

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 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 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, 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

SHEET NO. A-6	MODEL BALLENGER DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION 27	SET NO. BLG00 VERSION 01 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-TE-0084 COMM-LOT TARA ESTATES - 0084 STREET ADDRESS 1401 TIMBERVIEW COURT CITY STATE ZIP FRANKLIN OH 45005
NVR, Inc. Suite 100 5285 Westchase Frederick, MD 21703			
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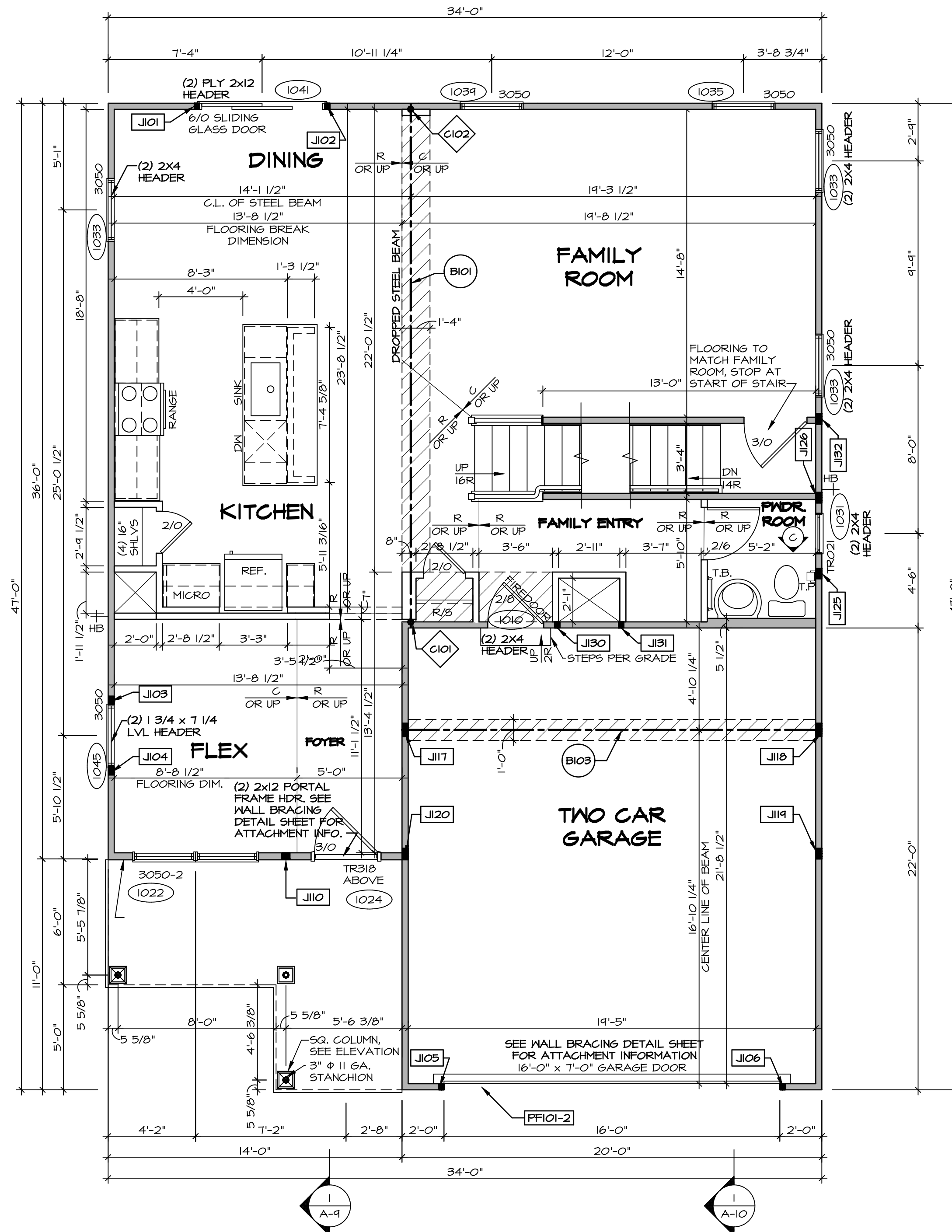
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE		1041	
J102	JACK - (2) 2X4 SFF STUD GRADE		1041	
J103	JACK - (3) 2X4 SFF STUD GRADE		1045	
J104	JACK - (3) 2X4 SFF STUD GRADE		1045	
J105	JACK - (2) 2X4 SFF STUD GRADE		1028	
J106	JACK - (2) 2X4 SFF STUD GRADE		1028	
J107	JACK - (3) 2X4 SFF STUD GRADE	ELC	1028	
J117	JACK - (3) 2X4 SFF#1	ELB, ELC, ELL	1014	
J118	JACK - (5) 2X4 SFF#1	ELB, ELC, ELL, GCB	1014	
J114	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1018	
J120	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1018	
J125	JACK - (4) 2X4 SFF STUD GRADE		1006	
J126	JACK - (4) 2X4 SFF STUD GRADE		1006	
J130	JACK - (2) 2X4 SFF STUD GRADE			
J131	JACK - (2) 2X4 SFF STUD GRADE			
J132	JACK - (4) 2X4 SFF STUD GRADE		1006	

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
--	STANCHION PORCH - 3 IN DIA ADJ	4'-4 7/8"			
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C102	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X35	24'-11"		1008	
B103	BEAM STEEL - W12X30	20'-0"	ELB, ELC, ELL, SXC	1014	
PF101-2	EXT HEADER - 2X12 - 2 PLY	19'-9"	GCB	1028	2-PLY, PORTAL FRAME

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

- 1.A - (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.A - (2) PLY 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.
- 3.A - (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.
- 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 OR ALT 1 1/2" WIDE LVL. FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 5.A - (3) PLY 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.
- 6.A - (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.
- 7.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



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**
1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 3. 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.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 10. 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

DCY-TE-0084

COMMITTEE: TARA ESTATES - 0084

STREET ADDRESS: 17401 TIMBERVIEW COURT

CITY: FRANKLIN STATE: OH ZIP: 45005

SET NO. BLG00
VERSION 01
DRAWN BY:
DATE:
OPTION

BALLENGER
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

A-7
29

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5285 Washington Blvd
Friedrich, MD 21703

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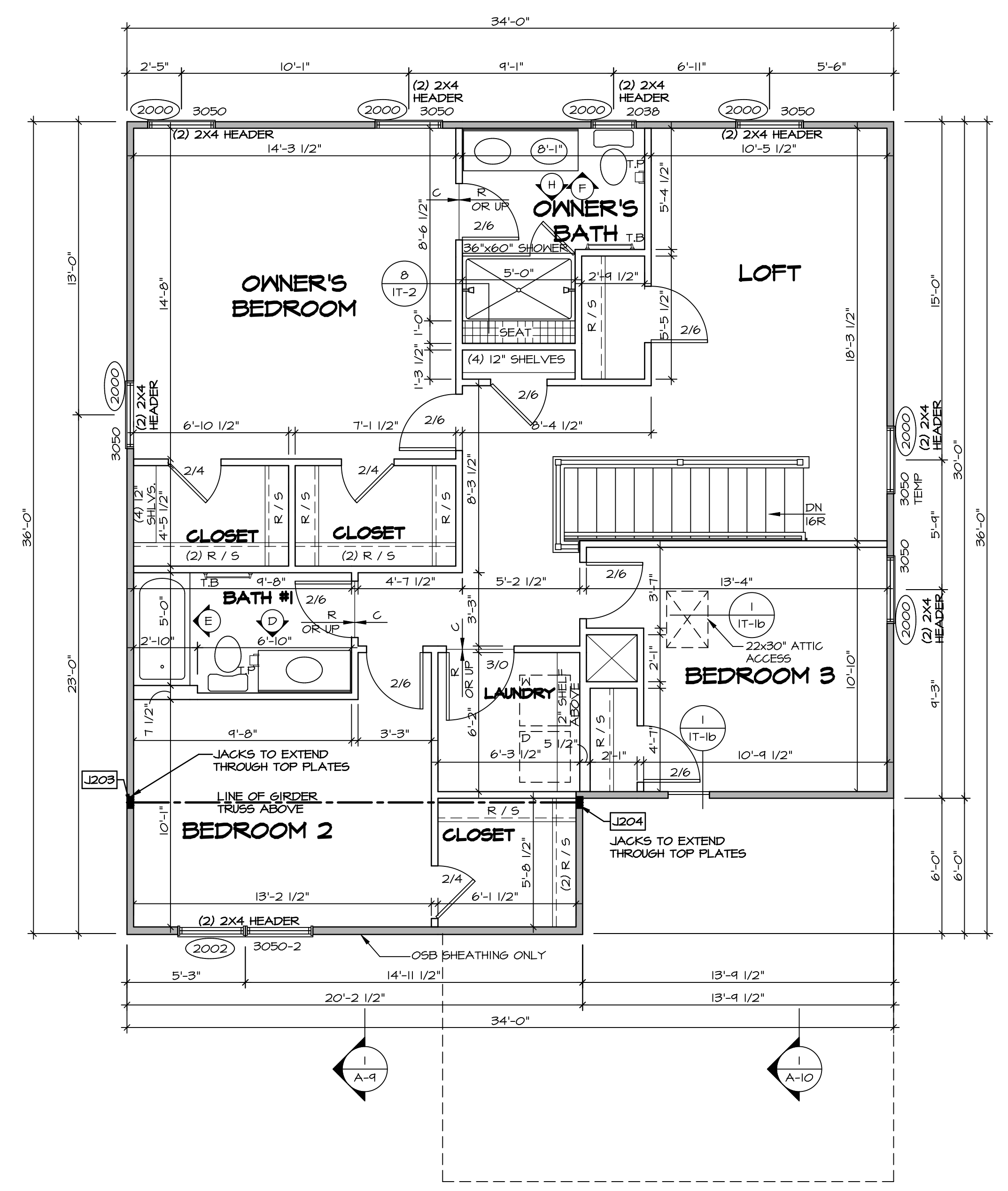
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J203	JACK - (4) 2X4 5P#1	ELB, ELC, ELL	2004	EXTEND THRU TOP PLATE
J204	JACK - (4) 2X4 5P#1	ELB, ELC, ELL	2004	EXTEND THRU TOP PLATE

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

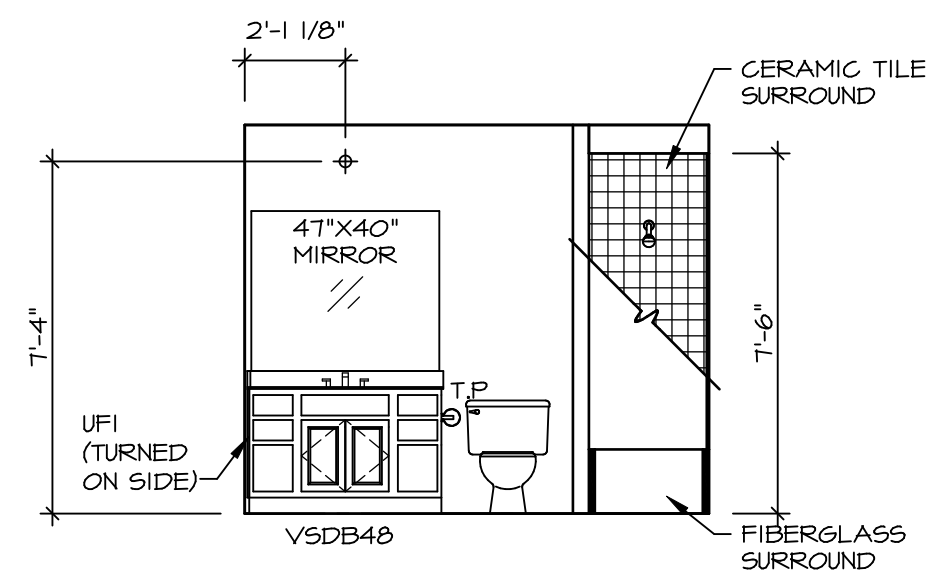
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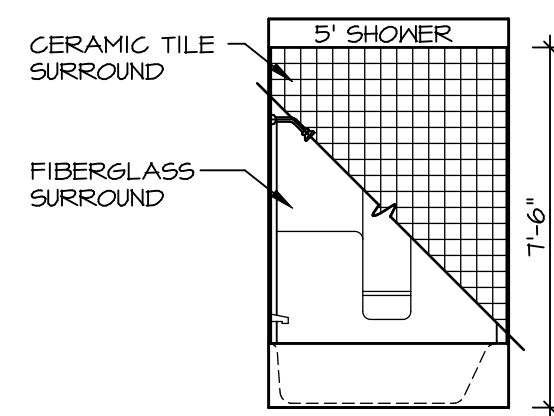


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

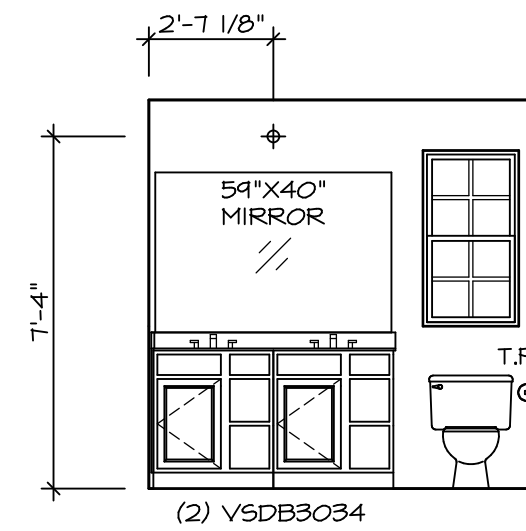
SHEET NO. A-8	MODEL BALLENGER	SET NO. BLG00	VERSION 01
		DRAWN BY	DATE:
OPTION DESCRIPTION	DRAWING TITLE SECOND FLOOR PLAN	OPTION	OPTION
		OPTION	OPTION
DIV-COMM-LOT-UNIT DCY-TE-0084 COMM-LOT TARA ESTATES - 0084 STREET ADDRESS 1401 TIMBERVIEW COURT CITY STATE OH ZIP FRANKLIN OH 45005		© NVR, Inc. expressly 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.	
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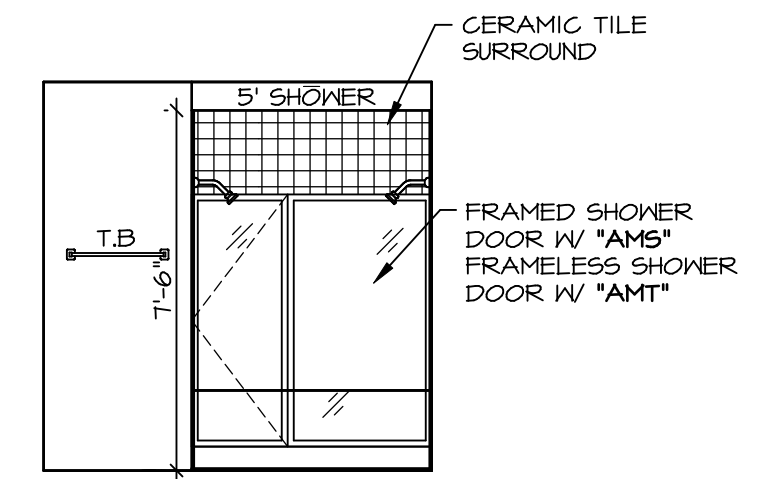
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SCALE: 1/4" = 1'-0"



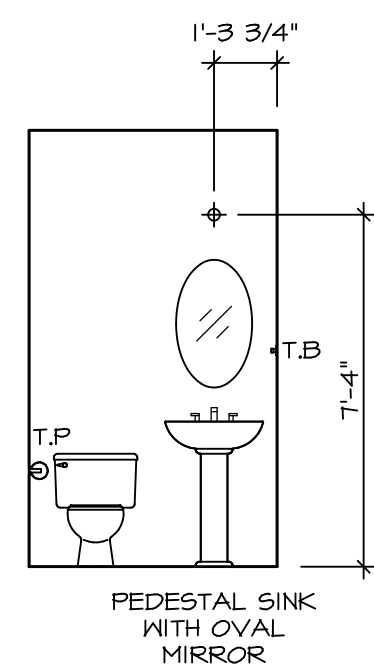
E BATH #1
SCALE: 1/4" = 1'-0"



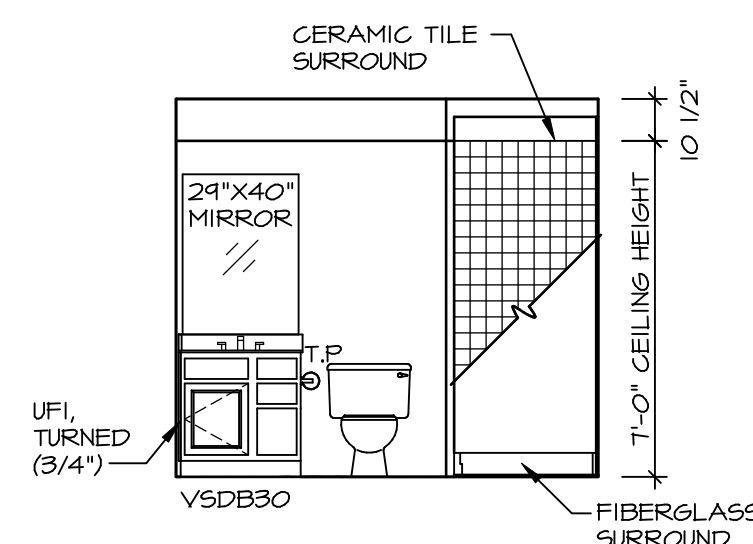
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



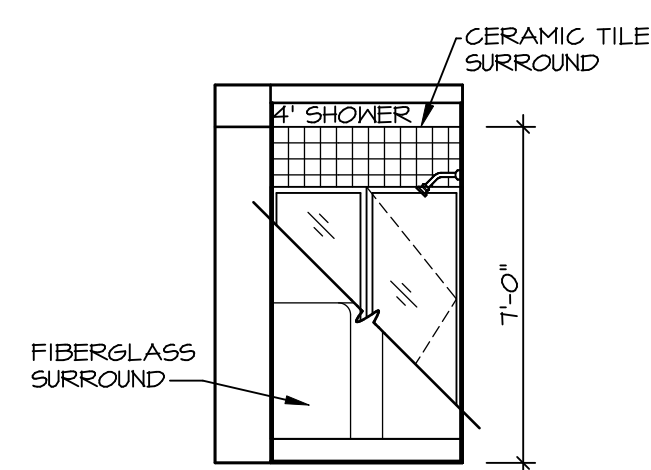
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

SHEET NO. A-13	MODEL BALLENGER	SET NO. BLG00	VERSION 01
		DRAWN BY	DATE:
DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	OPTION	
		OPTION	
49		DATE: 03/24/21	

DIV-COMM-LOT-UNIT DCY-TE-0084	
COMM-LOT TARA ESTATES - 0084	APT. NO. -----
STREET ADDRESS 1401 TIMBERVIEW COURT	
CITY FRANKLIN	STATE OH
ZIP 45005	

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