

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

SHEET NO. A-5	MODEL ANDOVER	SET NO. AND00
OPTION DESCRIPTION 20	DRAWING TITLE PLUMBING PLAN	VERSION 01 DRAWN BY HD
	DATE:	OPTION



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DIV-COMM-LOT-UNIT DCY-WI-M156	
COMM-LOT MILSON FARMS - M156	APT. NO. ----
STREET ADDRESS 9746 SPENCER WAY	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

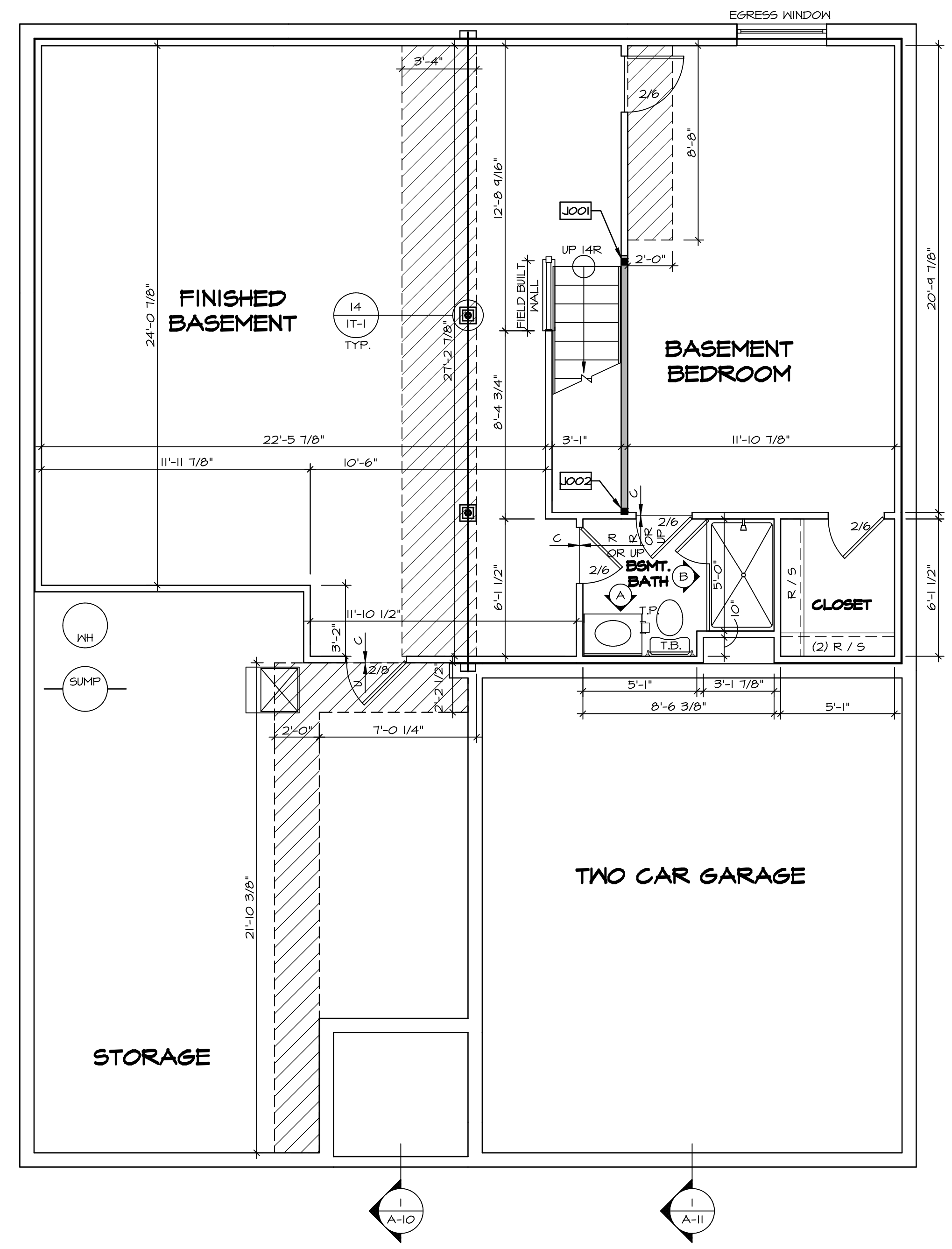
SEE FC DETAILS FOR FRAMING CONNECTORS

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.

GYPSTUM 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
- BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:**
WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
 - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



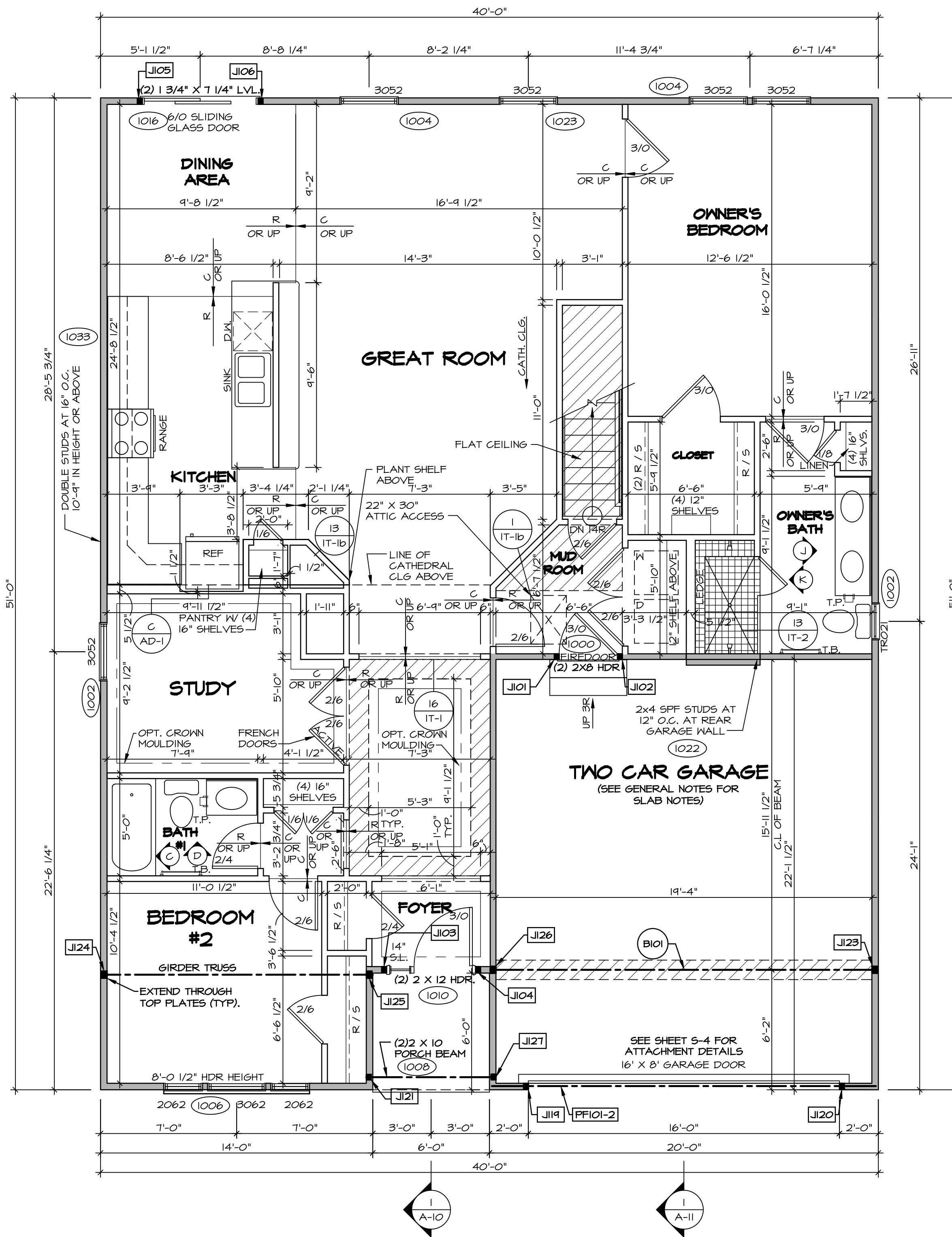
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL ANDOVER	SET NO. AND00	OPTION DESCRIPTION OPTION
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01 DRAWN BY DT	
23	DIV-COMM-LOT-UNIT DCY-WI-M156	COMM-LOT MILSON FARMS - M156	STATE OH CITY FRANKLIN
		STREET ADDRESS 3746 SPENCER WAY	

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

GYPSUM NOTES
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-16(B) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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 EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND 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.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

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 FG DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
J102	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
J103	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
J104	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
J105	JACK - (2) 2X4 SPF STUD GRADE	DGT	1016	
J106	JACK - (2) 2X4 SPF STUD GRADE	DGT	1016	
J119	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
J120	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
J121	JACK - (2) 2X4 SPF STUD GRADE	ELA	1008	
J123	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	
J124	JACK - (3) 2X4 SPH		1020	
J125	JACK - (3) 2X4 SPH		1020	
J126	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	
J127	JACK - (2) 2X4 SPF STUD GRADE	ELA	1008	

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

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 5.A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 6.A - (3) PLY 20" TALL AND OVER; FASTEN FLIES 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
B101	BEAM STEEL - W12X14	19'-10 1/2"	ZIA / SXC	1025	
PFI01-2	LVL - 11-04	14'-4"	SXC	1012	1.A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

DCY-WI-M156

DCY-WI-M156 UNIT
 COMM-LOT
 MILLSON FARMS - M156
 STREET ADDRESS
 5746 SPENCER WAY
 CITY
 FRANKLIN
 STATE
 OH
 ZIP
 45005

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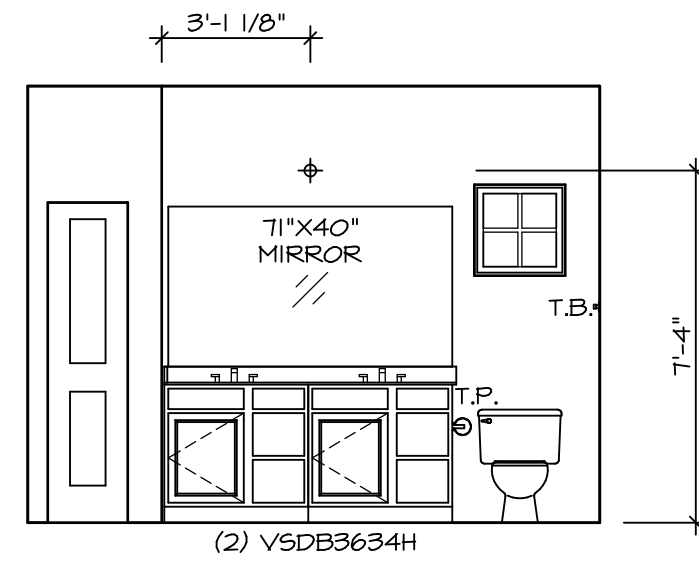
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 5285 Washington Road
 Frederick, MD 21703

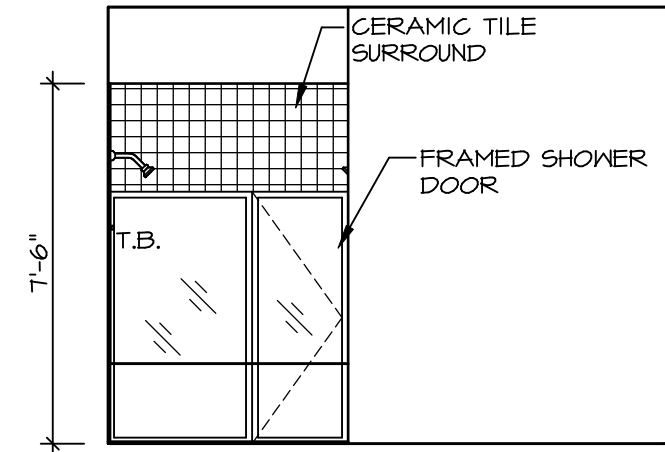
MODEL
ANDOVER
 DRAWING TITLE
FIRST FLOOR PLAN
 OPTION DESCRIPTION

SET NO. ANDOVER
 VERSION 01
 DRAWN BY HD
 DATE:
 OPTION

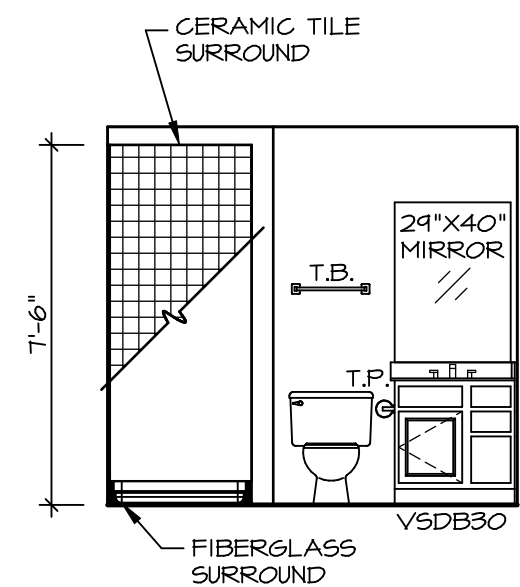
SHEET NO.
A-8
 25



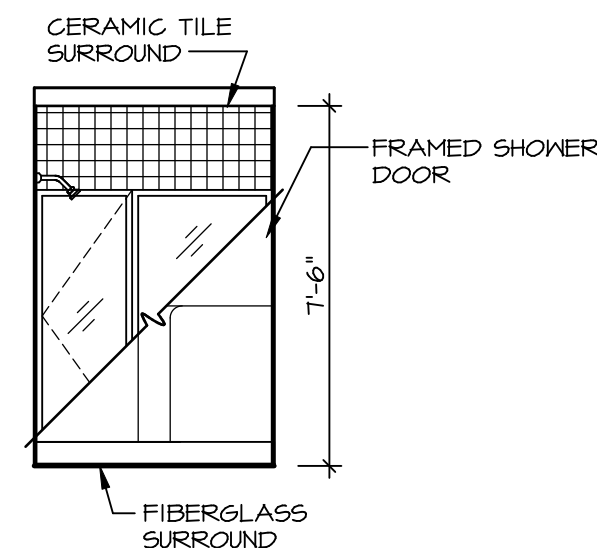
J OWNER'S BATH
SCALE: 1/4" = 1'-0"



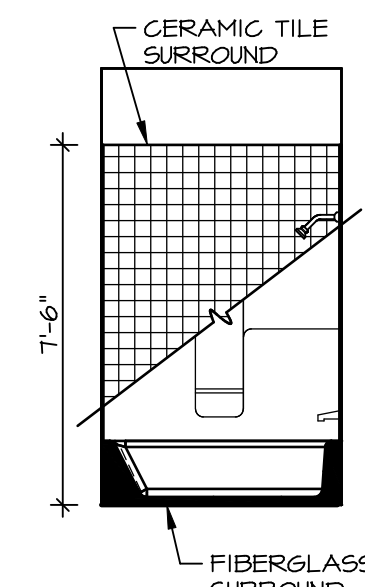
K OWNER'S BATH
SCALE: 1/4" = 1'-0"



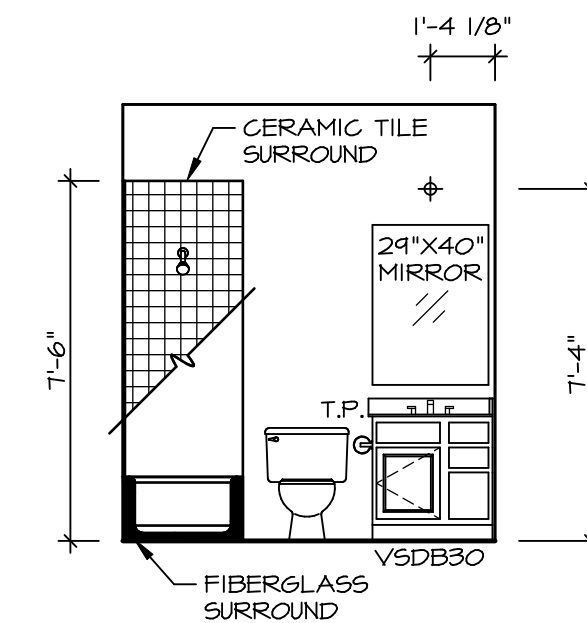
A BASEMENT BATH
SCALE: 1/4" = 1'-0"



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



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



D BATH #1
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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. **A-14**
MODEL **ANDOVER**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

SET NO. **AND00**
VERSION **01**
DRAWN BY **HD**
DATE:
OPTION

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DIV-COMM-LOT-UNIT
DCY-WI-M156
COMM-LOT
MILSON FARMS - M156
STREET ADDRESS
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A-14