

WI 217

4066 DIXIE BELLE DR
FRANKLIN, OH 45005

1 Story Basement

Finished basement and full bath

2 hose bibs - valves required

AA valve on kitchen sink

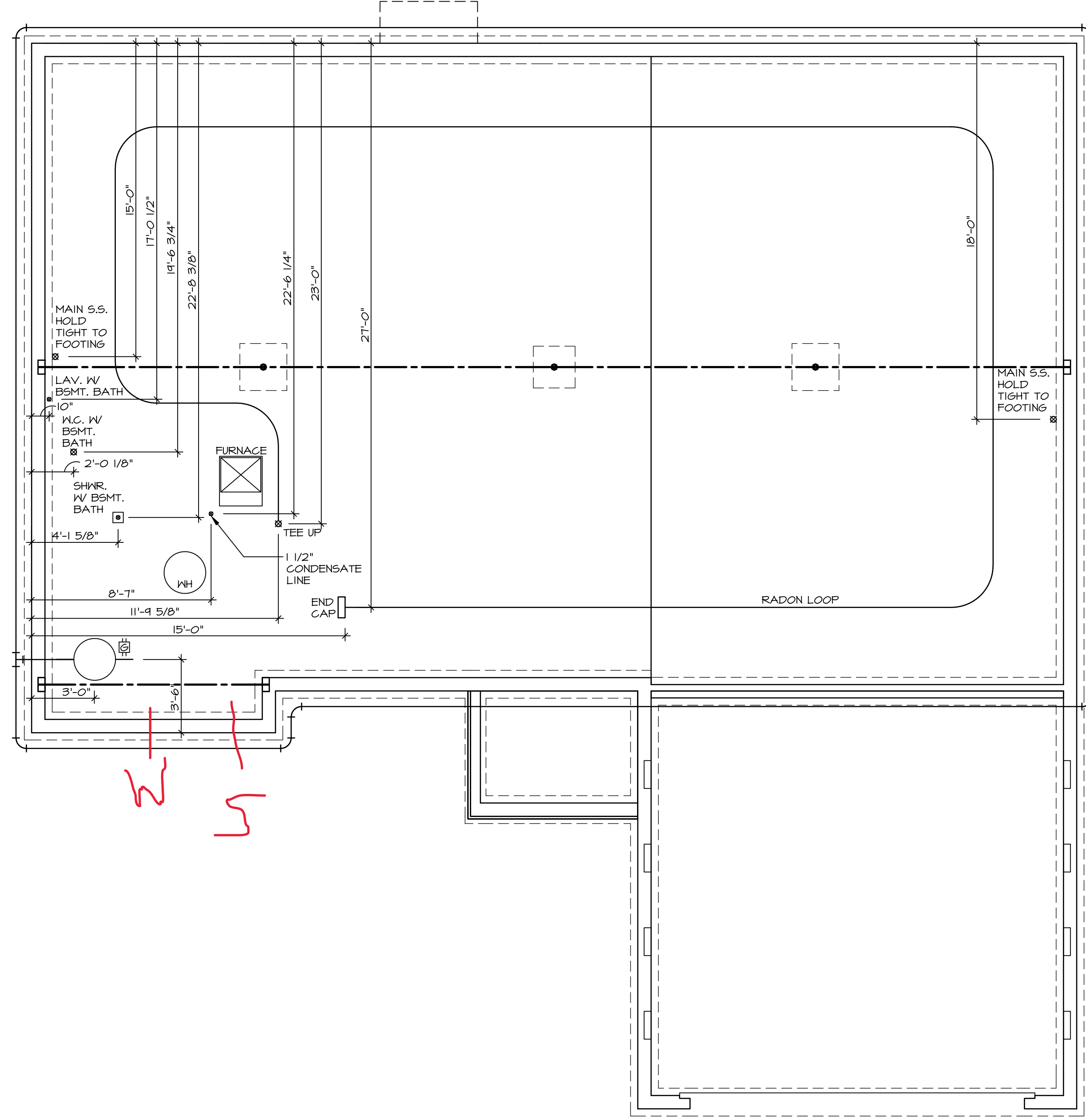
ice maker

1 tub

2 shower

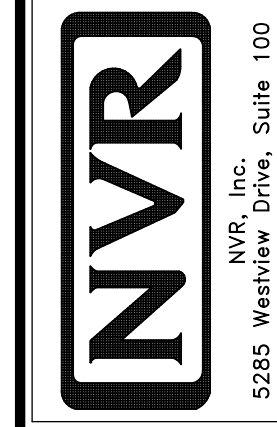
WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace and Fireplace



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

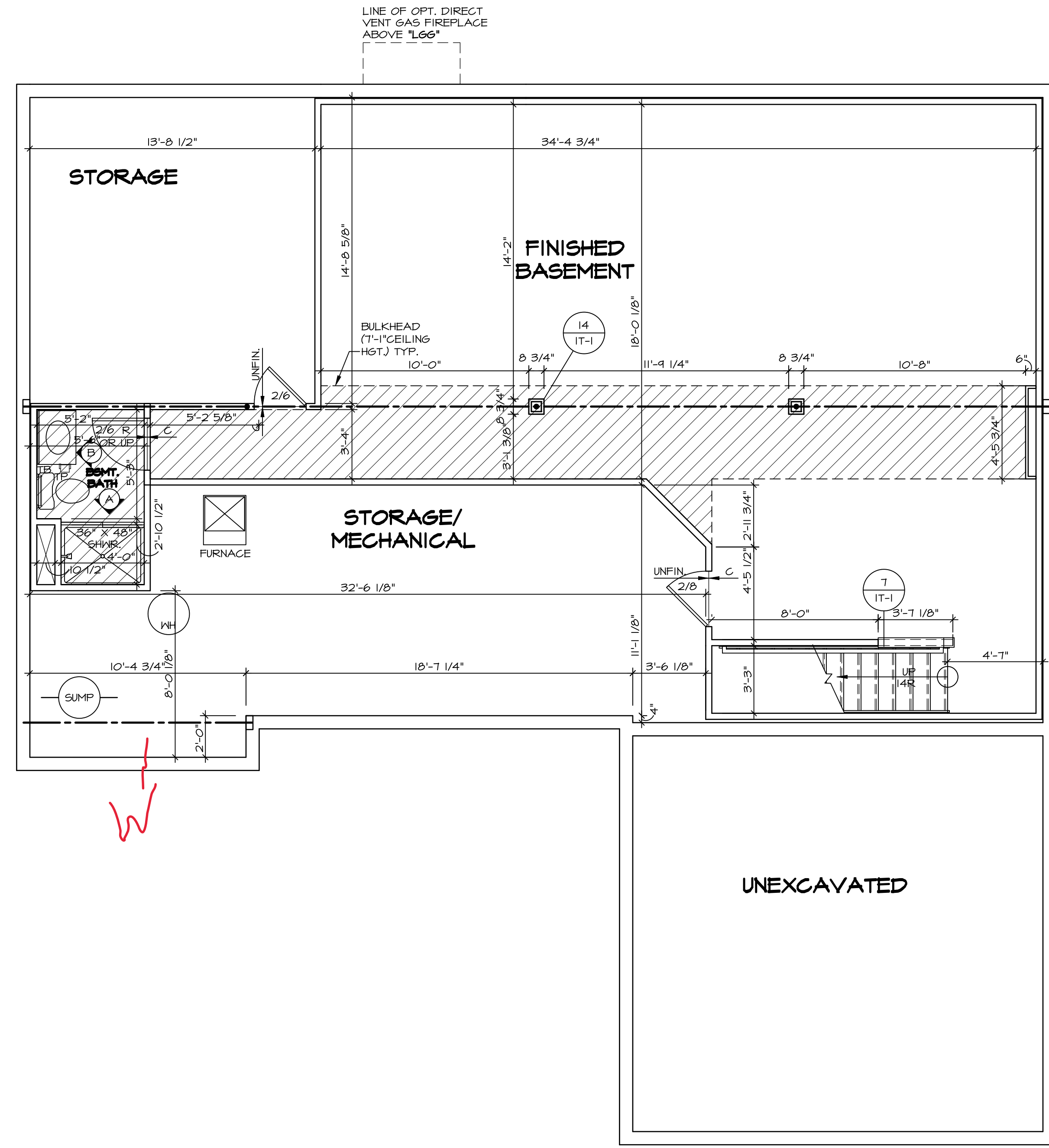
SHEET NO. **A-5**
MODEL **AVIANO**
DRAWING TITLE **PLUMBING PLAN**
OPTION DESCRIPTION



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DIV-COMM-LOT-UNIT
DCY-WI-0217
COMM-LOT
MILSON FARMS - 0217
STREET ADDRESS
4066 DIXIE BELLE DR
CITY STATE OH ZIP
FRANKLIN OH 45005

SET NO. A1A00
VERSION 01
DRAWN BY
DATE:
OPTION



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, 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

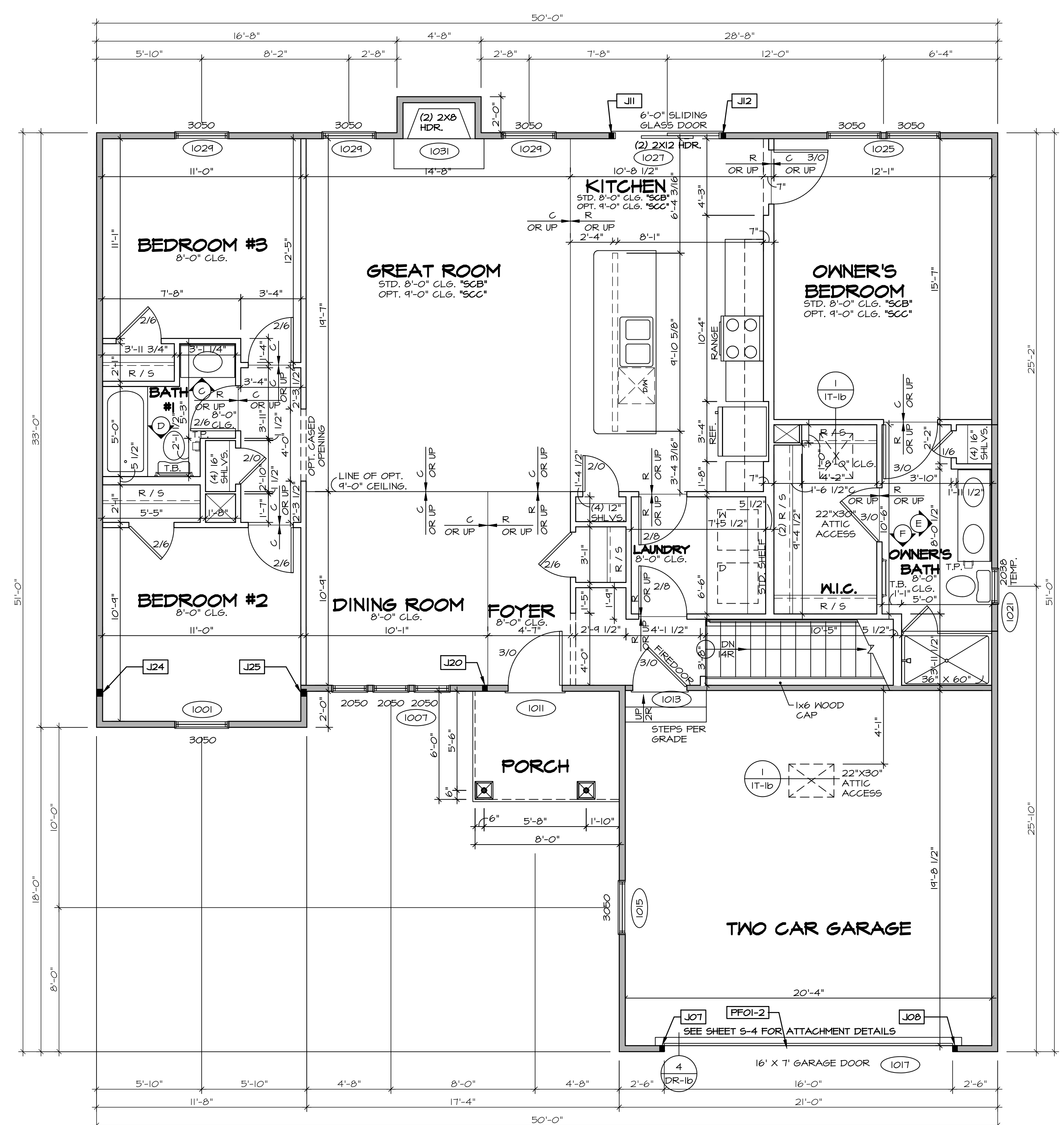
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

| | | | |
|---------------------------------|---|---------------------|---|
| SHEET NO. A-6 | MODEL AVIANO | SET NO. A/A00 | DIV-COMM-LOT-UNIT DCY-WI-0217 |
| | DRAWING TITLE BASEMENT FLOOR PLAN | VERSION 01 | |
| OPTION DESCRIPTION 29 | DATE: 9/9/15 | DRAWN BY SGA | STREET ADDRESS MILSON FARMS - 0217 |
| | | OPTION | 4066 DIXIE BELLE DR |
| | | CITY FRANKLIN | STATE OH |
| | | ZIP 45005 | APT. NO. ---- |

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Frederick, MD 21703

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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**
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. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 5. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 7. ALL WINDOWS HAVE 1" O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 8. 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:
GYPSON 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" GYPSON 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 INCLUDING 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 INCLUDING 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 | 101T | |

FIRST FLOOR JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|---------|-----------|---------|
| J01 | JACK - (2) 2X4 SFF STUD GRADE | GCB | 101T | |
| J08 | JACK - (2) 2X4 SFF STUD GRADE | GCB | 101T | |
| J11 | JACK - (2) 2X4 SFF STUD GRADE | | 1021 | |
| J12 | JACK - (2) 2X4 SFF STUD GRADE | | 1021 | |
| J20 | JACK - (2) 2X4 SFF STUD GRADE | ELK | 1033 | |
| J24 | JACK - (2) 2X4 SFF STUD GRADE | | 1036 | |
| J25 | JACK - (2) 2X4 SFF STUD GRADE | | 1036 | |

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

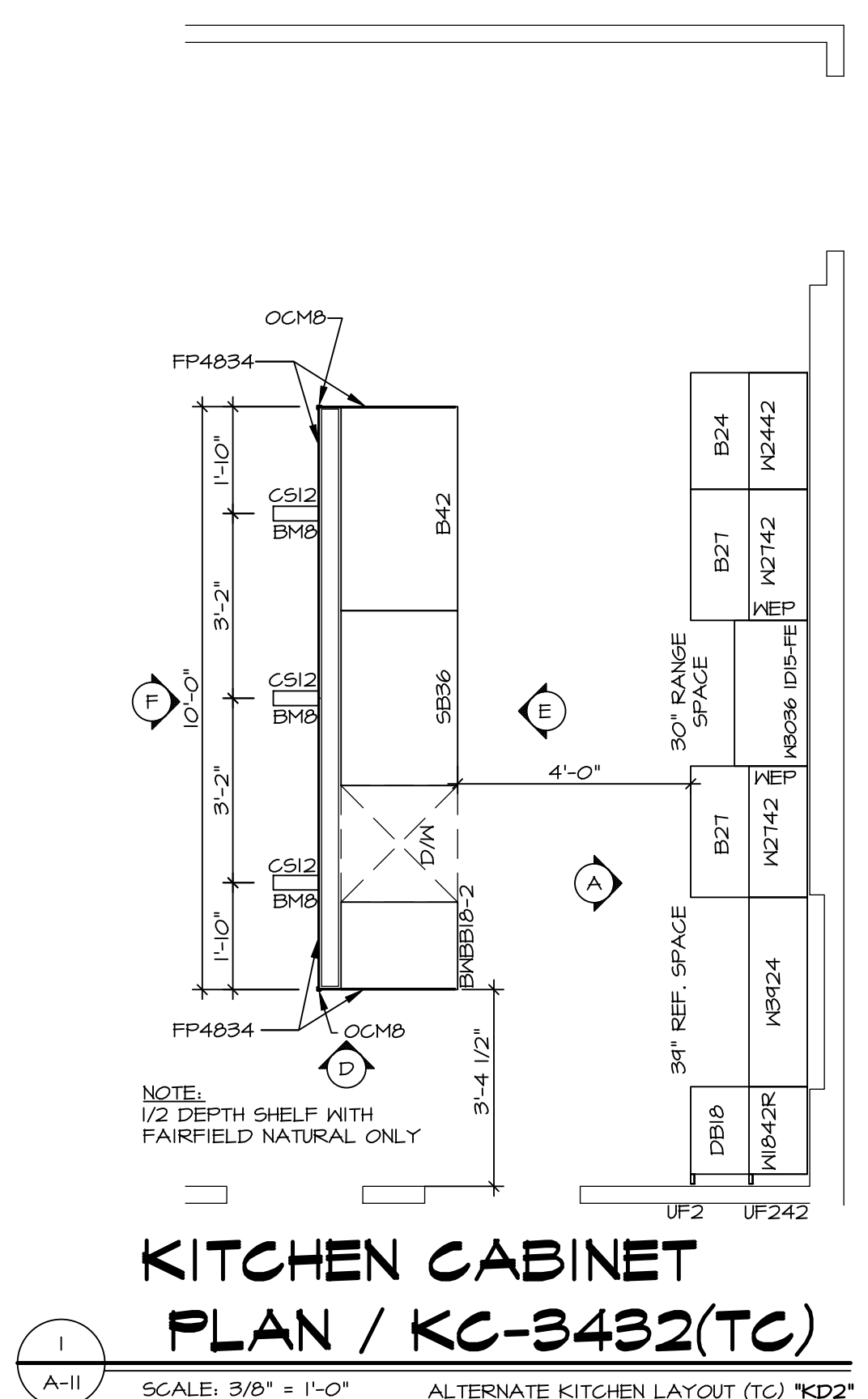
DIV-COMM-LOT-UNIT: DCY-WI-0217
 COM-LOT: MILSON FARMS - 0217
 STREET ADDRESS: 4066 DIXIE BELLE DR
 CITY: FRANKLIN STATE: OH ZIP: 45005
 APT. NO.: ----
 CITY: FRANKLIN STATE: OH ZIP: 45005

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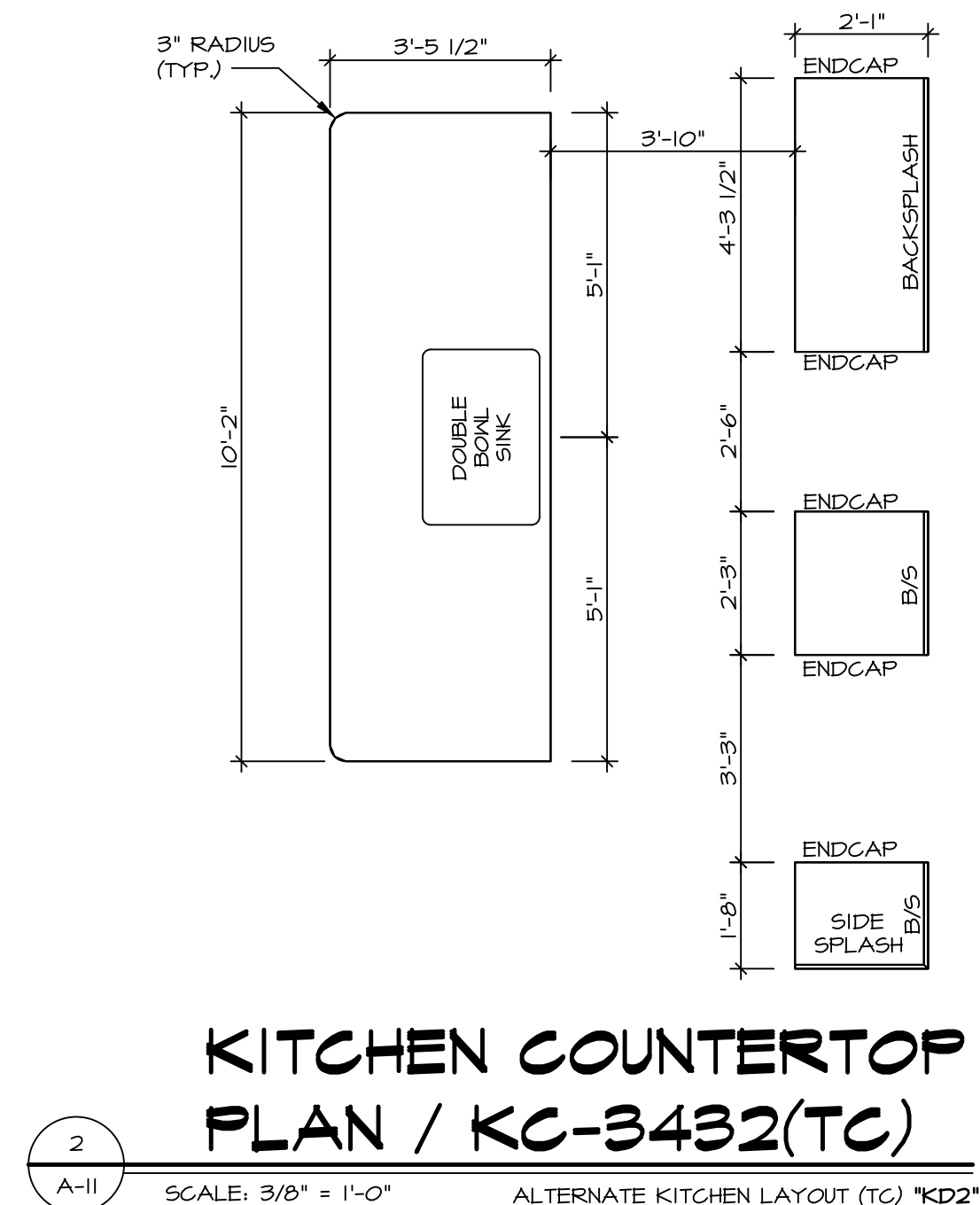
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 5285 Westchick, MD 21703
 Frederick, MD 21703

MODEL: AVIANO
 DRAWING TITLE: FIRST FLOOR PLAN
 DRAWN BY: SGA
 DATE: 9/15/15
 OPTION: OPTION
 SHEET NO.: A-7
 SET NO. A/A00
 VERSION: 01
 SHEET NO.: 31

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



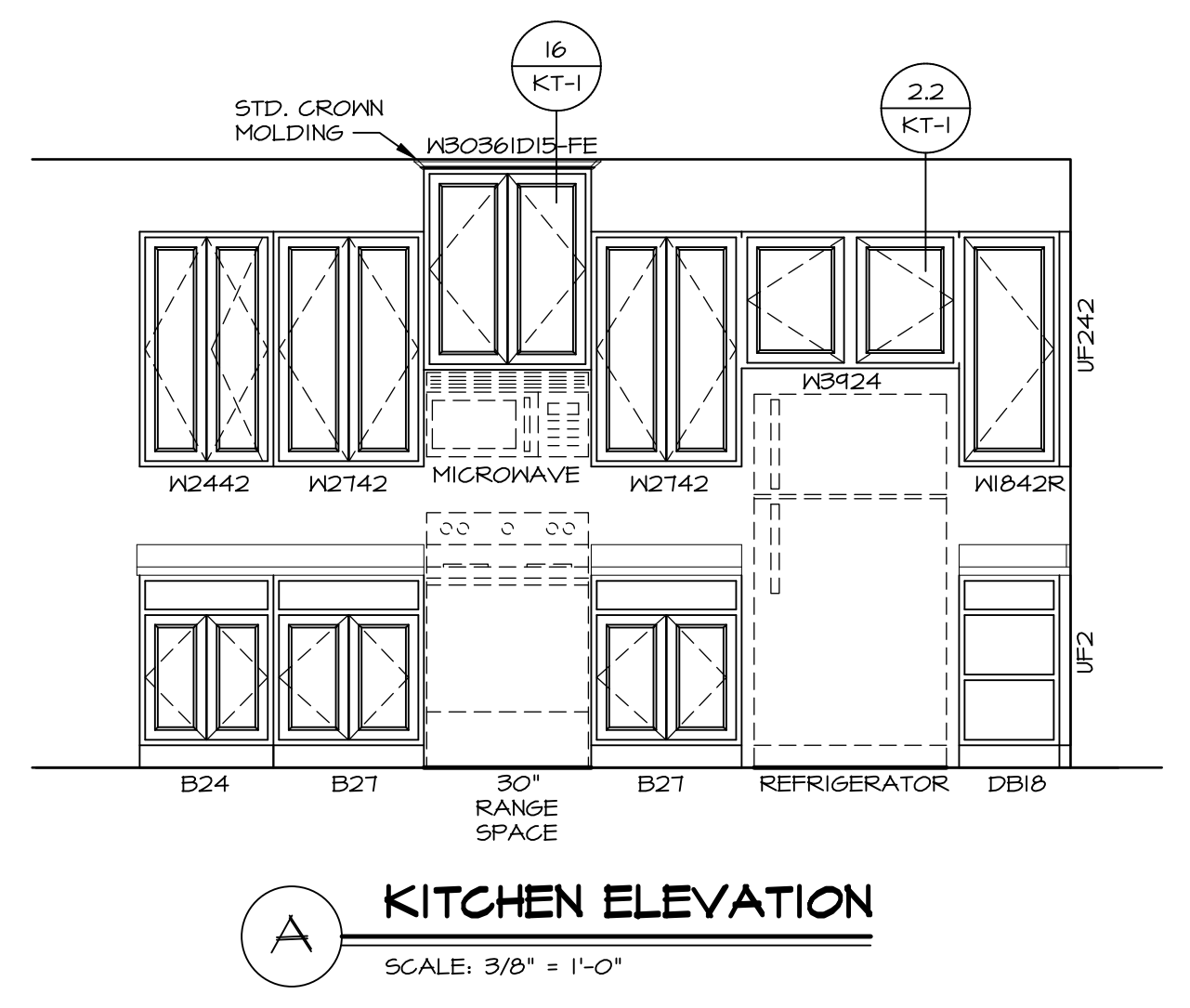
KITCHEN COUNTERTOP PLAN / KC-3432(TC)
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*

NOTES:

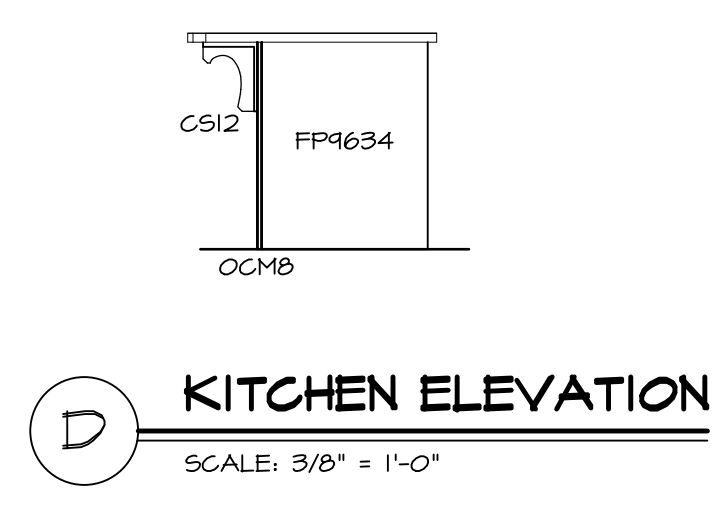
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET, SHIMMED, LEVELED 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:

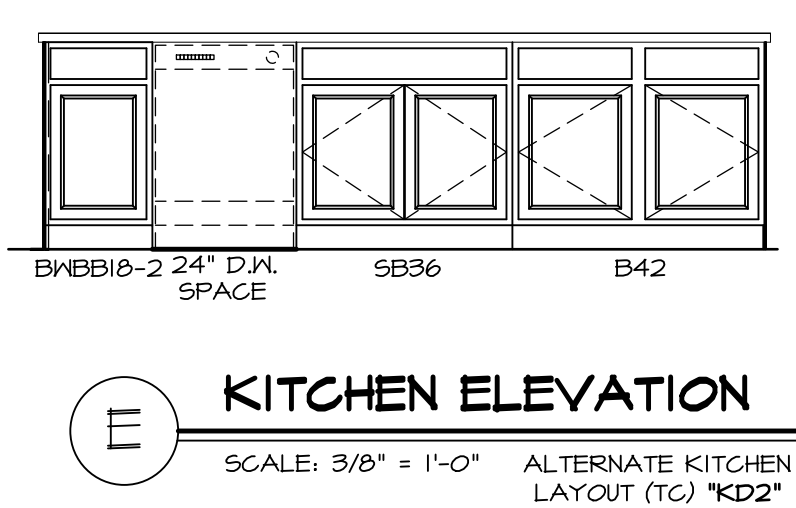
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



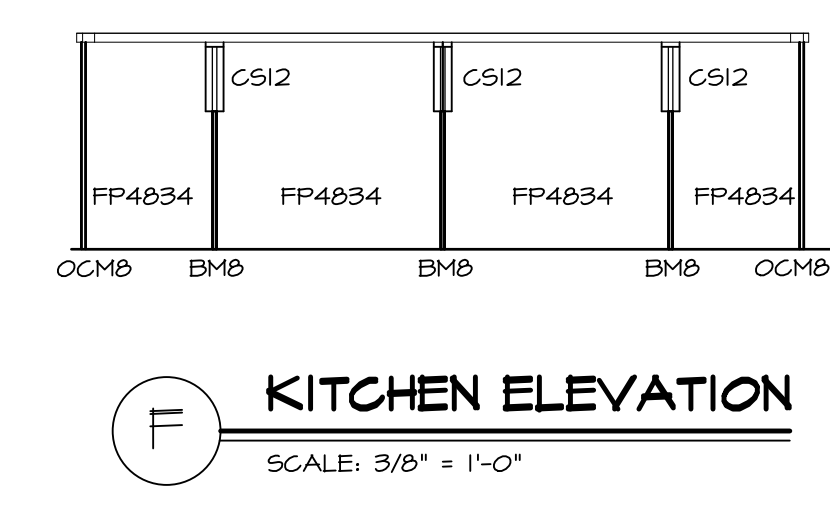
A KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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



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



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

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

| | | | |
|--------------------------|--|---------------|--|
| SHEET NO. A-11 | MODEL AVIANO | SET NO. A/A00 | DIV-COMM-LOT-UNIT DCY-WI-0217 |
| | DRAWING TITLE KITCHEN LAYOUT | VERSION 01 | |
| 38 | OPTION DESCRIPTION | DATE: 9/11/15 | STREET ADDRESS 4066 DIXIE BELLE DR |
| | | OPTION | CITY FRANKLIN |
| | | | STATE OH |
| | | | ZIP 45005 |

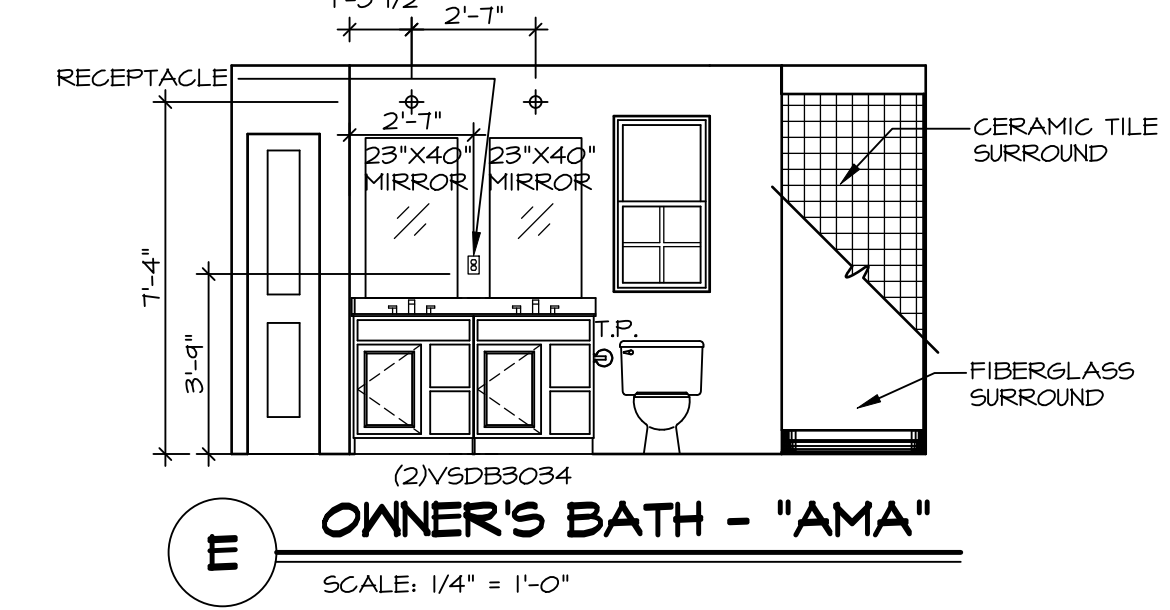
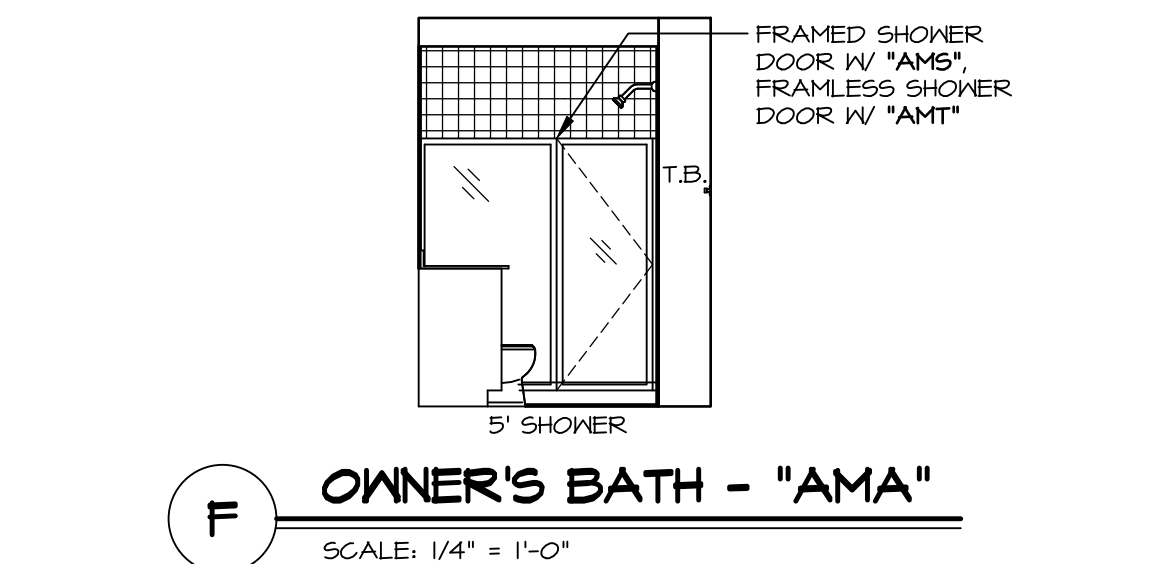
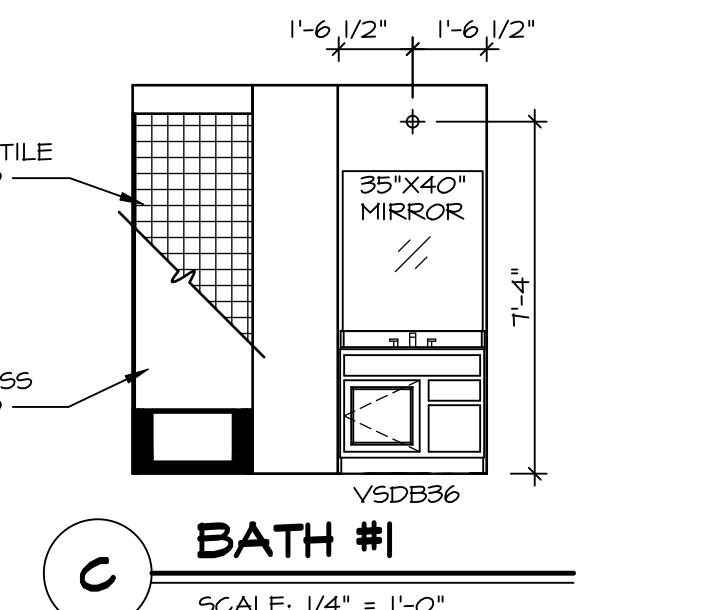
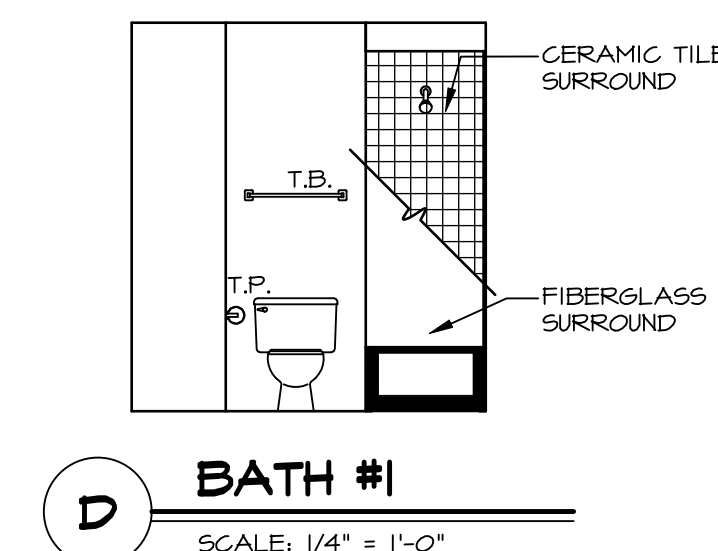
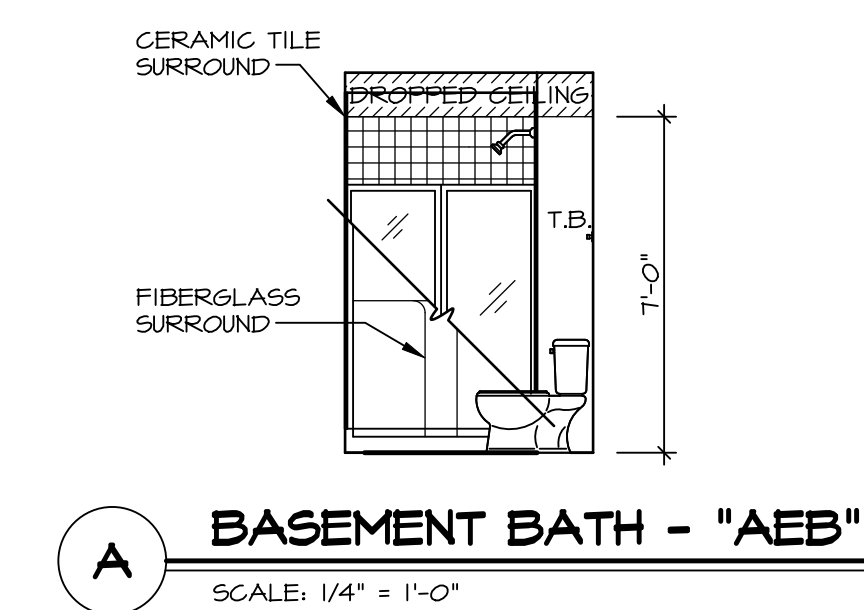
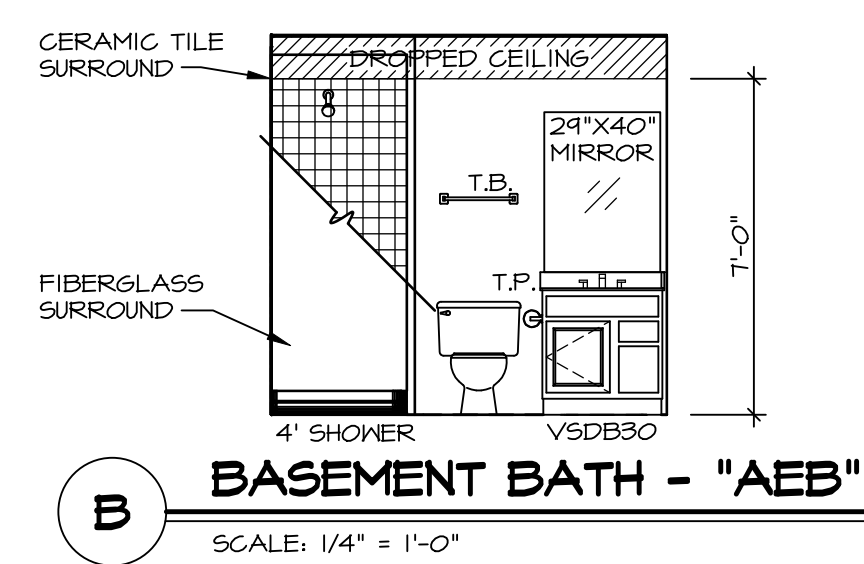
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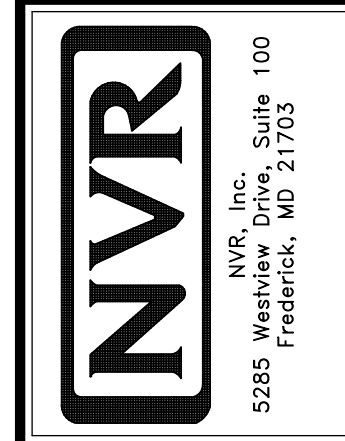
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NOTES:

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.



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

SHEET NO. **A-12**
MODEL: **AVIANO**
DRAWING TITLE: **BATH ELEVATIONS**
OPTION DESCRIPTION

DIV-COMM-LOT-UNIT: **DCY-WI-0217**
COM-LOT: **MILSON FARMS - 0217**
STREET ADDRESS: **4066 DIXIE BELLE DR**
CITY: **FRANKLIN** STATE: **OH** ZIP: **45005**