

WI 251

3337 MADISON GRACE WAY

FRANKLIN, OH 45005

1 Story Basement

Finished basement and full bath

2 hose bibs - valves required

AA valve on kitchen sink

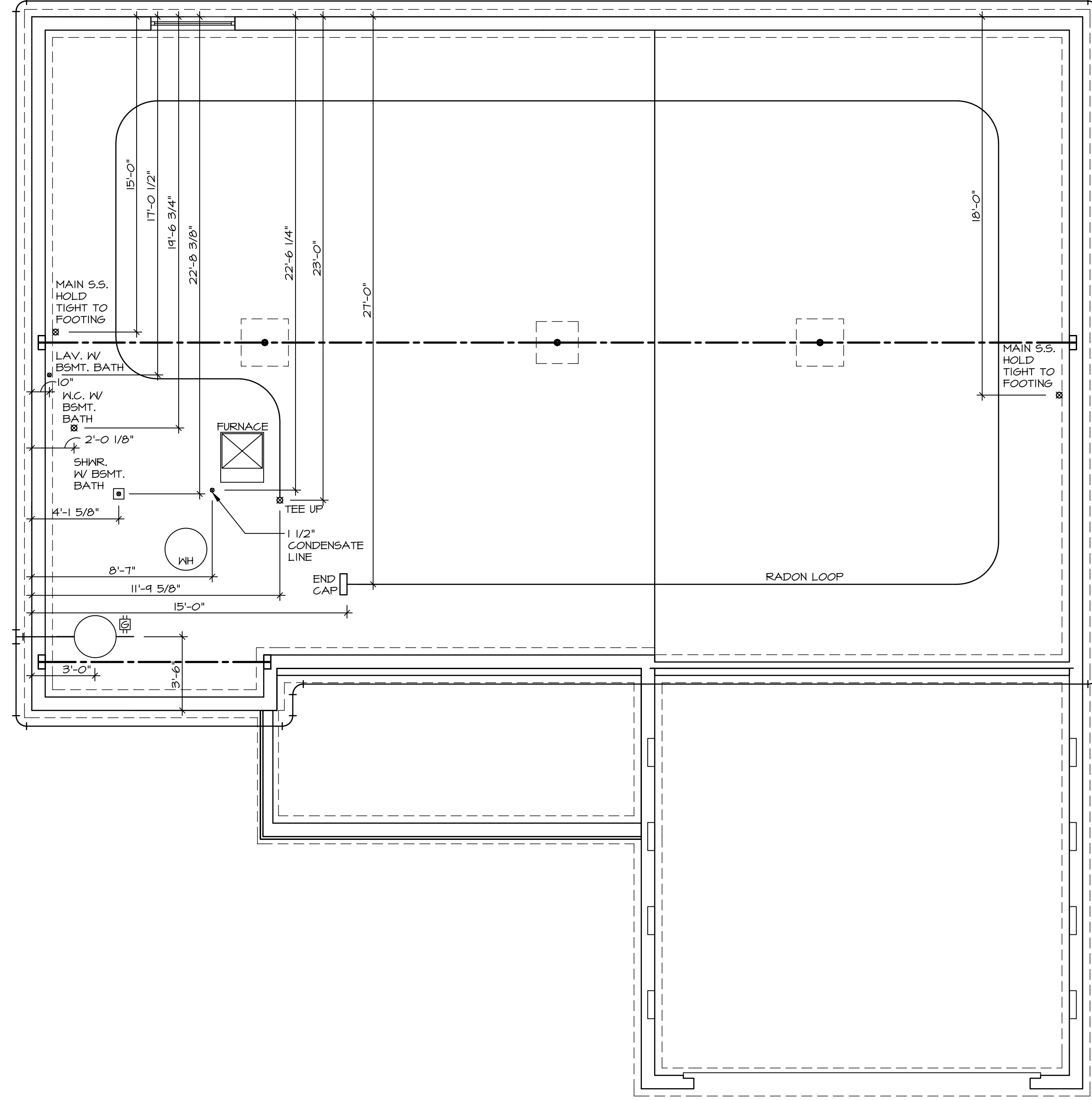
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace



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

SHEET NO. A-5	MODEL AVIANO	SET NO. A/A00 VERSION 01
OPTION DESCRIPTION 26	DRAWING TITLE PLUMBING PLAN	DRAWN BY
	DATE:	OPTION

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

© 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.

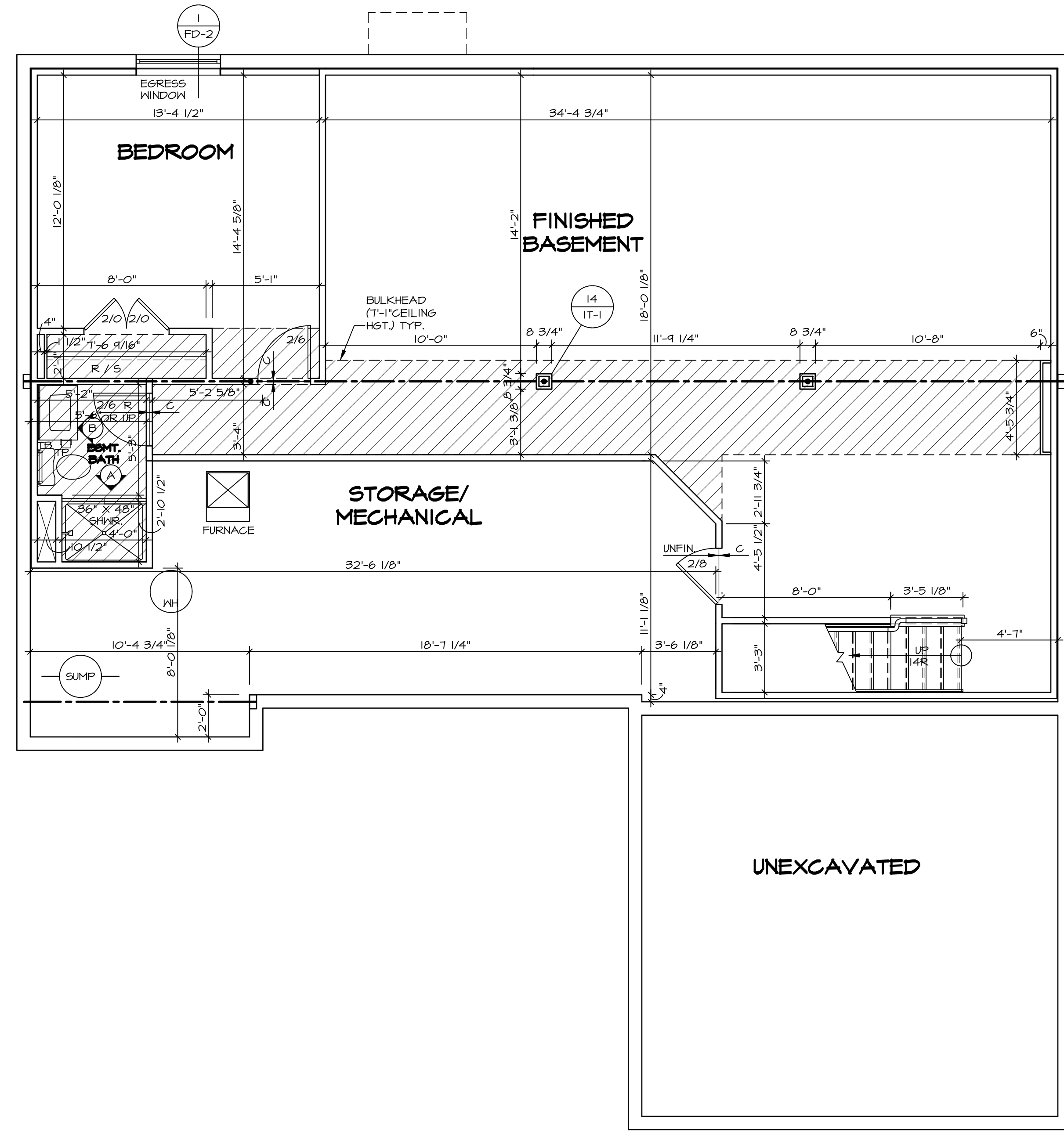
DIV-COMM-LOT-UNIT DCY-WI-0251	
COMM-LOT MILSON FARMS - 0251	APT. NO. ----
STREET ADDRESS 939T MADISON GRACE WAY	
CITY FRANKLIN	STATE OH
ZIP 45005	

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.

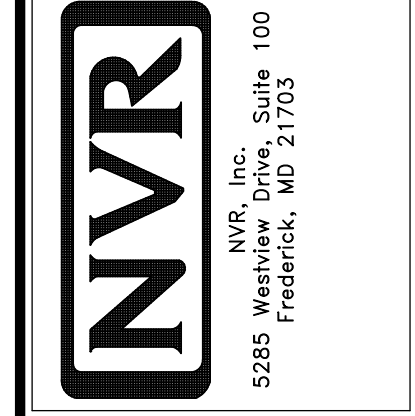
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

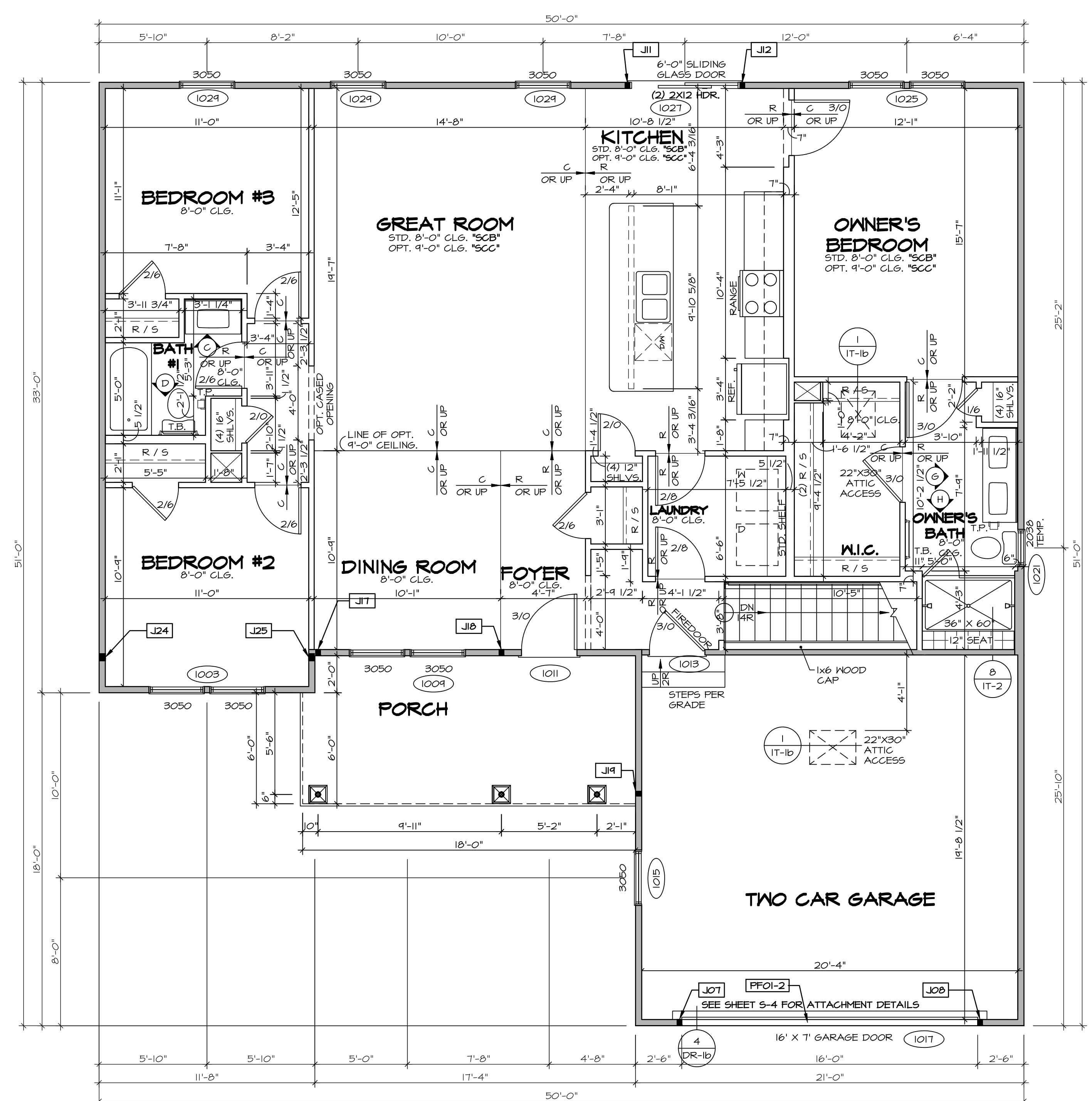
DIV-COMM-LOT-UNIT
DCY-WI-0251
COM-LOT
MILSON FARMS - 0251
STREET ADDRESS
939T MADISON GRACE WAY
CITY STATE ZIP
FRANKLIN OH 45005

© 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, copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.



SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/1/15
OPTION

SHEET NO. **A-6**
MODEL **AVIANO**
DRAWING TITLE **BASEMENT FLOOR PLAN**
OPTION DESCRIPTION
29



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 1" x 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.

GYPSON NOTES

AT GARAGE:
 GYPSON 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" GYPSON 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	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	ELC	102T	
J04	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J05	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J06	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J07	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J08	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J09	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J10	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J11	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J12	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J13	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J14	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	
J15	JACK - (2) 2X4 SFF STUD GRADE	ELC	103B	

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

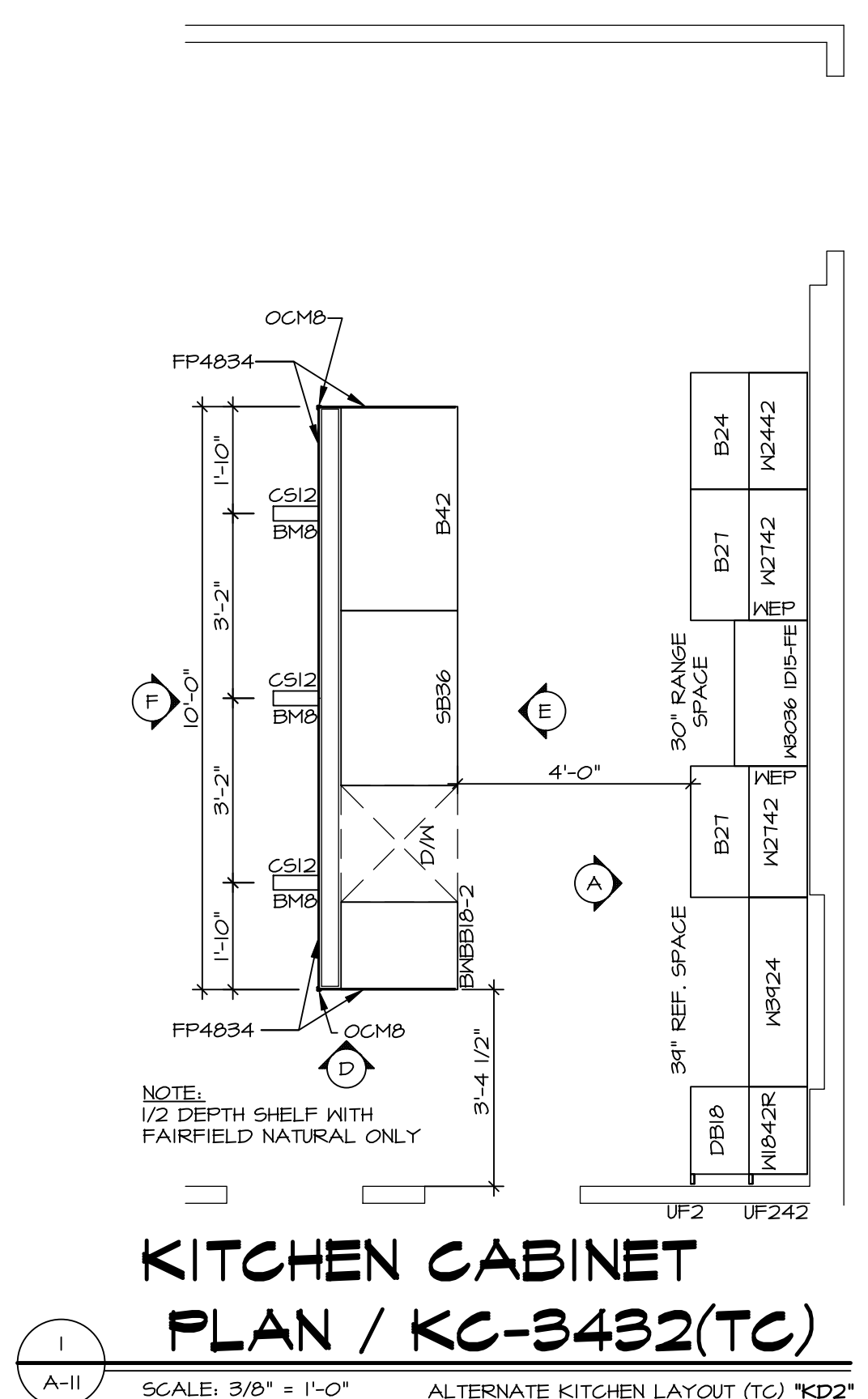
MODEL: AVIANO
 DRAWING TITLE: FIRST FLOOR PLAN
 SHEET NO: A-7

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

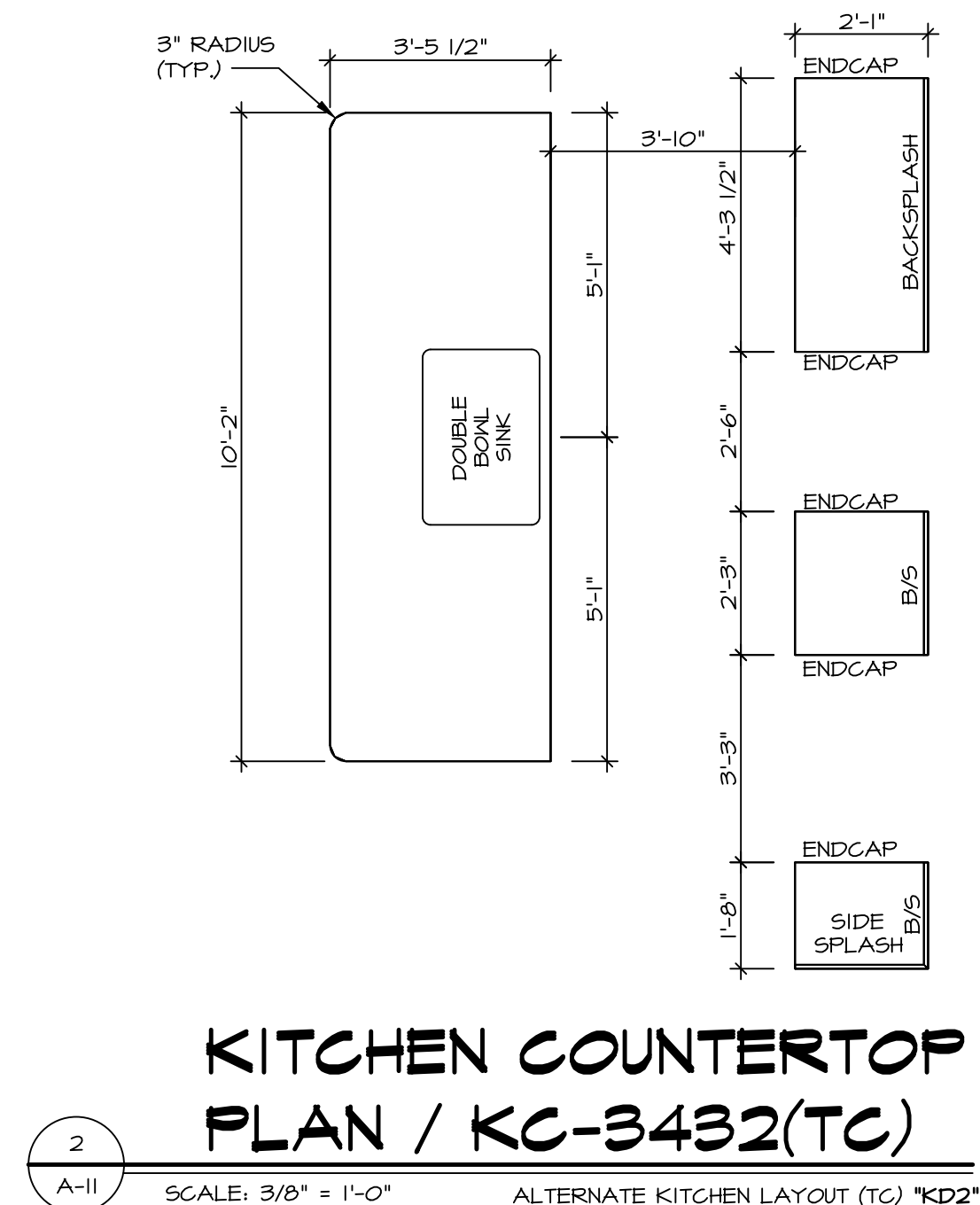
DCY-WI-0251
 COM-LOT
 MILLSON FARMS - 0251
 STREET ADDRESS: 939T MADISON GRACE WAY
 CITY: FRANKLIN STATE: OH ZIP: 45005

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

C:\NVR\Software\AVIANO_AIA00_01\DCY-WI-0251\2922530\Streets\lot_Specific\31_A-7_Plan_L.S.dwg 09/20/23 - 2:08 pm



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



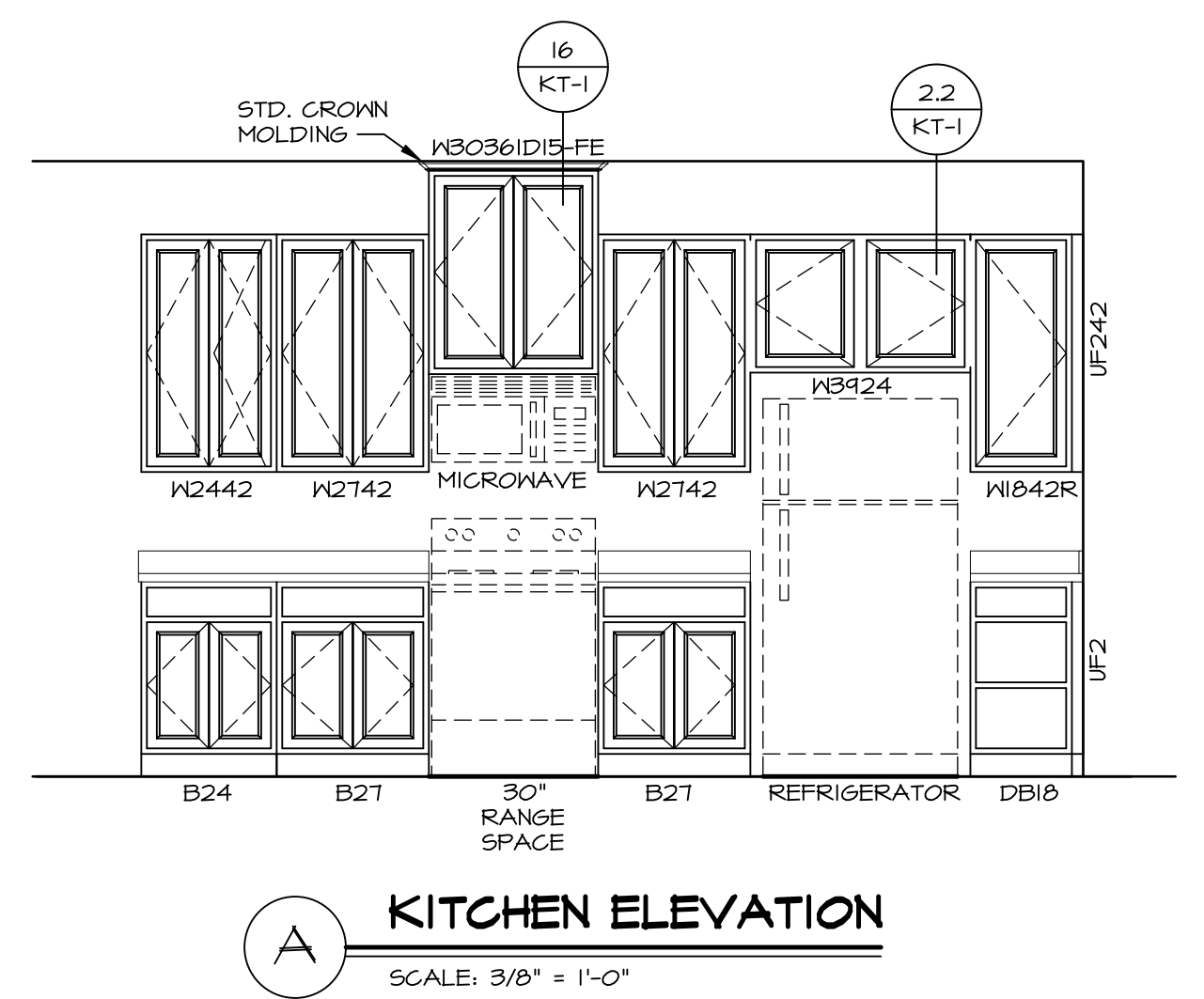
KITCHEN COUNTERTOP PLAN / KC-3432(TC)
 SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*

NOTES:

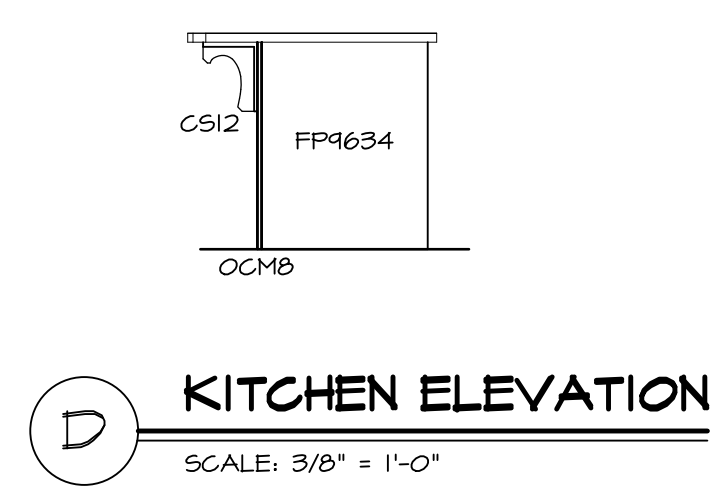
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET, SHIMMED, LEVELED 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:

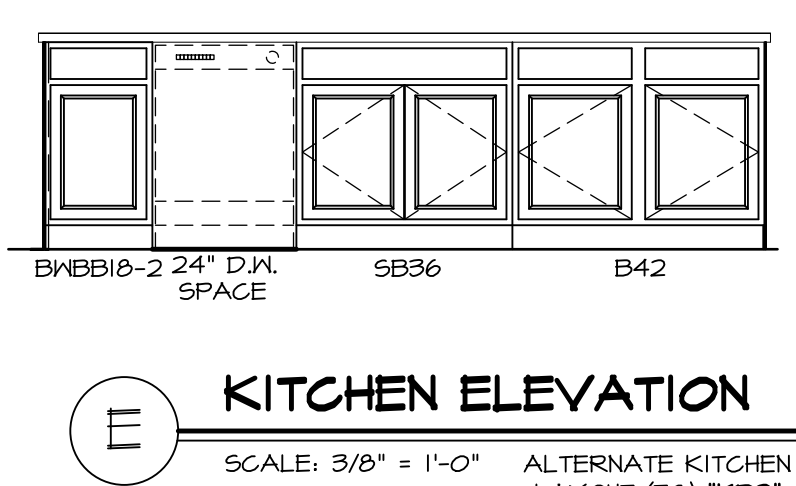
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



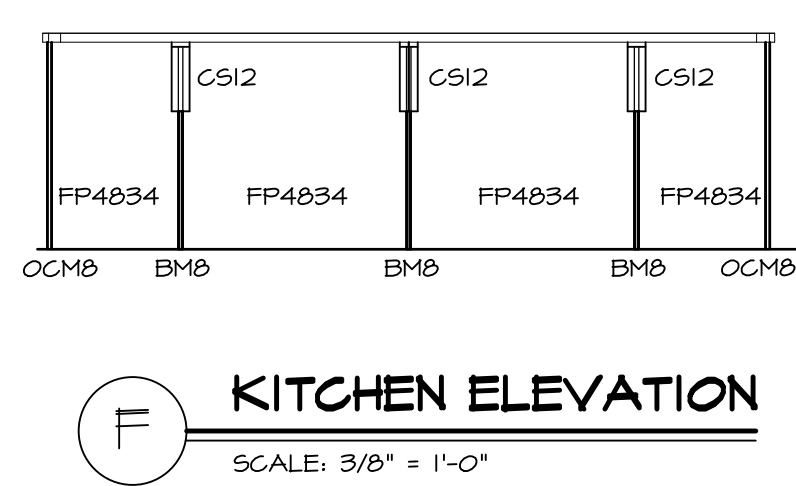
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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



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



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

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

SHEET NO. A-11	MODEL AVIANO	SET NO. A/A00	DIV-COMM-LOT-UNIT DCY-WI-0251
	DRAWING TITLE KITCHEN LAYOUT	VERSION 01	
OPTION DESCRIPTION 38	DATE: 9/11/15	STREET ADDRESS MILSON FARMS - 0251	CITY FRANKLIN
	OPTION	939T MADISON GRACE WAY	
		APT. NO. ----	ZIP 45005

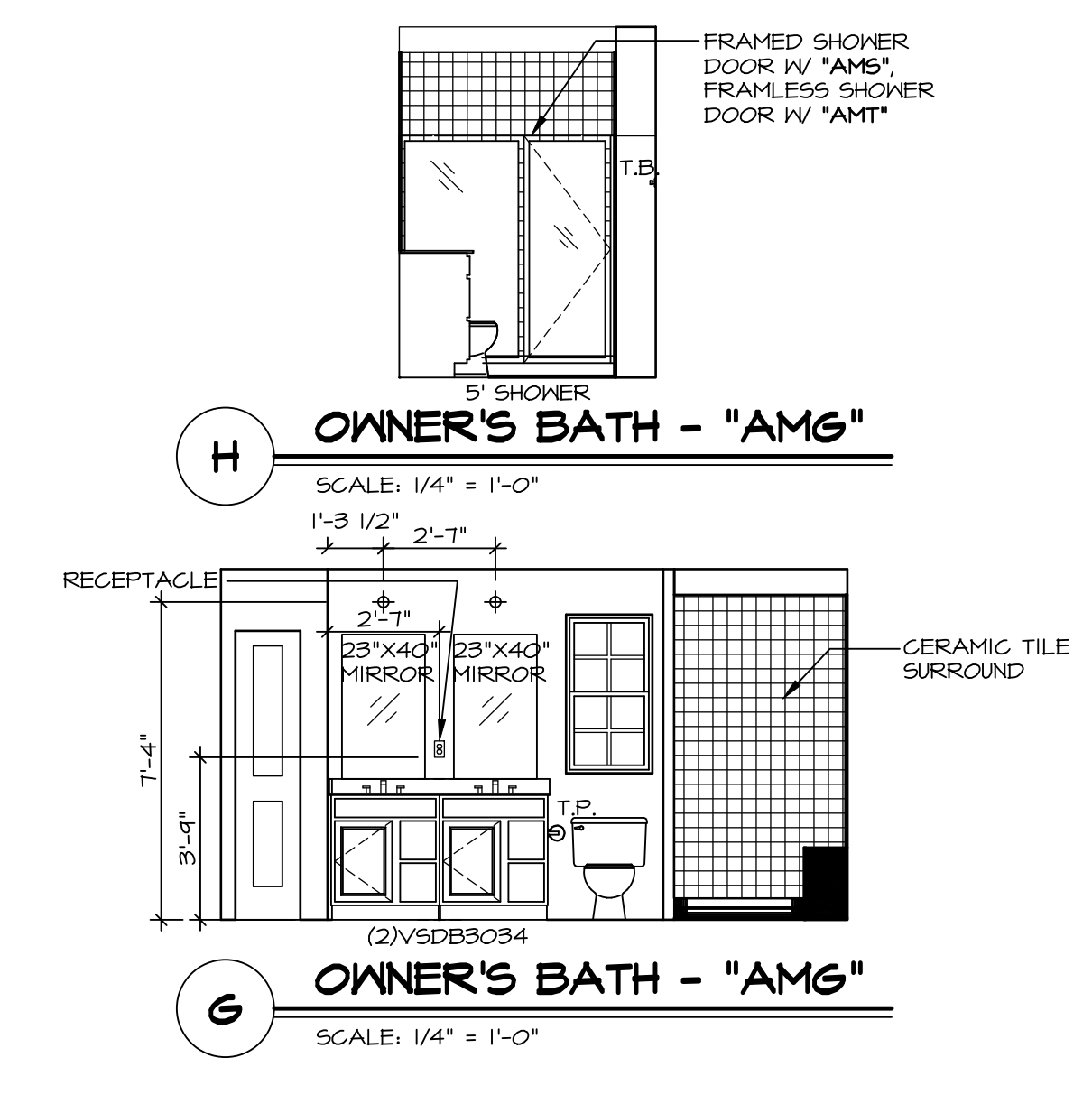
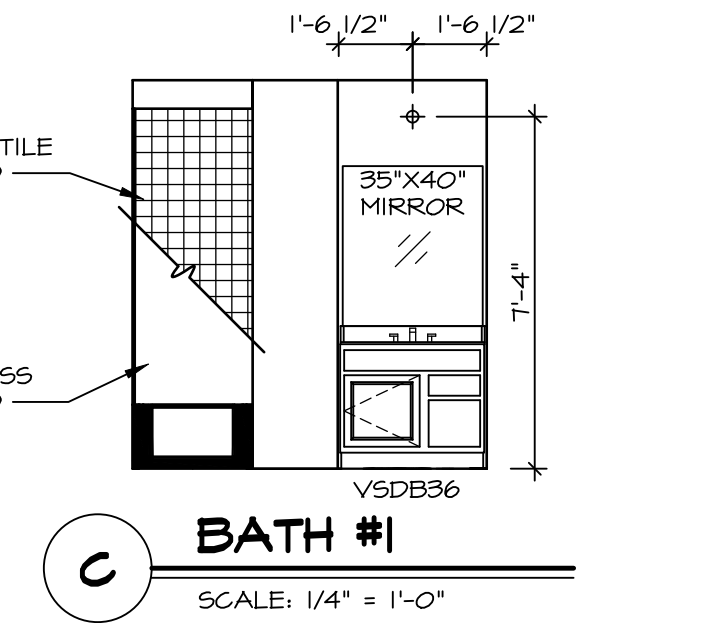
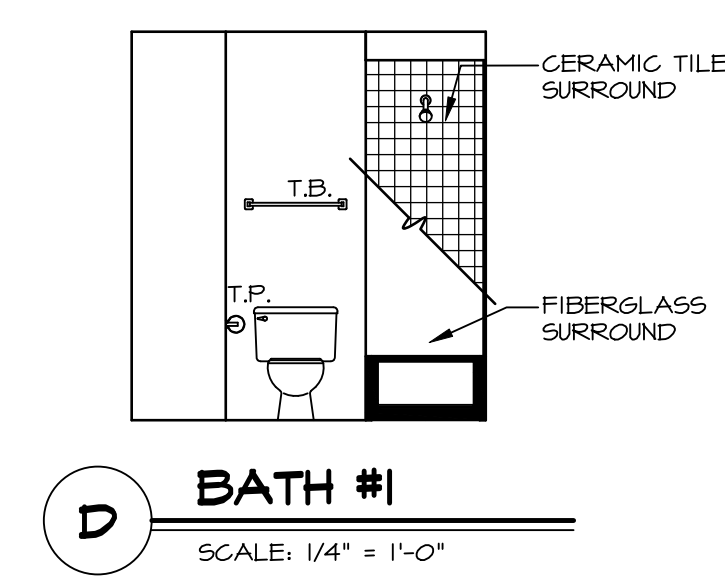
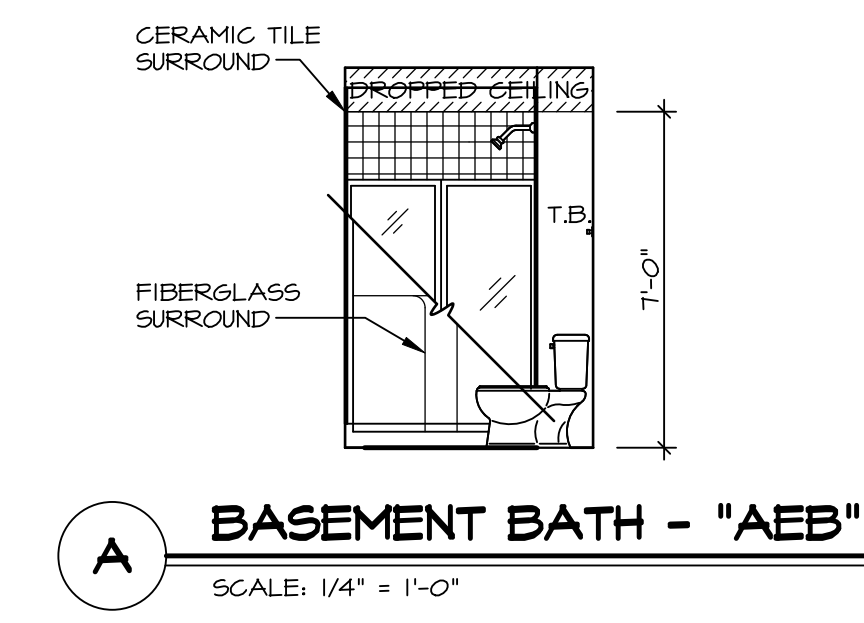
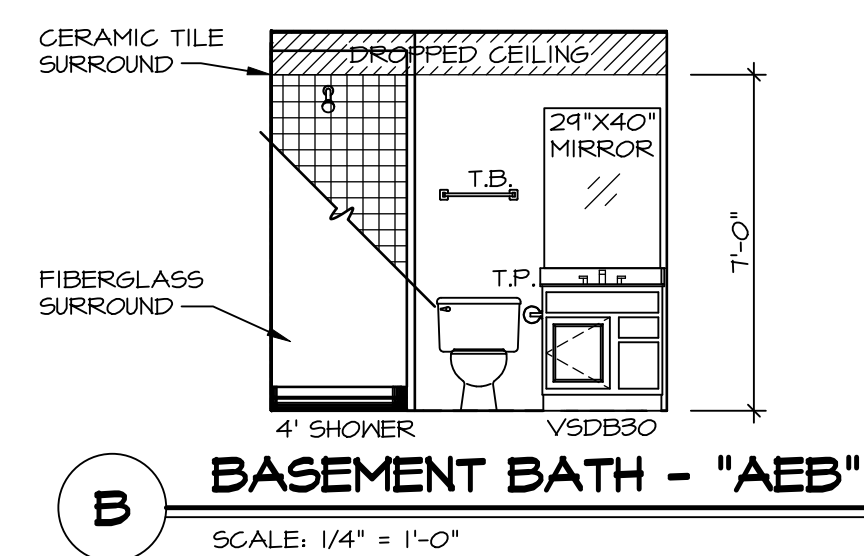
© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or manner whatsoever, nor are they to be first obtained, in whole or in part, without the express written consent of NVR, Inc.

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

C:\NVR\38\AVIANO_AIA00_01\DCY-WI-0251\2922530\Streets\lot_Specific\38_A-11_LS_KIT.dwg 09/20/23 - 2:09 am

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 ELEVATIONS OPTION DESCRIPTION OPTION	SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 9/11/15	DIV-COMM-LOT-UNIT DCY-WI-0251 COM-LOT MILSON FARMS - 0251 STREET ADDRESS 939T MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005
NVR, Inc. 5285 Westchase, Suite 100 Frederick, MD 21703			
© 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 first obtaining the express written consent of NVR, Inc.			