

1 PLUMBING PLAN  
A-5 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

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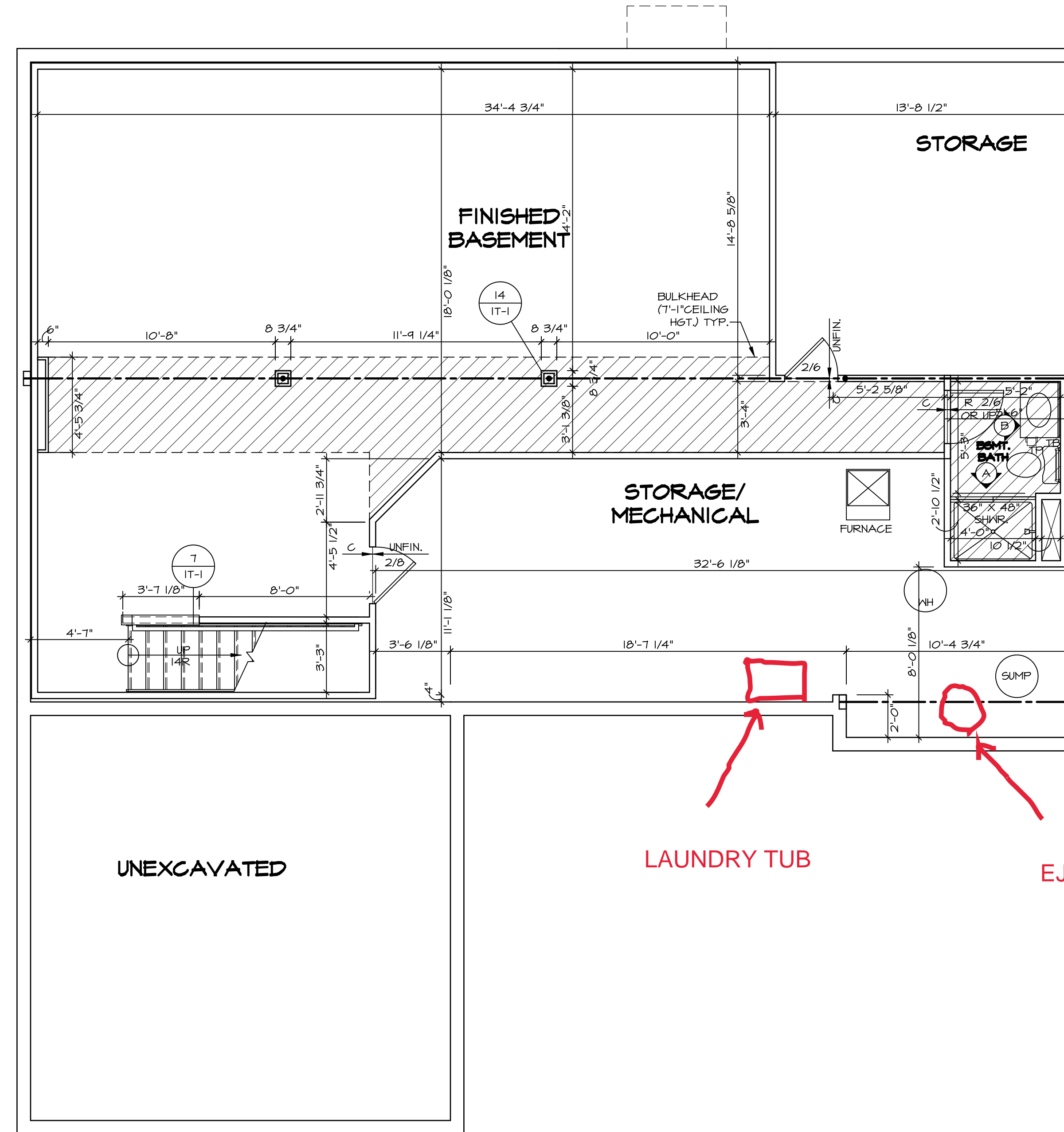
DIV-COMM-LOT-UNIT  
**DCY-TE-0098**

COMM-LOT  
TARA ESTATES - 0098

STREET ADDRESS  
1852 TIMBER WOLF DRIVE

CITY STATE OH ZIP  
FRANKLIN OH 45005

APPT. NO.	-----
STATE	OH
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

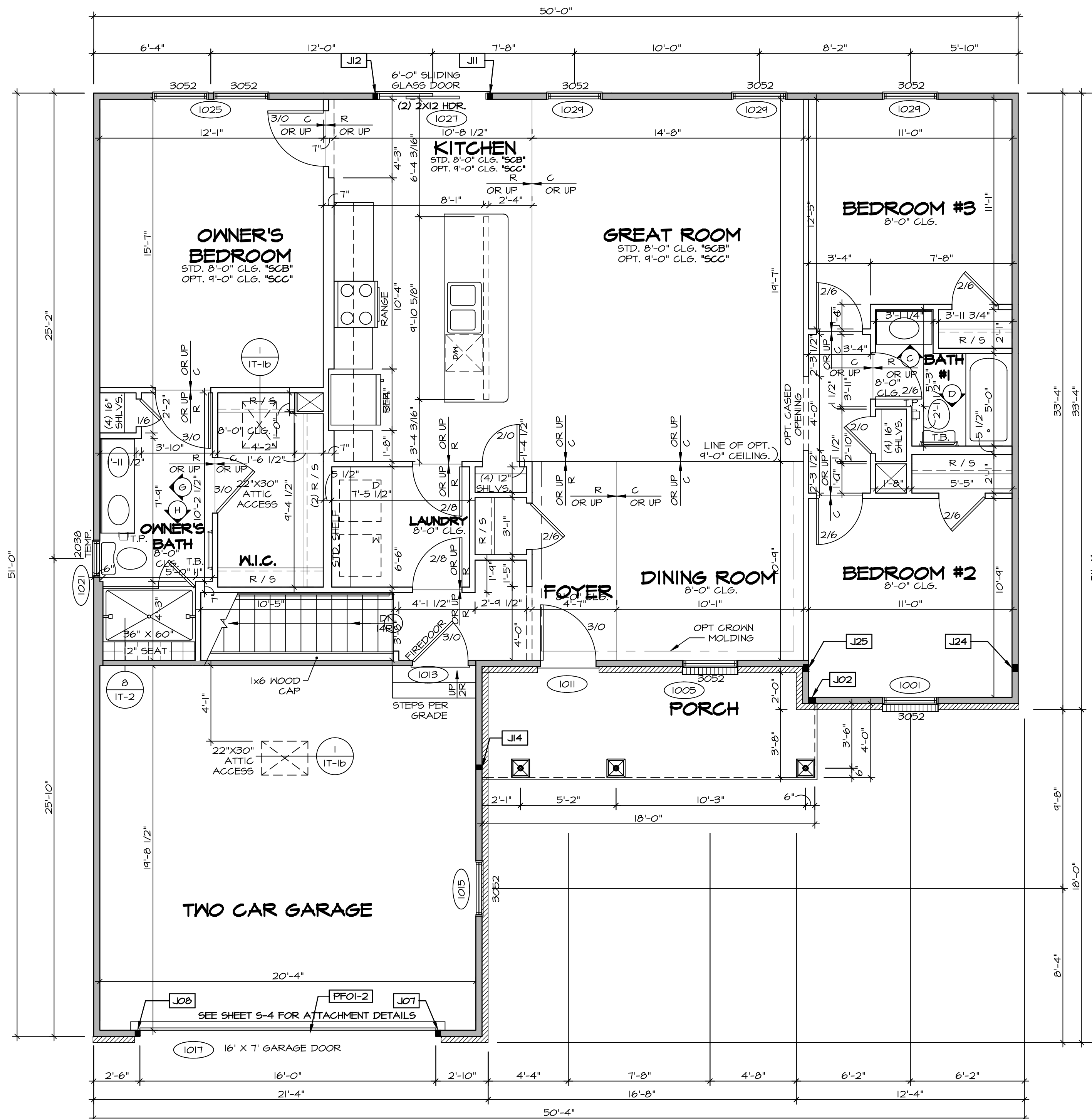
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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 EACH END, UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO BE 4" AND 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.

- 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"

<p>SHEET NO. <b>A-6</b></p>	<p>MODEL <b>AVIANO</b></p> <p>DRAWING TITLE <b>BASEMENT FLOOR PLAN</b></p> <p>OPTION DESCRIPTION <b>OPTION</b></p>	<p>SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 4/1/15</p>	<p>DIV-COMM-LOT-UNIT <b>DCY-TE-0098</b></p> <p>COMM-LOT TARA ESTATES - 0098</p> <p>STREET ADDRESS 1852 TIMBER WOLF DRIVE</p> <p>CITY STATE OH ZIP FRANKLIN OH 45005</p>
<p><b>NVR</b> NVR, Inc. Suite 100 5285 Walkersville Road Frederick, MD 21703</p>		<p>C:\NVR\Solves\AVIANO_AIA00_01\DCY-TE-0098\218502A\Sheet\Lot_Specific_V29_A-6_BSMT_LS.dwg 11/29/20 - 2:34 pm</p>	



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

**LEGEND**

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	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
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J02	JACK - (3) 2X4 SFF STUD GRADE	ELA, EPA		
J07	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1027	
J12	JACK - (2) 2X4 SFF STUD GRADE		1027	
J14	JACK - (2) 2X4 SFF STUD GRADE	ELA, EPA, EVM	1033	
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. A1A00  
VERSION 01  
DRAWN BY: SGA  
DATE: 9/17/15  
OPTION

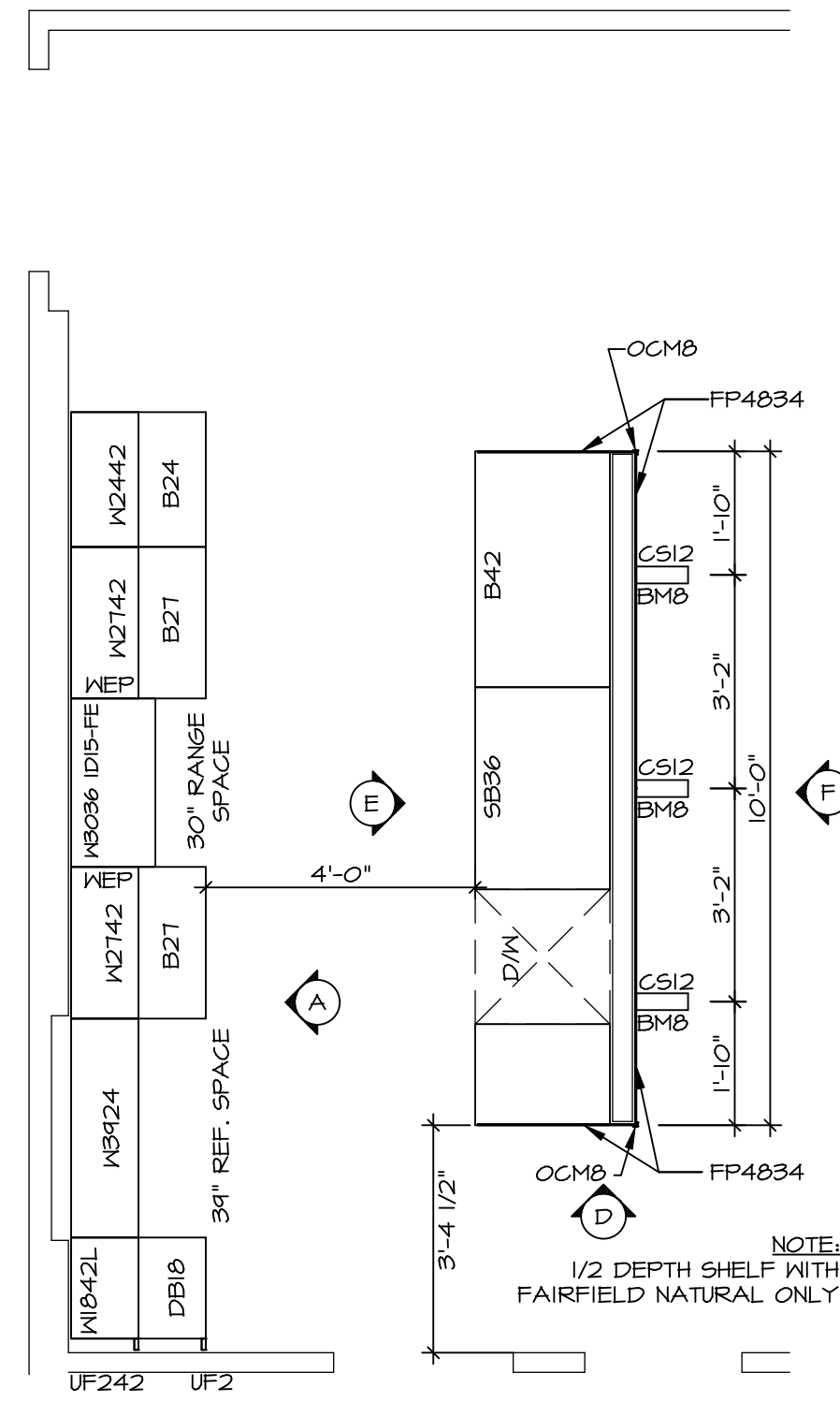
SHEET NO. A-7  
31

DCY-TE-0098  
TARA ESTATES - 0098  
1952 TIMBER WOLF DRIVE  
FRANKLIN, OH 45005

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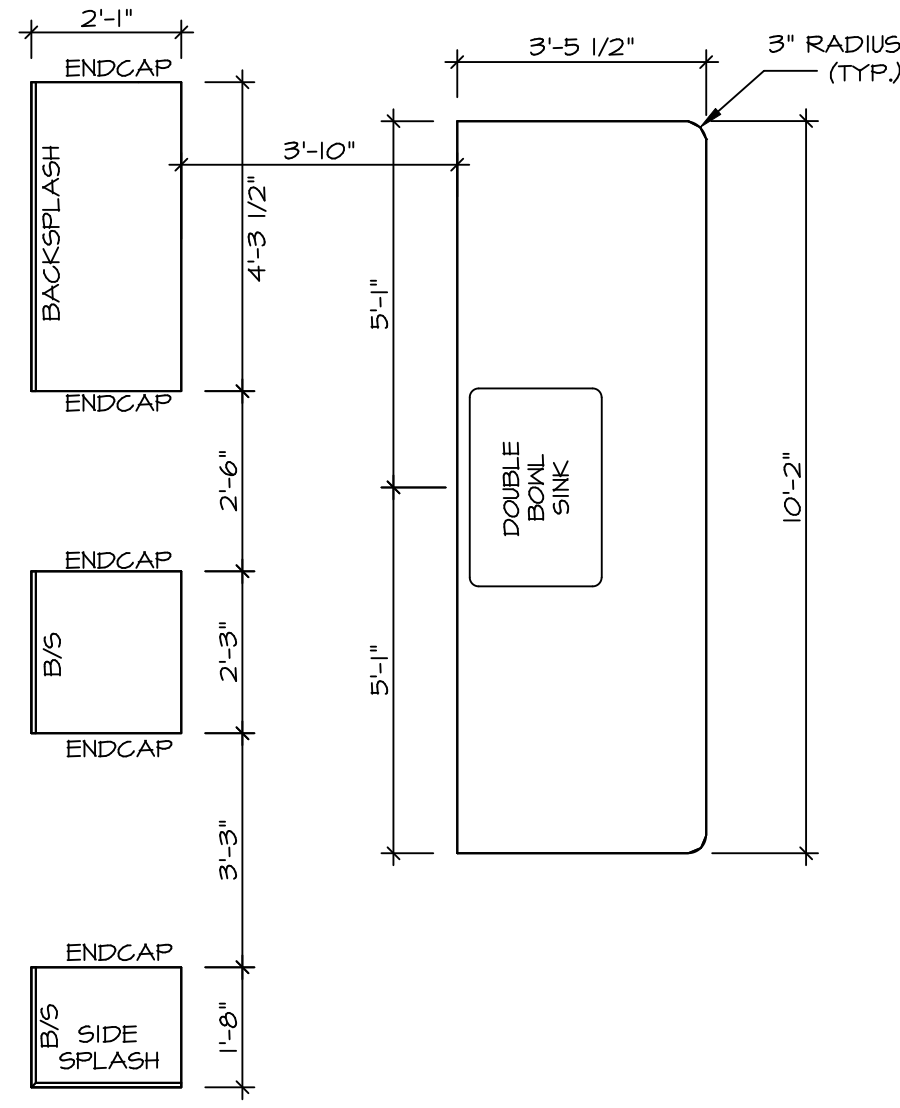
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5285 Washington Blvd.  
Frederick, MD 21703

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**KITCHEN CABINET PLAN / KC-3432(TC)**

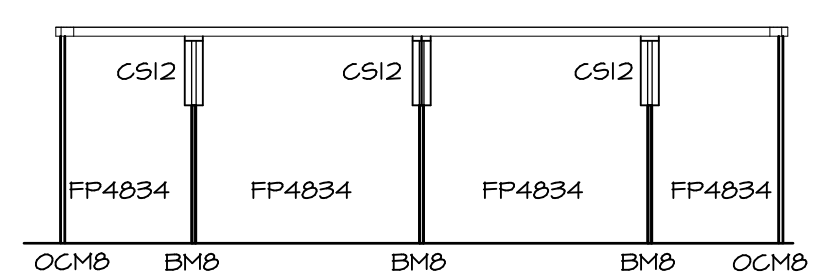
ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-II



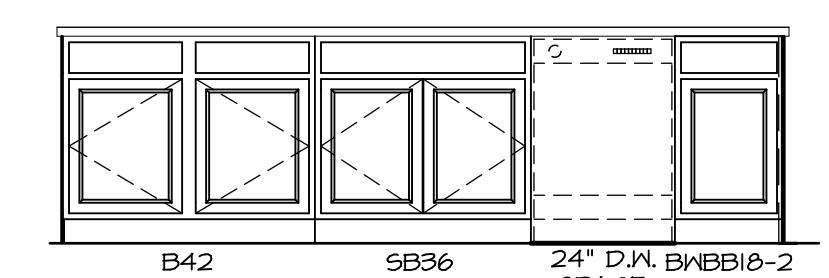
**KITCHEN COUNTERTOP PLAN / KC-3432(TC)**

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

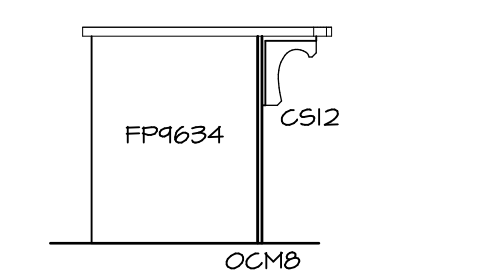
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (J/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, 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/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



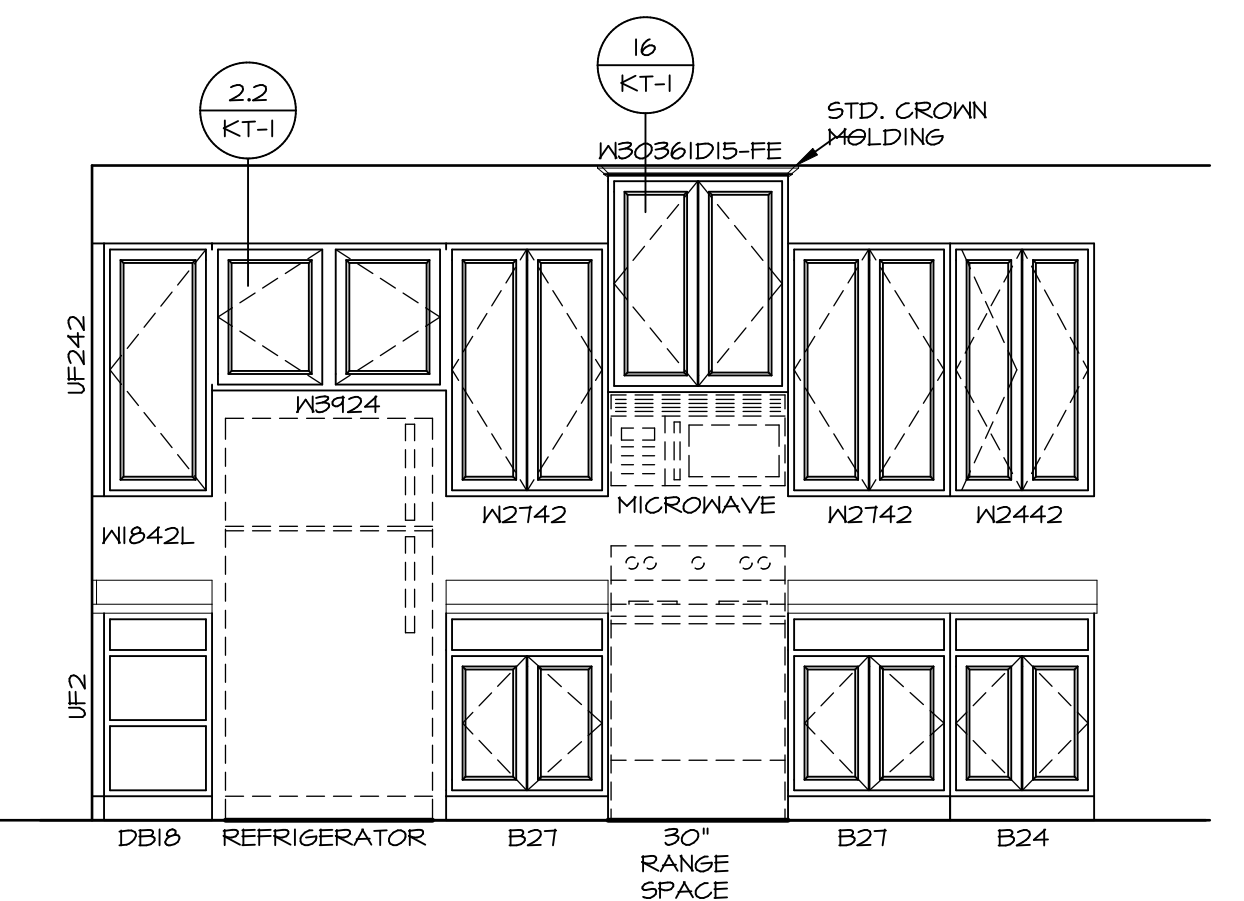
**KITCHEN ELEVATION F**  
SCALE: 3/8" = 1'-0"



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



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



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

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

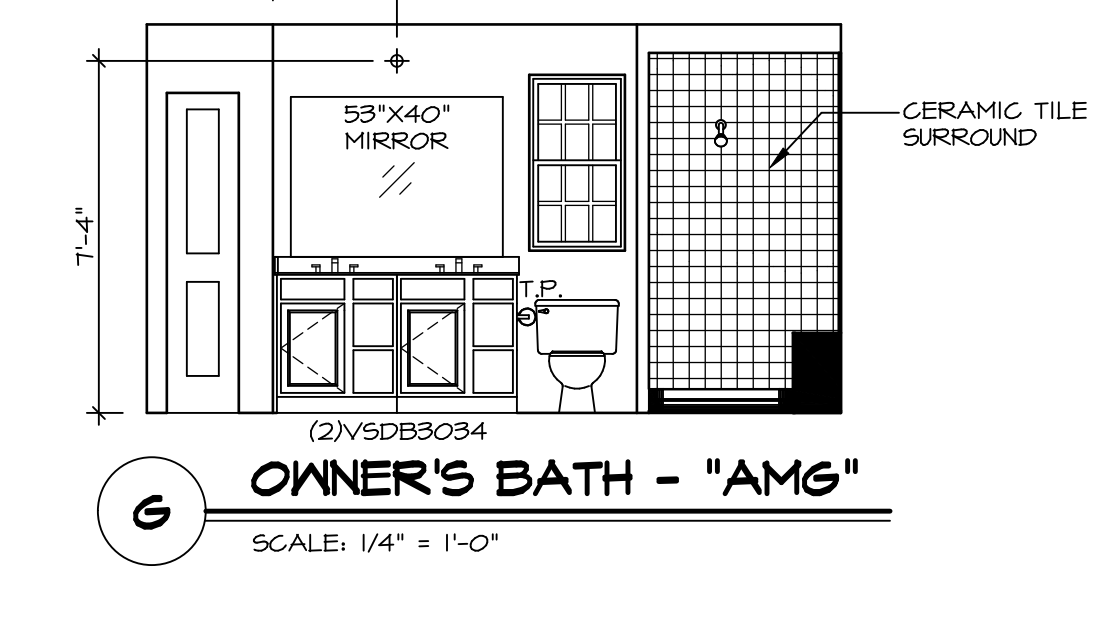
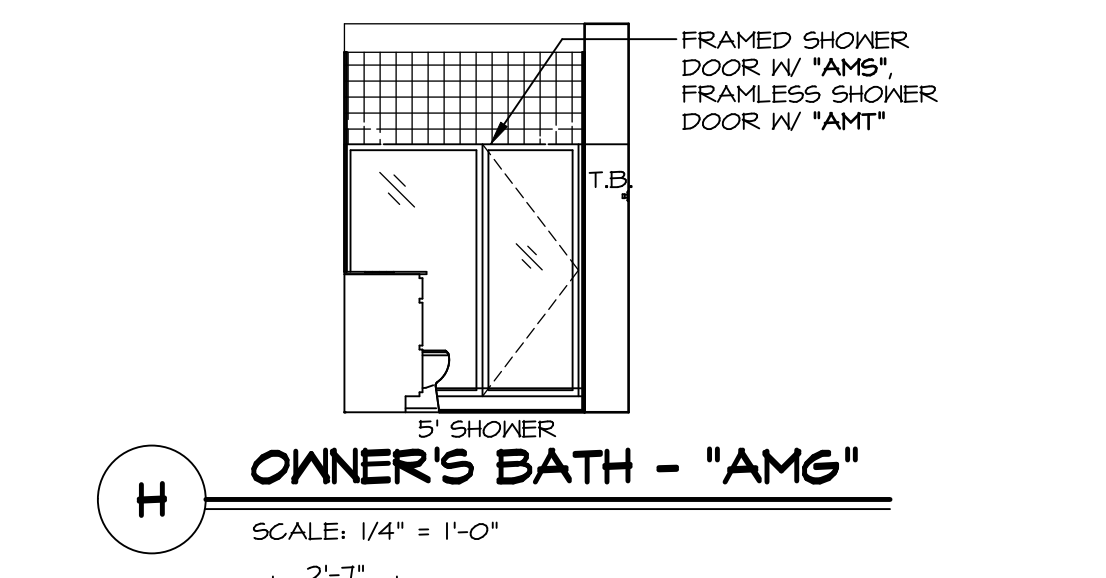
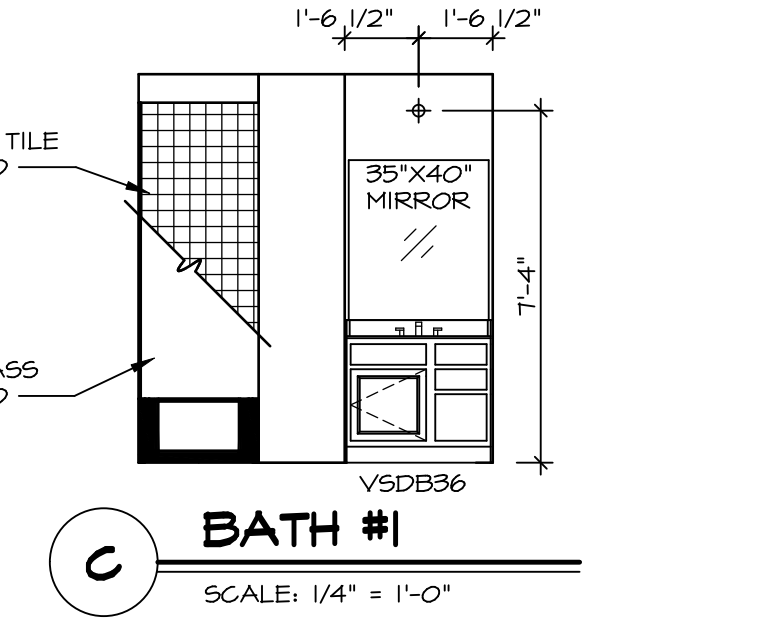
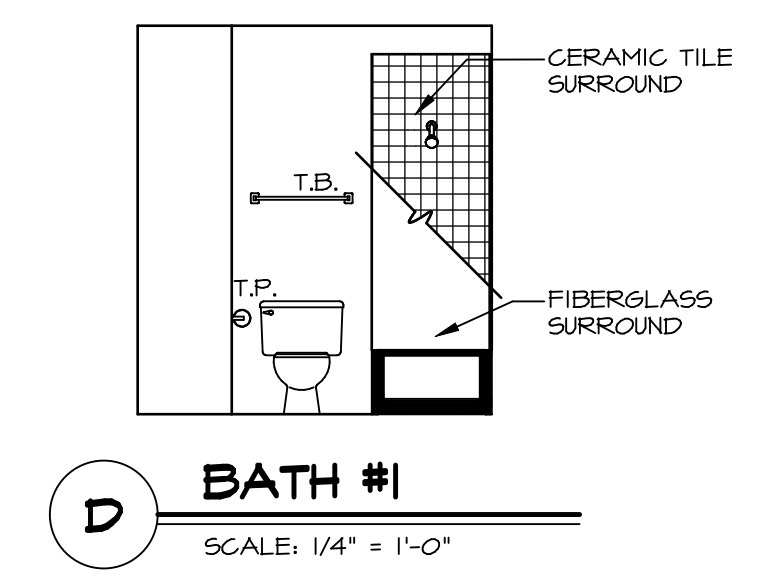
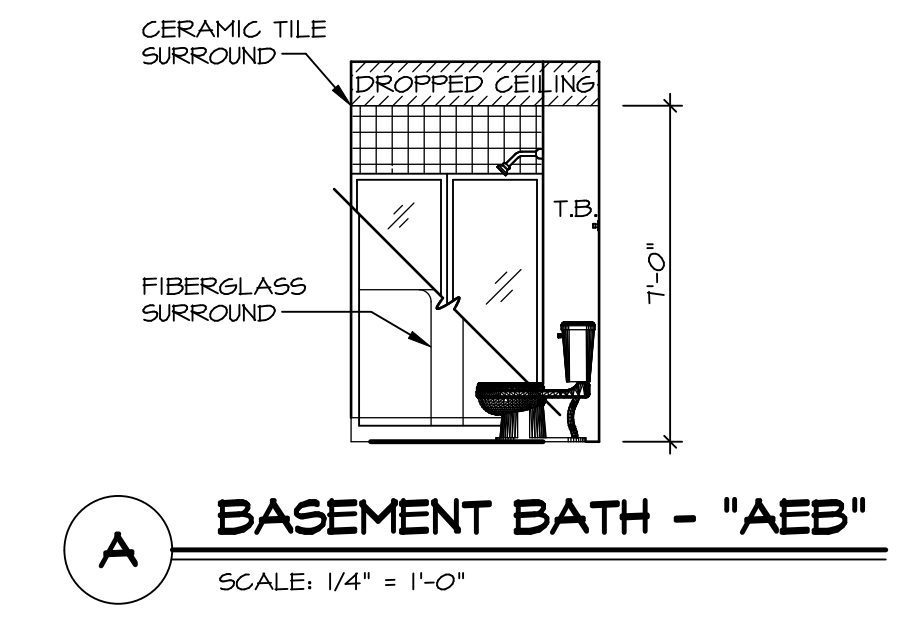
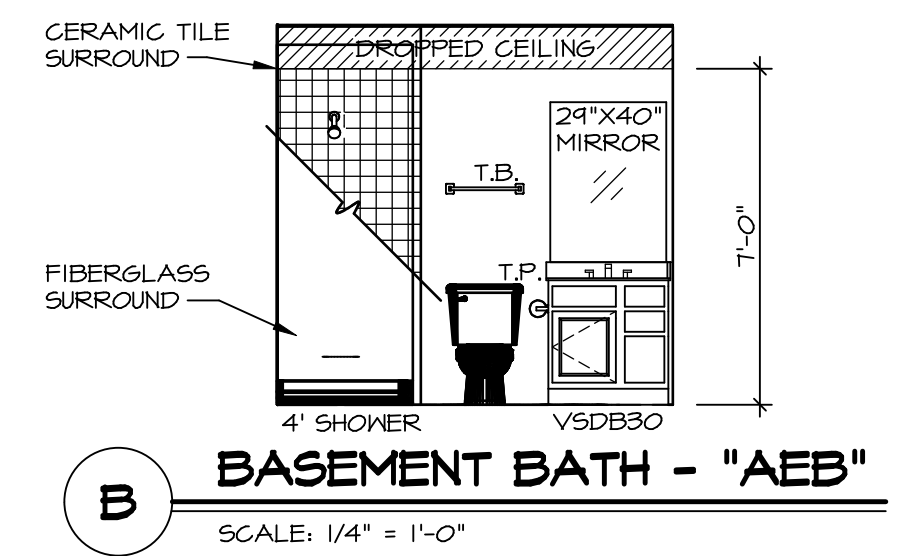
SHEET NO. <b>A-II</b>	MODEL <b>AVIANO</b>	SET NO. A/A00	VERSION 01	DRAWN BY RJC	DATE: 4/11/15	OPTION
		DRAWING TITLE <b>KITCHEN LAYOUT</b>				
DESCRIPTION <b>38</b>		DIV-COMM-LOT-UNIT <b>DCY-TE-0098</b> COMM-LOT TARA ESTATES - 0098 STREET ADDRESS 1852 TIMBER WOLF DRIVE CITY FRANKLIN STATE OH ZIP 45005				

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**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.



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

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

42

DIV-COMM-LOT-UNIT  
**DCY-TE-0098**  
COMM-LOT  
TARA ESTATES - 0098  
STREET ADDRESS  
1852 TIMBER WOLF DRIVE  
CITY FRANKLIN STATE OH ZIP 45005

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