

WI 207

4025 DIXIE BELLE DR

MIDDLETOWN, OH 45042

## CRAFTSMAN

1 Story Basement

Laundry tub in basement - no vent needed , but need to run water to it and anchor lines to wall for a finished laundry tub

Full bath finished basement

2 hose bibs - valves required

AA valve on kitchen sink

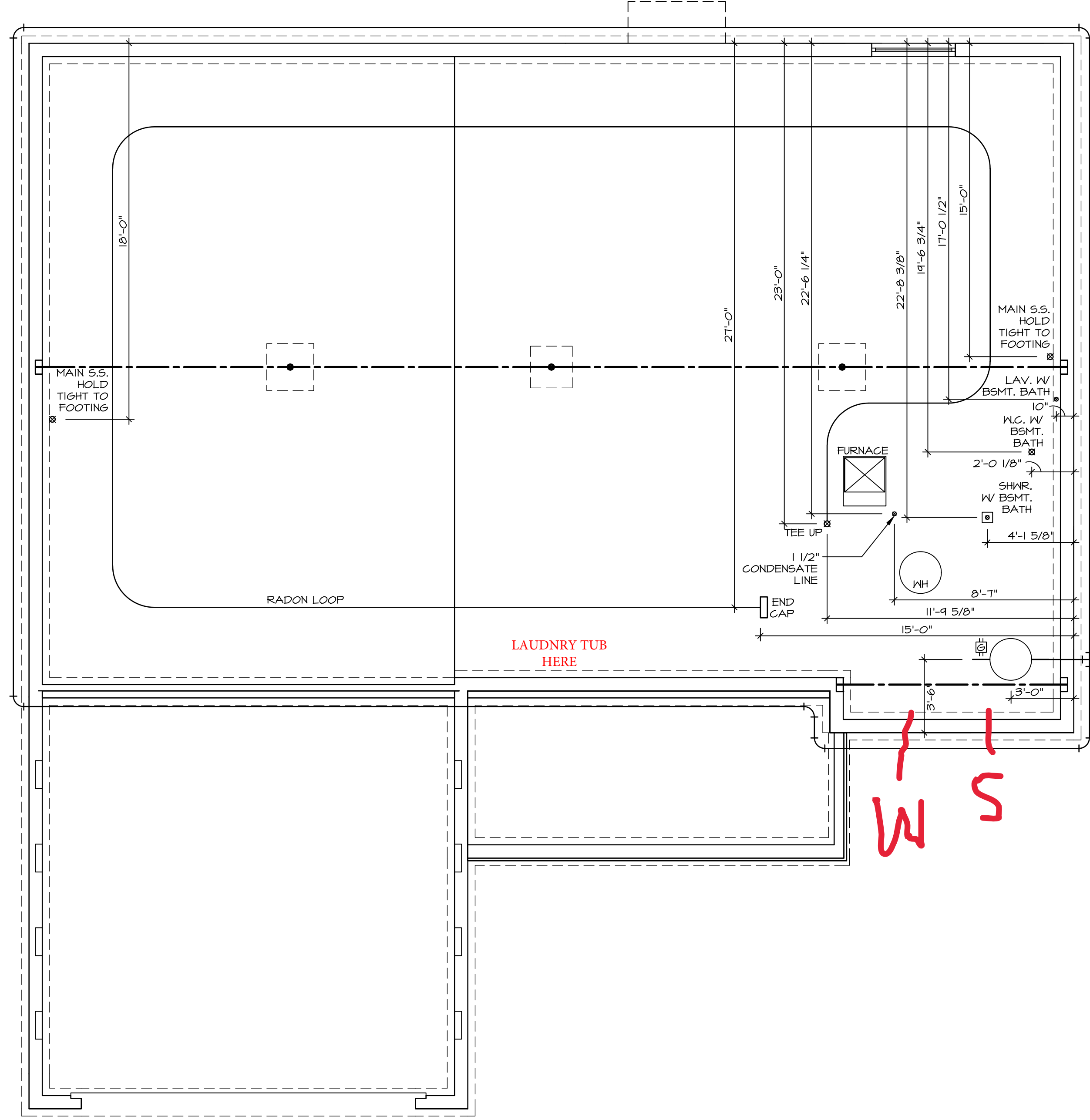
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace , Fireplace and Range



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

SHEET NO. <b>A-5</b>	MODEL <b>AVIANO</b>	SET NO. A/A00 VERSION 01
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY
	OPTION DESCRIPTION	DATE: OPTION
<b>26</b>		

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

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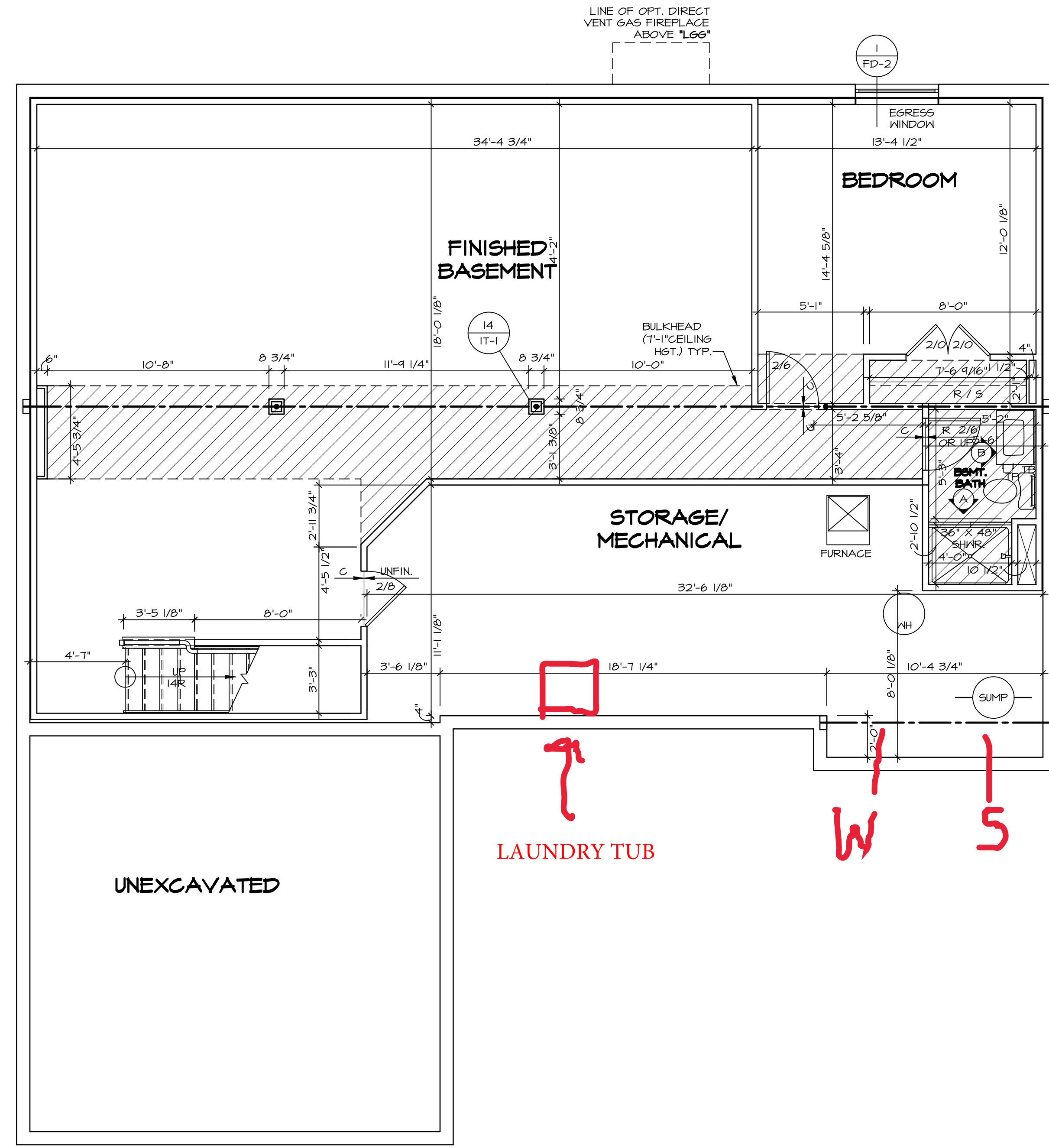
DIV-COMM-LOT-UNIT <b>DCY-WI-0207</b>	
COM-LOT	STREET ADDRESS
WILSON FARMS - 0207	4025 DIXIE BELLE DR
APT. NO.	CITY
----	FRANKLIN
STATE	OH
ZIP	45005

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



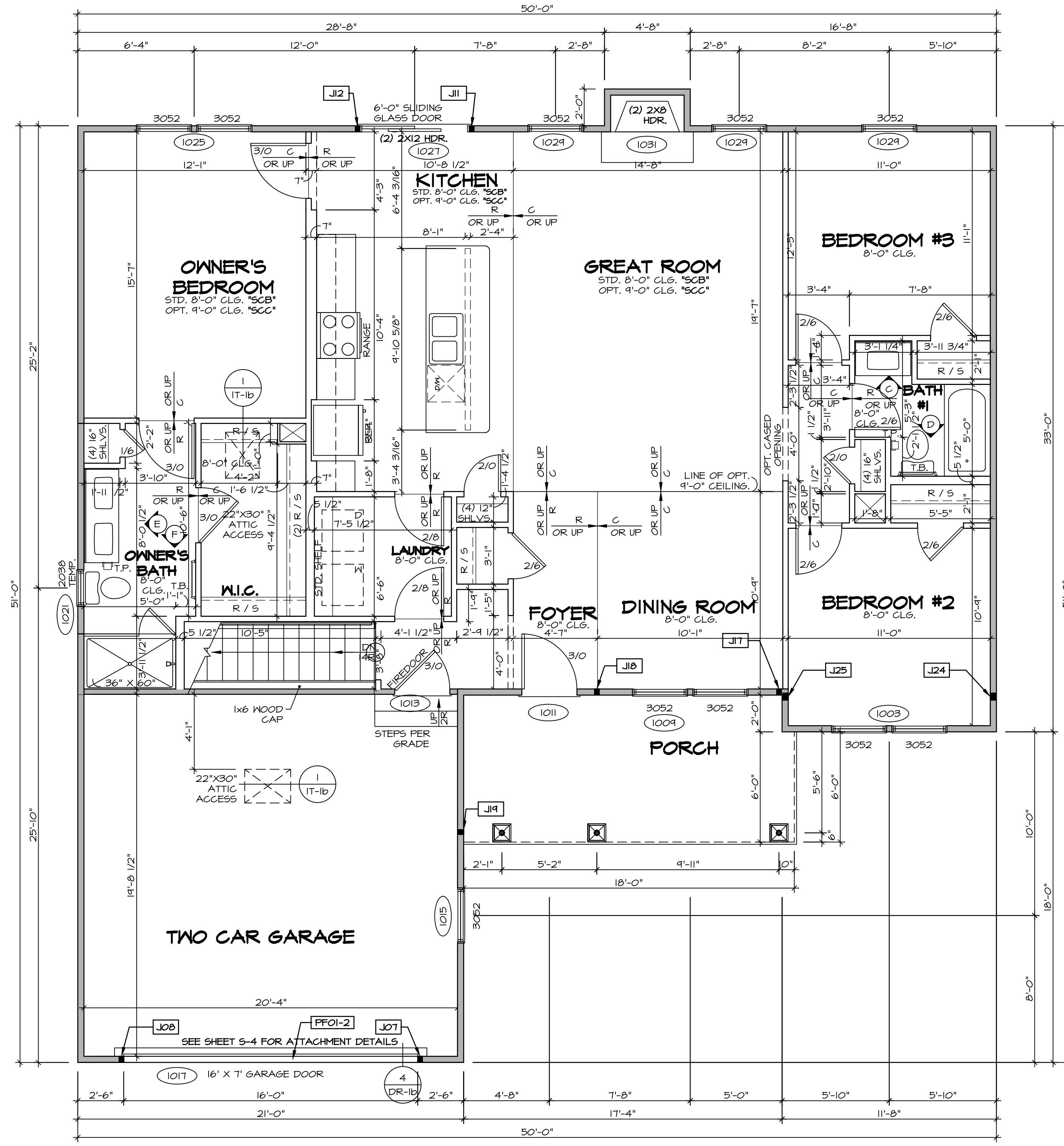
**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-6</b>	MODEL <b>AVIANO</b>	SET NO. A/A00	DIV-COMM-LOT-UNIT <b>DCY-WI-0207</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>29</b>	DRAWN BY <b>SGA</b>	DATE: <b>9/9/15</b>	STREET ADDRESS <b>MILSON FARMS - 0207</b>
	OPTION		CITY <b>FRANKLIN</b>
			STATE <b>OH</b>
			ZIP <b>45005</b>

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

**LEGEND**

—	BEARING WALL
—	NON BEARING WALL
⊗	INDICATES BEARING FROM POINT-LOAD ABOVE
J	JACKS
B	BEAM/HEADER
F	PAD FOOTING
◇	STEEL COLUMN
X	PORTAL FRAME
X	JOIST/TRUSS
L	LVL
X	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		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
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: FIRST FLOOR PLAN  
OPTION DESCRIPTION: 31

SET NO. A/A00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/1/15  
OPTION

SHEET NO. A-7  
31

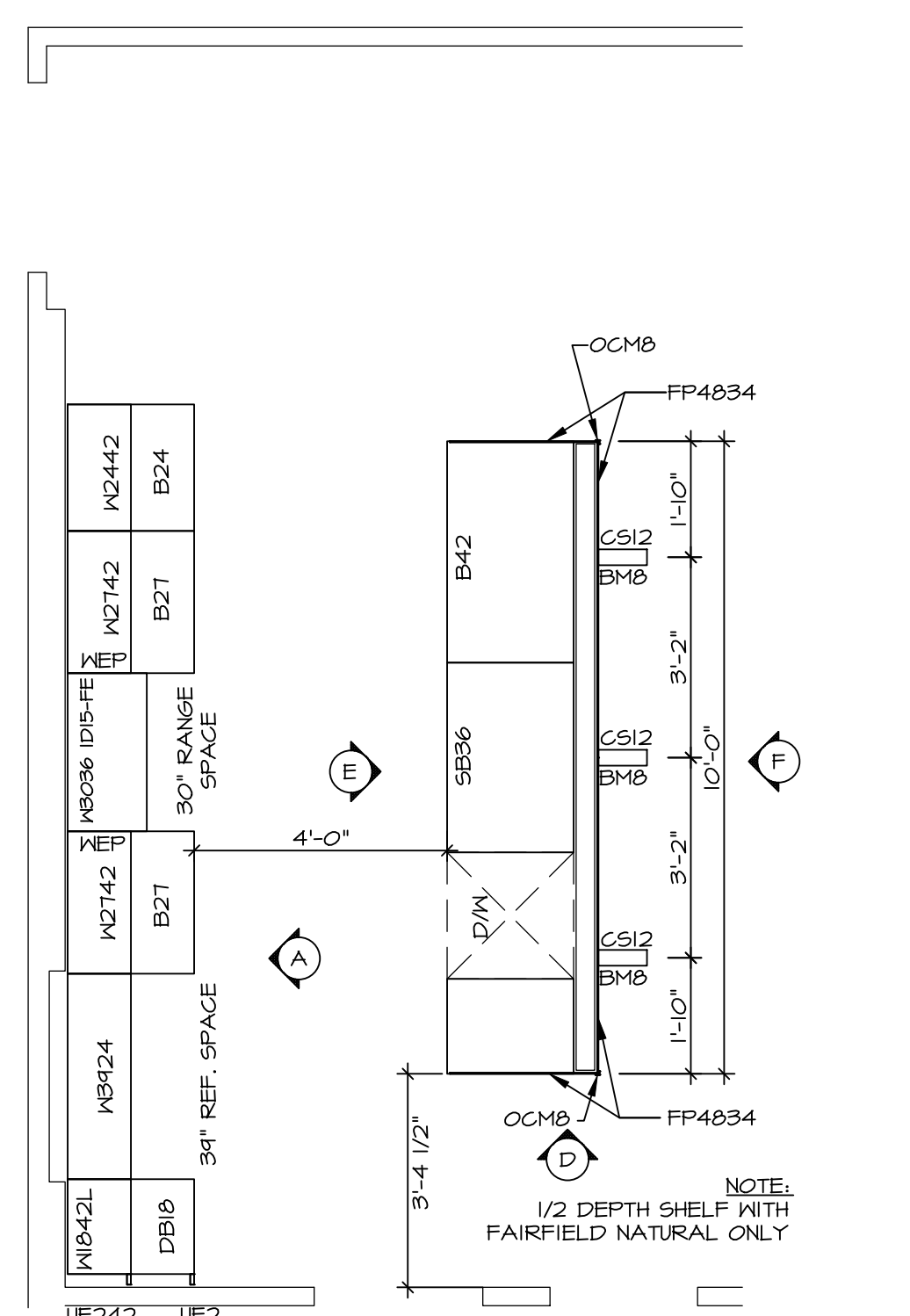
DIV-COMM-LOT-UNIT: DCY-WI-0207  
COM-LOT: MILSON FARMS - 0207  
STREET ADDRESS: 4025 DIXIE BELLE DR  
CITY: FRANKLIN  
STATE: OH  
ZIP: 45005

NVR Inc. 100  
5285 Westrick, MD 21703

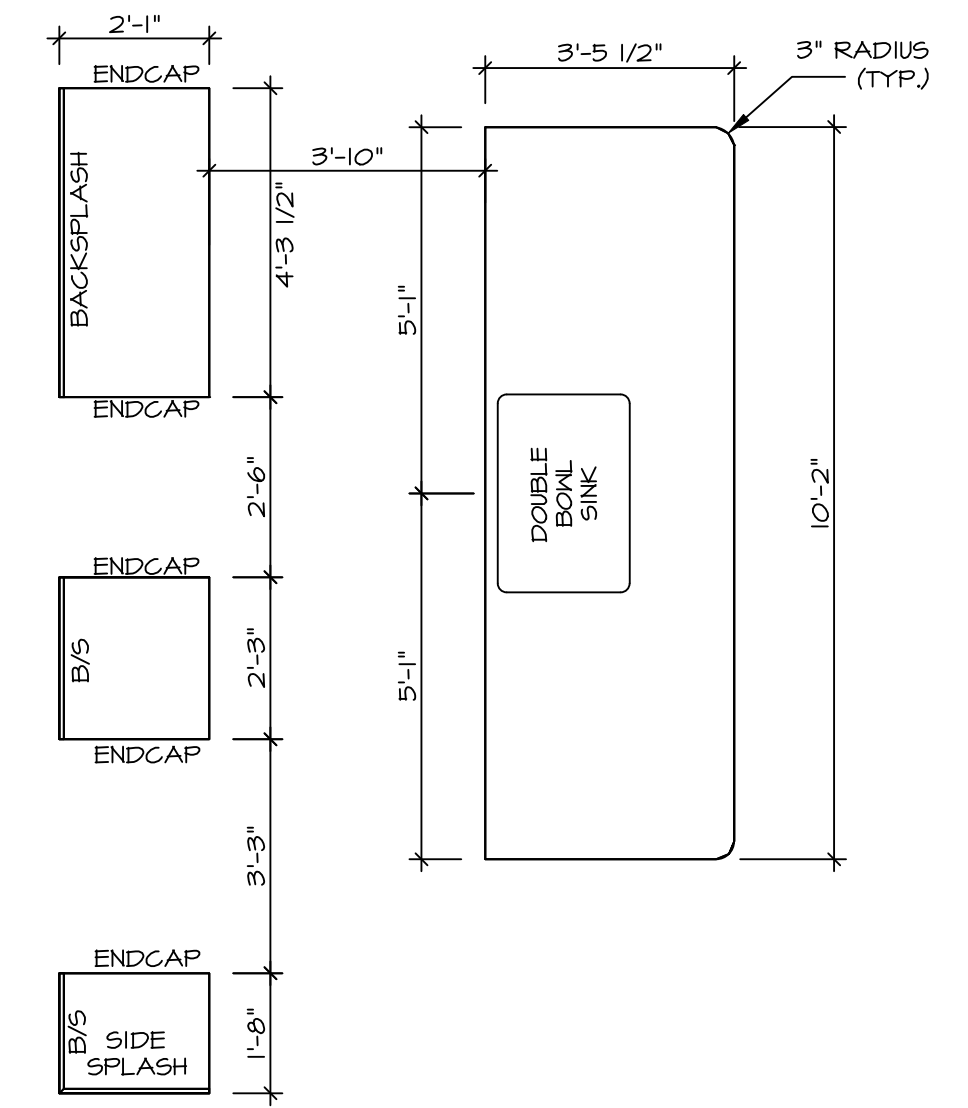
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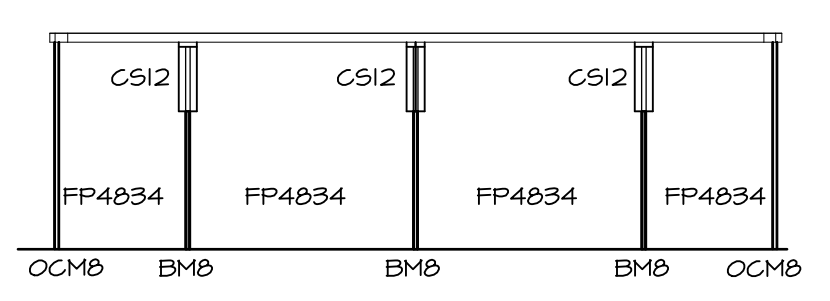
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN FLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET,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



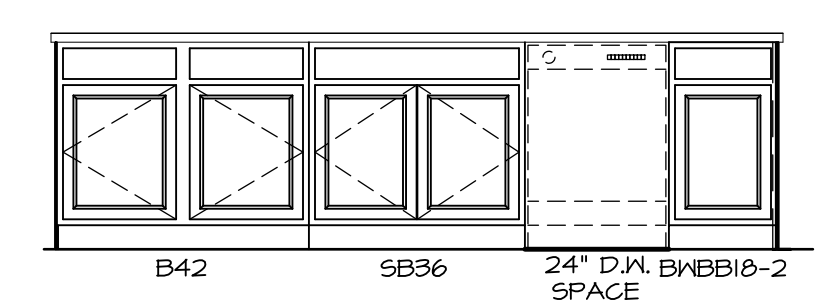
**KITCHEN CABINET PLAN / KC-3432(TC)**  
 ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-II



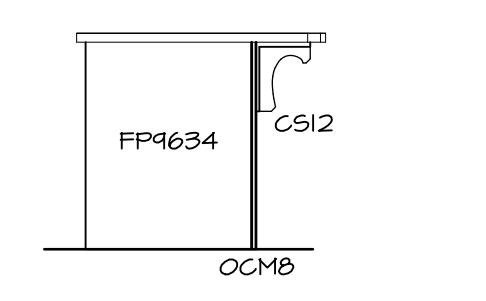
**KITCHEN COUNTERTOP PLAN / KC-3432(TC)**  
 ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-II



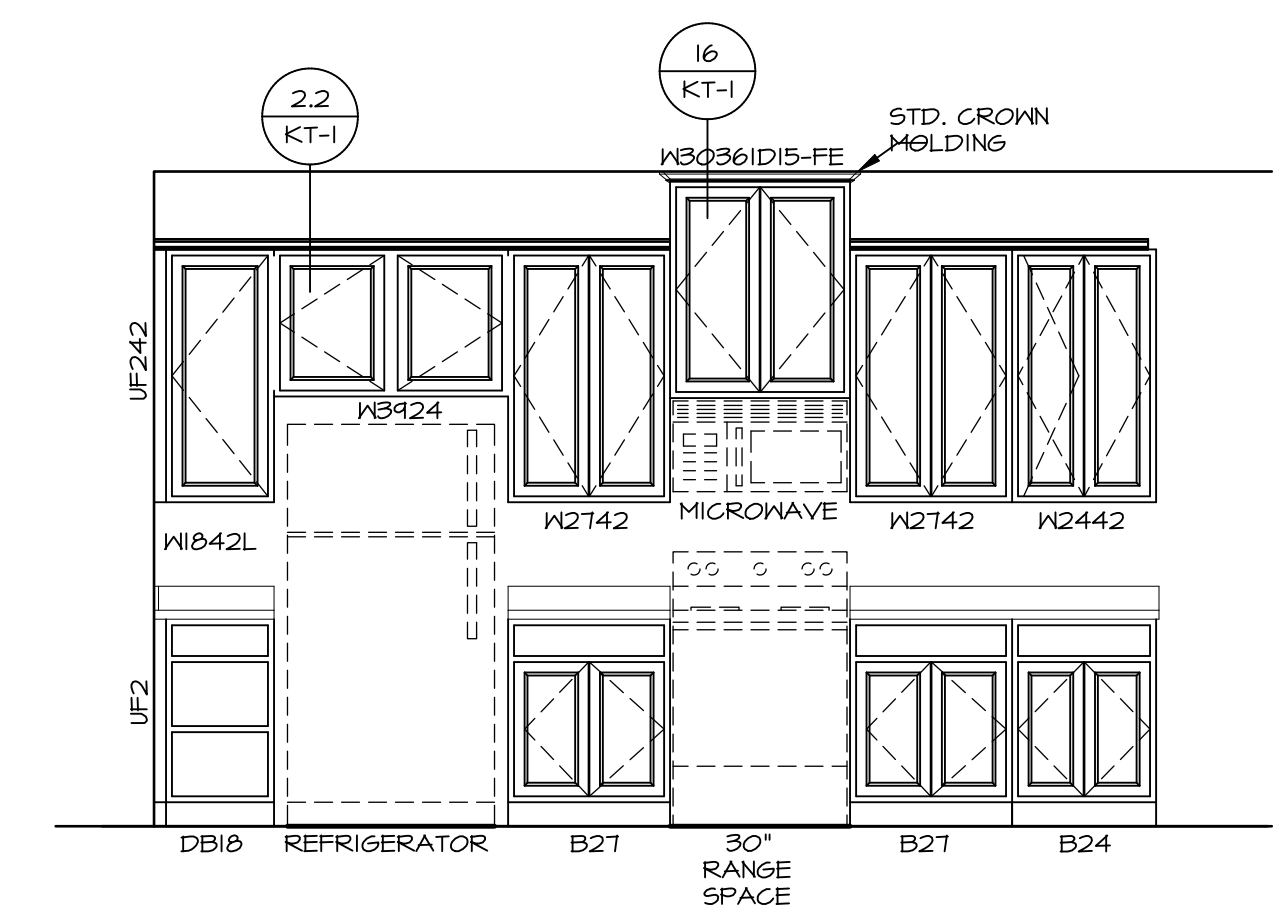
**KITCHEN ELEVATION F**  
 SCALE: 3/8" = 1'-0"



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



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

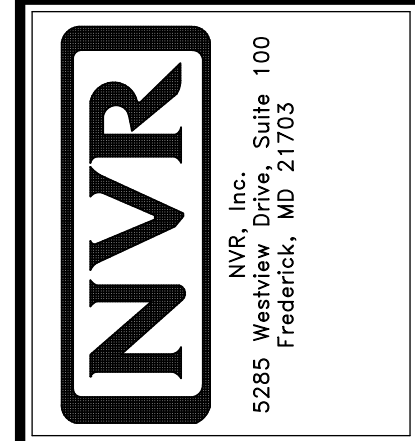


**KITCHEN ELEVATION A**  
 SCALE: 3/8" = 1'-0"

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

DIV-COMM-LOT-UNIT		<b>DCY-WI-0207</b>	
COM-LOT		MILSON FARMS - 0207	
STREET ADDRESS		4025 DIXIE BELLE DR	
CITY	STATE	ZIP	
FRANKLIN	OH	45005	

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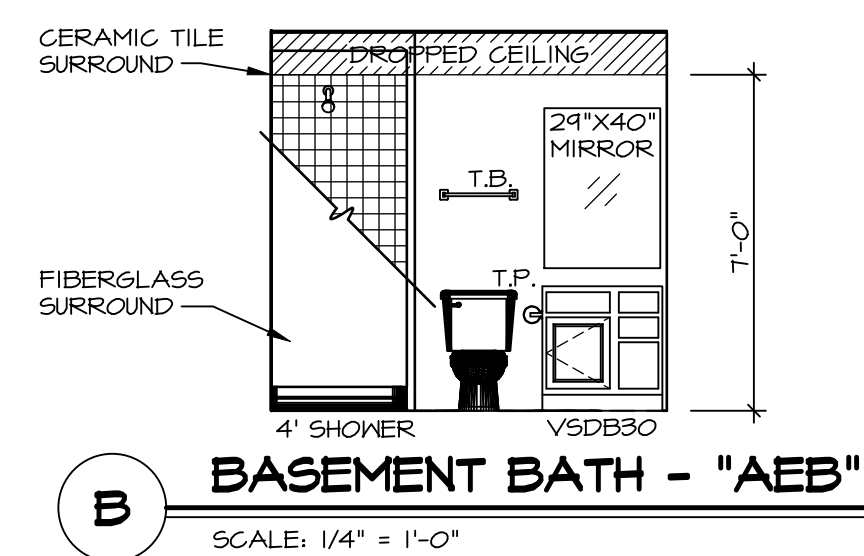
SET NO. A/A00	VERSION 01
DRAWN BY RJC	DATE: 9/11/15
OPTION	

SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
A-II	AVIANO	KITCHEN LAYOUT	
38			

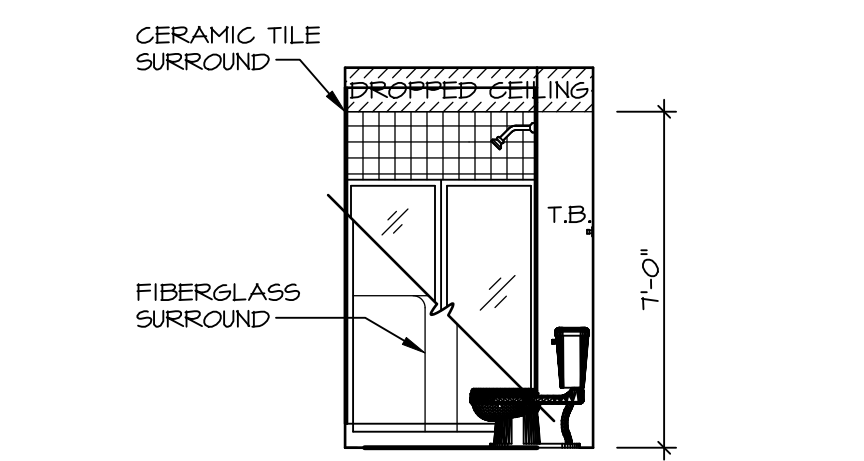


**NOTES:**

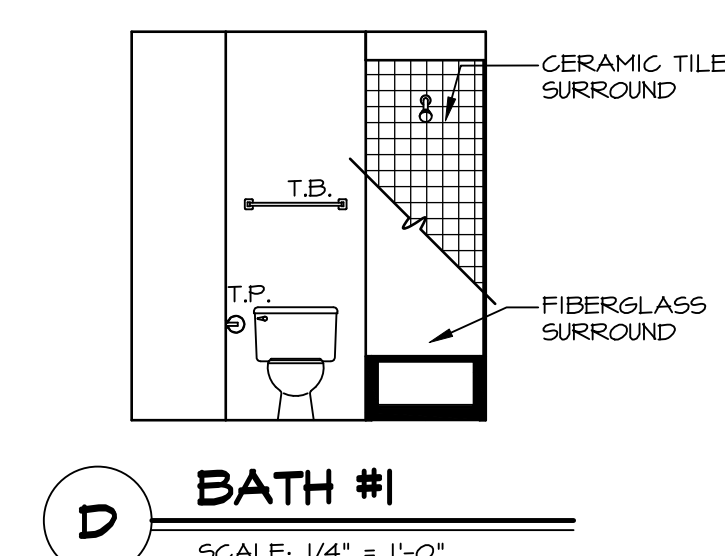
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



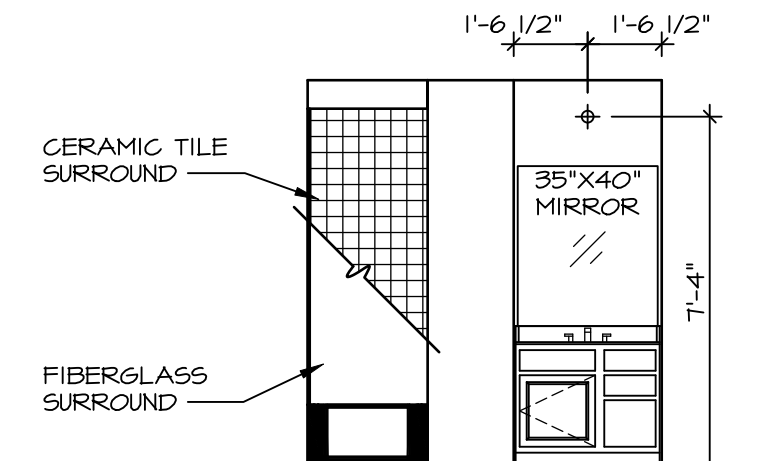
**B BASEMENT BATH - "AEB"**  
SCALE: 1/4" = 1'-0"



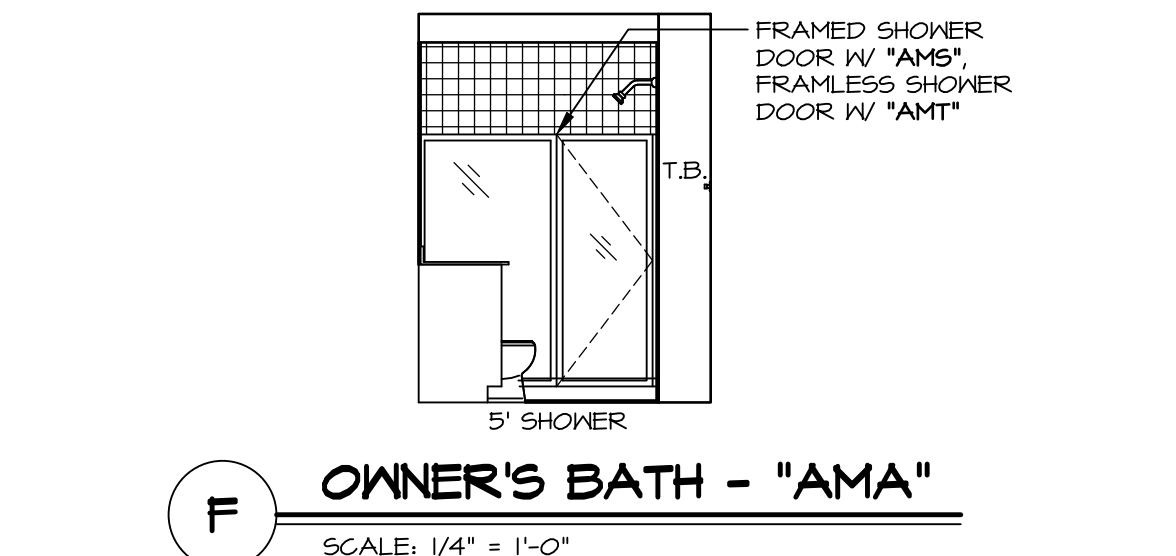
**A BASEMENT BATH - "AEB"**  
SCALE: 1/4" = 1'-0"



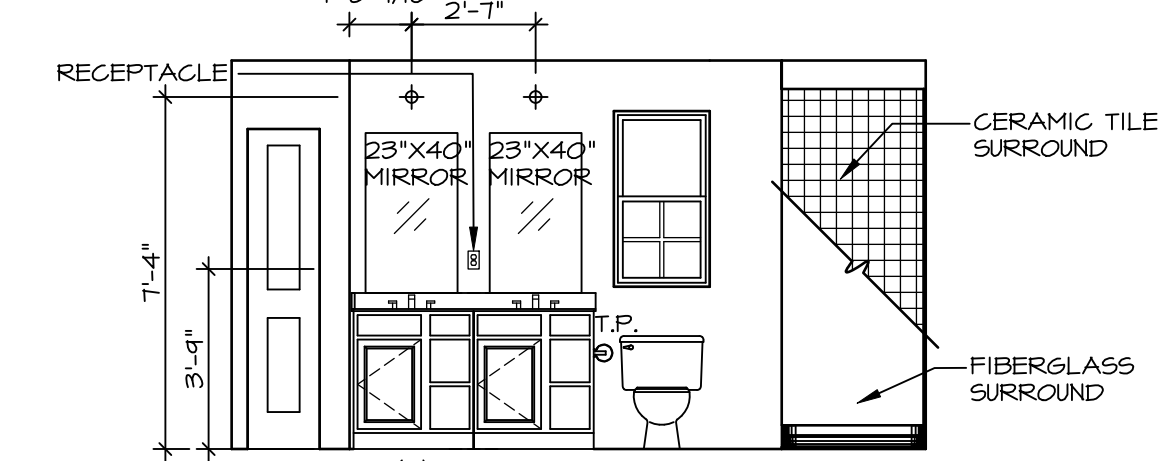
**D BATH #1**  
SCALE: 1/4" = 1'-0"



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



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



**E OWNER'S BATH - "AMA"**  
SCALE: 1/4" = 1'-0"

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SET NO. A1A00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/11/15  
OPTION

MODEL: AVIANO  
DRAWING TITLE: BATH ELEVATIONS  
OPTION DESCRIPTION

SHEET NO. A-12  
42

DIV-COMM-LOT-UNIT: DCY-WI-0207  
COM-LOT: MILLSON FARMS - 0207  
STREET ADDRESS: 4025 DIXIE BELLE DR  
CITY: FRANKLIN  
STATE: OH  
ZIP: 45005