

CHE 966
3400 ARROWWOOD STREET
TIPP CITY, OH 45371

2 story basement

Finished basement - Full bath in basement

2 hose bibs with valves

ice maker

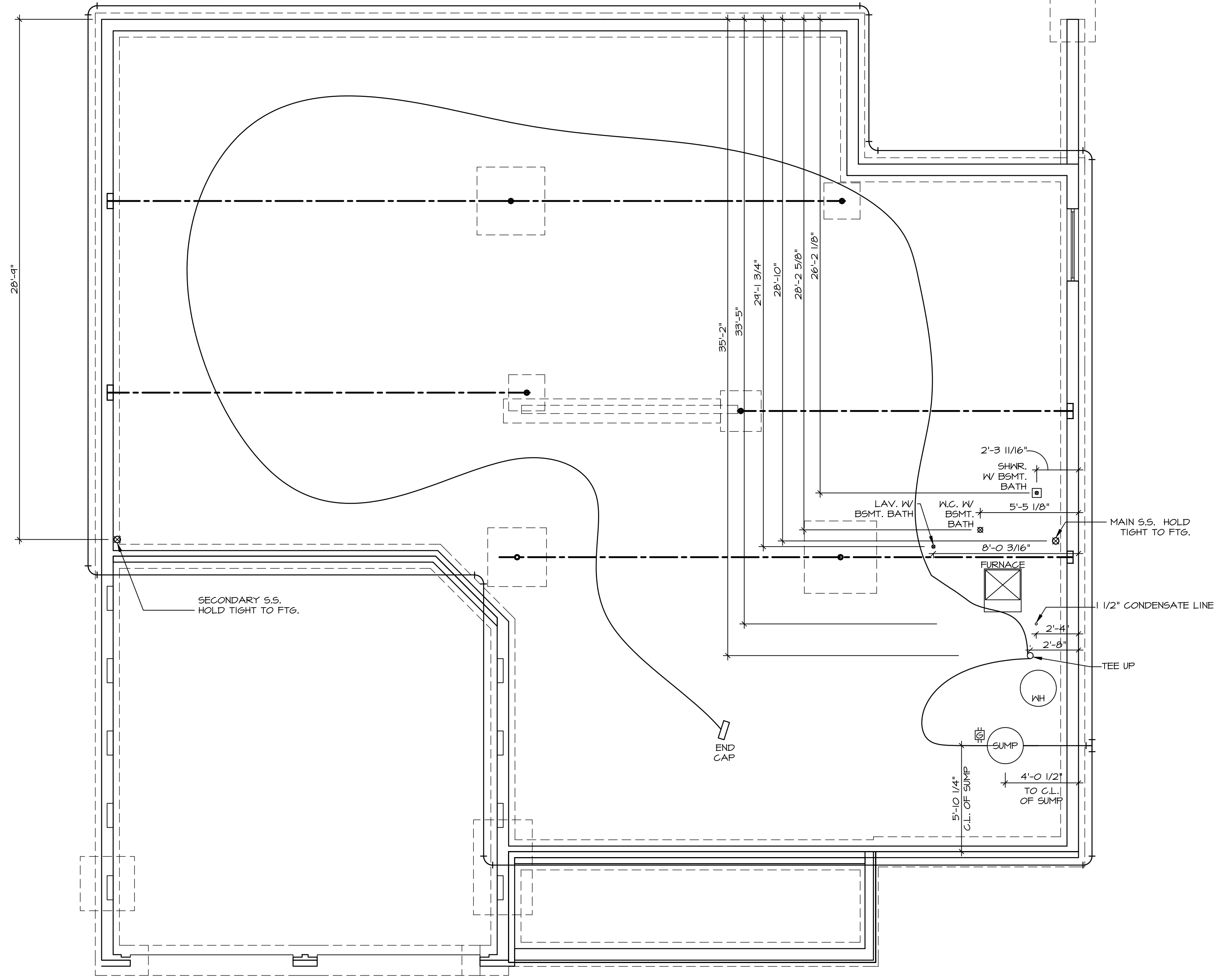
Laundry Tub

1 tub

2 shower

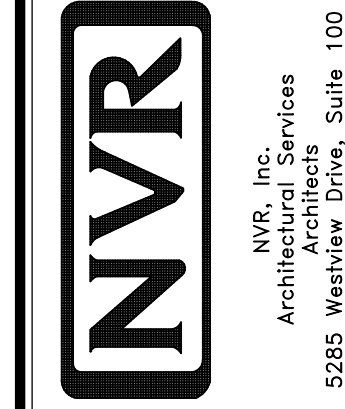
WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace, Fireplace and Cooktop



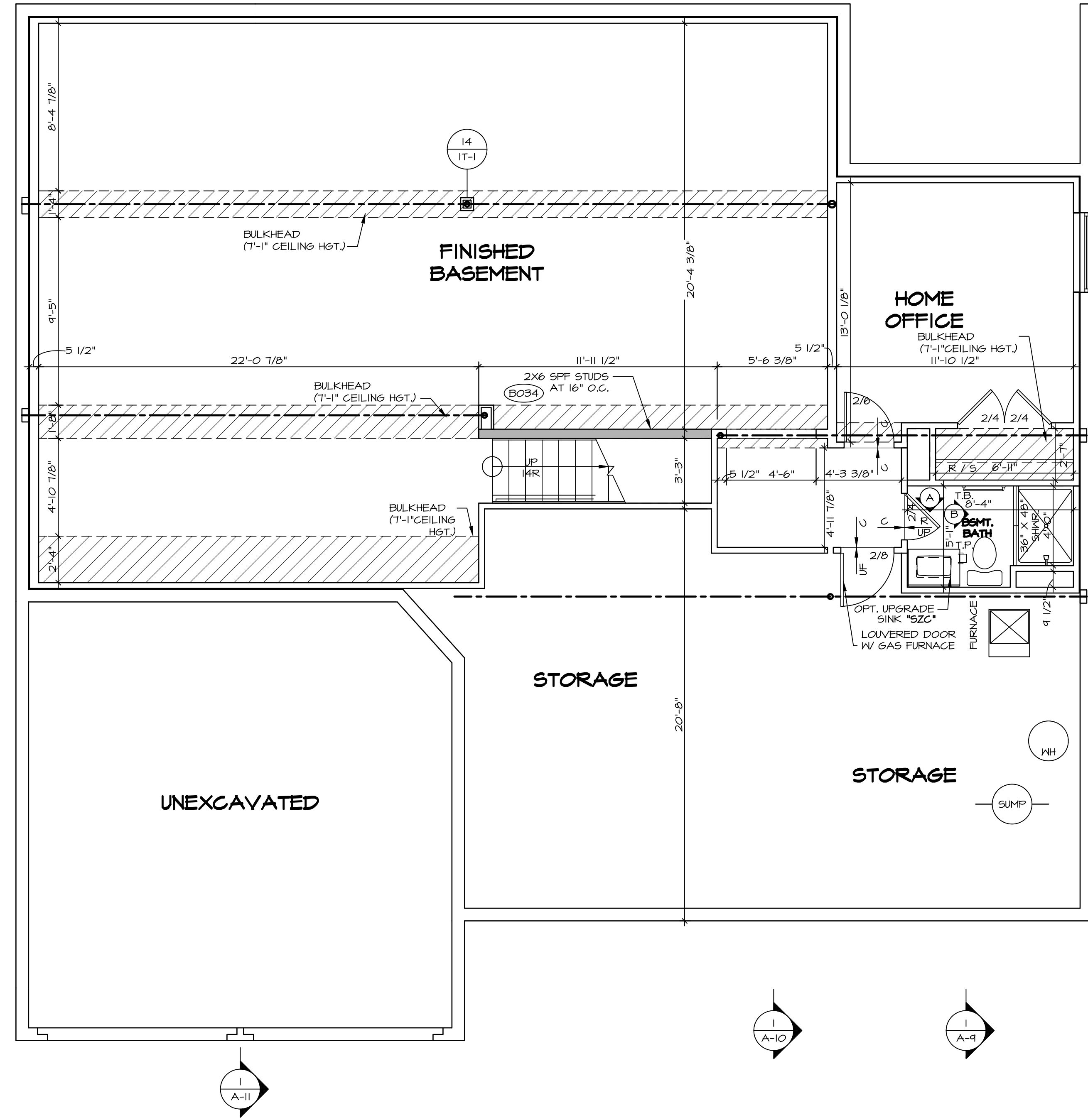
1 PLUMBING PLAN
A-5 SCALE: 1/4" = 1'-0"

SHEET NO. **A-5**
 NOBEL **VERSAILLES**
 DRAWING TITLE
 PLUMBING
 OPTION DESCRIPTION
 10



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DIV-COMM-LOT-UNIT **DCY-CH-E966**
 COMM-LOT
 STREET ADDRESS
CARRIAGE TRAILS - E966
 9400 ARROWWOOD STREET
 CITY TIPP CITY STATE OH ZIP 45371



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 EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSON NOTES

AT GARAGE:
 GYPSON 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" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

SHEET NO. A-6	NOBEL VERSAILLES	SET NO. VRS00	DIV-COMM-LOT-UNIT DCY-CH-E966
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	COM-LOT
OPTION DESCRIPTION 	RELEASE NO. ----	DRAWN BY	CARRIAGE TRAILS - E966
	DATE:	OPTION	STREET ADDRESS 9400 ARROWWOOD STREET
			CITY TIPP CITY
			STATE OH
			ZIP 45371
			APT. NO. ----

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 NVR, Inc.
 Architectural Services
 Architects, Suite 100
 5285 Westwick, MD 21703
 Frederick, MD 21703

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LVL PLY TO PLY FASTENING SCHEDULE:

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B104	BEAM STEEL - W12X35 W 2X6 SILL	22'-4 1/2"	ELC,ELL,SXS,SRI	1041	
B111	BEAM STEEL - W8X21	30'-0"		1033	
B112-3	LVL - 04-04	17'-11 1/2"		1114	4.A, FIELD INSTALLED
PF101-2	LVL - 11-04	22'-2"	GCB,GCF,FBA,FCA	1074	1.A, FIELD INSTALLED
PF105-3	LVL - 16	18'-5"		1047/1049	5.A, FIELD INSTALLED

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J114	JACK - (2) 2X4 SPF STUD GRADE		1045	
J116	JACK - (4) 2X4 SPF STUD GRADE	ELC,ELL	1021	
J118	JACK - (6) 2X4 SPF#1	ELC,ELL	1015	
J119	JACK - (3) 2X6 SPF STUD GRADE		1114	
J120	JACK - 2X6 SPF STUD GRADE		1114	
J121	JACK - (4) 2X6 SPF STUD GRADE		1033	
J122	JACK - (4) 2X4 SPF STUD GRADE		1033	
J123	JACK - (2) 2X4 SPF STUD GRADE		1013	
J130	JACK - (6) 2X4 SPF#1	ELC,ELL	2011	
J131	JACK - (4) 2X4 SPF#1	ELC,ELL	2015	
J134	JACK - 2X4 SPF STUD GRADE	GCB,GCF	1074	
J140	JACK - (2) 2X4 SPF STUD GRADE		1070	
J141	JACK - (3) 2X6 SPF STUD GRADE		1105	
J142	JACK - 2X4 SPF STUD GRADE		1111	

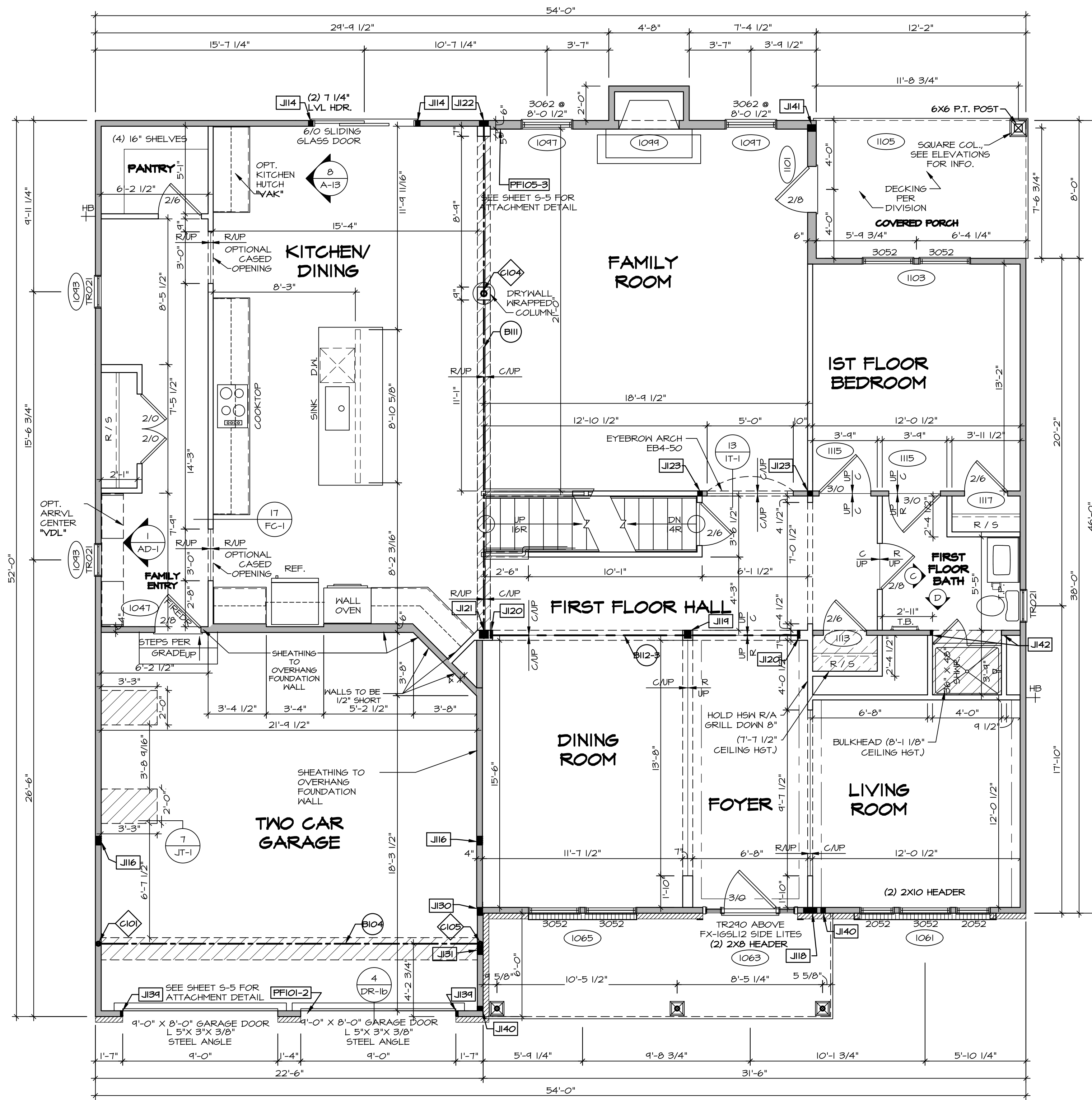
STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-0 1/8"	ELC,ELL,SXS,SRI	1041	
C104	STANCHION - 4 IN DIA 116A ADJ	8'-3 3/8"		1033	
C105	STANCHION - 3 IN SCHED 40	8'-10 5/8"	ELC,ELL,SXS,SRI	1041	

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 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 "11" 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 CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

GYPSON 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 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

DCY-CH-E966

COMMITTEE: CARRIAGE TRAILS - E966

STREET ADDRESS: 9400 ARROWWOOD STREET

CITY: TIPP CITY

STATE: OH

ZIP: 45371

APR. NO.:

DATE:

OPTION:

SET NO. VRS00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

NOVEL VERSAILLES
DRAWING TITLE
FIRST FLOOR PLAN

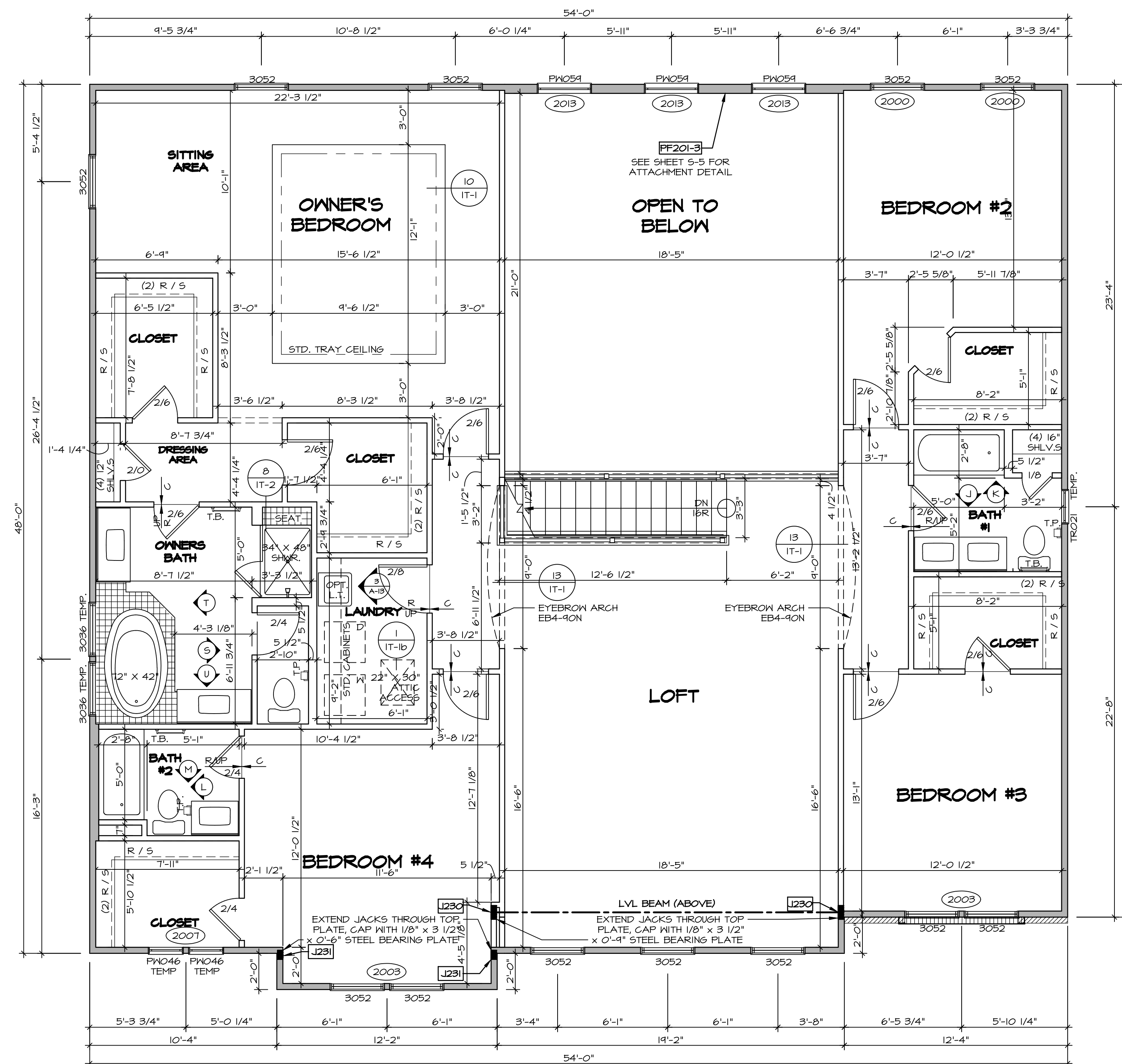
SHEET NO. A-7

12

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NVR, Inc.
Architectural Services
5285 Westwood Drive
Frederick, MD 21703

10/19/23 - 212.dwg



SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J230	JACK - (6) 2X4 9F#	2017	
J231	JACK - (4) 2X4 9F#	2015	EXTEND THROUGH TOP PLATE

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 3.A - (2) FLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
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 6.A - (3) FLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

SECOND FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF201-3	LVL - 11-04	18'-5"		2013	4.A, PORTAL FRAME

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 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

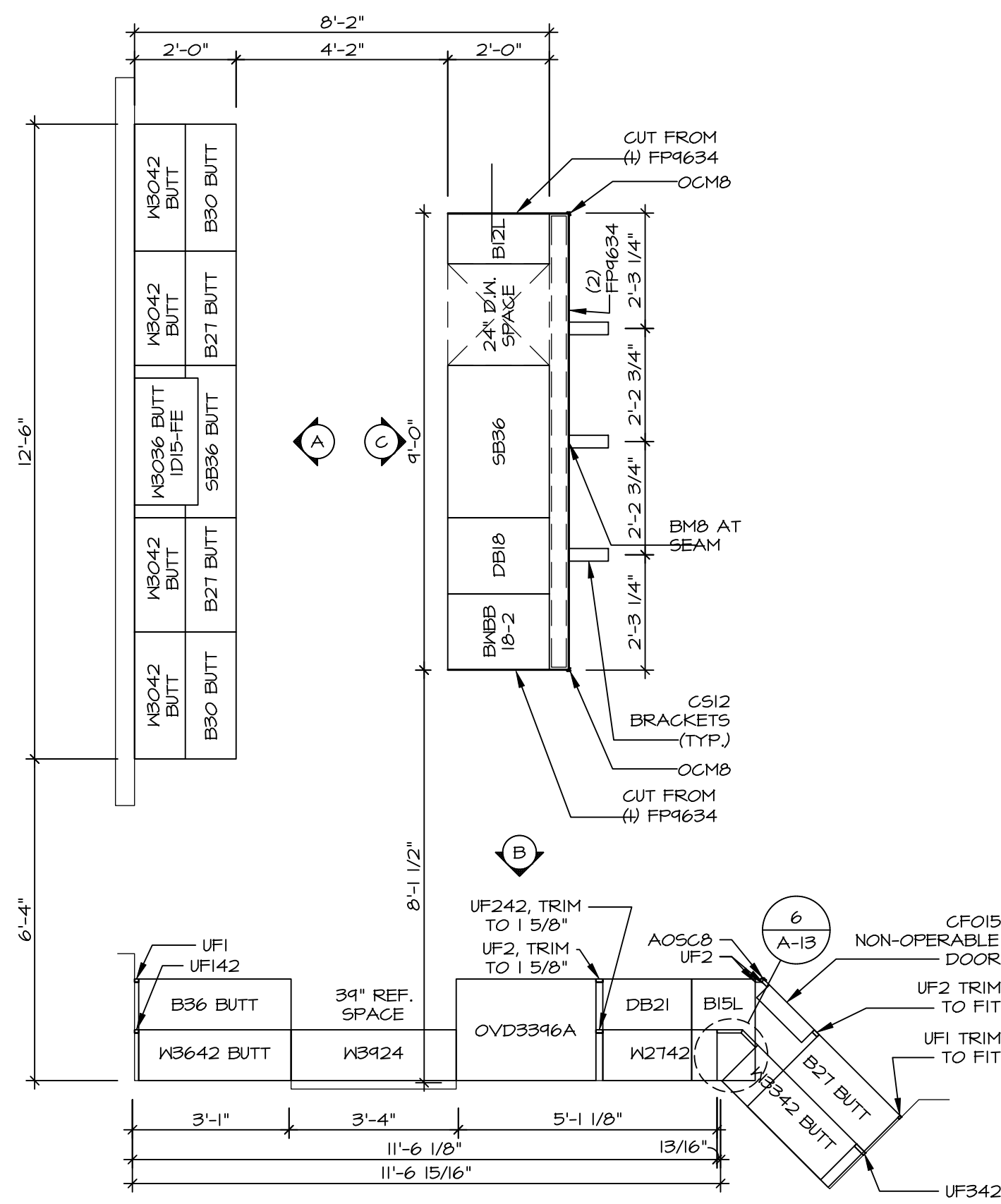
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

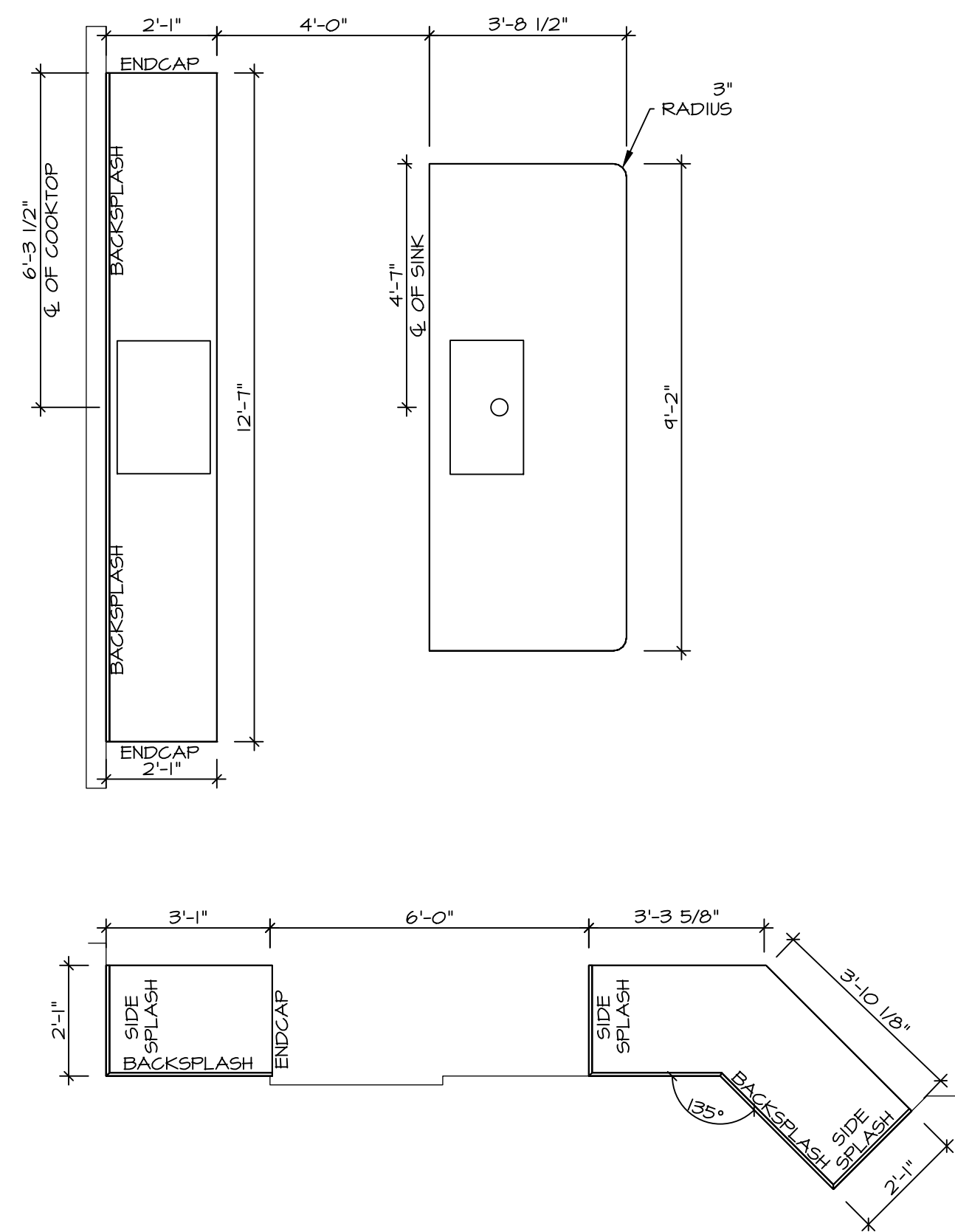
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

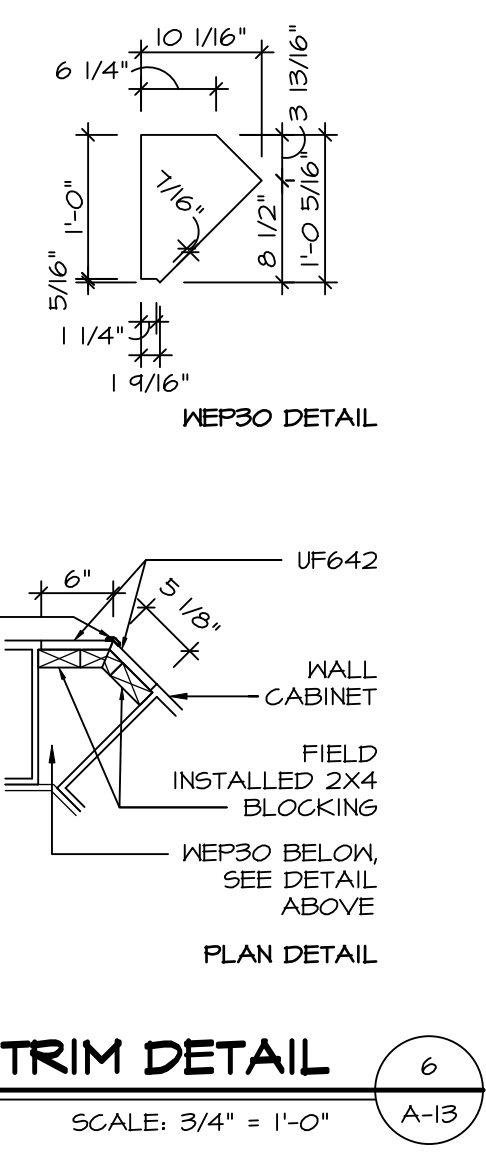
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 COMM-LOT: CARRIAGE TRAILS - E966
 STREET ADDRESS: 9400 ARROWWOOD STREET
 CITY: TIPP CITY STATE: OH ZIP: 45371
 APT. NO.: ----
 SHEET NO.: **A-8** OF 13
 NOBEL VERSAILLES ARCHITECTURAL SERVICES
 5285 Westview, Suite 100, Frederick, MD 21703
 SET NO. VRS00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION
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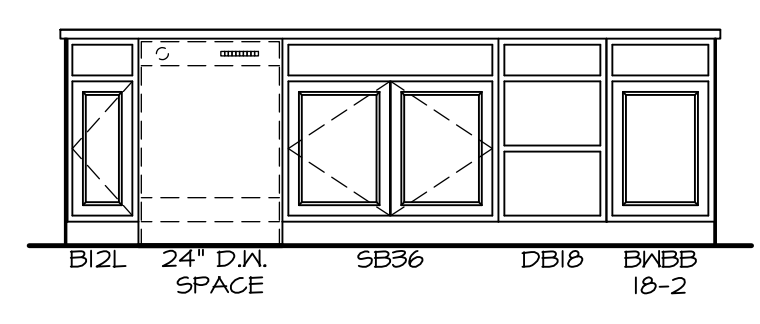
KITCHEN CABINET PLAN / KC - 3286TC
SCALE: 3/8" = 1'-0"
A-13



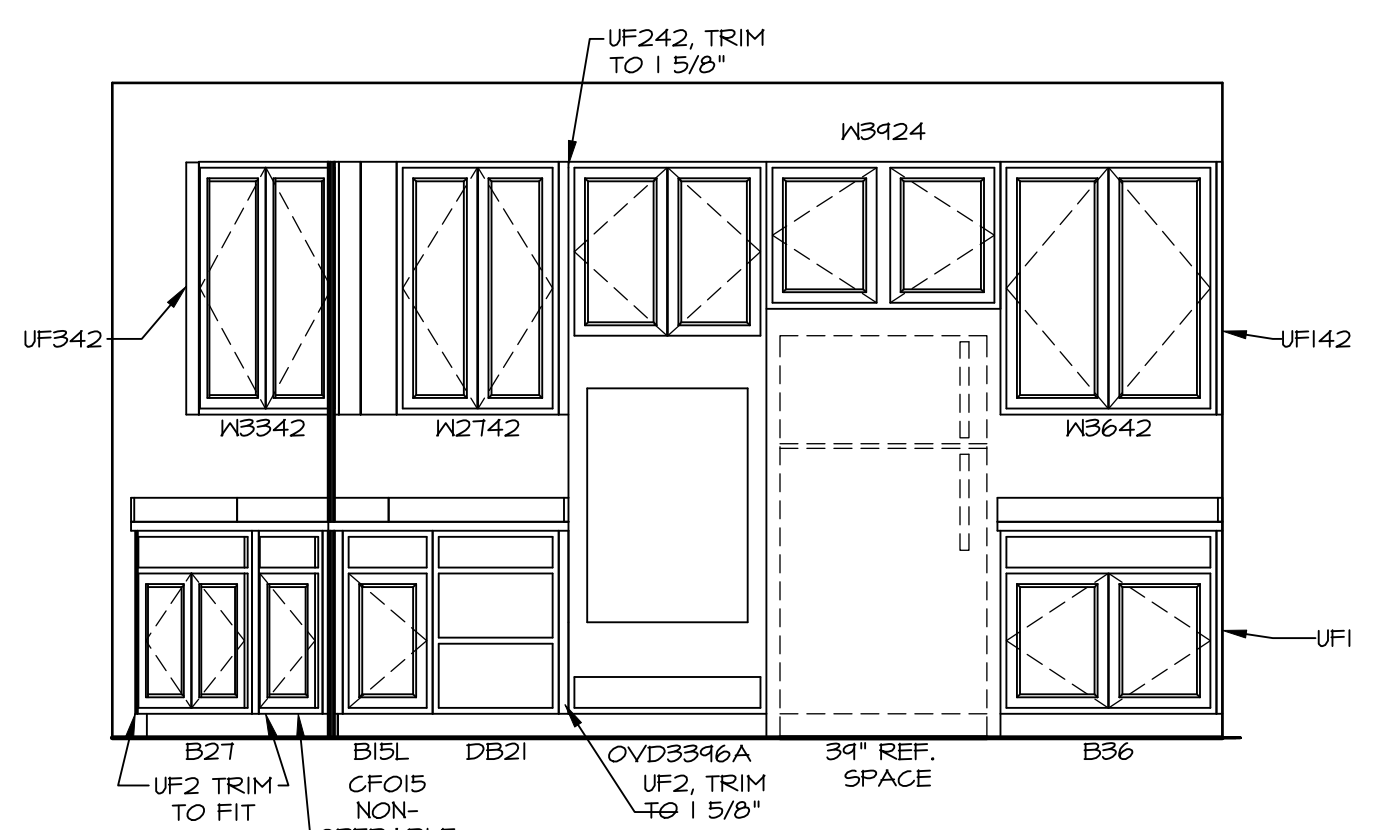
KITCHEN COUNTERTOP PLAN / KC - 3286TC
SCALE: 3/8" = 1'-0"
A-13



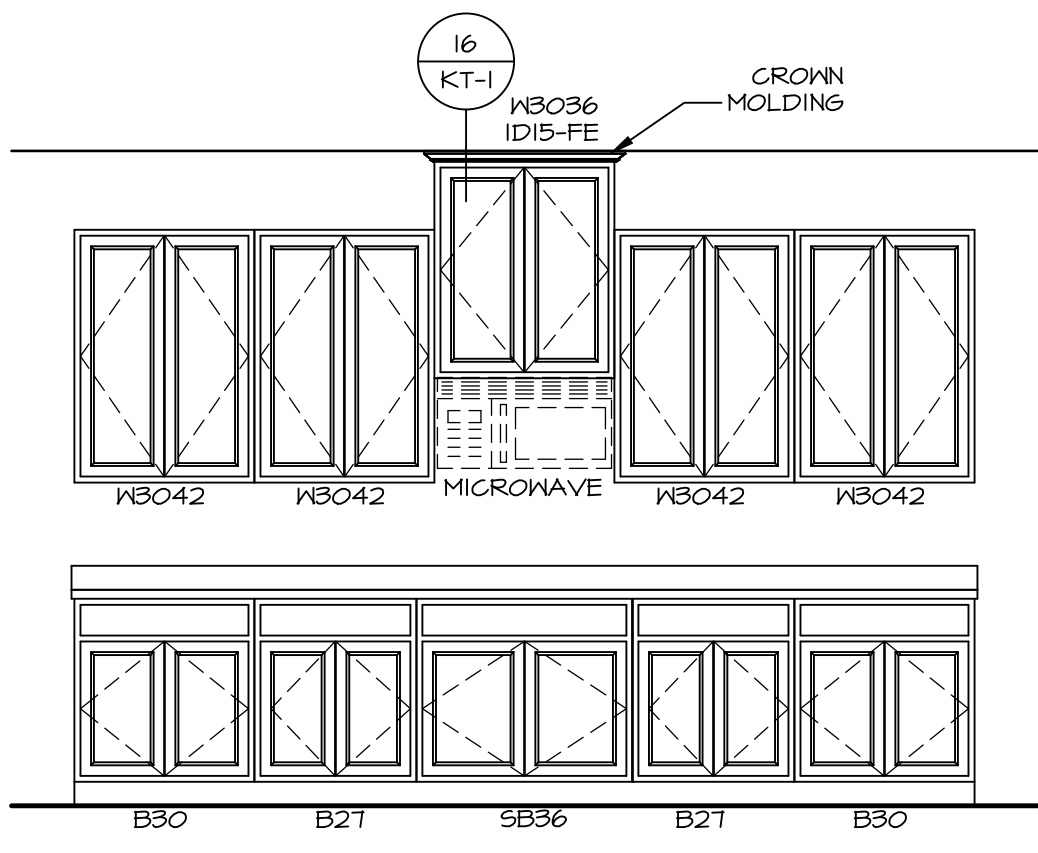
TRIM DETAIL
SCALE: 3/4" = 1'-0"
A-13



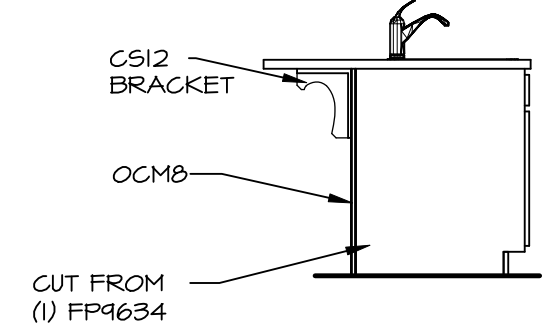
KITCHEN ELEVATION C
SCALE: 3/8" = 1'-0"



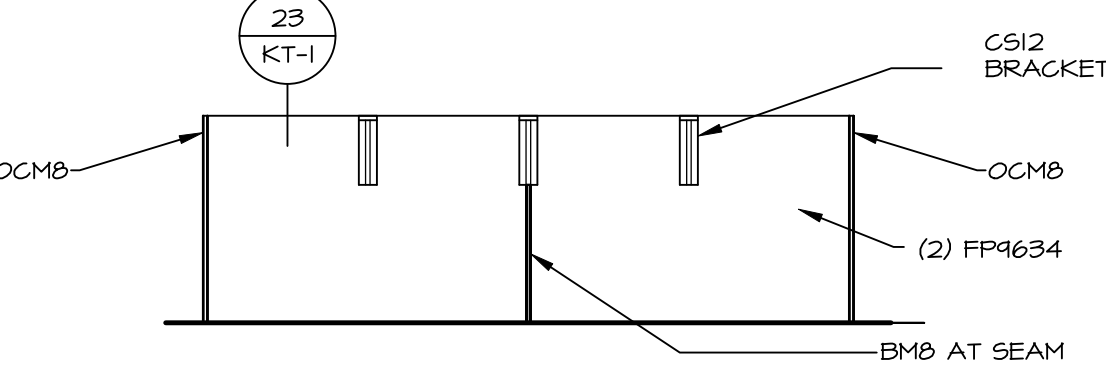
KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0"



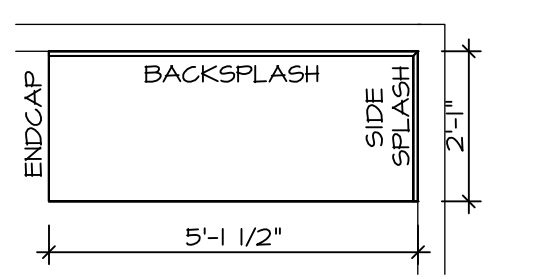
KITCHEN ELEVATION A
SCALE: 3/8" = 1'-0"



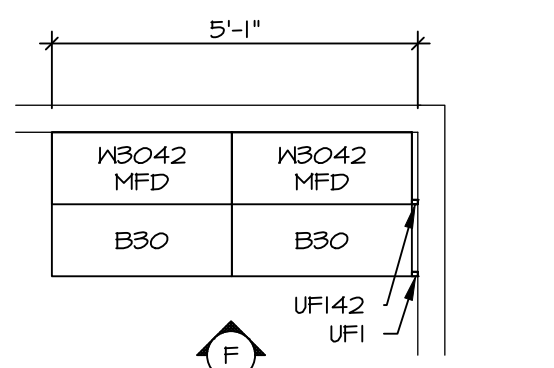
KITCHEN ELEVATION E
SCALE: 3/8" = 1'-0"



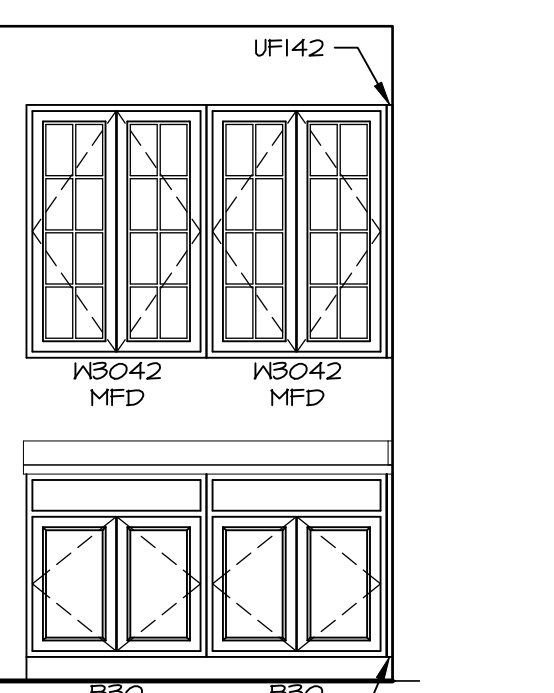
KITCHEN ELEVATION D
SCALE: 3/8" = 1'-0"



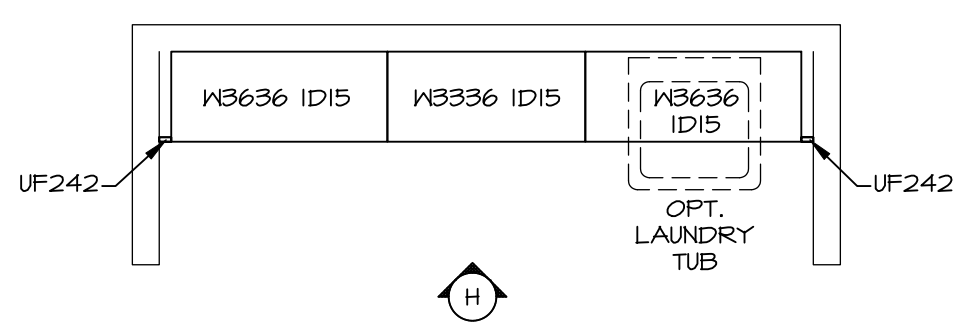
KITCHEN COUNTER PLAN KC - 3316
SCALE: 3/8" = 1'-0"
A-13



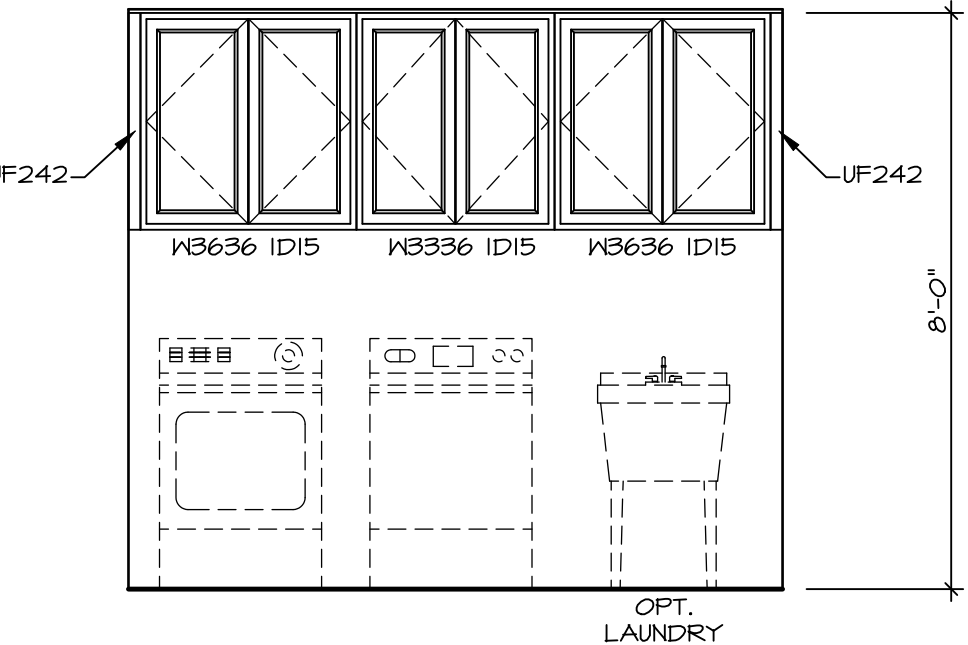
KITCHEN CABINET PLAN KC - 3316
SCALE: 3/8" = 1'-0"
A-13



KITCHEN ELEVATION F
SCALE: 3/8" = 1'-0"
A-13



LAUNDRY CABINET PLAN KC - 3288
SCALE: 3/8" = 1'-0"
A-13



LAUNDRY ELEVATION H
SCALE: 3/8" = 1'-0"

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 (1) (KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET SHIMMED, LEVELED AND FLUMB 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 (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-1b

NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

DIV-COMM-LOT-UNIT
DCY-CH-E966

COM-Lot: CARRIAGE TRAILS - E966
STREET ADDRESS: 9400 ARROWWOOD STREET
CITY: TIPP CITY STATE: OH ZIP: 45371

APT. NO.: ----

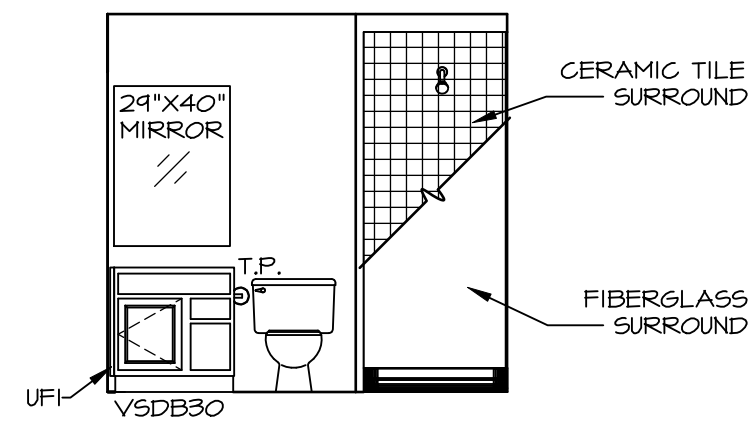
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5285 Westrick, MD 21703

SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY: DATE: OPTION

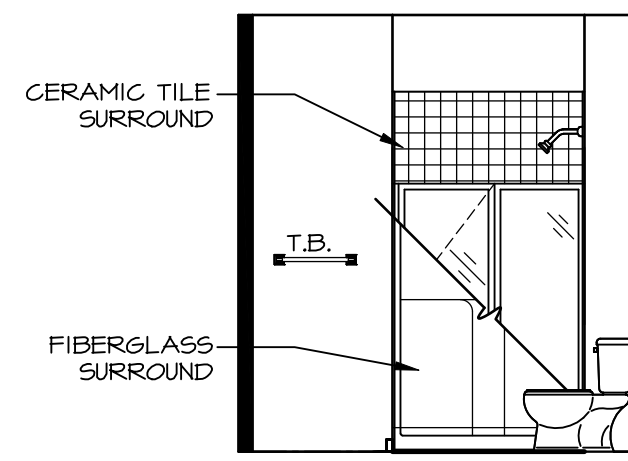
VERSAILLES
DRAWING TITLE: KITCHENS - BATHS
OPTION DESCRIPTION

SHEET NO. **A-13**
18

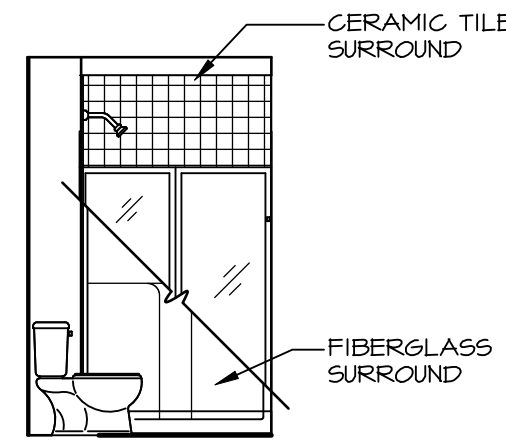
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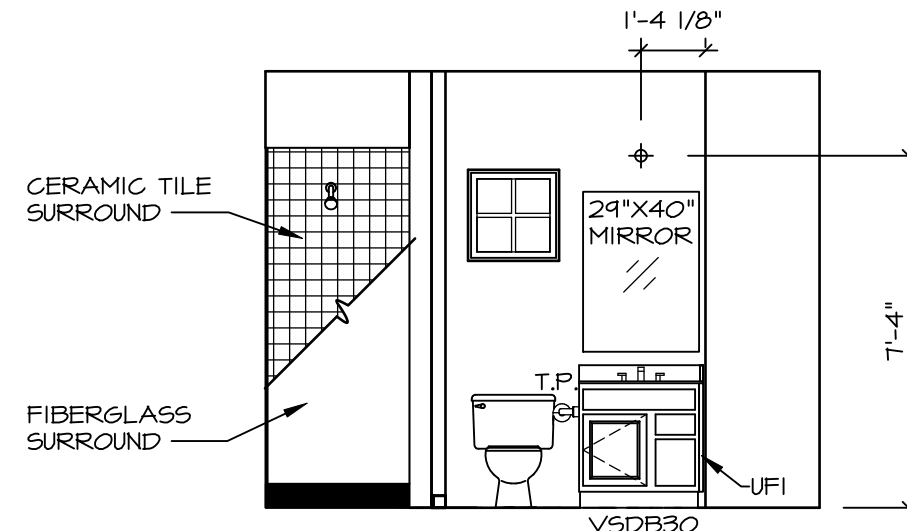
A BASEMENT BATH "AEB"
SCALE: 1/4" = 1'-0"



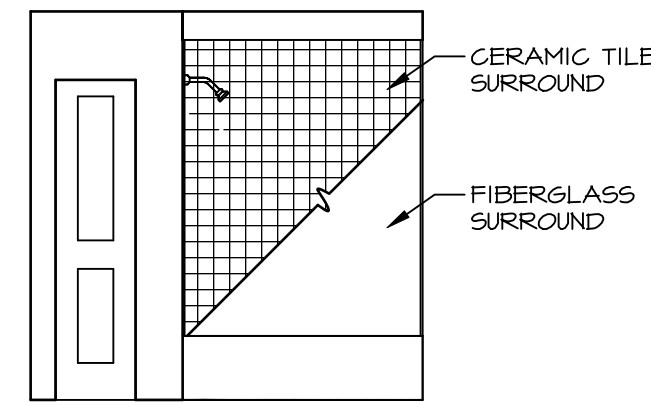
D FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"



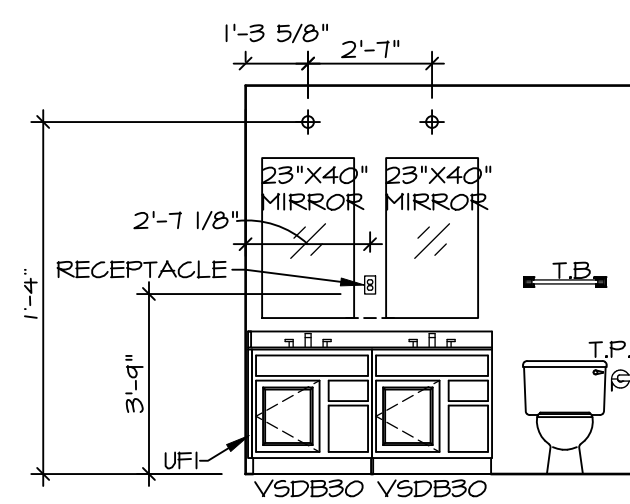
B BASEMENT BATH "AEB"
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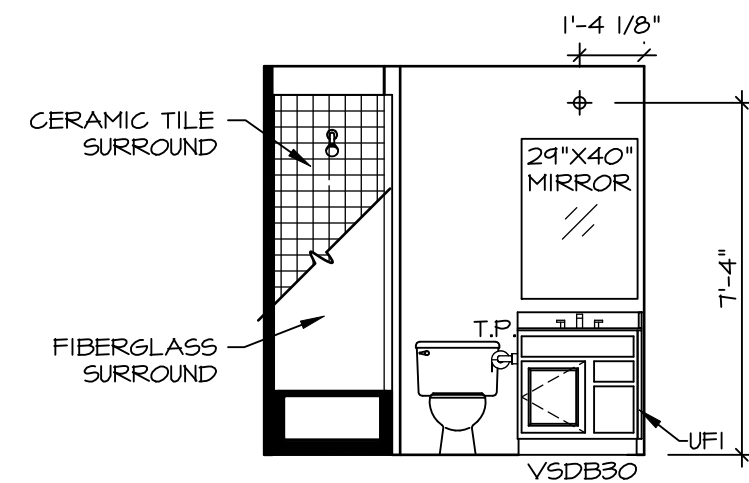
C FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"



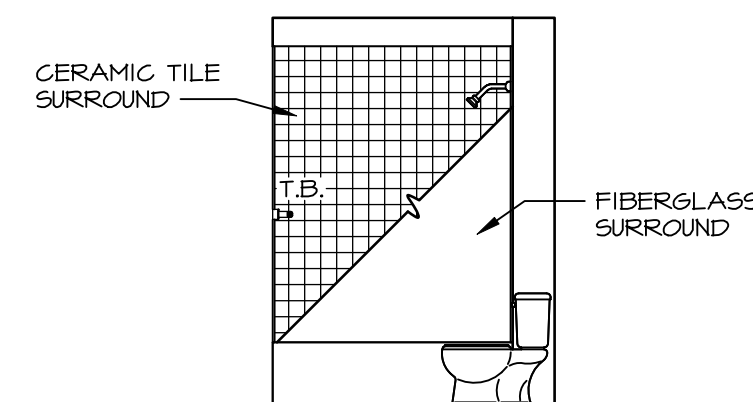
K BATH #1
SCALE: 1/4" = 1'-0"



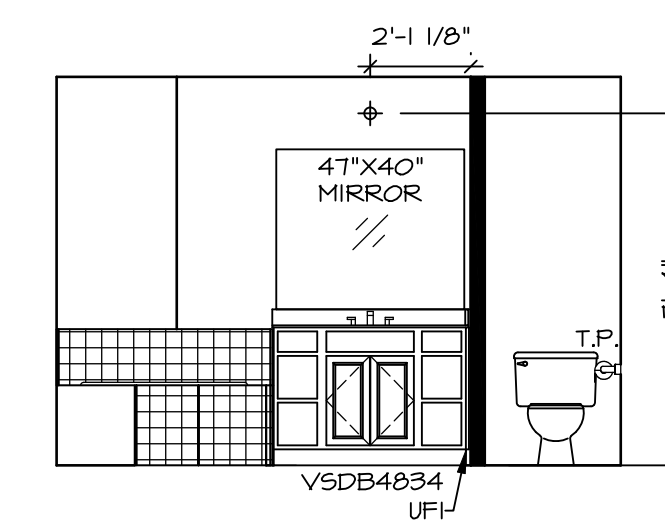
J BATH #1
SCALE: 1/4" = 1'-0"



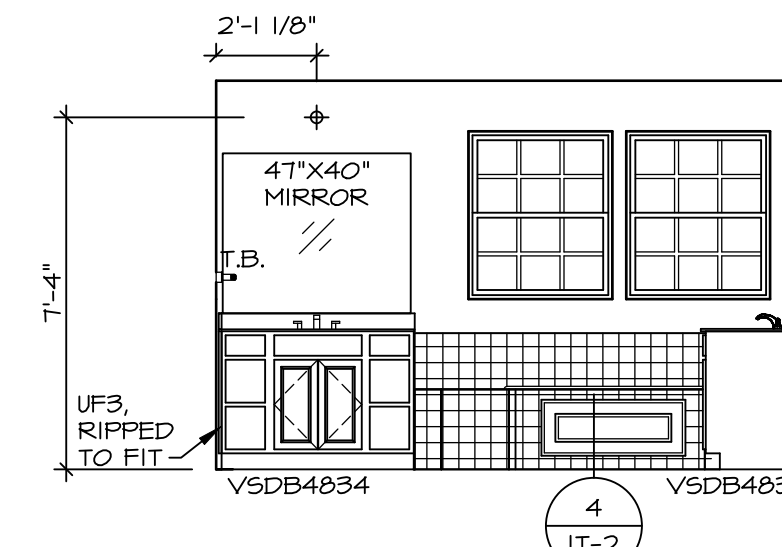
M BATH #2
SCALE: 1/4" = 1'-0"



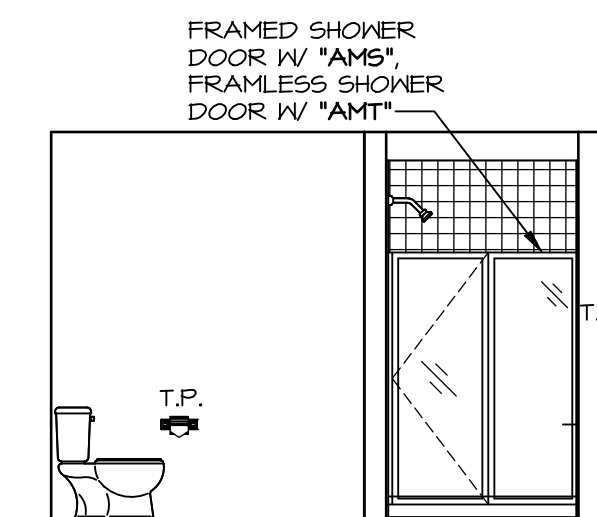
L BATH #2
SCALE: 1/4" = 1'-0"



U OWNER'S BATH ("AME")
SCALE: 1/4" = 1'-0"



T OWNER'S BATH ("AME")
SCALE: 1/4" = 1'-0"



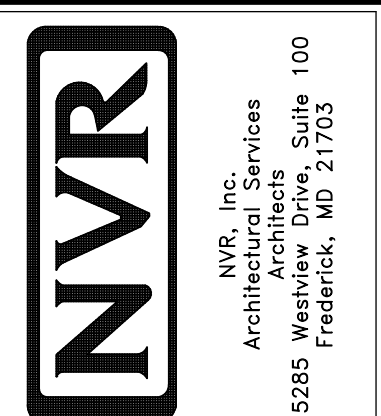
S OWNER'S BATH ("AME")
SCALE: 1/4" = 1'-0"

NOTES:

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

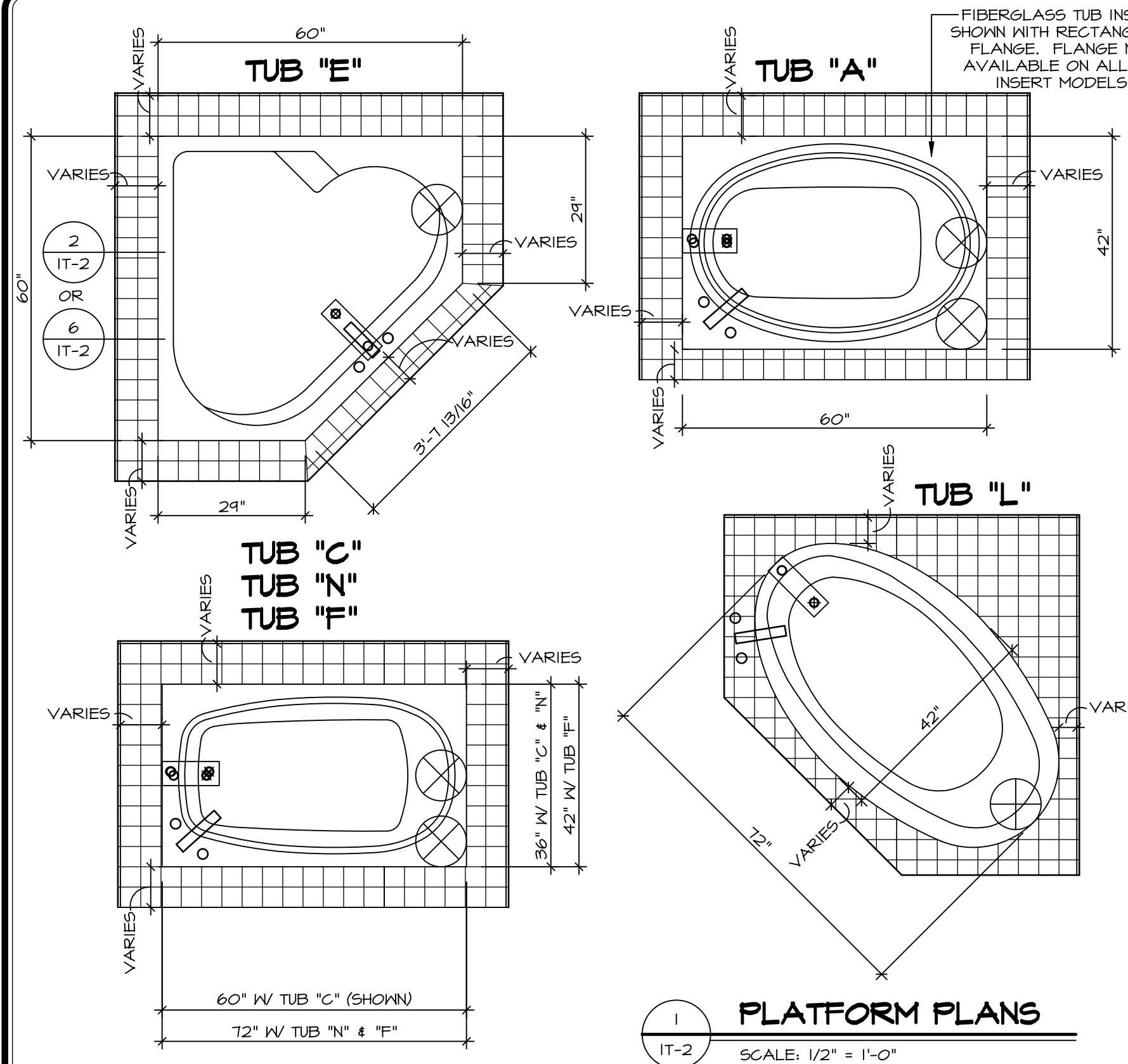
DIV-COMM-LOT-UNIT
DCY-CH-E966
COM-Lot
CARRIAGE TRAILS - E966
STREET ADDRESS
9400 ARROWWOOD STREET
CITY TIPP CITY STATE OH ZIP 45371

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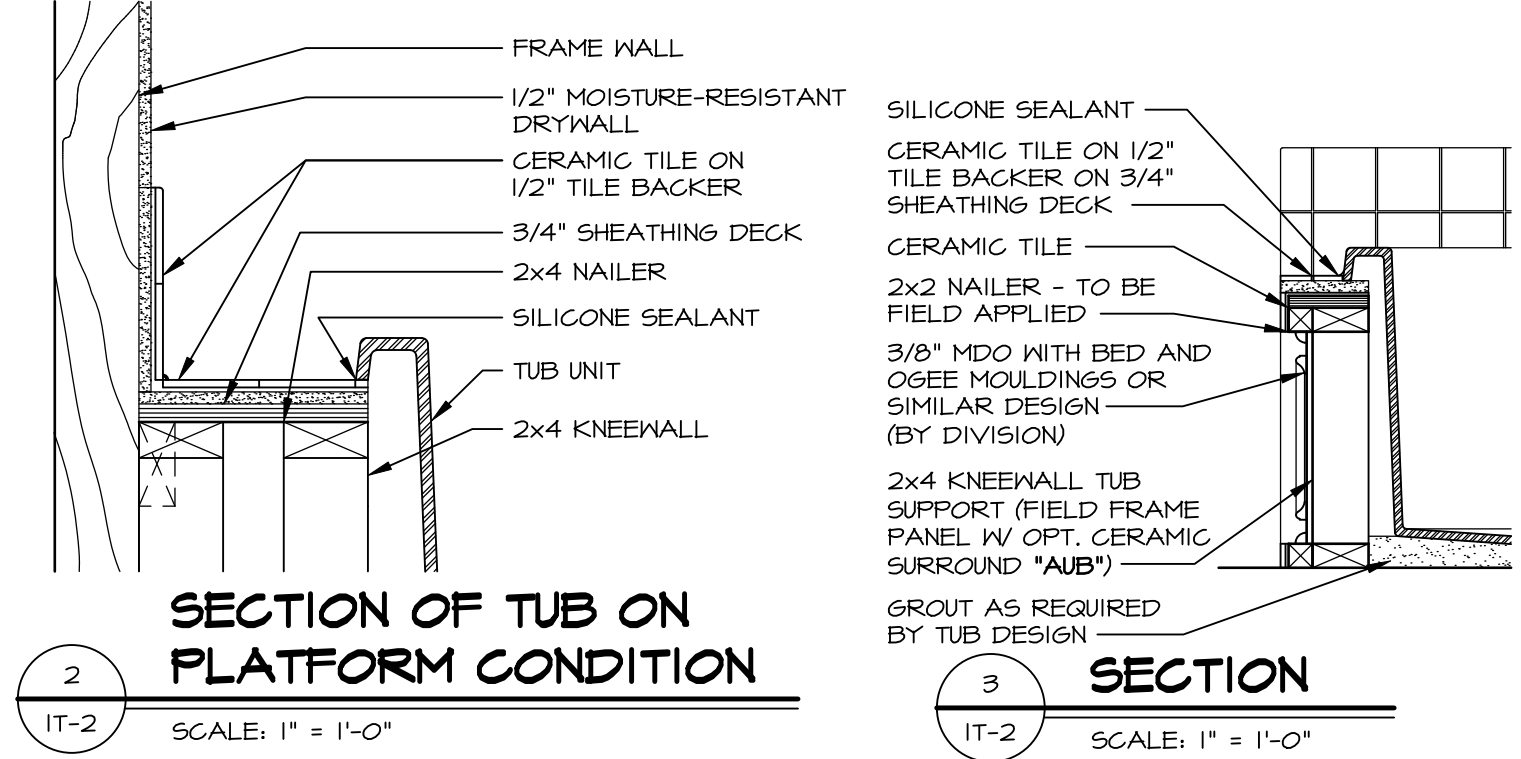


SET NO. VRS00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

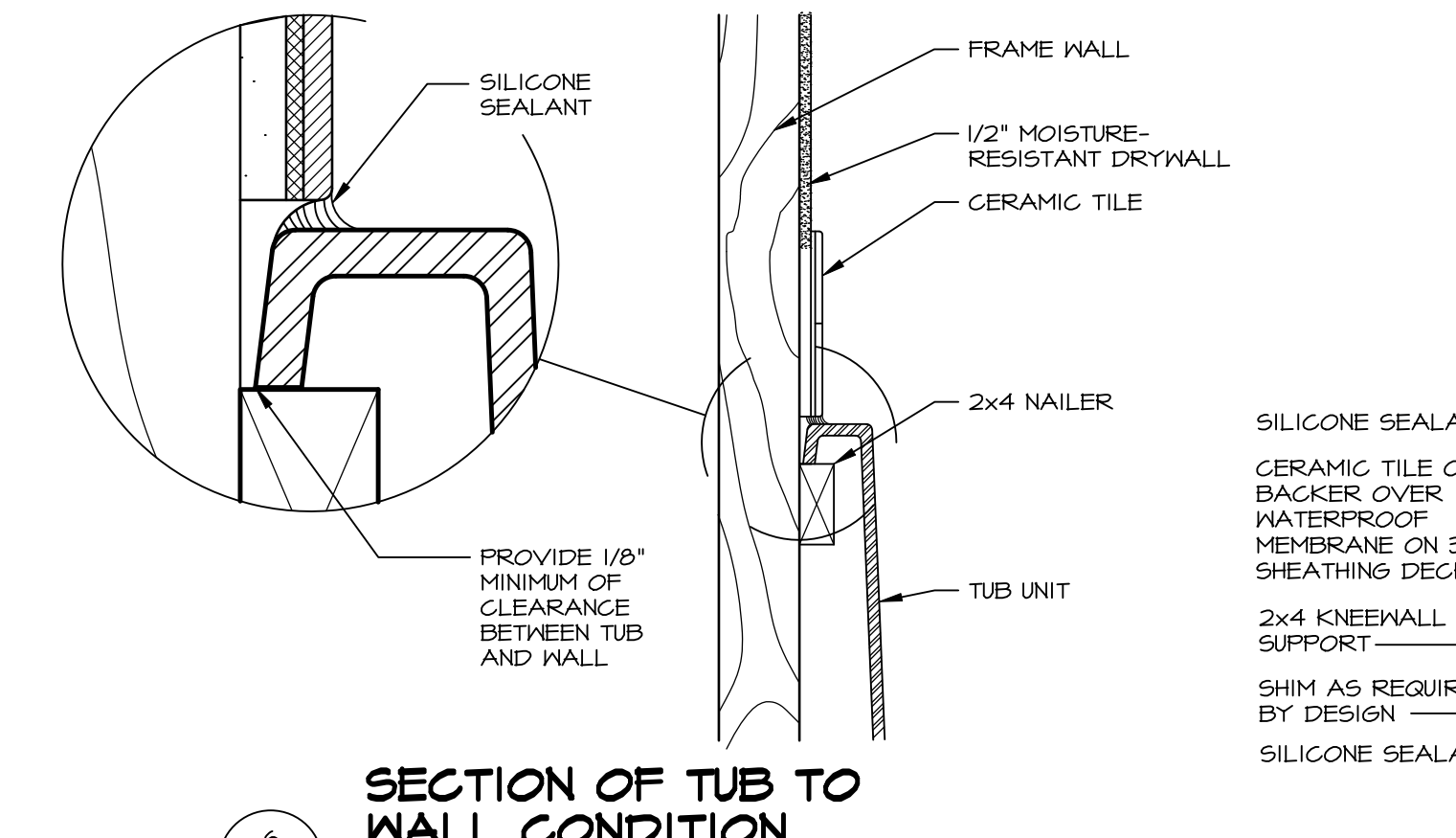
SHEET NO. **A-14**
NOVEL **VERSAILLES**
DRAWING TITLE
KITCHENS - BATHS
OPTION DESCRIPTION
19



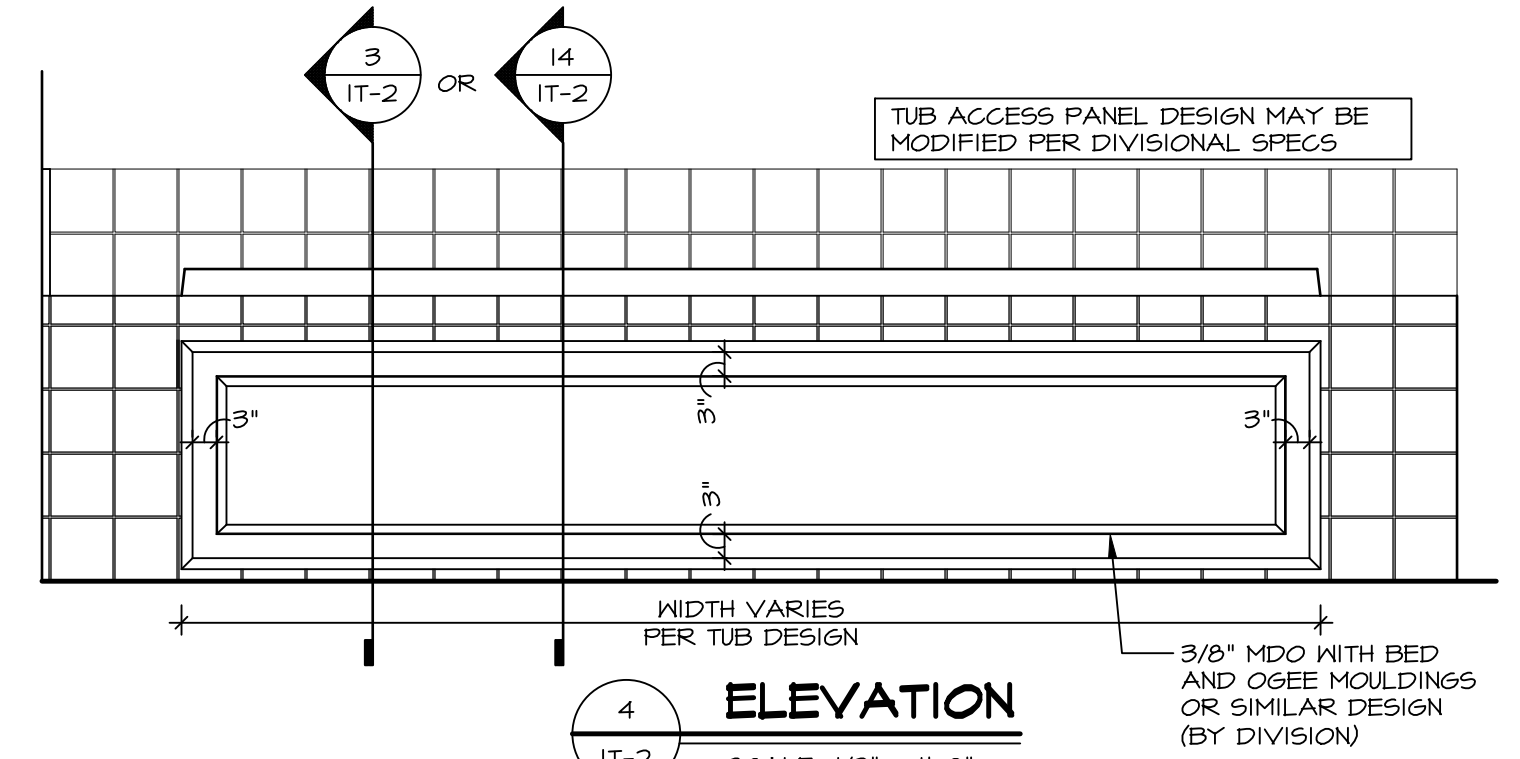
1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"



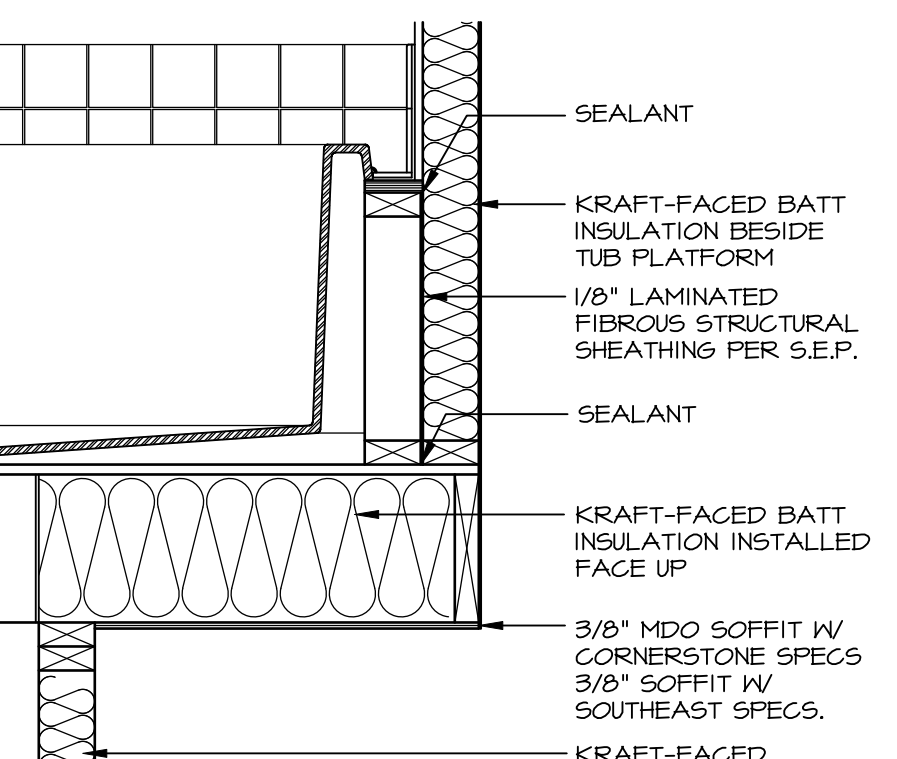
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



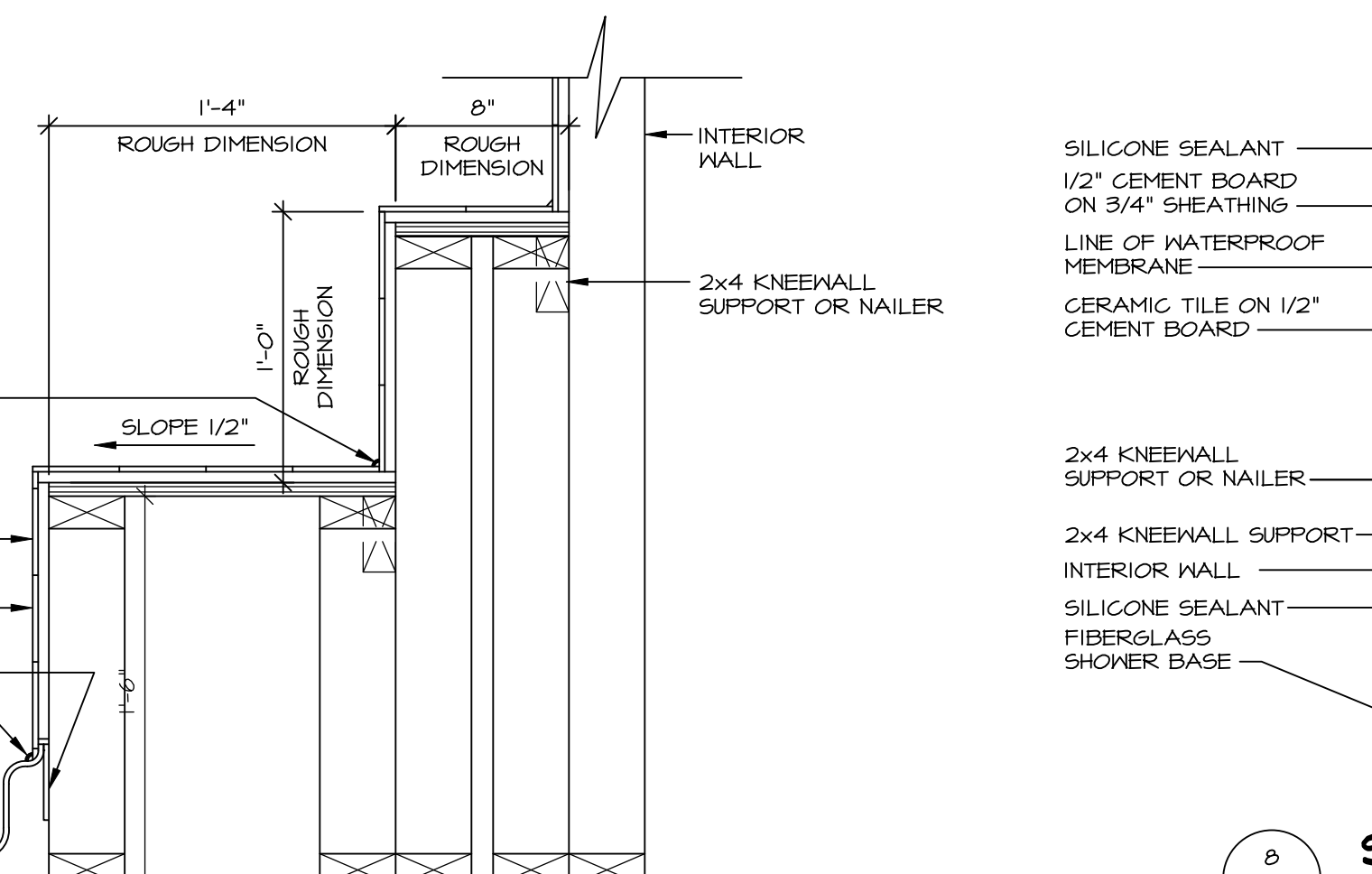
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1/2" = 1'-0"



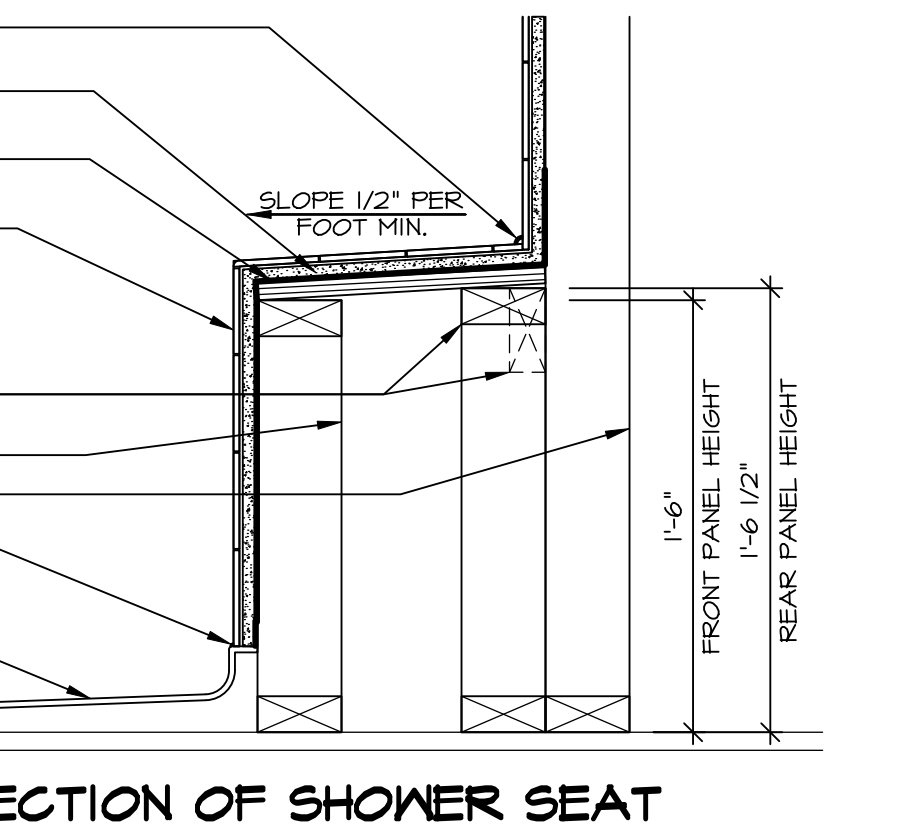
4 ELEVATION
SCALE: 1/2" = 1'-0"



5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1/2" = 1'-0"

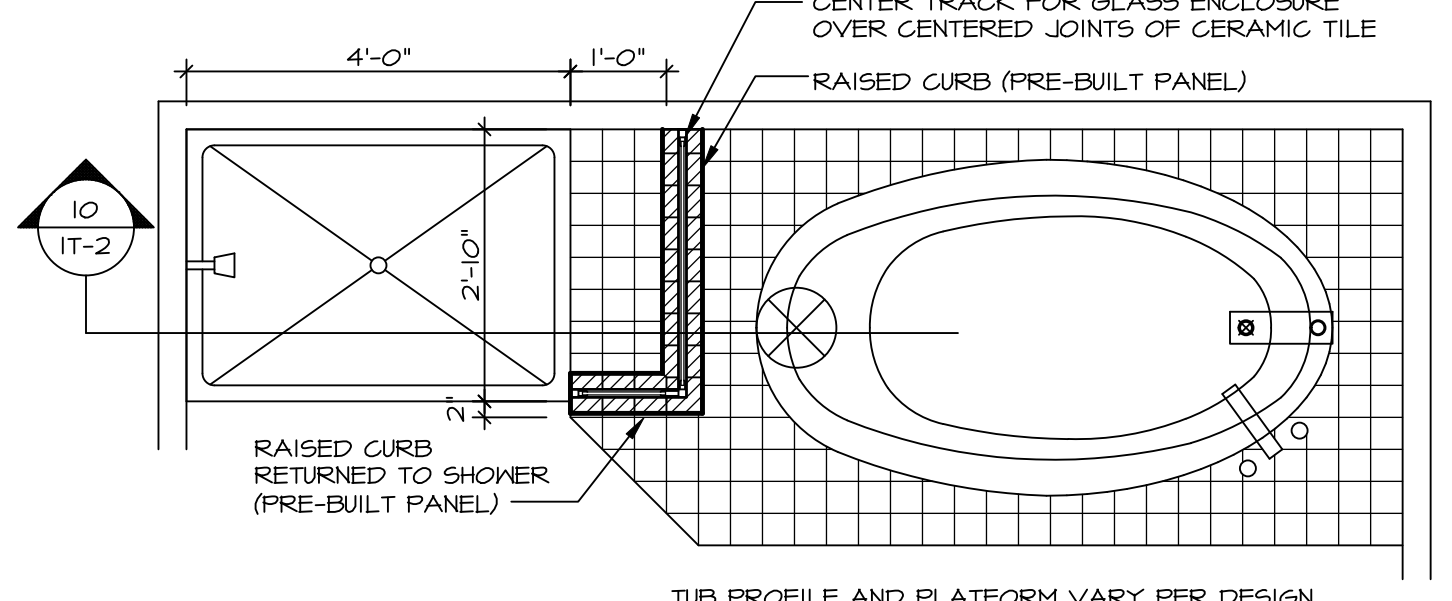


8 SECTION OF SHOWER SEAT
SCALE: 1/2" = 1'-0" FIBERGLASS SHOWER BASE

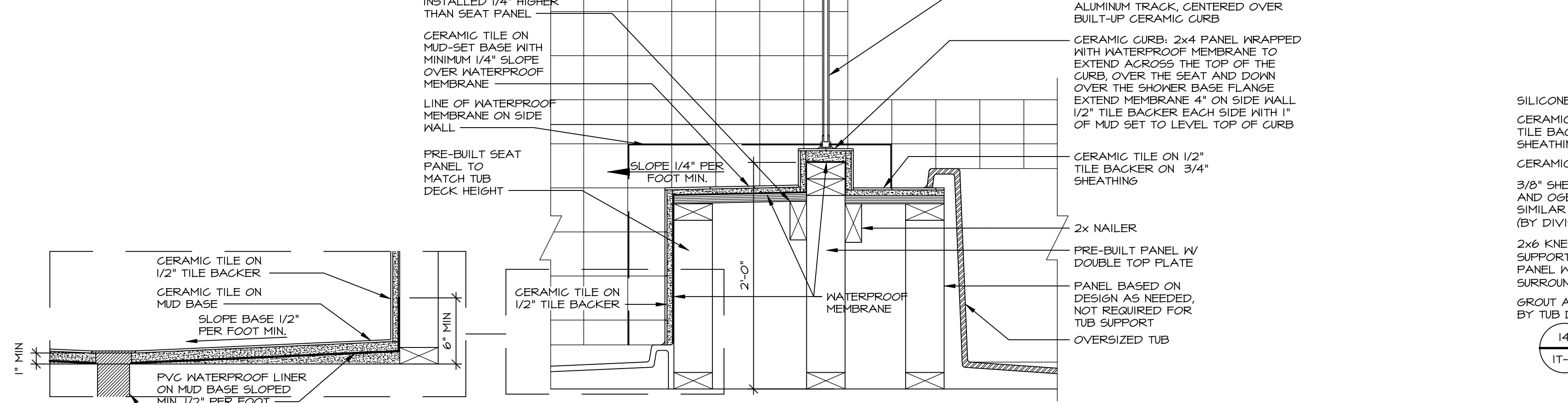
CURRENT STANDARD IS TO SUBTRACT 1/8" FROM TUB LIP HEIGHT TO GET PANEL HEIGHT

TUB	MANUFACTURE	TUB LIP HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER / STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER / STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER / STERLING	19 1/2"	60"	60"	17 7/8"
"F"	KOHLER / STERLING	18 3/4"	42"	72"	17 1/8"
"L"	KOHLER / STERLING	19 1/2"	42"	72"	17 7/8"
"N"	KOHLER / STERLING	18 3/4"	36"	72"	17 1/8"

TYPICAL TOTAL ROUGH OPENINGS IS 2" LESS THEN THE TUB WIDTH AND LENGTH



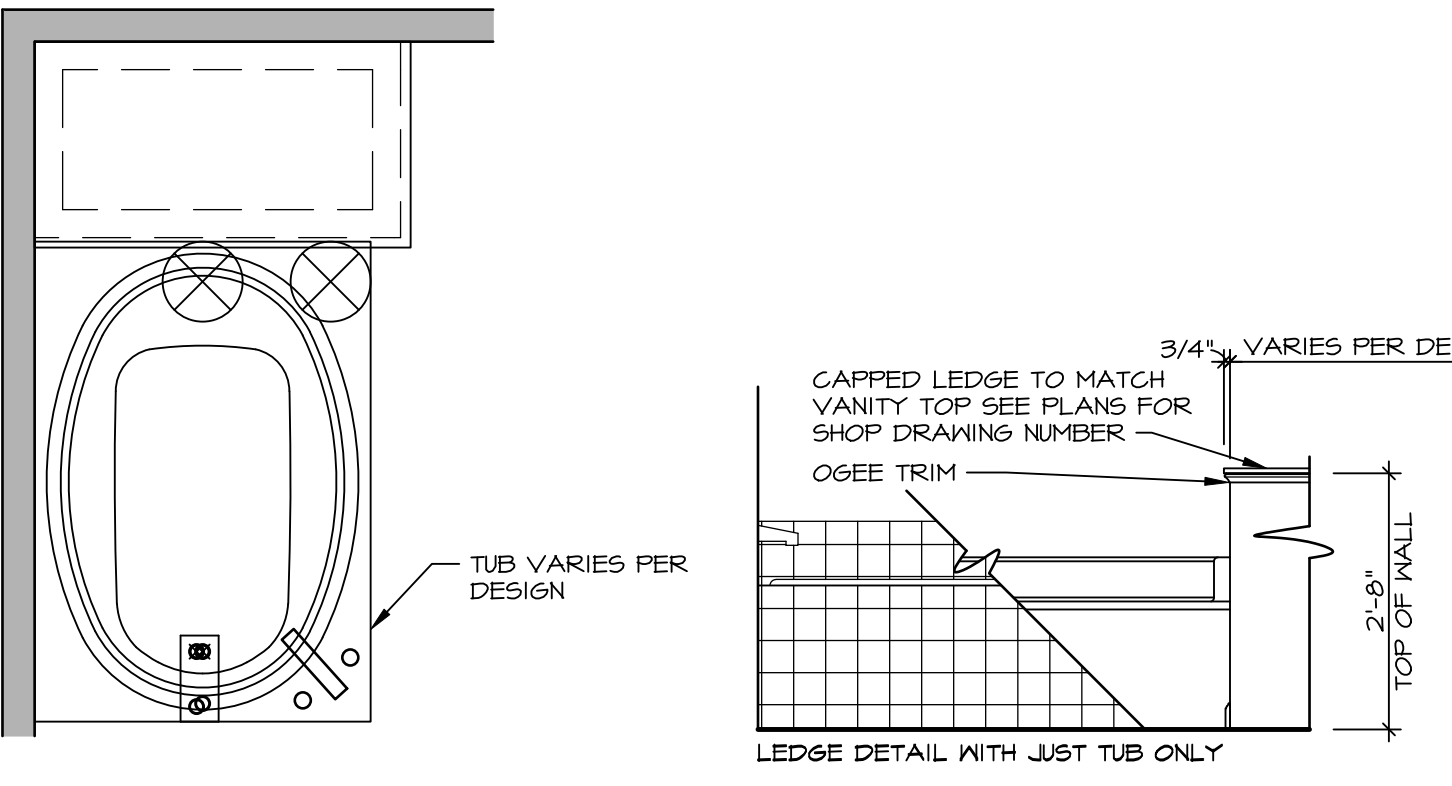
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



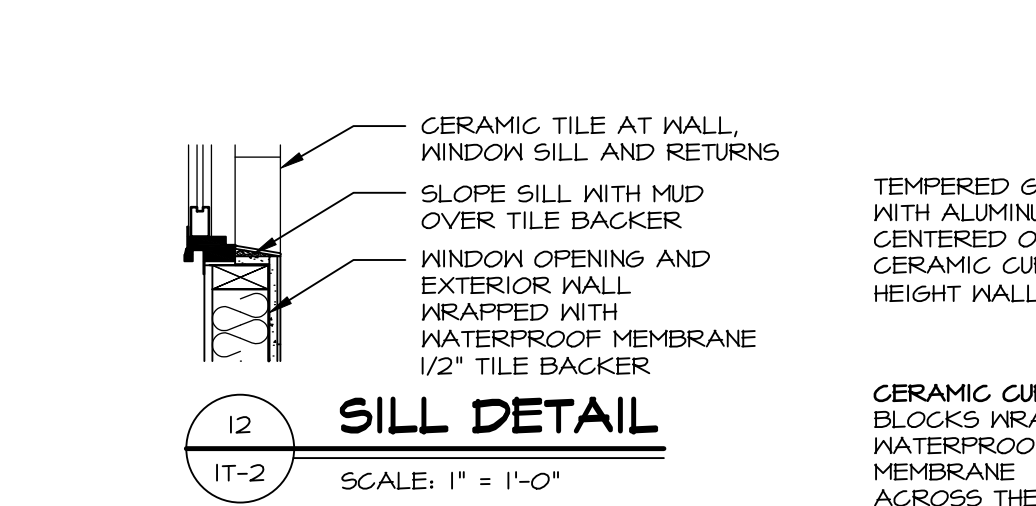
10 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0"



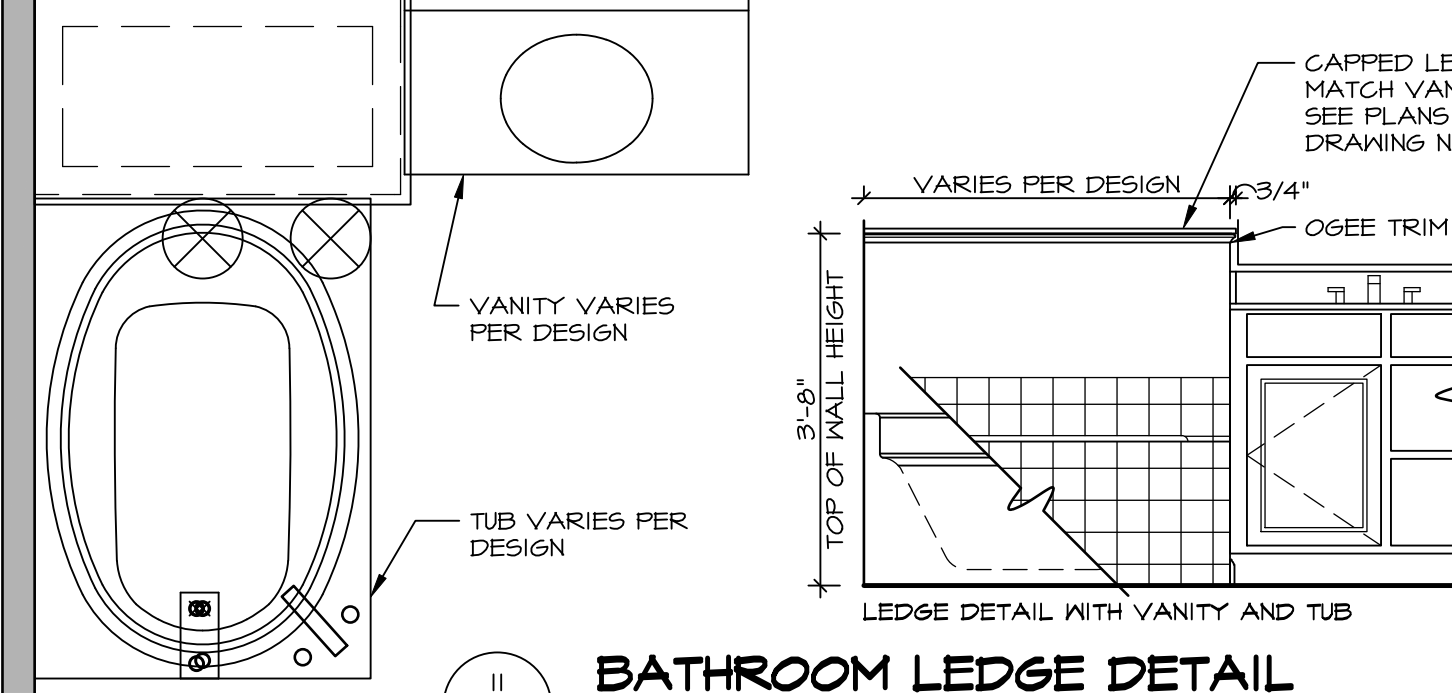
ALTERNATE SHOWER PAN DETAIL



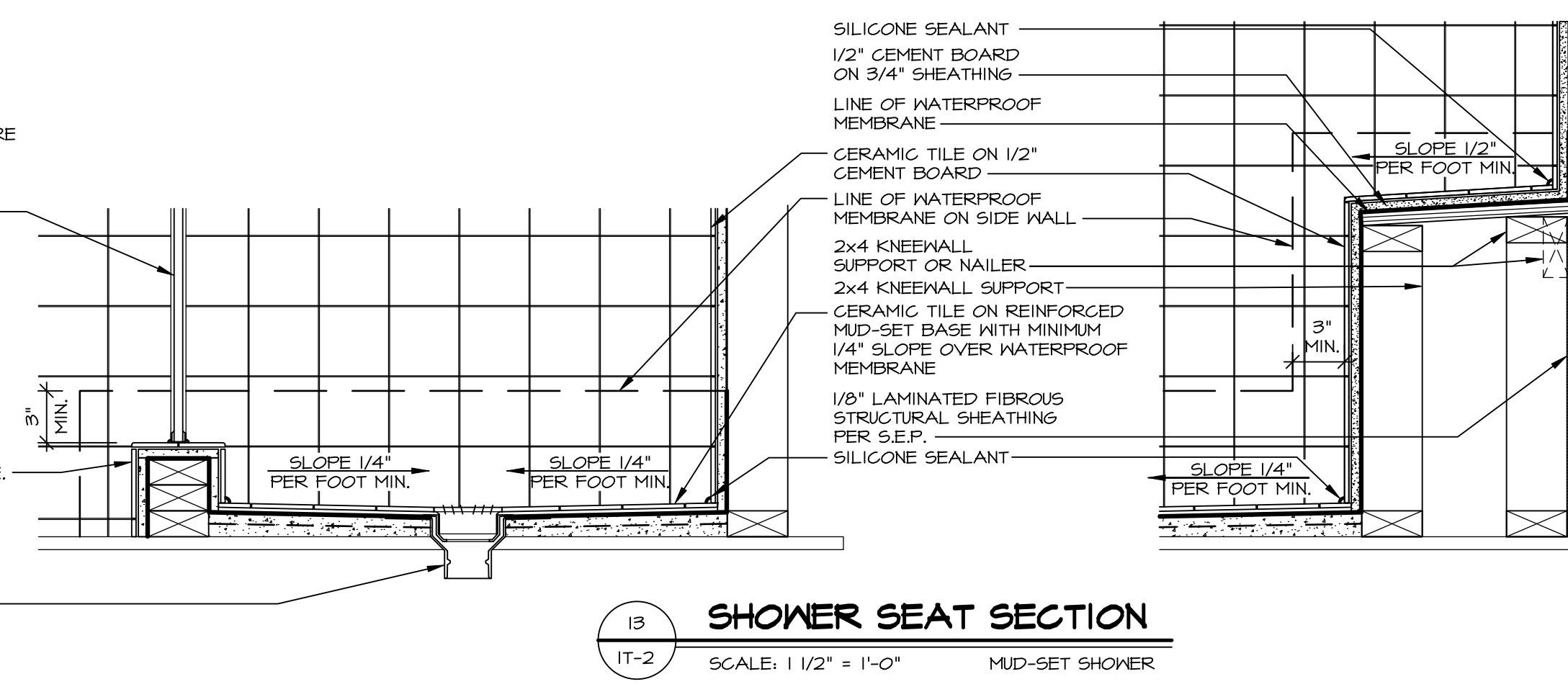
11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



12 SILL DETAIL
SCALE: 1" = 1'-0"



11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"

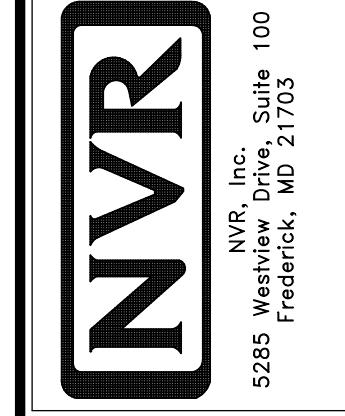


13 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/11/17	EPP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DBS #S 341,4
2	4/21/17	EPP - REVISED T-FLY NOTE TO CALL OUT LFS
3	4/21/17	EPP - REVISED NOTE ON DETAIL #7 - REVISED ORDER OF MATERIAL PAR#48904
4	8/28/18	EPP - DTL B / 13 RE REMOVED THE 2x6 BULKING AT BASE OF SHWR REQUEST #4663
5	10/21/20	EPP - REVISED DTL 14 TO REPLACE MDO WITH SHEET TRIM REQUEST #6254
6	2/10/21	EPP - REVISED TUB CHART TO MATCH KOHLER SPEC SHEETS

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