

WI 222

3330 MADISON GRACE WAY

FRANKLIN, OH 45005

2 Story Basement

Vent Floor Drain

2 hose bibs - valves required

AA valve on kitchen sink

ice maker

1 tub

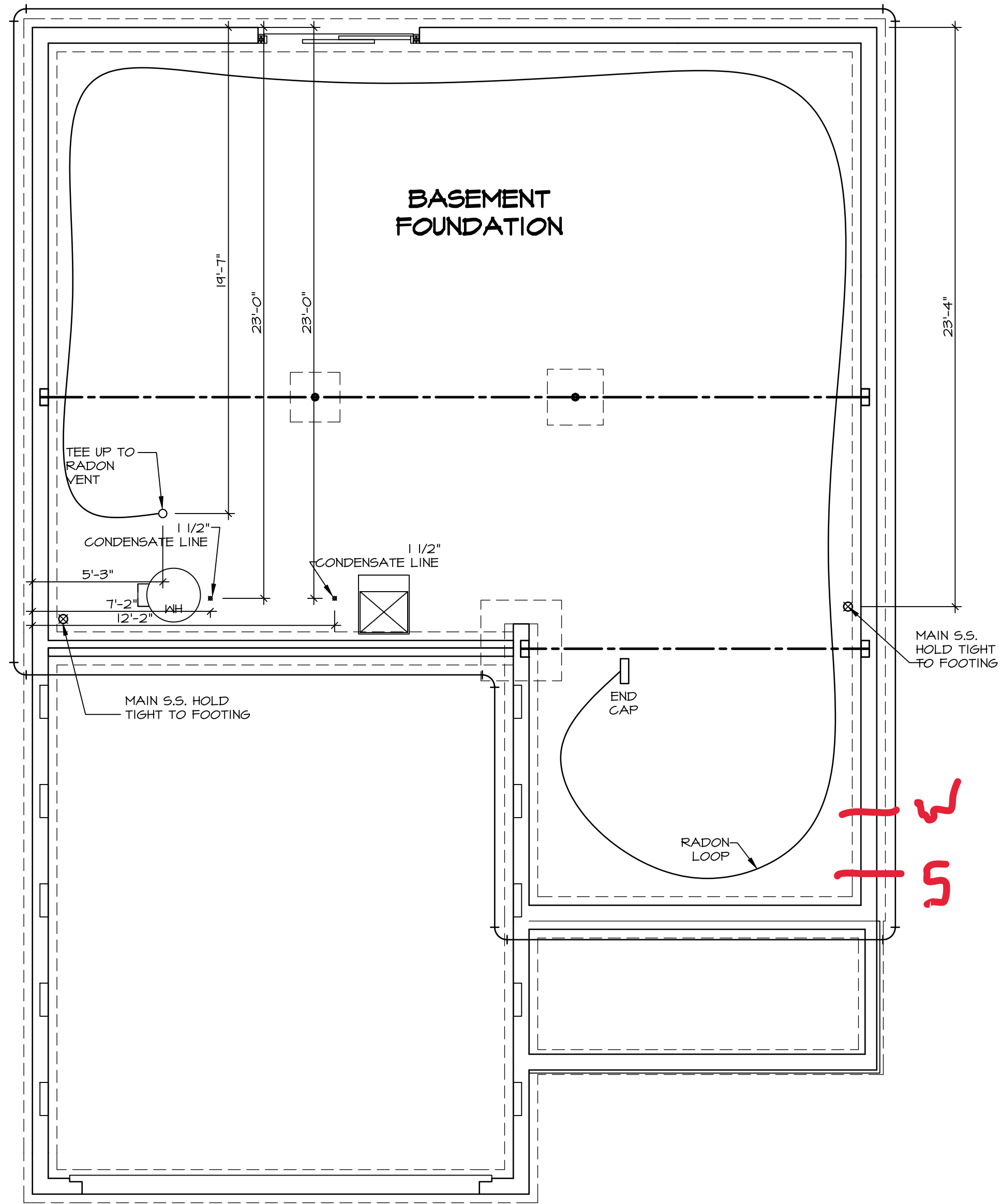
1 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace

**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
- STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION



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

SHEET NO. <b>A-5</b>	MODEL <b>BALLENGER</b>	SET NO. BL600	VERSION 01	RELEASE NO. ----
		DRAWN BY	DATE:	OPTION
OPTION DESCRIPTION		10		
DIV-COMM-LOT-UNIT <b>DCY-WI-0222</b> COMM-LOT WILSON FARMS - 0222 STREET ADDRESS 9390 MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005				
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		NVR, Inc., Suite 100 5285 Westpark Drive Frederick, MD 21703		
C:\NVR\Spines\BALLENGER_B1600_01\DCY-WI-0222\2840727\Sheets\Lot_Specific\A-5_PLMG_IS.dwg 05/17/23 - 5:08 am				

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

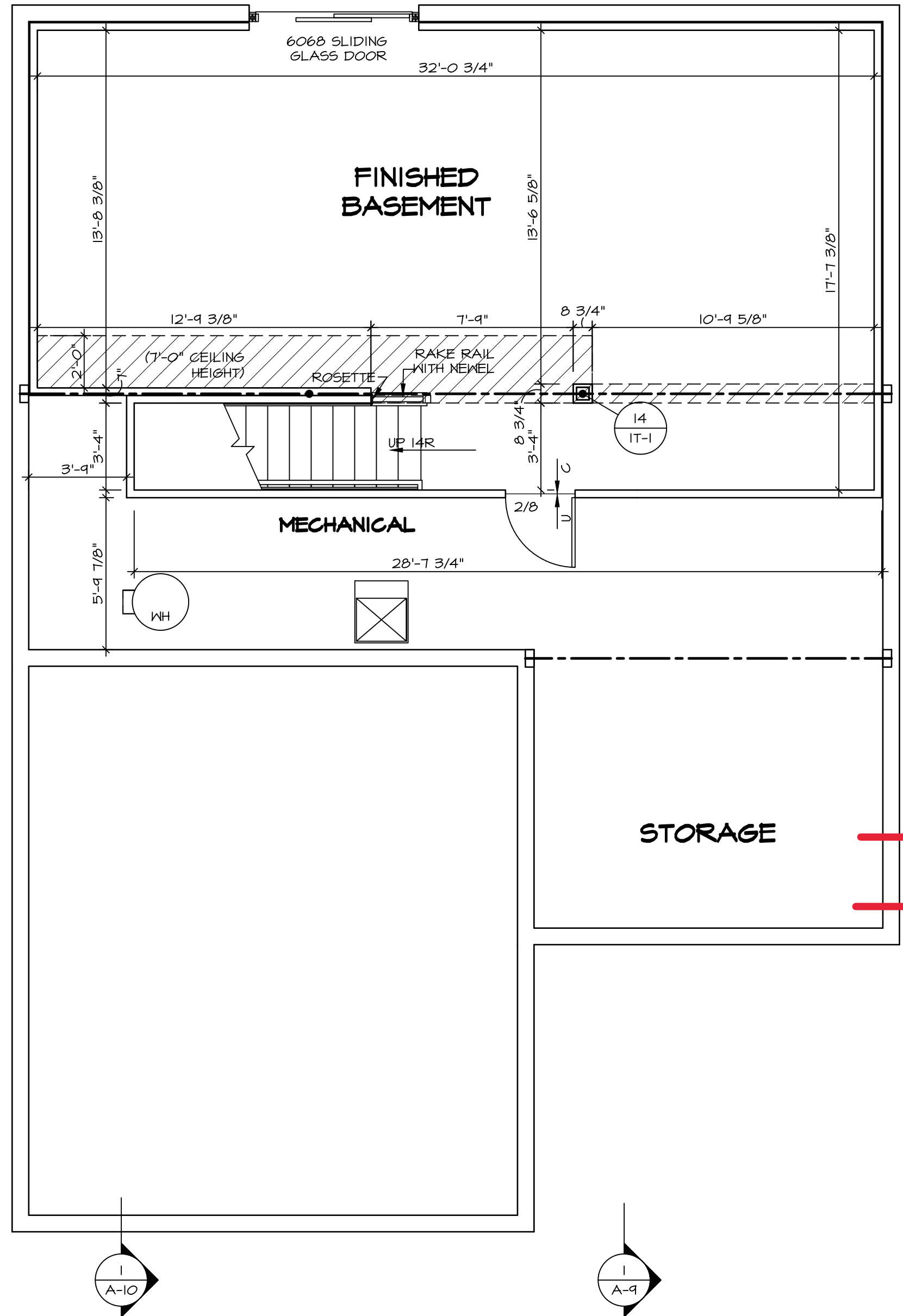
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 7'-0" 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.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**GYPSUM NOTES**

AT GARAGE:  
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-100 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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



W  
S

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

SHEET NO. <b>A-6</b>	MODEL <b>BALLENGER</b>	SET NO. BL600	VERSION 01	RELEASE NO. ----
		DRAWN BY	DATE:	OPTION
DRAWING TITLE BASEMENT FLOOR PLAN		OPTION DESCRIPTION		
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DIV-COMM-LOT-UNIT <b>DCY-WI-0222</b>		COM-LOT MILSON FARMS - 0222	APT. NO. 9390 MADISON GRACE WAY	STATE OH
STREET ADDRESS 9390 MADISON GRACE WAY		CITY FRANKLIN	ZIP 45005	
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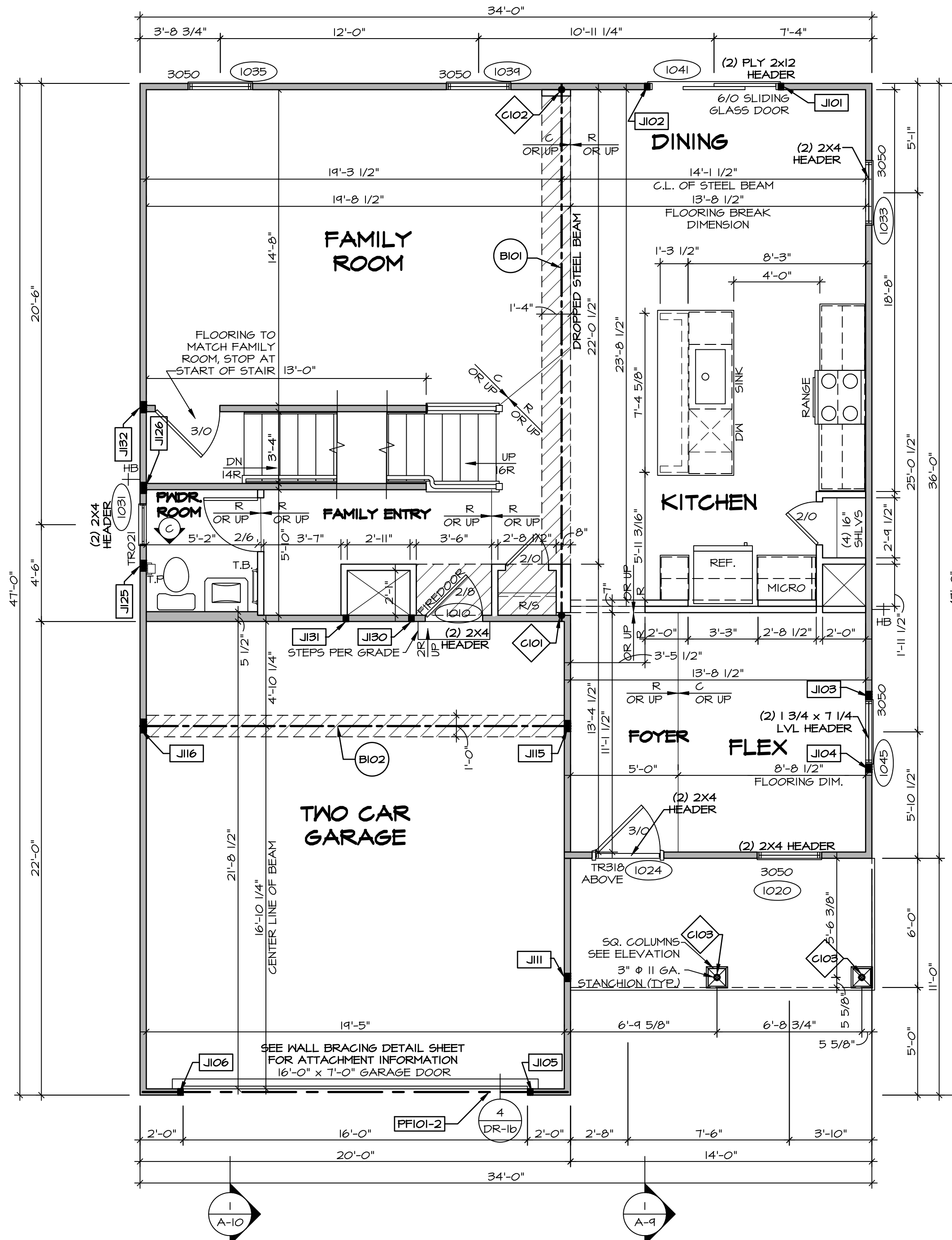
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE		1041	
J102	JACK - (2) 2X4 SFF STUD GRADE		1041	
J103	JACK - (3) 2X4 SFF STUD GRADE		1045	
J104	JACK - (3) 2X4 SFF STUD GRADE		1045	
J105	JACK - (2) 2X4 SFF STUD GRADE		1028	
J106	JACK - (2) 2X4 SFF STUD GRADE		1028	
J111	JACK - (3) 2X4 SFF STUD GRADE	ELK	1028	
J115	JACK - (4) 2X4 SFF STUD GRADE	ELA, ELK	1012	
J116	JACK - (5) 2X4 SFF STUD GRADE	ELA, ELK, GCB	1012	
J125	JACK - (4) 2X4 SFF STUD GRADE		1006	
J126	JACK - (4) 2X4 SFF STUD GRADE		1006	
J130	JACK - (2) 2X4 SFF STUD GRADE			
J131	JACK - (2) 2X4 SFF STUD GRADE			
J132	JACK - (4) 2X4 SFF STUD GRADE		1006	

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C102	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C103	STANCHION PORCH - 3 IN DIA ADJ.	9'-4 7/8"		1026	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X35	24'-11"		1008	
B102	BEAM STEEL - W10X26	20'-0"	ELA, ELK, SXC	1012	
PF101-2	EXT HEADER - 2X12 - 2 PLY	19'-9"	GCB	1028	2-PLY, PORTAL FRAME

**LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 5.A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 7.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



**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**
- 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 7'-0 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.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- 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-0222**  
COM-LOT  
MILSON FARMS - 0222  
STREET ADDRESS  
9390 MADISON GRACE WAY  
CITY STATE ZIP  
FRANKLIN OH 45005

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5085 Westwick, Suite 100  
Frederick, MD 21703

SET NO. B1600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

USER: **BALLENGER**  
DRAWING TITLE  
FIRST FLOOR PLAN

SHEET NO. **A-7**

OPTION DESCRIPTION

12

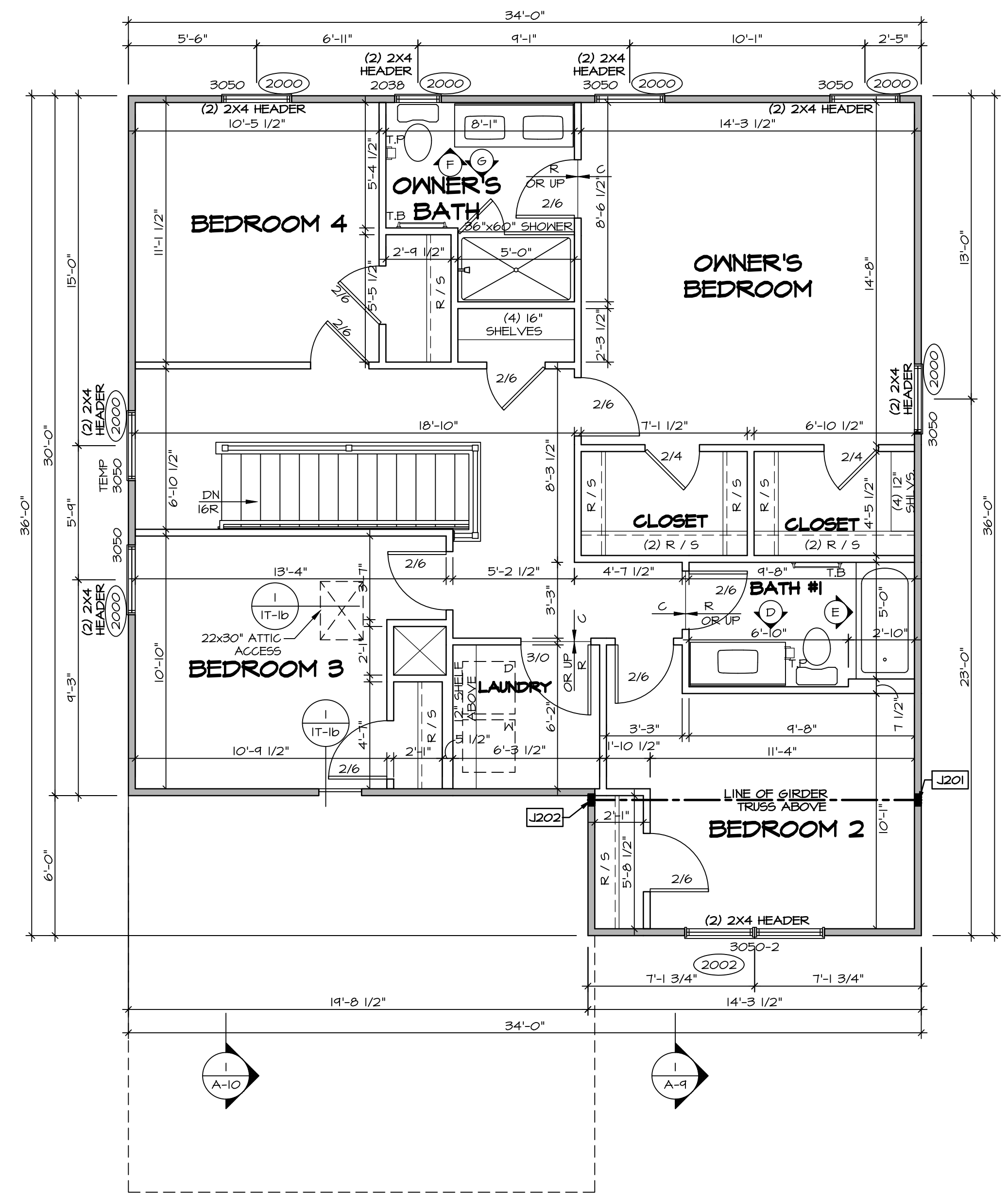
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. N.M.	REMARKS
J201	JACK - (4) 2X4 SFF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SFF STUD GRADE	ELA, ELK	2004	

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

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



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

DIV-COMM-LOT-UNIT  
**DCY-WI-0222**  
COM-LOT  
MILSON FARMS - 0222  
STREET ADDRESS  
9390 MADISON GRACE WAY  
CITY STATE ZIP  
FRANKLIN OH 45005

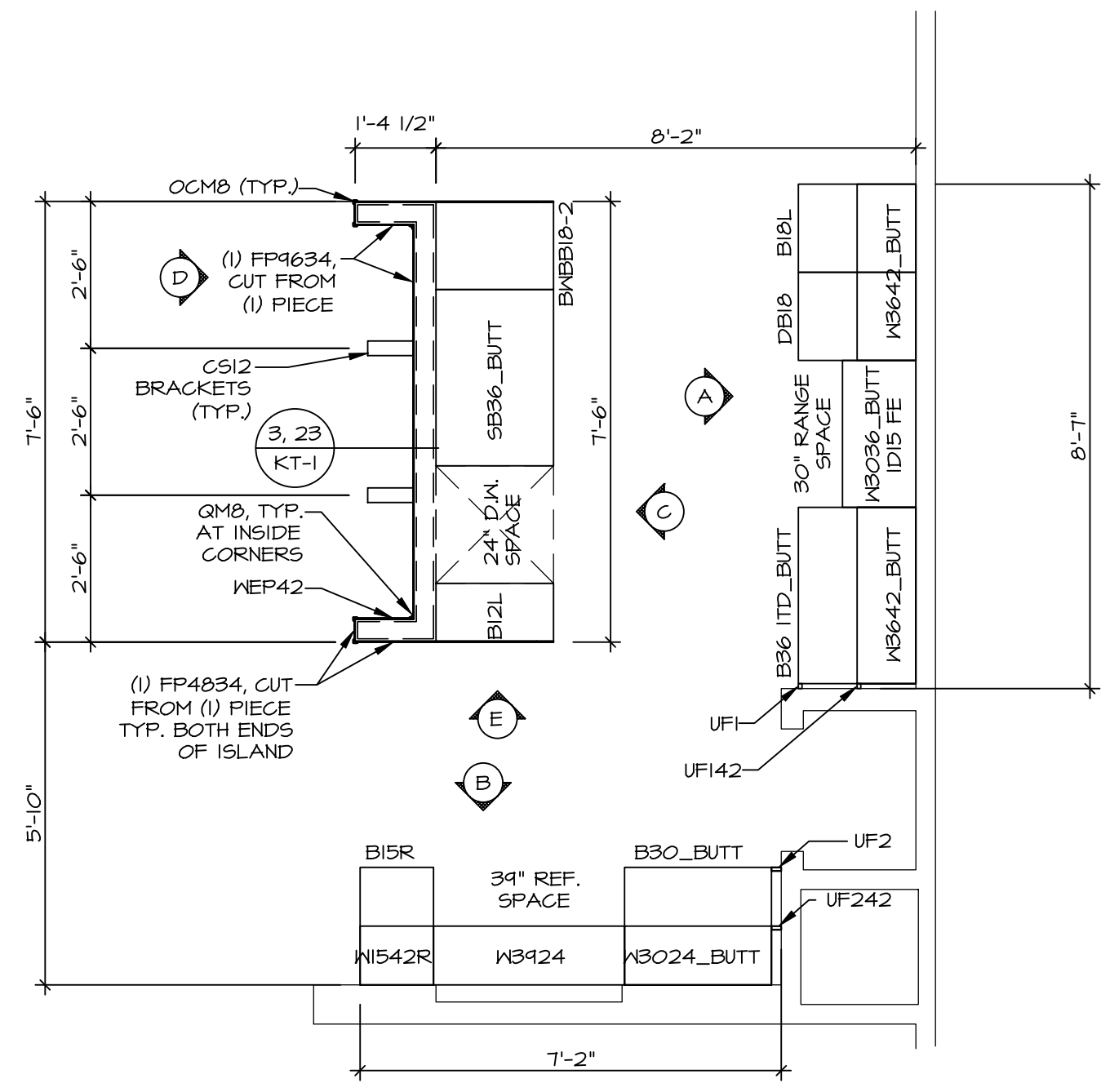
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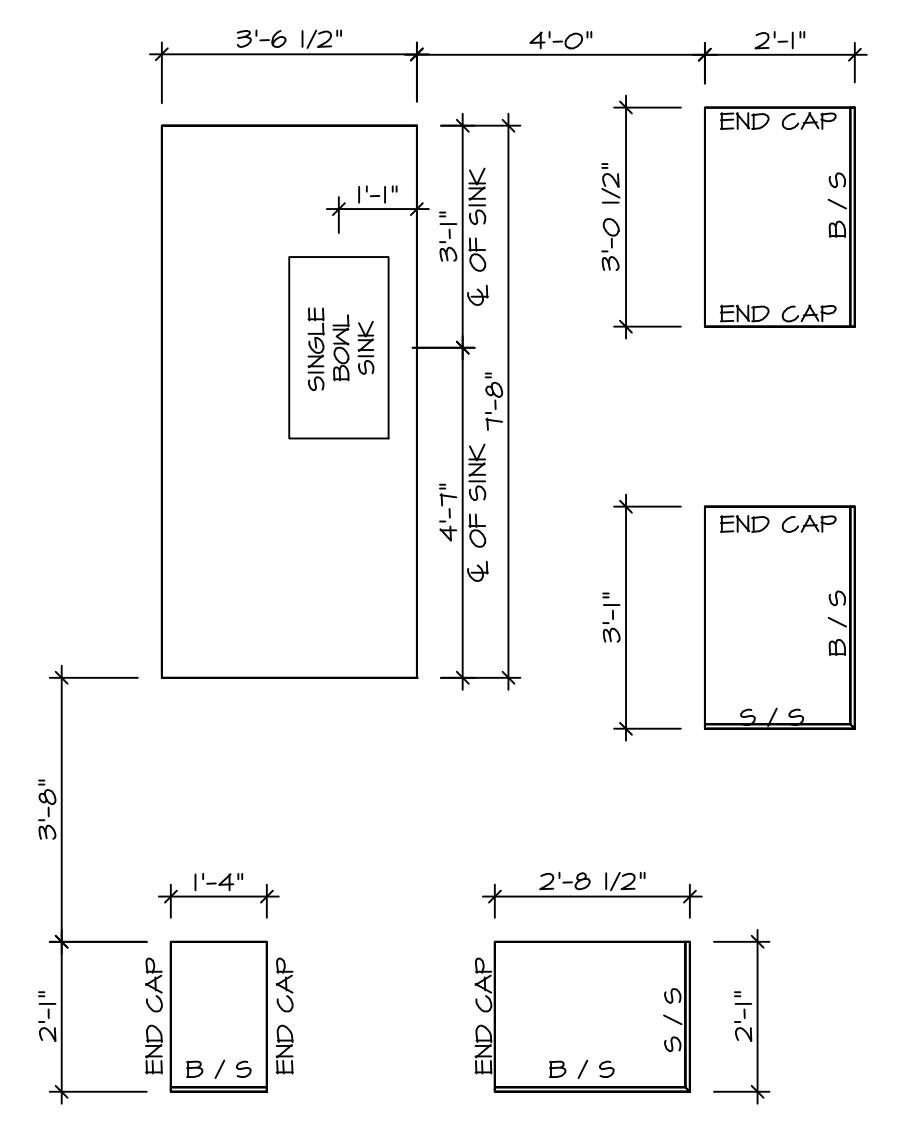
SET NO. BL600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

USER:  
**BALLENGER**  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO.  
**A-8**  
13

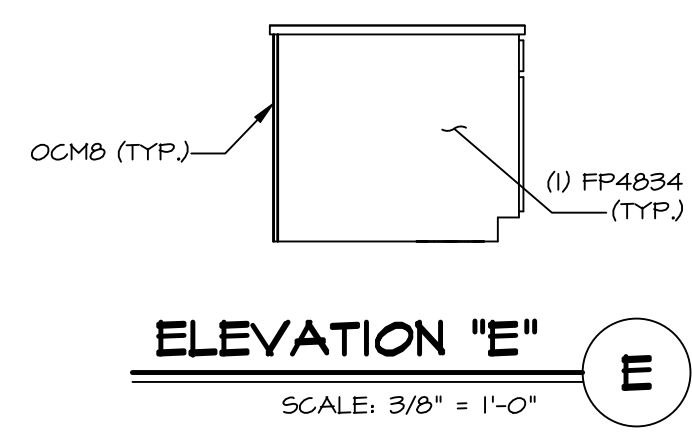


**KITCHEN CABINET PLAN KC - 3491(TC)**  
 KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) \*KAI\* SCALE: 3/8" = 1'-0" A-12

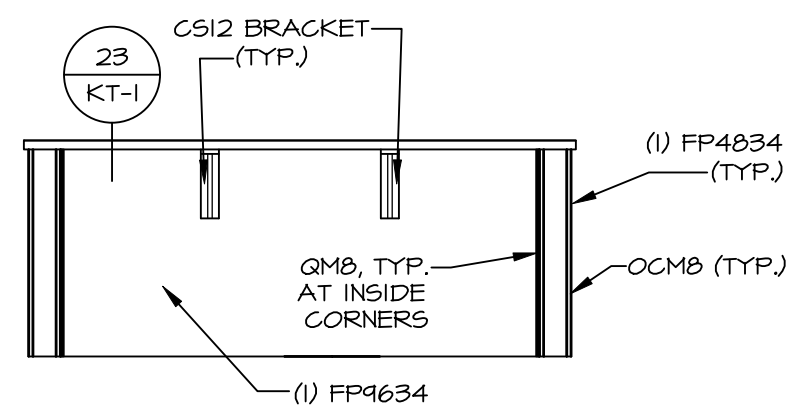


**KITCHEN COUNTERTOP PLAN KC - 3491(TC)**  
 KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) \*KAI\* SCALE: 3/8" = 1'-0" A-12

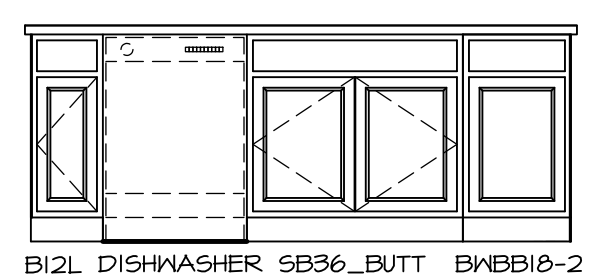
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, 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 MOLDING.
  - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



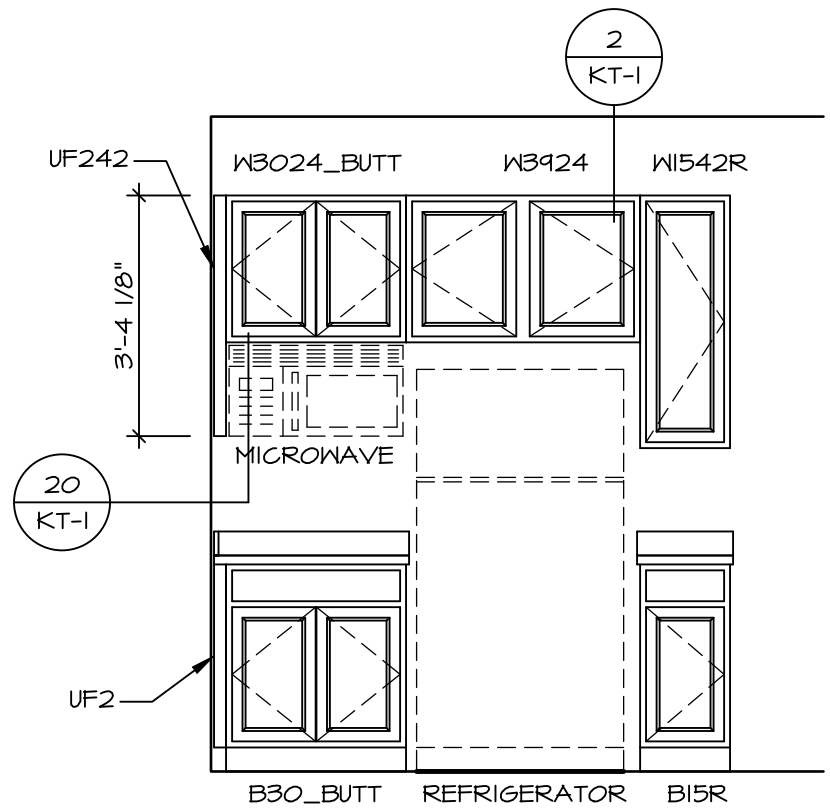
**ELEVATION "E"**  
 SCALE: 3/8" = 1'-0" E



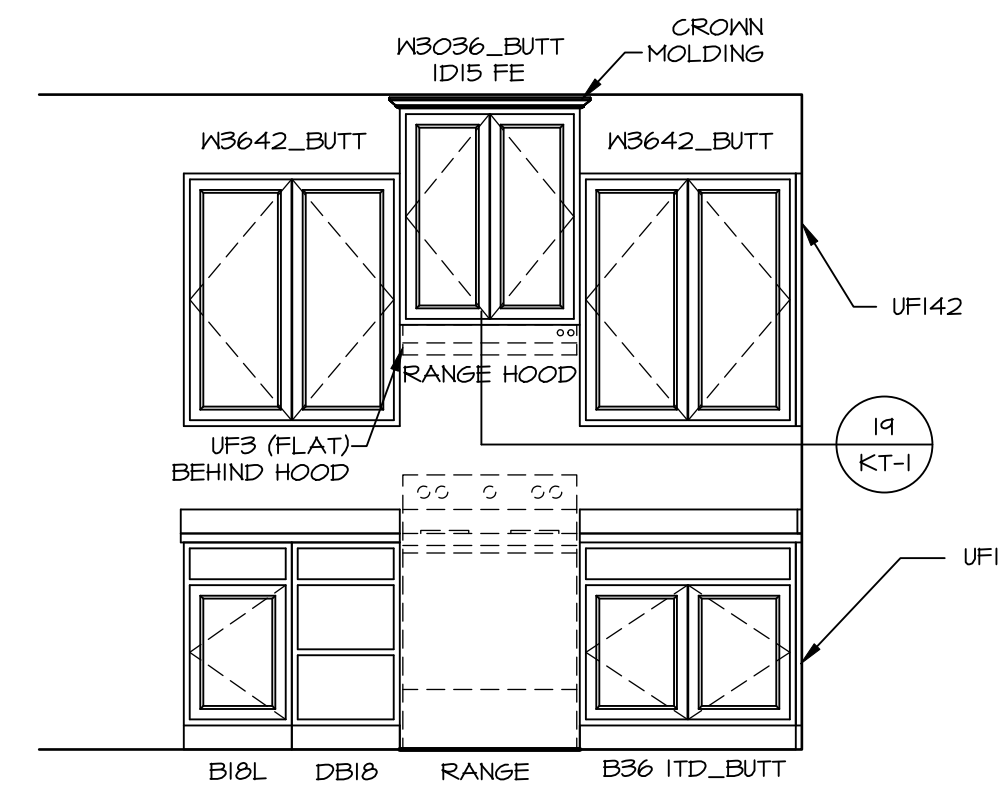
**ELEVATION "D"**  
 SCALE: 3/8" = 1'-0" D



**ELEVATION "C"**  
 KITCHEN APPLIANCE LAYOUT SCALE: 3/8" = 1'-0" W/ RANGE (TC) \*KAI\* C



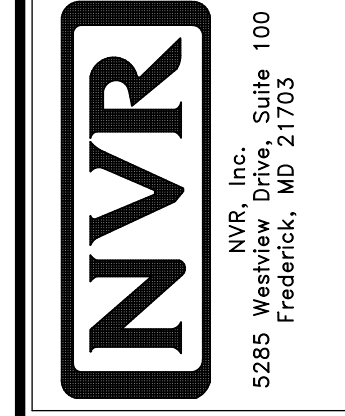
**ELEVATION "B"**  
 SCALE: 3/8" = 1'-0" B

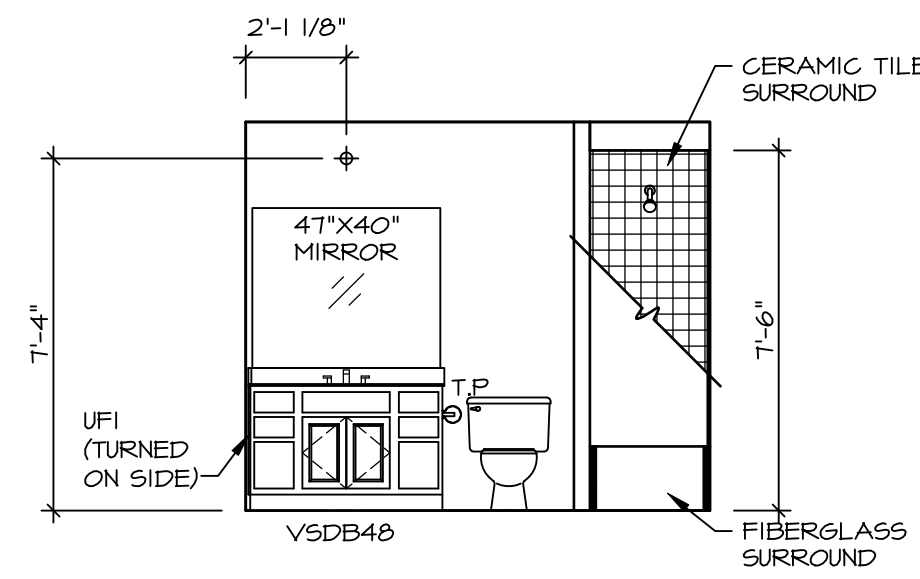


**ELEVATION "A"**  
 KITCHEN APPLIANCE LAYOUT SCALE: 3/8" = 1'-0" W/ RANGE (TC) \*KAI\* A

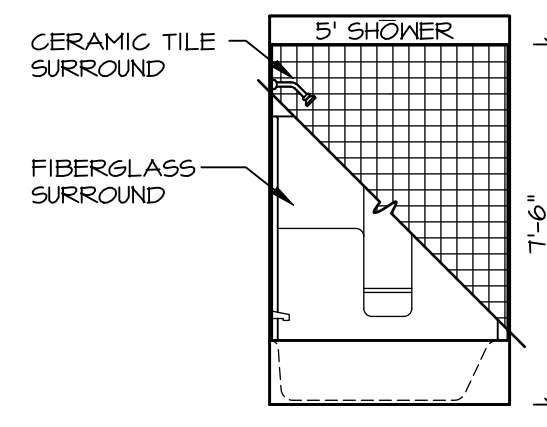
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	DRAWING TITLE KITCHEN	VERSION 01	
17	OPTION	RELEASE NO. ----	DRAWN BY
		DATE:	
C:\NVR\Solives\BALLENGER_B1600_01\DCY-WI-0222_28407272_Sheets\Lot_Specific\A-12_KIT_LS.dwg 05/17/23 -- 5:08 am		DRAWN BY	
DIV-COMM-LOT-UNIT <b>DCY-WI-0222</b>		DRAWN BY	
COM-LOT MILSON FARMS - 0222		DRAWN BY	
STREET ADDRESS 9390 MADISON GRACE WAY		DRAWN BY	
CITY FRANKLIN		DRAWN BY	
STATE OH		DRAWN BY	
ZIP 45005		DRAWN BY	
APT. NO. ----		DRAWN BY	
CITY FRANKLIN		DRAWN BY	
STATE OH		DRAWN BY	
ZIP 45005		DRAWN BY	

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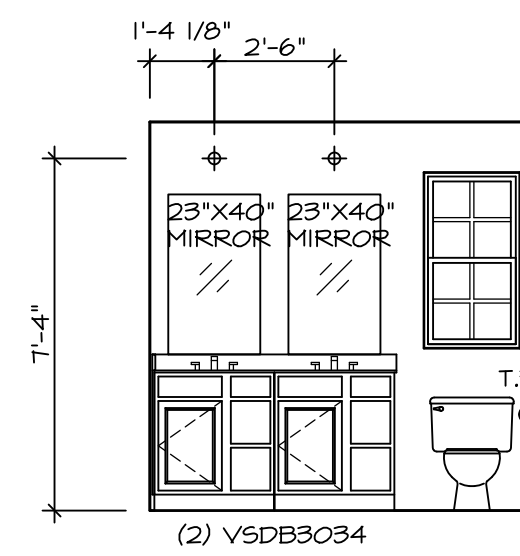




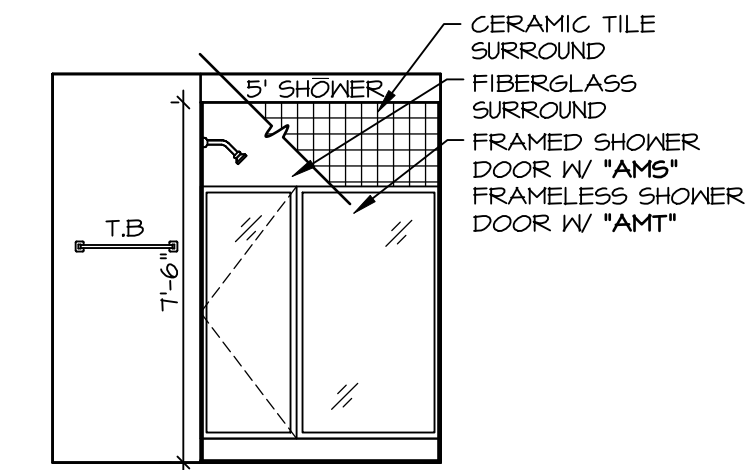
**D BATH #1**  
SCALE: 1/4" = 1'-0"



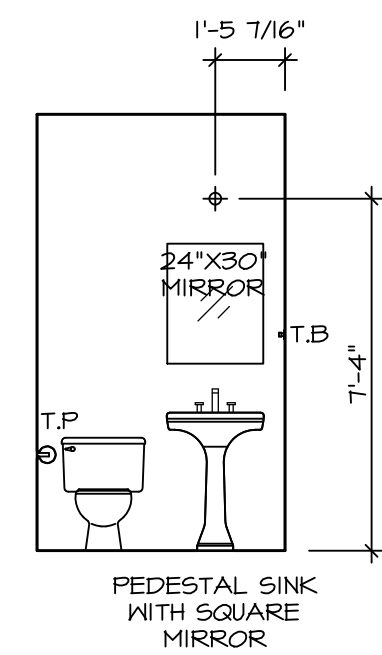
**E BATH #1**  
SCALE: 1/4" = 1'-0"



**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**C POWDER ROOM**  
SCALE: 1/4" = 1'-0"

**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 VSD B24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO.	<b>A-13</b>
USDBL	<b>BALLENGER</b>
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
	18

SET NO. BL600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION



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DIV-COMM-LOT-UNIT	<b>DCY-WI-0222</b>
COMM-LOT	MILSON FARMS - 0222
STREET ADDRESS	9350 MADISON GRACE WAY
CITY	FRANKLIN
STATE	OH
ZIP	45005