



A DIVISION OF CHIEF INDUSTRIES, INC.



# RESIDENTIAL ATTACHED

DUPLEX / TOWNHOME PLANS

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## FLOOR PLAN INDEX

<b>SINGLE STORY</b>	<b>AREA [TOTAL]</b>	<b># OF UNITS</b>
DAWSON	1153	2
DIXON	1543	2
DILLER	1721	2
DANNEBROG	1780	2
DAVENPORT	2017	2
DWIGHT	2077	2
DANBURY	2255	2
DECATUR	2255	2
DENTON	2255	2
DES MOINES	2255	2
DESHLER	2255	2
DEWITT	2255	2
DONIPHAN	2255	2
DOUGLAS	2255	4
DRAKE	2255	2
DALLAS	3382	2
DAYTONA	3358	2
DENISON	3350	2

<b>2 STORY</b>	<b>AREA [TOTAL]</b>	<b># OF UNITS</b>
AUSTIN	2373	2
ARCHER	2611	2
ALMONT	2967	2
AMES	3085	2
ASHTON	3441	2
AMHURST	3797	2
ABERDEEN	4450	3
ALMERIA	4509	4

\*BONNAVILLA INVESTS IN CONTINUOUS PRODUCT AND PROCESS IMPROVEMENT. PLANS, DIMENSIONS, FEATURES, MATERIALS, SPECIFICATIONS, AND AVAILABILITY REPRESENTED ARE SUBJECT TO CHANGE AT ANY TIME, WITHOUT NOTICE OR OBLIGATION. ELEVATIONS AND RENDERINGS ARE FOR DESIGN PURPOSES ONLY AND MAY REFLECT OPTIONAL ITEMS, ITEMS SUPPLIED ON-SITE BY OTHERS, OR ITEMS NOT AVAILABLE ON CERTAIN PROJECTS OR IN CERTAIN AREAS.



**WHAT DOES RESIDENTIAL ATTACHED MEAN?**

\*BONNAVILLA RESIDENTIAL ATTACHED PLANS ARE SINGLE-FAMILY RESIDENTIAL HOMES BUILT IN MULTIPLE DWELLING CONFIGURATIONS.

\*THEY ARE OFTEN CALLED DUPLEXES, TRIPLEXES, OR MULTI-FAMILY DWELLINGS.

\*EACH RESIDENTIAL DWELLING IS BUILT TOGETHER IN ONE BUILDING - SEPARATED BY FIREWALLS.

**WHAT IS THE DIFFERENCE BETWEEN COMMON AND INDIVIDUAL OWNERSHIP?**

\*WHEN THE OVERALL STRUCTURE IS OWNED BY ONE PERSON AND EACH UNIT IS INTENDED TO BE USED AS A RENTAL, THE PROPERTY IS DETERMINED TO BE A COMMON OWNERSHIP.

\*IF THE PROPERTY UNITS ARE INTENDED TO BE INDIVIDUALLY SOLD, WITH SEPARATE ADDRESSES, THE PROPERTY WILL BE LISTED AS AN INDIVIDUAL OWNERSHIP.

**WHAT DOES THAT MEAN FOR YOUR PROJECT?**

\*THE TYPE OWNERSHIP IS CRUCIAL TO PERMITS AND APPROVALS BY THE LOCAL JURISDICTION WHERE THE PROJECT IS PLACED.

\*FIRE SEPARATION REQUIREMENTS WILL NORMALLY BE DETERMINED BY THE LOCAL JURISDICTION PER PROJECT LOCATION.

\*THIS DETERMINATION MUST BE COORDINATED WITH THE GOVERNING STATE AND LOCAL REGULATIONS FOR MODULAR CONSTRUCTION WHERE THE PROJECT IS LOCATED.

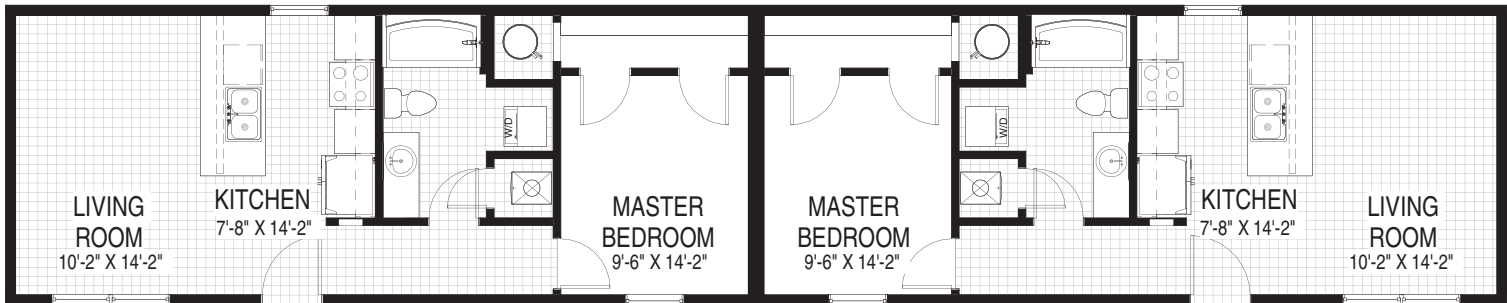
# DAWSON



1 Bedroom | 1 Bathroom | 15'2" x 76'0" | 576 SQFT per unit

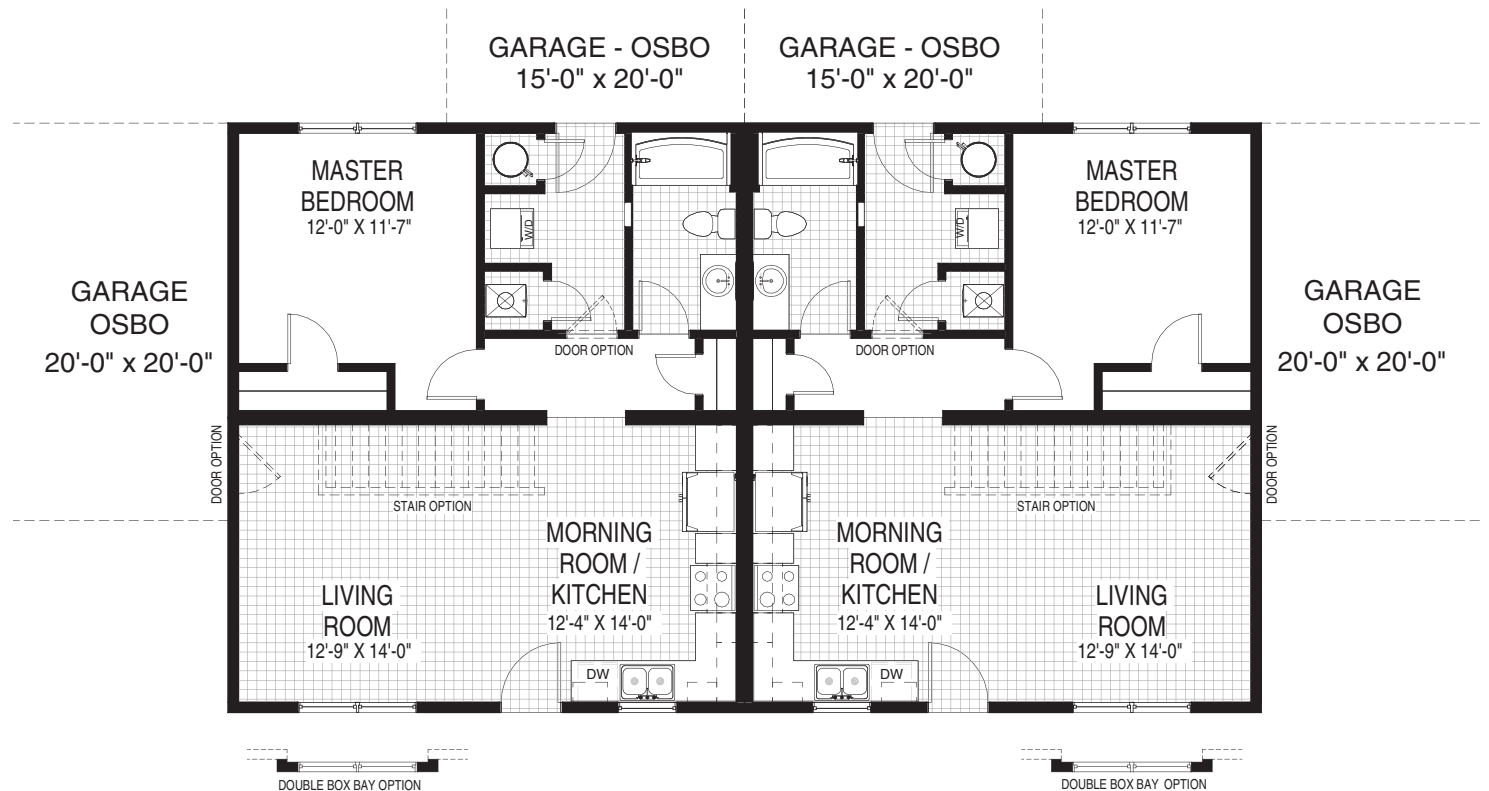
SLIDING GLASS DOOR  
OPTION

SLIDING GLASS DOOR  
OPTION



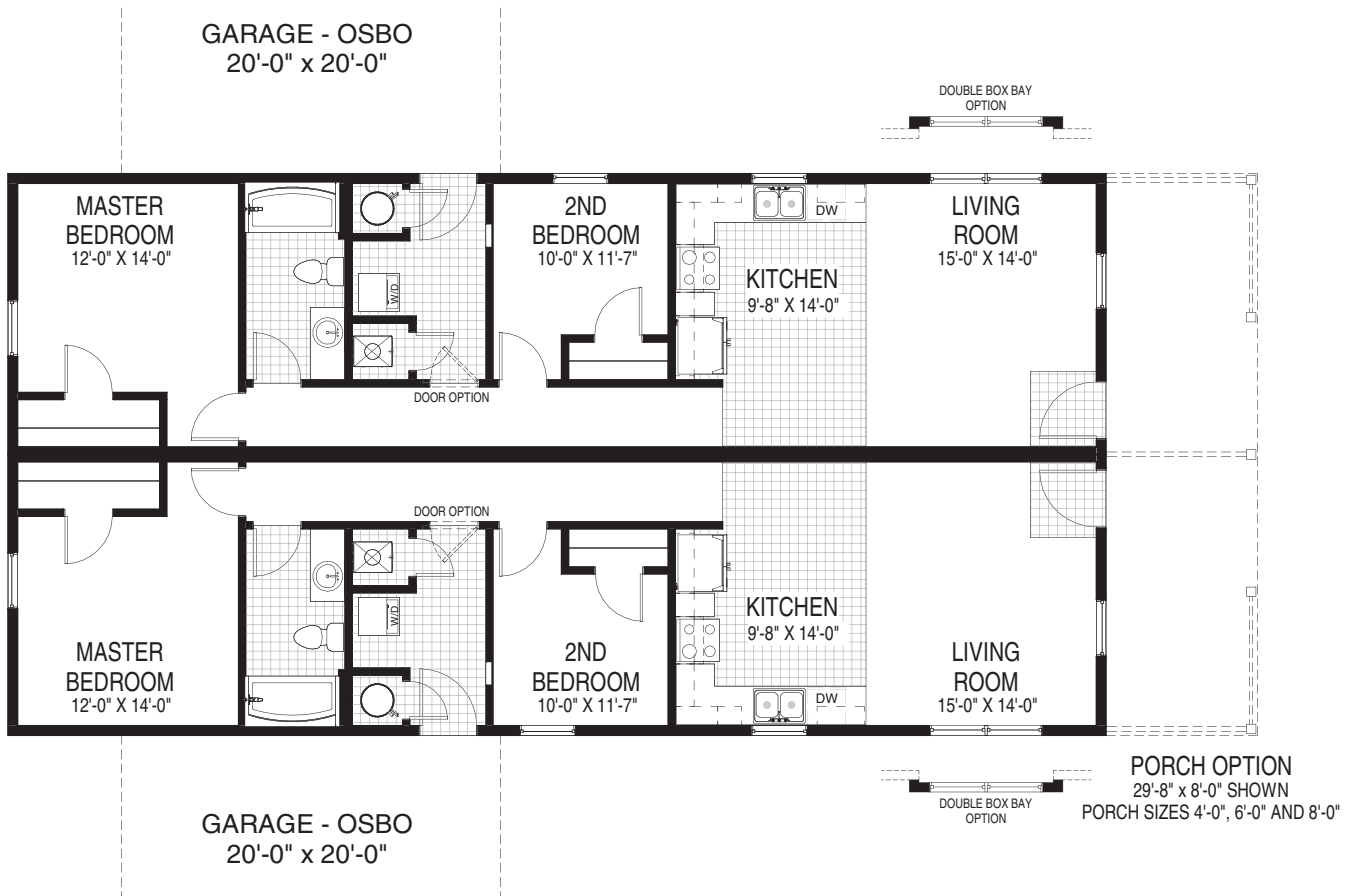


**1 Bedroom | 1 Bathroom | 29'8" x 52'0" | 771 SQFT per unit**





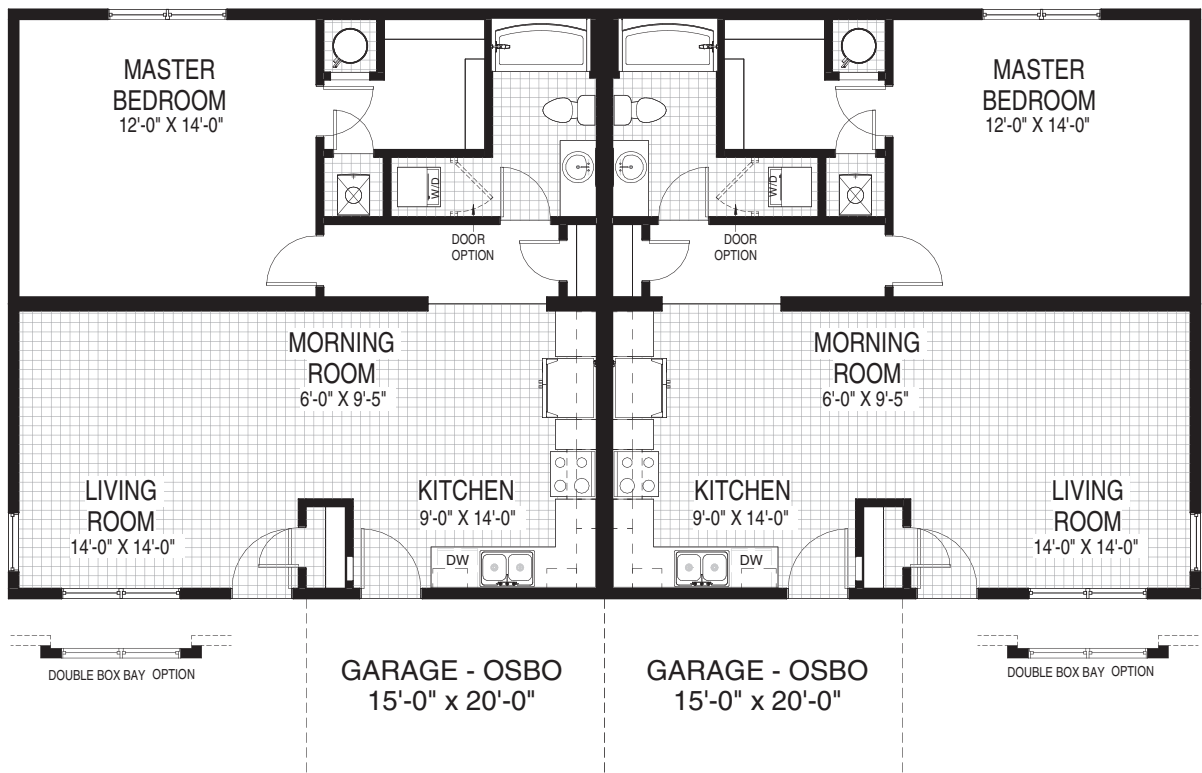
**2 Bedrooms | 1 Bathroom | 29'8" x 58'0" | 860 SQFT per unit**



# DANNEBROG



1 Bedroom | 1 Bathroom | 29'8" x 60'0" | 890 SQFT per unit

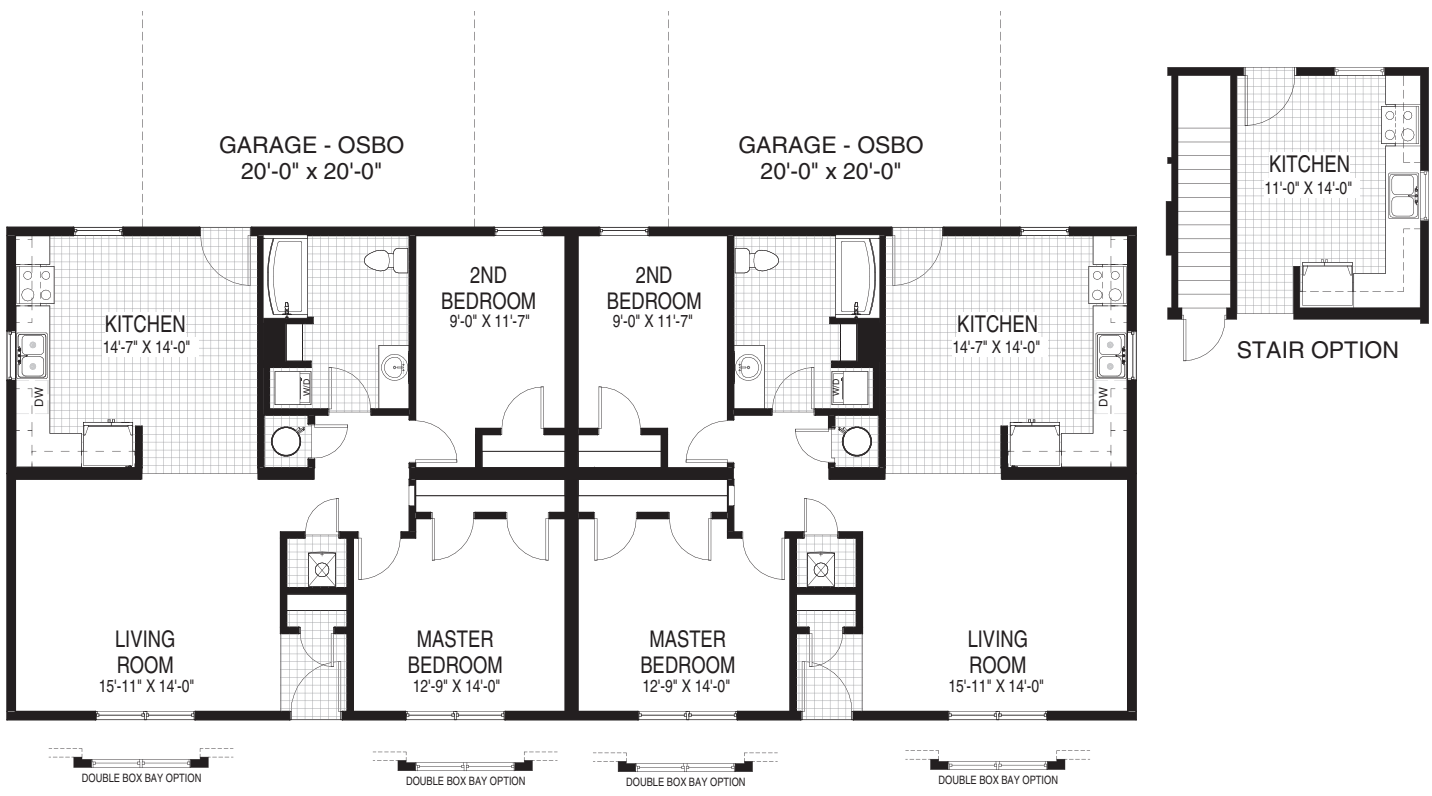




# DAVENPORT



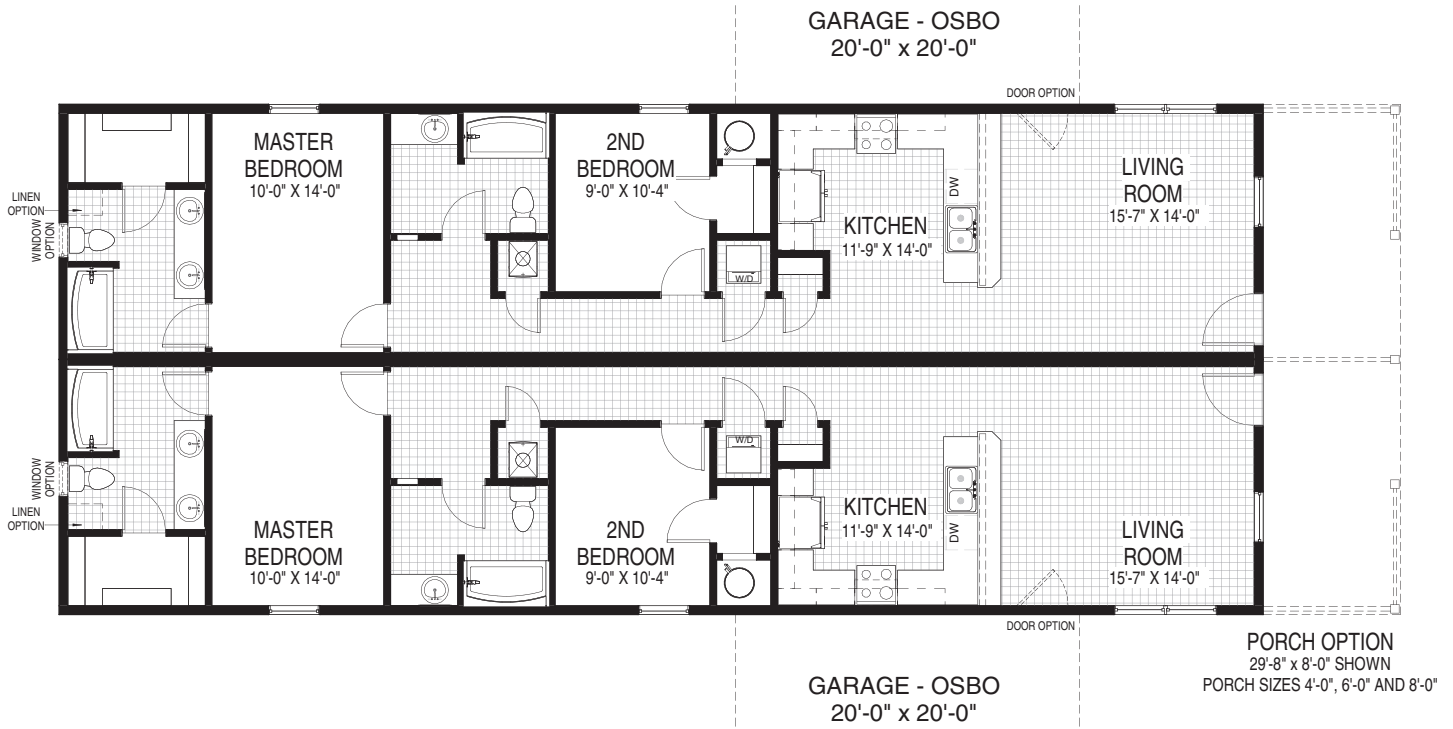
2 Bedrooms | 1 Bathroom | 29'8" x 68'0" | 1009 SQFT per unit



# DWIGHT



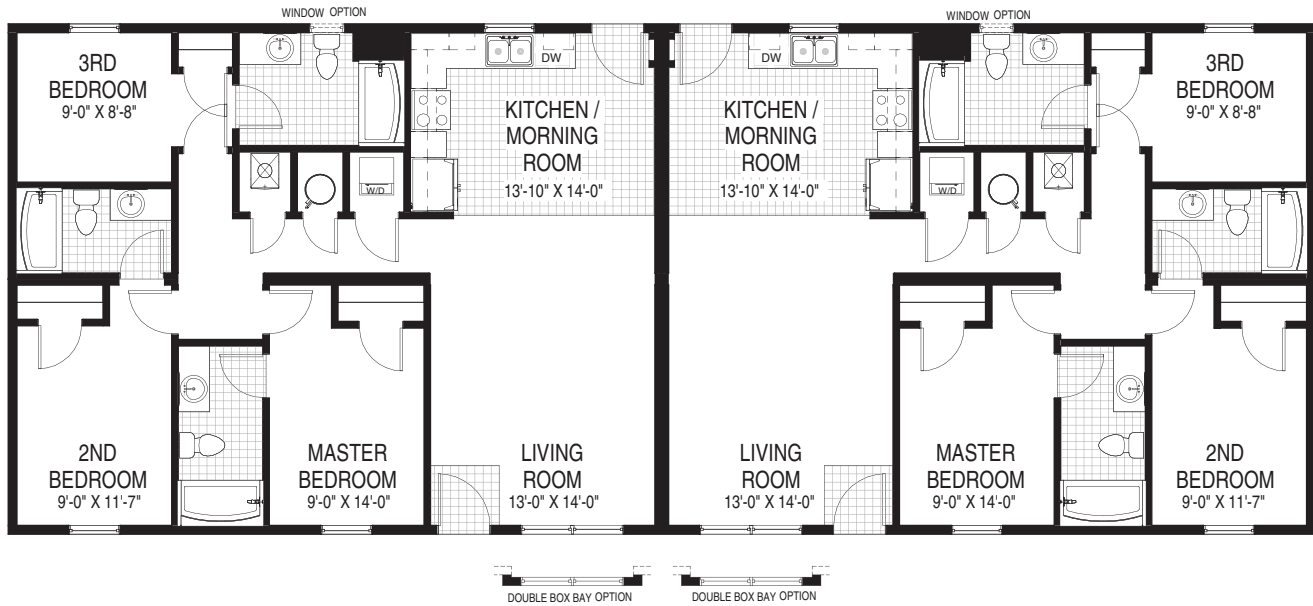
2 Bedrooms | 2 Bathrooms | 29'8" x 70'0" | 1038 SQFT per unit



# DANBURY



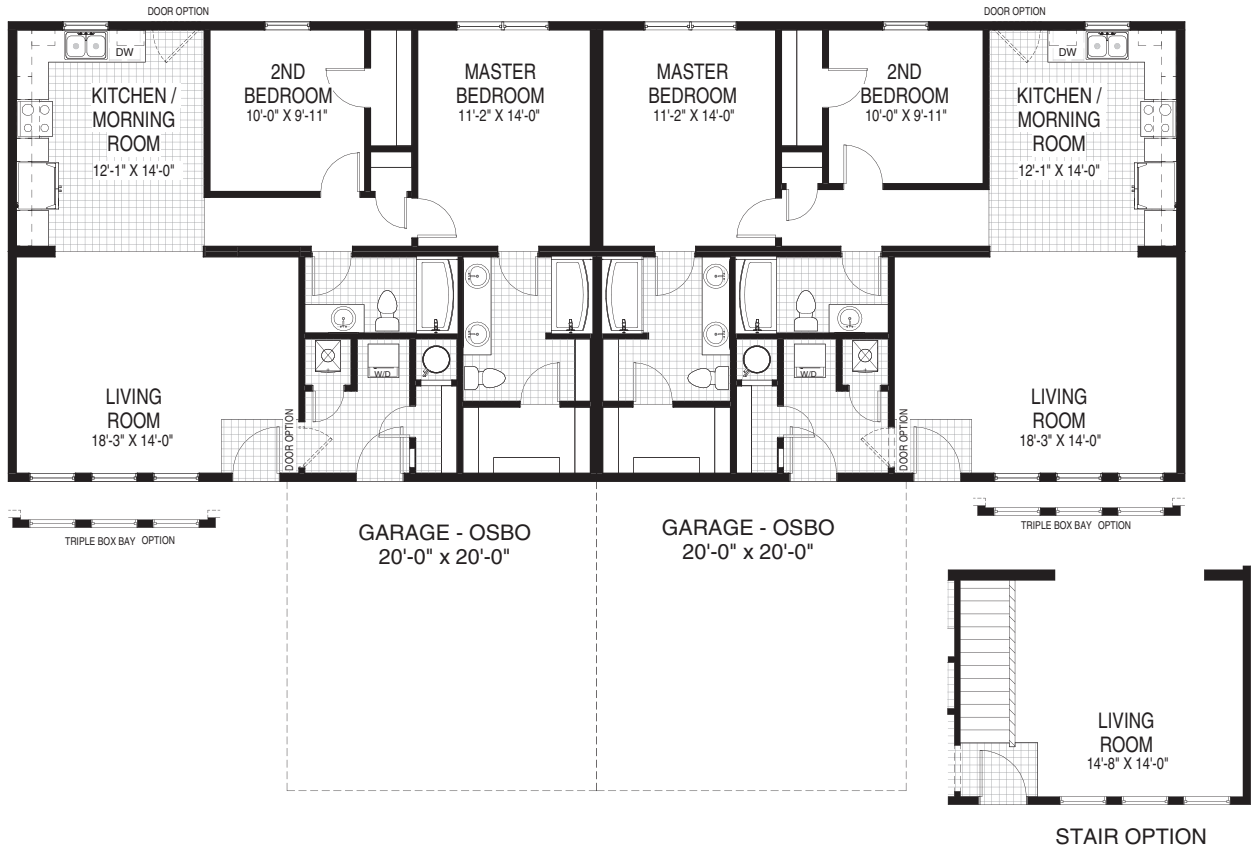
3 Bedrooms | 3 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit



# DECATUR

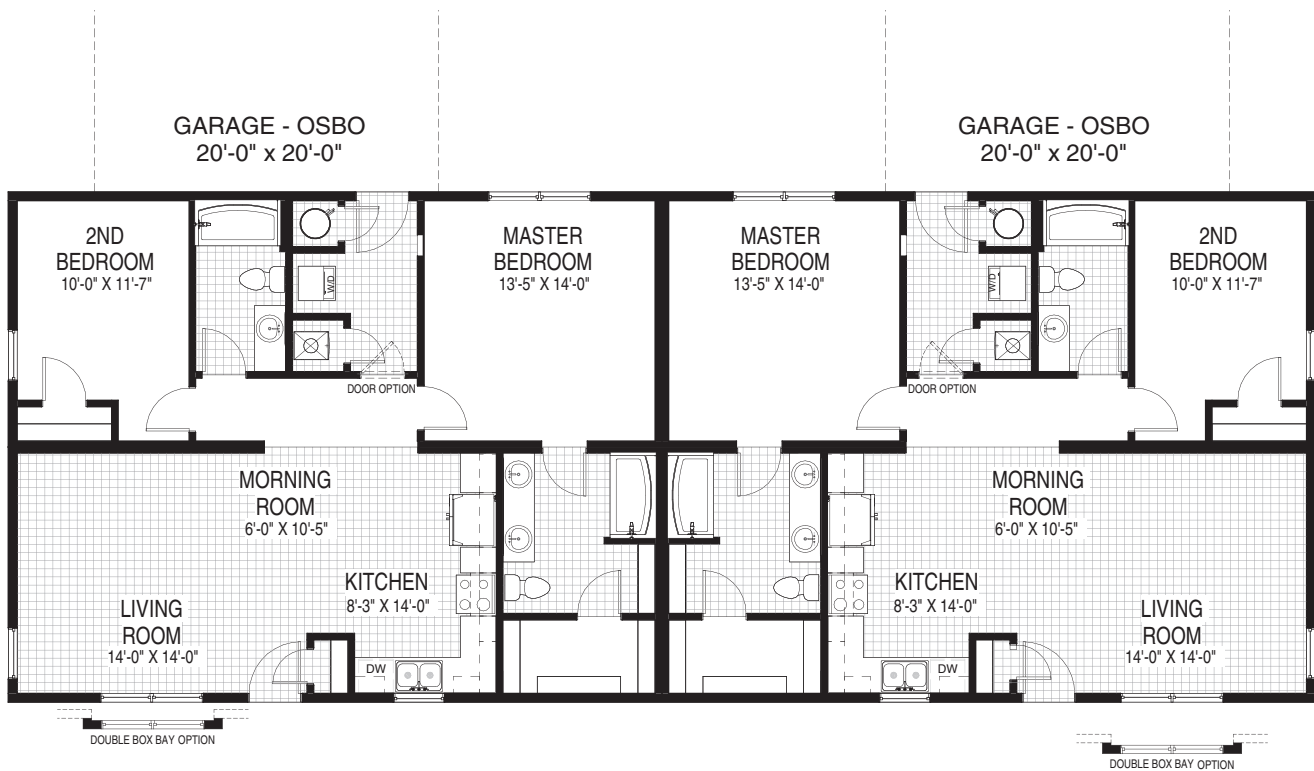


2 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit





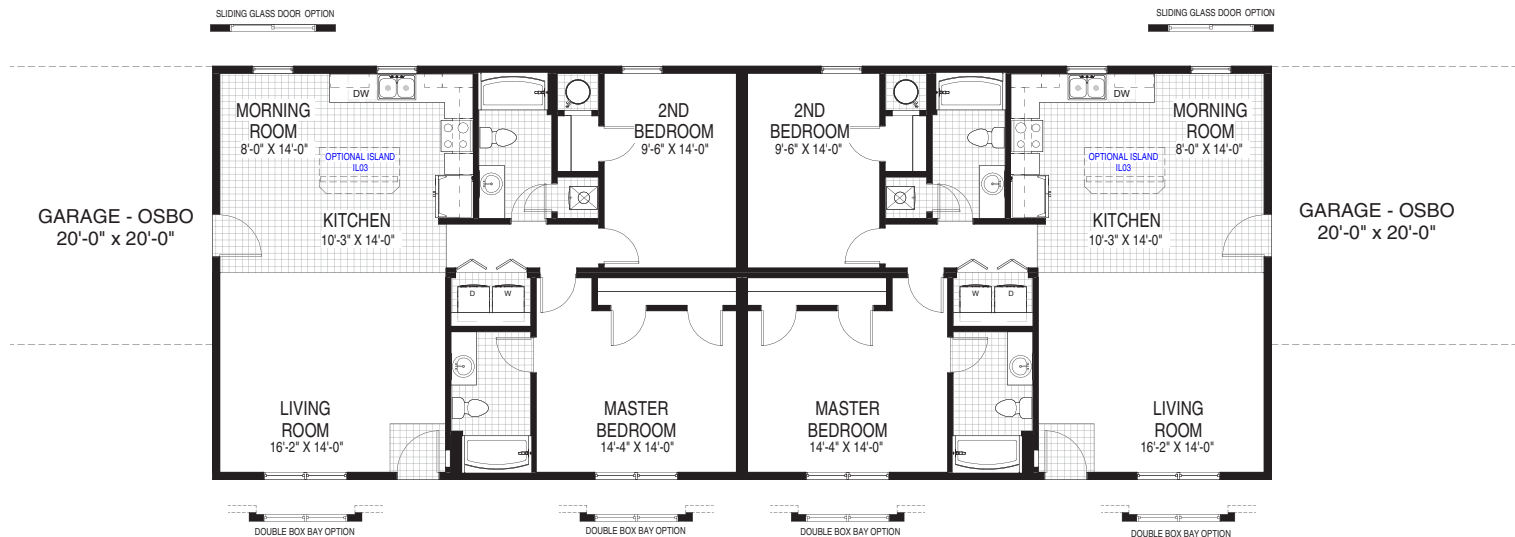
2 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit



# DES MOINES

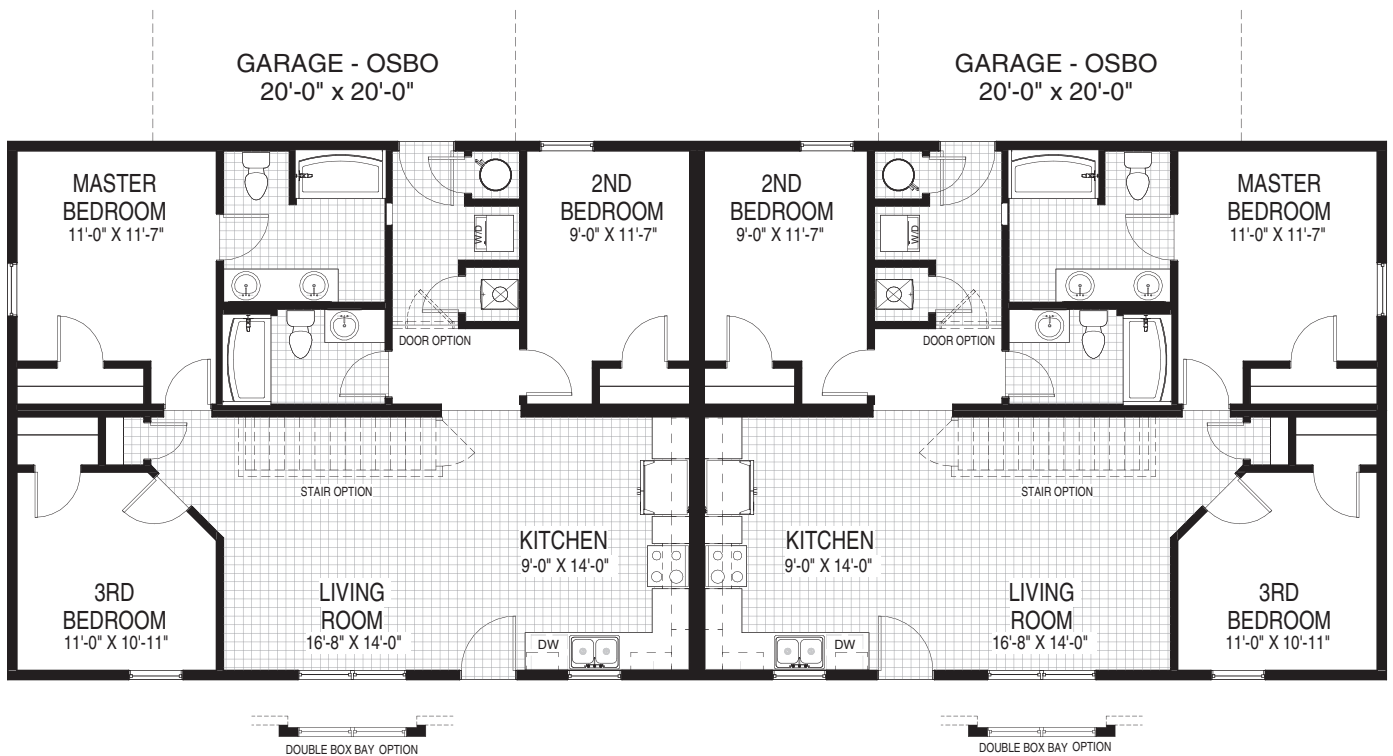


**2 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit**



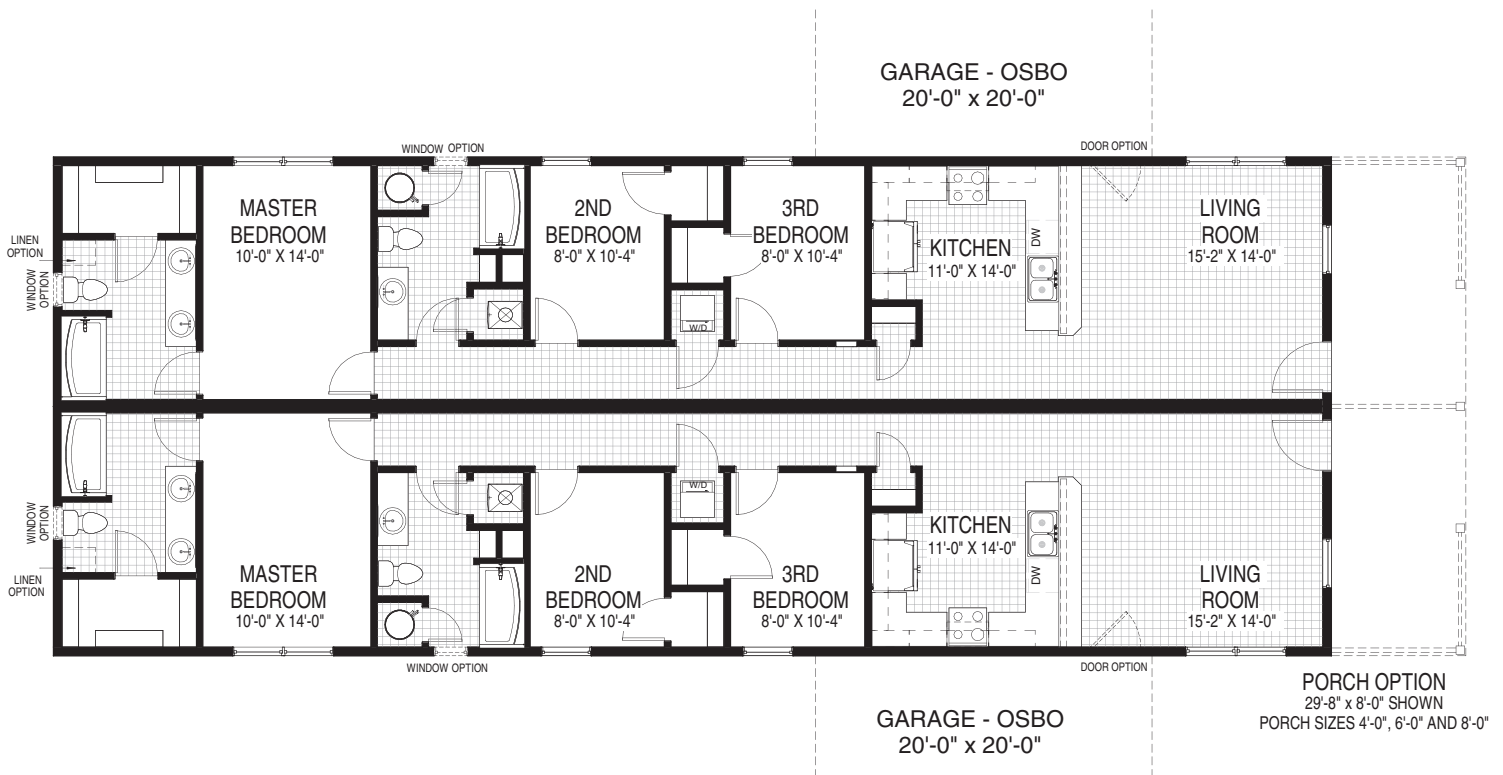


**3 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit**





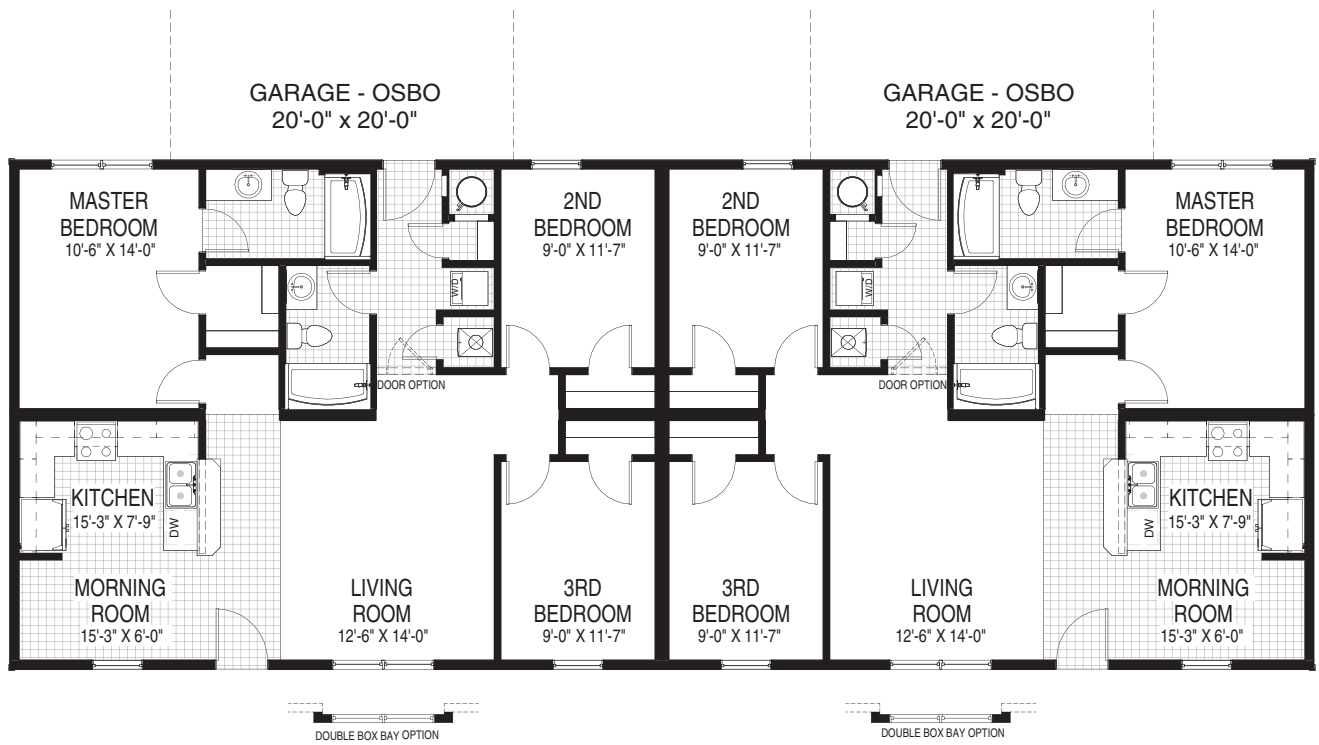
**3 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit**





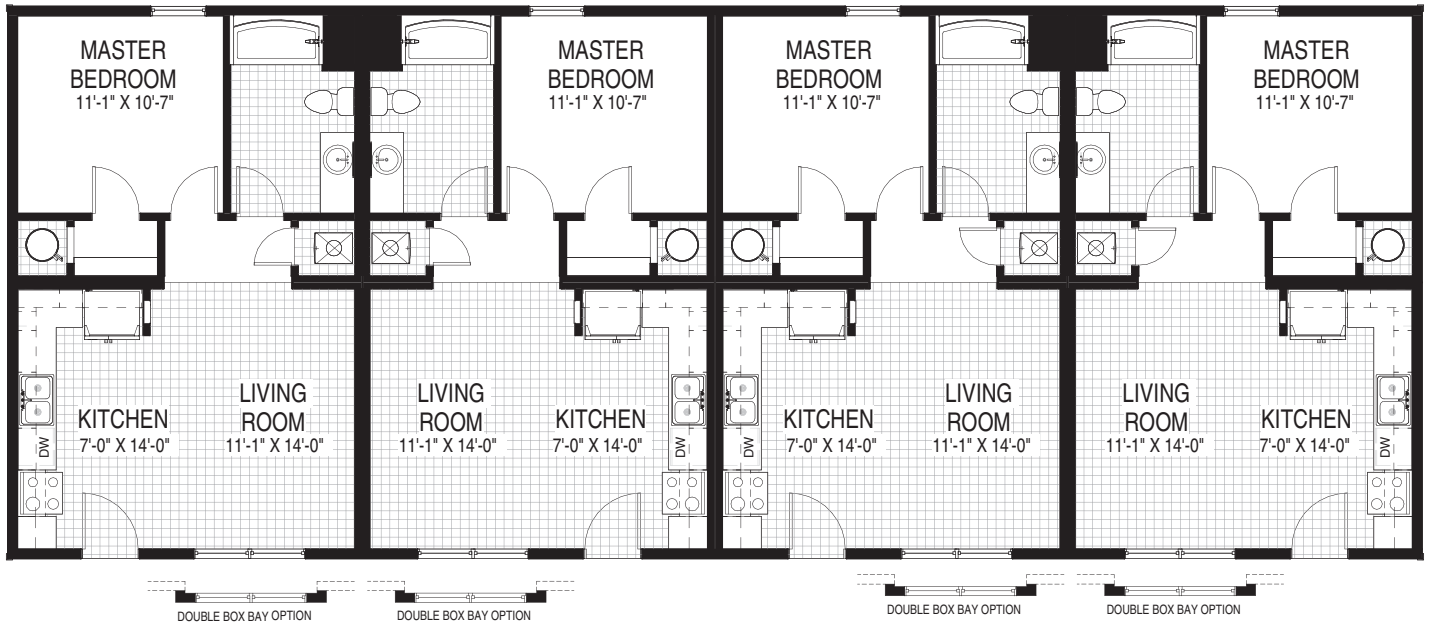


**3 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit**



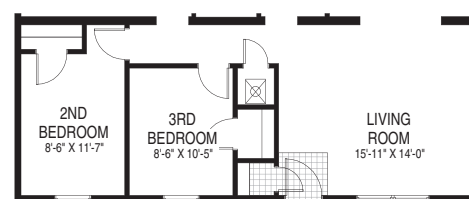
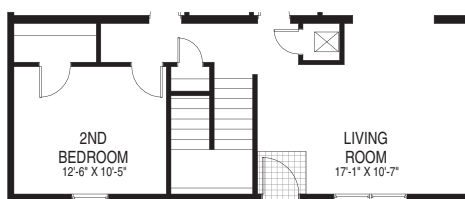
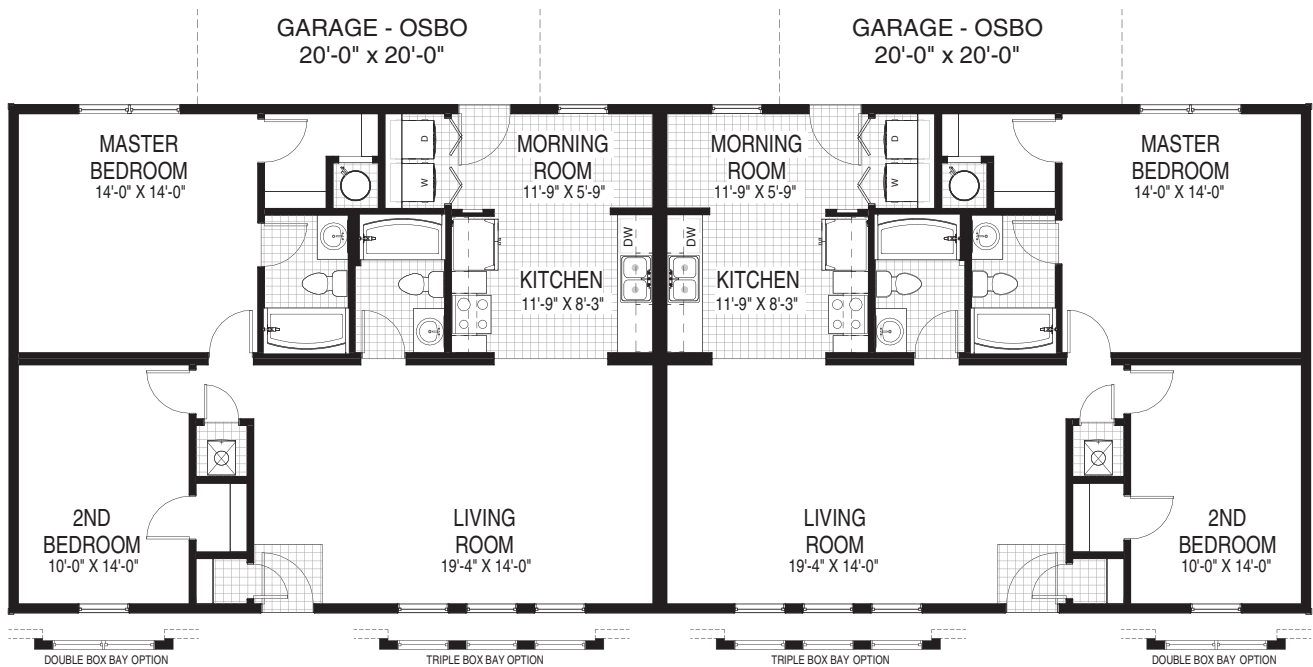


1 Bedroom | 1 Bathroom | 29'8" x 76'0" | 564 SQFT per unit





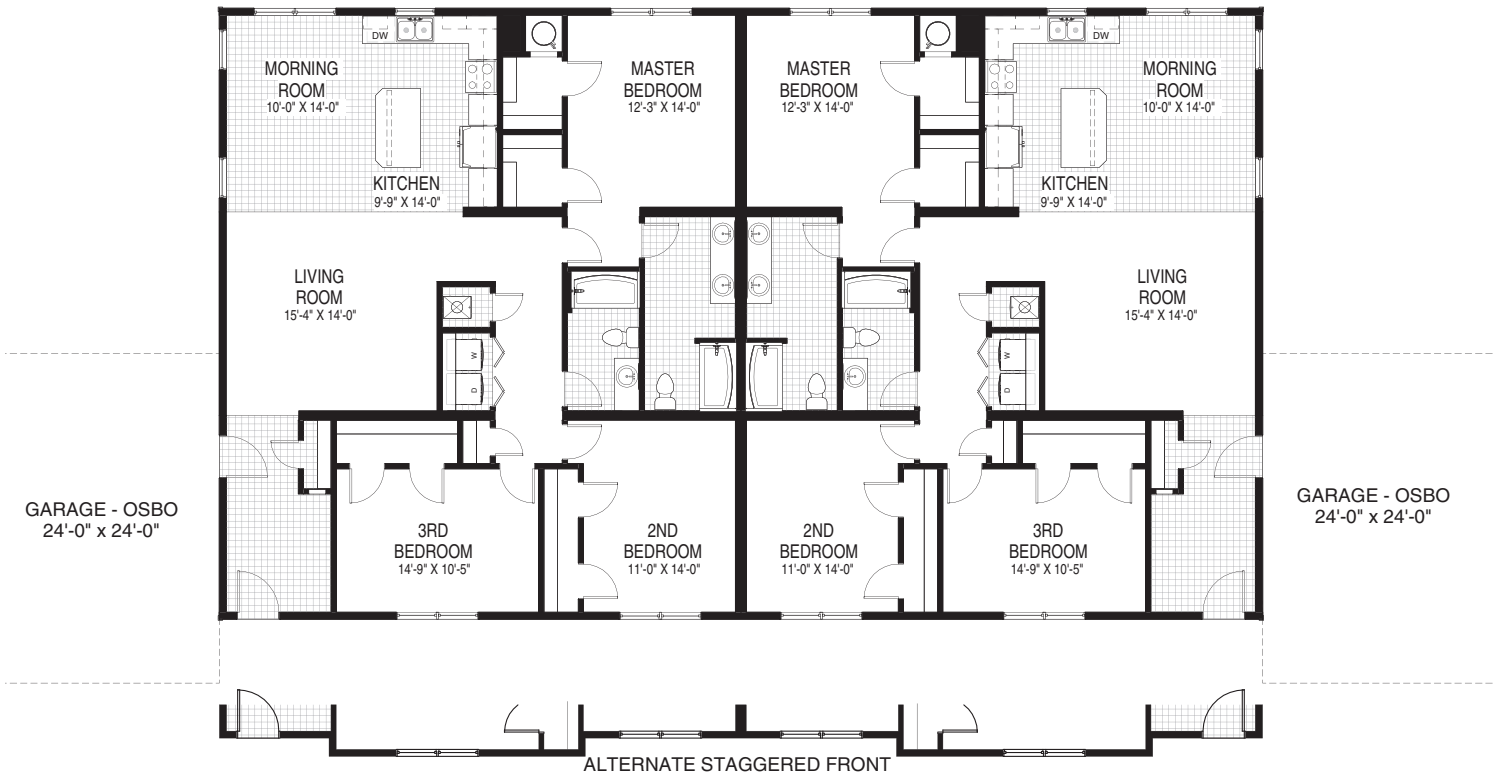
**2 Bedrooms | 2 Bathrooms | 29'8" x 76'0" | 1127 SQFT per unit**



# DALLAS



3 Bedrooms | 2 Bathrooms | 44'6" x 76'0" | 1691 SQFT per unit

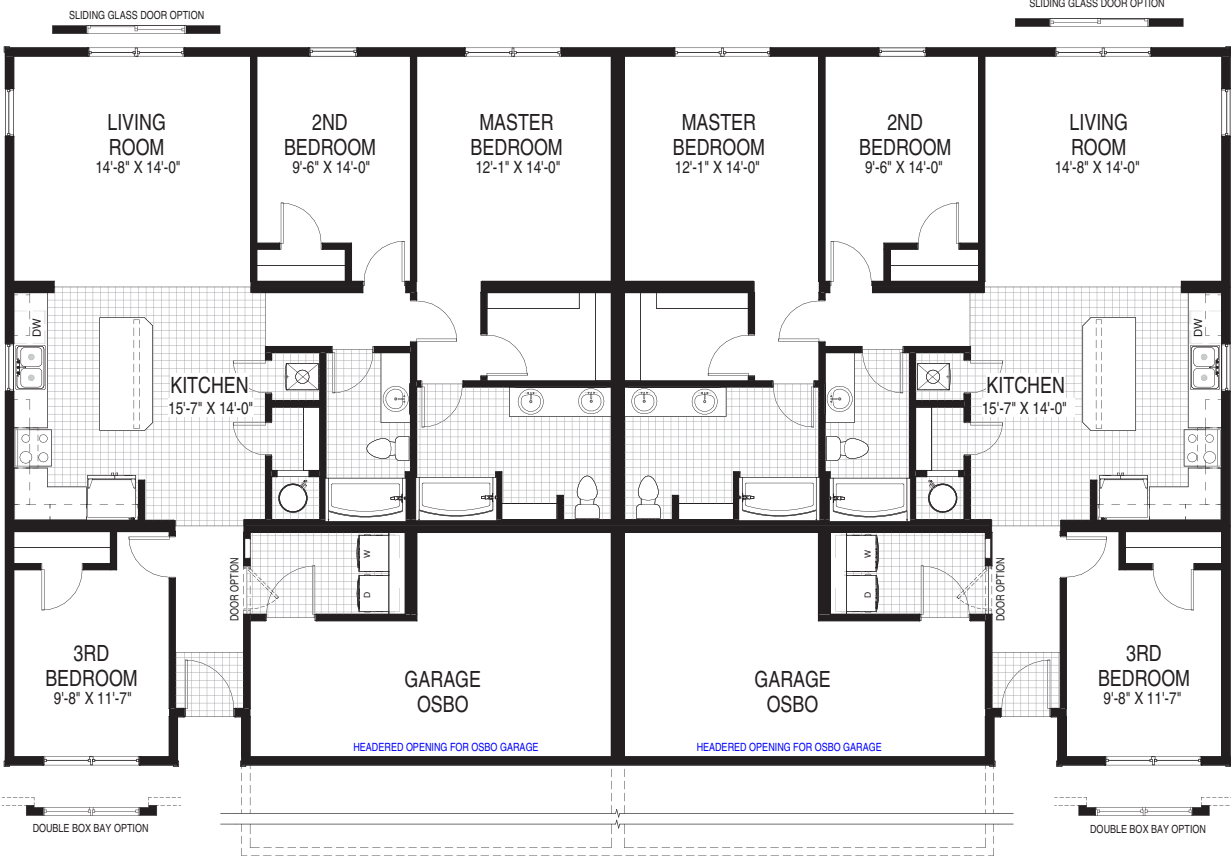


# DAYTONA



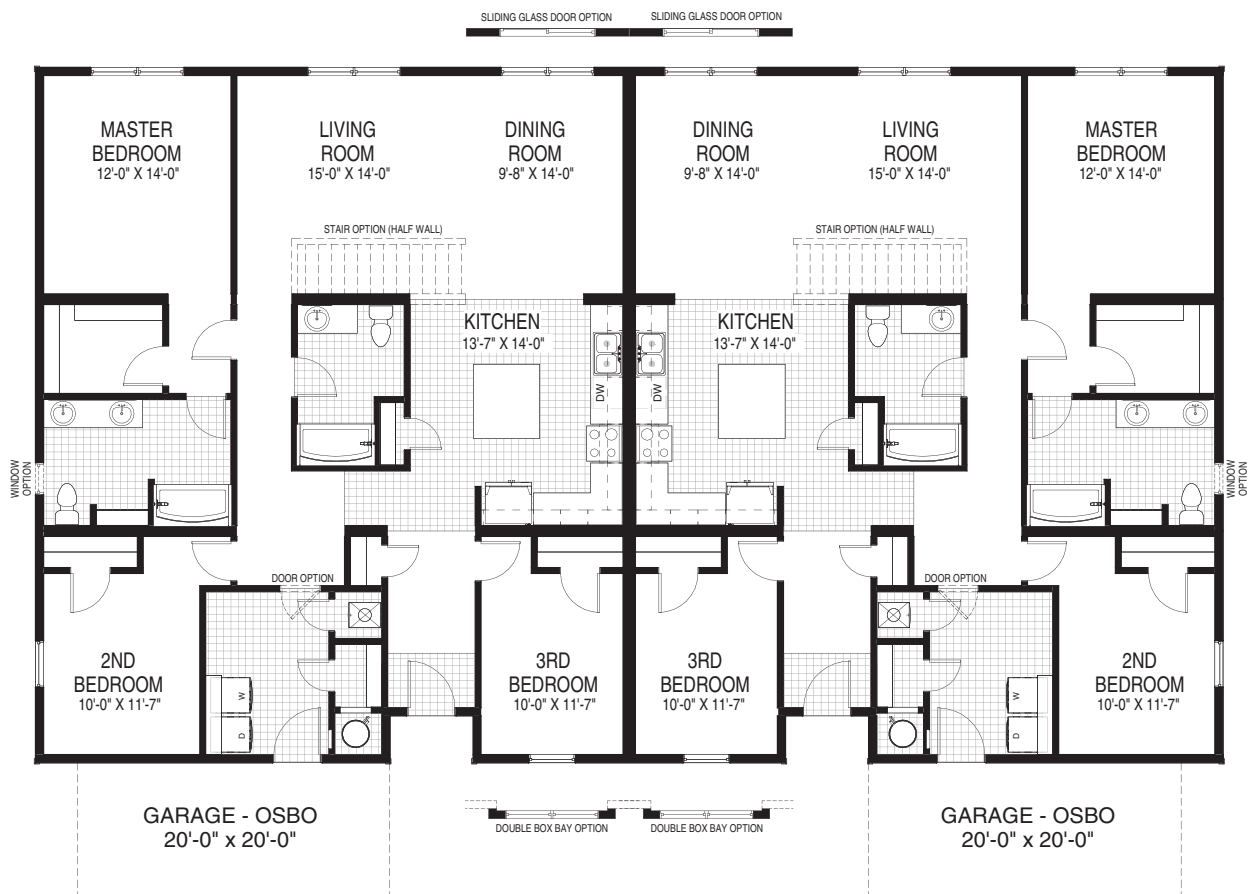
**3 Bedrooms | 2 Bathrooms | 44'6" x 76'0" | 1405 SQFT per unit\***

**\*LIVEABLE SPACE - NOT INCLUDING GARAGE**





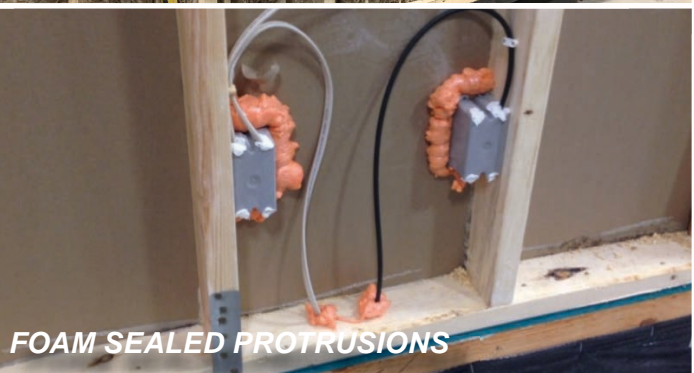
**3 Bedrooms | 2 Bathrooms | 44'6" x 76'0" | 1691 SQFT per unit**



# ENERGY EFFICIENCY



**BATT WALL INSULATION**



**FOAM SEALED PROTRUSIONS**



**GALVANIZED METAL SUPPLY DUCTWORK**

## ENERGY EFFICIENCY FEATURES

### Efficient Vinyl Windows

Ensures energy isn't lost through the windows.

### Blown-in Ceiling Insulation

Allows for better coverage and reduces chances for voids or cold spots.

### Formaldehyde-Free Batt Wall Insulation

Will not settle, which decreases chances of voids or cold spots.

### Foam Sealed Protrusions

Keeps conditioned interior air in, and unconditioned exterior air out.

### Perimeter Floor Insulation

Creates a continuously insulated foundation wall beneath the floor

### Metal Supply Air Ductwork

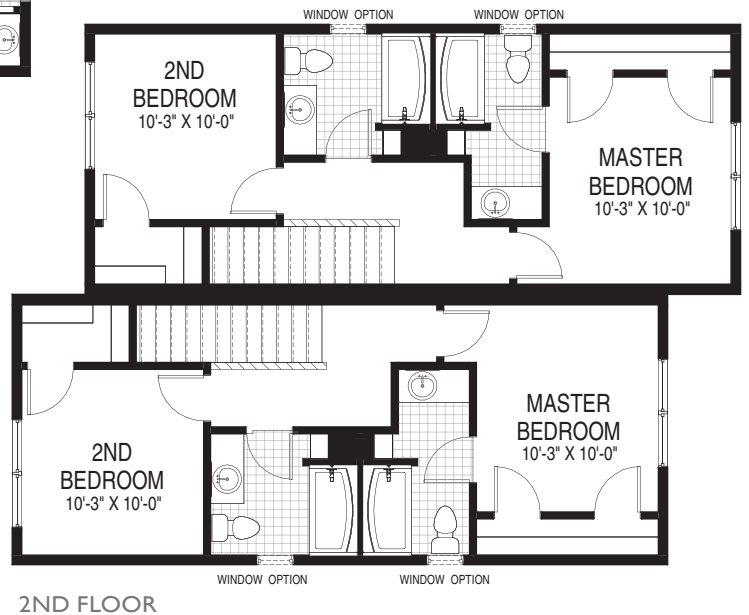
Allows for higher efficiency and lower friction air flow - completely sealed with tape and mastic

**DETAILS** make the **DIFFERENCE**

# AUSTIN



2 Bedrooms | 2.5 Bathrooms | 29'8" x 36'0" | 1068 SQFT per unit

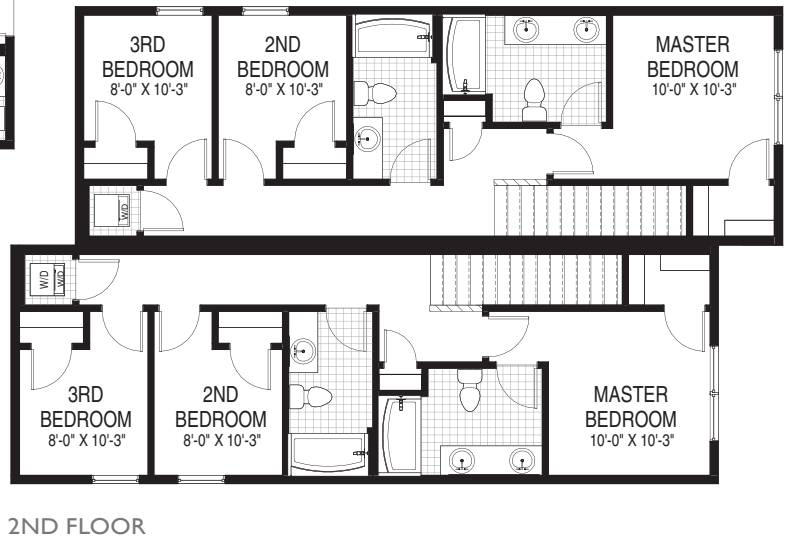
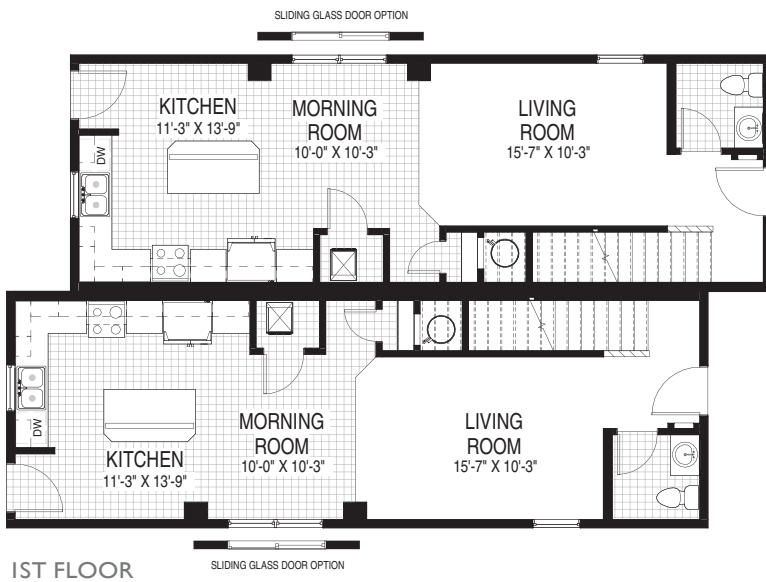




# ARCHER



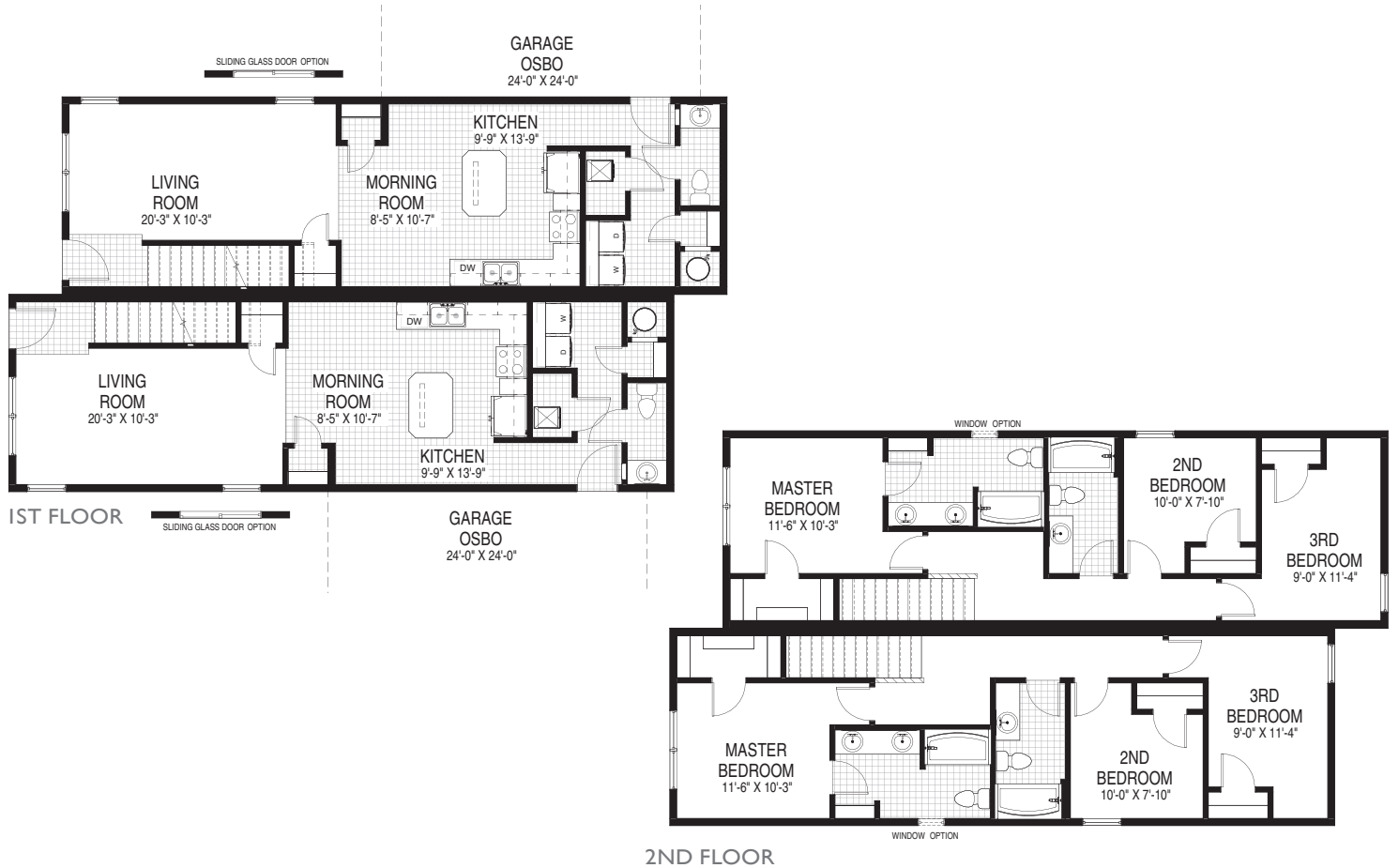
**3 Bedrooms | 2.5 Bathrooms | 29'8" x 44'0" | 1305 SQFT per unit**



# ALMONT

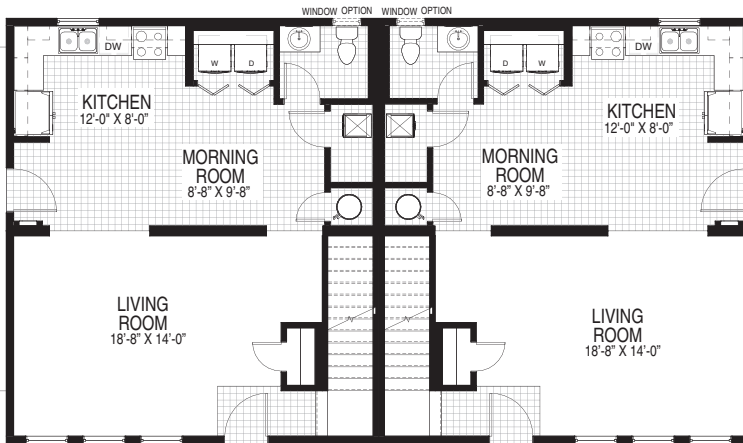


3 Bedrooms | 2.5 Bathrooms | 29'8" x 50'0" | 1483 SQFT per unit





**3 Bedrooms | 2.5 Bathrooms | 29'8" x 52'0" | 1543 SQFT per unit**



1ST FLOOR

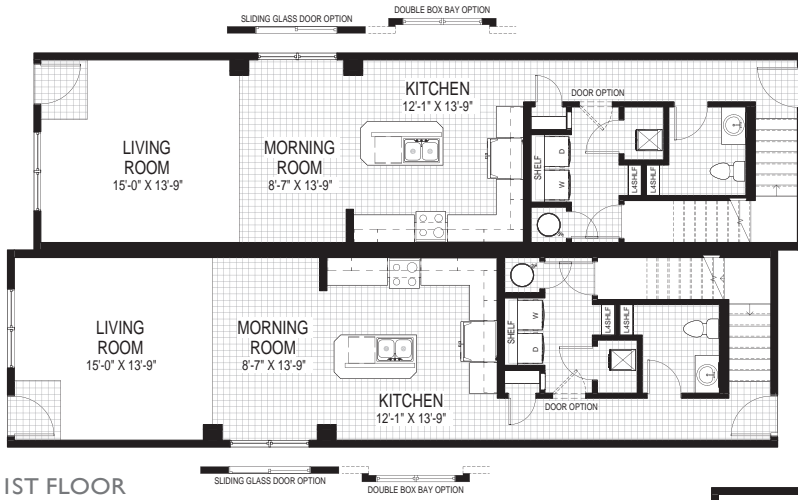


2ND FLOOR

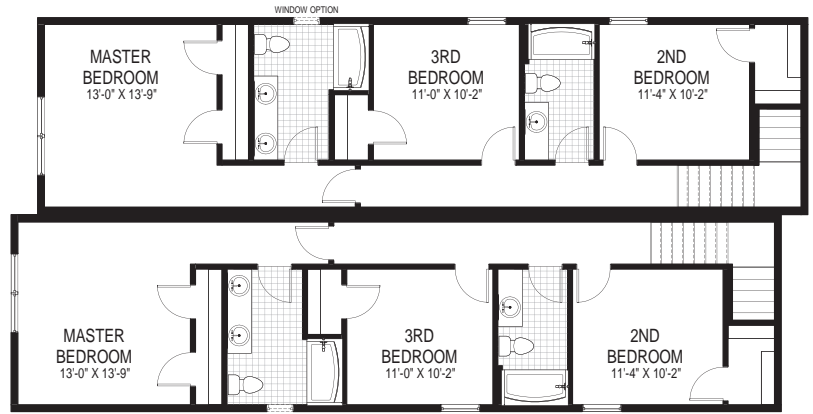
# ASHTON



**3 Bedrooms | 2.5 Bathrooms | 29'8" x 58'0" | 1721 SQFT per unit**



1ST FLOOR

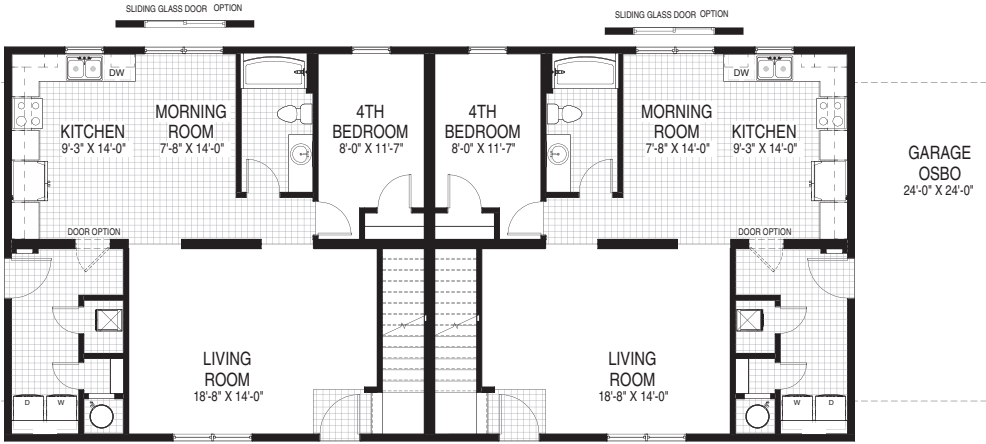


2ND FLOOR

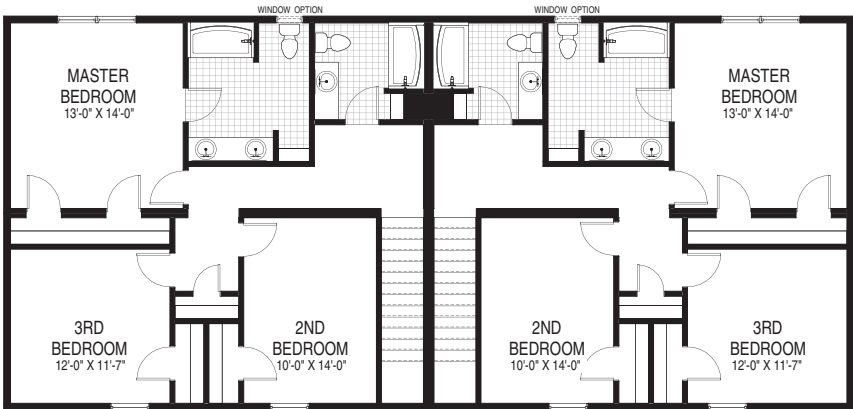
# AMHURST



4 Bedrooms | 3 Bathrooms | 29'8" x 64'0" | 1899 SQFT per unit



1ST FLOOR

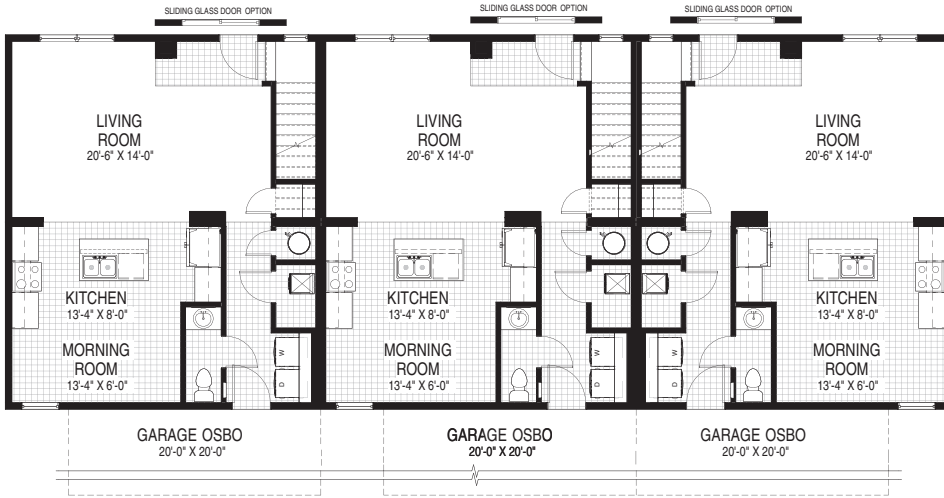


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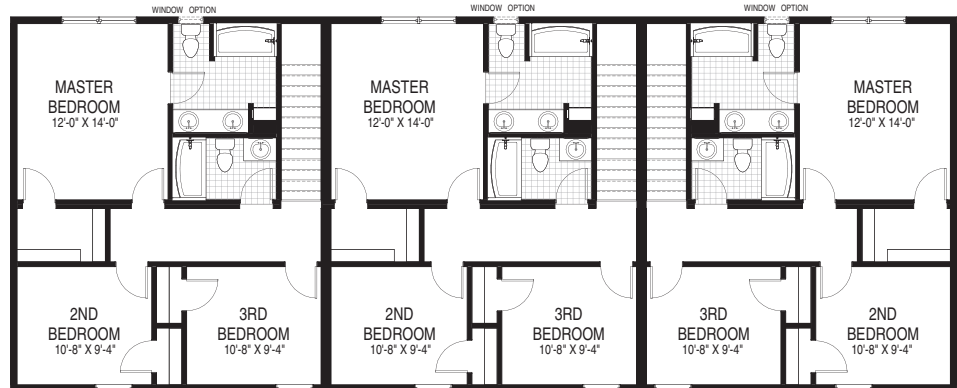
# ABERDEEN



3 Bedrooms | 2.5 Bathrooms | 29'8" x 75'-0 | 1483 SQFT per unit



1ST FLOOR

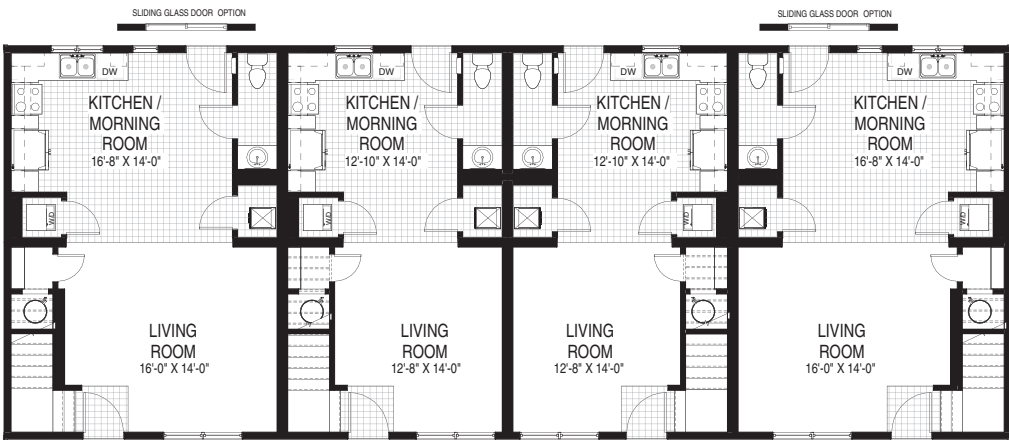


2ND FLOOR

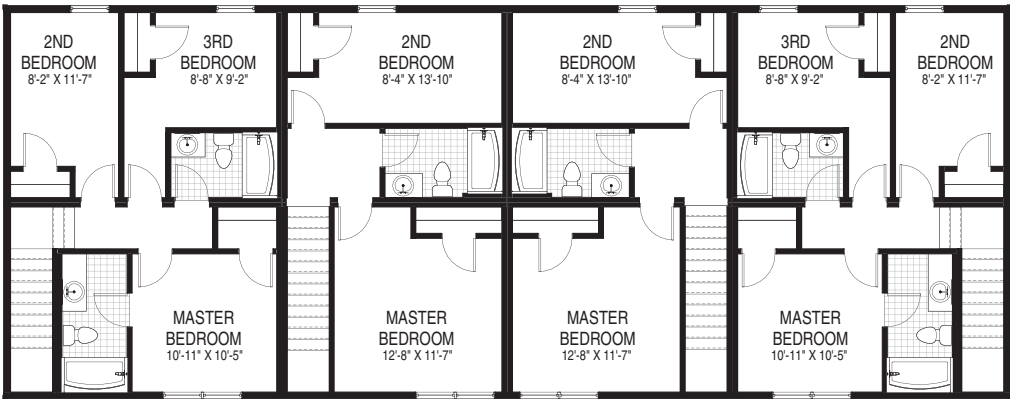
# ALMERIA



**(2) 3 Bed/2.5 Bath (2) 2 Bed/2.5 Bath | 29'8" x 76'0" | 1246/1009 SQFT per unit**



1ST FLOOR



2ND FLOOR

## DURABLE ROOF & CEILING

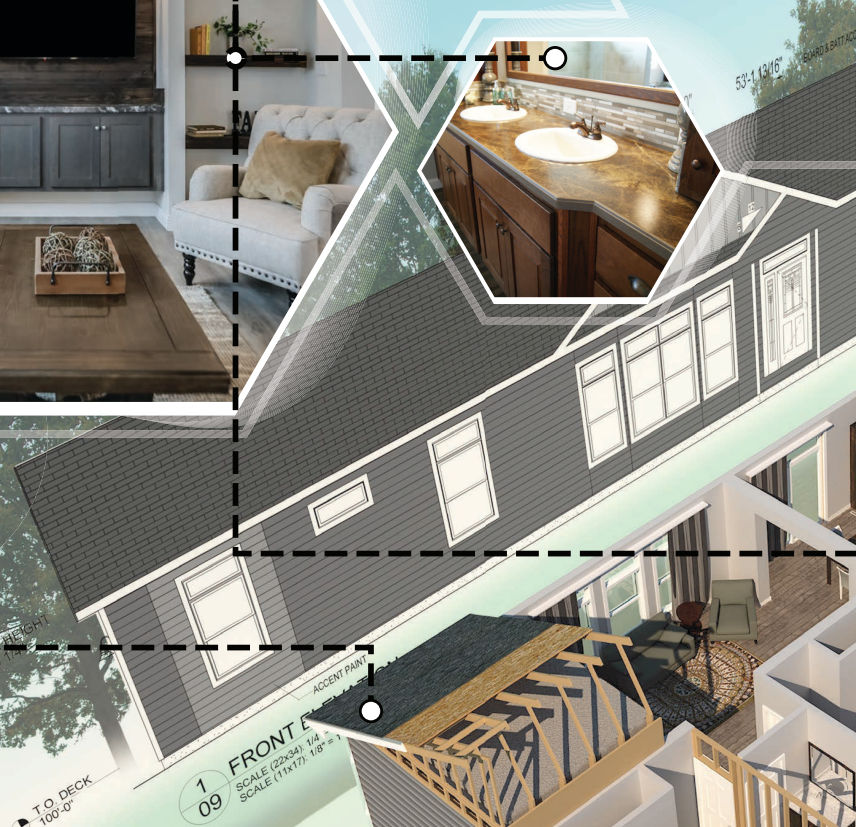
5/8" Drywall Ceilings  
 Engineered Roof Trusses  
 Energy Efficient Blown Insulation  
 Complete Seal of All Protrusions  
 7/12 Attic Storage & 9/12 Cape Roofs



## INTERIOR CHOICES



## GARAGE - READY PLANS



## SIGNATURE CABINETRY

1/2" Side Panel Box Construction, Dadoed, Glued, & Fastened Wood, Dadoed Corner Supports  
 Machine Fabricated Cabinet Components  
 Wood Drawer Box Construction  
 100 lb. Rated, Hidden Metal Drawer Glides  
 Solid Hardwood 3/4" Face Frames and Styles - Pocket Screwed  
 3/4" Wood Shelf Stock  
 Drawer over Door Kitchen Base Cabinet

# CHIEF INDUSTRIES

Trusted. Tested. True.





# DETAILS MAKE THE DIFFERENCE

CUSTOMIZED  
DESIGNS



FLEXIBLE  
EXTERIORS



STURDY  
FLOORS

**STRONG WALLS**

2x6 Exterior Walls, 2x4 Interior Walls  
1/2" Drywall With Screws & Adhesive,  
Formaldehyde Free Batt Insulation,  
Nail-on Electrical Boxes

PointSix Tongue & Groove OSB Decking  
Solid Dimensional Joists - 16" O.C.  
LVL Marriage Line Beam  
Installed HVAC Supply Ducting With  
In-Line HVAC Supply Duct  
Complete Seal Of All Protrusions

# SERIES STANDARDS



## RESIDENTIAL ATTACHED (DUPLEX / TOWNHOME)

### CONSTRUCTION

- \* 3/12 Roof Pitch - 40# Roof Load
- \* R-19 Batt Insulation - Ext. Wall Insulation
- \* R-40 Blown Insulation - Roof/Ceiling
- \* Perimeter Insulation in Floor Cavity
  - \* 8' Sidewalls (w/Flat Ceilings)
- \* Insulated Door/Window Headers
  - \* 2x10 Floor Joist 16" O.C.
- \* 11-7/8" Marriage Line LVL w/ Inline Heat Duct
  - \* T&G OSB Floor Decking
- \* 2x6 Exterior Wall Framing (Double Top Plate) - 16" O.C.
  - \* 7/16" OSB Ext. Wall Sheathing (Typical)
  - \* House Wrap Siding Underlayment
    - \* 4" Dutch Lap Vinyl Siding
    - \* Architectural Shingles
    - \* 12" Overhang

### INTERIOR WALLS/ CEILING

- \* 2x4 Interior Walls
- \* Orange Peel - Interior Drywall Texture
  - \* 1/2" Drywall - Interior Walls
  - \* 5/8" Drywall Ceilings
- \* Primed and Painted Interior Walls and Ceilings
  - \* 2 Panel White Painted Interior Doors
    - \* White Painted Base & Case
    - \* Nickel Interior Door Knobs
  - \* Window Blinds (White) - Throughout

### CABINETS & COUNTERS

- \* Kensington Maple Mocha or Kensington Dusk Cabinets
  - \* Stained Wood Stiles & Face Frames
- \* Crown Molding on Overhead Cabinets
  - \* Laminate Counter Tops/Edge
  - \* Metal Edging on Tile Throughout

### HVAC

- \* Gas Furnace & Duct Work Installed (per unit)
- \* Perimeter Heat System w/Floor Registers (per unit)
  - \* Indirect Return Air (per unit)
- \* Programmable Digital Thermostat (per unit)

### WINDOW / EXTERIOR DOORS

- \* Vinyl - Single Hung White Low-E Windows
- \* 36"x80" 3-Panel Fiberglass - White Front/Rear Doors
  - w/ Nickel Knob & Deadbolt

### ELECTRICAL

- \* 200 Amp Electric Service w/40 spaces (per unit)
- \* Smoke Alarms/CO2 Detection w/Battery Back-up
- \* (2) Weather Resistant Exterior GFIs (Front/Rear) (per unit)
- \* Nickel Trimmed Surface Mount Lights - Throughout
- \* Nail-on Electrical Boxes

### KITCHEN

- \* 6" Tile Backsplash
- \* 18 C.F. Frost Free Double Door Refrigerator-White (per unit)
- \* 30" Freestanding Electric, Self-Clean Range -White (per unit)
- \* 30" Lighted Range Hood w/Recirculating Vent - White (per unit)
  - \* 3 Cycle Dishwasher - White (per unit)
- \* Double Bowl Stainless Steel Top-Mount Sink (per unit)
  - \* Dual Lever Faucet w/Spray - Nickel (per unit)
- \* Glue-Down Resilient Vinyl Tile Flooring (per unit)
- \* (1) Light over Sink, (1) Light centered in Kitchen (per unit)
  - \* Pendant Light - Morning Room (per unit)

### BATHROOM

- \* 6" Tile Backsplash
- \* Bathroom 2-Bulb Vanity Light
  - \* Low Flow Stools - White
- \* White China Lavs - Dual Lever Nickel Faucets
  - \* 1-Piece Fiberglass (White ) Tub/Shower (Master & Main Baths)
- \* Fan/Light Combination (Separate Switch) in Ceiling
  - \* Glue-Down Resilient Vinyl Tile Flooring
  - \* Designer Mirror Trim

### UTILITY

- \* Laundry Overhead Shelf (per unit)
- \* 40 Gallon Electric Water Heater (per unit)
  - \* 1 - Exterior Hydrant (Rear) (per unit)
- \* Glue-Down Resilient Vinyl Tile Flooring

### OTHER ROOM FLOORING

- \* Level 1 Shaw Carpet w/6# Rebond Carpet Pad
  - \* Glue-Down Resilient Vinyl Tile Flooring

\*CODE REQUIRED FIRE SEPARATION AND DETAILS MAY VARY FOR EACH PROJECT, LOCATION, THE LOCATIONS SPECIFIC REQUIREMENTS, AS WELL AS END USAGE OF THE PROPERTY. THESE STANDARDS MUST BE VERIFIED BY THE JURISDICTION PRIOR TO BUILDING ANY PROJECT. RESIDENTIAL ATTACHED PLANS ARE DESIGNED FOR 2-HOUR FIRE SEPARATION BETWEEN UNITS.





OUR FAMILY OF BUSINESSES



*Trusted. Tested. True.*

CORPORATE OFFICES  
**CHIEF INDUSTRIES, INC.**  
Grand Island, NE

DIVISIONS

BONNAVILLA

Aurora, NE

EAGLE CREST HOMES

Grand Island, NE

CHIEF AGRI

Kearney, NE

\*Environmental Products - Grand Island, NE

CHIEF BUILDINGS

Grand Island, NE

Lincoln, NE

Rensselaer, IN

Ft. Dodge, IA

\*Arrowhead Steel - Grand Island, NE

CHIEF FABRICATION

Grand Island, NE

\*Pivot Walker - Grand Island, NE

\*Powder Coat Facility - Grand Island, NE

CHIEF CONSTRUCTION

Grand Island, NE

\*Chief Development- Grand Island, NE - Lincoln, NE

\*Heartland Electric- Grand Island, NE

SUBSIDIARIES

**CHIEF CARRIERS, INC**

Grand Island, NE

Rensselaer, IN

**CHIEF ETHANOL FUELS, INC.**

Hastings, NE

Lexington, NE

**PHENIX-ROUSIES INDUSTRIES,**

**S.A.**

Rousies, France

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BACKED BY THE STRENGTH & STABILITY OF



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DETAILS  
make the DIFFERENCE



A DIVISION OF CHIEF INDUSTRIES, INC.

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10.01.20