

WI 232

3482 KELLY MARIE WAY

FRANKLIN, OH 45005

2 Story Basement

Finished basement and full bath

2 hose bibs - valves required

AA valve on kitchen sink

ice maker

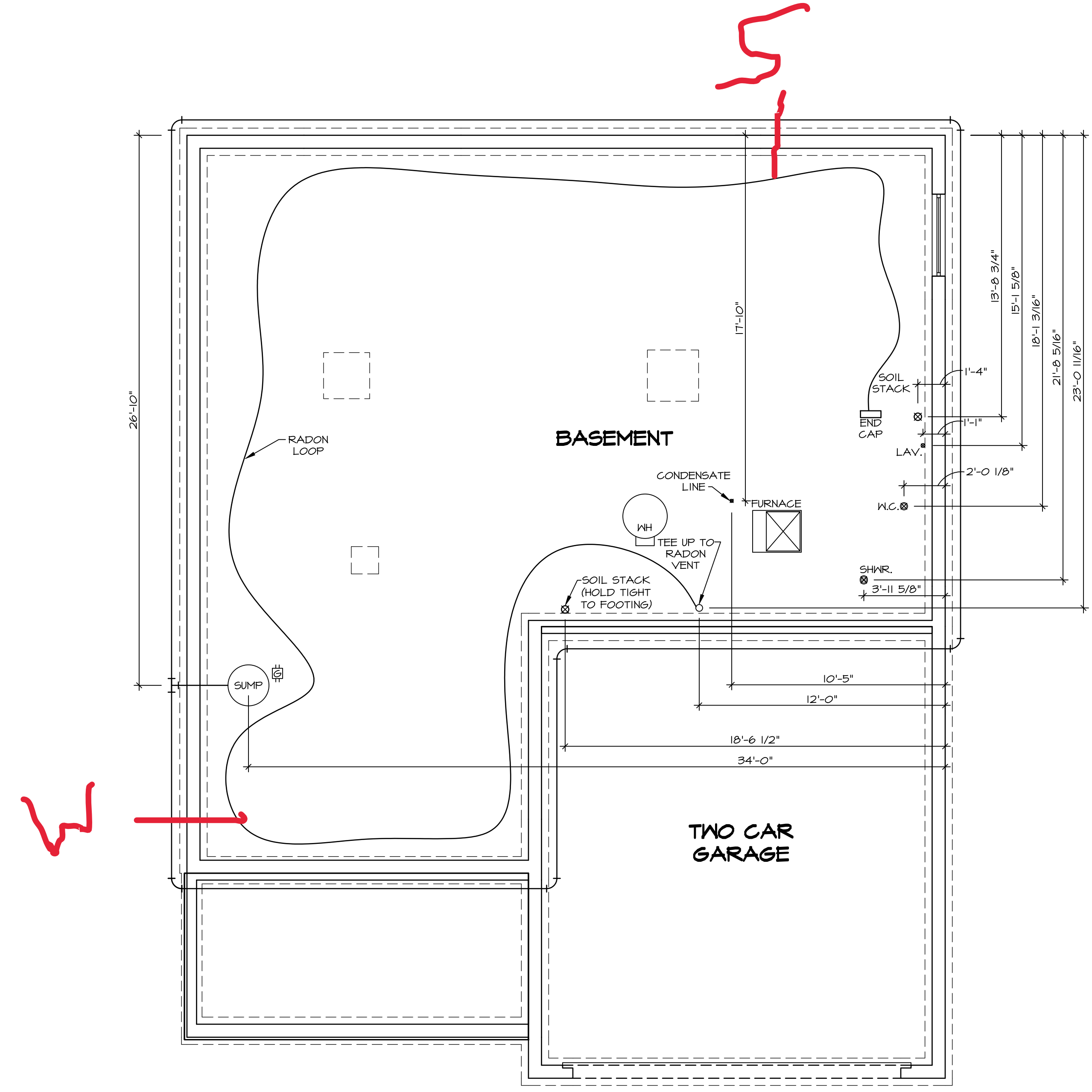
1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

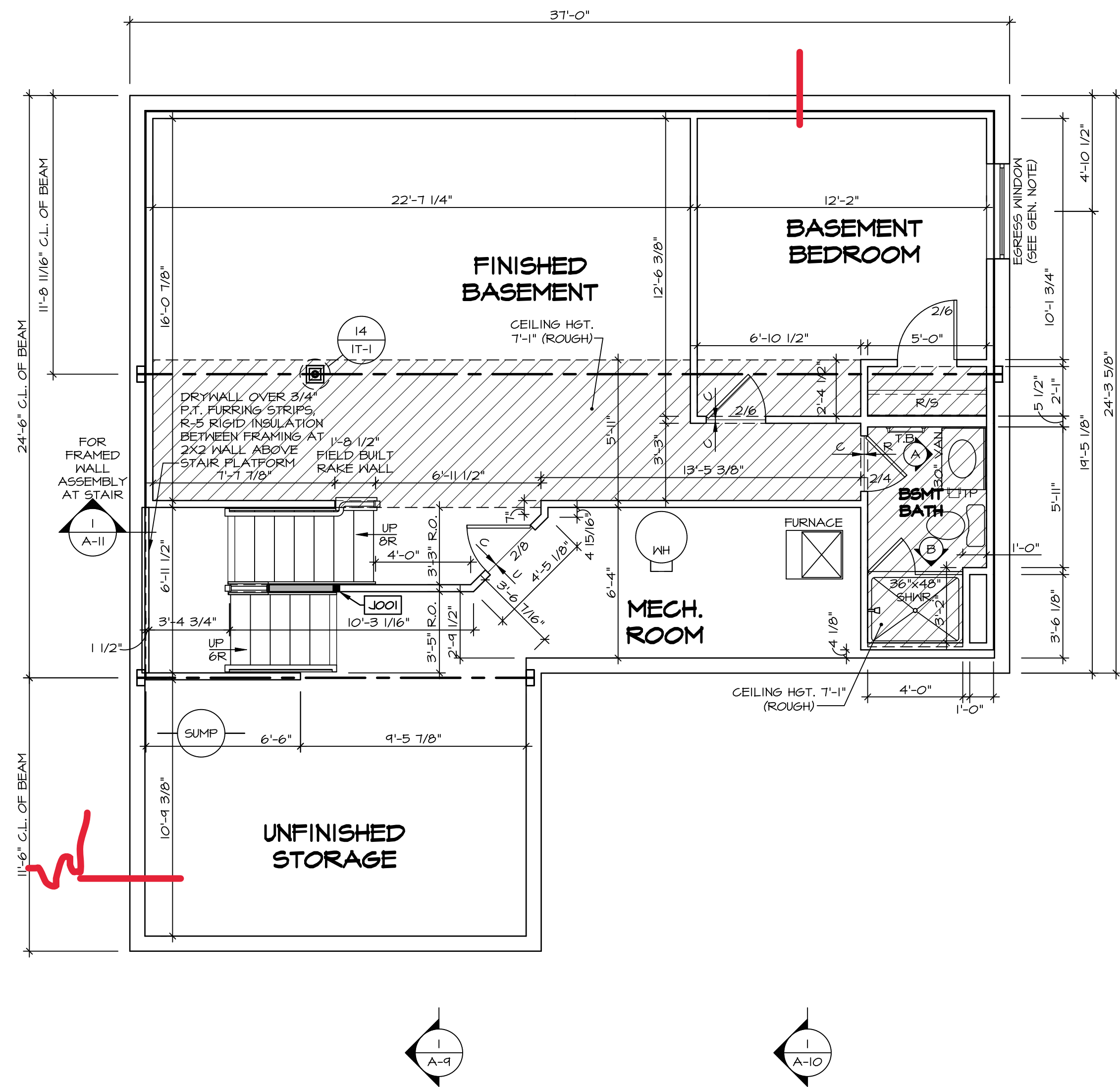
Gas Furnace , Fireplace and Range

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



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

SHEET NO. A-5	MODEL COLUMBIA	SET NO. CLM00	DIV-COMM-LOT-UNIT DCY-WI-0232
	DRAWING TITLE PLUMBING GROUNDWORKS	VERSION 01 RELEASE NO. ---- DRAWN BY JAB DATE: OPTION	
12	OPTION DESCRIPTION	5285 Westwood, Suite 100 Frederick, MD 21703	STATE OH 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 "1" (SHEET(S)) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-O 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

BASEMENT JACK SCHEDULE

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

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

SHEET NO. **A-6** OF 13

MODEL: **COLUMBIA**
DRAWING TITLE: **BASEMENT FLOOR PLAN**
OPTION DESCRIPTION: **BASEMENT FOUNDATION**

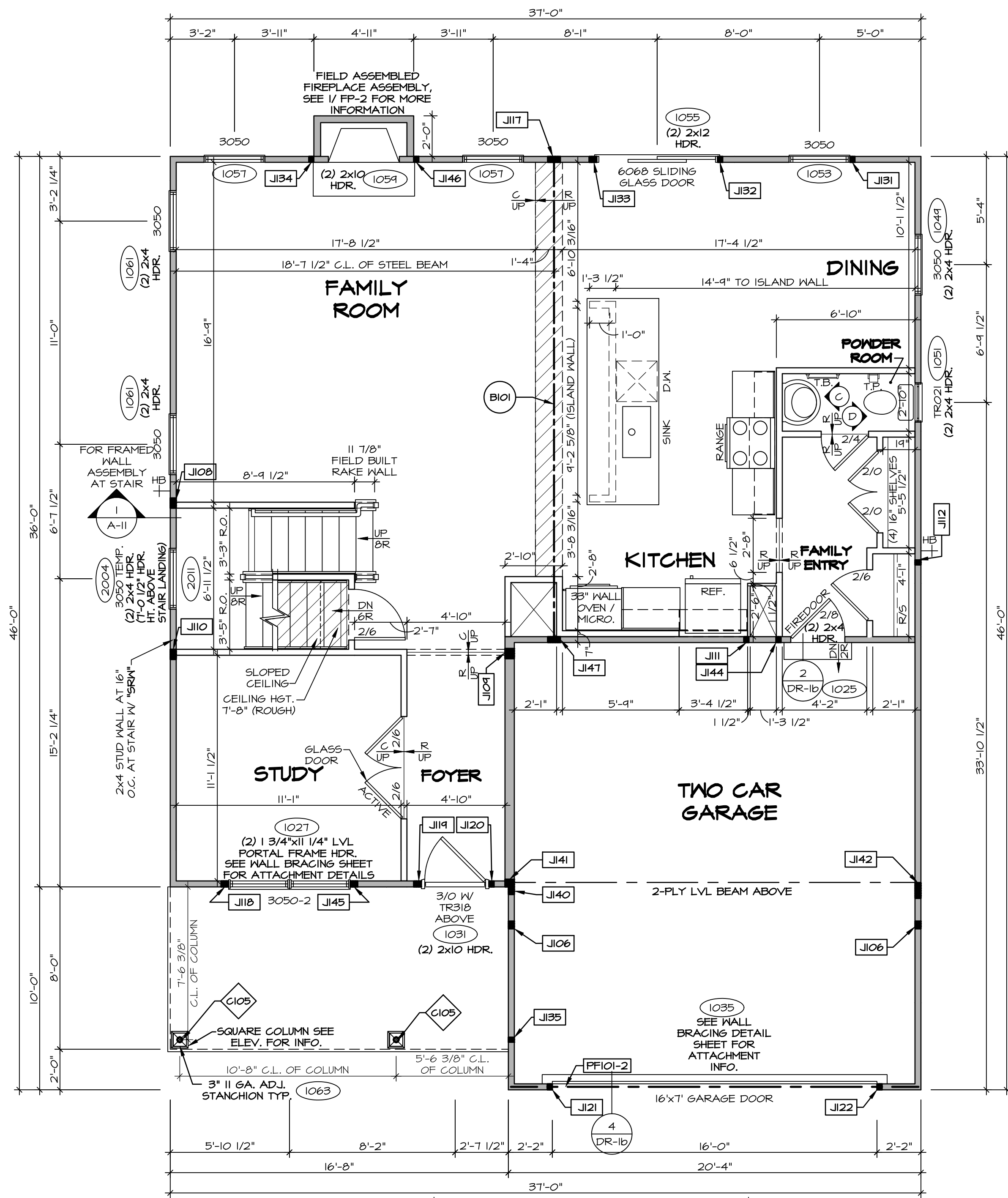
SET NO. **CLM00**
VERSION **01**
RELEASE NO. **----**
DRAWN BY **CVB**
DATE:
OPTION **FBA**

DIV-COMM-LOT-UNIT: **DCY-WI-0232**
COM-LOT: **MILSON FARMS - 0232**
STREET ADDRESS: **9482 KELLY MARIE WAY**
CITY: **FRANKLIN** STATE: **OH** ZIP: **45005**

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

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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/ 1-PLY. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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 SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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.
 - T.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.

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"	GCB/ GCF	1035	

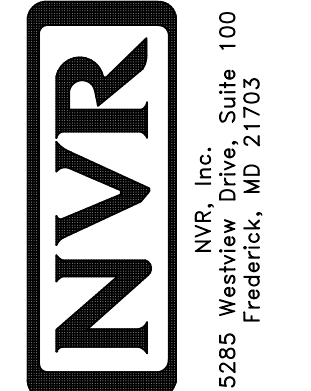
STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C105	STANCHION PORCH - 3 IN DIA 116A ADJ.	9'-4 7/8"	FBA	1063	

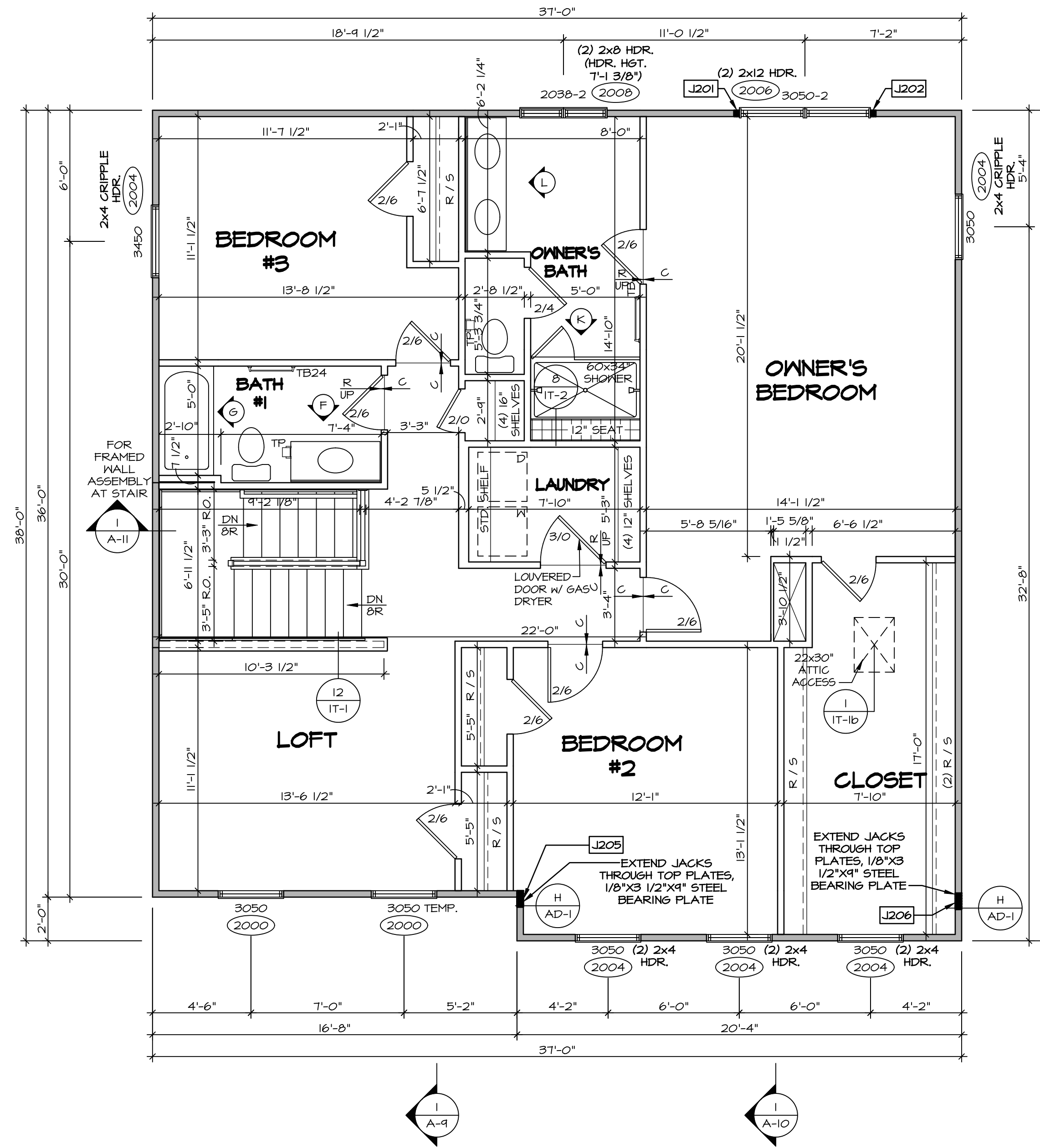
FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J106	JACK - (3) 2X4 SP#1	5X5/ 5X6, ELC	100B	
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 - (3) 2X4 SP#1		1023	
J118	JACK - (3) 2X4 SFF STUD GRADE		1021	
J119	JACK - (3) 2X4 SFF STUD GRADE	ELV/ ELC/ ELK	1031	
J120	JACK - (2) 2X4 SFF STUD GRADE	ELV/ ELC/ ELK	1031	
J121	JACK - (2) 2X4 SFF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2X4 SFF STUD GRADE	GCB/ GCF	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	
J134	JACK - (2) 2X4 SFF STUD GRADE	LGF	1054	
J135	JACK - (2) 2X4 SFF STUD GRADE		1063	
J140	JACK - (3) 2X4 SFF STUD GRADE	ELC	2010	
J141	JACK - (3) 2X6 SFF STUD GRADE	ELC	2010	
J142	JACK - (6) 2X4 SFF STUD GRADE	GCB, ELC	2010	
J144	JACK - (2) 2X4 SFF STUD GRADE		1018	
J145	JACK - (3) 2X4 SFF STUD GRADE		1021	
J146	JACK - (2) 2X4 SFF STUD GRADE	LGF	1054	
J147	JACK - (5) 2X4 SP#1		1023	

DIV-COMM-LOT-UNIT: DCY-WI-0232
 COM-LOT: MILSON FARMS - 0232
 STREET ADDRESS: 9482 KELLY MARIE WAY
 CITY: FRANKLIN STATE: OH ZIP: 45005
 SHEET NO.: A-7
 MODEL: COLUMBIA
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION: 14
 SET NO. CLM00
 VERSION: 01
 RELEASE NO.: ----
 DRAWN BY: ARM
 DATE: OPTION



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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

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.
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 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 GRIPPLERS 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

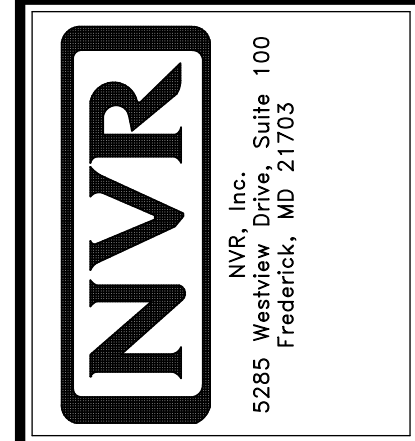
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	
J205	JACK - (6) 2X4 SPF STUD GRADE	ELC	2010	
J206	JACK - (6) 2X4 SPF STUD GRADE	ELC	2010	

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

DIV-COMM-LOT-UNIT
DCY-WI-0232

COM-Lot
MILSON FARMS - 0232
STREET ADDRESS
9482 KELLY MARIE WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005

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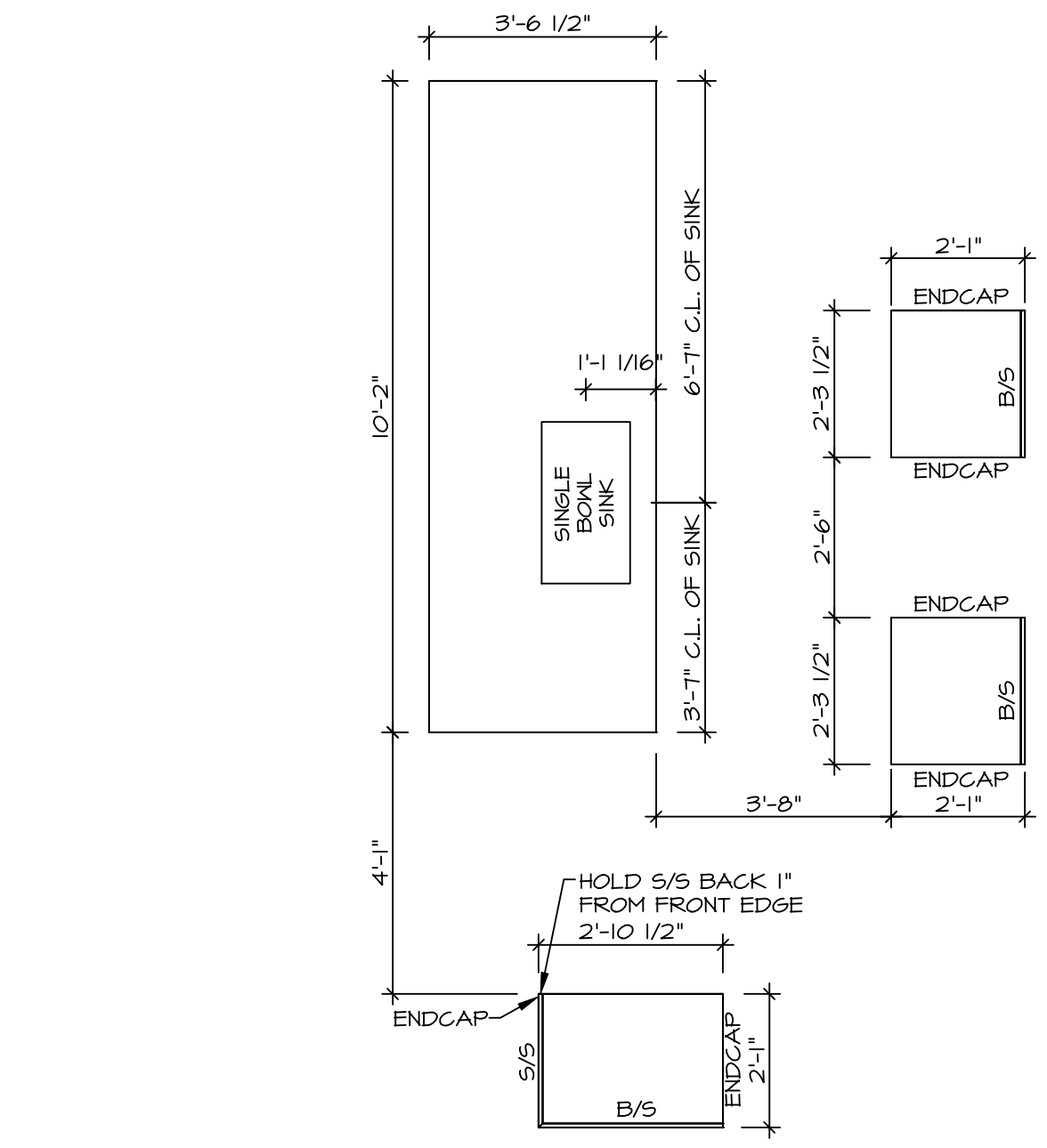
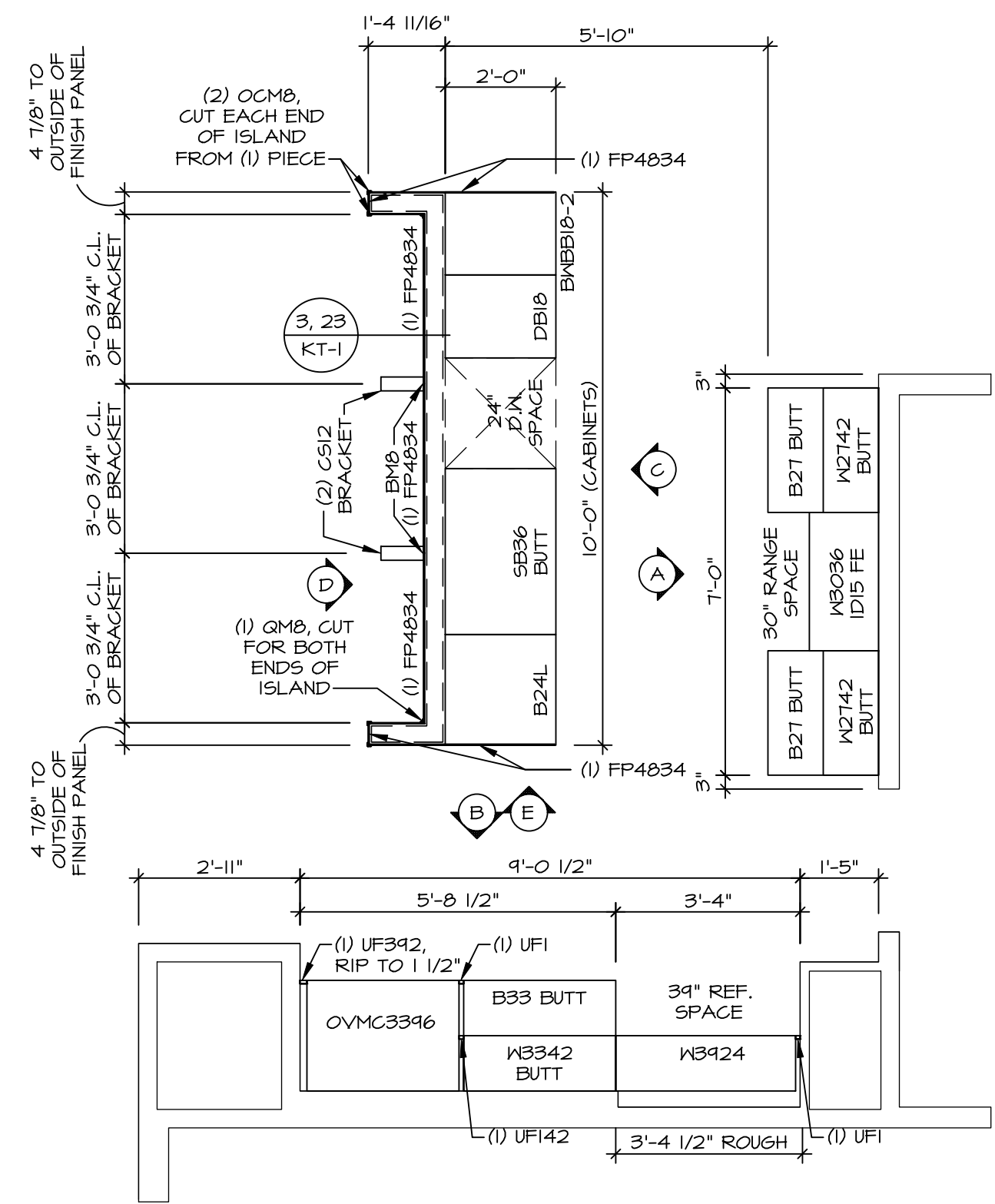
SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

SHEET NO.
A-8

MODEL
COLUMBIA

DRAWING TITLE
SECOND FLOOR PLAN

OPTION DESCRIPTION
15



NOTES:

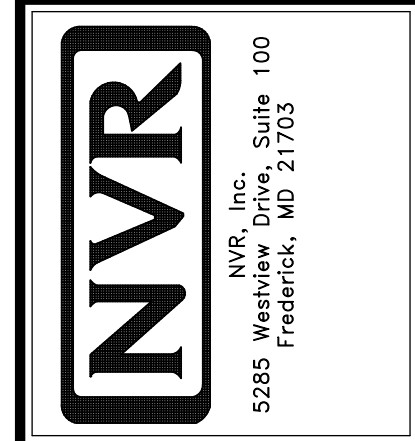
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1)KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET, SHIMMED, LEVELED 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:

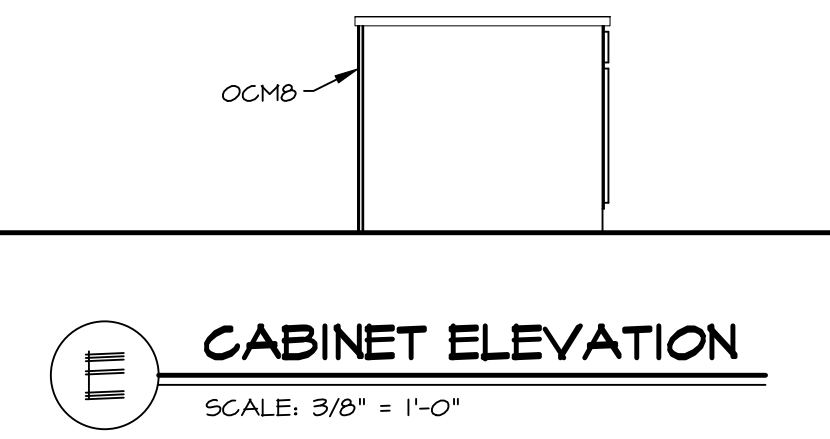
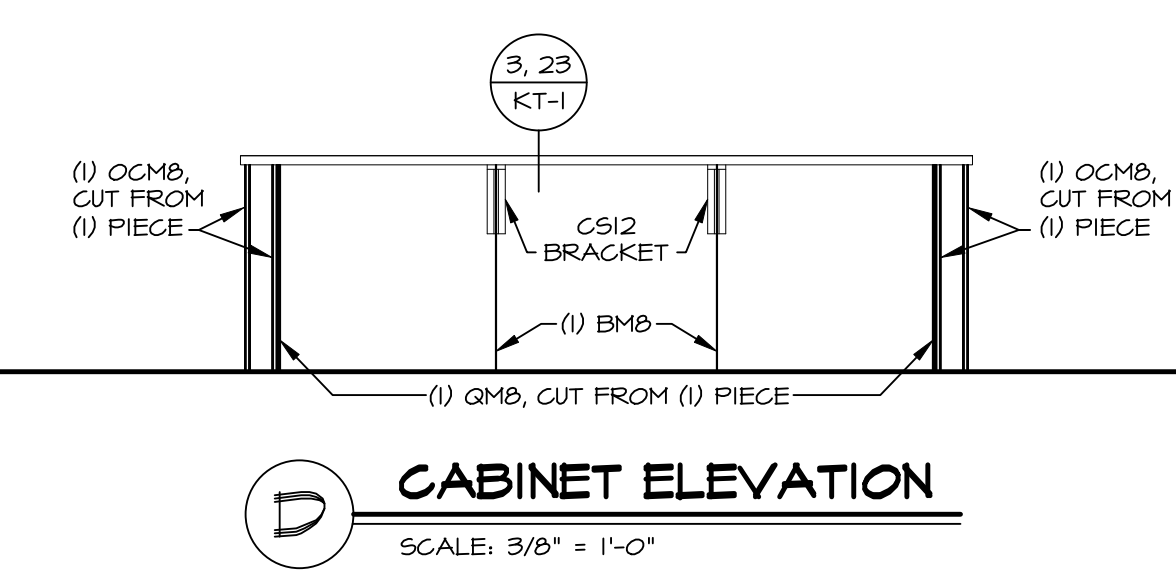
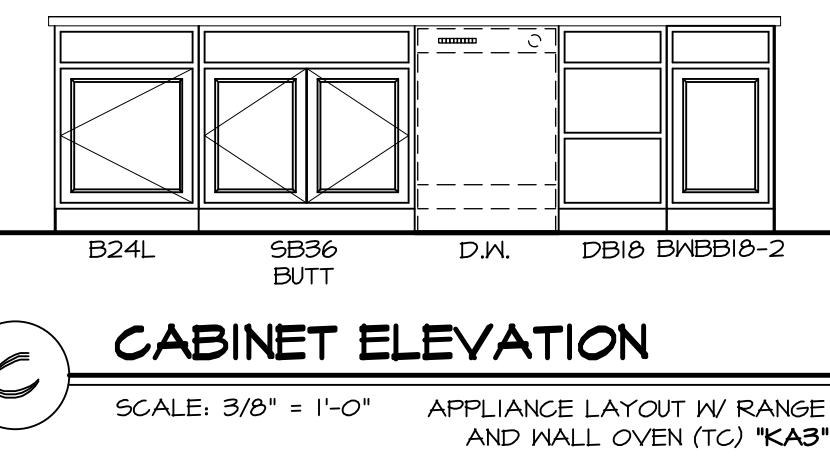
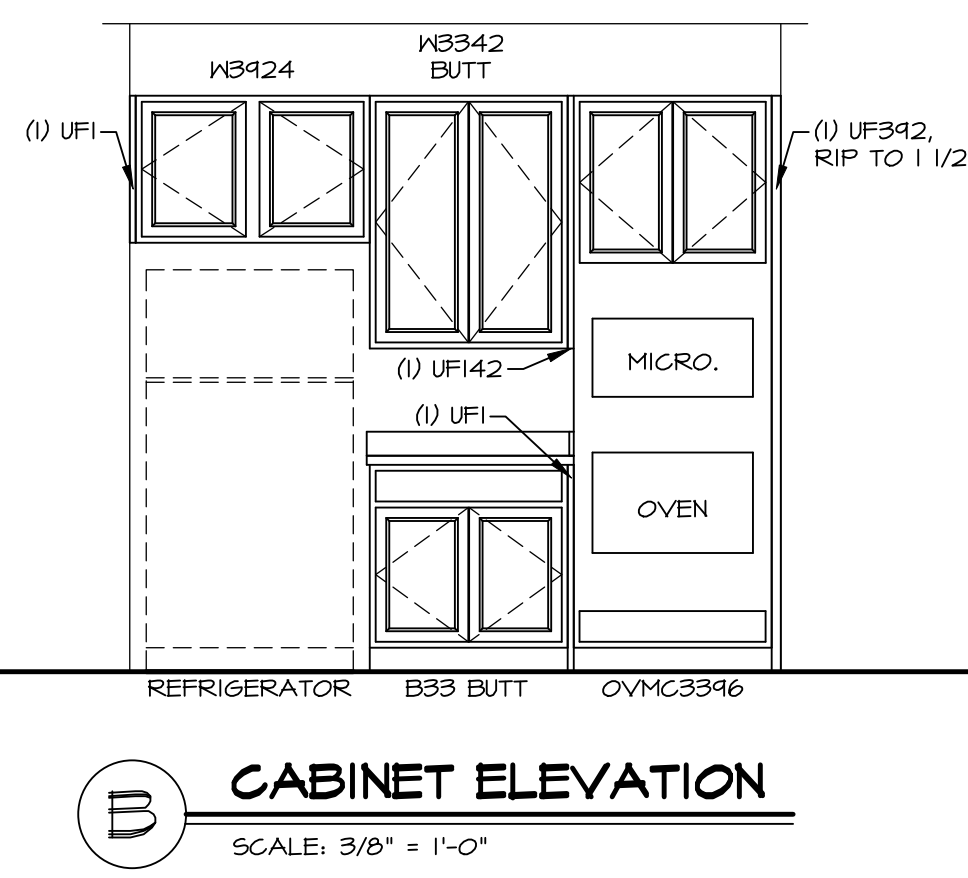
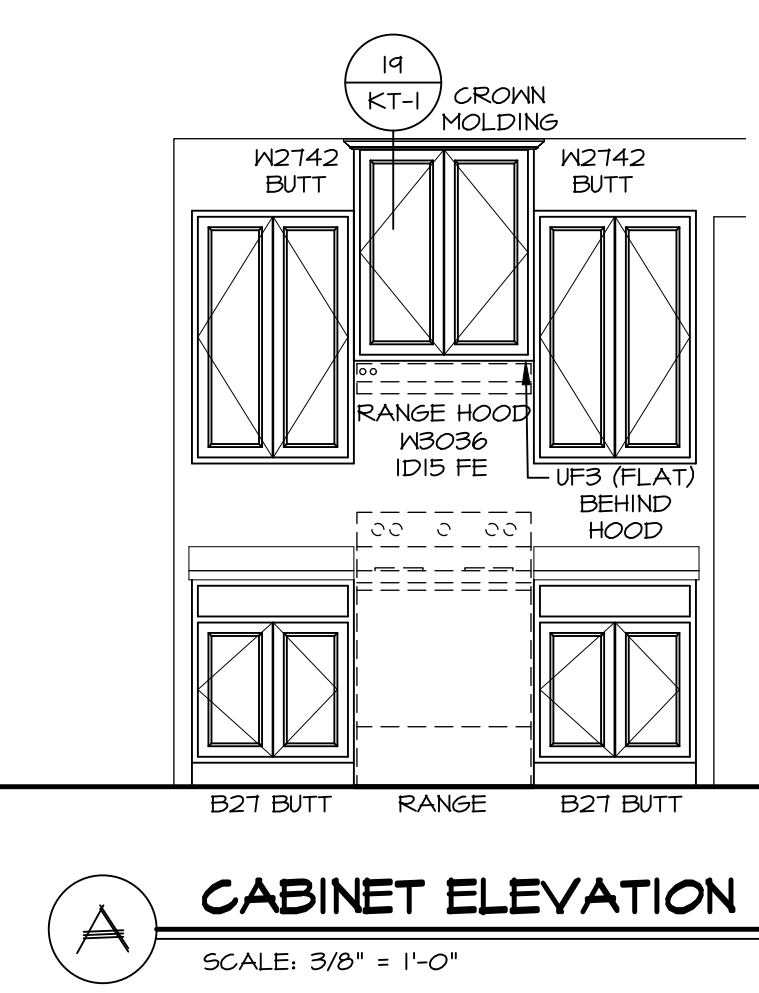
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

DIV-COMM-LOT-UNIT		DCY-WI-0232	
COM-LOT	MILSON FARMS - 0232	APT. NO.	----
STREET ADDRESS	9482 KELLY MARIE WAY	CITY	FRANKLIN
STATE	OH	ZIP	45005

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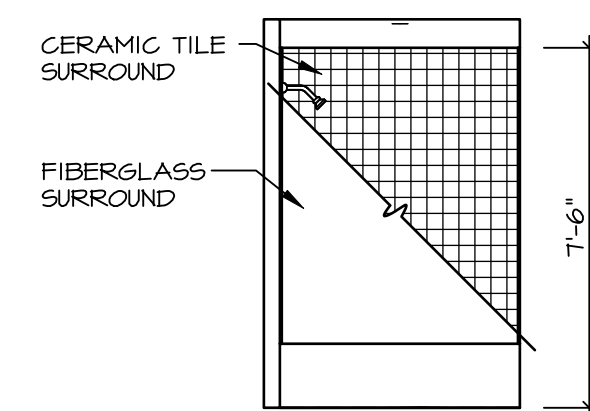


SET NO. CLM00	VERSION 01	RELEASE NO. ----	DRAWN BY ARM	OPTION
SHEET NO. A-12				
MODEL COLUMBIA				
DRAWING TITLE KITCHEN				
OPTION DESCRIPTION				
19				

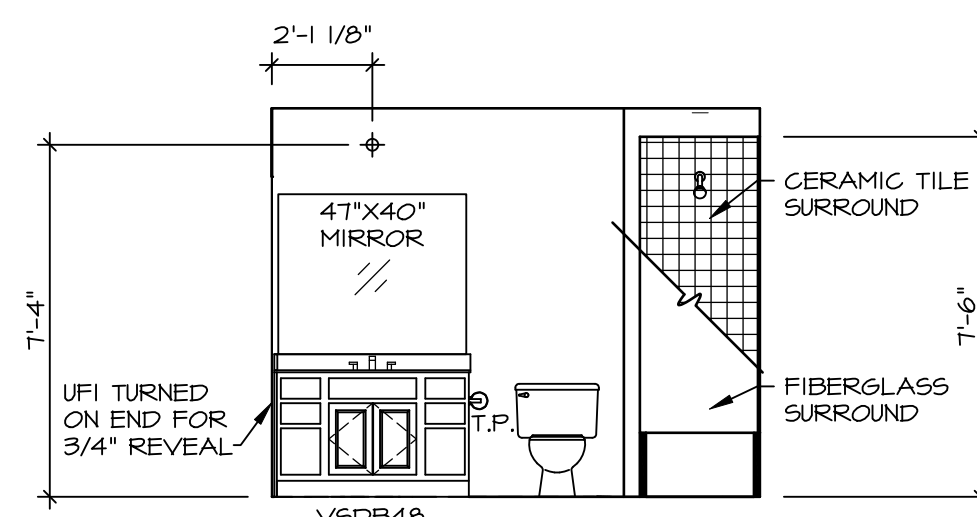


NOTES:

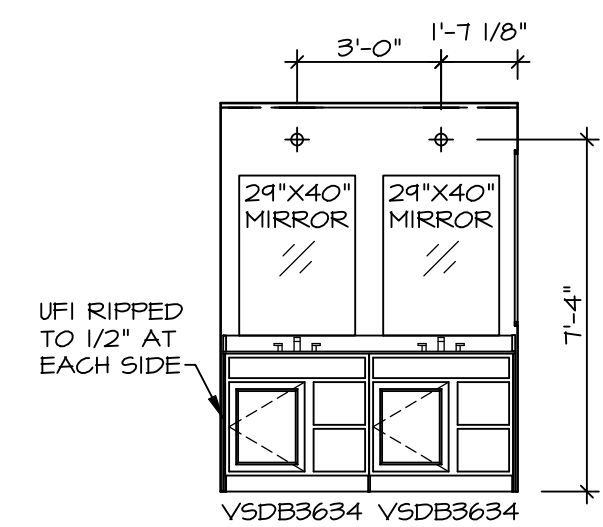
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



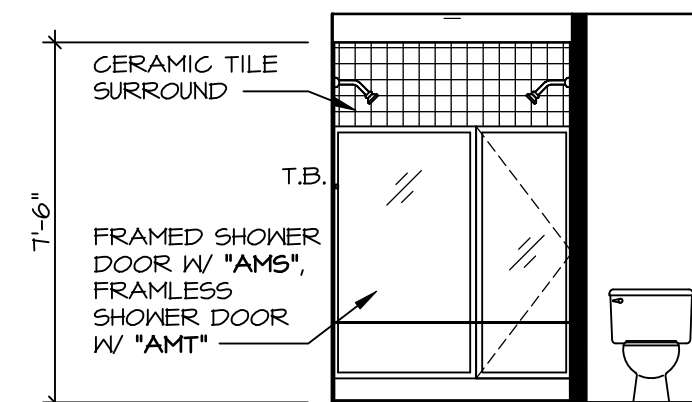
G BATH #1
SCALE: 1/4" = 1'-0"



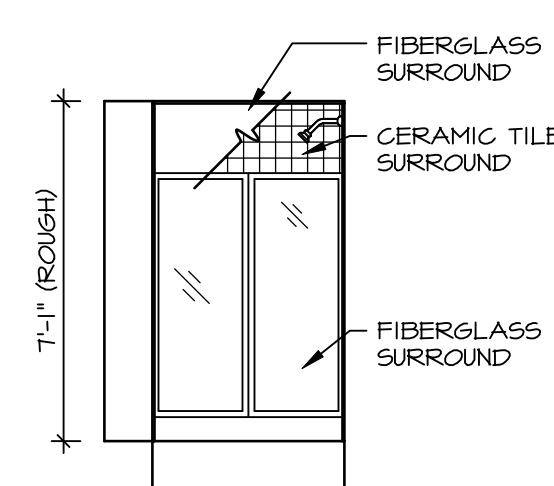
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



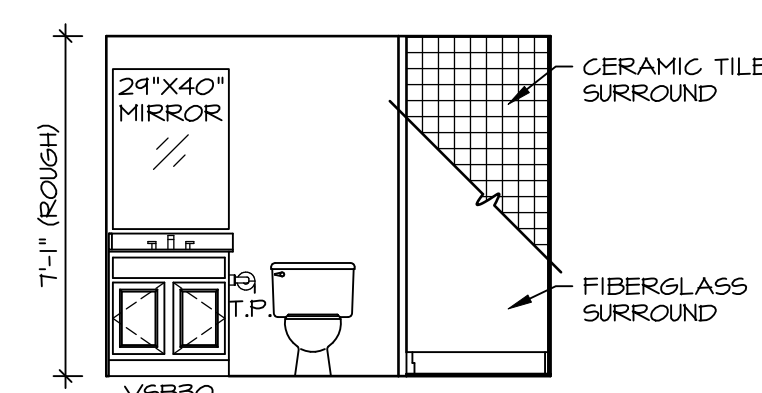
L OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
"AMG"
NEW LIGHT/MIRROR
LAYOUT DEL.
VANITY "AF"



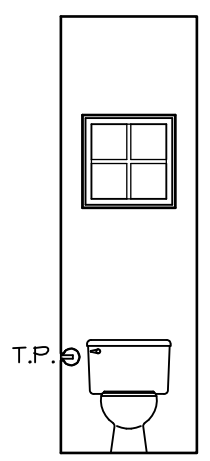
K OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
"AMG"



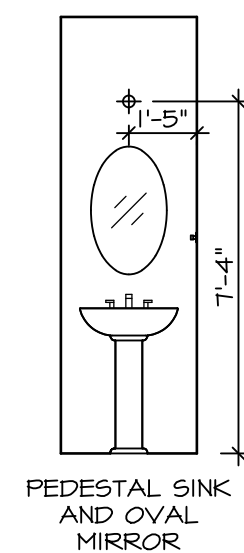
B BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"



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



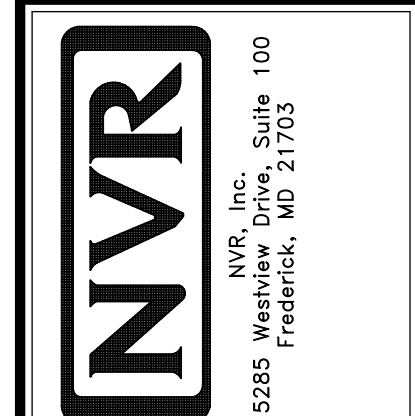
D POWDER ROOM
SCALE: 1/4" = 1'-0"



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

DIV-COMM-LOT-UNIT
DCY-WI-0232
COM-LOT
MILSON FARMS - 0232
STREET ADDRESS
9482 KELLY MARIE WAY
CITY STATE ZIP
FRANKLIN OH 45005

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

MODEL
COLUMBIA
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
20