

WI 225

3354 MADISON GRACE WAY

FRANKLIN, OH 45005

1 Story Basement - CRAFTSMAN

Full bath finished basement

2 hose bibs - valves required

AA valve on kitchen sink

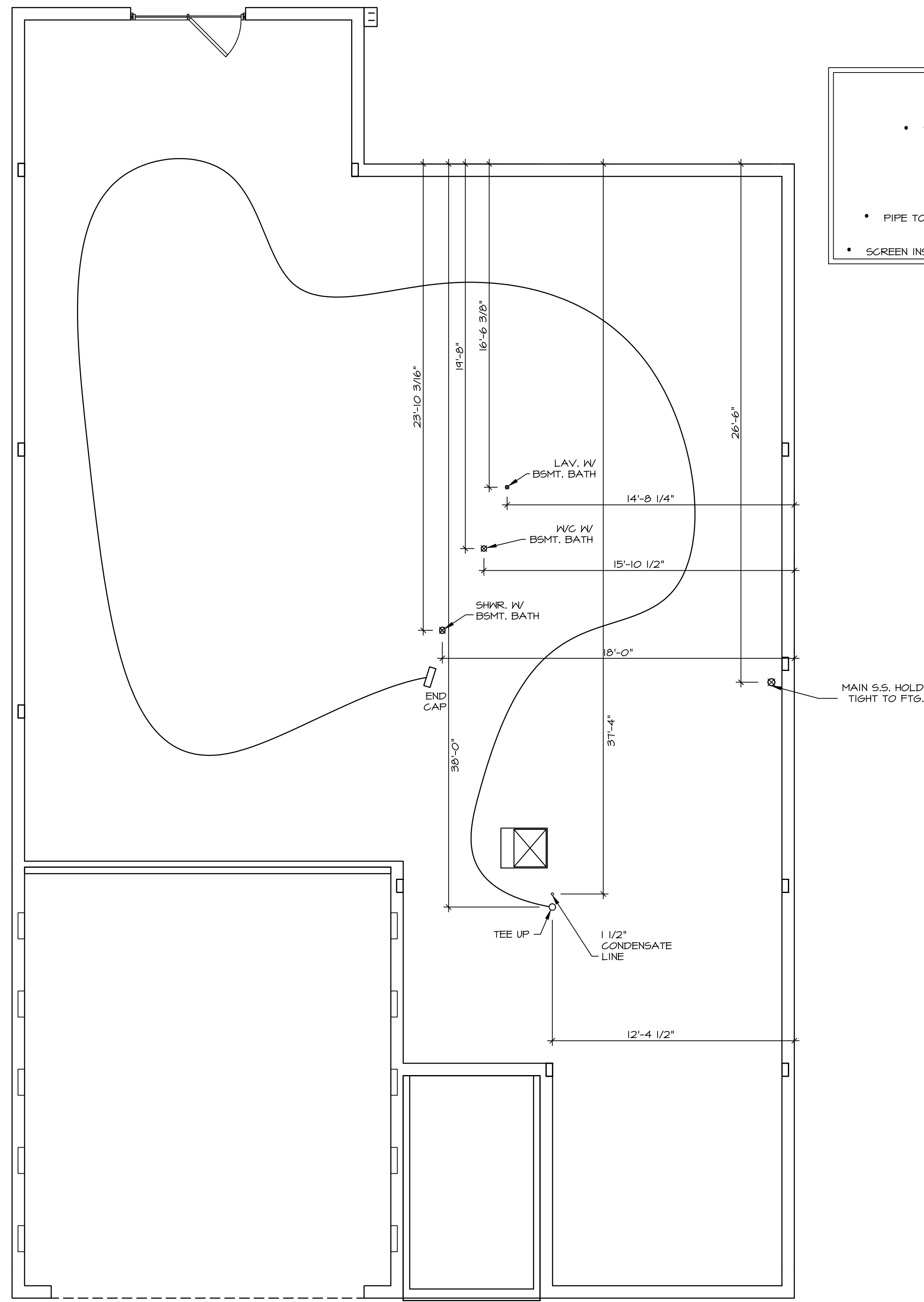
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace and Range



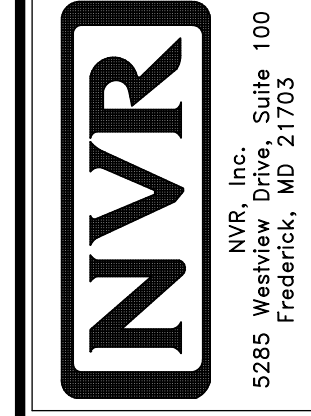
**NOTE:**  
 RADON REMEDIATION  
 RADON LOOP

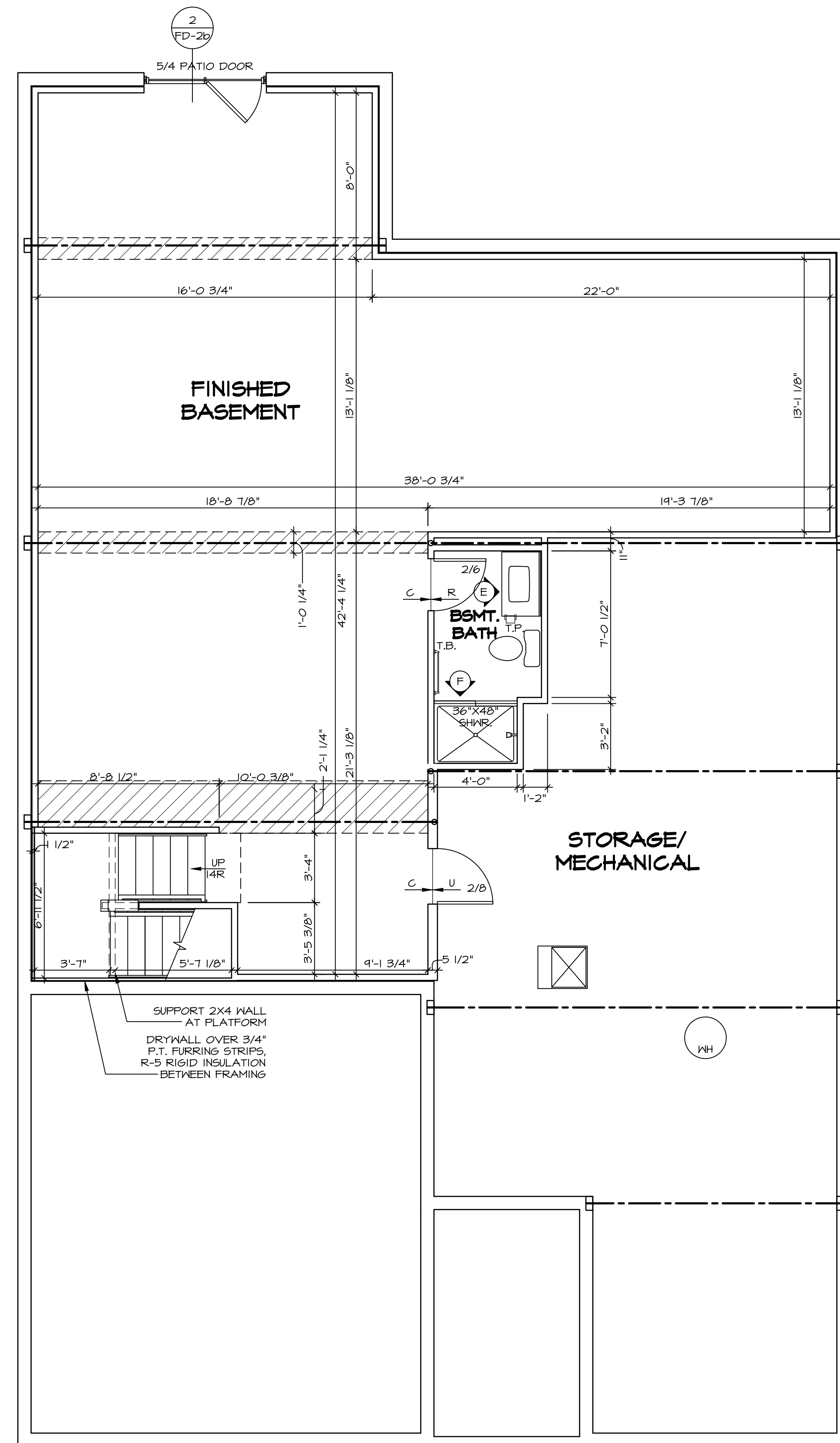
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- (4") PERFORATED HDPE "LOOP"
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
- STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER 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

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

SHEET NO. <b>A-5</b>	MODEL <b>PALLADIO RANCH</b>	SET NO. PLDCA VERSION 01	DIV-COMM-LOT-UNIT <b>DCY-WI-0225</b>
	DRAWING TITLE PLUMBING PLAN	DRAWN BY SPM	
OPTION DESCRIPTION <b>20</b>	DATE: 2/13/17	OPTION	STREET ADDRESS 9354 MADISON GRACE WAY
			CITY STATE OH ZIP FRANKLIN OH 45005

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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

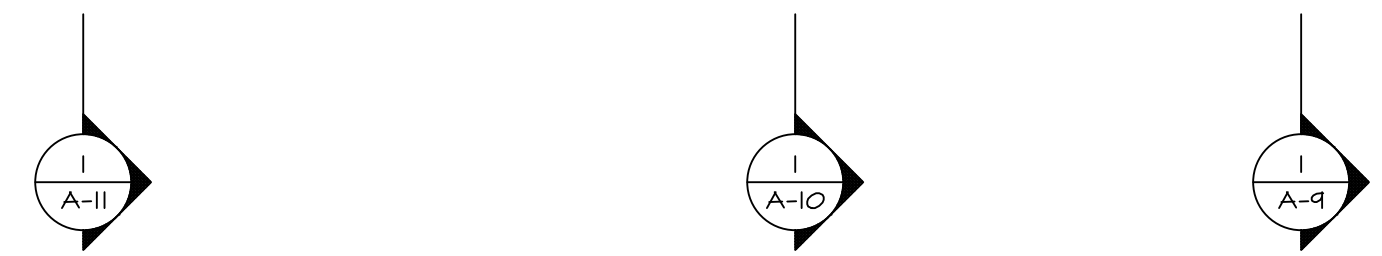
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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



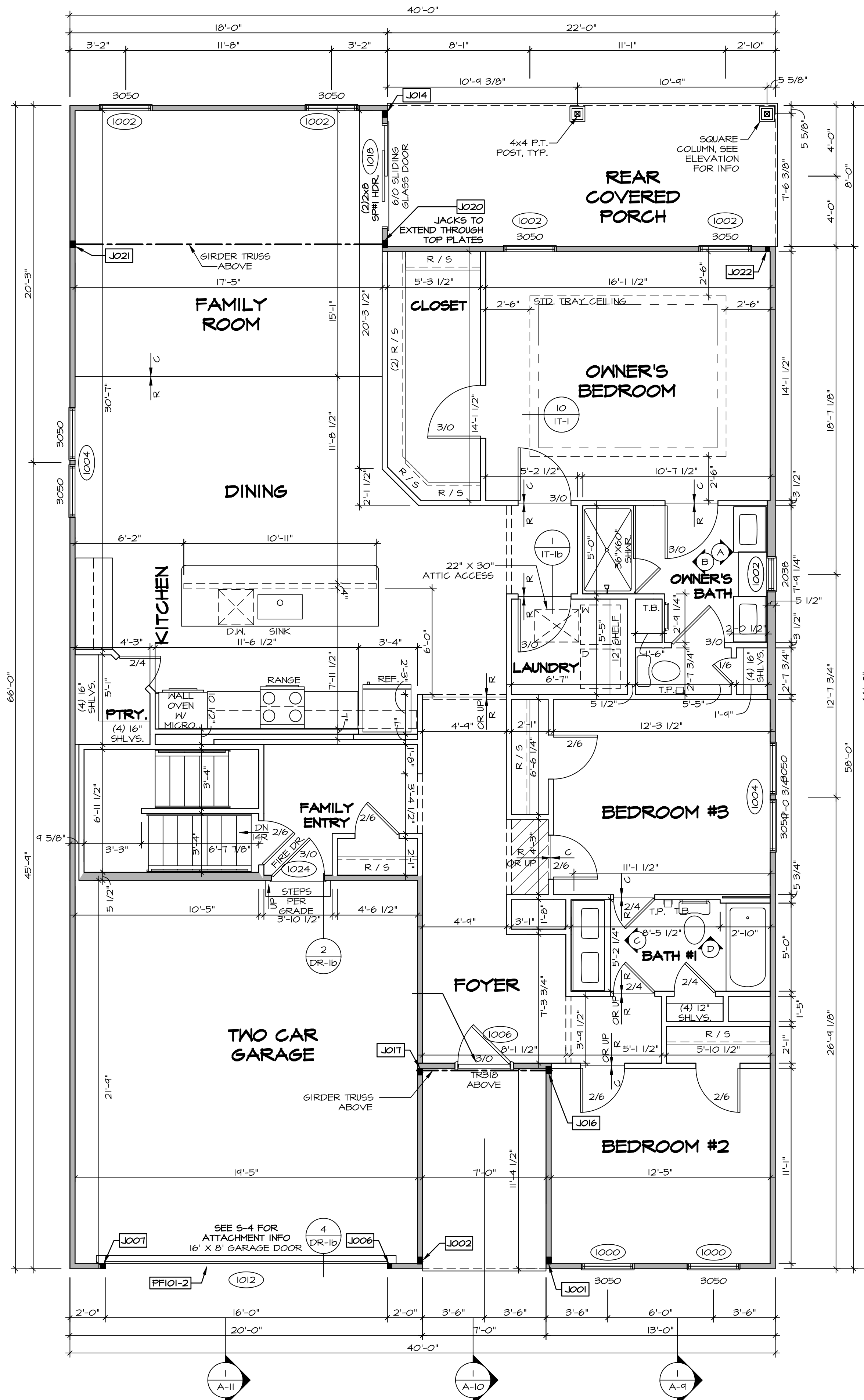
**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-6</b>	MODEL <b>PALLADIO RANCH</b>	SET NO. FLDOA	DIV-COMM-LOT-UNIT <b>DCY-WI-0225</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION 01	
22	OPTION DESCRIPTION	DATE: 2/22/17	STREET ADDRESS <b>9354 MADISON GRACE WAY</b>
		OPTION	CITY STATE OH ZIP <b>FRANKLIN OH 45005</b>

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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**
- 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.
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  - 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.

- GYPSON NOTES**
- AT GARAGE:**  
GYPSON 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" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO01	JACK - (3) 2X4 SPF STUD GRADE	ELA, ELK	1008	
JO02	JACK - (3) 2X4 SPF STUD GRADE	ELA, ELK	1008	
JO06	JACK - (2) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1012	
JO07	JACK - (2) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1012	
JO14	JACK - (3) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1026	
JO16	JACK - (3) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1026	
JO17	JACK - (3) 2X4 SPH		1024	
JO20	JACK - (3) 2X4 SPH		1030	
JO21	JACK - (3) 2X4 SPF STUD GRADE		1030	
JO22	JACK - (2) 2X4 SPF STUD GRADE		1026	

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
FFIO1-2	EXT HEADER - 2X12 - 2 PLY	19'-8"	GCB, ELA, ELK	1012	

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

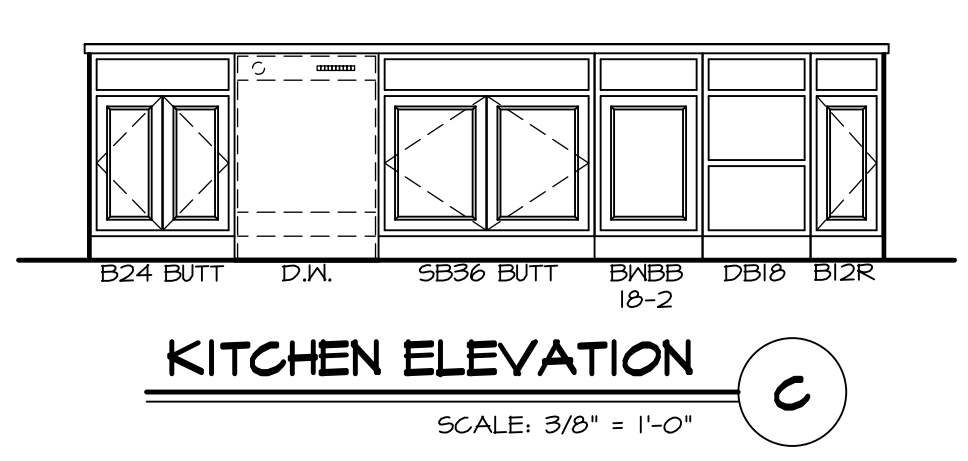
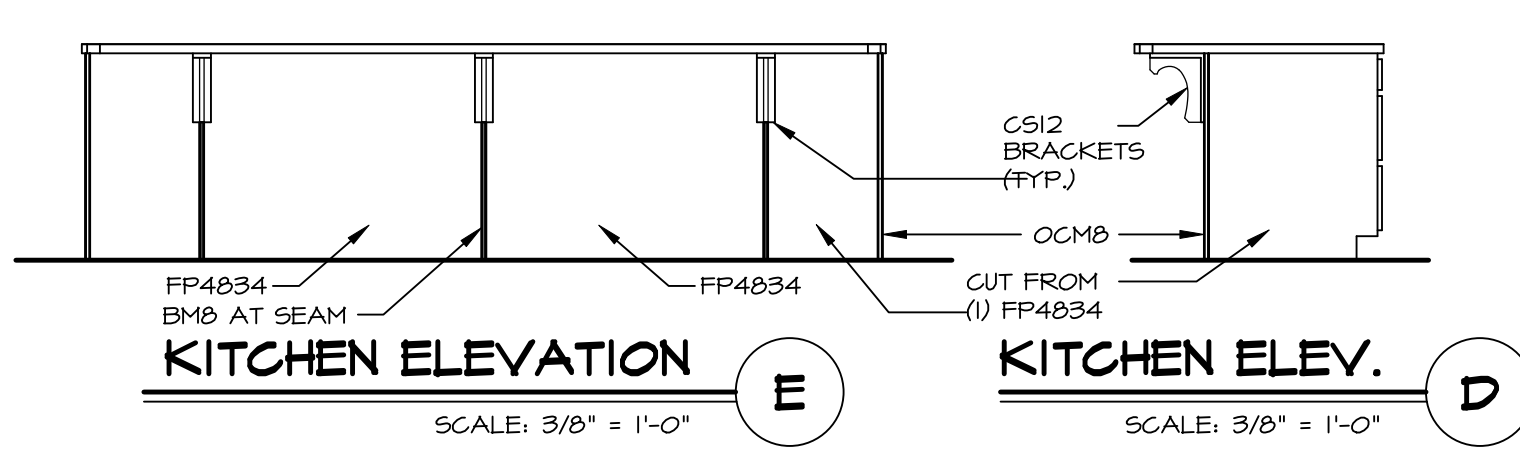
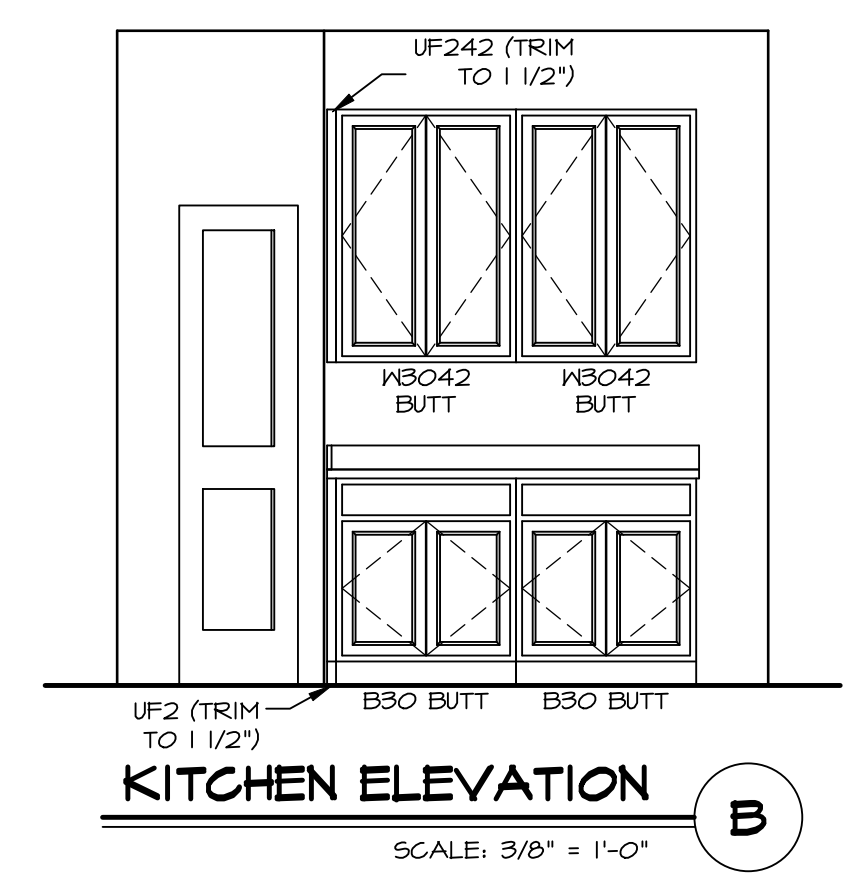
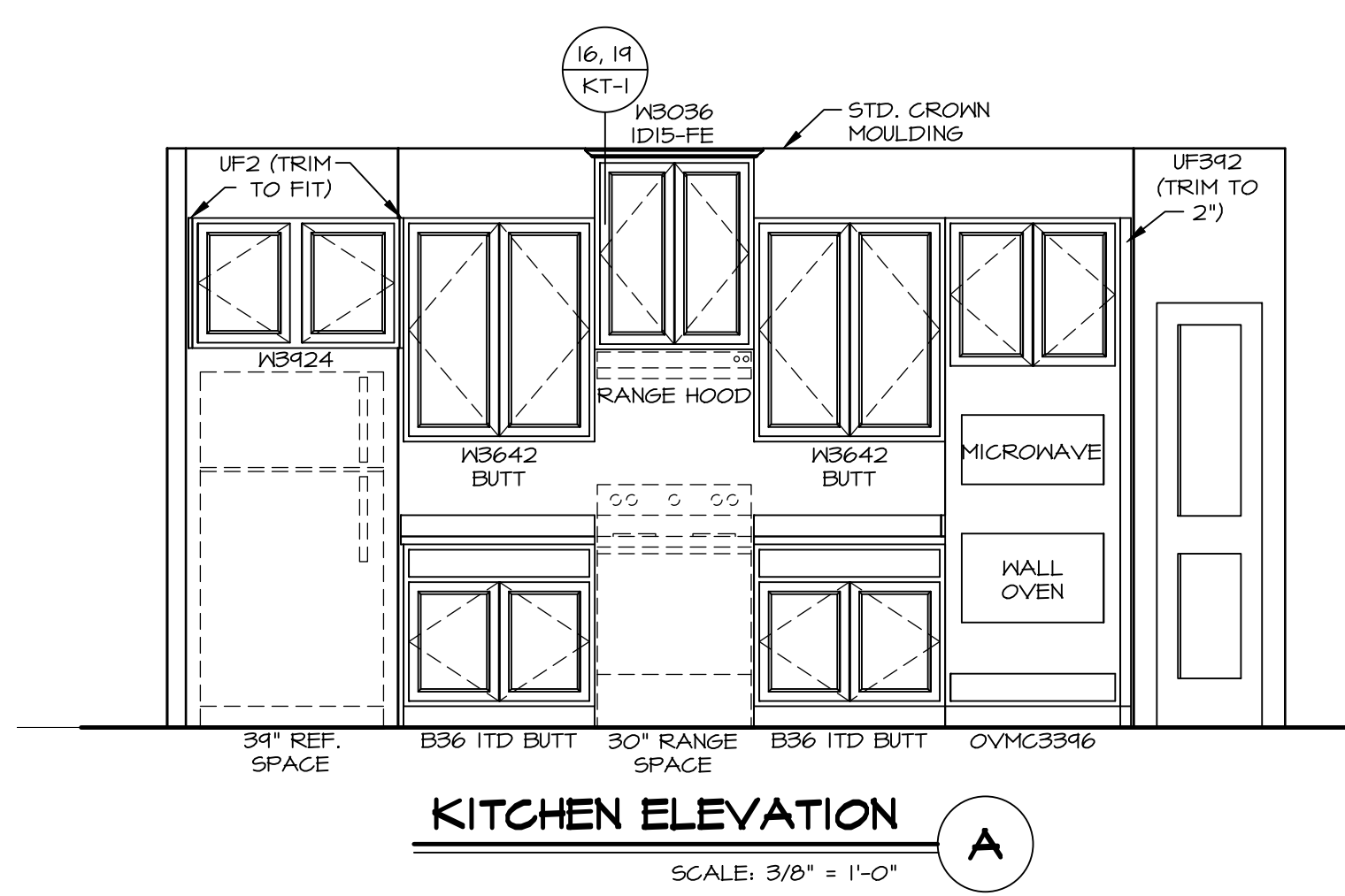
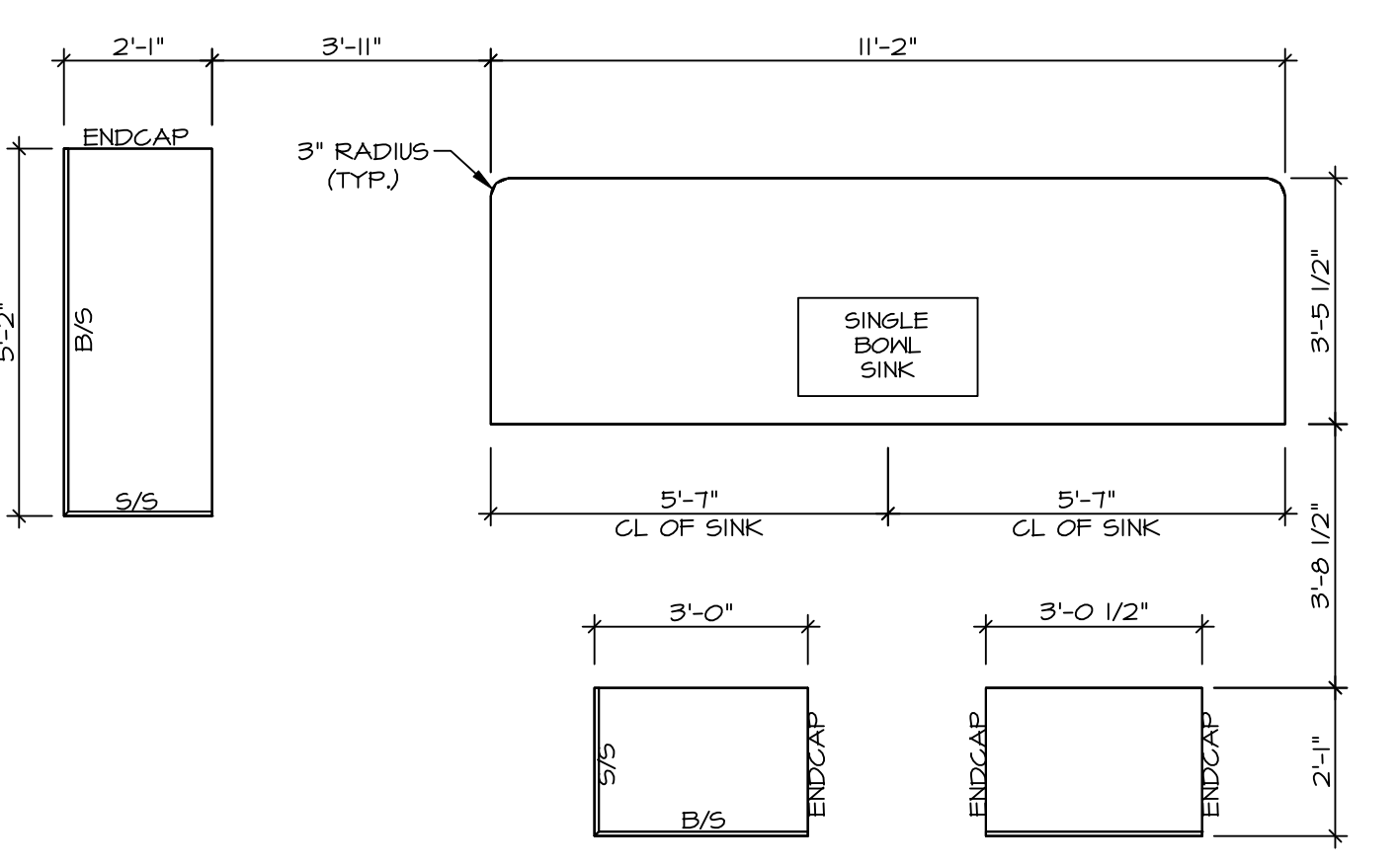
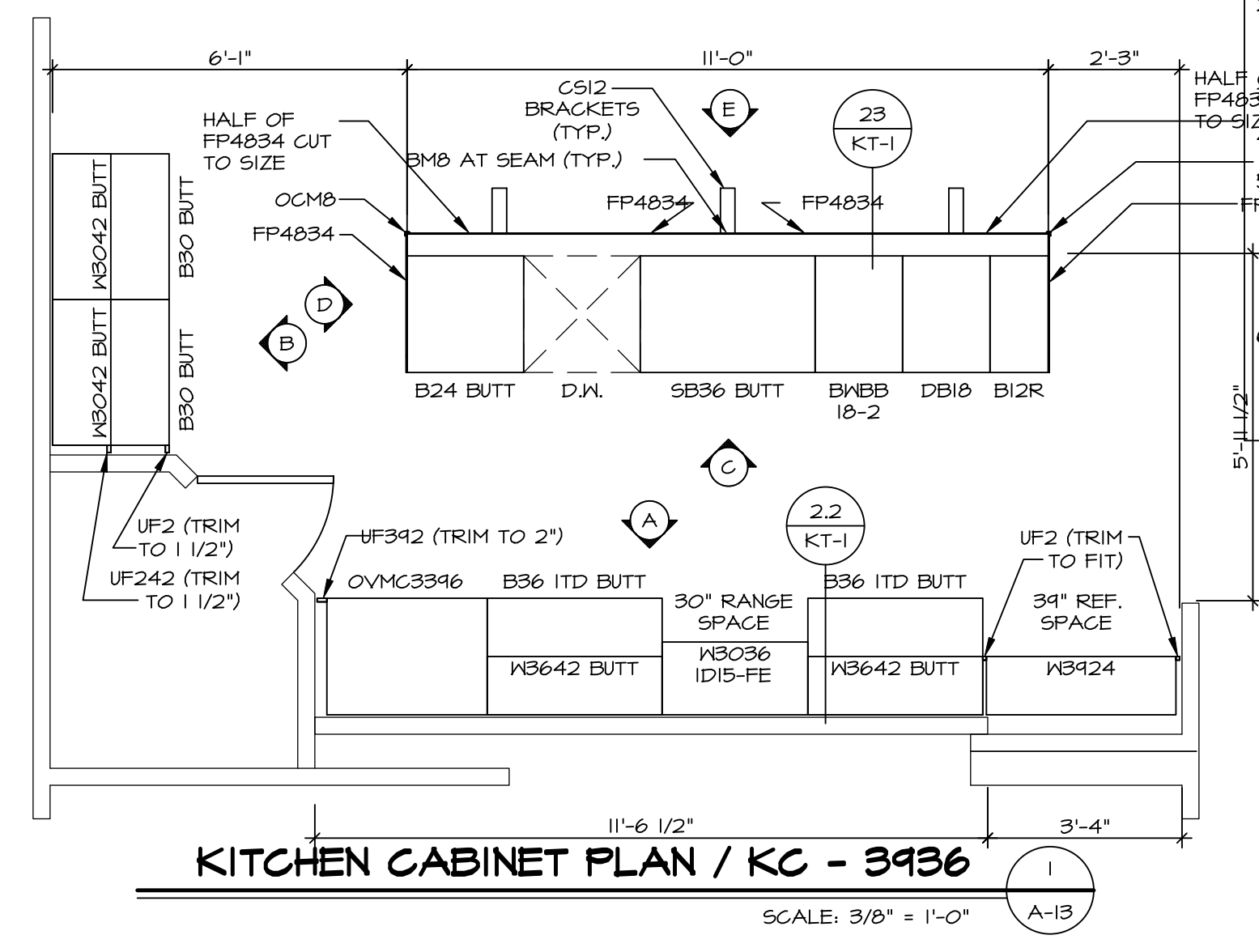
DIV-COMM-LOT-UNIT  
**DCY-WI-0225**  
COM-LOT  
MILSON FARMS - 0225  
STREET ADDRESS  
9354 MADISON GRACE WAY  
CITY STATE OH ZIP  
FRANKLIN OH 45005

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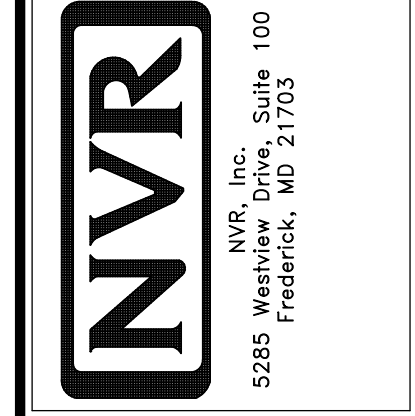
SHEET NO. **A-7** 24  
PROJECT: **PALLADIO RANCH**  
DRAWING TITLE: **FIRST FLOOR PLAN**  
DATE: 2/22/17  
DRAWN BY: DRH  
CHECKED BY: DRH  
OPTION DESCRIPTION

- 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.
  - (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJURING 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 DRAWER FRONTS FOR ALL KITCHEN AND BATH AREAS, DRAWER FRONTS AND DOORS GET (I) KNOB/PULL, NO HARDWARE ON FALSE DRAWER FRONTS.



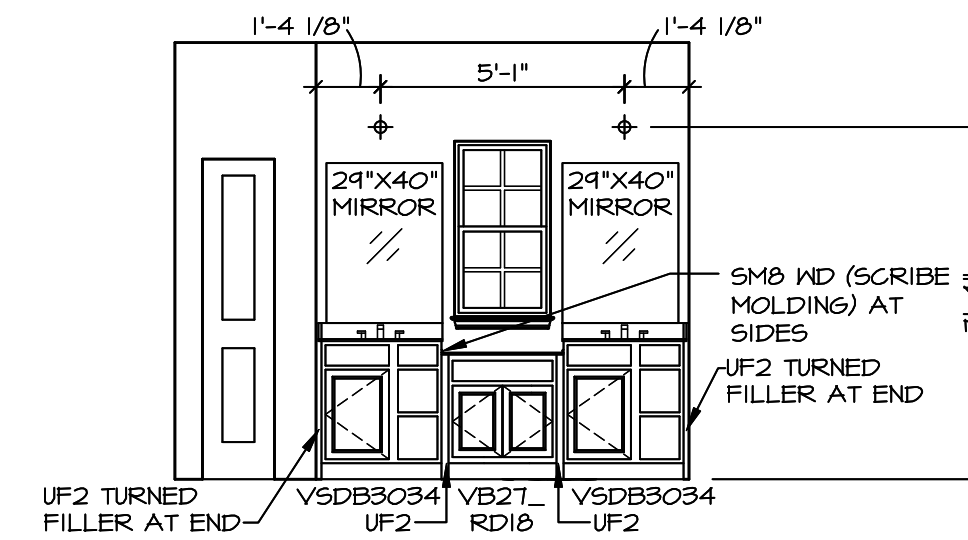
DIV-COMM-LOT-UNIT  
**DCY-WI-0225**  
 COM-LOT  
 MILLSON FARMS - 0225  
 STREET ADDRESS  
 9354 MADISON GRACE WAY  
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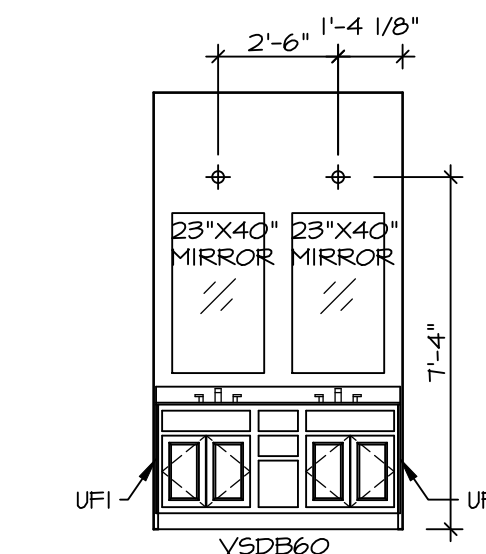


SET NO. PLDOA  
 VERSION 01  
 DRAWN BY DRH  
 DATE: 2/22/17  
 OPTION

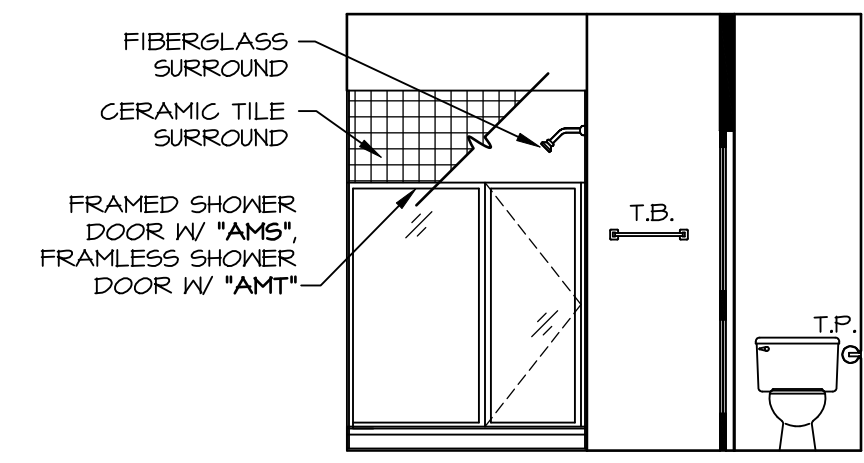
SHEET NO. **A-13**  
 PROJECT: **PALLADIO RANCH**  
 DRAWING TITLE: **KITCHEN PLANS AND ELEVATIONS**  
 OPTION DESCRIPTION: **31**



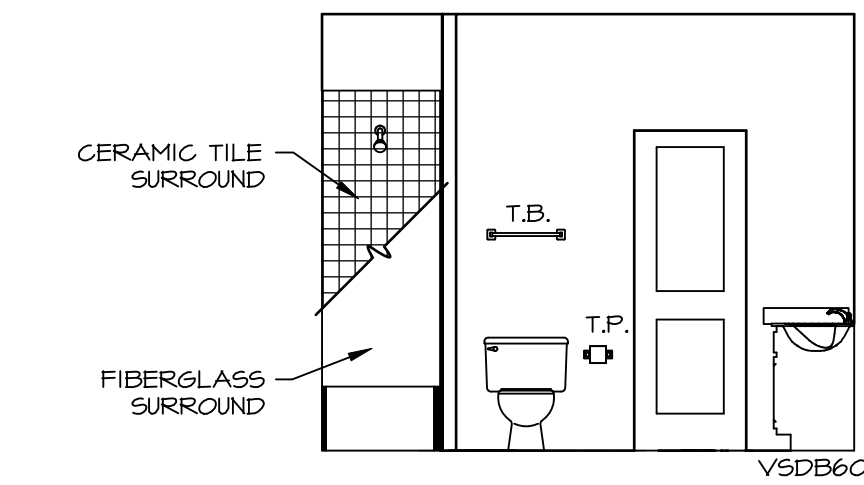
**A** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



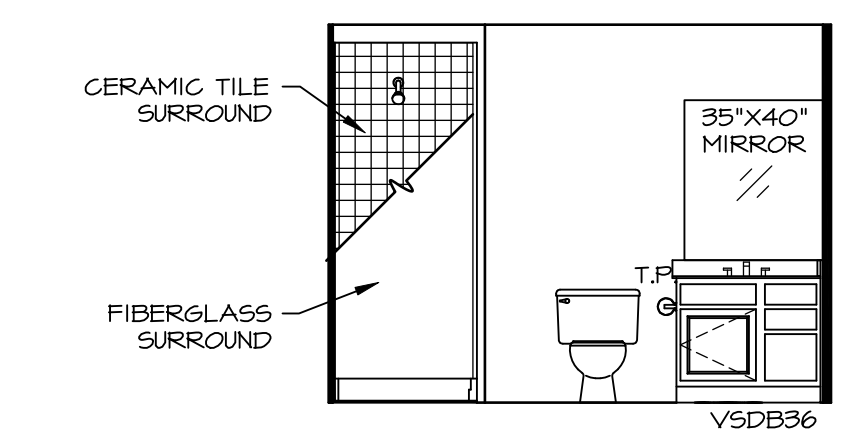
**C** BATH #1  
SCALE: 1/4" = 1'-0"



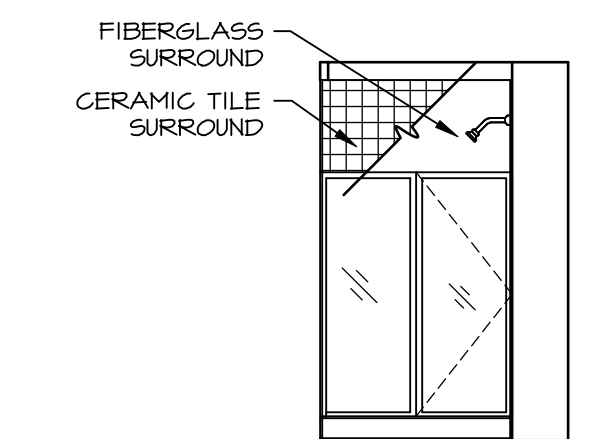
**B** OWNER'S BATH ("AMA")  
SCALE: 1/4" = 1'-0"



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



**E** BASEMENT BATH ("AEB")  
SCALE: 1/4" = 1'-0"



**F** BASEMENT BATH ("AEB")  
SCALE: 1/4" = 1'-0"

**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.

SHEET NO. <b>A-13</b>	PROJECT <b>PALLADIO RANCH</b>	SET NO. PLDOA	VERSION 01
		DRAWN BY SPM	DATE: 2/7/17
32	OPTION DESCRIPTION	DRAWING TITLE <b>BATH ELEVATIONS</b>	
		OPTION	
DIV-COMM-LOT-UNIT <b>DCY-WI-0225</b>		COMM-LOT MILSON FARMS - 0225	
STREET ADDRESS <b>9354 MADISON GRACE WAY</b>		APT. NO. ----	
CITY <b>FRANKLIN</b>		STATE <b>OH</b>	ZIP <b>45005</b>
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