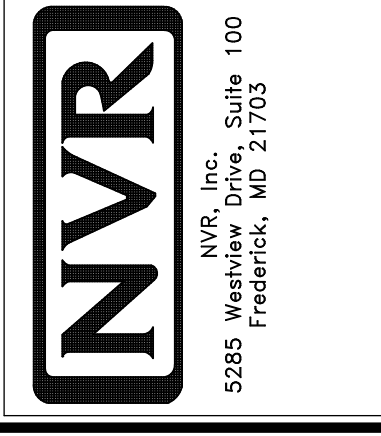


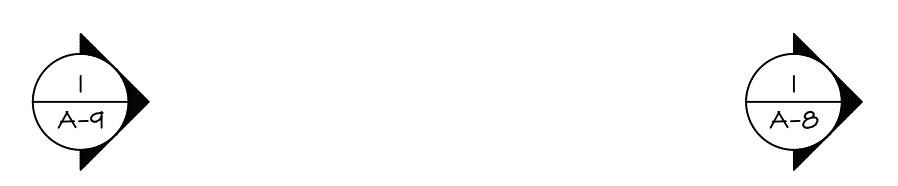
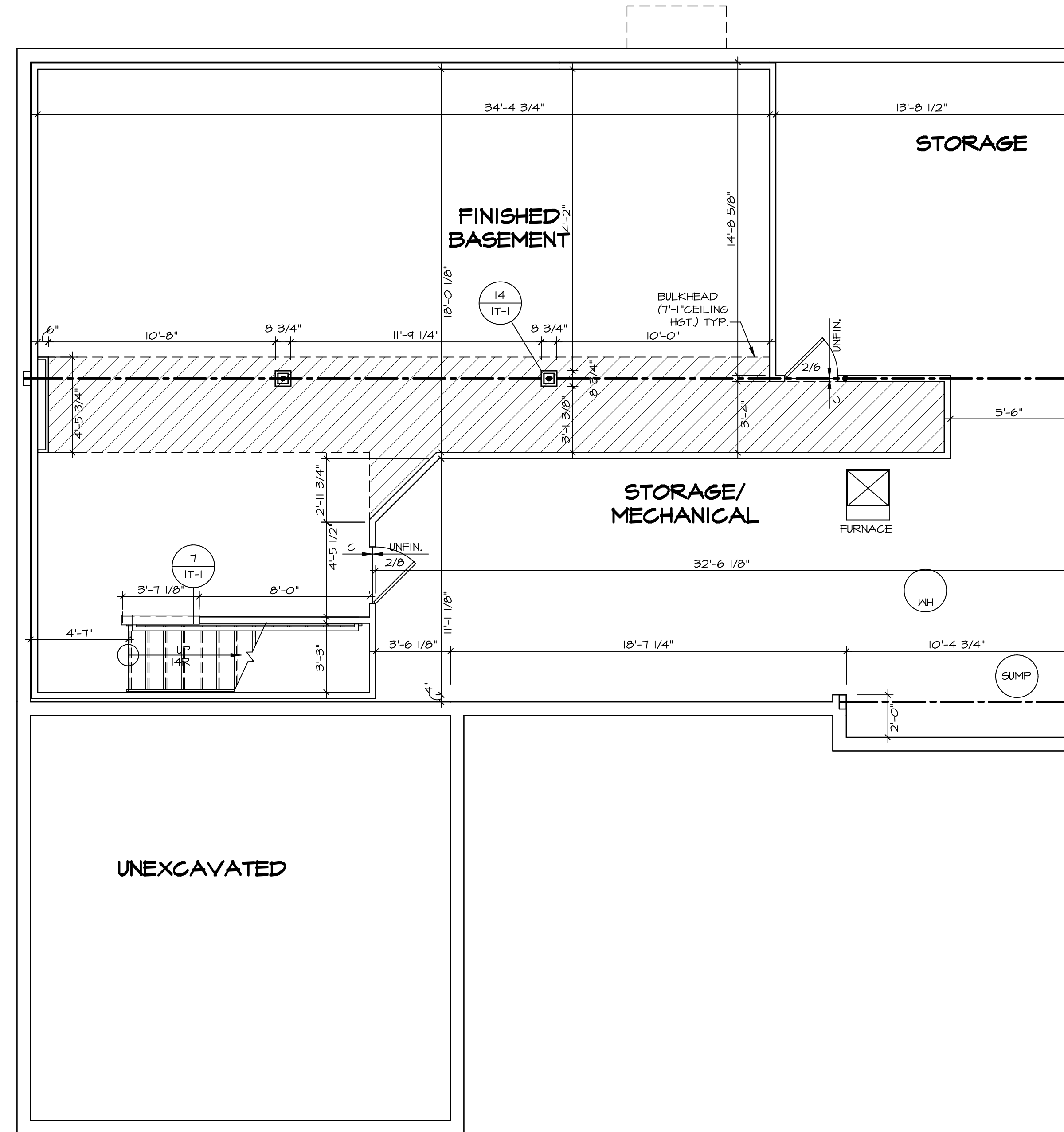
1  
A-5 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>AVIANO</b>	SET NO. A/A00 VERSION 01
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY
	OPTION DESCRIPTION	DATE:
<b>26</b>		OPTION



© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or copied in any way without the written consent of NVR, Inc.

DIV-COMM-LOT-UNIT  
**DCY-TE-0080**  
COMM-LOT  
TARA ESTATES - 0080  
STREET ADDRESS  
1816 TIMBERVIEW  
CITY  
FRANKLIN  
STATE  
OH  
ZIP  
45005

**1**  
A-6  
**BASEMENT 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

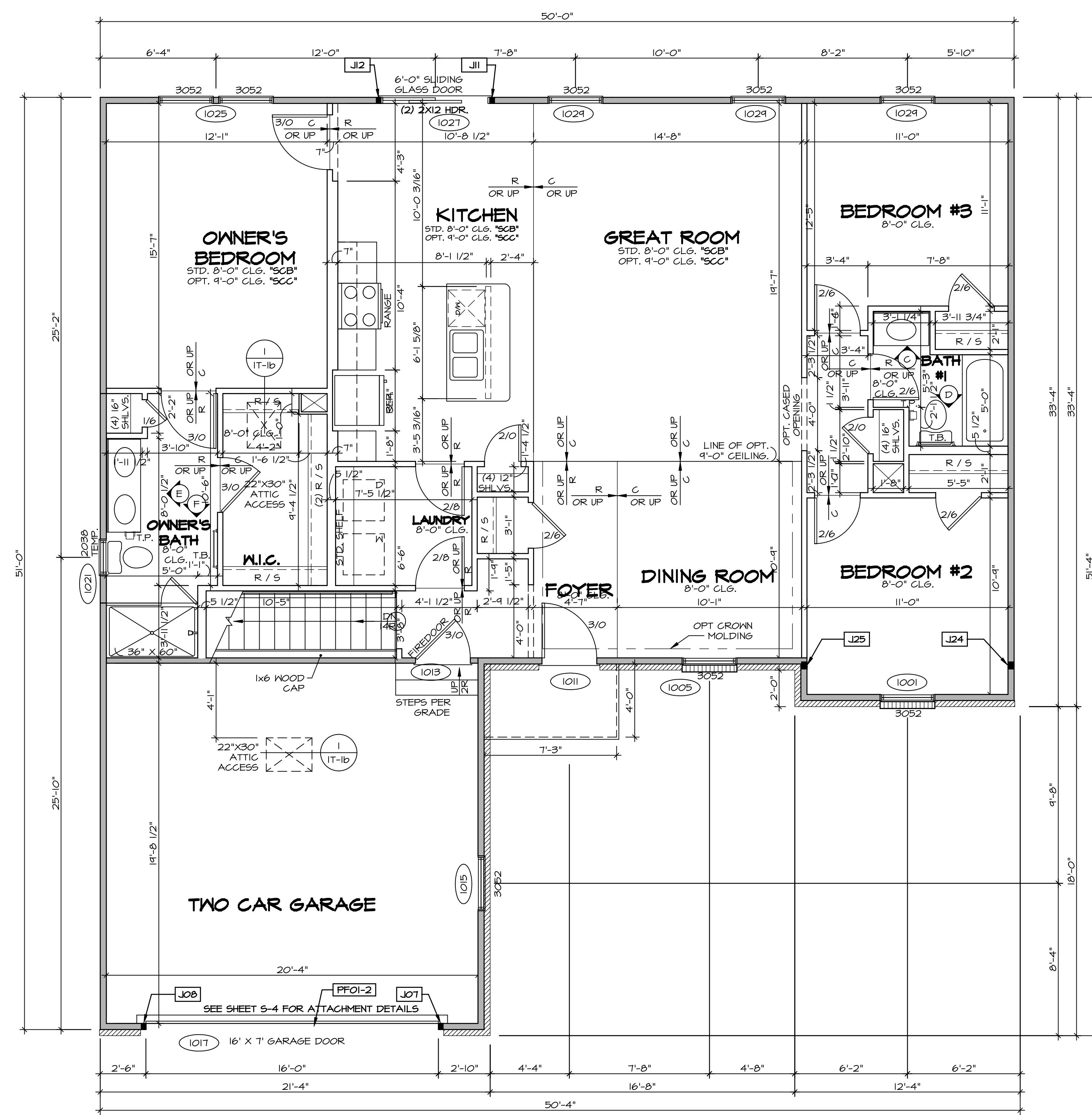
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 EACH END, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" AND 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.

- 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

DIV-COMM-LOT-UNIT <b>DCY-TE-0080</b>	
COMM-LOT TARA ESTATES - 0080	APT. NO. -----
STREET ADDRESS 1816 TIMBERVIEW	CITY STATE OH ZIP FRANKLIN OH 45005
<p><small>© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.</small></p>	
<p><b>NVR</b> NVR, Inc. Suite 100 Frederick, MD 21703</p>	
SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 4/1/15 OPTION	<p>MODEL <b>AVIANO</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b> OPTION DESCRIPTION</p>
<b>A-6</b>	<b>29</b>

C:\NVR\Solves\AVIANO\_AIA00\_01\DCY-TE-0080\2207571\Sheet\Lot\_Specific\29\_A-6\_BSM1\_LS.dwg 01/27/21 - 3:12 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 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.

- 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

**LVL PLY TO PLY FASTENING SCHEDULE:**

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

MODEL: AVIANO  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION: 31

SET NO. A/A00  
VERSION 01  
DRAWN BY: SGA  
DATE: 9/9/15  
OPTION

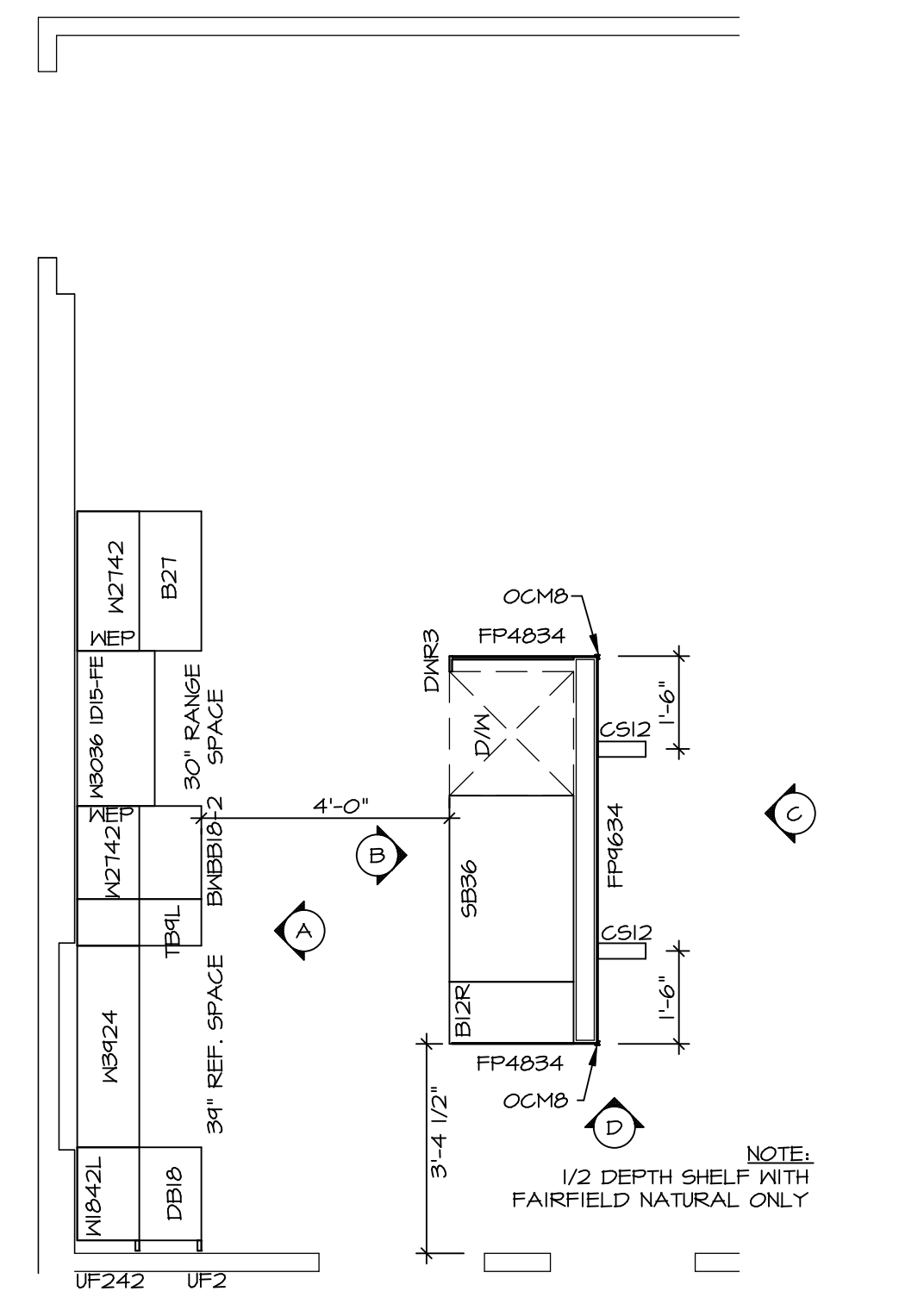
DCY-TE-0080  
COMM-L0T  
TARA ESTATES - 0080  
STREET ADDRESS: 1816 TIMBERVIEW  
CITY: FRANKLIN  
STATE: OH  
ZIP: 45005

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or copied in any way without the written consent of NVR, Inc.

**NVR**  
NVR, Inc. Suite 100  
5285 Washington Blvd.  
Frederick, MD 21703

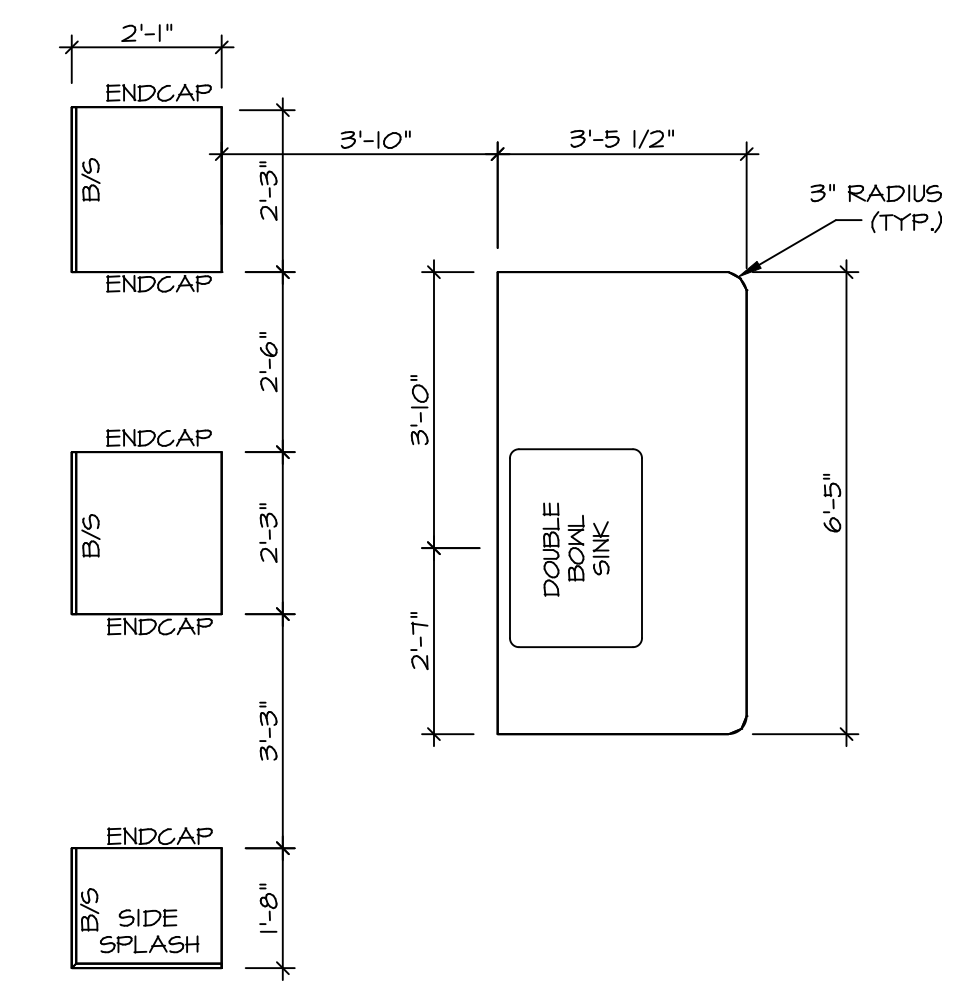
C:\NVR\Solves\AVIANO\_AIA00\_01\DCY-TE-0080\220787\Sheet\Lot\_1\_Sheet1.dwg 01/27/21 - 3:13 am

- 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-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (JFR) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMBED 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 OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



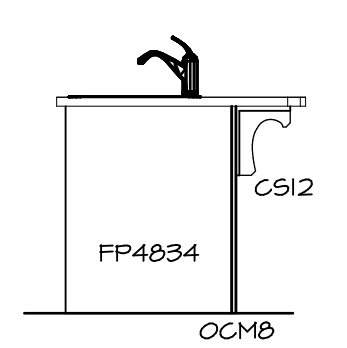
**KITCHEN CABINET PLAN / KC-343(TC)**

ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-II



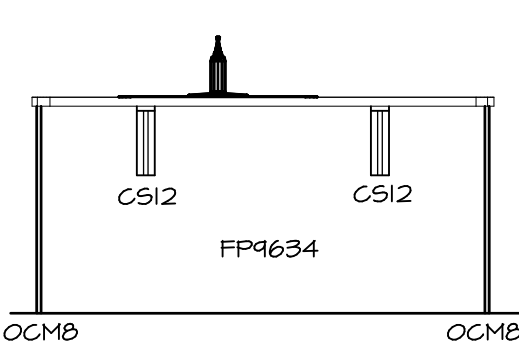
**KITCHEN COUNTERTOP PLAN / KC-343(TC)**

ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-II



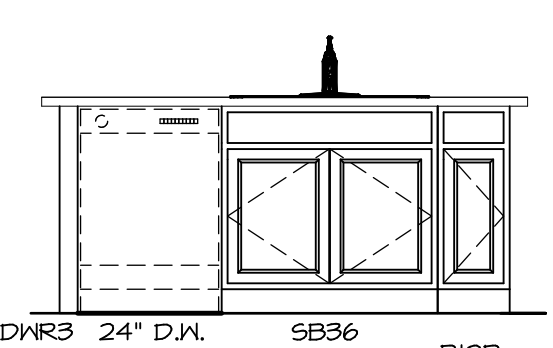
**KITCHEN ELEVATION D**

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



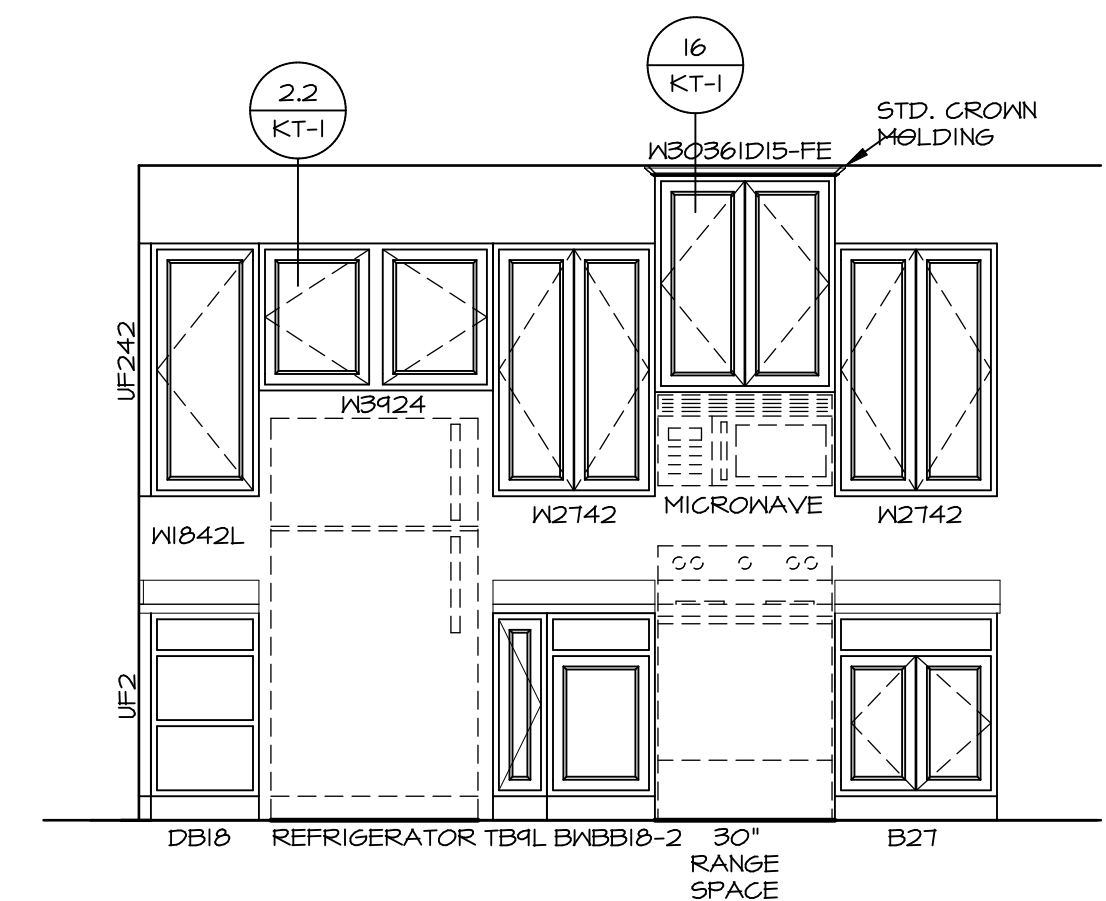
**KITCHEN ELEVATION C**

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



**KITCHEN ELEVATION B**

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



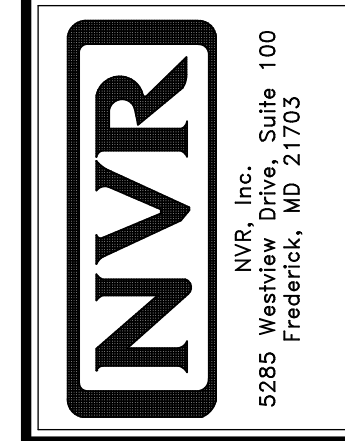
**KITCHEN ELEVATION A**

ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0"

**3 KITCHEN ELEVATIONS**

A-II SCALE: 1/4" = 1'-0"

© NVR, Inc. expressly reserves the copyright and all other rights in these plans. These plans are not to be reproduced, changed or copied in any way without the prior written consent of NVR, Inc.



SET NO. A/A00  
VERSION 01  
DRAWN BY RJC  
DATE: 4/11/15  
OPTION

SHEET NO. A-II  
MODEL AVIANO  
DRAWING TITLE KITCHEN LAYOUT  
OPTION DESCRIPTION

DIV-COMM-LOT-UNIT DCY-TE-0080  
COMM-LOT TARA ESTATES - 0080  
STREET ADDRESS 1816 TIMBERVIEW  
CITY FRANKLIN STATE OH ZIP 45005  
APT. NO. ----

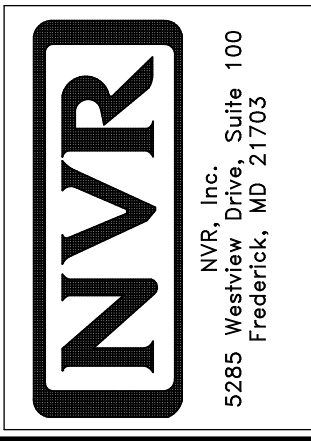
**NOTES:**

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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

DIV-COMM-LOT-UNIT  
**DCY-TE-0080**

COMM-LOT  
TARA ESTATES - 0080  
STREET ADDRESS  
1816 TIMBERVIEW  
CITY  
FRANKLIN  
STATE  
OH  
APT. NO.  
-----  
ZIP  
45005

© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SET NO. A/A00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/11/15  
OPTION

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

SHEET NO.  
**A-12**  
42

