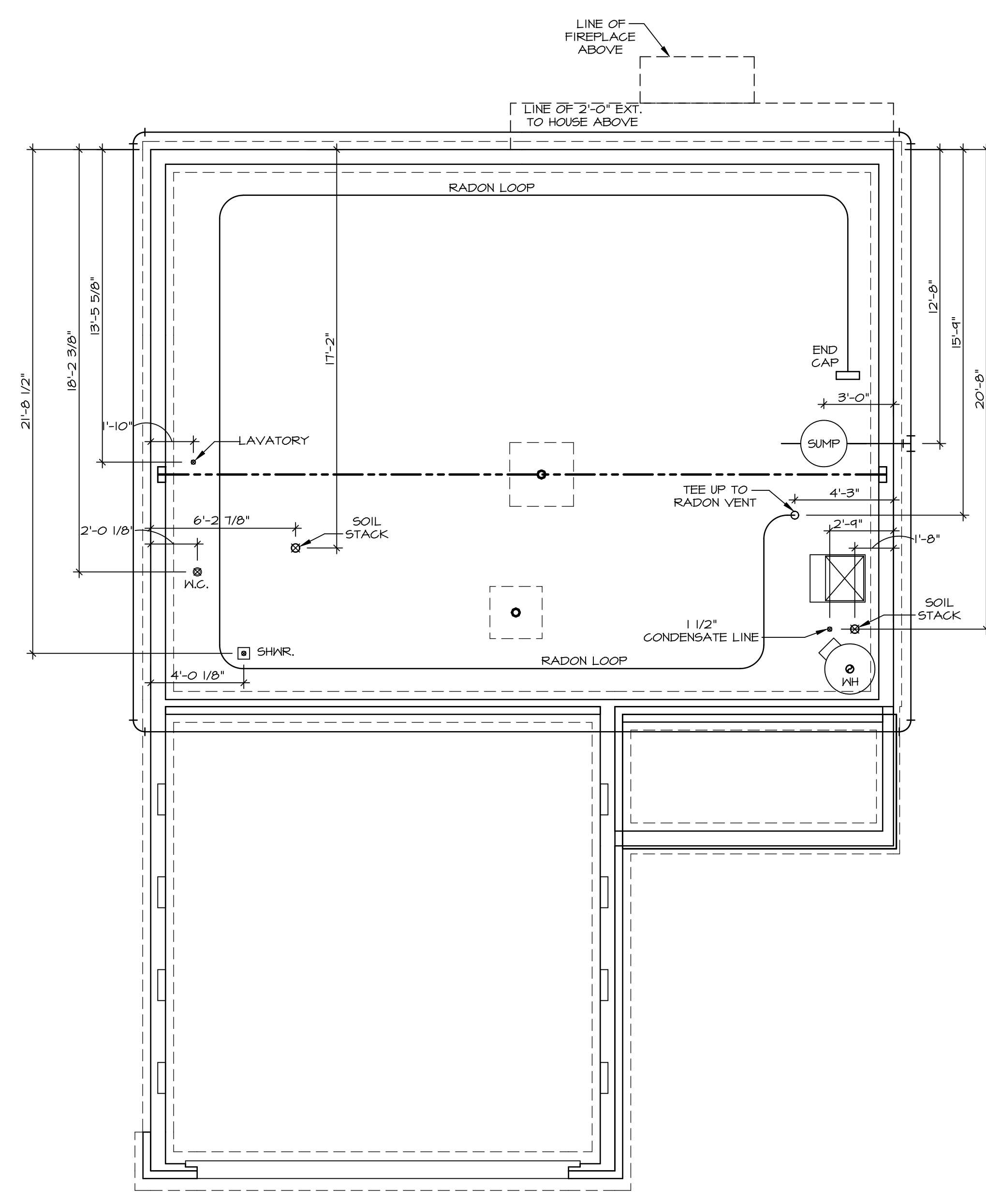


**NOTE**  
 RADON REMEDIATION  
 RADON LOOP

- (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.



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

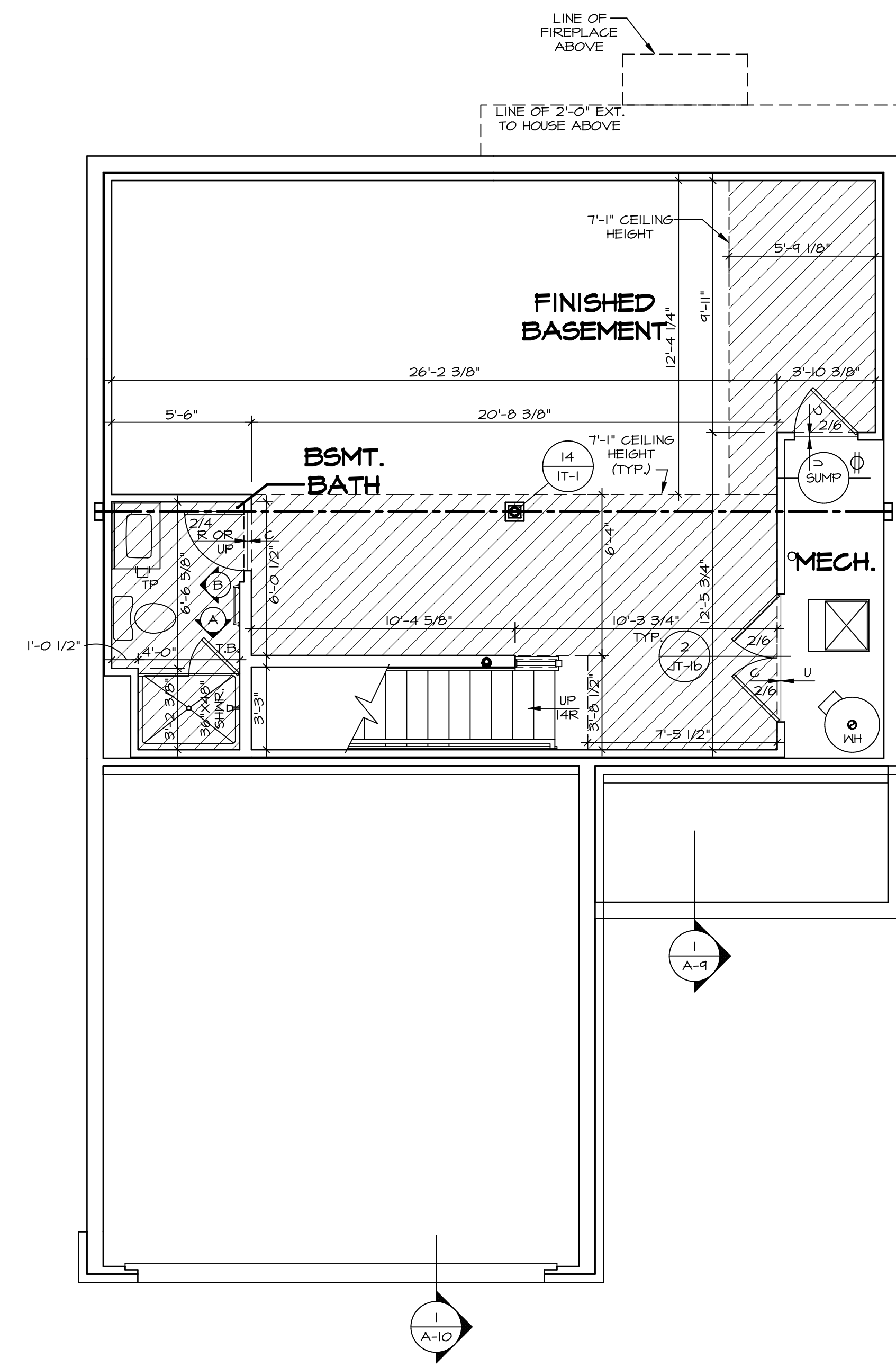
|  |                                       |   |                                |
|--|---------------------------------------|---|--------------------------------|
| SHEET NO.<br><b>A-5</b>  | MODEL<br><b>ADRIAN</b>                | SET NO. ADPROO<br>VERSION 01  | OPTION DESCRIPTION<br><b>5</b> |
|  | DRAWING TITLE<br><b>PLUMBING PLAN</b> | DRAWN BY<br><b>ADRIAN</b>   |                                |
| DATE:  |                                       | OPTION  |                                |
| C:\NVR\Solves\ADRIAN_ADR00_01\DCY-TE-0096\2153406\Sheets\Lot_Specific\5_A-5_PLUMB_LS.dwg |                                       | 11/12/20 - 3:43 am  |                                |
| DIV-COMM-LOT-UNIT<br><b>DCY-TE-0096</b>  |                                       | © NVR, Inc. expressly reserves the right to modify or change these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc. |                                |
| COMM-LOT<br><b>TARA ESTATES - 0096</b>   |                                       | NVR, Inc. Suite 100<br>Frederick, MD 21703  |                                |
| STREET ADDRESS<br><b>1896 TIMBER WOLF DRIVE</b>  |                                       | CITY<br><b>FRANKLIN</b>   | STATE<br><b>OH</b>             |
| APT. NO.<br><b>----</b>  |                                       | ZIP<br><b>45005</b>   |                                |

| 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 "IT" 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.

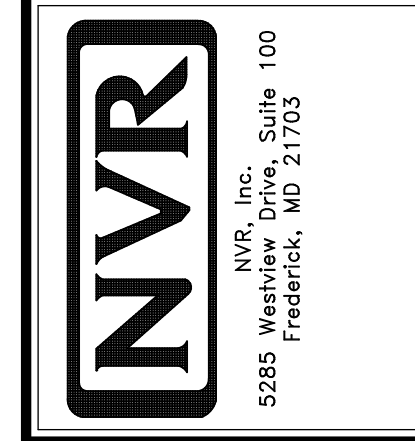
- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

|                   |                        |             |          |
|-------------------|------------------------|-------------|----------|
| DIV-COMM-LOT-UNIT |                        | DCY-TE-0096 |          |
| COMM-LOT          | TARA ESTATES - 0096    | APT. NO.    | ----     |
| STREET ADDRESS    | 1896 TIMBER WOLF DRIVE | CITY        | FRANKLIN |
| STATE             | OH                     | ZIP         | 45005    |

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|                    |                     |   |
|--------------------|---------------------|---|
| SHEET NO.          | A-6                 | 6 |
| MODEL              | ADRIAN              |   |
| DRAWING TITLE      | BASEMENT FLOOR PLAN |   |
| OPTION DESCRIPTION |                     |   |
| SET NO.            | ADPROO              |   |
| VERSION            | 01                  |   |
| DRAWN BY           | ASJ                 |   |
| DATE               | 12/19/18            |   |
| OPTION             |                     |   |

| 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                 |

**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**

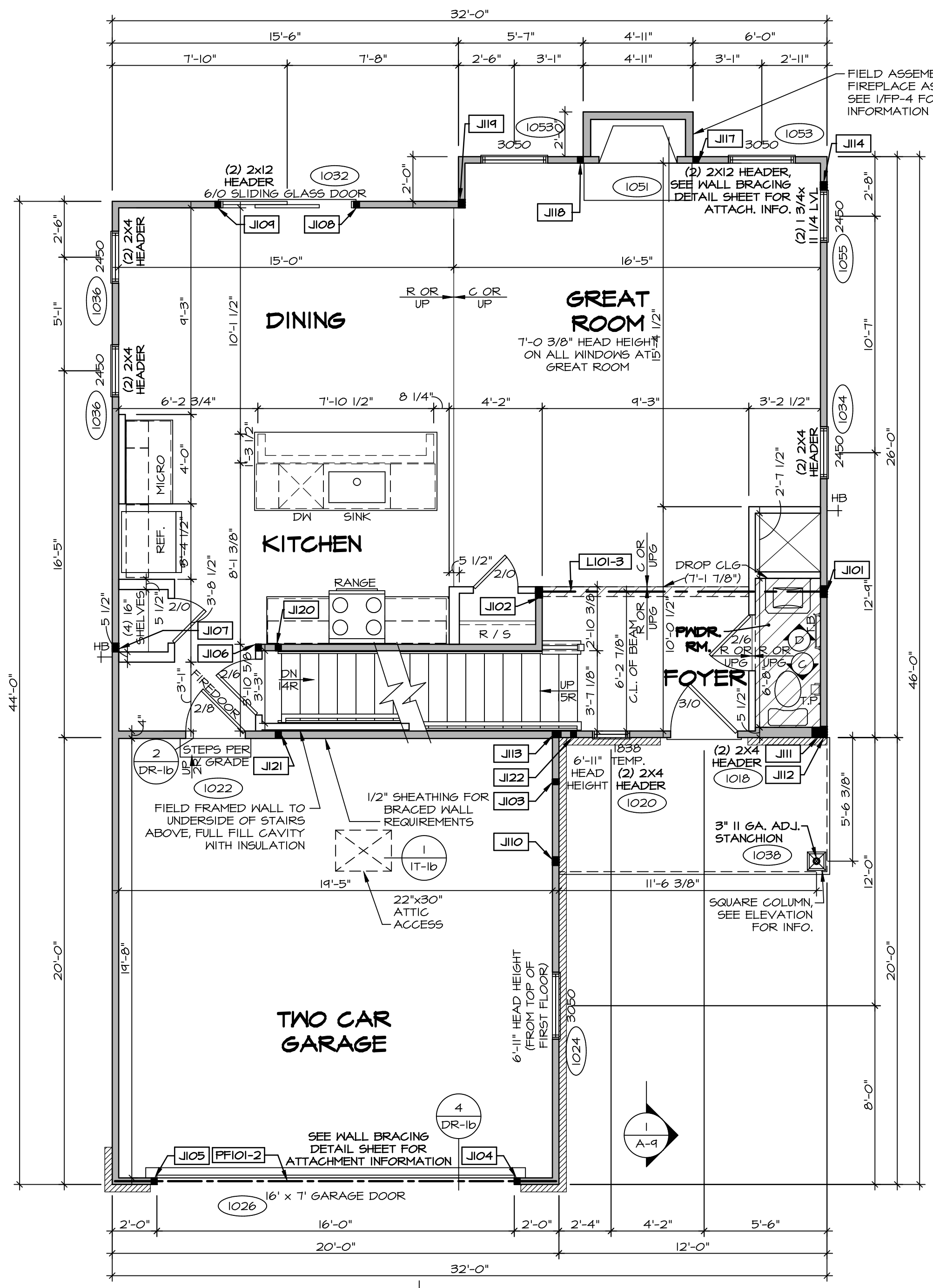
| IDENTIFIER | DESCRIPTION                   | ENG. NUM.  | REMARKS |
|------------|-------------------------------|------------|---------|
| J101       | JACK - (4) 2X4 SFF STUD GRADE | 1014       |         |
| J102       | JACK - (4) 2X4 SFF STUD GRADE | 1014       |         |
| J103       | JACK - (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       |         |
| J117       | JACK - (2) 2X4 SFF STUD GRADE | 1049, 1051 |         |
| J118       | JACK - (2) 2X4 SFF STUD GRADE | 1049, 1051 |         |
| 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 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) 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 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) 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 |
|------------|-------------------------|------------|-----------|---------|
| L101-3     | LVL 1.75 - 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"

DCY-TE-0096

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DCY-TE-0096

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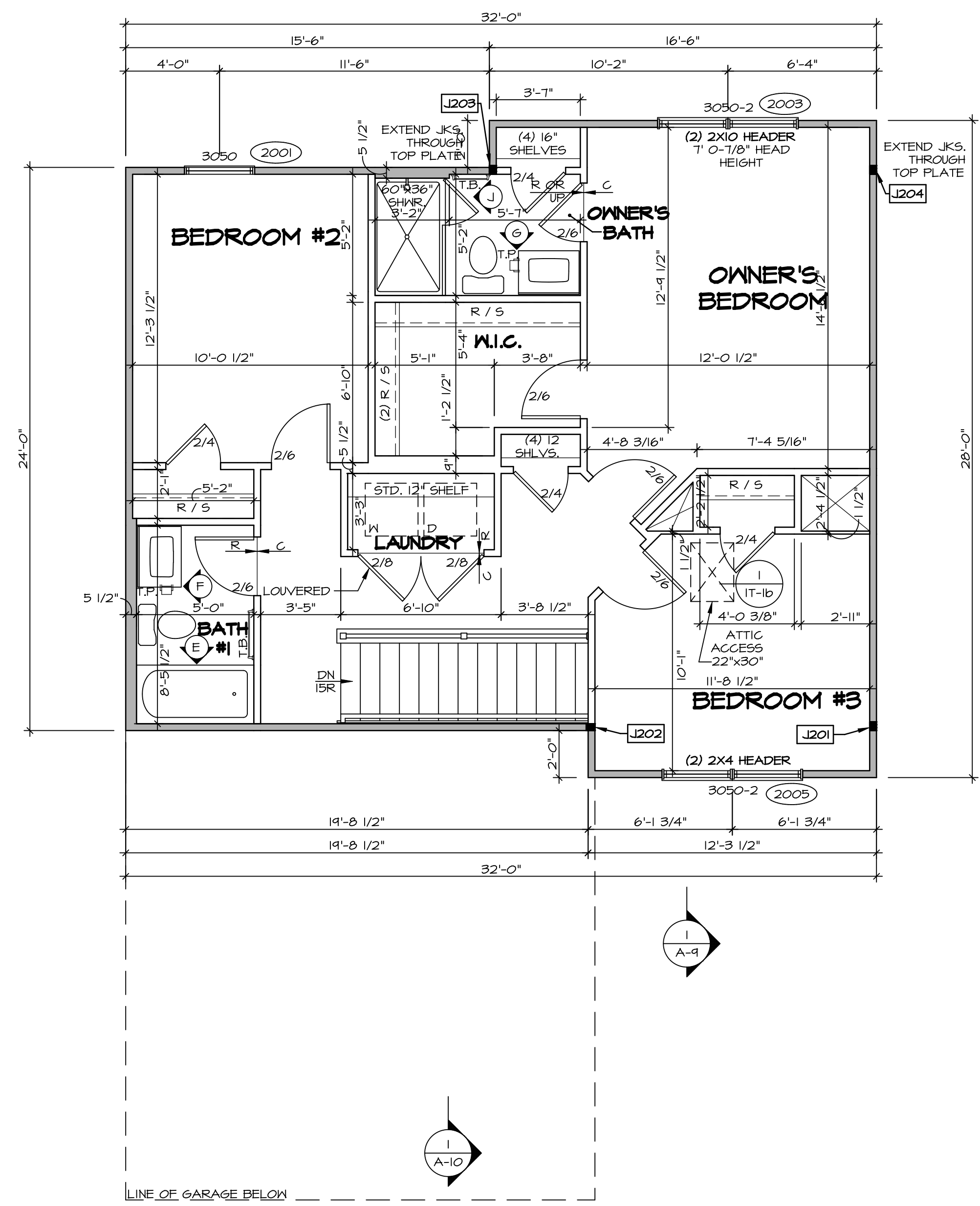
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DCY-TE-0096

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DCY-TE-0096

45005



**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                            |
|  | 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.

**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 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                   | 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      |         |

**MODEL**  
ADRIAN  
DRAWING TITLE  
SECOND FLOOR PLAN

**SHEET NO.**  
A-8

**OPTION DESCRIPTION**  
8

SET NO. ADPROO  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

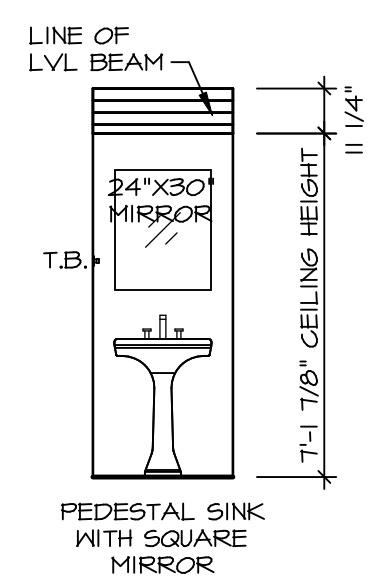
**DCY-TE-0096**

DIV-COMM-LOT-UNIT  
COMM-LOT  
TARA ESTATES - 0096  
STREET ADDRESS  
1886 TIMBER WOLF DRIVE  
CITY  
FRANKLIN  
STATE OH  
ZIP 45005

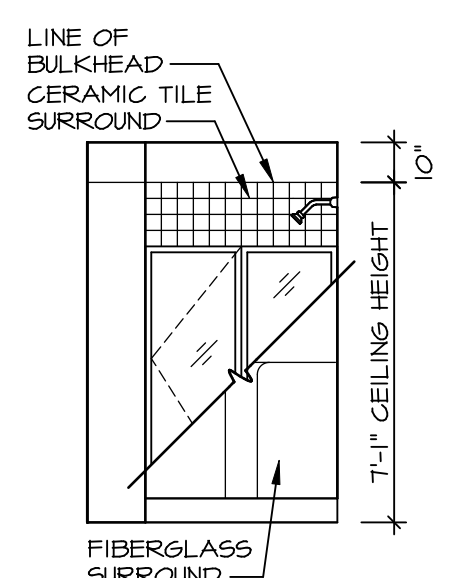
**NVR**  
NVR, Inc. Suite 100  
5285 Westchester Road  
Frederick, MD 21703

C:\NVR\Solves\ADRIAN\_ADPROO\_01\DCY-TE-0096\2155406\Sheets\Lot\_Specific\B\_A-8\_FLN2\_LS.dwg 11/12/20 - 3:43 am

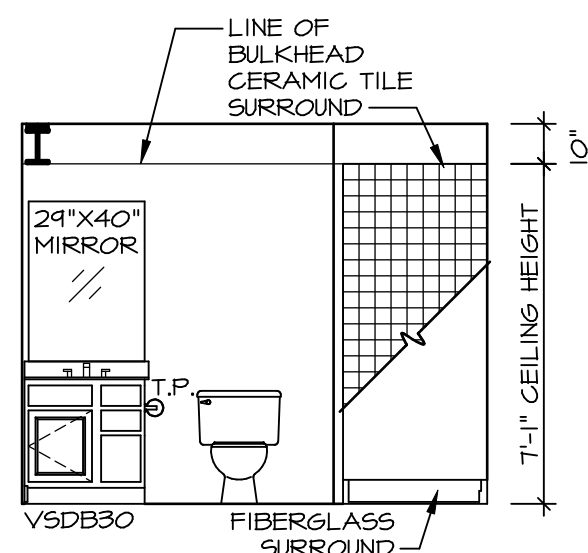




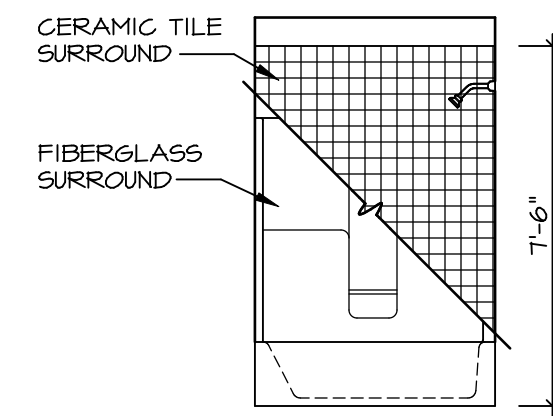
**D POWDER ROOM**  
SCALE: 1/4" = 1'-0"



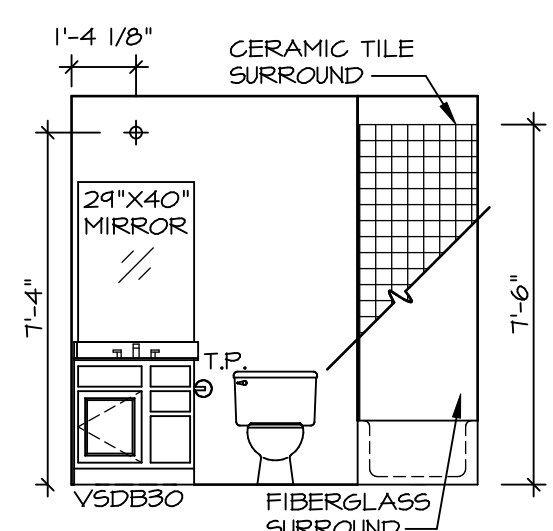
**A BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



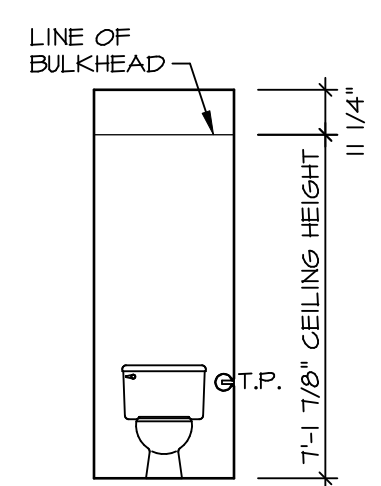
**B BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



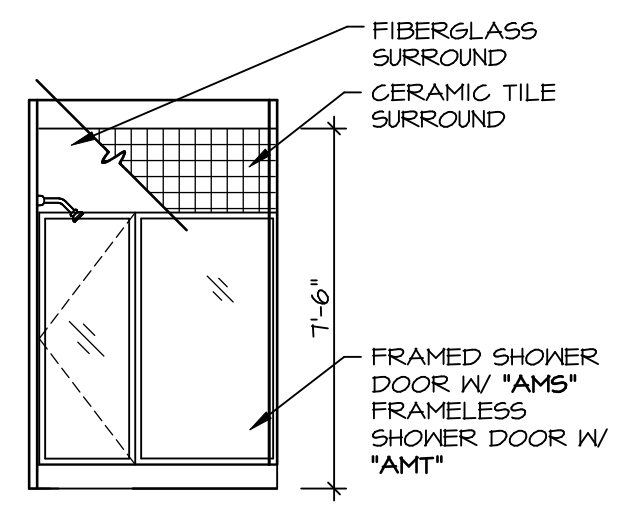
**E BATH #1**  
SCALE: 1/4" = 1'-0"



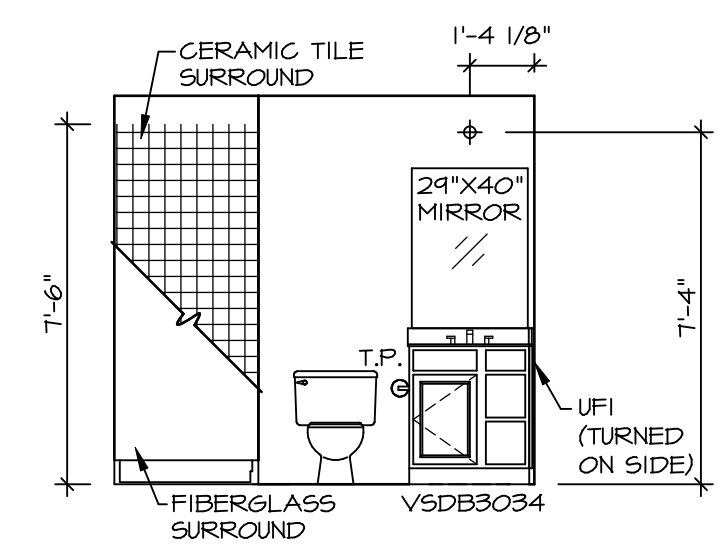
**F BATH #1**  
SCALE: 1/4" = 1'-0"



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

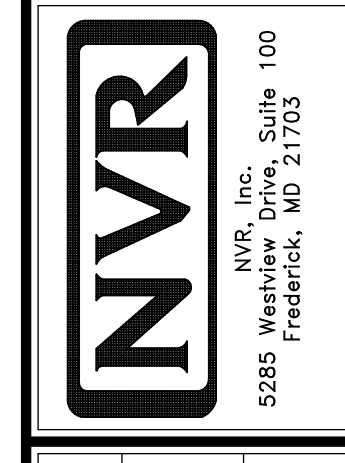


**J OWNER'S BATH**  
SCALE: 1/4" = 1'-0" \*AMA\*



**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0" \*AMA\*

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SET NO. ADPROO  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL  
**ADRIAN**  
DRAWING TITLE  
**BATH ELEVATIONS**  
OPTION DESCRIPTION

SHEET NO.  
**A-13**  
13

DIV-COMM-LOT-UNIT  
**DCY-TE-0096**

COMM-LOT  
TARA ESTATES - 0096  
STREET ADDRESS  
1396 TIMBER WOLF DRIVE  
CITY  
FRANKLIN  
STATE  
OH  
APT. NO.  
ZIP  
45005