

WI 243

3401 MADISON GRACE WAY
FRANKLIN, OH 45005

2 Story Basement - Craftsman

Finished basement - full bath

2 hose bibs - valves required

AA valve on kitchen sink

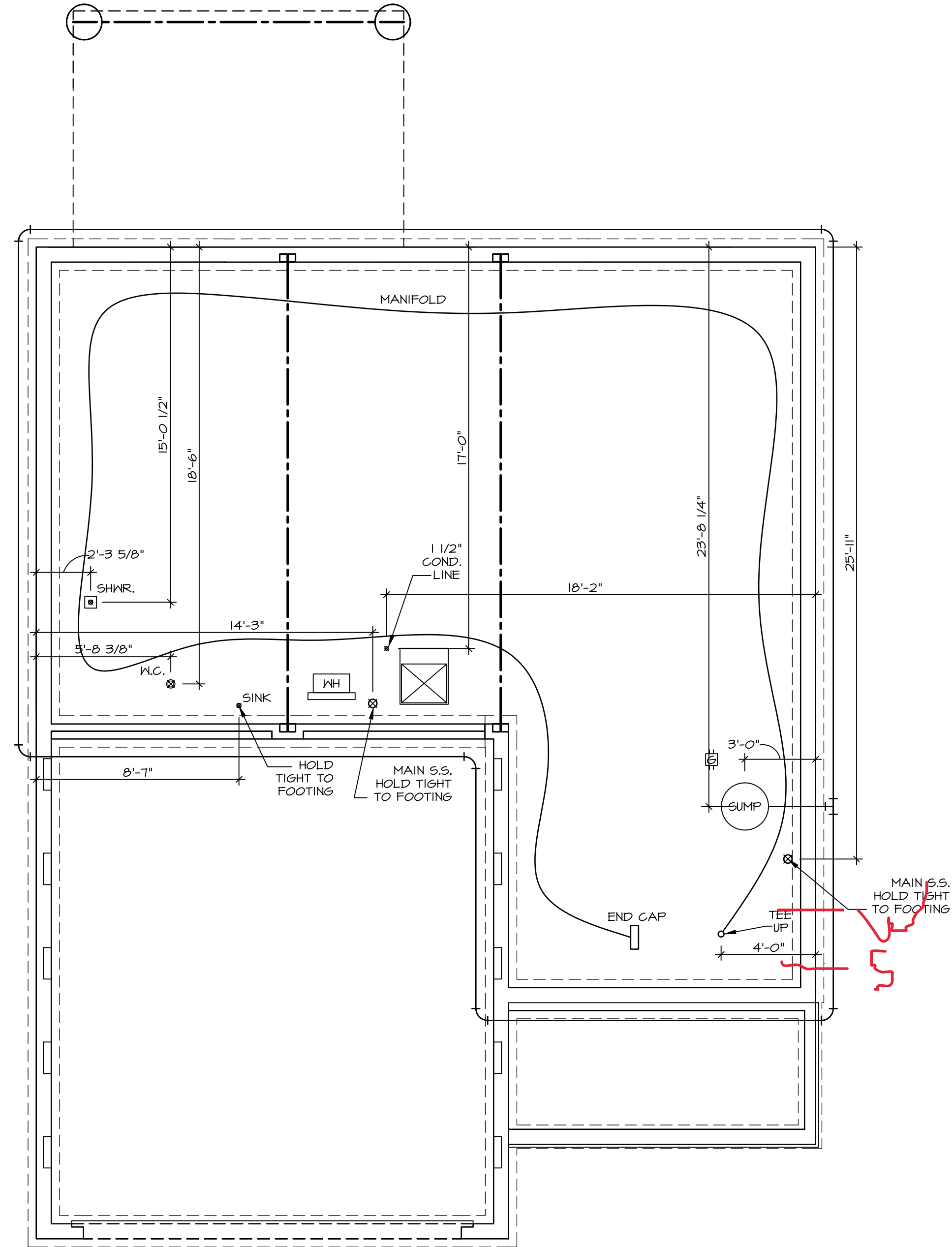
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace and Fireplace



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

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

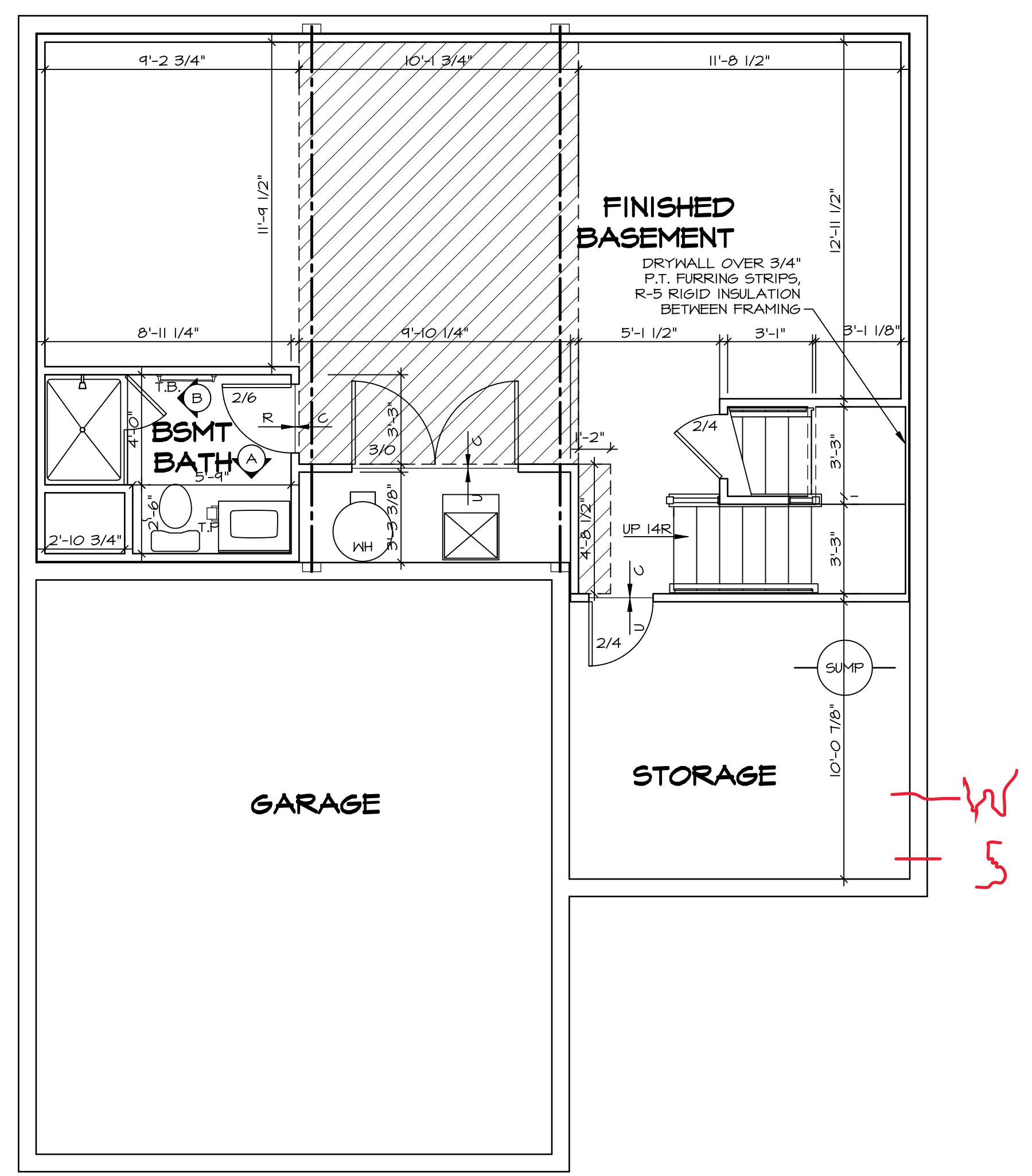
SHEET NO. A-5	MODEL ALLEGHENY	SET NO. AL600	VERSION 01	RELEASE NO. ----
		DRAWN BY TN	DATE: 08/04/2017	OPTION
10	OPTION DESCRIPTION			
C:\NVR\Stores\ALLEGHENY_AL600_01\DCY-WI-0243\2885255\Streets\Lot_Specific\A-5_PLUMB_IS.dwg 12/27/23 - 3:38 am				
DIV-COMM-LOT-UNIT DCY-WI-0243		COMM-LOT WILSON FARMS - 0243 STREET ADDRESS 9401 MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005		
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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-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 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL ALLEGHENY	SET NO. AL600	DIV-COMM-LOT-UNIT DCY-WI-0243
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01 RELEASE NO. ---- DRAWN BY TN DATE: 08/04/2017	
OPTION DESCRIPTION 			

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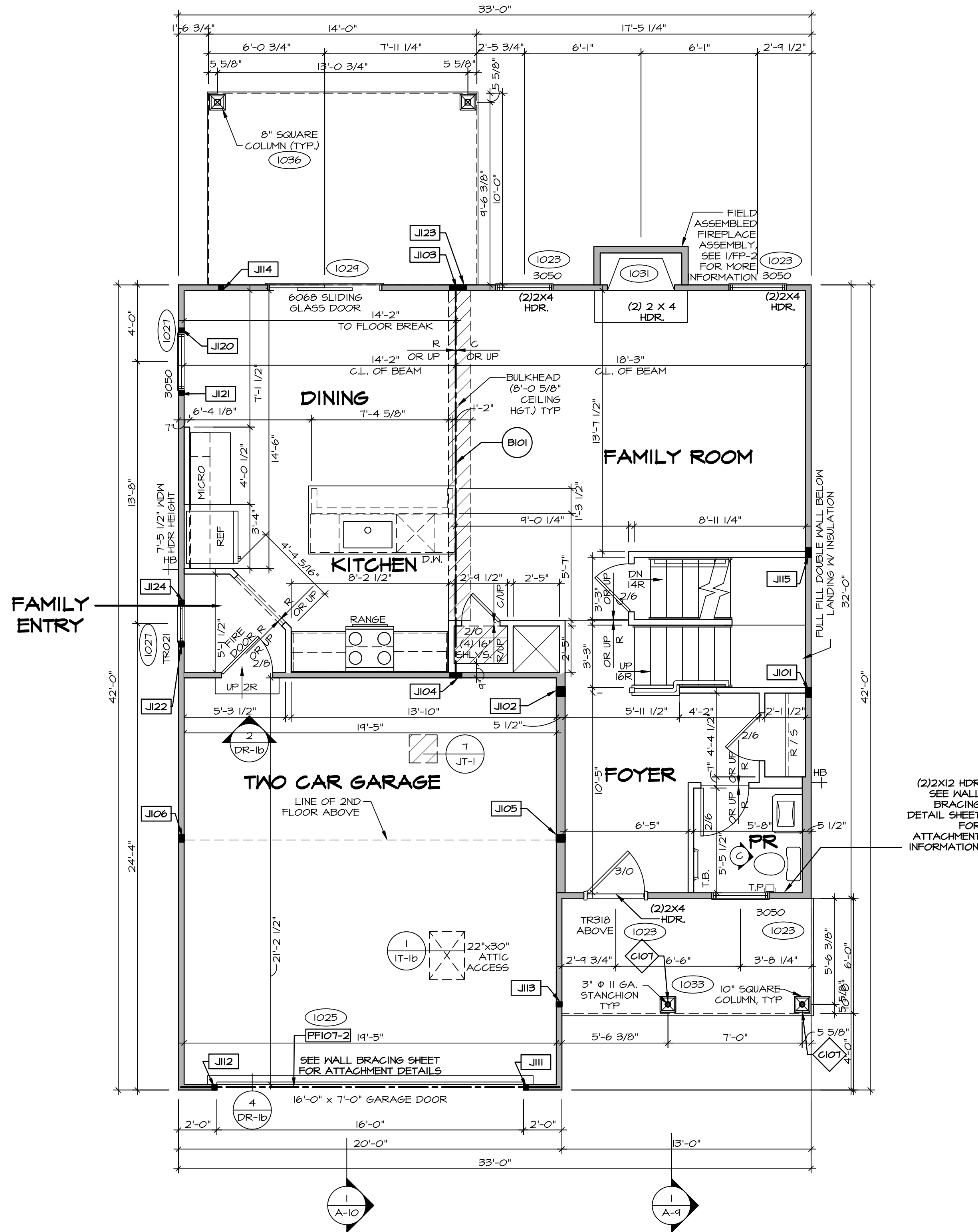
NVR
NVR, Inc., Suite 100
5285 Westchase
Frederick, MD 21703

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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF STUD GRADE	1004	
J102	JACK - (4) 2X6 SFF STUD GRADE	1004	
J103	JACK - (5) 2X4 SFF	1008	
J104	JACK - (5) 2X4 SFF	1008	
J105	JACK - (3) 2X6 SFF	1010	
J106	JACK - (3) 2X4 SFF	1010	
J111	JACK - (2) 2X4 SFF STUD GRADE	1025	
J112	JACK - (2) 2X4 SFF STUD GRADE	1025	
J113	JACK - (2) 2X4 SFF STUD GRADE	1033	
J114	JACK - (2) 2X4 SFF STUD GRADE	1036	
J115	JACK - (4) 2X4 SFF STUD GRADE	1006	
J120	JACK - (2) 2X4 SFF STUD GRADE	1021	
J121	JACK - (2) 2X4 SFF STUD GRADE	1021	
J122	JACK - (2) 2X4 SFF STUD GRADE	1021	
J123	JACK - (2) 2X4 SFF STUD GRADE	1036	
J124	JACK - (2) 2X4 SFF STUD GRADE	1021	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X30	20'-6"	1008	
PF101-2	LVL 1.75 - 11-04	14'-4"	1025	PORTAL FRAME LA

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-10 1/8"	1033	



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

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES RYAN

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- 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.
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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

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

- 1A - (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.
- 2A - (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.
- 3A - (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.
- 4A - (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.
- 5A - (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.
- 6A - (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.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

DIV-COMM-LOT-UNIT
DCY-WI-0243

COM-Lot
MILSON FARMS - 0243

STREET ADDRESS
9401 MADISON GRACE WAY

CITY STATE ZIP
FRANKLIN OH 45005

APT. NO. ----

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5285 Westchick, MD 21703
Frederick, MD 21703

SET NO. AL600
VERSION 01
RELEASE NO. ----
DRAWN BY YON
DATE: 08/10/2017
OPTION

SHEET NO. MODEL
A-7
ALLEGHENY
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

12

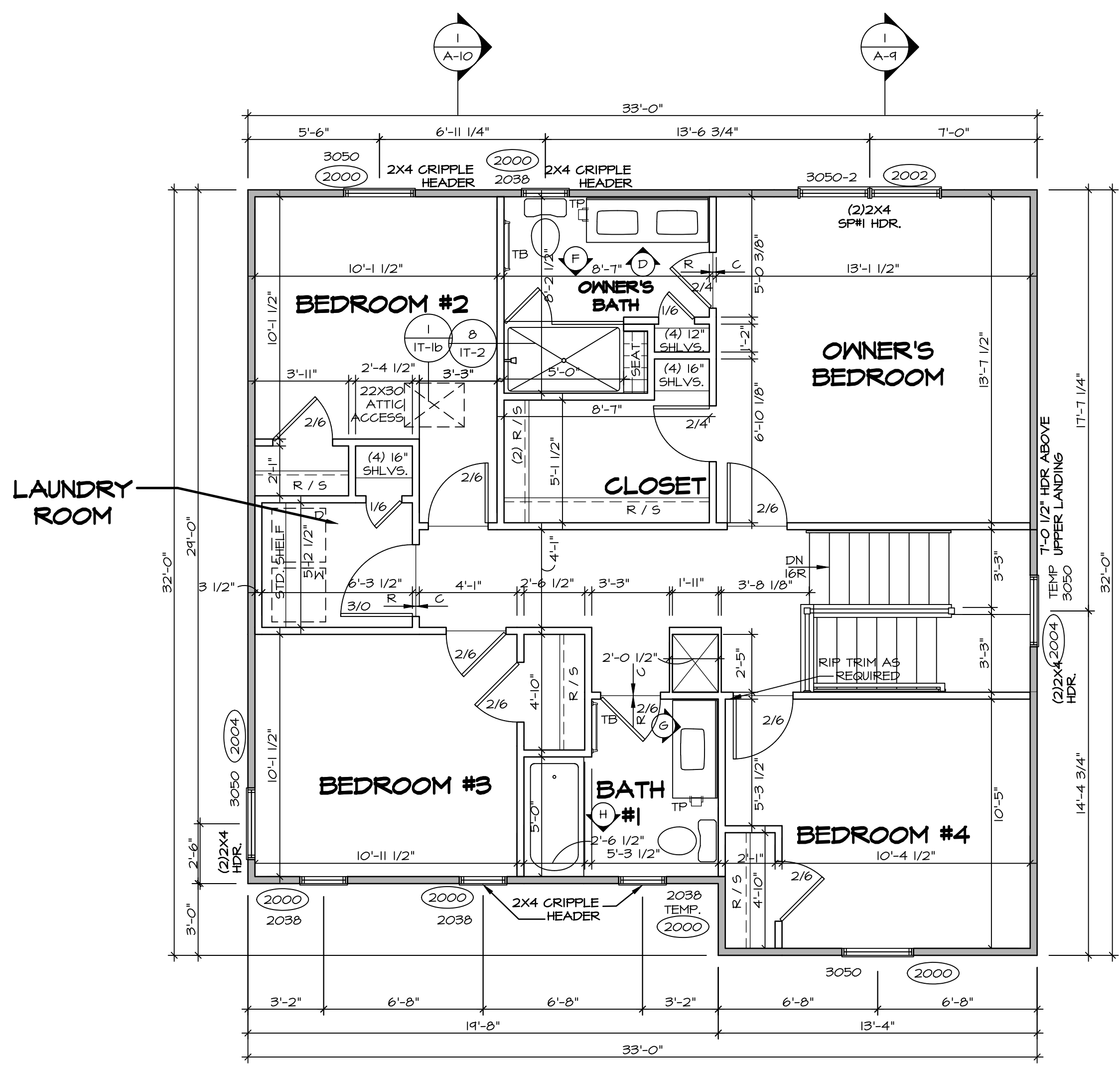
SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. N.M.

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS



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

FLOOR PLAN NOTES RYAN

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1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

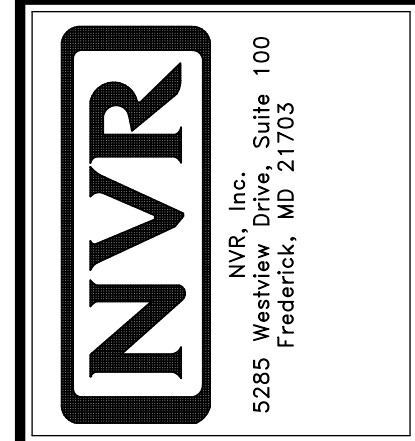
DIV-COMM-LOT-UNIT
DCY-WI-0243

COM-LOT
MILSON FARMS - 0243

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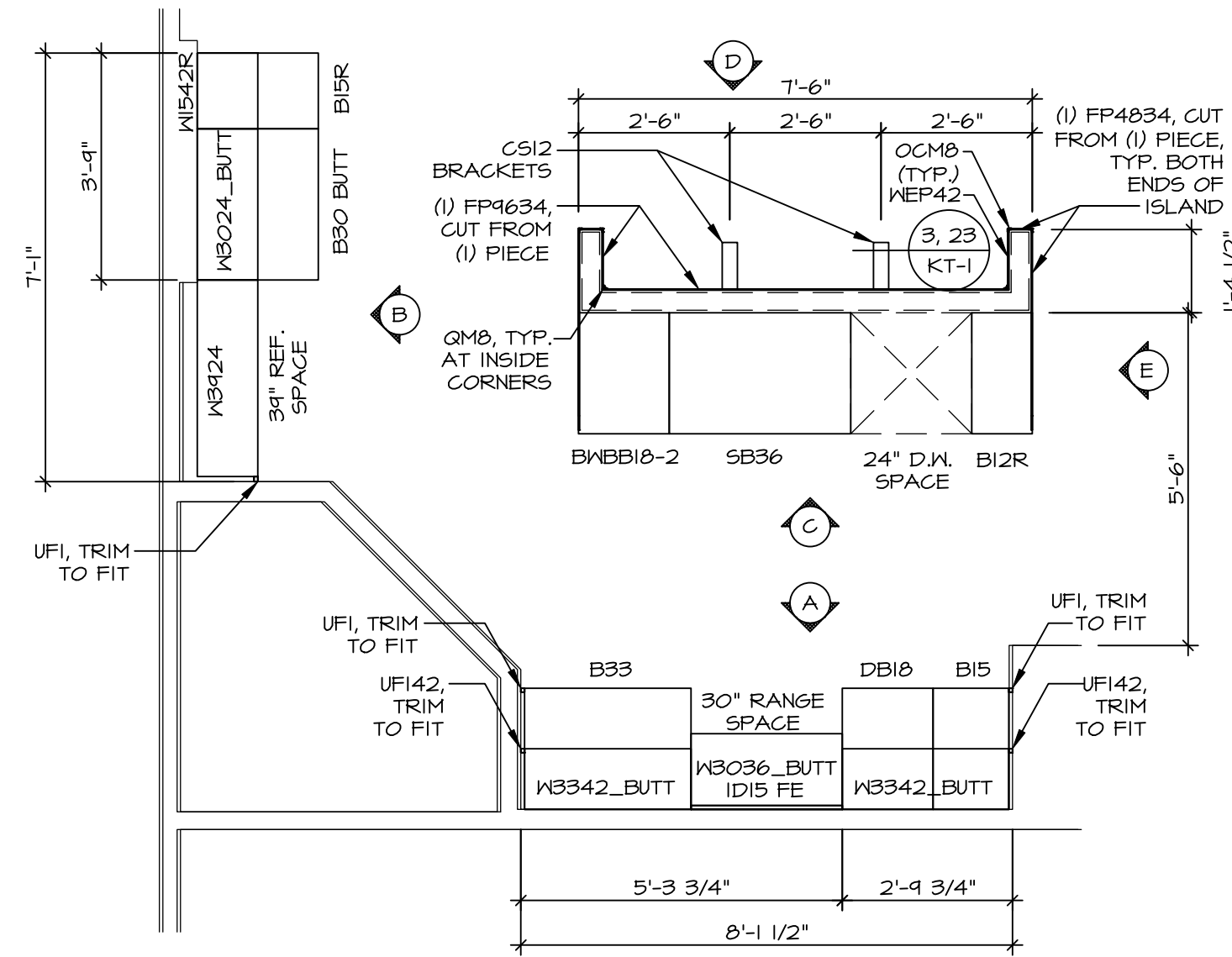


SET NO.	ALGOO
VERSION	01
RELEASE NO.	----
DRAWN BY	YCN
DATE	08/10/2017
OPTION	

SHEET NO.	A-8
MODEL	ALLEGHENY
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
	13

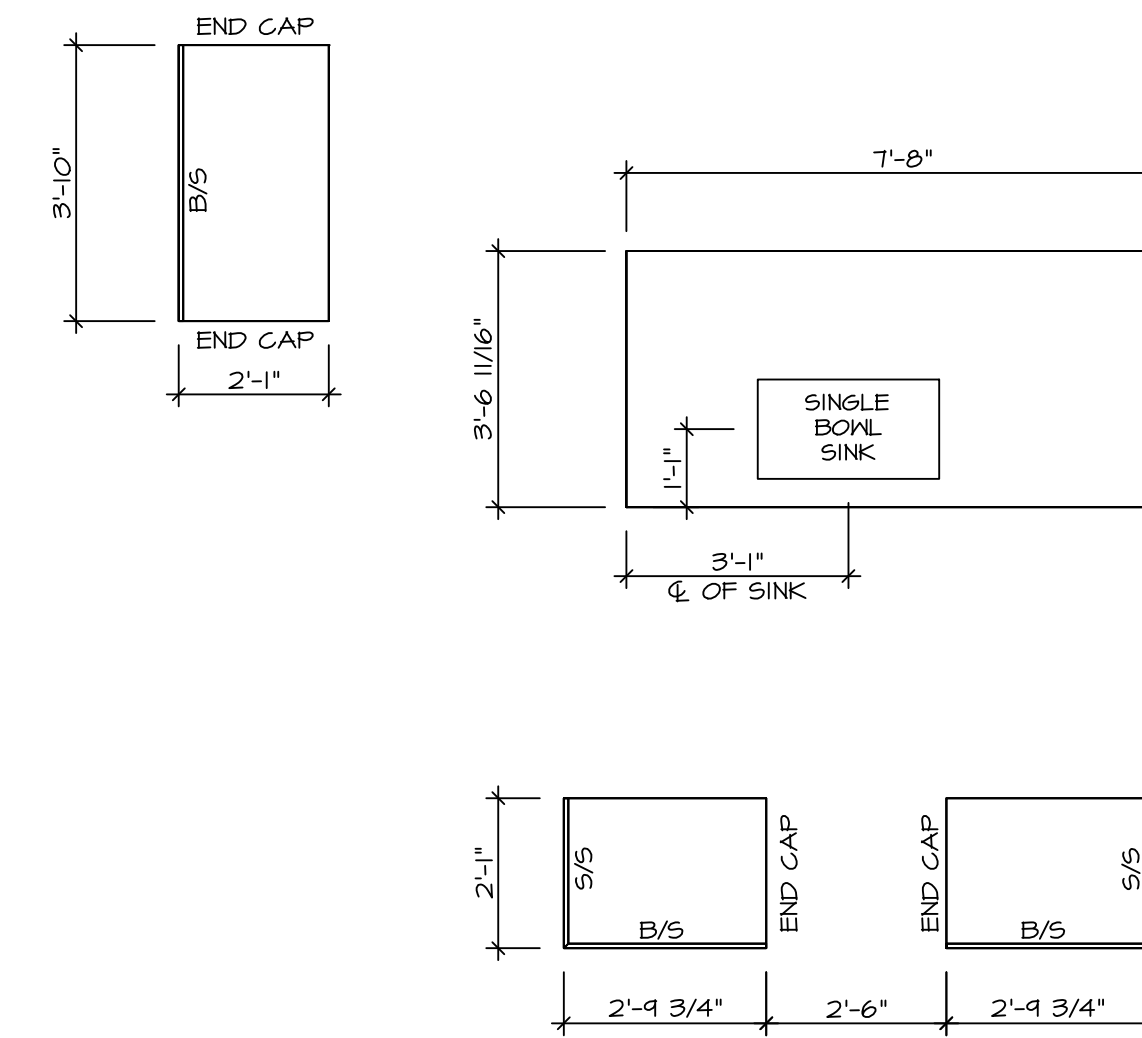
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1)KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UFI) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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 SET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10

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



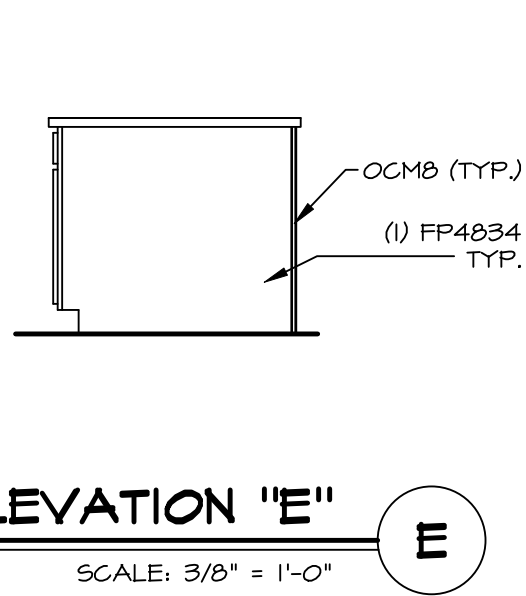
**KITCHEN CABINET
 PLAN KC - 3489TC**

SCALE: 3/8" = 1'-0" A-12

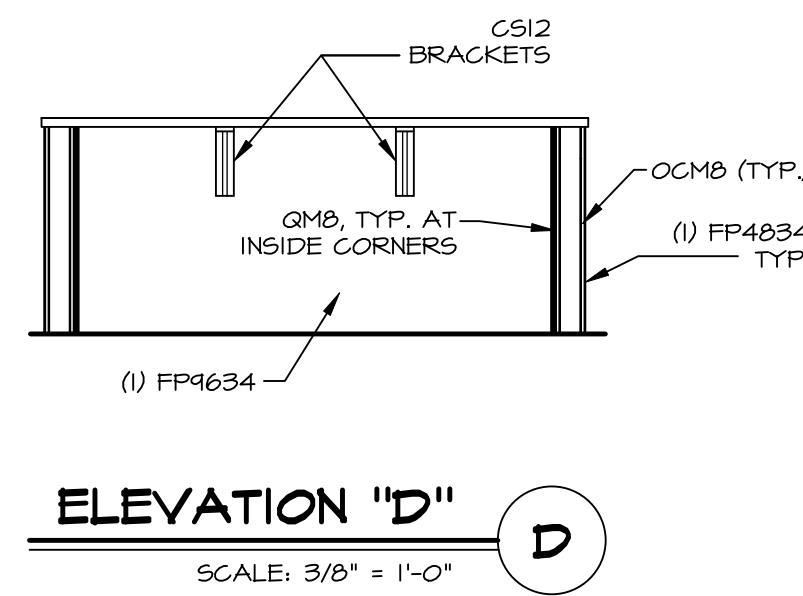


**KITCHEN COUNTERTOP
 PLAN KC - 3489TC**

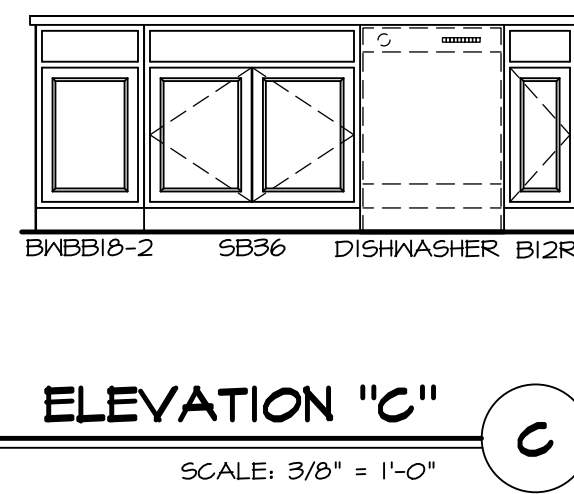
SCALE: 3/8" = 1'-0" A-12



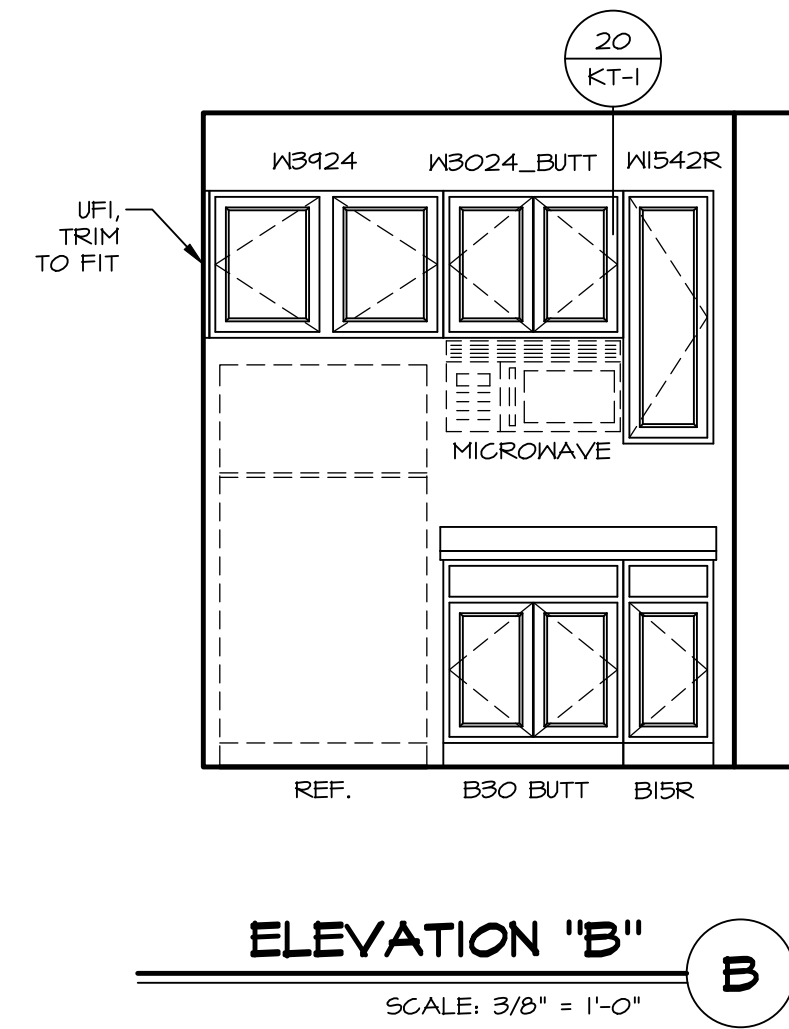
ELEVATION "E"
 SCALE: 3/8" = 1'-0" E



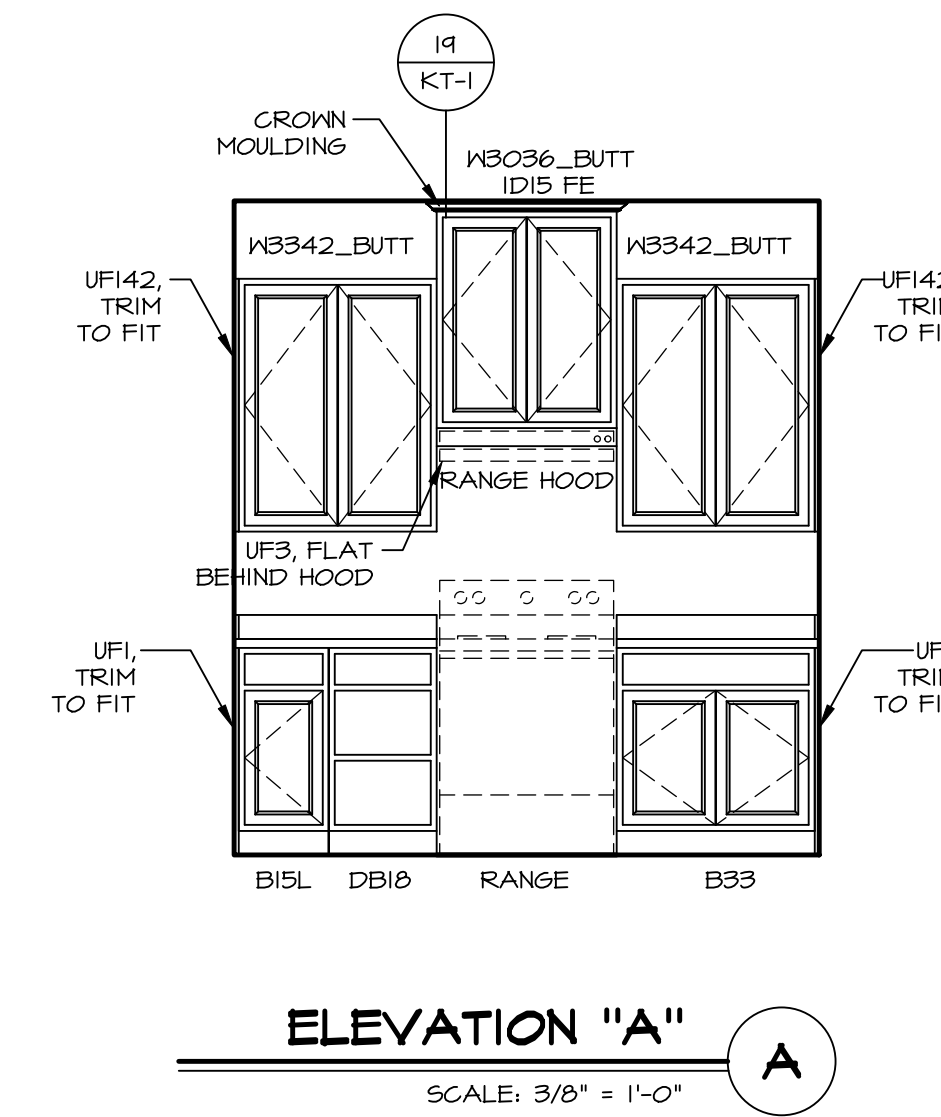
ELEVATION "D"
 SCALE: 3/8" = 1'-0" D



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



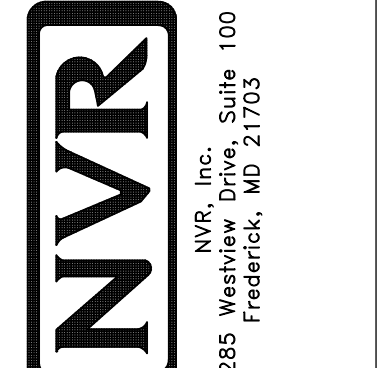
ELEVATION "B"
 SCALE: 3/8" = 1'-0" B



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

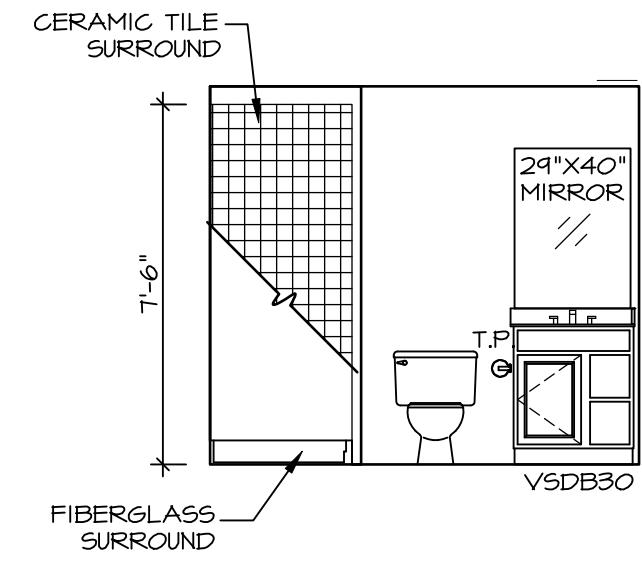
DIV-COMM-LOT-UNIT
DCY-WI-0243
 COM-LOT
 MILLSON FARMS - 0243
 STREET ADDRESS
 9401 MADISON GRACE WAY
 CITY STATE OH ZIP
 FRANKLIN OH 45005

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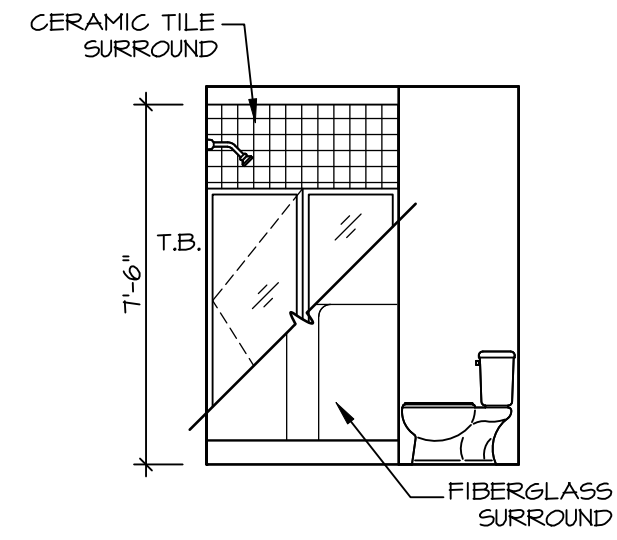


SET NO. ALGOO
 VERSION 01
 RELEASE NO. ----
 DRAWN BY KDH
 DATE: 8/21/17
 OPTION

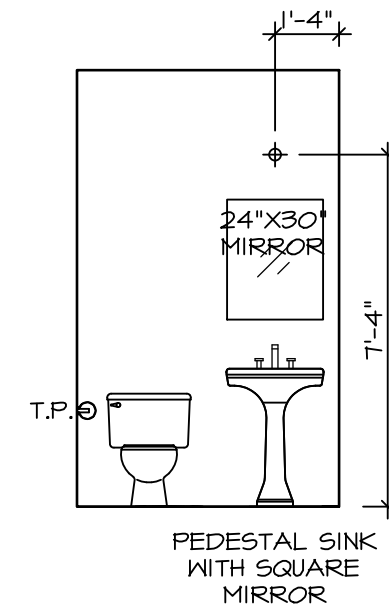
SHEET NO. MODEL
A-12
ALLEGHENY
 DRAWING TITLE
 KITCHEN
 OPTION DESCRIPTION
 17



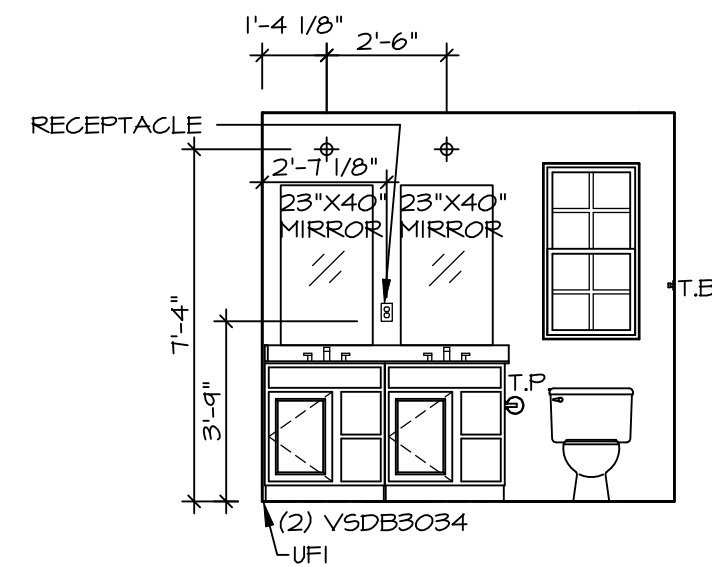
A BASEMENT BATH
SCALE: 1/4" = 1'-0"



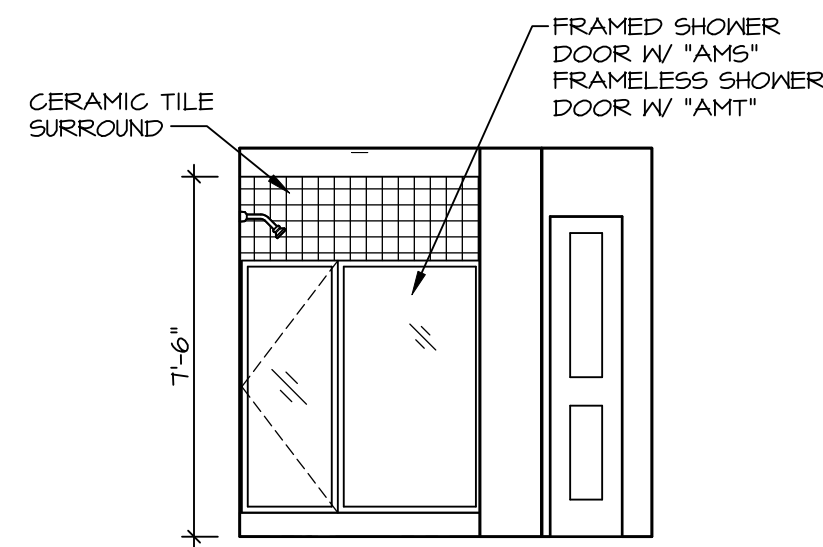
B BASEMENT BATH
SCALE: 1/4" = 1'-0"



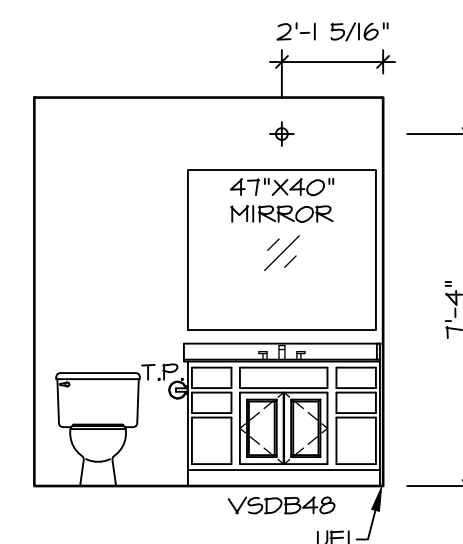
C POWDER ROOM
SCALE: 1/4" = 1'-0"



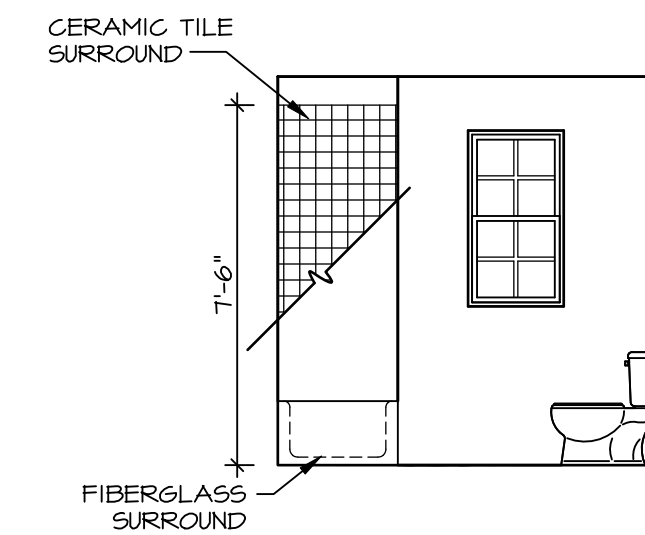
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

NOTES:

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

SHEET NO. A-13	MODEL ALLEGHENY	SET NO. AL600	VERSION 01	RELEASE NO. ----	DRAWN BY YON	DATE: 4/8/17	OPTION
		ALLEGHENY BATH ELEVATIONS					
13	OPTION DESCRIPTION	DIV-COMM-LOT-UNIT DCY-WI-0243					
		COMM-LOT MILSON FARMS - 0243 STREET ADDRESS 9401 MADISON GRACE WAY CITY FRANKLIN STATE OH ZIP 45005					

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