

WI 228
3508 DARCIÉ DR
FRANKLIN, OH 45005

2 Story Basement

vent floor drain

1 showers

1 tub

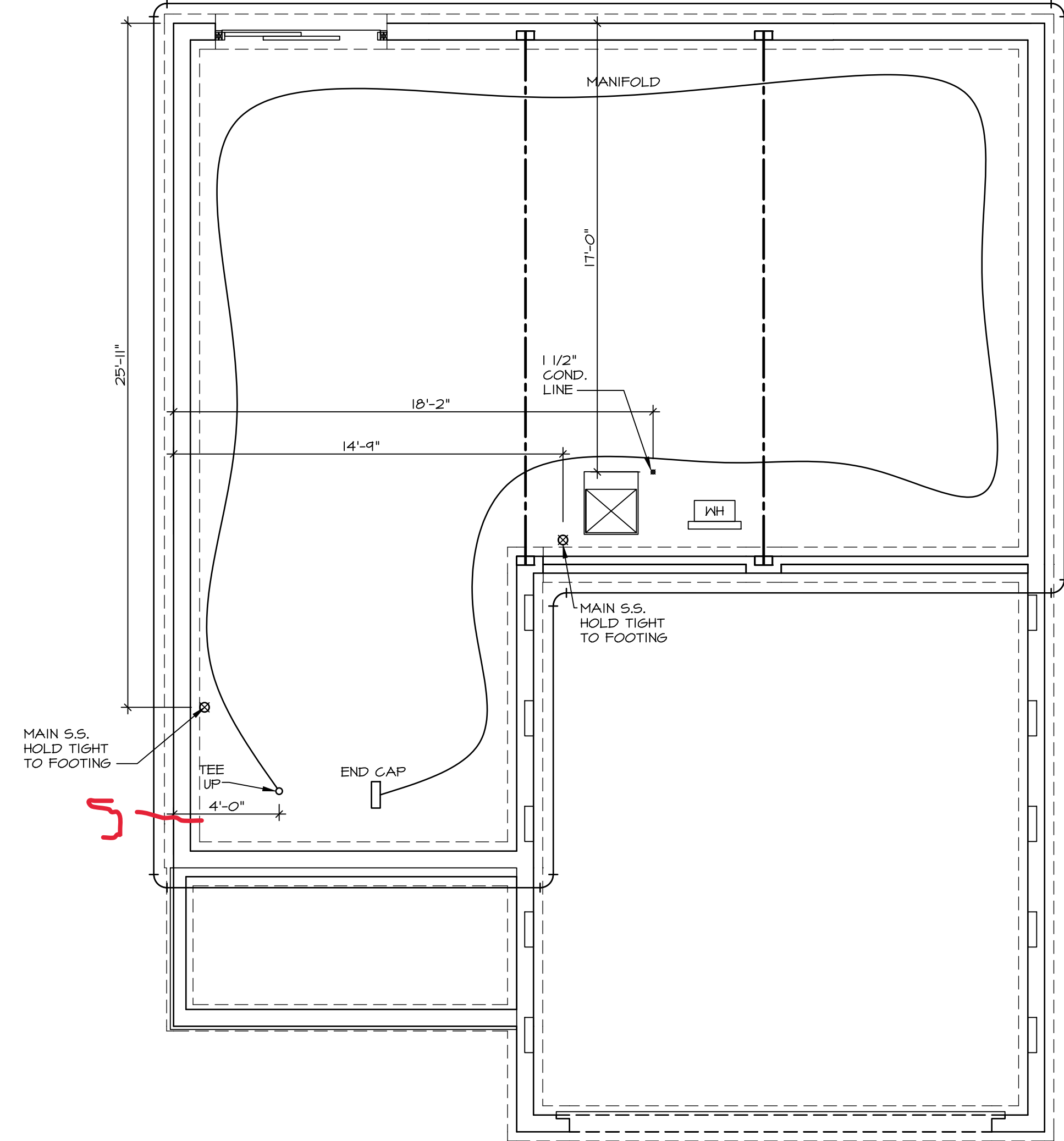
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace



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

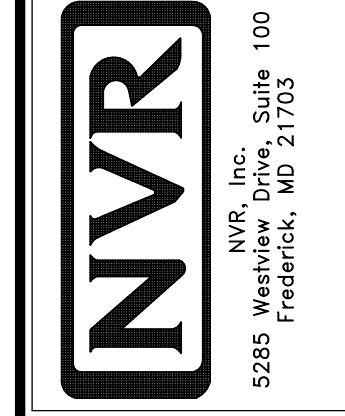
NOTE
RADON REMEDIATION
RADON LOOP:

- (4") PERFORATED HDPE "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
- SCREENS 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

SHEET NO.	A-5
MODEL	ALLEGHENY
SET NO.	AL600
VERSION	01
RELEASE NO.	----
DRAWN BY	TN
DATE	08/04/2017
OPTION	OPTION



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DIV-COMM-LOT-UNIT		DCY-WI-0228	
COM-LOT	MILSON FARMS - 0228		
STREET ADDRESS	9508 DARCIE DR		
CITY	FRANKLIN	STATE	OH
APT. NO.	----	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

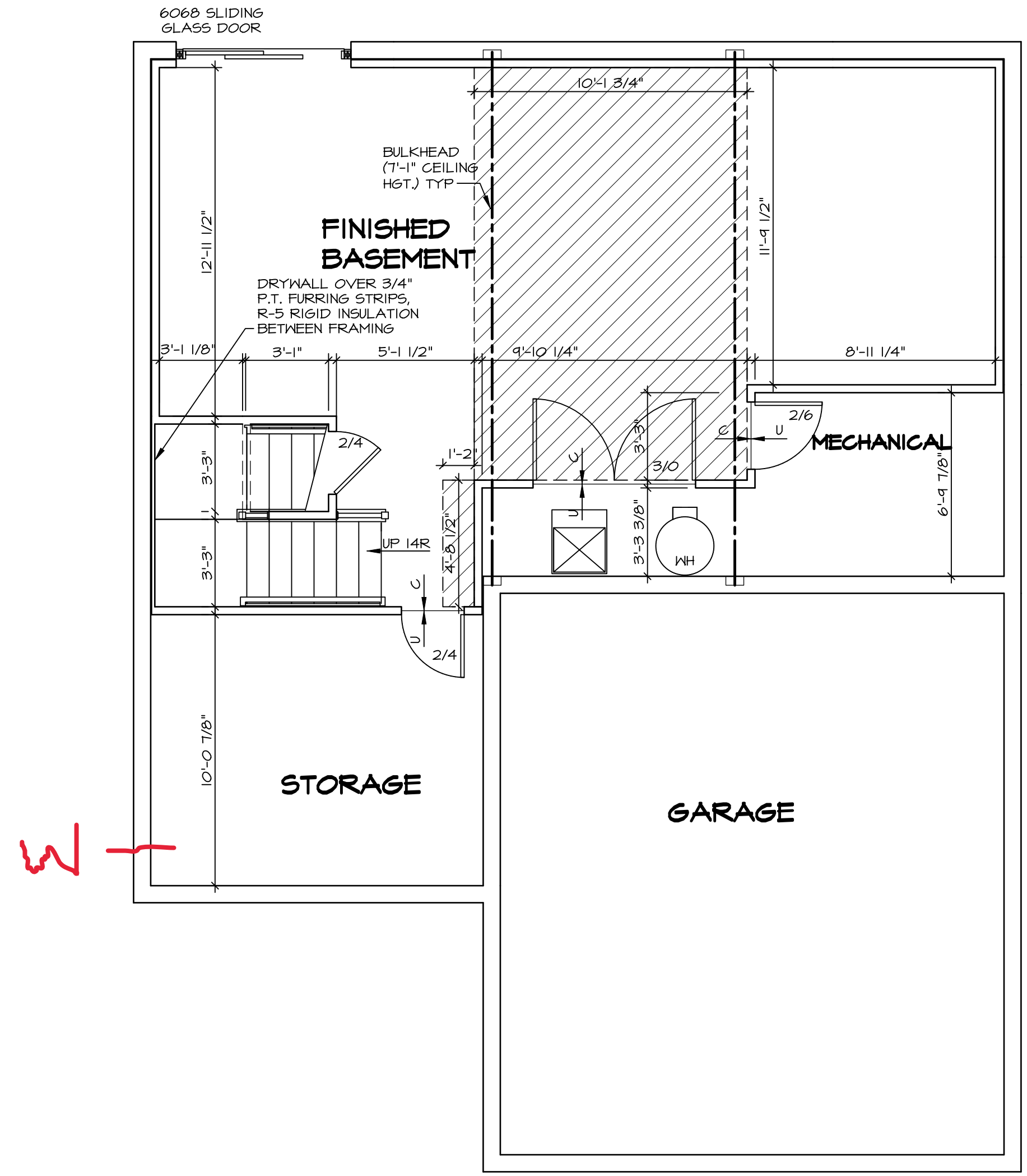
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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



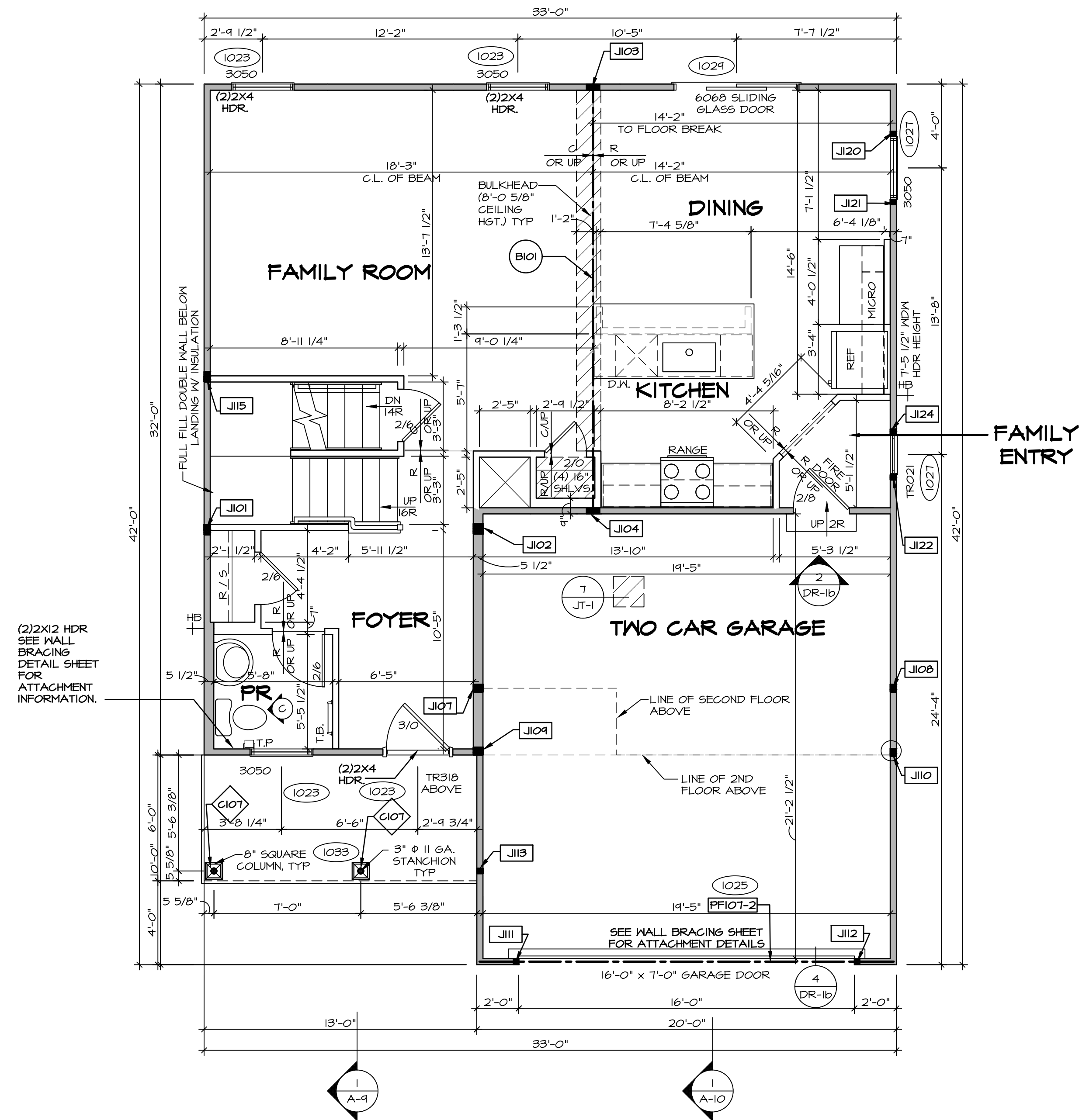
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL ALLEGHENY	SET NO. AL600	VERSION 01
	DRAWING TITLE BASEMENT FLOOR PLAN	RELEASE NO. ----	DRAWN BY TN
	OPTION DESCRIPTION 	DATE: 08/04/2017	OPTION
DIV-COMM-LOT-UNIT DCY-WI-0228 COM-LOT MILLSON FARMS - 0228 STREET ADDRESS 9508 DARCI DR CITY FRANKLIN STATE OH ZIP 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.	
NVR NVR, Inc., Suite 100 Frederick, MD 21703		C:\NVR\Software\ALLEGHENY_AL600_01\DCY-WI-0228\3081541\Sheets\Lot_Specific\A-6_BSMT_LS.dwg 04/17/24 - 11:30 am	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF STUD GRADE	1004	
J102	JACK - (4) 2X6 SFF STUD GRADE	1004	
J103	JACK - (5) 2X4 SFF#1	1008	
J104	JACK - (5) 2X4 SFF#1	1008	
J107	JACK - (3) 2X6 SFF#1	1014	
J108	JACK - (3) 2X4 SFF STUD GRADE	1014	
J109	JACK - (3) 2X6 SFF STUD GRADE	1016	
J110	JACK - (3) 2X4 SFF STUD GRADE	1016	
J111	JACK - (2) 2X4 SFF STUD GRADE	1025	
J112	JACK - (2) 2X4 SFF STUD GRADE	1025	
J113	JACK - (2) 2X4 SFF STUD GRADE	1033	
J115	JACK - (4) 2X4 SFF STUD GRADE	1006	
J120	JACK - (2) 2X4 SFF STUD GRADE	1027	
J121	JACK - (2) 2X4 SFF STUD GRADE	1027	
J122	JACK - (2) 2X4 SFF STUD GRADE	1027	
J124	JACK - (2) 2X4 SFF STUD GRADE	1027	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X30	20'-6"	1008	
PF101-2	LVL 1.75 - 11-04	14'-4"	1025	PORTAL FRAME 1A

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-10 1/8"	1033	



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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- 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/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 BRACING 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.
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- 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

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- 1A - (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.
 - 2A - (2) PLY 14" TO AND 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.
 - 3A - (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.
 - 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

DIV-COMM-LOT-UNIT
DCY-WI-0228
COM-LOT
MILSON FARMS - 0228
STREET ADDRESS
9508 DARLIE DR
CITY
FRANKLIN
STATE
OH
ZIP
45005
APT. NO.

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5285 Westchick, MD 21703
Frederick, MD 21703

SET NO. AL600
VERSION 01
RELEASE NO. ----
DRAWN BY YON
DATE: 08/10/2017
OPTION

SHEET NO. **A-7**
MODEL **ALLEGHENY**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
12

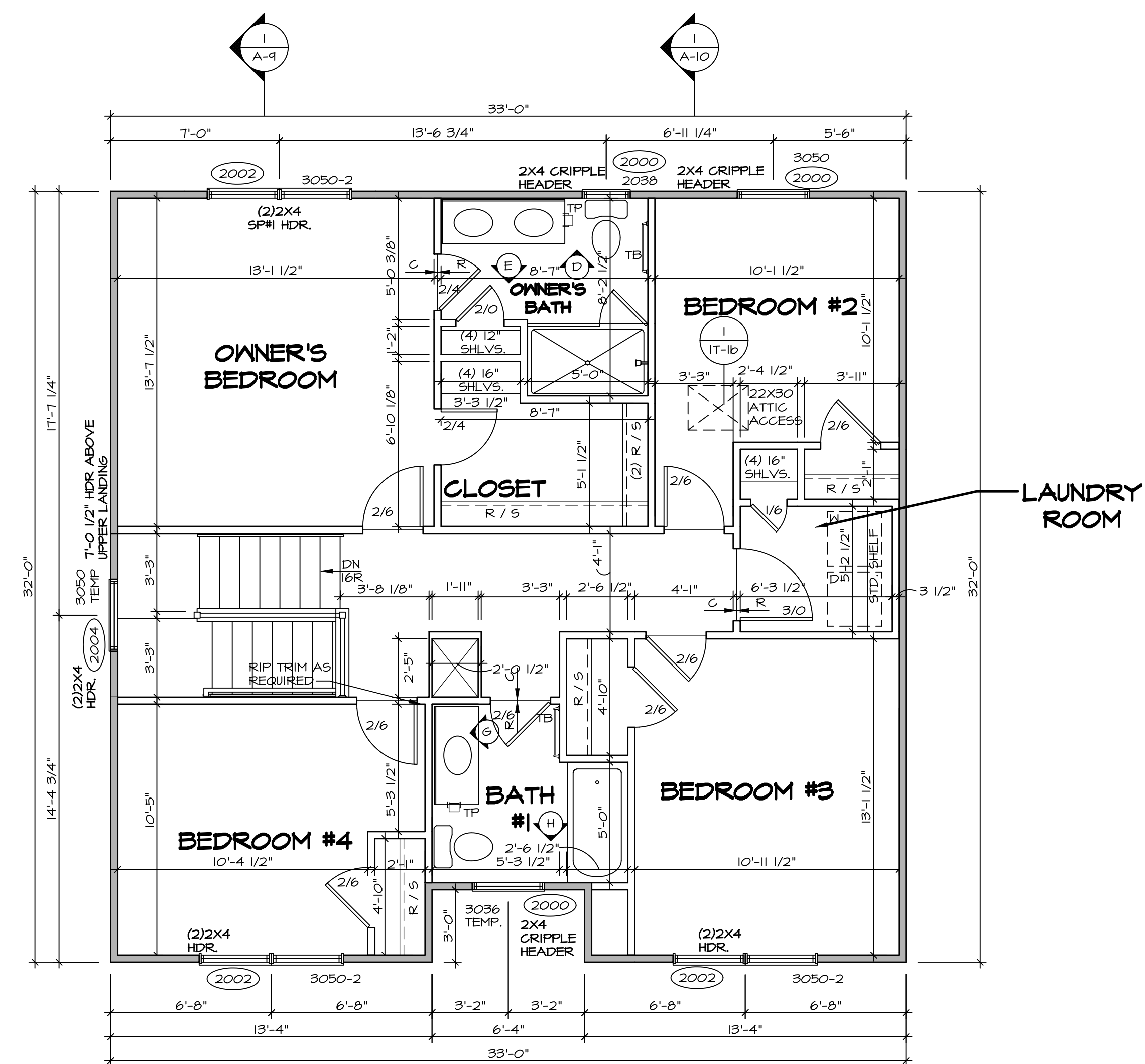
SECOND FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. N.M.

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- 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



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

DIV-COMM-LOT-UNIT		DCY-WI-0228	
COM-LOT	MILSON FARMS - 0228	APT. NO.	----
STREET ADDRESS		CITY	STATE
9508 DARCI DR		FRANKLIN	OH
ZIP		45005	

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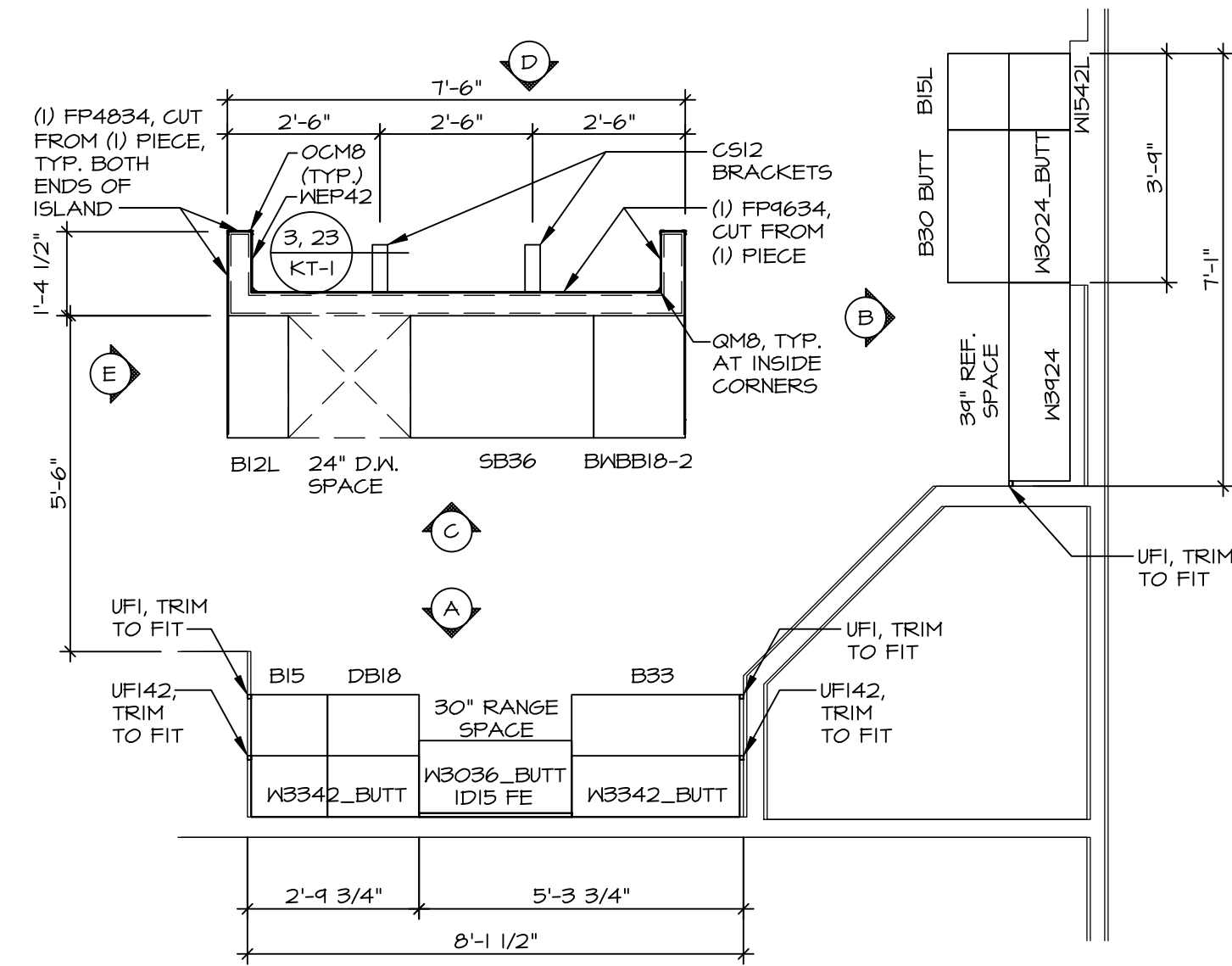
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NVR, Inc., Suite 100
5285 Westwick, Frederick, MD 21703

SET NO.	ALGOO
VERSION	01
RELEASE NO.	----
DRAWN BY	YON
DATE	08/10/2017
OPTION	

SHEET NO.	A-8
MODEL	ALLEGHENY
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
13	

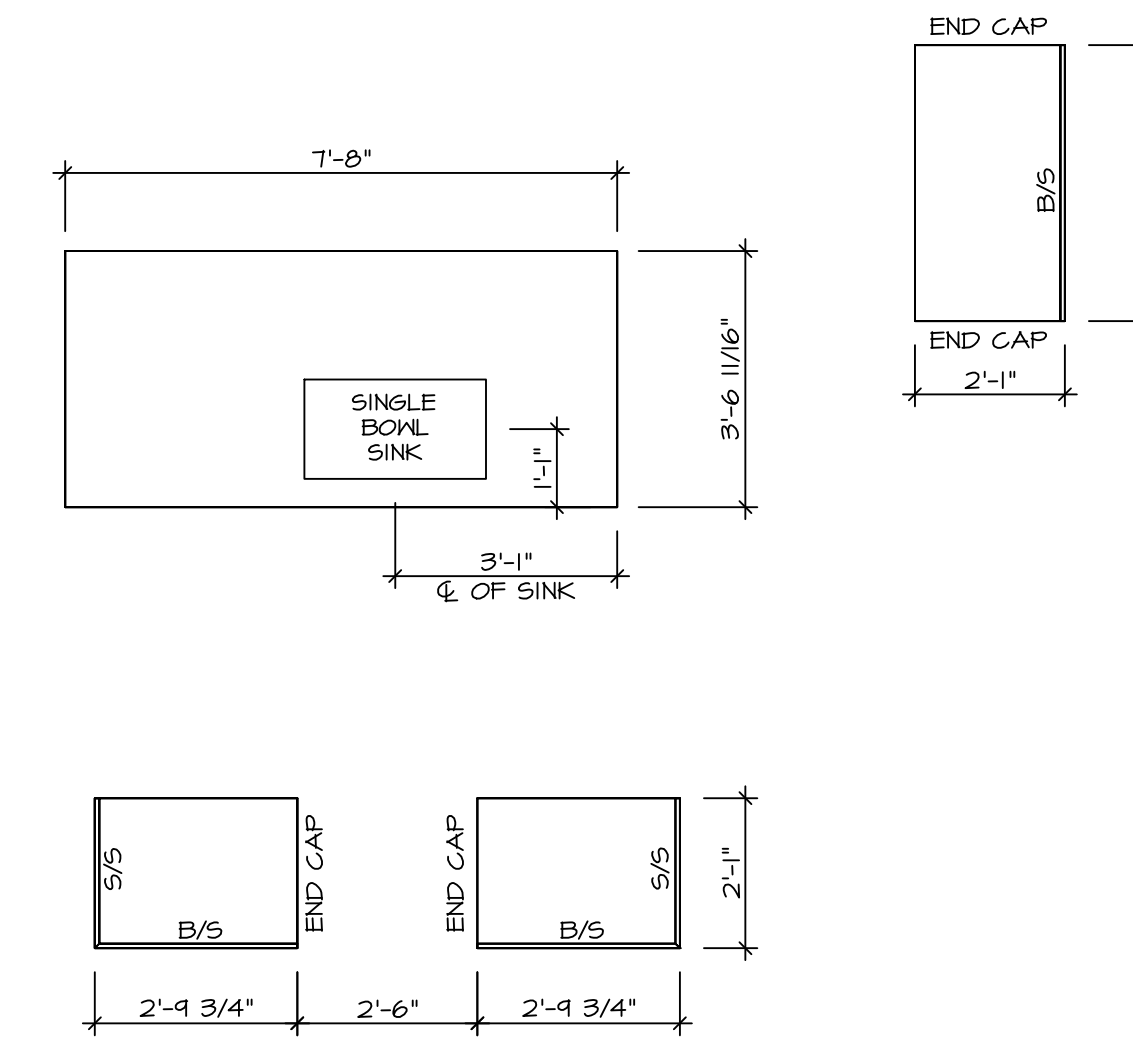
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UFI) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL S/KT-10

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



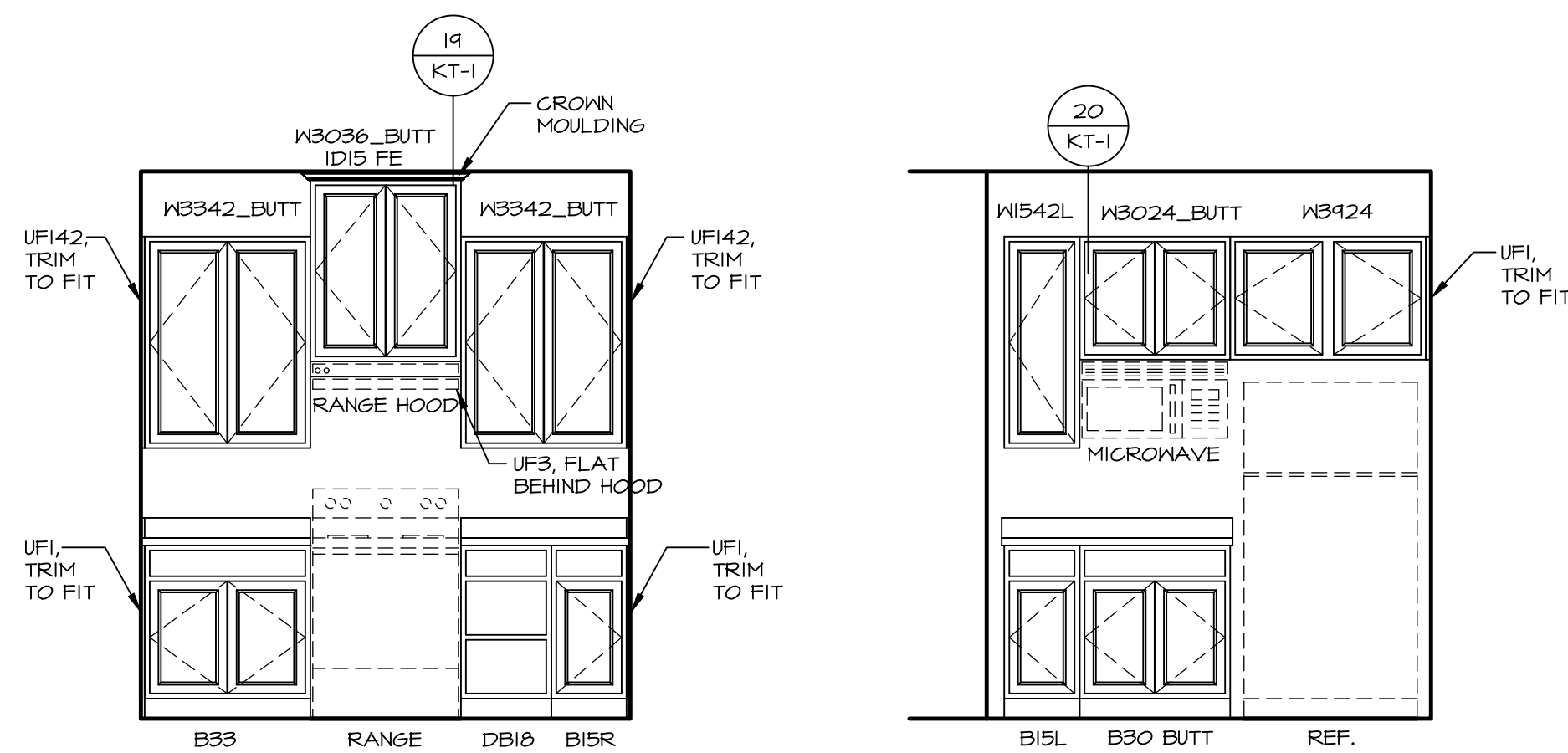
**KITCHEN CABINET
PLAN KC - 3489TC**

1
A-12 SCALE: 3/8" = 1'-0"



**KITCHEN COUNTERTOP
PLAN KC - 3489TC**

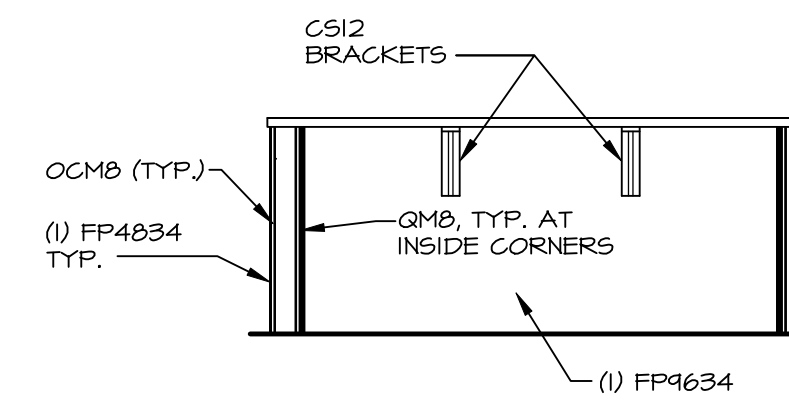
2
A-12 SCALE: 3/8" = 1'-0"



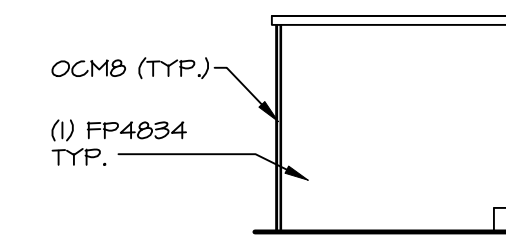
A ELEVATION "A"
SCALE: 3/8" = 1'-0"

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

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



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



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

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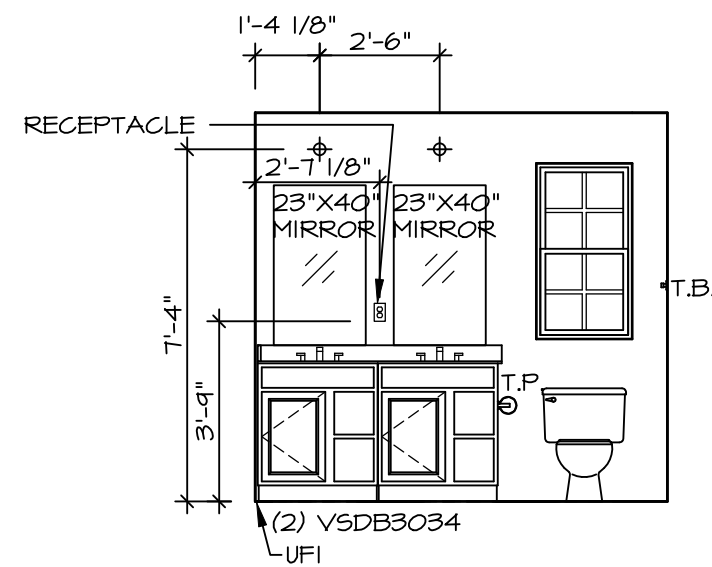


SET NO. ALGOO
VERSION 01
RELEASE NO. ----
DRAWN BY KDH
DATE: 8/2/17
OPTION

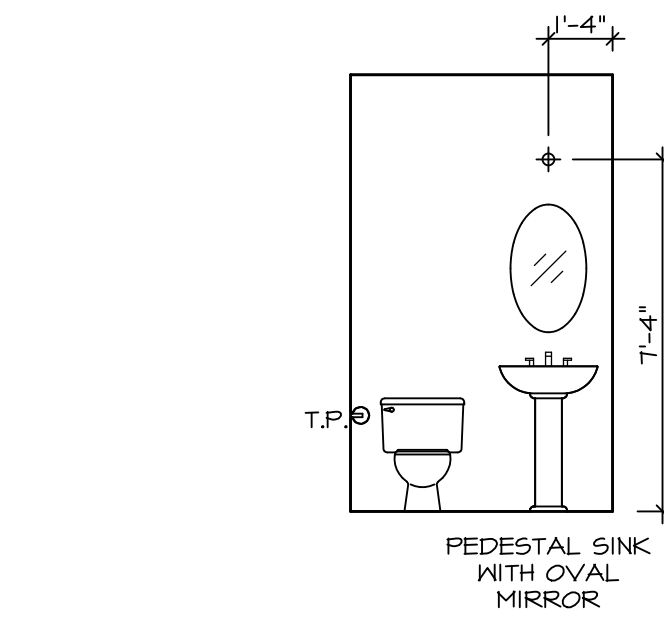
MODEL ALLEGHENY
DRAWING TITLE KITCHEN
OPTION DESCRIPTION

SHEET NO. A-12
17

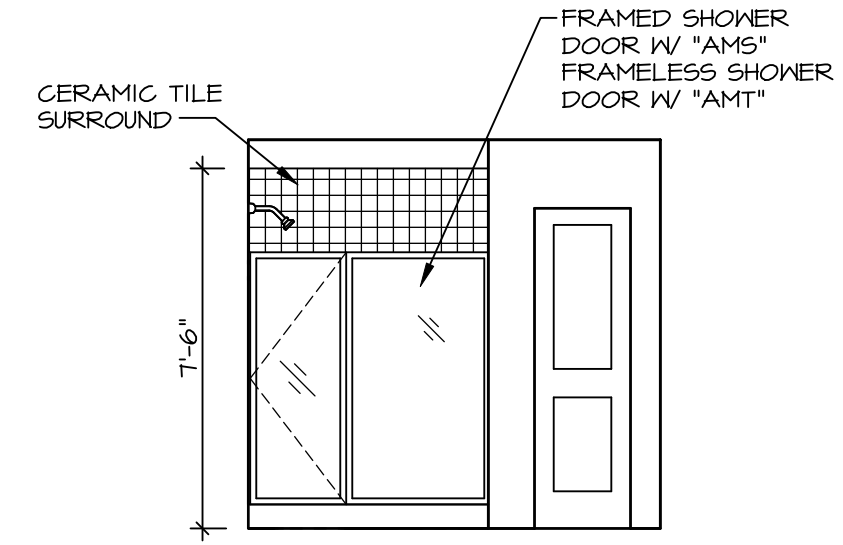
DIV-COMM-LOT-UNIT DCY-WI-0228
COM-Lot MILLSON FARMS - 0228
STREET ADDRESS 9508 DARLIE DR
CITY FRANKLIN STATE OH ZIP 45005



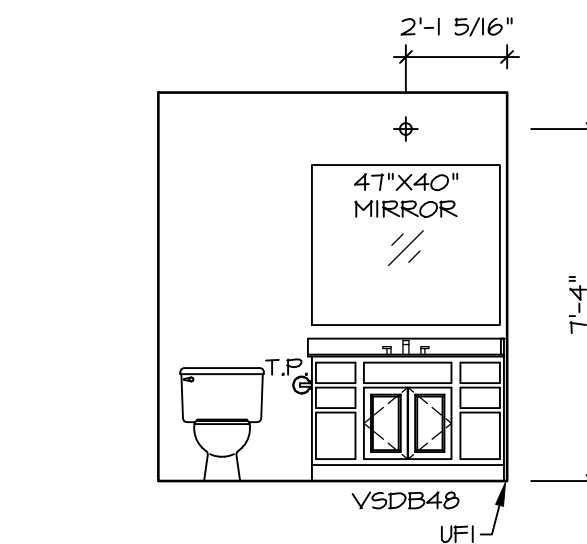
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



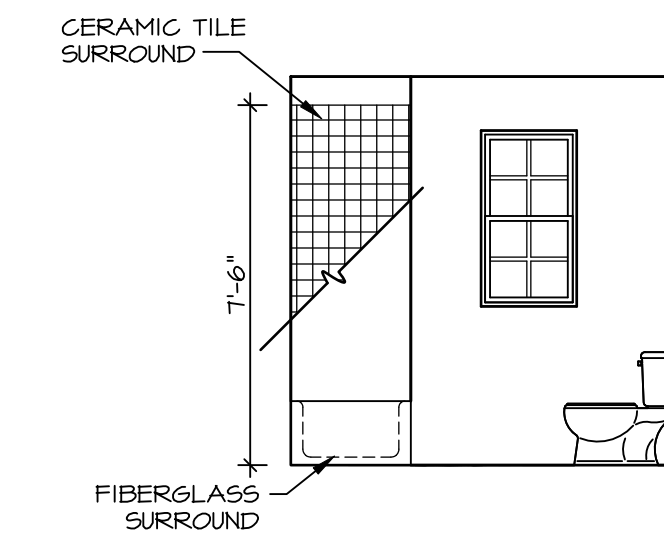
C POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



H BATH #1
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 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-13	MODEL ALLEGHENY	SET NO. AL600	VERSION 01	RELEASE NO. ----	DRAWN BY YON	DATE: 4/8/17	OPTION
		ALLEGHENY BATH ELEVATIONS					
13	OPTION DESCRIPTION	DIV-COMM-LOT-UNIT DCY-WI-0228					
		COMM-LOT MILSON FARMS - 0228 STREET ADDRESS 9508 DARCIIE DR CITY FRANKLIN STATE OH ZIP 45005					

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5285 Westwood

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