

1 PLUMBING PLAN
A-5 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	25
MODEL	LEHIGH	
DRAWING TITLE	PLUMBING PLAN	
OPTION DESCRIPTION		

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 Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-TE-0092
COMM-LOT	TARA ESTATES - 0092
STREET ADDRESS	1244 TIMBER WOLF DRIVE
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

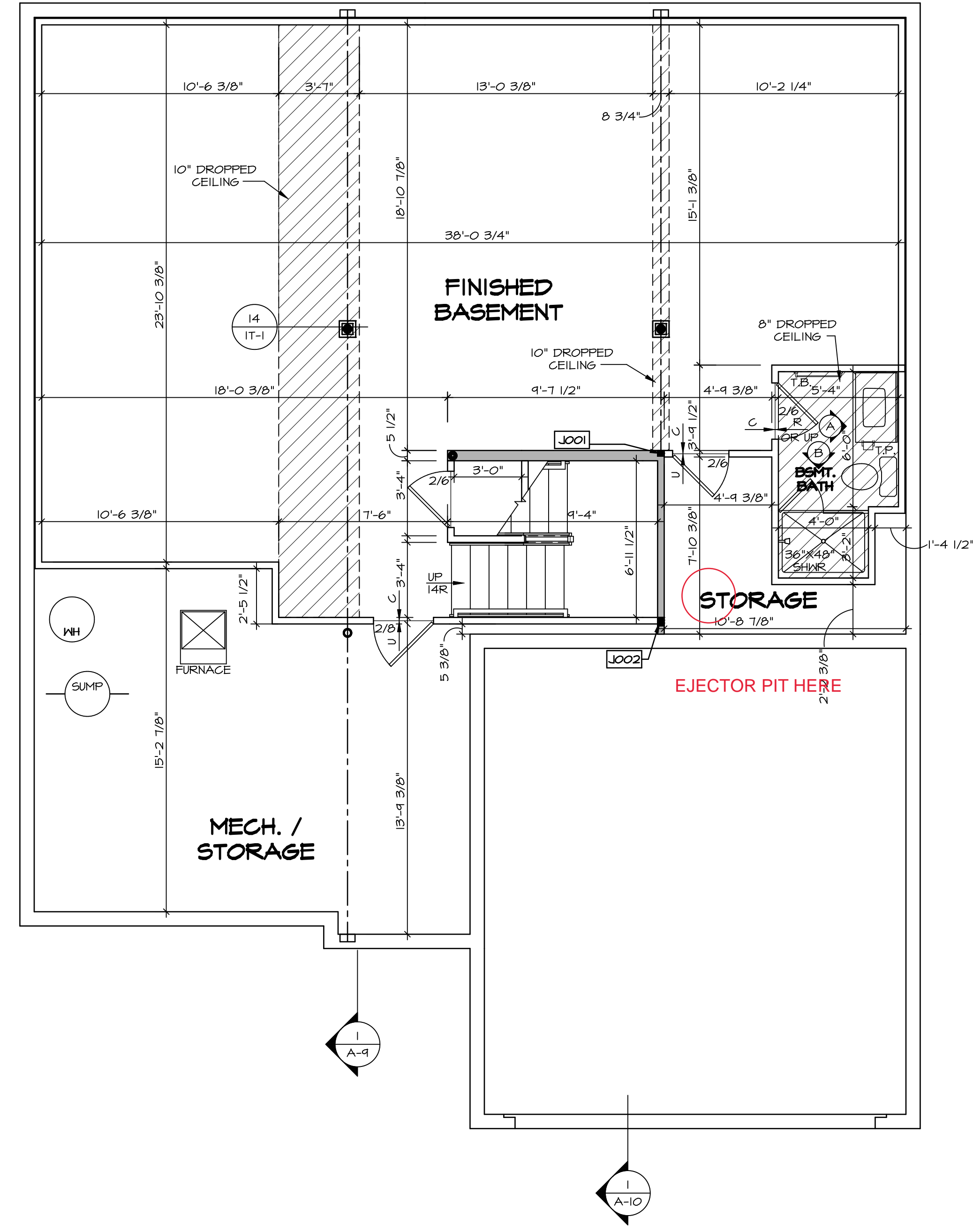
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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/ 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 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, 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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	BSMT - SOLVED FOR JACK - (2) 2x4 SPT STUD GRADE		BOO01, BOO15	



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

SHEET NO. A-6	MODEL LEHIGH DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION 28	SET NO. LGH00 VERSION 01 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-TE-0092 COMM-LOT TARA ESTATES - 0092 STREET ADDRESS 12344 TIMBER WOLF DRIVE CITY STATE OH ZIP FRANKLIN OH 45005
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NVR, Inc. Suite 100
5285 Westfield Rd.
Frederick, MD 21703
10/28/20 - 3:09 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/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
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 - 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 GRIPPLIES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- GYPSON 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	OPTIONS	ENG. NUM.
J100	JACK - (5) 2X4 SFF#		2000
J103	JACK - (4) 2X6 SFF STUD GRADE	ELC	2000
J106	JACK - (4) 2X6 SFF STUD GRADE		1016
J107	JACK - (4) 2X4 SFF STUD GRADE		1016
J108	JACK - (2) 2X4 SFF STUD GRADE		1036
J109	JACK - (2) 2X4 SFF STUD GRADE		1032
J114	JACK - (2) 2X4 SFF STUD GRADE		1017
J115	JACK - (3) 2X6 SFF STUD GRADE		1017
J118	JACK - (2) 2X4 SFF STUD GRADE		1026
J119	JACK - (5) 2X6 SFF#	5XC	1044, 1044
J120	JACK - (5) 2X6 SFF STUD GRADE	GCB, GCF	1044, 1044
J121	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1055
J122	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1055

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

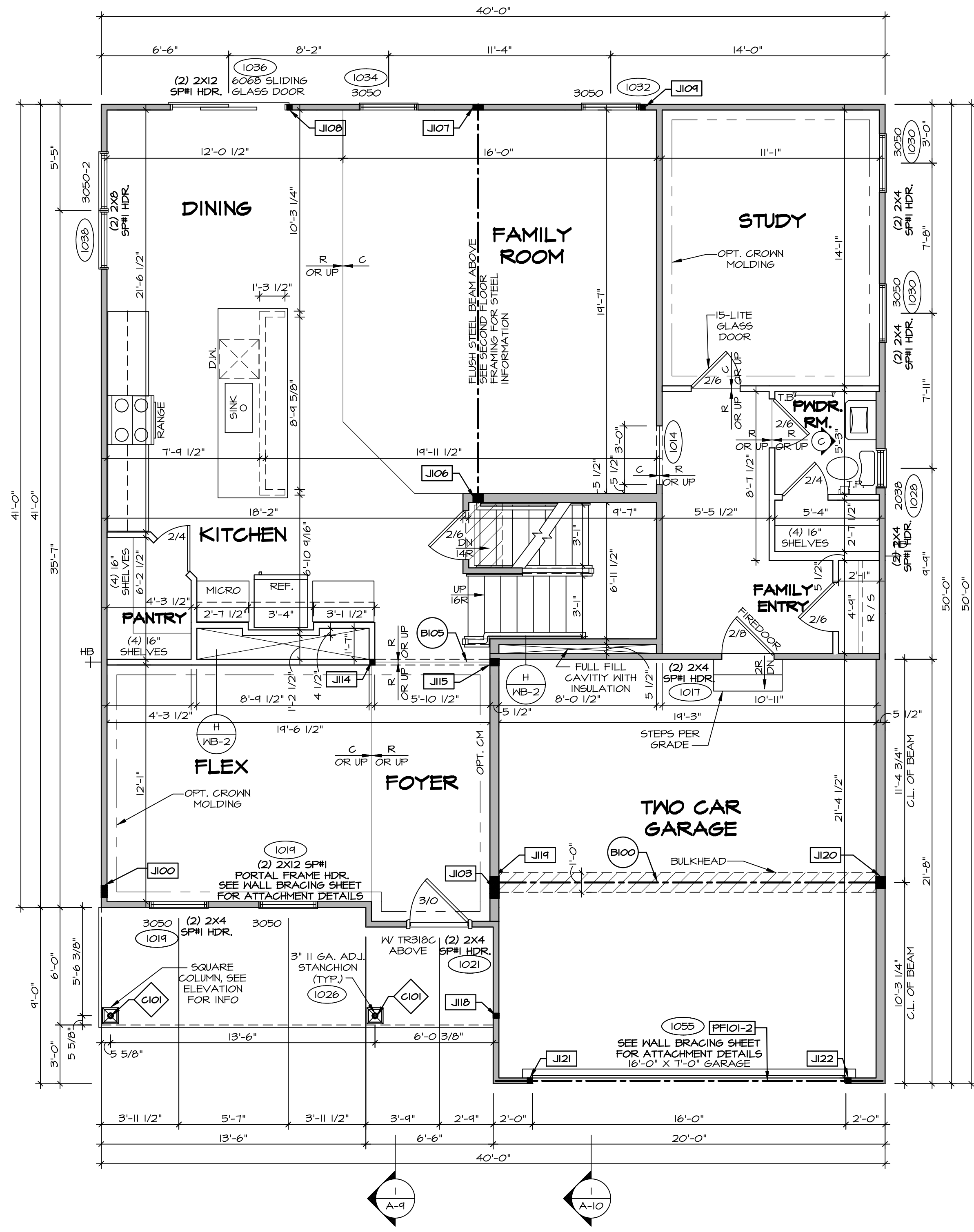
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3A - (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.
- 4A - (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.
- 5A - (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.
- 6A - (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.
- 7A - (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
B100	BEAM STEEL - W12X95	20'-1 1/2"	5XC	1044, 1044	
B105	INT HEADER - 2XB - 2 PLY	6'-7"		107B	
PF101-2	LVL 1.75 - 11-04	19'-4"	GCB, GCF	1055	2-PLY, 1A, PORTAL FRAME

STEEL COLUMN SCHEDULE

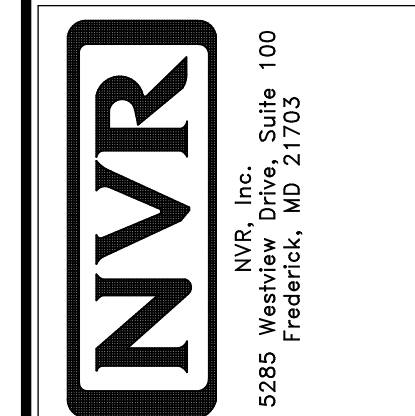
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	8'-8 5/8"		1026	



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

DIV-COMM-LOT-UNIT
DCY-TE-0092
COMM-LOT
TARA ESTATES - 0092
STREET ADDRESS
1244 TIMBER WOLF DRIVE
CITY
FRANKLIN
STATE
OH
ZIP
45005

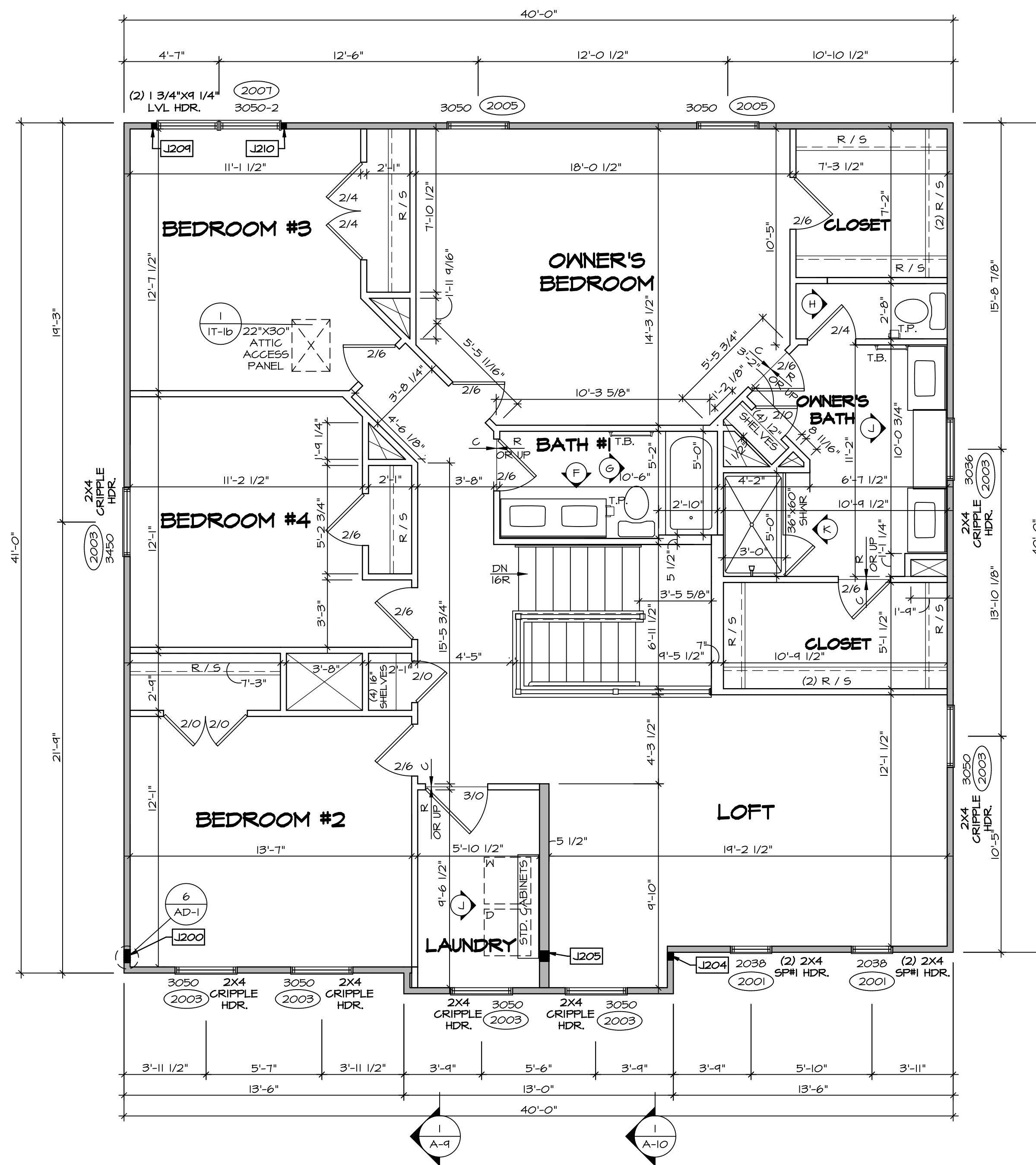
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SET NO. LGH00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
LEHIGH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
30



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**
- 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.
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 - 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, 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J200	JACK - (5) 2X4 SPM		2000	1/8"x3 1/2"x1 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATES
J204	JACK - (3) 2X4 SFF STUD GRADE	ELC	2000	EXTEND THRU TOP PLATE
J205	JACK - (4) 2X6 SFF STUD GRADE	ELC	2000	EXTEND THRU TOP PLATE
J209	JACK - (2) 2X4 SFF STUD GRADE		2001	
J210	JACK - (2) 2X4 SFF STUD GRADE		2001	

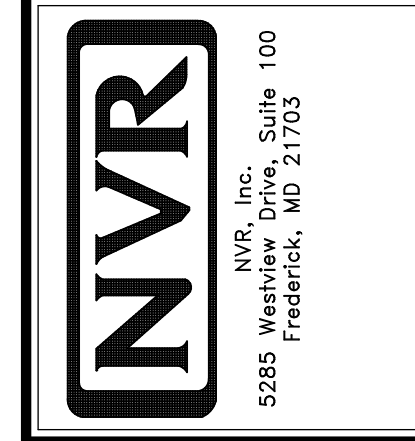
DIV-COMM-LOT-UNIT
DCY-TE-0092

COMM-LOT
TARA ESTATES - 0092

STREET ADDRESS
12844 TIMBER WOLF DRIVE

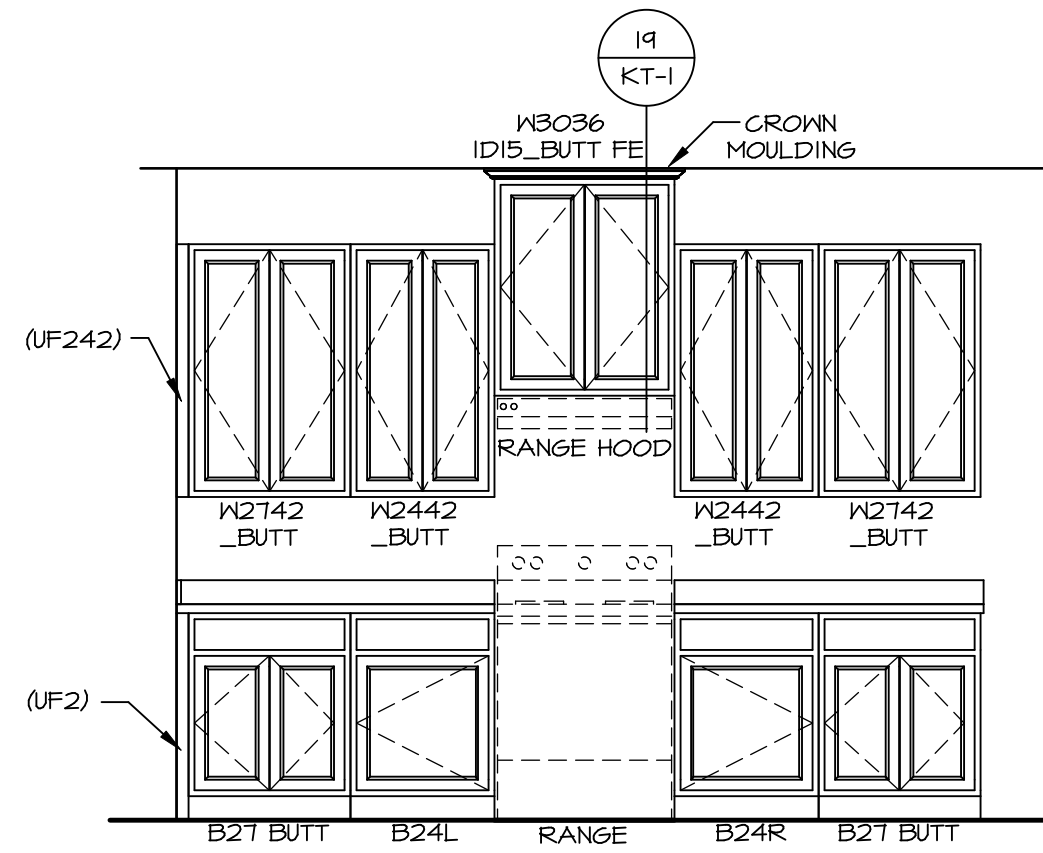
CITY STATE OH ZIP
FRANKLIN OH 45005

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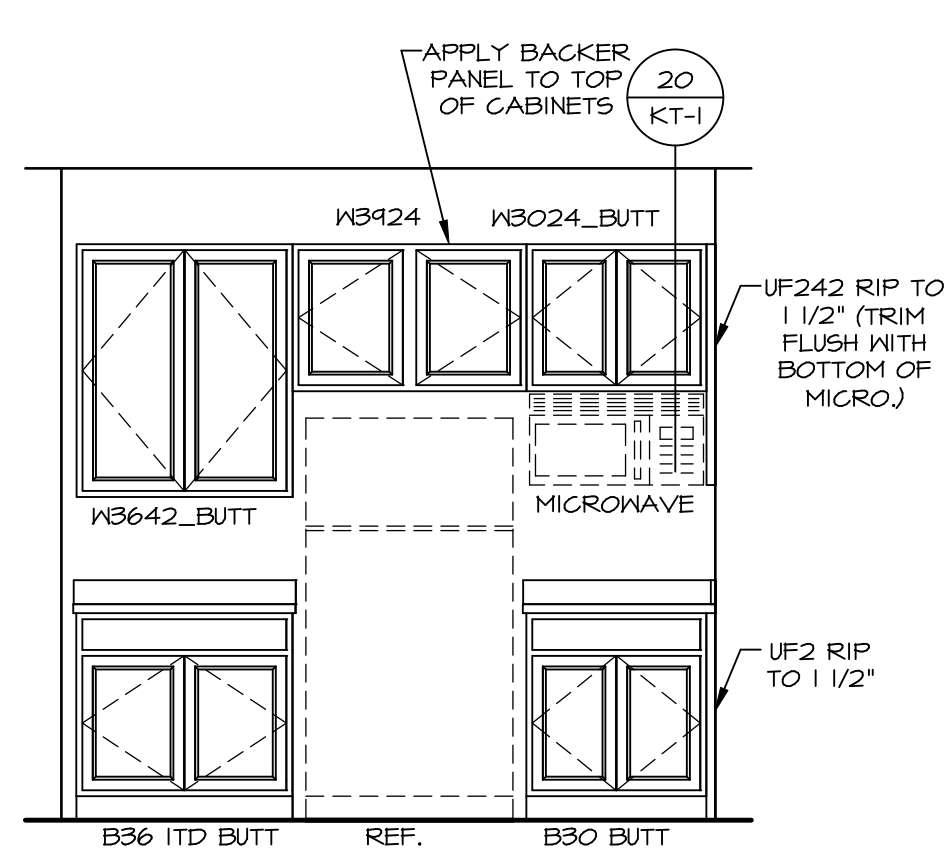


SHEET NO. A-8	MODEL LEHIGH	SET NO. LGH00	VERSION 01
OPTION DESCRIPTION 33	DRAWING TITLE SECOND FLOOR PLAN	DRAWN BY	DATE
		OPTION	

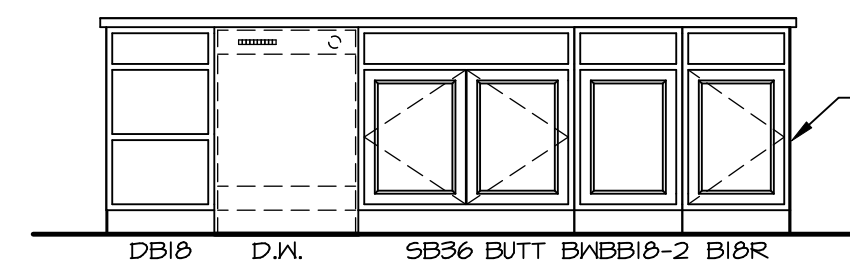
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF2) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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.



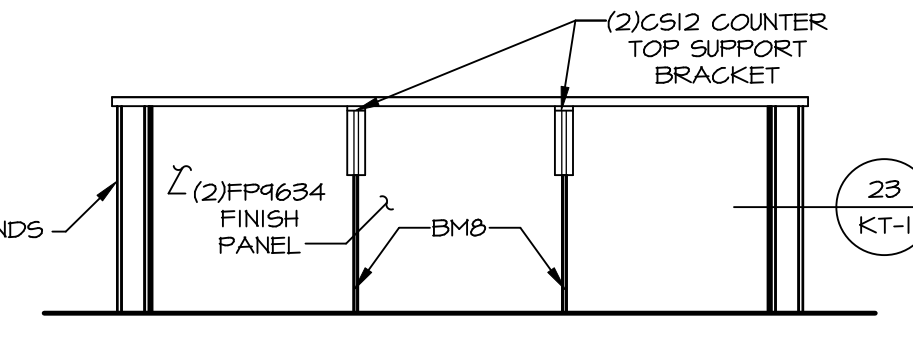
A CABINET ELEVATION
SCALE: 3/8" = 1'-0"



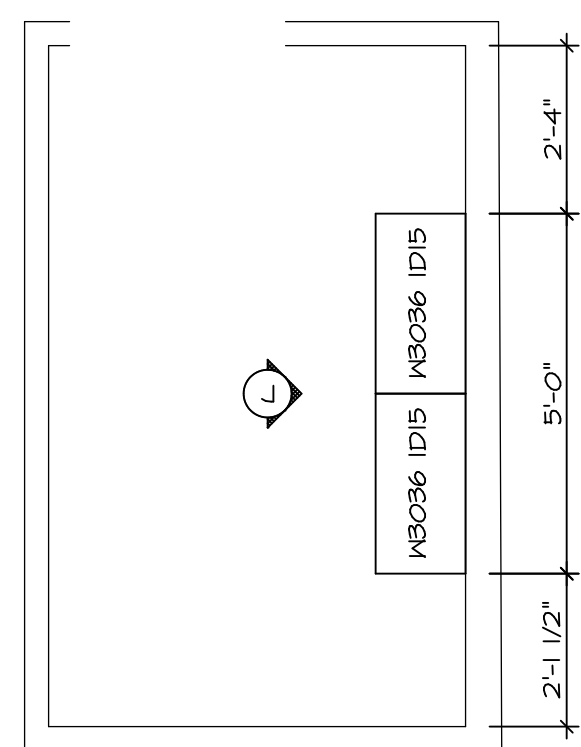
B CABINET ELEVATION
SCALE: 3/8" = 1'-0"



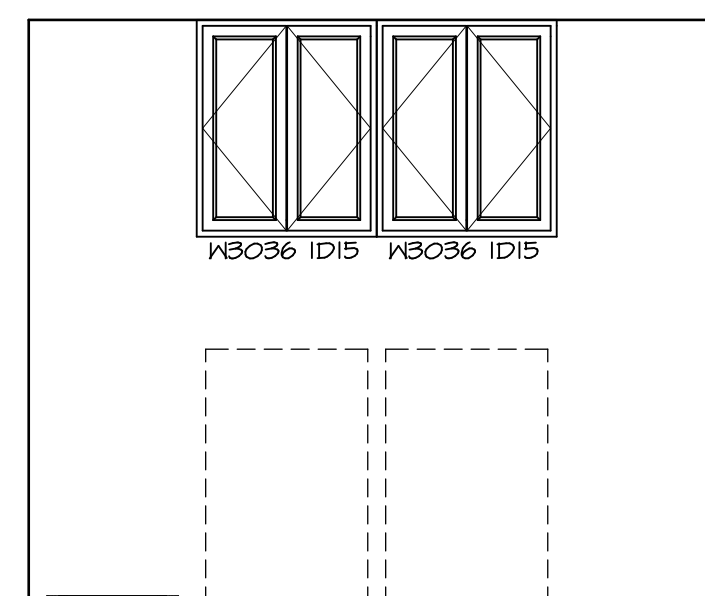
C CABINET ELEVATION
SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KAI"



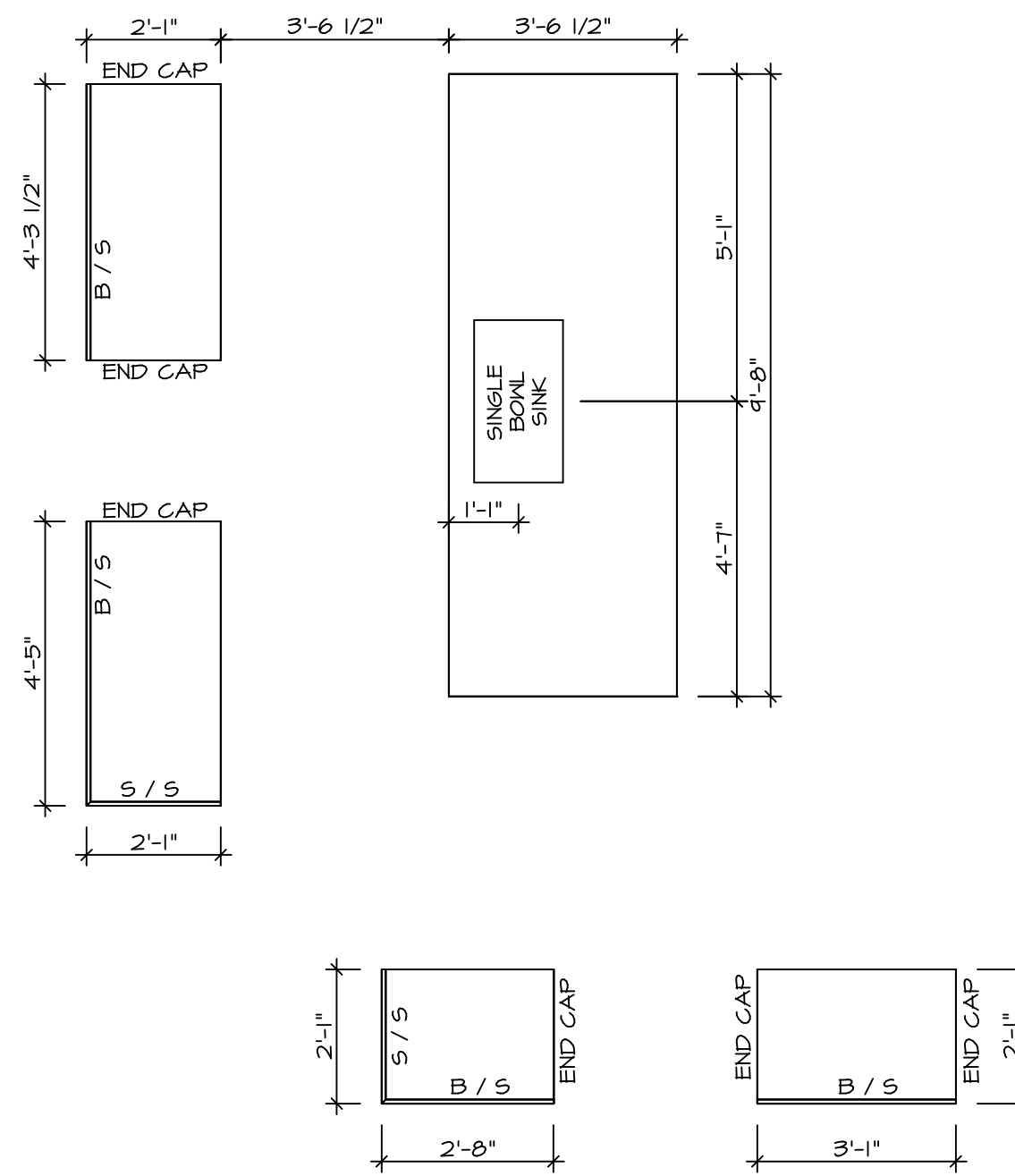
D CABINET ELEVATION
SCALE: 3/8" = 1'-0"



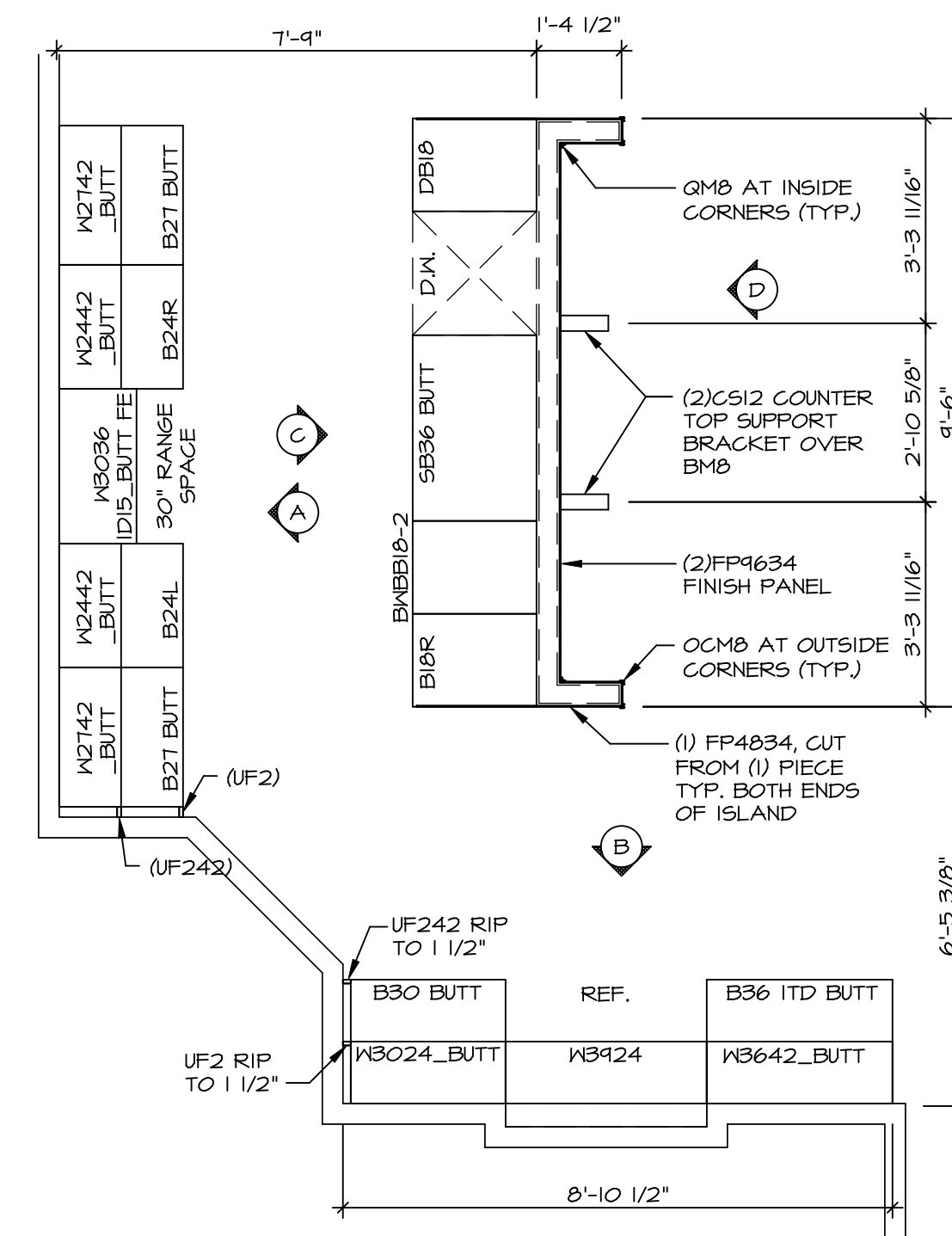
3 LAUNDRY CABINET PLAN / KC - 3503
SCALE: 3/8" = 1'-0"



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



2 COUNTERTOP LAYOUT KC-3501(TC)
SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KAI"



1 CABINET LAYOUT KC-3501(TC)
SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KAI"

MODEL
LEHIGH
DRAWING TITLE
KITCHEN CABINET PLANS AND ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-12
54

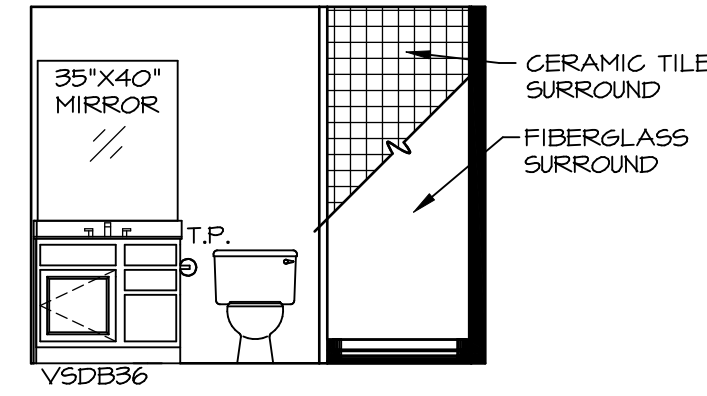
SET NO. LG-HOO
VERSION 01
DRAWN BY
DATE:
OPTION

DIV-COMM-LOT-UNIT
DCY-TE-0092
COMM-LOT
TARA ESTATES - 0092
STREET ADDRESS
1244 TIMBER WOLF DRIVE
CITY FRANKLIN
STATE OH
ZIP 45005

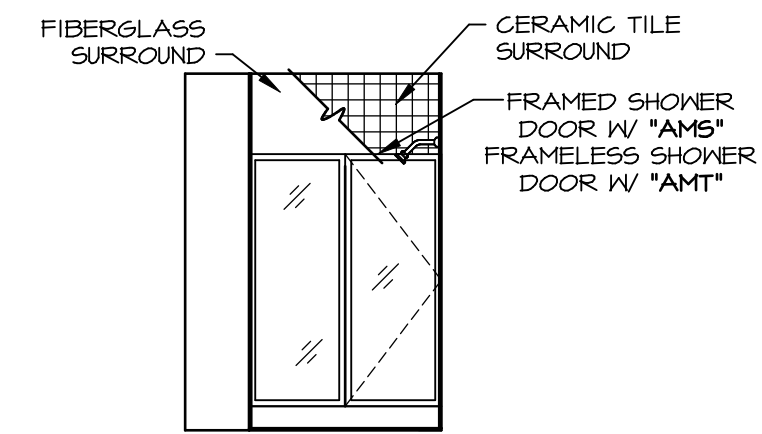
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Frederick, MD 21703

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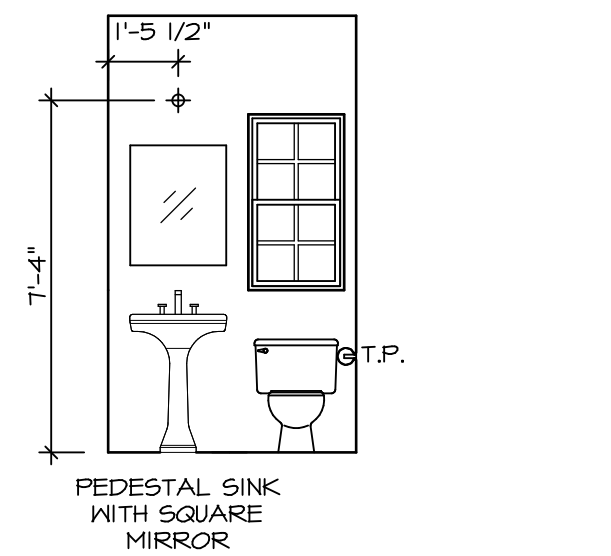
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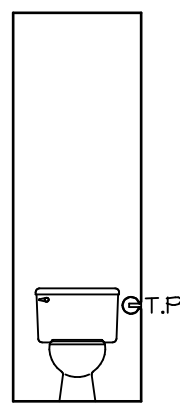
A BSMT BATH "AEB"
SCALE: 1/4" = 1'-0"



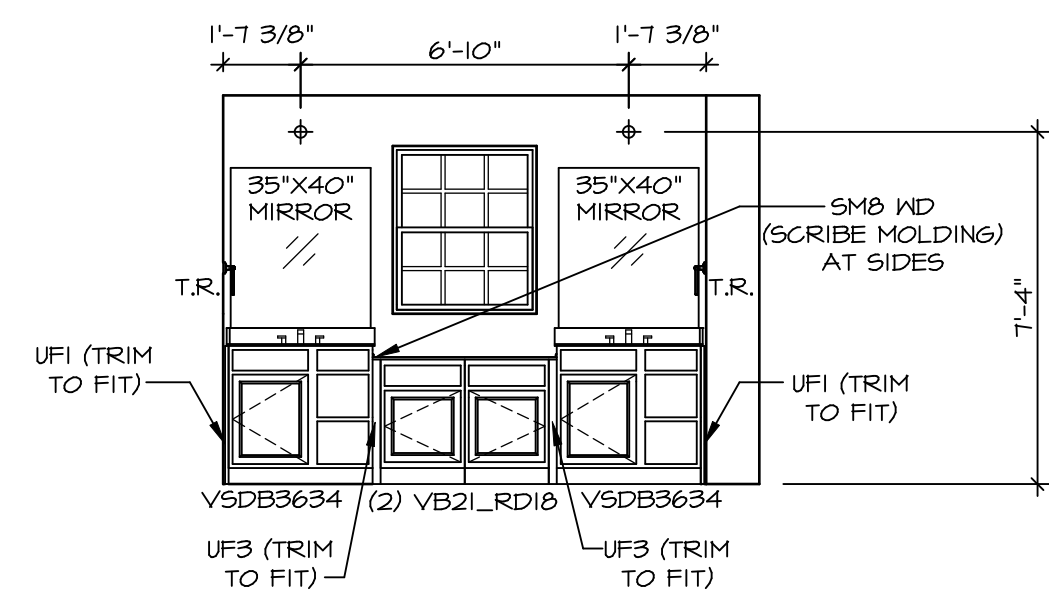
B BSMT BATH "AEB"
SCALE: 1/4" = 1'-0"



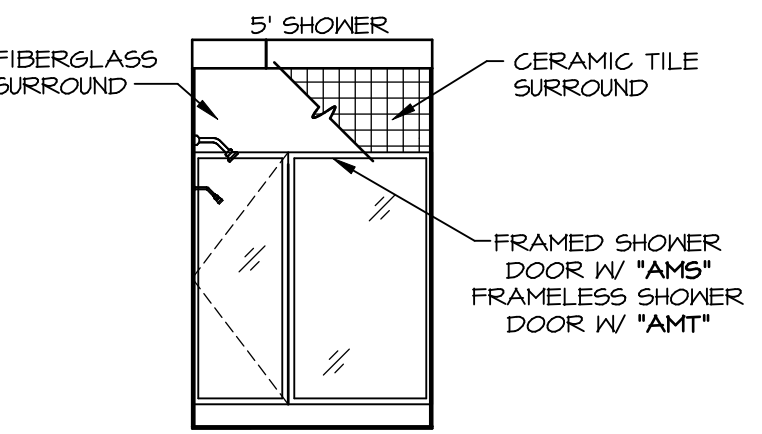
C POWDER ROOM
SCALE: 1/4" = 1'-0" RECT. BOYL "SZC"



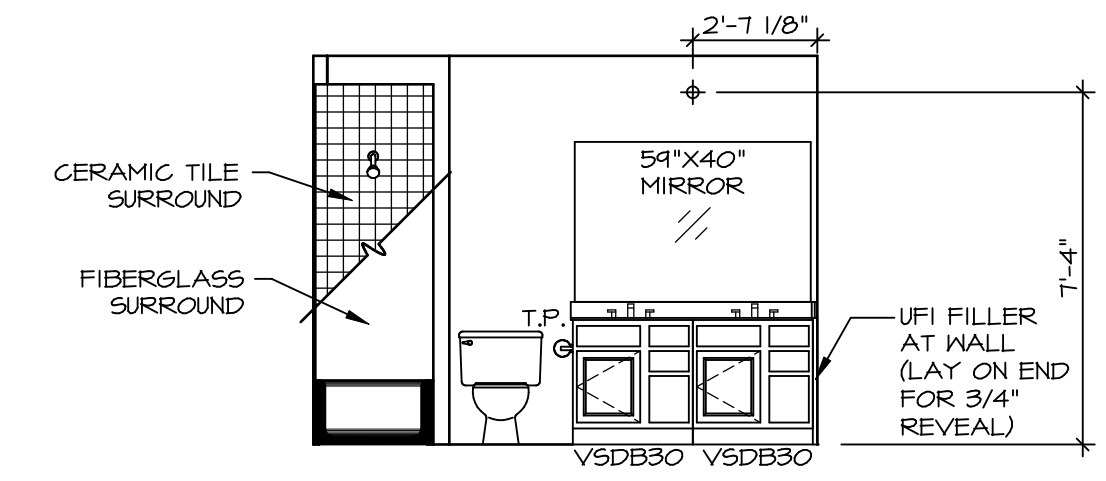
H OWNERS BATH
SCALE: 1/4" = 1'-0"



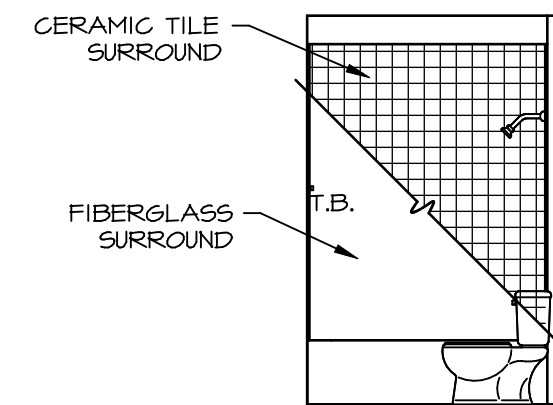
J OWNERS BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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



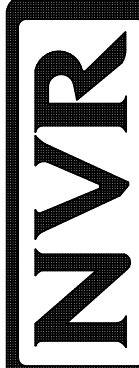
F BATH #1
SCALE: 1/4" = 1'-0"



G BATH #1
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 IT-2 FOR TUB AND SHOWER DETAILS.
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
- ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

DIV-COMM-LOT-UNIT DCY-TE-0092	
COMM-LOT TARA ESTATES - 0092	APT. NO. -----
STREET ADDRESS 1284 TIMBER WOLF DRIVE	
CITY FRANKLIN	STATE OH
ZIP 45005	
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SET NO. LGH00	VERSION 01
DRAWN BY	DATE:
OPTION	OPTION
MODEL LEHIGH	DRAWING TITLE BATH ELEVATIONS
SHEET NO. A-13	OPTION DESCRIPTION 57