

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

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

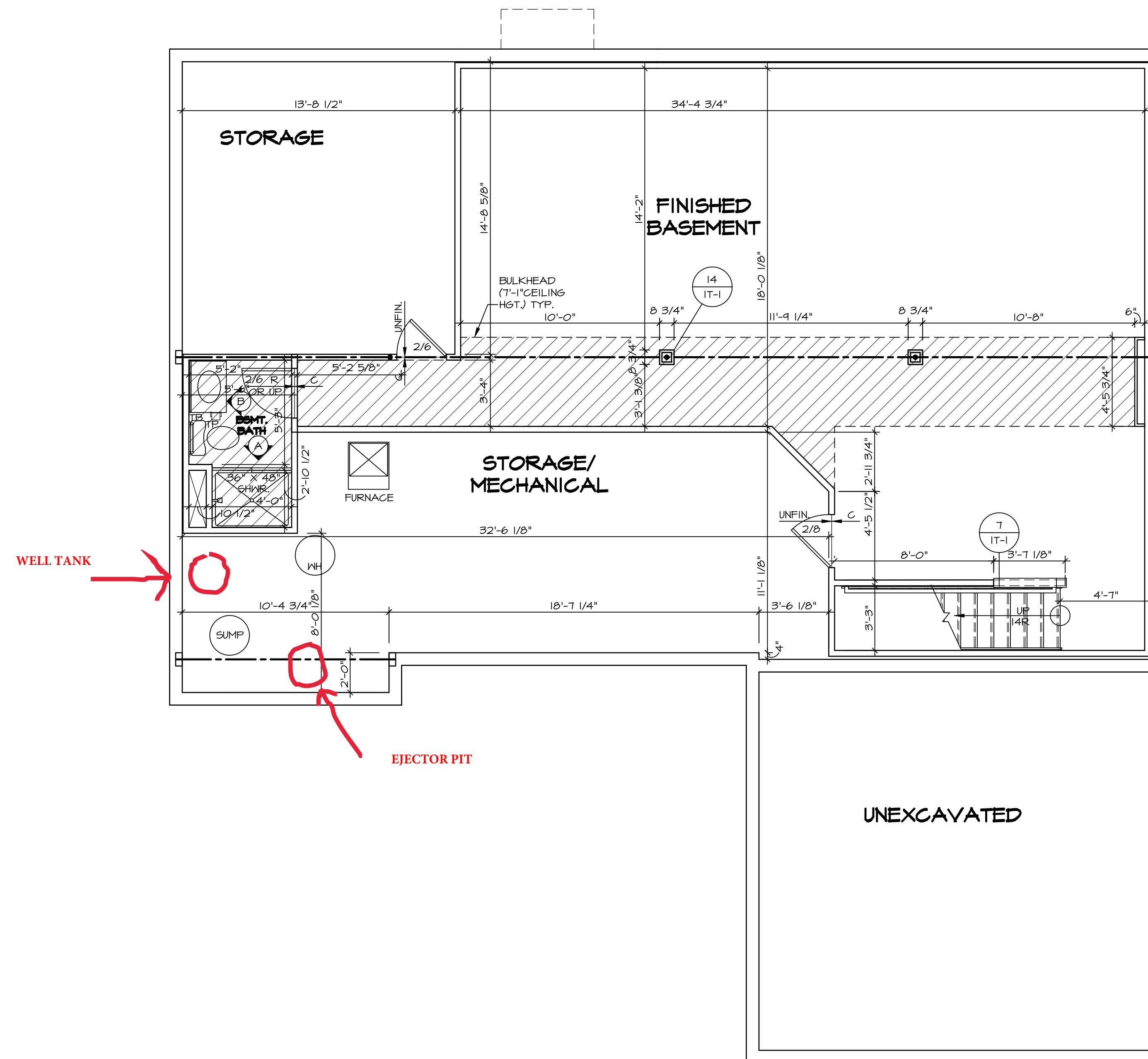
NVR
NVR, Inc., Suite 100
Frederick, MD 21703

© 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-0094

COMM-LOT
TARA ESTATES - 0094
STREET ADDRESS
1320 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

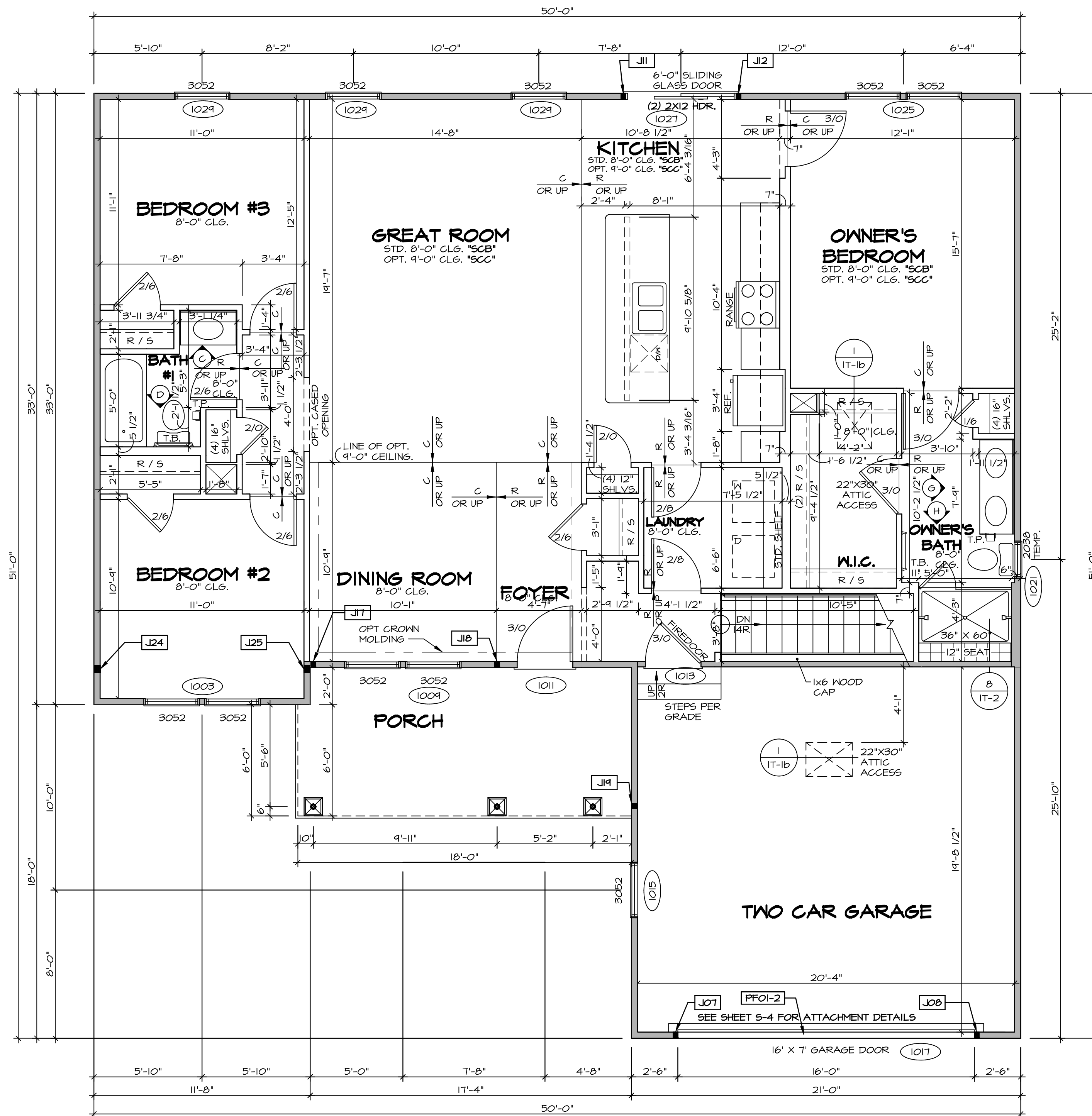
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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

<p>SHEET NO. A-6</p>	<p>MODEL AVIANO</p> <p>DRAWING TITLE BASEMENT FLOOR PLAN</p> <p>OPTION DESCRIPTION</p>	<p>SET NO. A/A00</p> <p>VERSION 01</p> <p>DRAWN BY SGA</p> <p>DATE: 4/1/15</p> <p>OPTION</p>	<p>DIV-COMM-LOT-UNIT DCY-TE-0094</p> <p>COMM-LOT TARA ESTATES - 0094</p> <p>STREET ADDRESS 1820 TIMBER WOLF DRIVE</p> <p>CITY FRANKLIN STATE OH ZIP 45005</p>
<p>NVR</p> <p>NVR, Inc. Suite 100 5285 Washburn Frederick, MD 21703</p>		<p>© 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.</p>	
<p>C:\NVR\Solves\AVIANO_AIA00_01\DCY-TE-0094\2153455\Sheet\Lot_Specific_V29_A-6_BSM1_LS.dwg 11/12/20 - 3:10 am</p>			

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	
J17	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J18	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J19	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

DCY-TE-0094

COMM-LT
TARA ESTATES - 0094

STREET ADDRESS
1820 TIMBER WOLF DRIVE

CITY
FRANKLIN

STATE
OH

ZIP
45005

APRT. NO.

© 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.

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

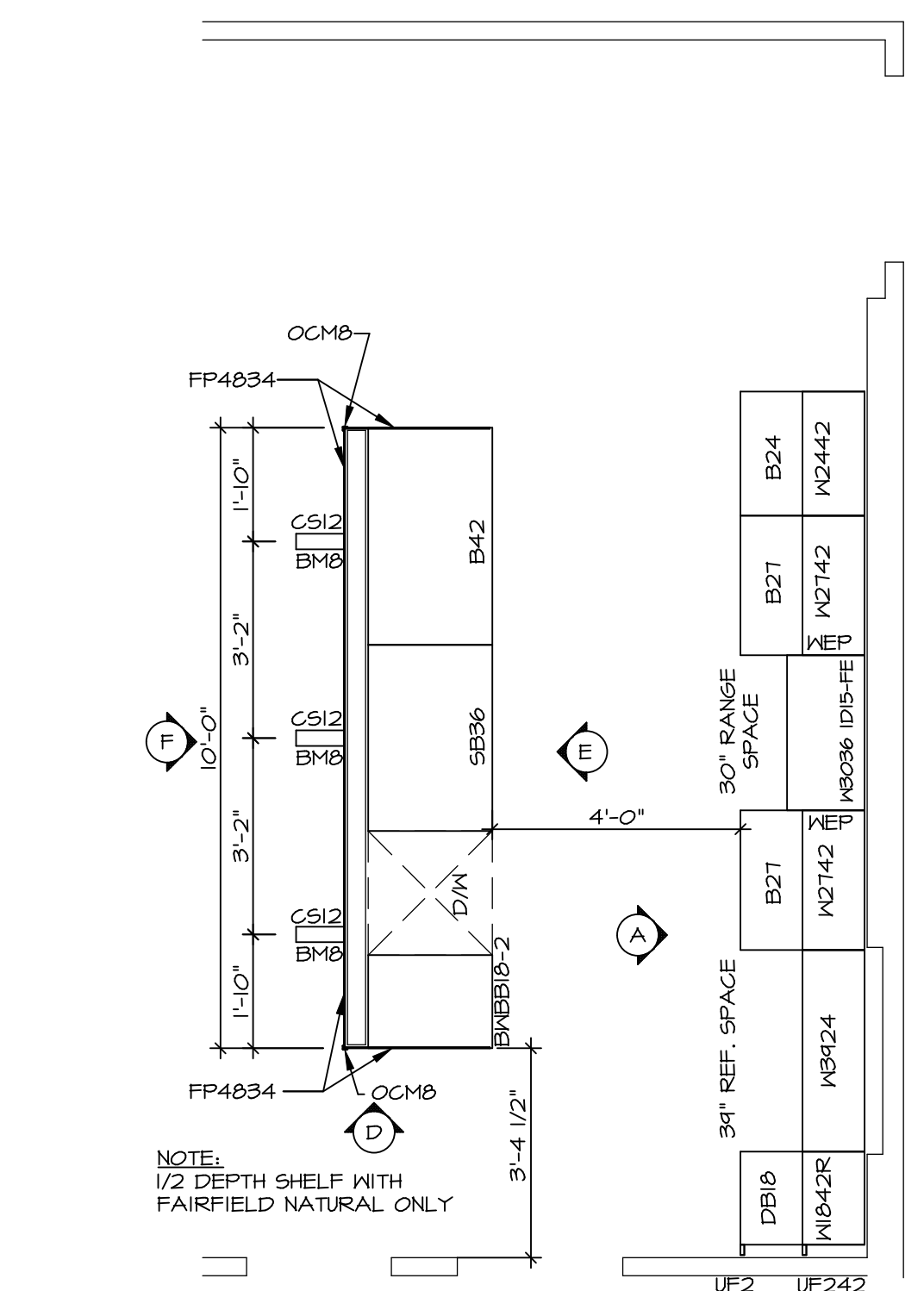
SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/9/15
OPTION

MODEL
AVIANO
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

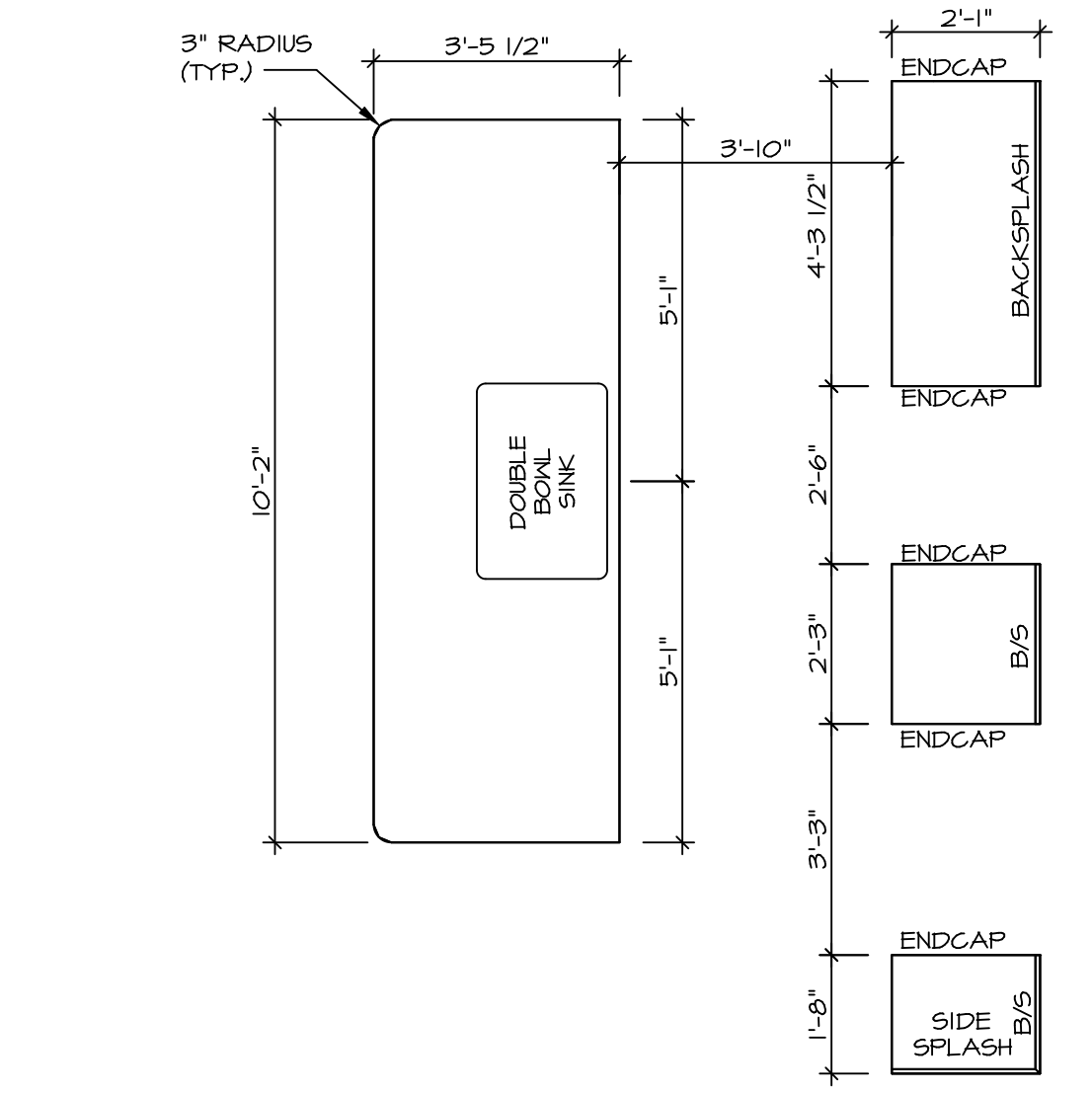
SHEET NO.
A-7
31

C:\NVR\Solves\AVIANO_AIA00_01\DCY-TE-0094\21534551\Sheet\Lot_1_Specific\31_A-7_PLN1_LS.dwg 11/12/20 - 3:10 am

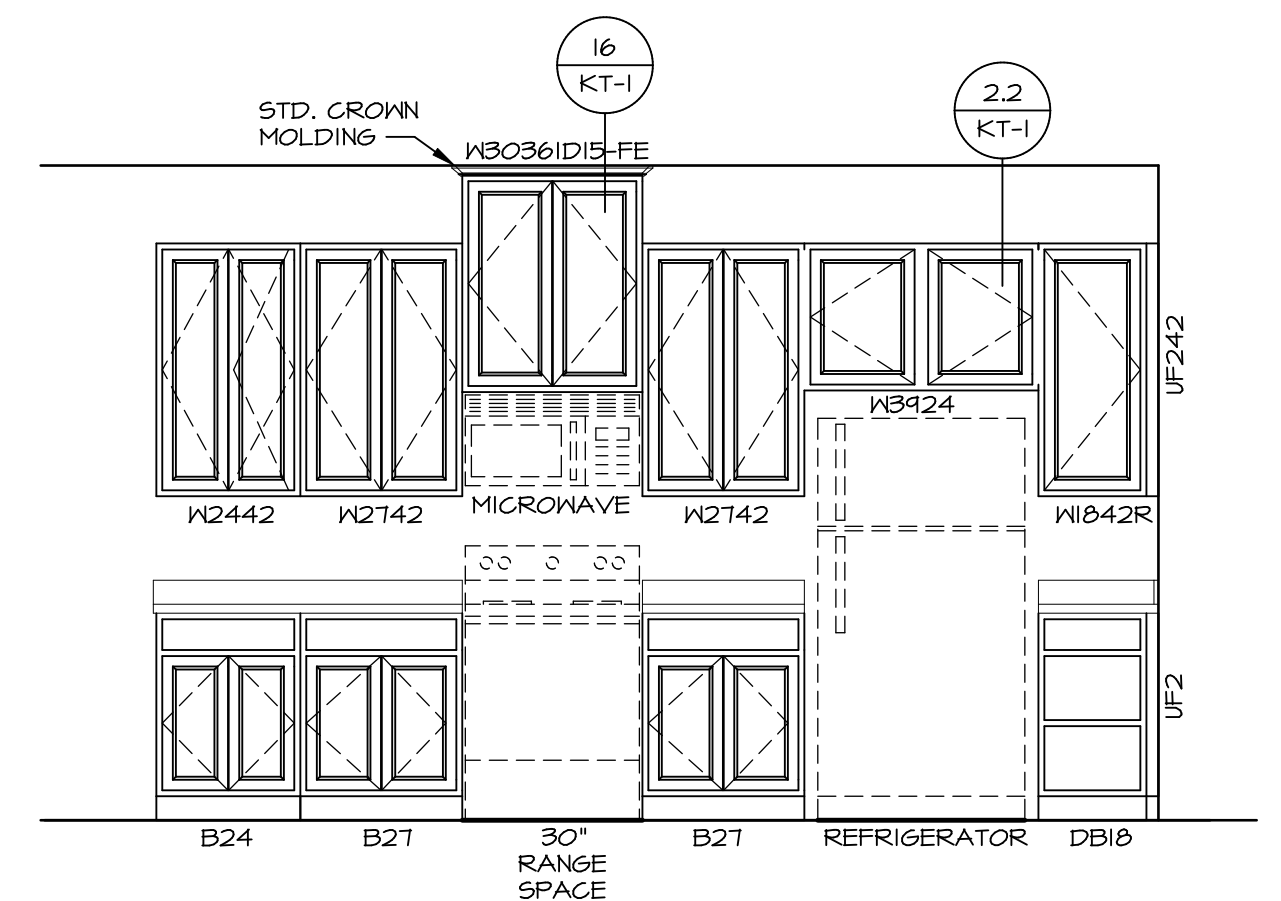
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (J/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET,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



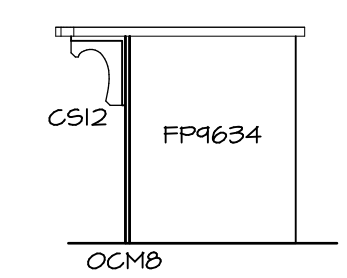
KITCHEN CABINET PLAN / KC-3432(TC)
 SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



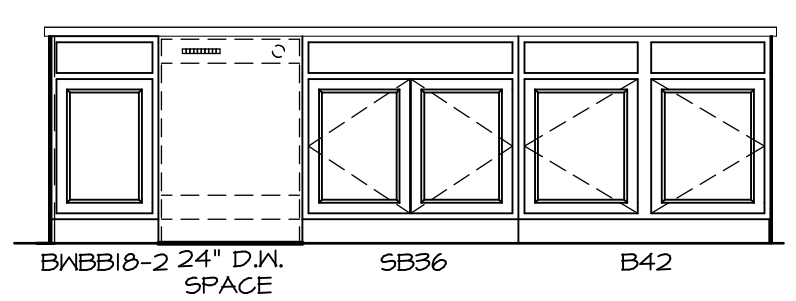
KITCHEN COUNTERTOP PLAN / KC-3432(TC)
 SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



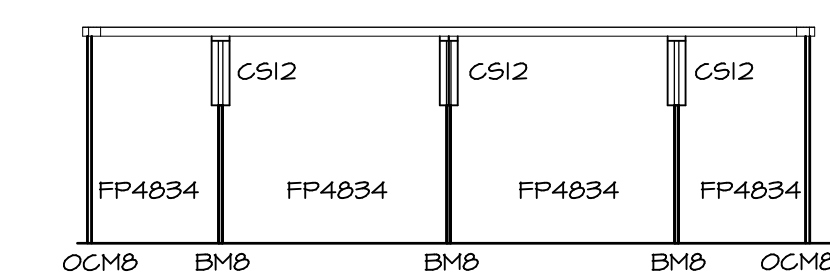
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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



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



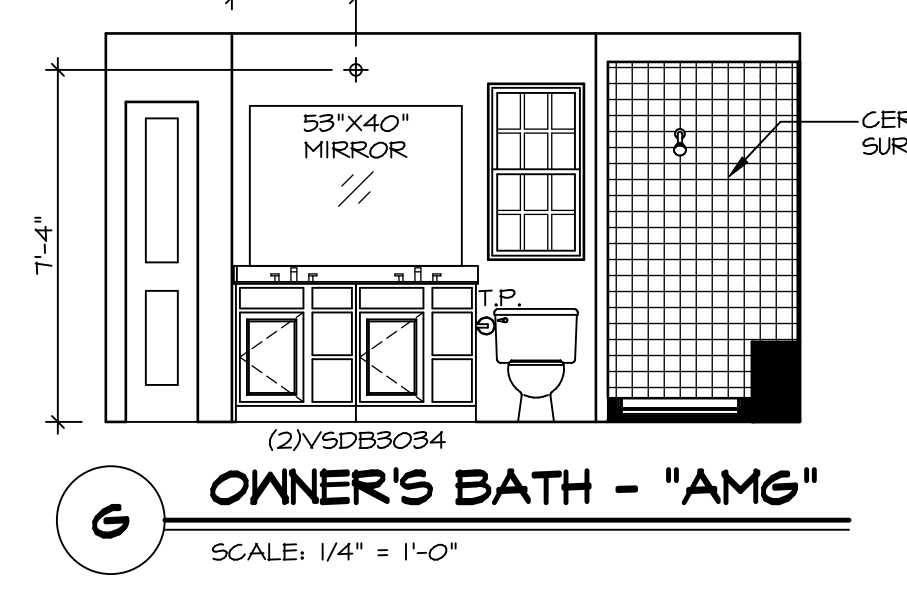
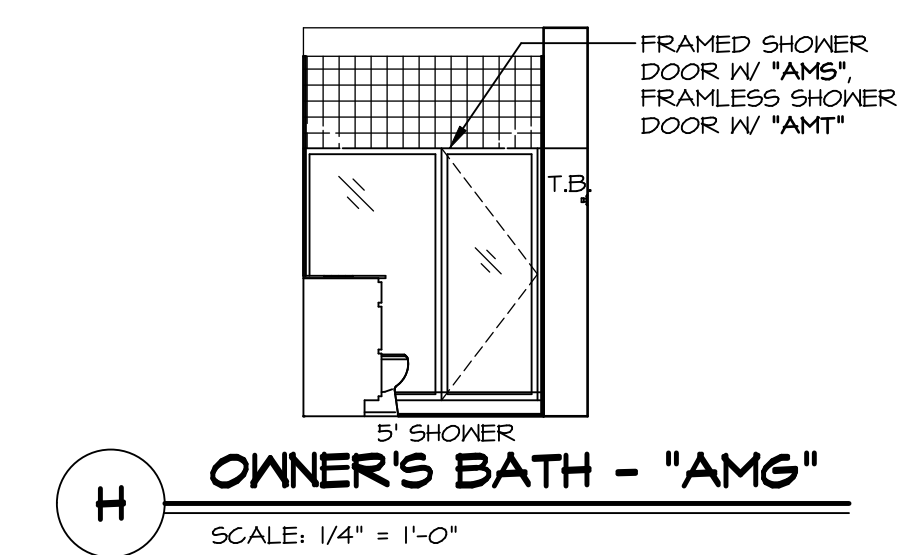
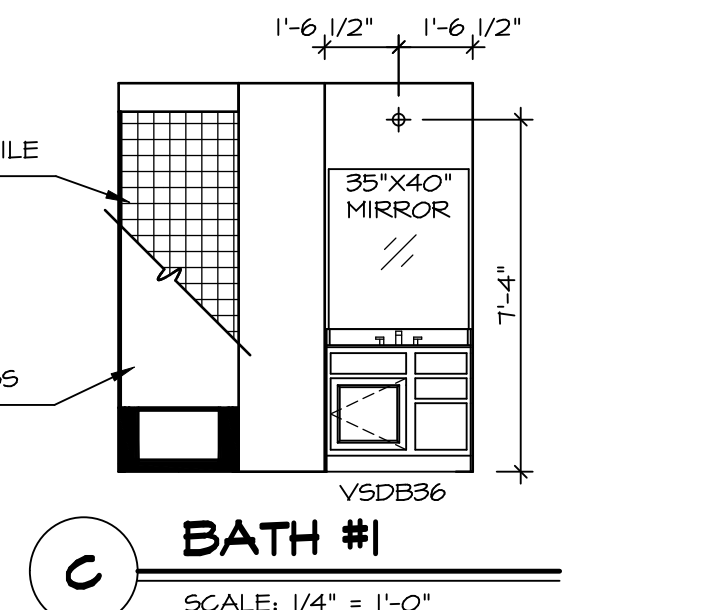
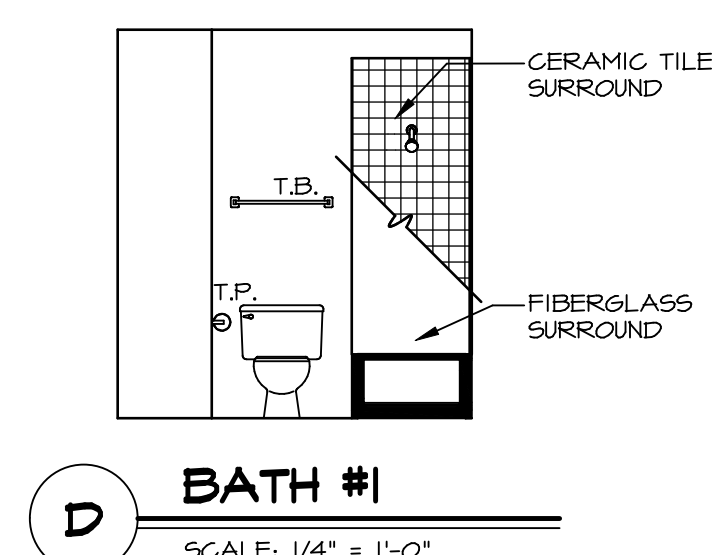
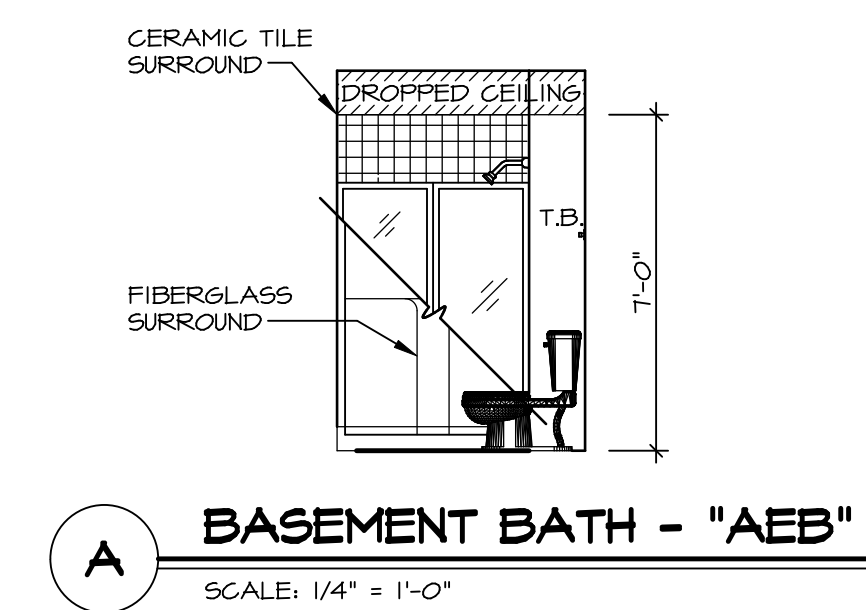
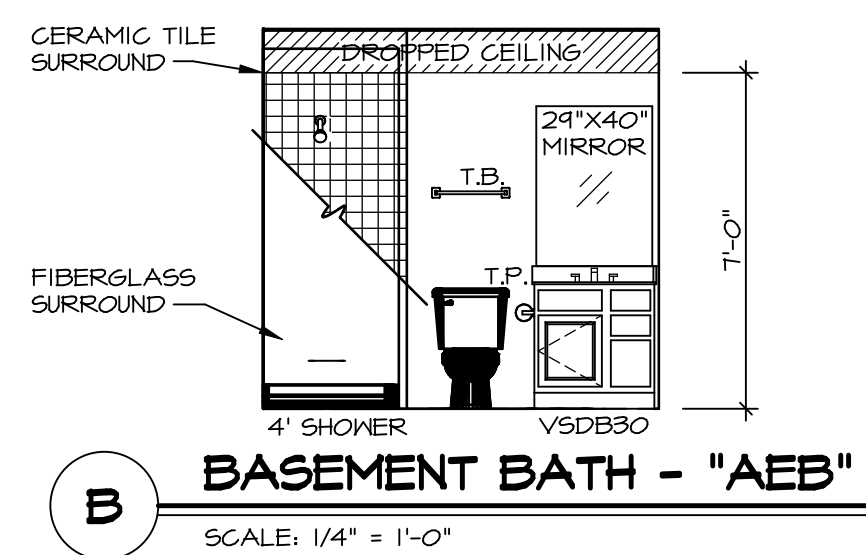
F KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"

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

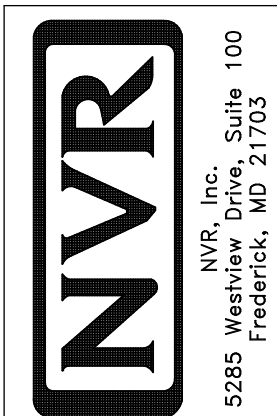
SHEET NO. A-11	MODEL AVIANO	SET NO. A1A00
	DRAWING TITLE KITCHEN LAYOUT	VERSION 01
38	OPTION DESCRIPTION	DRAWN BY RJC
		DATE: 4/11/15
DIV-COMM-LOT-UNIT DCY-TE-0094 COMM-LOT TARA ESTATES - 0094 STREET ADDRESS 1820 TIMBER WOLF DRIVE CITY FRANKLIN STATE OH ZIP 45005		© NVR, Inc. expressly reserves the copyright and all other rights in these plans. These plans are not to be reproduced, changed or altered in any way without the prior written consent of NVR, Inc.
NVR NVR, Inc. Suite 100 5285 Washington Road Frederick, MD 21703		11/12/20 - 3:10 am C:\NVR\Solves\AVIANO_A1A00_01\DCY-TE-0094\21534551\Sheet\Lot_Specific\38_A-11_LS_KIT.dwg

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.



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



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

SHEET NO. **A-12**
MODEL **AVIANO**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

42

DIV-COMM-LOT-UNIT **DCY-TE-0094**
COMM-LOT
TARA ESTATES - 0094
STREET ADDRESS
1820 TIMBER WOLF DRIVE
CITY FRANKLIN STATE OH ZIP 45005