

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

SHEET NO.
A-5

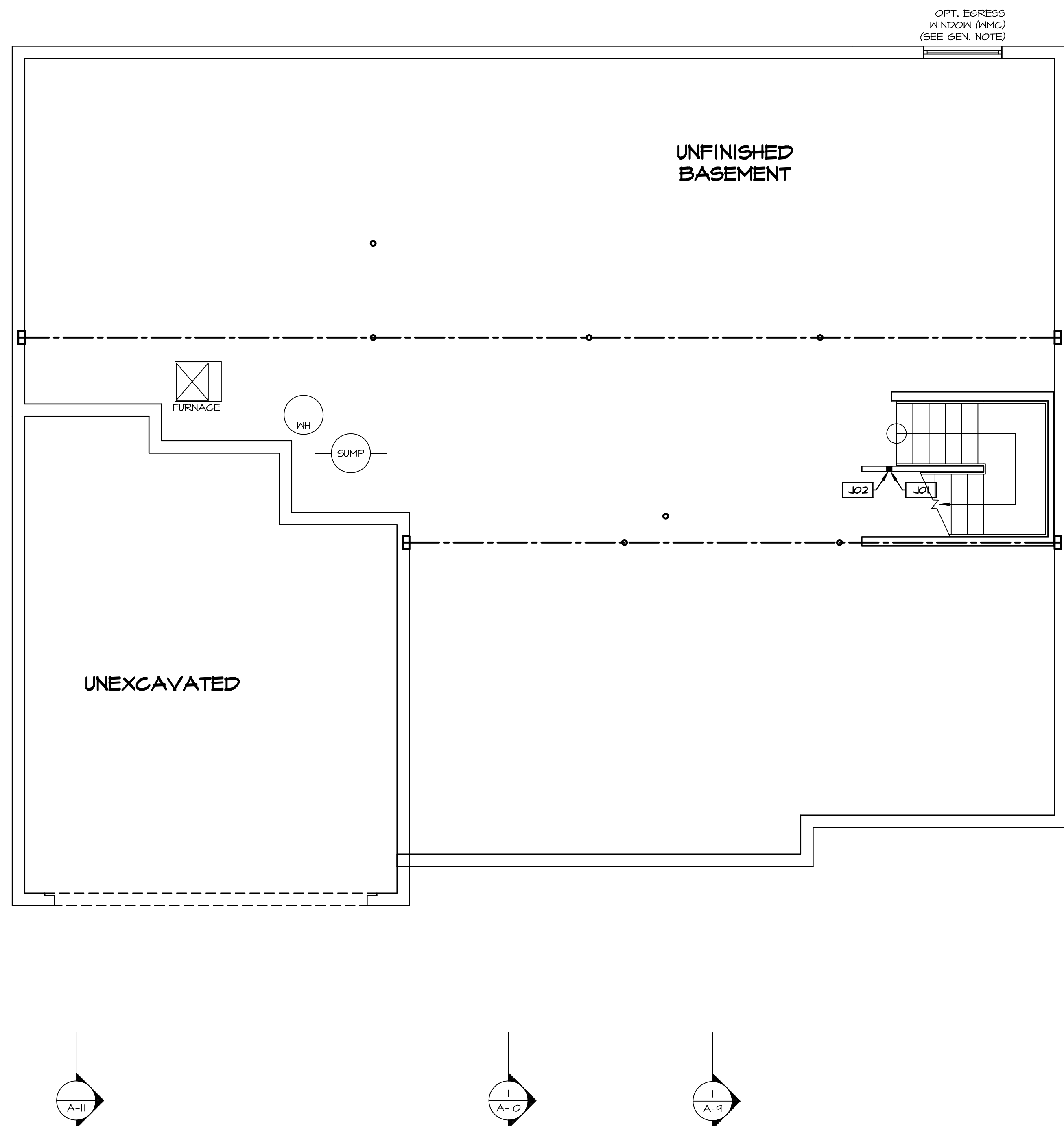
MODEL
NORMANDY
DRAWING TITLE
PLUMBING PLAN
OPTION DESCRIPTION

SET NO. NRM00
VERSION 01
DRAWN BY RJC
DATE: 5/14/15
OPTION



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DIV-COMM-LOT-UNIT
DCY-CH-M265
COMM-LOT
CARRIAGE TRAILS - M265
STREET ADDRESS
2640 BLUEFLAS ST
CITY
TIFF CITY
STATE
OH
ZIP
45371
APT. NO.



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.

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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - 2x4 SPF STUD GRADE		B10	
J02	JACK - 2x4 SPF STUD GRADE		B22	

MODEL
NORMANDY

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.
A-6

34

SET NO. NRM00
VERSION 01
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OPTION

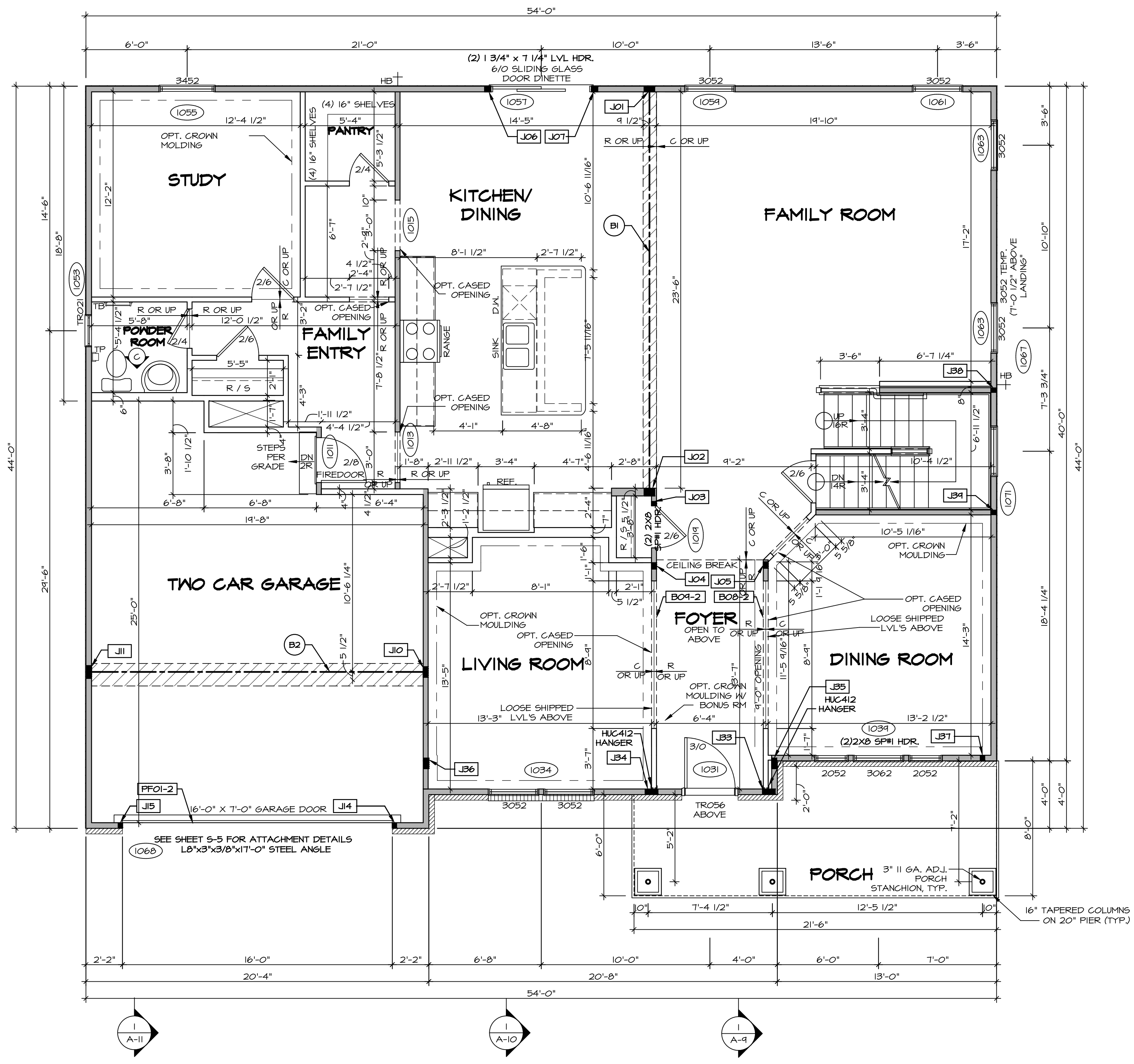
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NVR, Inc.
Architectural Services
5285 West
Frederick, MD 21703

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APT. NO. ---
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BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 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.

- GYPSUM NOTES** RYAN
- 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

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.
 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 7/8" 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
 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.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BOB-2	LVL - 11-4	13'-5 9/16"	ELL	1017	1A (FIELD INSTALLED)
BO4-2	LVL - 11-4	13'-5"	ELL	1017	1A (FIELD INSTALLED)
BI	BEAM STEEL - W12X35	24'-2"	SRI	1021	1A (FIELD INSTALLED)
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
J01	JACK - (5) 2X4 SP#1		1021	
J02	JACK - (5) 2X6 SP#1		1021	
J03	JACK - (2) 2X4 SP# STUD GRADE		1019	
J04	JACK - (3) 2X4 SP# STUD GRADE		1017	
J05	JACK - (3) 2X4 SP# STUD GRADE		1017	
J06	JACK - (3) 2X4 SP# STUD GRADE		1057	
J07	JACK - (3) 2X4 SP# STUD GRADE		1057	
J10	JACK - (5) 2X4 SP#1	SRI	1023	
J11	JACK - (6) 2X4 SP#1	6CB5XC	1023	
J14	JACK - (2) 2X4 SP# STUD GRADE	6CB, 6CF	1043	
J15	JACK - (2) 2X4 SP# STUD GRADE	6CB, 6CF	1043	
J14	JACK - (2) 2X4 SP# STUD GRADE		1043	
JB3	JACK - (6) 2X4 SP# STUD GRADE	ELL	1017	
JB4	JACK - (6) 2X4 SP# STUD GRADE	ELL	1017	
JB5	JACK - (5) 2X4 SP#1	ELL	2000	
JB6	JACK - (5) 2X4 SP#1	ELL	2000	
JB7	JACK - (2) 2X4 SP# STUD GRADE	ELL	1041	
JB8	JACK - (2) 2X4 SP# STUD GRADE	ELL	1007	
JB4	JACK - (2) 2X4 SP# STUD GRADE	ELL	1007	

DCY-CH-M265

BIV-COMM-LOT-UNIT

COMM-LOT

CARRIAGE TRAILS - M265

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2690 BLUEFLAG ST

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5285 Westchester

Frederick, MD 21703

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SET NO. NRM00

VERSION 01

DRAWN BY SGA

DATE: 6/29/15

OPTION

MODEL

NORMANDY

DRAWING TITLE

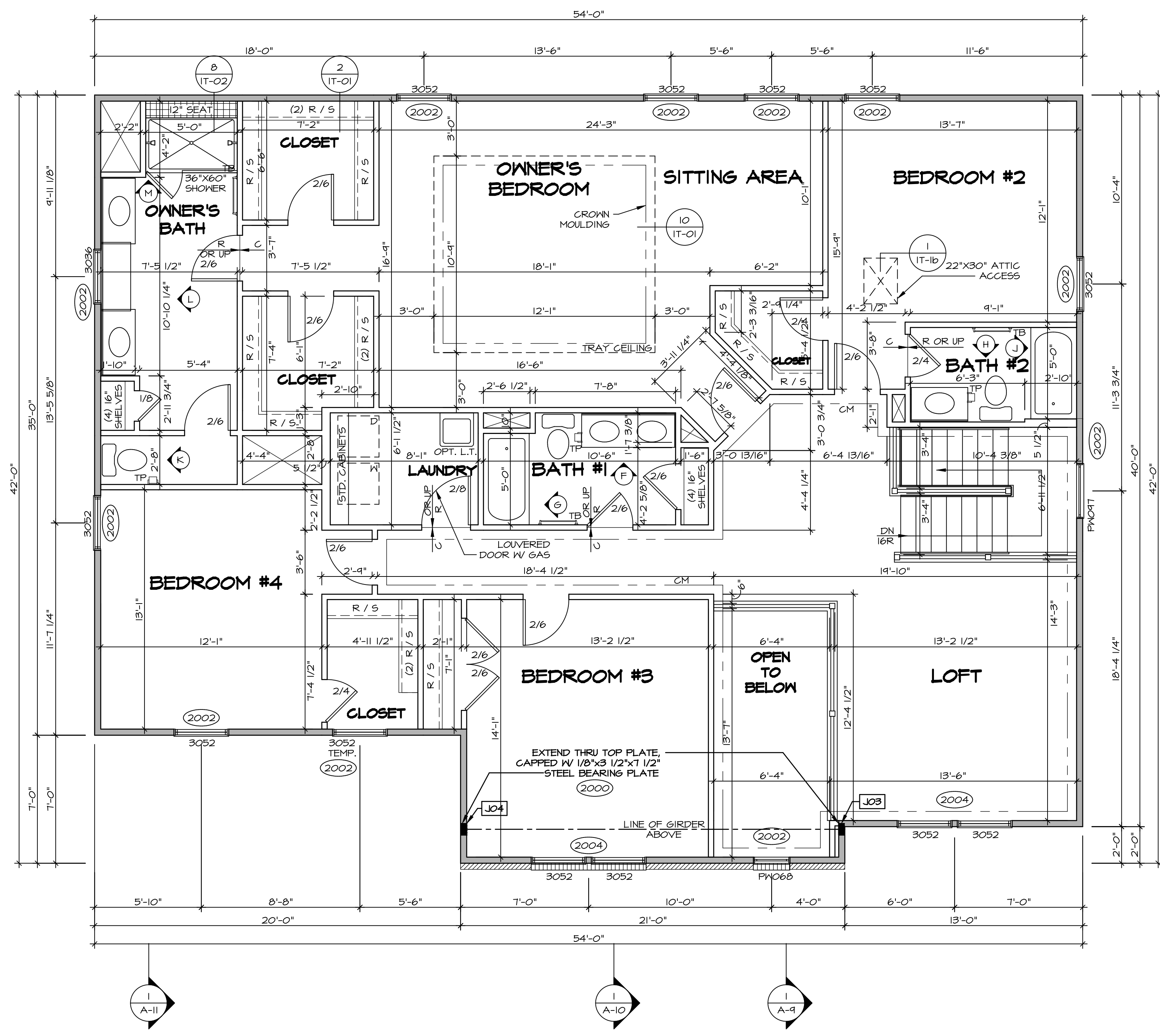
FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.

A-7

35



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.

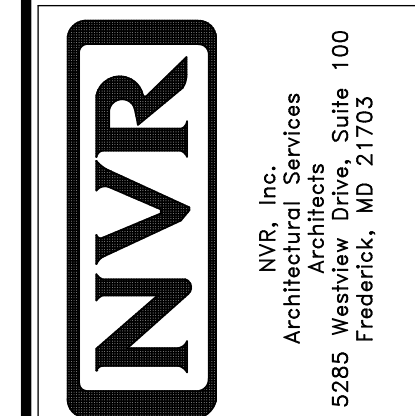
SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO3	JACK - (5) 2X4 SPM	ELL	2000	
JO4	JACK - (5) 2X4 SPM	ELL	2000	

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

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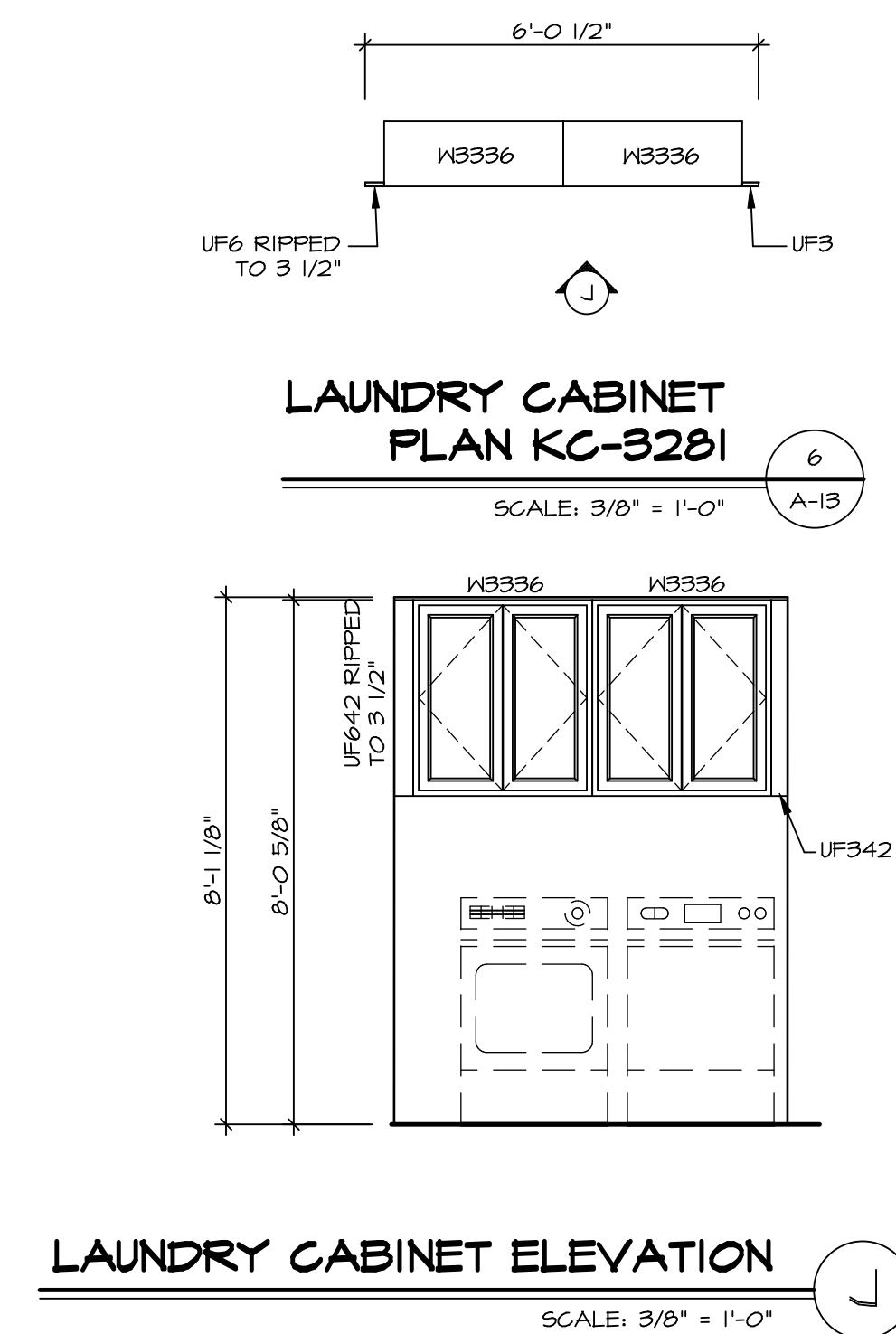
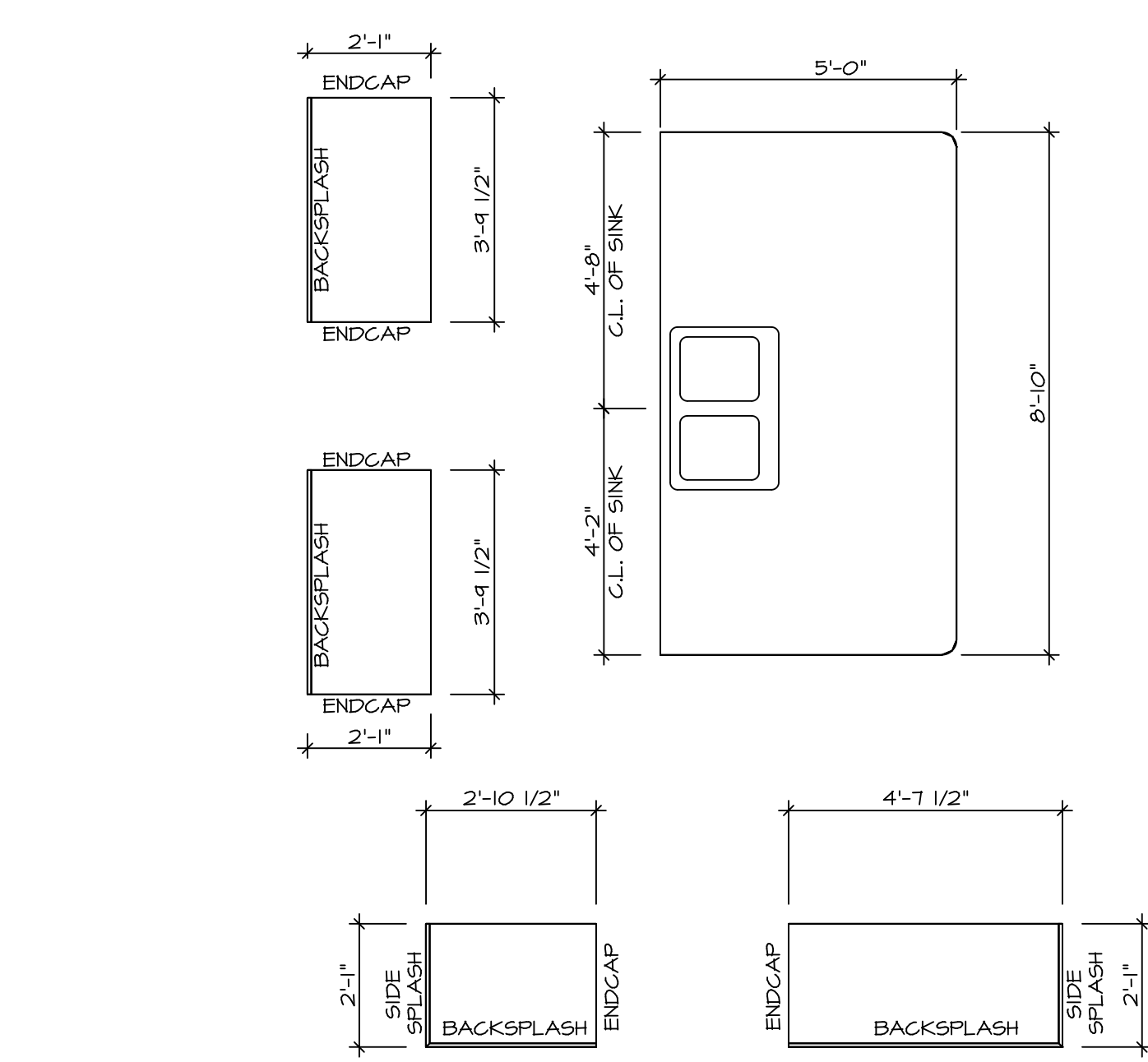
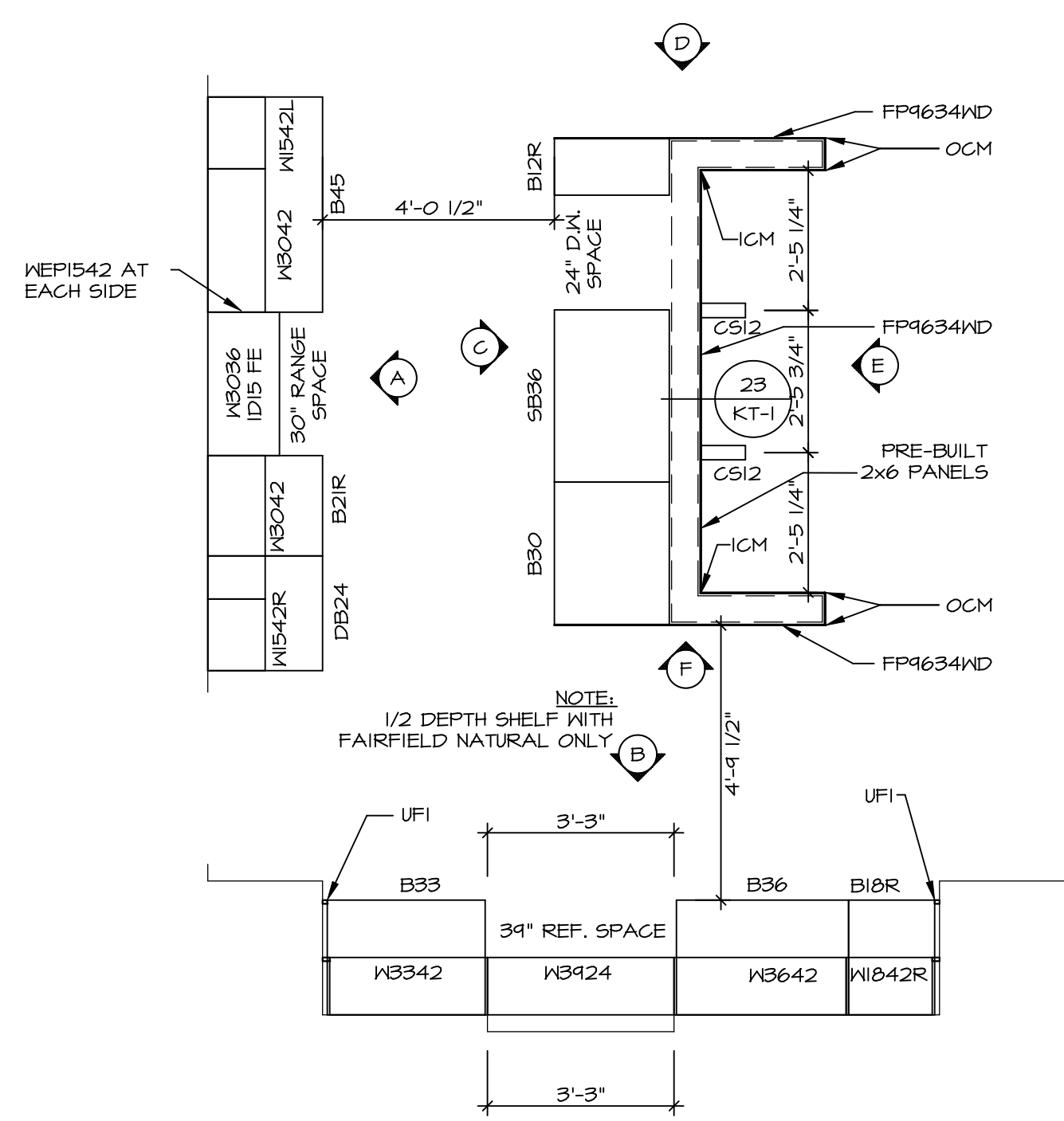
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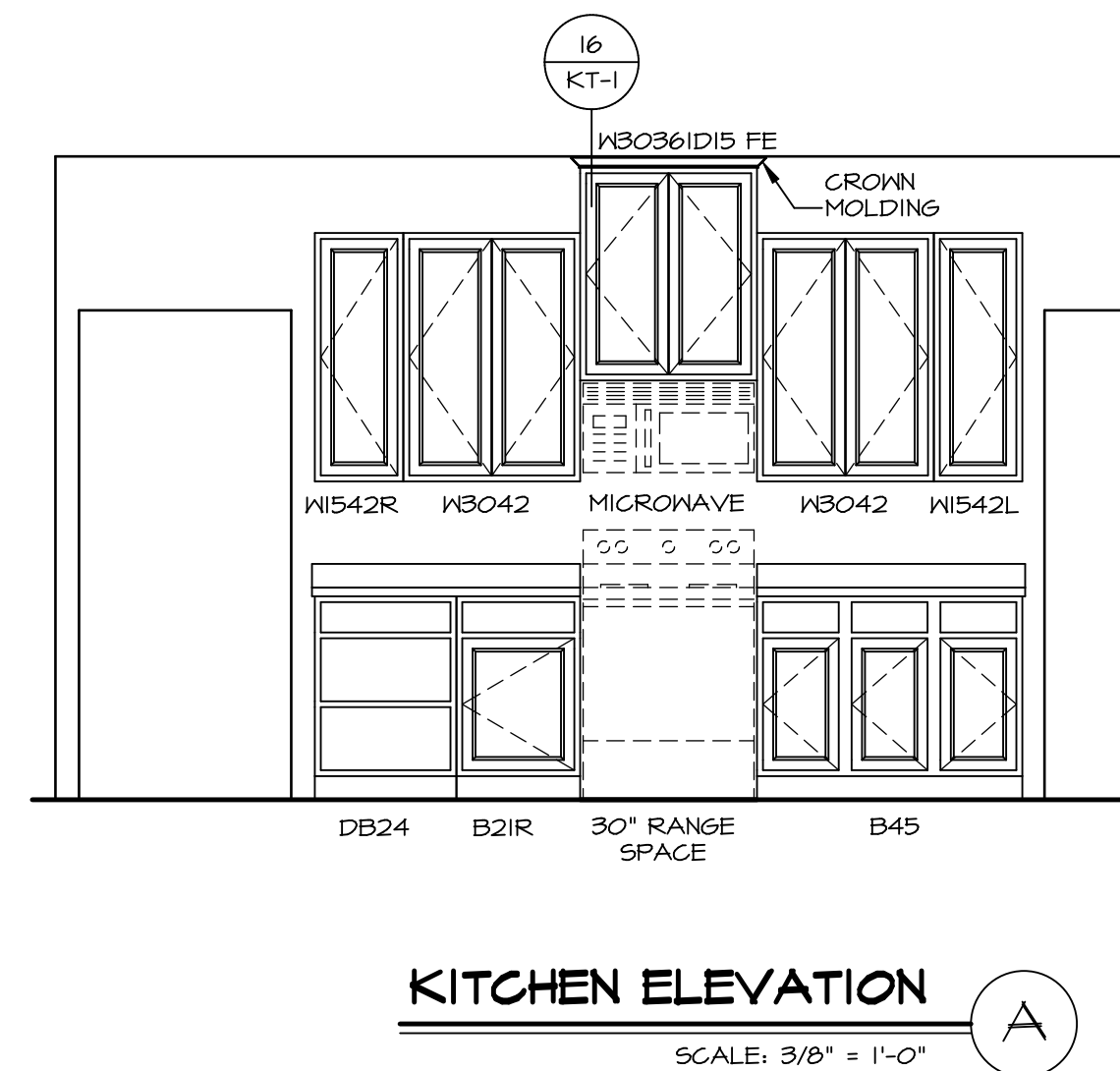
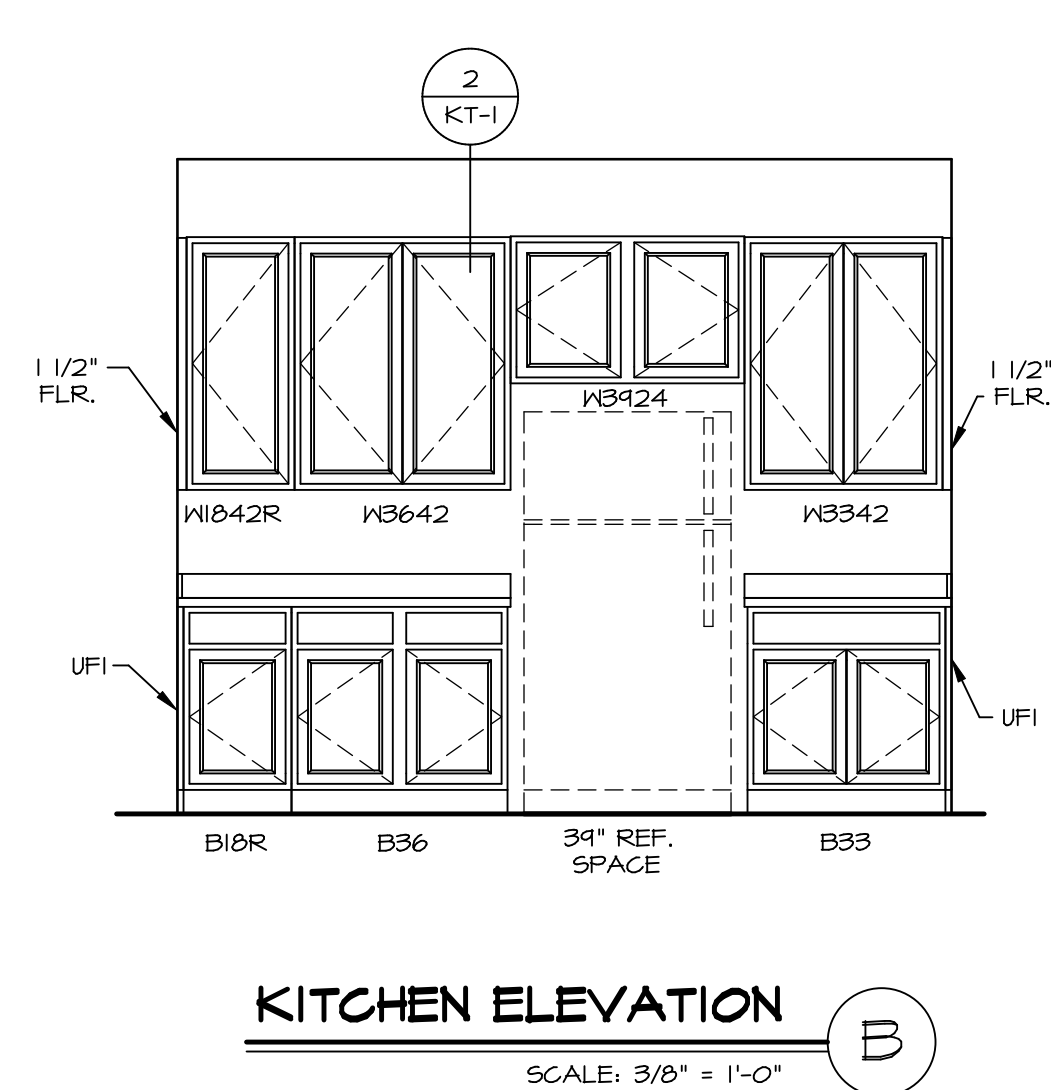
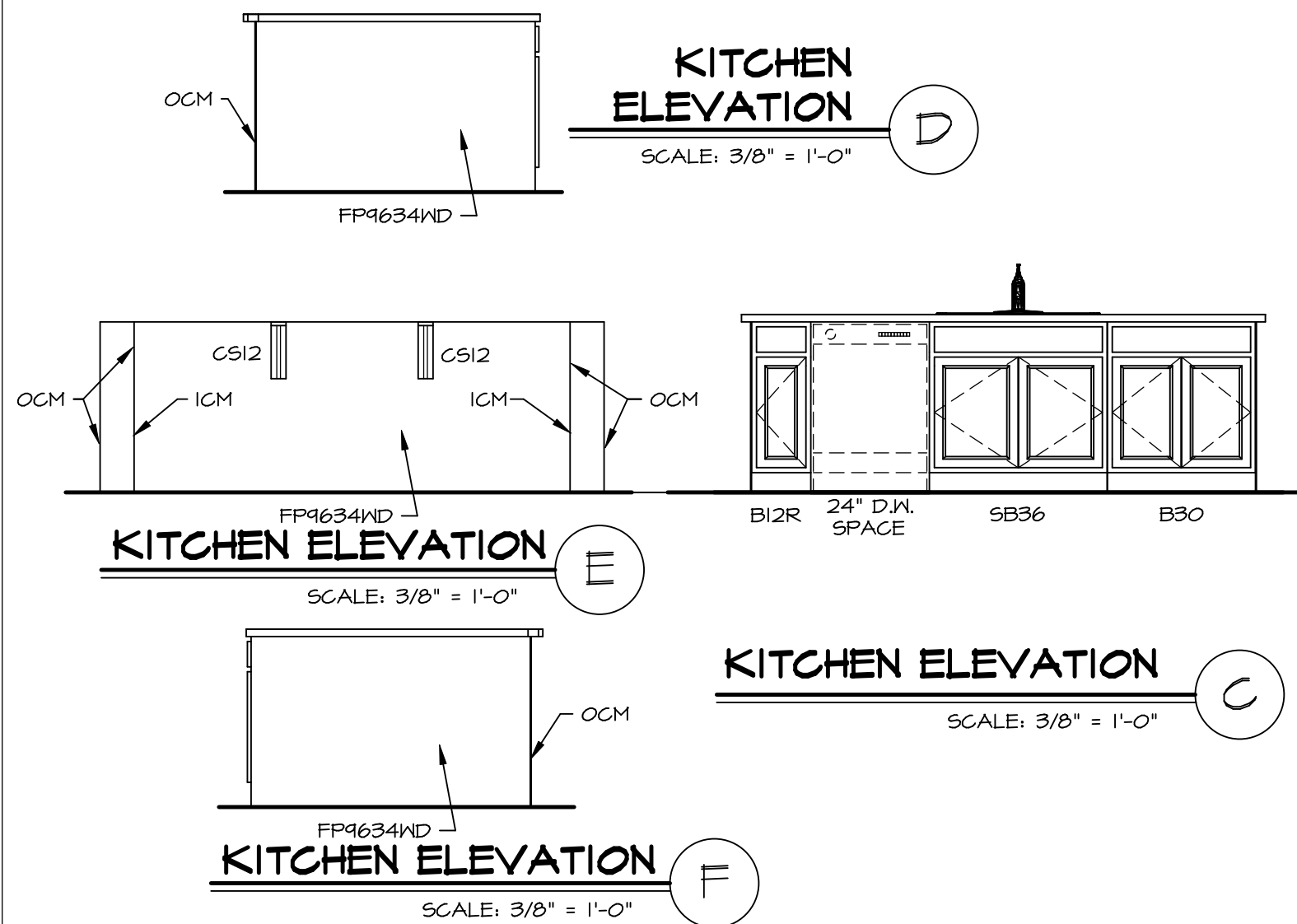
MODEL
NORMANDY
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-8
38



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

KITCHEN COUNTERTOP PLAN / KT-3230
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 (U/F) 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-M265

COMM-LOT
CARRIAGE TRAILS - M265
STREET ADDRESS
2640 BLUEFLAG ST
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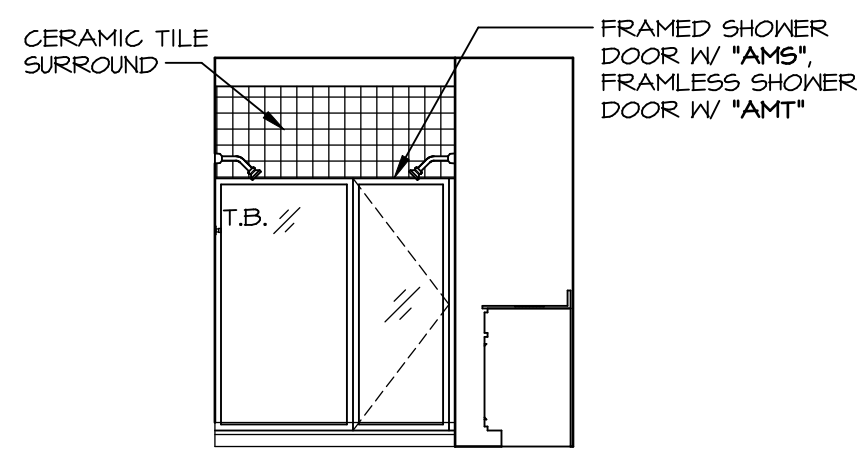
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Frederick, MD 21703

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VERSION 01
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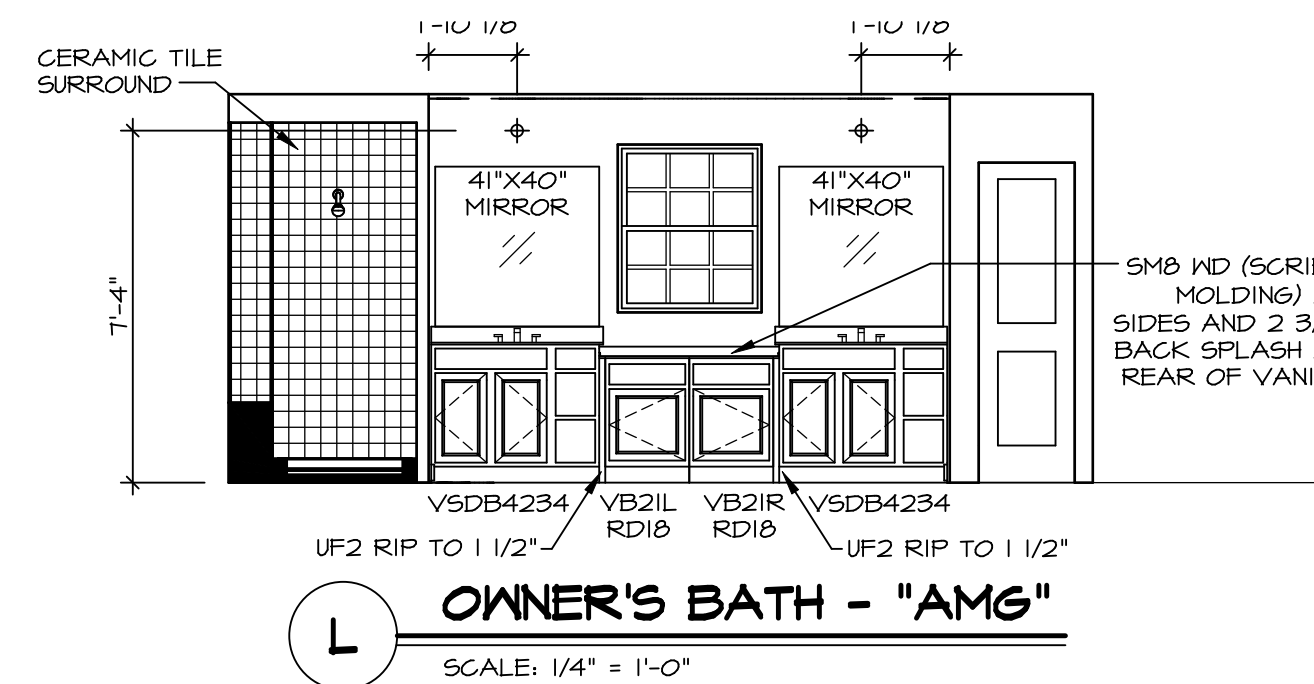
NORMANDY
DRAWING TITLE
KITCHEN LAYOUT
OPTION DESCRIPTION

SHEET NO.
A-13
46

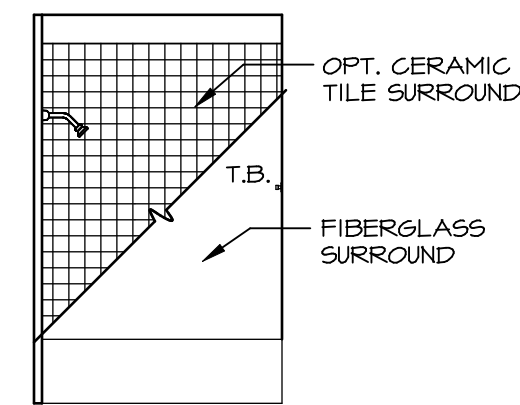
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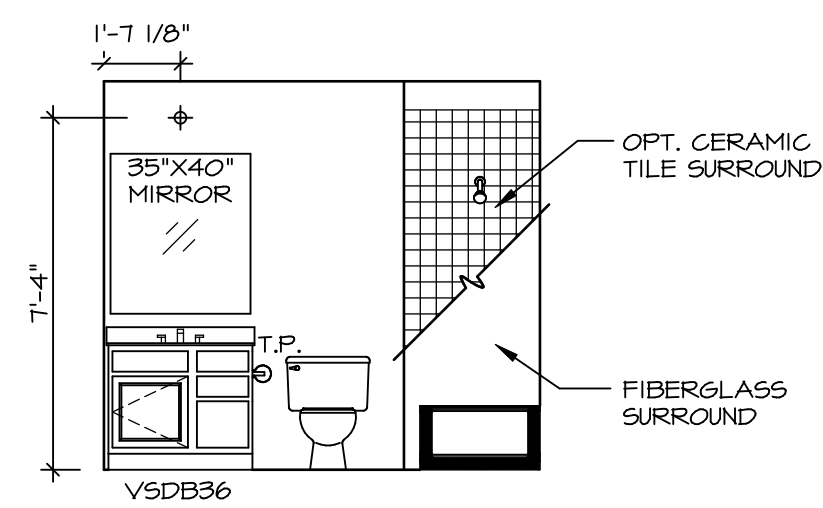
M OWNER'S BATH - "AMG"
SCALE: 1/4" = 1'-0"



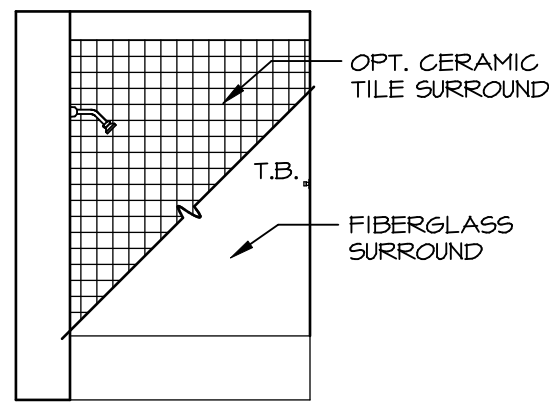
L OWNER'S BATH - "AMG"
SCALE: 1/4" = 1'-0"



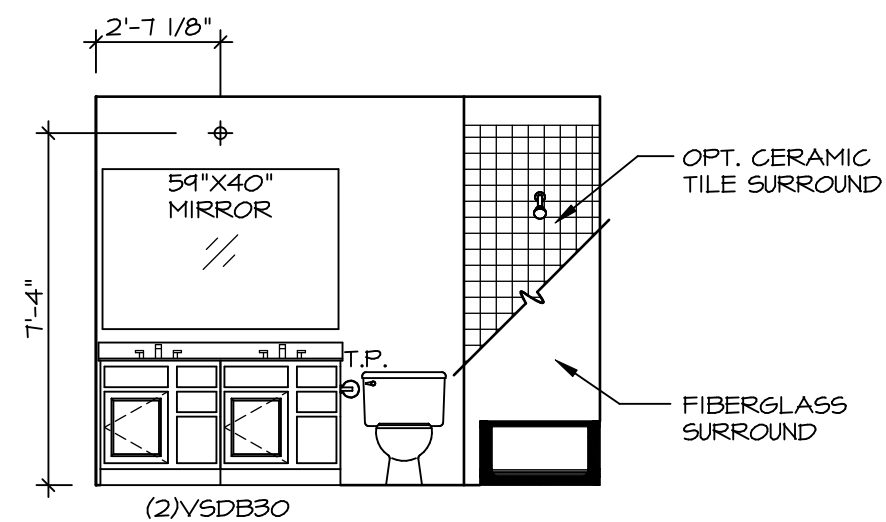
J BATH #2
SCALE: 1/4" = 1'-0"



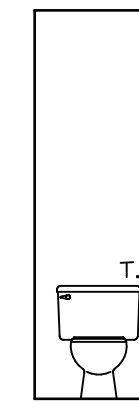
H BATH #2
SCALE: 1/4" = 1'-0"



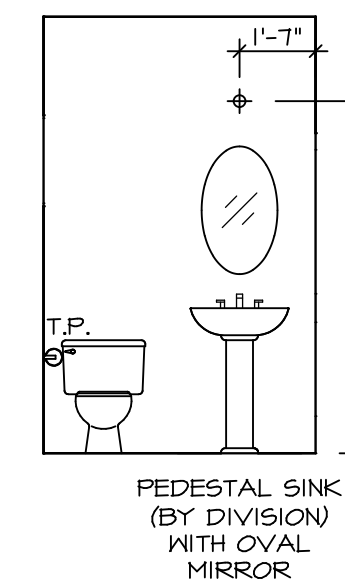
G BATH #1
SCALE: 1/4" = 1'-0"



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



K OWNER'S BATH - "AMA" OR "AMG"
SCALE: 1/4" = 1'-0"

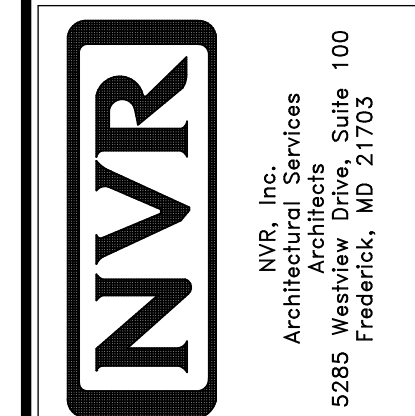


C POWDER ROOM - "MAS"
SCALE: 1/4" = 1'-0"

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 (11-2) FOR TUB AND SHOWER DETAILS.
4. ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

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MODEL	NORMANDY	SET NO.	NRM00
DRAWING TITLE	BATH ELEVATIONS	VERSION	01
DRAWN BY	SGA	DRAWN BY	SGA
OPTION DESCRIPTION		DATE:	5/29/15
		OPTION	
SHEET NO.	A-14		
	48		

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APT. NO.	