

WI 240

3425 MADISON GRACE WAY

FRANKLIN, OH 45005

CRAFTSMAN

2 Story Basement

Finished basement - full bath

LAUNDRY SINK in basement

2 hose bibs - valves required

AA valve on kitchen sink

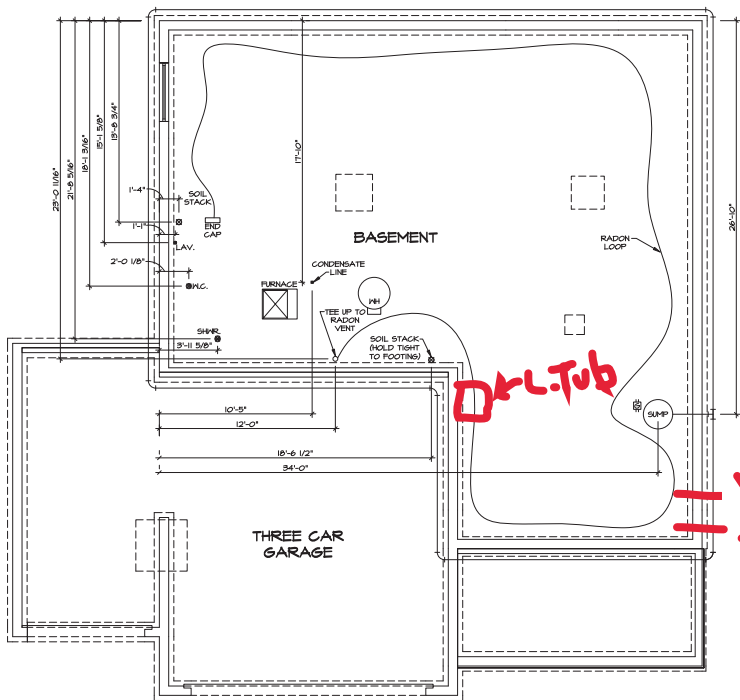
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace



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

NOTE
RADON REPLEDIATION
RADON LOOP:
- (4) PERFORATED HERE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINILE
- LOOP TO BE SEPARATE FROM ANY DRAINILE ELEMENTS
- TO BE CORRUGATED HOPE 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
UNDISCRIPTIONALY REQUIRED LANGUAGE ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/2 OF ROOF
- SCREEN INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

PROJECT: DCY-NI-0240
DATE: 08/26/2010
DRAWN BY: JAB
DATE: 08/26/2010
OPTION: STANDARD

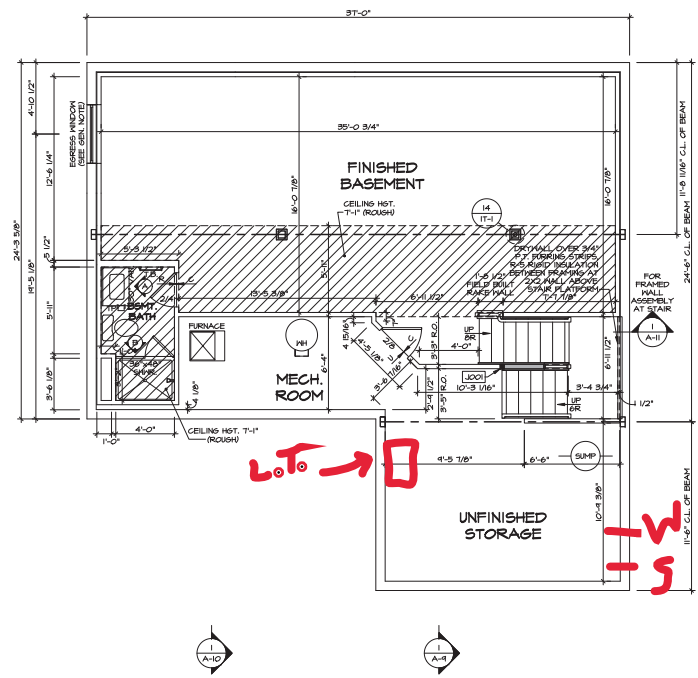
PROPERTY ADDRESS: 8425 MADISON GRACE WAY
CITY: FRANKLIN
STATE: OH
ZIP: 43005



SHEET NO. A-5
PROJECT: COLUMBIA
DRAWING TITLE: PLUMBING
DESIGNED BY: GREGORY
OPTION: STANDARD
12

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



LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊙ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEANHEADER
- P PAD FOOTING
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 HALLS OR (3) 2x6 w/ 2x6 HALLS UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STOP EACH END UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ 1x4's. 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 TRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY '11' SHEETS(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET 'AD' FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL KINGS/OSB 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 CARPILES 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 HALLS, CEILING, BEAM JOISTS AND SUPPORTS PER STANDARD DETAIL (FA-10) FIRE ASSEMBLY OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND HALLS IN CLOSET

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2x4 SFF STUD GRADE	FBA	BO281	

PROJECT: COLUMBIA
DRAWING TITLE: BASEMENT FLOOR PLAN
OPTION ASSOCIATION: BASEMENT FOUNDATION

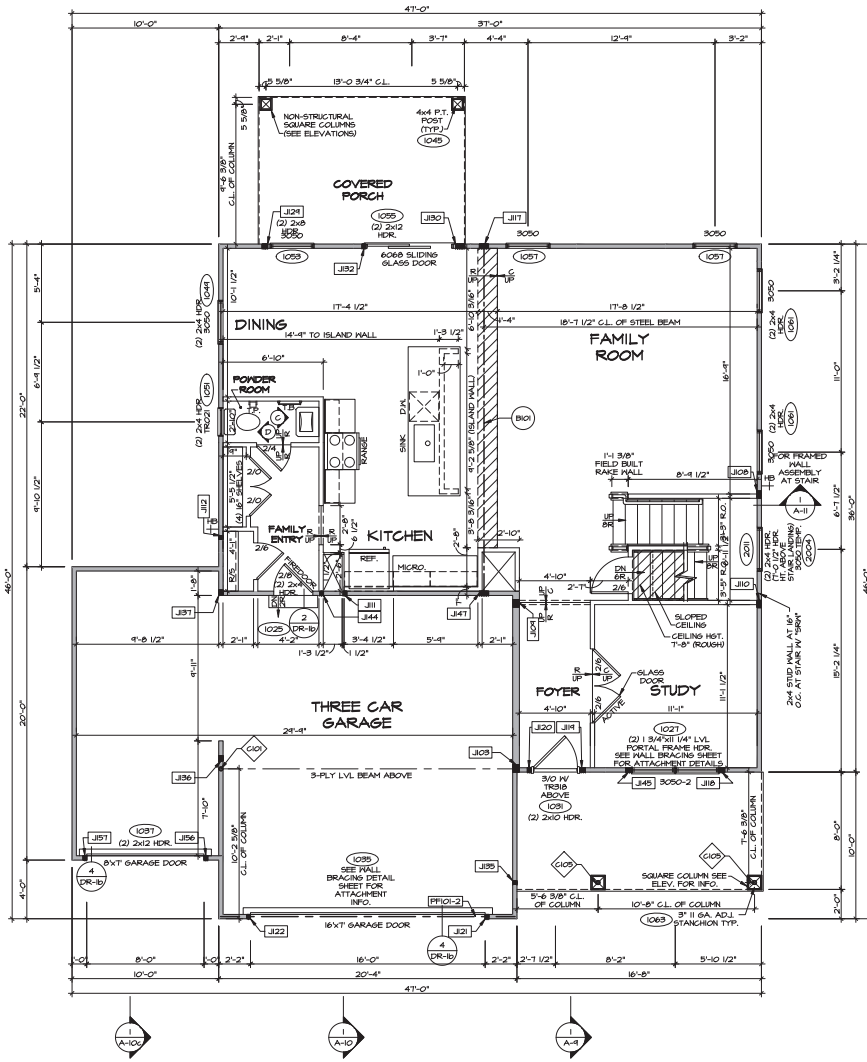
SHEET NO.: A-6
13

DATE: 11/17/23
DRAWN BY: CVB
DATE: 11/17/23
DESIGNED BY: FBA

DCY-NI-0240
CONTRACT NO.: 20240
STREET ADDRESS: 8425 MADISON GRADE HWY
CITY: FRANKLIN
STATE: OH
ZIP: 43005

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NVR, INC.
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BY: [Signature] DATE: 11/17/23
CHECKED BY: [Signature] DATE: 11/17/23
DESIGNED BY: [Signature] DATE: 11/17/23
DRAWN BY: [Signature] DATE: 11/17/23



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

LEGEND

- BEARING MALL
- NON BEARING MALL
- INDICATES BEARINGS FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTINGS
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- FRAMING CONNECTORS

NOTE:
EXTERIOR WALLS DRAWN TO FINISH WITH EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x4 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/ ODS OR 3 1/2" w/ T-17. ALL INTERIOR WALLS TO BE 5 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 "11" SHEETS FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "A01" 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 2x4 OR 2x6 ATTACHED TO GYPSEMS ABOVE UNLESS OTHERWISE NOTED.
 - TANKLESS WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- GYPSEMS NOTES**
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM HEADS AND SUPPORTS PER STANDARD DETAIL FA-18) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN GLOSET.

- LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)**
- (2) PLY 1/4" TO AND INCLUDING 1 1/8" TALL. FASTEN PLY W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT. 1 1/2" MIDE LVL. FASTEN PLY W/ (3) ROWS 12D NAILS AT 12" O.C.
 - (2) PLY 1/4" TO AND 1 1/8" TALL (INCLUSIVE). FASTEN PLY W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT. 1 1/2" MIDE LVL. FASTEN PLY W/ (4) ROWS 12D NAILS AT 12" O.C.
 - (2) PLY 3/8" TALL AND OVER. FASTEN PLY W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT. 1 1/2" MIDE LVL. FASTEN PLY W/ (5) ROWS 12D NAILS AT 12" O.C.
 - (3) PLY 1/4" TO AND INCLUDING 1 1/8" TALL. FASTEN PLY W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT. 1 1/2" MIDE LVL. FASTEN PLY W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - (3) PLY 1/4" TO AND 1 1/8" TALL (INCLUSIVE). FASTEN PLY W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT. 1 1/2" MIDE LVL. FASTEN PLY W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - (3) PLY 3/8" TALL AND OVER. FASTEN PLY W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT. 1 1/2" MIDE LVL. FASTEN PLY W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - (4) PLY (ALL SIZES). FASTEN PLY 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	ENS. N.M.	REMARKS
BI01	BEAM STEEL - #12X30 W 2X6 SILL	25'-10 3/4"		1029	
PF101-2	LVL 1.75 - 11-04	20'-1"	SCB/ SCF	1035	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENS. N.M.	REMARKS
CI01	STANCHION - 3 IN SCHED	4'-6"	SCB/ SCF, ELV/ ELB/ ELK/ ELL, SXC, FPA, P.C.A., SZL	1006	
CI05	STANCHION FORCA - 3 IN DIA 16A ADJ.	4'-4 1/8"	FPA	1063	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENS. N.M.	REMARKS
J103	JACK - (4) 2X6 SFF STUD GRADE	5X6, ELV/ ELK, SZL	1006	
J108	JACK - (4) 2X4 SFF STUD GRADE		1014	
J104	JACK - (4) 2X6 SFF STUD GRADE		1016	
J110	JACK - (4) 2X4 SFF STUD GRADE		1016	
J111	JACK - (2) 2X4 SFF STUD GRADE		1016	
J112	JACK - (2) 2X4 SFF STUD GRADE		1020	
J117	JACK - (3) 2X4 SFF STUD GRADE		1029	
J118	JACK - (3) 2X4 SFF STUD GRADE		1027	
J119	JACK - (3) 2X4 SFF STUD GRADE	ELV/ ELK/ ELK	1031	
J120	JACK - (2) 2X4 SFF STUD GRADE	ELV/ ELK/ ELK	1031	
J121	JACK - (2) 2X4 SFF STUD GRADE	SCB/ SCF	1035	
J122	JACK - (2) 2X4 SFF STUD GRADE	SCB/ SCF	1035	
J124	JACK - (3) 2X4 SFF STUD GRADE	FPE	1045, 1053	
J125	JACK - (3) 2X4 SFF STUD GRADE	FPE	1045, 1053	
J126	JACK - (2) 2X4 SFF STUD GRADE	FPE	1055	
J128	JACK - (2) 2X4 SFF STUD GRADE	FPE	1063	
J129	JACK - (3) 2X4 SFF STUD GRADE	6CF, ELV/ ELB/ ELK/ ELL	1063	
J131	JACK - (3) 2X4 SFF STUD GRADE	6CF, ELK	1065	
J144	JACK - (2) 2X4 SFF STUD GRADE	6CF, ELK	1016	
J145	JACK - (3) 2X4 SFF STUD GRADE		1021	
J141	JACK - (3) 2X4 SFF STUD GRADE		1021	
J156	JACK - (2) 2X4 SFF STUD GRADE	6C1	1031	
J157	JACK - (2) 2X4 SFF STUD GRADE	6C1	1031	

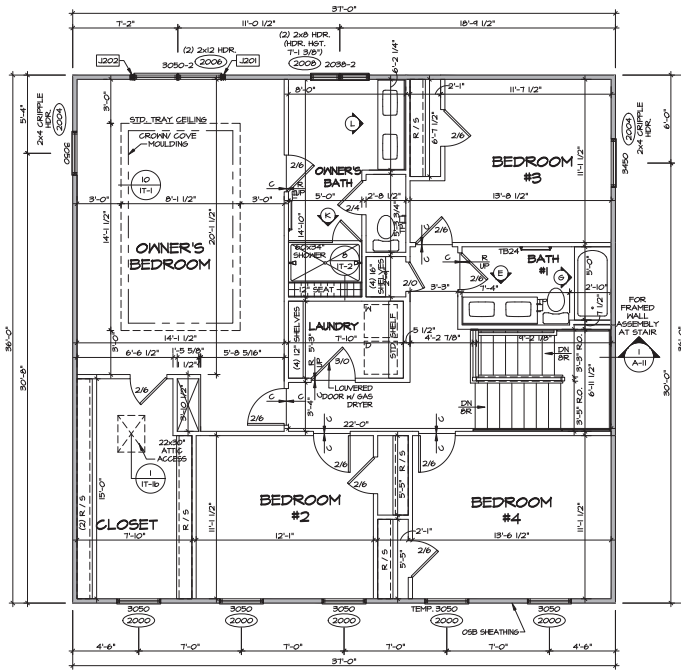
DCY-NI-0240
 1471 N.D.
 3425 MADISON GRADE HWY
 FRANKLIN, OH 43005

PROJECT NO. DCY-NI-0240
 DRAWN BY ARCH
 DATE: 11/27/23
 OPTION



SEE NVR CLOUD
 RELEASE NO.
 DRAWN BY ARCH
 DATE: 11/27/23
 OPTION

SHEET NO. 14
 USER: COLUMBIA
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION



1
A-B **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**
- 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/ 1x4's. ALL INTERIOR WALLS TO BE 5 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 - SEE TRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY '11' SHEETS FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET 'AD' FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL KINKS HAVE 7'-0" 2x2" 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, CEILING, BEAM JOISTS AND SUPPORTS PER STANDARD DETAIL (A-16) FIRE ASSEMBLY 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
J01	JACK - (2) 2X4 SFF STUD GRADE		2006	
J02	JACK - (2) 2X4 SFF STUD GRADE		2006	

SHEET NO. **A-8**
USER: **COLUMBIA**
DRAWING TITLE: **SECOND FLOOR PLAN**
OPTION DESCRIPTION: **OPTION**

15

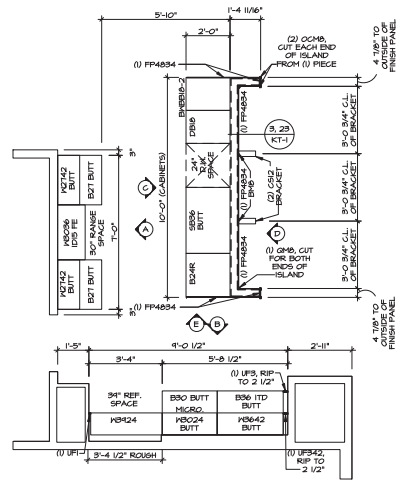
REV: 08/14/2017
DCY-NI-0240
CONTRACT NO. 0340
STREET ADDRESS 3425 MADISON GRADE WAY
CITY FRANKLIN
STATE OH
ZIP 45005

FOR MORE INFORMATION, CONTACT THE PROJECT MANAGER AT THE ADDRESS BELOW.
NVR, INC., 5200 FRANKLIN RD., SUITE 100
FRANKLIN, OH 45005
TEL: 513.773.1700
WWW.NVR.COM

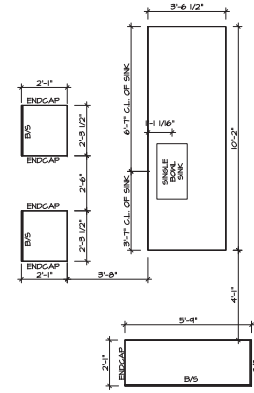


SET NO. 03400
RELEASE NO. 0000
DRAWN BY ARN
DATE: 08/14/2017
OPTION

BY: NVR, INC. COLUMBIA - 01A100 - 01 - 0240A1001 (S) SHEET A101 - 17/07/21 - 31.8.00

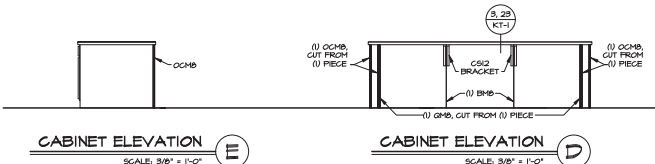


KITCHEN CABINET LAYOUT KG-352(TC)
 APPLIANCE LAYOUT IV RANGE (TC) "KAI" SCALE: 3/8" = 1'-0" A-12



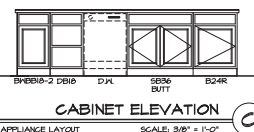
KITCHEN COUNTERTOP LAYOUT KG-352(TC)
 APPLIANCE LAYOUT IV RANGE (TC) "KAI" SCALE: 3/8" = 1'-0" A-12

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING REFER TO STANDARD DETAIL (MKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (GF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND FLUSH W/ ADJOINING BASIC 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 TITLE 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) ENDPULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5-18-TB.
- NOTES:**
- CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT.

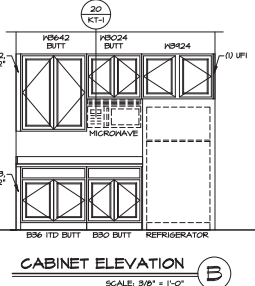


CABINET ELEVATION
 SCALE: 3/8" = 1'-0" E

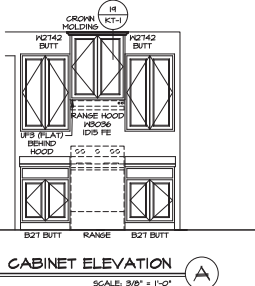
CABINET ELEVATION
 SCALE: 3/8" = 1'-0" D



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



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



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

USER: COLUMBIA
DRAWING TITLE: KITCHEN
OPTION DESCRIPTION:

SET NO. / CLOUD:
RELEASE NO.:
DRAWN BY: ANCH
DATE:
OPTION:

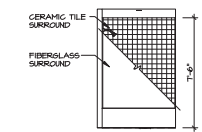
PROJECT: DCY-NI-0240
OWNER: HANSON - COLUMBIA
STREET ADDRESS: 3425 MADISON GRACE WAY
CITY: FRANKLIN **STATE:** OH **ZIP:** 43005

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 NVR, INC.
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 FRANKLIN, OH 43123

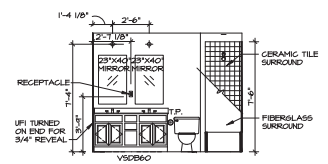
DATE: 11/20/23 **BY:** B.M.P.

NOTES:

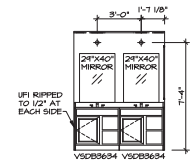
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET 11-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE SOUGH FRAMING REFERENCES ONLY.



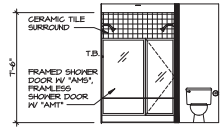
G BATH #1
SCALE: 1/4" = 1'-0"



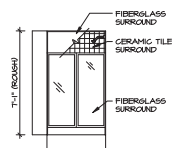
E BATH #1
SCALE: 1/4" = 1'-0"



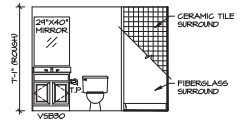
L OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
TANK
NEW LIGHT/MIRROR
LAYOUT DEL.
VANITY "AEE"



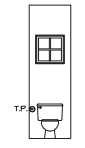
K OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
"AAG"



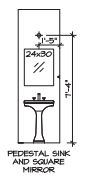
B BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



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"

BY-COMM. DC UNIT
DCY-NI-0240
CONTRACT NO.
DRAWN BY
STREET ADDRESS
CITY
STATE
ZIP
OFFICE

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SET IN: C-1000
RELEASE NO.
DRAWN BY: ARS
DATE:
OPTION

SHEET NO. **A-13**
USER: **COLUMBIA**
DRAWING TITLE: **BATH ELEVATIONS**
OPTION DESCRIPTION:
20