

WI 239

3433 MADISON GRACE WAY
FRANKLIN, OH 45005

1 Story Basement

Finished basement - full bath

2 hose bibs - valves required

AA valve on kitchen sink

ice maker

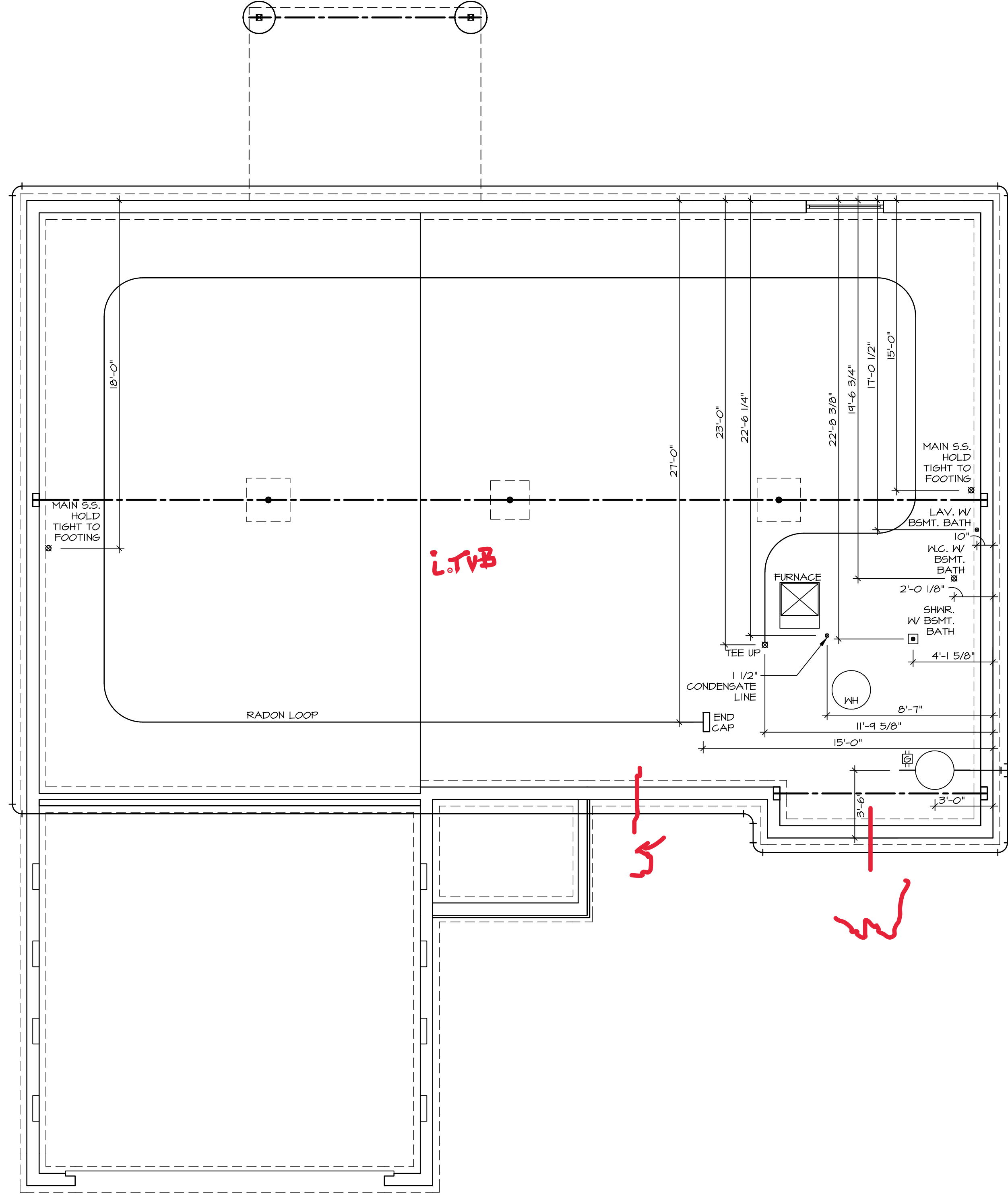
1 tub

1 shower

Laundry tub in basement

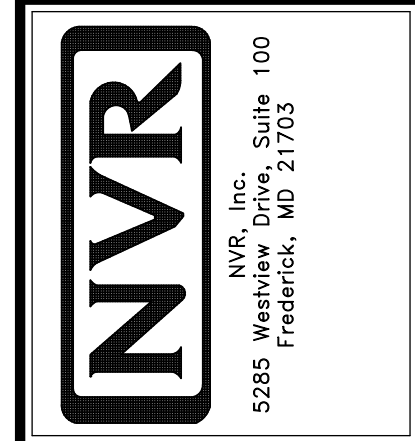
WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace



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

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



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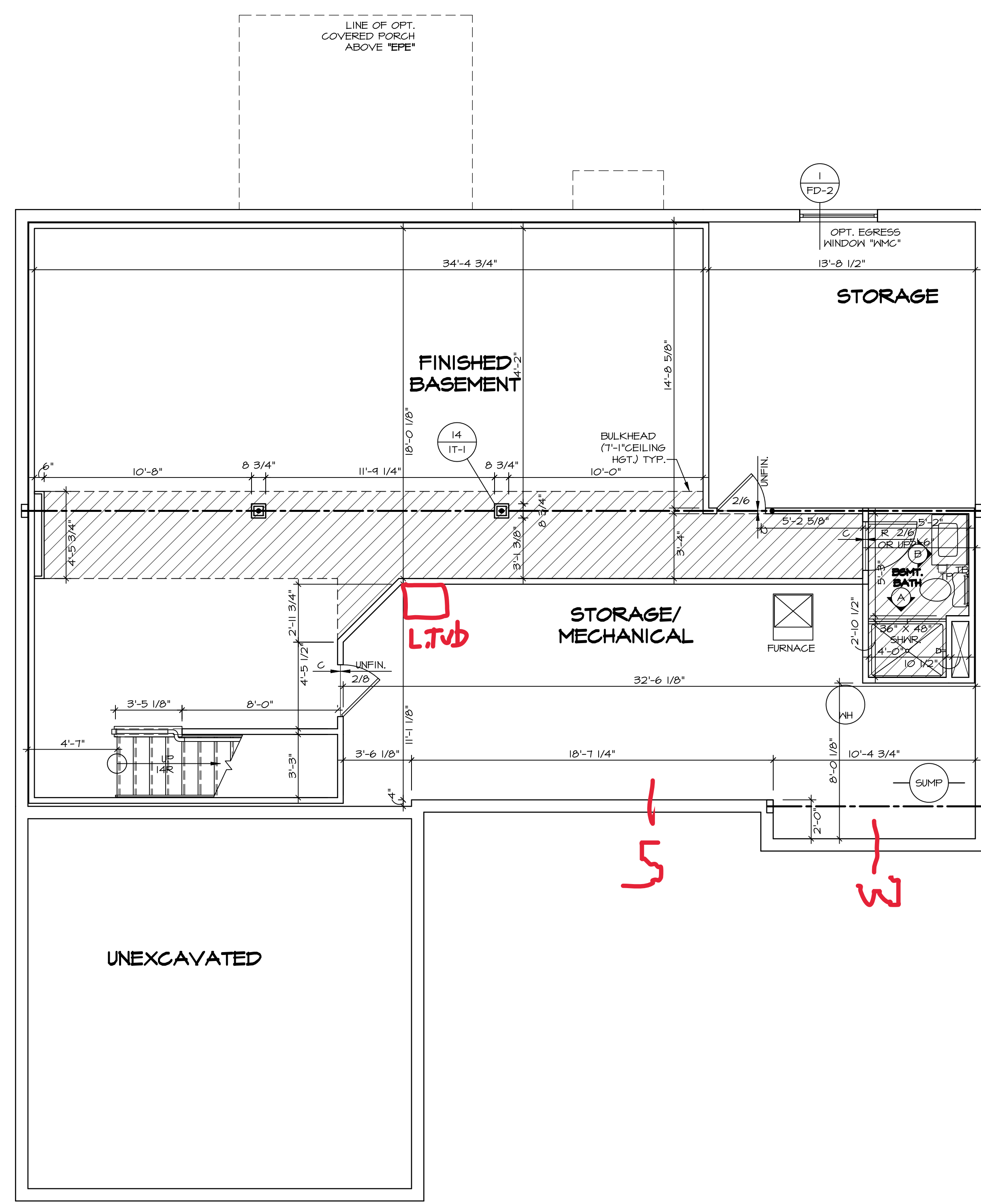
DIV-COMM-LOT-UNIT DCY-WI-0239	
COM-LOT MILSON FARMS - 0239	APT. NO. ----
STREET ADDRESS 9453 MADISON GRACE WAY	
CITY FRANKLIN	STATE OH
ZIP 45005	

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.

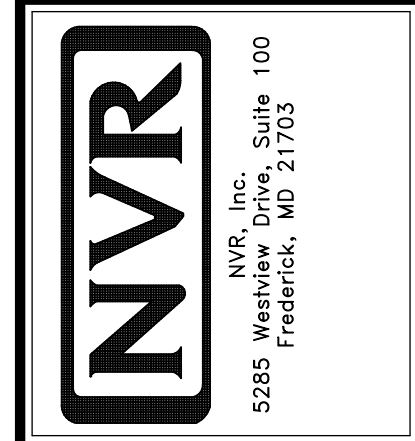
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



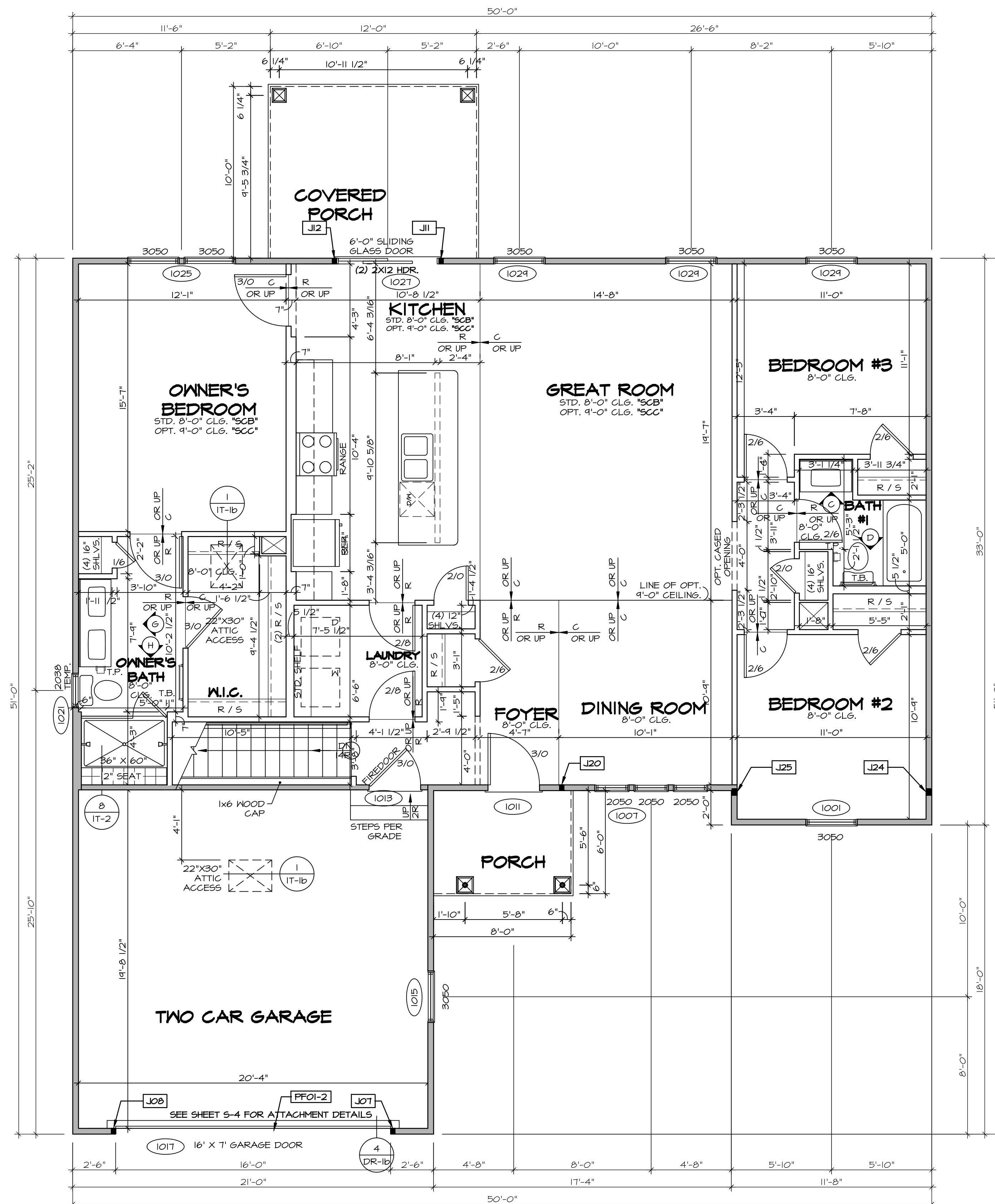
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-WI-0239
COM-LOT
MILSON FARMS - 0239
STREET ADDRESS
9453 MADISON GRACE WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005

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MODEL AVIANO	SET NO. A/A00
DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
OPTION DESCRIPTION 	RELEASE NO. ----
	DRAWN BY SGA
	DATE: 9/15/15
	OPTION



LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X 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 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.
 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.

GYPSUM NOTES

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

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

LVL PLY TO PLY FASTENING SCHEDULE:

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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

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

FIRST FLOOR JACK SCHEDULE

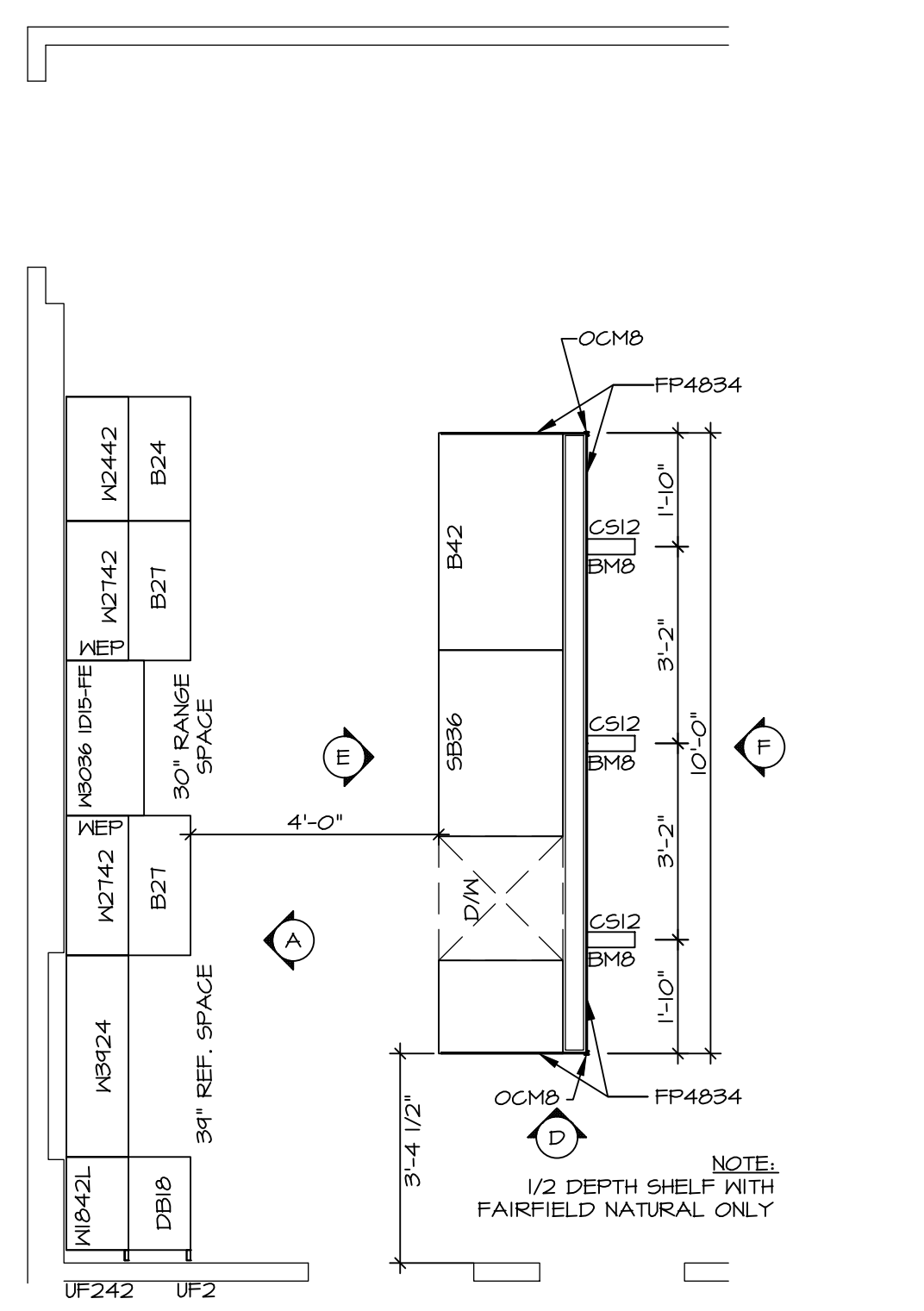
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J20	JACK - (2) 2X4 SFF STUD GRADE	ELK	1033	
J24	JACK - (2) 2X4 SFF STUD GRADE		1036	
J25	JACK - (2) 2X4 SFF STUD GRADE		1036	

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

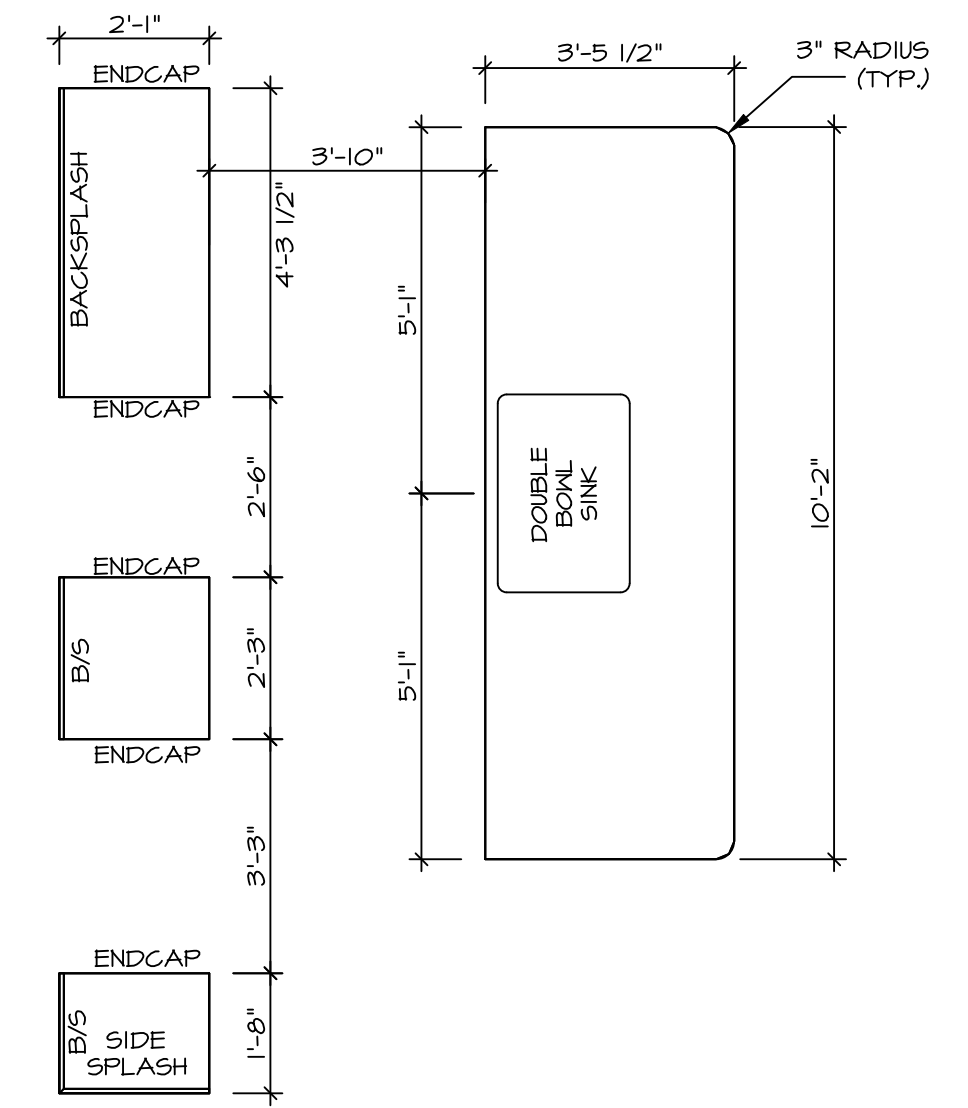
DIV-COMM-LOT-UNIT: DCY-WI-0239
 COM-LOT: MILSON FARMS - 0239
 STREET ADDRESS: 9493 MADISON GRACE WAY
 CITY: FRANKLIN STATE: OH ZIP: 45005
 APT. NO.: ----
 SHEET NO.: A-7
 MODEL: AVIANO
 DRAWING TITLE: FIFTH FLOOR PLAN
 DRAWN BY: SGA
 DATE: 4/15/15
 OPTION DESCRIPTION: OPTION
 SHEET NO.: 12

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) 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 MOLDINGS.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/FULL NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-ID

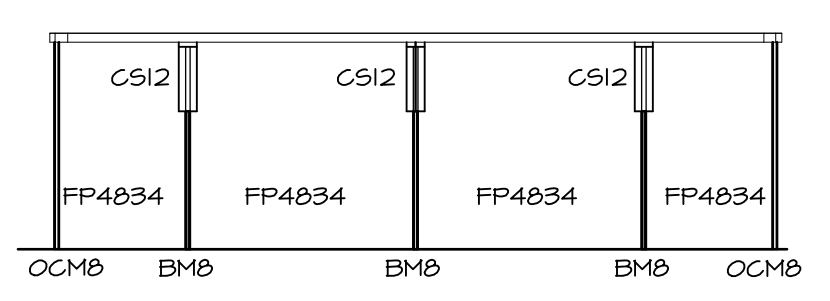
NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



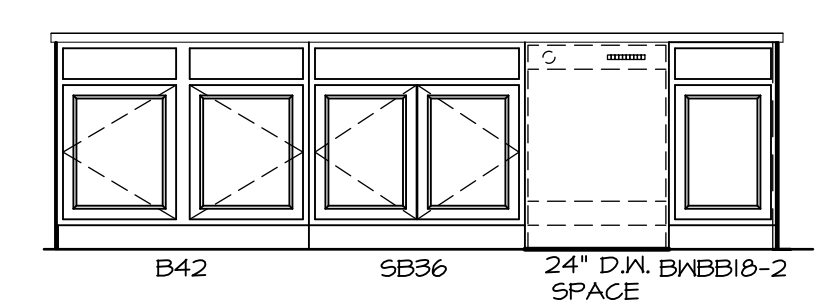
KITCHEN CABINET PLAN / KC-3432(TC)
ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0" A-11



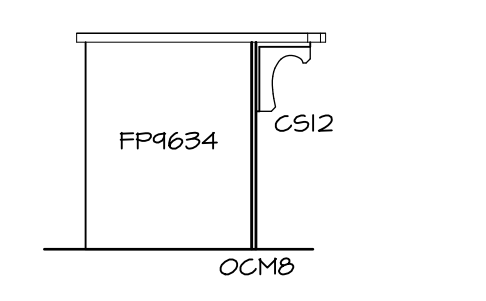
KITCHEN COUNTERTOP PLAN / KC-3432(TC)
ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0" A-11



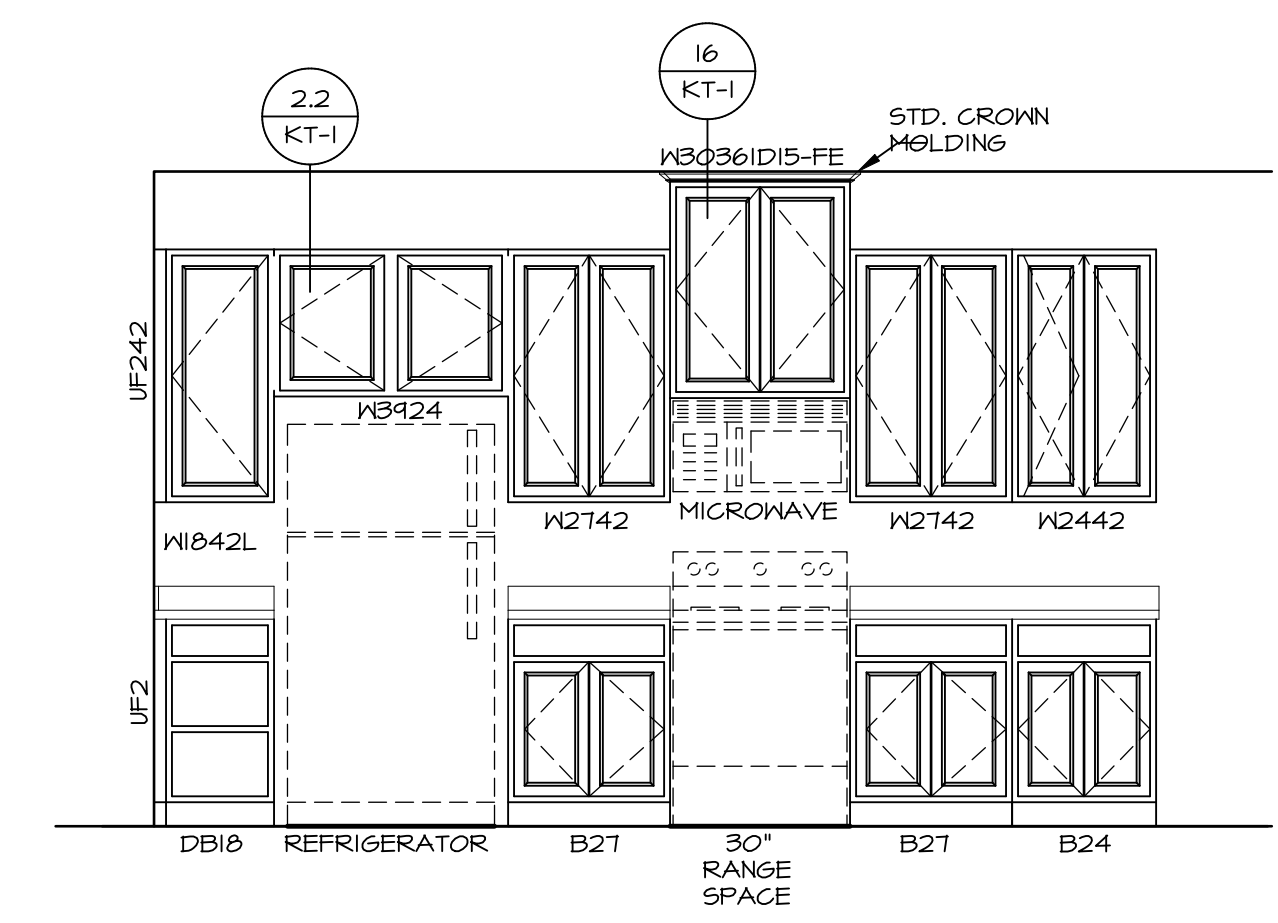
KITCHEN ELEVATION F
SCALE: 3/8" = 1'-0"



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



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



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

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

DIV-COMM-LOT-UNIT DCY-WI-0239	
COM-LOT MILSON FARMS - 0239	APT. NO. -----
STREET ADDRESS 9483 MADISON GRACE WAY	
CITY FRANKLIN	STATE OH
ZIP 45005	

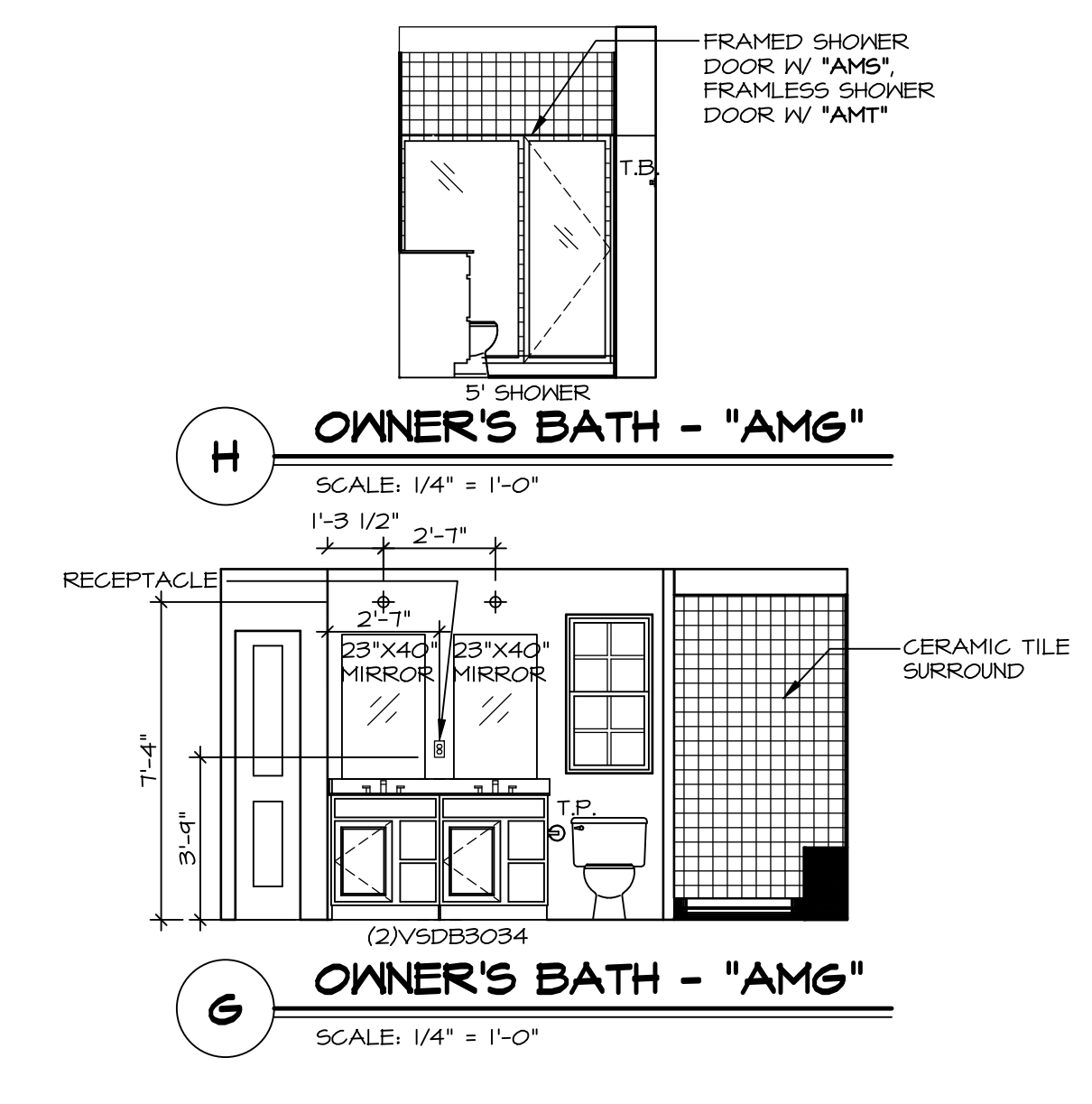
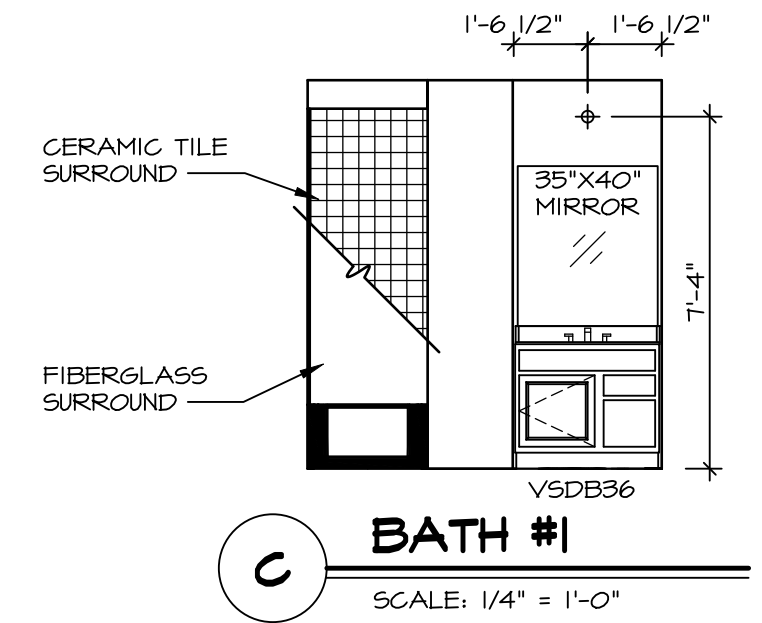
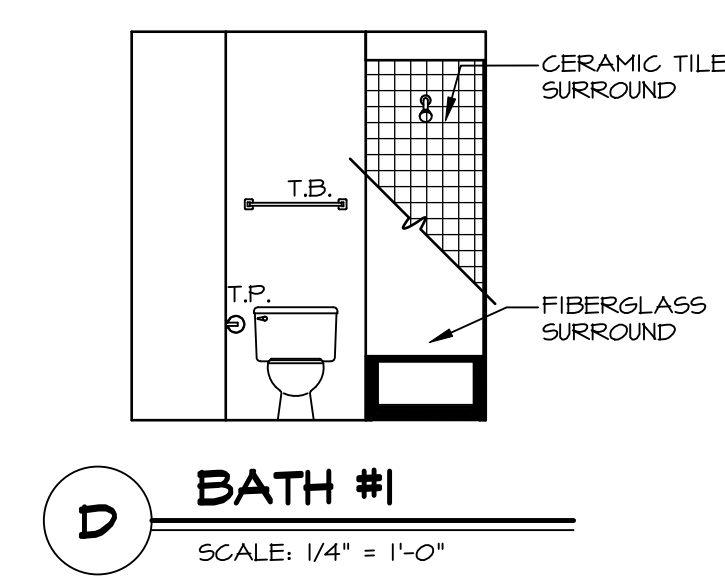
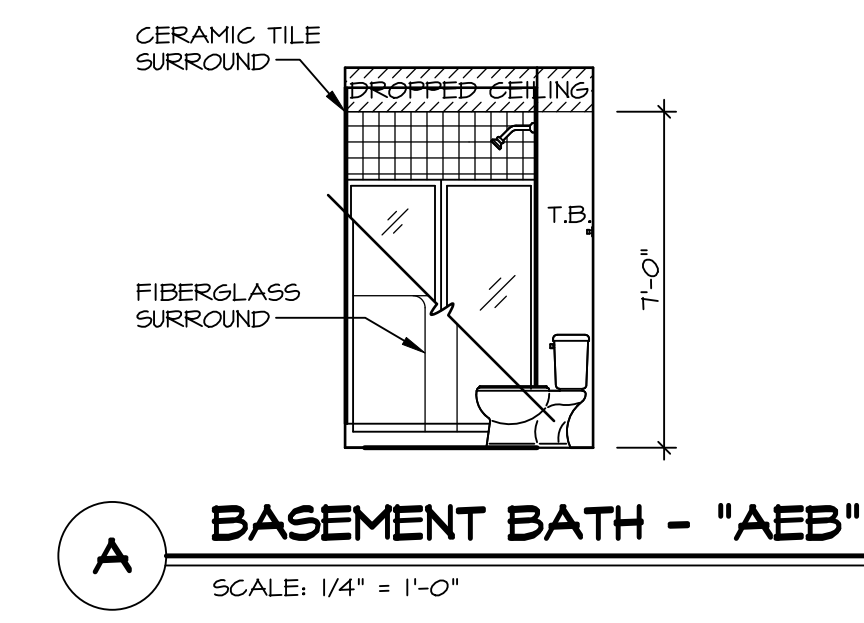
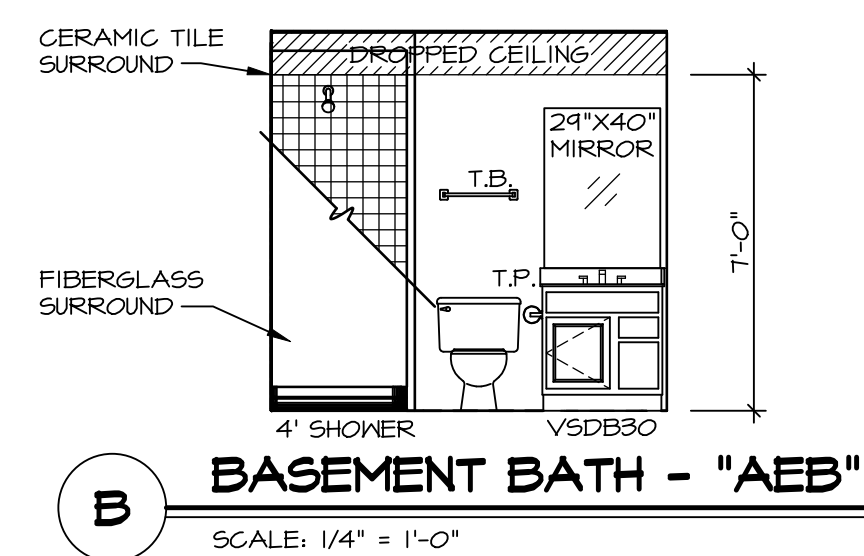
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Frederick, MD 21703
5285 Westwick

SHEET NO. A-LS	MODEL AVIANO	SET NO. A/A00
16	DRAWING TITLE KITCHENS	VERSION 01
	OPTION DESCRIPTION	RELEASE NO. ----
		DRAWN BY RJC
		DATE: 9/11/15

NOTES:

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



SHEET NO. A-12	MODEL AVIANO DRAWING TITLE BATH-LS	SET NO. A/A00 VERSION 01 RELEASE NO. ---- DRAWN BY SGA DATE: 9/11/15 OPTION	DIV-COMM-LOT-UNIT DCY-WI-0239 COM-LOT MILSON FARMS - 0239 STREET ADDRESS 9453 MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005	© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.
SHEET NO. A-12	MODEL AVIANO DRAWING TITLE BATH-LS	SET NO. A/A00 VERSION 01 RELEASE NO. ---- DRAWN BY SGA DATE: 9/11/15 OPTION	DIV-COMM-LOT-UNIT DCY-WI-0239 COM-LOT MILSON FARMS - 0239 STREET ADDRESS 9453 MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005	© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.