

WI 246

3409 MADISON GRACE WAY

FRANKLIN, OH 45005

2 Story Basement

Finished basement - full bath

2 hose bibs - valves required

AA valve on kitchen sink

ice maker

1 tub

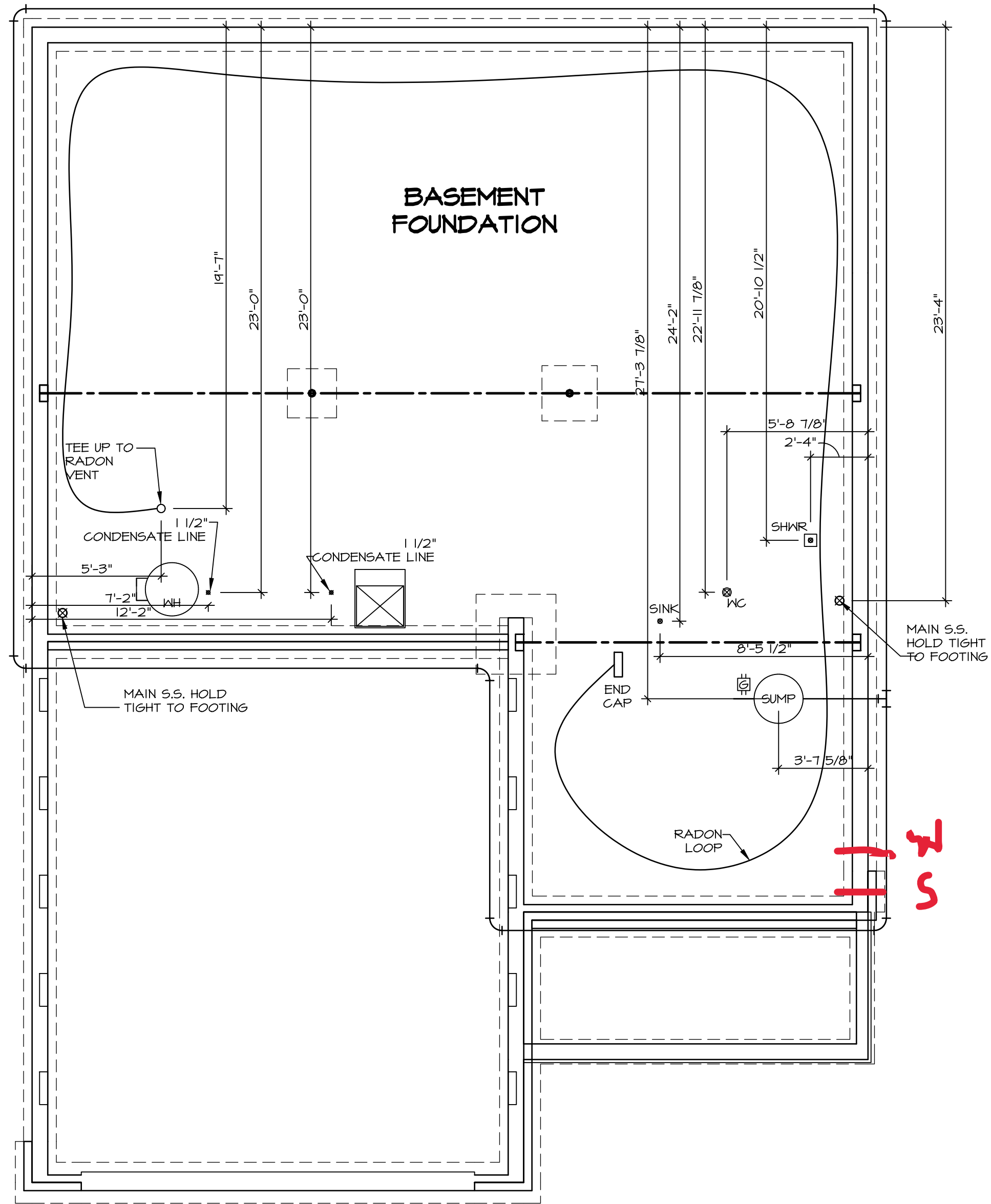
2 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace and Fireplace

NOTE
 RADON REMEDIATION
 RADON 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
- SCREWS 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



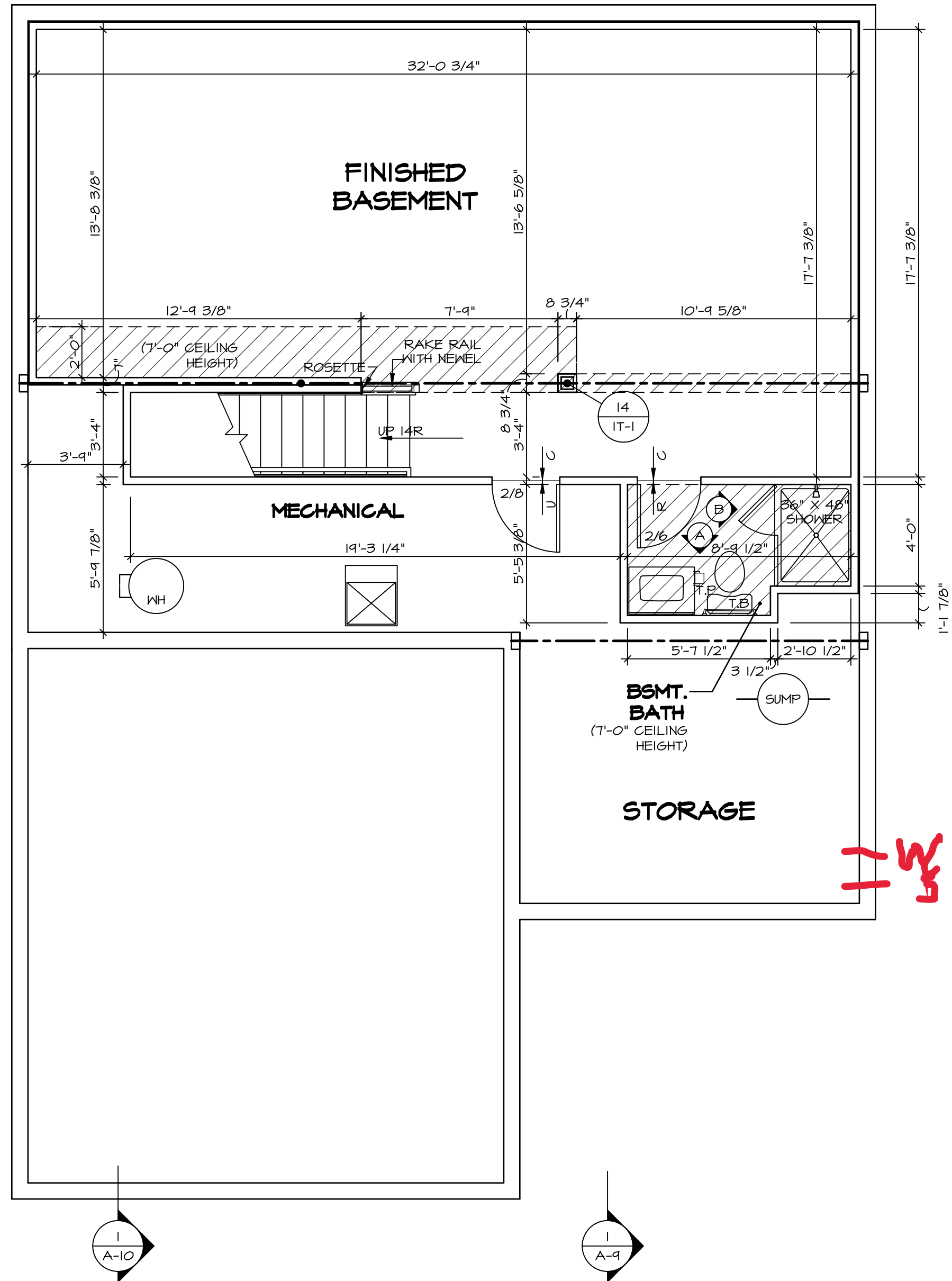
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL BALLENGER	SET NO. BL600	VERSION 01	RELEASE NO. ----
		DRAWING TITLE PLUMBING	DRAWN BY	DATE:
10	OPTION DESCRIPTION	OPTION		
		C:\NVR\Spines\BALLENGER_BL600_01\DCY-WI-0242\2860941\Sheets\Lot_Specific\A-5_PLMG_IS.dwg 06/19/23 - 3:03 PM		
DIV-COMM-LOT-UNIT DCY-WI-0242		© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.		
COMM-LOT MILSON FARMS - 0242		NVR, Inc., Suite 100 Frederick, MD 21703		
STREET ADDRESS 9409 MADISON GRACE WAY		FRANKLIN, OH 45005		
CITY		STATE	OH	ZIP

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-10) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN GLOSET



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

SHEET NO. A-6	MODEL BALLENGER	SET NO. BL600	DIV-COMM-LOT-UNIT DCY-WI-0242
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	
OPTION DESCRIPTION 	DRAWN BY DATE:	DRAWN BY DATE:	STREET ADDRESS 9409 MADISON GRACE WAY
			CITY STATE ZIP FRANKLIN OH 45005

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Frederick, MD 21703
5285 Westwick

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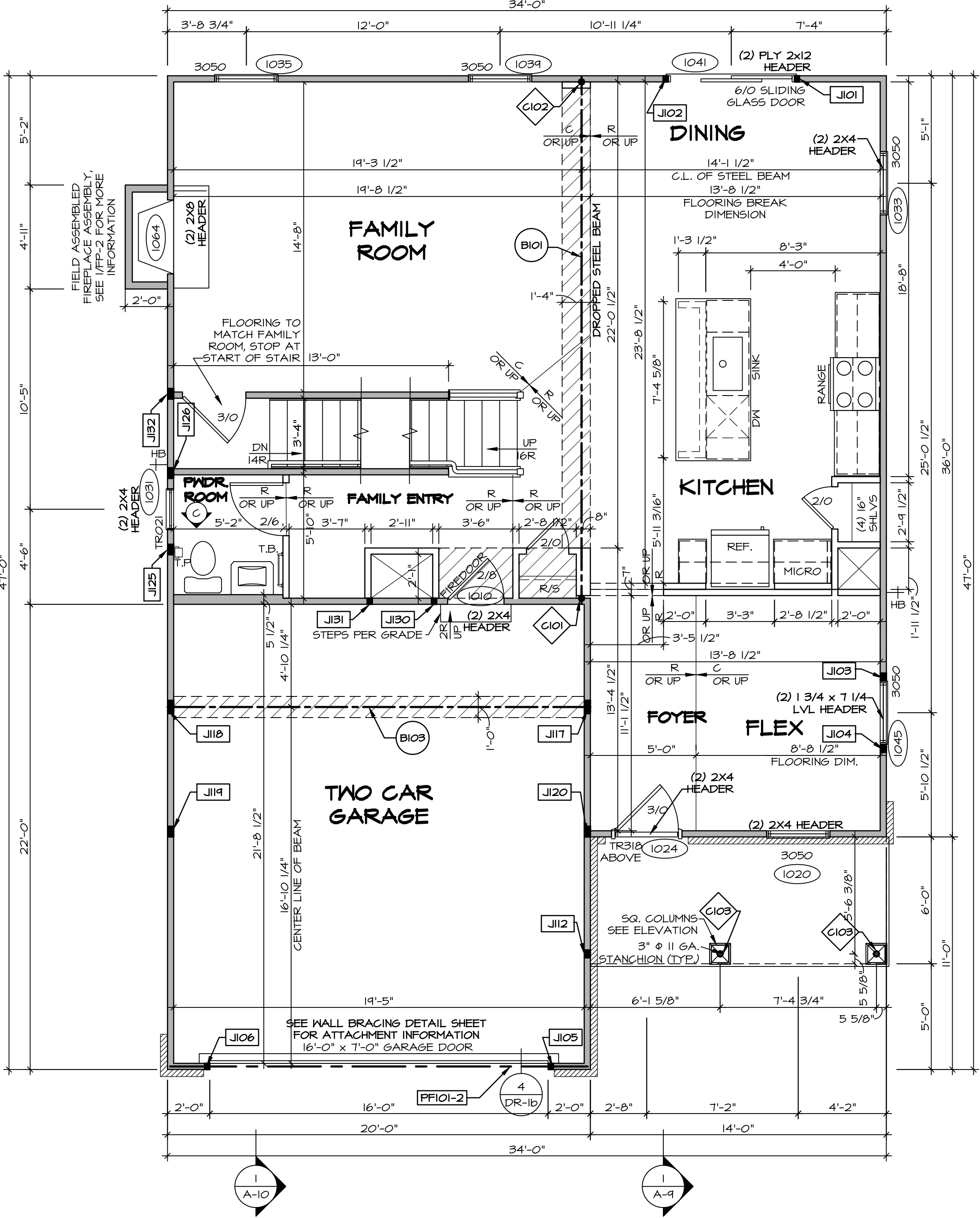
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE		1041	
J102	JACK - (2) 2X4 SFF STUD GRADE		1041	
J103	JACK - (3) 2X4 SFF STUD GRADE		1045	
J104	JACK - (3) 2X4 SFF STUD GRADE		1045	
J105	JACK - (2) 2X4 SFF STUD GRADE		1028	
J106	JACK - (2) 2X4 SFF STUD GRADE		1028	
J112	JACK - (3) 2X4 SFF STUD GRADE	ELL	1028	
J117	JACK - (5) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1014	
J118	JACK - (5) 2X4 SFF STUD GRADE	ELB, ELC, ELL, GCB	1014	
J119	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1018	
J120	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1018	
J125	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1006	
J126	JACK - (4) 2X4 SFF STUD GRADE		1006	
J130	JACK - (2) 2X4 SFF STUD GRADE			
J131	JACK - (2) 2X4 SFF STUD GRADE			
J132	JACK - (4) 2X4 SFF STUD GRADE		1006	

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C102	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C103	STANCHION PORCH - 3 IN DIA ADJ.	9'-4 7/8"		1026	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X35	24'-11"		1008	
B103	BEAM STEEL - W12X30	20'-0"	ELB, ELC, ELL, SXC	1014	
PFI01-2	EXT HEADER - 2X12 - 2 FLY	14'-4"	GCB	1028	2-PLY, PORTAL FRAME

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 INCLUDING 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 INCLUDING 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.



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**
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" SHEETS FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES 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, CEILING, 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

DIV-COMM-LOT-UNIT
DCY-WI-0242
COM-Lot
MILSON FARMS - 0242
STREET ADDRESS
9404 MADISON GRACE WAY
CITY STATE ZIP
FRANKLIN OH 45005

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SET NO. B1600
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

USER: **BALLENGER**
DRAWING TITLE: **FIRST FLOOR PLAN**
OPTION DESCRIPTION

SHEET NO. **A-7**
12

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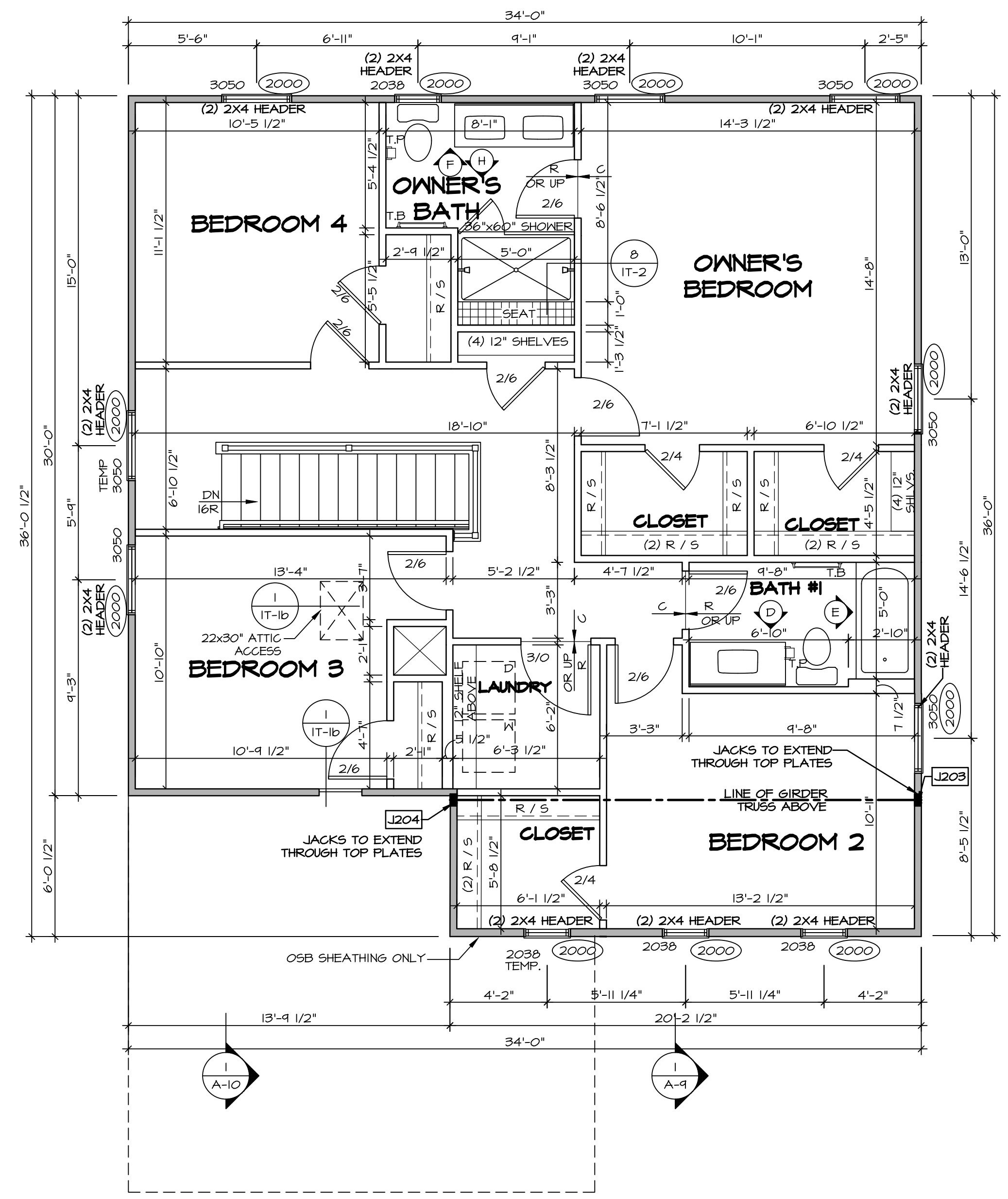
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. N.M.	REMARKS
J203	JACK - (4) 2X4 SP#1	ELB, ELG, ELL	2004	EXTEND THRU TOP PLATE
J204	JACK - (4) 2X4 SP#1	ELB, ELG, ELL	2004	EXTEND THRU TOP PLATE

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

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 - 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 1"-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.

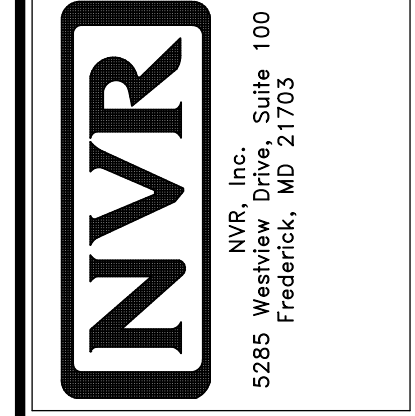
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- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

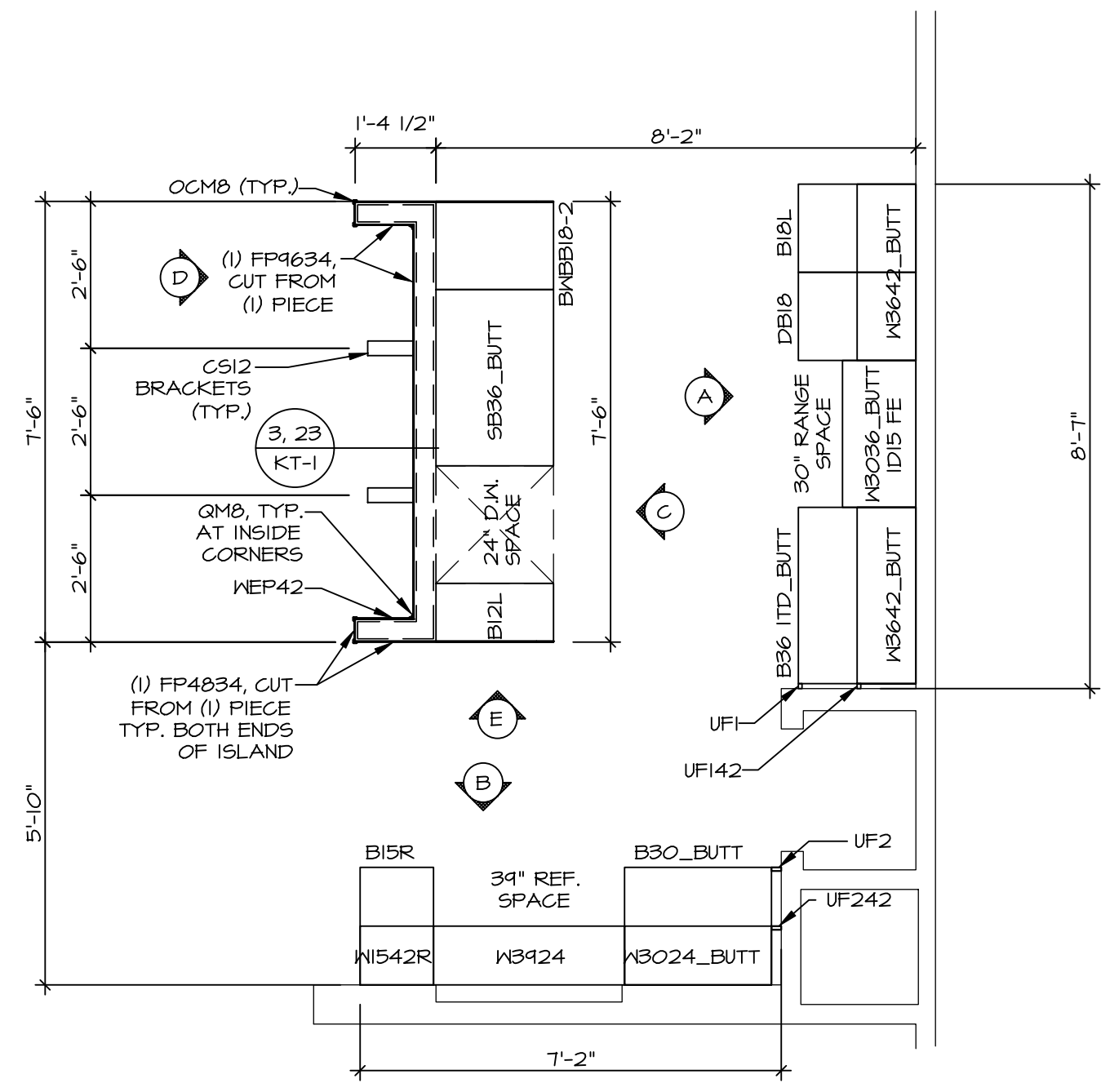
DIV-COMM-LOT-UNIT
DCY-WI-0242
COM-LOT
MILSON FARMS - 0242
STREET ADDRESS
9404 MADISON GRACE WAY
CITY STATE OH ZIP
FRANKLIN OH 45005

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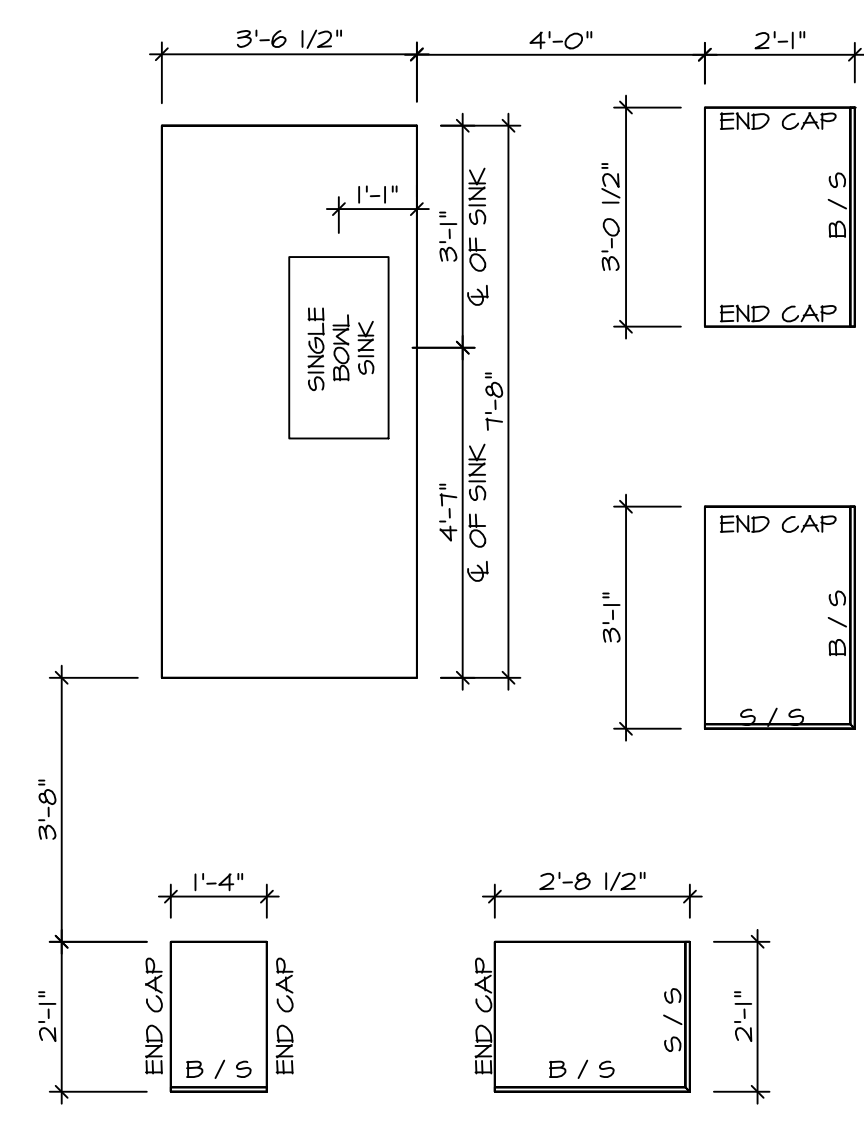


SET NO. BL600
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO. **A-8**
USER: **BALLENGER**
DRAWING TITLE: **SECOND FLOOR PLAN**
OPTION DESCRIPTION: **13**



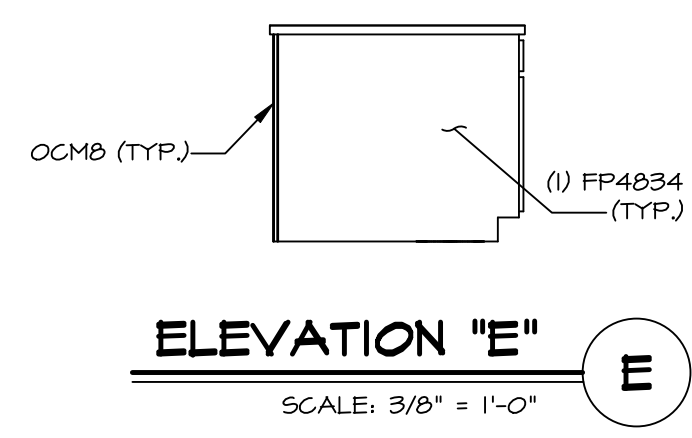
**KITCHEN CABINET
PLAN KC - 3491(TC)**
KITCHEN APPLIANCE LAYOUT
W/ RANGE (TC) *KAI*
SCALE: 3/8" = 1'-0"
A-12



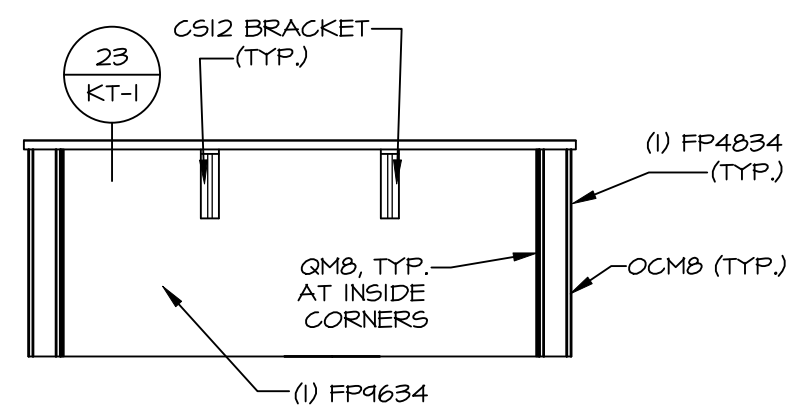
**KITCHEN COUNTERTOP
PLAN KC - 3491(TC)**
KITCHEN APPLIANCE LAYOUT
W/ RANGE (TC) *KAI*
SCALE: 3/8" = 1'-0"
A-12

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/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 MOLDINGS.
 - 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

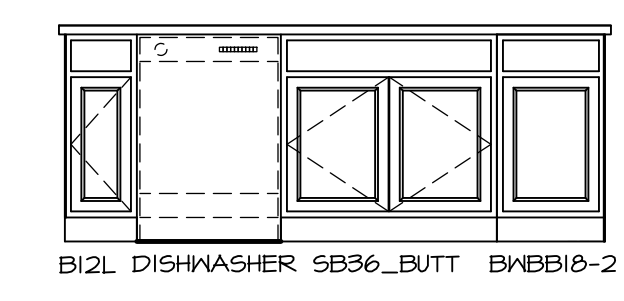
NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



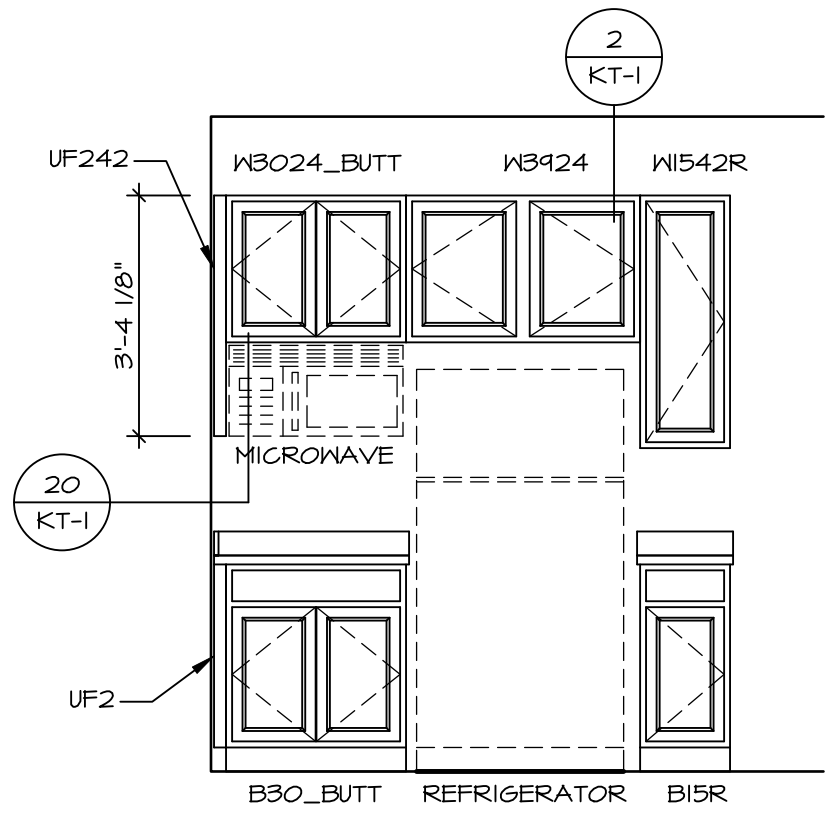
ELEVATION "E"
SCALE: 3/8" = 1'-0"
E



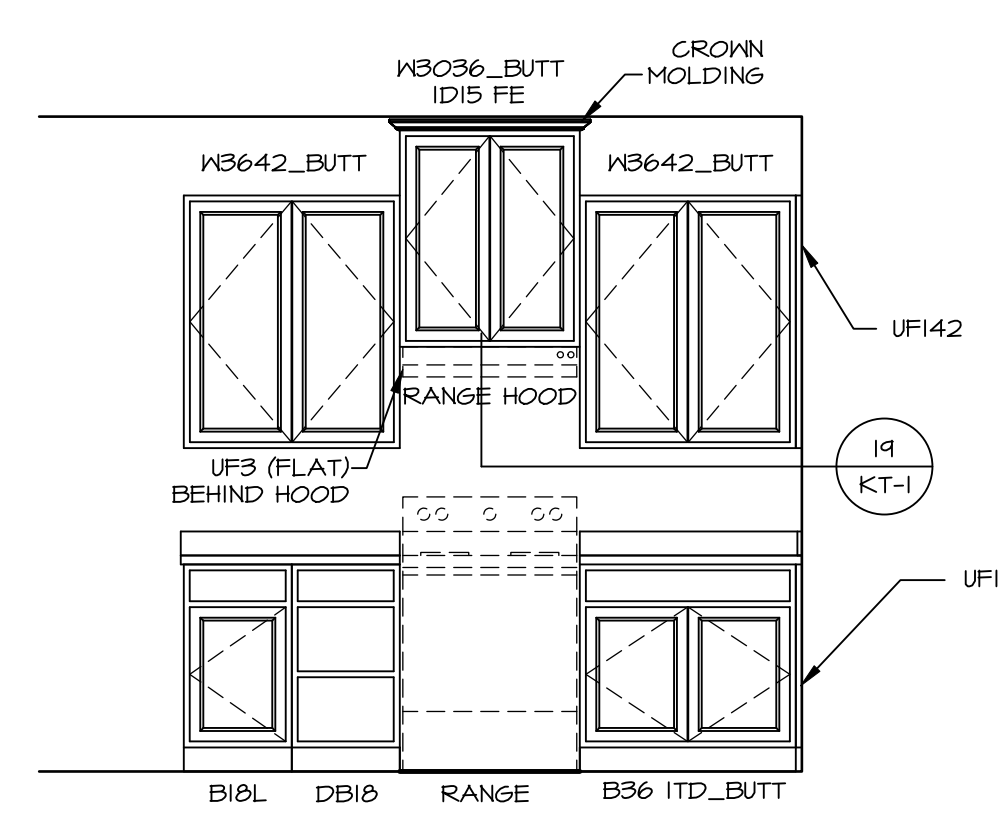
ELEVATION "D"
SCALE: 3/8" = 1'-0"
D



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

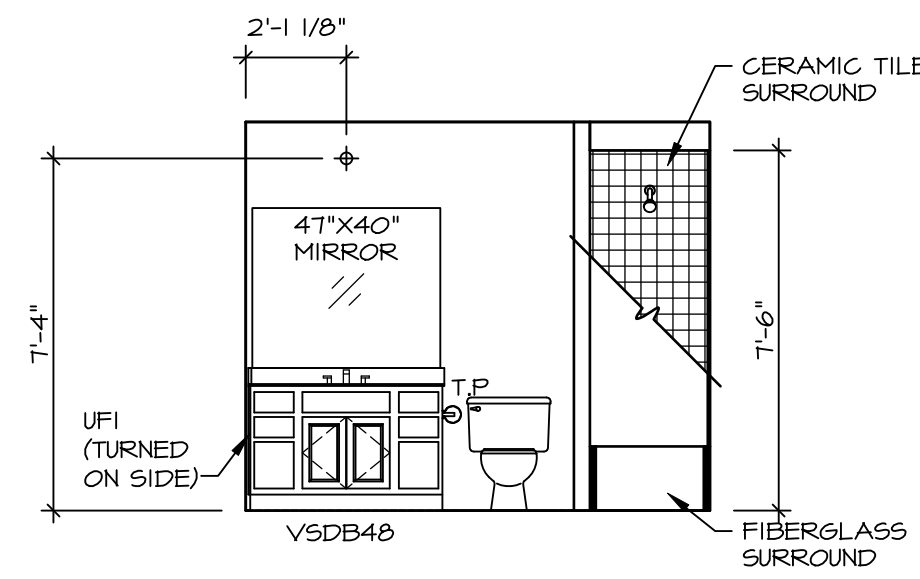


ELEVATION "B"
SCALE: 3/8" = 1'-0"
B

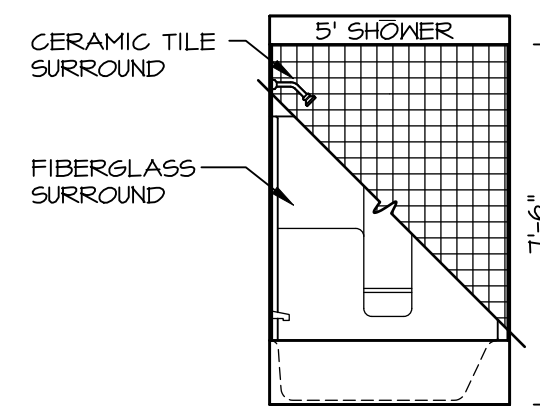


ELEVATION "A"
KITCHEN APPLIANCE LAYOUT
SCALE: 3/8" = 1'-0"
W/ RANGE (TC) *KAI*
A

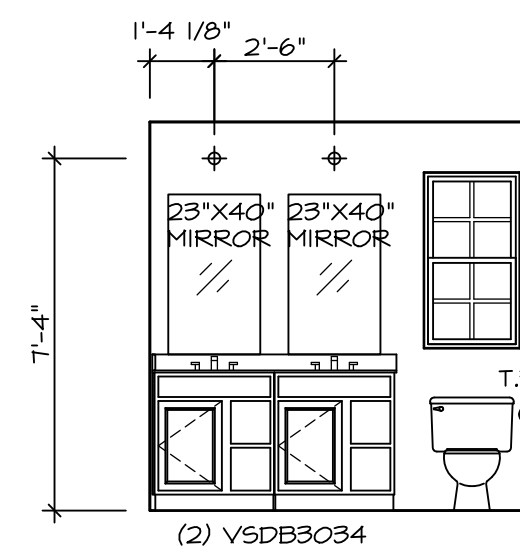
SHEET NO. A-12	USER BALLENGER	SET NO. BL600	VERSION 01	RELEASE NO. ----	DRAWN BY DATE:	OPTION
		DRAWING TITLE KITCHEN	OPTION DESCRIPTION	17		
DIV-COMM-LOT-UNIT DCY-WI-0242		COMM-LOT MILSON FARMS - 0242		STREET ADDRESS 9409 MADISON GRACE WAY		APT. NO. ----
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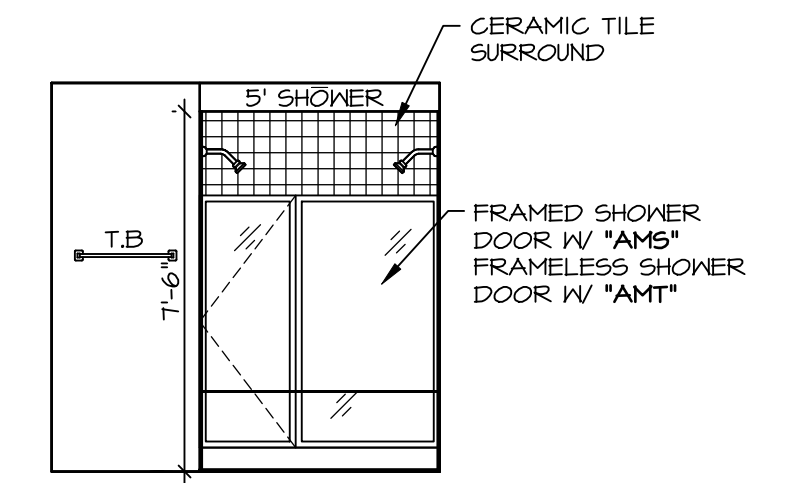
D BATH #1
SCALE: 1/4" = 1'-0"



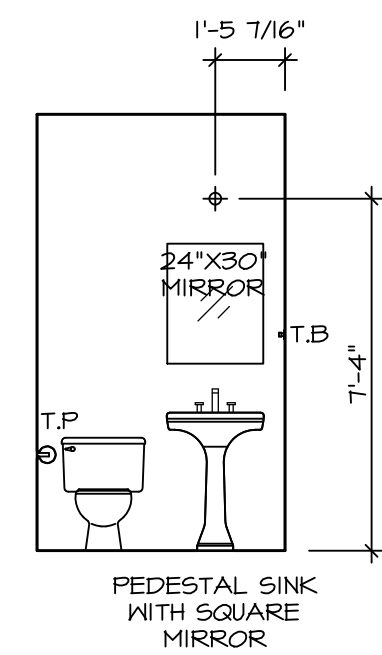
E BATH #1
SCALE: 1/4" = 1'-0"



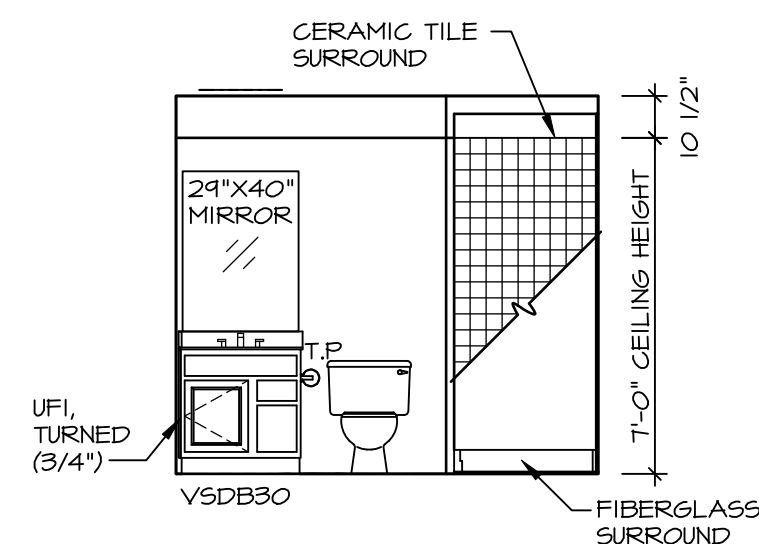
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



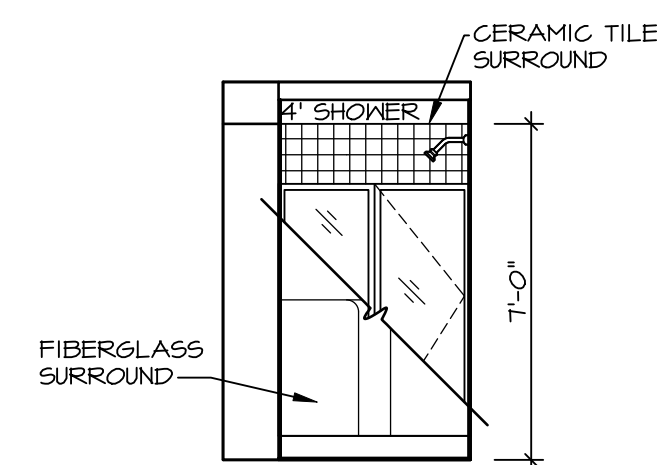
H OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

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 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.

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SET NO. BL600
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

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

DIV-COMM-LOT-UNIT
DCY-WI-0242
COMM-LOT
MILSON FARMS - 0242
STREET ADDRESS
9409 MADISON GRACE WAY
CITY STATE ZIP
FRANKLIN OH 45005