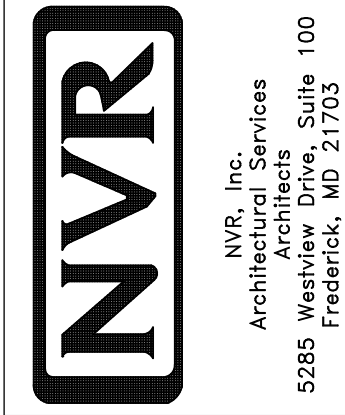


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.
A-5

MODEL
NORMANDY
DRAWING TITLE
PLUMBING PLAN
OPTION DESCRIPTION
31

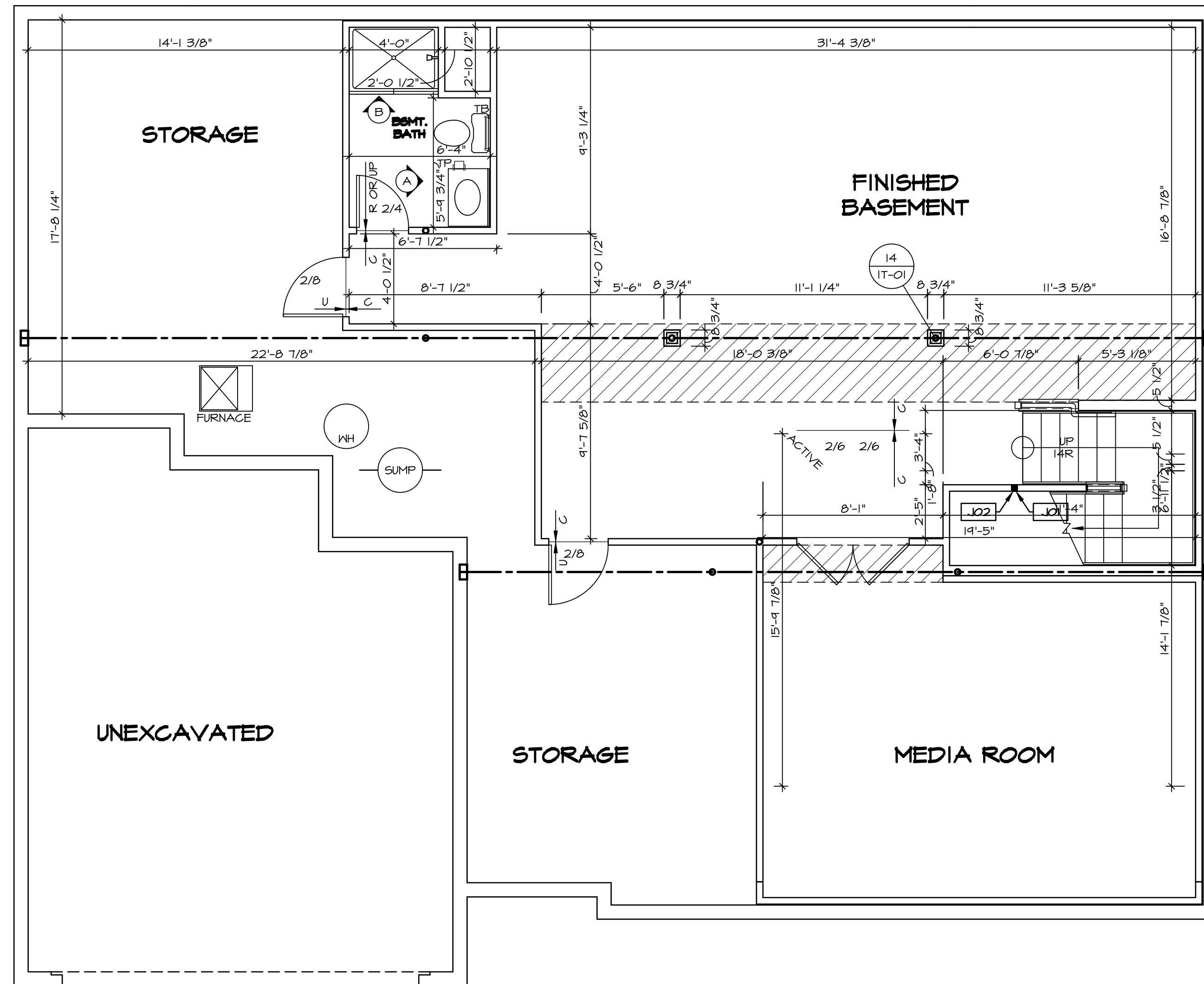
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VERSION 01
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DATE: 5/14/15
OPTION



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DIV-COMM-LOT-UNIT
DCY-CH-M216
COMM-LOT
CARRIAGE TRAILS - M216
STREET ADDRESS
2690 BLUEFLAS ST
CITY TIPP CITY
STATE OH
ZIP 45371

APT. NO. 0405



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

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
J01	JACK - 2x4 SPF STUD GRADE		B10	
J02	JACK - 2x4 SPF STUD GRADE		B22	

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

MODEL
NORMANDY

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.
A-6

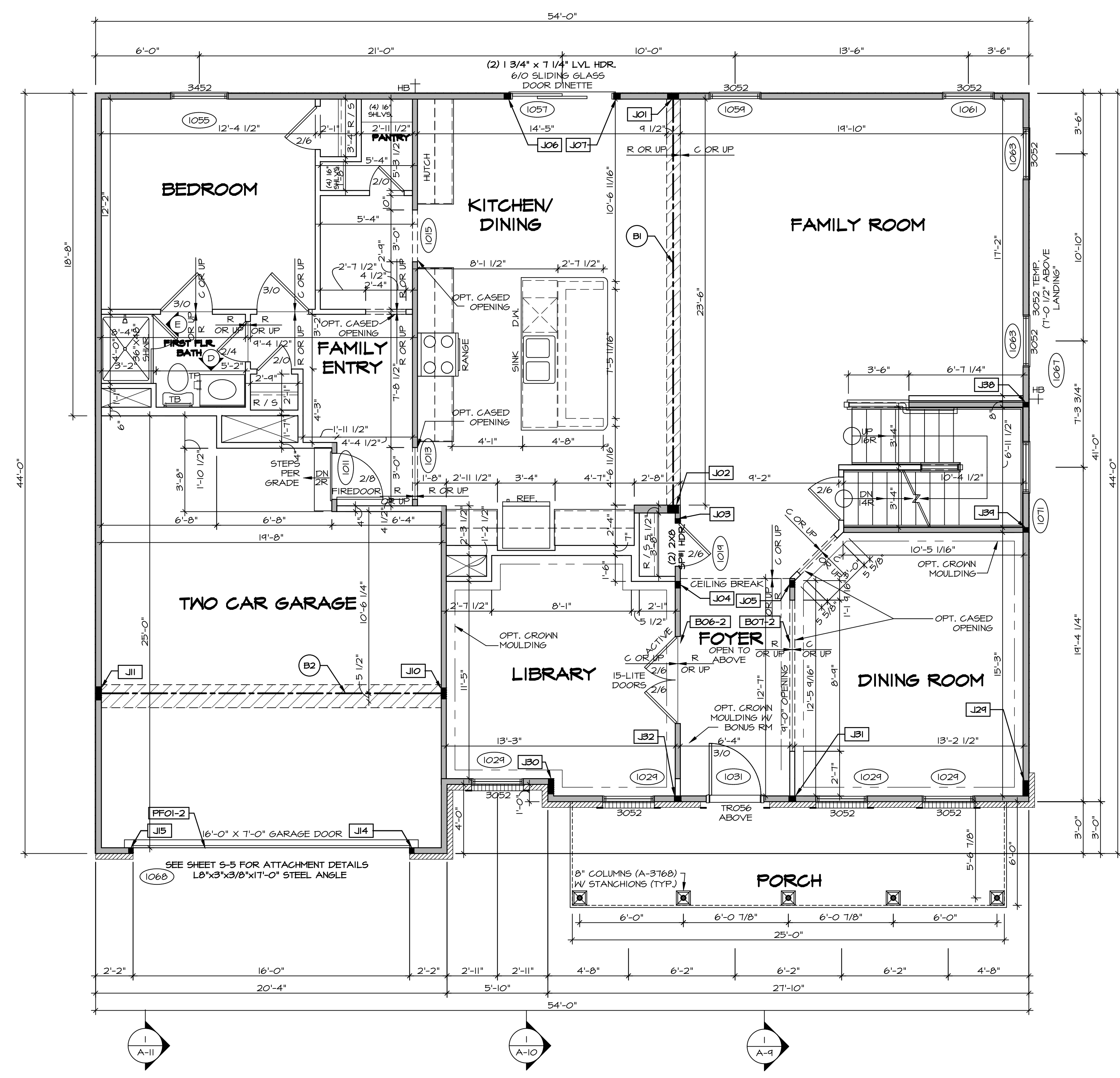
34

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COMM-LOT
CARRIAGE TRAILS - M216
STREET ADDRESS
2690 BLUEFLAS ST
CITY
TIPP CITY
STATE OH
ZIP 45371
APT. NO. 0105

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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** 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/ 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 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.

- GYPSUM NOTES** RYAN
- 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 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 - 2A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
 - 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
 - 4A - (3) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 - 5A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D 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
 - 1A - (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
BO6-2	LVL - 11-4	12'-8 1/2"	SRM, SQK, SQL, ELC	1017	1A
BOT-2	LVL - 11-4	12'-4 1/16"	SRM, SQK, SQL, ELC	1017	1A
B1	BEAM STEEL - W12X35	24'-2"	SRI	1021	
B2	BEAM STEEL - W12X26	20'-2 1/2"	SRI	1022	
PF01-2	LVL - 11-04	20'-0"	6CB	1043	PORTAL FRAME, 1A

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (5) 2X4 SP#11		1021	
JO2	JACK - (5) 2X6 SP#11		1021	
JO3	JACK - (2) 2X4 SP# STUD GRADE		1019	
JO4	JACK - (3) 2X4 SP# STUD GRADE		1017	
JO5	JACK - (3) 2X4 SP# STUD GRADE		1017	
JO6	JACK - (3) 2X4 SP# STUD GRADE		1051	
JO7	JACK - (3) 2X4 SP# STUD GRADE		1051	
JO8	JACK - (5) 2X4 SP#11	SRI	1023	
JO9	JACK - (6) 2X4 SP#11	6C6SXG	1023	
JO10	JACK - (2) 2X4 SP# STUD GRADE	6CB, 6CF	1043	
JO11	JACK - (2) 2X4 SP# STUD GRADE	6CB, 6CF	1043	
JO12	JACK - (2) 2X4 SP# STUD GRADE	6CB, 6CF	1043	
JO13	JACK - (7) 2X4 SP#11	ELC	2000	
JO14	JACK - (7) 2X4 SP#11	ELC	2000	
JO15	JACK - (3) 2X4 SP# STUD GRADE	SRM, SQK, SQL, ELC	1017	
JO16	JACK - (3) 2X4 SP# STUD GRADE	SRM, SQK, SQL, ELC	1017	
JO17	JACK - (2) 2X4 SP# STUD GRADE		1007	
JO18	JACK - (2) 2X4 SP# STUD GRADE		1007	

DCY-CH-M216

BIV-COMM-LOT-UNIT

COMM-LOT: CARRIAGE TRAILS - M216

STREET ADDRESS: 2690 BLUEFLAS ST

CITY: TIPP CITY OH ZIP: 45371

APT. NO.: 0105

STATE: OH ZIP: 45371

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OPTION

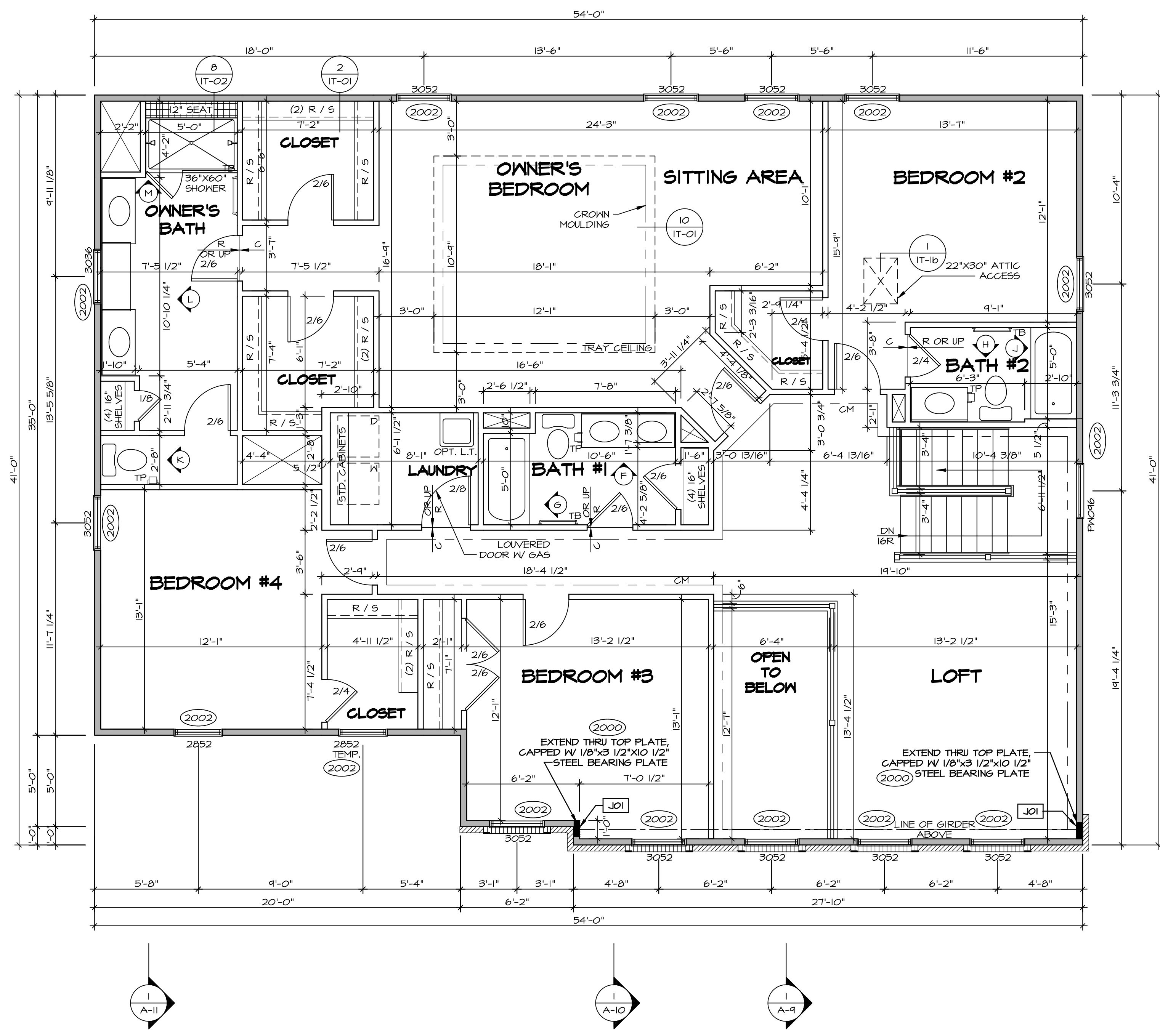
NORMANDY
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FIRST FLOOR PLAN

A-7

OPTION DESCRIPTION

35

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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/ 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 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.

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (1) 2X4 SP#1	ELC	2000	
J02	JACK - (1) 2X4 SP#1	ELC	2000	

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

DCY-CH-M216

DCY-CH-M216 UNIT

COMM-LOT

STREET ADDRESS

CITY

STATE

ZIP

APT. NO.

CRG5

48371

OH

2690 BLUEFLAS ST

TIPP CITY

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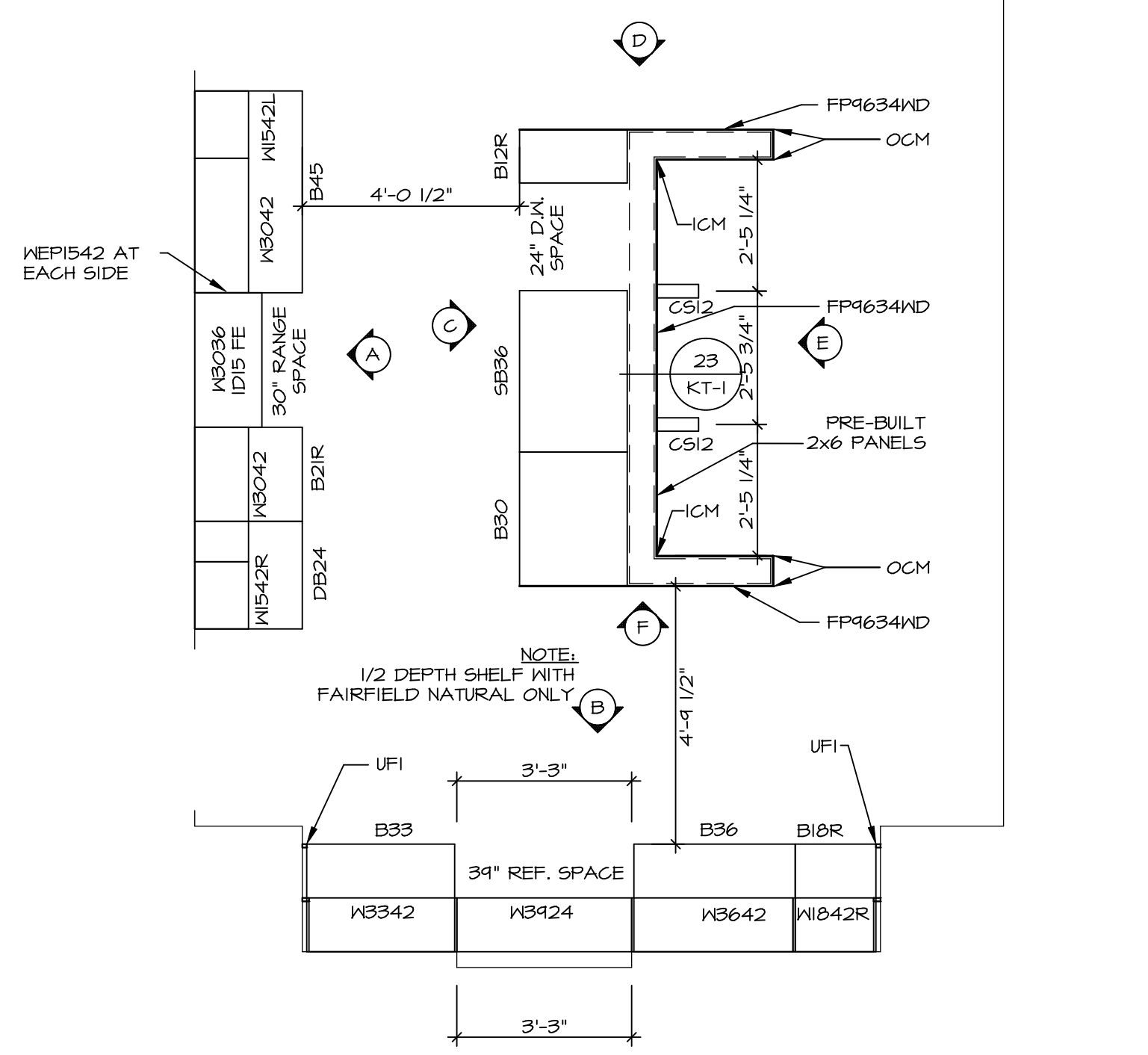
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SECOND FLOOR PLAN

A-8

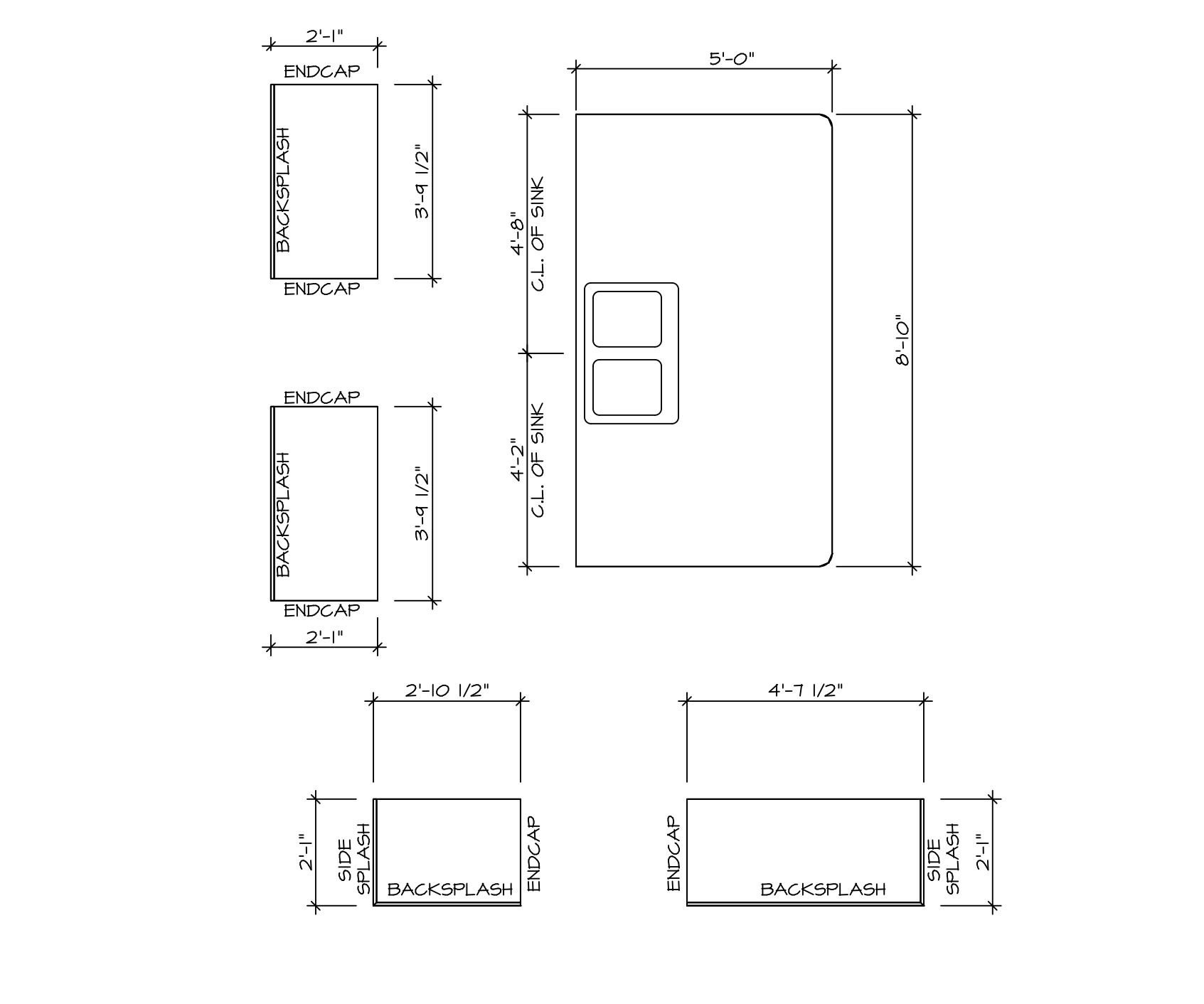
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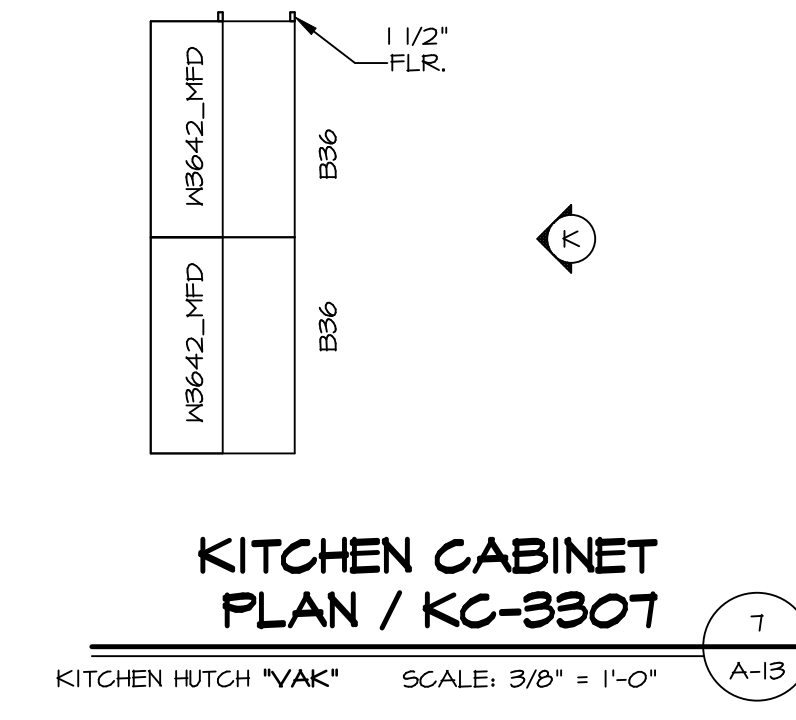
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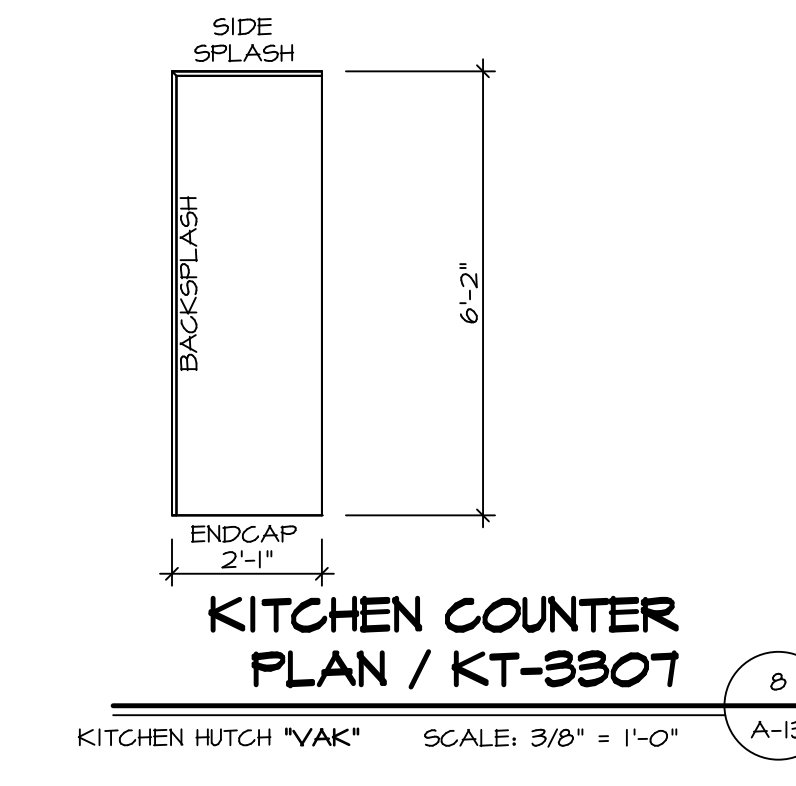
KITCHEN CABINET PLAN / KC-3230
SCALE: 3/8" = 1'-0" A-13



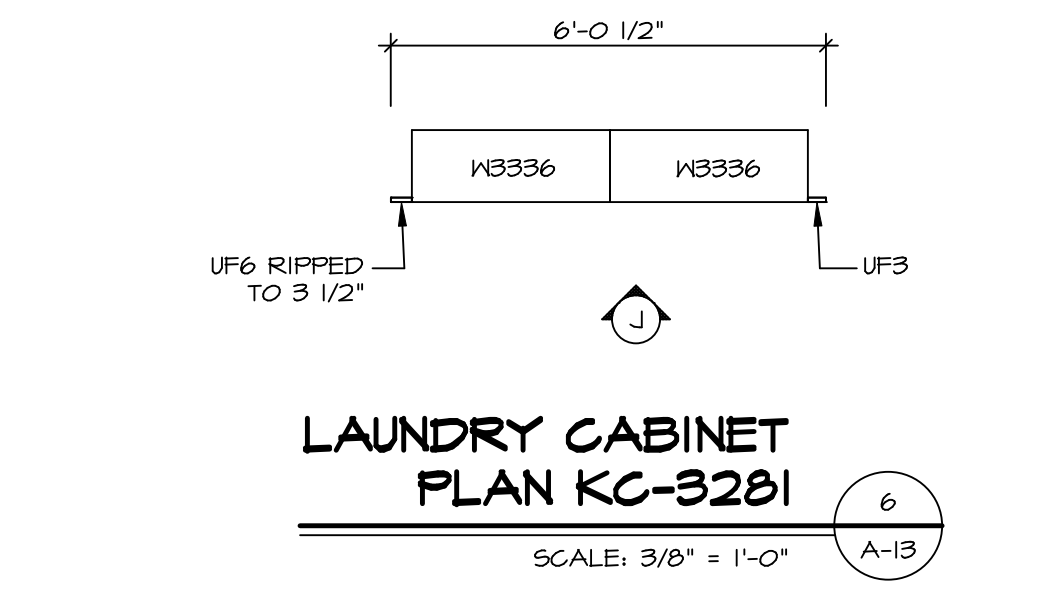
KITCHEN COUNTERTOP PLAN / KT-3230
SCALE: 3/8" = 1'-0" A-13



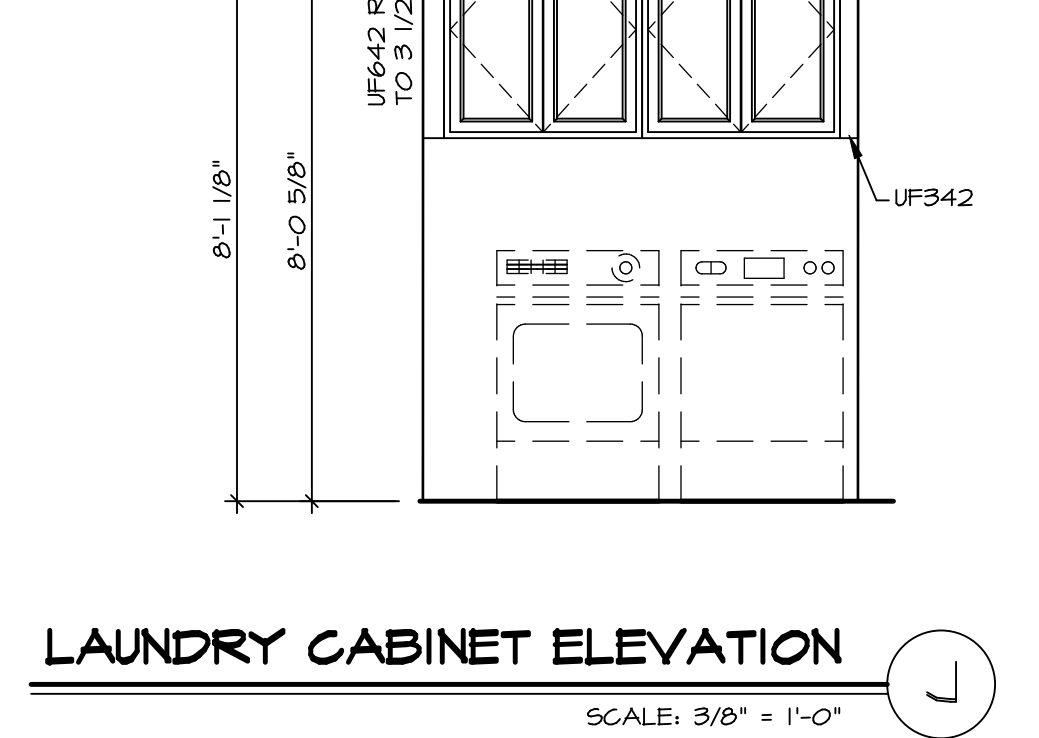
KITCHEN CABINET PLAN / KC-3307
SCALE: 3/8" = 1'-0" A-13



KITCHEN COUNTER PLAN / KT-3307
SCALE: 3/8" = 1'-0" A-13



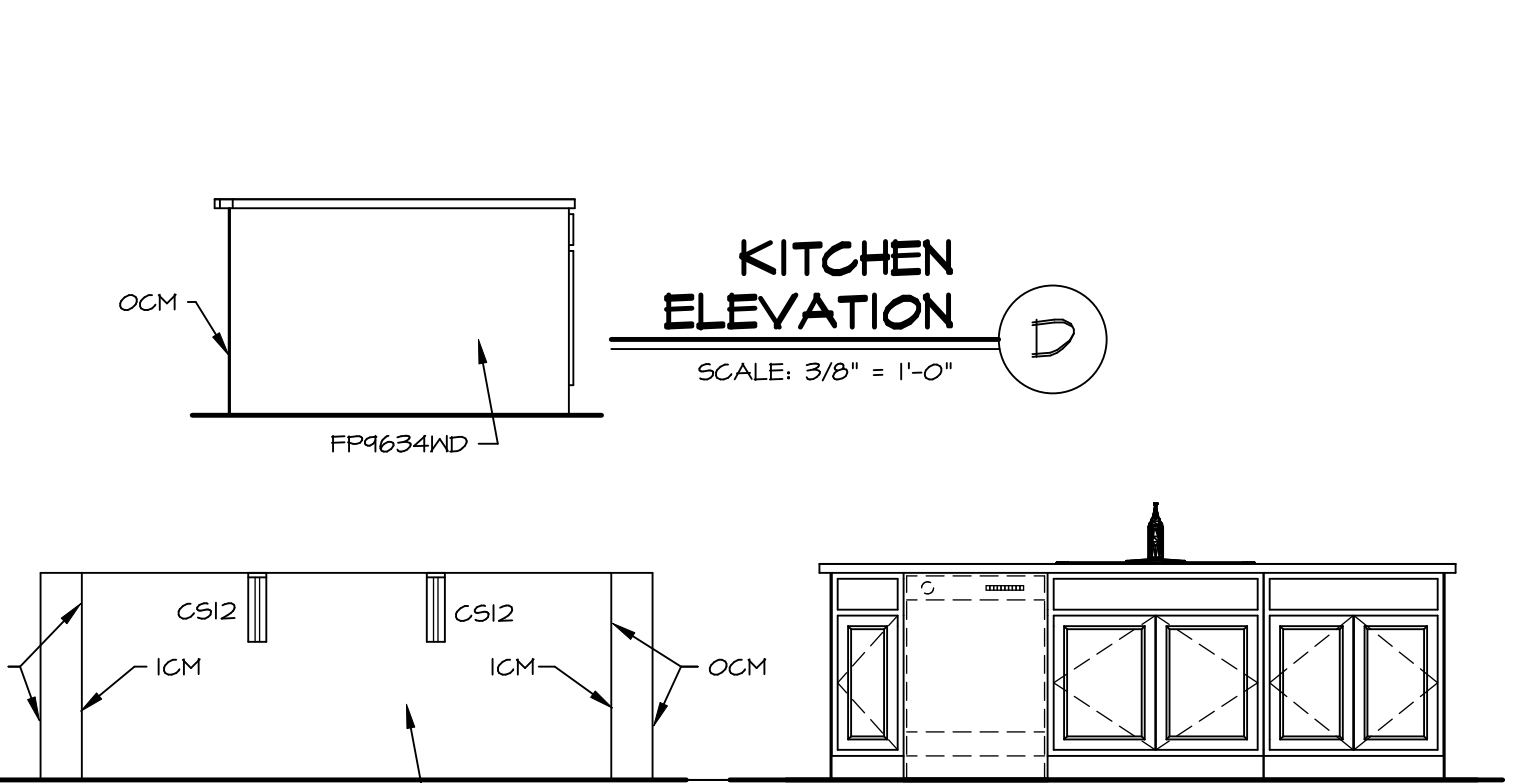
LAUNDRY CABINET PLAN KC-3281
SCALE: 3/8" = 1'-0" A-13



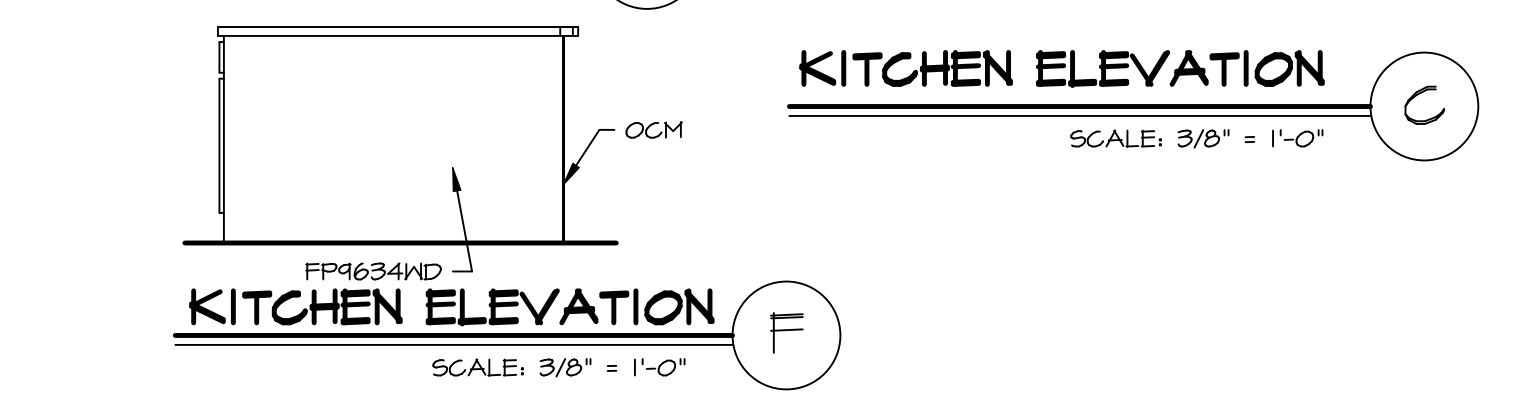
LAUNDRY CABINET ELEVATION
SCALE: 3/8" = 1'-0" A-13



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



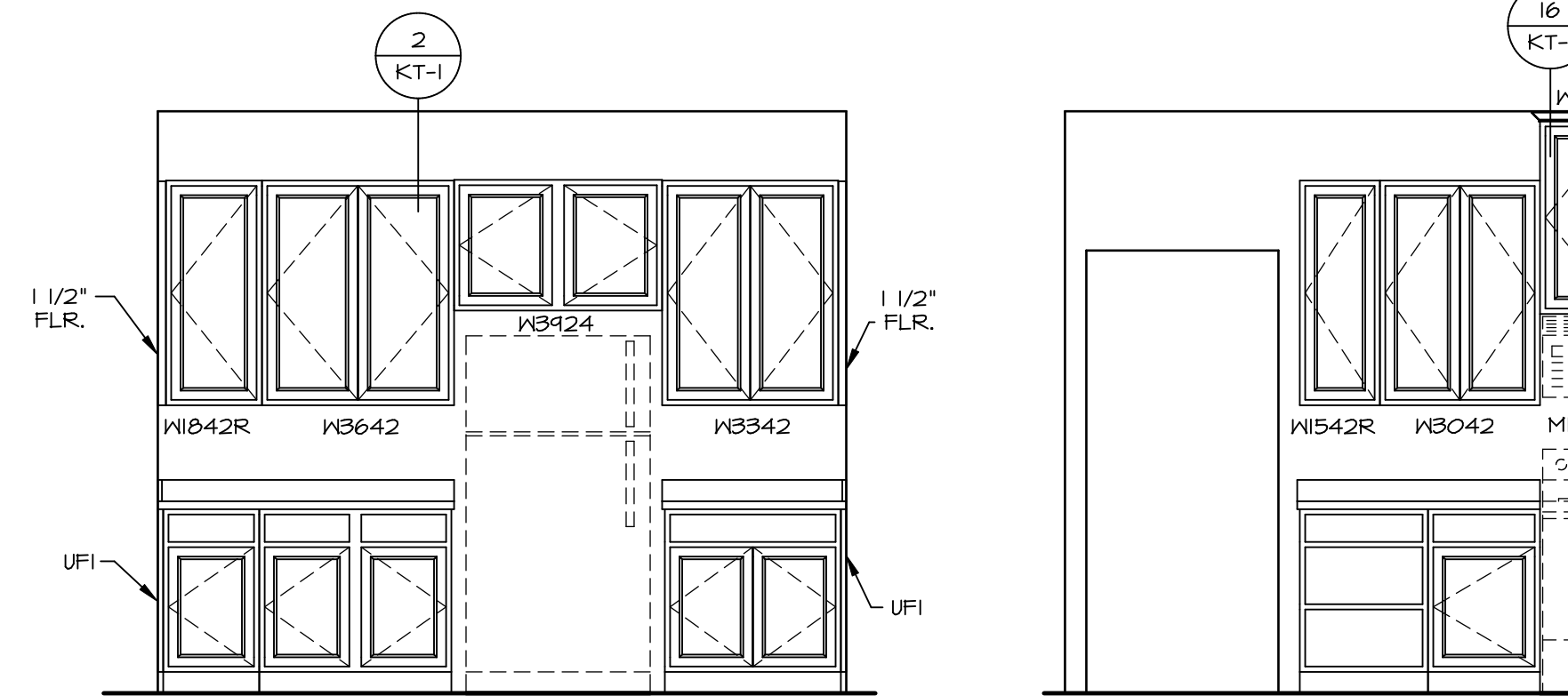
KITCHEN ELEVATION E
SCALE: 3/8" = 1'-0" A-13



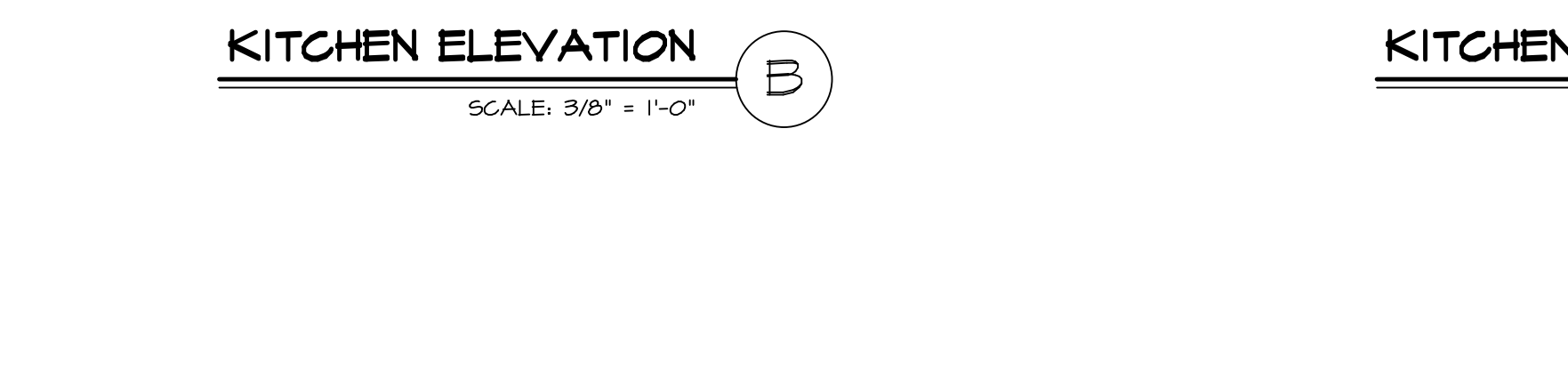
KITCHEN ELEVATION F
SCALE: 3/8" = 1'-0" A-13



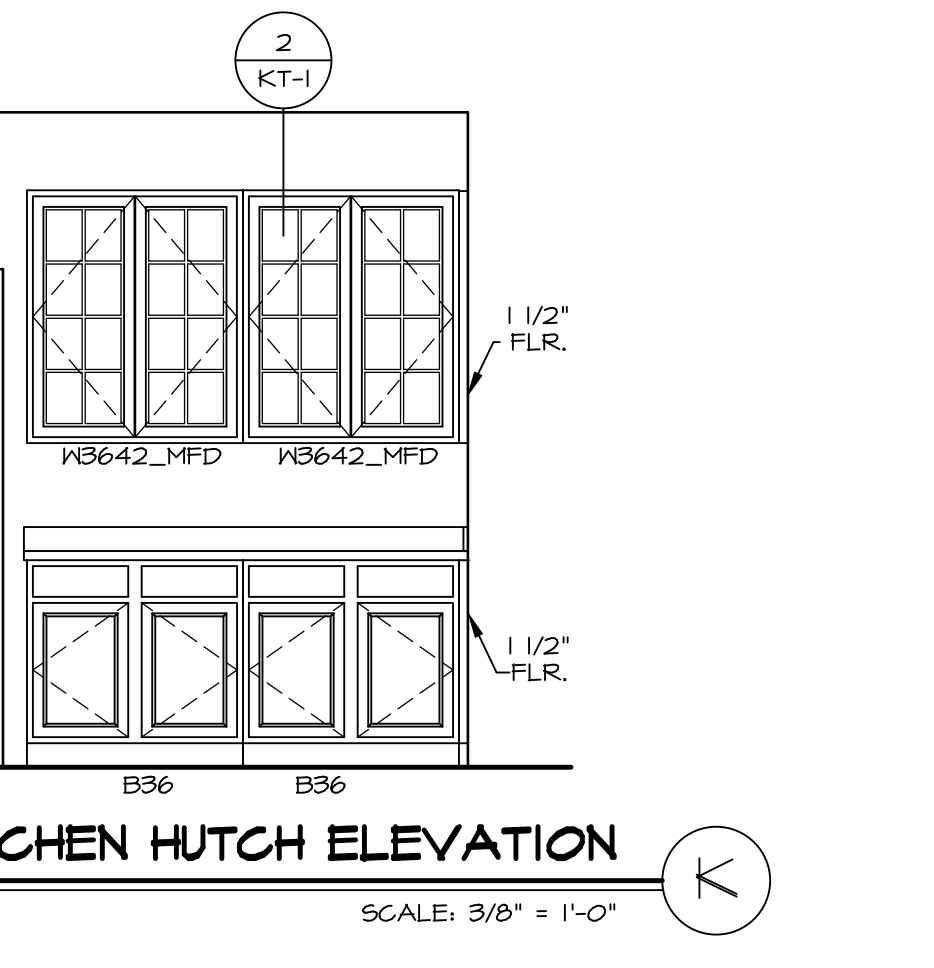
KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0" A-13



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



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



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

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDINGS, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF) 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 DOORS AND DRAWERS FOR ALL AREAS. ALL DRAWER FRONTS AND DOORS GET (I) KNOB/ PULL. NO HARDWARE ON FALSE DRAWER FRONTS.

DIV-COMM-LOT-UNIT DCY-CH-M216

COMM-LOT: CARRIAGE TRAILS - M216
STREET ADDRESS: 2690 BLUEFLAS ST
CITY: TIPP CITY
STATE: OH
ZIP: 45371

APT. NO.: 0405

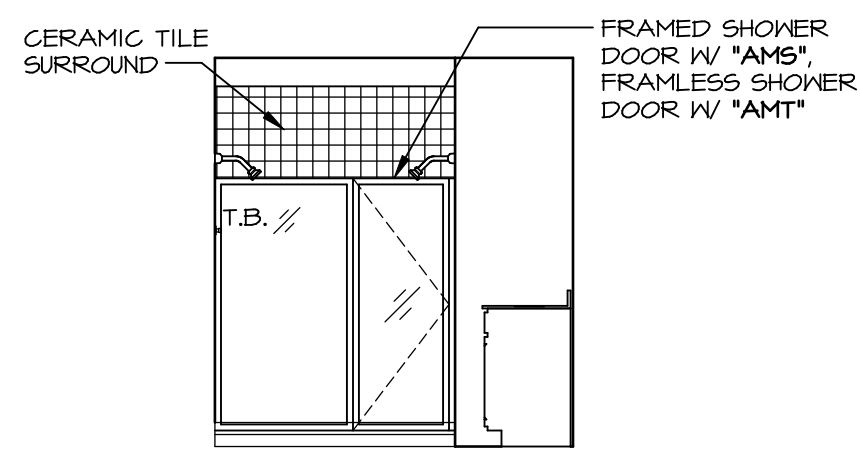
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5285 Westchester, Suite 100
Frederick, MD 21703

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VERSION 01
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OPTION

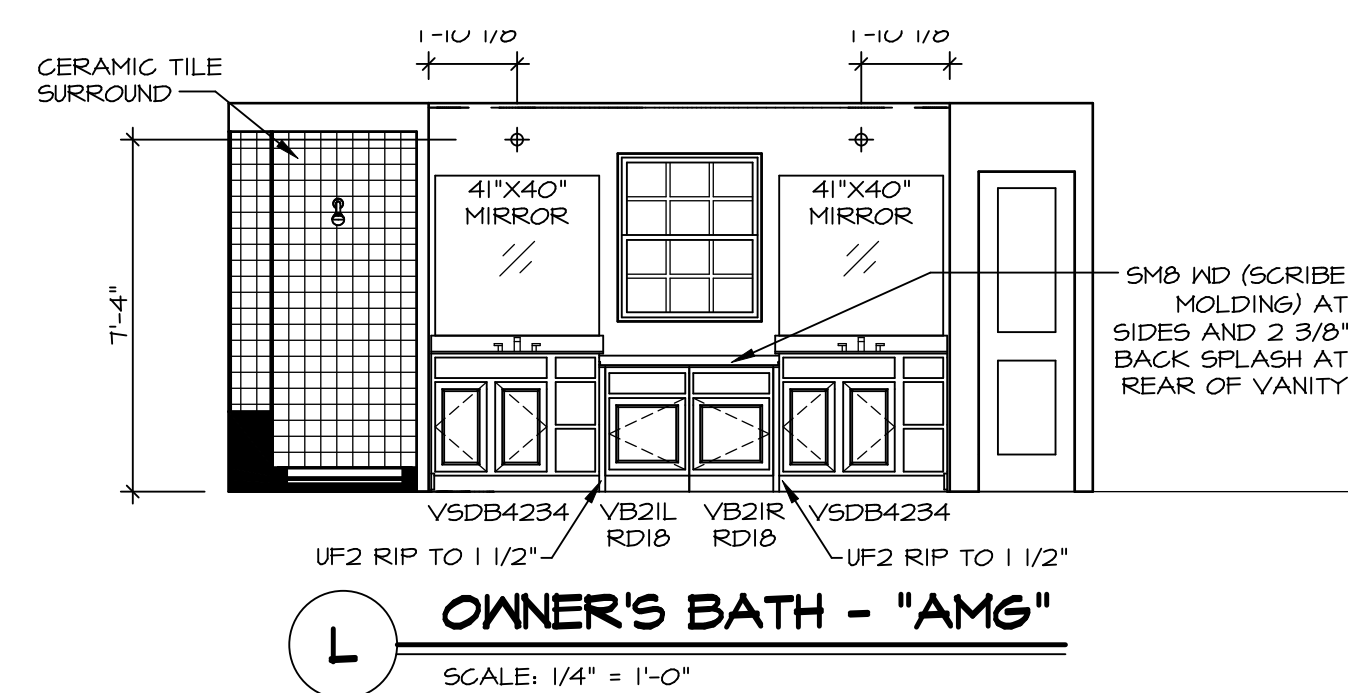
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OPTION DESCRIPTION

SHEET NO. **A-13**
46

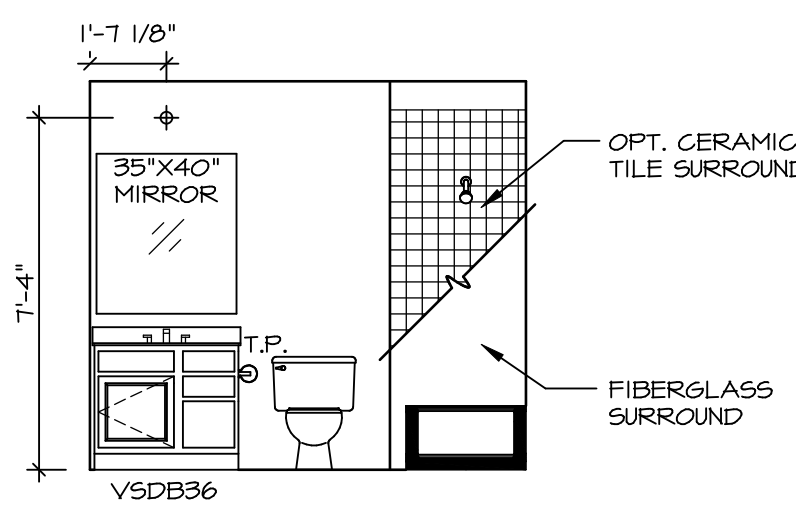
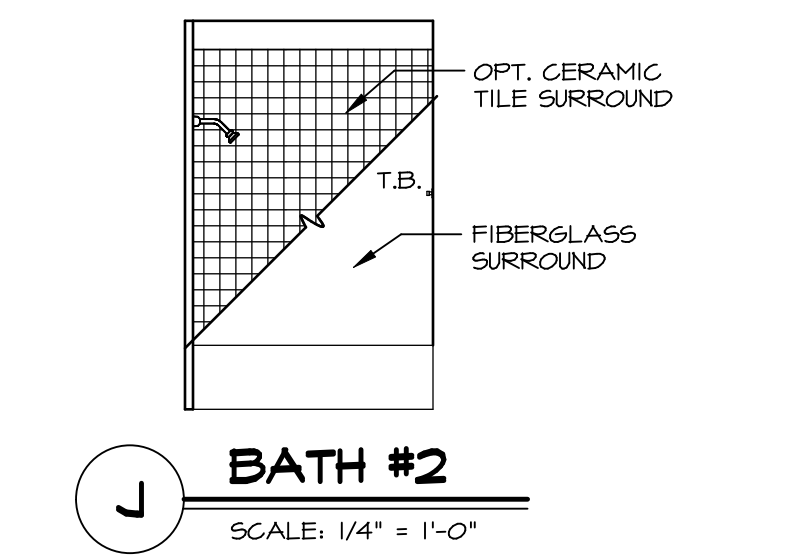
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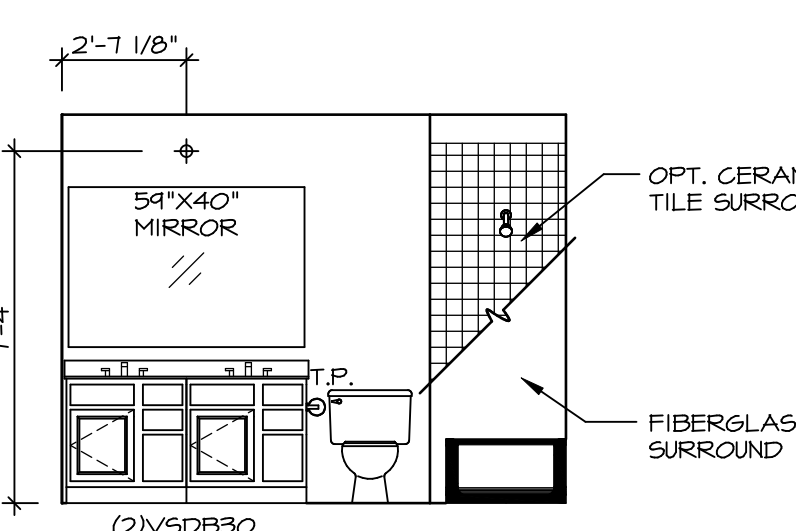
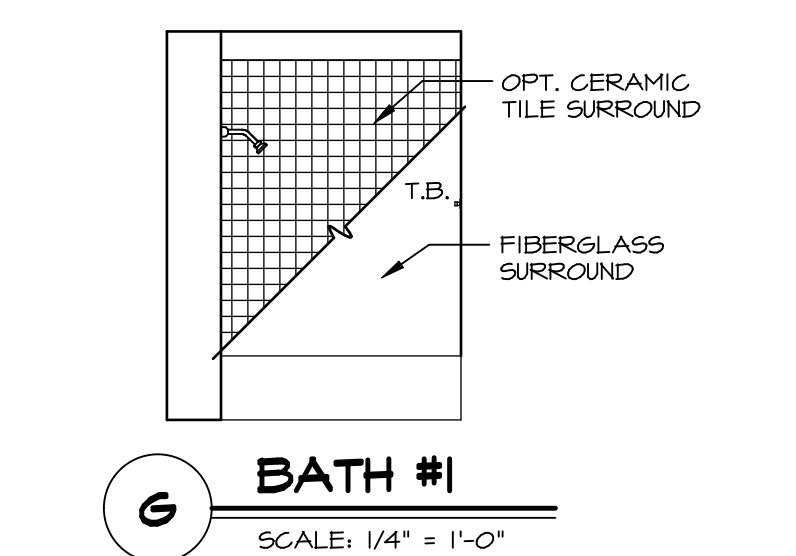
M OWNER'S BATH - "AMG"
SCALE: 1/4" = 1'-0"



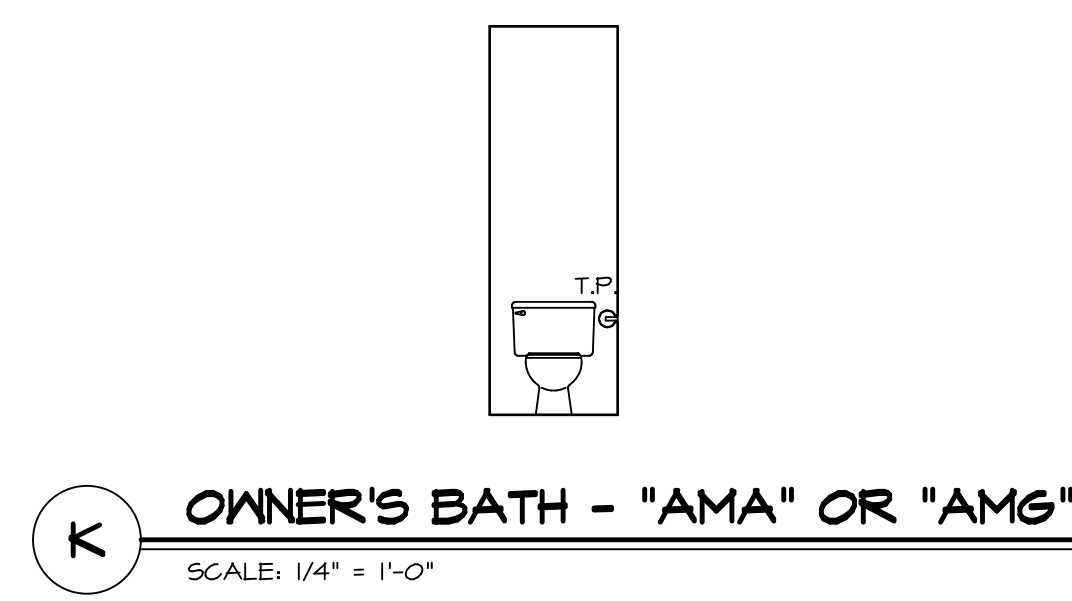
E FIRST FLOOR BATH - "BAR"
SCALE: 1/4" = 1'-0"



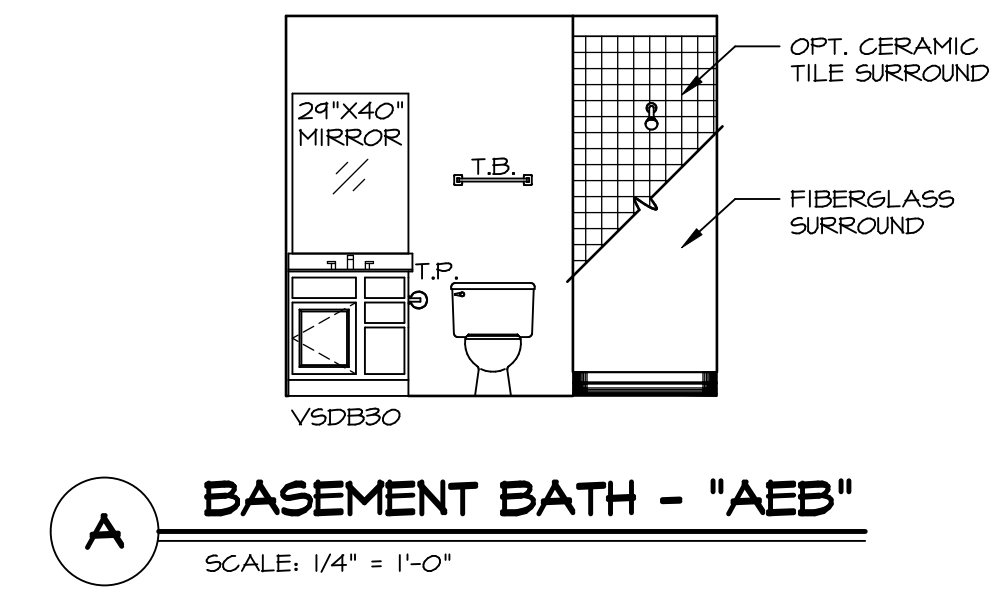
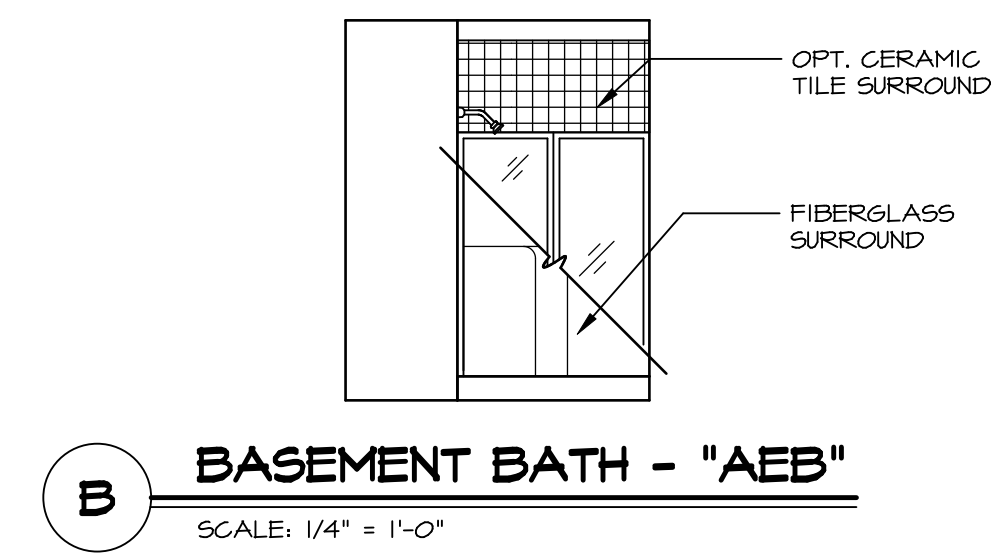
H BATH #2
SCALE: 1/4" = 1'-0"



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



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



A BASEMENT BATH - "AEB"
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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
 - BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. A-14	MODEL NORMANDY	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	48	DIV-COMM-LOT-UNIT DCY-CH-M216	COMM-LOT CARRIAGE TRAILS - M216	APT. NO. 0405	STATE OH	ZIP 45371
						STREET ADDRESS 2690 BLUEFLAS ST	CITY TIPP CITY		
SET NO. NRM00 VERSION 01		DRAWN BY SGA	DATE 5/29/15	OPTION	<p>NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.</p> <p>NVR NVR, Inc. Architectural Services Architects 5285 Westchester Square, Suite 100 Frederick, MD 21703</p>				
<p>C:\NVR\Solves\NORMANDY_NRM00_01\DCY-CH-M216\1713100\Sheet\Lot_Specific\48_A-14_BATH_LS.dwg 03/04/20 - 9:34 am</p>									