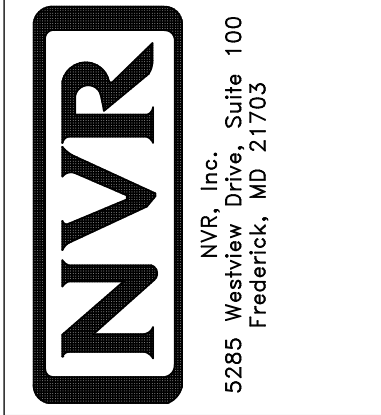


1  
A-5 PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

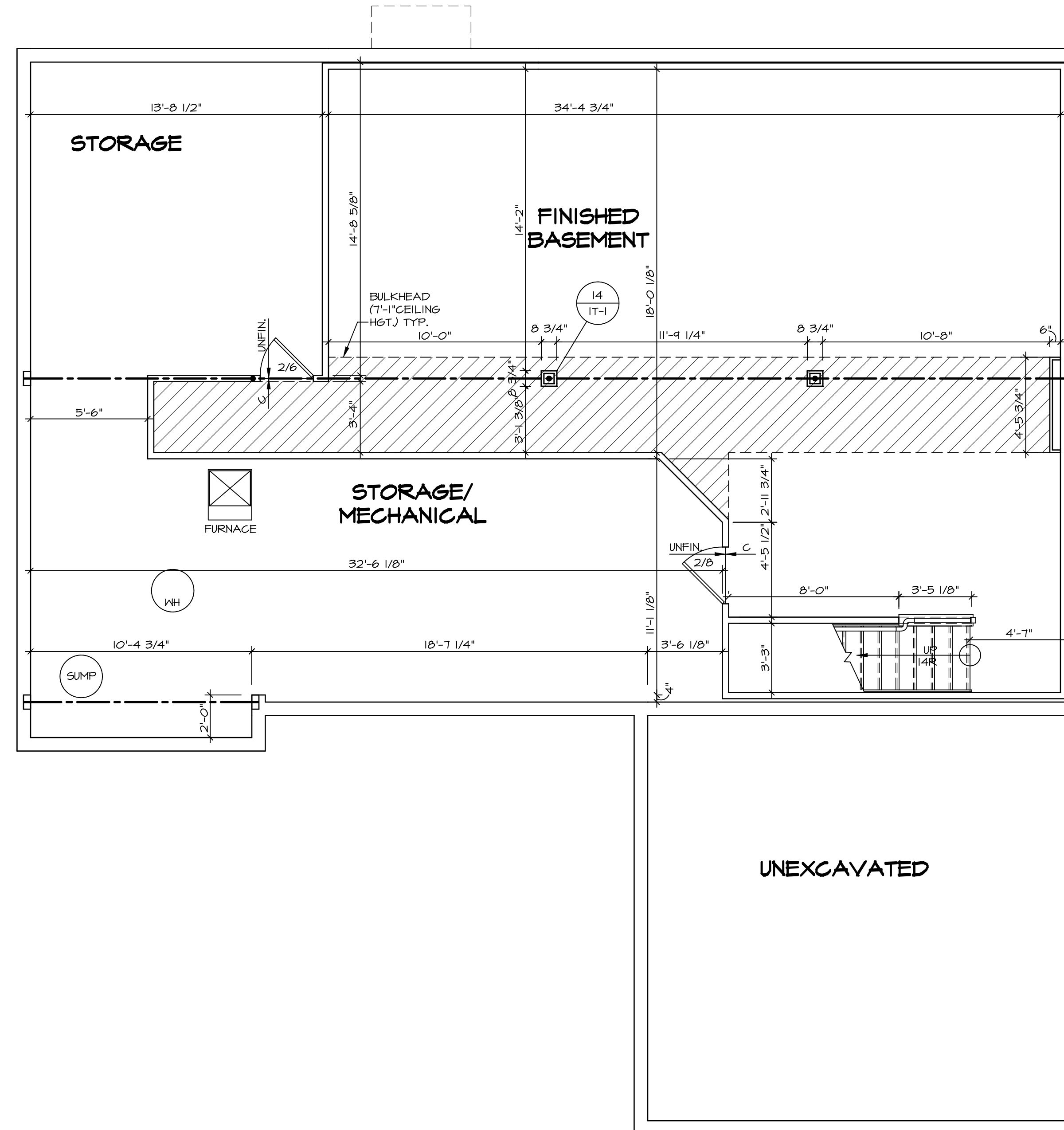
SHEET NO. <b>A-5</b>	MODEL <b>AVIANO</b>	SET NO. A/A00 VERSION 01
OPTION DESCRIPTION <b>26</b>	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY
	DATE:	OPTION



© 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 altered in any way without the written consent of NVR, Inc.

DIV-COMM-LOT-UNIT  
**DCY-TE-0089**

COMM-LOT  
TARA ESTATES - 0089  
STREET ADDRESS  
1304 TIMBER WOLF DRIVE  
CITY  
FRANKLIN  
STATE  
OH  
APT. NO.  
-----  
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

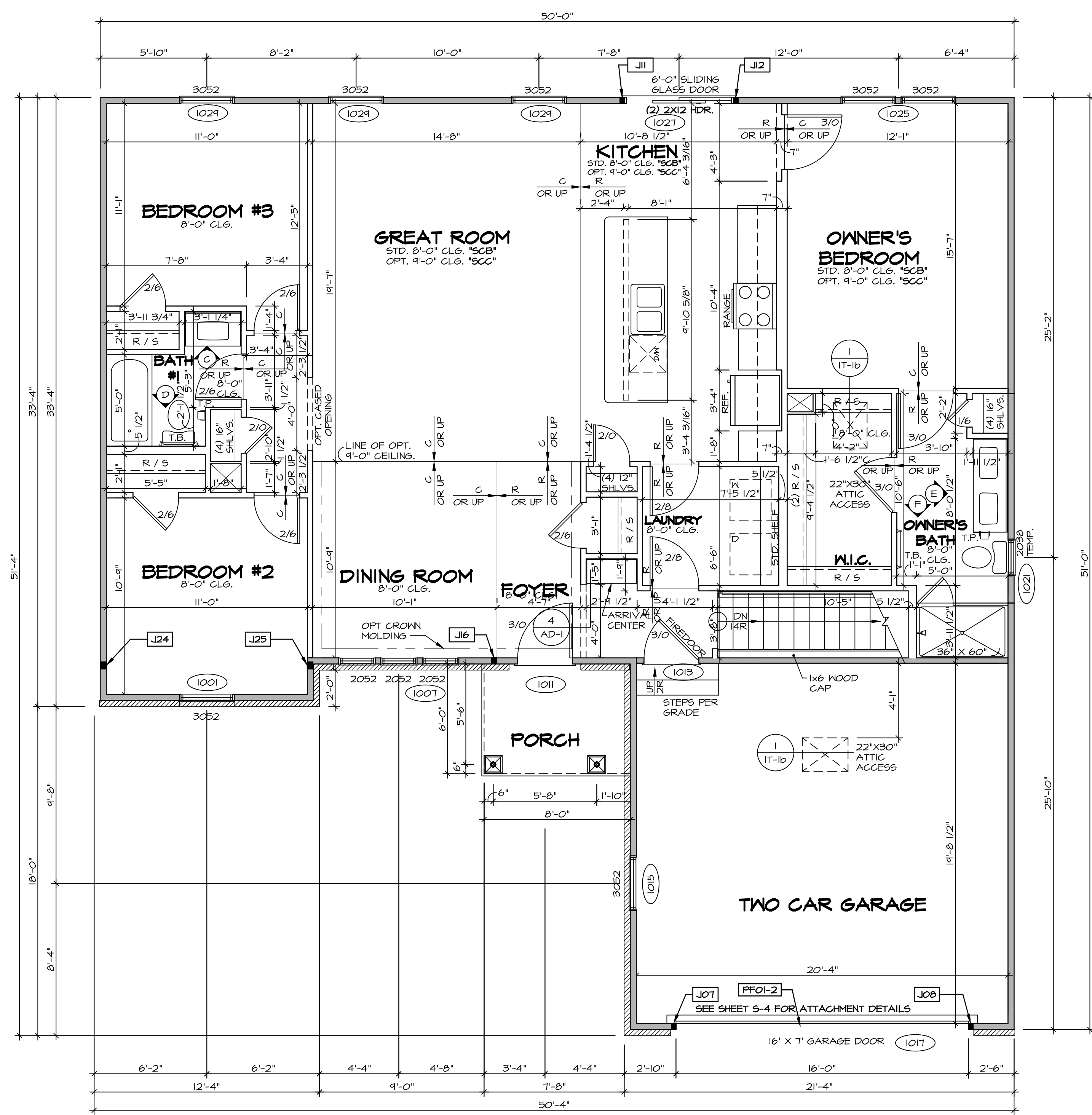
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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, 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

DIV-COMM-LOT-UNIT <b>DCY-TE-0089</b>	
COMM-LOT TARA ESTATES - 0089	APT. NO. -----
STREET ADDRESS 1304 TIMBER WOLF DRIVE	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>NVR, Inc. Suite 100          5285 Walkersville Road          Frederick, MD 21703</p>	
SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 4/1/15 OPTION	<p>MODEL <b>AVIANO</b></p> <p>DRAWING TITLE <b>BASEMENT FLOOR PLAN</b></p> <p>OPTION DESCRIPTION</p>
SHEET NO. <b>A-6</b>	29

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



**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:**

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D 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.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D 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
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D 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

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

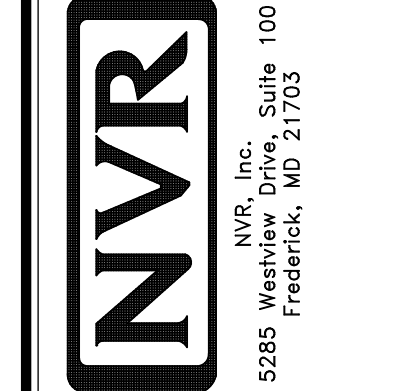
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF01-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

**FIRST FLOOR JACK SCHEDULE**

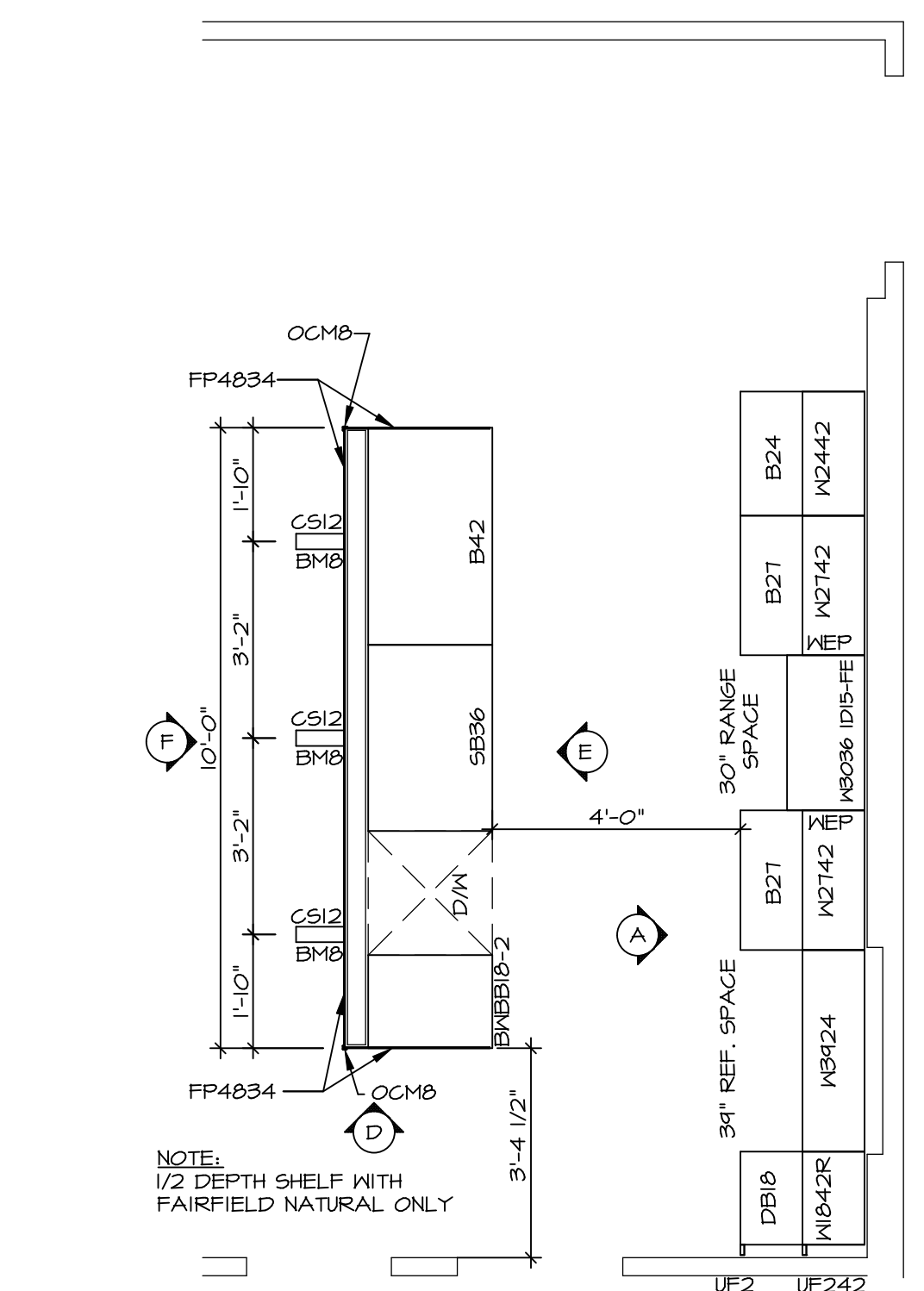
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J02	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J16	JACK - (2) 2X4 SFF STUD GRADE	ELB	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

DIV-COMM-LOT-UNIT  
**DCY-TE-0089**  
COMM-LOT  
TARA ESTATES - 0089  
STREET ADDRESS  
1804 TIMBER WOLF DRIVE  
CITY  
FRANKLIN  
STATE  
OH  
APT. NO.  
ZIP  
45005

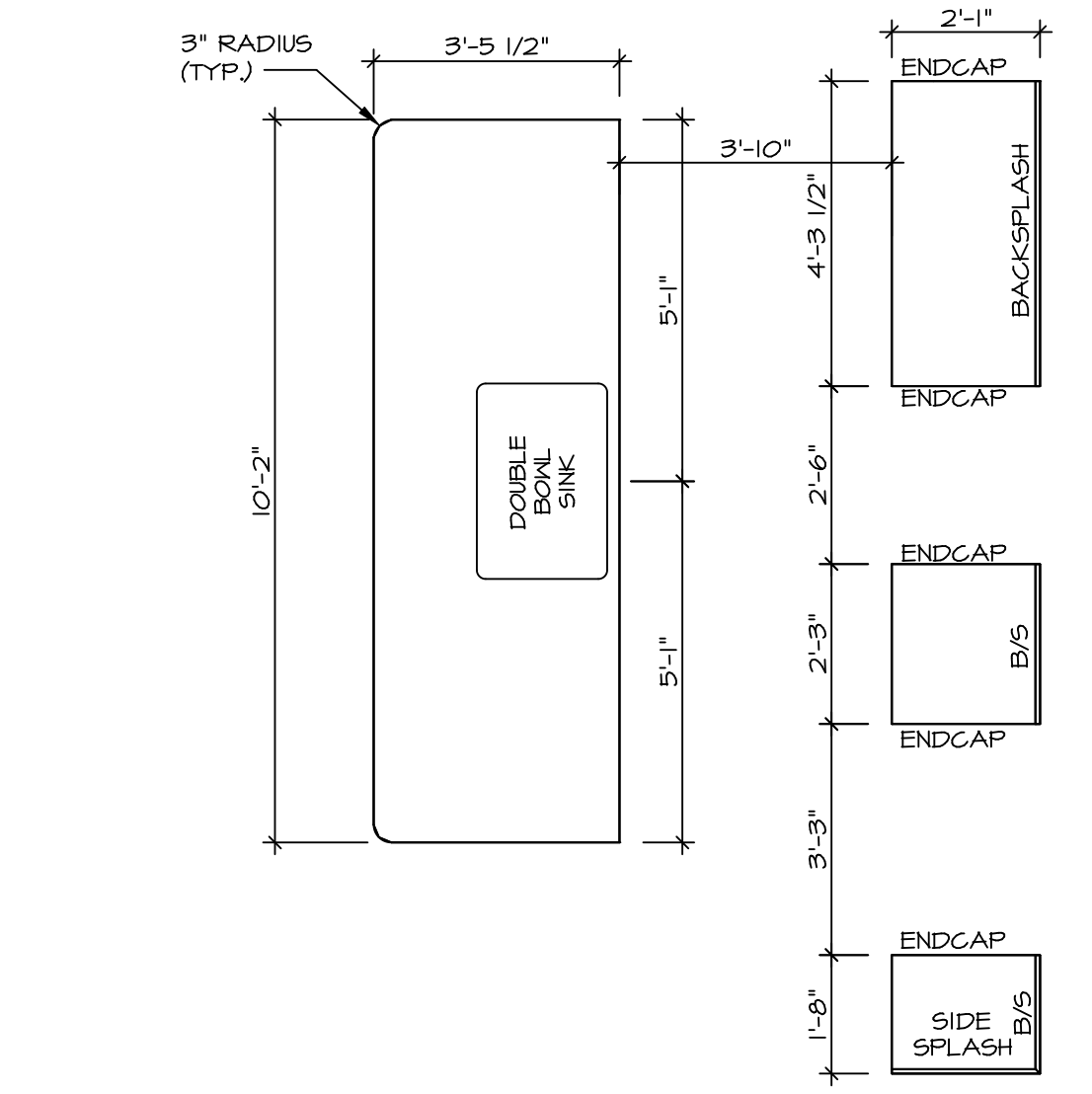
NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SHEET NO. **A-7** 31  
MODEL: **AVIANO**  
DRAWING TITLE: **FIRST FLOOR PLAN**  
OPTION DESCRIPTION  
SET NO. A1A00  
VERSION 01  
DRAWN BY: **SGA**  
DATE: **9/17/15**  
OPTION



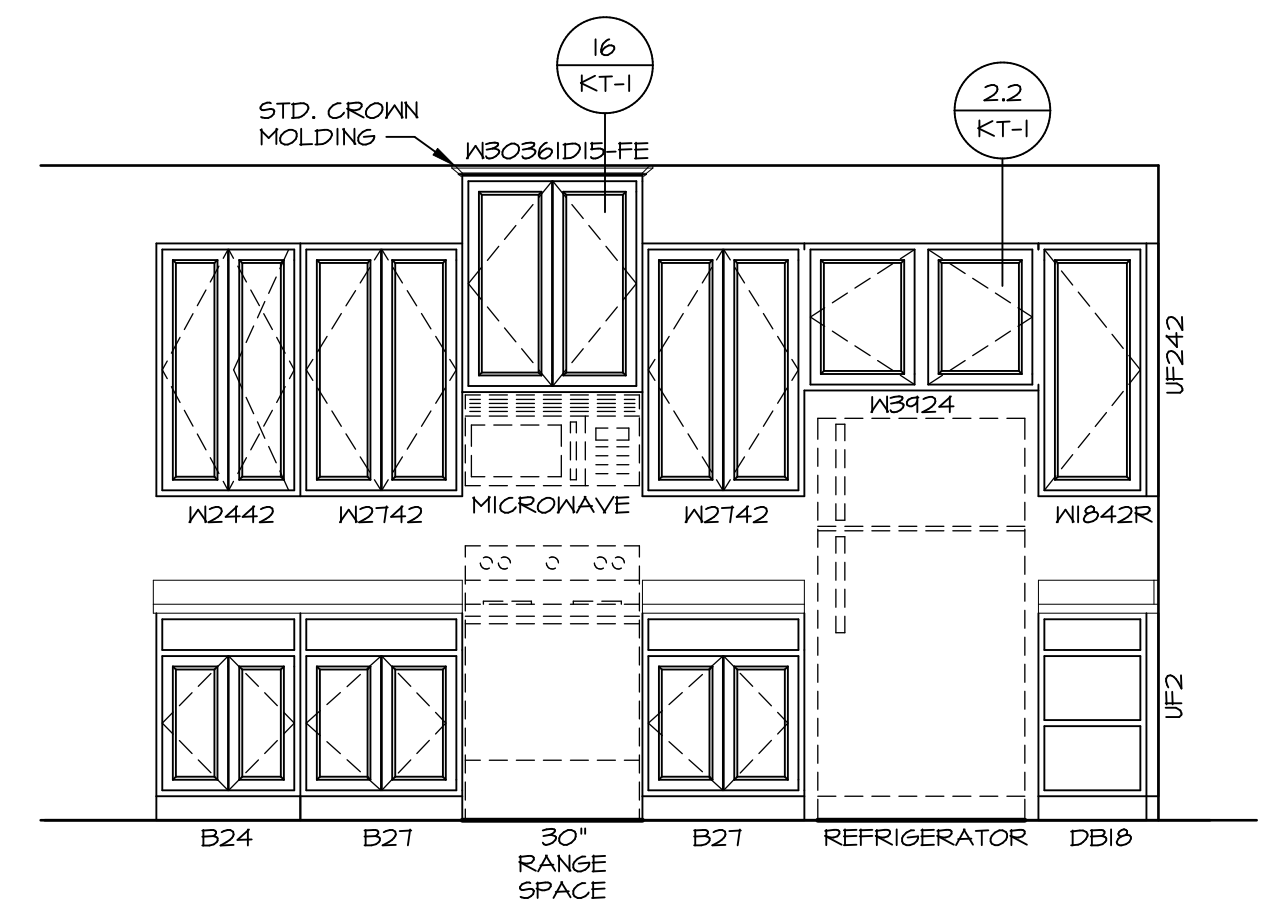
**KITCHEN CABINET PLAN / KC-3432(TC)**  
 SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) \*KD2\*



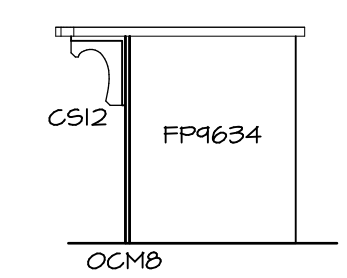
**KITCHEN COUNTERTOP PLAN / KC-3432(TC)**  
 SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) \*KD2\*

**NOTES:**

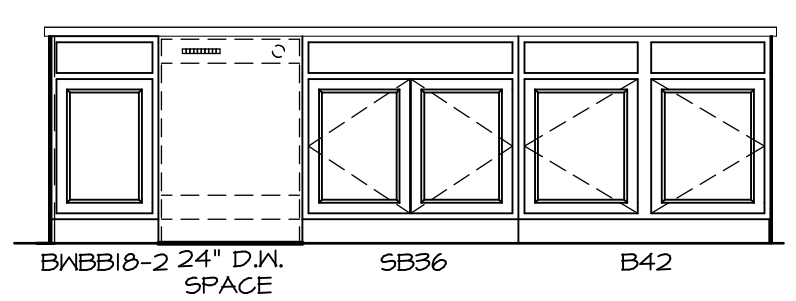
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (J/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET, SHIMMED, LEVELED 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 OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



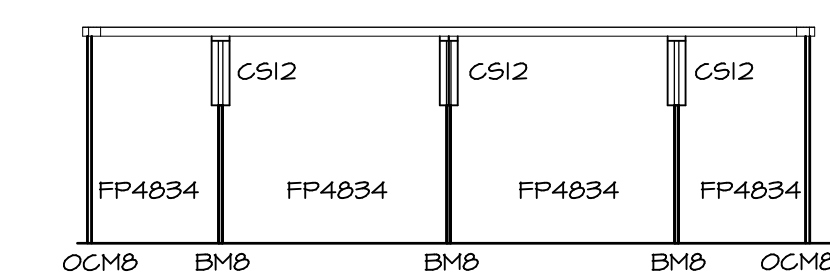
**A KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



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



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



**F KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"

**3 KITCHEN ELEVATIONS**  
 SCALE: 1/4" = 1'-0"

BIV-COMM-LOT-UNIT  
**DCY-TE-0089**

COMM-LOT  
 TARA ESTATES - 0089

STREET ADDRESS  
 1504 TIMBER WOLF DRIVE

CITY  
 FRANKLIN

STATE  
 OH

ZIP  
 45005

APT. NO.  
 ----

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

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

SET NO. A1A00  
 VERSION 01  
 DRAWN BY RJC  
 DATE: 4/11/15  
 OPTION

MODEL  
**AVIANO**  
 DRAWING TITLE  
 KITCHEN LAYOUT

SHEET NO.  
**A-11**

38

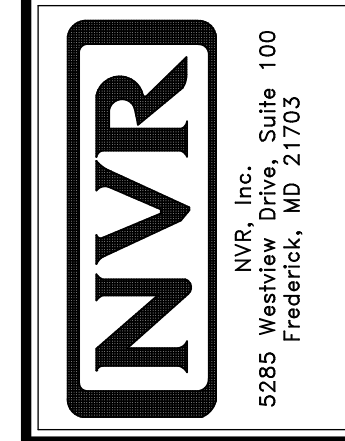
C:\NVR\Solves\AVIANO\_A1A00\_01\DCY-TE-0089\218729\Sheet\Lot\_Specific\38\_A-11\_LS\_KIT.dwg 12/02/20 - 3:59 am

**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-0089**  
COMM-LOT  
TARA ESTATES - 0089  
STREET ADDRESS  
1304 TIMBER WOLF DRIVE  
CITY  
FRANKLIN  
STATE  
OH  
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

