

1
A-4 PLUMBING PLAN

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

SHEET NO.
A-4

MODEL
ARUBA BAY

SET NO. A-4
VERSION 01

DRAWN BY
DATE:
OPTION

8

OPTION DESCRIPTION



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

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DIV-COMM-LOT-UNIT

DCY-S3-0317

COMM-LOT
SANTYERS MILL - LIFESTYLE - 0317

STREET ADDRESS
5666 MILLBROOK DR

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APT. NO.

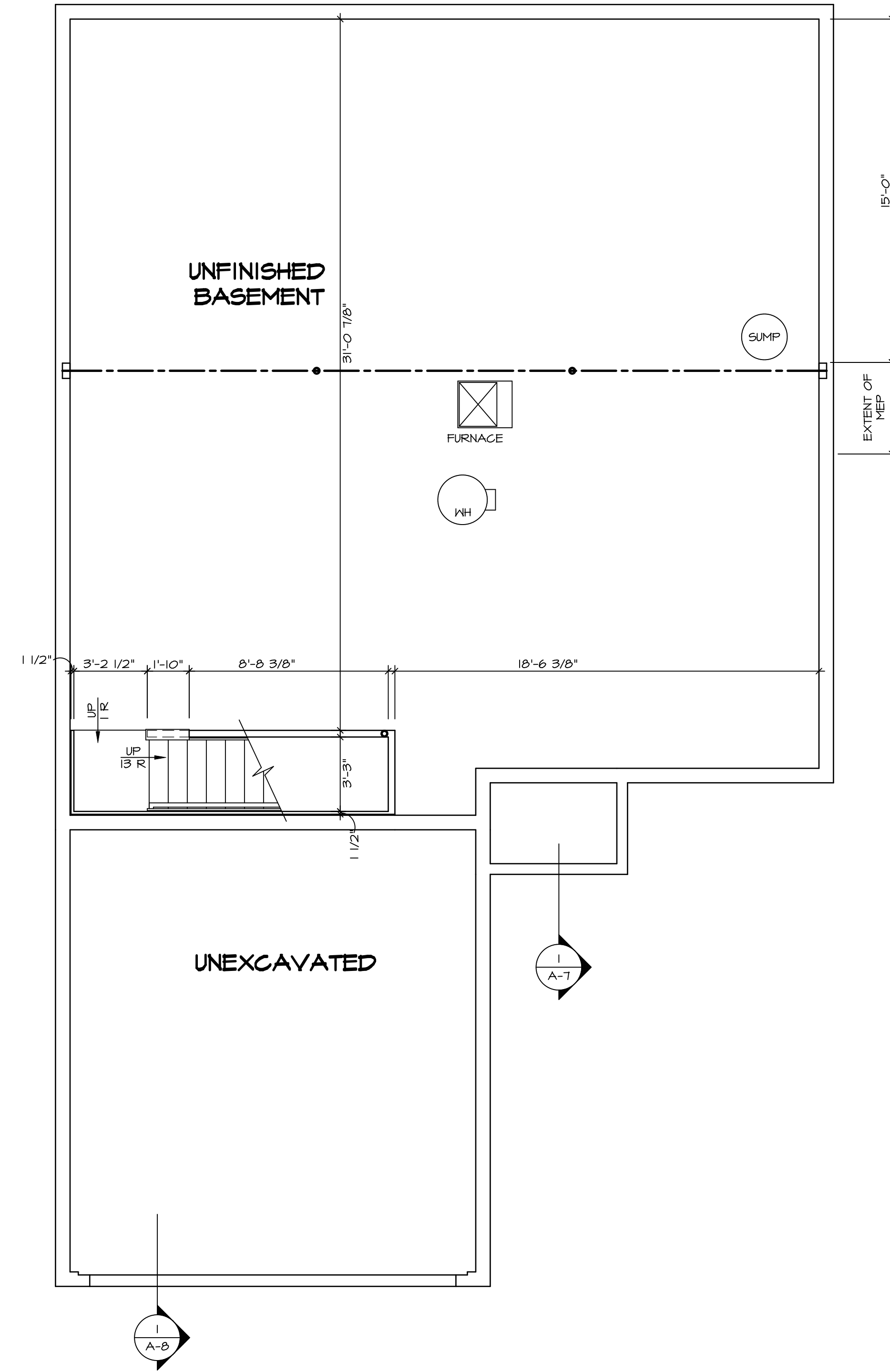
BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

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

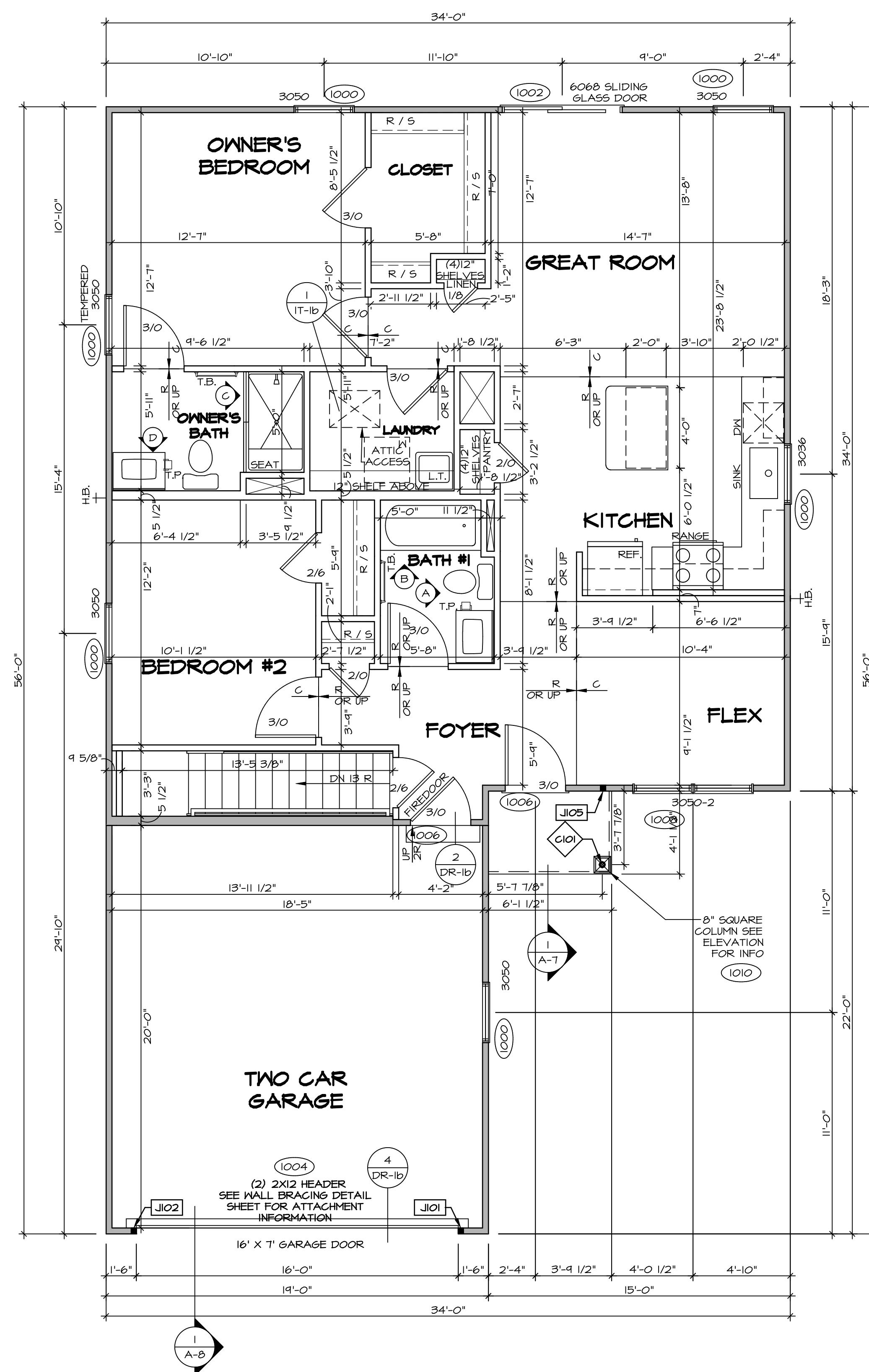
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL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

SHEET NO. A-5	MODEL ARUBA BAY	SET NO. ABY00	VERSION 01
		DRAWN BY	DATE:
OPTION DESCRIPTION 9	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION	DATE:
DIV-COMM-LOT-UNIT DCY-S3-0317 COMM-LOT SAUTERS MILL - LIFESTYLE - 0317 STREET ADDRESS 5666 MILLBROOK DR CITY MIDDLETOWN STATE OH ZIP 45042		© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	
NVR, Inc. Suite 100 Frederick, MD 21703		C:\NVR\Solves\ARUBA_BAY_ABY00_01\DCY-S3-0317\251508A_SheetA Lot_Specific 9 A-5 BSMT_L5.dwg 03/11/22 - 3:21 pm	



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 CEILING. ALL DROPPED CEILING 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, 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	
J105	JACK - (2) 2X4 SPF STUD GRADE	ELL	1010	

STEEL COLUMN SCHEDULE

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

DIV-COMM-LOT-UNIT
DCY-S3-0317

COMM-LOT
SMAVERS MILL - LIFESTYLE - 0317

STREET ADDRESS
5666 MILLBROOK DR

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APT. NO.

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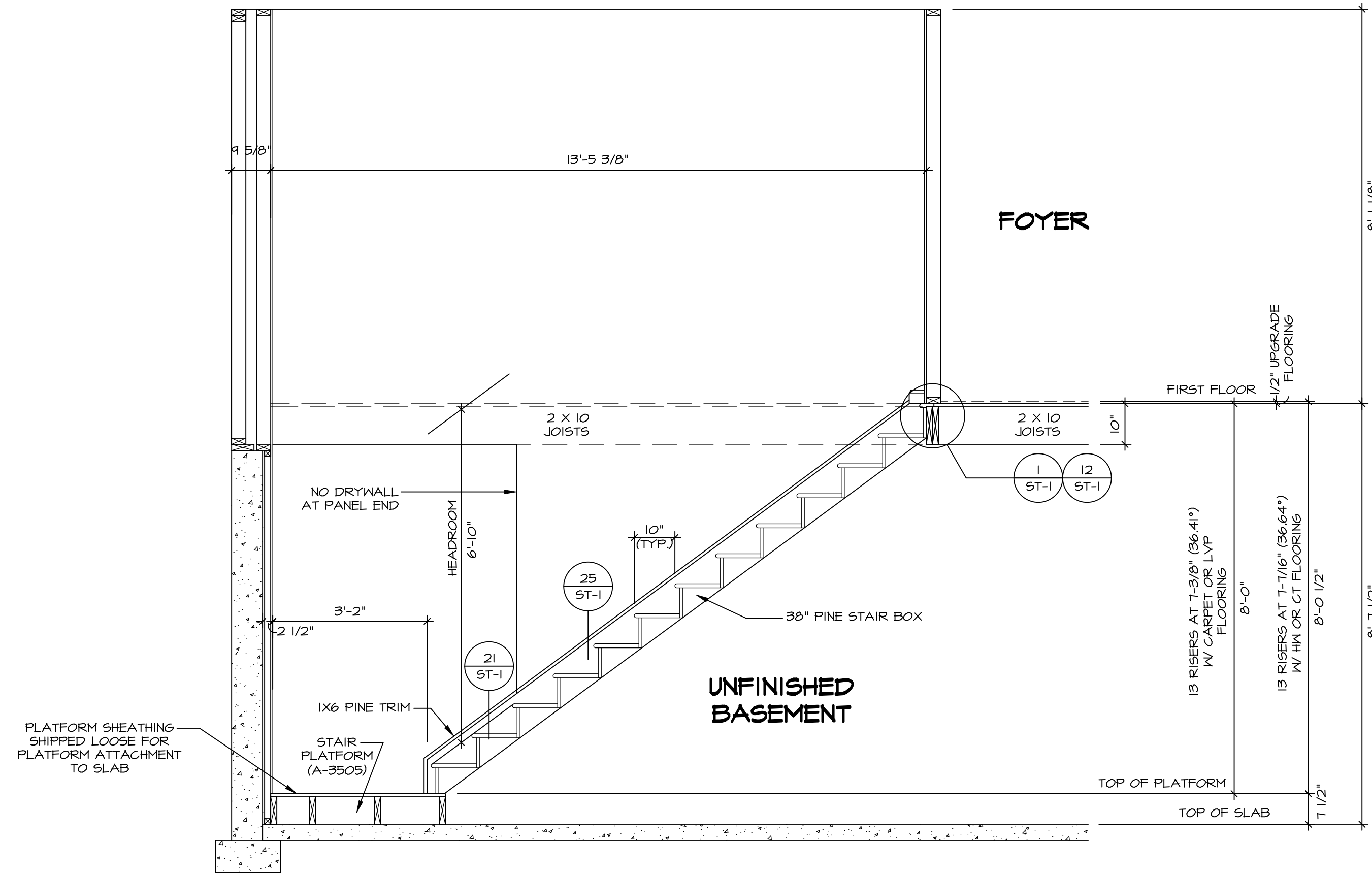
SET NO. ARUBA BAY
VERSION 01
DRAWN BY
DATE:
OPTION

A-6

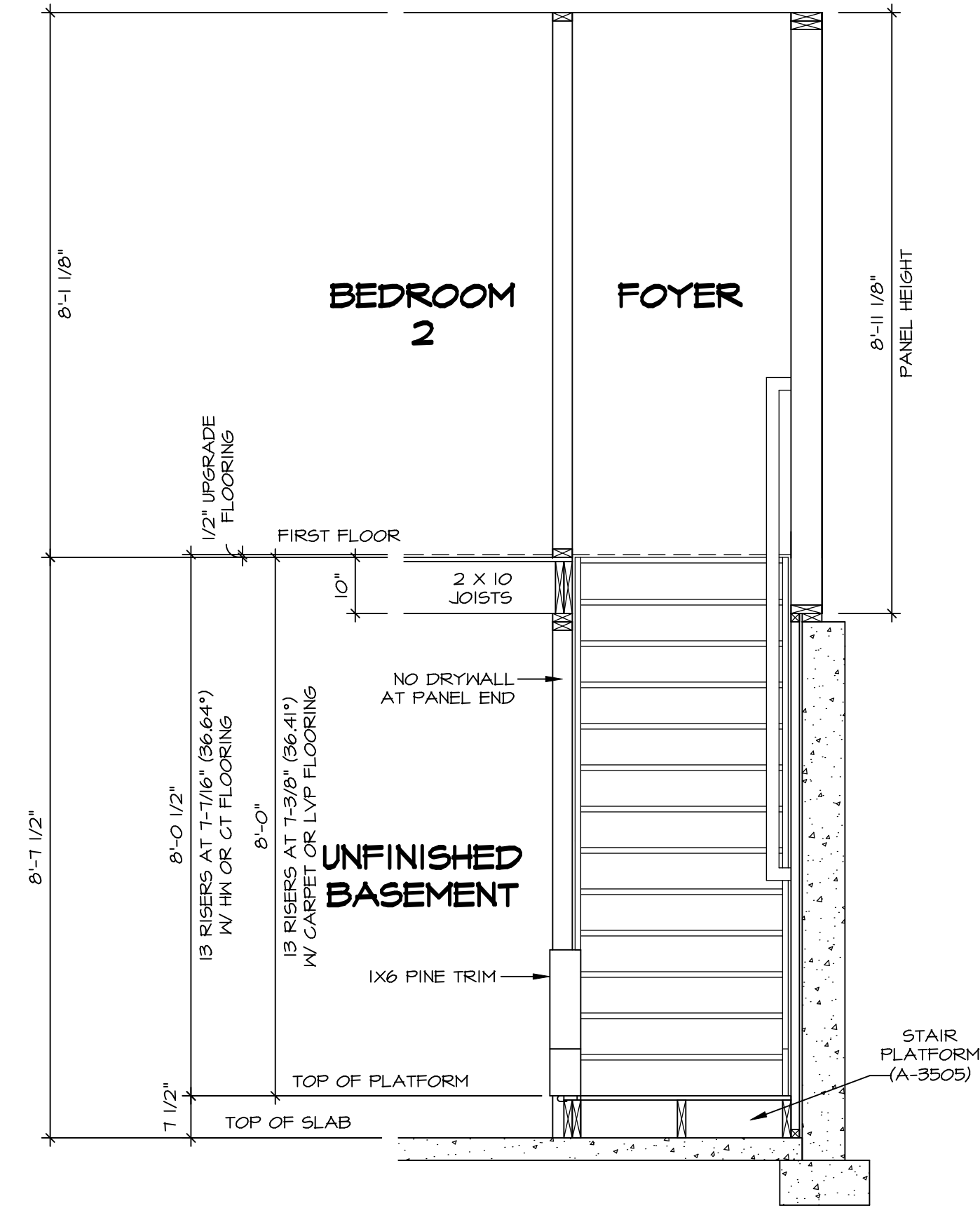
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10

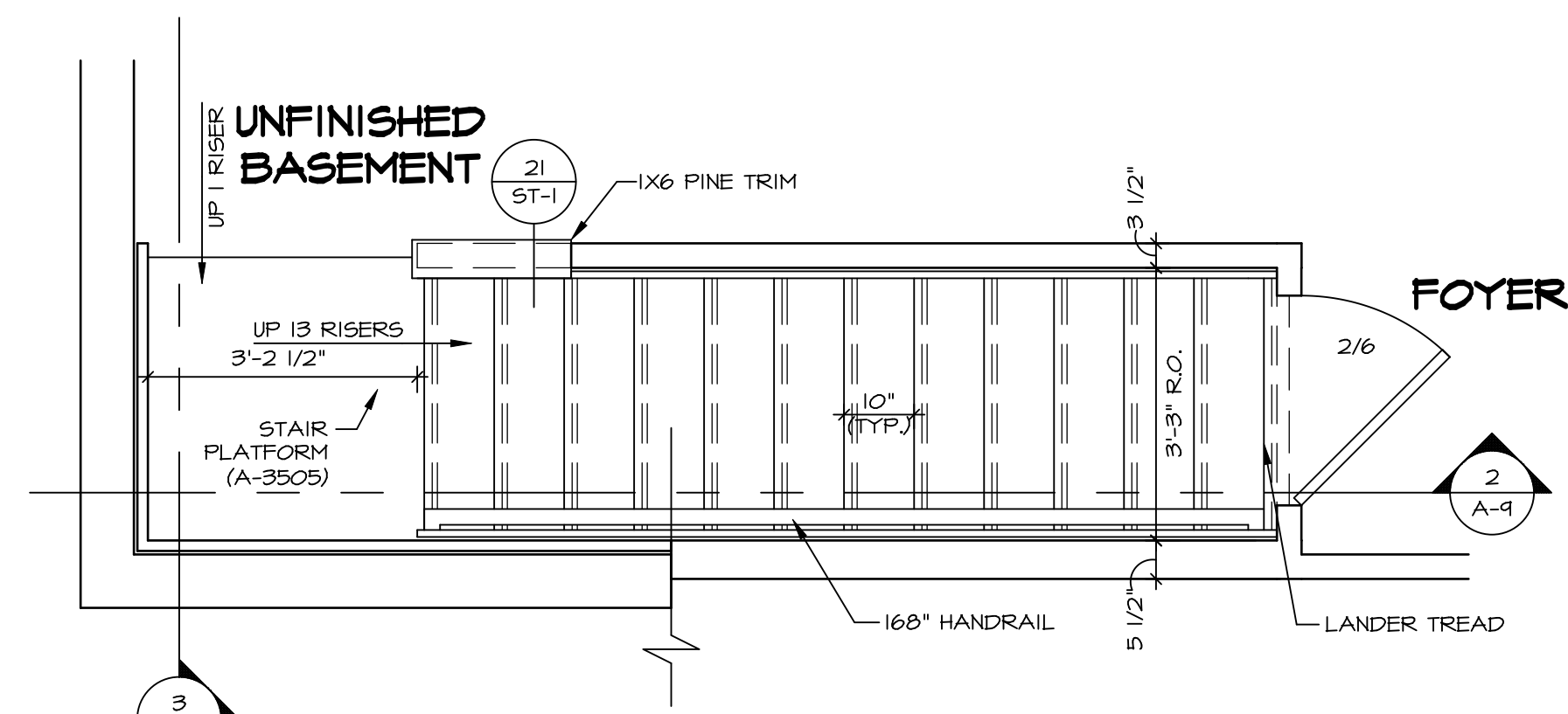
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STAIR SECTION 2
SCALE: 1/2" = 1'-0"



STAIR SECTION 3
SCALE: 1/2" = 1'-0"



BSMT / FIRST FLOOR STAIR PLAN 1
SCALE: 1/2" = 1'-0"

SHEET NO. A-9	MODEL ARUBA BAY	SET NO. ABY00	DIV-COMM-LOT-UNIT DCY-S3-0317
	DRAWING TITLE STAIR SECTION	VERSION 01	
OPTION DESCRIPTION 13	DATE:	DATE:	STREET ADDRESS 5666 MILLBROOK DR
	OPTION	OPTION	CITY MIDDLETOWN
		STATE OH	ZIP 45042

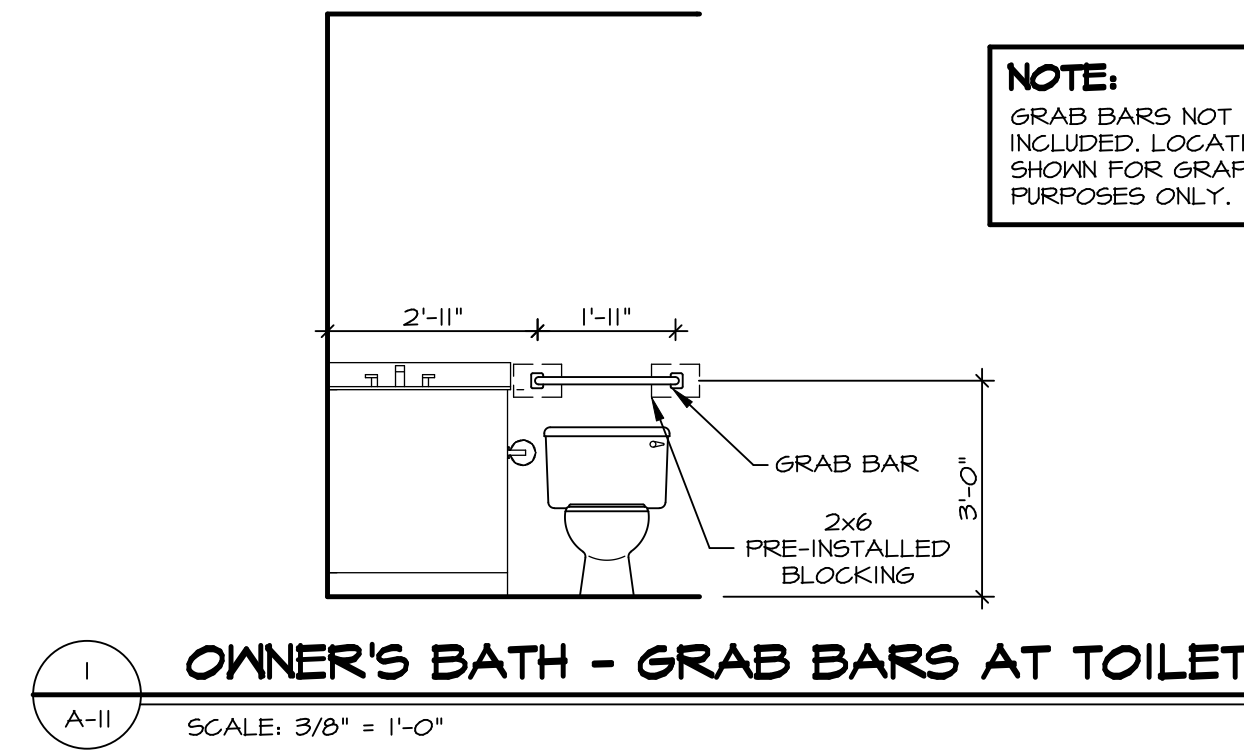
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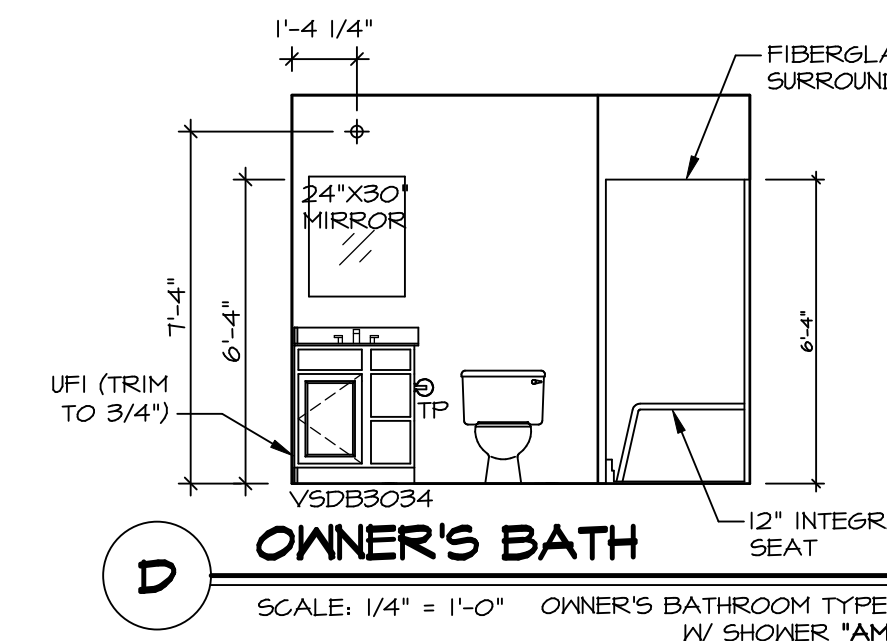
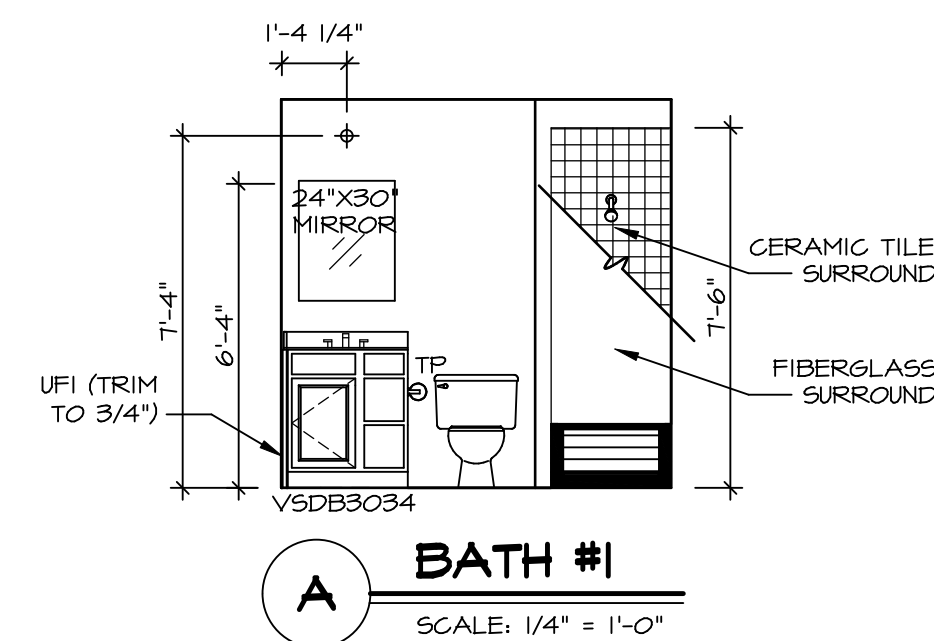
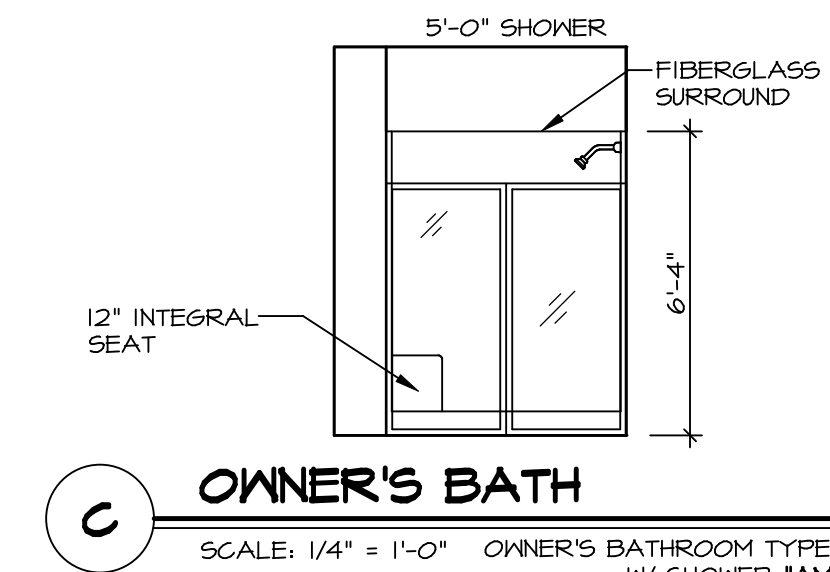
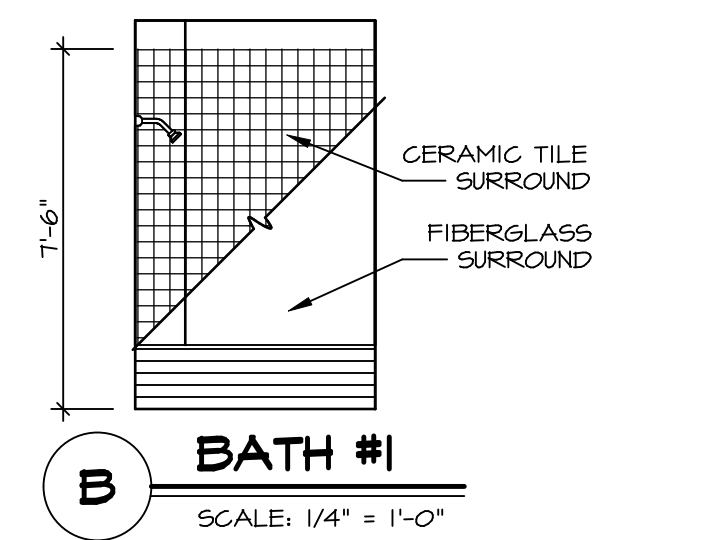
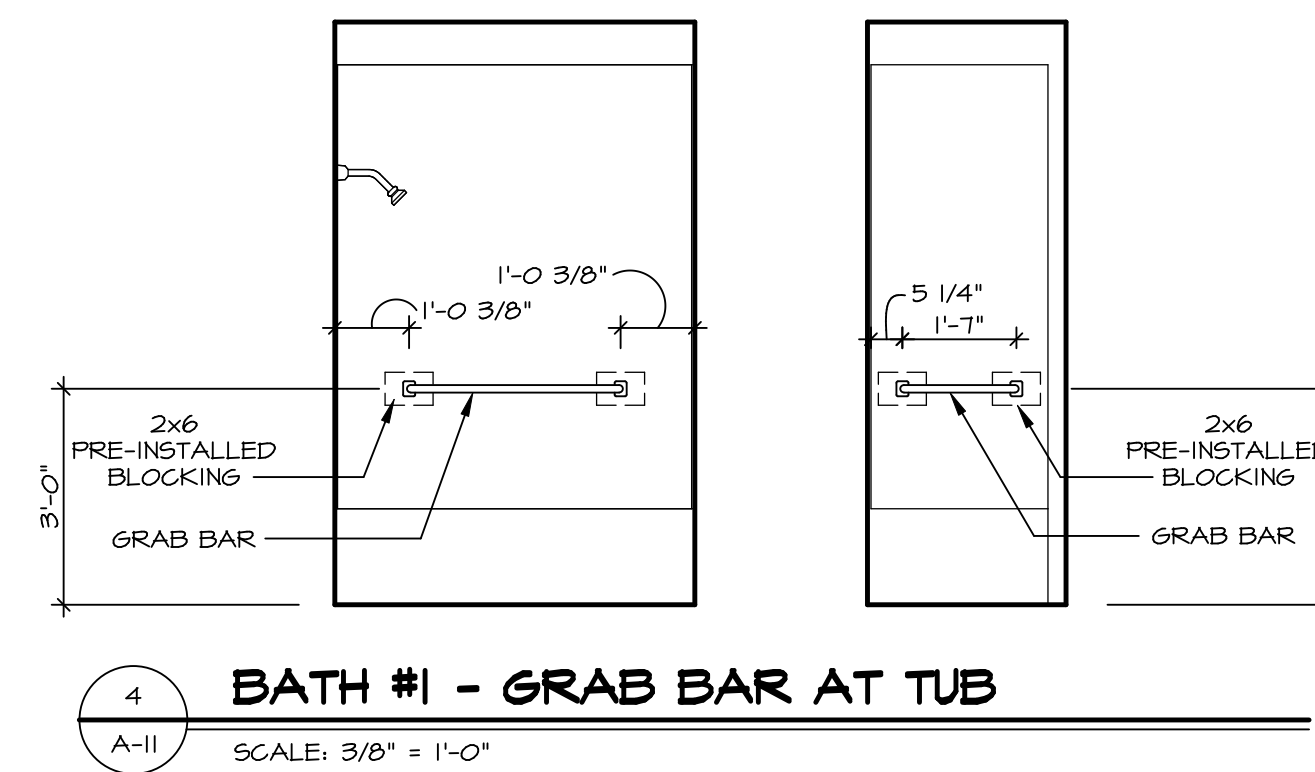
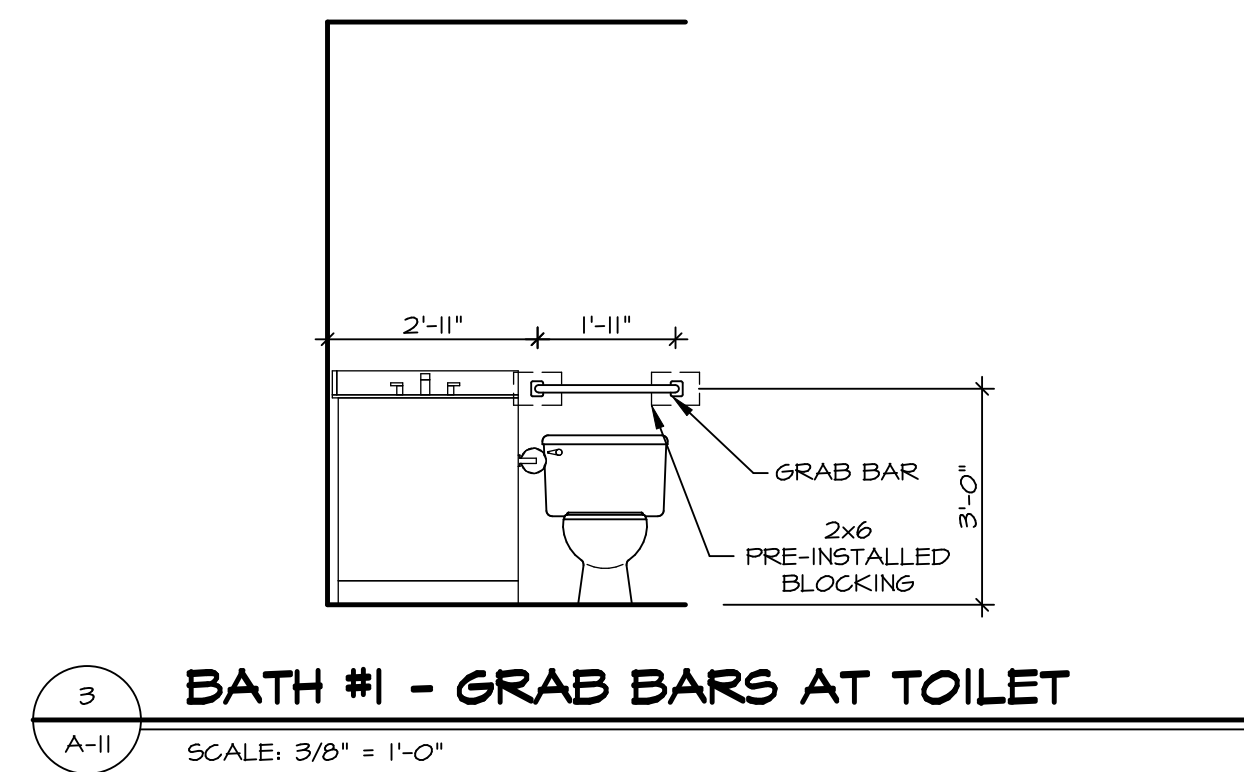
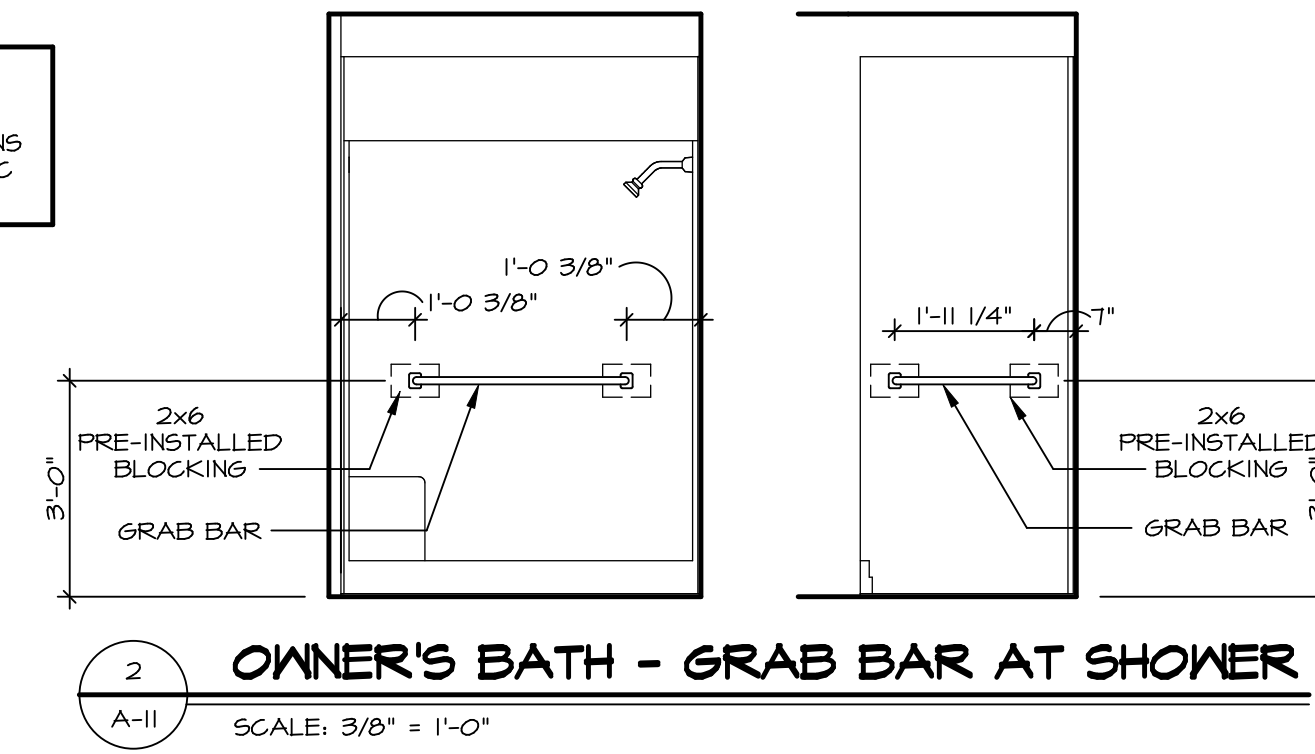
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NOTES:

- 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 VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.



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



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SET NO. ABY00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL: ARUBA BAY
DRAWING TITLE: BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-11
15

DIV-COMM-LOT-UNIT
DCY-S3-0317
COMM-LOT
SANTYERS MILL - LIFESTYLE - 0317
STREET ADDRESS
5666 MILLBROOK DR
CITY MIDDLETOWN STATE OH ZIP 45042