

WI 245

3385 MADISON GRACE WAY

FRANKLIN, OH 45005

2 Story Basement

Finished basement

Vent Floor Drain

1 showers

1 tub

2 hose bibs - valves required

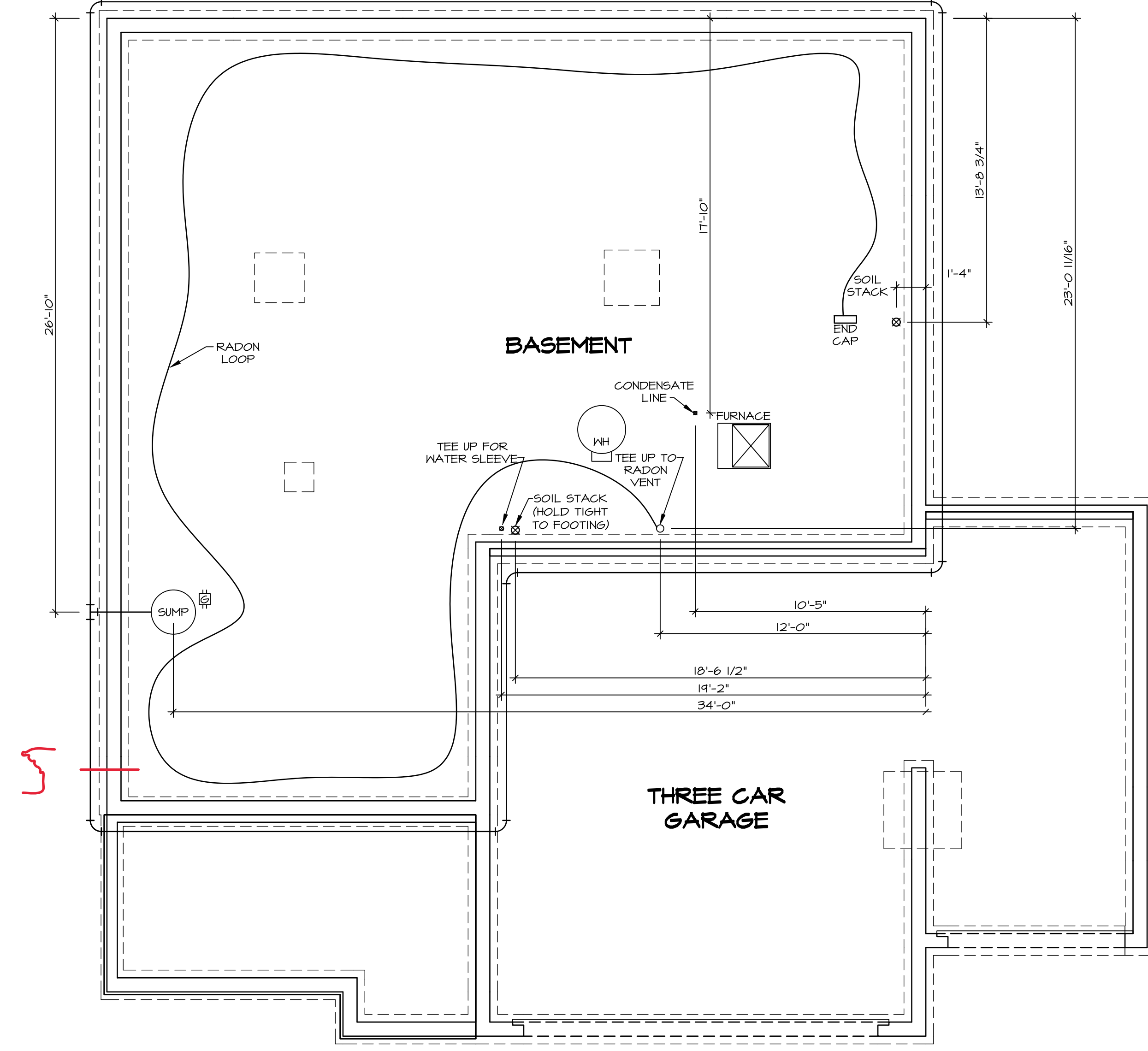
AA valve on kitchen sink

ice maker

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



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

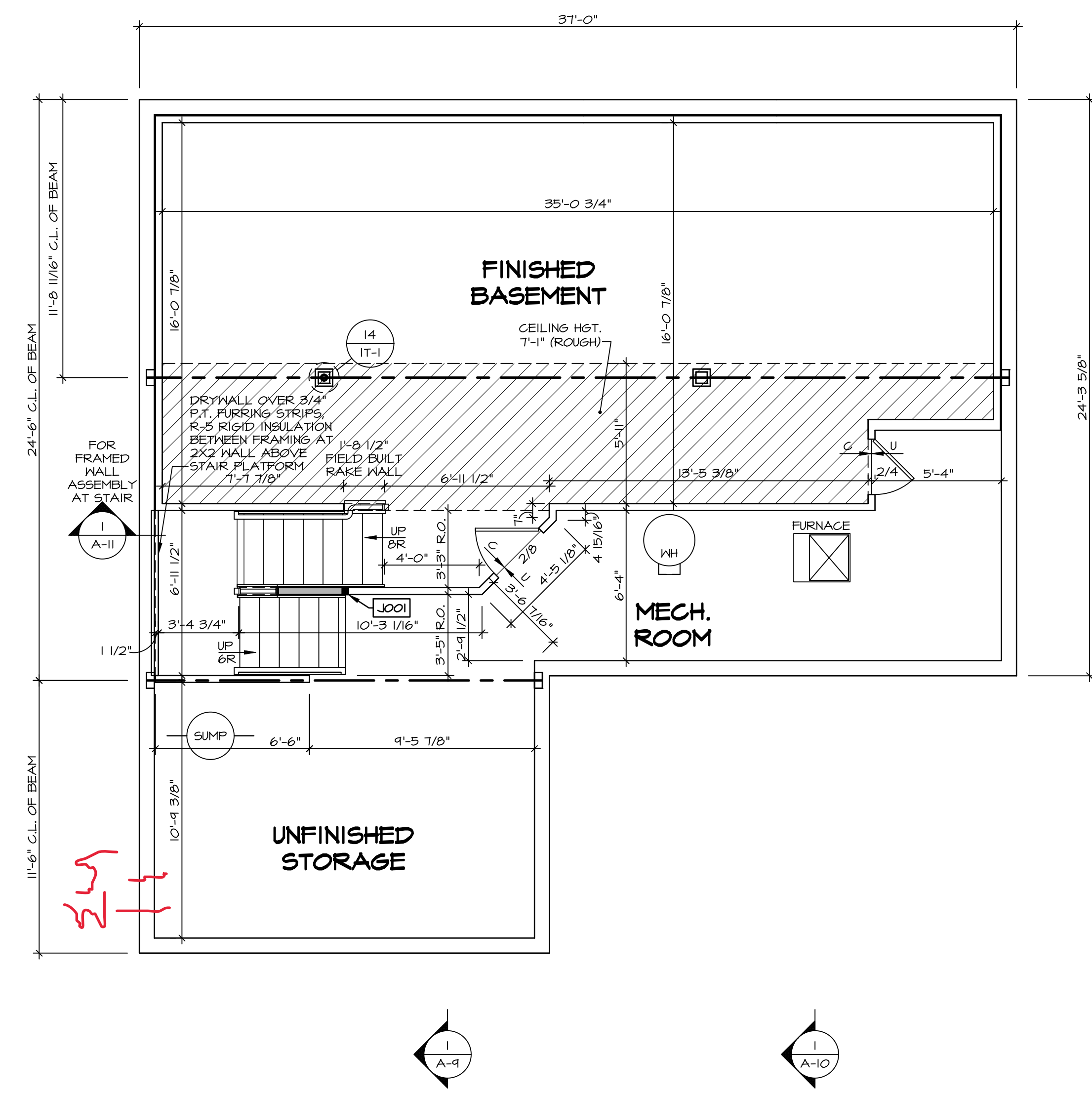
SHEET NO. A-5	MODEL COLUMBIA	SET NO. CLM00 VERSION 01	DIV-COMM-LOT-UNIT DCY-WI-0245
	DRAWING TITLE PLUMBING GROUNDWORKS	RELEASE NO. ---- DRAWN BY JAB	COM-LOT MILSON FARMS - 0245
	OPTION DESCRIPTION	DATE: OPTION	STREET ADDRESS 9385 MADISON GRACE WAY
			CITY FRANKLIN
			STATE OH
			ZIP 45005

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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 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 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, 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 JACK SCHEDULE

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

DIV-COMM-LOT-UNIT
DCY-WI-0245

COM-Lot
MILSON FARMS - 0245

STREET ADDRESS
9385 MADISON GRACE WAY

CITY STATE OH ZIP
FRANKLIN OH 45005

APT. NO. ----

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

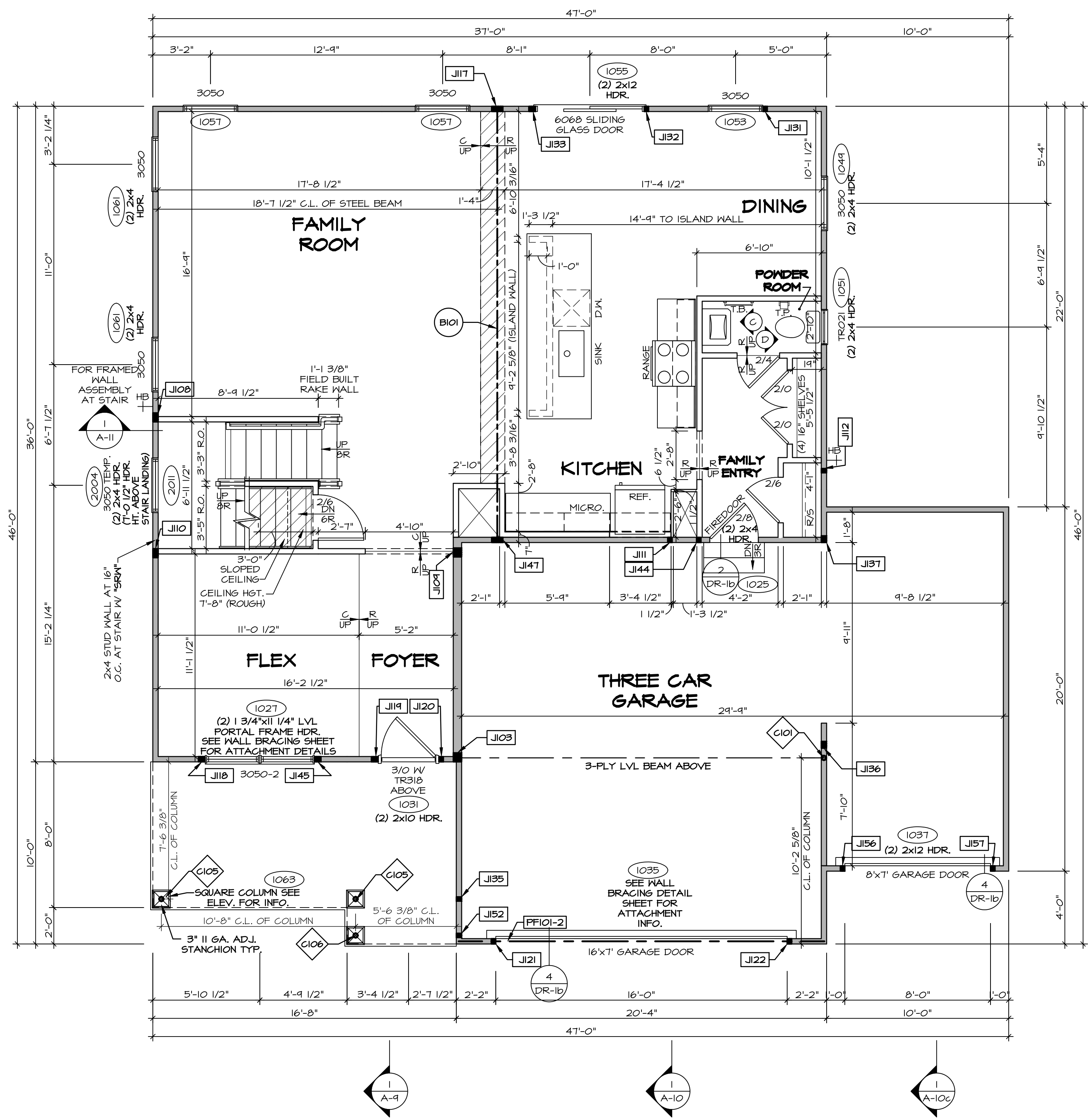
MODEL **COLUMBIA**
DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO. **A-6**

13

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FIRST 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 7'-0 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, 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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH. EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
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- (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIA 307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30 W 2X6 SILL	23'-10 3/4"	6CB/ 6CF	1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	6CB/ 6CF	1035	

STEEL COLUMN SCHEDULE

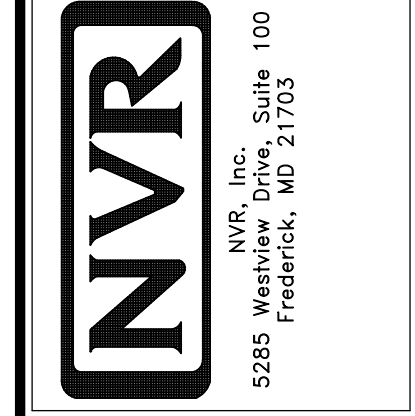
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	6CB/ 6CF, ELA/ ELB/ ELK/ ELL, SXC, FBA/ FCA, S2L	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ.	9'-4 7/8"	FBA	1063	
C106	STANCHION PORCH - 3 IN DIA 116A ADJ.	9'-1 1/8"	FBA, EP6	1063	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (4) 2X6 SFF STUD GRADE	SXC, ELA/ ELK, S2L	1006	
J108	JACK - (4) 2X4 SFF STUD GRADE		1014	
J104	JACK - (4) 2X6 SFF STUD GRADE		1016	
J110	JACK - (4) 2X4 SFF STUD GRADE		1016	
J111	JACK - (2) 2X4 SFF STUD GRADE		1018	
J112	JACK - (2) 2X4 SFF STUD GRADE		1020	
J117	JACK - (5) 2X4 SFF		1023	
J118	JACK - (3) 2X4 SFF STUD GRADE		1027	
J114	JACK - (3) 2X4 SFF STUD GRADE	ELA/ ELK/ ELK	1031	
J120	JACK - (2) 2X4 SFF STUD GRADE	ELA/ ELK/ ELK	1031	
J121	JACK - (2) 2X4 SFF STUD GRADE	6CB/ 6CF	1035	
J122	JACK - (2) 2X4 SFF STUD GRADE	6CB/ 6CF	1035	
J131	JACK - (2) 2X4 SFF STUD GRADE		1053	
J132	JACK - (2) 2X4 SFF STUD GRADE		1055	
J133	JACK - (3) 2X4 SFF STUD GRADE		1055	
J135	JACK - (2) 2X4 SFF STUD GRADE		1063	
J136	JACK - (3) 2X4 SFF STUD GRADE	6CF, ELA/ ELB/ ELK/ ELL	1065	
J137	JACK - (3) 2X4 SFF	6CF, ELC	1065	
J144	JACK - (2) 2X4 SFF STUD GRADE		1018	
J145	JACK - (3) 2X4 SFF STUD GRADE		1027	
J147	JACK - (5) 2X4 SFF		1023	
J152	JACK - (2) 2X4 SFF STUD GRADE		1063	
J156	JACK - (2) 2X4 SFF STUD GRADE	6C1	1037	
J157	JACK - (2) 2X4 SFF STUD GRADE	6C1	1037	

DIV-COMM-LOT-UNIT
DCY-WI-0245
COM-LOT
MILSON FARMS - 0245
STREET ADDRESS
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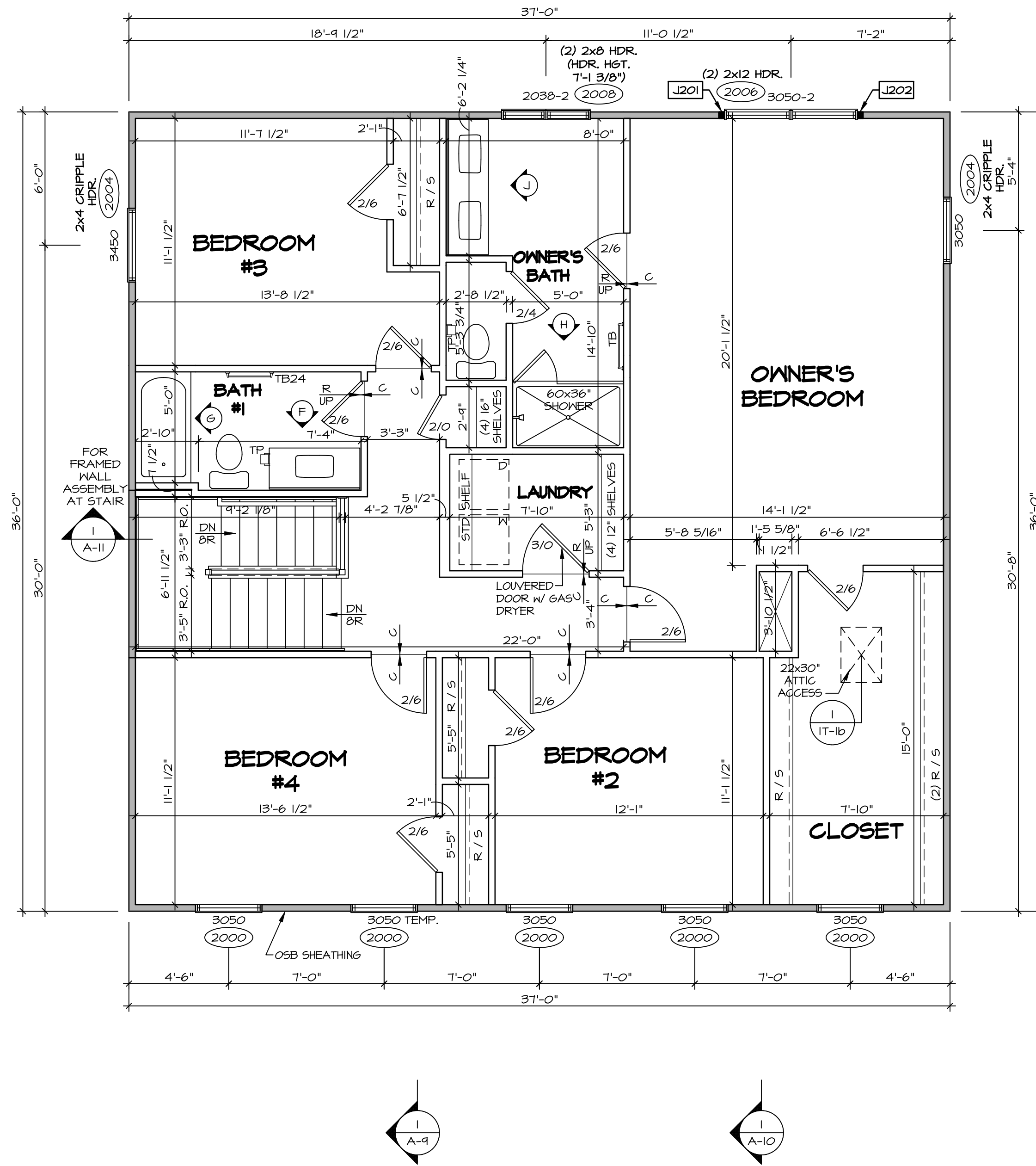
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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

MODEL
COLUMBIA
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
14



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:
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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

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	

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

MODEL
COLUMBIA
DRAWING TITLE
SECOND FLOOR PLAN

SHEET NO.
A-8

OPTION DESCRIPTION
15

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

DIV-COMM-LOT-UNIT
DCY-WI-0245

COM-LOT
MILSON FARMS - 0245

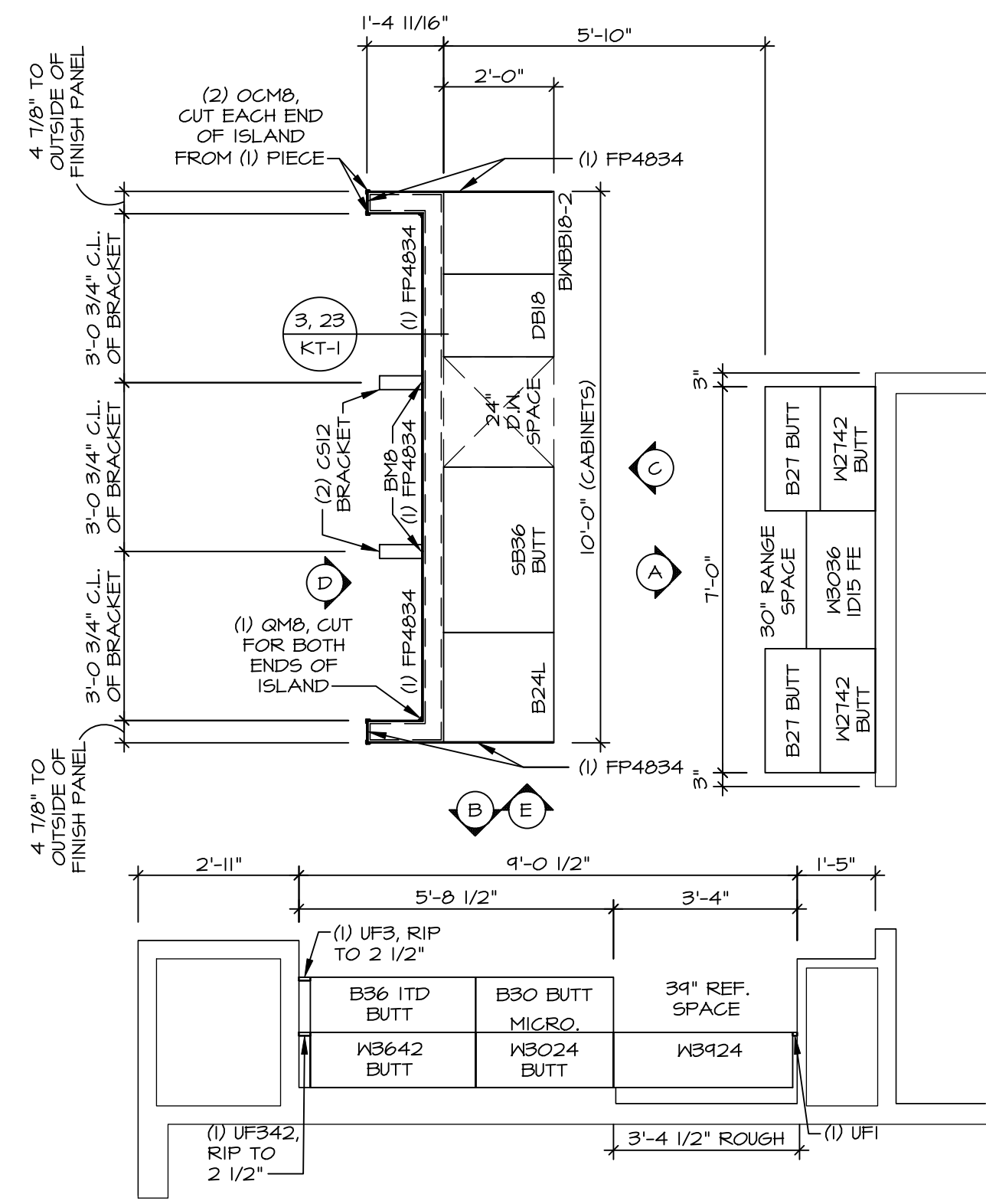
STREET ADDRESS
9385 MADISON GRACE WAY

CITY FRANKLIN
STATE OH
ZIP 45005

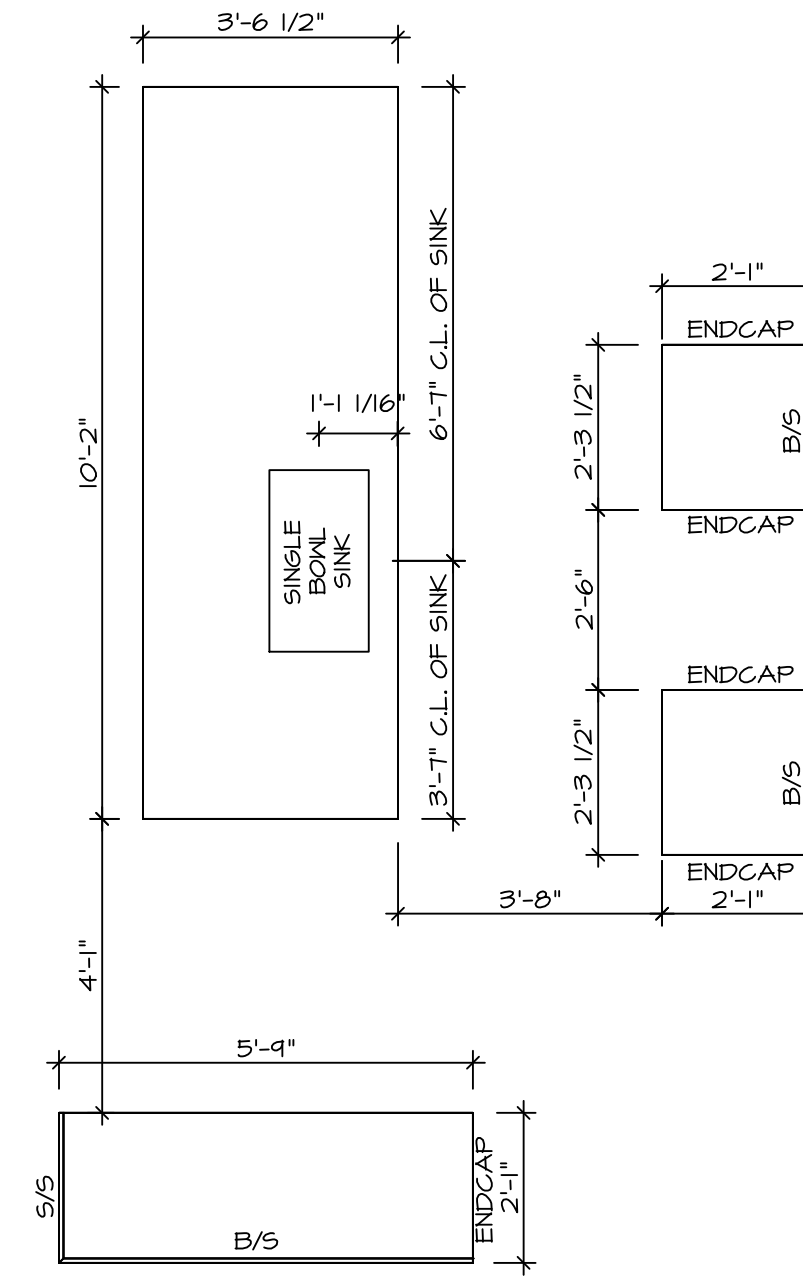
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1 **KITCHEN CABINET LAYOUT KC-3521(TC)**
 SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE (TC) "KA"



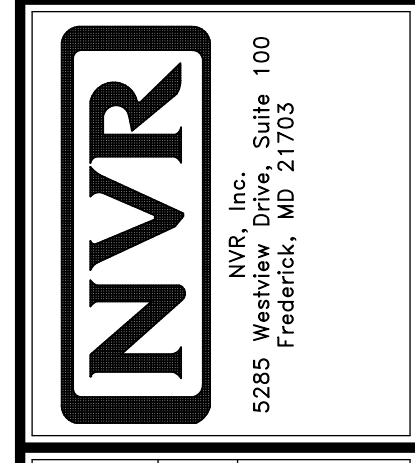
2 **KITCHEN COUNTERTOP LAYOUT KC-3521(TC)**
 SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE (TC) "KA"

NOTES:
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1)KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 5. 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.
 6. 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

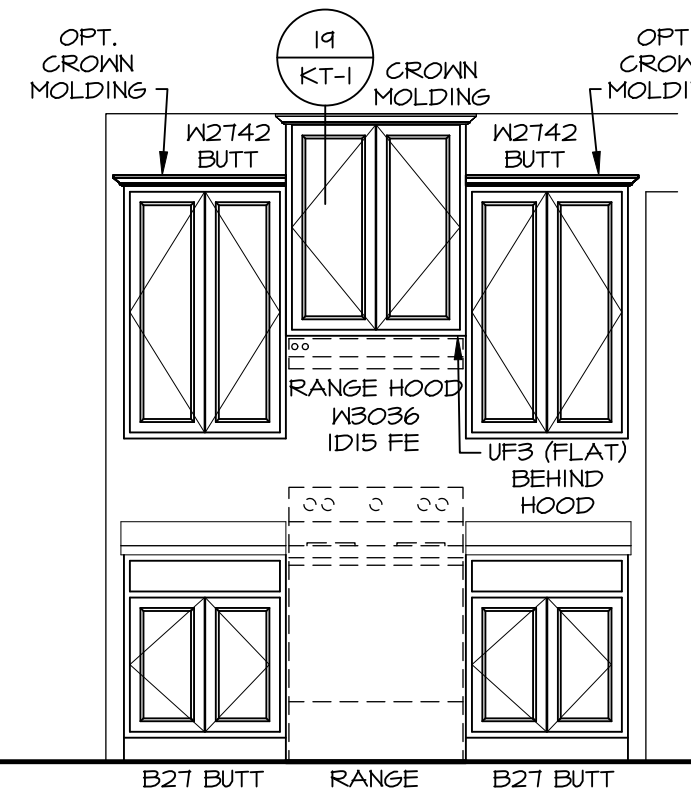
NOTES:
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

DIV-COMM-LOT-UNIT		DCY-WI-0245	
COM-LOT	MILSON FARMS - 0245	APT. NO.	----
STREET ADDRESS		CITY	STATE
9385 MADISON GRACE WAY		FRANKLIN	OH
ZIP		45005	

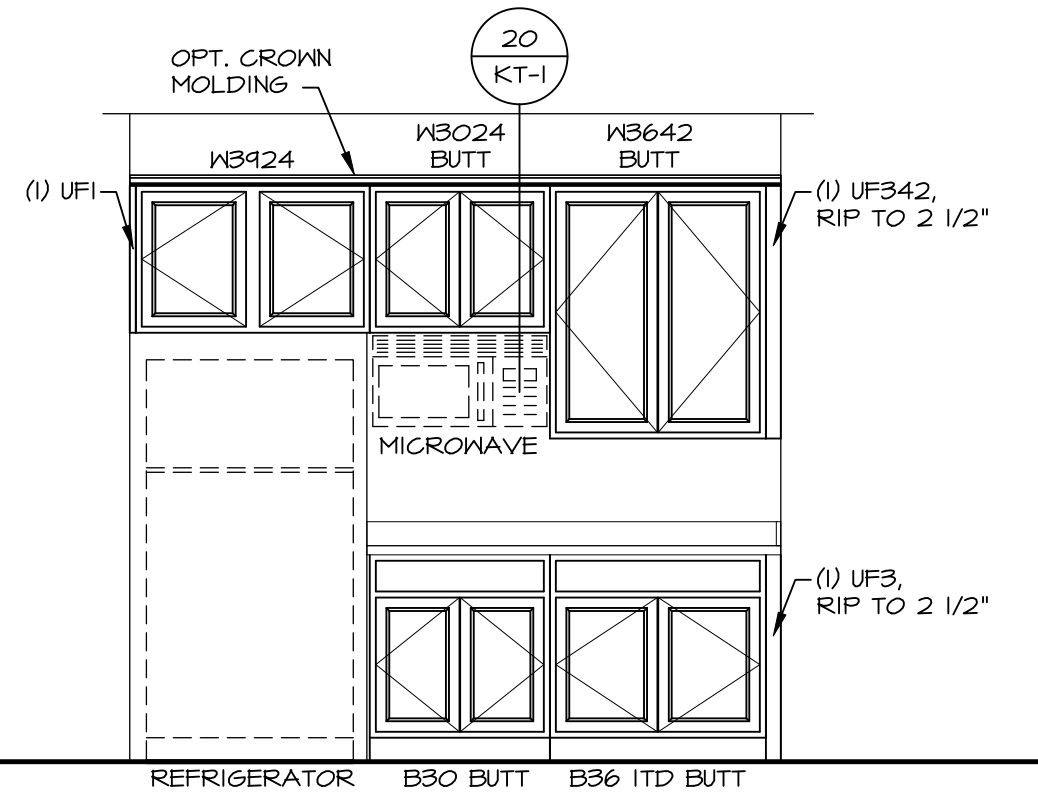
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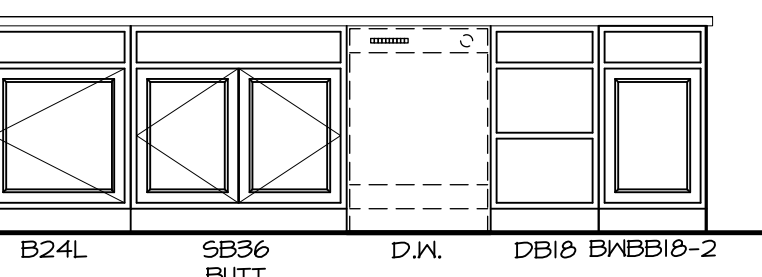
SET NO. CLM00	VERSION 01	RELEASE NO. ----	DRAWN BY ARM	OPTION
SHEET NO. A-12				
MODEL COLUMBIA				
DRAWING TITLE KITCHEN				
OPTION DESCRIPTION				
19				



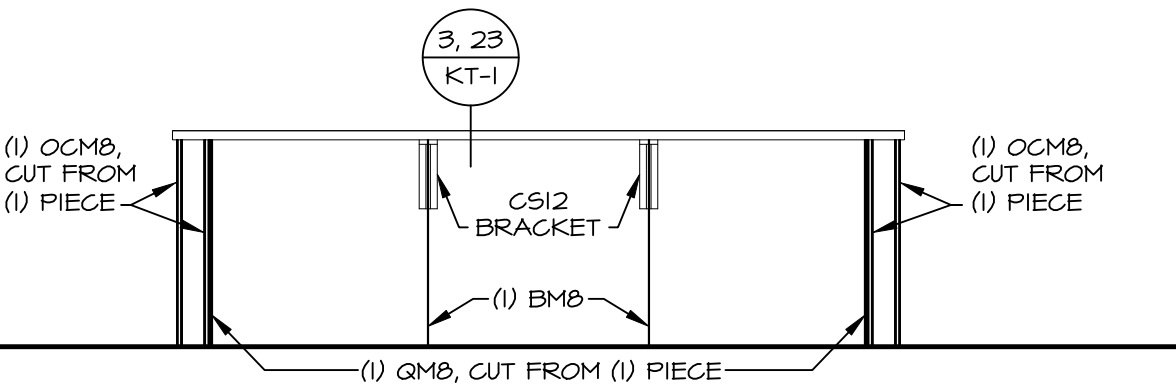
A **CABINET ELEVATION**
 SCALE: 3/8" = 1'-0"



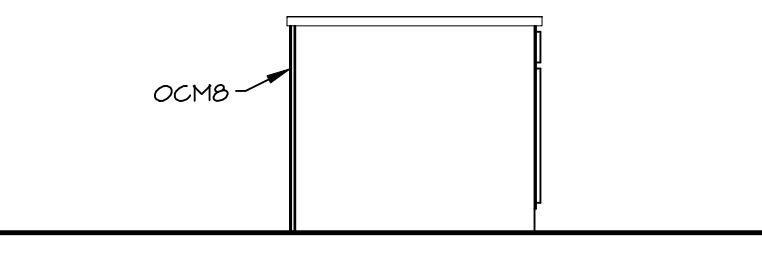
B **CABINET ELEVATION**
 SCALE: 3/8" = 1'-0"



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



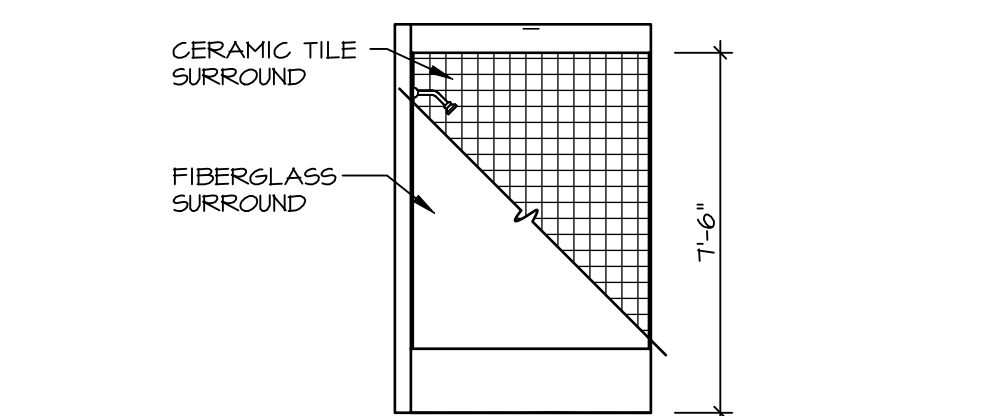
D **CABINET ELEVATION**
 SCALE: 3/8" = 1'-0"



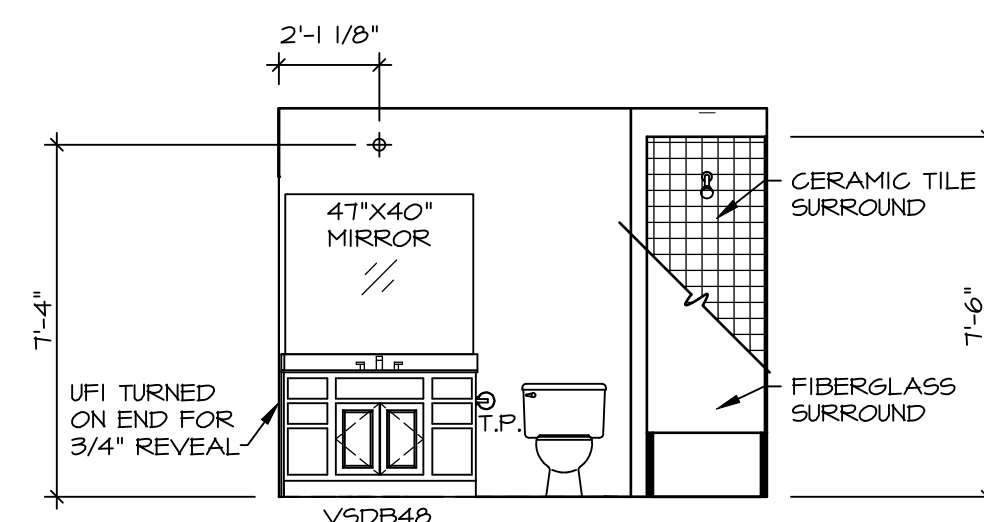
E **CABINET ELEVATION**
 SCALE: 3/8" = 1'-0"

NOTES:

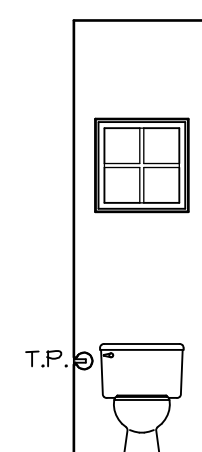
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



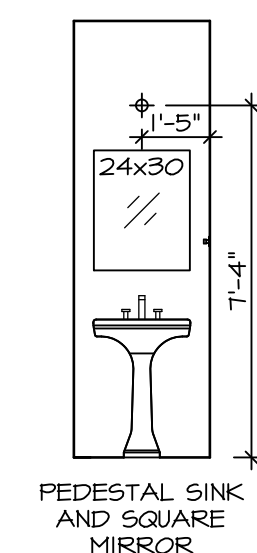
G BATH #1
SCALE: 1/4" = 1'-0"



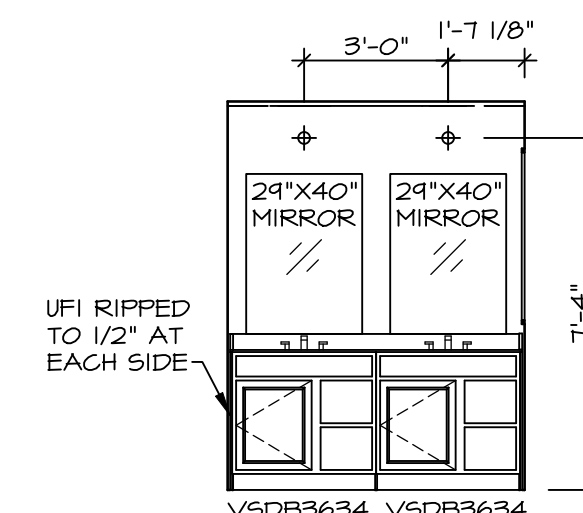
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



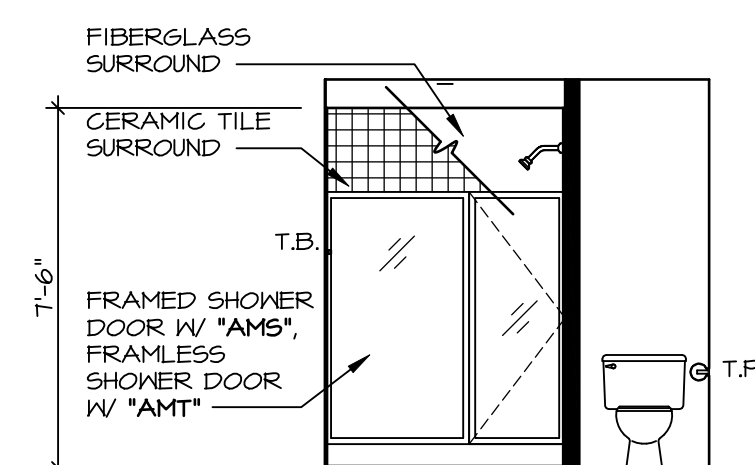
D POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



H OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM SHOWER "AMA"

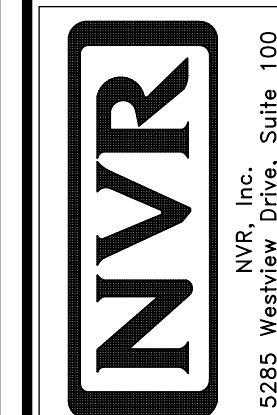
DIV-COMM-LOT-UNIT
DCY-WI-0245

COM-LOT
MILSON FARMS - 0245
STREET ADDRESS
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CITY
FRANKLIN

APT. NO.

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

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