

WI 211
3531 DARCIÉ DR
FRANKLIN, OH 45005

2 Story Basement

Finished basement - vent floor drain - no bath

2 hose bibs - valves required

AA valve on kitchen sink

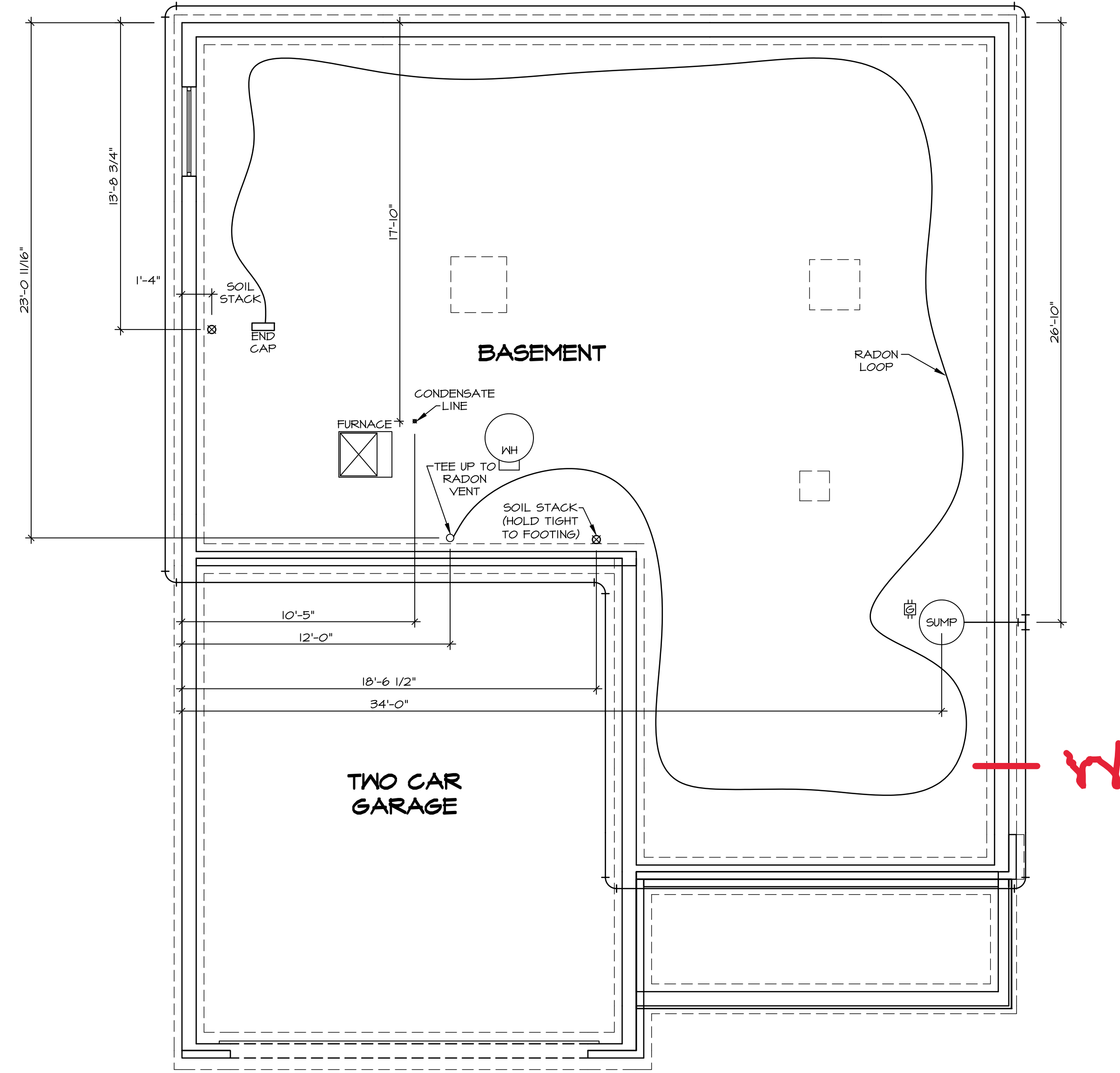
ice maker

2 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

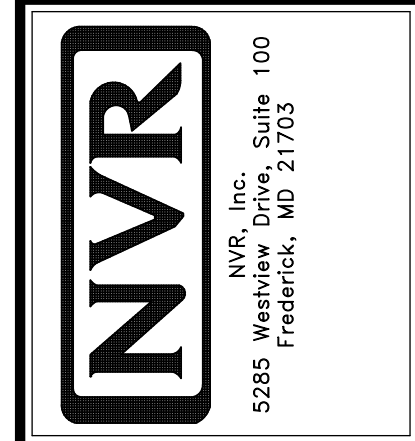
Gas Furnace



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

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

SHEET NO.	A-5
MODEL	COLUMBIA
SET NO.	CLM00
VERSION	01
RELEASE NO.	----
DRAWING TITLE	PLUMBING
DRAWN BY	JAB
DATE:	
OPTION	OPTION
OPTION DESCRIPTION	
12	

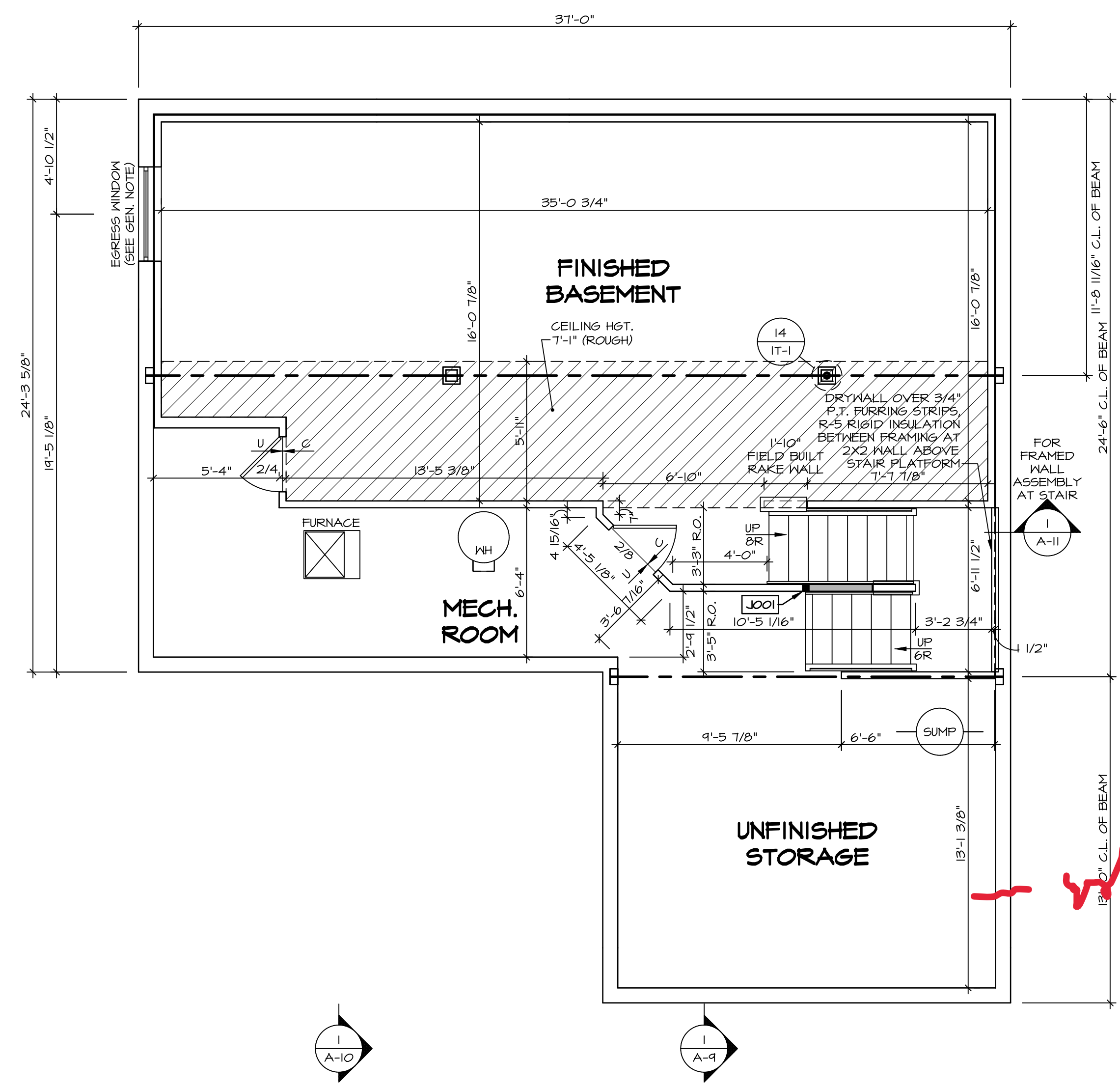


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DIV-COMM-LOT-UNIT	DCY-WI-0211
COM-LOT	MILSON FARMS - 0211
STREET ADDRESS	9551 DARGIE DR
CITY	FRANKLIN
STATE	OH
ZIP	45005

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/ 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 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.

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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

SHEET NO. **A-6** 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

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5285 Westwick, Frederick, MD 21703

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DIV-COMM-LOT-UNIT **DCY-WI-0211**

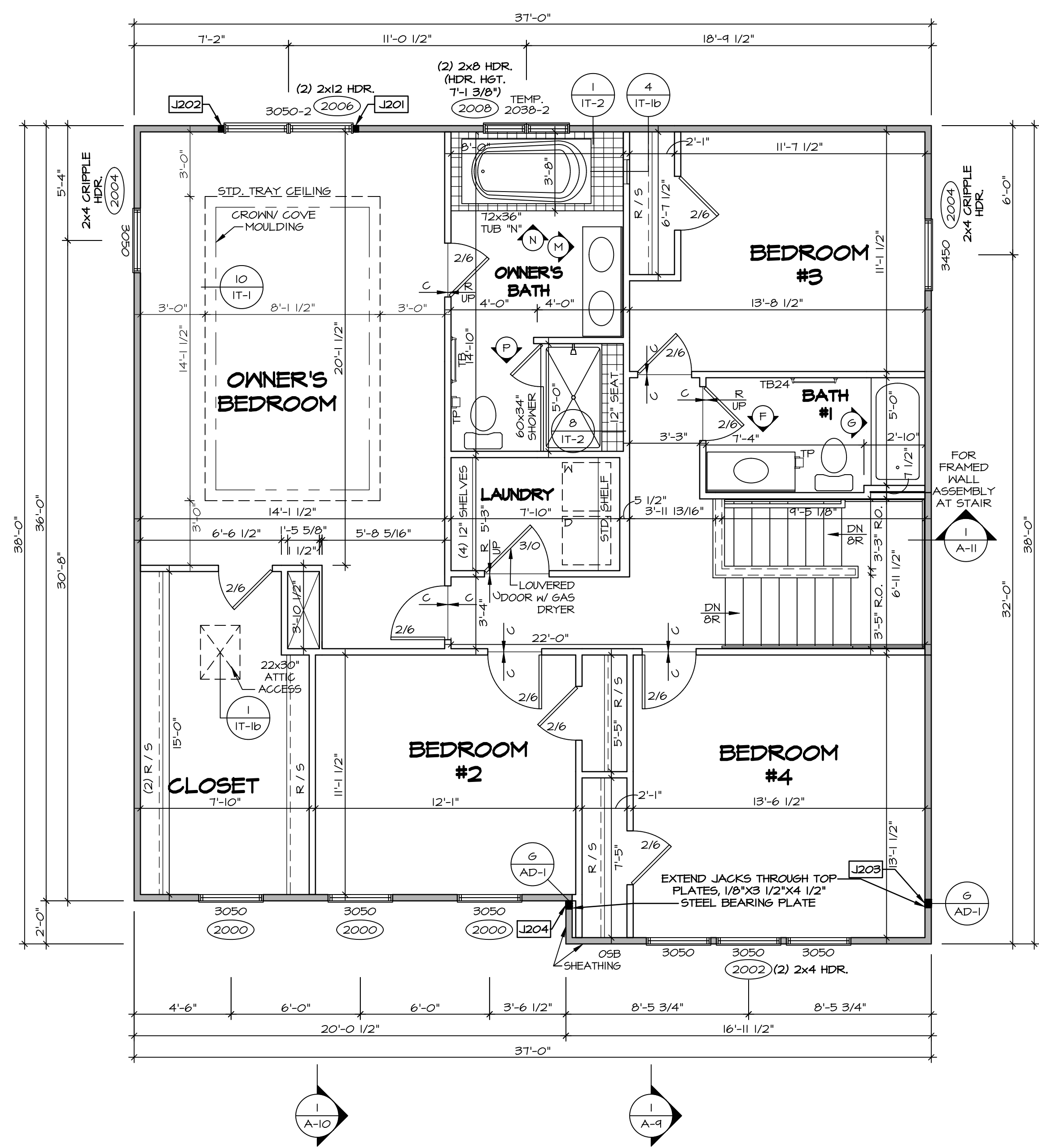
COM-Lot **MILSON FARMS - 0211**

STREET ADDRESS **9551 DARGIE DR**

CITY **FRANKLIN** STATE **OH** ZIP **45005**

APT. NO. **----**

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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**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 3. 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.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEETS FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 10. 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

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	
J203	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	
J204	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	

DIV-COMM-LOT-UNIT
DCY-WI-0211

COM-LOT
 WILSON FARMS - 0211
 STREET ADDRESS
 9991 DARGIE DR
 CITY
 FRANKLIN
 STATE
 OH
 ZIP
 45005

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

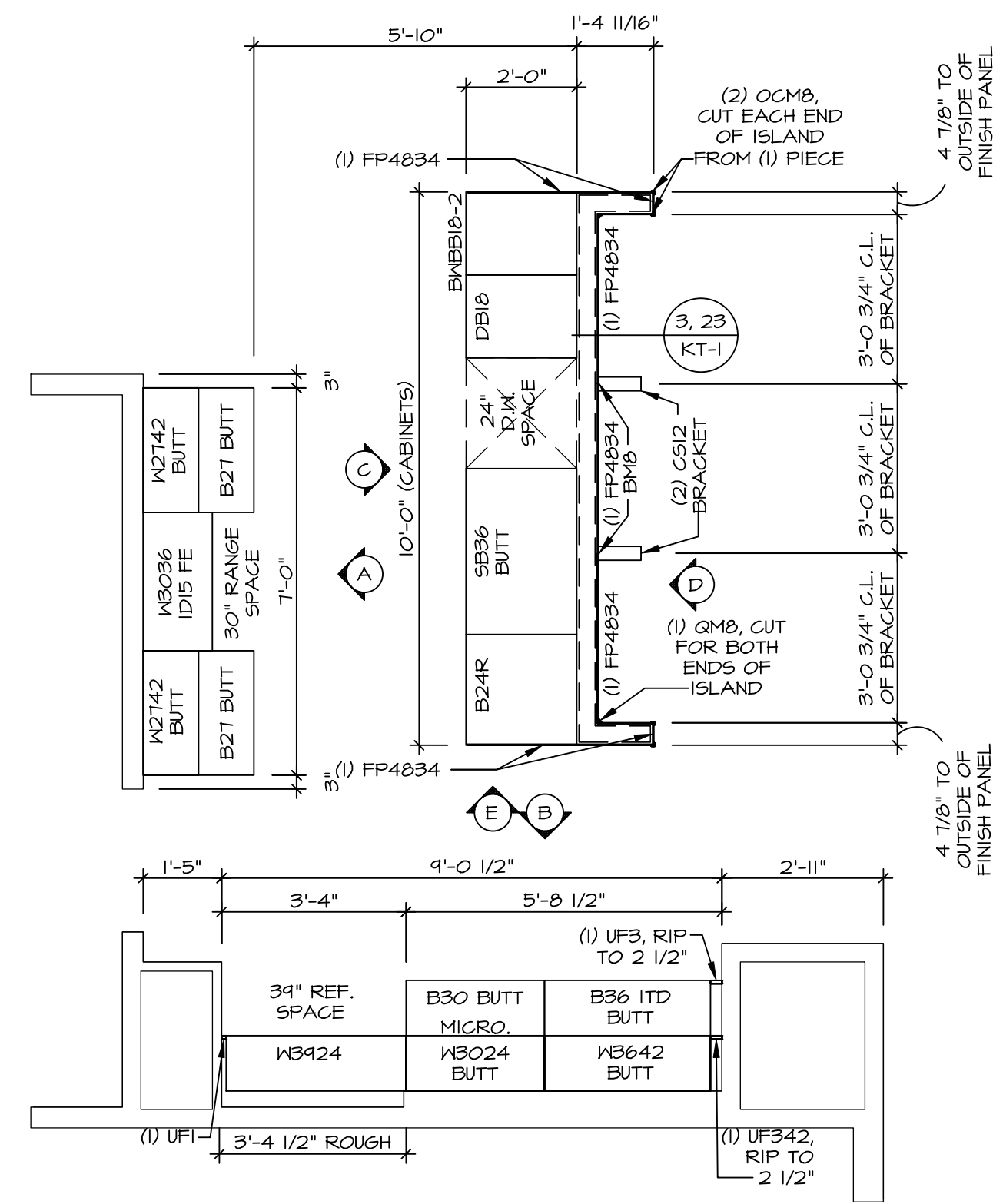
MODEL
COLUMBIA
 DRAWING TITLE
 SECOND FLOOR PLAN
 OPTION DESCRIPTION

SHEET NO.
A-8
 15

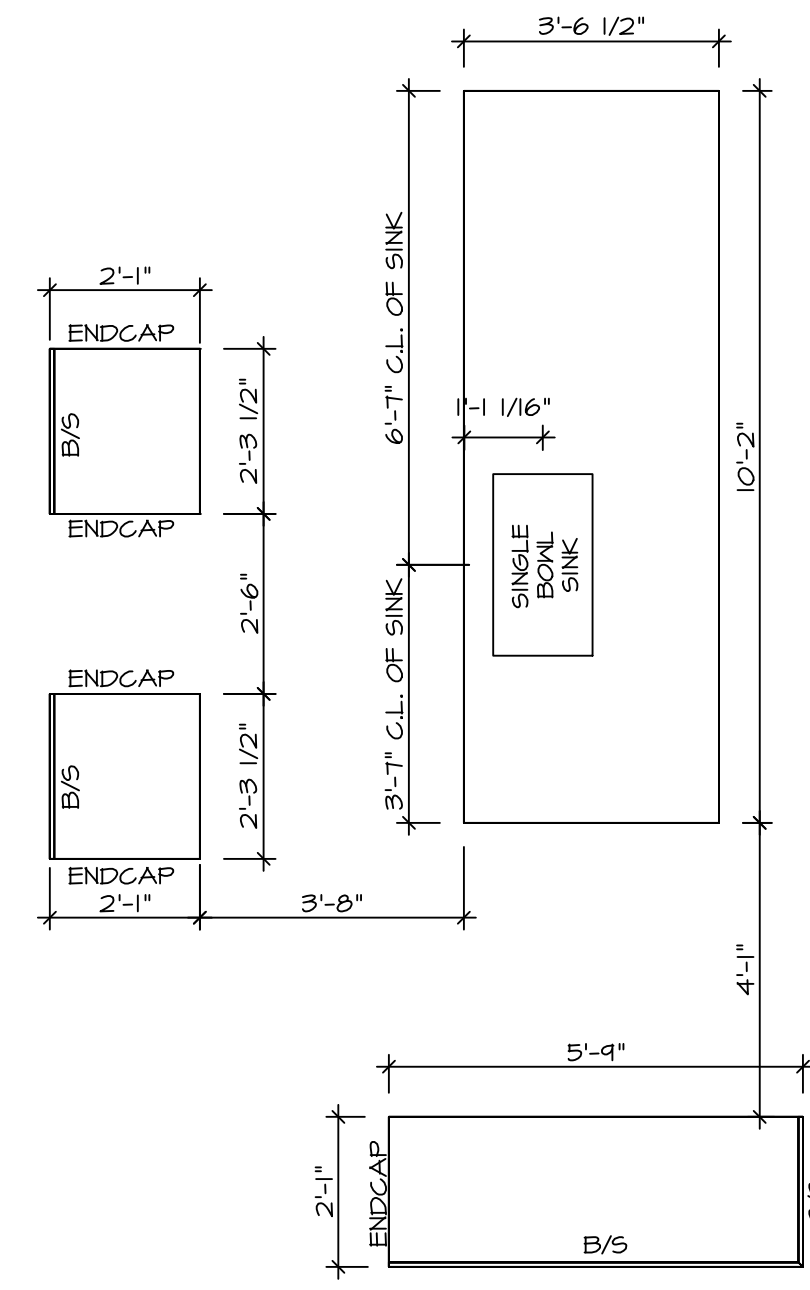
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KITCHEN CABINET LAYOUT KC-3521(TC)
 APPLIANCE LAYOUT W/ RANGE (TC) "KAI" SCALE: 3/8" = 1'-0" A-12



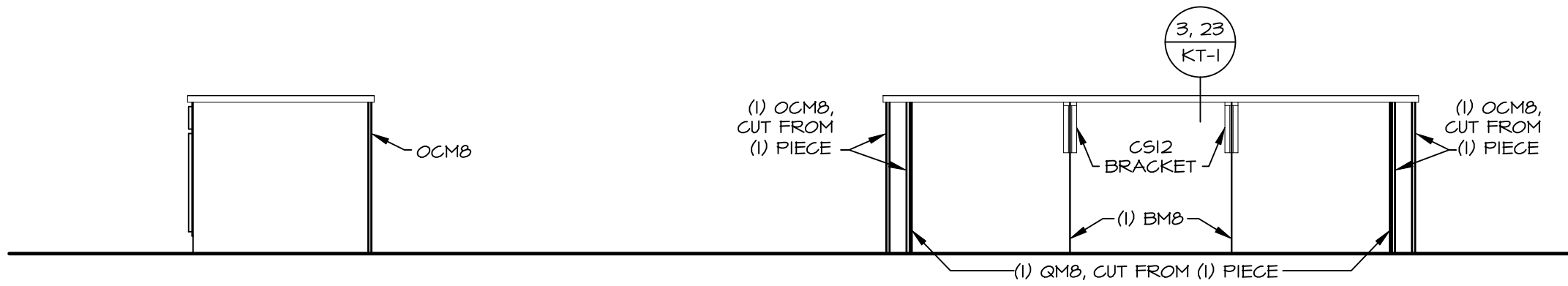
KITCHEN COUNTERTOP LAYOUT KC-3521(TC)
 APPLIANCE LAYOUT W/ RANGE (TC) "KAI" SCALE: 3/8" = 1'-0" A-12

NOTES:

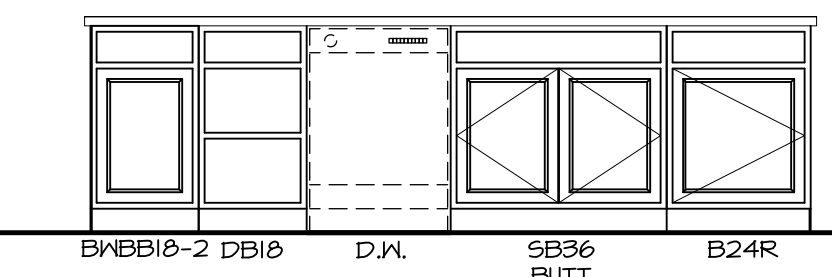
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1)KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET, SHIMMED, LEVELED 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:

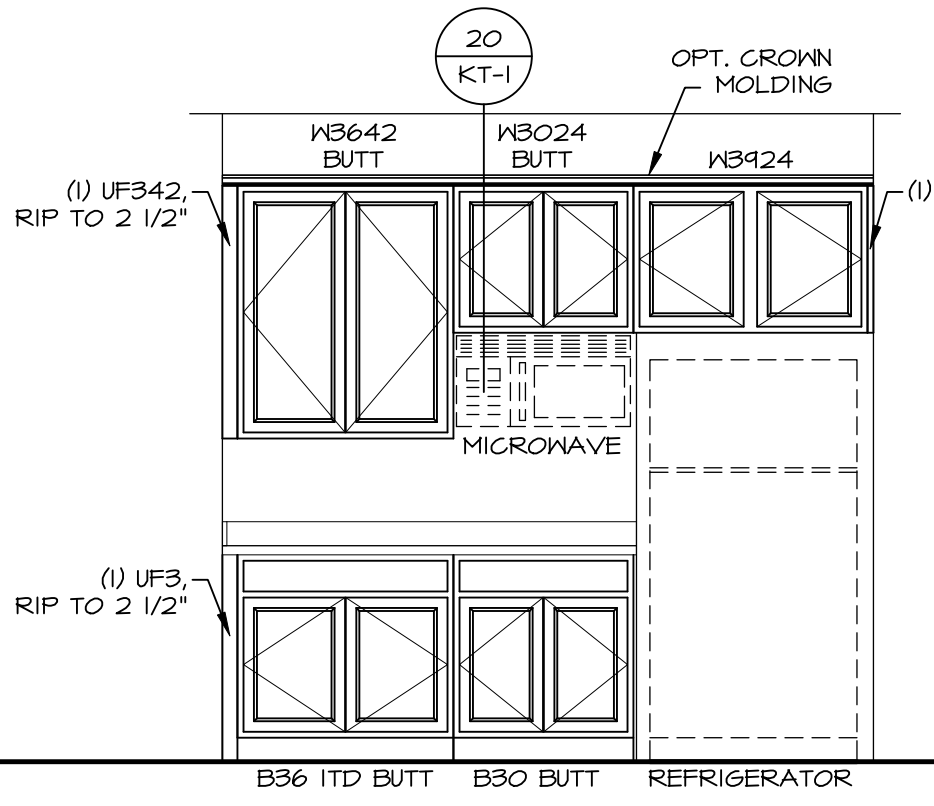
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



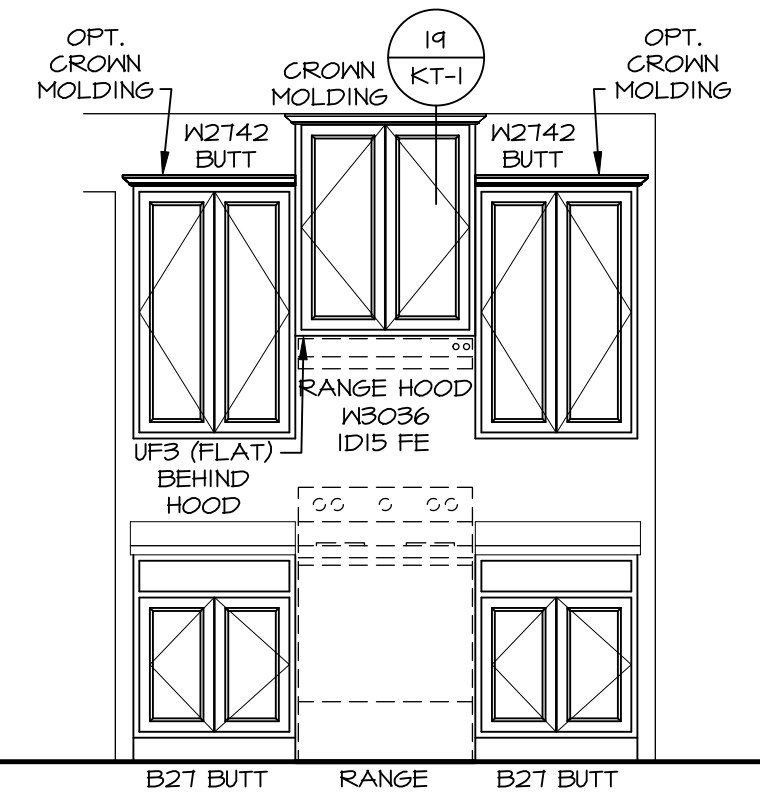
CABINET ELEVATION E SCALE: 3/8" = 1'-0"
CABINET ELEVATION D SCALE: 3/8" = 1'-0"



CABINET ELEVATION C SCALE: 3/8" = 1'-0"
 APPLIANCE LAYOUT W/ RANGE (TC) "KAI"



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



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

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DCY-WI-0211

DIV-COMM-LOT-UNIT
 COM-LOT
 MILLSON FARMS - 0211
 STREET ADDRESS
 9991 DARGIE DR
 CITY STATE OH ZIP
 FRANKLIN OH 45005

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

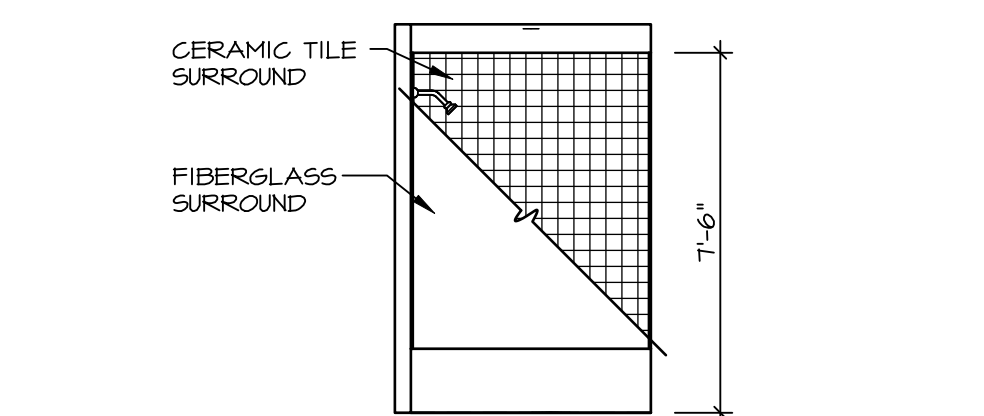
COLUMBIA
 DRAWING TITLE
 KITCHEN
 OPTION DESCRIPTION

SHEET NO. **A-12**
 19

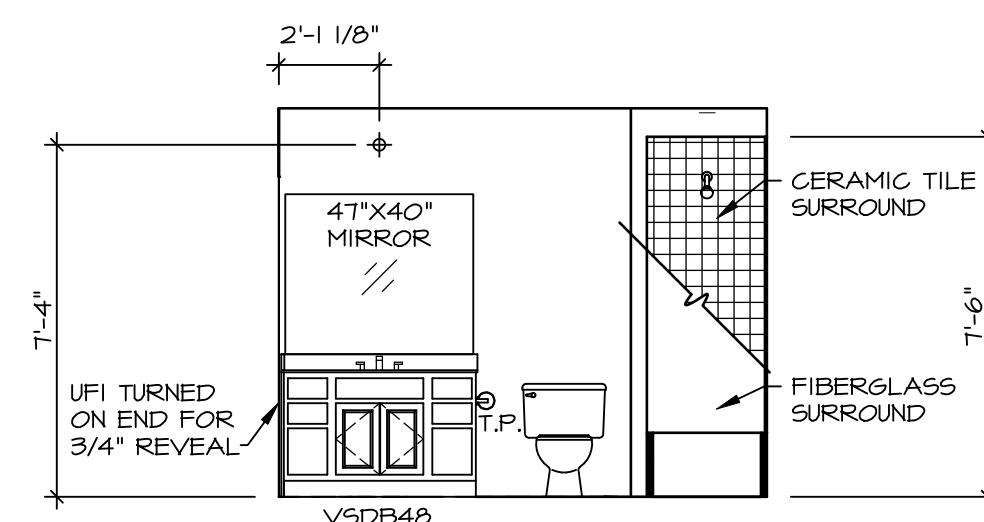
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NOTES:

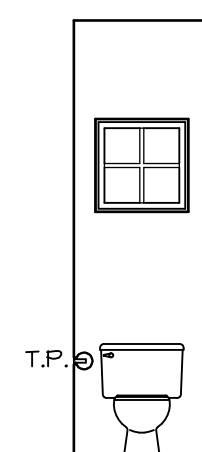
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



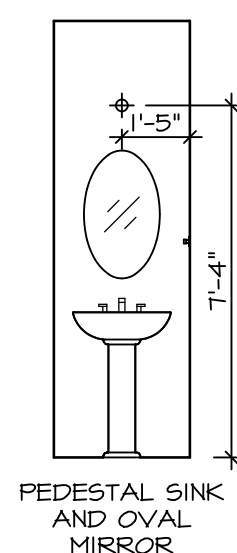
G BATH #1
SCALE: 1/4" = 1'-0"



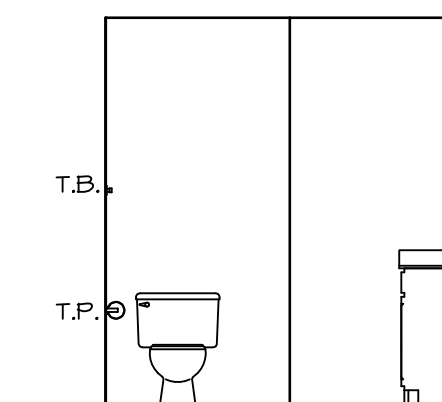
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



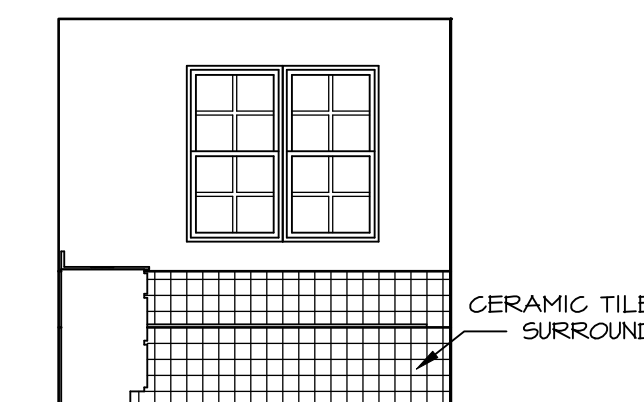
D POWDER ROOM
SCALE: 1/4" = 1'-0"



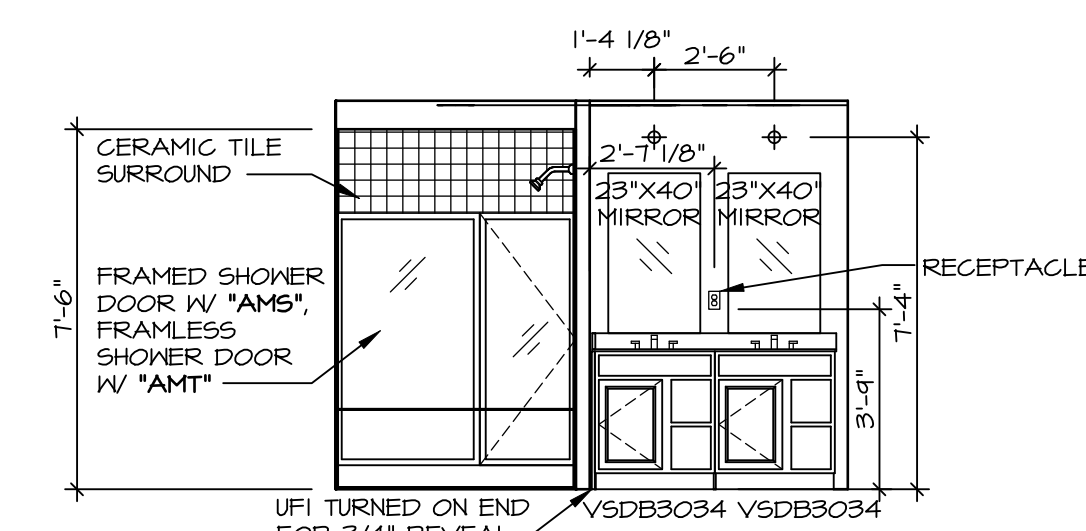
C POWDER ROOM
SCALE: 1/4" = 1'-0"



P OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"

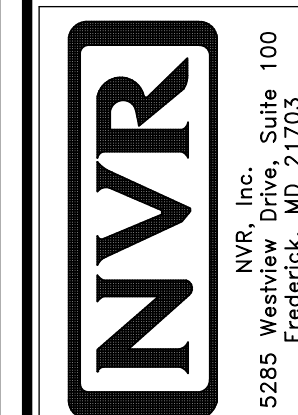


N OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



M OWNER'S BATH
SCALE: 1/4" = 1'-0"

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VERSION 01
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DRAWN BY ARM
DATE:
OPTION

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

DIV-COMM-LOT-UNIT
DCY-WI-0211
COM-LOT
MILSON FARMS - 0211
STREET ADDRESS
9991 DARGIE DR
CITY
FRANKLIN
STATE
OH
ZIP
45005