

WET BAR
Rough #1 IN

Painted
Power

GAS
A.C.
EIE

GAS STORAGE/
MECHANICAL

50 GAL POWER VENT
GAS

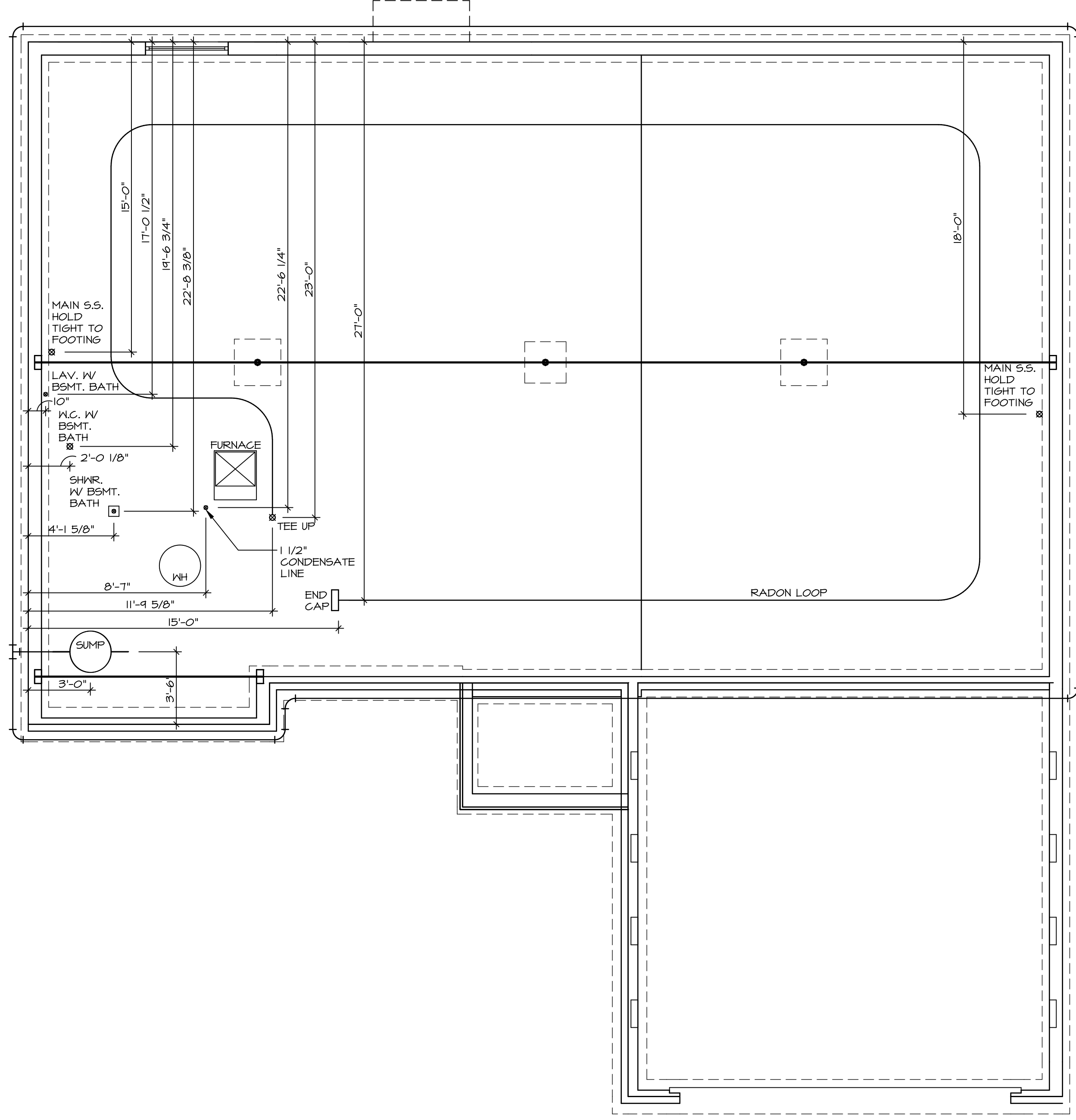
CRAP'S MAN
HAD HAND

UNEXCAVATED



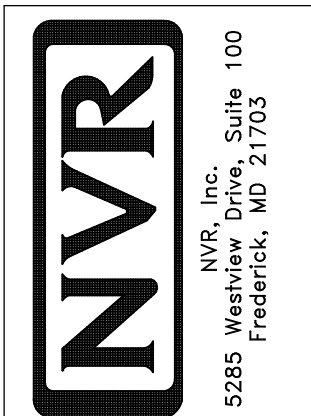
BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"



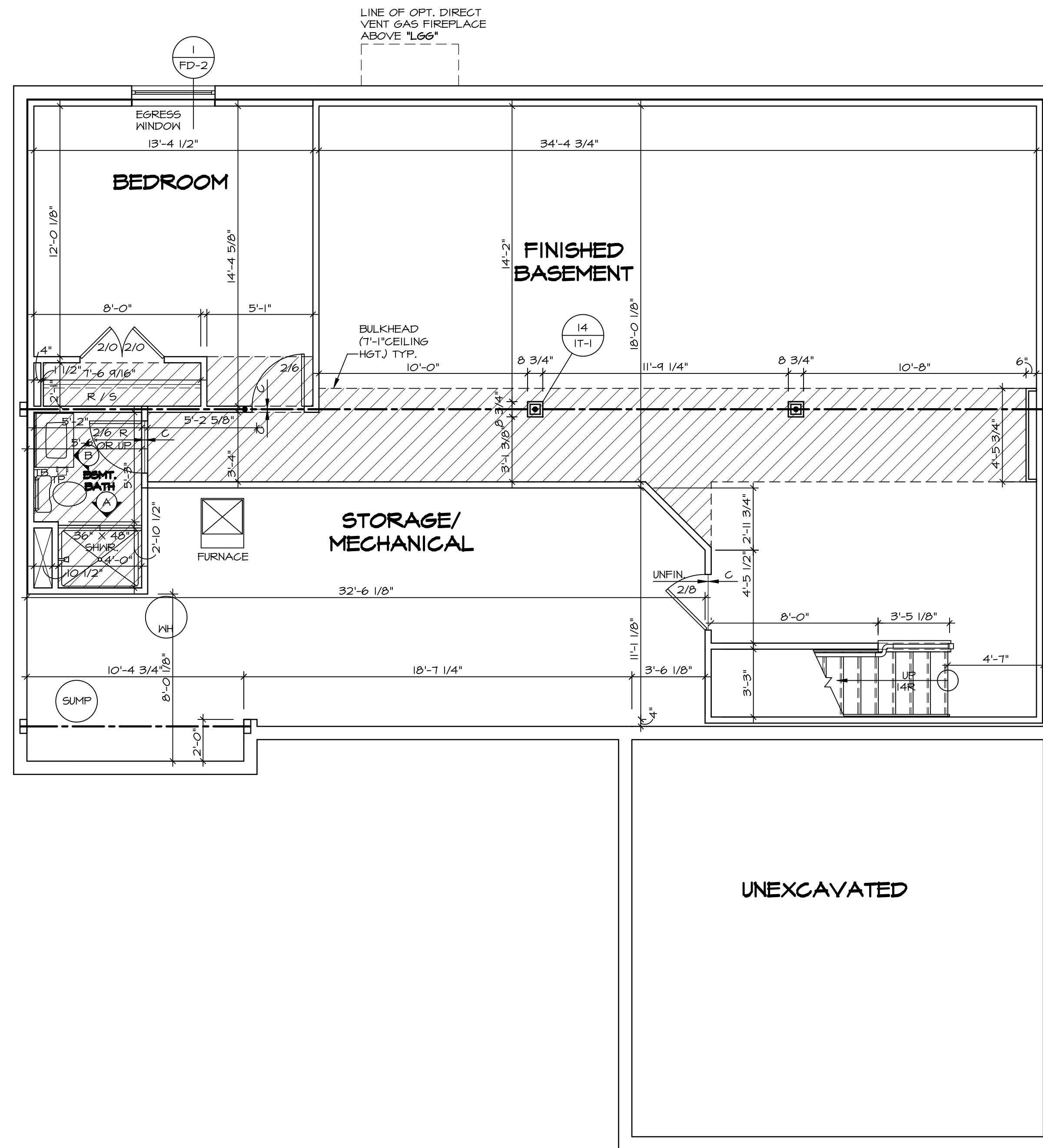
1
A-5 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

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



© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.

DIV-COMM-LOT-UNIT
DCY-WI-M158
COMM-LOT
MILSON FARMS - M158
STREET ADDRESS
9155 SPENCER WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005



	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

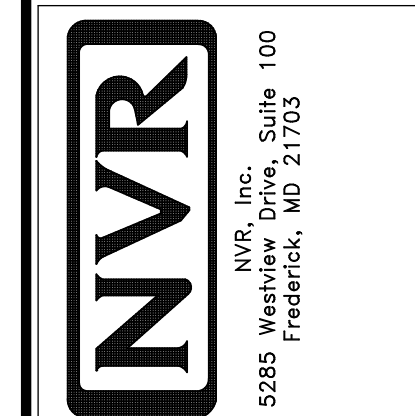
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" AND 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.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. 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

DIV-COMM-LOT-UNIT
DCY-WI-M158
COMM-LOT
MILSON FARMS - M158
STREET ADDRESS
BTSB SPENCER WAY
CITY
FRANKLIN
STATE
OH
APT. NO.
ZIP
45005

© NVR, Inc. expressly reserves the right to modify these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



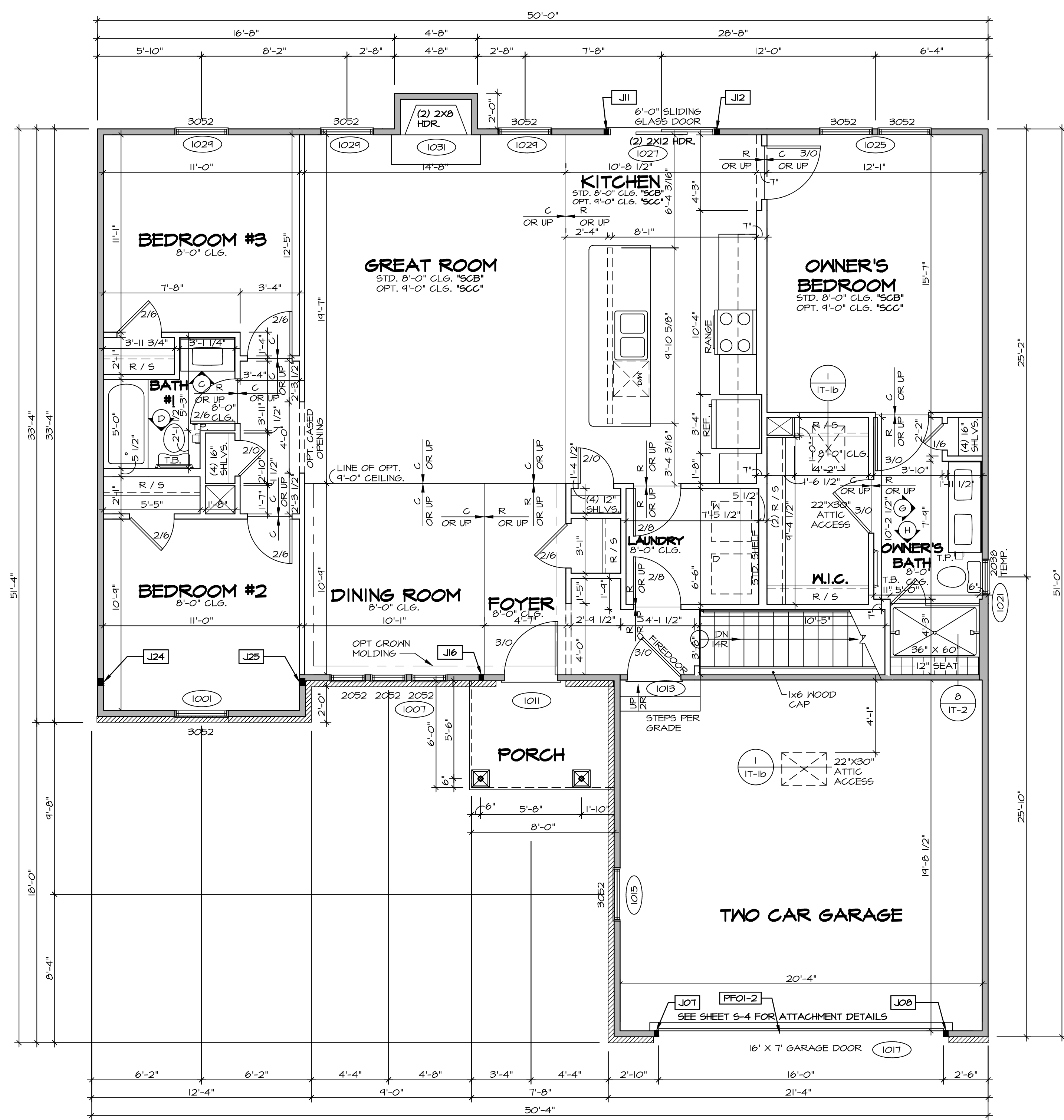
SET NO. A1A00
VERSION 01
DRAWN BY SGA
DATE: 4/1/15
OPTION

MODEL
AVIANO
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6
29

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

C:\NVR\Solves\AVIANO_A1A00_01\DCY-WI-M158\1659262\SheetA Lot_Specific\29_A-6_BSM1_LS.dwg 02/11/20 - 3:55 am



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.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. 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:

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (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
PF01-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	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	
J16	JACK - (2) 2X4 SFF STUD GRADE	ELB	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

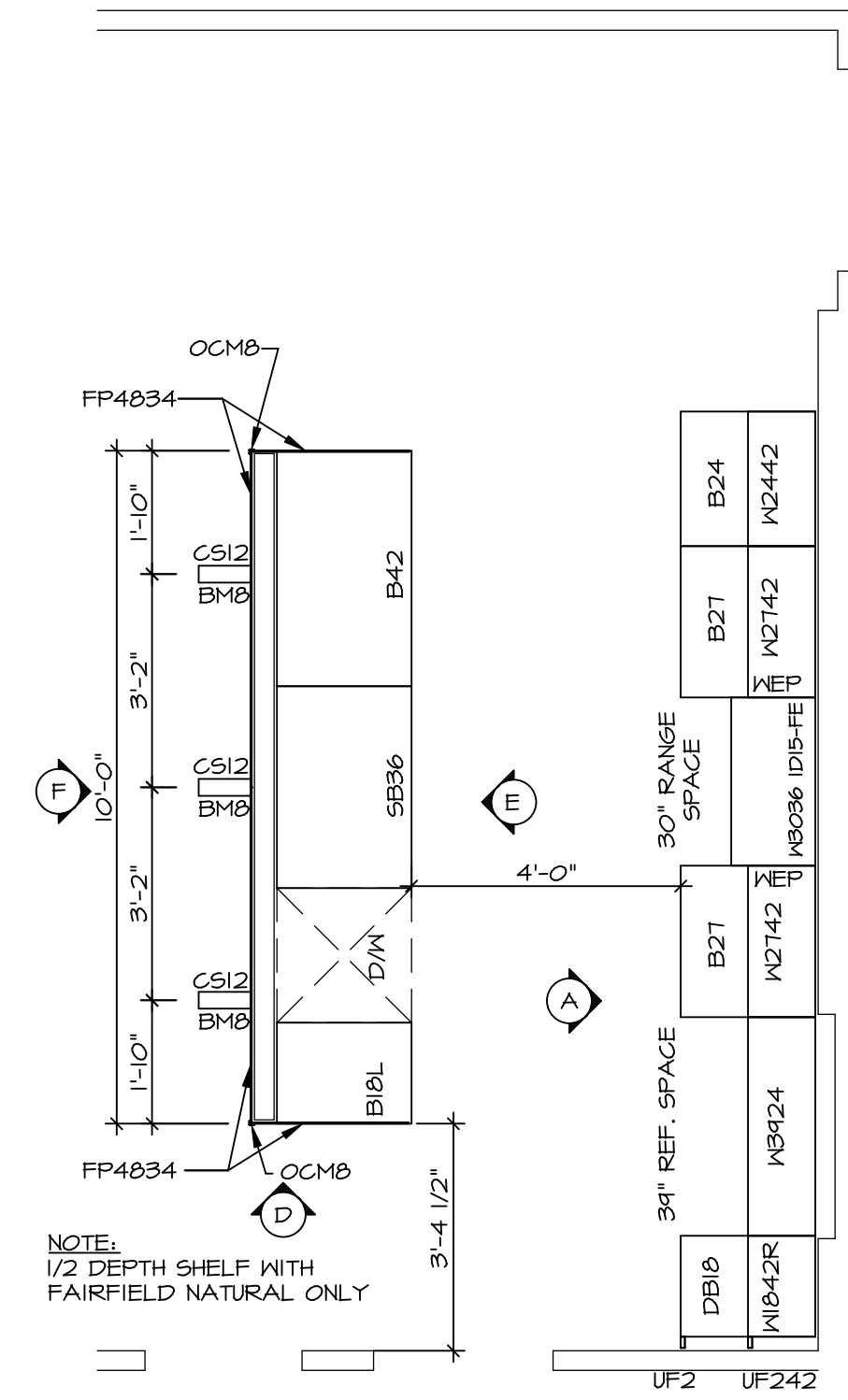
DCY-WI-M158
MILSON FARMS - M158
STREET ADDRESS
BTB SPENCER WAY
CITY FRANKLIN STATE OH ZIP 45005

I, the undersigned, hereby certify that the information furnished on this plan is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Ohio.

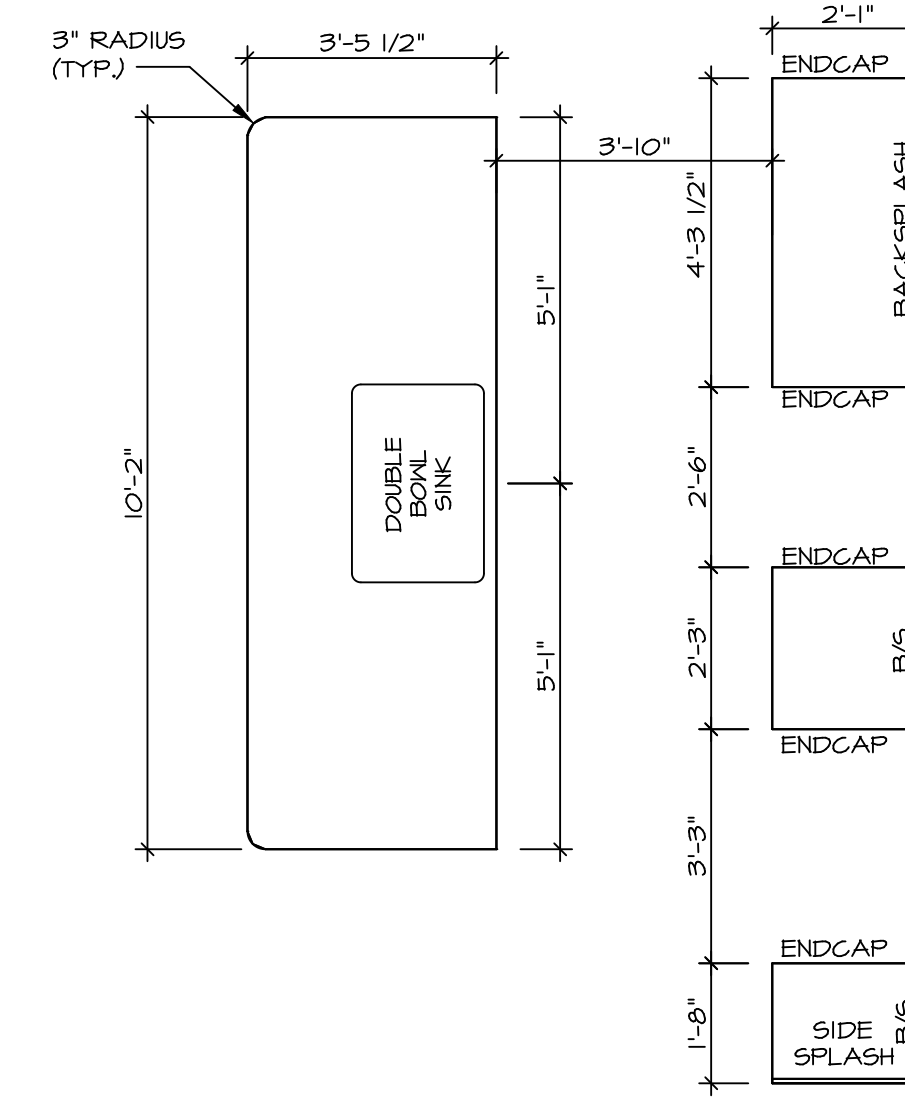
NVR
NVR, Inc. Suite 100
5285 Washington Road
Frederick, MD 21703

MODEL: AVIANO
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: A-7
SHEET NO.: 31

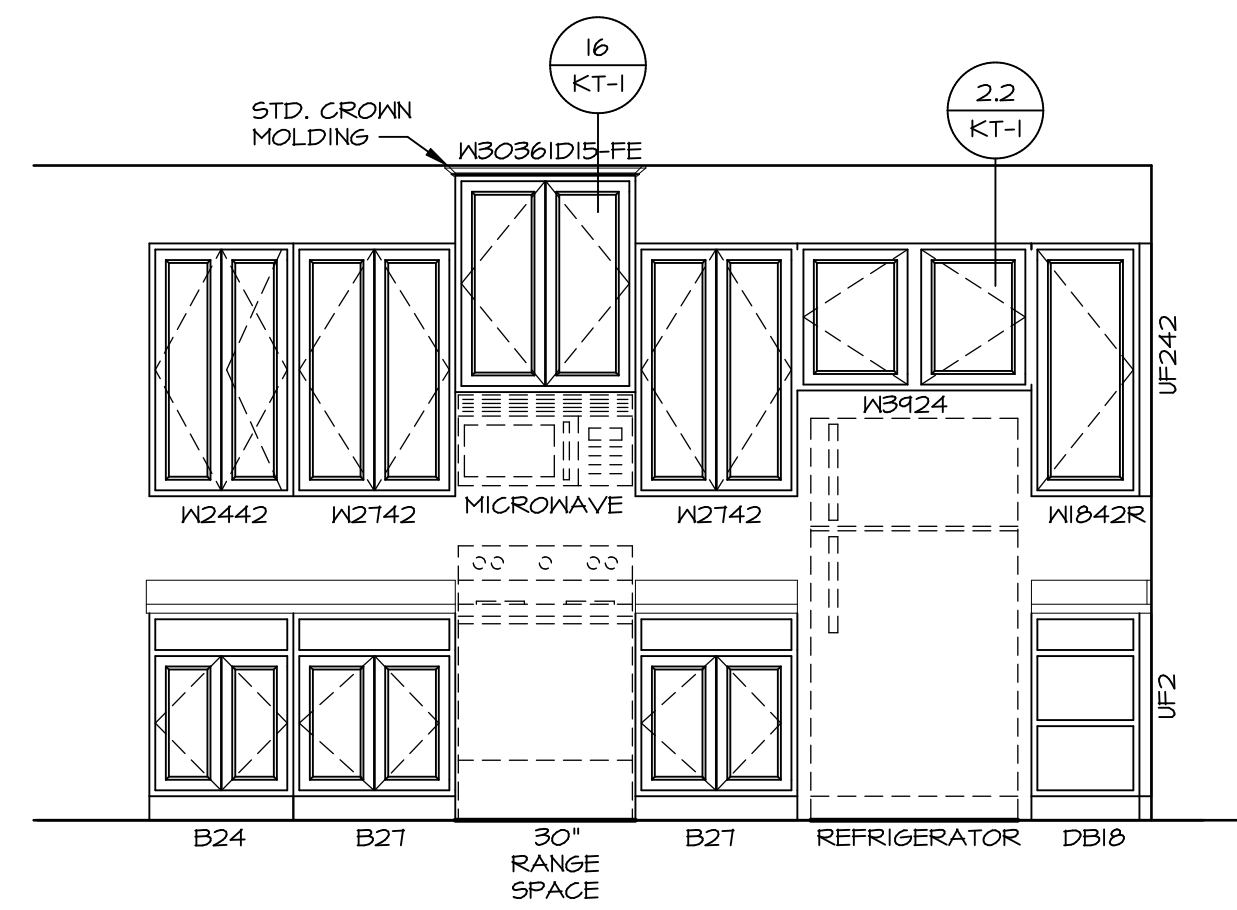
SET NO. A1A00
VERSION 01
DRAWN BY: SGA
DATE: 9/17/15
OPTION



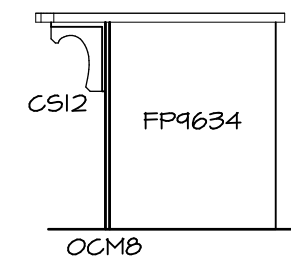
KITCHEN CABINET PLAN / KC-3432
SCALE: 3/8" = 1'-0"



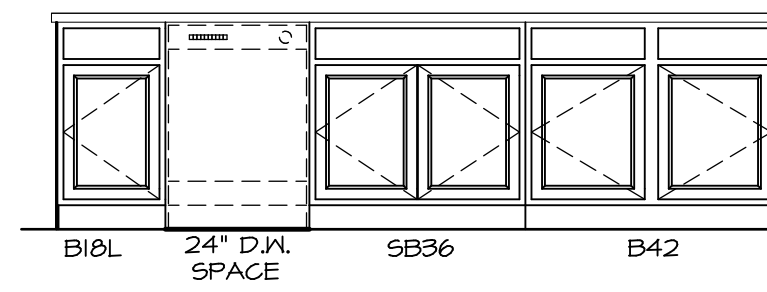
KITCHEN COUNTERTOP PLAN / KC-3432
SCALE: 3/8" = 1'-0"



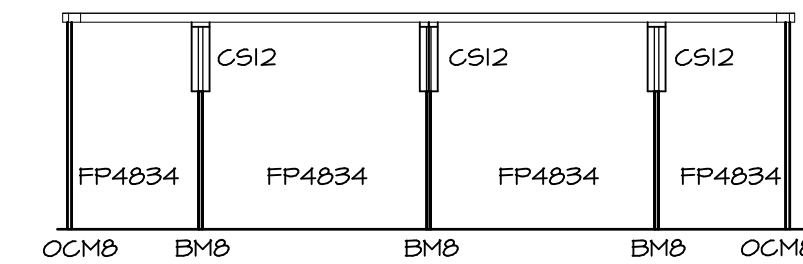
A KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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



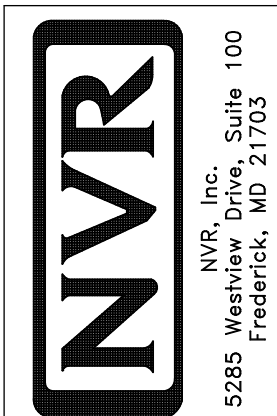
E KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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

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

© NVR, Inc. expressly reserves the right to modify these plans at any time without notice. No liability is assumed for errors or omissions. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



SET NO. A1A00
VERSION 01
DRAWN BY RJC
DATE: 4/11/15
OPTION

MODEL: AVIANO
DRAWING TITLE: KITCHEN LAYOUT
OPTION DESCRIPTION

SHEET NO. A-11
38

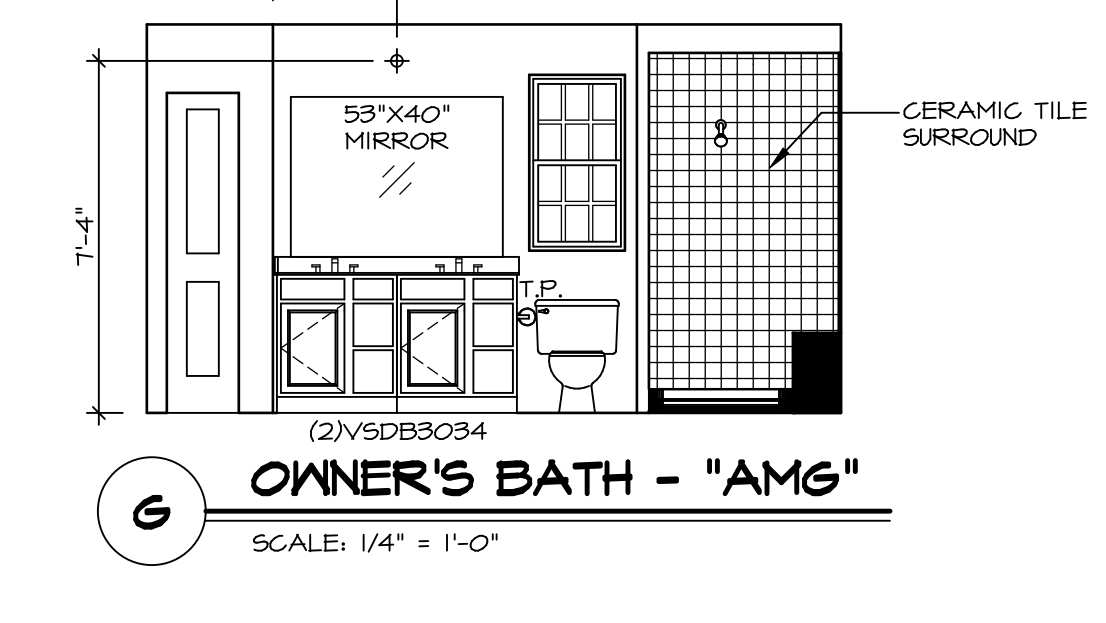
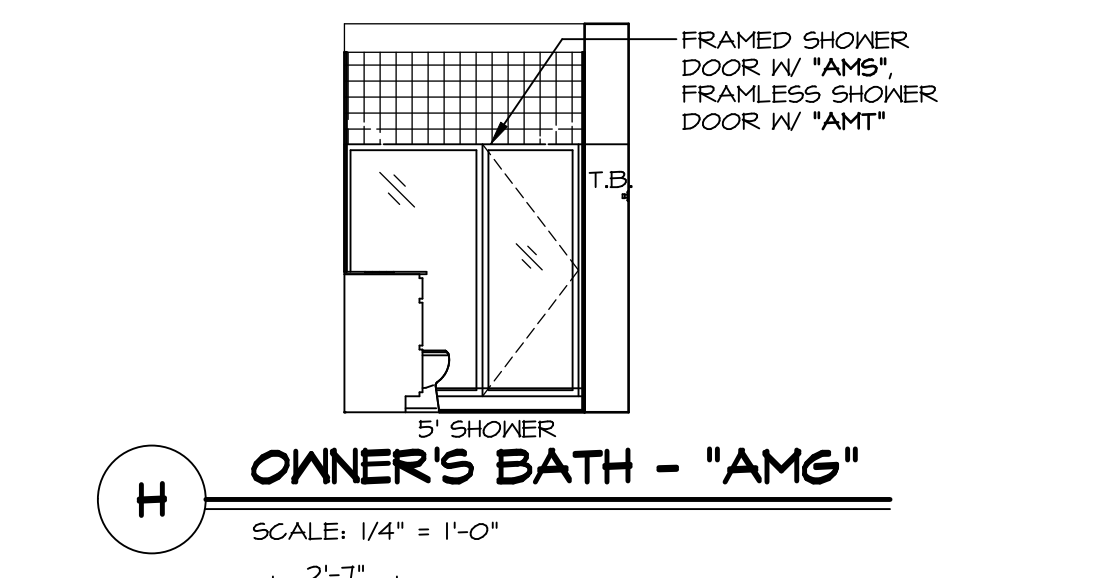
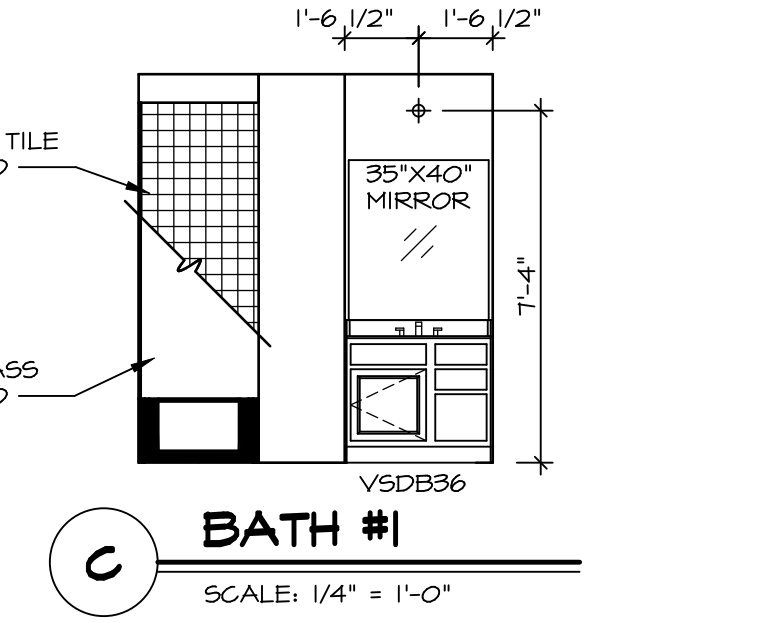
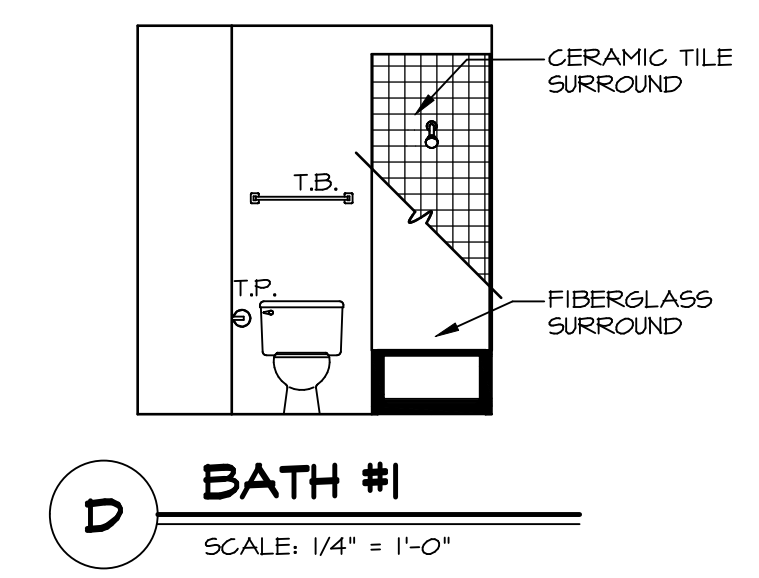
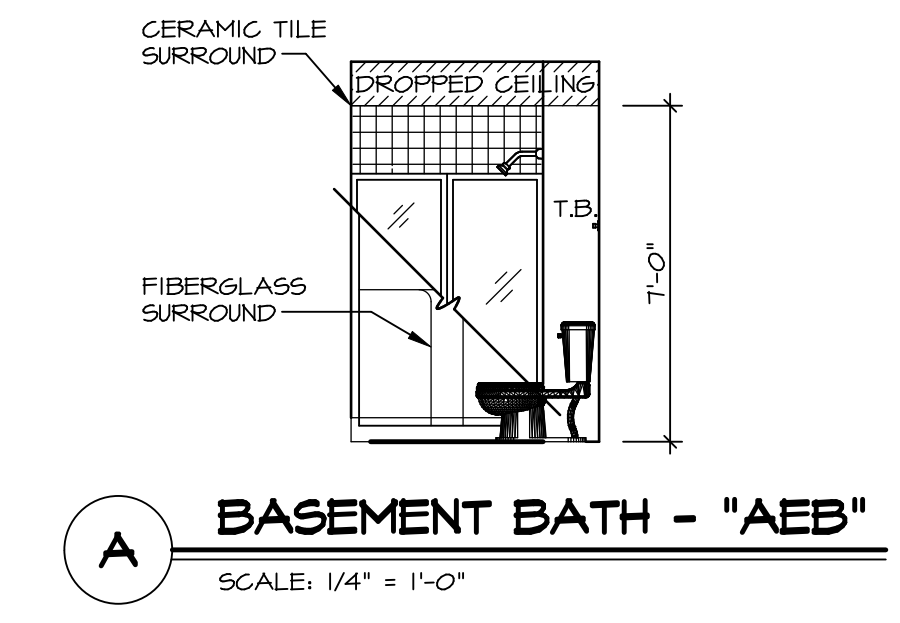
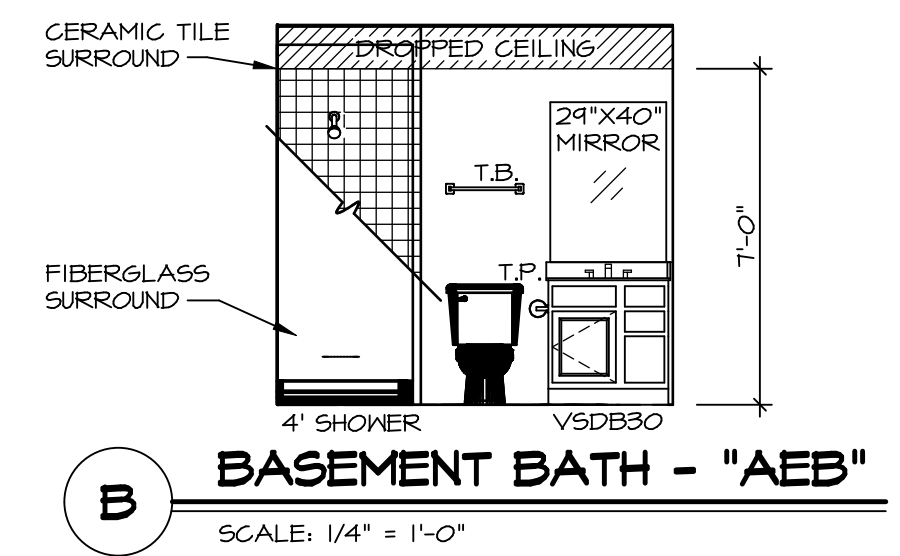
DIV-COMM-LOT-UNIT
DCY-WI-M158

COMM-LOT
MILSON FARMS - M158
STREET ADDRESS
9158 SPENCER WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005

APT. NO. ----

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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



SHEET NO.	MODEL	SET NO.
A-12	AVIANO	A/1A00
	DRAWING TITLE	VERSION 01
	BATH ELEVATIONS	DRAWN BY SGA
	OPTION DESCRIPTION	DATE: 4/11/15
42		OPTION

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

© NVR, Inc. expressly reserves the right to modify or change the information in these plans. These plans are not to be reproduced, changed or copied in any way without the written consent of NVR, Inc.

DIV-COMM-LOT-UNIT	DCY-WI-M158
COMM-LOT	MILLSON FARMS - M158
STREET ADDRESS	9755 SPENCER WAY
CITY	FRANKLIN
STATE	OH
ZIP	45005
APT. NO.	----