

WI 238

3441 MADISON GRACE WAY

FRANKLIN, OH 45005

1 Story Basement

Finished basement - full bath

2 hose bibs - valves required

AA valve on kitchen sink

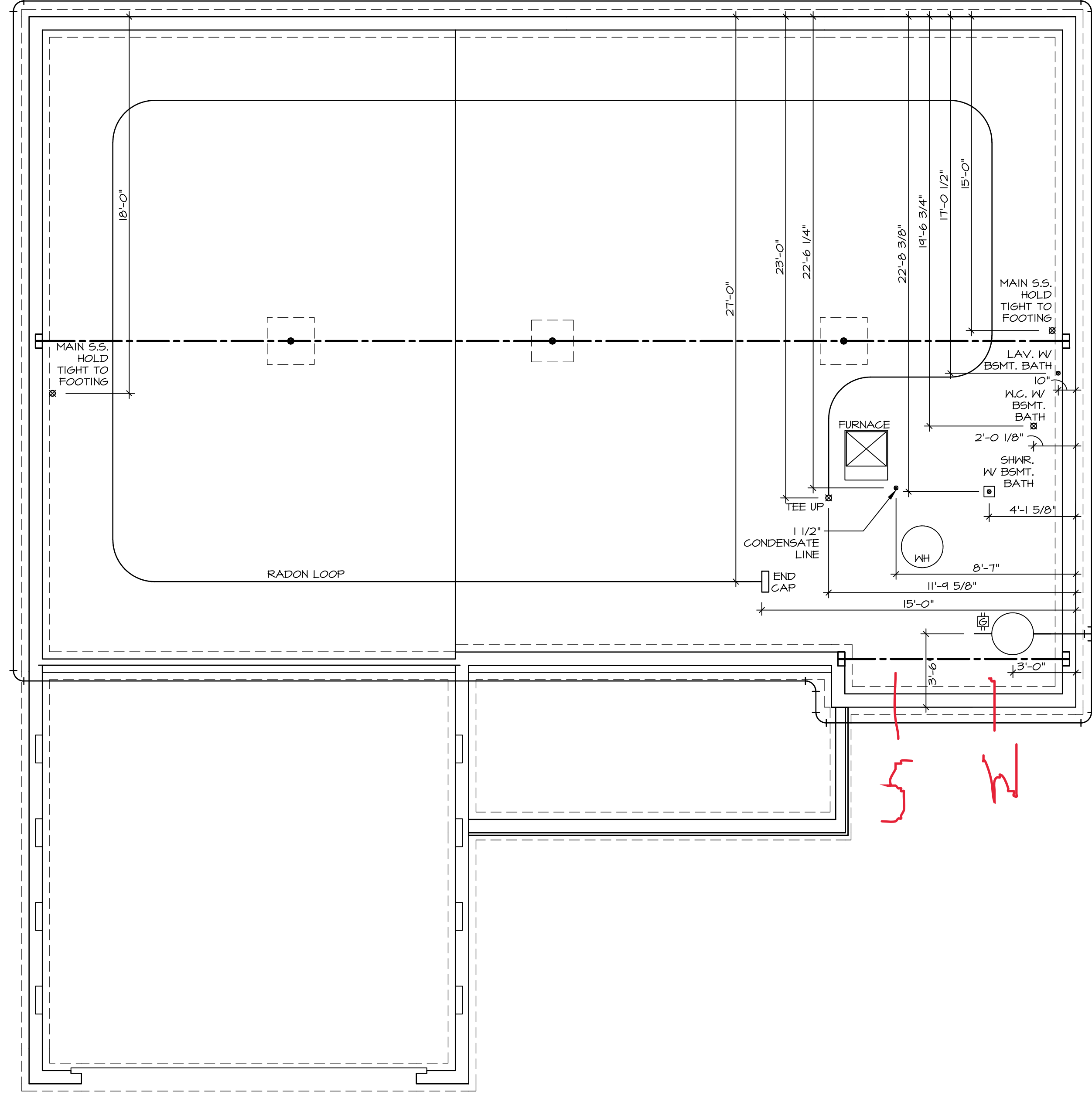
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace



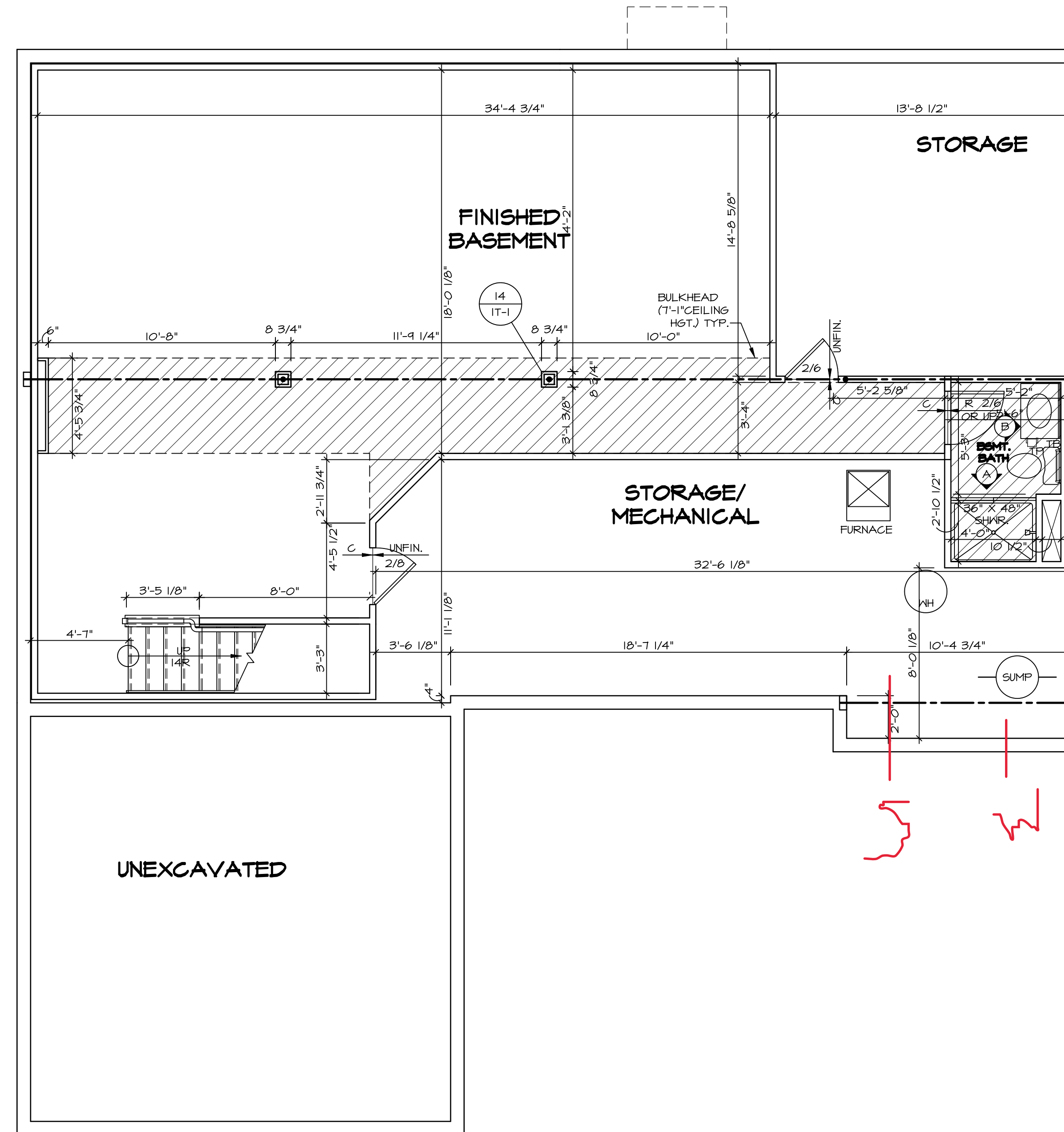
1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	A-5	10
MODEL	AVIANO	
DRAWING TITLE	PLUMBING LL	
OPTION DESCRIPTION		
SET NO. A/A00	VERSION 01	
RELEASE NO.	----	
DRAWN BY		
DATE:		
OPTION		

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 Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-WI-0238
COM-LOT	MILSON FARMS - 0236
STREET ADDRESS	9441 MADISON GRACE WAY
CITY	FRANKLIN
STATE	OH
ZIP	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

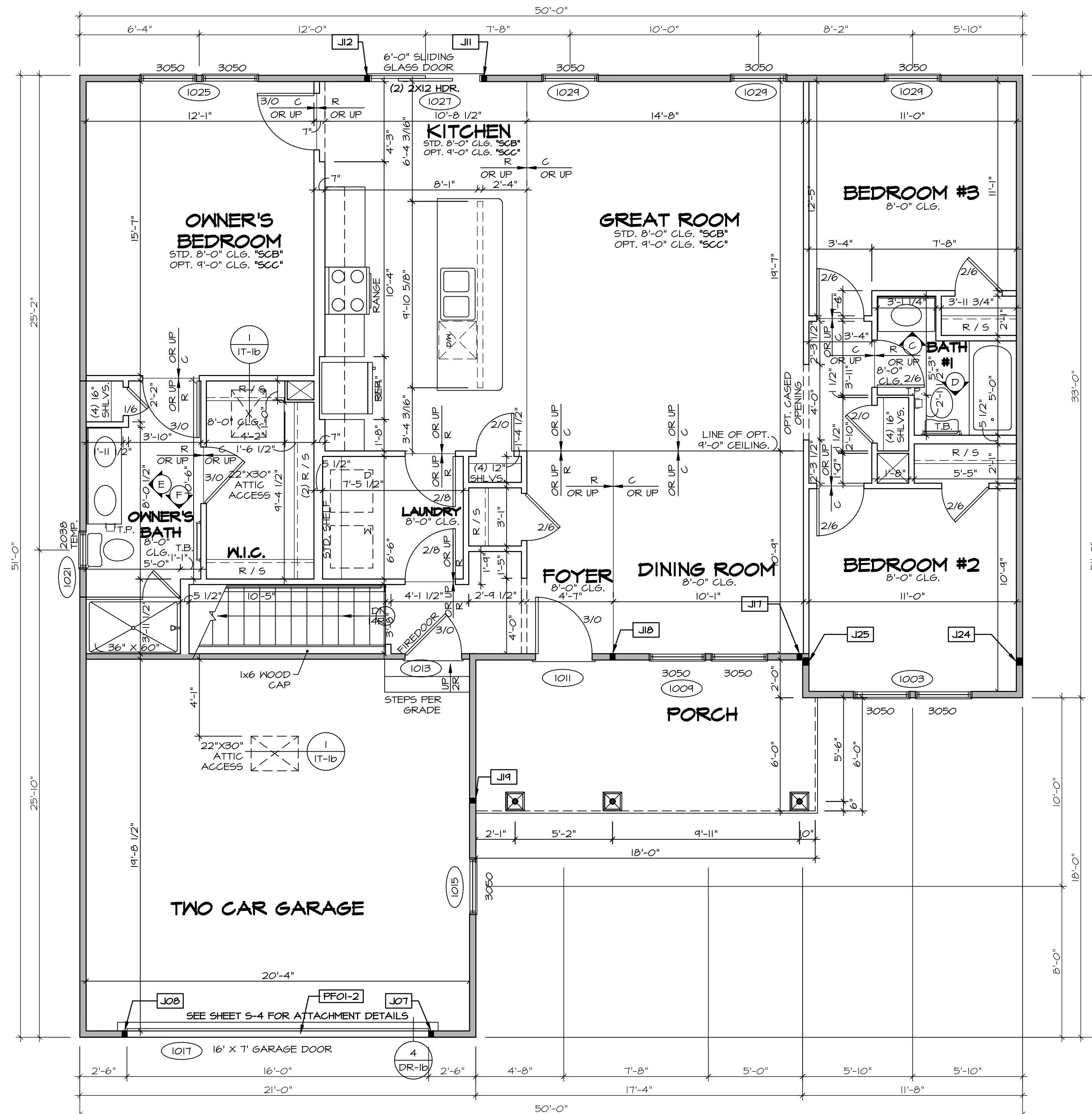
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL AVIANO	SET NO. A/A00	DIV-COMM-LOT-UNIT DCY-WI-0238
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	
OPTION DESCRIPTION 	DRAWN BY SGA DATE: 9/15/15	RELEASE NO. ----	STREET ADDRESS 9441 MADISON GRACE WAY
			CITY FRANKLIN
			STATE OH
			ZIP 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**
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 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.
 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 T-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 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	

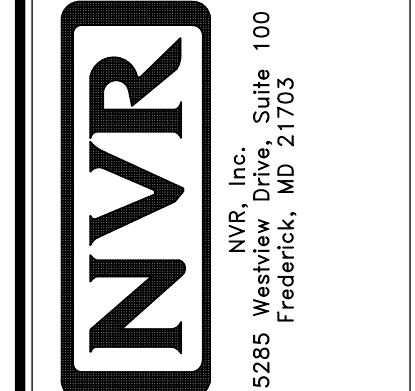
FIRST FLOOR JACK SCHEDULE

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	ELC	1033	
J12	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
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	ELC	1033	
J25	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	

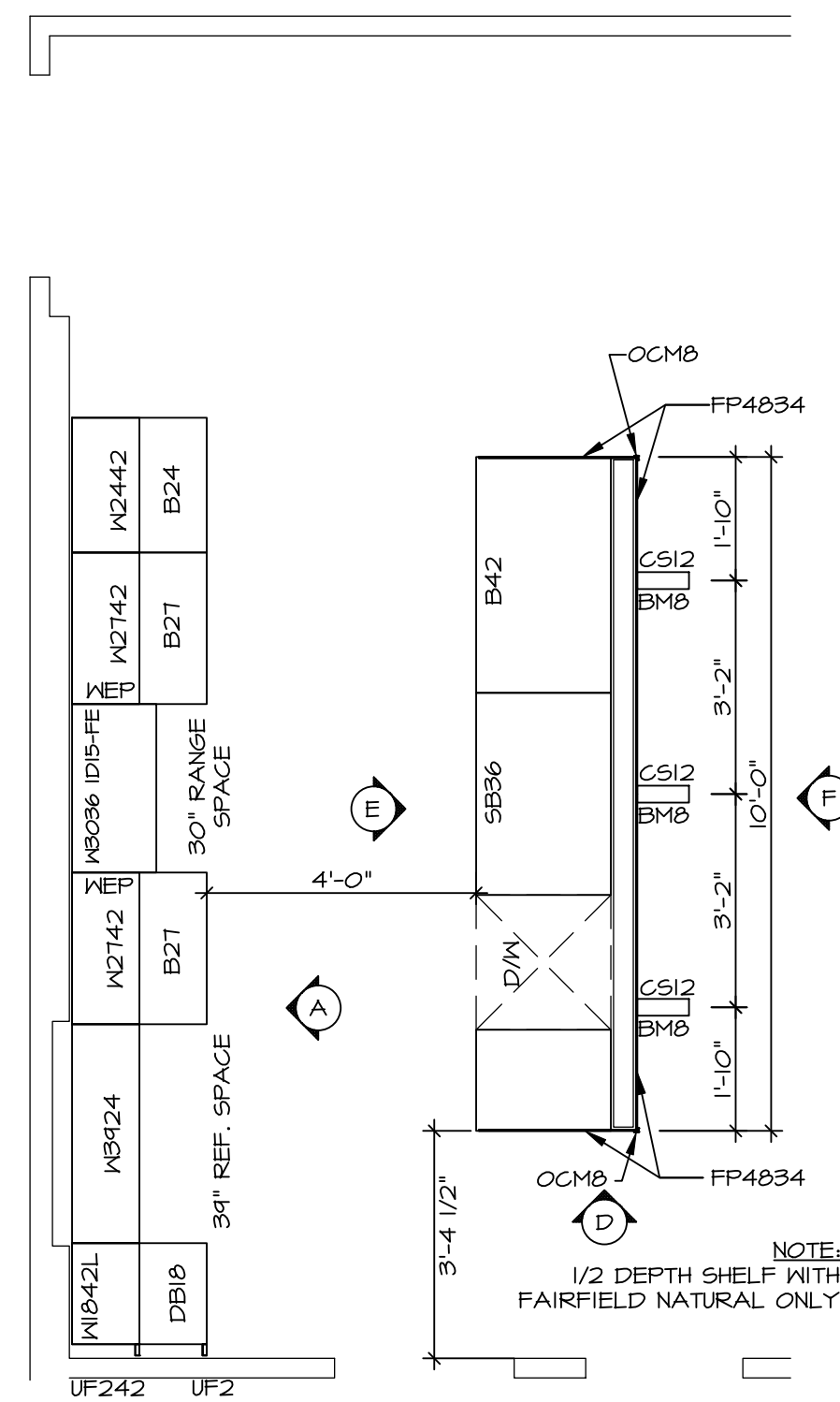
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-WI-0238
COM-LOT
MILSON FARMS - 0238
STREET ADDRESS
9441 MADISON GRACE WAY
CITY
FRANKLIN
STATE
OH
ZIP
45005

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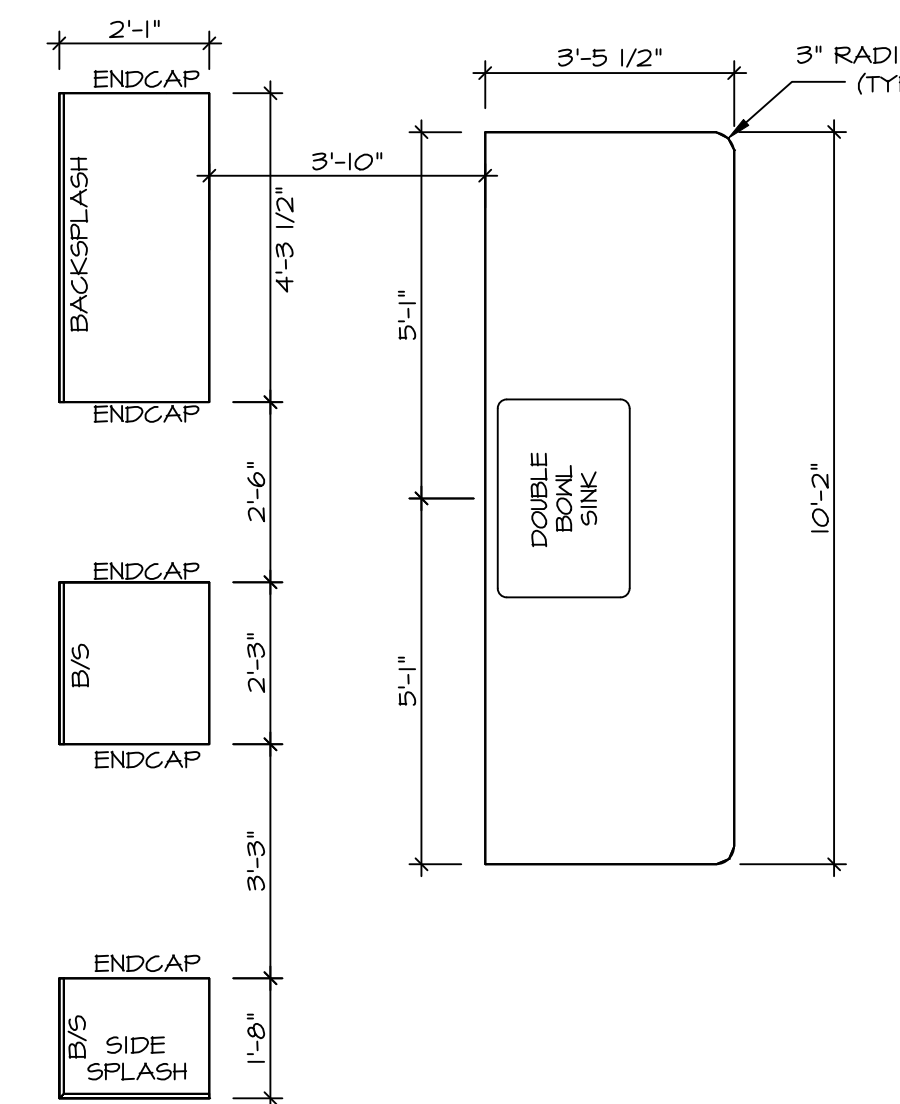


SHEET NO. **A-7**
MODEL **AVIANO**
VERSION 01
RELEASE NO. ---
DRAWN BY **SGA**
DATE: **4/15/15**
OPTION DESCRIPTION
12



KITCHEN CABINET PLAN / KC-3432(TC)

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

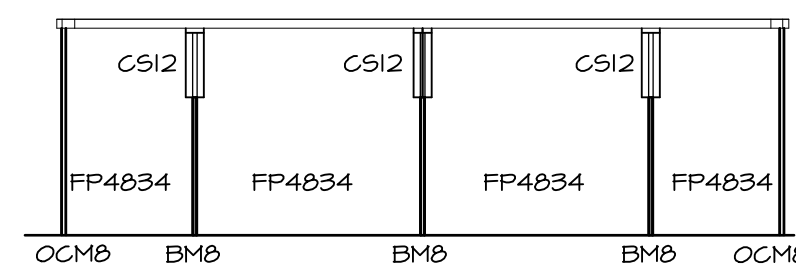


KITCHEN COUNTERTOP PLAN / KC-3432(TC)

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

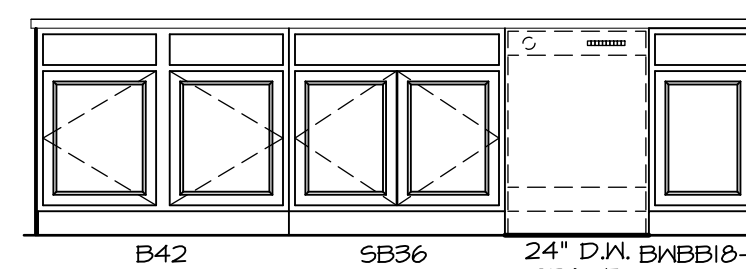
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET,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



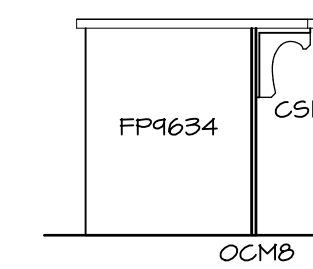
KITCHEN ELEVATION F

SCALE: 3/8" = 1'-0"



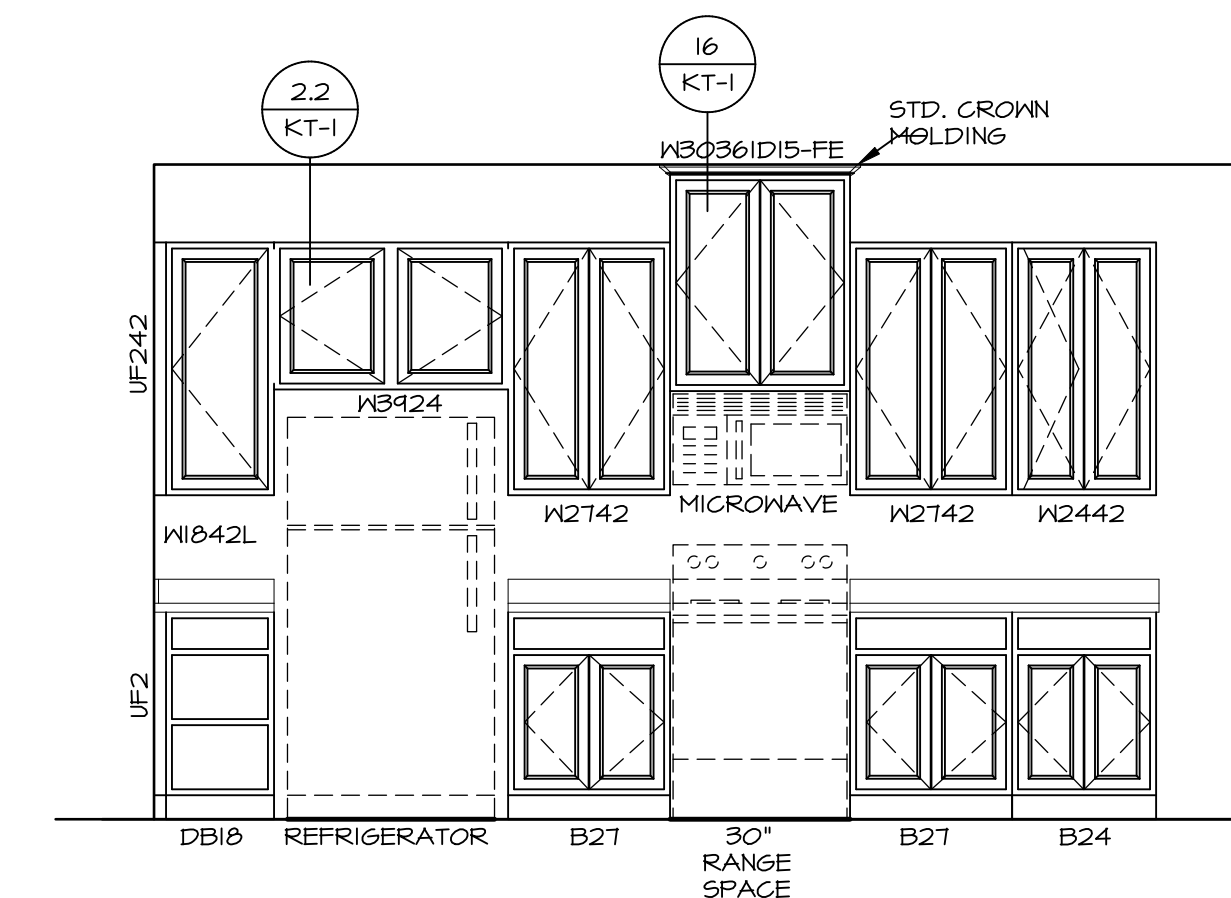
KITCHEN ELEVATION E

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-0238	
COM-LOT	MILSON FARMS - 0238		
STREET ADDRESS	9441 MADISON GRACE WAY		
CITY	STATE	ZIP	45005
APT. NO.	----		

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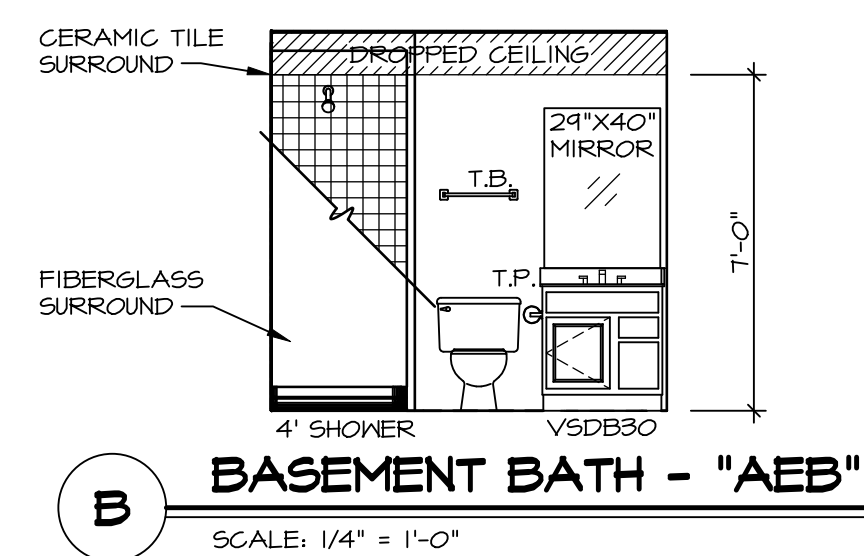
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 5285 Westwick

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

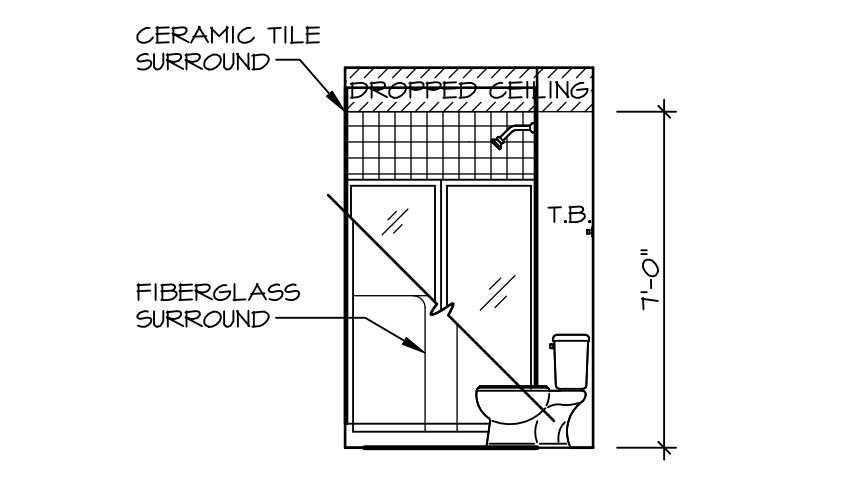
SHEET NO.	MODEL	AVIANO
A-LS	DRAWING TITLE	KITCHENS
16	OPTION DESCRIPTION	

NOTES:

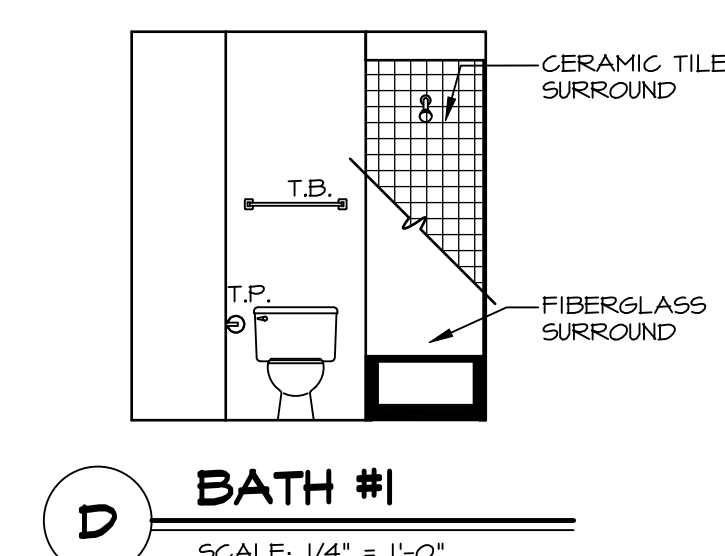
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



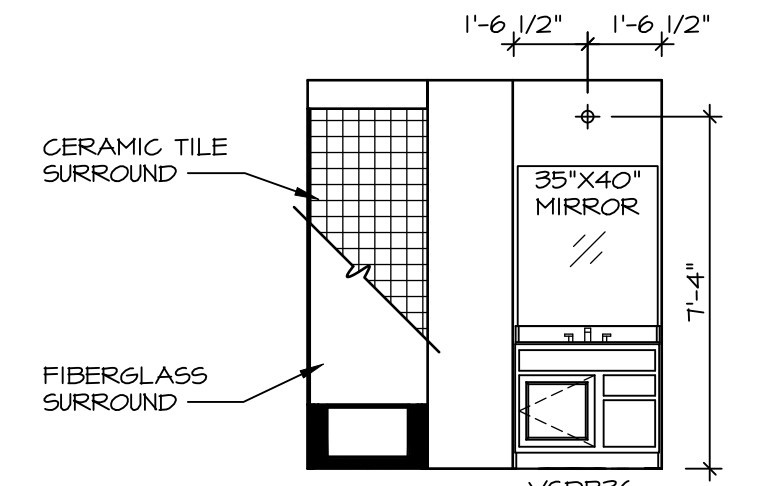
B BASEMENT BATH - "AEB"
SCALE: 1/4" = 1'-0"



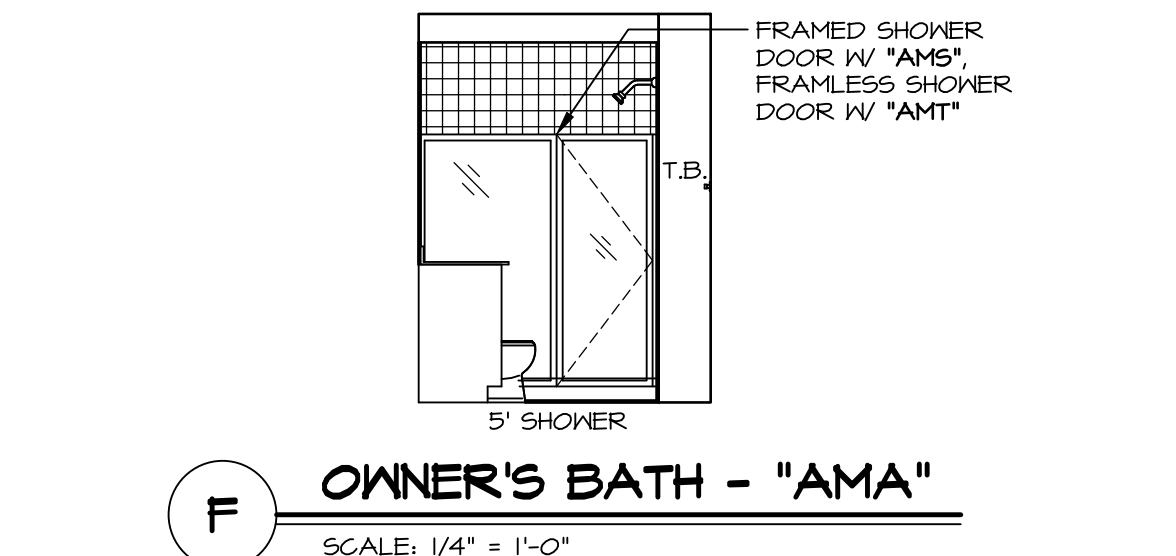
A BASEMENT BATH - "AEB"
SCALE: 1/4" = 1'-0"



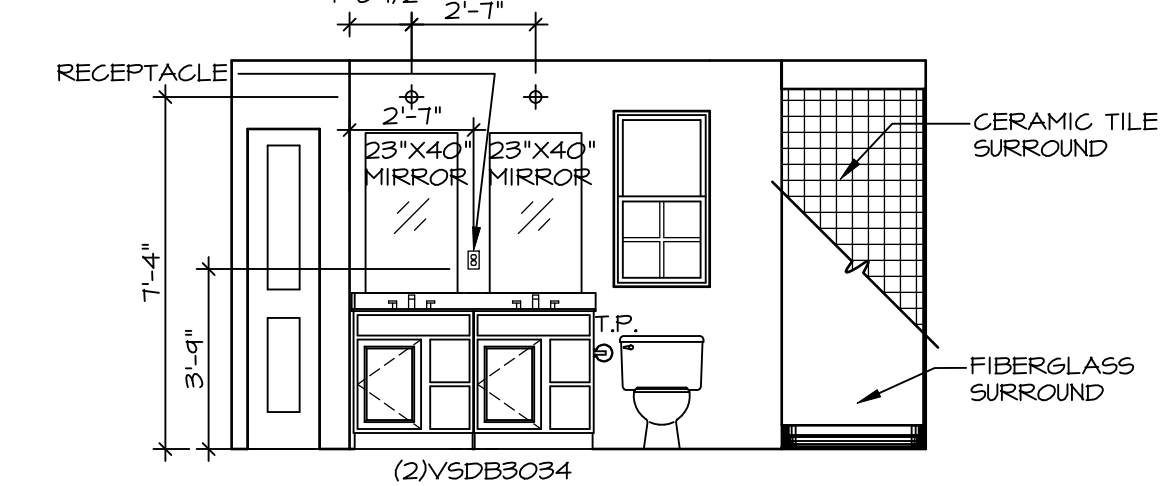
D BATH #1
SCALE: 1/4" = 1'-0"



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



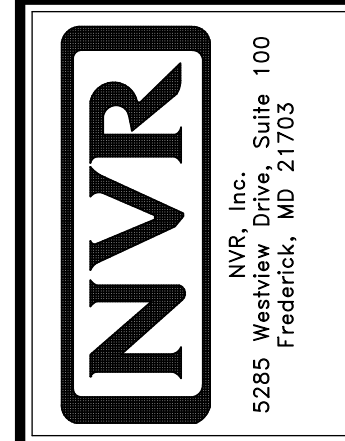
F OWNER'S BATH - "AMA"
SCALE: 1/4" = 1'-0"



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

DIV-COMM-LOT-UNIT
DCY-WI-0238
COM-LOT
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SET NO. A1A00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE: 6/11/15
OPTION

SHEET NO. MODEL
A-12
AVIANO
DRAWING TITLE
BATH-LS
OPTION DESCRIPTION
17