

EIE ⇒  
 GAS ⇒

= AC

EIE WTR HTR

Ejector  
 PIT

END OF 3'-0" EXT.  
 TO HOUSE ABOVE

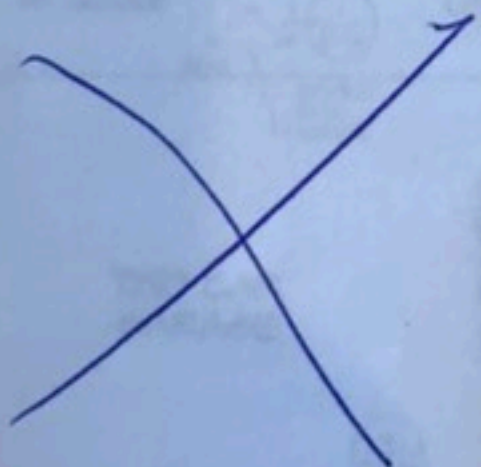
UNFINISHED  
 BASEMENT

OPT. 3 PIECE  
 ROUGH-IN "HTR"

UP

1  
 A-1

1  
 A-10

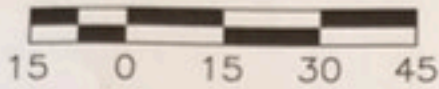


5'-6 1/2" 12'-5 3/8" 30'-0 3/4" 12'-8 3/8"

14'-0 1/4" 23'-0 3/4"

5'-5 1/2" 3'-3"





**SETBACKS**  
 FRONT YARD=50'  
 REAR YARD=35'  
 SIDE YARD=5' MIN/20' TOTAL

Driveway	584 sq. ft.
Apron	252 sq. ft.
Sidewalk-Private	76 sq. ft.
Sidewalk-Public	544 sq. ft.
Soil	6,609 sq. ft.
Stabilization	7,488 sq. ft.

**INFORMATION FROM CONSTRUCTION DRAWINGS.**

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

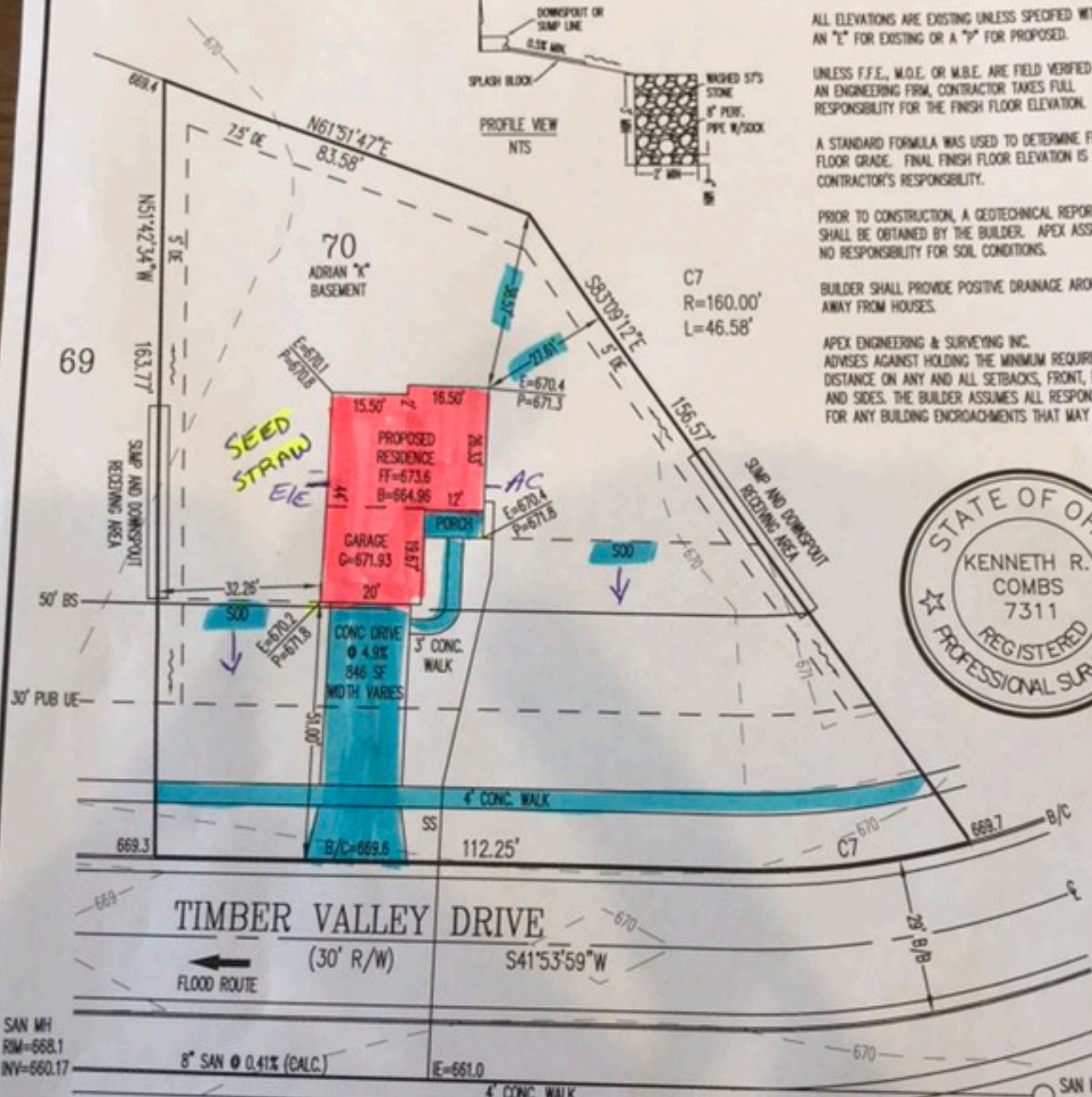
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCRoACHMENTS THAT MAY OCCUR.



MOE=668.5 (PER RECORD PLAT-JULY 2018)  
 B.F.E.=667.5 (PER CONST. PLANS-DECEMBER 2018)

TOP OF WINDOW WELLS OR BOTTOM OF BASEMENT WINDOWS TO BE AT OR ABOVE THE M.O.E.

RECORD PLAT RECORDED ON 08/27/2019

ACCEPTED BY: *Manu Manu* DATE: 7/31/2019

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SCOODED.

PROJECT No. TARA ESTATES DWG No. 191556PA

DATE: 07/09/2019

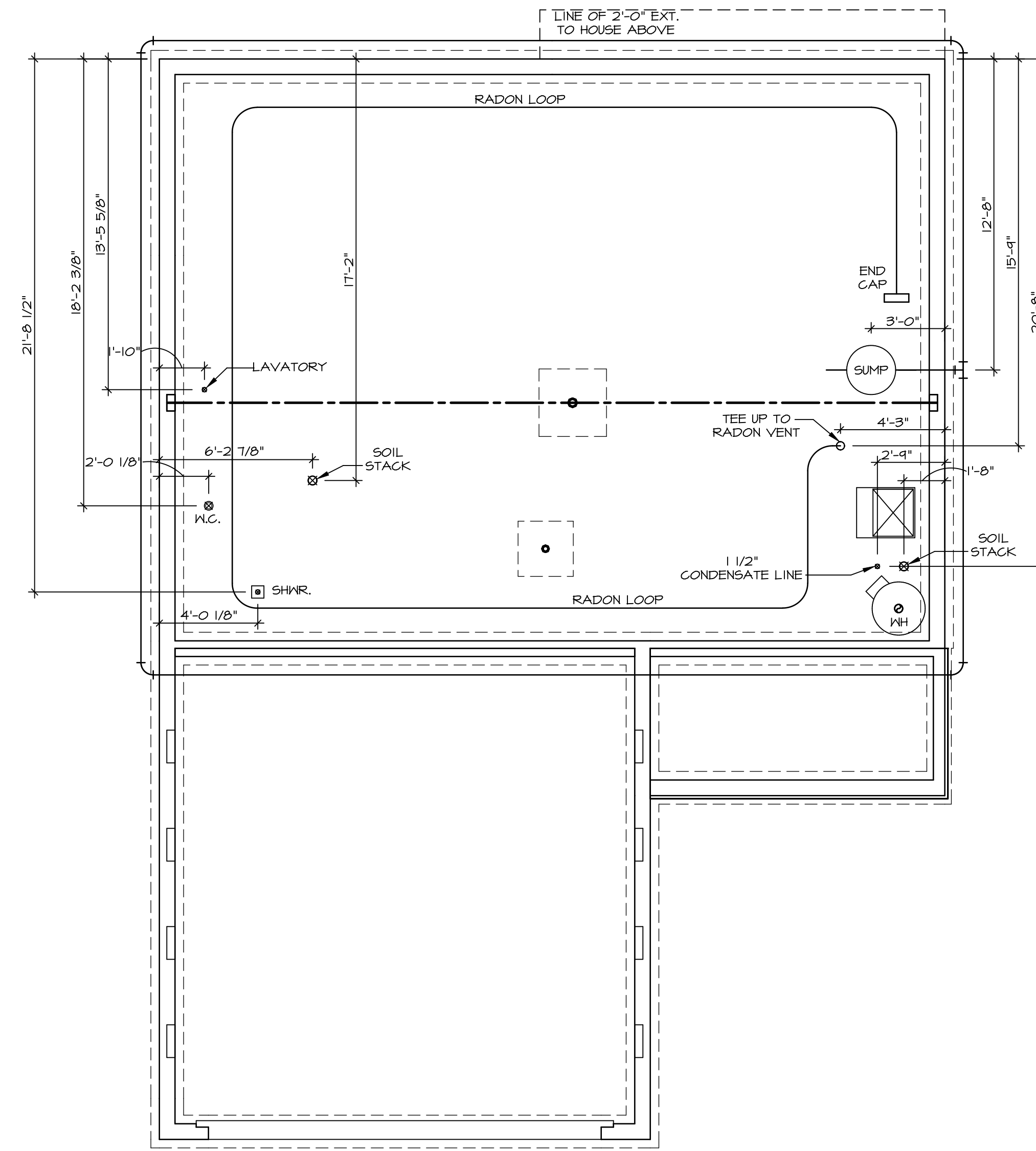
RYAN HOMES

EXHIBIT "A"

**PLOT PLAN**  
 LOT 70 (17,143 SF) 0.3935 ACRES  
 TARA ESTATES NO. 3, PHASE 2  
 SECTON 5, TOWN 1, RANGE 5

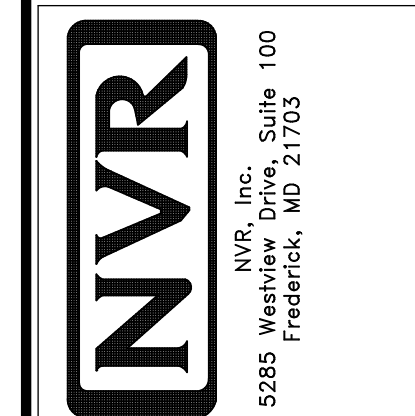






**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK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

SHEET NO. <b>A-5</b>	MODEL <b>ADRIAN</b>	SET NO. ADPROO	REMARKS
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>	
5	OPTION DESCRIPTION	DATE:	REV. NO. DATE
		OPTION	



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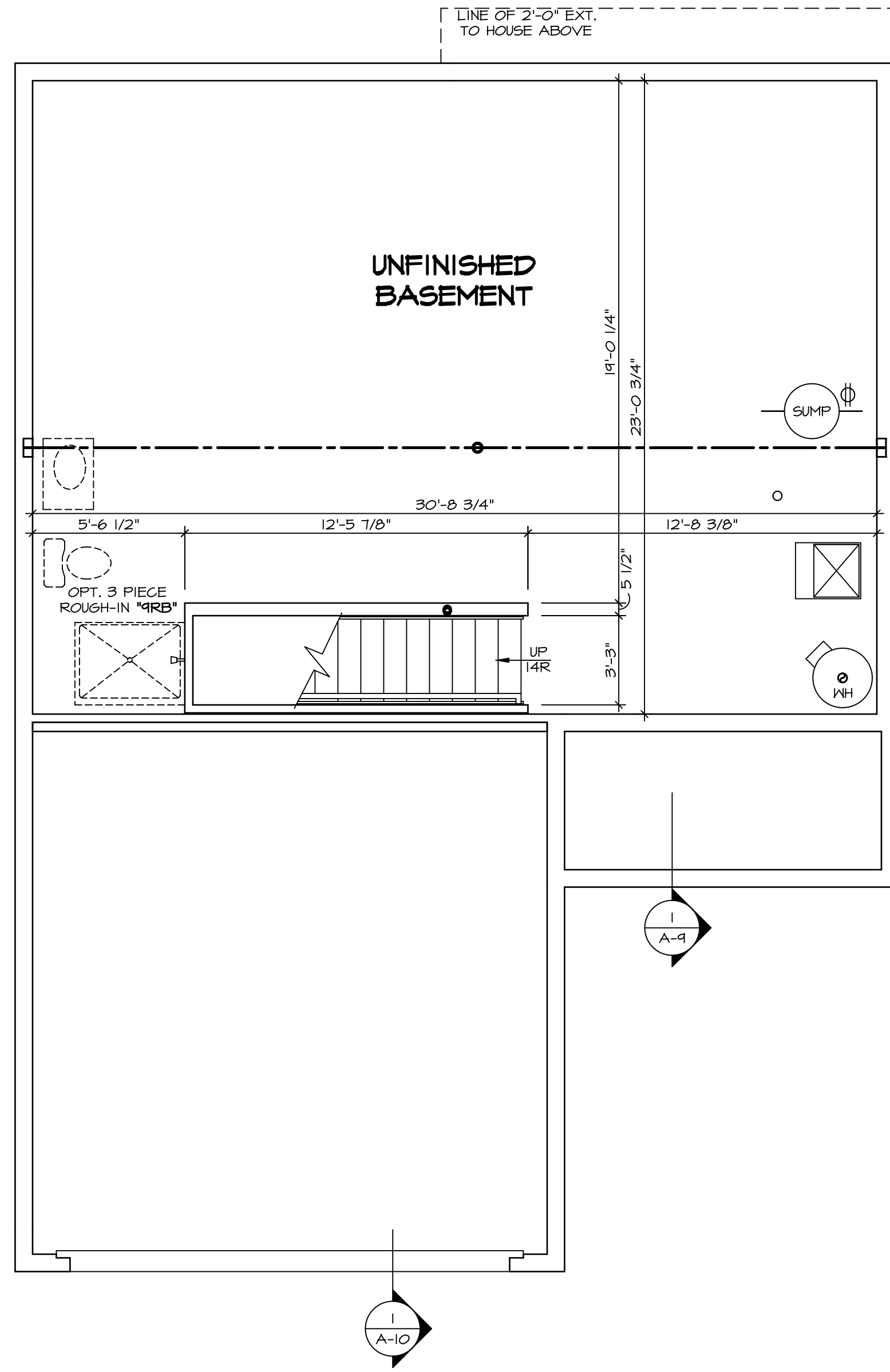
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, 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 "11" 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.

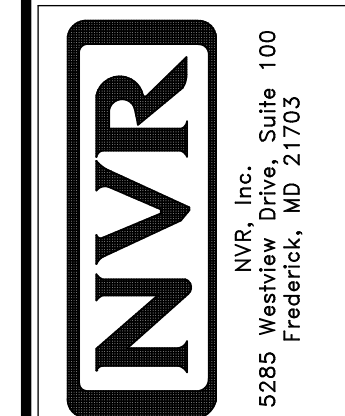
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

SHEET NO.	MODEL	SET NO.	ADPROG	VERSION	DATE	OPTION	REMARKS
A-6	ADRIAN	01	ASJ	01	12/19/18	100	
6	ADRIAN		ASJ				

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LEGEND	
[Solid Line]	BEARING WALL
[Dashed Line]	NON BEARING WALL
[Circle with X]	INDICATES BEARING FROM POINT-LOAD ABOVE
[L-Shape]	JACKS
[Circle with B]	BEAM/HEADER
[Circle with F]	PAD FOOTING
[Circle with C]	STEEL COLUMN
[Circle with X]	TRUSS TIE DOWN
[Square with X]	PORTAL FRAME
[Square with X]	JOIST/TRUSS
[Line with Ticks]	LVL
[Circle with X]	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

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

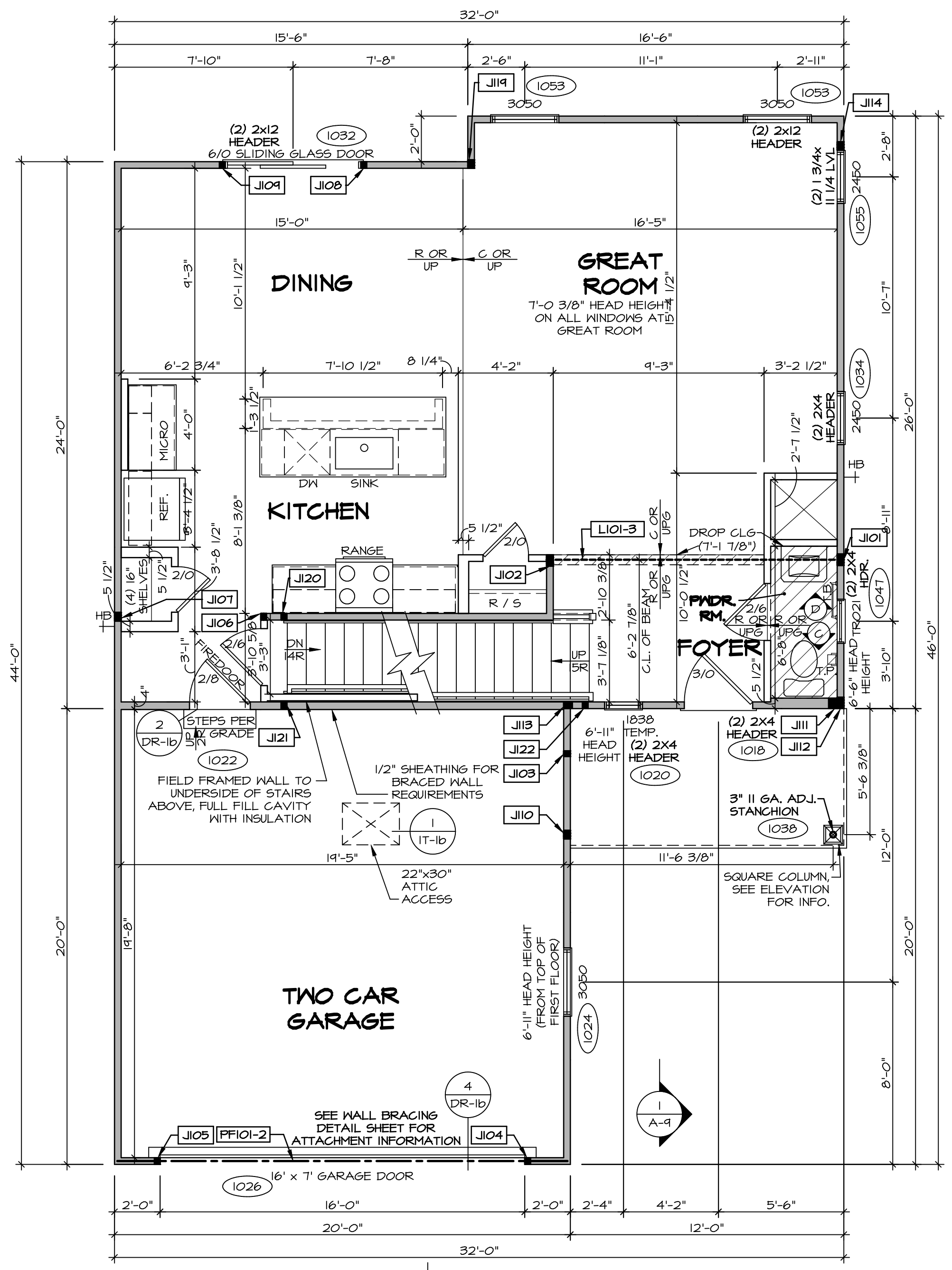
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL 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 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.

- 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 JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF STUD GRADE	1014	
J102	JACK - (4) 2X4 SFF STUD GRADE	1014	
J103	JACK - (2) 2X4 SFF STUD GRADE	1012	
J104	JACK - (2) 2X4 SFF STUD GRADE	1026	
J105	JACK - (2) 2X4 SFF STUD GRADE	1026	
J106	JACK - (2) 2X4 SFF STUD GRADE	1010	
J107	JACK - (3) 2X4 SFF STUD GRADE	1010	
J108	JACK - (2) 2X4 SFF STUD GRADE	1032	
J109	JACK - (2) 2X4 SFF STUD GRADE	1032	
J110	JACK - (3) 2X4 SFF STUD GRADE	1038	
J111	JACK - (3) 2X6 SFF STUD GRADE	1038	
J112	JACK - (4) 2X4 SFF STUD GRADE	1016	
J113	JACK - (3) 2X4 SFF STUD GRADE	1004	
J114	JACK - (3) 2X4 SFF STUD GRADE	1055	
J119	JACK - (3) 2X4 SFF STUD GRADE	2000	
J120	JACK - (2) 2X4 SFF STUD GRADE	1040	
J121	JACK - (2) 2X4 SFF STUD GRADE	1040	
J122	JACK - (2) 2X4 SFF STUD GRADE	1008	

- LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)**
- 1A - (2) FLY UP TO AND INCLUDING 1 1/8" 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.
  - 2A - (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.
  - 3A - (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.
  - 4A - (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.
  - 5A - (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.
  - 6A - (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.
  - 7A - (4) FLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

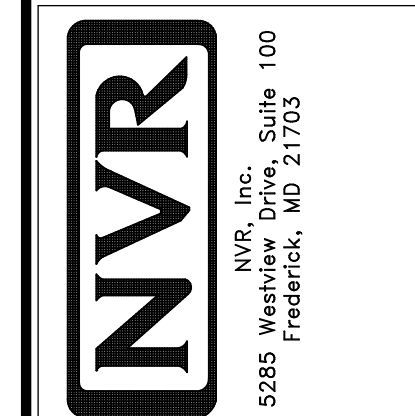
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
LI01-3	LVL 175 - 11-04	13'-0" 1/2"	1014	4A
PF101-2	BEAM BUILT 2X12 - 2 PLY	14'-4"	1026	



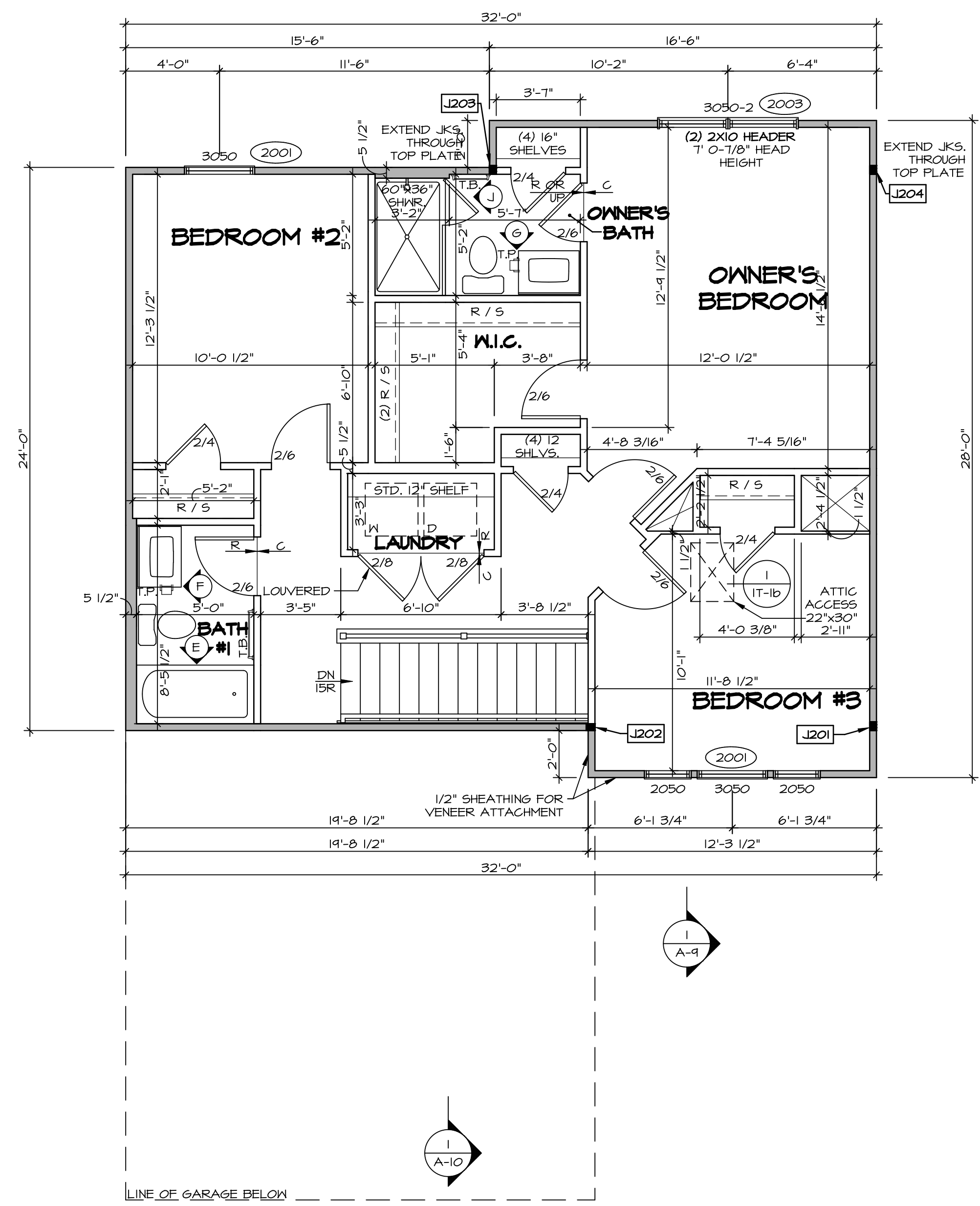
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISION NO.	DATE	REMARKS

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SHEET NO.	MODEL	SET NO. ADPROO		DRAWING TITLE	OPTION DESCRIPTION
		VERSION	DATE		
A-7	ADRIAN	01		FIRST FLOOR PLAN	OPTION
7					



**LEGEND**

[Solid Line]	BEARING WALL
[Dashed Line]	NON BEARING WALL
[Circle with X]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Circle with J]	JACKS
[Circle with B]	BEAM/HEADER
[Circle with F]	PAD FOOTING
[Circle with C]	STEEL COLUMN
[Circle with X]	TRUSS TIE DOWN
[Circle with X]	PORTAL FRAME
[Circle with X]	JOIST/TRUSS
[Circle with L]	LVL
[Circle with X]	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

**NOTE:**  
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**FLOOR PLAN NOTES**

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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 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 "11" 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.

**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

**SECOND FLOOR JACK SCHEDULE**

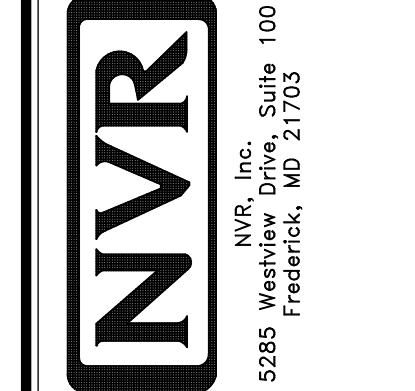
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (3) 2X4 SPF STUD GRADE	2000	
J202	JACK - (3) 2X4 SPF STUD GRADE	2000	
J203	JACK - (3) 2X4 SPF STUD GRADE	2000	
J204	JACK - (3) 2X4 SPF STUD GRADE	2000	

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

REMARKS

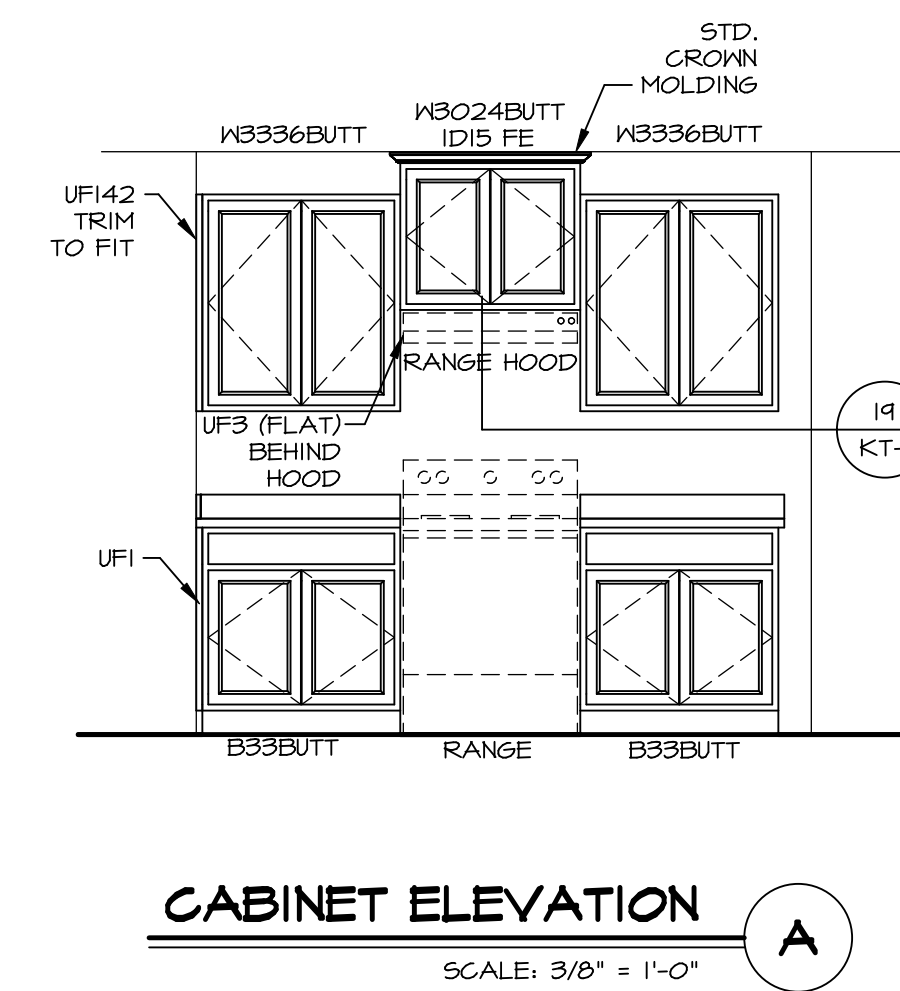
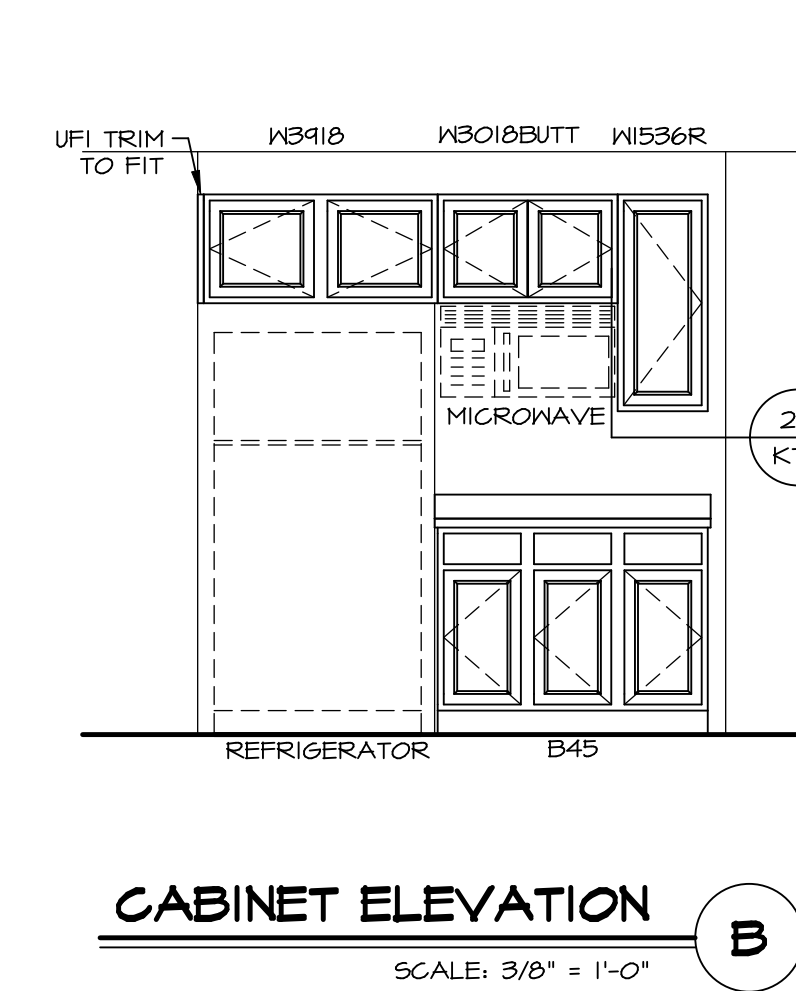
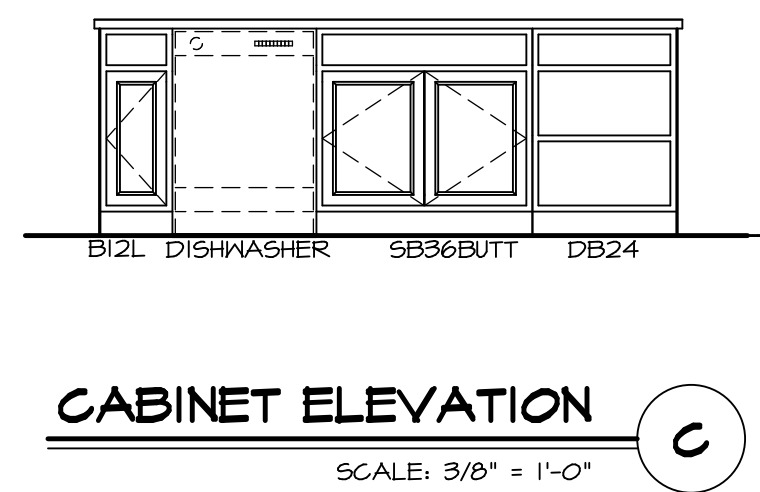
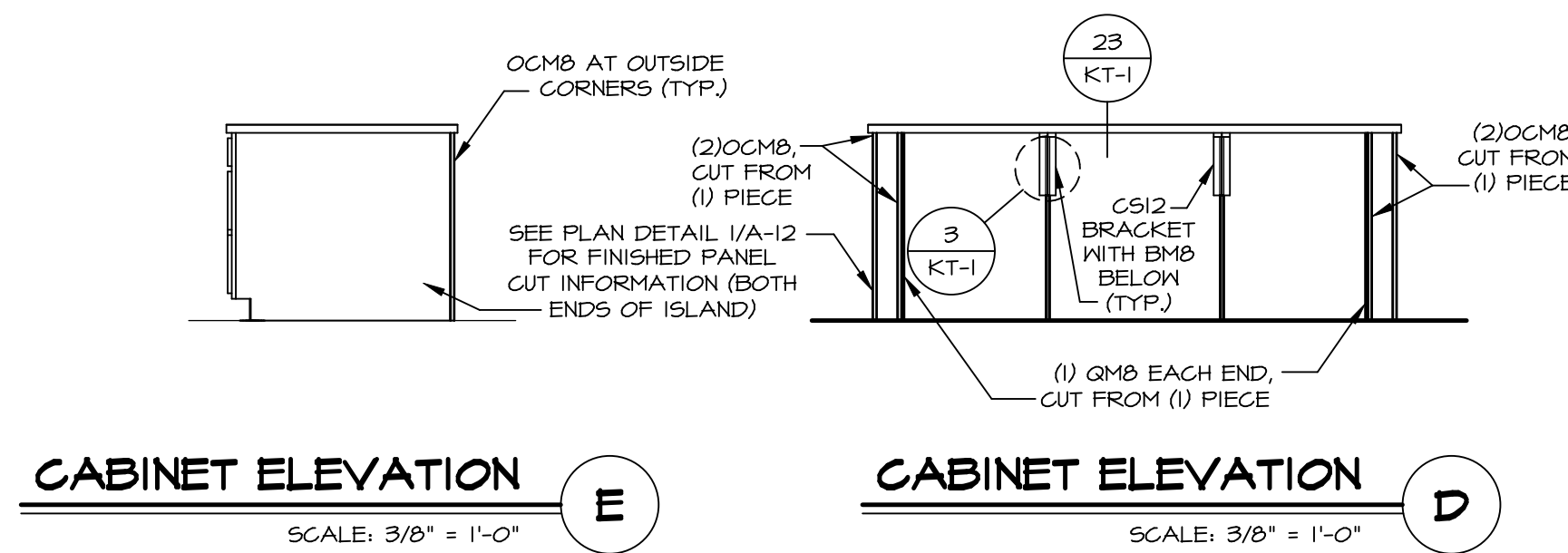
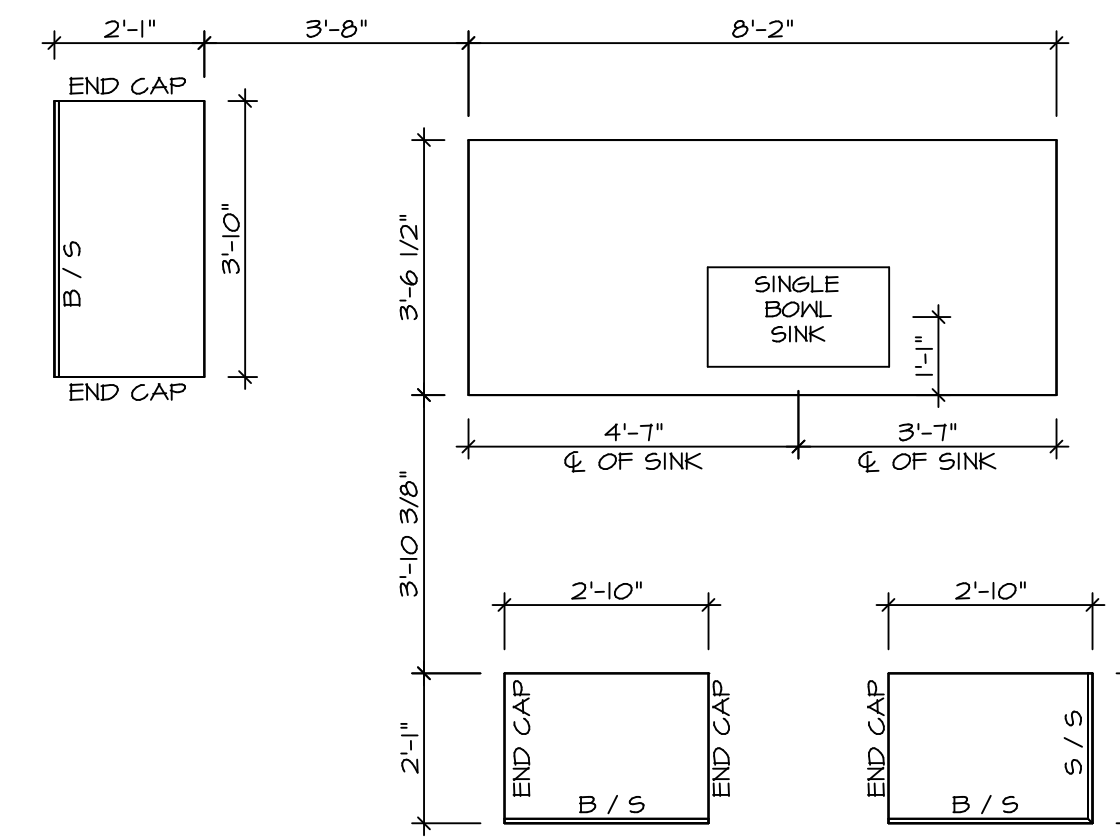
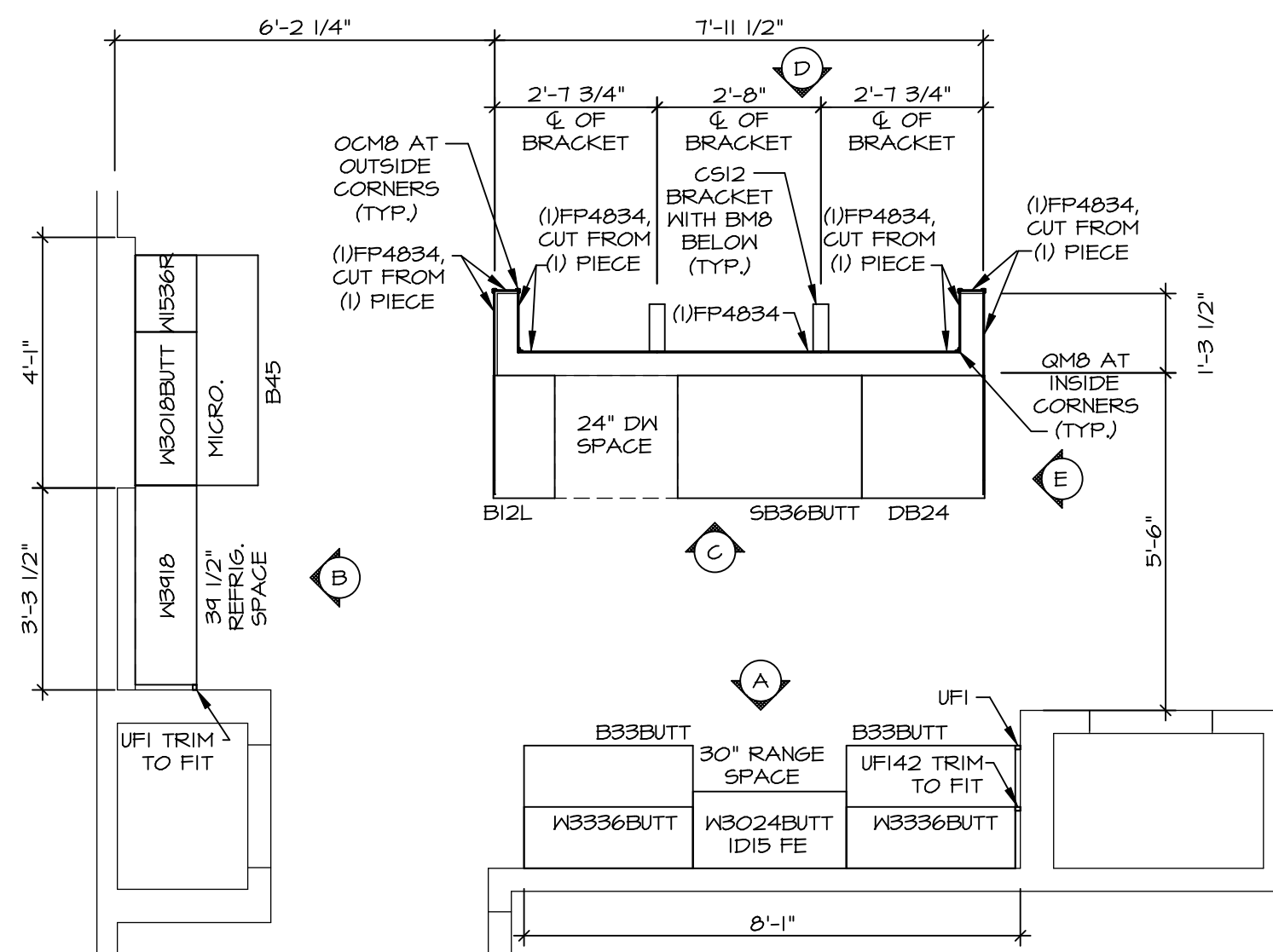
REV. NO.	DATE	DESCRIPTION

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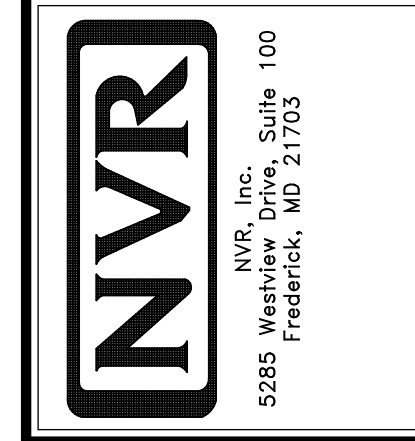
SHEET NO. <b>A-8</b>	MODEL <b>ADRIAN</b>	SET NO. ADPROO
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION <b>01</b>
OPTION DESCRIPTION <b>8</b>	DATE:	DATE:
	OPTION	OPTION

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UFI) 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.



SHEET NO.	MODEL	ADRIAN	VERSION	ADPROO	DATE	OPTION	REMARKS
A-12			01				
12							

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SET NO. ADPROO  
VERSION 01  
DRAWN BY  
DATE:  
OPTION