CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 12/6/2023, at 5:00 PM
DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN IN

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can submit comments to the board via form submittal before 12pm on the day of the meeting.

Members of the public may stream the live meeting online.

1. **Regular PUD Committee**

   a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

   b. **Flat Fork PUD**
   Parcel: 13-16-07-00-00-017.000, 13-16-07-00-00-011.000, 13-16-07-00-00-010.002 & 13-16-07-00-00-010.000
   Address: N/ACase: PUD-23-6
   Request: Request to approve architectural elevations for new homes for the Flat Fork PUD.
   Petitioner: Mark Leach (mark.leach@faegredrinker.com)
   Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

   c. **Drive Planning PUD**
   Parcel: 13-11-35-00-00-039.000
   Address: 13562 E 116th Street

Case: PUD-23-12
Request: Request to approve architectural elevations for a single-tenant office building known as Drive Planning.
Petitioner: Mark Leach (mark.leach@faegredrinker.com)
Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

2. Riverplace PUD Committee

a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. None

3. Staff Communication

Flat Fork

Planned Unit Development

Ryan Homes

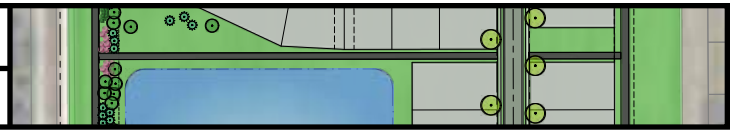
FISHERS
EST. 1872

PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre drinker

PUD Committee | December 6, 2023 _ PART C

Cyntheanne Road Neighborhood



NVR, Inc. (DBA "Ryan Homes"):
Mike Lewis, Land Manager,
Indianapolis Division
8425 Woodfield Crossing Blvd.,
Indianapolis, IN 46240

American Structurepoint, Inc.:
Josh Cribelar, PE (IN, OH, PA),
Civil Team Leader
9025 River Road, Suite 200
Indianapolis, IN 46240

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Esq.
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TABLE OF CONTENTS

PART C

Tab 9

Cyntheanne Road Neighborhood
Bear Run (A, B, C, K, L)
Columbia (A, B, C, K, L)
Corsica (A, B, C, K, L)
Hudson (A, B, C, K, L)
Lehigh (A, B, C, K, L)
Normandy (A, B, C, K, L)
Oak Park (A, B, C, K, L)
Seneca (A, B, C, K, L)
Versailles (A, B, C, K, L)
York (A, B, C, K, L)

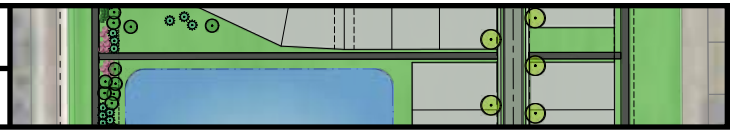
Notes:
Corsica K and L were approved at June 7, 2023 meeting.
Normandy K and L were approved at June 7, 2023 meeting.
York K and L were approved at June 7, 2023 meeting.

PART C

TAB 9

CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, RENDERINGS

FLAT FORK PUD



BEAR RUN

ELEVATION C

ELEVATION A

ELEVATION B

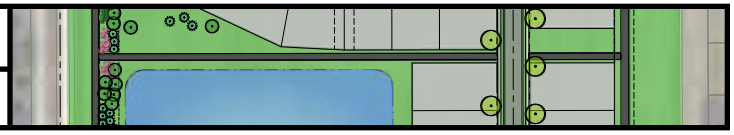
BEAR RUN

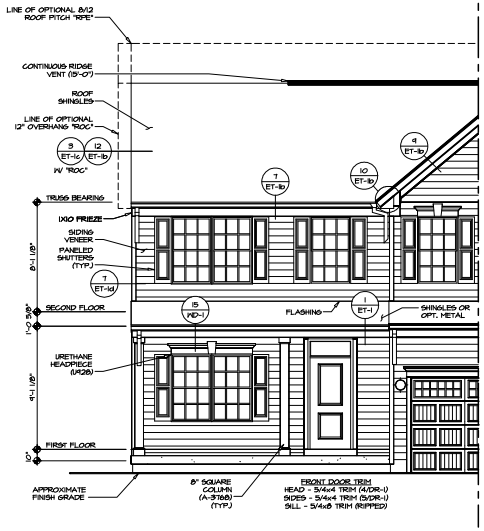
ELEVATION K

ELEVATION L

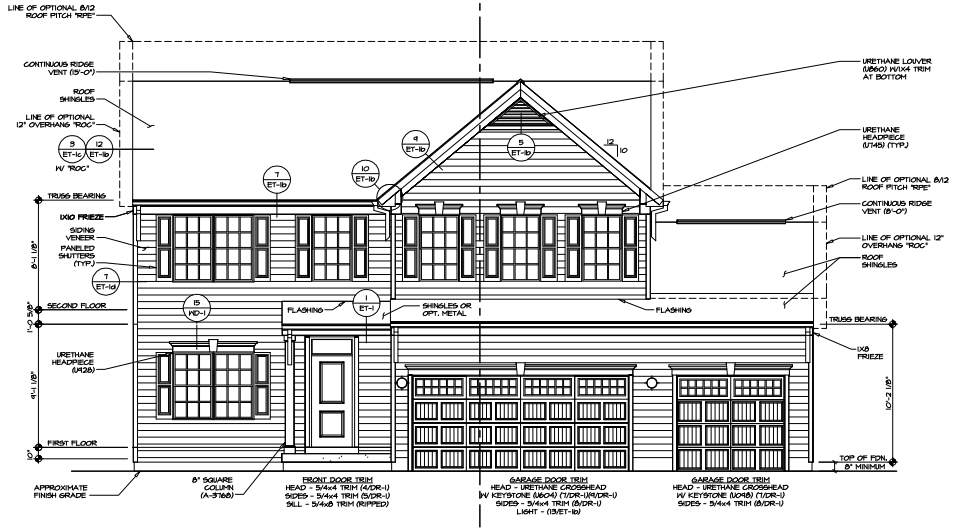
CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

FLAT FORK PUD

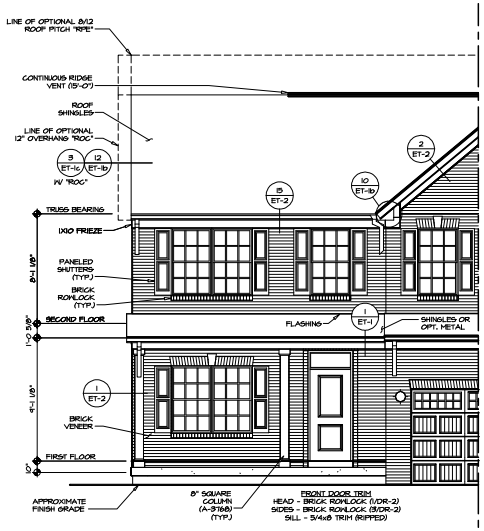




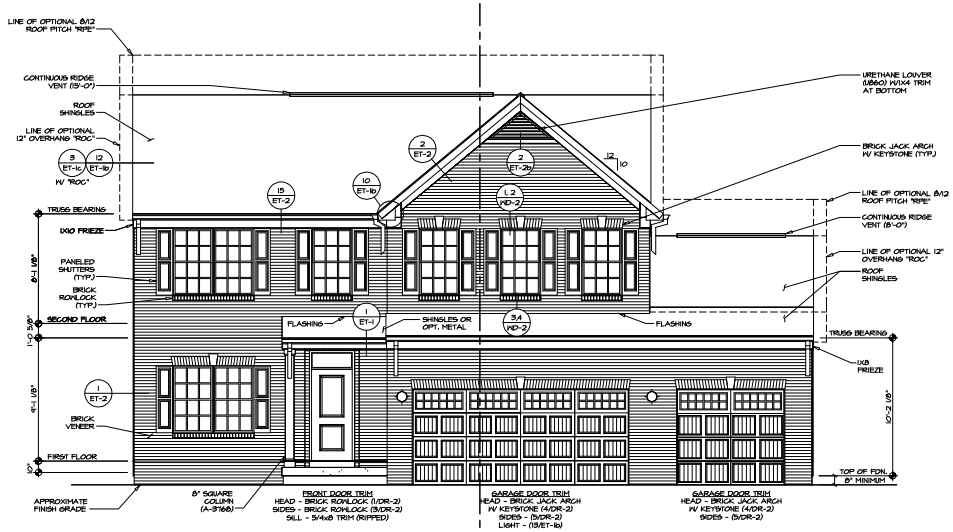
2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF" AND FULL FRONT PORCH "EFA"



1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BRICK VENEER FRONT "EVA" AND FULL FRONT PORCH "EFA"



3 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
BRICK VENEER FRONT "EVA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhampton, Suite 100
Frederick, MD 21703

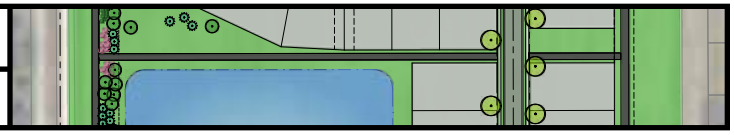
SET NO. SE-A-00
VERSION 01
RELEASE NO. ----
DRAWN BY A.S.J.
DATE 7/24/20
OPTION
ELA
EVF, EVA
ZJA, EFA

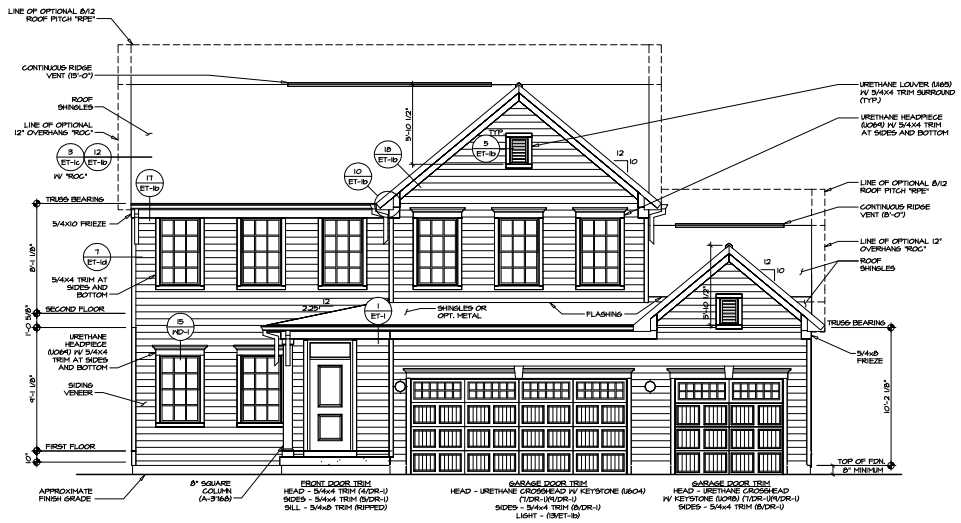
MODEL BEAR RUN
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A" SIDING VENEER FRONT, BRICK VENEER FRONT PARTIAL FRONT PORCH, FULL FRONT PORCH

SHEET NO. A-1
6

CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

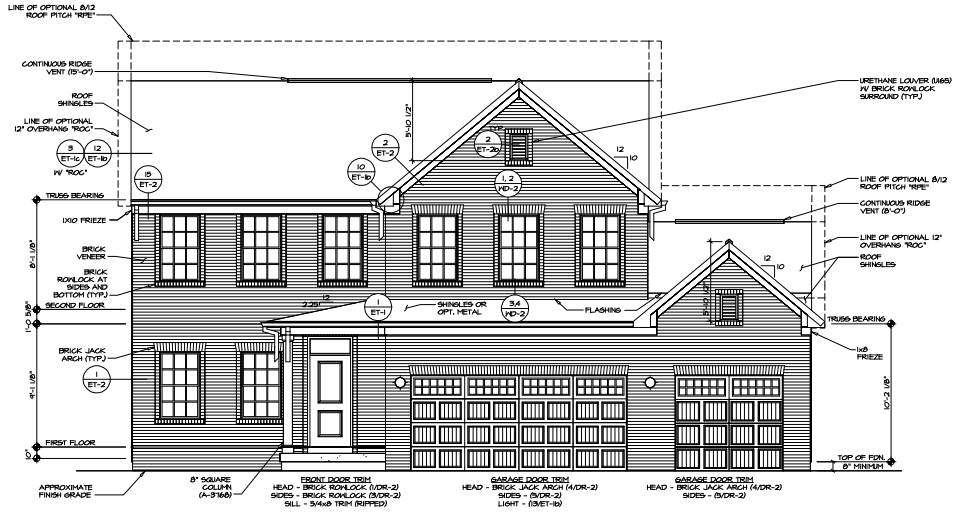
FLAT FORK PUD





1 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" SIDING VENEER FRONT "EVF"



2 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" BRICK VENEER FRONT "EVA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO.	DATE

© NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westfield Ave., Suite 100
Frederick, MD 21703

SET NO. SE-100
VERSION 01
RELEASE NO. ----
DRAWN BY ASJ
DATE 7/24/20

OPTION	DESCRIPTION
ELB	ELEVATION "B"
EVF	SIDING VENEER FRONT
EVA	BRICK VENEER FRONT

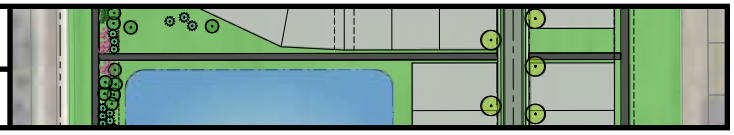
MODEL BEAR RUN
DRAWING TITLE FRONT ELEVATION

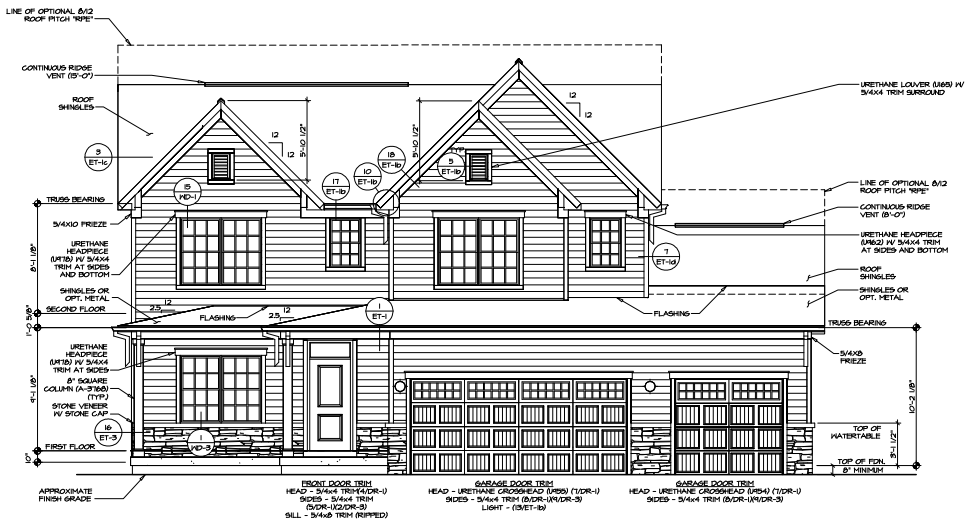
SHEET NO. A-1
7

E:\NVR Series\VA\FR\BR\SE00-01\SE00-01.dwg, 8.5x11, Jamie\Jamie\Jamie\V3-1 FLB 7.30.1.dwg 8/17/23 - 8:08 am

CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

FLAT FORK PUD





A-1 FRONT ELEVATION "C"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven, Suite 100
Frederick, MD 21703

SET NO. BE-A02
VERSION 01
RELEASE NO. ----
DRAWN BY ASJ
DATE 7/24/20
OPTION ELC

MODEL BEAR RUN
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

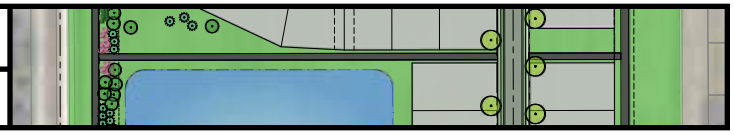
OPTION DESCRIPTION ELEVATION "C"

8

G:\NVR Series\BEAR RUN BE-A02 01 - ASJ\Elevations\Version 8\Elevations V8-1 ELC.dwg 8/17/23 - 8:08 am

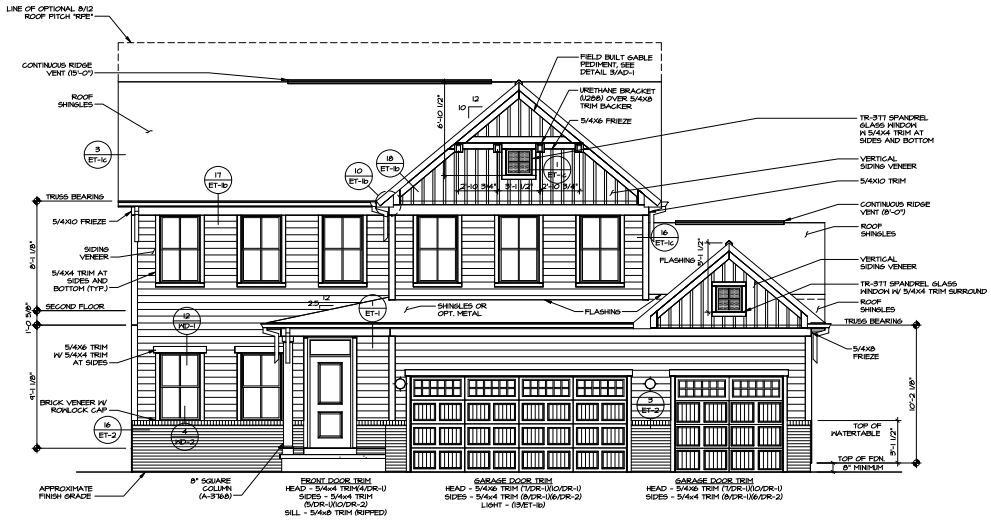
CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

FLAT FORK PUD



1 A-1 FRONT ELEVATION "K"

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



2 A-1 FRONT ELEVATION "L"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

REV. NO.	DATE

NVR, Inc. reserves the right to modify its plans, specifications, or prices without prior notice. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericksburg, VA 22703

SET NO. BE-AO
VERSION CO
DRAWN BY A.S.J.
DATE: 7/31/20
OPTION
ELK
ELL

MODEL BEAR RUN
DRAWING TITLE FRONT ELEVATION

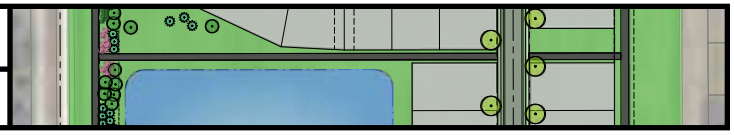
OPTION	DESCRIPTION
ELK	ELEVATION "K"
ELL	ELEVATION "L"

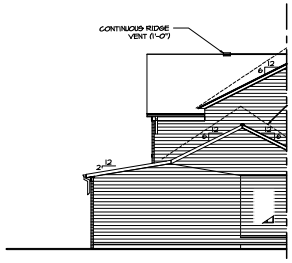
SHEET NO. A-1

7

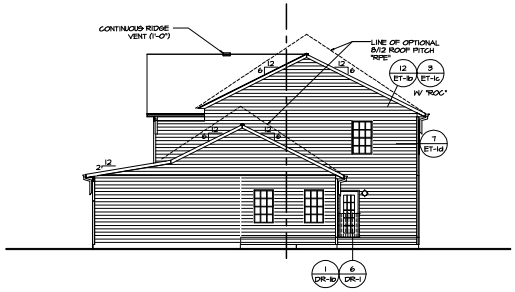
CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

FLAT FORK PUD

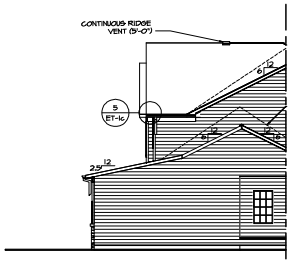




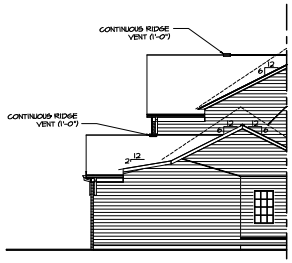
2 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION A "ELA" SHOWN W/ BRICK VENEER FRONT "EVA"



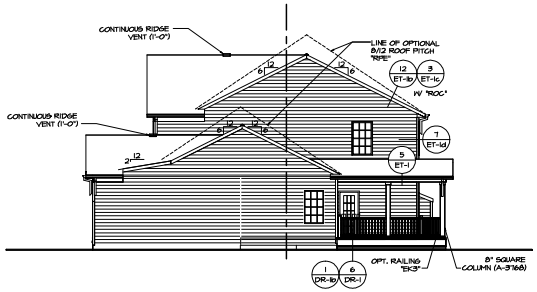
1 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION A "ELA" SHOWN W/ SIDING VENEER FRONT "EVF" SHOWN W/ STUDY "MAS"



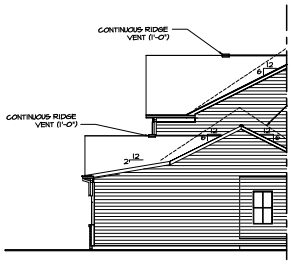
5 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION C "ELC"



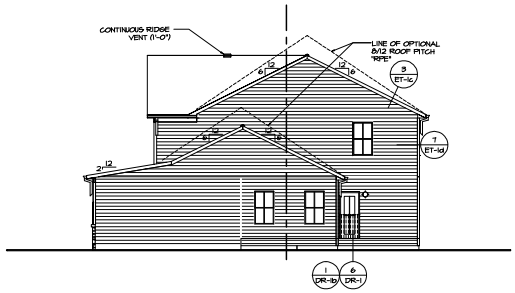
4 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION B "ELB" SHOWN W/ BRICK VENEER FRONT "EVA"



3 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION B "ELB" SHOWN W/ SIDING VENEER FRONT "EVF" FIREPLACE FAMILY ROOM REAR "LSF" FIRST FLOOR BEDROOM "BAR" AND REAR COVERED PORCH "EPE"



7 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION L "ELL"



6 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" — ELEVATION K "ELK"

REMARKS

REV. NO.	DATE

NVR, Inc. reserves, retains, its copyright and property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Westridge Park, Suite 100
5285
Frederick, MD 21703

SET NO. SE-A.00
VERSION CO
DRAWN BY A.S.J.
DATE: 8/5/20
OPTION

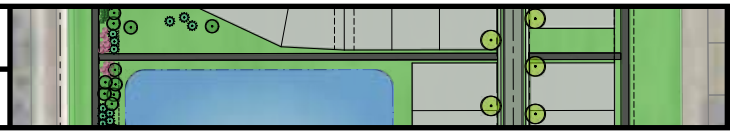
MODEL BEAR RUN
DRAWING TITLE RIGHT SIDE ELEVATION
OPTION DESCRIPTION

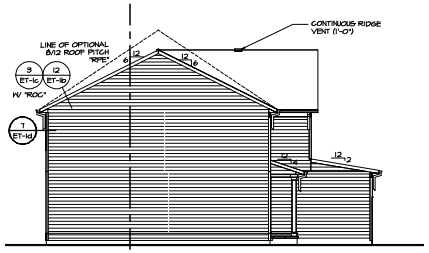
SHEET NO. A-2

8

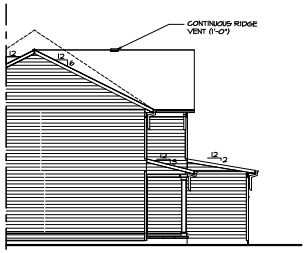
CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

FLAT FORK PUD

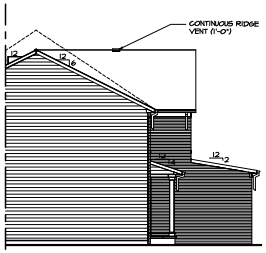




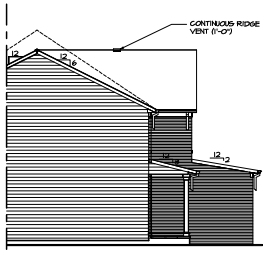
1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SHOWN W/ SIDING VENEER FRONT "EVF"
AND PARTIAL FRONT PORCH "ZJA"



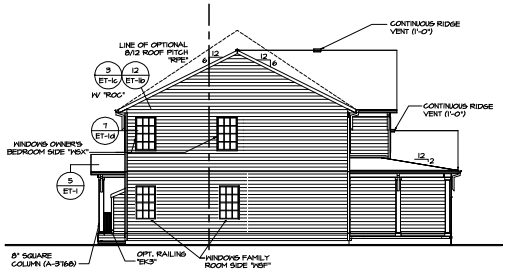
2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SHOWN W/ SIDING VENEER FRONT "EVF"
AND FULL FRONT PORCH "EPA"



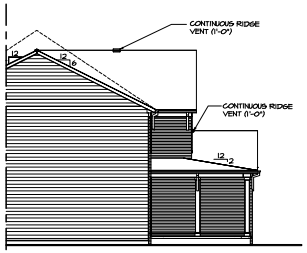
3 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SHOWN W/ BRICK VENEER FRONT "EVA"
AND PARTIAL FRONT PORCH "ZJA"



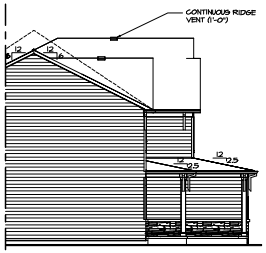
4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SHOWN W/ BRICK VENEER FRONT "EVA"
AND FULL FRONT PORCH "EPA"



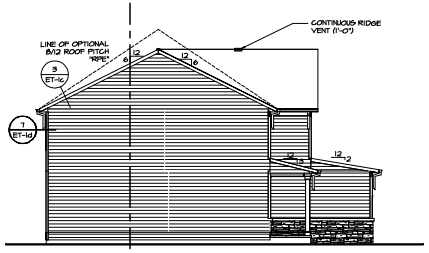
5 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
SHOWN W/ SIDING VENEER FRONT "EVF"
FIREPLACE FAMILY ROOM REAR "LGF"
WINDOWS FAMILY ROOM SIDE "WSF"
WINDOWS OWNER'S BEDROOM SIDE "WSK"
AND REAR COVERED PORCH "EPE"



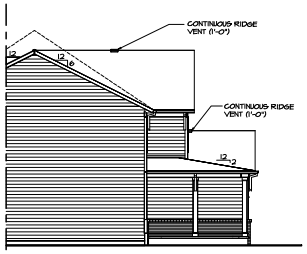
6 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
SHOWN W/ BRICK VENEER FRONT "EVA"



7 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"



8 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"



9 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"

REMARKS

REV. NO.	DATE

NVR, Inc. reserves, retains, and maintains all rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

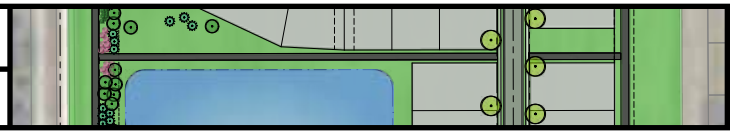
SET NO. BE-A-02
VERSION 02
DRAWN BY AJJ
DATE: 8/5/20
OPTION

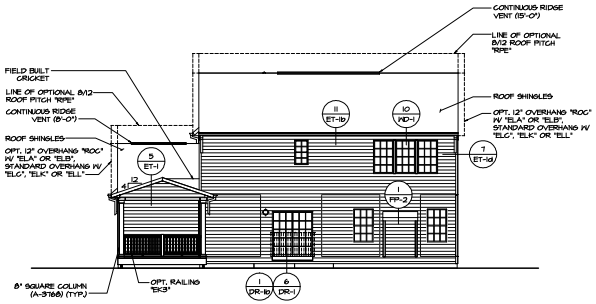
MODEL BEAR RUN
DRAWING TITLE LEFT SIDE ELEVATION
OPTION DESCRIPTION

SHEET NO. A-2b

CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ELEVATIONS

FLAT FORK PUD

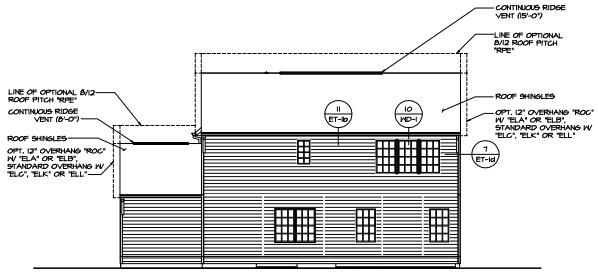




2 A-2c **REAR ELEVATION**

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

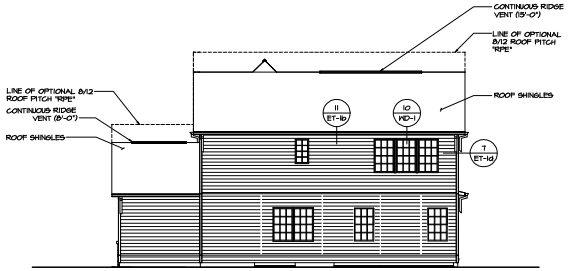
SHOWN W/ ELEVATION B "ELB"
ELEVATION L "ELL"
SHOWN W/ SLIDING GLASS DOOR DINING AREA "DSH"
SHOWN W/ REAR COVERED PORCH "RPE"
OPT. FIREPLACE FAMILY ROOM REAR "LGF"



1 A-2c **REAR ELEVATION**

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

SHOWN W/ ELEVATION A "ELA"
ELEVATION K "ELK"
SHOWN W/ WINDOWS DINING AREA "NEC"



3 A-2c **REAR ELEVATION**

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

SHOWN W/ ELEVATION C "ELC"
SHOWN W/ WINDOWS DINING AREA "NEC"

REMARKS

REV. NO.	DATE

NVR, Inc. reserves, its the copyright, and property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Pine, Suite 100
Frederick, MD 21703

SET NO. BE-A-02
VERSION 02
DRAWN BY ASJ
DATE: 8/4/20
OPTION

MODEL BEAR RUN
DRAWING TITLE REAR ELEVATION

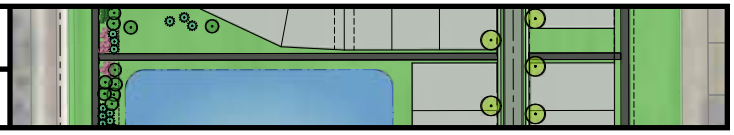
SHEET NO. A-2c

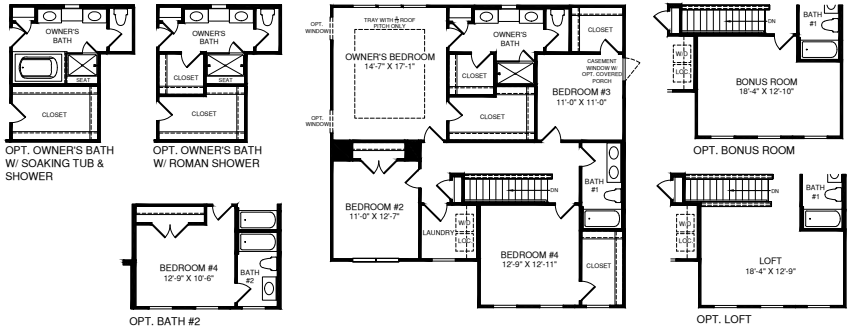
OPTION DESCRIPTION 10

11/18/20 – 11:28 am

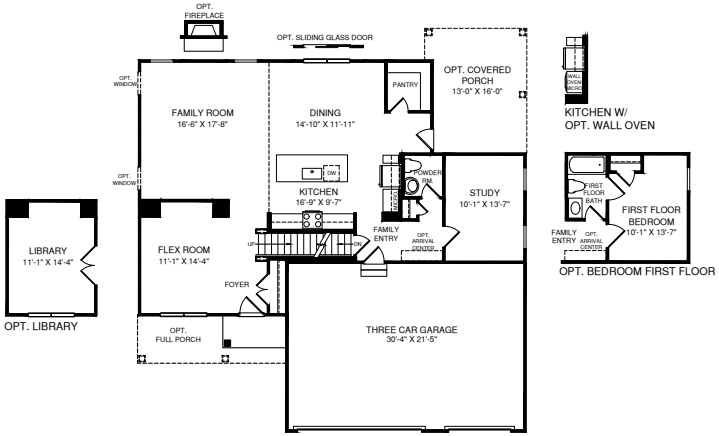
CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, FLOORPLANS

FLAT FORK PUD

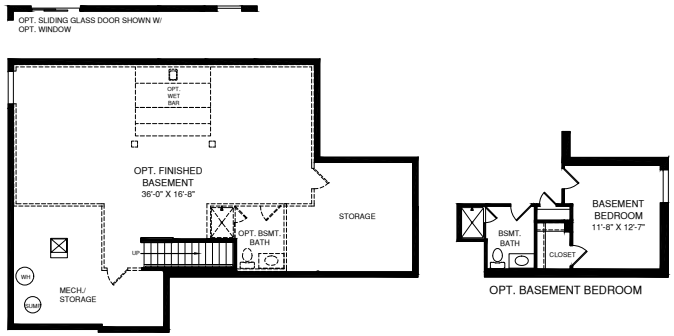




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

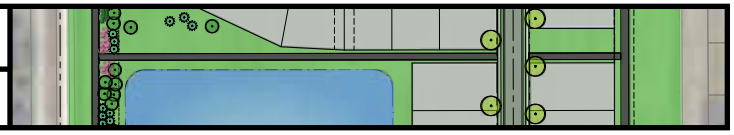
RY0422BEA00v01BSMTCRFT

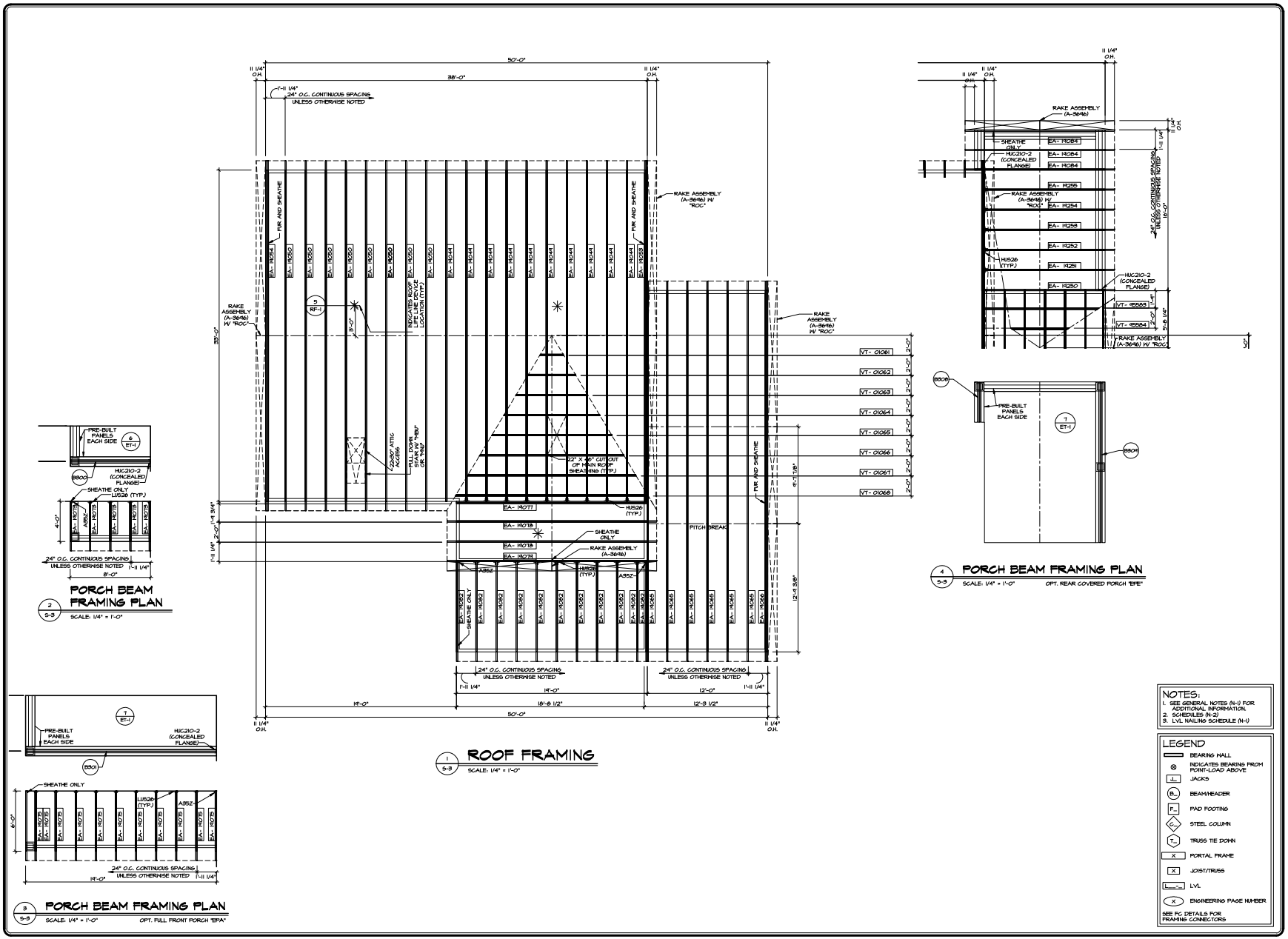
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Optional finished basement is available. Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0422BEA00v01BSMTCRFT

CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ROOF PLANS

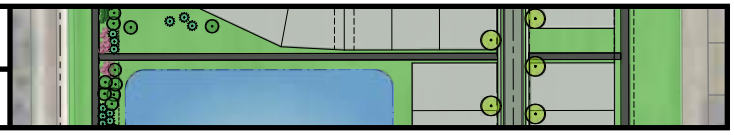
FLAT FORK PUD

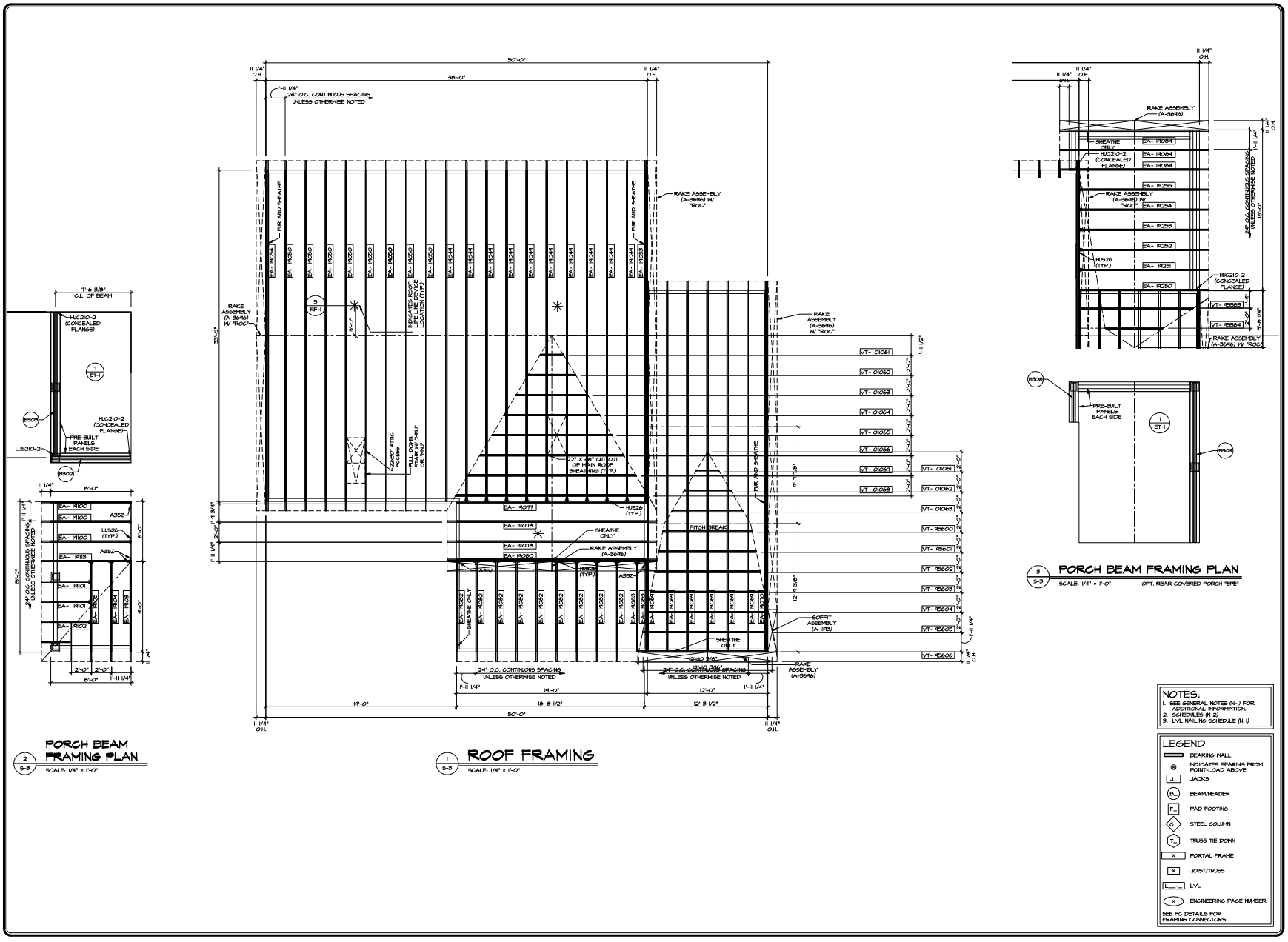




CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ROOF PLANS

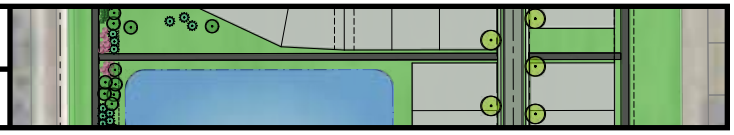
FLAT FORK PUD

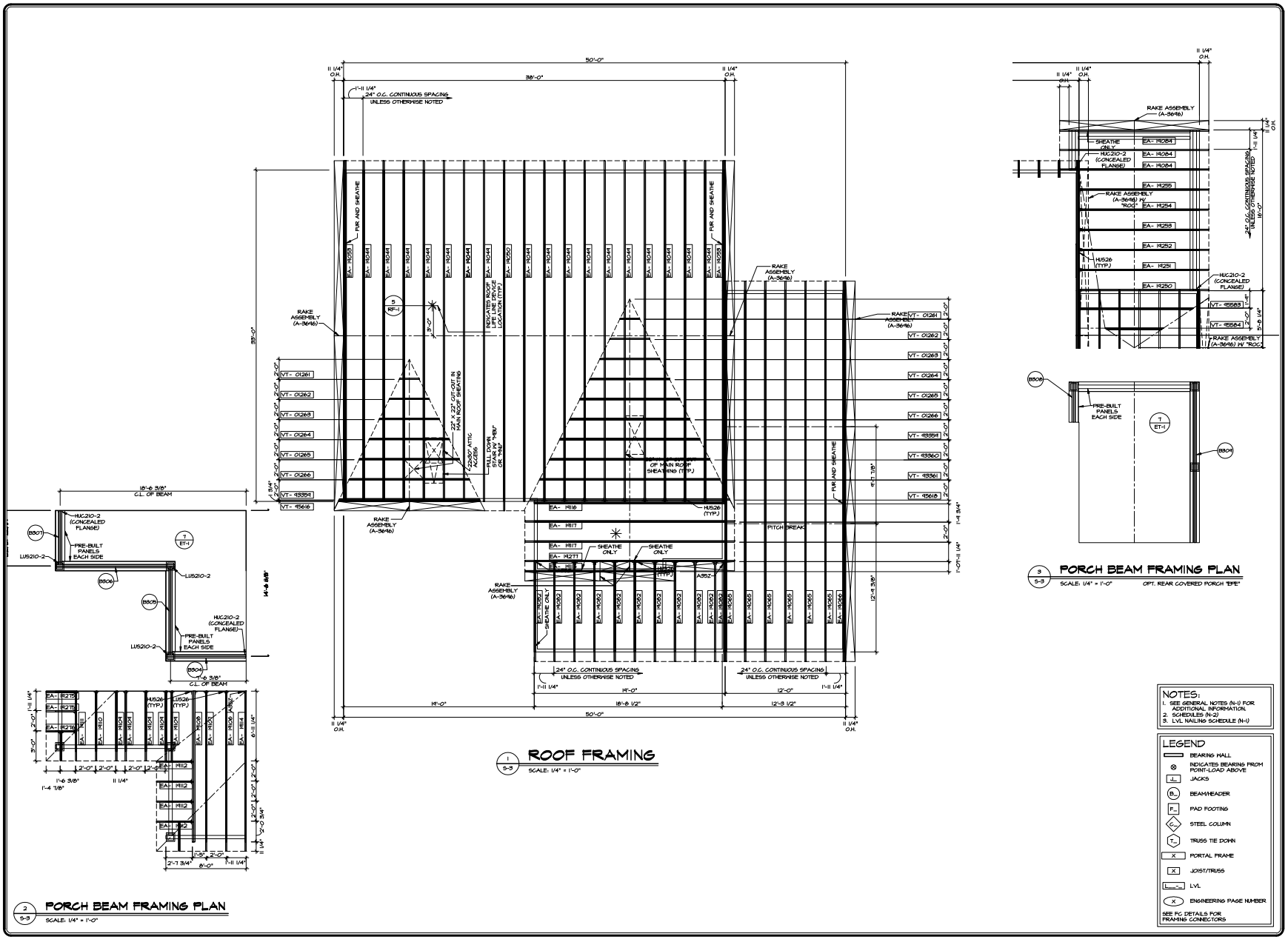




CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ROOF PLANS

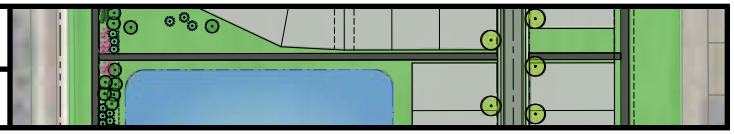
FLAT FORK PUD

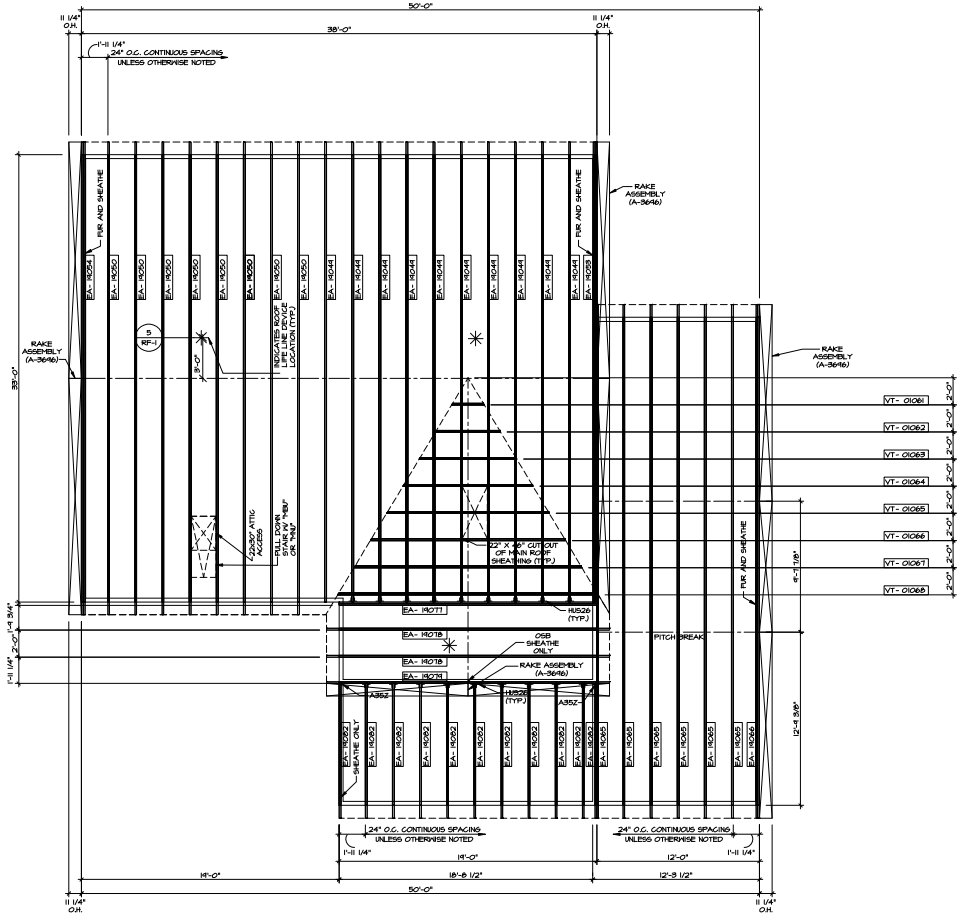




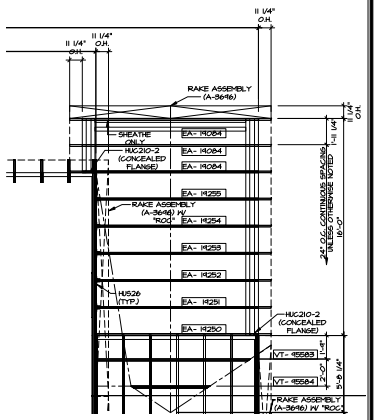
CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ROOF PLANS

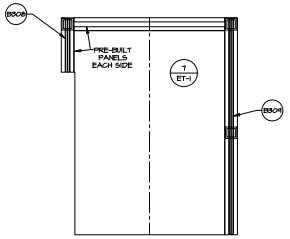
FLAT FORK PUD



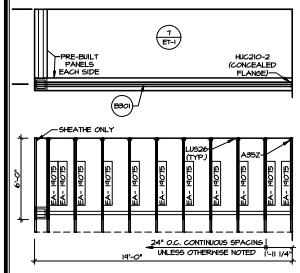


1 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0"





3 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"
OPT. REAR COVERED PORCH "EPE"



3 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

REMARKS

REV. NO.	DATE

NVR, Inc. reserves, its affiliates and assigns, the right to use these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. BE-100
VERSION 00
DRAWN BY ERK
DATE: 7/20/20
OPTION
ELK
RFC
FBA

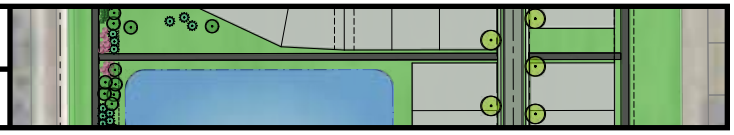
MODEL BEAR RUN
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION K 6/12 ROOF PITCH BASEMENT FOUNDATION

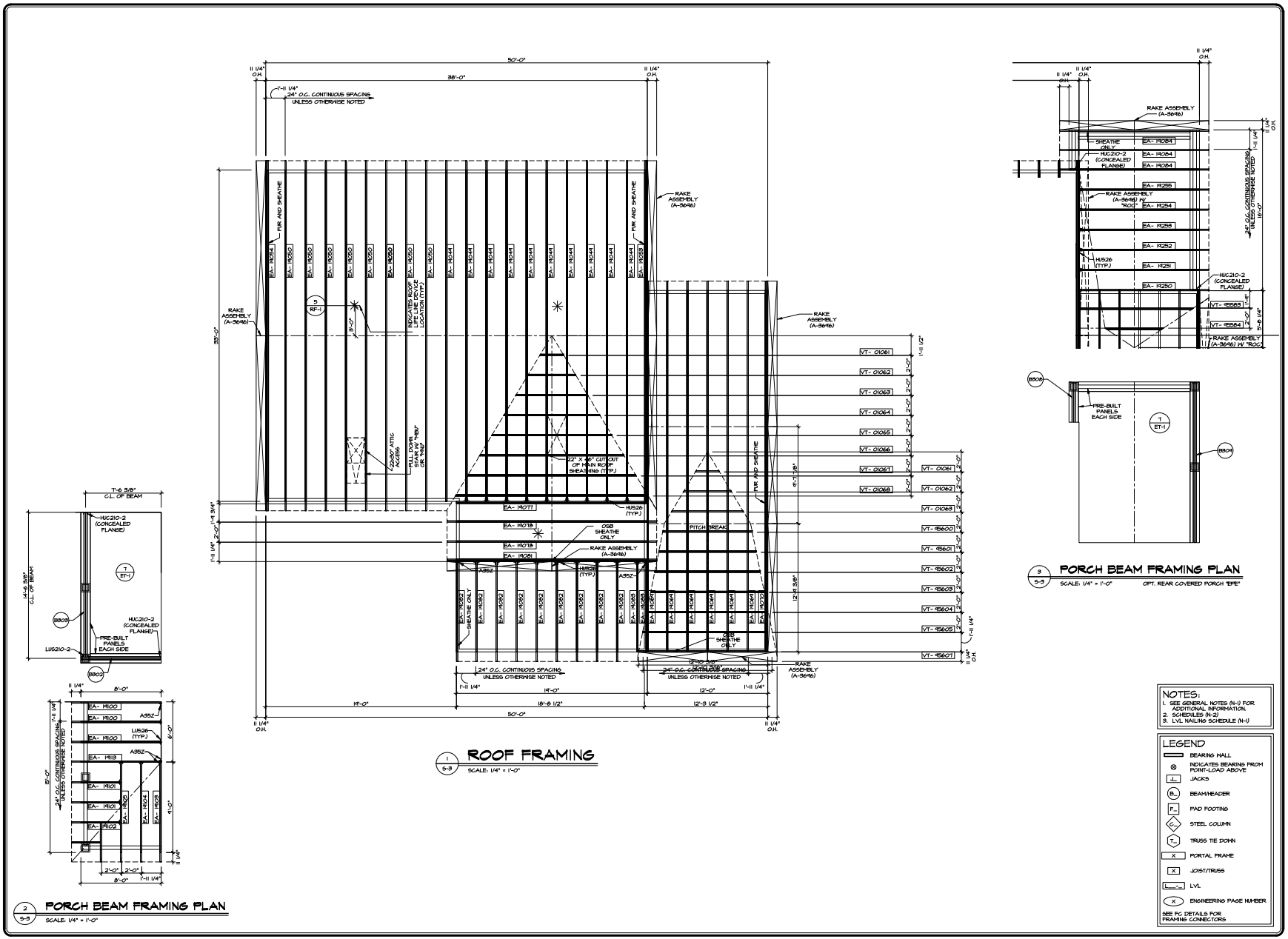
SHEET NO. S-3
100

J:\Projects\FlatFork\BEAR_RUN\Elev_K\Roof Framing\100-S-3 R1.dwg 11/18/20 - 1:46 pm

CYNTHEANNE ROAD NEIGHBORHOOD, BEAR RUN, ROOF PLANS

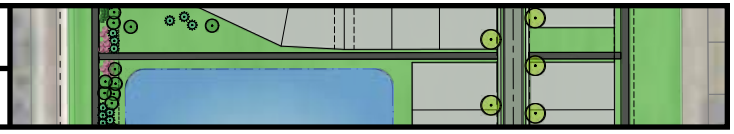
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, RENDERINGS

FLAT FORK PUD



COLUMBIA

ELEVATION B

ELEVATION A

ELEVATION C

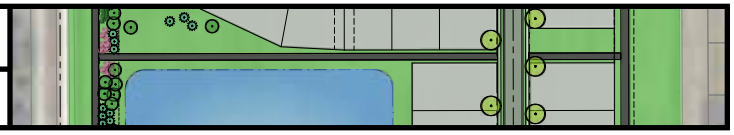
COLUMBIA

ELEVATION K

ELEVATION L

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE

REMARKS:

NVR, Inc. The owner, expressly reserves its common law copyright and property right in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhampton Way
Frederick, MD 21703

SET NO. CL-10-D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 8/15/11

OPTION	
ELA	
EVF	

MODEL COLUMBIA

DRAWING TITLE FRONT ELEVATION A - SIDING

OPTION DESCRIPTION ELEVATION "A" SIDING VENEER FRONT

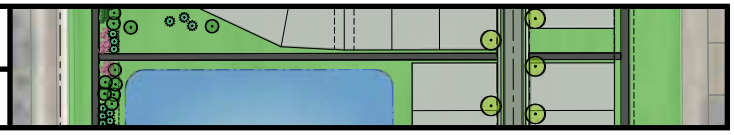
SHEET NO. A-1

7

C:\NVR\Active\COLUMBIA CL-10-D - 8-15-11\Jobs\Vinyl - EIA\Elevations\V-1 - EIA.dwg Layout: A-1 Aug 08,2011 - 10:17 am

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 8/15/17
OPTION
ELA
EVA

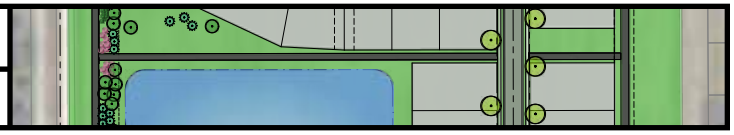
MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION A - BRICK

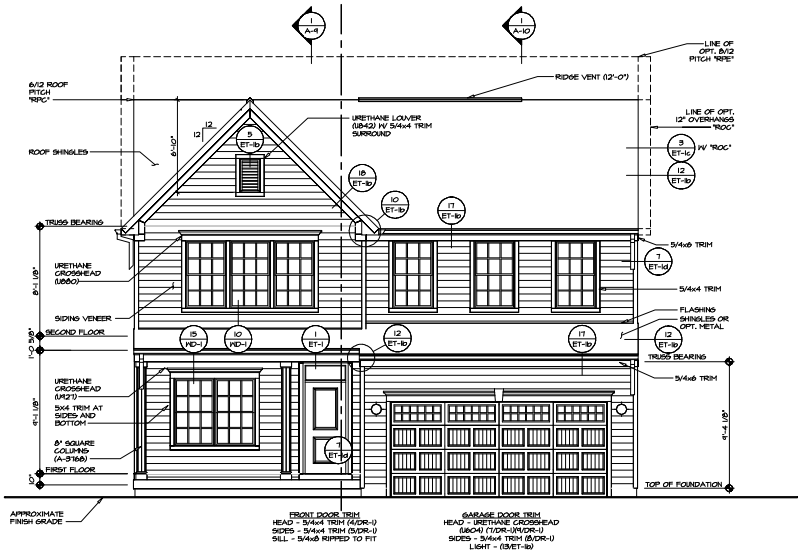
OPTION DESCRIPTION
ELEVATION "A"
FULL BRICK VENEER FRONT

SHEET NO. A-1

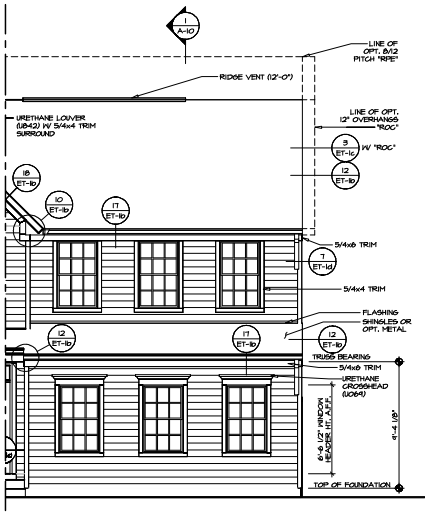
CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD



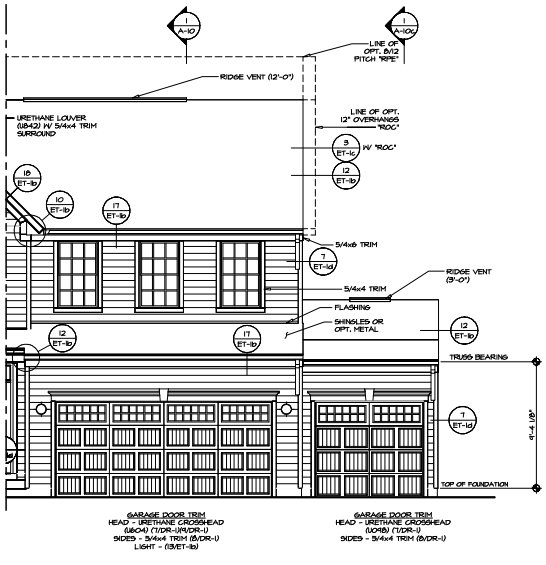


1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

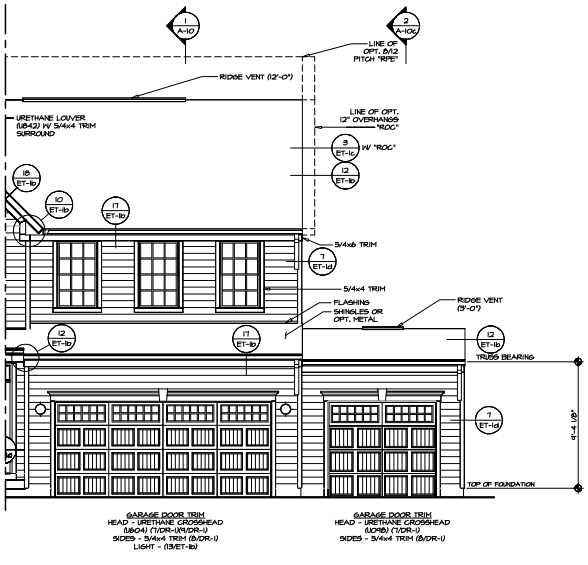


2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "6CC"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "6C1"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "6CF"

REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Engineering Office
5285 Westhall Pine, Suite 100
Frederick, MD 21703

SET NO. CL-100
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 8/16/11
OPTION
ELB
EVF

MODEL COLUMBIA
DRAWING TITLE
FRONT ELEVATION B - SIDING

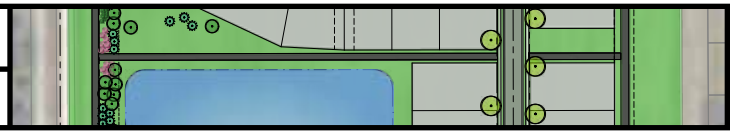
OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER FRONT

SHEET NO. A-1
9

E:\NVR Series\COLUMBIA CL-100_01 ARM\Jobs\Vector Sq\Vectors\V-1 ELB SIDING.dwg Aug 08,2012 - 10:7 am

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD



SHEET NO.	MODEL	DRAWING TITLE	SET NO. CL-100 VERSION 01 RELEASE NO. ----	OPTION DESCRIPTION	OPTION
A-1	COLUMBIA	FRONT ELEVATION B - BRICK	DRAWN BY ARM 8/16/17	ELEVATION "B" FULL BRICK VENEER FRONT	ELB EVA
10					

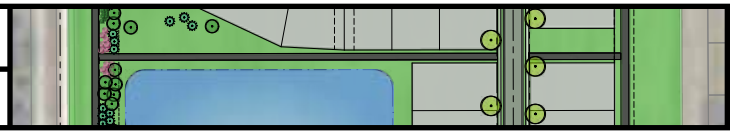
NVR, Inc. 5285 Westhall Pine Drive, Suite 100 Frederick, MD 21703

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

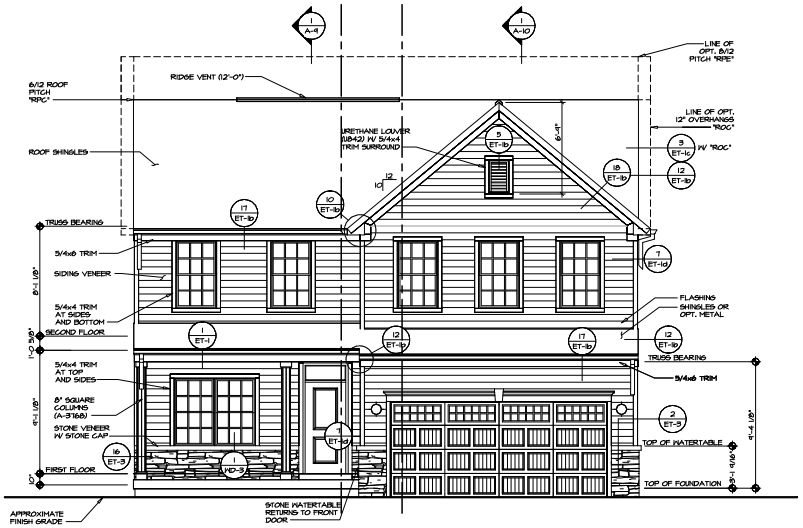
REV. NO. | DATE | REMARKS

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

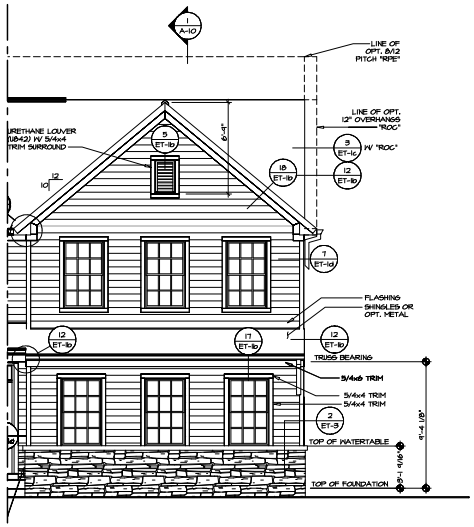
FLAT FORK PUD



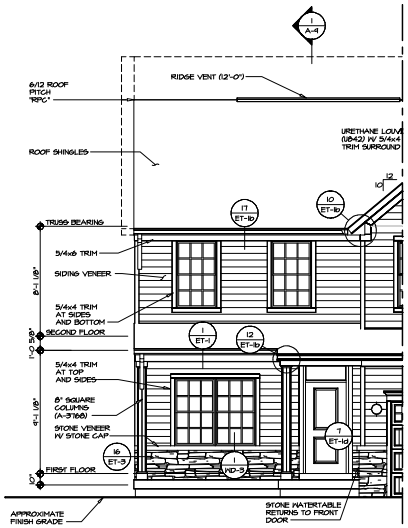
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



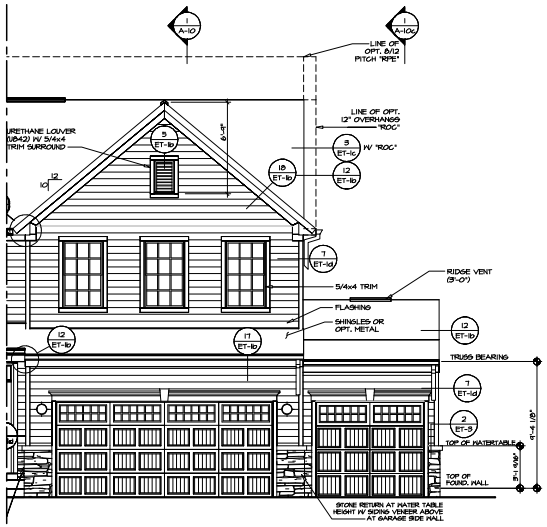
1 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



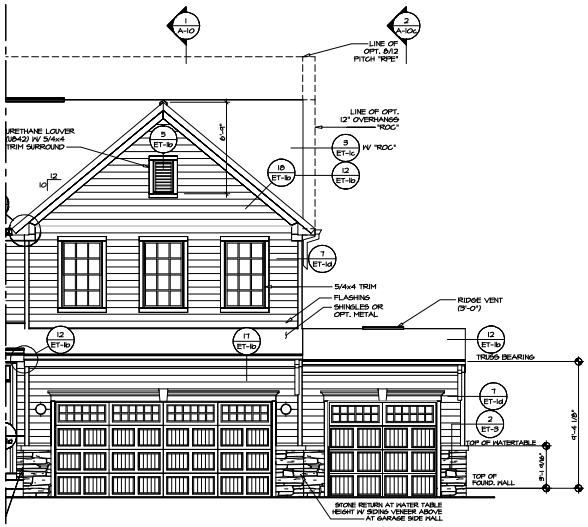
2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "GCC"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPS"



5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "SCI"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CARFRONT ENTRY GARAGE "SCF"

REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, NVR, Inc., reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Fairfax Corporate Ctr.
5285 Westfield Ave., Suite 100
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 8/16/11
OPTION
ELC

MODEL COLUMBIA
DRAWING TITLE
FRONT ELEVATION C

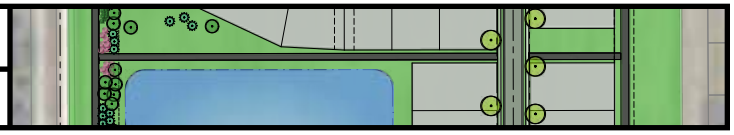
OPTION DESCRIPTION
ELEVATION "C"

SHEET NO. A-1

E:\NVR Series\COLUMBIA CL-100D-01 ELEV\Jamie's Version\V-1 ELC_FRONT.dwg 08/23/2011 - 8:37 am

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office
5285 Westhaven Dr., Suite 100
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 8/16/11
OPTION ELK

MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION K

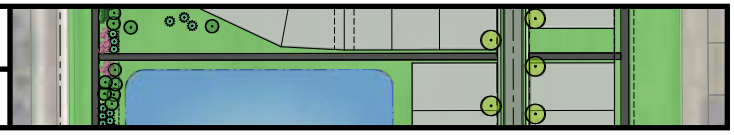
OPTION DESCRIPTION ELEVATION "K"

SHEET NO. A-1

12

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Plan Room, Suite 100
5285 Westfield Way
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 8/16/17
OPTION ELL

MODEL COLUMBIA
DRAWING TITLE FRONT ELEVATION L

OPTION DESCRIPTION ELEVATION "L"

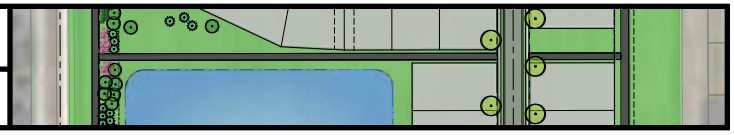
SHEET NO. A-1

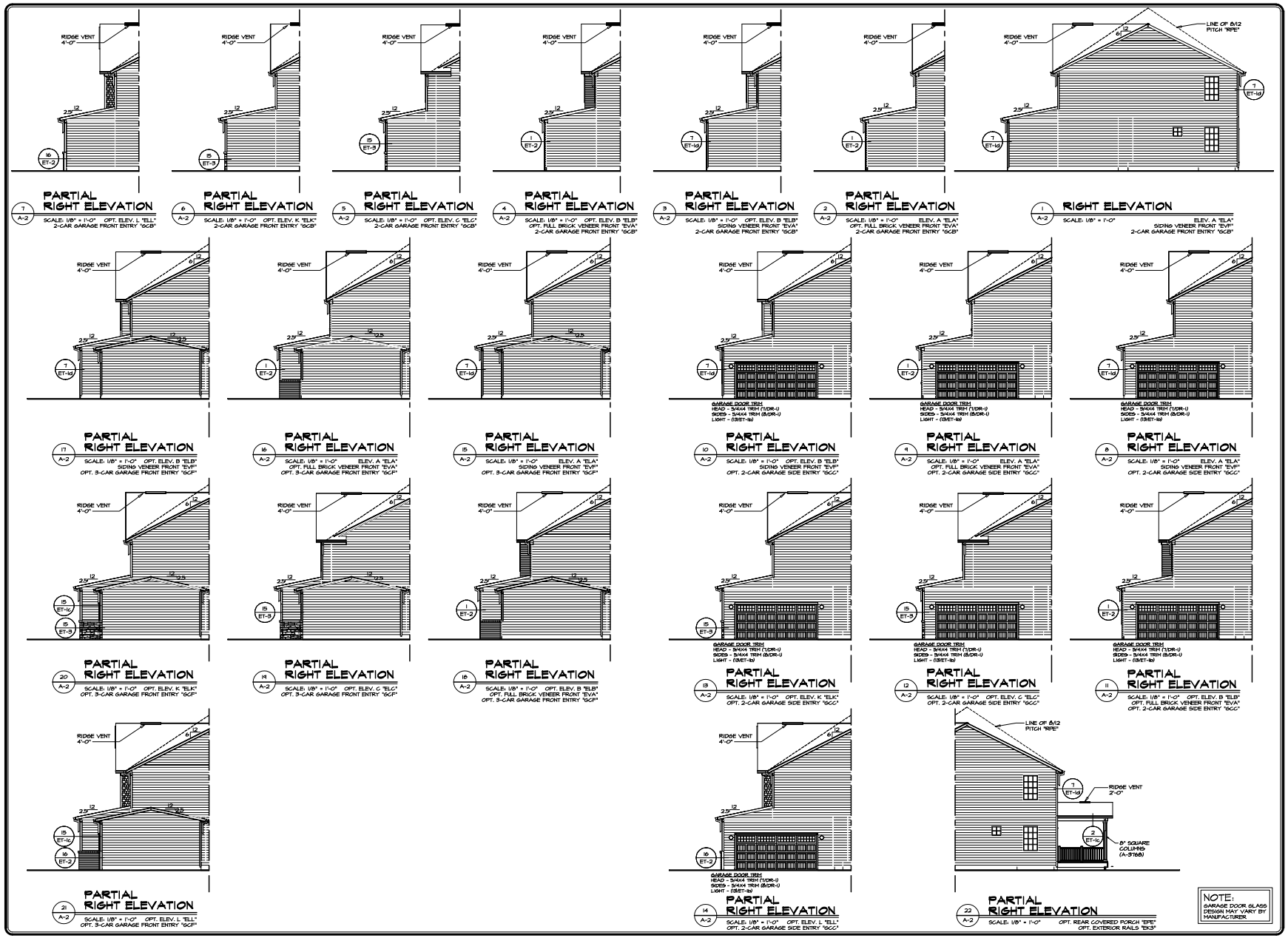
8

G:\NVR Series\COLUMBIA CL-100D-01 ELEV\Front\Versions\V-1 ELL\front.dwg 08/23/17 - 8:58 am

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD





NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. CL-100
VERSION 01
RELEASE NO. ----
DRAWN BY AJEM
DATE 8/22/17
OPTION

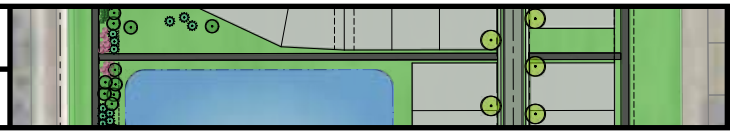
MODEL COLUMBIA
DRAWING TITLE RIGHT SIDE ELEVATION
OPTION DESCRIPTION

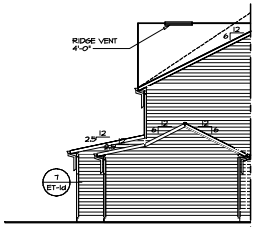
SHEET NO. A-2

14

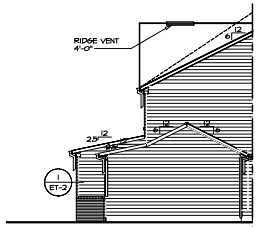
CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD

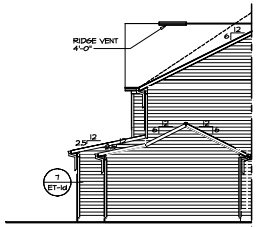




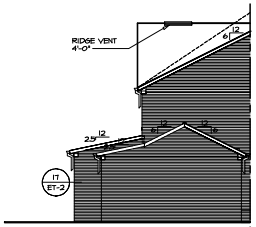
1 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
SIDING VENEER FRONT "EVF"



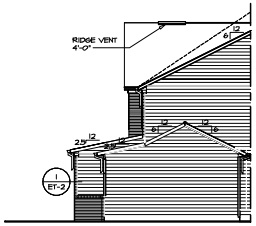
2 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. FULL BRICK VENEER FRONT "EVA"



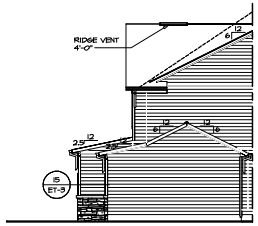
3 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVF"



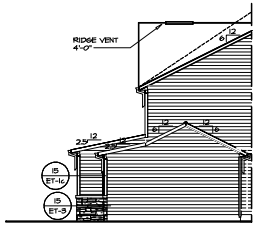
8 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. BRICK VENEER FRONT "EVA"
OPT. BRICK VENEER SIDE "EVB"



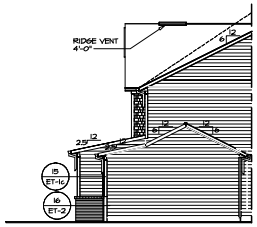
4 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVA"



5 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"



6 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"



7 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

REV. NO.	DATE	REMARKS

© NVR, Inc.
This drawing, as an instrument of service, is the property of NVR, Inc. Reproduction of or alterations to these plans, these plans are not to be used for any purpose other than that specified in writing by NVR, Inc. Any reproduction or alteration, in whole or in part, without written consent of NVR, Inc., is prohibited.

NVR
NVR, Inc.
Eastern Shore Office
5285 Westshore Drive, Suite 100
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY TH
DATE 04/28/22

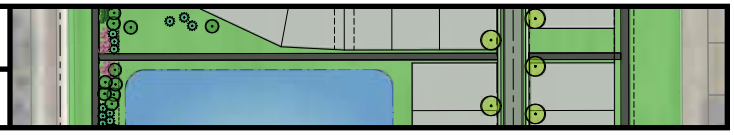
MODEL COLUMBIA
DRAWING TITLE RIGHT SIDE ELEVATION
OPTION DESCRIPTION B - CAR GARAGE FRONT ENTRY
OPTION CG1

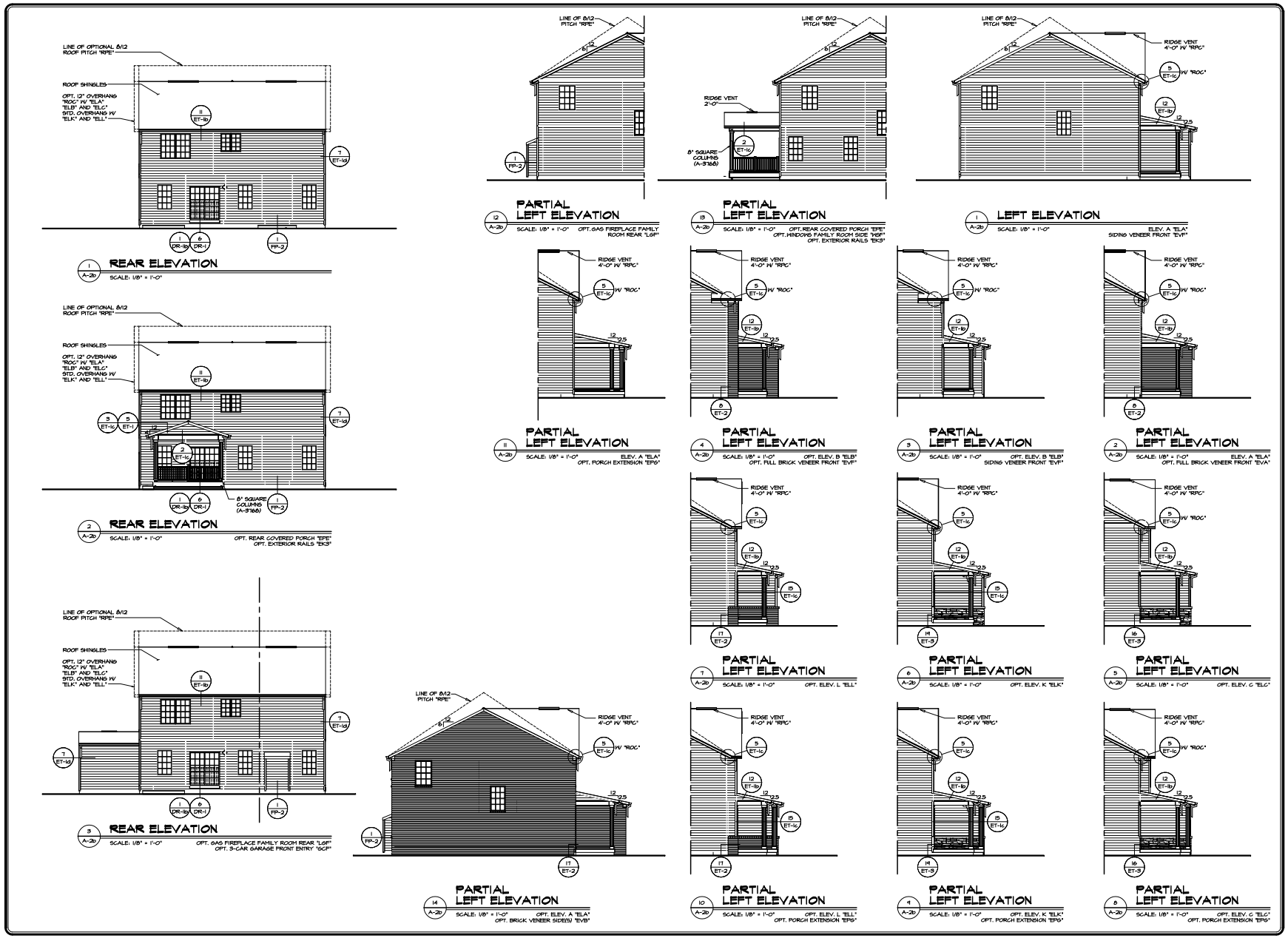
SHEET NO. A-2
15

G:\NVR\Acad\COLUMBIA\CL100D-01 RIGHT\Views\Vector Sets\Vector Set V.2 ELV RIGHT.dwg 04/28/22 - 8:38 am

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD





REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhaven Drive
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY AJRM
DATE 09/27/17
OPTION

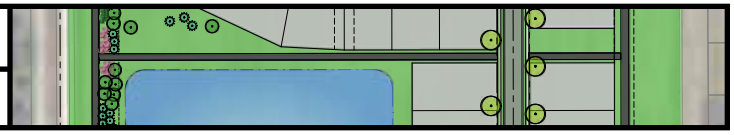
MODEL COLUMBIA
DRAWING TITLE LEFT SIDE ELEVATION, REAR ELEVATION
DESCRIPTION FLAT FORK ELEVATIONS
OPTION DESCRIPTION

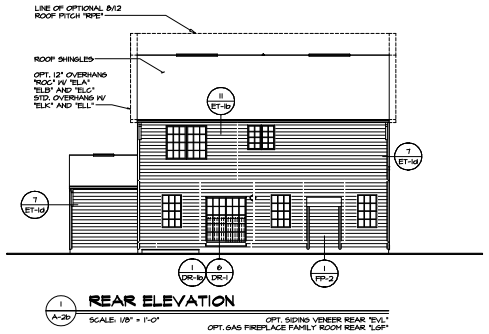
SHEET NO. A-2b

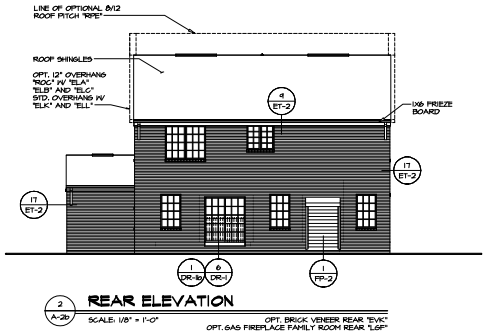
16

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ELEVATIONS

FLAT FORK PUD







REV. NO.	DATE	REMARKS

NVR, Inc. reserves the right to make changes in the plans and specifications shown in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Washington Office, Suite 100
5285 Westfield Ave.
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY TH
DATE 10/07/22
OPTION 601

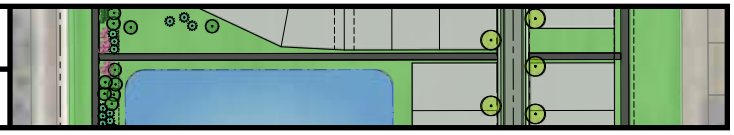
MODEL COLUMBIA
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION 3-CAR GARAGE FRONT ENTRY

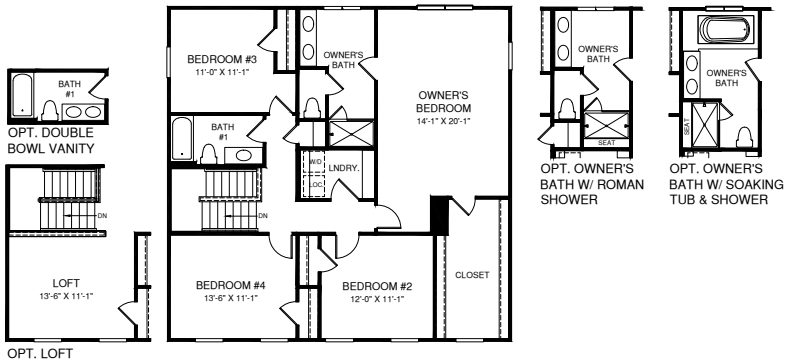
SHEET NO. A-2b
17

G:\NVR Series\COLUMBIA CL100D_01 - 601\Drawings\Vinylon\V-3 11\V-3 601 Siding 07/27/23 - 8:18 am

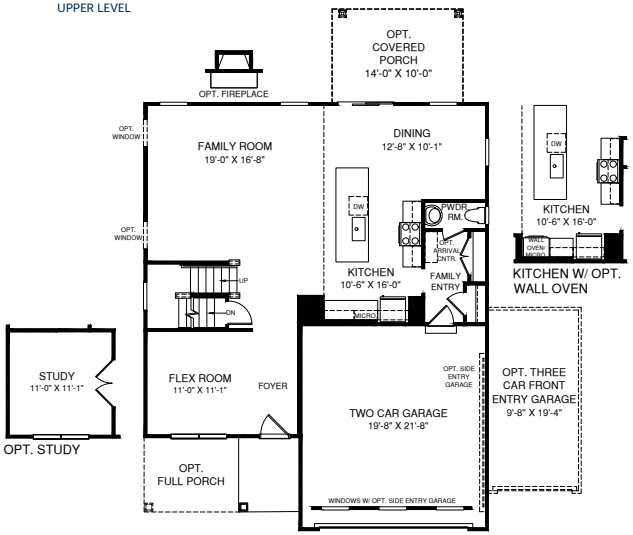
CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, FLOORPLANS

FLAT FORK PUD

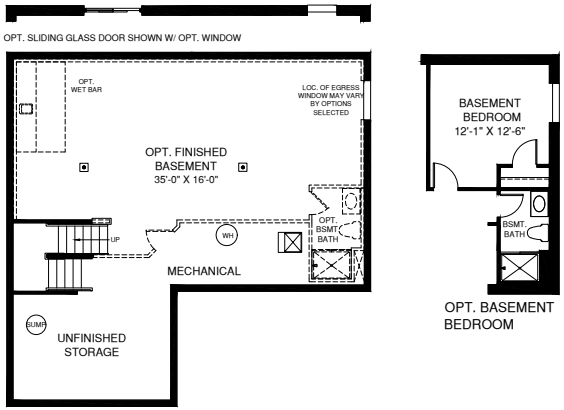




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

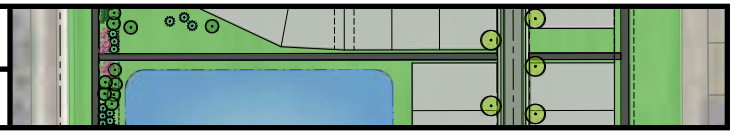
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

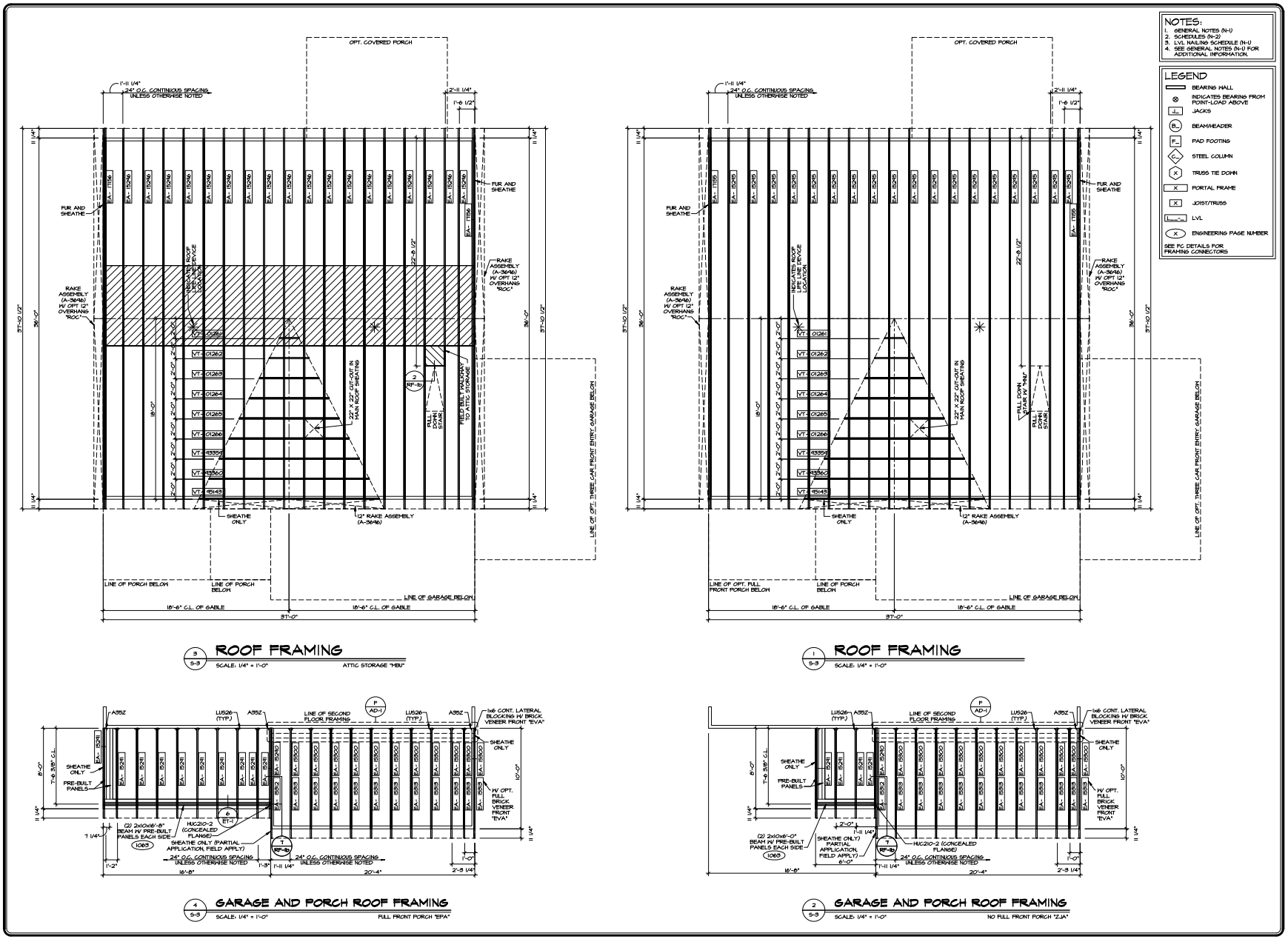
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0223CLM00v01BSMTCRFT

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ROOF PLANS

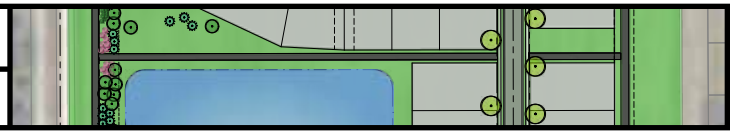
FLAT FORK PUD

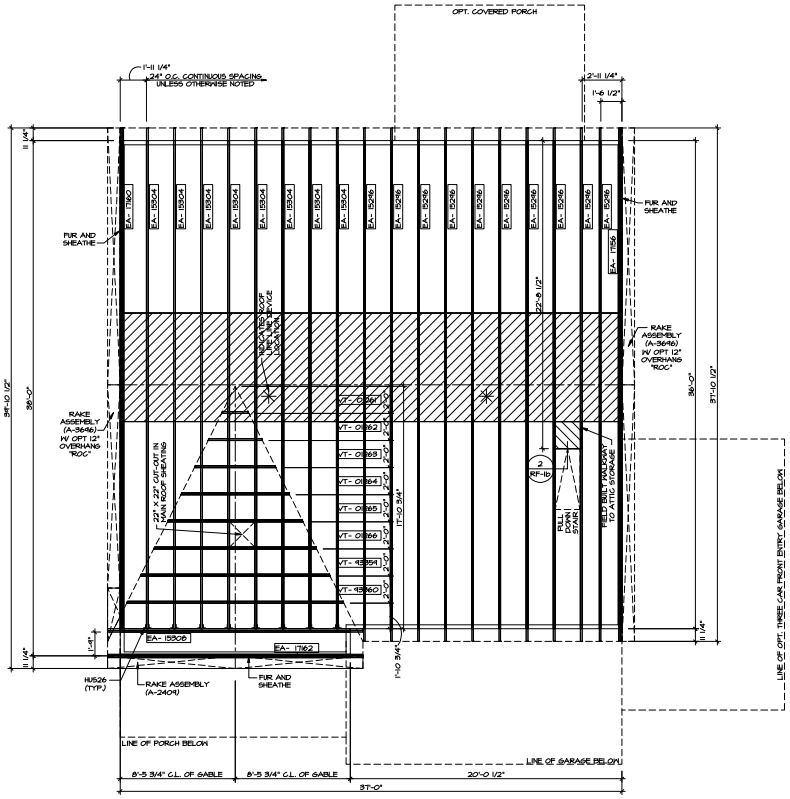




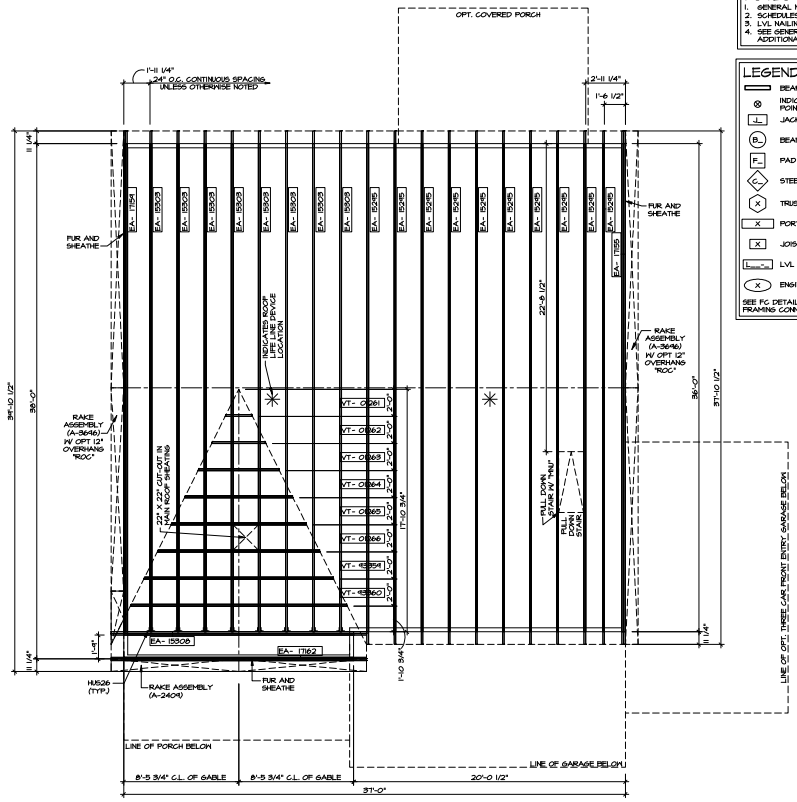
CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ROOF PLANS

FLAT FORK PUD





2 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0"
ATTIC STORAGE "HBU"

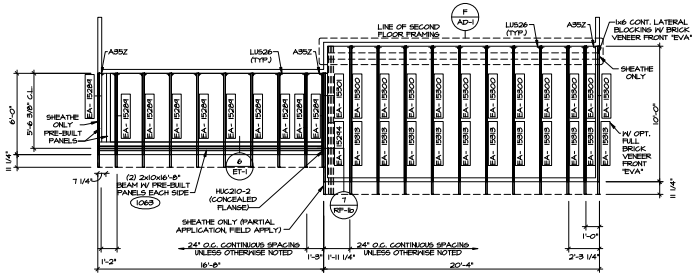


1 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



9 / S-3 GARAGE AND PORCH ROOF FRAMING
SCALE: 1/4" = 1'-0"

REV. NO. | DATE | REMARKS

NVR, Inc. The owner, upon receipt, retains the right of ownership of all ideas in these plans. These plans are not to be used in any form, nor reproduced in any form, for another project in any form, for another purpose in any kind or in part, without the written consent of NVR, Inc.

NVR
NVR, Inc.
Frederick Office, Suite 100
5285 Westhaven Drive
Frederick, MD 21703

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY: JARM
DATE: 7/21/11

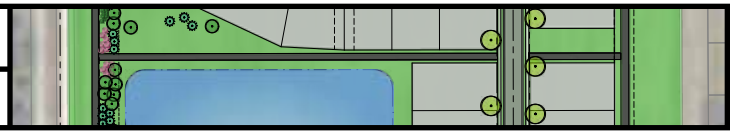
MODEL: COLUMBIA
DRAWING TITLE: ROOF FRAMING PLAN

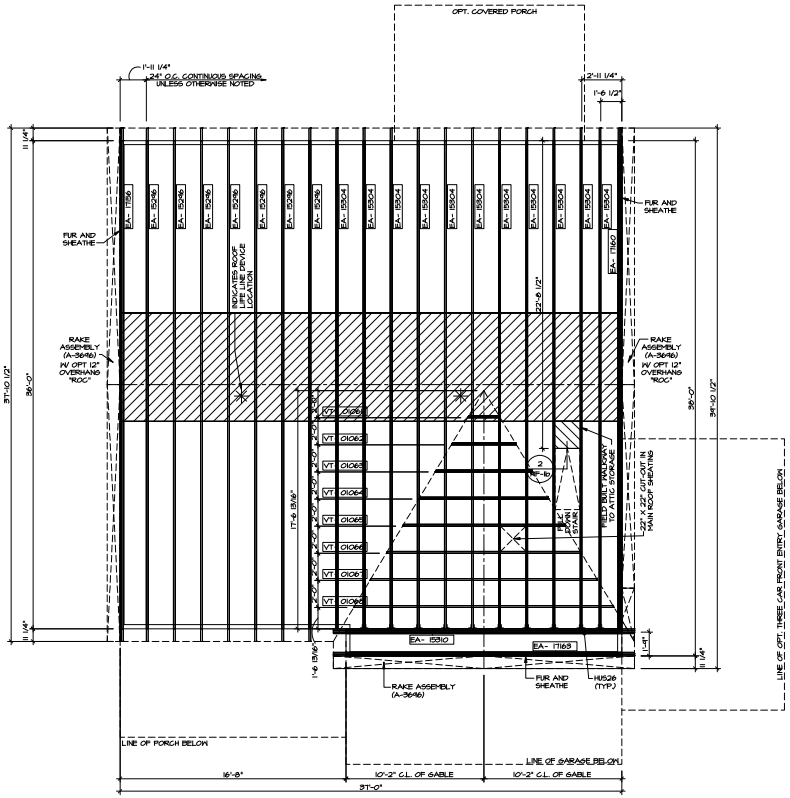
OPTION DESCRIPTION: ELEVATION "B" BASEMENT FOUNDATION 6/12 ROOF PITCH STANDARD LVL FRAMING
OPTION: ELB FBA RPC, S2L
88

SHEET NO. S-3

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ROOF PLANS

FLAT FORK PUD

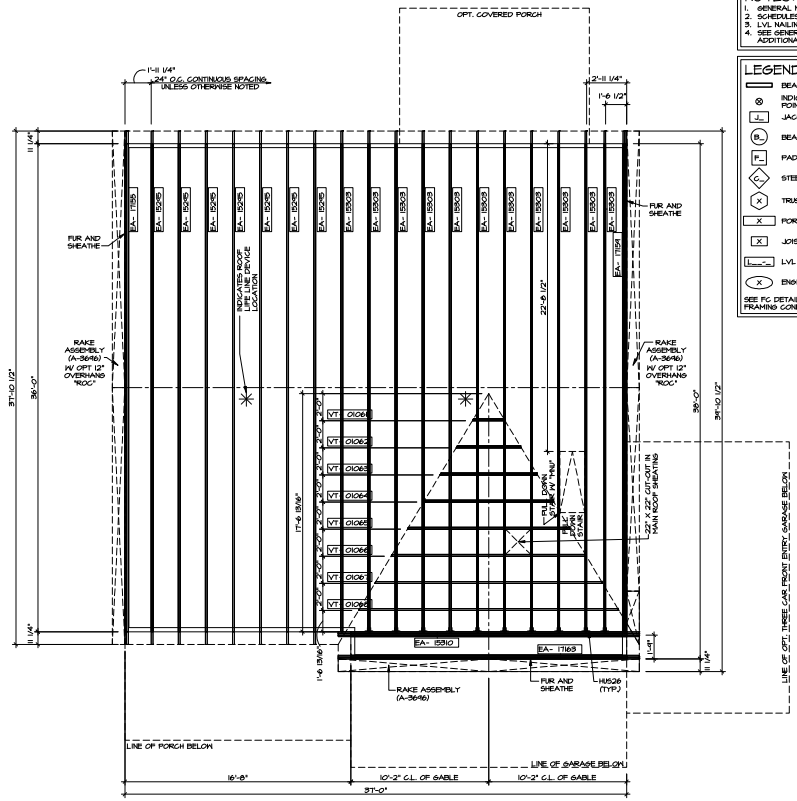




2 / S-3 ROOF FRAMING

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

ATTIC STORAGE "MBU"



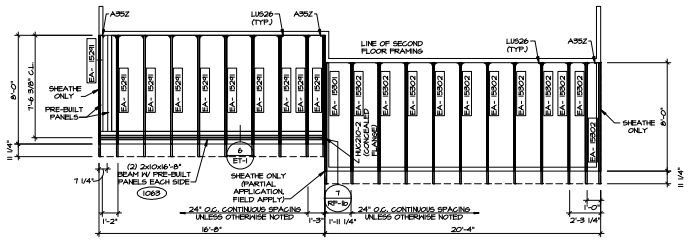
1 / S-3 ROOF FRAMING

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

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL HAULING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



3 / S-3 GARAGE AND PORCH ROOF FRAMING

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

REV. NO.	DATE	REMARKS
1	2/15/19	C/S - BRICK SIDES AND REAR

NVR, Inc. The owner, agents, employees, or representatives of NVR, Inc. shall not be liable for any use of the information in these plans. These plans are not to be used in any form for whatever purpose by any other party, without the express written consent of NVR, Inc.

NVR

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

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 7/21/17
OPTION
ELC
FBA
RPC, S2L

MODEL COLUMBIA
DRAWING TITLE ROOF FRAMING PLAN

OPTION DESCRIPTION
ELEVATION 'C'
BASEMENT FOUNDATION
6/12 ROOF PITCH STANDARD LVL FRAMING

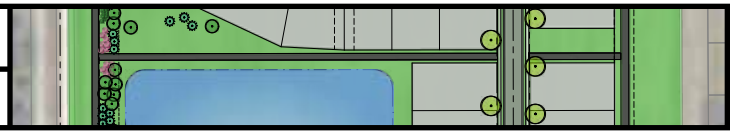
SHEET NO. S-3

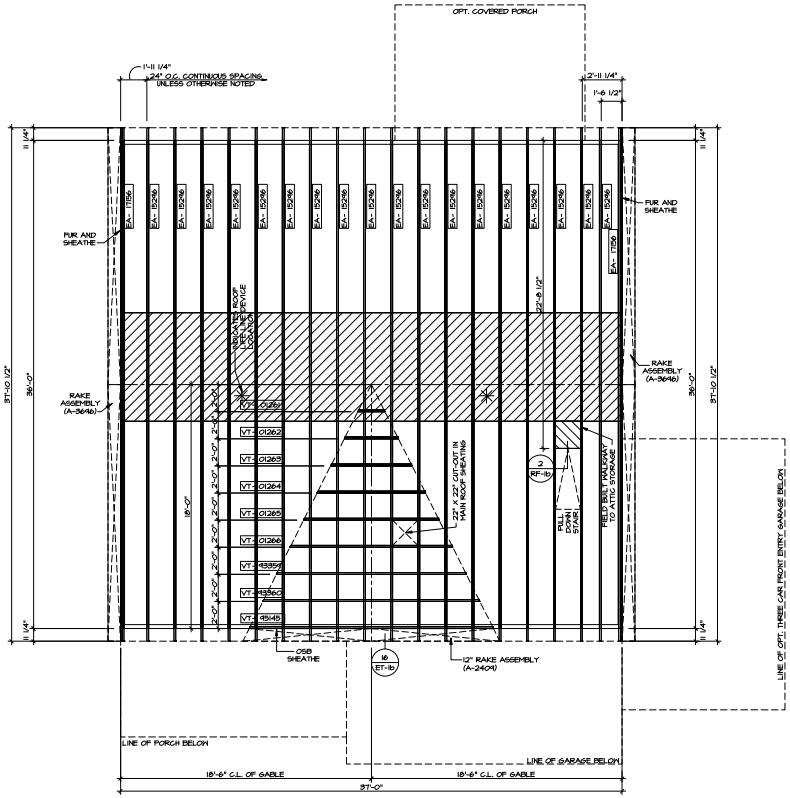
92

C:\NVR Series\COLUMBIA CL-100D-01 BASE\Jamie\Master Set\Roof Framing\S-3 RPC-FBA, RPC-Studing 08/30/23 - 8:42 am

CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ROOF PLANS

FLAT FORK PUD

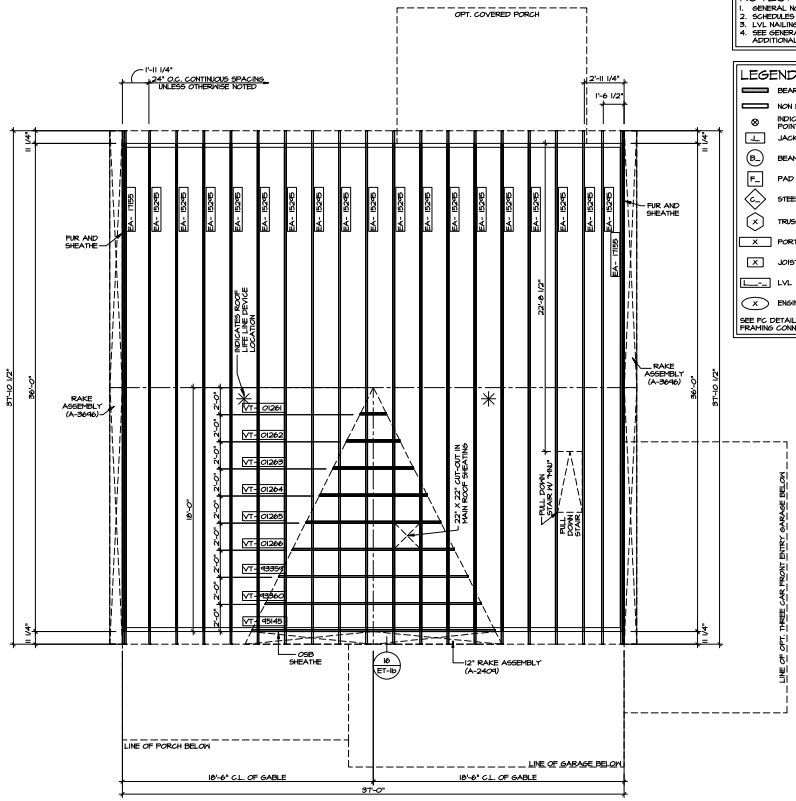




2 S-3 ROOF FRAMING

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

ATTIC STORAGE "MBU"



1 S-3 ROOF FRAMING

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

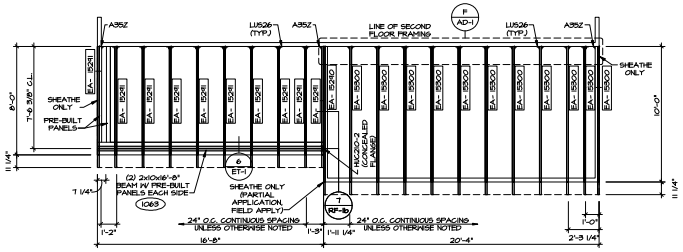
NOTES:

1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL HAULING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE PC DETAILS FOR FRAMING CONNECTORS



3 S-3 GARAGE AND PORCH ROOF FRAMING

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

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves the property rights to the ideas, plans, specifications, or designs indicated in these plans. These plans are not to be used in any form or manner whatsoever, nor are they to be loaned, copied or exhibited in any form or manner without the prior written consent of NVR, Inc.

NVR

NVR, Inc.
Engineering Office
5285 Westhall Pointe, Suite 100
Fredericksburg, VA 22407

SET NO. CL-100D
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 7/21/11

OPTION
ELK
FBA
RPC, SZL

MODEL COLUMBIA

DRAWING TITLE
ROOF FRAMING PLAN

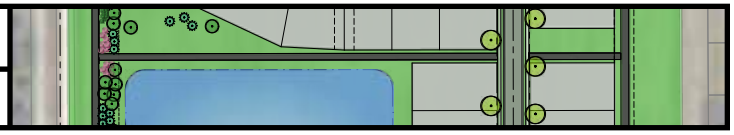
OPTION DESCRIPTION
ELEVATION "K"
BASEMENT FOUNDATION
6/12 ROOF PITCH STANDARD LVL FRAMING

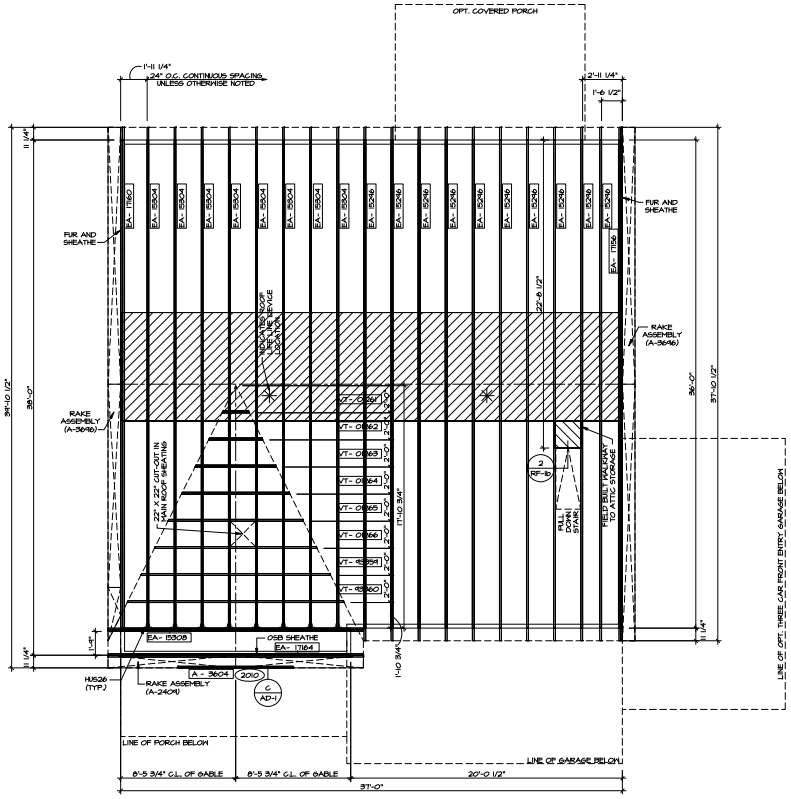
SHEET NO. S-3

96

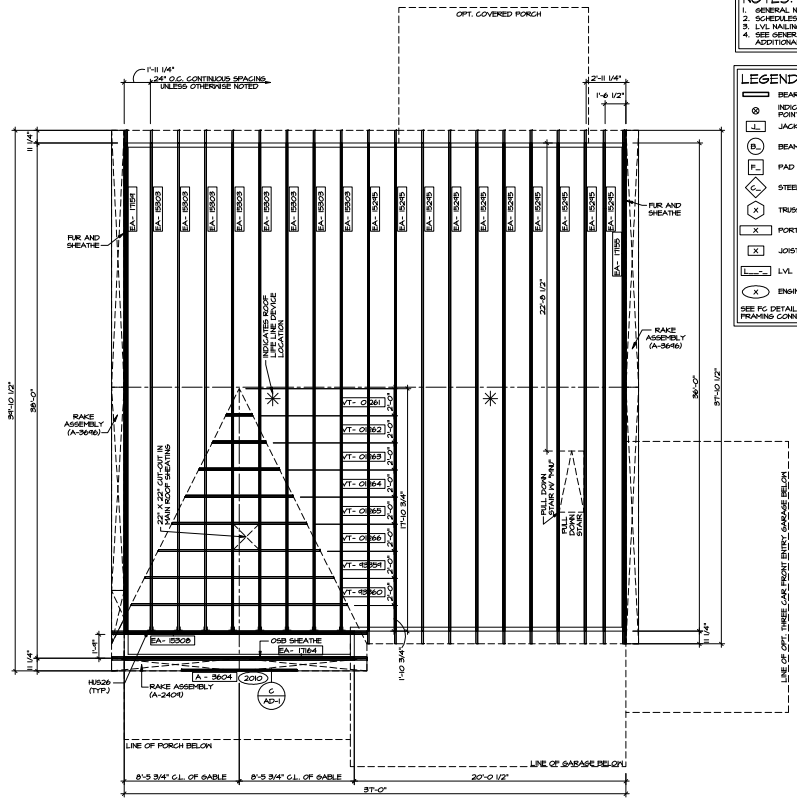
CYNTHEANNE ROAD NEIGHBORHOOD, COLUMBIA, ROOF PLANS

FLAT FORK PUD

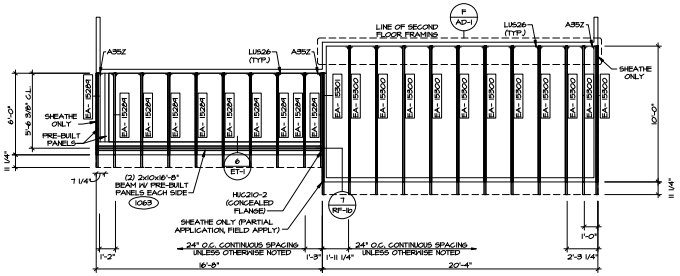




2 S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0"
ATTIC STORAGE "HBU"



1 S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0"



3 S-3 GARAGE AND PORCH ROOF FRAMING
SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL HAULING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

REMARKS:

REV. NO. | DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhaven Dr., Suite 100
Frederick, MD 21703

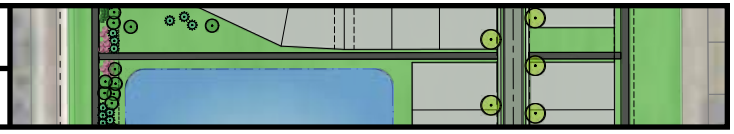
SET NO. CL-100
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE 7/21/11
OPTION
ELL
FBA
RFPC, S2L

MODEL COLUMBIA
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION "L" BASEMENT FOUNDATION 6/12 ROOF PITCH STANDARD LVL FRAMING

SHEET NO. S-3
100

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, RENDERINGS

FLAT FORK PUD



CORSICA

ELEVATION B

ELEVATION A

ELEVATION C

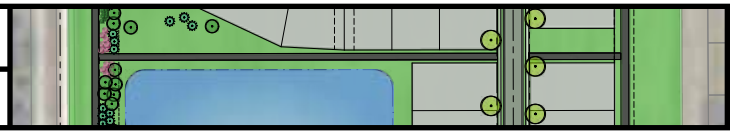
CORSICA

ELEVATION K

ELEVATION L

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
5285 Westhampton Ave, Suite 100
Frederick, MD 21703

SET NO. C0900
VERSION 01
RELEASE NO. ----
DRAWN BY SAM
DATE 11/5/14
OPTION
ELA
EVF

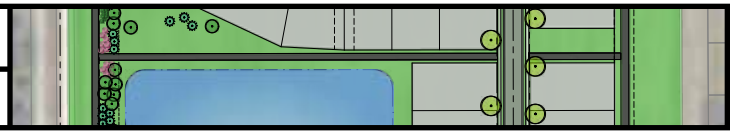
MODEL CORSICA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION A SIDING VENEER FRONT

SHEET NO. A-1
15

G:\NVR\Cynthianne\C0900-01-2\CA\Sam\Master Sets\Elevations\A-1 ELA SIDING FRONT.dwg 11/05/14 - 7:40 am

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"

3 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"
FRONT PORCH PARTIAL "EPB"

4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westshire Drive
Frederick, MD 21703

SET NO. CORSICA
VERSION 01
RELEASE NO. ----
DRAWN BY SAM
DATE 11/29/14
OPTION
ELA
EVA

MODEL CORSICA
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION A
BRICK VENEER FRONT

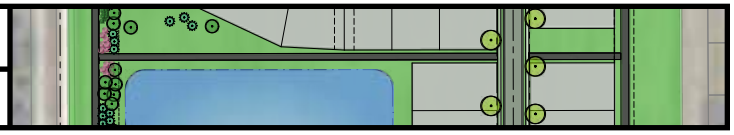
SHEET NO. A-1

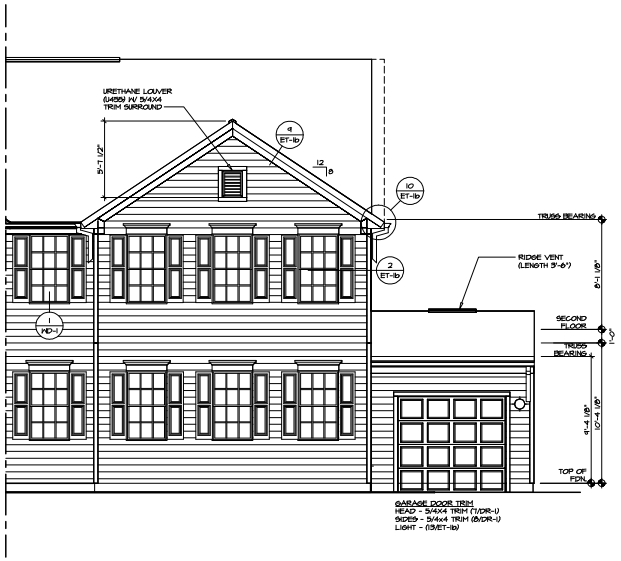
6

E:\NVR Active\Corsica\08800-01 - 2\CA\Corsica Vision Set\Elevations\A-1 ELA - BRICK - FRONT.dwg 01/19/2015 - 7:31 am

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD

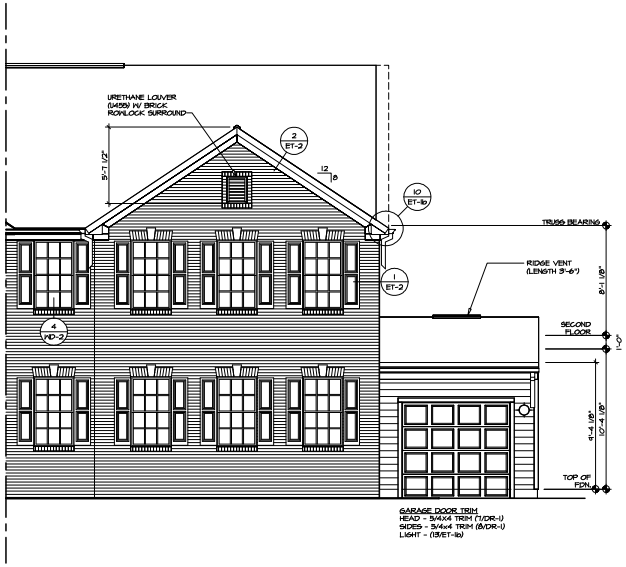




1 / A-1 PARTIAL FRONT ELEVATION "A"

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

ONE CAR SIDE ATTACHED GARAGE
FRONT ENTRY "GAA"
TWO CAR SIDE ENTRY GARAGE "GCC"



2 / A-1 PARTIAL FRONT ELEVATION "A"

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

ONE CAR SIDE ATTACHED GARAGE
FRONT ENTRY "GAA"
TWO CAR SIDE ENTRY GARAGE "GCC"

REV. NO.	DATE	REMARKS
1	12/28/16	DT - STANDARD DETAILS 3.0
2	12/28/16	JBS - UPDATED RIDGE VENT NOTES (PAR #49929)

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhaven Drive
Frederick, MD 21703

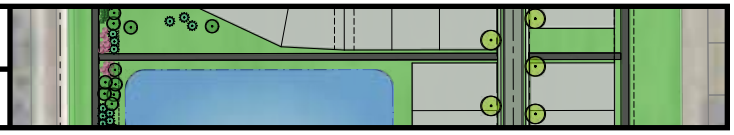
SET NO. C0900
VERSION 01
RELEASE NO. ----
DRAWN BY RCHPA
DATE 11/20/16
OPTION GCC, GAA

SHEET NO. A-1
MODEL CORSICA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION 7 ELEVATION A BRICK VENEER FRONT SIDING VENEER FRONT

G:\NVR Active\Corsica C0900.01 - 2\PA\Elevs\Version 5-1\Elevations\A-1.1.dwg 8/18/23 - 7:51 am

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO. | DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Plan Room
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. CORSICA
VERSION 01
RELEASE NO. ----
DRAWN BY S.A.M
DATE 11/6/14
OPTION
ELB
EVF

MODEL CORSICA
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION B
SIDING VENEER FRONT

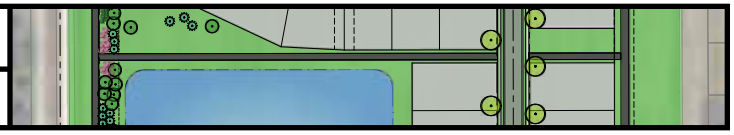
SHEET NO. A-1

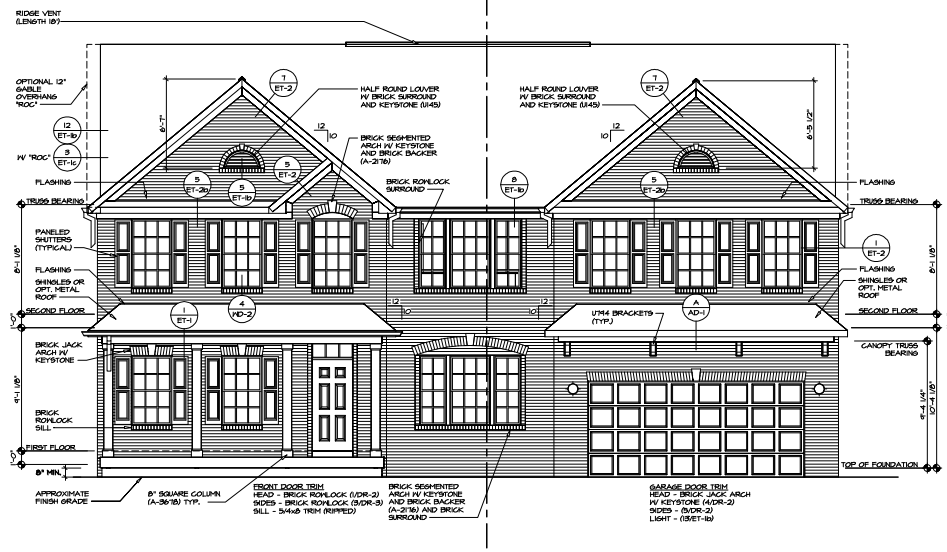
B

E:\NVR\Active\Corsica\CORSICA_CORSICA_01_2014\Elevations\Elevations\A-1 FRONT ELEVATIONS.dwg 8/13/2014 - 7:41 am

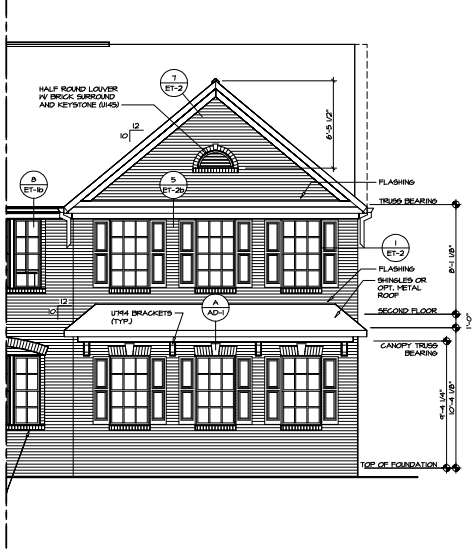
CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD

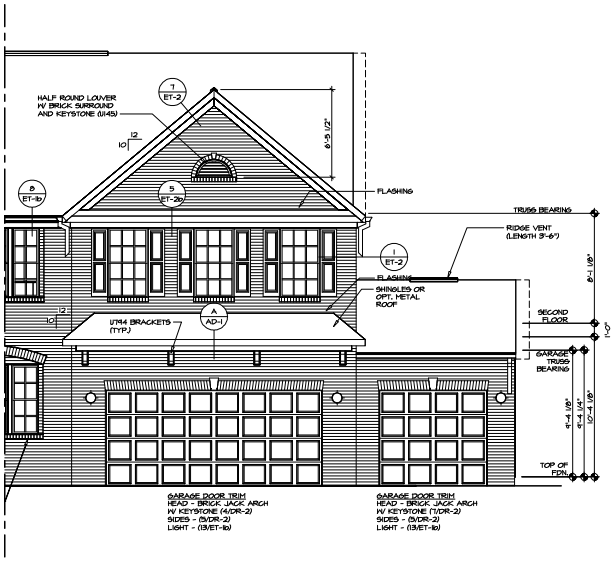




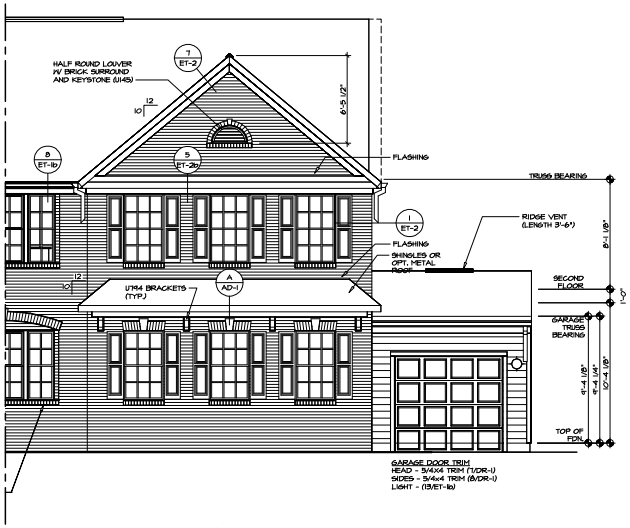
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE FRONT ENTRY "SAA" TWO CAR SIDE ENTRY GARAGE "SCC"

REMARKS

REV. NO.	DATE

© NVR, Inc. The owner, expressly reserves its property rights and rights of copyright in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

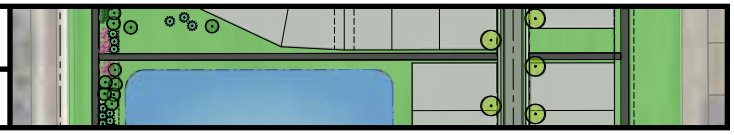
NVR, Inc.
Attn: Plan Room, Suite 100
5285 Westhall Pointe Drive
Fredericksburg, MD 21703

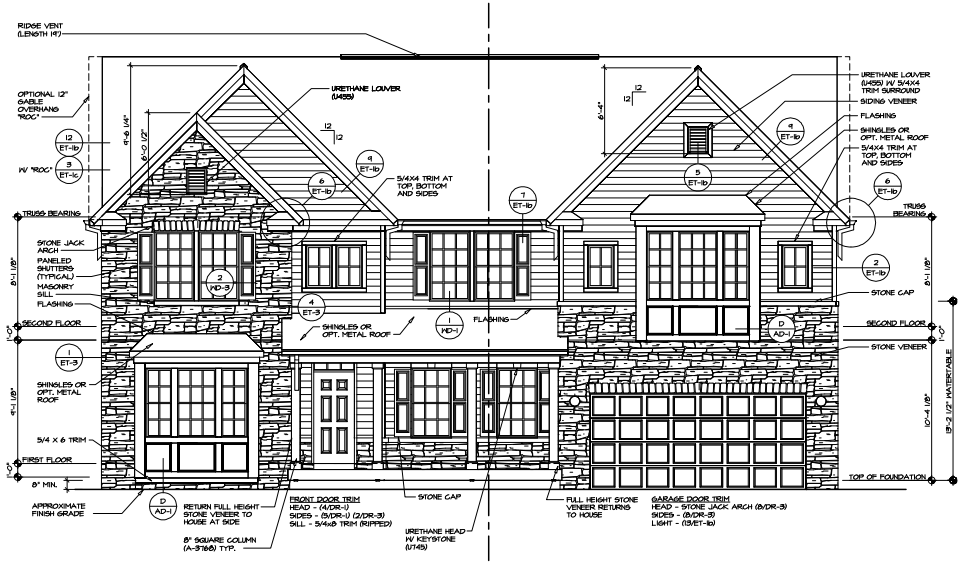
SET NO. CORSICA
VERSION 01
RELEASE NO. ----
DRAWN BY S.A.M
DATE 11/10/14
OPTION
ELB
EVA

SHEET NO. A-1
MODEL CORSICA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION B BRICK VENEER FRONT
9

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

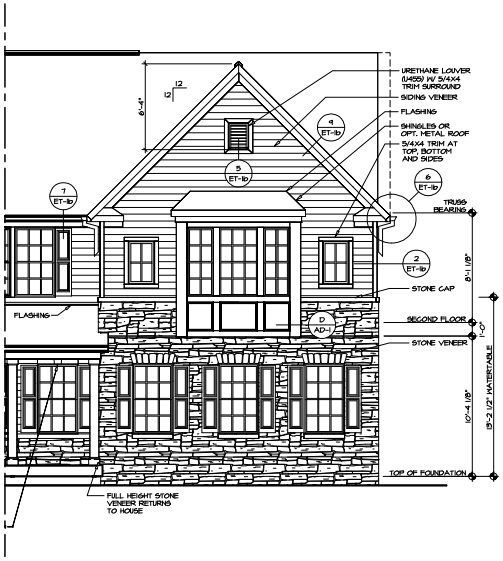
FLAT FORK PUD





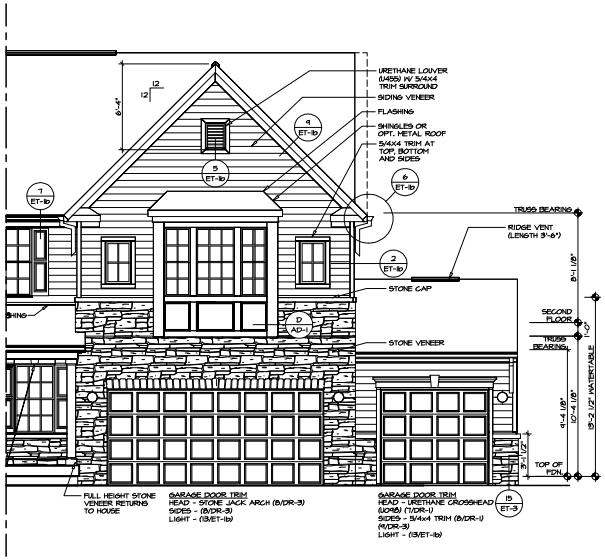
1 A-1 FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "6CB"



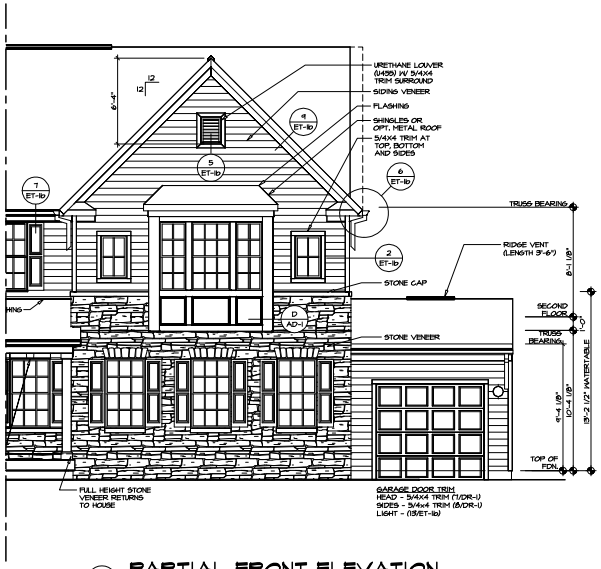
2 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "6CC"



3 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "6CF"



4 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE FRONT ENTRY "6AA" TWO CAR SIDE ENTRY GARAGE "6CC"

REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Corporate Office
5285 Westhall Pointe Drive, Suite 100
Fredericksburg, MD 21703

SET NO. C-7900
VERSION 01
RELEASE NO. ----
DRAWN BY S.A.M
DATE 11/13/14
OPTION
ELC

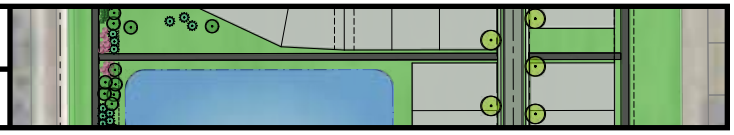
MODEL CORSICA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION C

SHEET NO. A-1
10

S:\NVR\Active\Corsica\C-7900-01 - 2\A\Corsica Vinyl - Set\Elevations\A-1 1-6 - Front.dwg 06/16/23 - 7:31 am

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO. | DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office
5285 Westshire Dr., Suite 100
Frederick, MD 21703

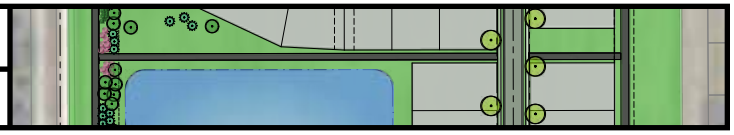
SET NO. CORSO
VERSION 01
DRAWN BY SAM
DATE: 11/7/14
OPTION ELK

MODEL CORSICA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION K

SHEET NO. A-1
10

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS
1	4/30/15	RHS - CREATED VERSION 01
2	10/28/15	CJB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
3	10/28/15	CJB - SIDING VENEER AT SIDE RETURNS
4	12/28/16	JPT - SEPARATED SIDING VENT NOTES (PAR #450129)
5	2/5/18	SAM - ADDED NOTE FOR SHINGLE OR OPT. METAL AT BAY (PAR 501151)

NVR, Inc. The owner, expressly reserves its common law copyright and property right in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. C0900
VERSION 01
RELEASE NO. ----
DRAWN BY SAM
DATE 11/10/14
OPTION ELL

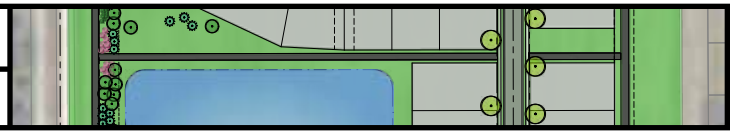
MODEL CORSICA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION L

SHEET NO. A-1
12

G:\NVR Active\Corsica C0900_01 - 2\CAD\Corsica Vinylon Set\Elevations\A-1 01 Front.dwg 06/18/25 - 7:51 am

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS
1	4/30/13	EHS - CREATED VERSION 01
2	10/28/14	TB - STANDARD DETAILS 9.0
3	4/8/21	SPK - STOCK GARAGE DOOR VUE DOOR
4	8/4/21	SPK - STOCK GARAGE CORNERS (PROJECT: ROOM)

NVR, Inc.
This drawing, as an instrument of service is the property of NVR, Inc. These plans, these plans are not to be reproduced, altered or copied in any form or manner nor assigned to any third party, nor used for any purpose not specified in writing by NVR, Inc. without the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Drive, Suite 100
Frederick, MD 21703

SET NO. CORSICA
VERSION 01
DRAWN BY SAM
DATE: 11/10/14
OPTION

MODEL CORSICA
DRAWING TITLE RIGHT ELEVATION

SHEET NO. A-2

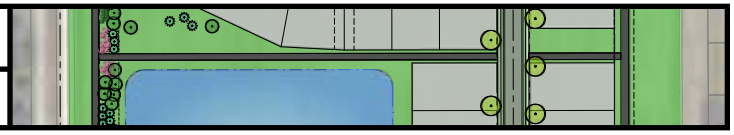
OPTION DESCRIPTION

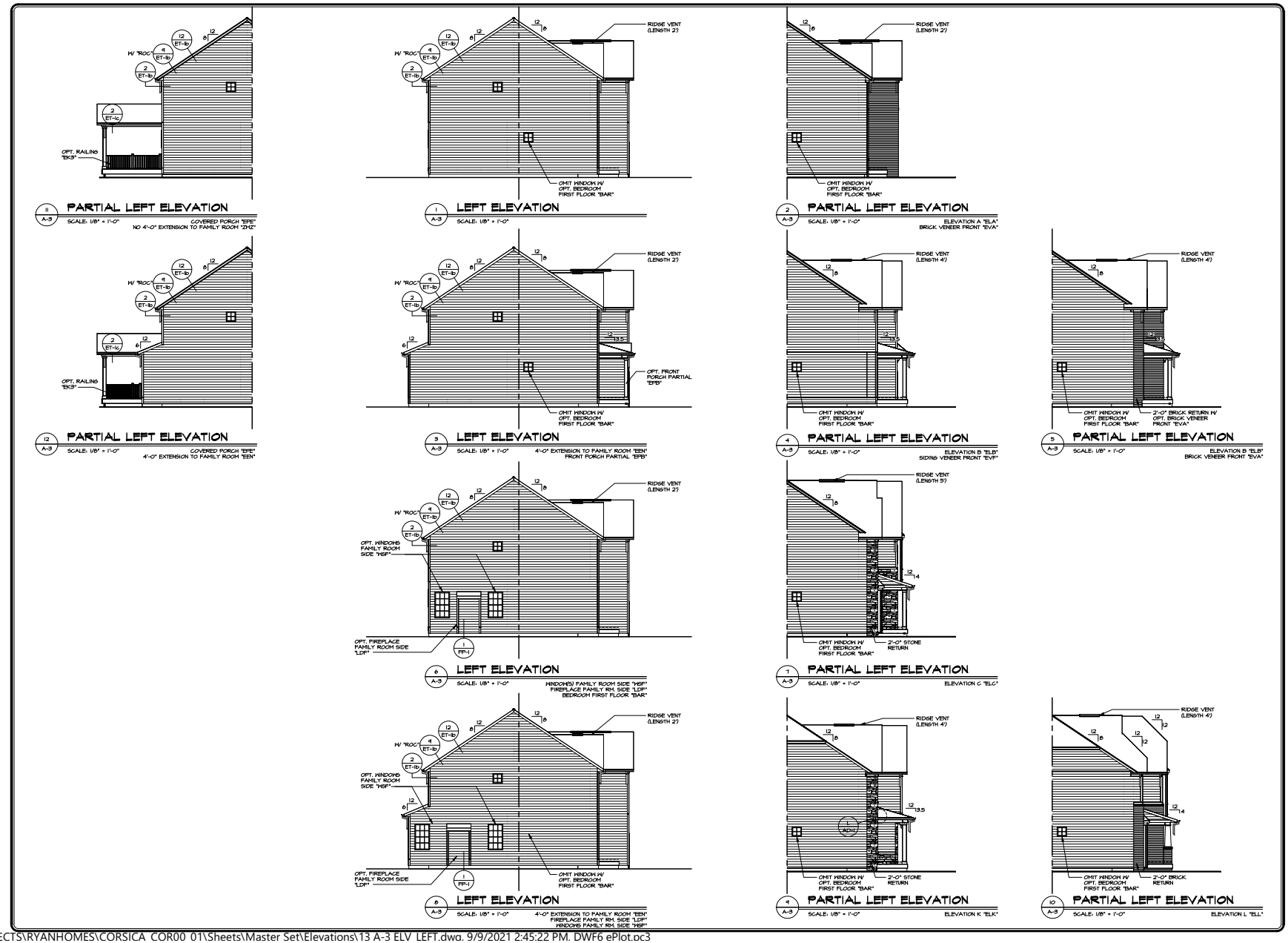
12

J:\PROJECTS\RYANHOMES\CORSICA_COR00_01\Sheets\Master Set\Elevations\12 A-2 ELV_RIGHT.dwg, 9/9/2021 2:44:47 PM, DWF6 ePlot.pc3

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD

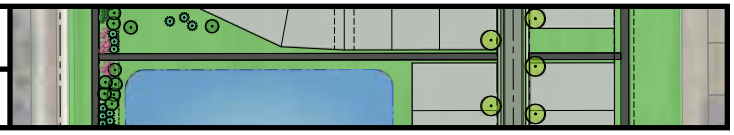


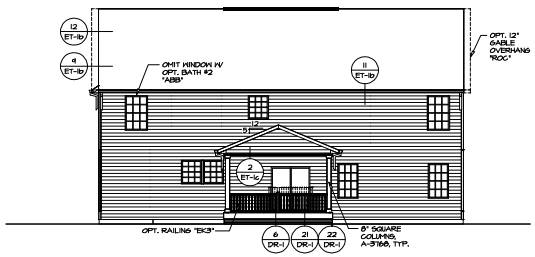


J:\PROJECTS\RYANHOMES\CORSICA_COR00_01\Sheets\Master Set\Elevations\13 A-3 ELV LEFT.dwg, 9/9/2021 2:45:22 PM, DWF6 ePlot.pc3

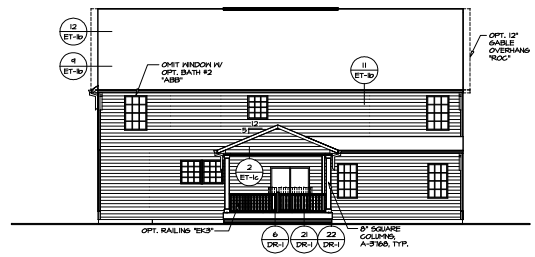
CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD

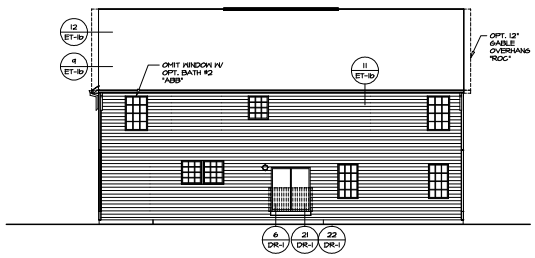




5 A-4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
COVERED PORCH "EPE"
NO 4'-0" EXTENSION TO FAMILY ROOM "ZMZ"

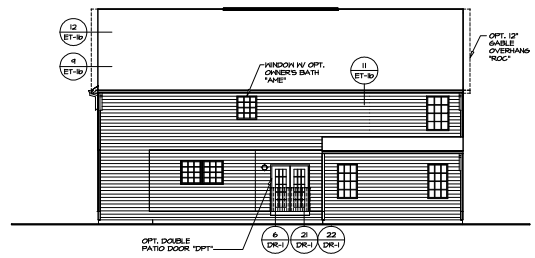


6 A-4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
COVERED PORCH "EPE"
4'-0" EXTENSION TO FAMILY ROOM "EEN"

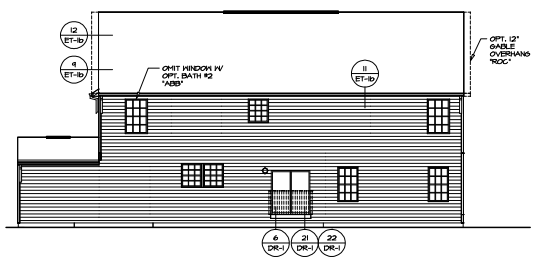


1 A-4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

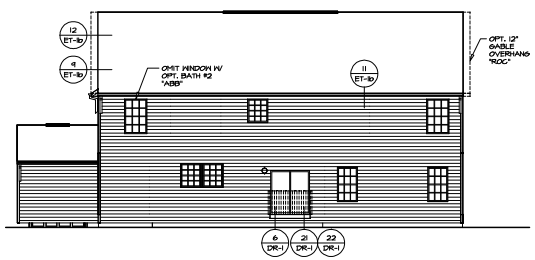
NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"



2 A-4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATH W/ SOAKING TUB AND SHOWER "AME"
BATH #2 "ABB"
4'-0" EXTENSION TO FAMILY ROOM "EEN"



3 A-4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
ONE CAR SIDE ATTACHED GARAGE
FRONT ENTRY "GAA"



4 A-4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "GCC"

REV. NO.	DATE	REMARKS
1	4/30/15	EHS - CREATED VERSION 01
2	10/29/16	TB - STANDARD DETAILS 9.0

NVR, Inc.
This drawing, as an instrument of service, is the property of NVR, Inc. Reproduction of these plans, these plans are not to be changed or altered in any way, copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Drive, Suite 100
Frederick, MD 21703

SET NO. CORSICA
VERSION 01
DRAWN BY SAM
DATE: 11/12/14
OPTION

MODEL CORSICA
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION

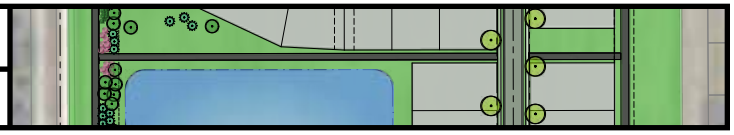
SHEET NO. A-4

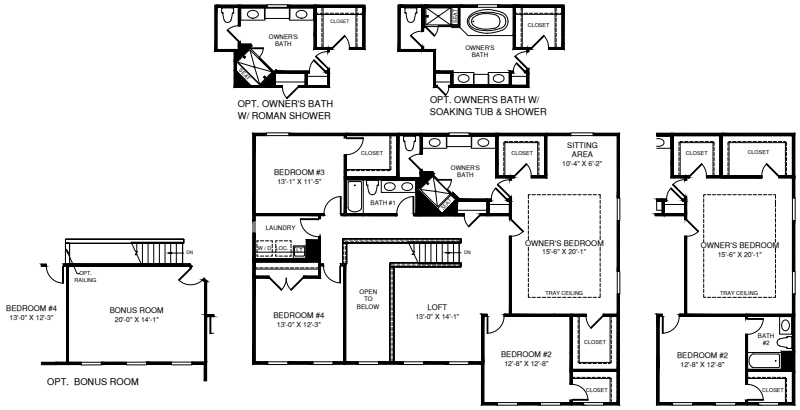
14

J:\PROJECTS\RYANHOMES\CORSICA_COR00_01\Sheets\Master Set\Elevations\14 A-4 ELV REAR.dwg 9/9/2021 2:45:43 PM DWF6 ePlot.pc3

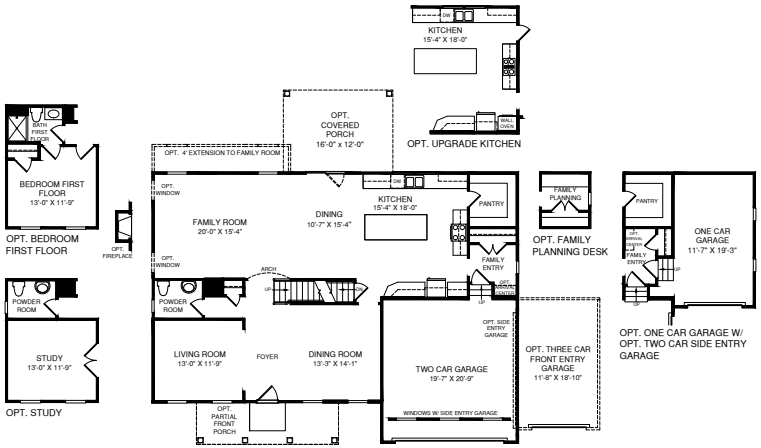
CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, FLOORPLANS

FLAT FORK PUD

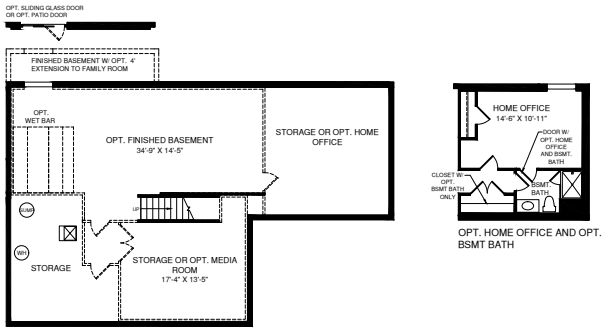




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

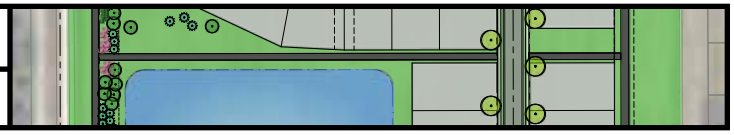
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0423COR00v01BSMTCRFT

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Optional finished basement is available. Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.
RY0423COR00v01BSMTCRFT

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

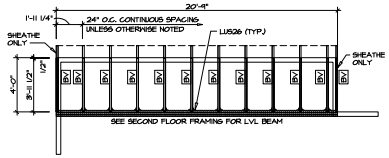
FLAT FORK PUD



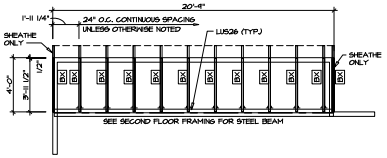
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL MAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

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

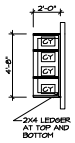
SEE FC DETAILS FOR FRAMING CONNECTORS



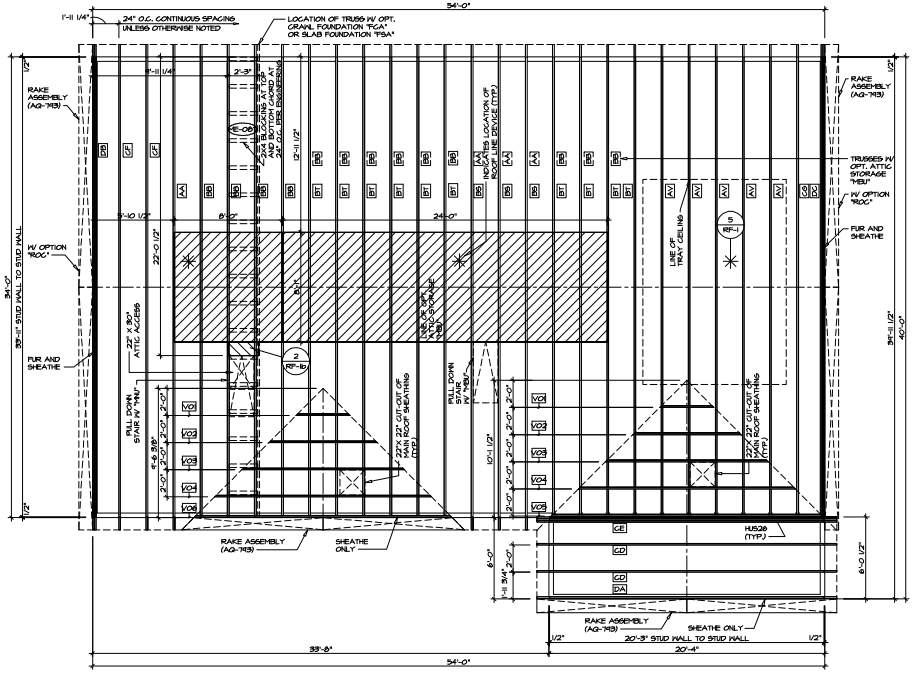
7 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" 4'-0" EXTENSION TO FAMILY ROOM "EEN" STANDARD LVL FRAMING "SZL"



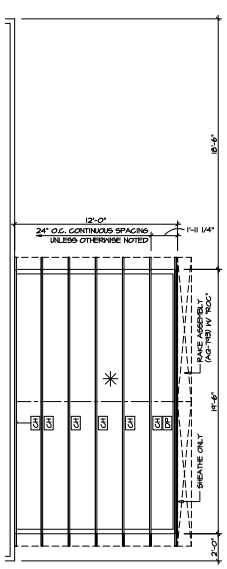
10 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" 4'-0" EXTENSION TO FAMILY ROOM "EEN" ALTERNATE LVL FRAMING "SPS"



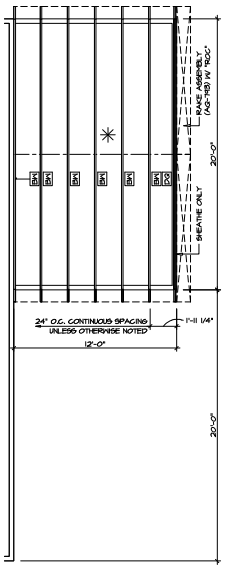
6 / S-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0" FIREPLACE FAMILY ROOM SIDE "LDP"



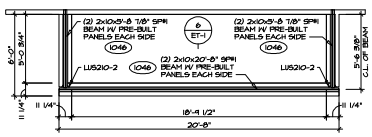
1 / S-3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



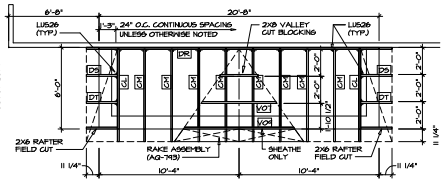
8 / S-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0" 3 CAR GARAGE - FRONT ENTRY "GCF"



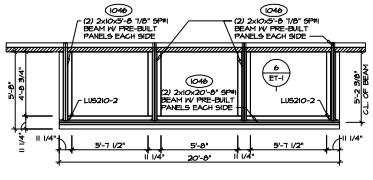
4 / S-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "GAA"



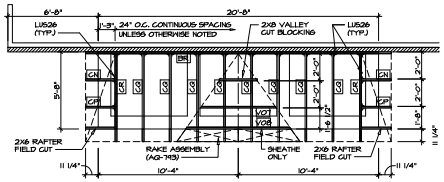
3 / S-3 PORCH ROOF BEAM PLAN
SCALE: 1/4" = 1'-0" SIDING VENEER FRONT "EVF"



2 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" PARTIAL FRONT PORCH "EPB" SIDING VENEER FRONT "EVF"



5 / S-3 PORCH ROOF BEAM PLAN
SCALE: 1/4" = 1'-0" BRICK VENEER FRONT "EVA"



4 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" PARTIAL FRONT PORCH "EPB" BRICK VENEER FRONT "EVA"

REMARKS:

REV. NO.	DATE	
1	5/1/15	RHS - CREATED VERSION 01
2	8/20/15	CRS - FAMBRAM - ADDED ROOFLINE DEVICE NOTE
3	12/14/15	MAH - ADDED ROOF PLAN FOR ATTACHED GARAGE
4	3/29/16	CR - DRAWING ALIGNMENT
5	10/28/16	DT - STANDARD DETAILS 3.0

NVR, Inc. The owner, expressly reserves its common law copyright and property right in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Washington Region
5285 Westfield Ave, Suite 100
Frederick, MD 21703

SET NO. C0900
VERSION 01
RELEASE NO. ----
DRAWN BY SAM
DATE 4/12/14
OPTION ELA

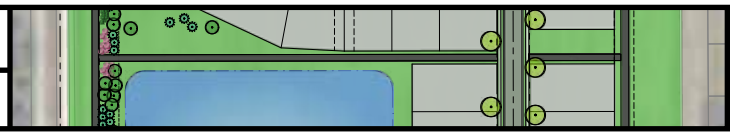
MODEL CORSICA
DRAWING TITLE ROOF FRAMING
OPTION DESCRIPTION ELEVATION A

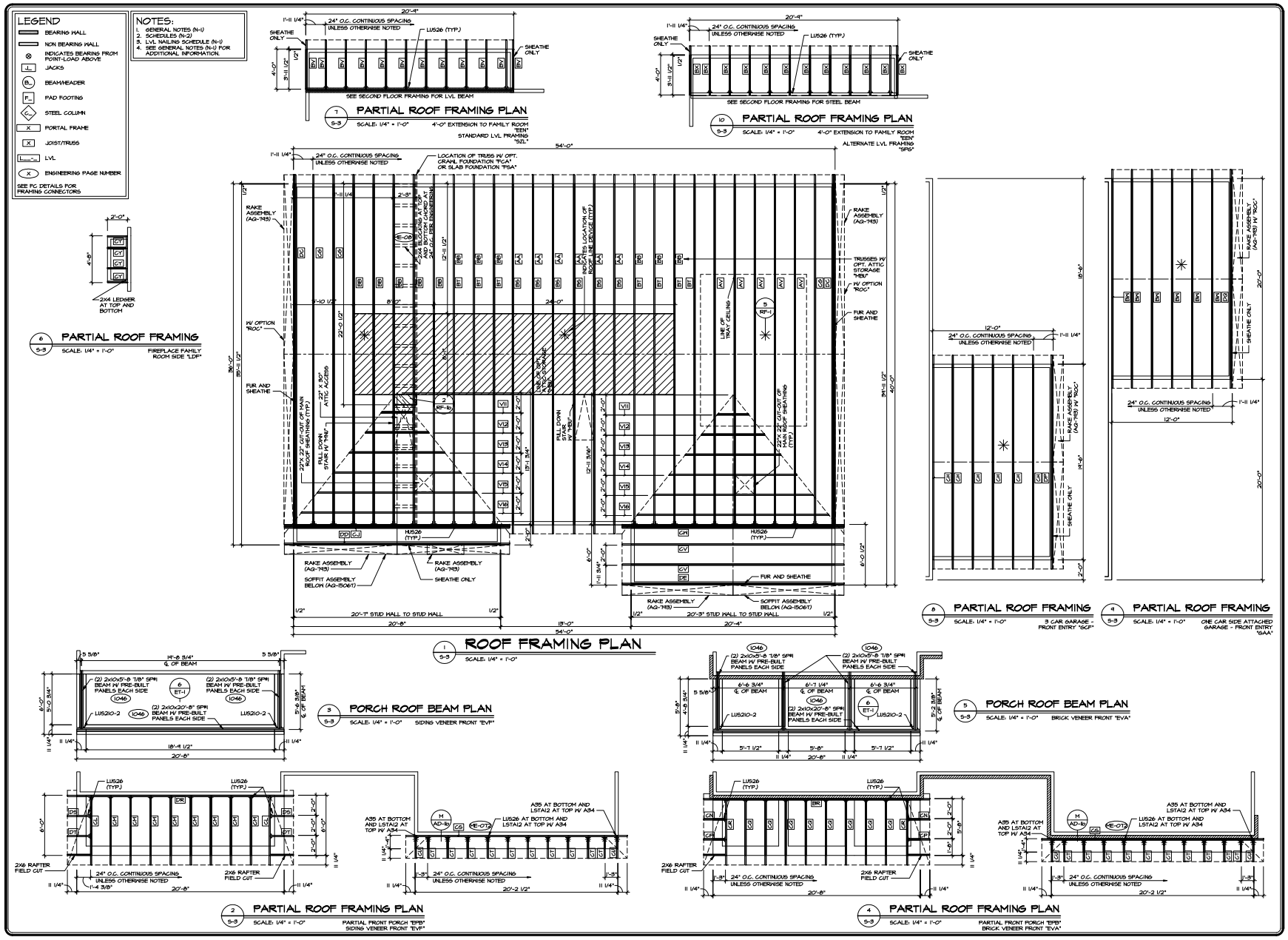
SHEET NO. S-3

80

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

FLAT FORK PUD





REMARKS

REV. NO.	DATE	
1	5/1/15	EHS - CREATED - VERSION 01
2	8/26/16	CEL - FRAMBRAIT - ADDED ROOFLINE DEVICE NOTE
3	9/29/16	CEL - FRAMBRAIT - ADDED GARAGE ATTACHED GARAGE
4	1/23/18	CH - DRAWING ALIGNMENT
5	10/28/18	DT - STANDARD DETAILS 9.0
6	3/2/21	SAM - ADDED STRAPS/HANGERS TO CANOPY FRAMING (PVR #44154)

© NVR, Inc.
The plans, specifications, reports, file data and other documents and data relating to these plans, these plans are not to be used, reproduced or copied in any form or manner without the prior written consent of NVR, Inc. or as permitted by any other person or entity to whom these plans are provided by NVR, Inc. without consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhampton, Suite 100
Frederick, MD 21703

SET NO. CA900
VERSION 01
RELEASE NO. ----
DRAWN BY SAM
DATE 4/12/14

MODEL CORSICA
DRAWING TITLE ROOF FRAMING

SHEET NO. S-3

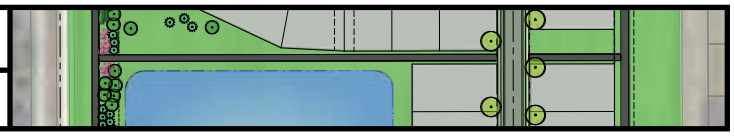
OPTION DESCRIPTION ELEVATION B
OPTION ELB

8

S:\NVR Johns Creek GA-6080-01-4126\Johns Creek Sub\Roof Framing\S-3 RF.dwg 06/02/21 - 7:48 am

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

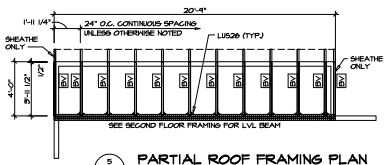
FLAT FORK PUD



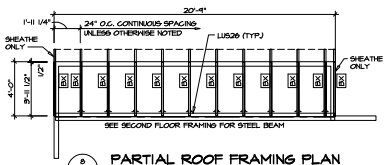
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

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

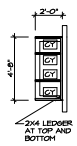
SEE FC DETAILS FOR FRAMING CONNECTORS



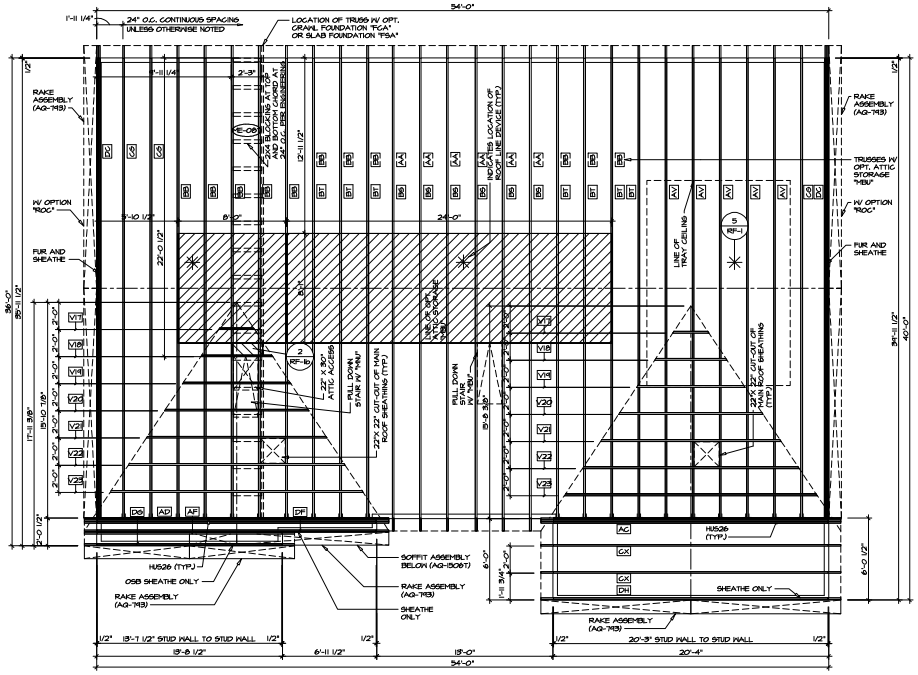
5 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
4'-0" EXTENSION TO FAMILY ROOM "EEN"
STANDARD LVL FRAMING "SQL"



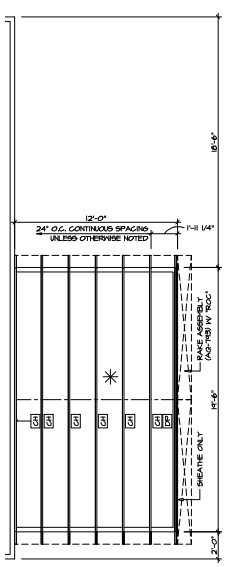
8 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
4'-0" EXTENSION TO FAMILY ROOM "EEN"
ALTERNATE LVL FRAMING "SPG"



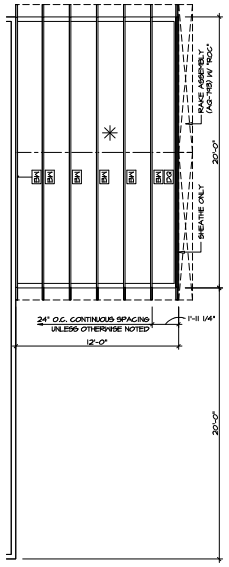
4 / S-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
FIREPLACE FAMILY ROOM SIDE "LDP"



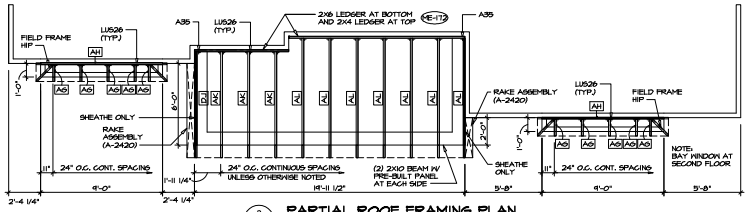
1 / S-3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



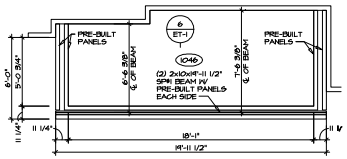
6 / S-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
3 CAR GARAGE - FRONT ENTRY "GCF"



7 / S-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "GAA"



2 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 / S-3 PORCH ROOF BEAM PLAN
SCALE: 1/4" = 1'-0"

REMARKS

REV. NO.	DATE	
1	5/1/15	EHS - CREATED - VERSION 01
2	8/26/16	CEL - PARKBRIAR - ADDED ROOFLINE DEVICE NOTE
3	11/14/16	CEL - ADDED ONE CAR SIDE ATTACHED GARAGE
4	1/23/18	CH - DRAWING ALIGNMENT
5	10/28/18	DT - STANDARD DETAILS 9.0

© NVR, Inc.
This plan, as an instrument of service, is the property of NVR, Inc. Its ideas, designs, arrangements, and plans indicated or represented by this plan are not to be used in any form or manner without the express written permission of NVR, Inc.

NVR
NVR, Inc.
5285 Westhampton Ave, Suite 100
Frederick, MD 21703

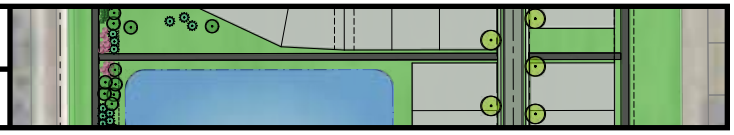
SET NO. CA900
VERSION 01
RELEASE NO. ----
DRAWN BY S.A.M.
DATE 11/21/14
OPTION
ELC

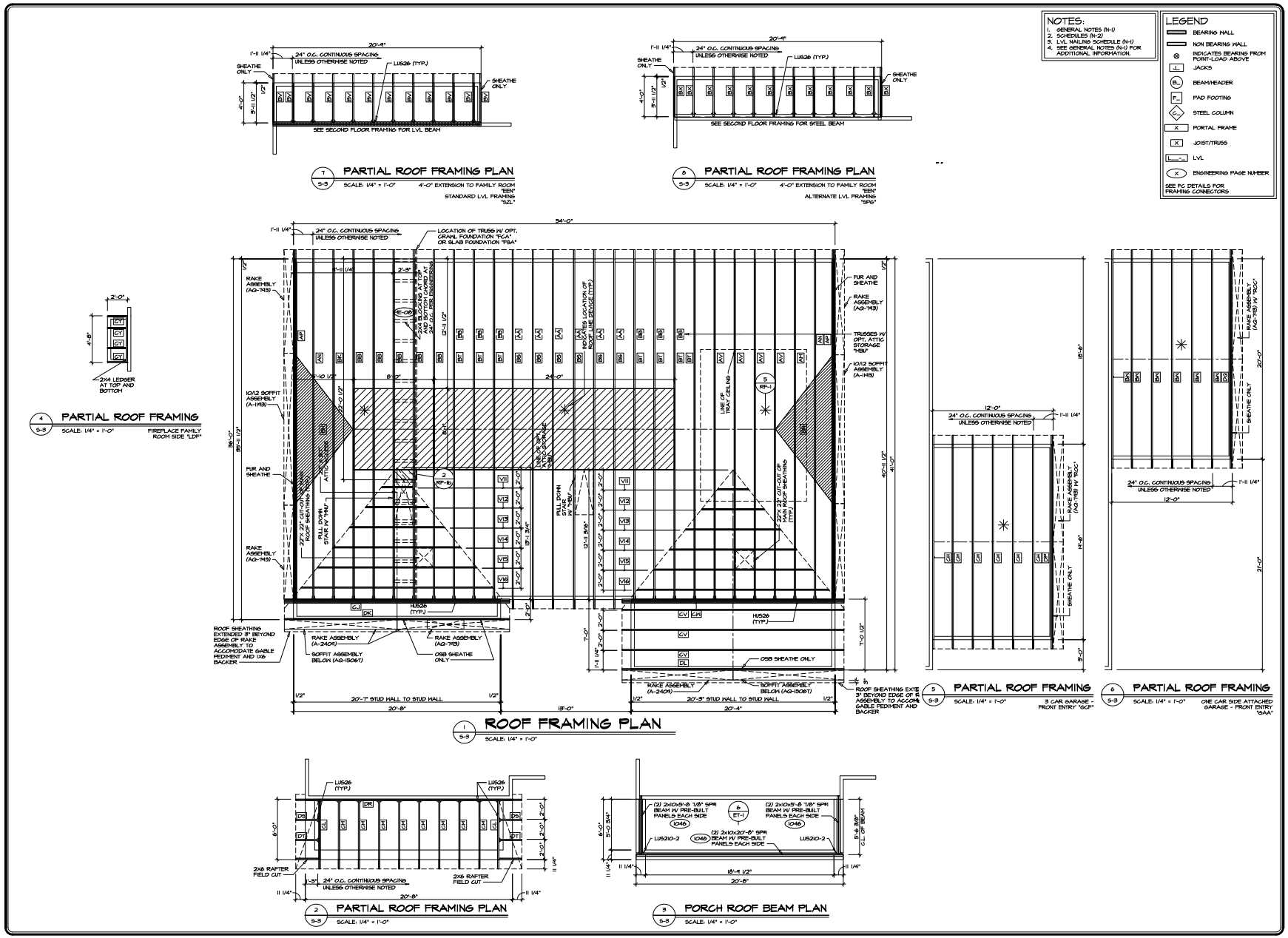
MODEL CORSICA
DRAWING TITLE
ROOF FRAMING
OPTION DESCRIPTION
ELEVATION C

SHEET NO. S-3
82

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

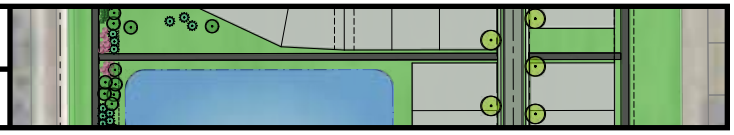
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

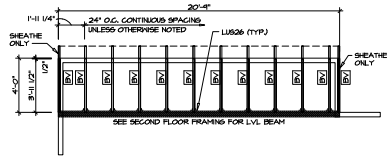
FLAT FORK PUD



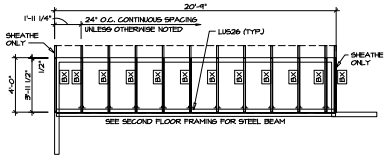
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

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

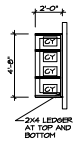
SEE FC DETAILS FOR FRAMING CONNECTORS



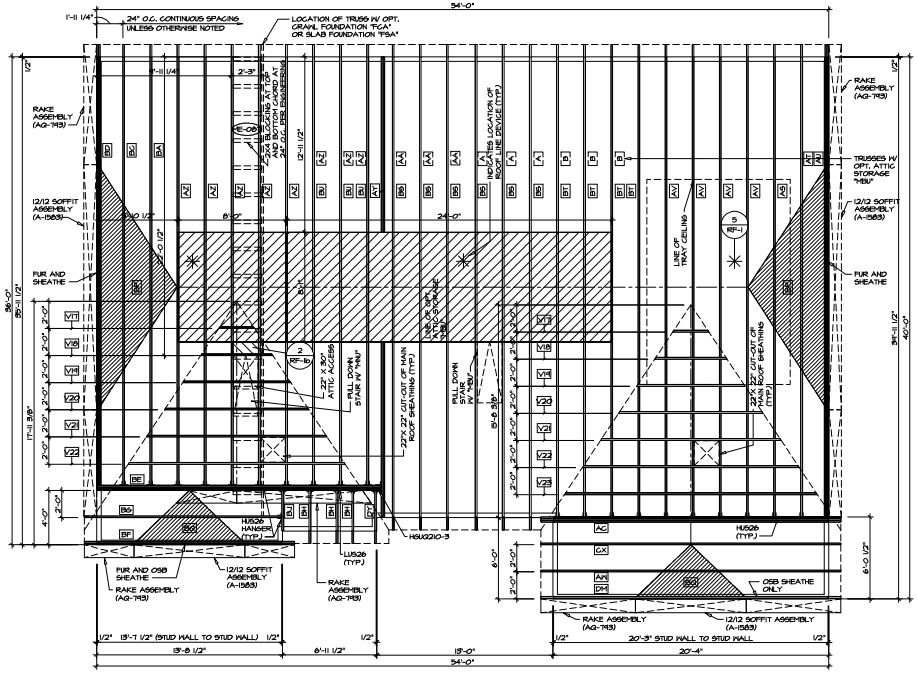
7 / 5-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
4'-0" EXTENSION TO FAMILY ROOM "EEN"
STANDARD LVL FRAMING "5ZL"



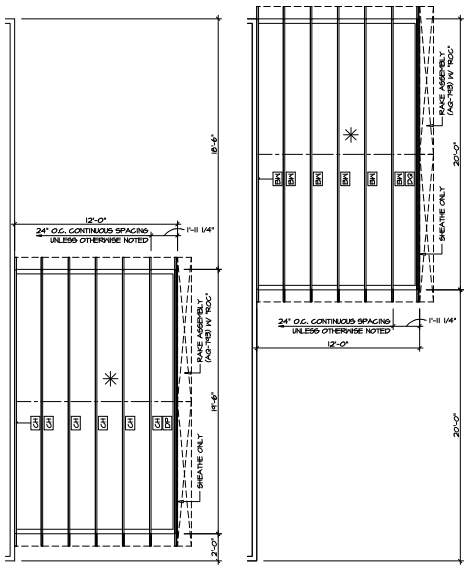
8 / 5-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
4'-0" EXTENSION TO FAMILY ROOM "EEN"
ALTERNATE LVL FRAMING "5PS"



4 / 5-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
FIREPLACE FAMILY ROOM SIDE "LDP"

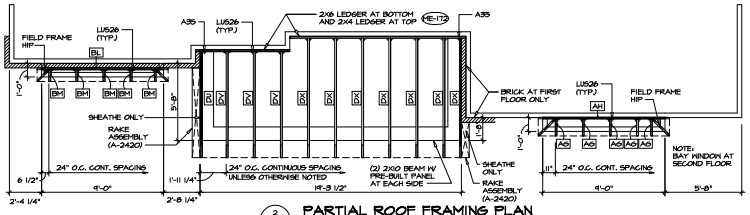


1 / 5-3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

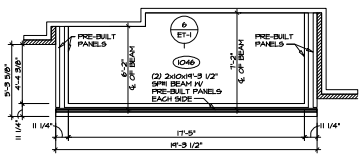


5 / 5-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
3 CAR GARAGE - FRONT ENTRY "6GF"

6 / 5-3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "5AA"



2 / 5-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 / 5-3 PORCH ROOF BEAM PLAN
SCALE: 1/4" = 1'-0"

REMARKS:

REV. NO.	DATE	
1	5/1/5	PHS - CREATED VERSION 01
2	8/22/16	CRS - PARKSBURY - ADDED ROOFLINE DEVICE NOTE
3	10/14/16	MJ - ADDED ONE CAR SIDE ATTACHED GARAGE
4	3/29/18	CR - DRAWING ALIGNMENT
5	10/29/18	DT - STANDARD DETAILS 3.0

NVR, Inc. reserves, ownership, reserving its rights in these plans. These plans are not to be used, loaned, or otherwise disclosed in any form or manner without the prior written consent of NVR, Inc. Any reproduction of these plans or reproduction of any part thereof is any kind prohibited and without the prior written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office
5285 Westshire Drive, Suite 100
Frederick, MD 21703

SET NO. ######
VERSION ##
DRAWN BY SAM
DATE: 4/12/14
OPTION
ELL

MODEL
CORSICA
DRAWING TITLE
ROOF FRAMING PLAN

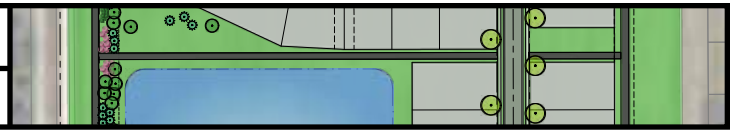
OPTION DESCRIPTION
ELEVATION L

SHEET NO.
5-3

67.1

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, RENDERINGS

FLAT FORK PUD

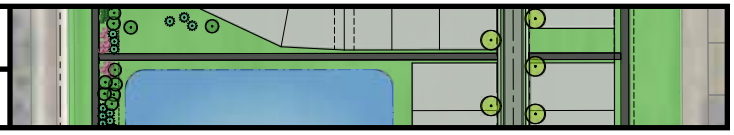


HUDSON

HUDSON

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE

REMARKS:

NVR, Inc. The owner, expressly reserves its copyright in these plans, specifications and in the building erected from these plans. These plans are not to be used or reproduced in whole or in part, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Engineering Department
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. 41200
VERSION 01
RELEASE NO. ----
DRAWN BY S.G.A.
DATE 8/28/17
OPTION ELA

MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A"

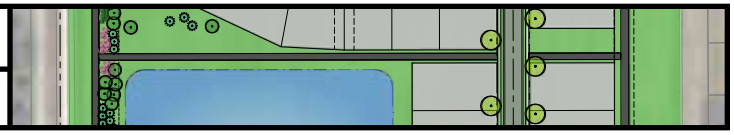
SHEET NO. A-1

7

G:\NVR Series\HUDSON - 41200\01-SELECT\Elevations\A-1 ELEVATIONS.dwg Plotted: Aug 07,2017 - 7:14 am

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

© NVR, Inc.
This plan, regardless of medium, is the property of NVR, Inc. Any reproduction of this plan, in whole or in part, is prohibited. Any use of this plan or any part thereof, regardless of medium, is prohibited without the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. 41200
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/26/11
OPTION
ELA
EFA

MODEL HUDSON
DRAWING TITLE FRONT ELEVATION

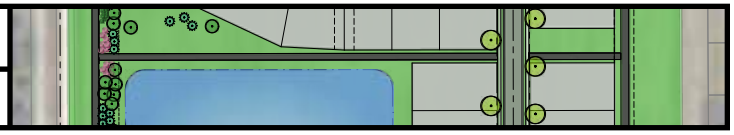
OPTION DESCRIPTION
ELEVATION "A"
FULL FRONT PORCH

SHEET NO. A-1

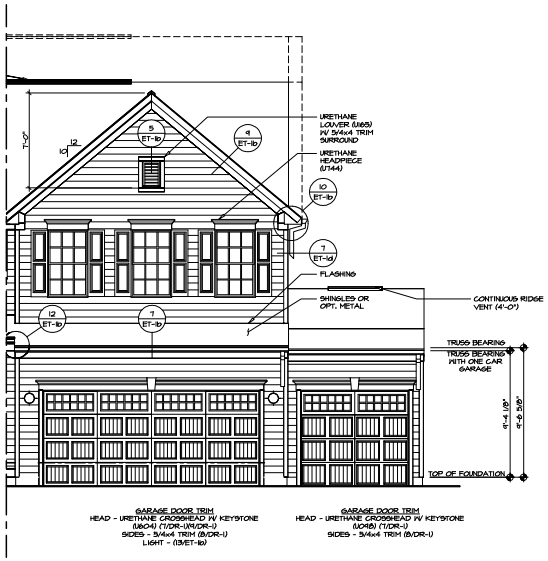
8

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

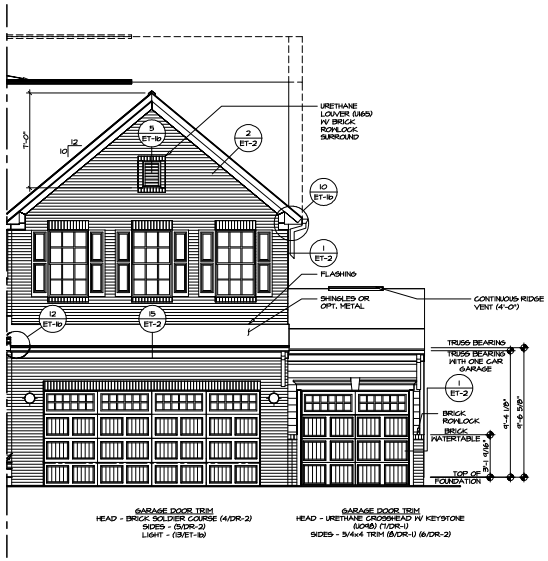
FLAT FORK PUD



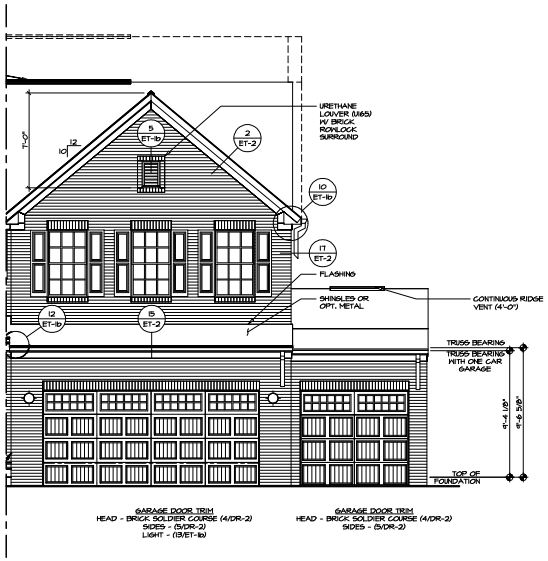
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCI" SIDING VENEER "EVF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCI" BRICK VENEER FRONT "EVA" SIDING VENEER SIDES) "EVB"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCI" BRICK VENEER FRONT "EVA" BRICK VENEER SIDES) "EVB"

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, copyright, reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR, Inc.
Suite 100
5285 Westhampton Way
Frederick, MD 21703

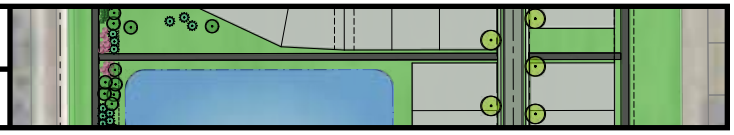
SET NO. 42000
VERSION 01
RELEASE NO. ----
DRAWN BY HPV
DATE 04/27/22
OPTION 6C1

MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION THREE CAR FRONT ENTRY GARAGE

SHEET NO. A-1
9

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO. DATE

NVR, Inc. The owner, copyright, reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. 41200
VERSION 01
RELEASE NO. ----
DRAWN BY 56A
DATE 8/28/17
OPTION ELB

MODEL HUDSON
DRAWING TITLE ----

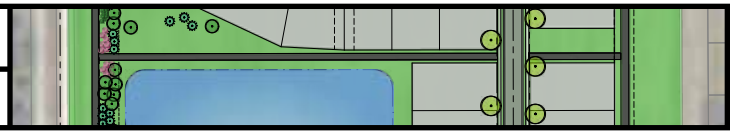
SHEET NO. A-1

OPTION DESCRIPTION ELEVATION "B"

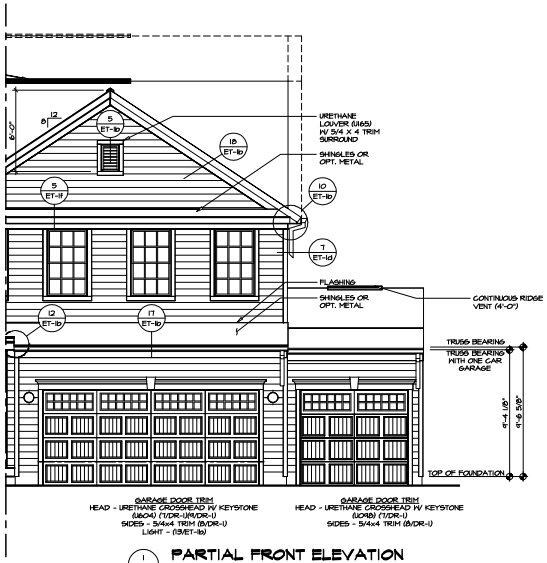
10

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

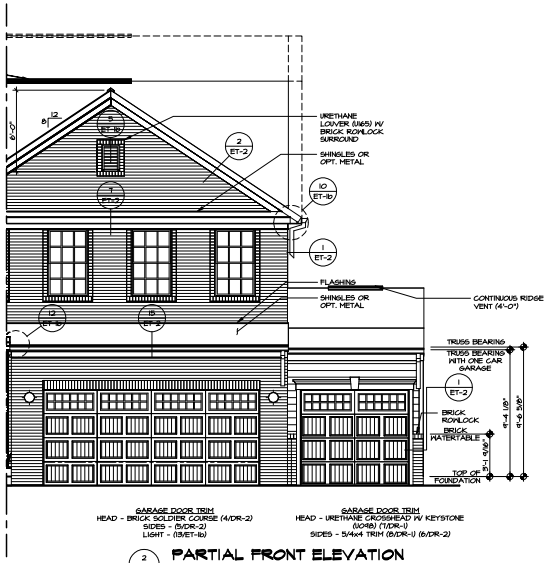
FLAT FORK PUD



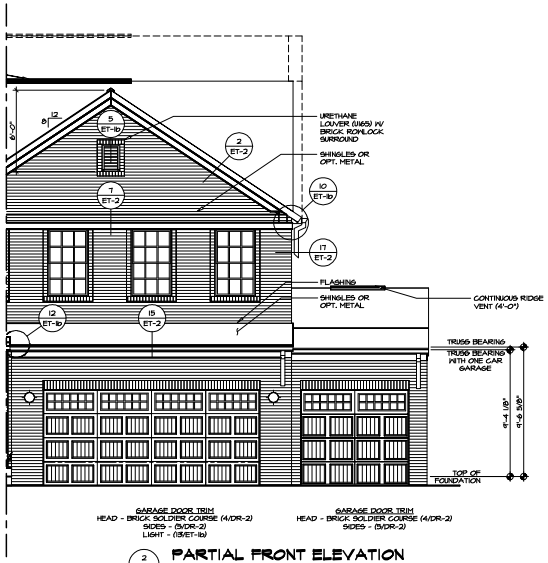
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6G1"
SIDING VENEER "EVF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6G1"
BRICK VENEER FRONT "EVA"
SIDING VENEER SIDE(S) "EVB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "6G1"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE(S) "EVB"

REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

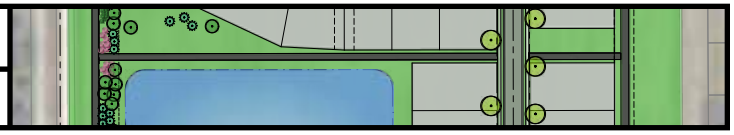
NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. 42000
VERSION 01
RELEASE NO. ----
DRAWN BY HPV
DATE 04/27/22

SHEET NO. A-1
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION THREE CAR FRONT ENTRY GARAGE
OPTION 6G1

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

NVR, Inc. The plans, specifications, reports, or other documents or data prepared by NVR, Inc. for use in connection with this project, whether in hard copy form or stored on any form of electronic media, shall remain the property of NVR, Inc. Their use by any other party, without the express written consent of NVR, Inc., is prohibited.

NVR

NVR, Inc.
5285 Westhall Pointe Drive, Suite 100
Frederick, MD 21703

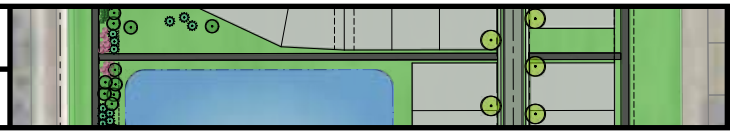
SET NO. 41200
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/25/11
OPTION ELC

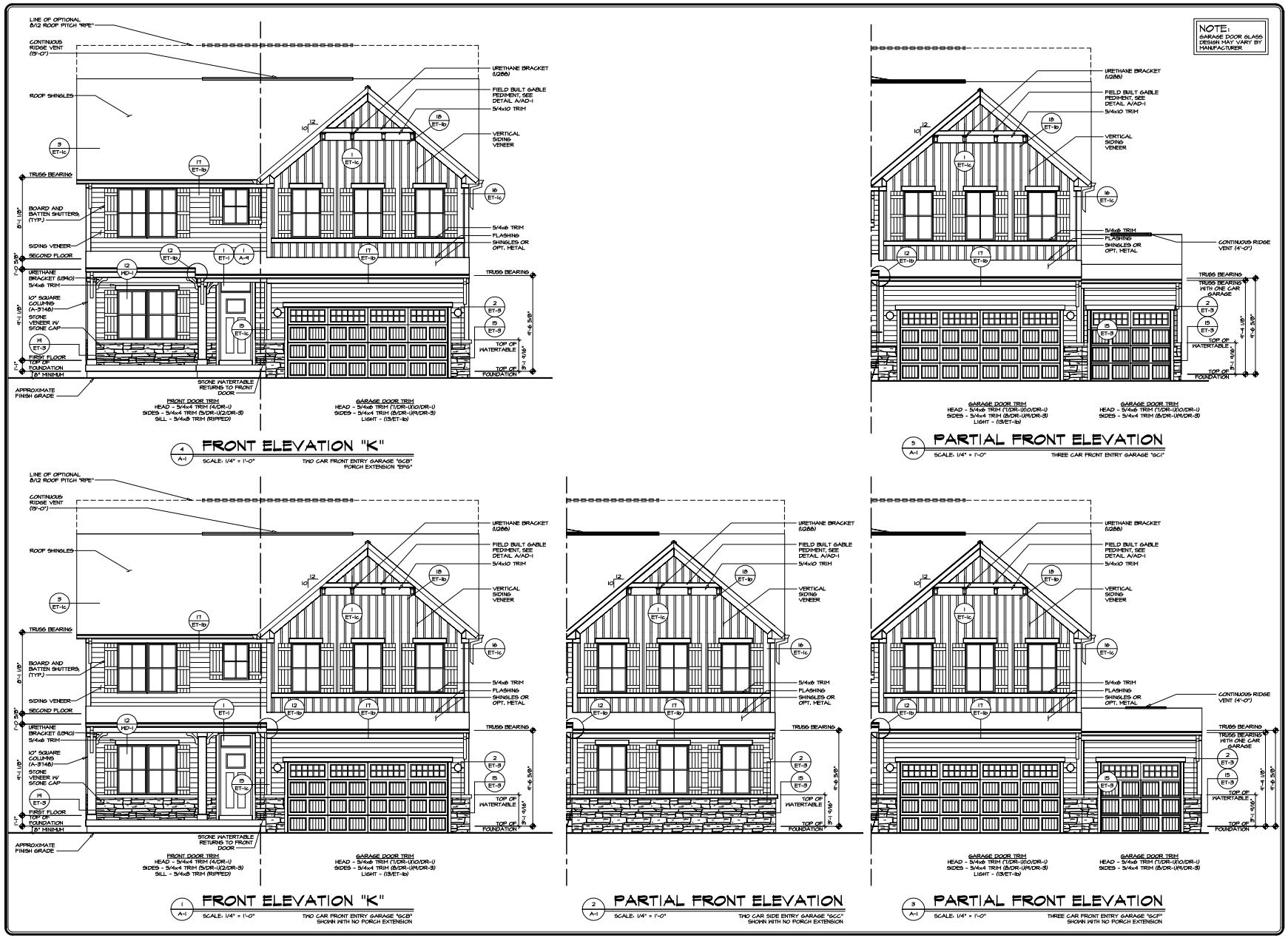
MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "C"

SHEET NO. A-1
12

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD





REMARKS:

REV. NO.	DATE	
1	5/8/18	56A - ADDT REVISIONS

NVR, Inc. The owner, regardless of ownership, reserves the exclusive property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office
5285 Westhaven, Suite 100
Frederick, MD 21703

SET NO. 42000
VERSION 01
RELEASE NO. ----
DRAWN BY 56A
DATE 5/25/17
OPTION
ELK

MODEL HUDSON
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "K"

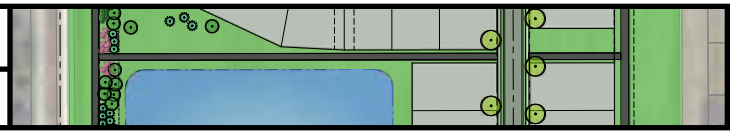
SHEET NO. A-1

13

G:\NVR Series\HUDSON_H2000_01_56A\Drawings\Elevations\A-1 LIC-FRONT.dwg 05/25/17 - 7:14 am

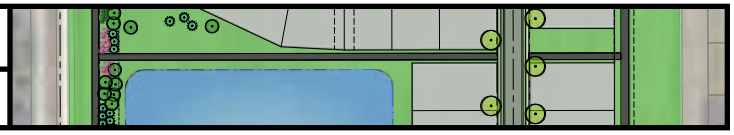
CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

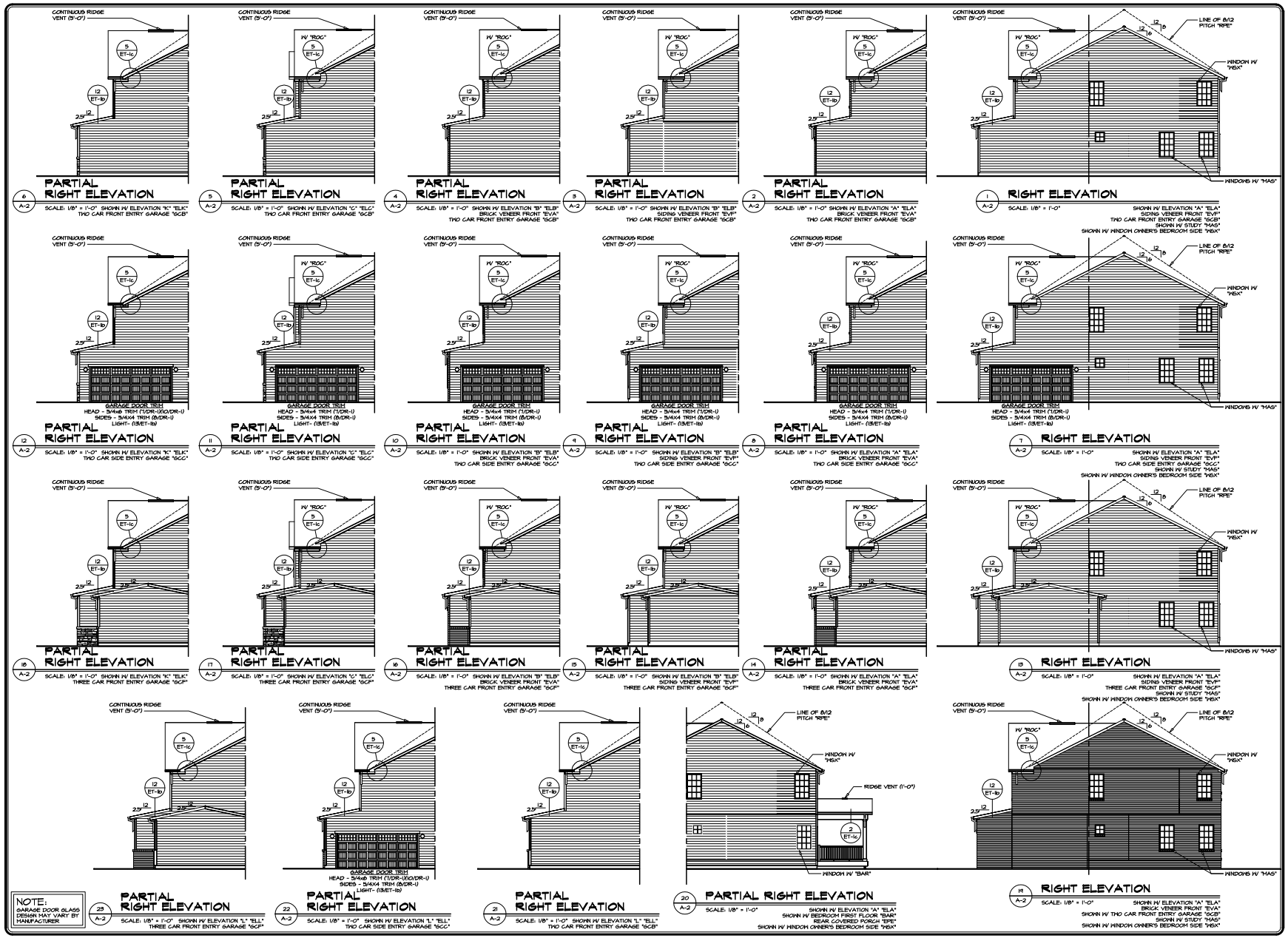
FLAT FORK PUD



CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD





REMARKS

REV. NO.	DATE

NVR, Inc. The owner, author, copyright, reserves its rights in these plans. Reproduction of these plans, in whole or in part, in any form or manner whatsoever, as well as distribution to others, without NVR, Inc.'s express written consent is prohibited.

NVR

NVR, Inc.
Hudson Ridge, Suite 100
Frederick, MD 21703
5285

SET NO. 42000
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/28/17
OPTION

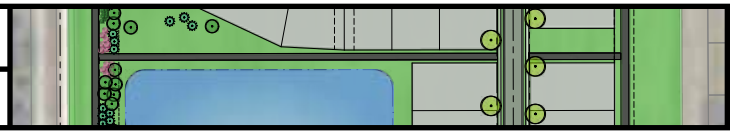
MODEL HUDSON
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION

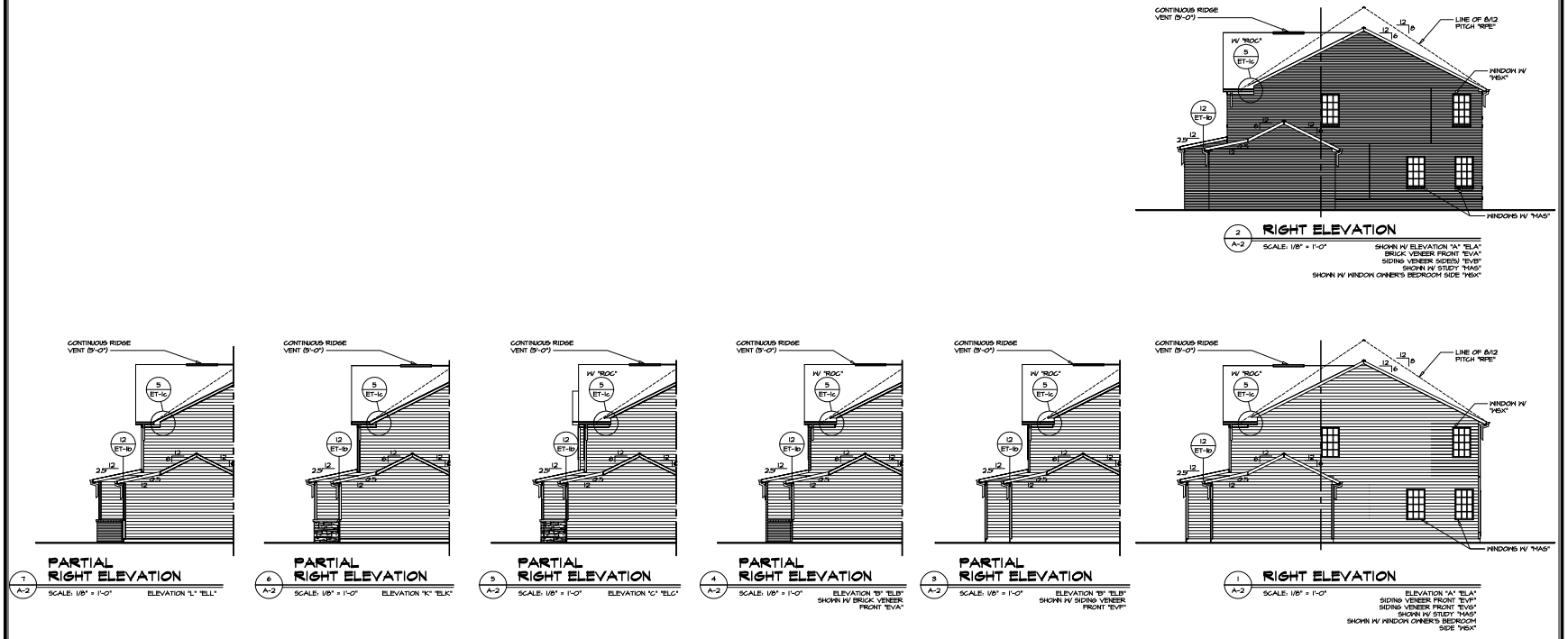
SHEET NO. A-2

15

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD





REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission of NVR, Inc.

NVR

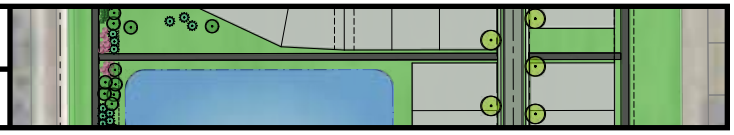
NVR, Inc.
5285 Westfield Blvd., Suite 100
Frederick, MD 21703

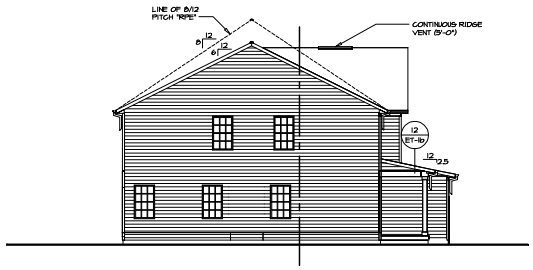
SET NO. 412000
VERSION 01
RELEASE NO. ----
DRAWN BY XON
DATE 04/28/22
OPTION 601

SHEET NO. A-2
MODEL HUDSON
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION THREE CAR FRONT ENTRY GARAGE
16

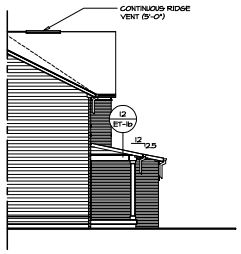
CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD

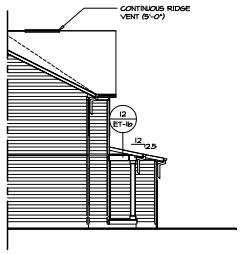




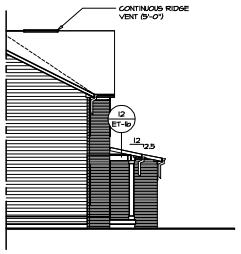
1 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"



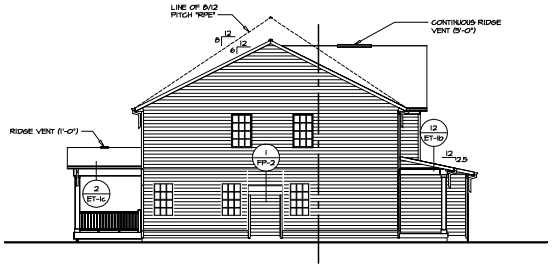
2 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"



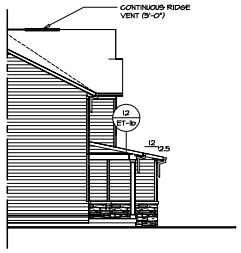
3 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"



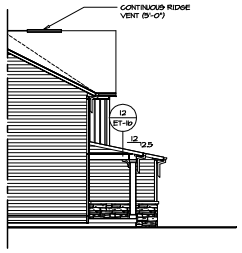
4 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"



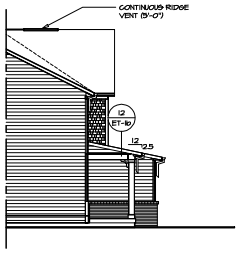
5 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"
GAS FIREPLACE FAMILY ROOM SIDE "LDF"



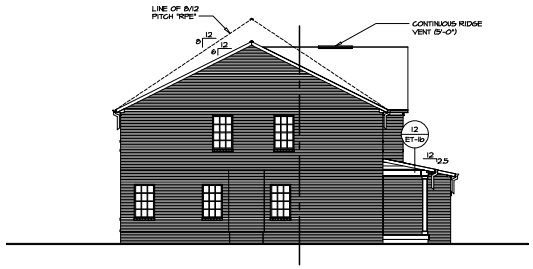
6 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "C" "ELC"
SHOWN W/O PORCH EXTENSION



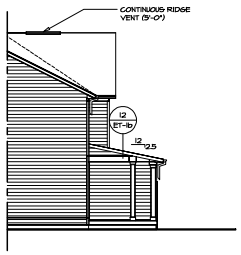
7 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "K" "ELK"
SHOWN W/O PORCH EXTENSION



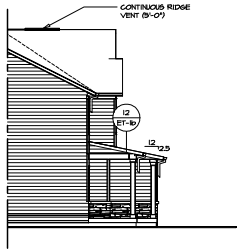
8 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "L" "ELL"
SHOWN W/O PORCH EXTENSION



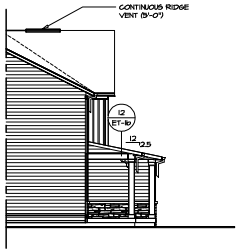
9 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
BRICK VENEER SIDE(S) "EVB"



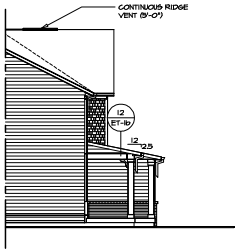
10 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
PORCH EXTENSION "EPG"



11 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "C" "ELC"
PORCH EXTENSION "EPG"



12 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "K" "ELK"
PORCH EXTENSION "EPG"



13 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION "L" "ELL"
PORCH EXTENSION "EPG"

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, manager, reserves the copyright on these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR, Inc.
Ryan Homes
5285 Westhall Pointe, Suite 100
Frederick, MD 21703

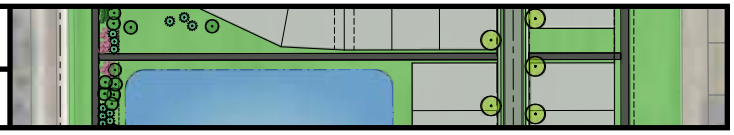
SET NO. 41000
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/28/17
OPTION

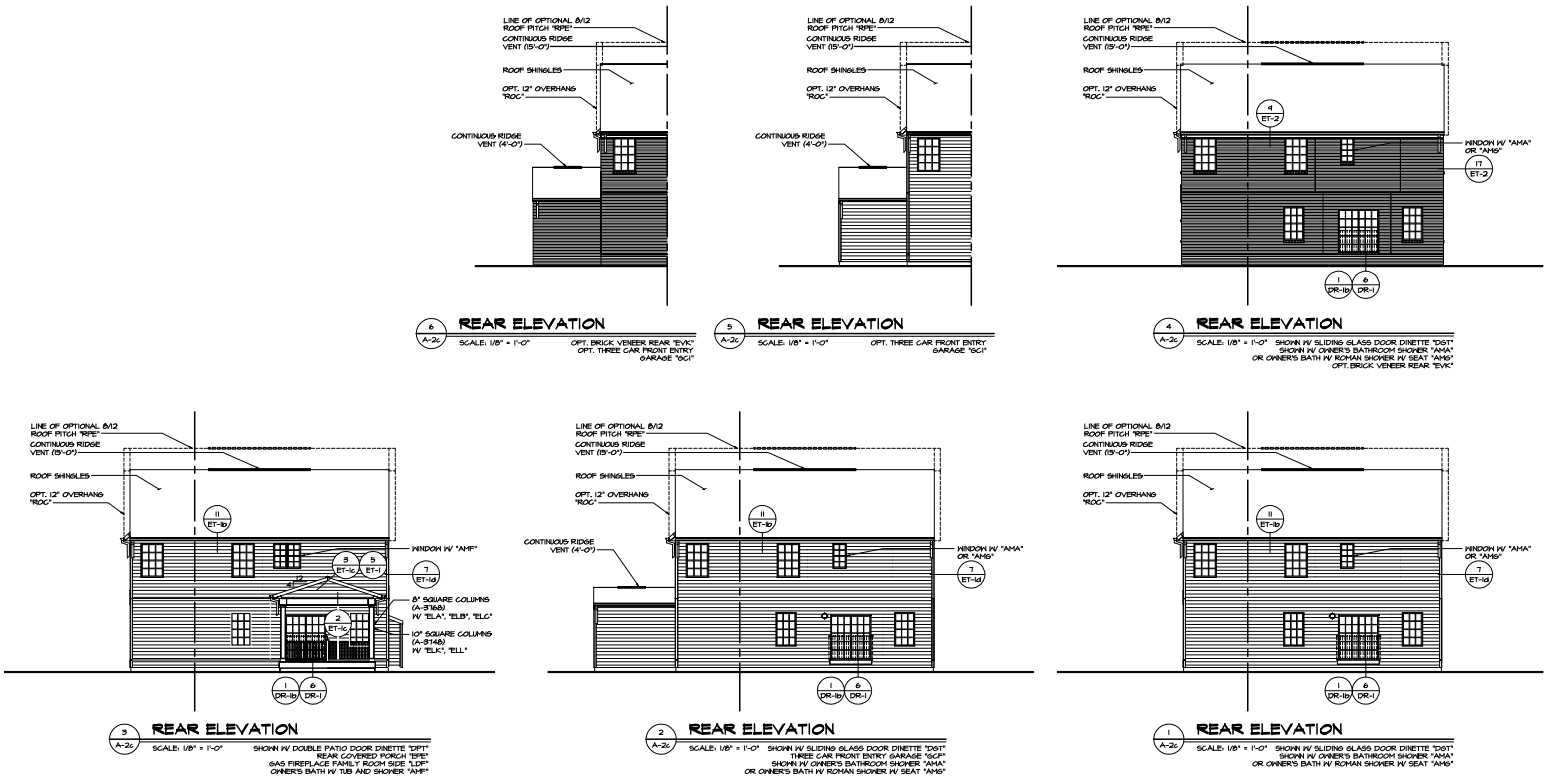
MODEL HUDSON
DRAWING TITLE LEFT ELEVATION
OPTION DESCRIPTION

SHEET NO. A-2b
17

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ELEVATIONS

FLAT FORK PUD





REV. NO. | DATE | REMARKS

© NVR, Inc. The owner, expressly reserves its property rights and intellectual property in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. 41200
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/28/17
OPTION

MODEL HUDSON
DRAWING TITLE REAR ELEVATION

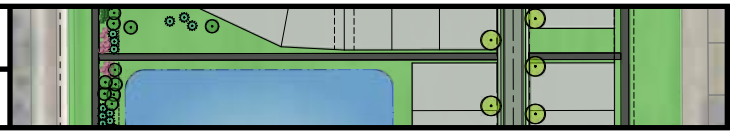
SHEET NO. A-2c

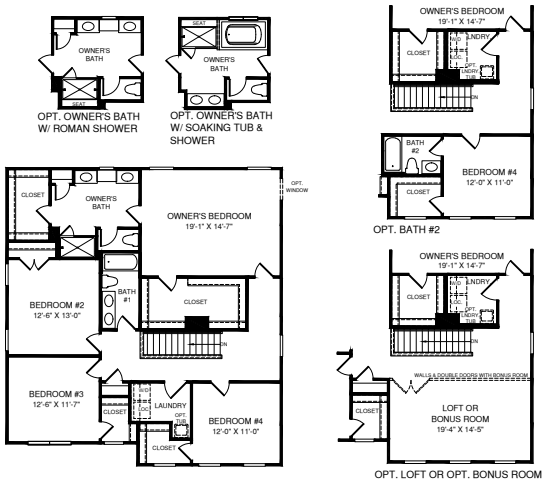
OPTION	DESCRIPTION
18	

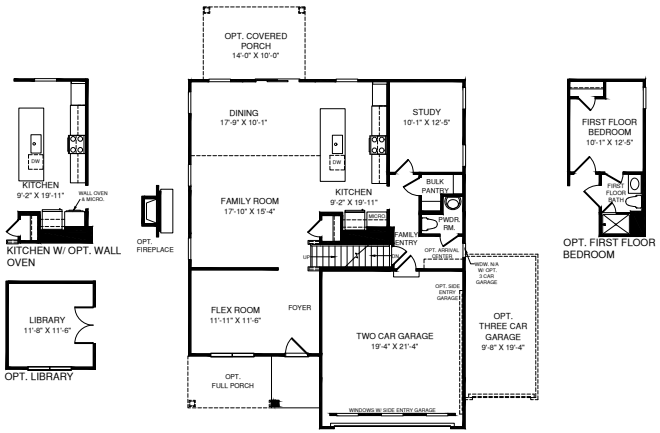
G:\NVR Admin\HUDSON - 41200 - 3BAY\Elevations\Vinyl - Sq\Elevations V5 in ELV_A3.dwg 08/28/23 - 7:15 am

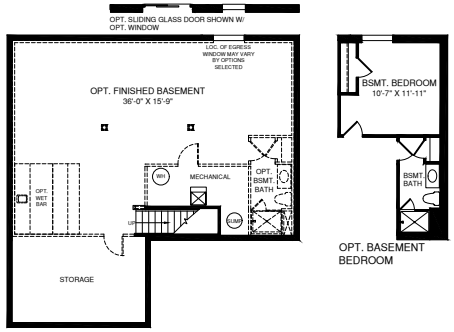
CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, FLOORPLANS

FLAT FORK PUD









An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

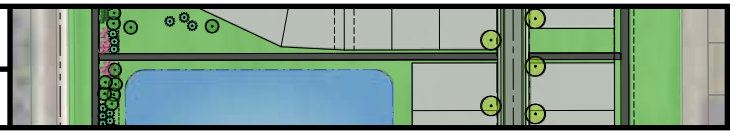
RY0323HUD00v01BSMTCRFT

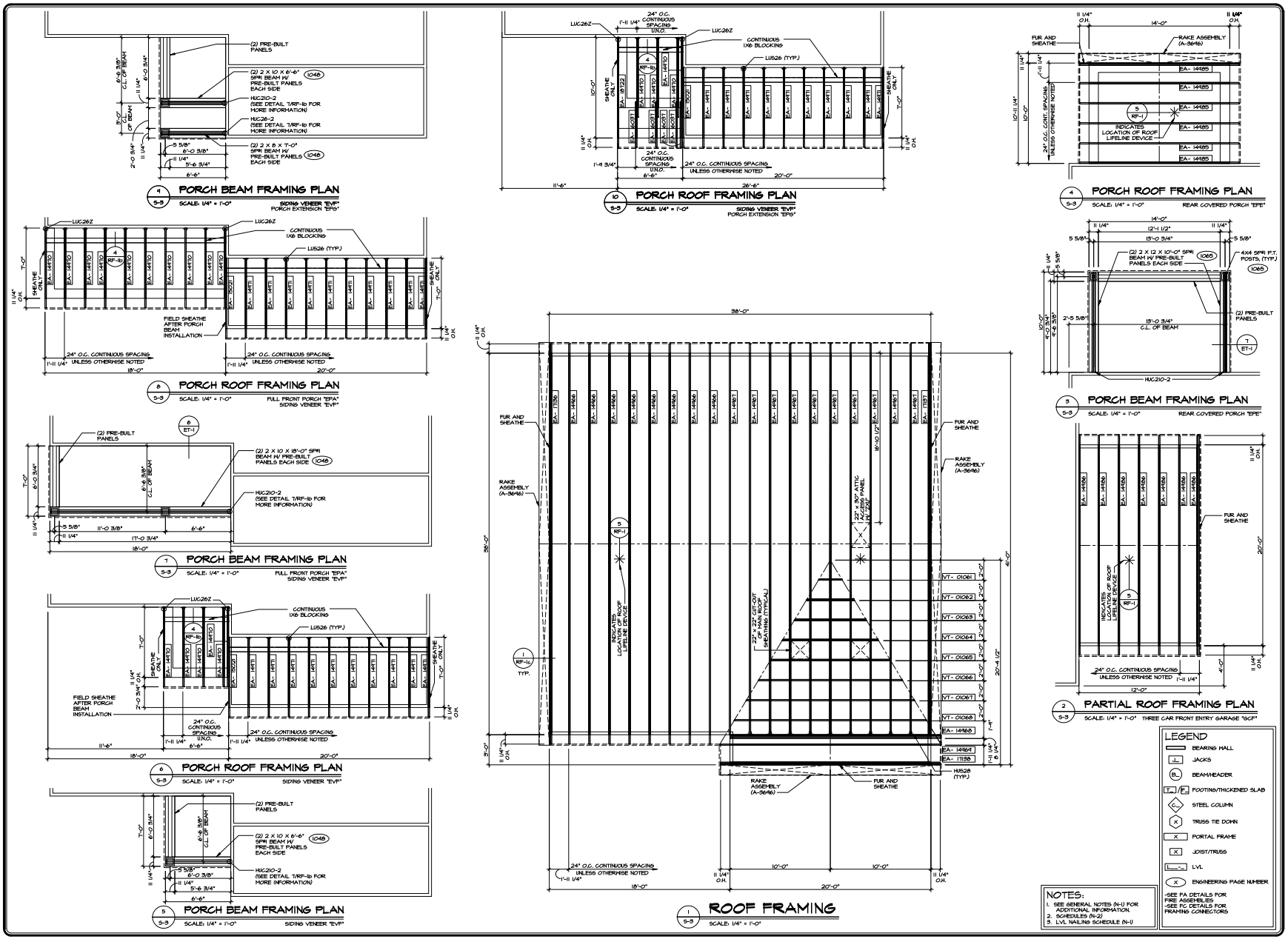
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Optional finished basement is available. Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0323HUD00v01BSMT

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ROOF PLANS

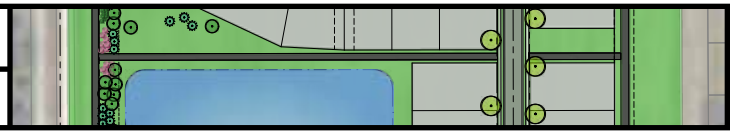
FLAT FORK PUD

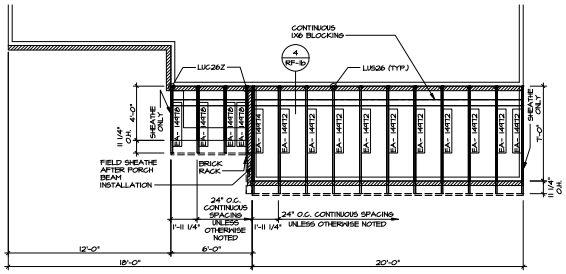




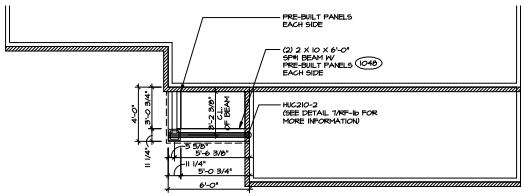
CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ROOF PLANS

FLAT FORK PUD

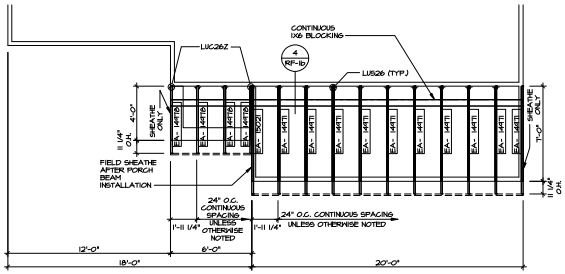




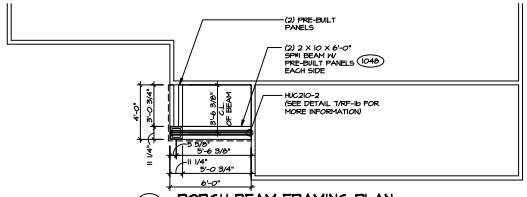
6 / S-3 PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" BRICK VENEER "EVA"



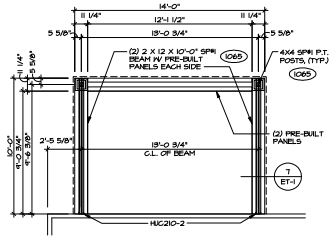
7 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0" BRICK VENEER "EVA"



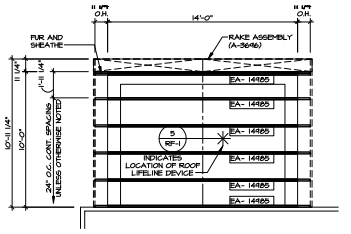
6 / S-3 PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" SIDING VENEER "EVP"



5 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0" SIDING VENEER "EVP"



3 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0" REAR COVERED PORCH "EPE"

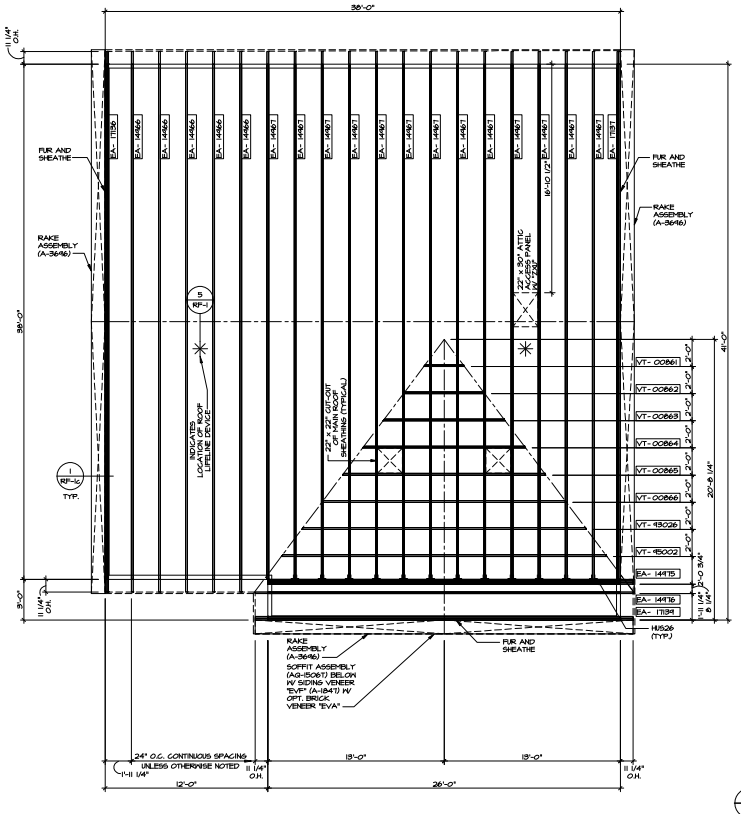


4 / S-3 PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" REAR COVERED PORCH "EPE"

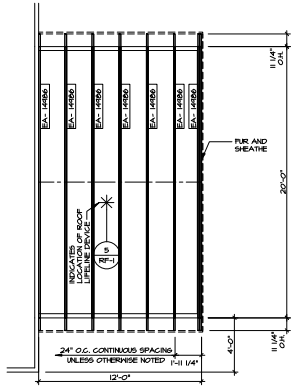
NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- JACKS
- BEAM/HEADER
- FOOTINS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS



1 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0"



2 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCF"

REMARKS:

REV. NO. | DATE

© NVR, Inc. The owner, copyright, reserves the right to protect its property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Frederick, MD 21703

SET NO. 42000
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/26/11
OPTION
RPC
ELB
FBA

MODEL HUDSON
DRAWING TITLE ROOF FRAMING

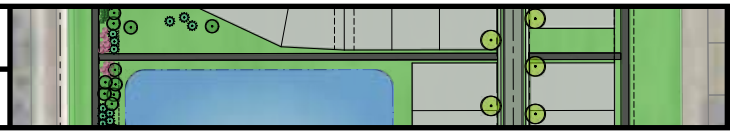
OPTION DESCRIPTION
6/12 ROOF PITCH
ELEVATION "B"
FULL BASEMENT

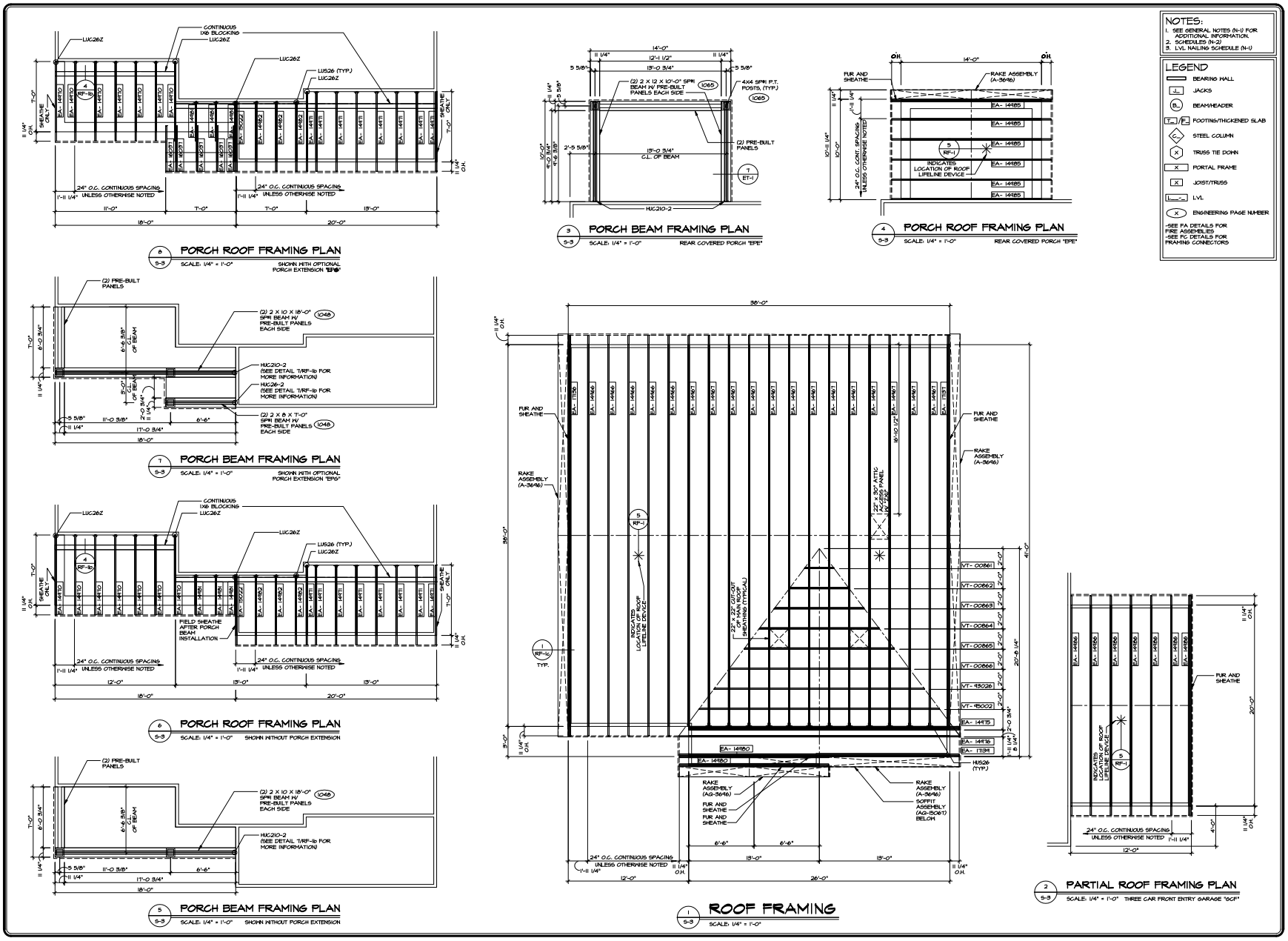
126

SHEET NO. S-3

CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ROOF PLANS

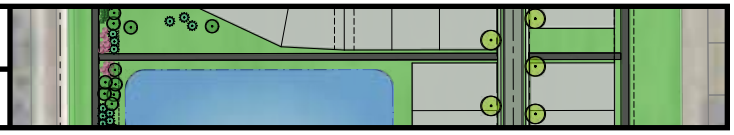
FLAT FORK PUD

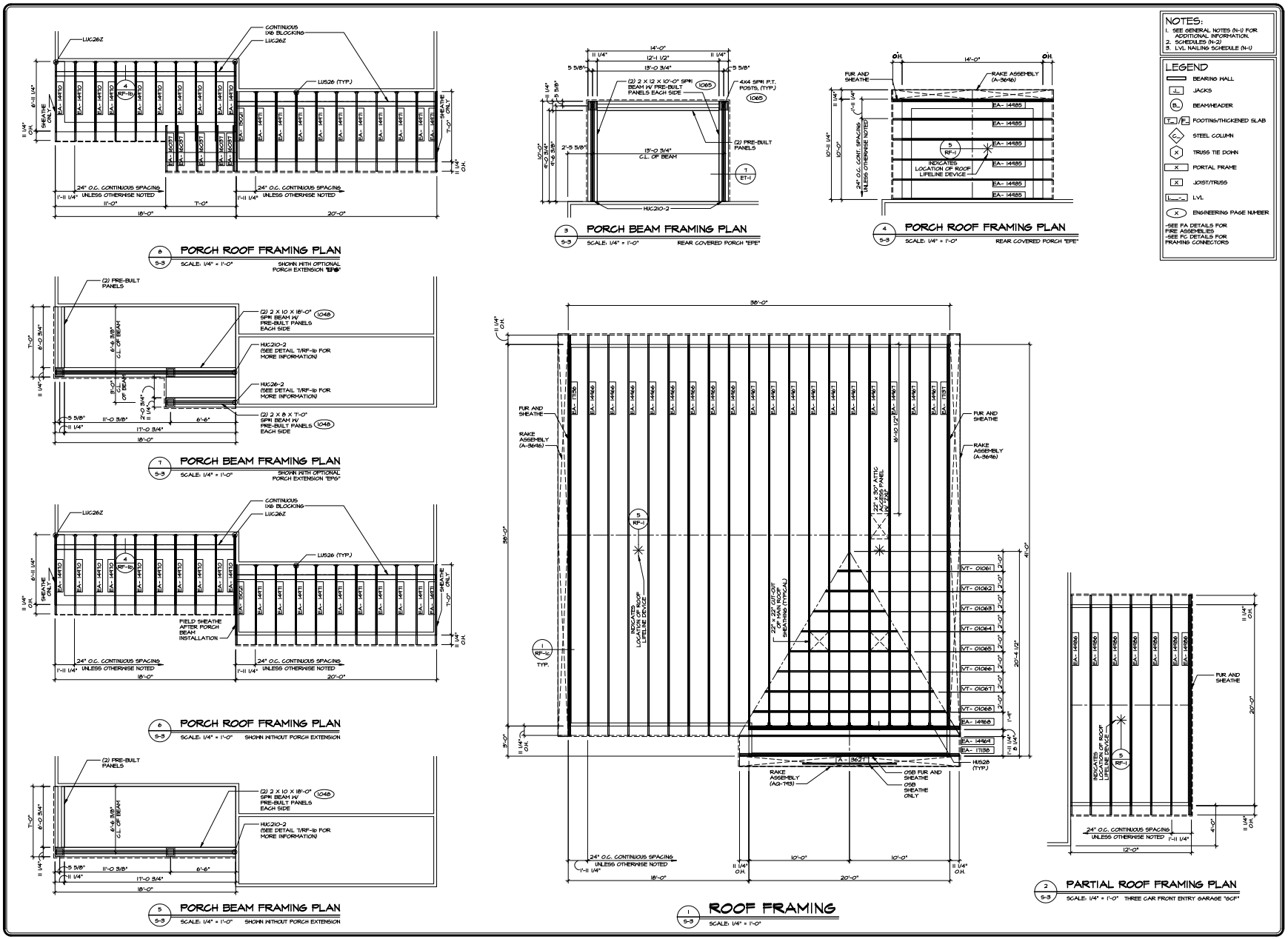




CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ROOF PLANS

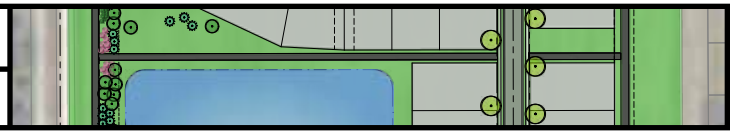
FLAT FORK PUD

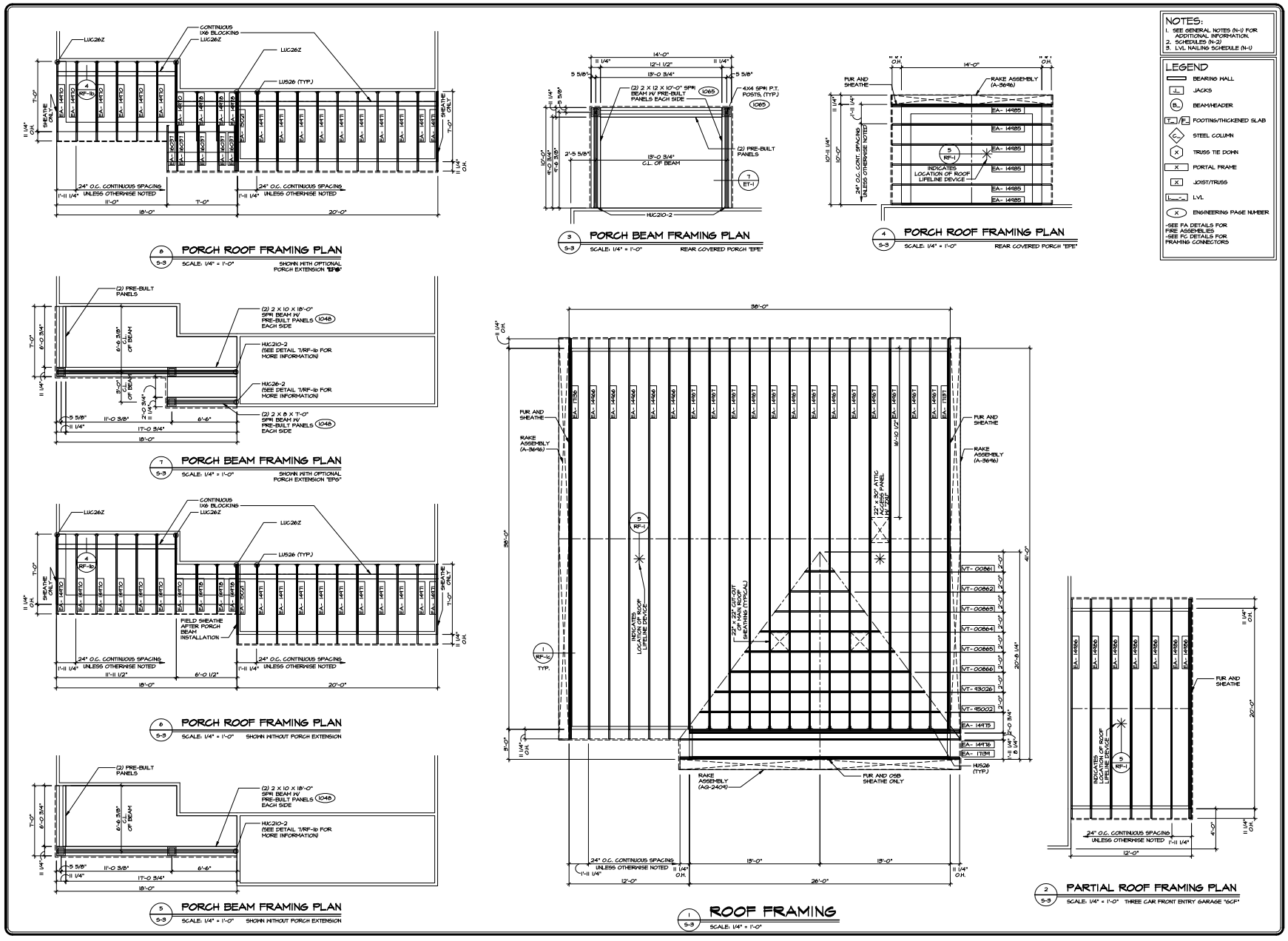




CYNTHEANNE ROAD NEIGHBORHOOD, HUDSON, ROOF PLANS

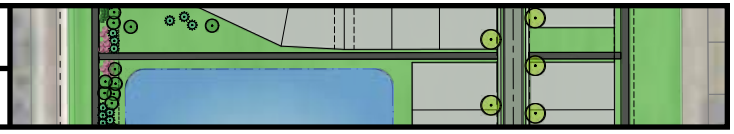
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, RENDERINGS

FLAT FORK PUD



LEHIGH

ELEVATION C

ELEVATION A

ELEVATION B

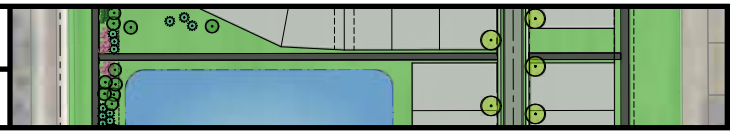
LEHIGH

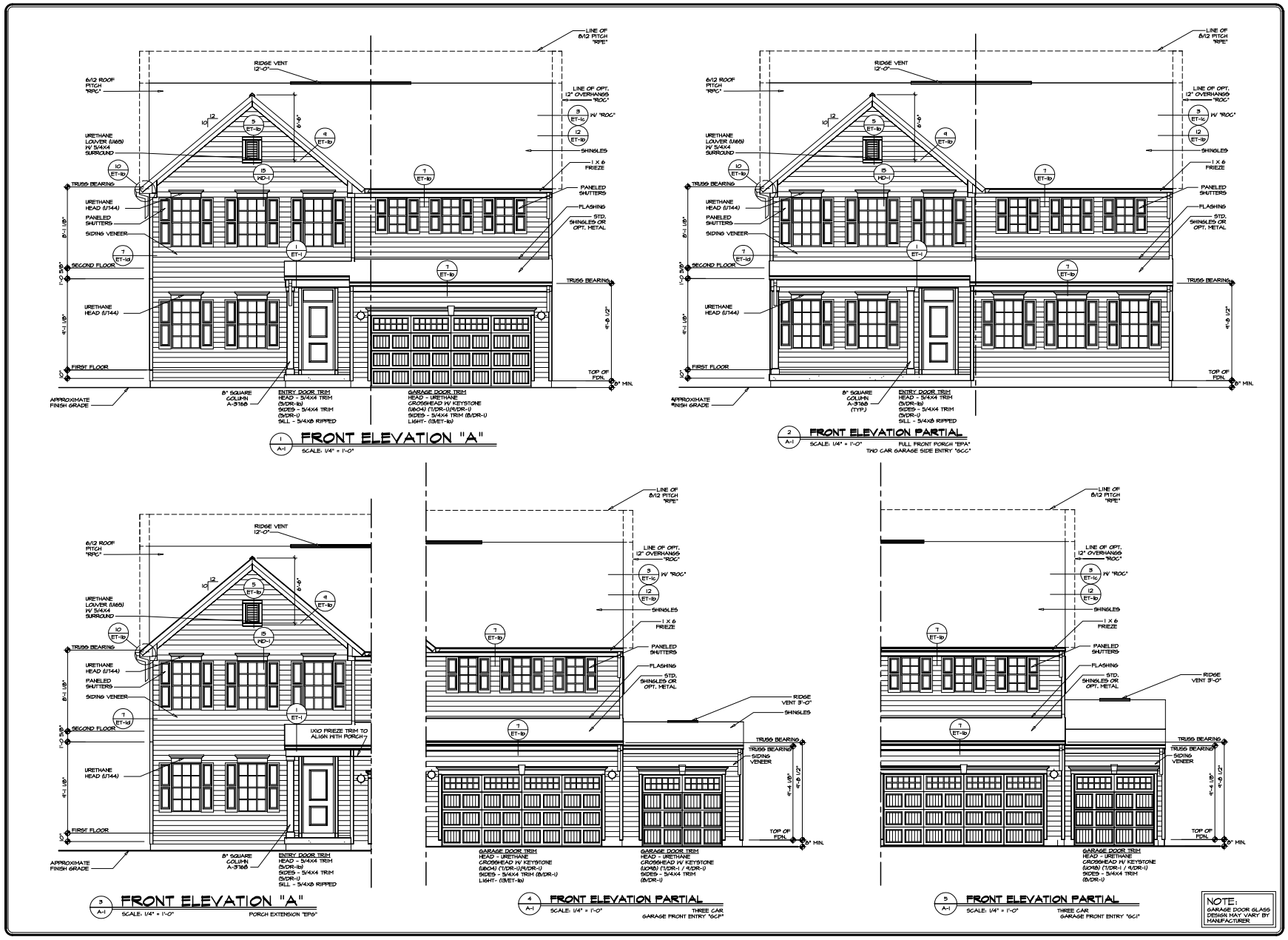
ELEVATION K

ELEVATION L

CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD





REMARKS:

REV. NO.	DATE

© NVR, Inc. The owner, copyright, reserves the right to reproduce, change, or modify in these plans. These plans are not to be used, reproduced, copied or altered in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westshire Drive
Frederick, MD 21703

SET NO. L6-100
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT

OPTION
ELA
EVF

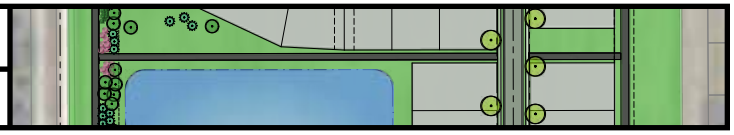
SHEET NO. A-1

7

E:\NVR Series\LEHIGH L6100 - 01 - 5124\Elevations\Version A\Versions\V-1 - ELA - SIDING FRONT.dwg 08/20/23 - 8:02 am

CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO.	DATE

© NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Ryan Wolfe, Suite 100
5285 Westhaven Drive
Frederick, MD 21703

SET NO. L6900
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17
OPTION ELA
EVA

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION ELEVATION "A" BRICK VENEER FRONT

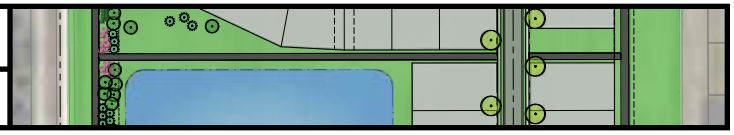
SHEET NO. A-1

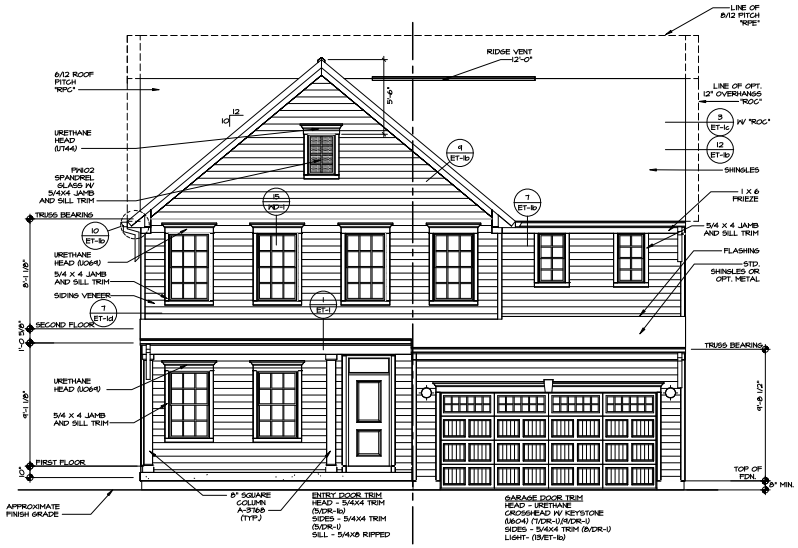
8

A:\NVR Series\LEHIGH\L6900_8_5184\Elevations\Version 1\L6900_8_5184_Elevations_Aug 07,2017.dwg - 8.02 am

CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

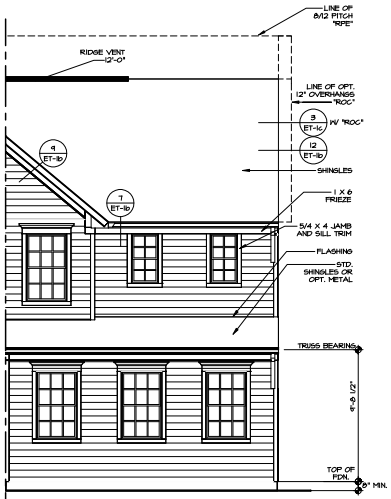
FLAT FORK PUD





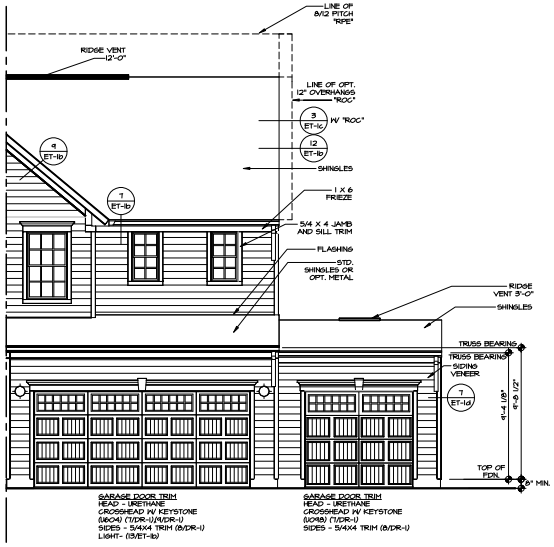
1 A-1 FRONT ELEVATION "B"

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



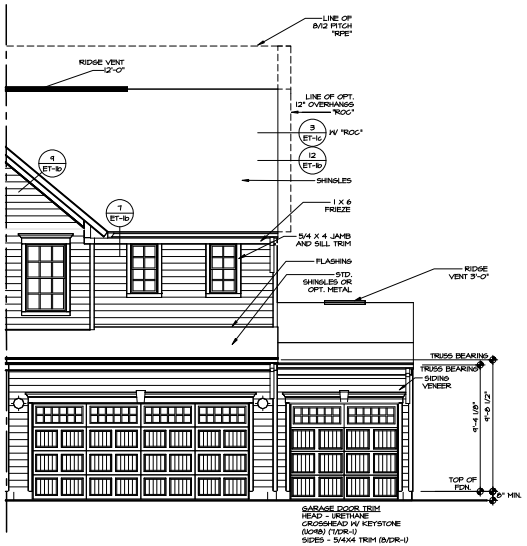
2 A-1 FRONT ELEVATION PARTIAL

SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY "GCC"



3 A-1 FRONT ELEVATION PARTIAL

SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "GCF"



4 A-1 FRONT ELEVATION PARTIAL

SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "GCI"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO.	DATE

© NVR, Inc. The owner, expressly reserves its property rights and intellectual property in these plans. These plans are not to be used, reproduced, copied or exposed in any form by anyone or any entity other than NVR, Inc. or anyone engaged in any bona fide party, without prior written permission of an officer thereof of NVR, Inc.

NVR

NVR, Inc.
Cynthia Ann Park, Suite 100
5285
Frederick, MD 21703

SET NO. L6900
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17

OPTION
ELB
EVF

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

SHEET NO. A-1

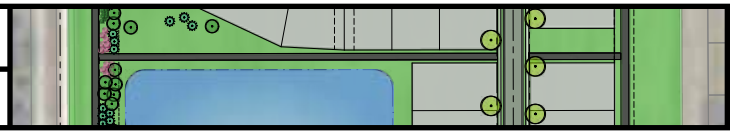
OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER FRONT

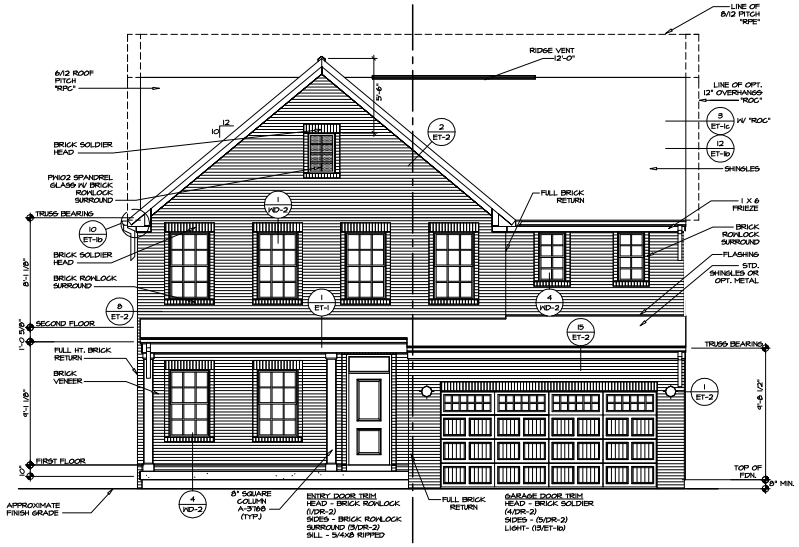
9

E:\NVR Series\LEHIGH L6900 - 9 - 5124\Sheets\Master A\Lehigh v1-1 EB SIDING FRONT.dwg 8/20/23 - 8:02 am

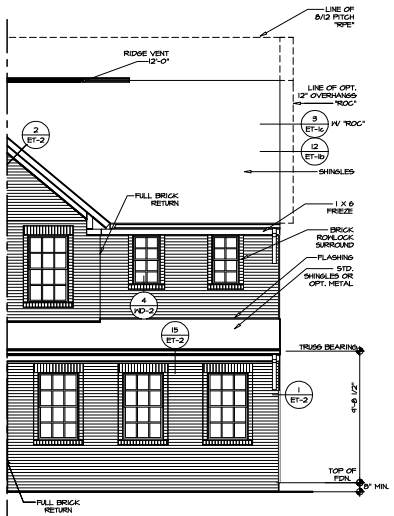
CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD

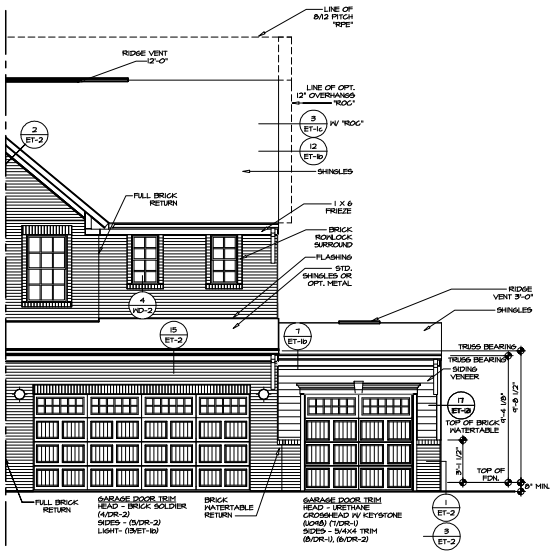




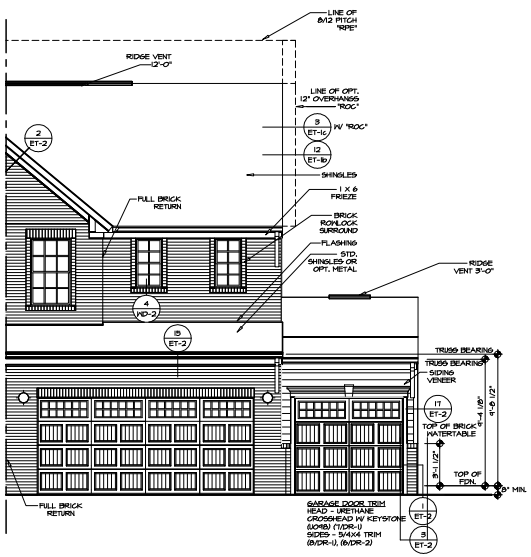
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



2 A-1 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY "SCC"



3 A-1 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SCF"



4 A-1 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY "SCI"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO.	DATE

© NVR, Inc. The owner, copyright, reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. L-6400
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17

MODEL LEHIGH
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION ELEVATION "B" BRICK VENEER FRONT

OPTION ELB EVA

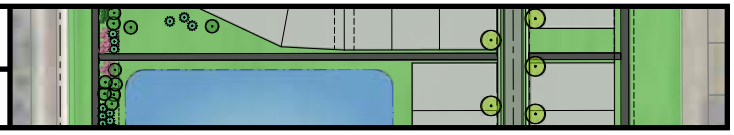
SHEET NO. A-1

10

C:\NVR Series\LEHIGH L6400_01_5124\Sheets\Version V-1 ELB_EVA.dwg Aug 07,2017 - 8:02 am

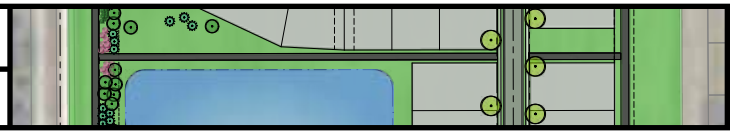
CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD



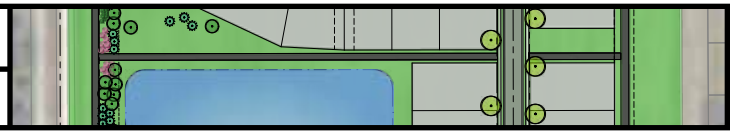
CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

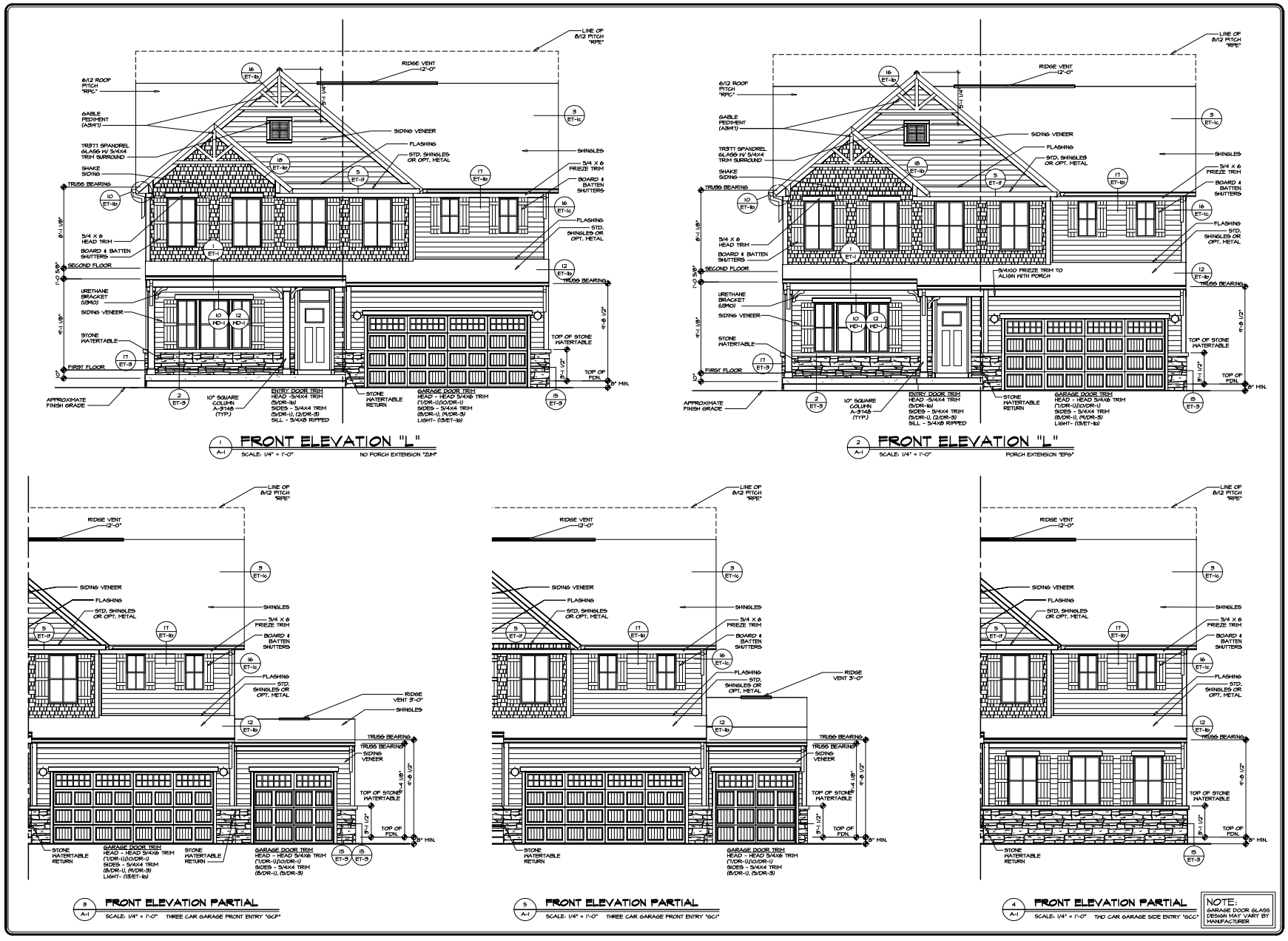
FLAT FORK PUD



CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

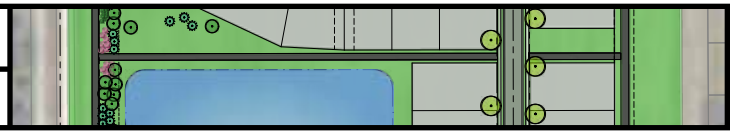
FLAT FORK PUD

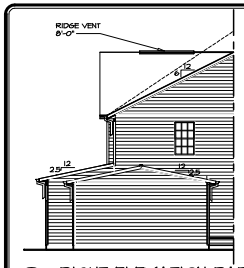




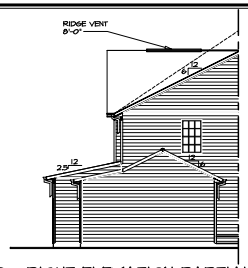
CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD

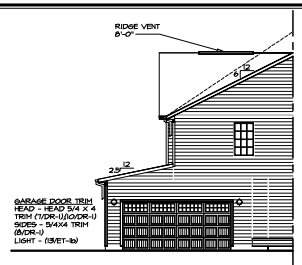




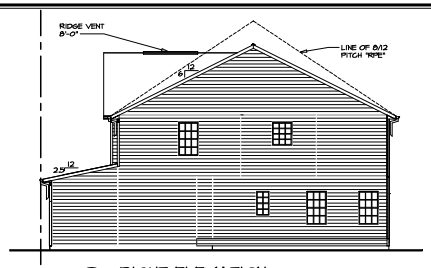
1 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
THREE CAR GARAGE FRONT ENTRY "GCF"



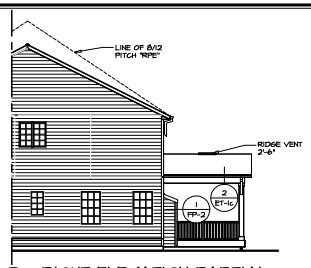
2 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
THREE CAR GARAGE FRONT ENTRY "GCI"



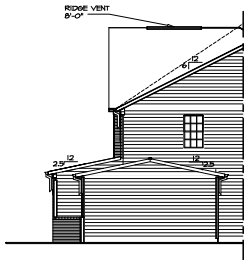
3 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE SIDE ENTRY "GCC"



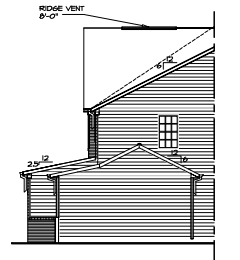
4 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
STUDY "HAS"
ELEVATION A "ELA" W/ "EVF"
ELEVATION K "ELK"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
TWO CAR GARAGE FRONT ENTRY "GCB"



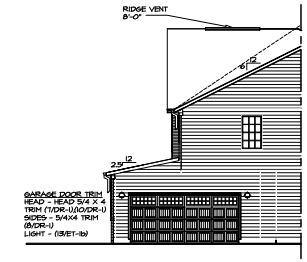
5 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
STUDY "HAS"
REAR COVERED PORCH "EPE"
OWNER'S BATHROOM SOAKING TUB
AND SHOWER GLASS SURROUND "AMF"
GAS FIREPLACE FAMILY ROOM REAR "LGF"



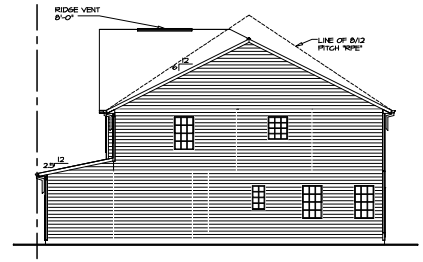
6 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"
THREE CAR GARAGE FRONT ENTRY "GCF"



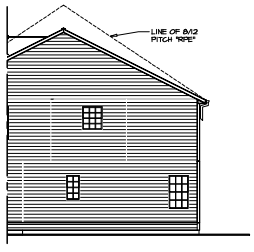
7 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"
THREE CAR GARAGE FRONT ENTRY "GCI"



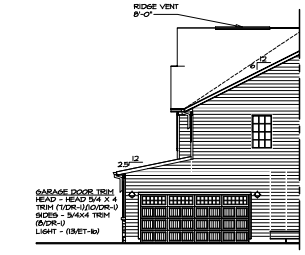
8 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"
TWO CAR GARAGE SIDE ENTRY "GCC"



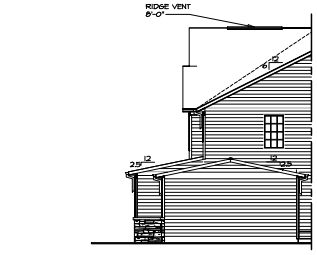
9 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
STUDY "HAS"
ELEVATION B "ELB" W/ "EVF"
ELEVATION C "ELC"
ELEVATION L "ELL"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
TWO CAR GARAGE FRONT ENTRY "GCB"



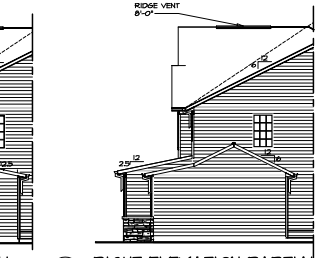
10 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
BEDROOM FIRST FLOOR "BAR"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"



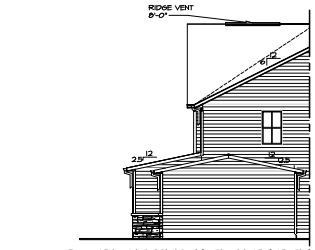
11 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
TWO CAR GARAGE SIDE ENTRY "GCC"



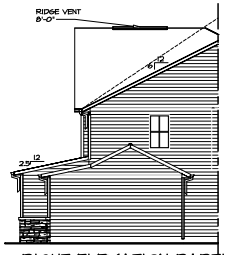
12 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
THREE CAR GARAGE FRONT ENTRY "GCF"



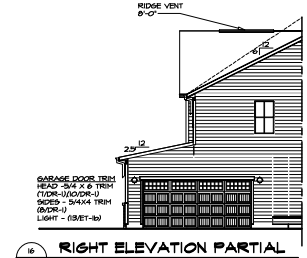
13 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
THREE CAR GARAGE FRONT ENTRY "GCI"



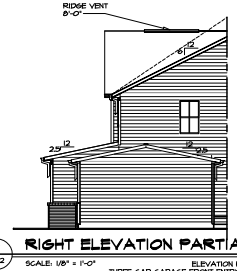
14 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "GCF"



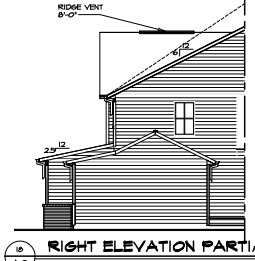
15 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "GCI"



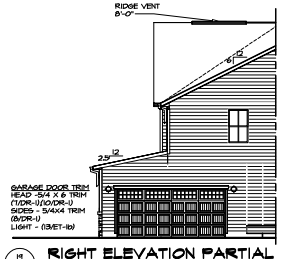
16 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
TWO CAR GARAGE SIDE ENTRY "GCC"



17 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
THREE CAR GARAGE FRONT ENTRY "GCF"



18 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
THREE CAR GARAGE FRONT ENTRY "GCI"



19 A-2 **RIGHT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
TWO CAR GARAGE SIDE ENTRY "GCC"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.

REMARKS:

REV. NO.	DATE

© NVR, Inc.
The owner, NVR, Inc., reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westfield Ave., Suite 100
Fredericksburg, MD 21703

SET NO. L-6-00
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
8/10/17
OPTION

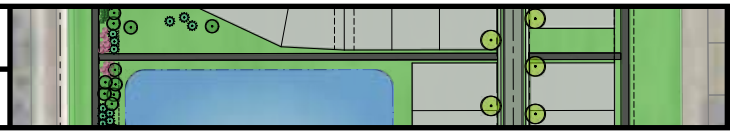
MODEL LEHIGH
DRAWING TITLE
RIGHT SIDE ELEVATIONS
OPTION DESCRIPTION

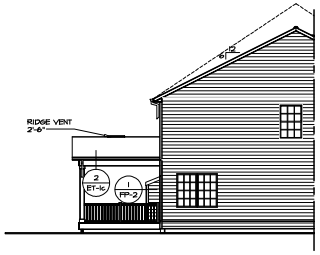
SHEET NO. A-2
14

6.4.17 A:\Lehigh\LEHIGH_LE6100_01_5182A\Sheets\Version_6\Version_6.6.17.dwg Plot Date: 06/29/17 - 8:03 am

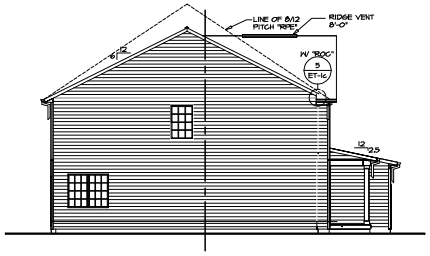
CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD

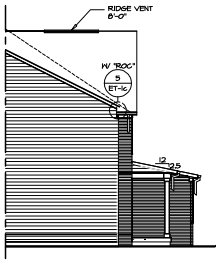




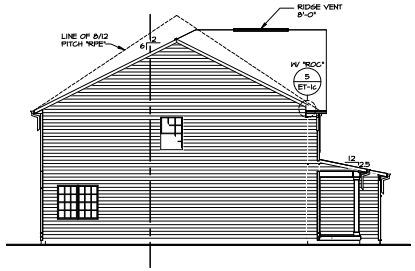
1 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
REAR COVERED PORCH "EPE"
GAS FIREPLACE FAMILY ROOM REAR "LGF"



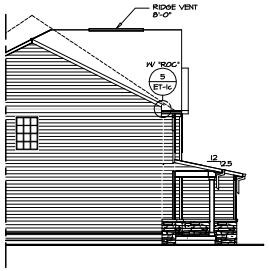
2 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"



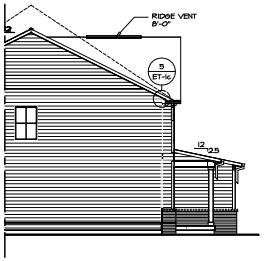
3 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
FULL BRICK FRONT "EVA"



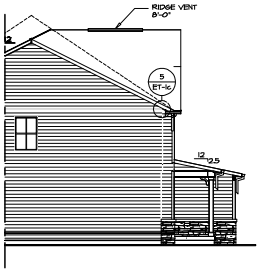
4 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"



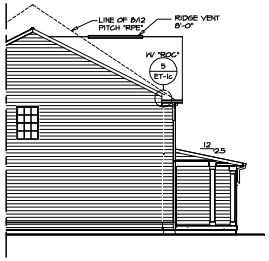
5 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
NO PORCH EXTENSION "ZM"



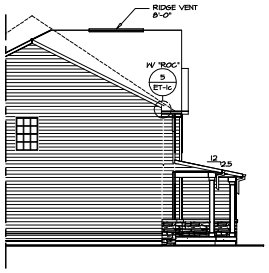
6 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
NO PORCH EXTENSION "ZM"



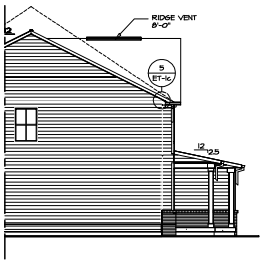
7 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
NO PORCH EXTENSION "ZM"



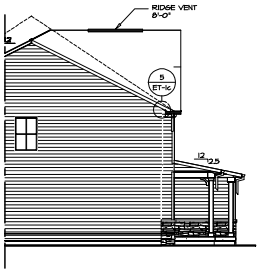
8 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
PORCH EXTENSION "EPG"



9 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
PORCH EXTENSION "EPG"



11 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
PORCH EXTENSION "EPG"



10 A-2b **LEFT ELEVATION PARTIAL**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"
PORCH EXTENSION "EPG"

REMARKS:

REV. NO.	DATE

NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. LEHIGH
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17
OPTION

MODEL LEHIGH
DRAWING TITLE
LEFT SIDE ELEVATIONS

SHEET NO. A-2b

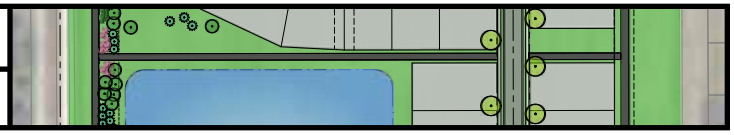
OPTION DESCRIPTION

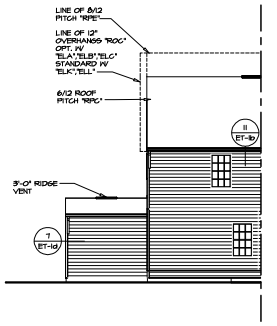
15

G:\NVR Series\LEHIGH_LEHIGH_01_5824\Sheets\Version 01\Version 01 ELV LEFT.dwg 08/24/22 - 8:03 am

CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ELEVATIONS

FLAT FORK PUD

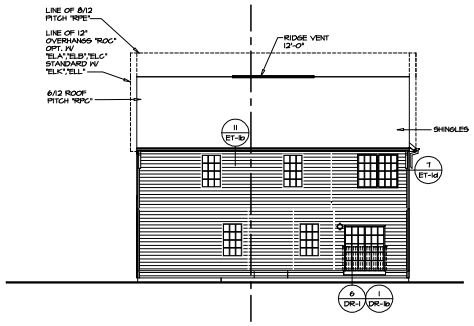




1 A-2c **REAR ELEVATION PARTIAL**

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

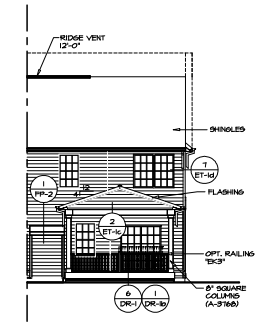
SHOWN W/ ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "GCF"



2 A-2c **REAR ELEVATION**

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

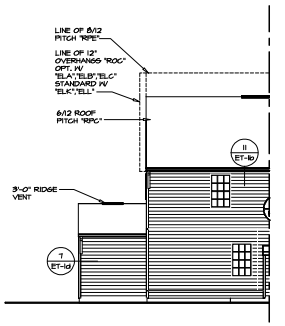
ELEVATION A "ELA"
ELEVATION K "ELK"



3 A-2c **REAR ELEVATION PARTIAL**

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

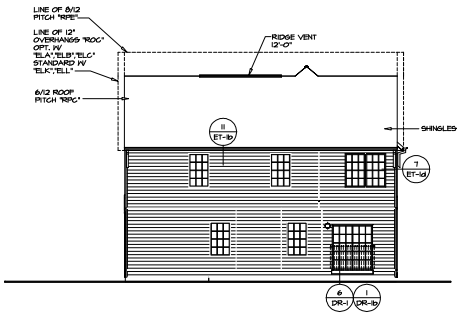
SHOWN W/ ELEVATION A "ELA"
GAS FIREPLACE FAMILY ROOM
REAR "LGR"
COVERED PORCH "EPE"



5 A-2c **REAR ELEVATION PARTIAL**

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

SHOWN W/ ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "GCI"



4 A-2c **REAR ELEVATION**

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

ELEVATION B "ELB"
ELEVATION C "ELC"
ELEVATION L "ELL"

REMARKS:

REV. NO.	DATE

© NVR, Inc., copyright, reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Walkersville Office
5285 Westhaven Dr., Suite 100
Frederick, MD 21703

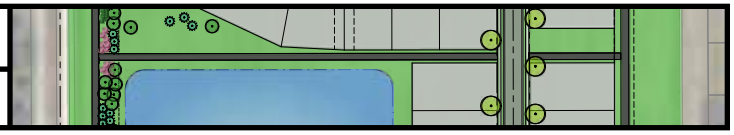
SET NO. L6-100
VERSION 01
RELEASE NO. ----
DRAWN BY ALU
DATE 8/10/17

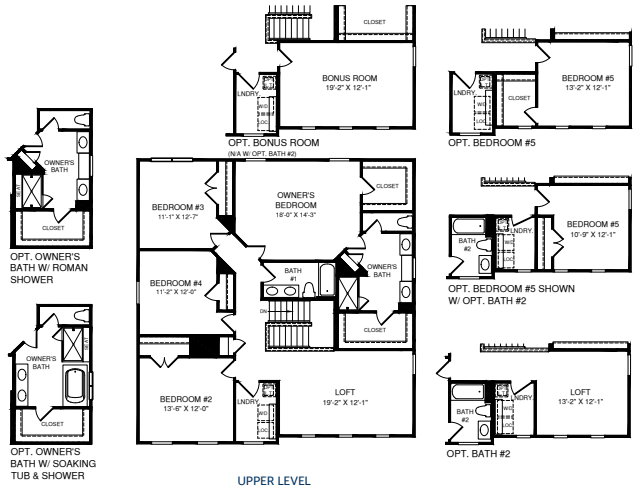
SHEET NO. A-2c
MODEL LEHIGH
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION
OPTION 16

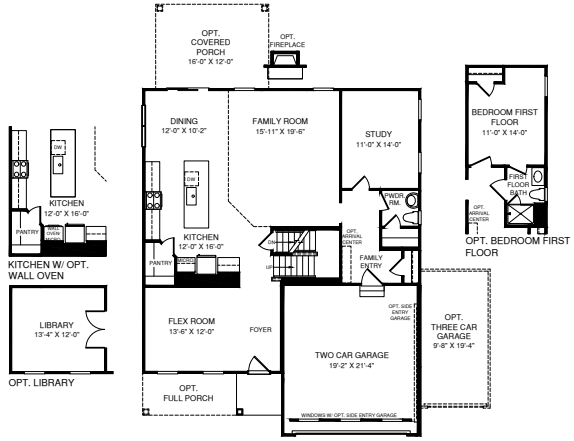
G:\NVR\Acad\LEHIGH\L6100_01_5824\Elevs\Vector_Elv\Lehigh_V-5_ELV_REAR.dwg 10/30/13 - 8:03 am

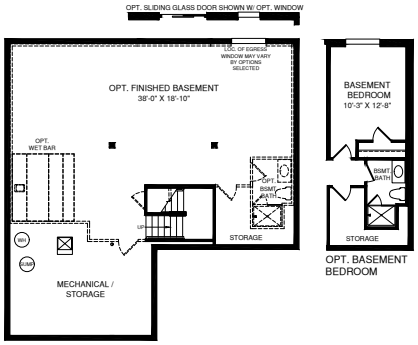
CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, FLOORPLANS

FLAT FORK PUD









An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

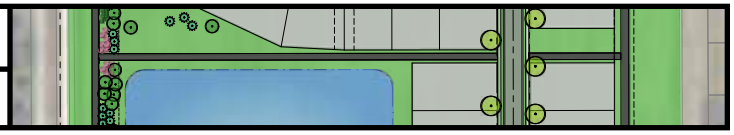
RY0323LGH00V01BSMTCRFT

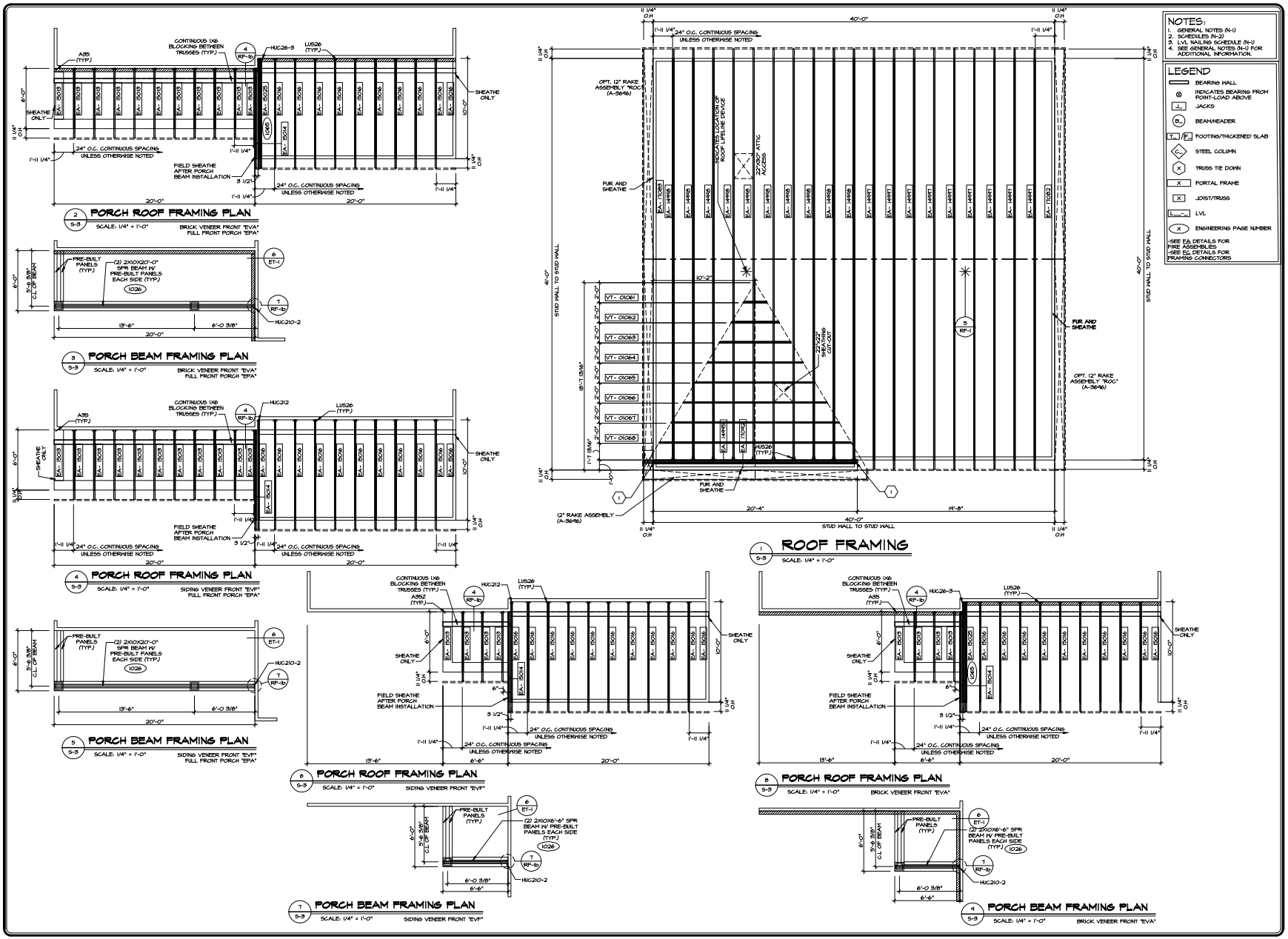
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Optional finished basement is available. Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0323LGH00V01BSMT

CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ROOF PLANS

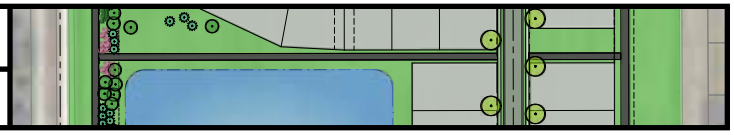
FLAT FORK PUD

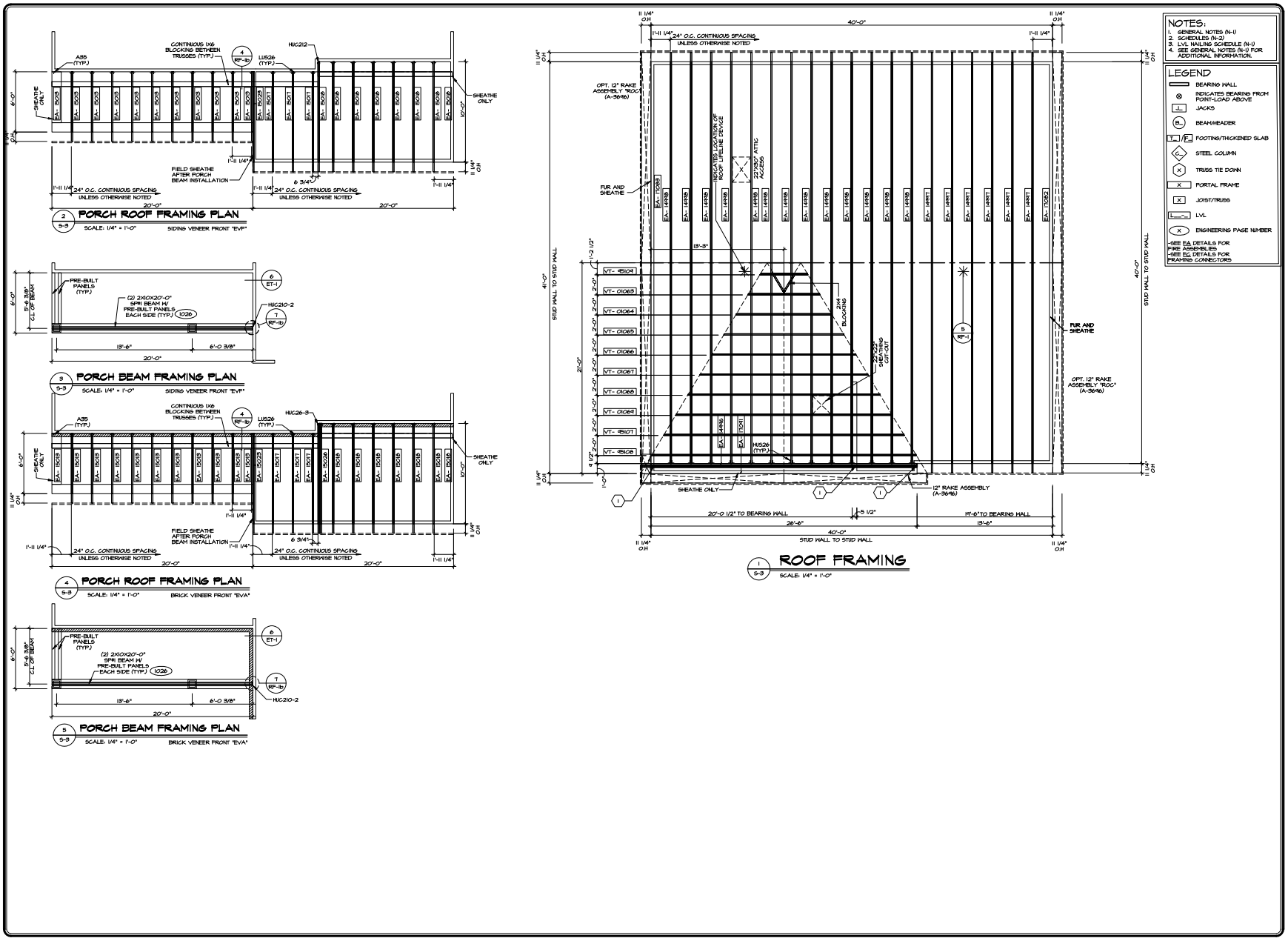




CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ROOF PLANS

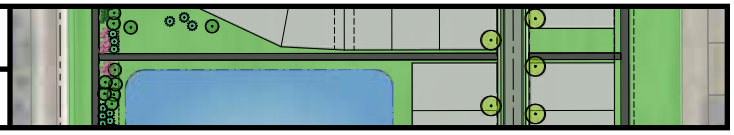
FLAT FORK PUD

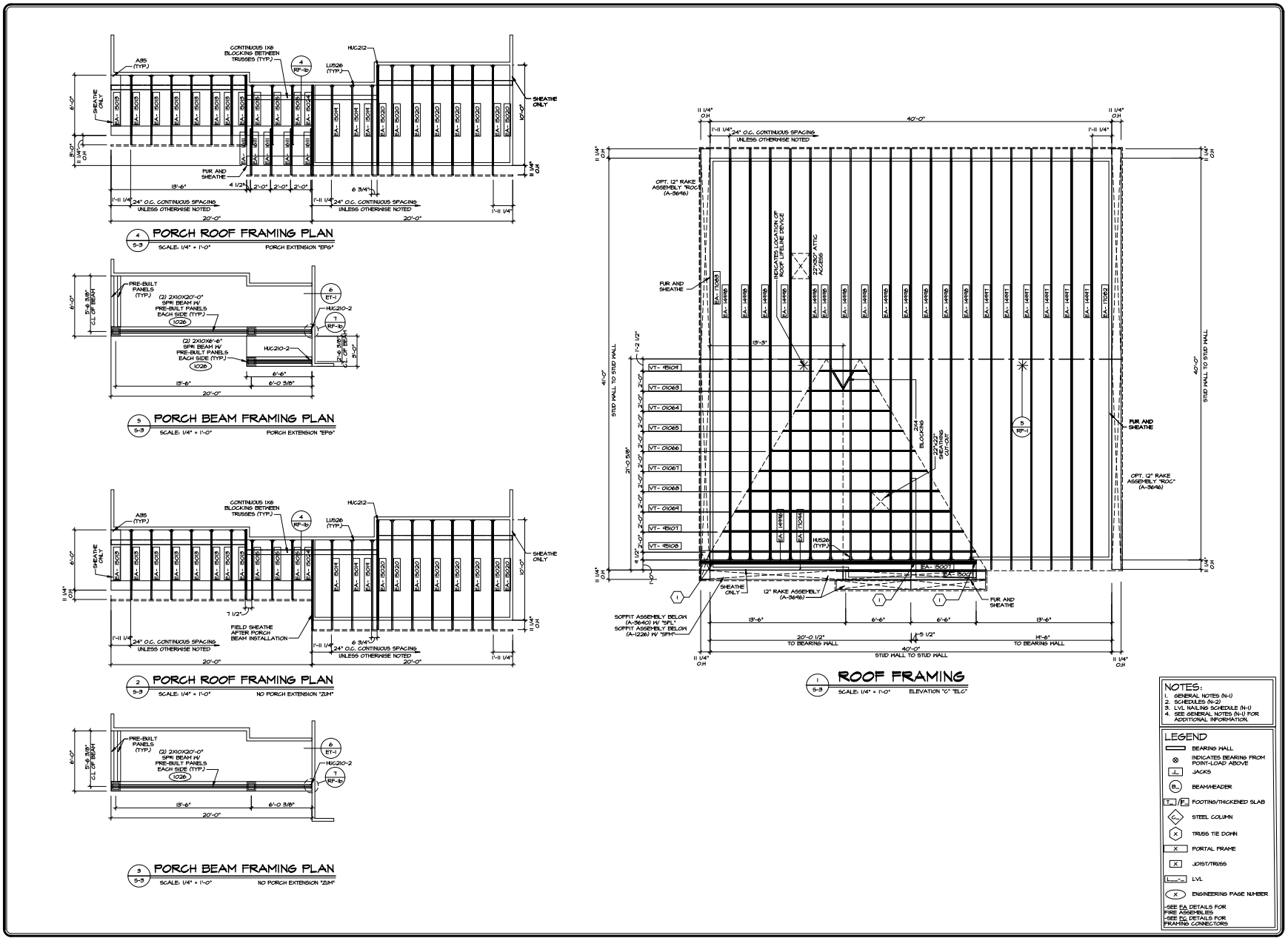




CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ROOF PLANS

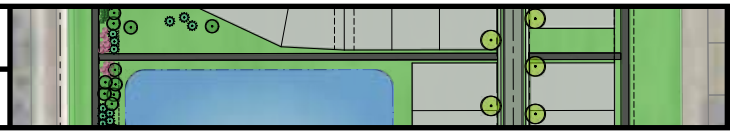
FLAT FORK PUD

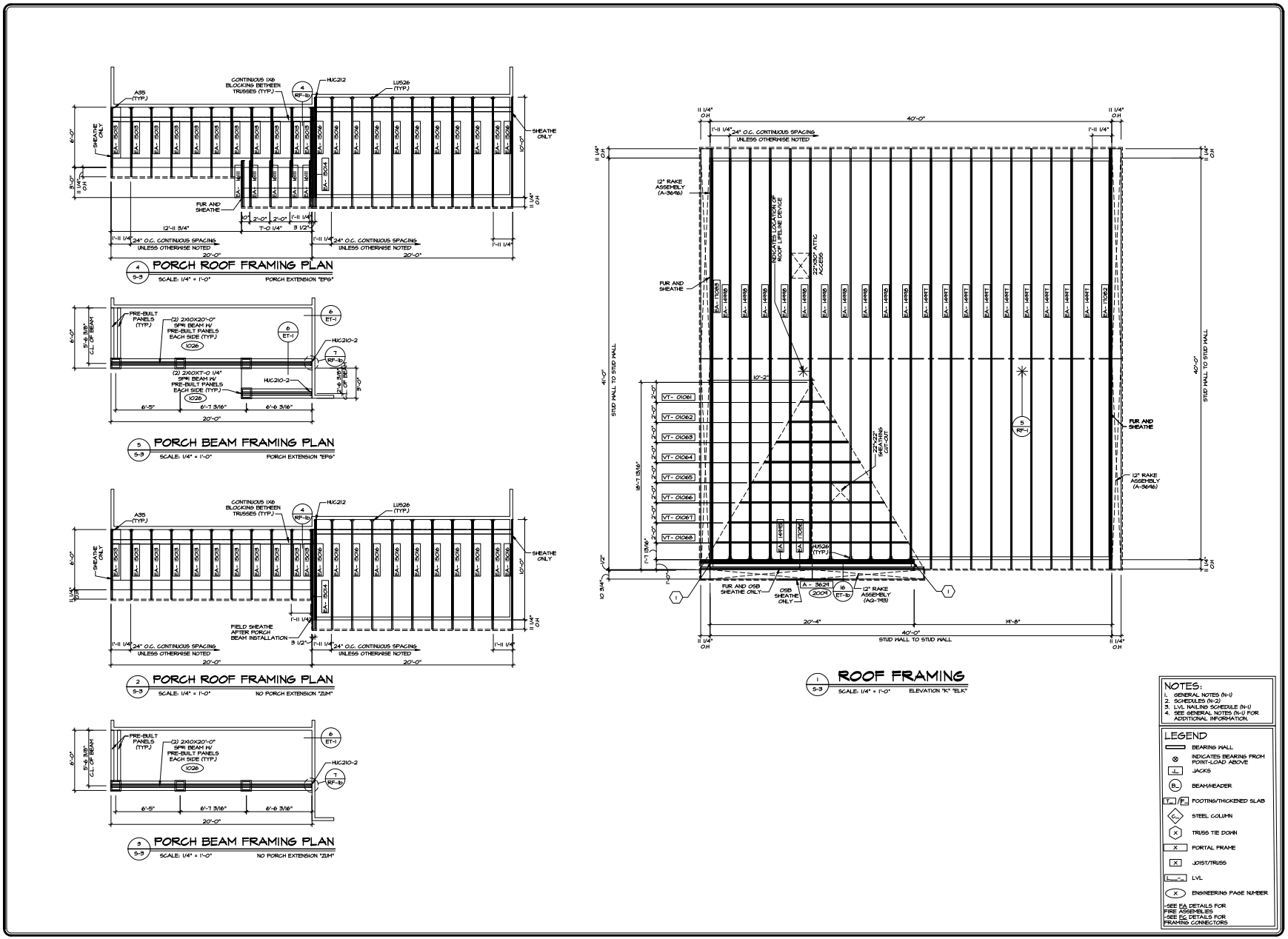




CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ROOF PLANS

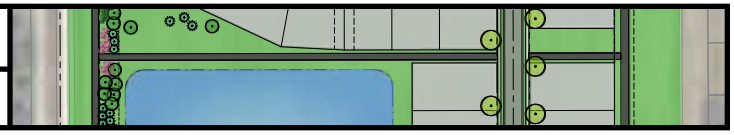
FLAT FORK PUD

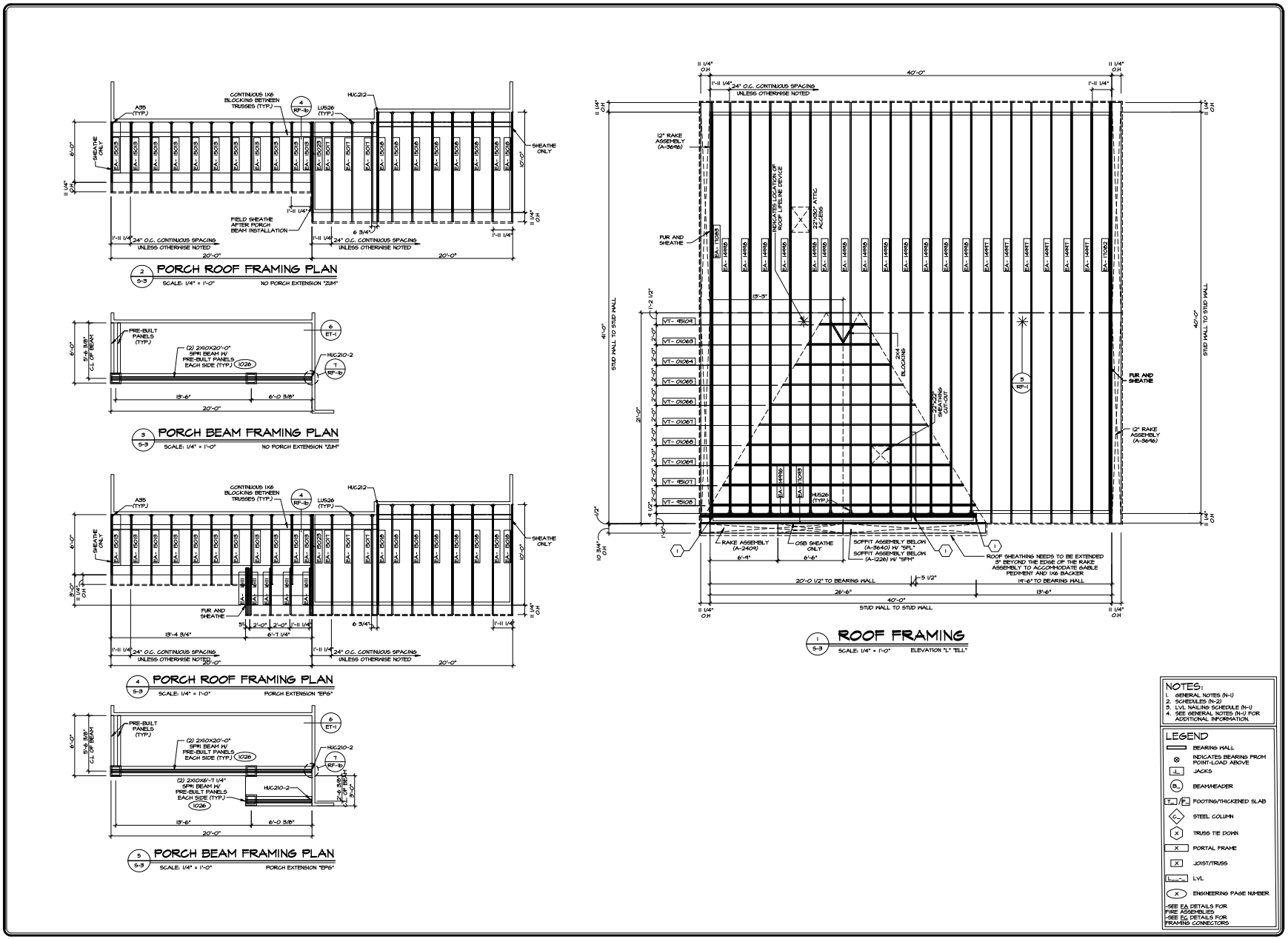




CYNTHEANNE ROAD NEIGHBORHOOD, LEHIGH, ROOF PLANS

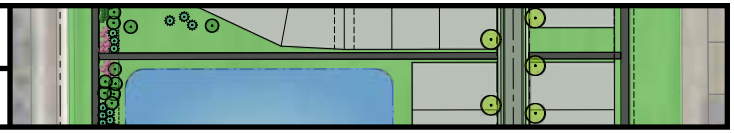
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, RENDERINGS

FLAT FORK PUD



NORMANDY

ELEVATION B

ELEVATION A

ELEVATION C

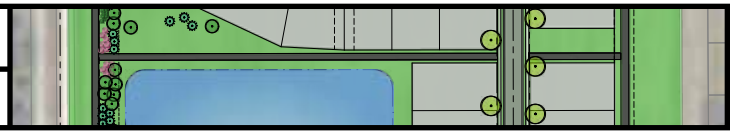
NORMANDY

ELEVATION K

ELEVATION L

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD



REMARKS:
1 10/29/15 C-49 - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2 4/21/16 E-95 - ADDED OPTION "SAA"
3 1/25/18 N/A - REVISIONS PER VISIO WORK
4 1/25/18 N/A - STANDARD DETAILS 3.0
5 10/1/1 C-49 - REVISIONS PER VIRTUAL AUDIT
6 6/1/18 SPM - PLANT BUILT COLUMNS PROJECT

NVR, Inc. may, entity, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Fairfax Corporate Center, Suite 100
2285 Newmarket Parkway
Marietta, GA 30067

SET NO. NR-002
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/5/15
OPTION
ELA
EVF

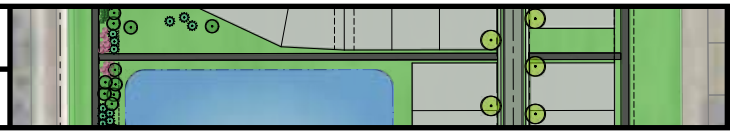
MODEL NORMANDY
DRAWING TITLE
FRONT ELEVATION

SHEET NO. A-1

OPTION DESCRIPTION
15 ELEVATION "A" SIDING VENEER FRONT

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS
1	10/29/15	CJ-B - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/21/16	EP-B - ADDED OPTION "SAA"
3	4/26/16	CJ-B - REVISIONS PER VIRTUAL AUDIT
4	1/19/18	NL - STANDARD DETAILS 3.0
5	10/1/1	KJ-B - REVISIONS PER VIRTUAL AUDIT
6	2/4/18	SPM - UPDATED DETAIL BUBBLES (A-1b) (5/ET-2) PER (FAR 18-0231)
7	6/1/18	SPM - FLAT BRICK COLUMNS PROJECT

NVR, Inc., entity, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

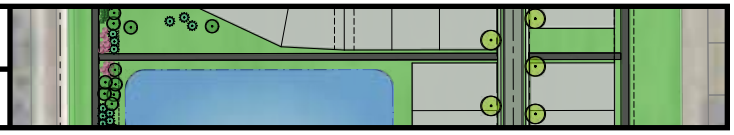
NVR, Inc.
Architectural Services
2285 Nutter Blvd., Suite 100
Powell, OH 37703

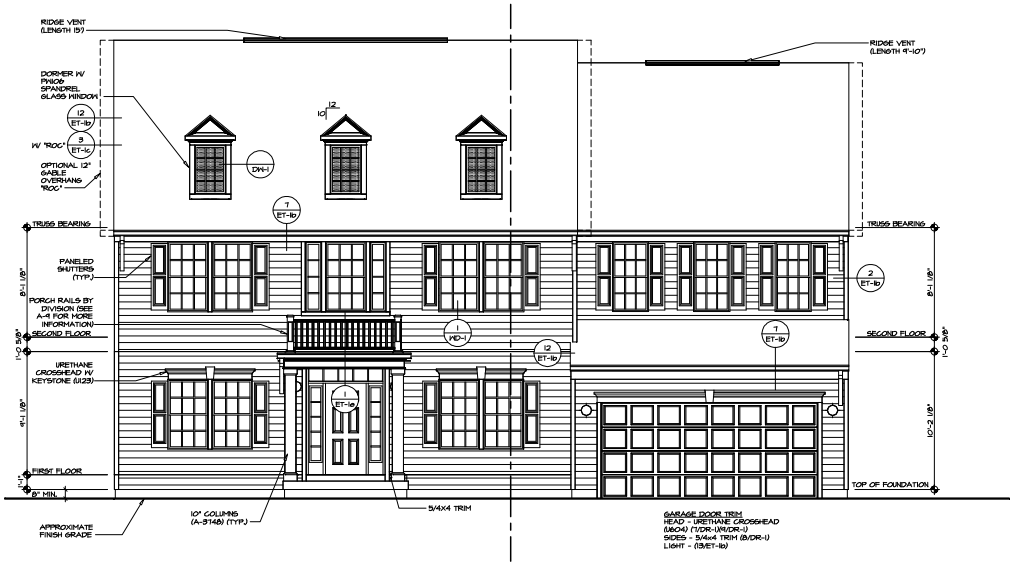
SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/5/15
OPTION
ELA
EVA

SHEET NO. A-1
MODEL NORMANDY
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A" BRICK VENEER FRONT
6

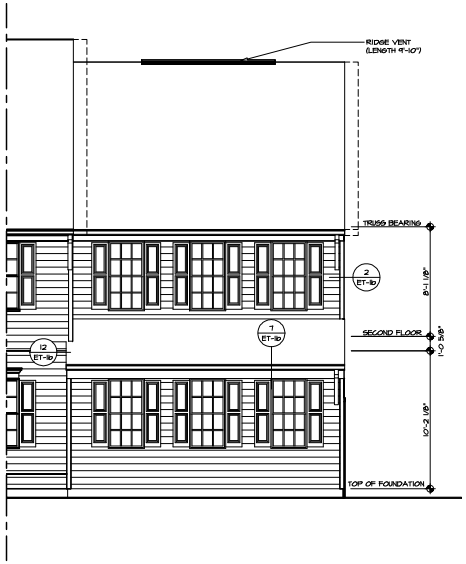
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

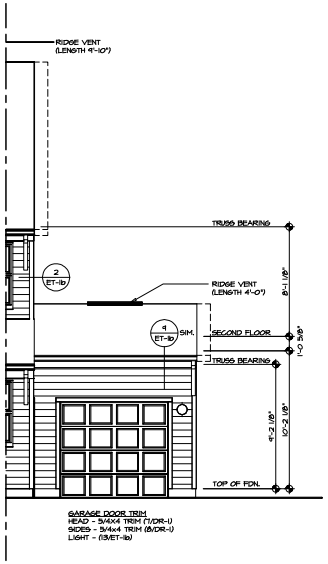




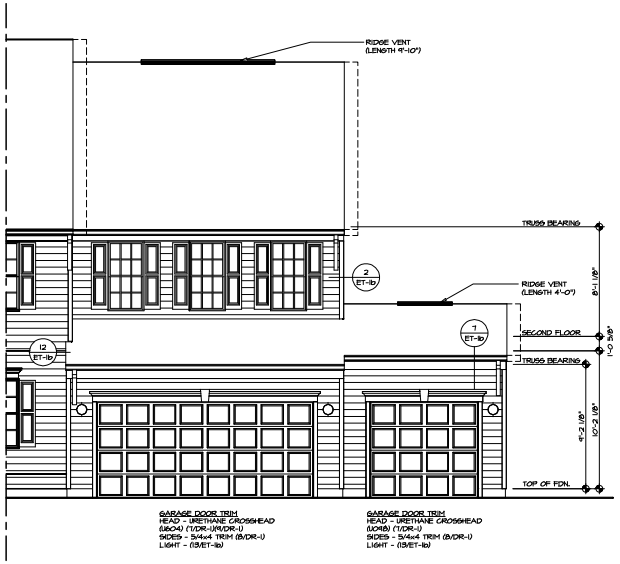
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. TWO CAR SIDE LOAD GARAGE "SCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. ONE CAR SIDE ATTACHED GARAGE "SAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "SCF"

REV. NO.	DATE	REMARKS
1	10/29/15	C-49 - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/21/16	E-95 - ADDED OPTION "SAA"
3	4/27/16	C-49 - REVISIONS PER SHEETS A1-3 AND A1-4
4	1/19/18	N. - STANDARD DETAILS 3.0
5	11/1/17	C-49 - REVISIONS PER VIRTUAL AUDIT
6	11/1/17	SPM - ADDED NOTE FOR PORCH RAILS BY DIVISION (FAR #46/128)
7	8/1/18	SPM - PLAT BUILT COLUMNS PROJECT

NVR, Inc., entity, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Land Development
2285 Newlyn Drive, Suite 100
Fayetteville, NC 28303

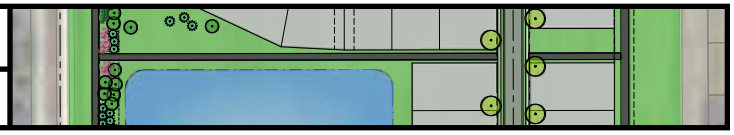
SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/31/15
OPTION
ELB
EVF

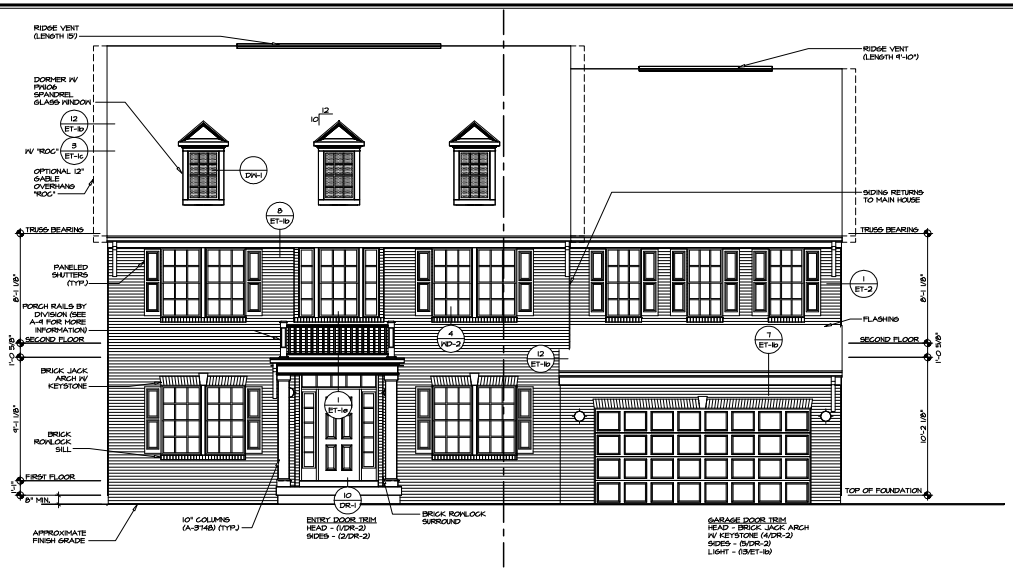
MODEL NORMANDY
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "B" SIDING VENEER FRONT

SHEET NO. A-1
7

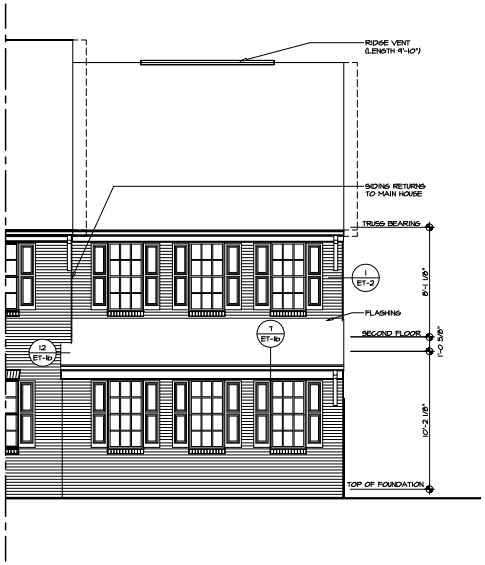
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

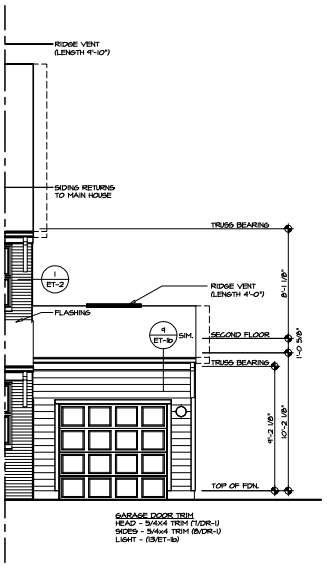




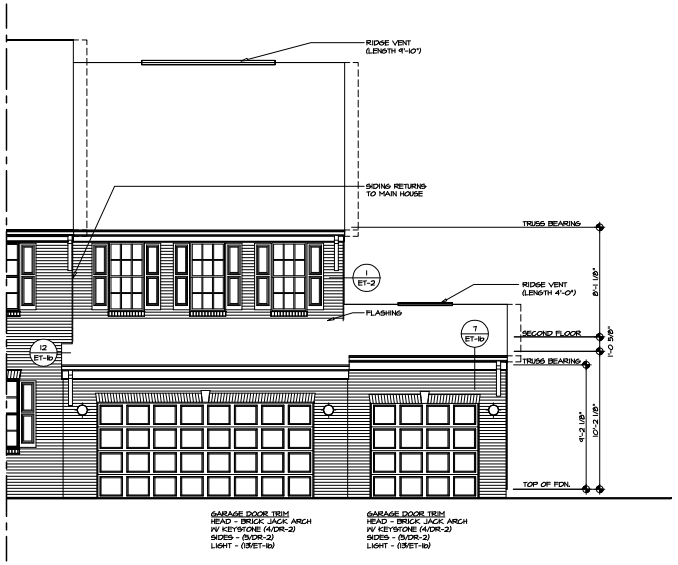
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. TWO CAR SIDE LOAD GARAGE "SCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE "SAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "SCF"

REV. NO.	DATE	REMARKS
1	10/29/15	C.A.B. - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/21/16	E.H.S. - ADDED OPTION "SAA"
3	4/27/16	C.A.B. - REVISIONS PER SAA SWITCH AND MASONRY
4	1/17/18	N.L. - STANDARD DETAILS 3.0
5	11/1/1	K.A.B. - REVISIONS PER VIRTUAL AUDIT
6	11/1/21	S.P.H. - ADDED NOTE FOR PORCH RAILS BY DIVISION (FOR #46/28)
7	8/1/23	S.P.H. - PLANT BUILT COLUMNS PROJECT

NVR, Inc., entirely, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Mailing Address:
2285 Newtown Square, Suite 100
Frederick, MD 21703

SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/5/15
OPTION
ELB
EVA

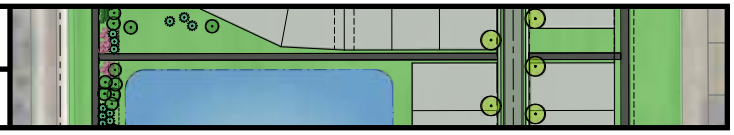
MODEL NORMANDY
DRAWING TITLE
FRONT ELEVATION

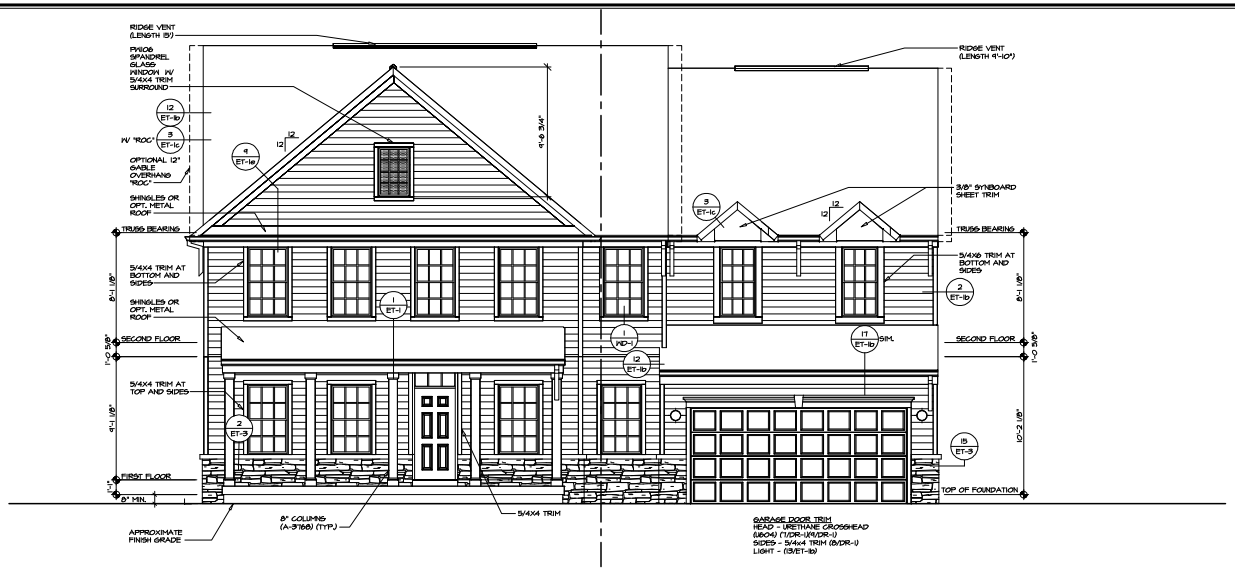
SHEET NO. A-1

OPTION DESCRIPTION
B ELEVATION "B"
BRICK VENEER FRONT

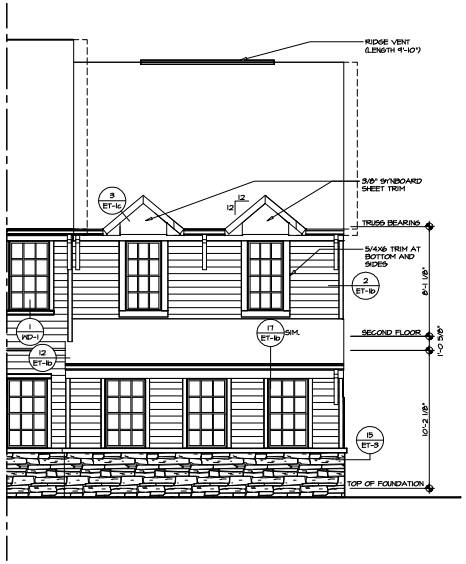
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

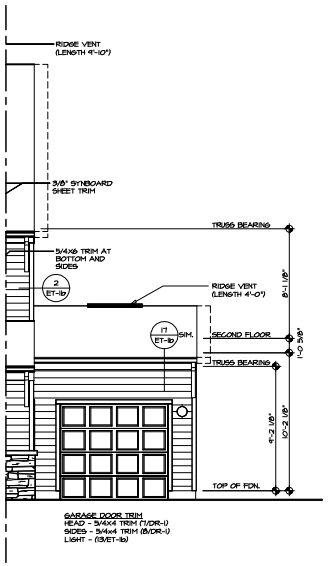




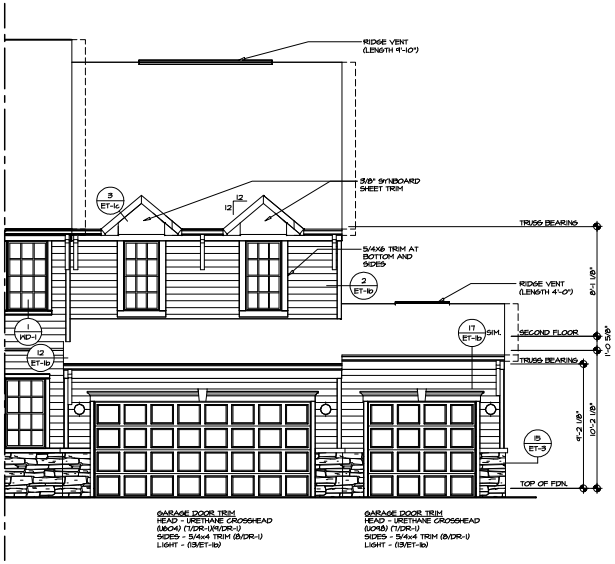
1 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. TWO CAR SIDE LOAD GARAGE "SCG"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. ONE CAR SIDE ATTACHED GARAGE "SAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "SCF"

REV. NO.	DATE	REMARKS
1	10/29/15	C-49 - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/21/16	E-95 - ADDED OPTION "SAA"
3	4/27/16	C-49 - REVISIONS PER VIRTUAL WORK
4	11/17/16	NL - STANDARD DETAILS 3.0
5	10/1/17	K-49 - REVISIONS PER VIRTUAL AUDIT
6	5/29/17	C-95 - ADDED SYNBOARD SHEET TRIM NOTE
7	6/1/18	SPM - PLAST BUILT COLUMNS PROJECT

NVR, Inc. owns, retains, expressly reserves its exclusive law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Department
2285 Newtown Park, Suite 100
Frederick, MD 21703

SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/5/15
OPTION ELC EVV

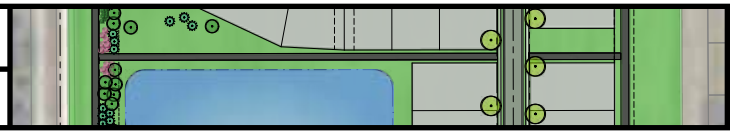
MODEL NORMANDY
DRAWING TITLE FRONT ELEVATION

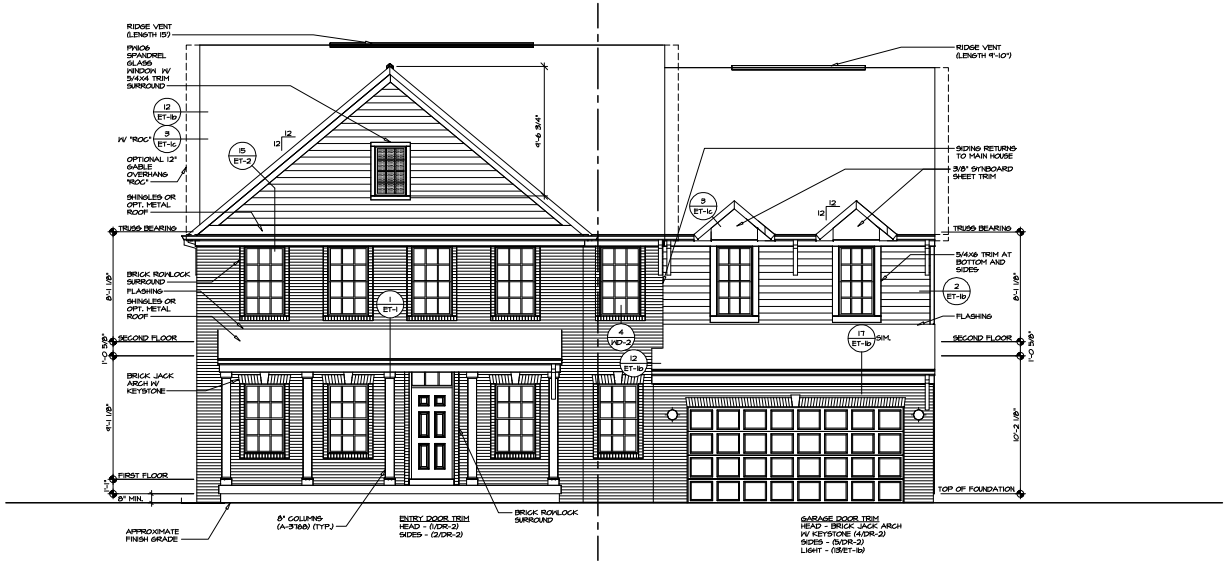
OPTION DESCRIPTION
9 ELEVATION "C" PARTIAL STONE VENEER FRONT

SHEET NO. A-1

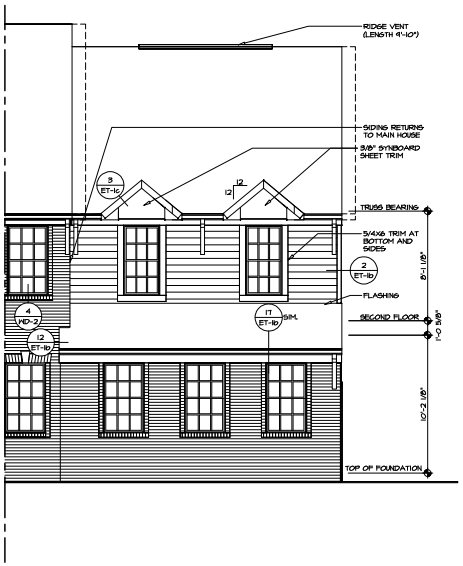
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

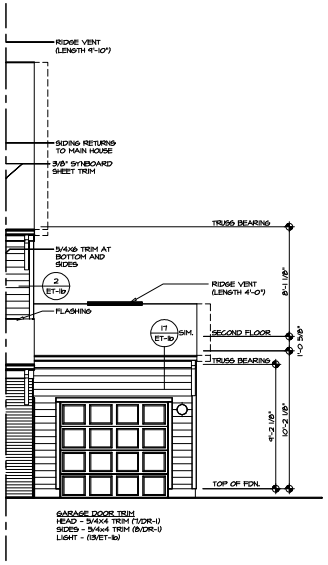




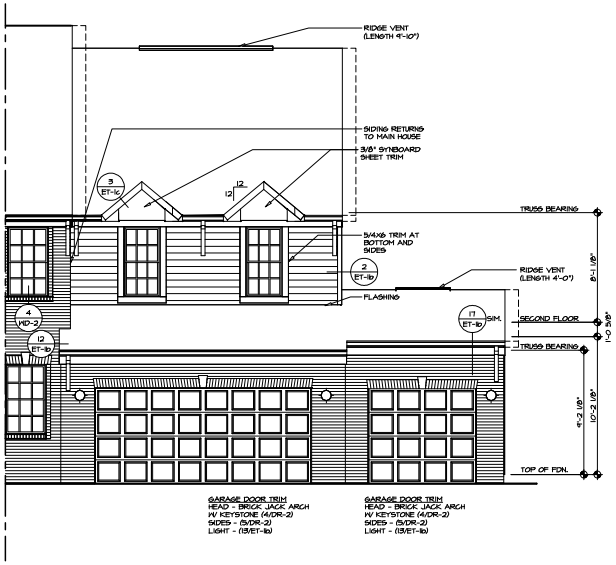
1 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. TWO CAR SIDE LOAD GARAGE "SCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. ONE CAR SIDE ATTACHED GARAGE "GAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "SCF"

REMARKS:
ELEVATION "C" PARTIAL BRICK VENEER FRONT

REV. NO.	DATE	
1	10/29/15	C-49 - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/21/16	E-95 - ADDED OPTION "GAA"
3	4/27/16	C-49 - REVISIONS PER VIRTUAL AUDIT
4	1/17/19	N. - STANDARD DETAILS 3.0
5	10/1/1	K-49 - REVISIONS PER VIRTUAL AUDIT
6	5/28/17	C-68 - ADDED SYNBOARD SHEET TRIM NOTE
7	6/1/18	PLANT BUILT COURTS PROJECT

NVR, Inc., entity, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Department
2285 Newtown Blvd., Suite 100
Frederick, MD 21703

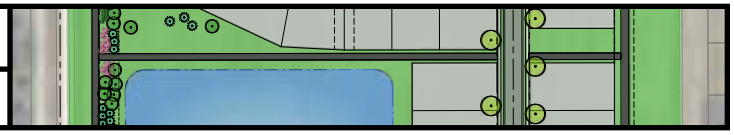
SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 6-5-15
OPTION
ELC
EVM

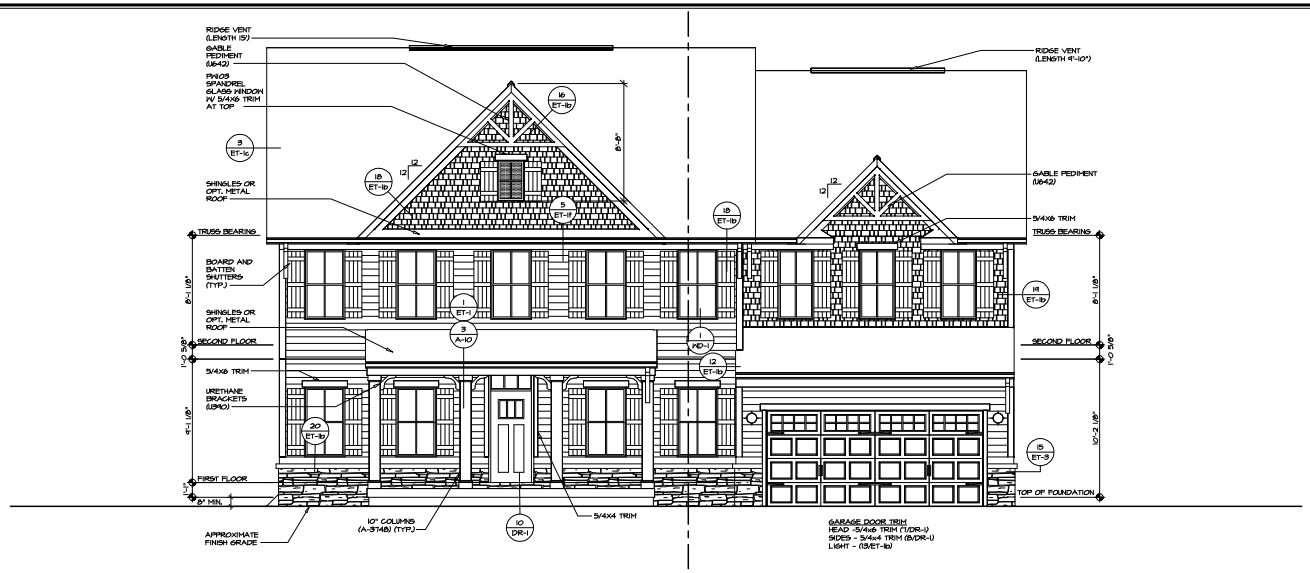
MODEL NORMANDY
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1
OPTION DESCRIPTION 10
ELEVATION "C" PARTIAL BRICK VENEER FRONT

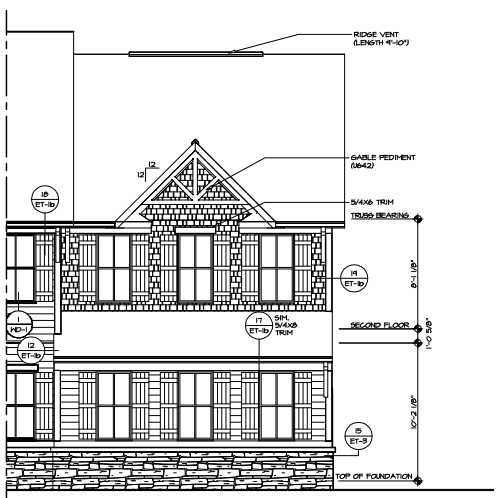
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

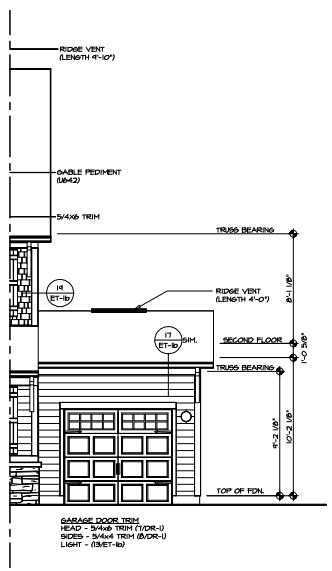




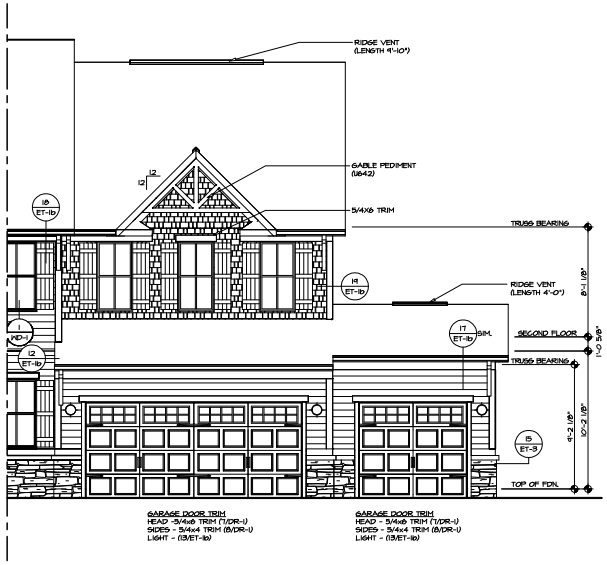
1 A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. TWO CAR SIDE LOAD GARAGE "GCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. ONE CAR SIDE ATTACHED GARAGE "GAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "GCF"

REMARKS:

REV. NO.	DATE	
10	4/1/11	SPH - ADDED (U-10) CALL-OUT TO SPECIFY 8X8 COLUMN TRIM (PAR 44962)
11	12/20/11	SPH - ADDED NOTE INDICATING 5/4X4 TRIM AT TOP/BTM OF COLUMNS (PAR 44962)
2	4/4/18	SPH - ADDED ALT. ELEVATION "L" - ADDED GABLE
3	10/2/18	CEL - PARKWRIT - ADDED DETAIL FOR STONE WATERTABLE
5	11/5/18	NL - STANDARD DETAILS 9.0
6	11/20/18	DLR - REV. OPT. SIDE GARAGE "GCC" HIDN SHUTTER SIZES TO 15" (PAR 42798)
7	3/19/19	KAB - REVISIONS PER VISIONA ADD THE CORRECT DOORS
8	3/19/19	KAB - REVISIONS PER VISIONA ADD THE CORRECT DOORS
9	6/7/21	SPH - REVISED RAKE TRIM DETAIL TO (U-1b) (PAR 44978)

NVR, Inc. may, among, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Department
2285 Newlyn Drive, Suite 100
Fleetwood, NC 27703

SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 6/4/19
OPTION ELK

MODEL NORMANDY
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ELEVATION "K"

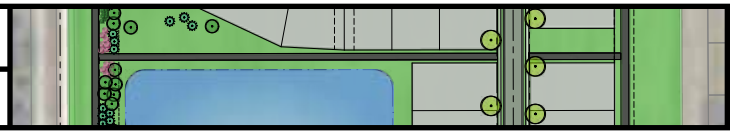
SHEET NO. A-1

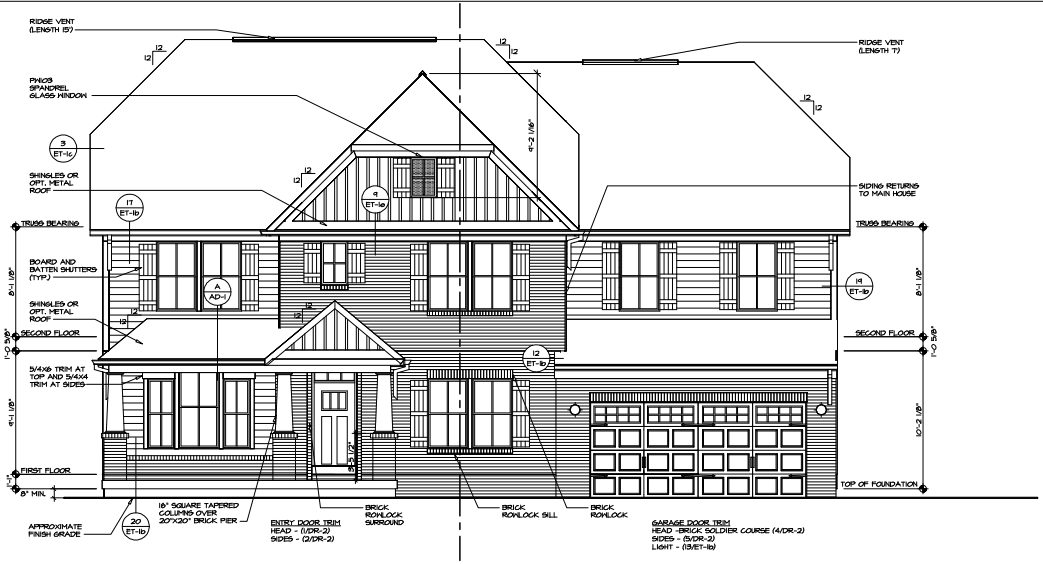
11

6/7/21 - 7:58 am

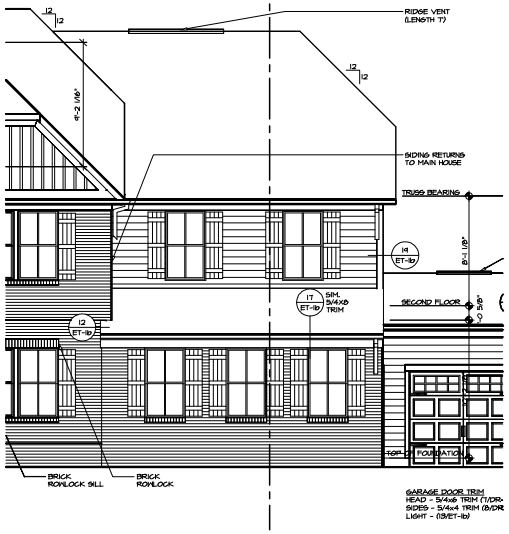
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

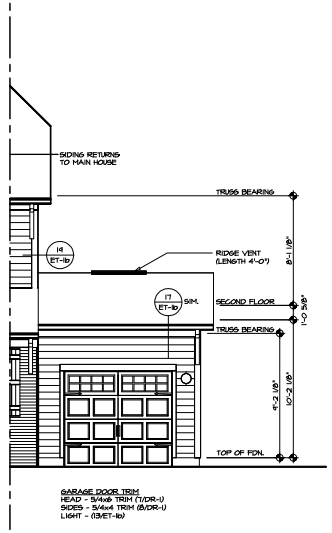




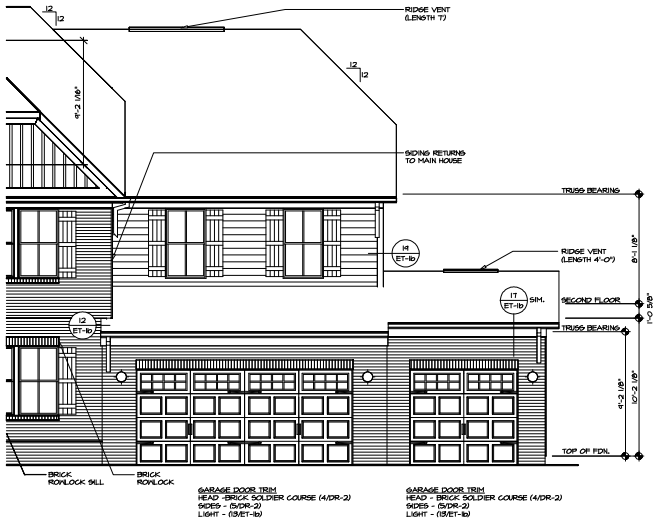
1 A-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. TWO CAR SIDE LOAD GARAGE "GCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. ONE CAR SIDE ATTACHED GARAGE "GAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. THREE CAR FRONT ENTRY GARAGE "GCF"

REMARKS:
ALL REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT

REV. NO.	DATE	
1	10/29/15	C-48 - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/21/16	E-95 - ADDED OPTION "GAA"
3	4/27/16	C-48 - REVISIONS PER VIRTUAL AUDIT
4	1/17/19	N. - STANDARD DETAILS 3.0
5	10/1/17	K-48 - REVISIONS PER VIRTUAL AUDIT
6	3/13/17	C-95 - REVISED GARAGE DOOR TO BE THE CORRECT DOORS

NVR, Inc., entirely, expressly, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Attn: Kevin Kelly
2285 Newtown Park, Suite 100
Frederick, MD 21703

SET NO. NR-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/4/15
OPTION ELL

MODEL NORMANDY
DRAWING TITLE FRONT ELEVATION

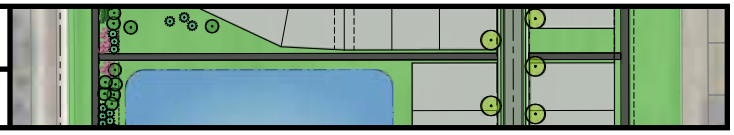
SHEET NO. A-1

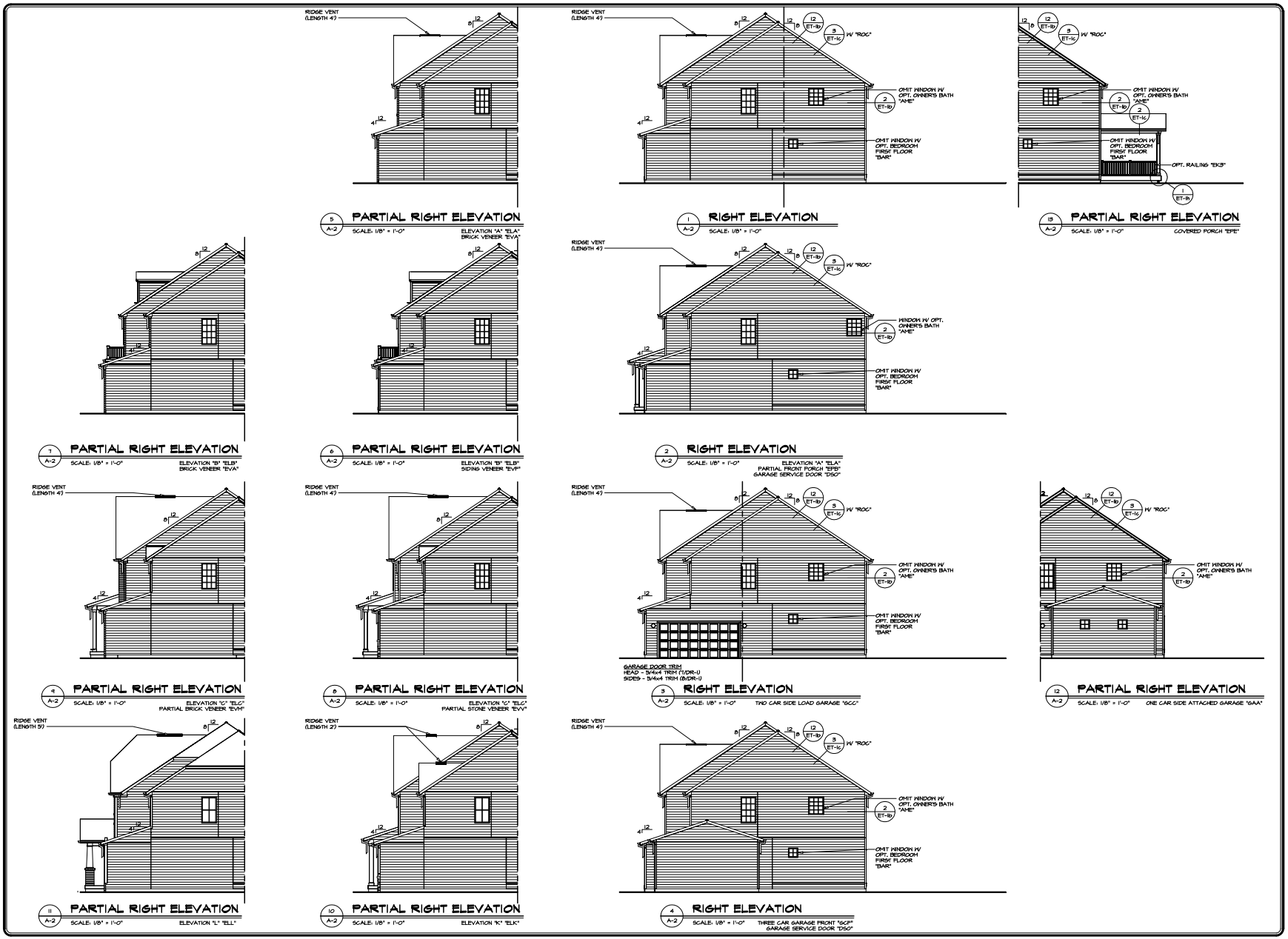
OPTION DESCRIPTION ELEVATION "L"

12

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

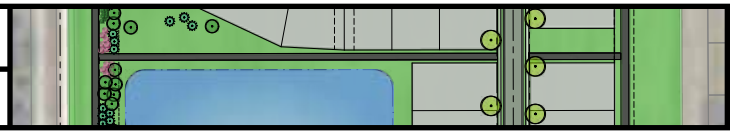
FLAT FORK PUD





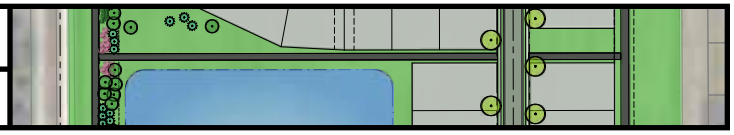
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

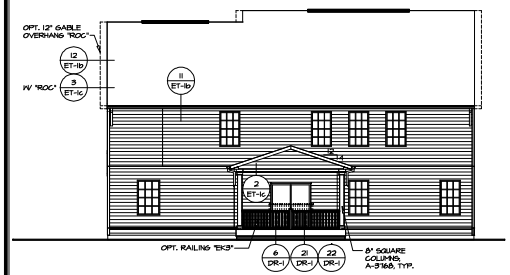
FLAT FORK PUD



CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

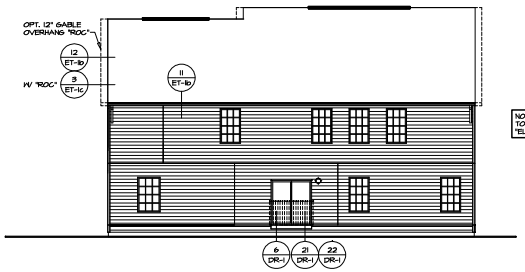
FLAT FORK PUD





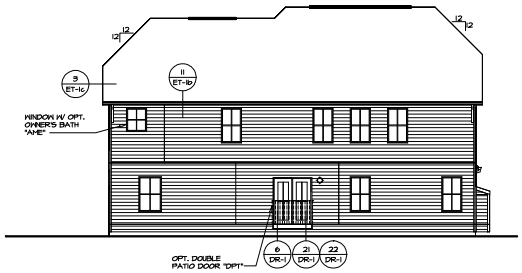
7 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
COVERED PORCH "EPE"
SHOWN W/ ELEVATION "A", "B", "C", "K"
"ELA", "ELB", "ELC", "ELK"

4 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"

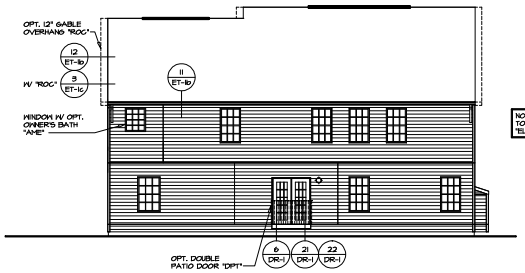


NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"

1 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATIONS "A", "B", "C", "K"
"ELA", "ELB", "ELC", "ELK"



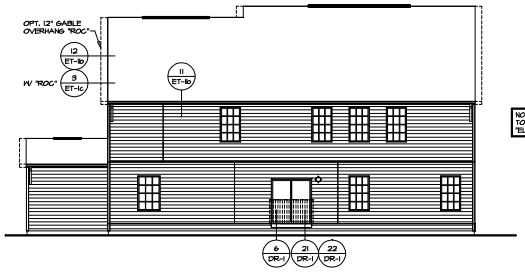
5 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATH WITH SOAKING TUB AND SHOWER "AHE"
FIREPLACE FAMILY ROOM SIDE "LDF"



NOTE: TO 2 OVER "ELK"

2 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATIONS "A", "B", "C", "K" "ELA", "ELB", "ELC", "ELK"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATH WITH SOAKING TUB AND SHOWER "AHE"
FIREPLACE FAMILY ROOM SIDE "LDF"

6 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
THREE CAR FRONT ENTRY GARAGE "SCF"
OR ONE CAR SIDE ATTACHED GARAGE "GAA"



NOTE: TO 2 OVER "ELK"

3 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATIONS "A", "B", "C", "K" "ELA", "ELB", "ELC", "ELK"
THREE CAR FRONT ENTRY GARAGE "SCF"
OR ONE CAR SIDE ATTACHED GARAGE "GAA"

REMARKS:

REV. NO.	DATE	
1	4/21/16	RHS - ADDED OPTION "GAA"
2	6/22/16	CJB - REVISIONS PER DAR, RIPTOA AND MACORR
3	1/13/18	RL - STANDARD DETAILS 5.0

NVR, Inc. retains its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Division of Ryan Homes
2285 Newlear Drive, Suite 100
Fairfield, OH 45013

SET NO. NR-000
VERSION 01
DRAWN BY SGA
DATE: 6/4/15
OPTION

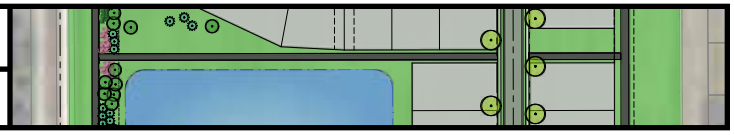
MODEL NORMANDY
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION

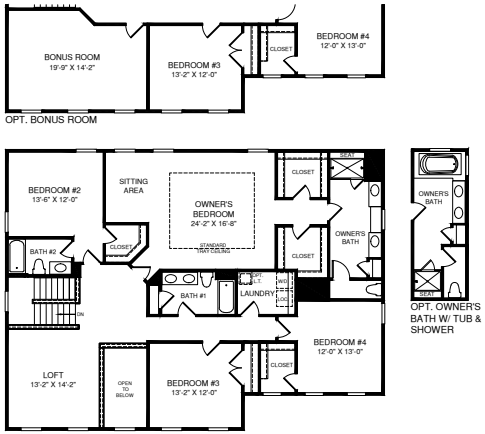
SHEET NO. A-2c

15

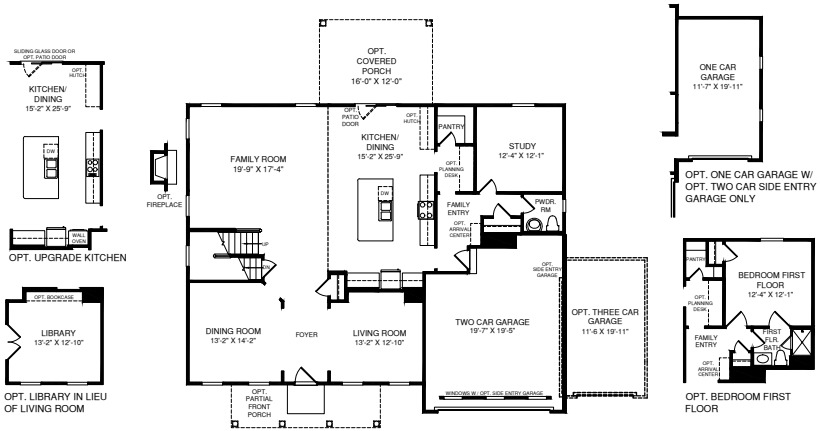
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, FLOORPLANS

FLAT FORK PUD

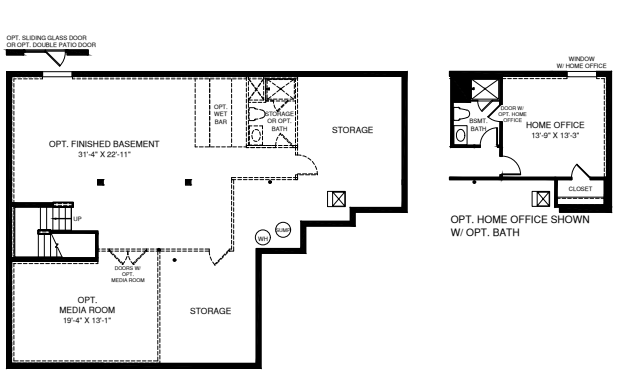




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing materials for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

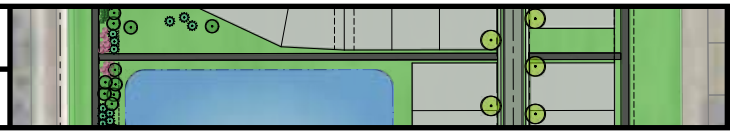
RY1122NRM00v01BSMTCRFT

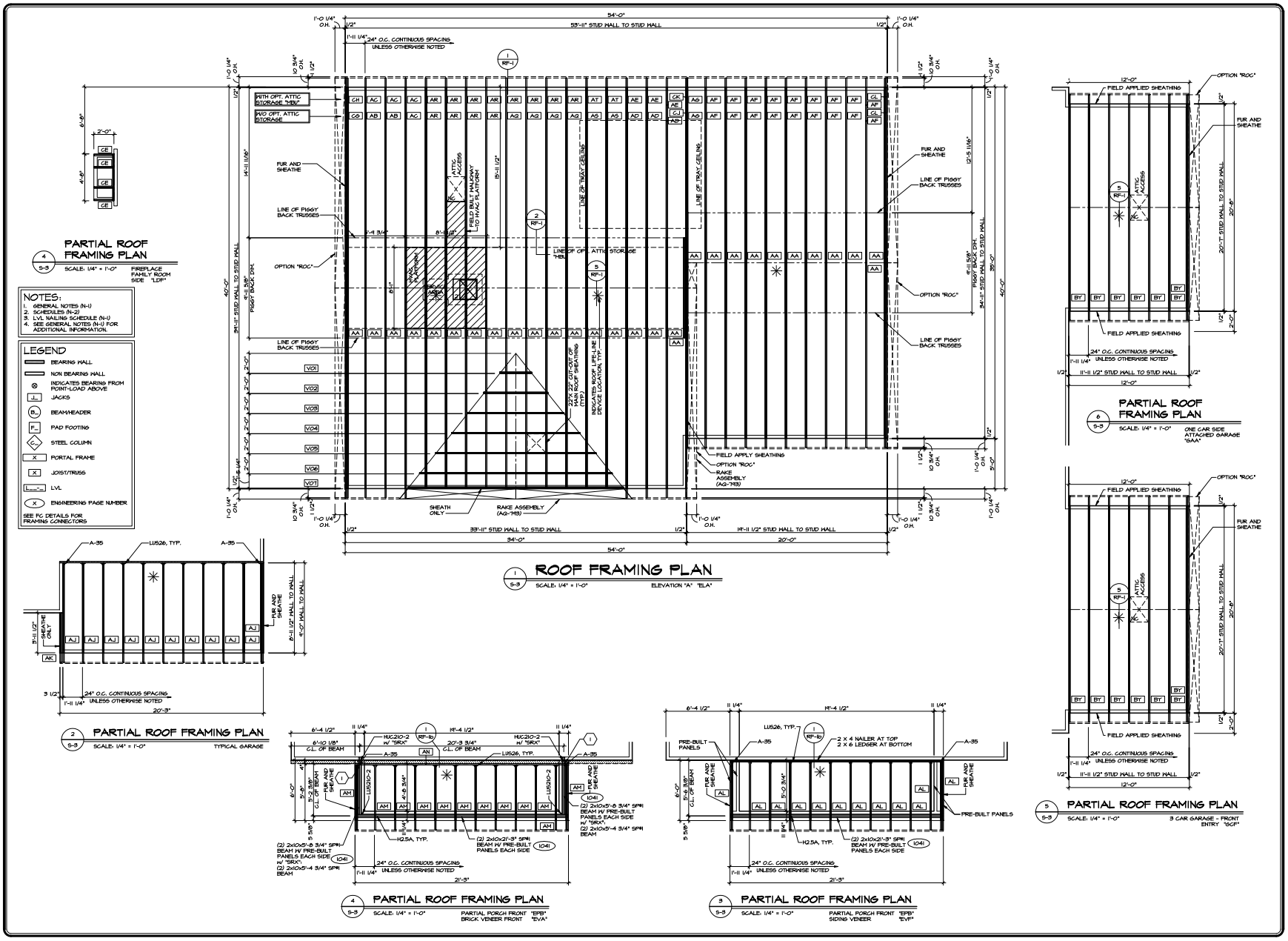
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY1122NRM00v01BSMTCRFT

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

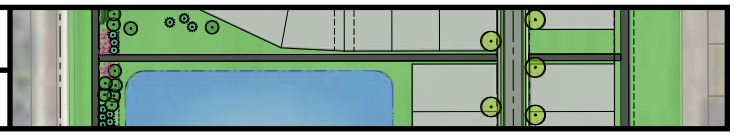
FLAT FORK PUD

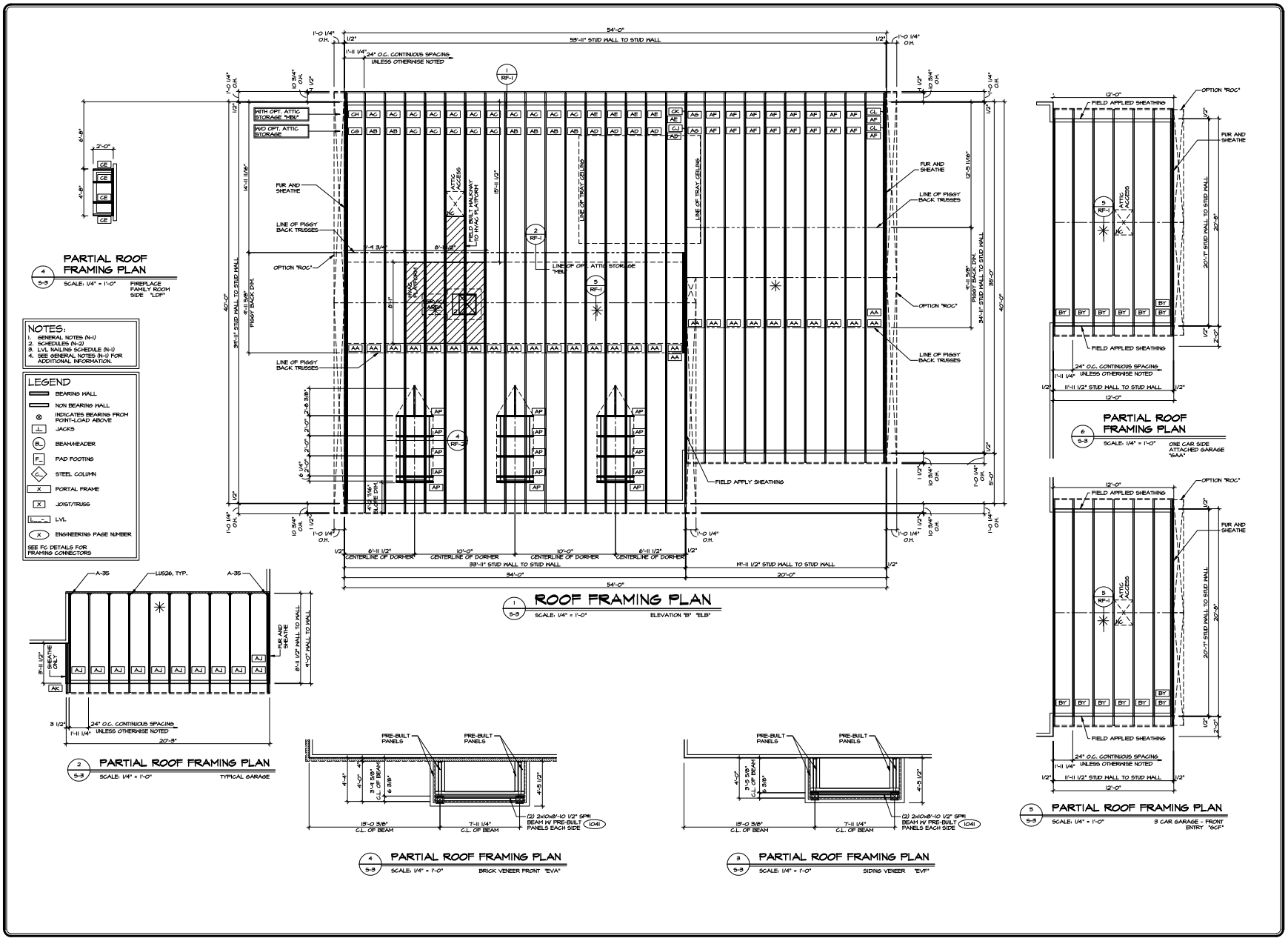




CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

FLAT FORK PUD





REV. NO.	DATE	REMARKS
1	4/15/16	EHS - ADDED OPTION "AAA"
2	8/1/16	DR - DRAWING ALIGNMENT
3	11/1/16	DR - ADDED OPTION "D"
4	1/1/17	KAS - REVISIONS PER VIRTUAL AUDIT

© NVR, Inc. The ideas, concepts, designs, plans, specifications and drawings as to these plans, these plans are not to be used, loaned, copied or exhibited in any form or manner without the prior written consent of NVR, Inc.

NVR
5285 Westhampton, Suite 100
Frederick, MD 21703

SET NO. NR-00
VERSION 01
RELEASE NO. ---
DRAWN BY CJB
DATE 4/21/15

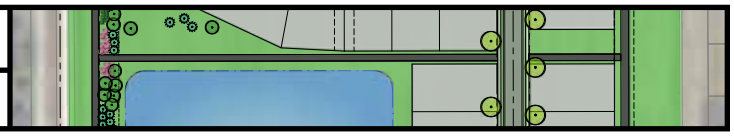
MODEL NORMANDY
DRAWING TITLE ROOF FRAMING

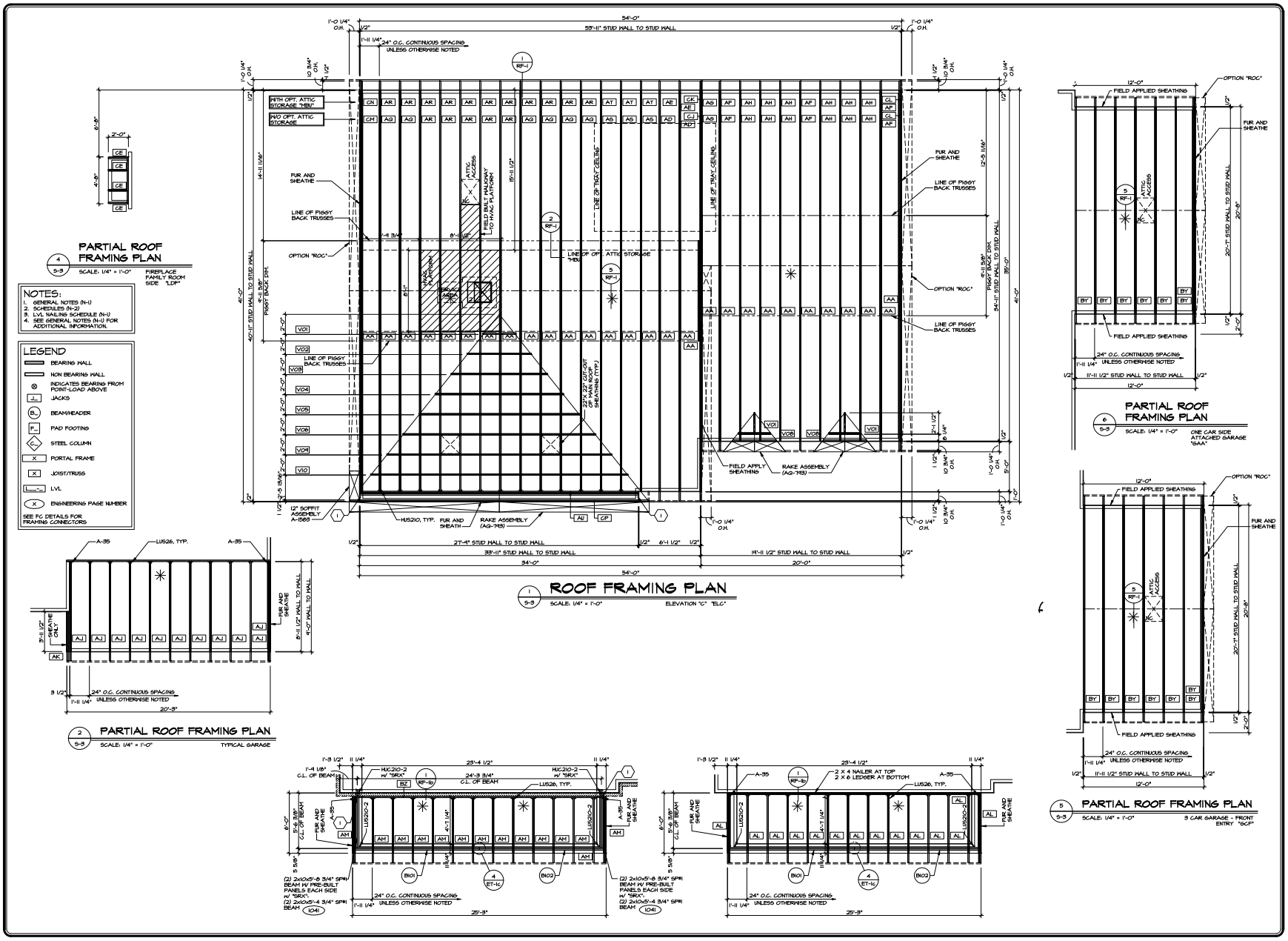
OPTION DESCRIPTION ELEVATION "B"
OPTION ELB

SHEET NO. S-3
86

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

FLAT FORK PUD





REMARKS

REV. NO.	DATE	
1	4/15/16	EHS - ADDED OPTION "SAA"
2	8/1/16	DR - DRAWING ALIGNMENT
3	11/16/16	CHB - ADDED OPTION "D"
4	12/8/16	CHB - REVISED TRUSS INDICATORS AT TRAY CEILING (FAR-52950)
5	1/6/17	CAB - REVISIONS PER VIRTUAL AEDIT
6	10/5/17	SPH - ADDED DETAIL (RF-1b TO PORCH PLANS (FAR 458486)

NVR, Inc. The prints, specifications, designs, plans, ideas, and details contained in these prints, these prints are not to be used in other work and are to be returned at the request of NVR, Inc. upon completion of the work embodied in any other or further use without the written consent of NVR, Inc.

NVR

5285 Westfield Way, Suite 100
Frederick, MD 21703

SET NO. NR-100
VERSION 01
RELEASE NO. ---
DRAWN BY CHB
DATE 4/21/15
OPTION ELC

MODEL NORMANDY
DRAWING TITLE ROOF FRAMING

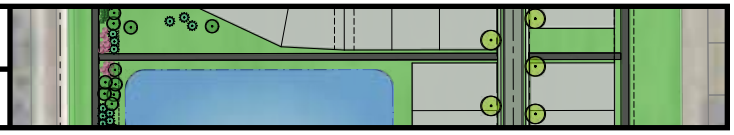
SHEET NO. S-3

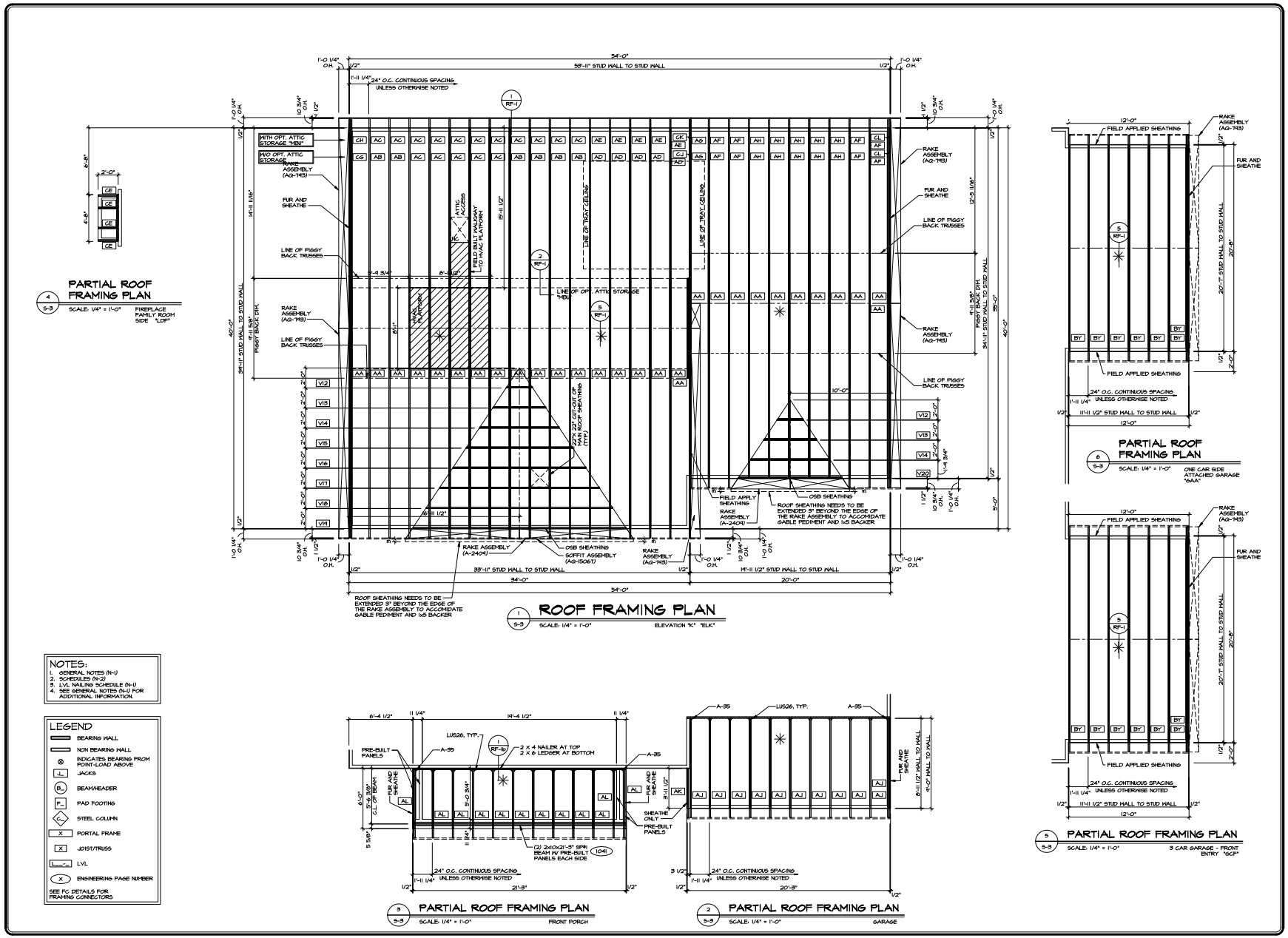
OPTION DESCRIPTION ELEVATION "C"

87

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

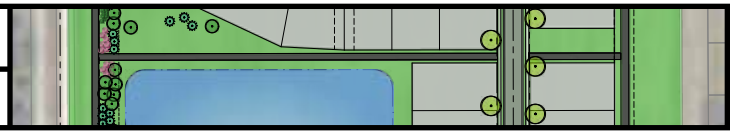
FLAT FORK PUD

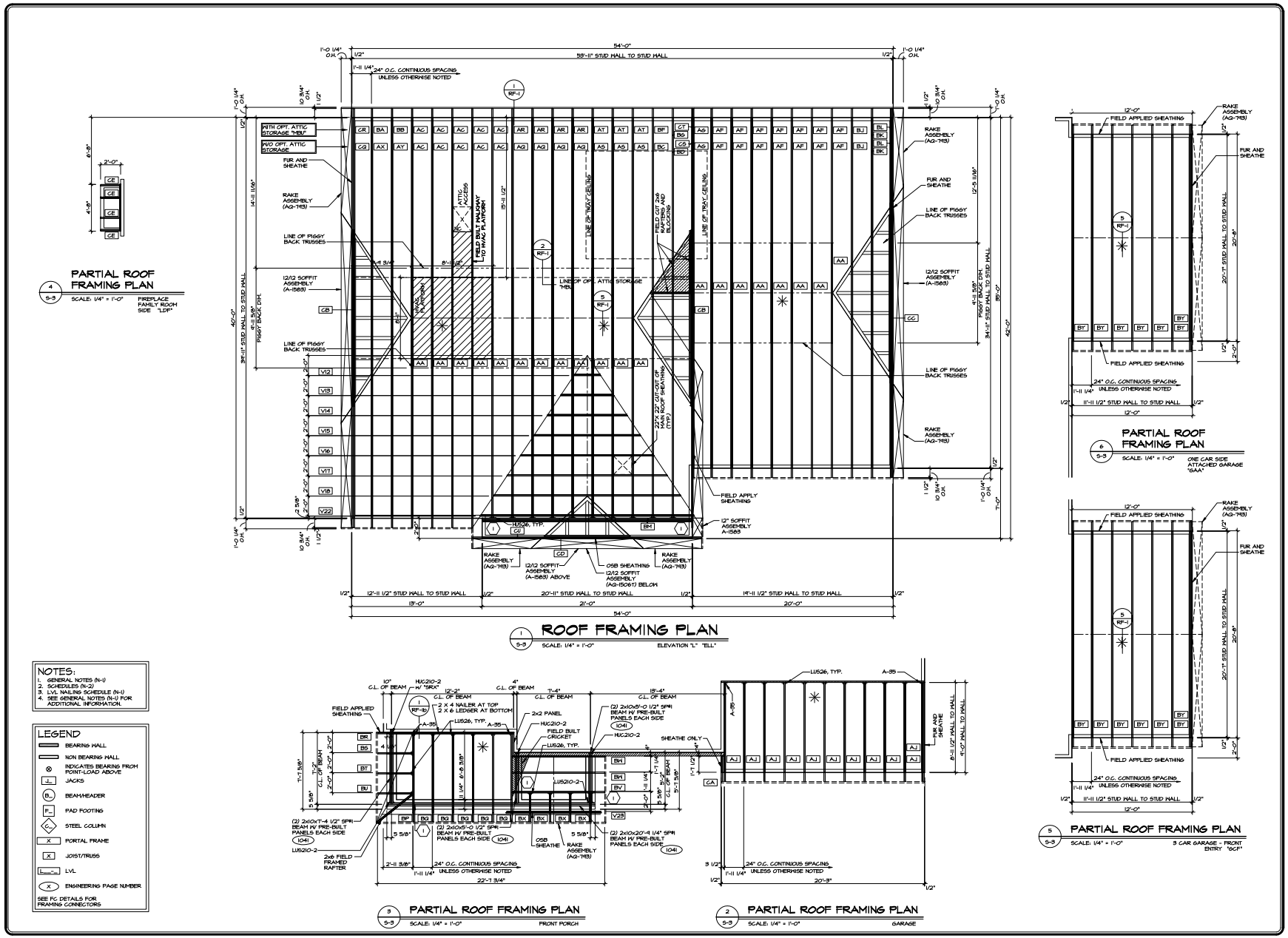




CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

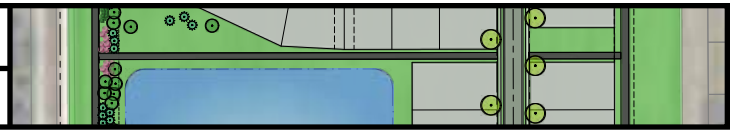
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, RENDERINGS

FLAT FORK PUD



OAK PARK

ELEVATION B

ELEVATION A

ELEVATION C

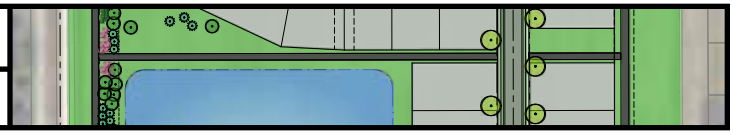
OAK PARK

ELEVATION K

ELEVATION L

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD



NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Architectural Design
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. OK-PDD
VERSION 01
RELEASE NO. ----
DRAWN BY
OPTION

MODEL OAK PARK
DRAWING TITLE FRONT ELEVATION - ELEVATION A
OPTION DESCRIPTION

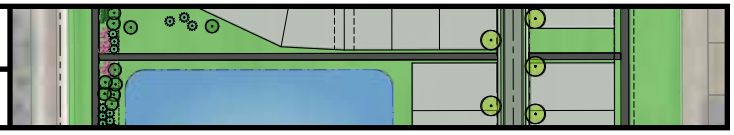
SHEET NO. A-1

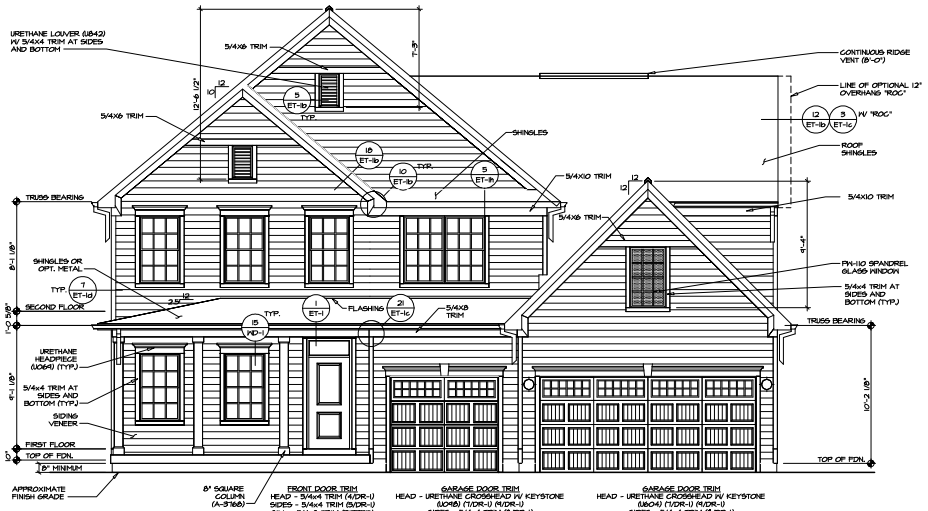
7

G:\NVR\Cynthianne\OAK PARK-OK-PDD-01 - 8.22.23\model\Version A\Version A\Version A-1 - B.L.A.R.B.01.dwg 08/18/23 - 7:47 am

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

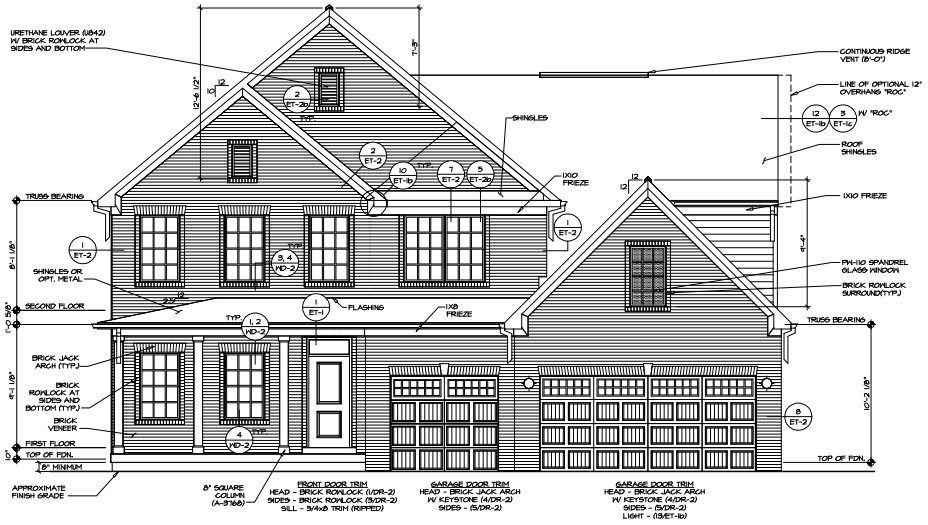
FLAT FORK PUD





1 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" SIDING VENEER FRONT "EVP"



2 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" BRICK VENEER FRONT "EVA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

© NVR, Inc.
The owner, exclusively reserves its rights, including copyright, in and to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhampton Way
Frederick, MD 21703

SET NO. OK-PDD
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE
OPTION

MODEL OAK PARK
DRAWING TITLE FRONT ELEVATION - ELEVATION B
OPTION DESCRIPTION

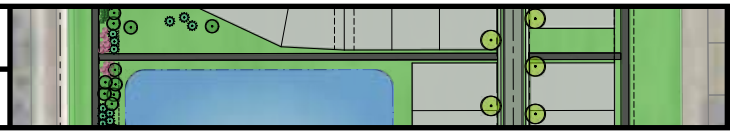
SHEET NO. A-1

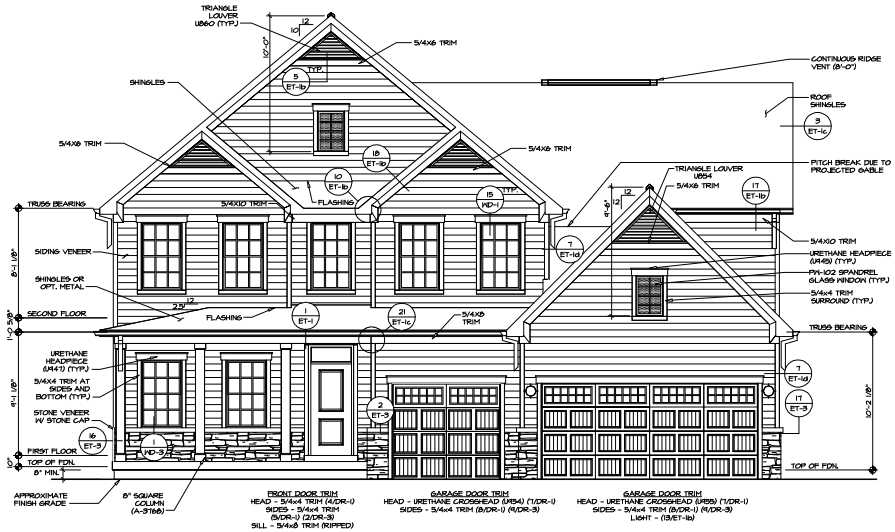
8

G:\NVR\Cynthia\OAK PARK-OK-PDD-B.dwg 8.23.13 Jim Wyatt Plotted: 08/30/13 - 7:47 am

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD





1 A-1 FRONT ELEVATION "C"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
9785 Maryland Ave., Suite 100
Frederick, MD 21703

SET NO. OK900
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE
OPTION

MODEL OAK PARK
DRAWING TITLE FRONT ELEVATION - ELEVATION C
OPTION DESCRIPTION

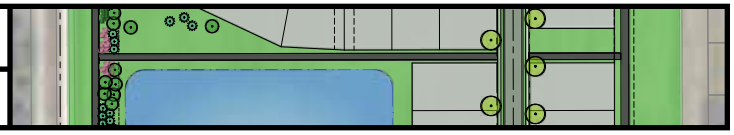
SHEET NO. A-1

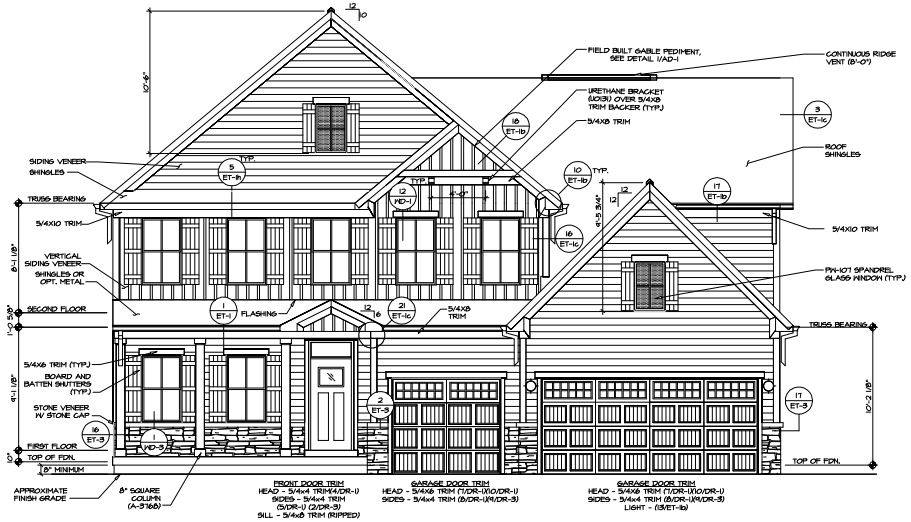
9

E:\NVR Sales\OAK PARK OK900_0 ... 08/30/23 - 9:47 am

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD





1 / A-1 FRONT ELEVATION "K"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc. reserves, ownership, rights, the copyright, and property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhampton, Suite 100
Frederick, MD 21703

SET NO. OK-PCD
VERSION CO
DRAWN BY
DATE:
OPTION

MODEL OAK PARK
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION

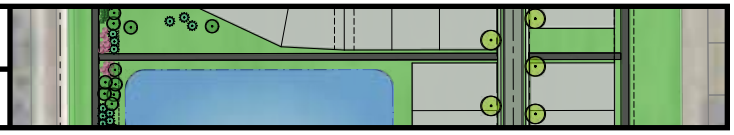
SHEET NO. A-1

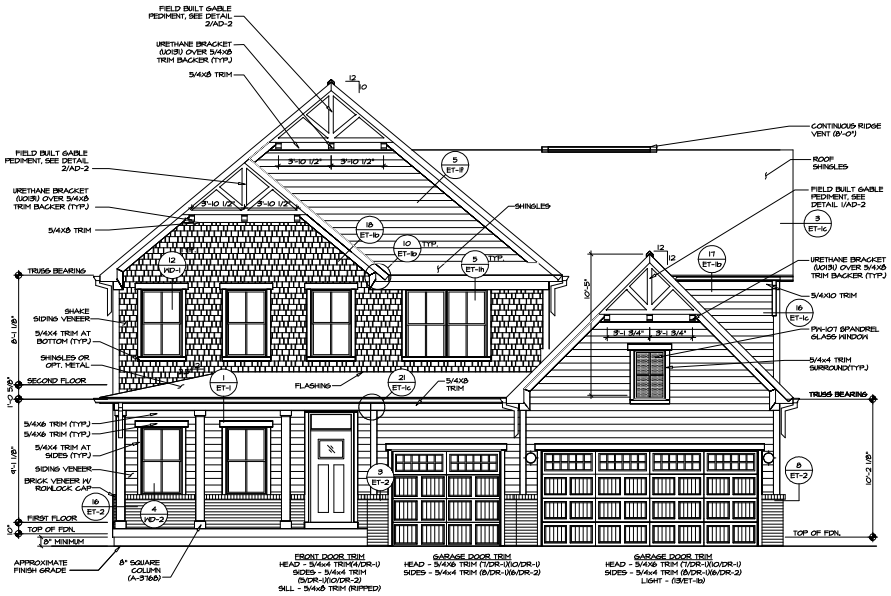
8

10/28/20 - 11:24 am

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD





1 A-1 FRONT ELEVATION "L"

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

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc. reserves, ownership, reserves, its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. OKPCD
VERSION CD
DRAWN BY
DATE:
OPTION

MODEL OAK PARK
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION

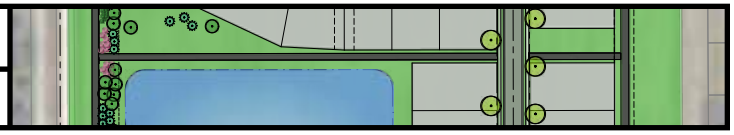
SHEET NO. A-1

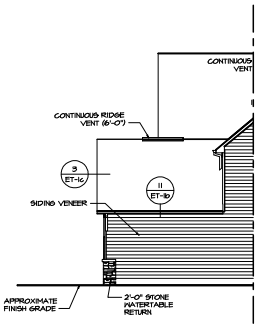
9

J:\PROJECTS\FAIRFAX\OAK PARK OKPCD\Elev\Elev 2\A-1 ELL.dwg 10/28/20 - 11:04 am

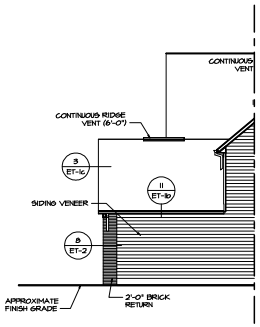
CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD

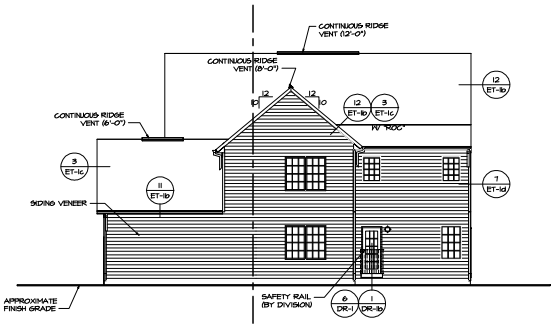




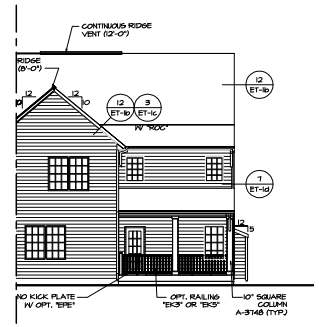
4 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



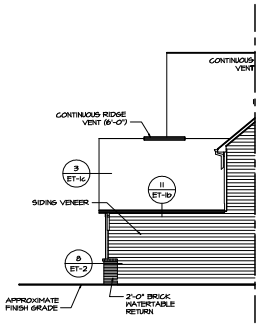
2 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
ELEVATION "B" "ELB"
SHOWN W/ BRICK VENEER FRONT "EVA"



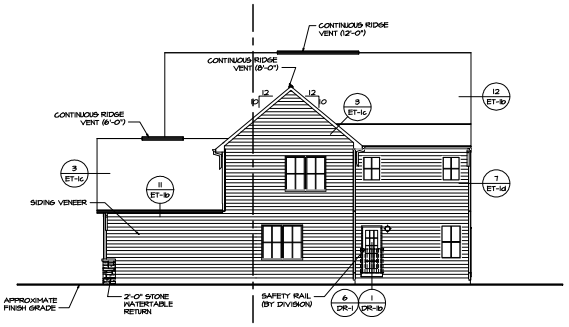
1 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
ELEVATION "B" "ELB"
SHOWN W/ SIDING VENEER FRONT "EVF"
STUDY "MAS"



3 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
ELEVATION "B" "ELB"
SHOWN W/ FIREPLACE FAMILY ROOM REAR "LSF"
AND REAR COVERED PORCH "EPE"
BEDROOM FIRST FLOOR "BAR"



6 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"



5 A-2 **RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"

REV. NO.	DATE	REMARKS

NVR, Inc. reserves, its sole property, the right to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. OK-PCO
VERSION 00
DRAWN BY
DATE:
OPTION

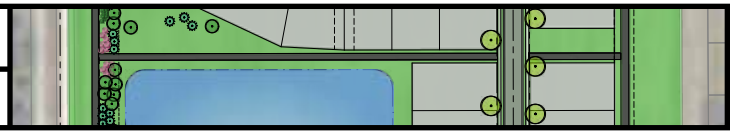
MODEL OAK PARK
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION

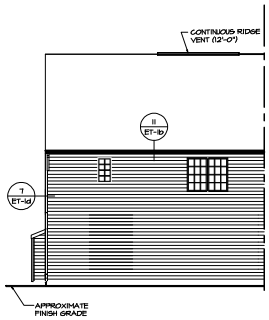
SHEET NO. A-2
10

J:\PROJECTS\FLATFORK PUD\OAK PARK\OAK PARK - 2\Elevations\10 A-2 RIGHT.dwg 10/23/20 - 11:04 am

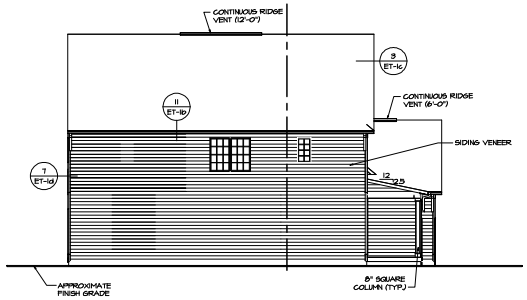
CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD

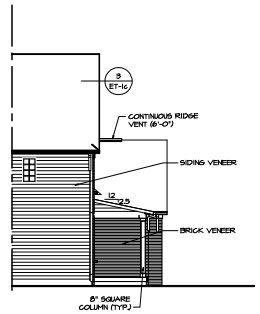




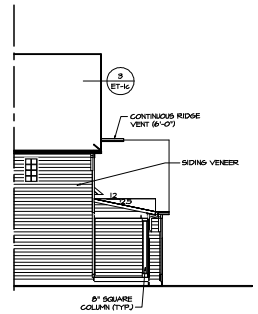
5 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
OWNER'S BATHROOM SHOWER "AH4A"
SHOWN W/ FIREPLACE FAMILY ROOM REAR "LGF"



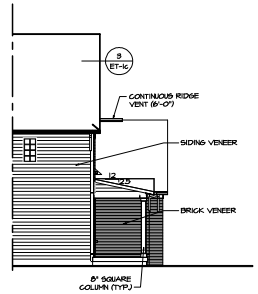
1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SHOWN W/ FOUR BEDROOM W/LOFT "BDH"



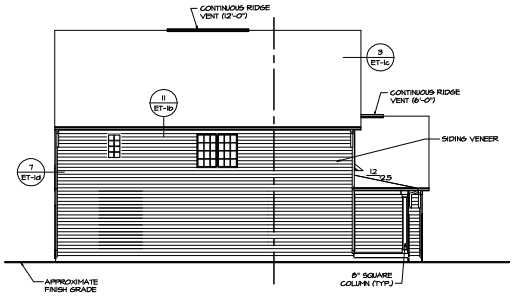
2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SHOWN W/ BRICK VENEER FRONT "EVA"



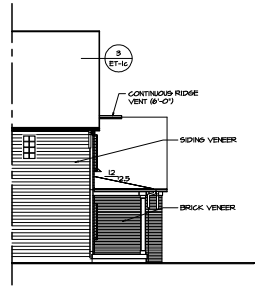
3 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SHOWN W/ SIDING VENEER FRONT "EVF"
AND FULL FRONT PORCH "EPA"



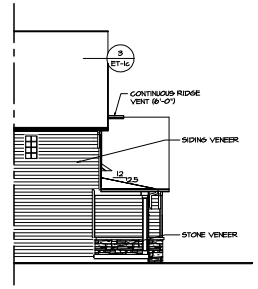
4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SHOWN W/ BRICK VENEER FRONT "EVA"
AND FULL FRONT PORCH "EPA"



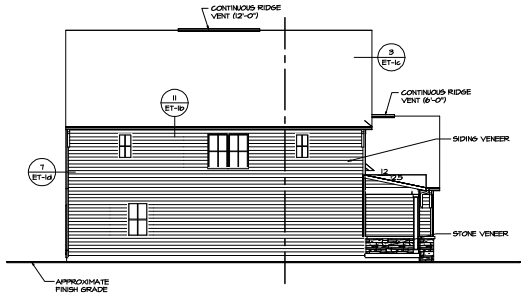
6 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
OWNER'S BATHROOM ROMAN SHOWER "AH5"
FOUR BEDROOM W/BONUS ROOM "BDV"



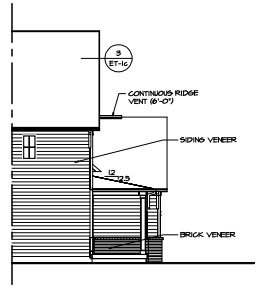
7 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SHOWN W/ BRICK VENEER FRONT "EVA"



8 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



9 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
SHOWN W/ FOUR BEDROOM W/LOFT "BDH"
OWNER'S BATHROOM ROMAN SHOWER "AH5"
WINDOW DINING AREA SIDE "HBW"



10 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
SHOWN W/ FOUR BEDROOM W/LOFT "BDH"
OWNER'S BATHROOM ROMAN SHOWER "AH5"

REMARKS

REV. NO.	DATE

NVR, Inc. reserves, retains, reserves, its copyright and property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. CK-PCD
VERSION CD
DRAWN BY
DATE:
OPTION

MODEL OAK PARK
DRAWING TITLE SIDE ELEVATIONS

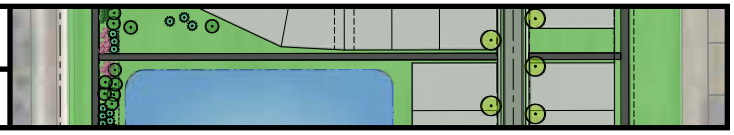
SHEET NO. A-2b

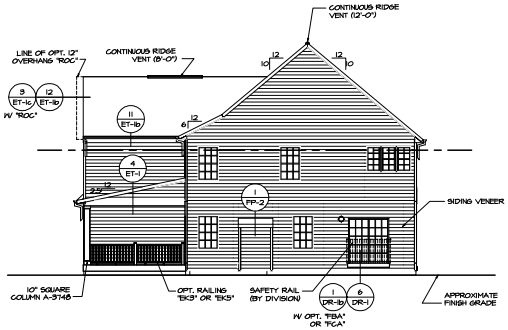
OPTION DESCRIPTION

11

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ELEVATIONS

FLAT FORK PUD

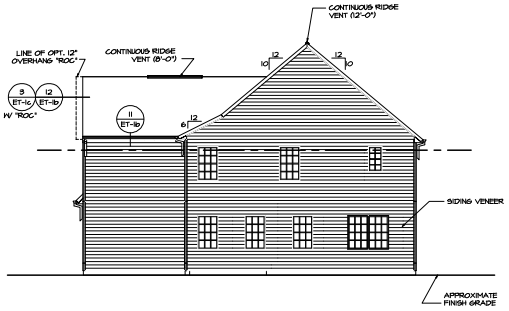




2 A-2c **REAR ELEVATION**

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

SHOWN W/ REAR COVERED PORCH "EPE"
OPT. FIREPLACE FAMILY ROOM REAR "LGF"
OPT. SLIDING GLASS DOOR DINING AREA "DSH"
OPT. EXTERIOR DECK RAILINGS "EK3"
OPT. LOCAL EXTERIOR DECK RAILINGS "EK3"
OPT. OWNER'S BATHROOM SOAKING TUB
& SHOWER GLASS SURROUND "AMP"



1 A-2c **REAR ELEVATION**

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

OPT. OWNER'S BATHROOM SHOWER "AMA"
OPT. OWNER'S BATHROOM ROMAN SHOWER "AMS"

REV. NO.	DATE	REMARKS

NVR, Inc. reserves, retains, reserves, its copyright and property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

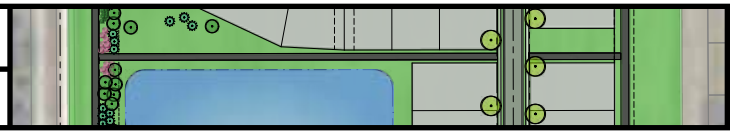
NVR, Inc.
5285 Westhall Park, Suite 100
Frederick, MD 21703

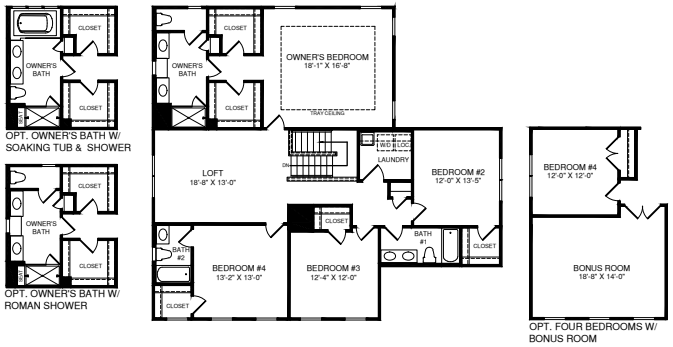
SET NO. OK-PCD
VERSION CD
DRAWN BY
DATE:
OPTION

SHEET NO. A-2c
MODEL OAK PARK
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION
12

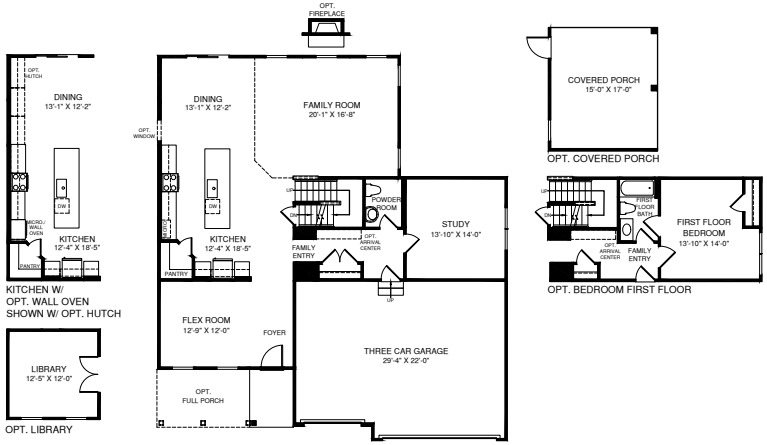
CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, FLOORPLANS

FLAT FORK PUD

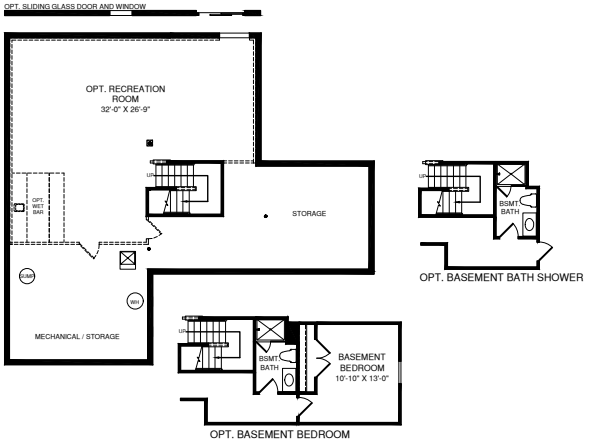




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

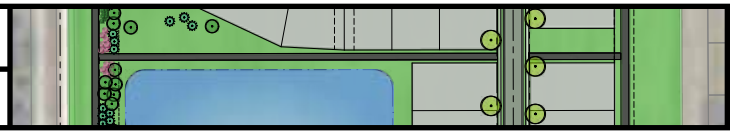
RY0222OKP00v01BSMTCRFT

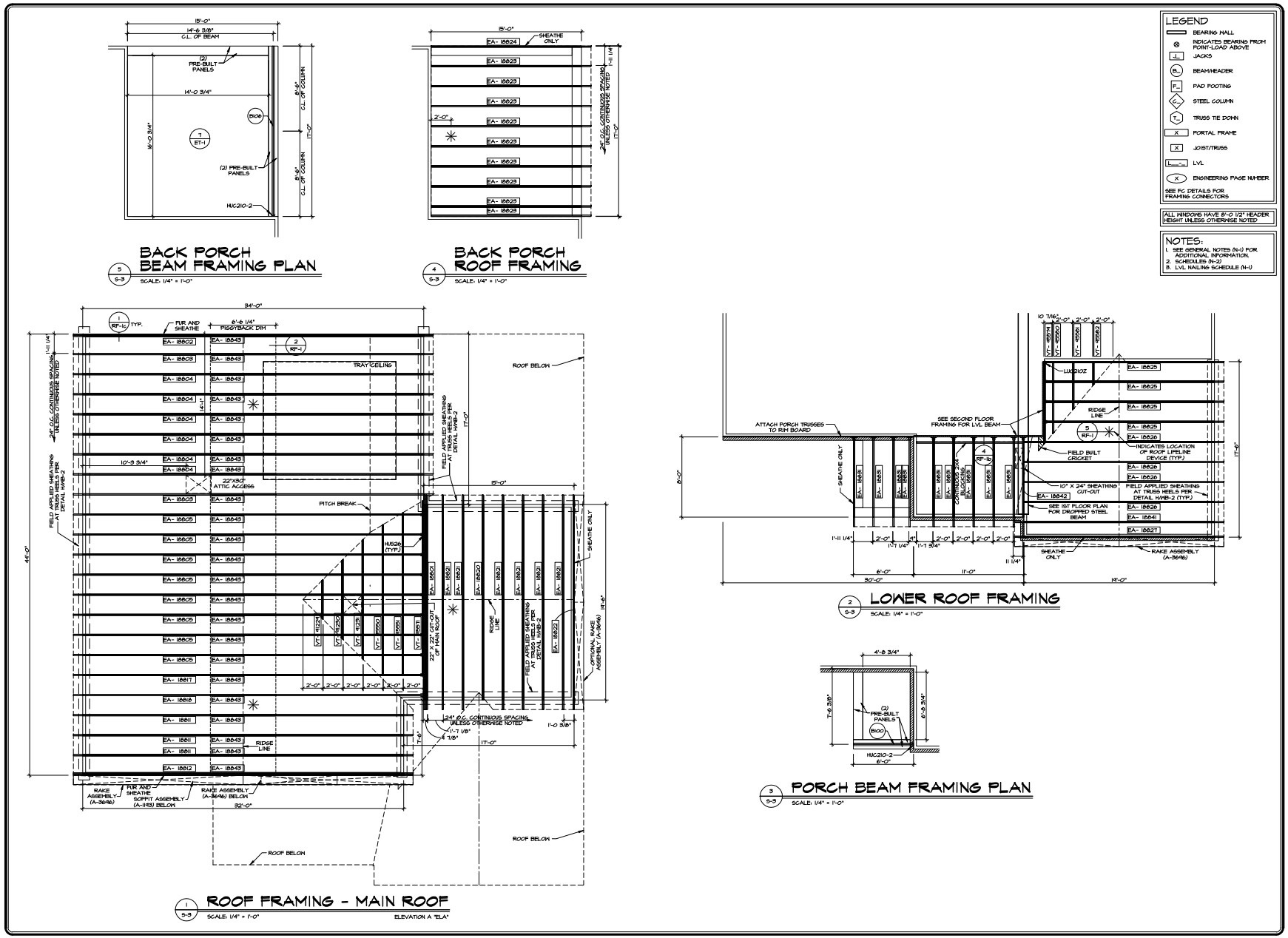
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0222OKP00v01BSMTCRFT

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ROOF PLANS

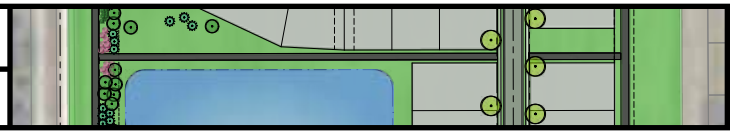
FLAT FORK PUD

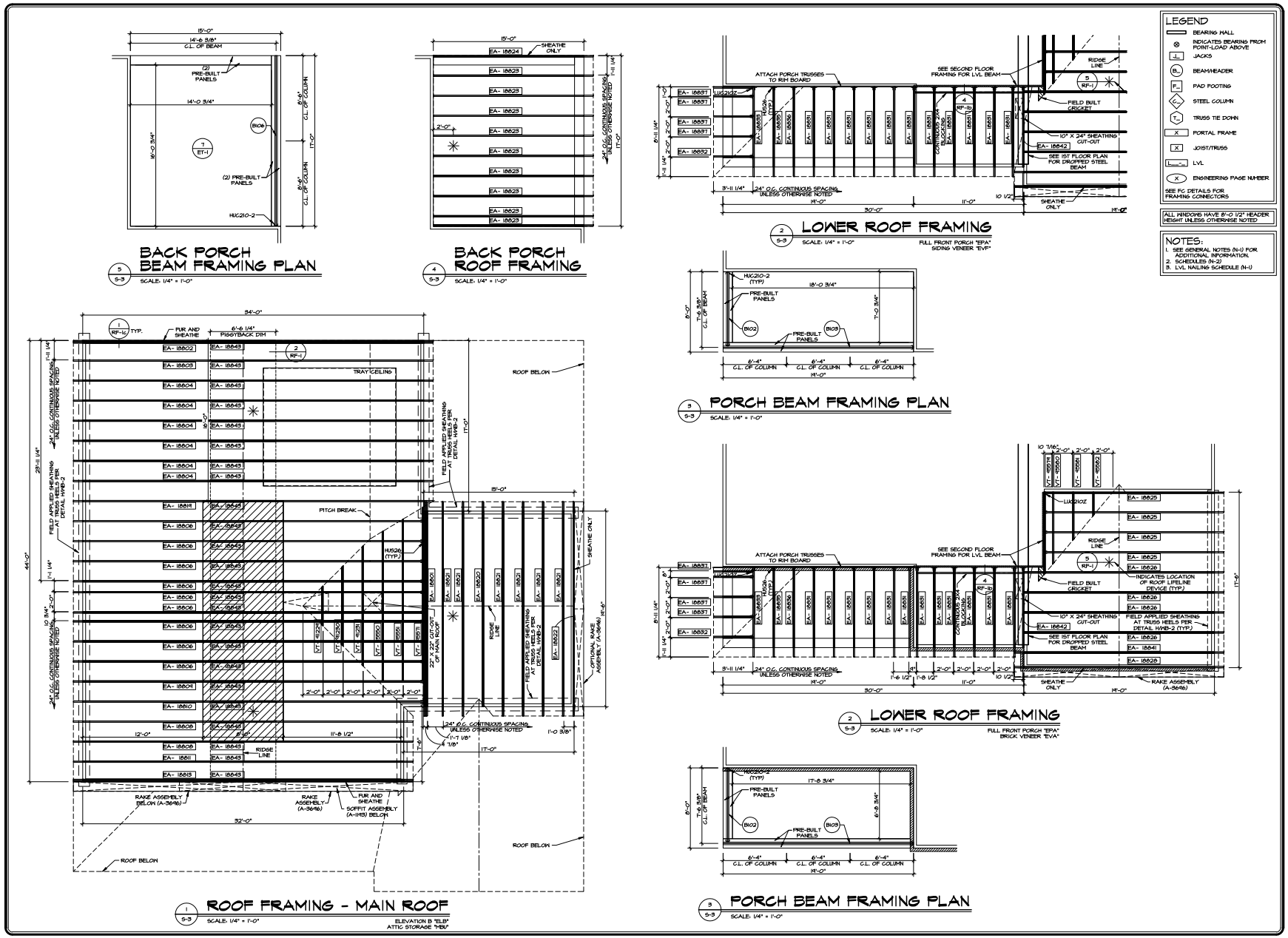




CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ROOF PLANS

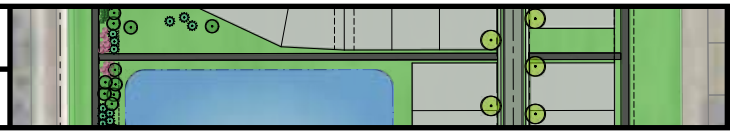
FLAT FORK PUD

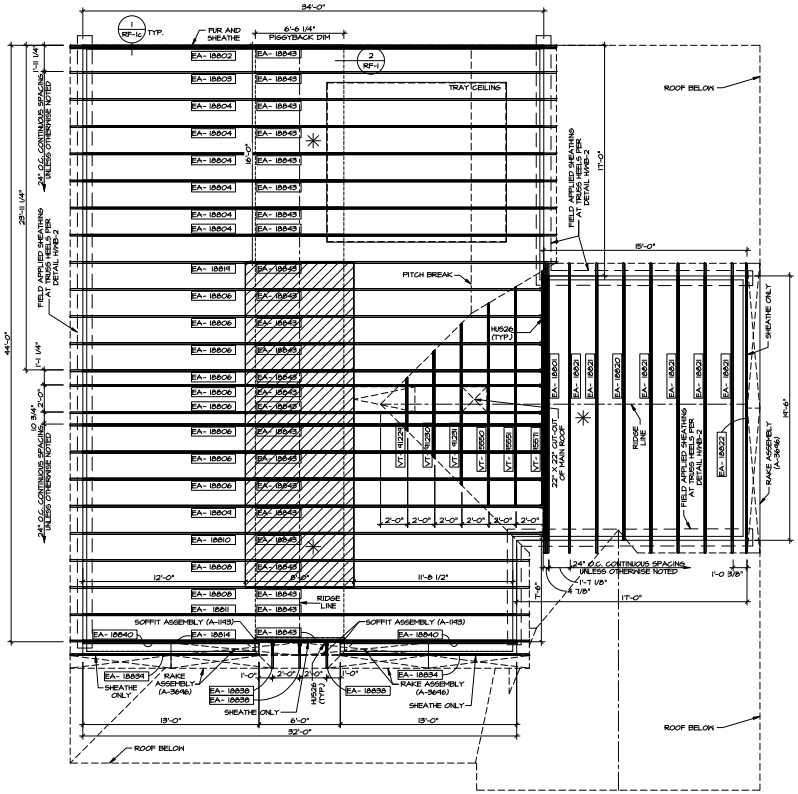




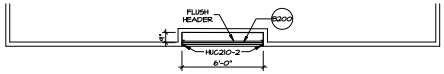
CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ROOF PLANS

FLAT FORK PUD

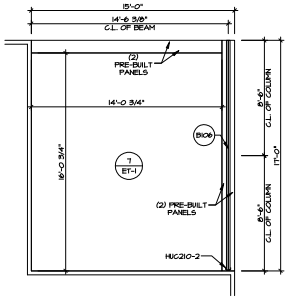




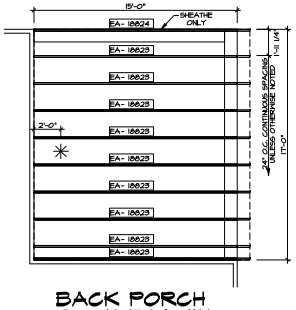
1 / S-3 ROOF FRAMING - MAIN ROOF
SCALE: 1/4" = 1'-0"
ELEVATION C "ELC"
ATTIC STORAGE "MBU"



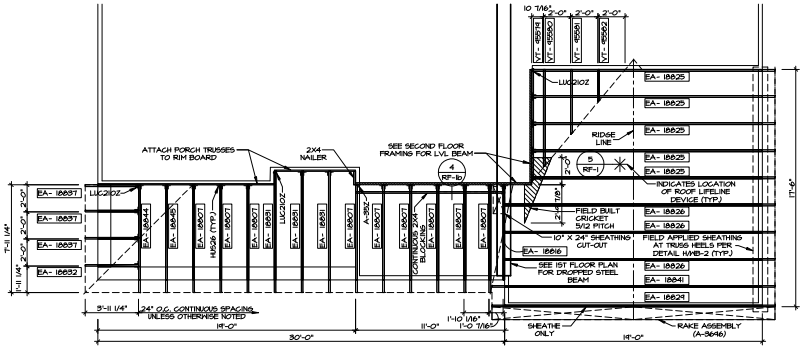
6 / S-3 MAIN ROOF BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



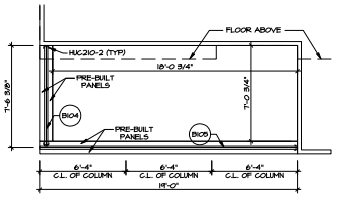
5 / S-3 BACK PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



4 / S-3 BACK PORCH ROOF FRAMING
SCALE: 1/4" = 1'-0"



2 / S-3 LOWER ROOF FRAMING
SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "EPA"



3 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "EPA"

LEGEND

- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- J01ST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 8'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

REMARKS

REV. NO.	DATE

NVR, Inc. reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pine, Suite 100
Frederick, MD 21703

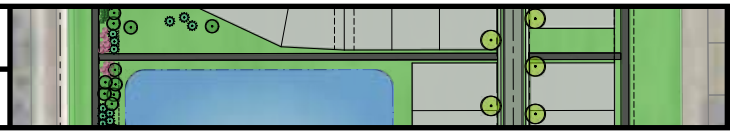
SET NO. OKPOD
VERSION 00
DRAWN BY NS
DATE: 8/31/20
OPTION ELC
FBA

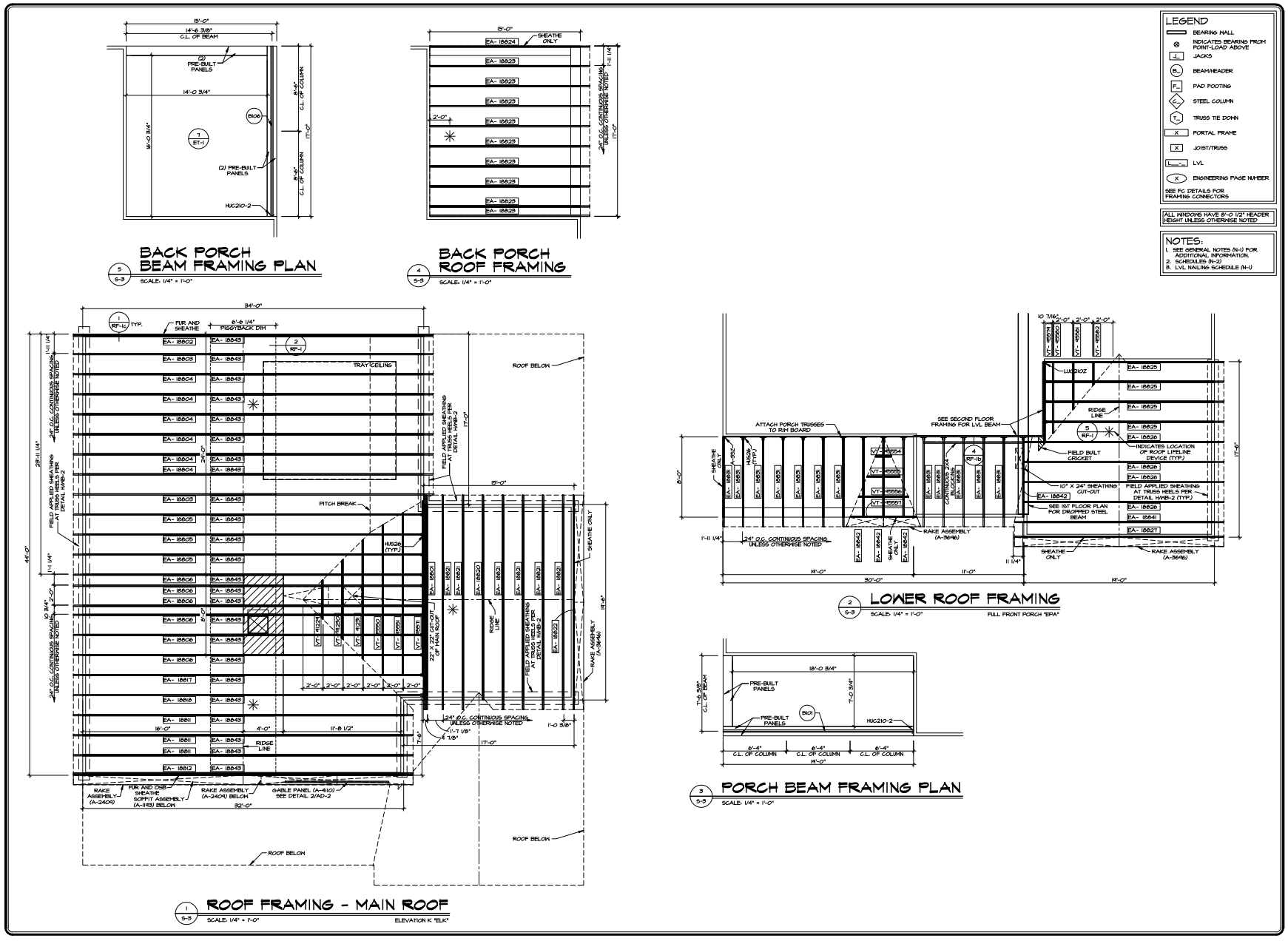
MODEL OAK PARK
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION C
BASEMENT FOUNDATION

SHEET NO. S-3
60

CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ROOF PLANS

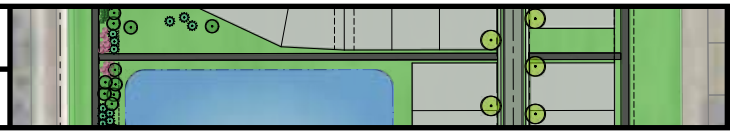
FLAT FORK PUD

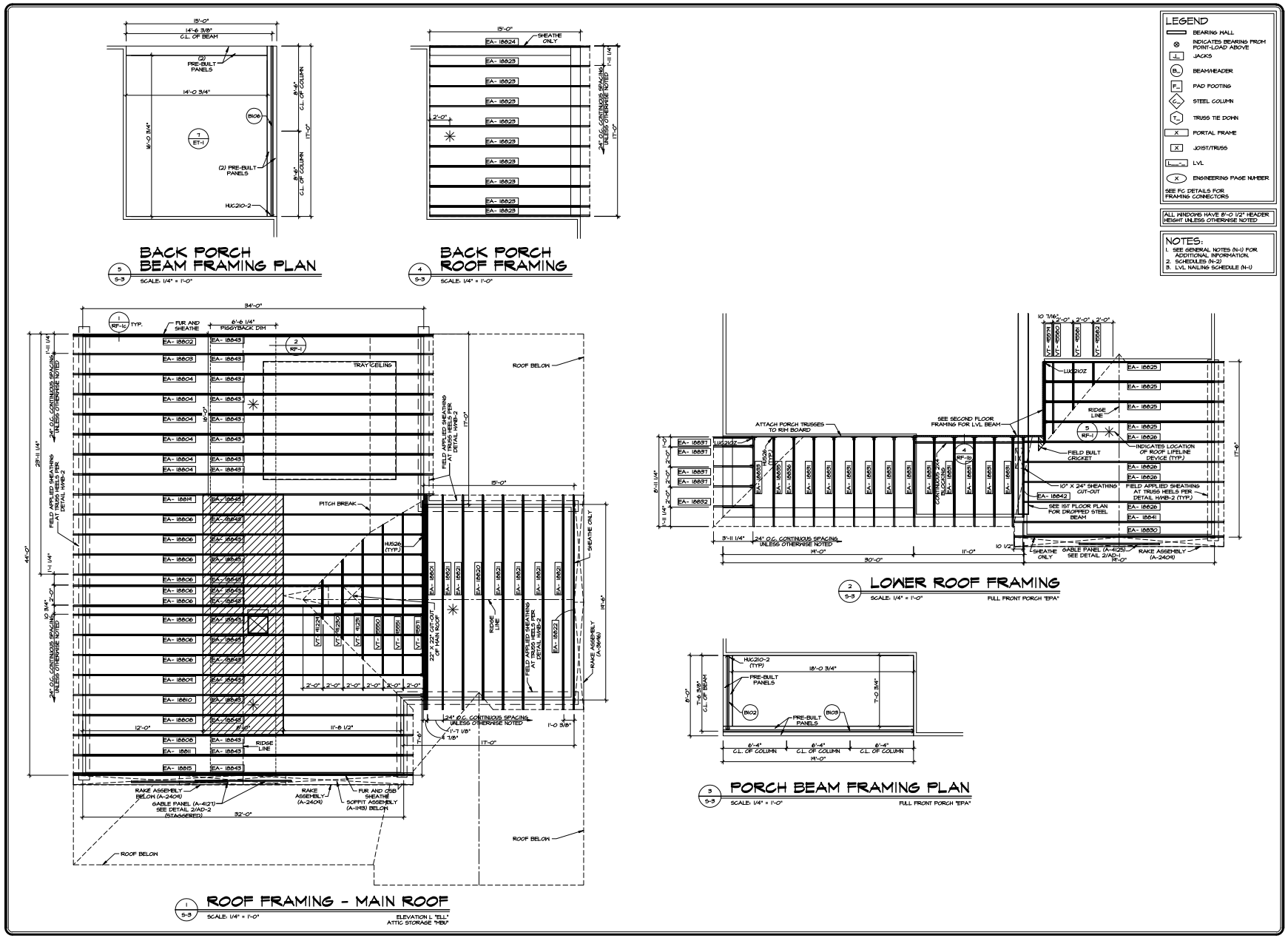




CYNTHEANNE ROAD NEIGHBORHOOD, OAK PARK, ROOF PLANS

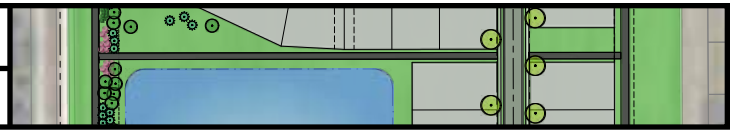
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, RENDERINGS

FLAT FORK PUD



SENECA

ELEVATION C

ELEVATION A

ELEVATION B

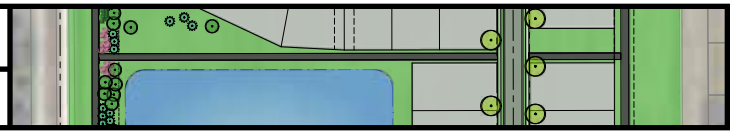
SENECA

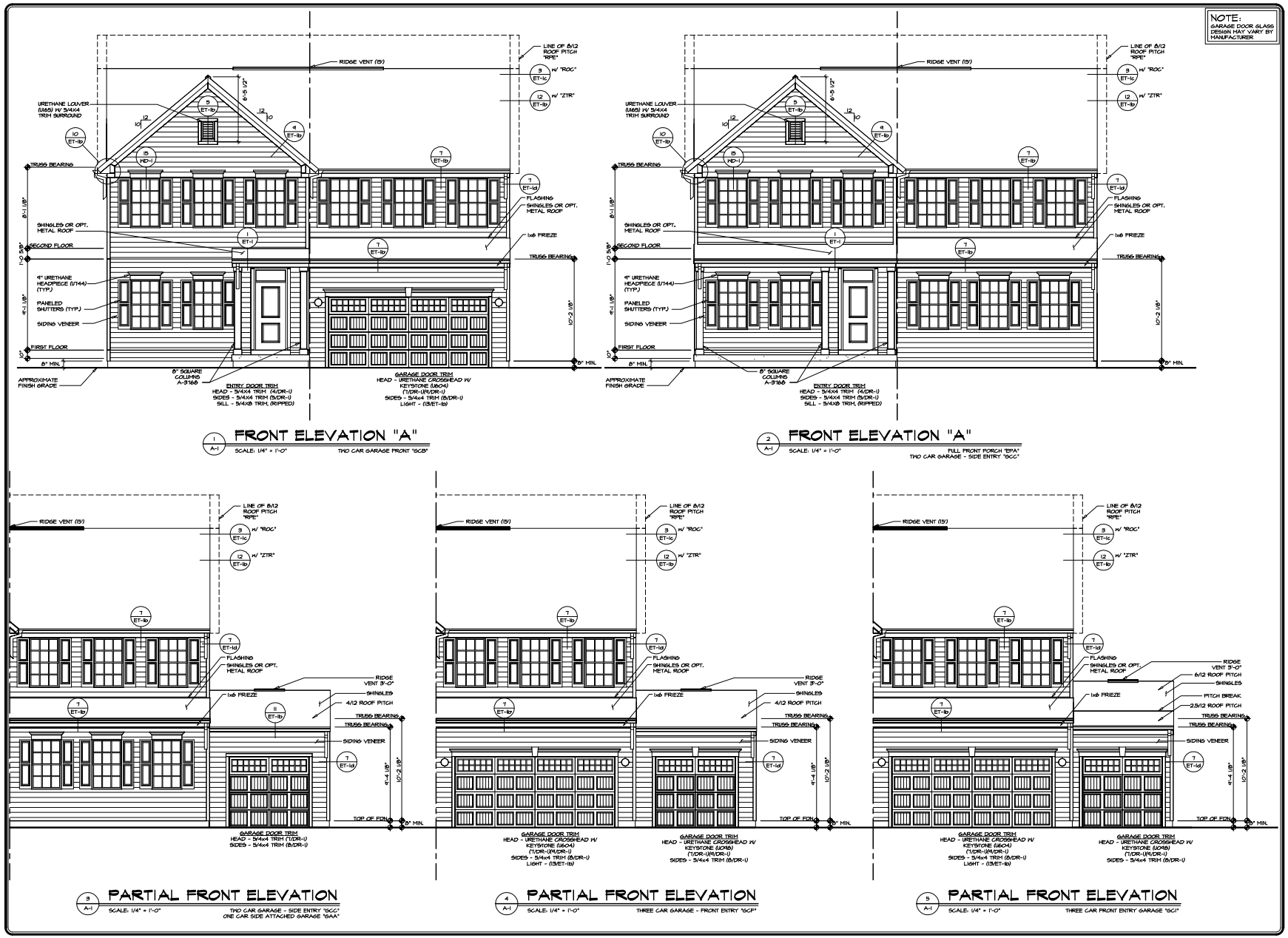
ELEVATION K

ELEVATION L

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

FLAT FORK PUD





REV. NO.	DATE	REMARKS

NVR, Inc. The plans, specifications, reports, or other documents or data prepared by NVR, Inc. to these plans. These plans are not to be used in whole or in part, nor altered in any form, for another project or purpose, or for another client, without the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Pointe, Suite 100
Frederick, MD 21703

SET NO. SN-000
VERSION 01
RELEASE NO. ----
DRAWN BY E.J.B.
DATE 8/25/11
OPTION EVF

MODEL SENECA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION SIDING VENEER FRONT

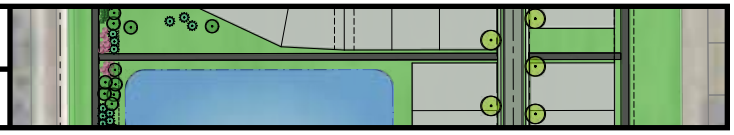
SHEET NO. A-1

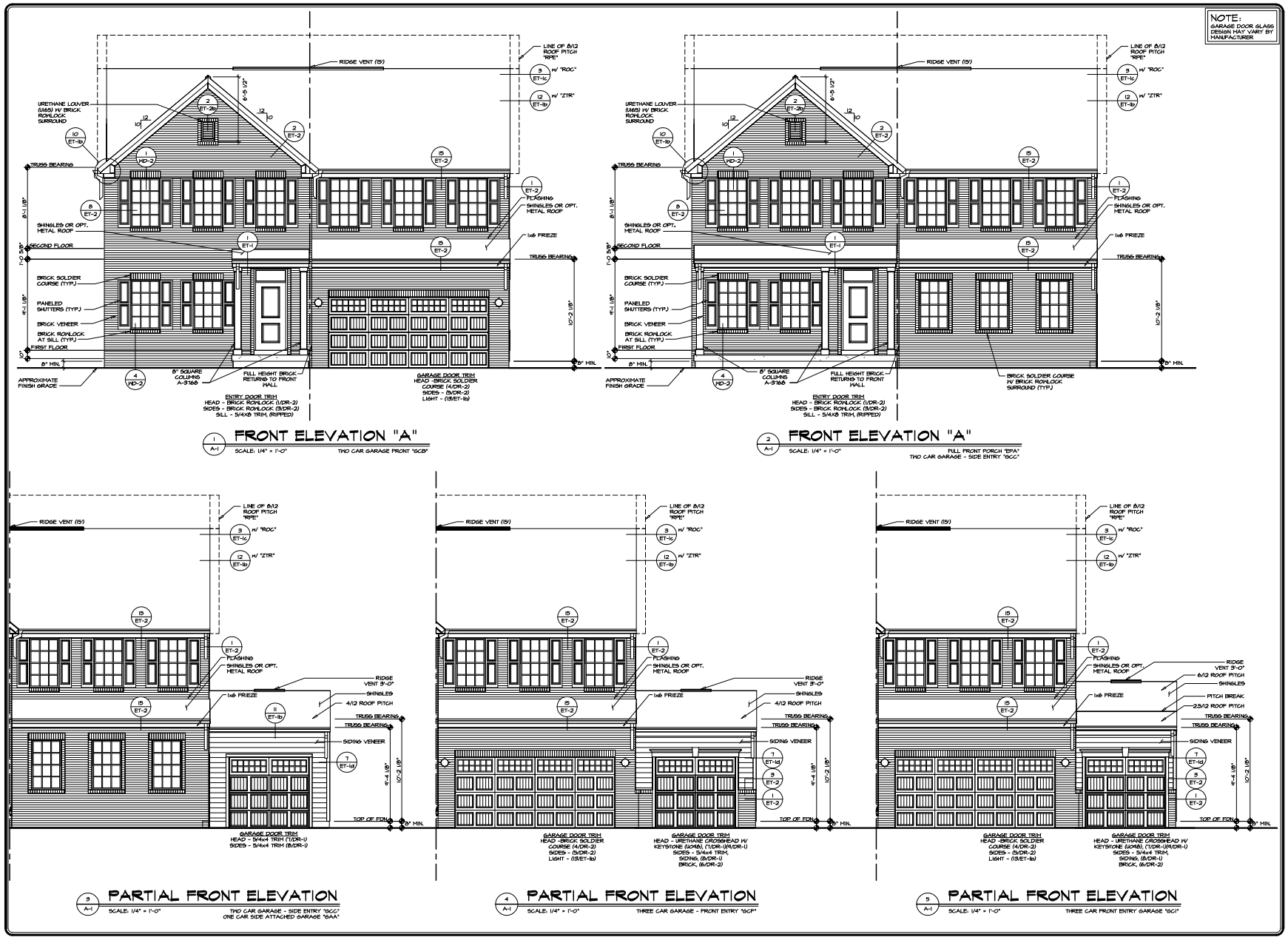
7

E:\NVR Active\Seneca SN-000-01-001\Seneca\Seneca A-1.dwg, SIDING FRONT.dwg 10/17/23 - 2:10 pm

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

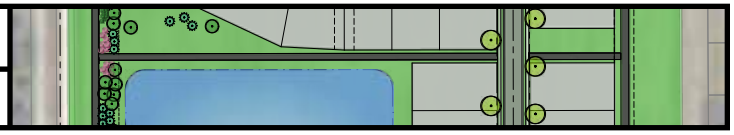
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves the ownership, copyright, and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Homes by Ryan Homes
5285 Westhall Pointe Drive, Suite 100
Frederick, MD 21703

SET NO. SN-000
VERSION 01
RELEASE NO. ----
DRAWN BY E.J.B.
DATE 8/25/11
OPTION EV/F

MODEL SENECA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION SIDING VENEER FRONT

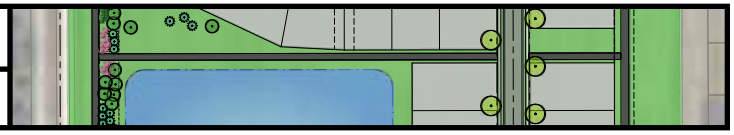
SHEET NO. A-1

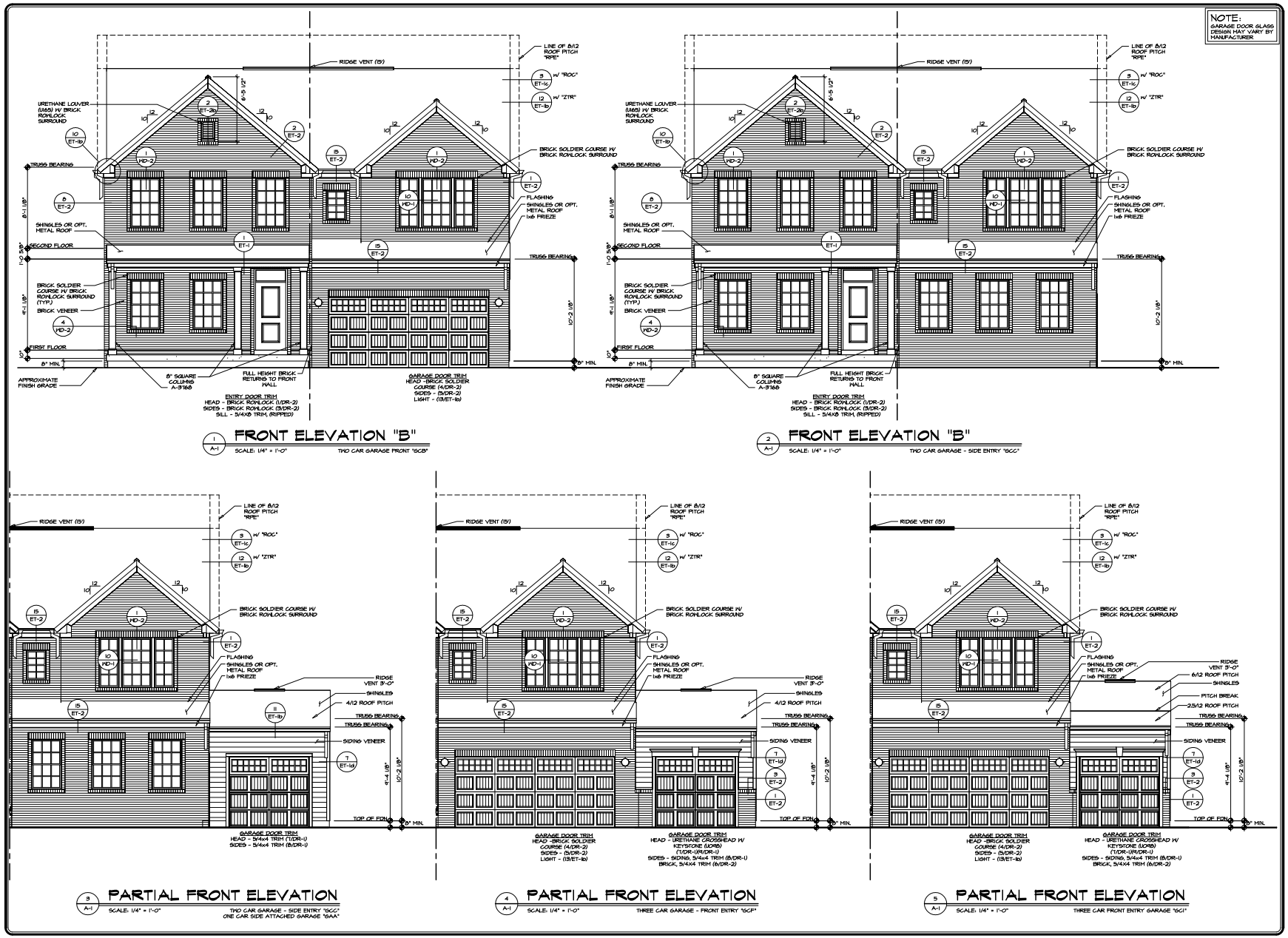
9

E:\NVR Active\SENECA SN-000-01-001\Sheets\Master Set\Elevations\A-1.dwg 10/17/23 - 2:10 pm

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

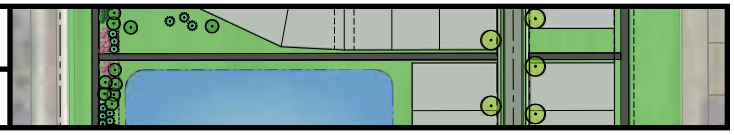
FLAT FORK PUD



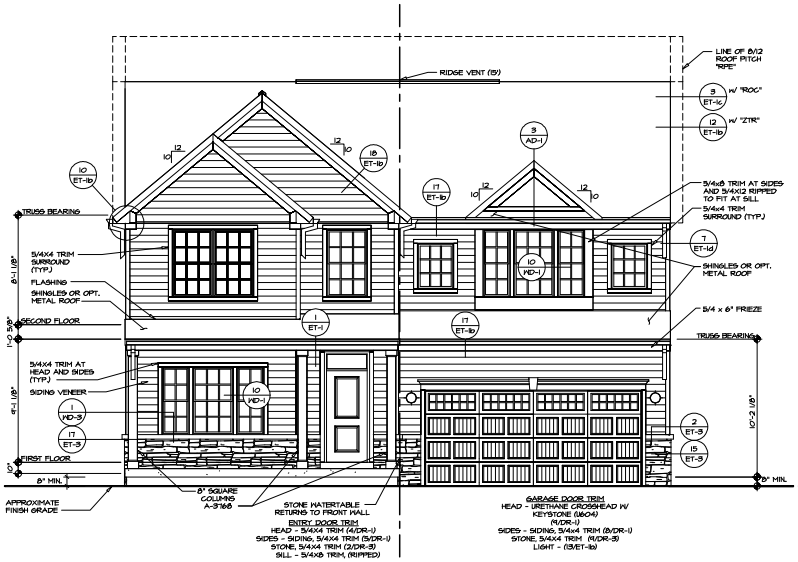


CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

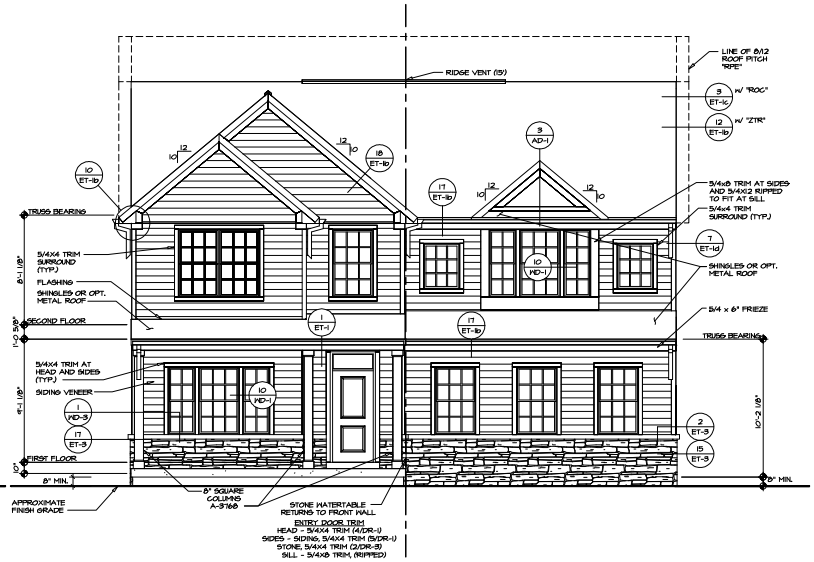
FLAT FORK PUD



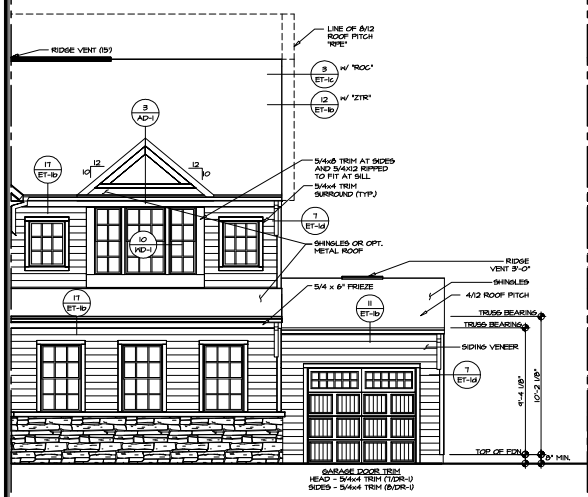
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER.



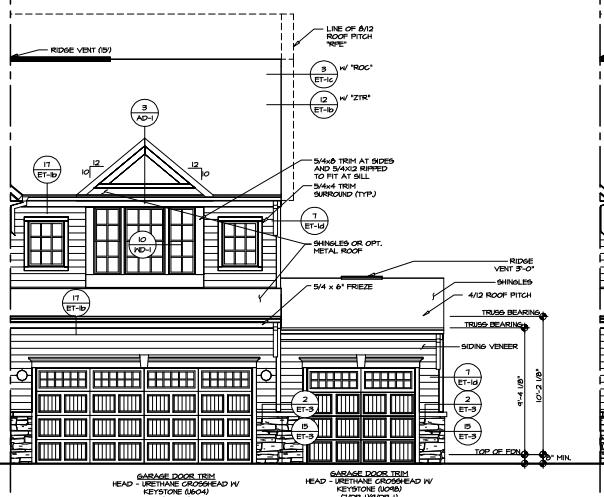
1 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE FRONT "GCB"



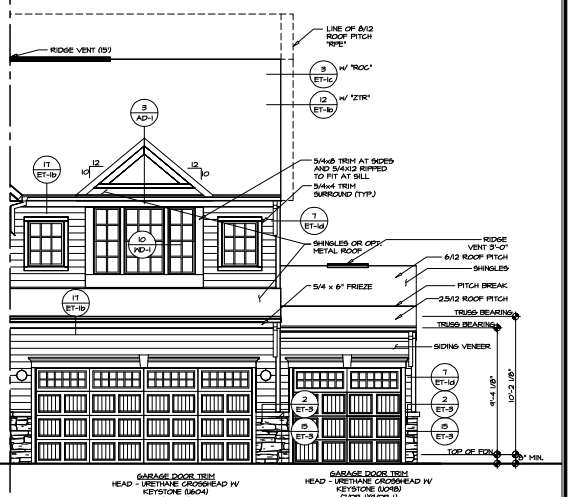
2 A-1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "GCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "GCC"
ONE CAR SIDE ATTACHED GARAGE "GAA"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "GCF"



5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCI"

REV. NO.	DATE	
1	3/4/08	(R1) - REVISED: 2ND FLOOR WINDOW ABOVE FRONT DOOR.

REMARKS:

© NVR, Inc. The owner, expressly reserves its property rights and intellectual property in these plans. These plans are not to be used, reproduced, copied or exposed in any form or manner whatsoever, nor are any rights therein or thereto assigned or licensed without consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pine Drive, Suite 100
Frederick, MD 21703

SET NO. SN-00
VERSION 01
RELEASE NO. ----
DRAWN BY E.B.
DATE 01/25/11
OPTION

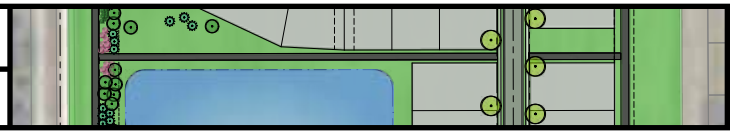
MODEL SENECA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION

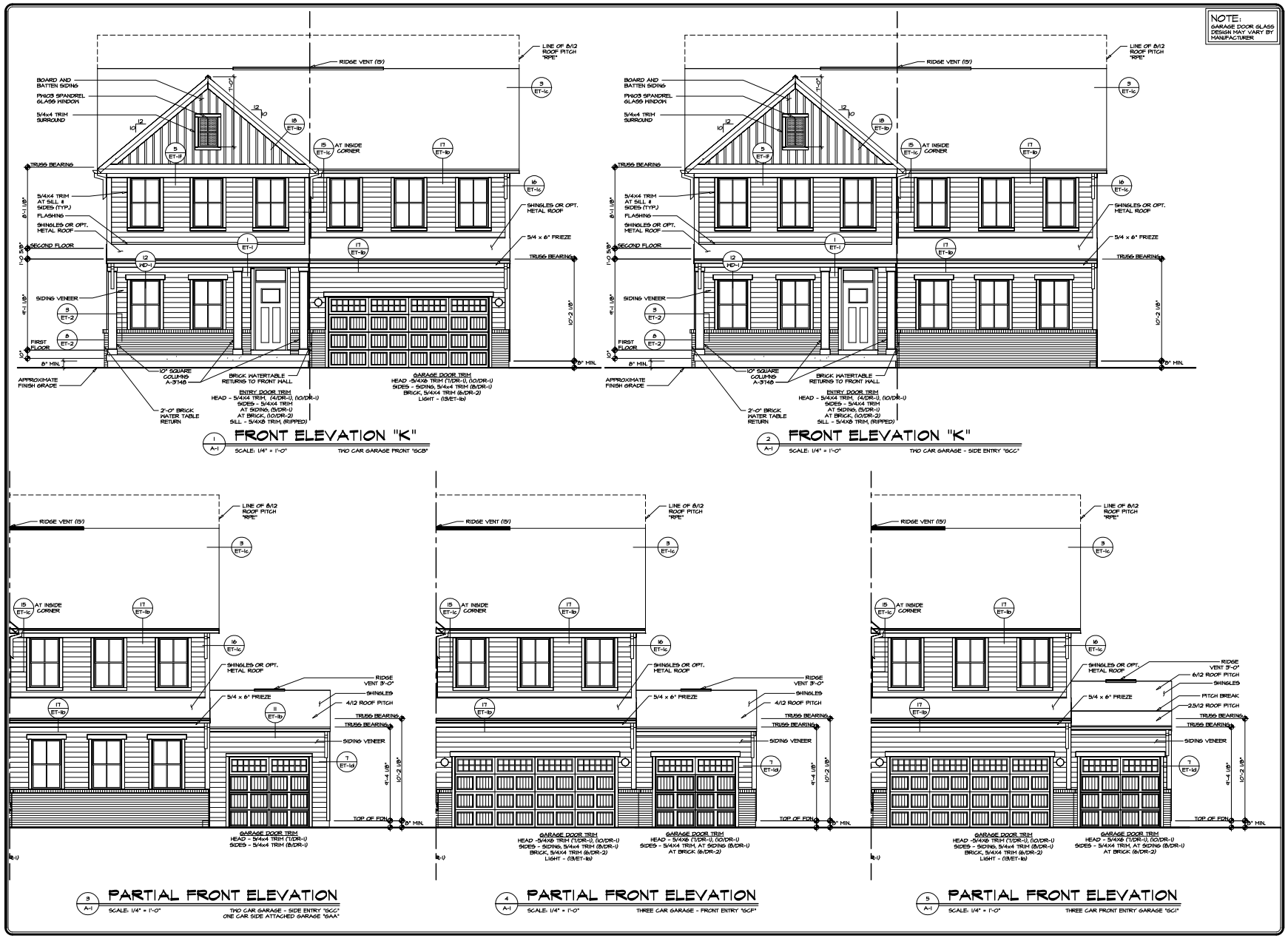
SHEET NO. A-1

G:\NVR Active\SENECA SECOND RD. 4514\Admin\Master Set\Elevations\A-1.1.dwg 02/17/11 - 7:11 am

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

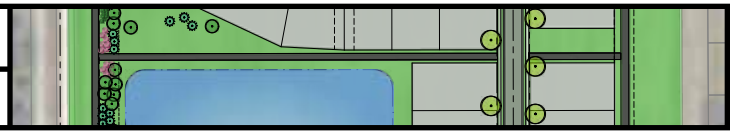
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

FLAT FORK PUD



NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO. | DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Winchester Homes
5285 Westhampton Ave, Suite 100
Fredericksburg, MD 21703

SET NO. SN-00
VERSION 01
RELEASE NO. ----
DRAWN BY E.B.
DATE 8/25/11
OPTION

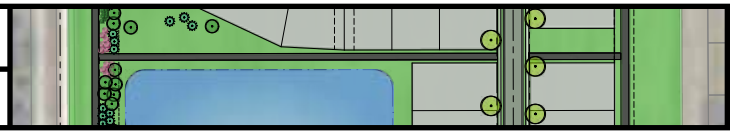
MODEL SENECA
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION

SHEET NO. A-1

8

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Washington Office
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. SNCOO
VERSION 01
RELEASE NO. ----
DRAWN BY E.B.
DATE 8/30/11
OPTION

MODEL SENECA
DRAWING TITLE RIGHT SIDE ELEVATION
OPTION DESCRIPTION

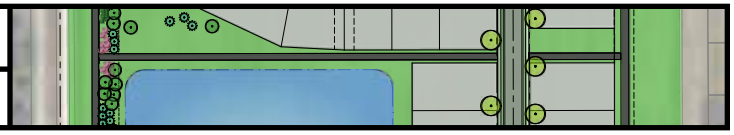
SHEET NO. A-2

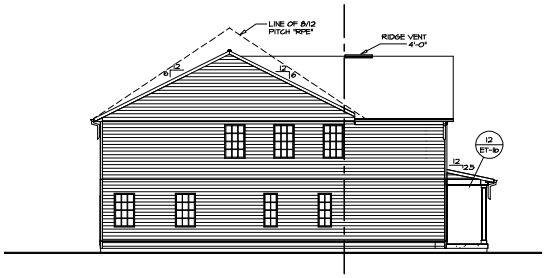
14

G:\NVR Arch\Seneca\SNCOO_01_1584\Elevations\Version 5\1-Elevations\A-2.dwg Right Elev 08/31/11 - 7:23 am

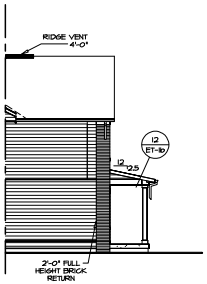
CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

FLAT FORK PUD

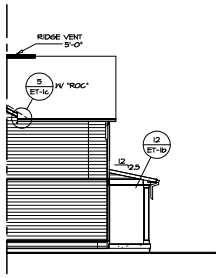




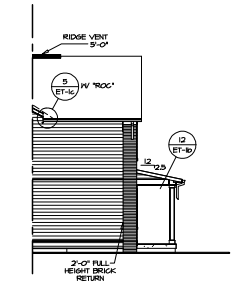
1 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"



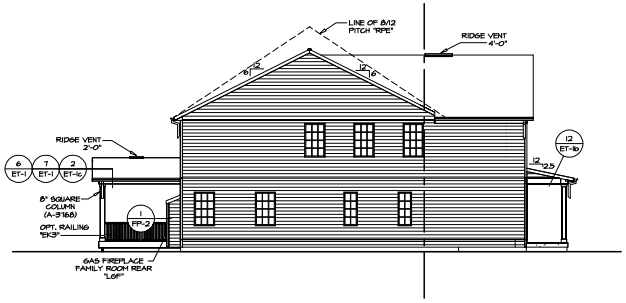
2 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"



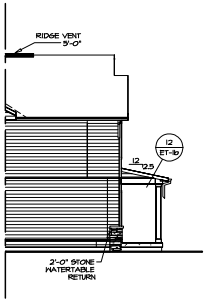
3 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"



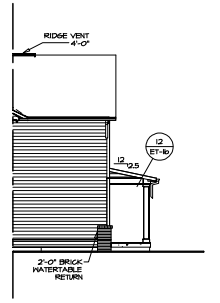
4 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"



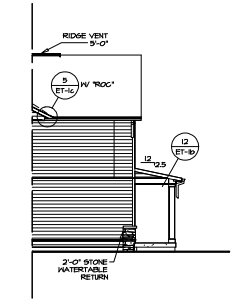
5 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"
GAS FIREPLACE FAMILY ROOM REAR "LGF"



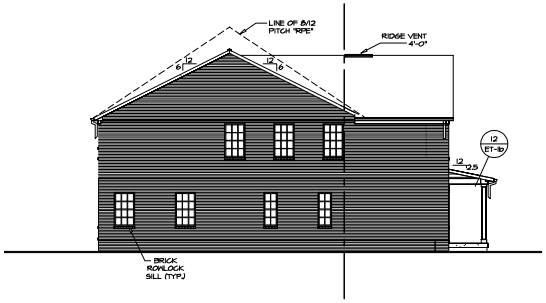
6 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



7 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"



8 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"



9 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE "EVB"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO.	DATE

© NVR, Inc.
This plan, design, concept, specification, or other work product is the property of NVR, Inc. Any use, reproduction, or distribution of this work product without the express written consent of NVR, Inc. is prohibited.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westshire Drive
Frederick, MD 21703

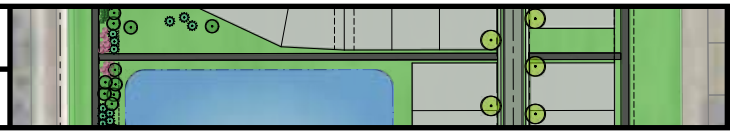
SET NO. SN-00
VERSION 01
RELEASE NO. ----
DRAWN BY ELB
DATE 05/01/17
OPTION

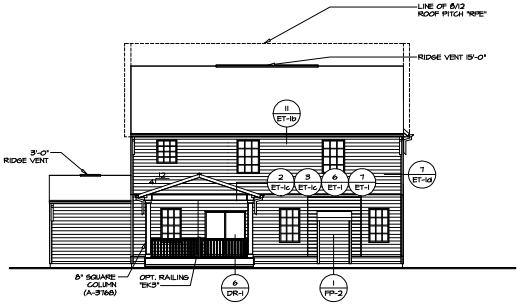
MODEL SENECA
DRAWING TITLE LEFT SIDE ELEVATION
OPTION DESCRIPTION

SHEET NO. A-2b
15

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ELEVATIONS

FLAT FORK PUD

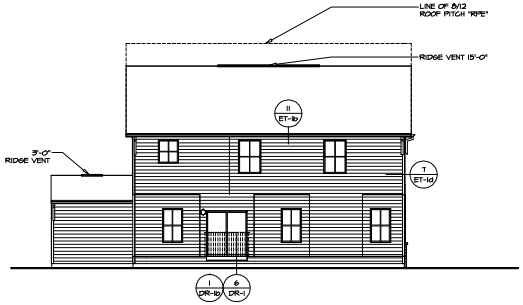




3 A-2c **REAR ELEVATION**

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

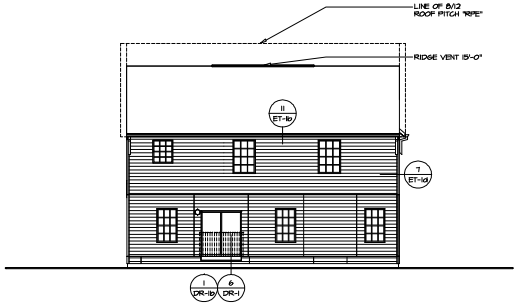
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
FIREPLACE FAMILY ROOM REAR "LGF"
REAR COVERED PORCH "EPE"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
THREE CAR GARAGE FRONT ENTRY "GCF"



2 A-2c **REAR ELEVATION**

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

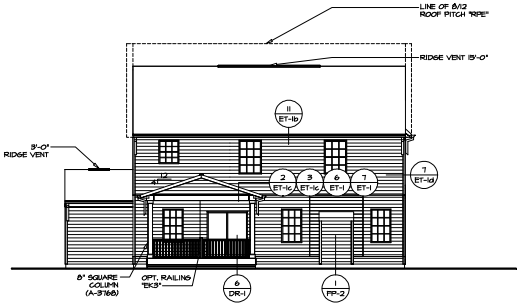
ELEVATION K "ELK"
ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "GCF"
SLIDING GLASS DOOR "DGT"



1 A-2c **REAR ELEVATION**

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

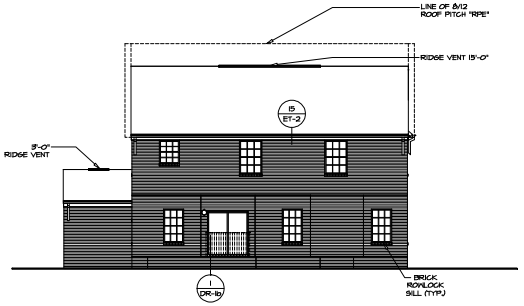
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
SLIDING GLASS DOOR "DGT"



5 A-2c **REAR ELEVATION**

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

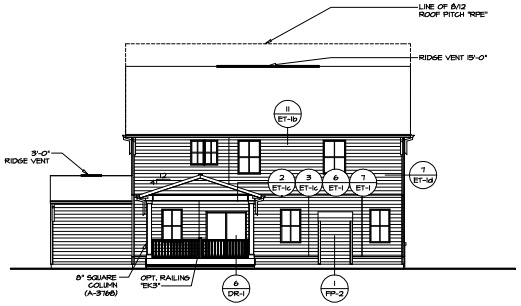
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
FIREPLACE FAMILY ROOM REAR "LGF"
REAR COVERED PORCH "EPE"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
THREE CAR FRONT ENTRY GARAGE "GCI"



4 A-2c **REAR ELEVATION**

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

ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"
THREE CAR FRONT ENTRY GARAGE "GCI"
BRICK VENEER REAR "EVK"



6 A-2c **REAR ELEVATION**

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

ELEVATION K "ELK"
ELEVATION L "ELL"
FIREPLACE FAMILY ROOM REAR "LGF"
REAR COVERED PORCH "EPE"
SLIDING GLASS DOOR DINETTE "DGT"
OWNER'S BATH SOAKING TUB AND SHOWER GLASS SURROUND "AMB"
ONE CAR ATTACHED GARAGE "GAA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS

REV. NO.	DATE

© NVR, Inc. Copyright, reserved. The ideas, designs, and plans contained in these plans, these plans are not to be reproduced, copied, or used in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westshire Drive
Frederick, MD 21703

SET NO. SN-00
VERSION 01
RELEASE NO. ----
DRAWN BY E.B
DATE 8/31/17
OPTION

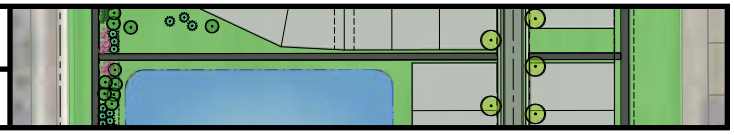
MODEL SENECA
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION

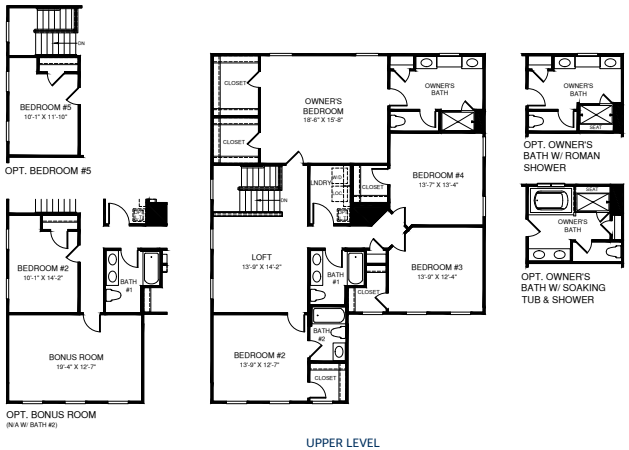
SHEET NO. A-2c

16

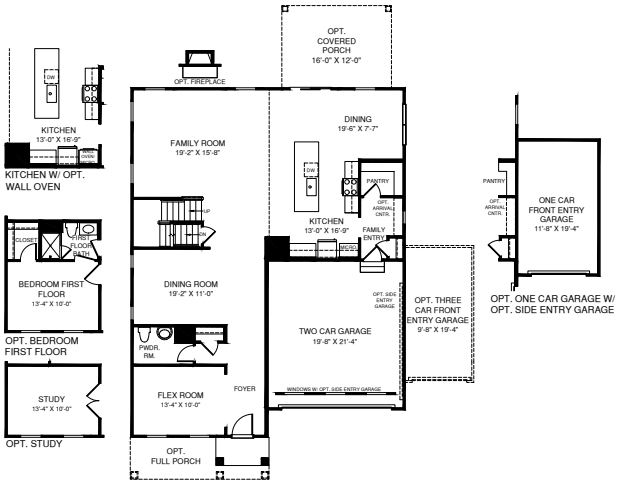
CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, FLOORPLANS

FLAT FORK PUD

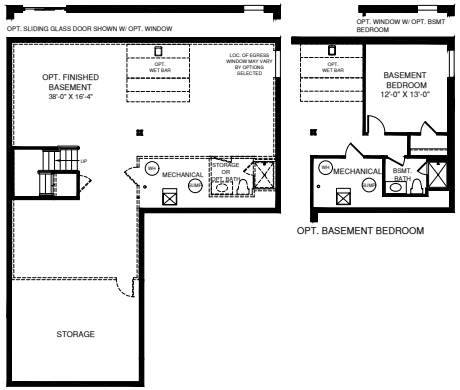




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

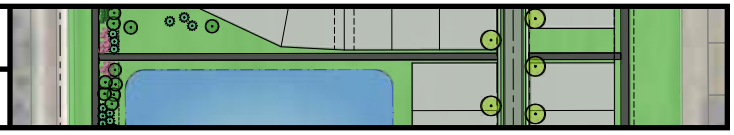
RY0323SNC00v01BSMTCRFT

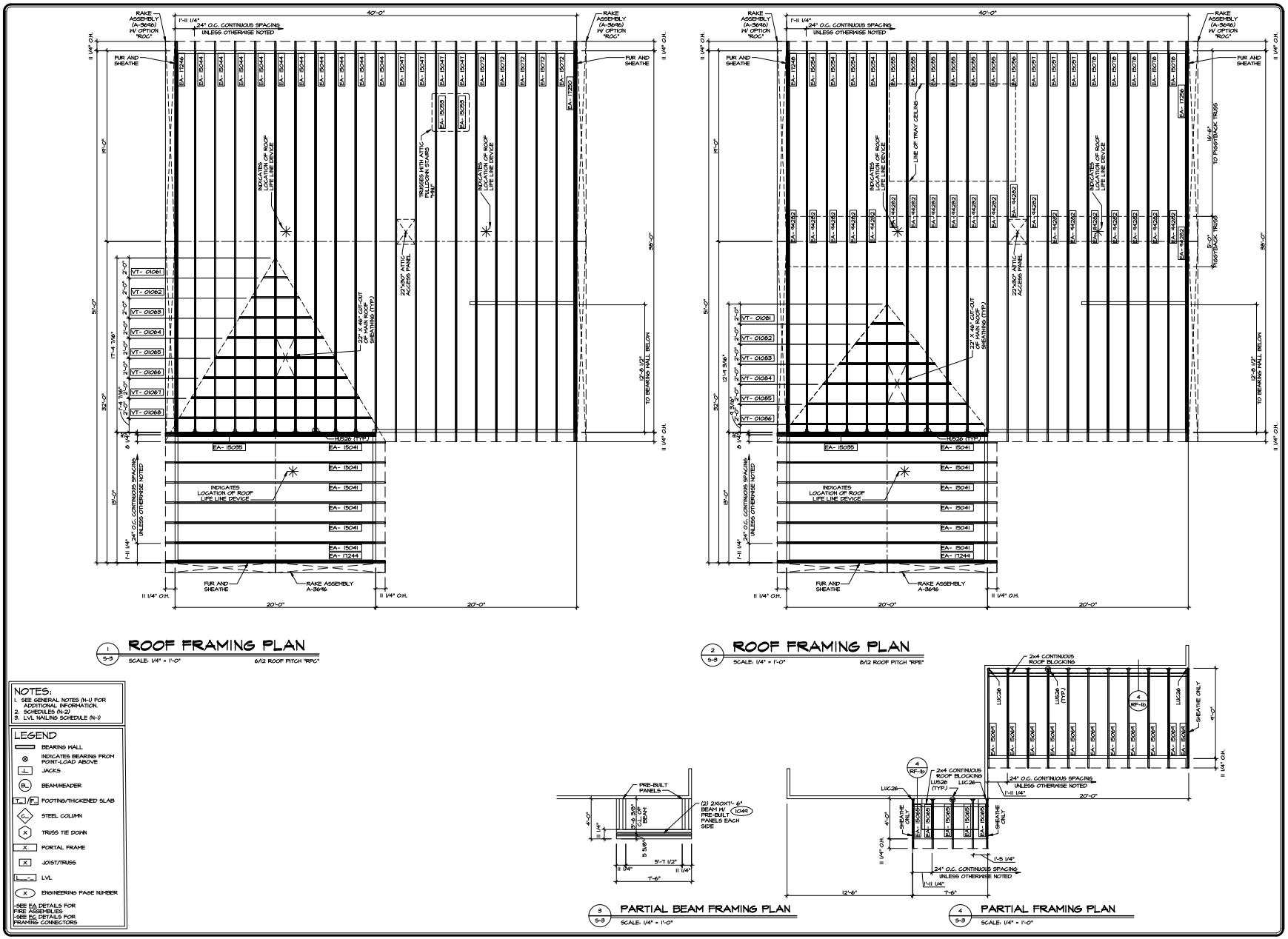
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0323SNC00v01BSMTCRFT

CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ROOF PLANS

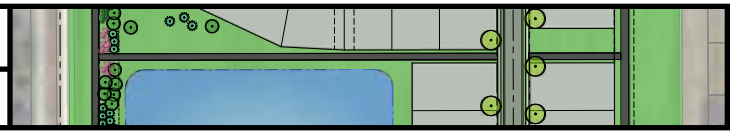
FLAT FORK PUD

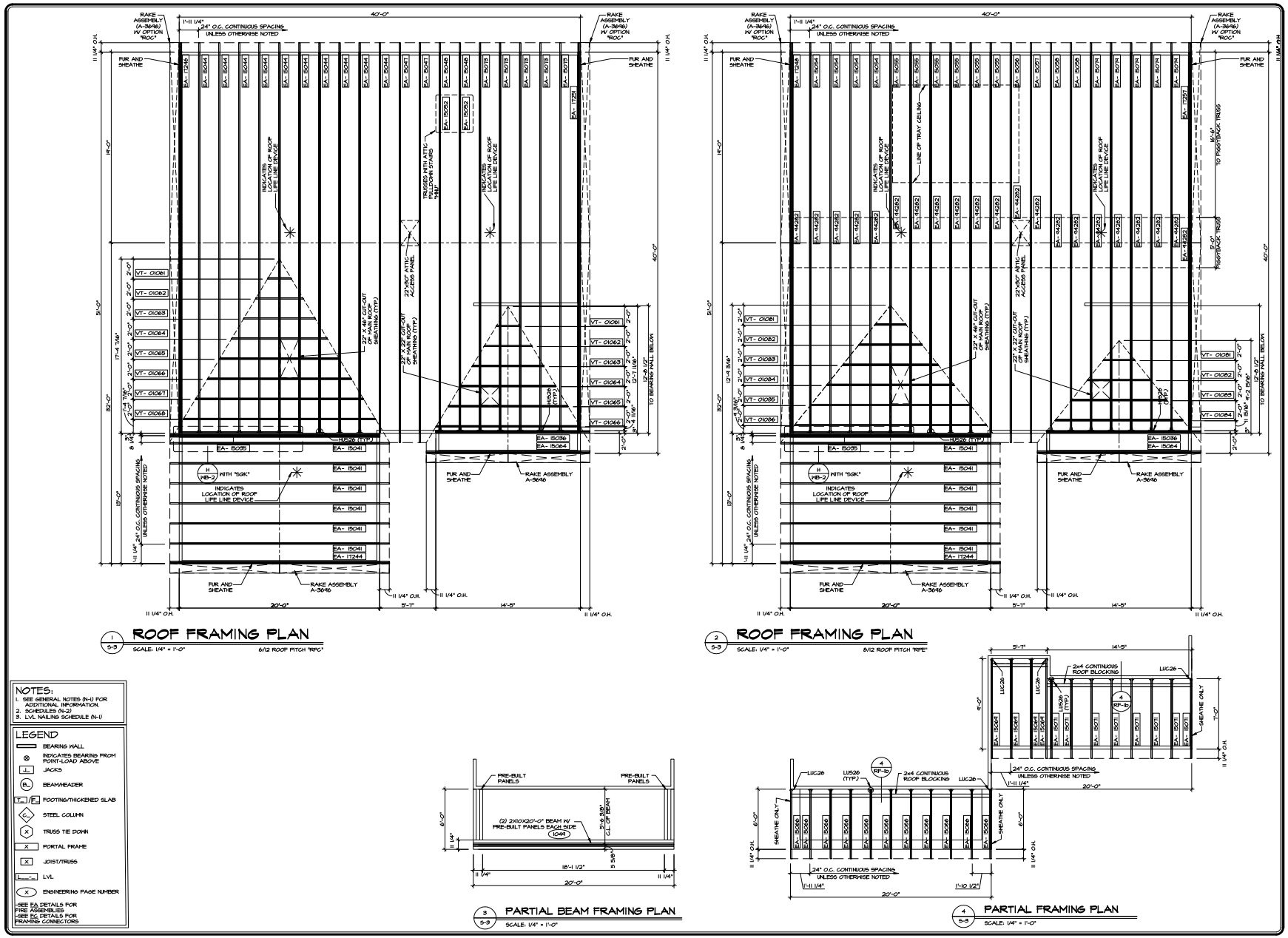




CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ROOF PLANS

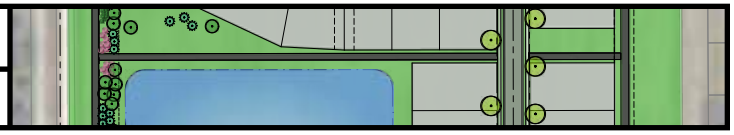
FLAT FORK PUD

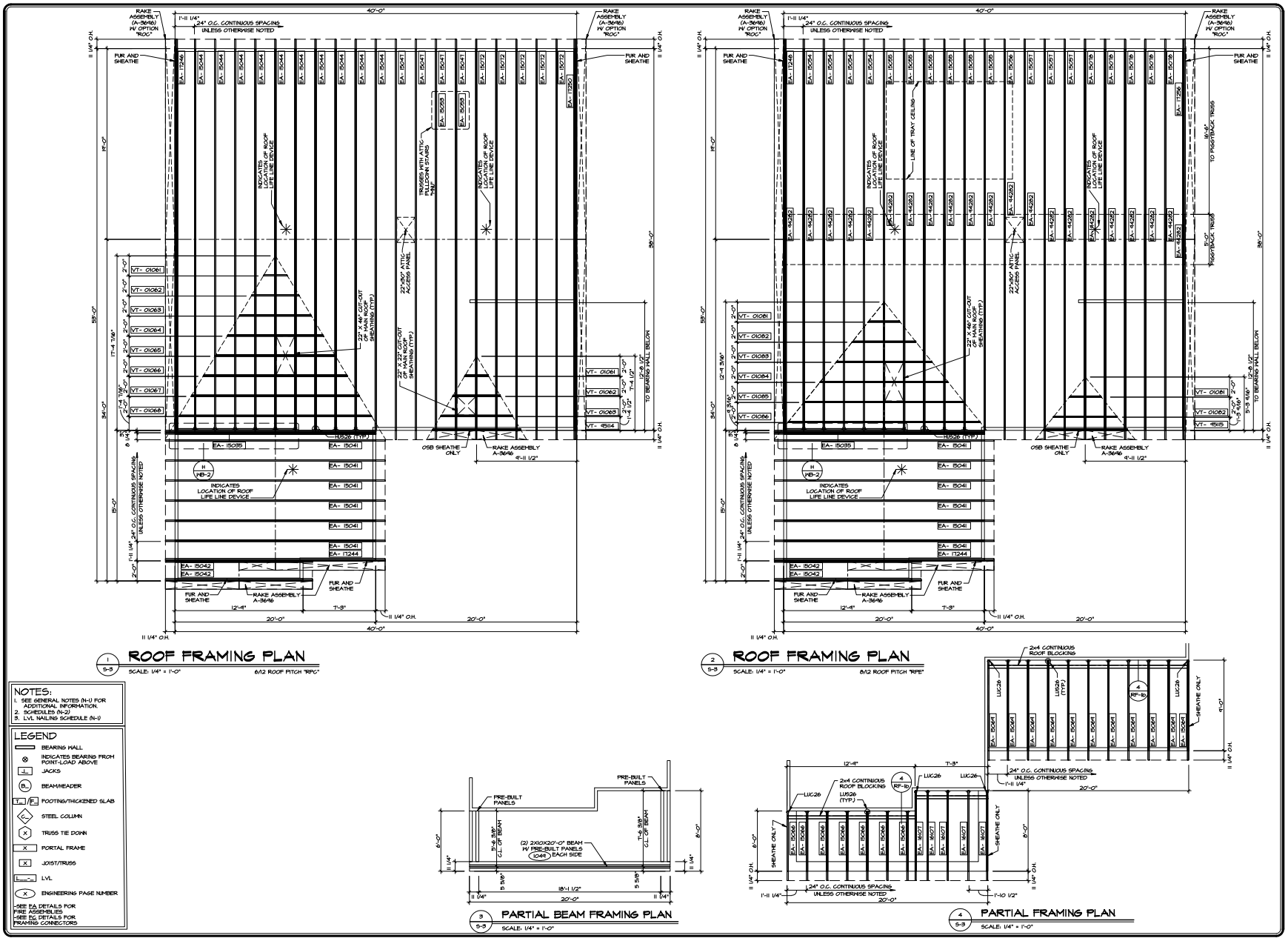




CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ROOF PLANS

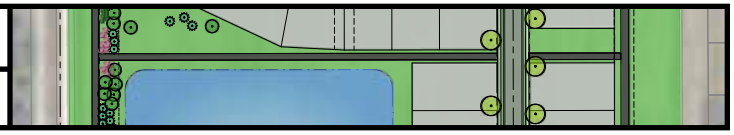
FLAT FORK PUD

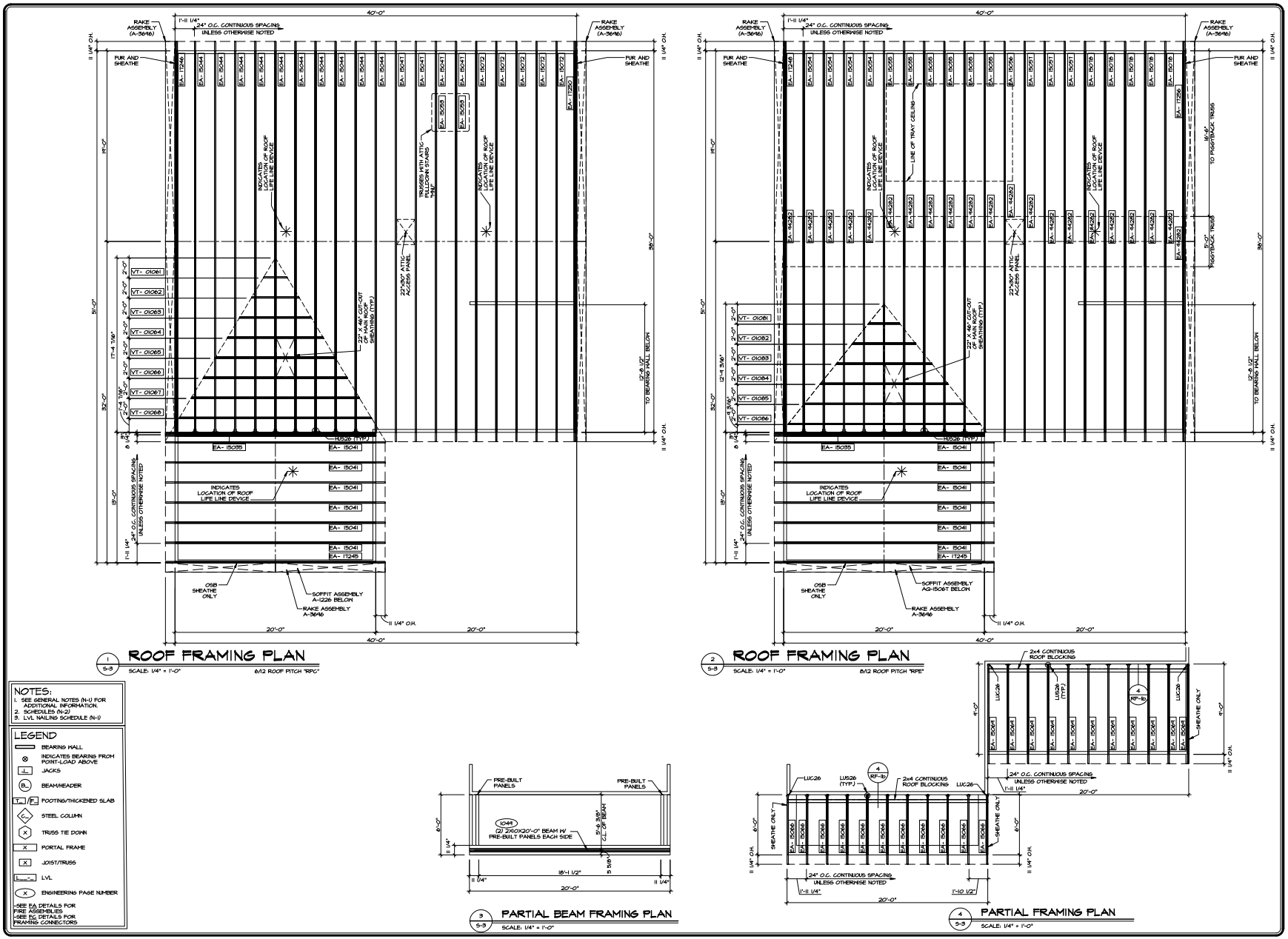




CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ROOF PLANS

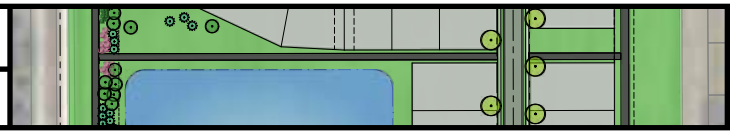
FLAT FORK PUD

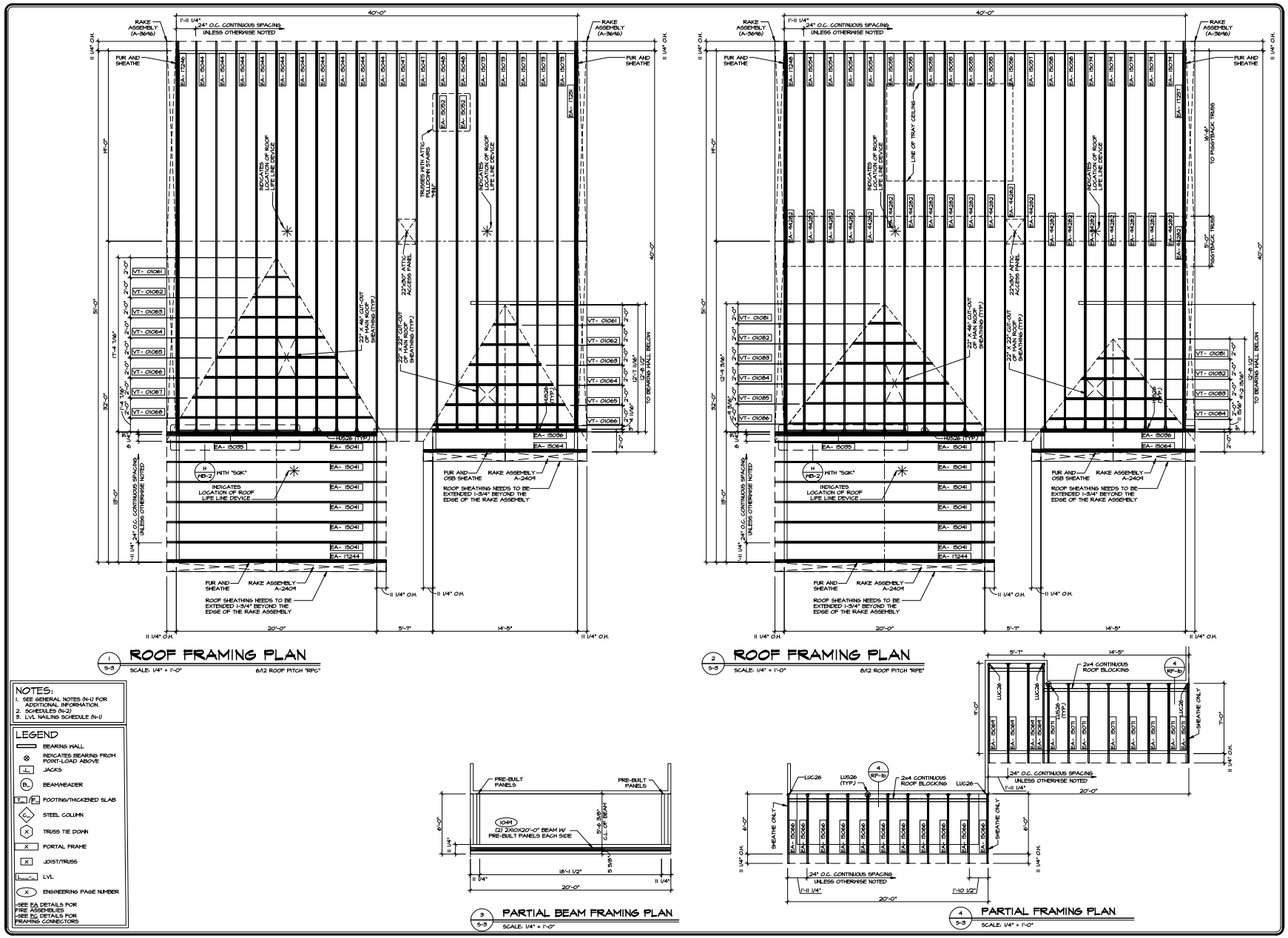




CYNTHEANNE ROAD NEIGHBORHOOD, SENECA, ROOF PLANS

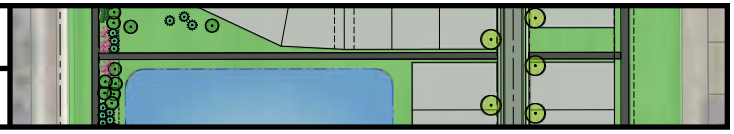
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, RENDERINGS

FLAT FORK PUD

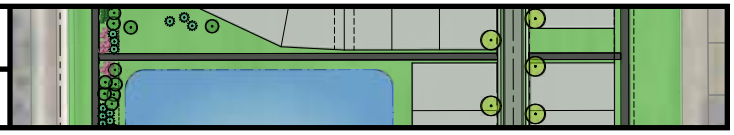


VERSAILLES

VERSAILLES

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS
1	10/29/15	CJS - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
3	4/28/16	DLS - REVISED ELEVATION DIMENSIONS FOR OPTION "GAA" (PVR 29484)
4	10/26/16	DLS - ADDED OPTIONAL 12" ROOF OVERHANG
5	01/20/17	CRB - STANDARD DETAILS 3.0
6	6/5/18	JAS - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
Washington Region
5285 Westhampton Ave, Suite 100
Frederick, MD 21703

SET NO. VR900
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/2/15

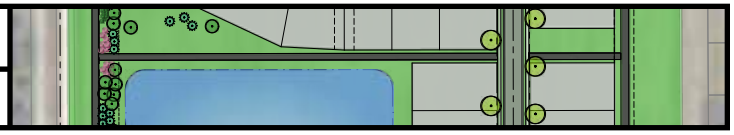
OPTION
ELA
EVF

MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION A SIDING VENEER FRONT

SHEET NO. A-1
15

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REMARKS:
ALL REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT

REV. NO.	DATE	
1	10/29/15	CAB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/28/16	DLS - REVISED ELEVATION DIMENSIONS FOR OPTION "AAA" (PAR 3948W)
3	10/26/16	DLS - REVISED LATTICE TO ORIGINAL ROOF (PAR 4193S)
4	01/20/17	CRB - STANDARD DETAILS 3.0
5	6/5/18	JAB - PLAN BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office Park
5285 Westsprings Way, Suite 100
Frederick, MD 21703

SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/2/15

OPTION
ELA
EVA

MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION

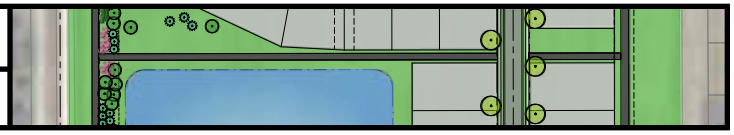
OPTION DESCRIPTION
ELEVATION A
BRICK VENEER FRONT

SHEET NO. A-1
6

E:\NVR Series\VERSAILLES\VR500-01\A1\Elevations\A-1 ELA - BRICK FRONT.dwg 10/24/23 - 8:16 am

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REMARKS:
ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD.
ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD.

REV. NO.	DATE	
1	10/29/15	CJB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/28/16	DLS - REVISED ELEVATION DIMENSIONS FOR OPTION "6AA" (FAR SIDEBAY)
3	5/26/16	DLS - ADDED OPTIONAL 12" GABLE ROOF (FAR 4 13'39)
4	01/26/17	CRB - STANDARD DETAILS 3.0
5	6/5/18	JAB - FLAT BUILT PORCH COLUMNS PROJECT

NVR, Inc. reserves, exclusively, ownership, rights to the ideas, designs, and arrangements in these plans. These plans are not to be copied in any form or manner nor assigned to any third party, without prior written consent of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
5285 Westfield Way, Suite 100
Frederick, MD 21703

SET NO. VR600
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/21/13
OPTION
ELB
EVF

MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION

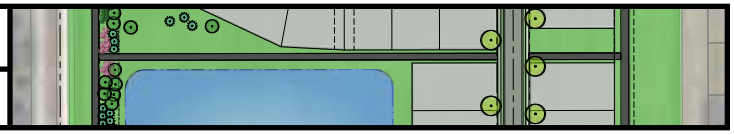
OPTION DESCRIPTION
ELEVATION B
SIDING VENEER FRONT

SHEET NO. A-1
7

C:\NVR Series\VERSAILLES\VR600-01\A1\Series\Versailles A-1.dwg Layout: A-1 Elevations Plotted by: 10/07/23 - 8:15 am

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS
1	10/29/15	CJB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/28/16	DLS - REVISED ELEVATION DIMENSIONS FOR OPTION "SAA" (FAR SIDEBAY)
3	5/26/16	DLS - REVISED ELEVATION DIMENSIONS FOR FLAT ROOF (FAR # 3939)
4	01/26/17	CMB - STANDARD DETAILS 3.0
5	6/5/18	JAB - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. This primer, copyright, reserves its property rights in the ideas contained in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR, Inc.
Homes & Mortgage
5285 Westhall Pointe, Suite 100
Frederick, MD 21703

SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6-2-15

MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION B
BRICK VENEER FRONT

OPTION
ELB
EVA

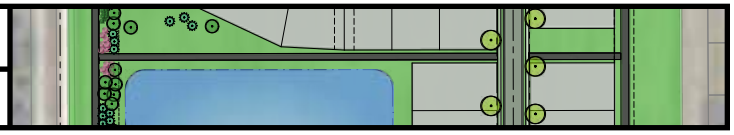
SHEET NO. A-1

B

C:\NVR Series\VERSAILLES VR500-DC\1A\Elevations\Versailles A-1 ELB BRICK FRONT.dwg 10/24/23 - 8:16 am

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REMARKS:
CAB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
DLB - REVISED ELEVATION DIMENSIONS FOR OPTION "GAA" (FAR SIDEW)
CAB - REVISED ELEVATION DIMENSIONS (FAR 4 STYLES)
CAB - STANDARD DETAILS 3.0
JAB - PLANT BUILT PORCH COLUMNS PROJECT

REV. NO.	DATE	
1	10/29/15	CAB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/28/16	DLB - REVISED ELEVATION DIMENSIONS FOR OPTION "GAA" (FAR SIDEW)
3	5/5/16	CAB - REVISED ELEVATION DIMENSIONS (FAR 4 STYLES)
4	01/26/17	CAB - STANDARD DETAILS 3.0
5	6/5/18	JAB - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
Westridge Park, Suite 100
5285
Frederick, MD 21703

SET NO. VR900
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/2/15
OPTION
ELC
EVM

MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION

SHEET NO. A-1

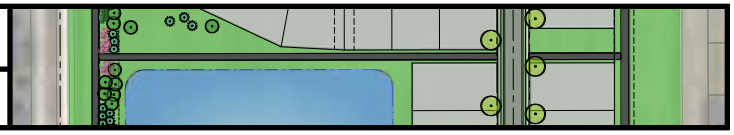
OPTION DESCRIPTION
ELEVATION C
PARTIAL BRICK VENEER FRONT

9

E:\NVR Series\VERSAILLES\VR900-00_FLAT FORK\Dwg\Versailles A-1 Elevations A-1 Elev. Brick Front.dwg 12/14/23 - 8:16 am

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REMARKS:
1 10/29/15 CAB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2 4/28/16 DLS - REVISED ELEVATION DIMENSIONS FOR OPTION "GAA" (FAR SIDEBAR)
3 5/26/16 DLS - UPDATED ELEVATIONS FOR NEW ROOF (FAR 4.3.9.3)
4 01/26/17 CHB - STANDARD DETAILS 3.0

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericksburg, VA 22703

SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 8/5/15
OPTION ELK

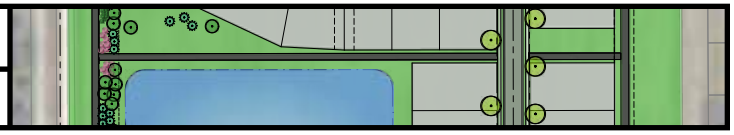
MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION K

SHEET NO. A-1
11

E:\NVR Series\VERSAILLES\VR500-01-2716\Dwg\Versailles A-1 ELK Front.dwg 8/31/23 - 10:54 am

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD



REV. NO.	DATE	REMARKS
1	10/29/15	CJB - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	4/28/16	DLB - REVISED ELEVATION DIMENSIONS FOR OPTION "GAA" (FAR #8984)
3	4/28/16	DLB - ADDED ELEVATION DIMENSIONS TO ROOF (FAR #13730)
4	01/26/11	CRB - STANDARD DETAILS 3.0
5	5/15/11	KAD - SAFETY PORCH STANCHION POST PROJECT
6	10/07/11	BLS - STONE CORNER PROJECT #2204
7	12/20/11	BGB - SPACING COLUMNS TO 10FT CATS
8	10/02/12	BGB - ADDED ELEVATION DIMENSIONS TO SITE PER (FAR #4264)
9	6/5/13	LAB - FLAT BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westfield Blvd., Suite 100
Frederick, MD 21703

SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/5/13
OPTION ELL

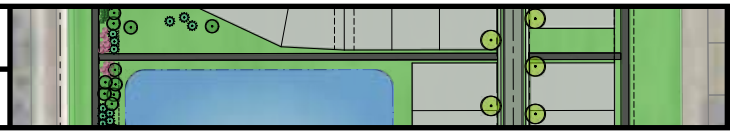
MODEL VERSAILLES
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION L

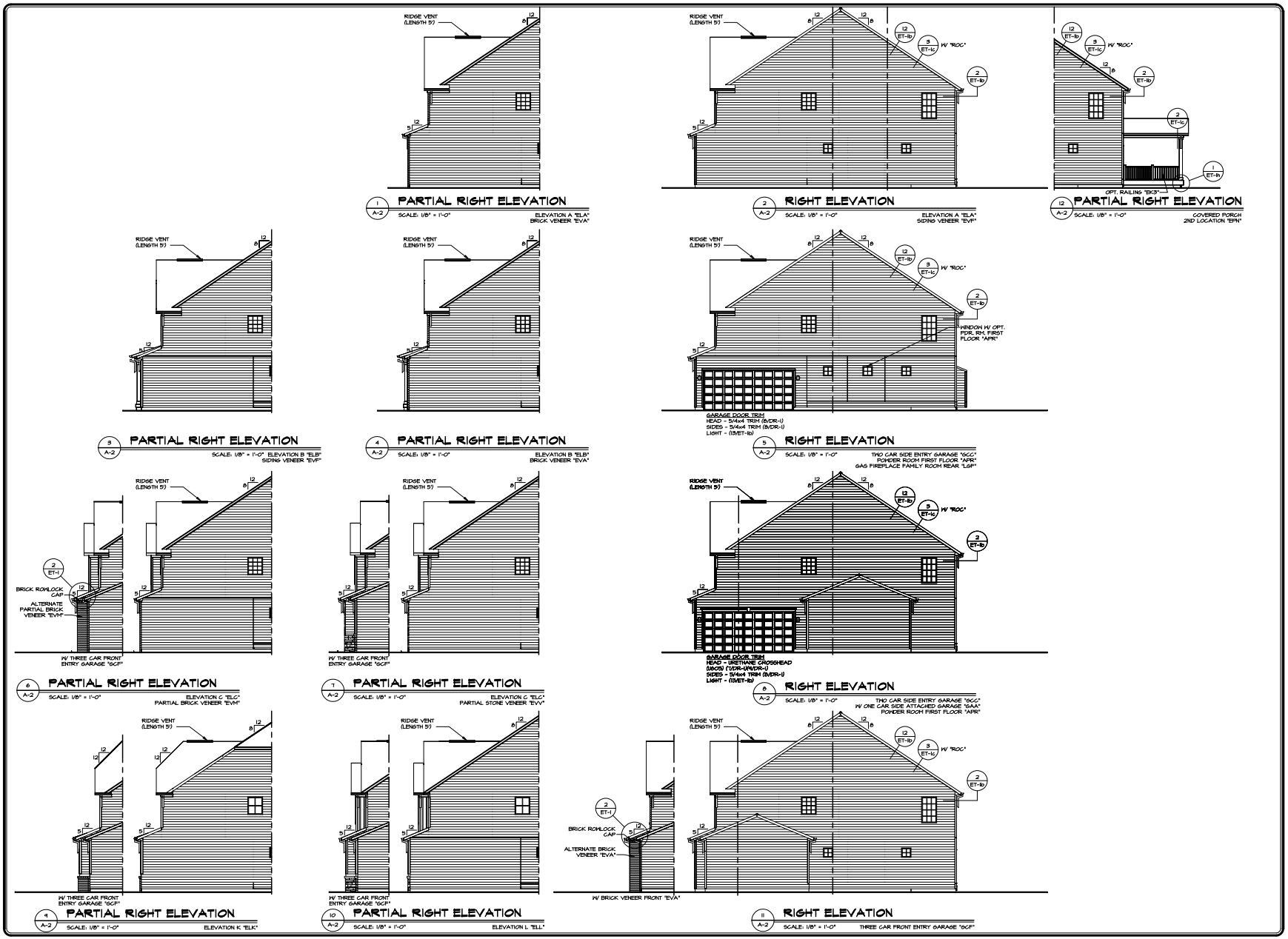
SHEET NO. A-1
12

E:\NVR Cache\VERSAILLES\VR500-01-2\A1\Dwg\Version A-1 ELL Front.dwg 8/31/23 - 10:54 am

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD





REV. NO.	DATE	REMARKS
1	01/25/11	CHG - STANDARD DETAILS 3.0
2	4/07/11	SLS - STONE CORNER PROJECT #2204

NVR, Inc. The owner, exclusively reserves its rights in these plans. These plans are not to be used in any form for another project, nor are they to be reproduced, copied or exhibited in any form or manner whatsoever, nor are any rights to ownership to be conveyed or implied without the prior written consent of NVR, Inc.

NVR

NVR, Inc.
Architecture Dept.
5285 Westhaven Dr., Suite 100
Frederick, MD 21703

SET NO. VR900
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/5/13
OPTION

MODEL VERSAILLES
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION

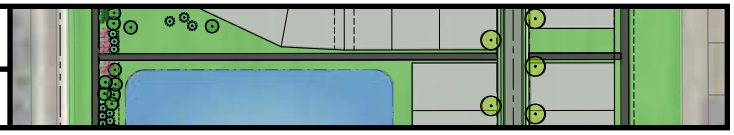
SHEET NO. A-2

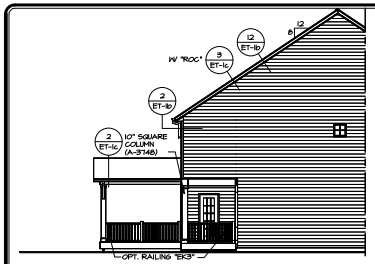
B

C:\NVR Data\VERSAILLES\VR900-01-2761\Dwg\Version A-2 RIGHT.dwg 06/21/13 - 10:54 am

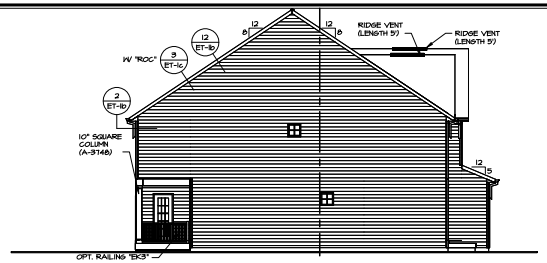
CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD

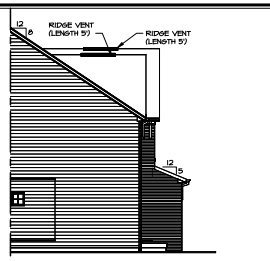




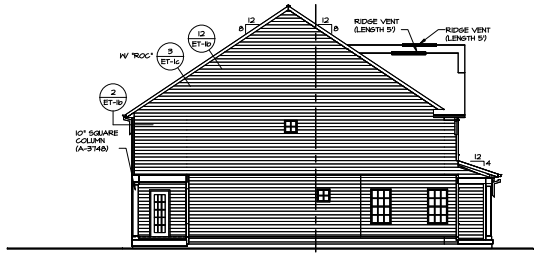
9 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
COVERED PORCH 2ND LOCATION "EPN"



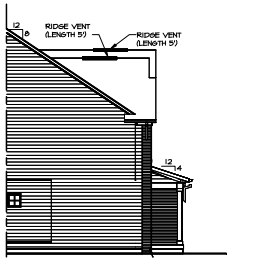
1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER "EVF"



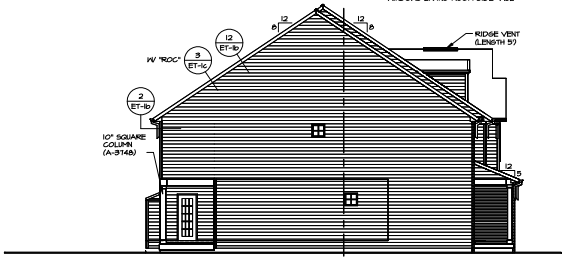
2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
BRICK VENEER "EVA"



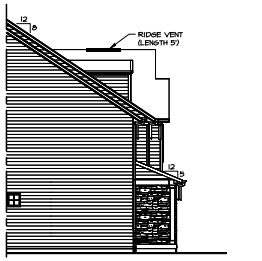
3 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
SIDING VENEER "EVF"
WINDOWS LIVING ROOM SIDE "YBL"



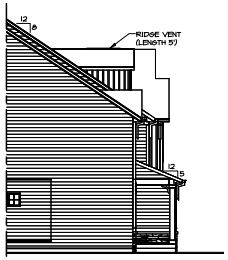
4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB"
BRICK VENEER "EVA"



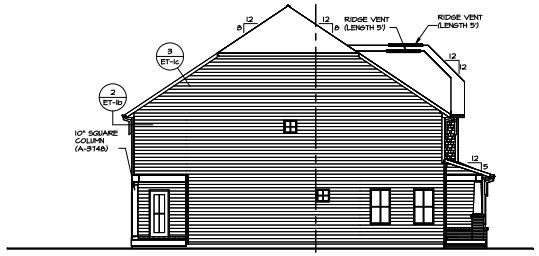
5 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
PARTIAL BRICK VENEER "EVM"



6 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
PARTIAL STONE VENEER "EVV"



7 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"



8 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
WINDOWS LIVING ROOM SIDE "YBL"
SCREENED PORCH "YSP"

REMARKS:
C.G.S. – REV. REAR PORCH COLUMN SHOP NUMBERS PER SHOP DRAWING (FAB 39024)
D.R.S. – STANDARD DETAILS 3.0
D.R.S. – UPDATED COVERED PORCH EXTENSIONS
R.C.B. – UPDATED COLUMNS TO 10X10 CAPS
J.A.B. – PLANT BUILT PORCH COLUMNS PROJECT

REV. NO.	DATE
1	3/1/06
2	01/25/07
3	4/27/07
4	9/21/11
5	6/5/18

NVR, Inc. The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

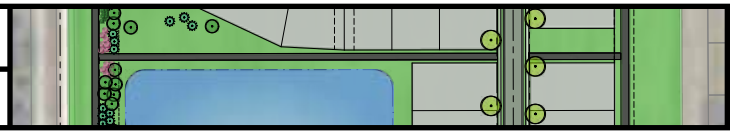
NVR, Inc.
5285 Westfield Ave., Suite 100
Frederick, MD 21703

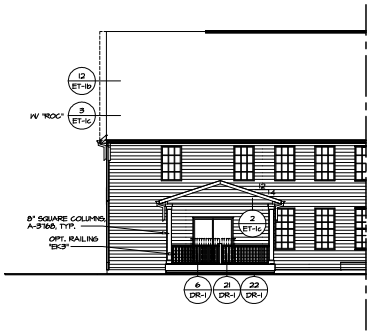
SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/4/19
OPTION

SHEET NO. A-2b
MODEL VERSAILLES
DRAWING TITLE LEFT ELEVATION
OPTION DESCRIPTION
14

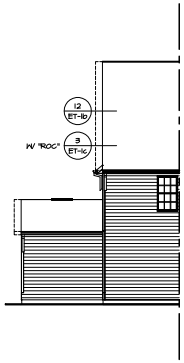
CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ELEVATIONS

FLAT FORK PUD

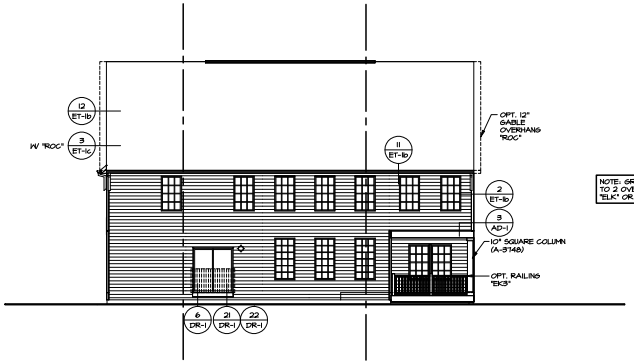




5 A-2c **PARTIAL REAR ELEVATION**
SCALE: 1/8" = 1'-0"
COVERED PORCH 2ND LOCATION "EPN"

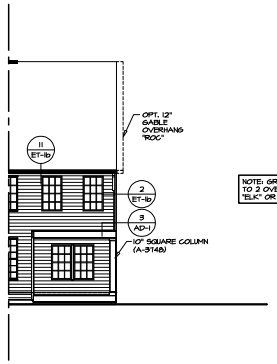


1 A-2c **PARTIAL REAR ELEVATION**
SCALE: 1/8" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SGF"
ONE CAR SIDE ATTACHED GARAGE "SAA"



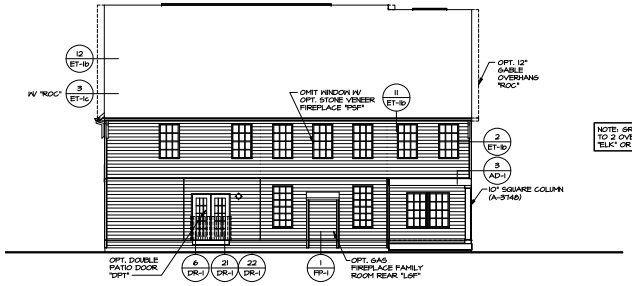
NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"

2 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"



NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"

4 A-2c **PARTIAL REAR ELEVATION**
SCALE: 1/8" = 1'-0"
SCREENED PORCH "MSF"



NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"

3 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION C "ELC"
GAS FIREPLACE FAMILY ROOM REAR "LGF"
DOUBLE PATIO DOOR "DPT"

REV. NO.	DATE	REMARKS
1	3/1/16	G.S. - REV. REAR PORCH COLUMN SHOP NUMBER PER SHOP DRAWING #PAR 3930-24
2	10/29/18	J.R. - PARM-0022 - REVISED BEDROOM #2 WINDOWS
3	6/27/19	J.R. - PARM-0-0-0-0-0 - OPTIONS
4	6/8/20	J.R. - PLANT BULL PORCH COLUMNS PROJECT

NVR, Inc. This drawing, separately, represents the intellectual property of NVR, Inc. and may not be used in any form or manner without express written consent. Any reproduction in any form by another party, without express written consent of NVR, Inc.

NVR

NVR, Inc.
Washington Division
5285 Westfield Blvd., Suite 100
Fredericksburg, MD 21703

SET NO. VR500
VERSION 01
RELEASE NO. ----
DRAWN BY SPM
DATE 6/4/19

MODEL VERSAILLES
DRAWING TITLE REAR ELEVATION

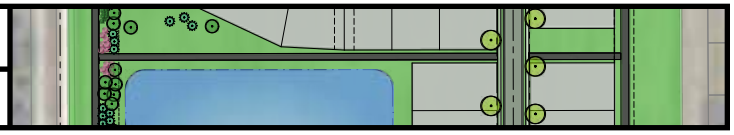
SHEET NO. A-2c

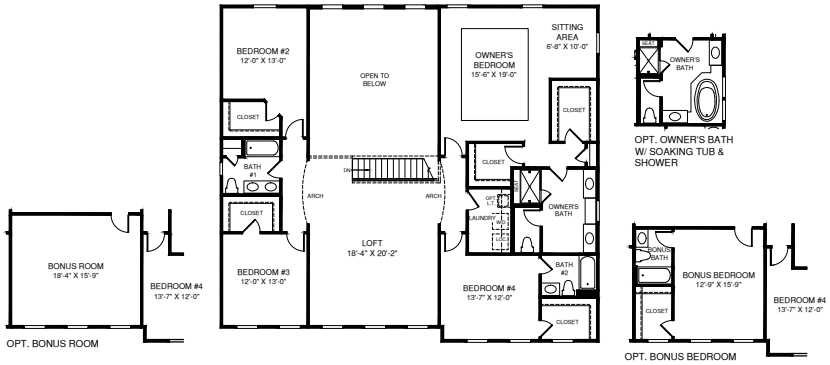
OPTION	DESCRIPTION
15	

E:\NVR Series\VERSAILLES\VR500-01-2-16\Elev\Versailles-2c-11C-ELC.dwg 6/4/19 - 10:54 am

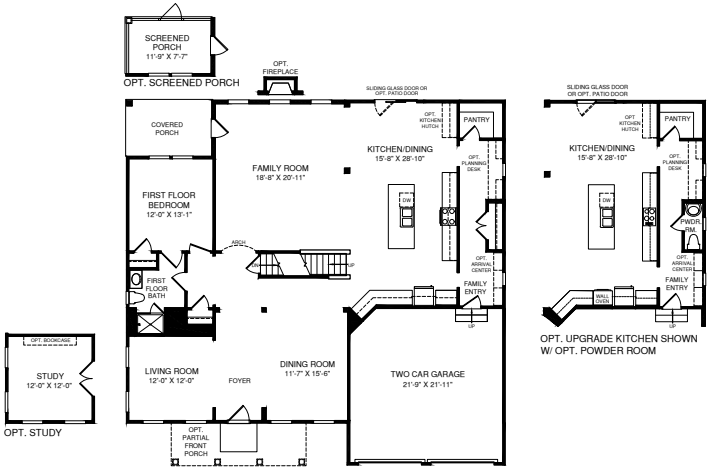
CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, FLOORPLANS

FLAT FORK PUD

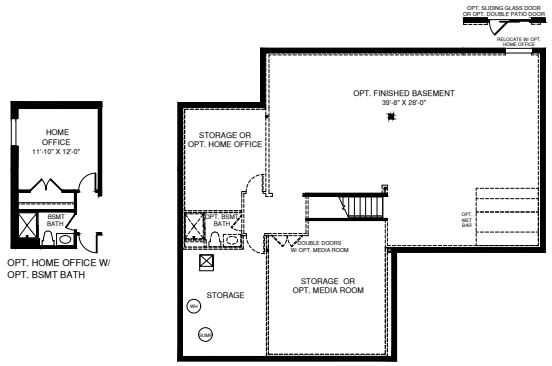




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

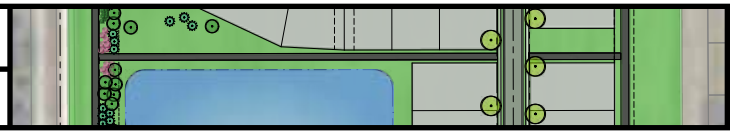
RY0121VRS00v01BSMT BLHGF

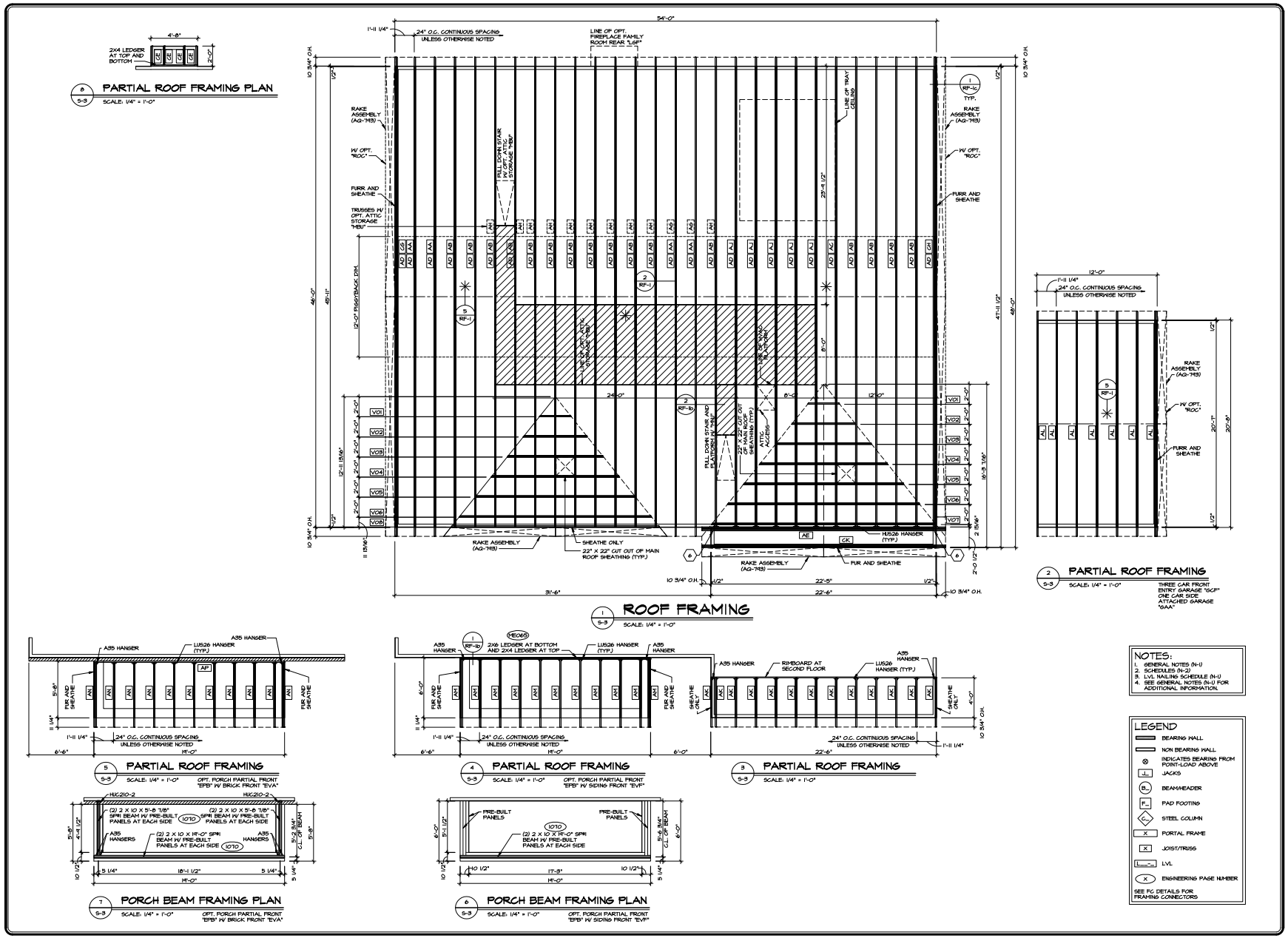
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0121VRS00v01BSMT BLHGF

CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ROOF PLANS

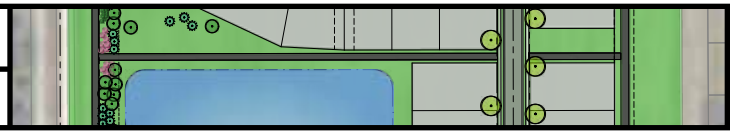
FLAT FORK PUD

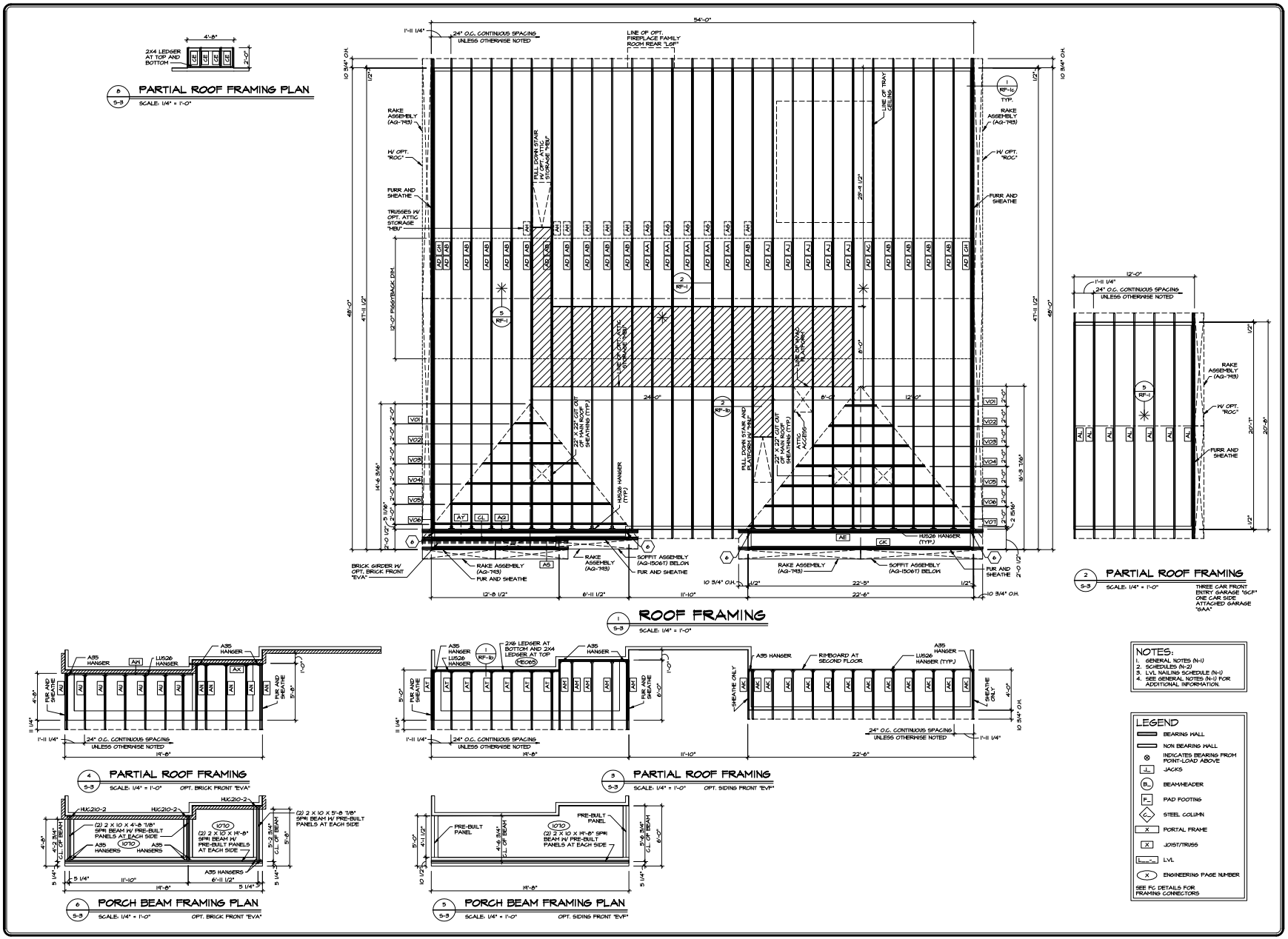




CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ROOF PLANS

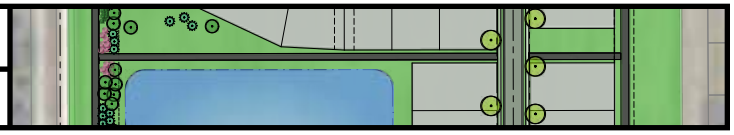
FLAT FORK PUD

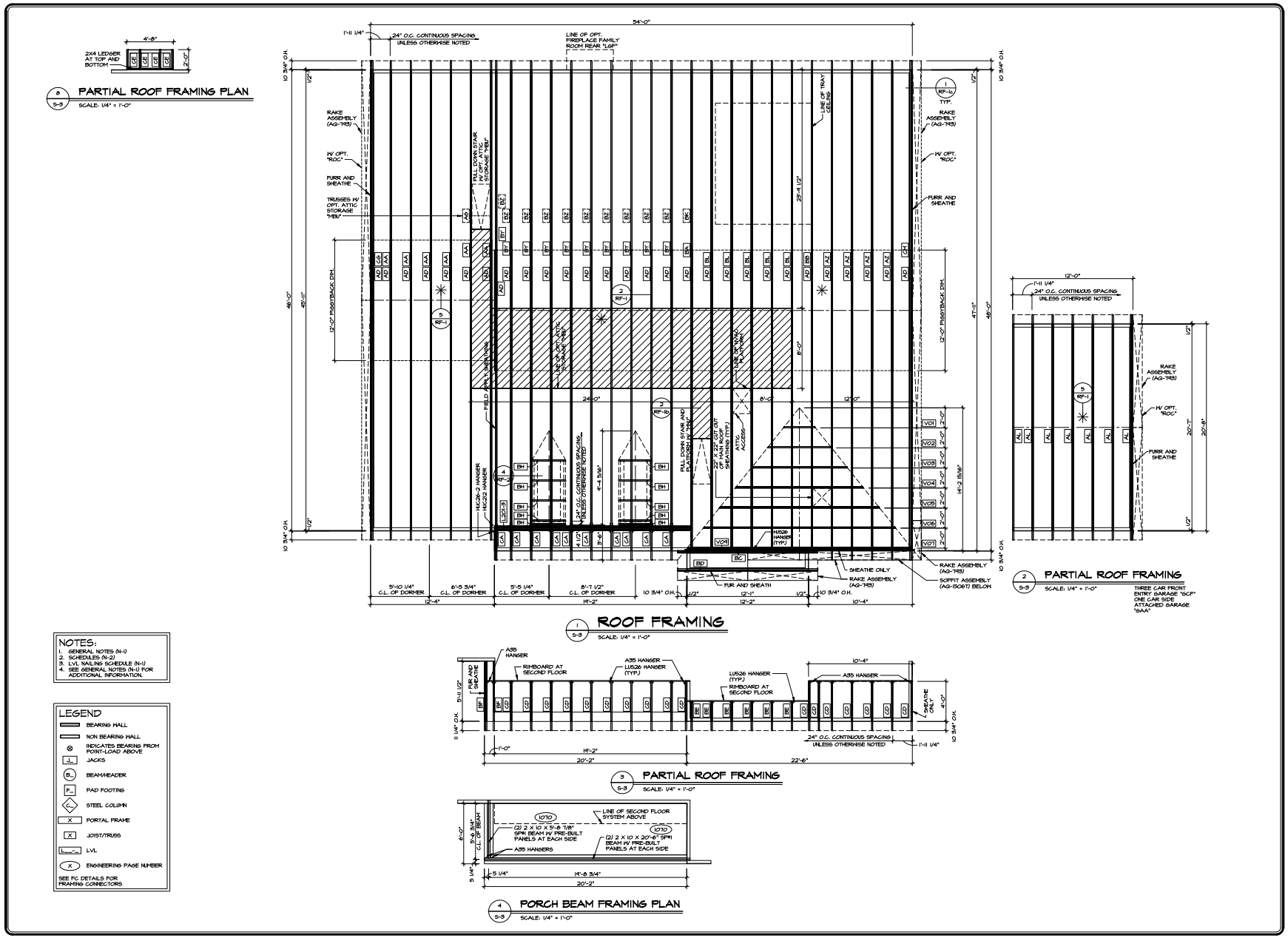




CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ROOF PLANS

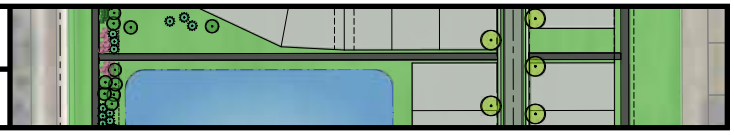
FLAT FORK PUD

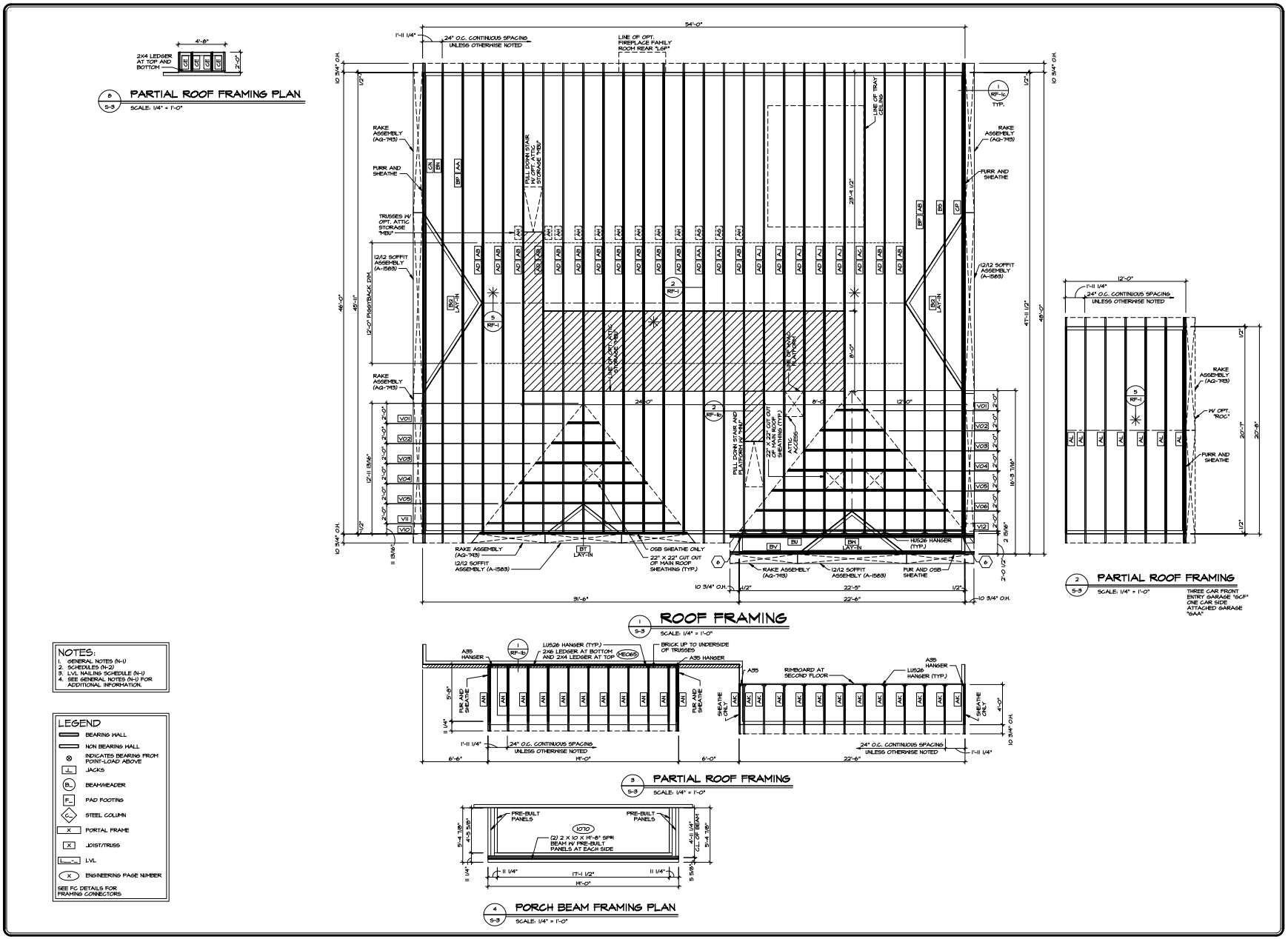




CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ROOF PLANS

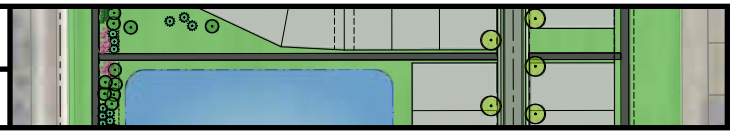
FLAT FORK PUD

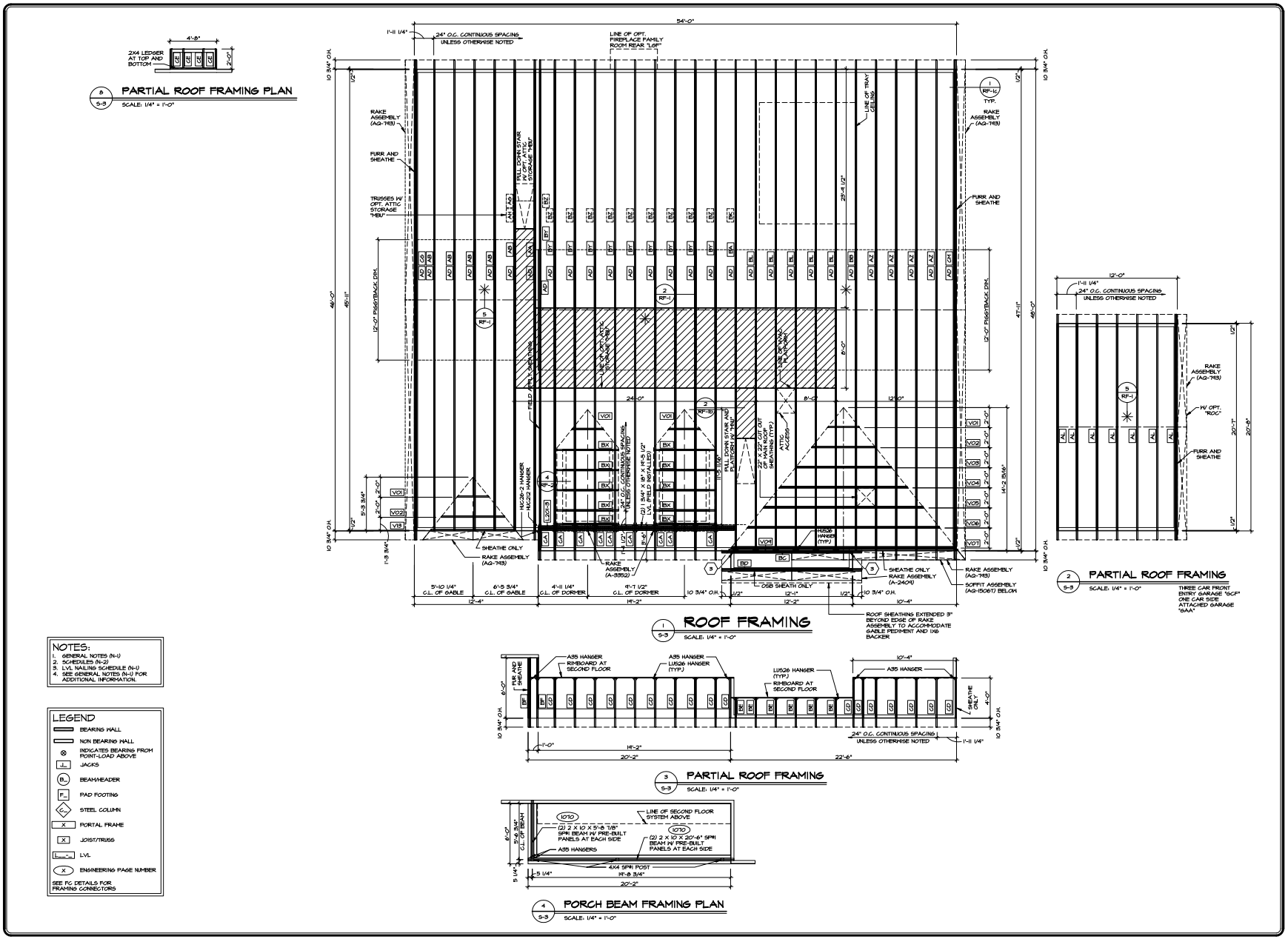




CYNTHEANNE ROAD NEIGHBORHOOD, VERSAILLES, ROOF PLANS

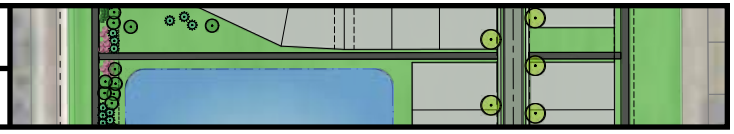
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, YORK, RENDERINGS

FLAT FORK PUD

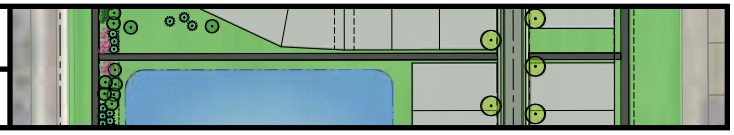


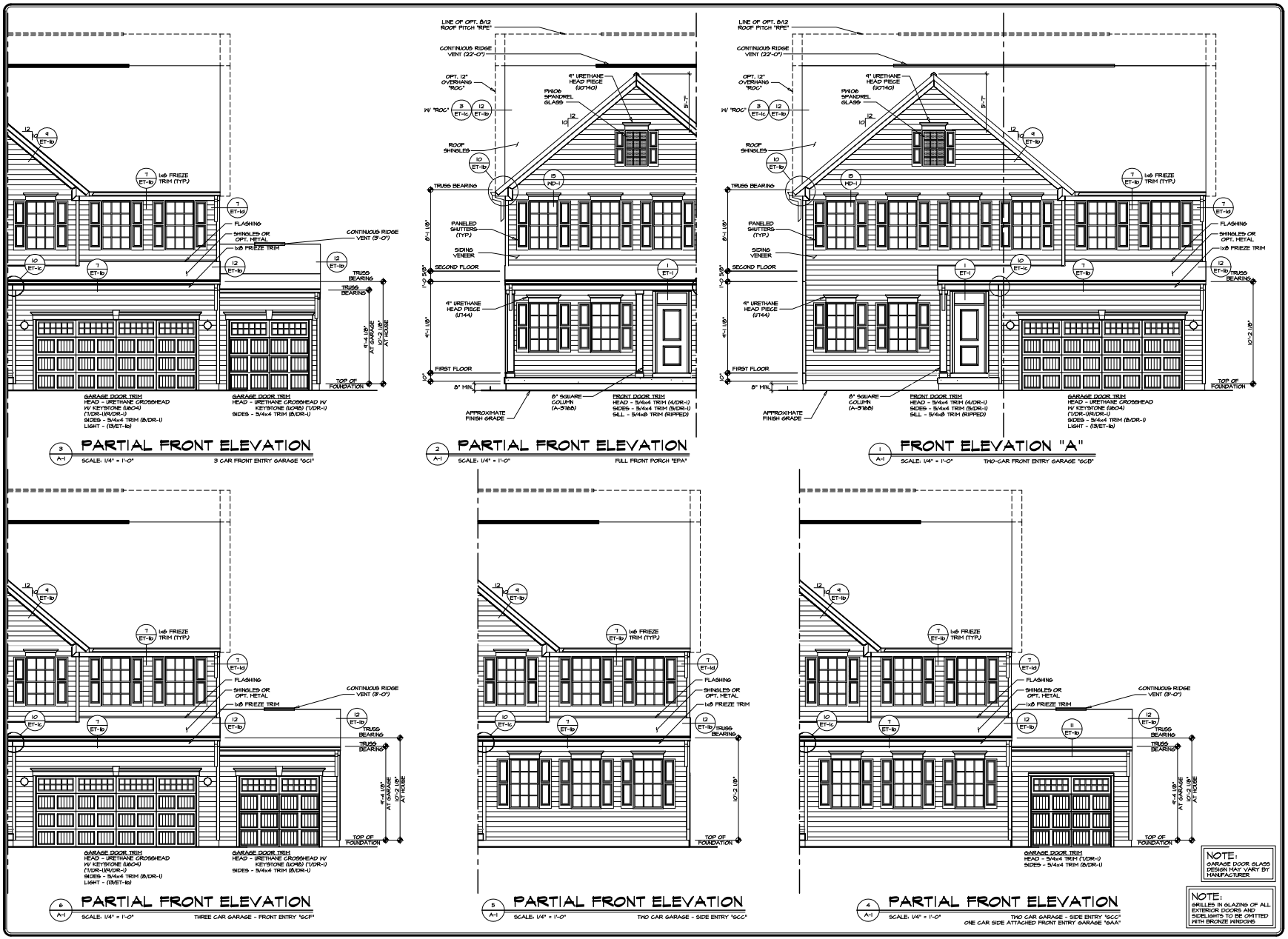
YORK

YORK

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD





REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Westridge Park, Suite 100
5285
Frederick, MD 21703

SET NO. PRELCO
VERSION 01
RELEASE NO. ----
DRAWN BY ATK
DATE 8/25/11
OPTION
ELA
EVF

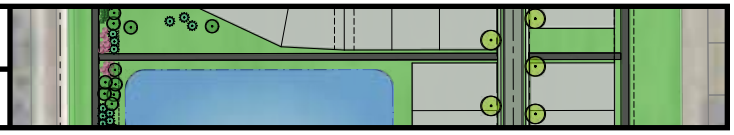
MODEL YORK
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "A" SIDING VENEER
15

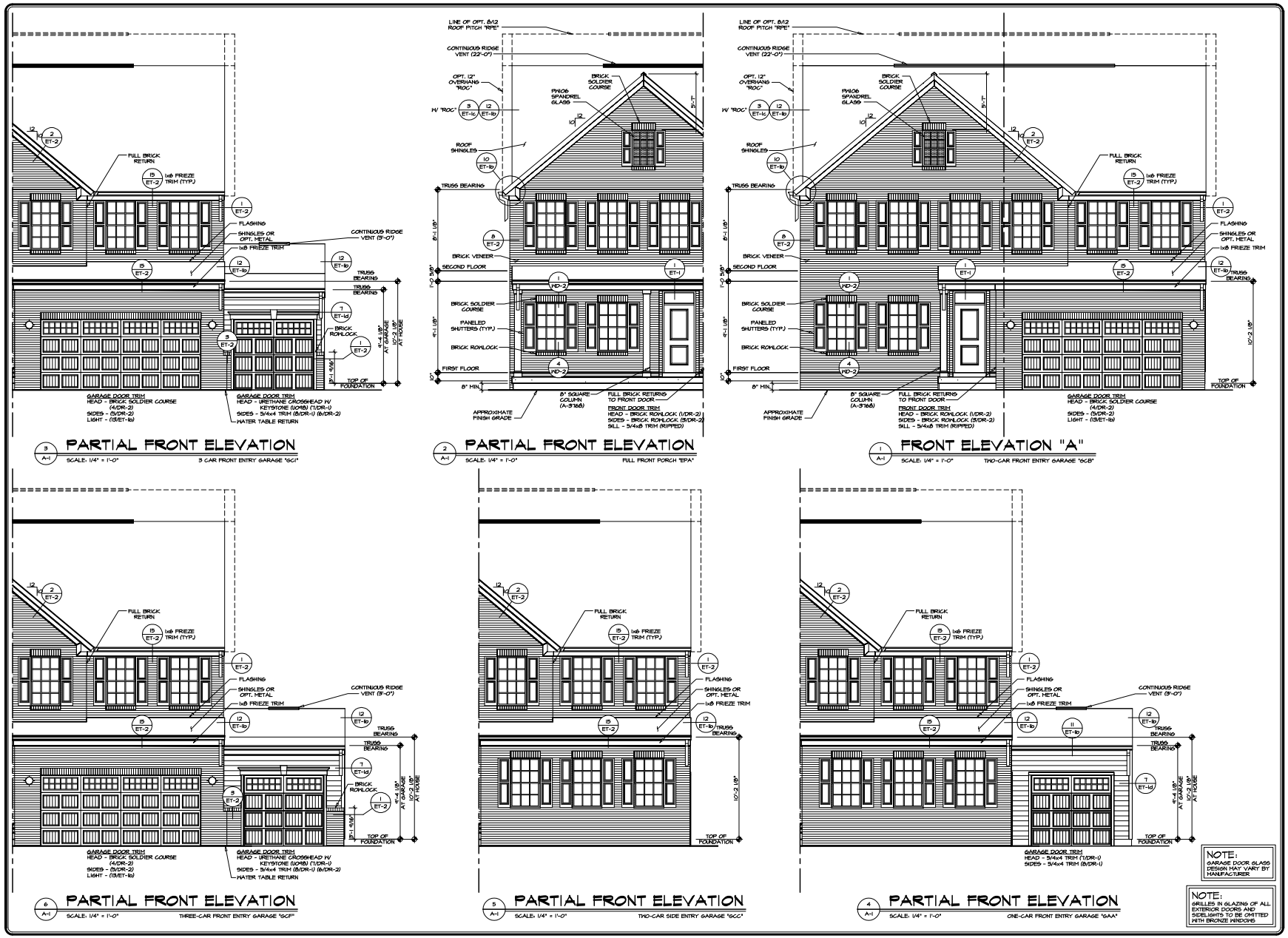
SHEET NO. A-1

E:\NVR\Cynthia\YORK_37600_01_45\Elevations\Elevations\V-1_1-4_EVF_7500.dwg 07/17/13 - 7:48 am

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

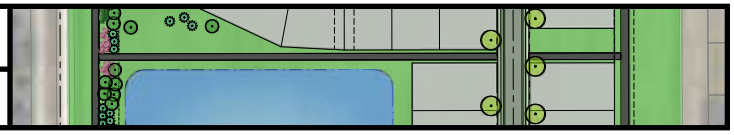
FLAT FORK PUD

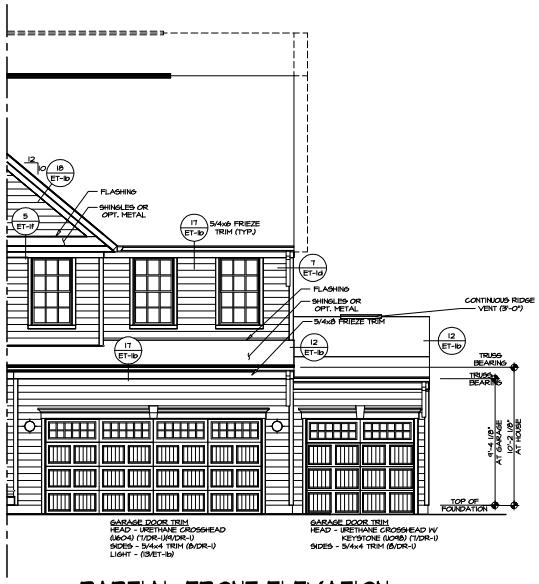




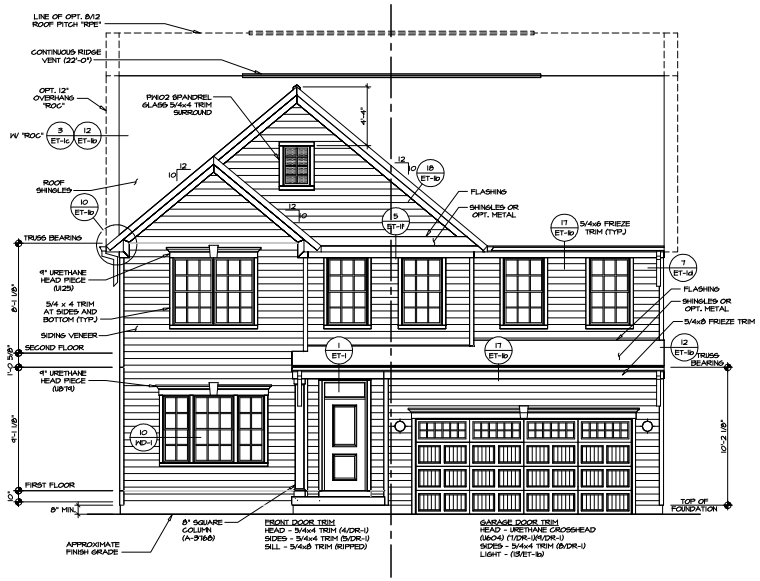
CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD

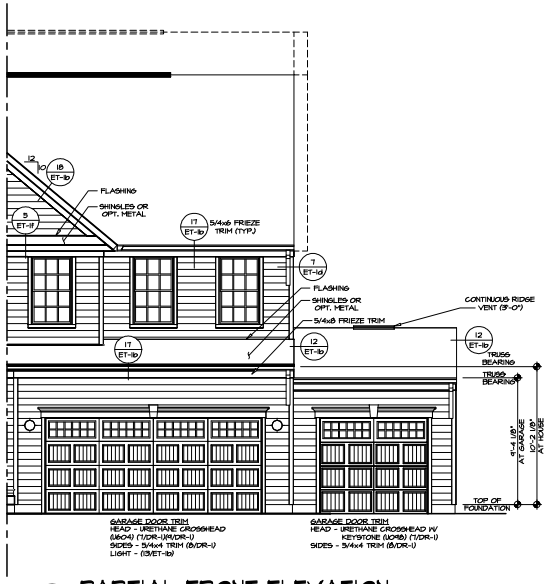




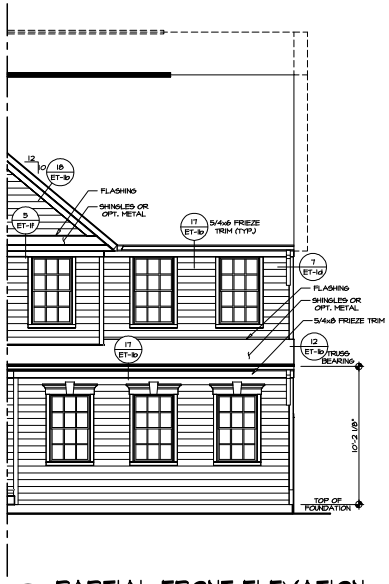
5 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" 3 CAR FRONT ENTRY GARAGE "6C1"



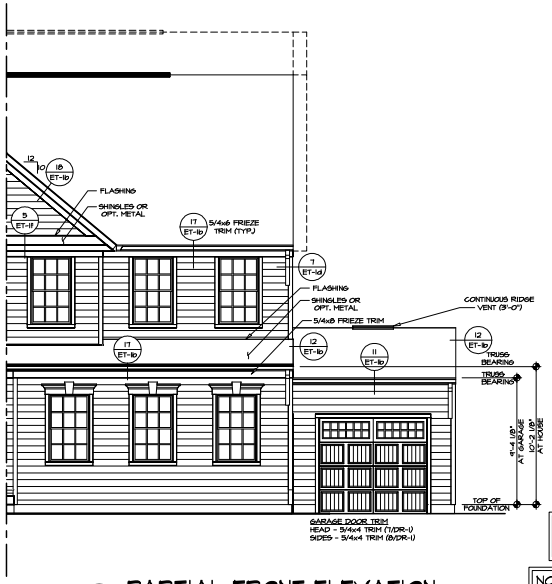
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO-CAR FRONT ENTRY GARAGE "6CB"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE-CAR FRONT ENTRY GARAGE "6CF"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO-CAR SIDE ENTRY GARAGE "6CC"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ONE-CAR FRONT ENTRY GARAGE "6AA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS:

REV. NO.	DATE

© NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. YRC-00
VERSION 01
RELEASE NO. ----
DRAWN BY ATK
DATE 8/25/11
OPTION ELB
EVF

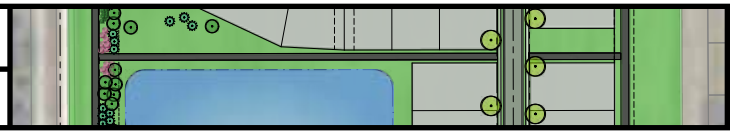
MODEL YORK
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "B" SIDING VENEER

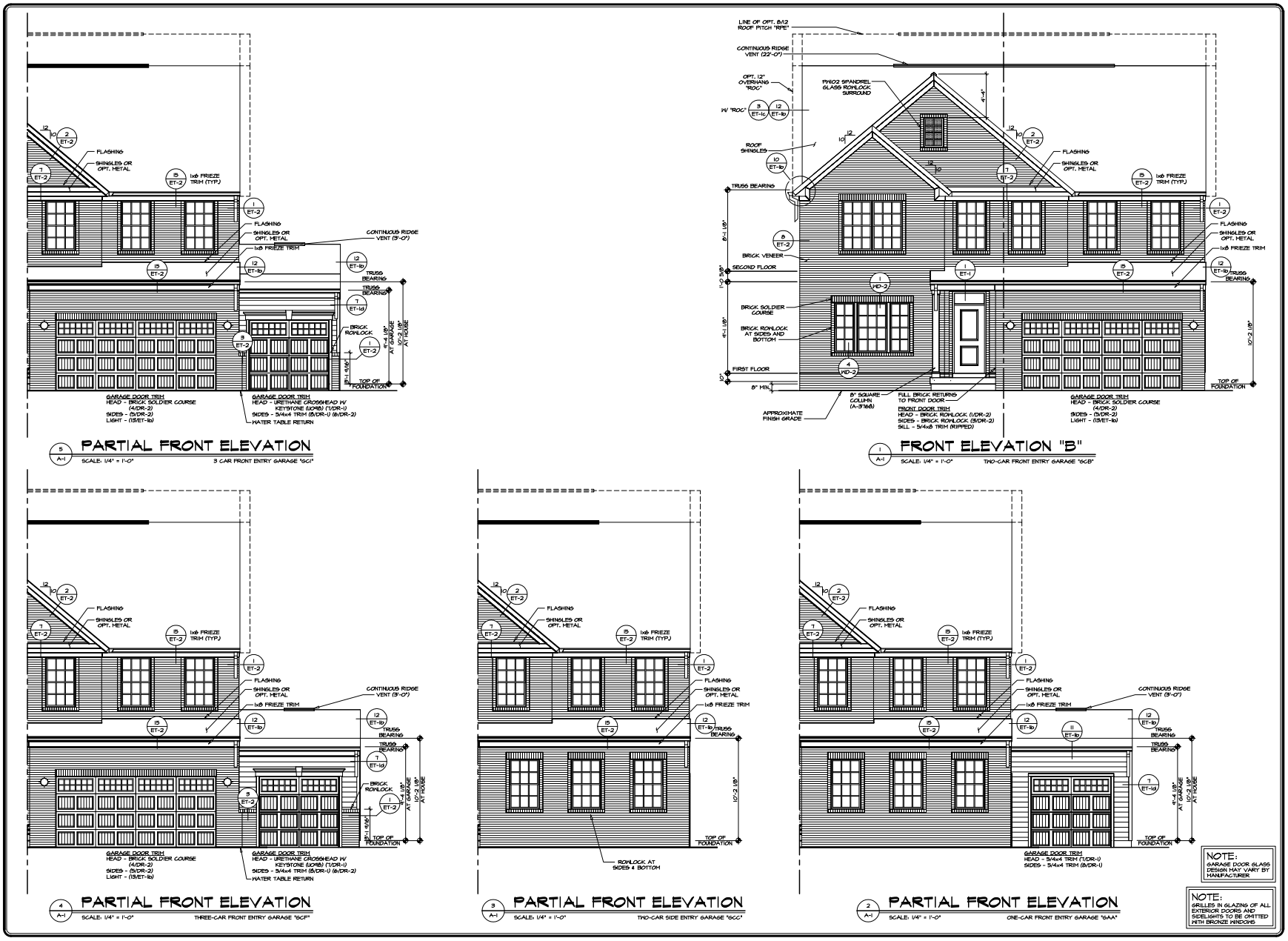
SHEET NO. A-1
7

E:\NVR\Cynthia\YORK\78600_01_45\Elevations\Elevations\V1.1 ELB EVF.dwg Aug 07,2013 - 7:48 am

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

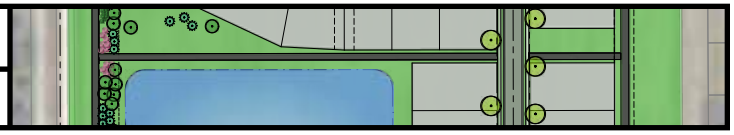
FLAT FORK PUD





CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhampton Way
Frederick, MD 21703

SET NO. YRC-00
VERSION 01
RELEASE NO. ----
DRAWN BY AJK
DATE 8/24/17
OPTION ELC

MODEL YORK
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "C"

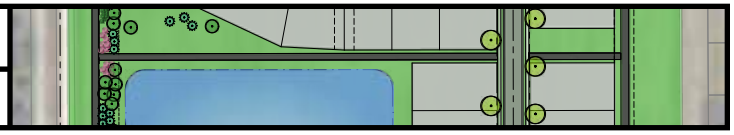
SHEET NO. A-1

9

G:\NVR\Cynthiana York, 78600-01-45\Elevations\Elevations\A-1 ELC FRONT.dwg 8/24/17 - 7:06 am

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhaven Drive
Frederick, MD 21703

SET NO. YRC-00
VERSION 01
RELEASE NO. ----
DRAWN BY AJK
DATE 8/24/17
OPTION ELC

MODEL YORK
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "C"

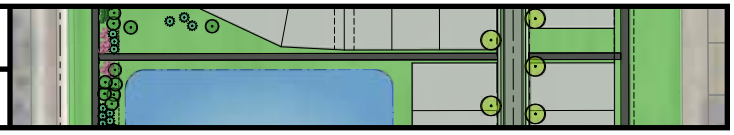
SHEET NO. A-1

11

E:\NVR Active\YORK, 27800-31-240\Users\Home Set\Versions\V-1 ELC.FRONT.dwg 8/21/23 - 12:14 pm

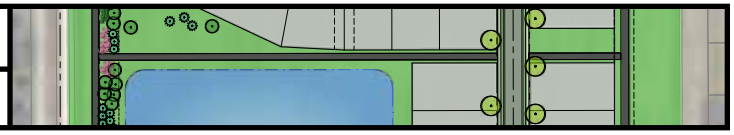
CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD



CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD



REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. YRCCO
VERSION 01
RELEASE NO. ----
DRAWN BY A.T.K.
DATE 05/24/11
OPTION
ELL

MODEL
YORK
DRAWING TITLE
FRONT ELEVATIONS
OPTION DESCRIPTION
ELEVATION "L"

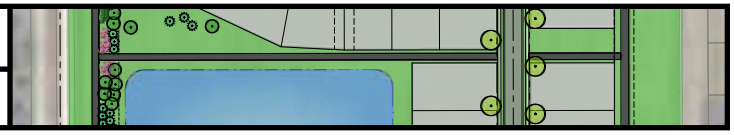
SHEET NO.
A-1

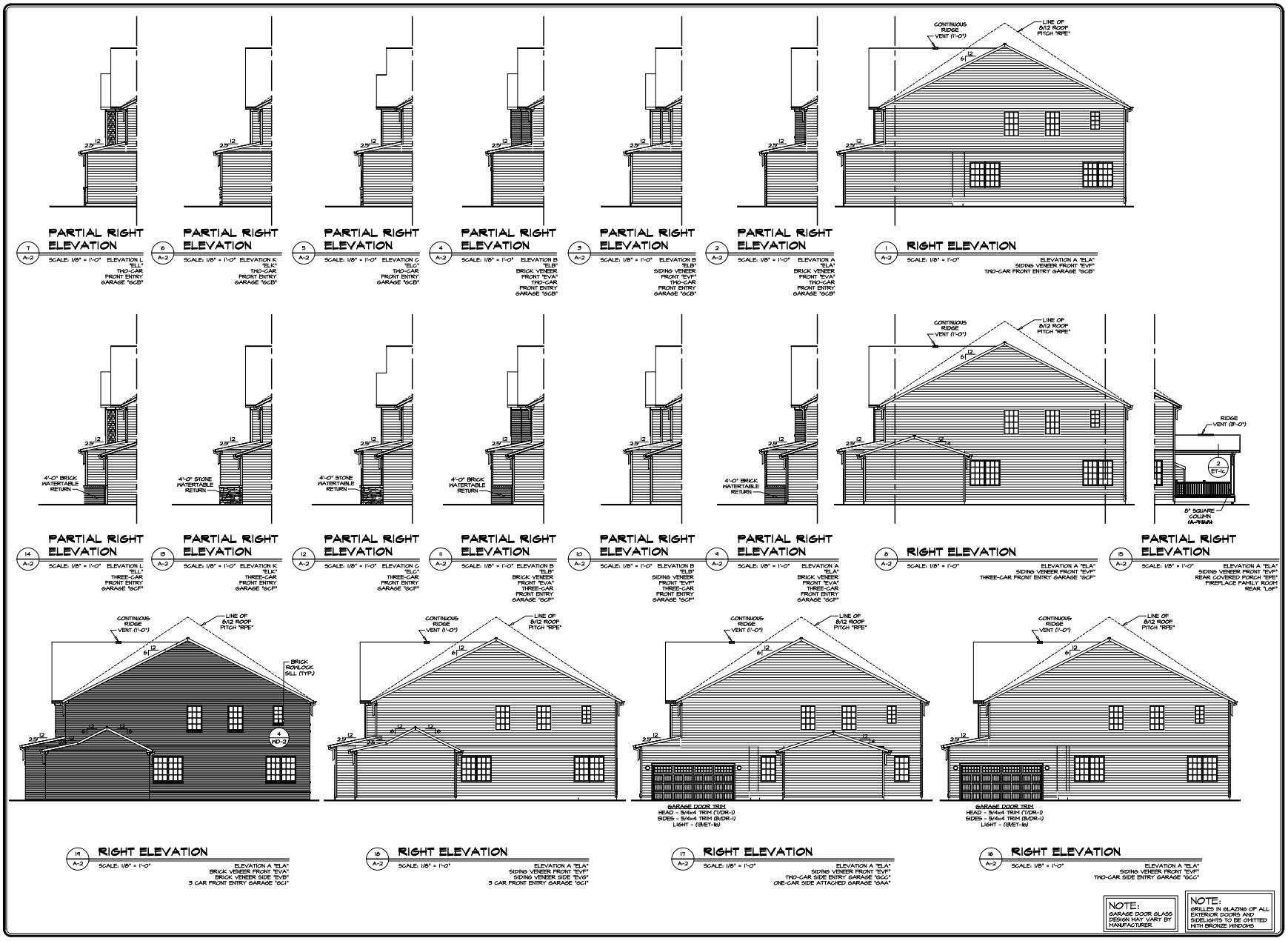
11

E:\NVR Active\YORK, 78600_01_SSA\Sheets\Sheet Set\Amenities\V-1 ELL.dwg 5/23/2011 - 8:32 am

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

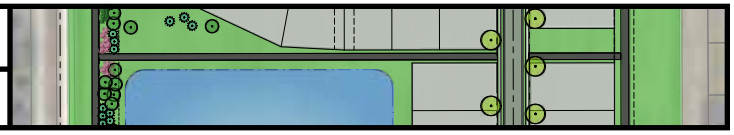
FLAT FORK PUD

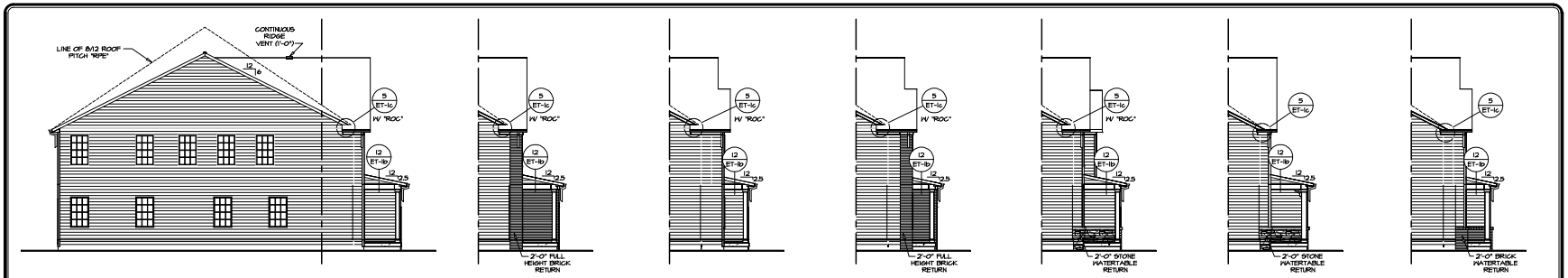




CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD





1 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
TWO-CAR FRONT ENTRY GARAGE "SCB"

2 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
TWO-CAR FRONT ENTRY GARAGE "SCB"

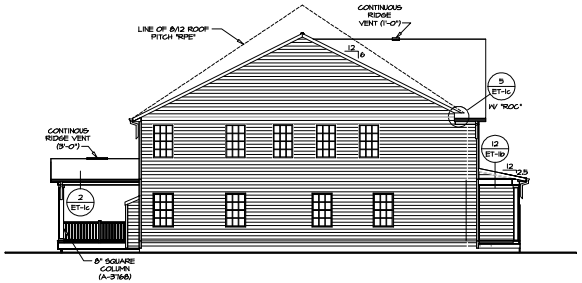
3 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
SIDING VENEER FRONT "EVF"
TWO-CAR FRONT ENTRY GARAGE "SCB"

4 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION B "ELB"
BRICK VENEER FRONT "EVA"
TWO-CAR FRONT ENTRY GARAGE "SCB"

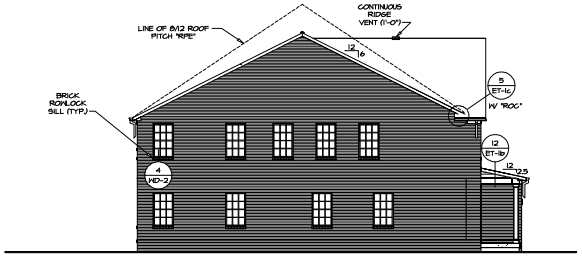
5 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION C "ELC"
TWO-CAR FRONT ENTRY GARAGE "SCB"

6 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION K "ELK"
TWO-CAR FRONT ENTRY GARAGE "SCB"

7 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION L "ELL"
TWO-CAR FRONT ENTRY GARAGE "SCB"



8 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EPA"
REAR COVERED PORCH "EPE"
FIREPLACE FAMILY ROOM REAR "LGF"



9 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE "EVB"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc.
This drawing, separately copyrighted, is the property of NVR, Inc. Reproduction of this or any other drawing in whole or in part is prohibited. Ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of NVR, Inc. No part thereof may be used for any purpose except as authorized in writing by NVR, Inc.

NVR
NVR, Inc.
5285 Westhampton Way, Suite 100
Frederick, MD 21703

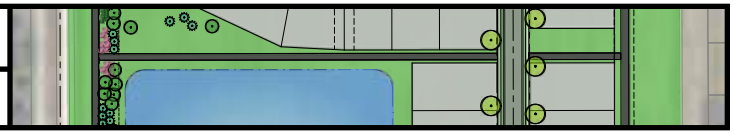
SET NO. YRC-00
VERSION 01
RELEASE NO. ----
DRAWN BY ATK
DATE 4/5/17
OPTION

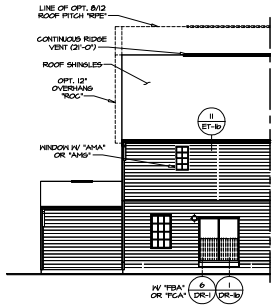
MODEL YORK
DRAWING TITLE LEFT SIDE ELEVATIONS

SHEET NO. A-2b
OPTION DESCRIPTION
15

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD

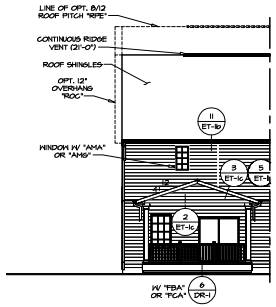




5 A-2c **PARTIAL RIGHT ELEVATION**

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

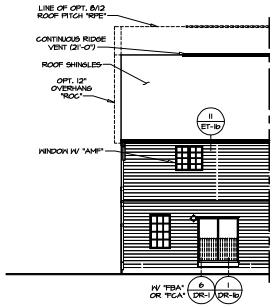
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
THREE-CAR FRONT ENTRY GARAGE "GCF"
OR
ONE-CAR SIDE ATTACHED GARAGE "GAA"



4 A-2c **PARTIAL RIGHT ELEVATION**

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

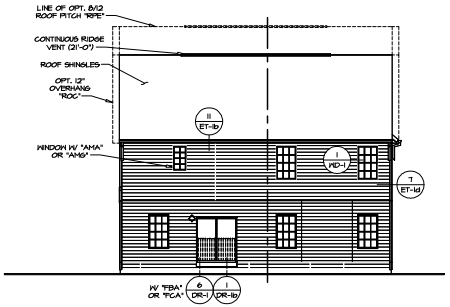
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"



3 A-2c **PARTIAL RIGHT ELEVATION**

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

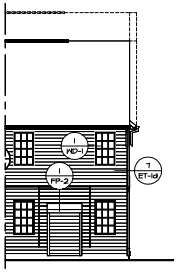
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
DOUBLE PATIO DOOR DINETTE "DPT"
UPGRADE OWNER'S BATH "AMP"



1 A-2c **RIGHT ELEVATION**

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

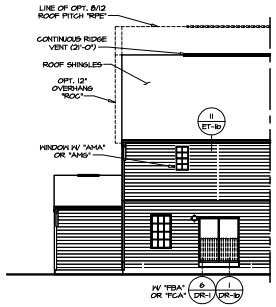
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
6/O SLIDING GLASS DOOR "DGT"



2 A-2c **PARTIAL RIGHT ELEVATION**

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

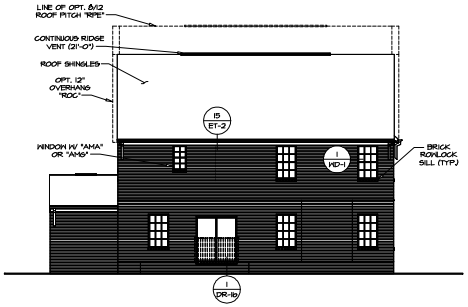
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
GAS FIREPLACE FAMILY
ROOM REAR "LGF"



6 A-2c **PARTIAL RIGHT ELEVATION**

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

ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
3 CAR FRONT ENTRY GARAGE "GCI"



7 A-2c **RIGHT ELEVATION**

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

ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE "EVB"
3 CAR FRONT ENTRY GARAGE "GCI"
BRICK VENEER REAR "EVK"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

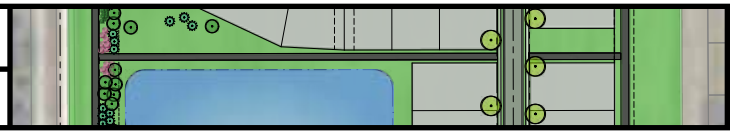
NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

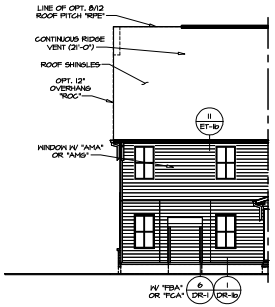
SET NO. YRC-00
VERSION 01
RELEASE NO. ----
DRAWN BY ATK
DATE 4/5/11

SHEET NO. A-2c
MODEL YORK
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION
OPTION 16

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD

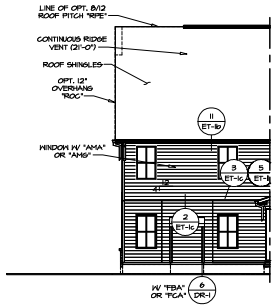




5 A-2c **PARTIAL RIGHT ELEVATION**

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

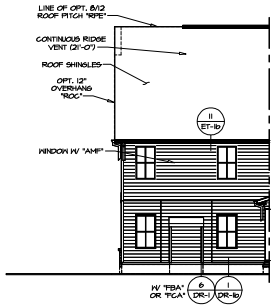
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
THREE-CAR FRONT ENTRY GARAGE "GCF"
OR
ONE-CAR SIDE ATTACHED GARAGE "GAA"



4 A-2c **PARTIAL RIGHT ELEVATION**

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

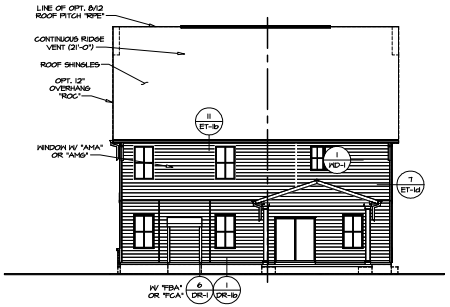
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"



3 A-2c **PARTIAL RIGHT ELEVATION**

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

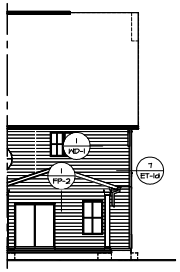
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
DOUBLE PATIO DOOR DINETTE "DPT"
UPGRADE OWNER'S BATH "AMF"



1 A-2c **RIGHT ELEVATION**

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

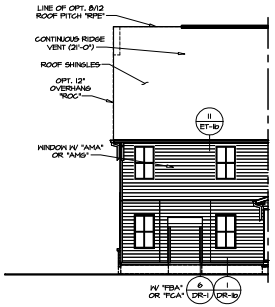
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
6/O SLIDING GLASS DOOR "DST"



2 A-2c **PARTIAL RIGHT ELEVATION**

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

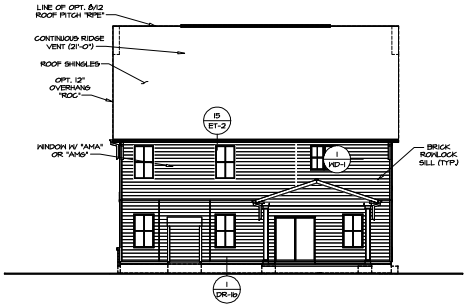
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
GAS FIREPLACE FAMILY
ROOM REAR "LGF"



6 A-2c **PARTIAL RIGHT ELEVATION**

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

ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
3 CAR FRONT ENTRY GARAGE "GCI"



7 A-2c **RIGHT ELEVATION**

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

ELEVATION A "ELA"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE "EVB"
3 CAR FRONT ENTRY GARAGE "GCI"
BRICK VENEER REAR "EVK"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhampton Ave., Suite 100
Frederick, MD 21703

SET NO. YRC-00
VERSION 01
RELEASE NO. ----
DRAWN BY ATK
DATE 4/5/11
OPTION

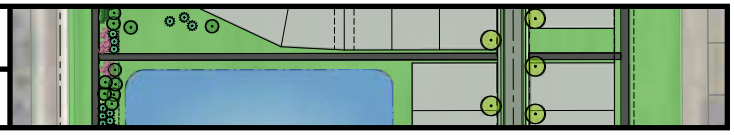
MODEL YORK
DRAWING TITLE REAR ELEVATIONS

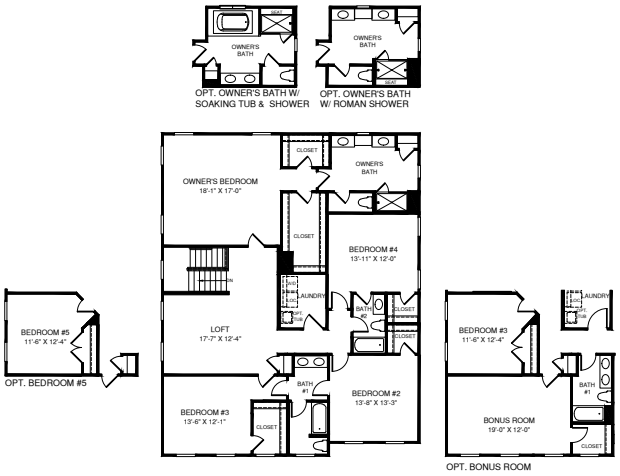
SHEET NO.	OPTION DESCRIPTION	
A-2c		14

E:\NVR Series\YORK\YRC00_01_5525\Elev\Elev\Elev_5\Elevations\A-2c ELEV (FLA).dwg 11/29/2011 - 8:24 am

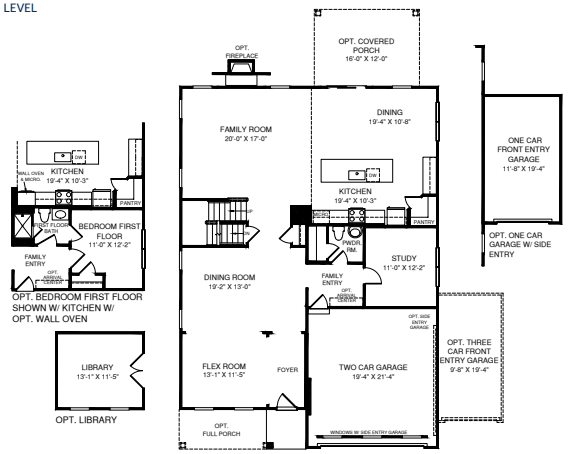
CYNTHEANNE ROAD NEIGHBORHOOD, YORK, FLOORPLANS

FLAT FORK PUD

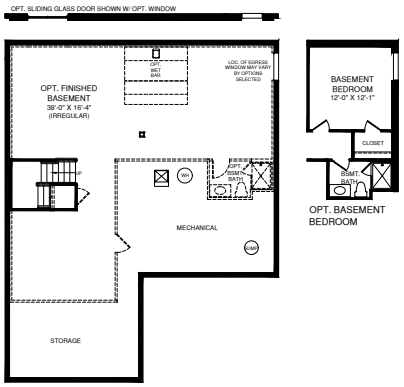




UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

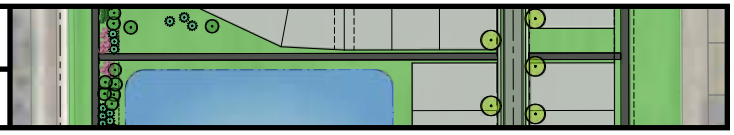
RY0323YRK00v01BSMTCRFT Concrete

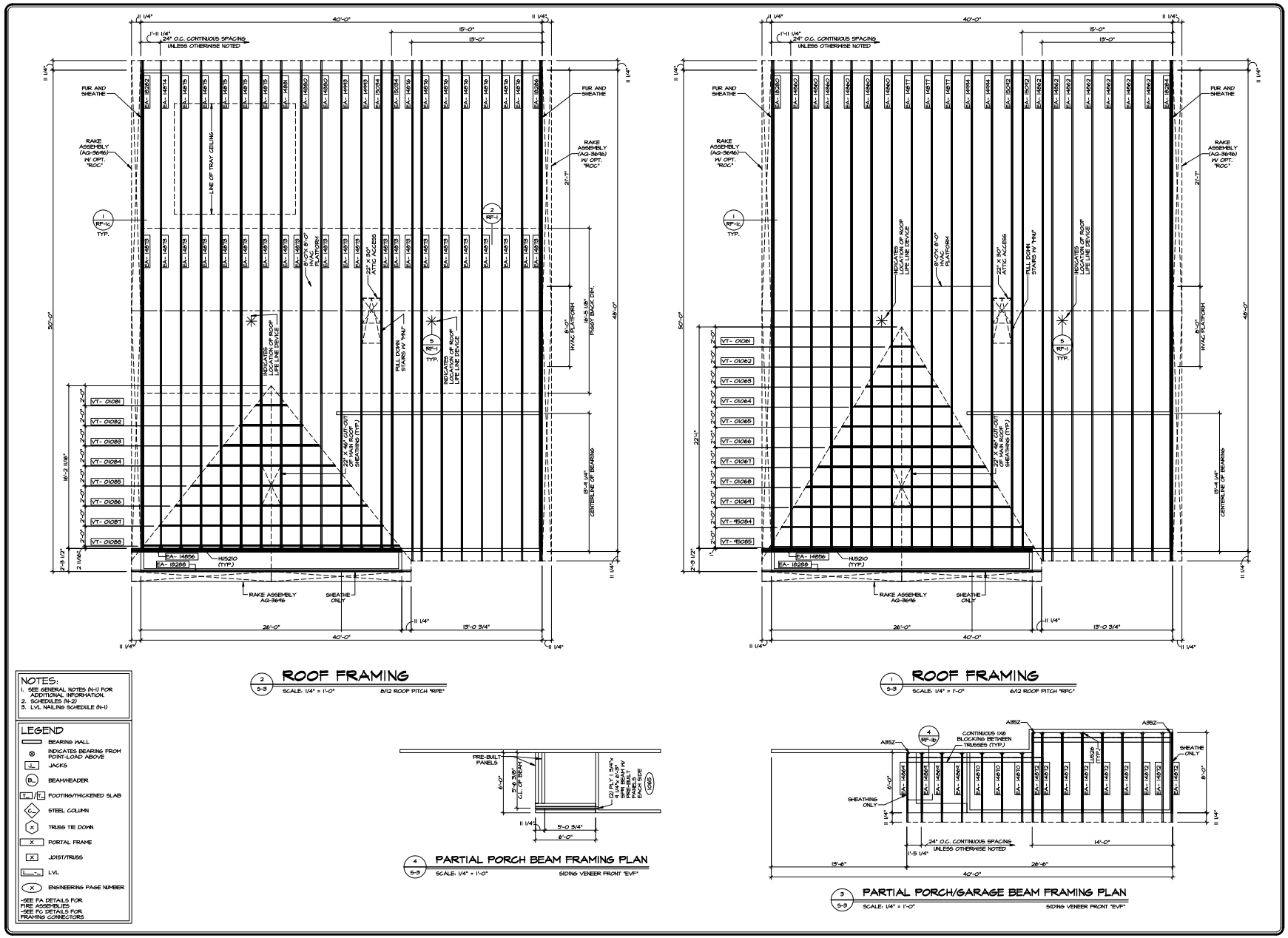
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0323YRK00v01BSMTCRFT Concrete

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

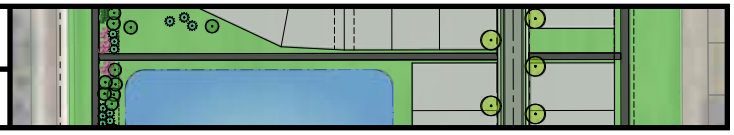
FLAT FORK PUD

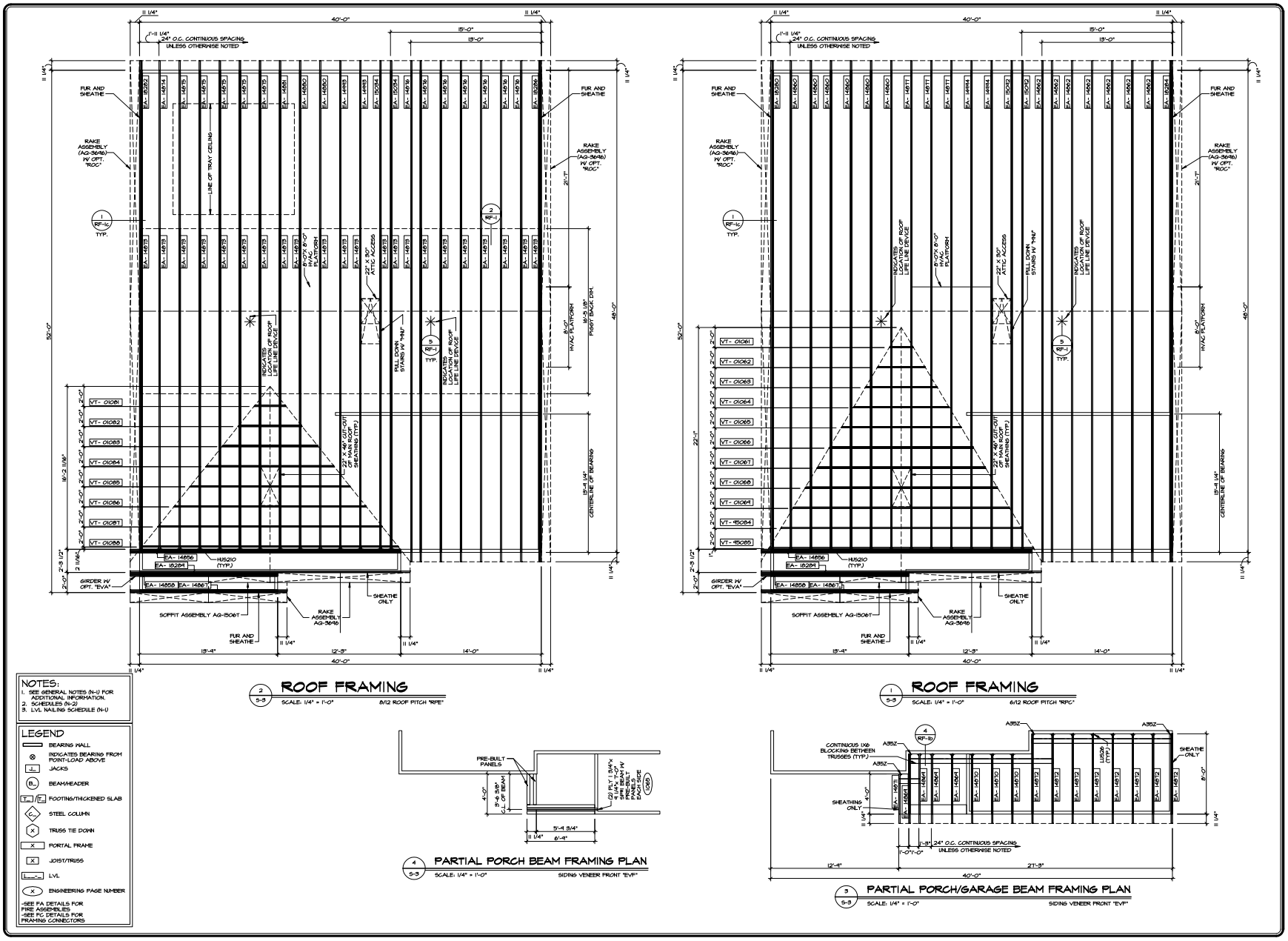




CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

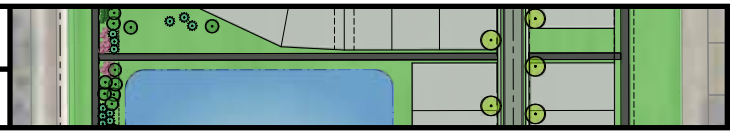
FLAT FORK PUD

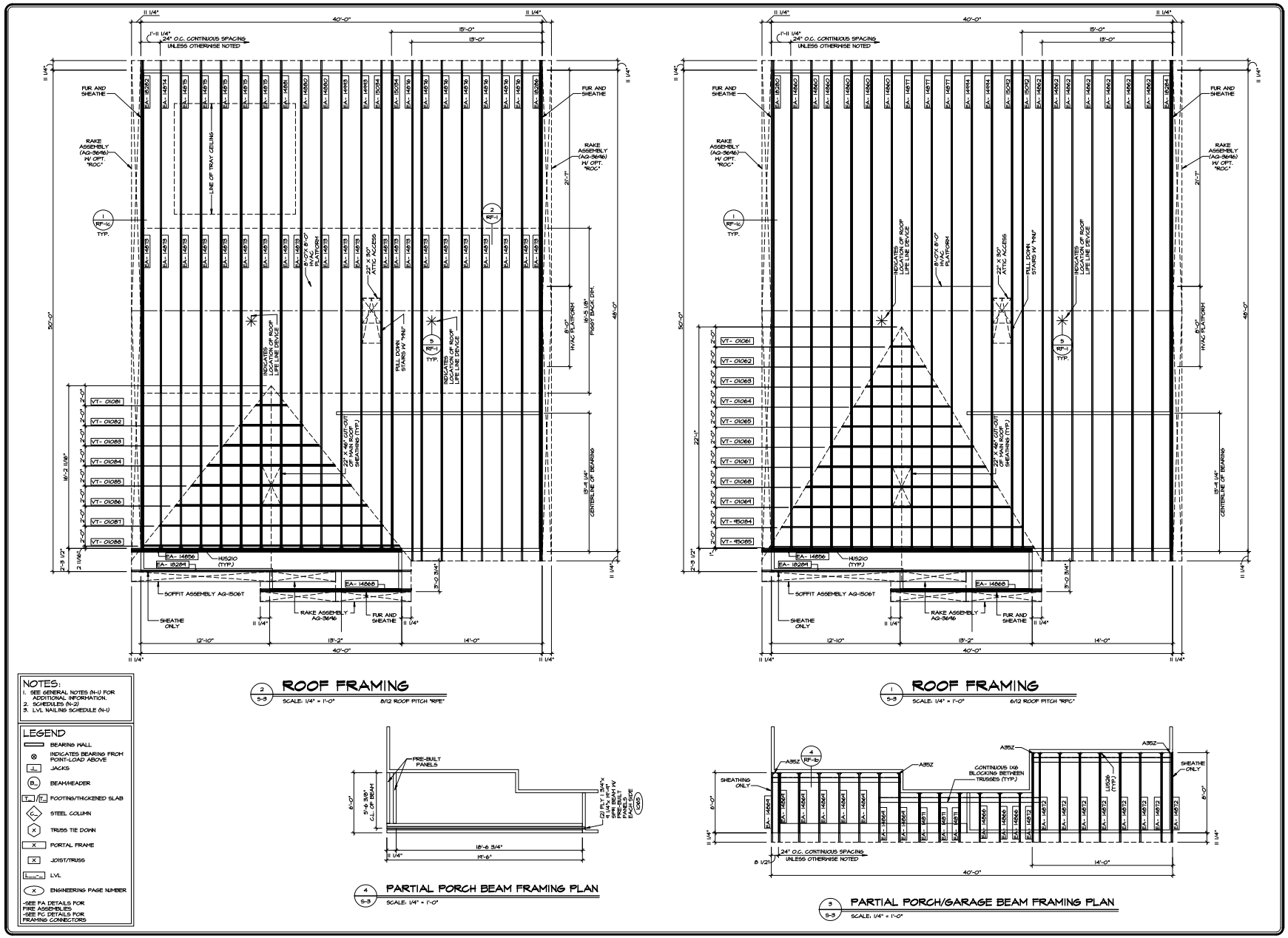




CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

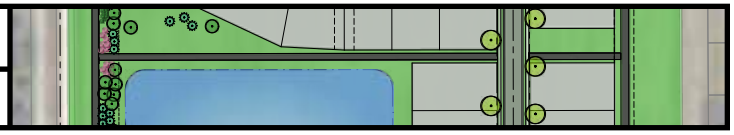
FLAT FORK PUD

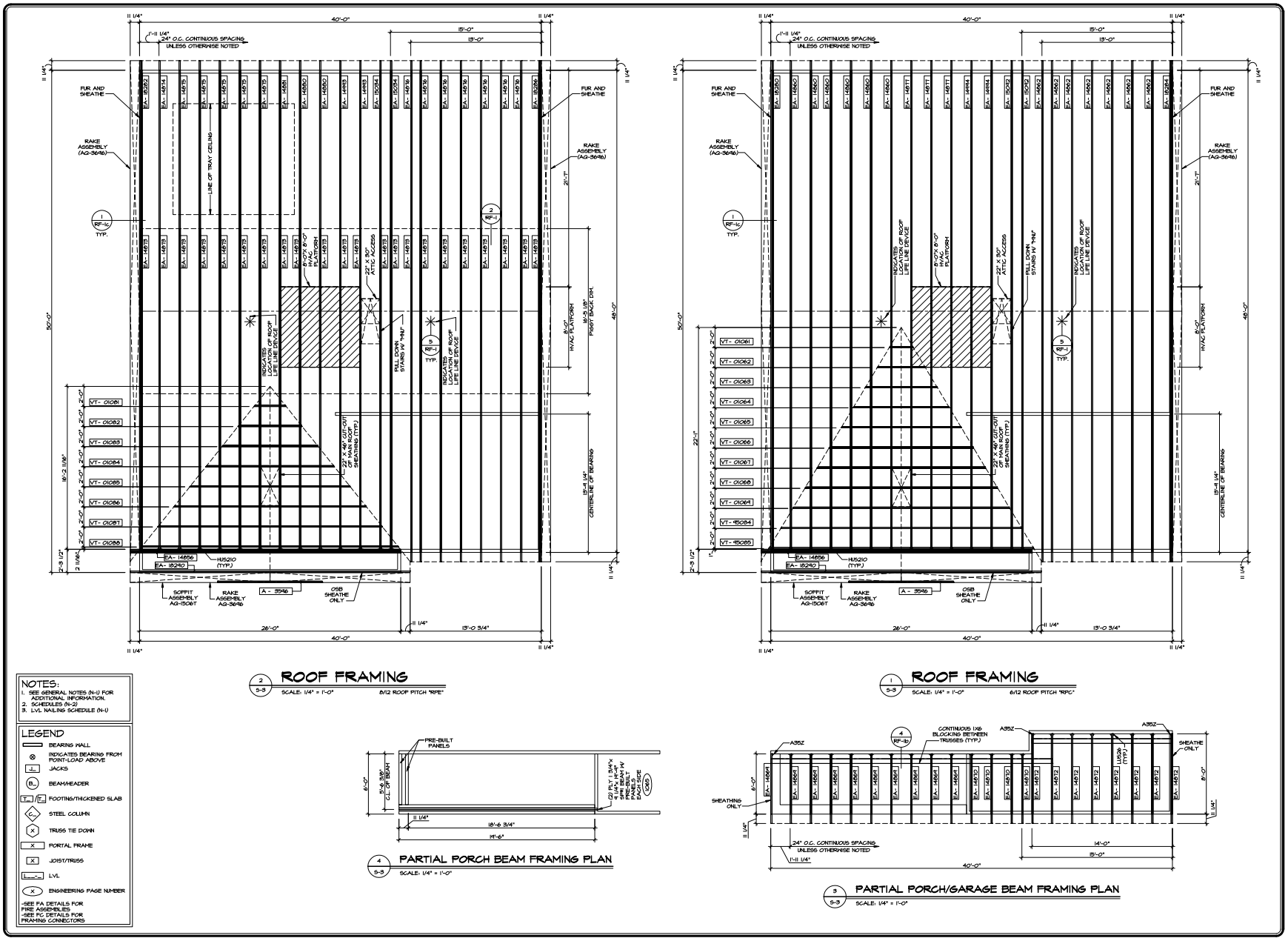




CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

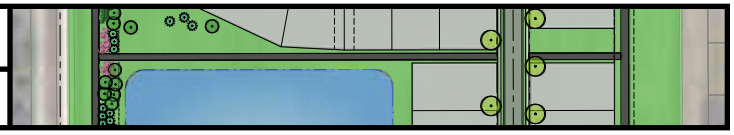
FLAT FORK PUD

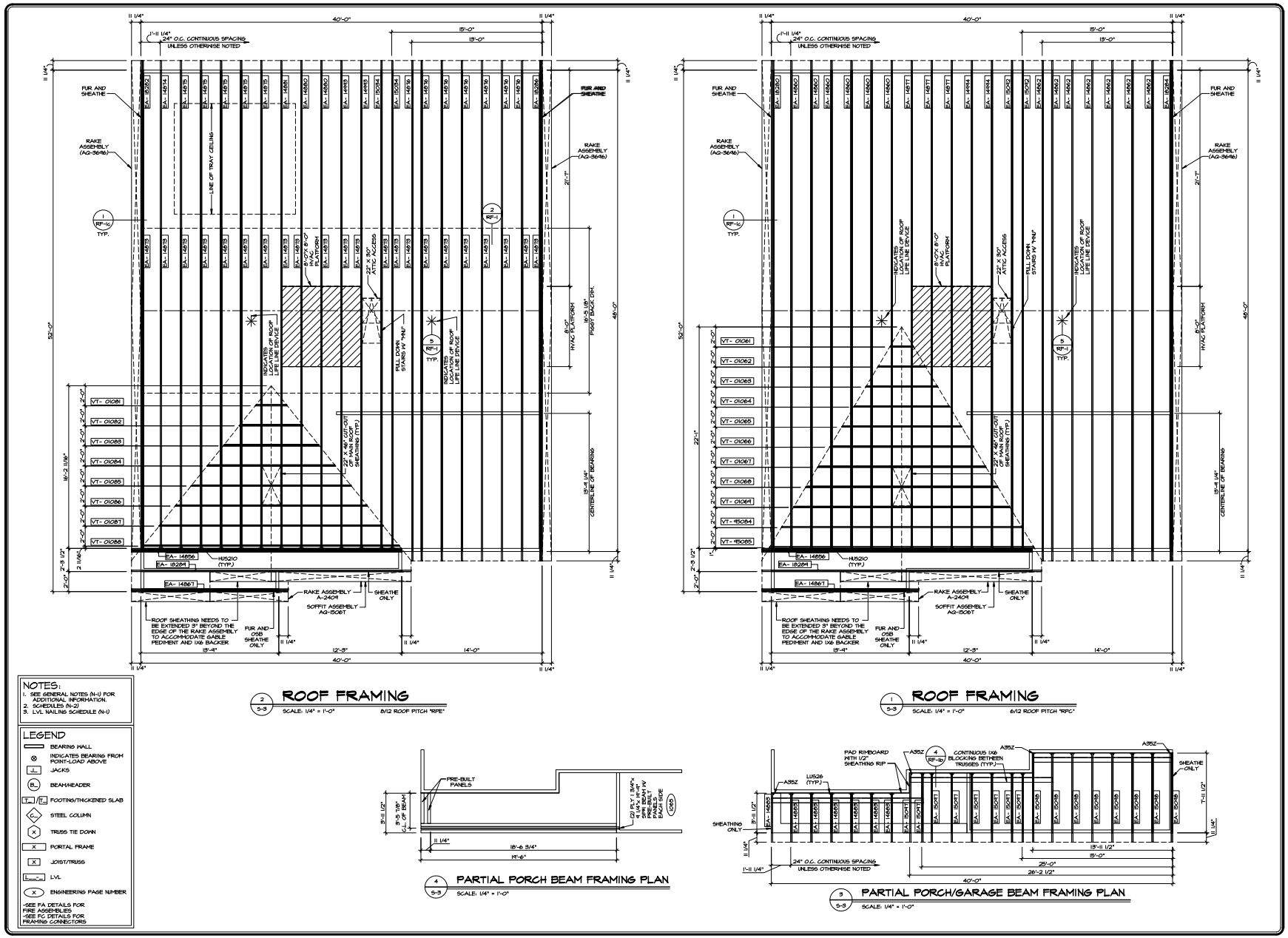




CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

FLAT FORK PUD





Flat Fork

Planned Unit Development

Ryan Homes

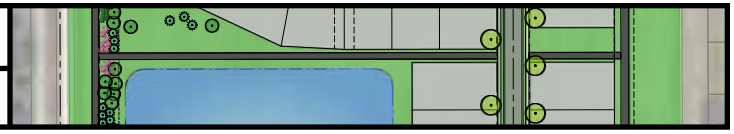
FISHERS EST. 1872

PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre drinker

PUD Committee | December 6, 2023 _ PART B

Georgia Road Neighborhood



NVR, Inc. (DBA "Ryan Homes"):
Mike Lewis, Land Manager,
Indianapolis Division
8425 Woodfield Crossing Blvd.,
Indianapolis, IN 46240

American Structurepoint, Inc.:
Josh Cribelar, PE (IN, OH, PA),
Civil Team Leader
9025 River Road, Suite 200
Indianapolis, IN 46240

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Esq.
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TABLE OF CONTENTS

PART B

Tab 8

Georgia Road Neighborhood

Ashbrooke (A, B, K, L)
Aviano (A, B, C, K, L)
Bramante (A, B, K, L)
Cumberland (A, B, K, L)
Palladio (A, B, K, L)
Savannah (A, B, K, L)

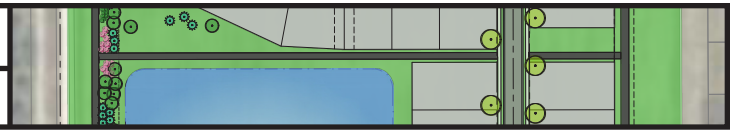
Notes:
Ashbrooke K was removed at June 7, 2023 meeting.
Ashbrooke L was approved at June 7, 2023 meeting.
Aviano K and L were approved at June 7, 2023 meeting.
Cumberland K and L were approved at June 7, 2023 meeting.
Savannah K and L were approved at June 7, 2023 meeting.

PART B

TAB 8

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, RENDERINGS

FLAT FORK PUD

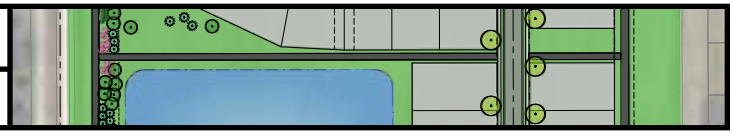


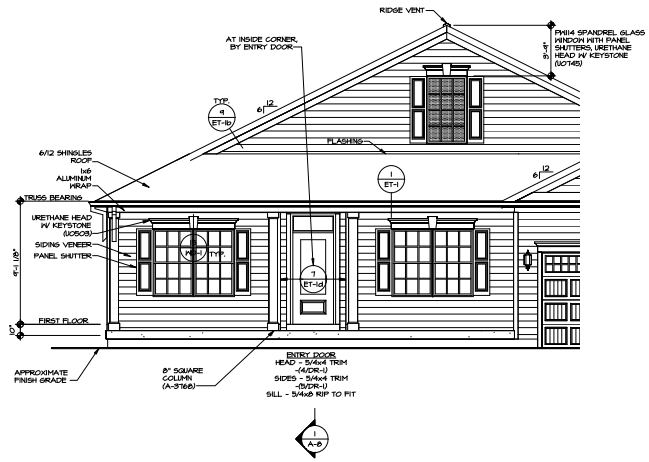
ASHBROOKE

ASHBROOKE

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ELEVATIONS

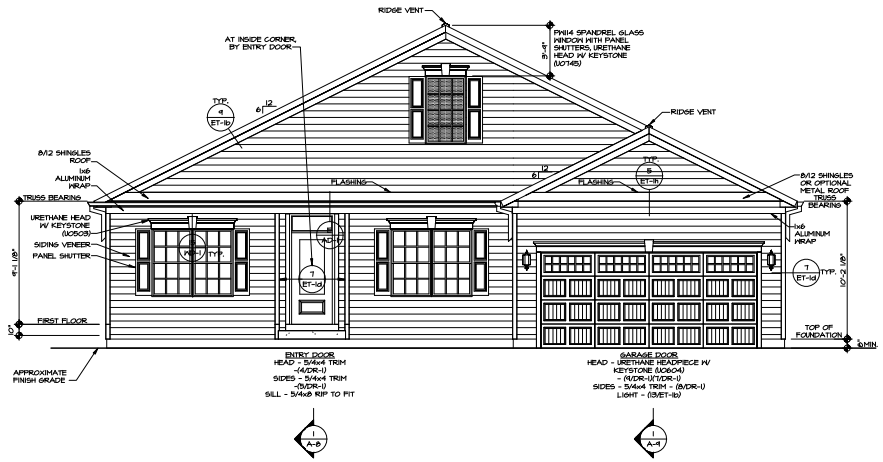
FLAT FORK PUD





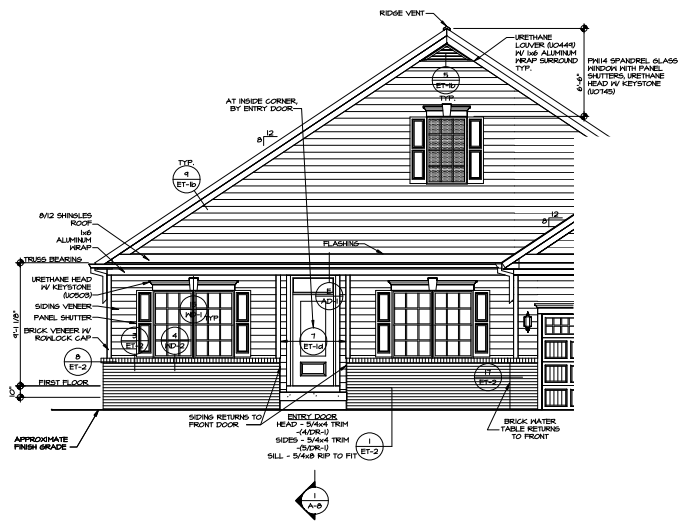
3 A-1 ELEVATION 'A' PARTIAL

SCALE: 1/4" = 1'-0" OPTIONAL FULL FRONT PORCH "EPA"



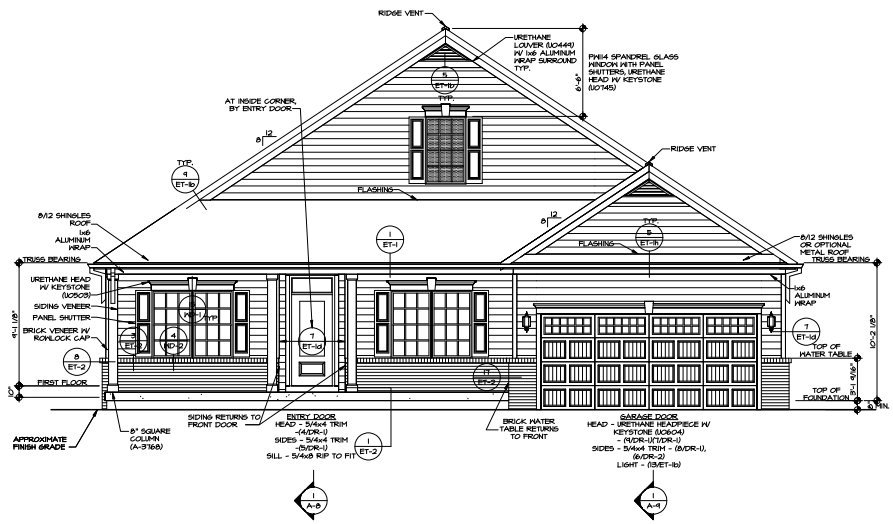
1 A-1 ELEVATION 'A'

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



3 A-1 ELEVATION 'A' PARTIAL

SCALE: 1/4" = 1'-0" OPTIONAL PARTIAL BRICK VENEER FRONT "EVM"
OPTIONAL 8/12 PITCH ROOF "RPE"



2 A-1 ELEVATION 'A'

SCALE: 1/4" = 1'-0" OPTIONAL PARTIAL BRICK VENEER FRONT "EVM"
OPTIONAL 8/12 PITCH ROOF "RPE"
OPTIONAL FULL FRONT PORCH "EPA"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REMARKS:

REV. NO.	DATE

© NVR, Inc. The owner, copyright, reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Ryan Homes Division
5285 Westhall Pointe Drive, Suite 100
Fredericksburg, MD 21703

SET NO. ABCCO
VERSION 01
RELEASE NO. ----
DRAWN BY C.V.B
DATE 7/9/19
OPTION
ELA

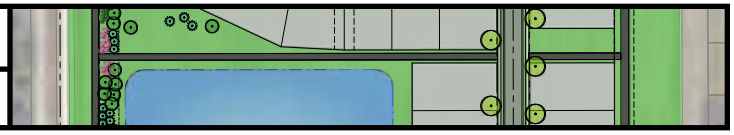
MODEL ASHBROOKE
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION 'A'

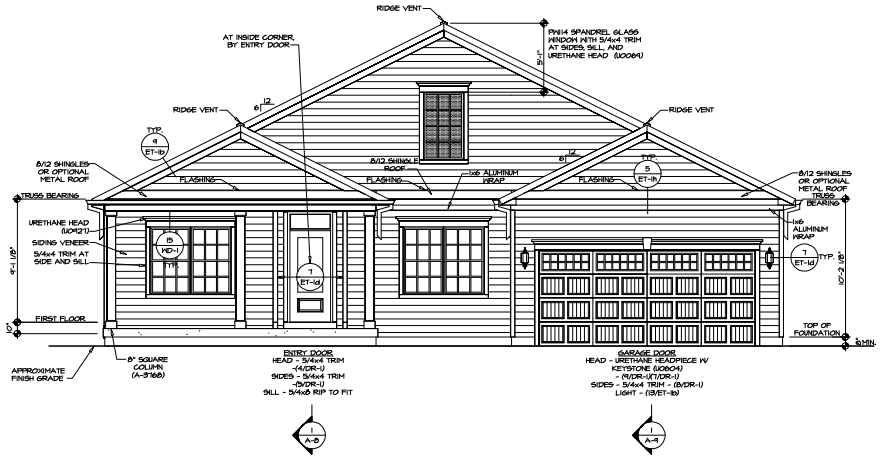
SHEET NO. A-1
4

E:\NVR Series\ASHBROOKE_ABCCO_01_2019\Series Veneer_Set\Series Veneer\A-1 ELEVATION A.dwg 06/27/23 - 7:43 am

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ELEVATIONS

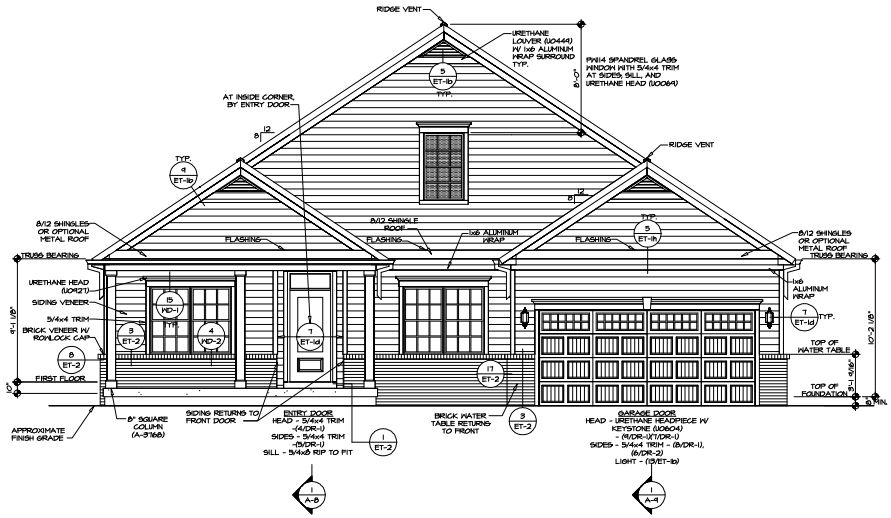
FLAT FORK PUD





1 A-1 **ELEVATION 'B'**

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



2 A-1 **ELEVATION 'B'**

SCALE: 1/4" = 1'-0" OPTIONAL PARTIAL BRICK VENEER FRONT "EVM"
OPTIONAL 8/12 PITCH ROOF "RPE"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REV. NO.	DATE	REMARKS

© NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Walkersville Office
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

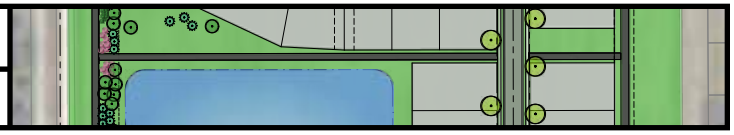
SET NO. ABR-00
VERSION 01
RELEASE NO. ----
DRAWN BY C/B
DATE 7/10/18
OPTION ELB

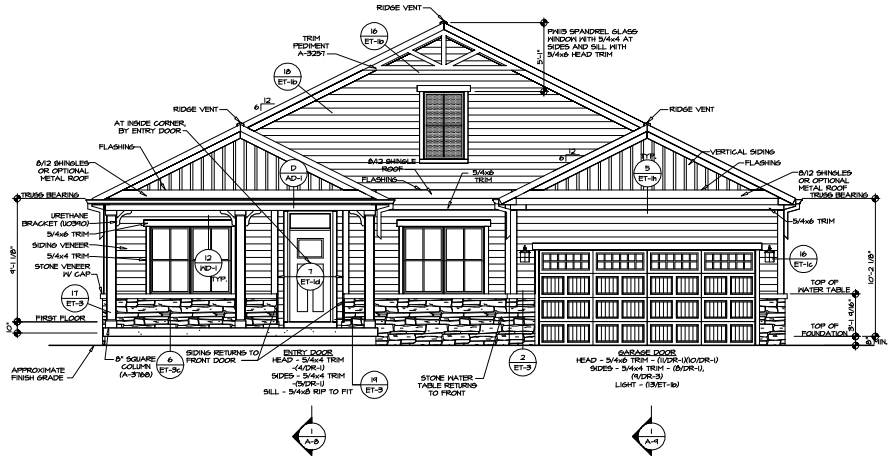
MODEL ASHBROOKE
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION 'B'

SHEET NO. A-1
15

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ELEVATIONS

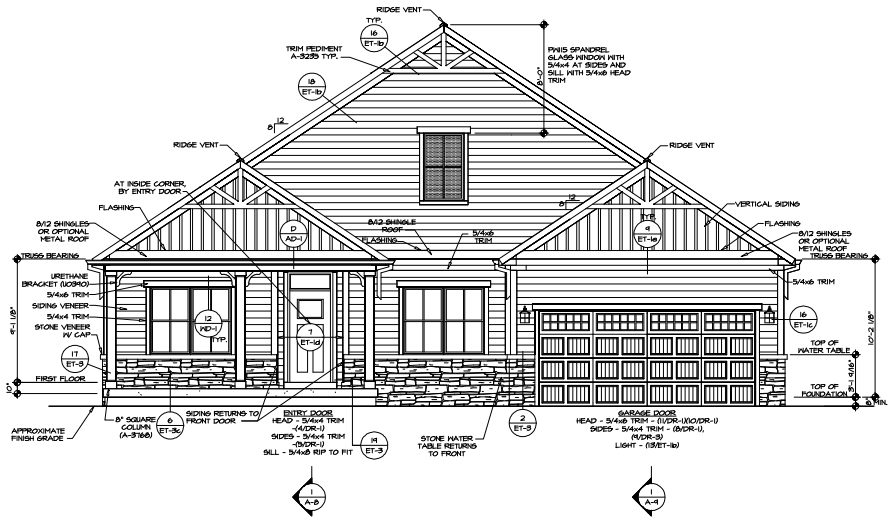
FLAT FORK PUD





1 A-1 ELEVATION 'L'

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



2 A-1 ELEVATION 'L'

SCALE: 1/4" = 1'-0" OPTIONAL 8/12 ROOF PITCH "RFE"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

REV. NO.	DATE	REMARKS

NVR, Inc. reserves the right to modify the plans and specifications shown in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are any rights conferred upon anyone other than NVR, Inc. to use, or allow others to use, these plans and specifications without the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

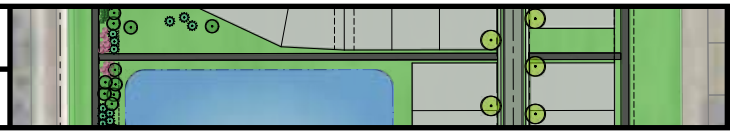
SET NO. ABC-00
VERSION 01
DRAWN BY C/VB
DATE: 7/10/18
OPTION
ELL

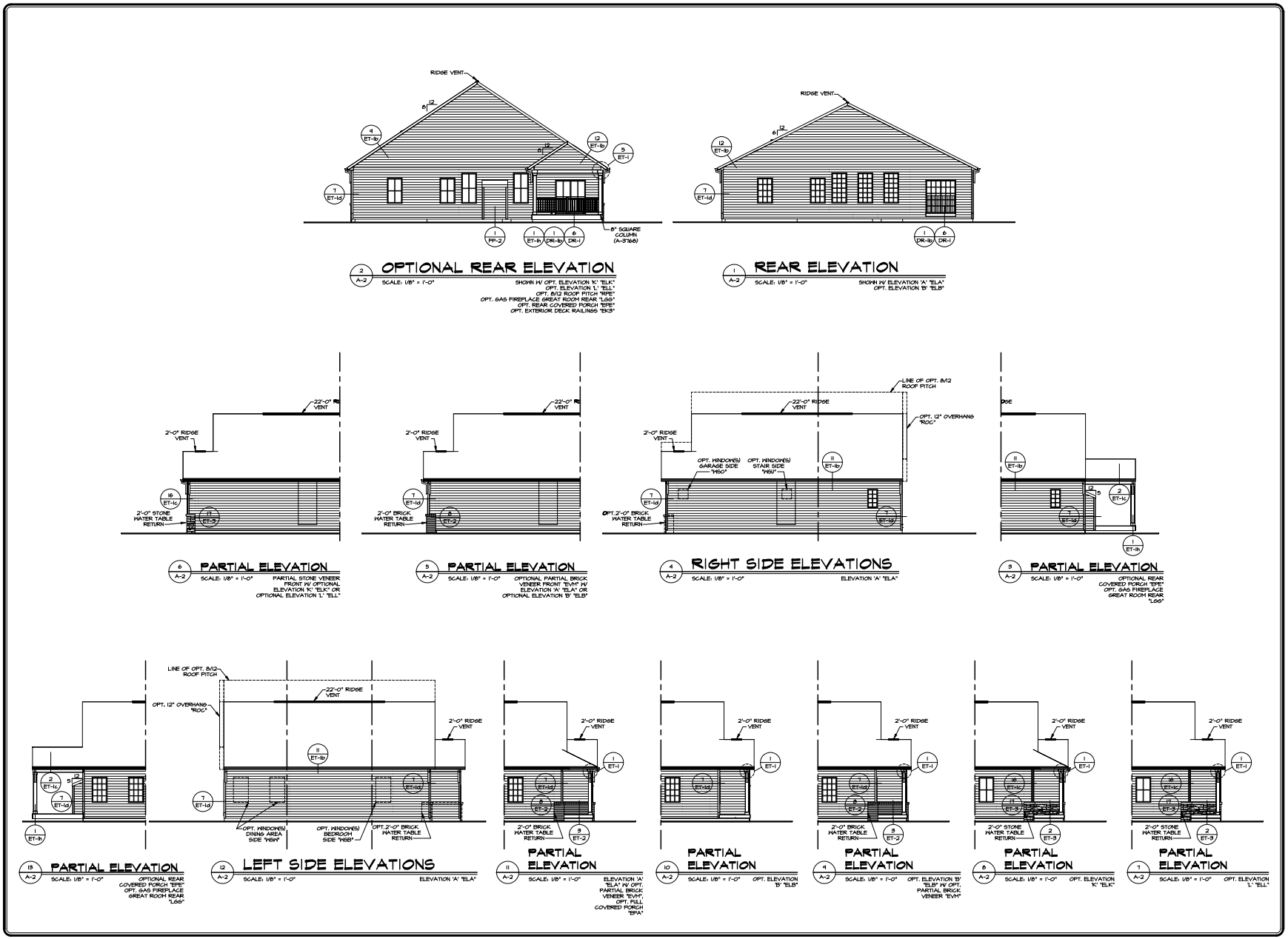
MODEL
ASHBROOKE
DRAWING TITLE
FRONT ELEVATION
OPTION DESCRIPTION
OPTIONAL ELEVATION 'L'

SHEET NO.
A-1
7

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ELEVATIONS

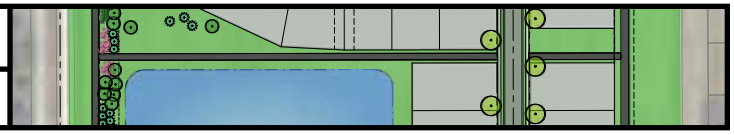
FLAT FORK PUD

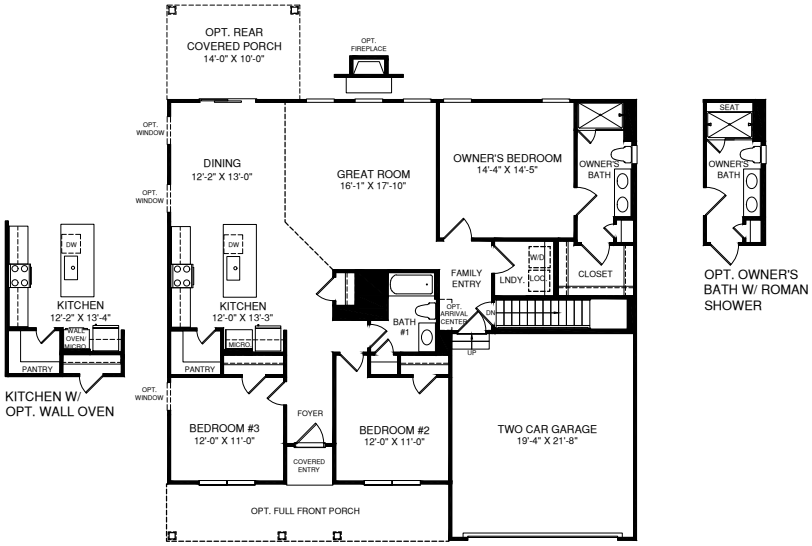




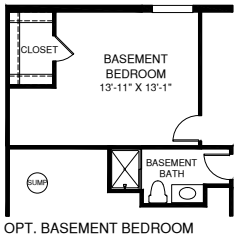
GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, FLOORPLANS

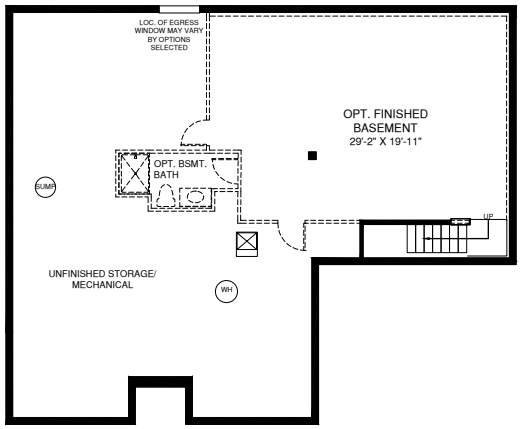
FLAT FORK PUD





MAIN LEVEL





LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

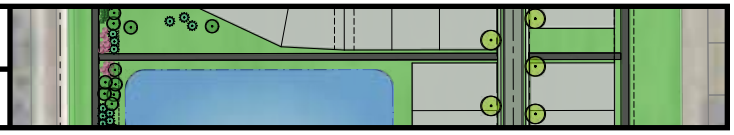
RY0820ABK00v0185MTCRFTCOLVD

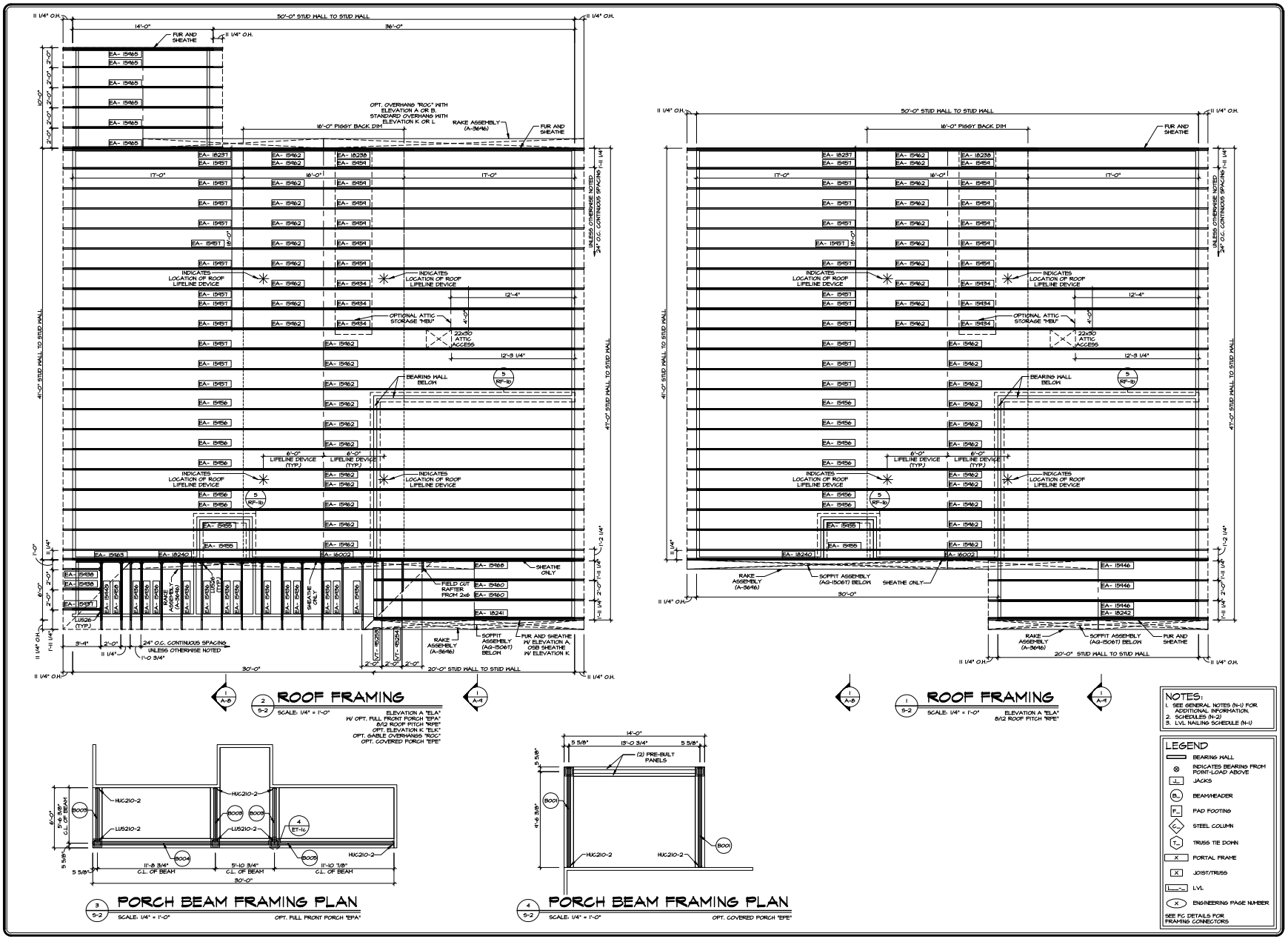
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0820ABK00v0185MTCRFTCOLVD

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ROOF PLANS

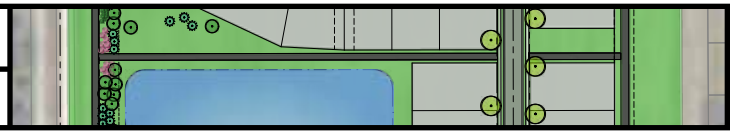
FLAT FORK PUD

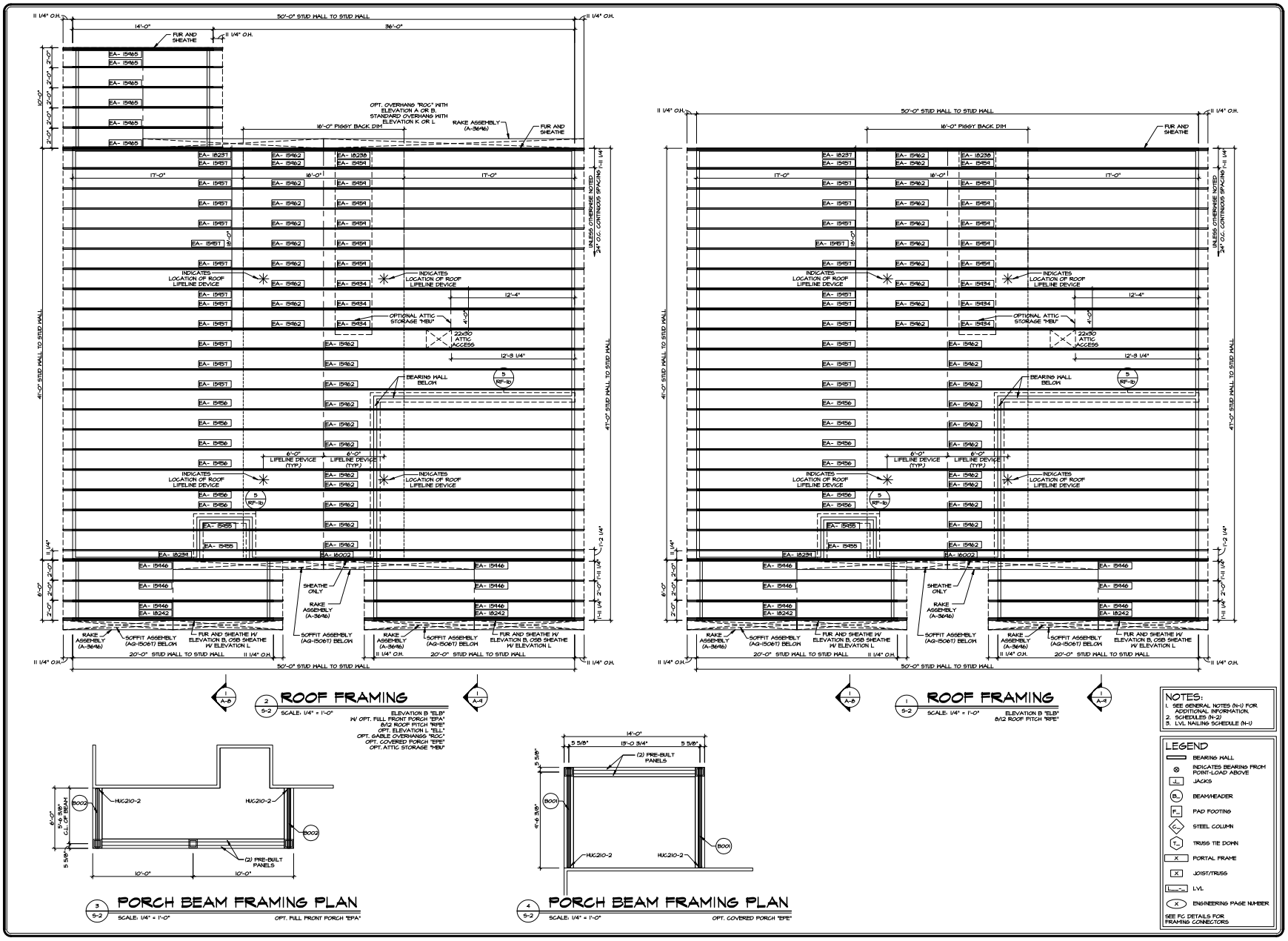




GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ROOF PLANS

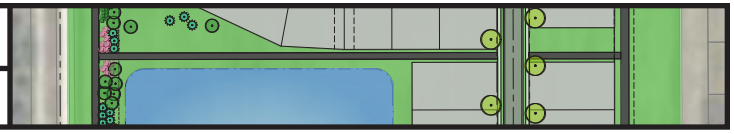
FLAT FORK PUD





GEORGIA ROAD NEIGHBORHOOD, AVIANO, RENDERINGS

FLAT FORK PUD



AVIANO

ELEVATION B

ELEVATION A

ELEVATION C

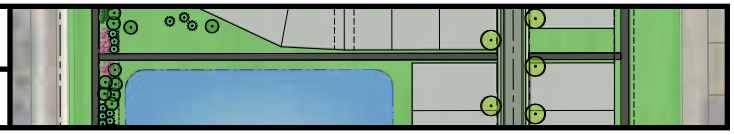
AVIANO

ELEVATION K

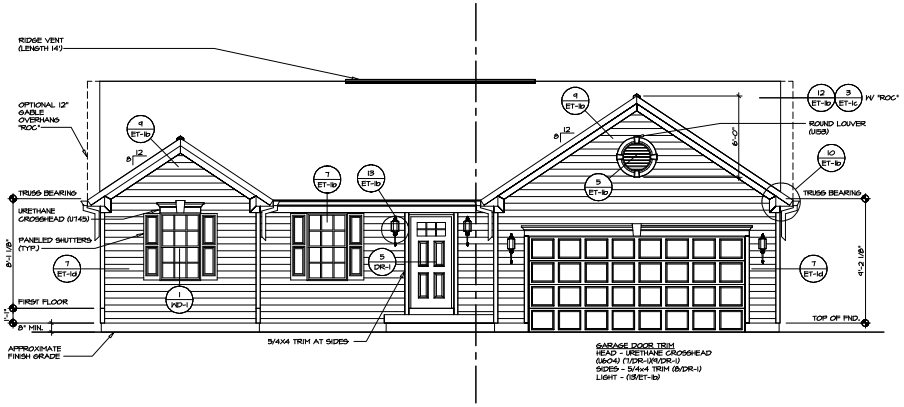
ELEVATION L

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

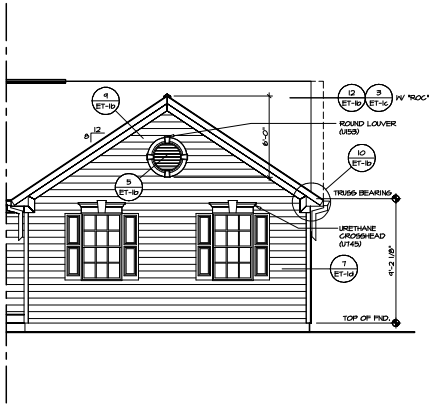
FLAT FORK PUD



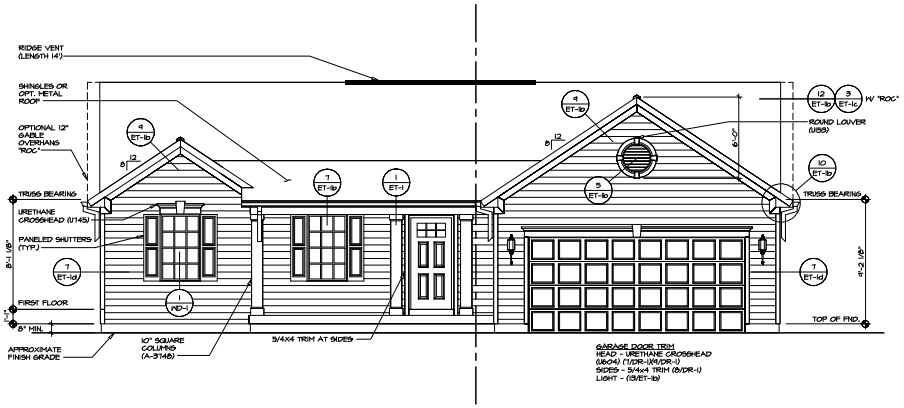
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



1 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"



3 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "EPA"

REV. NO.	DATE	REMARKS
1	10/22/16	DT - STANDARD DETAILS 3.0
2	5/30/18	JMB - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc.
This plan, regardless of the medium on which it is stored, is the property of NVR, Inc. Reproduction or distribution of this plan or any portion thereof is prohibited without the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westsprings Blvd., Suite 100
Frederick, MD 21703

SET NO. AJ-00
VERSION 01
RELEASE NO. ----
DRAWN BY ESA
DATE 4/25/15
OPTION
ELA
EVF

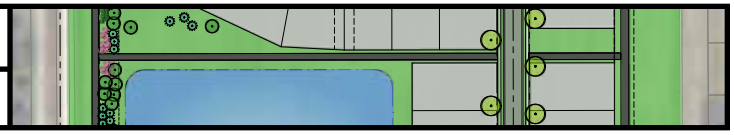
MODEL AVIANO
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "A" SIDING VENEER

SHEET NO. A-1
15

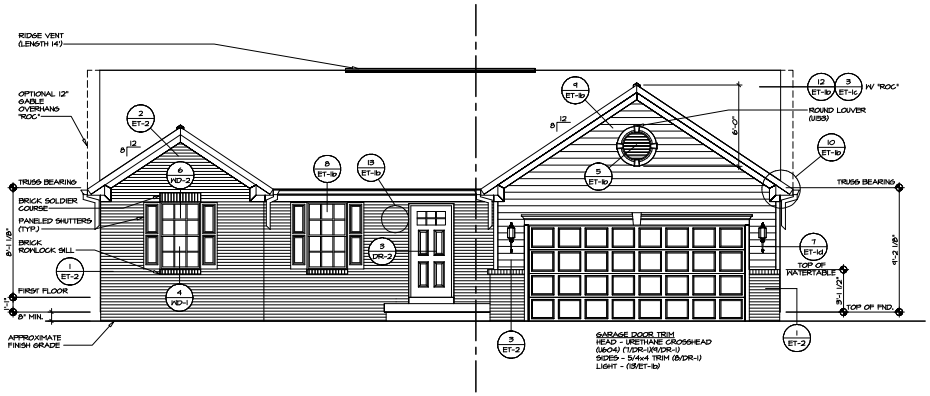
AVIANO_Series\AVIANO_AJ00_01_5929\Elevations\Version EVF\Elevations\V-1 ELA_5929.dwg Front Elev 10/18/2016 - 8:06 am

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

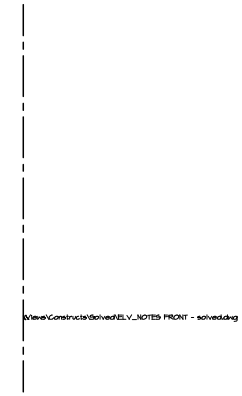
FLAT FORK PUD



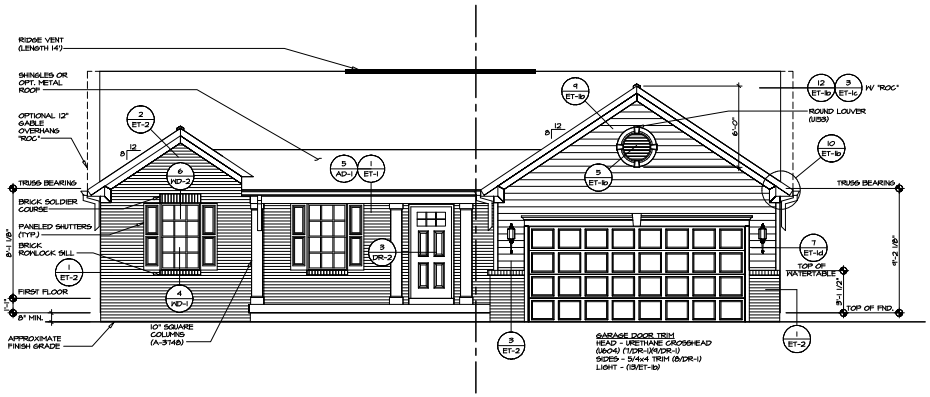
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



1 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"



3 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "EPA"

REV. NO.	DATE	REMARKS
1	10/22/16	DT - STANDARD DETAILS 3.0
2	5/30/18	JMB - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

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

SET NO. AJ-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 4/25/15
OPTION ELA
OPTION EVM

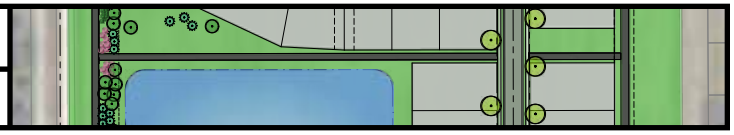
MODEL AVIANO
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "A" PARTIAL BRICK VENEER

SHEET NO. A-1
6

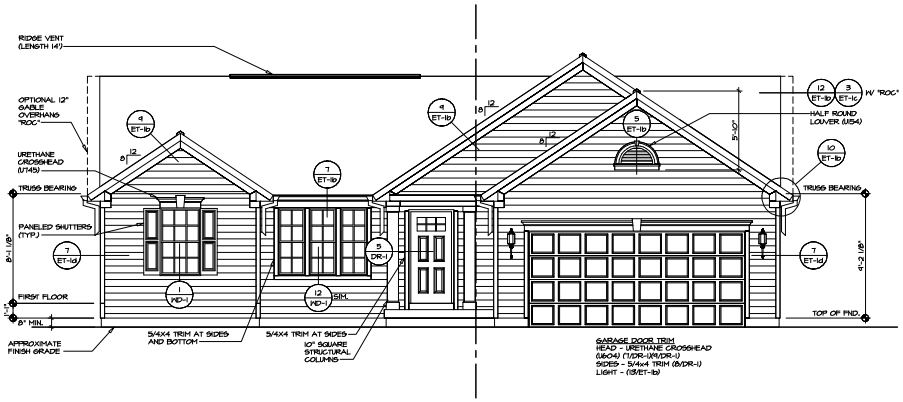
G:\NVR Series\AVIANO AJ00-01 5929\Elevations\Version 01\Elevations V-1 ELA BRICK PORCH.dwg - 10/5/24 - 9:08 am

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

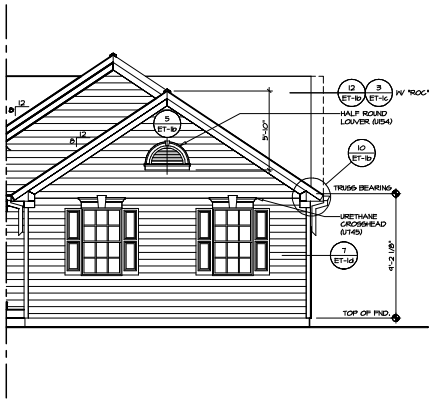
FLAT FORK PUD



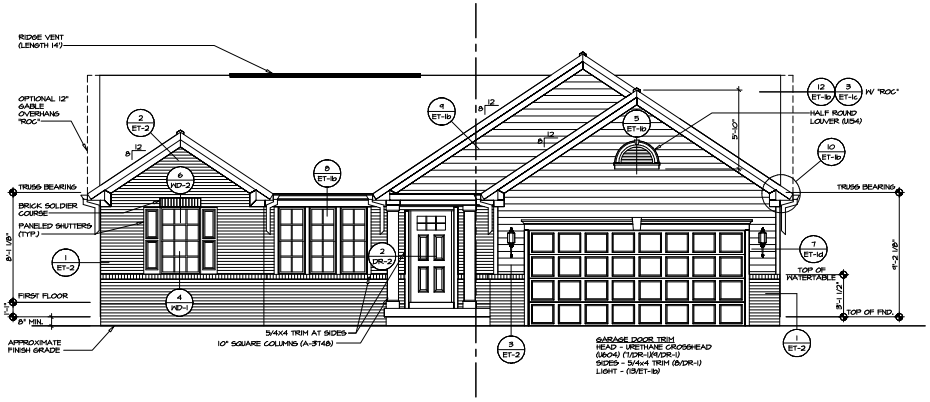
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



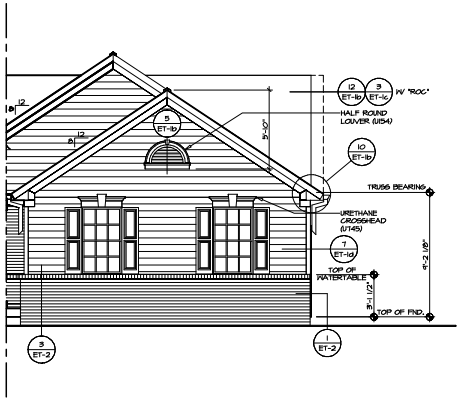
1 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" SIDING VENEER "EVF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC" SIDING VENEER "EVF"



3 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" PARTIAL BRICK VENEER "EVM"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC" PARTIAL BRICK VENEER "EVM"

REV. NO.	DATE	REMARKS
1	10/2/06	DT - STANDARD DETAILS 3.0
2	6/1/08	JMS - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
7601 Penn Ave., Suite 100
Frederick, MD 21703

SET NO. AJ-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 4/25/15

MODEL AVIANO
DRAWING TITLE FRONT ELEVATIONS

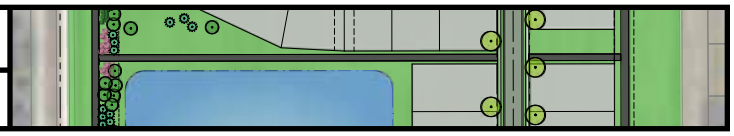
OPTION DESCRIPTION	OPTION
ELEVATION "B"	ELB
SIDING VENEER	EVF
PARTIAL BRICK VENEER	EVM

SHEET NO. A-1
7

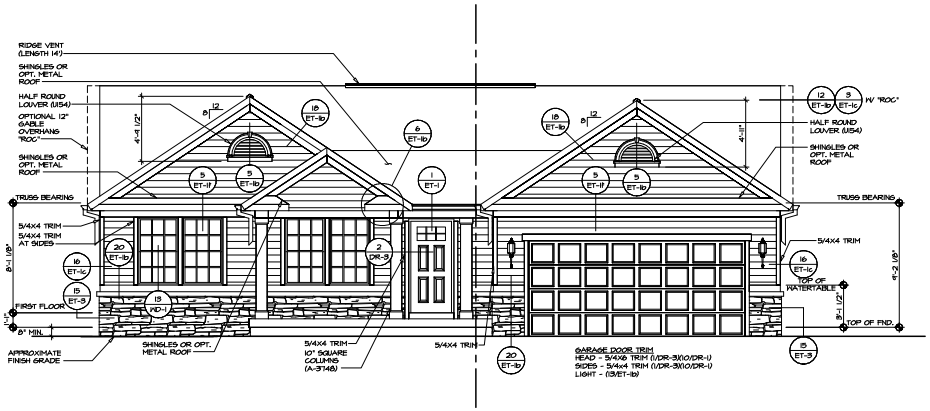
E:\NVR Series\AVIANO_AJ00_01_5924\Elevations\Version_E\Aviano_V-1_E4B_BRICK-SIDING_FRONT.dwg 10/30/24 - 3:06 pm

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

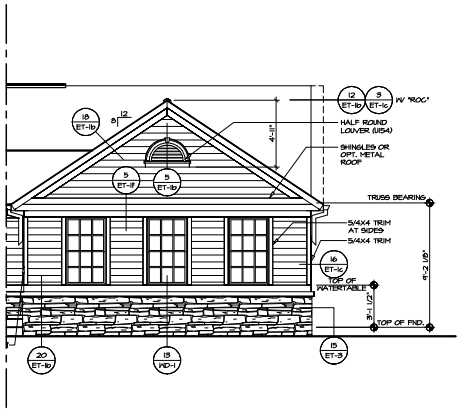
FLAT FORK PUD



NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



1 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"

REV. NO.	DATE	REMARKS
1	10/2/06	DT - STANDARD DETAILS 3.0
2	4/4/11	DRH - STONE OUTSIDE CORNERS (DHR 4/20/11)
3	4/4/16	LAS - ADDED DETAILS 1.0 & 1.1 (PHR 4/14/16)
4	6/1/18	JAS - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. The owner, expressly reserves its copyright and property rights in these plans. These plans are not to be reused, in whole or in part, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

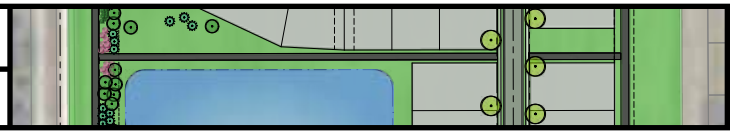
NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. A1-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 4/25/15
OPTION
ELC

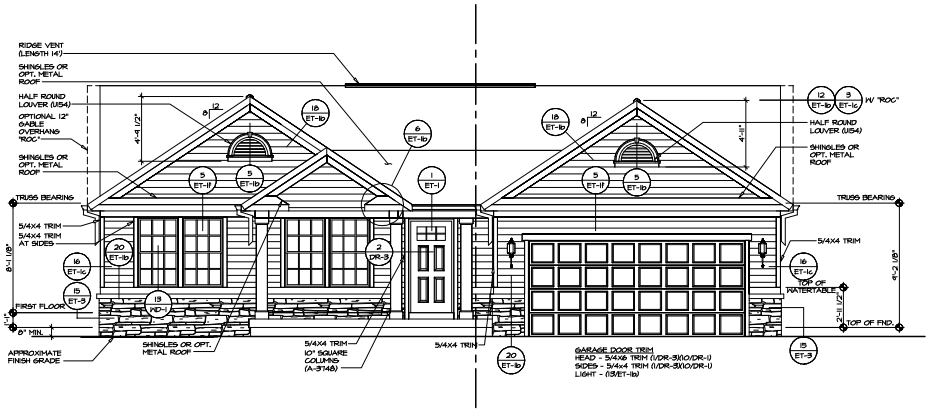
SHEET NO. A-1
MODEL AVIANO
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "C"
8

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

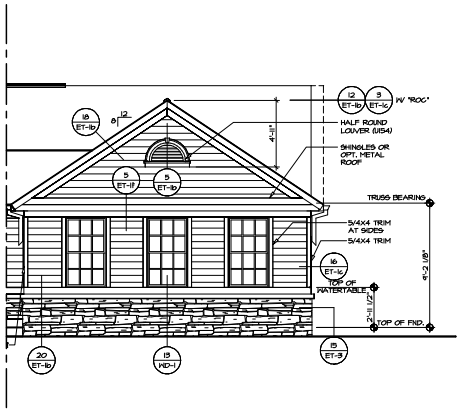
FLAT FORK PUD



NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



1 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"

REV. NO.	DATE	REMARKS
1	10/2/06	DT - STANDARD DETAILS 3.0
2	10/17	DRM - STONE OUTSIDE CORNERS (DOR 10/20/4)
3	4/1/08	LAS - ADDED OPTIONAL GARAGE DOOR DETAIL TO 3/ET-1 (PAR. 4.4.4.9.7)
4	8/1/08	LAS - PLANT BUILT PORCH COLUMNS PROJECT

NVR, Inc. reserves, its agents, employees and assigns to have sole ownership of all rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

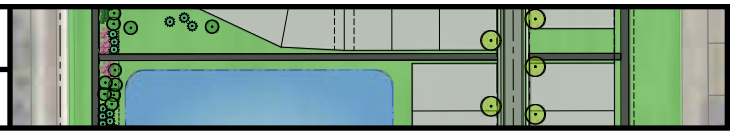
NVR
NVR, Inc.
5285 Westhampton Ave, Suite 100
Frederick, MD 21703

SET NO. A1-00
VERSION 01
DRAWN BY SGA
DATE: 4/15/15
OPTION
ELC

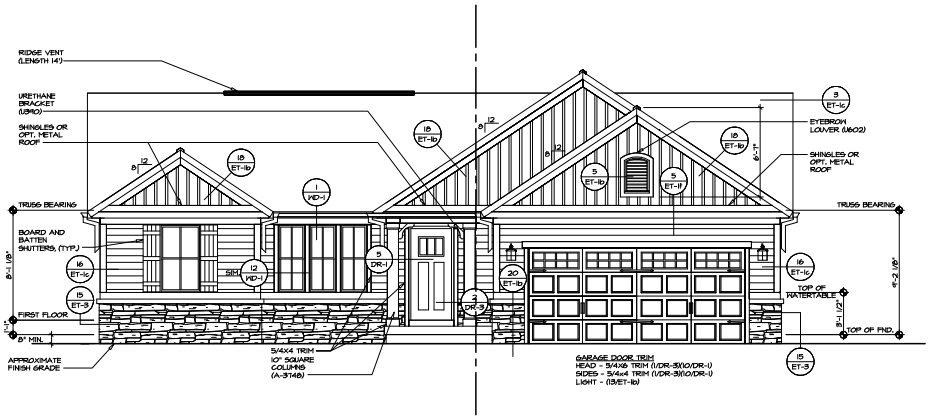
SHEET NO. A-1
MODEL AVIANO
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "C"
8

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

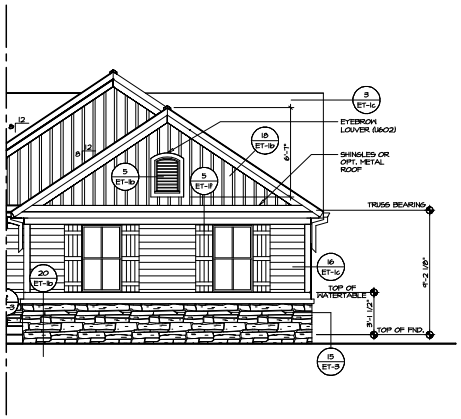
FLAT FORK PUD



NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



1 A-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "GCC"

REV. NO.	DATE	REMARKS
1	5/13/16	BJC - REV. GARAGE DOOR FROM 3 PANEL TO 4 PANEL (ELK, ELL)
2	8/1/16	BJC - REVISE STONE WATERTABLE DIM. TO COME OF THE TOP OF FND. (2-5 1/2")
3	10/20/16	BJC - GARAGE DOOR TRIM (1-5)
4	5/4/17	DRH - STONE OFFSET CORNERS (DHR 9/22/09)
5	4/14/17	RDB - UPDATED COLUMNS TO ADD CAPS
6	1/4/18	ABR - REVISED PEDIMENT GABLE W/ SIDING VERTICAL TO 5/4"-1" (PAR 8/18/15)
7	8/1/18	JAB - PLANT BELT PORCH COLUMNS PROJECT

NVR, Inc.
This printed, copyright, reserve, its
in these plans. These plans are not
to be used in any form or manner
expired in any form or manner
without the express written consent
nuisance is not, bona parts, without
the express written consent
consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. A1-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 4/15/15
OPTION ELK

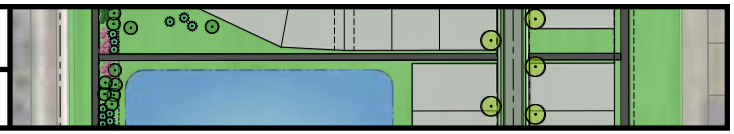
MODEL AVIANO
DRAWING TITLE FRONT ELEVATIONS
OPTION DESCRIPTION ELEVATION "K"

SHEET NO. A-1
9

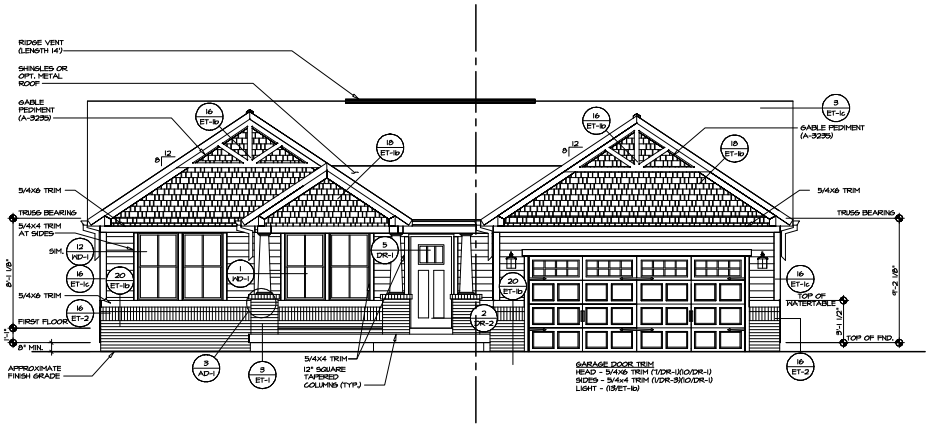
E:\NVR Options\AVIANO A100-01_5924\Sheets\Version 01\Elevations\A-1 ELK.dwg 10/4/23 8:10 am

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

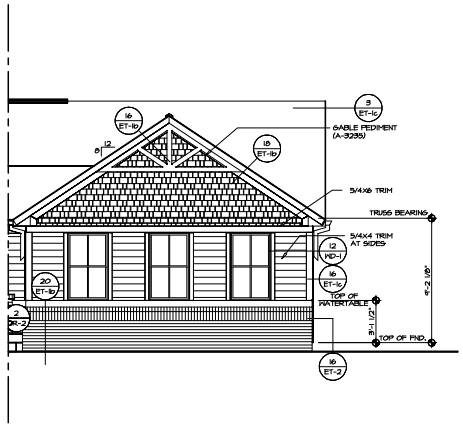
FLAT FORK PUD



NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



1 A-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "GCC"

REMARKS

REV. NO.	DATE	
1	2/26/16	R.J.S. - PROTOTYPE REVISIONS
2	10/21/16	D.T. - STANDARD DETAILS 3.0

NVR, Inc. reserves, expressly reserves, its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. A1-00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 4/15/15
OPTION
ELL

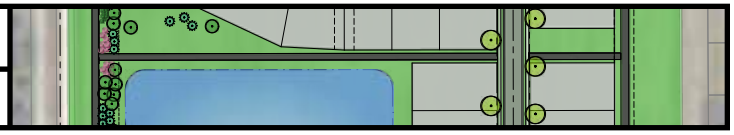
MODEL
AVIANO
DRAWING TITLE
FRONT ELEVATIONS
OPTION DESCRIPTION
ELEVATION "L"

SHEET NO.
A-1
10

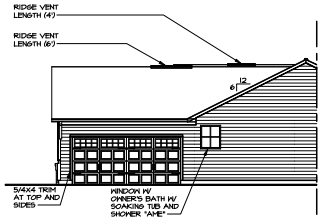
E:\NVR Options\AVIANO A100-01_5924\Sheets\Version 01\Elevations\A-1 ELL.dwg 10/26/16 - 8:10 am

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

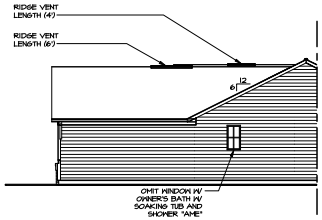
FLAT FORK PUD



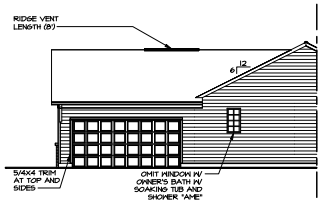
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



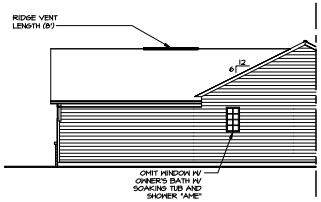
14 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
TWO CAR SIDE LOAD GARAGE "GCC"



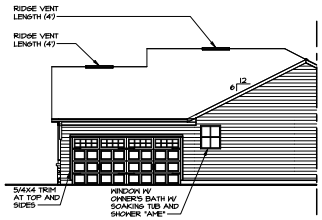
15 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
TWO CAR FRONT LOAD GARAGE "GCB"



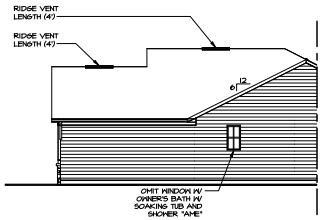
5 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR SIDE LOAD GARAGE "GCC"



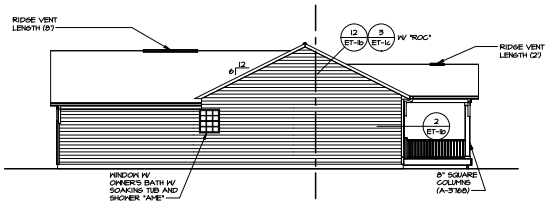
4 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR FRONT LOAD GARAGE "GCB"



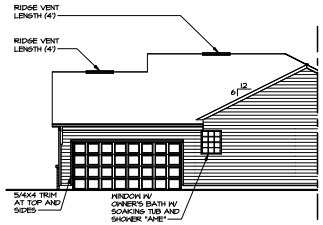
13 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
TWO CAR SIDE LOAD GARAGE "GCC"



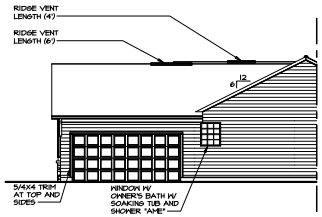
12 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
TWO CAR FRONT LOAD GARAGE "GCB"



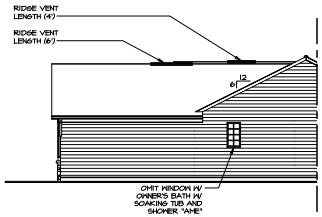
3 / A-2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
REAR COVERED PORCH "EPE"
OWNER'S BATHROOM W/ SOAKING TUB & SHOWER "AME"



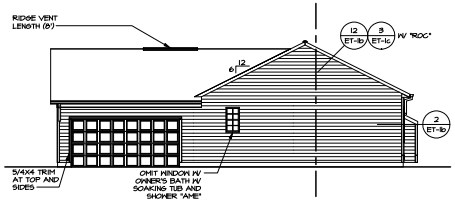
9 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR SIDE LOAD GARAGE "GCC"



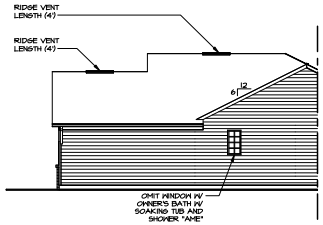
10 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
TWO CAR SIDE LOAD GARAGE "GCC"



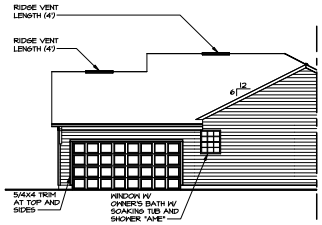
11 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
TWO CAR FRONT LOAD GARAGE "GCB"



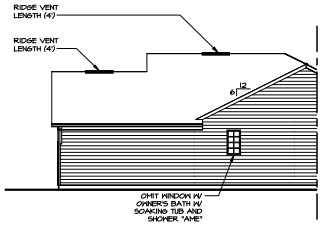
2 / A-2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
TWO CAR SIDE LOAD GARAGE "GCC"
GAS FIREPLACE GREAT ROOM REAR "LGG"



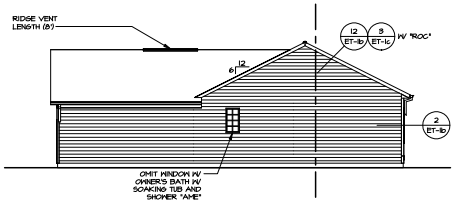
8 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR FRONT LOAD GARAGE "GCB"



7 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVP"
TWO CAR SIDE LOAD GARAGE "GCC"



6 / A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVP"
TWO CAR FRONT LOAD GARAGE "GCB"



1 / A-2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVP"
TWO CAR FRONT LOAD GARAGE "GCB"

REMARKS:
R-5 - REV. GARAGE DOOR FROM 3 PANEL TO 4 PANEL (ELK, ELL)
TB - STANDARD DETAILS 3.0
PRE - STONE GATHER GARDENS (PHR 5/22/01)

REV. NO.	DATE	
1	3/15/16	R-5
2	10/21/15	TB
3	4/9/11	PRE

NVR, Inc. reserves, retains, ownership, rights, title and interest in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Walkersville Office, Suite 100
5285 Woodsville Road
Frederick, MD 21703

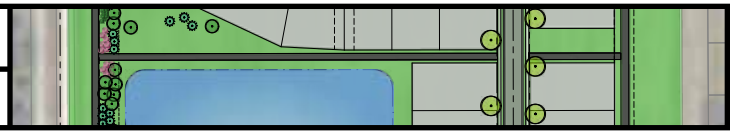
SET NO. AJ-00
VERSION 01
DRAWN BY SGA
DATE: 7/15/15
OPTION

MODEL: AVIANO
DRAWING TITLE: RIGHT ELEVATIONS
OPTION DESCRIPTION

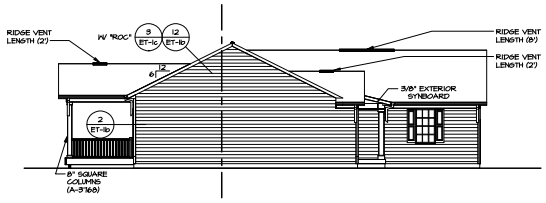
SHEET NO. A-2

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

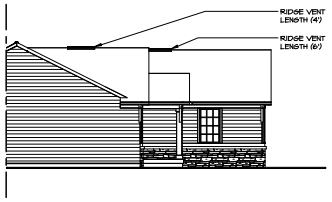
FLAT FORK PUD



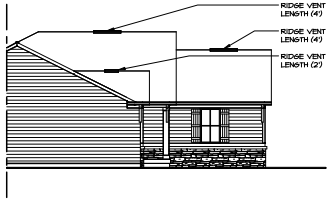
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



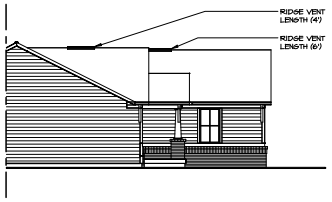
3 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN WITH ELEVATION "A" "ELA" REAR COVERED PORCH "EPE"



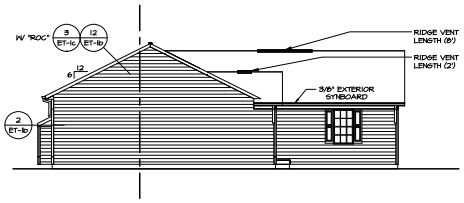
4 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



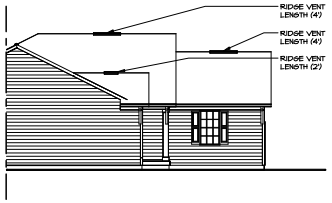
10 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"



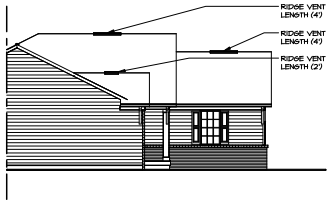
11 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"



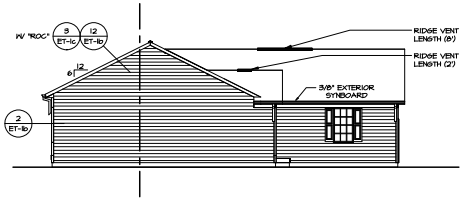
2 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN WITH ELEVATION "A" "ELA" GAS FIREPLACE GREAT ROOM REAR "LSG"



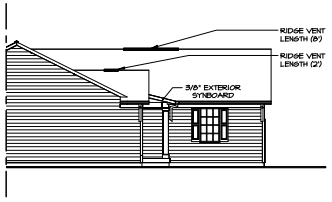
7 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB" SIDING VENEER FRONT "EVF"



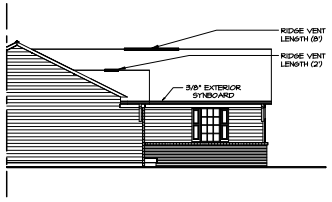
8 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB" PARTIAL BRICK VENEER FRONT "EVM"



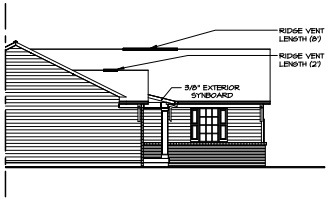
1 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF"



4 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" SIDING VENEER FRONT "EVF" FRONT COVERED PORCH "EPA"



5 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" PARTIAL BRICK VENEER FRONT "EVM"



6 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" PARTIAL BRICK VENEER FRONT "EVM" FRONT COVERED PORCH "EPA"

REV. NO.	DATE	REMARKS
1	10/2/16	TB - STANDARD DETAILS 3.0
2	4/5/17	DRM - STONE OUTSIDE CORNERS (DHR 4/2024)
3	4/19/17	KCB - UPDATED COLUMNS TO REFLECT APS

NVR, Inc. reserves, retains, and maintains all rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Washington Regional Office
5285 Westfield Ave, Suite 100
Fredericksburg, MD 21703

SET NO. AJ-00
VERSION 01
DRAWN BY SGA
DATE: 4/15/15
OPTION

MODEL AVIANO
DRAWING TITLE LEFT ELEVATIONS
OPTION DESCRIPTION

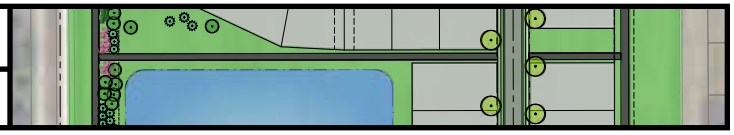
SHEET NO. A-2b

12

07/18/21 - 11:04 am

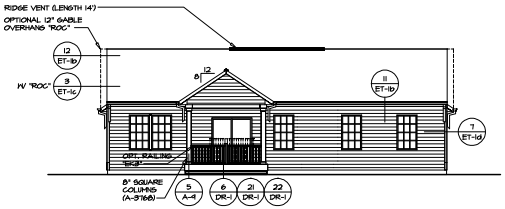
GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

FLAT FORK PUD

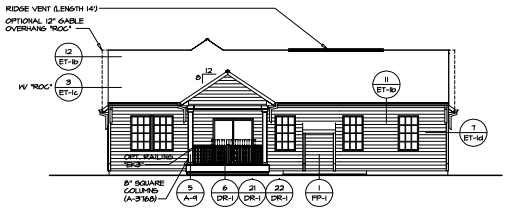


NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

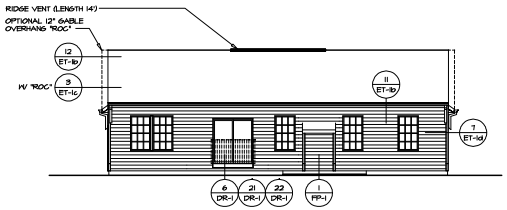
NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"



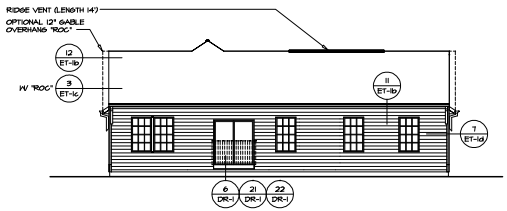
3 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0"
REAR COVERED PORCH "EPE"
ELEVATION "A" "ELA"
ELEVATION "C" "ELC"
ELEVATION "L" "ELL"



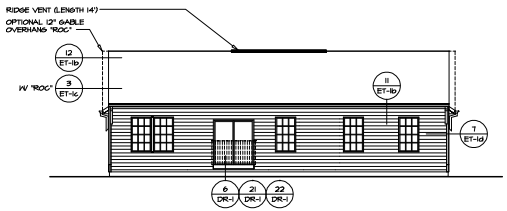
5 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0"
GAS FIREPLACE GREAT ROOM REAR "LG6"
REAR COVERED PORCH "EPE"
ELEVATION "B" "ELB"
ELEVATION "K" "ELK"



2 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0"
GAS FIREPLACE GREAT ROOM REAR "LG6"
ELEVATION "A" "ELA"
ELEVATION "C" "ELC"
ELEVATION "L" "ELL"



4 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
ELEVATION "K" "ELK"



1 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
ELEVATION "C" "ELC"
ELEVATION "L" "ELL"

REV. NO.	DATE	REMARKS
1	10/2/16	TB - STANDARD DETAILS 3.0
2	2/8/17	SGA - REVISED REAR COLUMNS, NOTES AND DETAIL WITH EPE - PAR # 4595P1
3	3/6/17	KAG - ADDED SAFETY RAIL IN EPE

NVR, Inc. reserves, its employees and agents, the right to use these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

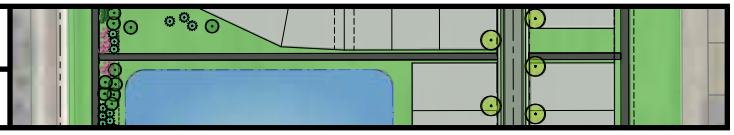
NVR
NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericks, MD 21703

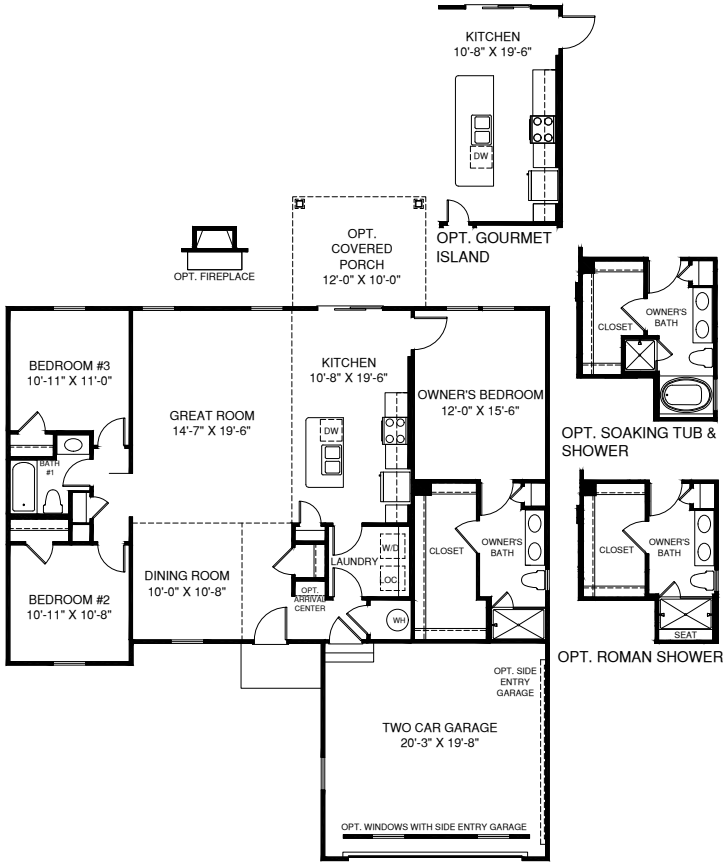
SET NO. AJ-00
VERSION 01
DRAWN BY SGA
DATE: 4/15/15
OPTION

SHEET NO. A-2c
MODEL AVIANO
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION
3

GEORGIA ROAD NEIGHBORHOOD, AVIANO, FLOORPLANS

FLAT FORK PUD





MAIN LEVEL

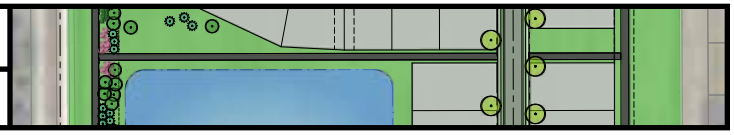
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

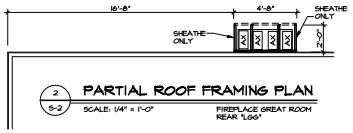
EQUAL HOUSING OPPORTUNITY

RY01 19 AIA00v01 CRSLCRFT

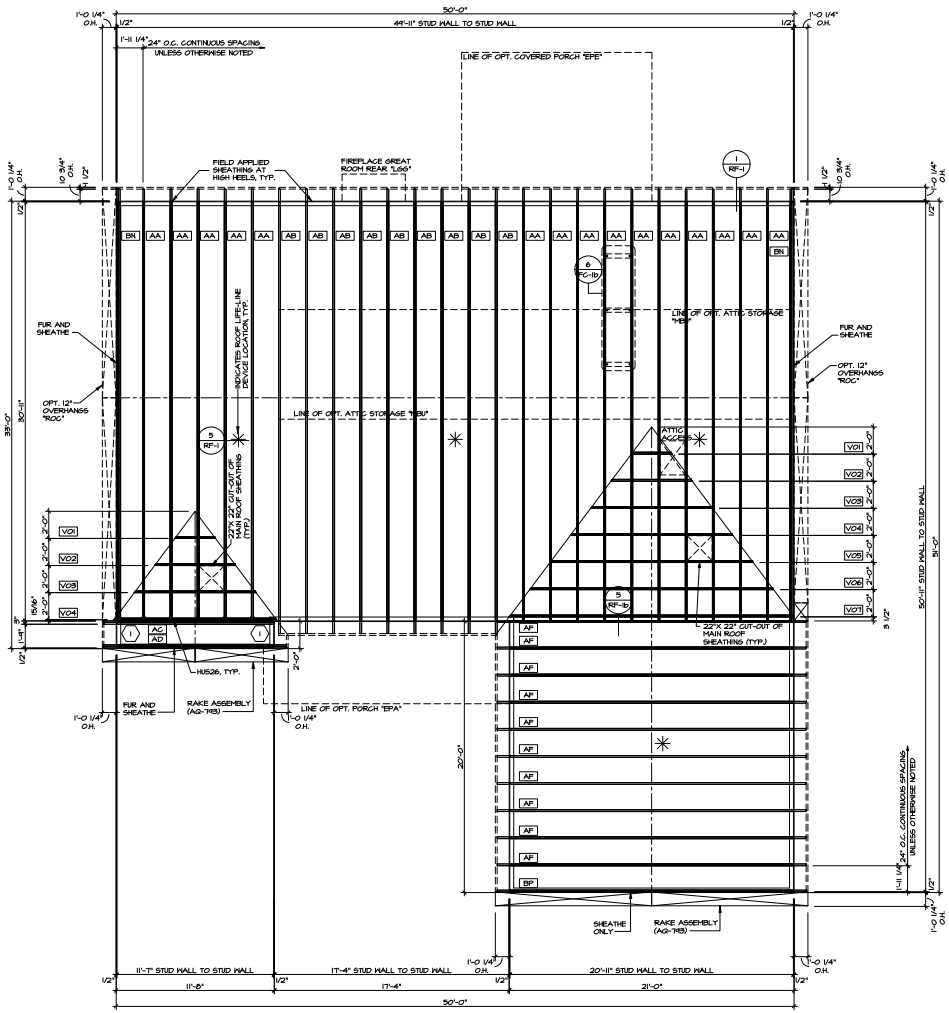
GEORGIA ROAD NEIGHBORHOOD, AVIANO, ROOF PLANS

FLAT FORK PUD





2 / S-2 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
FIREPLACE GREAT ROOM REAR "L66"



1 / S-2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

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

REV. NO.	DATE	REMARKS
1	7/26/16	PR - NOTE/SCHEDULE PROJECT COMPLETED
2	10/21/16	DT - STANDARD DETAILS 3.0

NVR, Inc. assumes no responsibility for the accuracy of the information in these plans. These plans are not to be reproduced, altered or copied in any form or manner whatsoever nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
Homes by Ryan Homes
5285 Westfield Blvd., Suite 100
Frederick, MD 21703

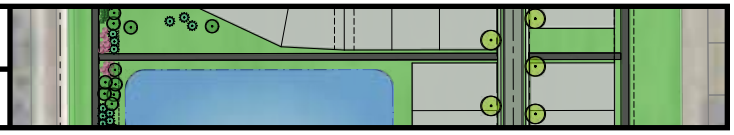
SET NO. AJ-00
VERSION 01
RELEASE NO. ----
DRAWN BY CHB
DATE 4/17/15

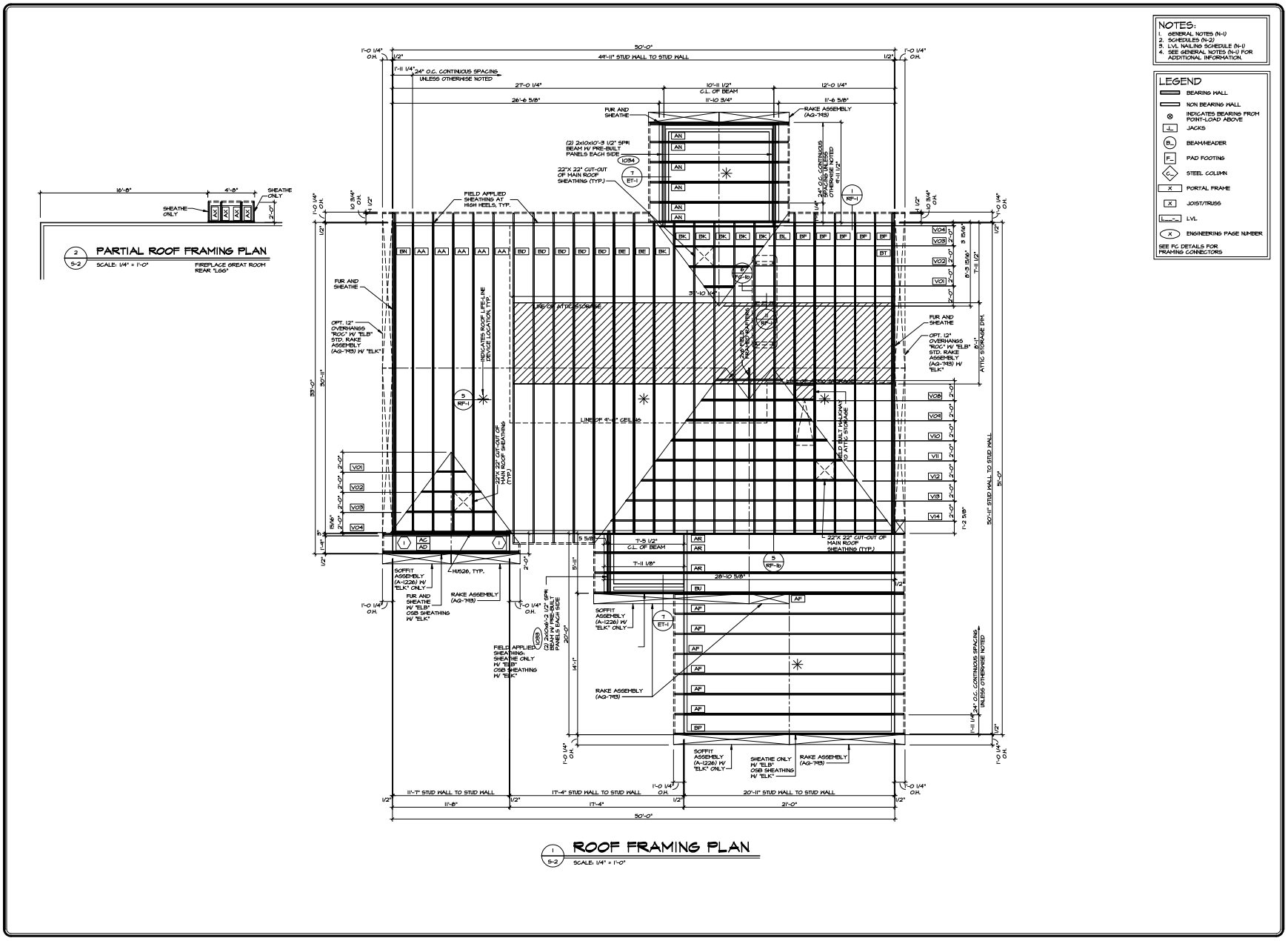
SHEET NO. S-2
MODEL AVIANO
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION "A" 8' CEILINGS FULL BASEMENT FOUNDATION
OPTION ELA SCB FBA
50

E:\NVR Sales\NVRHS AJ00_01_5P2A\Items\Views_E\Roof Framing\S-2 RFA_ELA_SCB_FBA_2ndLiving 10/28/2015 - 8:15 am

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ROOF PLANS

FLAT FORK PUD





REV. NO.	DATE	REMARKS
1	7/26/16	PR - NOTE/SCHEDULE PROJECT COMPLETED
2	10/21/16	DT - STANDARD DETAILS 3.0

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Mark Wyatt, Suite 100
5285 Westhall Way
Frederick, MD 21703

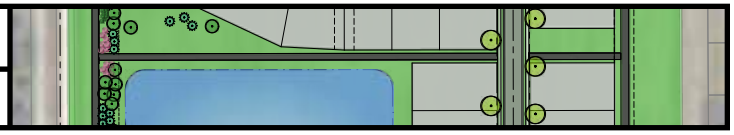
SET NO. A1.00
VERSION 01
DRAWN BY CHB
DATE: 4/17/15
OPTION
ELB, ELK, EPE
SCC, MBU
FBA

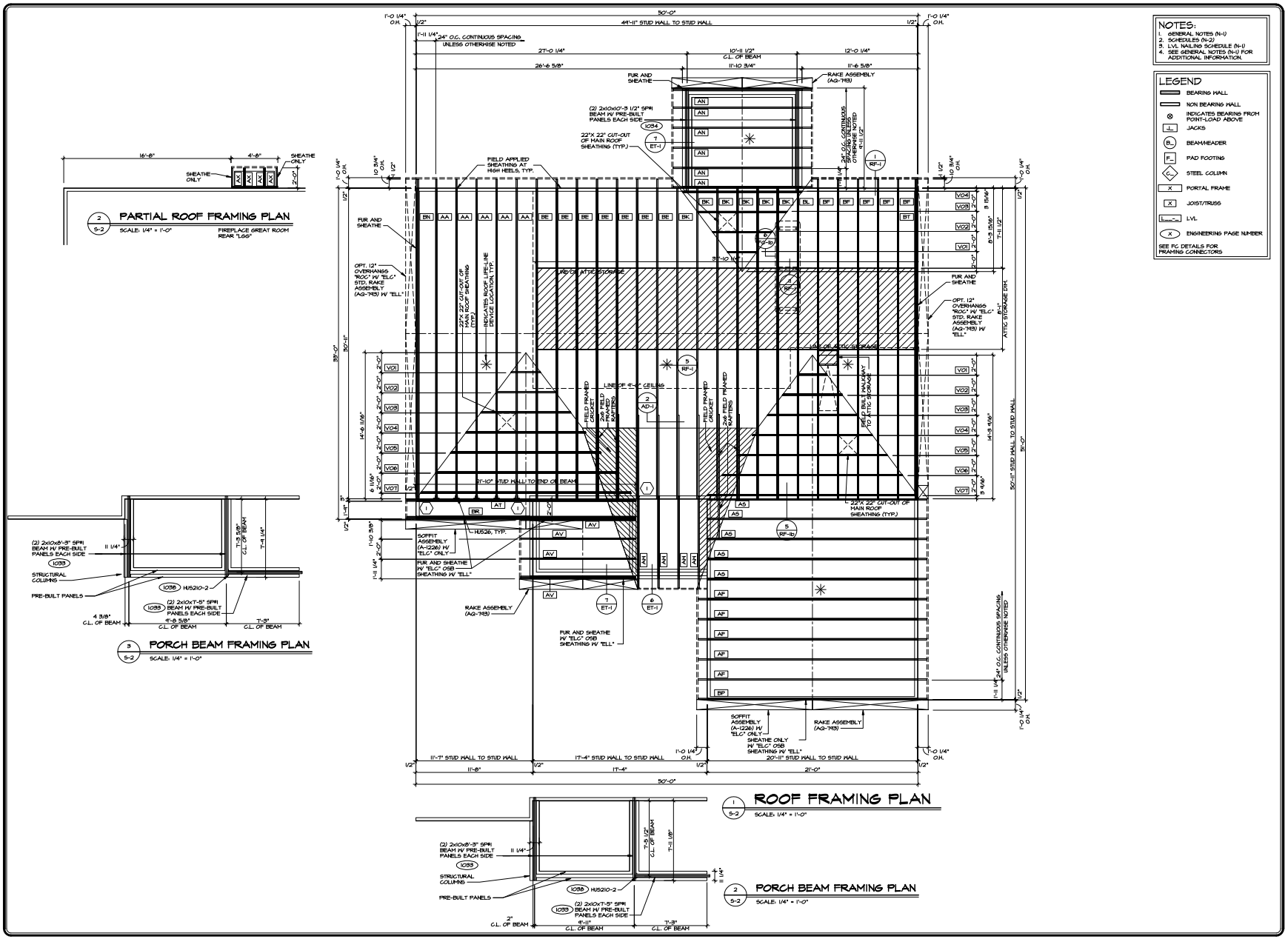
SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
S-2	AVIANO	ROOF FRAMING PLAN	ELEVATION "B" OR "C", REAR COVERED PORCH 9' CEILINGS, ATTIC STORAGE FULL BASEMENT FOUNDATION

92

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ROOF PLANS

FLAT FORK PUD





REV. NO.	DATE	REMARKS
1	7/28/16	PR - NOTE/SCHEDULE PROJECT COMPLETED
2	10/21/16	DT - STANDARD DETAILS 3.0

NVR, Inc. The owner, expressly reserves its common law copyright and property right in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office
5285 Westhaven Drive, Suite 100
Frederick, MD 21703

SET NO. A1-00
VERSION 01
DRAWN BY CHB
DATE: 4/17/15

MODEL: AVIANO
DRAWING TITLE: ROOF FRAMING PLAN

OPTION DESCRIPTION: ELEVATION 'C' OR 'L', ATTIC STORAGE 4" CEILINGS, REAR COVERED PORCH FULL BASEMENT FOUNDATION

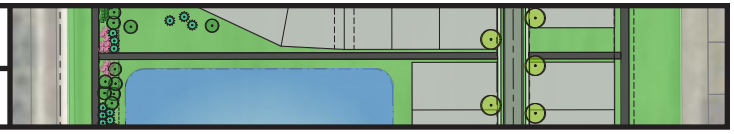
OPTION: ELC, ELL, MBU, SCC, DPE, FBA

SHEET NO.: S-2

108

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, RENDERINGS

FLAT FORK PUD



BRAMANTE

ELEVATION A

ELEVATION B

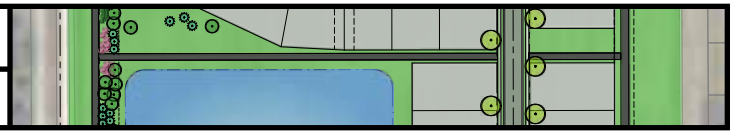
BRAMANTE RANCH

ELEVATION K

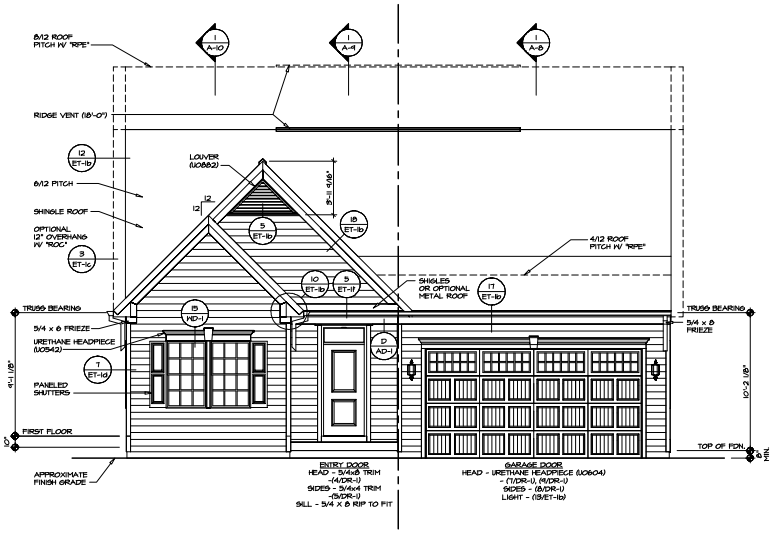
ELEVATION L

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

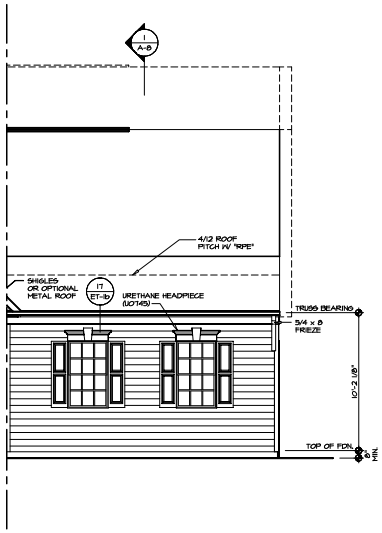
FLAT FORK PUD



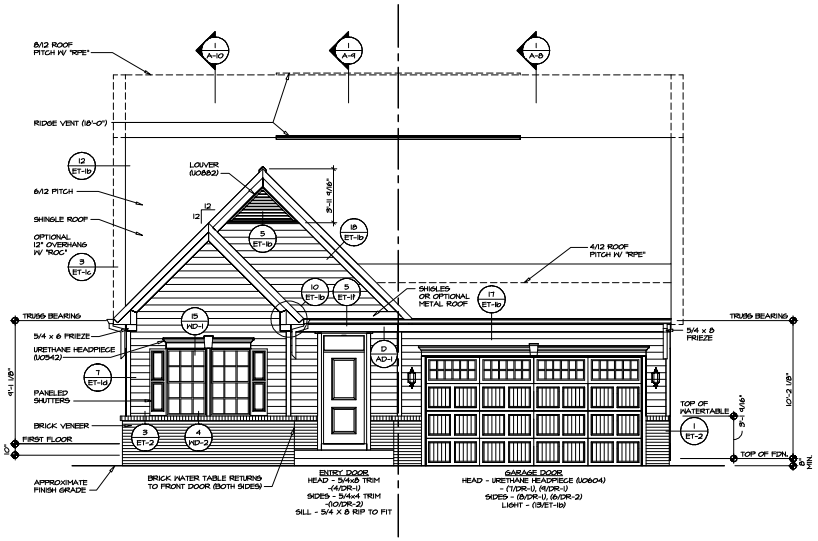
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



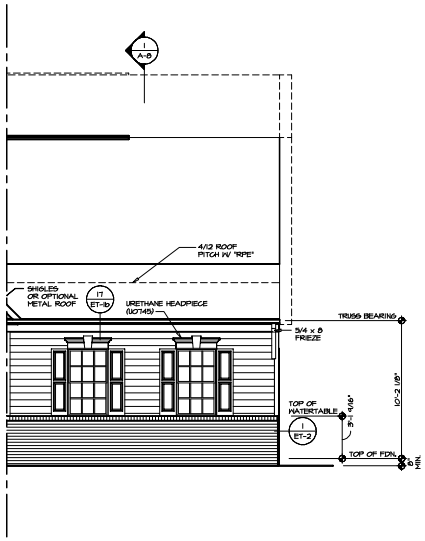
1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF"
2 CAR GARAGE - FRONT ENTRY "GCB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF"
2 CAR GARAGE - SIDE ENTRY "GCC"



3 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM"
2 CAR GARAGE - FRONT ENTRY "GCB"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM"
2 CAR GARAGE - SIDE ENTRY "GCC"

REMARKS:

REV. NO.	DATE

NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericksburg, MD 21703

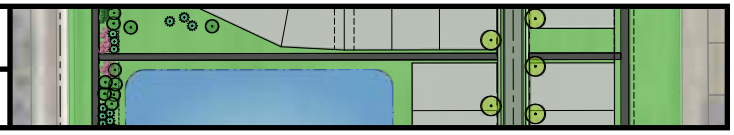
SET NO. SFH-QA
VERSION 01
RELEASE NO. ----
DRAWN BY JAB
DATE 2/24/17
OPTION ELA

MODEL BRAMANTE RANCH
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A"

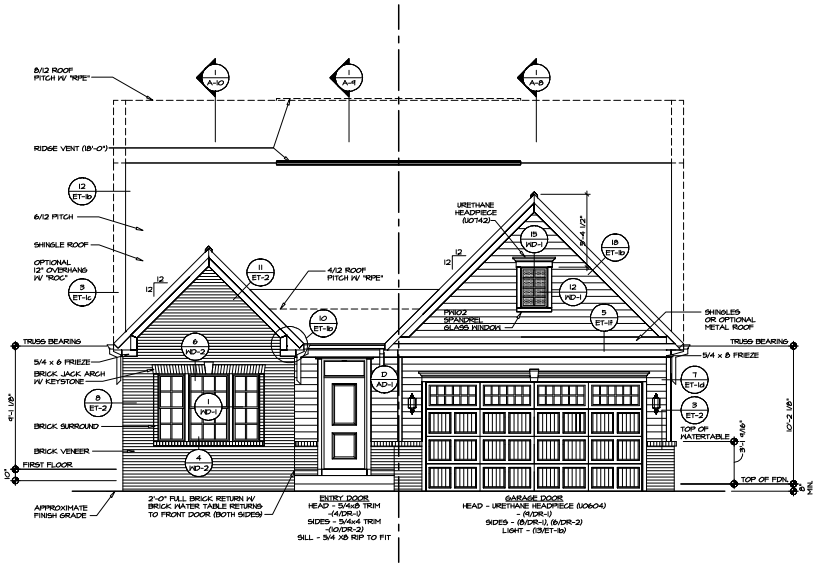
SHEET NO. A-1
4

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

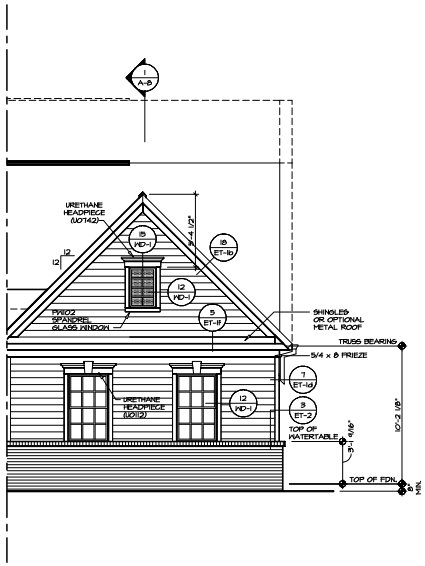
FLAT FORK PUD



NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" 2 CAR GARAGE - FRONT ENTRY "6CB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" 2 CAR GARAGE - SIDE ENTRY "6CC"

REV. NO. | DATE | REMARKS

NVR, Inc. The owner, agents, assigns, or the architect assumes no liability to those plans. These plans are not to be used in any form for manufacturing purposes. Any reproduction or use of these plans or any part thereof is a violation of the copyright owned at NVR, Inc.

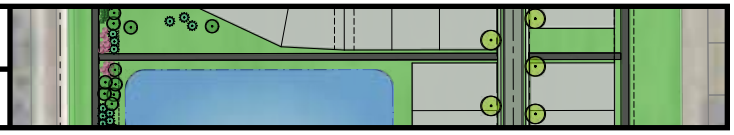
NVR
NVR, Inc.
5285 Westhall Pine, Suite 100
Frederick, MD 21703

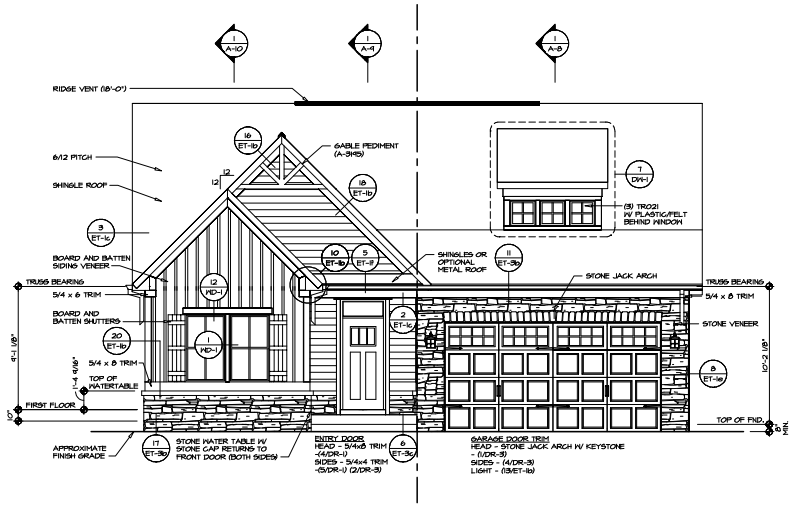
SET NO. BRM-0A
VERSION 01
RELEASE NO. ----
DRAWN BY JAB
DATE 2/24/11
OPTION ELB

SHEET NO. A-1
MODEL BRAMANTE RANCH
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "B"
15

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

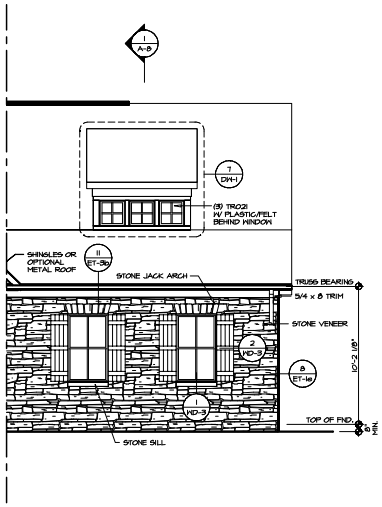
FLAT FORK PUD





1 A-1 FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0" 2 CAR GAGAGE - FRONT ENTRY "GCB"



2 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" 2 CAR GAGAGE - SIDE ENTRY "GCC"

REV. NO.	DATE	REMARKS

NVR, Inc. reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Site Engineering
5285 Hepburn Drive, Suite 100
Prospect, KY 21703

SET NO. SFH-OA
VERSION 00
DRAWN BY JAB
DATE: 2/24/17
OPTION ELK

MODEL BRAMANTE RANCH
DRAWING TITLE FRONT ELEVATION

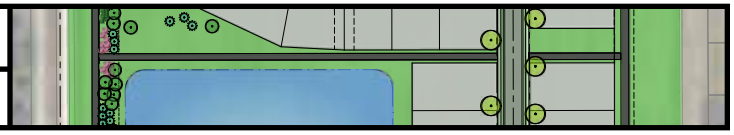
SHEET NO. A-1

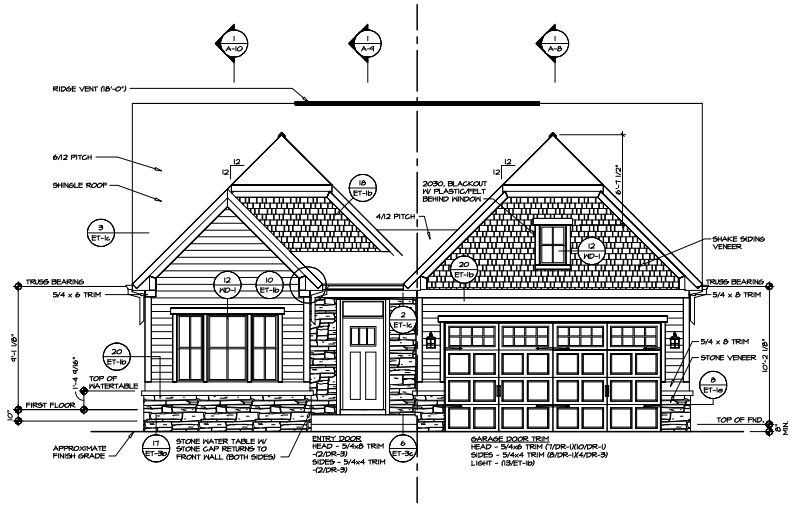
OPTION DESCRIPTION ELEVATION "K"

6

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

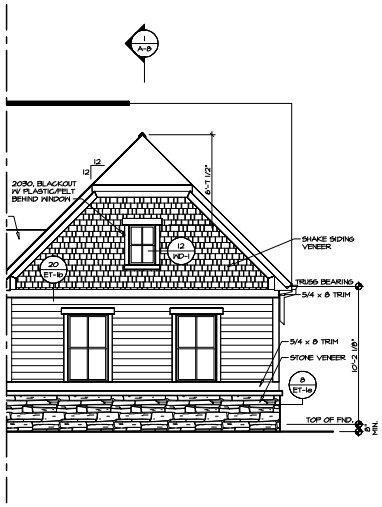
FLAT FORK PUD





1 A-1 FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0" 2 CAR GAGAGE - FRONT ENTRY "GCB"



2 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" 2 CAR GAGAGE - SIDE ENTRY "GCC"

NVR, Inc. and its affiliates, reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

REV. NO. | DATE | REMARKS

NVR

NVR, Inc.
Architectural Services
Department
5285 Hepburn Drive, Suite 100
Prospect, KY 40059

SET NO. BRM-0A
VERSION 00
DRAWN BY JAB
DATE: 2/24/17
OPTION ELL

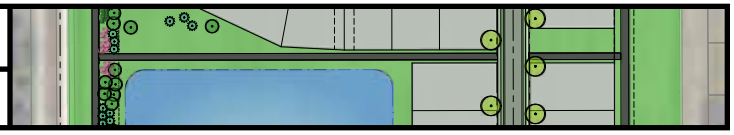
MODEL BRAMANTE RANCH
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "L"

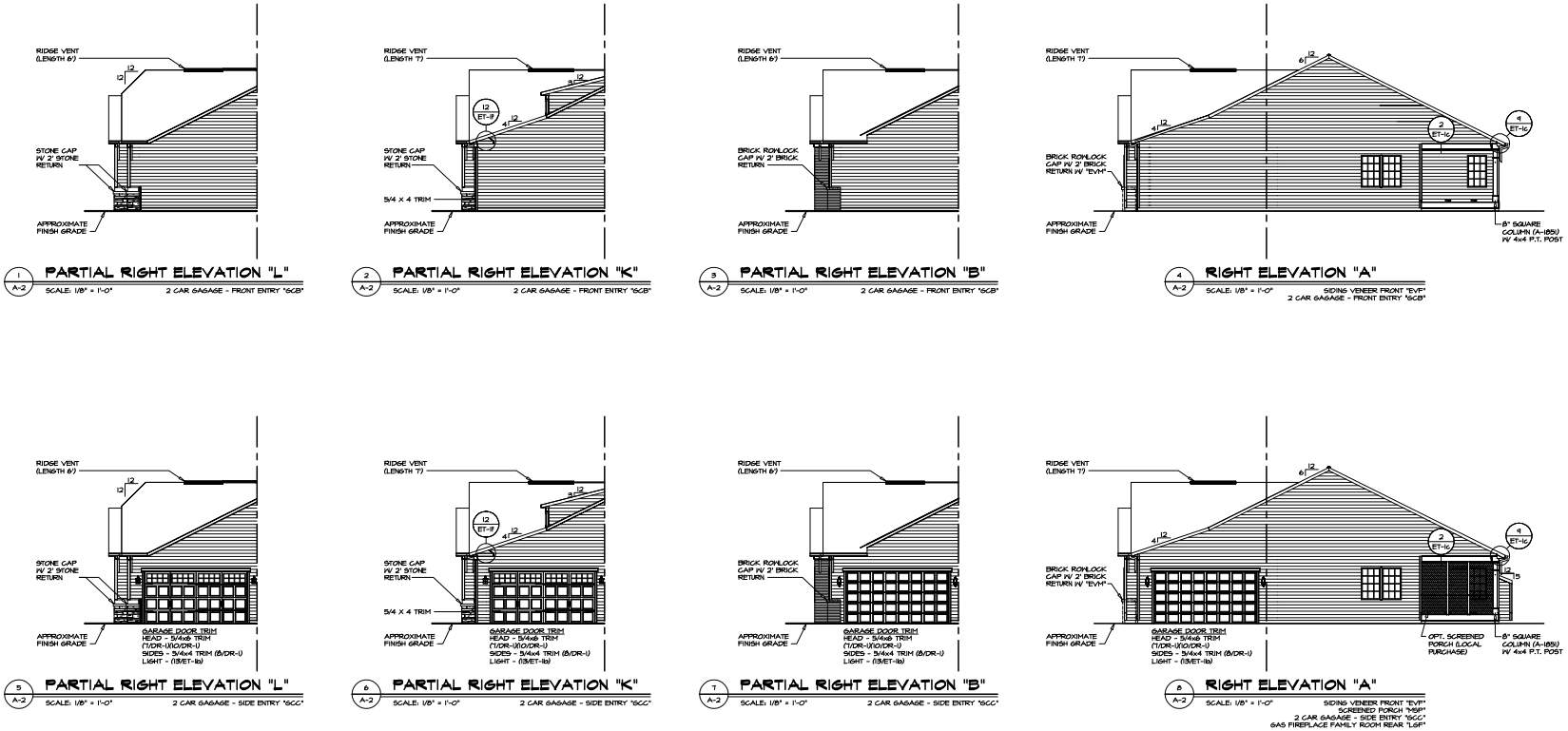
SHEET NO. A-1
7

JN:P:\CACHE\PARAGON\BRAMANTE RANCH_BRMA_0A\Elevations\Y A-1 ELL.dwg 03/13/17 - 3:34 pm

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

FLAT FORK PUD





REMARKS

REV. NO.	DATE

NVR, Inc. reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
3285 Hopkins Mills, Suite 100
Fredericksburg, VA 22408

SET NO. BRV-GA
VERSION 00
DRAWN BY JAB
DATE: 2/24/17
OPTION

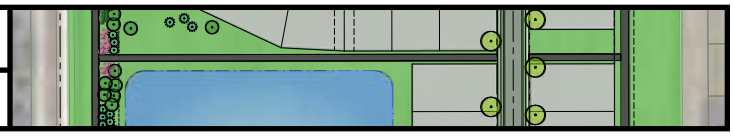
MODEL BRAMANTE RANCH
DRAWING TITLE RIGHT SIDE ELEVATION
OPTION DESCRIPTION

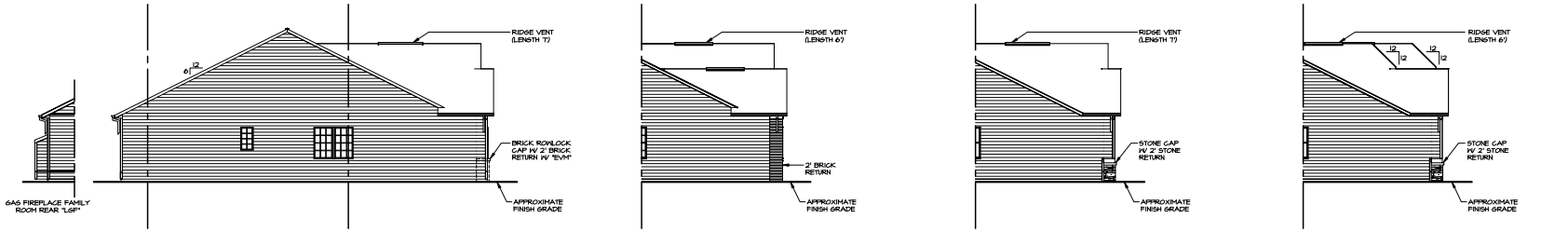
SHEET NO. A-2

8

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

FLAT FORK PUD





1 / A-2b LEFT ELEVATION "K"
SCALE: 1/8" = 1'-0" SIDING VENEER FRONT "EVF"

2 / A-2b PARTIAL LEFT ELEVATION "B"
SCALE: 1/8" = 1'-0"

3 / A-2b PARTIAL LEFT ELEVATION "K"
SCALE: 1/8" = 1'-0"

4 / A-2b PARTIAL LEFT ELEVATION "L"
SCALE: 1/8" = 1'-0"

NVR, Inc. owns, retains, expressly reserves its exclusive law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

REV. NO. | DATE | REMARKS

NVR
NVR, Inc.
Architectural Services
2285 Hampton Blvd., Suite 100
Norfolk, VA 23508

SET NO. BRV-0A
VERSION 00
DRAWN BY JAB
DATE: 2/24/17
OPTION

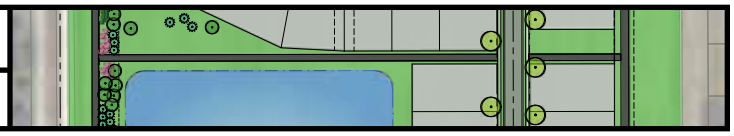
MODEL BRAMANTE RANCH
DRAWING TITLE LEFT SIDE ELEVATIONS
OPTION DESCRIPTION

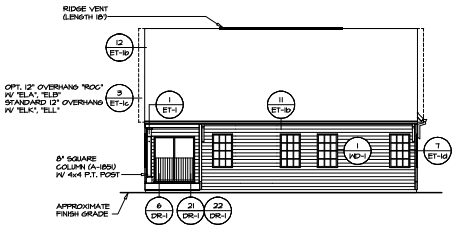
SHEET NO. A-2b
9

JA:\PROJECTS\FLATFORK PUD\BRAMANTE RANCH_BRICK_DRY\Elevations\V A-2b 1X\V 1X\Orig 06/11/17 - 2:16 pm

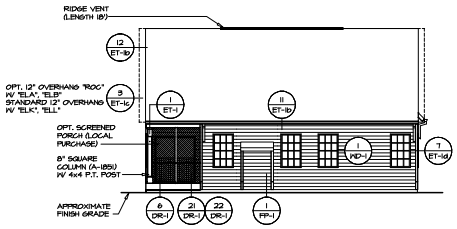
GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ELEVATIONS

FLAT FORK PUD

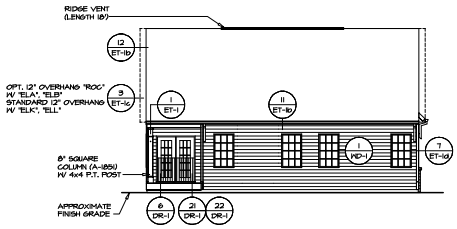




1 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0" SLIDING GLASS DOOR DINETTE "DGT"



2 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0" GAS FIREPLACE FAMILY ROOM REAR "LGF" SCREENED PORCH "MSP"



3 A-2c REAR ELEVATION
SCALE: 1/8" = 1'-0" DOUBLE PATIO DOOR DINETTE "DPT"

REMARKS

REV. NO.	DATE

NVR, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
Construction Services
5285 Hepburn Drive, Suite 100
Prospect, KY 40059

SET NO. SFH-OA
VERSION 00
DRAWN BY JAB
DATE: 2/24/17
OPTION

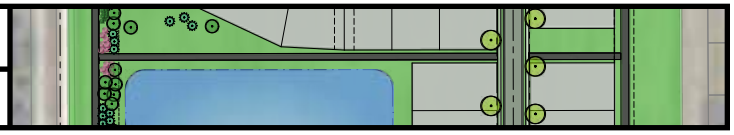
MODEL BRAMANTE RANCH
DRAWING TITLE REAR ELEVATION

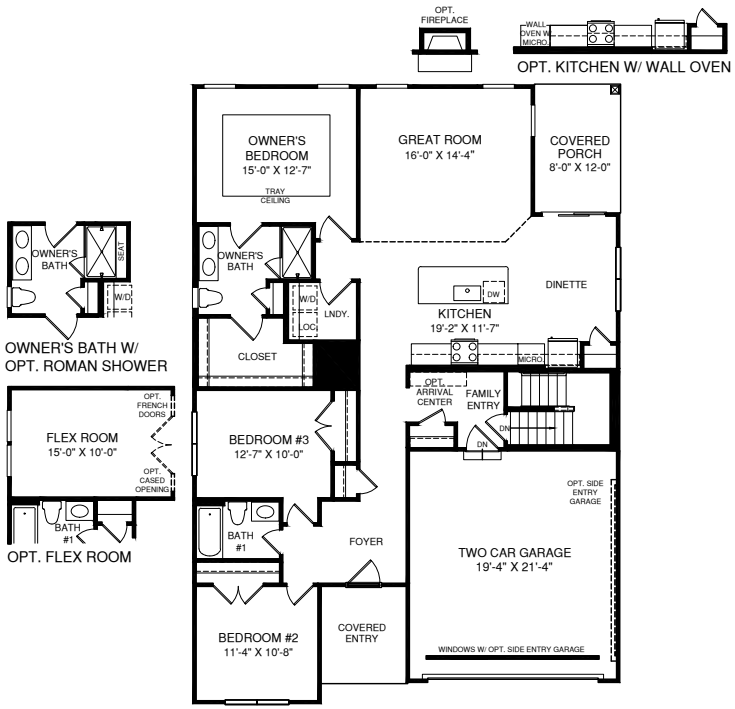
SHEET NO. A-2c
OPTION DESCRIPTION 10

J:\PROJECTS\FLAT FORK PUD\BRAMANTE RANCH_BRICK_OA\Drawing\Version 2\Elevations\10 A-2c REV_EA.dwg 03/13/17 - 3:38 pm

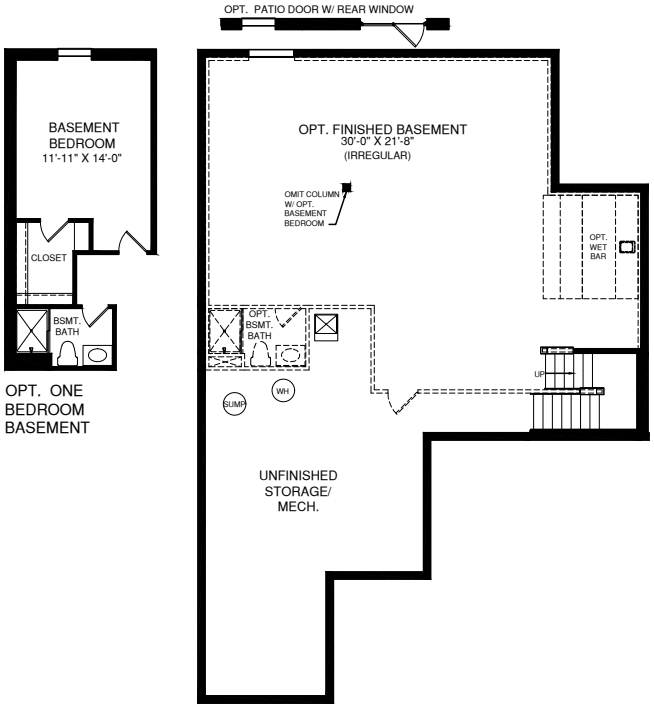
GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, FLOORPLANS

FLAT FORK PUD





MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

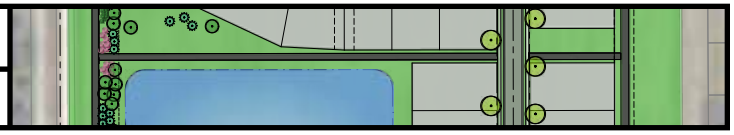
RY0519BRM0Ao01BSMTCRFT

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY0519BRM0Ao01BSMTCRFT

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ROOF PLANS

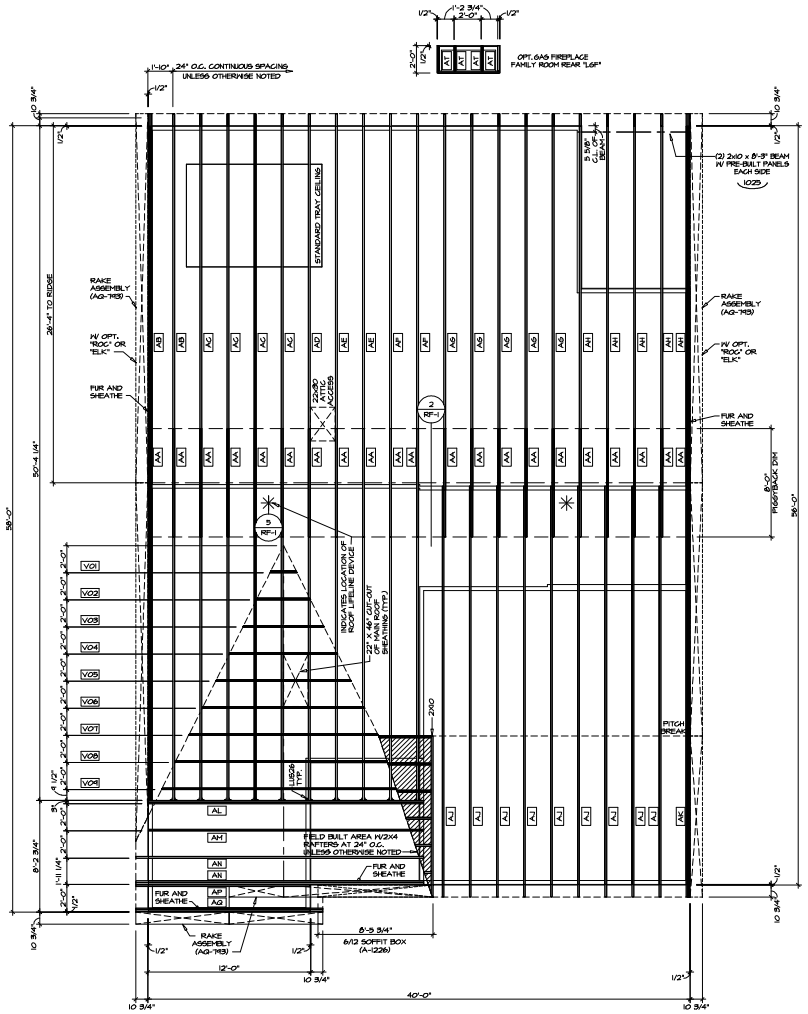
FLAT FORK PUD



NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

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 P.C. DETAILS FOR FRAMING CONNECTORS



1 / S-2 ROOF FRAMING
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS

NVR, Inc. retains ownership and all other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
Architectural Services
Engineering Services
5285 Hopkins Drive, Suite 100
Frederick, MD 21703

SET NO. SFH-OA
VERSION 00
DRAWN BY JAB
DATE: 2/1/17
OPTION ELA

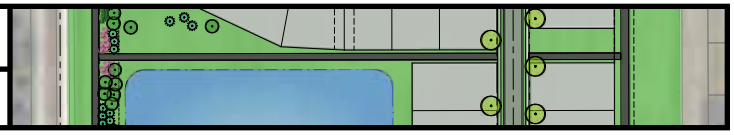
MODEL BRAMANTE RANCH
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION A

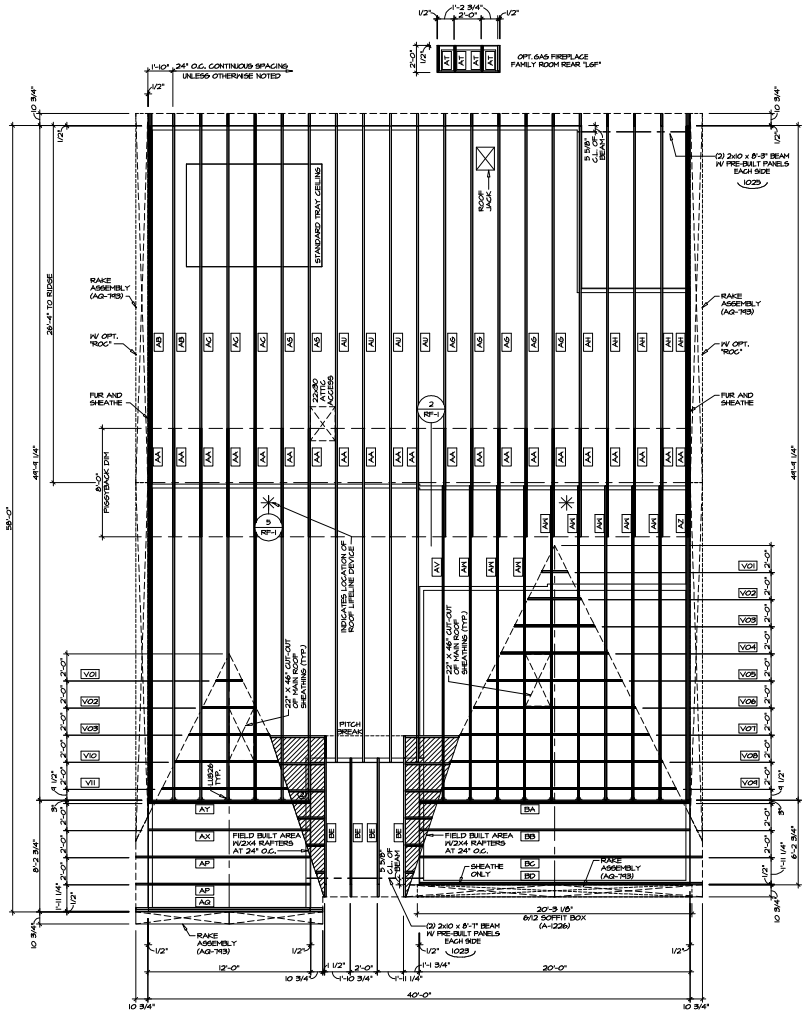
SHEET NO. S-2
33

JN:P:\CLIENTS\FLATFORK PUD\BRAMANTE RANCH\BRAMANTE RANCH.DWG\Layout Framing\A1 E-3 RF.dwg 02/21/17 - 2:48 pm

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ROOF PLANS

FLAT FORK PUD





1 S-2 ROOF FRAMING

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

REMARKS

REV. NO.	DATE

NVR, Inc. reserves its exclusive rights to the ideas, designs, and arrangements shown in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
2285 Rapidan Drive, Suite 100
Frederick, MD 21703

SET NO. SFH-OA
VERSION CO
DRAWN BY JAB
DATE: 2/1/17
OPTION ELB

MODEL BRAMANTE RANCH
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION B

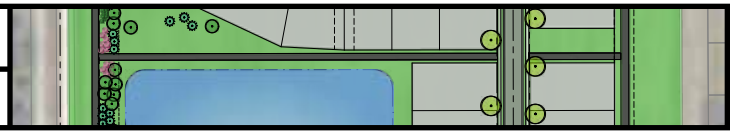
SHEET NO. S-2

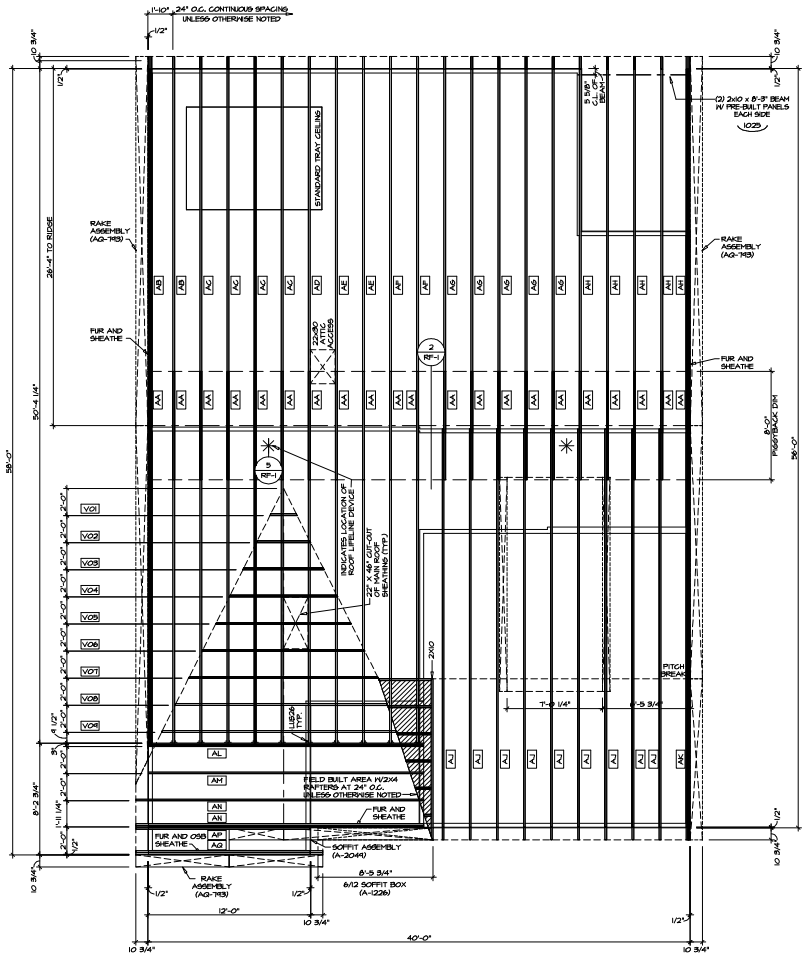
34

JN:P:\CLIENTS\FLATFORK PUD\BRAMANTE RANCH\BRAMANTE RANCH.DWG\Layout Framing\V4.2.3.DWG 8/21/17 - 3:48 pm

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ROOF PLANS

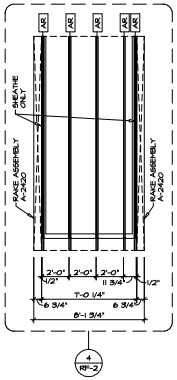
FLAT FORK PUD





1 S-2 ROOF FRAMING

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



4 RF-2

REMARKS

REV. NO.	DATE

NVR, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
2285 Nutpicker Drive, Suite 100
Franklin, OH 37064

SET NO. SFH-OA
VERSION 00
DRAWN BY JAB
DATE: 2/1/17
OPTION ELK

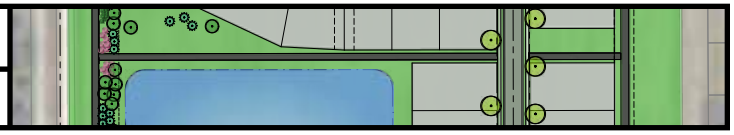
MODEL BRAMANTE RANCH
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION K

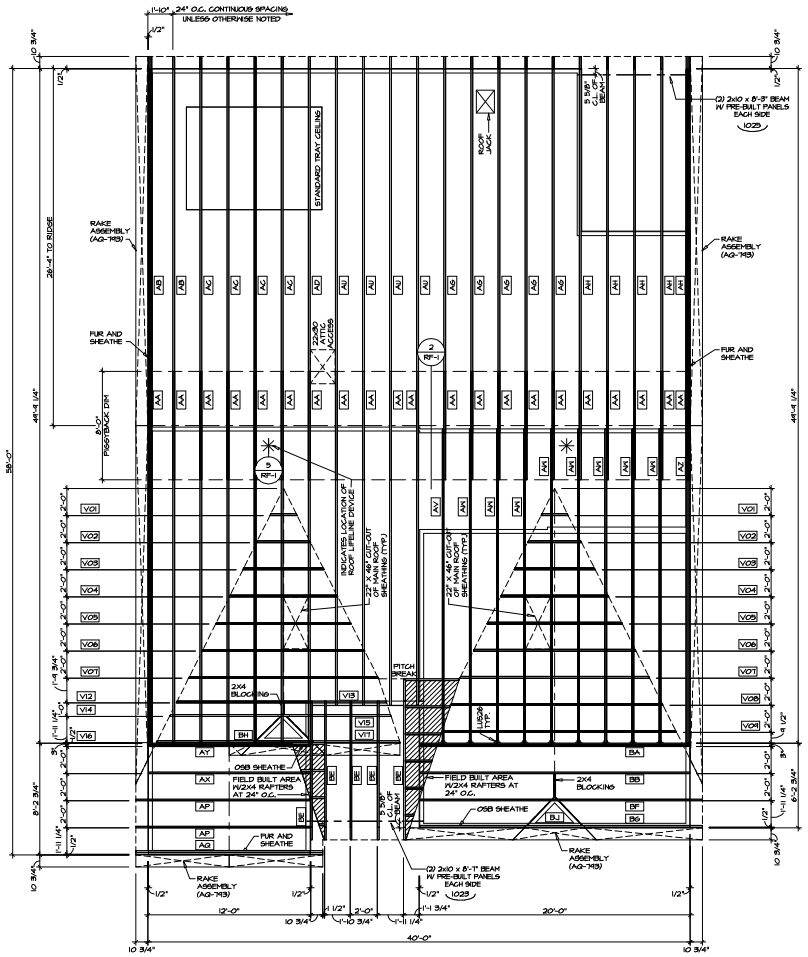
SHEET NO. S-2

35

GEORGIA ROAD NEIGHBORHOOD, BRAMANTE, ROOF PLANS

FLAT FORK PUD





1 / S-2 ROOF FRAMING

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

REV. NO.	DATE	REMARKS

NVR, Inc. owns, and hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
2285 Nuckolls Place, Suite 100
Frederick, MD 21703

SET NO. SFH-OA
VERSION 00
DRAWN BY JAB
DATE: 2/1/17
OPTION ELL

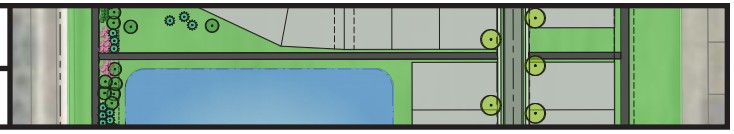
MODEL BRAMANTE RANCH
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION ELEVATION L

SHEET NO. S-2

36

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, RENDERINGS

FLAT FORK PUD

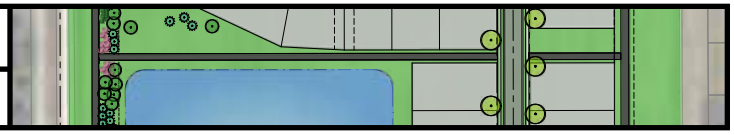


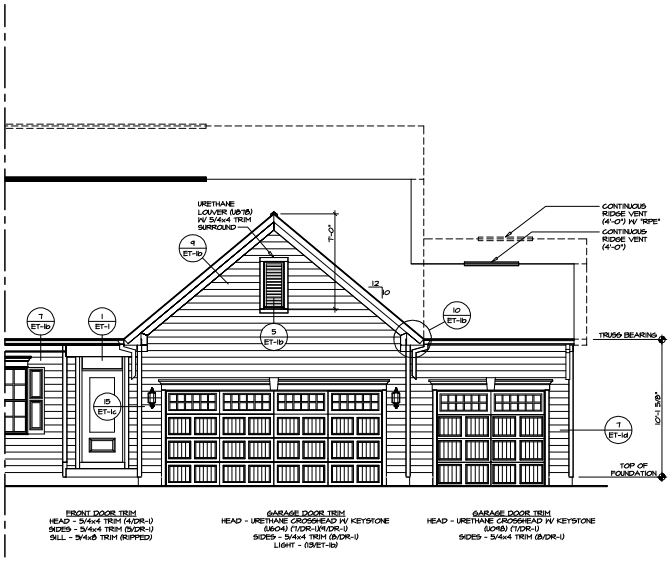
CUMBERLAND

CUMBERLAND

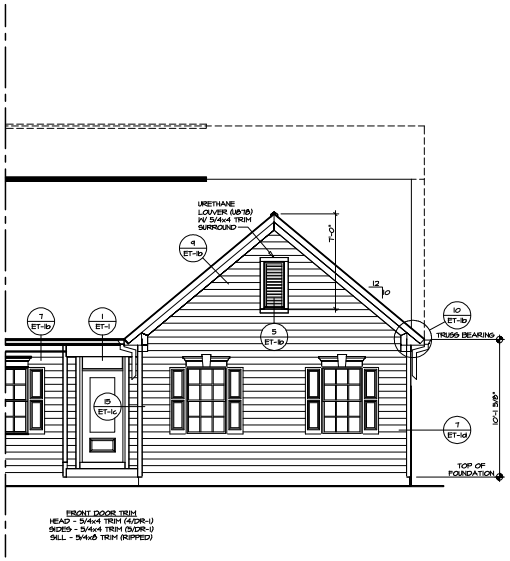
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

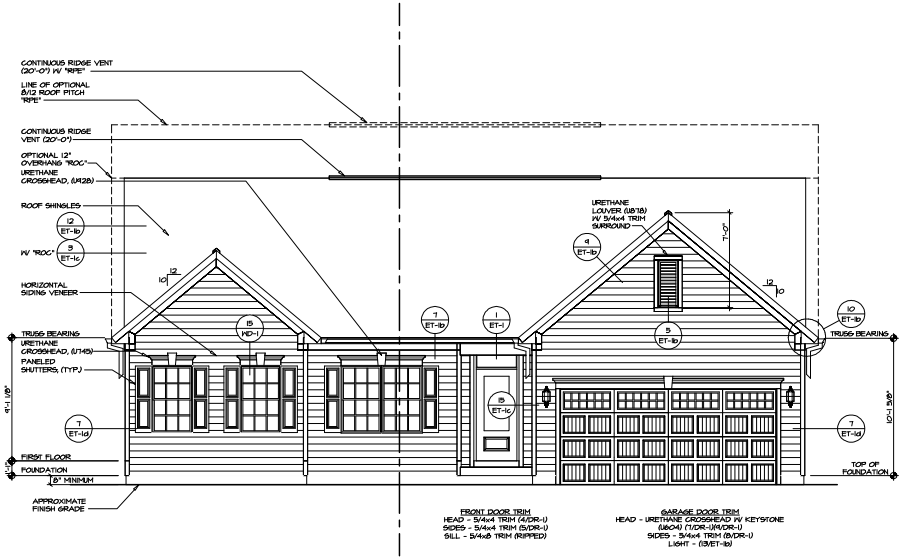




3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "GCF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "GCC"



1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc.
This plan, as an instrument of service, is the property of NVR, Inc. Reproduction or alteration of this plan is not permitted without written consent of NVR, Inc.

NVR
NVR, Inc.
Washington Corporate Park
5285 Westhall Pointe Drive, Suite 100
Frederick, MD 21703

SET NO. CHR00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18
OPTION
ELA
EVF

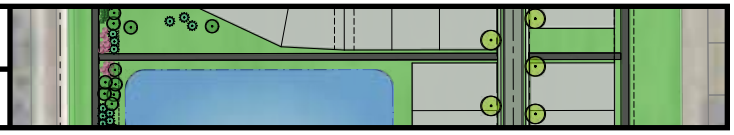
MODEL CUMBERLAND
DRAWING TITLE
FRONT ELEVATION

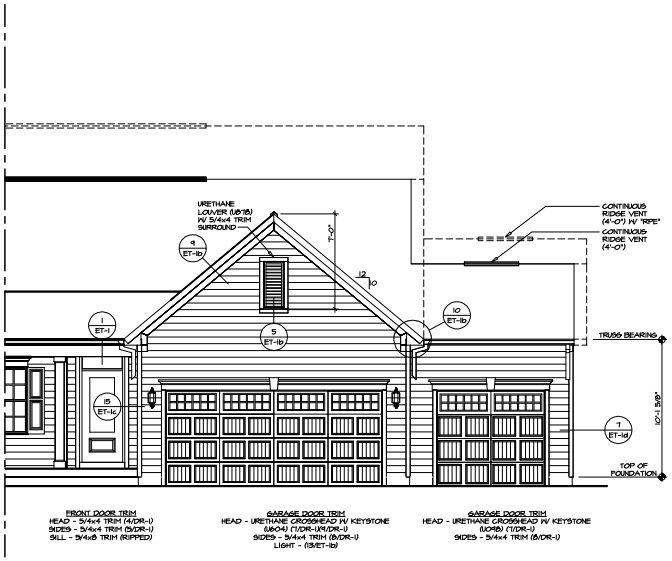
OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT

SHEET NO. A-1
15

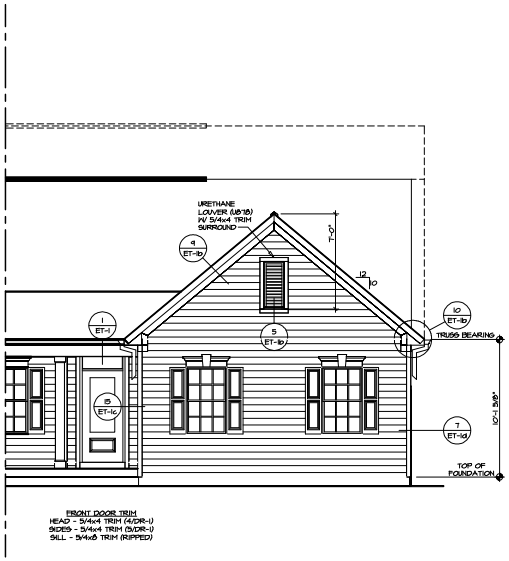
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

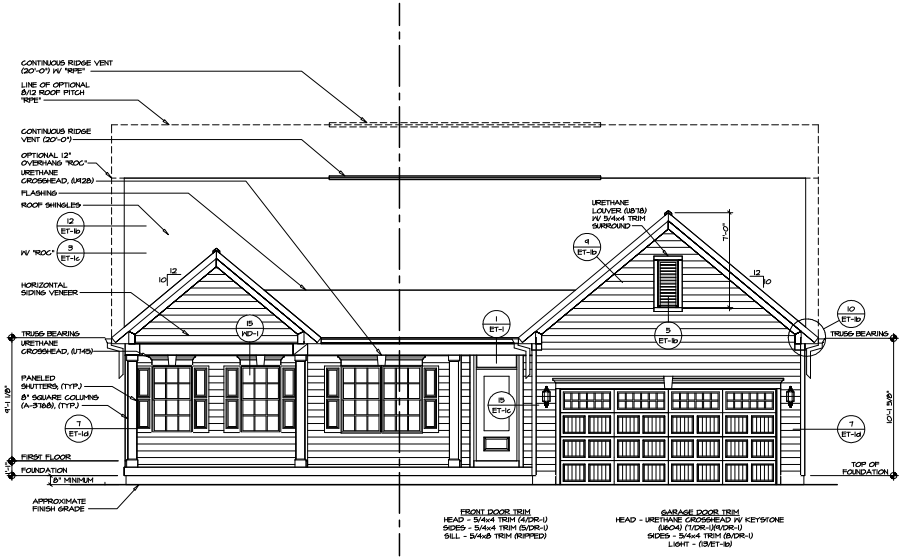




3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
5285 Westshire Drive, Suite 100
Frederick, MD 21703

SET NO. CARGO
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18

MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "A"
SIDING VENEER FRONT
FULL FRONT PORCH

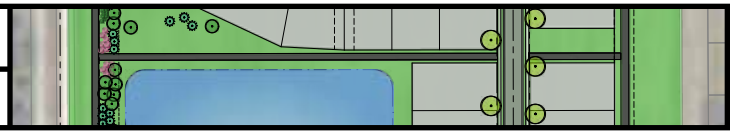
OPTION
ELA
EVF
EPA

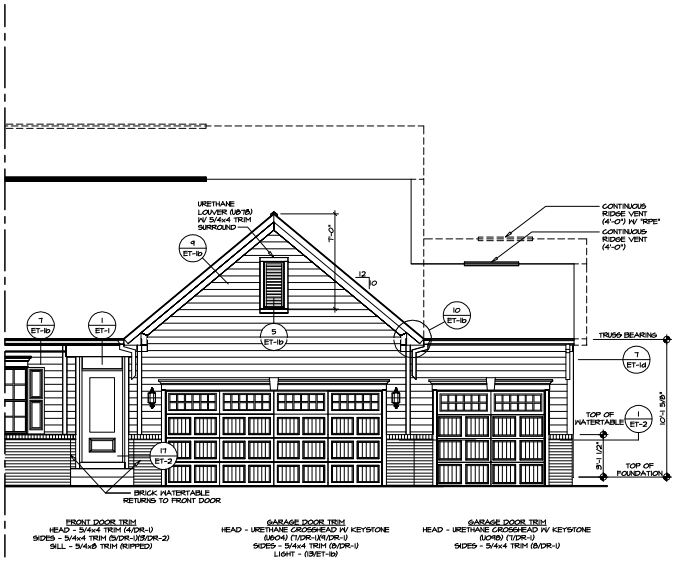
SHEET NO. A-1
6

E:\NVR Series\CUMBERLAND_CARGO_01_SERIES\Sheets\Vinyler_Set\Vinyler-v1-1 ELA_SIDING_FRONT_FULL.dwg 10/27/23 - 1:14 pm

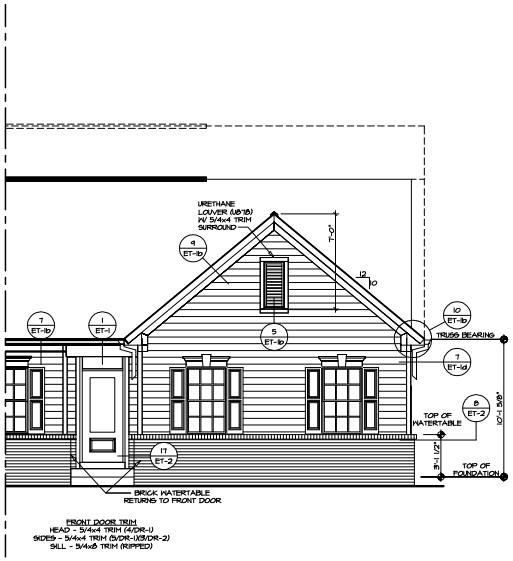
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

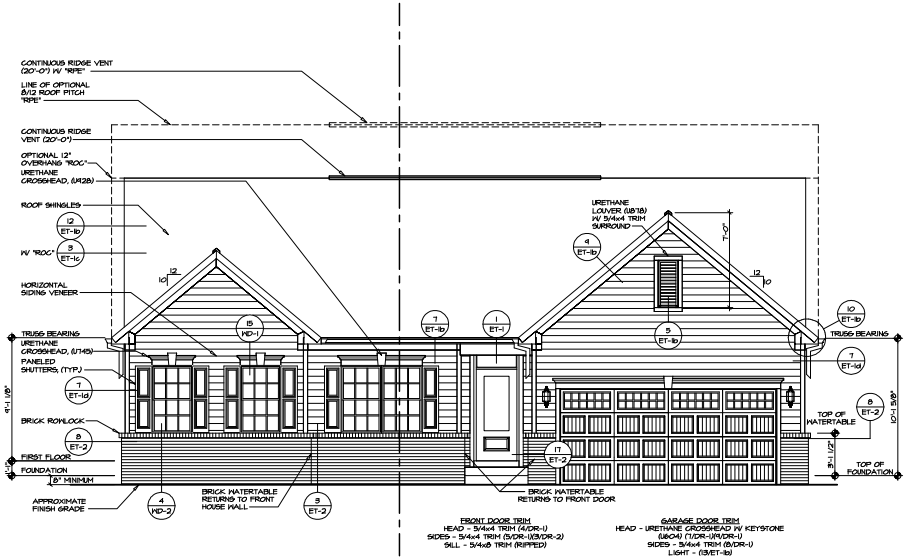




3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and property right in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Ryan Homes Division
5285 Westshire Drive, Suite 100
Frederick, MD 21703

SET NO. CH500
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18
OPTION
ELA
EVM

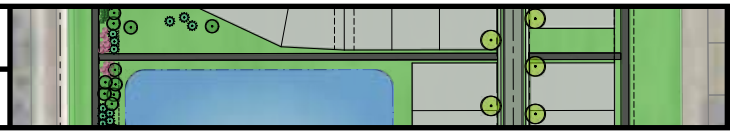
MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "A" PARTIAL BRICK VENEER FRONT

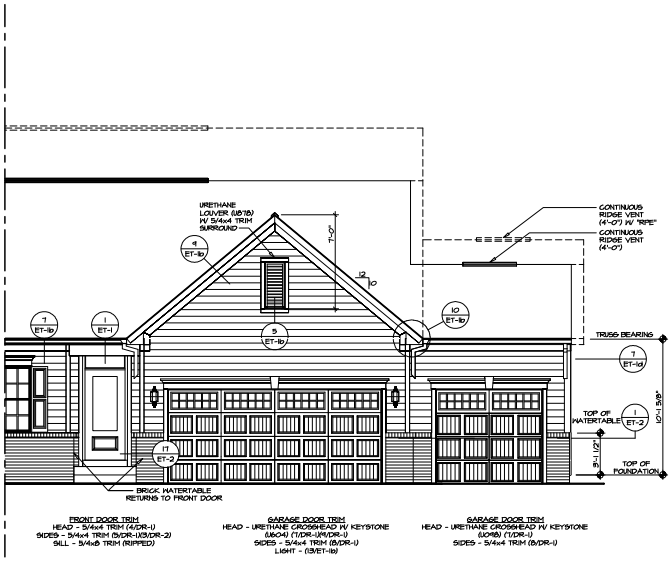
SHEET NO. A-1
7

G:\NVR\Series\CUMBERLAND_CH500_01_SGA\Drawings\Master Set\Elevations\V-1 ELA_BRICK_FRONT.dwg 10/16/23 - 11:13 am

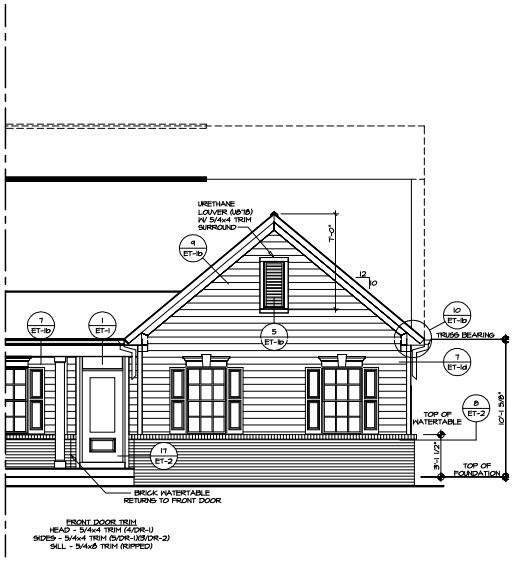
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

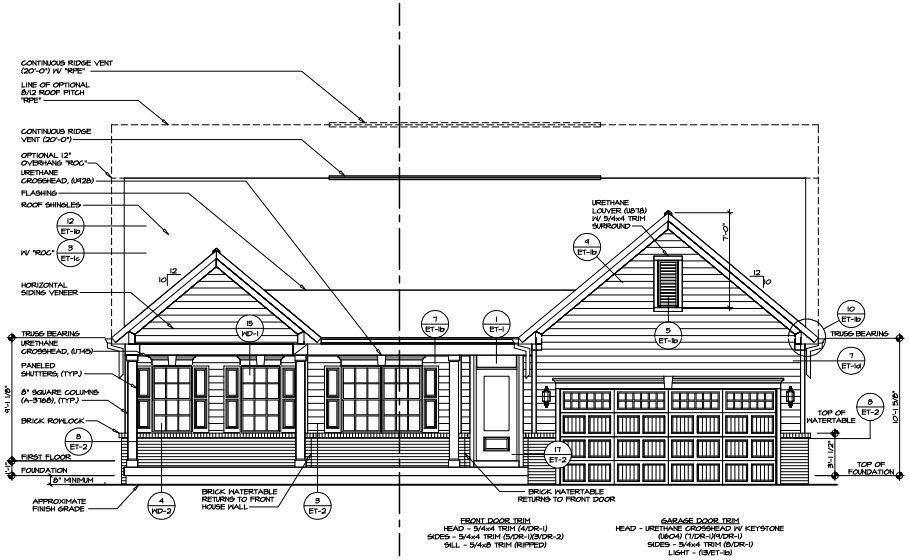




3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"

REMARKS

REV. NO.	DATE

© NVR, Inc.
This plan, as an instrument of service, is the property of NVR, Inc. Reproduction of or modifications to these plans, these plans are not to be used for any purpose not expressly agreed to in writing by NVR, Inc. Any reproduction or modification without NVR, Inc.'s written consent is prohibited and may be subject to civil and criminal sanctions against the person or persons responsible. These plans are not to be used for any purpose not expressly agreed to in writing by NVR, Inc. Any reproduction or modification without written consent of NVR, Inc.

NVR
NVR, Inc.
Fairfax Corporate Center
5285 Westhall Pointe Drive, Suite 100
Fredericksburg, MD 21703

SET NO. CH900
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18
OPTION
ELA
EVM
EPA

MODEL CUMBERLAND
DRAWING TITLE
FRONT ELEVATION

SHEET NO. A-1

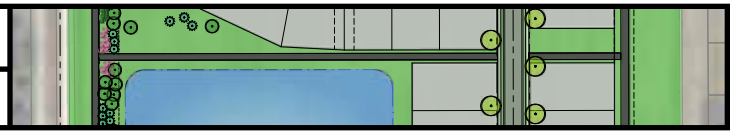
OPTION DESCRIPTION
ELEVATION "A"
PARTIAL BRICK VENEER FRONT
FULL FRONT PORCH

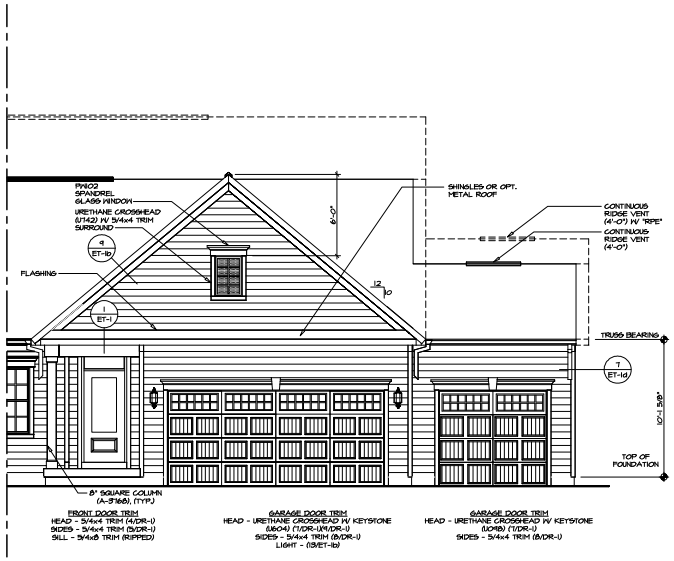
8

E:\NVR Series\CUMBERLAND CH900 01 SGA\Drawings\Master Set\Cumberland V-1 ELA BRICK PORCH.dwg Layout: 1 10/18/2018 - 1:11 pm

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

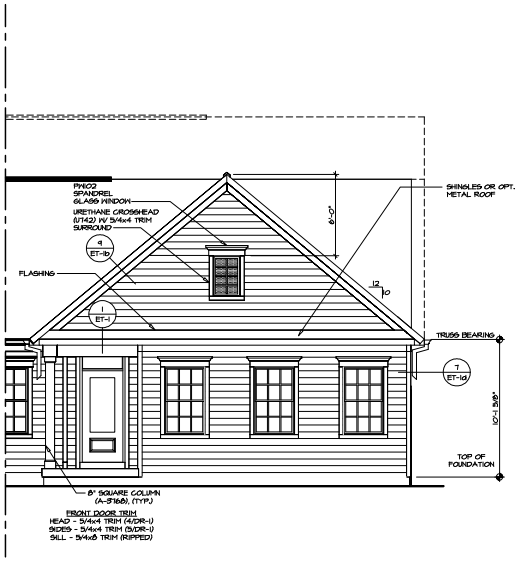
FLAT FORK PUD





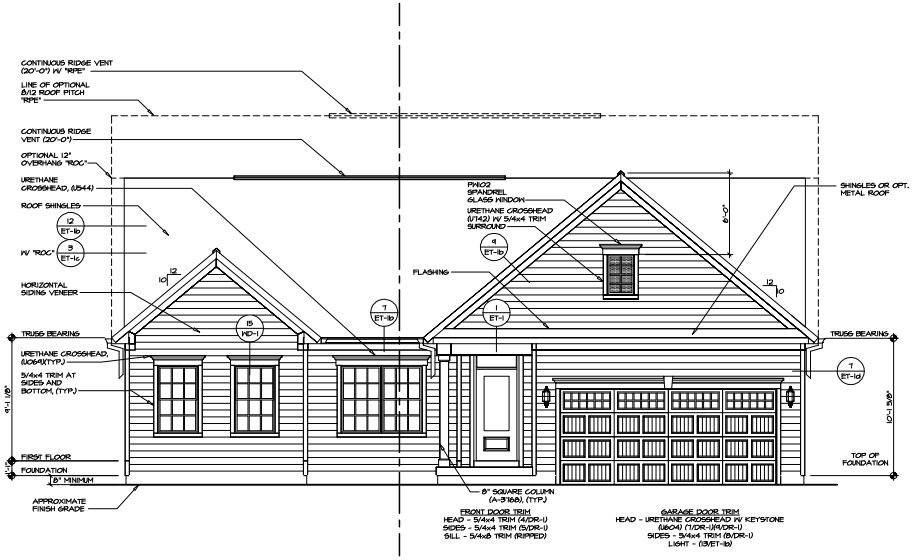
3 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REMARKS

REV. NO.	DATE

NVR, Inc.
The owner, expressly reserves its common law copyright and property right in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Mark Wilson, Suite 100
5285 Westhampton Way
Frederick, MD 21703

SET NO. CH900
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18

MODEL CUMBERLAND
DRAWING TITLE
FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER FRONT

OPTION
ELB
EVF

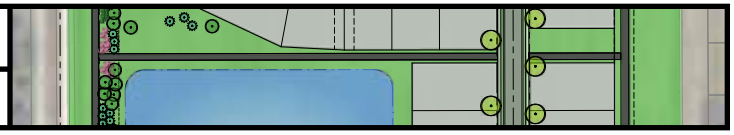
SHEET NO. A-1

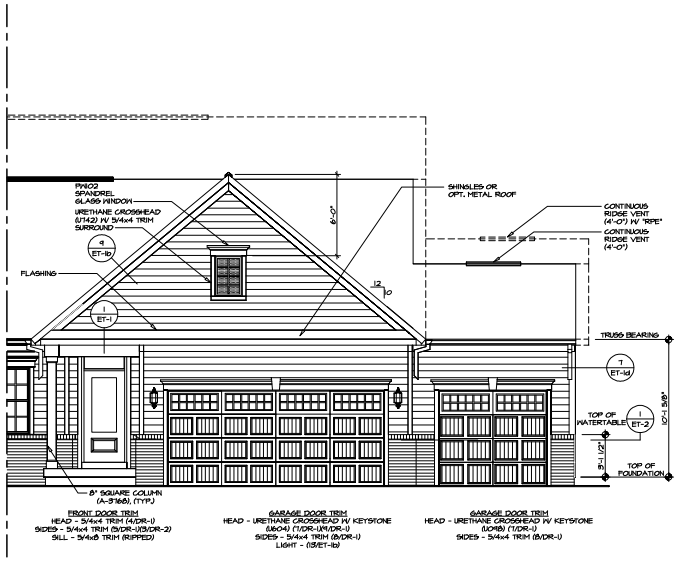
9

G:\NVR Series\CUMBERLAND CH900 01 SERIES\Dwgs\Master Set\Cumberland V-1 ELB SIDING EVF.dwg 10/8/2018 - 11:13 pm

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

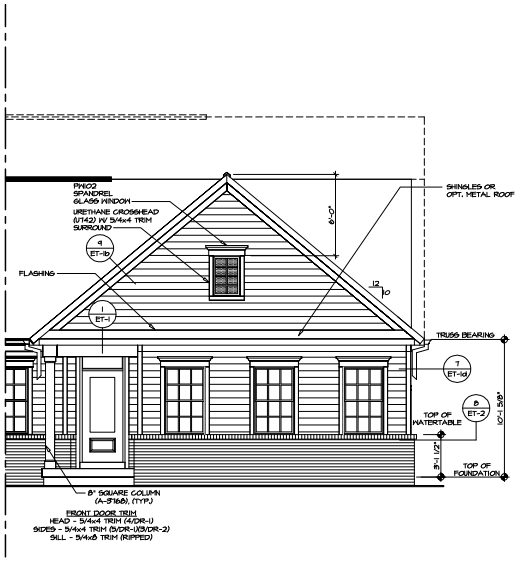
FLAT FORK PUD





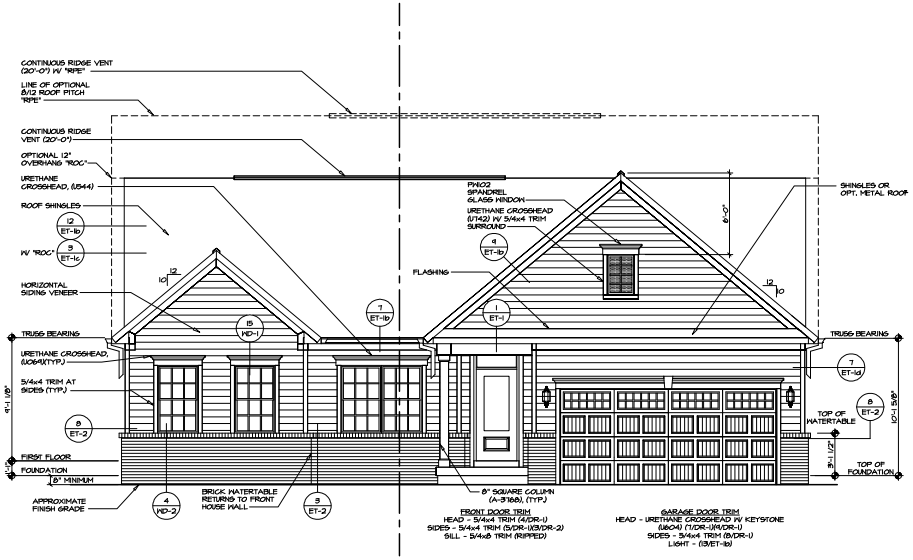
3 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "SCB"

REMARKS

REV. NO.	DATE

NVR, Inc.
This plan, as an instrument of service, is the property of NVR, Inc. Reproduction or use of this plan in whole or in part by any other person or firm is prohibited without the consent of NVR, Inc.

NVR

NVR, Inc.
Ryan Homes Division
5285 Westshire Drive, Suite 100
Frederick, MD 21703

SET NO. CH500
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18
OPTION
ELB
EVM

MODEL CUMBERLAND
DRAWING TITLE
FRONT ELEVATION

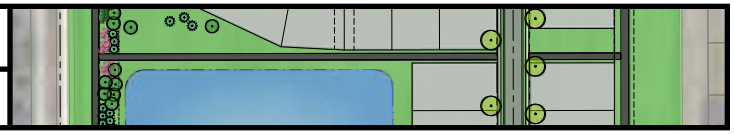
OPTION DESCRIPTION
ELEVATION "B"
PARTIAL BRICK VENEER FRONT

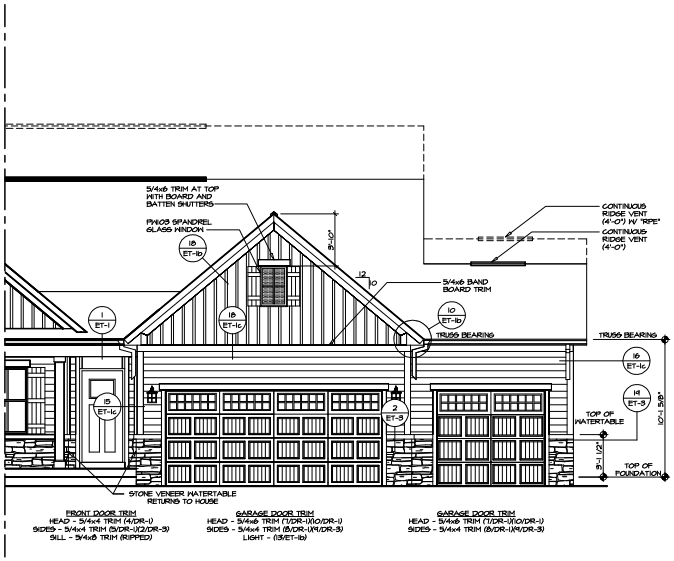
SHEET NO. A-1
10

G:\NVR Series\CUMBERLAND_CH500_01_SB18\Drawings\Master Set\Elevations\V-1 ELB_BRICK_FRONT.dwg 10/16/23 - 11:14 am

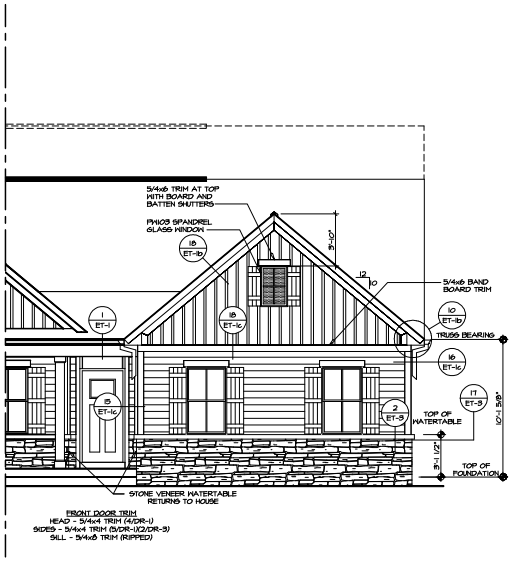
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

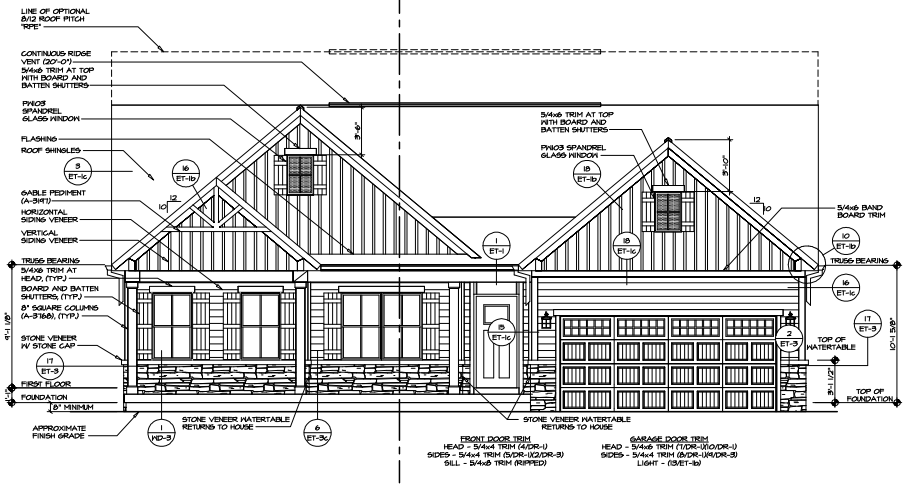




3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"

REMARKS

REV. NO.	DATE

NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Washington Corporate Park, Suite 100
Frederick, MD 21703

SET NO. CA1500
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18
OPTION ELK

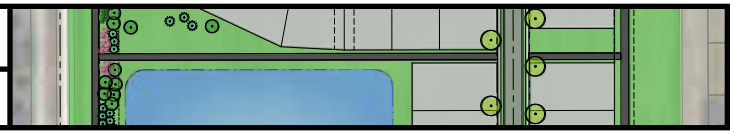
MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "K"

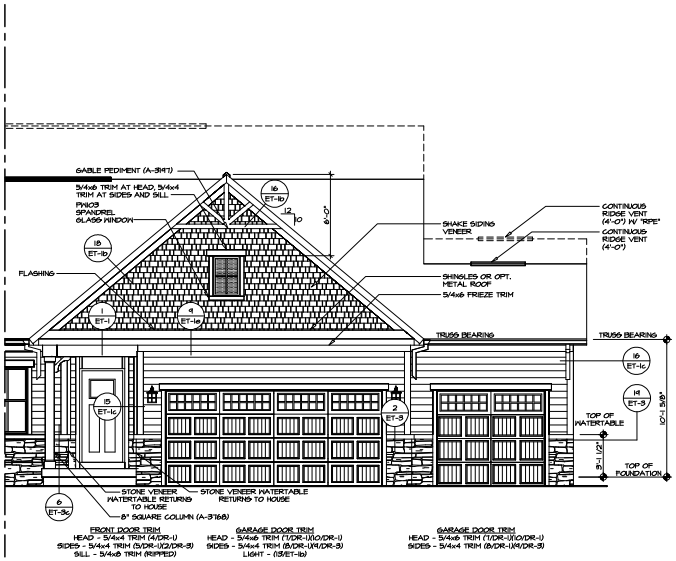
SHEET NO. A-1

G:\NVR Series\CUMBERLAND CA1500 01 SGA\Drawings\Master Set\Cumberland V-1 ELK.dwg Aug 17,2018 - 3:07 am

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

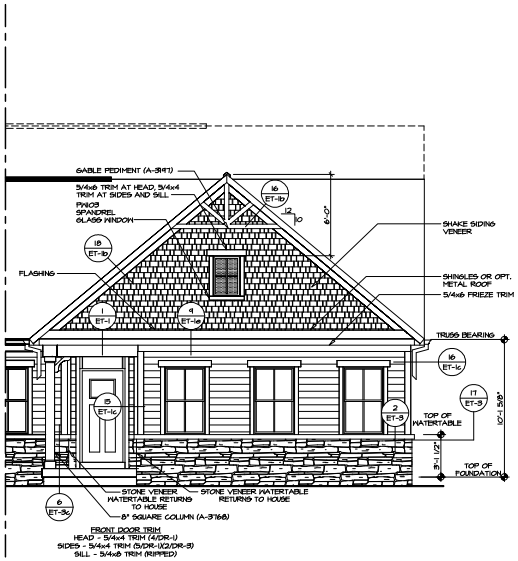
FLAT FORK PUD





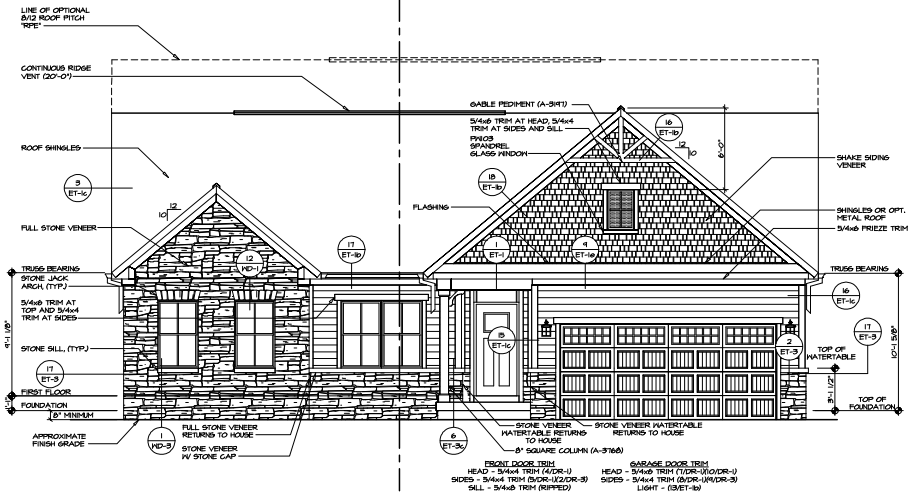
3 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 A-1 PARTIAL FRONT ELEVATION

SCALE: 1/4" = 1'-0" TWO CAR SIDE ENTRY GARAGE "SCC"



1 A-1 FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"

REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Frederick Office, Suite 100
5285 Westhall Pointe Drive
Frederick, MD 21703

SET NO. CA1500
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE 8/15/18
OPTION ELL

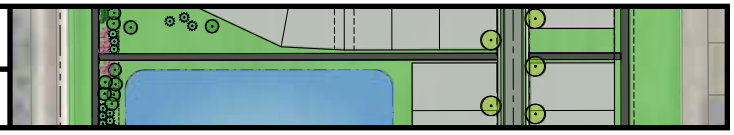
MODEL CUMBERLAND
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION "L"

SHEET NO. A-1
12

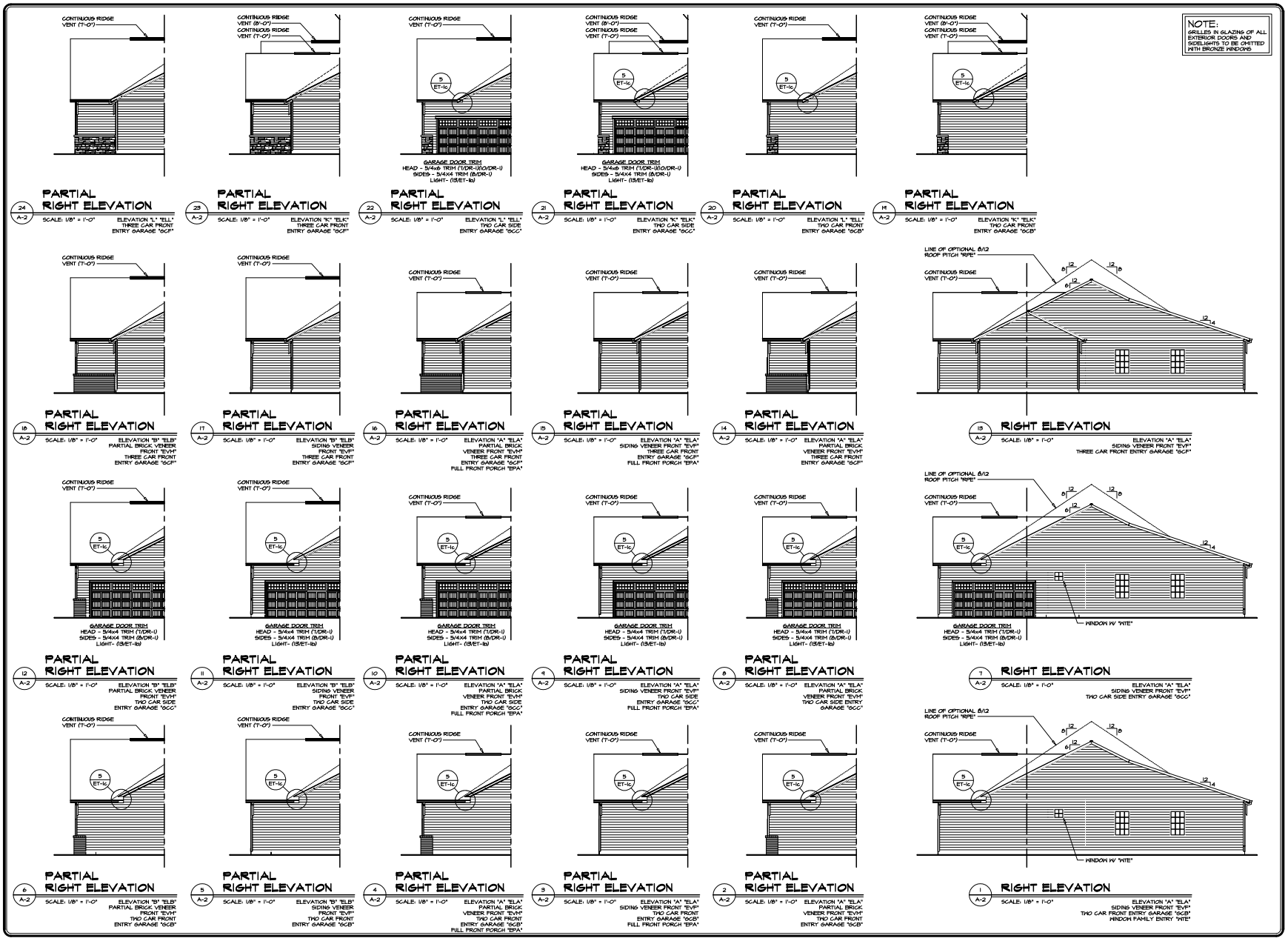
G:\NVR Series\CUMBERLAND CA1500 01 SGA\Dwgs\Master Set\Cumberland V-1 ELL.dwg 12/28/18 - 7:08 am

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD



NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



REMARKS

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westhall Pointe Drive, Suite 100
Fredericksburg, MD 21703

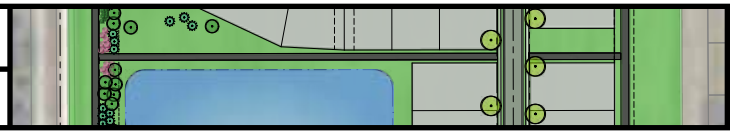
SET NO. CA900
VERSION 01
DRAWN BY SGA
DATE: 8/13/18
OPTION

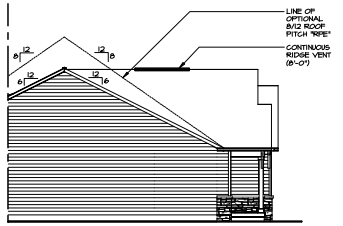
MODEL CUMBERLAND
DRAWING TITLE RIGHT ELEVATION
OPTION DESCRIPTION

SHEET NO. A-2

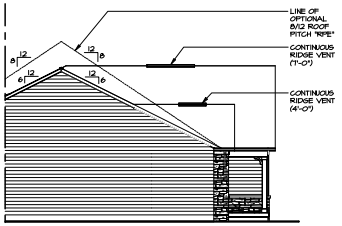
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

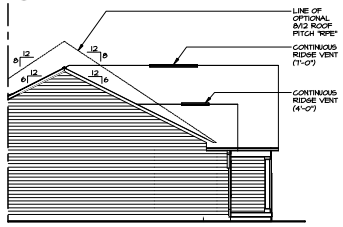




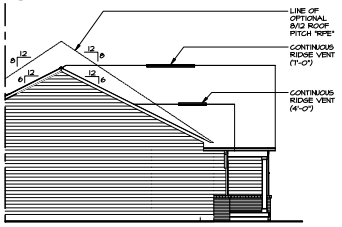
7 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"



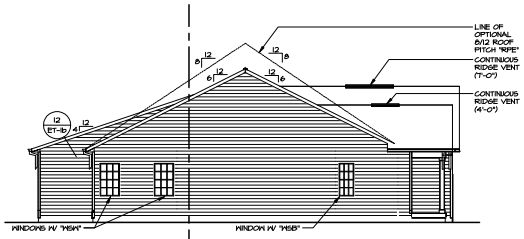
8 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"



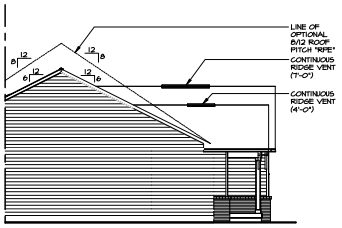
5 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"



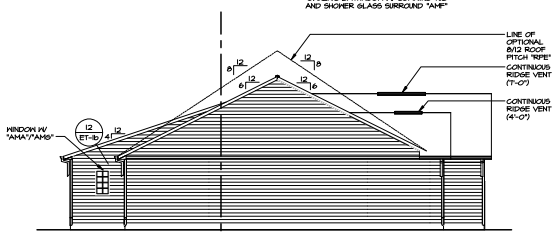
6 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
PARTIAL BRICK VENEER FRONT "EVM"



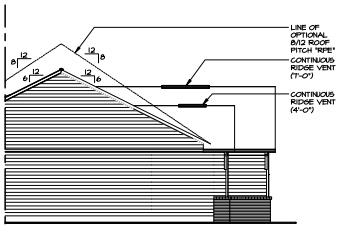
3 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
FULL FRONT PORCH "EFA"
DINING WINDOWS "MSW"
BEDROOM WINDOW "MSB"
OWNER'S BATHROOM W/ SOAKING TUB
AND SHOWER GLASS SURROUND "AHF"



4 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"
FULL FRONT PORCH "EFA"



1 A-2b **LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
OWNER'S BATHROOM SHOWER "AMA"
OWNER'S BATHROOM ROMAN SHOWER "AMB"



2 A-2b **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0" ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS:

REV. NO.	DATE

© NVR, Inc.
This drawing, copyright, reserves to NVR, Inc. the exclusive property rights to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericksburg, VA 22703

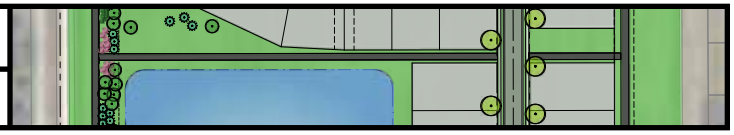
SET NO. CA1900
VERSION 01
DRAWN BY SGA
DATE: 8/13/18
OPTION

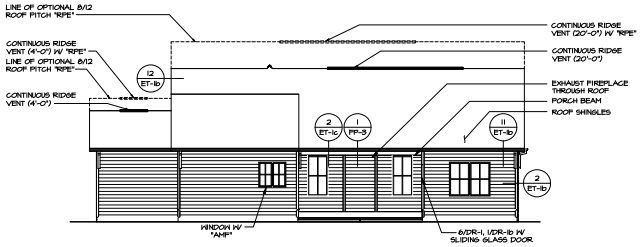
MODEL CUMBERLAND
DRAWING TITLE LEFT ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2b
14

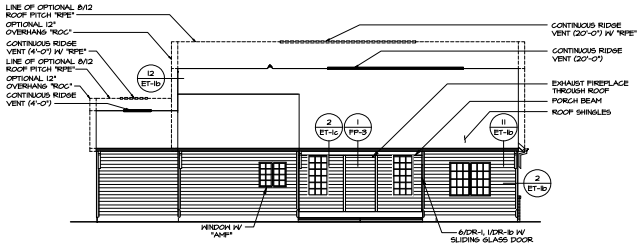
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

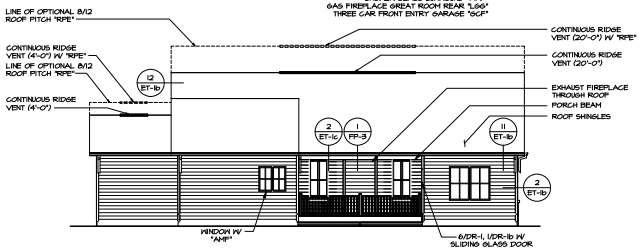




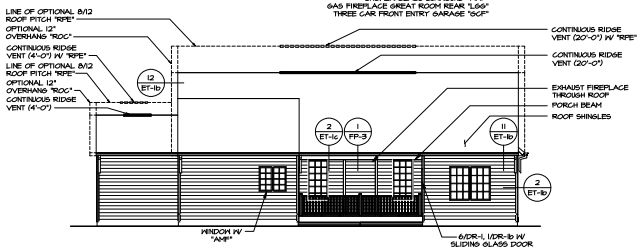
8 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AHB"
GAS FIREPLACE GREAT ROOM REAR "LGG"
THREE CAR FRONT ENTRY GARAGE "GCF"



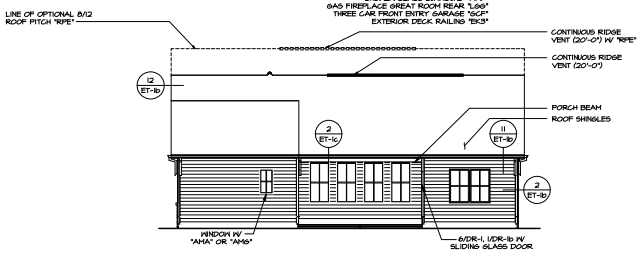
7 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AHB"
GAS FIREPLACE GREAT ROOM REAR "LGG"
THREE CAR FRONT ENTRY GARAGE "GCF"



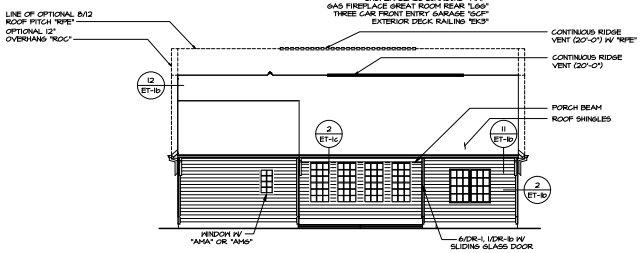
6 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AHB"
GAS FIREPLACE GREAT ROOM REAR "LGG"
THREE CAR FRONT ENTRY GARAGE "GCF"
EXTERIOR DECK RAILING "EK3"



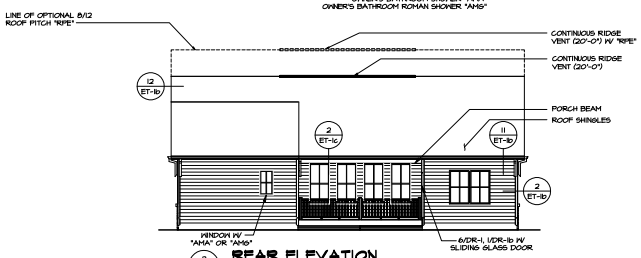
5 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AHB"
GAS FIREPLACE GREAT ROOM REAR "LGG"
THREE CAR FRONT ENTRY GARAGE "GCF"
EXTERIOR DECK RAILING "EK3"



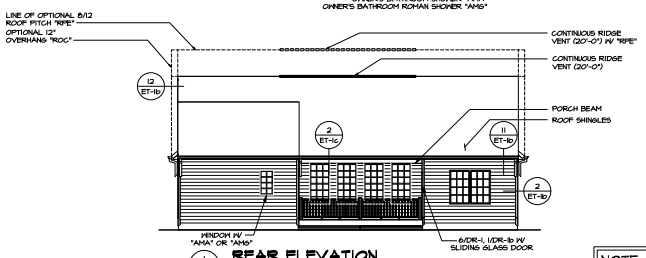
4 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
TWO CAR FRONT ENTRY GARAGE "GCB"
TWO CAR SIDE ENTRY GARAGE "GCC"
OWNER'S BATHROOM SHOWER "AHA"
OWNER'S BATHROOM ROMAN SHOWER "AHS"



3 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
TWO CAR FRONT ENTRY GARAGE "GCB"
TWO CAR SIDE ENTRY GARAGE "GCC"
OWNER'S BATHROOM SHOWER "AHA"
OWNER'S BATHROOM ROMAN SHOWER "AHS"



2 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "K" "ELK"
TWO CAR FRONT ENTRY GARAGE "GCB"
TWO CAR SIDE ENTRY GARAGE "GCC"
OWNER'S BATHROOM SHOWER "AHA"
OWNER'S BATHROOM ROMAN SHOWER "AHS"
EXTERIOR DECK RAILING "EK3"



1 A-2c **REAR ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
TWO CAR FRONT ENTRY GARAGE "GCB"
TWO CAR SIDE ENTRY GARAGE "GCC"
OWNER'S BATHROOM SHOWER "AHA"
OWNER'S BATHROOM ROMAN SHOWER "AHS"
EXTERIOR DECK RAILING "EK3"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS

REV. NO.	DATE

© NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pine Drive, Suite 100
Frederick, MD 21703

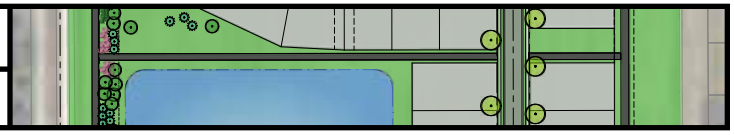
SET NO. CH900
VERSION 01
DRAWN BY SGA
DATE: 8/13/18
OPTION

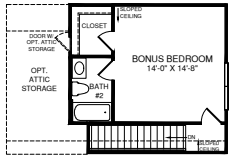
MODEL CUMBERLAND
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION

SHEET NO. A-2c
15

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, FLOORPLANS

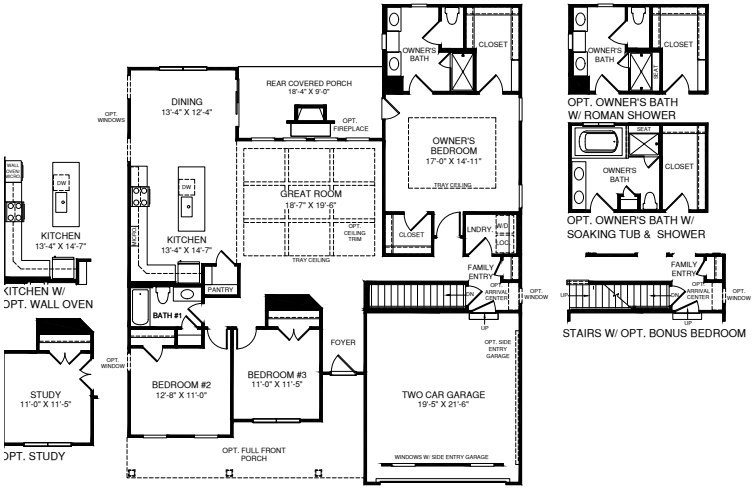
FLAT FORK PUD



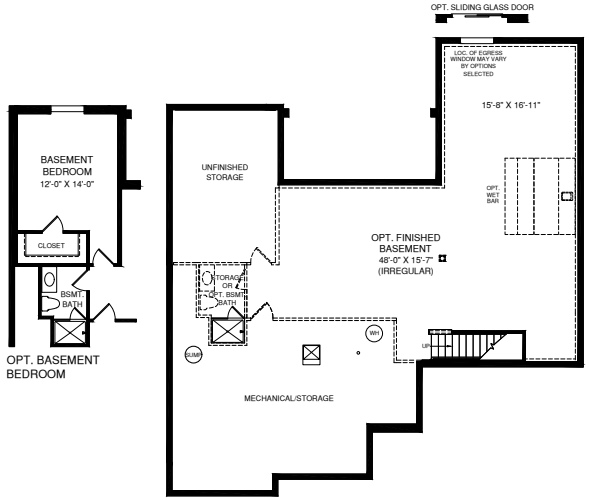


OPT. BONUS BEDROOM SHOWN W/ OPT. ATTIC STORAGE

OPT. UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

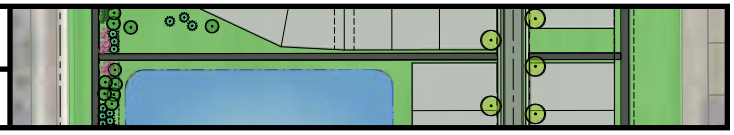
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY1121CMB00v01BSMTCRFT DESar

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ROOF PLANS

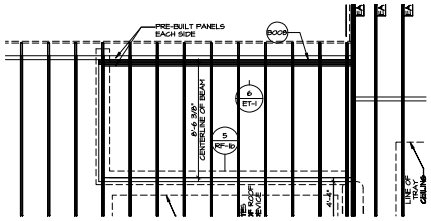
FLAT FORK PUD



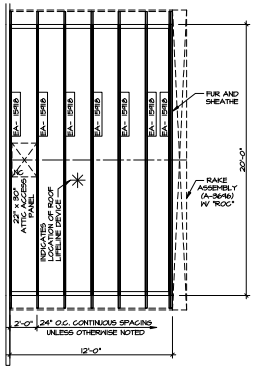
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

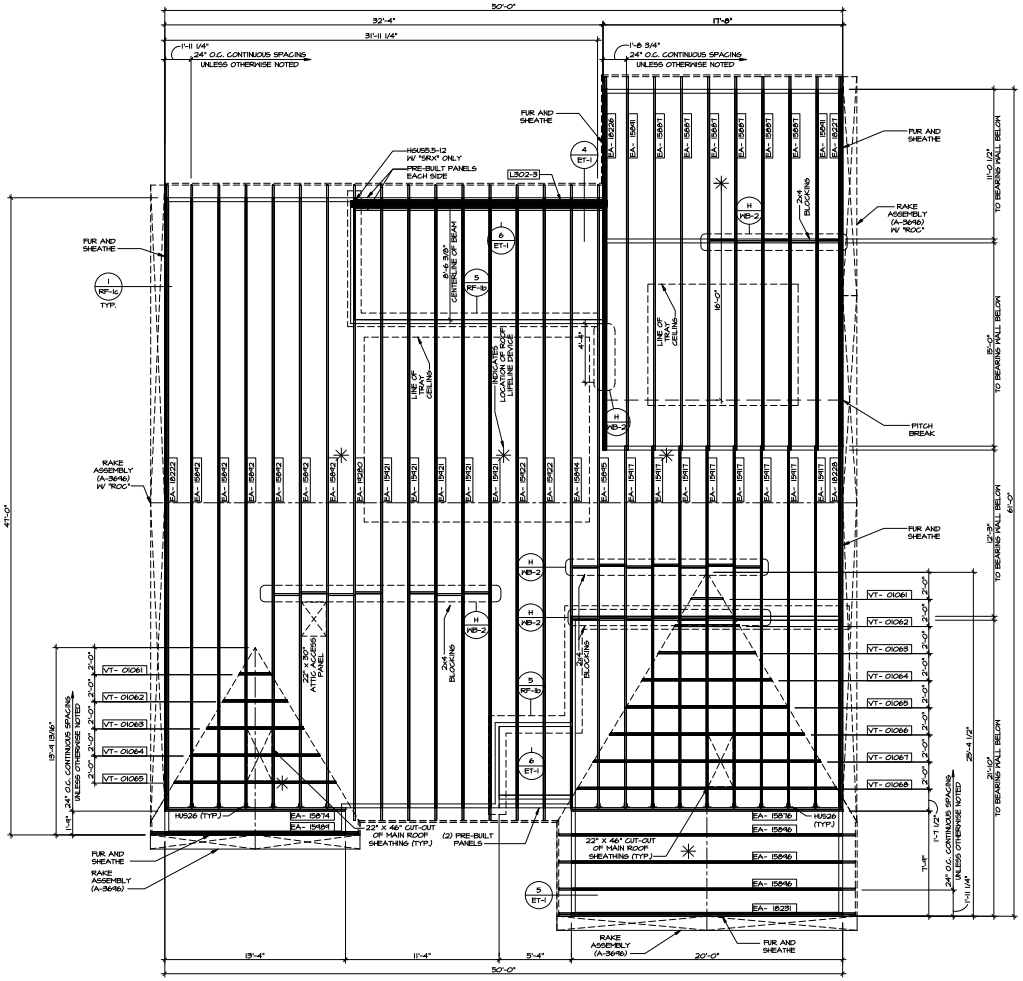
SEE F.C. DETAILS FOR FRAMING CONNECTORS



2 S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" ALTERNATE STEEL FRAMING "SFS"



3 S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



1 S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" STANDARD LVL FRAMING "SZL"

REMARKS:

REV. NO.	DATE

NVR, Inc. reserves, ownership, reserves, the rights, title, and interest in and to these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westfield Blvd, Suite 100
Frederick, MD 21703

SET NO. CH900
VERSION 01
RELEASE NO. ----
DRAWN BY BRK
DATE 11/20/18

MODEL CUMBERLAND
DRAWING TITLE ROOF FRAMING PLAN

OPTION DESCRIPTION
6/12 ROOF PITCH
ELEVATION "A"
FULL BASEMENT

OPTION
RPC
ELA
FBA

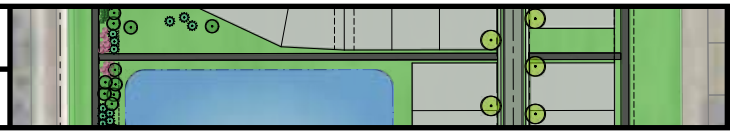
SHEET NO. S-3

97

E:\NVR Series\CUMBERLAND_CH900_01_S6000\Sheets\Master Set\Roof Framing\S-3 RFA DRF FBA 2P 2SC.dwg 11/28/23 - 7:21 am

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ROOF PLANS

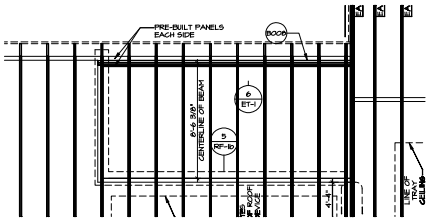
FLAT FORK PUD



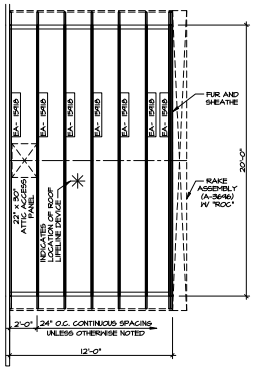
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

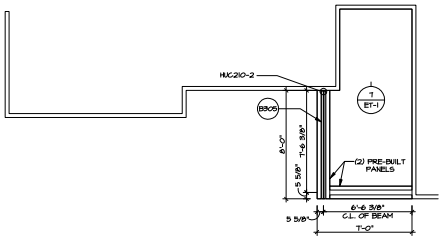
SEE FC DETAILS FOR FRAMING CONNECTORS



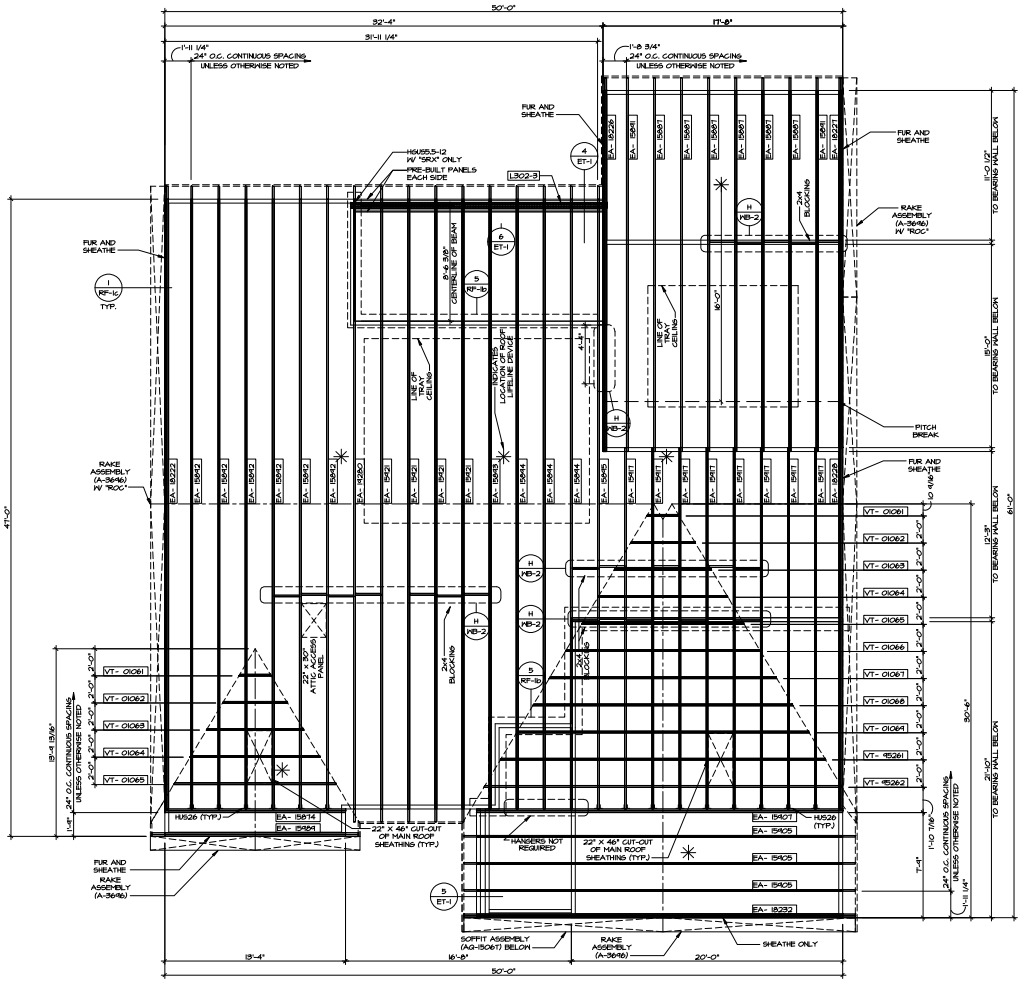
4 S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" ALTERNATE STEEL FRAMING "SPS"



3 S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "SCF"



2 S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" STANDARD LVL FRAMING "SZL"

REV. NO. | DATE

REMARKS:

NVR, Inc. assumes no responsibility for the accuracy of the information in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are any rights conferred, nor liability is to any third party, without the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westfield Blvd, Suite 100
Frederick, MD 21703

SET NO. CH900
VERSION 01
RELEASE NO. ----
DRAWN BY BRK
DATE 11/20/18

MODEL CUMBERLAND
DRAWING TITLE ROOF FRAMING PLAN

OPTION DESCRIPTION
6/12 ROOF PITCH
ELEVATION "B"
FULL BASEMENT

OPTION
REC
ELB
FBA

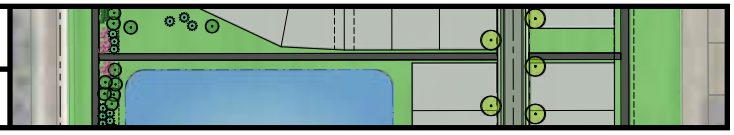
129

SHEET NO. S-3

E:\NVR Series\CUMBERLAND_CH900_01_BRK\Sheets\Master Set\Roof Framing\S-3 ROOF FRAMING PLAN.dwg 11/20/18 - 7:25 am

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ROOF PLANS

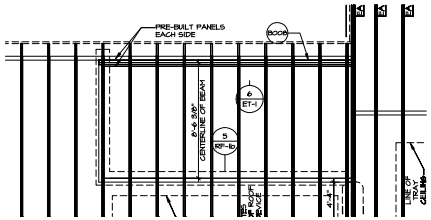
FLAT FORK PUD



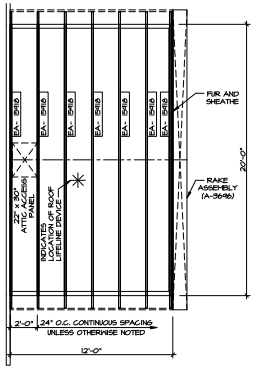
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

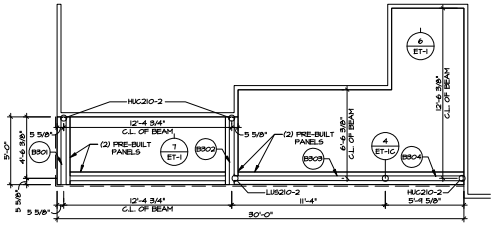
SEE FC DETAILS FOR FRAMING CONNECTORS



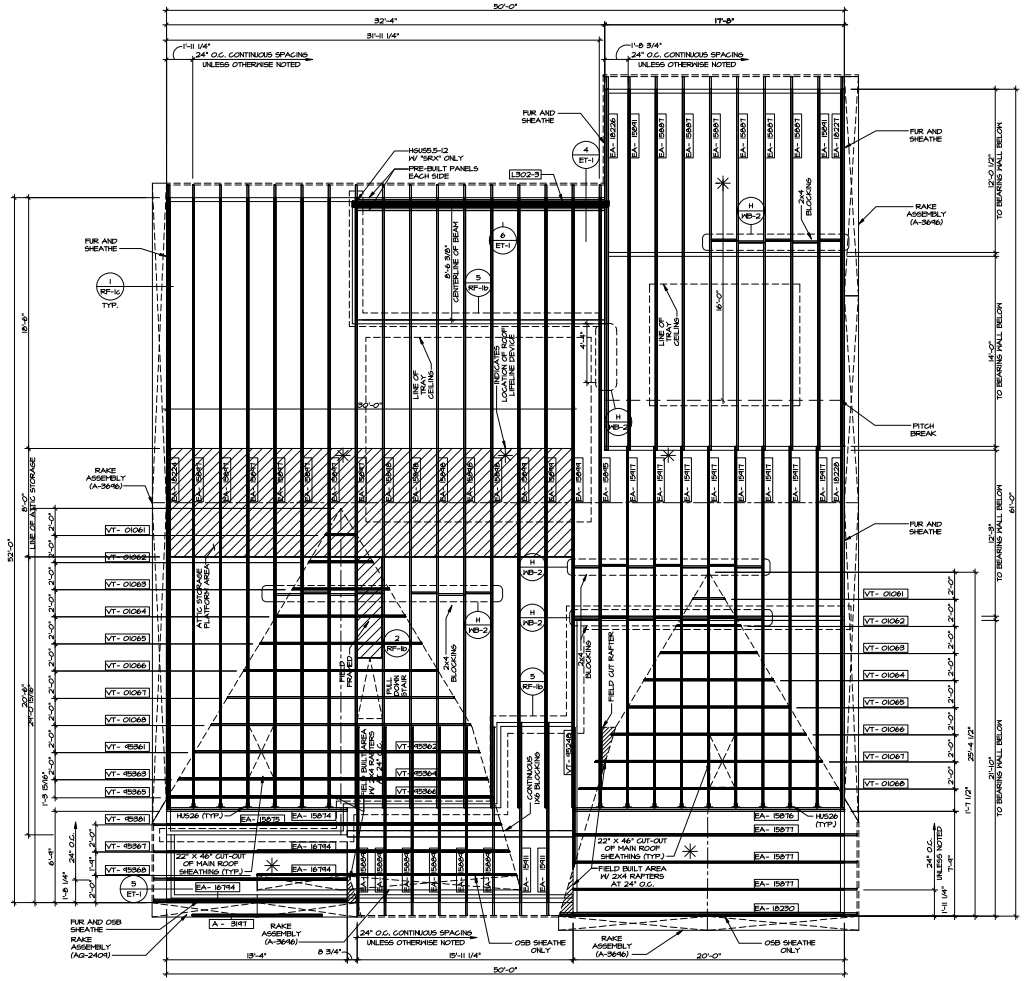
4 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" ALTERNATE STEEL FRAMING "SPS"



3 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "6CF"



PORCH BEAM FRAMING PLAN
2 / S-3
SCALE: 1/4" = 1'-0"



1 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" STANDARD LVL FRAMING "SZL"

REMARKS:

REV. NO.	DATE

NVR, Inc. This drawing, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericksburg, VA 22407

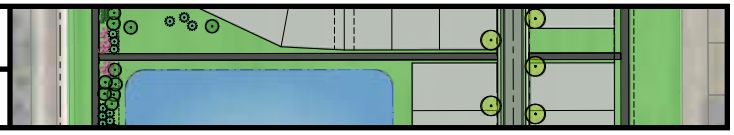
SET NO. CH900
VERSION 01
DRAWN BY BRK
DATE:
OPTION
REPC, MBU
ELK
FBA

MODEL CUMBERLAND
DRAWING TITLE ROOF FRAMING PLAN
OPTION DESCRIPTION 6/12 ROOF PITCH, ATTIC STORAGE ELEVATION K FULL BASEMENT

SHEET NO. S-3
140

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ROOF PLANS

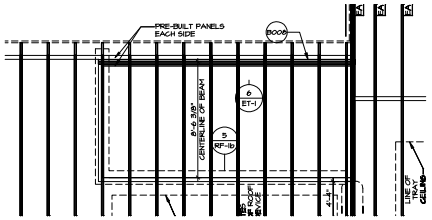
FLAT FORK PUD



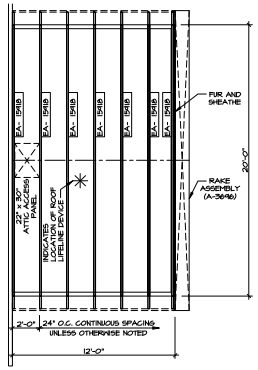
NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

LEGEND
- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

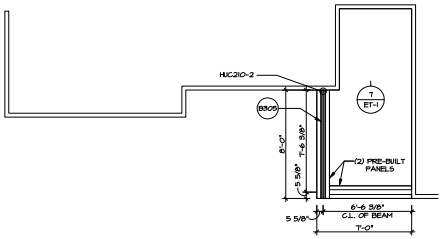
SEE FC DETAILS FOR FRAMING CONNECTORS



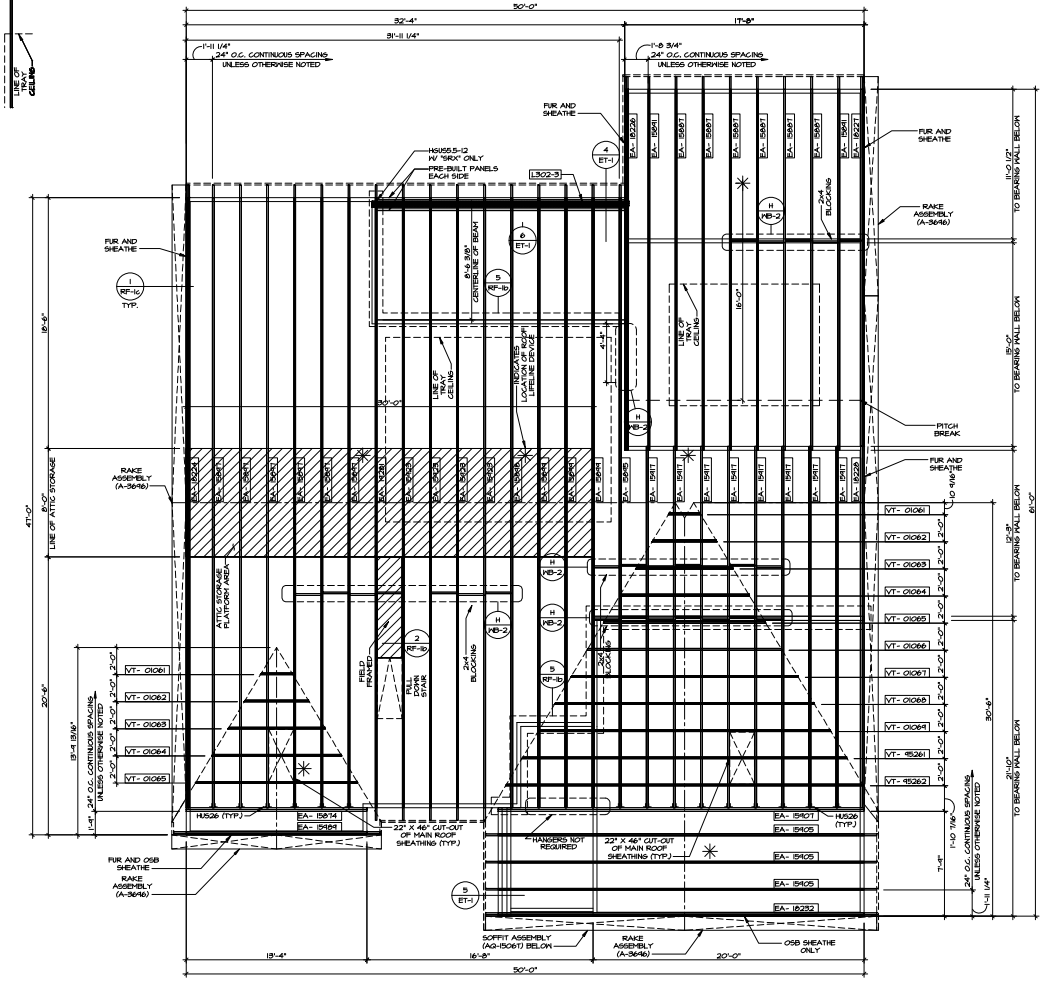
4 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" ALTERNATE STEEL FRAMING "SFS"



3 / S-3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE "6CF"



2 / S-3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 / S-3 ROOF FRAMING
SCALE: 1/4" = 1'-0" STANDARD LVL FRAMING "SZL"

REV. NO. | DATE | REMARKS

NVR, Inc. The owner, expressly reserves its copyright and property rights in these plans. These plans are not to be reused, in whole or in part, for any other purpose or project without the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westhall Way, Suite 100
Frederick, MD 21703

SET NO. CARDO
VERSION 01
DRAWN BY BRK
DATE:

MODEL CUMBERLAND
DRAWING TITLE ROOF FRAMING PLAN

OPTION DESCRIPTION
6/12 ROOF PITCH, ATTIC STORAGE
ELEVATION L
FULL BASEMENT

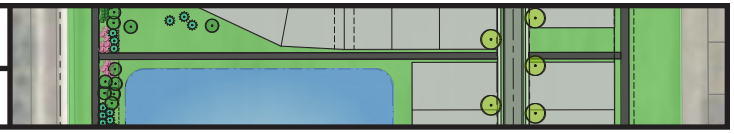
OPTION
REPC, MBU
ELL
FBA

156

SHEET NO. S-3

GEORGIA ROAD NEIGHBORHOOD, PALLADIO, RENDERINGS

FLAT FORK PUD



PALLADIO RANCH

ELEVATION A

ELEVATION B

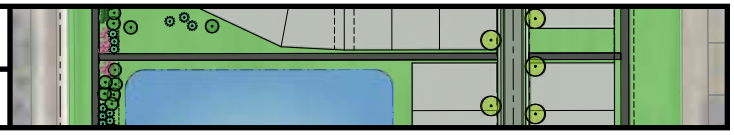
PALLADIO RANCH

ELEVATION K

ELEVATION L

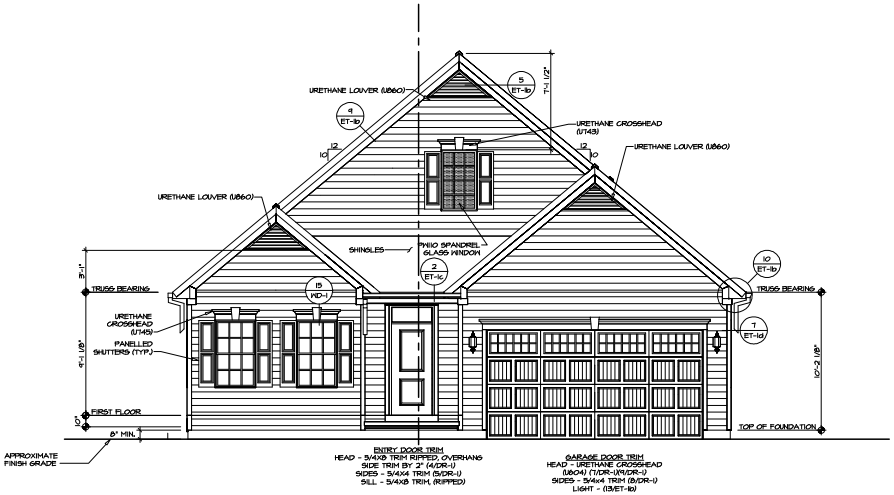
GEORGIA ROAD NEIGHBORHOOD, PALLADIO, ELEVATIONS

FLAT FORK PUD

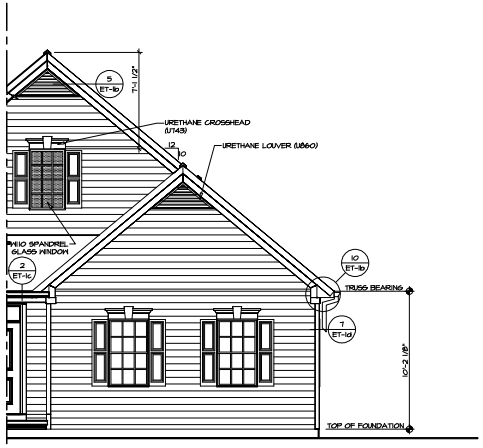


NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

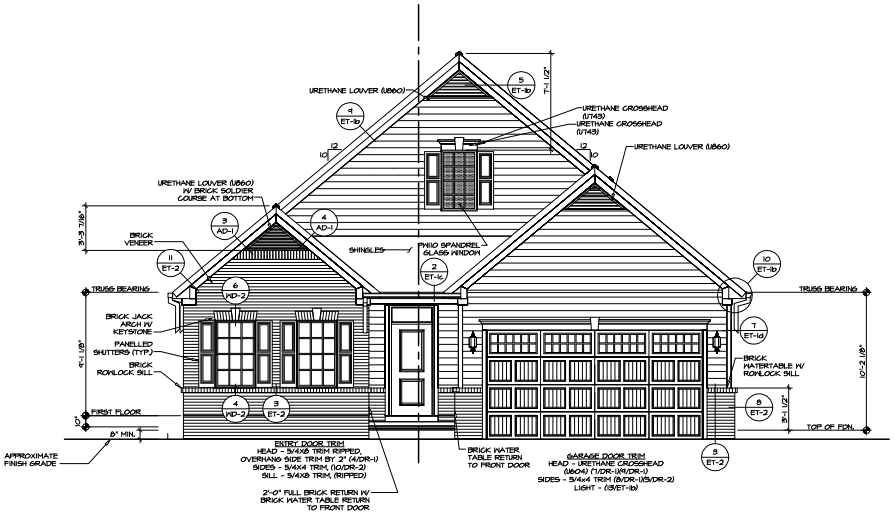
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



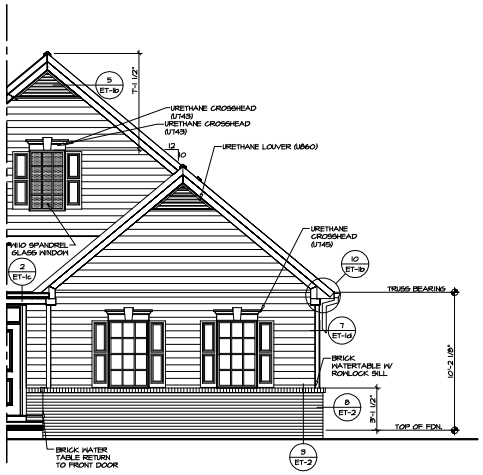
1 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF" TWO CAR FRONT ENTRY GARAGE "GCB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF" TWO CAR SIDE ENTRY GARAGE "GCC"



3 A-1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM" TWO CAR FRONT ENTRY GARAGE "GCB"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM" TWO CAR SIDE ENTRY GARAGE "GCC"

REV. NO.	DATE	REMARKS
1	4/6/17	SPM - REVISED GARAGE DOOR DESIGN (MARKETING TBD)

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Plan Room, Suite 100
5285 Westfield Way
Frederick, MD 21703

SET NO. PL20A
VERSION 01
DRAWN BY SPM
DATE: 2/1/17
OPTION: "ELA" "EVF", "EVM" "GCB", "GCC"

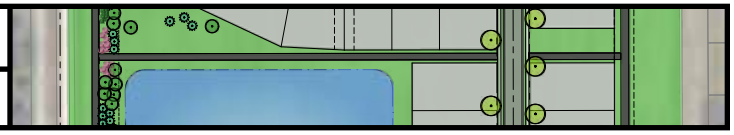
MODEL: PALLADIO RANCH
DRAWING TITLE: FRONT ELEVATION

OPTION DESCRIPTION
4 ELEVATION "A" SIDING VENEER, PARTIAL BRICK VENEER FRONT ENTRY GARAGE, SIDE ENTRY GARAGE

SHEET NO. A-1

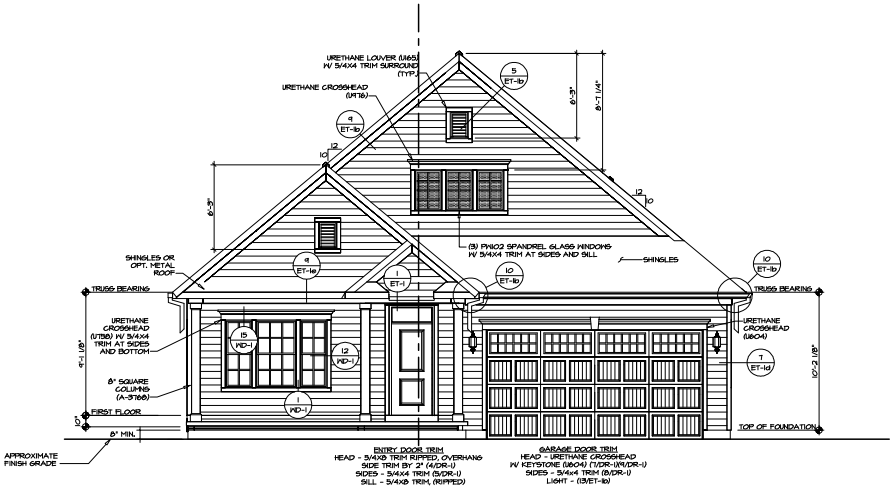
GEORGIA ROAD NEIGHBORHOOD, PALLADIO, ELEVATIONS

FLAT FORK PUD

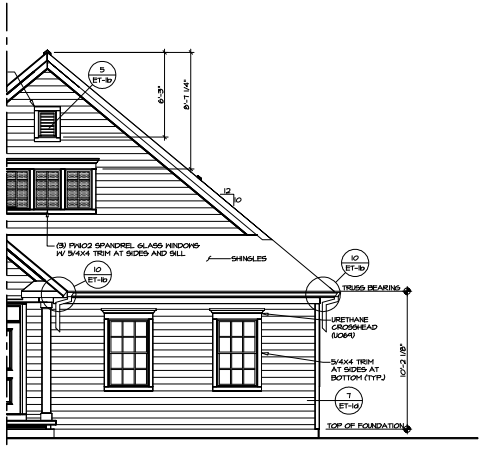


NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

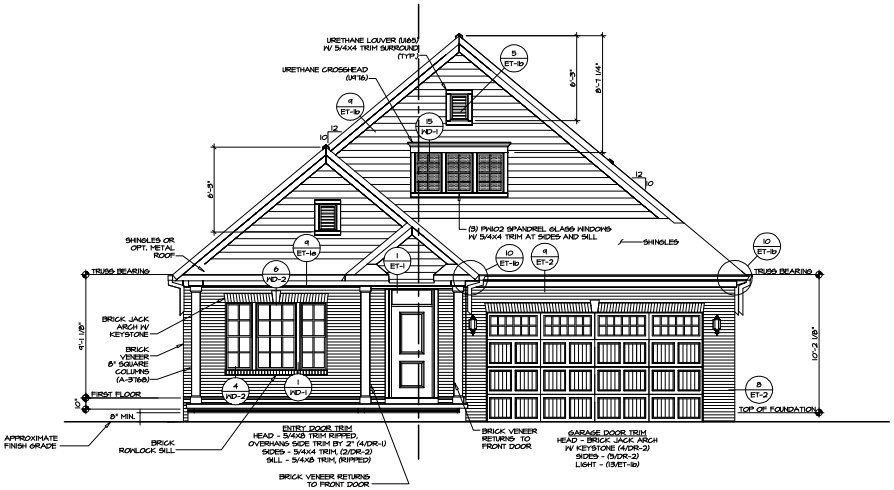
NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



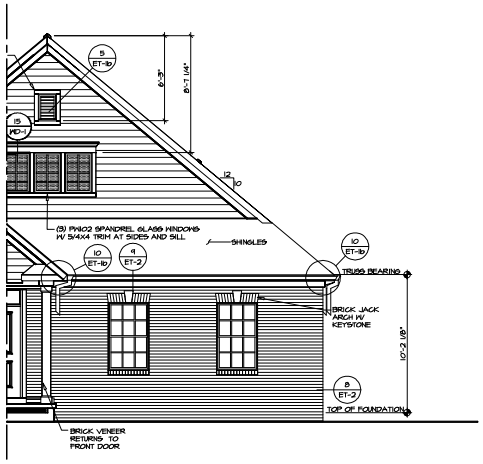
1 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF" TWO CAR FRONT ENTRY GARAGE "GCB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EVF" TWO CAR SIDE ENTRY GARAGE "GCC"



3 A-1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM" TWO CAR FRONT ENTRY GARAGE "GCB"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PARTIAL BRICK VENEER FRONT "EVM" TWO CAR SIDE ENTRY GARAGE "GCC"

REV. NO.	DATE	REMARKS
	4/8/17	SPM: REVS GARAGE DOOR AND REMOVED SHUTTERS W/ "NOTE" REMARKS ITEMS

NVR, Inc. The owner, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Westridge Park, Suite 100
5285
Frederick, MD 21703

SET NO. FL02A
VERSION 01
DRAWN BY SPM
DATE: 2/1/17
OPTION "ELB", "EVF", "EVM", "GCB", "GCC"

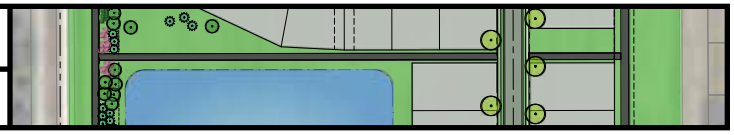
MODEL
PALLADIO RANCH
DRAWING TITLE
FRONT ELEVATION

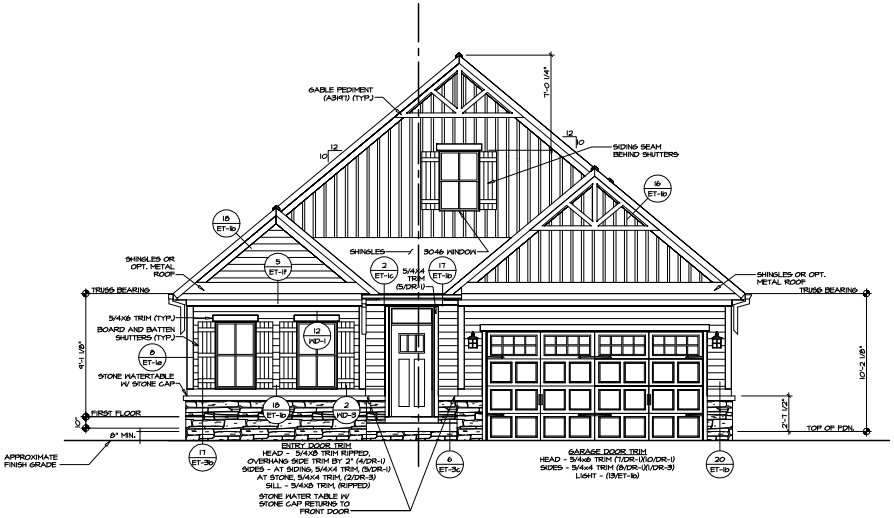
OPTION DESCRIPTION
ELEVATION "B"
SIDING VENEER, PARTIAL BRICK VENEER
FRONT ENTRY GARAGE, SIDE ENTRY GARAGE

SHEET NO.
A-1
15

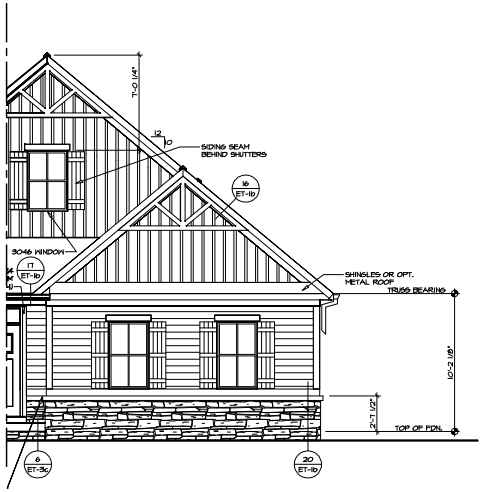
GEORGIA ROAD NEIGHBORHOOD, PALLADIO, ELEVATIONS

FLAT FORK PUD

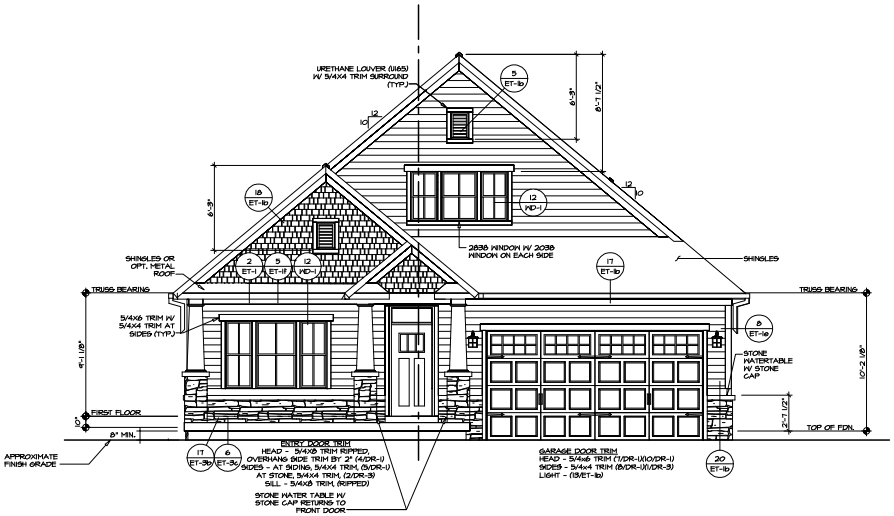




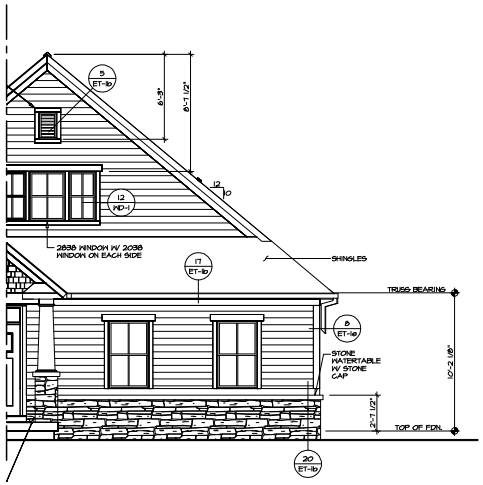
1 A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"



2 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ELEVATION K "ELK" TWO CAR SIDE ENTRY GARAGE "GCC"



3 A-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"



4 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ELEVATION L "ELL" TWO CAR SIDE ENTRY GARAGE "GCC"

REMARKS

REV. NO.	DATE

NVR, Inc. reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
2285 Nutpicker Drive, Suite 100
Franklin, OH 37067

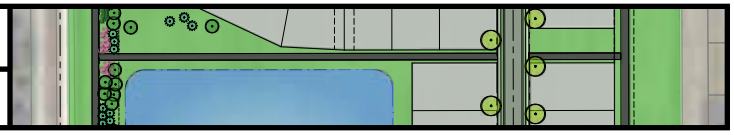
SET NO. FL02A
VERSION 00
DRAWN BY SPW
DATE: 2/1/17
OPTION: "ELK", "ELL", "GCB", "GCC"

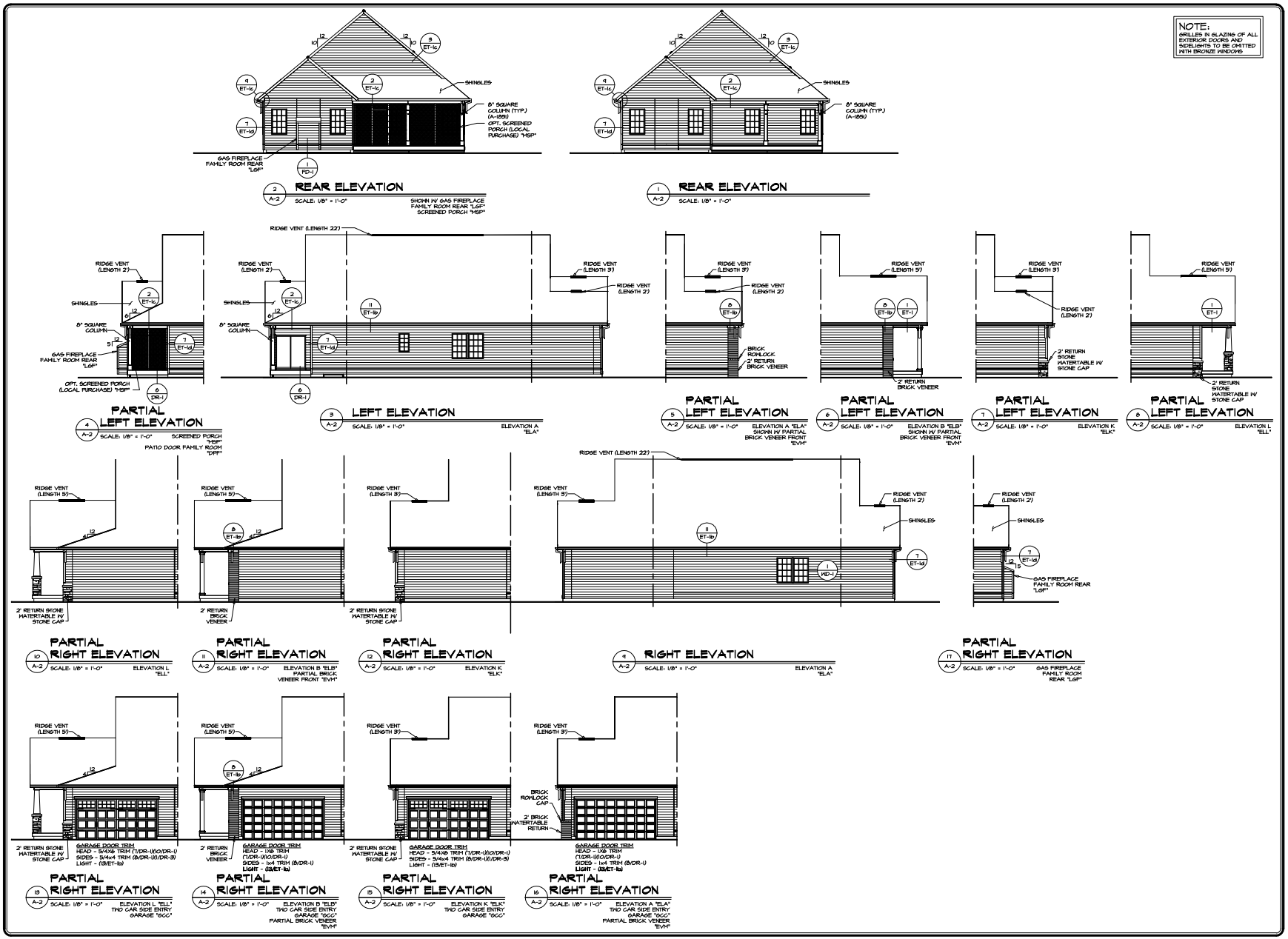
MODEL: PALLADIO RANCH
DRAWING TITLE: FRONT ELEVATION
OPTION DESCRIPTION: ELEVATION "K", ELEVATION "L", TWO CAR FRONT ENTRY GARAGE, TWO CAR SIDE ENTRY GARAGE

SHEET NO. A-1
6

GEORGIA ROAD NEIGHBORHOOD, PALLADIO, ELEVATIONS

FLAT FORK PUD





REV. NO.	DATE	REMARKS

NVR, Inc. may, expressly, reserve its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
2285 Nutpeker Drive, Suite 100
Frederick, MD 21703

SET NO.	PLDOA
VERSION	00
DRAWN BY	SPW
DATE	2/2/17
OPTION	ELA, ELB, ELK, ELL, GCC, MSP, L6F

MODEL: PALLADIO RANCH

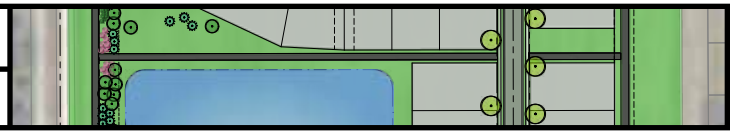
DRAWING TITLE: SIDE AND REAR ELEVATIONS

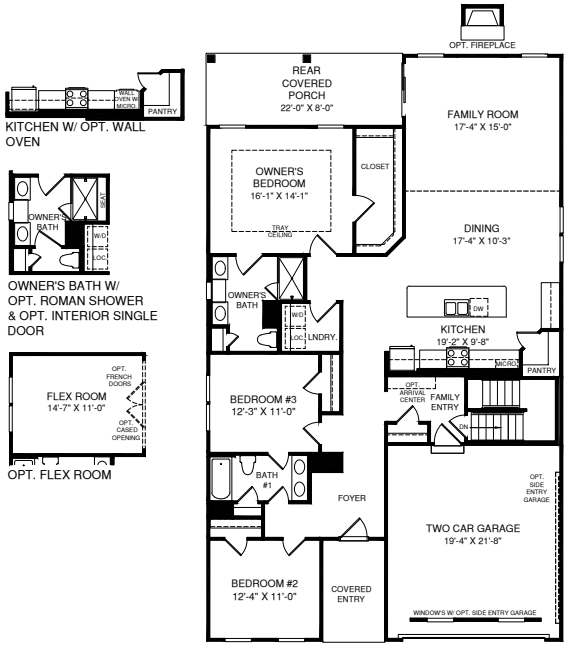
SHEET NO.: A-2

OPTION DESCRIPTION: 7 — ELEVATIONS A, B, K, L; TWO CAR SIDE ENTRY GAR., SCREENED PORCH; GAS FIREPLACE FAMILY ROOM REAR

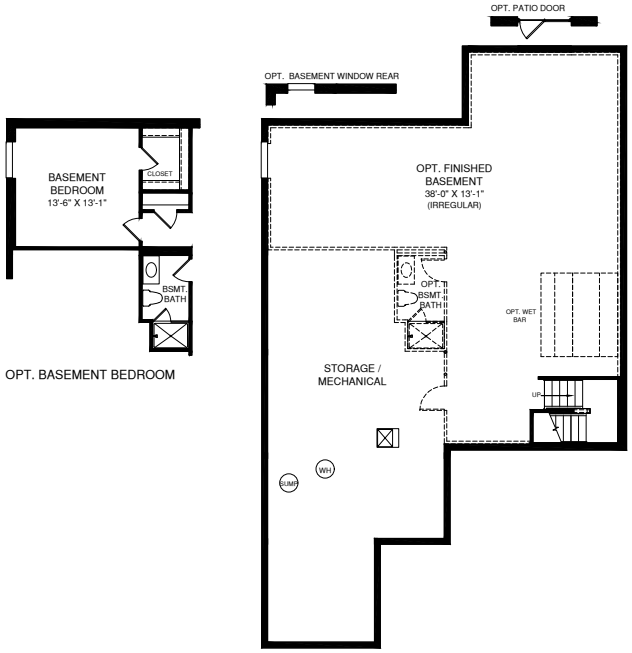
GEORGIA ROAD NEIGHBORHOOD, PALLADIO, FLOORPLANS

FLAT FORK PUD





MAIN LEVEL



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

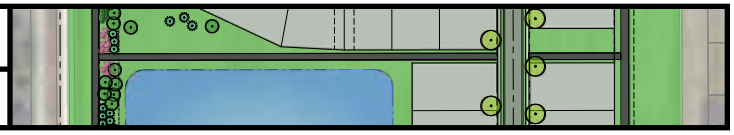
RY1022PLD0Av01BSMTCRFT

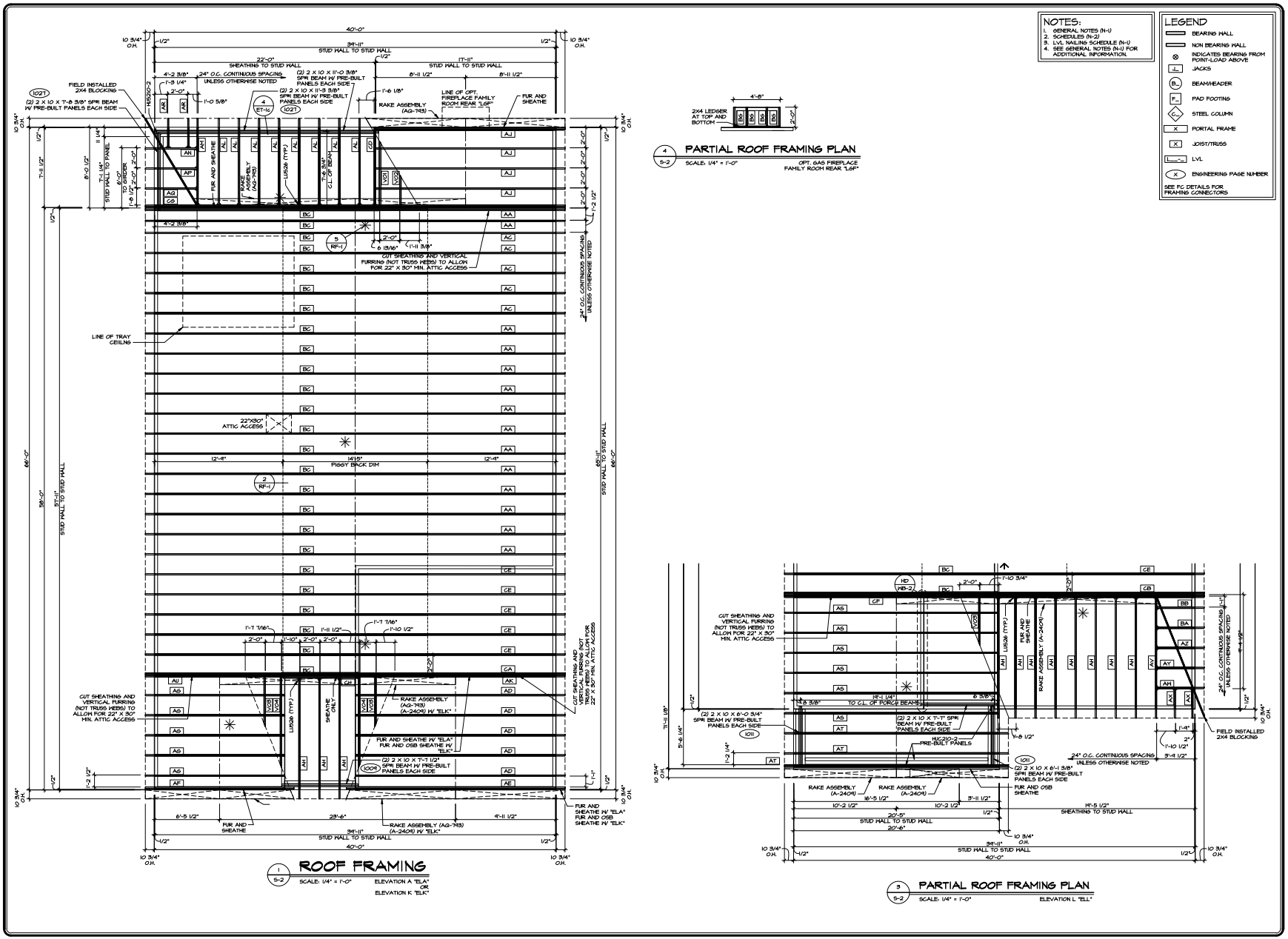
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY1022PLD0Av01BSMTCRFT

GEORGIA ROAD NEIGHBORHOOD, PALLADIO, ROOF PLANS

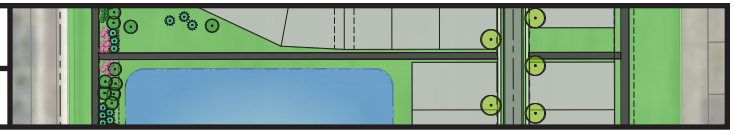
FLAT FORK PUD





GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, RENDERINGS

FLAT FORK PUD



SAVANNAH

ELEVATION A

ELEVATION B

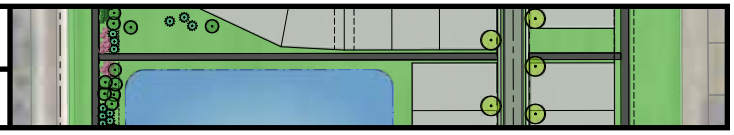
SAVANNAH

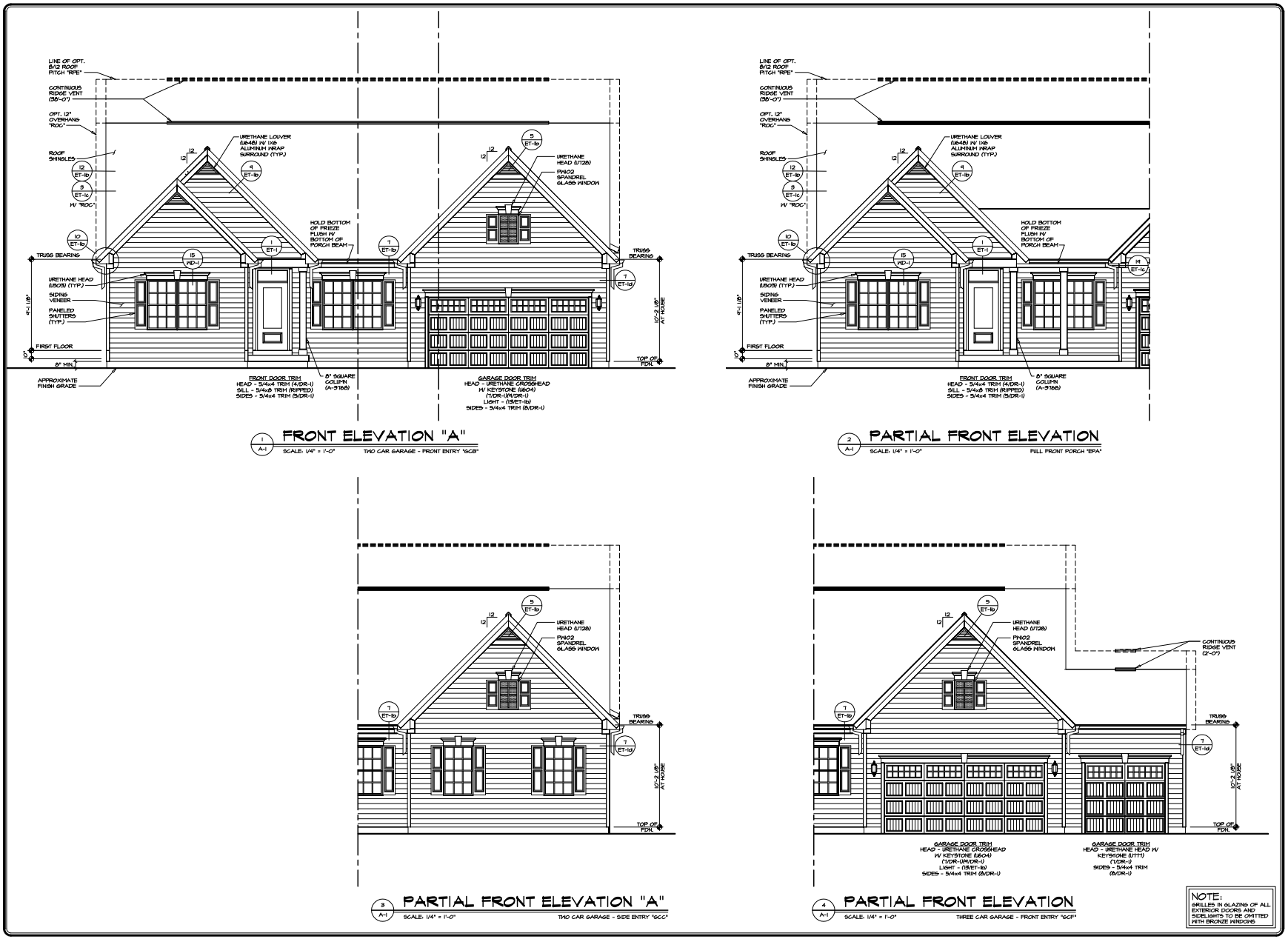
ELEVATION K

ELEVATION L

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD





REMARKS:

REV. NO. | DATE

NVR, Inc.
The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
Ryan Homes Way, Suite 100
Frederick, MD 21703

SET NO. SV-100
VERSION C2
RELEASE NO. ----
DRAWN BY M156
DATE 7/26/2018

MODEL SAVANNAH
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION A
SIDING VENEER FRONT

OPTION
ELA
EVF

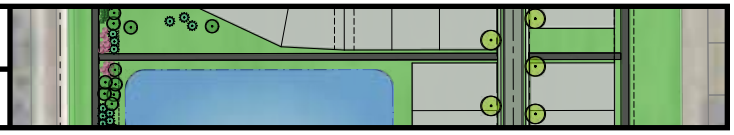
SHEET NO. A-1

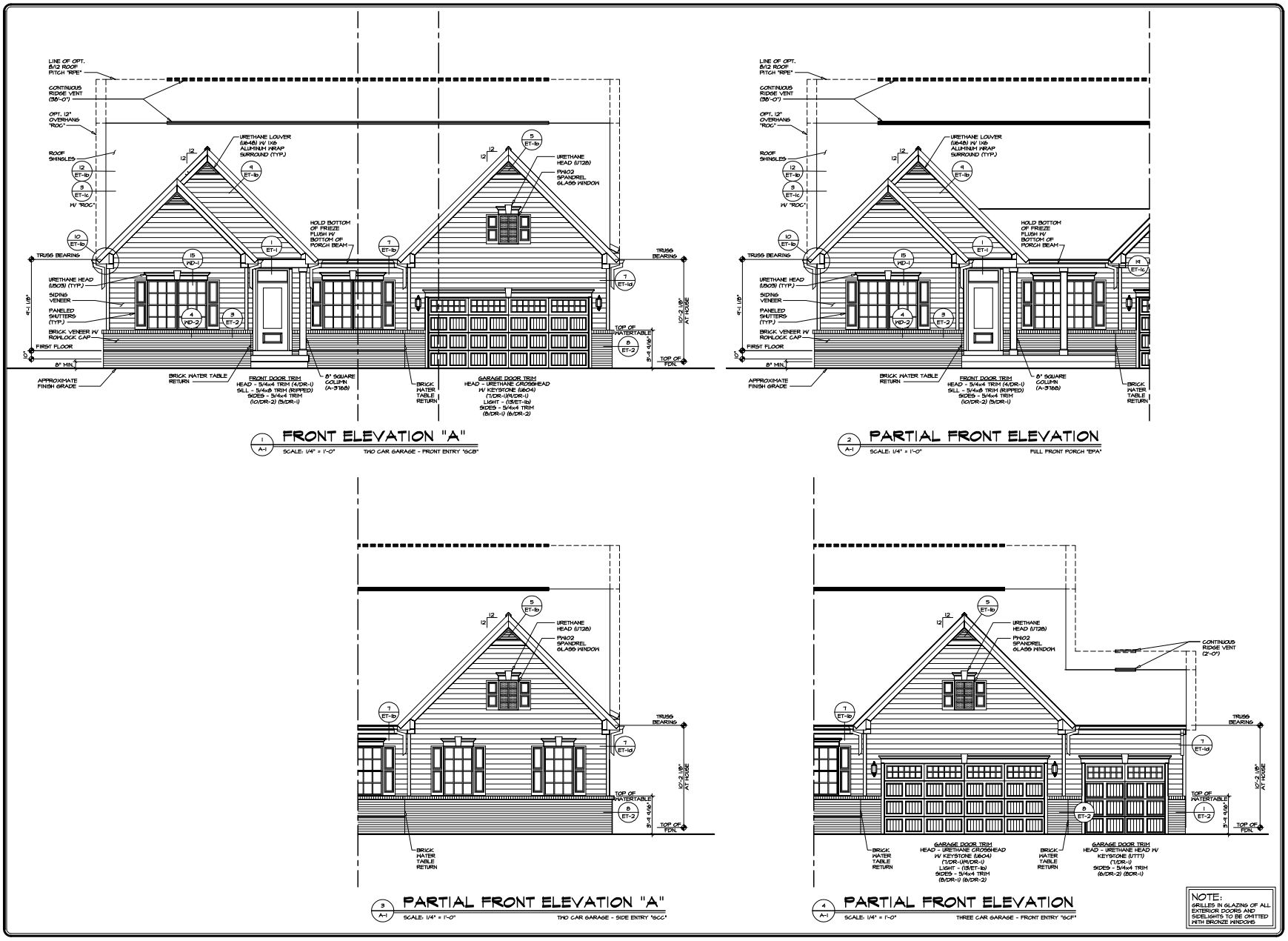
15

G:\NVR Series\SAVANNAH\SV100_02_FLAT FORK\Elevations\Variant A\Variations\V-1 ELA EVF FRONT.dwg 08/28/23 - 11:41 am

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD





REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

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

SET NO. SV-100
VERSION C2
RELEASE NO. ----
DRAWN BY Y456
DATE 7/26/2018

MODEL SAVANNAH
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION
ELEVATION A
PARTIAL BRICK VENEER FRONT

OPTION
ELA
EVM

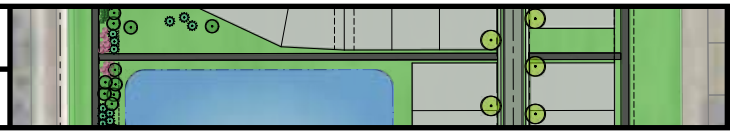
SHEET NO. A-1

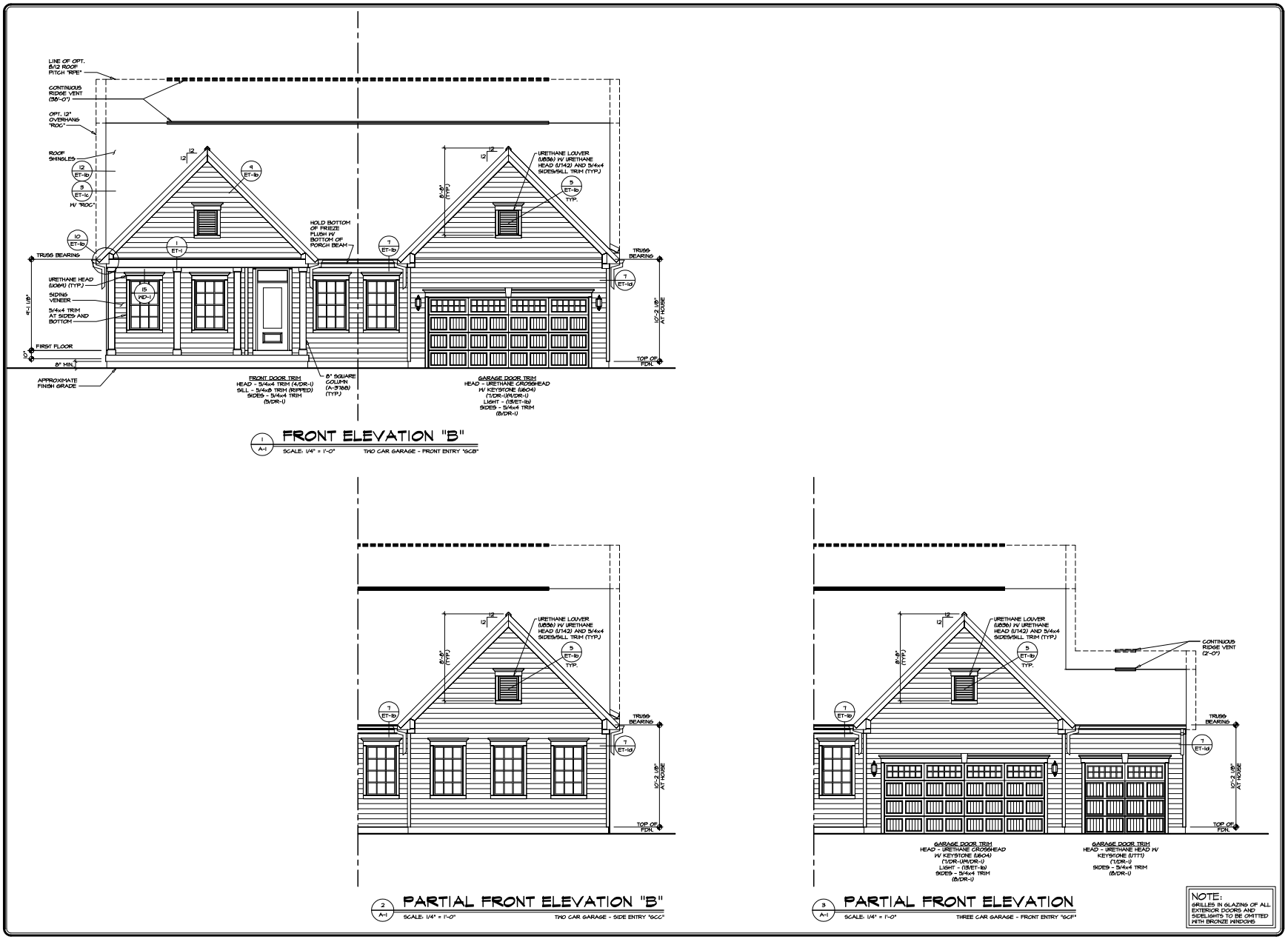
6

C:\NVR Series\SAVANNAH\SV100_02_FLA\Elevations\Version A\Version A-1 ELA EVM FRONT.dwg 08/21/18 - 11:41 am

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD





NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
5285 Westfax Drive, Suite 100
Fredericksburg, VA 22033

SET NO. SV-100
VERSION C2
RELEASE NO. ----
DRAWN BY M156
DATE 7/26/2018
OPTION
ELB
EVF

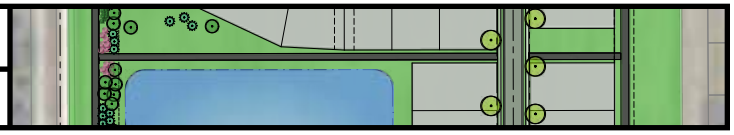
MODEL SAVANNAH
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION B SIDING VENEER FRONT

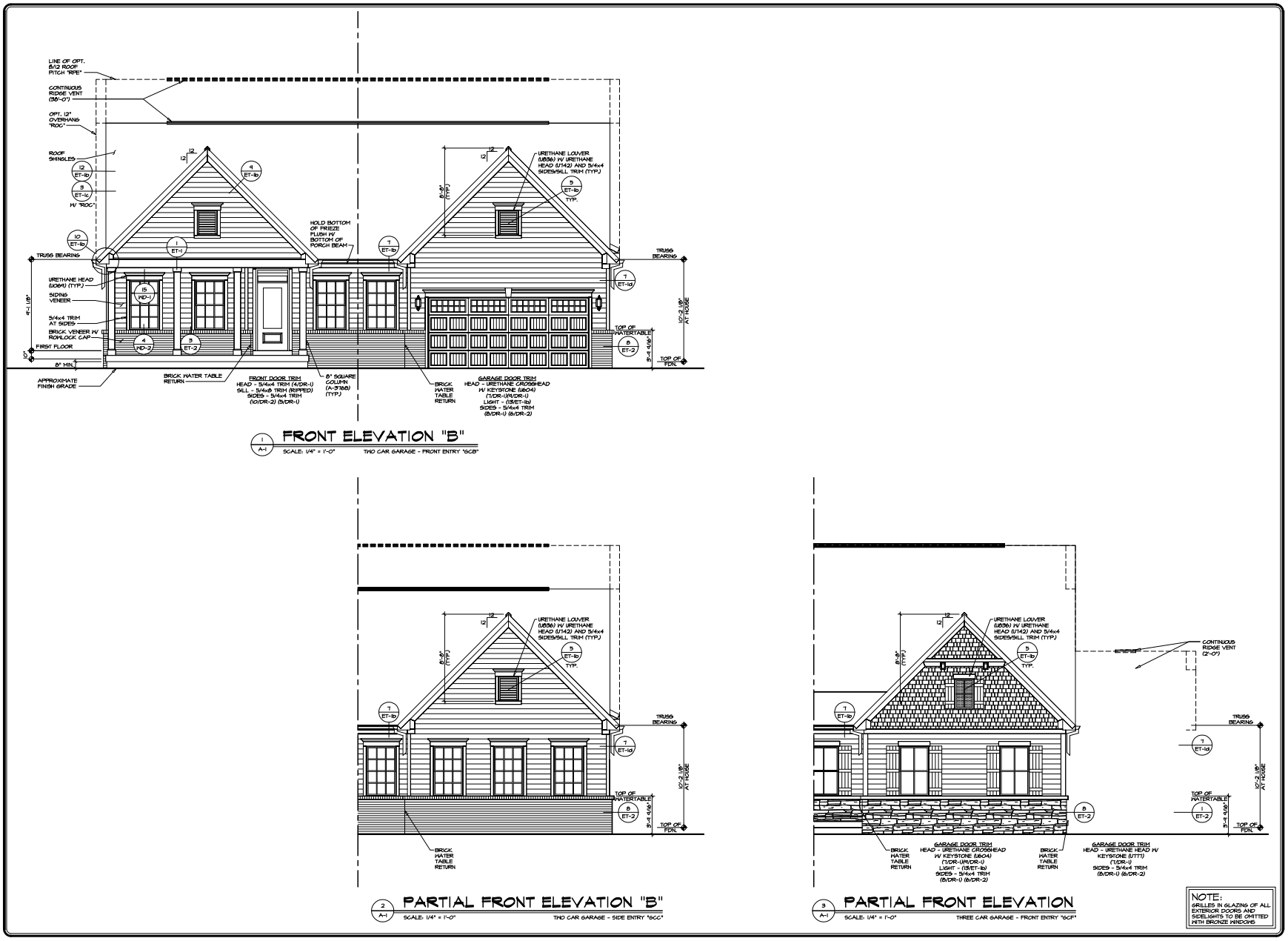
SHEET NO. A-1
7

G:\NVR Series\SAVANNAH\SV100_02_FF\Elevations\Version A\Version A-1 B.LB.EVF.FRONT.dwg 08/24/23 - 11:41 am

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD





NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS:

REV. NO.	DATE

NVR, Inc.
This plan, regardless of the medium on which it is, is the property of NVR, Inc. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Northern Virginia, Suite 100
5285 Westfax Drive
Fredericksburg, MD 21703

SET NO. SV-100
VERSION C2
RELEASE NO. ----
DRAWN BY M156
DATE 7/26/2018
OPTION
ELB
EVM

MODEL SAVANNAH
DRAWING TITLE
FRONT ELEVATION

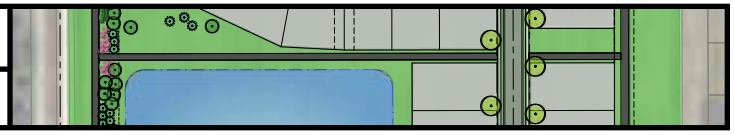
OPTION DESCRIPTION
ELEVATION B
PARTIAL BRICK VENEER FRONT

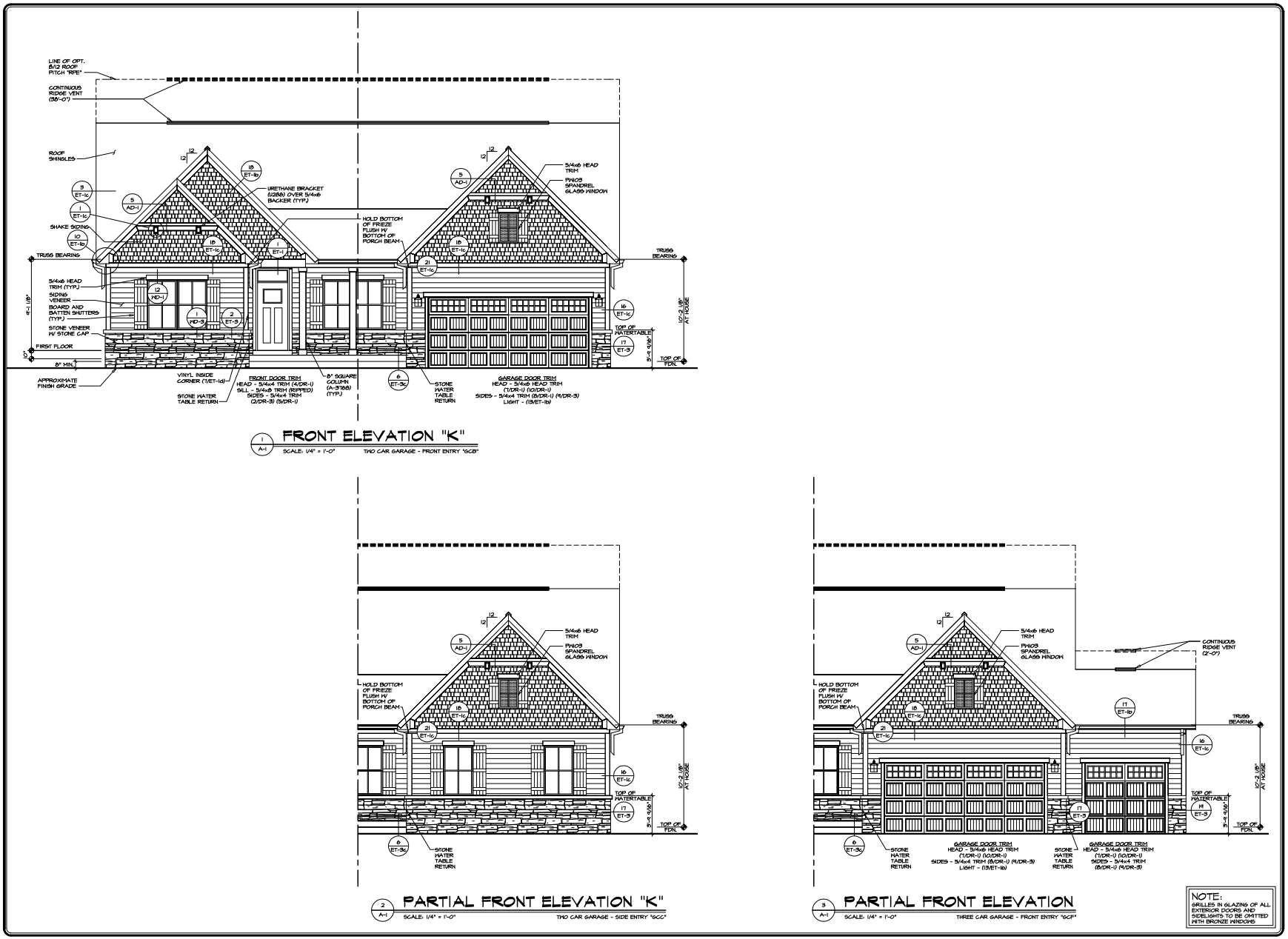
SHEET NO. A-1
B

G:\NVR Series\SAVANNAH SV100_C2 FSB\Elevations\Version A\Version B\B.dwg 8/27/18 - 11:41 am

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD





1 A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - FRONT ENTRY "GCB"

2 A-1 PARTIAL FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "GCC"

3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "GCF"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS:

REV. NO.	DATE

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR
NVR, Inc.
Northern Virginia Office
5285 Westfax Drive, Suite 100
Fredericksburg, VA 22030

SET NO. SV-100
VERSION C2
RELEASE NO. ----
DRAWN BY MSG
DATE 7/26/2018
OPTION
ELK

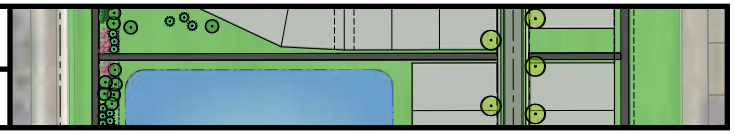
MODEL SAVANNAH
DRAWING TITLE
FRONT ELEVATION

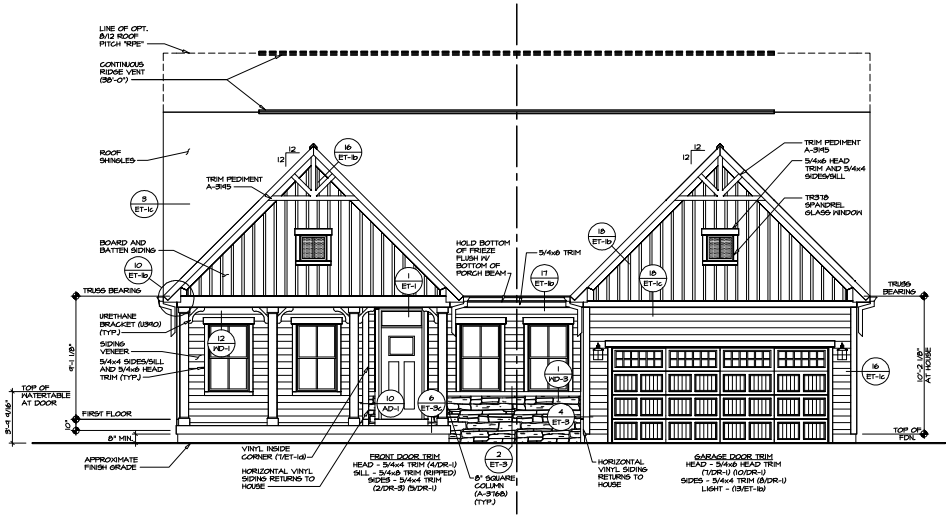
OPTION DESCRIPTION
ELEVATION K

SHEET NO. A-1

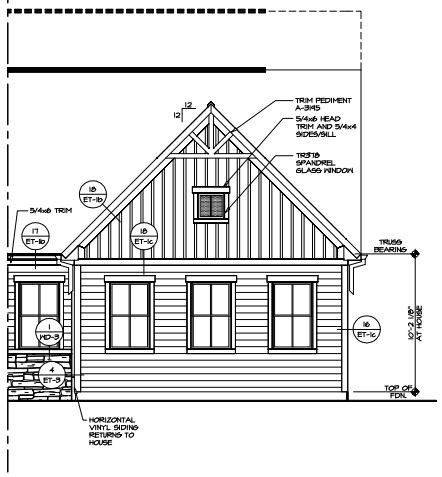
GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD

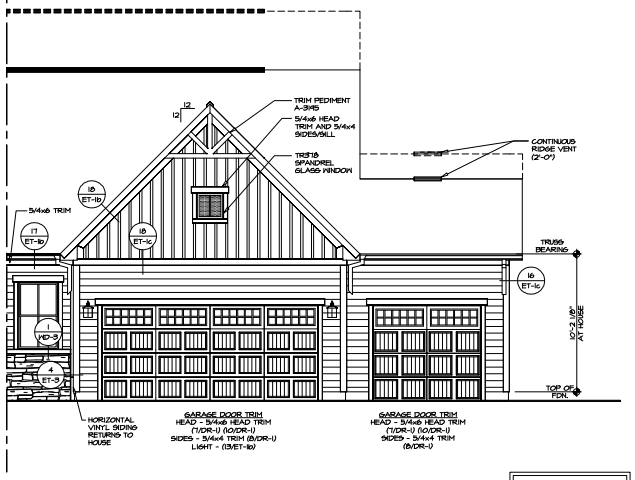




1 A-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - FRONT ENTRY "GCB"



2 A-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "GCC"



3 A-1 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "GCF"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REMARKS

REV. NO.	DATE

© NVR, Inc.
The owner, copyright, reserves the exclusive right to reproduce, or cause to be reproduced, these plans, or any part thereof, in any form or manner whatsoever, and to distribute, or cause distribution, to any third party, without prior written consent of NVR, Inc.

NVR
NVR, Inc.
Attn: Mark Wyatt, Suite 100
5285 Westhaven Drive
Frederick, MD 21703

SET NO. SV-100
VERSION C2
RELEASE NO. ----
DRAWN BY Y156
DATE 7/26/2018
OPTION ELL

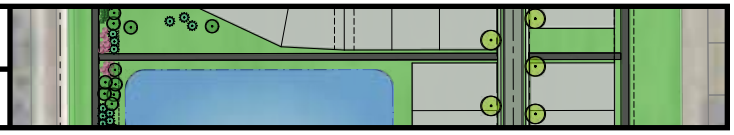
MODEL SAVANNAH
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION ELEVATION L

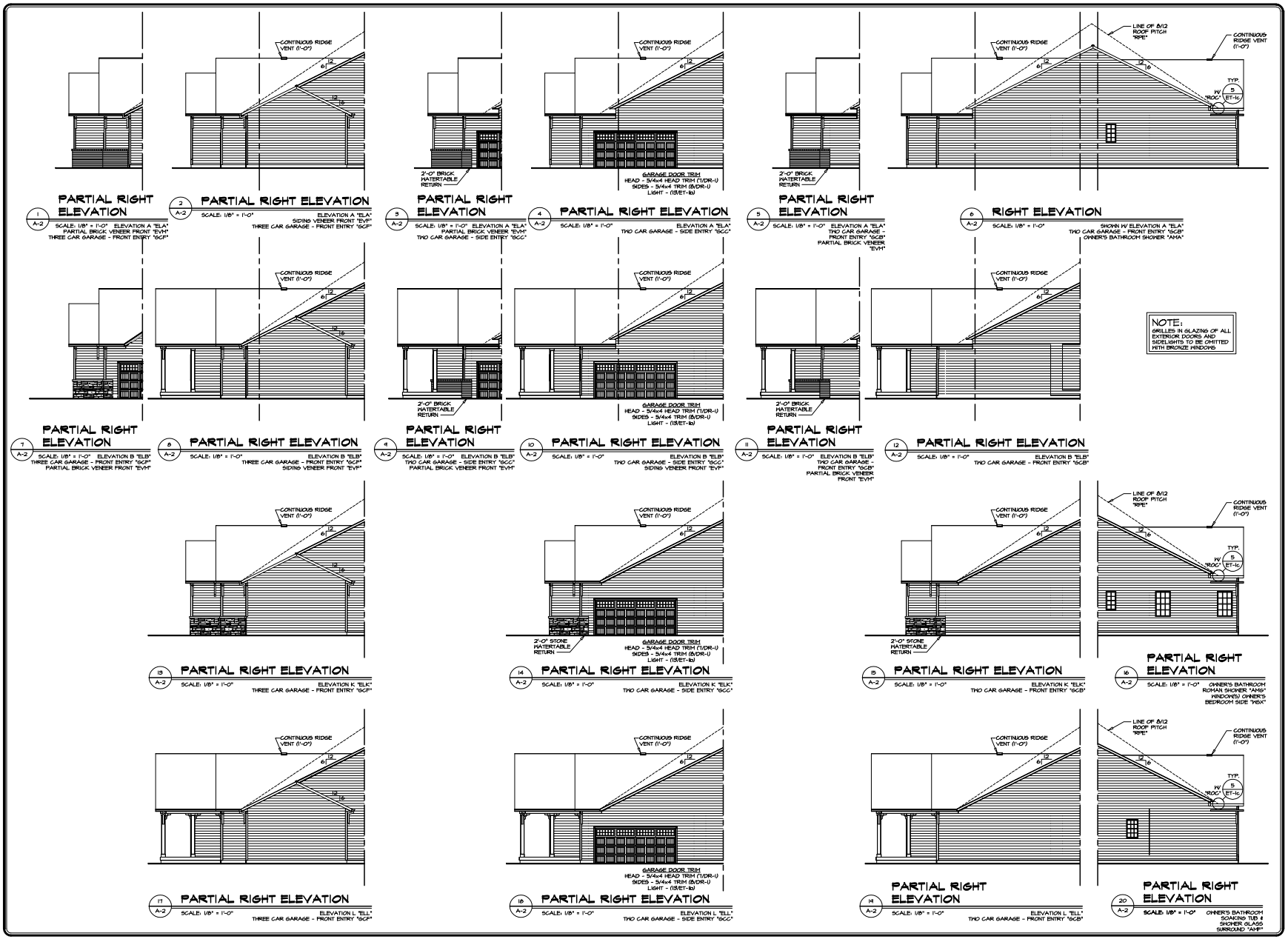
SHEET NO. A-1
10

C:\NVR Series\SAVANNAH SV100_C2 - ELEVATIONS\Version C2\Elevations\V-1 ELL.rbl Log 11/28/23 - 8:05 am

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD





REMARKS:

REV. NO.	DATE

© NVR, Inc. The owner, copyright, reserves its rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

NVR, Inc.
Attn: Plan Room, Suite 100
5285 Westfield Way
Frederick, MD 21703

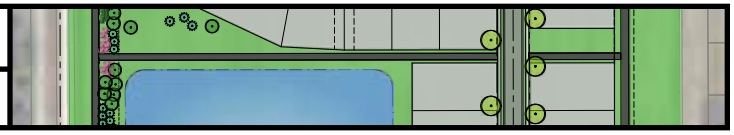
SET NO. SV-100
VERSION 02
DRAWN BY
DATE: 7/27/2018
OPTION

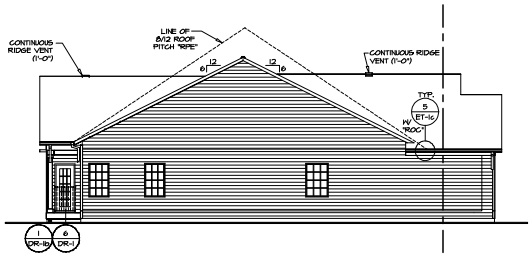
MODEL: SAVANNAH
DRAWING TITLE: RIGHT ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2

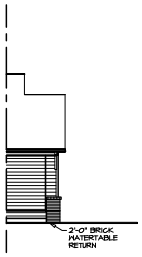
GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD

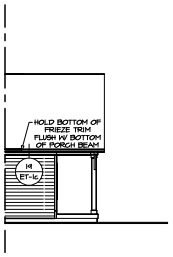




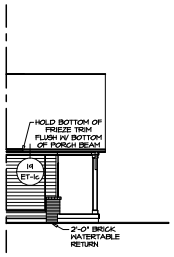
1 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION A "ELA" W/ SIDING VENEER FRONT "EVF"



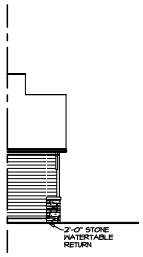
2 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA" PARTIAL BRICK VENEER FRONT "EVM"



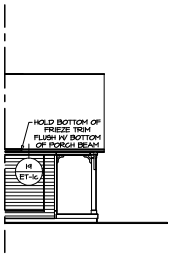
3 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB" SIDING VENEER FRONT "EVF"



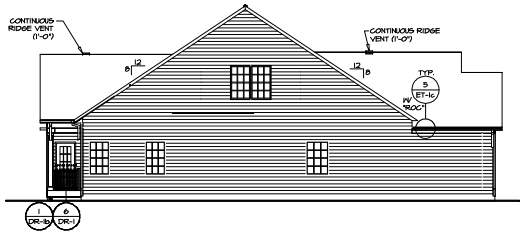
4 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION B "ELB" PARTIAL BRICK VENEER FRONT "EVM"



5 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"



6 A-2b PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"



7 A-2b LEFT ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN W/ ELEVATION A "ELA"
W/ SIDING VENEER FRONT "EVF"
8/12 ROOF PITCH "RPE"
BONUS BEDROOM W/ LOFT "BVE"
EXTERIOR DECK RAILINGS "ER3"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS.

REV. NO.	DATE	REMARKS

NVR, Inc. The owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written permission and consent of NVR, Inc.

NVR

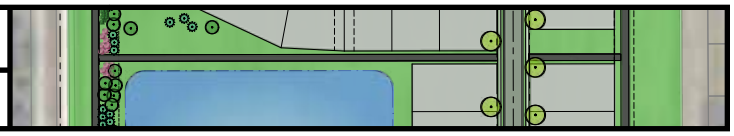
NVR, Inc.
5285 Westhall Pointe, Suite 100
Fredericksburg, VA 22407

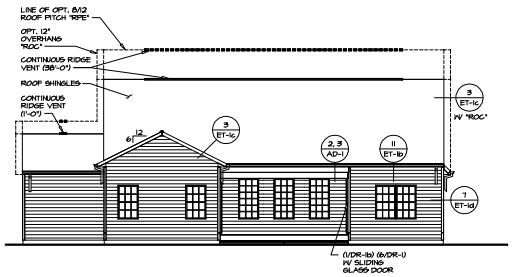
SET NO. SV-100
VERSION 02
DRAWN BY 1456
DATE: 7/27/2018
OPTION

SHEET NO. A-2b
MODEL SAVANNAH
DRAWING TITLE LEFT ELEVATIONS
OPTION DESCRIPTION
12

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

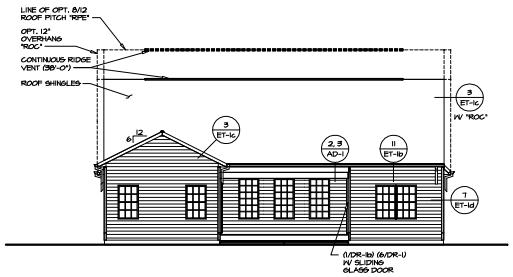
FLAT FORK PUD





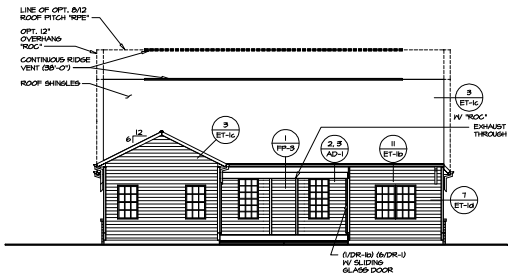
1 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "GCF"



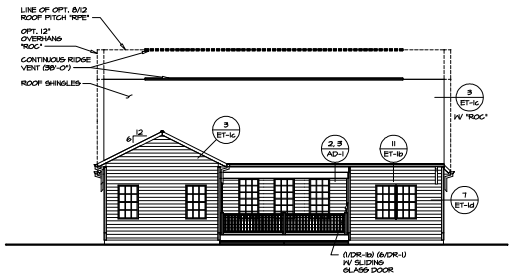
2 A-2c **REAR ELEVATION**

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



3 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" GAS FIREPLACE GREAT ROOM REAR "LGG"



4 A-2c **REAR ELEVATION**

SCALE: 1/8" = 1'-0" EXTERIOR DECK RAILINGS "EK3"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

NVR, Inc. owns, retains, expressly reserves its exclusive law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission of NVR, Inc.

NVR

NVR, Inc.
Architectural Services
3285 Hopkins Mills, Suite 100
Fredericksburg, VA 22408

SET NO. SV-100
VERSION 00
DRAWN BY YSG
DATE: 7/27/2018
OPTION

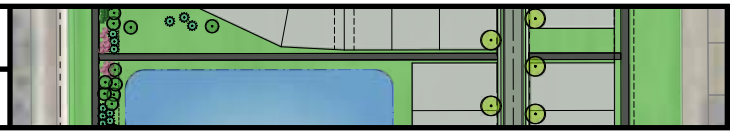
MODEL SAVANNAH
DRAWING TITLE REAR ELEVATION
OPTION DESCRIPTION

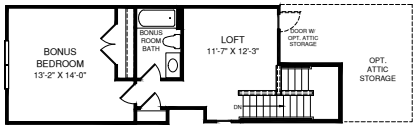
SHEET NO. A-2c
3

E:\NVR Series\SAVANNAH SV100_00 - 2018 Elevations\Version SV Elevations\1.2 A-2c FLAT_REAR.dwg 10/18/18 - 10:06 am

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, FLOORPLANS

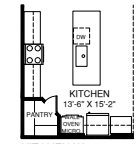
FLAT FORK PUD





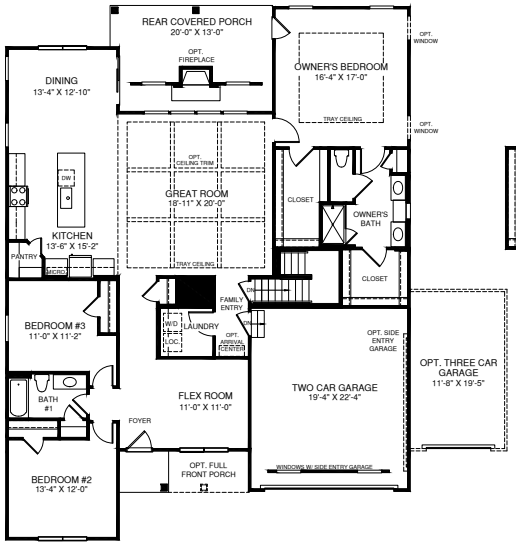
OPT. BONUS BEDROOM W/ LOFT

UPPER LEVEL

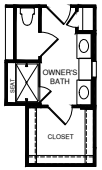


KITCHEN W/ OPT. WALL OVEN

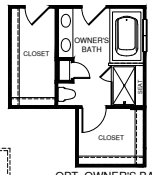
STAIRS W/ OPT. BONUS BEDROOM & LOFT



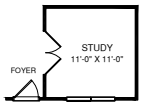
MAIN LEVEL



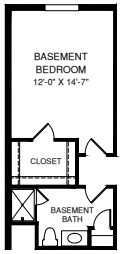
OPT. OWNER'S BATH W/ ROMAN SHOWER



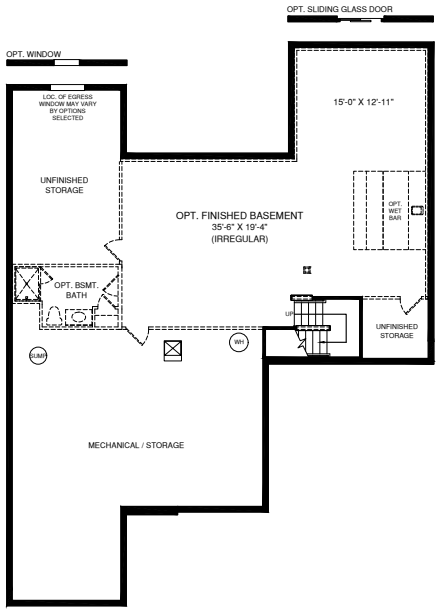
OPT. OWNER'S BATH W/ SOAKING TUB & SHOWER



OPT. STUDY



OPT. BASEMENT BEDROOM



LOWER LEVEL

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

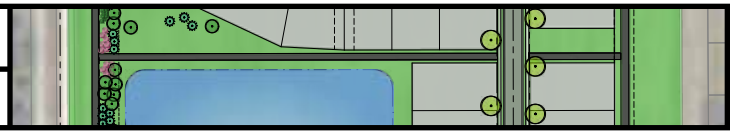
RY06205VN00v02BSMTCRFT

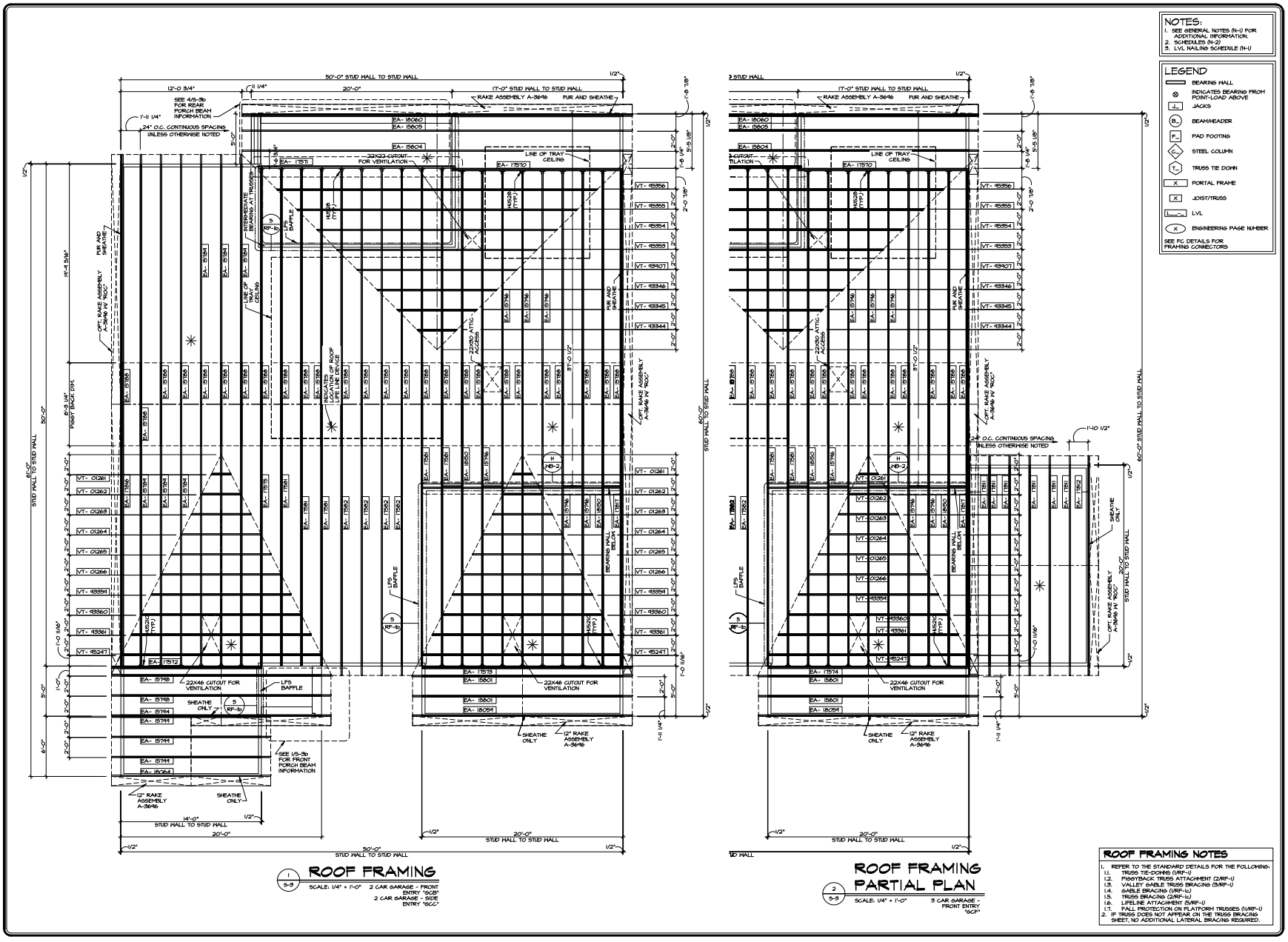
Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.
Please see brochure or online marketing material for details. Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

RY06205VN00v02BSMTCRFT

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ROOF PLANS

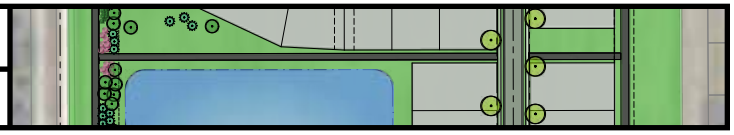
FLAT FORK PUD

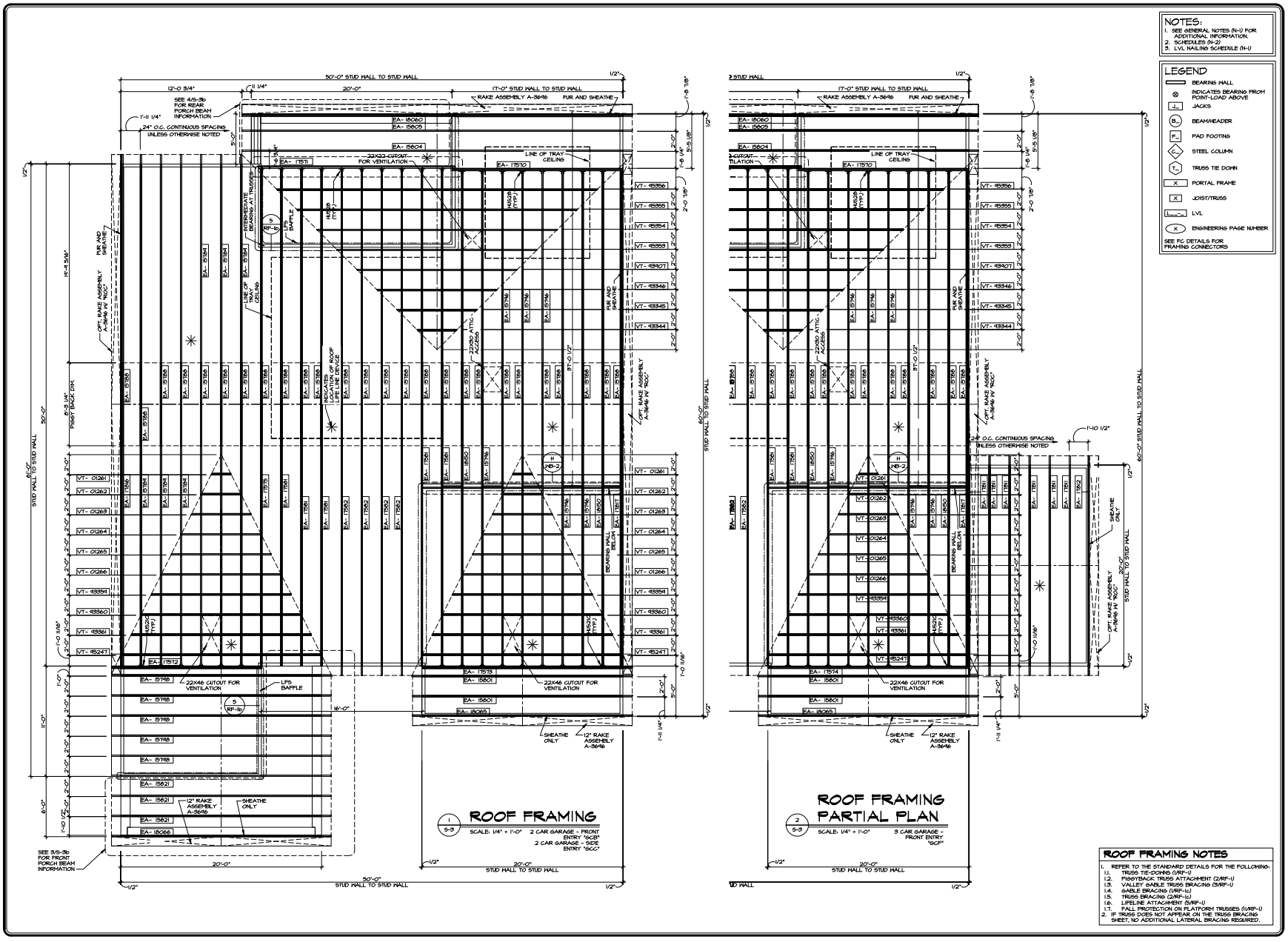




GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ROOF PLANS

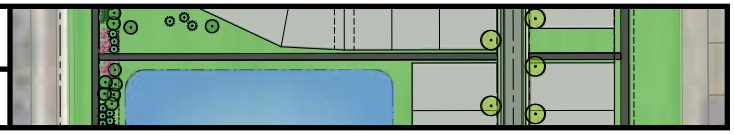
FLAT FORK PUD

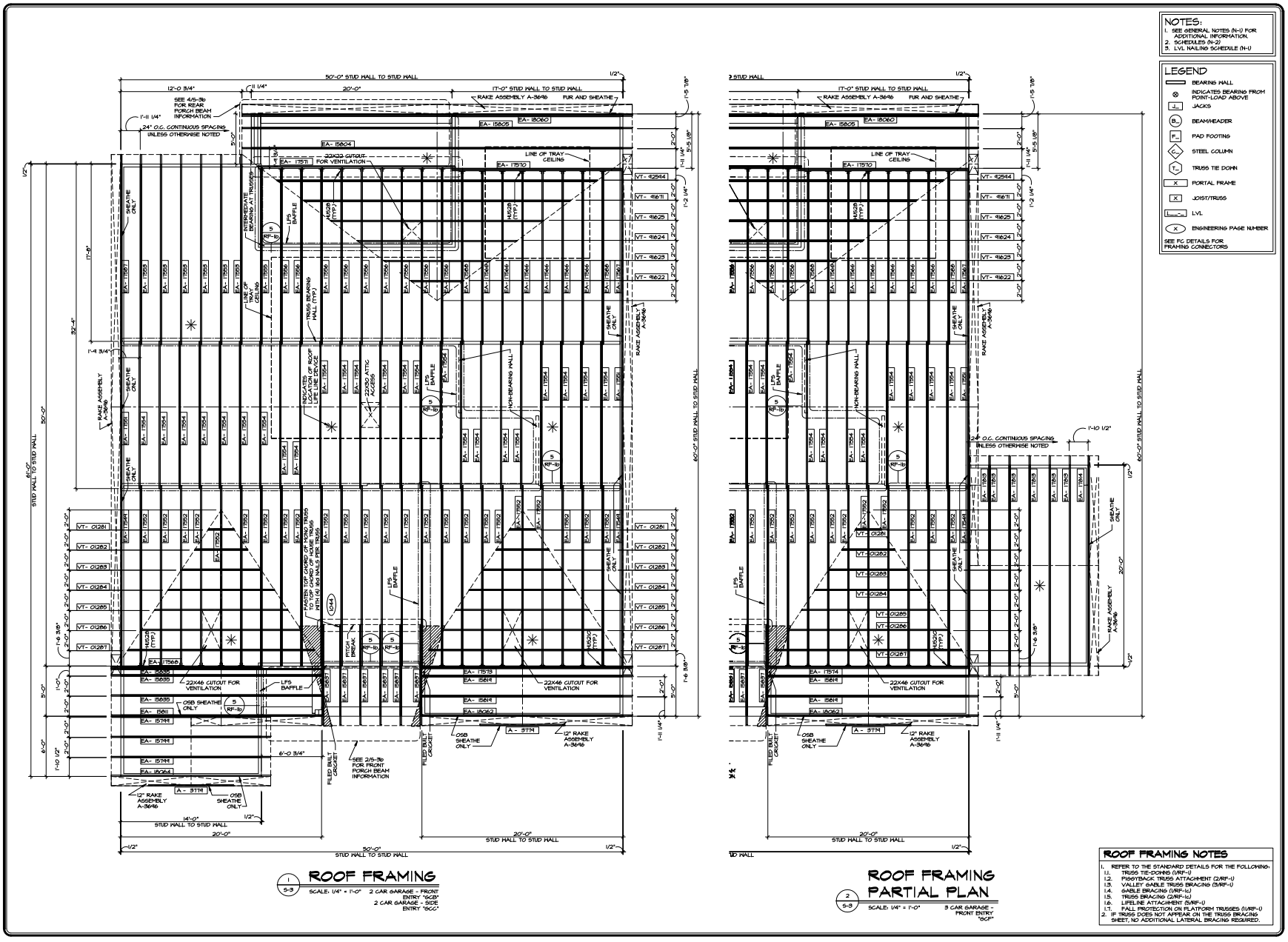




GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ROOF PLANS

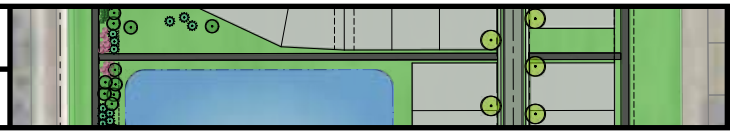
FLAT FORK PUD

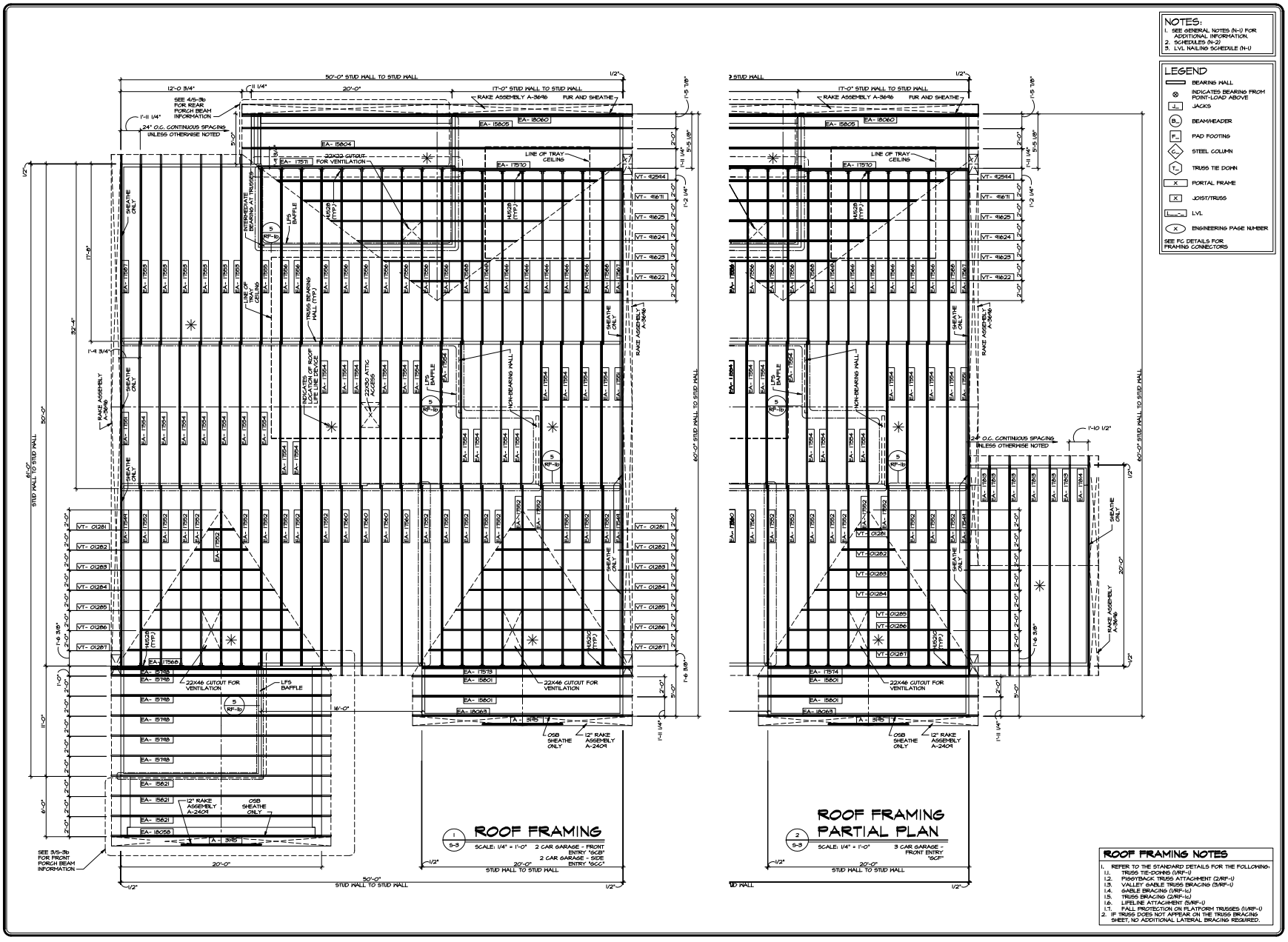




GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ROOF PLANS

FLAT FORK PUD





Flat Fork

Planned Unit Development

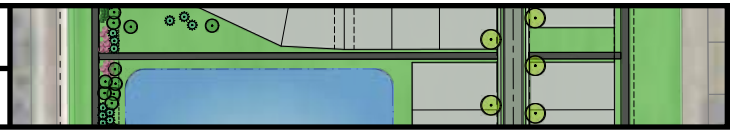
Ryan Homes

FISHERS
EST. 1872

PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre drinker

PUD Committee | December 6, 2023 _ PART A



NVR, Inc. (DBA "Ryan Homes"):
Mike Lewis, Land Manager,
Indianapolis Division
8425 Woodfield Crossing Blvd.,
Indianapolis, IN 46240

American Structurepoint, Inc.:
Josh Cribelar, PE (IN, OH, PA),
Civil Team Leader
9025 River Road, Suite 200
Indianapolis, IN 46240

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Esq.
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TABLE OF CONTENTS

PART A

Tab 1 — Executive Summary

Tab 2 — Aerial Location Map

Tab 3 — Concept Plans

Tab 4 — Rear Covered Porch Photographs

Tab 5 — Garage Door Exhibit

Tab 6 — Exterior Materials Color Palette

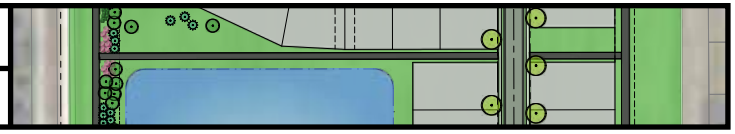
Tab 7 — Approved PUD Ordinance

PART A

TAB 1

EXECUTIVE SUMMARY

FLAT FORK PUD



NVR, Inc. ("Ryan Homes"), is pleased to present plans for the Flat Fork PUD, a new residential community split into two distinct neighborhoods. The Georgia Road site is located on the northeast corner of 96th Street and Georgia Road and is comprised of 50 acres of single-family detached, for-sale residential. The Cyntheanne Road site is located at the northwest corner of 96th Street and Cyntheanne Road and is comprised of 59 acres of single-family detached, for-sale residential. Please see the following tabs for additional information.

Collectively, the two neighborhoods are adjacent to two primary arterial roadways, the planned Geist Greenway trail, and Flat Fork Creek Park. Highlights of the new development include:

- A diverse mix of two home collections
  - Single-story, detached, 3-car garage homes on slabs and basement lots
  - Two-story, detached, 3-car garage homes on slabs and basement lots
- Geist Greenway trail improvements
- Pedestrian connectivity to new and existing parks and trails

Ryan Homes will feature up to sixteen unique floorplans (with a variety of elevations) with home sizes ranging between 1,500 and 4,000 square feet, with an expected average of 3,000 square feet. The price range is expected to be between $400,000 and $600,000, with an expected average of $525,000. Similar homes are currently featured in the Turnberry neighborhood at the northwest corner of 126th Street and Atlantic Road.

If approved, then site development work is anticipated to begin next year.

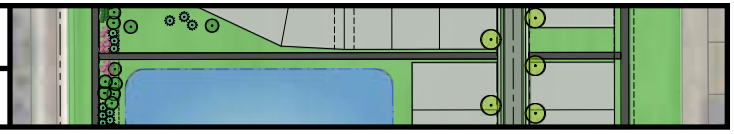
Thank you for your consideration.

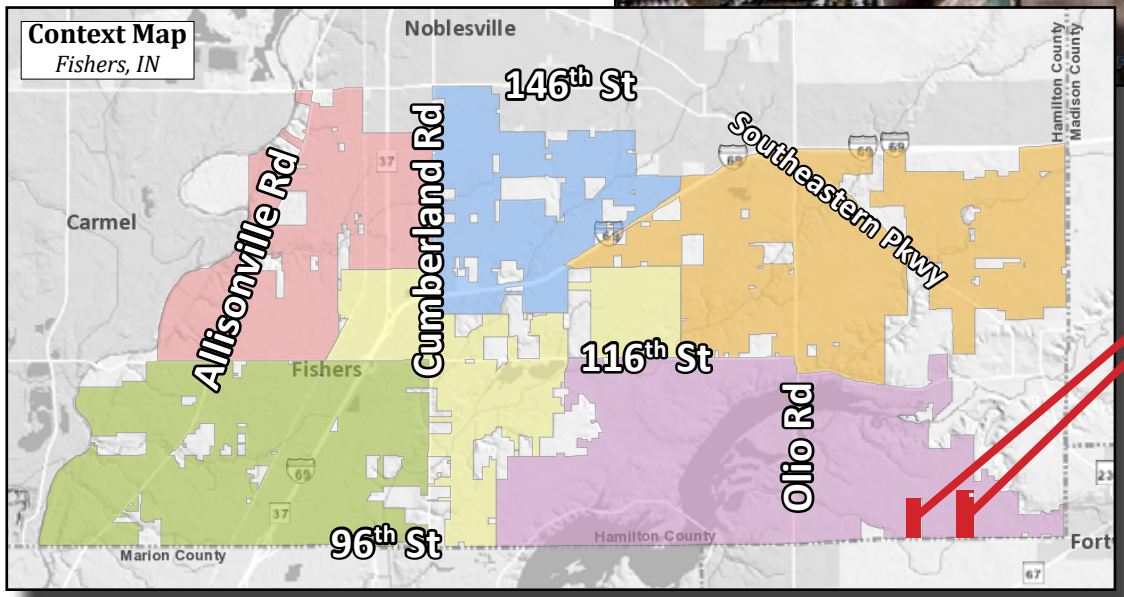
PART A

TAB 2

AERIAL LOCATION MAP

FLAT FORK PUD

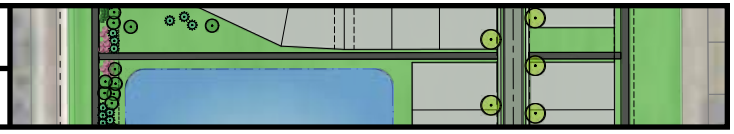




REAL ESTATE

AERIAL LOCATION MAP

FLAT FORK PUD



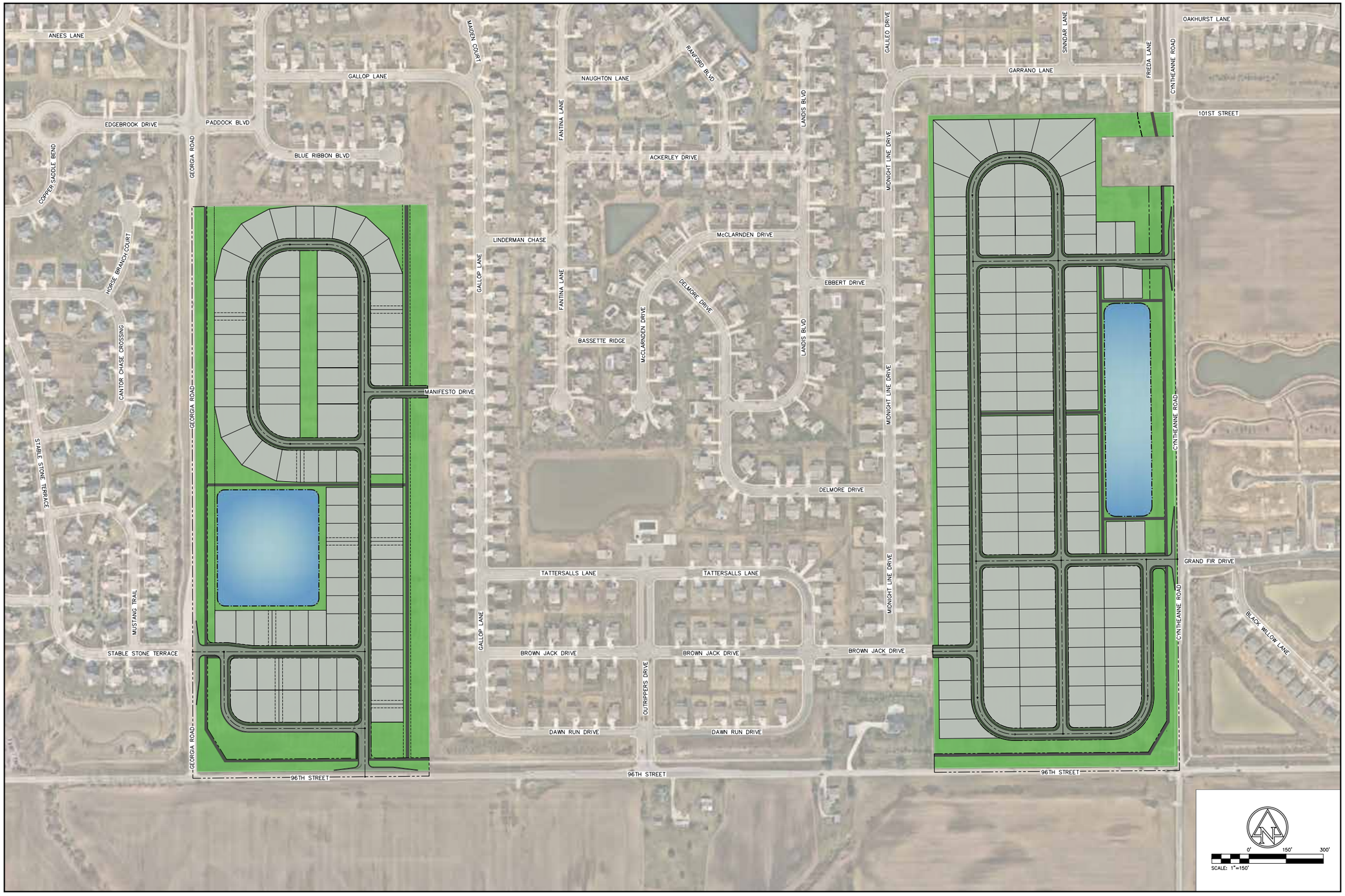
REAL ESTATE

PART A

TAB 3

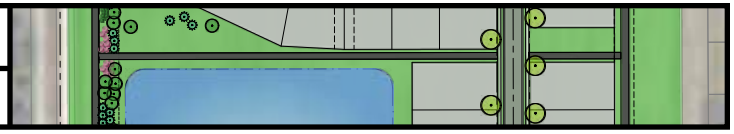
CONCEPT PLANS

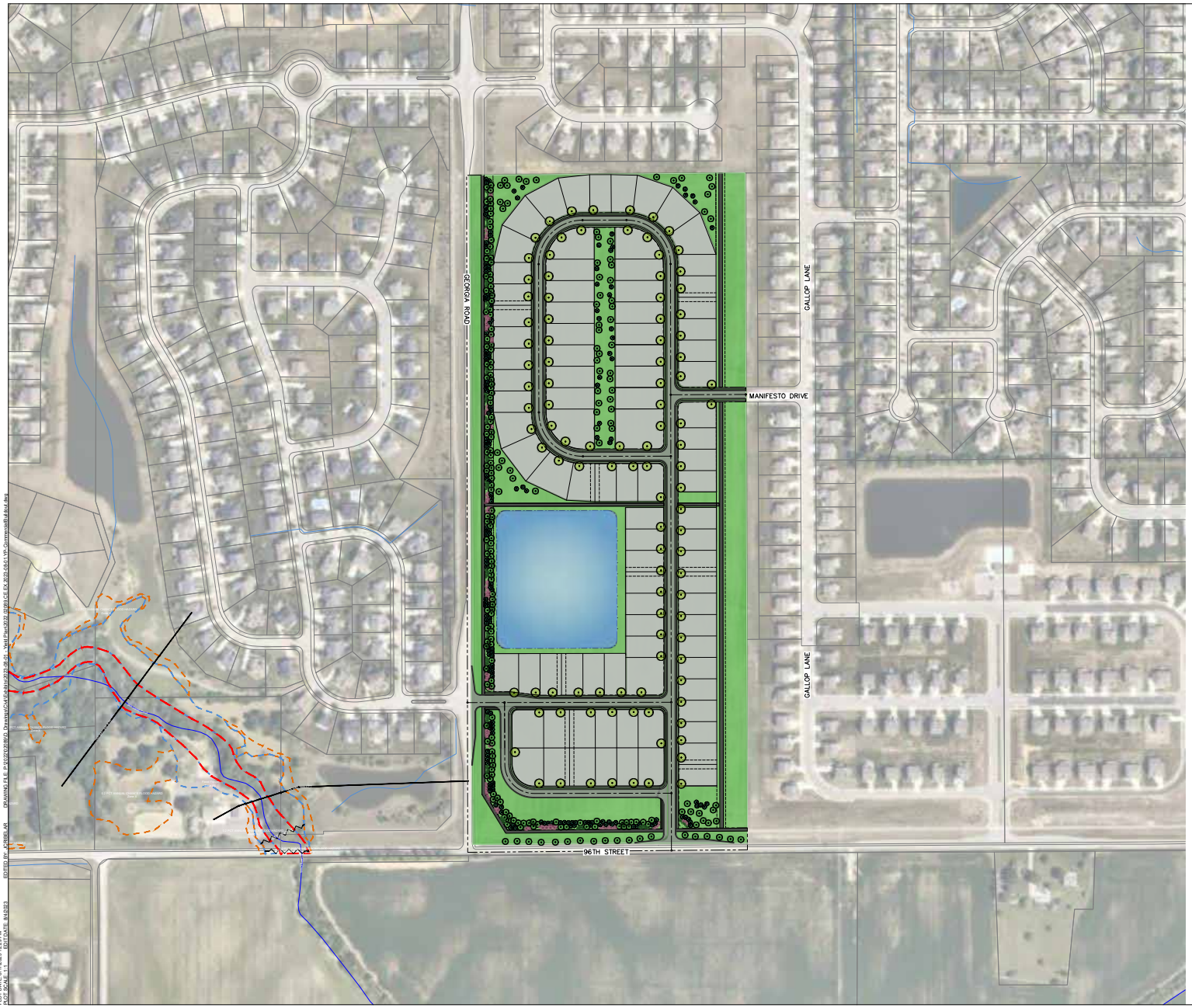
FLAT FORK PUD



GEORGIA ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD





0' 150' 300'
SCALE: 1"=150'

Ryan Homes

STRUCTUREPOINT LLC

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

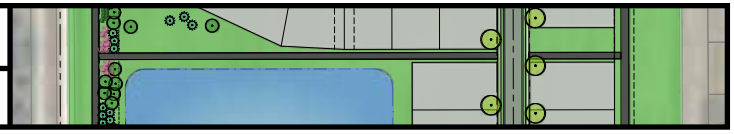
Project Number 2022.02089

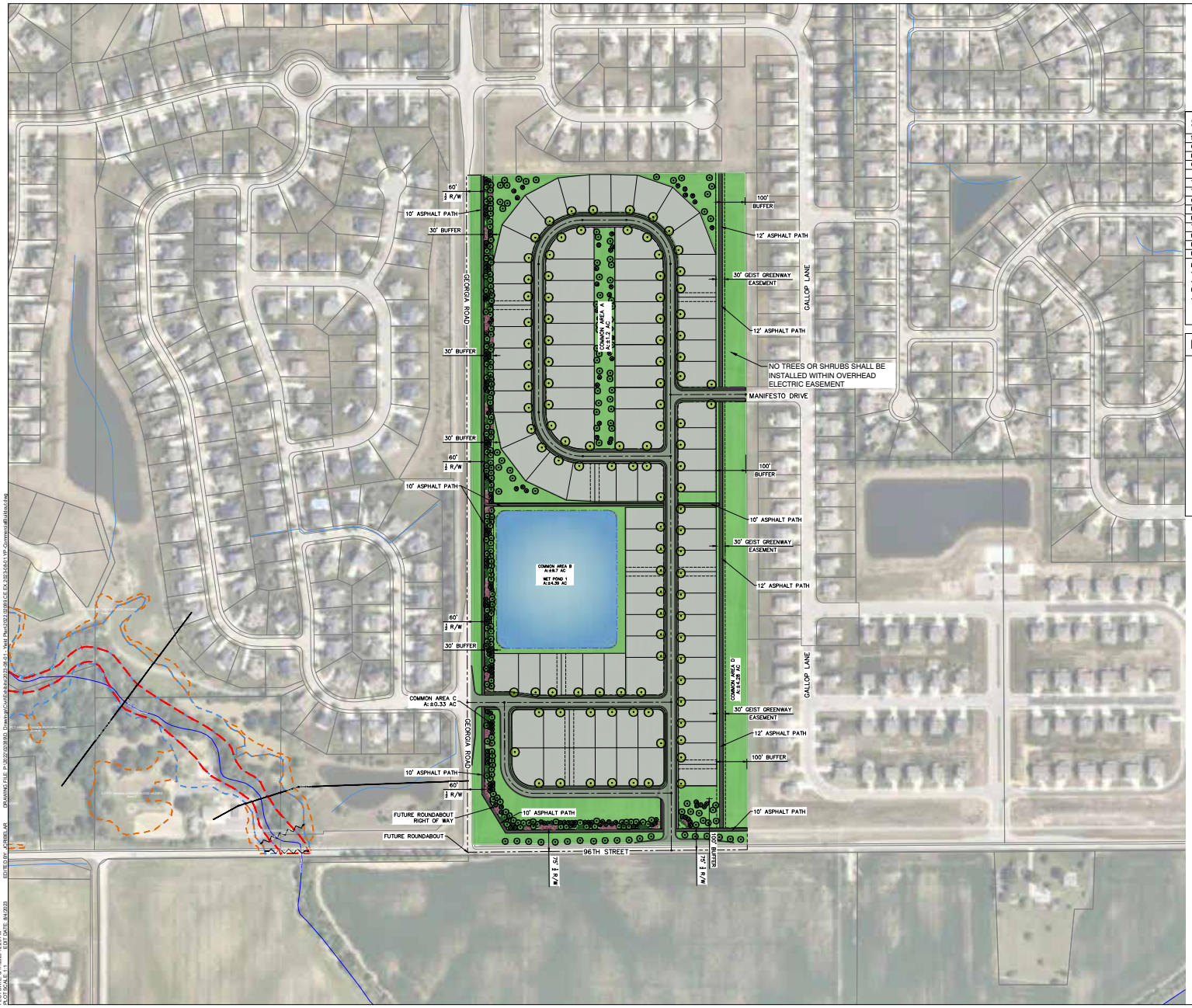
PRESENTATION

EX 0

GEORGIA ROAD NEIGHBORHOOD, LANDSCAPE PLAN

FLAT FORK PUD





0' 150' 300'

SCALE: 1"=150'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±50.39 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±9.79 AC. (19.5%)
COMMON AREA:	±15.48 AC. (30.7%)
WET POND AREA:	±4.39 AC. (8.7%)
TOTAL LOT AREA:	±22.71 AC. (45.0%)
TOTAL LOTS:	90
GROSS DENSITY (LOTS/GROSS AREA):	1.7
MIN. LOT AREA:	9,000 SF
MIN. LOT WIDTH/FRONTAGE:	73'/50'
TYP. LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	35'
LOCAL ROAD LENGTH:	5,601 LF
12' ASPHALT PATH LENGTH:	2,184 LF
10' ASPHALT PATH LENGTH (ALONG FRONTAGES):	3,629 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (GEORGIA ROAD) 150' (96TH STREET)

LANDSCAPE LEGEND

- STREET TREE
- SHADE TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB

Ryan Homes

STRUCTUREPOINT LLC
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES WEST

96TH STREET AND GEORGIA ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX
DATE: 8/4/2023
PROJECT PHASE: CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

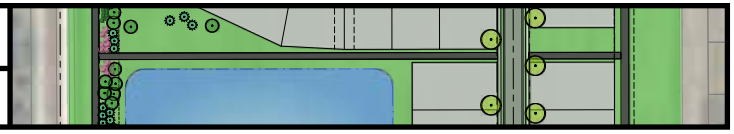
Project Number 2022.02089

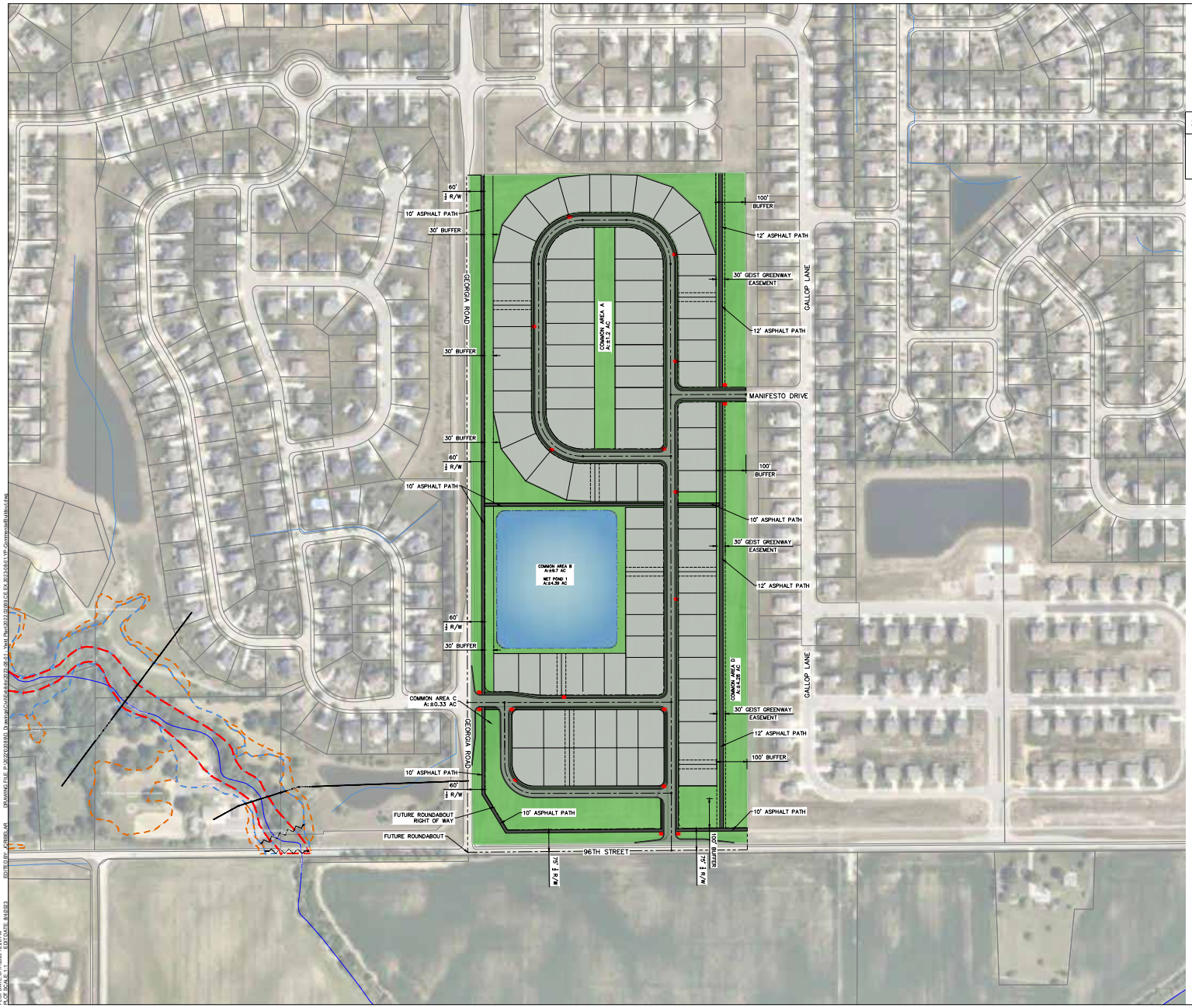
LANDSCAPE PLAN

EX 5

GEORGIA ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD





SCALE: 1"=150'

SITE LEGEND

LIGHT POLE

Ryan Homes

STRUCTUREPOINT

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

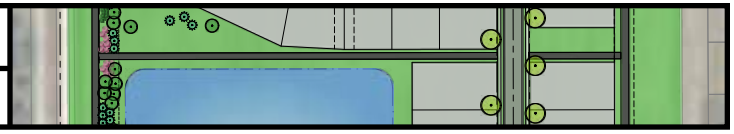
Project Number 2022.02089

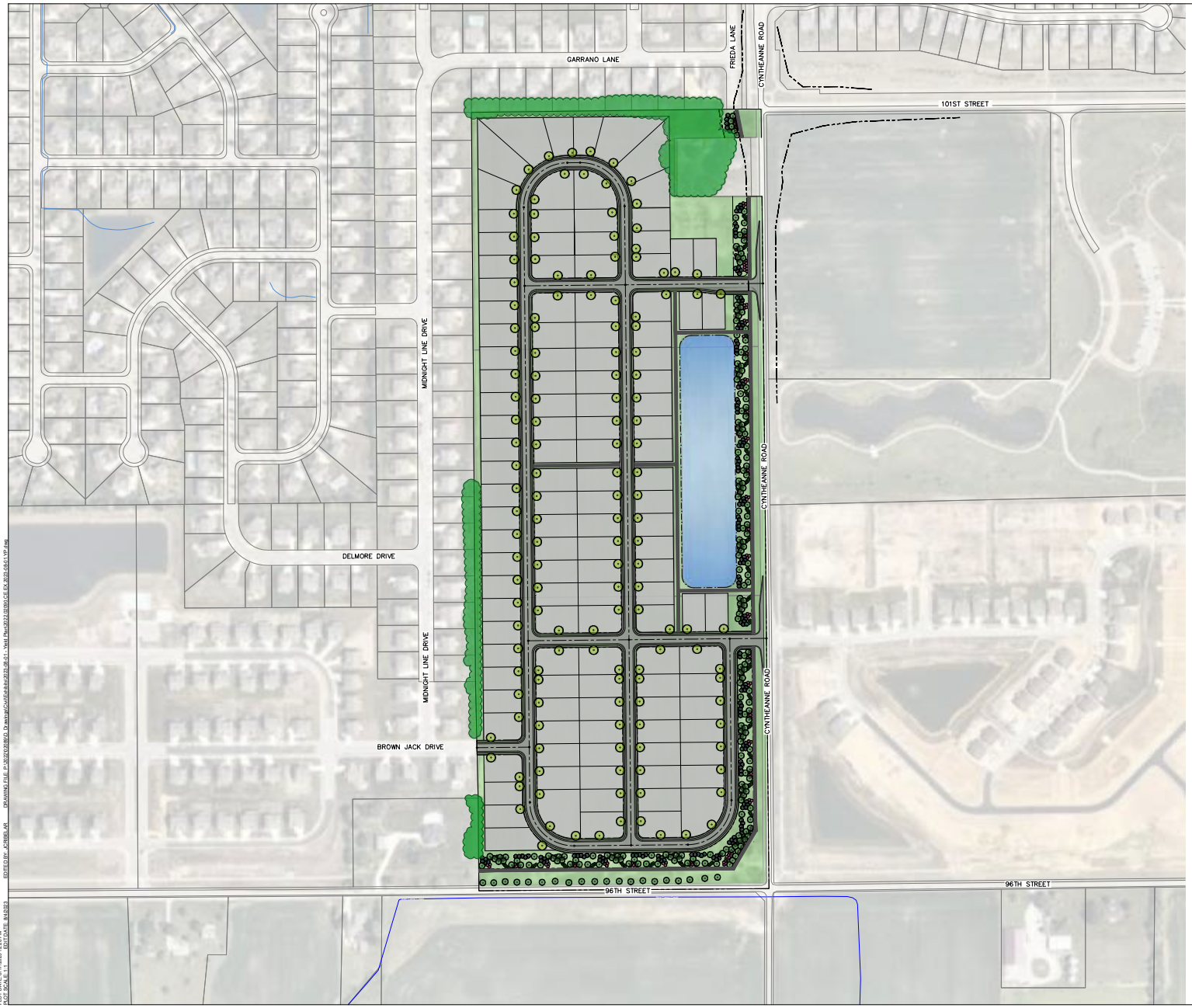
LIGHTING PLAN

EX 2

CYNTHEANNE ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD





Ryan Homes

STRUCTUREPOINT LLC

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES EAST

96TH STREET AND
CYNTHEANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

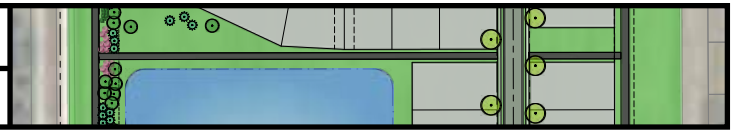
Project Number 2022.02090

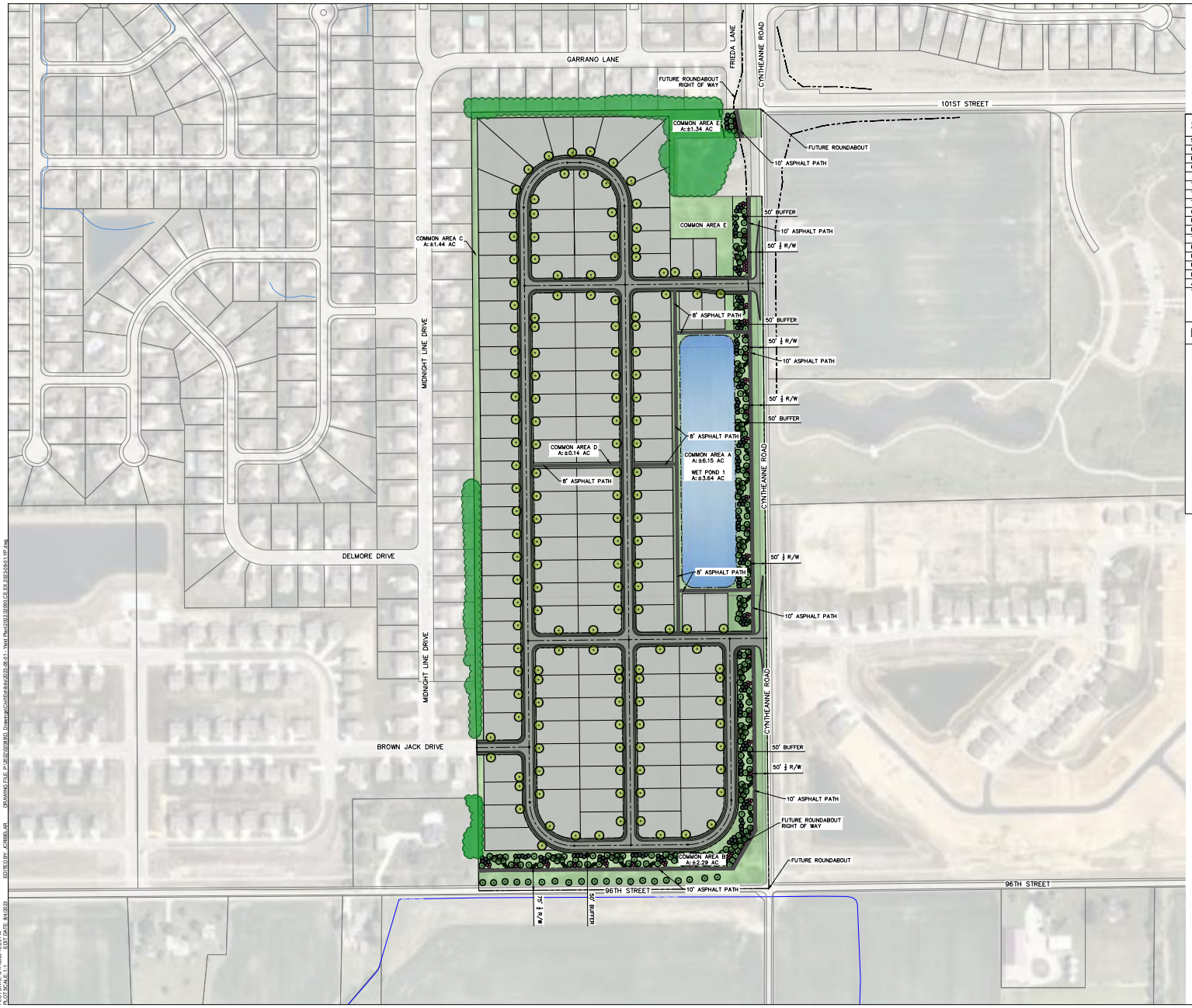
PRESENTATION

EX 0

CYNTHEANNE ROAD NEIGHBORHOOD, LANDSCAPE PLAN

FLAT FORK PUD





0' 150' 300'

SCALE: 1"=150'

SITE DATA TABLE

SITE ZONING:	R-2
GROSS AREA:	±59.00 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±13.67 AC. (23.2%)
COMMON AREA:	±11.36 AC. (19.2%)
WET POND AREA:	±3.64 AC. (6.2%)
TOTAL BLOCK AREA:	±0.00 AC. (0.0%)
TOTAL LOT AREA:	±33.92 AC. (57.4%)
TOTAL LOTS:	124
GROSS DENSITY (LOTS/GROSS AREA):	2.1
MIN. LOT AREA:	9,000 SF
MIN. (TYP.) LOT WIDTH/FRONTAGE:	73'/50' (78')
TYP. LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	7.5'
MIN. REAR YARD SETBACK:	35'
LOCAL ROAD LENGTH:	8,071 LF
ASPHALT TRAIL:	5,295 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (CYNTHEANNE ROAD) 150' (96TH STREET) 100' (101ST STREET)

LANDSCAPE LEGEND

- EVERGREEN TREE
- CANOPY TREE
- STREET TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB

Ryan Homes

STRUCTUREPOINT LLC

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES EAST

96TH STREET AND CYNTHEANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

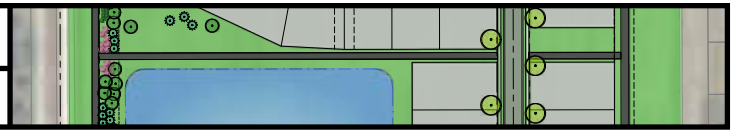
Project Number 2022.02090

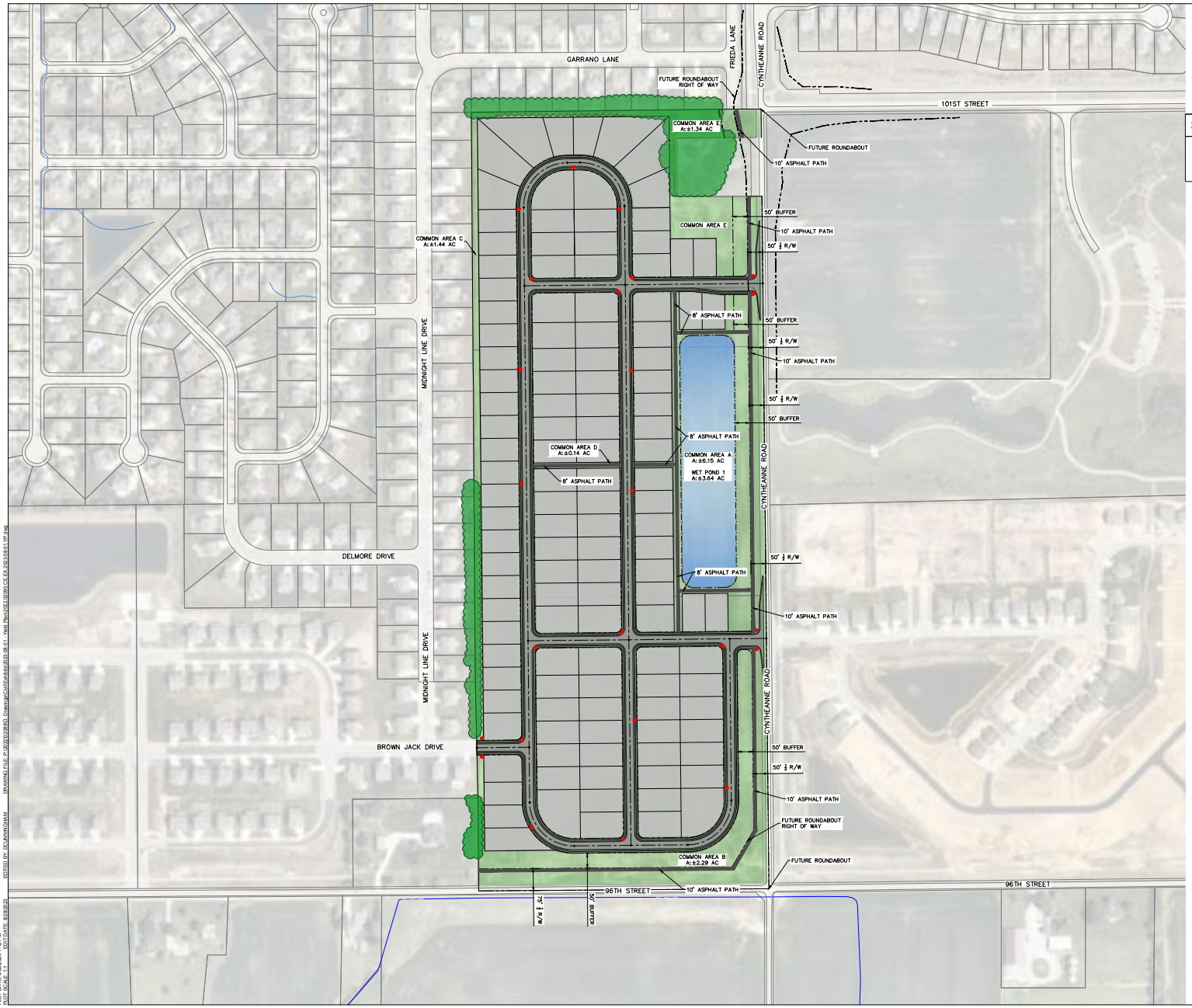
LANDSCAPE PLAN

EX 5

CYNTHEANNE ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD





0' 150' 300'

SCALE: 1"=150'

SITE LEGEND

LIGHT POLE

Ryan Homes

STRUCTUREPOINT INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES EAST

96TH STREET AND
CYNTHEANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
8/28/2023
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.02090

LIGHTING PLAN

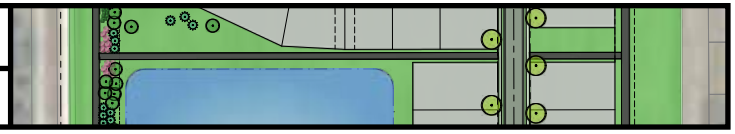
EX 2

PART A

TAB 4

REAR COVERED PORCH PHOTOGRAPHS

FLAT FORK PUD

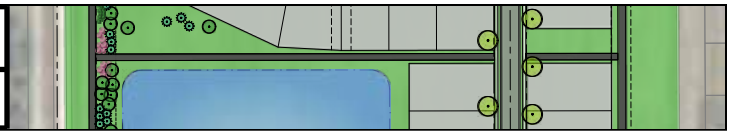


PART A

TAB 5

GARAGE DOOR EXHIBIT

FLAT FORK PUD



Wayne Dalton GARAGE DOORS

MODEL 5120 BUILDER

CLASSIC STEEL

Sonoma panel, Almond finish, Decorative hardware

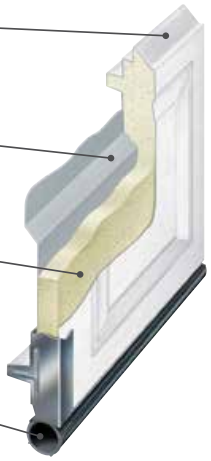
DOOR FEATURES

Pinch-Resistant Panels designed to push fingers out of harms way.

3-layer construction Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation provides thermal efficiency with an R-value* of 9.

Integral Struts add rigidity and strength for long life and smooth operation.



High Cycle Spring Option
Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System
Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options
Available with structural reinforcements for use in coastal or high wind region.

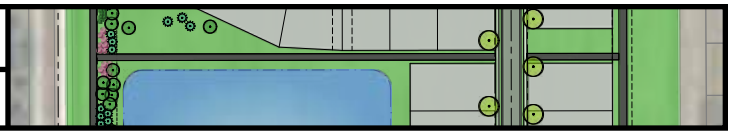
Limited Lifetime Warranty

*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

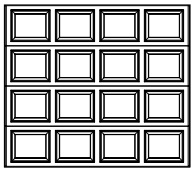
GARAGE DOOR EXHIBIT

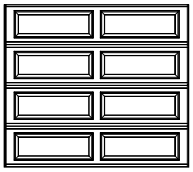
FLAT FORK PUD

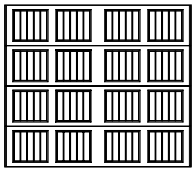


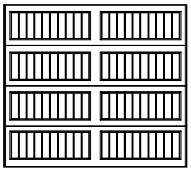
1 Choose Your Style

Doors shown are 8'x7'. Other sizes may have different panel configurations.


Colonial


Ranch


Sonoma


Sonoma Ranch

Contemporary

2 Choose Your Color

Paint finishes

White

Almond

Desert Tan

Taupe

Gray

Green

Brown

3 Choose Your Windows

For Colonial and Contemporary Panels

Cascade I

Cascade II*

Cascade III*

Cathedral I

Cathedral II*

Clear I

Clear II*

Clear III*

Prairie I

Prairie II*

Sherwood I

Sherwood II*

Stockbridge*

Stockton I

Stockton II*

Stockton III*

Arched Stockton*

Waterton I

Waterton II*

Waterton III*

Williamsburg I

Williamsburg II*

*Contemporary panel only

For Sonoma Panels

Cascade I

Cascade III

Cathedral I

Clear I

Clear III

Stockbridge

Stockton I

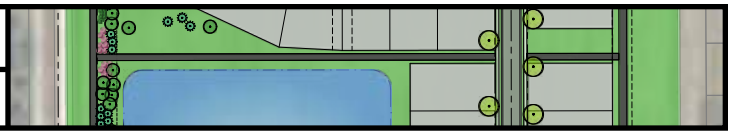
Stockton III

Arched Stockton

Waterton I

GARAGE DOOR EXHIBIT

FLAT FORK PUD



For Ranch Panels

Cascade II

Cathedral II

Clear II

Prairie II

Sherwood II

Stockbridge

Stockton II

Arched Stockton

Waterton II

Williamsburg II

For Sonoma Ranch

Ashton IV

Cathedral IV

Cascade IV

Clear IV

Ruston IV

Sherwood IV

Stockbridge IV (3-Lite)

Stockbridge IV (4-Lite)

Stockford IV

Stockton IV (4-Lite)

Stockton IV (6-Lite)

Stockton IV (8-Lite)

Stockton IV (8-Lite Arched)

Stockton IV (12-Lite)

Arched Stockton IV

Waterton IV

Williamsburg IV

Williamsburg IV Single Arch, Double Car

Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors

Arched Stockton Double

Arched Stockton Single

Glass Options

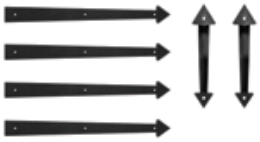
Clear

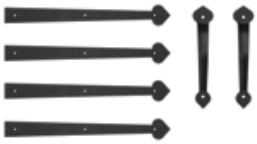
Gray Tinted

Satin Etched Privacy

Obscure

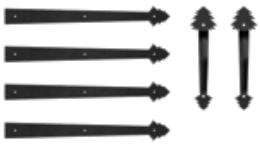
4 Choose Your Decorative Hardware

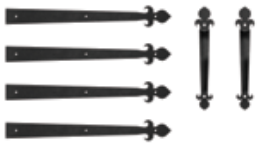

Arrow


Aspen

Barcelona

Bean

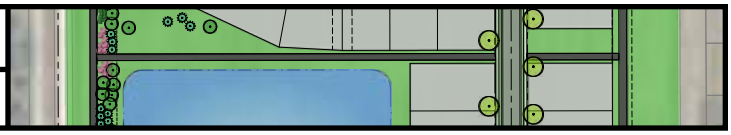

Conifer


Fleur De Lis

Spear

GARAGE DOOR EXHIBIT

FLAT FORK PUD



Colonial panel, White finish, Clear I windows

Builder Solutions from Wayne Dalton

We have developed the entire Wayne Dalton Builder Solutions System to make it easier for you to add value and enhance the market appeal of your homes. By offering beautiful garage doors, smart garage door openers, and storm protection, Wayne Dalton supplies a system of products that differentiate homes.

Our innovative products are designed to be the safest, most durable, beautiful, and best engineered in the industry.

Wayne Dalton GARAGE DOORS

DISTRIBUTED BY:

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com

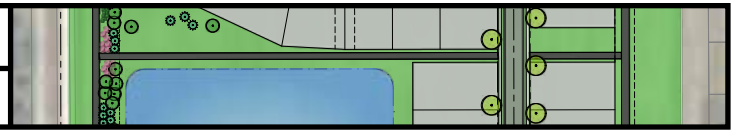
© 2022 Wayne Dalton, a Division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item 321798 08/22

PART A

TAB 6

EXTERIOR MATERIALS COLOR PALETTE

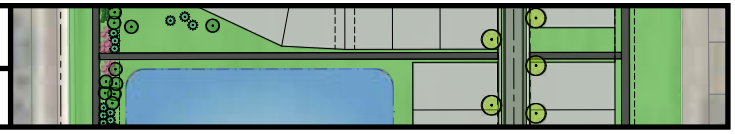
FLAT FORK PUD

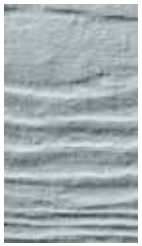


Lake Single Family Detached Color Schemes - Premier						
Scheme #	**Primary Siding** (Hardie)	**Accent Siding** (Hardie)	**Shutter Color**	**Front Door Paint Color**	**Brick** (GS Salisbury or Equivalent)	**Stone** (Environmental or Equivalent)
Lake 1	Arctic White	Arctic White	Plygem	Sherwin Williams	Savannah Gray	Gray
ESCLB01A - Reflect			Black	Tricorn Black		
ESCLB01B - Inspire			Black	Sundried Tomato		
Lake 2	Night Gray	Night Gray	Plygem	Sherwin Williams	Cordoba	Gray
ESLB02A - Reflect			Black	Seaworthy		
ESLB02B - Inspire			Black	Rain		

EXTERIOR MATERIALS COLOR PALETTE

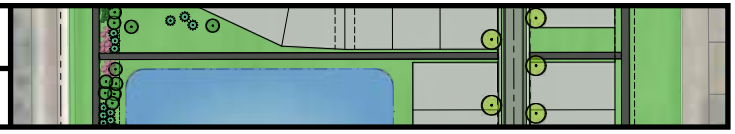
FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 3	**Light Mist**	**Arctic White**	**Plygem**	**Sherwin Williams**	**Charred Oak**	**PA Lime**
ESLB03A - Reflect			**Blue**	**Web Gray**		
ESLB03B - Inspire			**Blue**	**Sequin**		
Lake 4	**Pearl Gray**	**Pearl Gray**	**Plygem**	**Sherwin Williams**	**LaCava**	**PA Sierra**
ESLV04A - Reflect			**Blue**	**Grizzle Gray**		
ESLV04B - Inspire			**Blue**	**Salty Dog**		

EXTERIOR MATERIALS COLOR PALETTE

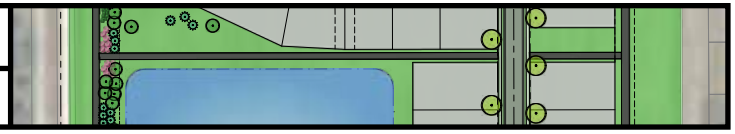
FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 6	Monterey Taupe	Cobble Stone	Plygem	Sherwin Williams	LaCava	Appalachian
ESLB06A - Reflect			Black	Rock Bottom		
ESLB06B - Inspire			Black	Pewter Green		
Lake 7	Timber Bark	Navajo Beige	Plygem	Sherwin Williams	Berkshire	Manor
ESLB07A - Reflect			Peppercorn	Urbane Bronze		
ESLB07B - Inspire			Peppercorn	Still Water		
Lake 8	Khaki Brown	Khaki Brown	Plygem	Sherwin Williams	Olde Columbia	Manor
ESLB08A - Reflect			Gray	Homburg Gray		
ESLB08B - Inspire			Gray	Riverway		

EXTERIOR MATERIALS COLOR PALETTE

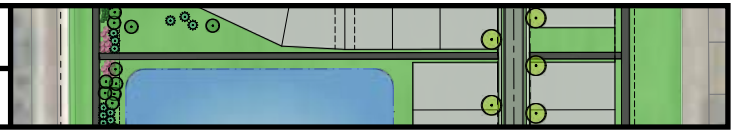
FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 9	Navajo Beige	Navajo Beige	Plygem	Sherwin Williams	Turner Ridge	Dakota
ESLB09A - Reflect			Gray	Oyster Bay		
ESLB09B - Inspire			Gray	Bunglehouse Blue		
Lake 10	Cobble Stone	Cobble Stone	Plygem	Sherwin Williams	Charred Oak	Appalachian
ESLB10A - Reflect			Black	Slate Tile		
ESLB10B - Inspire			Black	Samovar Silver		
Lake 11	Gray Slate	Gray Slate	Plygem	Sherwin Williams	Cordoba	PA Lime
ESLB11A - Reflect			Black	Tricorn Black		
ESLB11B - Inspire			Black	Bravado Red		

EXTERIOR MATERIALS COLOR PALETTE

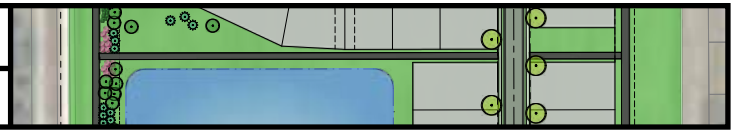
FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 12	Boothbay Blue	Boothbay Blue			Turner Ridge	Carolina
ESLB12A - Reflect			Dark Navy	In the Navy		
ESLB12B - Inspire			Dark Navy	Hubbard Squash		
Lake 13	Mountain Sage	Cobble Stone			Walnut Grove	Carolina
ESLB13A - Reflect			Black	Tricorn Black		
ESLB13B - Inspire			Black	Peppercorn		
Lake 14	Aged Pewter	Aged Pewter			Walnut Grove	Carolina
ESLB14A - Reflect			Black	Tricorn Black		
ESLB14B - Inspire			Black	Rainwashed		

EXTERIOR MATERIALS COLOR PALETTE

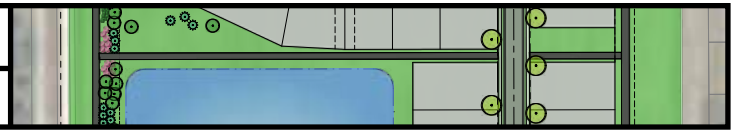
FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 15	Evening Blue	Evening Blue			Cordoba	PA Lime
ESLB15A - Reflect			Black	Tricorn Black		
ESLB15B - Inspire			Black	Mineral Deposit		
Lake 16	Iron Gray	Iron Gray			LaCava	Appalachian
ESLB16A - Reflect			Pebblestone Clay	Chocolate Powder		
ESLB16B - Inspire			Pebblestone Clay	Tradewind		
Lake 17	Rich Espresso	Arctic White			Savannah Gray	Dakota
ESLB17A - Reflect			Black	Evergreen Fog		
ESLB17B - Inspire			Black	Teal Stencil		

EXTERIOR MATERIALS COLOR PALETTE

FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 18	**Deep Ocean**	**Deep Ocean**			**Charred Oak**	**PA Sierra**
ESLB18A - Reflect			**White**	**Sea Salt**		
ESLB18B - Inspire			**White**	**Cupola Yellow**		
Lake 22	**Countrylane Red**	**Countrylane Red**			**Savannah Gray**	**Appalachian**
ESLB122 - Reflect			**Black**	**Tricorn Black**		
ESLB22B - Inspire			**Black**	**Anonymous**		

PART A

TAB 7

ORDINANCE NO. 041723C

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 109.15 +/- ACRES FROM R2 TO PUD-R FOR A PROJECT KNOWN AS FLAT FORK PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-3 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its October 4, 2023 meeting sent a _____ recommendation to the Common Council by a vote of _____ (_) in favor and _____ (_) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-R.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

041723C

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ___9th____ day of _October_____ 2023, at _____ p. m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ __**September 18, 2023**__
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

GEORGIA ROAD SITE, REZONE DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts “B”, “C” and “D” as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

ORDINANCE NO. 041723C

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

County Boundary

Real Estate

ORDINANCE NO. 041723C

FISHERS
EST. 1872

ORDINANCE NO. 041723C

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 041723C (this "Ordinance")
b. Adopted: October 9, 2023

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Residential District (PUD-R) and shall hereafter be known as the "Flat Fork PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *R5 Residential District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted in the residential areas.

B. Concept Plans

The Concept Plans, attached hereto as **Exhibit B.2**, are hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plans and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plans (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Flat Fork PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of lots within the Flat Fork PUD shall not exceed 225 lots.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

b. ***Article 3.2. Residential Districts:*** Shall apply, except as modified below:

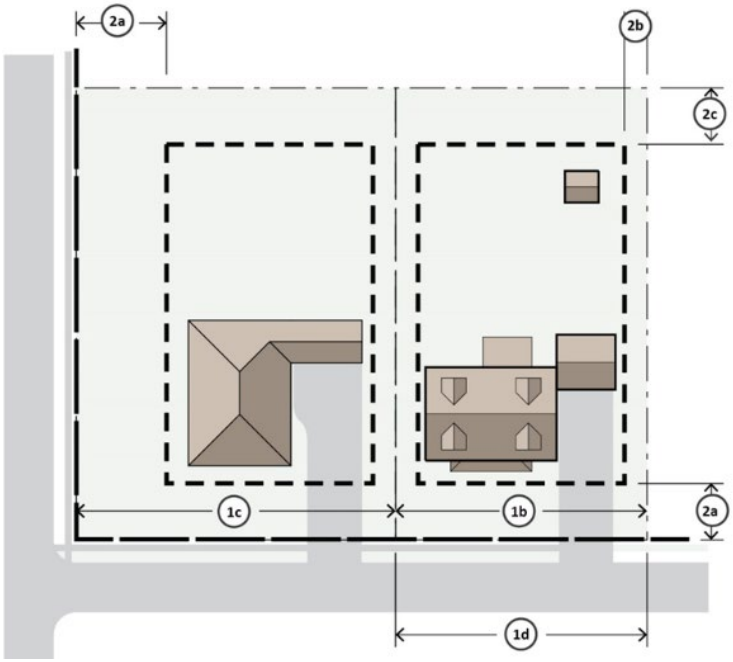
(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply; instead, the following shall apply:

Development Standards for the western PUD portion along Georgia Road

1. Minimum Lot Dimensions	
1a. Lot area	9,490 sf
1b. Lot width at building line – standard	73’
1c. Lot width at building line – corner	73’
1d. Lot frontage	50’
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20’ / 40’
2b. Side, primary structure	5’
2c. Rear, primary structure	35’
2d. Side, Aggregate	10’
3. Maximum Building Height	
3a. Primary structure	35’
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative Standards	*Sec. 8.4.7. Conservation Development*
5d. Total structures per lot	*Sec. 6.8.1G. Structures Per Lot*
6. Maximum Lots Permitted	
6a. Maximum number of lots	95

Development Standards for the eastern PUD portion along Cyntheanne Road

1. Minimum Lot Dimensions	
1a. Lot area	9,490 sf
1b. Lot width at building line – standard	73’
1c. Lot width at building line – corner	73’
1d. Lot frontage	50’
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20’ / 40’
2b. Side, primary structure	7.5’
2c. Rear, primary structure	35’
2d. Side, Aggregate	15’
3. Maximum Building Height	
3a. Primary structure	35’
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,500 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	50%
5c. Alternative Standards	*Sec. 8.4.7. Conservation Development*
5d. Total structures per lot	*Sec. 6.8.1G. Structures Per Lot*
6. Maximum Lots Permitted	
6a. Maximum number of lots	130



c. ***Article 3.3. Nonresidential Districts:*** Shall not apply.

d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.

(i)

Residential Cohesive Design
a. Buildings must orient, frame, and/or face direct pedestrian views.
b. Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments.
c. Incorporate architectural features on all sides of a building façade facing a Public View.
d. Provide for wayfinding signage and create a unique identity for each building or community, by incorporating complimentary variation in design.
e. Ensure that no two (2) buildings viewed from a Public View are alike, by varying at least two (2) of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element. See also *Sec. 8.2.2. Anti-Monotony Standards*.

Residential Building Form
a. Incorporate at least two (2) types of modulation in the façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
b. Façades equal to or longer than 20’ facing a Public View shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3’ tall. Porches and balconies, at least 4’ in depth may count toward this requirement.
c. Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 12” from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.

Residential Building Form
d. On front façades, residential dwellings shall use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.
e. Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of the buildings. Lighter elements and materials, such as siding, shall be above the heavier or more massive elements. This excludes columns, supports, modulated walls, architectural features, and roof elements.
f. Second-story residential façades may not extend to the front face without additional façade modulation or additional material types and architectural accents.
g. Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two (2) of the following: modulation, material, or color variation.

Roof Standards
a. Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes
b. Sloped roofs shall have a significant pitch, to be no less than 5/12.
c. Provide variations in roof profile including but not limited at least two (2) of the following: two (2) or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.
d. Quality roof materials such as tile, slate, cedar shake with fire protection, 30-year asphalt shingles, dimensional asphalt or fiberglass shingles, high-quality standing seem metal roofing, or high-quality metal shingle roofing shall be used on all structures. All metal roofing shall be low-gloss and a base color.
e. All residential dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on the main roof. Depth shall be determined prior to the installation of the masonry. This shall not apply to front porches or dormers.

Automobile Storage Standards
a. Front loaded garages must have a minimum of a 20’ setback from a sidewalk or trail.
b. Garage door area may not exceed 60% of the front façade of a building.
c. Every two (2) bays (not more than 25’ wide) shall have a separate door, and shall have a 2’ plane separation from adjacent door(s).
d. Decorative garage doors are required for front-loaded and side-loaded garages.
e. Carports must be attached to primary structure.
f. Detached garages and carports (multi-family only) must be designed in keeping with the primary structure and must utilize the same materials and color.
g. Each garage door shall include a decorative design substantially similar in quality and character to the garage doors shown in the Garage Door Exhibit, attached hereto as **Exhibit B.4**.

Architectural Elements	
a.	Provide detailing that transition or frame the façade material changes, and that integrate architectural elements such as lighting, doorways, and windows. Examples include but are not limited to: cornices, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.
b.	Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian or common area used for children's recreation.
c.	Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges that match the building design for the façade of a building faces an entrance to an adjacent building, roadway, common area, or any viewable public area.
d.	Primary building entries must be clearly defined using a combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Article.
e.	External stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.
f.	Mechanical and utility equipment shall comply with *Sec. 6.2.6. Mechanical & Utility Equipment*.

Materials	
a.	Residential Dwellings shall distinguish field materials from accent materials through pattern, texture, or additional detail visible from front facade. Alternate masonry or material courses may count toward this.
b.	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
c.	Use a cohesive color scheme featuring a minimum of two (2) field colors, a trim color, and an accent color or material. Garage door colors must coincide with this scheme or other accents.
d.	Masonry as a qualifying accent material must be applied to 50% of the available wall length at a minimum height of 24” (excluding garage openings).
e.	Use of neon, or extremely bright colors that can be distracting and may cause a visual nuisance shall not be used as a primary color.
f.	Unfinished or manufactured color smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a building façade finish, except an accent or secondary field material
g.	The use of vinyl on single-family is allowed with the following standards: Shall be .052 gauge; decorative entryway with a 12” min. wide door trim; 30% masonry at the water table line as a secondary material; must include at least two (2) other architectural elements, including but limited to, cornices, corbels, columns, window shutters, gable vents, etc.; and must comply with all other standards in this Article.

(2) All lots designated with a black circle on the Additional Architecture Exhibit, attached hereto as **Exhibit B.5**, shall incorporate at least one (1) of the following features: (i) a rear covered porch; (ii) a rear covered patio; (iii) a rear morning room; (iv) a rear pergola; (v) a brick or stone wrap wainscot on all elevations up to the sill of the lowest first floor window; or (vi) any other rear façade extension.

- **d.** ***Article 6.4. Entrance & Driveway Standards*:** Shall apply.
- **e.** ***Article 6.5. Exterior Lighting Standards*:** Shall apply.
- **f.** ***Article 6.6. Height Standards*:** Shall apply.
- **g.** ***Article 6.7. Landscaping Standards*:** Shall apply, except as modified below:
  - (1) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial install of street trees planted in the front yard, foundation plantings, and other plantings on individual home lots shall be required to be native species. Non-native species may be installed with prior approval by City staff.
  - (2) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plant material may be of one species.
  - (3) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 shall be capped at a maximum requirement of 12 shrubs or ornamental trees per residential building.
- **h.** ***Article 6.8. Lot Standards*:** Shall apply, except as modified by this Ordinance.
- **i.** ***Article 6.9. Non-Residential Open Space*:** Shall apply.
- **j.** ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
- **k.** ***Article 6.11. Parking & Loading Standards*:** Shall apply.
- **l.** ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
- **m.** ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
- **n.** ***Article 6.14. Property Identification Standards*:** Shall apply.
- **o.** ***Article 6.15. Public Art Standards*:** Shall apply.
- **p.** ***Article 6.16. Setback Standards*:** Shall apply, except as modified by this Ordinance.
- **q.** ***Article 6.17. Signage Standards*:** Shall apply.
- **r.** ***Article 6.18. Wall & Fence Standards*:** Shall apply.
- **s.** ***Article 6.19. Water & Sewer Standards*:** Shall apply.
- **t.** ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

- **a.** ***Article 8.1. General Provisions*:** Shall apply.
- **b.** ***Article 8.2. Block, Lot & Access Standards*:** Shall apply, except as modified below:
  - (1) *Subsection 8.2.2.C.1. Anti-Monotony; Anti-monotony Code; Front Façade:* Shall not apply. Instead, the following shall apply: Front façades on the same building model shall not be duplicated for two (2) lots on each side of the subject lot on the same side of the street. Also, front façades for the same building model may not be duplicated for five (5) lots across the street from the subject lot.
  - (2) *Subsection 8.2.5.B. Subdivision Access; Entrance Design:* Shall apply, except entrance shall be a minimum of 40 feet wide to provide one 16 feet wide inbound lane and two 12 feet wide outbound lanes extending at least 60 feet from the perimeter street's right-of-way line at the primary entrance to the subdivision.

(3) *Subsection 8.2.6. Pedestrian Network:* Shall apply, except that the location and width of sidewalks and paths shall be installed as generally shown on the Pedestrian Connectivity Exhibits, attached hereto as **Exhibit B.6**, or as otherwise approved by the City's Engineering Department.

c. ***Article 8.3. Street & Alley Standards*:** Shall apply.

d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply, except as modified below

(1) Open Space shall be installed as generally shown on the Concept Plans and Pedestrian Connectivity Exhibits.

(2) As part of the secondary plat, the developer shall dedicate a thirty (30) foot public trail easement in the area generally identified on the Pedestrian Connectivity Exhibits (**Exhibit B.6**) as "Geist Greenway Easement".

(3) Plantings shall not be required within the Geist Greenway Easement.

e. ***Article 8.5. Other Design Standards*:** Shall apply, except as modified below:

(1) The detention pond may have natural pond edges provided it meets all other design standards.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Sustainability Standards

The following sustainability standard shall apply:

a. Rain barrels shall be permitted to be connected to the roof downspouts

b. Renewable energy, such as solar panels, shall be permitted subject to standards of the UDO.

14. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

15. Low Maintenance Community (Georgia Road Site only)

The regular care and maintenance of the landscaping and lawns located within the portion of each single-family residential lot within the Georgia Road site development shall be the responsibility of the Homeowners Association to be formed for the residential development proposed for the Georgia Road site (the "HOA"). Such care and maintenance shall include specific services defined in the HOA documents, including but not limited to, lawn cutting, snow removal, and weed control within the development.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

GEORGIA ROAD SITE, REZONE DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts “B”, “C” and “D” as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.

ORDINANCE NO. 041723C

Exhibit B.2 – Concept Plans

Exhibit B.2, continued – Concept Plans

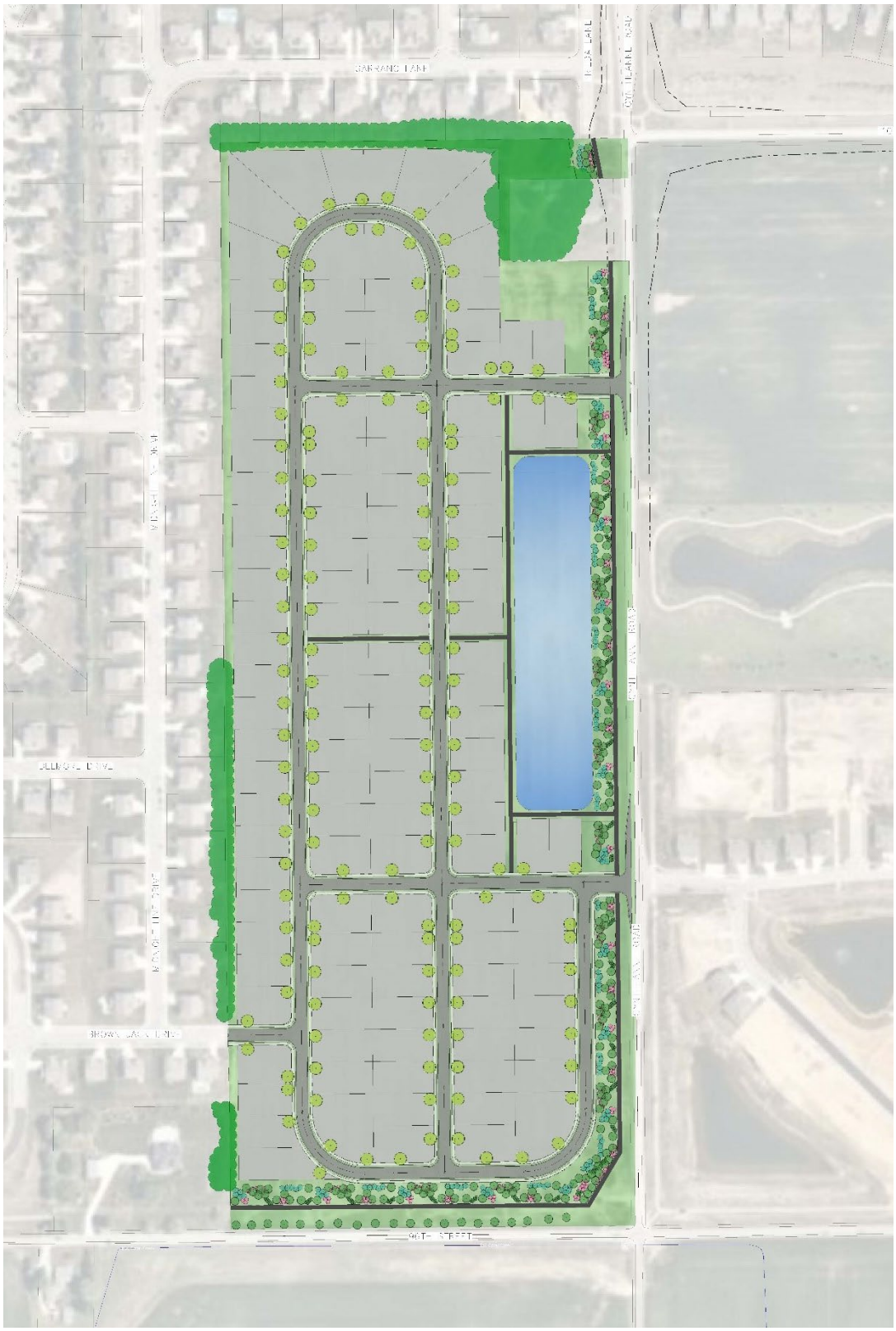


Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3, continued – Illustrative Architectural Exhibit

Exhibit B.4 – Garage Door Exhibit

Wayne Dalton.
GARAGE DOORS

MODEL 5120
BUILDER

CLASSIC STEEL

Sonoma panel, Almond finish, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels
designed to push fingers out of harms way.

3-layer construction
Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation
provides thermal efficiency with an R-value* of 9.

Integral Struts
add rigidity and strength for long life and smooth operation.

High Cycle Spring Option
Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System
Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options windSAFE IMPACT
Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty

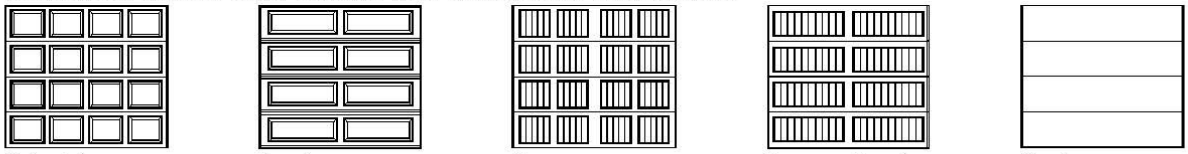
*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

Exhibit B.4, continued – Garage Door Exhibit

1 Choose Your Style

Doors shown are 8'x7'. Other sizes may have different panel configurations.



Colonial | Ranch | Sonoma | Sonoma Ranch | Contemporary

2 Choose Your Color

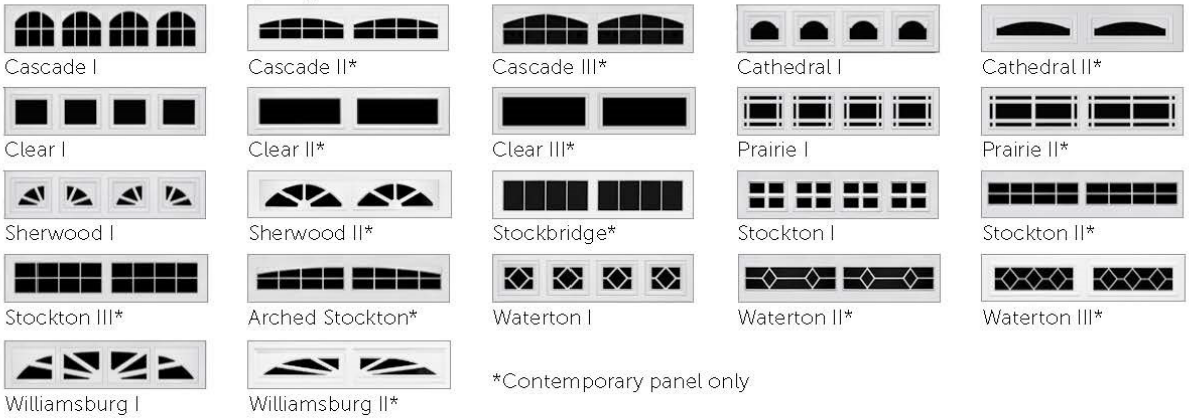
Paint finishes

White | Almond | Desert Tan | Taupe | Gray

Green | Brown

3 Choose Your Windows

For Colonial and Contemporary Panels



Cascade I | Cascade II* | Cascade III* | Cathedral I | Cathedral II*

Clear I | Clear II* | Clear III* | Prairie I | Prairie II*

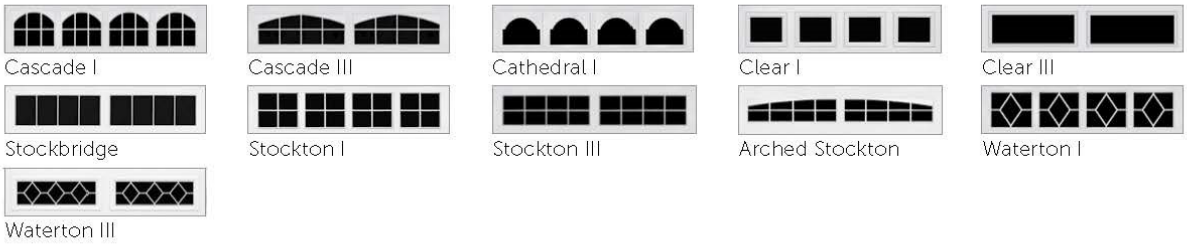
Sherwood I | Sherwood II* | Stockbridge* | Stockton I | Stockton II*

Stockton III* | Arched Stockton* | Waterton I | Waterton II* | Waterton III*

Williamsburg I | Williamsburg II*

*Contemporary panel only

For Sonoma Panels



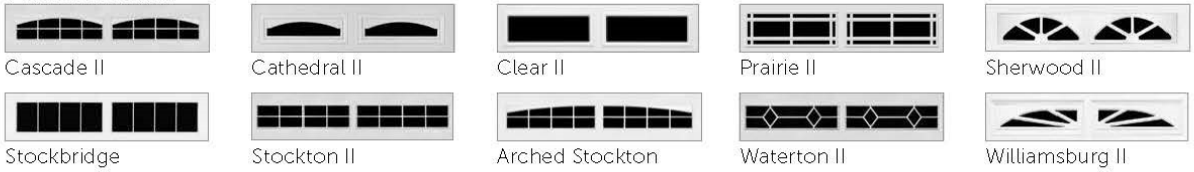
Cascade I | Cascade III | Cathedral I | Clear I | Clear III

Stockbridge | Stockton I | Stockton III | Arched Stockton | Waterton I

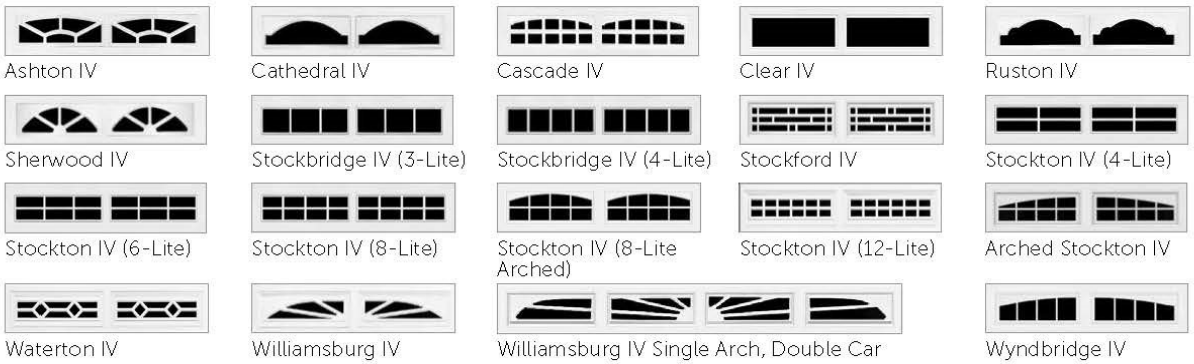
Waterton III

Exhibit B.4, continued – Garage Door Exhibit

For Ranch Panels



For Sonoma Ranch

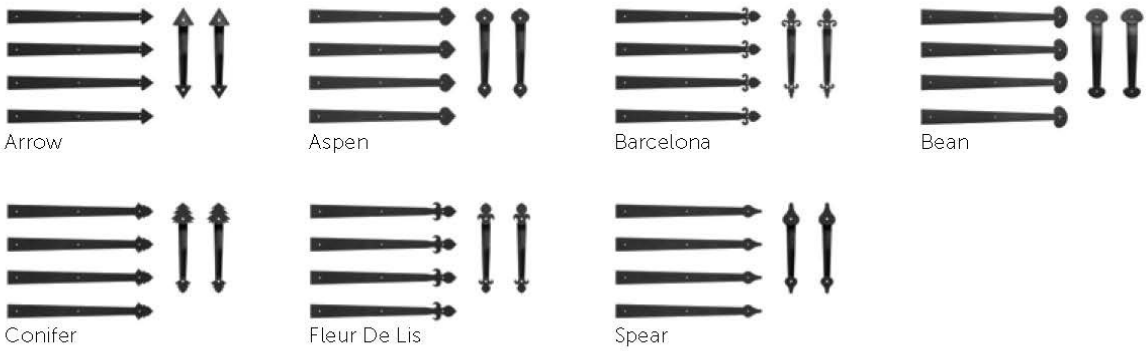


Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors

Glass Options

4 Choose Your Decorative Hardware



ORDINANCE NO. 041723C

Exhibit B.5 – Additional Architecture Exhibit

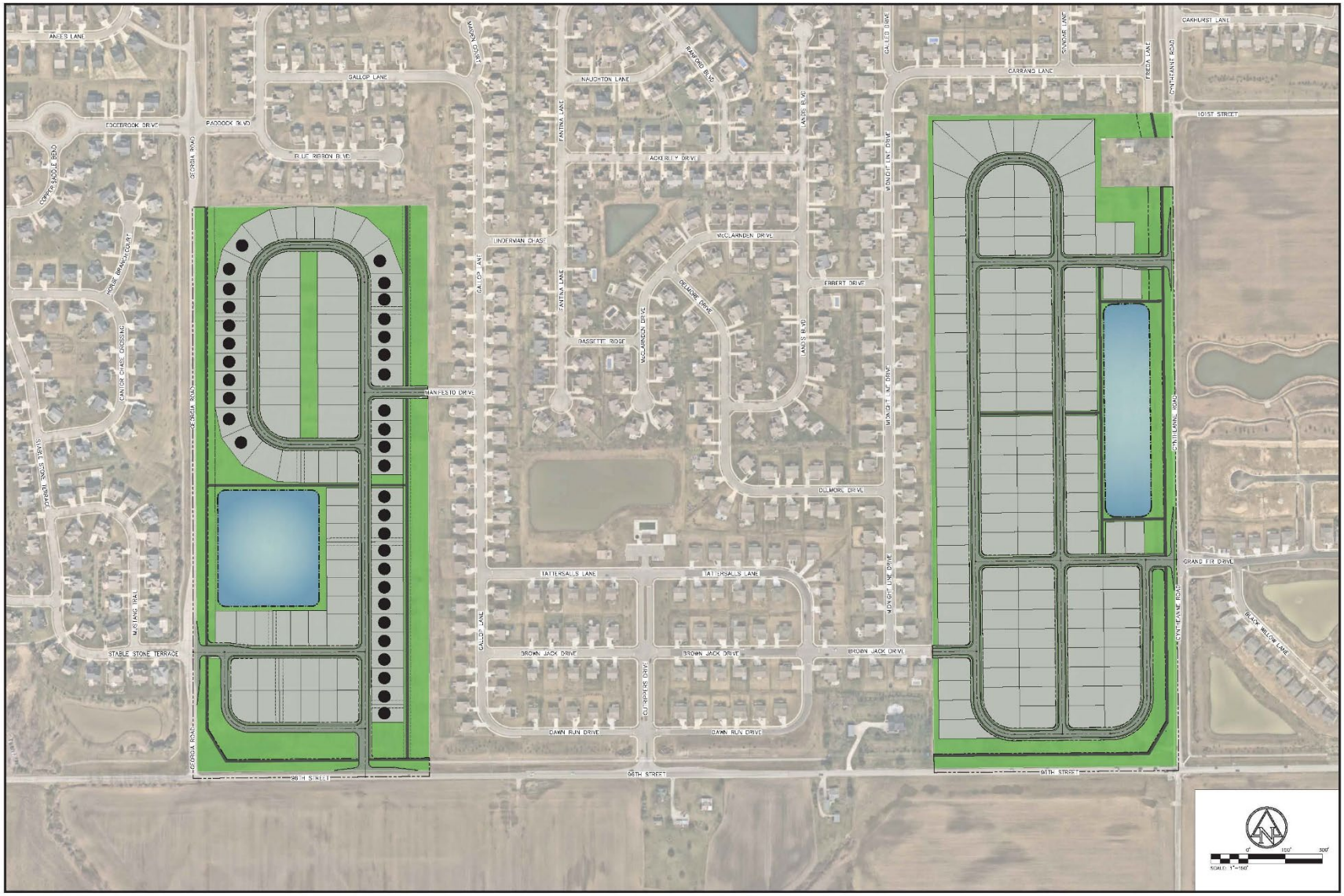


Exhibit B.6 – Pedestrian Connectivity Exhibits

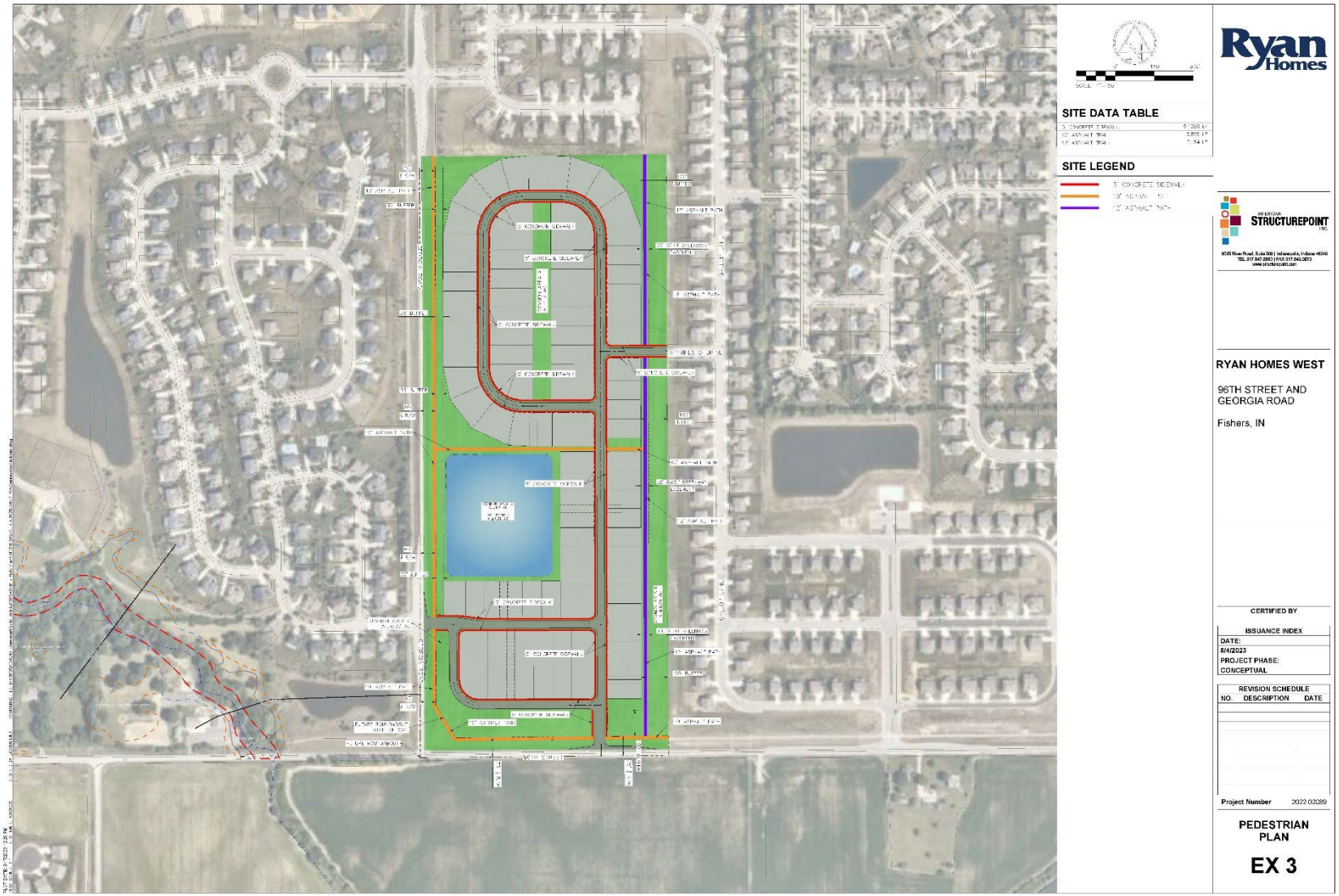
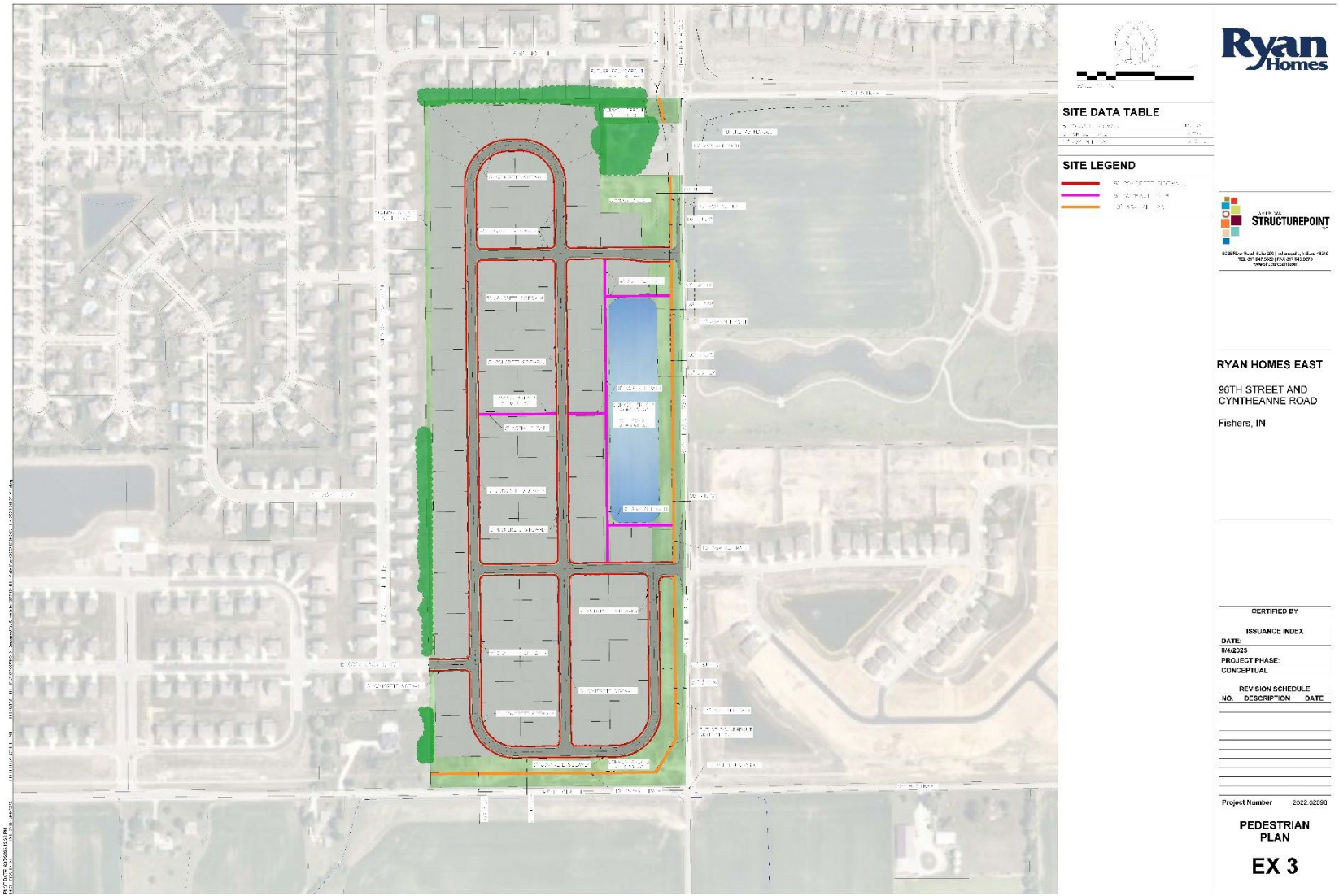


Exhibit B.6, continued – Pedestrian Connectivity Exhibits


SITE DATA TABLE
SITE LEGEND
Ryan Homes
STRUCTUREPOINT
RYAN HOMES EAST
96TH STREET AND
CYNTHEANNE ROAD
Fishers, IN
CERTIFIED BY
ISSUANCE INDEX
DATE:
8/4/2023
PROJECT PHASE:
CONCEPTUAL
REVISION SCHEDULE
NO. DESCRIPTION DATE
Project Number 2022.02090
PEDESTRIAN
PLAN
EX 3

Planned Unit Development (PUD) Committee Staff Report

Meeting Date: December 6, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary (hillearyr@fishers.in.us)	PUD-23-6
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Faegre Drinker on behalf of Ryan Homes	Generally located at the NW corner of Cyntheanne and 96th and the NE corner of Georgia and 96th

REQUEST: Requesting architectural approval for additional home elevations for the Flat Fork PUD. This request includes the following models for Georgia Road Neighborhood: Ashbrooke, Aviano, Bramante, Cumberland, Palladio, and Savanah and for the Cyntheanne Road Neighborhood: Bear Run, Columbia, Corsica, Hudson, Lehigh, Normandy, Oak Park, Seneca, Versailles, and York

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
Flat Fork PUD and Unified Development Ordinance	Flat Fork PUD	Suburban Residential and Neighborhood Service Center

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The two subject properties, totaling 109 acres, were rezoned to the Flat Fork PUD at the October 9, 2023, City Council by a vote of 9-0 via Ordinance No. 041723C.

The Flat Fork PUD consist of two neighborhoods, 50 acres along Georgia Road and 59 acres along Cyntheanne Road. The new neighborhoods will include a diverse mix of two home collections including single-story and two-story, detached two- and three-car garages and the expansion of the Geist Greenway to 96th Street.

PETITION OVERVIEW:

Faegre Drinker on behalf of Ryan Homes is requesting architectural approval for new home elevations for the Flat Fork PUD and is presenting them separated by neighborhood.

June 2023 PUD Committee

The PUD Committee previously approved elevations Ashbrooke, Aviano, Cumberland, Savannah, Corsica, Normandy and York at their June 7, 2023 meeting with the following conditions:

- Ashbrooke Elevation K is removed
- Garage color scheme should match the façade to blend in
- Stone or brick shall extend to the 2nd floor on the 2-story homes

October 2023 PUD Committee

The PUD Committee previously continued the elevations Bramante Ranch, Palladio Ranch, Bear Run, Oak Park, Seneca, Versailles until additional elevations can be added at their October 4, 2023 meeting. At the time those conditions included:

- Bramante Ranch Elevation L is removed
- Beer Run Elevation L is removed or porch is extended
- Oak Park Elevation K & L stone or brick shall extend to the 2nd floor
- Seneca Elevation K & L stone or brick shall extend to the 2nd floor
- Versailles Elevation K& L stone or brick shall extend to the 2nd floor

December 2023 PUD Committee

This request includes the following models:

Georgia Road Neighborhood

- Ashbrooke Elevation (A,B, K, L)
- Aviano Elevation (A,B,C, K, L)
- Bramante Ranch Elevation (A, B, K, L)
- Cumberland Elevation (A, B, K, L)
- Palladio Ranch Elevation (A, B, K, L)
- Savanah Elevation (A, B, K, L)

Cyntheanne Road Neighborhood

- Bear Run Elevation (A, B, C, K, L)
- Columbia Elevation (A, B, C, K, L)
- Corsica Elevation (A, B, C, K, L)
- Hudson Elevation (A, B, C, K, L)
- Lehigh Elevation (A, B, C, K, L)
- Normandy Elevation (A, B, C, K, L)
- Oak Park Elevation (A, B, C, K, L)
- Seneca Elevation (A, B, C, K, L)
- Versailles Elevation (A, B, C, K, L)
- York Elevation (A, B, C, K, L)

STAFF COMMENTS:

Georgia Road Neighborhood

- Ashbrooke Elevation A, B, K, L – Remove elevation A and K

- Aviano Elevation A,B,C, K, L – Remove A

- Bramante Ranch Elevation A,B, K & L – Remove elevation L

- Cumberland Elevation (A, B, K, L) – Remove elevation A & B

- Palladio Ranch Elevation (A, B, K, L) – No Comment

- Savanah Elevation (A, B, K, L) – No Comment

STAFF COMMENTS:

Georgia Road Neighborhood

- Bear Run Elevation (A, B, C, K, L) – Extend porch on A & L or remove

- Columbia Elevation (A, B, C, K, L) – Extend porch on A or remove

- Corsica Elevation (A, B, C, K, L) – Remove A

- Hudson Elevation (A, B, C, K, L) – Extend porch on A & B or remove

- Lehigh Elevation (A, B, C, K, L) – Extend porch on A or remove

- Normandy Elevation (A, B, C, K, L) – Remove A

- Oak Park Elevation (A, B, C, K, L) – Extend porch on A or remove

- Seneca Elevation (A, B, C, K, L) – Extend porch on A or remove

- Versailles Elevation (A, B, C, K, L) – Remove A

- York Elevation (A, B, C, K, L) – Extend porch on A or remove

---

STAFF RECOMMENDATION

Staff recommends approval as presented with the following recommendations:

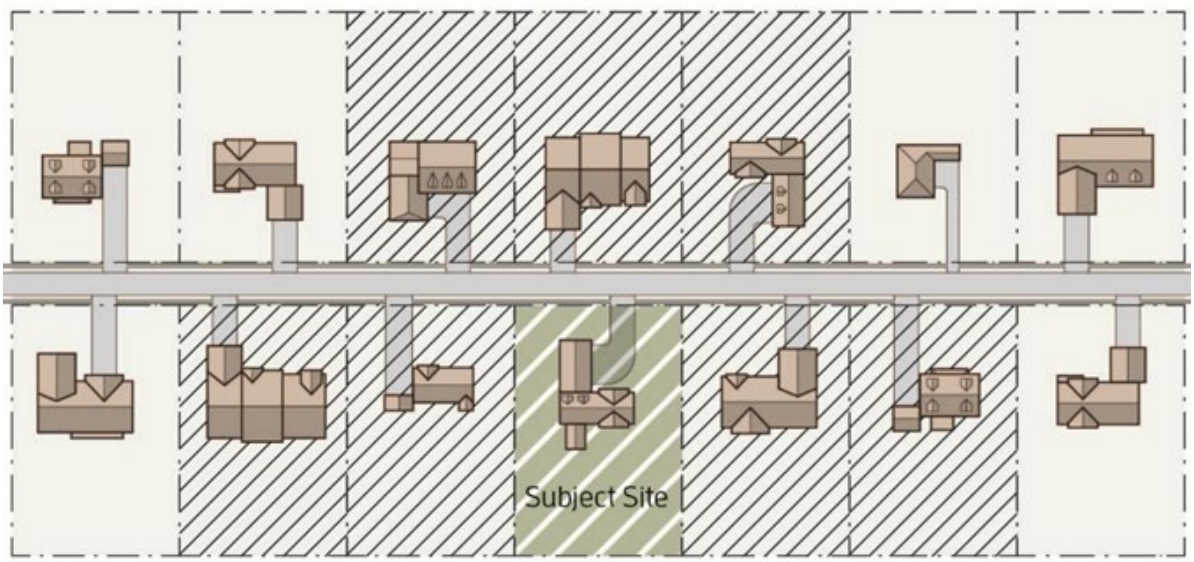
<u>Georgia Road Neighborhood</u>

- Ashbrooke Elevation (A,B, K, L) Remove elevation A and K
- Aviano Elevation (A,B,C, K, L) Remove A
- Bramante Ranch Elevation (A, B, K, L) Remove elevation L
- Cumberland Elevation (A, B, K, L) Remove elevation A & B
- Palladio Ranch Elevation (A, B, K, L)
- Savanah Elevation (A, B, K, L)

Cyntheanne Road Neighborhood

- Bear Run Elevation (A, B, C, K, L) Extend porch on A & L or remove
- Columbia Elevation (A, B, C, K, L) Extend porch on A or remove
- Corsica Elevation (A, B, C, K, L) Remove A
- Hudson Elevation (A, B, C, K, L) Extend porch on A & B or remove
- Lehigh Elevation (A, B, C, K, L) Extend porch on A or remove
- Normandy Elevation (A, B, C, K, L) Remove A
- Oak Park Elevation (A, B, C, K, L) Extend porch on A or remove
- Seneca Elevation (A, B, C, K, L) Extend porch on A or remove
- Versailles Elevation (A, B, C, K, L) Remove A
- York Elevation (A, B, C, K, L) Extend porch on A or remove

Anti-Montony Code: A flipped façade with different building materials is considered to meet the intent of the anti-monotony code shown below.



As with the former elevations that were reviewed by PUD Committee, staff recommends the following conditions of approval:

- Garage color scheme should match the façade to blend in.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

Planned Unit Development (PUD) Committee Staff Report

Meeting Date: December 6, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Ross Hilleary (hillearyr@fishers.in.us)	PUD-23-12
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Faegre Drinker on behalf of Drive Planning	13562 E 116th Street

REQUEST: Request to approve architectural elevations for a single-tenant office building known as Drive Planning.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
City of Fishers Unified Development Ordinance	R2, in the process of rezoning to Drive Planning PUD	Suburban Residential

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The property is currently zoned R2 – Residential. Faegre Drinker on behalf of Drive Planning is requesting a rezone of the property from R2 – Residential to PUDC with C1 Commercial uses permitted and other deviations from the Unified Development Ordinance.

This is the second time that Drive Planning has submitted a rezone for this property, the first rezone was withdrawn.

North: PUDC - NW Corner 116th Street and Olio Rd PUD (Retail / Grocery Store)
East: PUDC – Moore Dentistry PUD (Dental Office)
South: ER – Estate Residential and R2 Residential (Single-Family)
West: PUDC - NW Corner 116th Street and Olio Rd PUD (Stormwater)

PETITION OVERVIEW:

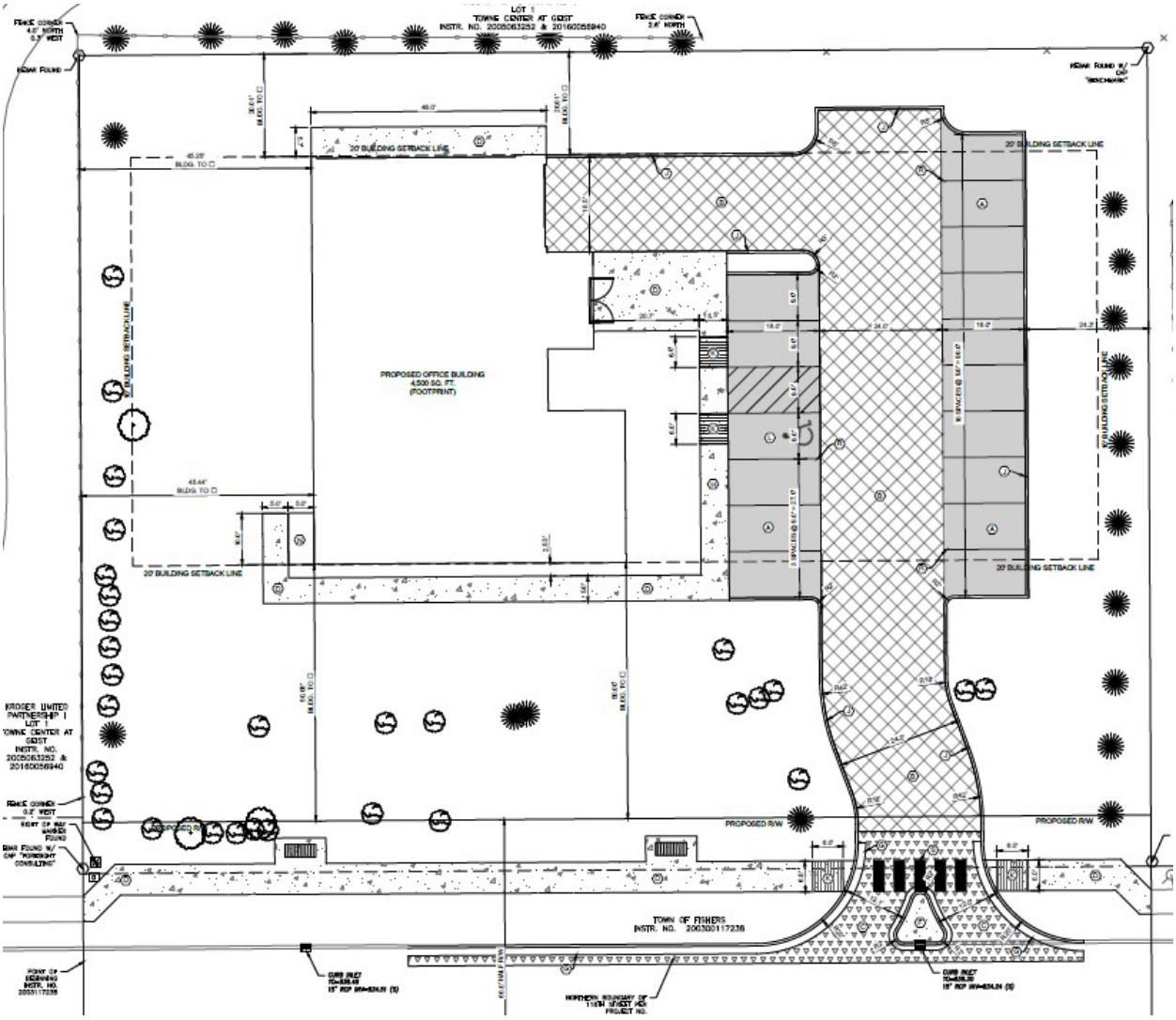
Faegre Drinker on behalf of Drive Planning presents architectural elevations of a the single-tenant office building to be incorporated into the Drive Planning PUD.

The building will be a mixture of masonry, metal panels, with exposed wood framing and single roof. The building will consist of a garage space for indoor/outdoor activation. The Petitioners has worked with the neighbors to the south regarding architecture including the height of 24' feet and the various materials presented.

South Elevation and view from the E 116th Street

East Elevation

Parking will be provided to east of the building, mirroring the neighboring Moore Dentistry. At the request of the neighbors a right-in, right-out exit has been provided.



Site Plan showing the building footprint, parking, drive, and existing trees.

Existing trees will be saved to the greatest extent possible by the developer and marked with safety fencing during construction.

STAFF COMMENTS:

Staff recommends the following conditions of approval:

- Architectural approval based on the condition that City Council approves the rezone request (RZ-23-6), Ordinance No. 112023B.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. __-__-__ as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent a _____ recommendation to the Common Council by a vote of _____ (_) in favor and _____ (_) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

2023

Exhibit B – DRIVE PLANNING PUD

Planning & Zoning Department

City of Fishers

Ordinance: _____

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. _____ (this "Ordinance")
b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

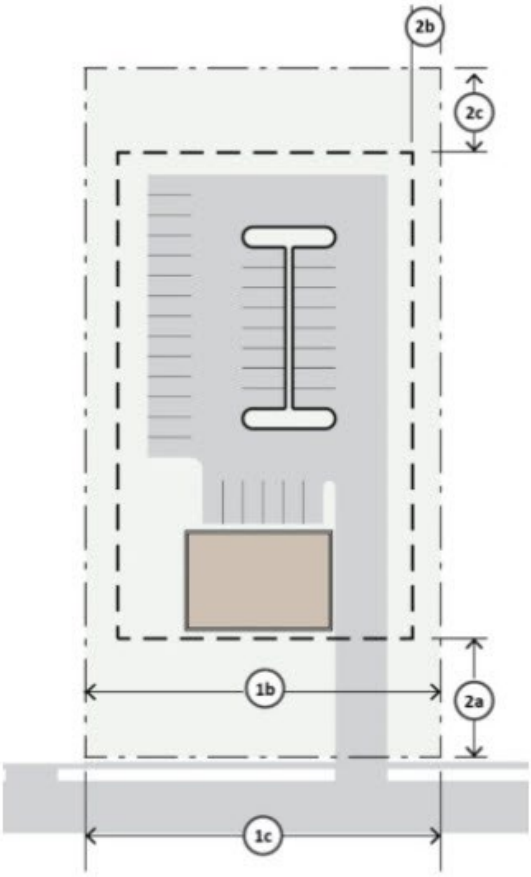
b. ***Article 3.2. Residential Districts:*** Shall not apply.

c. ***Article 3.3. Nonresidential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100’
2. Minimum Building Setbacks	
2a. Front[1]	50’
2b. Side[1] / aggregate	10’
2c. Rear[1]	20’
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24’
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	1,000 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes: 1. Additional buffer yard requirements may apply.	



d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*****:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*****:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*****:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. ***Article 6.4. Entrance & Driveway Standards*****:** Shall apply.

e. ***Article 6.5. Exterior Lighting Standards*****:** Shall apply.

f. ***Article 6.6. Height Standards*****:** Shall apply.

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
h. ***Article 6.8. Lot Standards*:** Shall apply.
i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.
j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.
l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
n. ***Article 6.14. Property Identification Standards*:** Shall apply.
o. ***Article 6.15. Public Art Standards*:** Shall apply.
p. ***Article 6.16. Setback Standards*:** Shall apply.
q. ***Article 6.17. Signage Standards*:** Shall apply.
r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.
s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.
t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

a. ***Article 8.1. General Provisions*:** Shall apply.
b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply.
c. ***Article 8.3. Street & Alley Standards*:** Shall apply.
d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply.
e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 1,000 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.

d. The use of the loft space shall be limited to open conference space.

e. The building shall have a pitched roof and residential appearance.

f. The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.

g. The building shall be oriented with the front façade facing east.

h. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.

i. The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.

j. There shall be a maximum of 24 parking spaces.

k. The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.

l. Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.

m. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

ORDINANCE NO. _____

Exhibit B.2 – Concept Plan

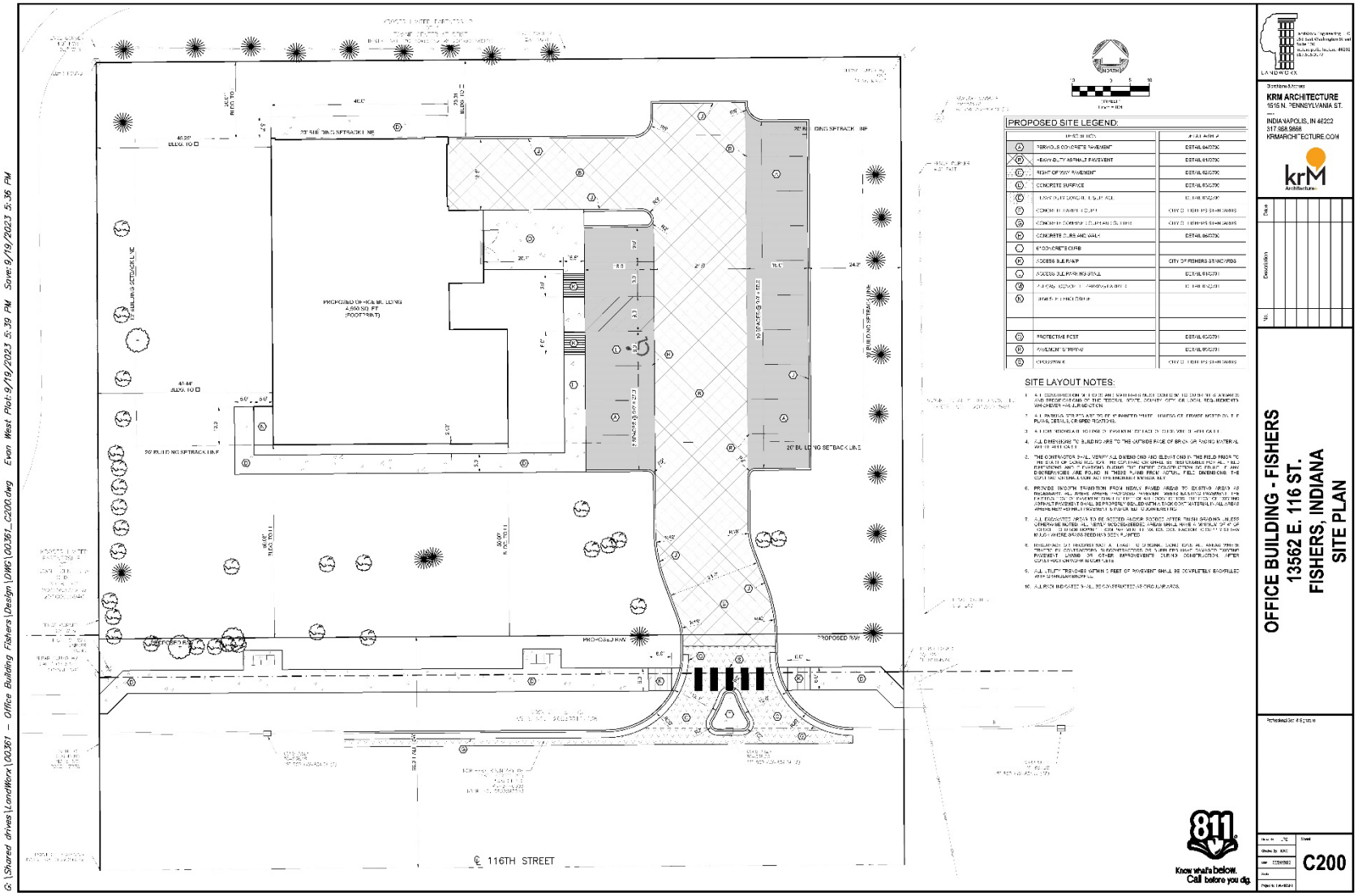
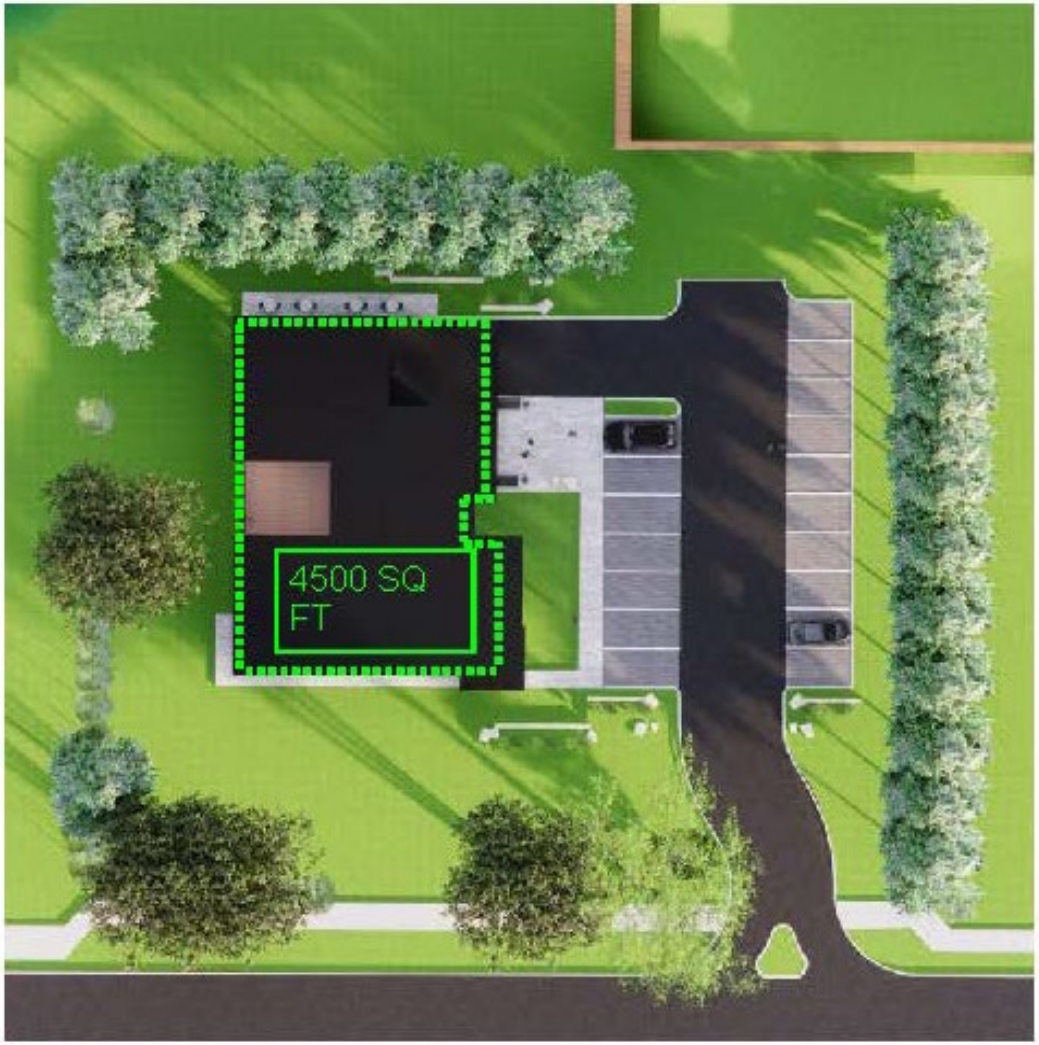


Exhibit B.2 – Concept Plan, cont.



DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD krM

Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

Drive Planning
Planned Unit Development

DRIVE PLANNING

FISHERS EST. 1872

PRESENTED BY
J. MURRAY CLARK
MINDY WESTRICK BROWN
faegre drinker

PUD Committee | December 6, 2023

Drive Planning LLC:
Gerry Linarducci,
Managing Partner/Financial Strategist
8100 106th St., Suite 260
Fishers, IN 46038

DI+Build:
Jason Schnurr,
VP/Project Management
10000 Marshall Dr.
Lenexa, KS 66215

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Partner
Mindy Westrick Brown, Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TABLE OF CONTENTS

Tab 1 ..... Executive Summary

Tab 2 ..... Aerial Location Map

Tab 3 ..... Concept Plan

Tab 4 ..... Illustrative Architectural Exhibit

Tab 5 ..... PUD Ordinance

TAB 1

EXECUTIVE SUMMARY	
DRIVE PLANNING PUD	

Drive Planning LLC, a comprehensive financial planning group, is pleased to present plans for its new office location in Fishers. The site is located on the north side of 116th Street, west of Olio Road (please see the Aerial Location Map at Tab 2).

The Drive Planning team has met with surrounding neighbors to discuss the development of this site. They have adjusted and refined their plans for the new office location to reflect the meeting discussions (please see the Concept Plan at Tab 3 and the Illustrative Architectural Exhibit at Tab 4).

The proposed office development will include (please see the PUD Ordinance at Tab 5):

- Permitted Uses same as C1 Commercial District (*Section A.4*),
- Development Plan consistent with Concept Plan (*Section B*),
- Development Standards more tightly restricted than C1 Commercial District (*Section C.3.c*),
- Architecture substantially similar to Illustrative Architectural Exhibit (*Section C.6.c*), and
- Additional Standards (*Section C.13*):
    - a. Limited to one tenant and 100 percent owner-occupied
    - b. 7 AM to 7 PM business hours, Monday through Friday. Closed Saturday and Sunday
    - c. Limited to 4,500 sf for the first floor building footprint, including garage. Loft space above first floor limited to 1,000 sf
    - d. Loft space limited to open conference space
    - e. Pitched roof and residential appearance
    - f. Height limited to 24 feet, which is two feet less than the adjacent dental office
    - g. Oriented with the front façade facing east
    - h. Existing hardwood/deciduous trees preserved to the greatest extent possible
    - i. Driveway and parking spaces oriented north/south on the east side, parallel with the adjacent dental office, with a right-in right-out only
    - j. Maximum of 24 parking spaces
    - k. Area between parking and building to be green space, landscaping, rain garden, etc.
    - l. Signage limited to one free-standing ground/monument sign. Building signs not permitted
    - m. Lighting in parking areas to be minimal and designed/controlled to be dimmed two hours after dusk until one hour before dawn

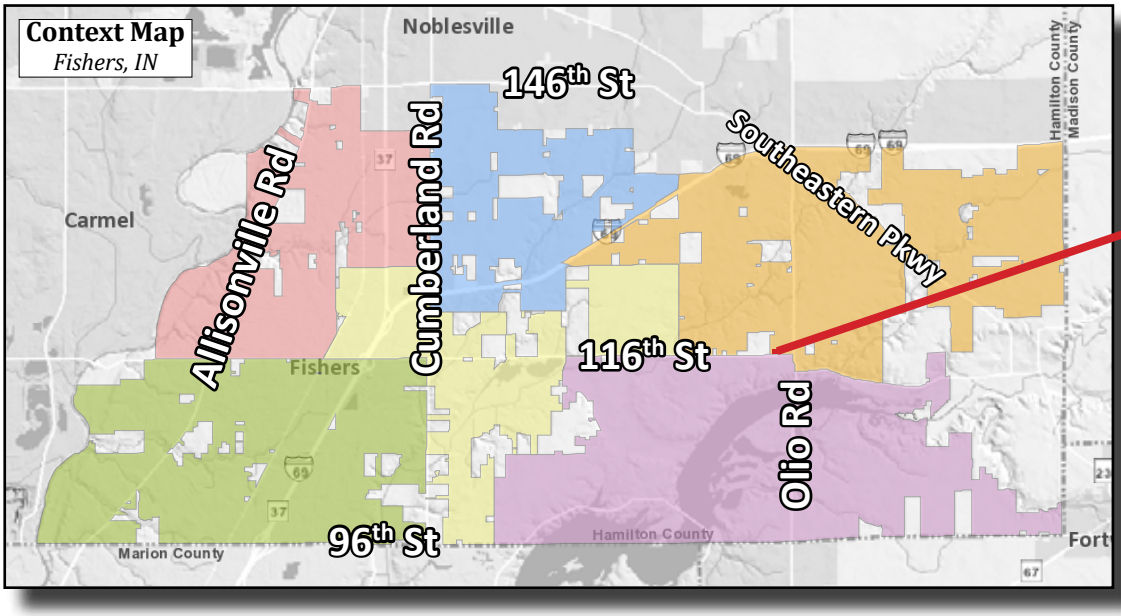
If approved, then site development work is anticipated to begin early next year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

DRIVE PLANNING PUD



REAL ESTATE

AERIAL LOCATION MAP

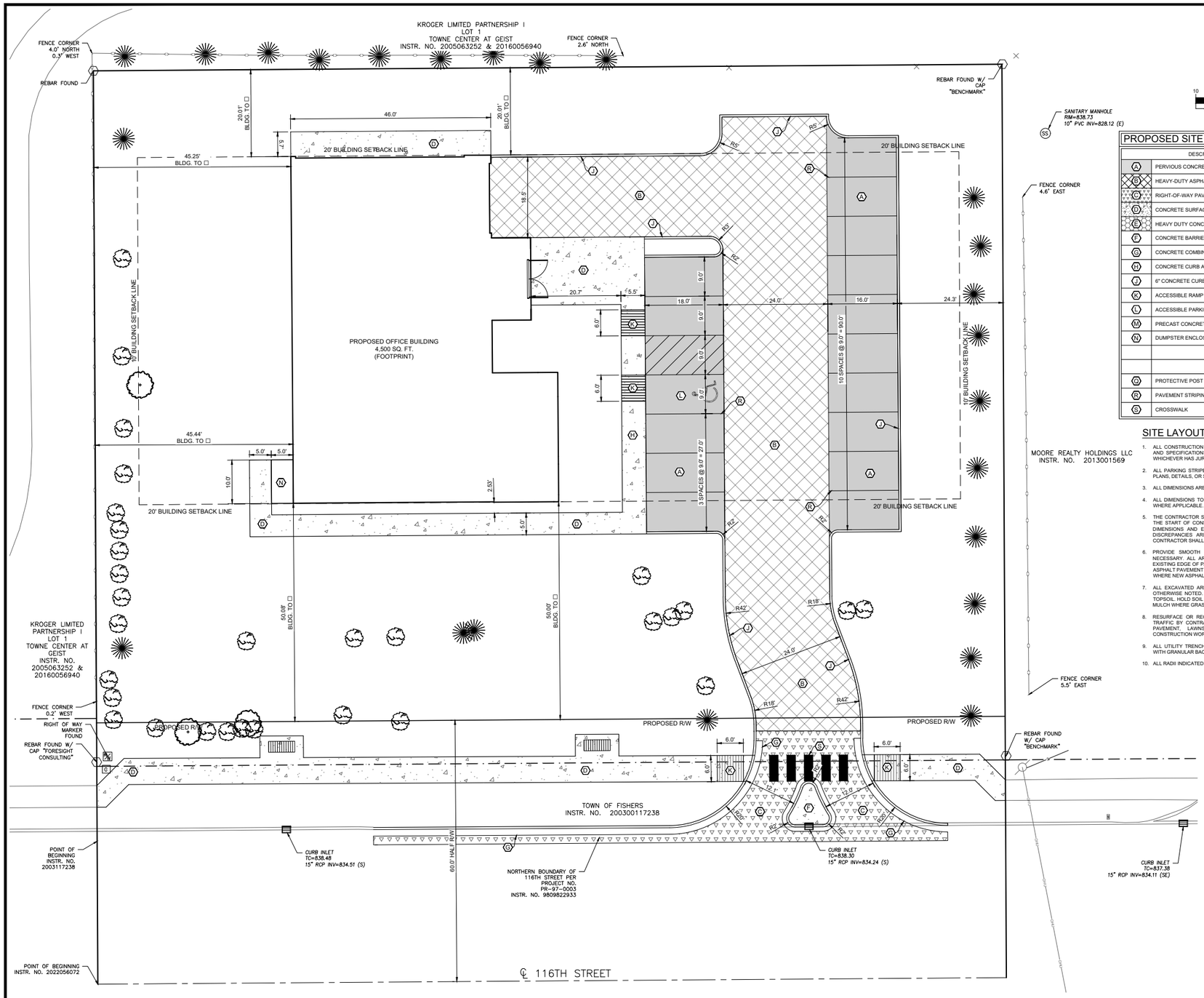
DRIVE PLANNING PUD

REAL ESTATE

TAB 3

CONCEPT PLAN

DRIVE PLANNING PUD



NORTH

10 0 5 10

(IN FEET)
1 inch = 10ft.

PROPOSED SITE LEGEND:

	DESCRIPTION:	DETAIL #/SH. #
A	PERVIOUS CONCRETE PAVEMENT	DETAIL 04/C700
B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
C	RIGHT-OF-WAY PAVEMENT	DETAIL 02/C700
D	CONCRETE SURFACE	DETAIL 05/C700
E	HEAVY DUTY CONCRETE SURFACE	DETAIL 03/C700
F	CONCRETE BARRIER CURB	CITY OF FISHERS STANDARDS
G	CONCRETE COMBINED CURB AND GUTTER	CITY OF FISHERS STANDARDS
H	CONCRETE CURB AND WALK	DETAIL 06/C700
J	6" CONCRETE CURB	
K	ACCESSIBLE RAMP	CITY OF FISHERS STANDARDS
L	ACCESSIBLE PARKING STALL	DETAIL 01/C701
M	PRECAST CONCRETE PARKING BARRIER	DETAIL 03/C701
N	DUMPSTER ENCLOSURE	
Q	PROTECTIVE POST	DETAIL 05/C701
R	PAVEMENT STRIPING	DETAIL 06/C701
S	CROSSWALK	CITY OF FISHERS STANDARDS

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

Know what's below. Call before you dig.

LandWorx Engineering, LLC
958 East Washington Street
Suite 100
Indianapolis, Indiana 46202
317.616.0177
LANDWORX

Client Name & Address
KRM ARCHITECTURE
1515 N. PENNSYLVANIA ST.
INDIANAPOLIS, IN 46202
317.968.9868
KRMARCHITECTURE.COM
krM Architecture

No.	Description	Date

OFFICE BUILDING - FISHERS
13562 E. 116 ST.
FISHERS, INDIANA
SITE PLAN

Professional Seal & Signature

Drawn By: LPC
Checked By: KAC
Date: 05/24/2023
Scale:
Project No.: LW-00361

Sheet
C200

G:\Shared drives\LandWorx\00361 - Office Building Fishers\Design\DWG\00361_C200.dwg Evan West Plot: 9/19/2023 5:39 PM Save: 9/19/2023 5:36 PM

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

TAB 4

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from South

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from West

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

TAB 5

ORDINANCE NO. 112023B

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 1.0 +/- ACRES FROM R2 TO PUD-C FOR A PROJECT KNOWN AS DRIVE PLANNING PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq*. as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-6 as required by law in regard to the rezone; and

WHEREAS, the Plan Commission at its December 6, 2023 meeting sent a _____ recommendation to the Common Council by a vote of _____ (_) in favor and _____ (_) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-C.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2023.

COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

2023

Exhibit B – DRIVE PLANNING PUD

Planning & Zoning Department

City of Fishers

Ordinance: 112023B

FISHERS
EST. 1872

A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

a. Ordinance No. 112023B (this "Ordinance")
b. Adopted: _____

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in **Exhibit B.1**, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Drive Planning PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept Plan, attached hereto as **Exhibit B.2**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Drive Planning PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. ***Article 3.1. Establishment of Zoning Districts:*** Shall apply.

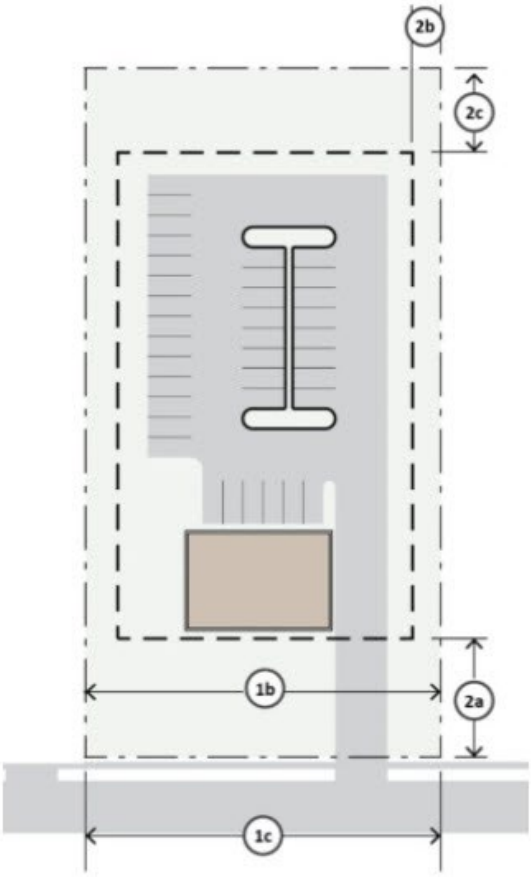
b. ***Article 3.2. Residential Districts:*** Shall not apply.

c. ***Article 3.3. Nonresidential Districts:*** Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100’
2. Minimum Building Setbacks	
2a. Front[1]	50’
2b. Side[1] / aggregate	10’
2c. Rear[1]	20’
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24’
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
4d. Building loft space (max)	1,000 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes: 1. Additional buffer yard requirements may apply.	



d. ***Article 3.4. Other Districts:*** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. ***Article 6.1. General Provisions*****:** Shall apply.

b. ***Article 6.2. Accessory Structure Standards*****:** Shall apply.

c. ***Article 6.3. Architectural Design Standards*****:** Shall apply, except as modified below:

(1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

d. ***Article 6.4. Entrance & Driveway Standards*****:** Shall apply.

e. ***Article 6.5. Exterior Lighting Standards*****:** Shall apply.

f. ***Article 6.6. Height Standards*****:** Shall apply.

g. ***Article 6.7. Landscaping Standards*:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
h. ***Article 6.8. Lot Standards*:** Shall apply.
i. ***Article 6.9. Non-Residential Open Space*:** Shall apply.
j. ***Article 6.10. Outdoor Display & Storage Standards*:** Shall apply.
k. ***Article 6.11. Parking & Loading Standards*:** Shall apply.
l. ***Article 6.12. Pedestrian Accessibility Standards*:** Shall apply.
m. ***Article 6.13. Permitted Non-residential Structure Standards*:** Shall apply.
n. ***Article 6.14. Property Identification Standards*:** Shall apply.
o. ***Article 6.15. Public Art Standards*:** Shall apply.
p. ***Article 6.16. Setback Standards*:** Shall apply.
q. ***Article 6.17. Signage Standards*:** Shall apply.
r. ***Article 6.18. Wall & Fence Standards*:** Shall apply.
s. ***Article 6.19. Water & Sewer Standards*:** Shall apply.
t. ***Article 6.20. Vision Clearance Standards*:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

a. ***Article 8.1. General Provisions*:** Shall apply.
b. ***Article 8.2. Block, Lot & Access Standards*:** Shall apply.
c. ***Article 8.3. Street & Alley Standards*:** Shall apply.
d. ***Article 8.4. Open Space, Common Area & Amenity Standards*:** Shall apply.
e. ***Article 8.5. Other Design Standards*:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. The business shall be closed on Saturday and Sunday.

c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. The loft space above the first floor shall be limited to 1,000 square feet. These limitations only include space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.

d. The use of the loft space shall be limited to open conference space.

e. The building shall have a pitched roof and residential appearance.

f. The building height shall be limited to 24 feet, which is two feet less than the adjacent dental office.

g. The building shall be oriented with the front façade facing east.

h. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.

i. The driveway and parking spaces shall be oriented north/south on the east side of the Real Estate, parallel with the adjacent dental office, with a right-in right-out only.

j. There shall be a maximum of 24 parking spaces.

k. The area located in between the parking lot and the building shall be green space, landscaping, rain garden, or similar.

l. Signage shall be limited to one free-standing ground or monument sign on the Real Estate. Building signs shall not be permitted.

m. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13484 E 116th St

13-11-35-00-00-039.000

Exhibit B.2 – Concept Plan

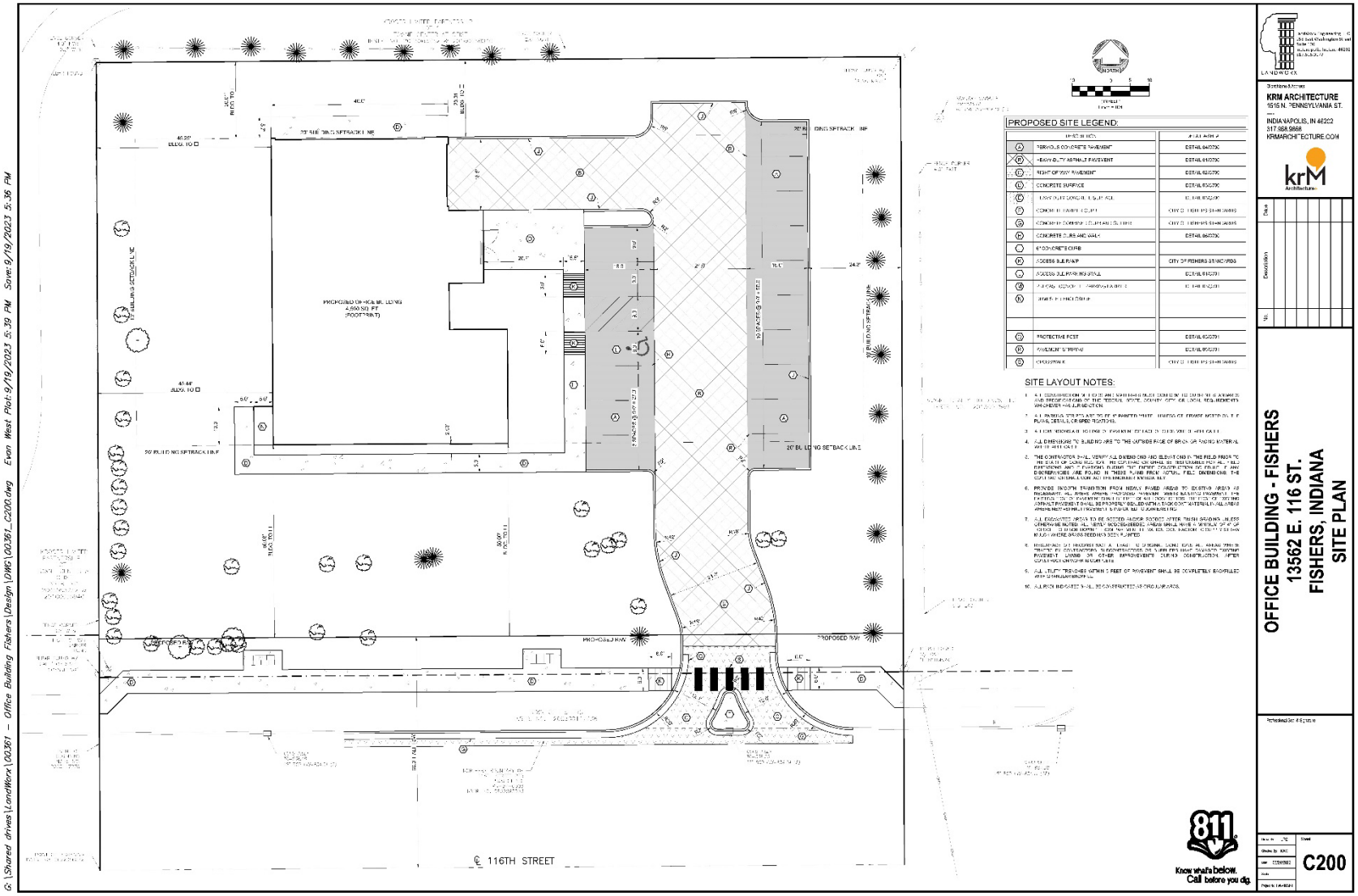
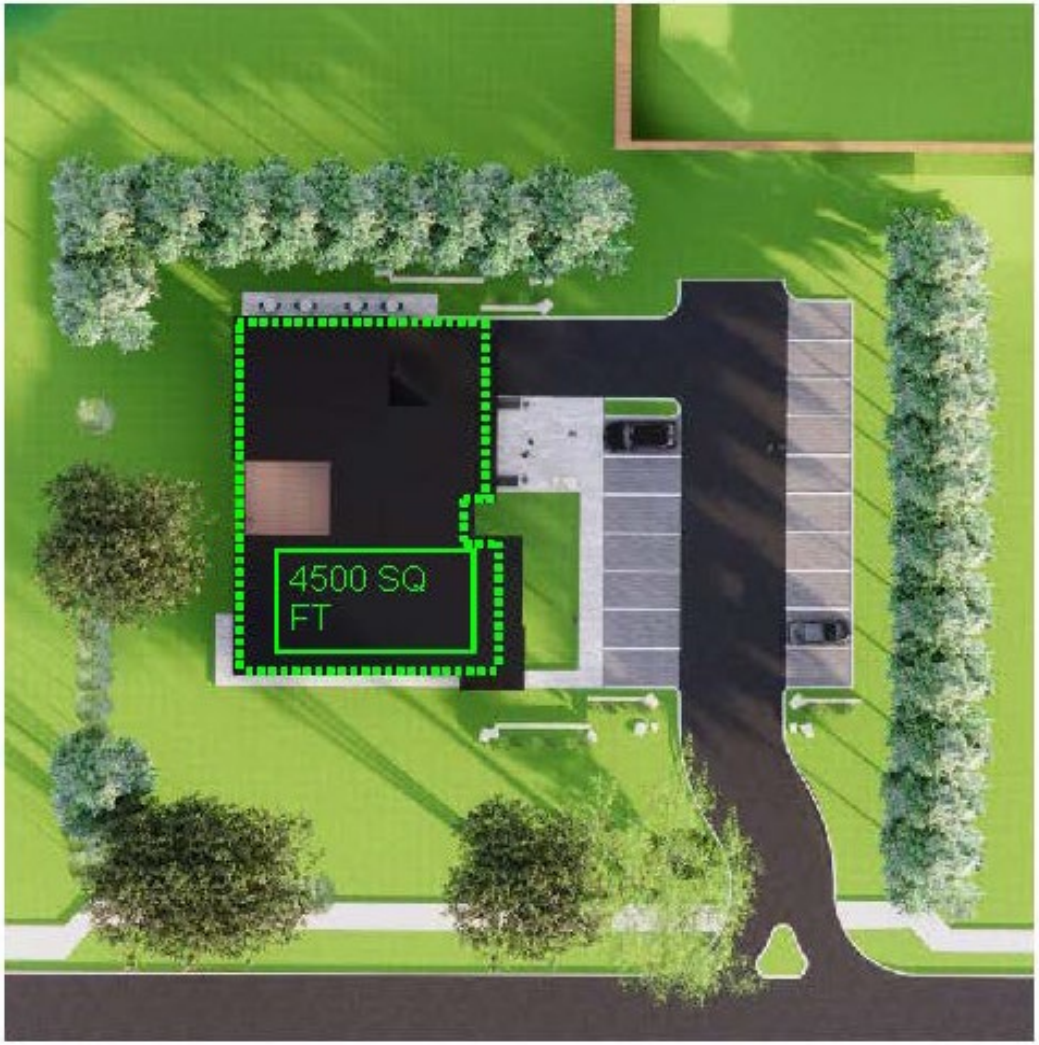


Exhibit B.2 – Concept Plan, cont.



DRIVE PLANNING
SCHEMATIC DESIGN

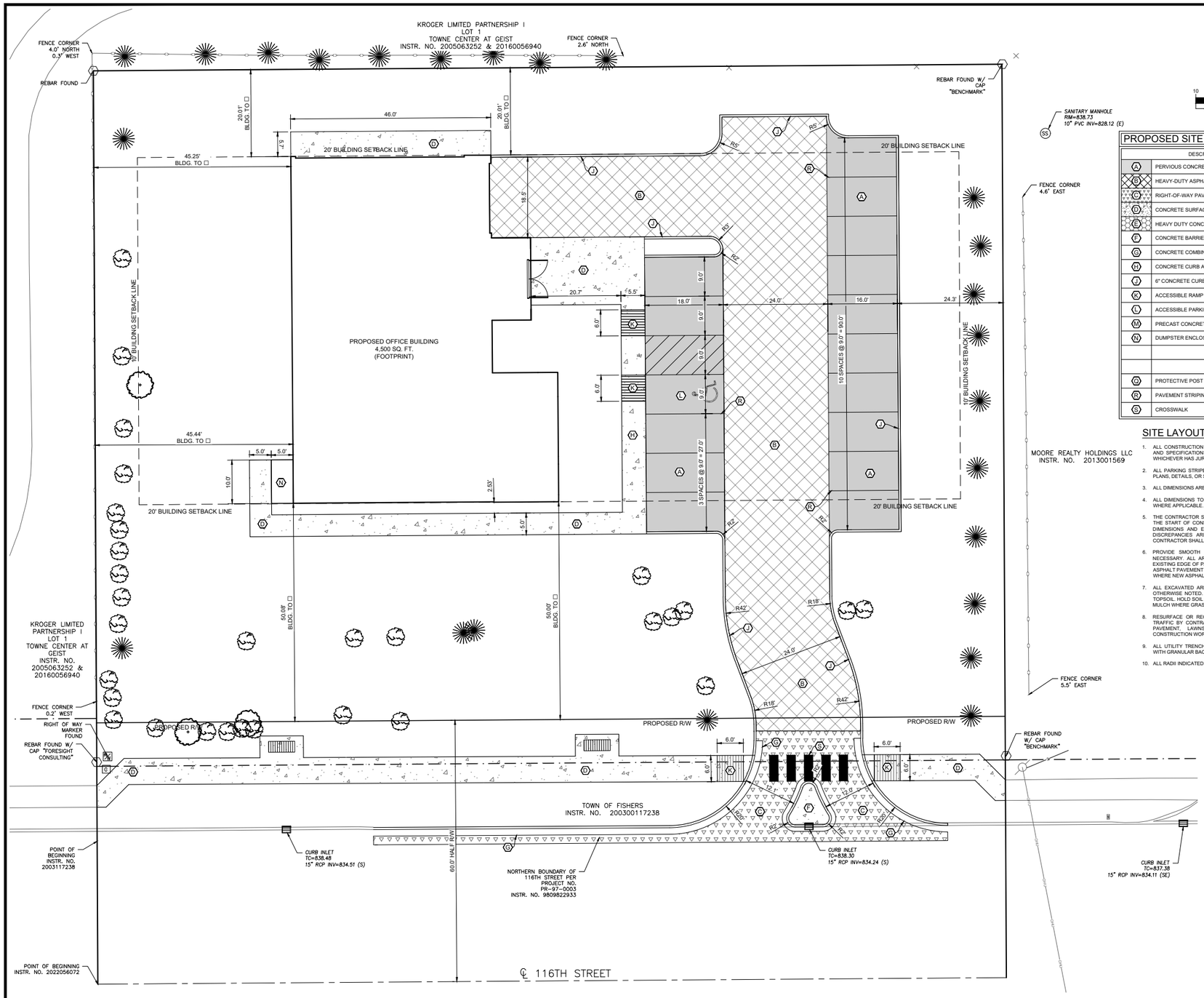
DI BUILD krM

Exhibit B.3 – Illustrative Architectural Exhibit

Exhibit B.3 – Illustrative Architectural Exhibit, cont.

CONCEPT PLAN

DRIVE PLANNING PUD



PROPOSED SITE LEGEND:

	DESCRIPTION:	DETAIL #/SH. #
A	PERVIOUS CONCRETE PAVEMENT	DETAIL 04/C700
B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
C	RIGHT-OF-WAY PAVEMENT	DETAIL 02/C700
D	CONCRETE SURFACE	DETAIL 05/C700
E	HEAVY DUTY CONCRETE SURFACE	DETAIL 03/C700
F	CONCRETE BARRIER CURB	CITY OF FISHERS STANDARDS
G	CONCRETE COMBINED CURB AND GUTTER	CITY OF FISHERS STANDARDS
H	CONCRETE CURB AND WALK	DETAIL 06/C700
J	6" CONCRETE CURB	
K	ACCESSIBLE RAMP	CITY OF FISHERS STANDARDS
L	ACCESSIBLE PARKING STALL	DETAIL 01/C701
M	PRECAST CONCRETE PARKING BARRIER	DETAIL 03/C701
N	DUMPSTER ENCLOSURE	
Q	PROTECTIVE POST	DETAIL 05/C701
R	PAVEMENT STRIPING	DETAIL 06/C701
S	CROSSWALK	CITY OF FISHERS STANDARDS

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

Know what's below. Call before you dig.

LandWorx Engineering, LLC
958 East Washington Street
Suite 100
Indianapolis, Indiana 46202
317.616.0177
LANDWORX

Client Name & Address
KRM ARCHITECTURE
1515 N. PENNSYLVANIA ST.
INDIANAPOLIS, IN 46202
317.968.9868
KRMARCHITECTURE.COM
krM Architecture

No.	Description	Date

Professional Seal & Signature

OFFICE BUILDING - FISHERS
13562 E. 116 ST.
FISHERS, INDIANA
SITE PLAN

Drawn By: LPC
Checked By: KAC
Date: 05/24/2023
Scale:
Project No.: LW-00361

Sheet
C200

G:\Shared drives\LandWorx\00361 - Office Building Fishers\Design\DWG\00361_C200.dwg Evan West Plot: 9/19/2023 5:39 PM Save: 9/19/2023 5:36 PM

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from East

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from South

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+

View from West

DRIVE PLANNING
SCHEMATIC DESIGN

DI BUILD

krM Architecture+