

WI 231

3481 DARCIÉ DRIVE

FRANKLIN, OH 45005

2 Story Basement

Finished basement and full bath

2 hose bibs - valves required

AA valve on kitchen sink

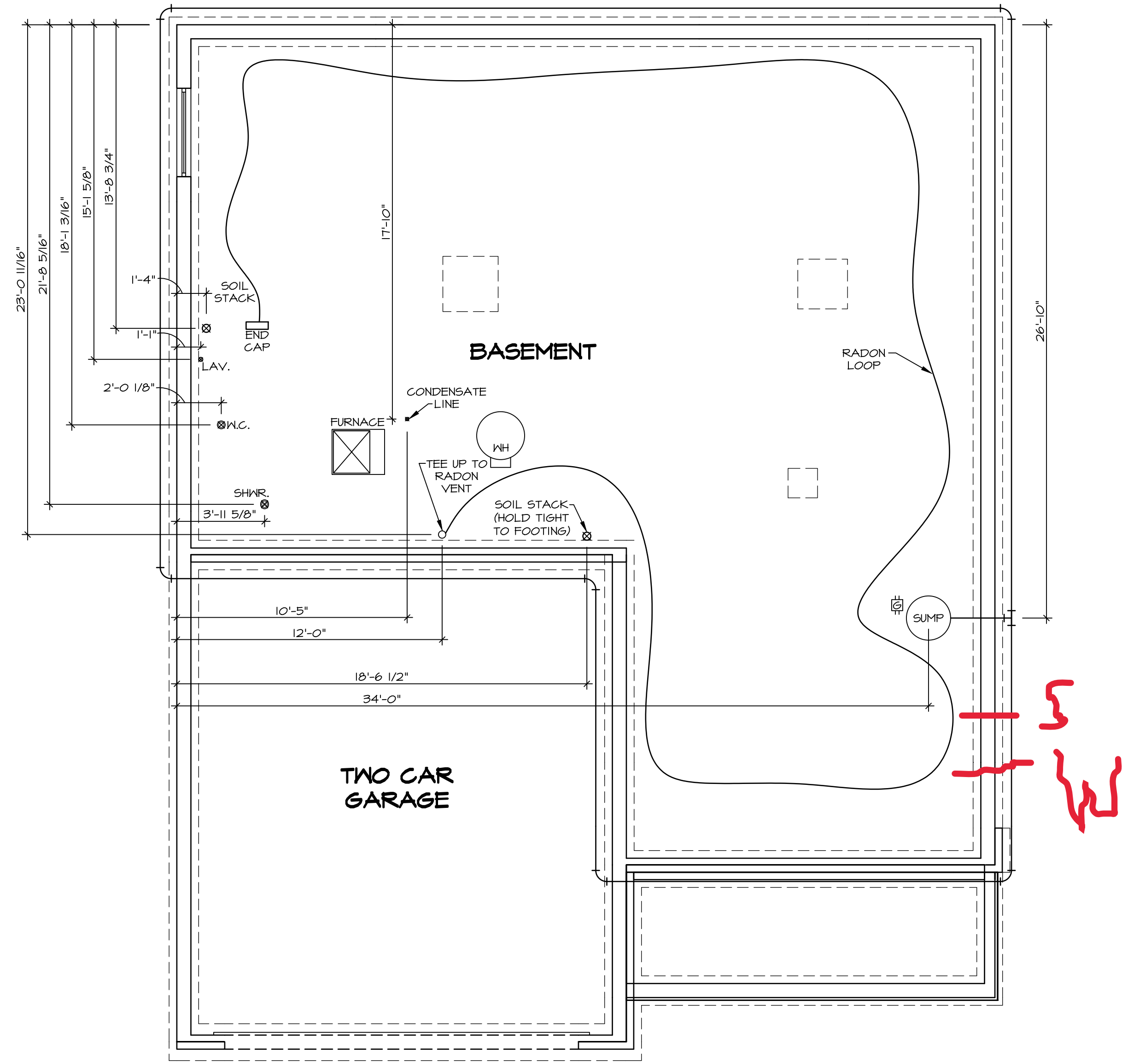
ice maker

2 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

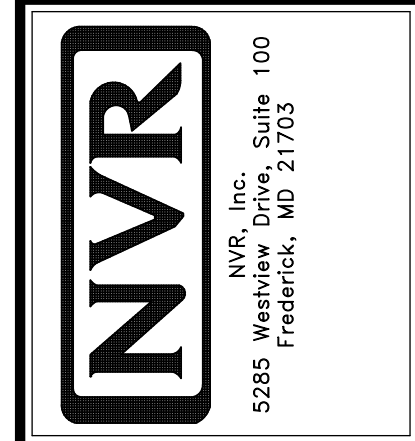
Gas Furnace



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

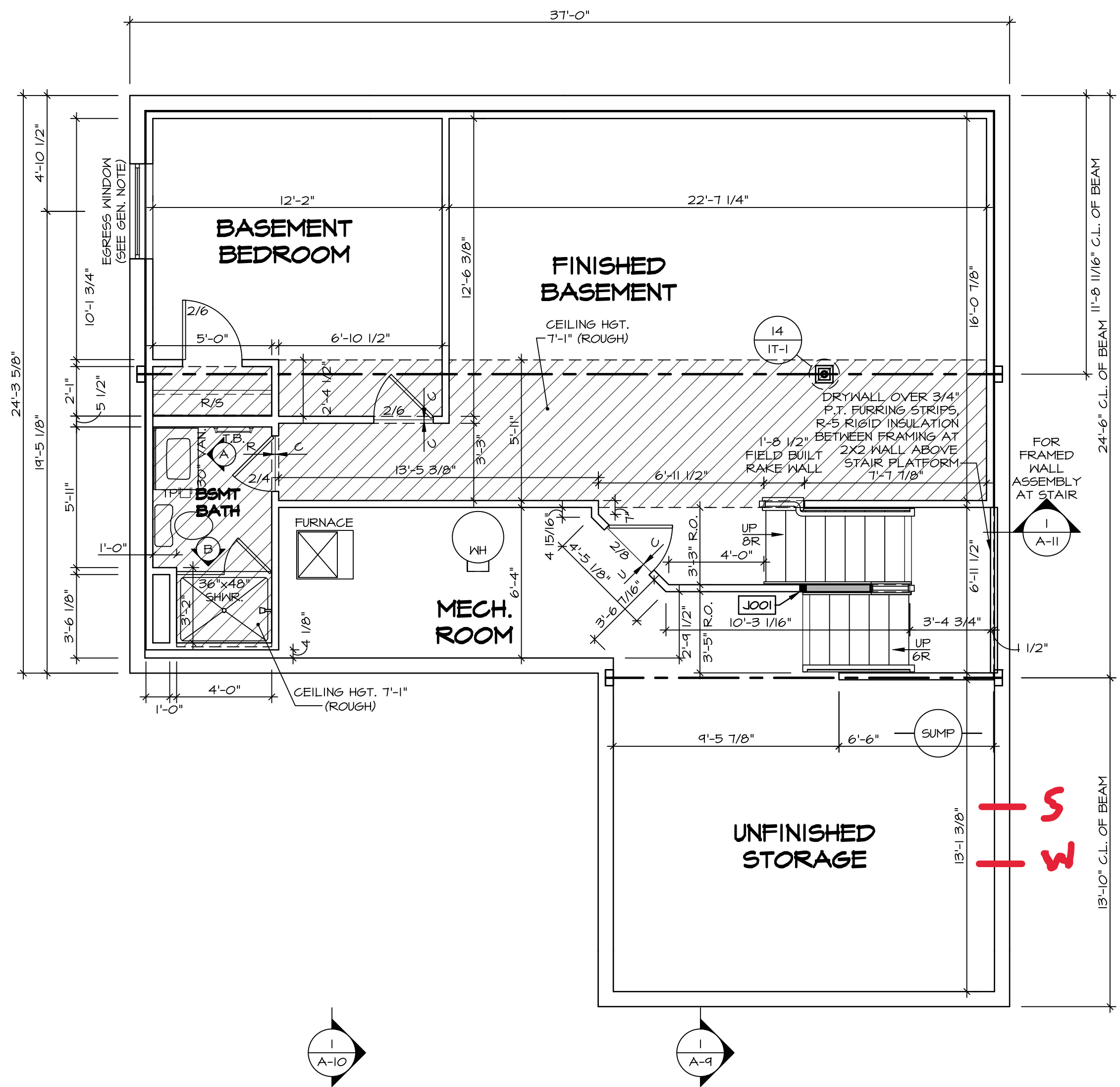
1
 A-5 **PLUMBING PLAN**
 SCALE: 1/4" = 1'-0"

| | | |
|--------------------|----------|----|
| SHEET NO. | A-5 | 12 |
| MODEL | COLUMBIA | |
| DRAWING TITLE | PLUMBING | |
| GROUNDWORKS | | |
| OPTION DESCRIPTION | | |
| SET NO. | CLM00 | |
| VERSION | 01 | |
| RELEASE NO. | ---- | |
| DRAWN BY | JAB | |
| DATE: | | |
| OPTION | | |



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| | |
|---------------------|-------------------|
| DIV-COMM-LOT-UNIT | DCY-WI-0231 |
| COMM-LOT | |
| MILSON FARMS - 0231 | |
| STREET ADDRESS | 9481 DARGIE DRIVE |
| CITY | FRANKLIN |
| STATE | OH |
| ZIP | 45005 |



LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 3. 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.
 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 T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIFFLES ABOVE, UNLESS OTHERWISE NOTED.
 10. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPHUM 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 JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|---------|-----------|---------|
| J001 | JACK - (2) 2X4 SFF STUD GRADE | FBA | BO031 | |

1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO. A-6

COLUMBIA

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
BASEMENT FOUNDATION

SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY CVB
DATE:
OPTION FBA

MODEL
COLUMBIA

NVR

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

DIV-COMM-LOT-UNIT
DCY-WI-0231

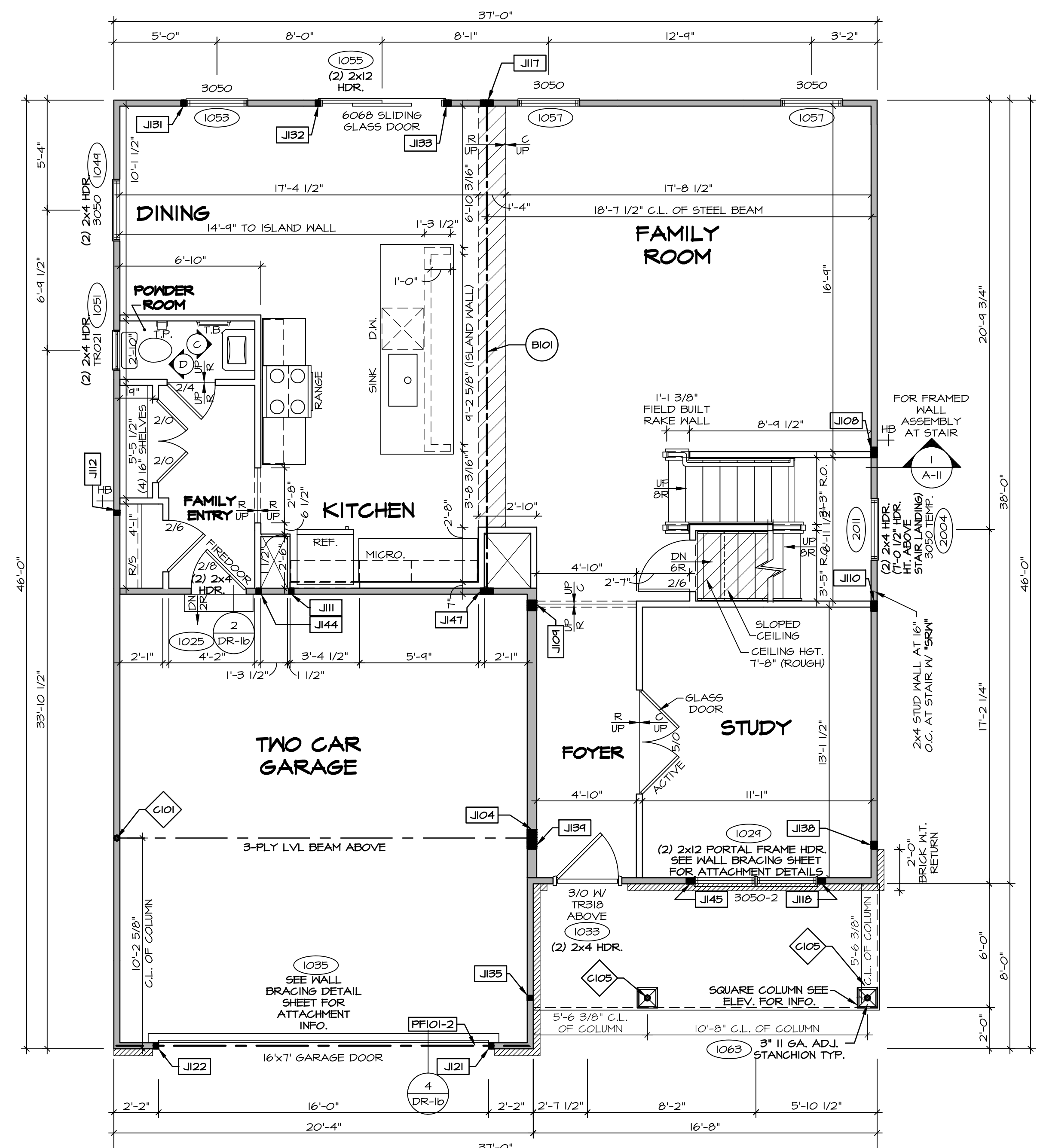
COM-Lot
MILSON FARMS - 0231

STREET ADDRESS
9481 DARGIE DRIVE

CITY STATE OH ZIP
FRANKLIN OH 45005

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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 GRIFFLES 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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH. EXTERIOR SHEATHINGS NOT INCLUDED IN WALL THICKNESS.

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

- (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) 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.
- (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.
- (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.
- (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.
- (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.
- (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIA 304L STAINLESS STEEL BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

| IDENTIFIER | DESCRIPTION | LENGTH | OPTIONS | ENG. NUM. | REMARKS |
|------------|--------------------------------|-------------|----------|-----------|---------|
| B101 | BEAM STEEL - W12X30 W 2X6 SILL | 23'-10 3/4" | | 1023 | |
| PF101-2 | LVL 1.75 - 11-04 | 20'-1" | 6CB/ 6CF | 1035 | |

STEEL COLUMN SCHEDULE

| IDENTIFIER | STYLE | HEIGHT | OPTIONS | ENG. NUM. | REMARKS |
|------------|--------------------------------------|-----------|--|-----------|---------|
| C101 | STANCHION - 3 IN SCHED 40 | 9'-6" | 6CB/ 6CF, ELB/ ELL, SXC, FBA/ FCA, SZA | 1006 | |
| C105 | STANCHION PORCH - 3 IN DIA 116A ADJ. | 9'-4 7/8" | FBA | 1063 | |

FIRST FLOOR JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|--------------------|-----------|---------|
| J104 | JACK - (5) 2X6 SFF STUD GRADE | SXC, ELB/ ELL, SZL | 1006 | |
| J108 | JACK - (4) 2X4 SFF STUD GRADE | | 1014 | |
| J109 | JACK - (4) 2X6 SFF STUD GRADE | | 1016 | |
| J110 | JACK - (4) 2X4 SFF STUD GRADE | | 1016 | |
| J111 | JACK - (2) 2X4 SFF STUD GRADE | | 1018 | |
| J112 | JACK - (2) 2X4 SFF STUD GRADE | | 1020 | |
| J117 | JACK - (5) 2X4 SFF#1 | | 1023 | |
| J118 | JACK - (3) 2X4 SFF STUD GRADE | | 1021 | |
| J121 | JACK - (2) 2X4 SFF STUD GRADE | 6CB/ 6CF | 1035 | |
| J122 | JACK - (2) 2X4 SFF STUD GRADE | 6CB/ 6CF | 1035 | |
| J131 | JACK - (2) 2X4 SFF STUD GRADE | | 1053 | |
| J132 | JACK - (2) 2X4 SFF STUD GRADE | | 1055 | |
| J133 | JACK - (3) 2X4 SFF STUD GRADE | | 1055 | |
| J135 | JACK - (2) 2X4 SFF STUD GRADE | | 1063 | |
| J138 | JACK - (3) 2X4 SFF#1 | ELB/ ELL | 2010 | |
| J139 | JACK - (3) 2X6 SFF STUD GRADE | ELB/ ELL | 2010 | |
| J144 | JACK - (2) 2X4 SFF STUD GRADE | | 1018 | |
| J145 | JACK - (3) 2X4 SFF STUD GRADE | | 1021 | |
| J147 | JACK - (5) 2X4 SFF#1 | | 1023 | |

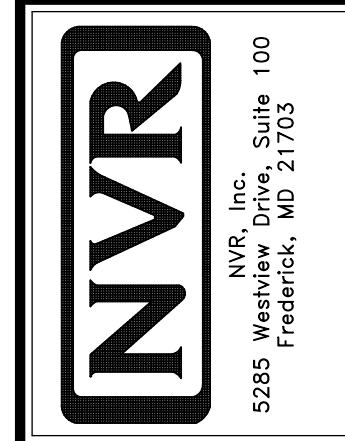
DIV-COMM-LOT-UNIT
DCY-WI-0231

COM-Lot
MILSON FARMS - 0231

STREET ADDRESS
9481 DARGIE DRIVE

CITY STATE OH ZIP
FRANKLIN OH 45005

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SHEET NO. MODEL
COLUMBIA

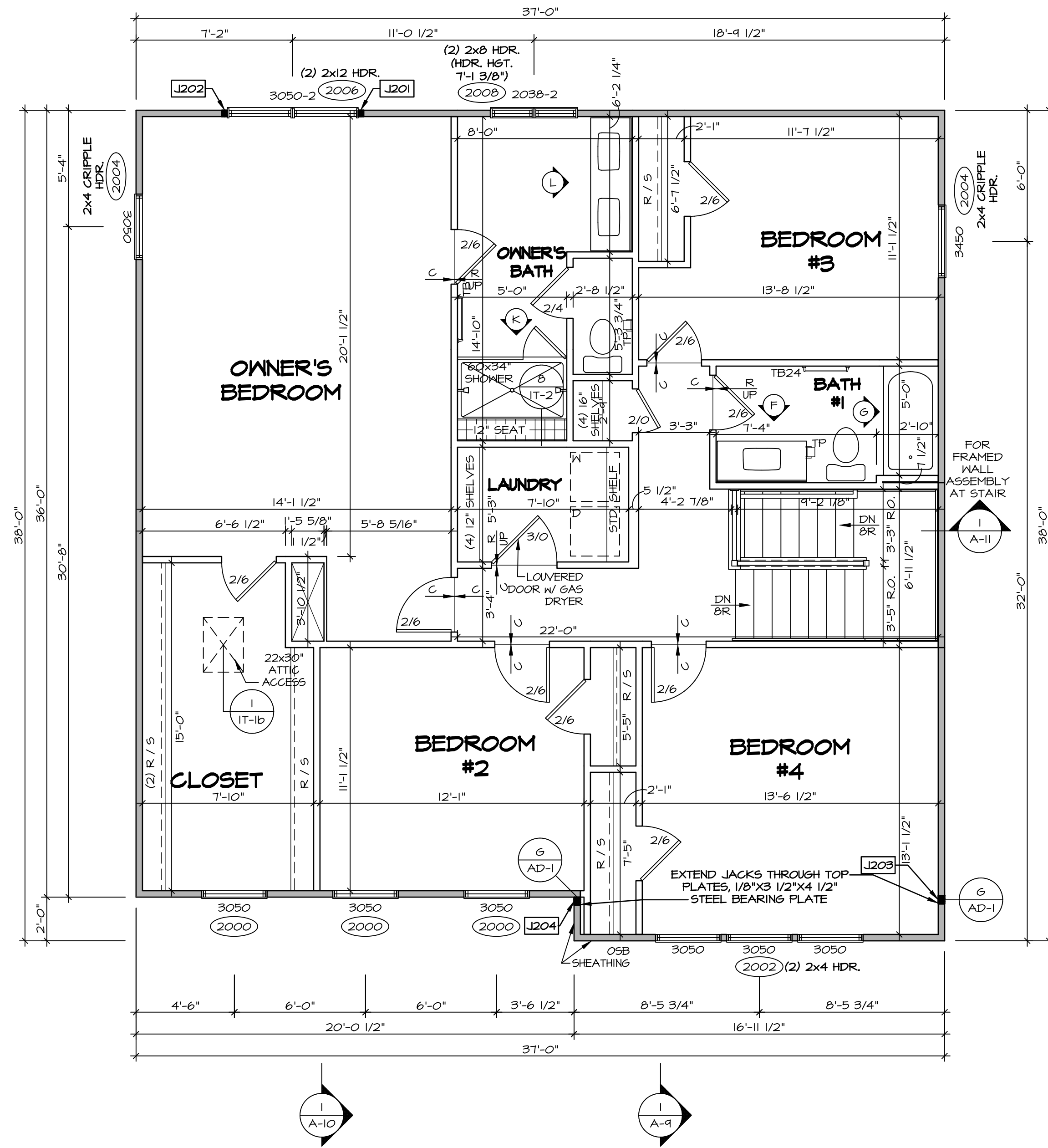
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE: OPTION

DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION
14

SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE: OPTION

OPTION DESCRIPTION
14



SECOND 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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 3. 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.
 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 T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 10. 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

SECOND FLOOR JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|----------|-----------|---------|
| J201 | JACK - (2) 2X4 SPF STUD GRADE | | 2006 | |
| J202 | JACK - (2) 2X4 SPF STUD GRADE | | 2006 | |
| J203 | JACK - (3) 2X4 SP#1 | ELB/ ELL | 2010 | |
| J204 | JACK - (3) 2X4 SP#1 | ELB/ ELL | 2010 | |

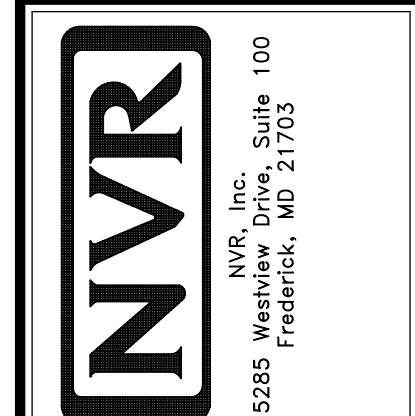
DIV-COMM-LOT-UNIT
DCY-WI-0231

COM-Lot
MILSON FARMS - 0231

STREET ADDRESS
9481 DARGIE DRIVE

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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

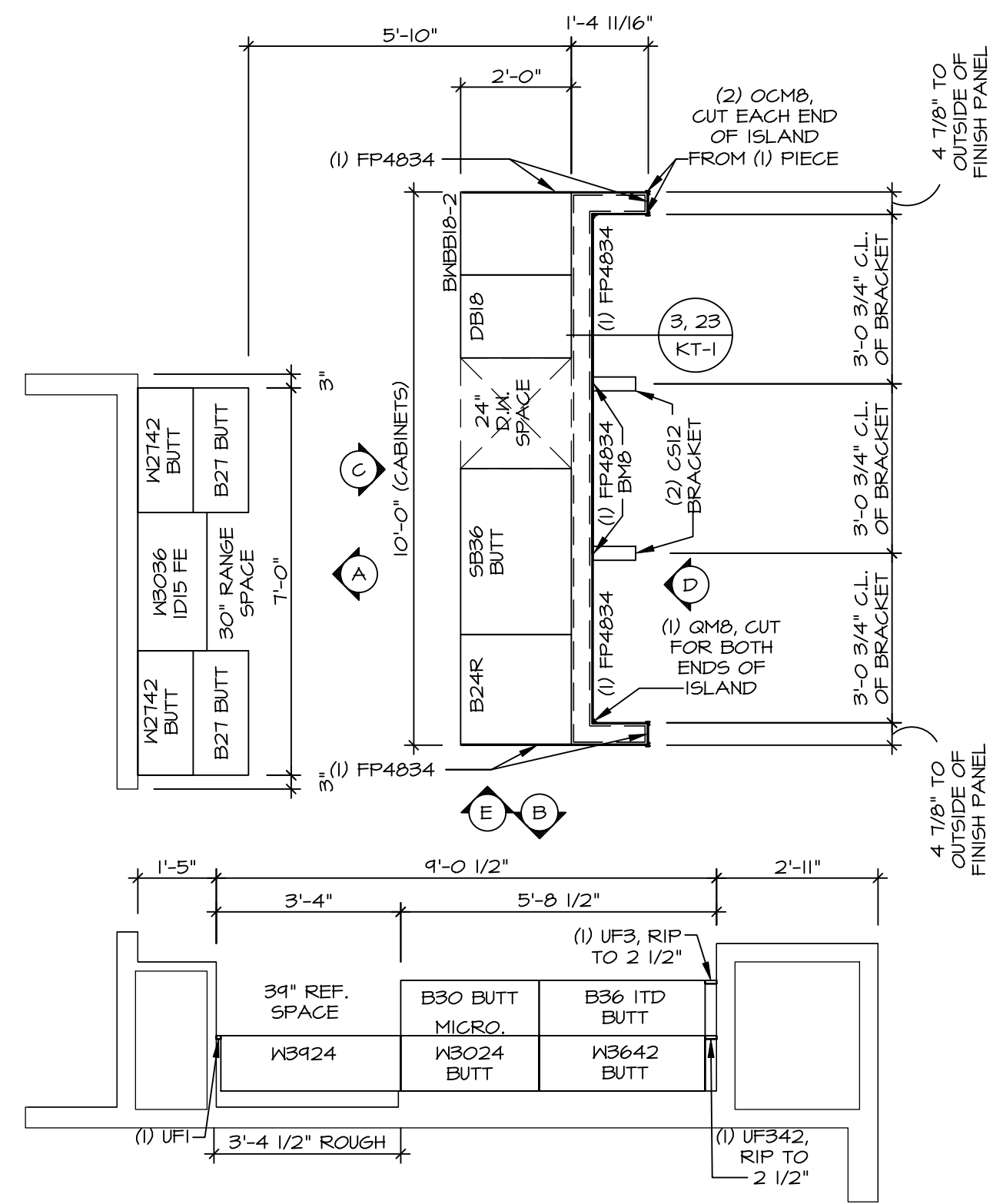
SHEET NO. **A-8**

MODEL **COLUMBIA**

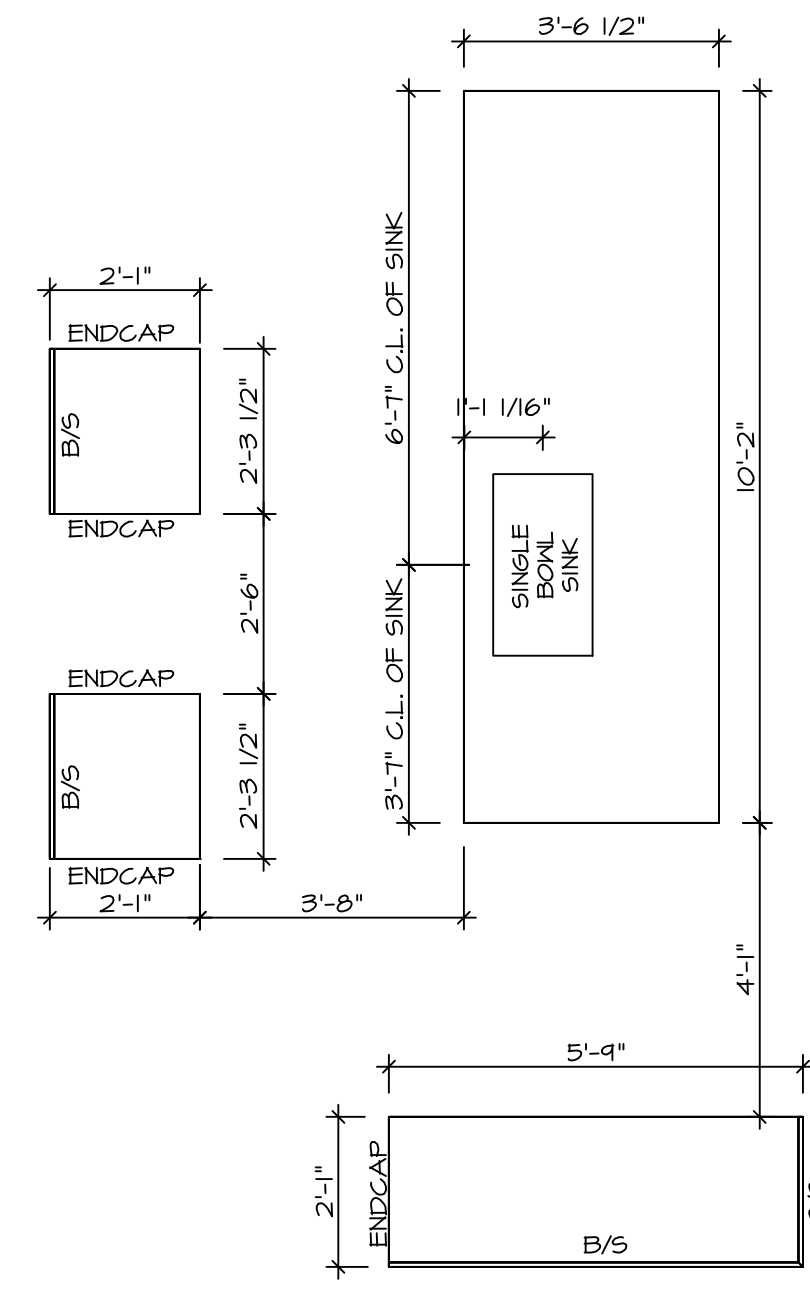
DRAWING TITLE **SECOND FLOOR PLAN**

OPTION DESCRIPTION

15



KITCHEN CABINET LAYOUT KC-3521(TC)
 APPLIANCE LAYOUT W/ RANGE (TC) "KAI" SCALE: 3/8" = 1'-0" A-12



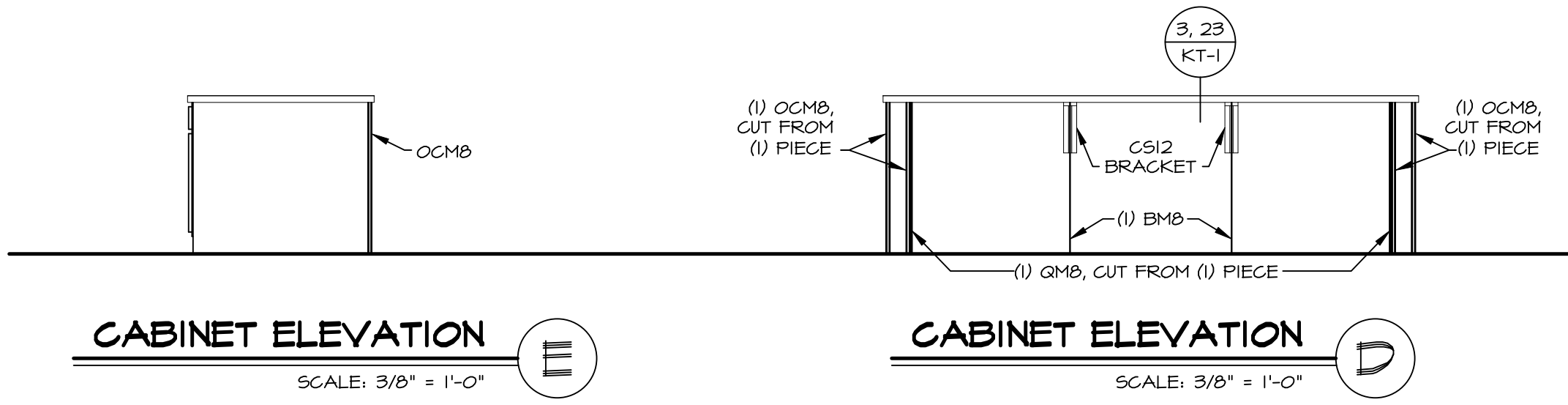
KITCHEN COUNTERTOP LAYOUT KC-3521(TC)
 APPLIANCE LAYOUT W/ RANGE (TC) "KAI" SCALE: 3/8" = 1'-0" A-12

NOTES:

- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1)/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/FULL NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-ID

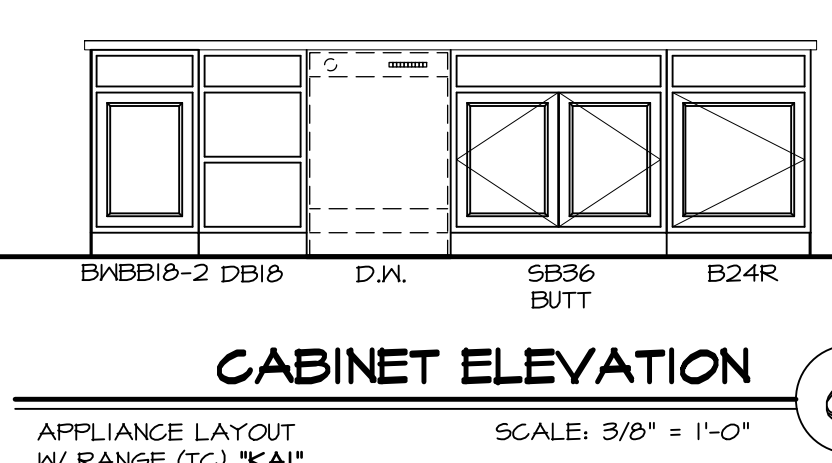
NOTES:

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

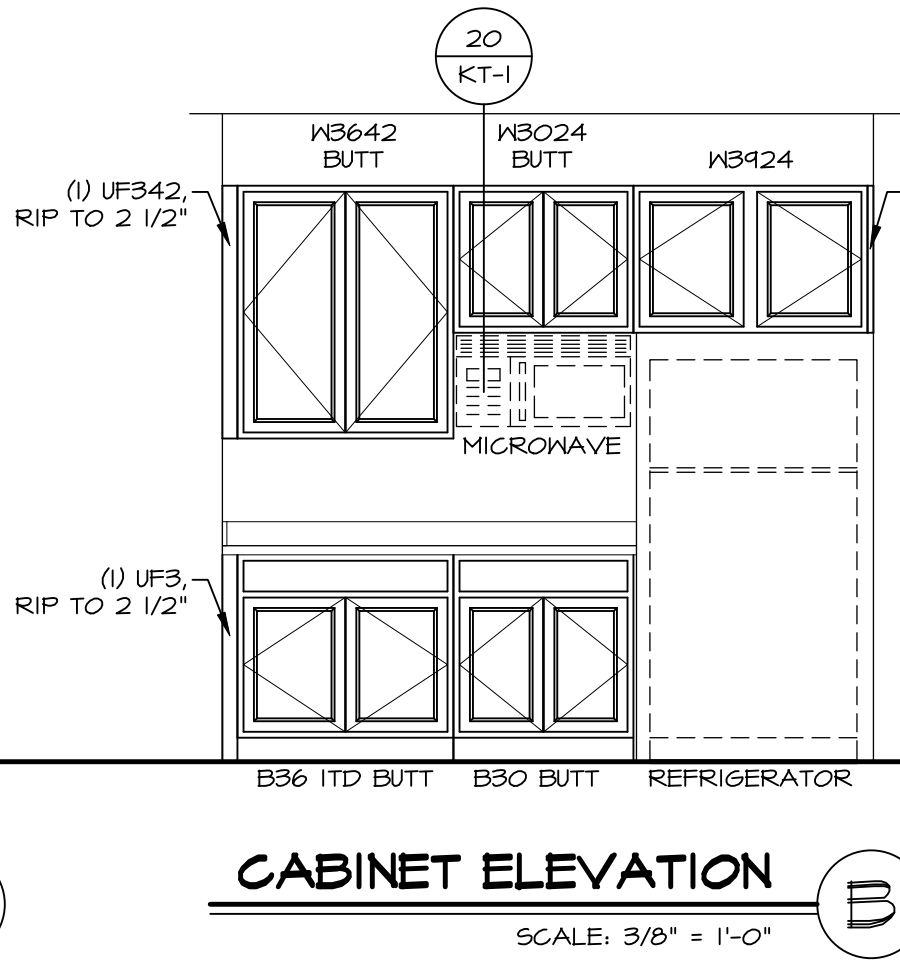


CABINET ELEVATION E
 SCALE: 3/8" = 1'-0"

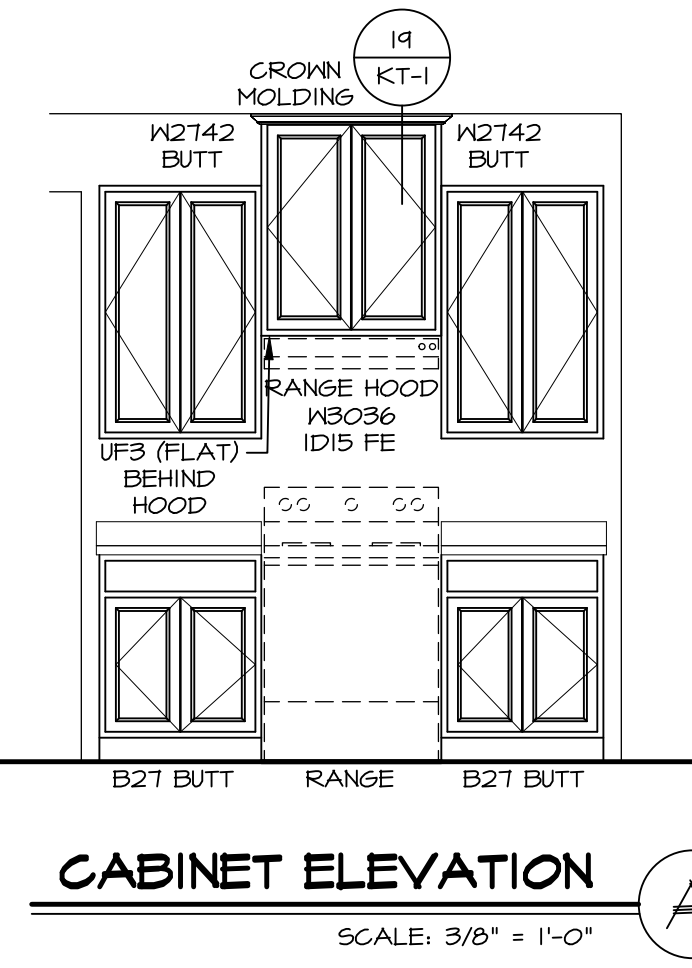
CABINET ELEVATION D
 SCALE: 3/8" = 1'-0"



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



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



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

| | |
|---|------------------|
| DIV-COMM-LOT-UNIT DCY-WI-0231 | |
| COM-Lot MILSON FARMS - 0231 | APT. NO. ---- |
| STREET ADDRESS 9481 DARGIE DRIVE | |
| CITY FRANKLIN | STATE OH |
| ZIP 45005 | |

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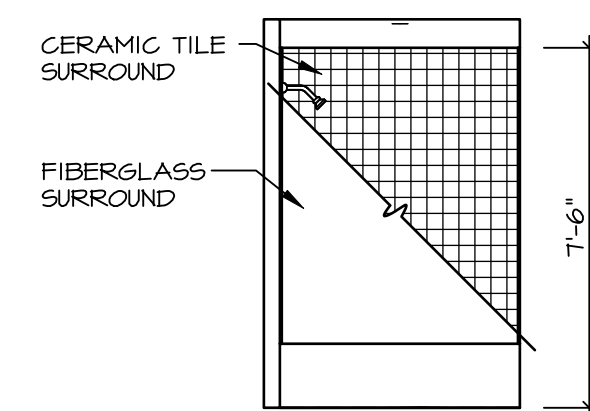
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 NVR, Inc., Suite 100
 Frederick, MD 21703
 5285 Westrick Rd.

| | | | | |
|--------------------------|------------|--------------------------|--------------|--------|
| SET NO. CLM00 | VERSION 01 | RELEASE NO. ---- | DRAWN BY ARM | OPTION |
| MODEL COLUMBIA | | DRAWING TITLE KITCHEN | | |
| SHEET NO. A-12 | | OPTION DESCRIPTION | | |
| | | 19 | | |

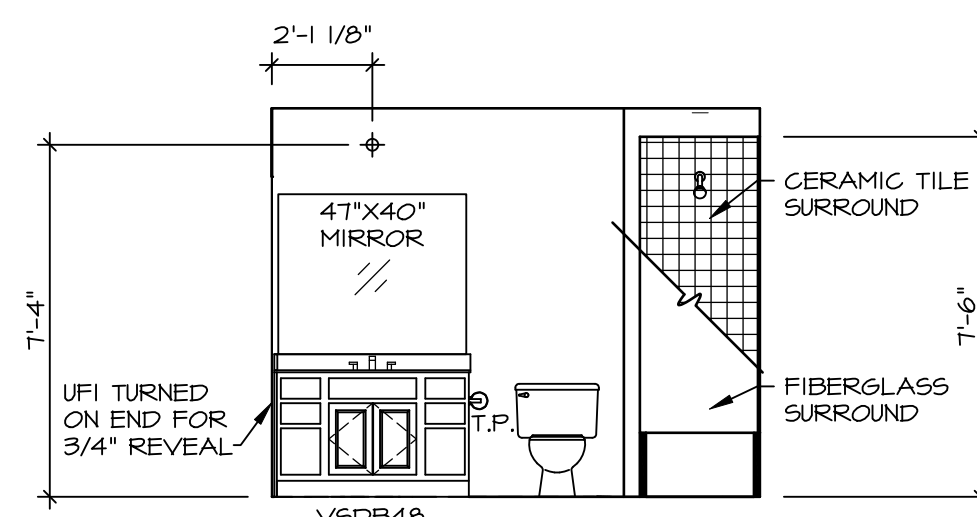
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NOTES:

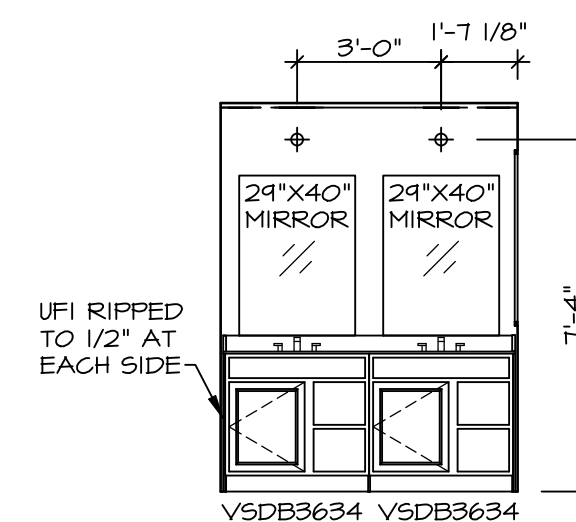
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



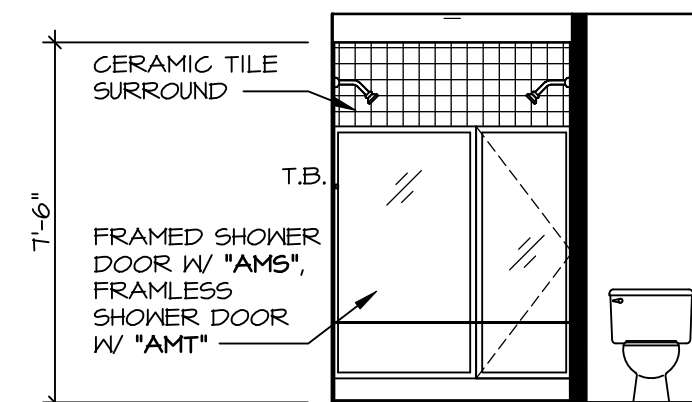
G BATH #1
SCALE: 1/4" = 1'-0"



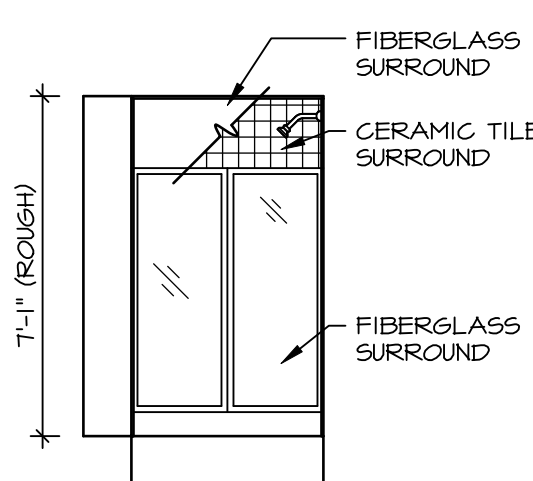
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY *VVC*



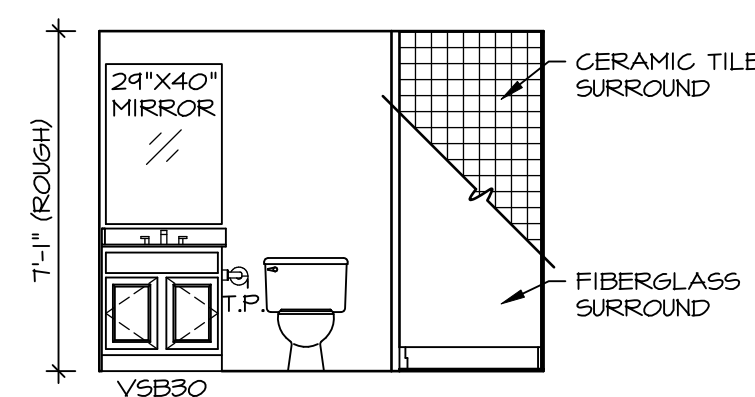
L OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
AMG
NEW LIGHT/MIRROR
LAYOUT DEL.
VANITY *AF*



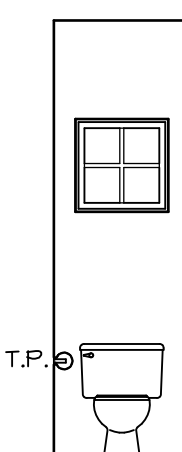
K OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
AMG



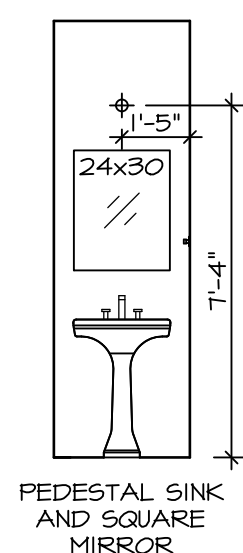
B BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH *AEB*



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

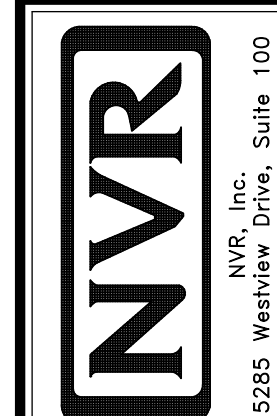


D POWDER ROOM
SCALE: 1/4" = 1'-0"



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

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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

SHEET NO. **A-13**
MODEL **COLUMBIA**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

20

DIV-COMM-LOT-UNIT **DCY-WI-0231**
COM-LOT
MILSON FARMS - 0231
STREET ADDRESS
9481 DARCIE DRIVE
CITY STATE ZIP
FRANKLIN OH 45005