

WI 254

3980 WILSON FARMS BLVD

FRANKLIN, OH 45005

2 Story Basement - 4 baths

Finished bath basement

3 showers - dual shower head master bath

1 tub

2 hose bibs - valves required

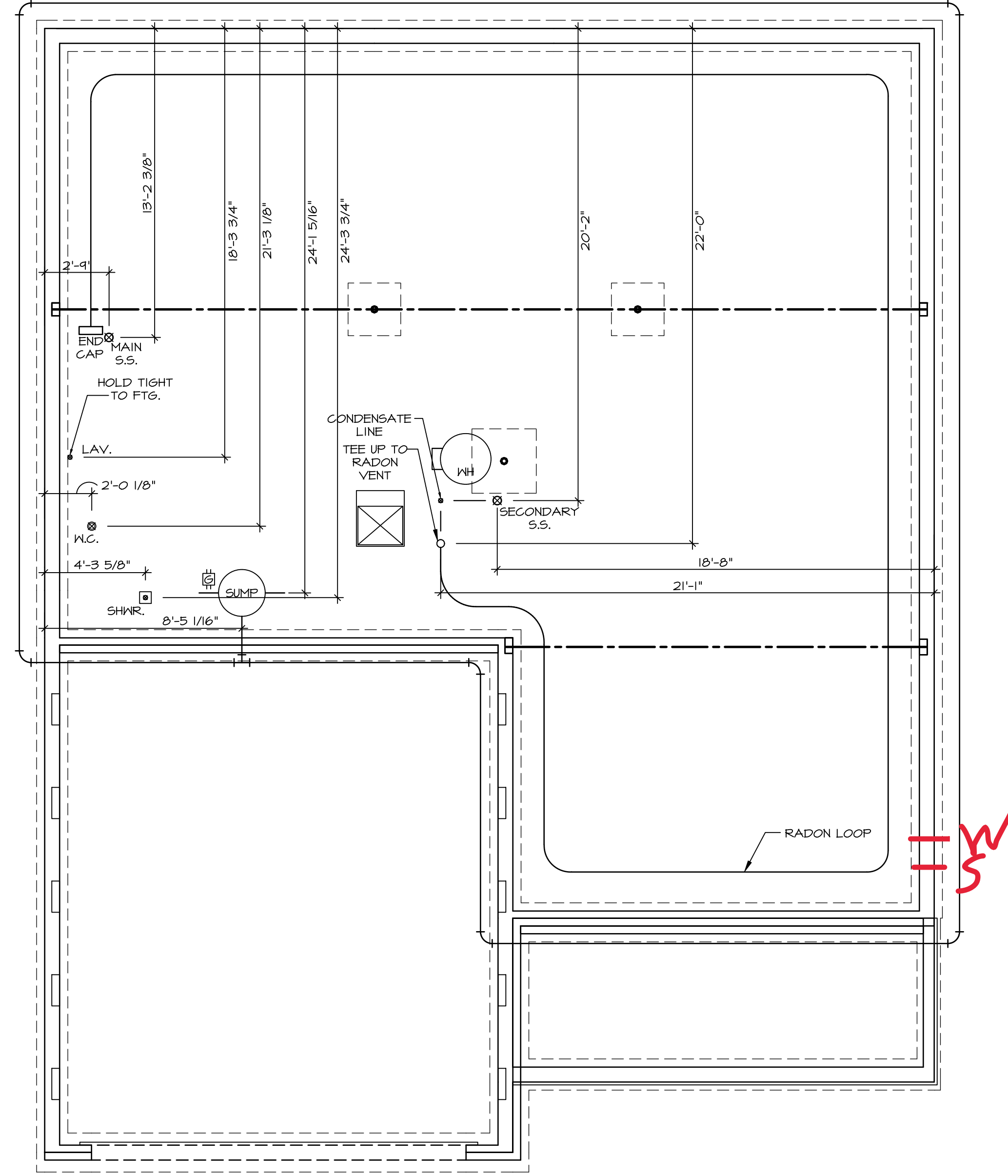
AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

Laundry tub

Gas Furnace and Range



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
 - 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	HUDSON
DRAWING TITLE	PLUMBING
OPTION DESCRIPTION	

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 5285 Westwick, Frederick, MD 21703

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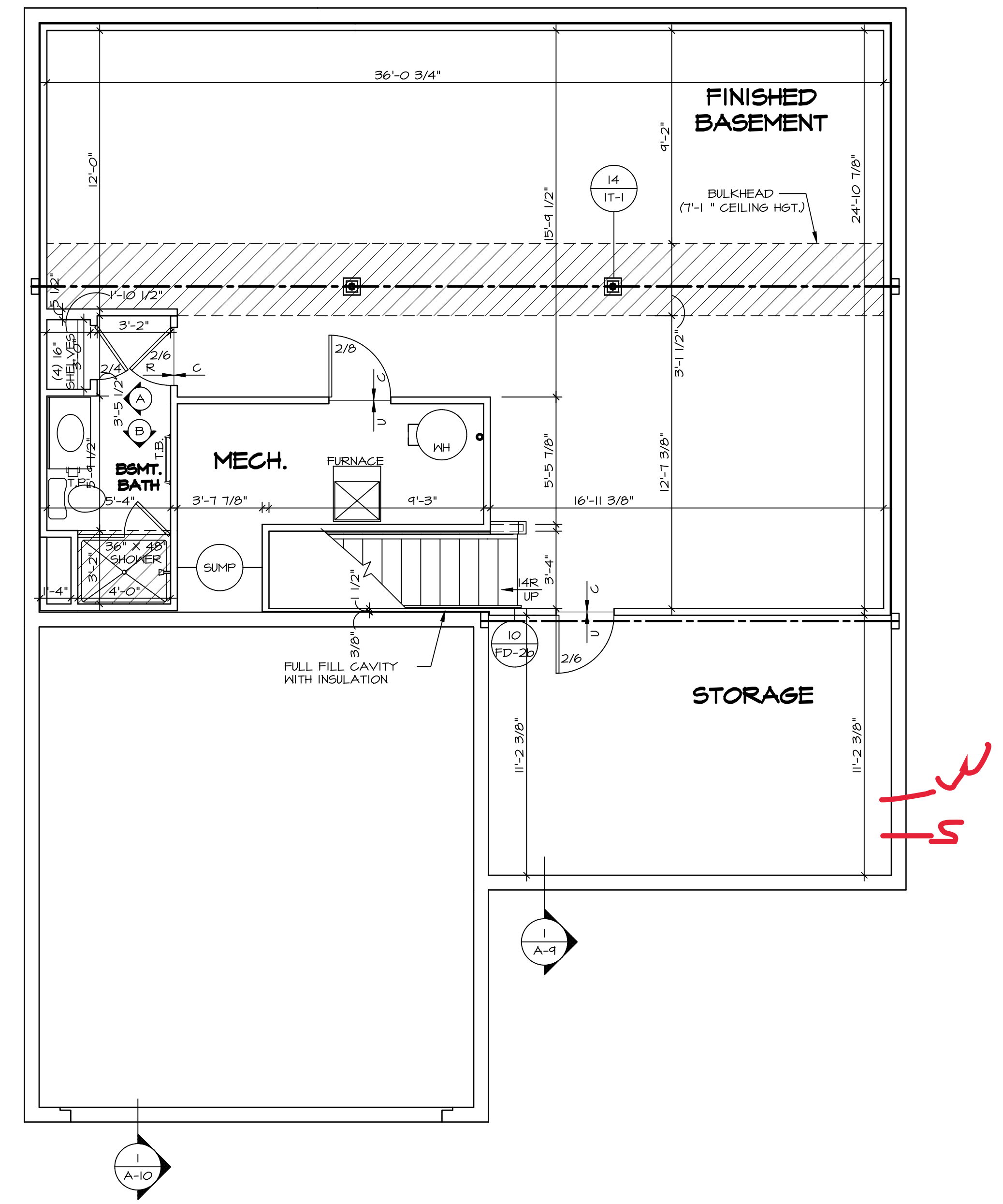
DIV-COMM-LOT-UNIT	DCY-WI-0254
COM-LOT	WILSON FARMS - 0254
STREET ADDRESS	9460 WILSON FARMS BOULEVARD
CITY	FRANKLIN
STATE	OH
ZIP	45005

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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 ARCHITECTURAL DETAIL 8/11-B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
 - 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
 - INTERIOR HEADER HEIGHT TO BE 6'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS UNLESS OTHERWISE NOTED.
 - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
 - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

- 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"

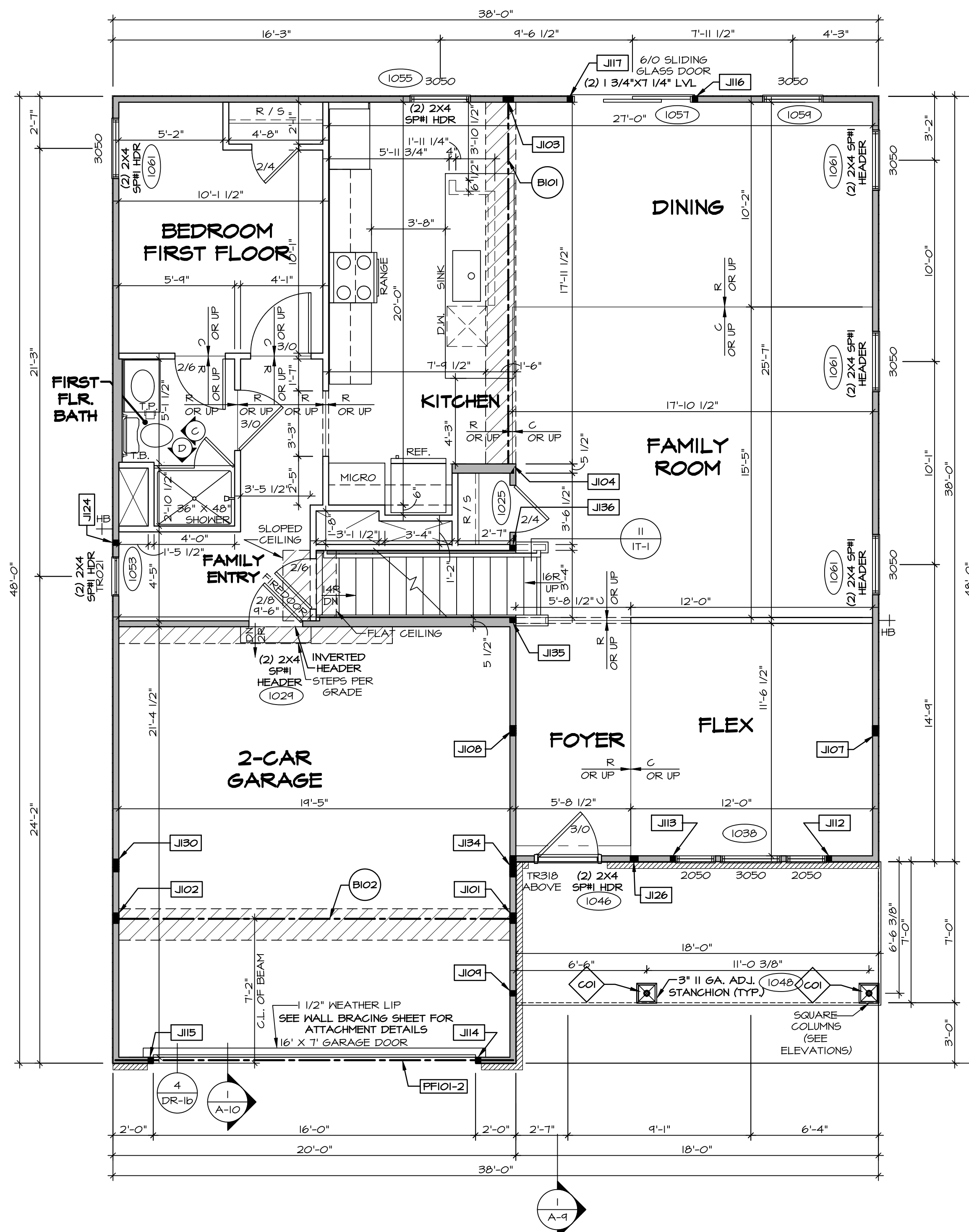
SHEET NO. A-6	MODEL HUDSON	SET NO. HUD00	VERSION 01
	DRAWING TITLE BASEMENT FLOOR PLAN	RELEASE NO. ----	DRAWN BY SKB
OPTION DESCRIPTION 			OPTION

DIV-COMM-LOT-UNIT DCY-WI-0254	
COM-LOT MILSON FARMS - 0254	APT. NO. ----
STREET ADDRESS 9480 WILSON FARMS BOULEVARD	
CITY FRANKLIN	STATE OH
ZIP 45005	

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

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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 ARCHITECTURAL DETAIL 8/11-13 FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
- INTERIOR HEADER HEIGHT TO BE 6'-11" W/ 8'-0" CEILING AND 7'-11" W/ 9'-0" CEILING UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:

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

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
CO1	STANCHION PORCH - 3 IN DIA 16A ADJ	9'-4 1/8"	1048	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
JI01	JACK - (4) 2X4 SFF#	1031	
JI02	JACK - (4) 2X4 SFF#	1031	
JI03	JACK - (4) 2X4 SFF#	1027	
JI04	JACK - (4) 2X6 SFF STUD GRADE	1027	
JI07	JACK - (4) 2X4 SFF STUD GRADE	1021	
JI08	JACK - (4) 2X4 SFF STUD GRADE	1021	
JI09	JACK - (2) 2X4 SFF STUD GRADE	1048	
JI12	JACK - (2) 2X4 SFF STUD GRADE	1038	
JI13	JACK - (2) 2X4 SFF STUD GRADE	1038	
JI14	JACK - (2) 2X4 SFF STUD GRADE	1050	
JI15	JACK - (2) 2X4 SFF STUD GRADE	1050	
JI16	JACK - (2) 2X4 SFF STUD GRADE	1051	
JI17	JACK - (2) 2X4 SFF STUD GRADE	1051	
JI24	JACK - (2) 2X4 SFF STUD GRADE	1010	
JI26	JACK - (3) 2X4 SFF STUD GRADE	1018	
JI30	JACK - (5) 2X4 SFF#	1034, 2000	
JI34	JACK - (8) 2X4 SFF#	2000	
JI35	JACK - (2) 2X4 SFF STUD GRADE	1023	
JI36	JACK - (2) 2X4 SFF STUD GRADE	1023	

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

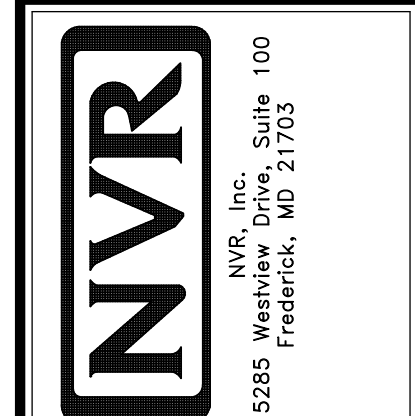
- 1A - (2) PLY UP TO AND INCLUDING 11/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3A - (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.
- 4A - (3) PLY UP TO AND INCLUDING 11/8" 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.
- 5A - (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.
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BIO1	BEAM STEEL - W10X26 W 2X6 SILL	18'-8"	1027	
BIO2	BEAM STEEL - W12X14 W 2X4 SILL	14'-11 3/8"	1031	
FFI01-2	LVL L75 - 11-04	14'-4"	1050	PORTAL FRAME 1A

DIV-COMM-LOT-UNIT
DCY-WI-0254
COM-LOT
MILSON FARMS - 0254
STREET ADDRESS
9480 WILSON FARMS BOULEVARD
CITY
FRANKLIN
STATE
OH
ZIP
45005

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SET NO. HUD00
VERSION 01
RELEASE NO. ---
DRAWN BY SKB
DATE:
OPTION

SHEET NO. MODEL
A-7
HUDSON
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
12

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

ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

LEGEND

	BEARING WALL
	NON BEARING WALL
	JACKS
	BEAM/HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS

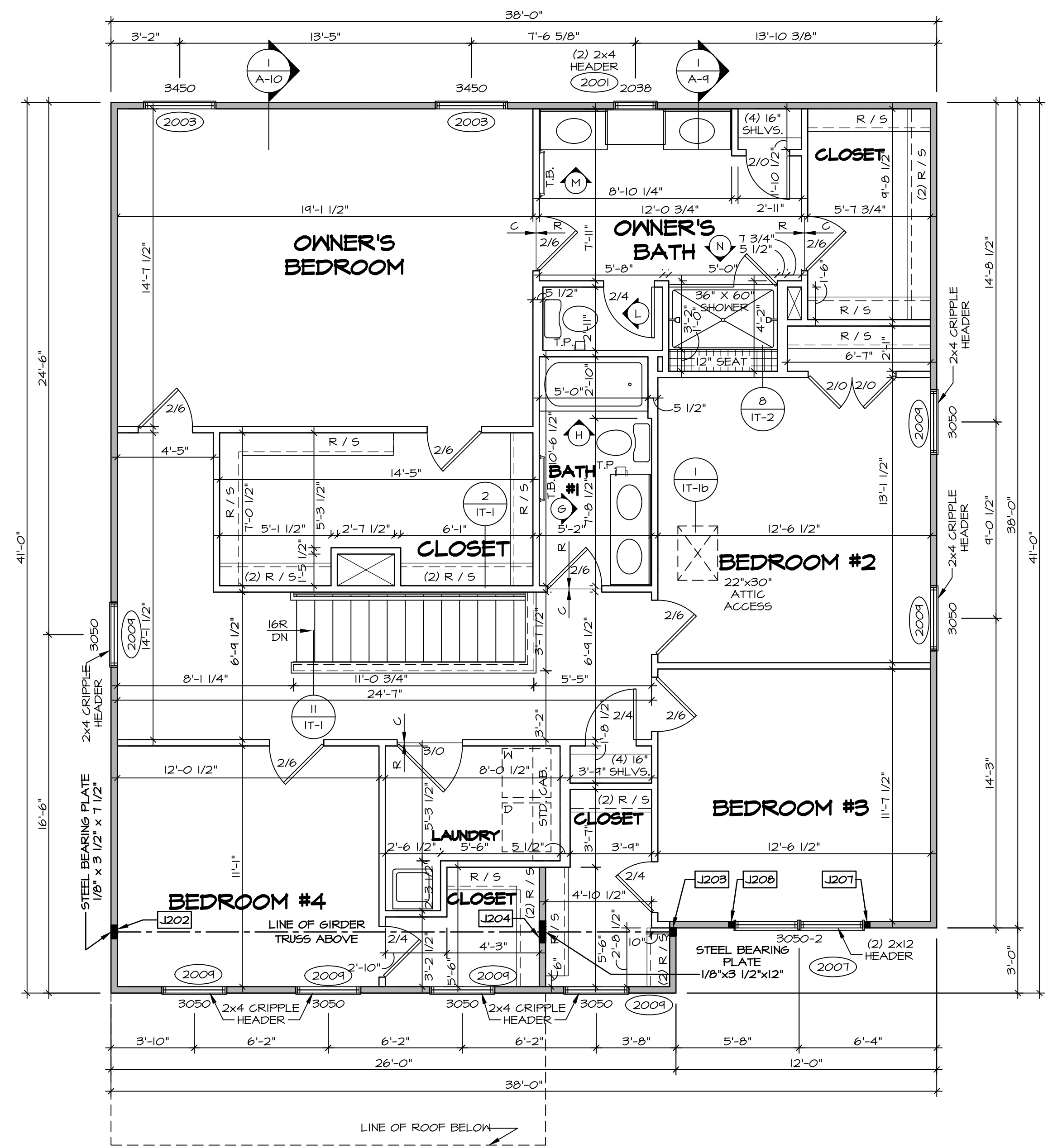
FLOOR PLAN NOTES

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- HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/1T-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
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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 HALLS IN CLOSET



SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J202	JACK - (5) 2X4 SFF#	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J203	JACK - (3) 2X4 SFF STUD GRADE	2000	
J204	JACK - (8) 2X4 SFF#	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J207	JACK - (2) 2X4 SFF STUD GRADE	2007	
J208	JACK - (2) 2X4 SFF STUD GRADE	2007	

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

DIV-COMM-LOT-UNIT
DCY-WI-0254
COM-LOT
MILSON FARMS - 0254
STREET ADDRESS
9980 WILSON FARMS BOULEVARD
CITY STATE OH
FRANKLIN OH
ZIP 45005

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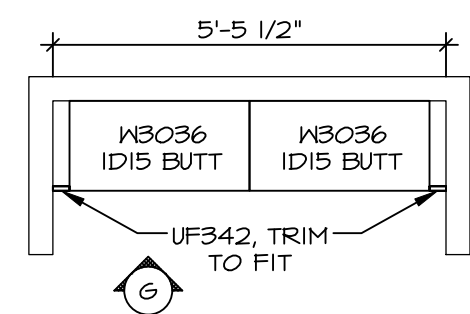
SHEET NO. **A-8**
MODEL **HUDSON**
VERSION **01**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
SET NO. **HUD00**
RELEASE NO. **----**
DRAWN BY **SKB**
DATE:
OPTION

KITCHEN NOTES

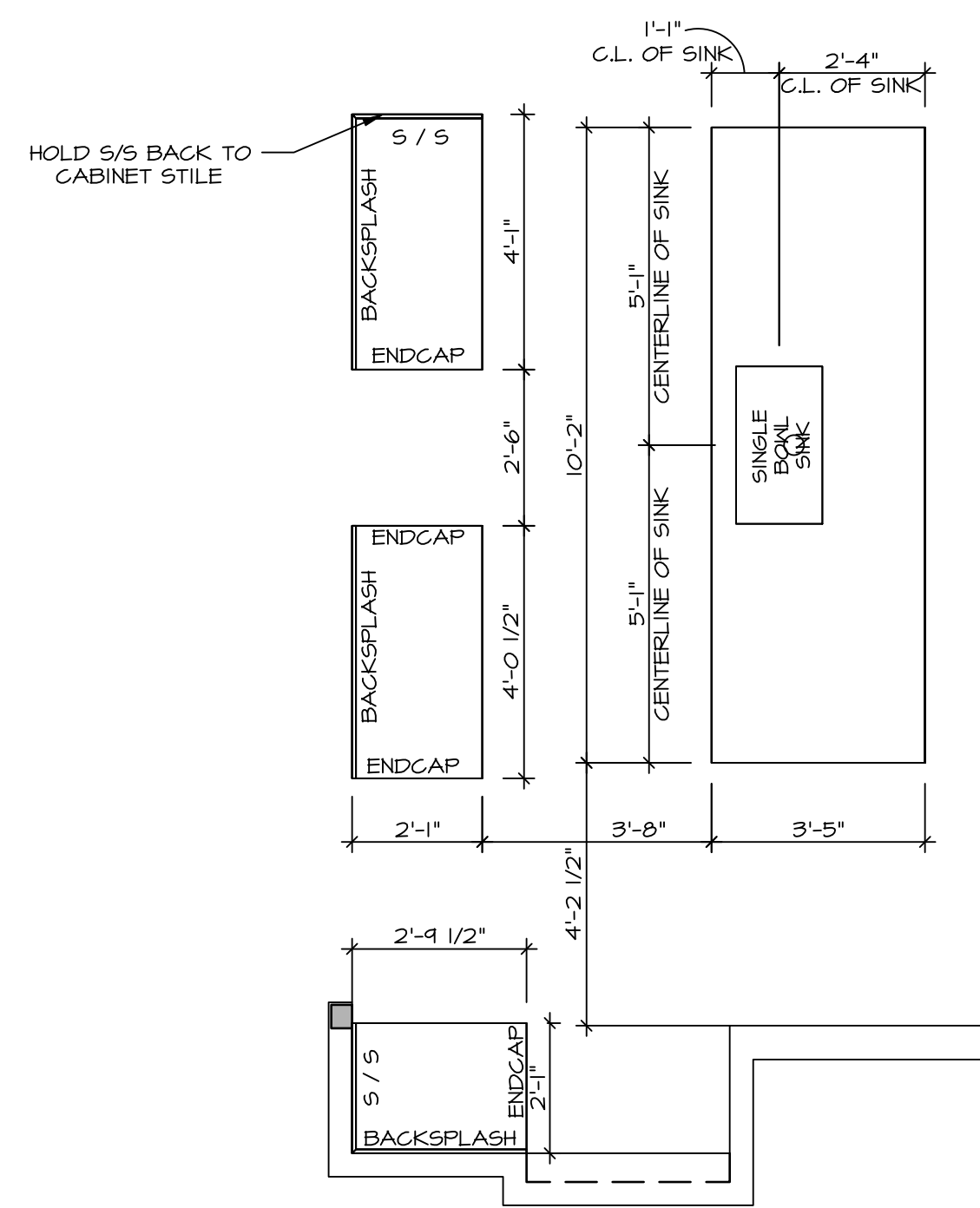
NOTES:

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 MOLDING.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/FILL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10

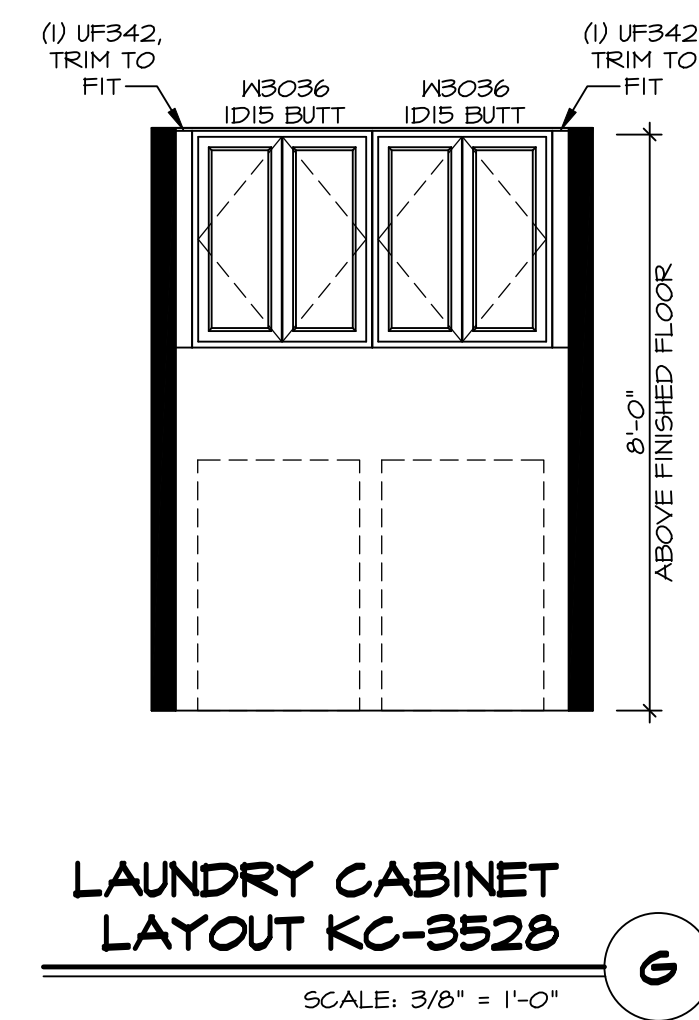
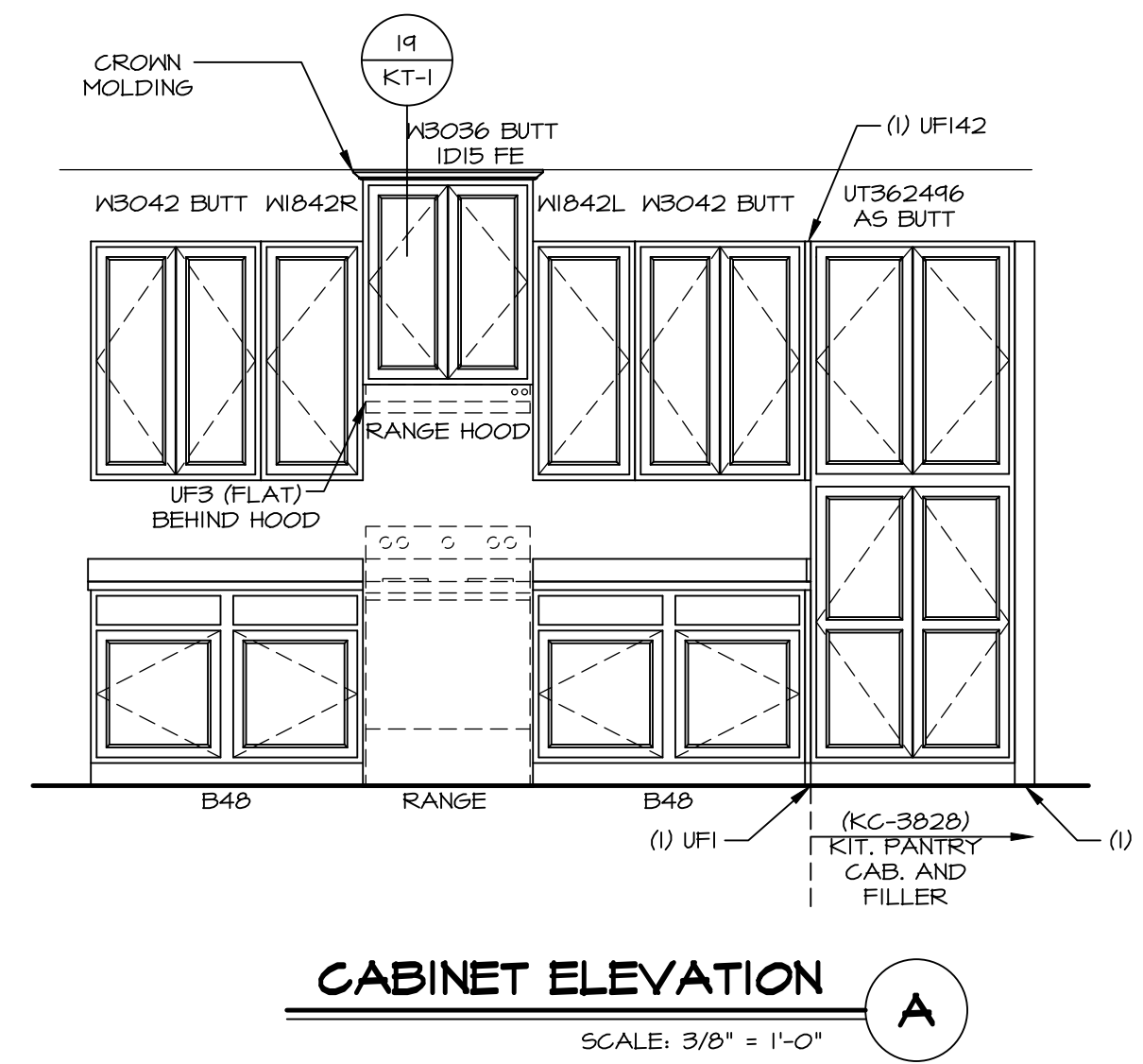
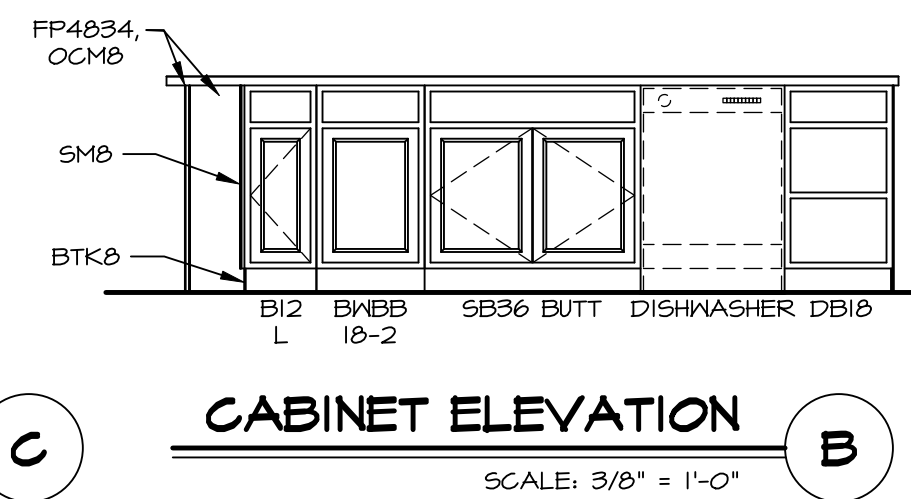
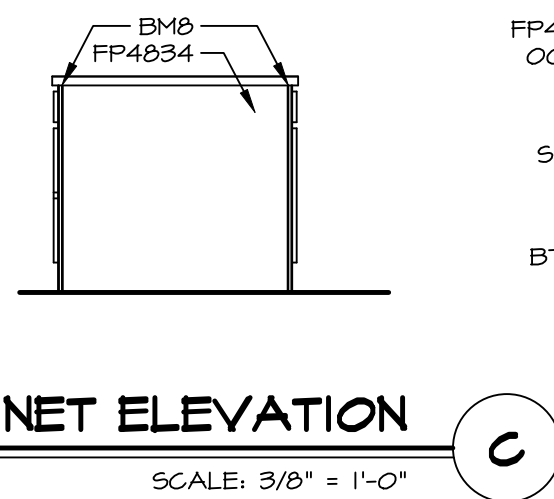
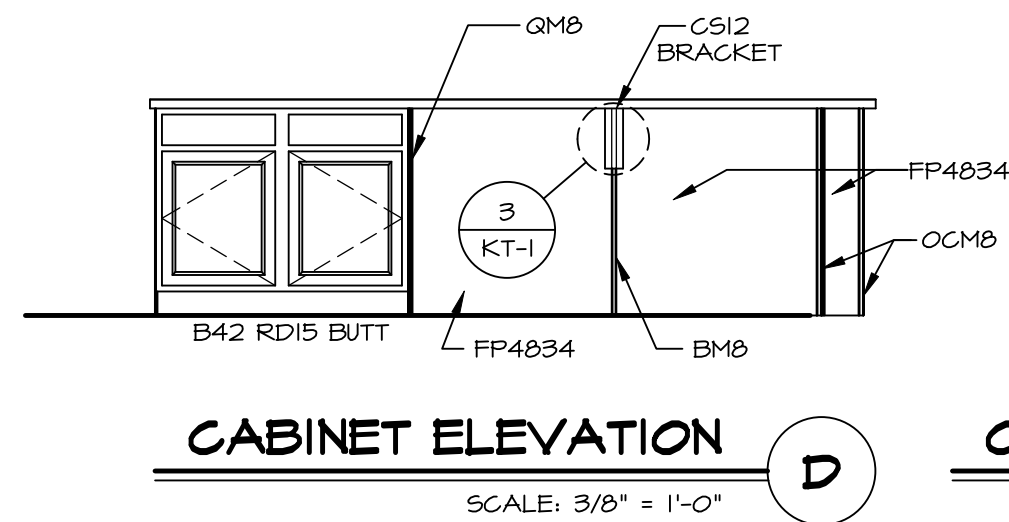
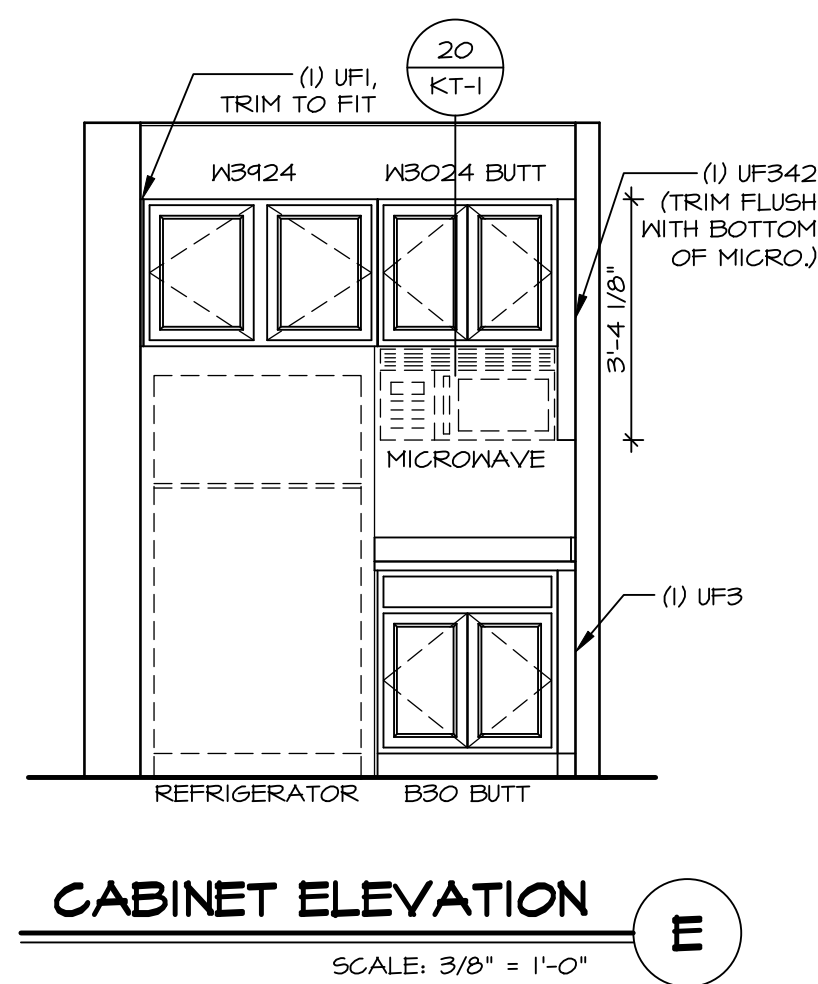
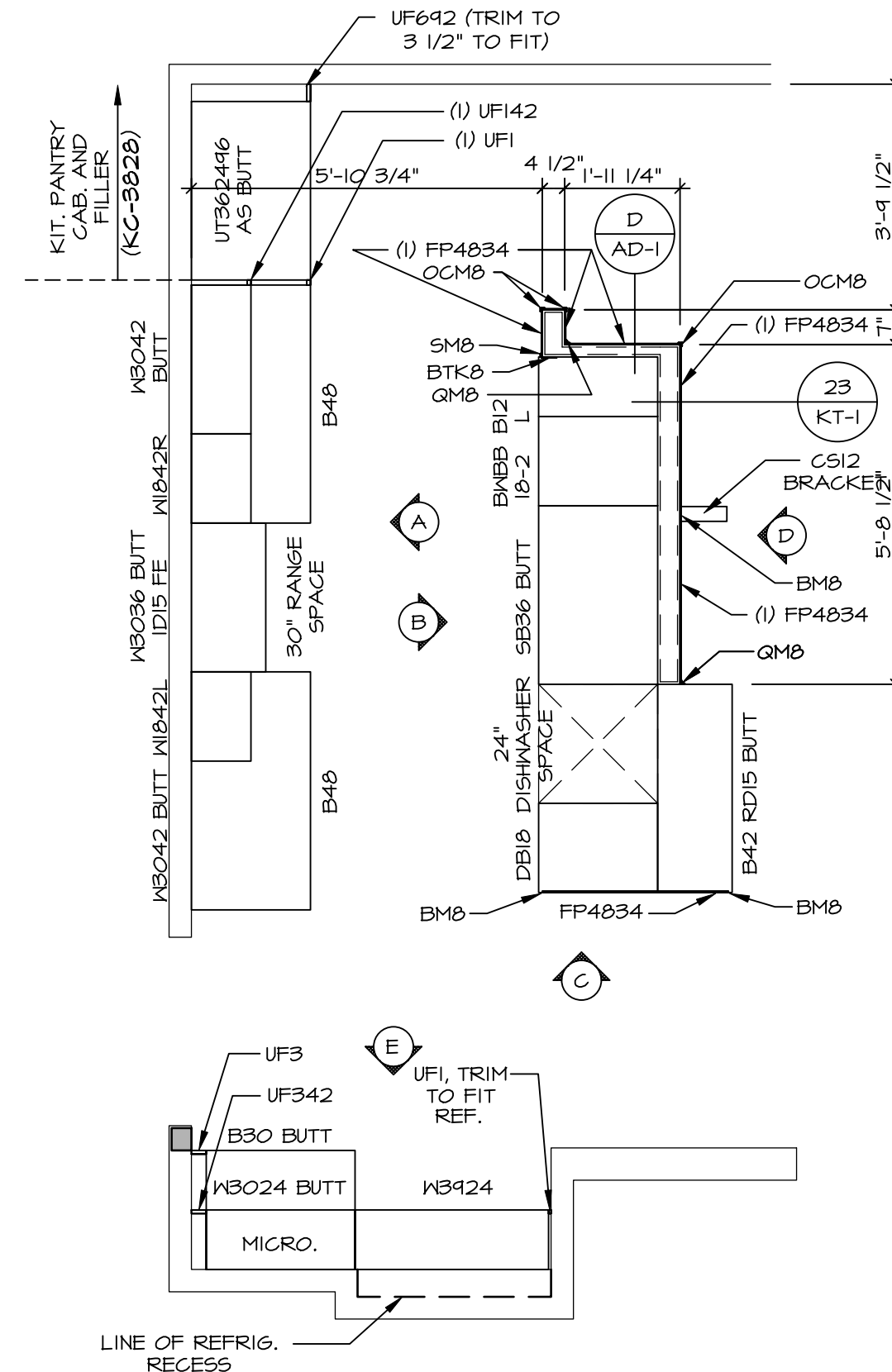
LAUNDRY CABINET LAYOUT KC-3528 3
SCALE: 3/8" = 1'-0" A-12



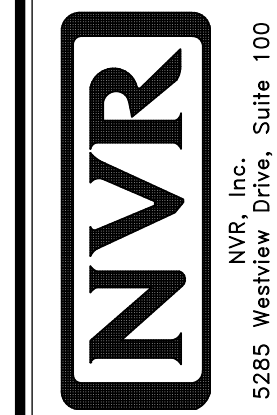
KITCHEN COUNTERTOP LAYOUT KC-3526TC 2
APPLIANCE LAYOUT W/ RANGE (TC) *KAI*
SCALE: 3/8" = 1'-0" A-12



KITCHEN CABINET LAYOUT KC-3526TC 1
APPLIANCE LAYOUT W/ RANGE (TC) *KAI*
SCALE: 3/8" = 1'-0" A-12



SHEET NO. **A-12**
MODEL **HUDSON**
DRAWING TITLE **KITCHEN**
OPTION DESCRIPTION

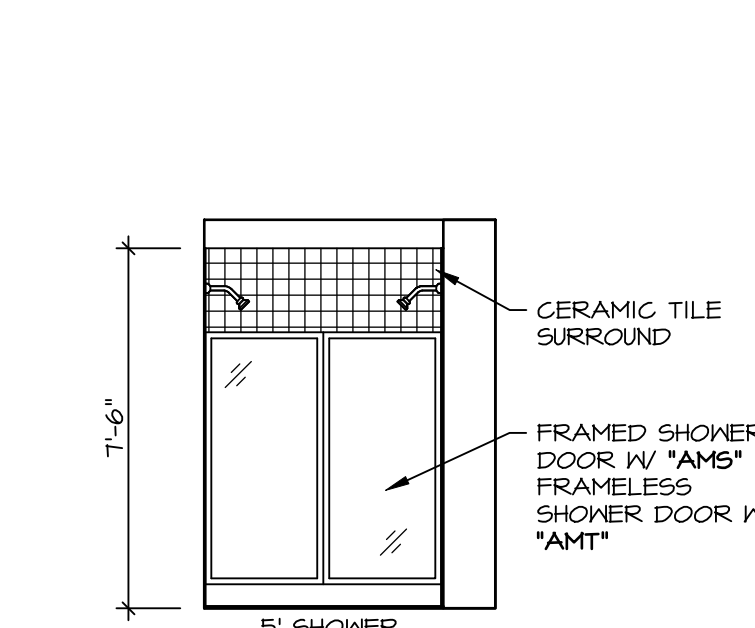


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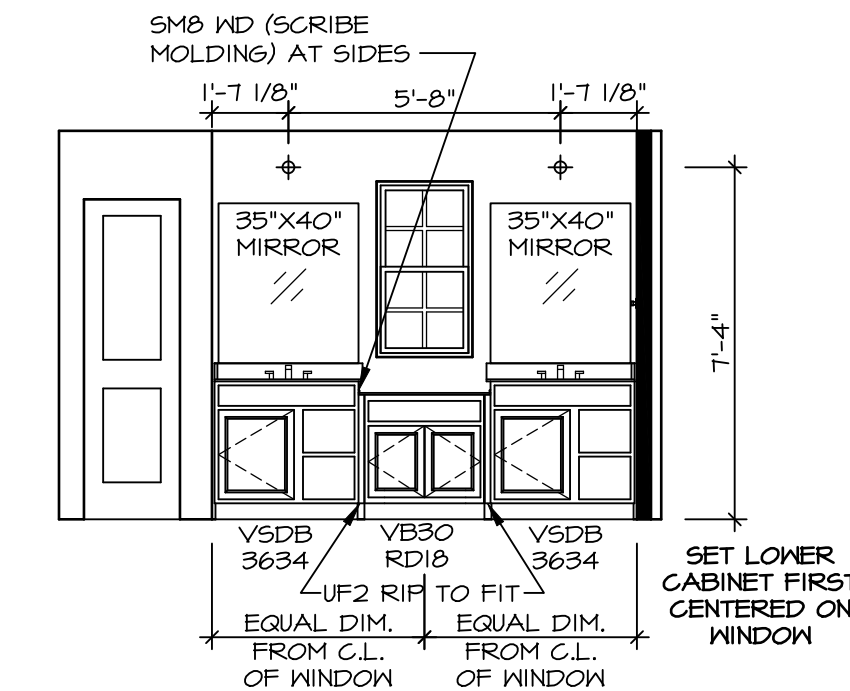
DIV-COMM-LOT-UNIT **DCY-WI-0254**
COM-LOT **MILSON FARMS - 0254**
STREET ADDRESS **9480 WILSON FARMS BOULEVARD**
CITY **FRANKLIN** STATE **OH** ZIP **45005**

NOTES:

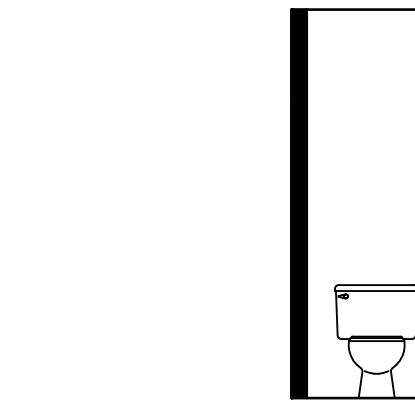
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
2. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
3. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
4. BATH ELEVATIONS ARE SHOWN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



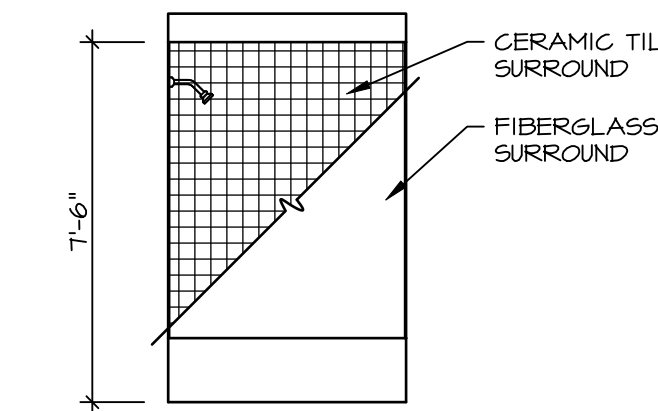
N OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AM6"



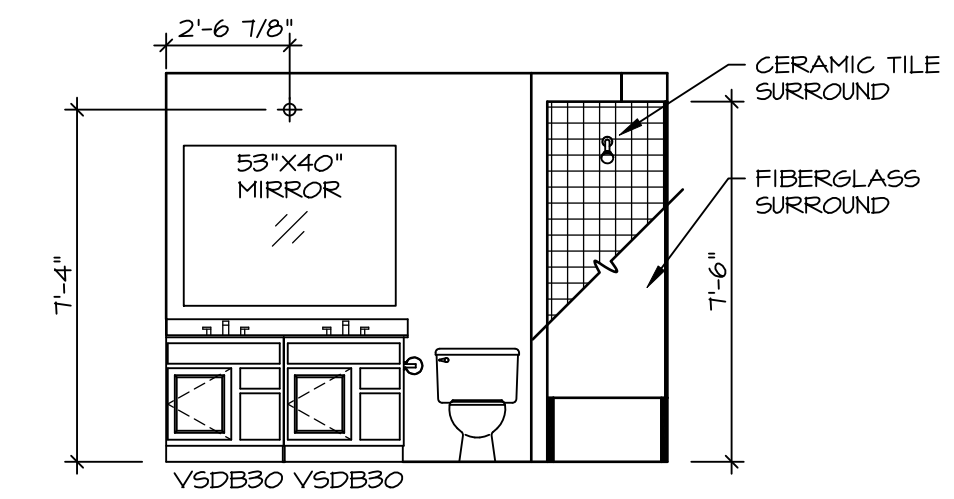
M OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AM6"



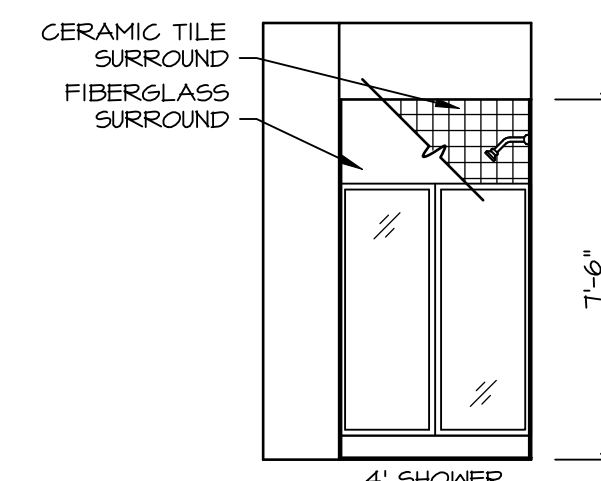
L OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH "L.C."



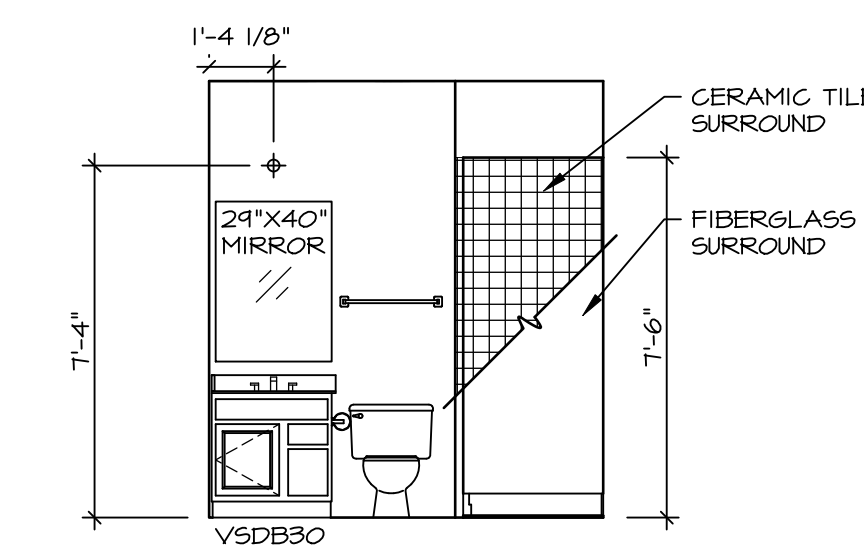
H BATH #1
SCALE: 1/4" = 1'-0"



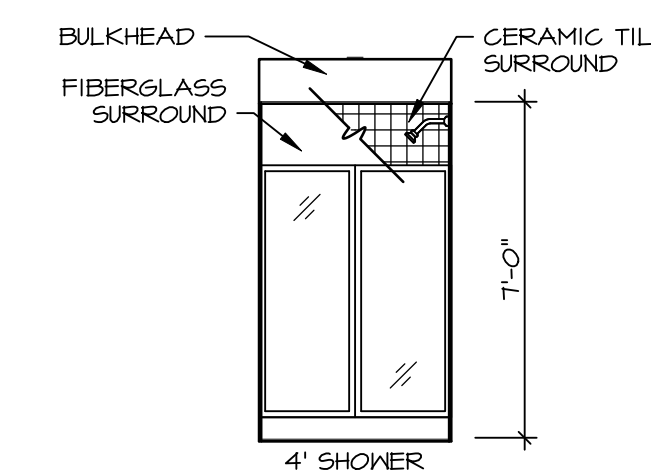
G BATH #1
SCALE: 1/4" = 1'-0"



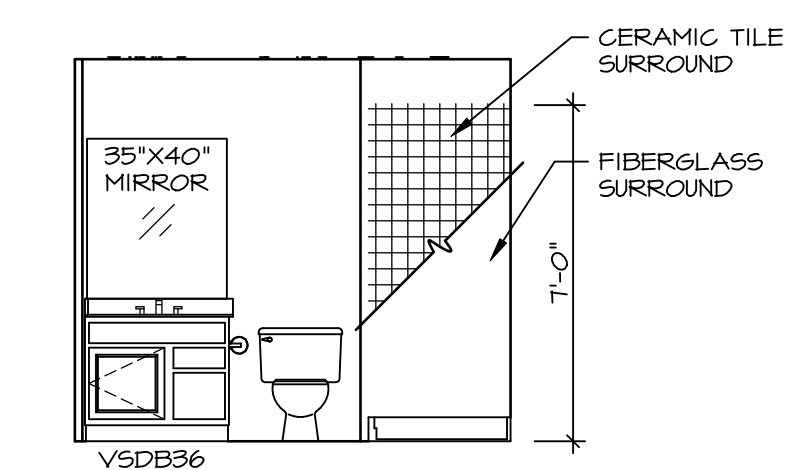
D FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR "BAR"



C FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR "BAR"



B BASEMENT BATH
SCALE: 1/4" = 1'-0" ONE BEDROOM BASEMENT BATH "BAC"



A BASEMENT BATH
SCALE: 1/4" = 1'-0" ONE BEDROOM BASEMENT BATH "BAC"

DIV-COMM-LOT-UNIT
DCY-WI-0254
COM-LOT
MILSON FARMS - 0254
STREET ADDRESS
9900 WILSON FARMS BOULEVARD
CITY STATE OH ZIP
FRANKLIN OH 45005

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5285 Westwood

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HUDSON
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OPTION DESCRIPTION
18