

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

SHEET NO. A-4	MODEL ARUBA BAY	SET NO. ABY00
	DRAWING TITLE PLUMBING PLAN	VERSION 01
	OPTION DESCRIPTION 8	DRAWN BY ABY00
		DATE:
		OPTION

NVR
NVR, Inc. Suite 100
5285 Walkersville Rd.
Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-53-0204
COMM-LOT
5MAYERS MILL - LIFESTYLE - 0204
STREET ADDRESS
6669 ROYCROFT DRIVE
CITY
MIDDLETOWN STATE
OH ZIP
45225

APPT. NO. -----
STATE OH
ZIP 45225

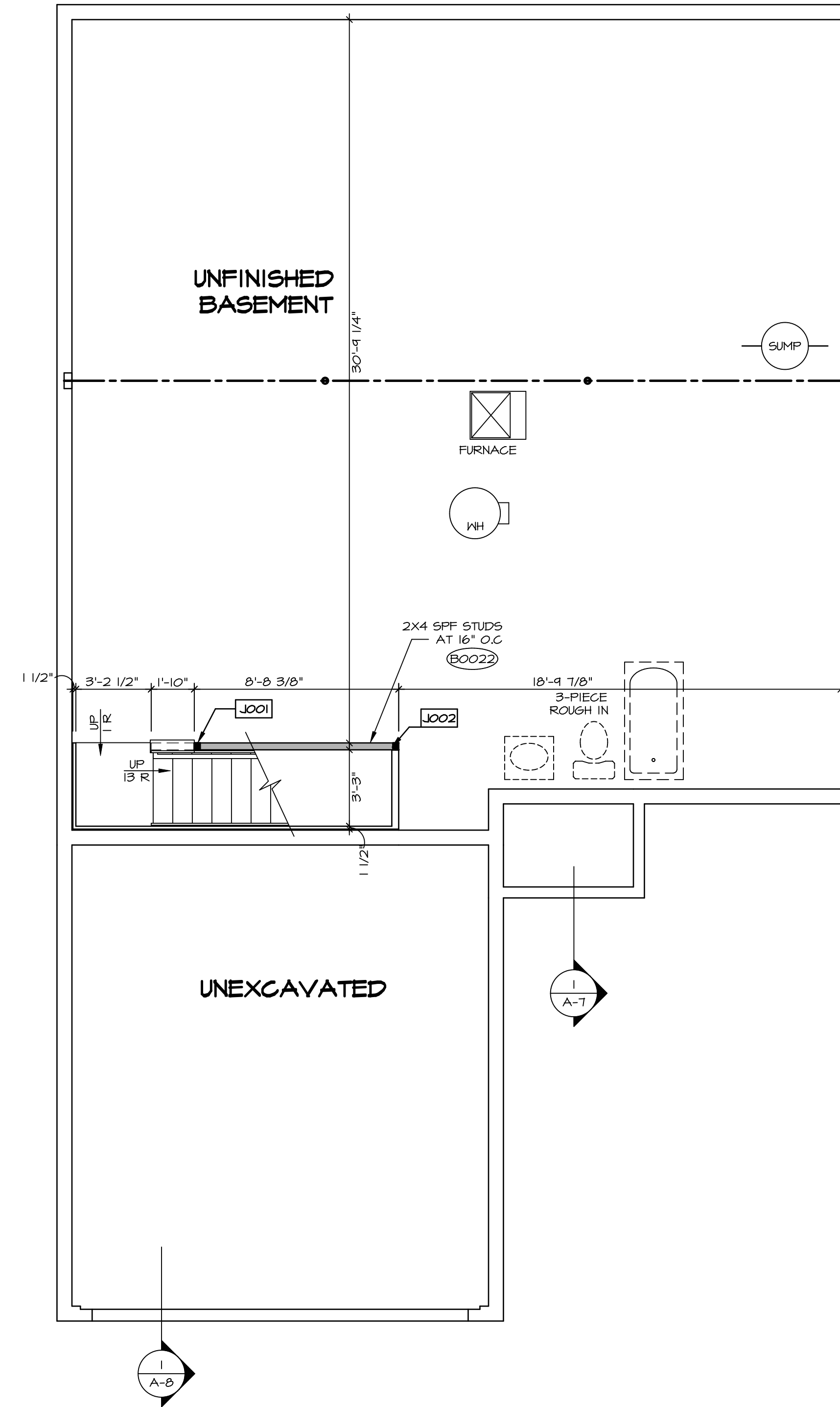
BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SPF STUD GRADE		BO017	
J002	JACK - (2) 2X4 SPF STUD GRADE		BO015	

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	BEAM/HEADER
	PAD 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"

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SET NO. ABY00
VERSION 01
DRAWN BY
DATE:
OPTION

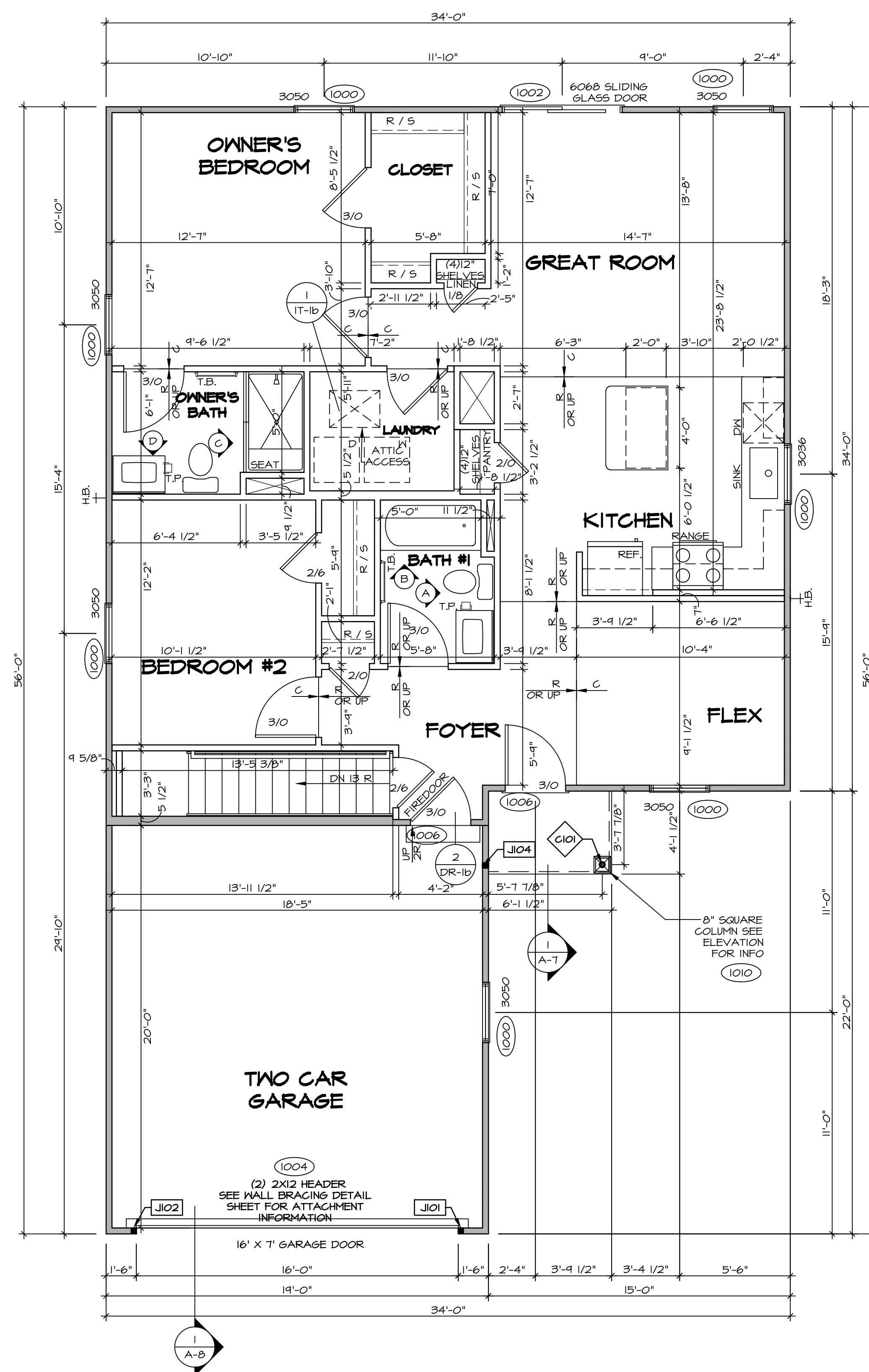
MODEL: ARUBA BAY
DRAWING TITLE: BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-5

9

DIV-COMM-LOT-UNIT
DCY-S3-0204
COMM-LOT
SAMMYERS MILL - LIFESTYLE - 0204
STREET ADDRESS
6668 ROYCEGROFT DRIVE
CITY MIDDLETOWN STATE OH ZIP 25225

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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
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 5 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 1'-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 CRIPPLES 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
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. 10

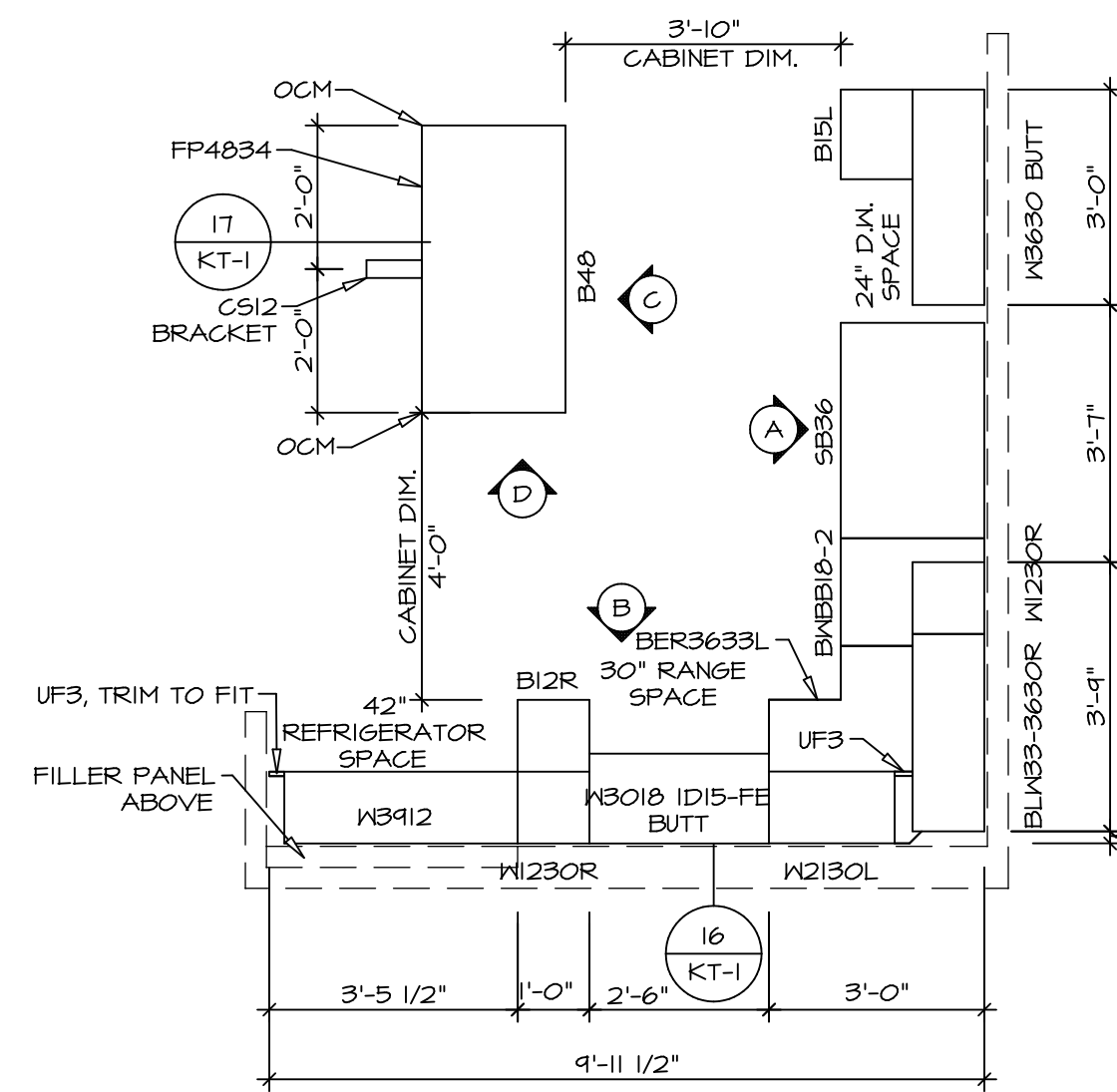
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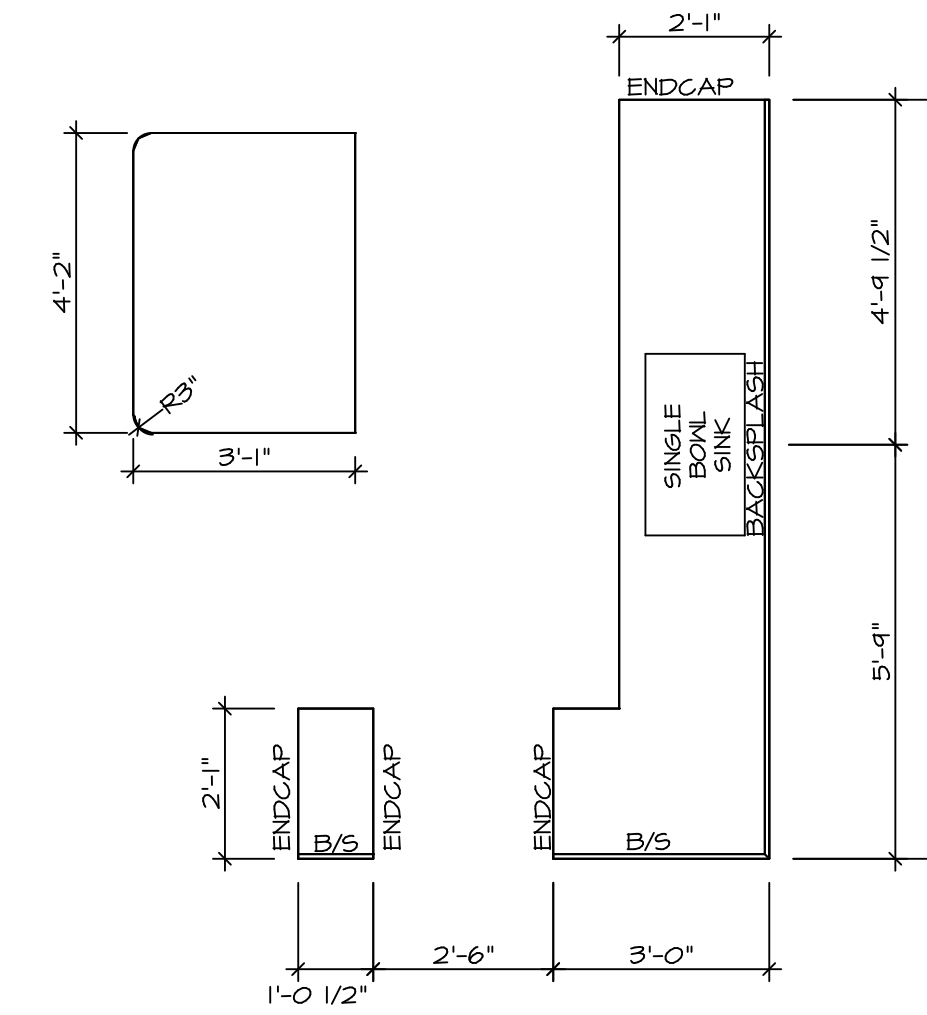
DCY-53-0204
COMM-Lot
5AMTYERS MILL - LIFESTYLE - 0204
STREET ADDRESS
6669 ROYCECROFT DRIVE
CITY MIDDLETOWN OH
STATE OH
ZIP 44828

DCY-53-0204 UNIT

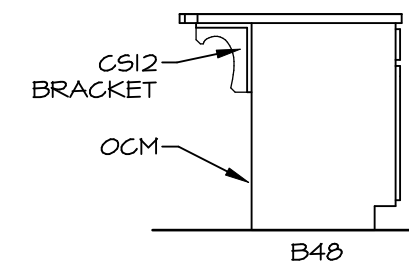
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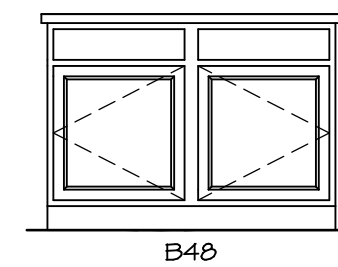
2 **KITCHEN CABINET PLAN KC-3771**
 SCALE: 3/8" = 1'-0" KITCHEN ISLAND *KFB*



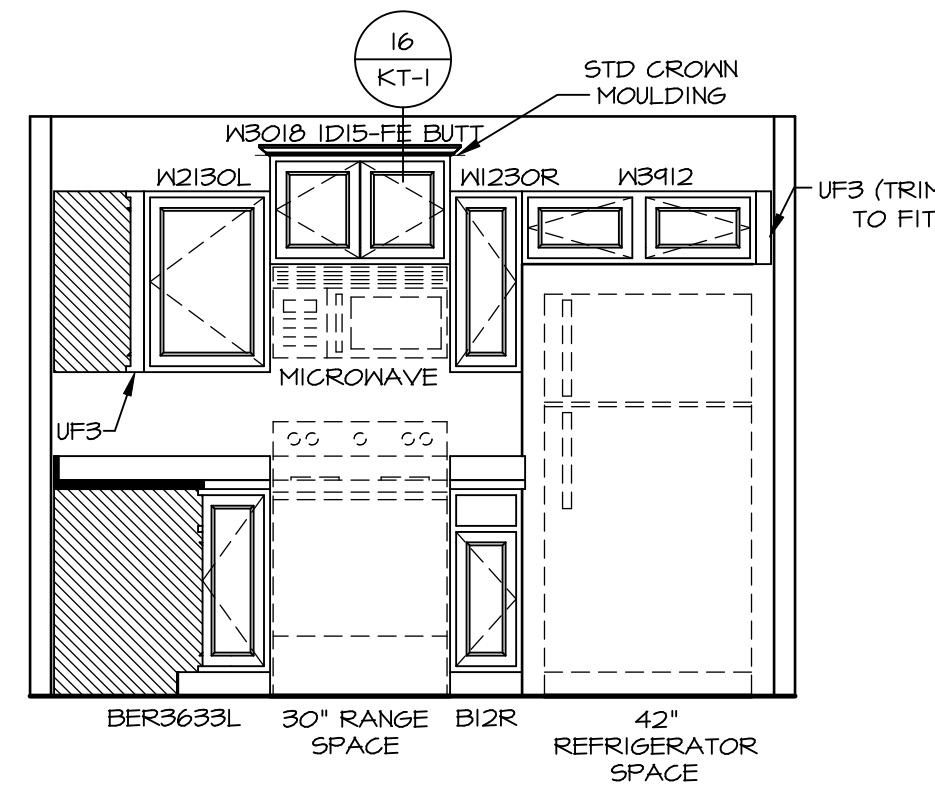
4 **KITCHEN COUNTERTOP PLAN KC-3771**
 SCALE: 3/8" = 1'-0" KITCHEN ISLAND *KFB*



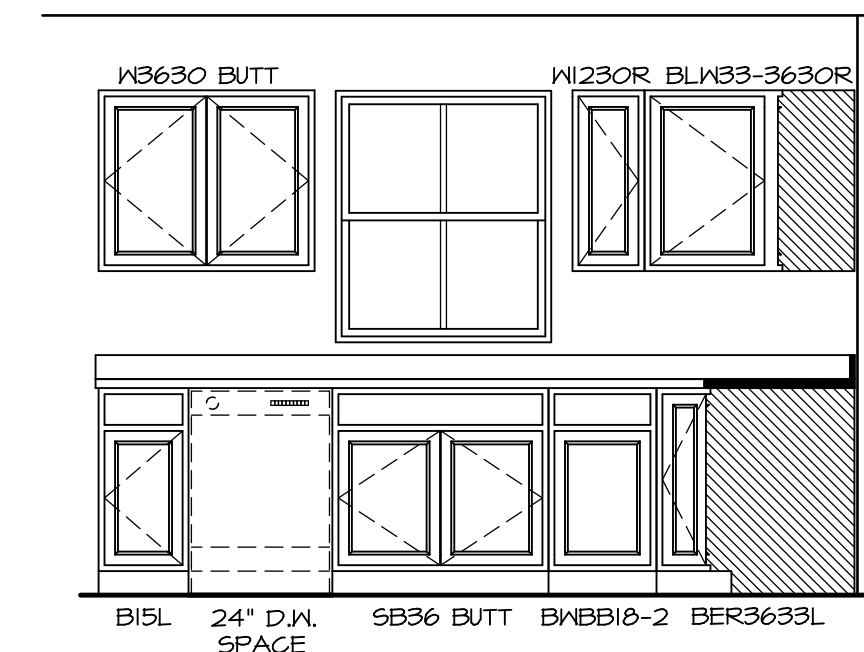
D **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0" KITCHEN ISLAND *KFB*



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 (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UFB) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELLED 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 INST. 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.

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

SHEET NO. **A-10**
 MODEL **ARUBA BAY**
 DRAWING TITLE **KITCHEN PLAN**
 OPTION DESCRIPTION

14

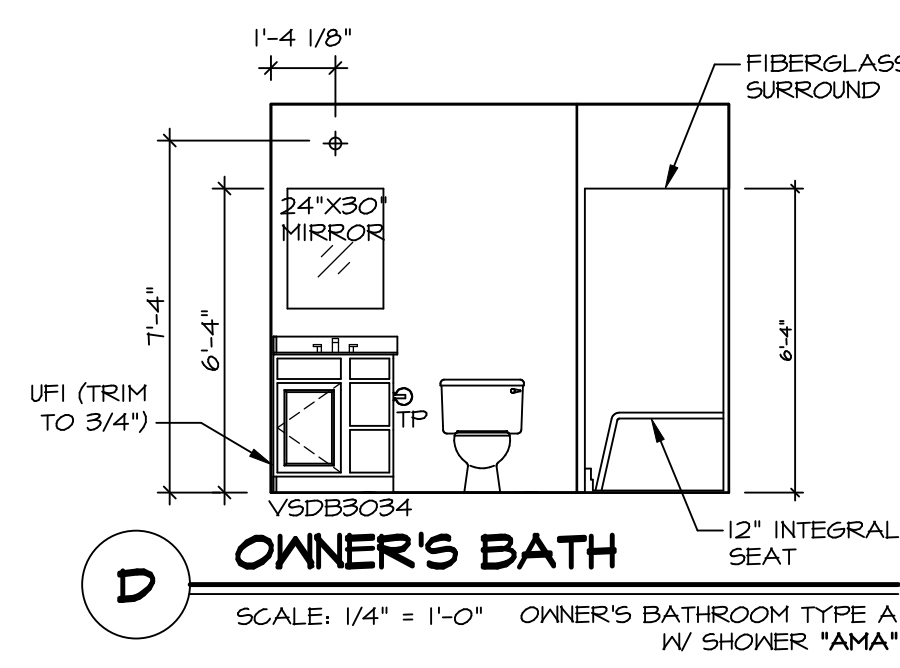
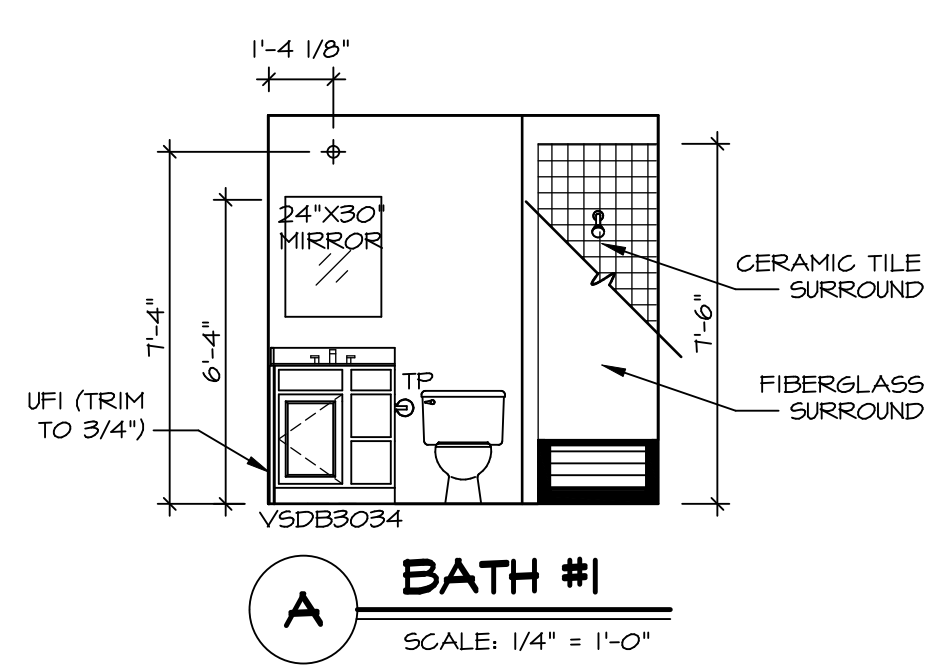
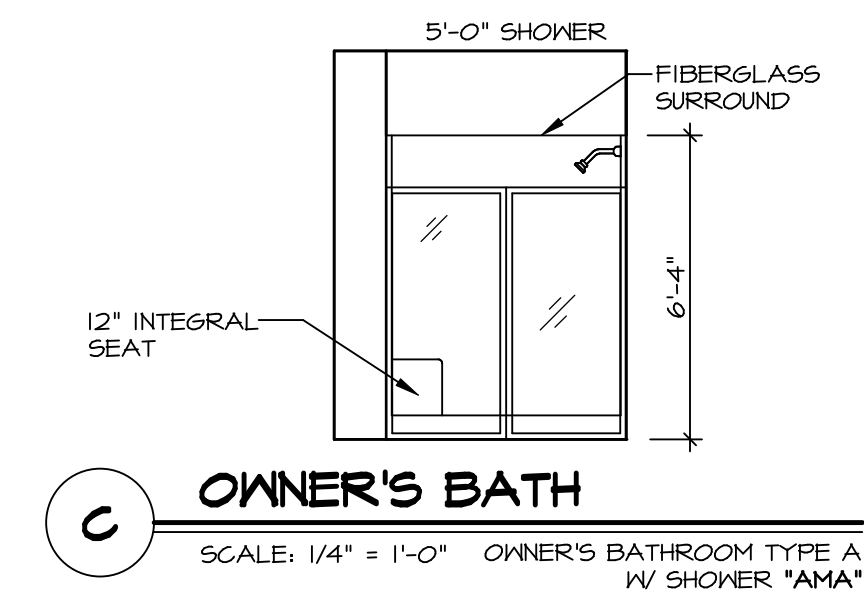
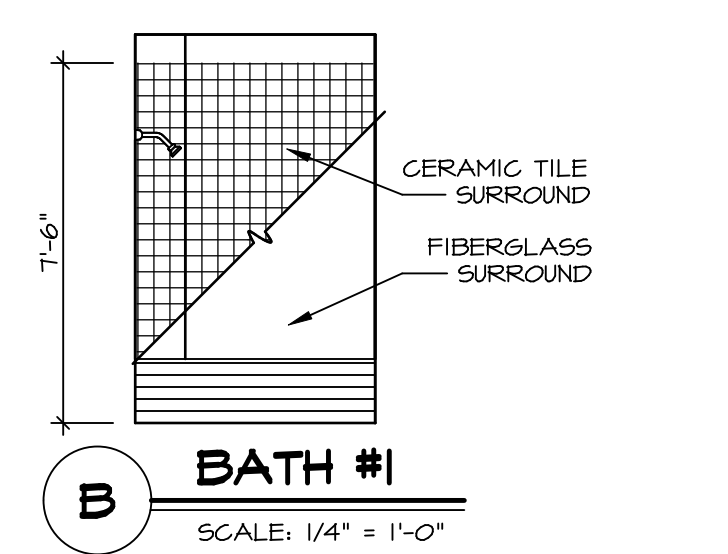
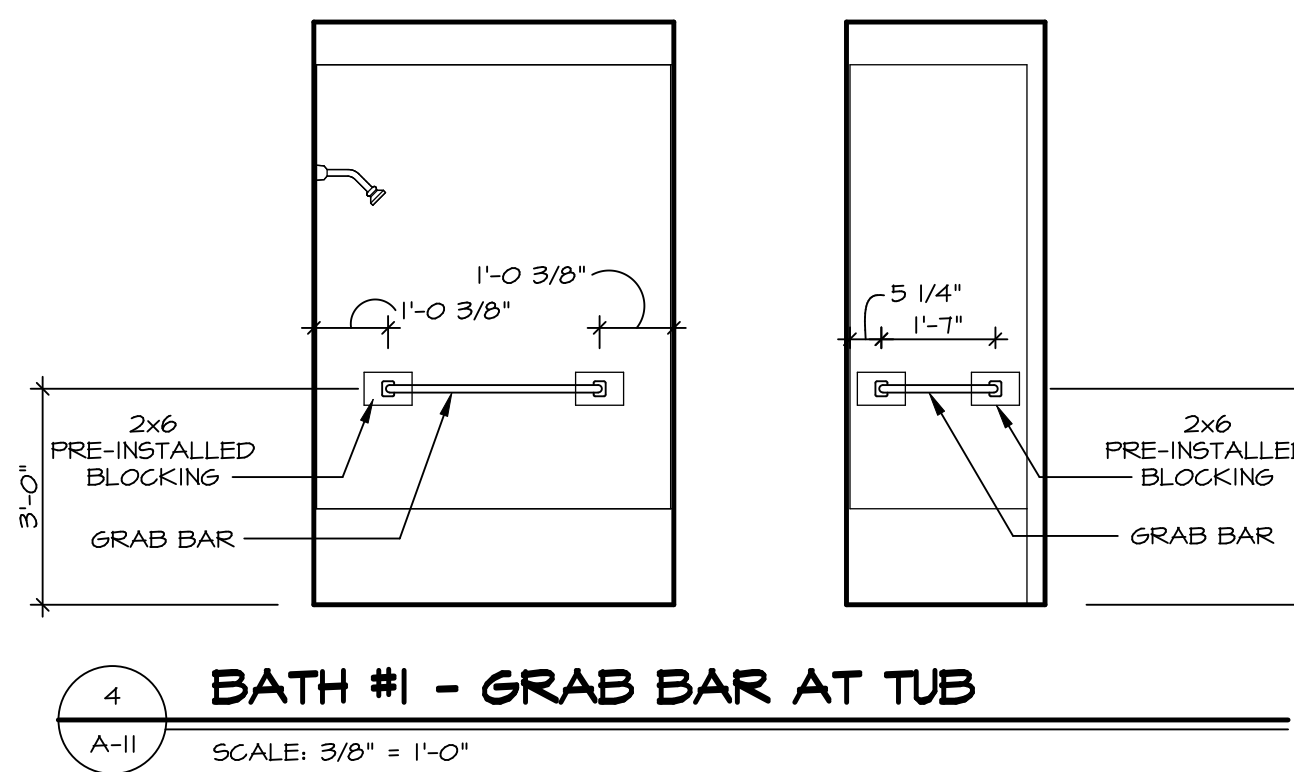
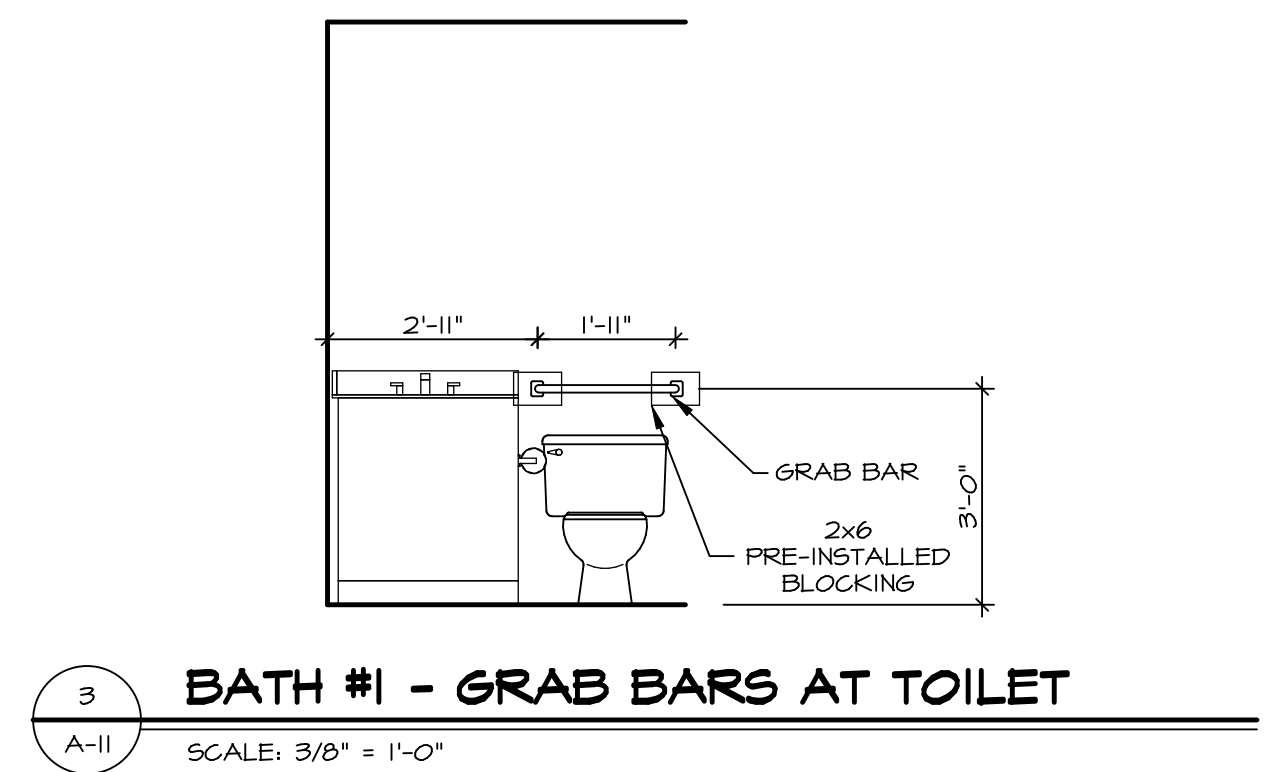
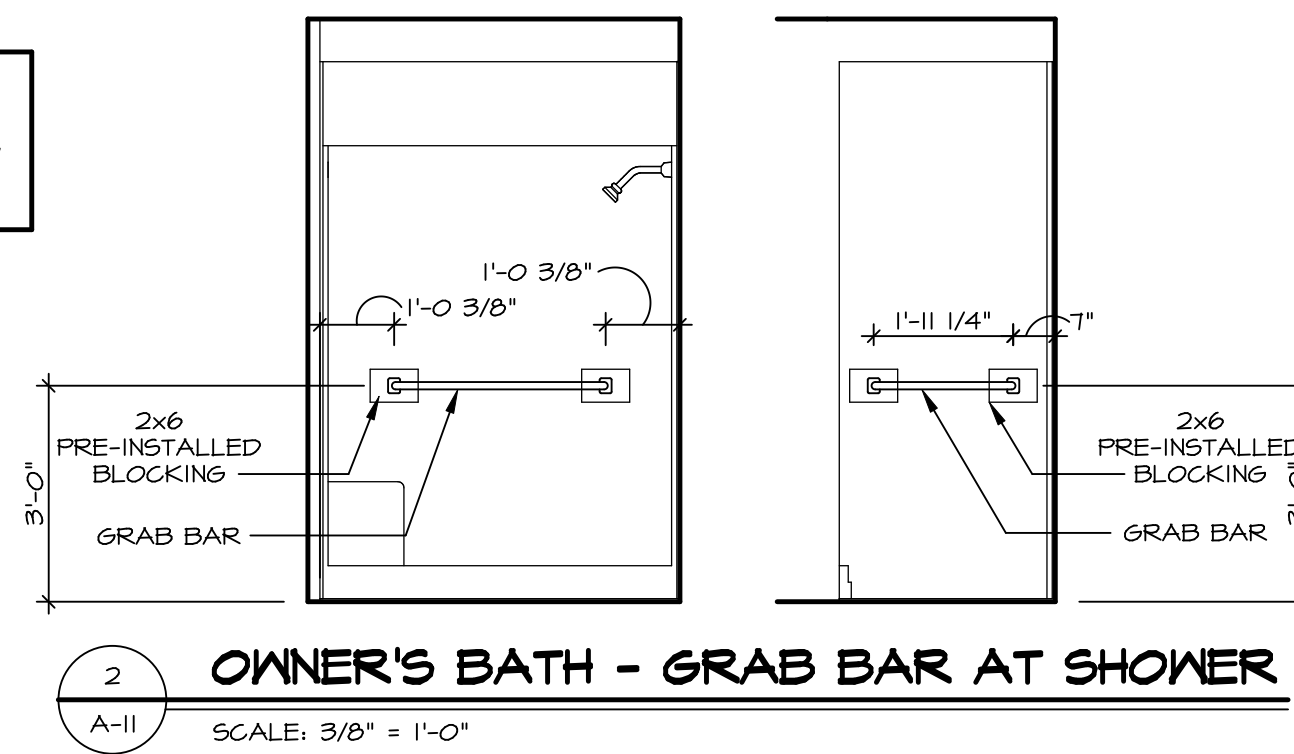
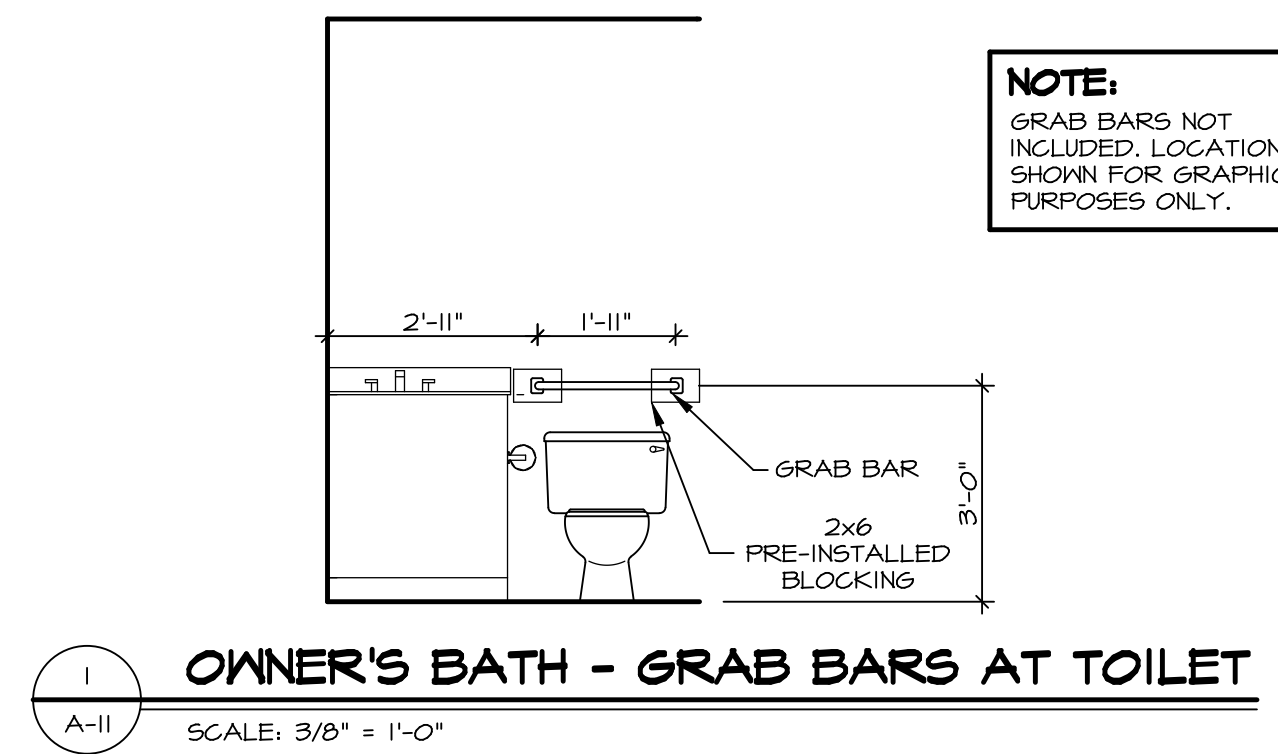


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BIV-COMM-LOT-UNIT **DCY-S3-0204**
 COMM-LOT **SAWYERS MILL - LIFESTYLE - 0204**
 STREET ADDRESS **6669 ROYCROFT DRIVE**
 CITY **MIDDLETOWN** STATE **OH** ZIP **25225**
 APT. NO. **----**

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 VSD324-42 DRAWERS TO BE SET ON RIGHT HAND.



SHEET NO. A-11	MODEL ARUBA BAY	SET NO. ABY00	DIV-COMM-LOT-UNIT DCY-S3-0204
	DRAWING TITLE BATH ELEVATIONS	VERSION 01	
15	OPTION DESCRIPTION	DATE:	STREET ADDRESS 6669 ROYCROFT DRIVE
		OPTION	CITY MIDDLETOWN
		STATE OH	ZIP 25225

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