

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

SHEET NO.	A-5	OPTION DESCRIPTION	36
MODEL	CAROLINA PLACE	OPTION	
SET NO.	CNPOO	DATE:	
VERSION	02	OPTION	
DRAWN BY			

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

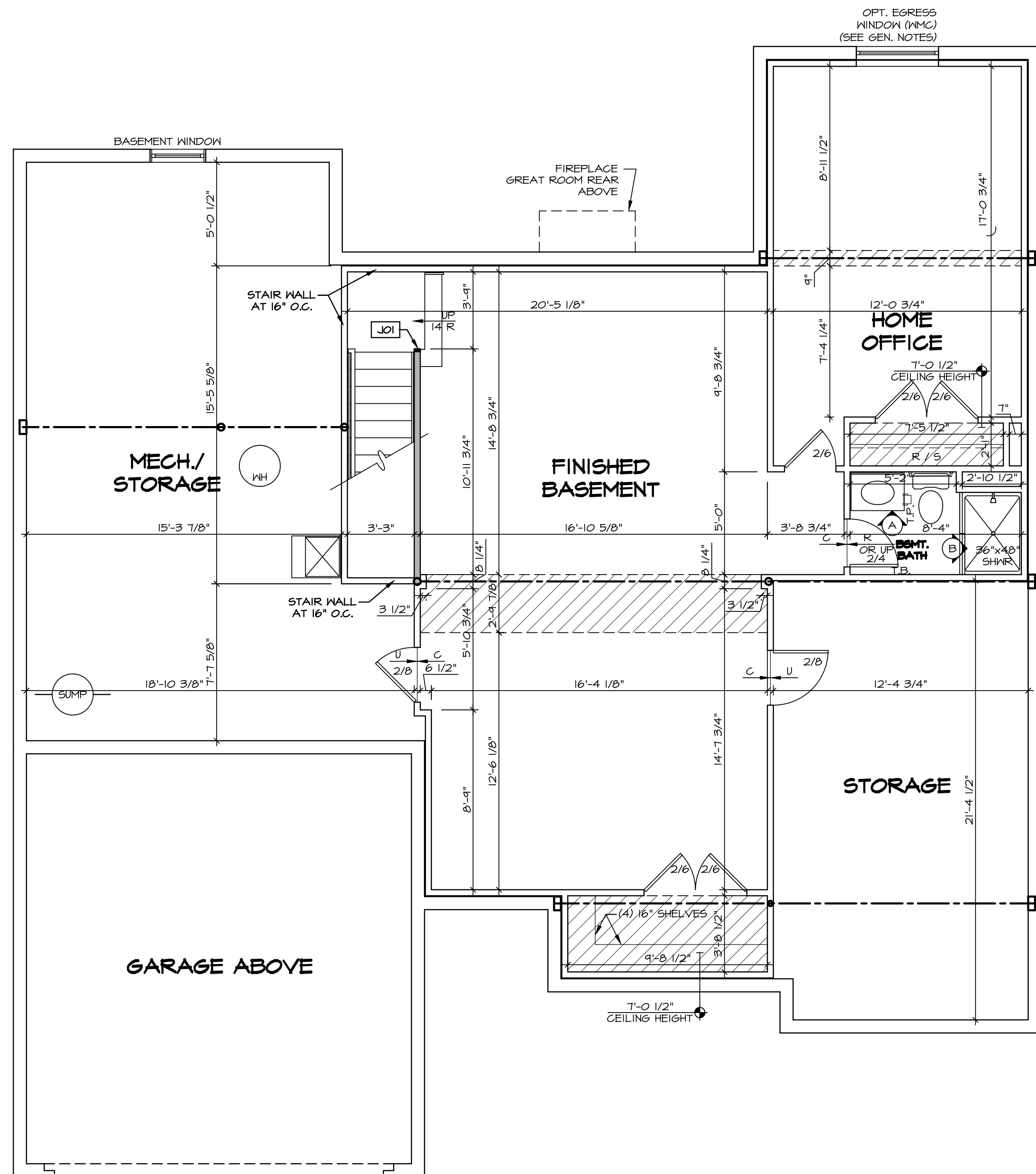
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REV. NO.	DATE	REMARKS

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - 2x4 SPF STUD GRADE		B016	

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 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 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.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
- GYPSTUM 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

SHEET NO.	MODEL	SET NO.	DATE	REV. NO.	DATE	REMARKS
A-6	CAROLINA PLACE BASEMENT FLOOR PLAN	02	08/04/16	1	08/04/16	
40	FULL BASEMENT FOUNDATION	FEA				

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 Frederick, MD 21703

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BASEMENT 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

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
PFO1	BEAM BUILT 2X12 - 2 PLY	14'-8"	6CB	1033	2-PLY, PORTAL FRAME

FIRST FLOOR JACK SCHEDULE

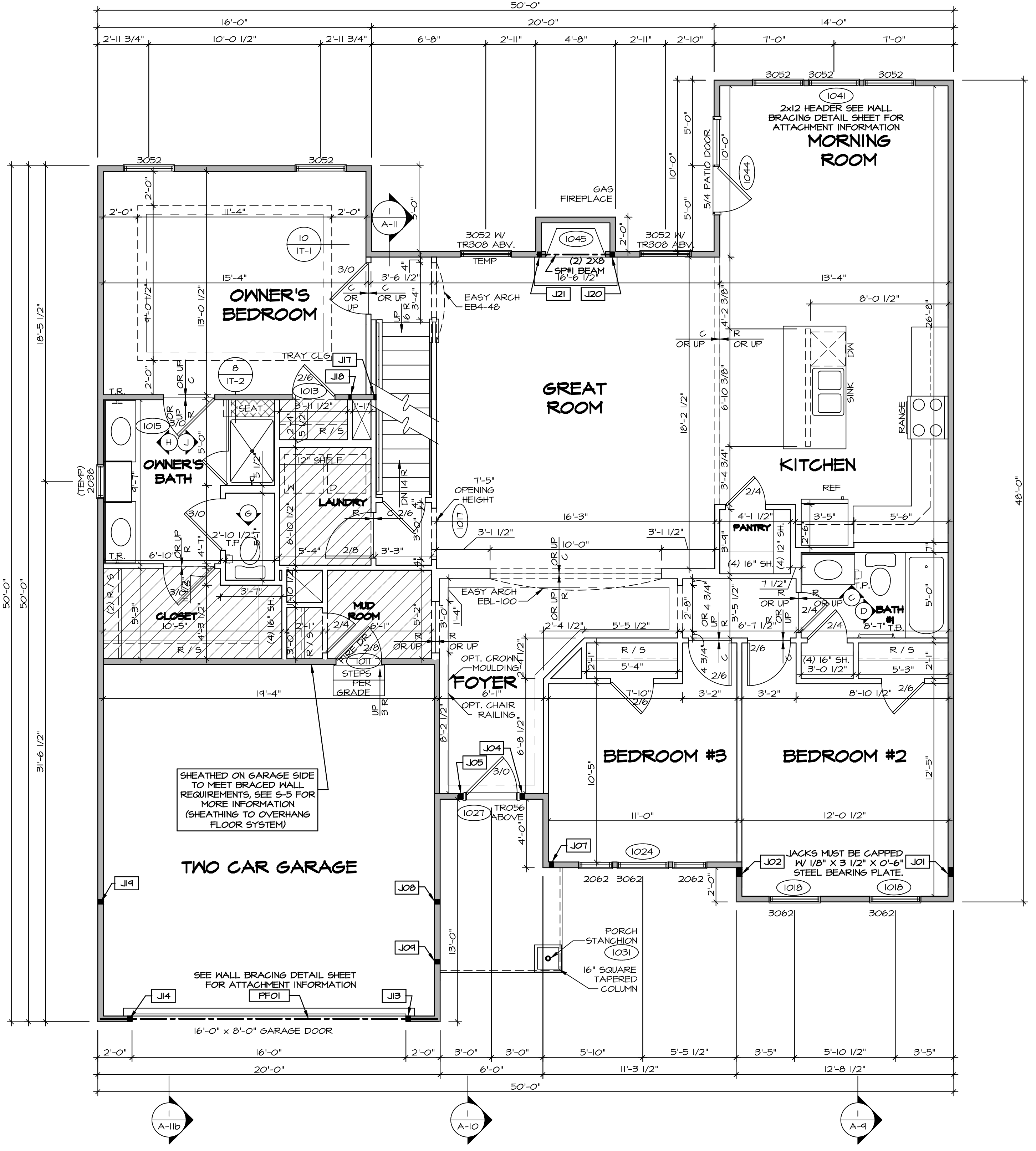
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (4) 2X4 SPM		1044	EXT. THRU TOP PLATES
J02	JACK - (4) 2X4 SPM		1044	EXT. THRU TOP PLATES
J04	JACK - (2) 2X4 SFF STUD GRADE		1027	
J05	JACK - (2) 2X4 SFF STUD GRADE		1027	
J07	JACK - (2) 2X4 SFF STUD GRADE	ELK	1031	
J08	JACK - (2) 2X4 SFF STUD GRADE	ELK	1044	
J09	JACK - (2) 2X4 SFF STUD GRADE	ELK	1031	
J13	JACK - (2) 2X4 SFF STUD GRADE	6CB	1033	
J14	JACK - (2) 2X4 SFF STUD GRADE	6CB	1033	
J17	JACK - 2X4 SFF STUD GRADE	BVV, MAV	1005, 1004	
J18	JACK - 2X4 SFF STUD GRADE	BVV, MAV	1005, 1004	
J19	JACK - (2) 2X4 SFF STUD GRADE	6CB, ELB, ELK	1044	
J20	JACK - (2) 2X4 SFF STUD GRADE	L6G	1046	
J21	JACK - (2) 2X4 SFF STUD GRADE	L6G	1046	

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 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.
- 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

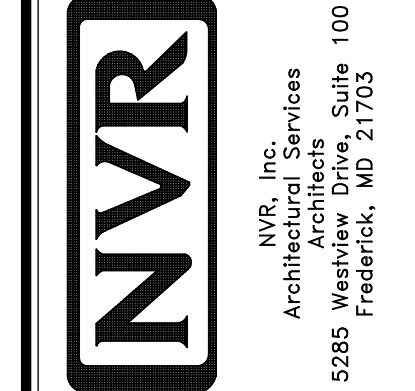


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

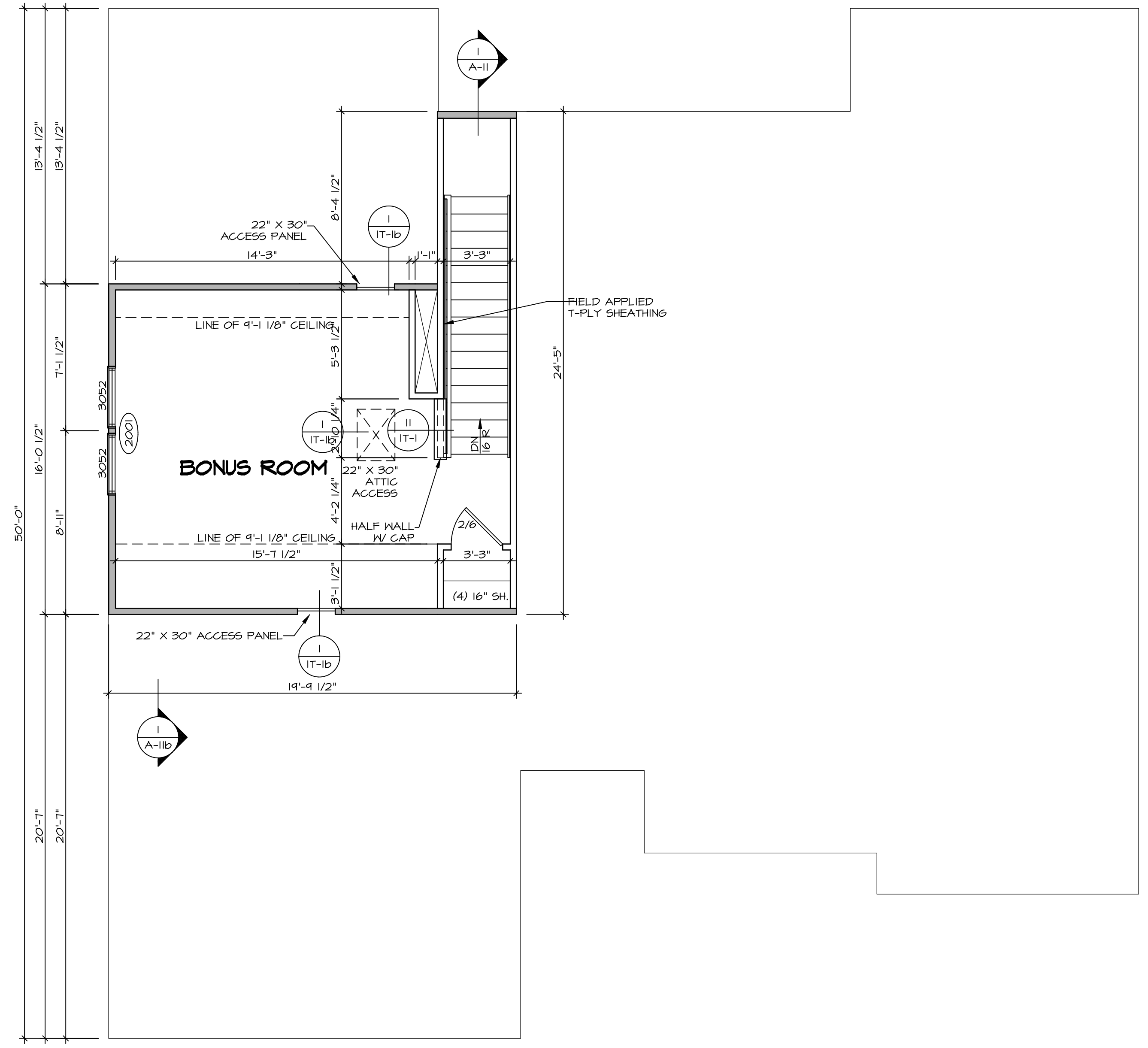
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	08/04/16	NL-DRAWING ALIGNMENT
2	7/8/17	DRH - T-PLY CONVERSION

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SET NO. CNP00	VERSION 02
DRAWN BY	
DATE:	OPTION
SHEET NO. A-7	DESCRIPTION
42	

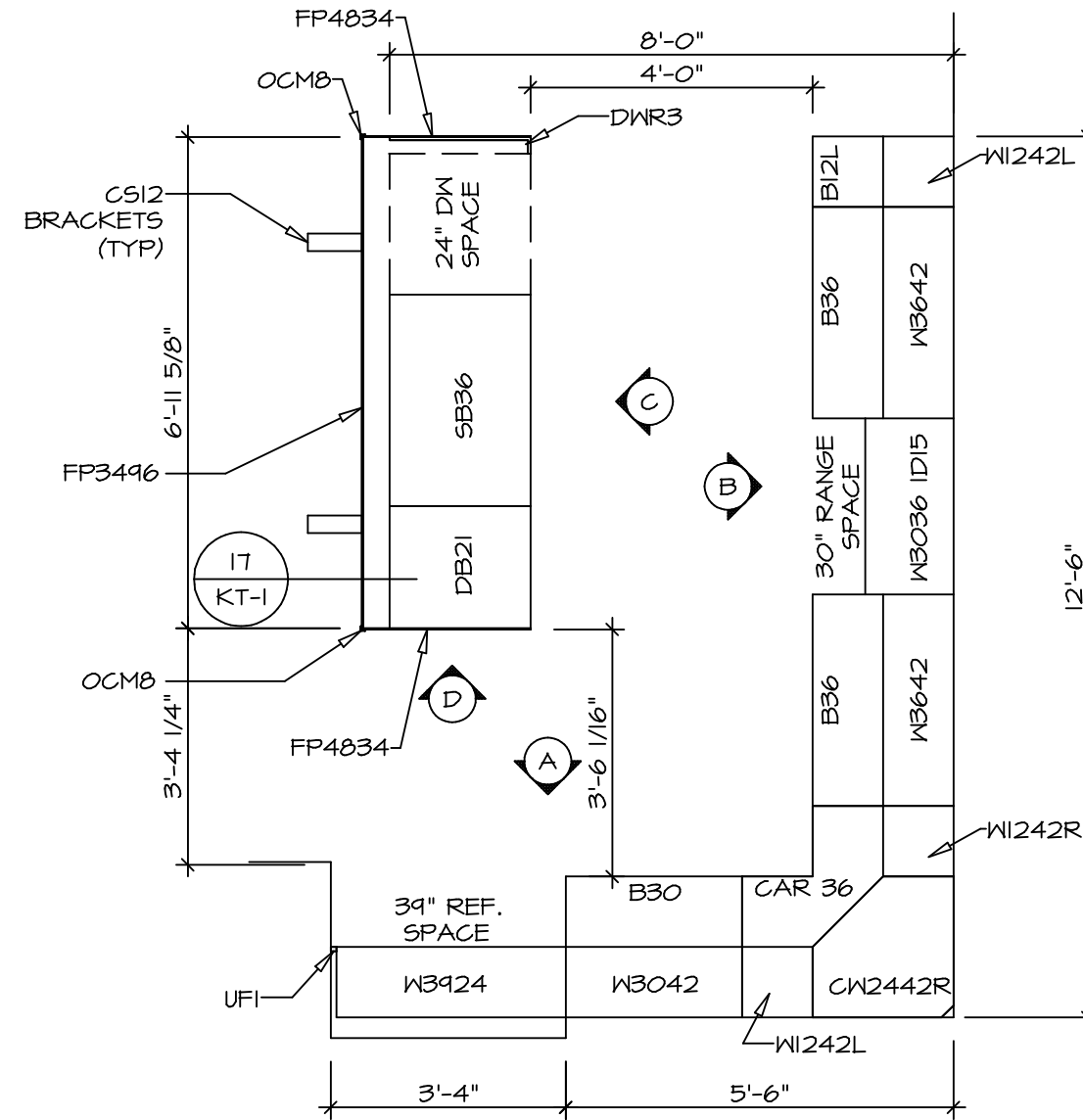
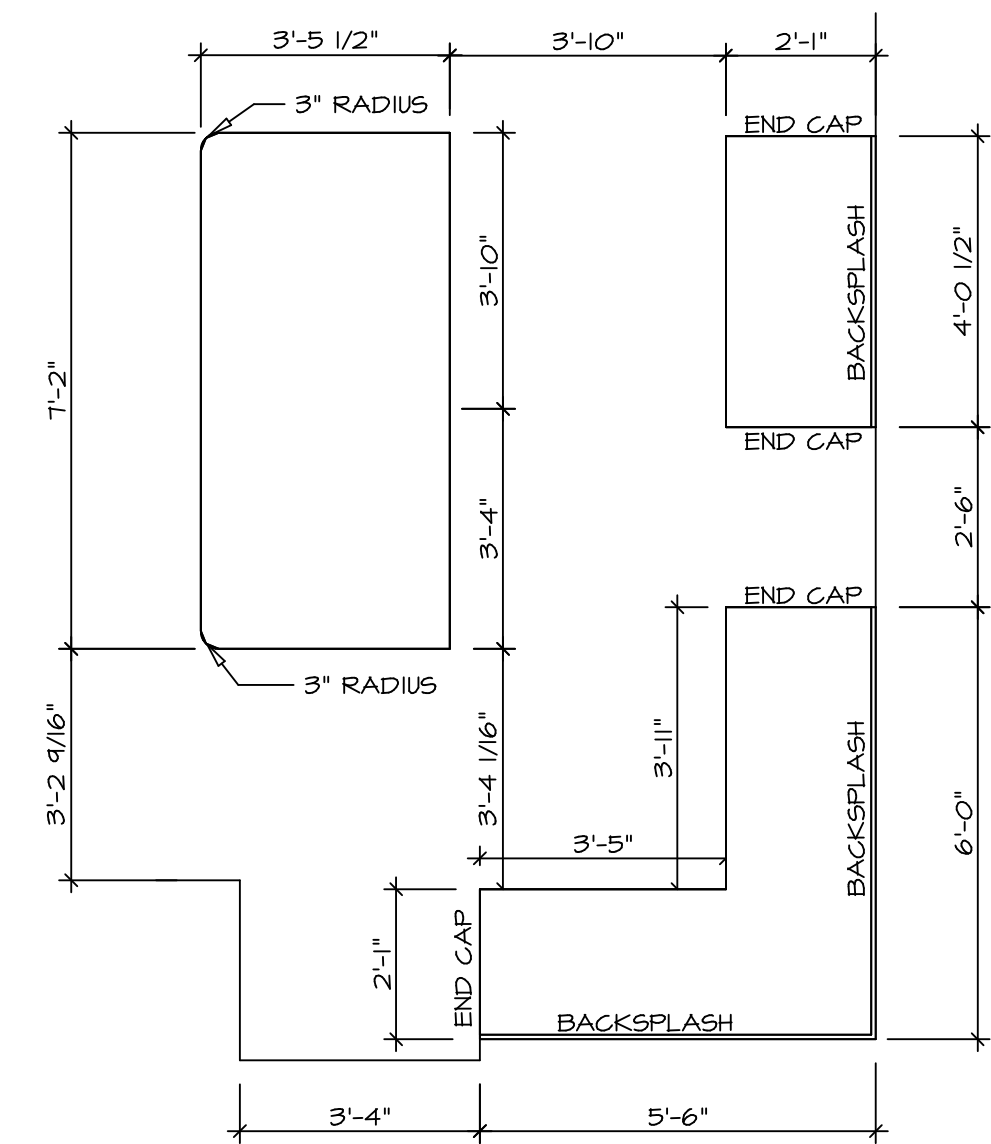


I
A-B
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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**
- 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.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

SHEET NO. A-8	MODEL CAROLINA PLACE DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION	SET NO. CNPOO VERSION 02 DRAWN BY DATE: OPTION	REMARKS 1. 08/04/16 NL-DRAWING ALIGNMENT 2. 7/8/21 DRH - T-PLY CONVERSION
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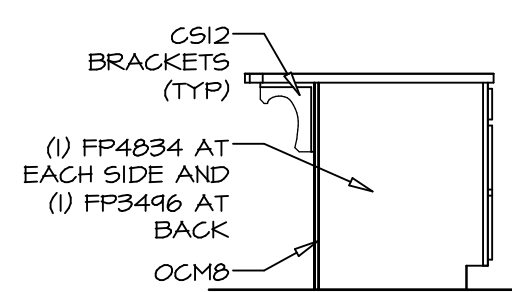


KITCHEN COUNTERTOP PLAN - (KT-3117)

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

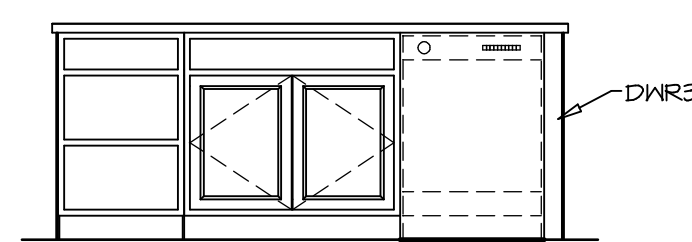
KITCHEN CABINET PLAN - (KC-3117)

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



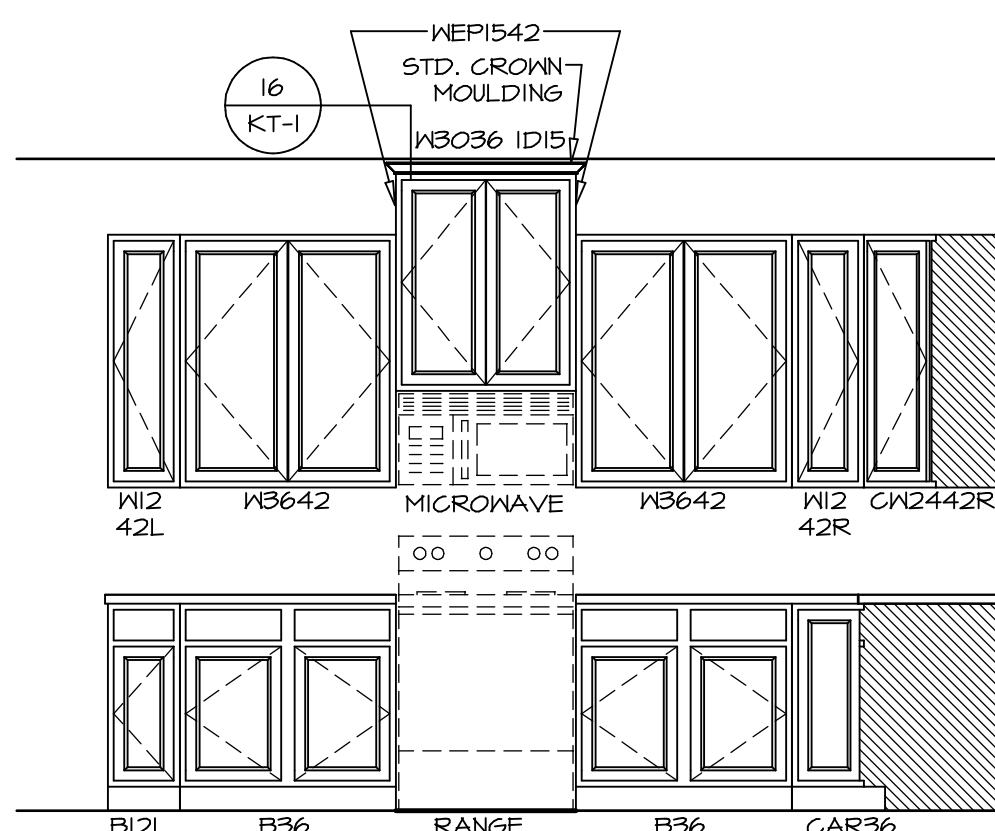
KITCHEN ELEVATION D

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



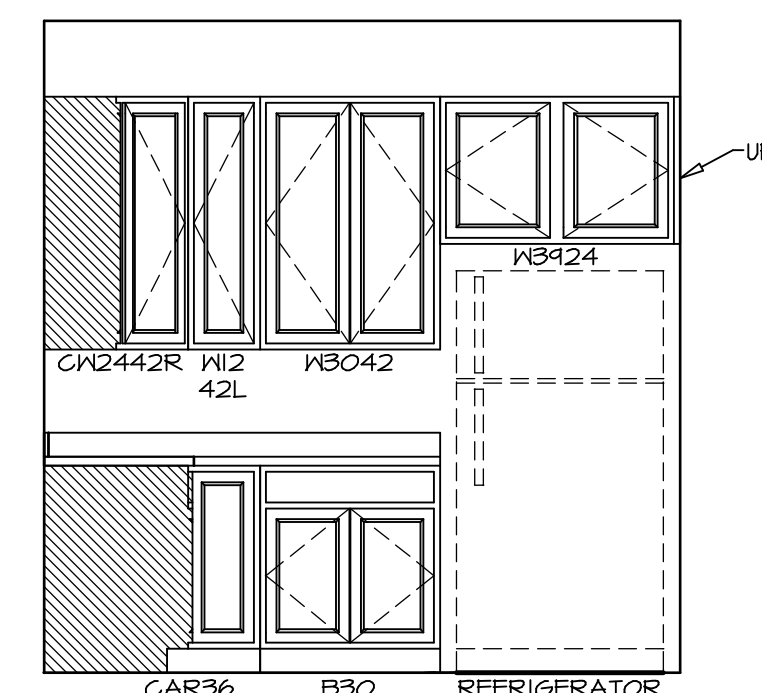
KITCHEN ELEVATION C

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



KITCHEN ELEVATION B

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



KITCHEN ELEVATION A

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

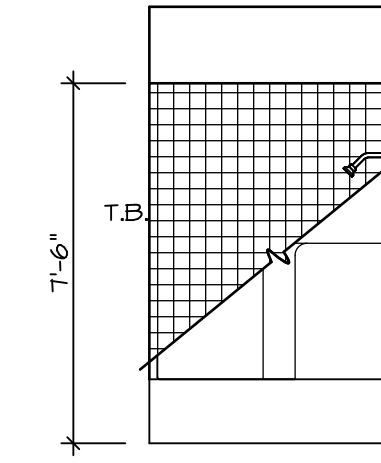
SHEET NO. A-13	MODEL CAROLINA PLACE	SET NO. CNPOO	REVISIONS	REV. NO. DATE	REMARKS
	DRAWING TITLE KITCHENS	VERSION 02	DRAWN BY		
54	OPTION DESCRIPTION	DATE 6/7/16	OPTION	NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be used, copied, reproduced, or otherwise disseminated in any form, or by any means, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.	

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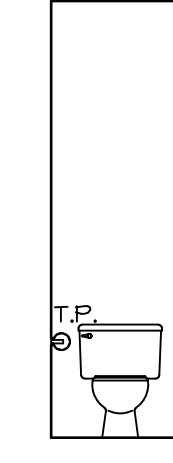
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Frederick, MD 21703

NOTES:

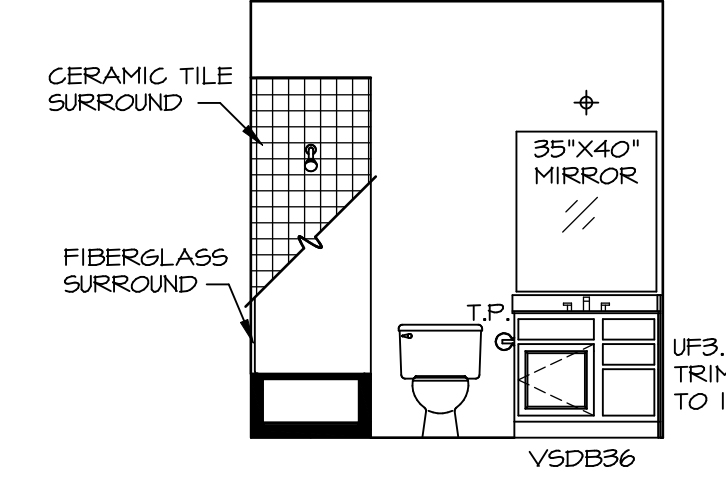
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



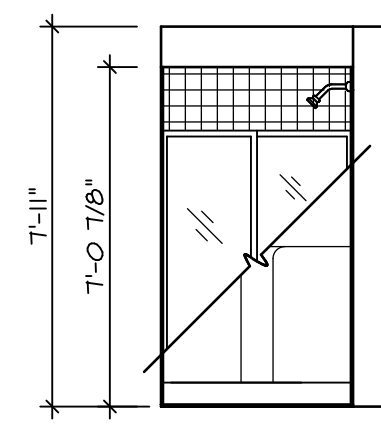
D BATH #1
SCALE: 1/4" = 1'-0"



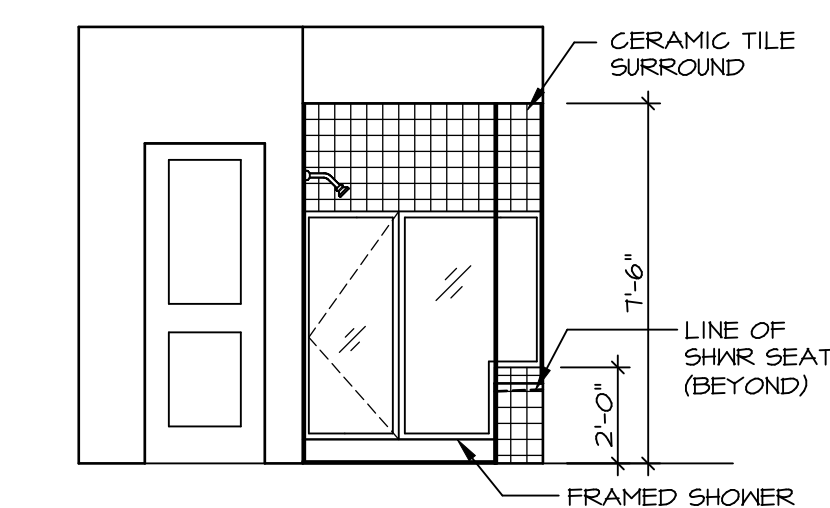
G OWNER'S BATH
SCALE: 1/4" = 1'-0"



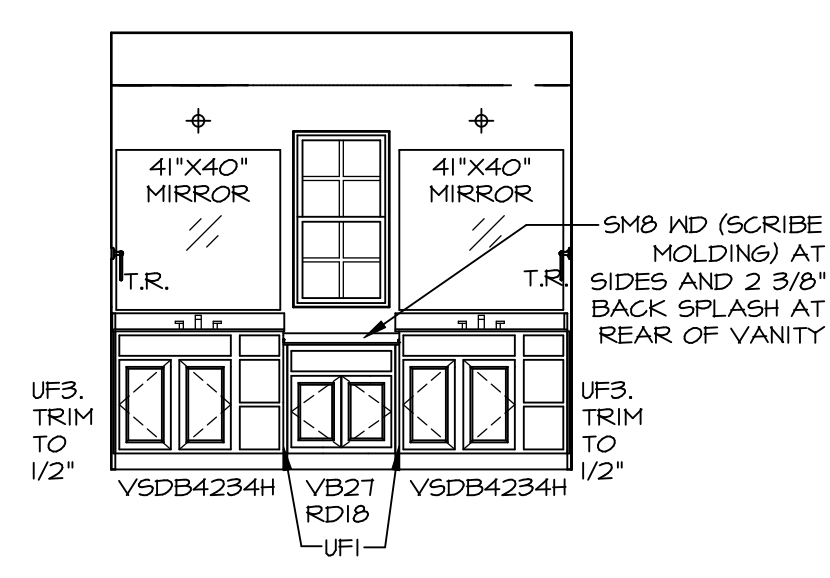
C BATH #1
SCALE: 1/4" = 1'-0"



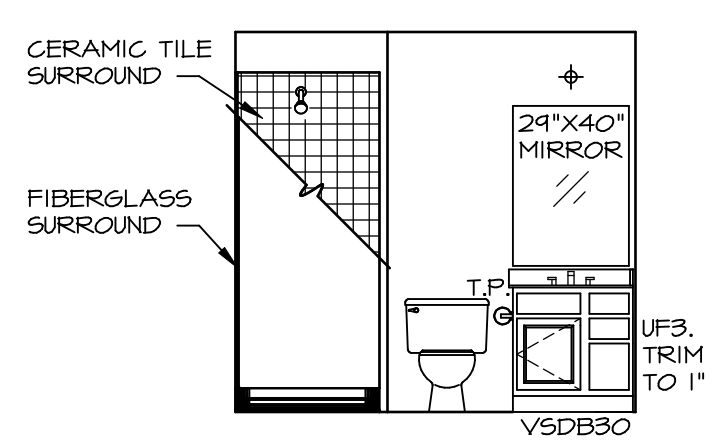
B BSMT. BATH
SCALE: 1/4" = 1'-0"



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



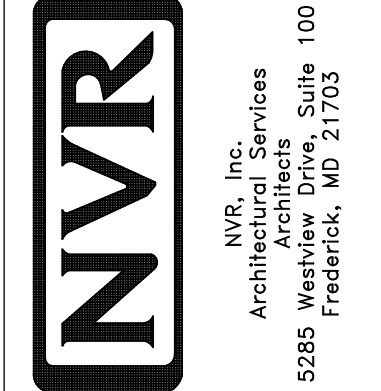
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



A BSMT. BATH
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
1	08/04/16	N-DRAWING ALIGNMENT

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SET NO. CNP00	VERSION 02
DRAWN BY	DATE: 6/7/16
OPTION	

MODEL	CAROLINA PLACE
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	A-14
	57