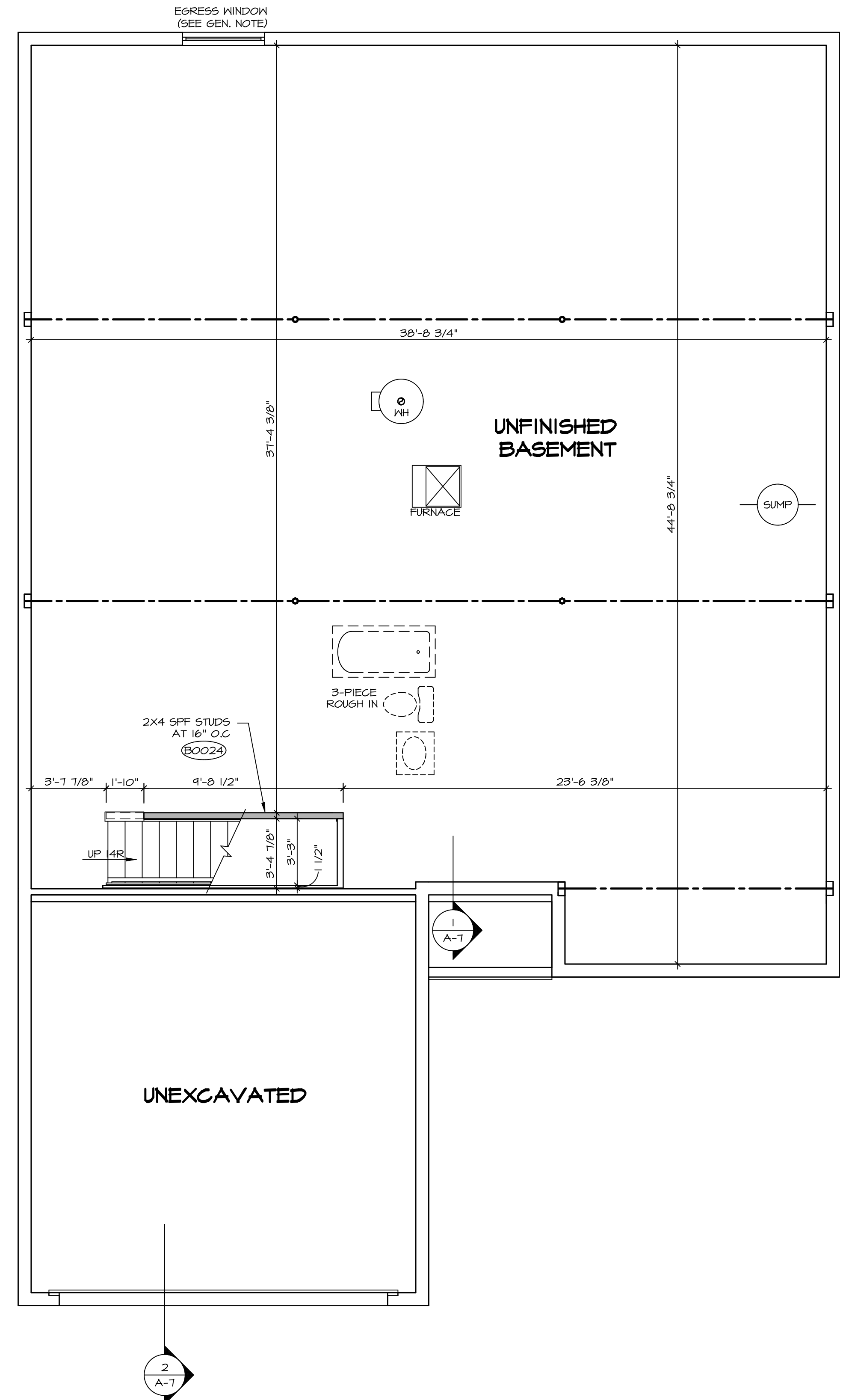
SHEET NO. A-4	MODEL DOMINICA SPRING	SET NO. DSPOO VERSION 01 DRAWN BY SGA
OPTION DESCRIPTION 5	DRAWING TITLE PLUMBING PLAN	DATE: OPTION



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DIV-COMM-LOT-UNIT
DCY-53-0203
COMM-LOT
5AMTYS MILL - LIFESTYLE - 0203
STREET ADDRESS
66TTI ROYCROFT DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

APPT. NO. -----	STATE OH	ZIP 45042
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1
A-5 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

LEGEND

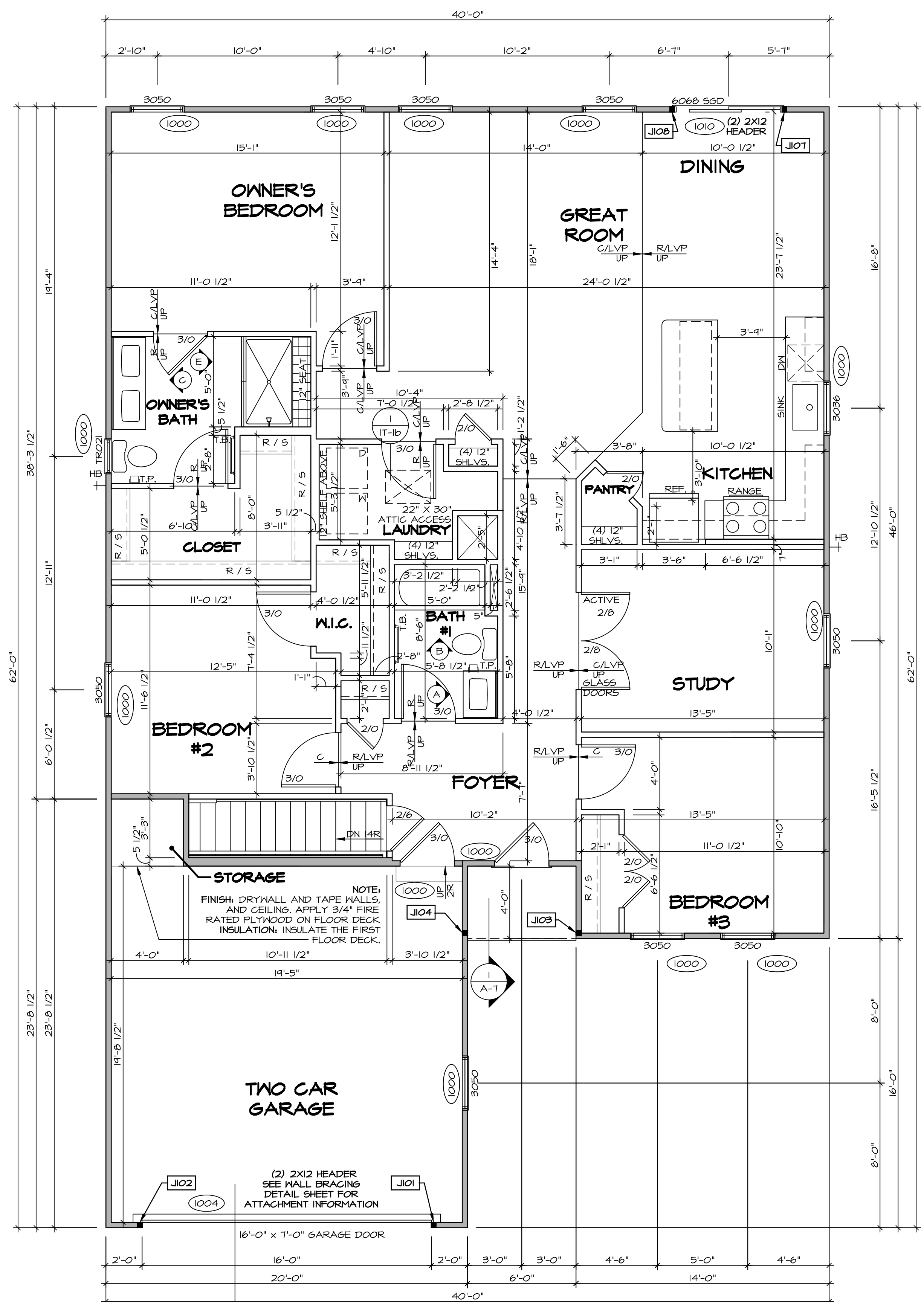
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	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** 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 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" 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

<p>SHEET NO. A-5</p>	<p>MODEL DOMINICA SPRING</p> <p>DRAWING TITLE BASEMENT FLOOR PLAN</p> <p>OPTION DESCRIPTION 6</p>	<p>SET NO. DSPOO VERSION 01 DRAWN BY SKB DATE: OPTION</p>	<p>DIV-COMM-LOT-UNIT DCY-S3-0203</p> <p>COMM-LOT 5AMYMERS MILL - LIFESTYLE - 0203</p> <p>STREET ADDRESS 66TT ROYCKROFT DRIVE</p> <p>CITY MIDDLETOWN STATE OH ZIP 45042</p>
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<p>NVR NVR, Inc. Suite 100 Frederick, MD 21703 5285 Walkersville Road</p>			
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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
- LVL
- X 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.
 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.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE T=0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIFFLES ABOVE, UNLESS OTHERWISE NOTED.
 10. 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

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JIO1	JACK - (2) 2X4 SFF STUD GRADE		1004	
JIO2	JACK - (2) 2X4 SFF STUD GRADE		1004	
JIO3	JACK - (2) 2X4 SFF STUD GRADE		1006	
JIO4	JACK - (2) 2X4 SFF STUD GRADE		1006	
JIO7	JACK - (2) 2X4 SFF STUD GRADE		1010	
JIO8	JACK - (2) 2X4 SFF STUD GRADE		1010	

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

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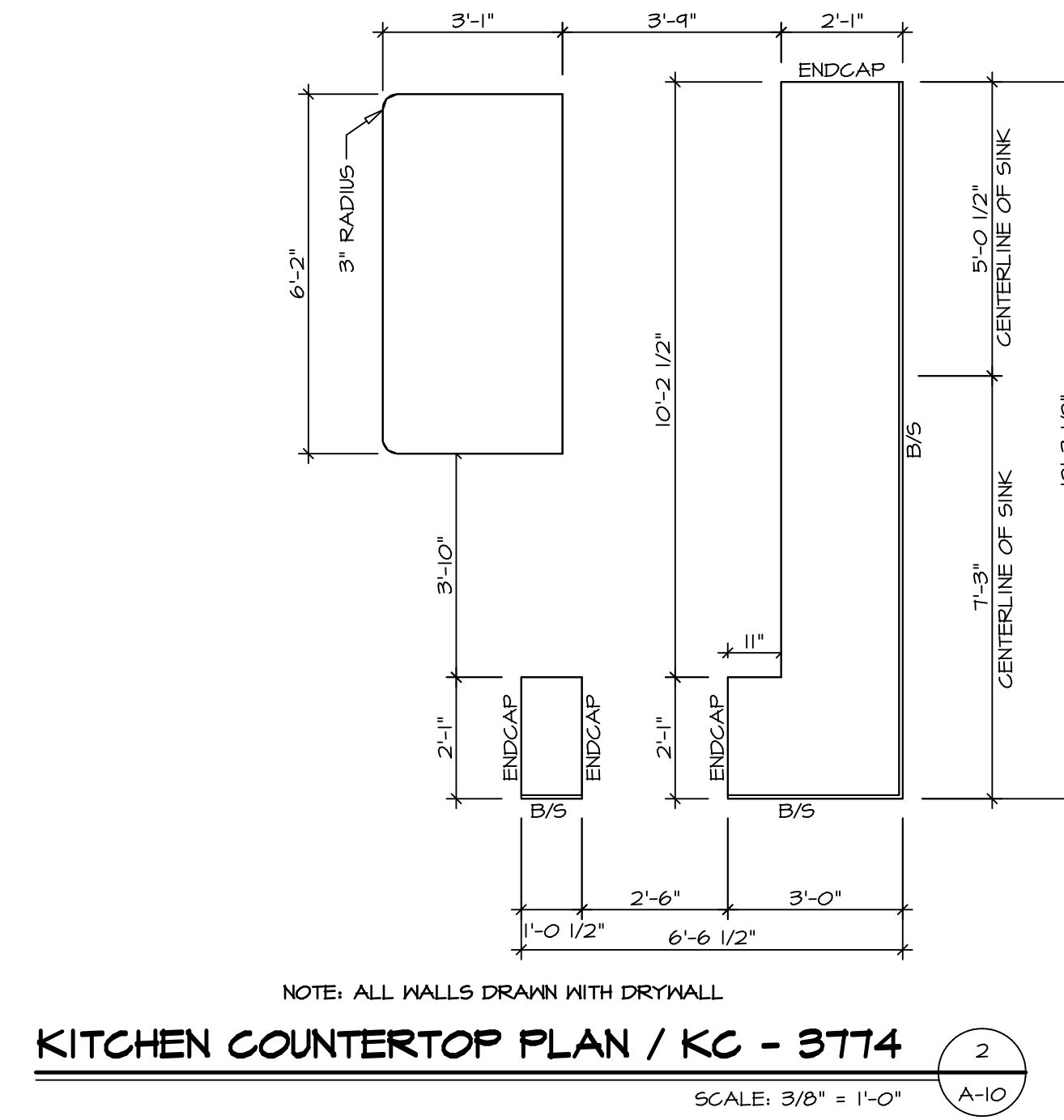
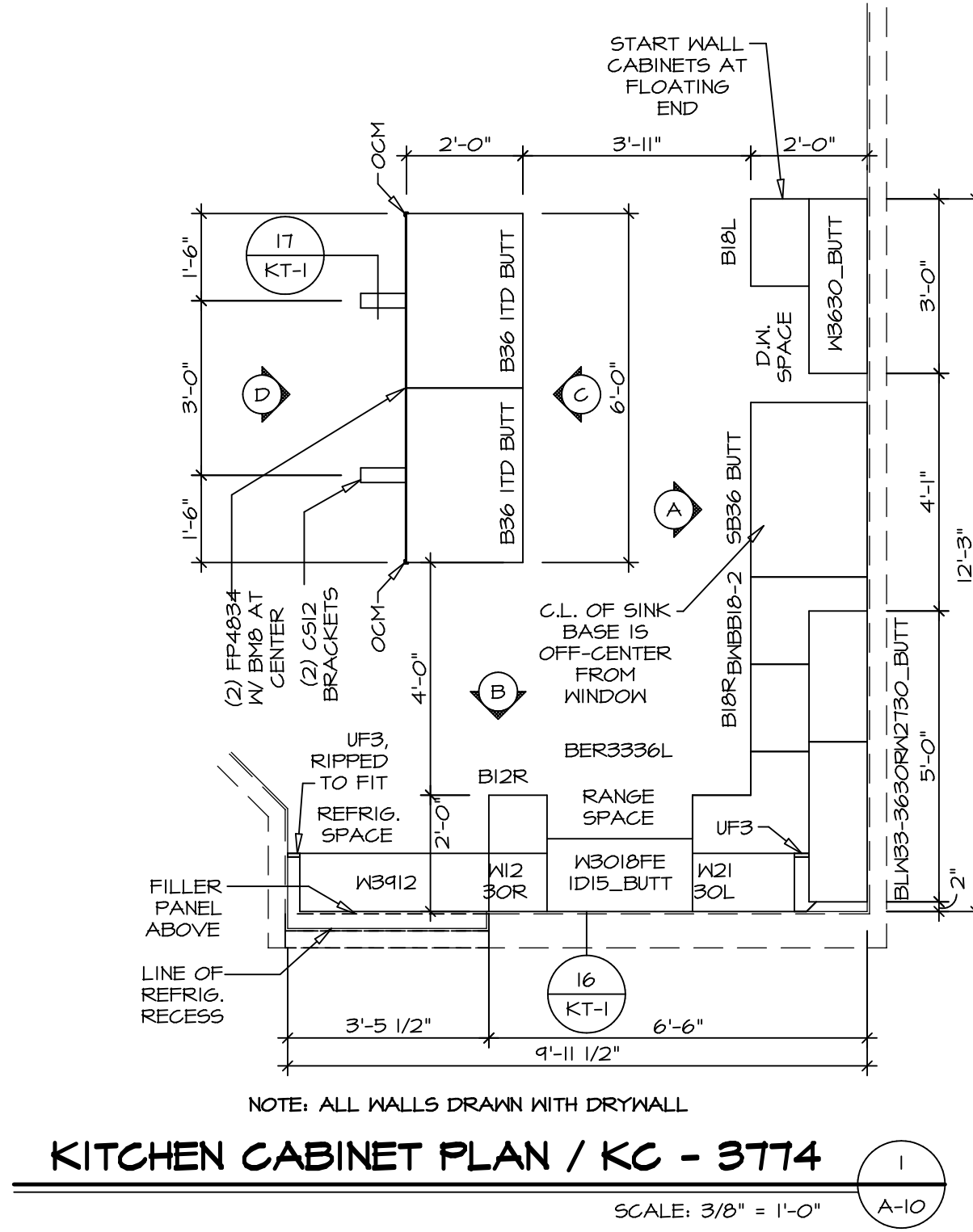
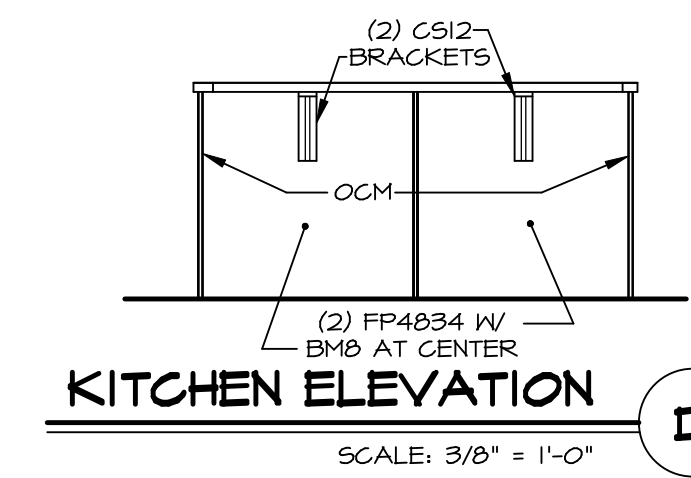
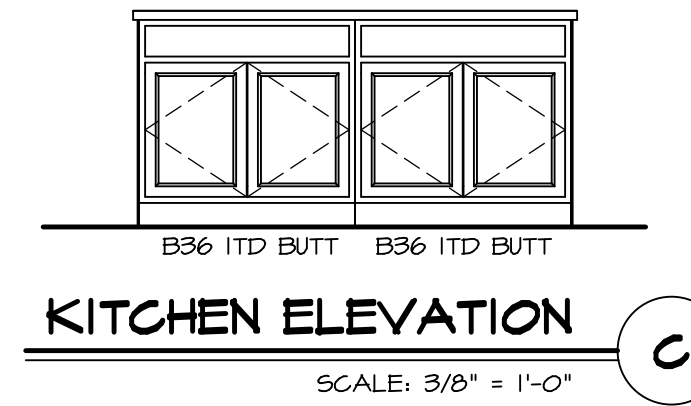
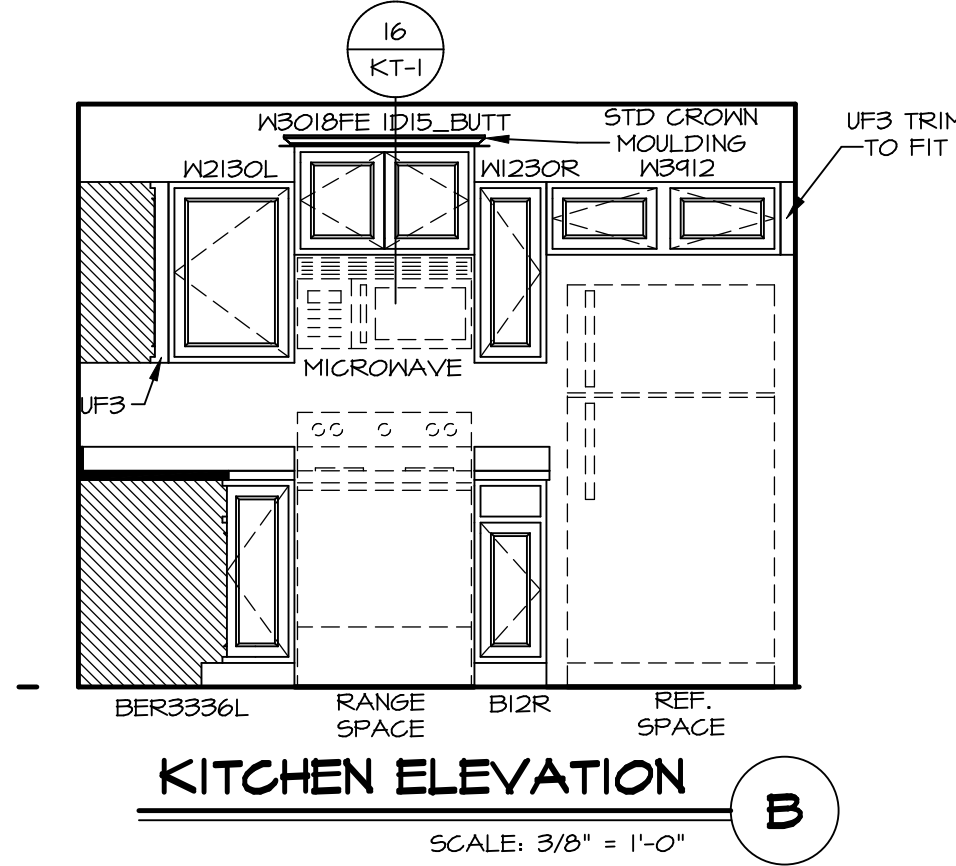
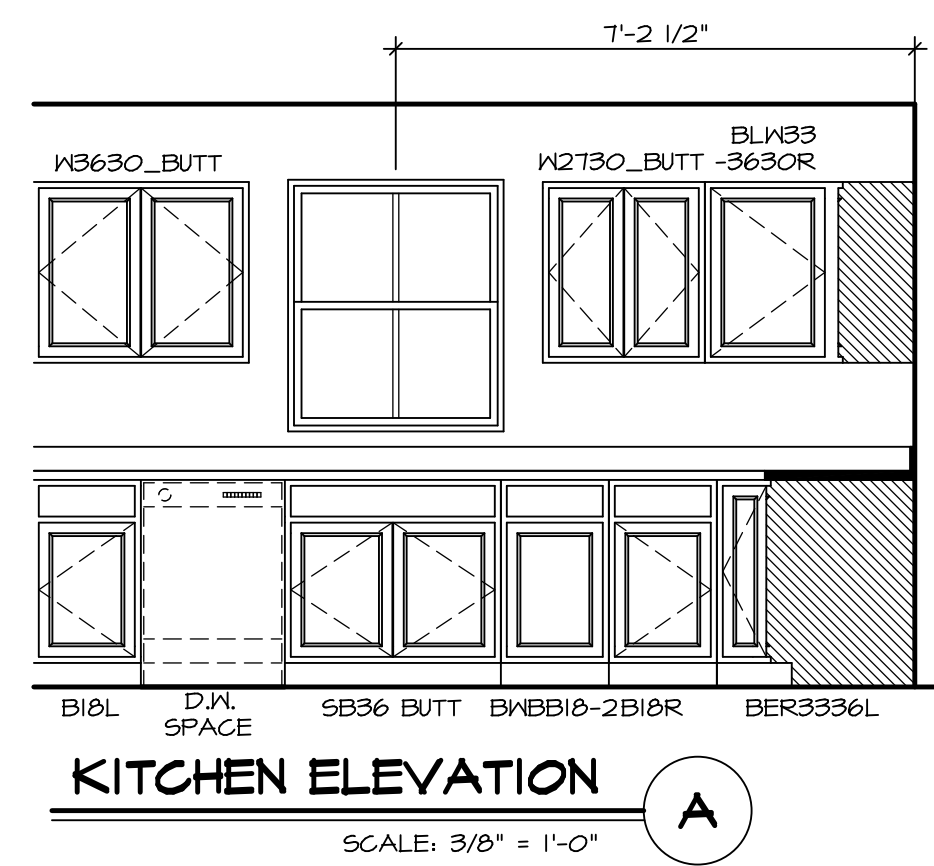
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 Frederick, MD 21703

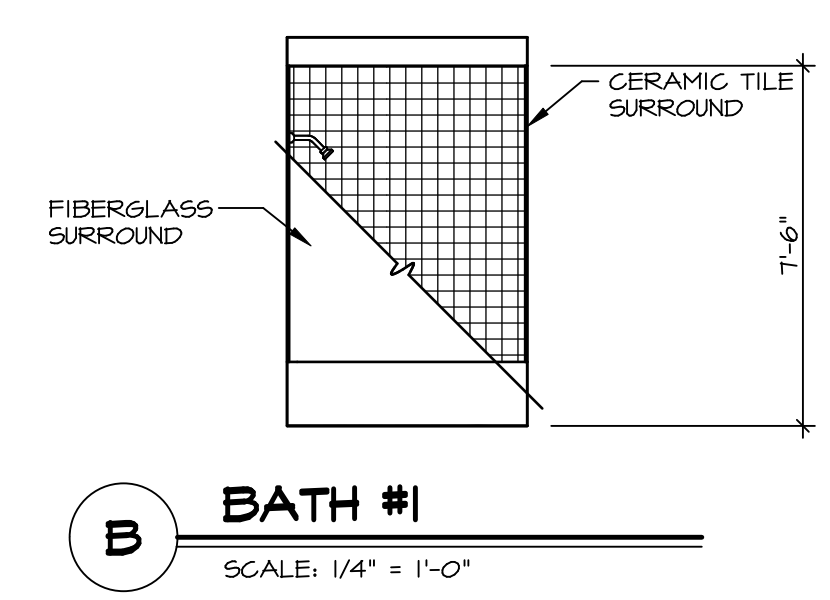
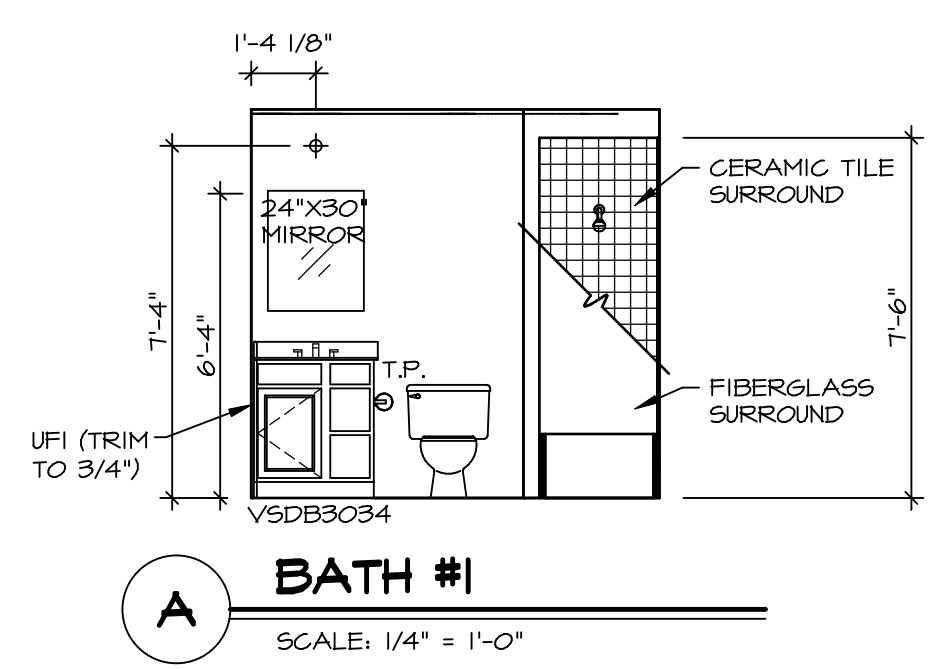
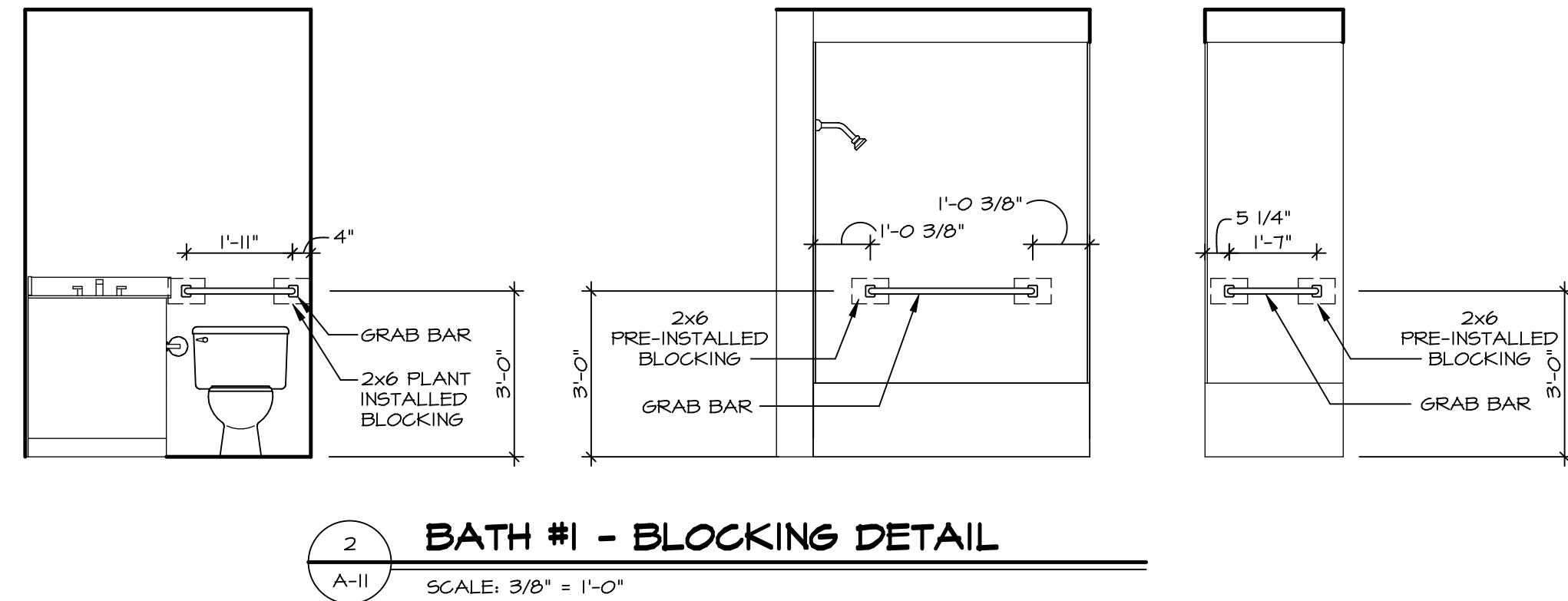
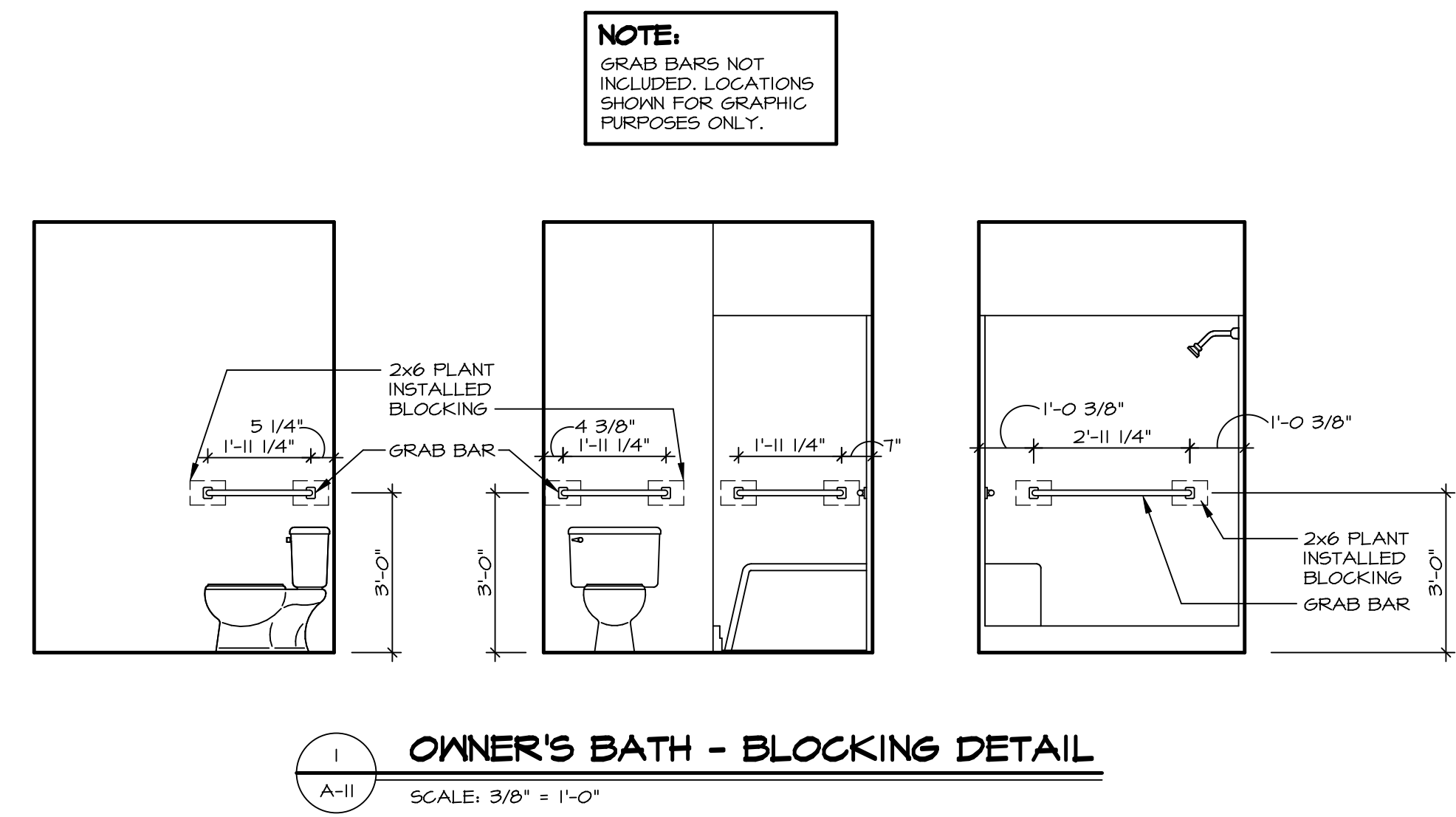
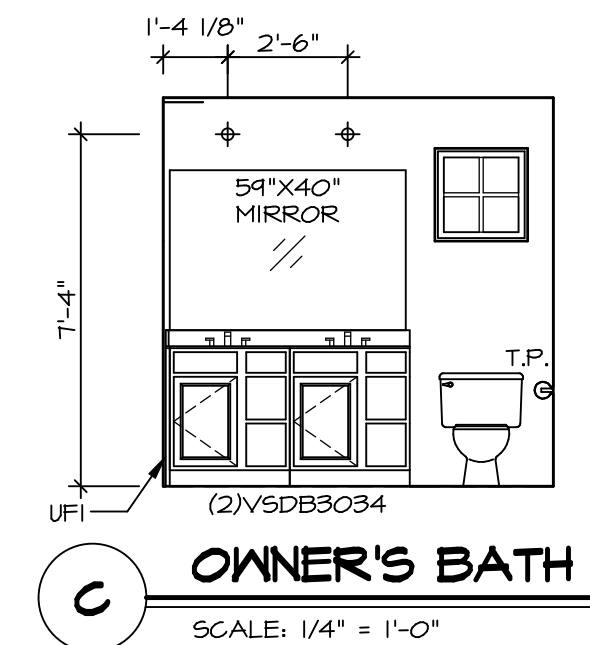
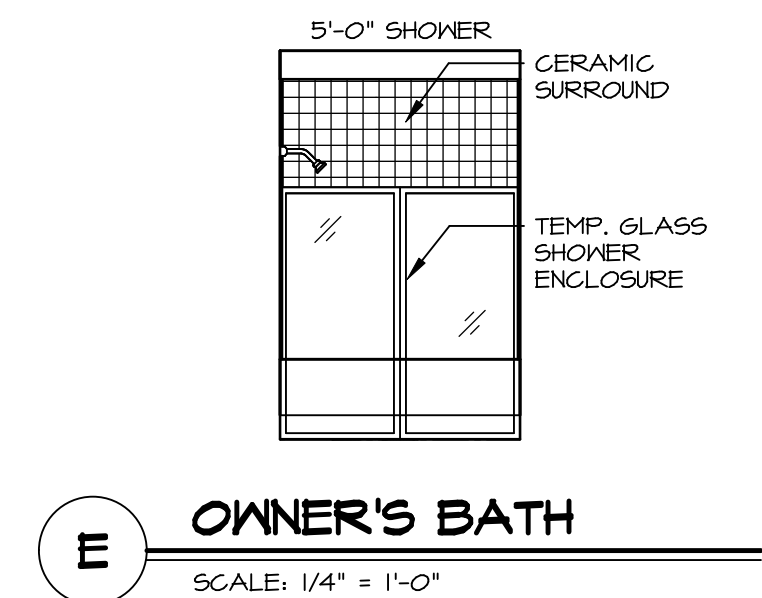
DIV-COMM-LOT-UNIT
DCY-S3-0203
 COMM-LOT
 SANNERS MILL - LIFESTYLE - 0203
 APT. NO. ---
 STREET ADDRESS
 6677 ROYCKROFT DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042

SET NO. DS900
 VERSION 01
 DRAWN BY SKB
 DATE:
 OPTION

DOMINICA SPRING
 DRAWING TITLE
A-6
 FIRST FLOOR PLAN
 OPTION DESCRIPTION
7

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NOTE:
GRAB BARS NOT INCLUDED. LOCATIONS SHOWN FOR GRAPHIC PURPOSES ONLY.

- 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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. A-10	MODEL DOMINICA SPRING	SET NO. DSPOO	VERSION 01
		DRAWN BY SKB	DATE:
OPTION DESCRIPTION 	OPTION	DRAWING TITLE BATH ELEVATIONS	
		PROJECT ADDRESS 6671 ROYSCROFT DRIVE	
DIV-COMM-LOT-UNIT DCY-S3-0203		COMM-LOT SAWYERS MILL - LIFESTYLE - 0203	APT. NO. ----
CITY MIDDLETOWN		STATE OH	ZIP 45042

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