

WI 249

3353 MADISON GRACE WAY

FRANKLIN, OH 45005

2 Story Basement

Finished basement - no bath

Laundry tub in basement - MUST VENT !!!

2 hose bibs - valves required

AA valve on kitchen sink

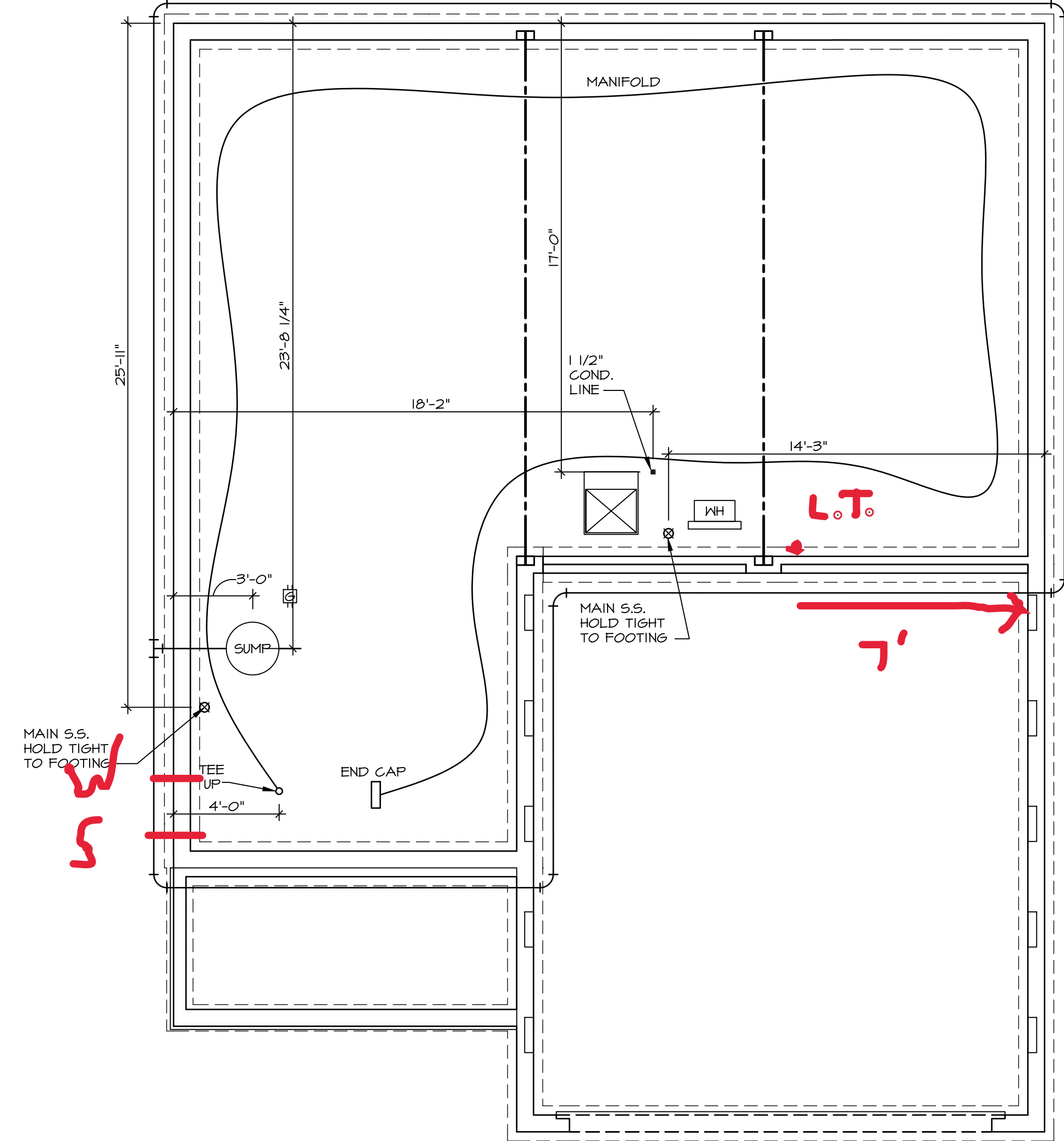
ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace and Range



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

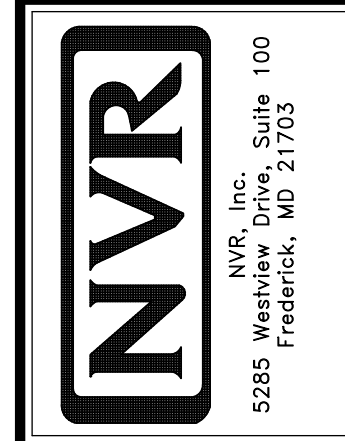
NOTE
RADON REMEDIATION
RADON LOOP:

- (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
- 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

SHEET NO.	A-5
MODEL	ALLEGHENY
SET NO.	AL600
VERSION	01
RELEASE NO.	----
DRAWN BY	TN
DATE	08/04/2017
OPTION	OPTION



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DIV-COMM-LOT-UNIT	
DCY-WI-0249	
COM-LOT	MILSON FARMS - 0249
STREET ADDRESS	9353 MADISON GRACE WAY
CITY	FRANKLIN
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

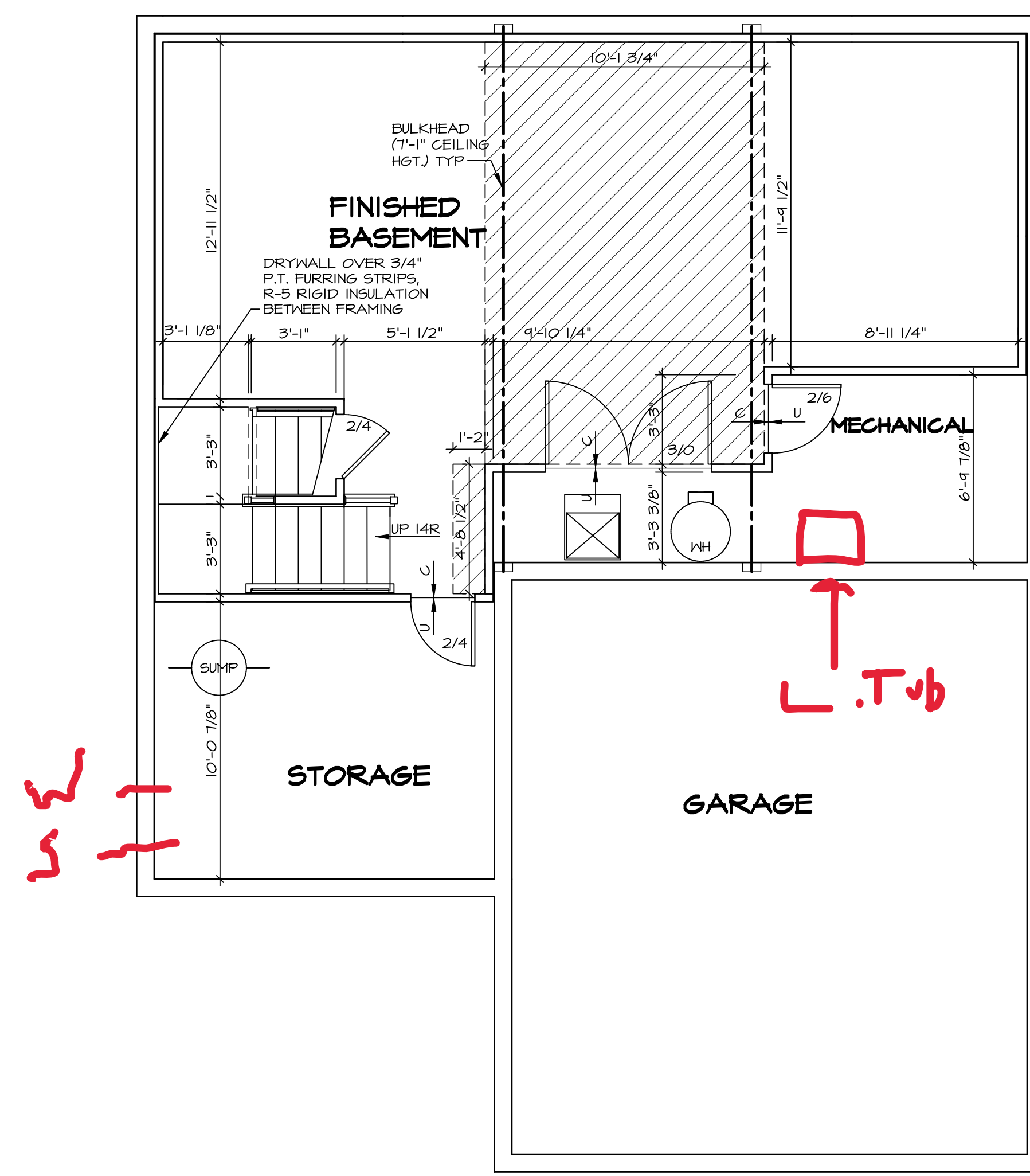
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 "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-0249
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01 RELEASE NO. ---- DRAWN BY TN DATE: 08/04/2017	
OPTION DESCRIPTION 		<p><small>© 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, or copied in any form or manner whatsoever, nor are they to be transmitted or disseminated in any way without the prior written consent of NVR, Inc.</small></p> <p>NVR <small>NVR, Inc., Suite 100 5285 Westchase, Frederick, MD 21703</small></p>	

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#1	1008	
J104	JACK - (5) 2X4 SFF#1	1008	
J105	JACK - (3) 2X6 SFF#1	1010	
J106	JACK - (3) 2X4 SFF#1	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	
J115	JACK - (4) 2X4 SFF STUD GRADE	1006	
J116	JACK - (2) 2X4 SFF STUD GRADE	1021	
J117	JACK - (2) 2X4 SFF STUD GRADE	1021	
J118	JACK - (2) 2X4 SFF STUD GRADE	1021	
J119	JACK - (2) 2X4 SFF STUD GRADE	1021	
J120	JACK - (2) 2X4 SFF STUD GRADE	1021	
J121	JACK - (2) 2X4 SFF STUD GRADE	1021	
J122	JACK - (2) 2X4 SFF STUD GRADE	1021	
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 - II-04	14'-4"	1025	PORTAL FRAME LA

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING 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.
- 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/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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.

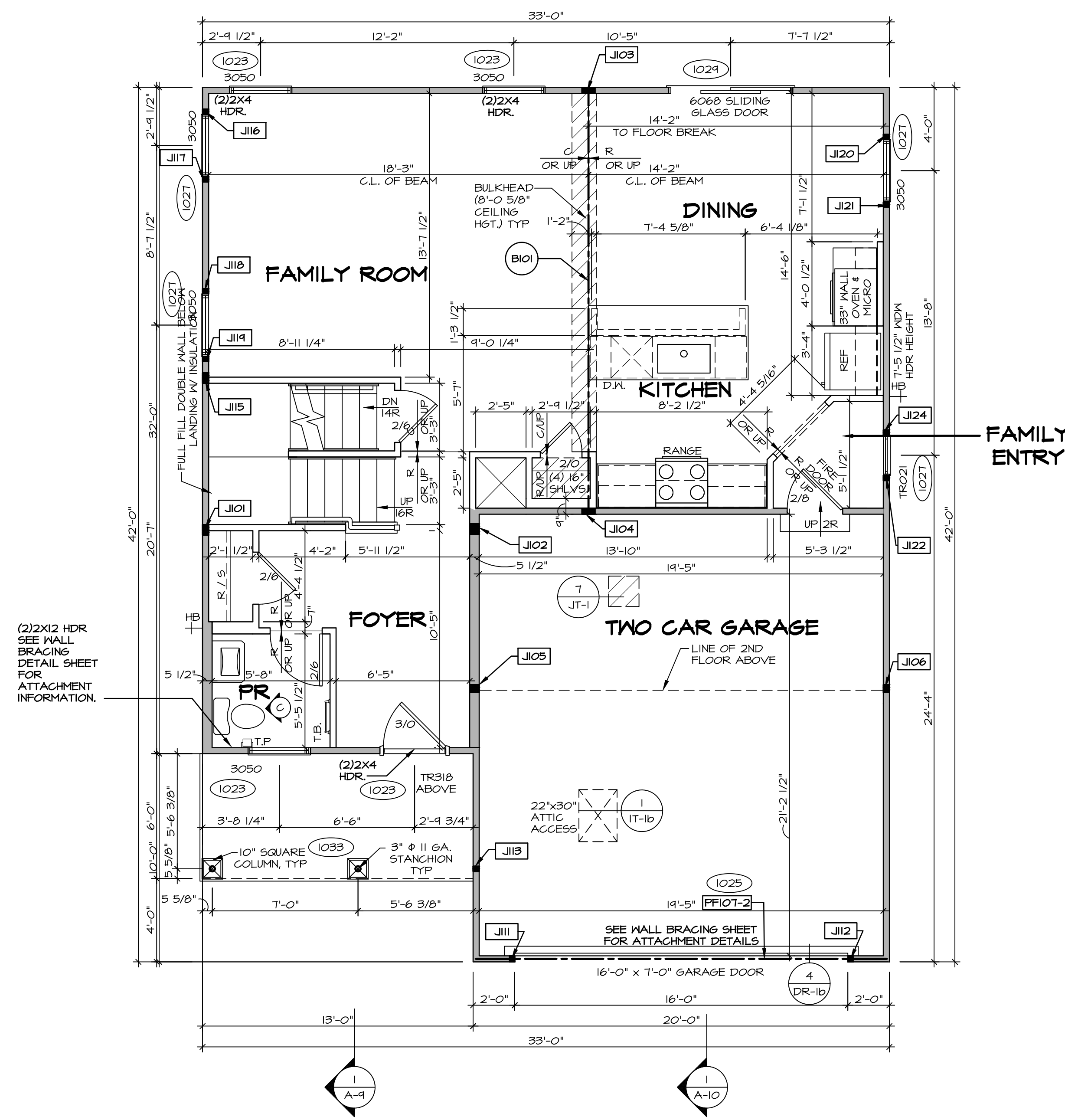
GYPSUM NOTES

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

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.



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

DIV-COMM-LOT-UNIT
DCY-WI-0249
COM-LOT
MILSON FARMS - 0249
STREET ADDRESS
9353 MADISON GRACE WAY
CITY STATE ZIP
FRANKLIN OH 45005

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5285 Westpark Drive
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

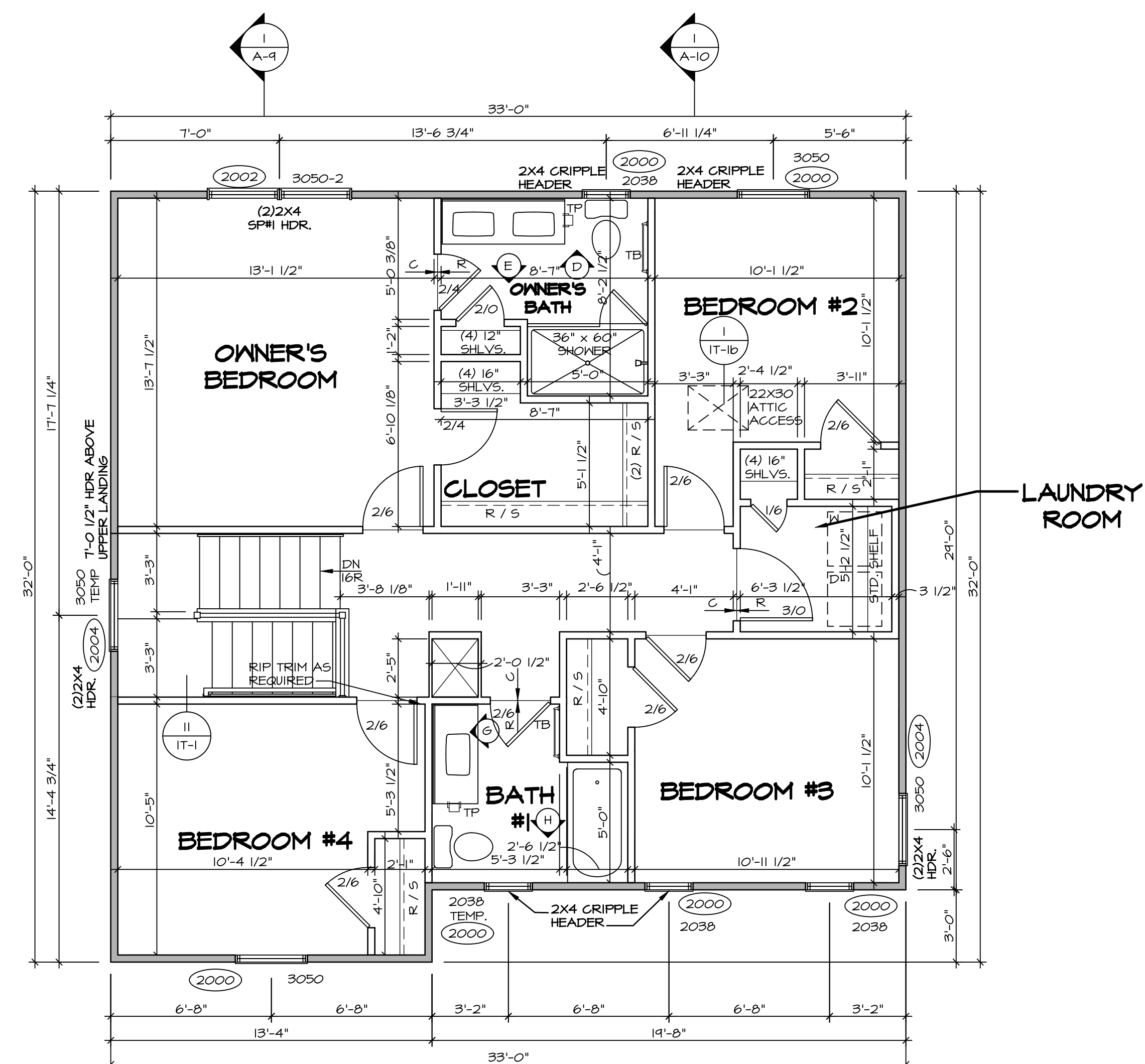
SECOND FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. N.M.

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

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

DIV-COMM-LOT-UNIT		DCY-WI-0249	
COM-LOT	MILSON FARMS - 0249	APT. NO.	----
STREET ADDRESS	9959 MADISON GRACE WAY	STATE	OH
CITY	FRANKLIN	ZIP	45005

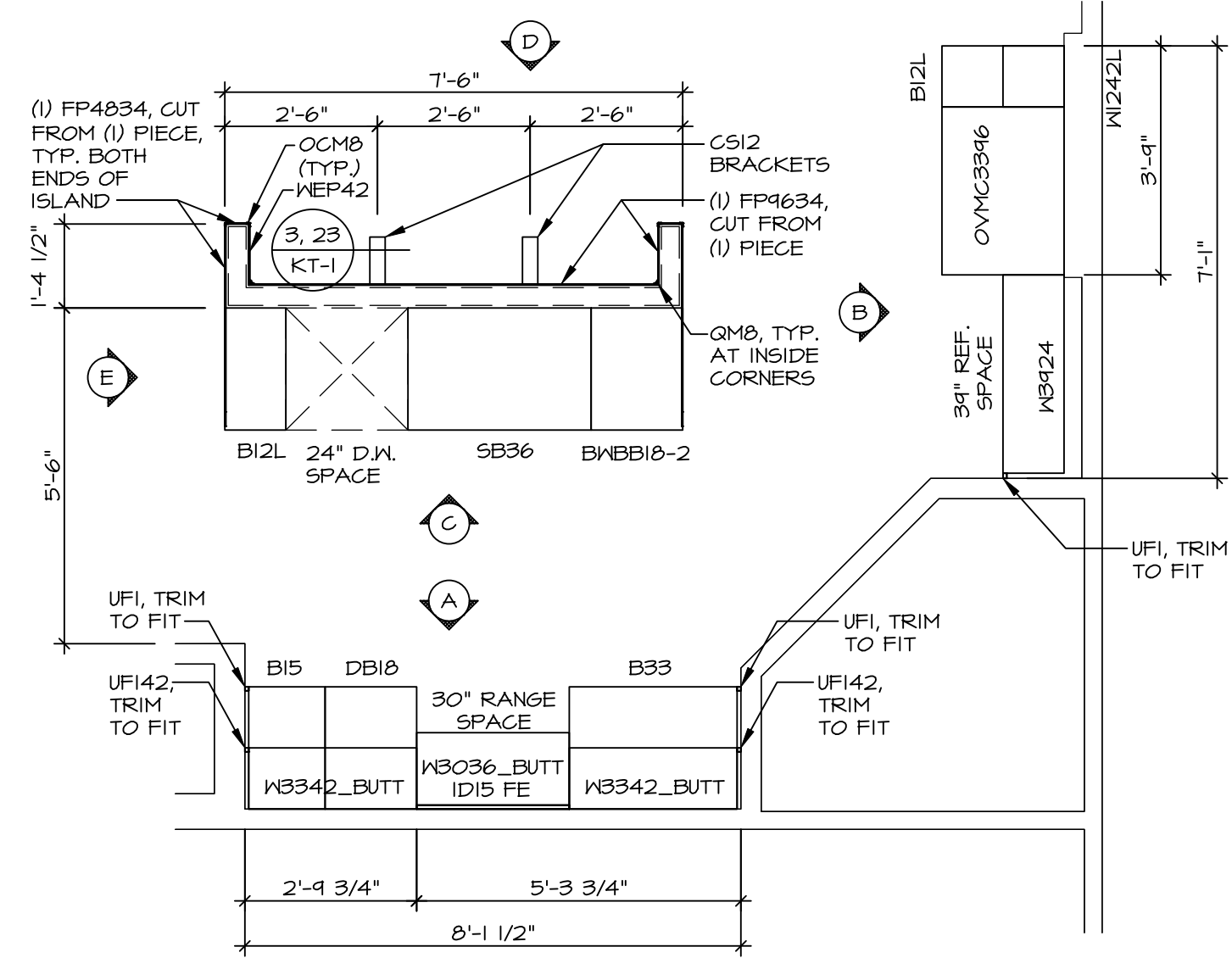
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SET NO.	ALGOO
VERSION	01
RELEASE NO.	----
DRAWN BY	YCN
DATE	08/10/2017
OPTION	

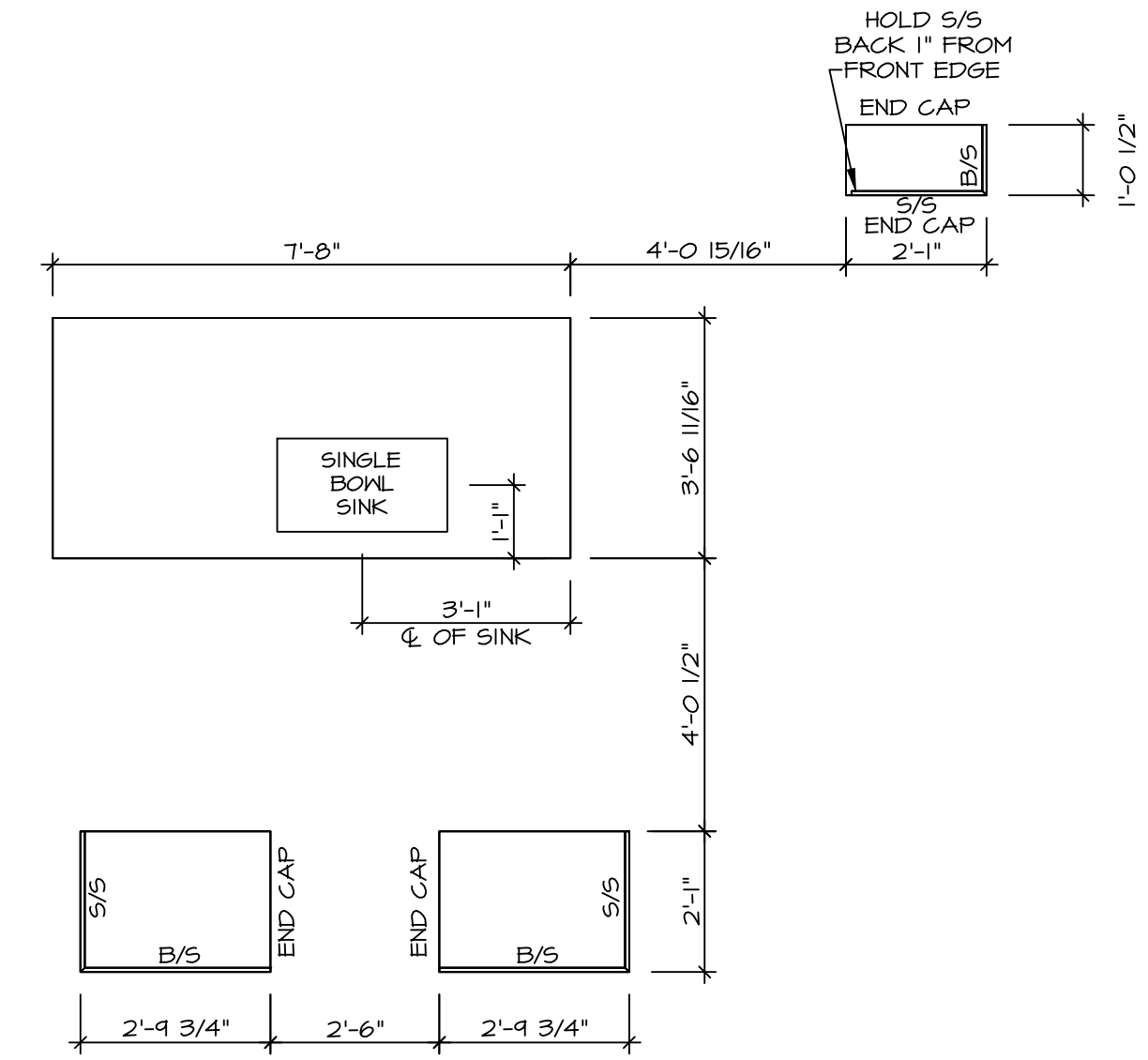
SHEET NO.	A-8
MODEL	ALLEGHENY
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
14	

- 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 DOORS AND DRAWERS FOR ALL AREAS. ALL DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



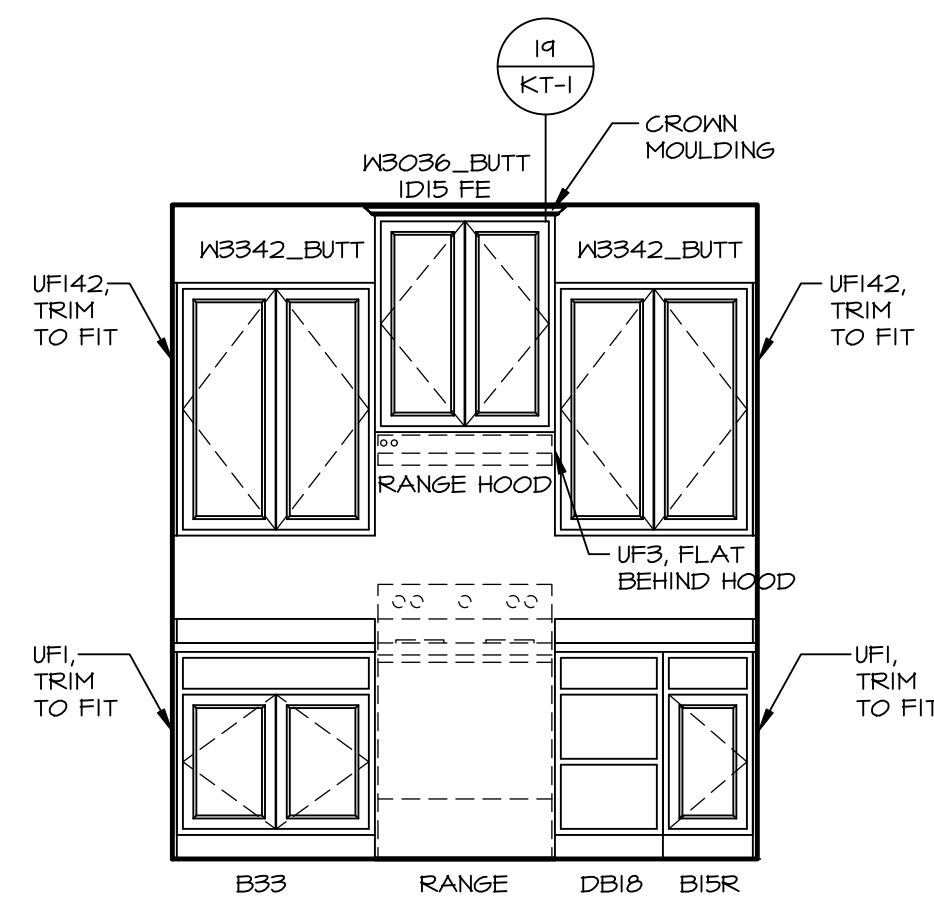
**KITCHEN CABINET
PLAN KC - 3490TC**

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

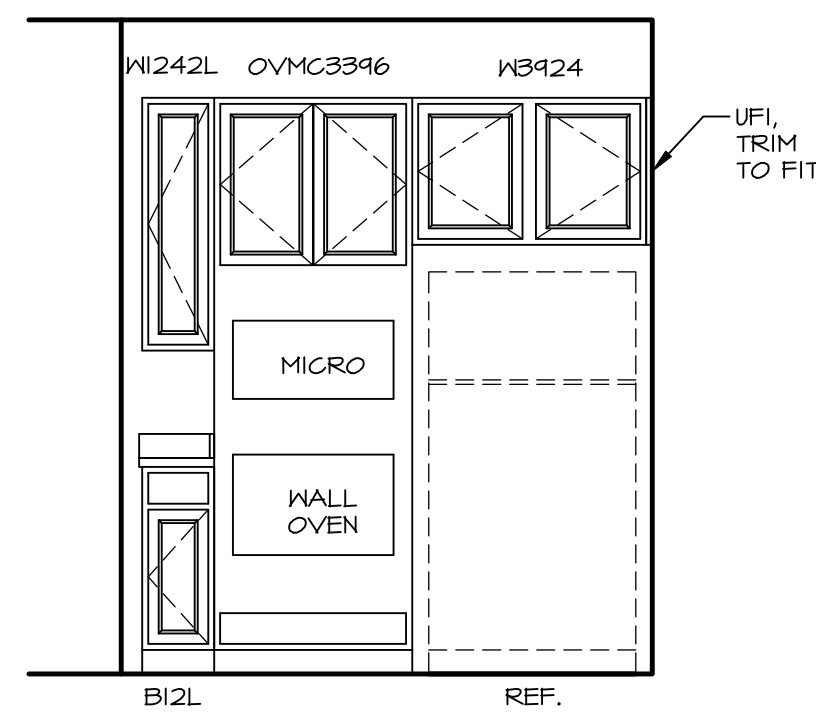


**KITCHEN COUNTERTOP
PLAN KC - 3490TC**

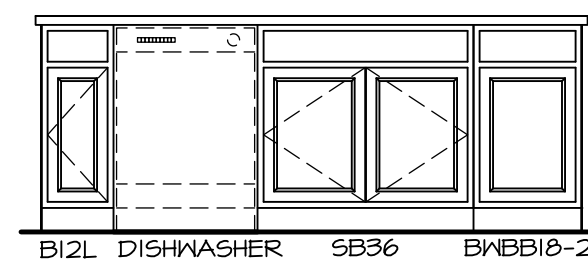
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A-12 SCALE: 3/8" = 1'-0"



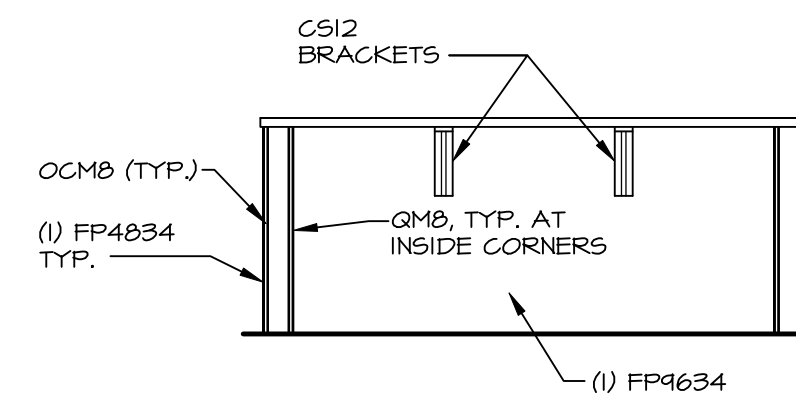
A ELEVATION "A"
SCALE: 3/8" = 1'-0"



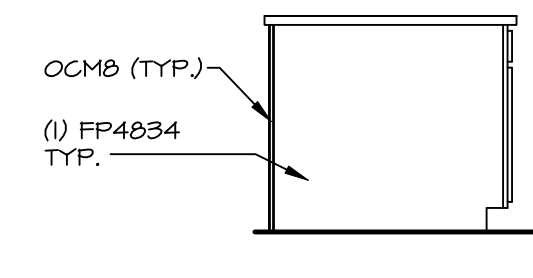
B ELEVATION "B"
SCALE: 3/8" = 1'-0"



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



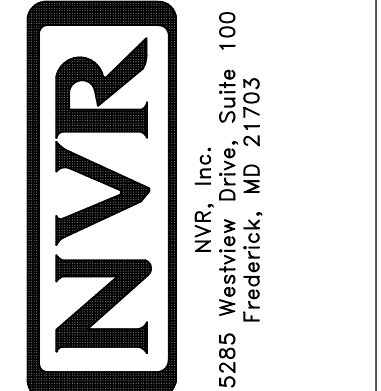
D ELEVATION "D"
SCALE: 3/8" = 1'-0"



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

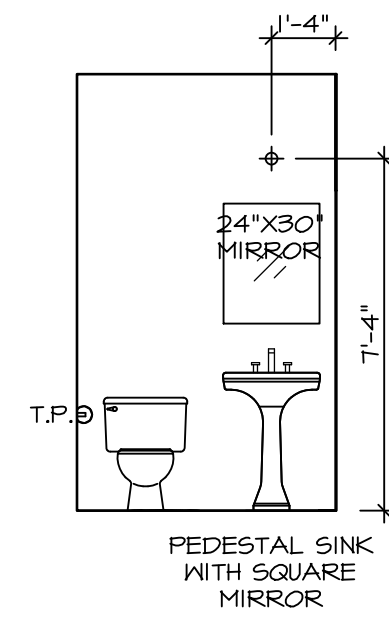
DIV-COMM-LOT-UNIT
DCY-WI-0249
COM-LOT
MILSON FARMS - 0249
STREET ADDRESS
9353 MADISON GRACE WAY
CITY STATE ZIP
FRANKLIN OH 45005

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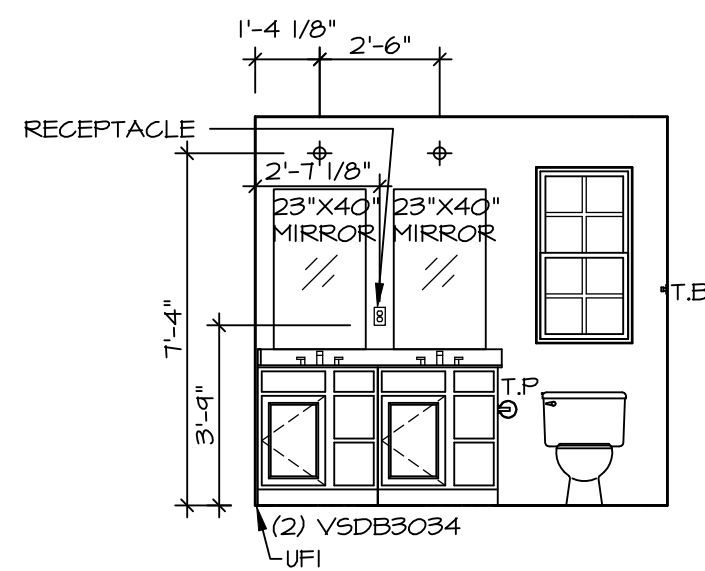


SET NO. ALGOO
VERSION 01
RELEASE NO. ----
DRAWN BY KDH
DATE: 8/2/17
OPTION

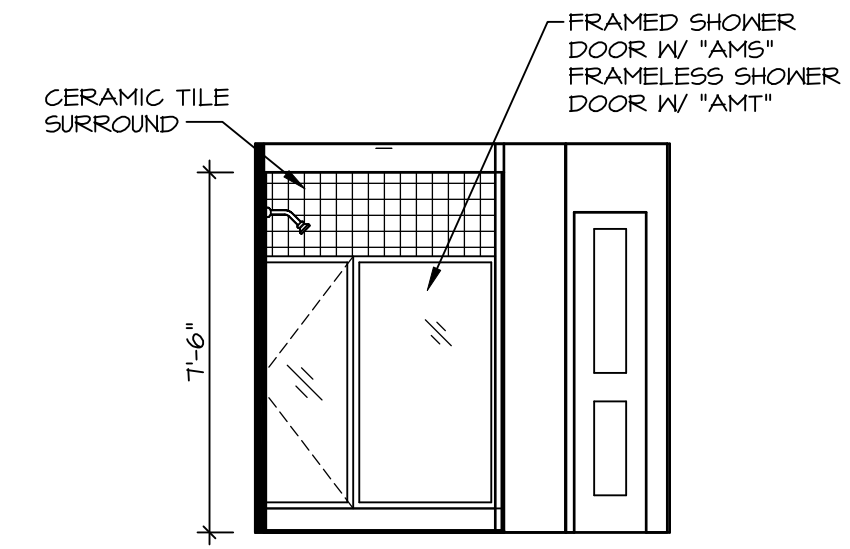
SHEET NO. MODEL
A-12
ALLEGHENY
DRAWING TITLE
KITCHEN
OPTION DESCRIPTION
17



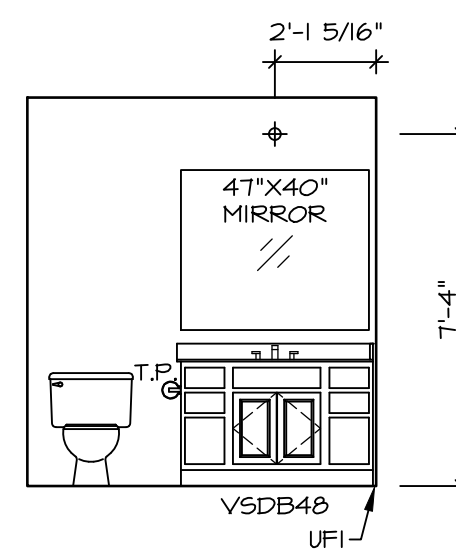
C POWDER ROOM
SCALE: 1/4" = 1'-0"



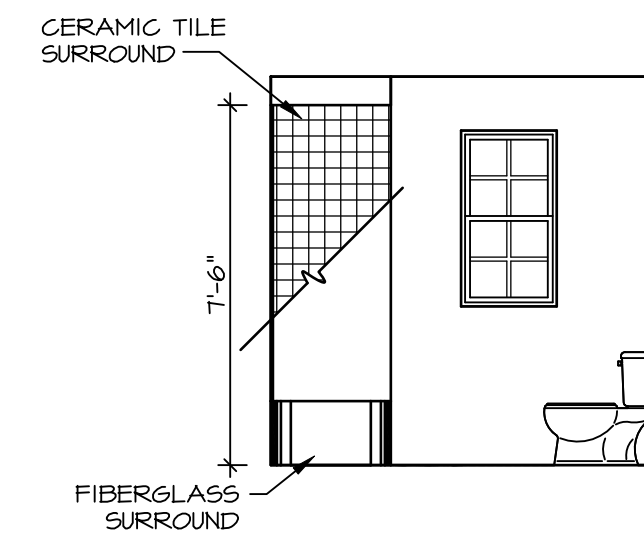
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



E 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 VSDB34-42 DRAWERS TO BE SET ON RIGHT HAND.
 - ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO.	MODEL	SET NO.	ALGOO
A-13	ALLEGHENY	VERSION 01	
	DRAWING TITLE	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	YON
	OPTION DESCRIPTION	DATE:	4/8/17
		OPTION	

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Frederick, MD 21703
5285 Westwood

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DIV-COMM-LOT-UNIT	
DCY-WI-0249	
COM-LOT	MILSON FARMS - 0249
STREET ADDRESS	9353 MADISON GRACE WAY
CITY	FRANKLIN
STATE	OH
ZIP	45005