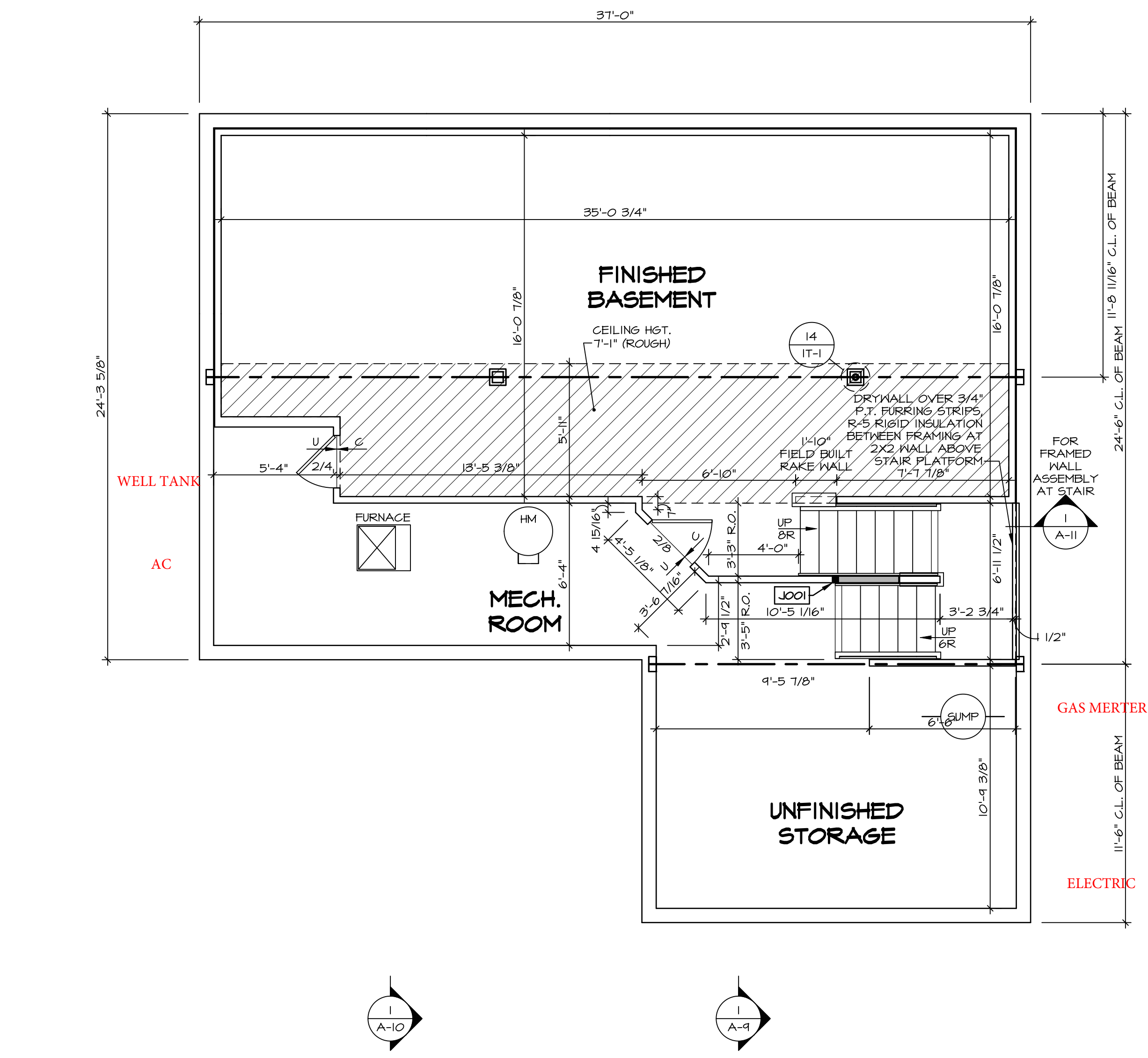


1  
A-5 PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

**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  
 - 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  
 - 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. <b>A-5</b>	MODEL <b>COLUMBIA</b>	SET NO. CLM00	VERSION 01	DATE:	OPTION
		DRAWING TITLE PLUMBING PLAN	DRAWN BY JAB		
		OPTION DESCRIPTION			
		23			
DIV-COMM-LOT-UNIT <b>DCY-TE-0091</b> COMM-LOT TARA ESTATES - 0091 STREET ADDRESS 1299 TIMBER WOLF DRIVE CITY FRANKLIN STATE OH ZIP 45005					
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NVR, Inc. Suite 100 Frederick, MD 21703					
C:\NVR\Solves\COLUMBIA_CLM00_01\DCY-TE-0091\2291724\Sheets\Lot_Specific\23_A-5_PLUMBING.dwg 05/17/21 - 3:15 am					



**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 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 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

**BASEMENT JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

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

**MODEL**  
COLUMBIA

**DRAWING TITLE**  
BASEMENT FLOOR PLAN

**OPTION DESCRIPTION**  
BASEMENT FOUNDATION

**SHEET NO.**  
A-6

**26**

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**SET NO.** CLM00  
**VERSION** 01  
**DRAWN BY** CVB  
**DATE:**  
**OPTION** FBA

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Frederick, MD 21703

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**DCY-TE-0091**

**DIV-COMM-LOT-UNIT**  
TARA ESTATES - 0091

**COMM-LOT**  
TARA ESTATES - 0091

**STREET ADDRESS**  
1299 TIMBER WOLF DRIVE

**CITY** FRANKLIN  
**STATE** OH  
**ZIP** 45005

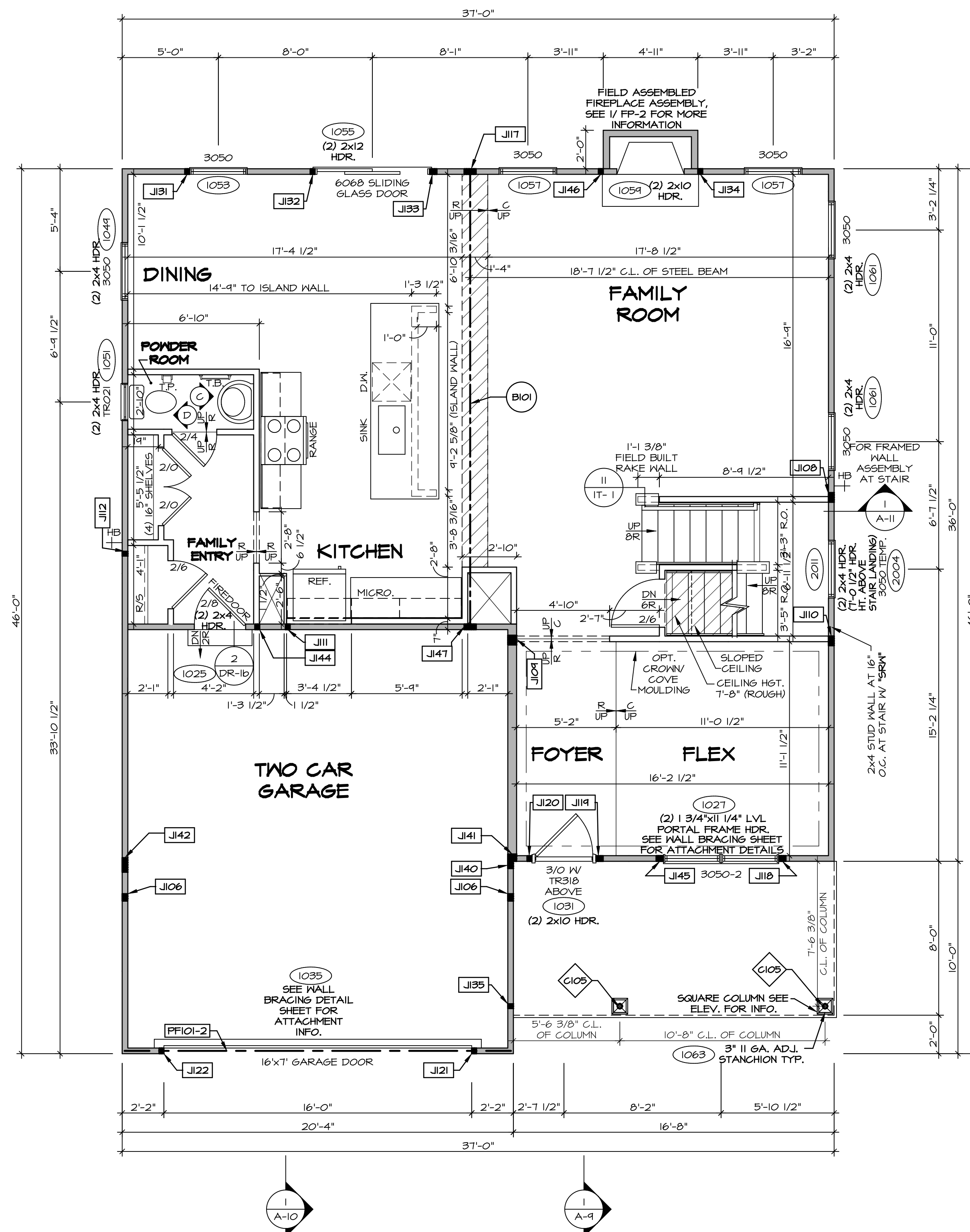
**AFT. NO.** 401

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Frederick, MD 21703

**05/17/21** - 3:16 am



**FIRST 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**
- 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

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

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

- (2) PLY 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) PLY 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.
- (2) PLY 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) PLY 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.
- (3) PLY 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.
- (3) PLY 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) PLY (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	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30	23'-10 3/4"		1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C105	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-4 7/8"	FBA	1063	

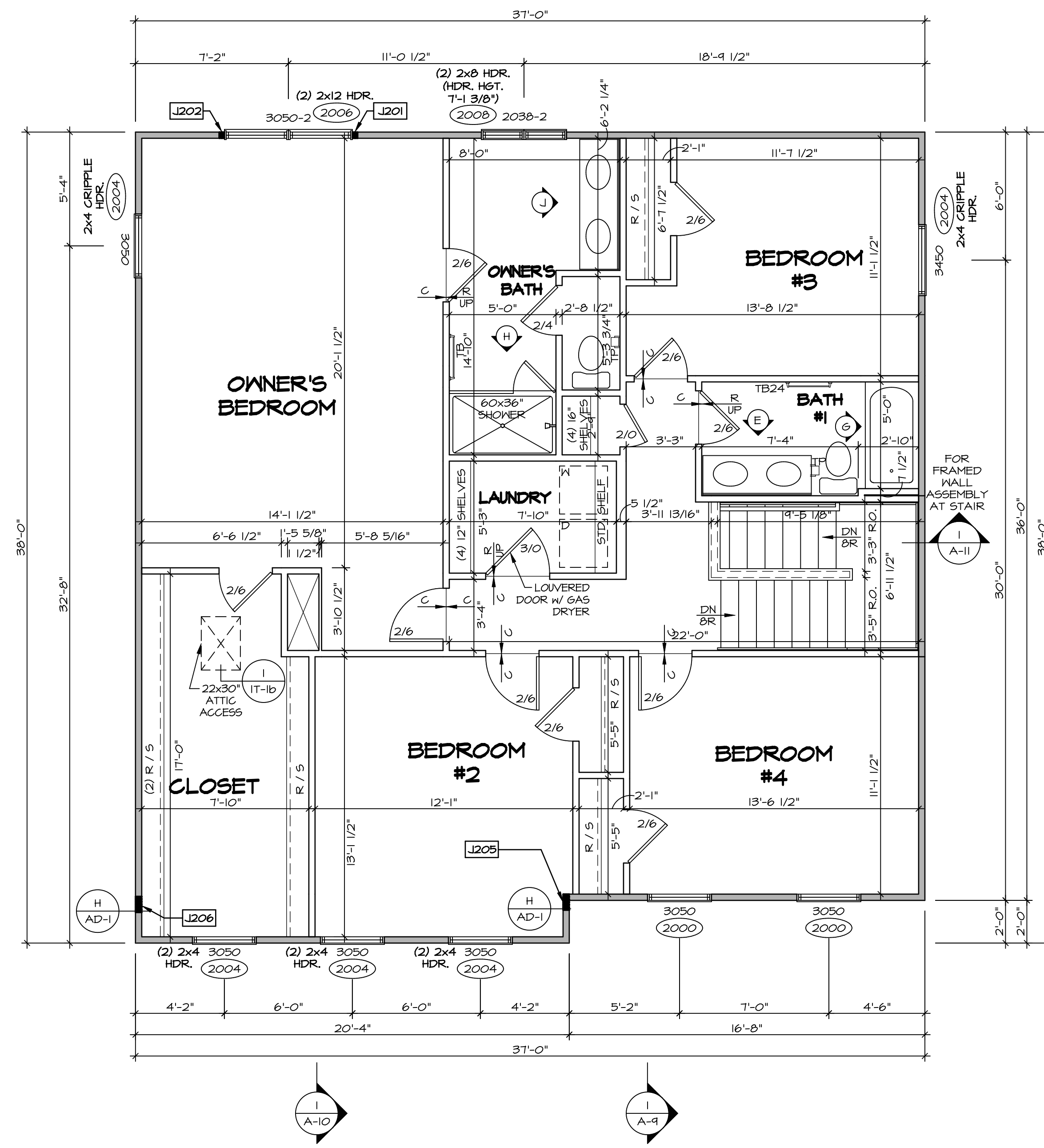
**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J106	JACK - (3) 2X4 SP#1	5XS/ 5XC, ELC	1008	
J108	JACK - (4) 2X4 SPF STUD GRADE		1014	
J109	JACK - (4) 2X6 SPF STUD GRADE		1016	
J110	JACK - (4) 2X4 SPF STUD GRADE		1016	
J111	JACK - (2) 2X4 SPF STUD GRADE		1018	
J112	JACK - (2) 2X4 SPF STUD GRADE		1020	
J117	JACK - (3) 2X4 SP#1		1023	
J118	JACK - (3) 2X4 SPF STUD GRADE		1021	
J119	JACK - (3) 2X4 SPF STUD GRADE	ELA/ ELC/ ELK	1021	
J120	JACK - (2) 2X4 SPF STUD GRADE	ELA/ ELC/ ELK	1031	
J121	JACK - (2) 2X4 SPF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2X4 SPF STUD GRADE	GCB/ GCF	1035	
J131	JACK - (2) 2X4 SPF STUD GRADE		1053	
J132	JACK - (2) 2X4 SPF STUD GRADE		1055	
J133	JACK - (3) 2X4 SPF STUD GRADE		1055	
J134	JACK - (2) 2X4 SPF STUD GRADE	L6F	1054	
J135	JACK - (2) 2X4 SPF STUD GRADE		1063	
J140	JACK - (3) 2X4 SPF STUD GRADE	ELC	2010	
J141	JACK - (3) 2X6 SPF STUD GRADE	ELC	2010	
J142	JACK - (6) 2X4 SPF STUD GRADE	GCB, ELC	2010	
J144	JACK - (2) 2X4 SPF STUD GRADE		1018	
J145	JACK - (3) 2X4 SPF STUD GRADE		1021	
J146	JACK - (2) 2X4 SPF STUD GRADE	L6F	1054	
J147	JACK - (5) 2X4 SP#1		1023	

SHEET NO. **A-7** / 27  
 MODEL **COLUMBIA**  
 DRAWING TITLE **FIRST FLOOR PLAN**  
 SET NO. **CLM00**  
 VERSION **01**  
 DRAWN BY **ARM**  
 DATE:  
 OPTION

DCY-TE-0091  
 COMM-LOT  
 TARA ESTATES - 0091  
 STREET ADDRESS  
 1239 TIMBER WOLF DRIVE  
 CITY STATE OH  
 FRANKLIN OH 45005  
 APT. NO. 401  
 ZIP 45005

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 05/17/21 - 3:16 am



**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

**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.
  - 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 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.

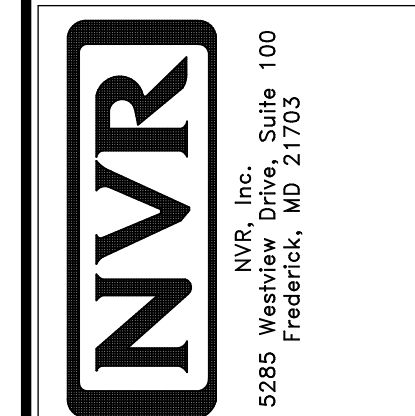
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2x4 SPF STUD GRADE		2006	
J202	JACK - (2) 2x4 SPF STUD GRADE		2006	
J205	JACK - (6) 2x4 SPF STUD GRADE	ELC	2010	1/8"x3 1/2"x4" STEEL BEARING PLATE, EXTEND THRU TOP PLATE
J206	JACK - (6) 2x4 SPF STUD GRADE	ELC	2010	1/8"x3 1/2"x4" STEEL BEARING PLATE, EXTEND THRU TOP PLATE

DIV-COMM-LOT-UNIT  
**DCY-TE-0091**  
COMM-LOT  
TARA ESTATES - 0091  
STREET ADDRESS  
1299 TIMBER WOLF DRIVE  
CITY  
FRANKLIN  
STATE  
OH  
ZIP  
45005

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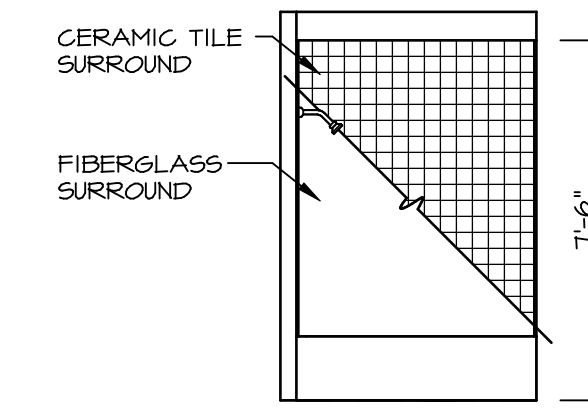
SHEET NO. **A-8**  
MODEL **COLUMBIA**  
DRAWING TITLE **SECOND FLOOR PLAN**  
OPTION DESCRIPTION  
**31**

SET NO. CLM00  
VERSION 01  
DRAWN BY ARY  
DATE:  
OPTION

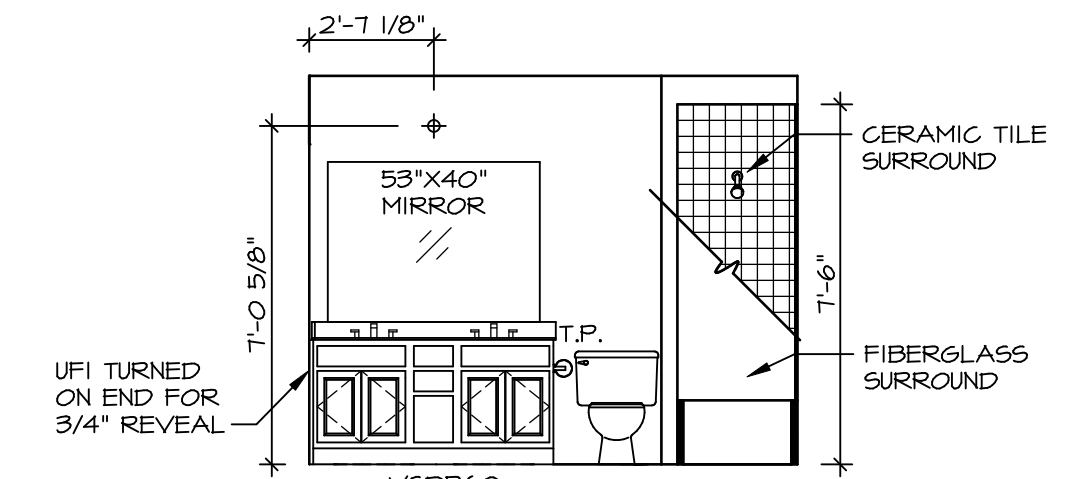


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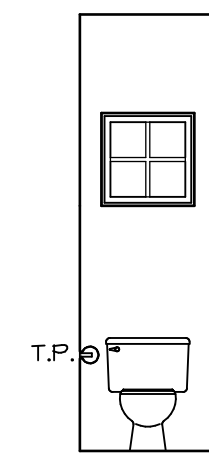
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



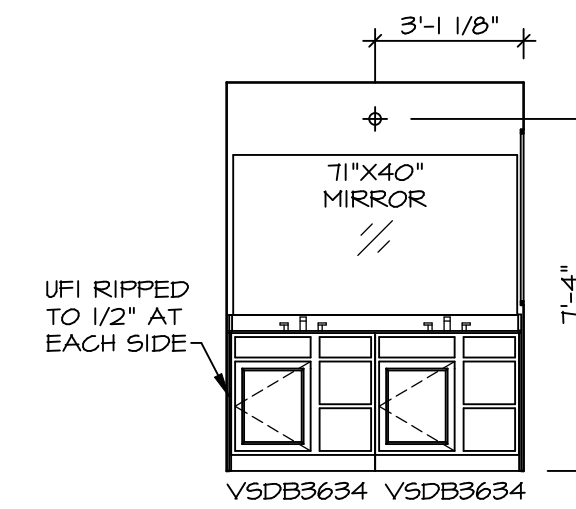
**G BATH #1**  
SCALE: 1/4" = 1'-0"



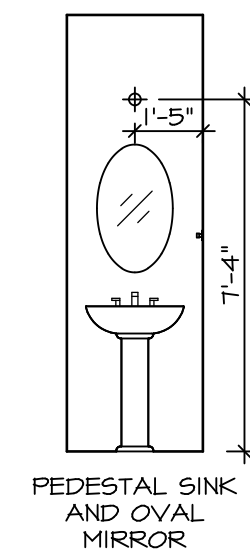
**E BATH #1**  
SCALE: 1/4" = 1'-0"



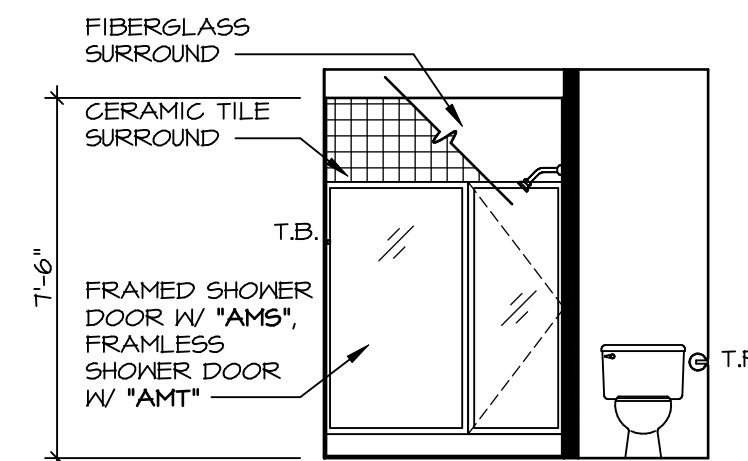
**D POWDER ROOM**  
SCALE: 1/4" = 1'-0"



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

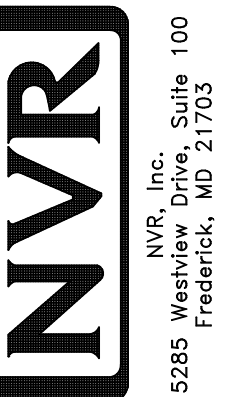


**C POWDER ROOM**  
SCALE: 1/4" = 1'-0"



**H OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"

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SET NO. CLMOO  
VERSION 01  
DRAWN BY ARM  
DATE:  
OPTION

MODEL: COLUMBIA  
DRAWING TITLE: BATH ELEVATIONS  
OPTION DESCRIPTION:

SHEET NO. A-13  
46

DIV-COMM-LOT-UNIT: DCY-TE-0091  
COMM-LOT: TARA ESTATES - 0091  
STREET ADDRESS: 1299 TIMBER WOLF DRIVE  
CITY: FRANKLIN  
STATE: OH  
ZIP: 45005