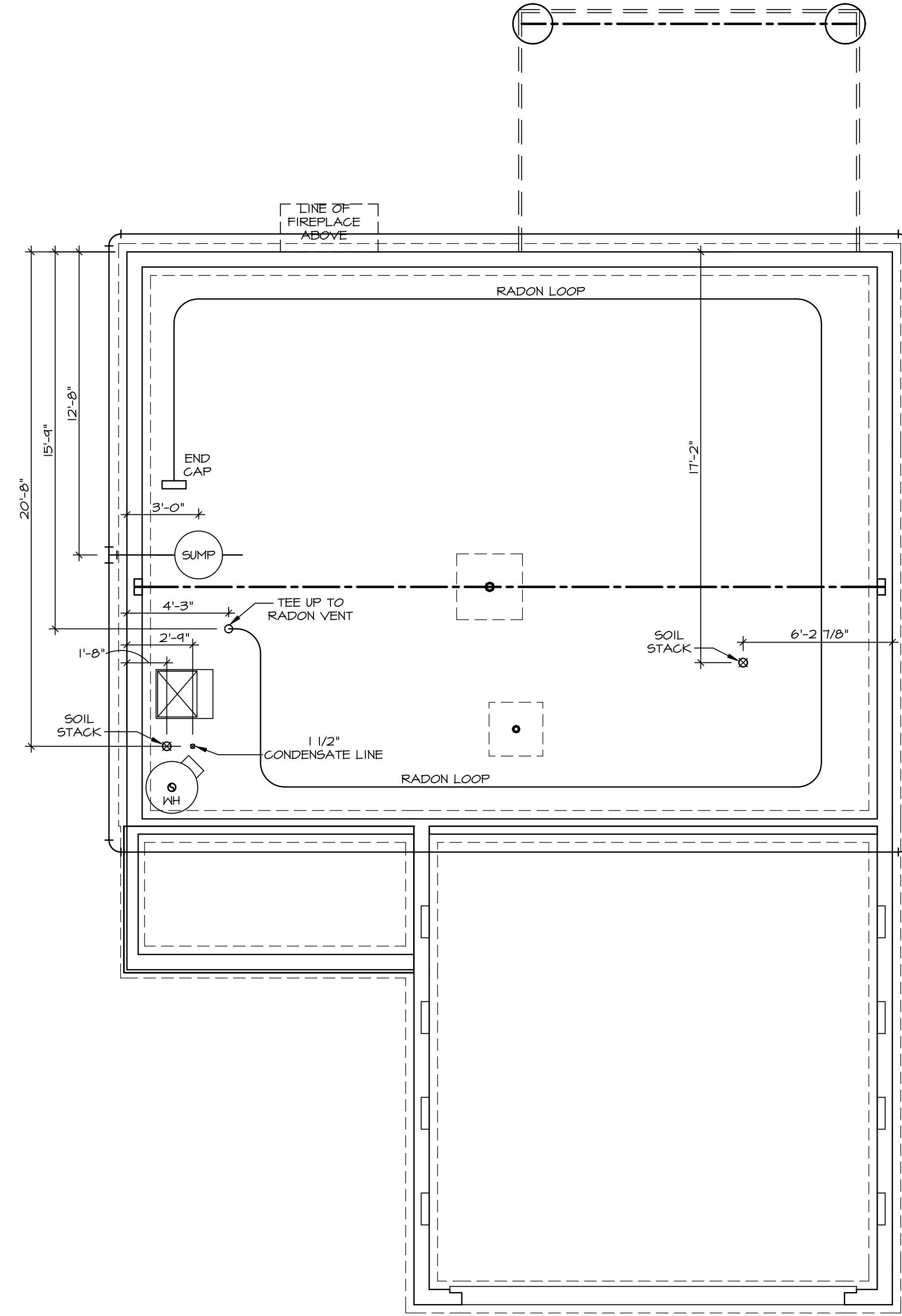
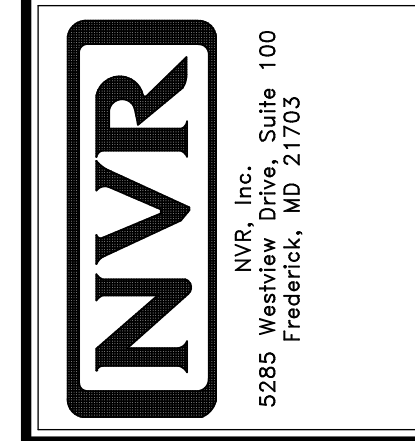


NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
 - 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 OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



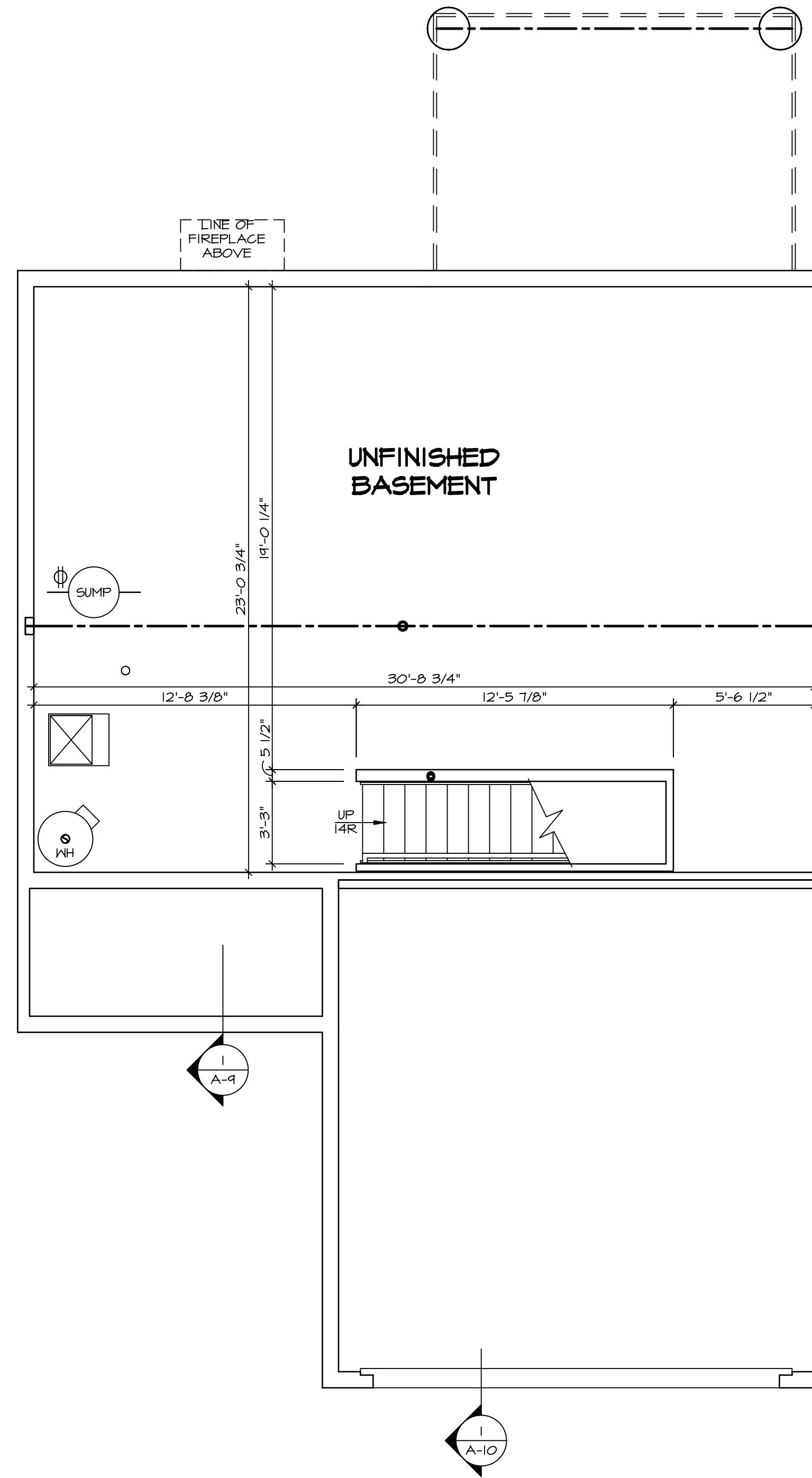
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL ADRIAN	SET NO. ADPROO VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY
	OPTION DESCRIPTION	DATE:
5		OPTION



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DIV-COMM-LOT-UNIT DCY-CH-S365	
COMM-LOT	CARRIAGE TRAILS - S365
STREET ADDRESS	4271 LAKESIDE STREET
CITY	TIPP CITY
STATE	OH
ZIP	45371
APT. NO.	----



BASEMENT 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
	TRUSS TIE DOWN
	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. 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 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.

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

SHEET NO. A-6	MODEL ADRIAN	SET NO. ADPROG	VERSION 01
		DRAWN BY ASJ	DATE: 12/19/18
DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION	OPTION	
		OPTION	
6	ADRIAN	DIV-COMM-LOT-UNIT DCY-CH-S365	
		COMM-LOT CARRIAGE TRAILS - S365	
STREET ADDRESS 4271 LAKESIDE STREET		CITY TIFF CITY	STATE OH
APT. NO.		ZIP 45371	

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LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	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.

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 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-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

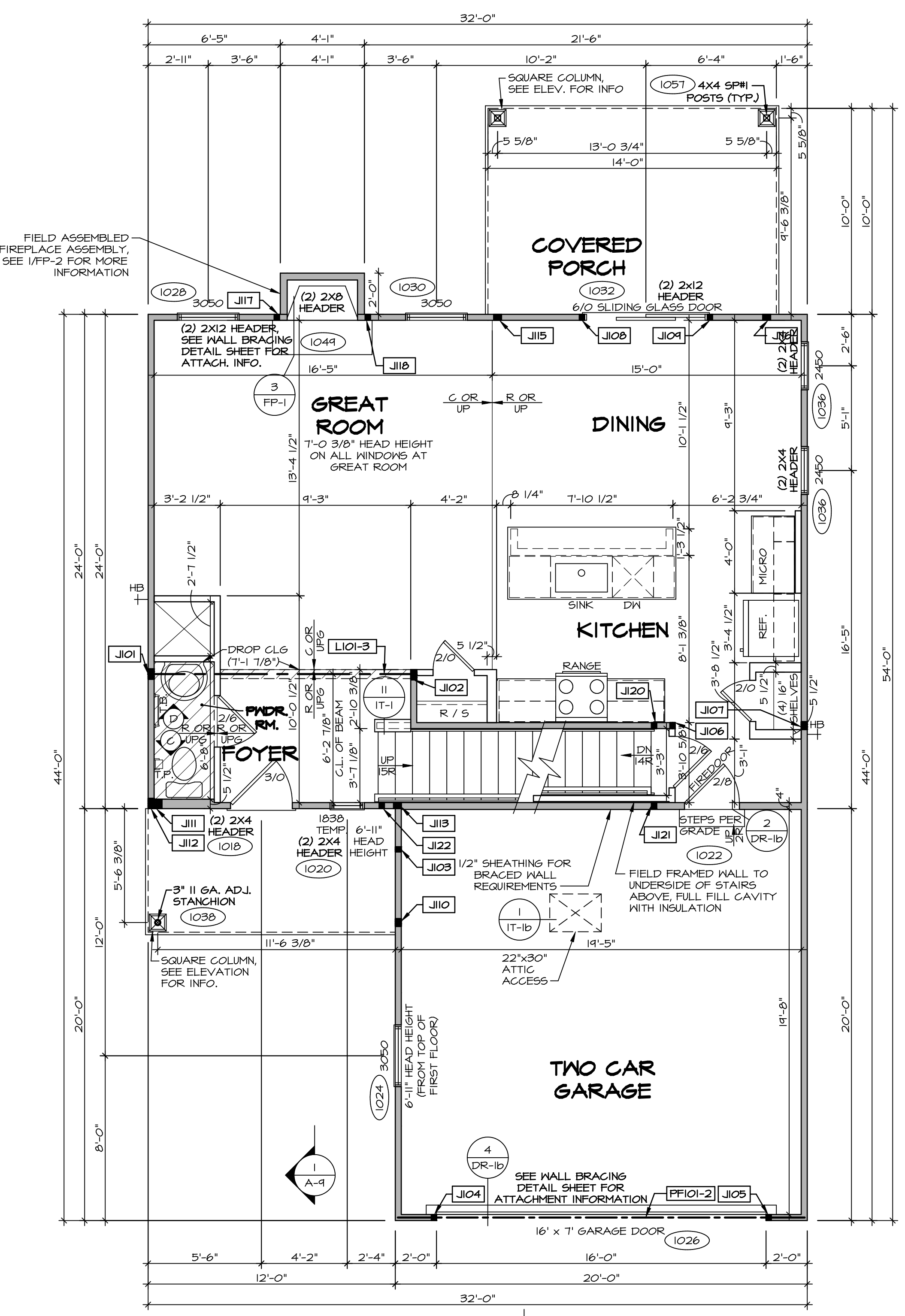
FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF STUD GRADE	1014	
J102	JACK - (4) 2X4 SFF STUD GRADE	1014	
J103	JACK - (2) 2X4 SFF STUD GRADE	1012	
J104	JACK - (2) 2X4 SFF STUD GRADE	1026	
J105	JACK - (2) 2X4 SFF STUD GRADE	1026	
J106	JACK - (2) 2X4 SFF STUD GRADE	1010	
J107	JACK - (3) 2X4 SFF STUD GRADE	1010	
J108	JACK - (2) 2X4 SFF STUD GRADE	1032	
J109	JACK - (2) 2X4 SFF STUD GRADE	1032	
J110	JACK - (3) 2X4 SFF STUD GRADE	1038	
J111	JACK - (3) 2X6 SFF STUD GRADE	1038	
J112	JACK - (4) 2X4 SFF STUD GRADE	1016	
J113	JACK - (3) 2X4 SFF STUD GRADE	1004	
J115	JACK - (3) 2X4 SFF STUD GRADE	1057	
J116	JACK - (3) 2X4 SFF STUD GRADE	1057	
J117	JACK - (2) 2X4 SFF STUD GRADE	1049, 1051	
J118	JACK - (2) 2X4 SFF STUD GRADE	1049, 1051	
J120	JACK - (2) 2X4 SFF STUD GRADE	1040	
J121	JACK - (2) 2X4 SFF STUD GRADE	1040	
J122	JACK - (2) 2X4 SFF STUD GRADE	1008	

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

- (2) FLY UP TO AND INCLUDING 11/8" TALL; FASTEN FLIES w/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES w/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES w/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES w/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) FLY 20" TALL AND OVER; FASTEN FLIES w/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES w/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) FLY UP TO AND INCLUDING 11/8" TALL; FASTEN FLIES w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES w/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) FLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN FLIES w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES w/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) FLY 20" TALL AND OVER; FASTEN FLIES w/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES w/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) FLY (ALL SIZES); FASTEN FLIES 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
L101-3	LVL 1.75 - 11-04	13'-0" 1/2"	1014	4A
PF101-2	BEAM BUILT 2X12 - 2 PLY	14'-4"	1026	



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

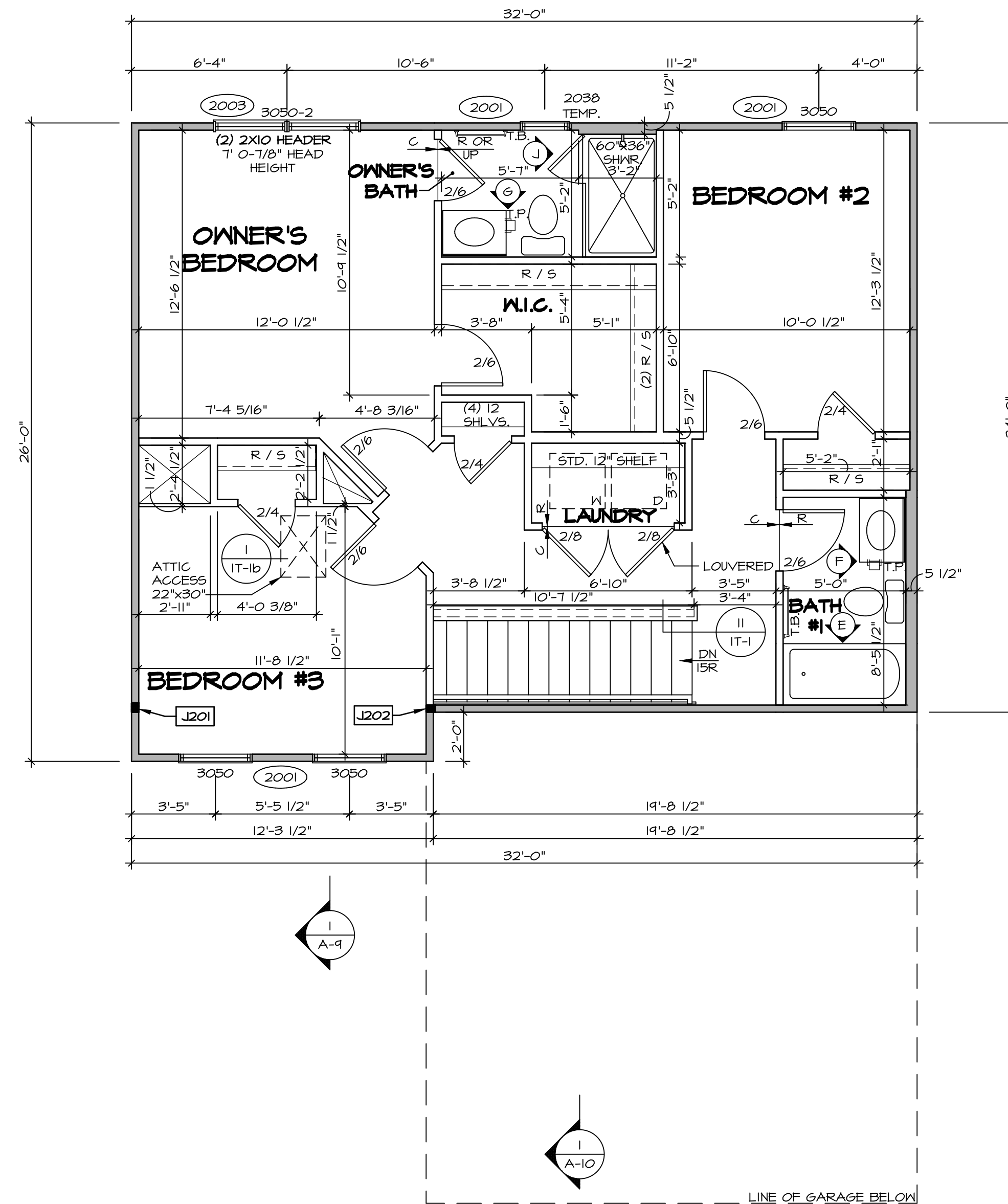
DIV-COMM-LOT-UNIT
DCY-CH-S365
COMM-LOT
CARRIAGE TRAILS - S365
STREET ADDRESS
4271 LAKESIDE STREET
CITY TIPP CITY STATE OH ZIP 45371

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SET NO. ADPROO
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
ADRIAN
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
A-7
7



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

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	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.

- 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 "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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (3) 2X4 SPF STUD GRADE	2000	
J202	JACK - (3) 2X4 SPF STUD GRADE	2000	

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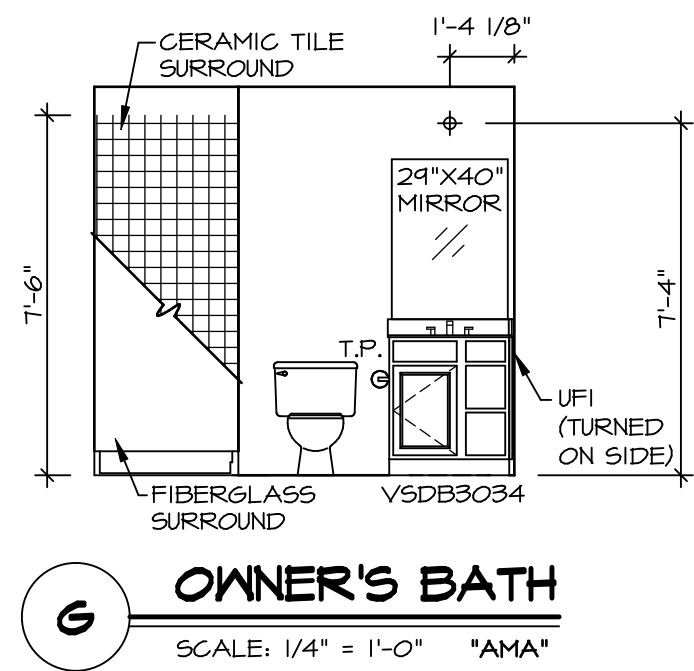
17/22/19 - 5:27 pm

SET NO. ADPROO
VERSION 01
DRAWN BY
DATE:
OPTION

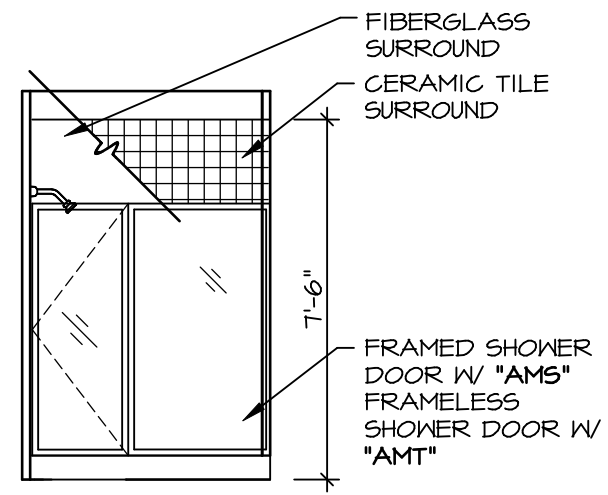
MODEL
ADRIAN
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-8
8

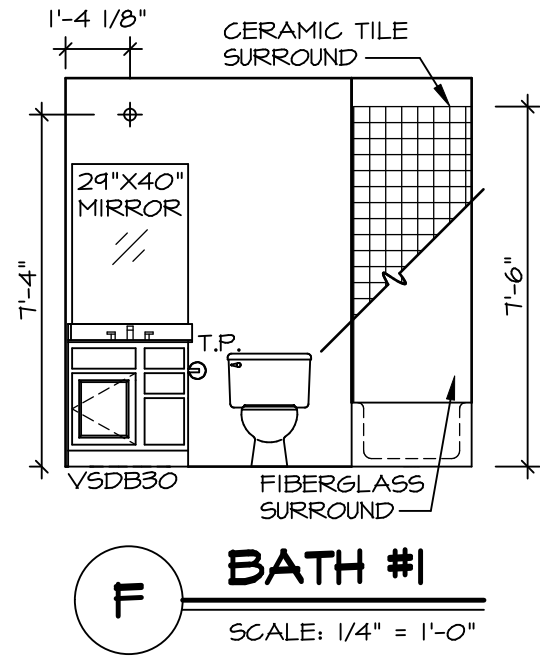
DIV-COMM-LOT-UNIT
DCY-CH-S365
COMM-LOT
CARRIAGE TRAILS - S365
STREET ADDRESS
4271 LAKESIDE STREET
CITY
TIPP CITY
STATE
OH
ZIP
45371



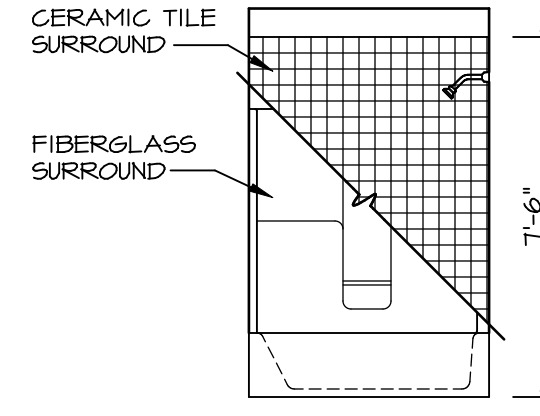
G OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMA*



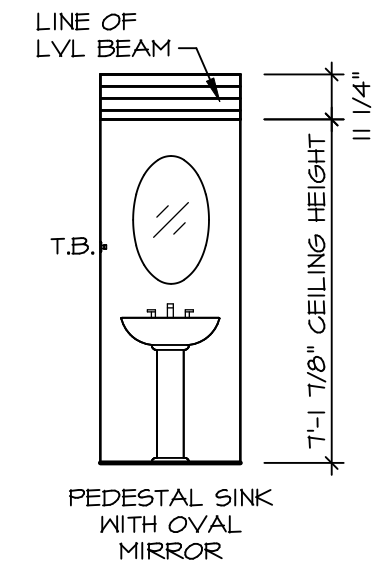
J OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMA*



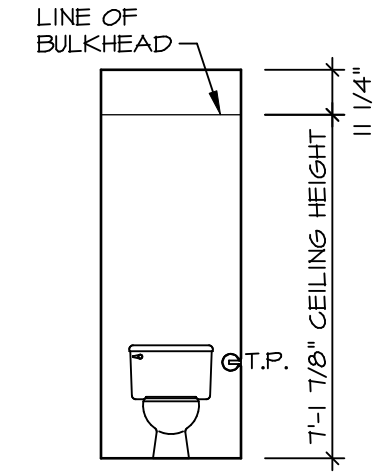
F BATH #1
SCALE: 1/4" = 1'-0"



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



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



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

SHEET NO.
A-13

MODEL
ADRIAN
DRAWING TITLE
BATH ELEVATIONS

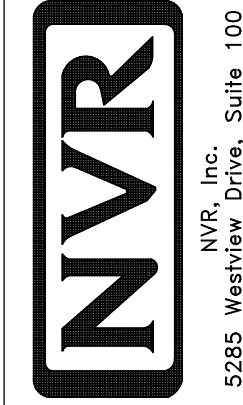
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VERSION 01

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DATE:

OPTION

13



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