

WI 230  
3495 DARCIÉ DR  
FRANKLIN, OH 45005

## 2 Story Basement

Finished basement and full bath

2 hose bibs - valves required

AA valve on kitchen sink

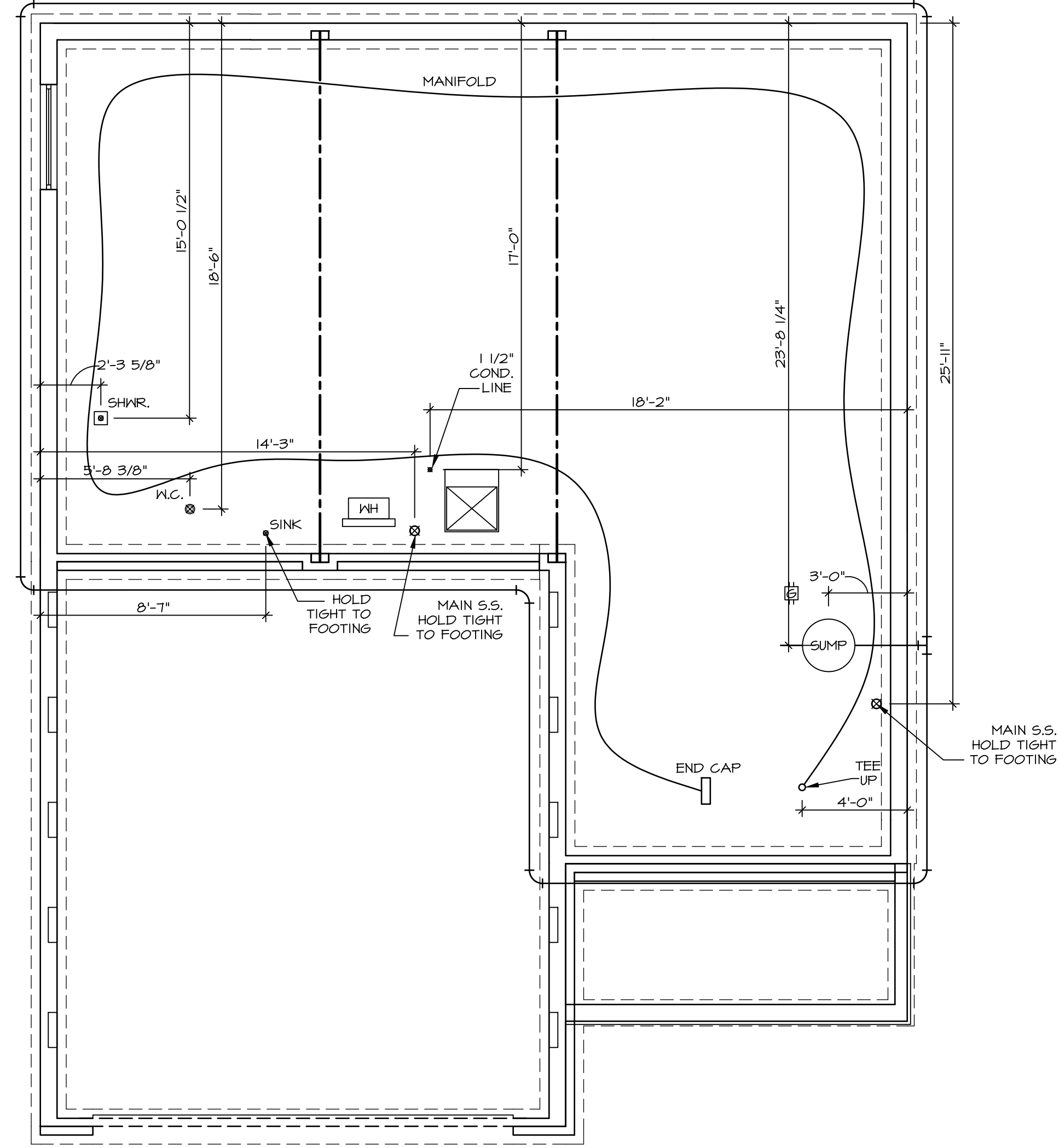
ice maker

1 tub

2 shower

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. <b>A-5</b>	MODEL <b>ALLEGHENY</b>	SET NO. <b>AL600</b>	VERSION <b>01</b>	RELEASE NO. <b>----</b>
	DRAWING TITLE <b>PLUMBING</b>	DRAWN BY <b>TN</b>	DATE: <b>08/04/2017</b>	OPTION
10	OPTION DESCRIPTION			
DIV-COMM-LOT-UNIT <b>DCY-WI-0230</b>		COMM-LOT WILSON FARMS - 0230		
STREET ADDRESS <b>9445 DARCIE DR</b>		APT. NO. <b>----</b>		
CITY <b>FRANKLIN</b>		STATE <b>OH</b>		
		ZIP <b>45005</b>		

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 5285 Westpark Drive  
 Frederick, MD 21703

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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

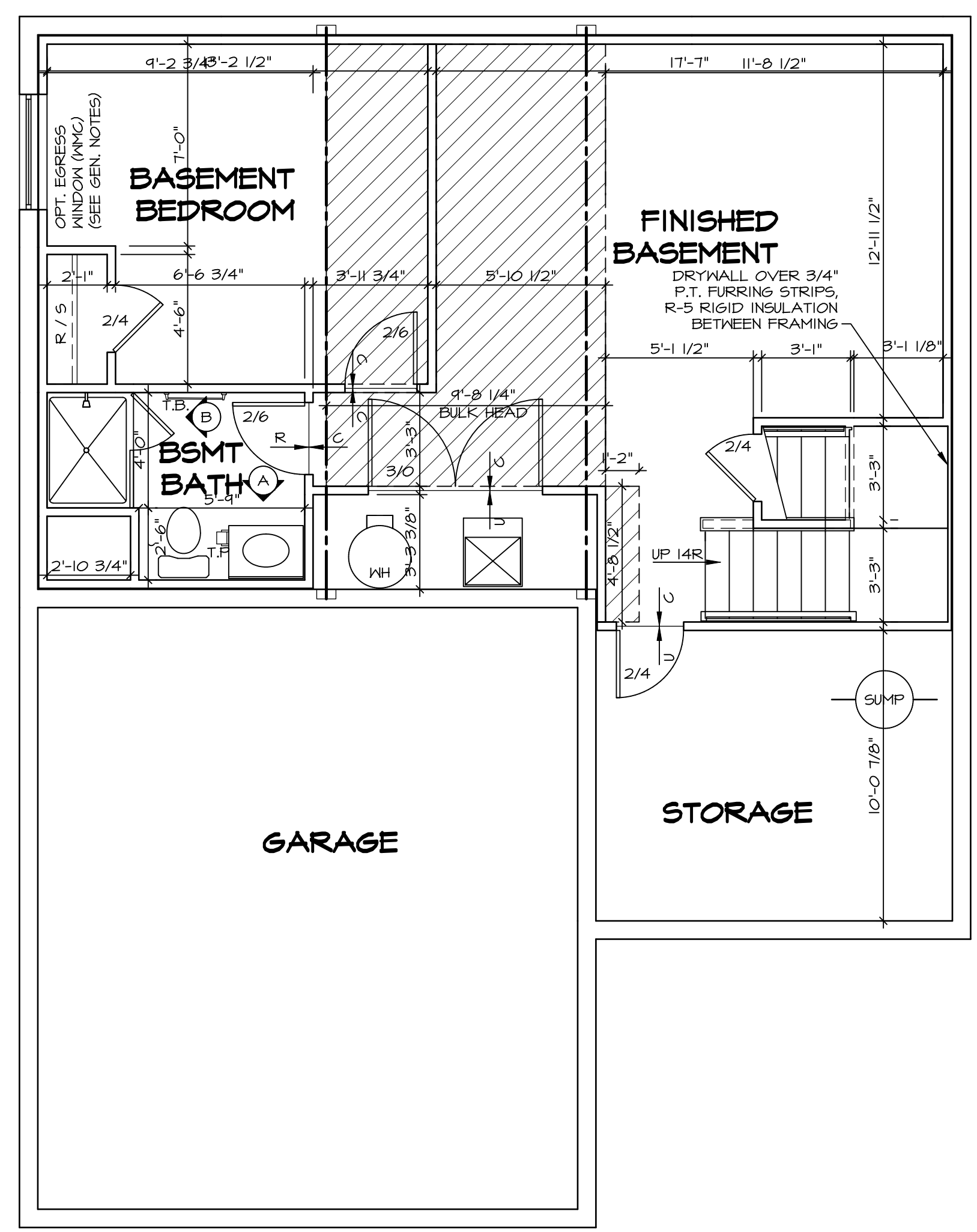
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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. <b>A-6</b>	MODEL <b>ALLEGHENY</b>	SET NO. <b>AL600</b>	DIV-COMM-LOT-UNIT <b>DCY-WI-0230</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION 01 RELEASE NO. ---- DRAWN BY <b>TN</b> DATE: <b>08/04/2017</b>	
OPTION DESCRIPTION <b>  </b>	OPTION	APR. NO. -----	APT. NO. -----
		CITY <b>FRANKLIN</b>	STATE <b>OH</b>
		ZIP <b>45005</b>	

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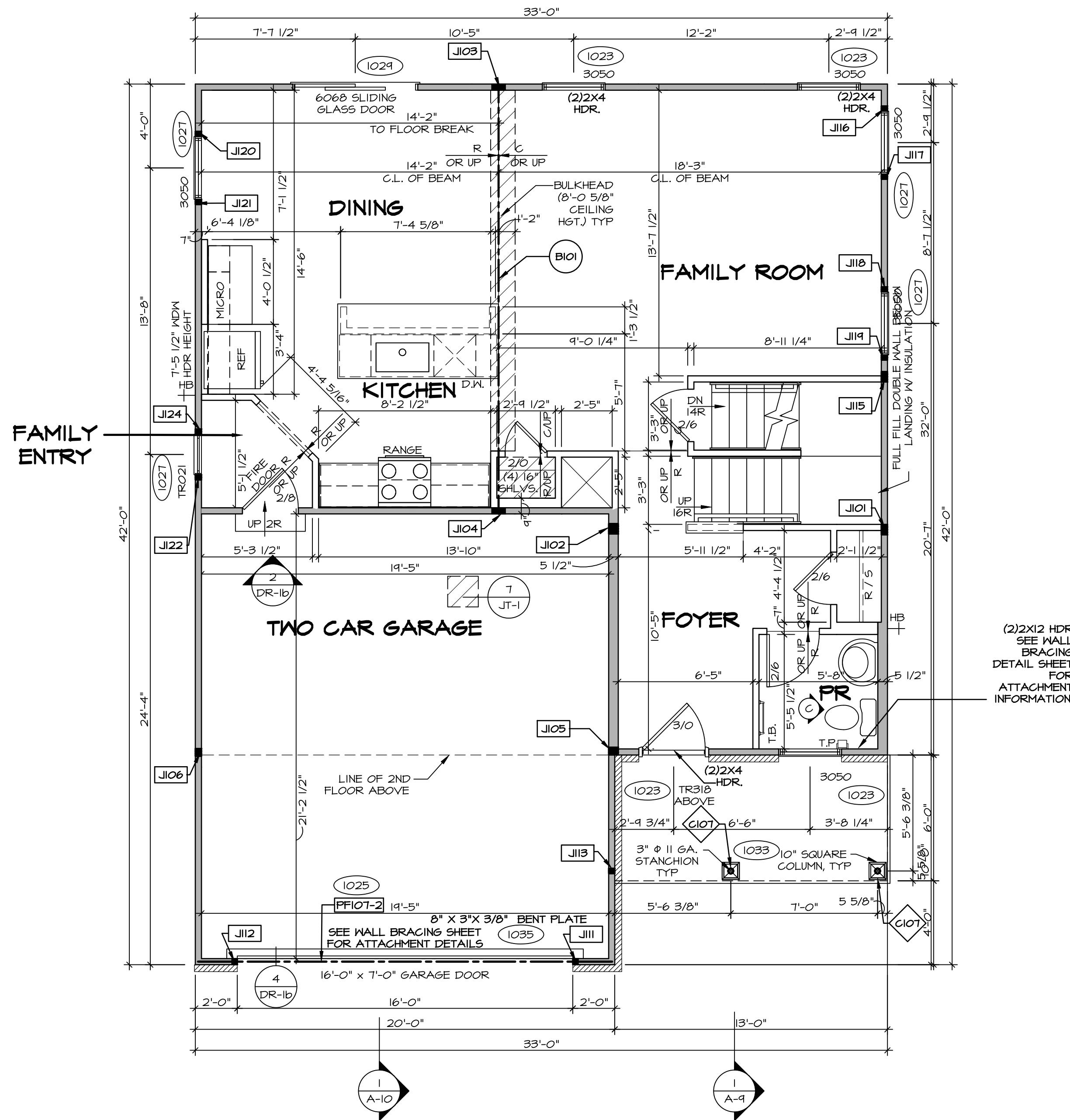
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5285 Westchase  
Frederick, MD 21703

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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	
J105	JACK - (3) 2X6 SFF#1	1010	
J106	JACK - (3) 2X4 SFF#1	1010	
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	
J116	JACK - (2) 2X4 SFF STUD GRADE	1021	
J117	JACK - (2) 2X4 SFF STUD GRADE	1021	
J118	JACK - (2) 2X4 SFF STUD GRADE	1021	
J119	JACK - (2) 2X4 SFF STUD GRADE	1021	
J120	JACK - (2) 2X4 SFF STUD GRADE	1021	
J121	JACK - (2) 2X4 SFF STUD GRADE	1021	
J122	JACK - (2) 2X4 SFF STUD GRADE	1021	
J124	JACK - (2) 2X4 SFF STUD GRADE	1021	

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 LA

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	4'-2 5/8"	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/ OCS 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 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

**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 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 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.

DCY-WI-0230

COMMITTEE: MILLSON FARMS - 0230

STREET ADDRESS: 9445 DARLIE DR

CITY: FRANKLIN STATE: OH ZIP: 45005

APR. NO. --- DATE: 08/10/2017

OPTION DESCRIPTION: A-7

SHEET NO. 12

MODEL: ALLEGHENY

DRAWING TITLE: FIRST FLOOR PLAN

DATE: 08/10/2017

OPTION: A-7

SET NO. ALG00

VERSION 01

RELEASE NO. ---

DRAWN BY YON

DATE: 08/10/2017

OPTION

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**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. N.M.

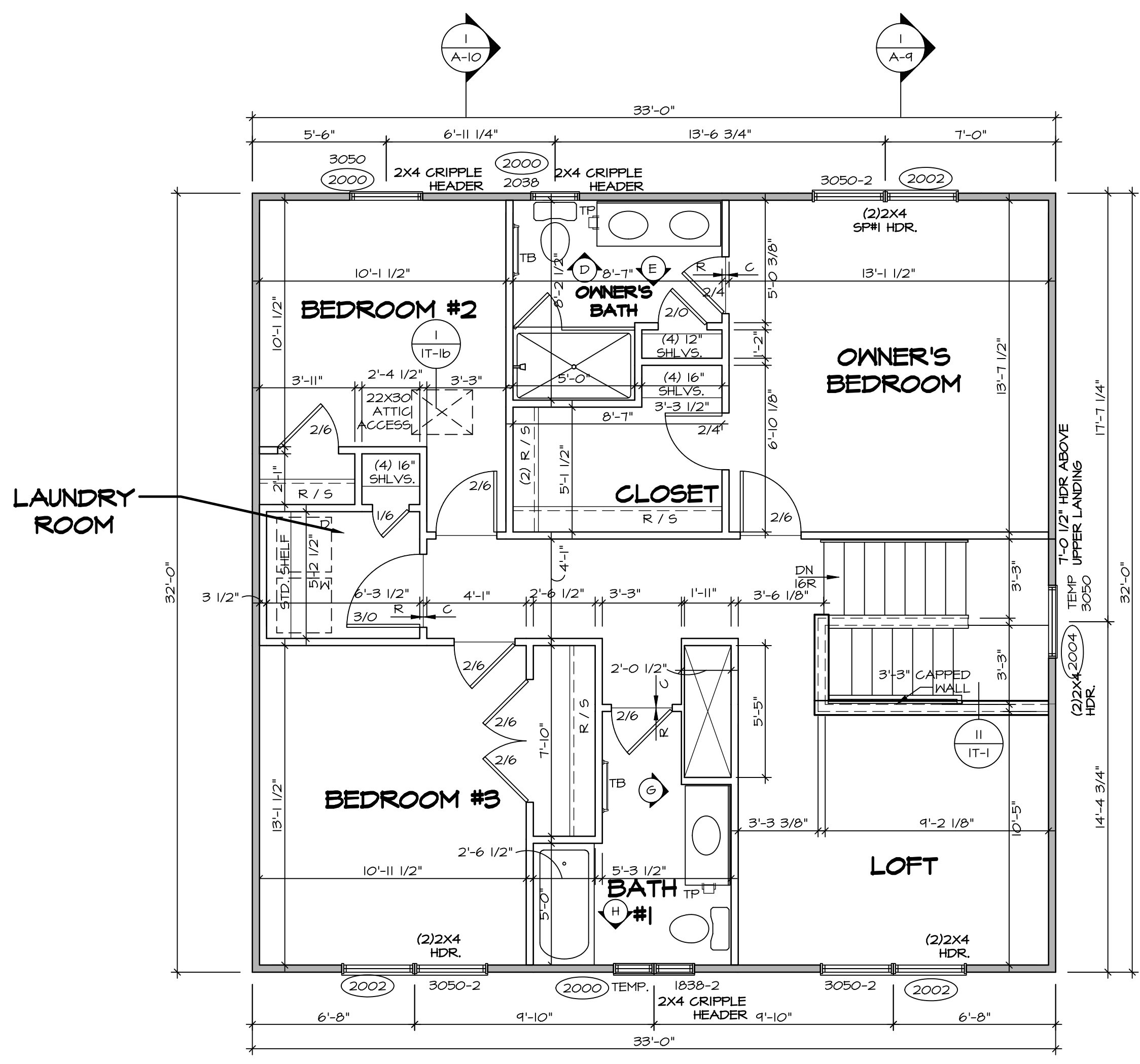
**LEGEND**

- 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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  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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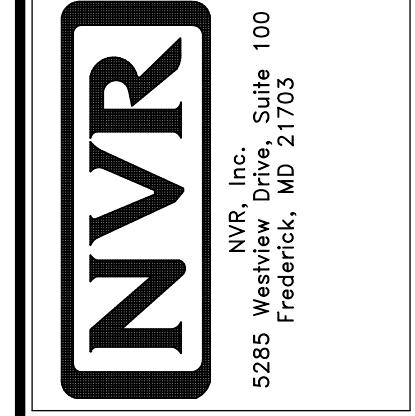
- GYPSUM NOTES**
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT  
**DCY-WI-0230**  
COM-LOT  
MILSON FARMS - 0230  
STREET ADDRESS  
9445 DARCIE DR  
CITY STATE ZIP  
FRANKLIN OH 45005

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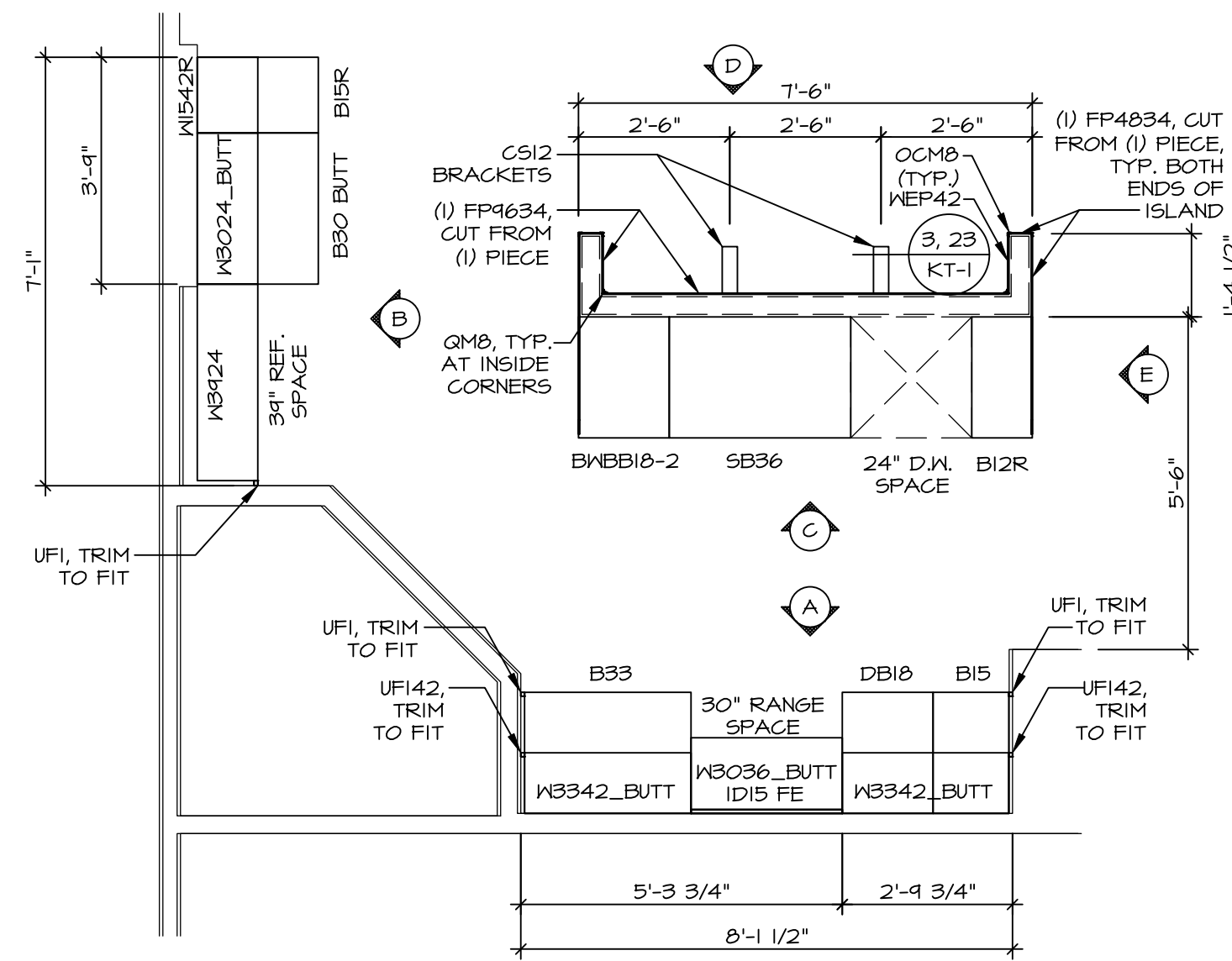


SET NO. AL600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY YCN  
DATE: 08/10/2017  
OPTION

SHEET NO. MODEL  
**A-8**  
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 (1)KT-1) 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 GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-1b

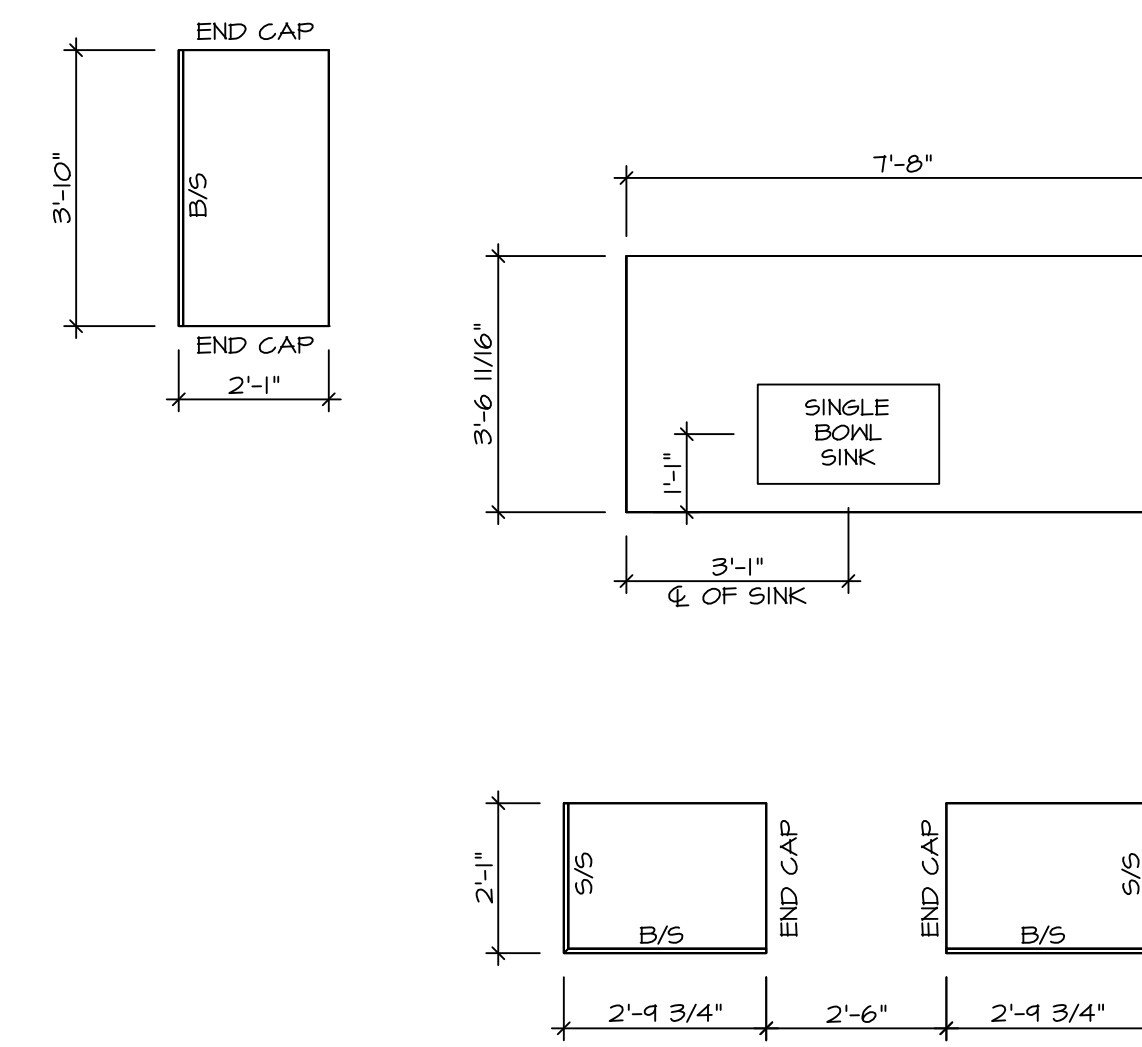
**NOTES:**  
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT.



**KITCHEN CABINET  
 PLAN KC - 3489TC**

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

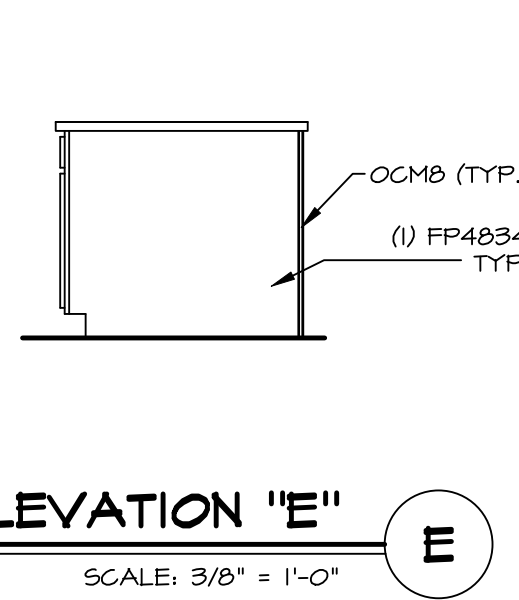
1  
 A-12



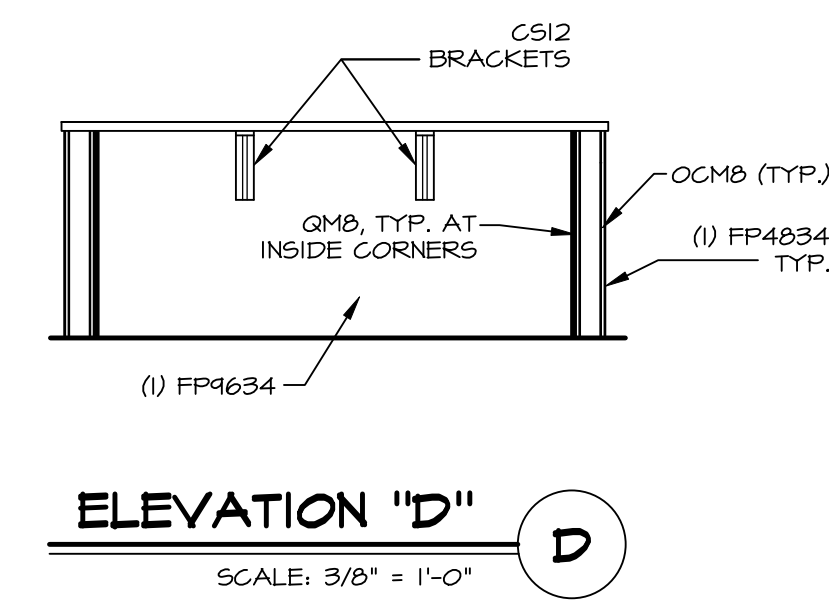
**KITCHEN COUNTERTOP  
 PLAN KC - 3489TC**

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

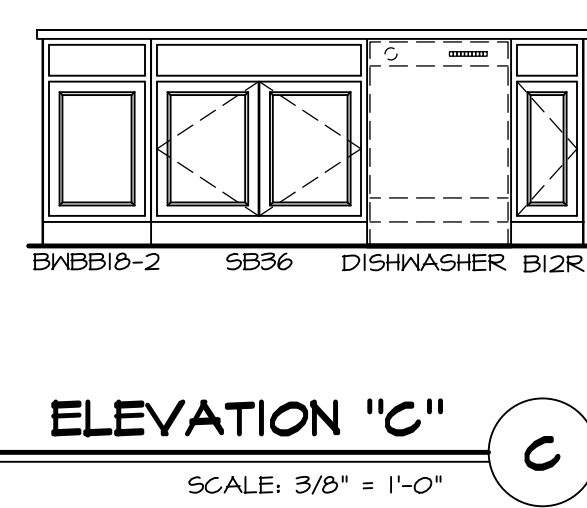
2  
 A-12



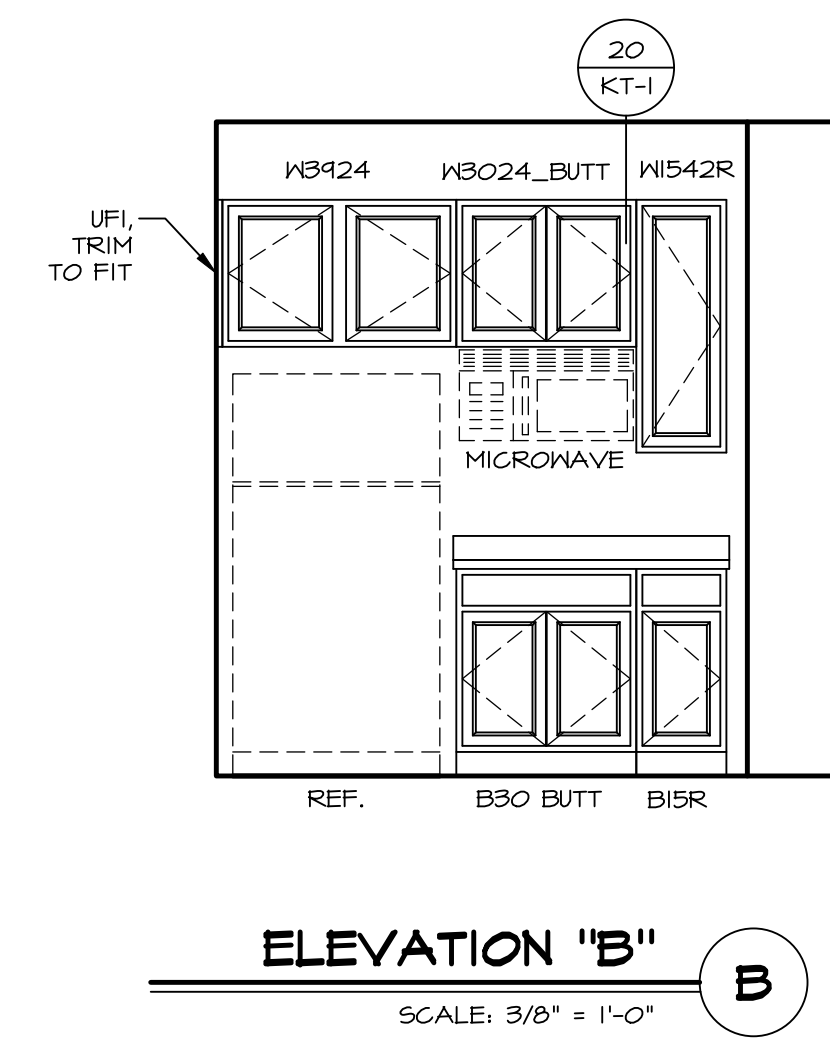
**ELEVATION "E"**  
 SCALE: 3/8" = 1'-0"



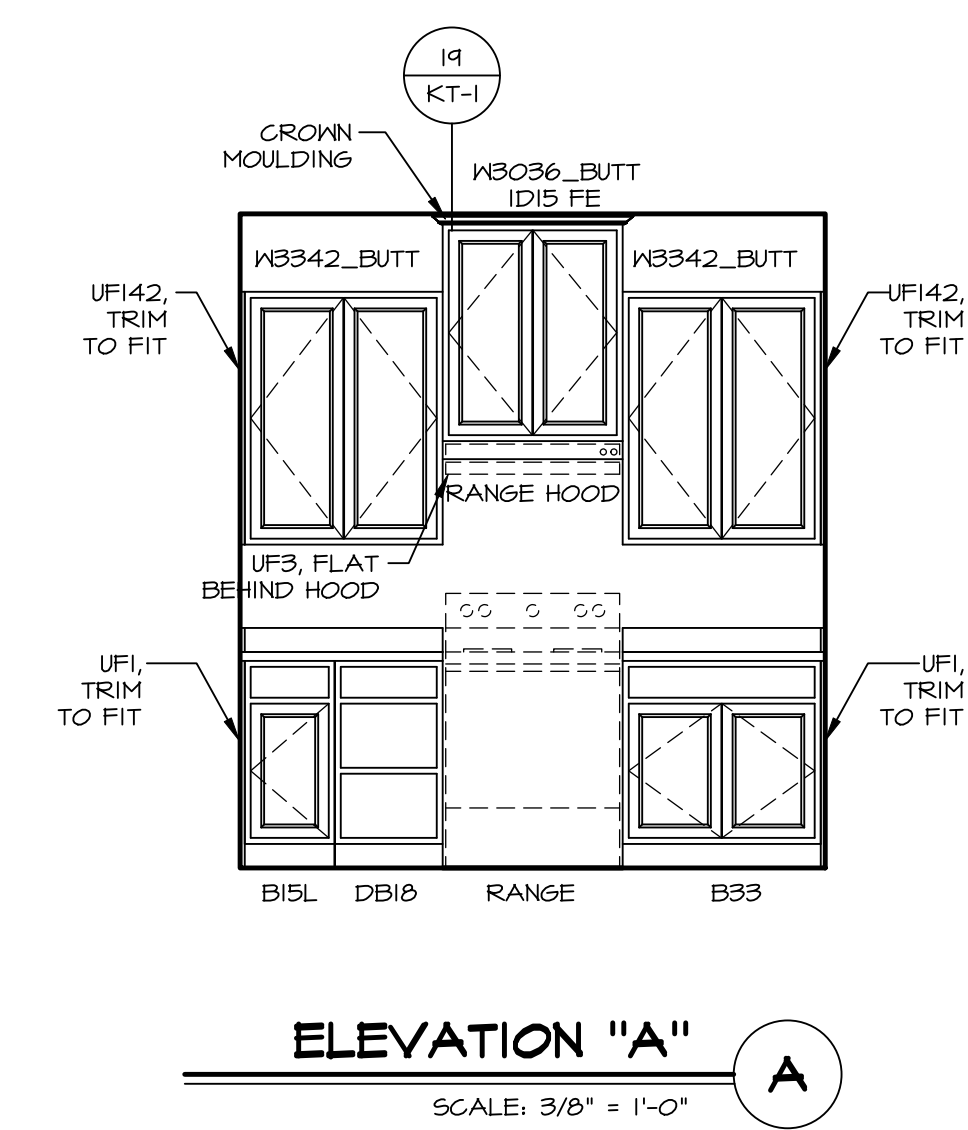
**ELEVATION "D"**  
 SCALE: 3/8" = 1'-0"



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



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



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

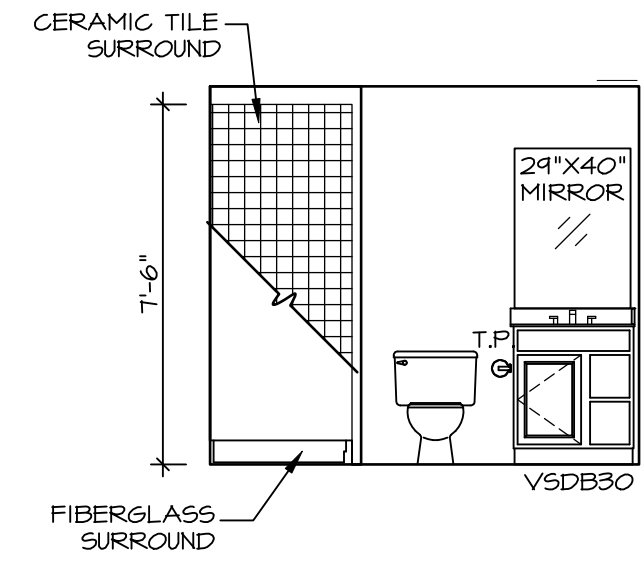
DIV-COMM-LOT-UNIT  
**DCY-WI-0230**  
 COM-LOT  
 MILLSON FARMS - 0230  
 STREET ADDRESS  
 9445 DARCIE DR  
 CITY STATE OH ZIP  
 FRANKLIN OH 45005

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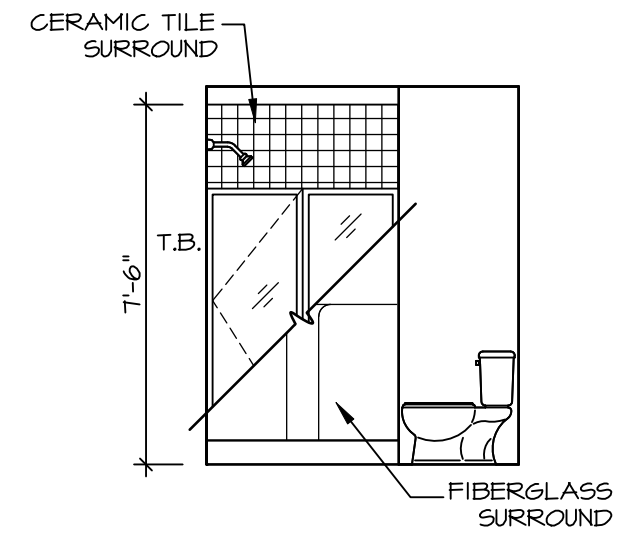
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 Frederick, MD 21703  
 5285 Westview

SET NO. AL600  
 VERSION 01  
 RELEASE NO. ----  
 DRAWN BY KDH  
 DATE: 8/2/17  
 OPTION

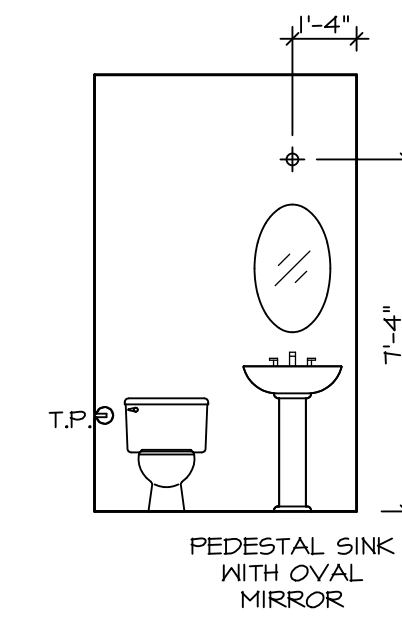
SHEET NO. MODEL ALLEGHENY DRAWING TITLE KITCHEN OPTION DESCRIPTION  
**A-12**  
 17



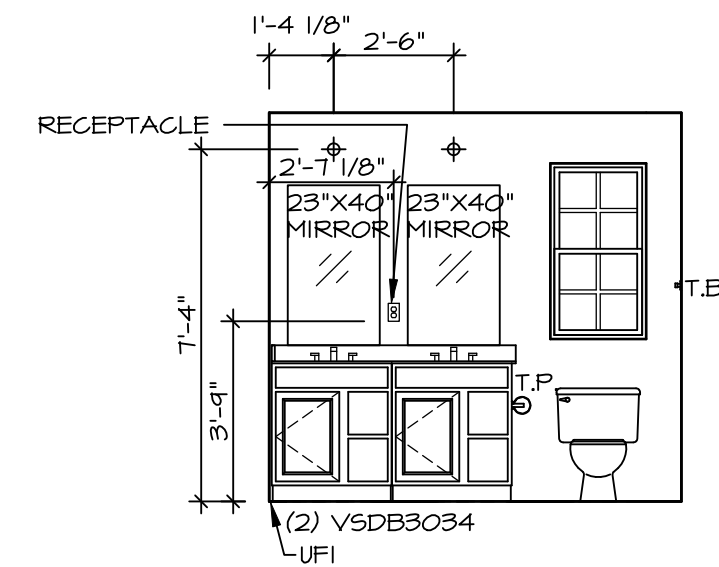
**A** **BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



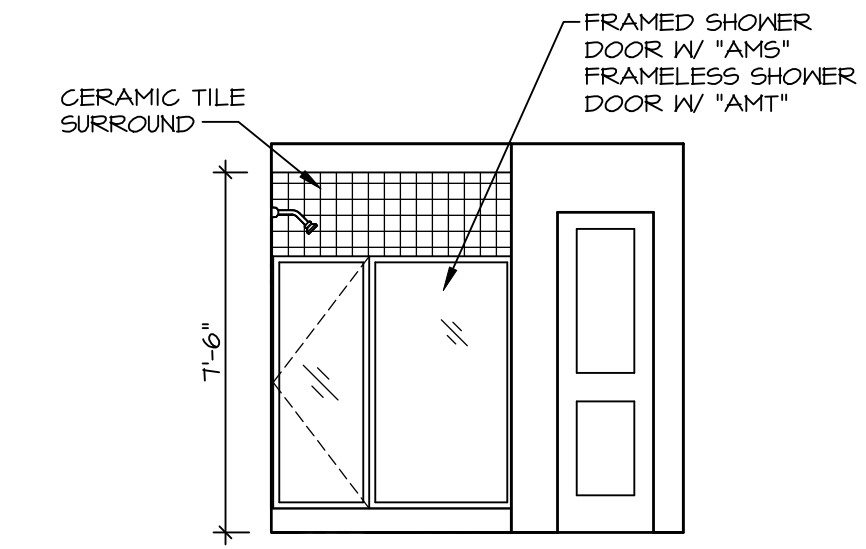
**B** **BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



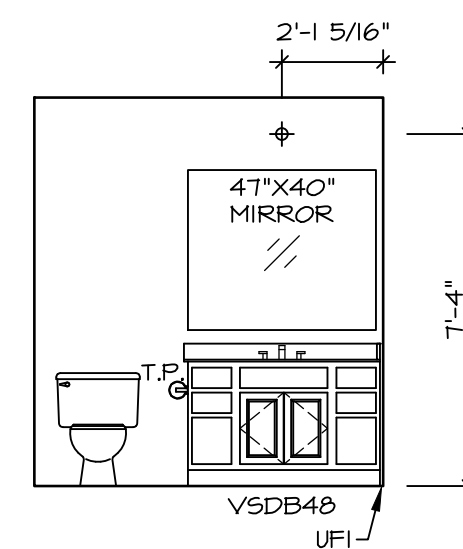
**C** **POWDER ROOM**  
SCALE: 1/4" = 1'-0"



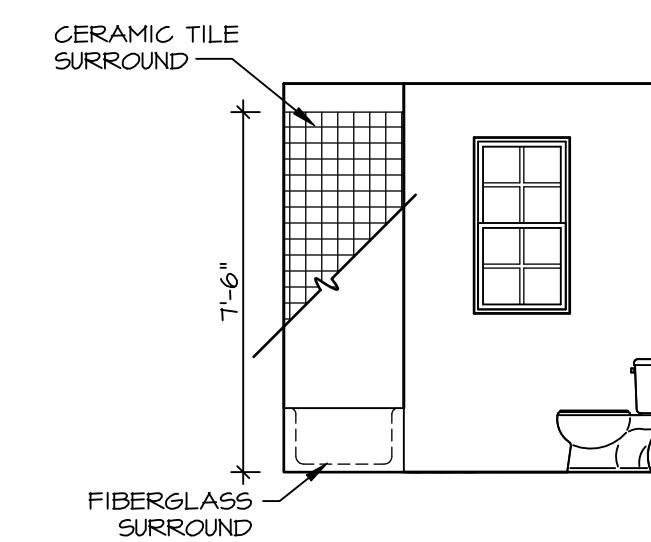
**D** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**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:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
- ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
- BATH ELEVATIONS ARE SHOWN PER PLAN.
- ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO. <b>A-13</b>	MODEL <b>ALLEGHENY</b>	SET NO. AL600	VERSION 01	RELEASE NO. ----	DRAWN BY YON	DATE: 4/8/17	OPTION
		DRAWING TITLE <b>BATH ELEVATIONS</b>					
13	OPTION DESCRIPTION	DIV-COMM-LOT-UNIT <b>DCY-WI-0230</b>					
		COMM-LOT MILSON FARMS - 0230 STREET ADDRESS <b>9445 DARCIE DR</b> CITY FRANKLIN STATE OH ZIP 45005					

**NVR**  
NVR, Inc., Suite 100  
Frederick, MD 21703  
5285 Westwood

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