

WI-199

4144 JAMIE LANE

FRANKLIN, OH 45005

1 Story Basement

Finished basement and finished full bath

2 hose bibs with valves

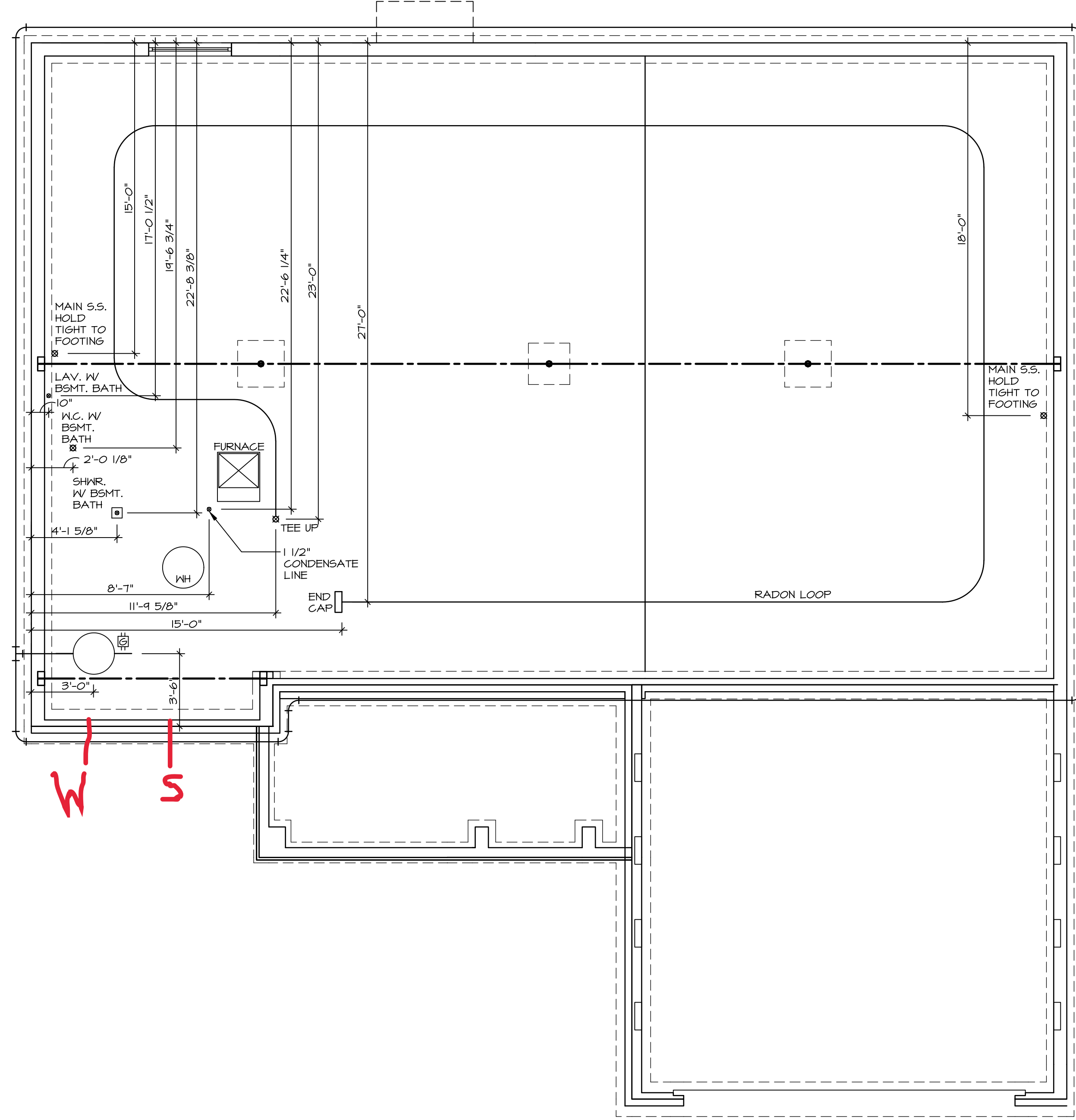
ice maker

1 tub

1 shower

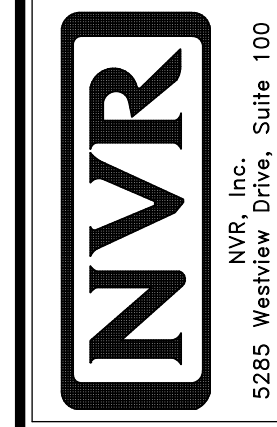
WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace - Range and Fireplace



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

SHEET NO. **A-5**
MODEL **AVIANO**
DRAWING TITLE **PLUMBING PLAN**
OPTION DESCRIPTION



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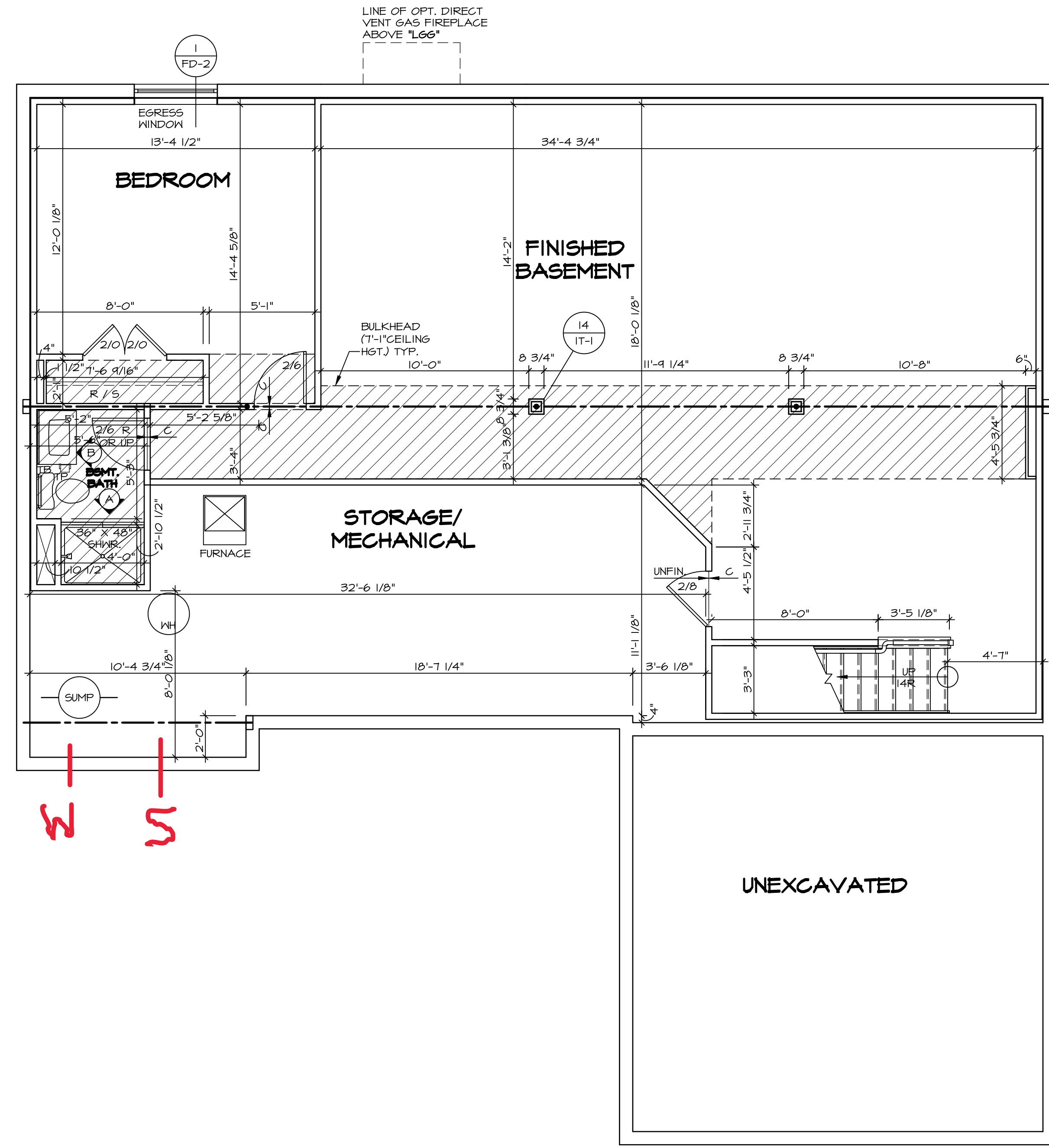
DIV-COMM-LOT-UNIT
DCY-WI-0199
COMM-LOT
MILSON FARMS - 0199
STREET ADDRESS
4144 JAMIE LANE
CITY
FRANKLIN
STATE
OH
ZIP
45005

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

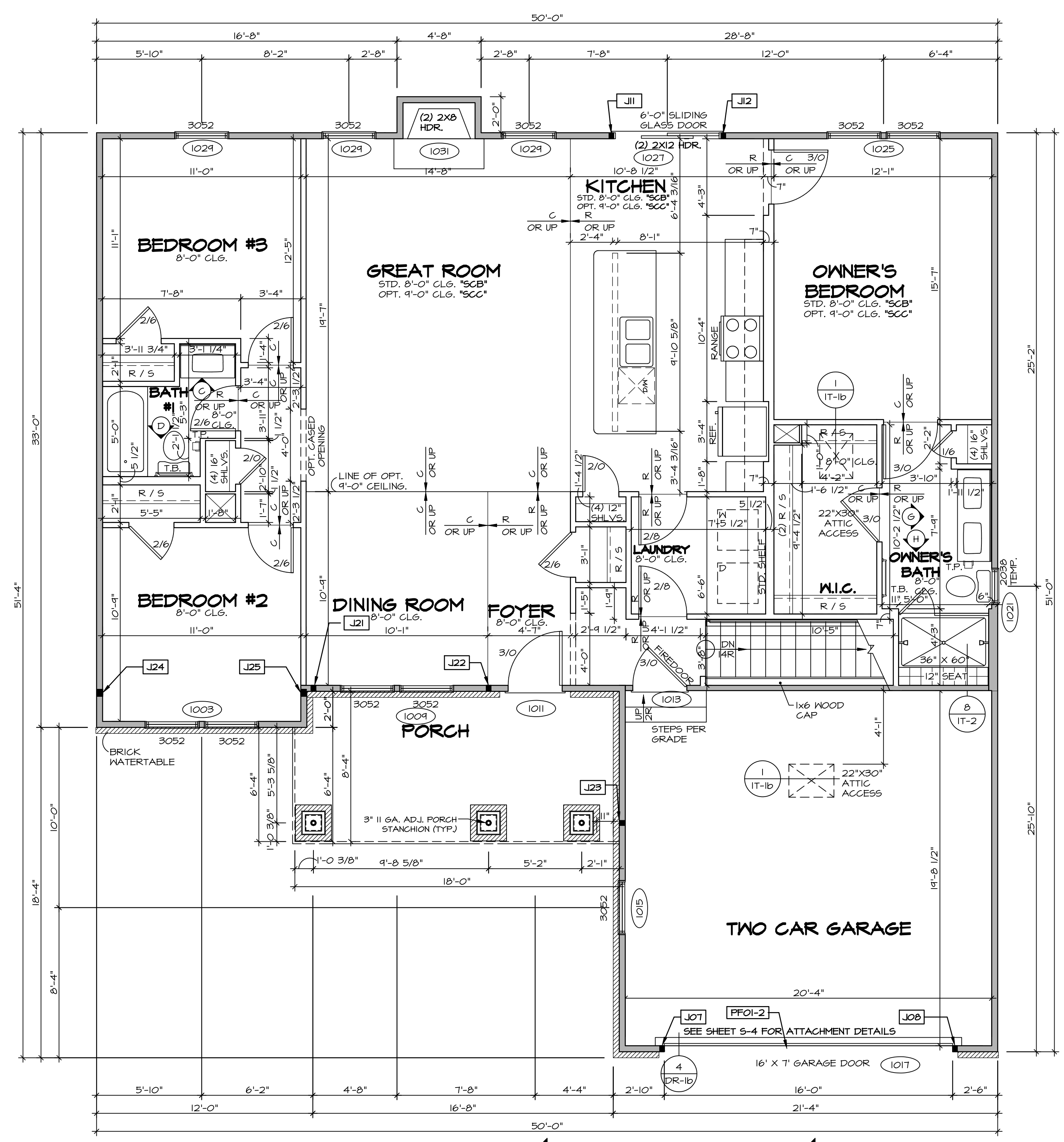


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL AVIANO	SET NO. A/A00	DIV-COMM-LOT-UNIT DCY-WI-0199
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	
OPTION DESCRIPTION 29	DATE: 9/9/15	DRAWN BY SGA	STREET ADDRESS 4144 JAMIE LANE
	OPTION		DATE: 9/9/15
			CITY STATE ZIP FRANKLIN OH 45005

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



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

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

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

- GYPSON NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LVL PLY TO PLY FASTENING SCHEDULE:

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

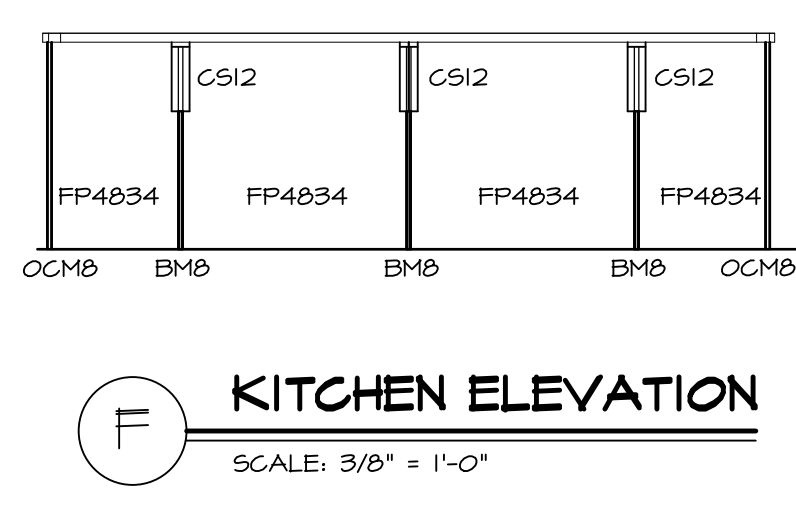
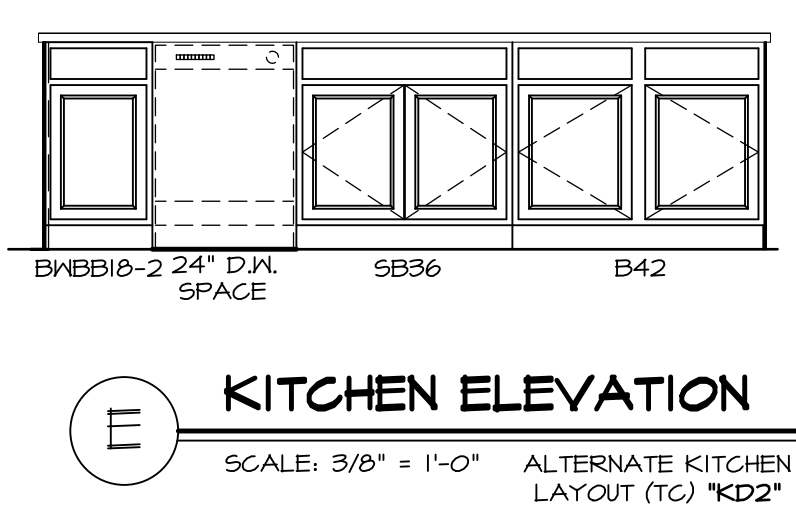
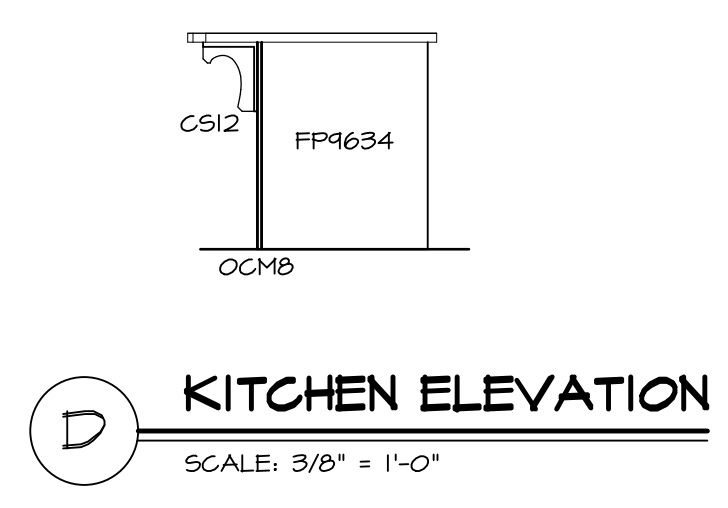
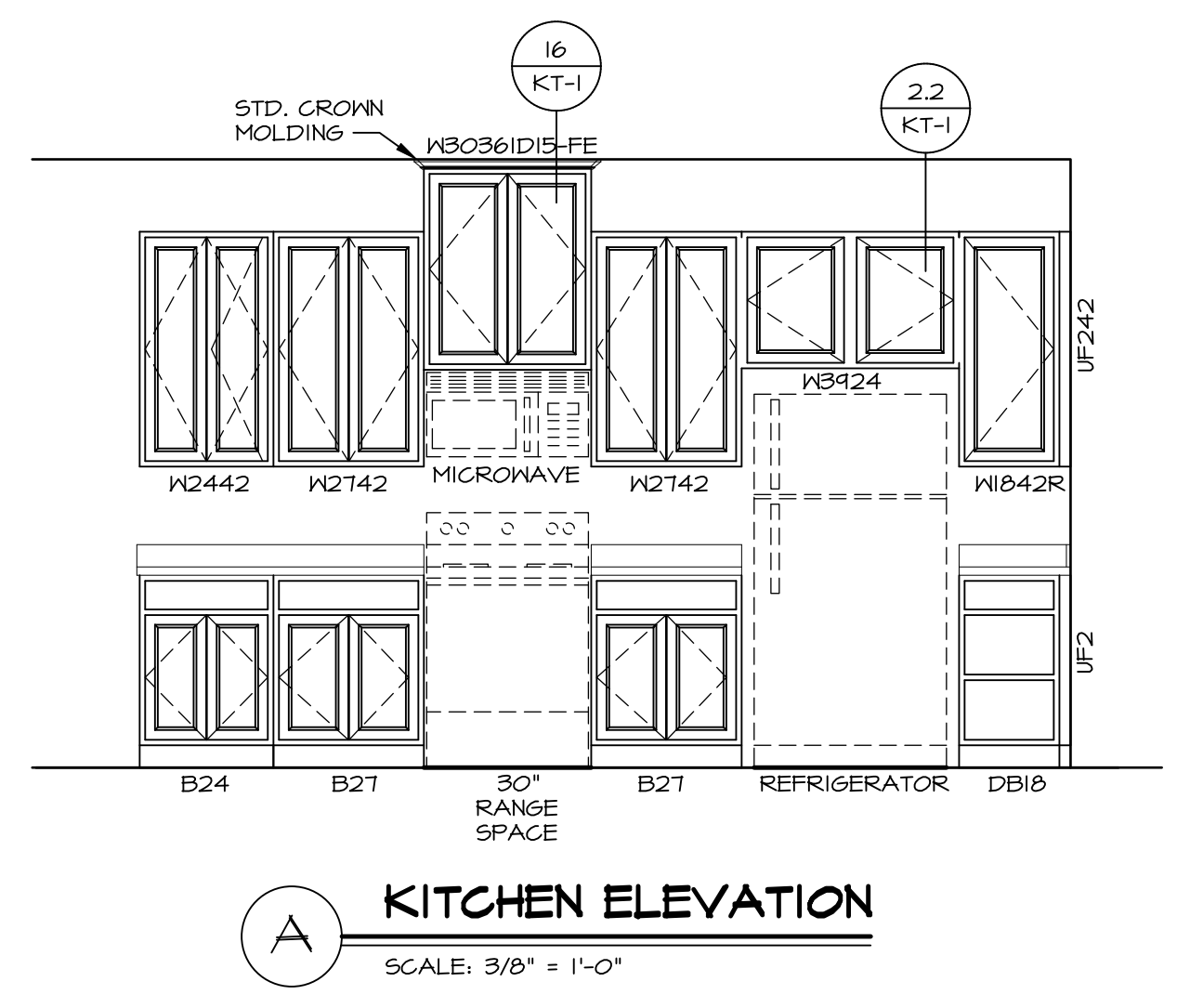
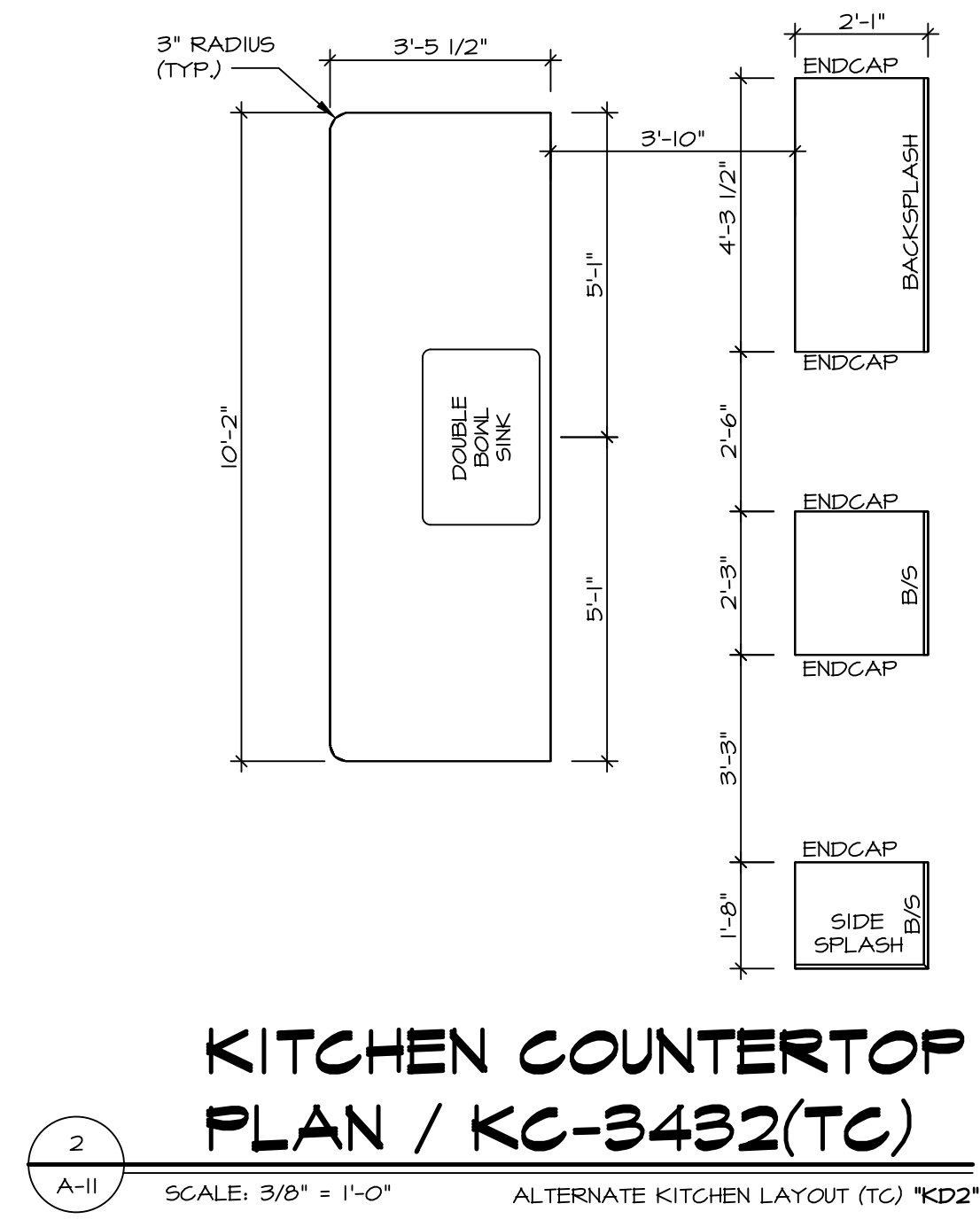
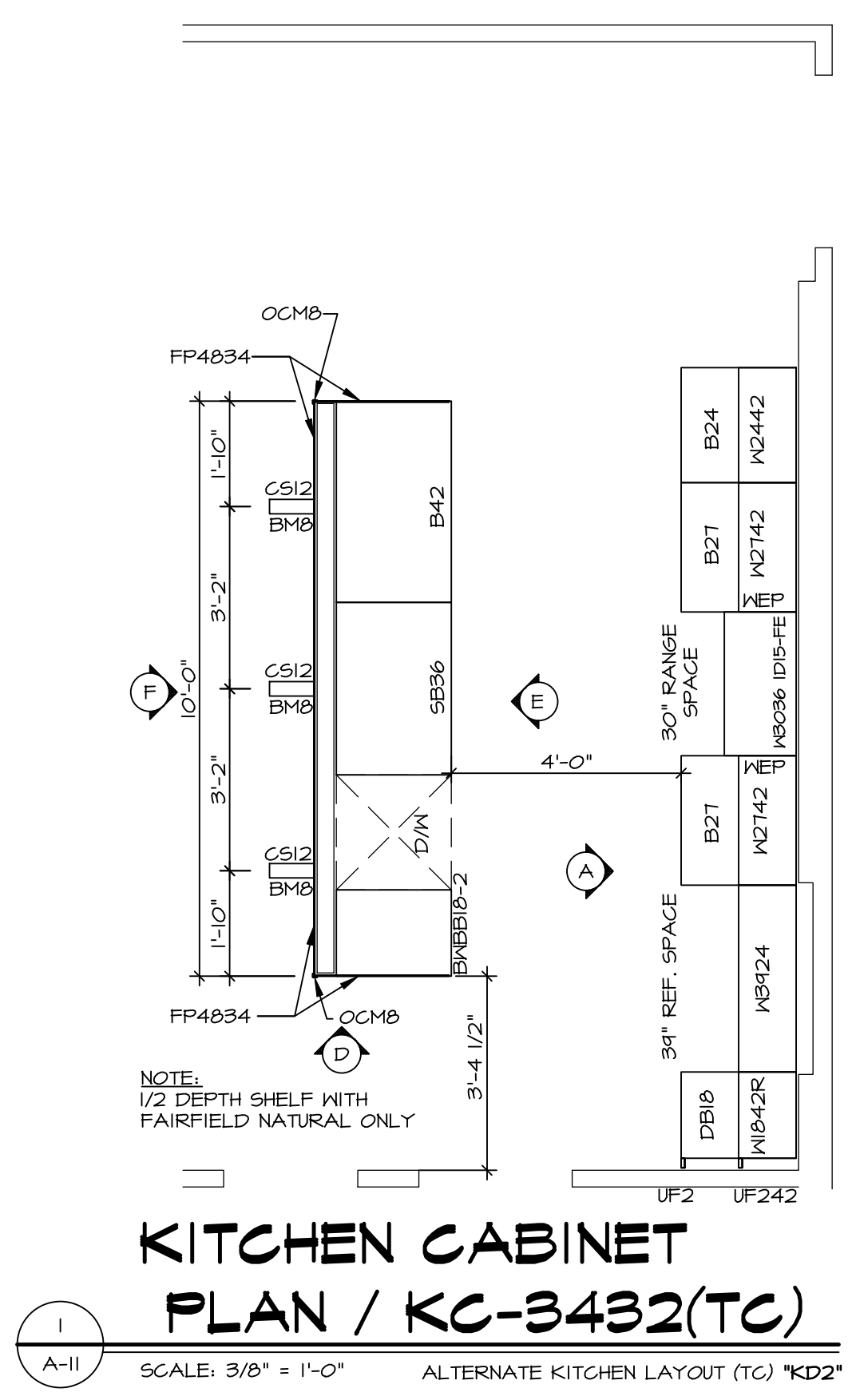
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PFO1-2	EXT HEADER - 2X12 - 2 PLY	20'-8"	GCB	101T	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	101T	
J02	JACK - (2) 2X4 SFF STUD GRADE	GCB	101T	
J03	JACK - (2) 2X4 SFF STUD GRADE		102T	
J04	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J05	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J06	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J07	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J08	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J09	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J10	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J11	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J12	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J13	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J14	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J15	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	

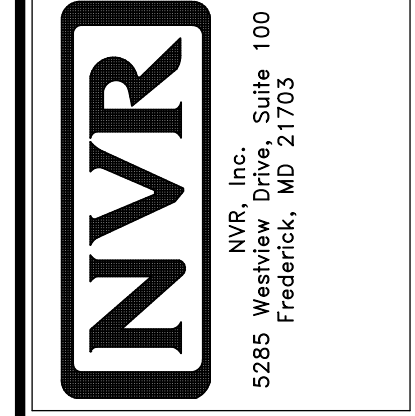
DIV-COMM-LOT-UNIT: DCY-WI-0199
 COM-LOT: MILSON FARMS - 0199
 STREET ADDRESS: 4144 JAMIE LANE
 CITY: FRANKLIN STATE: OH ZIP: 45005
 APT. NO.:
 SHEET NO.: A-7
 MODEL: AVIANO
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION: OPTION
 DATE: 9/1/15
 SET NO. A/A00
 VERSION 01
 DRAWN BY SGA
 NVR Inc. Suite 100
 5285 Westwick, Frederick, MD 21703
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- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN FLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 - SET PRE-FINISHED SCRIBE-MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



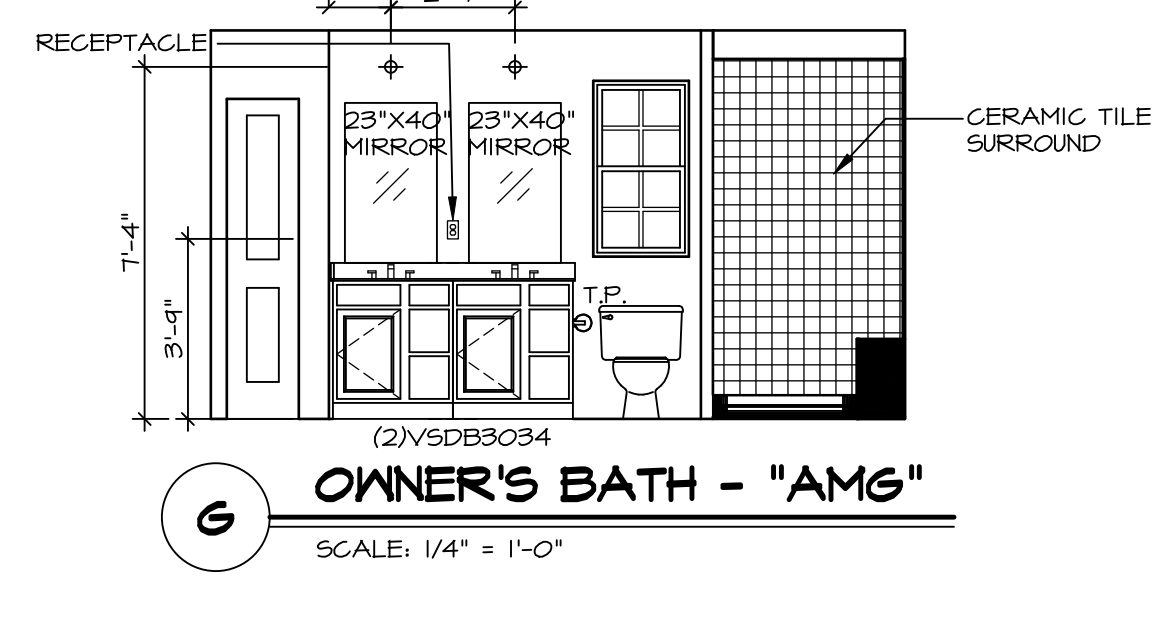
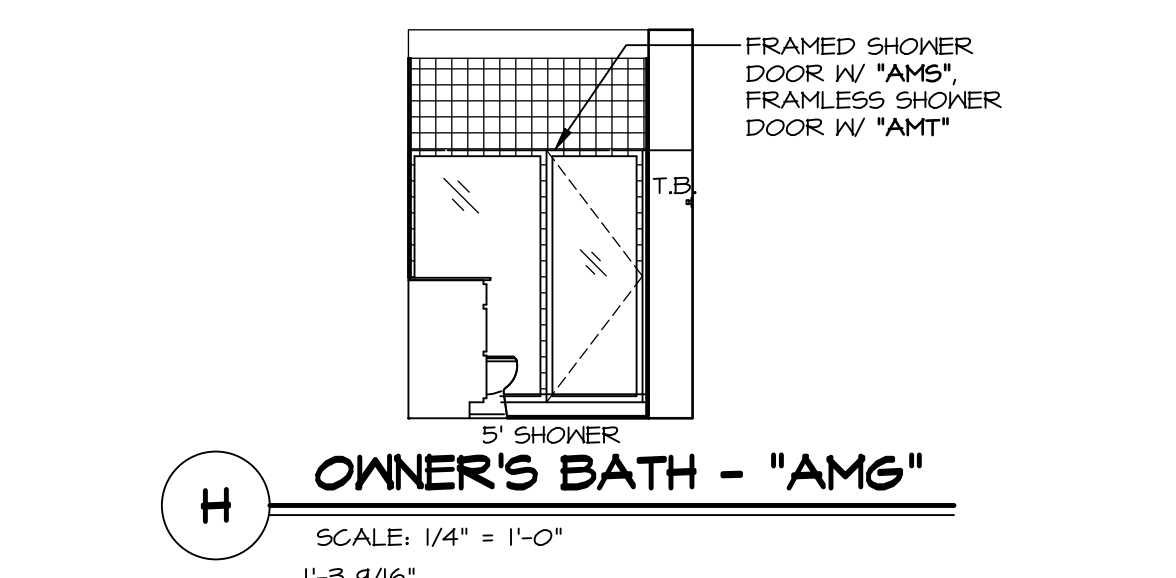
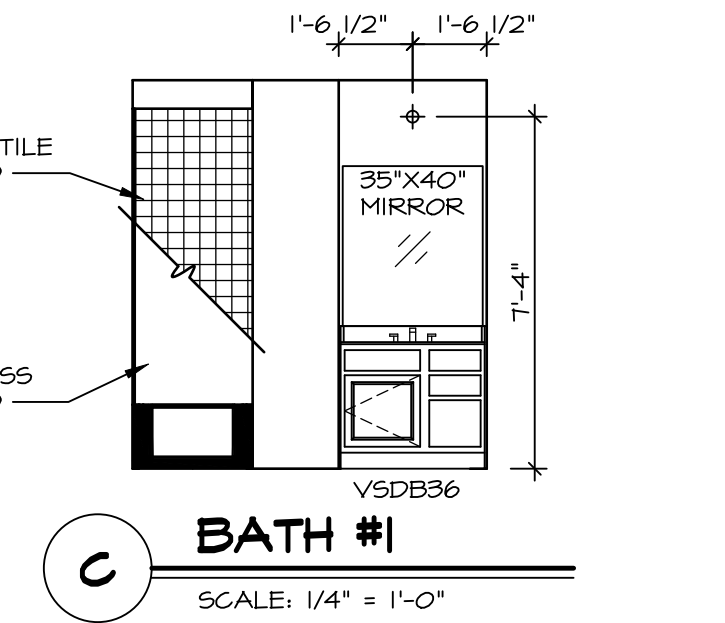
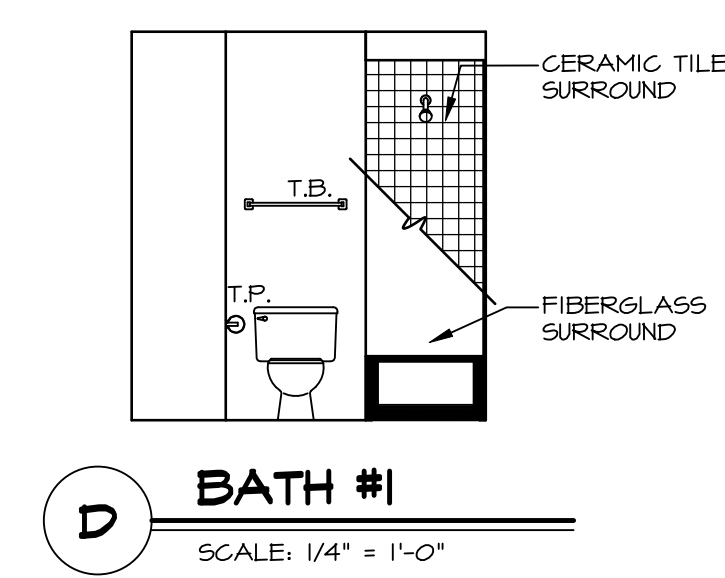
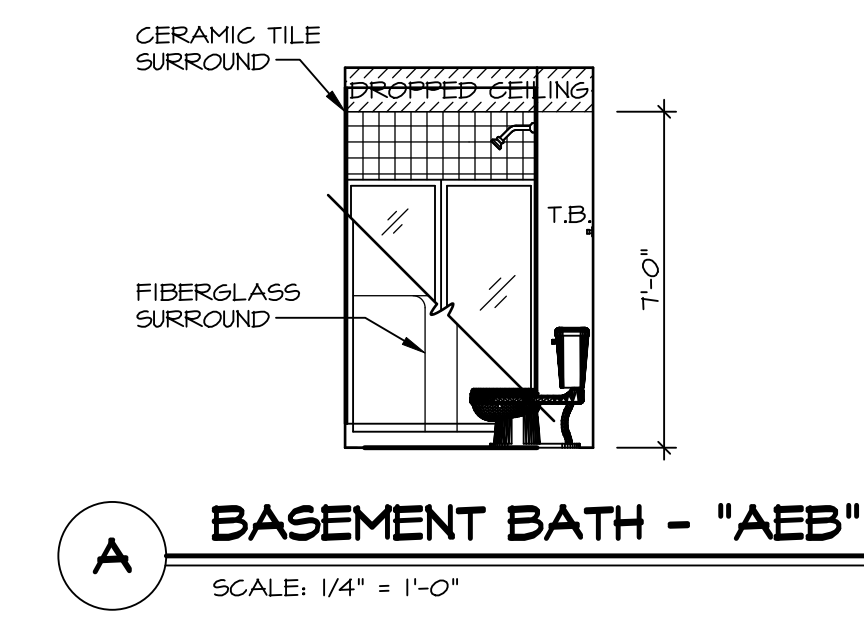
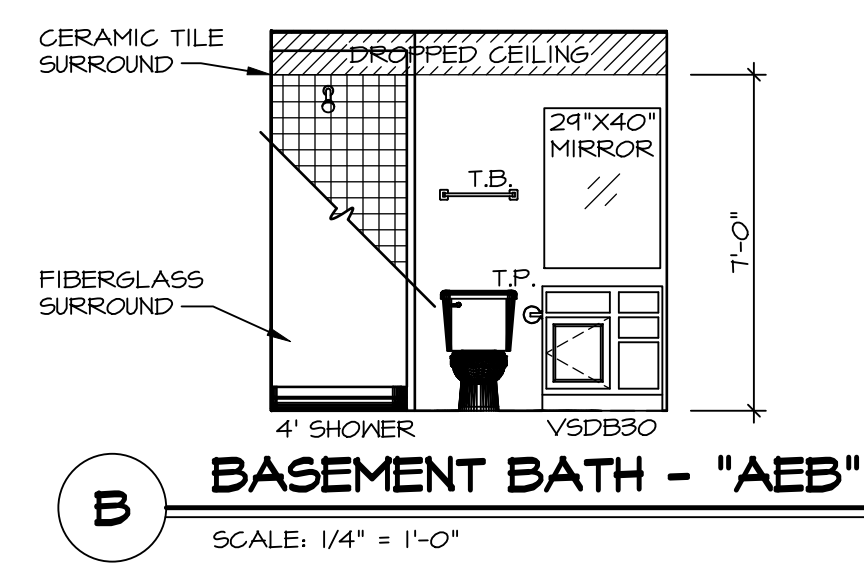
SHEET NO. A-11	MODEL AVIANO	SET NO. A/A00	OPTION DESCRIPTION
	DRAWING TITLE KITCHEN LAYOUT	VERSION 01	
38	DRAWN BY RJC	DATE: 9/11/15	OPTION
		DATE: 9/11/15	
DIV-COMM-LOT-UNIT DCY-WI-0199		COMM-LOT	
MILSON FARMS - 0199		STREET ADDRESS	
4444 JAMIE LANE		APT. NO.	
FRANKLIN		CITY	
OH		STATE	
45005		ZIP	

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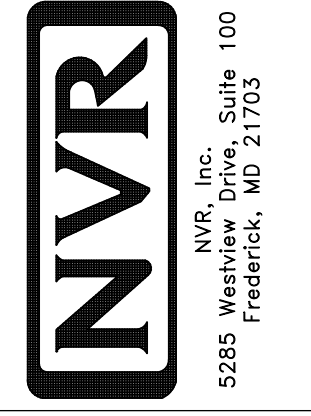


NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



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SET NO. A1A00
VERSION 01
DRAWN BY SGA
DATE: 9/11/15
OPTION

MODEL: AVIANO
DRAWING TITLE: BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-12
42

DIV-COMM-LOT-UNIT
DCY-WI-0199
COM-LOT
MILSON FARMS - 0199
STREET ADDRESS
4444 JAMIE LANE
CITY FRANKLIN
STATE OH
ZIP 45005