

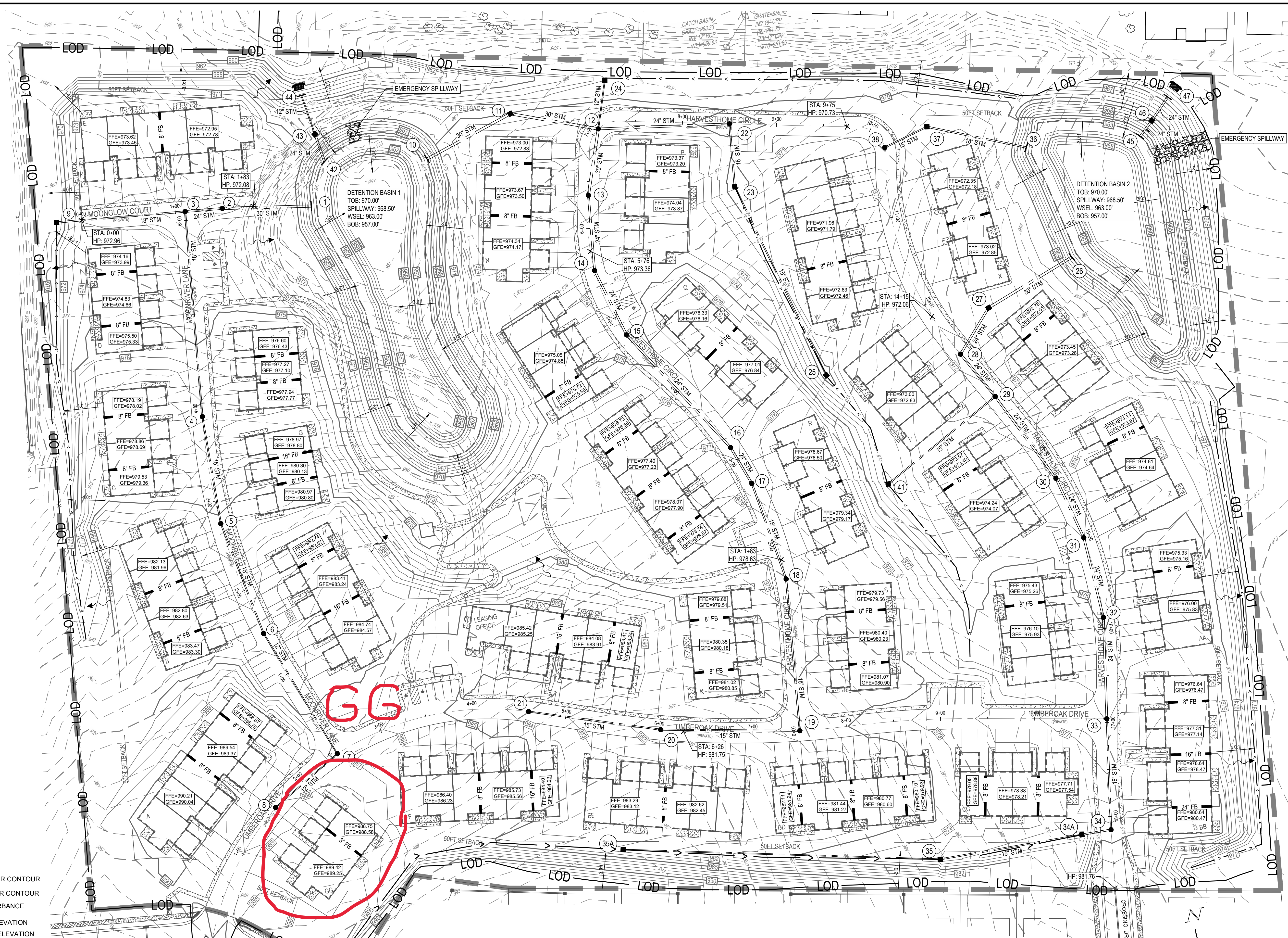
NO.	DATE	REVISION DESCRIPTION
1	01/17/2022	REVISED PERMITS AND NUMBERING PER DEPARTMENT COMMENTS
2	04/13/2022	REVISED FOR WMS GRADING REVISIONS



REDWOOD
MIAMISBURG
CITY OF MIAMISBURG, MONTGOMERY COUNTY, OHIO

GRADING & DRAINAGE PLAN

ISSUE SUBMITTAL DATE:	10/29/2021
JOB NO.:	757730
DESIGN:	TPL
DRAWN:	JWH
CHECKED:	BAP
SHEET NO.:	C4.0



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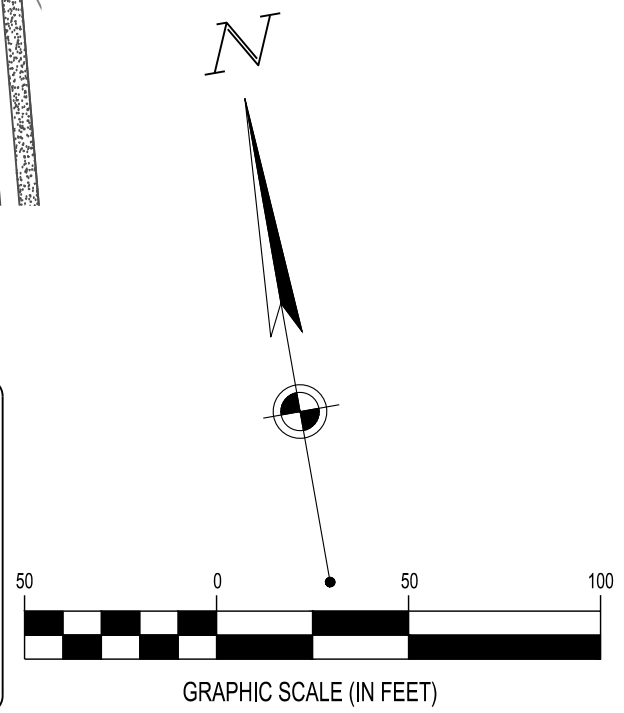
LEGEND

- SEE SHEET C1.5-C1.6 FOR EXISTING FEATURES
- 730 — PROPOSED MAJOR CONTOUR
- 728 — PROPOSED MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- FFE — FINISH FLOOR ELEVATION
- GFE — GARAGE FLOOR ELEVATION
- HP — HIGH POINT
- 8" FB — FOUNDATION BREAK
- > — PROPOSED SWALE
- — PROPOSED STORM SEWER
- — PROPOSED STORM MANHOLE/INLET
- — PROPOSED STORM CURB INLET
- — PROPOSED STORM OUTLET
- — FLOW ARROW
- ⊗ — STORM SEWER STRUCTURE NUMBER

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MIAMISBURG, MONTGOMERY COUNTY, ODOT, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL INSPECTIONS AS REQUIRED FROM THE LOCALITY.
2. STORM SEWER STRUCTURES SHALL CONFORM TO ODOT AND CITY OF MIAMISBURG STANDARD CONSTRUCTION DRAWINGS.
3. ALL ELECTRICAL, TELECOMMUNICATION, AND GAS TO BE DESIGNED BY OTHERS.
4. REFER TO GEOTECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. PROVIDE SPIDER DRAINS ON ALL PROPOSED INLET BASINS IN PAVEMENT.
6. PROVIDE UNDERDRAINS ALONG CENTER LINE OF THE PROPOSED INVERTED CROWN ROADS. SEE TYPICAL ROADWAY SECTION.

BENCHMARK	DATUM: NAVD 88
BM "A": EAST ARROW BOLT ON HYDRANT 862.06	
BM "B": EAST ARROW BOLT ON HYDRANT 867.04	
*REFER TO COVER SHEET FOR COMPLETE BENCHMARK INFORMATION	





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OVERALL FOUNDATION BLDG.: GG

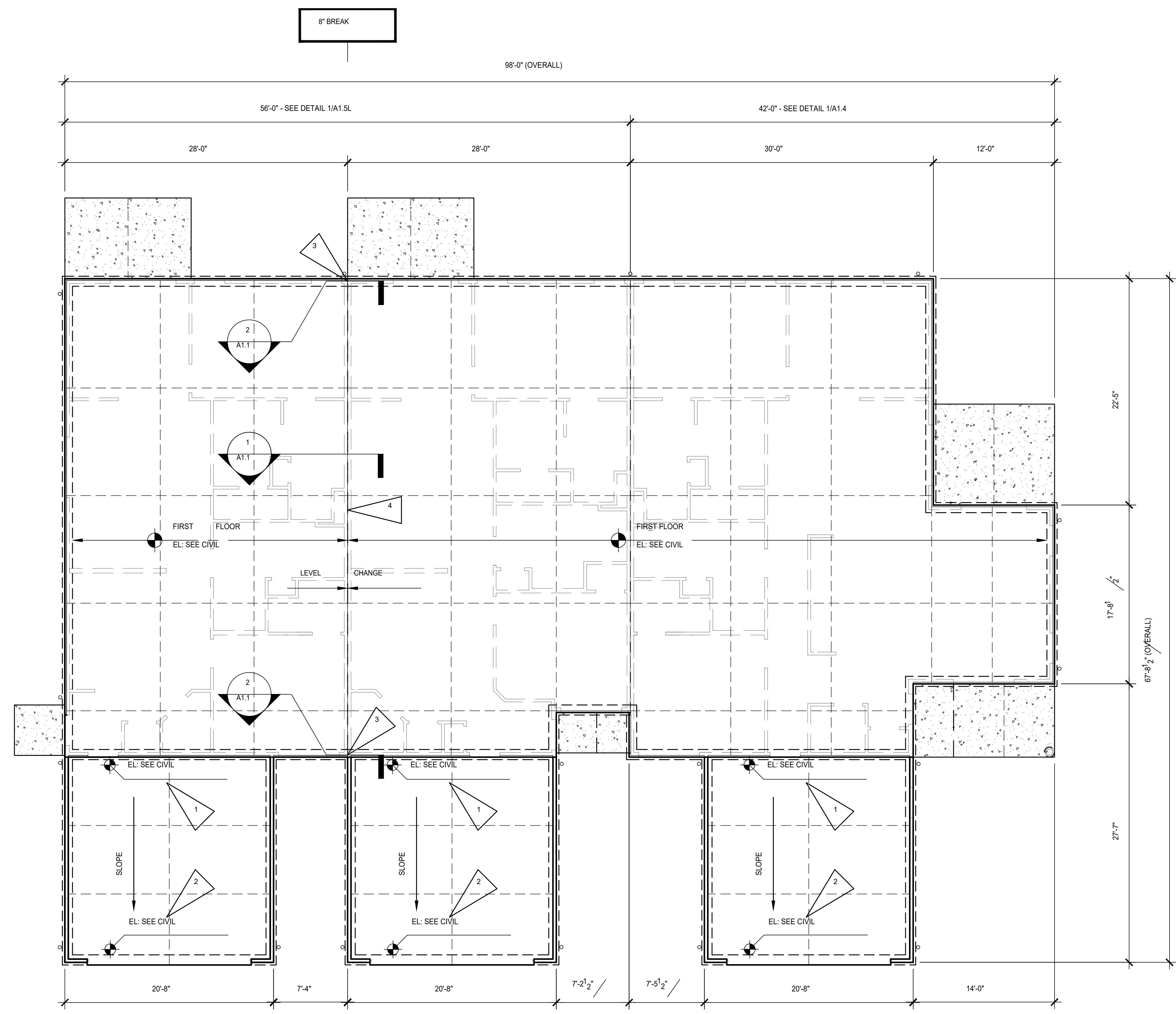
PROJECT #: 33521 DATE: JULY 27, 2022

REDWOOD MIAMISBURG

MIAMISBURG OH, 45449



A1.40
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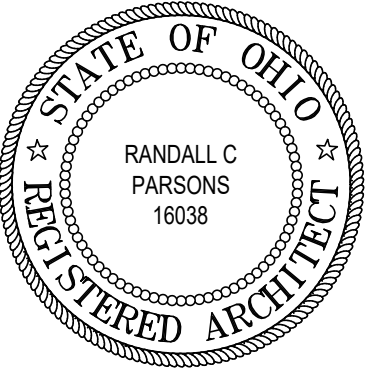
OVERALL FOUNDATION PLAN

SCALE : 3/32" = 1'-0"

BUILDING: GG

BUILDING GG

- 1 - Meadowood Left
- 1 - Forestwood Left
- 1 - Capewood Right



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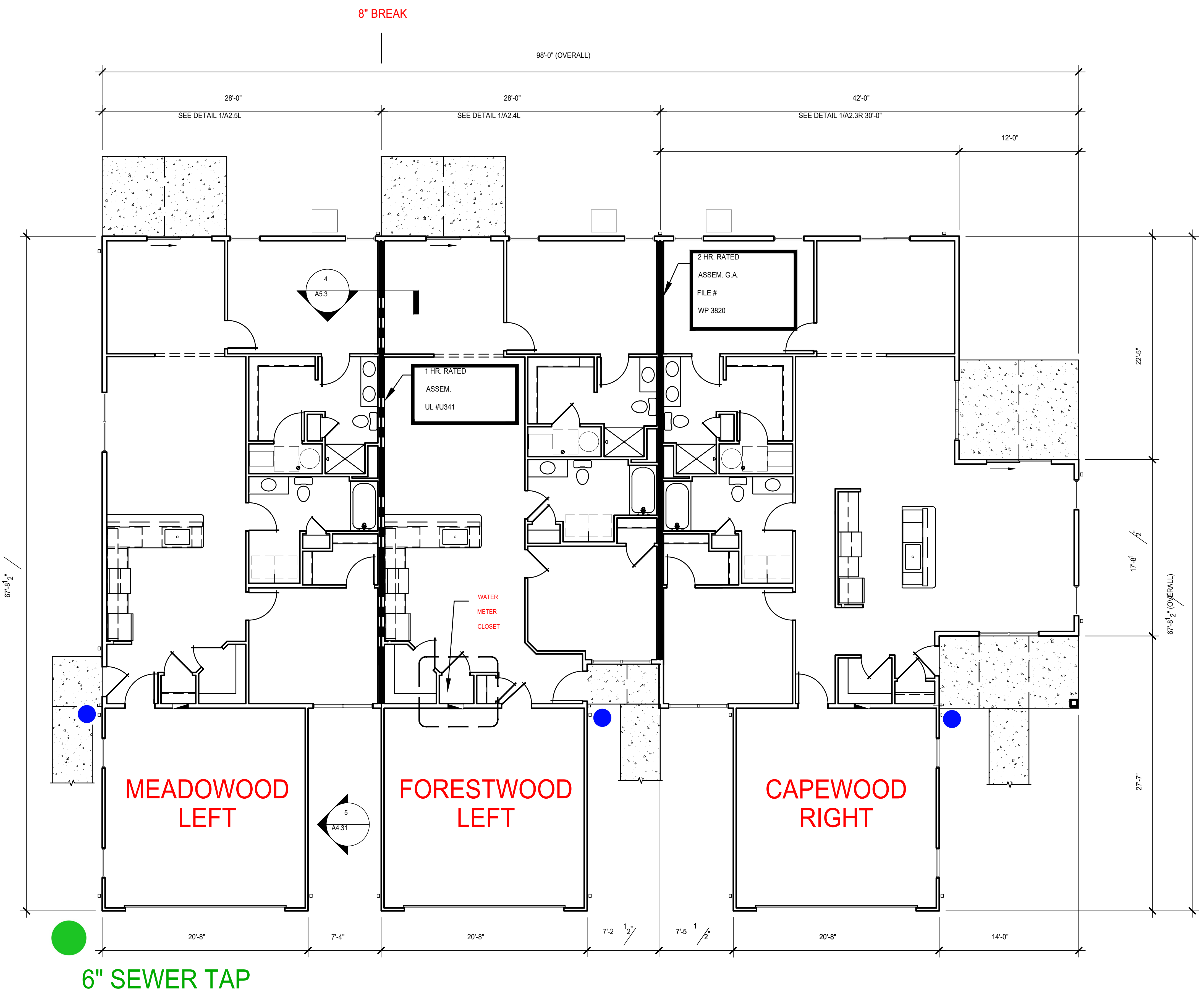
OVERALL FLOOR PLAN - BLDG.; GG

PROJECT #: 33521 DATE: JULY 27, 2022

REDWOOD MIAMISBURG
 MIAMISBURG OH, 45449



A2.38
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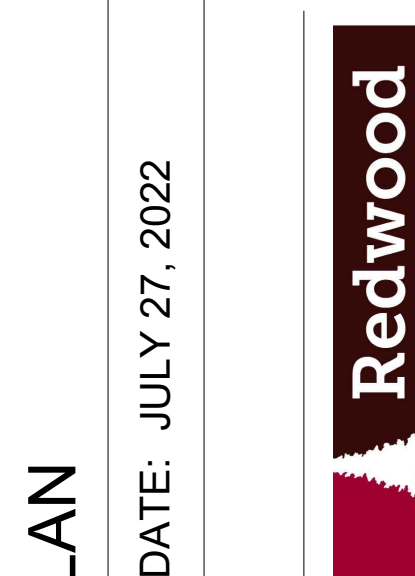
1.5" WATER TAP

6" SEWER TAP



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CAPEWOOD I RIGHT PLAN
PROJECT #: 33521
DATE: JULY 27, 2022
REDWOOD MIAMISBURG
MIAMISBURG OH, 45449

A2.3R
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SYMBOLS LEGEND

- W - INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- ROOM NAME - INDICATES ROOM NAME REFER TO SHEET A6.9 FOR ROOM FINISH MATERIALS
- TYPICAL SECTION AND DETAIL FLAGS:
REFERS TO SECTION OR ELEVATION NUMBER
REFERS TO DRAWING SHEET NUMBER
- A - INDICATES WINDOW TYPES- REFER TO SHEET A6.9 FOR WINDOW SCHEDULE
- 2/10 - INDICATES DOOR SIZES- REFER TO SHEET A6.9 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS
- INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.
- INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

FLAG NOTES:

- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
- SAW CUT - SEE FOUNDATION SHEETS.
- ELECT DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL.
- ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM), REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- PROVIDE PLUMBING ACCESS PANEL.
- 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
- NOT USED.
- PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- NOT USED
- VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- HEADER: 6"-11" ABOVE FINISHED FLOOR - SEE 2/A5.5.
- DOWNSPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.
- FROST FREE HOSE BIB.
- WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 1'-0" STONE RETURN.
- 6x6 P.T. WOOD POST WITH PVC SLEEVE. COLOR: WHITE.

NOTES:

- ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
- THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.

* VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.

** WALL SECTION NOTE : REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

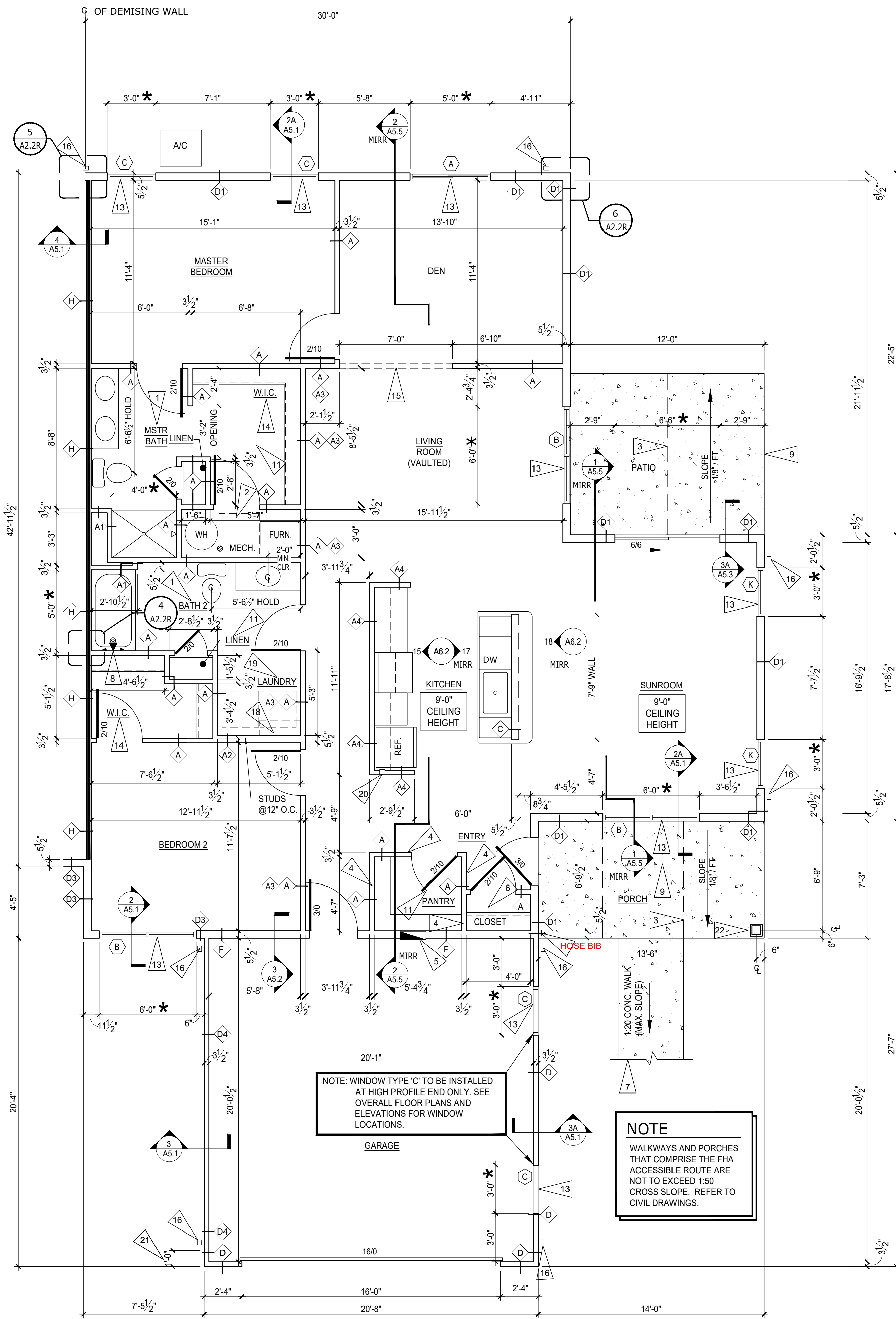
GENERAL FLOOR PLAN NOTES:

- ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS. ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
- ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

NOTE
REFER TO OVERALL FLOOR PLANS AND EXTERIOR ELEVATIONS FOR HIGH PROFILE AND STANDARD LOCATIONS.

WALL TYPE LEGEND

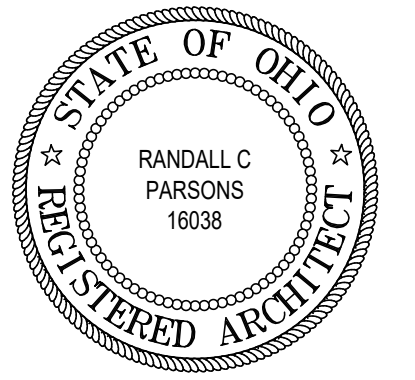
- A - 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A1 - 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A2 - 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A3 - 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- A4 - 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 16" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- B - NOT USED.
- C - LOW-WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP. +/- 34 1/2" A.F.F.
- D - EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- D1 - EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- D2 - NOT USED.
- D3 - EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- D4 - EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- D5 - NOT USED.
- E - NOT USED.
- E1 - NOT USED.
- F - GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C.
2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
- G - NOT USED.
- H - TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.
(2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE. BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.



NOTE: WINDOW TYPE 'C' TO BE INSTALLED AT HIGH PROFILE END ONLY. SEE OVERALL FLOOR PLANS AND ELEVATIONS FOR WINDOW LOCATIONS.

NOTE
WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.

1 CAPEWOOD I RIGHT PLAN
SCALE: 1/4" = 1'-0"



REVISIONS

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Fairlawn, OH 44333
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FORESTWOOD LEFT PLAN

DATE: JULY 27, 2022

PROJECT #: 33521
REDWOOD MIAMISBURG
MIAMISBURG OH, 45449

A2.1L

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FLAG NOTES:

- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
- SAW CUT - SEE FOUNDATION SHEETS.
- EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL.
- ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM), REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- PROVIDE PLUMBING ACCESS PANEL.
- 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
- FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 3/A5.3.
- VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- HEADER: 8'-1" ABOVE FINISHED FLOOR - SEE 2/A5.3.
- DOWNSPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.
- FROST FREE HOSE BIBB.
- WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 1'-0" STONE RETURN.

WALL TYPE LEGEND

- A 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A1 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A2 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A3 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- B 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD. AND WOOD TRIM.
- C LOW-WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +/- 34 1/2" A.F.F.
- D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- D1 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- D2 NOT USED
- D3 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- E ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- E1 ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
- G ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER G.A. FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- H TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE, BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (G.A. FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.

SYMBOLS LEGEND

- W INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- ROOM NAME INDICATES ROOM NAME REFER TO SHEET A6.4 FOR ROOM FINISH MATERIALS
- TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER
- REFERS TO DRAWING SHEET NUMBER
- A INDICATES WINDOW TYPES- REFER TO SHEET A6.4 FOR WINDOW SCHEDULE
- 2/10 INDICATES DOOR SIZES- REFER TO SHEET A6.4 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS
- INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING
- INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.
- INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

NOTES:

- ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
- THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.

* VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.

** WALL SECTION NOTE:

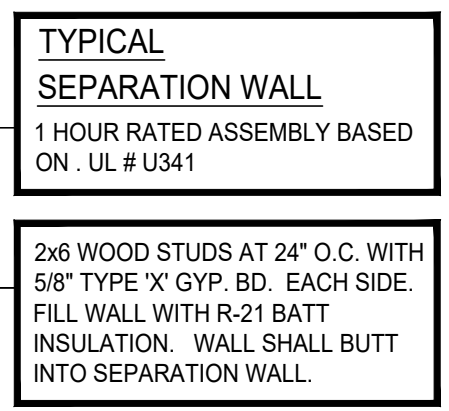
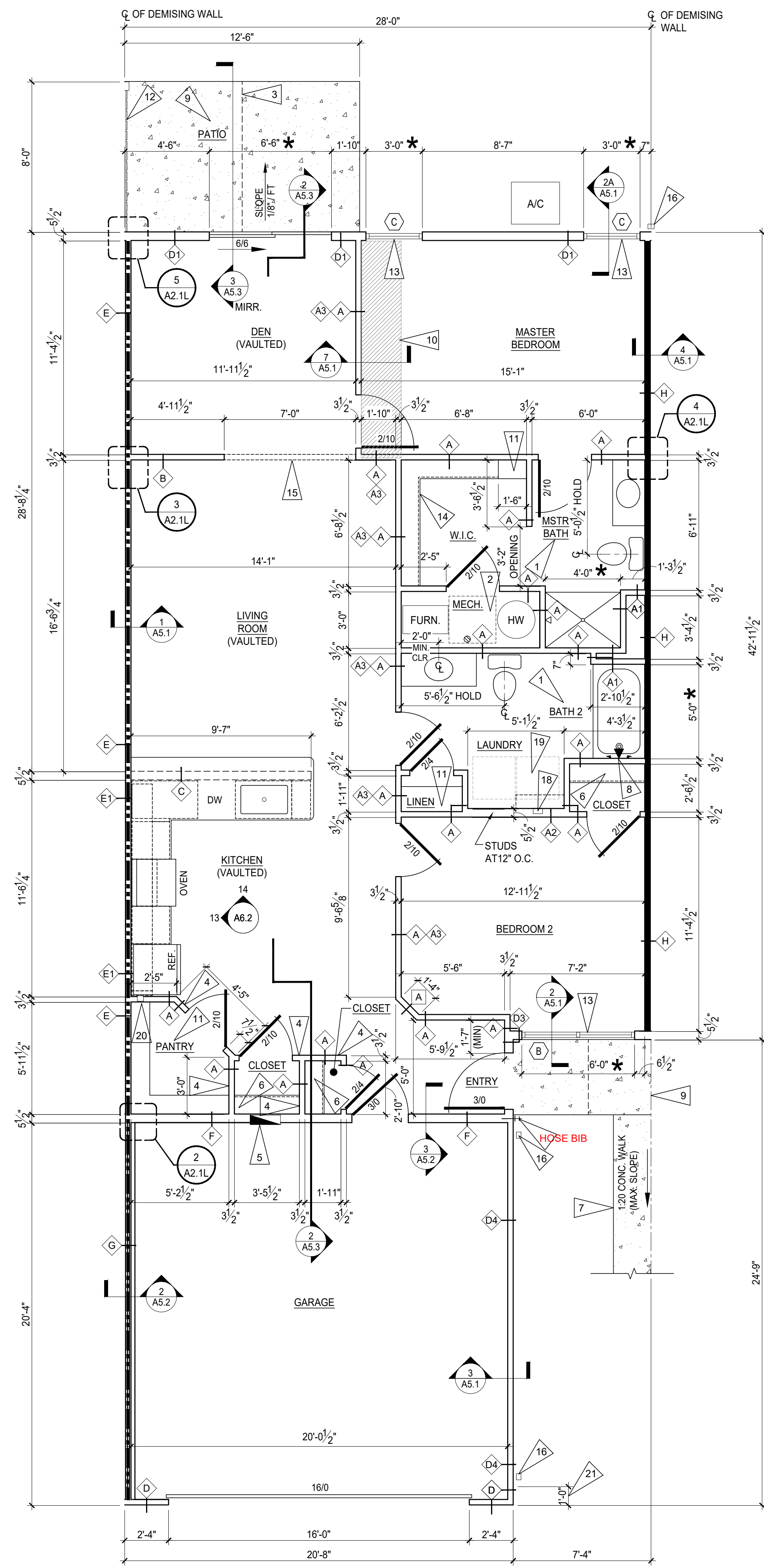
REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

GENERAL FLOOR PLAN NOTES:

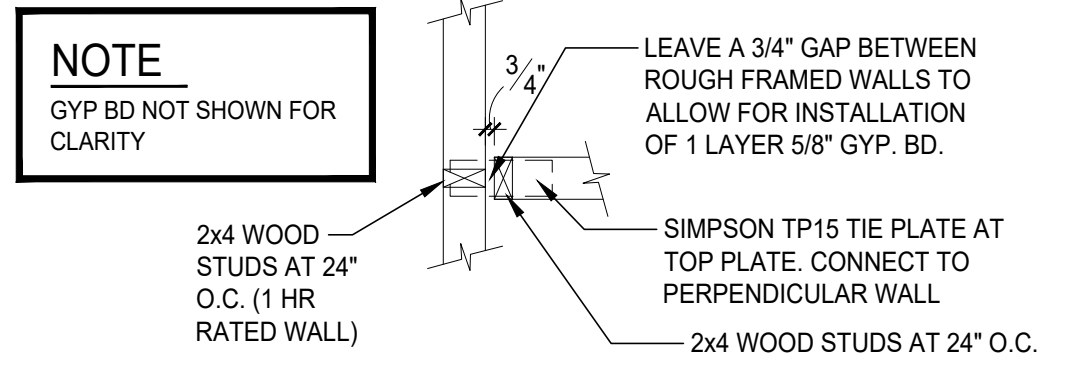
- ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
- ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

NOTE

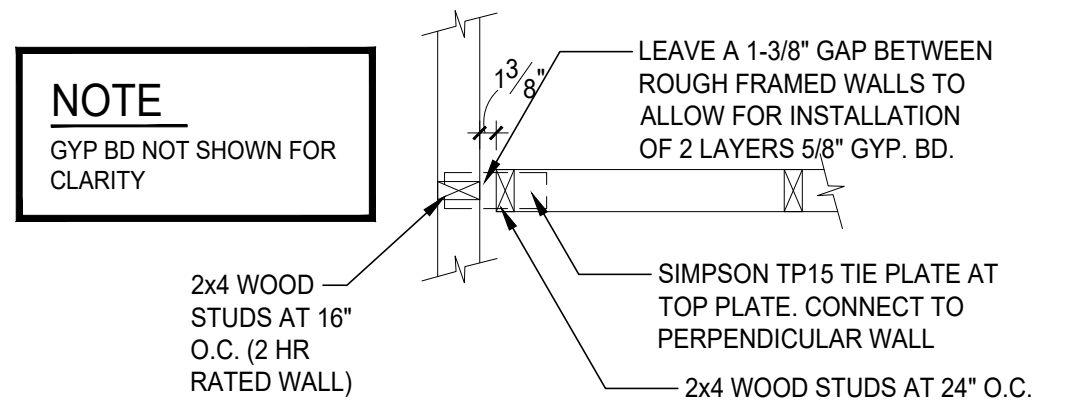
WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.



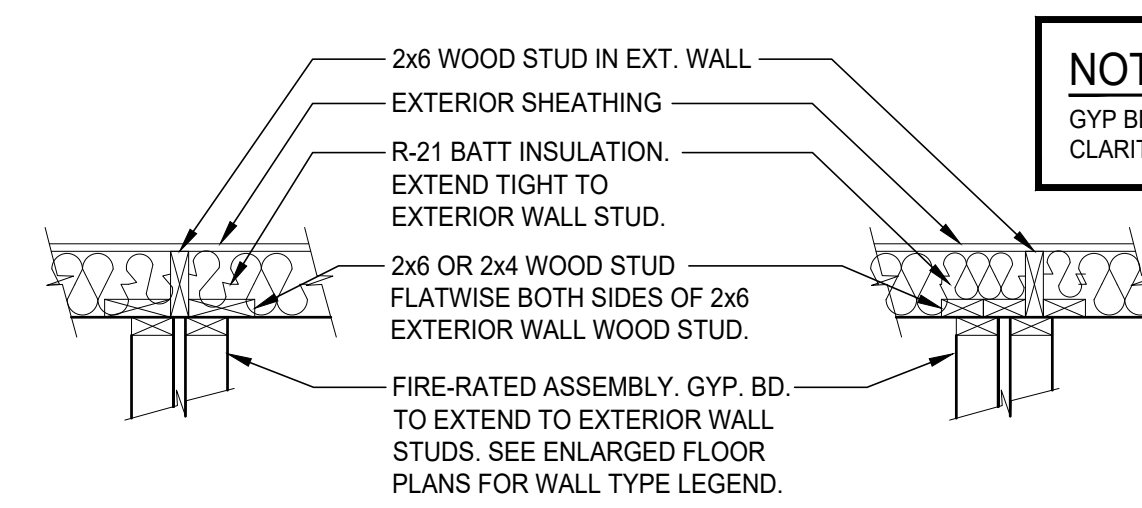
2 GARAGE WALL AT UNIT WALL
SCALE: 3/4" = 1'-0"



3 TYP. FRAMING - 1 HR WALL
SCALE: 3/4" = 1'-0"

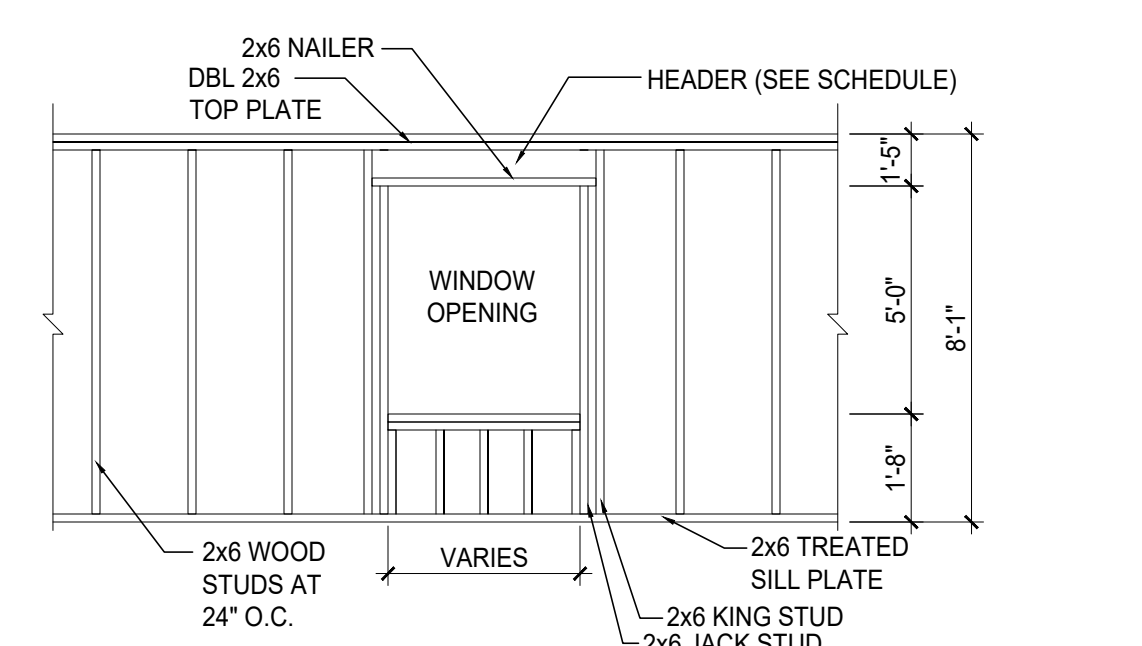


4 TYP. FRAMING - 2 HR WALL
SCALE: 3/4" = 1'-0"



5 FRAMING - EXTERIOR WALL
SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)

6 NOT USED
SCALE: 3/4" = 1'-0"



7 TYP. WALL FRAME
SCALE: 1/4" = 1'-0"

1 FORESTWOOD LEFT PLAN
SCALE: 1/4" = 1'-0"

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 3660 Embassy Parkway
 Fairlawn, OH 44333
MPG ARCHITECTS
 MANN • PARSONS • GRAY

Redwood
 APARTMENT NEIGHBORHOODS

MEADOWOOD LEFT PLAN

DATE: JULY 27, 2022

PROJECT #: 33521

REDWOOD MIAMISBURG

MIAMISBURG OH, 45449

FLAG NOTES:

- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
- SAW CUT - SEE FOUNDATION SHEETS.
- EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL.
- ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- PROVIDE PLUMBING ACCESS PANEL.
- 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
- FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- NOT USED
- VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- HEADER: 8'-1" ABOVE FINISHED FLOOR - SEE 2/A5.3.
- DOWNSPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.
- FROST FREE HOSE BIBB.
- WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 1'-0" STONE RETURN.
- BALLOON FRAME WALL, CONTINUOUS FLOOR TO UNDERSIDE OF GABLE END VAULTED TRUSS BOTTOM CHORD.

- SYMBOLS LEGEND**
- INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
 - INDICATES ROOM NAME REFER TO SHEET A6.4 FOR ROOM FINISH MATERIALS
 - TYPICAL SECTION AND DETAIL FLAGS:**
 - REFERS TO SECTION OR ELEVATION NUMBER
 - REFERS TO DRAWING SHEET NUMBER
 - INDICATES WINDOW TYPES- REFER TO SHEET A6.4 FOR WINDOW SCHEDULE
 - INDICATES DOOR SIZES- REFER TO SHEET A6.4 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS
 - INDICATES RATED SEPARATION WALL, 2 HOUR. G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.
 - INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

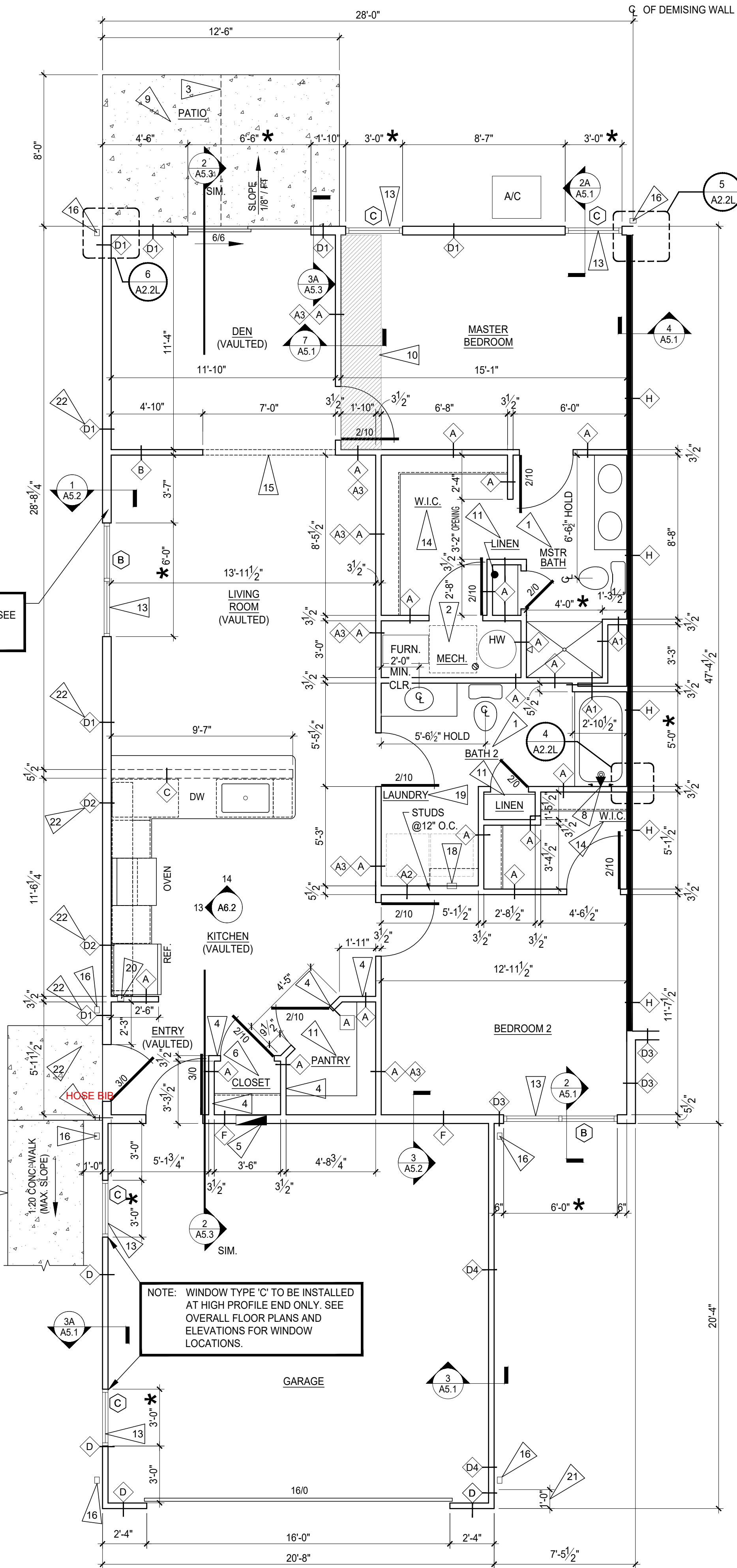
- NOTES:**
- ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
 - THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
- * VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.
- ** WALL SECTION NOTE :
 REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

- GENERAL FLOOR PLAN NOTES:**
- ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 - VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
 - WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
 - PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS. ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
 - ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

- WALL TYPE LEGEND (CONT'D)**
- GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C.
 2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
 - NOT USED.
 - TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.
 (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE. BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.

- WALL TYPE LEGEND**
- 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
 - 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
 - 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
 - 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
 - 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD. AND WOOD TRIM.
 - LOW-WALL:
 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +.34 1/2" A.F.F.
 - EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
UPPER WALL
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
LOWER WALL
 STONE VENEER OVER 1/16" PROSOCCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
 REFER TO ELEVATIONS FOR STONE LOCATIONS

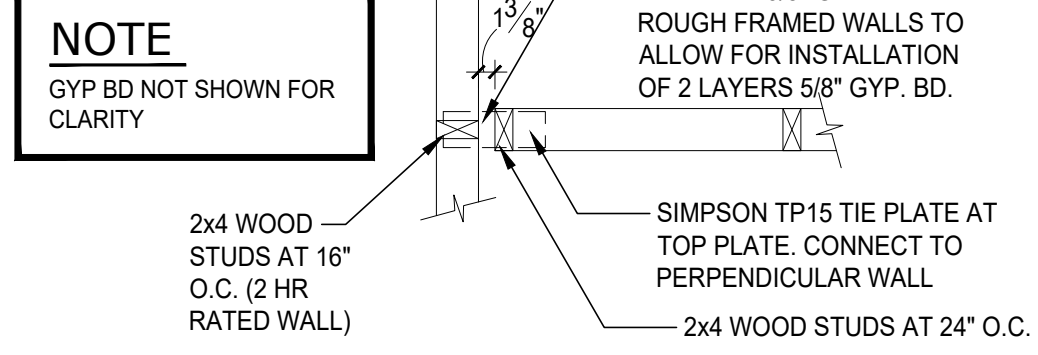
- BALLOON FRAME (WHERE NOTE 22 OCCURS)
EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
UPPER WALL
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
LOWER WALL
 STONE VENEER OVER 1/16" PROSOCCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
 REFER TO ELEVATIONS FOR STONE LOCATIONS
- BALLOON FRAME (WHERE NOTE 22 OCCURS)
EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C.
UPPER WALL
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
LOWER WALL
 STONE VENEER OVER 1/16" PROSOCCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
 REFER TO ELEVATIONS FOR STONE LOCATIONS
- BALLOON FRAME (WHERE NOTE 22 OCCURS)
EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- NOT USED.
- NOT USED.
- NOT USED.



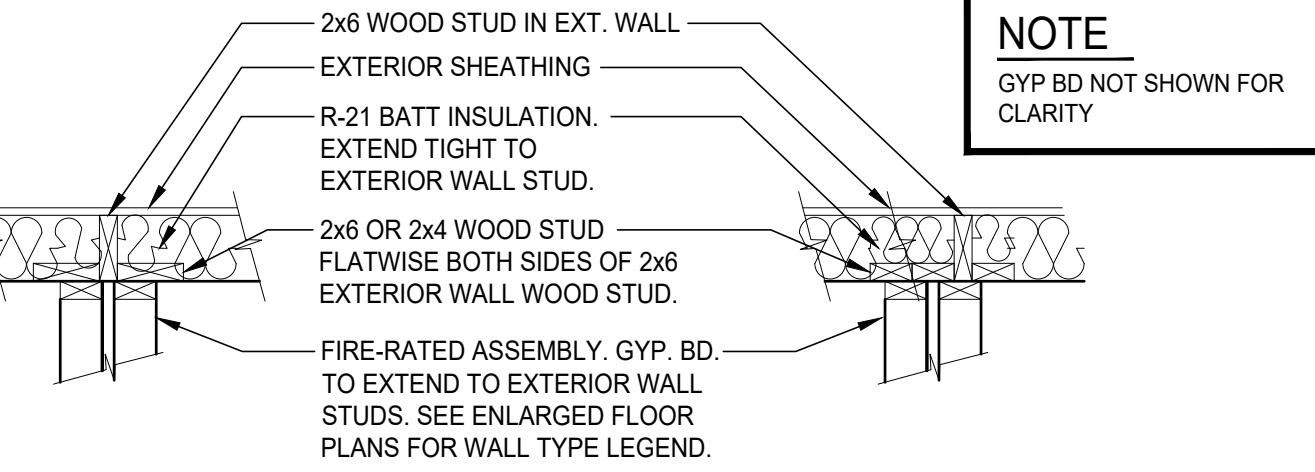
1 MEADOWOOD LEFT PLAN
 SCALE: 1/4" = 1'-0"

2 NOT USED
 SCALE: 3/4" = 1'-0"

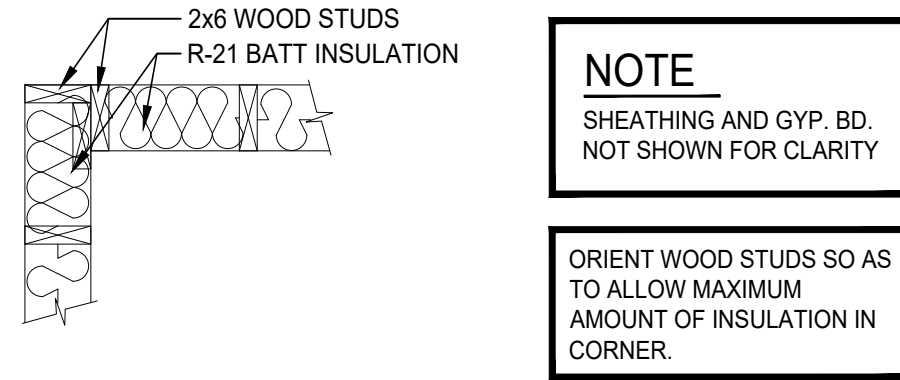
3 NOT USED
 SCALE: 3/4" = 1'-0"



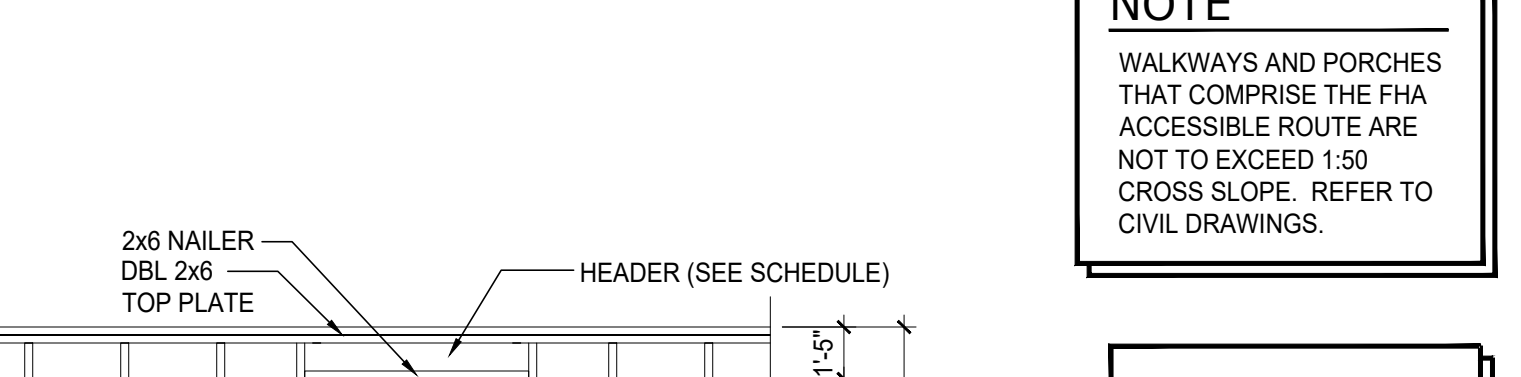
4 TYP. FRAMING - 2 HR WALL
 SCALE: 3/4" = 1'-0"



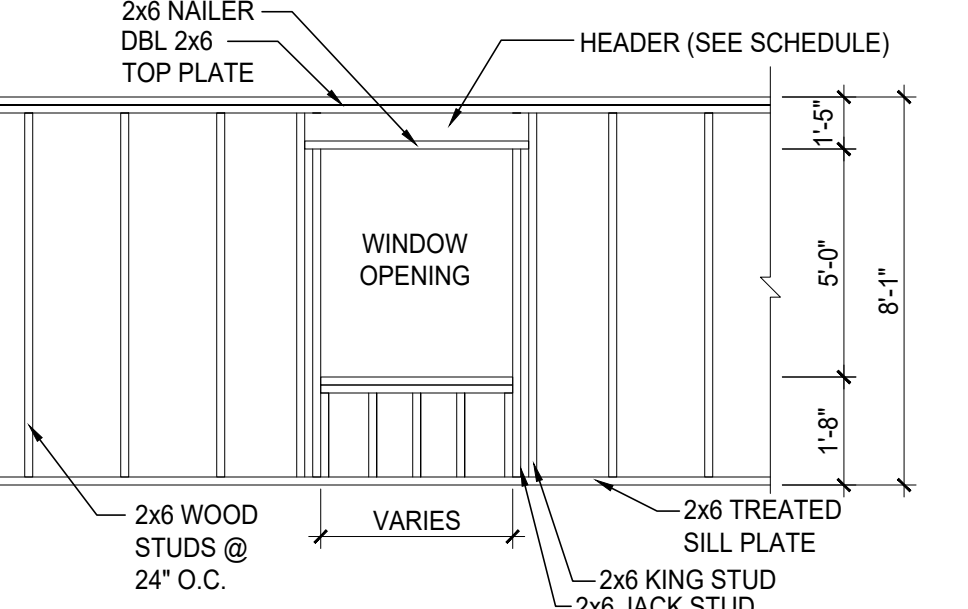
5 FRAMING - EXTERIOR WALL
 SCALE: 3/4" = 1'-0"
 (CENTERED & OFFSET)



6 FRAMING - CALIFORNIA CORNER
 SCALE: 3/4" = 1'-0"



7 TYP. WALL FRAME
 SCALE: 1/4" = 1'-0"





All Redwood Contractors and Subcontractors

The construction of all Redwood apartments and site improvements must comply with all FHA (Fair Housing Act) standards and accessibility requirements. All contractors are required to build Redwood apartment units based on site specific plans and follow the FHA details as described on all of the items noted on these three FHA sheets. Construction that does not follow FHA accessibility requirements will not be accepted by Redwood.

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 3660 Embassy Parkway
 Fairlawn, OH 44333
 mpg-architects.com

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FHA DESIGN STANDARDS

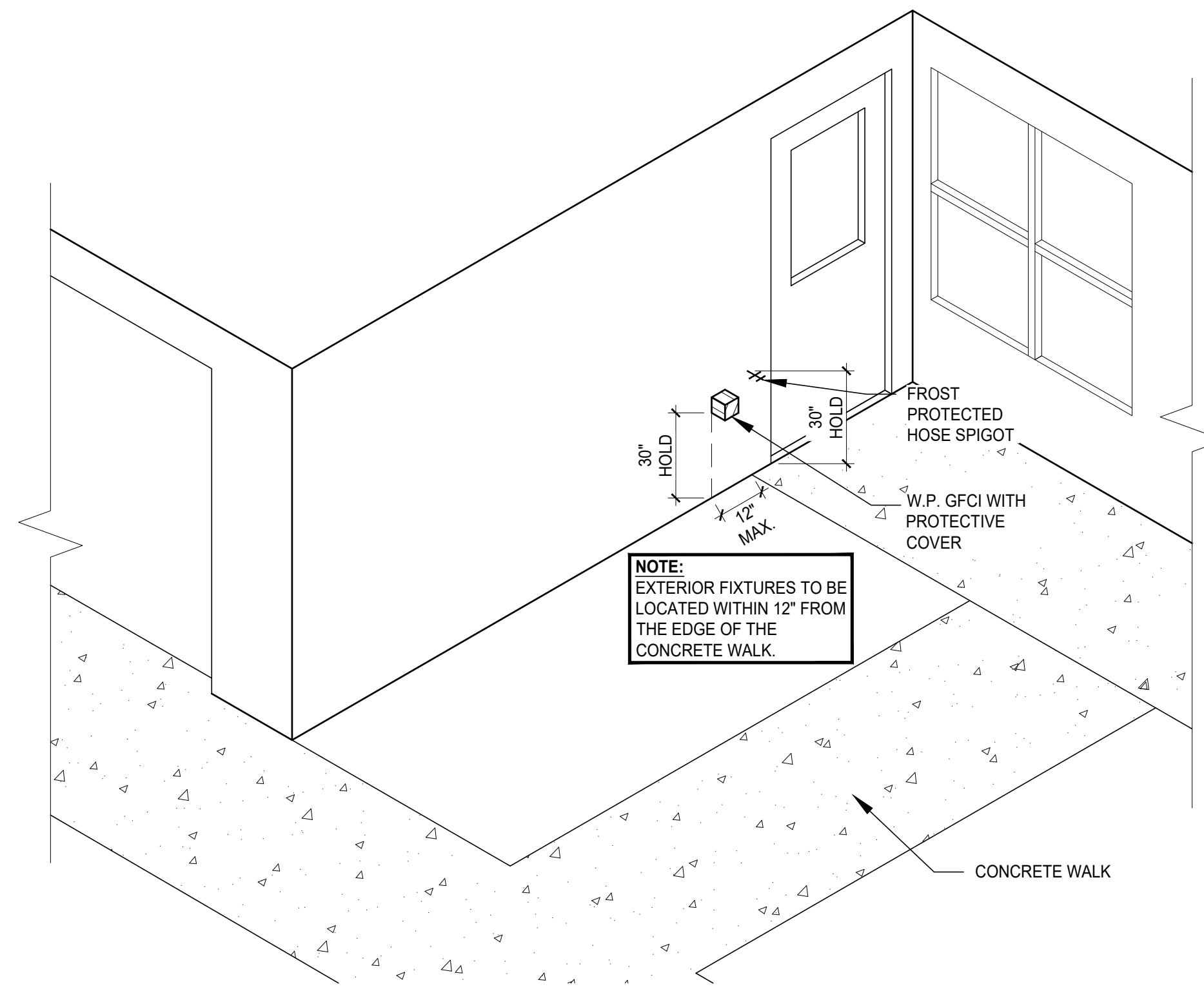
DATE: JULY 27, 2022

PROJECT #: 33521

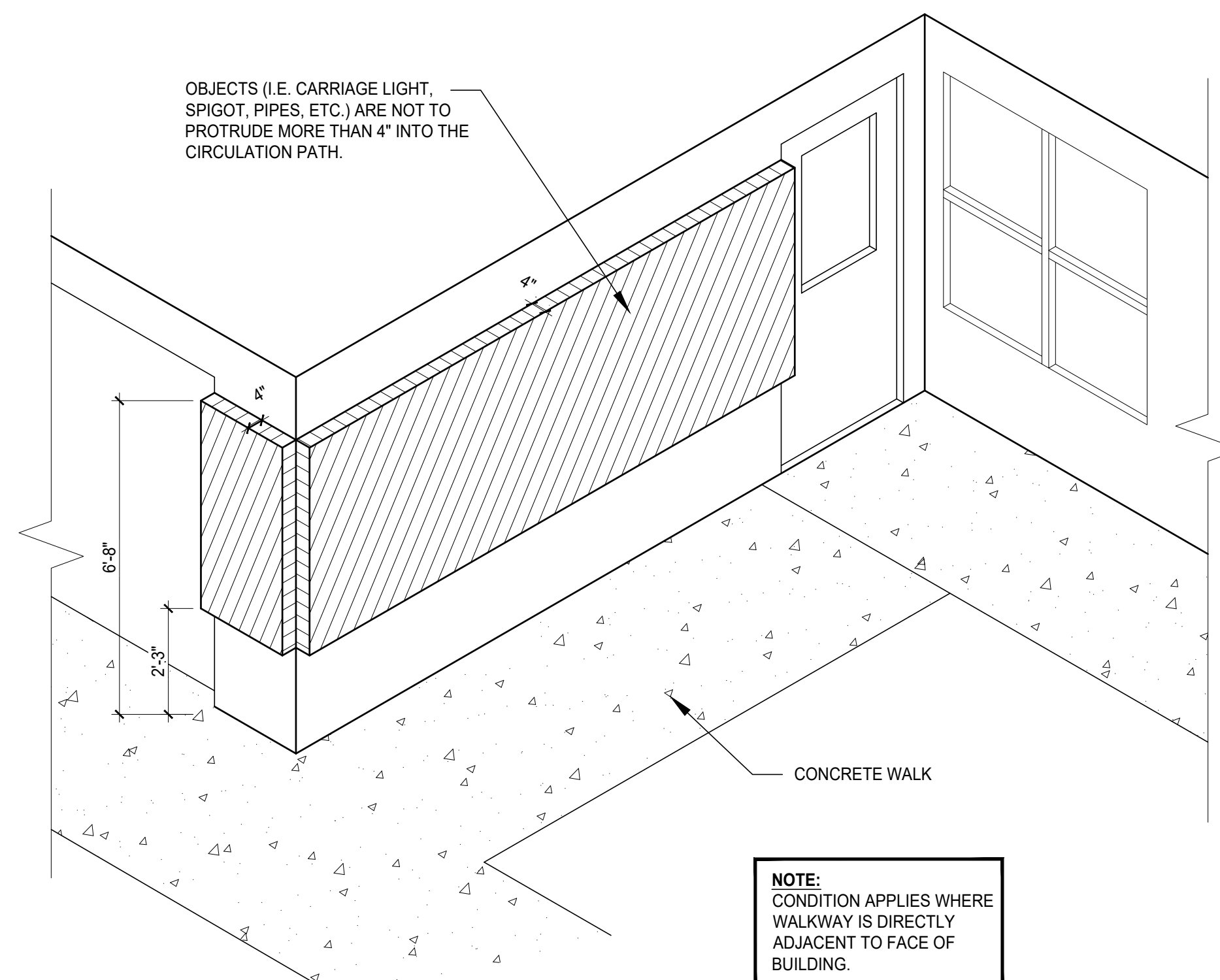
REDWOOD MIAMISBURG

MIAMISBURG OH, 45449

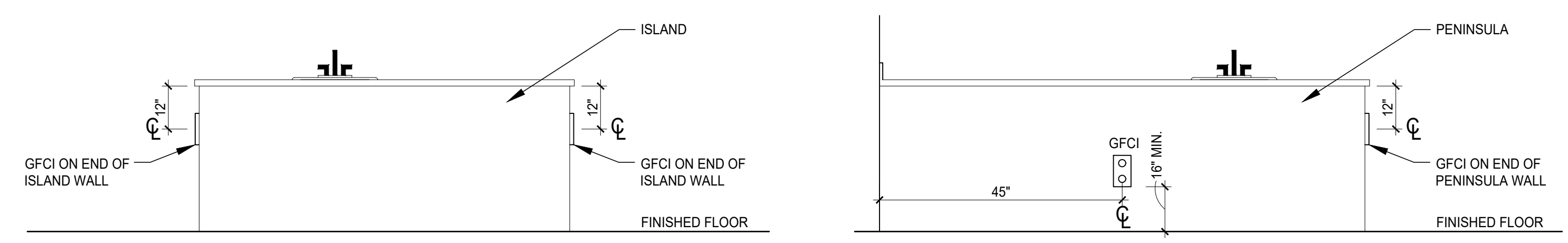
FHA 1.1
 2 OF 3



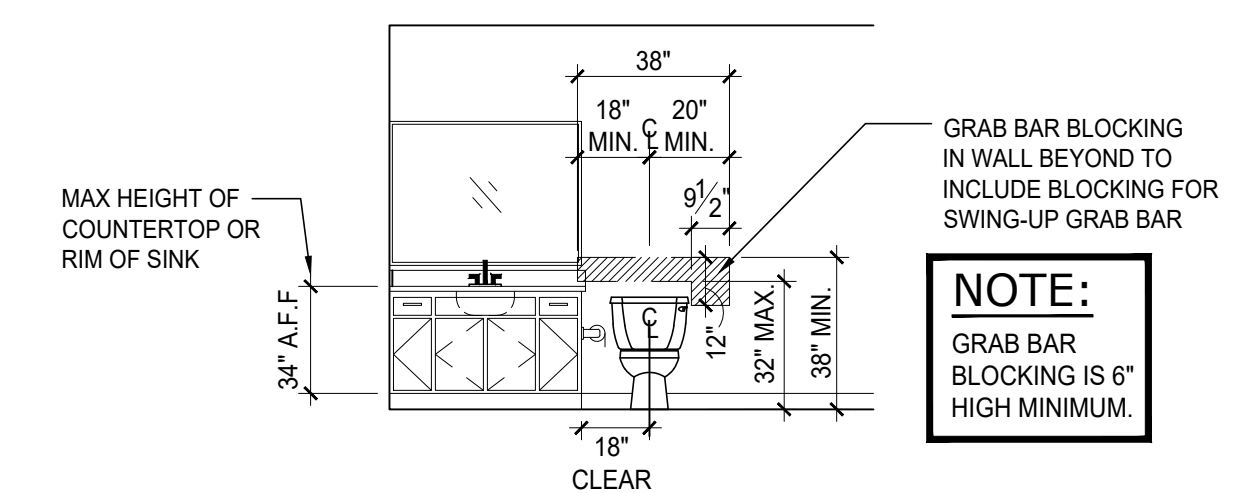
EXTERIOR FIXTURE LOCATIONS
 NO SCALE



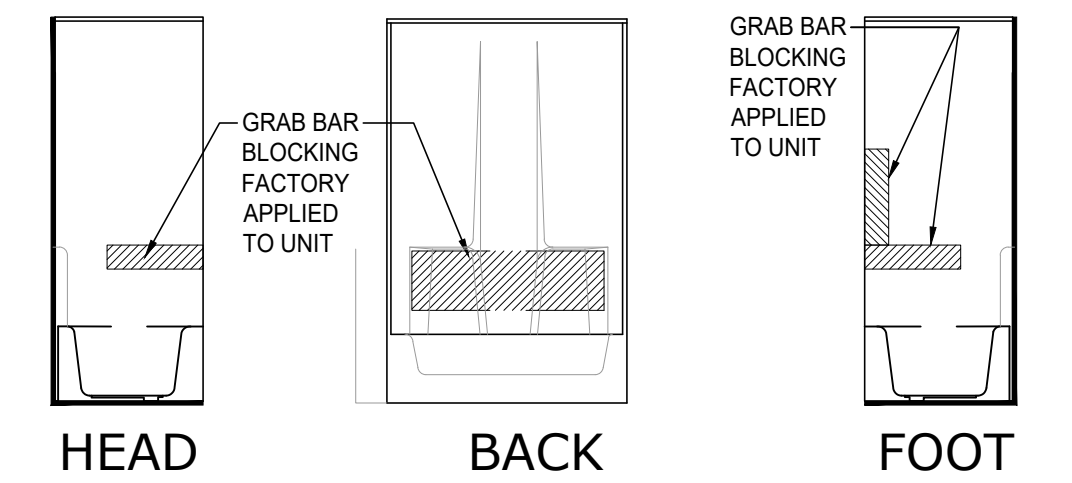
PROTRUDING OBJECT LIMITS
 NO SCALE



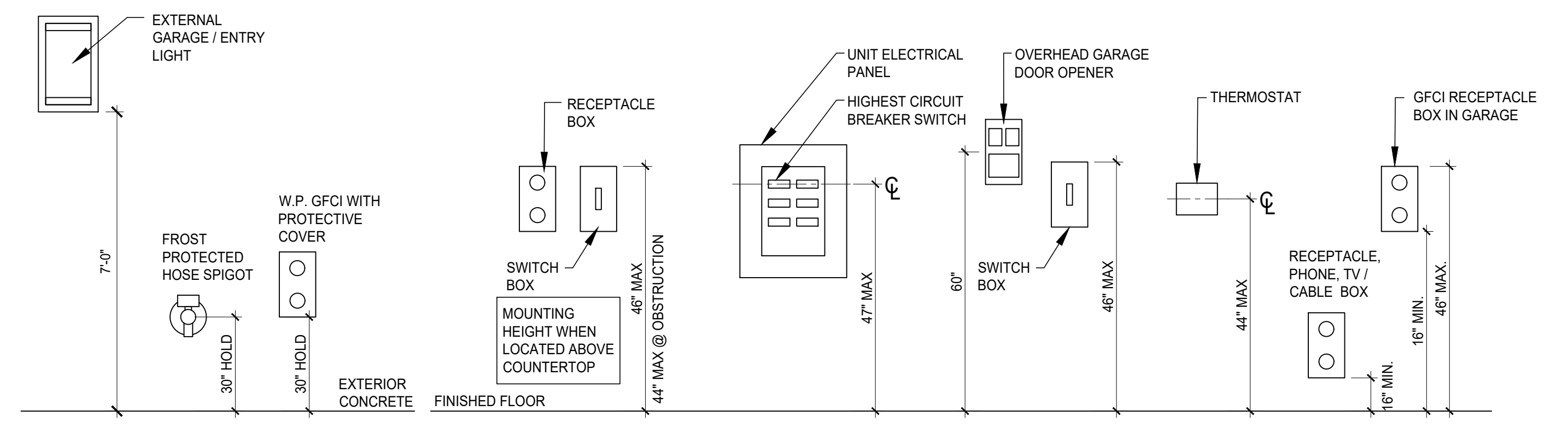
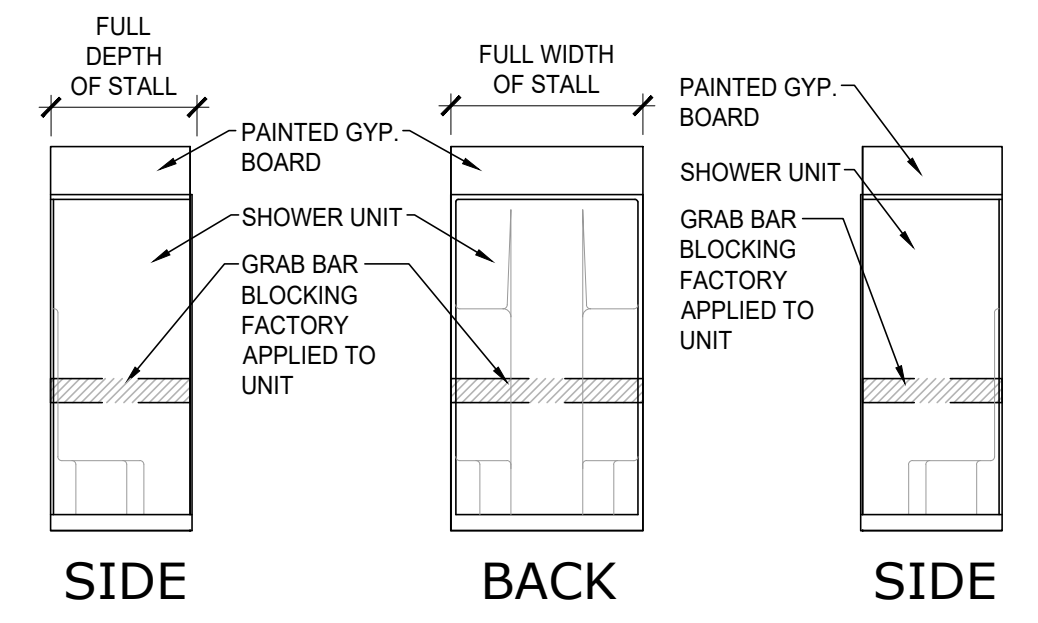
2 BATH #2
 SCALE: 1/4" = 1'-0"



3 TYPICAL BLOCKING
 SCALE: 1/4" = 1'-0"
 FHA COMPLIANT TUB



4 TYPICAL BLOCKING
 SCALE: 1/4" = 1'-0"
 FHA COMPLIANT SHOWER



1 MOUNTING HEIGHTS
 SCALE: NOT TO SCALE

REVISIONS

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 Fairlawn, OH 44333

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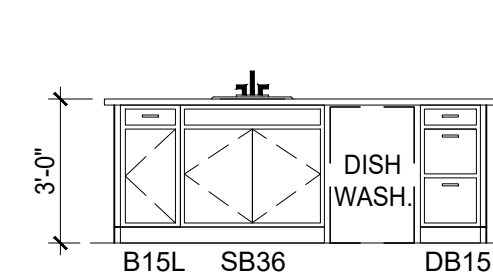
Redwood
 APARTMENT NEIGHBORHOODS

INTERIOR ELEVATIONS

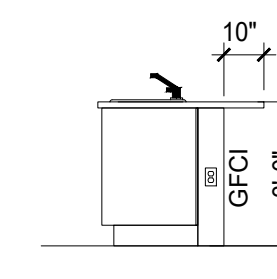
DATE: JULY 27, 2022

PROJECT #: 33521
 REDWOOD MIAMISBURG
 MIAMISBURG OH, 45449

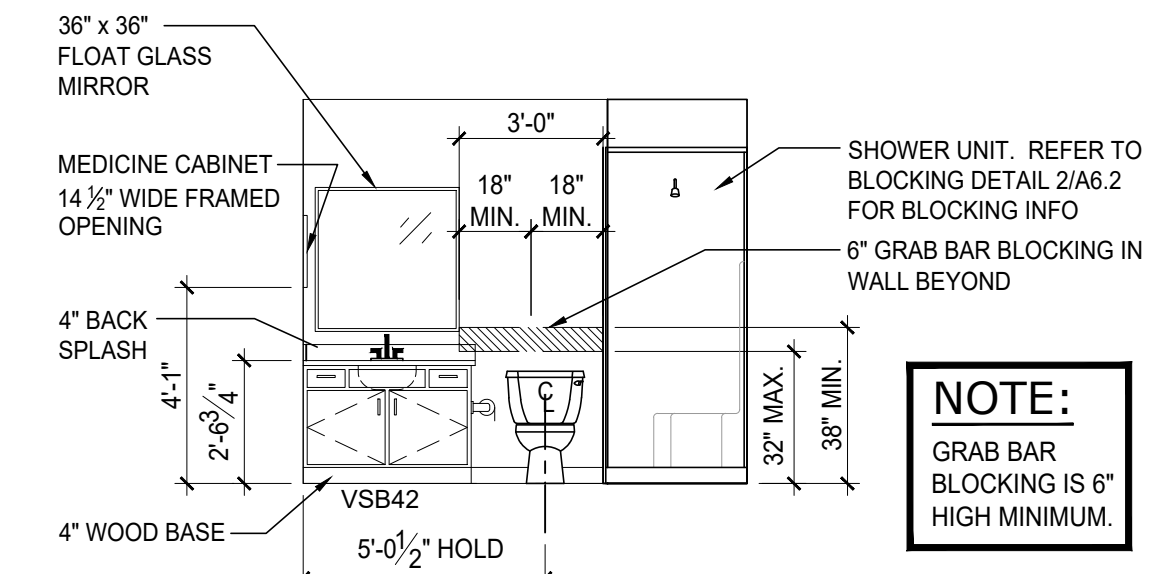
A6.2
 131 OF 137



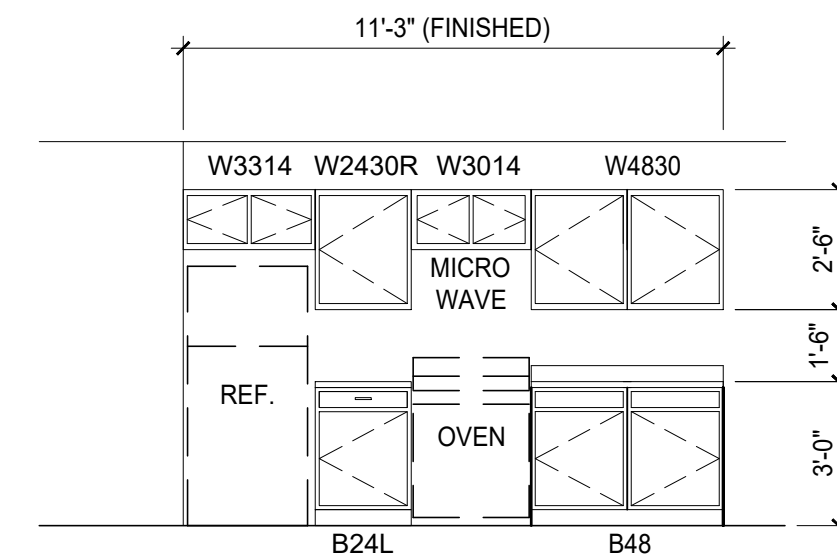
17 KITCHEN
 SCALE: 1/4" = 1'-0"
 CAPEWOOD, WILLOWOOD, BREEZEWOOD SUNROOM



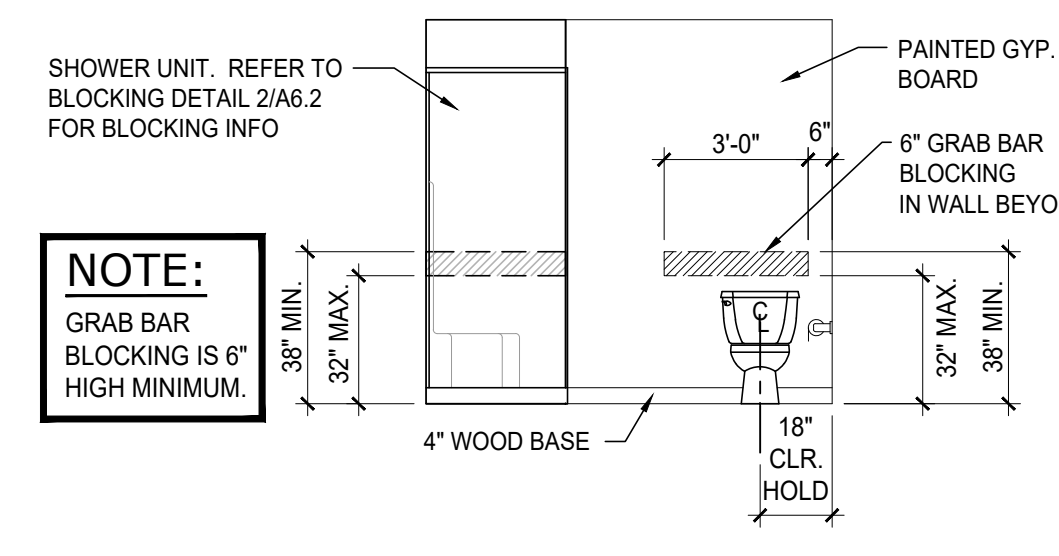
12 KITCHEN
 SCALE: 1/4" = 1'-0"



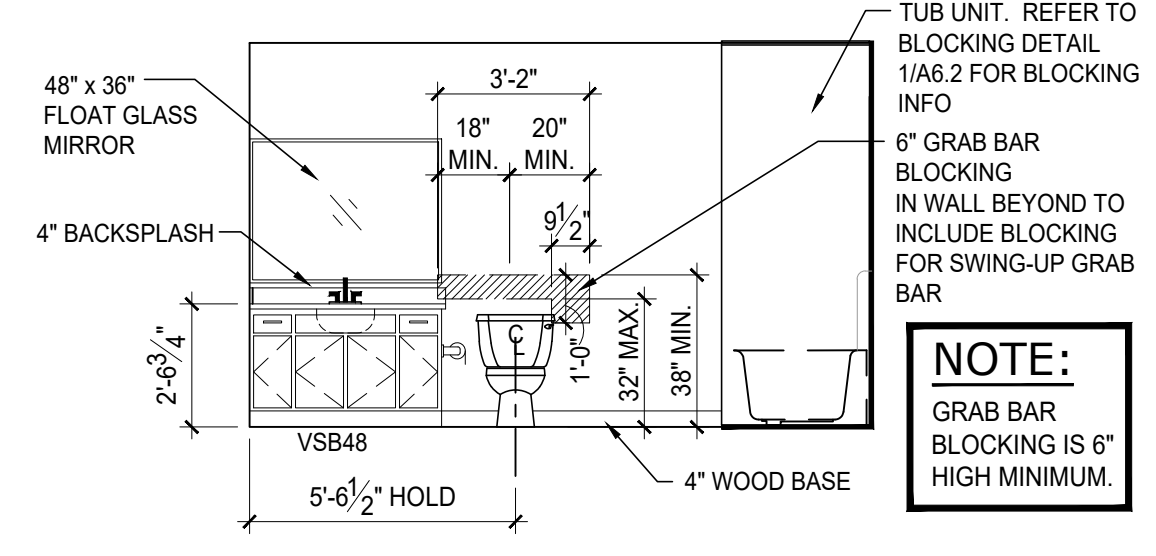
5 MASTER BATH
 SCALE: 1/4" = 1'-0"
 FORESTWOOD



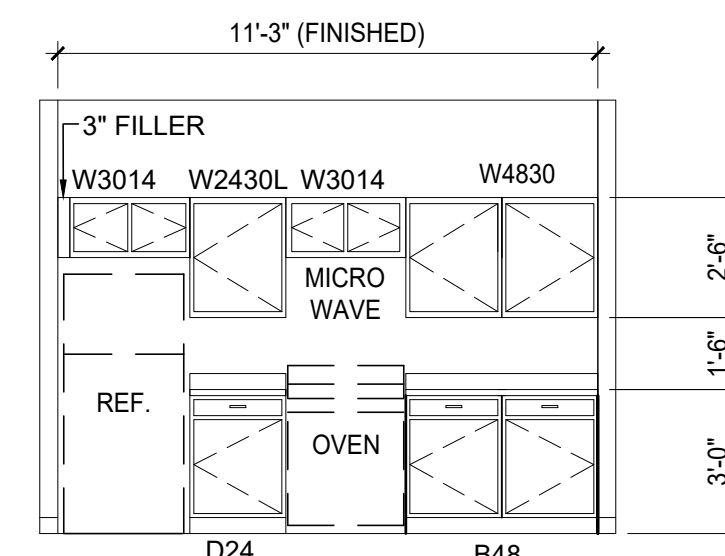
16 KITCHEN
 SCALE: 1/4" = 1'-0"
 WILLOWOOD



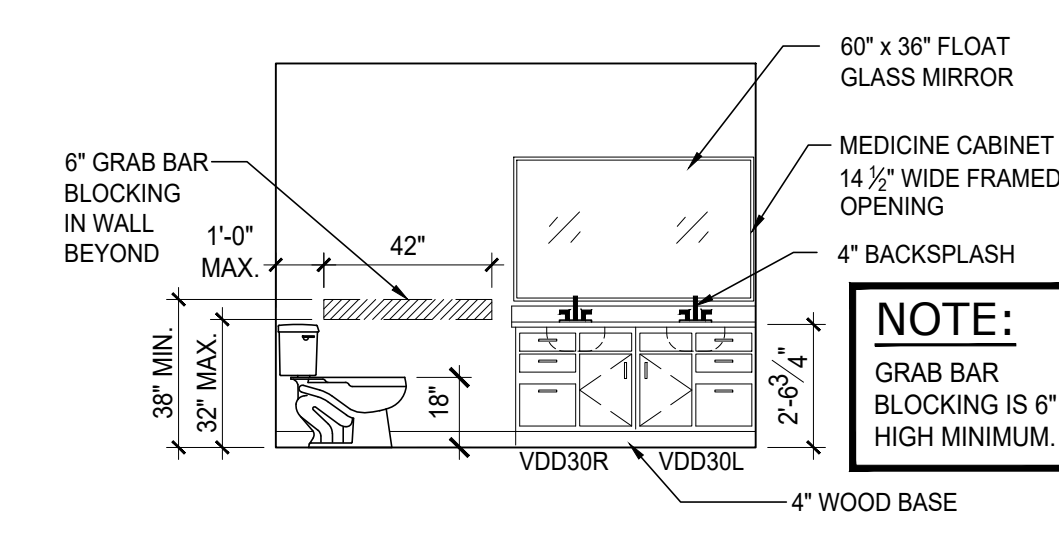
11 MASTER BATH
 SCALE: 1/4" = 1'-0"
 BREEZEWOOD



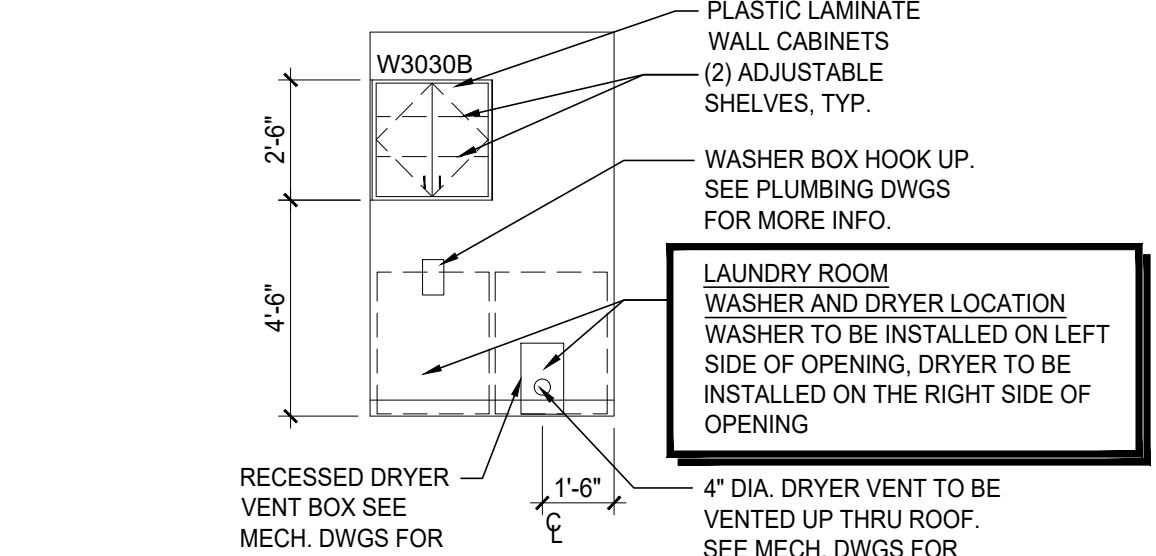
4 BATH #2
 SCALE: 1/4" = 1'-0"
 FORESTWOOD, CAPEWOOD, MEADOWOOD, WILLOWOOD, BREEZEWOOD, BREEZEWOOD SUNROOM



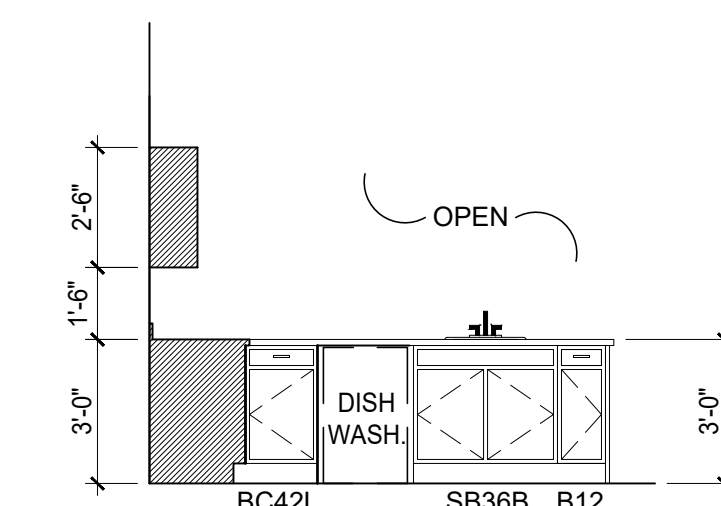
15 KITCHEN
 SCALE: 1/4" = 1'-0"
 CAPEWOOD, BREEZEWOOD SUNROOM



10 MASTER BATH
 SCALE: 1/4" = 1'-0"
 BREEZEWOOD



3 LAUNDRY - ALL UNITS
 SCALE: 1/4" = 1'-0"

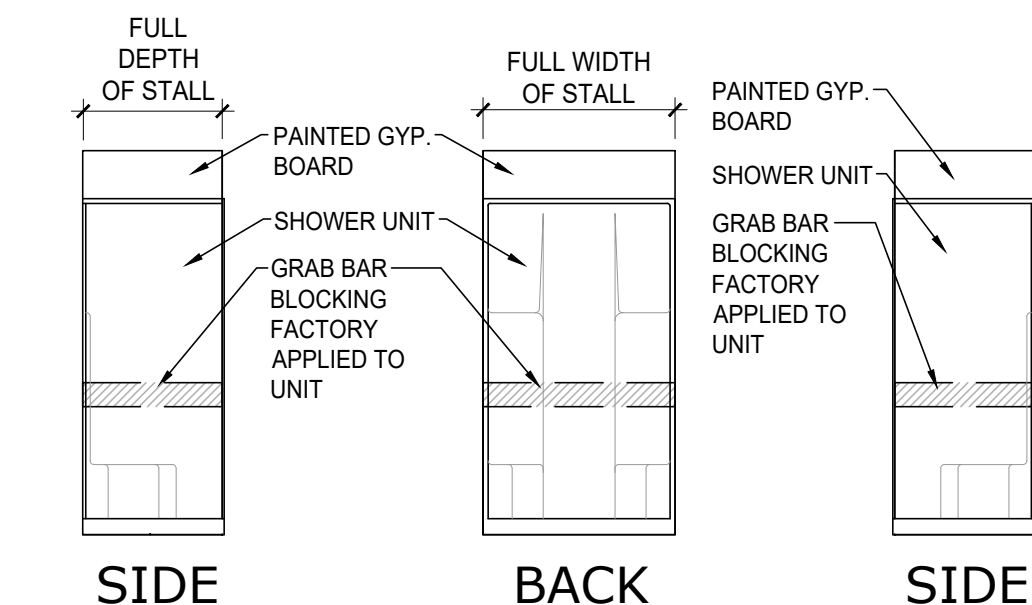


14 KITCHEN
 SCALE: 1/4" = 1'-0"
 TYPICAL ALL PENINSULA KITCHEN TYPES

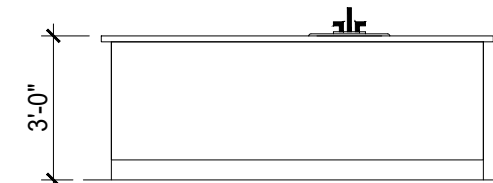
9 NOT USED
 SCALE: 1/4" = 1'-0"

8 NOT USED
 SCALE: 1/4" = 1'-0"

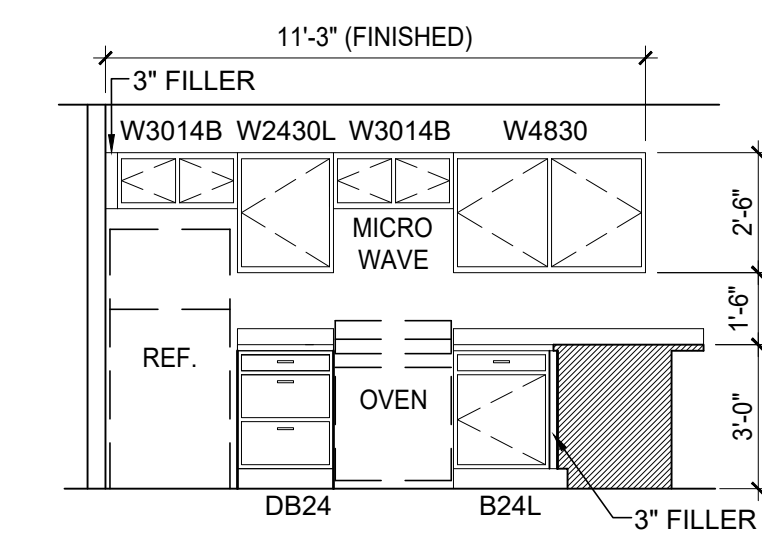
7 NOT USED
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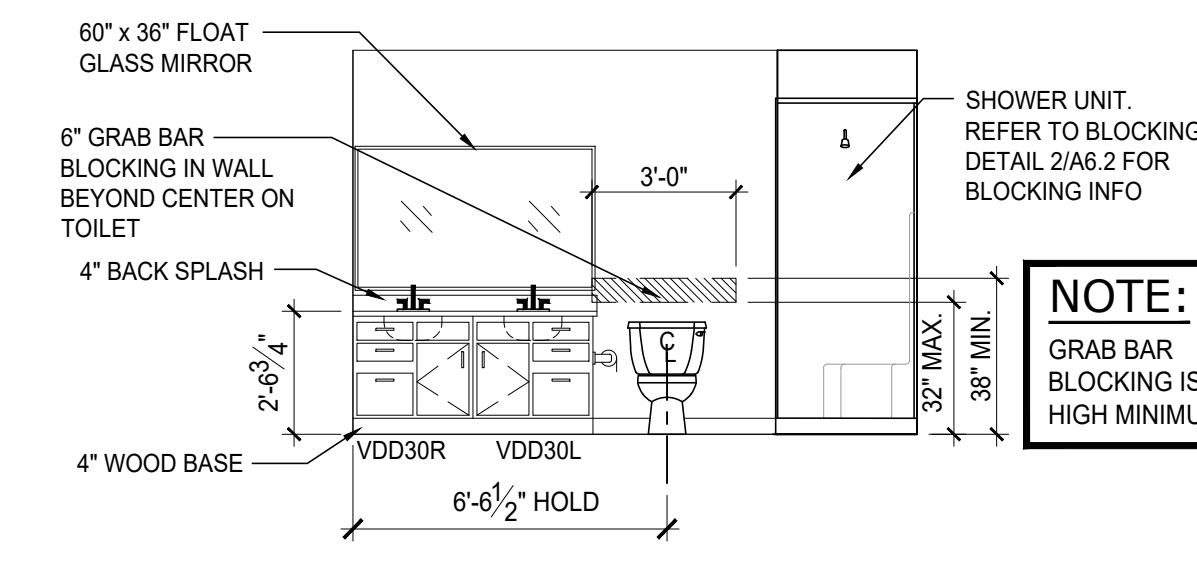
2 TYPICAL BLOCKING
 SCALE: 1/4" = 1'-0"
 FHA COMPLIANT SHOWER



18 KITCHEN
 SCALE: 1/4" = 1'-0"
 CAPEWOOD, WILLOWOOD, BREEZEWOOD SUNROOM

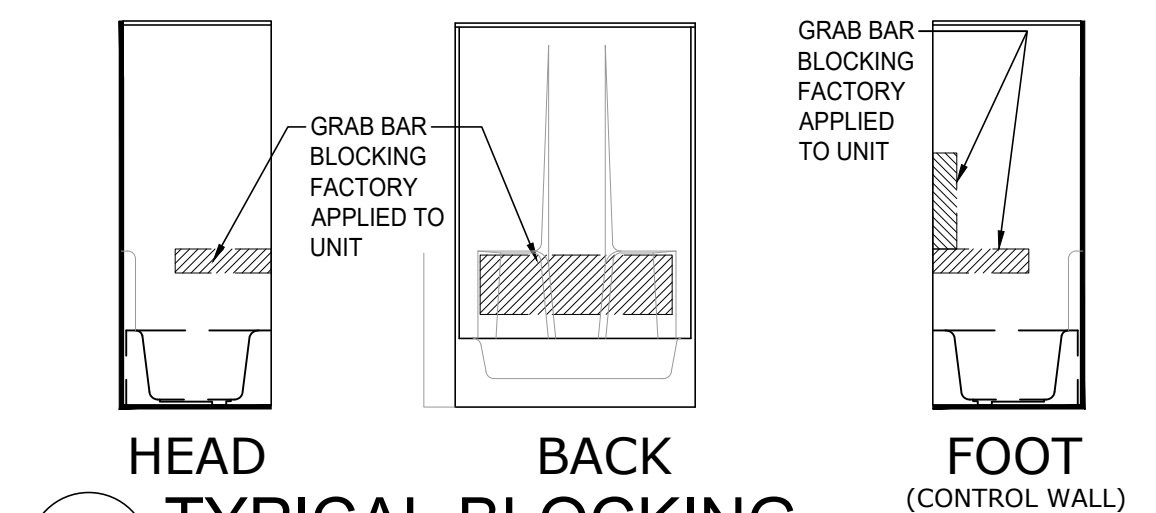


13 KITCHEN
 SCALE: 1/4" = 1'-0"
 FORESTWOOD, MEADOWOOD, BREEZEWOOD



6 MASTER BATH
 SCALE: 1/4" = 1'-0"
 MEADOWOOD, CAPEWOOD, WILLOWOOD, BREEZEWOOD SUNROOM

NOTE:
 BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS IS TO BE FACTORY INSTALLED BY THE MANUFACTURER OF THE FIXTURE. BLOCKING IS TO MEET ALL REQUIREMENTS OF THE RESIDENTIAL CODE INCLUDING SIZE & LOCATION AS WELL AS LOAD REQUIREMENTS



1 TYPICAL BLOCKING
 SCALE: 1/4" = 1'-0"
 FHA COMPLIANT TUB

DOOR SCHEDULE - LEASING OFFICE / STORAGE

ROOM NAME	DOOR		FRAME		HARDWARE	REMARKS
	TYPE	SIZE	MATERIAL	MATERIAL		
ENTRY	7	3'-0" x 6'-8" x 1 3/4"	STL/GL	WPH	5	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES
PETWASH	1	3'-0" x 6'-8" x 1 3/4"	STL/GL	WPH	5	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES
RESTROOM	3	3'-0" x 6'-8" x 1 3/8"	HCWD	WPH	1	-
WATER HEATER CLOSET	3	2'-8" x 6'-8" x 1 3/8"	HCWD	WPH	8	-
OFFICE	3	3'-0" x 6'-8" x 1 3/4"	HCWD	WPH	4	-
STORAGE - ENTRY	2	3'-0" x 6'-8" x 1 3/4"	STL	WPH	2	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES
STORAGE - KITCHEN ENTRY	3	3'-0" x 6'-8" x 1 3/4"	STL	WPH	7	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES, JAMBS FOR 2x4 WALL
STORAGE	6	16'-0" x 7'-0"	STL	-	3	INSULATED STEEL OVERHEAD DOOR

ROOM FINISH SCHEDULE - LEASING OFFICE / STORAGE

ROOM NAME	FLOOR	BASE	WALLS				CEILING MATL.	CEILING HT.	REMARKS
			NORTH	EAST	SOUTH	WEST			
ENTRY	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
LEASING	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
PET WASH	CONC	B5	W3	W3	W3	W3	C1	8'-0"	FULL HEIGHT FIBER REINFORCED PANELS
OFFICE	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
RESTROOM	VP	B4	W1/W2	W1	W1/W2	W1/W2	C1	8'-0"	-
KITCHEN	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
STORAGE	CONC	B5	W1	W1	W1	W1/W2	C1	8'-0"	FRP BEHIND AND TO SIDE OF MOP SINK
WATER HEATER CLOSET	CONC	B3	W1	W1	W1	W1	C1	8'-0"	-

ROOM FINISH NOTES

- THE TRANSITION BETWEEN DIFFERENT FLOOR FINISHES BETWEEN ROOMS SHALL OCCUR DIRECTLY BELOW THE CENTERLINE OF ALL DOORS IN THEIR CLOSED POSITION.

FINISH LEGEND:

FLOORS:

- VP VINYL PLANK (PER SPECIFICATION)
CONC SEALED CONCRETE

BASE:

- B1 3" PAINTED BASE (MDF)
B2 NOT USED.
B3 EXPOSED
B4 6" RUBBER COVE BASE (GRAY) COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER/INTERIOR DESIGNER.
B5 4" AZEK TRIM, COLOR: WHITE.

WALLS:

- W1 PAINTED GYPSUM BOARD, (1) COAT LATEX PRIMER, (2) COAT LATEX, FLAT - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER/INTERIOR DESIGNER.
W2 FIBER REINFORCED PANEL (WHITE) TO + 48" A.F.F.
W3 FIBER REINFORCED PANEL (WHITE) FULL WALL HEIGHT, OVER WATER RESISTANT GYPSUM BOARD (GREEN-BOARD)

CEILING:

- C1 KNOCK-DOWN PLASTER FINISH.

FLAME & SMOKE RATING INDEX

ENCLOSED AREAS, SPACES, OR ROOMS

INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

WALLS & CEILINGS:	B	S-1
FLOORS:	CLASS C	CLASS C
	CLASS DOC FF1	CLASS DOC FF1

EXIT ACCESS CORRIDORS

INTERIOR FINISH OF INTERIOR ACCESS CORRIDORS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

WALLS:	B	S-1
CEILINGS:	CLASS A	CLASS B
FLOORS:	CLASS A	CLASS B
	CLASS II	CLASS II

ALL OTHER AREAS SHALL COMPLY WITH THE DOC FF1 "PILL TEST" INCLUDING CARPET.

VERTICAL EXITS, EXITWAYS

INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

WALLS:	B	S-1
CEILINGS:	CLASS B	CLASS B
FLOORS:	CLASS B	CLASS B
	CLASS II	CLASS II

GENERAL DOOR, FRAME & HARDWARE NOTES

- CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS & FRAMES.
- ALL DOORS (UNLESS NOTED OTHERWISE) SHALL HAVE LEVER-OPERATED HARDWARE PER SECTION 404.2.6 I.C.C. A117.1 - 2009. AND SHALL MEET THE REQUIREMENTS OF OBC 1010.1.9 AND BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- IT SHALL BE THE RESPONSIBILITY OF THE SUCCESSFUL HARDWARE SUPPLIER TO PROPERLY SIZE ALL HARDWARE.
- SEE FLOOR PLANS FOR ALL DOOR SWING DIRECTIONS.

ABBREVIATIONS

- HCWD WOOD (DOORS) - HOLLOW CORE WOOD DOOR(S), STAINED BY CONTRACTOR, COLOR BY OWNER
STL INSULATED PREMIUM STEEL PANEL STYLE (DOORS)
WPH WOOD PRE-HUNG (FRAMES)
[] TEMPERED GLAZING (INSULATED GLASS)

DOOR HARDWARE SETS

- SET 1 (PRIVACY)
3 BUTT HINGES
1 PRIVACY LOCKSET
1 HINGE STOP
- SET 2 (ENTRANCE)
3 BUTT HINGES
SELF-CLOSING, SPRING TYPE
1 ENTRANCE LOCKSET
1 DEAD BOLT
1 ALUM. ADA THRESHOLD
1 WEATHER STRIP
1 HINGE STOP
- SET 3 (PATIO / CLOSET / GARAGE)
MANUFACTURERS HARDWARE
- SET 4 (PASSAGE)
3 BUTT HINGES
1 PASSAGE SET
1 HINGE STOP
- SET 5 (OFFICE)
3 BUTT HINGES
SELF-CLOSING, SPRING TYPE
1 ENTRANCE LOCKSET
1 DEAD BOLT (THUMB TURN INSIDE)
1 ALUM. ADA THRESHOLD
1 WEATHER STRIP
1 HINGE STOP
- SET 6 (PASSAGE)
NOT USED
- SET 7
3 BUTT HINGES
SELF-CLOSING, SPRING TYPE
1 ENTRANCE LOCKSET
1 ALUM. ADA THRESHOLD
1 WEATHER STRIP
1 HINGE STOP
- SET 8
3 BUTT HINGES
1 ENTRANCE LOCKSET
1 HINGE STOP

DOOR SCHEDULE NOTES:

CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS AND FRAMES.

DOOR AND WINDOW NOTES

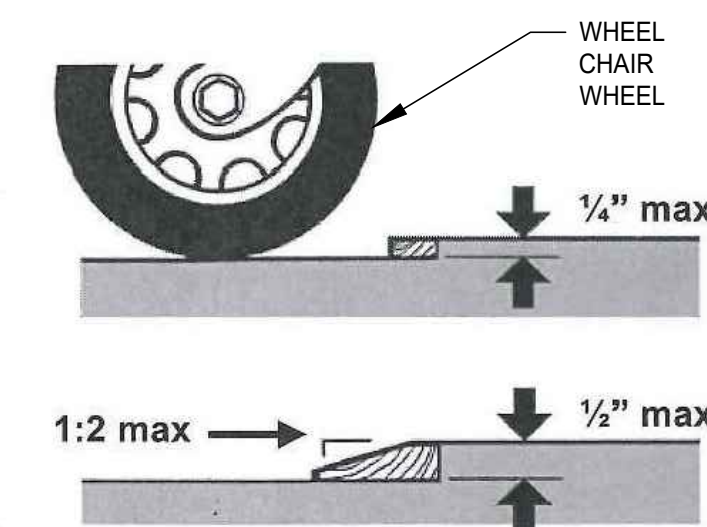
- WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL.
- NOT USED.
- DOORS ARE TO BE UNDERCUT 1" ABOVE FLOORING FOR RETURN AIR.

LEASING OFFICE - RESTROOM FIXTURE SCHEDULE

(COORDINATE ALL SPECIFIED HEIGHTS BELOW WITH INT. ELEVATIONS)

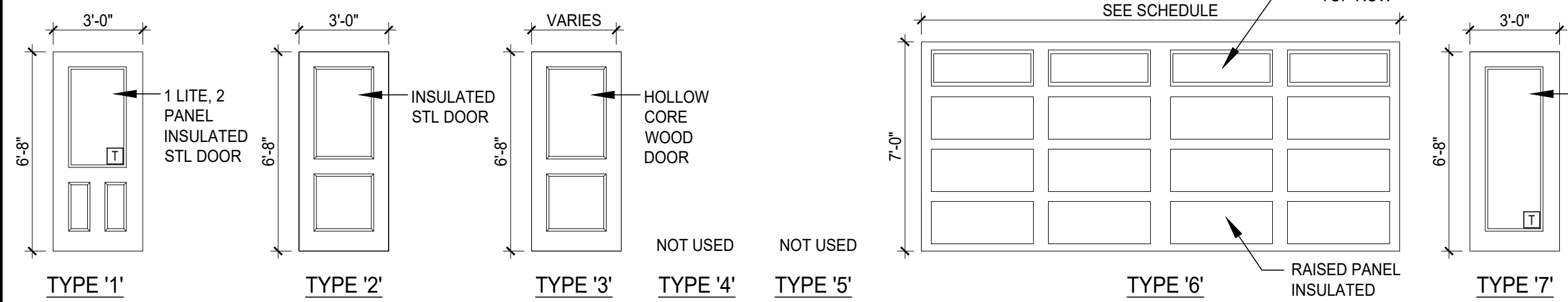
- H.C. TOILET W/ ELONGATED OPEN FRONT SEAT (FLOOR MTD. W/ RIM HEIGHT AT 17" A.F.F.). SEE PLUMBING DRAWINGS FOR TOILET MODEL NUMBER.
 - TOILET TISSUE DISPENSER (MTD. 36" FROM PLUMBING WALL. SEE ELEV. FOR MOUNTING HEIGHT). MODEL: AS SELECTED BY OWNER
 - STAINLESS STEEL H.C. TOILET GRAB BAR SET W/ SATIN FINISHED SURFACE: ONE 36"L BEHIND WATER CLOSET (MTD. MAX 6" FROM SIDE WALL AND 36" A.F.F. TO ϵ), ONE 42"L GRAB BAR ON SIDE WALL (MTD. 12" MIN. FROM BACK OF WATER CLOSET AND 36" A.F.F. TO ϵ), ONE 18"L VERTICAL GRAB BAR ON SIDE WALL (MTD. 41" MAX. FROM BACK OF WATER CLOSET AND 41" A.F.F. TO ϵ). MODEL: BOBRICK B-6806, STAINLESS STEEL, SATIN FINISH (0.05" THICK), CONCEALED MOUNTING. GRAB BARS TO WITHSTAND A DOWNWARD LOAD OF AT LEAST 250 LBF, WHEN TESTED IN ACCORDANCE WITH ASTM F446.
 - WALL MOUNTED LAVATORY, PROVIDE SUPPORT BRACKETS AS REQUIRED (MTD. TOP OF LAVATORY 34" A.F.F.). SEE PLUMBING DRAWINGS FOR LAVATORY MODEL NUMBER. PLUMBER TO PROVIDE UNDER LAVATORY GUARD FOR EACH HANDICAP LAVATORY.
 - MIRROR: MOUNT BOTTOM OF MIRROR @ 40" A.F.F. MAX. SHALL BE 1/4" FLOAT/PLATE GLASS WITH CONCEALED MOUNTING ASSEMBLY. PROVIDED BY LOCAL GLASS AND MIRROR COMPANY.
- * PROVIDE FRTW BLOCKING BEHIND ALL ACCESSORIES BEING ATTACHED TO THE WALL. MOUNT WITH CONCEALED FASTENERS WHENEVER POSSIBLE.
* INSTALL ACCESSORIES USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.
* ADJUST ACCESSORIES FOR UNENCUMBERED, SMOOTH OPERATION AND VERIFY THAT MECHANISMS FUNCTION PROPERLY. REPLACE DAMAGED OR DEFECTIVE ITEMS. REMOVE TEMPORARY LABELS AND PROTECTIVE COATINGS.
* CONTRACTOR SHALL REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR SPECIFIC INFORMATION ON THE ABOVE PLUMBING FIXTURES.

Small Level Changes within the Unit

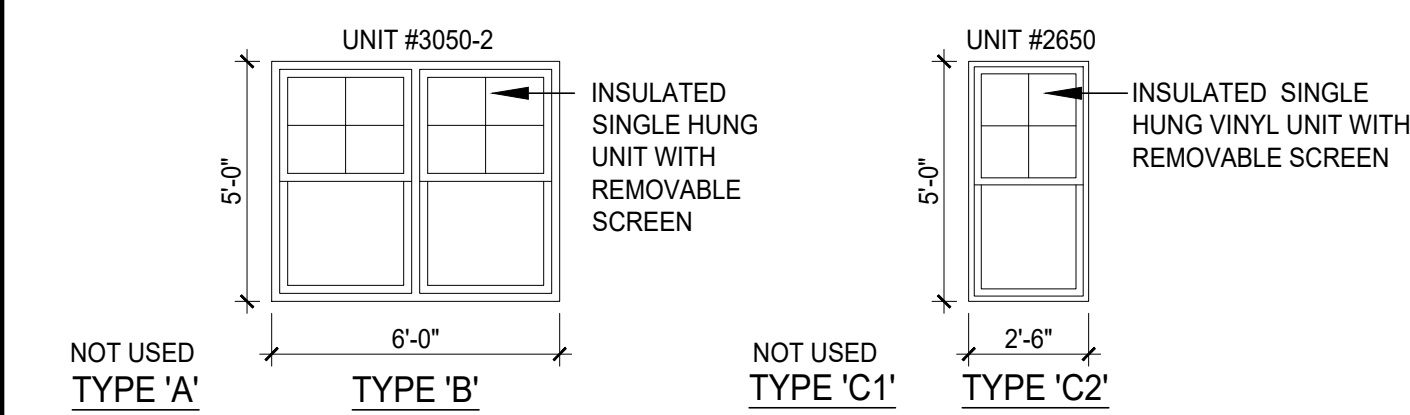


CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL

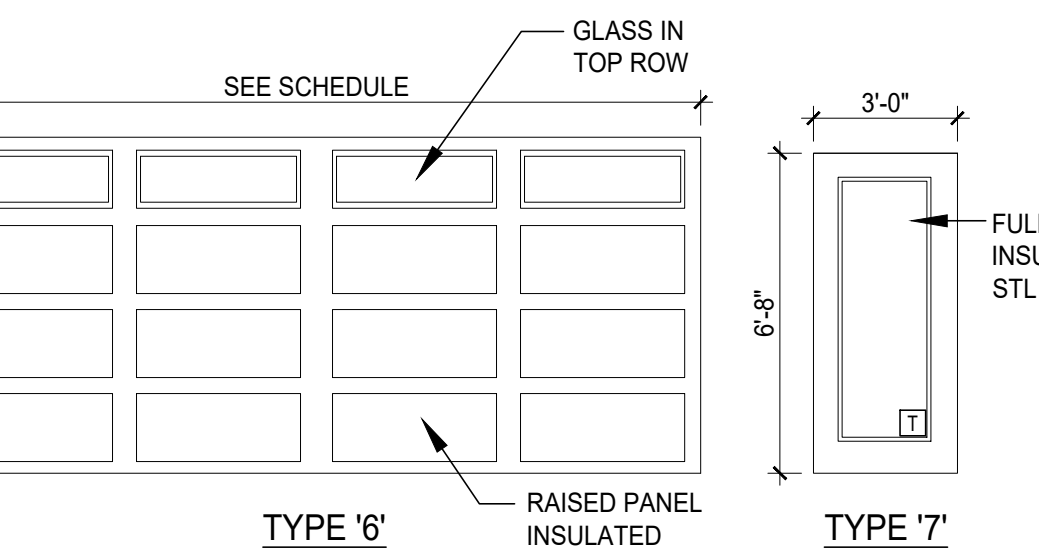
NO SCALE



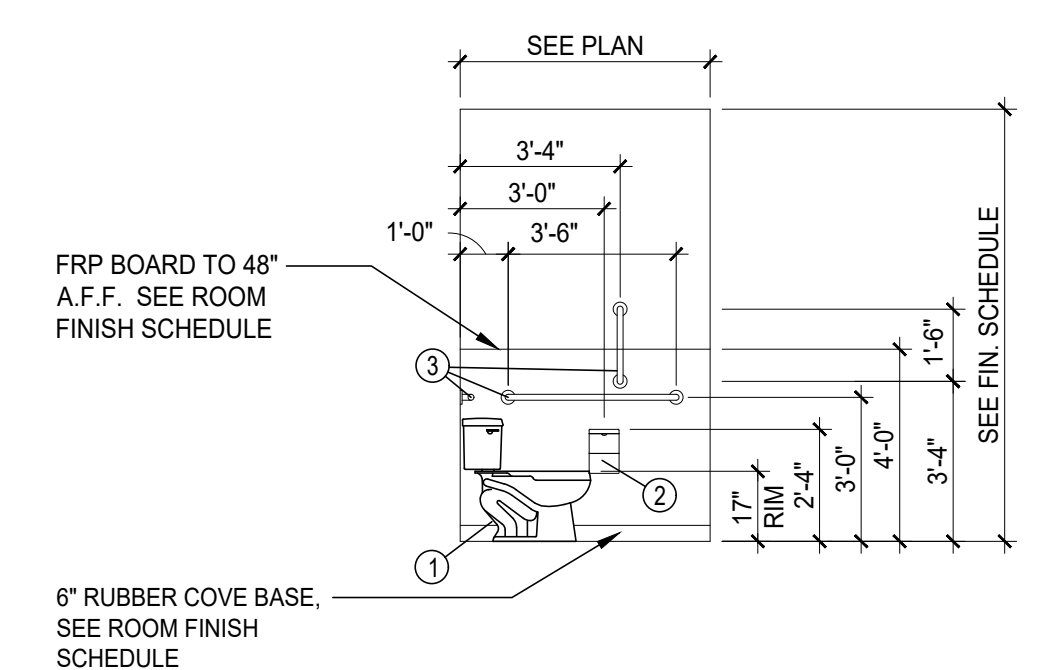
DOOR TYPES
SCALE: 1/4" = 1'-0"
DOOR ELEVATIONS TYPICALLY DO NOT SHOW HARDWARE



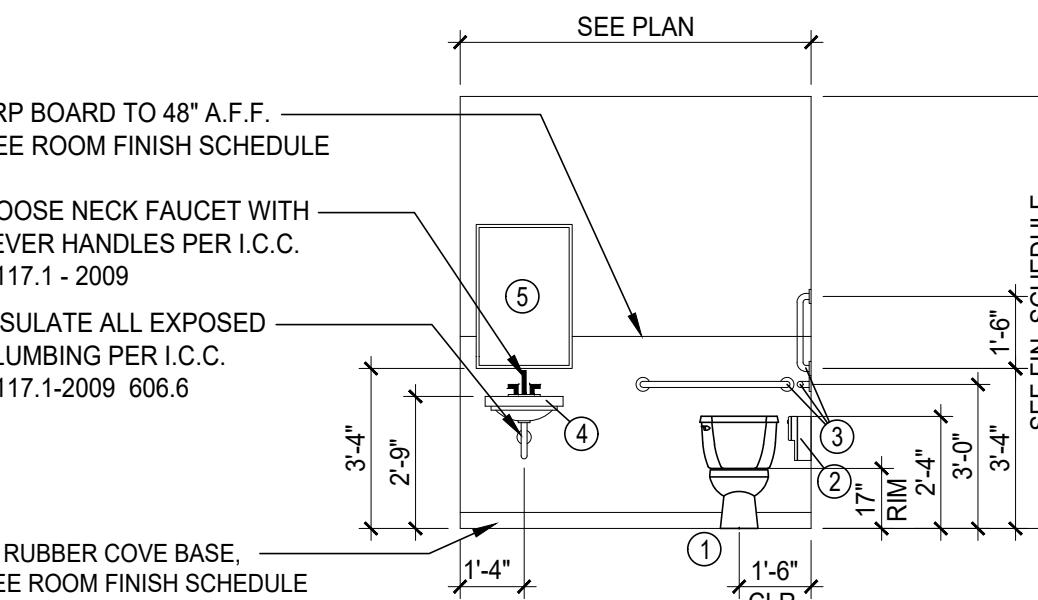
WINDOW TYPES (INSULATED GLASS)
SCALE: 1/4" = 1'-0"



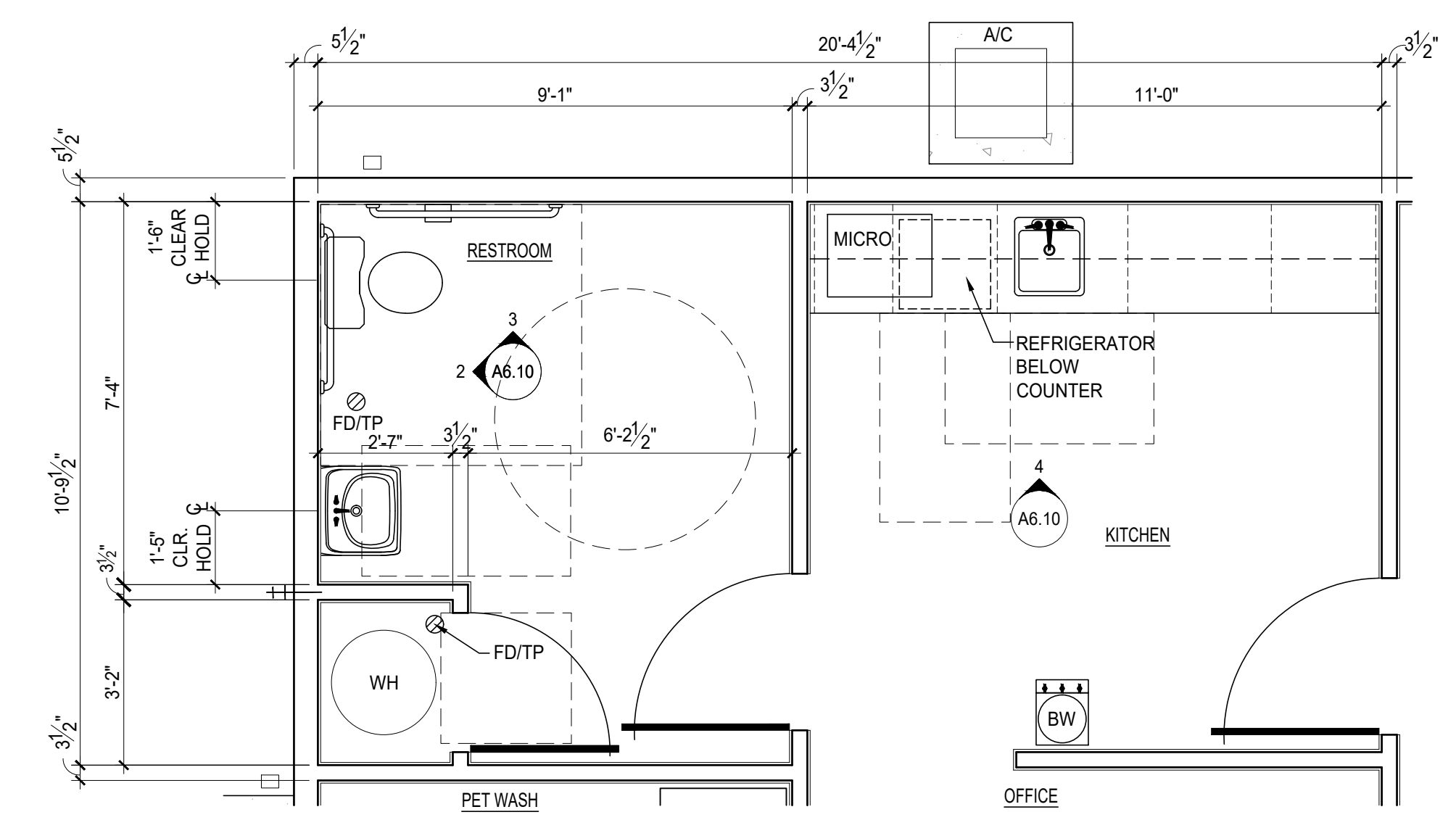
4 KITCHEN - LEASING OFFICE
SCALE: 1/4" = 1'-0"



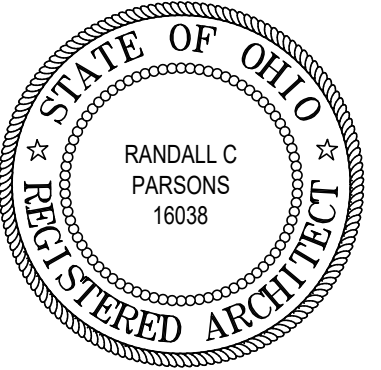
3 RESTROOM - LEASING OFFICE
SCALE: 1/4" = 1'-0"



2 RESTROOM - LEASING OFFICE
SCALE: 1/4" = 1'-0"



1 LEASING OFFICE PLAN
SCALE: 3/8" = 1'-0"



REVISIONS

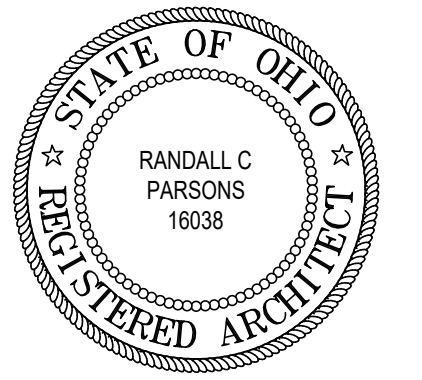
phone 330.666.5770
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3660 Embassy Parkway
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ENLARGED PLAN, INTERIOR ELEVATIONS
PROJECT #: 33521
DATE: JULY 27, 2022
REDWOOD MIAMISBURG
MIAMISBURG OH, 45449



A6.10
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REVISIONS

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ELECTRICAL SPECS. AND NOTES
PROJECT #: 33521
DATE: JULY 27, 2022
REDWOOD MIAMISBURG
MIAMISBURG OH, 45449

ELECTRICAL SPECIFICATIONS

- 1. SCOPE OF WORK: A. IN GENERAL, THE WORK CONSISTS OF FURNISHING AND INSTALLING THE EQUIPMENT, SERVICE, AND ALL OTHER MATERIALS NECESSARY TO PROVIDE THE COMPLETE ELECTRICAL SYSTEMS AND ALL WORK IN CONNECTION WITH SUCH SYSTEMS INCLUDING MATERIALS, LABOR, TRANSPORTATION, ETC., COMPLETE IN EVERY RESPECT AND READY FOR USE.
2. GENERAL REQUIREMENTS: A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE CURRENT NATIONAL ELECTRICAL CODE, THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL PROVISIONS OF ANY LOCAL ELECTRICAL CODES AND ORDINANCES IN EFFECT IN THE CITY, TOWNSHIP, OR COUNTY WHERE THIS WORK TAKES PLACE.
3. CONDUCTORS AND WIRE: A. FEEDER WIRING SHALL BE URD-USE-2. FEEDERS MAY BE COPPER OR ALUMINUM.
4. MATERIALS: A. STANDARD RECEPTACLES SHALL BE 15 AMP, DUPLEX, 125 VOLT, GROUNDING TYPE, COMMERCIAL GRADE.

GENERAL ELECTRICAL NOTES

- 1. ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION REQUIRED AND SHALL ALSO SECURE AND PAY ALL FEES REQUIRED BY THE UTILITY COMPANIES IN CONNECTION WITH THE WORK.
2. ALL ELECTRICAL UNDERGROUND WIRING ON THE EXTERIOR OF THE BUILDINGS SHALL BE INSTALLED A MINIMUM OF 2'-6" DEEP, AND IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND REQUIRED STANDARDS.
3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORTS FOR METERS, ELECTRICAL PANELS AND SUPPORTS AS REQUIRED BY EQUIPMENT.

FAULT CURRENT NOTE

THE ELECTRICAL CONTRACTOR IS TO OBTAIN THE MAXIMUM AVAILABLE UTILITY SHORT CIRCUIT CURRENT. THIS INFORMATION SHALL BE LEGIBLY FIELD-MARKED WITH THE MAXIMUM AVAILABLE FAULT CURRENT, INCLUDING THE DATE THE FAULT CURRENT INFORMATION WAS OBTAINED, AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (PER NEC ARTICLE 110.24(A)).

ENERGY STATEMENT CERTIFICATE NOTE

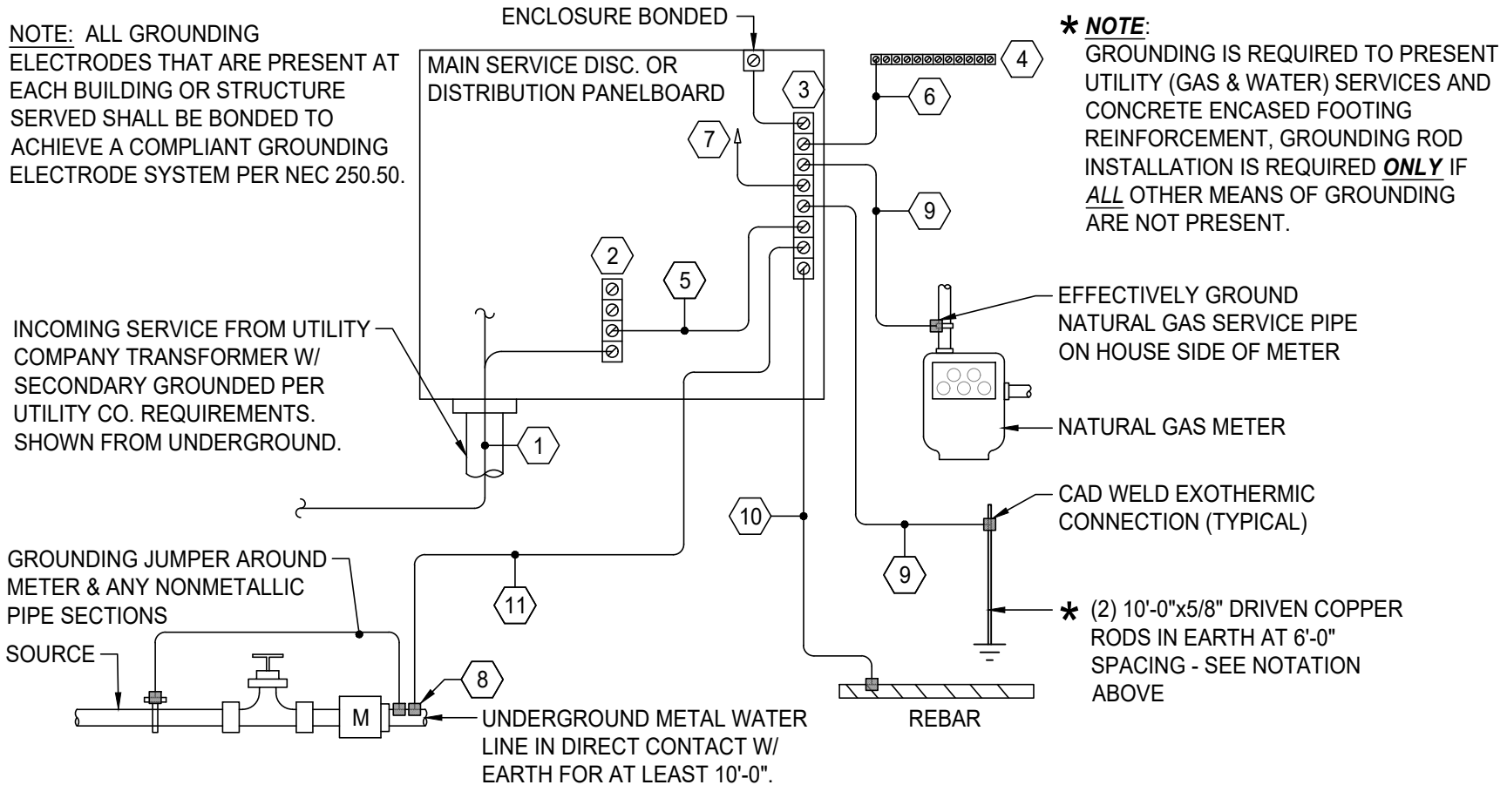
ELECTRICAL CONTRACTOR TO PROVIDE A PERMANENT ENERGY STATEMENT CERTIFICATE, CERTIFIED BY THE BUILDER OR OWNER, ON OR IN THE UNITS ELECTRICAL PANEL.

ARC-CIRCUIT-INTERRUPTER PROTECTION

PER NEC 210.12(A), ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING RECEPTACLES OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN NEC 210.12(A)(1) THROUGH (6).

GROUNDING DIAGRAM NOTES: (SYMBOL (#))

- 1. SERVICE-ENTRANCE CONDUCTORS WITH GROUNDED NEUTRAL CONDUCTOR.
2. NEUTRAL BUS.
3. GROUNDING BUS.
4. INTERSYSTEM BONDING TERMINATION WITH STAINLESS STEEL MOUNTING HARDWARE AND IMPACT-RESISTANT COVER FOR LOW-VOLTAGE BONDING, PER NEC 250.94.
5. MAIN BONDING JUMPER.
6. INTERSYSTEM BONDING JUMPER PER NEC 250.94.
7. ADDITIONAL GROUNDING CONDUCTORS AS REQUIRED BY NEC ARTICLE 250.
8. CONNECTION SHALL BE MADE WITHIN 5'-0" OF WATER ENTRANCE TO BUILDING.
9. #6 AWG CU ROD, PIPE, OR PLATE GROUNDING ELECTRODE CONDUCTOR, PER NEC 250.66(A).
10. #4 AWG CU CONCRETE-ENCASED GROUNDING ELECTRODE CONDUCTOR, PER NEC 250.66(B).
11. GROUNDING ELECTRODE CONDUCTOR PER NEC TABLE 250.66.



SERVICE GROUNDING ELECTRODE SYSTEM WIRING DIAGRAM

NOT TO SCALE

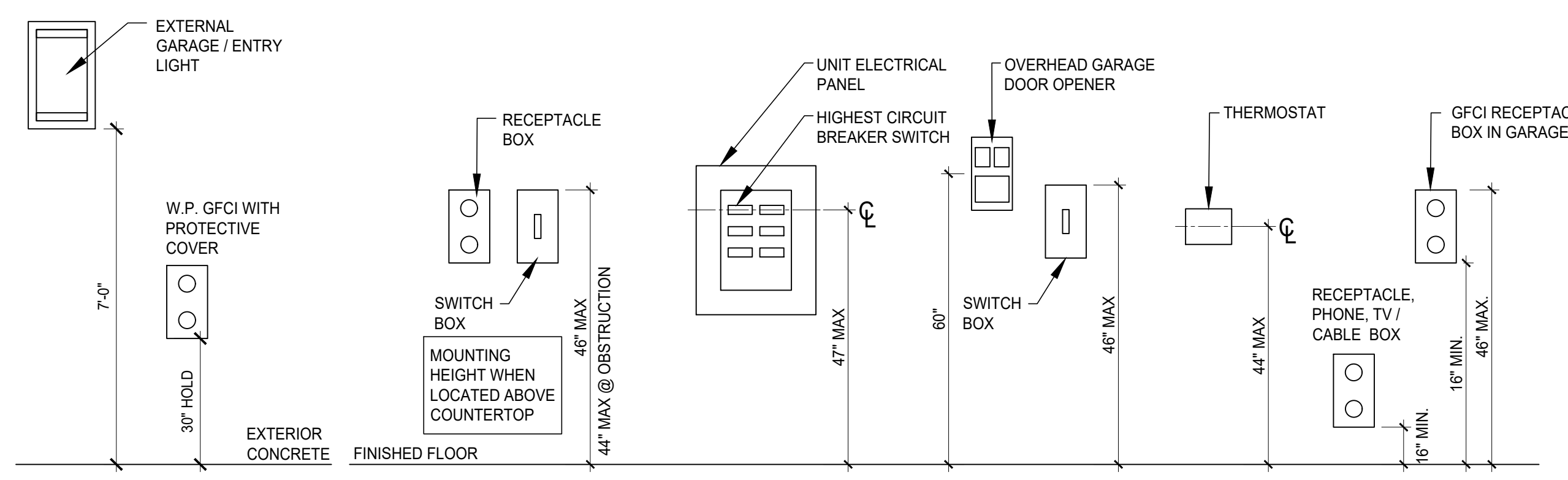
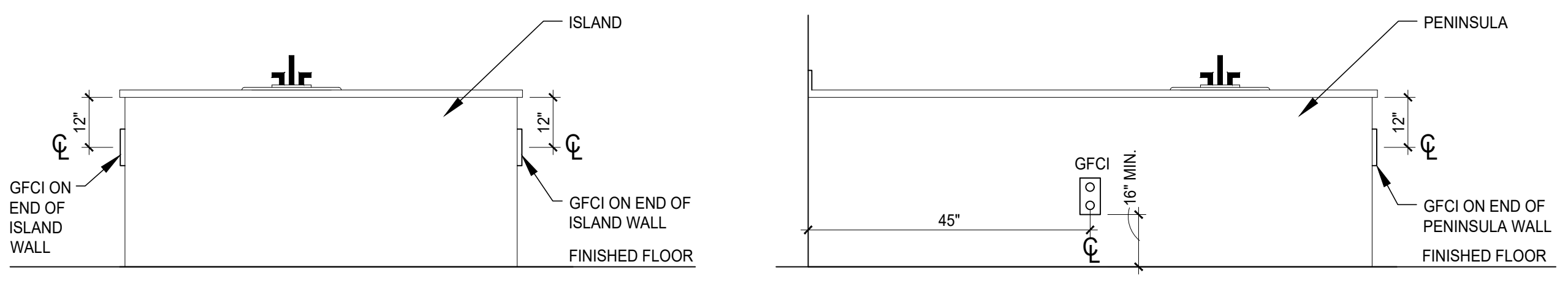
CONDUCTOR WIRE SIZE TABLE

Table with columns: OVERCURRENT DEVICE RATING, MINIMUM WIRE SIZES (COPPER, ALUMINUM). Rows include Light Circuits, 20-50 Amp Breakers, 100 Amp Dwelling Panel, and Unit Meter Centers.

NOTE: METER CENTER CONDUCTORS ARE SIZED BASED ON TOTAL DEMAND AMPS OF METER CENTER PER NEC 220.84. SEE DEMAND CALCULATIONS, SHEET E1.1. NOT ALL METER CENTER COMBINATIONS MAY BE PRESENT; SEE RISER DIAGRAMS, SHEET 'E1.1'.

SYMBOL LEGEND: (SEE MOUNTING HEIGHTS, DETAIL 1 THIS SHEET)

- ① JUNCTION BOX
\$ LIGHT SWITCH, SINGLE POLE, LOCATE PER DETAIL
\$ 3-WAY LIGHT SWITCH, SINGLE POLE, LOCATE PER DETAIL
DISTRIBUTION PANELBOARD, SEE RISER DIAGRAM FOR DETAILS.
HOME RUN CIRCUIT (CKT)
CONDUCTORS 3 - #12 AWG CU U.N.O.
HOT WIRE
NEUTRAL WIRE
GROUND WIRE
UNLESS NOTED OTHERWISE
ELECTRICAL CONTRACTOR
DUPLEX RECEPTACLE, GROUNDING TYPE, 15AMP, 125V, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE.



1 MOUNTING HEIGHTS SCALE: NOT TO SCALE