

WI 241

3417 MADISON GRACE WAY

FRANKLIN, OH 45005

CRAFTSMAN

2 Story Basement

Finished basement and full bath

2 hose bibs - valves required

AA valve on kitchen sink

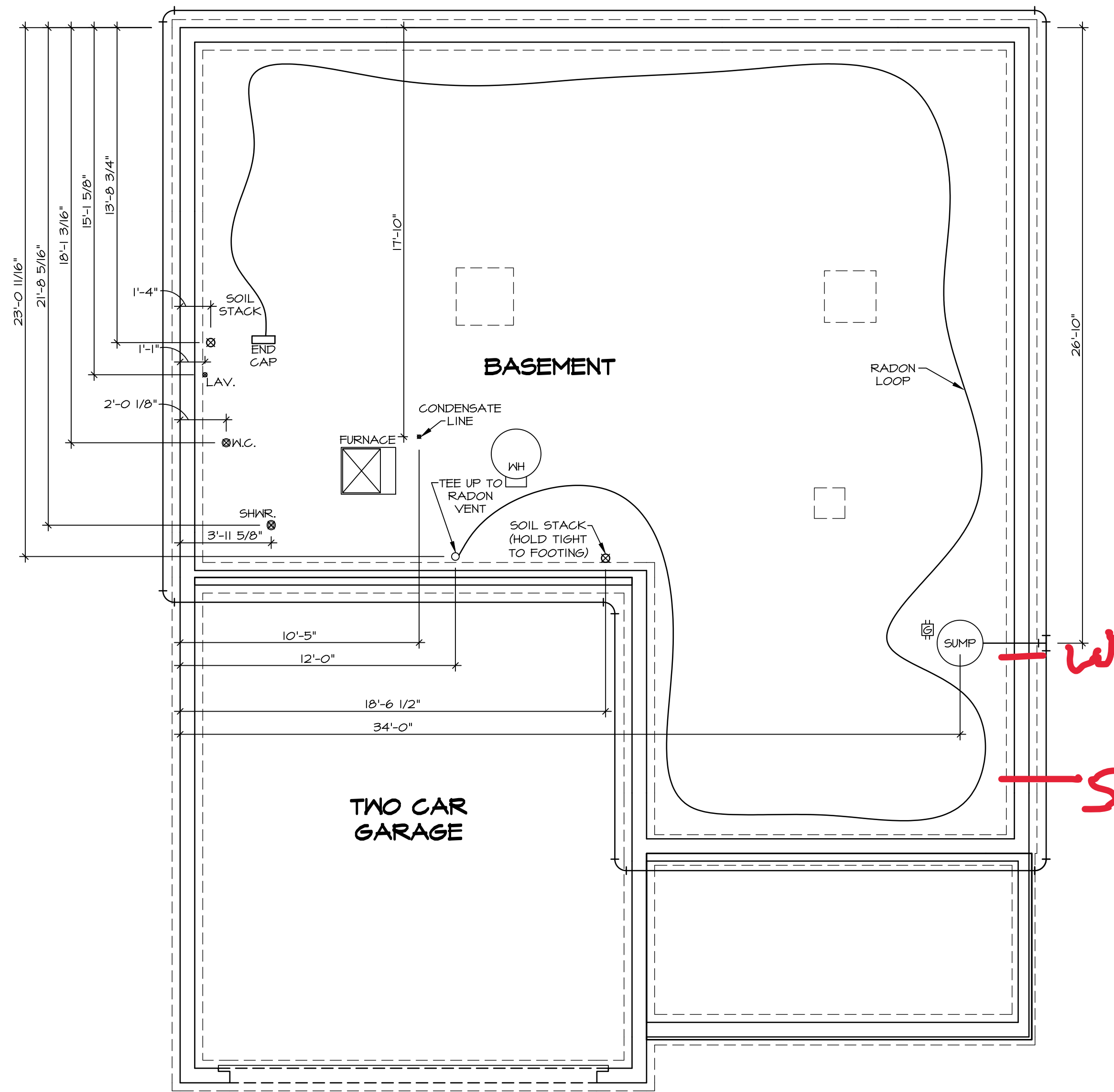
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace

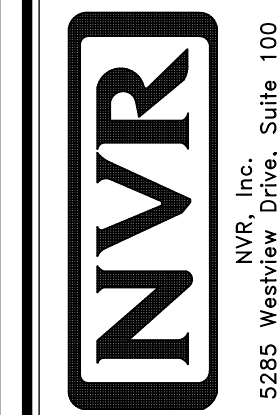


NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 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 PLUMBING PLAN
 A-5 SCALE: 1/4" = 1'-0"

SHEET NO. **A-5**
 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-0241
 COMM-LOT
 MILLSON FARMS - 0241
 STREET ADDRESS
9411 MADISON GRACE WAY
 CITY STATE OH ZIP
 FRANKLIN OH 45005

12

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**
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.

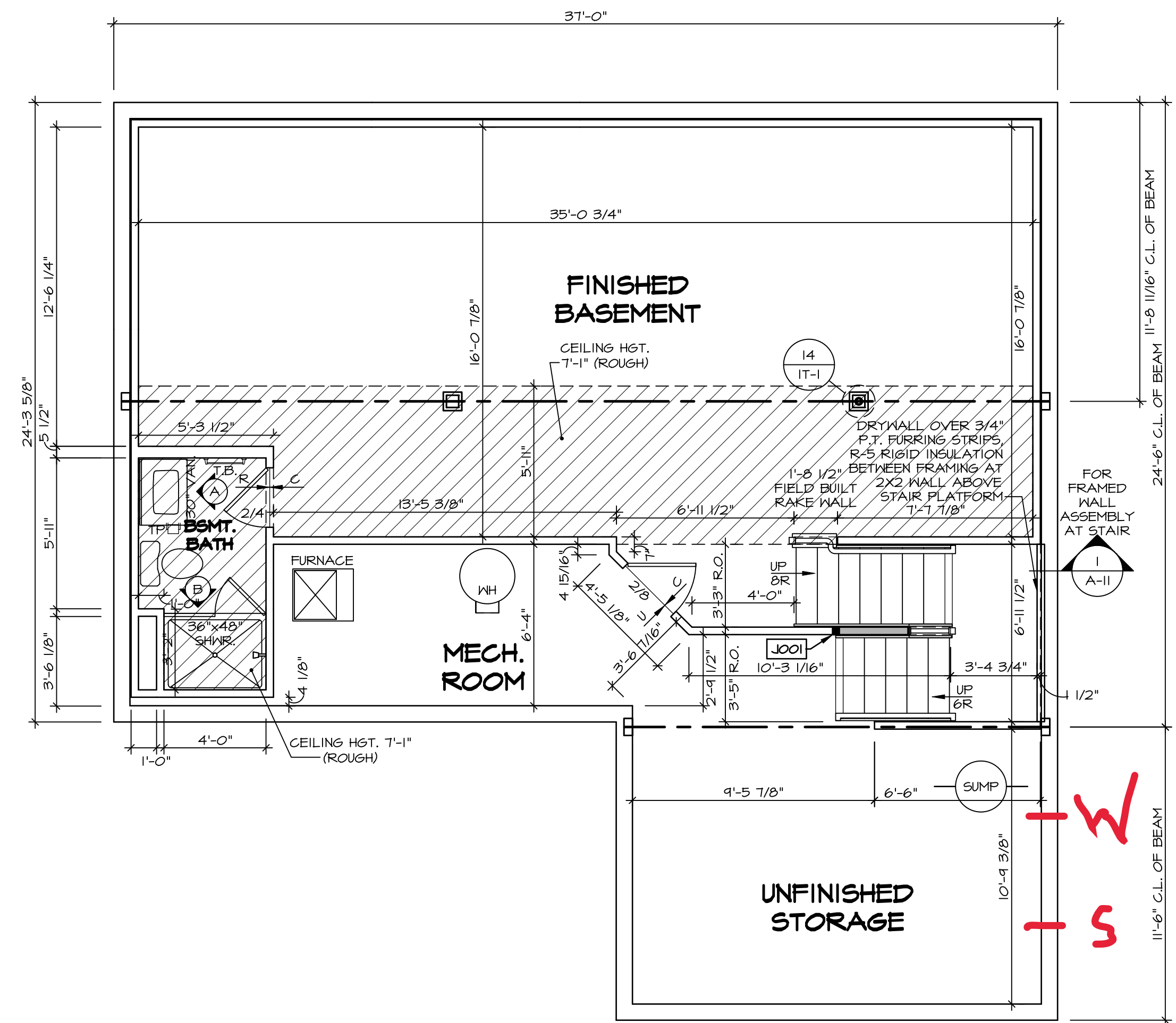
GYPSON NOTES

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"

DIV-COMM-LOT-UNIT
DCY-WI-0241

COM-Lot
MILSON FARMS - 0241
STREET ADDRESS
941T MADISON GRACE WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005

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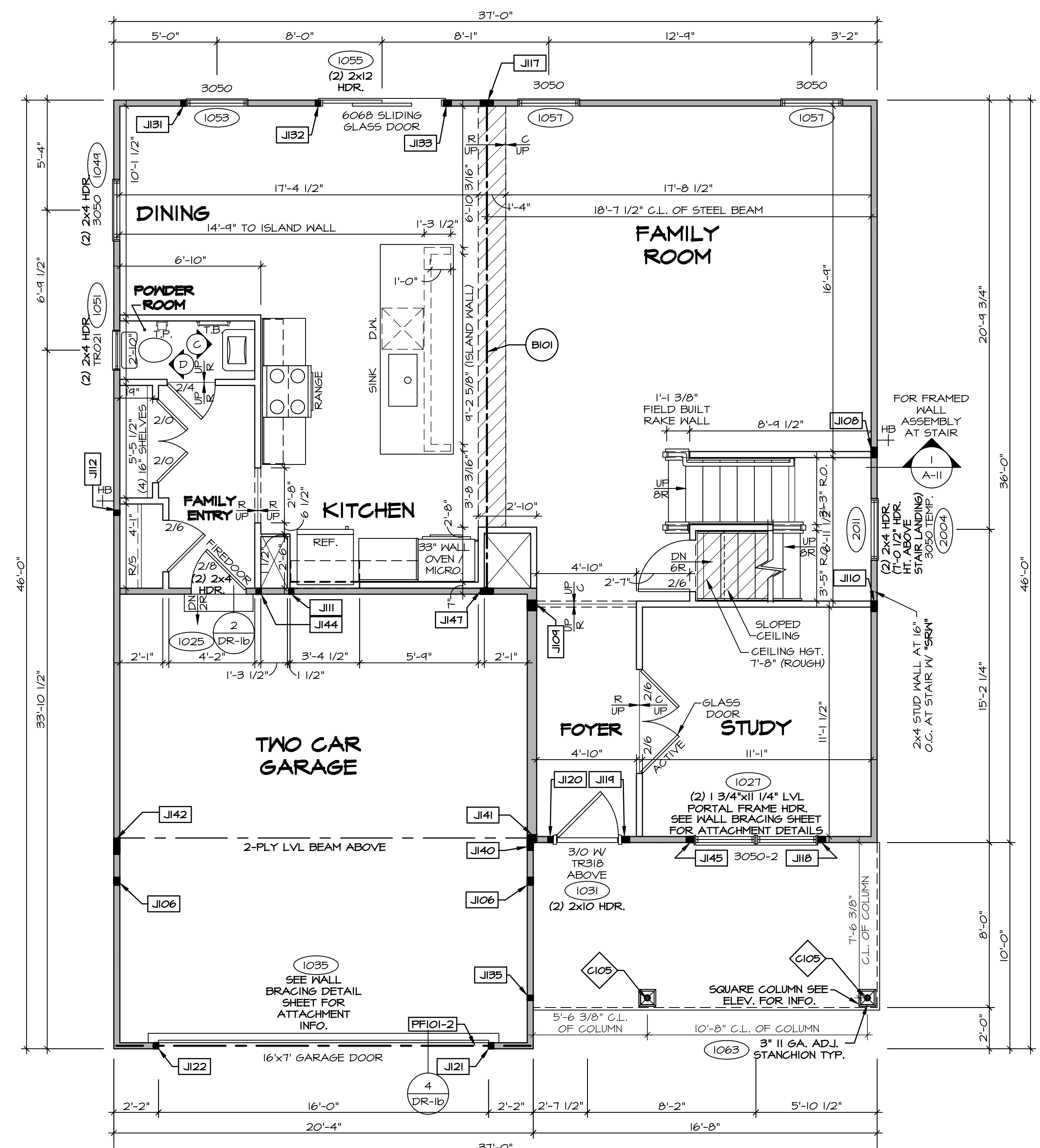
NVR
NVR, Inc., Suite 100
5285 Westwick, Frederick, MD 21703

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

MODEL
COLUMBIA
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO.
A-6
13

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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 SHEATHING 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. 307 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
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	5XS/ 5XC, ELC	100B	
J108	JACK - (4) 2X4 SPF STUD GRADE		1014	
J109	JACK - (4) 2X6 SPF STUD GRADE		1016	
J110	JACK - (4) 2X4 SPF STUD GRADE		1016	
J111	JACK - (2) 2X4 SPF STUD GRADE		1018	
J112	JACK - (2) 2X4 SPF STUD GRADE		1020	
J117	JACK - (3) 2X4 SP#1		1023	
J118	JACK - (3) 2X4 SPF STUD GRADE		1021	
J119	JACK - (3) 2X4 SPF STUD GRADE	ELV/ ELC/ ELK	1031	
J120	JACK - (2) 2X4 SPF STUD GRADE	ELV/ ELC/ ELK	1031	
J121	JACK - (2) 2X4 SPF STUD GRADE	6CB/ 6CF	1035	
J122	JACK - (2) 2X4 SPF STUD GRADE	6CB/ 6CF	1035	
J131	JACK - (2) 2X4 SPF STUD GRADE		1053	
J132	JACK - (2) 2X4 SPF STUD GRADE		1055	
J133	JACK - (3) 2X4 SPF STUD GRADE		1055	
J135	JACK - (2) 2X4 SPF STUD GRADE		1063	
J140	JACK - (3) 2X4 SPF STUD GRADE	ELC	2010	
J141	JACK - (3) 2X6 SPF STUD GRADE	ELC	2010	
J142	JACK - (6) 2X4 SPF STUD GRADE	6CB, ELC	2010	
J144	JACK - (2) 2X4 SPF STUD GRADE		1018	
J145	JACK - (3) 2X4 SPF STUD GRADE		1021	
J147	JACK - (5) 2X4 SP#1		1023	

DIV-COMM-LOT-UNIT
DCY-WI-0241
COM-LOT
MILSON FARMS - 0241
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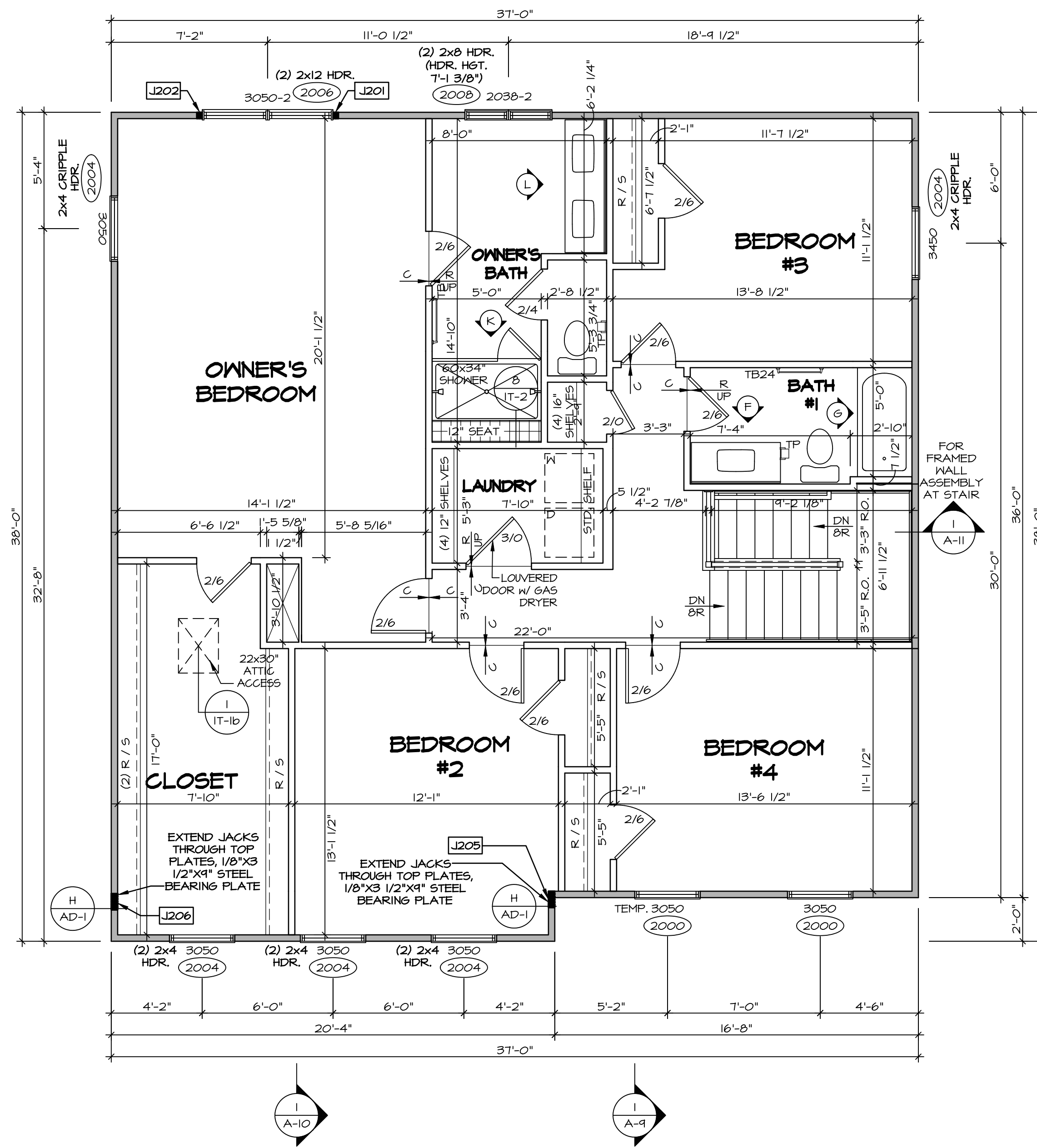
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5285 Westwick, MD 21703

SHEET NO. 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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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/ 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 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

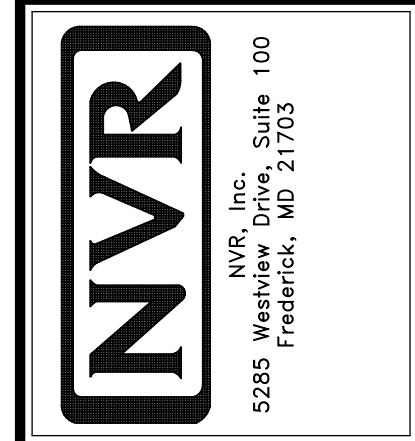
SECOND FLOOR JACK SCHEDULE

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	

DIV-COMM-LOT-UNIT
DCY-WI-0241

COM-LOT
MILSON FARMS - 0241
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SHEET NO. **A-8** OF 15

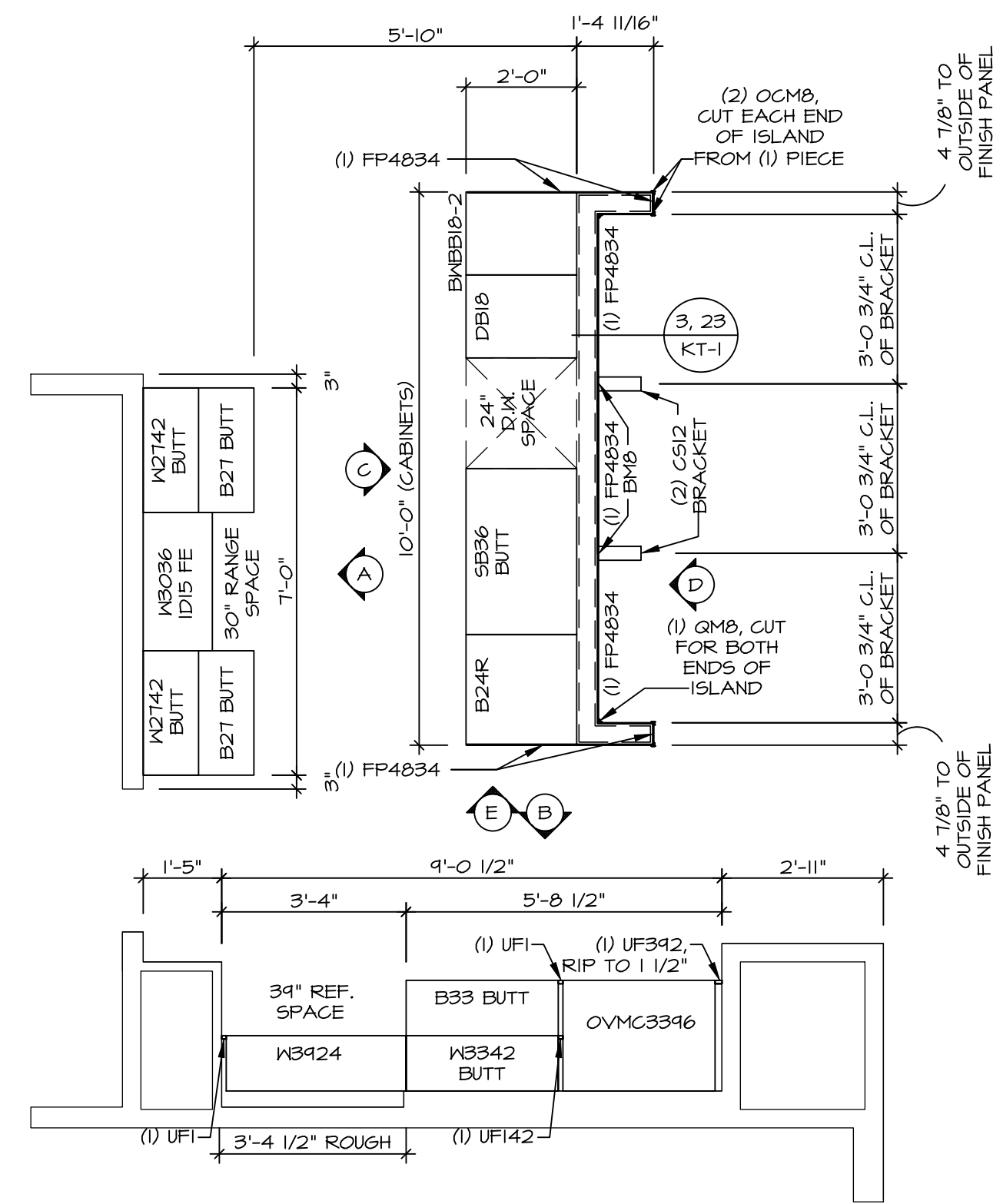
MODEL **COLUMBIA**

DRAWING TITLE **SECOND FLOOR PLAN**

OPTION DESCRIPTION

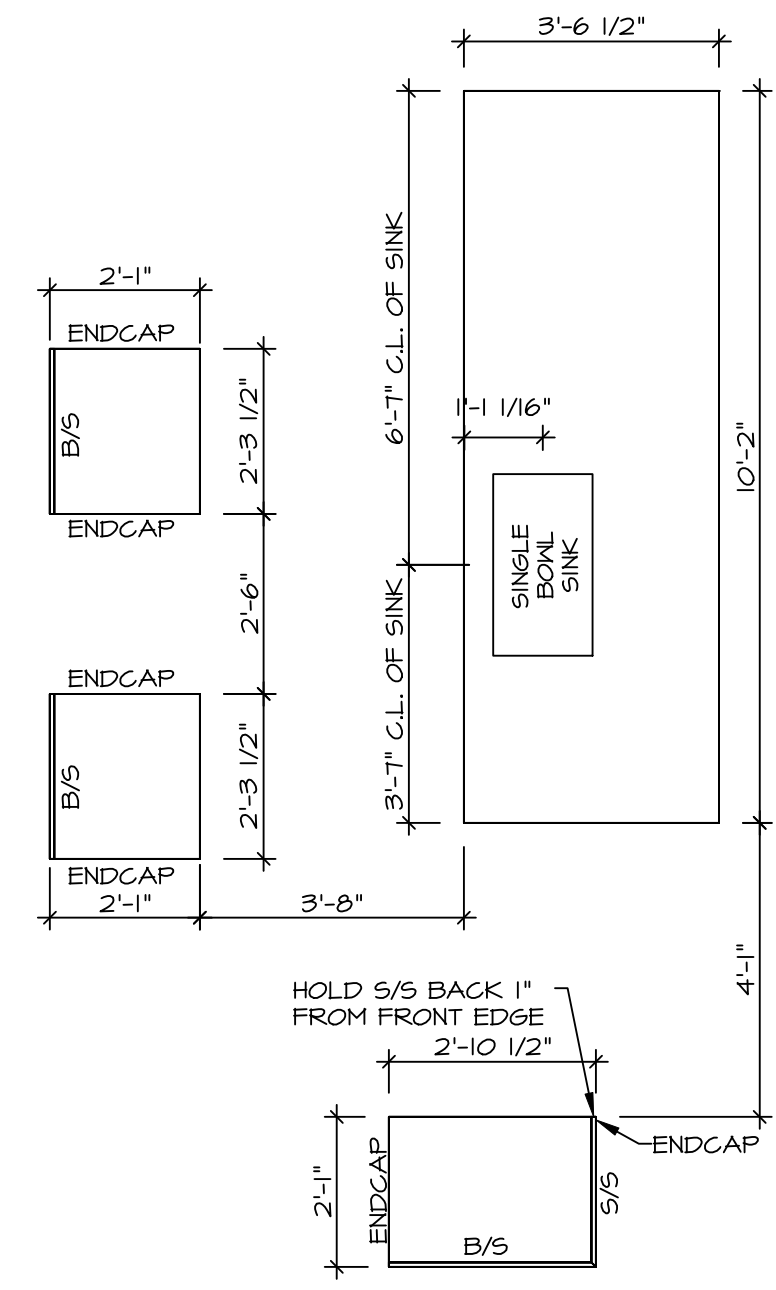
SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

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KITCHEN CABINET LAYOUT KC-3522(TC)

APPLIANCE LAYOUT W/ RANGE AND WALL OVEN (TC) *KA3* SCALE: 3/8" = 1'-0" A-12

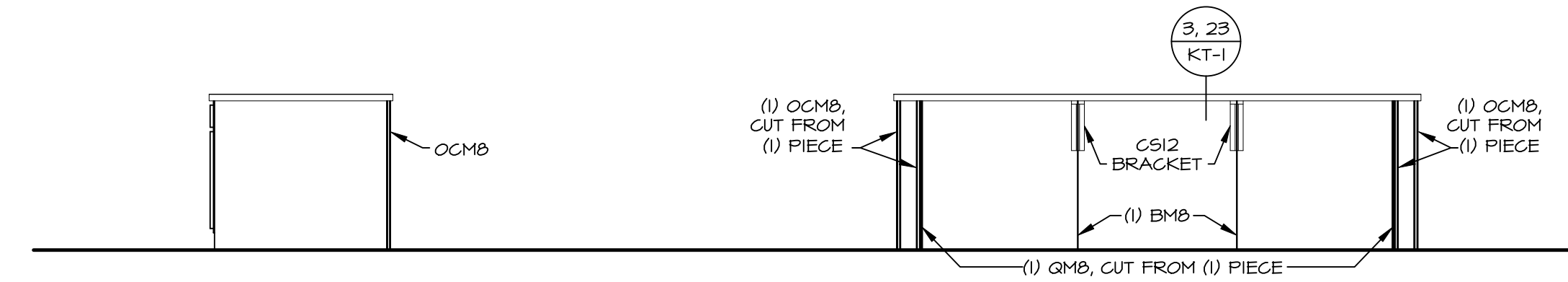


KITCHEN COUNTERTOP LAYOUT KC-3522(TC)

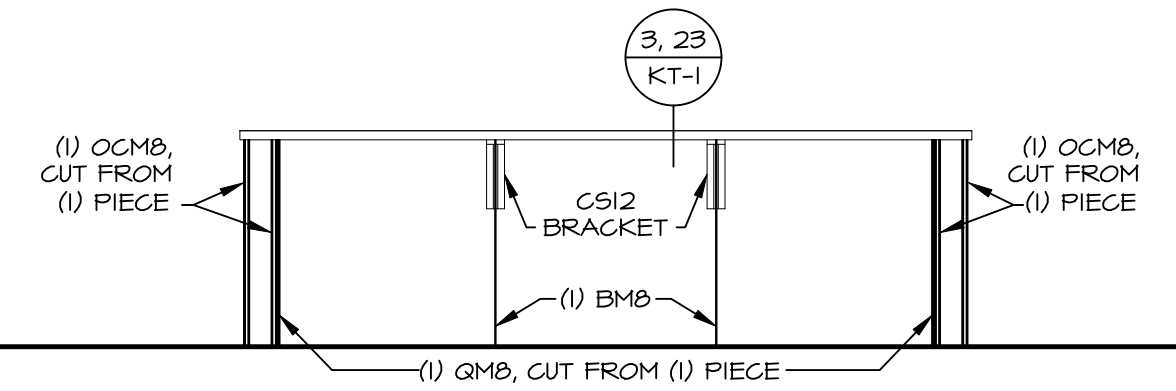
APPLIANCE LAYOUT W/ RANGE AND WALL OVEN (TC) *KA3* SCALE: 3/8" = 1'-0" A-12

- 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

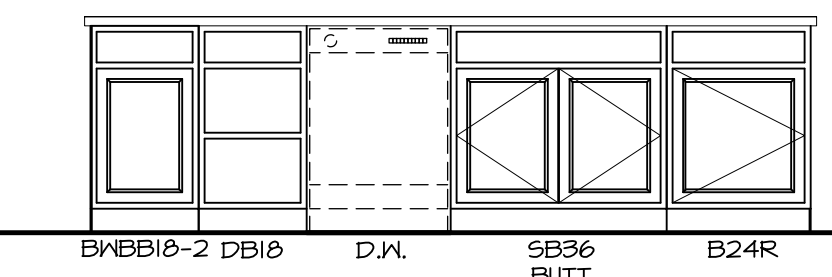
- NOTES:**
- CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



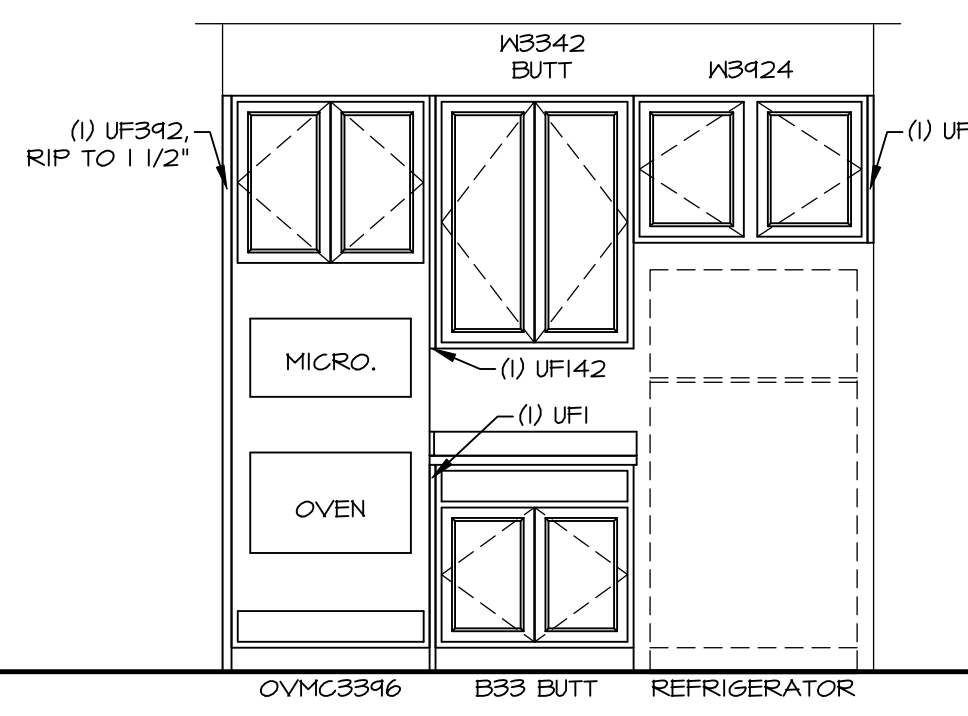
CABINET ELEVATION E
SCALE: 3/8" = 1'-0"



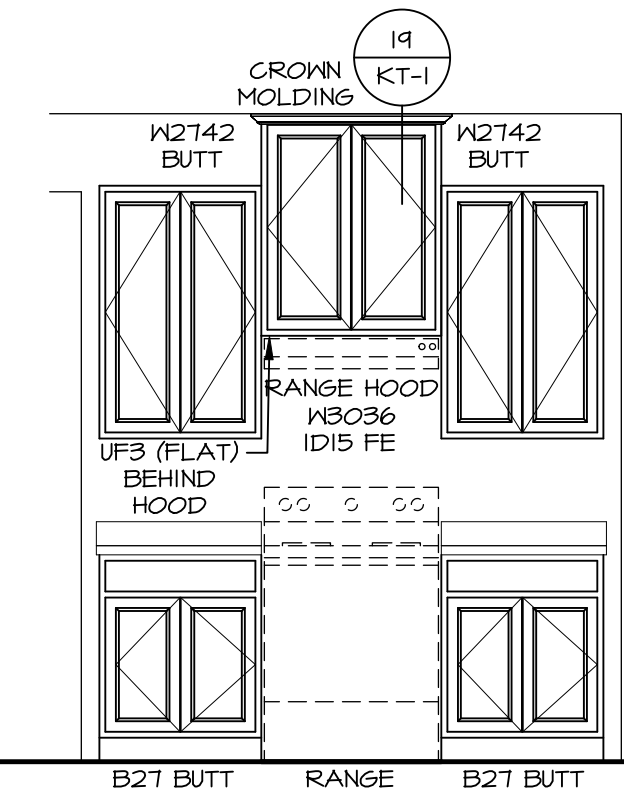
CABINET ELEVATION D
SCALE: 3/8" = 1'-0"



CABINET ELEVATION C
APPLIANCE LAYOUT W/ RANGE AND WALL OVEN (TC) *KA3* SCALE: 3/8" = 1'-0"



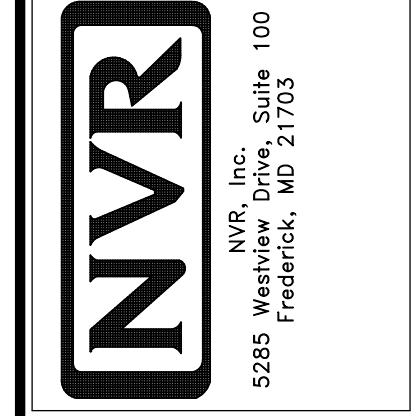
CABINET ELEVATION B
SCALE: 3/8" = 1'-0"



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

DIV-COMM-LOT-UNIT		DCY-WI-0241	
COM-LOT	MILSON FARMS - 0241	STREET ADDRESS	941T MADISON GRACE WAY
APT. NO.	----	CITY	FRANKLIN
STATE	OH	ZIP	45005

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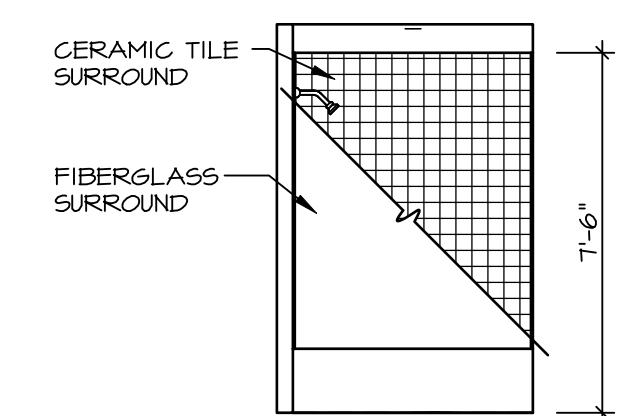


SET NO.	CLM00
VERSION	01
RELEASE NO.	----
DRAWN BY	ARM
DATE:	OPTION

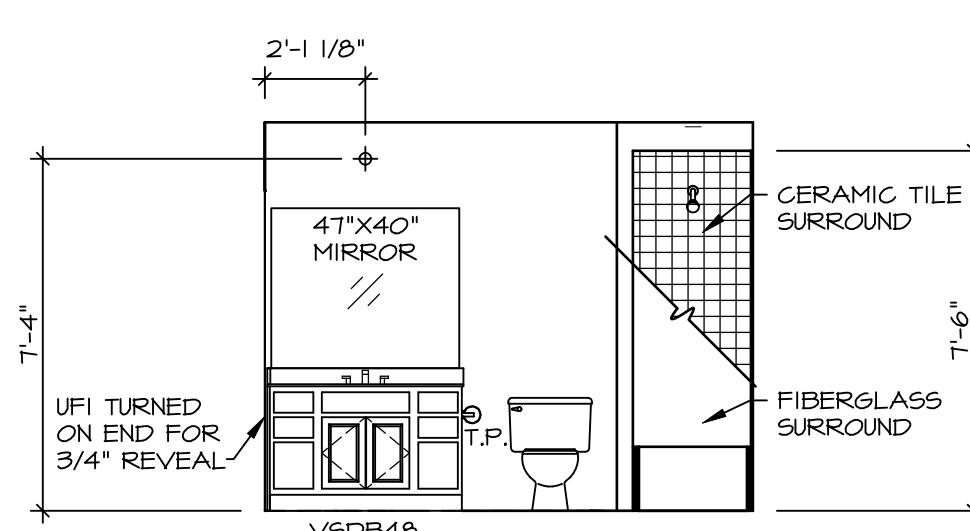
SHEET NO.	A-12	OPTION DESCRIPTION	19
MODEL	COLUMBIA	DRAWING TITLE	KITCHEN

NOTES:

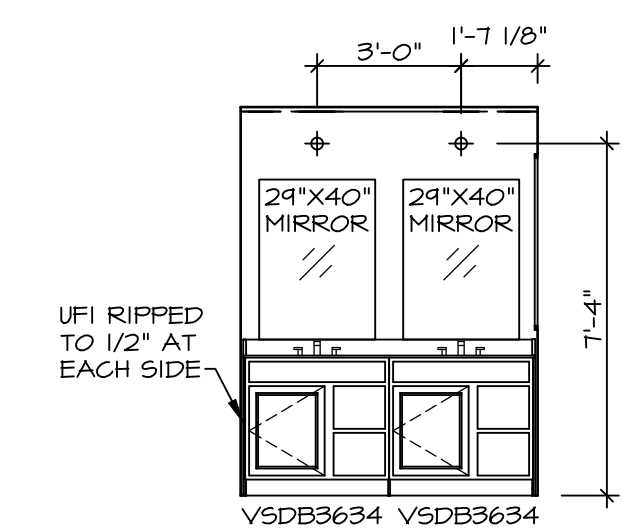
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



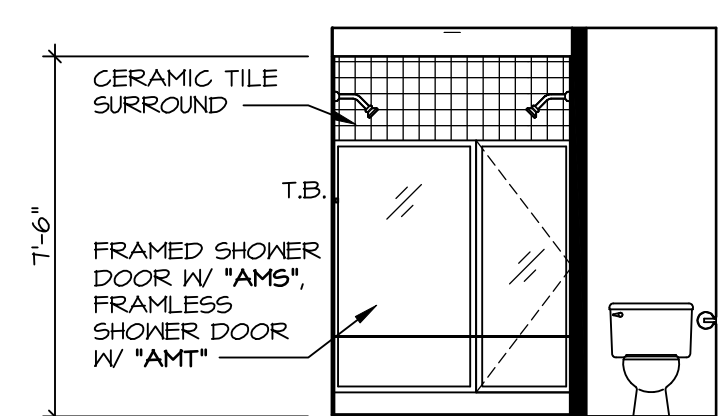
G BATH #1
SCALE: 1/4" = 1'-0"



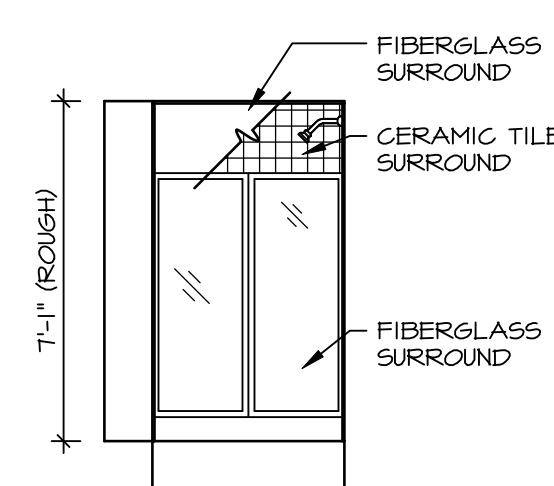
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY *VVC*



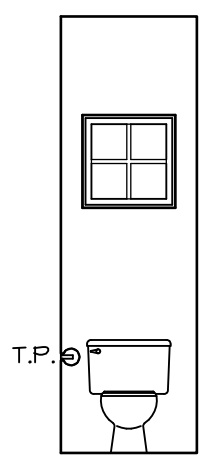
L OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
AMG
NEW LIGHT/MIRROR
LAYOUT DEL.
VANITY *AF*



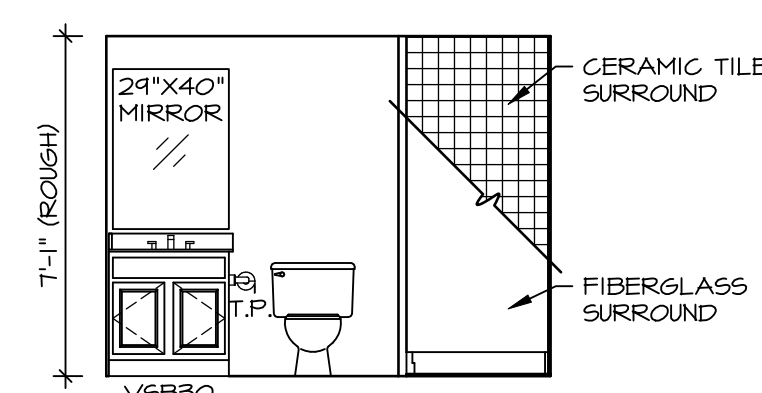
K OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM
W/ ROMAN SHOWER
AMG



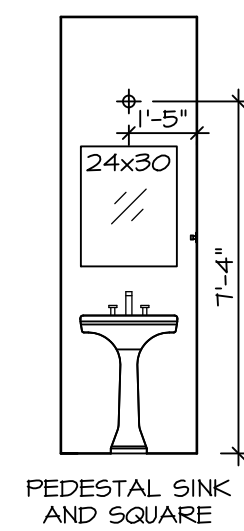
B BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH *AEB*



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

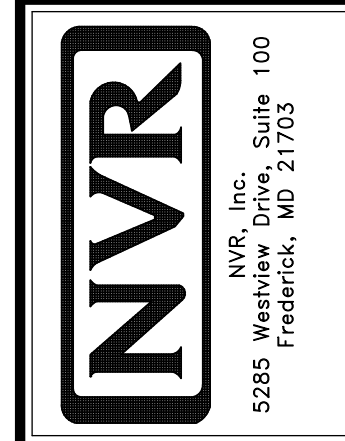


A BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH *AEB*



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

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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

DIV-COMM-LOT-UNIT	DCY-WI-0241
COM-LOT	MILSON FARMS - 0241
STREET ADDRESS	9411 MADISON GRACE WAY
CITY	FRANKLIN
STATE	OH
ZIP	45005