

CHE 964  
3412 ARROWWOOD STREET  
TIPP CITY, OH 45371

2 story basement

Finished basement - vent floor drain

2 hose bibs with valves

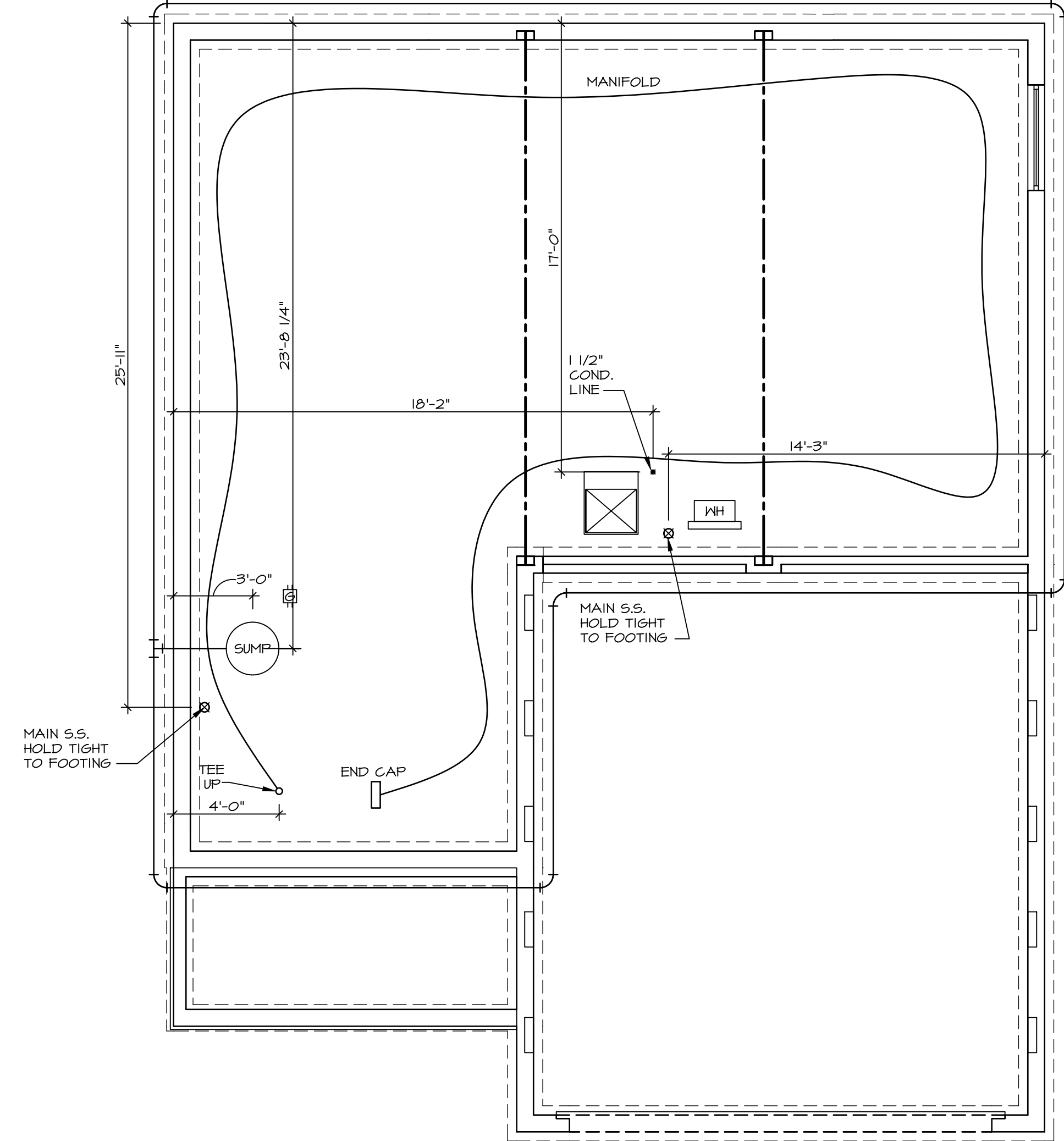
ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace



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

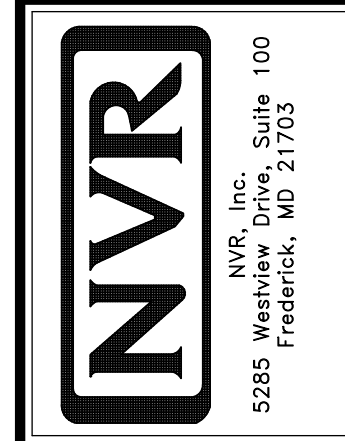
**NOTE**  
RADON REMEDIATION  
**RADON LOOP:**

- (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
- SCREWS 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

SHEET NO.	<b>A-5</b>
MODEL	<b>ALLEGHENY</b>
SET NO.	AL600
VERSION	01
RELEASE NO.	----
DRAWN BY	TN
DATE	08/04/2017
OPTION	OPTION



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DIV-COMM-LOT-UNIT	<b>DCY-CH-E964</b>
COMM-LOT	CARRIAGE TRAILS - E964
STREET ADDRESS	9412 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

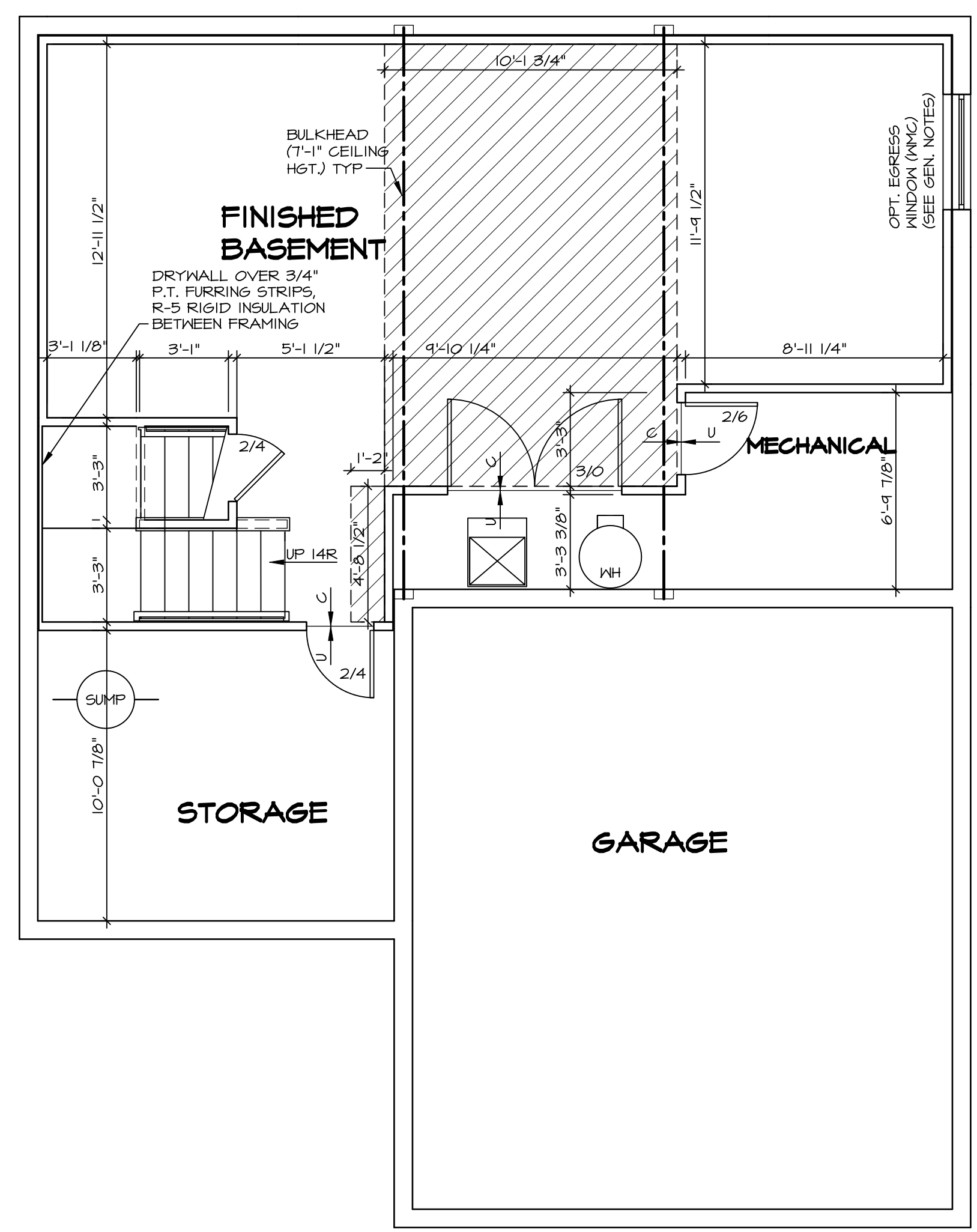
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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 "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 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



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

SHEET NO. <b>A-6</b>	MODEL <b>ALLEGHENY</b>	SET NO. <b>AL600</b>	VERSION <b>01</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	RELEASE NO. <b>----</b>	DRAWN BY <b>TN</b>
OPTION DESCRIPTION <b>  </b>	DATE: <b>08/04/2017</b>	OPTION	
DIV-COMM-LOT-UNIT <b>DCY-CH-E964</b>		COMM-LOT <b>CARRIAGE TRAILS - E964</b>	APT. NO. <b>----</b>
STREET ADDRESS <b>9412 ARROWWOOD STREET</b>		CITY <b>TIPP CITY</b>	STATE <b>OH</b>
ZIP <b>45371</b>		ENGINEERING PAGE NUMBER <b>11</b>	

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**NVR**  
NVR, Inc., Suite 100  
Frederick, MD 21703  
5285 Westwood Drive

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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF STUD GRADE	1004	
J102	JACK - (4) 2X6 SFF STUD GRADE	1004	
J103	JACK - (5) 2X4 SFF#1	1008	
J104	JACK - (5) 2X4 SFF#1	1008	
J105	JACK - (3) 2X6 SFF#1	1010	
J106	JACK - (3) 2X4 SFF#1	1010	
J111	JACK - (2) 2X4 SFF STUD GRADE	1025	
J112	JACK - (2) 2X4 SFF STUD GRADE	1025	
J113	JACK - (2) 2X4 SFF STUD GRADE	1033	
J115	JACK - (4) 2X4 SFF STUD GRADE	1006	
J120	JACK - (2) 2X4 SFF STUD GRADE	1027	
J121	JACK - (2) 2X4 SFF STUD GRADE	1027	
J122	JACK - (2) 2X4 SFF STUD GRADE	1027	
J124	JACK - (2) 2X4 SFF STUD GRADE	1027	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X30	20'-6"	1008	
PF101-2	LVL 1.75 - II-04	14'-4"	1025	PORTAL FRAME LA

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-10 1/8"	1033	

**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** 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 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.
- 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.

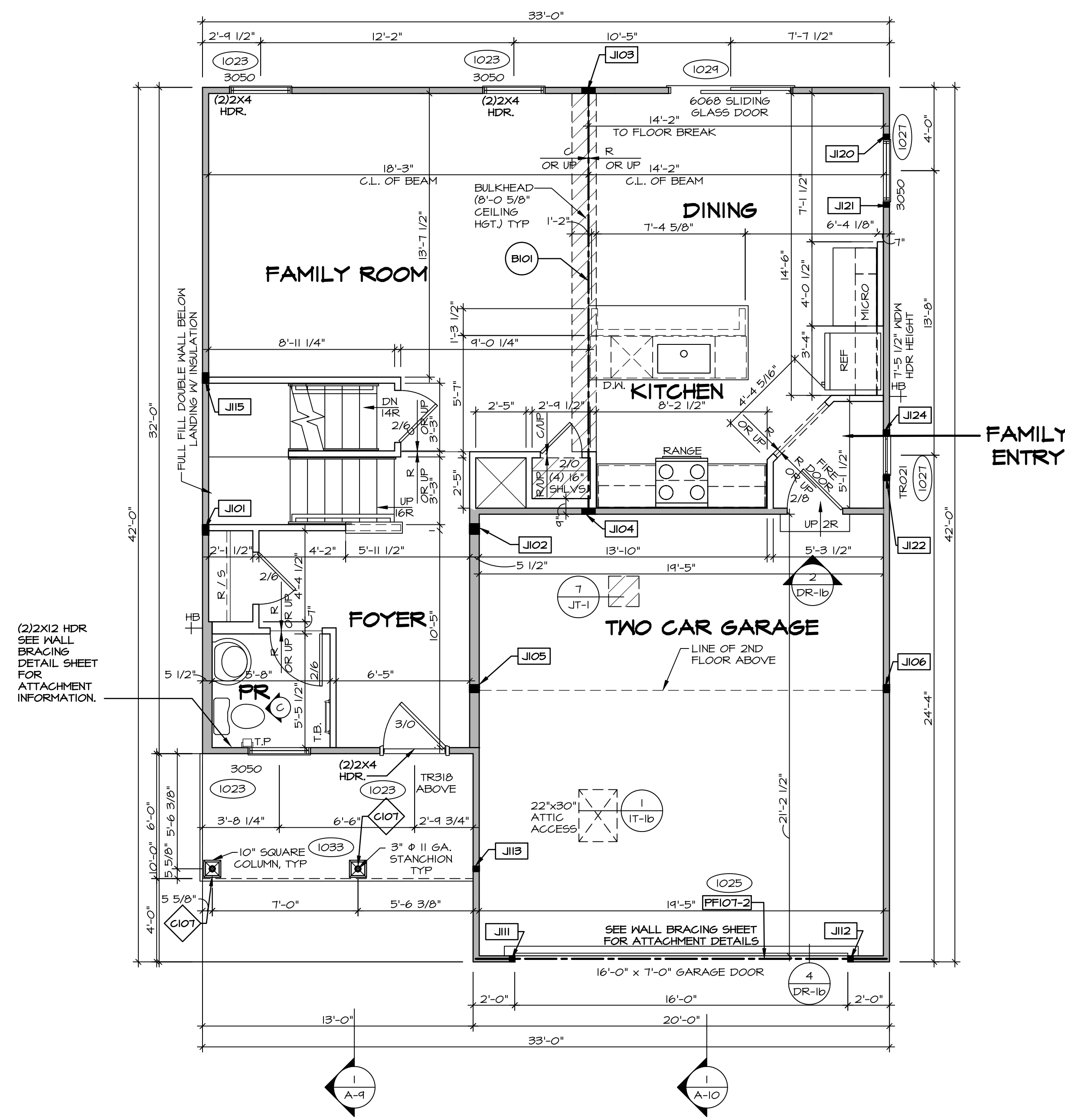
**GYPSUM NOTES**

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

**LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (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.
- 2A - (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.
- 3A - (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.
- 4A - (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.
- 5A - (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.
- 6A - (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.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



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

DCY-CH-E964

COMMITTEE: DCY-CH-E964

STREET ADDRESS: 9412 ARROWWOOD STREET

CITY: OH

STATE: OH

ZIP: 45371

APR. NO. ----

DATE: 08/10/2017

OPTION

SET NO. AL600

VERSION 01

RELEASE NO. ----

DRAWN BY YON

DATE: 08/10/2017

OPTION

SHEET NO. A-7

12

MODEL ALLEGHENY

DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION

12

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**NVR**

NVR, Inc. Suite 100  
5285 Westchase  
Frederick, MD 21703

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**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. N.M.

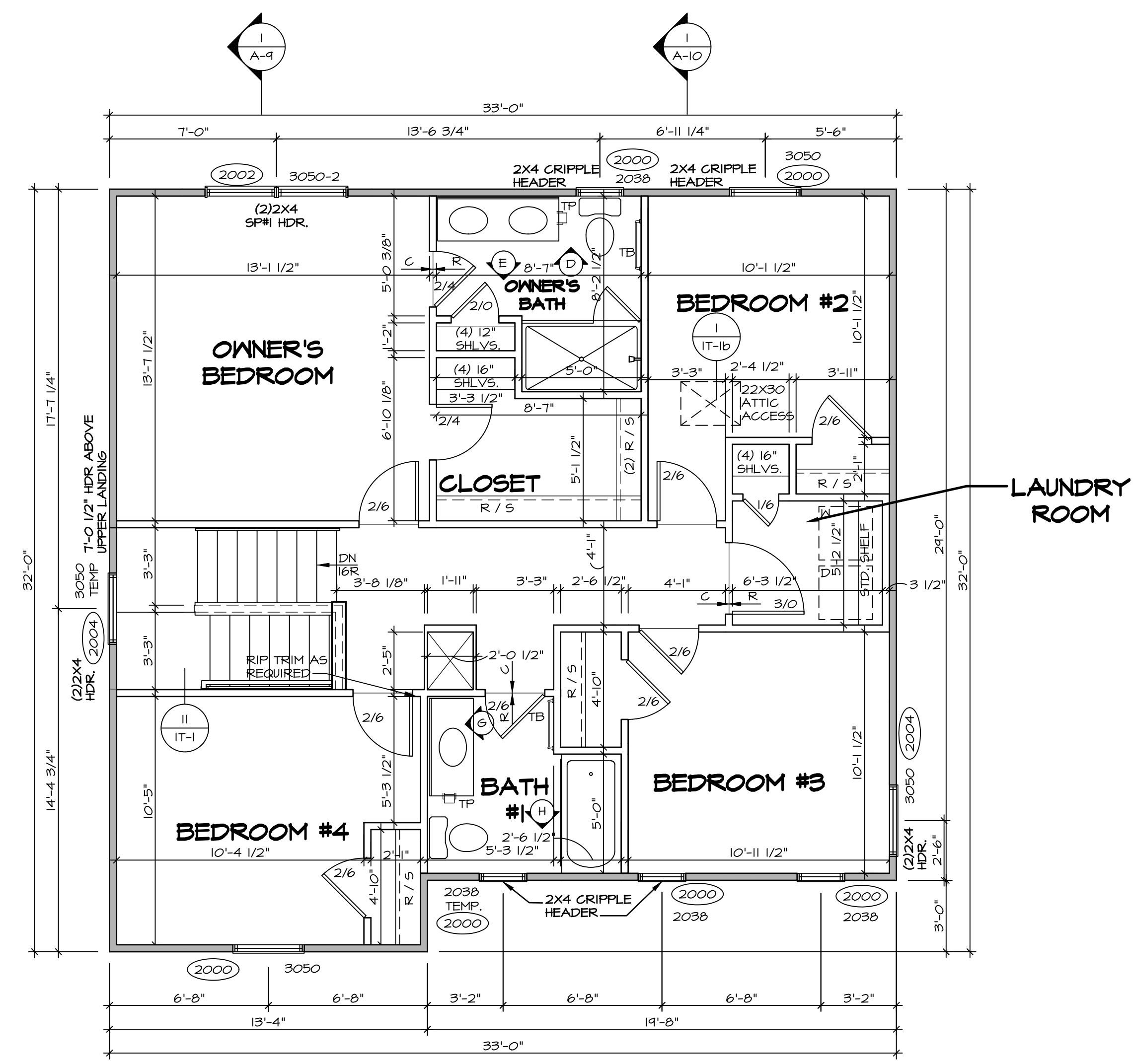
**LEGEND**

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- 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.
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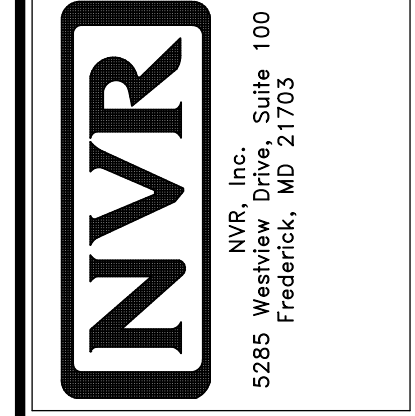
- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT  
**DCY-CH-E964**  
COM-Lot  
CARRIAGE TRAILS - E964  
STREET ADDRESS  
9412 ARROWWOOD STREET  
CITY STATE OH  
TIPP CITY OH  
ZIP 45371

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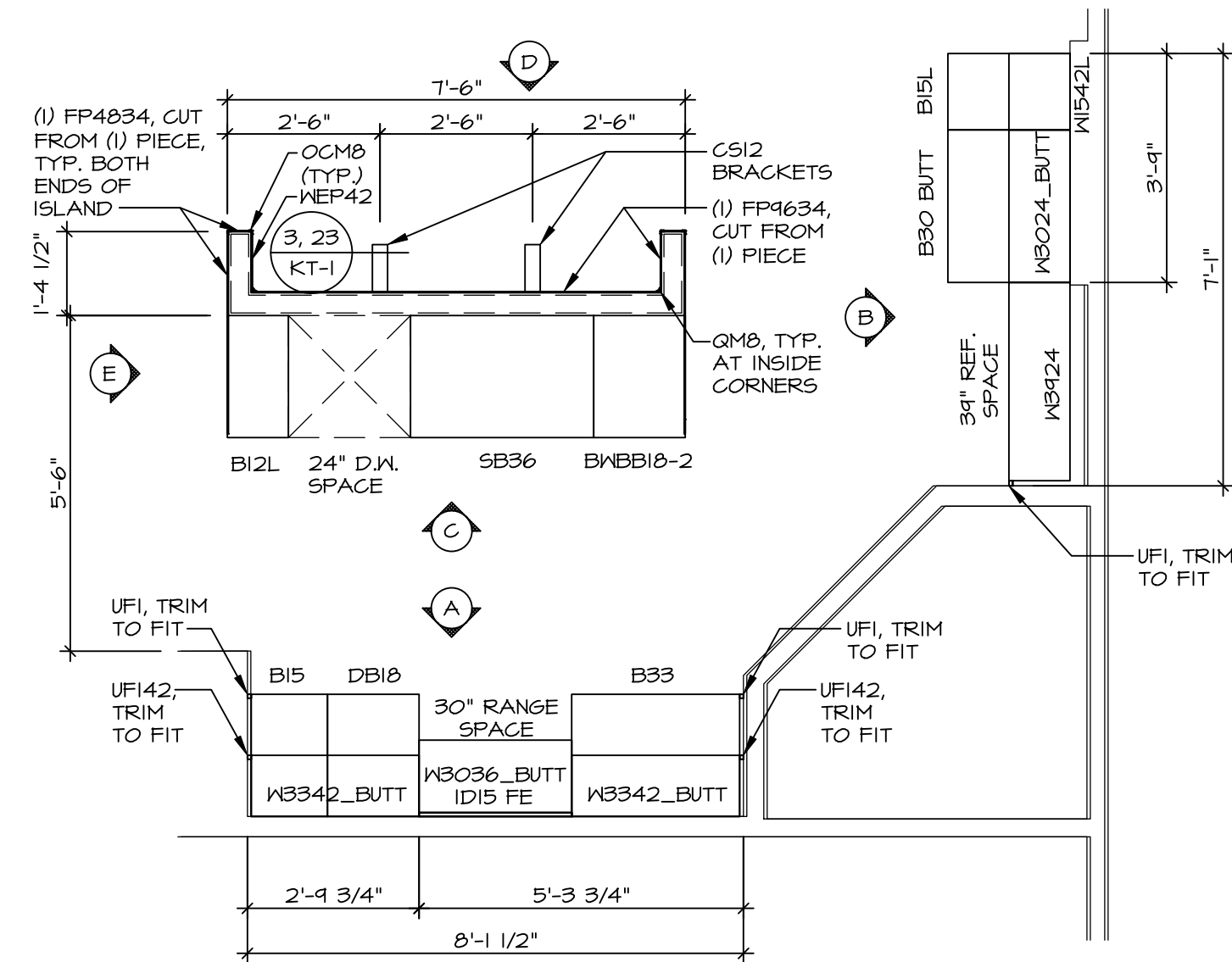


SET NO. AL600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY YCN  
DATE: 08/10/2017  
OPTION

SHEET NO. **A-8**  
MODEL **ALLEGHENY**  
DRAWING TITLE **SECOND FLOOR PLAN**  
OPTION DESCRIPTION

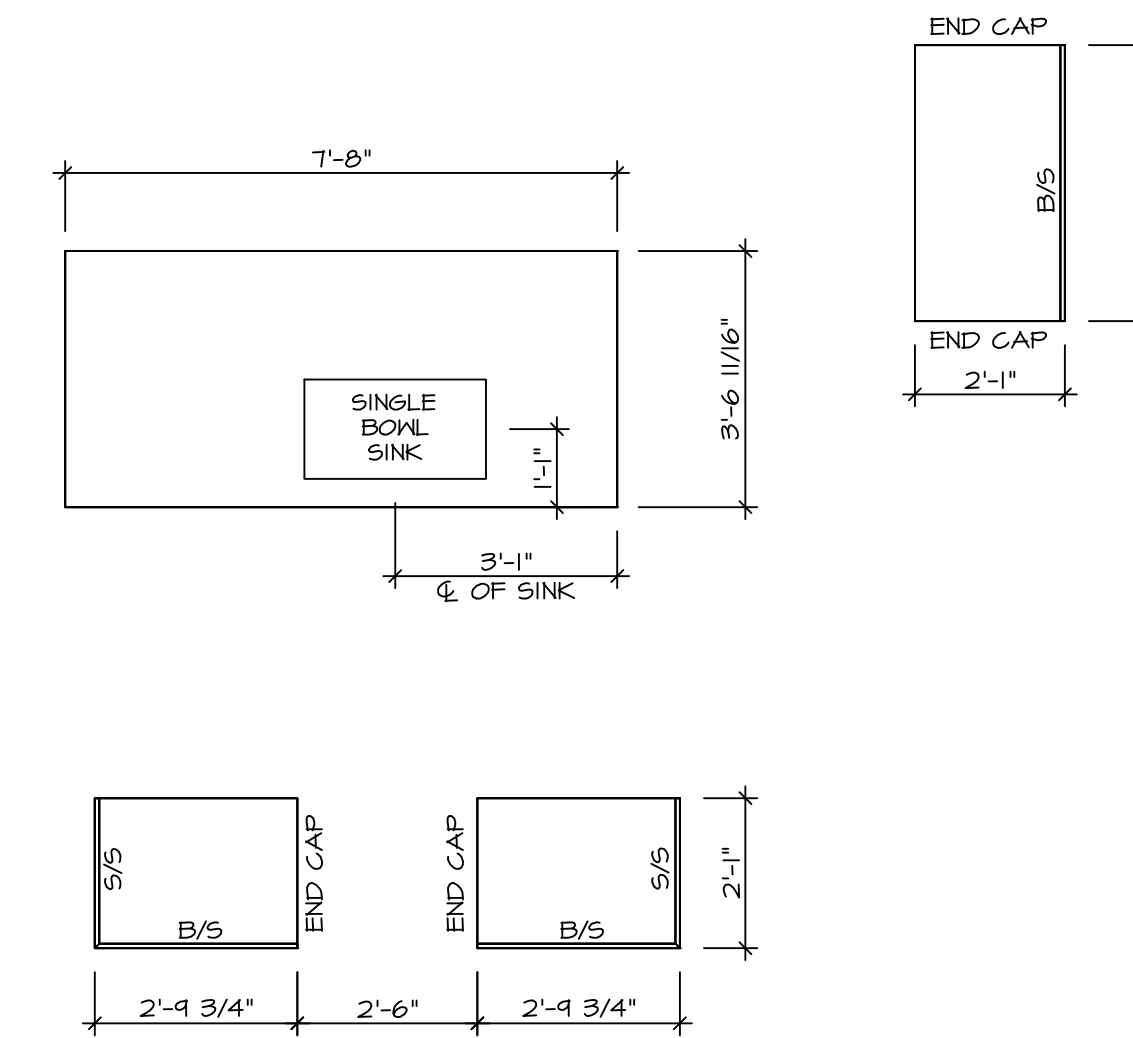
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UFI) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED 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 INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS SET (I) 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.



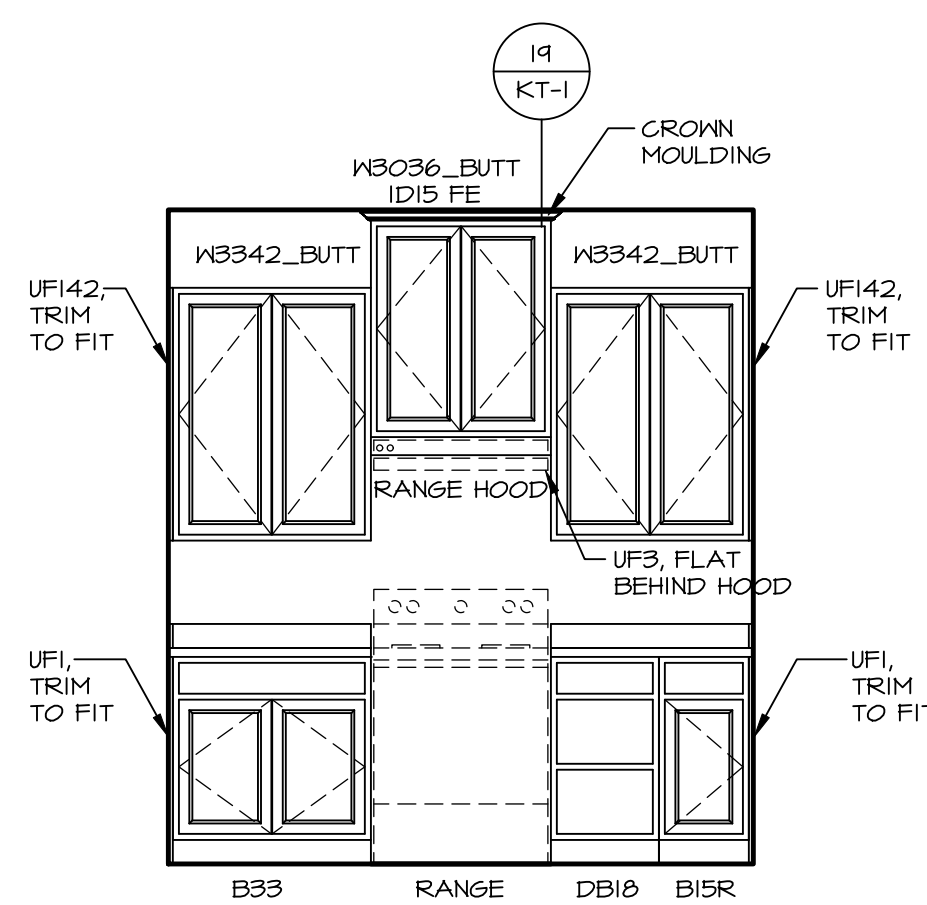
**KITCHEN CABINET PLAN KC - 3489TC**

1 A-12 SCALE: 3/8" = 1'-0"

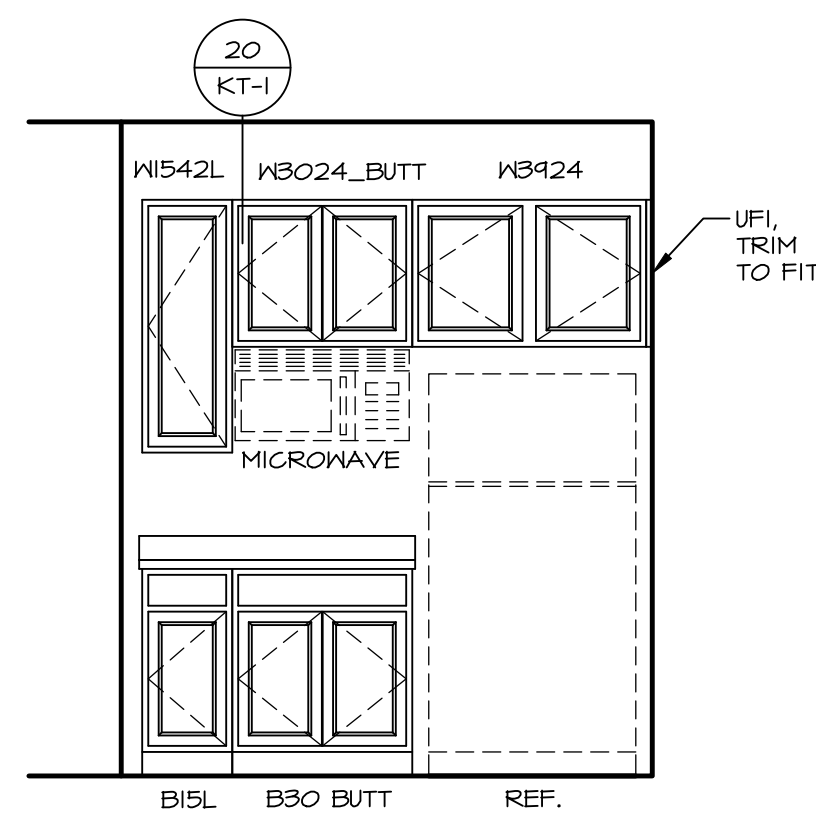


**KITCHEN COUNTERTOP PLAN KC - 3489TC**

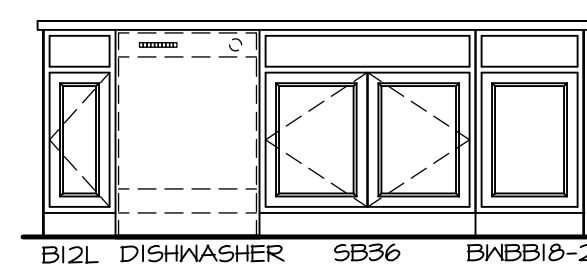
2 A-12 SCALE: 3/8" = 1'-0"



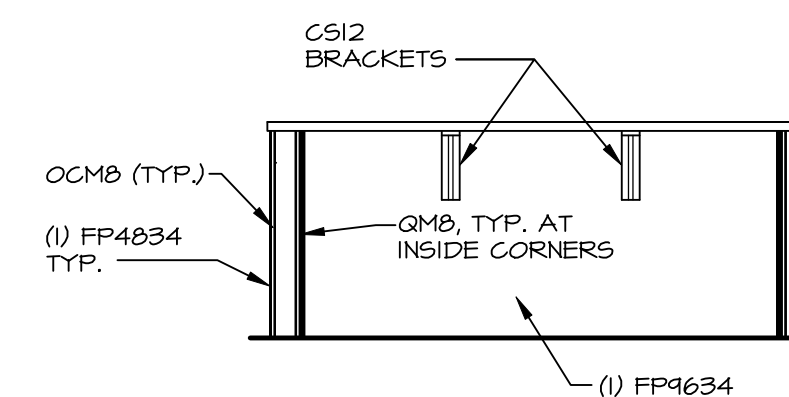
**A ELEVATION "A"**  
SCALE: 3/8" = 1'-0"



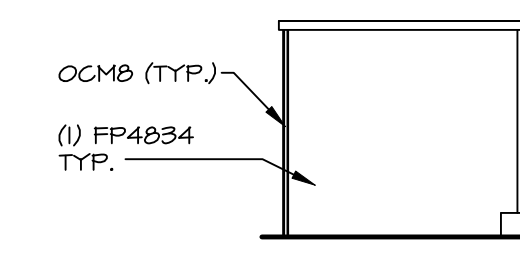
**B ELEVATION "B"**  
SCALE: 3/8" = 1'-0"



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



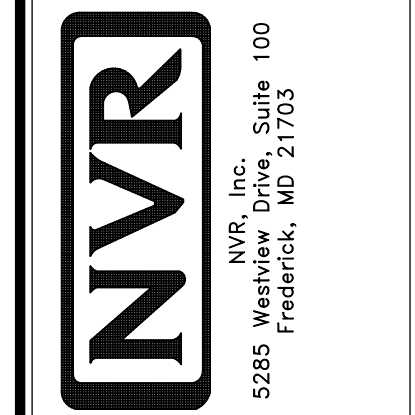
**D ELEVATION "D"**  
SCALE: 3/8" = 1'-0"



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

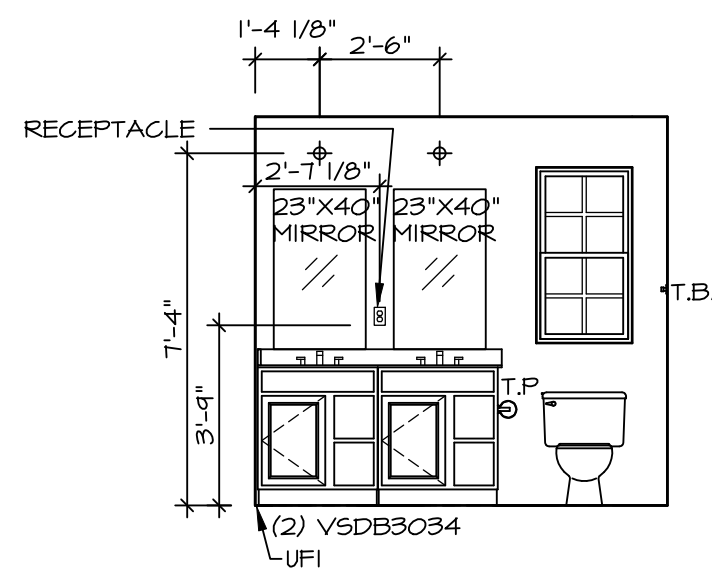
DIV-COMM-LOT-UNIT  
**DCY-CH-E964**  
COM-LOT  
CARRIAGE TRAILS - E964  
STREET ADDRESS  
9412 ARROWWOOD STREET  
CITY TIPP CITY STATE OH ZIP 48971

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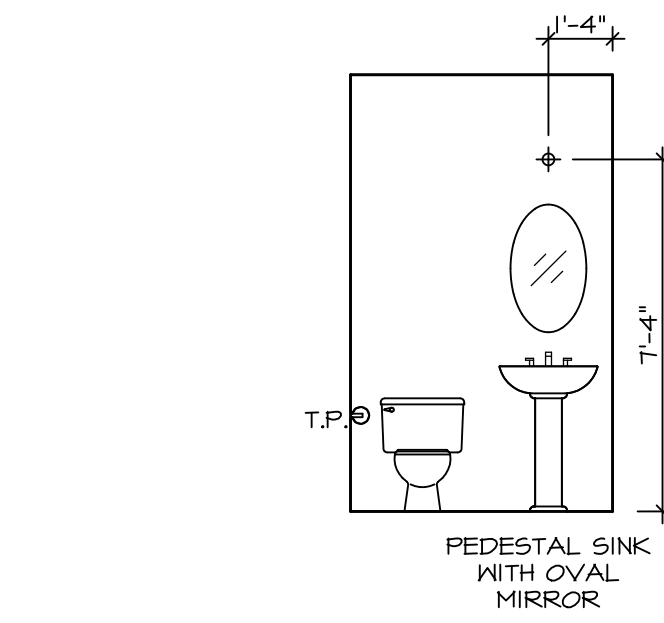


SET NO. ALG00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY KDH  
DATE: 8/2/17  
OPTION

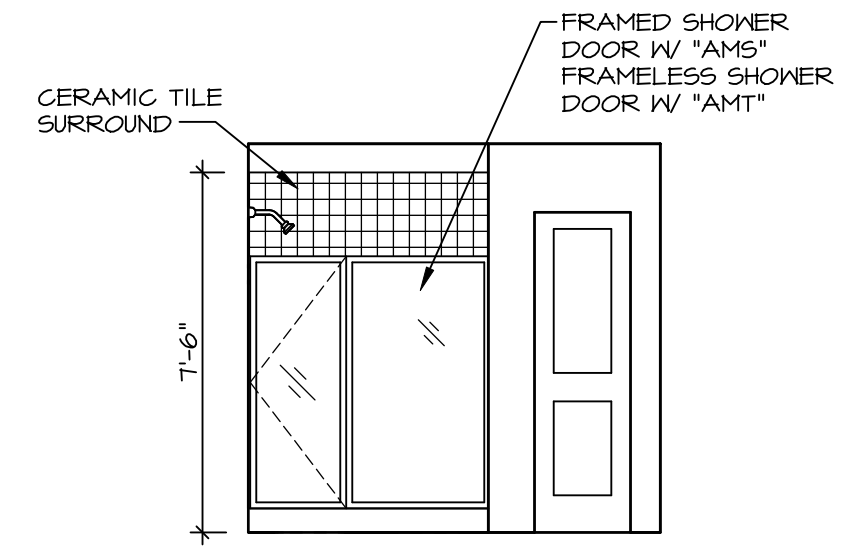
SHEET NO. MODEL ALLEGHENY DRAWING TITLE KITCHEN OPTION DESCRIPTION 17



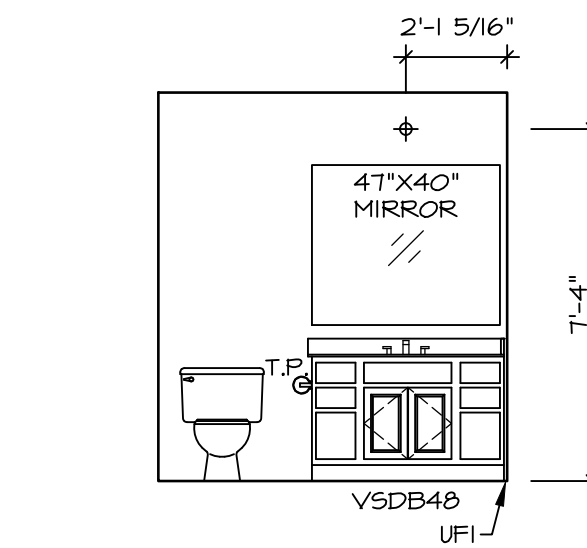
**D** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



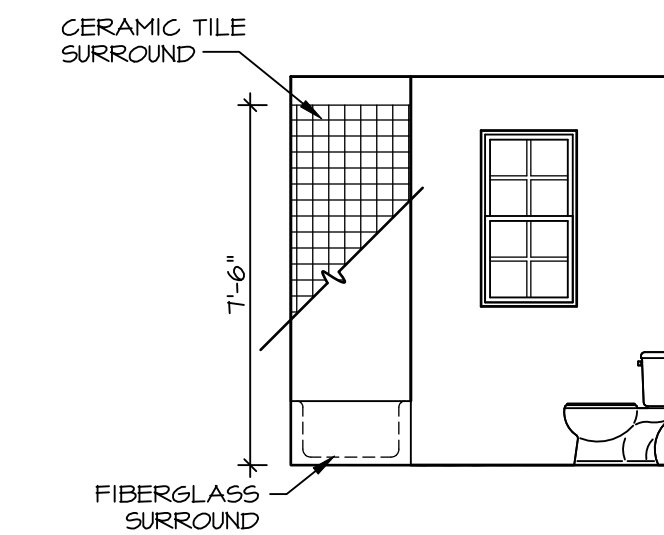
**C** POWDER ROOM  
SCALE: 1/4" = 1'-0"



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



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



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

**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING 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.

SHEET NO. <b>A-13</b>	MODEL <b>ALLEGHENY</b> DRAWING TITLE <b>BATH ELEVATIONS</b>	SET NO. ALG00 VERSION 01 RELEASE NO. ---- DRAWN BY YON DATE: 4/8/17 OPTION	DIV-COMM-LOT-UNIT <b>DCY-CH-E964</b>
		NVR, Inc. 11/01/23 - 3:17 am 5285 Westwood, Suite 100 Frederick, MD 21703	COMM-LOT <b>CARRIAGE TRAILS - E964</b> STREET ADDRESS <b>9412 ARROWWOOD STREET</b> CITY TIPP CITY STATE OH ZIP 45971