

WI 207

3346 MADISON GRACE WAY

FRANKLIN, OH 45005

1 Story Basement

Full bath finished basement

2 hose bibs - valves required

AA valve on kitchen sink

ice maker

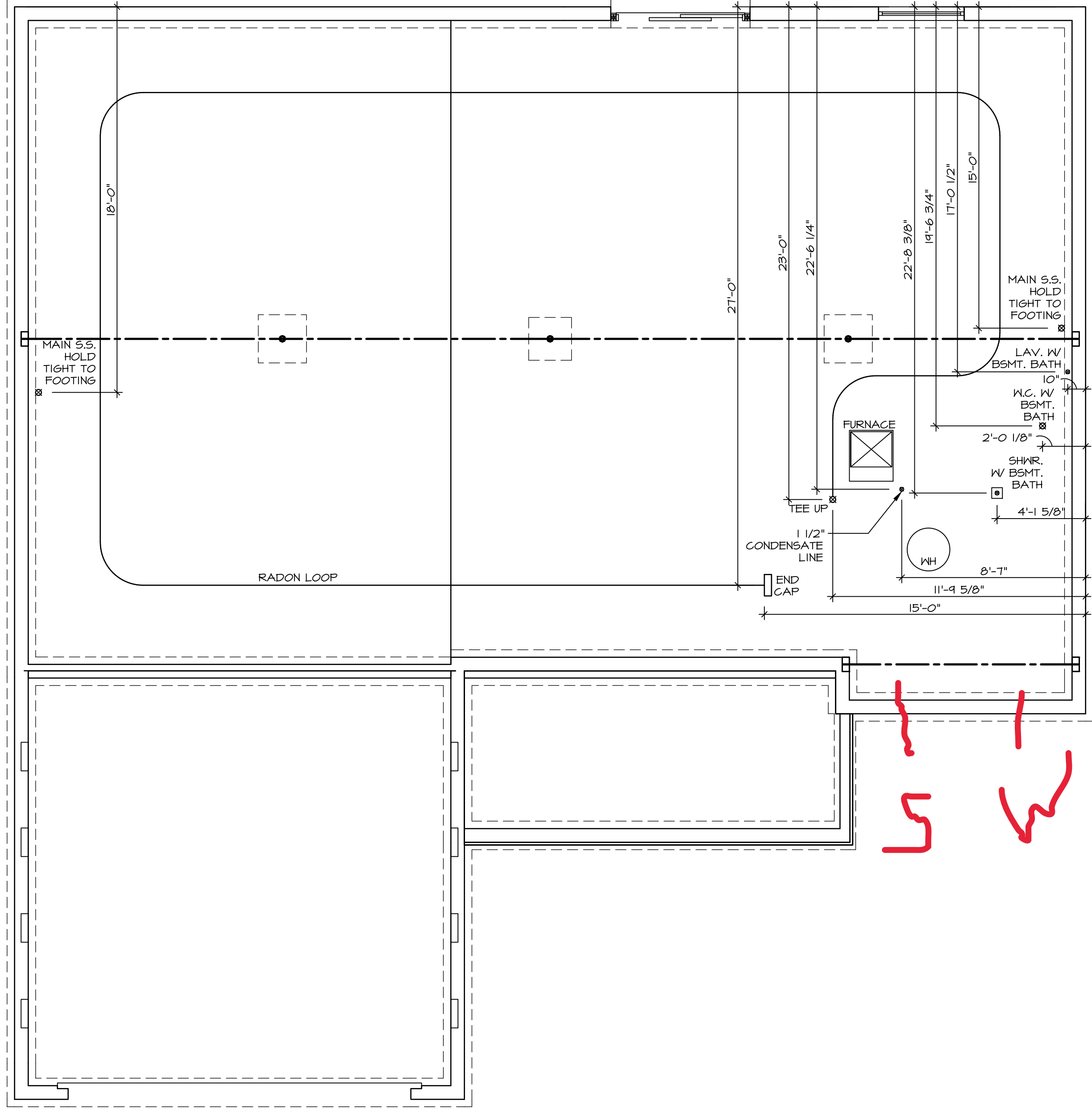
1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Wet bar basement

Gas Furnace , Fireplace and Range



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

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

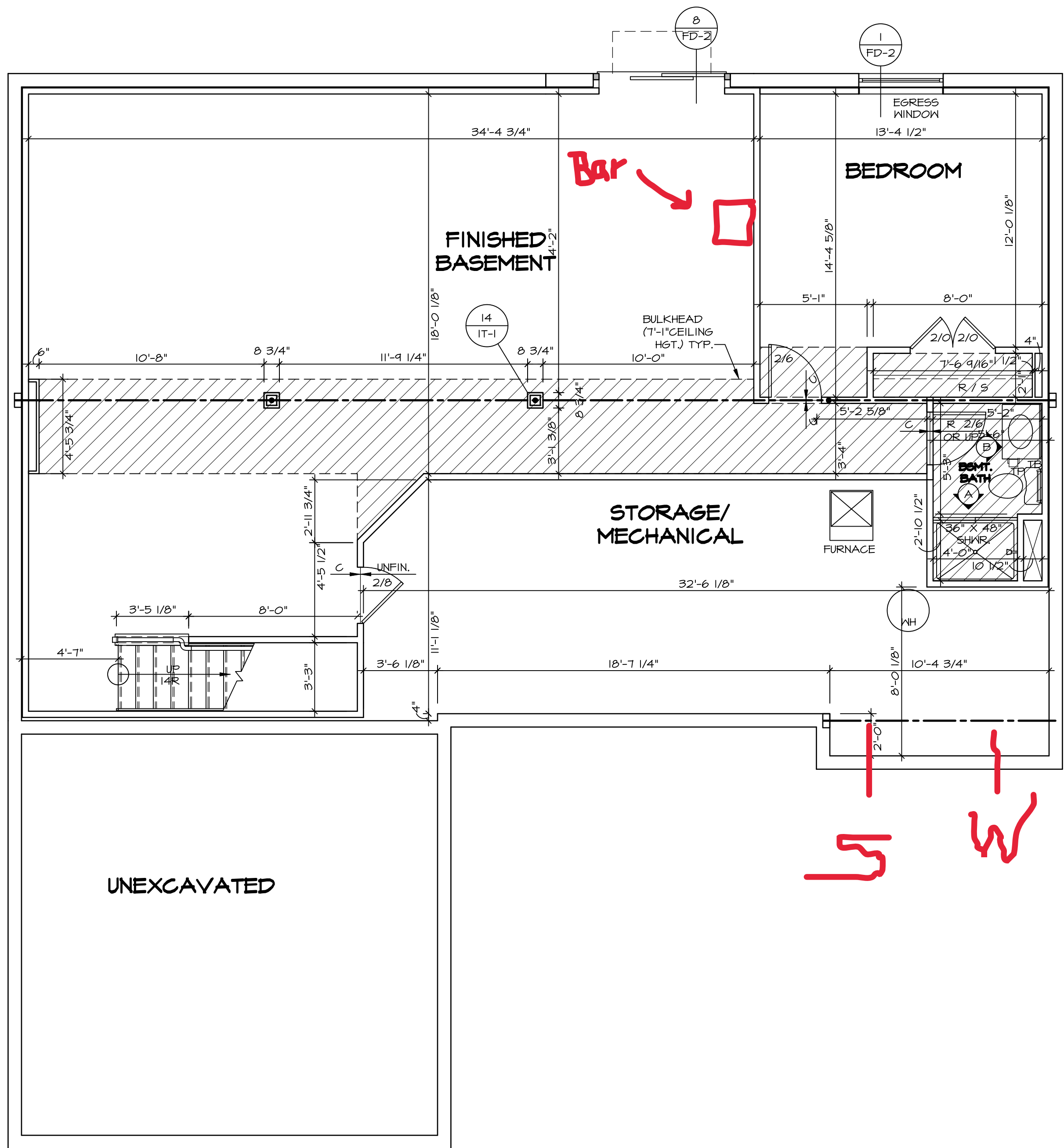
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NVR, Inc., Suite 100  
5285 Westwood Blvd.  
Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-WI-0224
COMM-LOT	WILSON FARMS - 0224
STREET ADDRESS	9346 MADISON GRACE WAY
CITY	FRANKLIN
STATE	OH
ZIP	45005

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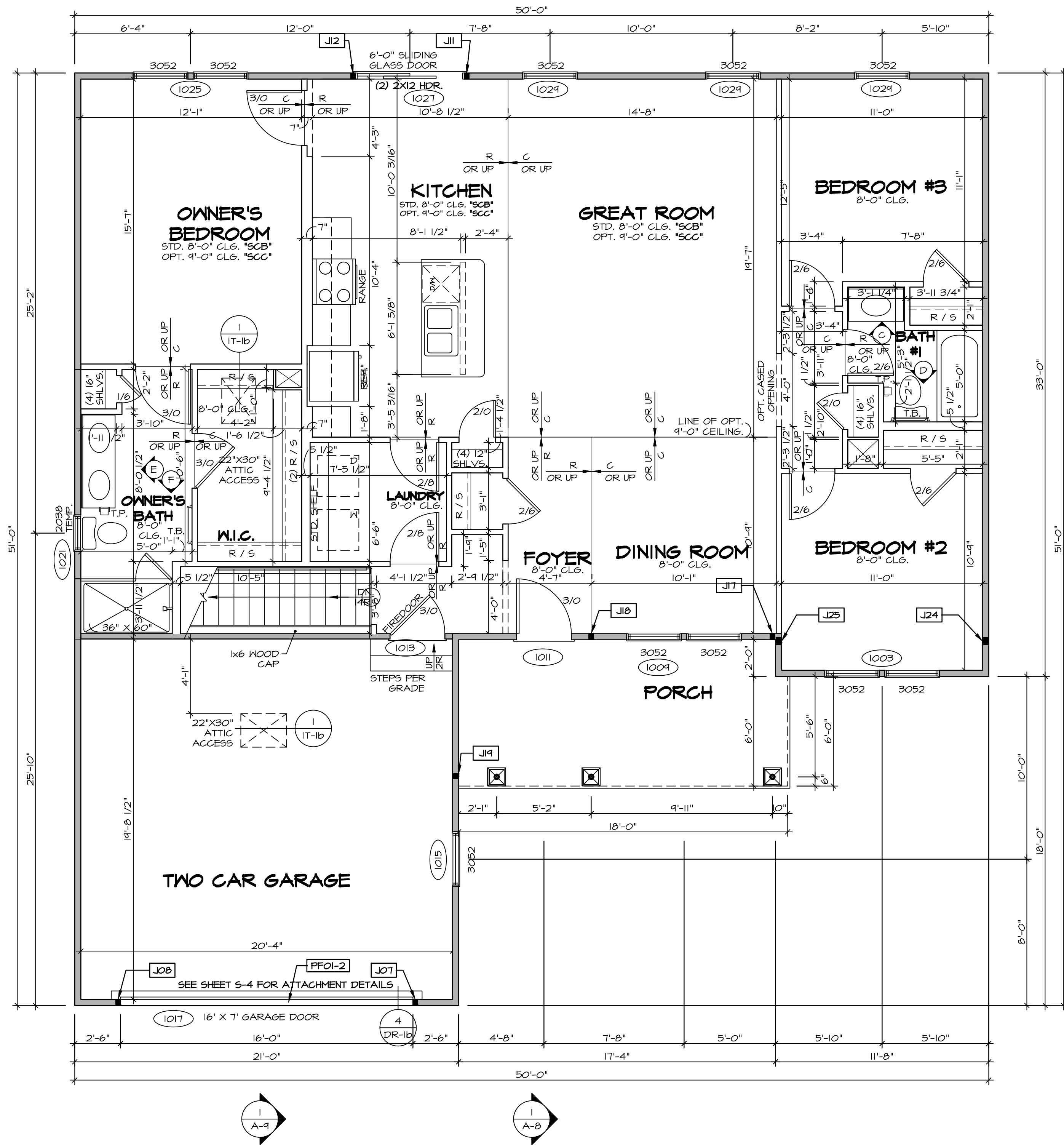
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

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

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

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

SHEET NO. <b>A-6</b>	MODEL <b>AVIANO</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b> OPTION DESCRIPTION	SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 9/9/15 OPTION	DIV-COMM-LOT-UNIT <b>DCY-WI-0224</b>		
		COM-LOT WILSON FARMS - 0224 STREET ADDRESS 9346 MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005			
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A-6		<b>NVR</b> NVR, Inc., Suite 100 5285 Westview Drive Frederick, MD 21703			
		C:\NVR\Solves\AVIANO_AIA00_01\DCY-WI-0224\2801893\Streets\Lot Specific\29 A-6 BSM_LS.dwg 03/30/23 - 5:24 pm			



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

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

#### FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED 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 T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

#### GYPSUM NOTES

AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

#### LVL PLY TO PLY FASTENING SCHEDULE:

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

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

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-8"	GCB	1017	

#### FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SPF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SPF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SPF STUD GRADE	ELC	1027	
J12	JACK - (2) 2X4 SPF STUD GRADE	ELC	1027	
J17	JACK - (2) 2X4 SPF STUD GRADE	ELC	1033	
J18	JACK - (2) 2X4 SPF STUD GRADE	ELC	1033	
J19	JACK - (2) 2X4 SPF STUD GRADE	ELC	1033	
J24	JACK - (2) 2X4 SPF STUD GRADE	ELC	1036	
J25	JACK - (2) 2X4 SPF STUD GRADE	ELC	1036	

DIV-COMM-LOT-UNIT  
**DCY-WI-0224**

COM-LT  
WILSON FARMS - 0224  
STREET ADDRESS  
9346 MADISON GRACE WAY  
CITY  
FRANKLIN  
STATE  
OH  
ZIP  
45005

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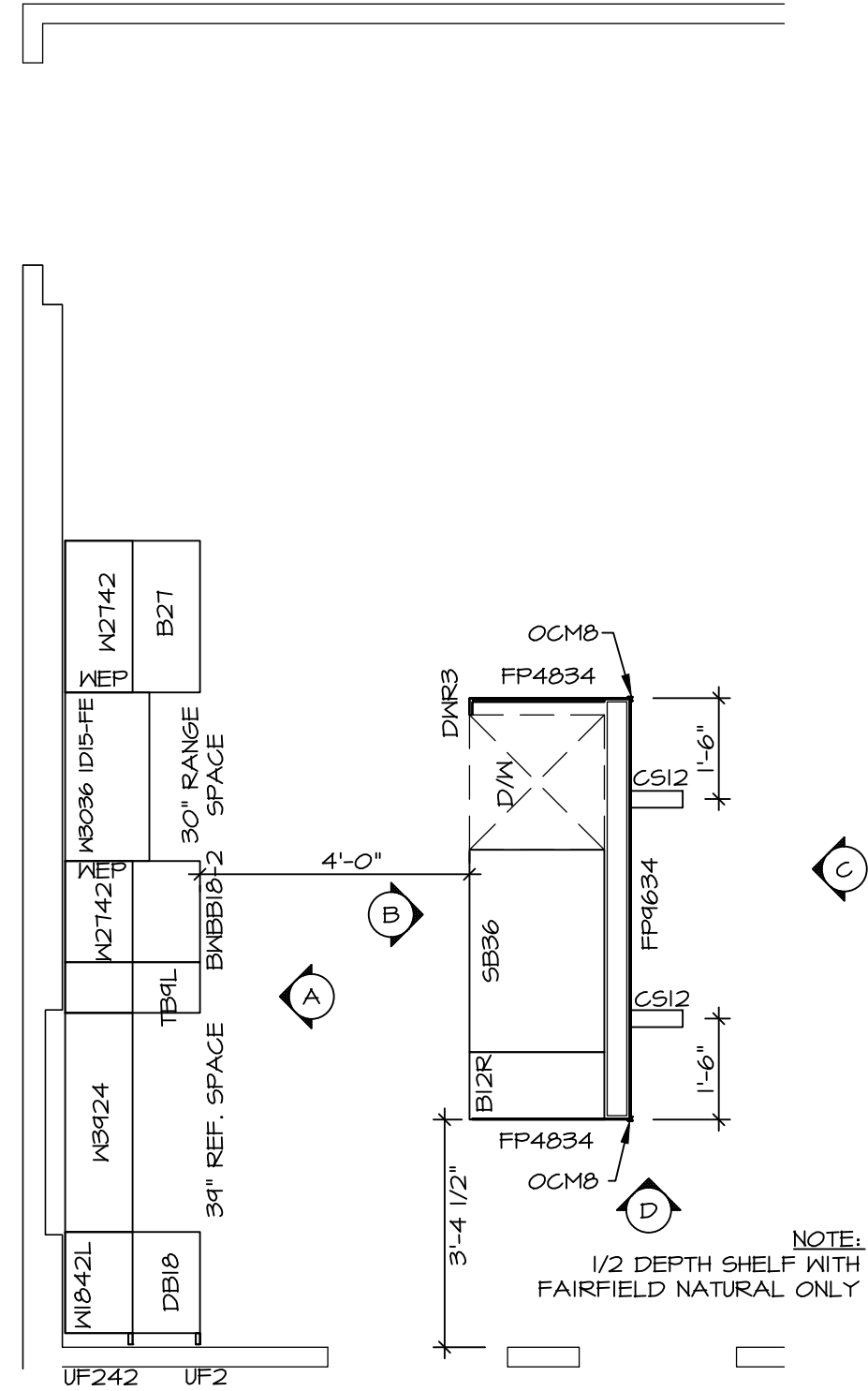
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Frederick, MD 21703

SET NO. A1A00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/1/15  
OPTION

MODEL  
**AVIANO**  
DRAWING TITLE  
**FIRST FLOOR PLAN**

SHEET NO.  
**A-7**

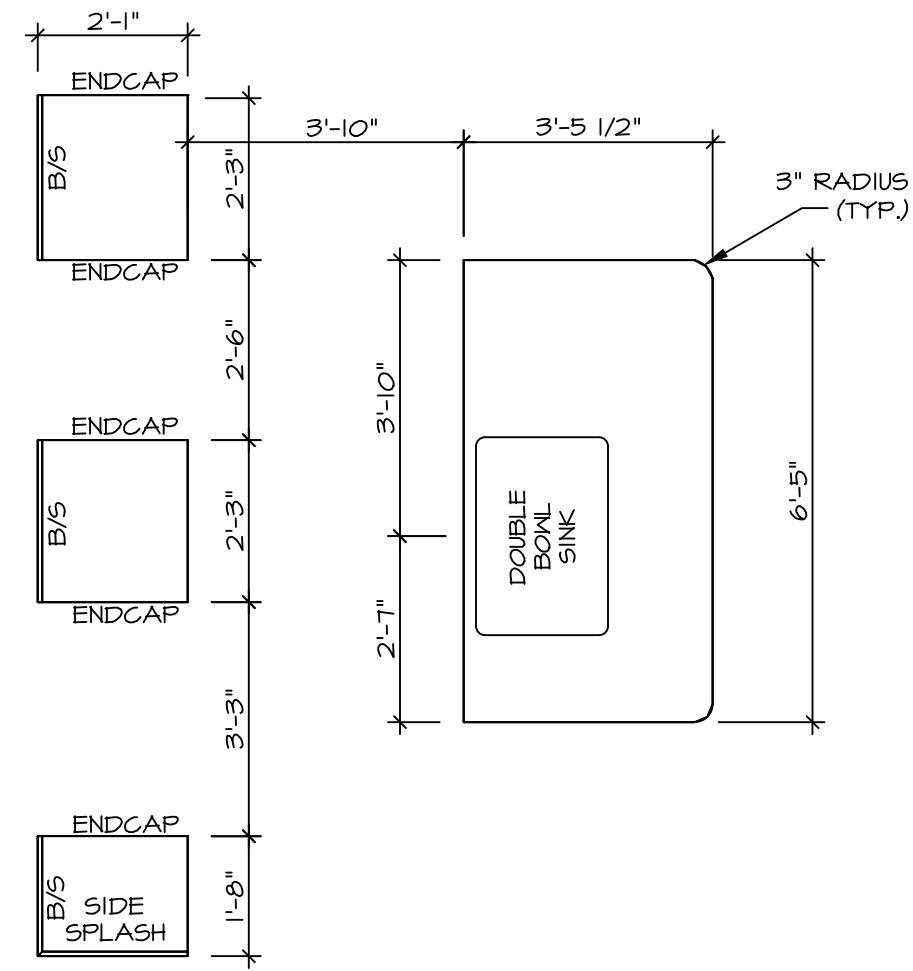
OPTION DESCRIPTION  
**31**



KITCHEN CABINET  
PLAN / KC-343(TC)

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

1  
A-II

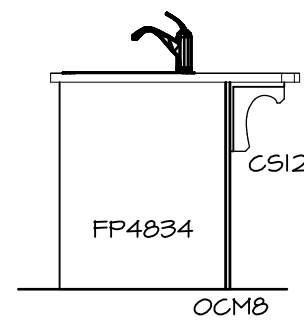


KITCHEN COUNTERTOP  
PLAN / KC-343(TC)

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

2  
A-II

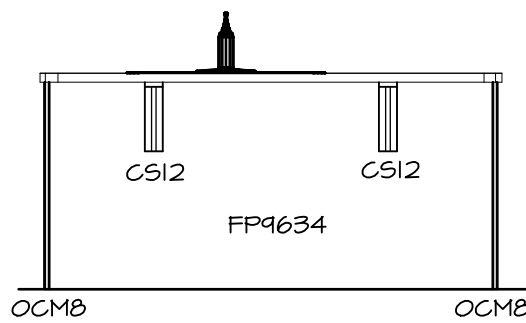
- NOTES:
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  2. IF KITCHEN FLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  3. ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
  5. 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.
  6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"

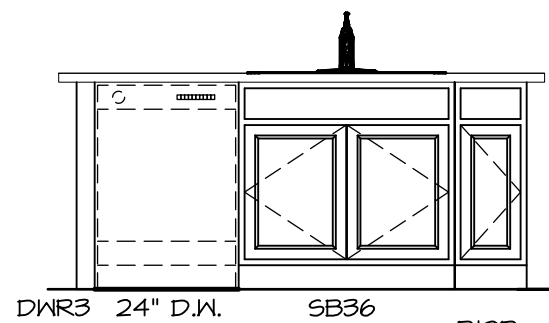
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KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"

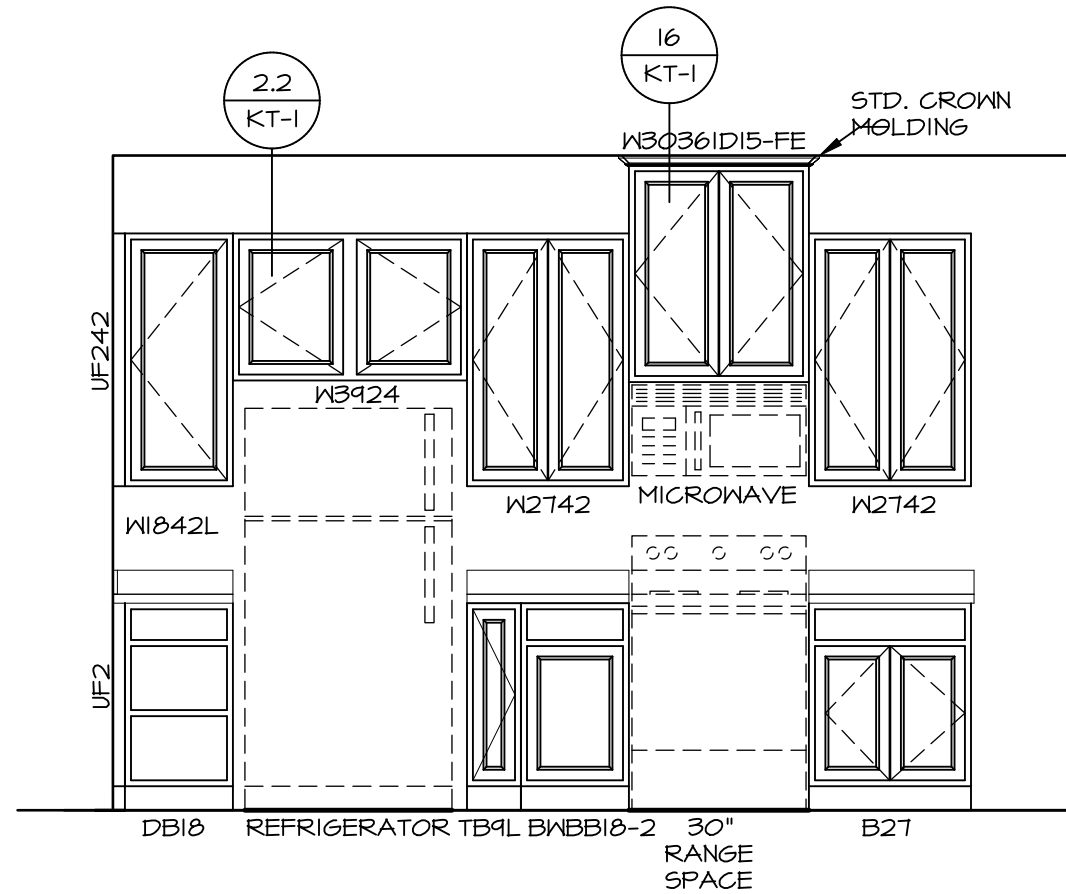
C



KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"

B



KITCHEN ELEVATION

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

A

3  
A-II

KITCHEN ELEVATIONS

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

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Frederick, MD 21703

SET NO. A/A00  
VERSION 01  
DRAWN BY RJC  
DATE: 9/11/15  
OPTION

MODEL  
AYIANO  
DRAWING TITLE  
KITCHEN LAYOUT

SHEET NO.  
A-II  
38

DIV-COMM-LOT-UNIT  
DCY-WI-0224

COM-LOT  
WILSON FARMS - 0224

STREET ADDRESS  
9346 MADISON GRACE WAY

CITY  
FRANKLIN

STATE  
OH

ZIP  
45005

APT. NO.  
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STREET ADDRESS  
9346 MADISON GRACE WAY

CITY  
FRANKLIN

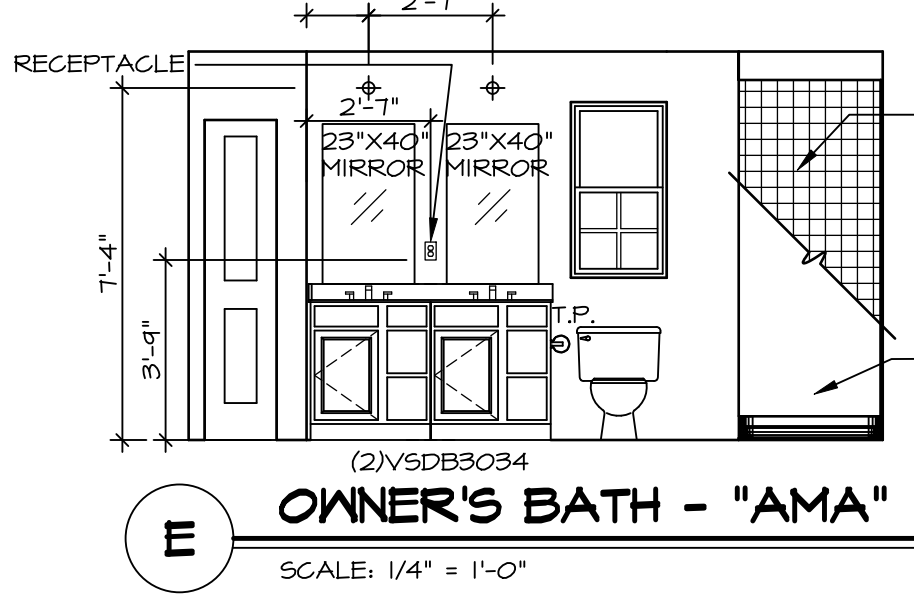
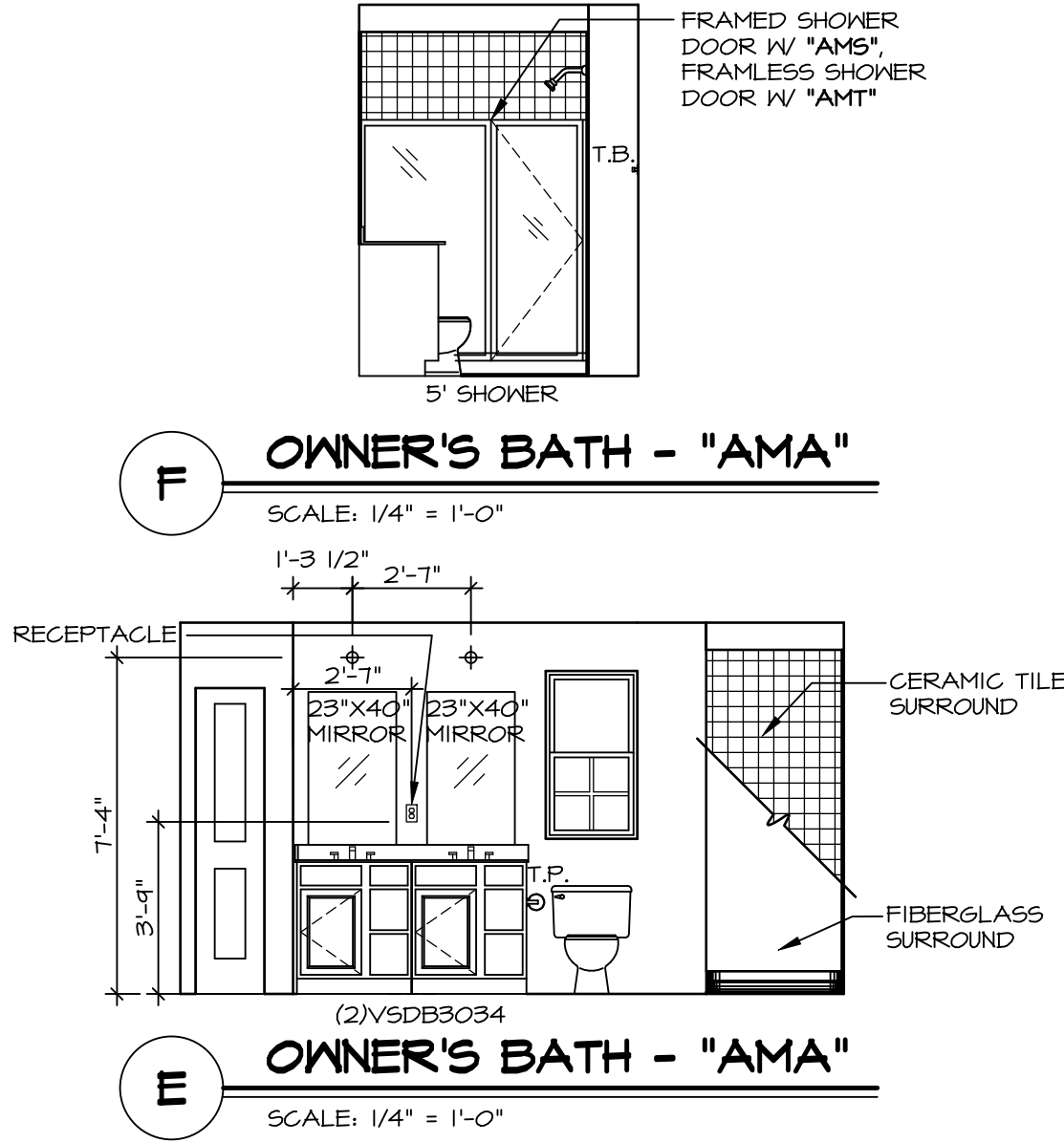
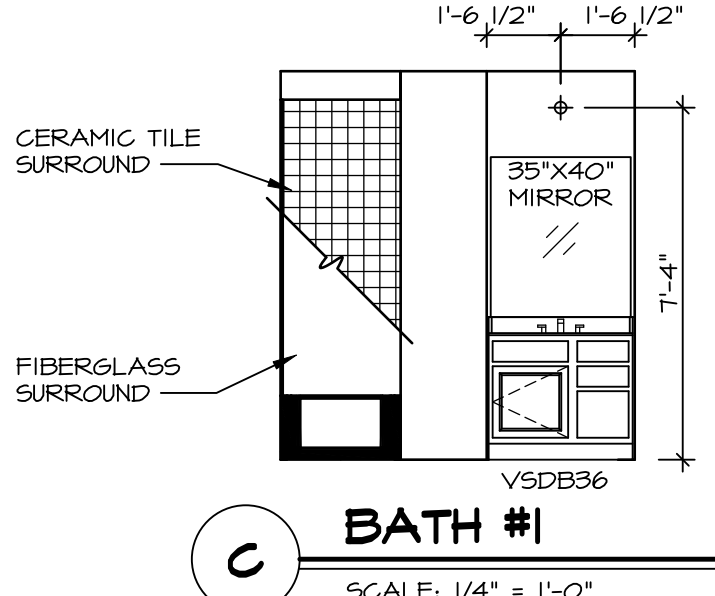
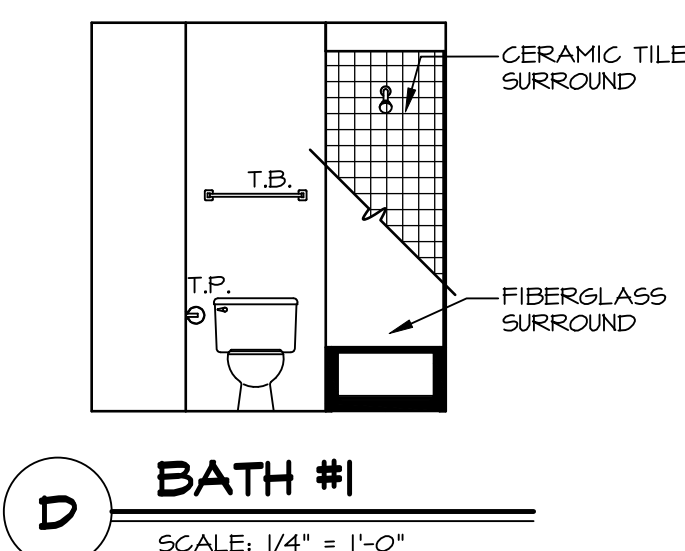
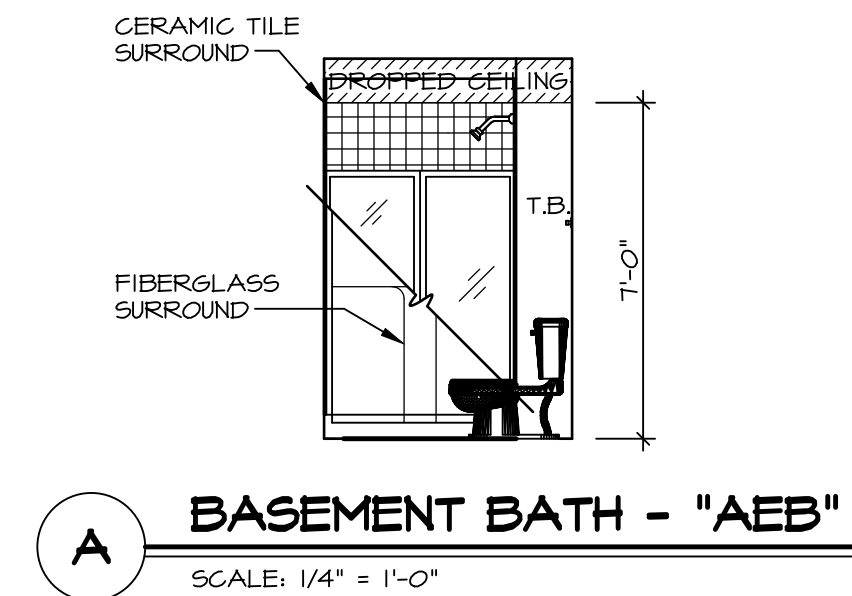
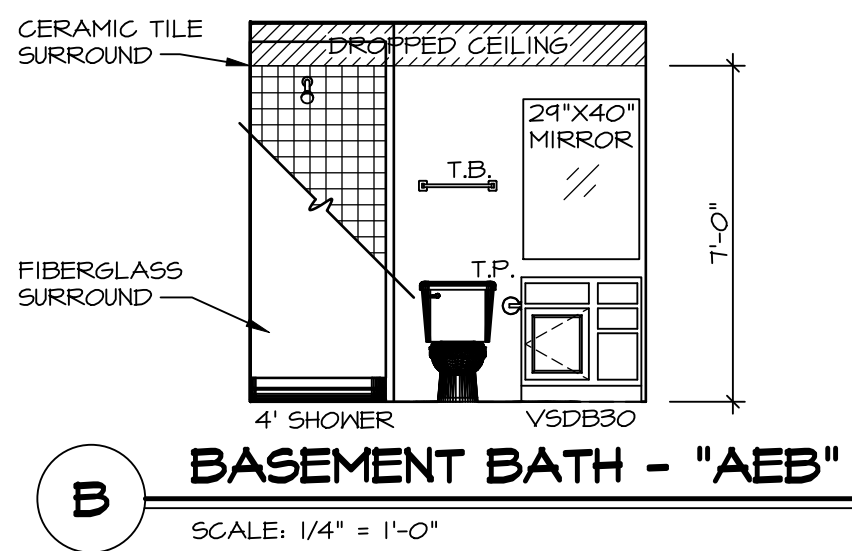
STATE  
OH

ZIP  
45005



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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DIV-COMM-LOT-UNIT <b>DCY-WI-0224</b>			
COMM-LOT	WILSON FARMS - 0224		
STREET ADDRESS	9346 MADISON GRACE WAY		
CITY	FRANKLIN	STATE	OH
APT. NO.	----	ZIP	45005

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
<b>A-12</b>	<b>AVIANO</b>	<b>AIA00_01</b>	<b>01</b>	<b>SGA</b>	<b>9/11/15</b>	
DRAWING TITLE <b>BATH ELEVATIONS</b>						
OPTION DESCRIPTION						
42						