

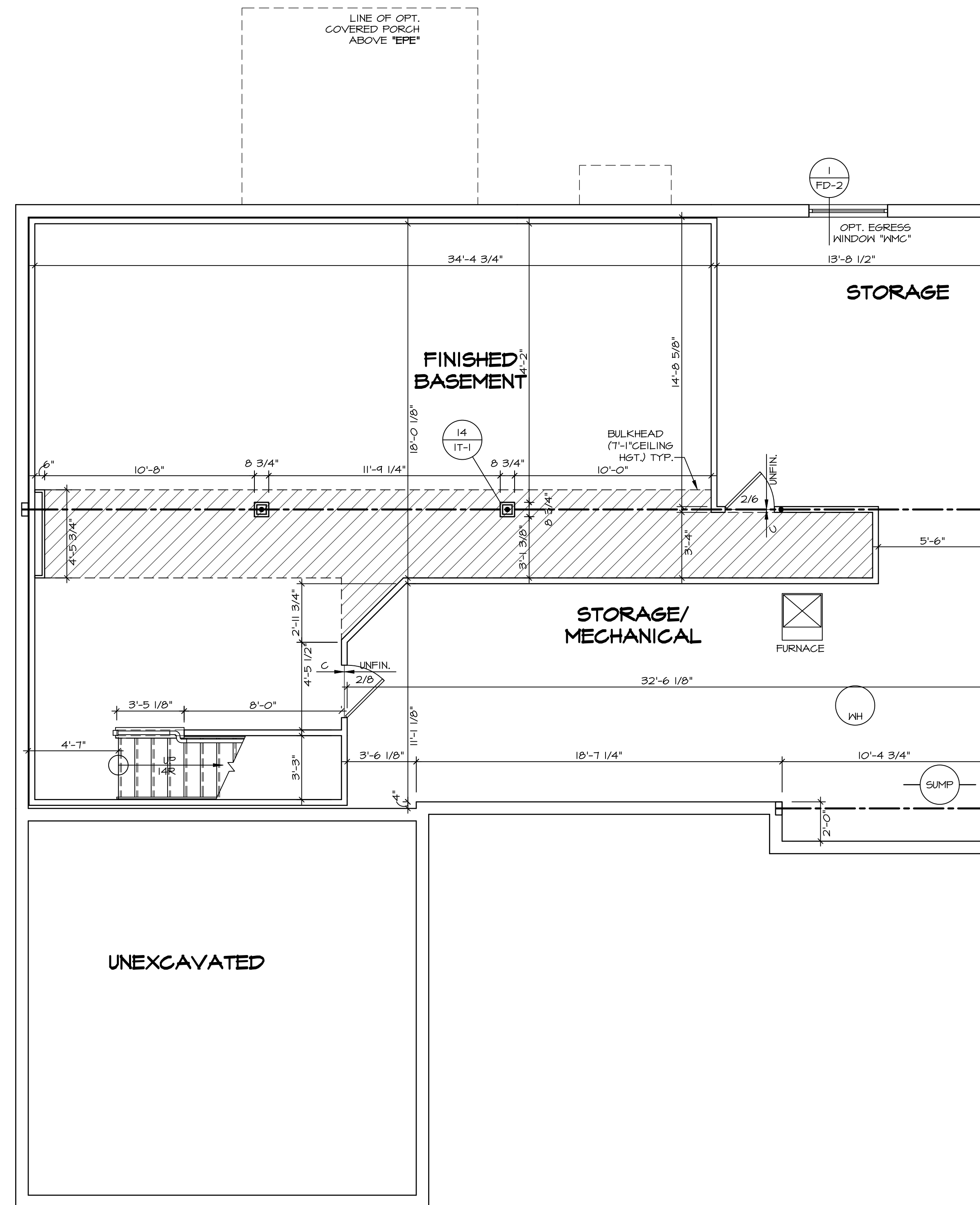
1
A-5 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

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

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

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DIV-COMM-LOT-UNIT DCY-WI-0200	
COMM-LOT MILSON FARMS - 0200	
STREET ADDRESS 9954 WILSON FARMS BLVD	APT. NO. ----
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**
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, 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

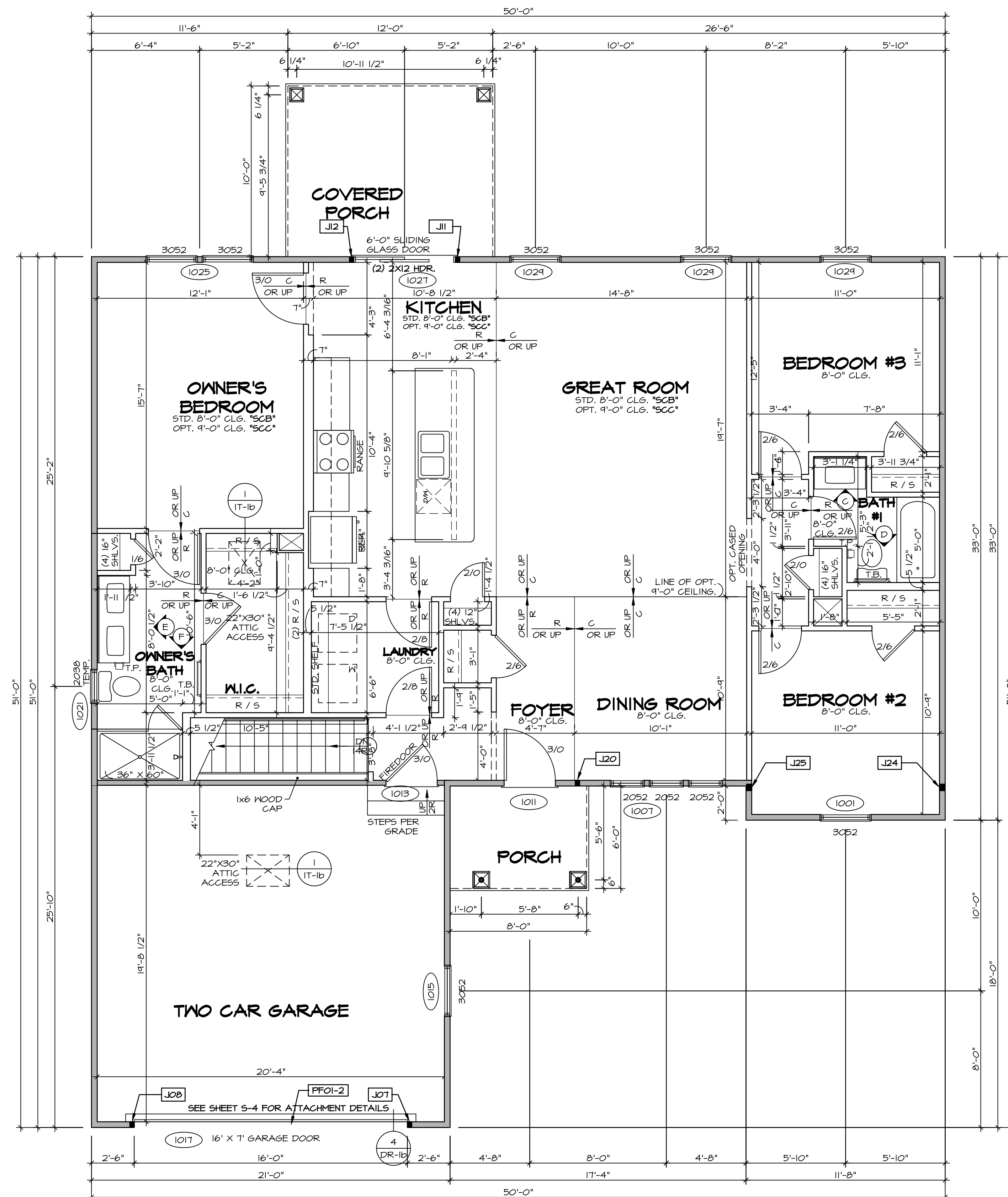
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT	
DCY-WI-0200	
COM-LOT	WILSON FARMS - 0200
STREET ADDRESS	9054 WILSON FARMS BLVD
CITY	FRANKLIN
STATE	OH
ZIP	45005

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5285 Westpark Drive
Frederick, MD 21703

MODEL	AVIANO
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	
SET NO. A/A00	VERSION 01
DRAWN BY	SGA
DATE:	9/9/15
OPTION	
SHEET NO.	A-6
	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 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.

- 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	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-0200

COM-LOT
MILSON FARMS - 0200

STREET ADDRESS
9954 MILSON FARMS BLVD

CITY
FRANKLIN

STATE
OH

ZIP
45005

APT. NO.

DATE
05/18/22

PROJECT NO.
100

5285 Westwick, Suite 100
Frederick, MD 21703

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

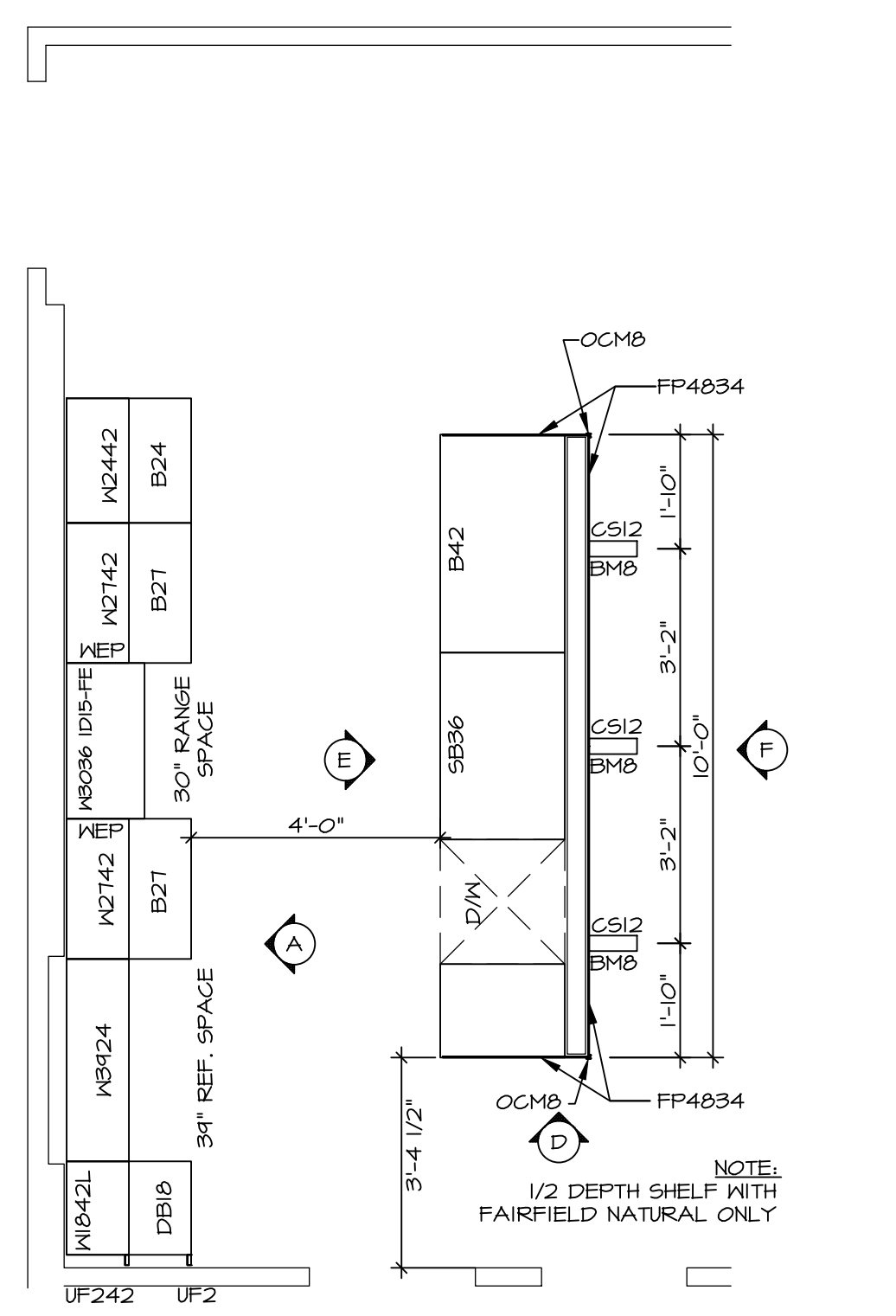
MODEL
AVIANO
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

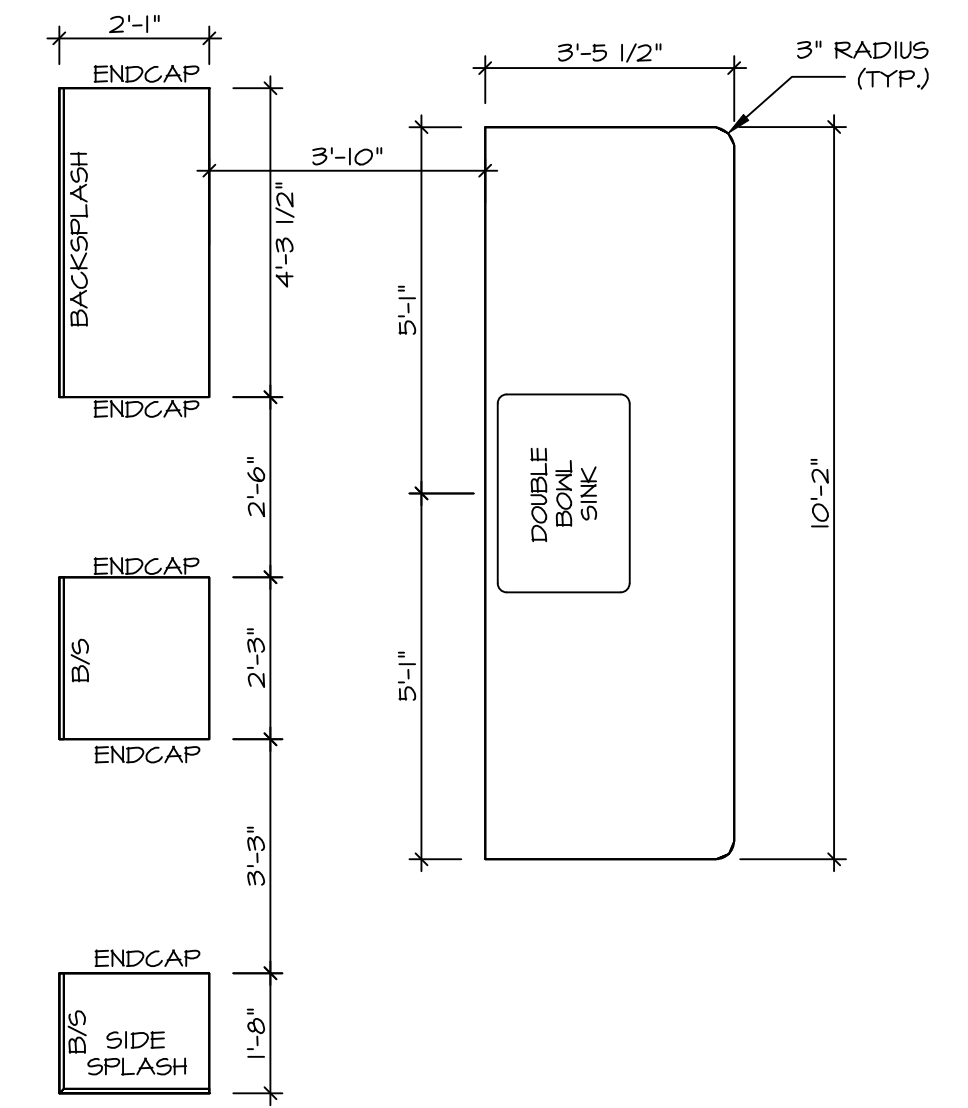
31

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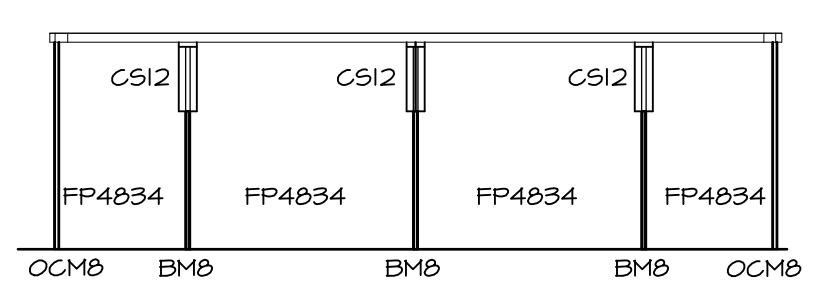
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN FLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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 SET (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



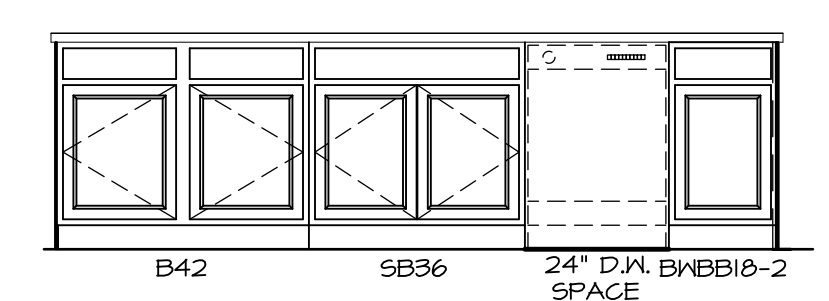
KITCHEN CABINET PLAN / KC-3432(TC)
 ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0" A-II



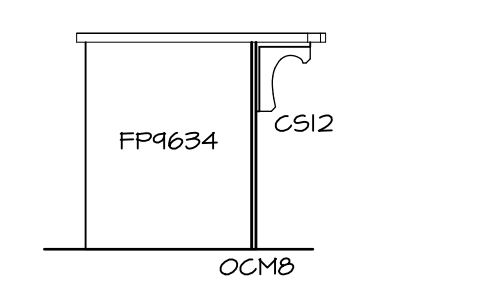
KITCHEN COUNTERTOP PLAN / KC-3432(TC)
 ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0" A-II



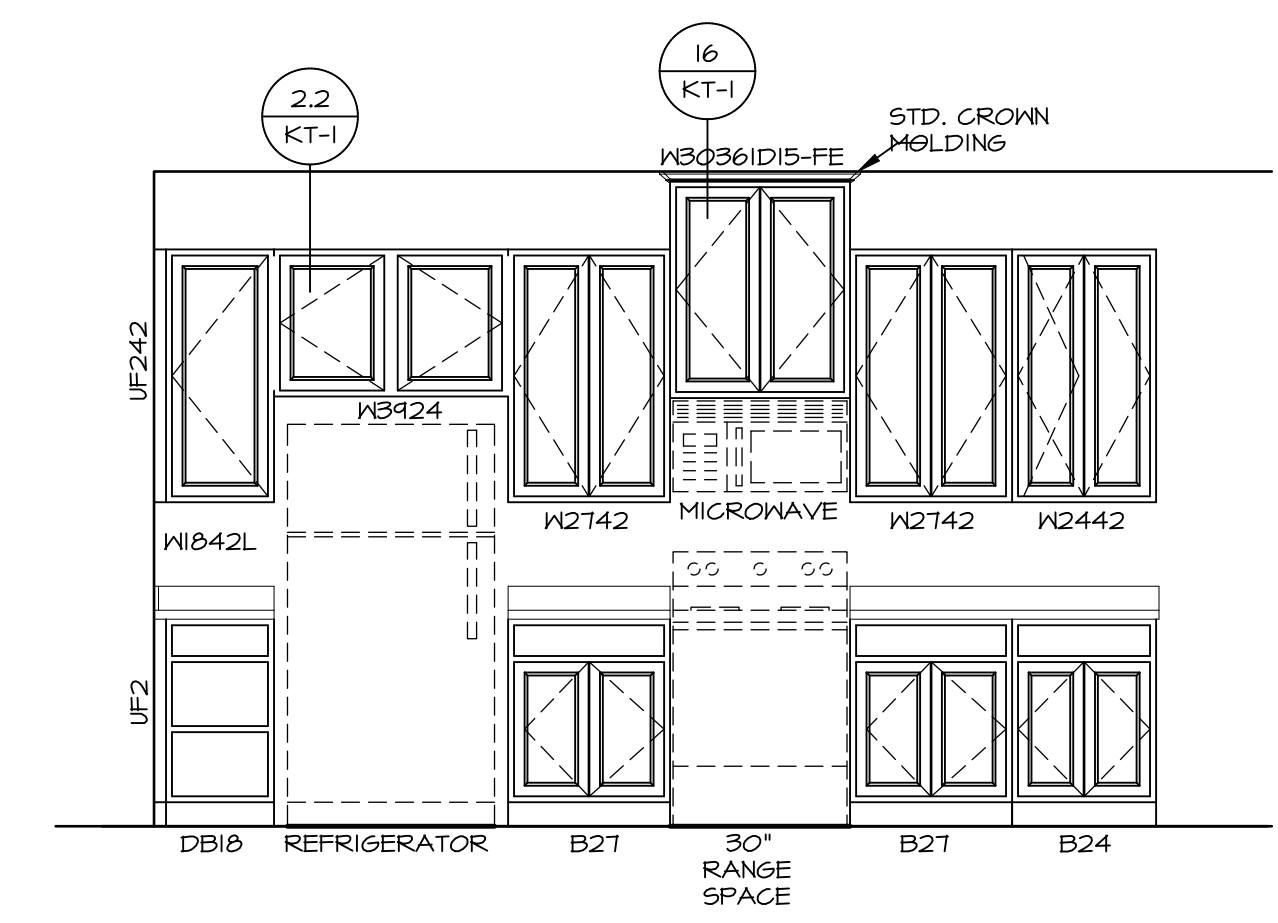
KITCHEN ELEVATION F
 SCALE: 3/8" = 1'-0"



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



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

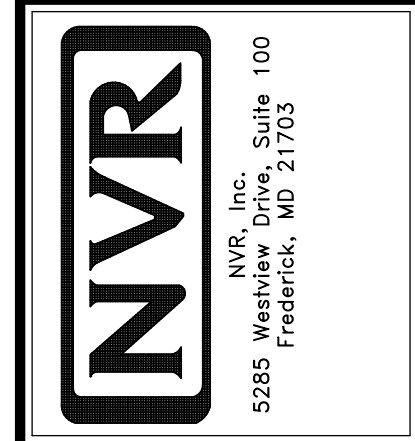


KITCHEN ELEVATION A
 SCALE: 3/8" = 1'-0"

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

DIV-COMM-LOT-UNIT		DCY-WI-0200	
COMM-LOT		MILSON FARMS - 0200	
STREET ADDRESS		9054 MILSON FARMS BLVD	
CITY		STATE	ZIP
FRANKLIN	OH	45005	

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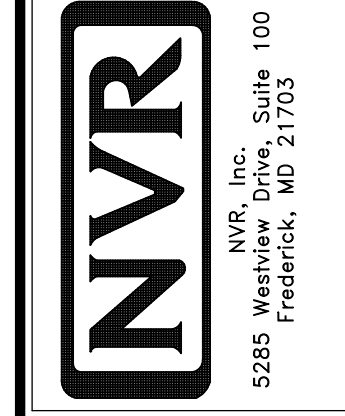
SET NO. A/A00	VERSION 01
DRAWN BY RJC	DATE: 9/11/15
OPTION	

SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
A-II	AVIANO	KITCHEN LAYOUT	
38			

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-0200
COM-LOT: MILLSON FARMS - 0200
STREET ADDRESS: 9954 MILLSON FARMS BLVD
CITY: FRANKLIN STATE: OH ZIP: 45005

