

CHE 958
3448 ARROWWOOD STREET
TIPP CITY, OH 45371

2 story basement

Finished basement - Full bath in basement

2 hose bibs with valves

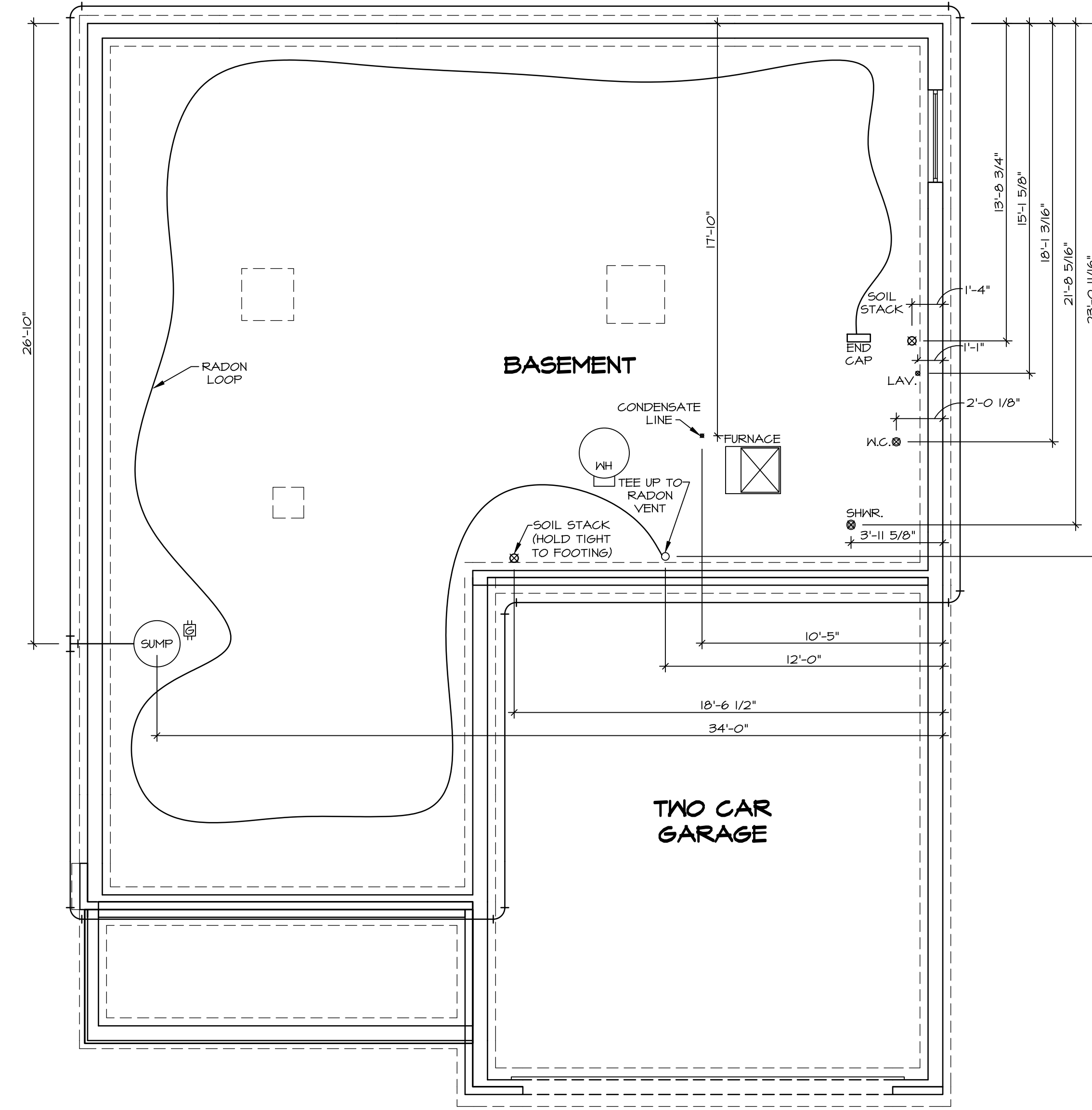
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

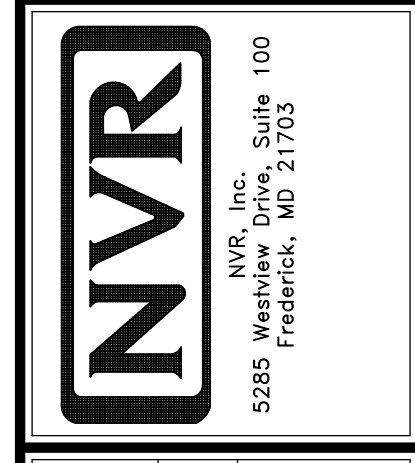
Gas Furnace



NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT)
 - NO PART OF STACK IS TO BE HORIZONTAL
 - PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
 - ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
 - SCREEN INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

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

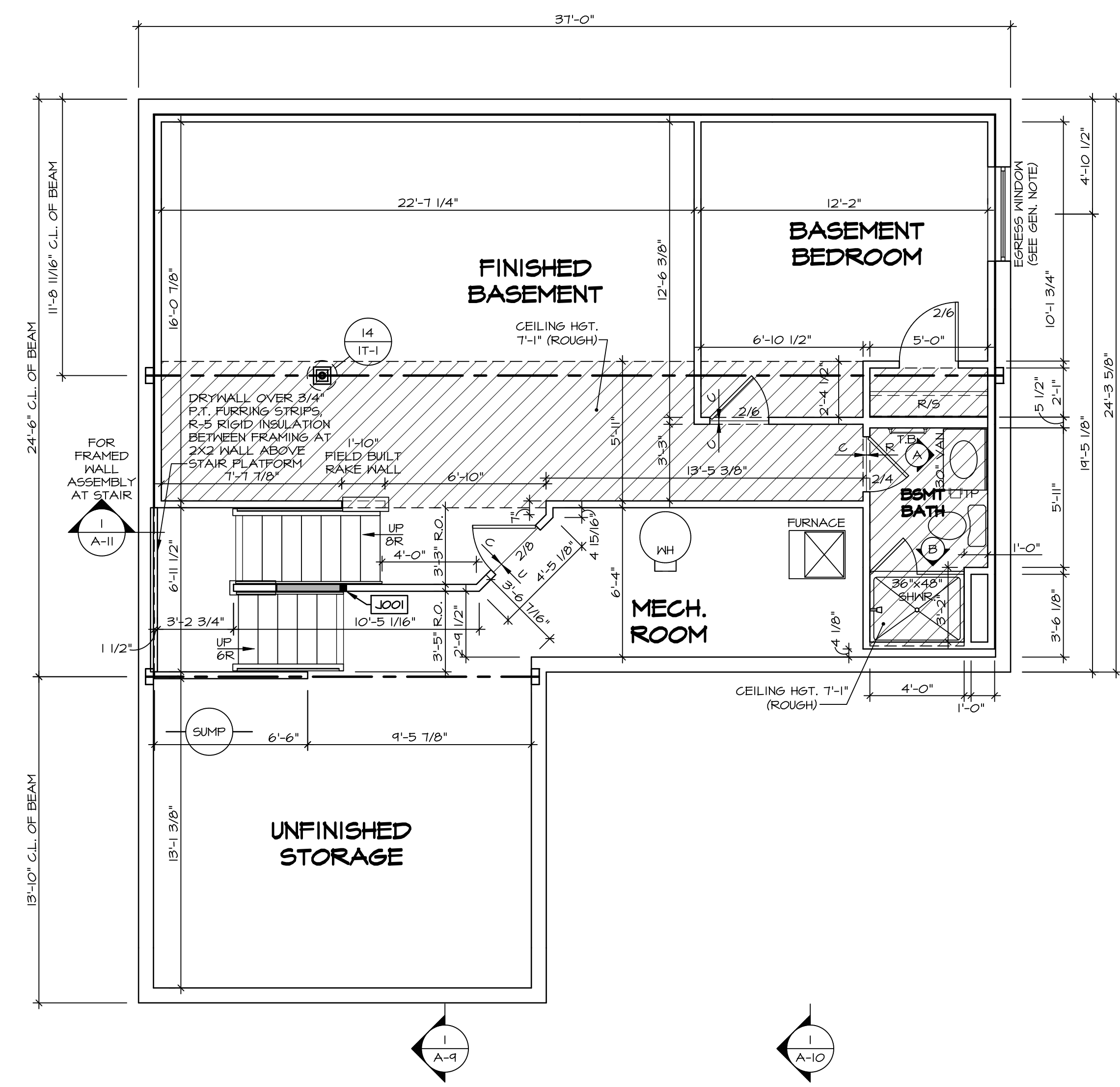
SHEET NO.	A-5
MODEL	COLUMBIA
SET NO.	CLM00
VERSION	01
RELEASE NO.	----
DRAWING TITLE	PLUMBING
DRAWN BY	JAB
DATE:	
OPTION	OPTION



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DIV-COMM-LOT-UNIT	DCY-CH-E95B
COM-LOT	CARRIAGE TRAILS - E95B
STREET ADDRESS	9448 ARROWWOOD STREET
APT. NO.	----
CITY	TIPP CITY
STATE	OH
ZIP	45371

1
A-6
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM-HEADER
- PAD FOOTING
- STEEL COLUMN
- 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, 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 WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIFFLES 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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

MODEL
COLUMBIA
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO.
A-6
13

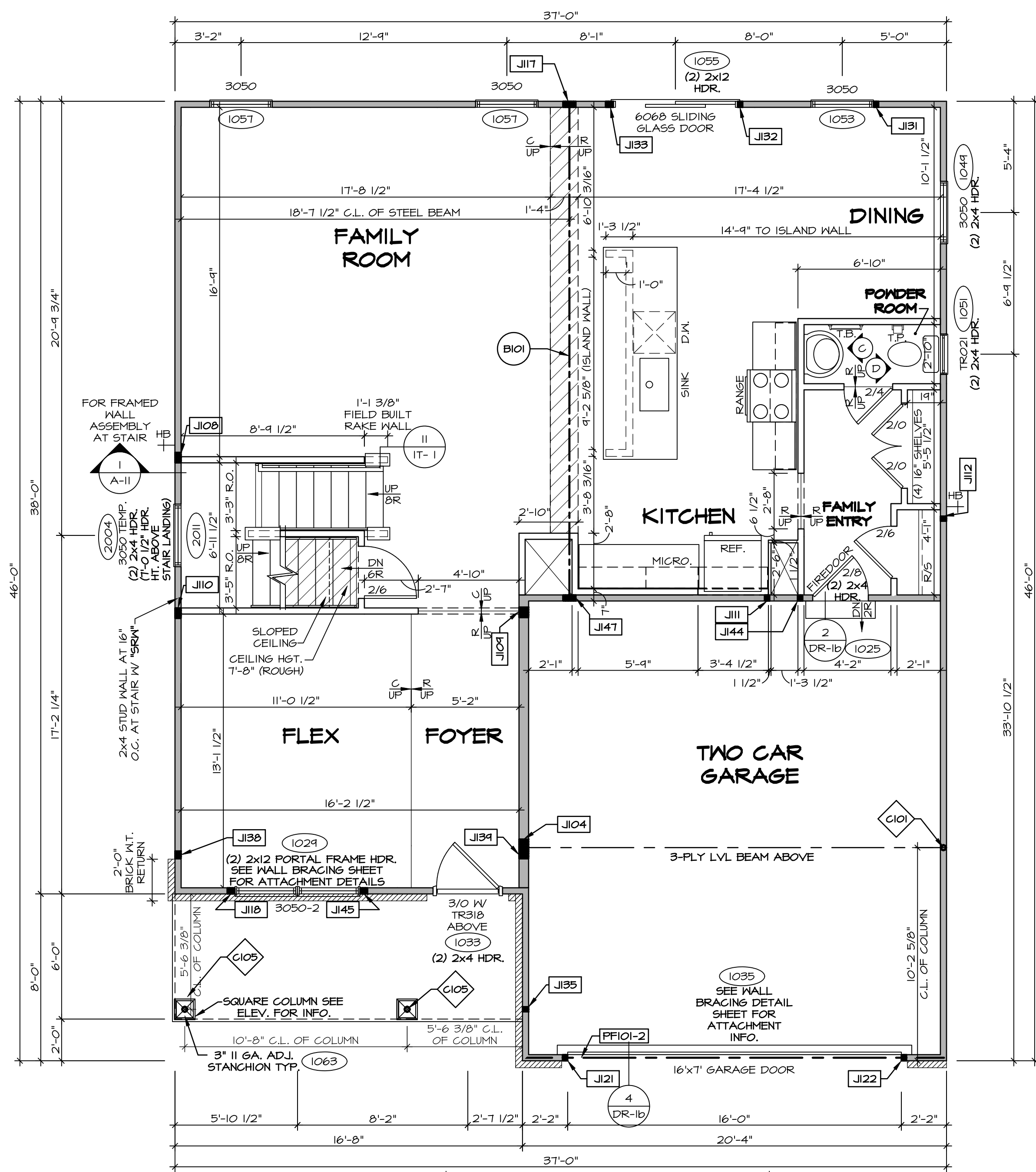
SET NO.
CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY CVB
DATE:
OPTION
FBA

MODEL
COLUMBIA
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
BASEMENT FOUNDATION

DIV-COMM-LOT-UNIT
DCY-CH-E958
COM-Lot
CARRIAGE TRAILS - E958
STREET ADDRESS
9448 ARROWWOOD STREET
CITY
TIPP CITY
STATE
OH
ZIP
45371

NVR
NVR, Inc., Suite 100
5285 Westwick, Frederick, MD 21703
10/15/23 - 2:11 pm

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

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ 1" PLY. ALL INTERIOR WALLS TO BE 3 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIFFLES 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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH. EXTERIOR SHEATHINGS NOT INCLUDED IN WALL THICKNESS.

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
 - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
 - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
 - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- T.A. - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30 W 2X6 SILL	23'-10 3/4"	6CB/ 6CF	1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	6CB/ 6CF	1035	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	6CB/ 6CF, ELB/ ELL, SXC, FBA/ FCA, SZL	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ.	9'-4 7/8"	FBA	1063	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JI04	JACK - (5) 2X6 SPF STUD GRADE	SXC, ELB/ ELL, SZL	1006	
JI08	JACK - (4) 2X4 SPF STUD GRADE		1014	
JI09	JACK - (4) 2X6 SPF STUD GRADE		1016	
JI10	JACK - (4) 2X4 SPF STUD GRADE		1016	
JI11	JACK - (2) 2X4 SPF STUD GRADE		1018	
JI12	JACK - (2) 2X4 SPF STUD GRADE		1020	
JI17	JACK - (5) 2X4 SPF#1		1023	
JI18	JACK - (3) 2X4 SPF STUD GRADE		1021	
JI21	JACK - (2) 2X4 SPF STUD GRADE	6CB/ 6CF	1035	
JI22	JACK - (2) 2X4 SPF STUD GRADE	6CB/ 6CF	1035	
JI31	JACK - (2) 2X4 SPF STUD GRADE		1053	
JI32	JACK - (2) 2X4 SPF STUD GRADE		1055	
JI33	JACK - (3) 2X4 SPF STUD GRADE		1055	
JI35	JACK - (2) 2X4 SPF STUD GRADE		1063	
JI38	JACK - (3) 2X4 SPF#1	ELB/ ELL	2010	
JI39	JACK - (3) 2X6 SPF STUD GRADE	ELB/ ELL	2010	
JI44	JACK - (2) 2X4 SPF STUD GRADE		1018	
JI45	JACK - (3) 2X4 SPF STUD GRADE		1021	
JI47	JACK - (5) 2X4 SPF#1		1023	

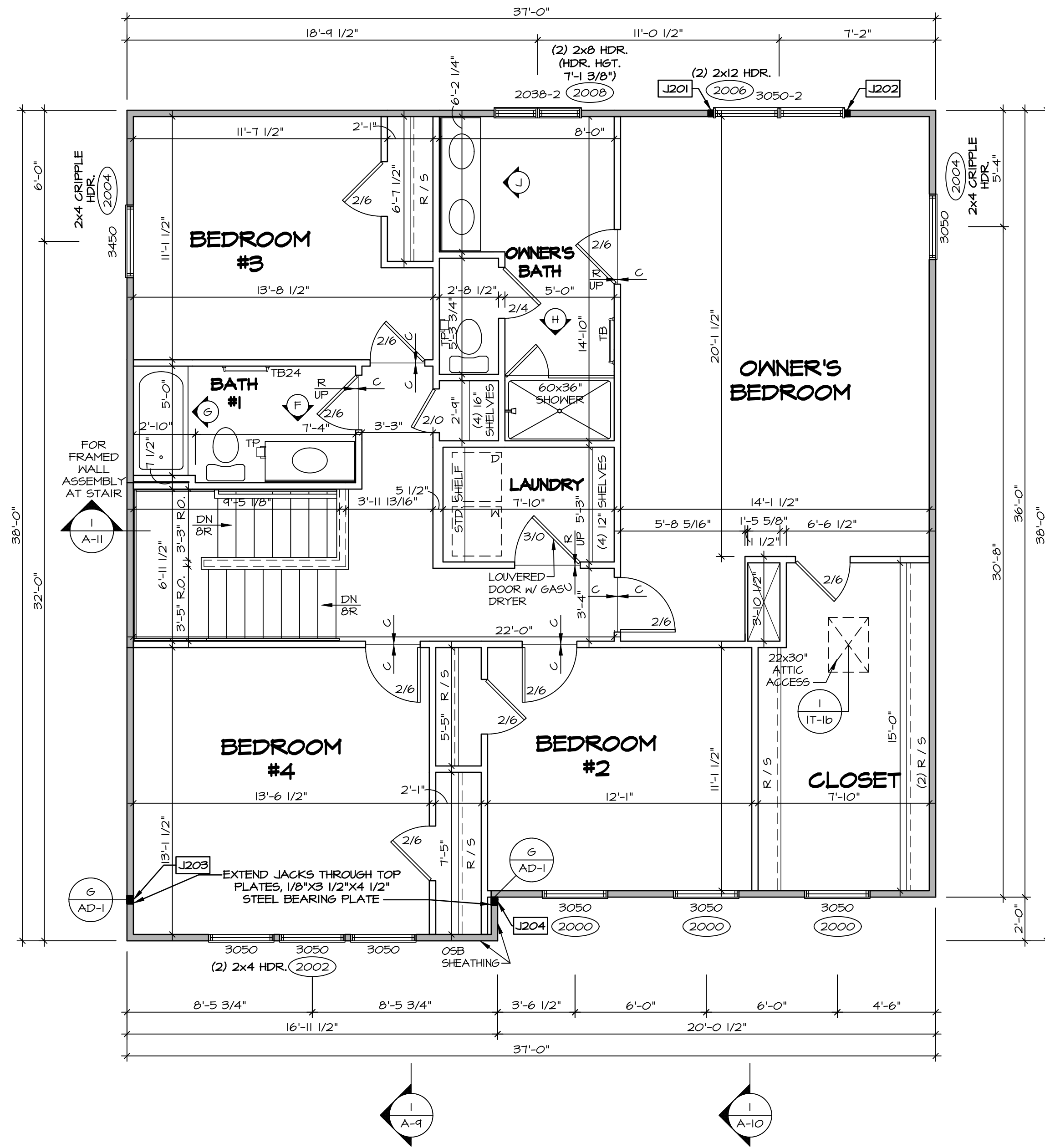
DIV-COMM-LOT-UNIT
DCY-CH-E958
COM-LOT
CARRIAGE TRAILS - E958
STREET ADDRESS
9448 ARROWWOOD STREET
CITY
STATE OH
ZIP 45371

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Frederick, MD 21703
5285 Westpark Blvd.

SET NO. CLM00
VERSION 01
RELEASE NO. ---
DRAWN BY ARM
DATE:
OPTION

SHEET NO. MODEL
COLUMBIA
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
14



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

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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/ T-PLY, 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-O 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	
J203	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	
J204	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	

DIV-COMM-LOT-UNIT
DCY-CH-E958

COM-Lot
CARRIAGE TRAILS - E958

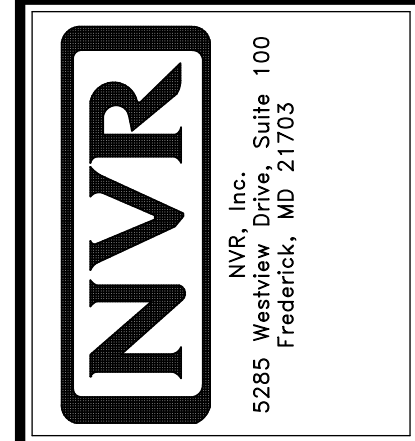
STREET ADDRESS
9448 ARROWWOOD STREET

CITY
TIPP CITY

STATE
OH

ZIP
45371

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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

SHEET NO.
A-8

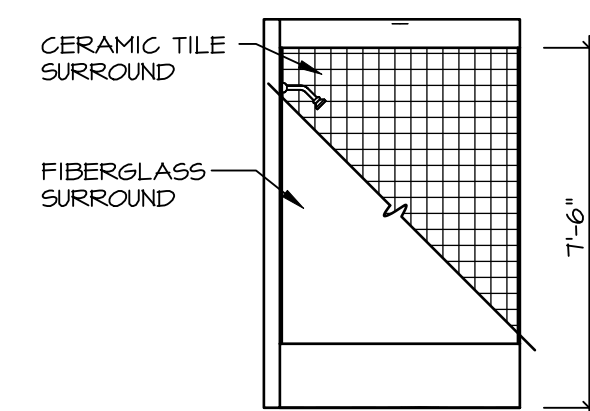
MODEL
COLUMBIA

DRAWING TITLE
SECOND FLOOR PLAN

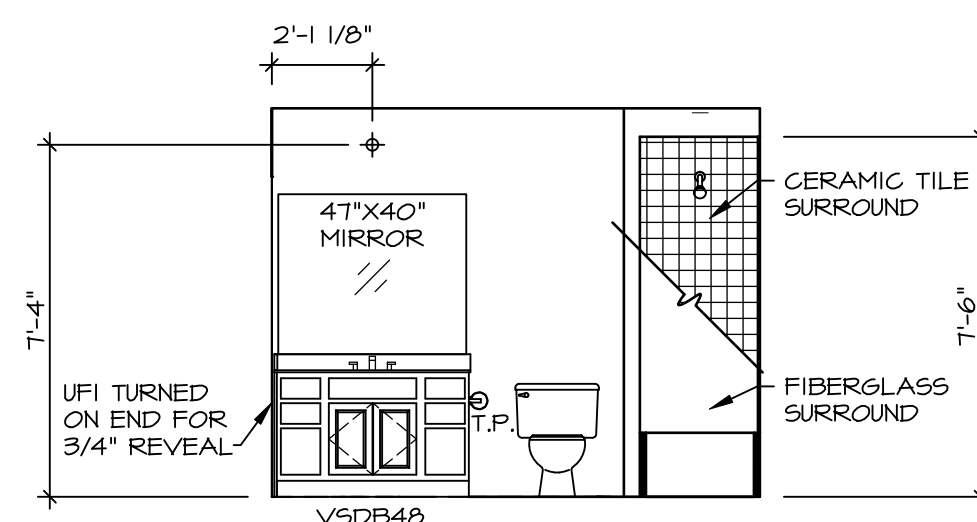
OPTION DESCRIPTION
15

NOTES:

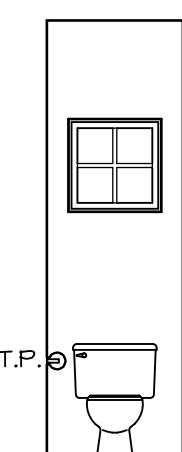
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.



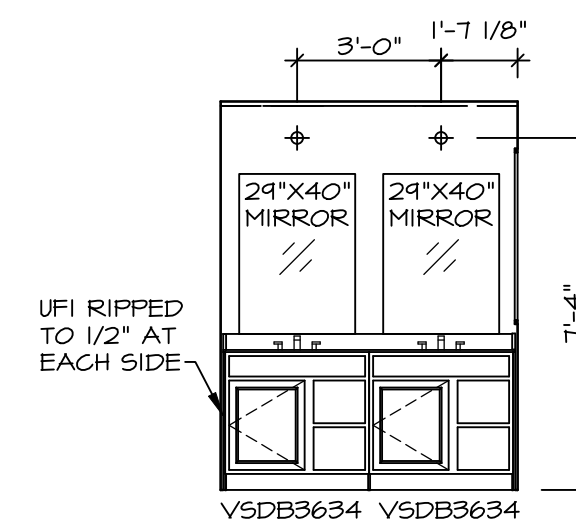
G BATH #1
SCALE: 1/4" = 1'-0"



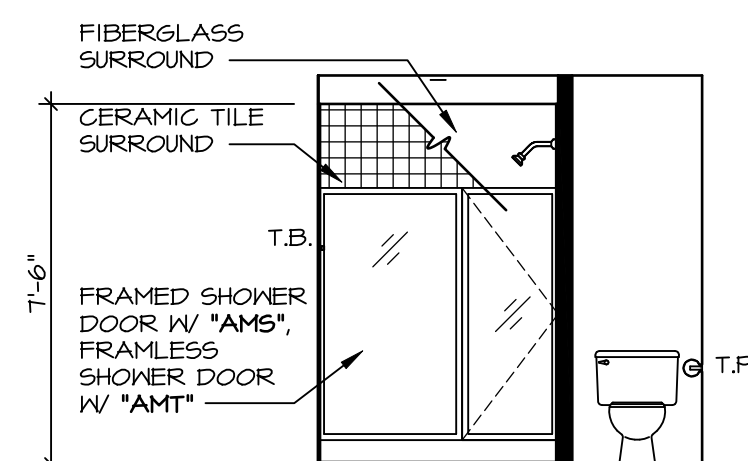
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



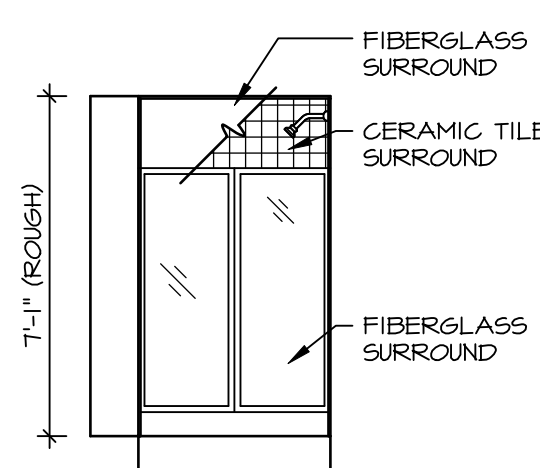
D POWDER ROOM
SCALE: 1/4" = 1'-0"



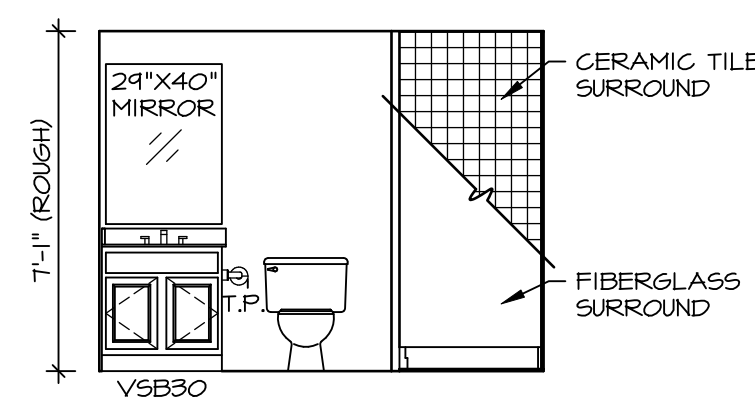
J OWNER'S BATH
SCALE: 1/4" = 1'-0"



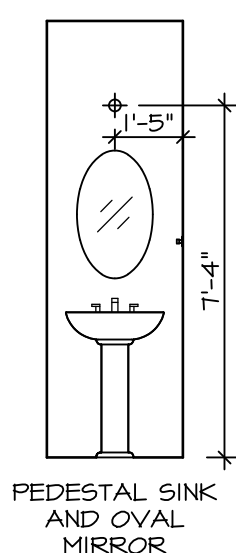
H OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM SHOWER "AMA"



B BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"

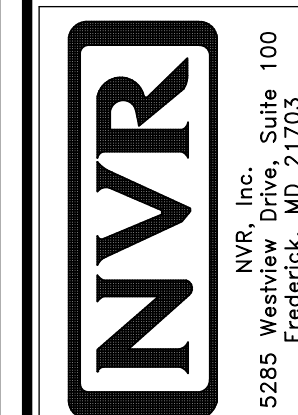


A BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"



C POWDER ROOM
SCALE: 1/4" = 1'-0"

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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

SHEET NO. **A-13**
MODEL **COLUMBIA**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

DIV-COMM-LOT-UNIT **DCY-CH-E958**
COMM-LOT **CARRIAGE TRAILS - E958**
STREET ADDRESS **9448 ARROWWOOD STREET**
CITY **TIFF CITY** STATE **OH** ZIP **45971**