

WI 229  
3509 DARCIÉ DR  
FRANKLIN, OH 45005

1 Story Basement

Finished bath basement

2 showers - dual shower head master bath

1 tub

2 hose bibs - valves required

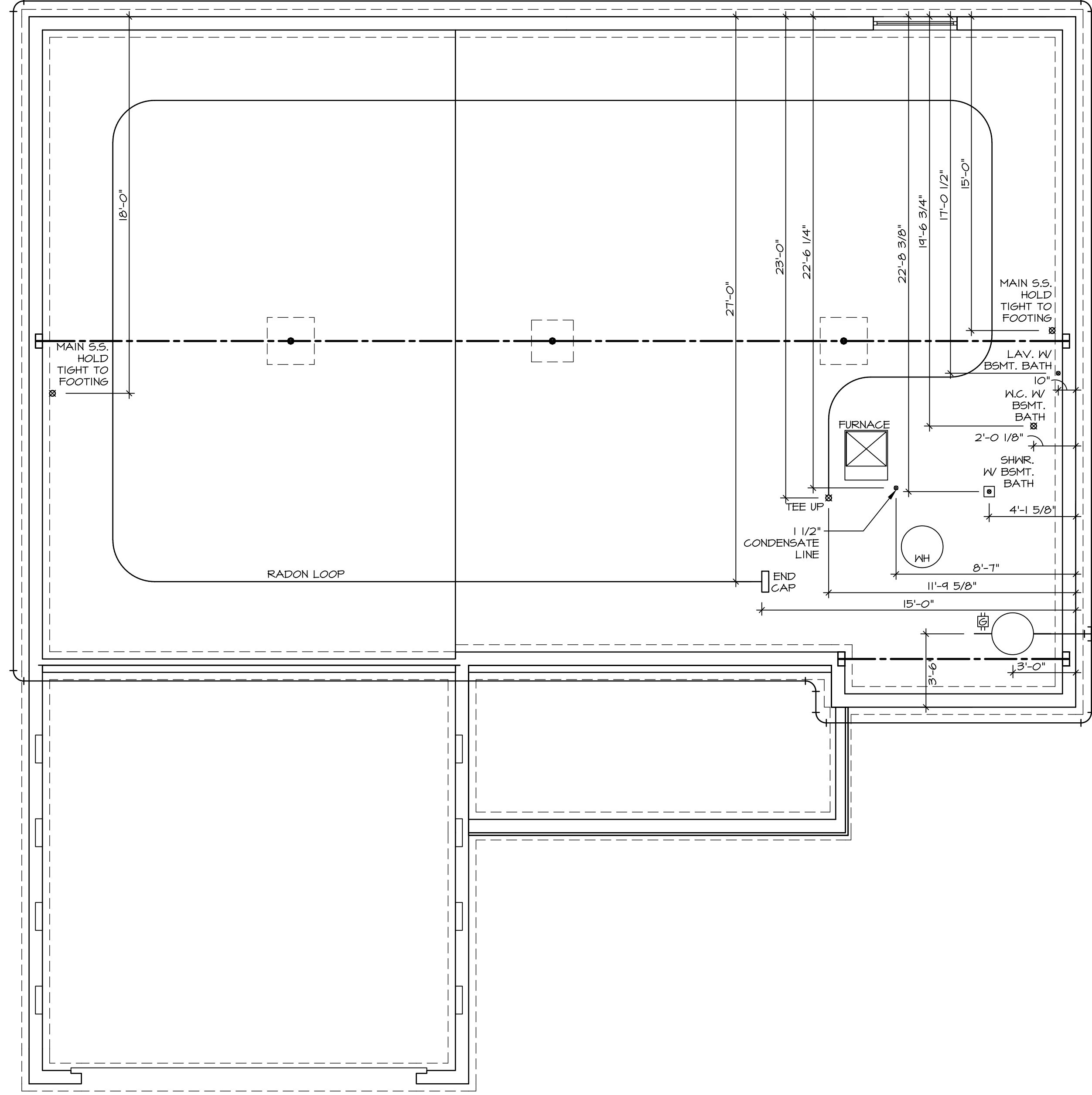
AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

Wet bar rough

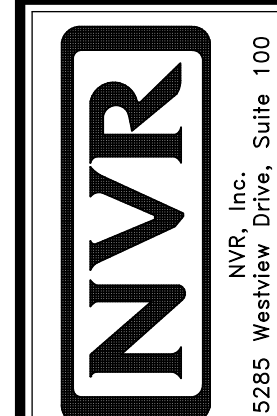
Gas Furnace



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

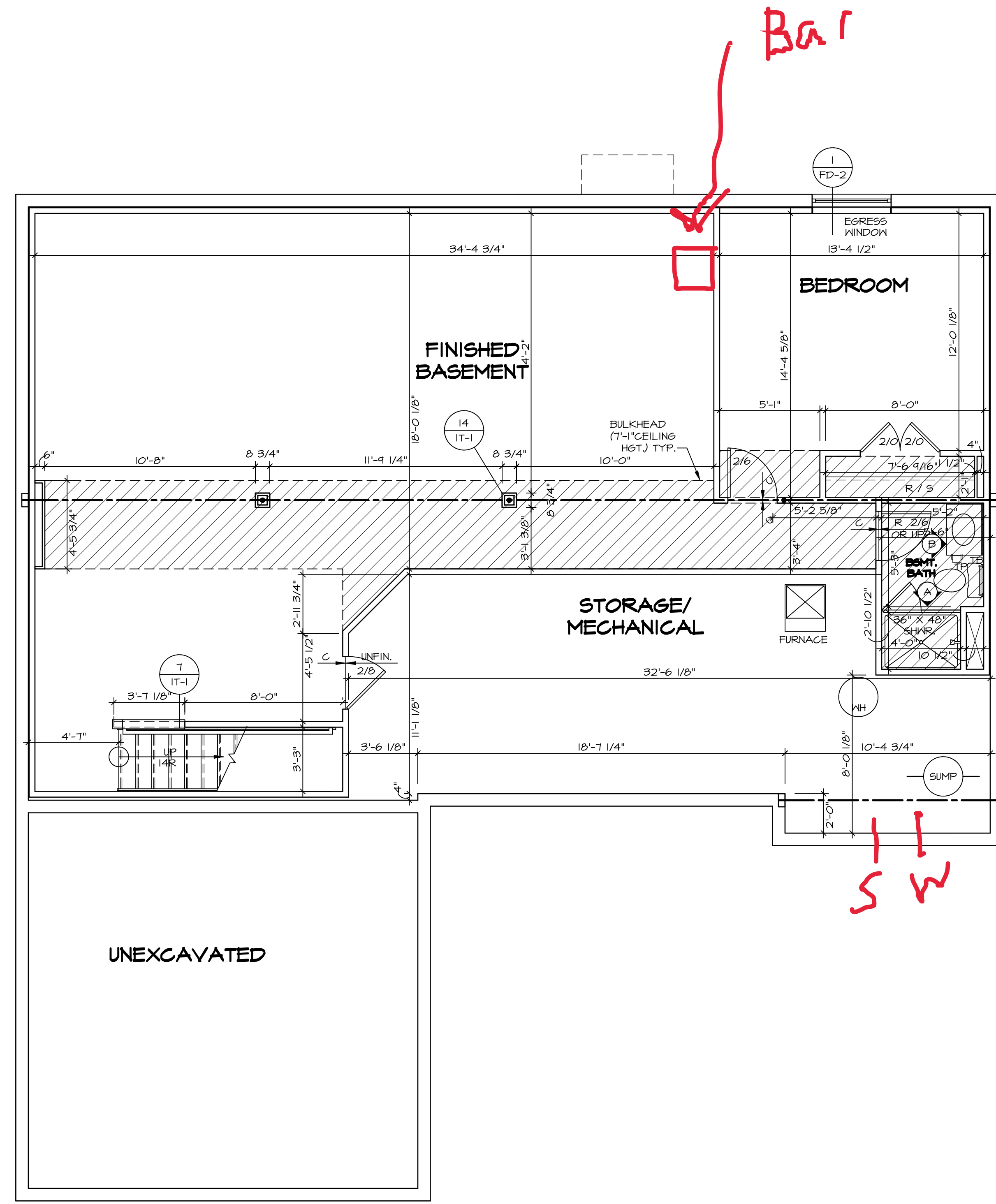
SHEET NO. **A-5**  
 MODEL **AVIANO**  
 DRAWING TITLE **PLUMBING\_LL**  
 OPTION DESCRIPTION

SET NO. A1A00  
 VERSION 01  
 RELEASE NO. ----  
 DRAWN BY  
 DATE:  
 OPTION



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DIV-COMM-LOT-UNIT  
**DCY-WI-0229**  
 COMM-LOT  
 WILSON FARMS - 0229  
 STREET ADDRESS  
**9504 DARGIE DR**  
 CITY STATE OH ZIP  
 FRANKLIN OH 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

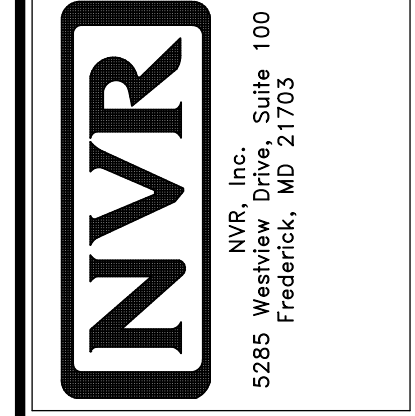
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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

DIV-COMM-LOT-UNIT  
**DCY-WI-0229**  
COM-LOT  
MILSON FARMS - 0229  
STREET ADDRESS  
9504 DARGIE DR  
CITY  
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STATE  
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SET NO. A/A00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY SGA  
DATE: 9/4/15  
OPTION

SHEET NO. **A-6**  
MODEL **AVIANO**  
DRAWING TITLE **BASEMENT FLOOR PLAN**  
OPTION DESCRIPTION

**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 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:**

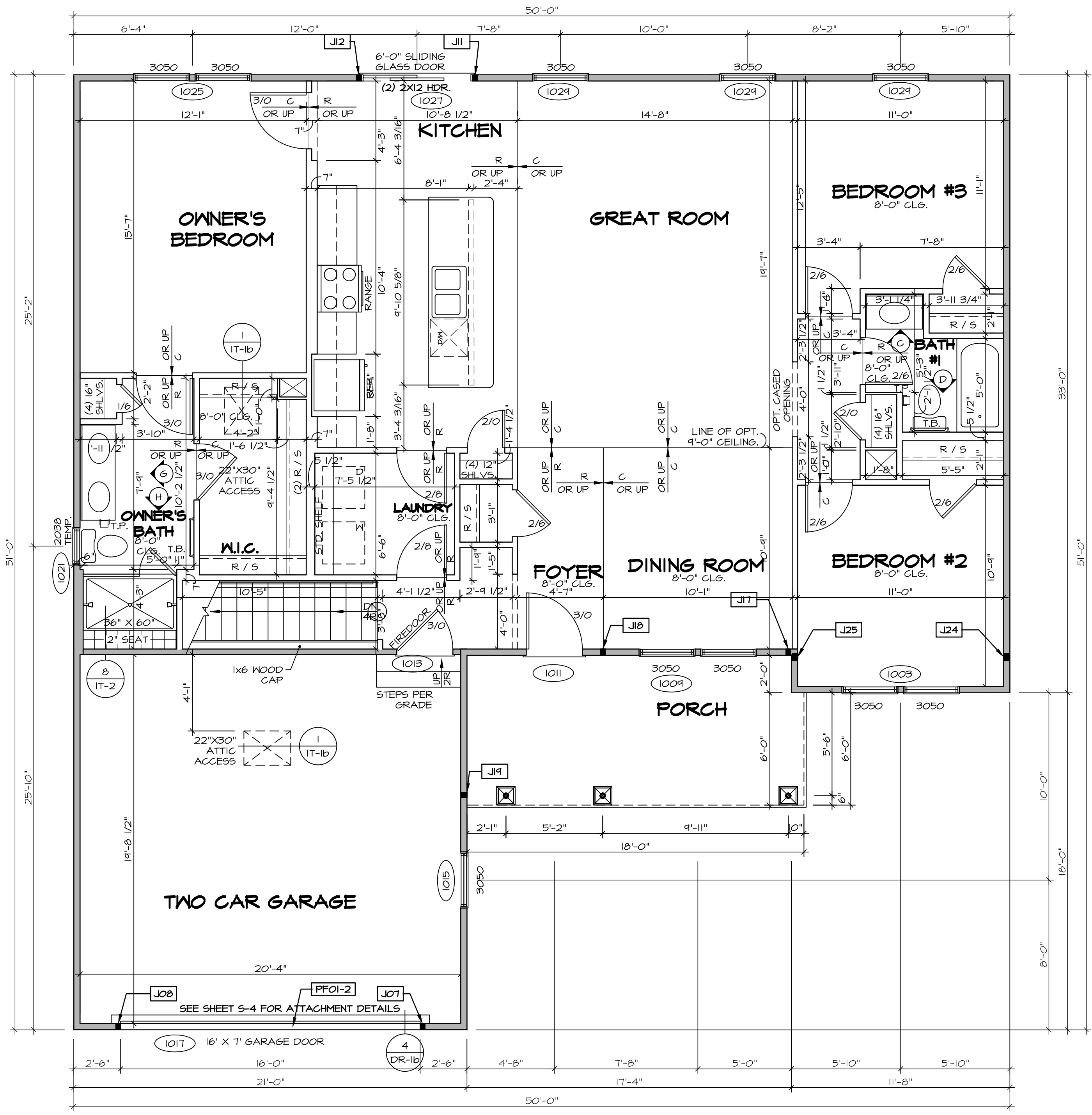
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 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**

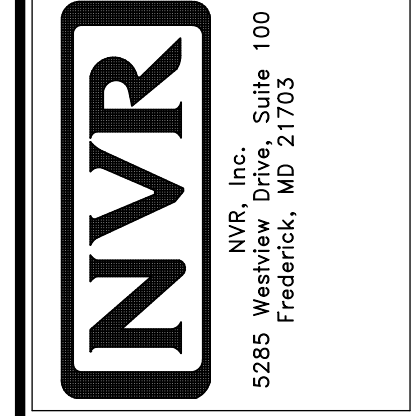
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J17	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J18	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J19	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J24	JACK - (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-0229**  
COM-LOT  
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STREET ADDRESS  
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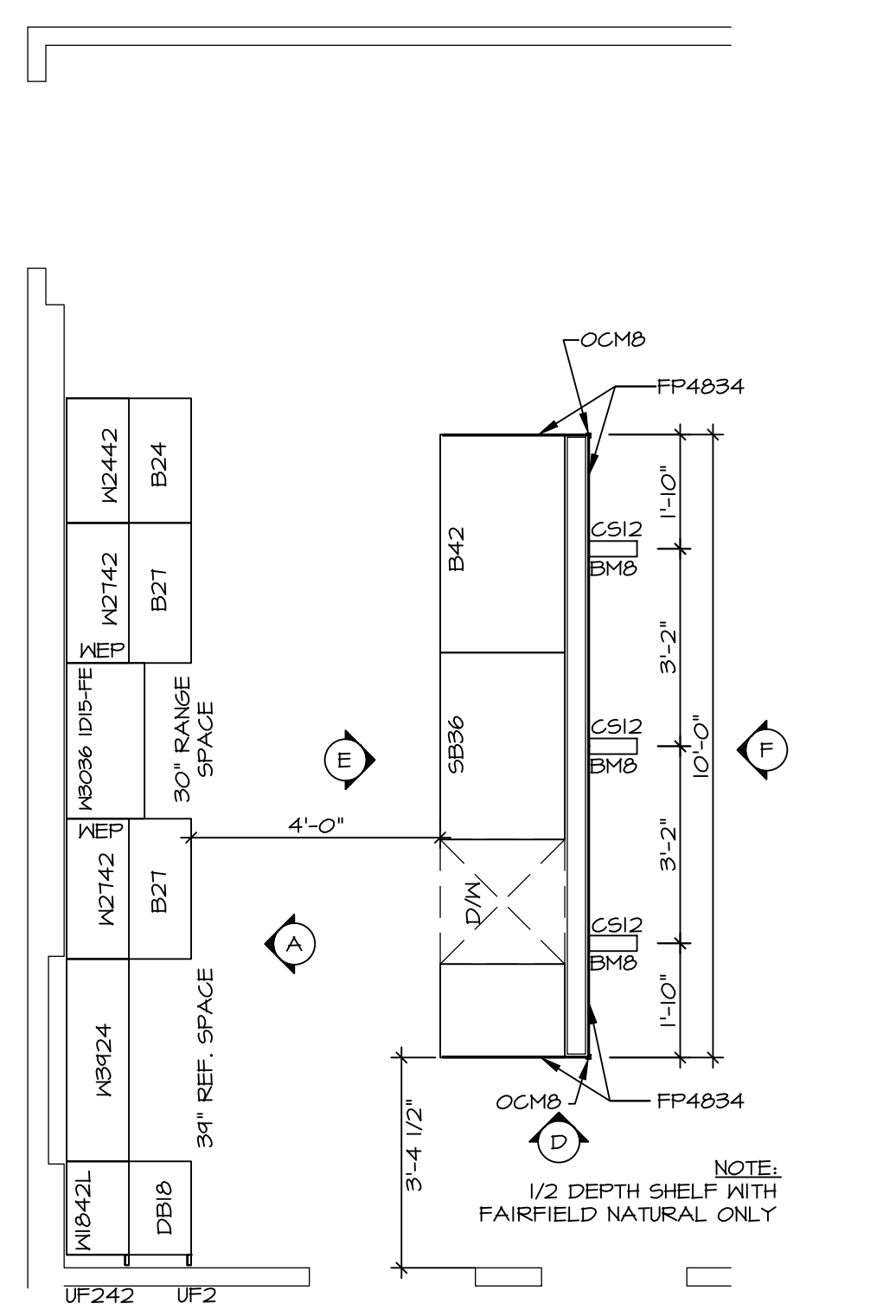


SHEET NO. MODEL: AVIANO  
VERSION: 01  
RELEASE NO. ---  
DRAWN BY: SGA  
DATE: 4/15/15  
OPTION DESCRIPTION  
OPTION

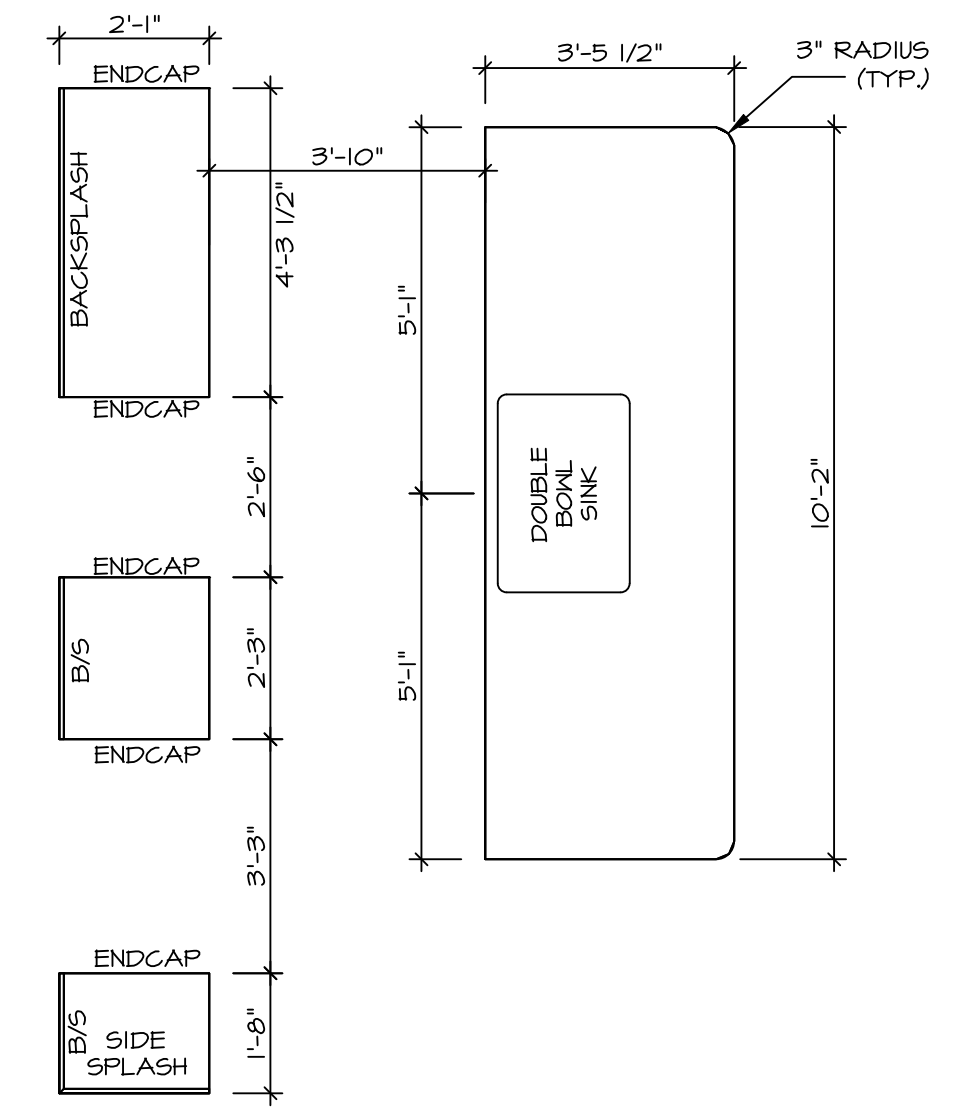
A-7  
12

- 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

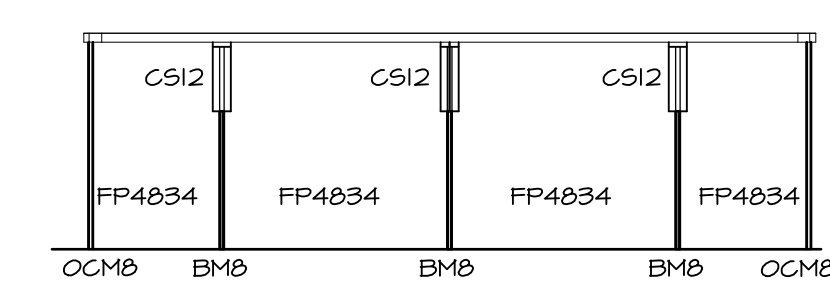
**NOTES:**  
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



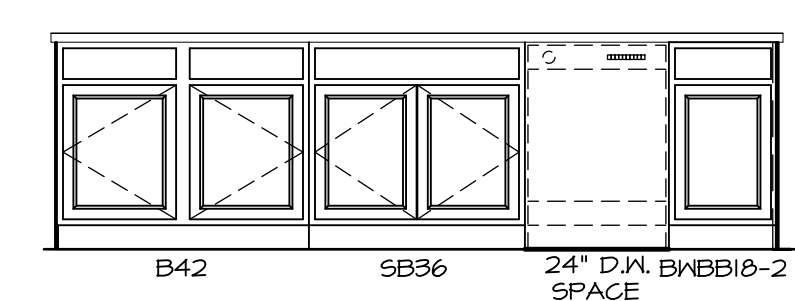
**KITCHEN CABINET PLAN / KC-3432(TC)**  
ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-11



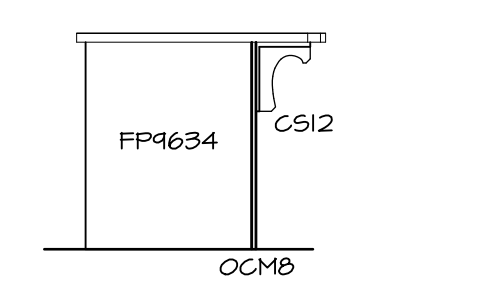
**KITCHEN COUNTERTOP PLAN / KC-3432(TC)**  
ALTERNATE KITCHEN LAYOUT (TC) \*KD2\* SCALE: 3/8" = 1'-0" A-11



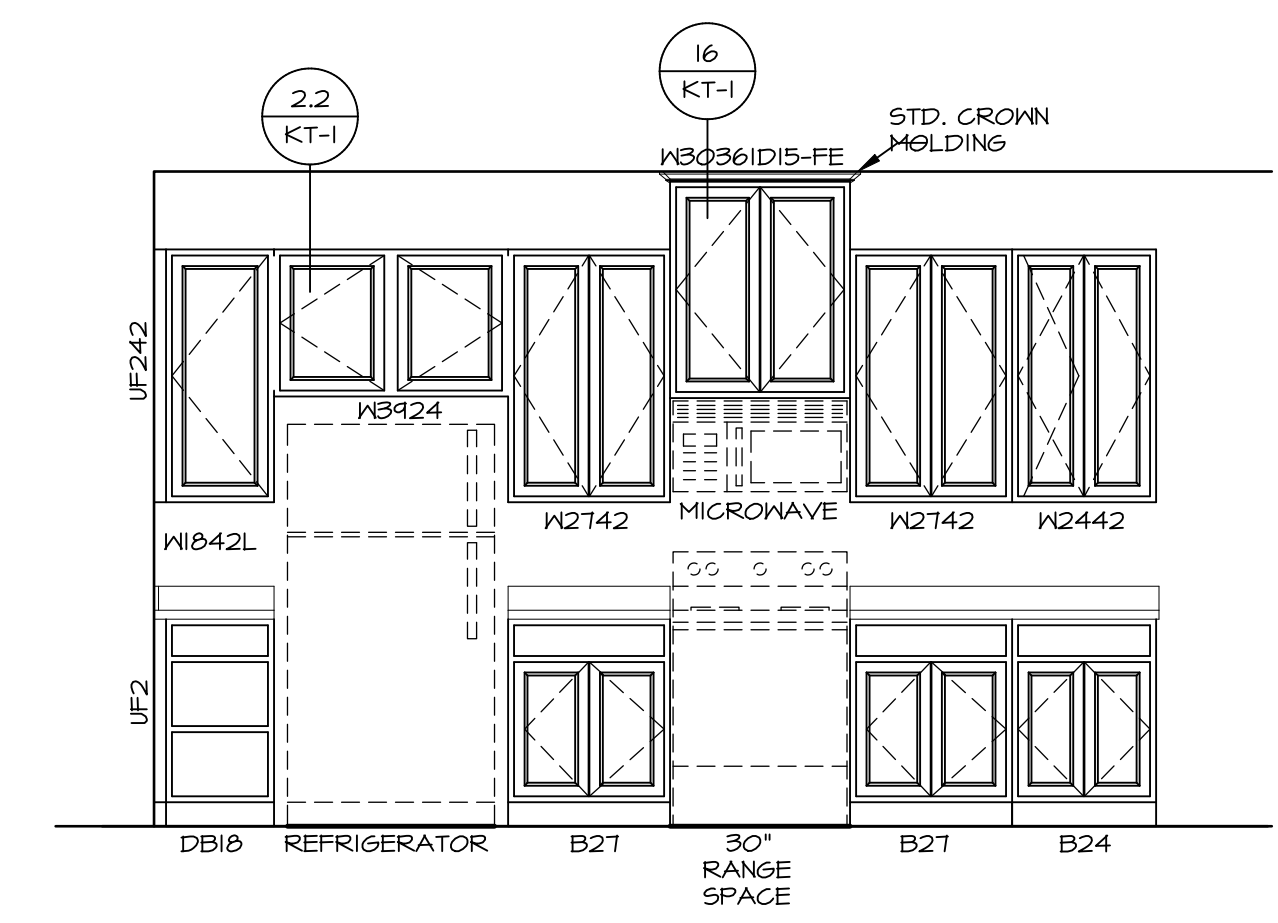
**KITCHEN ELEVATION F**  
SCALE: 3/8" = 1'-0"



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



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

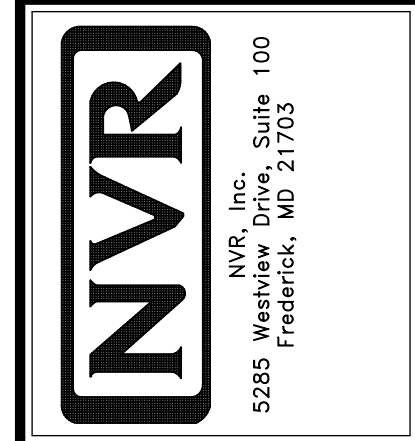


**KITCHEN ELEVATION A**  
SCALE: 3/8" = 1'-0"

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

DIV-COMM-LOT-UNIT		DCY-WI-0229	
COMM-LOT		MILSON FARMS - 0229	
STREET ADDRESS		9504 DARGIE DR	
CITY		STATE	ZIP
FRANKLIN	OH	45005	

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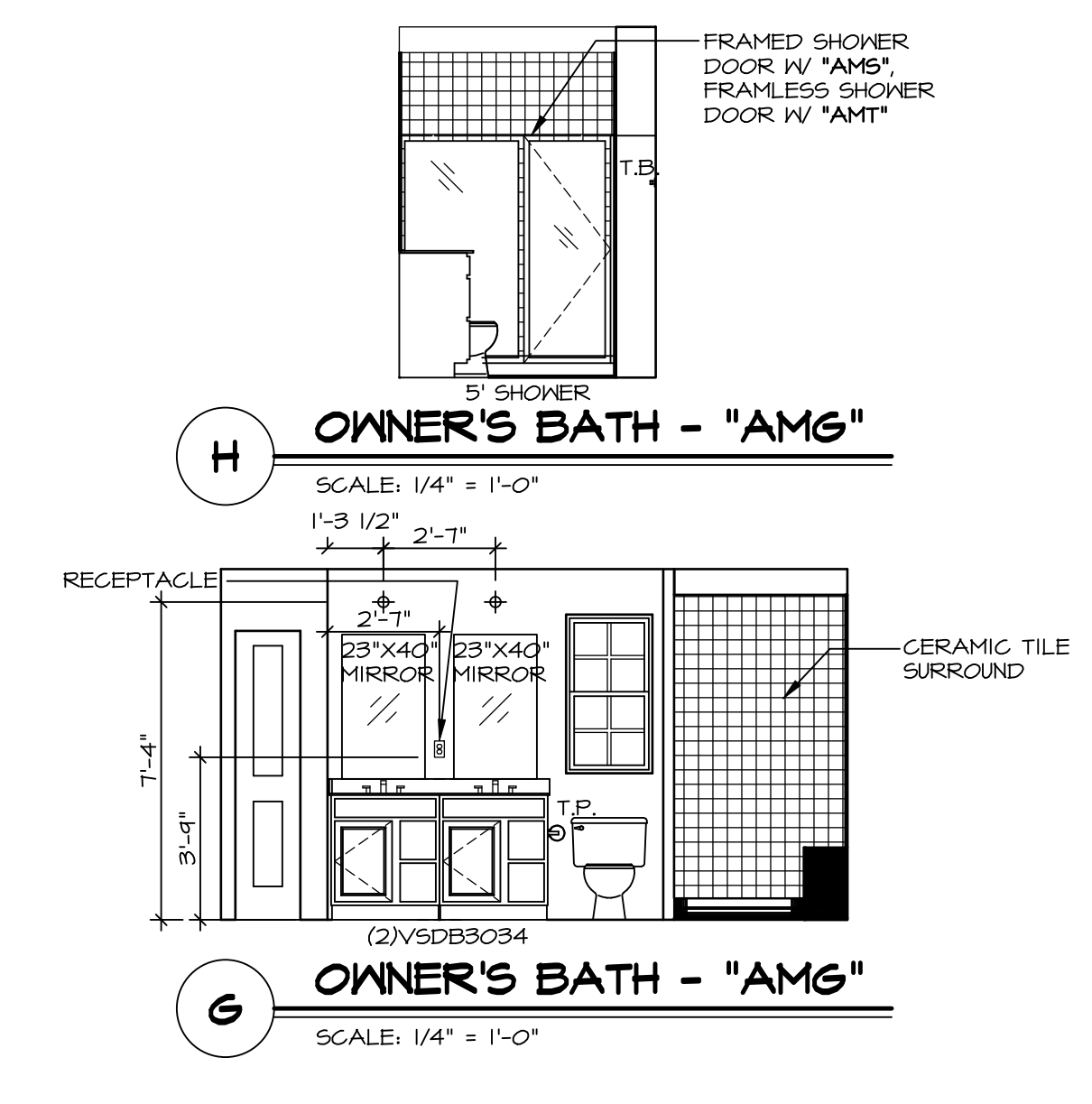
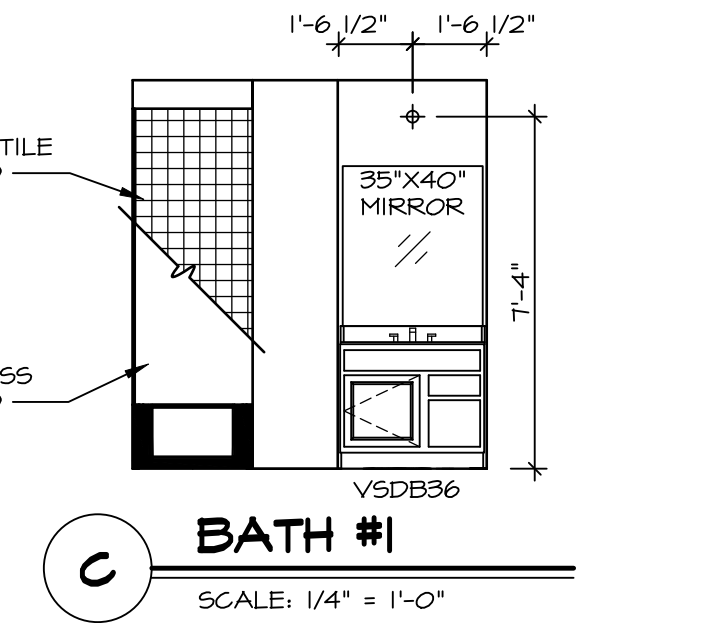
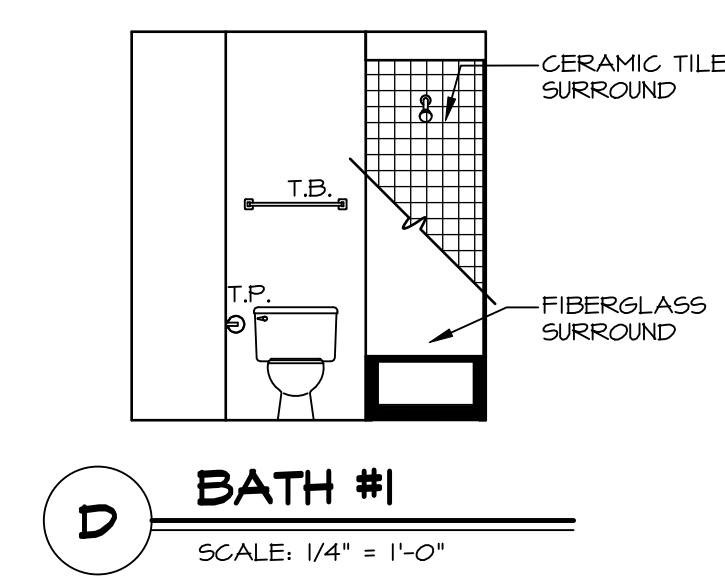
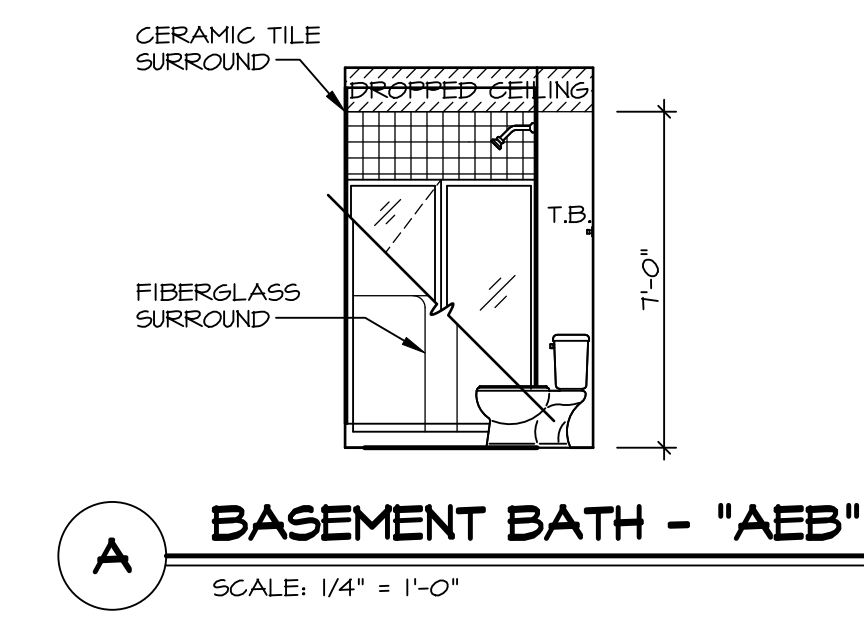
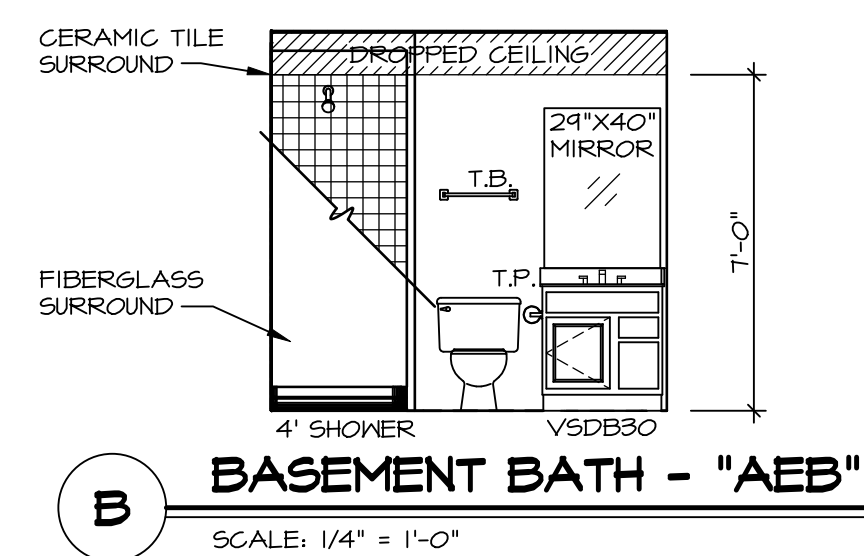


SET NO. A/A00	VERSION 01
RELEASE NO. ----	
DRAWN BY RJC	DATE: 9/11/15
OPTION	

SHEET NO.	MODEL	AVIANO
A-LS	DRAWING TITLE	KITCHENS
16	OPTION DESCRIPTION	

**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.



SHEET NO. <b>A-12</b>	MODEL <b>AVIANO</b> DRAWING TITLE BATH-LS	SET NO. A/A00 VERSION 01 RELEASE NO. ---- DRAWN BY SGA DATE: 9/11/15 OPTION	DIV-COMM-LOT-UNIT <b>DCY-WI-0229</b>	COMM-LOT MILSON FARMS - 0229 STREET ADDRESS <b>9504 DARGIE DR</b>	CITY FRANKLIN STATE OH ZIP 45005
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