

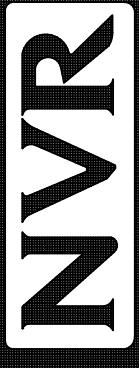
NOTE
RADON REMEDIATION
RADON LOOP:

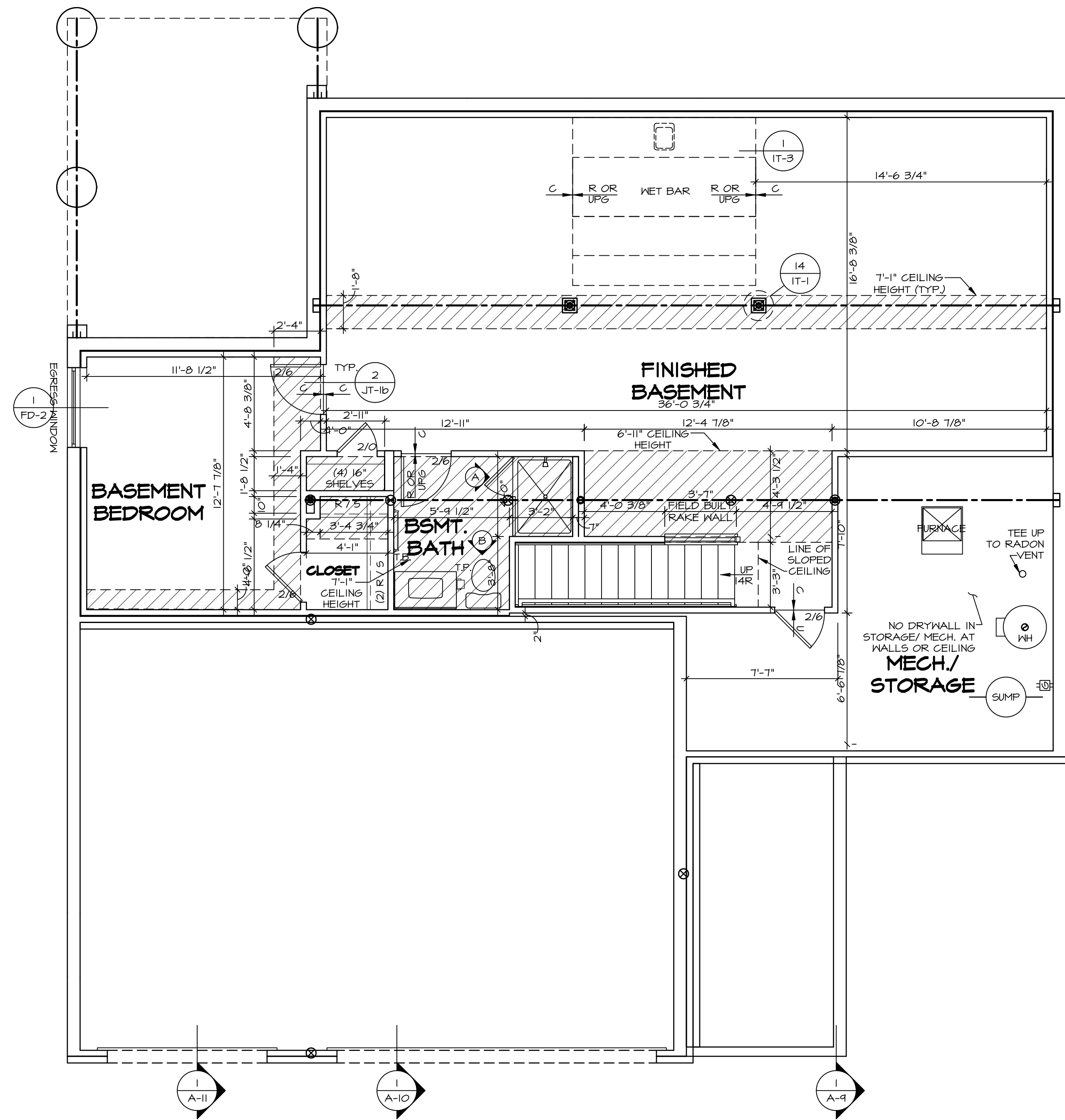
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:

- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- 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 OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

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

SHEET NO. A-5	MODEL BEAR RUN	SET NO. BEA00	 NVR, Inc., Suite 100 5285 Westchase Frederick, MD 21703	DIV-COMM-LOT-UNIT DCY-RG-1451
	DRAWING TITLE PLUMBING PLAN	VERSION 01		
OPTION DESCRIPTION 2B	DATE:	DATE:	STREET ADDRESS 244 CHAPEL COURT	APT. NO. ----
	OPTION	OPTION	CITY TROY	STATE OH
			ZIP 45313	



1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

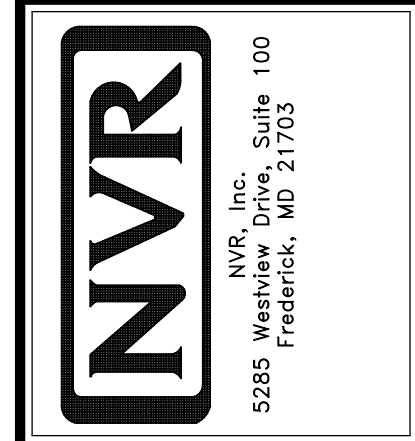
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED 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 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.

LEGEND

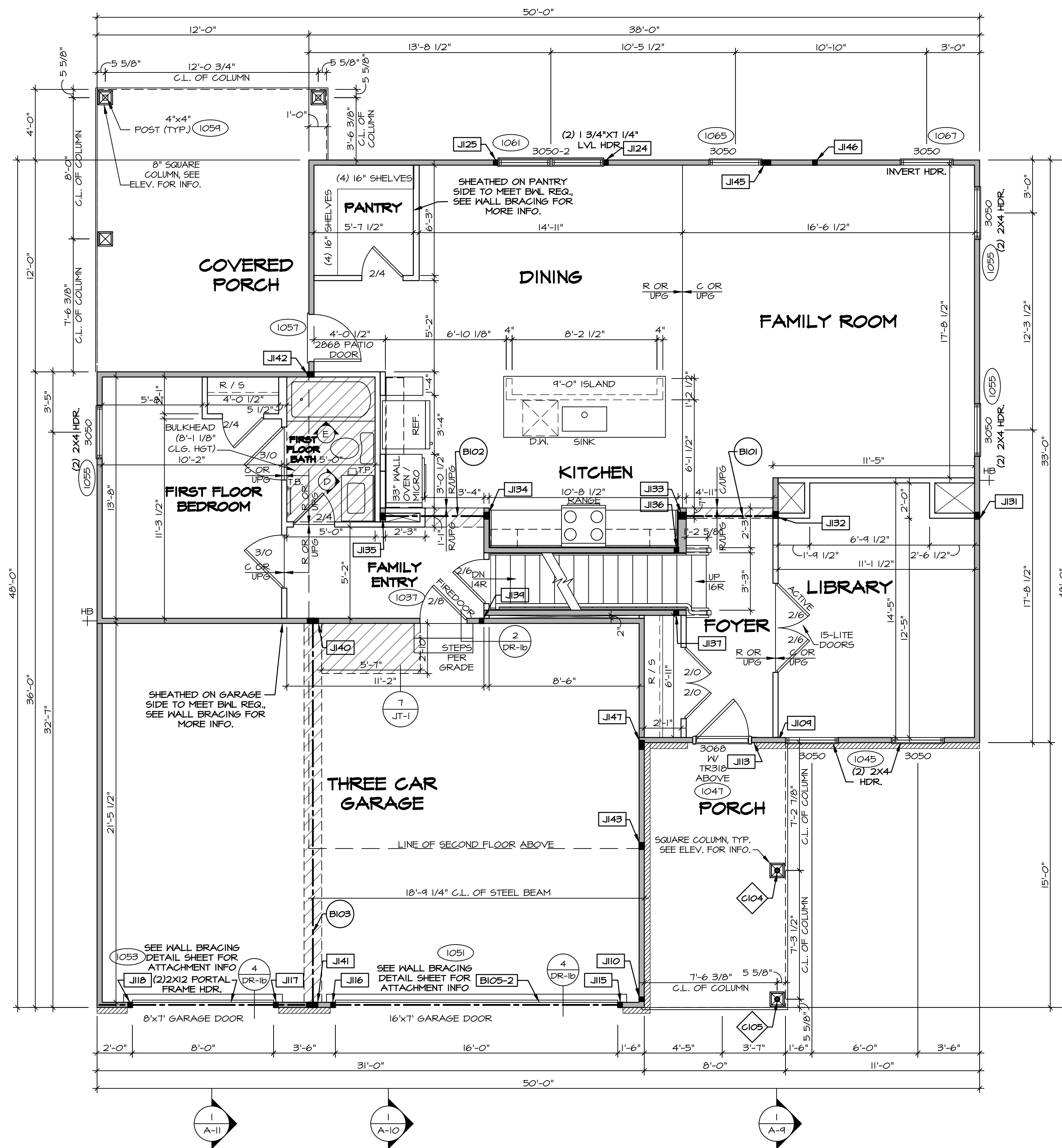
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTINGS
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

DIV-COMM-LOT-UNIT
DCY-RG-1451
COM-LOT
RESERVE AT WASHINGTON - 1451
STREET ADDRESS
244 CHAPEL COURT
CITY
TROY
STATE
OH
ZIP
45373

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SHEET NO. A-6	USEL BEAR RUN	SET NO. BEA00
DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	DRAWN BY
OPTION DESCRIPTION BASEMENT FOUNDATION	DATE:	OPTION FBA
26		



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

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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBER PER STRUDOR DETAIL. 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" SHEETS(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- 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 STRUDOR DETAIL FA(10) 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)

- (2) FLY UP TO AND INCLUDING 1 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.
- (2) FLY 14" TO AND INCLUDING 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.
- (2) FLY 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.
- (3) FLY UP TO AND INCLUDING 1 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.
- (3) FLY 14" TO AND INCLUDING 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.
- (3) FLY 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.
- (4) FLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTINGS
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J109	JACK - (2) 2X4 SFF STUD GRADE	1043	
J110	JACK - (2) 2X4 SFF STUD GRADE	1047	
J115	JACK - (2) 2X4 SFF STUD GRADE	1051	
J116	JACK - (2) 2X4 SFF STUD GRADE	1053	
J117	JACK - (2) 2X4 SFF STUD GRADE	1053	
J118	JACK - (2) 2X4 SFF STUD GRADE	1053	
J124	JACK - (2) 2X4 SFF STUD GRADE	1061	
J125	JACK - (2) 2X4 SFF STUD GRADE	1061	
J131	JACK - (3) 2X4 SFF STUD GRADE	1010	
J132	JACK - (3) 2X4 SFF STUD GRADE	1010	
J133	JACK - (3) 2X6 SFF STUD GRADE	1010	
J134	JACK - (3) 2X4 SFF STUD GRADE	1020	
J135	JACK - (3) 2X4 SFF STUD GRADE	1020	
J136	JACK - (2) 2X4 SFF STUD GRADE	1008	
J137	JACK - (2) 2X4 SFF STUD GRADE	1008	
J138	JACK - (2) 2X4 SFF STUD GRADE	1008	
J139	JACK - (2) 2X4 SFF STUD GRADE	1008	
J140	JACK - (5) 2X4 SFF STUD GRADE	1031, 1033	
J141	JACK - (5) 2X4 SFF STUD GRADE	1031, 1033	
J142	JACK - (3) 2X4 SFF STUD GRADE	1016	
J143	JACK - (3) 2X4 SFF STUD GRADE	1022	
J145	JACK - (4) 2X4 SFF STUD GRADE	1065, 1006	
J146	JACK - (2) 2X4 SFF STUD GRADE	1006	
J147	JACK - (4) 2X4 SFF STUD GRADE	2016	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM BUILT 2X12 - 2 PLY	5'-8"	1010	
B102	BEAM BUILT 2X12 - 2 PLY	6'-2"	1020	
B103	BEAM STEEL - W12X30 W 2X6 SILL	22'-0 1/2"	1031, 1033	
B105-2	LVL 1.75 - 11-04	16'-6"	1037	1A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C104	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-4 1/8"	1043	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-4 1/8"	1043	

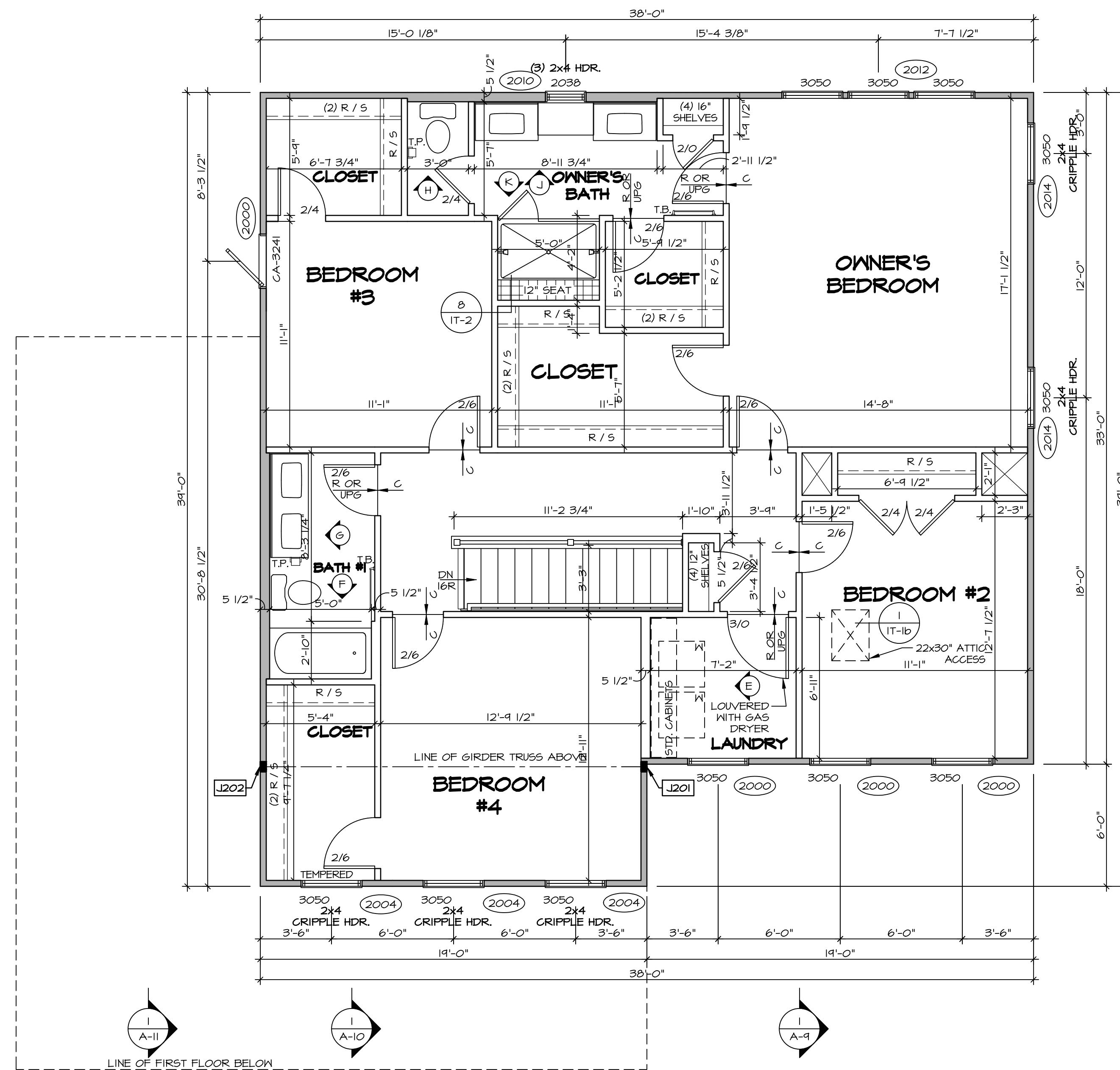
DIV-COMM-LOT-UNIT
DCY-RG-1451
COM-LOT
RESERVE AT WASHINGTON - 1451
STREET ADDRESS
244 CHAPEL COURT
CITY
TROY
STATE
OH
ZIP
45313

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

SET NO. BEAGO
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO.
A-7
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
2B



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

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTINGS
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:

EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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

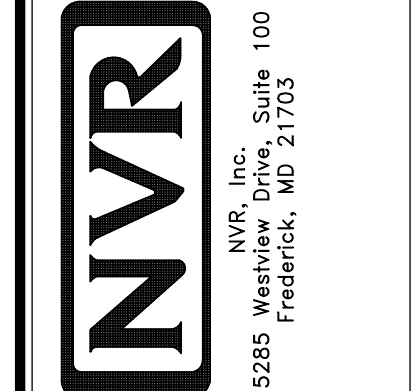
- 1.A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2.A - (2) FLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3.A - (2) FLY 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.
- 4.A - (3) FLY 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.
- 5.A - (3) FLY 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.
- 6.A - (3) FLY 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.
- 7.A - (4) FLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (4) 2X4 SP#1	2016	EXTEND JKS. THRU TOP PLATES
J202	JACK - (4) 2X4 SP#1	2016	EXTEND JKS. THRU TOP PLATES

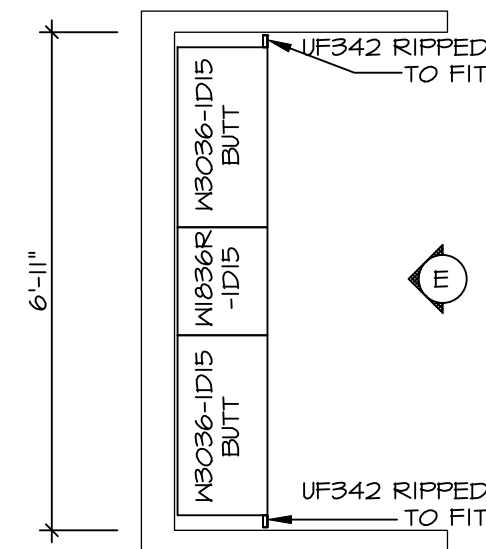
DIV-COMM-LOT-UNIT
DCY-RG-1451
COM-LOT
RESERVE AT WASHINGTON - 1451
STREET ADDRESS
244 CHAPEL COURT
CITY TROY STATE OH ZIP 45513

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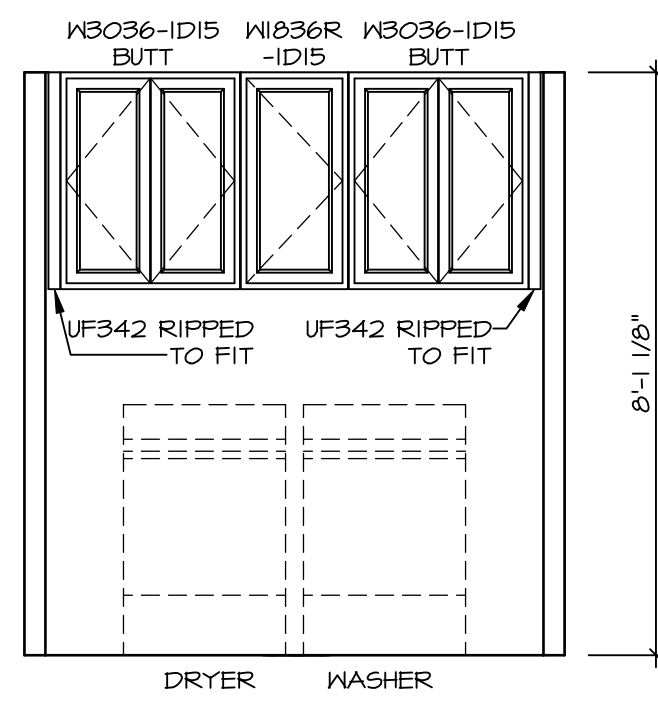


SET NO. BEAG0
VERSION 01
DRAWN BY
DATE:
OPTION

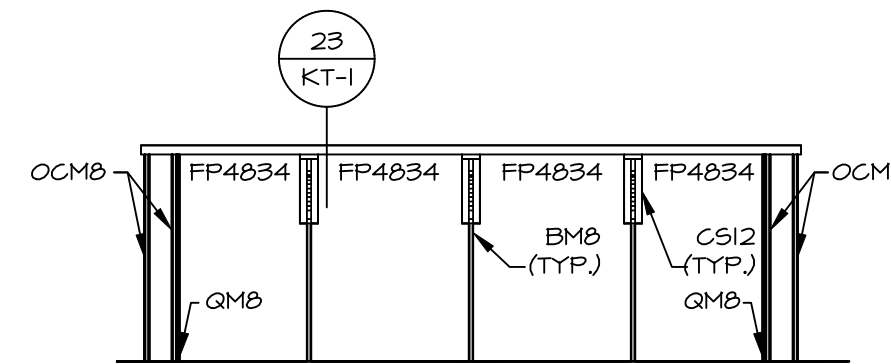
SHEET NO. **A-8**
USER: **BEAR RUN**
DRAWING TITLE: **SECOND FLOOR PLAN**
OPTION DESCRIPTION: **31**



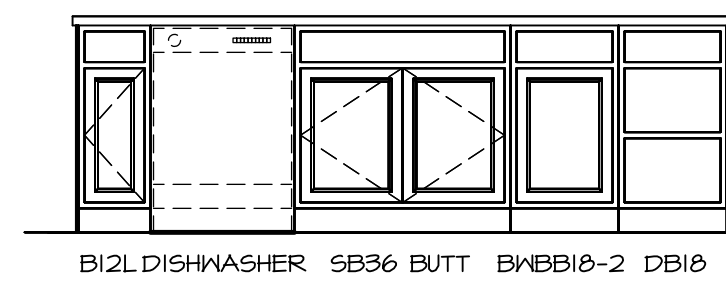
LAUNDRY CABINET LAYOUT KC-3824
SCALE: 3/8" = 1'-0"
A-13



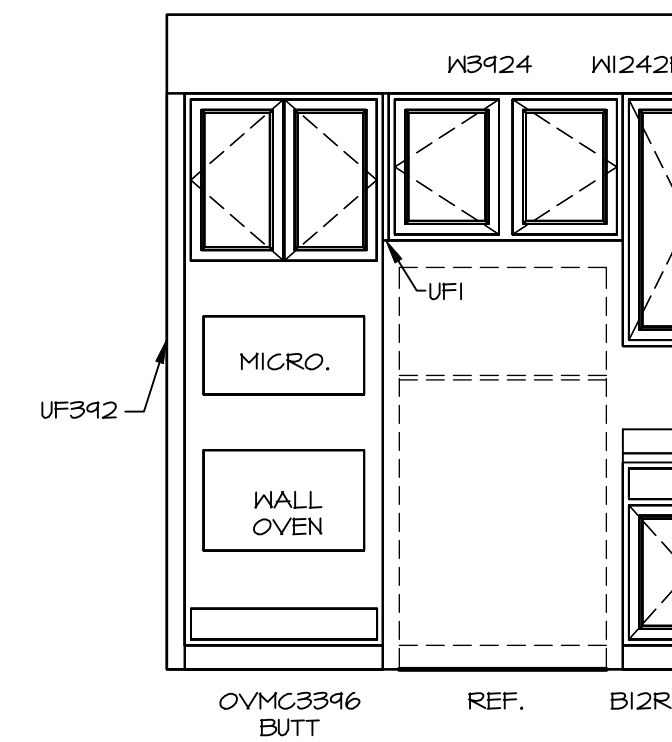
LAUNDRY CABINET LAYOUT KC-3824
SCALE: 3/8" = 1'-0"
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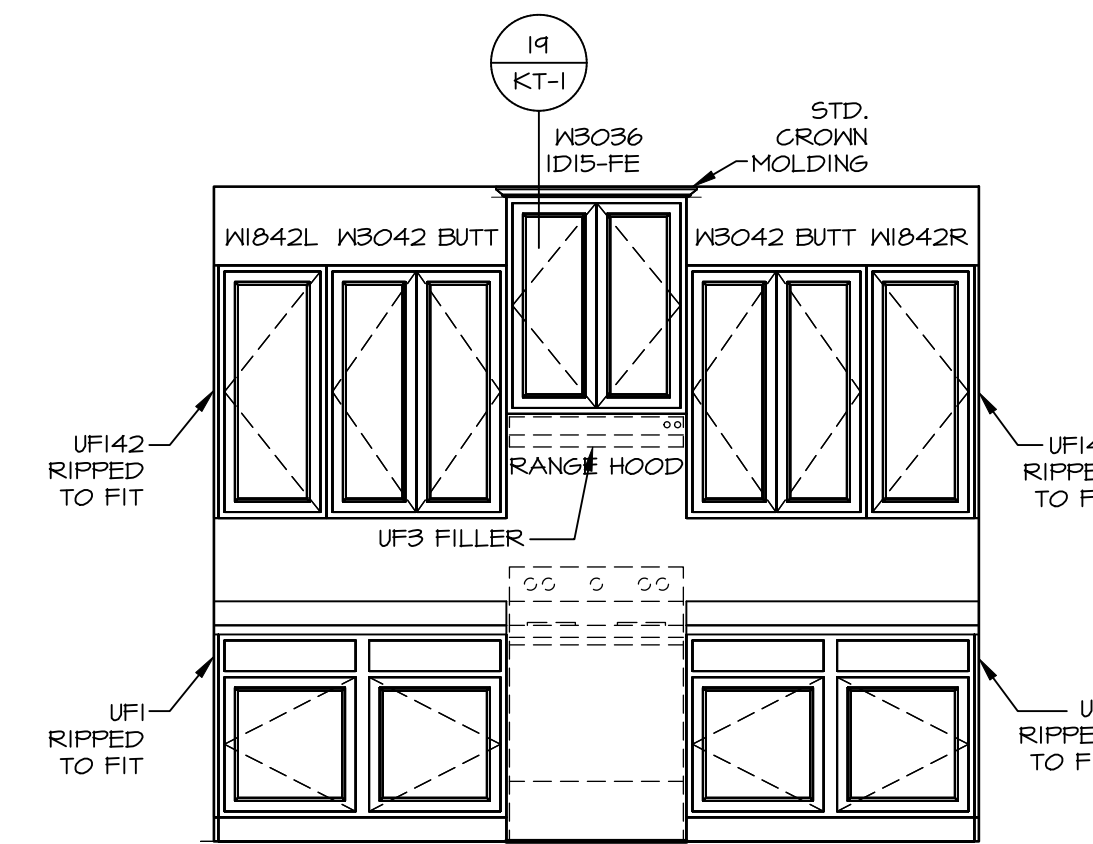
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SCALE: 3/8" = 1'-0"
D



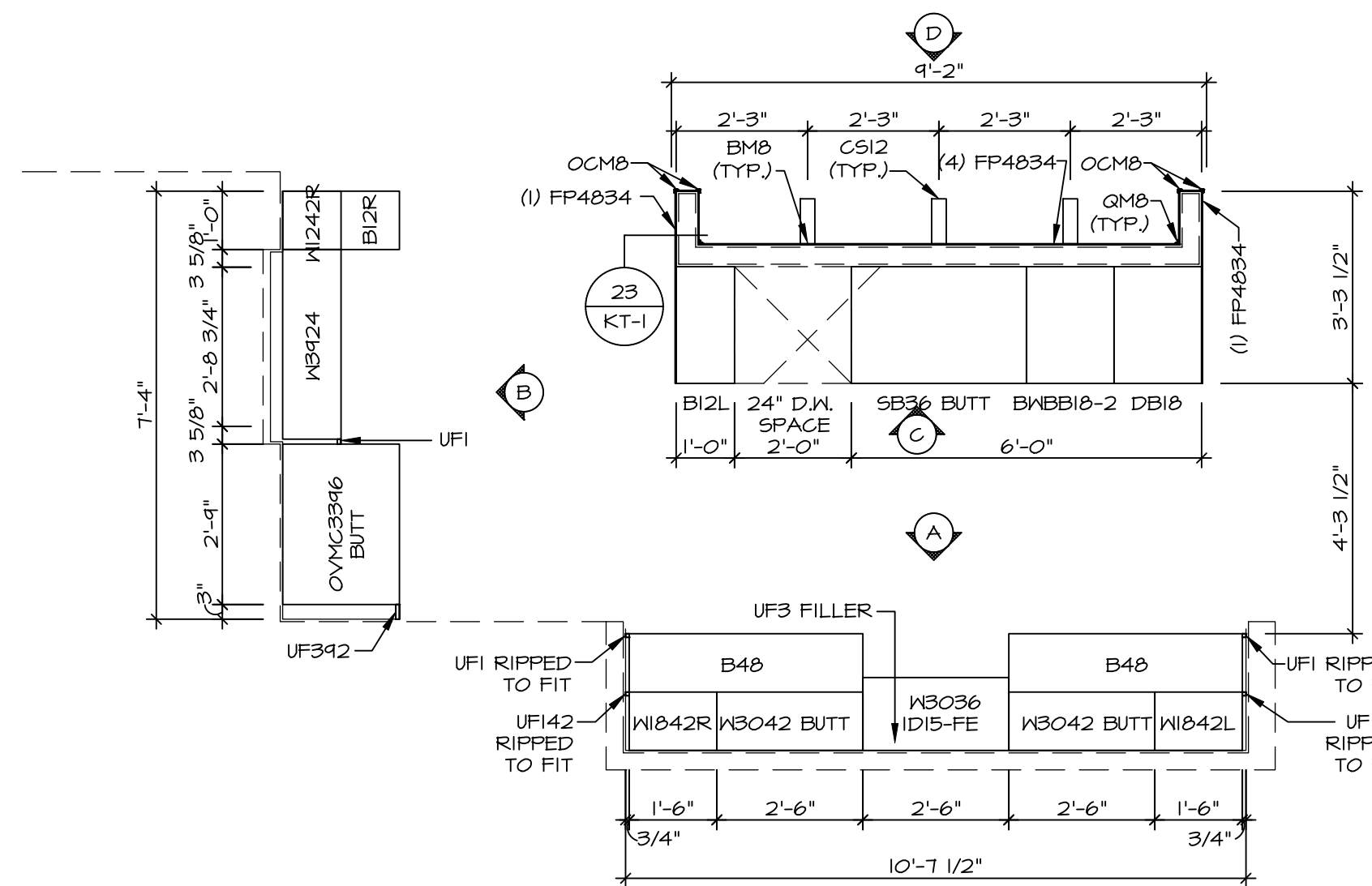
ELEVATION C
SCALE: 3/8" = 1'-0"
C



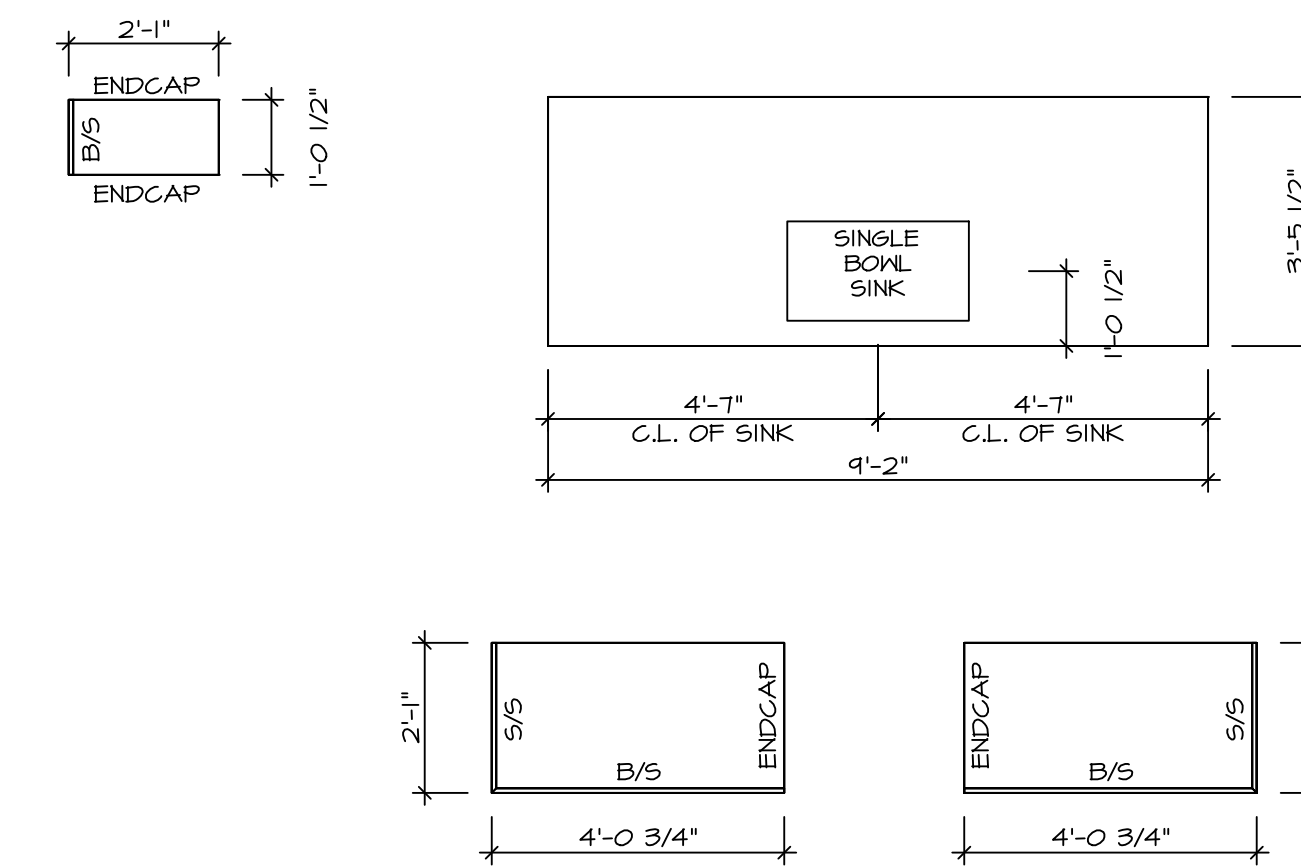
ELEVATION B
SCALE: 3/8" = 1'-0"
B



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



KITCHEN CABINET PLAN KC-3822
APPLIANCE LAYOUT WITH RANGE AND WALL OVEN "KA6"
SCALE: 3/8" = 1'-0"
A-13



KITCHEN COUNTERTOP PLAN KC-3822
APPLIANCE LAYOUT WITH RANGE AND WALL OVEN "KA6"
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 MOLDING, REFER TO STANDARD DETAIL (11/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 OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.

DIV-COMM-LOT-UNIT
DCY-RG-1451

COM-LOT
RESERVE AT WASHINGTON - 1451

STREET ADDRESS
244 CHAPEL COURT

CITY STATE OH ZIP
TROY OH 45313

APT. NO. ----

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

SET NO. BEAOO
VERSION O1
DRAWN BY
DATE:
OPTION

USER
BEAR RUN

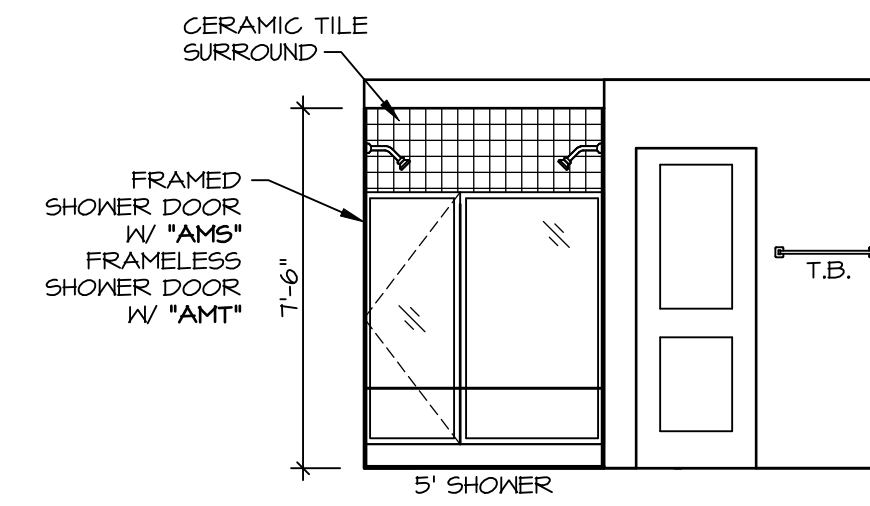
DRAWING TITLE
KITCHEN CABINET AND COUNTERTOP PLAN
LAUNDRY CABINET PLAN

OPTION DESCRIPTION

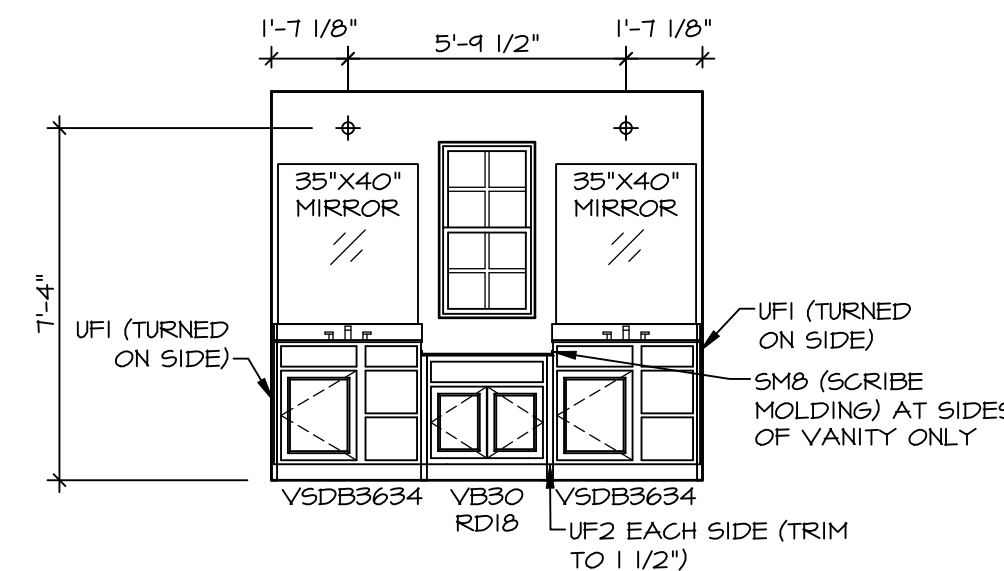
SHEET NO.
A-13

48

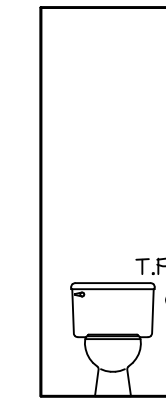
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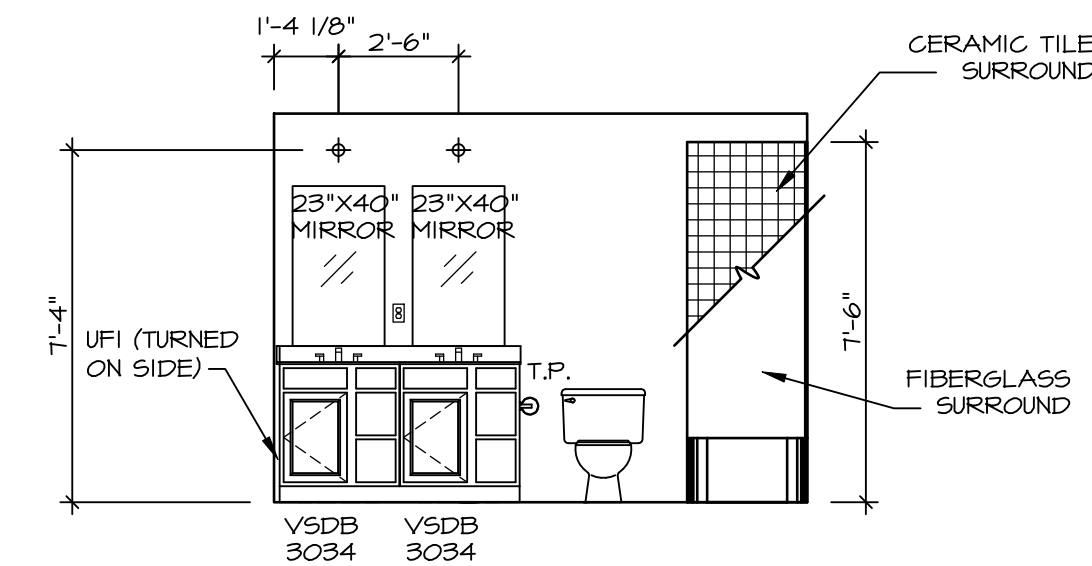
K OWNER'S BATH
SCALE: 1/4" = 1'-0"



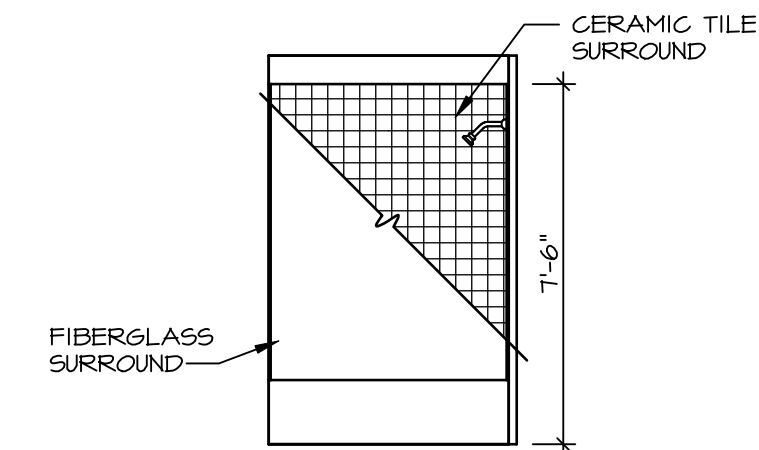
J OWNER'S BATH
SCALE: 1/4" = 1'-0"



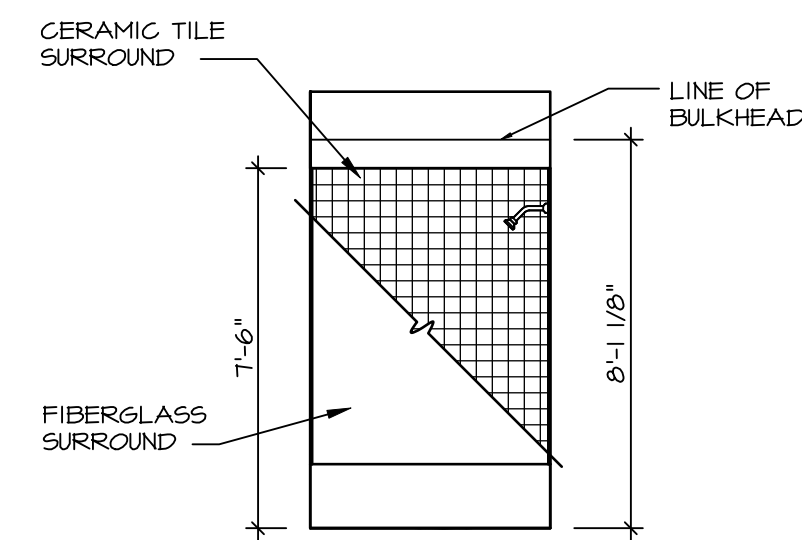
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



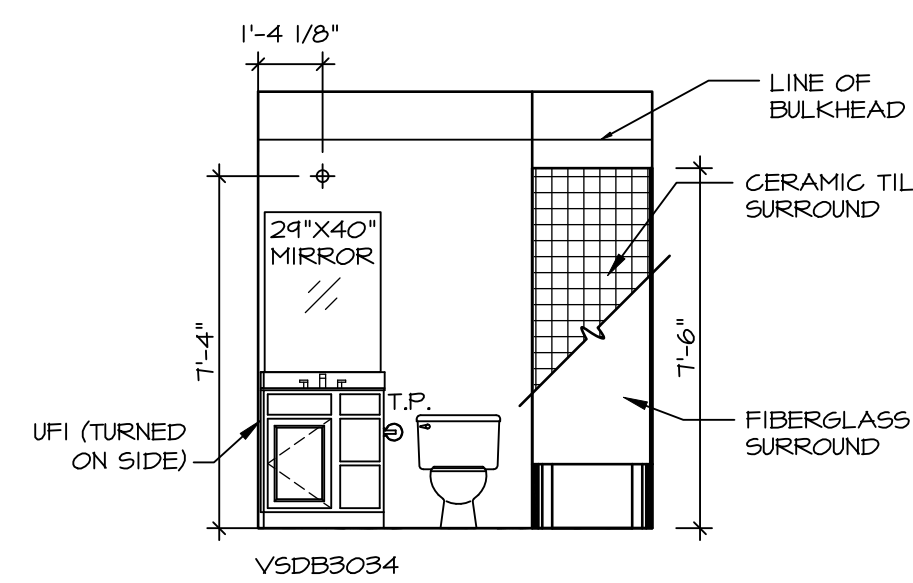
G BATH #1
SCALE: 1/4" = 1'-0"



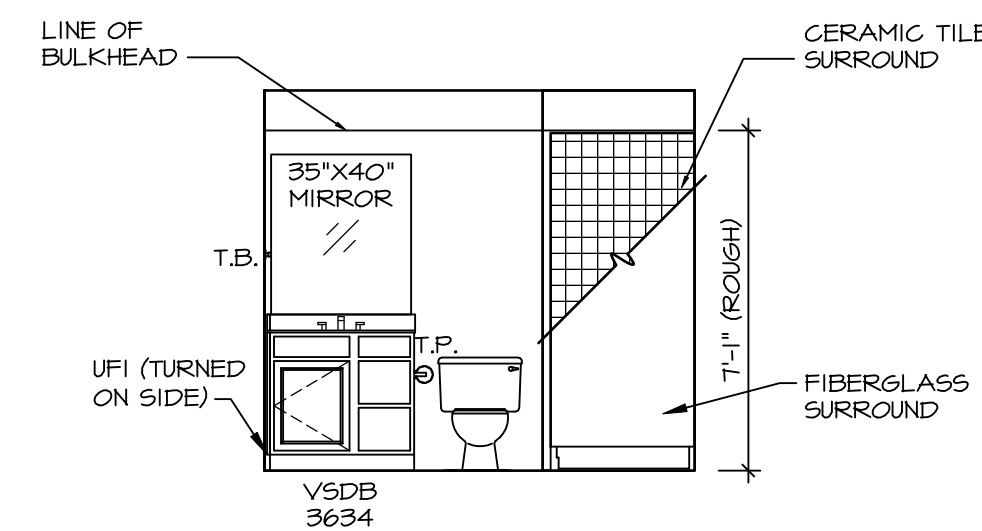
F BATH #1
SCALE: 1/4" = 1'-0"



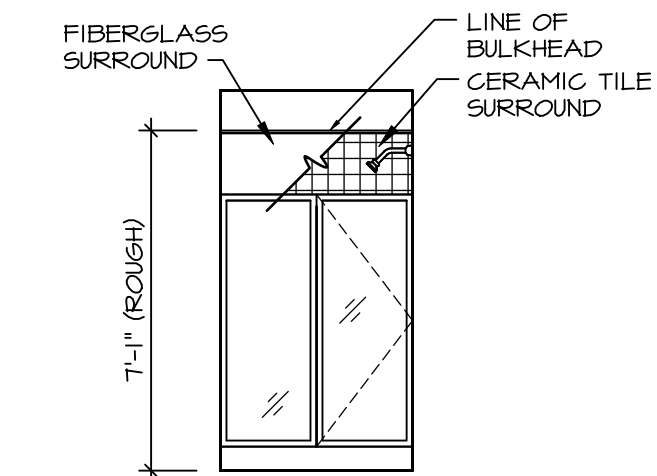
E FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"



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



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



A BASEMENT BATH
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 (11-2) FOR TUB AND SHOWER DETAILS.
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
- BATH ELEVATIONS ARE SHOWN PER PLAN.

DIV-COMM-LOT-UNIT
DCY-RG-1451

COM-LOT
RESERVE AT WASHINGTON - 1451
STREET ADDRESS
244 CHAPEL COURT
CITY STATE OH ZIP
TROY OH 45113

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SET NO. BEA00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. **A-14**
USE: **BEAR RUN**
DRAWING TITLE: **BATH ELEVATIONS**
OPTION DESCRIPTION: **51**