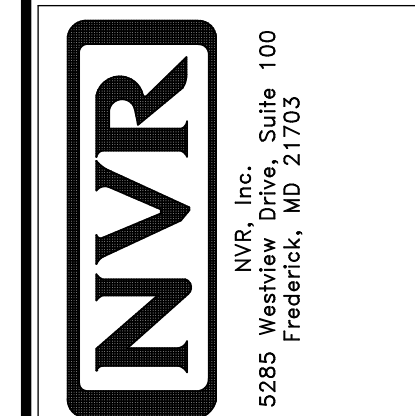


1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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
 - 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 INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

SHEET NO.	A-5	22
MODEL	ALLEGHENY	
SET NO.	AL600	
VERSION	01	
DRAWN BY	TN	
DATE	08/04/2017	
OPTION		



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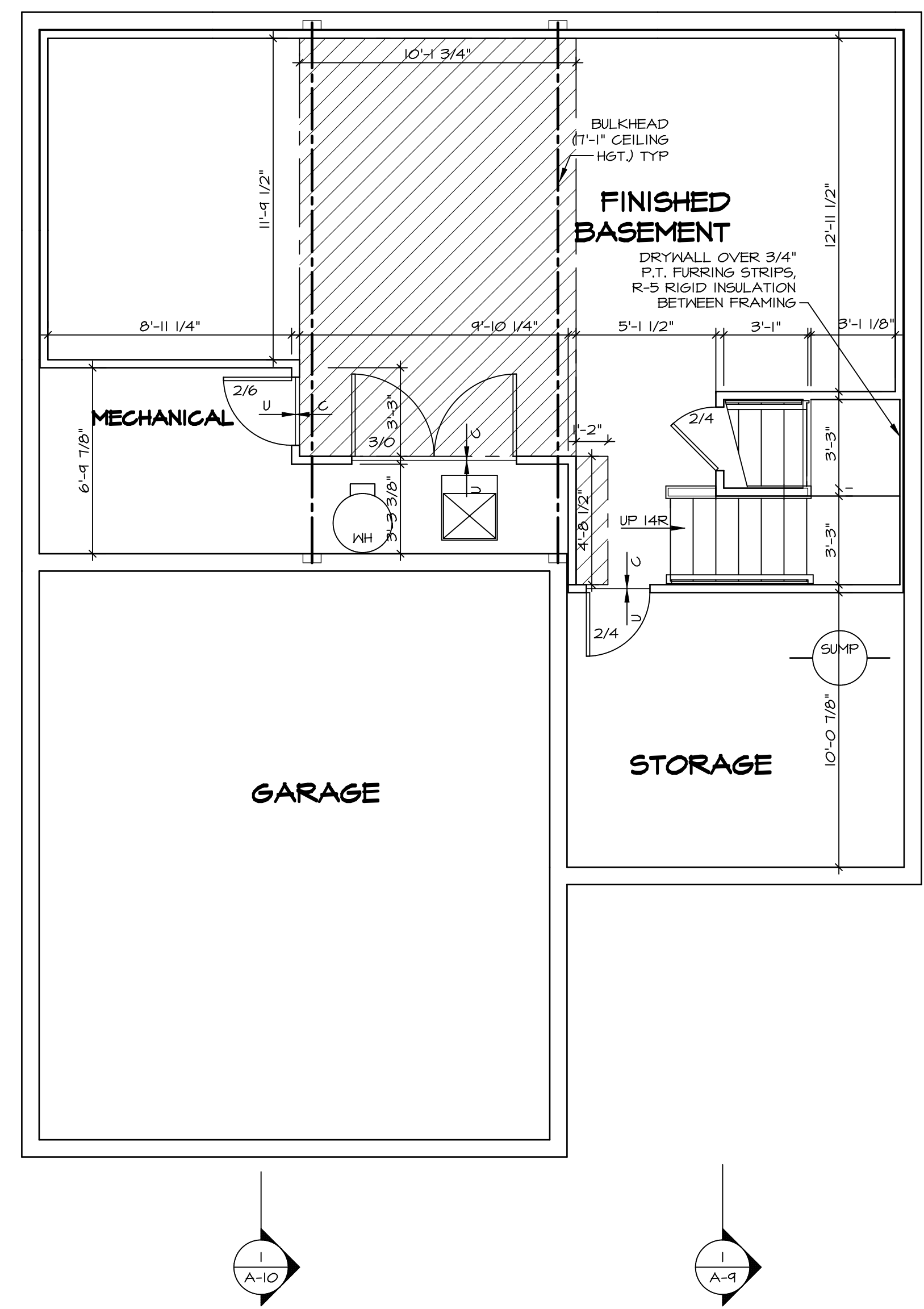
DIV-COMM-LOT-UNIT	DCY-TE-0083
COMM-LOT	TARA ESTATES - 0083
STREET ADDRESS	1700 TIMBERVIEW COURT
CITY	FRANKLIN
STATE	OH
ZIP	45005

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.

- 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



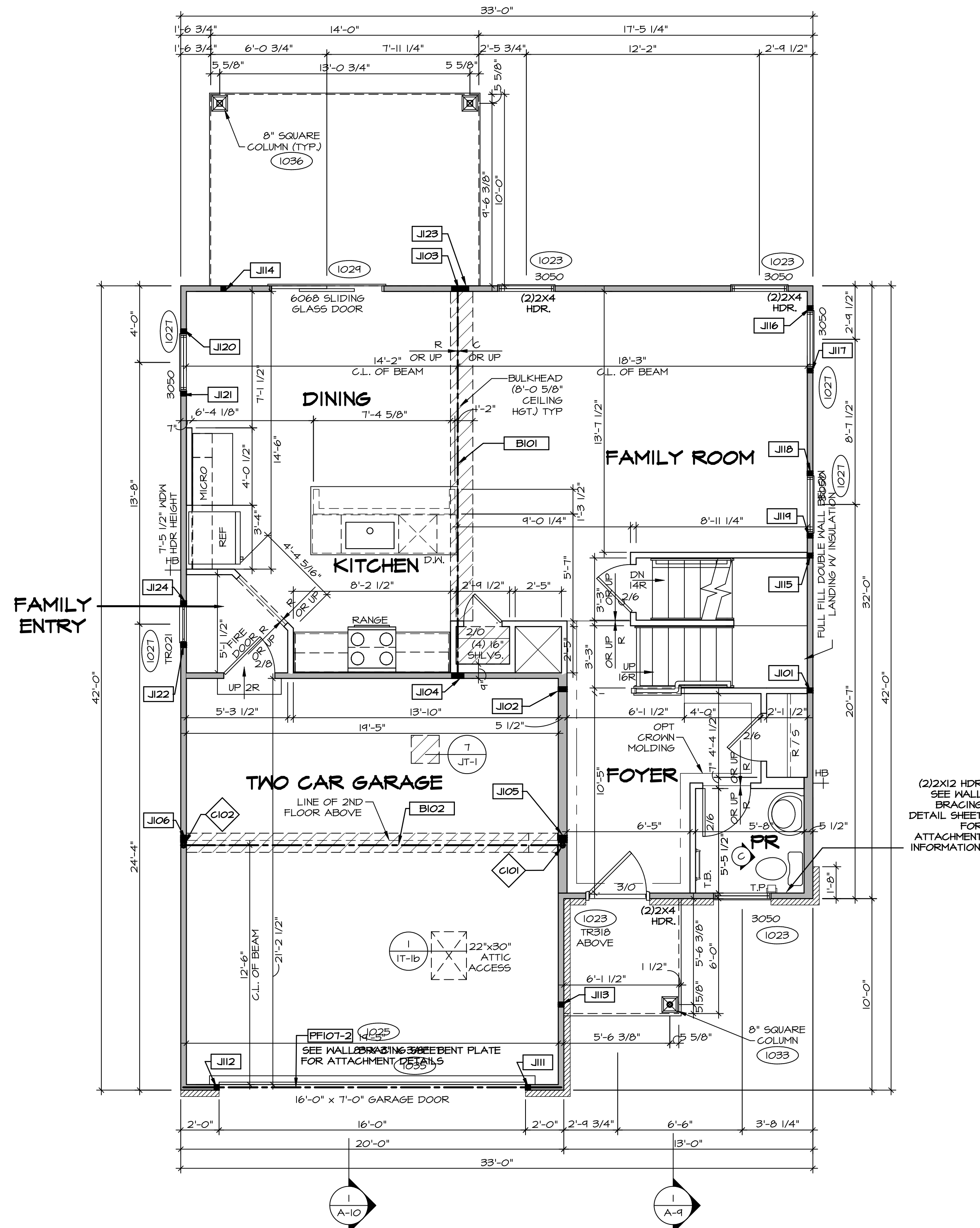
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL ALLEGHENY	SET NO. ALGOO	VERSION 01
		DRAWN BY TN	DATE: 08/04/2017
DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION 26	DIV-COMM-LOT-UNIT DCY-TE-0083	
		COMM-LOT TARA ESTATES - 0083	APT. NO. ----
STREET ADDRESS 1700 TIMBERVIEW COURT		CITY FRANKLIN	STATE OH
ZIP 45005		© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed, or altered in any way without the prior written consent of NVR, Inc.	
NVR, Inc. Suite 100 Frederick, MD 21703		5285 Washburne Ln. Frederick, MD 21703	
C:\NVR\Solves\ALLEGHENY_ALGOO_01\DCY-TE-0083\210220\Sheets\Lot_Sheets\A-6_BSMT_LS.dwg 01/28/21 = 3.53 gm			

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS	
J101	JACK - (2) 2X4 SFF STUD GRADE	1004		
J102	JACK - (2) 2X6 SFF STUD GRADE	1004		
J103	JACK - (3) 2X4 SFF	1008		
J104	JACK - (3) 2X4 SFF	1008		
J105	JACK - (3) 2X6 SFF	1010		
J106	JACK - (3) 2X4 SFF	1010		
J111	JACK - (2) 2X4 SFF STUD GRADE	1025		
J112	JACK - (2) 2X4 SFF STUD GRADE	1025		
J113	JACK - (2) 2X4 SFF STUD GRADE	1036		
J114	JACK - (2) 2X4 SFF STUD GRADE	1036		
J115	JACK - (2) 2X4 SFF STUD GRADE	1006		
J116	JACK - (2) 2X4 SFF STUD GRADE	1027		
J117	JACK - (2) 2X4 SFF STUD GRADE	1027		
J118	JACK - (2) 2X4 SFF STUD GRADE	1021		
J119	JACK - (2) 2X4 SFF STUD GRADE	1027		
J120	JACK - (2) 2X4 SFF STUD GRADE	1027		
J121	JACK - (2) 2X4 SFF STUD GRADE	1027		
J122	JACK - (2) 2X4 SFF STUD GRADE	1027		
J123	JACK - (2) 2X4 SFF STUD GRADE	1036		
J124	JACK - (2) 2X4 SFF STUD GRADE	1027		

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X30	20'-6"	1008	
B102	BEAM STEEL - W12X22	20'-0 1/2"	1019	
PF101-2	LVL 1.75 - 11-04	19'-4"	1025	2-FLY, I.A. PORTAL FRAME

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN DIA 116A ADJ	8'-0 13/16"	1019	
C102	STANCHION - 3 IN DIA 116A ADJ	9'-3 5/8"	1019	



FIRST 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** 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/ 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 "1T" 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 GRIPPLIES 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 ASSEMBLY OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DCY-TE-0083

COMMITTEE: TARA ESTATES - 0083

STREET ADDRESS: 1700 TIMBERVIEW COURT

CITY: FRANKLIN STATE: OH ZIP: 45005

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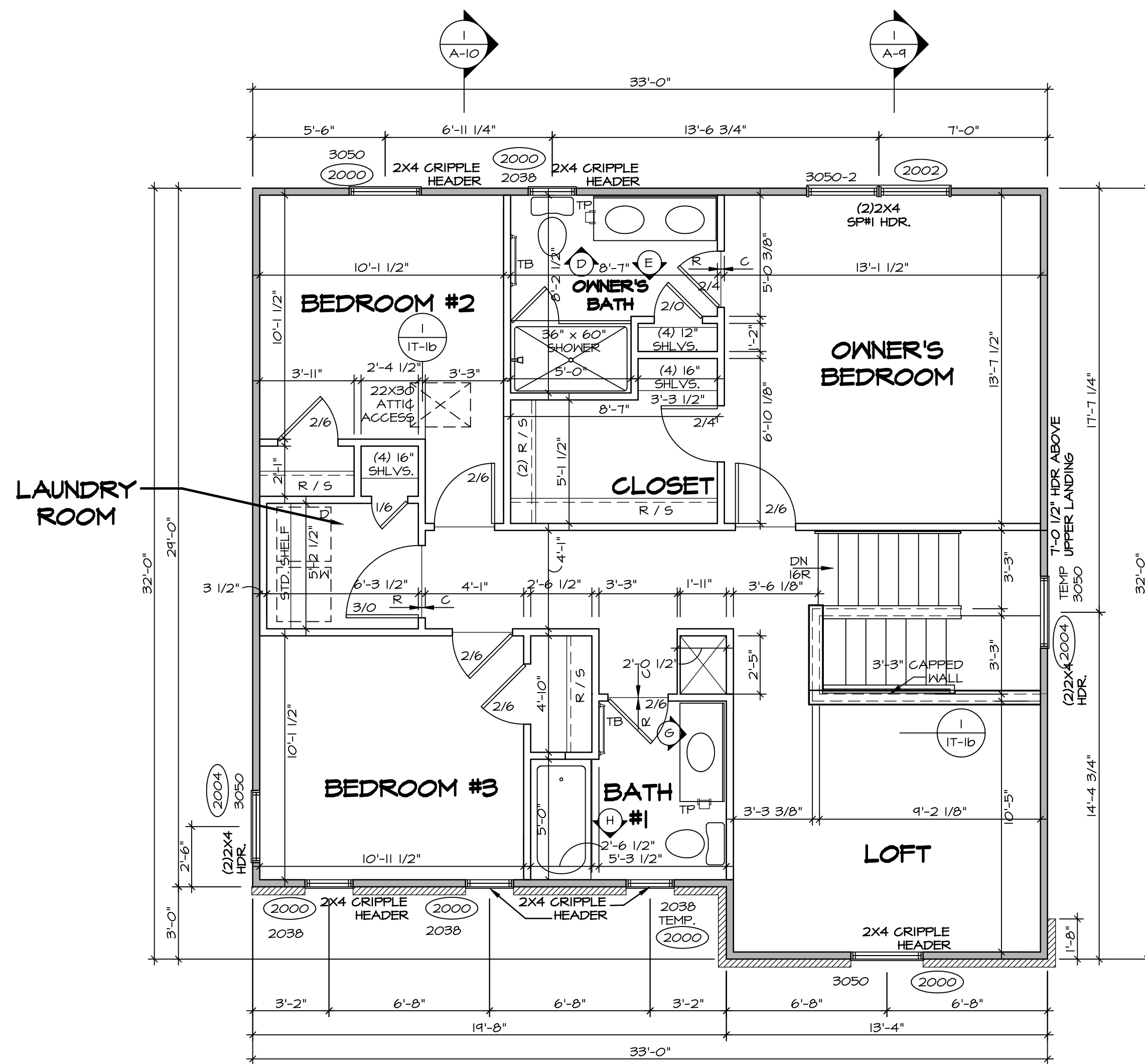
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5285 Washington Blvd.
Frederick, MD 21703

SET NO. ALGOO
VERSION 01
DRAWN BY YON
DATE: 08/10/2017
OPTION

MODEL: ALLEGHENY
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7 28

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SECOND 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 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 "1T" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 1'-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, 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

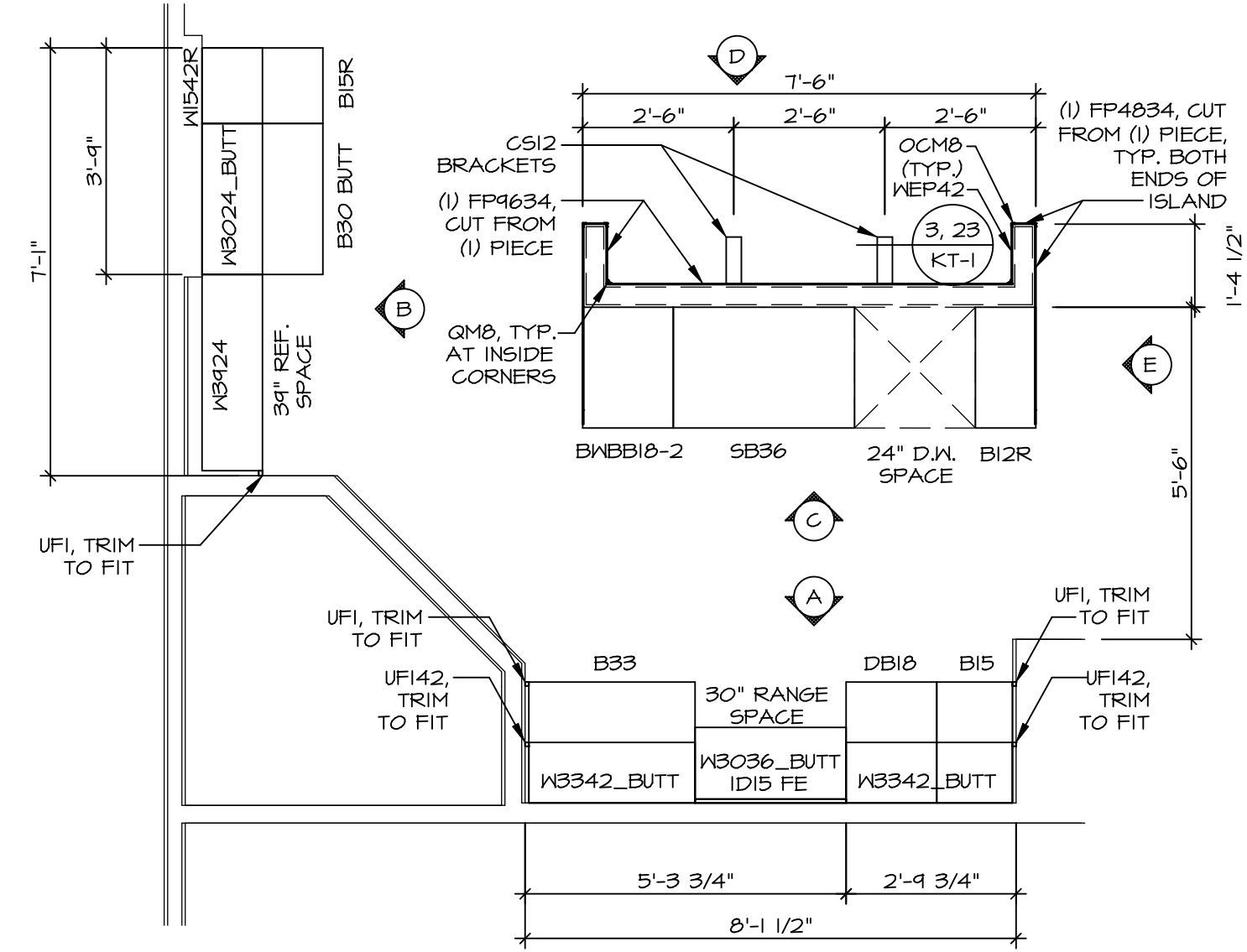
SHEET NO. A-8	MODEL ALLEGHENY	SET NO. ALGOO	DIV-COMM-LOT-UNIT DCY-TE-0083
	DRAWING TITLE SECOND FLOOR PLAN	VERSION 01	
OPTION DESCRIPTION 31	DATE: 08/10/2017	DRAWN BY: YON	STREET ADDRESS 1700 TIMBERVIEW COURT
	OPTION		CITY FRANKLIN
			STATE OH
			ZIP 45005

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Frederick, MD 21703

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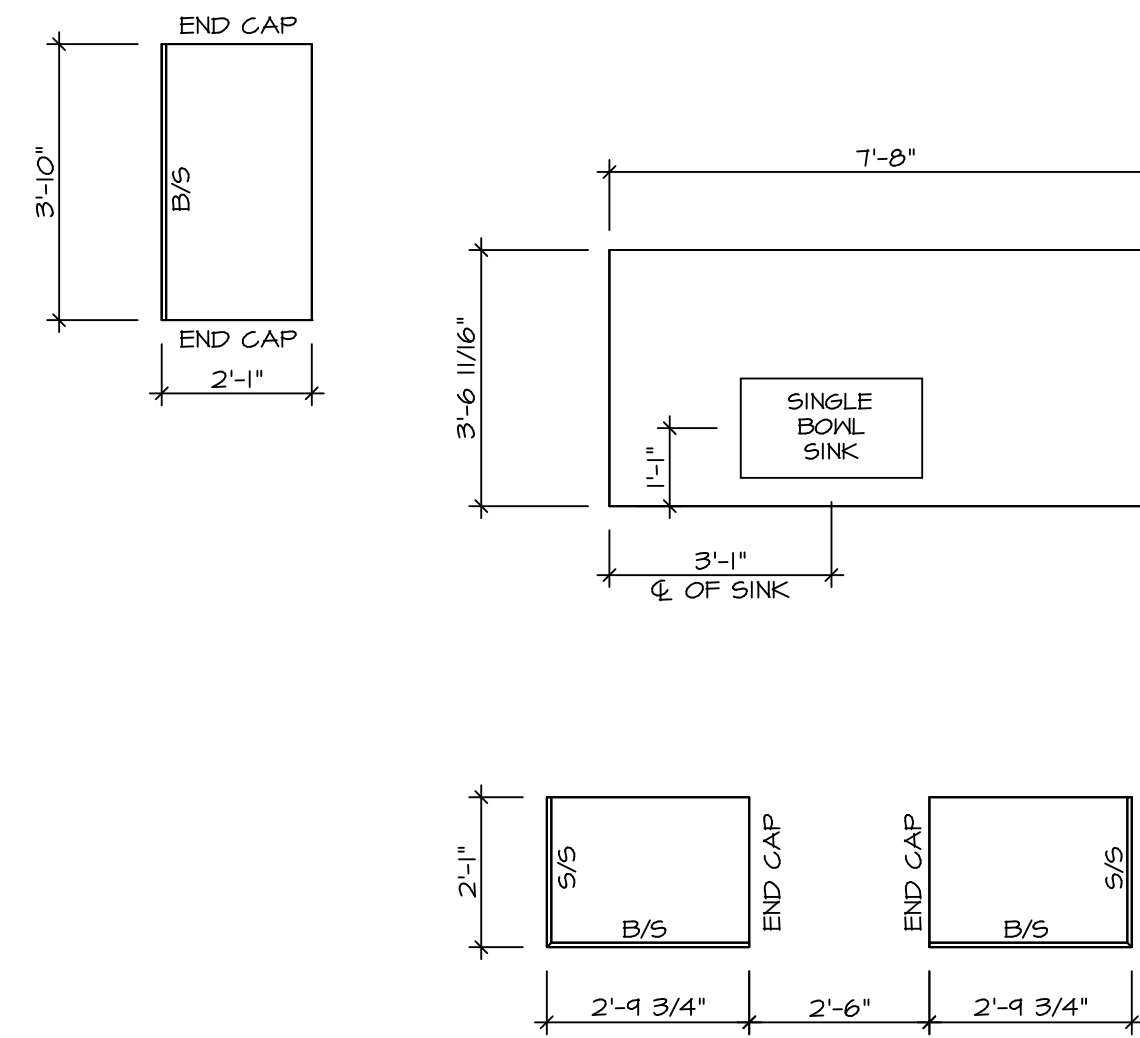
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1)KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (U#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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 (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



**KITCHEN CABINET
PLAN KC - 3489TC**

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

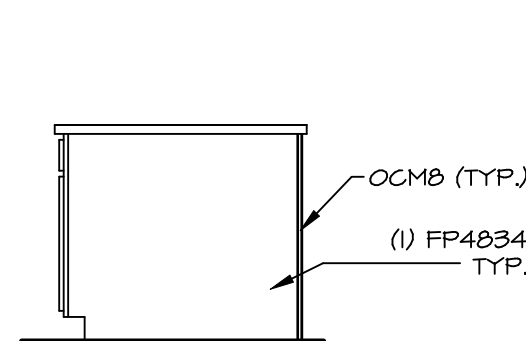
1
A-12



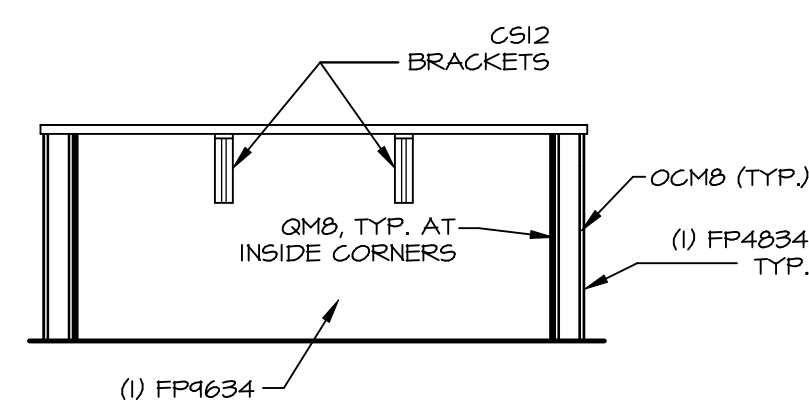
**KITCHEN COUNTERTOP
PLAN KC - 3489TC**

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

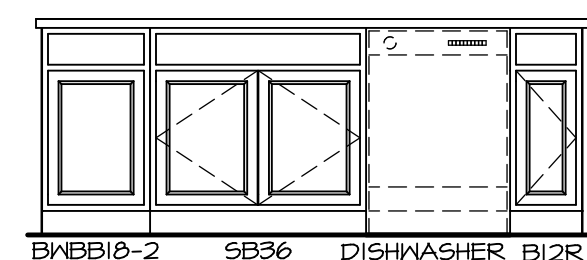
2
A-12



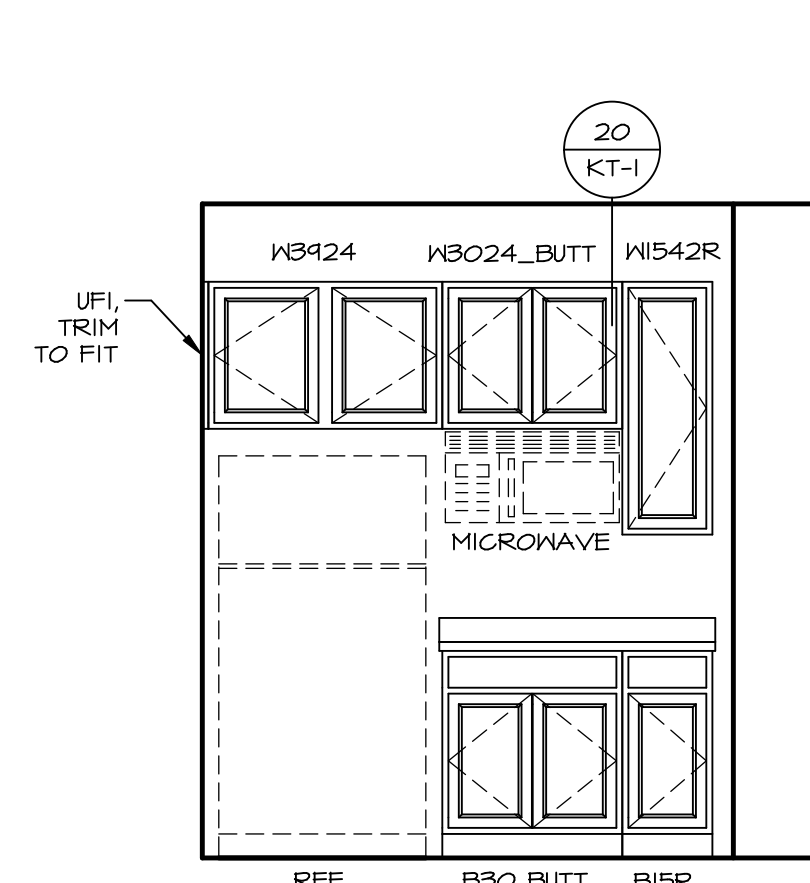
ELEVATION "E"
SCALE: 3/8" = 1'-0"



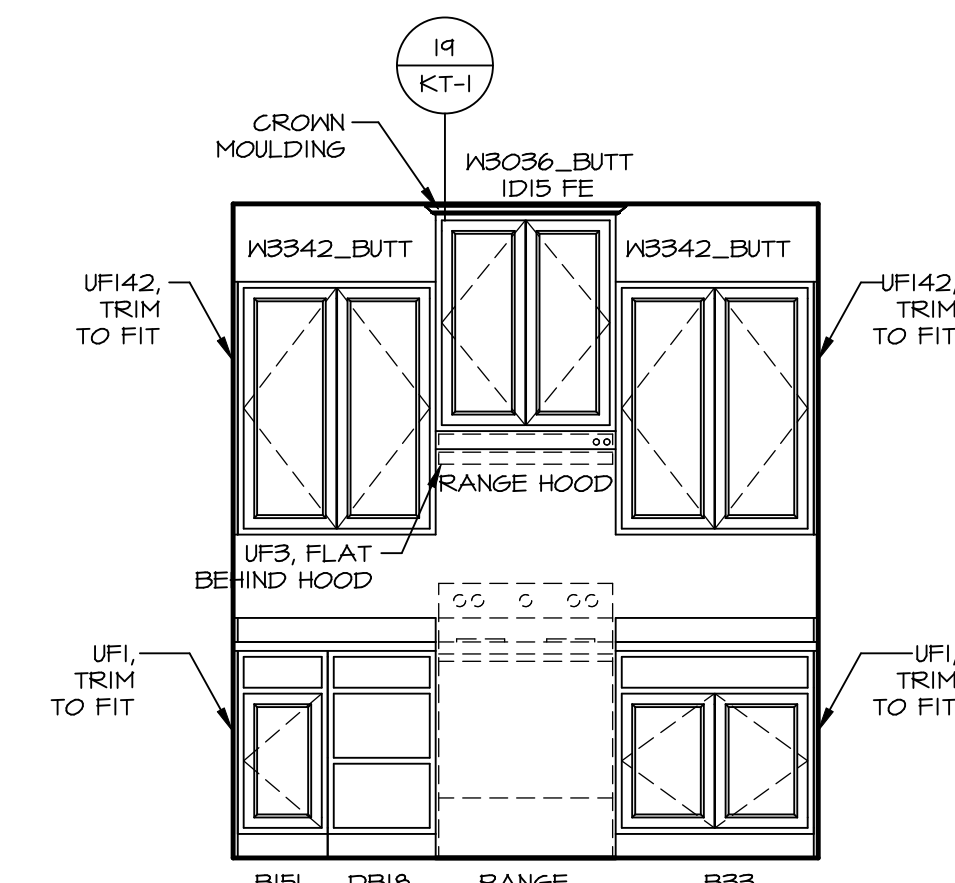
ELEVATION "D"
SCALE: 3/8" = 1'-0"



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

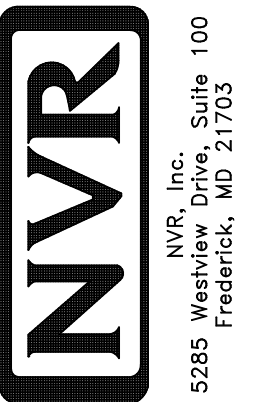


ELEVATION "B"
SCALE: 3/8" = 1'-0"



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

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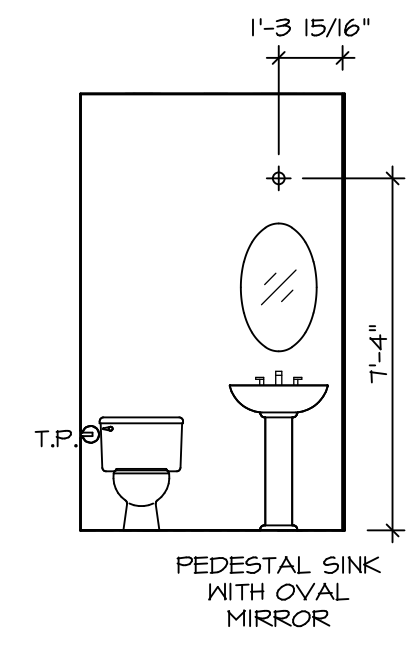


SET NO. ALGOO
VERSION 01
DRAWN BY KDH
DATE: 8/3/17
OPTION

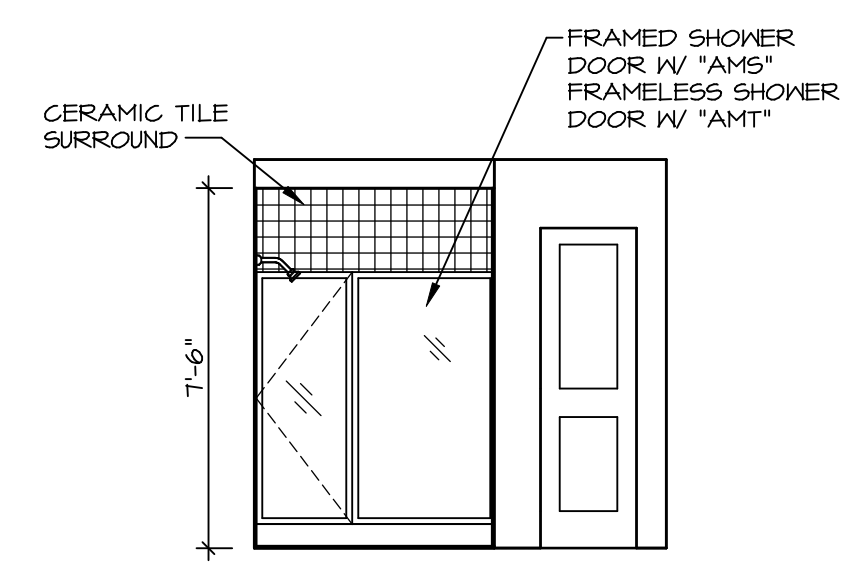
MODEL ALLEGHENY
DRAWING TITLE KITCHEN PLANS
OPTION DESCRIPTION

SHEET NO. A-12
43

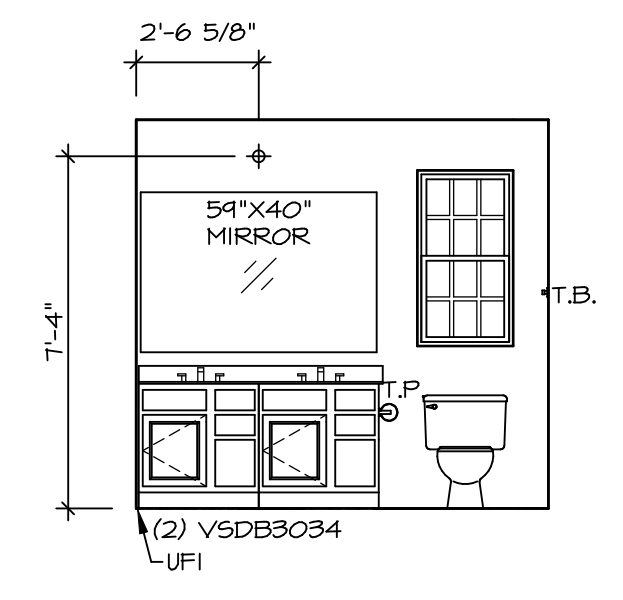
BIV-COMM-LOT-UNIT DCY-TE-0083
COMM-LOT TARA ESTATES - 0083
STREET ADDRESS 1400 TIMBERVIEW COURT
CITY FRANKLIN STATE OH ZIP 45005



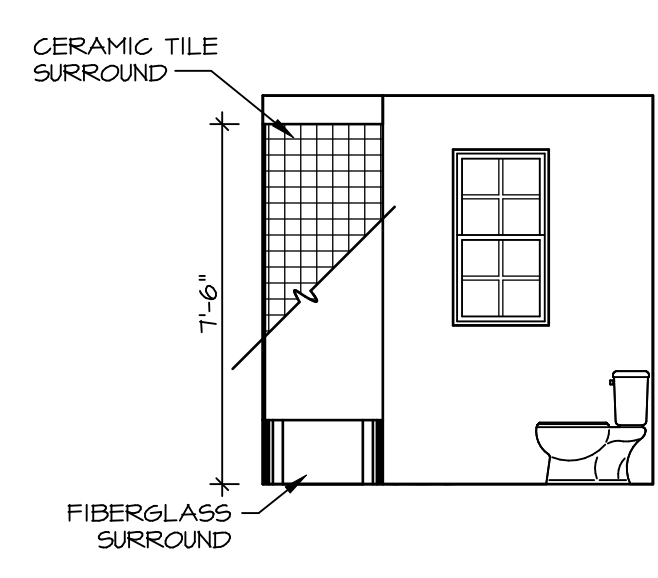
C POWDER ROOM
SCALE: 1/4" = 1'-0"



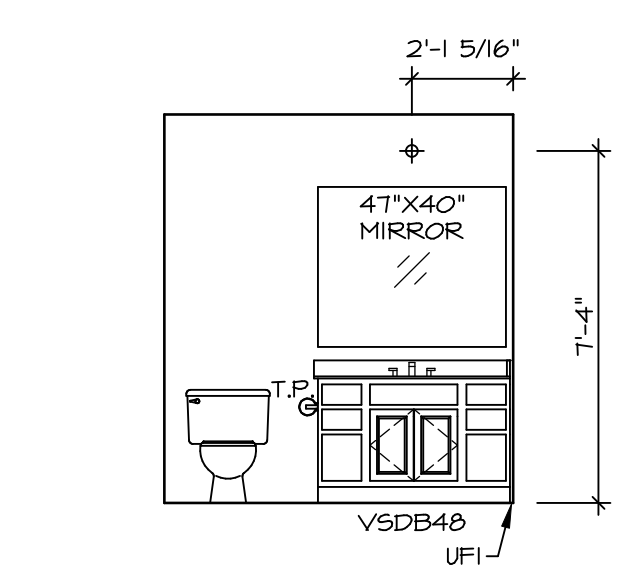
E OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



G 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. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. A-13	MODEL ALLEGHENY	SET NO. ALGOO	DIV-COMM-LOT-UNIT DCY-TE-0083
	DRAWING TITLE BATH ELEVATIONS	VERSION 01	
44	OPTION DESCRIPTION	DATE: 4/8/17	STREET ADDRESS 1400 TIMBERVIEW COURT
		OPTION	CITY FRANKLIN
			STATE OH
			ZIP 45005

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C:\NVR\Solves\ALLEGHENY_ALGOO_01\DCY-TE-0083\210220\Sheets\44 A-13 BATH_LS.dwg 01/28/21 - 3:35 pm