

WI 209  
3543 DARCIÉ DR  
FRANKLIN, OH 45005

## 2 Story Basement

Finished basement - MUST VENT FLOOR DRAIN !

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

2 hose bibs - valves required

AA valve on kitchen sink

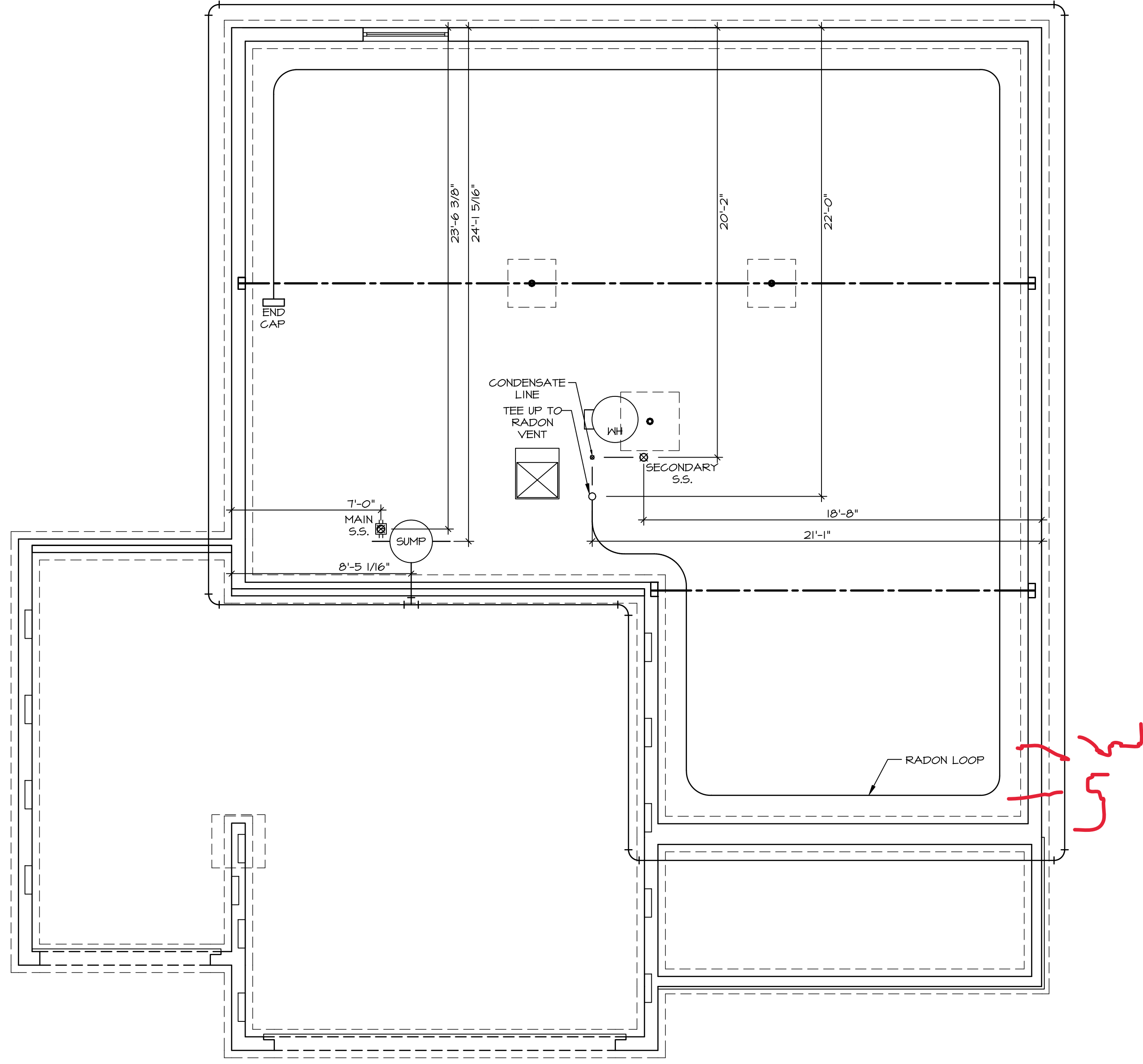
ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace and Range

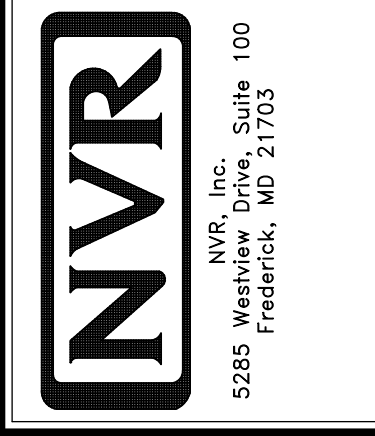


**NOTE**  
 RADON REMEDIATION  
 RADON LOOP

- (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
- 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>HUDSON</b>	SET NO. VERSION RELEASE NO. DRAWN BY DATE: OPTION	HUDSON PLUMBING DRAWN BY SGA OPTION
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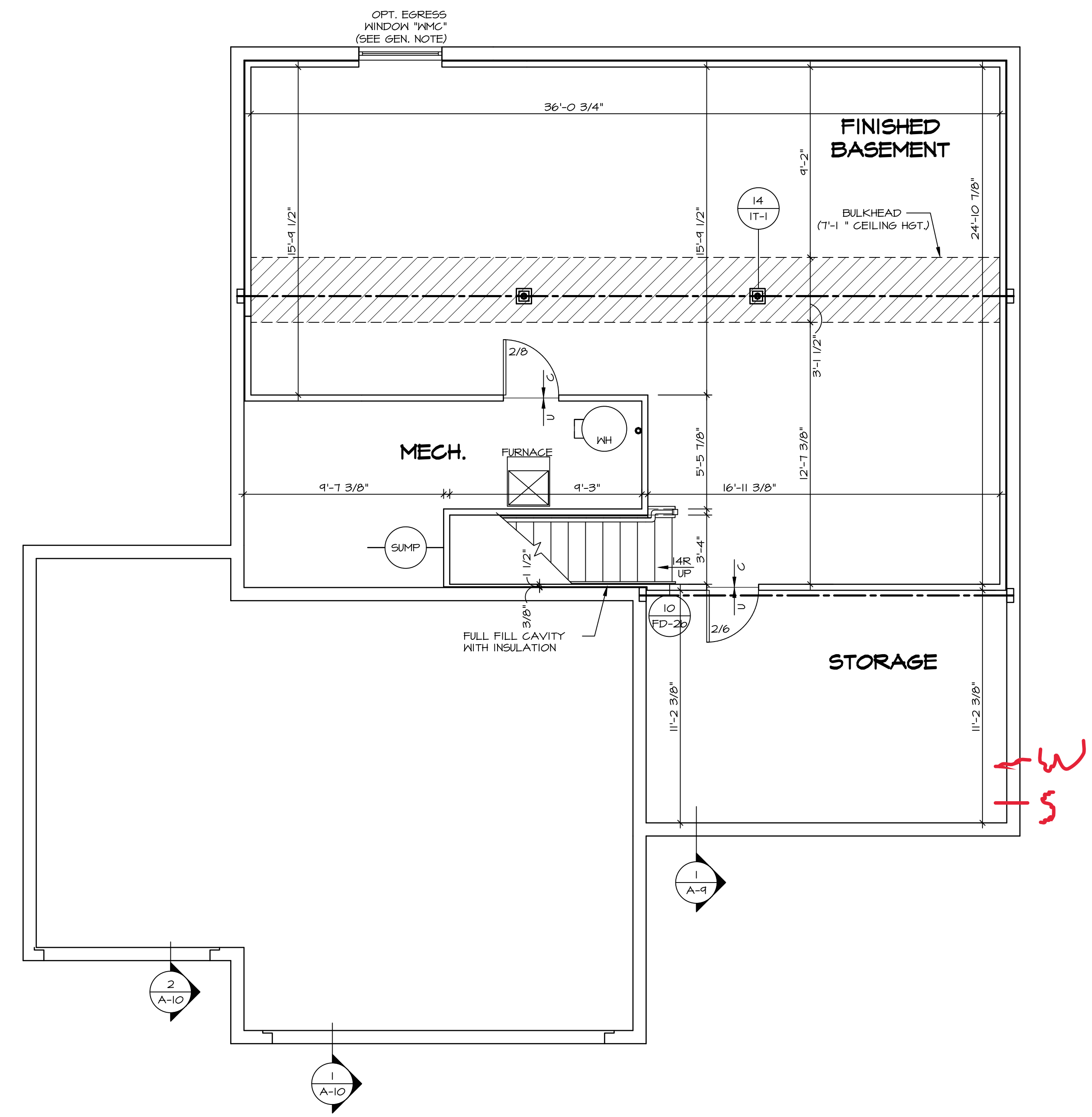
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DIV-COMM-LOT-UNIT <b>DCY-WI-0209</b>	COM-LOT MILSON FARMS - 0209	APT. NO. -----	STATE OH	ZIP 45005
STREET ADDRESS <b>9543 DARCIE DR</b>		CITY FRANKLIN		

LEGEND	
	BEARING WALL
	NON BEARING WALL
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED 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 ARCHITECTURAL DETAIL 8/11-B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
  - 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 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.
  - INTERIOR HEADER HEIGHT TO BE 6'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS UNLESS OTHERWISE NOTED.
  - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
  - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

- 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



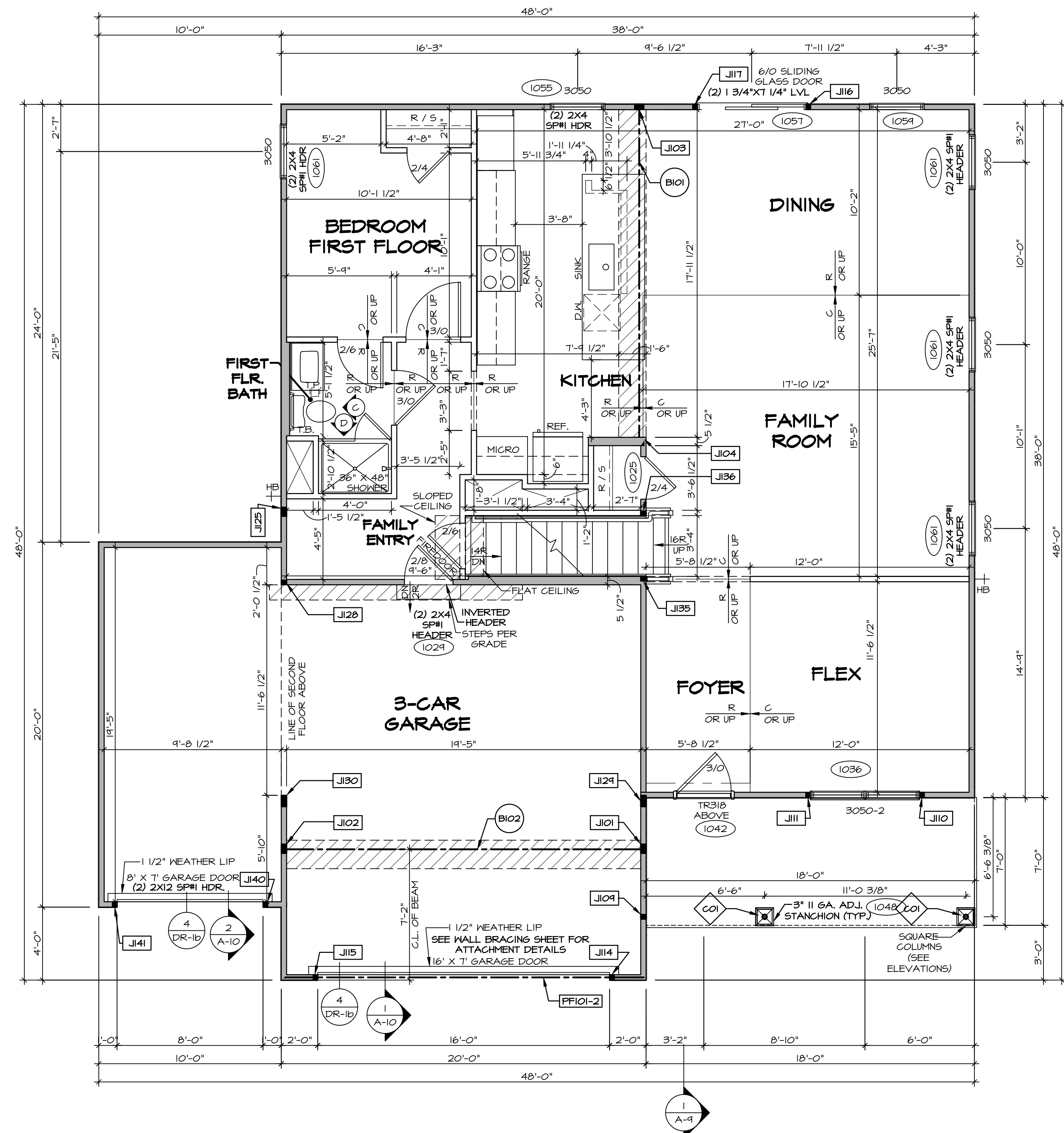
**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-6</b>	MODEL <b>HUDSON</b>	SET NO. HUD00	DIV-COMM-LOT-UNIT <b>DCY-WI-0209</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION 01	
OPTION DESCRIPTION 	DATE:	DRAWN BY SKB	STREET ADDRESS 9543 DARCIE DR
	OPTION	DATE:	CITY FRANKLIN
		STATE OH	ZIP 45005

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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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED 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 CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/11-13 FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- 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 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.
- INTERIOR HEADER HEIGHT TO BE 6'-11" w/ 8'-0" CEILING AND 7'-11" w/ 9'-0" CEILING UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

**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

**LEGEND**

- BEARING WALL
  - NON-BEARING WALL
  - JACKS
  - BEAM/HEADER
  - FOOTING/THICKENED SLAB
  - STEEL COLUMN
  - TRUSS TIE DOWN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS

**NOTE:**

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

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
CO1	STANCHION PORCH - 3 IN DIA 16GA ADJ	9'-4 1/8"	1048	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF#	1031	
J102	JACK - (4) 2X4 SFF#	1031	
J103	JACK - (4) 2X4 SFF#	1027	
J104	JACK - (4) 2X6 SFF STUD GRADE	1027	
J104	JACK - (2) 2X4 SFF STUD GRADE	1048	
J110	JACK - (2) 2X4 SFF STUD GRADE	1036	
J111	JACK - (2) 2X4 SFF STUD GRADE	1036	
J114	JACK - (2) 2X4 SFF STUD GRADE	1050	
J115	JACK - (2) 2X4 SFF STUD GRADE	1050	
J116	JACK - (2) 2X4 SFF STUD GRADE	1051	
J117	JACK - (2) 2X4 SFF STUD GRADE	1051	
J125	JACK - (4) 2X4 SFF STUD GRADE	1010	
J128	JACK - (2) 2X4 SFF STUD GRADE	1034	
J129	JACK - (3) 2X4 SFF#	2000	
J130	JACK - (5) 2X4 SFF#	1034, 2000	
J135	JACK - (2) 2X4 SFF STUD GRADE	1023	
J136	JACK - (2) 2X4 SFF STUD GRADE	1023	
J140	JACK - (2) 2X4 SFF STUD GRADE	1064	
J141	JACK - (2) 2X4 SFF STUD GRADE	1064	

**LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)

- (2) PLY UP TO AND INCLUDING 11/8" 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) 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.
- (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.
- (3) PLY UP TO AND INCLUDING 11/8" 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.
- (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.
- (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.
- (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	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X26 W 2X6 SILL	18'-8"	1027	
B102	BEAM STEEL - W12X14 W 2X4 SILL	14'-11 3/8"	1031	
FF101-2	LVL L75 - 11-04	14'-9"	1050	PORTAL FRAME 1A

DIV-COMM-LOT-UNIT  
**DCY-WI-0209**  
COM-LOT  
MILSON FARMS - 0209  
STREET ADDRESS  
9543 DARCIE DR  
CITY  
FRANKLIN  
STATE  
OH  
ZIP  
45005

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SET NO. HUD00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY SKB  
DATE:  
OPTION

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



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

ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

**LEGEND**

	BEARING WALL
	NON BEARING WALL
	JACKS
	BEAM/HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS

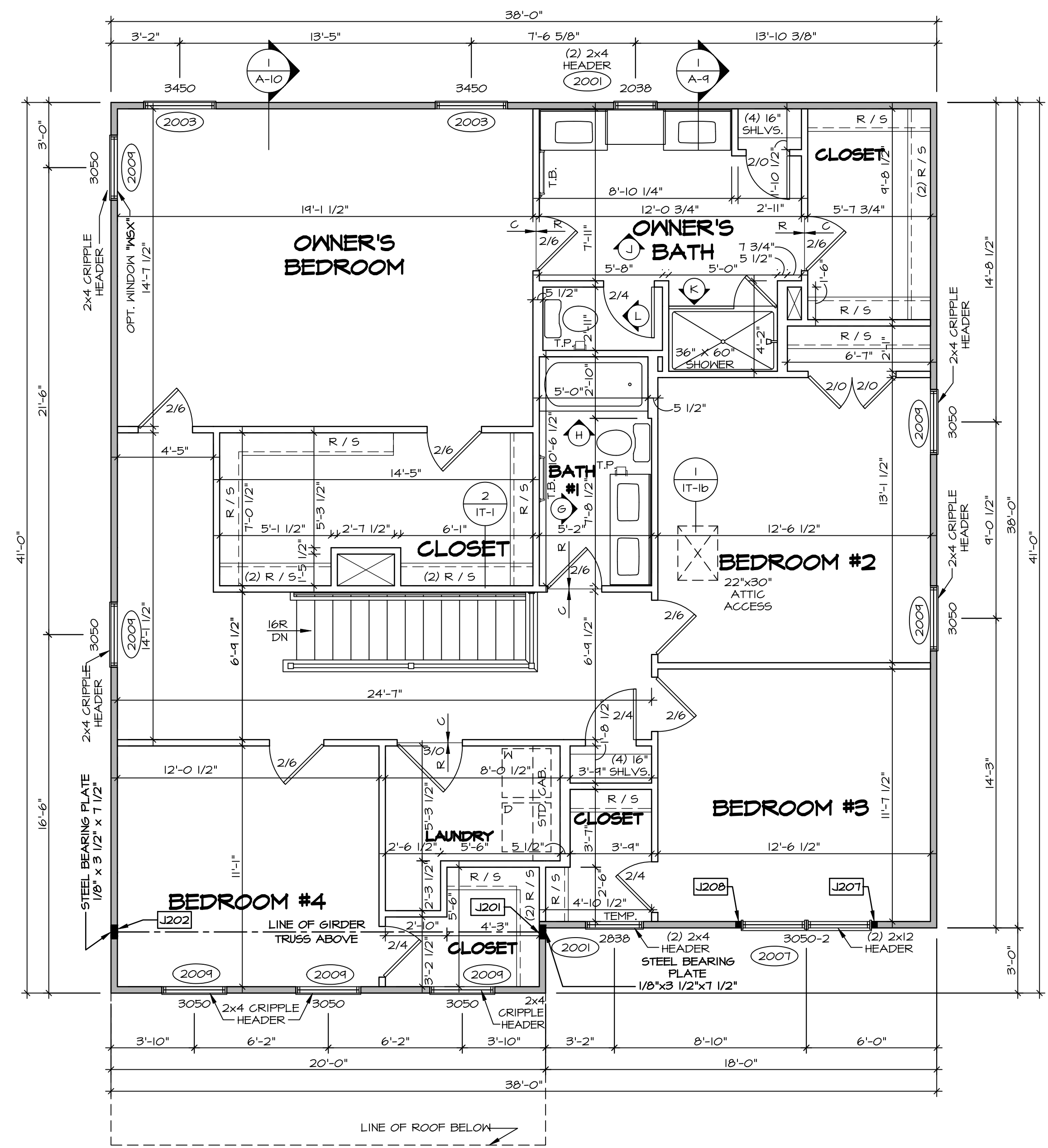
**FLOOR PLAN NOTES**

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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 HALLS IN CLOSET



**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SP#1	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J202	JACK - (5) 2X4 SP#1	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J207	JACK - (2) 2X4 SFF STUD GRADE	2007	
J208	JACK - (2) 2X4 SFF STUD GRADE	2007	

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

DIV-COMM-LOT-UNIT  
**DCY-WI-0209**  
COM-LOT  
MILSON FARMS - 0209  
STREET ADDRESS  
**9543 DARCI DR**  
CITY STATE ZIP  
FRANKLIN OH 45005

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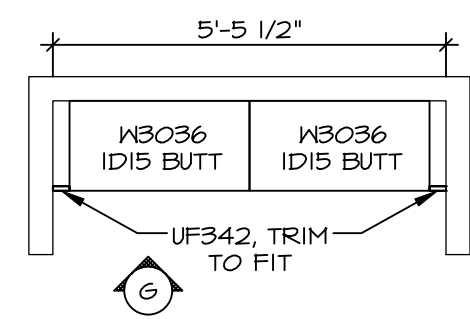
SHEET NO. **A-8**  
MODEL **HUDSON**  
VERSION **01**  
DRAWING TITLE **SECOND FLOOR PLAN**  
OPTION DESCRIPTION  
DATE: **SKB**  
DRAWN BY  
OPTION

**KITCHEN NOTES**

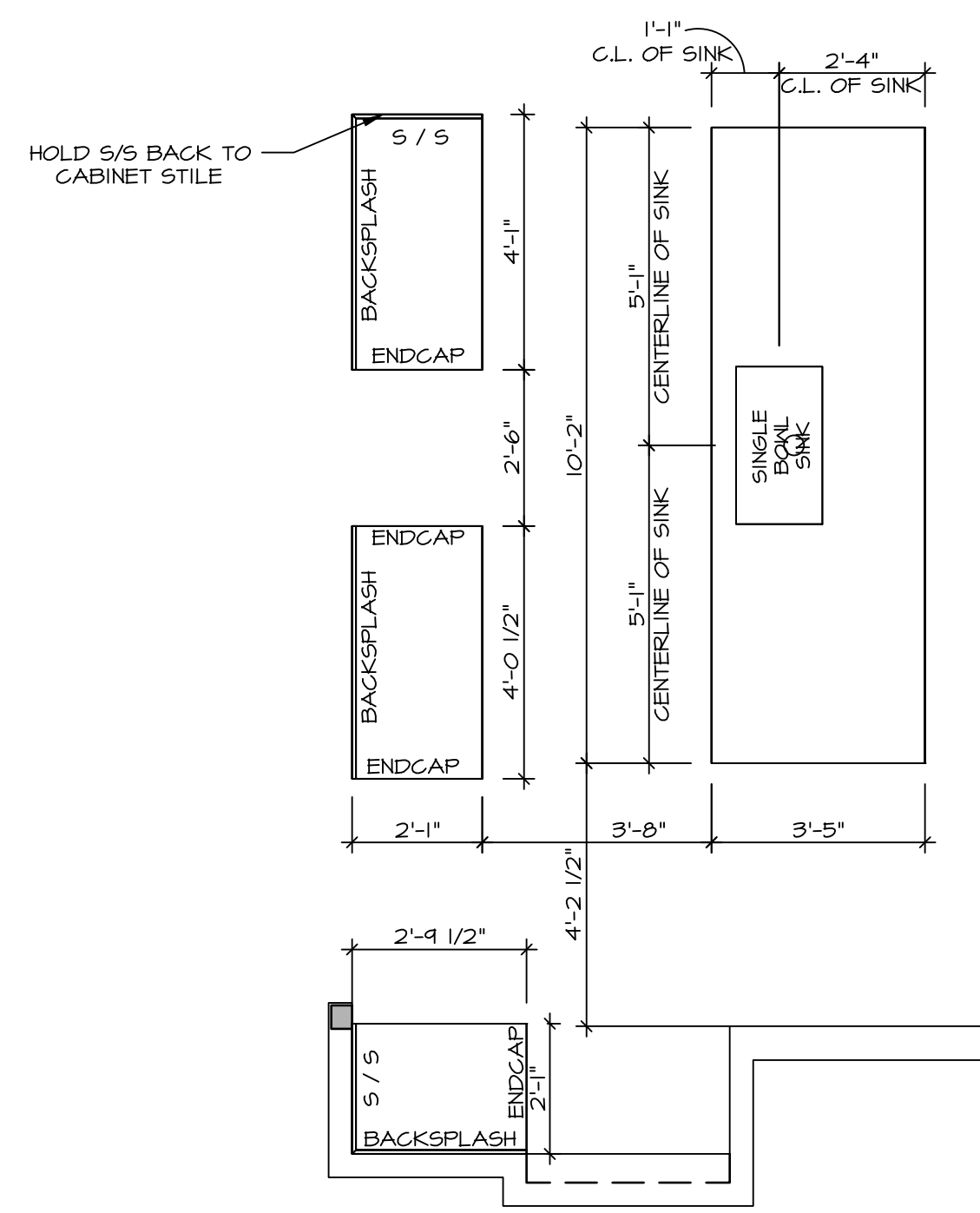
**NOTES:**

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. 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.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10

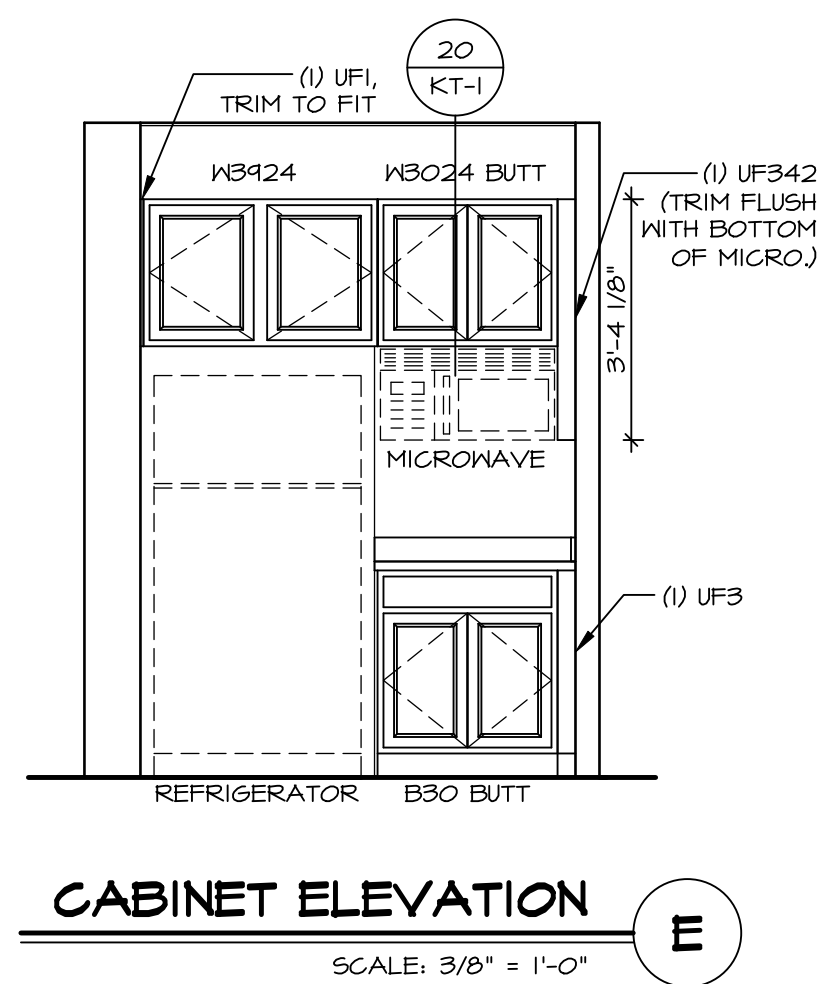
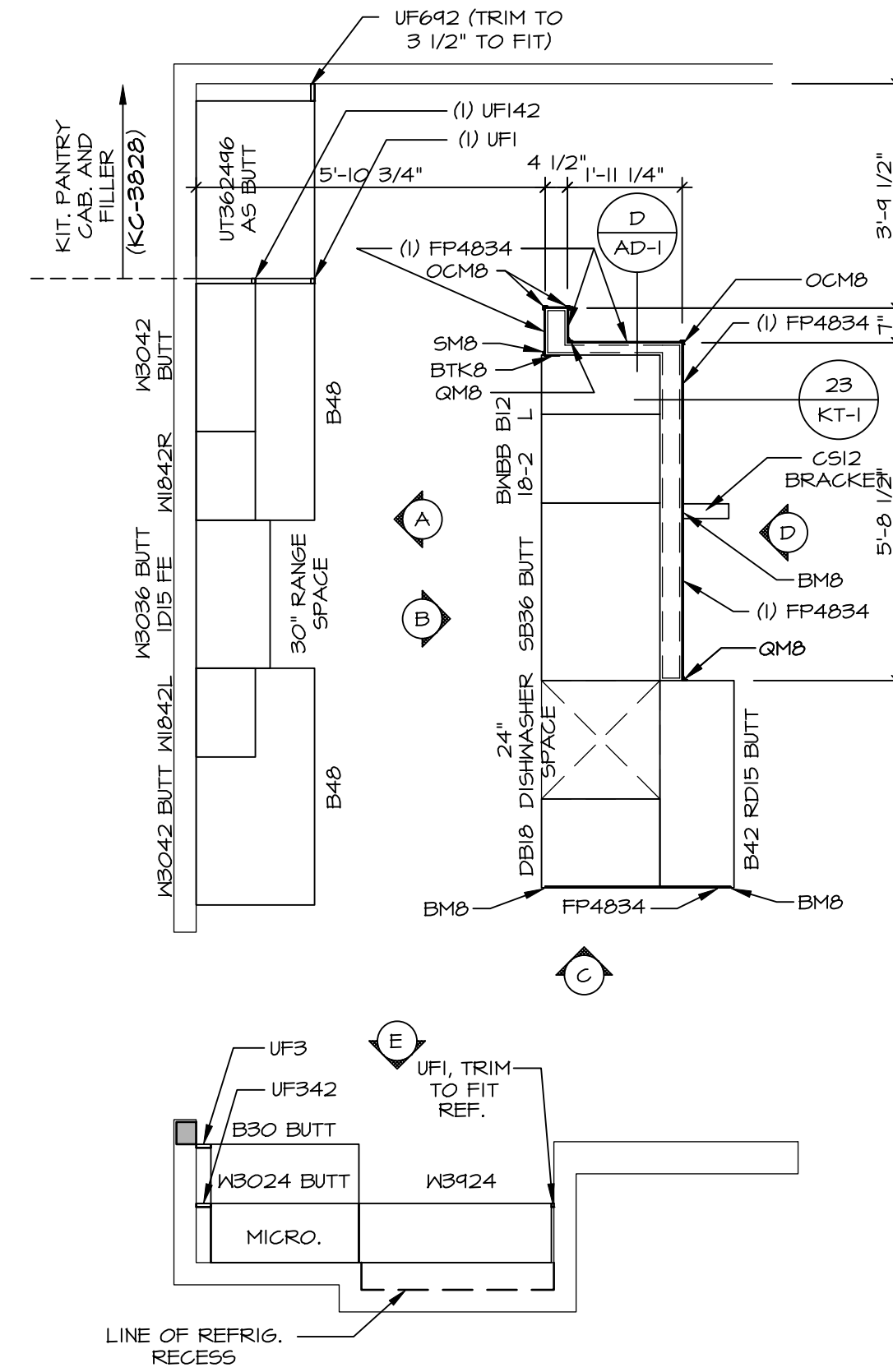
**LAUNDRY CABINET LAYOUT KC-3528** 3  
SCALE: 3/8" = 1'-0" A-12



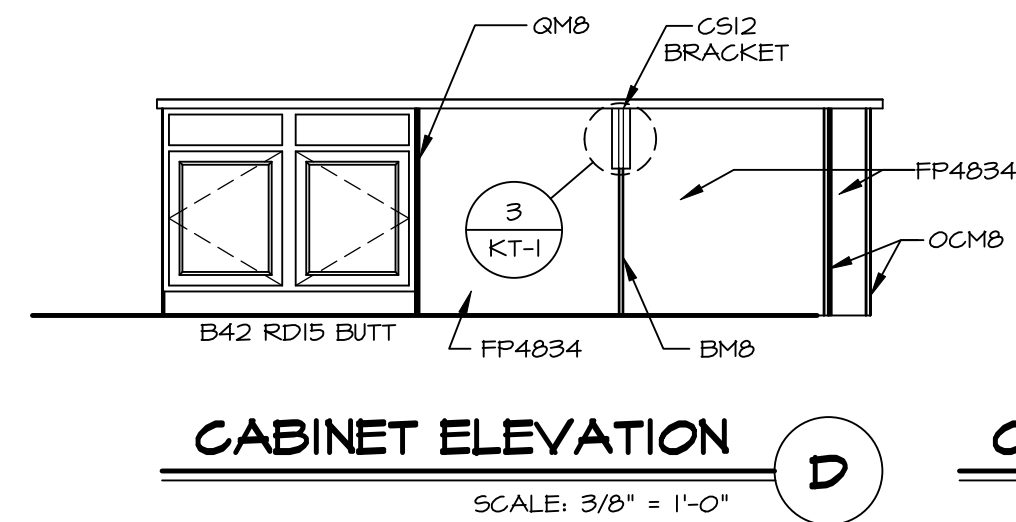
**KITCHEN COUNTERTOP LAYOUT KC-3526TC** 2  
APPLIANCE LAYOUT W/ RANGE (TC) \*KAI\* SCALE: 3/8" = 1'-0" A-12



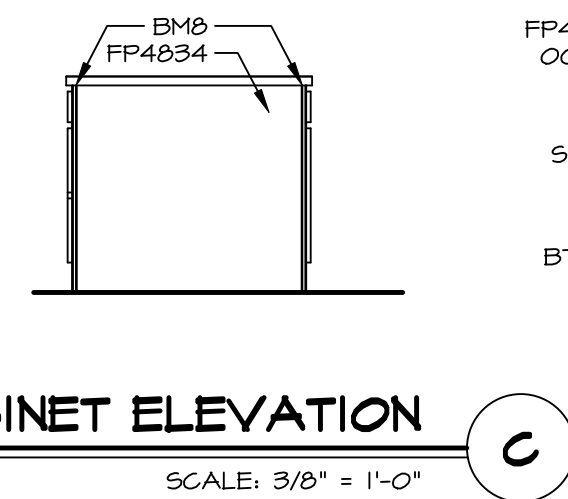
**KITCHEN CABINET LAYOUT KC-3526TC** 1  
APPLIANCE LAYOUT W/ RANGE (TC) \*KAI\* SCALE: 3/8" = 1'-0" A-12



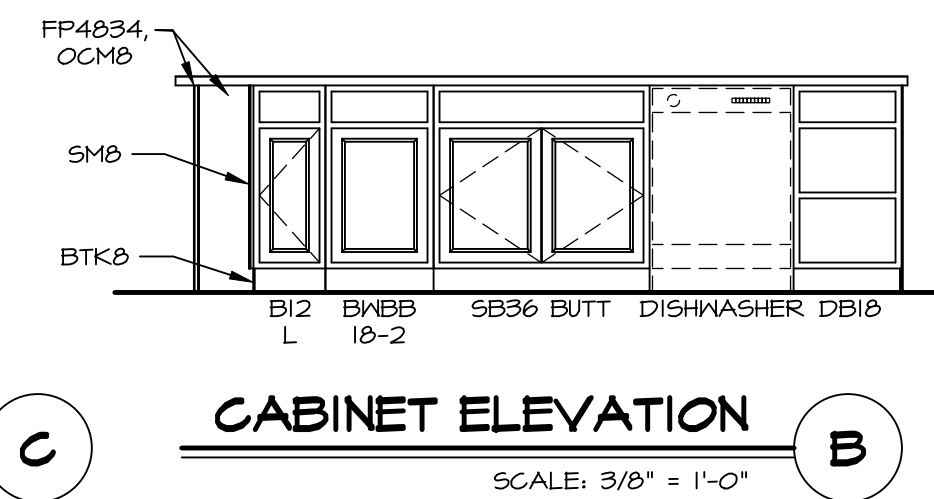
**CABINET ELEVATION** A  
SCALE: 3/8" = 1'-0"



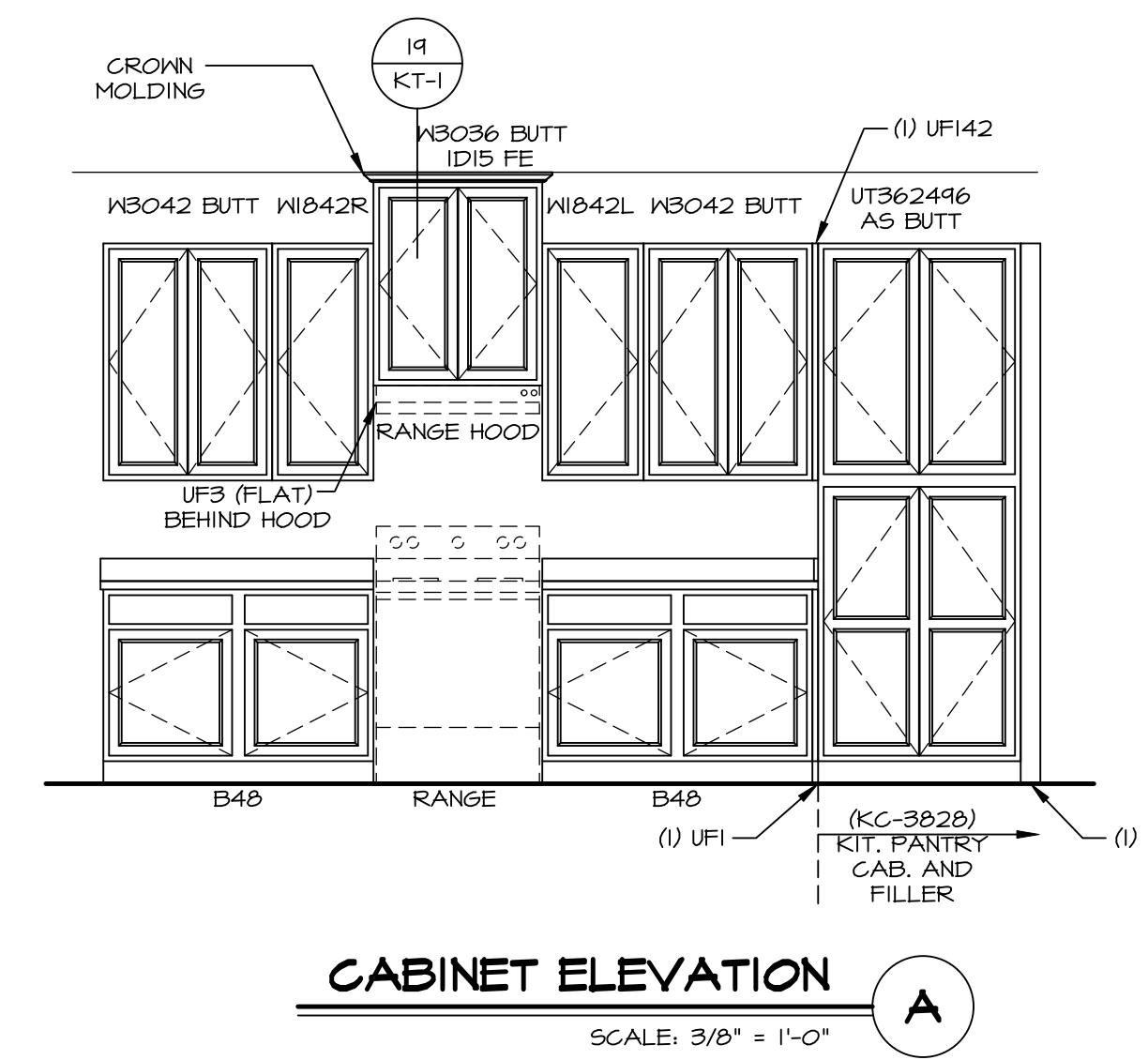
**CABINET ELEVATION** B  
SCALE: 3/8" = 1'-0"



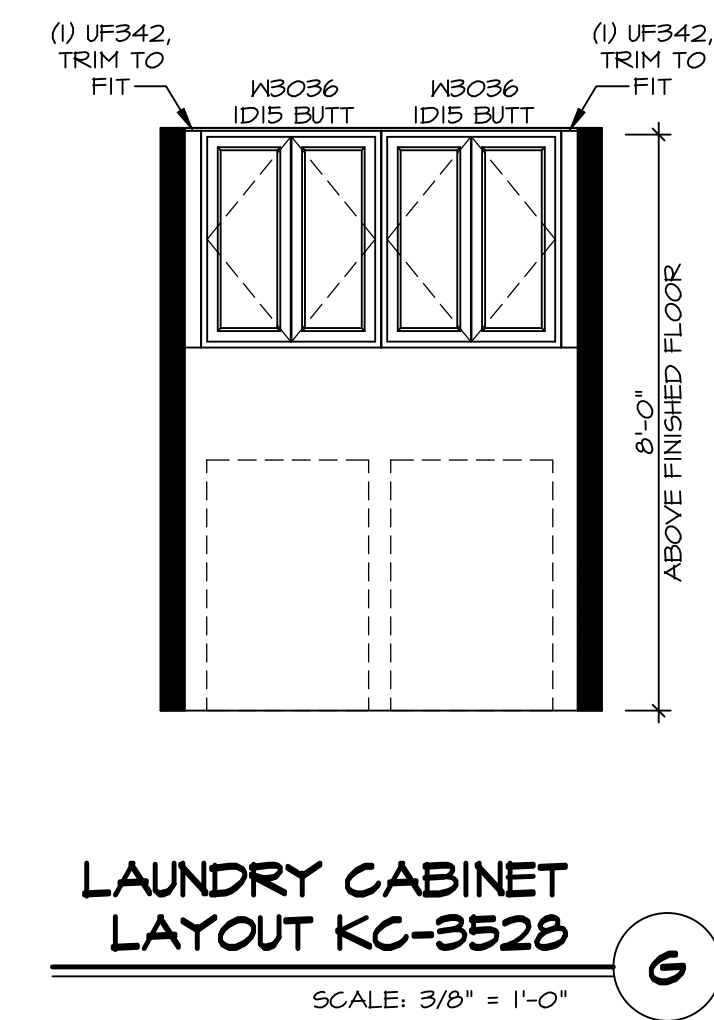
**CABINET ELEVATION** C  
SCALE: 3/8" = 1'-0"



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

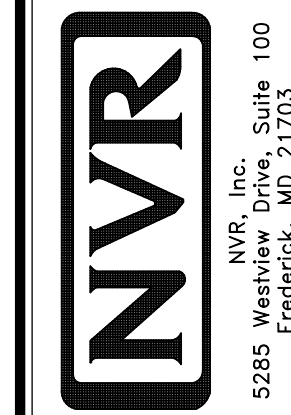


**CABINET ELEVATION** E  
SCALE: 3/8" = 1'-0"



**LAUNDRY CABINET LAYOUT KC-3528** F  
SCALE: 3/8" = 1'-0"

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

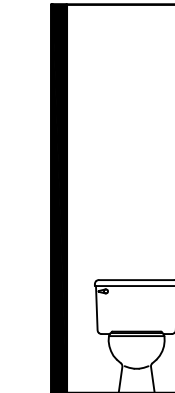


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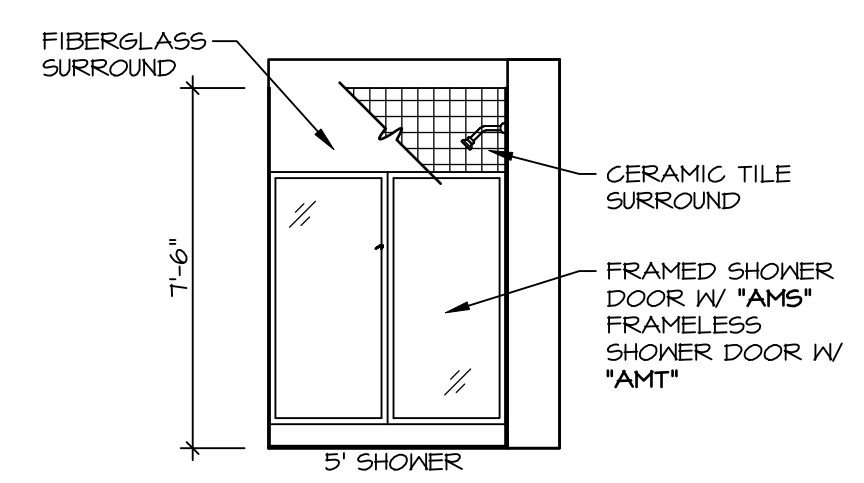
DIV-COMM-LOT-UNIT	DCY-WI-0209
COM-LOT	MILSON FARMS - 0209
STREET ADDRESS	9543 DARCIE DR
CITY	FRANKLIN
STATE	OH
ZIP	45005

**NOTES:**

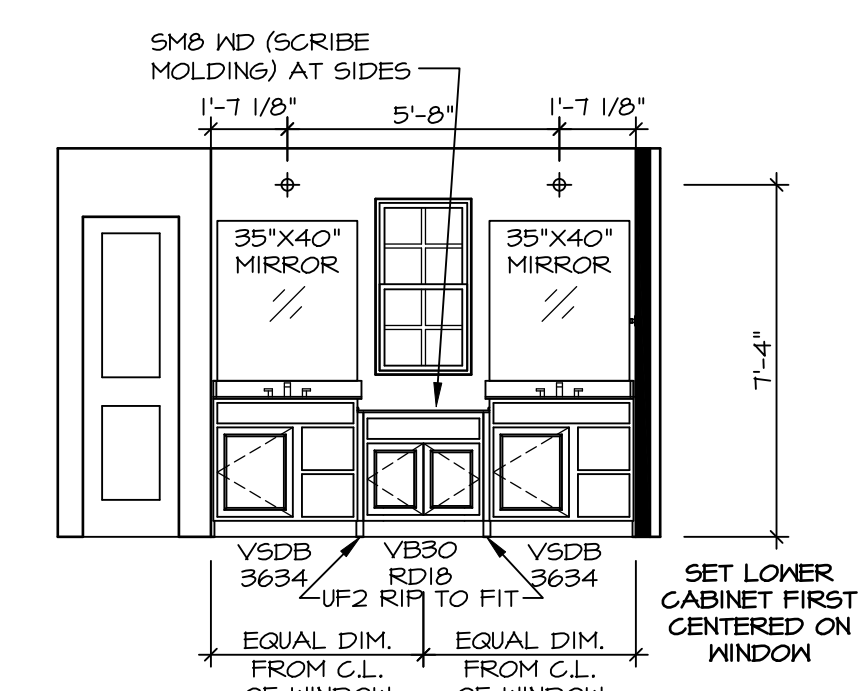
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
2. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
3. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
4. BATH ELEVATIONS ARE SHOWN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



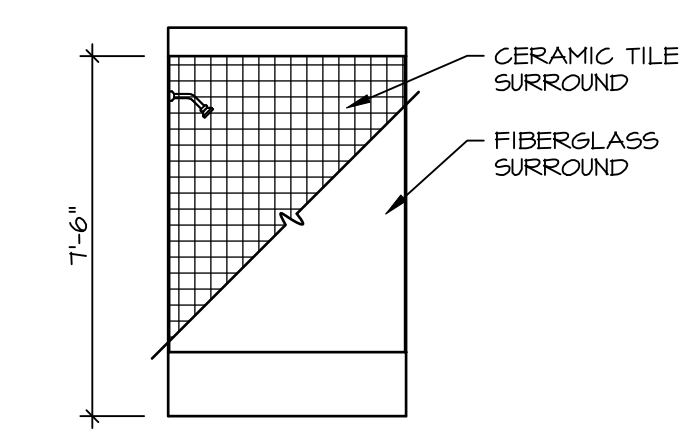
**L OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH W.C.



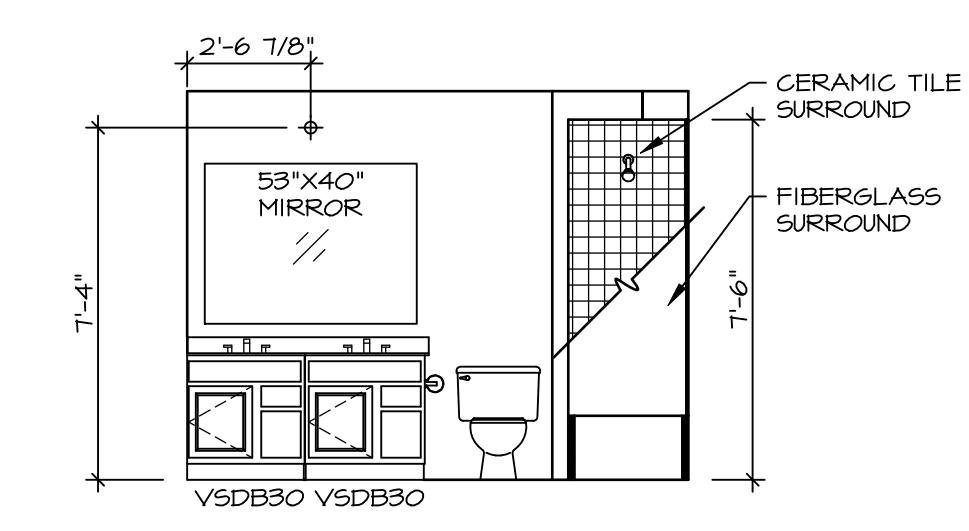
**K OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



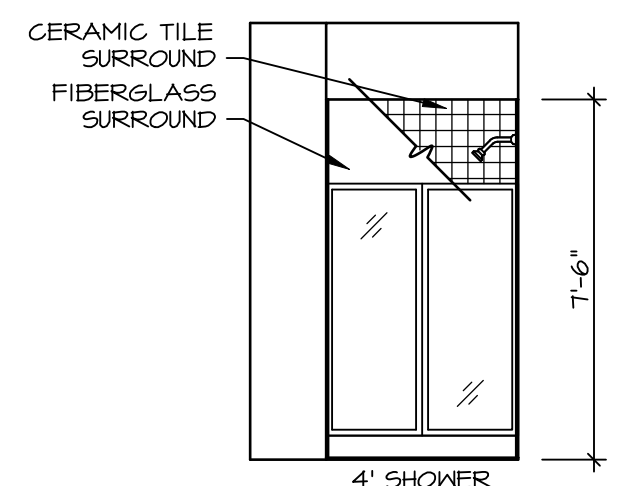
**J OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



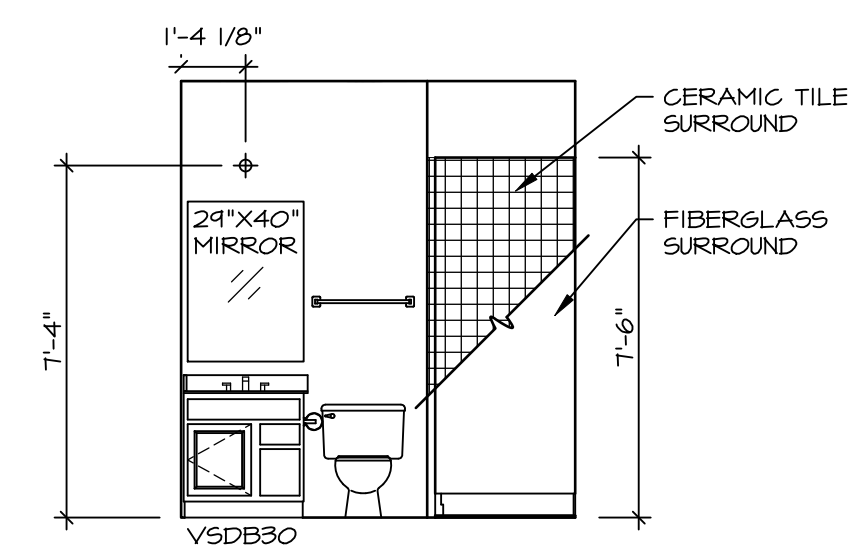
**H BATH #1**  
SCALE: 1/4" = 1'-0"



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



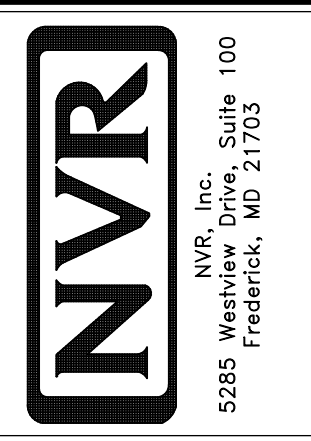
**D FIRST FLOOR BATH**  
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR "BAR"



**C FIRST FLOOR BATH**  
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR "BAR"

DIV-COMM-LOT-UNIT  
**DCY-WI-0209**  
COM-LOT  
MILSON FARMS - 0209  
STREET ADDRESS  
**9543 DARCIE DR**  
CITY STATE ZIP  
FRANKLIN OH 45005

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SET NO. HUD00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY SKB  
DATE:  
OPTION

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