

WI 253

3966 WILSON FARMS BOULEVARD  
FRANKLIN, OH 45005

2 Story Basement

Finished basement - full bath

Wet bar and water in basement

2 hose bibs - valves required

AA valve on kitchen sink

ice maker

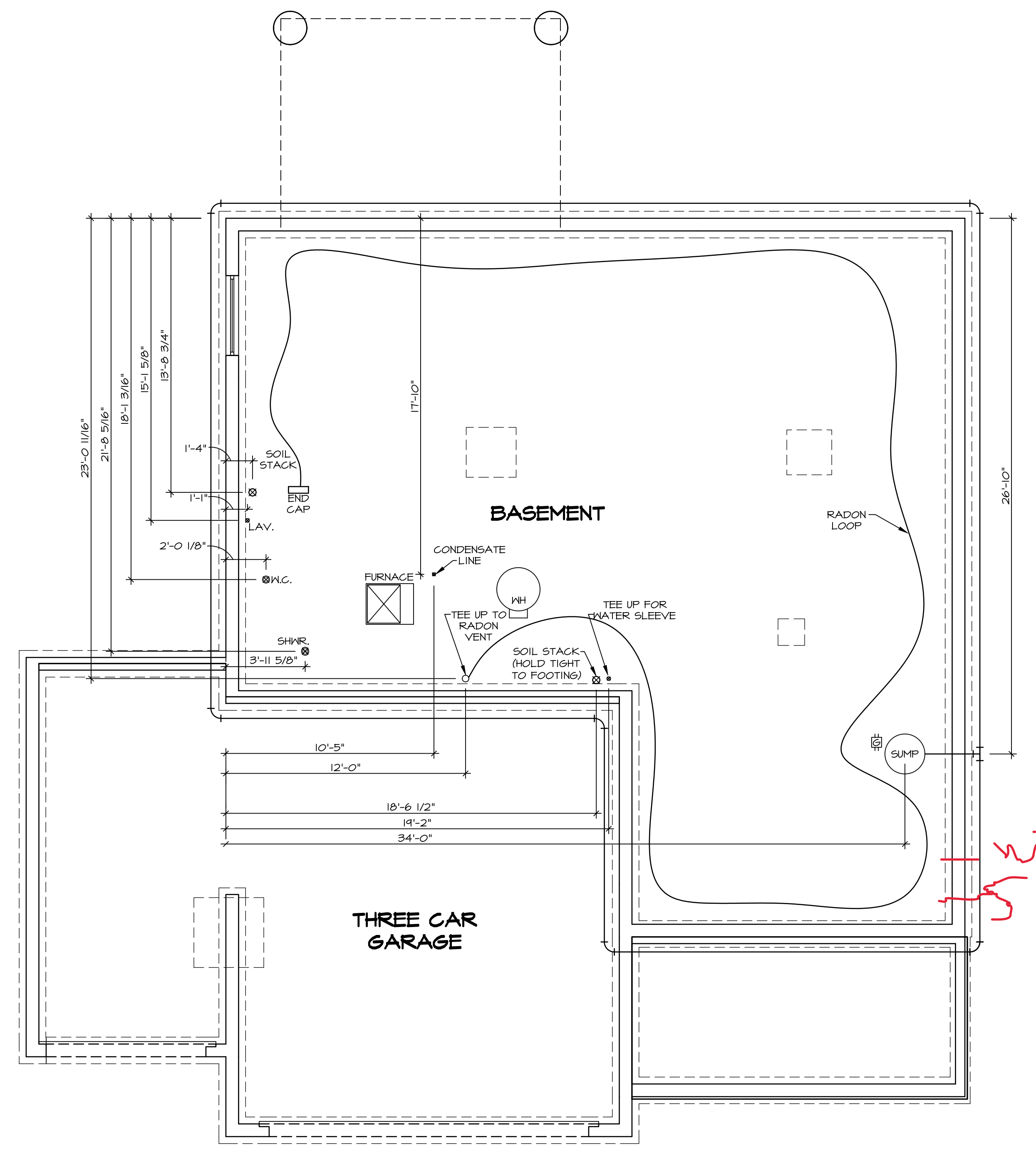
1 tub

2 shower - dual shower heads on master shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

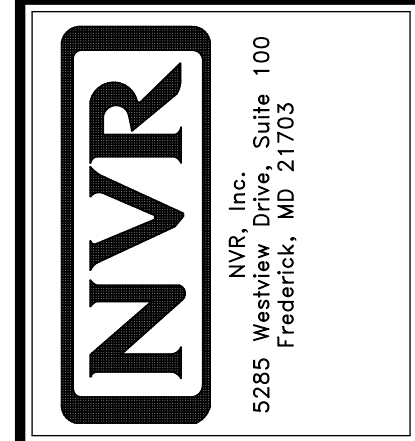
Gas Furnace and Range

**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

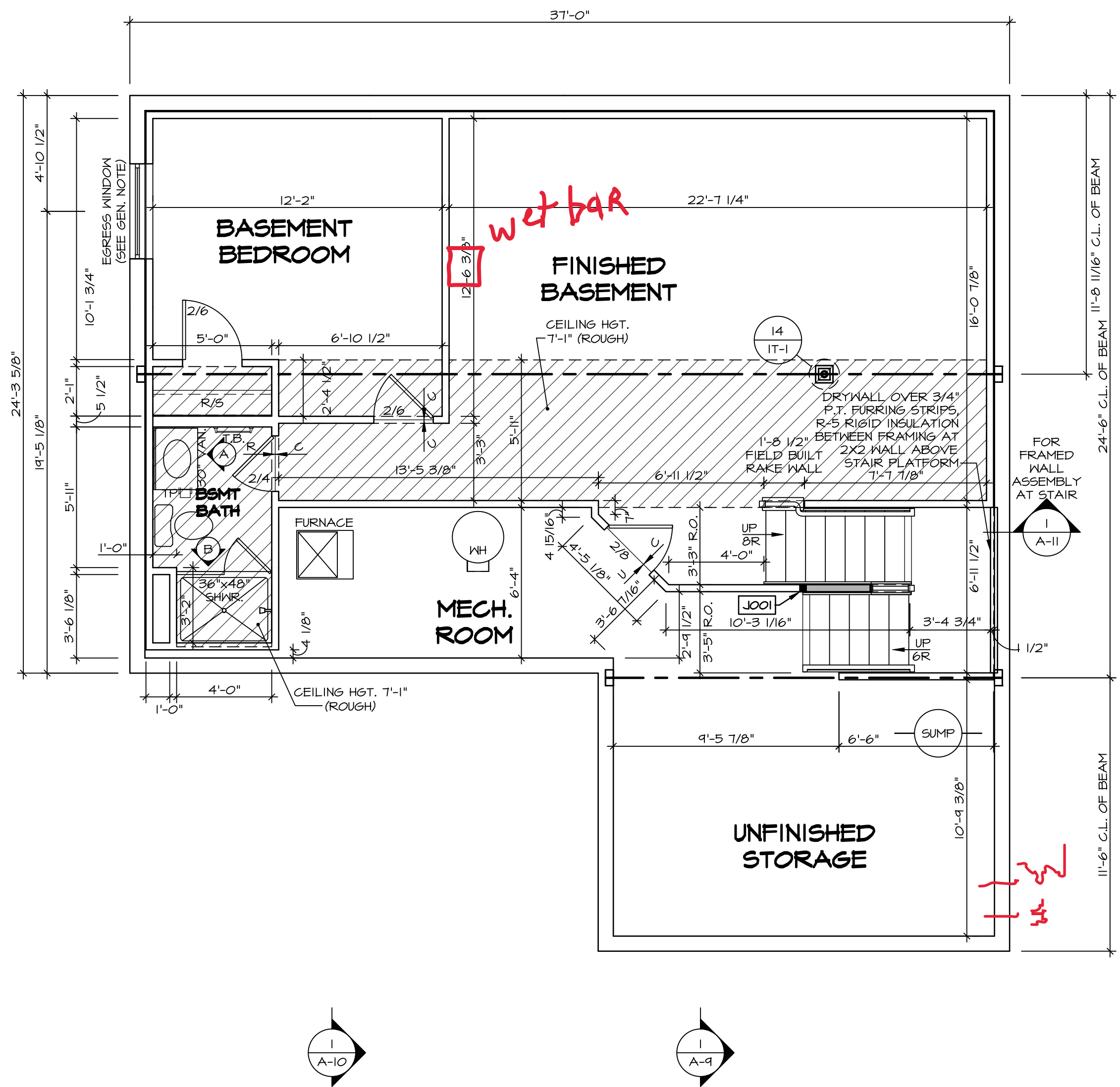


**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>COLUMBIA</b>	SET NO. CLM00	VERSION 01
	DRAWING TITLE <b>PLUMBING</b>	RELEASE NO. ----	
OPTION DESCRIPTION <b>GROUNDWORKS</b>	DRAWN BY <b>JAB</b>	DATE:	
	OPTION	OPTION	
12	DIV-COMM-LOT-UNIT <b>DCY-WI-0253</b> COMM-LOT WILSON FARMS - 0253 STREET ADDRESS <b>9666 WILSON FARMS BOULEVARD</b> CITY STATE OH ZIP FRANKLIN OH 45005		



© 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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



**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 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.

**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"

SHEET NO. **A-6** OF 13

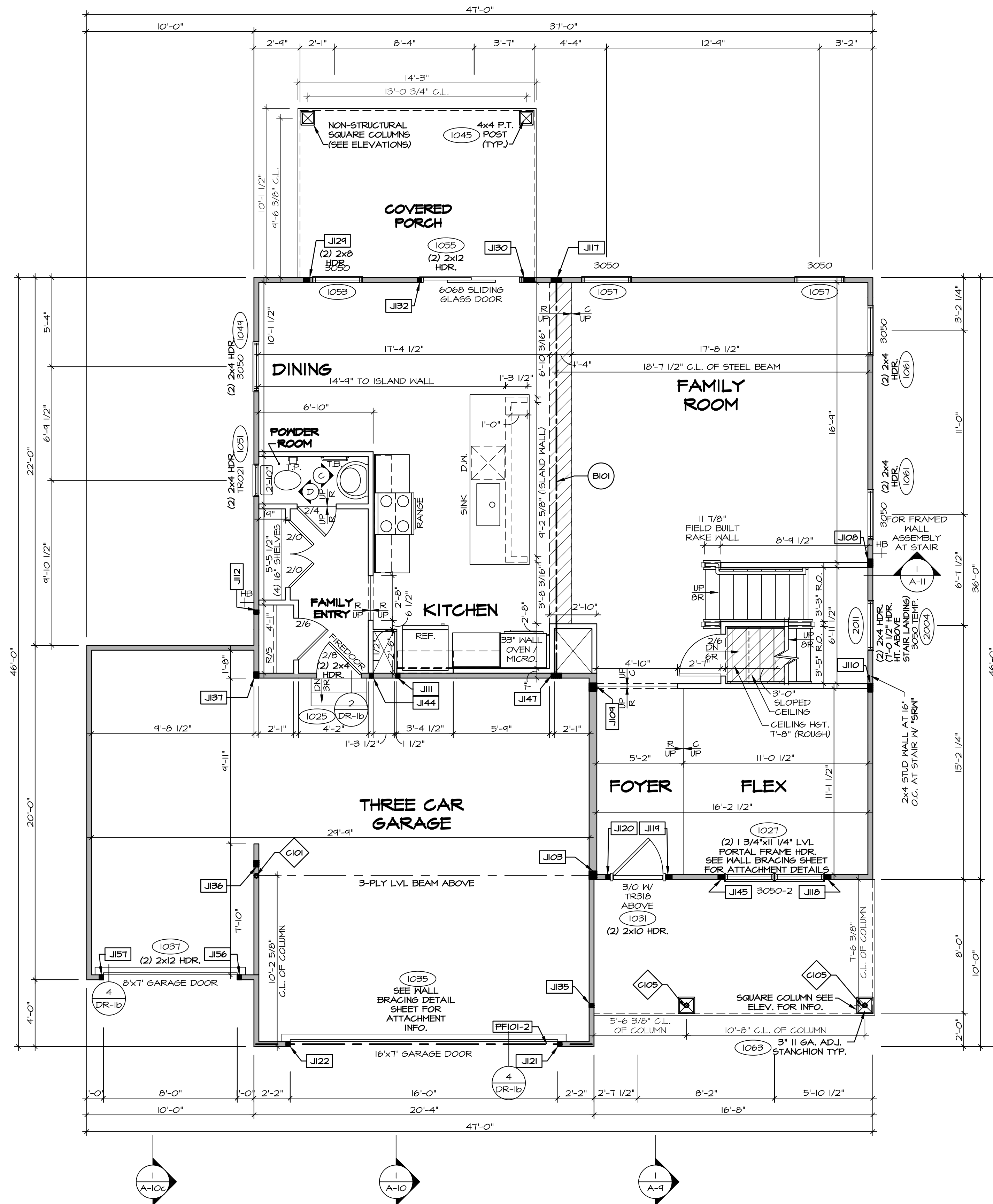
MODEL: **COLUMBIA**  
DRAWING TITLE: **BASEMENT FLOOR PLAN**  
OPTION DESCRIPTION: **BASEMENT FOUNDATION**

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

DIV-COMM-LOT-UNIT: **DCY-WI-0253**  
COM-LOT: **MILSON FARMS - 0253**  
STREET ADDRESS: **9466 WILSON FARMS BOULEVARD**  
CITY: **FRANKLIN** STATE: **OH** ZIP: **45005**

NVR, Inc. 5285 Westwick, Suite 100, Frederick, MD 21703  
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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

C:\NVR\Spines\COLUMBIA\_CLM00\_01\DCY-WI-0253\3001171\Sheets\Lot\_Specific\A-6\_BSMT\_LS.dwg 01/18/24 - 1:18 pm



**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 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" 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 IS NOT INCLUDED IN WALL THICKNESS.

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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
C101	STANCHION - 3 IN SCHED 40	9'-6"	6CB/ 6CF, ELA/ ELB/ ELK/ ELL, 5XC, FBA/ FCA, 5ZL	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ.	9'-4 7/8"	FBA	1063	

**FIRST FLOOR JACK SCHEDULE**

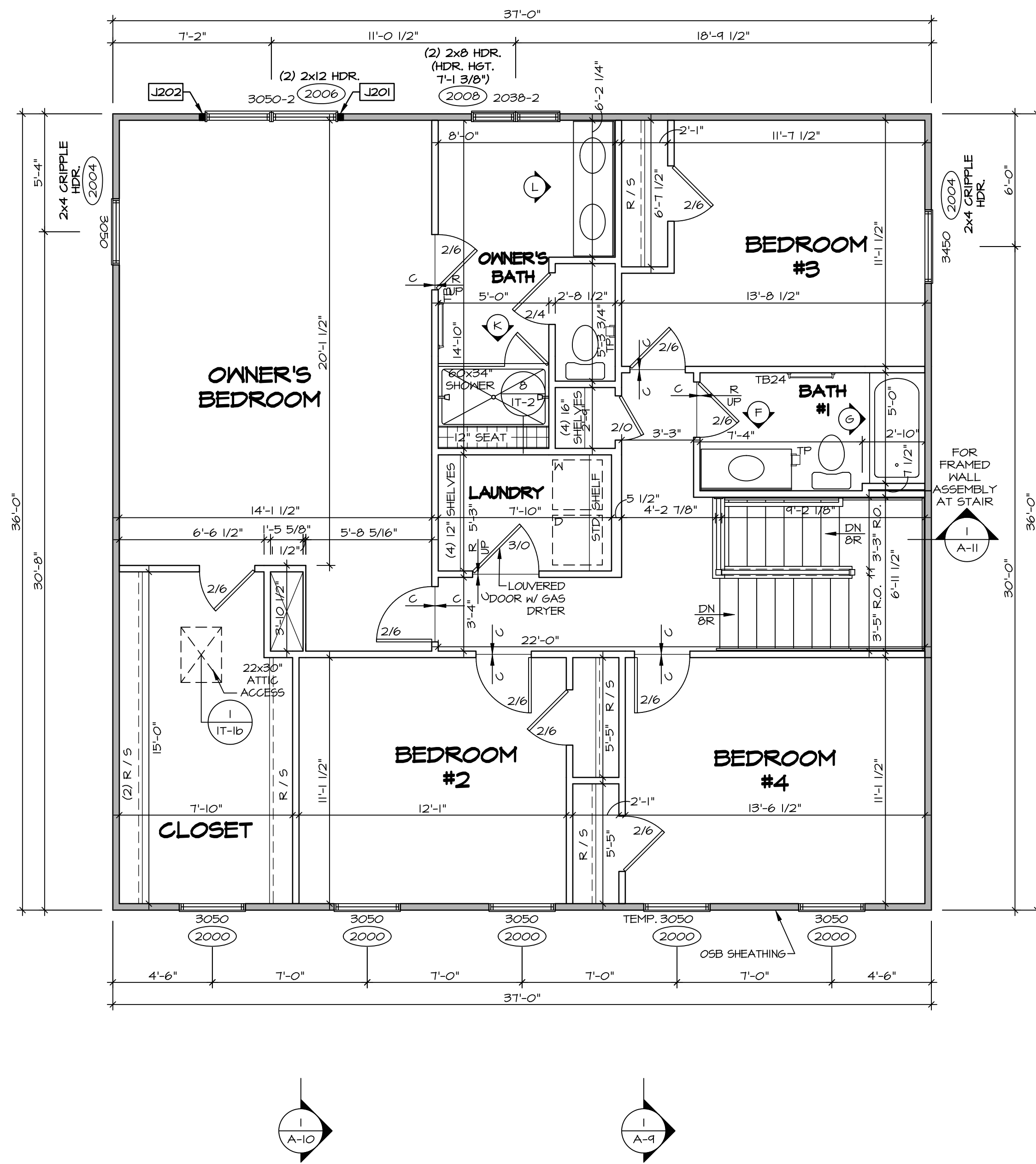
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (4) 2X6 SFF STUD GRADE	5XC, ELA/ ELK, 5ZL	1006	
J108	JACK - (4) 2X4 SFF STUD GRADE		1014	
J104	JACK - (4) 2X6 SFF STUD GRADE		1016	
J110	JACK - (4) 2X4 SFF STUD GRADE		1016	
J111	JACK - (2) 2X4 SFF STUD GRADE		1018	
J112	JACK - (2) 2X4 SFF STUD GRADE		1020	
J117	JACK - (5) 2X4 SFF		1023	
J118	JACK - (3) 2X4 SFF STUD GRADE		1027	
J114	JACK - (3) 2X4 SFF STUD GRADE	ELA/ ELK/ ELK	1031	
J120	JACK - (2) 2X4 SFF STUD GRADE	ELA/ ELK/ ELK	1031	
J121	JACK - (2) 2X4 SFF STUD GRADE	6CB/ 6CF	1035	
J122	JACK - (2) 2X4 SFF STUD GRADE	6CB/ 6CF	1035	
J124	JACK - (3) 2X4 SFF STUD GRADE	EPE	1045, 1053	
J130	JACK - (5) 2X4 SFF STUD GRADE	EPE	1045, 1055	
J132	JACK - (2) 2X4 SFF STUD GRADE		1055	
J135	JACK - (2) 2X4 SFF STUD GRADE		1063	
J136	JACK - (3) 2X4 SFF STUD GRADE	6CF, ELA/ ELB/ ELK/ ELL	1065	
J137	JACK - (3) 2X4 SFF	6CF, ELC	1065	
J144	JACK - (2) 2X4 SFF STUD GRADE		1018	
J145	JACK - (3) 2X4 SFF STUD GRADE		1027	
J147	JACK - (5) 2X4 SFF		1023	
J156	JACK - (2) 2X4 SFF STUD GRADE	6C1	1037	
J157	JACK - (2) 2X4 SFF STUD GRADE	6C1	1037	

DIV-COMM-LOT-UNIT  
**DCY-WI-0253**  
COM-LOT  
MILSON FARMS - 0253  
STREET ADDRESS  
9466 MILSON FARMS BOULEVARD  
CITY STATE ZIP  
FRANKLIN OH 45005

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 transmitted in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.

**NVR**  
NVR, Inc., Suite 100  
5285 Westpark Drive  
Frederick, MD 21703

SHEET NO. MODEL  
**COLUMBIA**  
DRAWING TITLE  
**A-7**  
FIRST FLOOR PLAN  
OPTION DESCRIPTION  
14



**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 GRIPPLES 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**

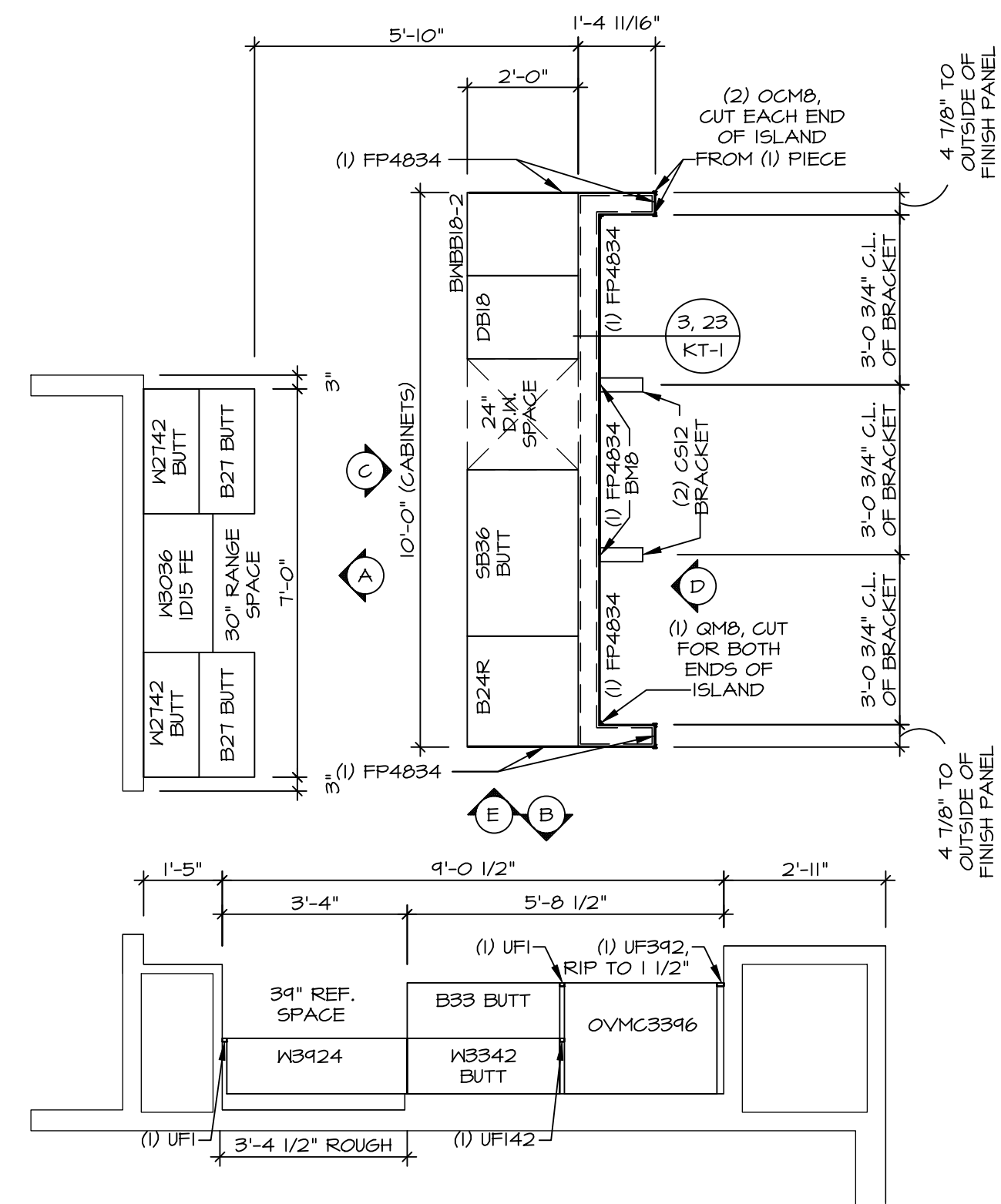
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	

DIV-COMM-LOT-UNIT  
**DCY-WI-0253**  
COM-LOT  
MILSON FARMS - 0253  
STREET ADDRESS  
9966 MILSON FARMS BOULEVARD  
CITY  
FRANKLIN  
STATE  
OH  
ZIP  
45005

© 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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

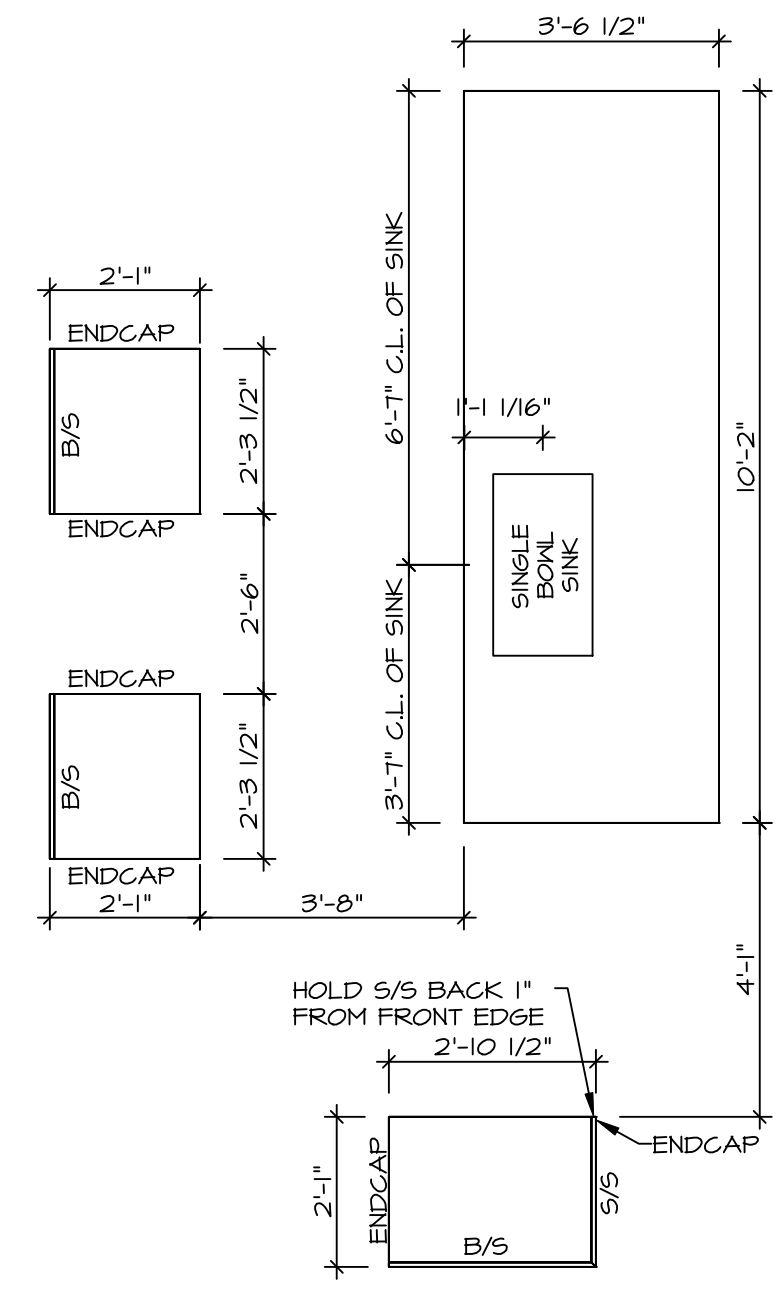
**NVR**  
NVR, Inc., Suite 100  
5285 Westchick, MD 21703  
Frederick, MD 21703

SHEET NO. **A-8**  
MODEL **COLUMBIA**  
DRAWING TITLE **SECOND FLOOR PLAN**  
OPTION DESCRIPTION  
SET NO. CLM00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY ARM  
DATE:  
OPTION



**KITCHEN CABINET LAYOUT KC-3522(TC)**

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

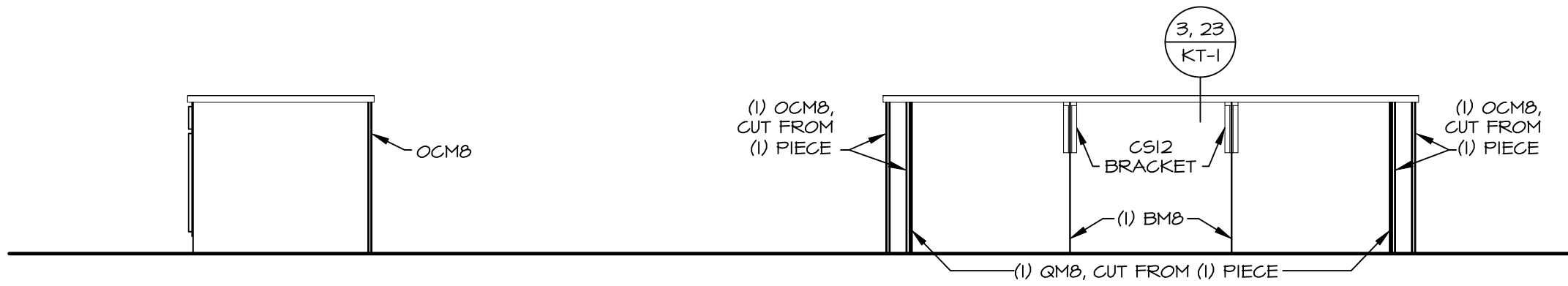


**KITCHEN COUNTERTOP LAYOUT KC-3522(TC)**

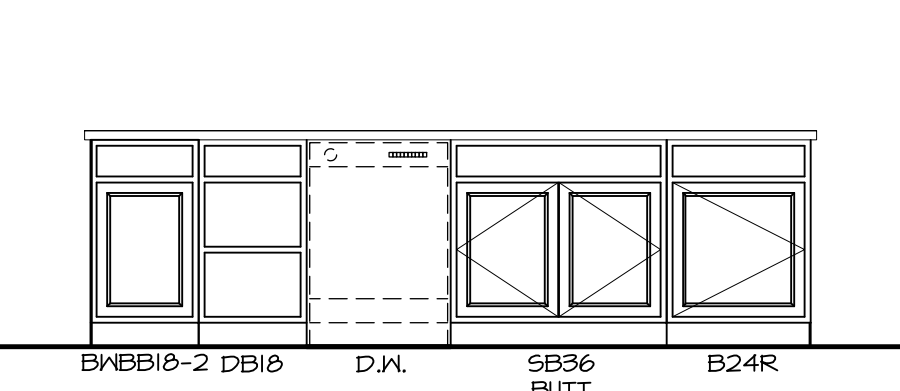
APPLIANCE LAYOUT W/ RANGE AND WALL OVEN (TC) \*KA3\* SCALE: 3/8" = 1'-0" A-12

- 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 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



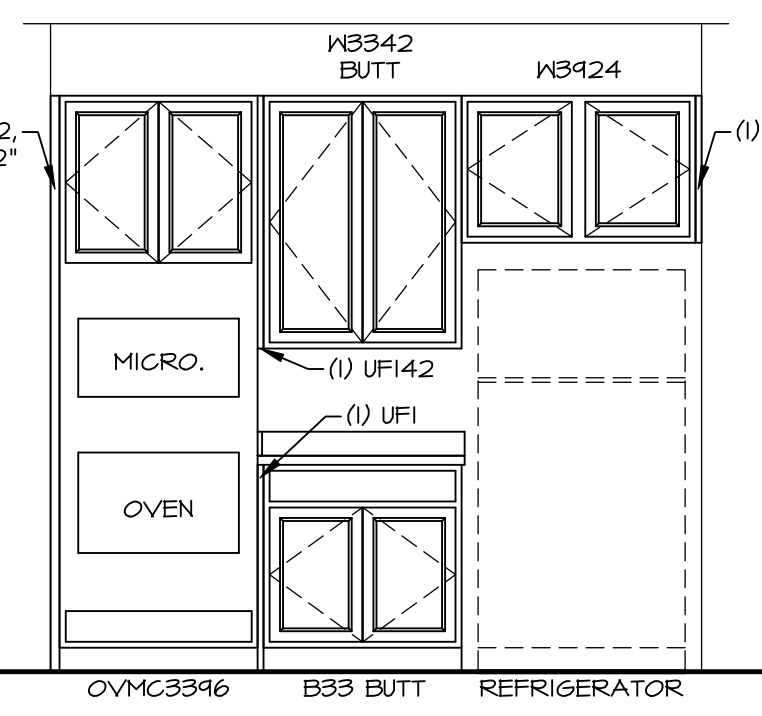
**CABINET ELEVATION E**  
SCALE: 3/8" = 1'-0"



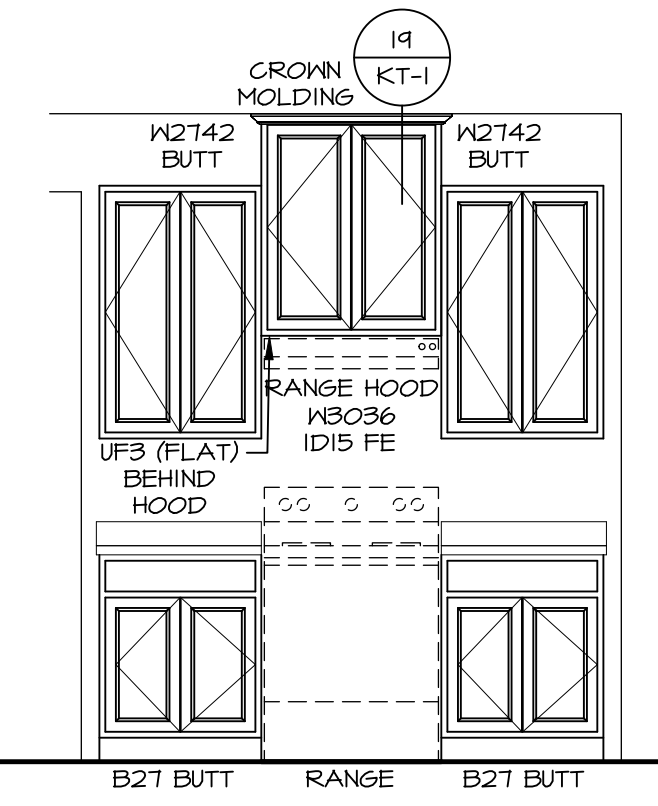
**CABINET ELEVATION D**  
SCALE: 3/8" = 1'-0"



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



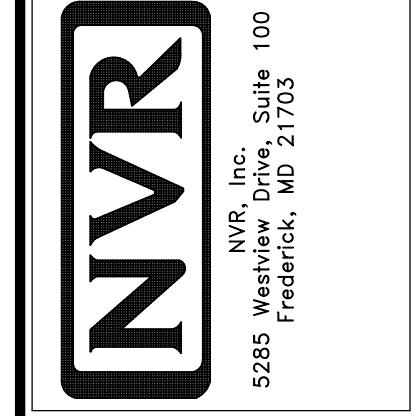
**CABINET ELEVATION B**  
SCALE: 3/8" = 1'-0"



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

DIV-COMM-LOT-UNIT		<b>DCY-WI-0253</b>	
COM-LOT	MILSON FARMS - 0253	APT. NO.	----
STREET ADDRESS	9666 MILSON FARMS BOULEVARD	CITY	FRANKLIN
STATE	OH	ZIP	45005

NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any form or manner whatsoever, nor are they to be first obtained, in whole or in part, without the express written consent of NVR, Inc.



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

SHEET NO.	<b>A-12</b>	MODEL	<b>COLUMBIA</b>
DRAWING TITLE	KITCHEN	OPTION DESCRIPTION	
DATE:	19		