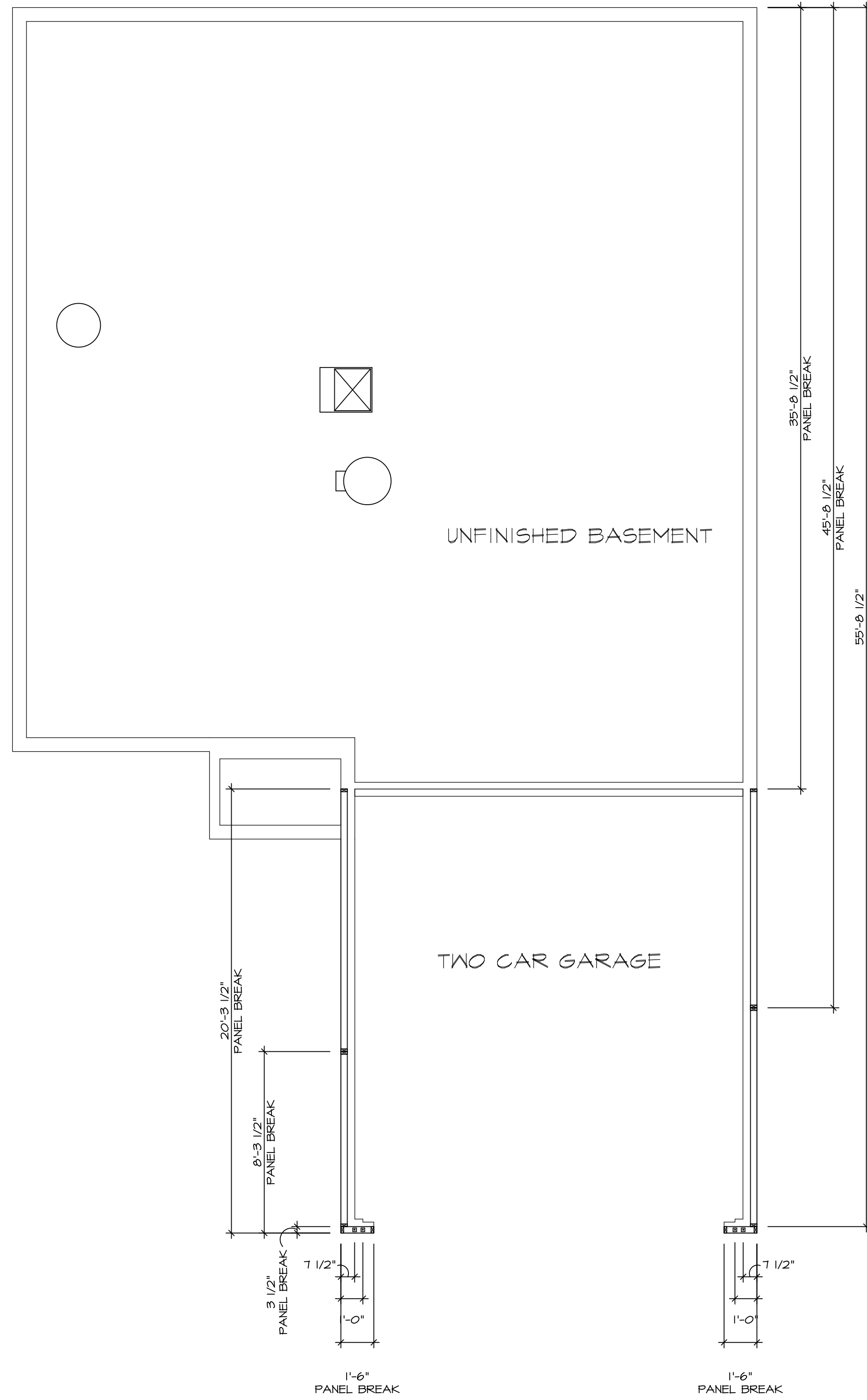


COVERED PORCH



1
A-3

FOUNDATION HOLD DOWN DETAIL

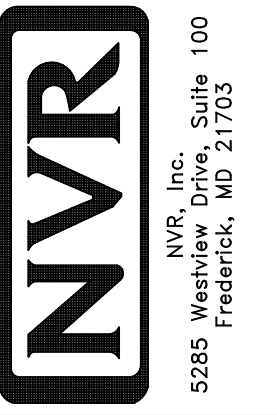
SCALE: 1/4" = 1'-0"

HOLD DOWN NOTES	
REFER TO DETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
	<ol style="list-style-type: none"> ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS) STRAP: <ol style="list-style-type: none"> ON FOUNDATION USE (5THD14) ON FLOOR SYSTEM USE (5THD14R-J) ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
	<ol style="list-style-type: none"> 5/8"Ø THREADED ROD ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

SHEET NO. **A-3**

MODEL: **ARUBA BAY**
DRAWING TITLE: **FOUNDATION HOLD DOWN DETAILS**
OPTION DESCRIPTION: **7**

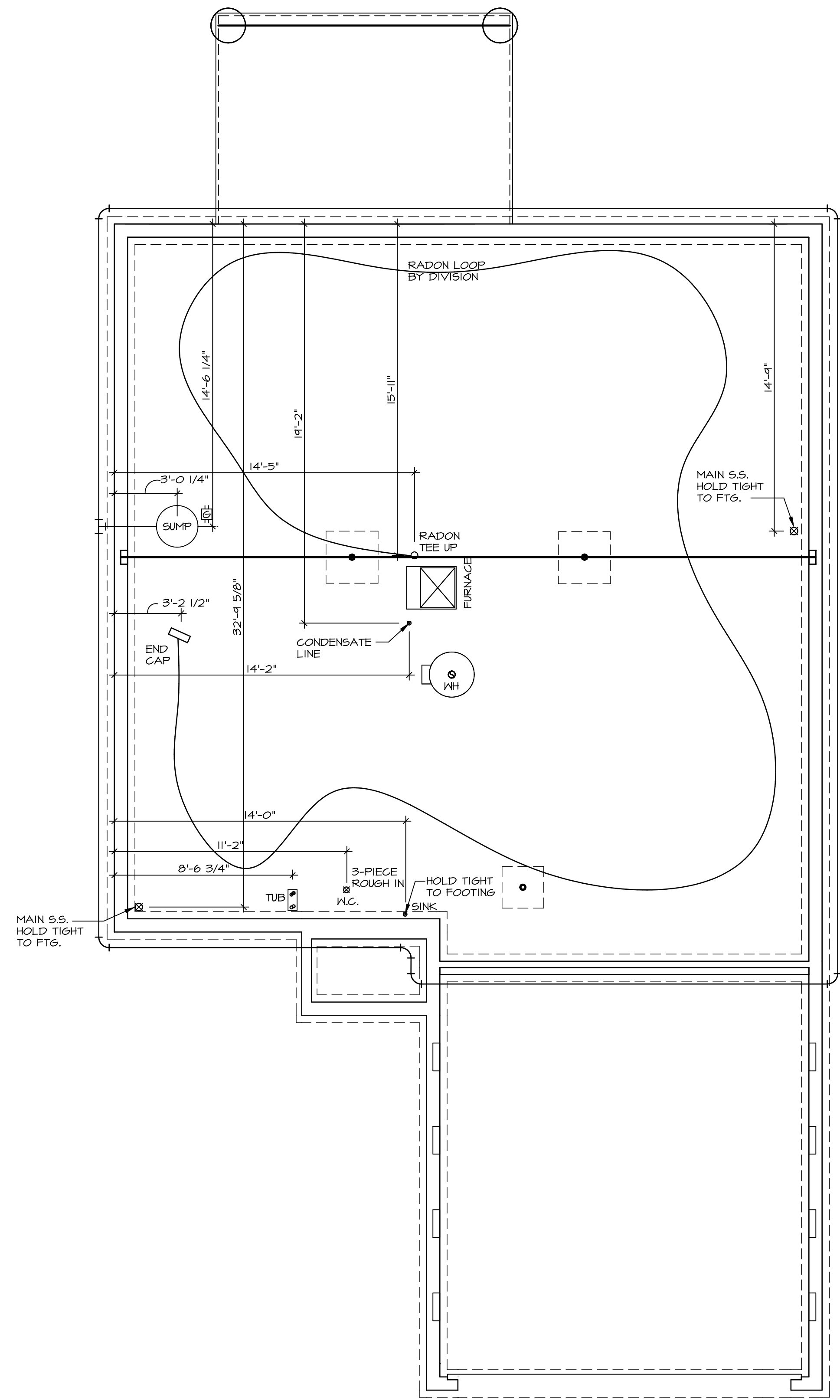
SET NO. **ABY00**
VERSION **01**
DRAWN BY **CEL**
DATE:
OPTION



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

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DIV-COMM-LOT-UNIT
DCY-S3-0225
COMM-LOT
SANTYERS MILL - LIFESTYLE - 0225
STREET ADDRESS
5680 SANTYERS MILL DR.
CITY
MIDDLETOWN
STATE
OH
ZIP
45042



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	DRAWN BY
		DATE:
		OPTION

NVR
NVR, Inc., Suite 100
5285 Westpark Drive
Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-S3-0225
COMM-LOT
SANTYERS MILL - LIFESTYLE - 0225
STREET ADDRESS
5680 SANTYERS MILL DR.
CITY MIDDLETOWN STATE OH ZIP 45042

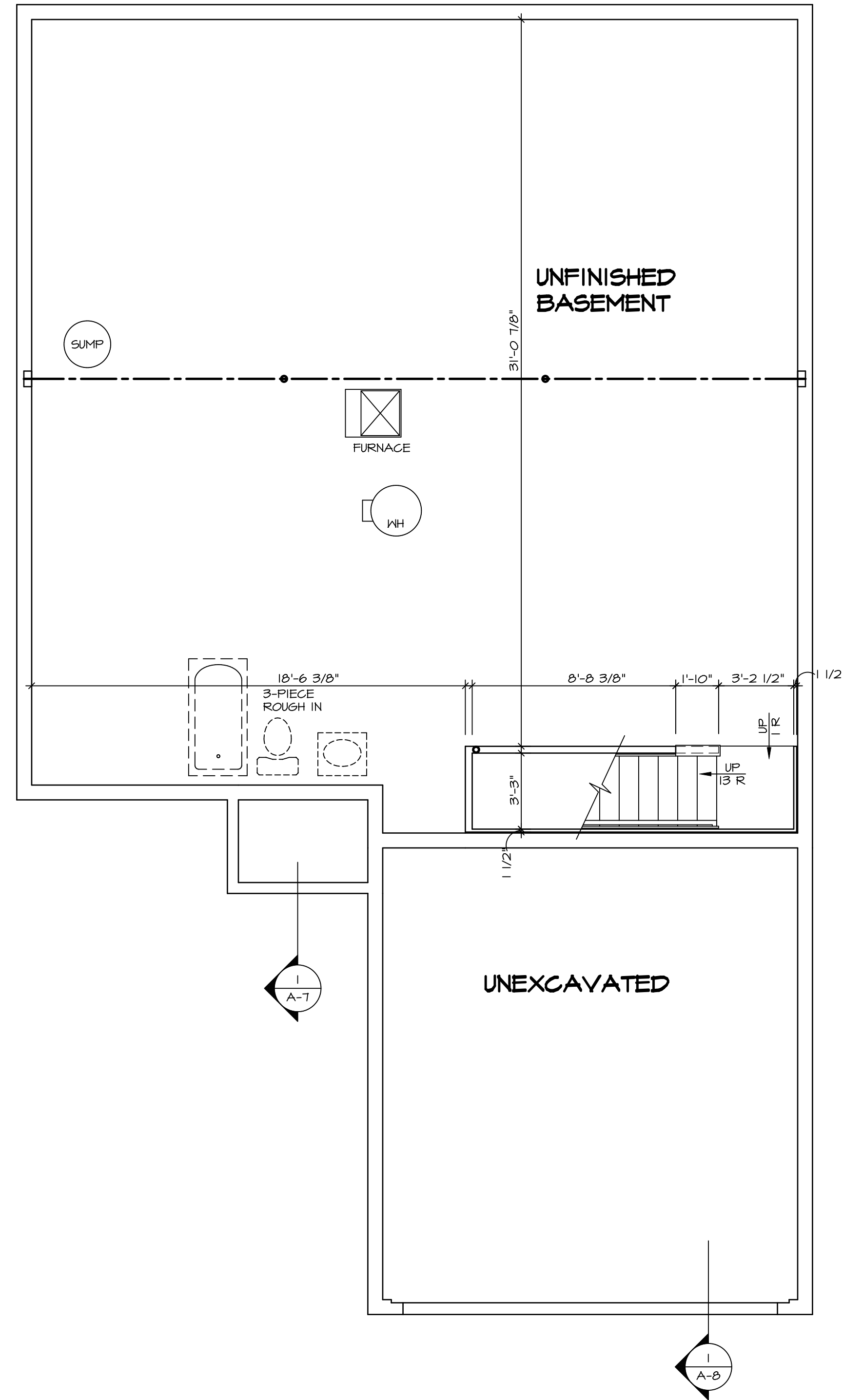
BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	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.

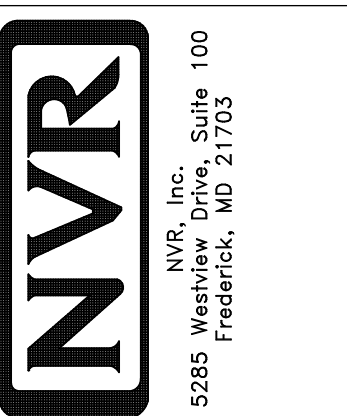
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT
DCY-S3-0225
COMM-LOT
SANTYERS MILL - LIFESTYLE - 0225
STREET ADDRESS
5680 SANTYERS MILL DR.
CITY MIDDLETOWN STATE OH ZIP 45042

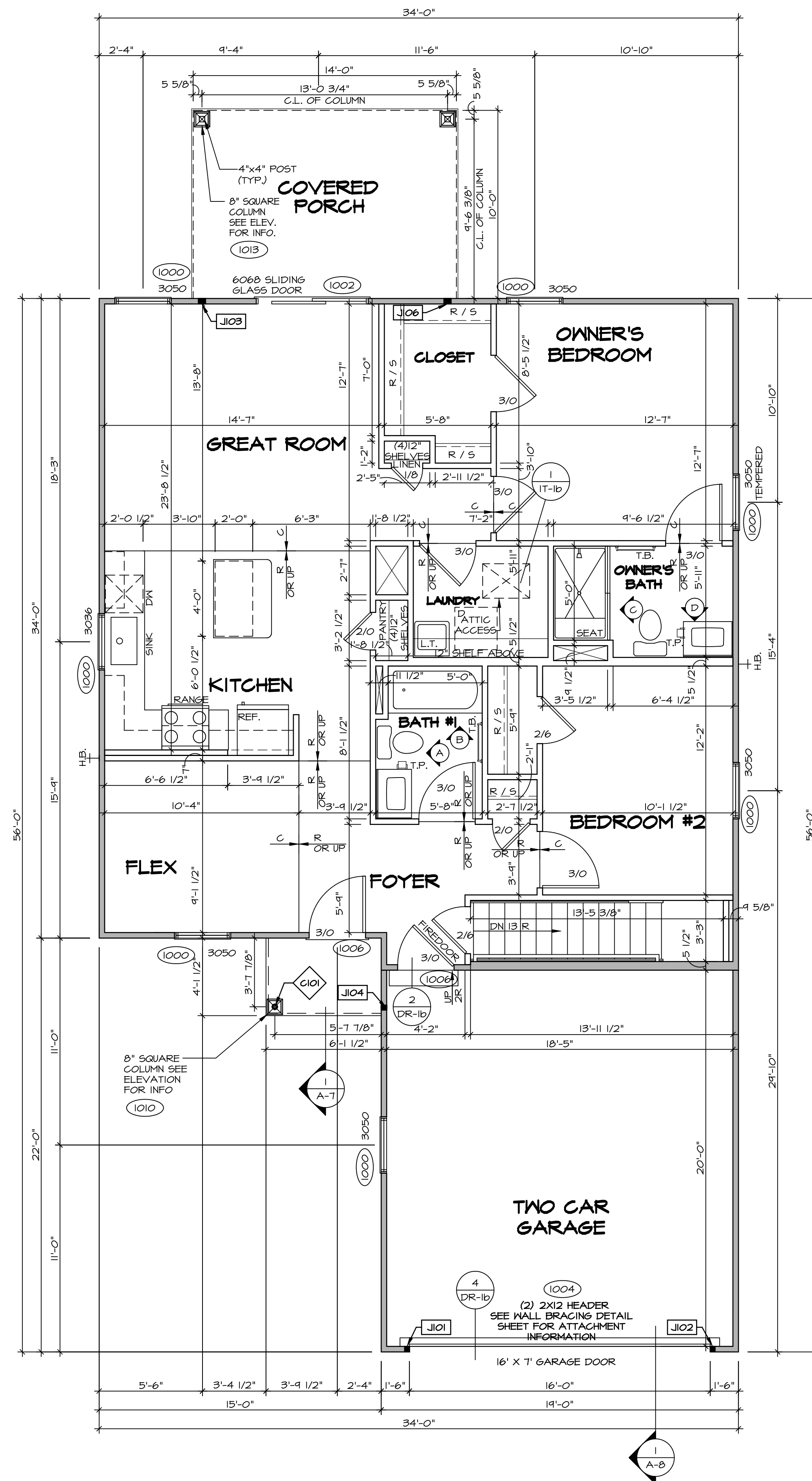
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SET NO. ABY00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
ARUBA BAY
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-5
9



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
- ◇ STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L 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.
 - 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 CEILING. ALL DROPPED CEILING 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	
J103	JACK - (3) 2X4 SPF STUD GRADE		1013	
J104	JACK - (2) 2X4 SPF STUD GRADE	ELK	1010	
J106	JACK - (3) 2X4 SPF STUD GRADE		1013	

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:

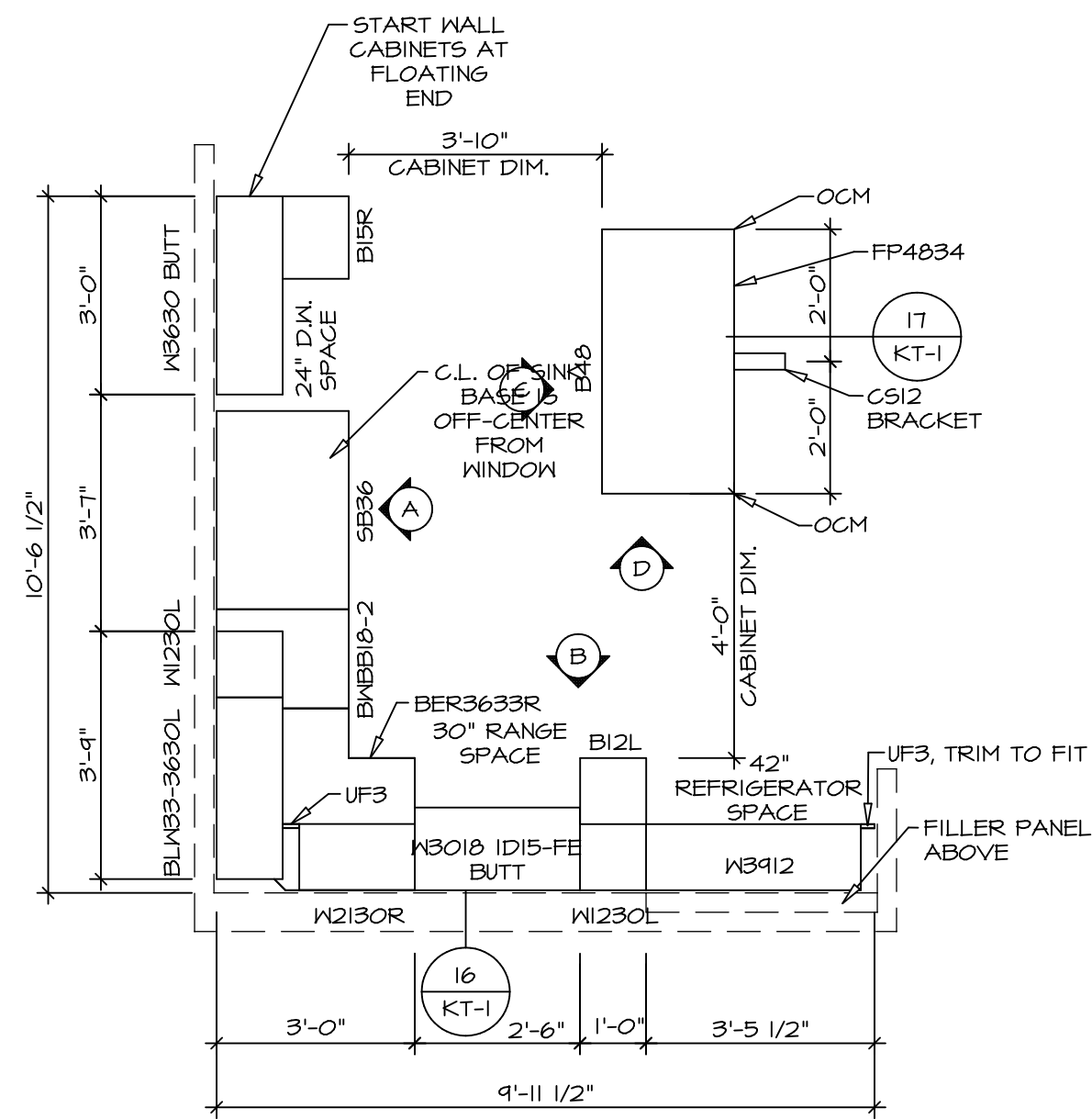
SHEET NO. 10

DIV-COMM-LOT-UNIT: DCY-S3-0225
COMM-LOT: SAMYERS MILL - LIFESTYLE - 0225
STREET ADDRESS: 5690 SAMYERS MILL DR.
CITY: MIDDLETOWN
STATE: OH
ZIP: 45042

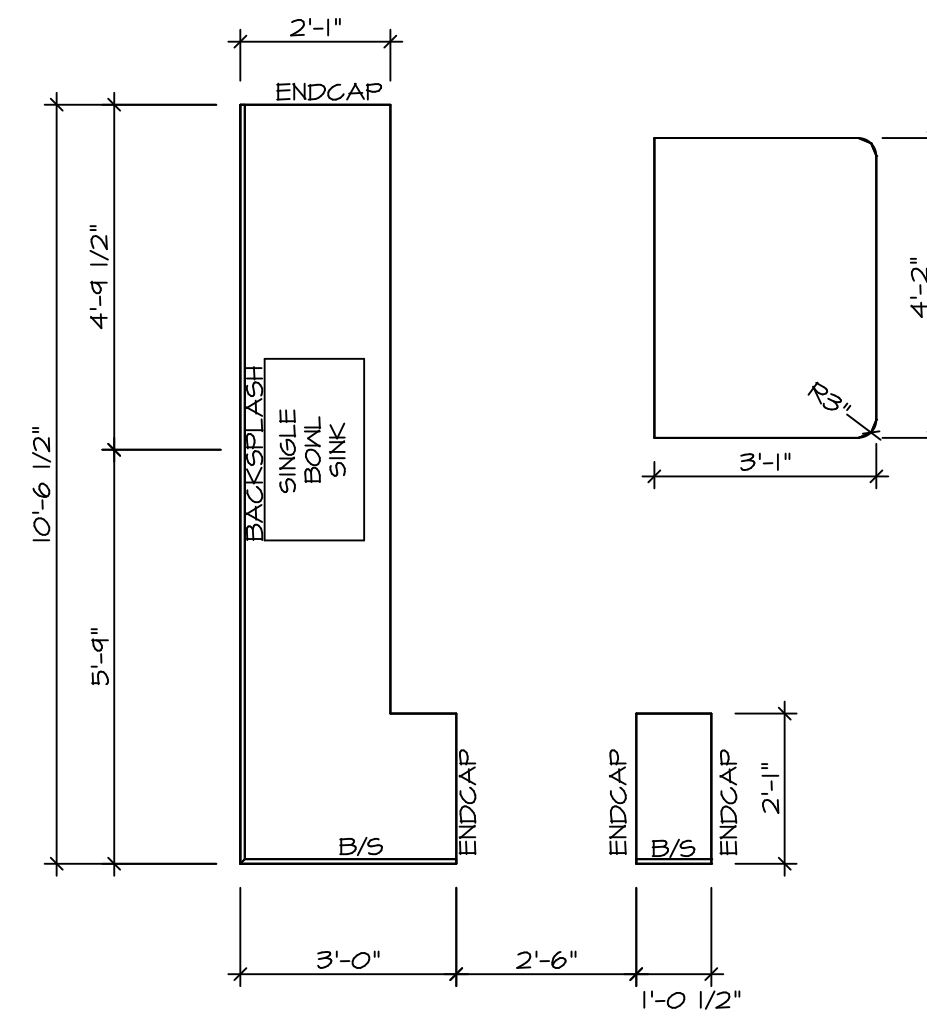
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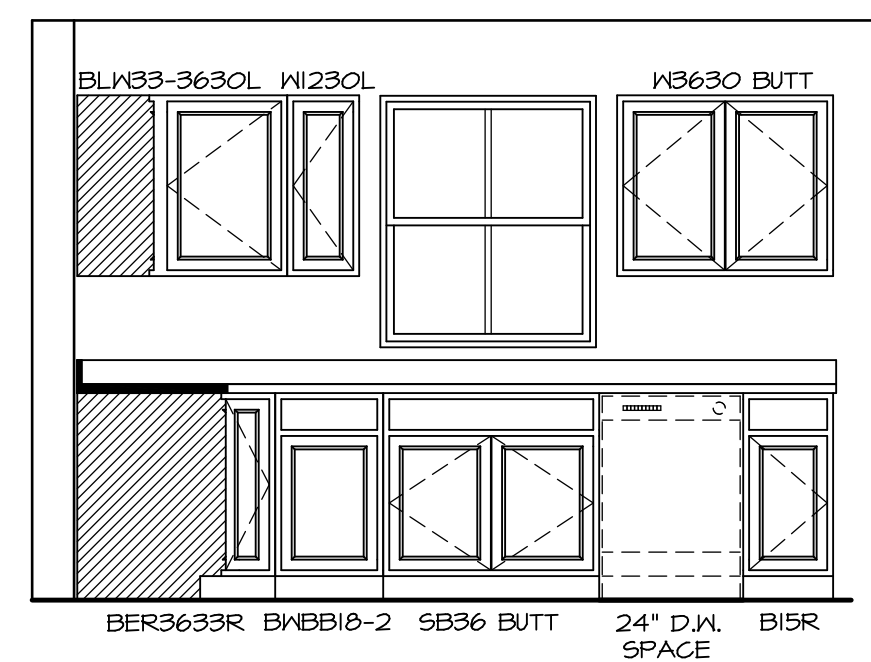
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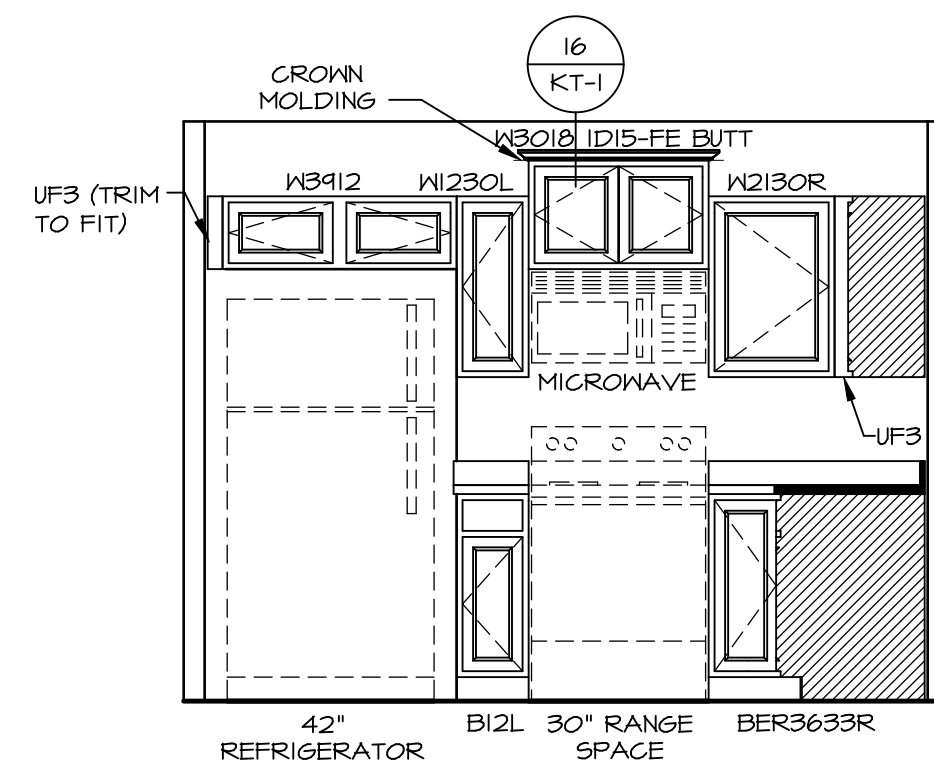
2 KITCHEN CABINET PLAN KC-3771
SCALE: 3/8" = 1'-0"
KITCHEN ISLAND *KFB*



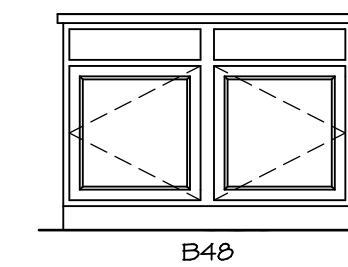
4 KITCHEN COUNTERTOP PLAN KC-3771
SCALE: 3/8" = 1'-0"
KITCHEN ISLAND *KFB*



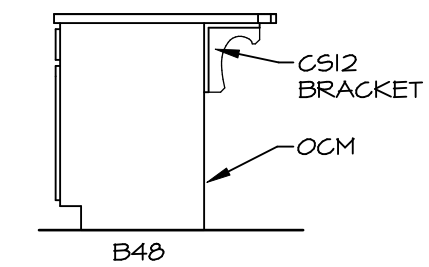
A KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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



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



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

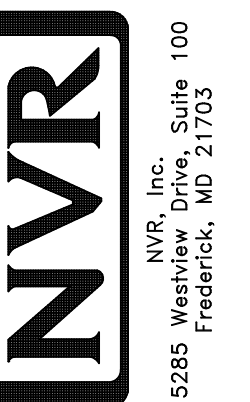
- NOTES:**
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF3) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 5. 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.
 6. 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.

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

MODEL: ARUBA BAY
DRAWING TITLE: KITCHEN PLAN
OPTION DESCRIPTION:

SHEET NO. A-10
14

SET NO. ABY00
VERSION 01
DRAWN BY
DATE:
OPTION

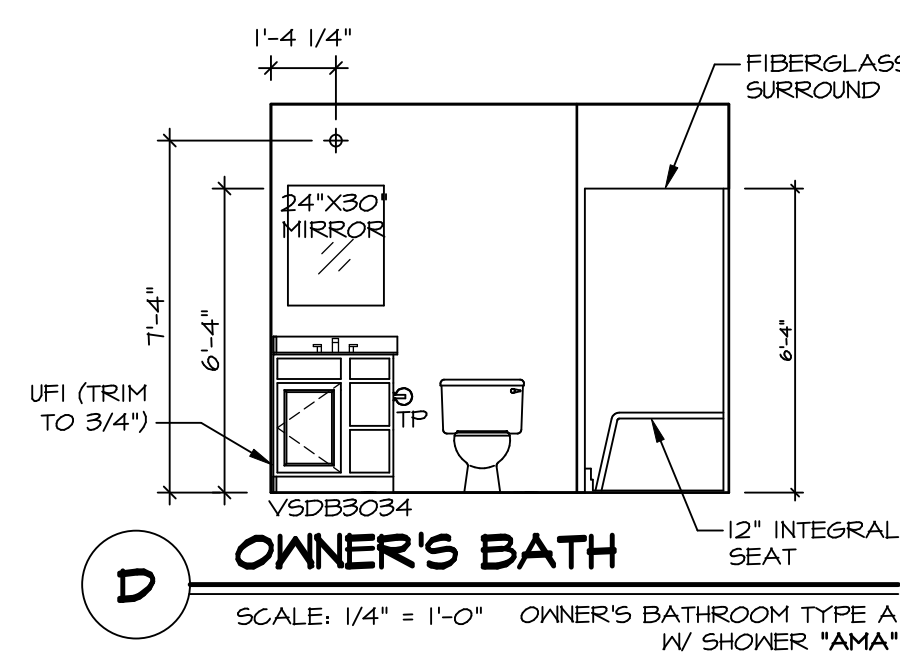
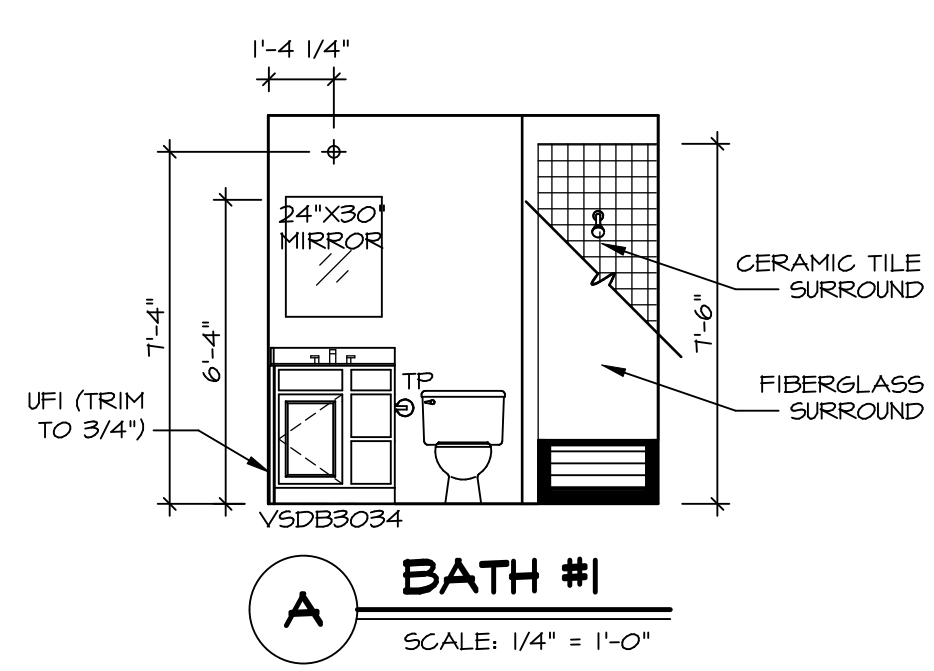
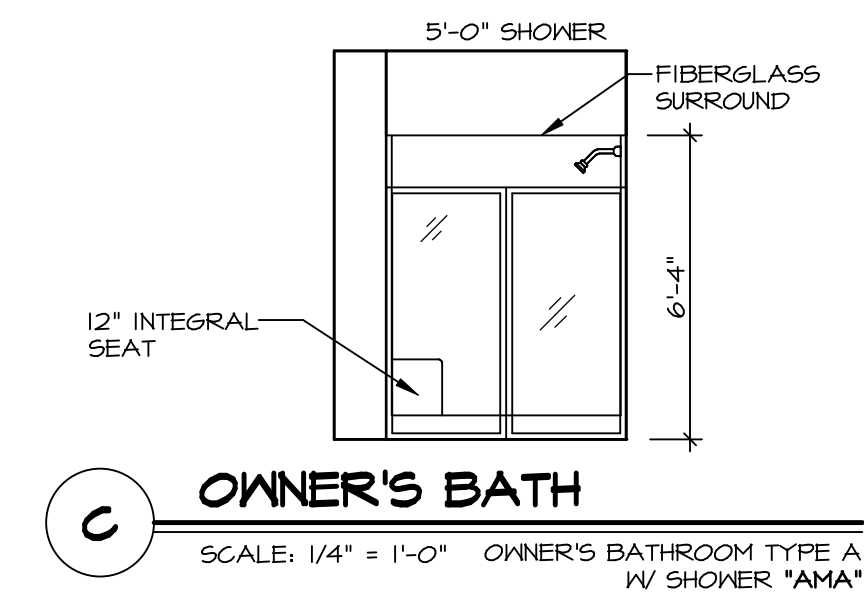
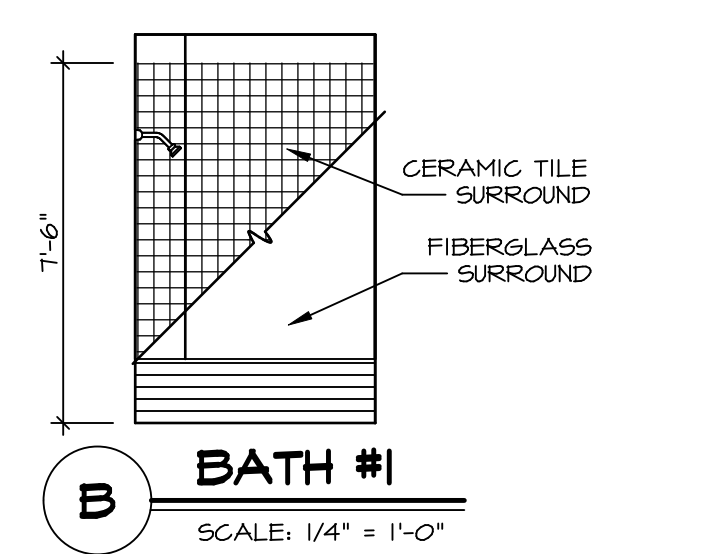
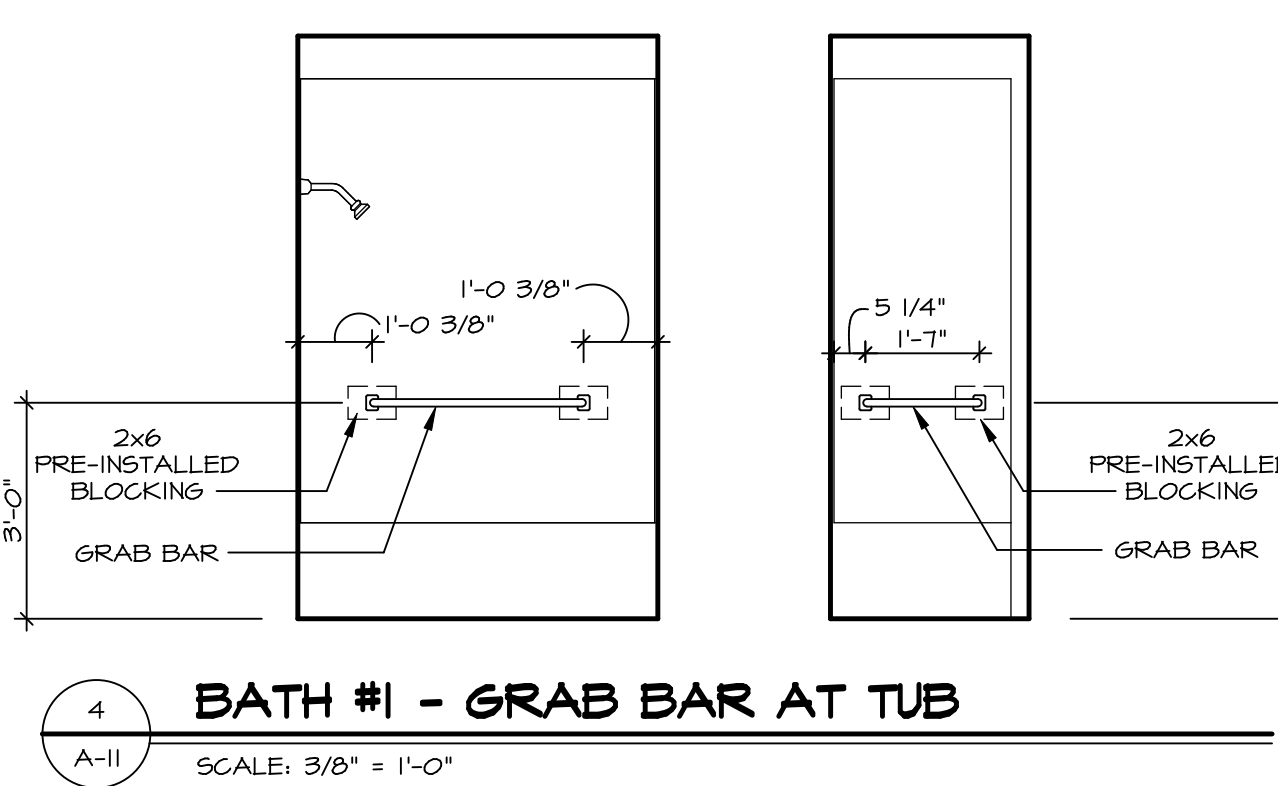
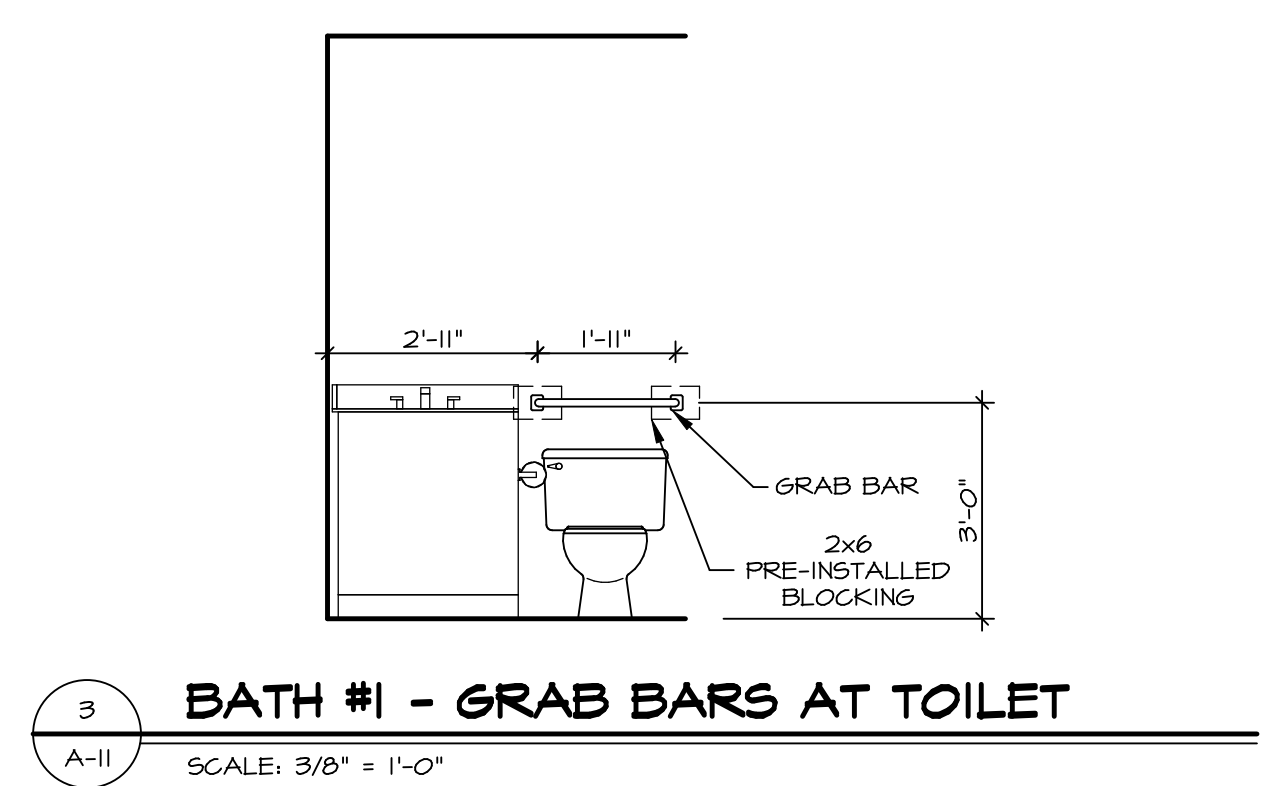
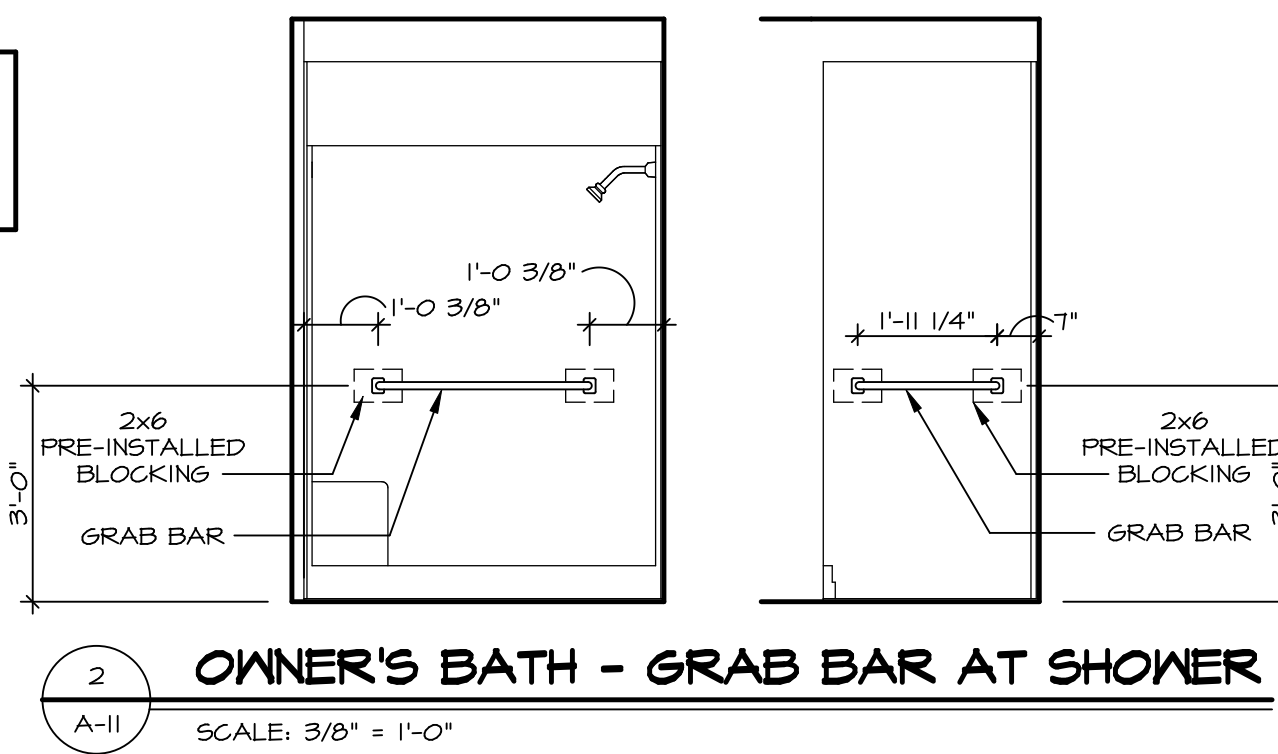
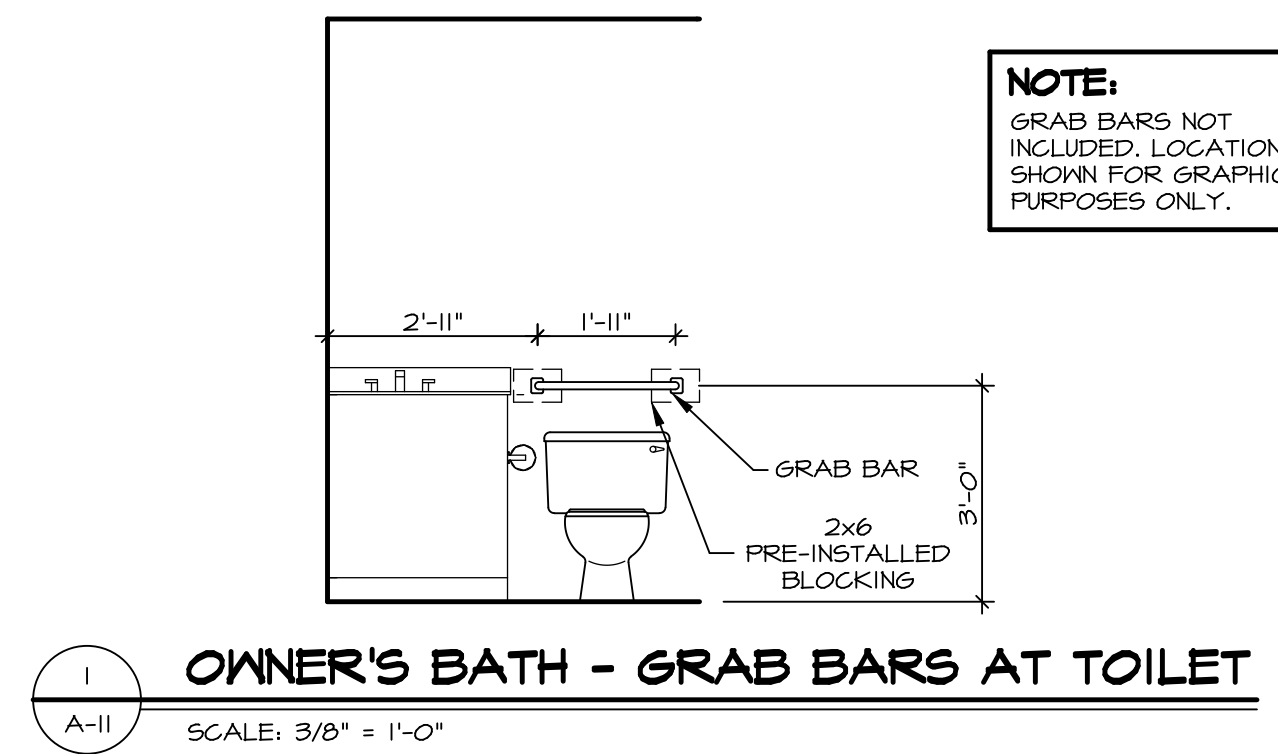


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DIV-COMM-LOT-UNIT DCY-S3-0225
COMM-LOT
STREET ADDRESS
5660 SAMYERS MILL DR.
CITY MIDDLETOWN
STATE OH
ZIP 45042

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	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	15	DIV-COMM-LOT-UNIT DCY-S3-0225	COMM-LOT SAMYERS MILL - LIFESTYLE - 0225	STREET ADDRESS 5680 SAMYERS MILL DR.	CITY MIDDLETOWN	STATE OH	ZIP 45042
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<p>SET NO. ABY00 VERSION 01 DRAWN BY DATE: OPTION</p>										