

WI 197
4159 JAMIE LANE
FRANKLIN, OH 45005

1 Story Basement

Finished basement - full bath

2 hose bibs - valves required

AA valve on kitchen sink

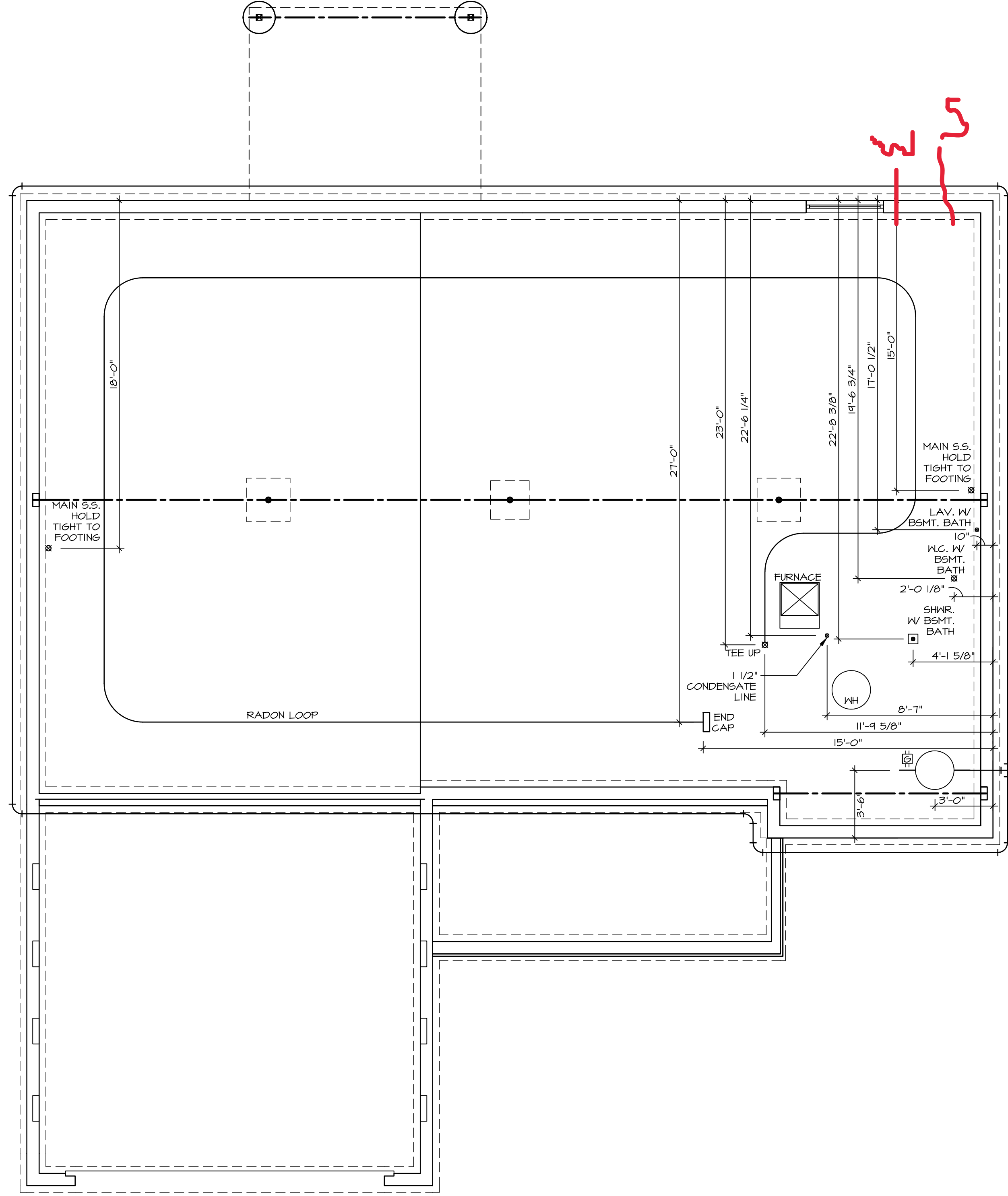
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace



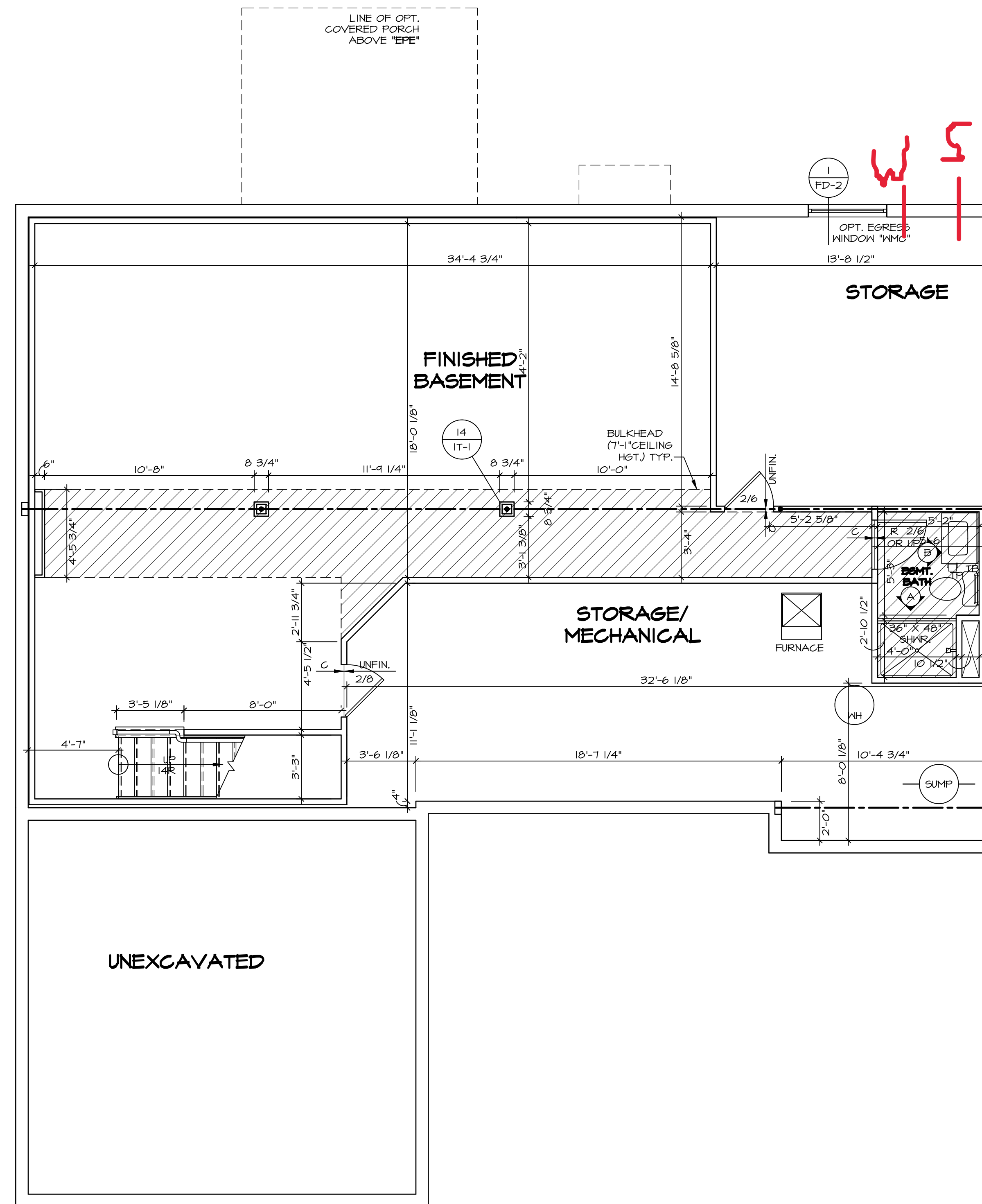
1
A-5
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.
A-5	AVIANO	A1A00
	DRAWING TITLE	VERSION 01
	PLUMBING LL	RELEASE NO. ----
	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION

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DIV-COMM-LOT-UNIT	
DCY-WI-0197	
COM-LOT	MILSON FARMS - 017
STREET ADDRESS	4199 JAMIE LANE
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 EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND 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.

- 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

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

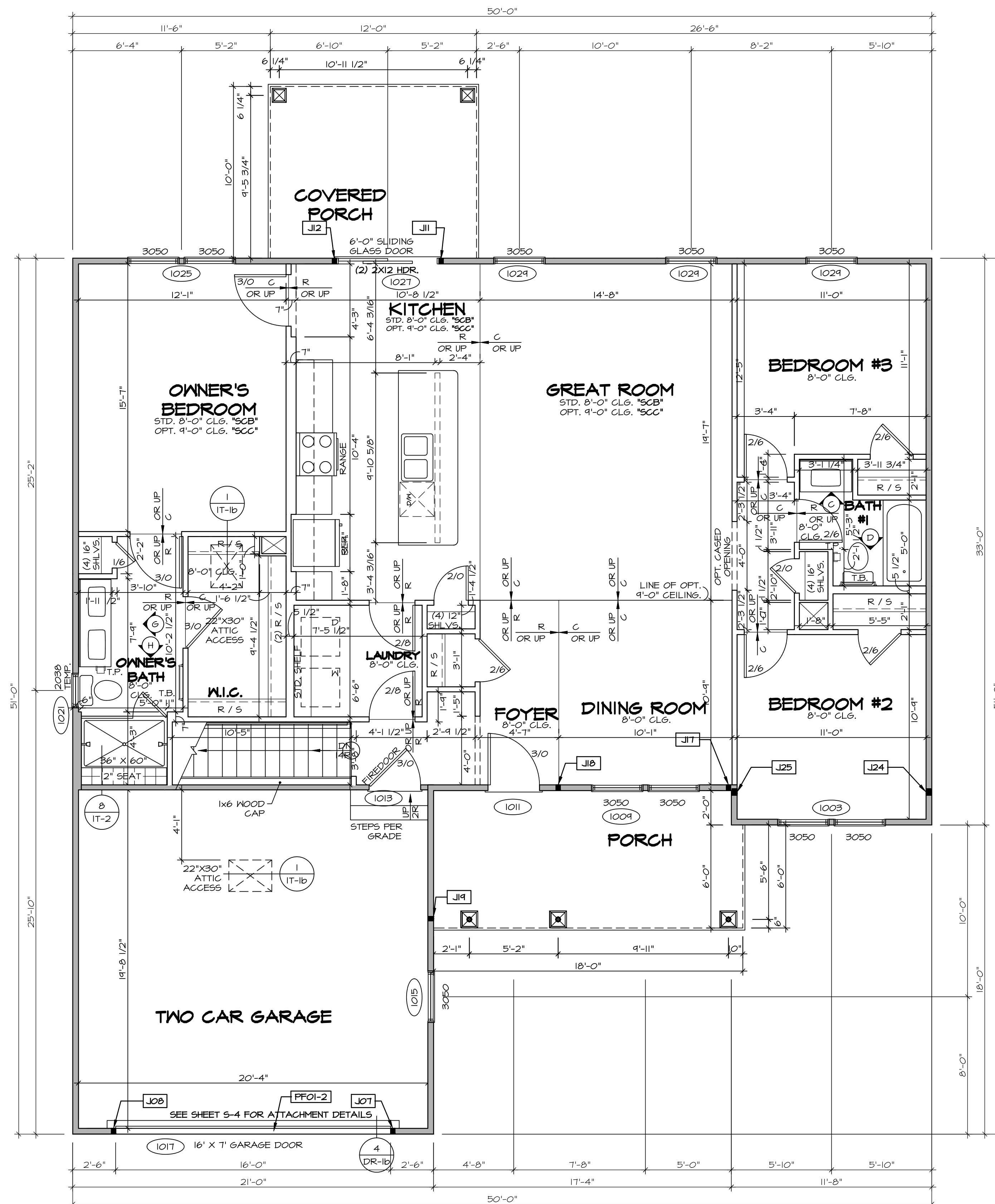
SHEET NO. A-6	MODEL AVIANO	SET NO. A/A00	DIV-COMM-LOT-UNIT DCY-WI-0197
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	
OPTION DESCRIPTION 	DRAWN BY SGA DATE: 9/15/15	OPTION	STREET ADDRESS 4191 JAMIE LANE
			CITY FRANKLIN
			STATE OH
			ZIP 45005

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5285 Westwick

SET NO. A/A00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE: 9/15/15
OPTION

C:\NVR\Software\AVIANO_AIA00_01\DCY-WI-0197\298176A\Streets\Lot_Specific\A-6_BSMT_1.S.dwg 12/20/23 - 5:14 am



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**
- 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 "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 1" 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.

- GYPSON 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

LVL PLY TO PLY FASTENING SCHEDULE:

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D 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.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D 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
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D 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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-8"	GCB	1017	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1027	
J12	JACK - (2) 2X4 SFF STUD GRADE		1027	
J17	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J18	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J19	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J24	JACK - (8) 2X4 SFF STUD GRADE		1036	
J25	JACK - (8) 2X4 SFF STUD GRADE		1036	

MODEL: AVIANO
DRAWING TITLE: FIFTH FLOOR PLAN
SHEET NO: A-7

SET NO. A/A00
VERSION 01
RELEASE NO. ---
DRAWN BY SGA
DATE: 4/15/15
OPTION

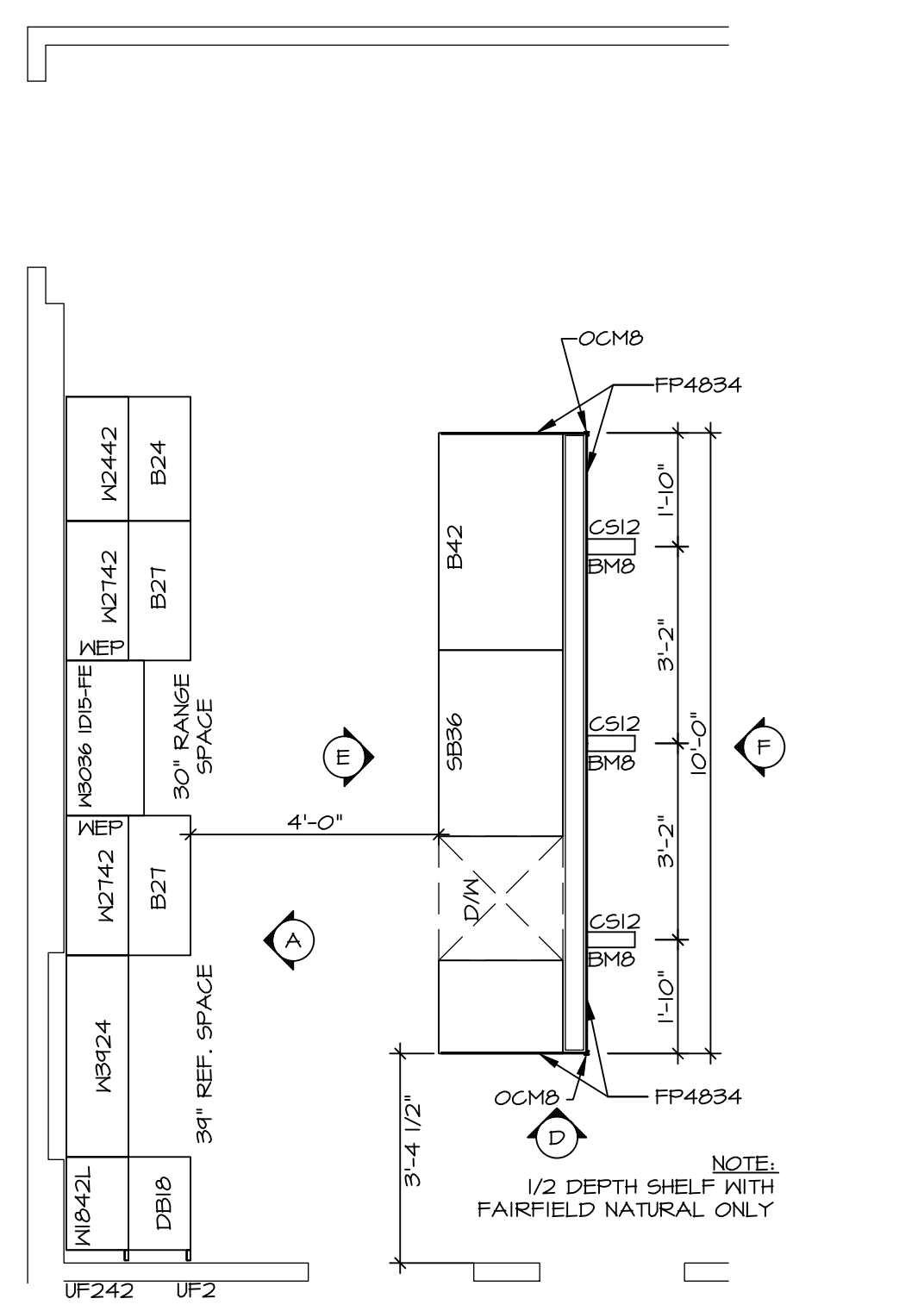
DCY-WI-0197
MILSON FARMS - 01BT
STREET ADDRESS: 4194 JAMIE LANE
CITY: FRANKLIN
STATE: OH
ZIP: 45005

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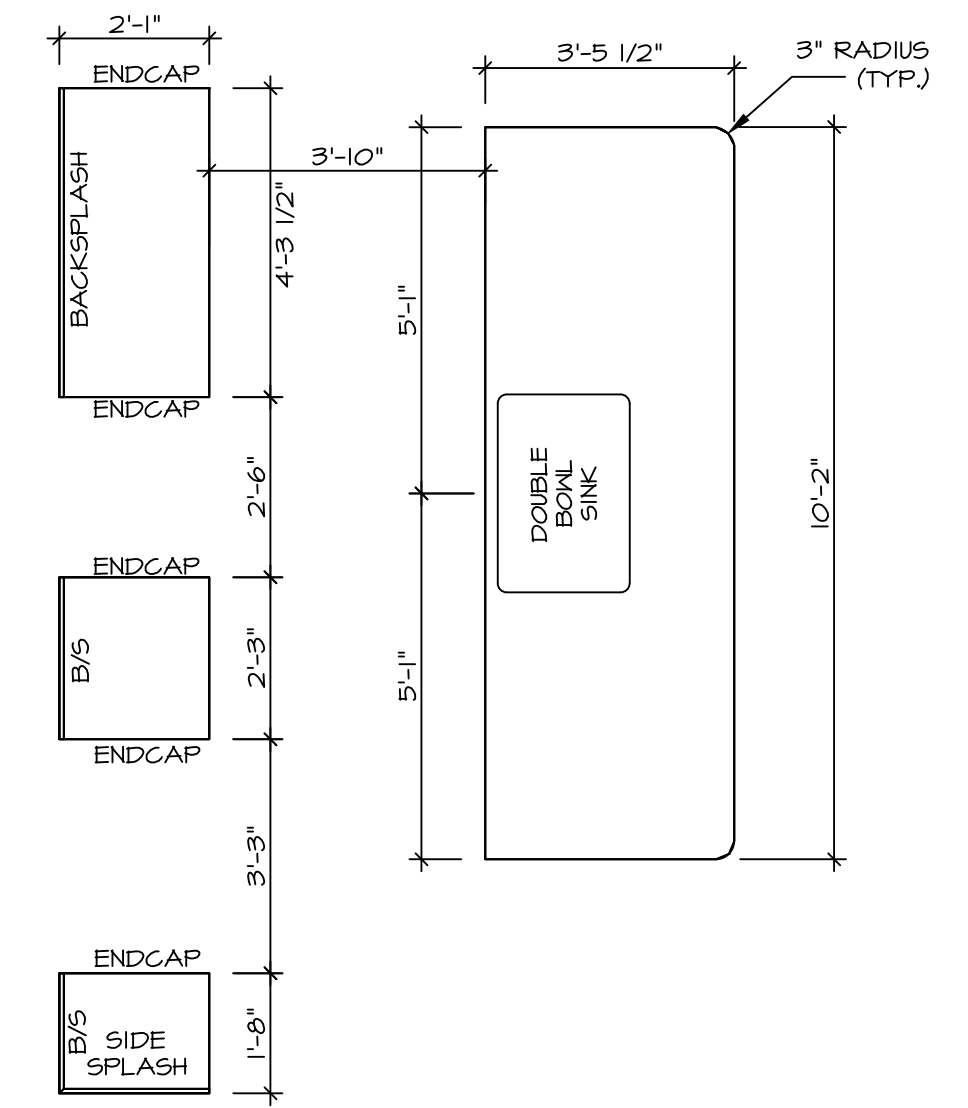
12

- 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

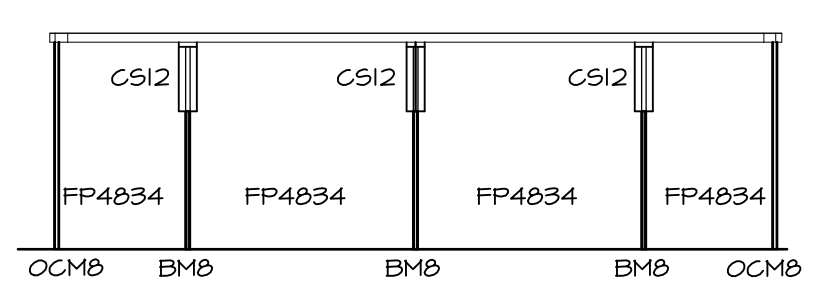
NOTES:
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



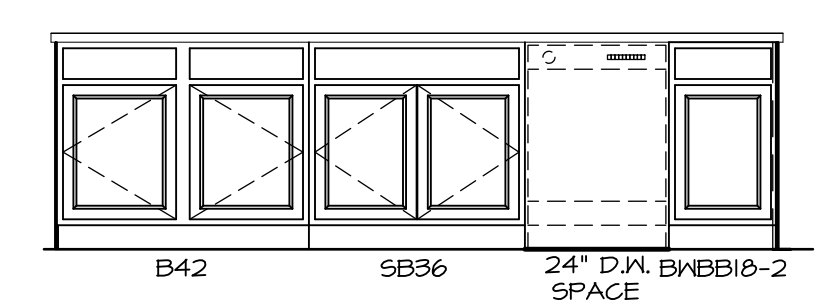
KITCHEN CABINET PLAN / KC-3432(TC)
 ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0" A-II



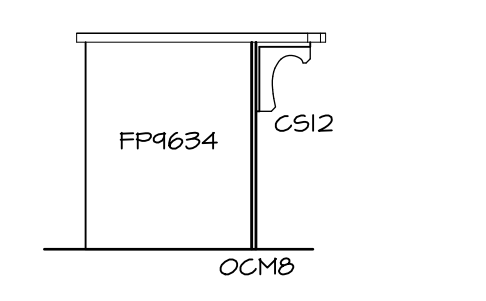
KITCHEN COUNTERTOP PLAN / KC-3432(TC)
 ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0" A-II



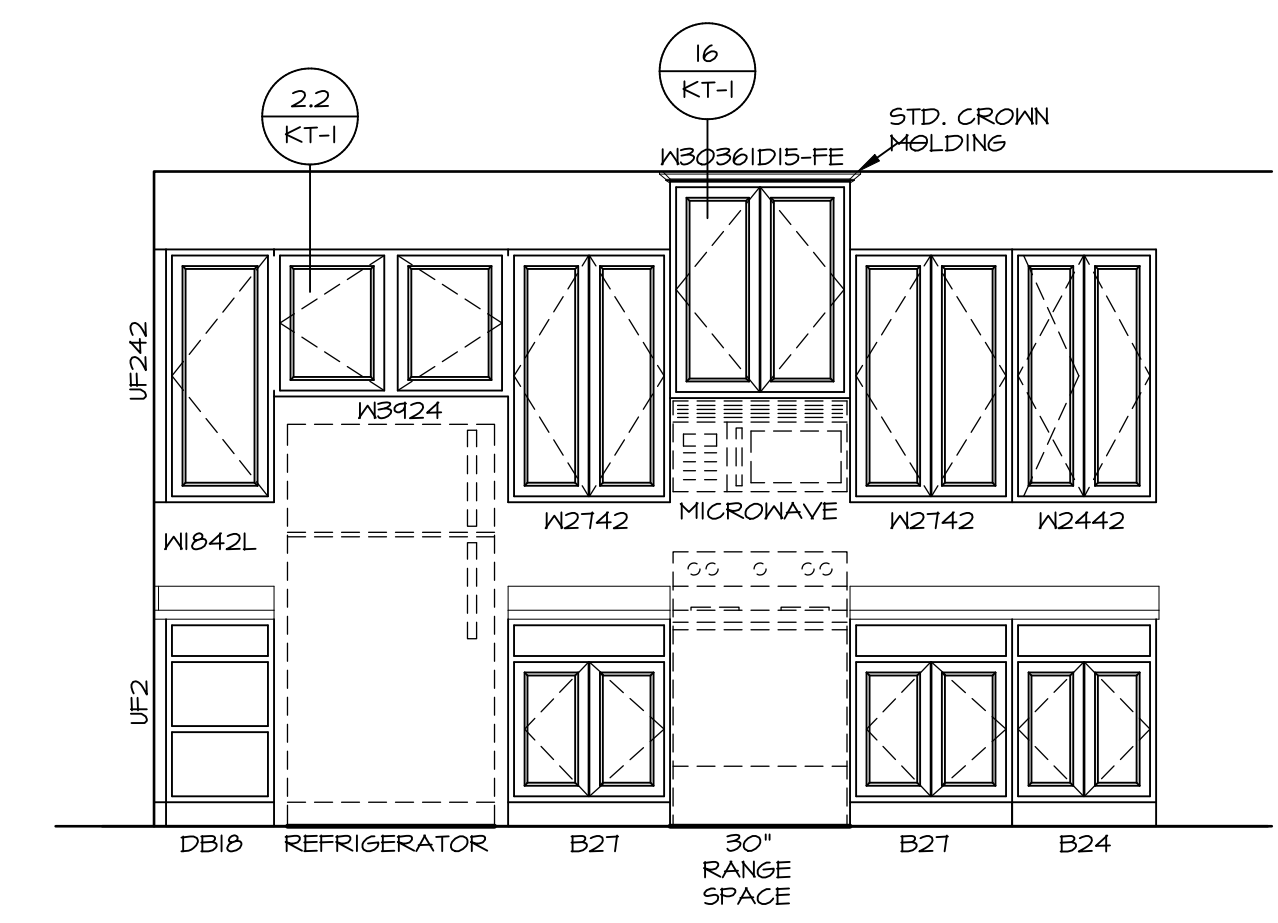
KITCHEN ELEVATION F
 SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION E
 ALTERNATE KITCHEN LAYOUT (TC) *KD2* SCALE: 3/8" = 1'-0"



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



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

3 KITCHEN ELEVATIONS
 SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT	DCY-WI-0197
COMM-LOT	WILSON FARMS - 0187
STREET ADDRESS	4159 JAMIE LANE
CITY	FRANKLIN
STATE	OH
ZIP	45005

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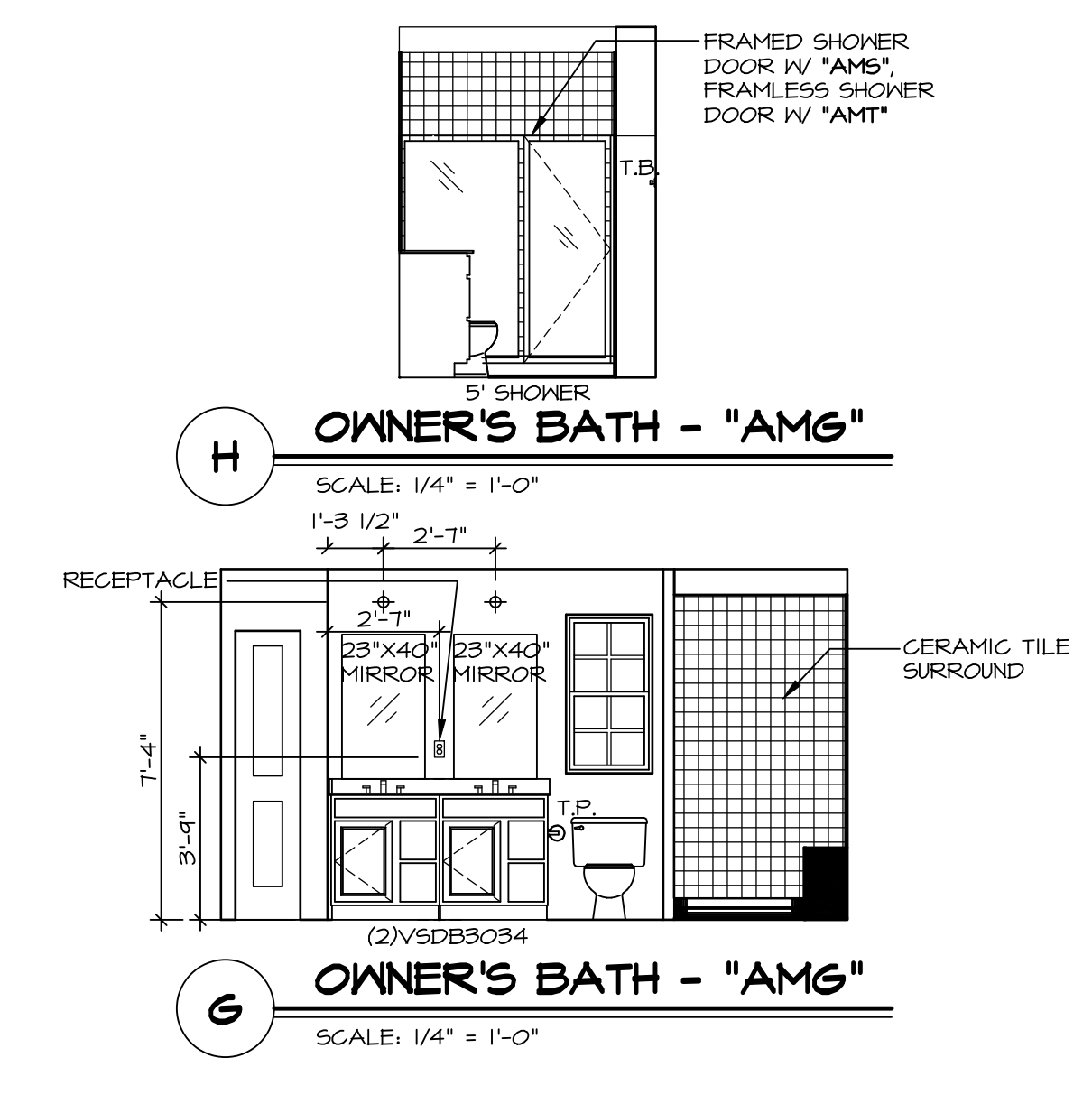
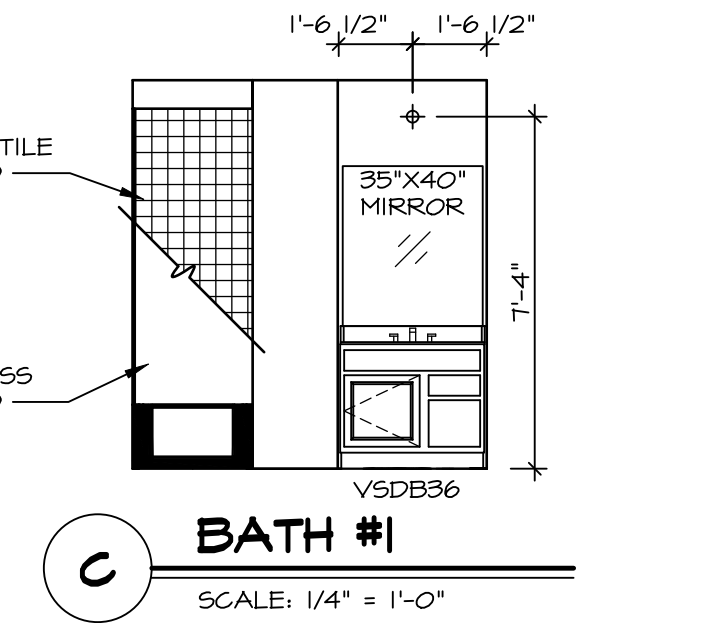
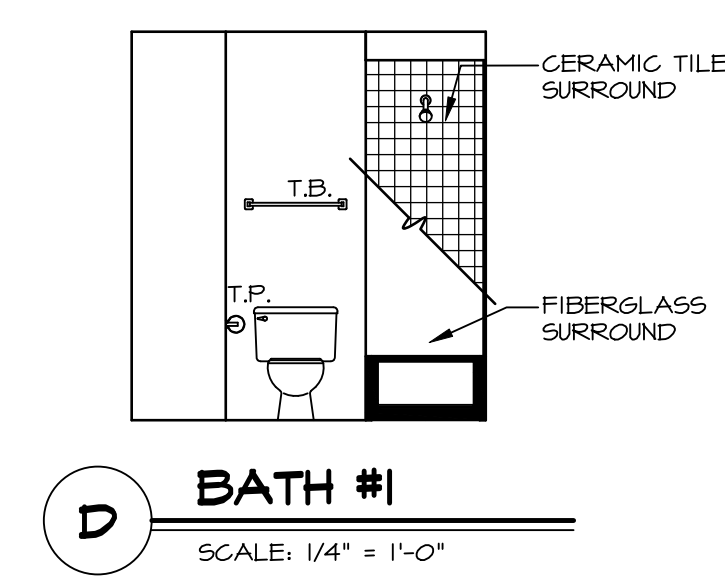
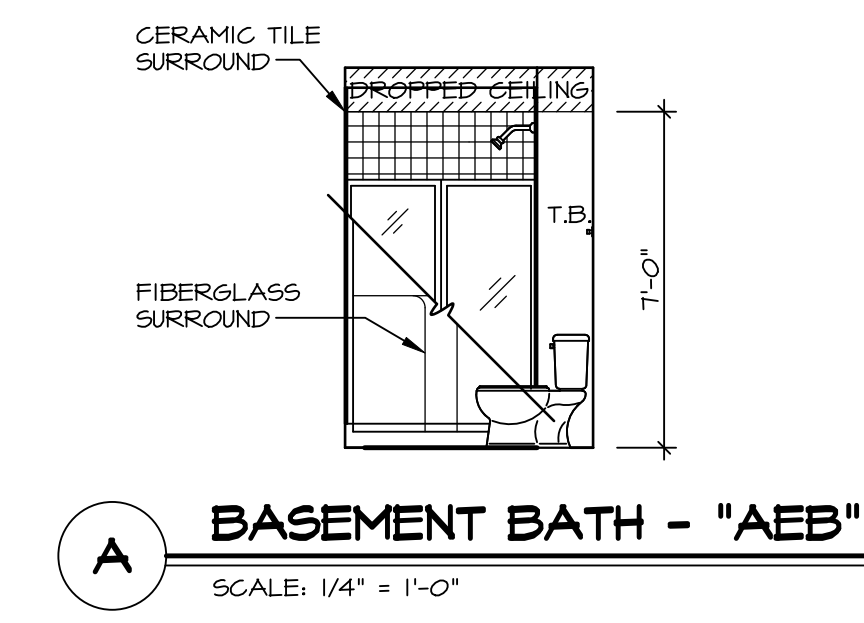
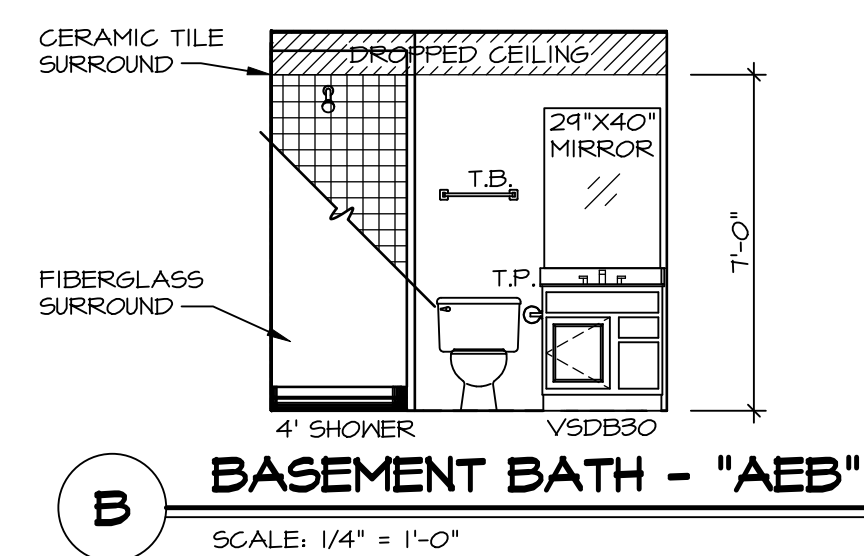
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SET NO. A/A00	VERSION 01
RELEASE NO. ----	DRAWN BY RJC
DATE: 9/11/15	OPTION

SHEET NO.	MODEL	AVIANO
A-LS	DRAWING TITLE	KITCHENS
16	OPTION DESCRIPTION	

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 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.



SHEET NO. A-12	MODEL AVIANO	SET NO. A/A00	OPTION DESCRIPTION 17
	DRAWING TITLE BATH-LS	VERSION 01 RELEASE NO. ---- DRAWN BY SGA DATE: 9/11/15	
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COM-LOT MILSON FARMS - 017 STREET ADDRESS 4159 JAMIE LANE		FRANKLIN OH 45005	
CITY		STATE	ZIP

