

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

SHEET NO. A-5	MODEL ANDOVER	SET NO. AND00
	DRAWING TITLE PLUMBING PLAN	VERSION 01
	OPTION DESCRIPTION	DRAWN BY HD
20		DATE: OPTION

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

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DIV-COMM-LOT-UNIT
DCY-CH-S366

COMM-LOT
CARRIAGE TRAILS - S366
STREET ADDRESS
4265 LAKESIDE STREET
CITY
TIFF CITY
STATE
OH
APT. NO.

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.

GYPSUM NOTES

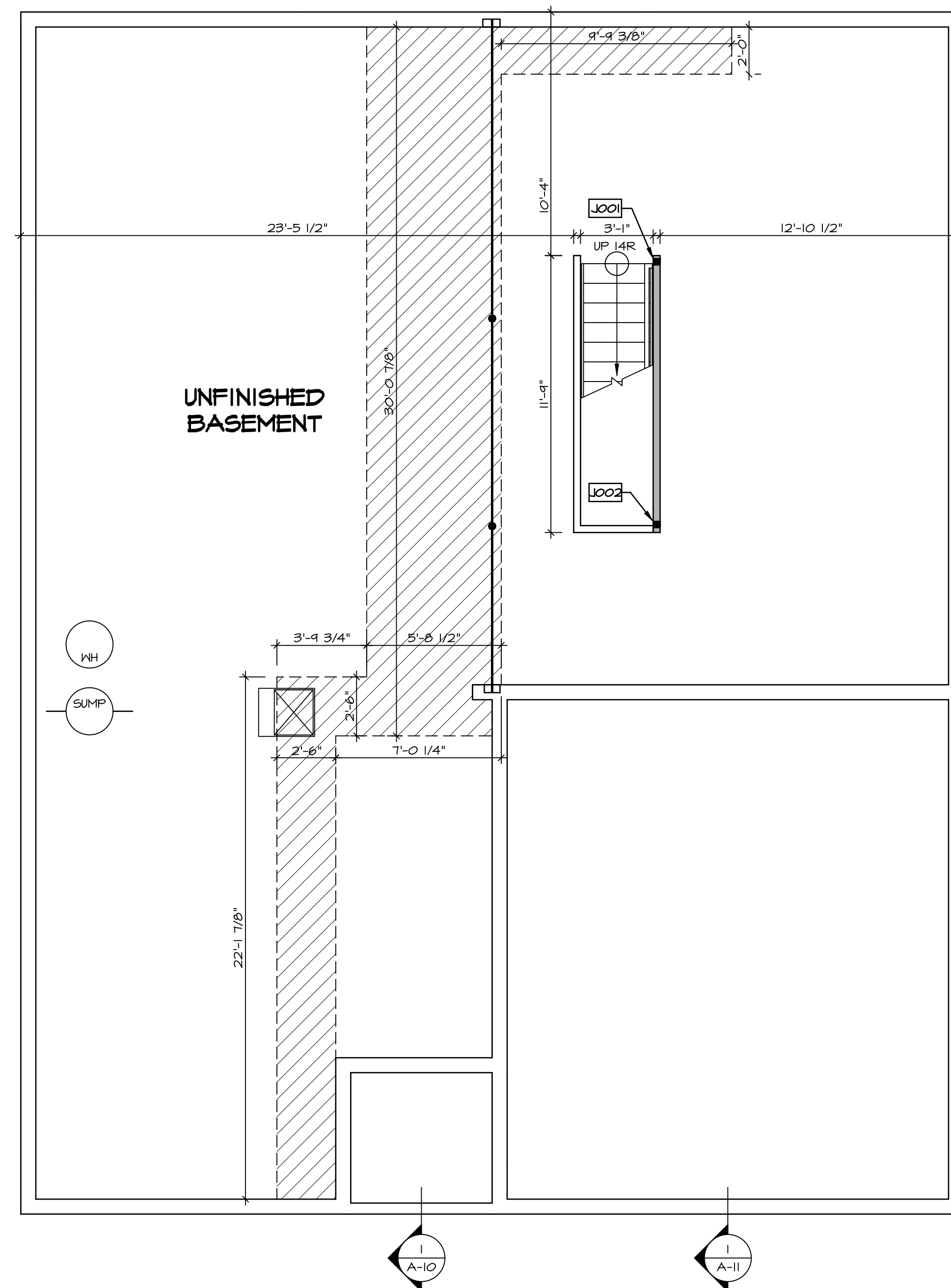
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:
 UNFINISHED BASEMENT CEILING AREA

WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
 - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



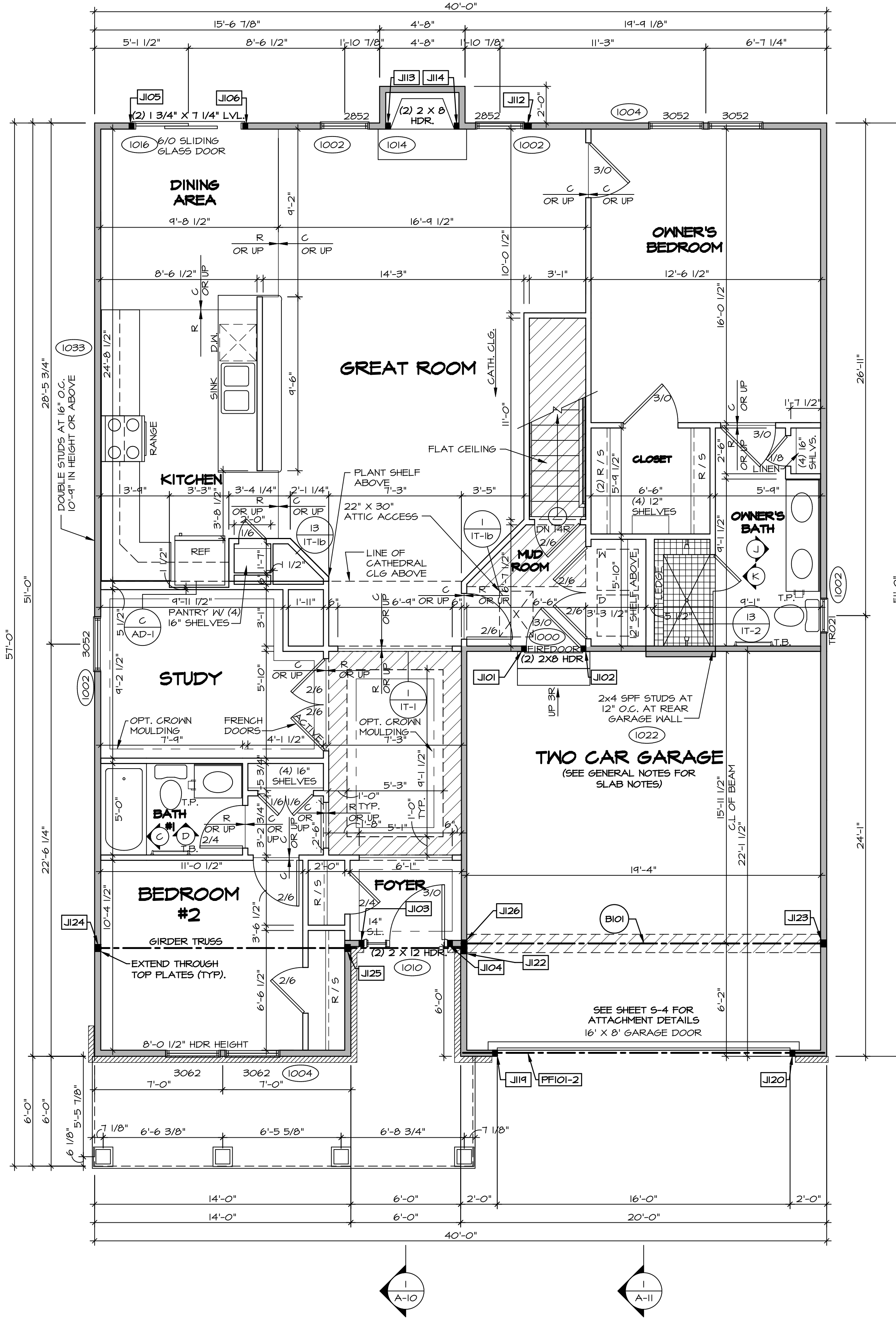
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL ANDOVER	SET NO. AND00	VERSION 01
		DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY DT
23	OPTION DESCRIPTION	DATE:	OPTION
		C:\NVR\Solves\ANDOVER_AND00_01\DCY-CH-S366\1570179\Sheets\Lot_Specific\23_A-6_BSMF_LS.dwg 12/31/19 - 5:06 am	

DIV-COMM-LOT-UNIT DCY-CH-S366	
COMM-LOT	CARRIAGE TRAILS - S366
STREET ADDRESS	4265 LAKESIDE STREET
CITY	TIPP CITY
STATE	OH
ZIP	45371

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

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-16(B) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAMHEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FG DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
J102	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
J103	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
J104	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
J105	JACK - (2) 2X4 SPF STUD GRADE	DGT	1016	
J106	JACK - (2) 2X4 SPF STUD GRADE	DGT	1016	
J112	JACK - (3) 2X4 SPF STUD GRADE	ZUD / EFG / SXC	1023	
J113	JACK - (2) 2X4 SPF STUD GRADE	L66	1014	
J114	JACK - (2) 2X4 SPF STUD GRADE	L66	1014	
J119	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
J120	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
J122	JACK - (3) 2X4 SPF STUD GRADE	ZIA / ELC / ELL	1021	
J123	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	
J124	JACK - (3) 2X4 SPFI	ZIA / ELC / ELL	1021	
J125	JACK - (3) 2X4 SPFI	ZIA / ELC / ELL	1021	
J126	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	

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

- 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 INCLUDING 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 INCLUDING 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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X14	19'-10 1/2"	ZIA / SXC	1025	
PFI01-2	LVL - 11-04	19'-4"	SXC	1012	1.A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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DCY-CH-S366

COMM-Lot

CARRIAGE TRAILS - S366

STREET ADDRESS

4265 LAKESIDE STREET

CITY

TIPP CITY

STATE

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SET NO. ANDOVER

VERSION 01

DRAWN BY HD

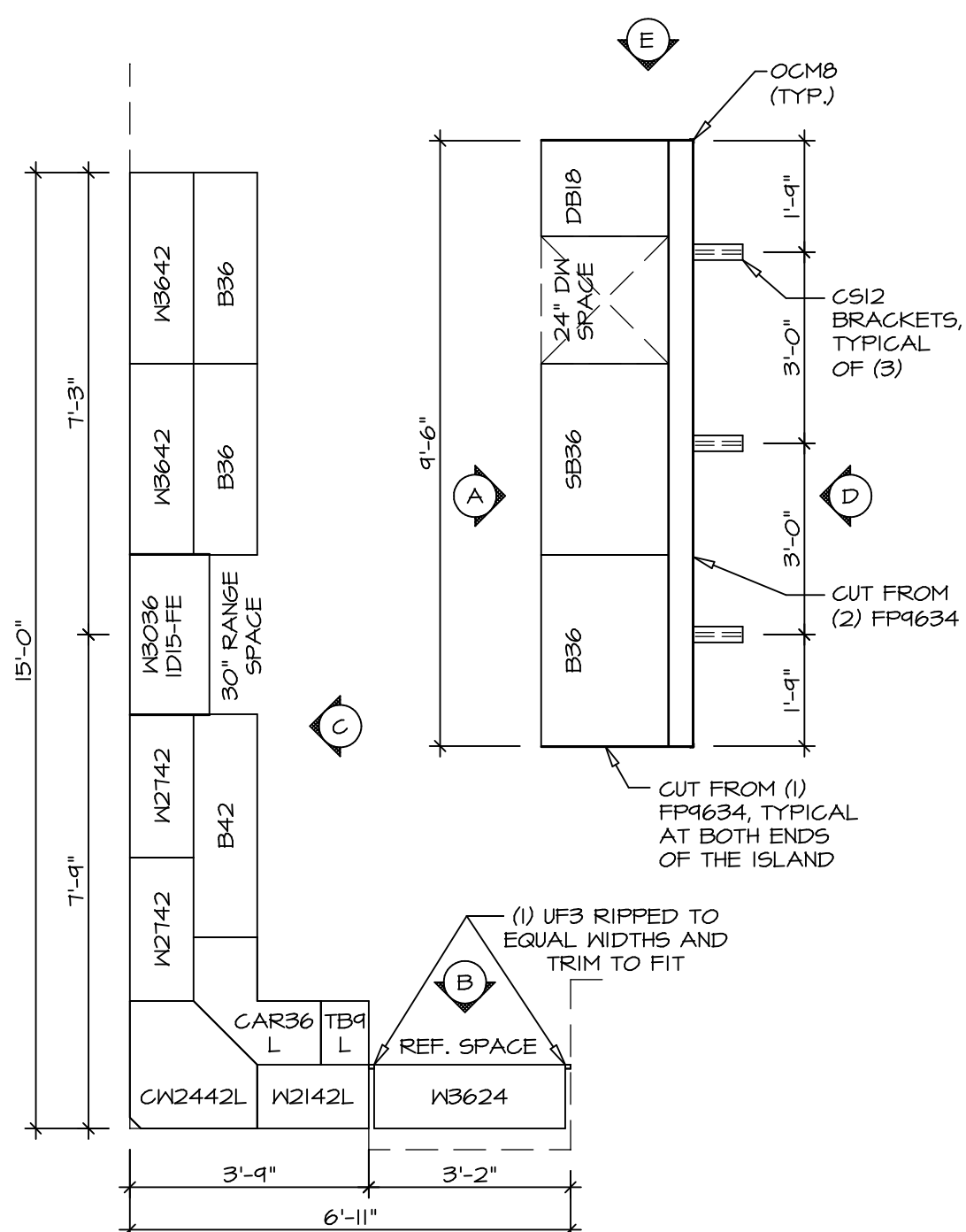
DATE:

OPTION

OPTION DESCRIPTION

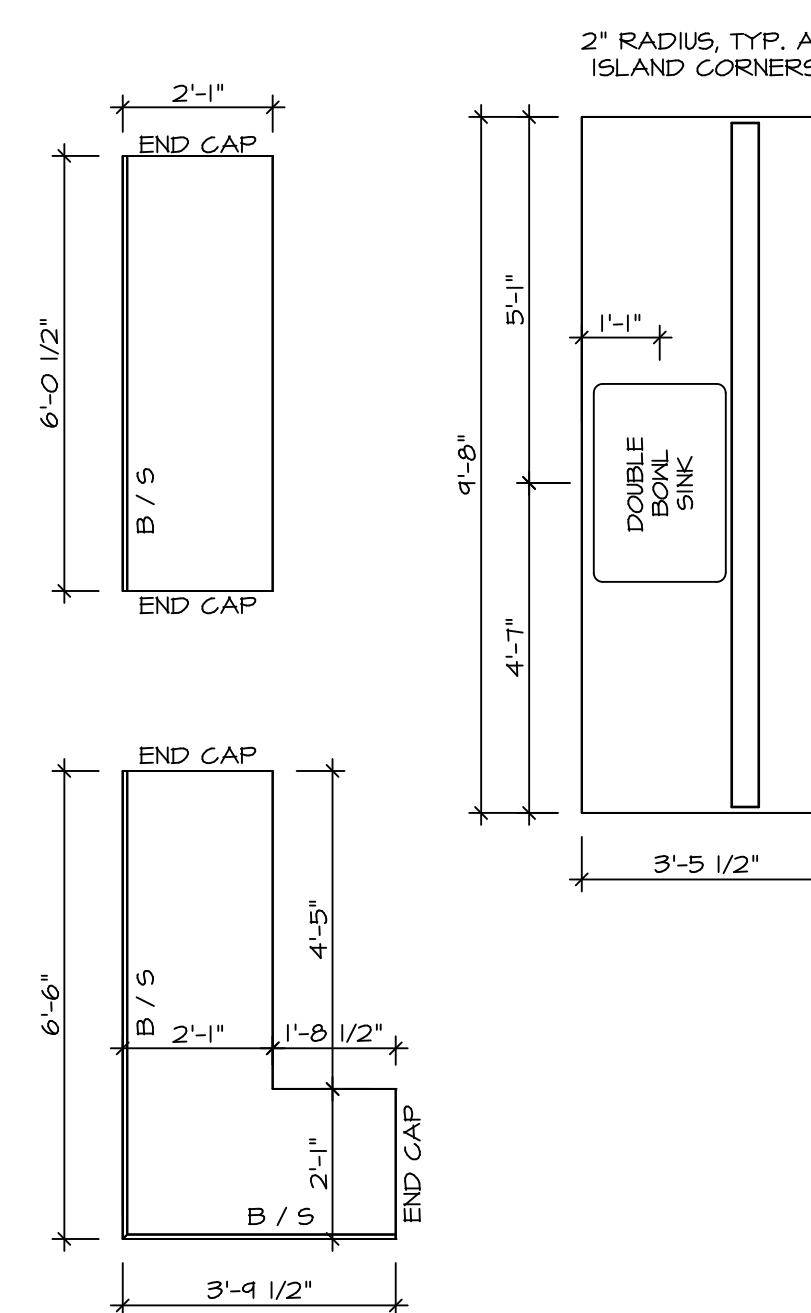
A-8

25



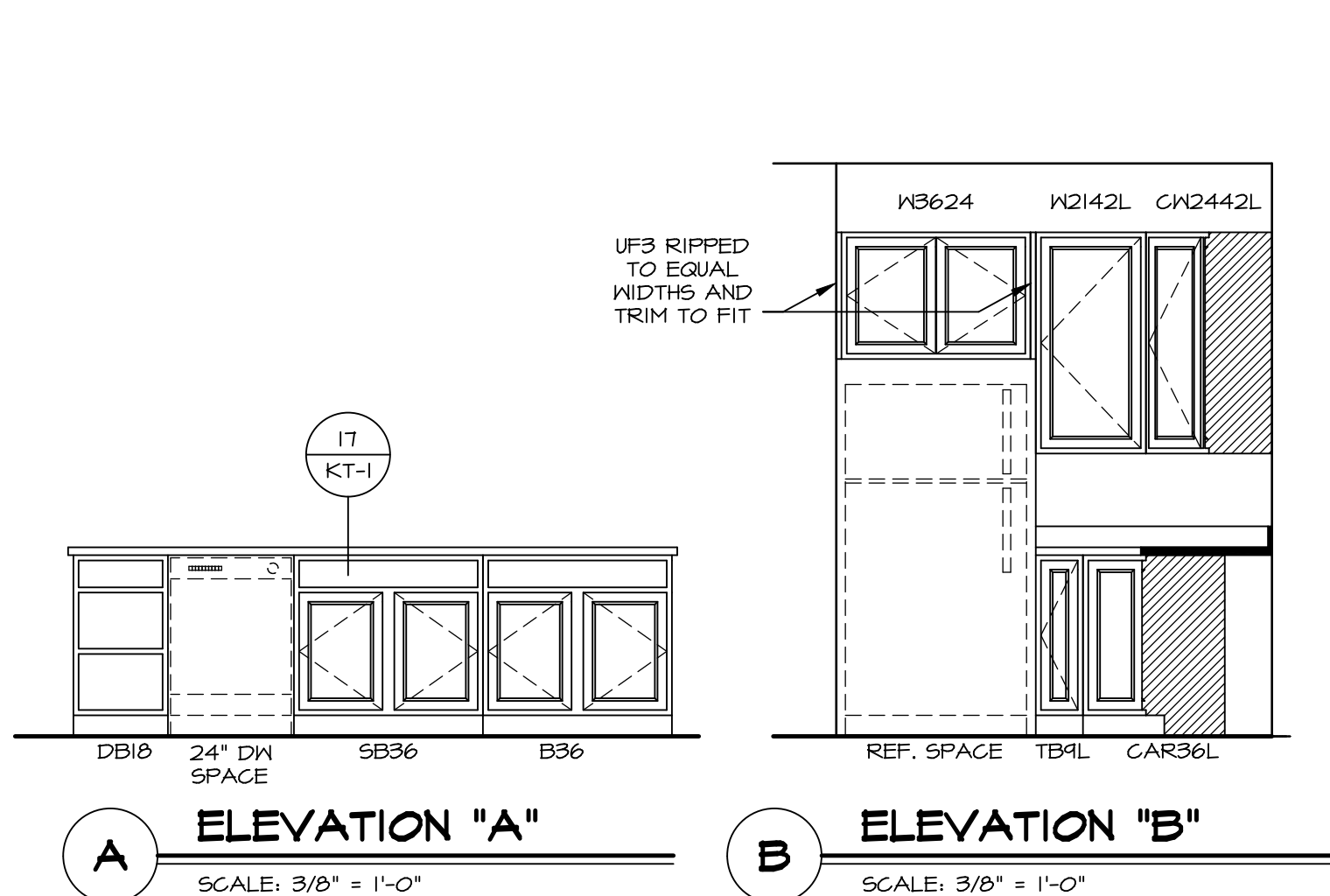
KITCHEN CABINET LAYOUT (KC-3357)

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



KITCHEN COUNTERTOP LAYOUT (KC-3357)

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

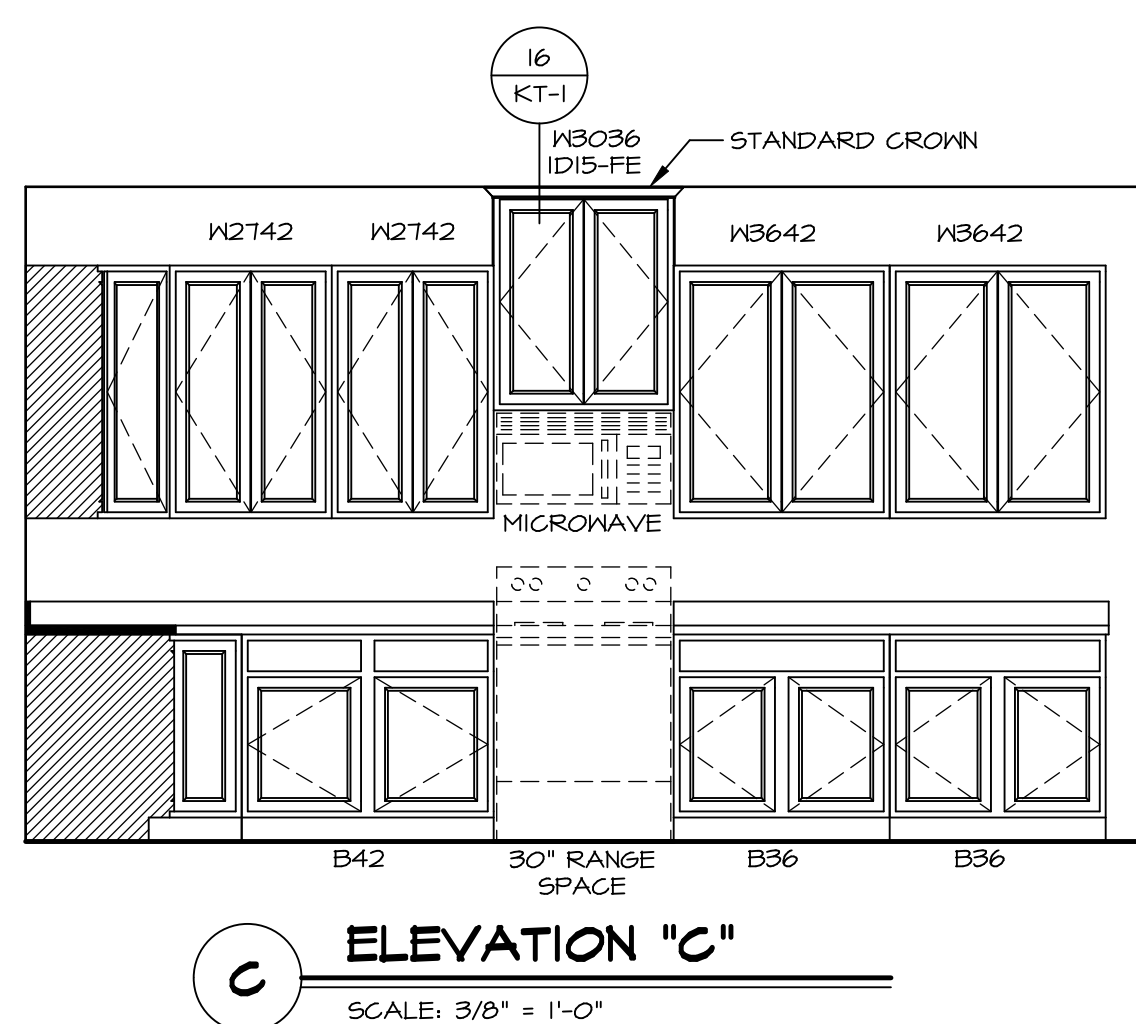


ELEVATION "A"

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

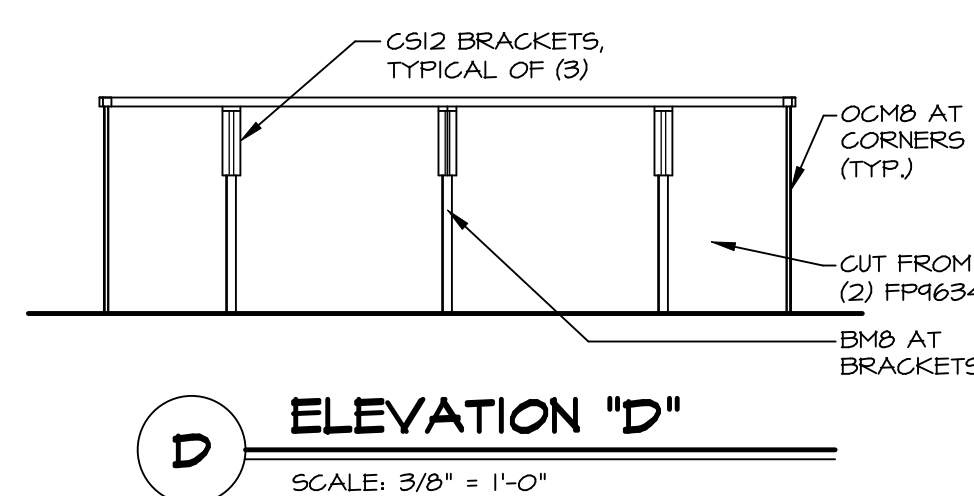
ELEVATION "B"

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



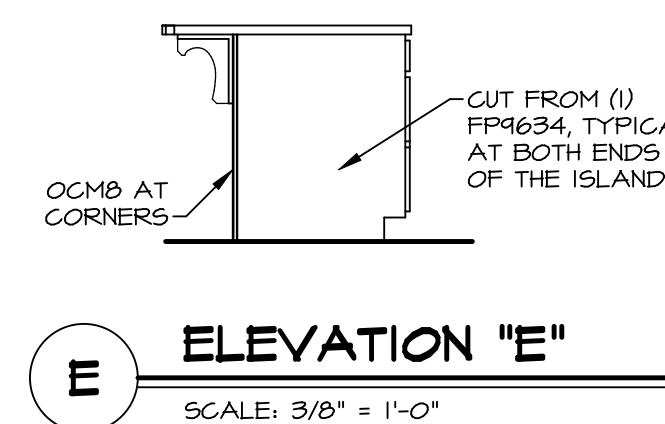
ELEVATION "C"

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



ELEVATION "D"

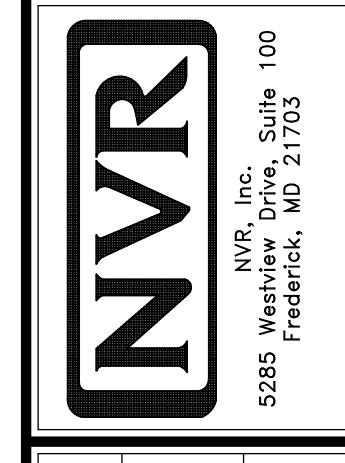
SCALE: 3/8" = 1'-0"



ELEVATION "E"

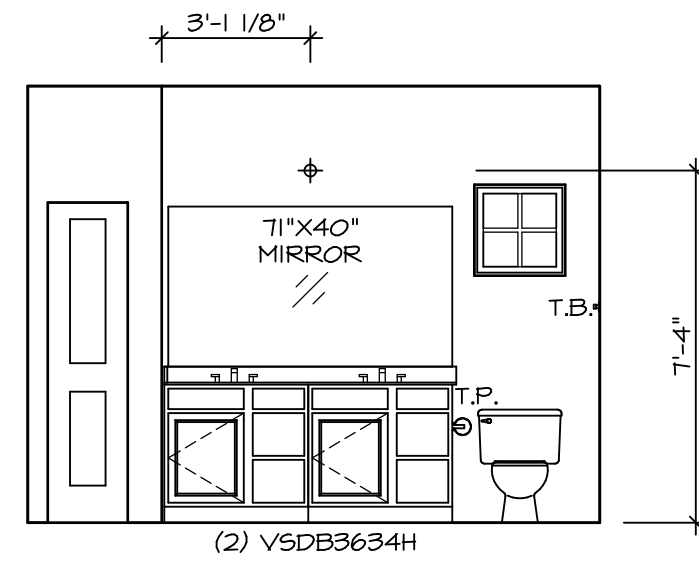
SCALE: 3/8" = 1'-0"

SHEET NO.	A-13
MODEL	ANDOVER
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	

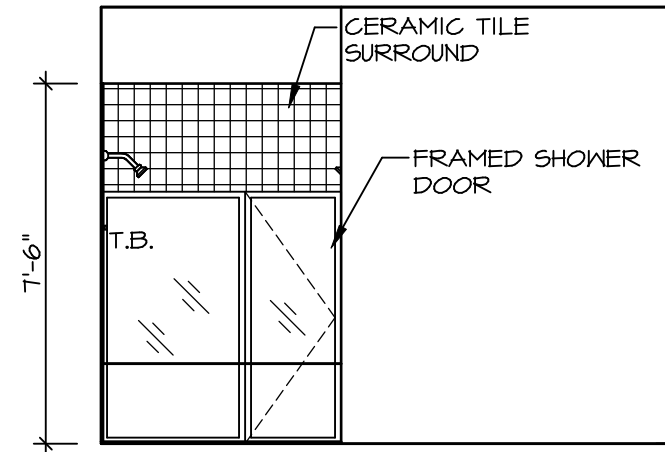


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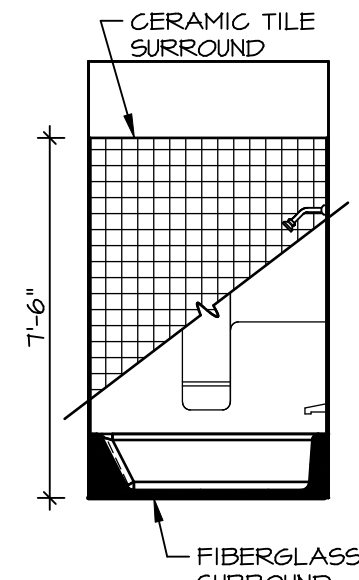
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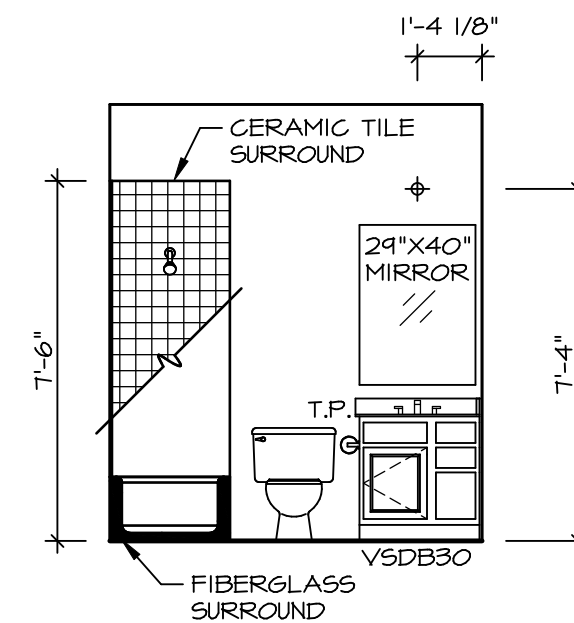
J OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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

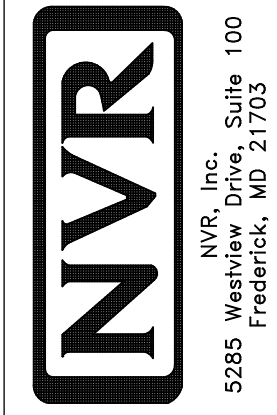


D BATH #1
SCALE: 1/4" = 1'-0"

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 IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO.	A-14
MODEL	ANDOVER
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SET NO.	AND00
VERSION	01
DRAWN BY	HD
DATE:	
OPTION	



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