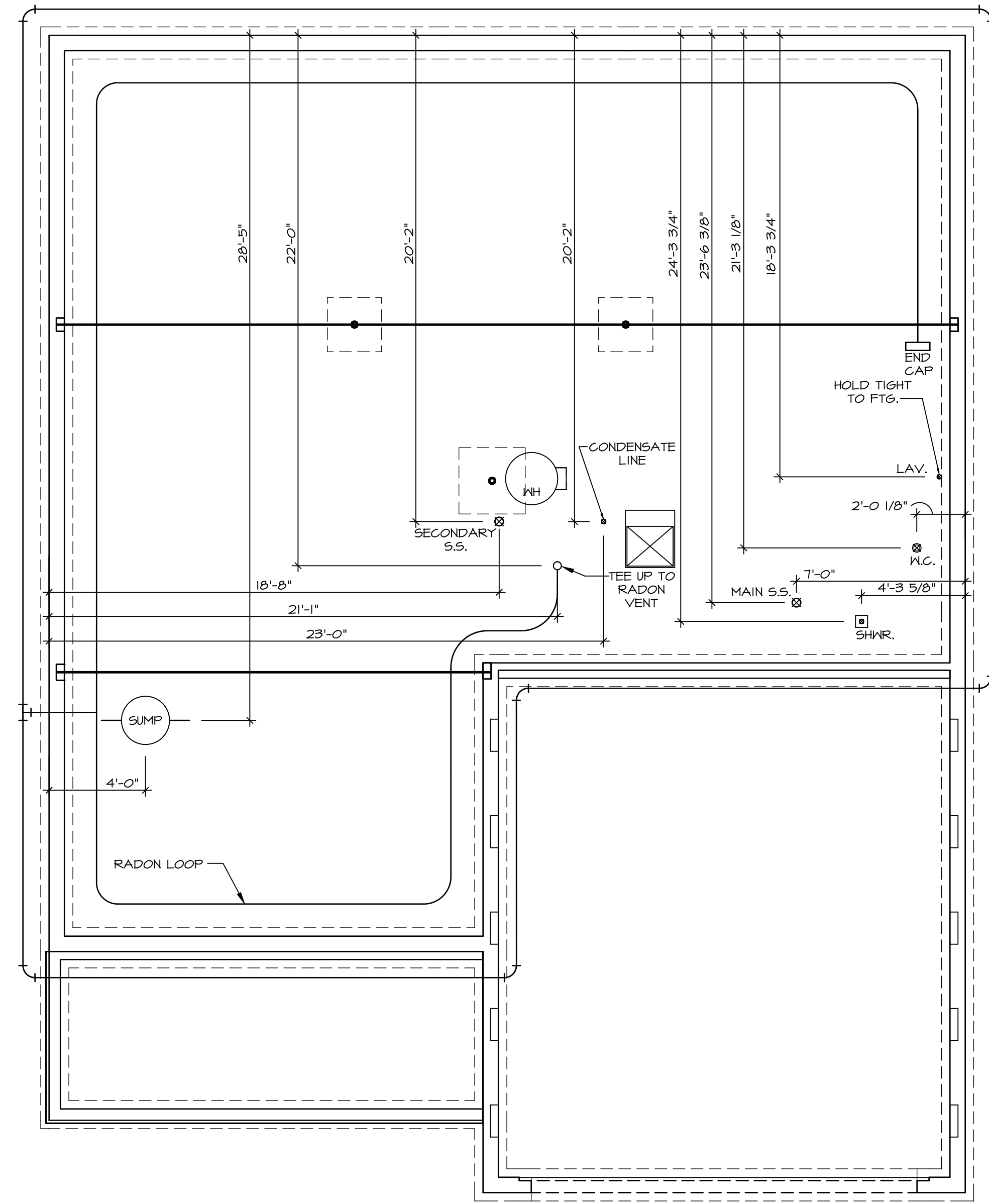


NOTE
 RADON REMEDIATION
 RADON LOOP

- (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
- SCREWS 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 HUDSON	SET NO. HUD00	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY SGA	
	OPTION DESCRIPTION 28	DATE:	OPTION

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 5285 Westfield
 Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-CH-M206	
COMM-LOT CARRIAGE TRAILS - M206	APT. NO. ----
STREET ADDRESS 2645 BLUEFLAS ST	CITY TIPP CITY
STATE OH	ZIP 45371

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

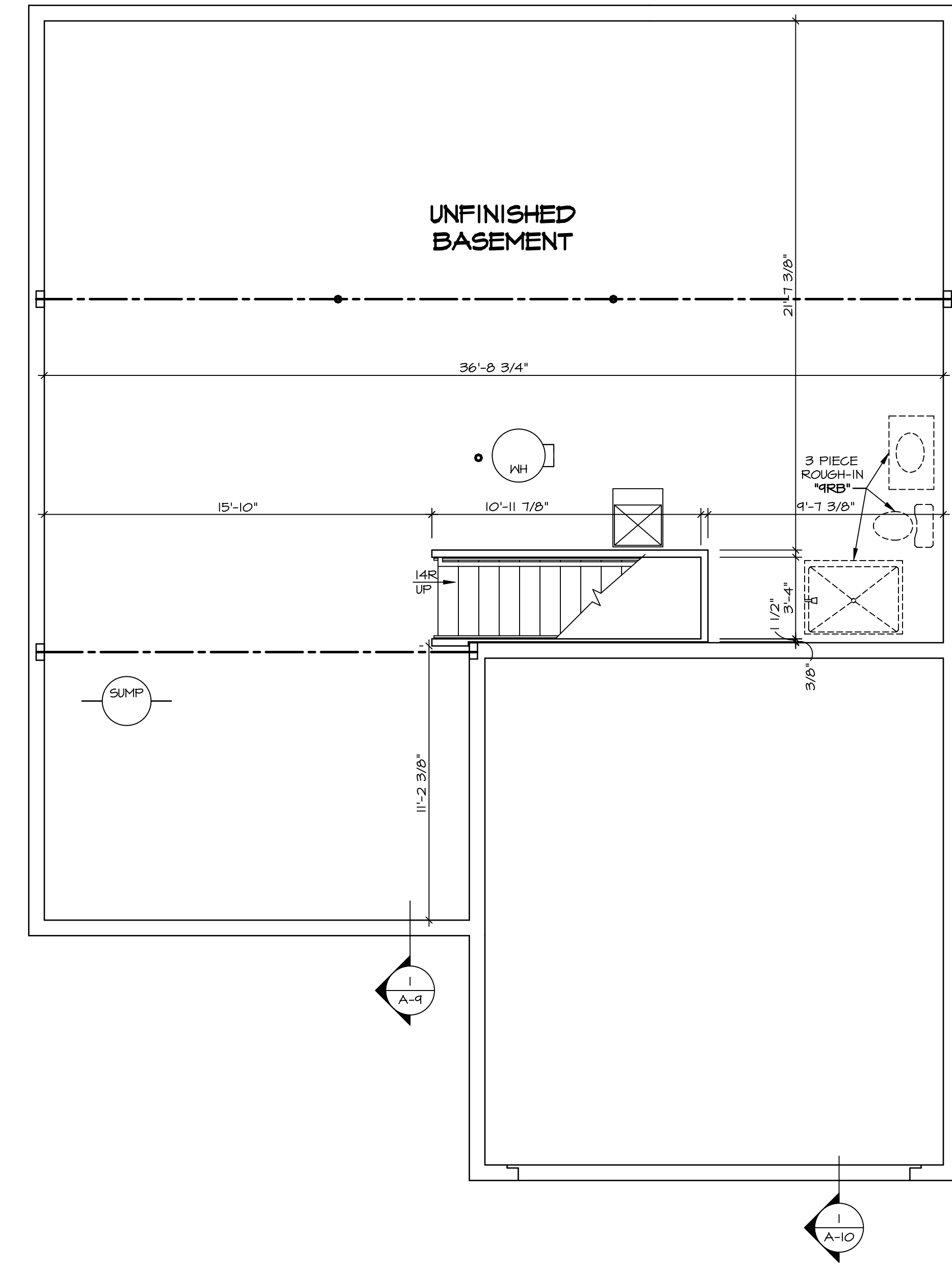
SEE FC DETAILS FOR FRAMING CONNECTORS

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/ 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 'BRACED WALL PANEL DETAIL SHEET' FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY '11" 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 CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSON 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



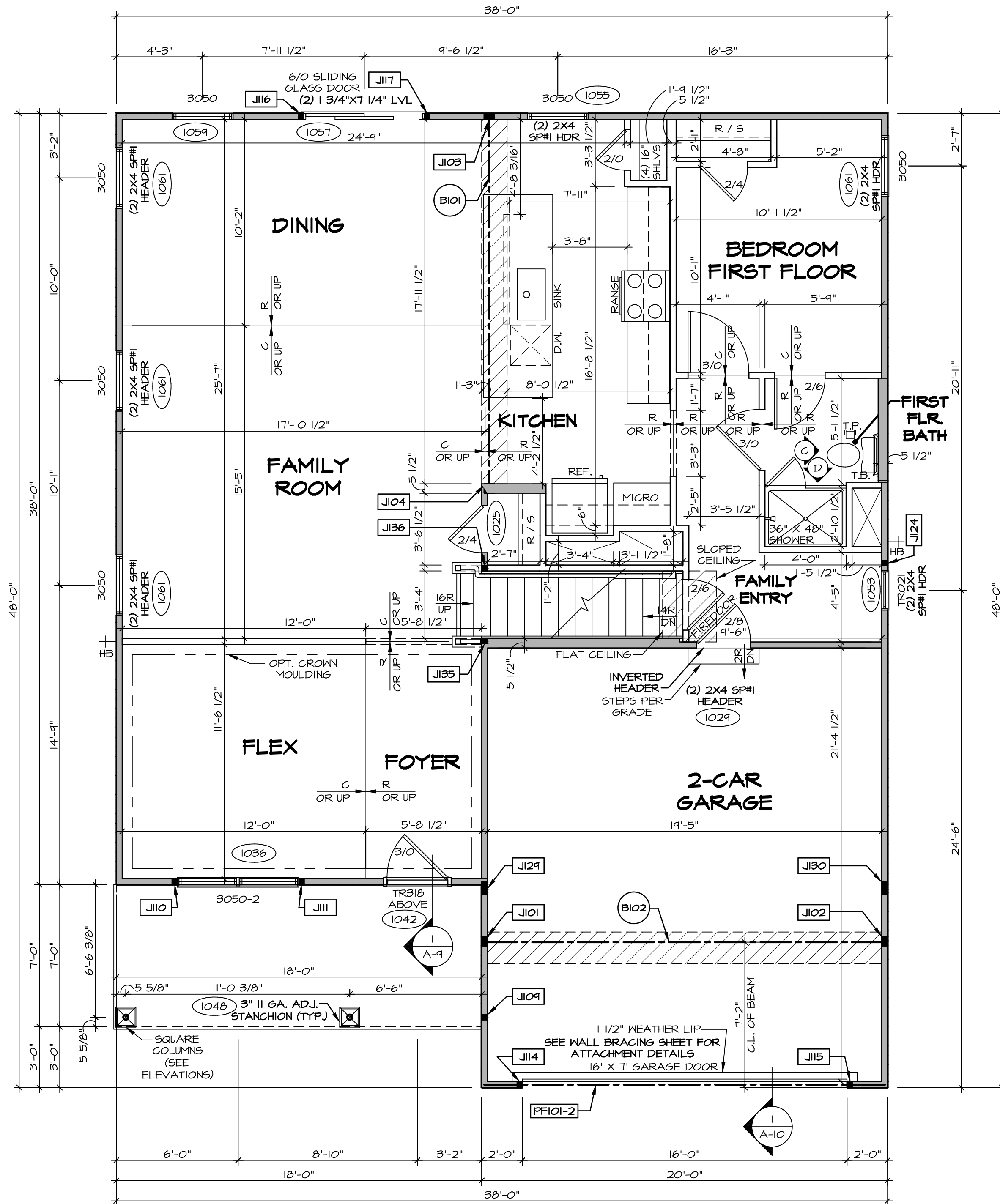
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL HUDSON	SET NO. HUD00 VERSION 01	DIV-COMM-LOT-UNIT DCY-CH-M206
	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY SKB	
OPTION DESCRIPTION 31	OPTION	DATE:	STREET ADDRESS 2645 BLUEFLAS ST
			CITY TIPP CITY
			STATE OH
			ZIP 45371
			APT. NO. -----

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 Frederick, MD 21703
 5285 Walkersville Road

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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.
- 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 "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 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- 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.

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

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

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SP#1		1031	
J102	JACK - (4) 2X4 SP#1	GCB, GCF	1031	
J103	JACK - (4) 2X4 SP#1		1027	
J104	JACK - (4) 2X6 SFF STUD GRADE		1027	
J104	JACK - (2) 2X4 SFF STUD GRADE		1048	
J110	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELK	1036	
J111	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELK	1036	
J114	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1030	
J115	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1030	
J116	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1057	
J117	JACK - (2) 2X4 SFF STUD GRADE		1057	
J124	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1010	
J124	JACK - (5) 2X4 SP#1		2000	
J130	JACK - (5) 2X4 SP#1	GCB, GCF	1034, 2000	
J135	JACK - (2) 2X4 SFF STUD GRADE		1023	
J136	JACK - (2) 2X4 SFF STUD GRADE		1023	

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

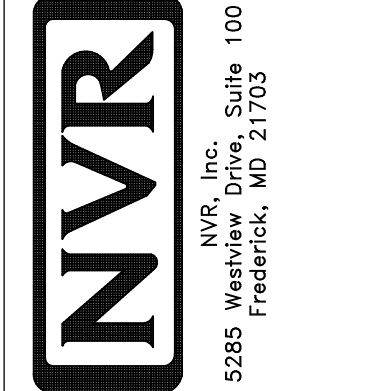
- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- 3.A - (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.
- 4.A - (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.
- 5.A - (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.
- 6.A - (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.
- 7.A - (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	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X26	18'-8"		1027	
B102	BEAM STEEL - W12X14	14'-11 3/8"	SXC	1031	
PF101-2	LVL 1.75 - 11-04	14'-9"	GCB, GCF	1030	PORTAL FRAME 1A

BIV-COMM-LOT-UNIT
DCY-CH-M206
COMM-LOT
CARRIAGE TRAILS - M206
STREET ADDRESS
2645 BLUEFLAS ST
CITY
TIFF CITY
STATE
OH
ZIP
45371

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

MODEL
HUDSON
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
33

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

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/ 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 "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "11" 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 CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

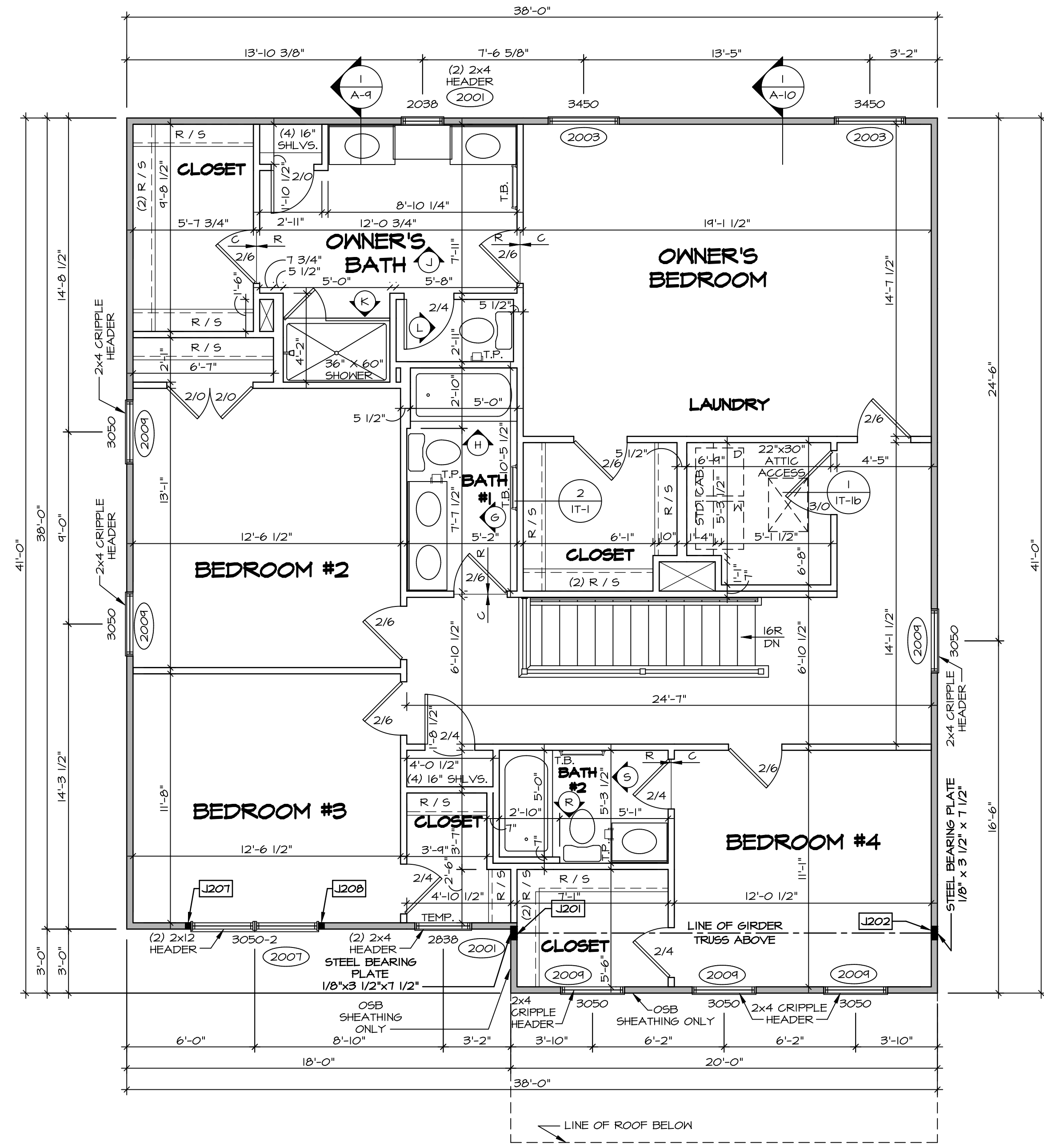
GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, 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

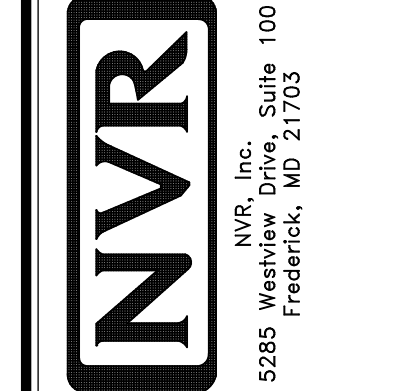
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SPF	ELA, ELK	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J202	JACK - (5) 2X4 SPF		2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J207	JACK - (2) 2X4 SPF STUD GRADE	ELA, ELB, ELK, ELL	2007	
J208	JACK - (2) 2X4 SPF STUD GRADE	ELA, ELB, ELK, ELL	2007	



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

DIV-COMM-LOT-UNIT
DCY-CH-M206
COMM-LOT
CARRIAGE TRAILS - M206
STREET ADDRESS
2645 BLUEFLAS ST
CITY
TIPP CITY
STATE
OH
ZIP
45371

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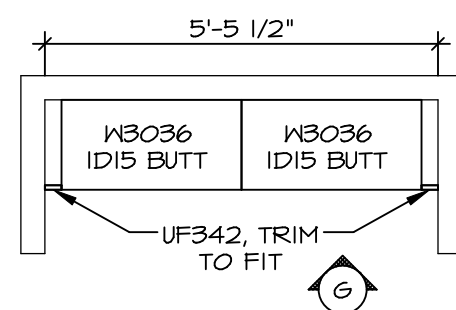
SHEET NO. **A-8**
MODEL **HUDSON**
VERSION **01**
DRAWING TITLE **SECOND FLOOR PLAN**
DRAWN BY **SKB**
DATE:
OPTION

SET NO. **HUD00**
VERSION **01**
DRAWING TITLE **SECOND FLOOR PLAN**
DRAWN BY **SKB**
DATE:
OPTION

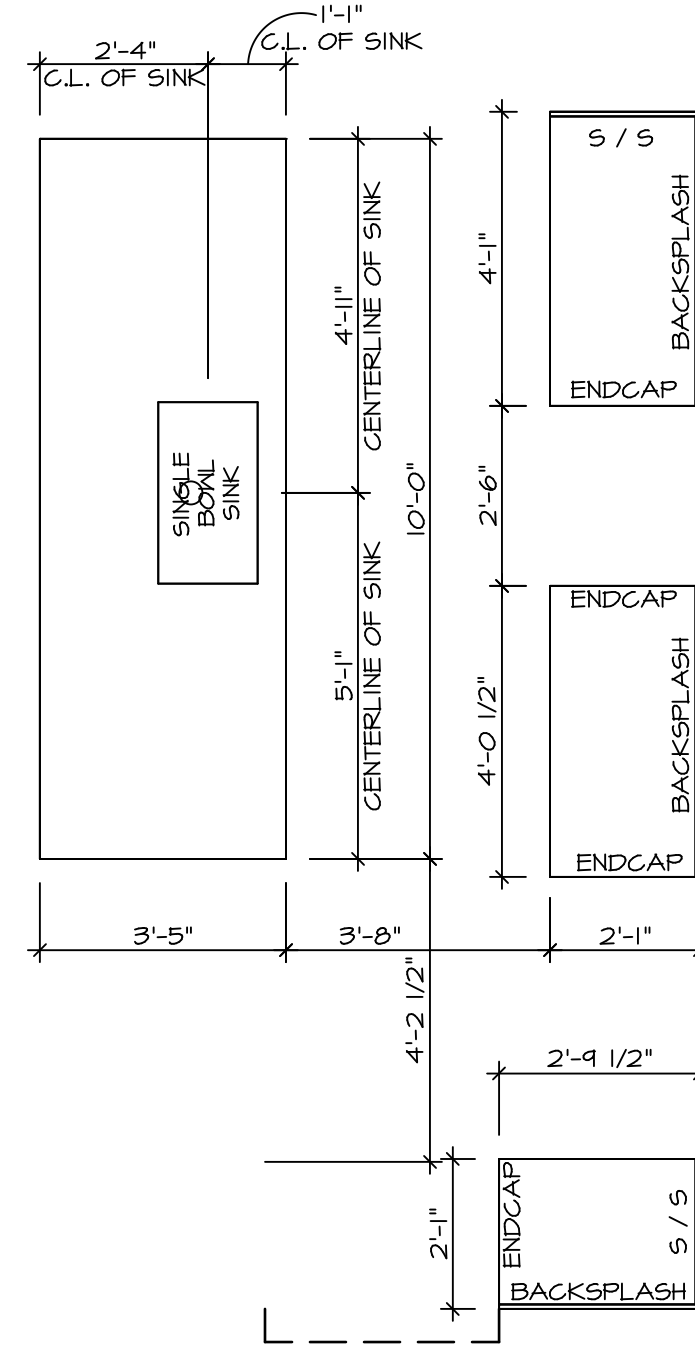
38

KITCHEN NOTES

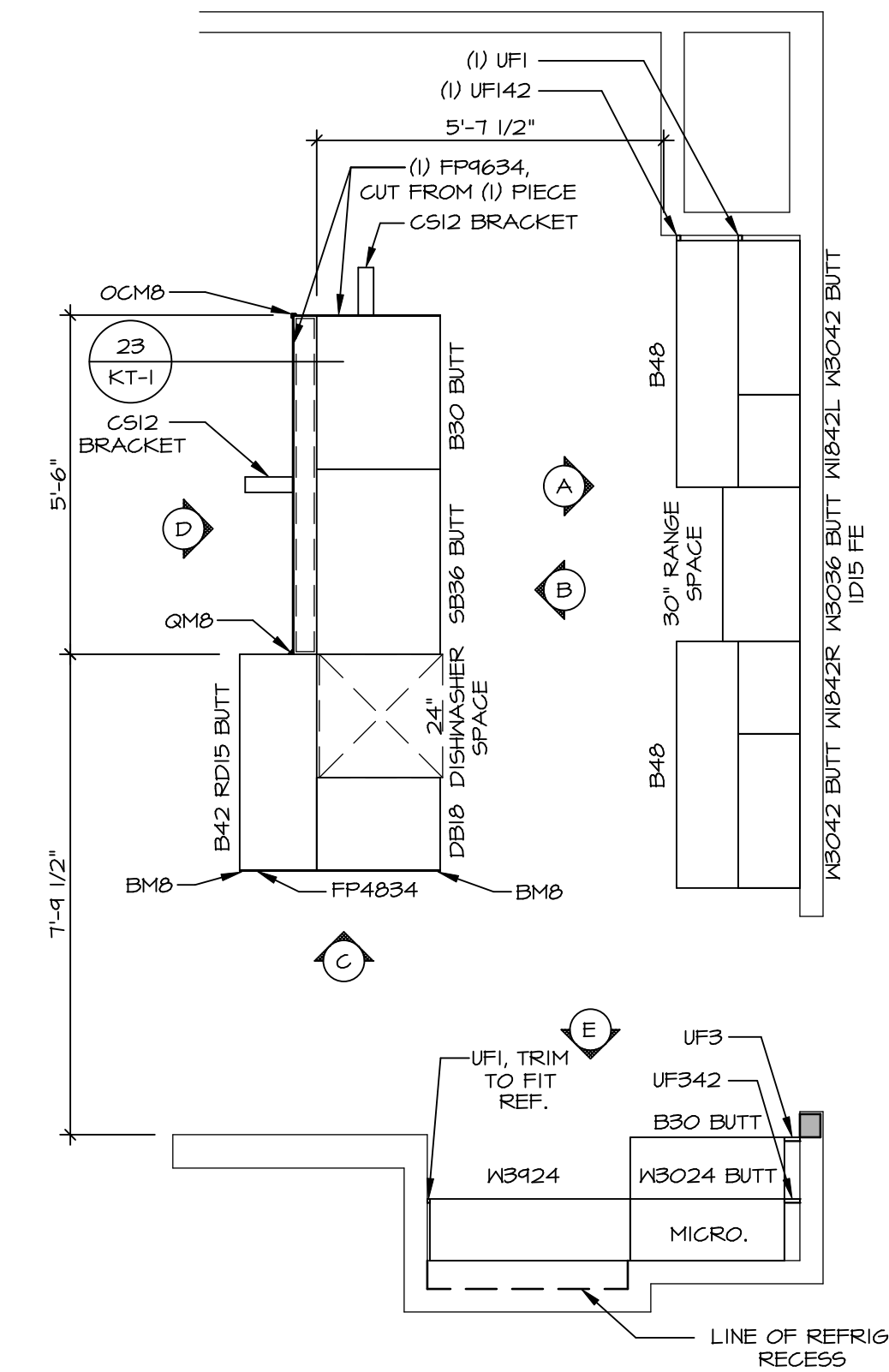
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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 MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON DOORS AND DRAWERS FOR ALL AREAS. ALL DRAWER FRONTS AND DOORS GET (1) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



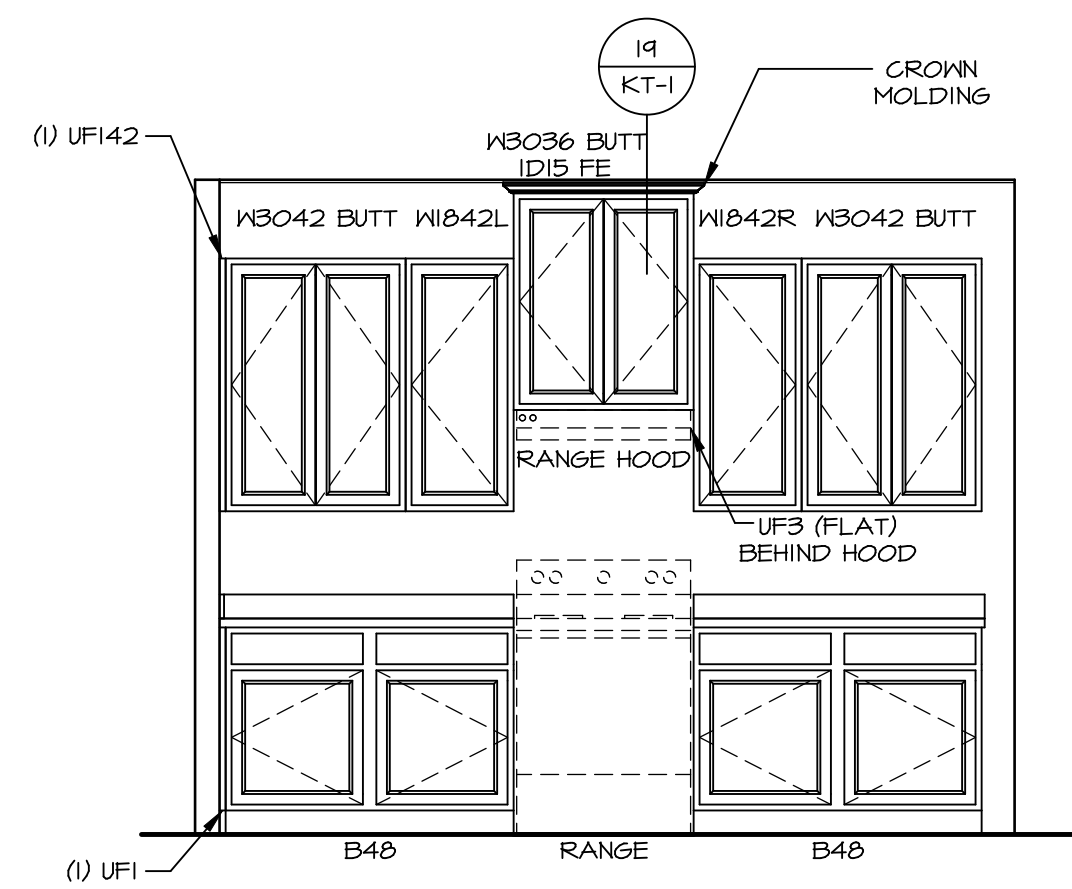
3 LAUNDRY CABINET LAYOUT KC-3528
SCALE: 3/8" = 1'-0"



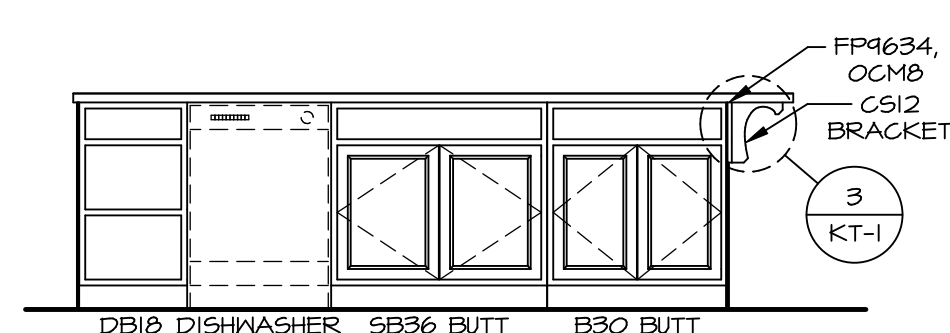
2 KITCHEN COUNTERTOP LAYOUT KC-3526
SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT w/ RANGE "KAA"



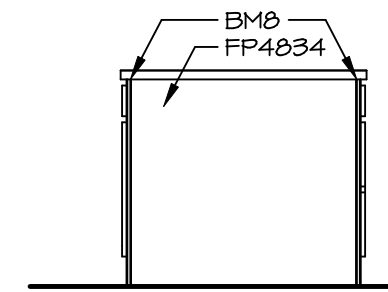
1 KITCHEN CABINET LAYOUT KC-3526
SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT w/ RANGE "KAA"



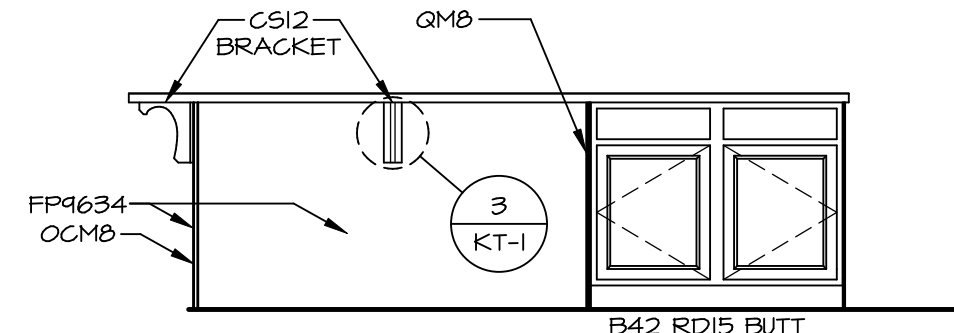
A CABINET ELEVATION
SCALE: 3/8" = 1'-0"



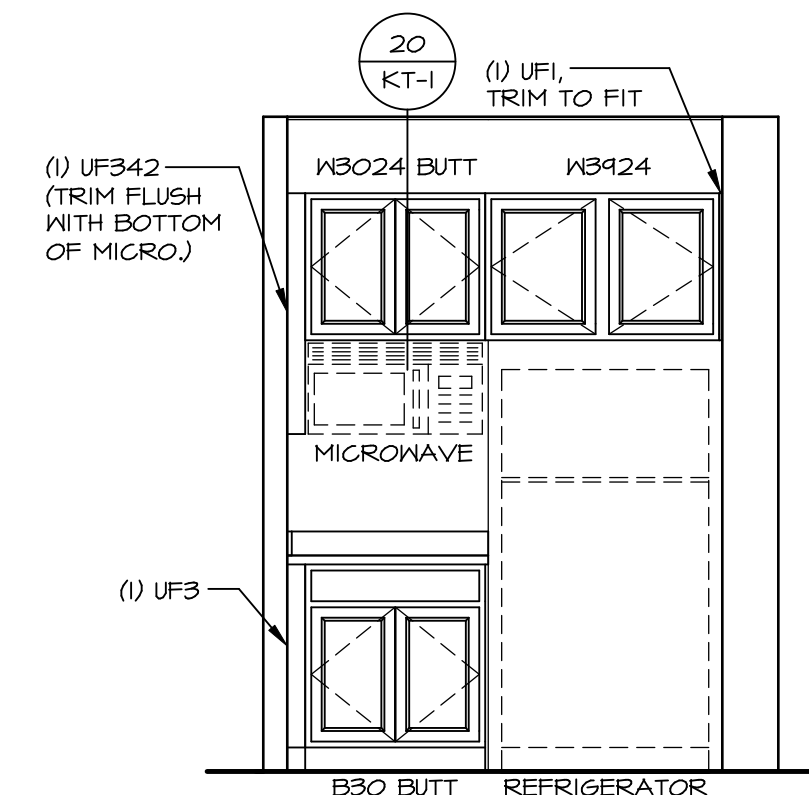
B CABINET ELEVATION
SCALE: 3/8" = 1'-0"



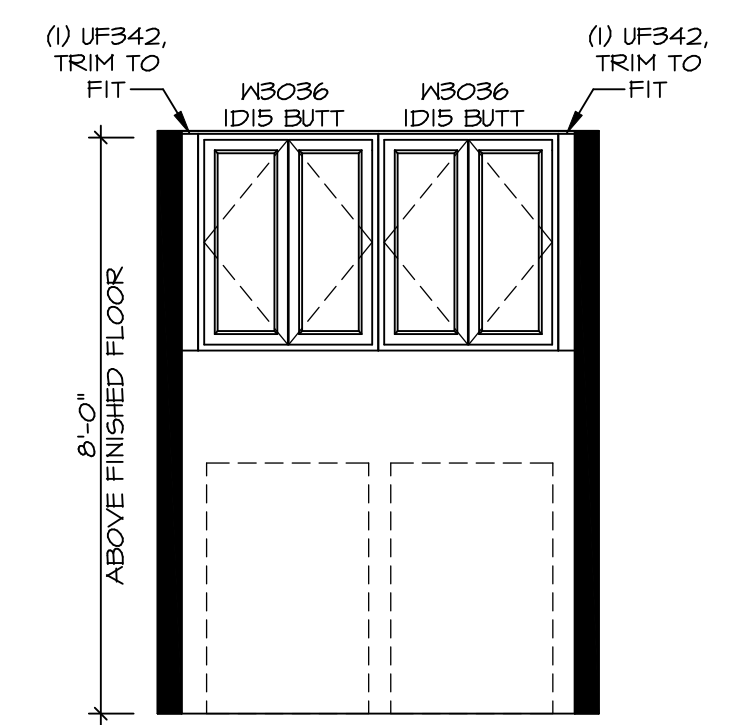
C CABINET ELEVATION
SCALE: 3/8" = 1'-0"



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

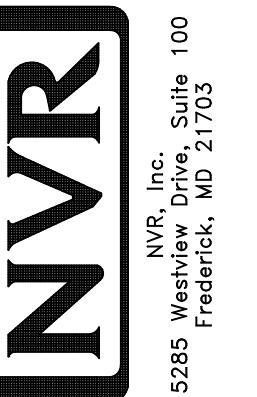


E CABINET ELEVATION
SCALE: 3/8" = 1'-0"



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

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SET NO. HUD00
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DRAWN BY SGA
DATE:
OPTION

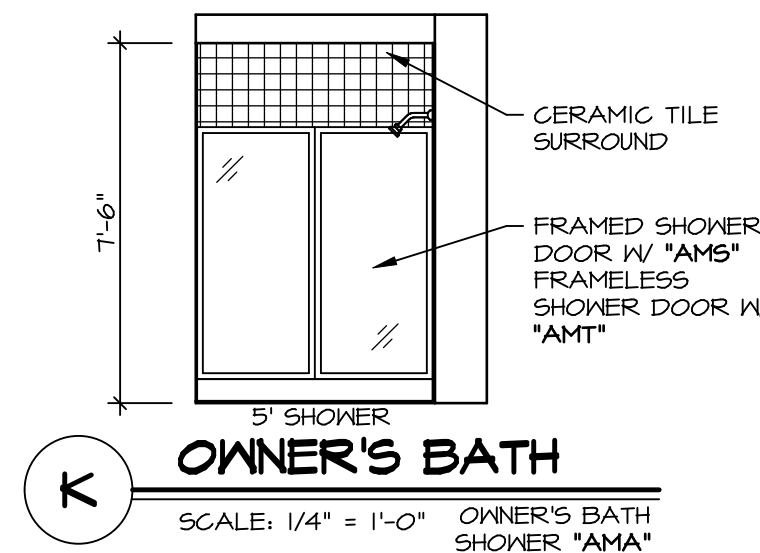
MODEL HUDSON
DRAWING TITLE KITCHENS
OPTION DESCRIPTION
A-12
59

DIV-COMM-LOT-UNIT DCY-CH-M206

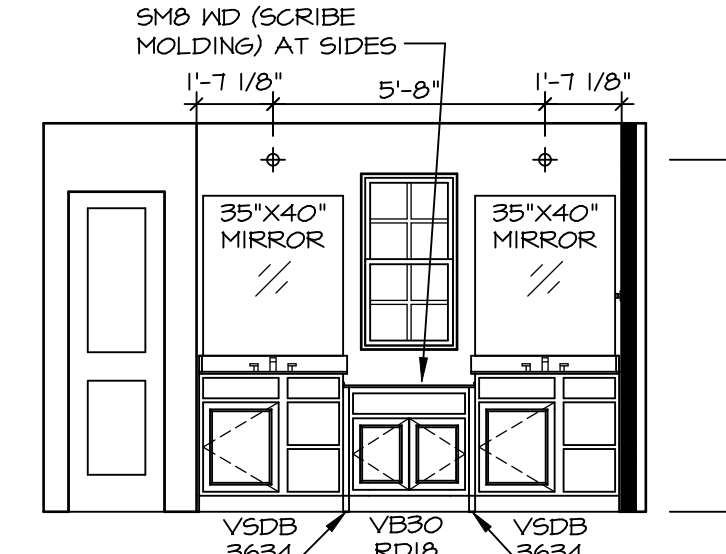
COMM-LOT
CARRIAGE TRAILS - M206
STREET ADDRESS
2645 BLUEFLAS ST
CITY TIPP CITY STATE OH ZIP 45371

NOTES:

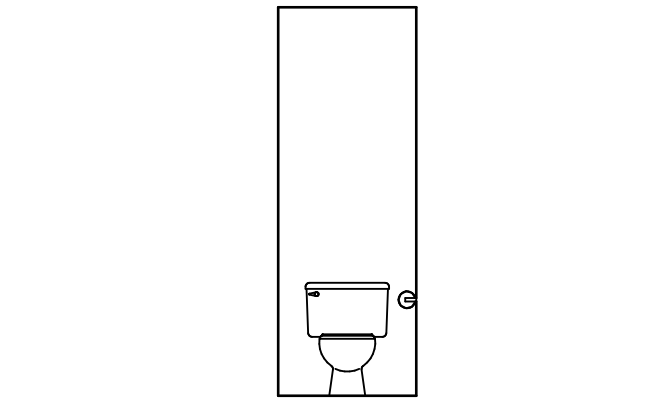
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



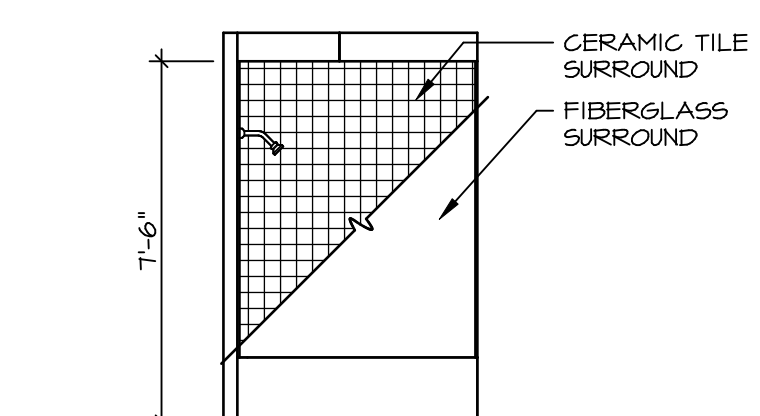
K OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER *AMA*



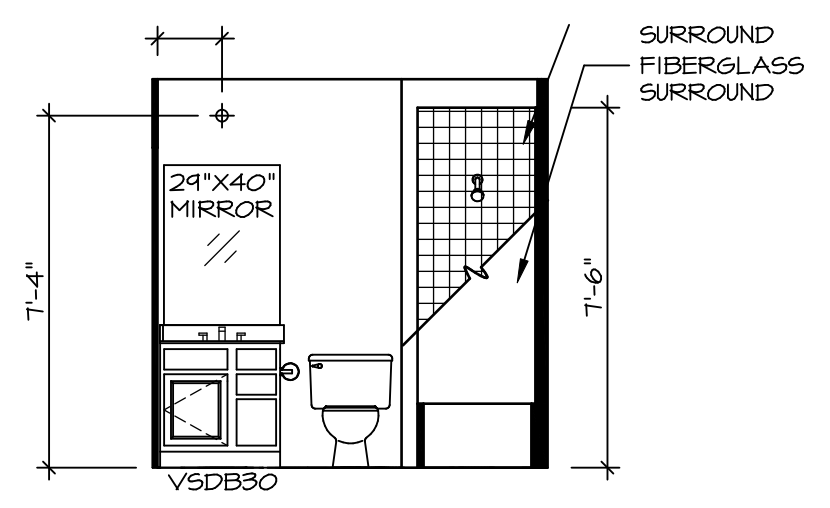
J OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER *AMA*



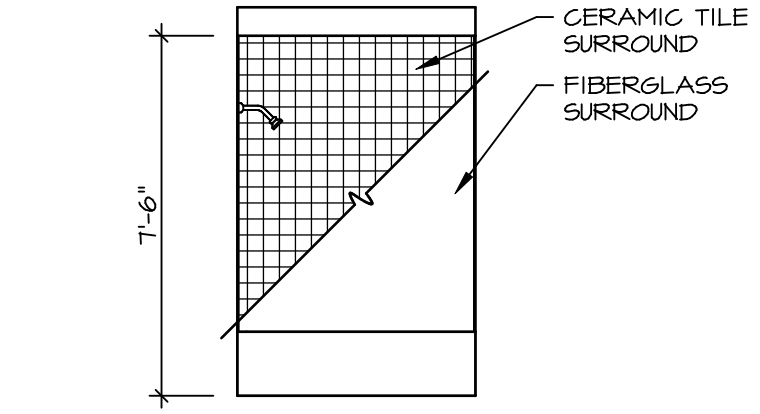
L OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH N.C.



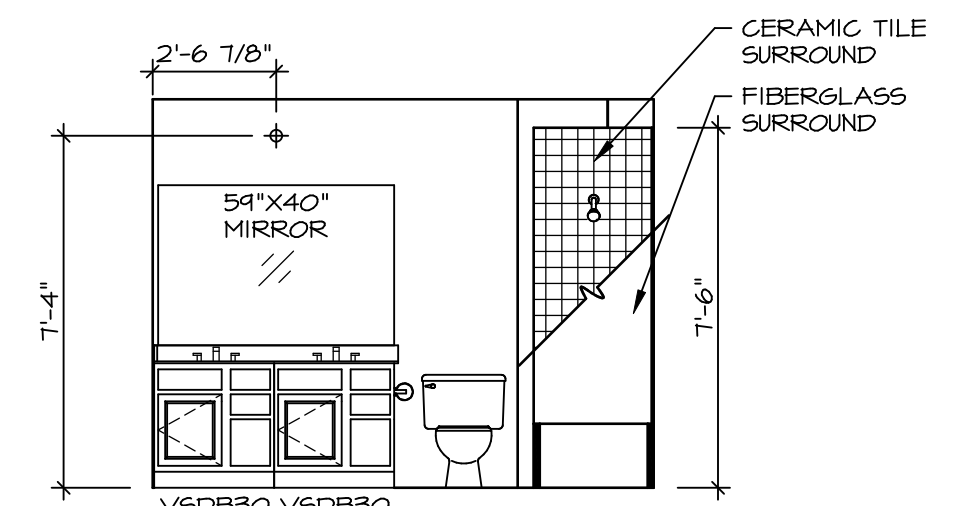
S BATHROOM #2
SCALE: 1/4" = 1'-0" BATHROOM #2 STANDARD TUB *ABB*



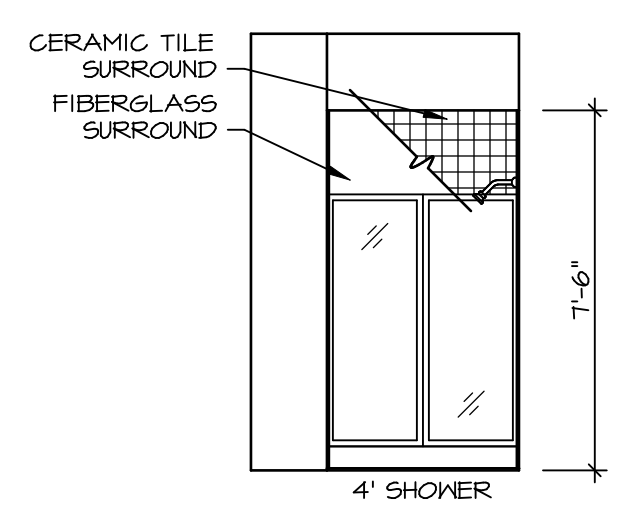
R BATHROOM #2
SCALE: 1/4" = 1'-0" BATHROOM #2 STANDARD TUB *ABB*



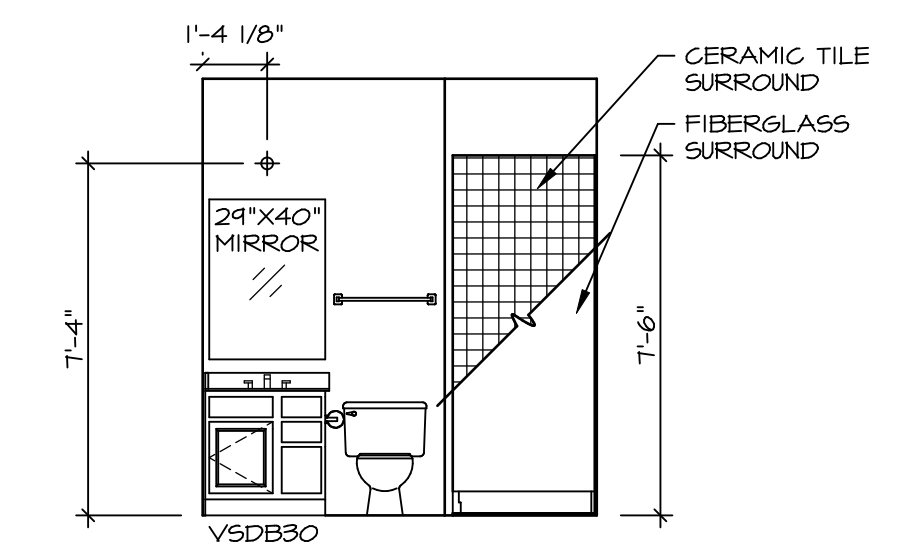
H BATH #1
SCALE: 1/4" = 1'-0"



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



D FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR *BAR* 1'-4 1/8"



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

DIV-COMM-LOT-UNIT
DCY-CH-M206

COMM-LOT

CARRIAGE TRAILS - M206

STREET ADDRESS

2645 BLUEFLAS ST

CITY

TIPP CITY

STATE

OH

ZIP

45371

SET NO. HUDCO

VERSION 01

DRAWN BY SKB

DATE:

OPTION

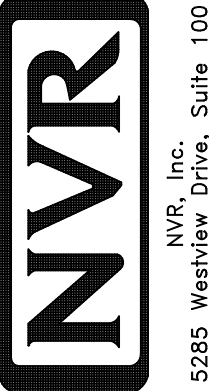
MODEL
HUDSON
DRAWING TITLE
BATH ELEVATIONS

SHEET NO.
A-13

OPTION DESCRIPTION

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