

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

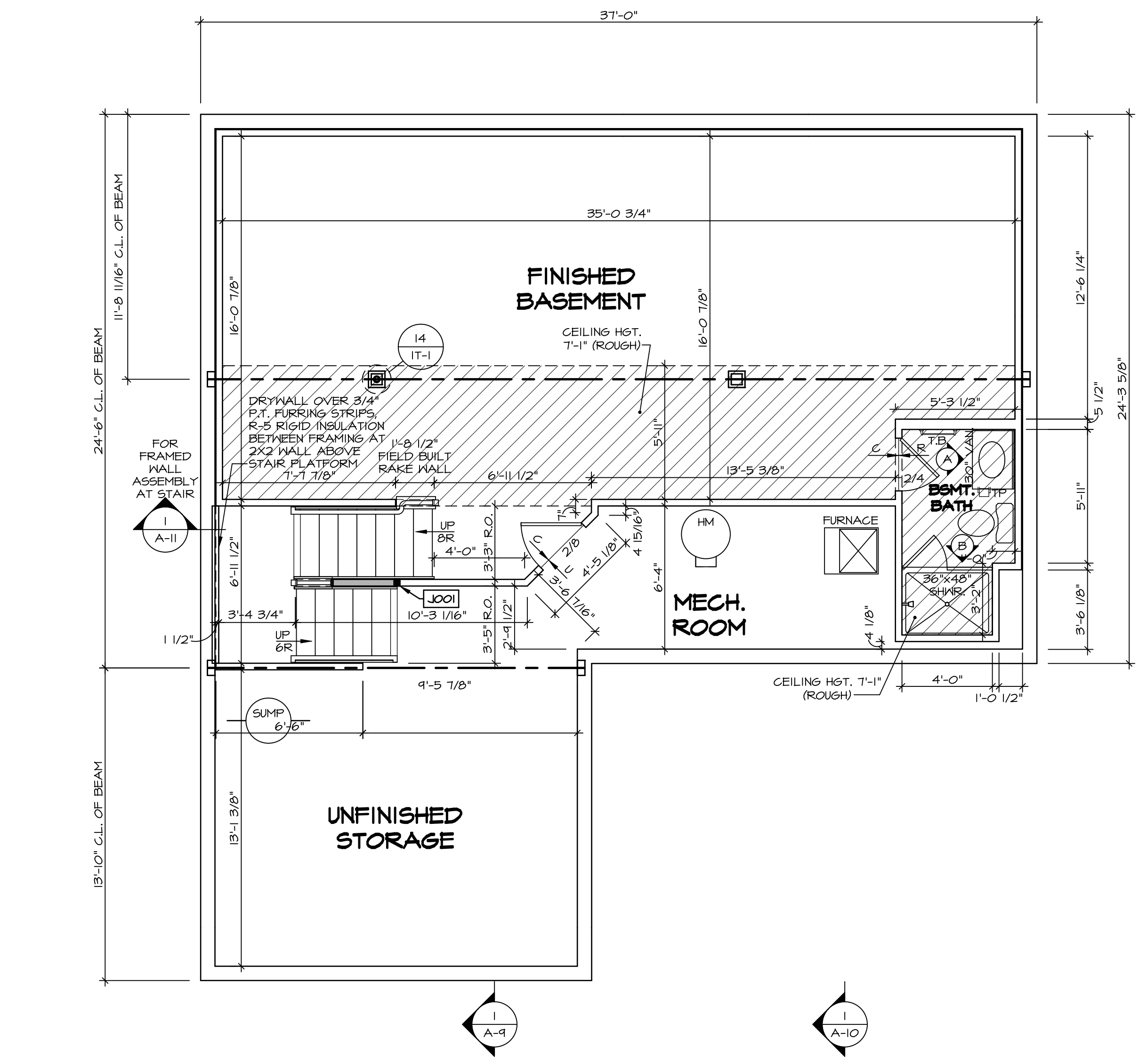
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL COLUMBIA	SET NO. CLMOO	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY JAB	
	GROUNDWORKS	DATE:	OPTION
	OPTION DESCRIPTION		

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 Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-CH-S577	
COMM-LOT CARRIAGE TRAILS - S577	APT. NO. ----
STREET ADDRESS 5225 WHITE ASH DRIVE	
CITY TIFF CITY	STATE OH
ZIP 43071	



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 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

BASEMENT JACK SCHEDULE

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

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

MODEL
COLUMBIA

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO.
A-6

26

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

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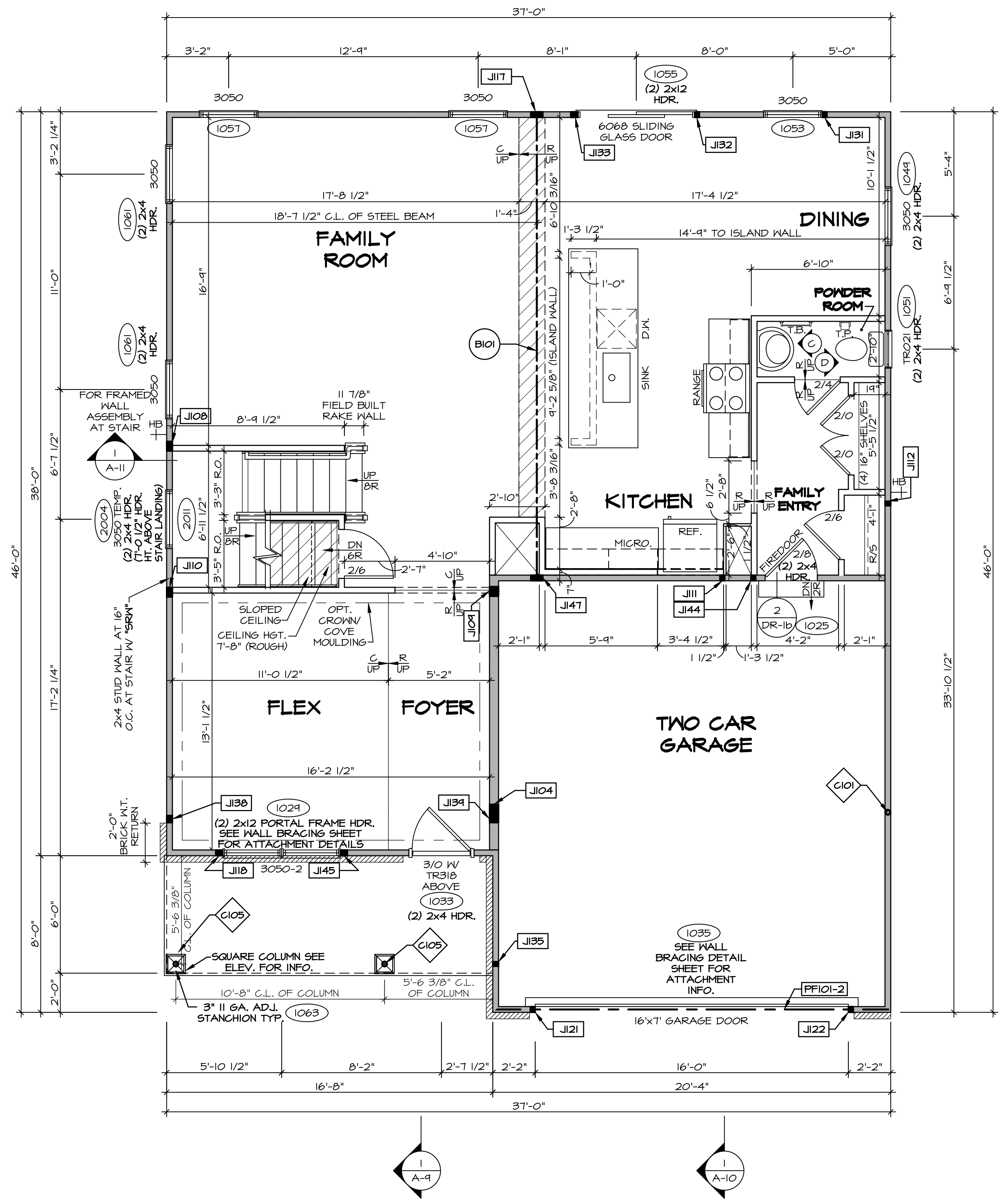
DCY-CH-S577

DIV-COMM-LOT-UNIT
COMM-LOT
CARRIAGE TRAILS - S577
STREET ADDRESS
9225 WHITE ASH DRIVE
CITY
TIFF CITY
STATE
OH
ZIP
45371

APT. NO. -----
ZIP 45371

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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

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- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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 - 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 GRIPPLIES 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 DRAIN 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.
- (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.
- (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
BIO1	BEAM STEEL - W12X30	23'-10 3/4"		1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

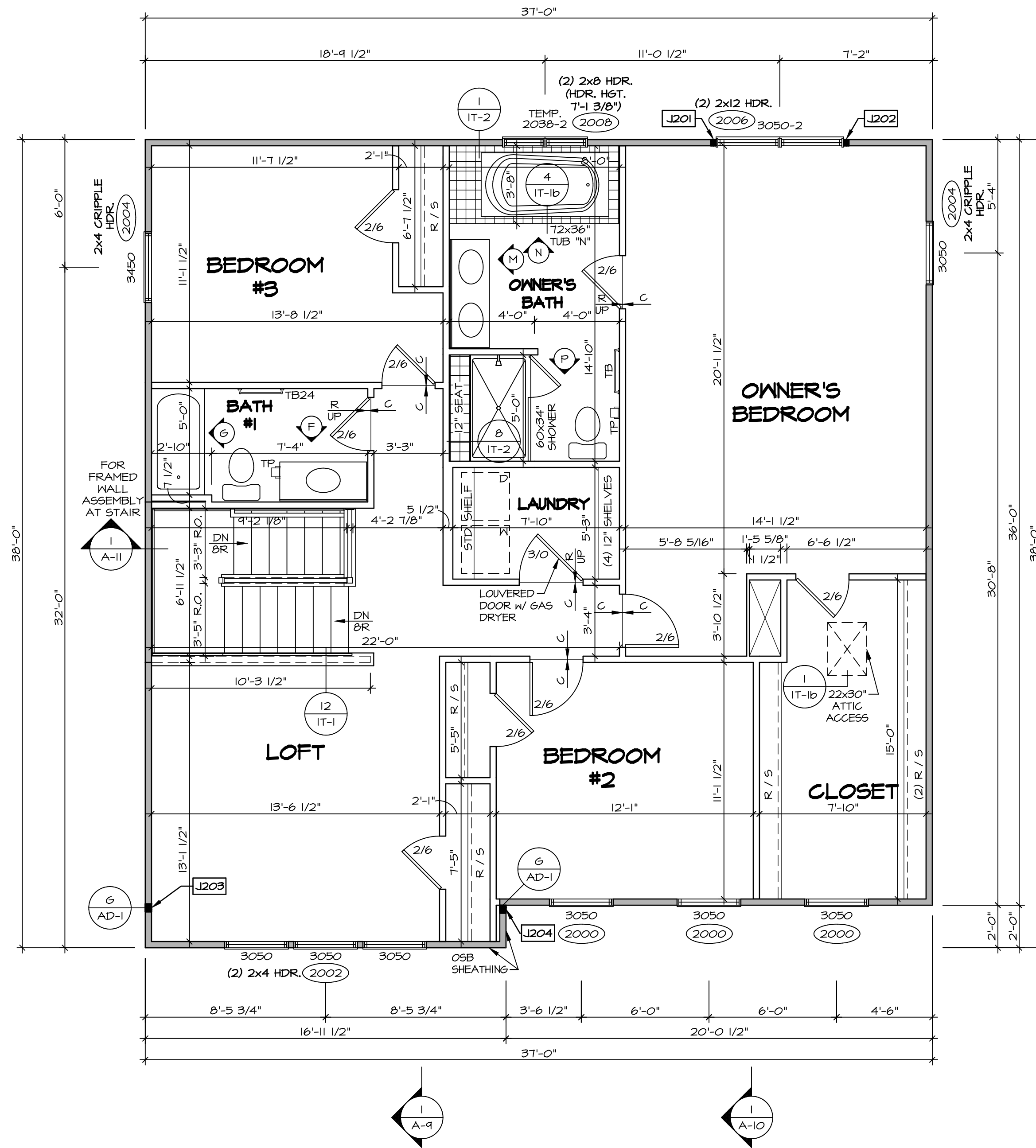
STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELB/ ELK/ ELL, SXG, FBA, FGA	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-4 7/8"	FBA	1063	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JI04	JACK - (5) 2x6 SFF STUD GRADE	SXC, ELB/ ELL	1006	
JI08	JACK - (4) 2x4 SFF STUD GRADE		1014	
JI09	JACK - (4) 2x6 SFF STUD GRADE		1016	
JI10	JACK - (4) 2x4 SFF STUD GRADE		1016	
JI11	JACK - (2) 2x4 SFF STUD GRADE		1018	
JI12	JACK - (2) 2x4 SFF STUD GRADE		1020	
JI17	JACK - (3) 2x4 SFF		1023	
JI18	JACK - (3) 2x4 SFF STUD GRADE		1021	
JI21	JACK - (2) 2x4 SFF STUD GRADE	GCB/ GCF	1035	
JI22	JACK - (2) 2x4 SFF STUD GRADE	GCB/ GCF	1035	
JI31	JACK - (2) 2x4 SFF STUD GRADE		1053	
JI32	JACK - (2) 2x4 SFF STUD GRADE		1055	
JI33	JACK - (3) 2x4 SFF STUD GRADE		1055	
JI35	JACK - (2) 2x4 SFF STUD GRADE		1063	
JI38	JACK - (3) 2x4 SFF#1	ELB/ ELL	2010	
JI39	JACK - (3) 2x6 SFF STUD GRADE	ELB/ ELL	2010	
JI44	JACK - (2) 2x4 SFF STUD GRADE		1018	
JI45	JACK - (3) 2x4 SFF STUD GRADE		1021	
JI47	JACK - (5) 2x4 SFF#1		1023	

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 CITY STATE OH ZIP
 TIPP CITY OH 45371
 APT. NO. ---
 SHEET NO. A-7
 MODEL COLUMBIA
 DRAWING TITLE FIRST FLOOR PLAN
 OPTION DESCRIPTION
 SET NO. CLMOO
 VERSION 01
 DRAWN BY ARY
 DATE:
 OPTION
 27
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SECOND 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

NOTE:
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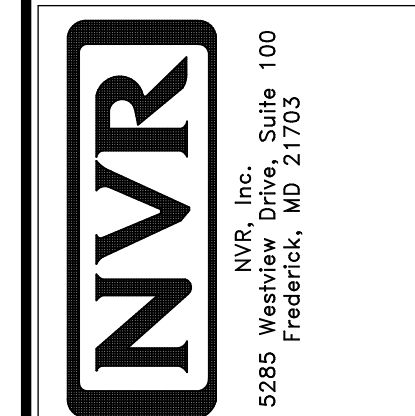
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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	
J203	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	1/8"x3 1/2"x4 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE
J204	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	1/8"x3 1/2"x4 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE

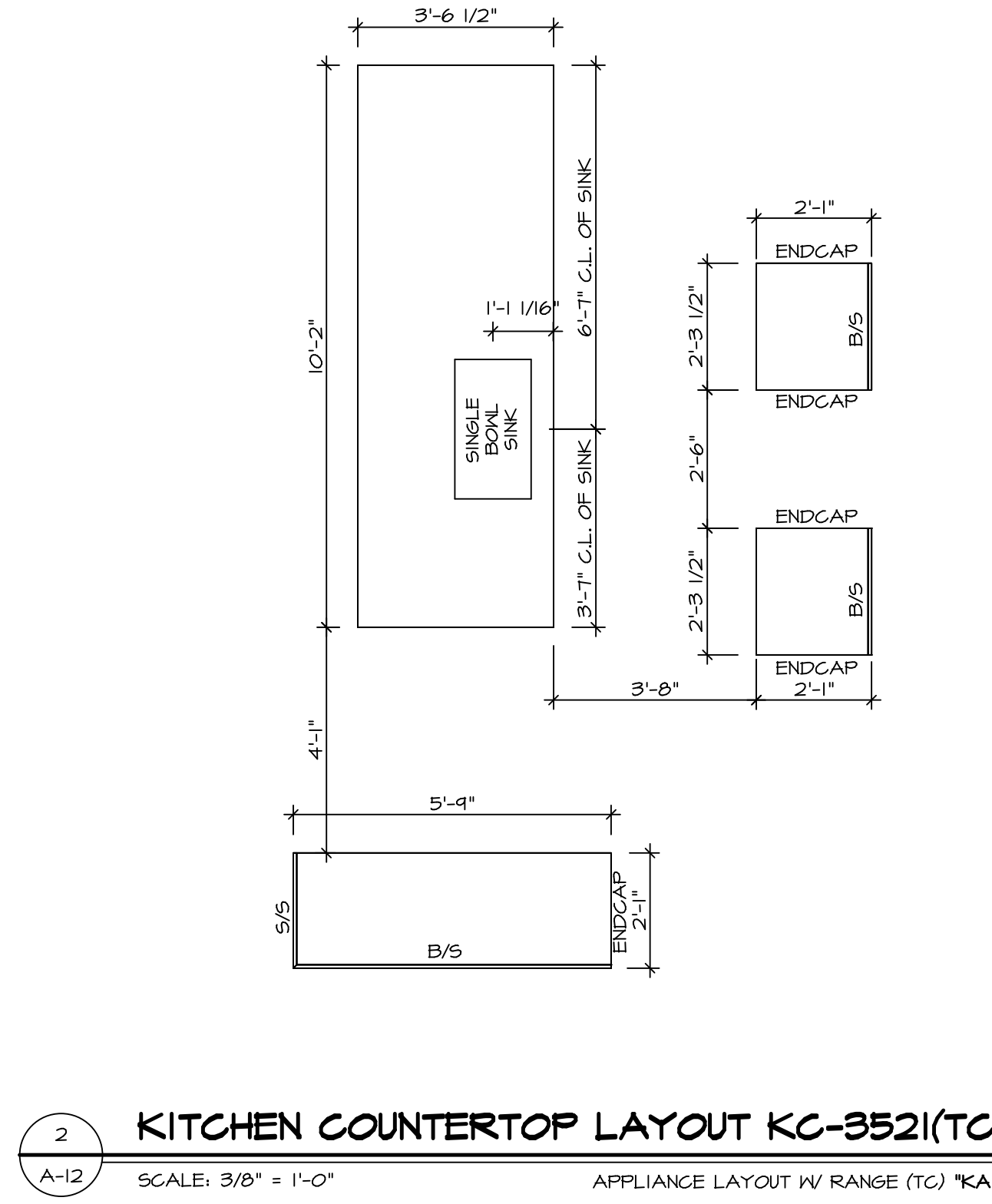
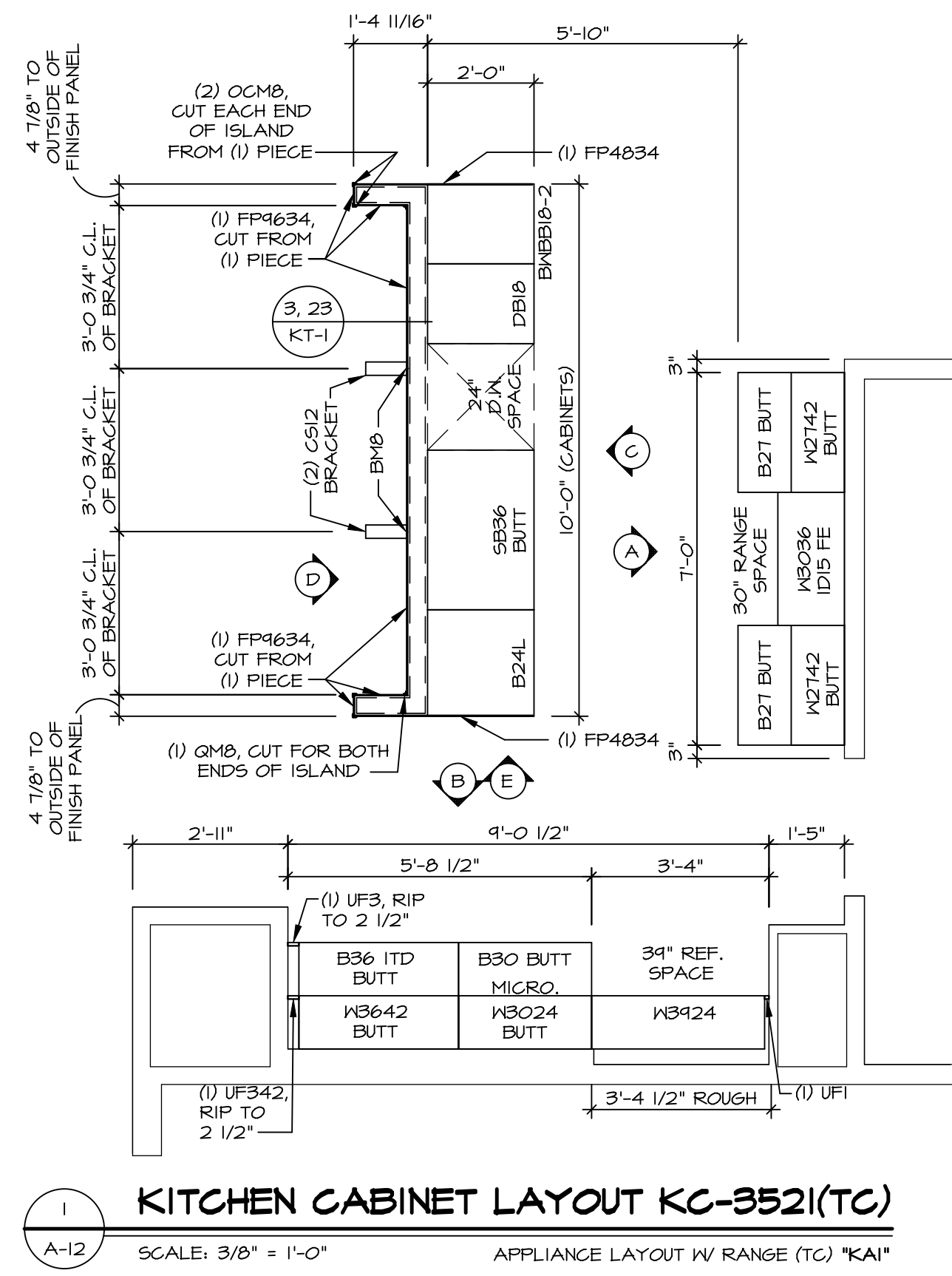
DIV-COMM-LOT-UNIT
DCY-CH-S577
COMM-LOT
CARRIAGE TRAILS - S577
STREET ADDRESS
9225 WHITE ASH DRIVE
CITY
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STATE
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SHEET NO. **A-8**
MODEL **COLUMBIA**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
31

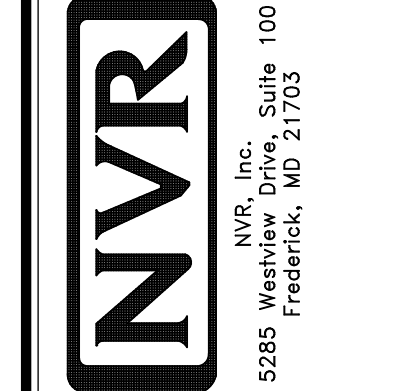
SET NO. CLMOO
VERSION 01
DRAWN BY ARY
DATE:
OPTION



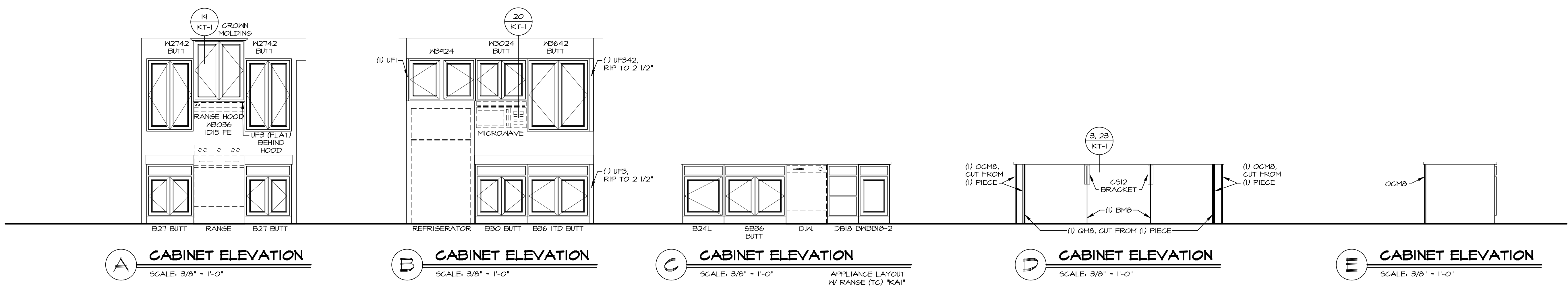
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1(KT-1)) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, 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.

BIV-COMM-LOT-UNIT
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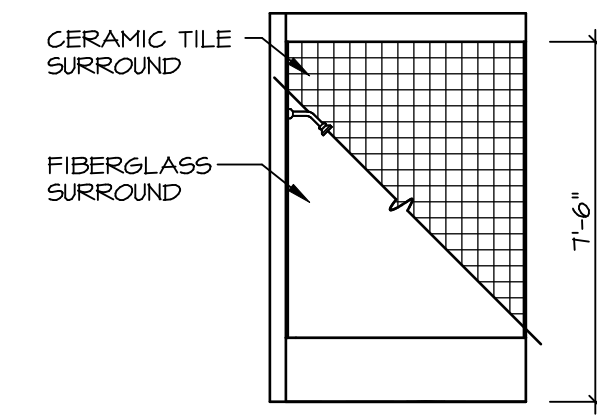


SHEET NO.	MODEL	SET NO.	CLMOO
A-12	COLUMBIA	VERSION	01
44	DRAWING TITLE	DRAWN BY	ARM
	KITCHEN PLAN AND ELEVATION	DATE:	
	OPTION DESCRIPTION	OPTION	

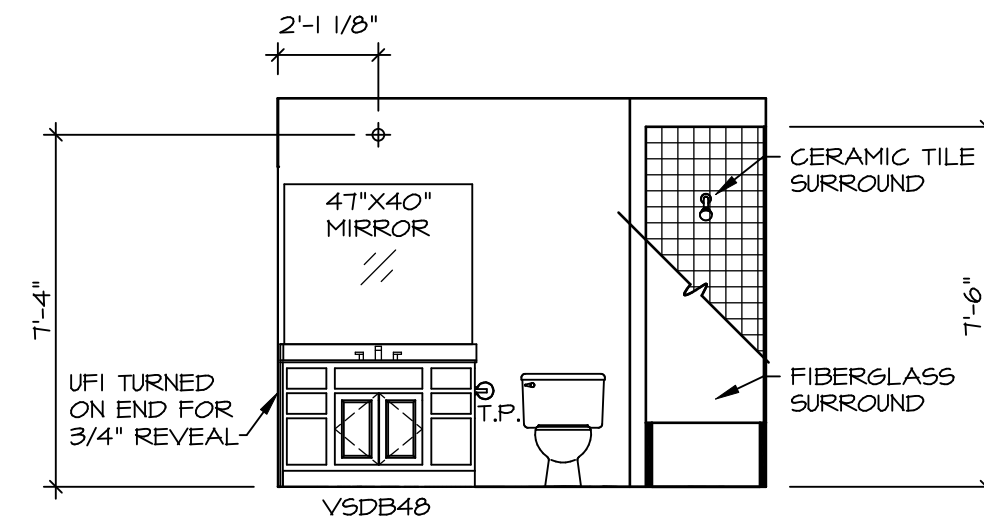


NOTES:

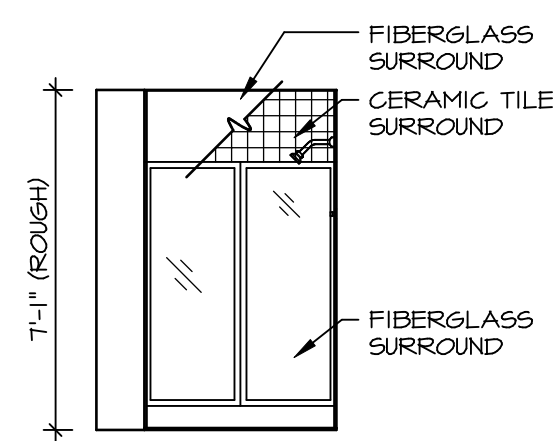
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



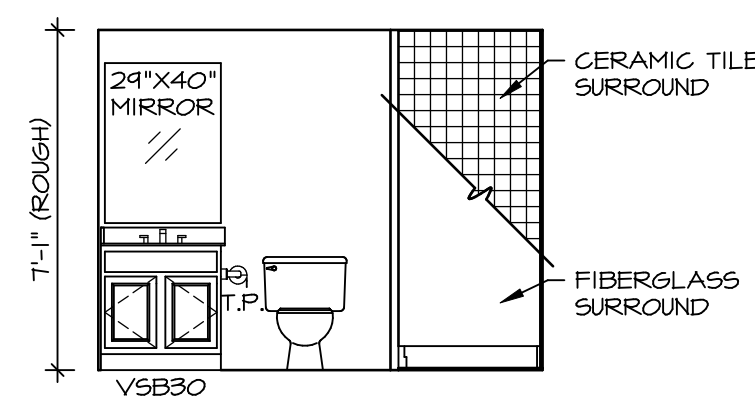
G BATH #1
SCALE: 1/4" = 1'-0"



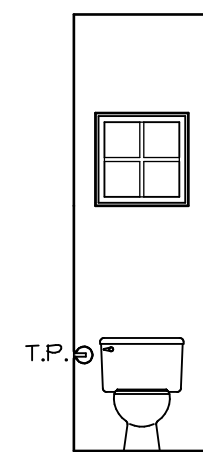
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



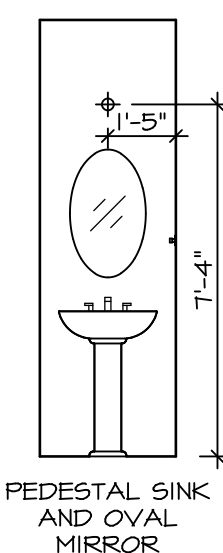
B BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"



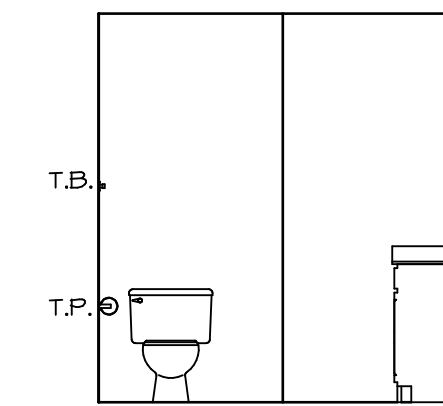
A BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"



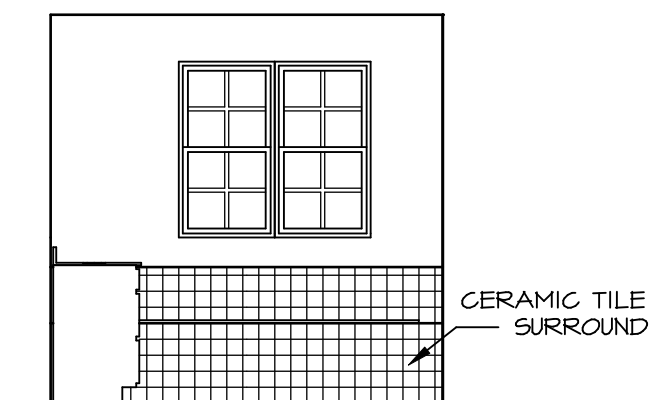
D POWDER ROOM
SCALE: 1/4" = 1'-0"



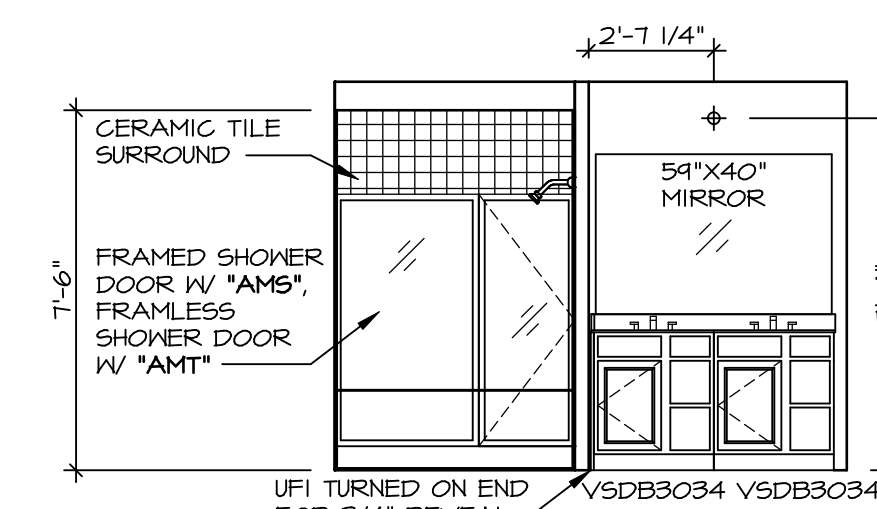
C POWDER ROOM
SCALE: 1/4" = 1'-0"



P OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



N OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



M OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"

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SET NO. CLM00
VERSION 01
DRAWN BY: ARY
DATE:
OPTION

MODEL: COLUMBIA
DRAWING TITLE: BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-13
46

DIV-COMM-LOT-UNIT
DCY-CH-S577
COMM-LOT
CARRIAGE TRAILS - S577
STREET ADDRESS
9225 WHITE ASH DRIVE
CITY TIPP CITY STATE OH ZIP 45371