

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

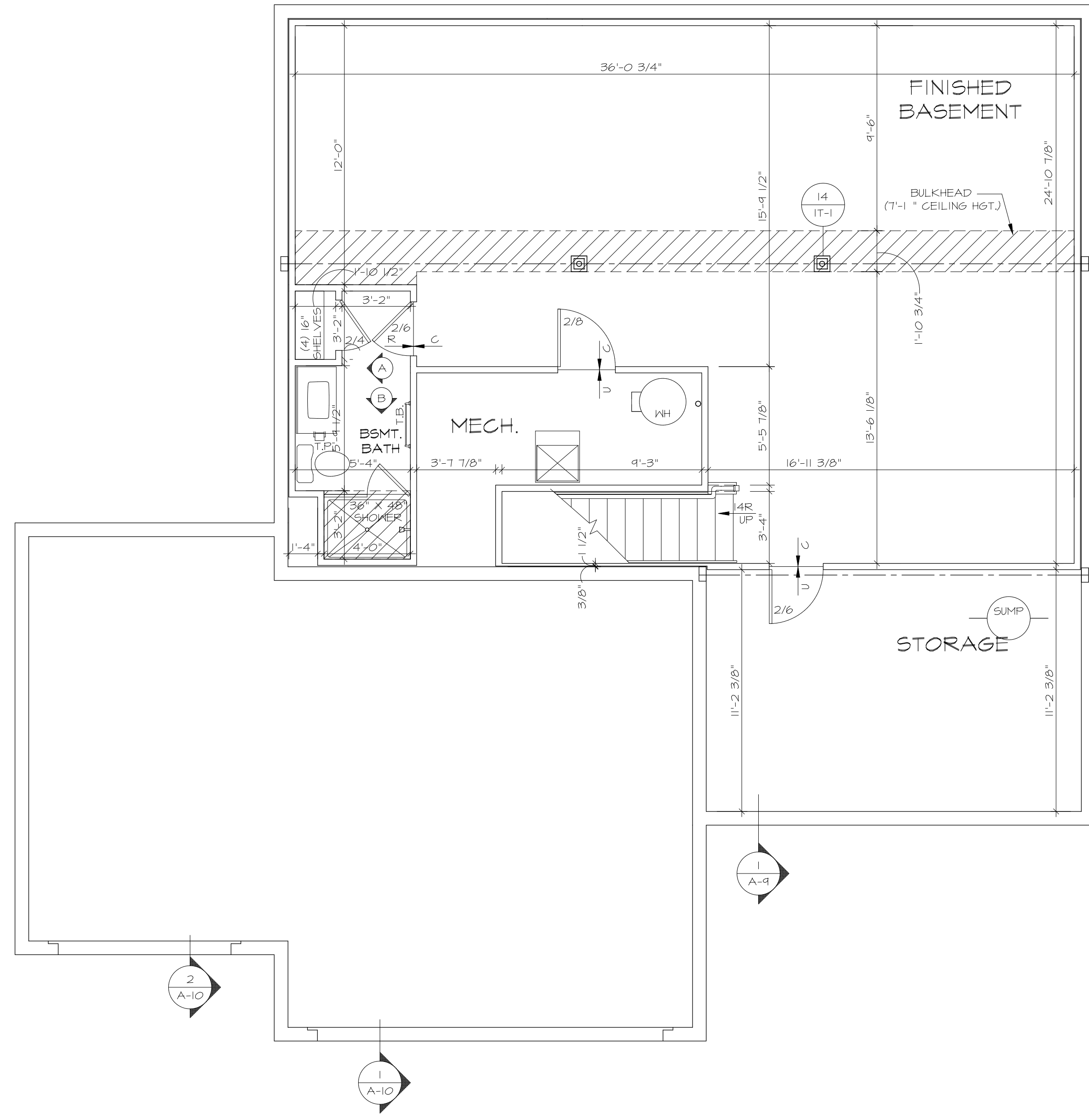
NOTE
 RADON REMEDIATION
 RADON LOOP
 - (4") PERFORATED HDPE LOOP
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 - 3" PVC STACK (4" 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 HUDSON	SET NO. HUD00	DIV-COMM-LOT-UNIT DCY-WI-M152
	DRAWING TITLE PLUMBING PLAN	VERSION 01	
OPTION DESCRIPTION 28	DATE:	OPTION	STREET ADDRESS 9766 SPENCER WAY
			CITY FRANKLIN
			STATE OH
			ZIP 45005

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 NVR, Inc. Suite 100
 5285 Westfield Rd.
 Frederick, MD 21703

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1
A-6 **BASEMENT 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/ 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 '11' 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 CRIPPLES 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

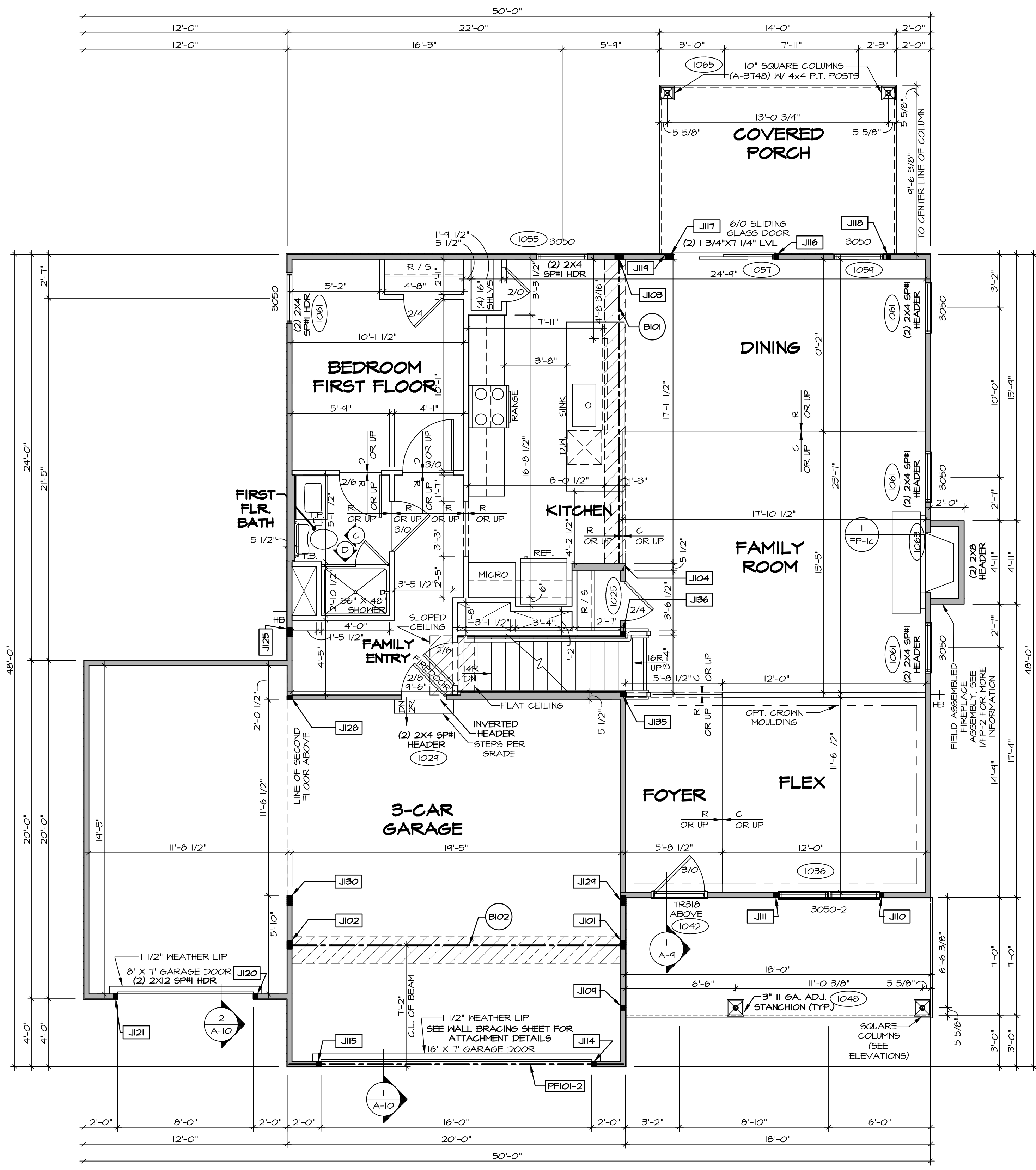
SHEET NO. A-6	MODEL HUDSON	SET NO. HUD00	VERSION 01	DRAWN BY SKB	DATE:	OPTION
		DRAWING TITLE BASEMENT FLOOR PLAN				
31	OPTION DESCRIPTION					

DIV-COMM-LOT-UNIT DCY-WI-M152		COMM-LOT MILSON FARMS - M152	
STREET ADDRESS 3166 SPENCER WAY		CITY FRANKLIN	STATE OH
APT. NO.		ZIP 45005	

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Frederick, MD 21703

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

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/ 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.

GYPHUM 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" GYPHUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

NOTE:

EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SPS#		1031	
J102	JACK - (4) 2X4 SPS#	GCB, GCF	1031	
J103	JACK - (4) 2X4 SPS#		1027	
J104	JACK - (4) 2X6 SPS# STUD GRADE		1027	
J104	JACK - (2) 2X4 SPS# STUD GRADE		1048	
J110	JACK - (2) 2X4 SPS# STUD GRADE	ELA, ELK	1036	
J111	JACK - (2) 2X4 SPS# STUD GRADE	ELA, ELK	1036	
J114	JACK - (2) 2X4 SPS# STUD GRADE	GCB, GCF	1030	
J115	JACK - (2) 2X4 SPS# STUD GRADE	GCB, GCF	1050	
J116	JACK - (2) 2X4 SPS# STUD GRADE	GCB, GCF	1057	
J117	JACK - (2) 2X4 SPS# STUD GRADE		1057	
J118	JACK - (2) 2X4 SPS# STUD GRADE	EPE	1065	
J119	JACK - (2) 2X4 SPS# STUD GRADE	EPE	1065	
J120	JACK - (2) 2X4 SPS# STUD GRADE	GCF	1069	
J121	JACK - (2) 2X4 SPS# STUD GRADE	GCF	1069	
J125	JACK - (4) 2X4 SPS# STUD GRADE	GCF	1010	
J128	JACK - (4) 2X4 SPS# STUD GRADE	GCF	1034	
J124	JACK - (5) 2X4 SPS#		2000	
J130	JACK - (5) 2X4 SPS#	GCB, GCF	1034	
J135	JACK - (2) 2X4 SPS# STUD GRADE		1023	
J136	JACK - (2) 2X4 SPS# STUD GRADE		1023	

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 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 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.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X26	18'-8"		1021	
B102	BEAM STEEL - W12X14	14'-11 3/8"	SXC	1031	
PF101-2	LVL 1.75 - 11-04	14'-9"	GCB, GCF	1050	PORTAL FRAME 1A

DCY-WI-M152

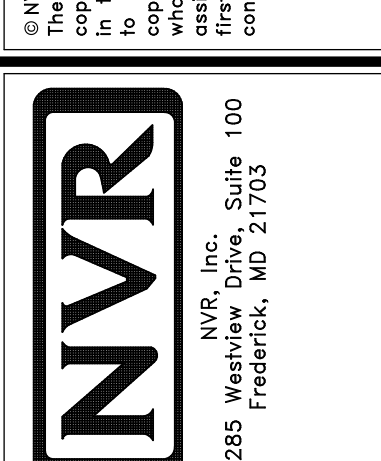
COMM-LOT
MILSON FARMS - M152

STREET ADDRESS
5766 SPENCER WAY

CITY
FRANKLIN

STATE
OH

ZIP
45005



SET NO. HUDCO
VERSION 01
DRAWN BY SKB
DATE:
OPTION

MODEL
HUDSON
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

OPTION DESCRIPTION
33

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

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/ 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.

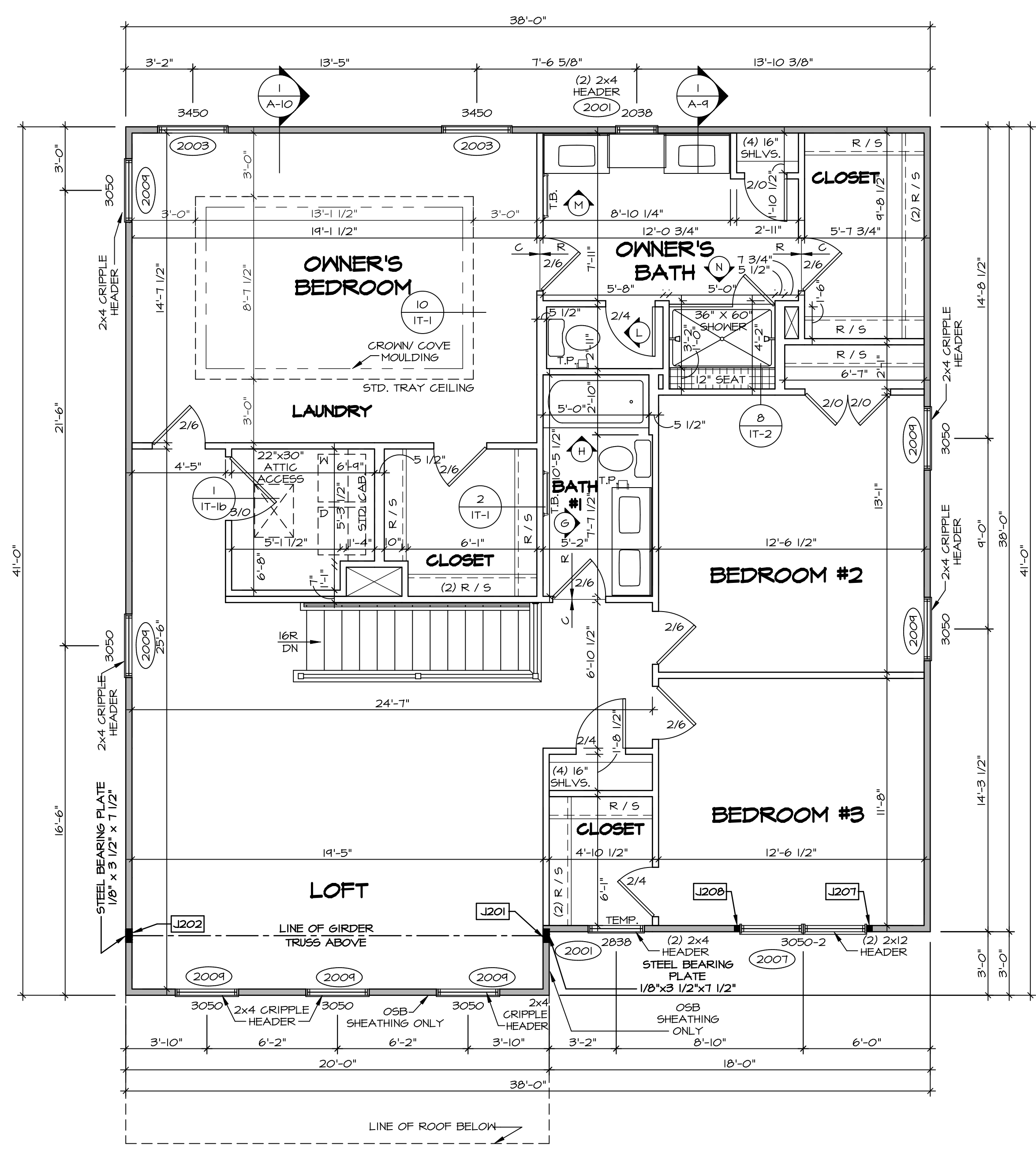
GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, 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 JACK SCHEDULE

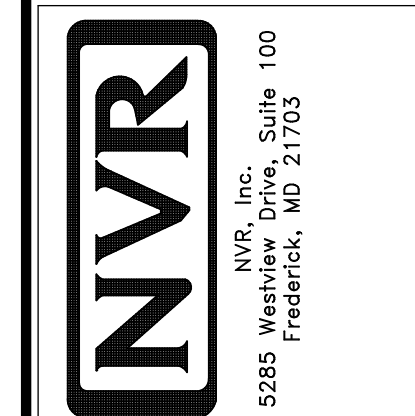
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SPF	ELA, ELK	2000	EXTEND THROUGH TOP PLATE w/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J202	JACK - (5) 2X4 SPF		2000	EXTEND THROUGH TOP PLATE w/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J207	JACK - (2) 2X4 SPF STUD GRADE	ELA, ELB, ELK, ELL	2007	
J208	JACK - (2) 2X4 SPF STUD GRADE	ELA, ELB, ELK, ELL	2007	



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

DIV-COMM-LOT-UNIT
DCY-WI-M152
COMM-LOT
MILSON FARMS - M152
STREET ADDRESS
5766 SPENCER WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005

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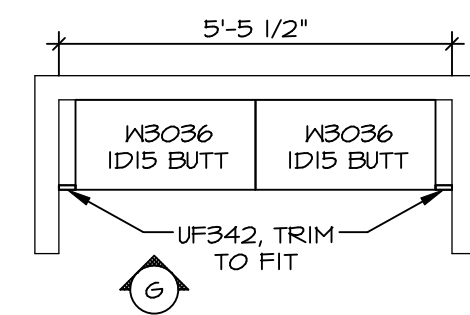
SET NO. HUDCO
VERSION 01
DRAWN BY SKB
DATE:
OPTION

MODEL
HUDSON
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-8
38

KITCHEN NOTES

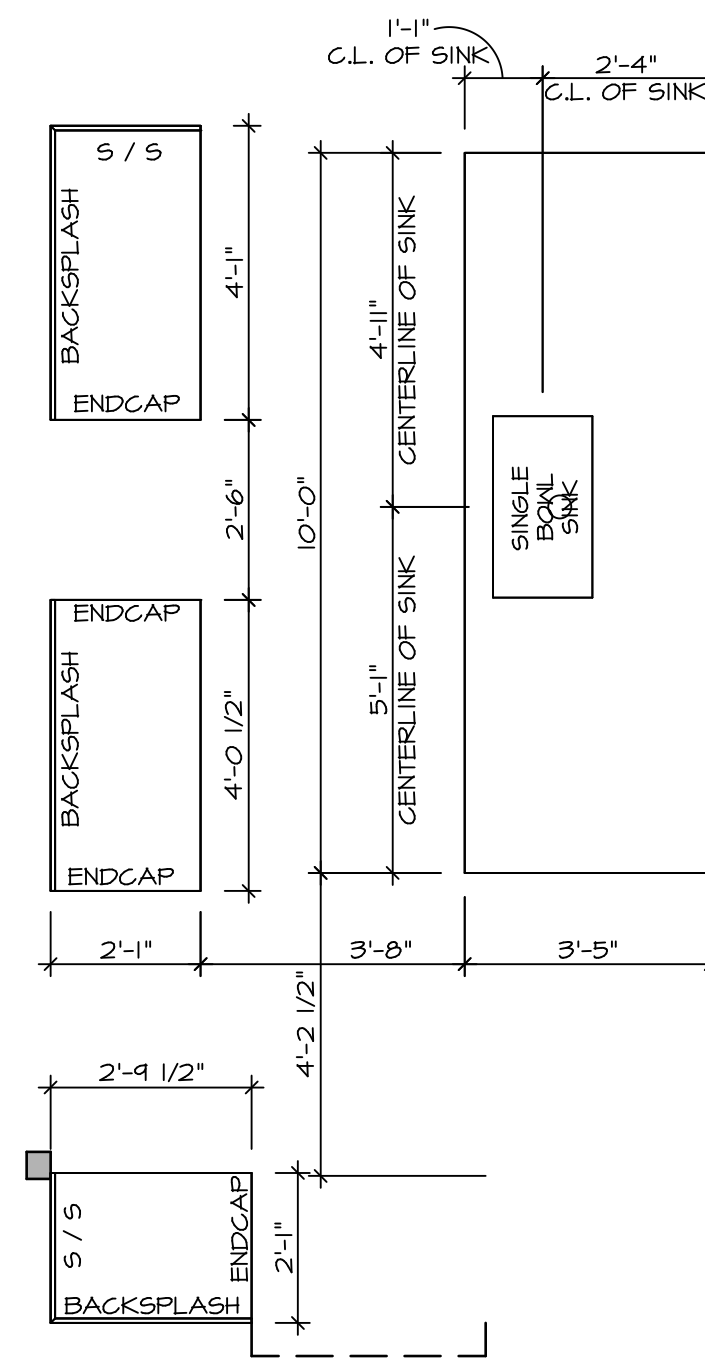
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (MKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET,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



LAUNDRY CABINET LAYOUT KC-3528

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

3
A-12

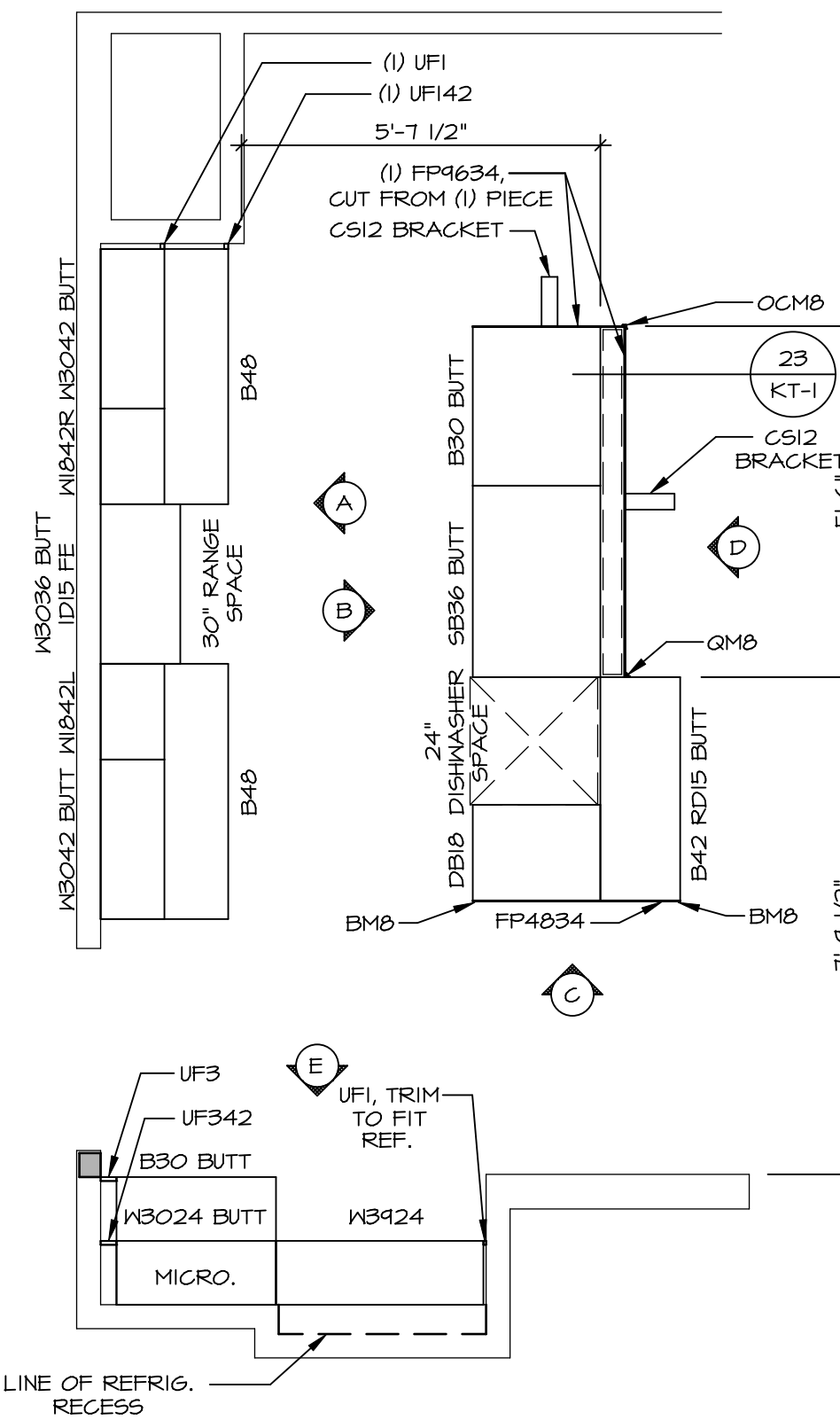


KITCHEN COUNTERTOP LAYOUT KC-3526

APPLIANCE LAYOUT W/ RANGE "KAA"

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

2
A-12

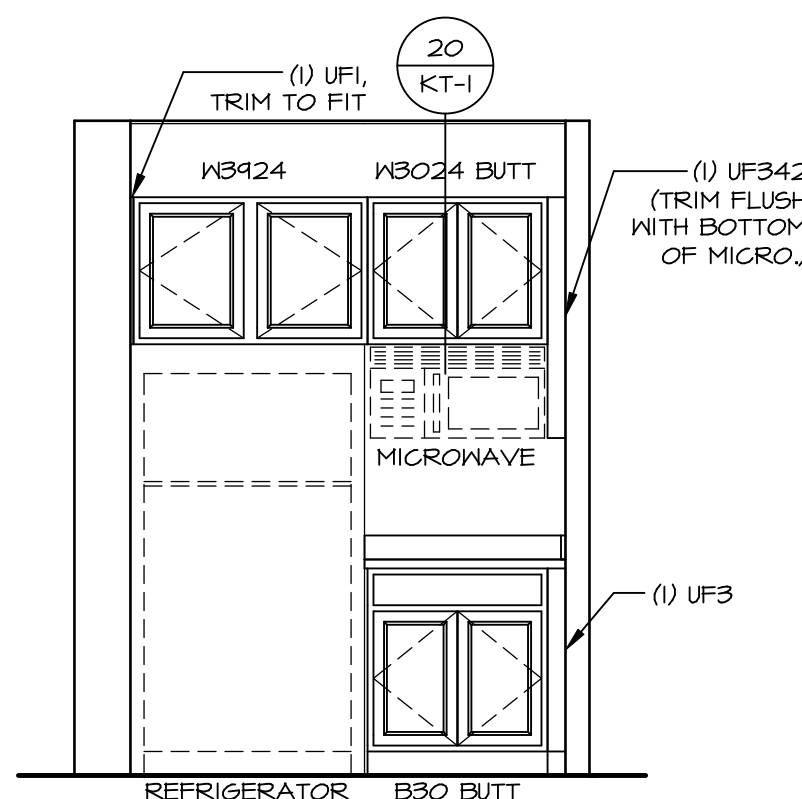


KITCHEN CABINET LAYOUT KC-3526

APPLIANCE LAYOUT W/ RANGE "KAA"

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

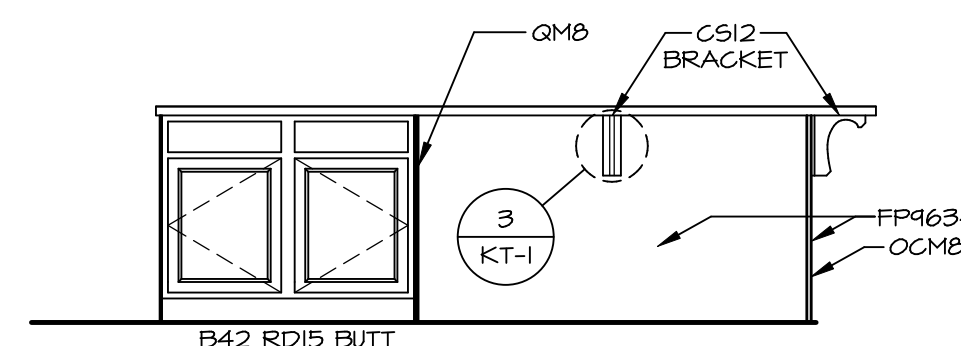
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A-12



CABINET ELEVATION

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

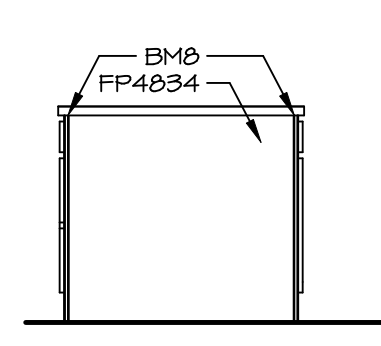
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CABINET ELEVATION

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

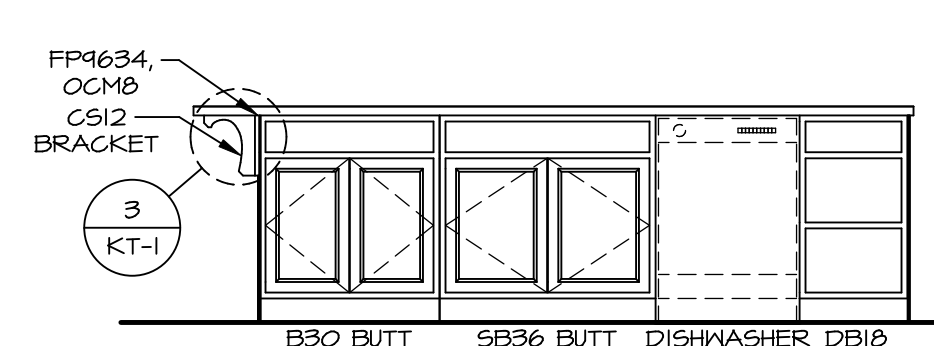
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CABINET ELEVATION

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

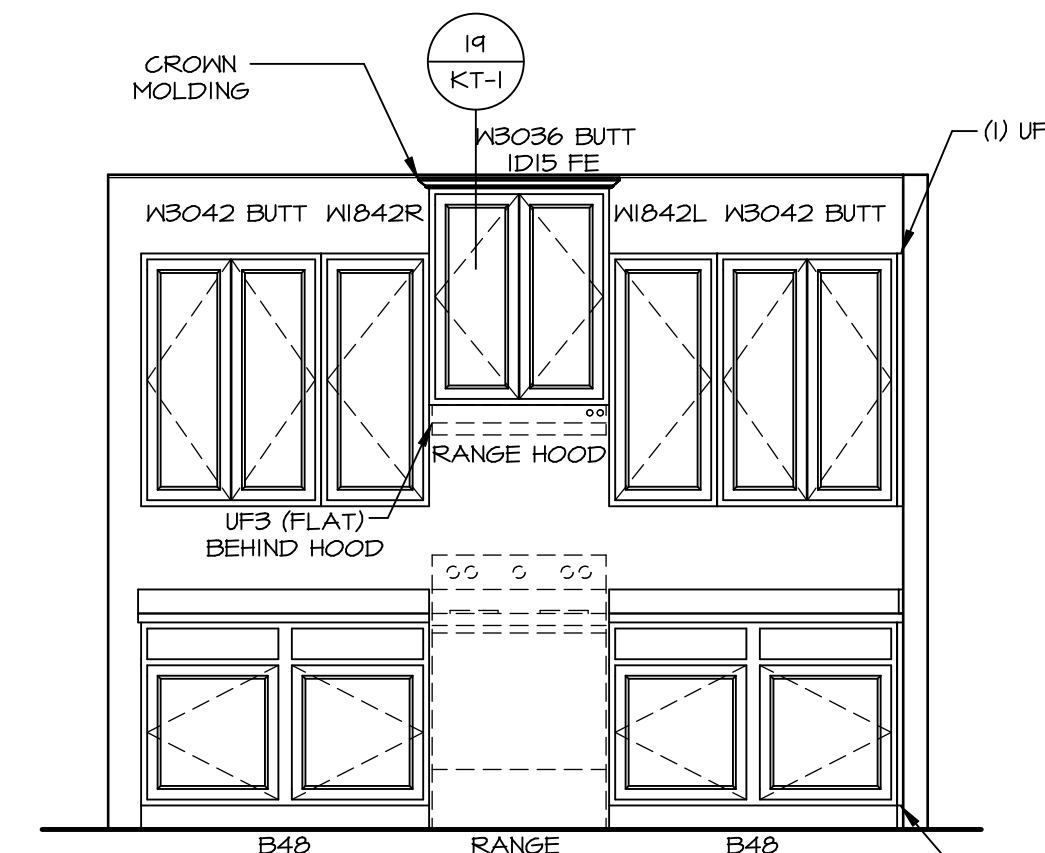
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CABINET ELEVATION

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

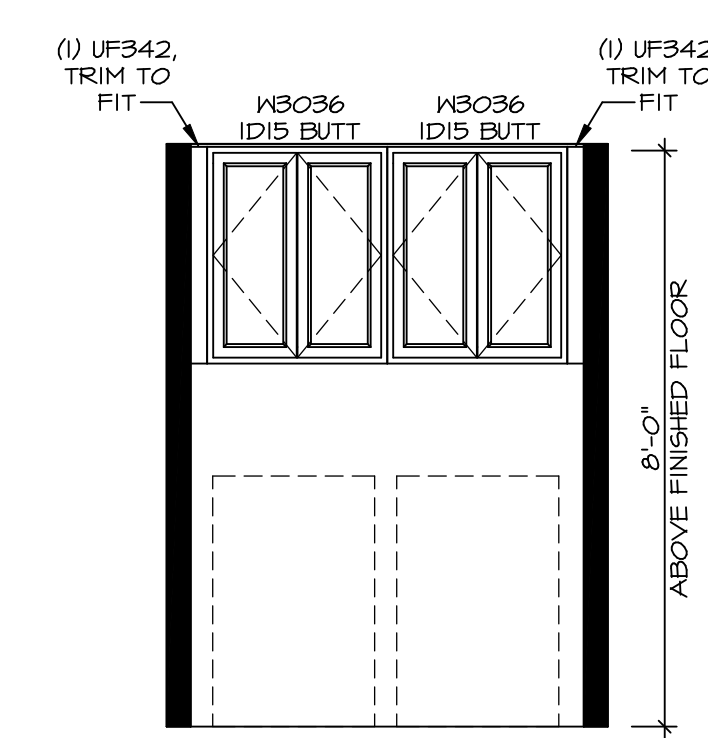
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CABINET ELEVATION

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

A

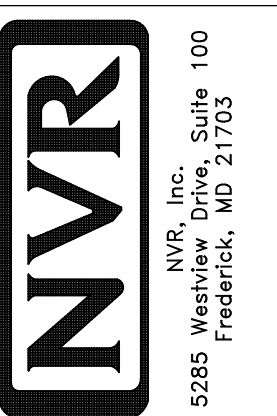


LAUNDRY CABINET LAYOUT KC-3528

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

G

SHEET NO.	A-12
MODEL	HUDSON
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SET NO.	HUD00
VERSION	01
DRAWN BY	SGA
DATE:	
OPTION	

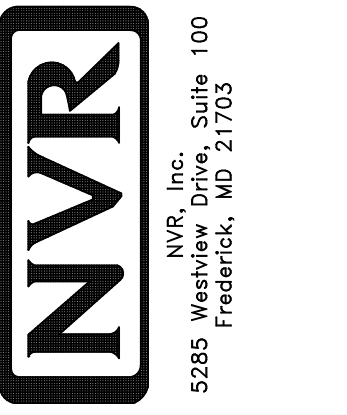
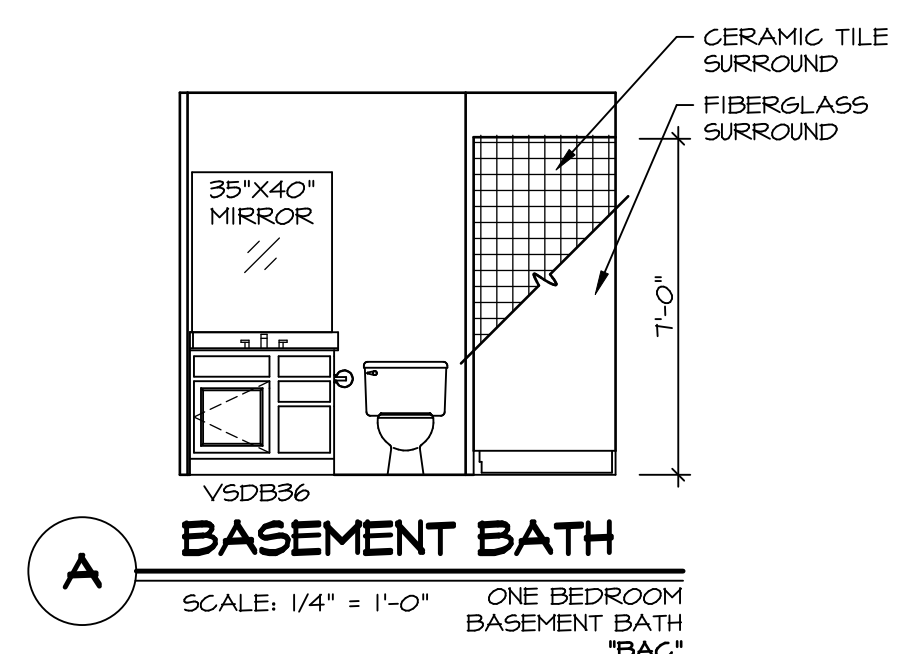
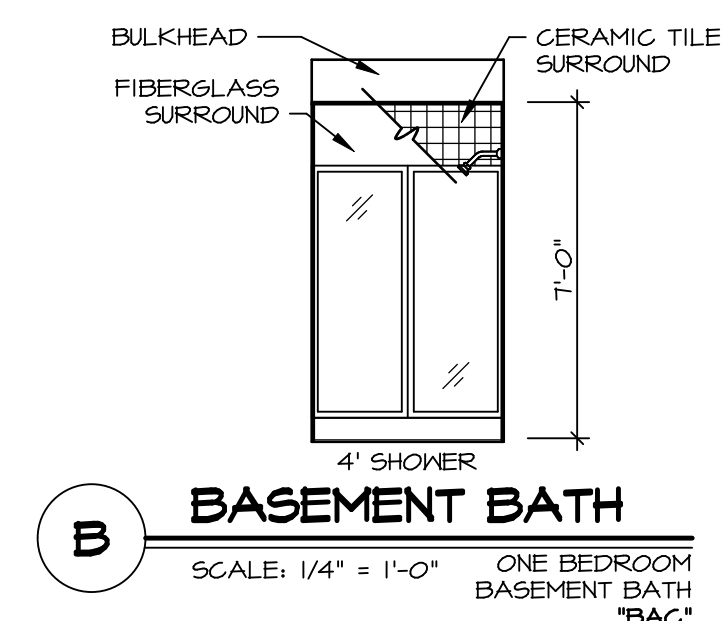
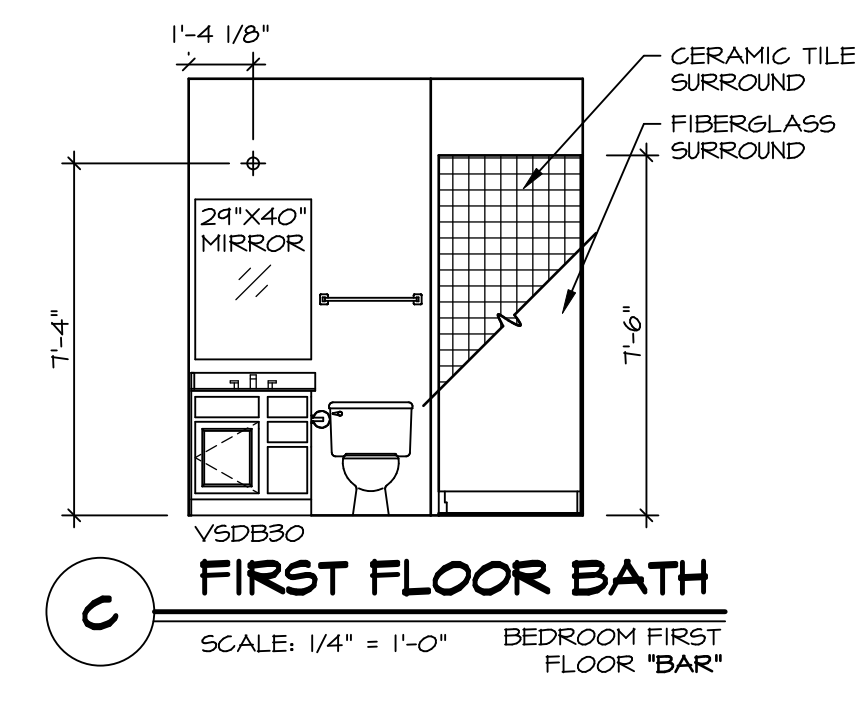
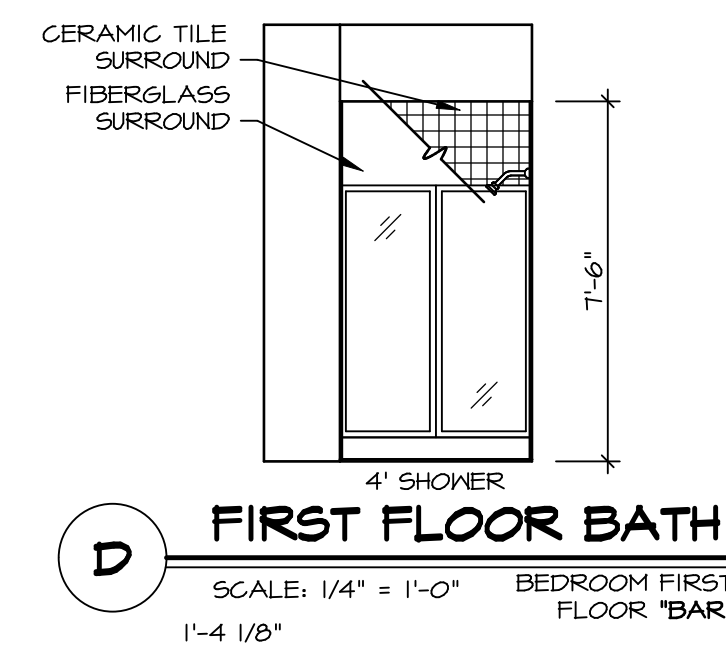
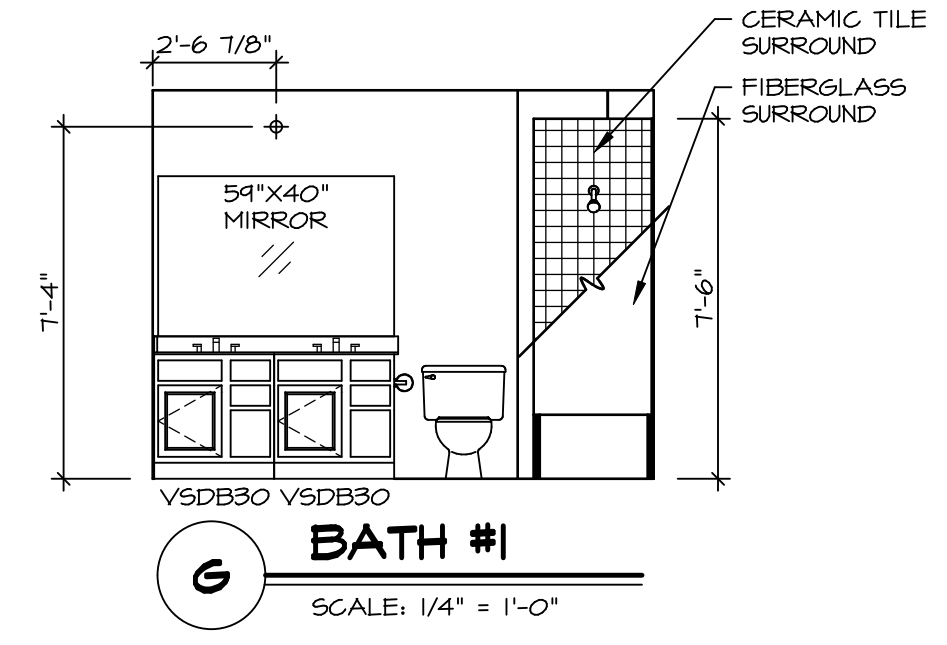
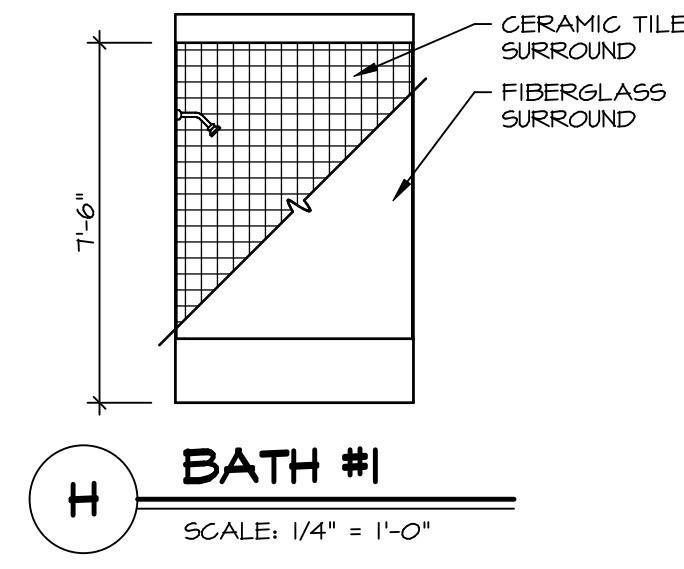
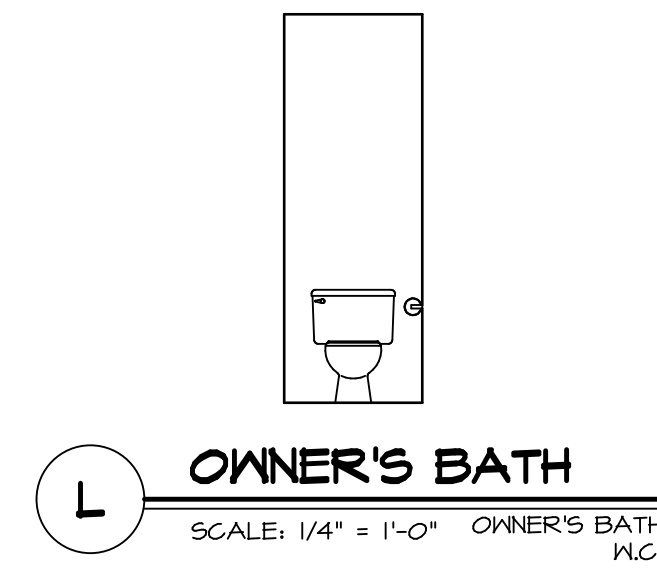
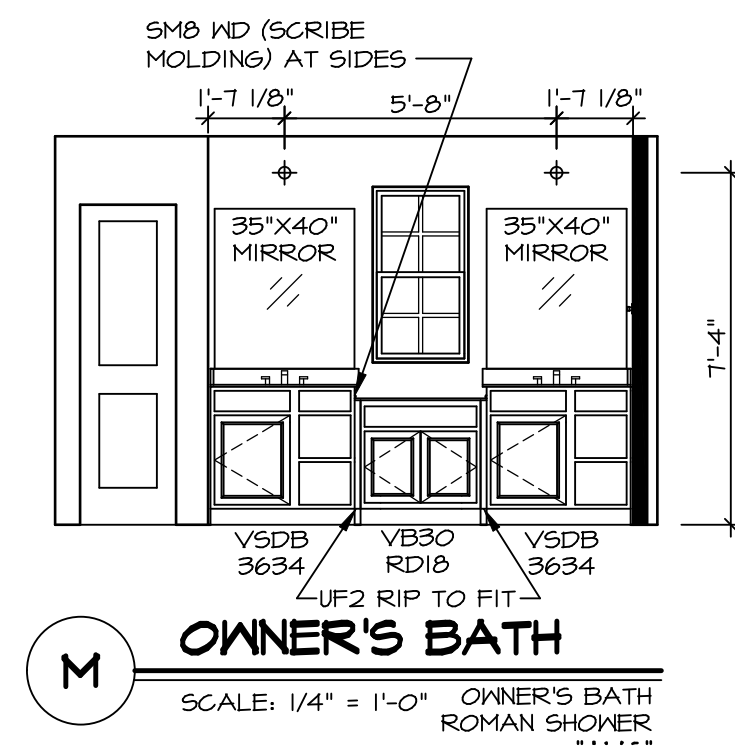
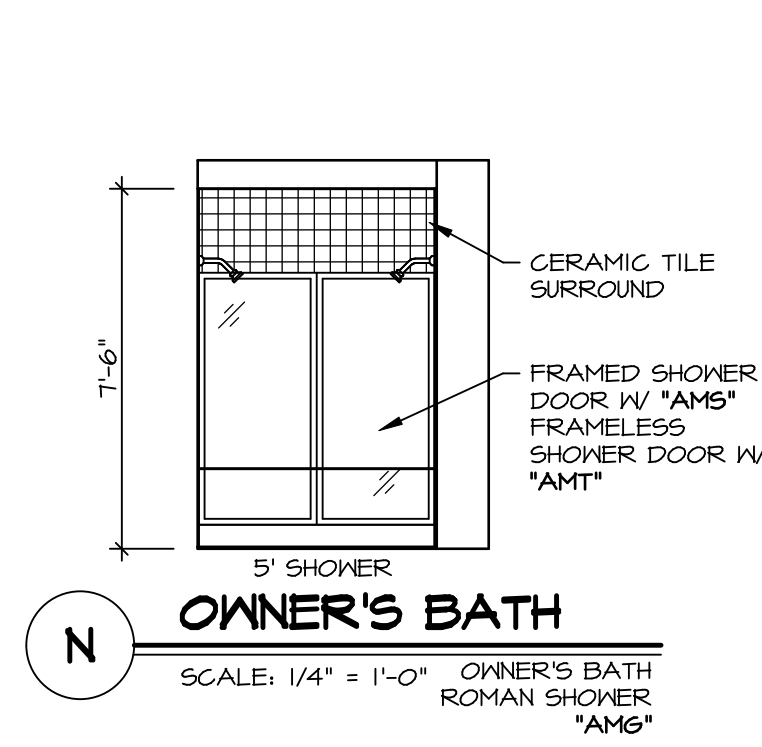


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DIV-COMM-LOT-UNIT	DCY-WI-M152
COMM-LOT	MILSON FARMS - M152
STREET ADDRESS	9166 SPENCER WAY
CITY	FRANKLIN
STATE	OH
ZIP	45005
APT. NO.	----

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 D-XX FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



SET NO. HUDCO
VERSION 01
DRAWN BY SKB
DATE:
OPTION

SHEET NO. **A-13**
MODEL **HUDSON**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

60

DIV-COMM-LOT-UNIT **DCY-WI-M152**
COMM-LOT **MILLSON FARMS - M152**
STREET ADDRESS **9166 SPENCER WAY**
CITY **FRANKLIN** STATE **OH** ZIP **45005**

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