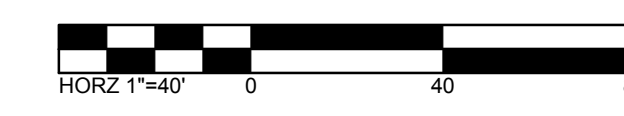
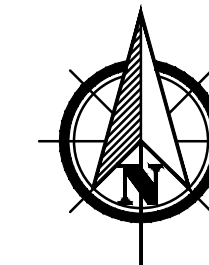
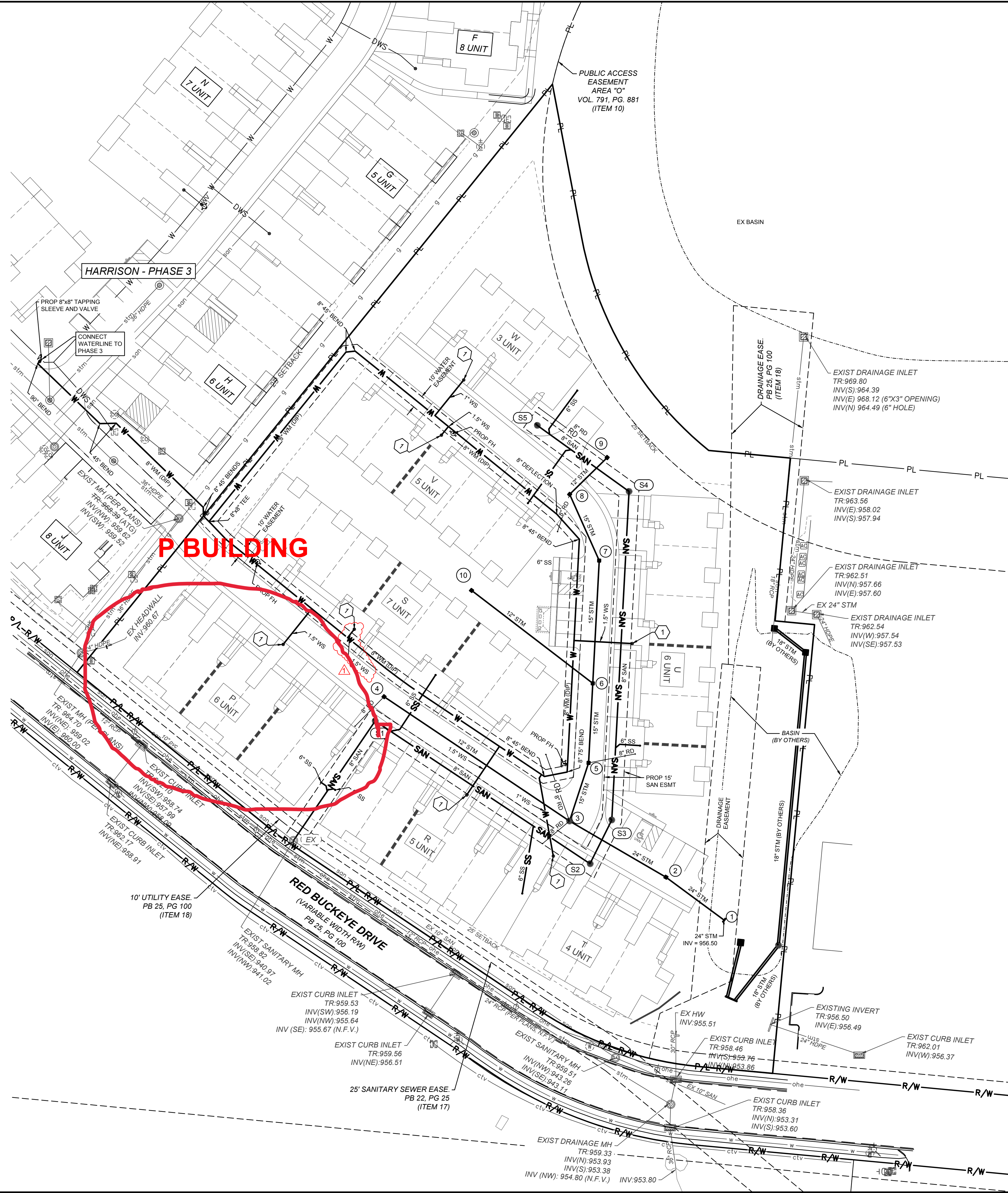


PLOT SCALE: 1"=40' DATE: 7/13/22 - 12:19 PM EDITED BY: AALDIS DRAWING FILE: C:\2021\10024\10 DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\CONSTRUCTION DOCUMENTS\2021.00241.CE.CD.U.P.DWG



UTILITY LEGEND

- SAN — SANITARY GRAVITY
- SS — SANITARY SERVICE
- W — WATERLINE
- WS — WATER SERVICE
- STM — STORM SEWER
- RD — PROP 8" ROOF DRAINS
- CATCH BASIN
- SANITARY MANHOLE
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE

NOTES:

1 WATER METER PER HUBER HEIGHTS STD DWG WT-3.0 FOR 1" SERVICES; AND MONTGOMERY COUNTY STD DWG 2MTRPIT FOR 1.5" SERVICES. REF DETAILS SHEET C102.

Redwood
APARTMENT NEIGHBORHOODS

AMERICAN STRUCTUREPOINT INC.

2590 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231
TEL: 614.901.2235 | FAX: 614.901.2236
www.structurepoint.com

SITE CONSTRUCTION DOCUMENTS
FOR
HARRISON IV
HUBER HEIGHTS, MIAMI COUNTY, OHIO

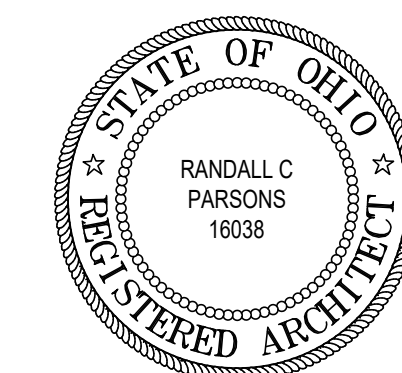
UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION
Δ	07/13/22	C400	WATER SERVICE INCREASED TO 1.5" FOR BLDG 5

CONSTRUCTION SET
ISSUED FOR CONSTRUCTION
07/13/2022

DATE:	6/7/2022
DRAWN BY:	APA
CHECKED BY:	BDS
JOB NUMBER:	2021.00241

C400



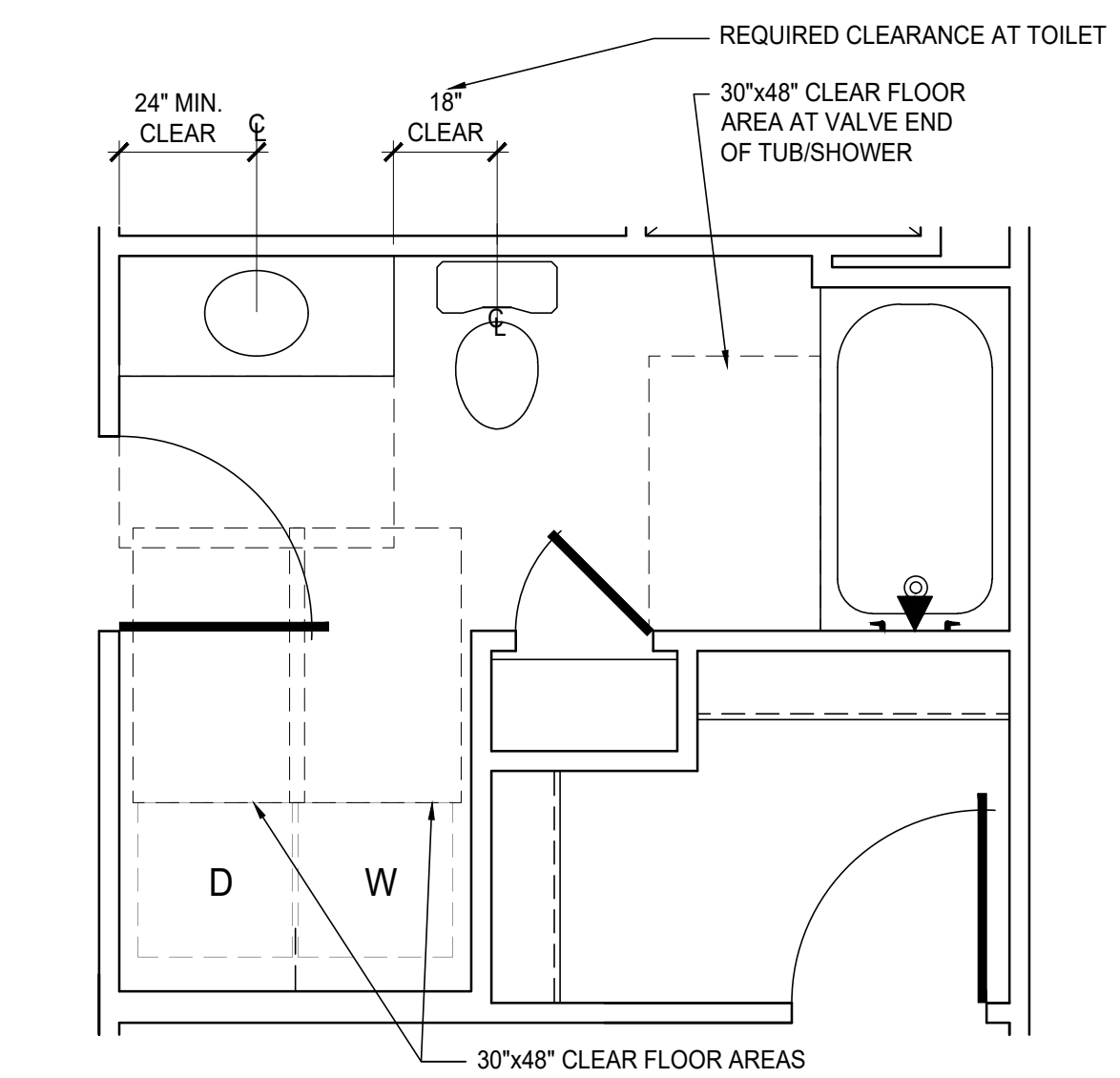
All Redwood Contractors and Subcontractors

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.

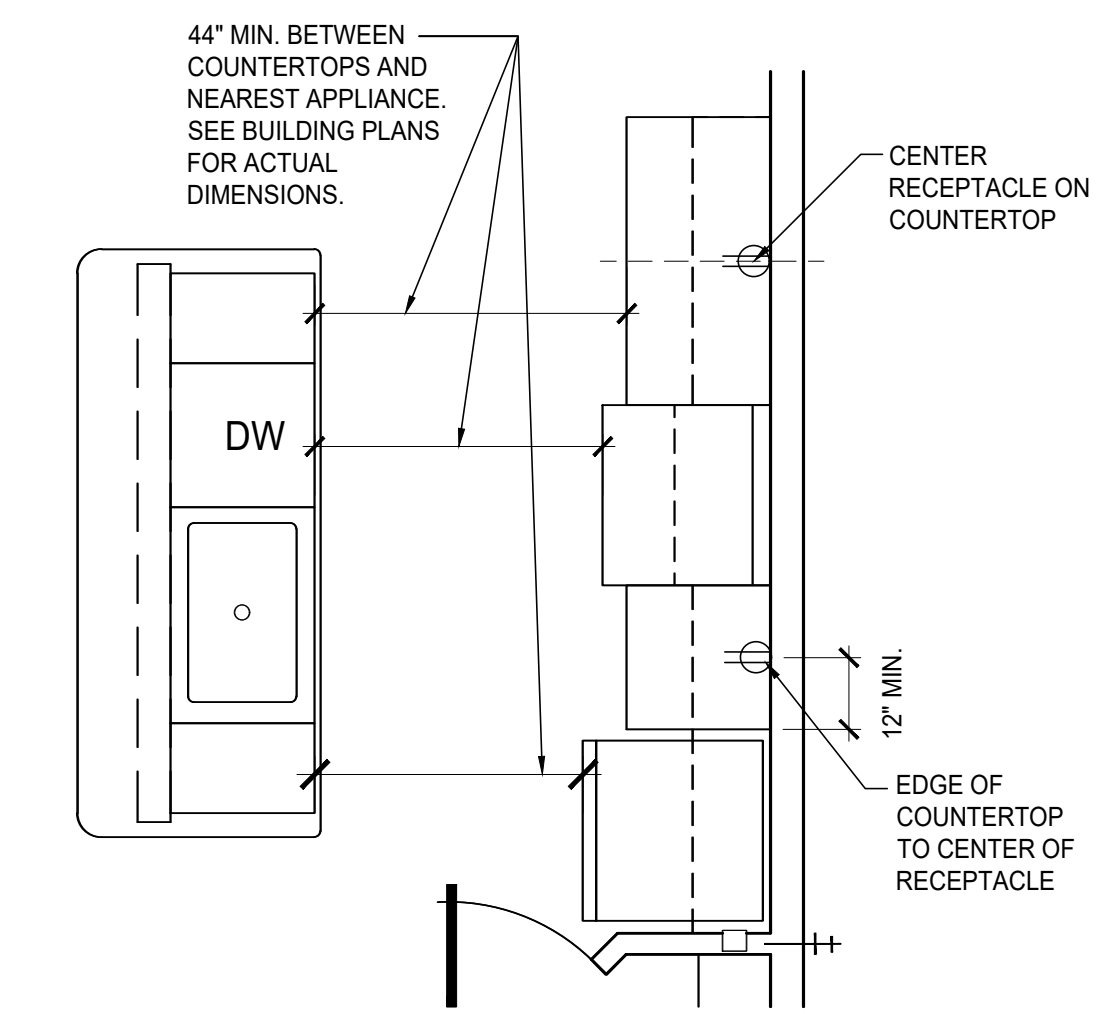
phone 330.666.5770
 fax 330.666.8812
MPG
 MANN • PARSONS • GRAY ARCHITECTS
 3660 Embassy Parkway
 Fairlawn, OH 44333
 mpg-architects.com

FHA DESIGN STANDARDS
 PROJECT #: 31121
 DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
 RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 46371

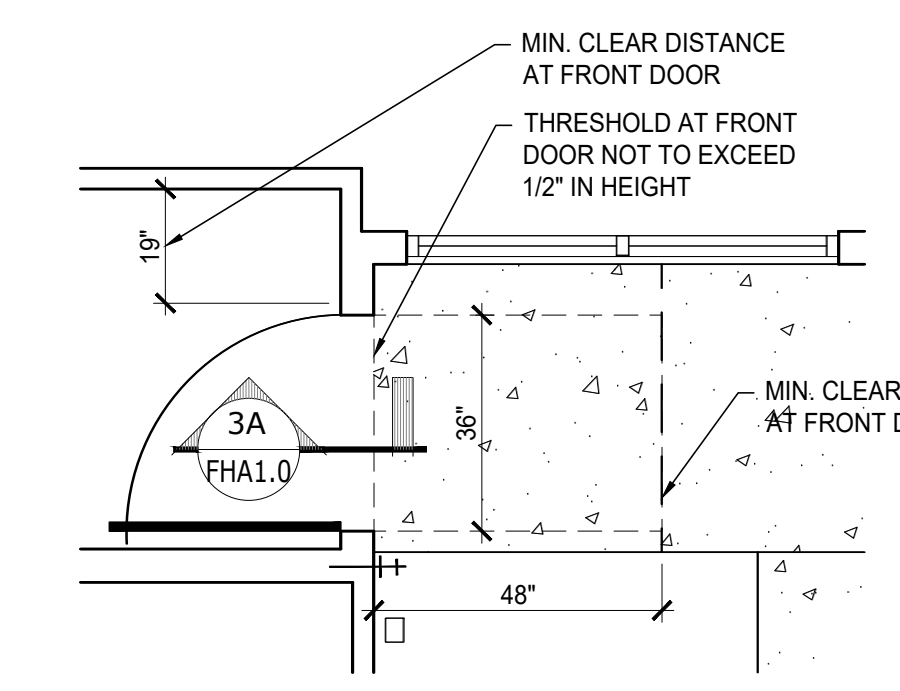
FHA 1.0
 1 OF 3



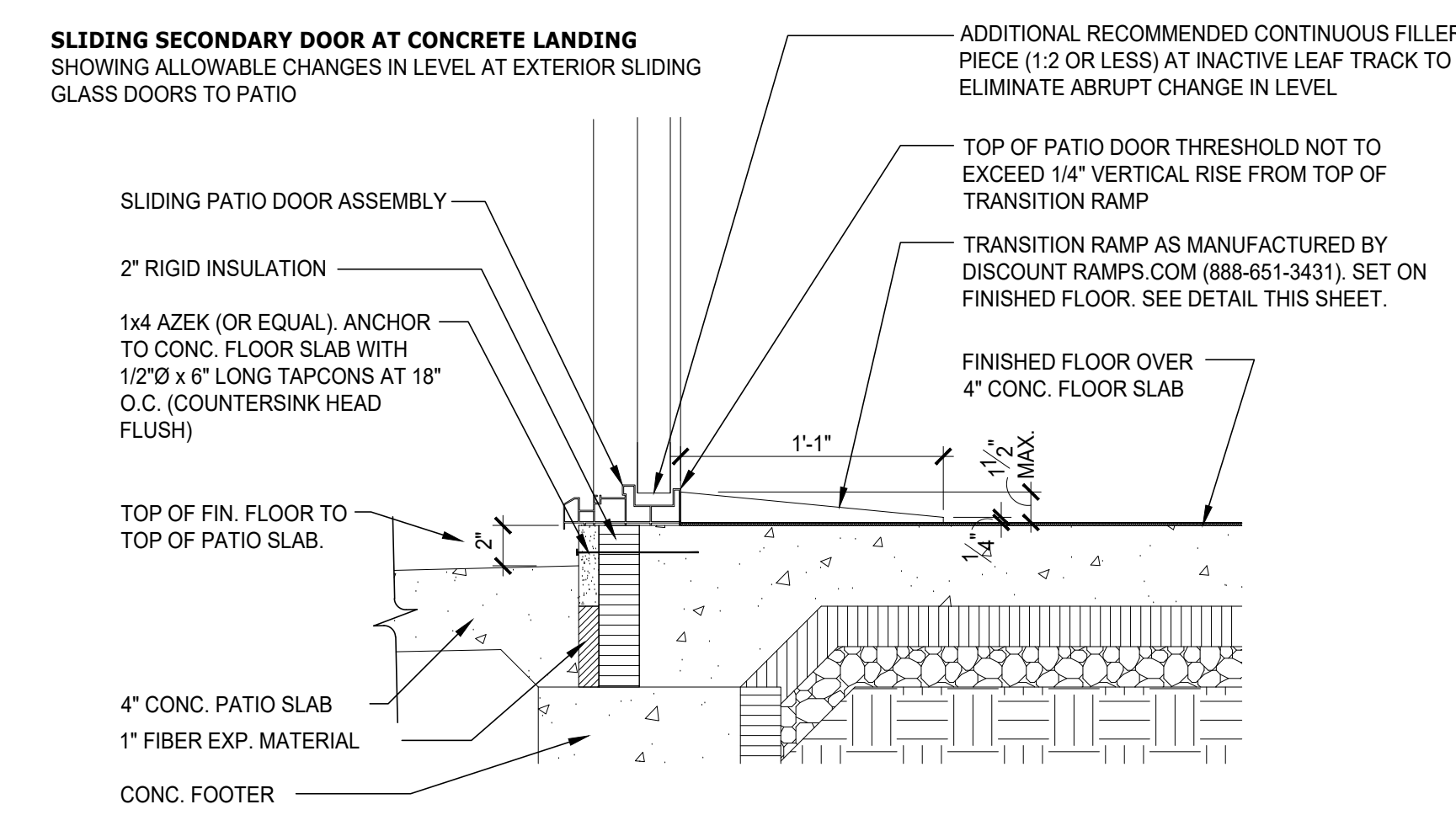
7 TYP. MAIN BATHROOM
 SCALE: 3/8" = 1'-0" MEADOWWOOD, CAPEWOOD, WILLOWOOD (SIM.)



5 UNITS WITH ISLAND KIT
 SCALE: 3/8" = 1'-0"

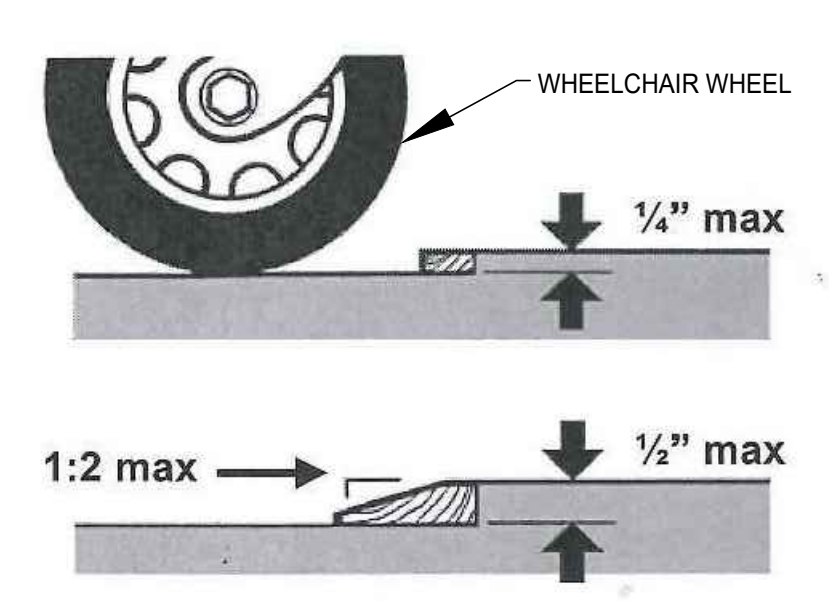


3 TYP. FRONT DOOR
 SCALE: 3/8" = 1'-0"

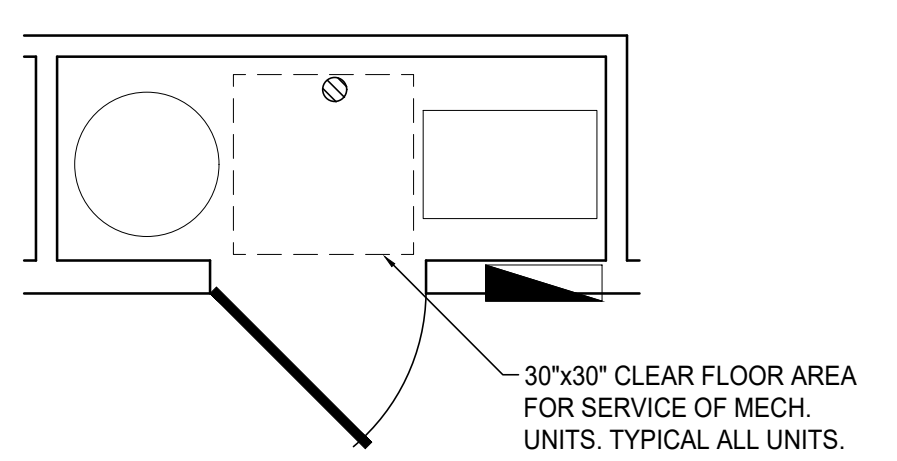


FHA COMPLIANT PATIO THRESHOLD / STEP DETAIL
 NO SCALE

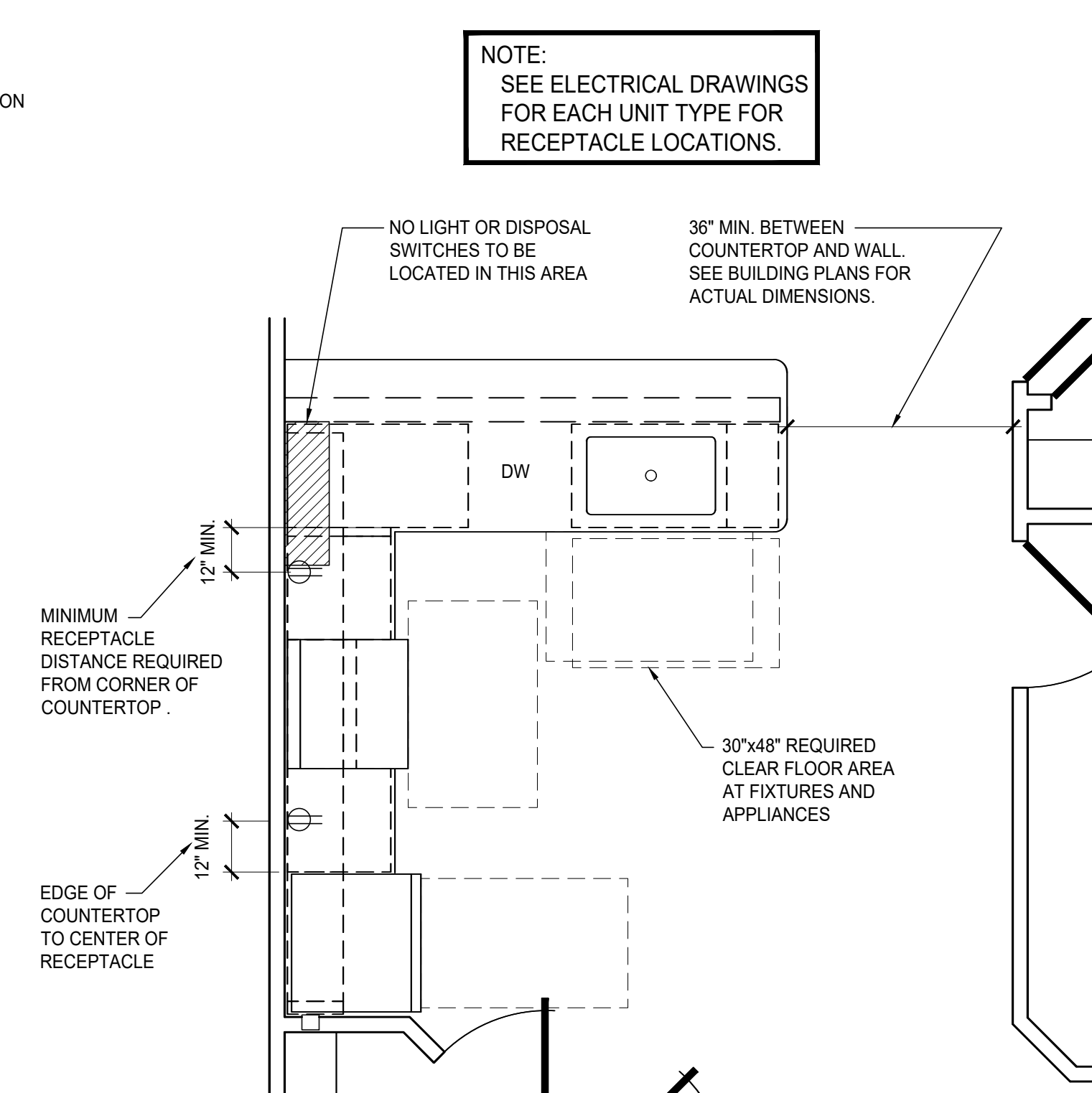
Small Level Changes within the Unit



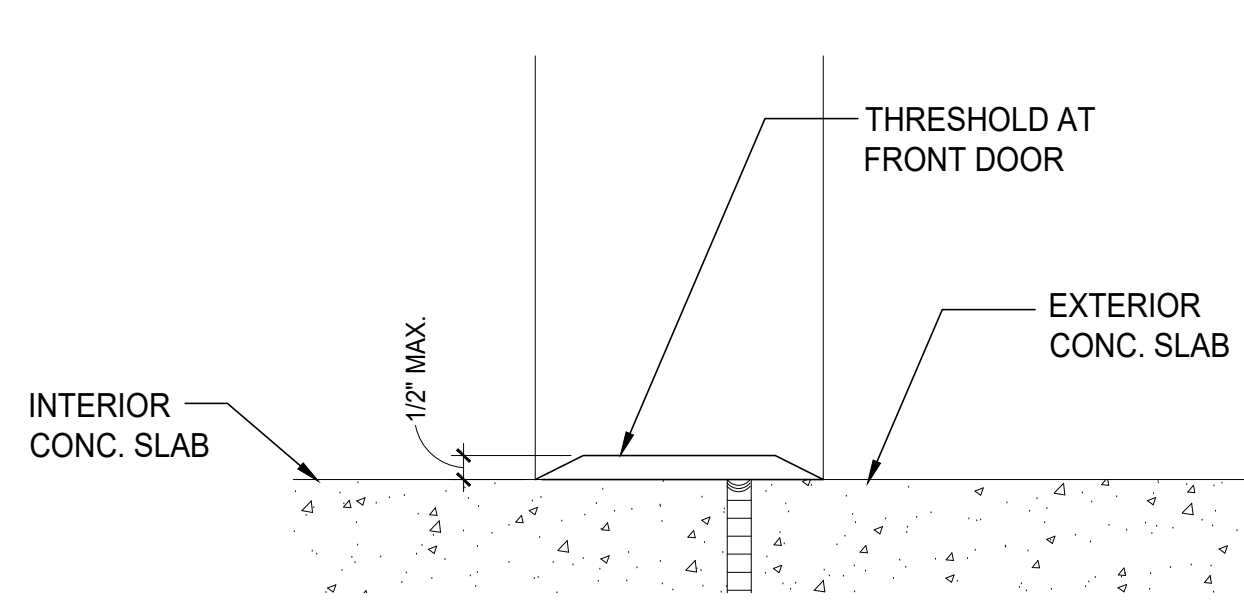
CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL
 NO SCALE



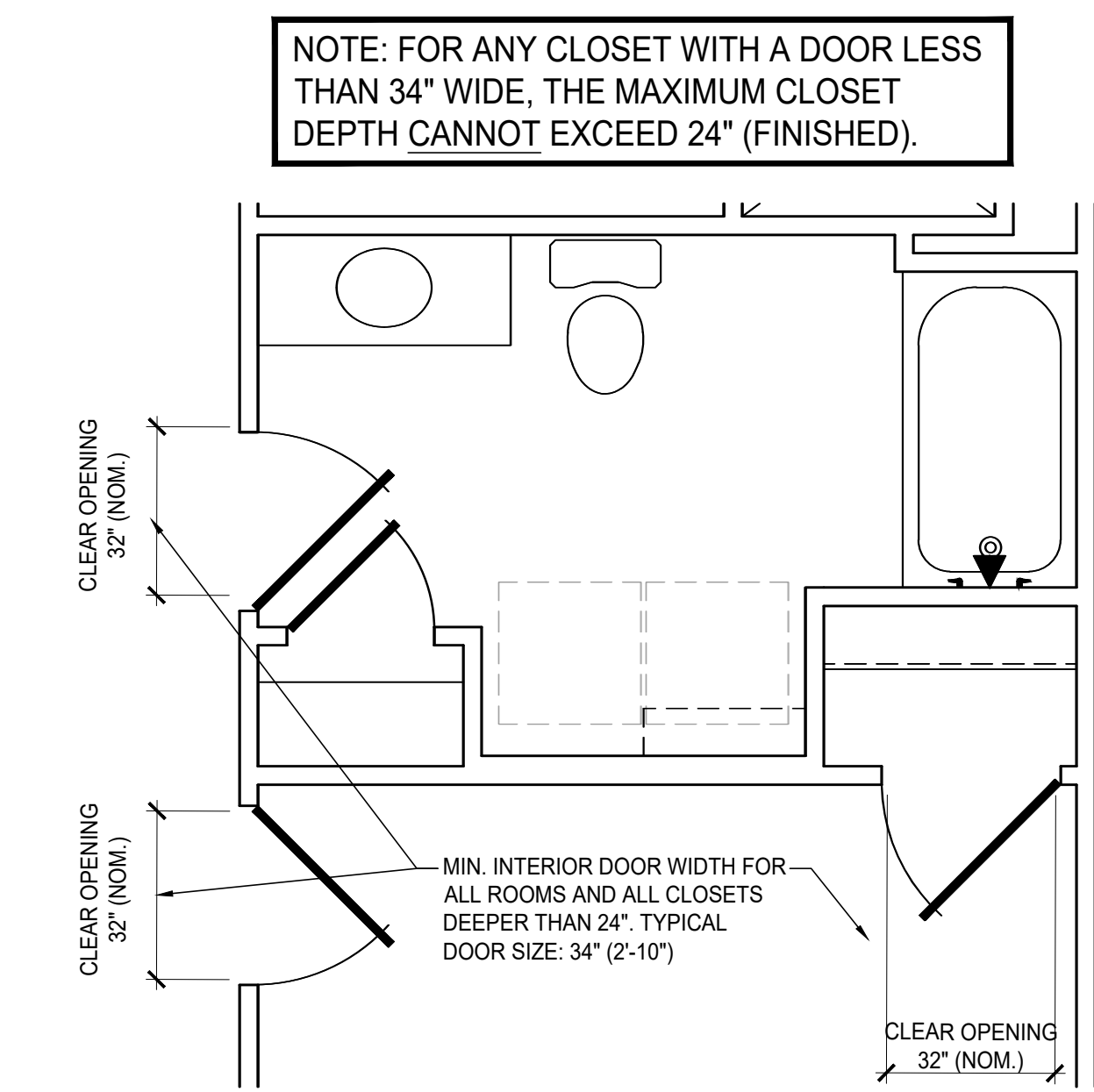
6 TYP. MECH. ROOM
 SCALE: 3/8" = 1'-0"



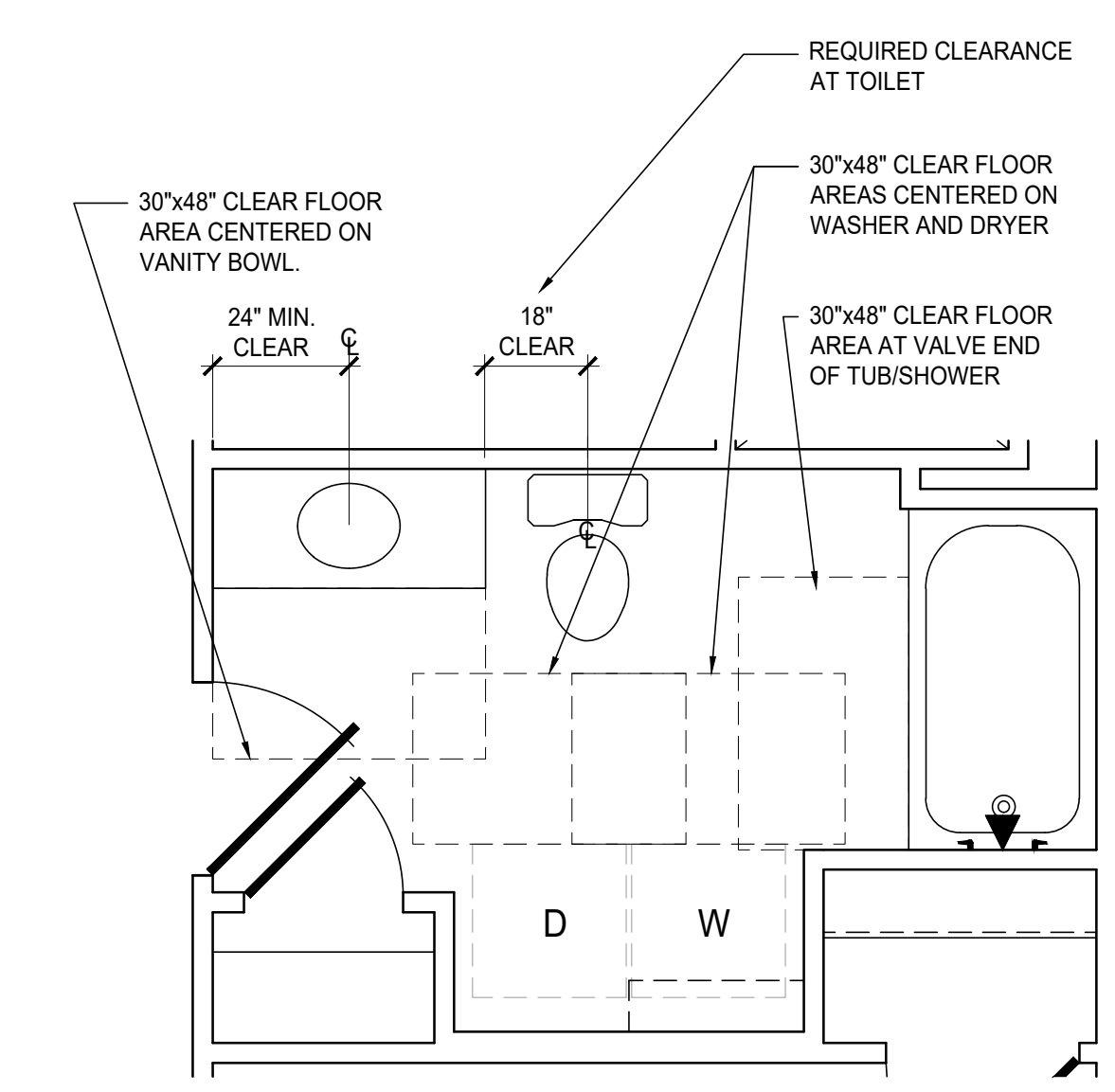
4 UNITS WITH PENINSULA KIT
 SCALE: 3/8" = 1'-0"



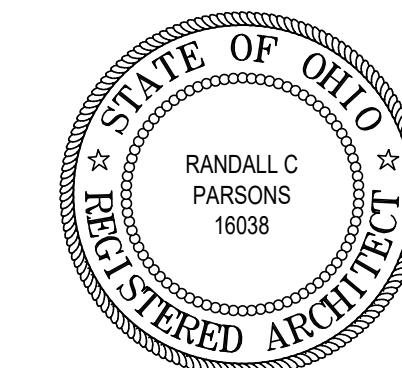
3A THRESHOLD DETAIL
 SCALE: 3" = 1'-0"



2 TYP. INTERIOR DOOR
 SCALE: 3/8" = 1'-0"



1 TYP. MAIN BATHROOM
 SCALE: 3/8" = 1'-0" FORESTWOOD, HAYDENWOOD, BREEZEWOOD



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.

phone 330.666.5770
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 3660 Embassy Parkway
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FHA DESIGN STANDARDS

DATE: APRIL 8, 2022

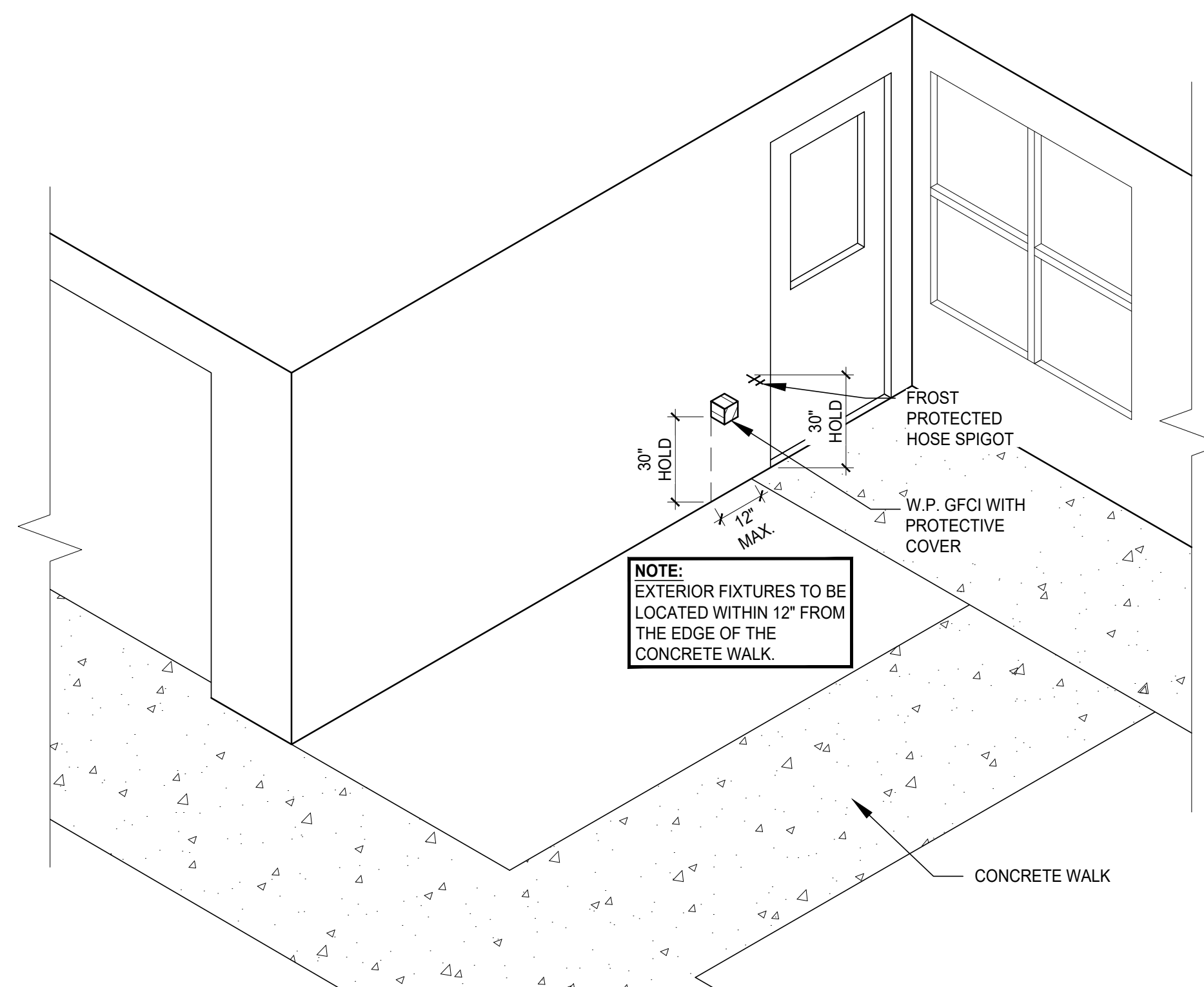
PROJECT #: 31121

REDWOOD THE HARRISON PHASE IV

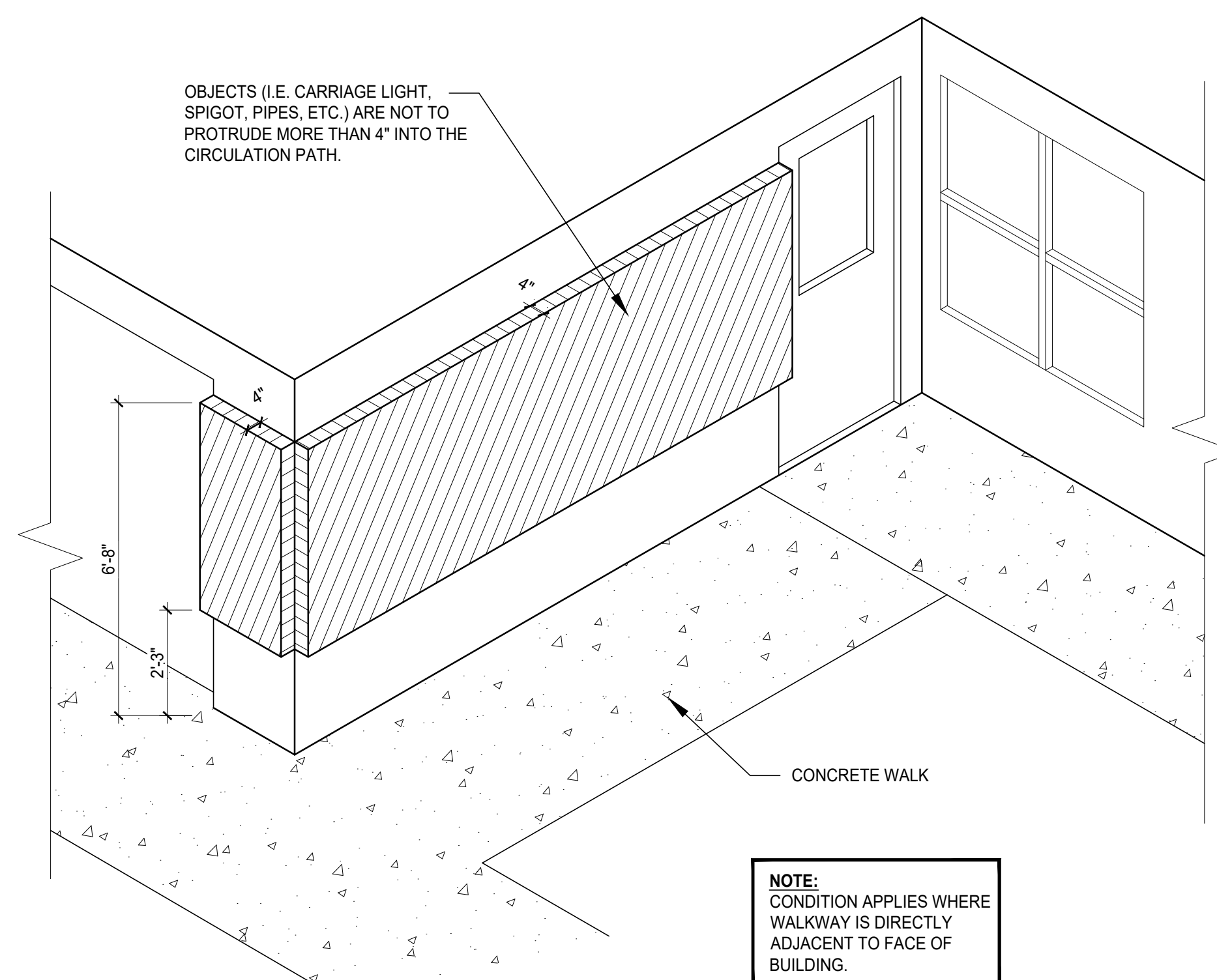
RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371



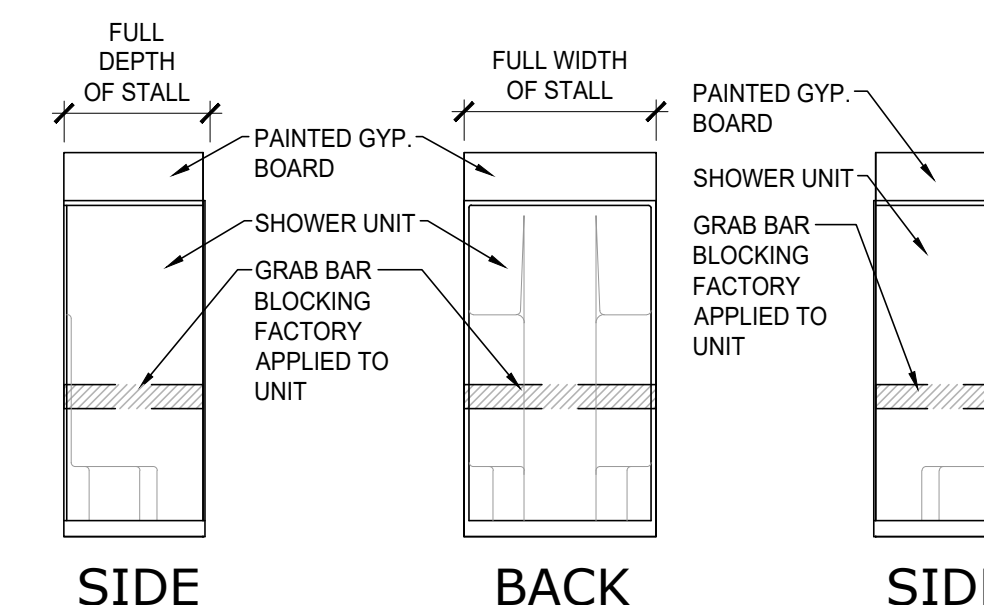
FHA 1.1
 2 OF 3



EXTERIOR FIXTURE LOCATIONS
 NO SCALE



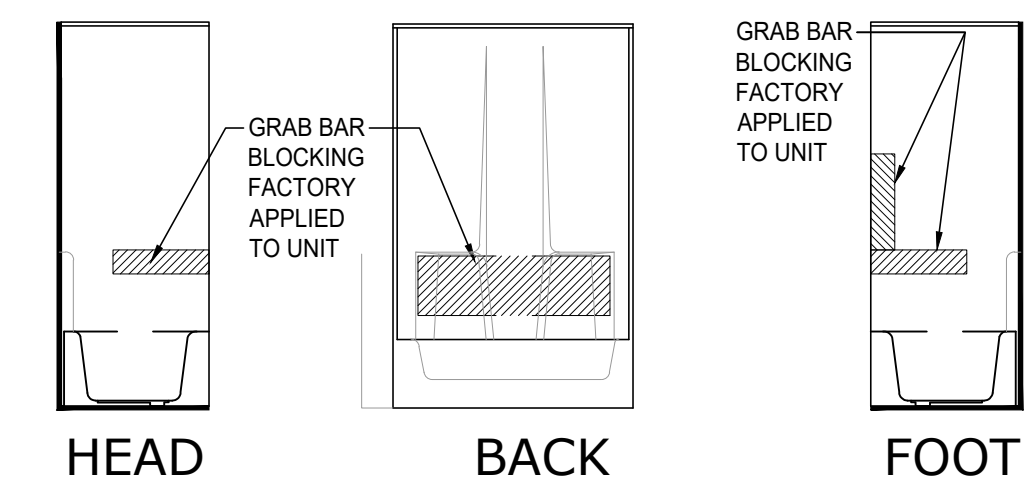
PROTRUDING OBJECT LIMITS
 NO SCALE



4 TYPICAL BLOCKING

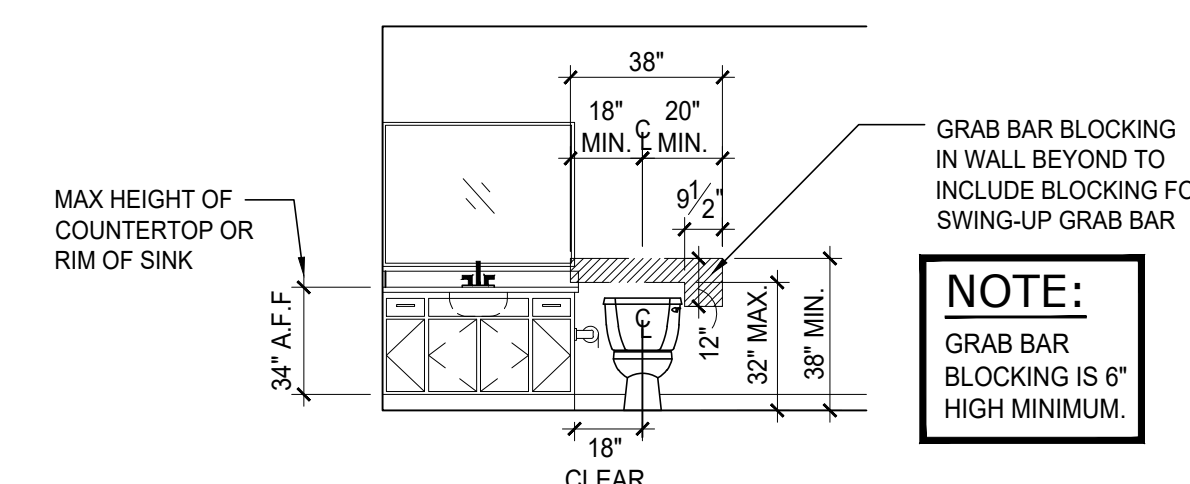
SCALE: 1/4" = 1'-0" FHA COMPLIANT SHOWER

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



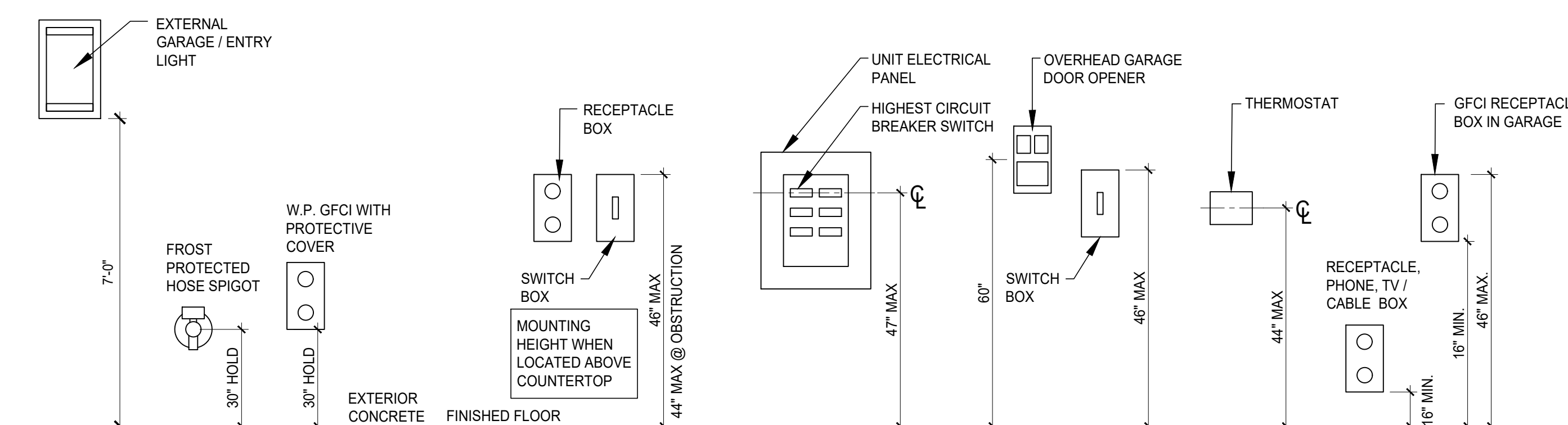
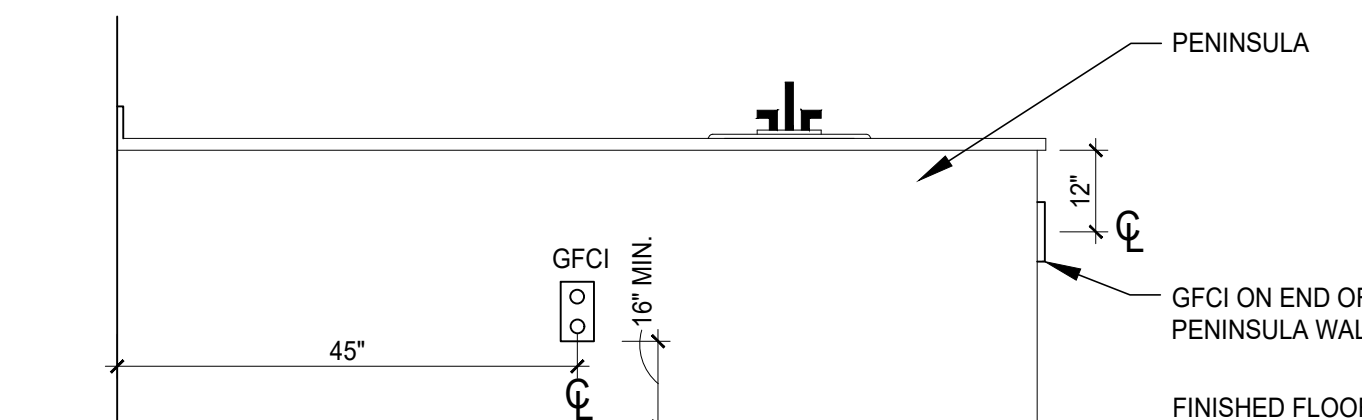
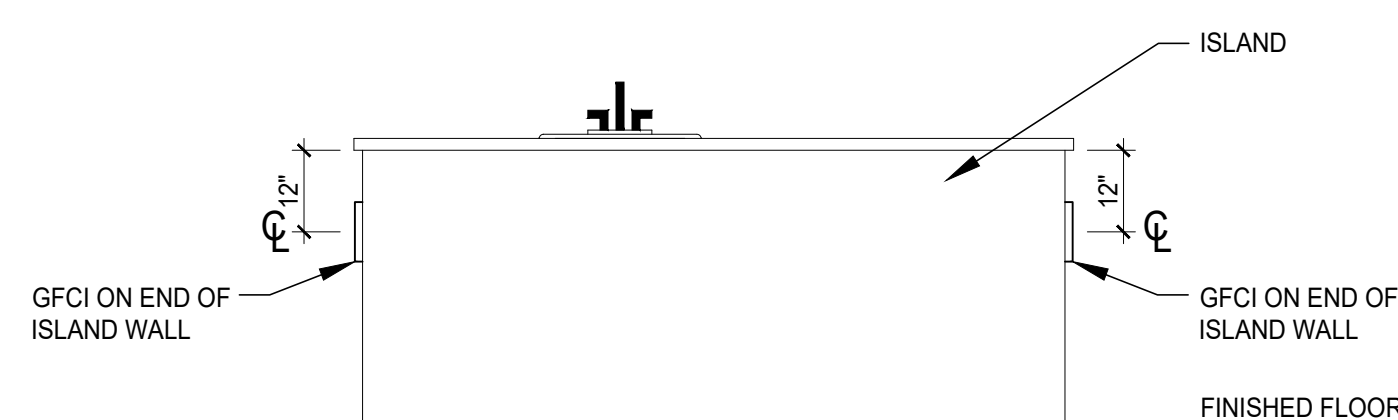
3 TYPICAL BLOCKING

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



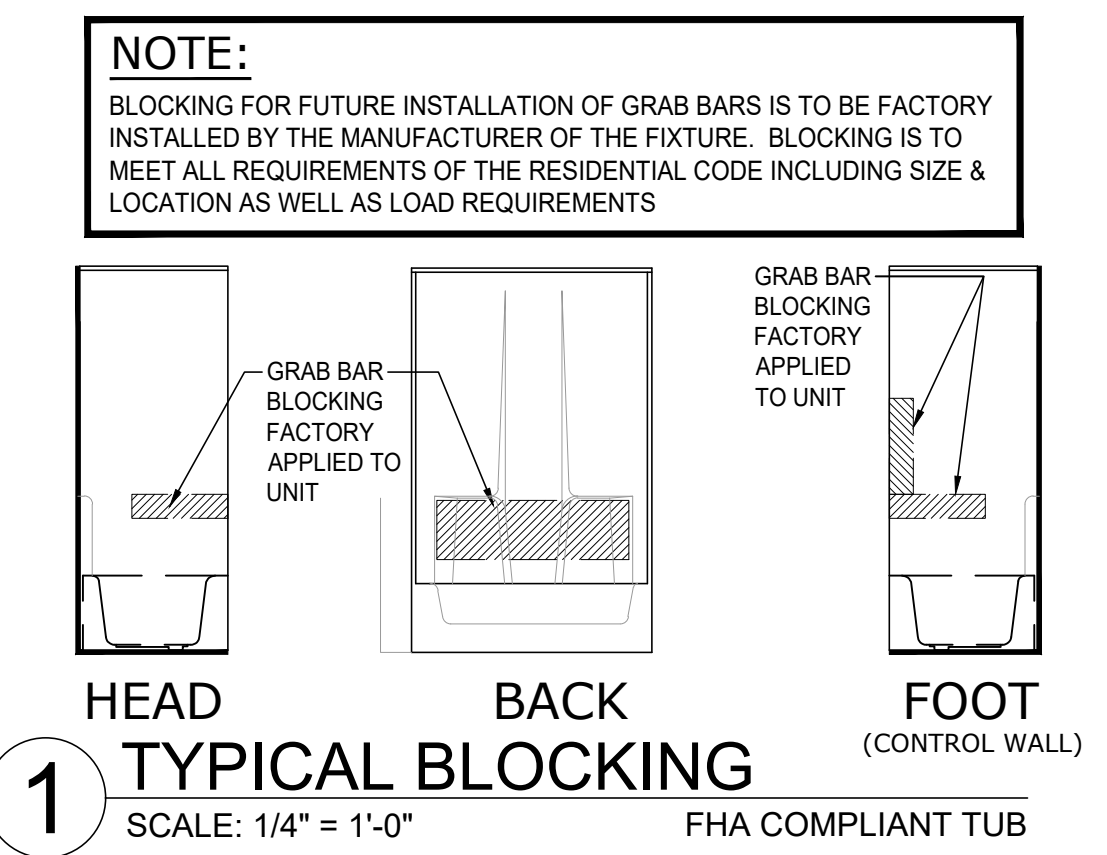
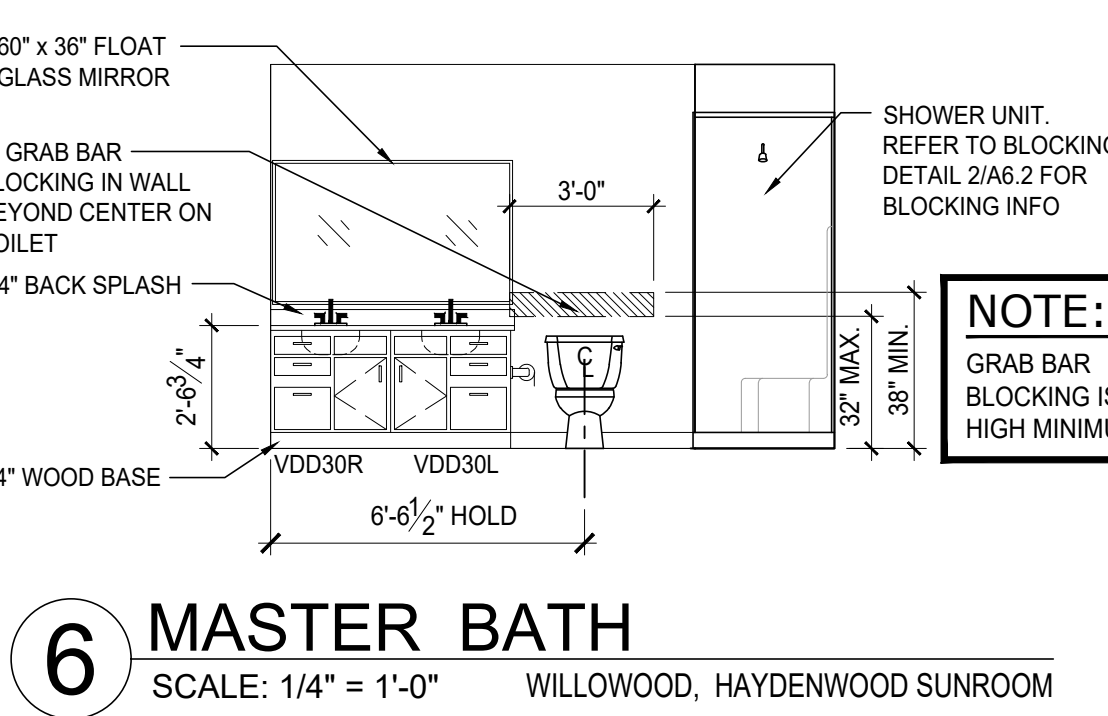
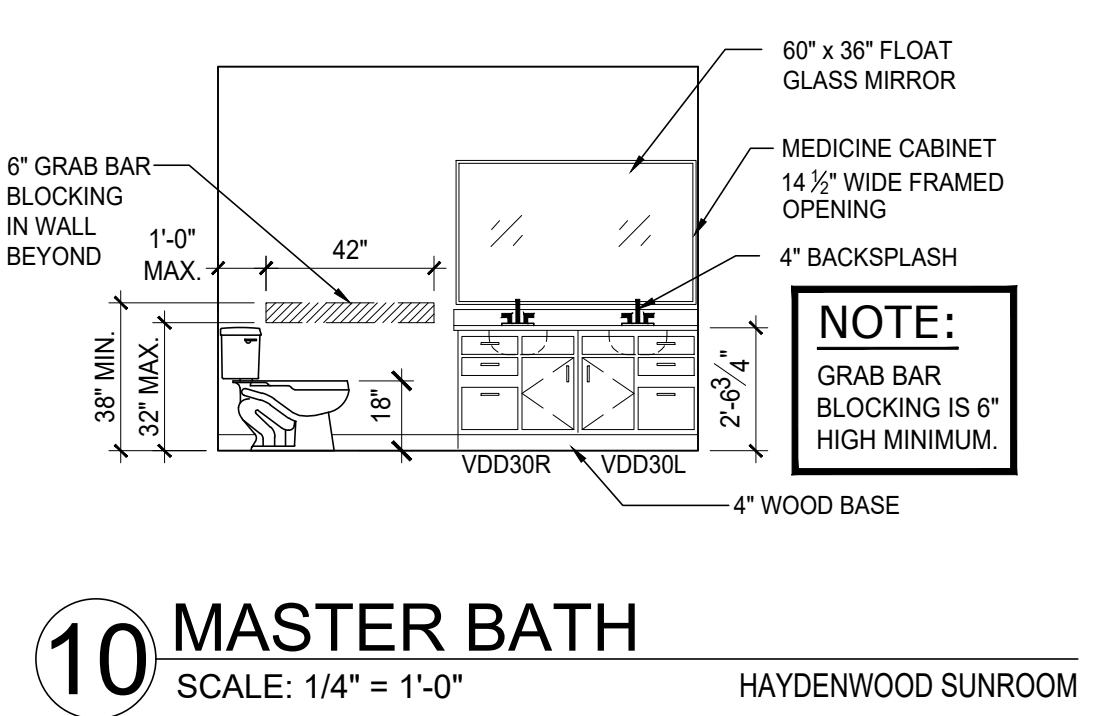
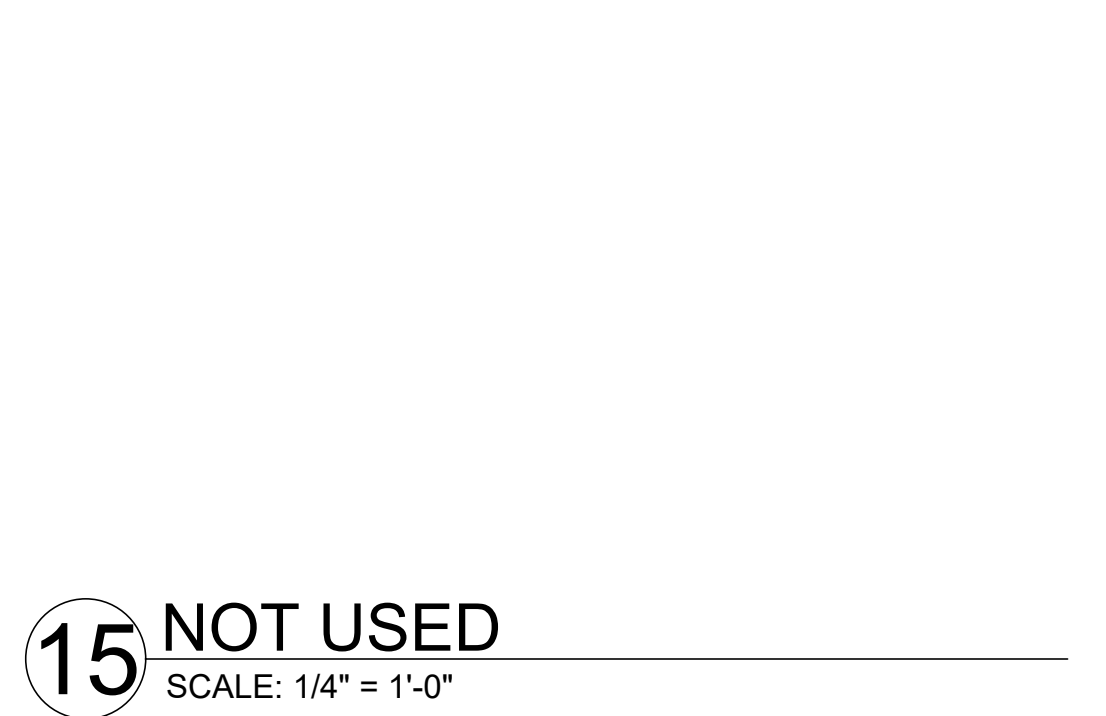
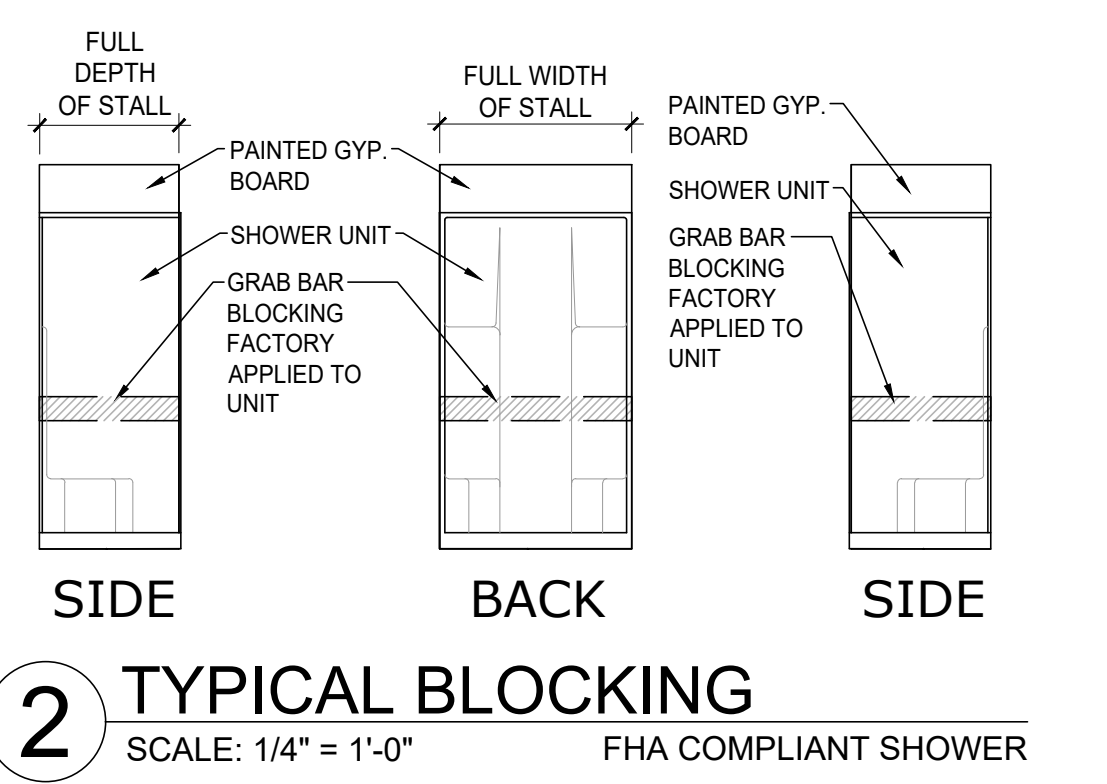
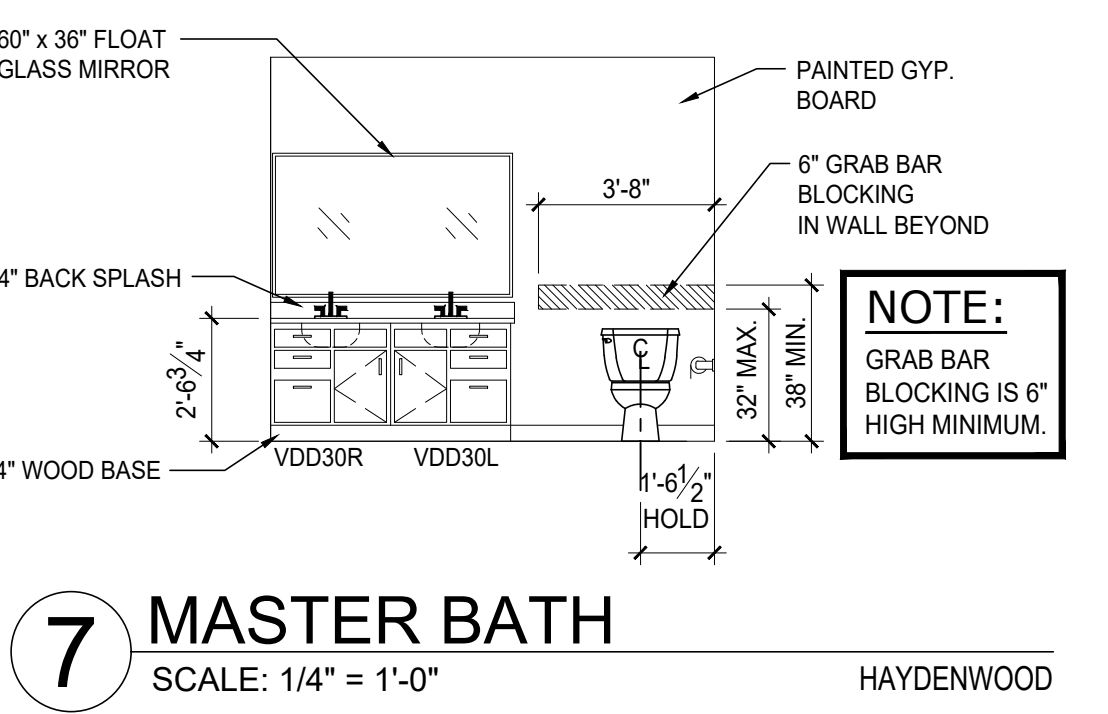
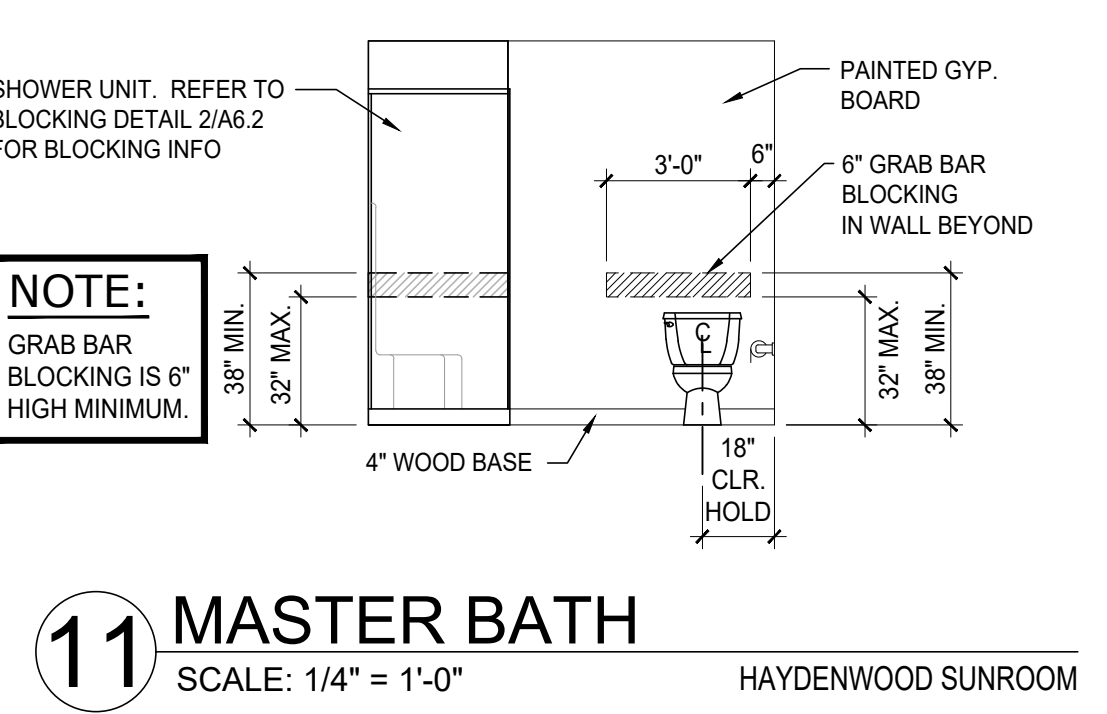
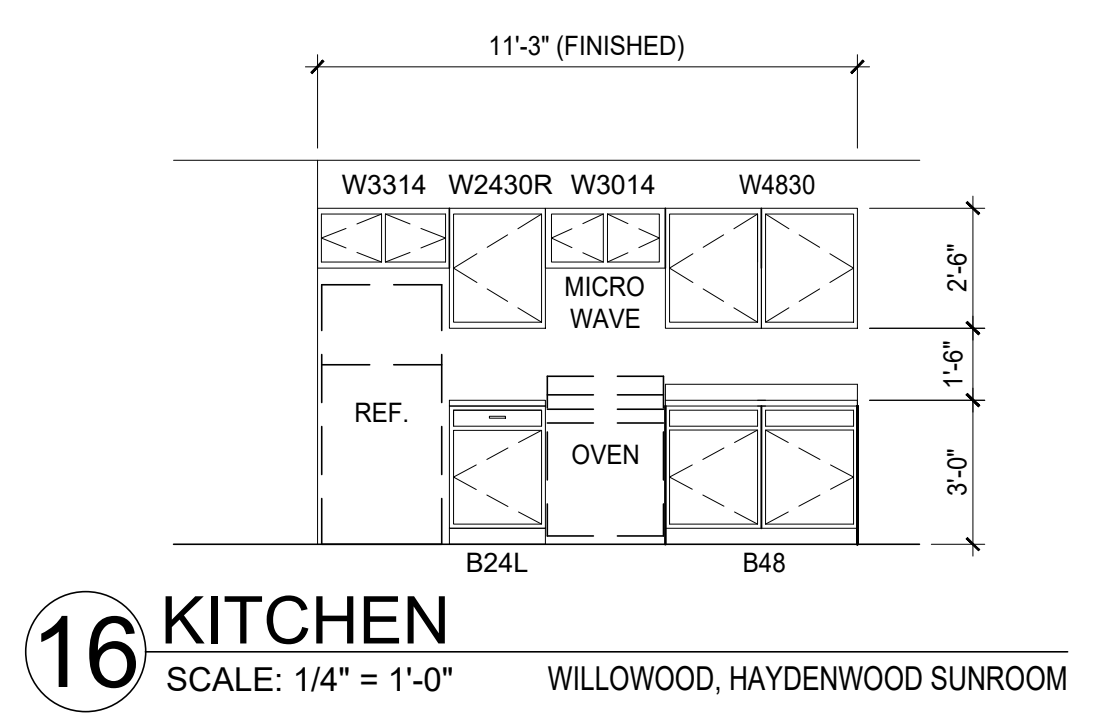
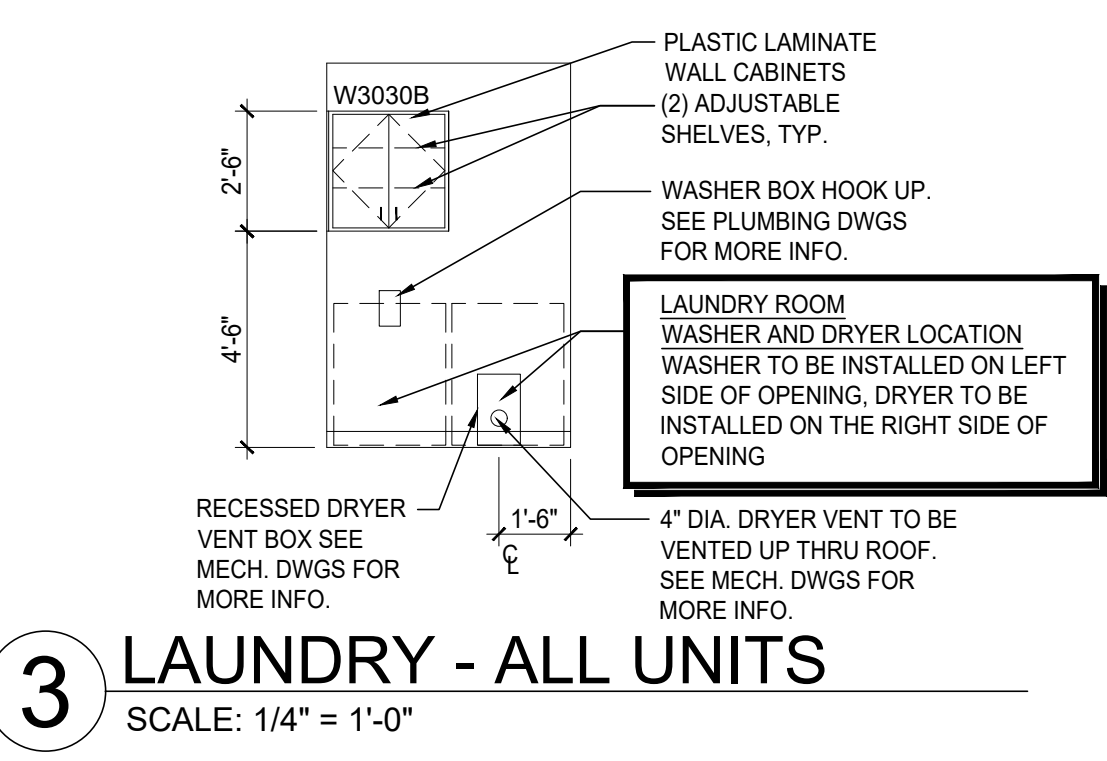
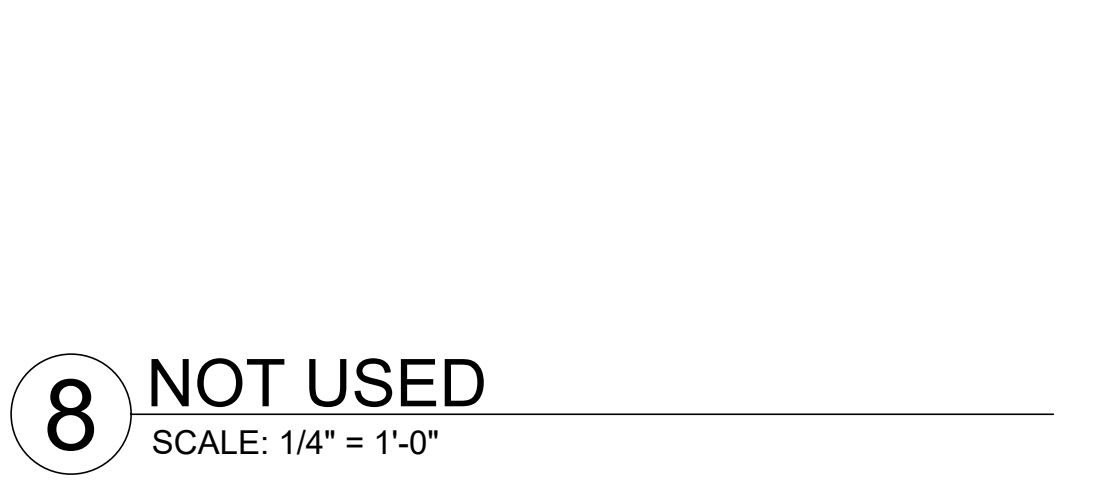
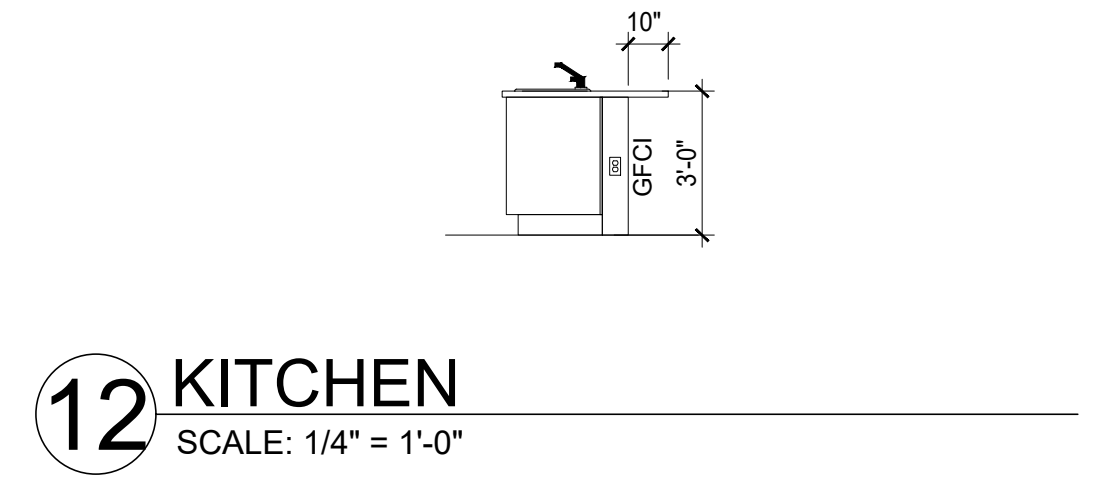
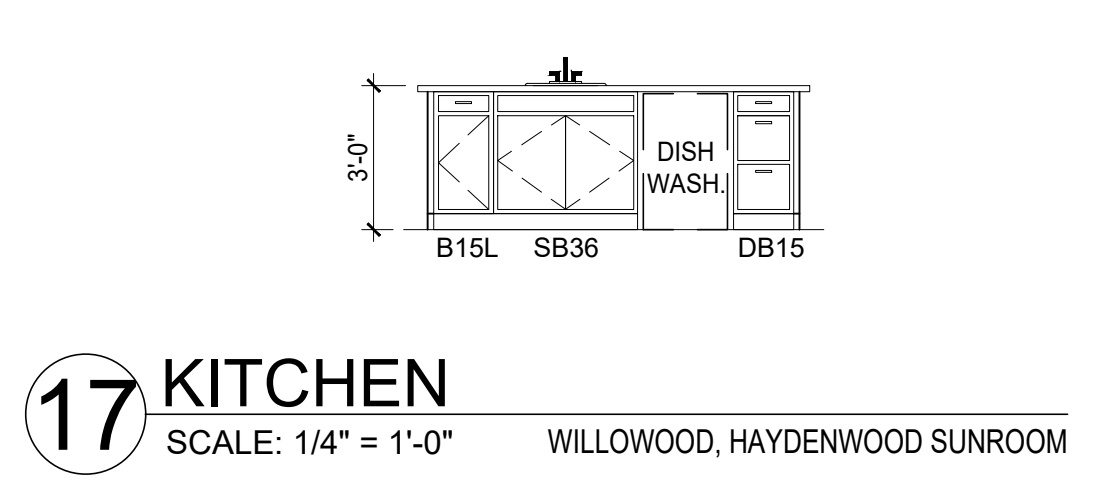
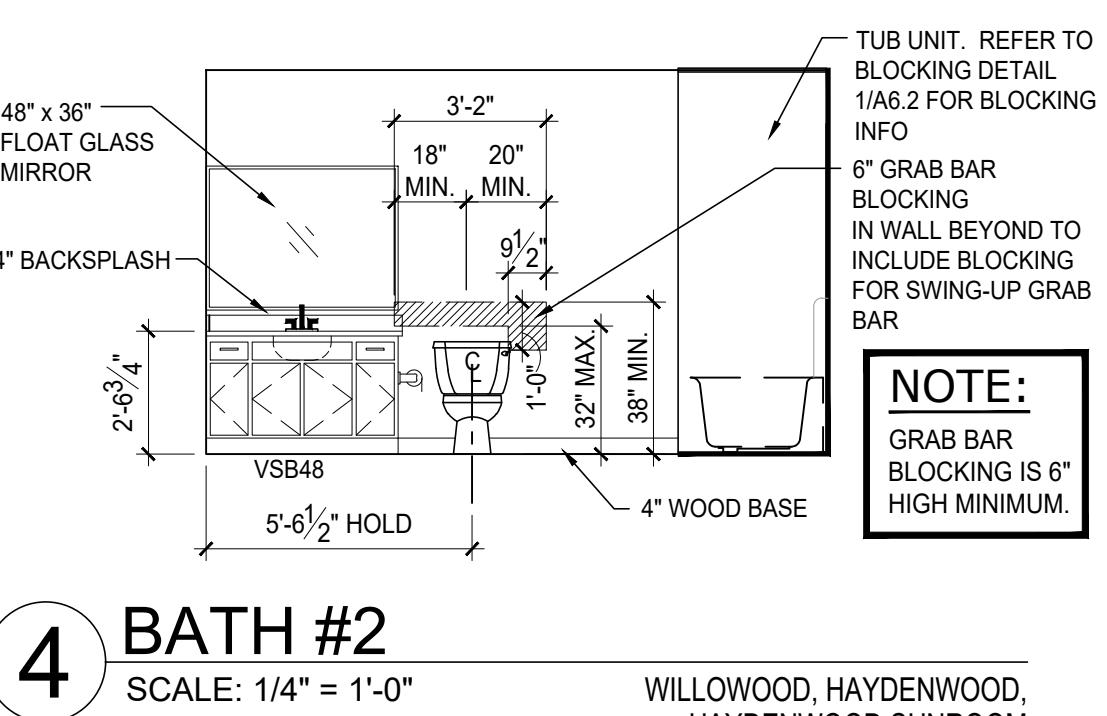
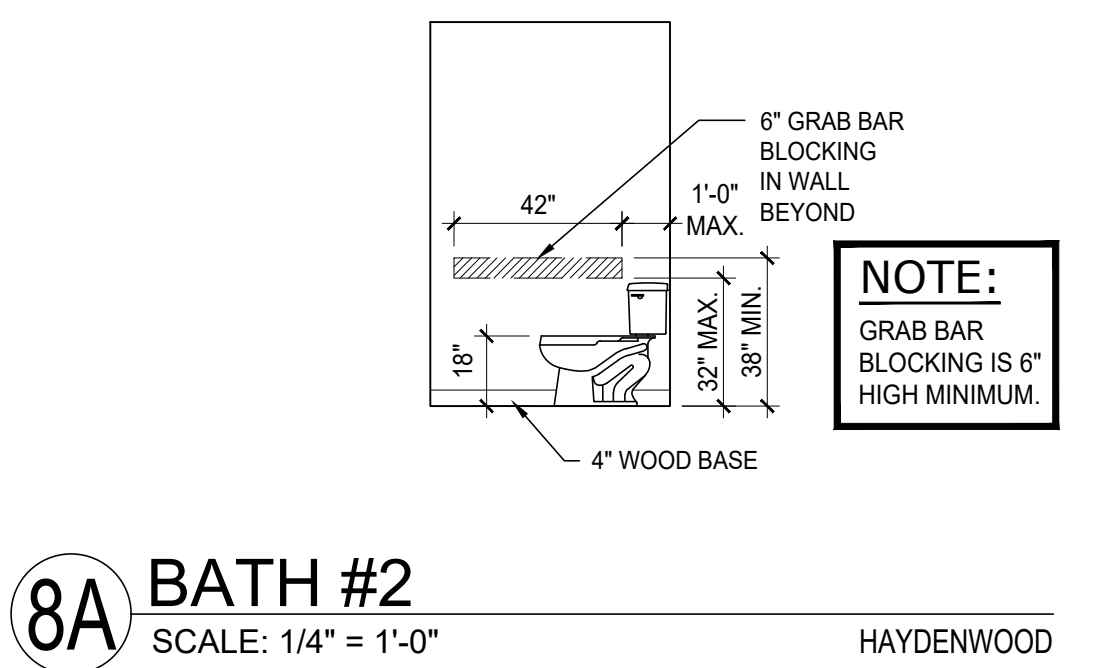
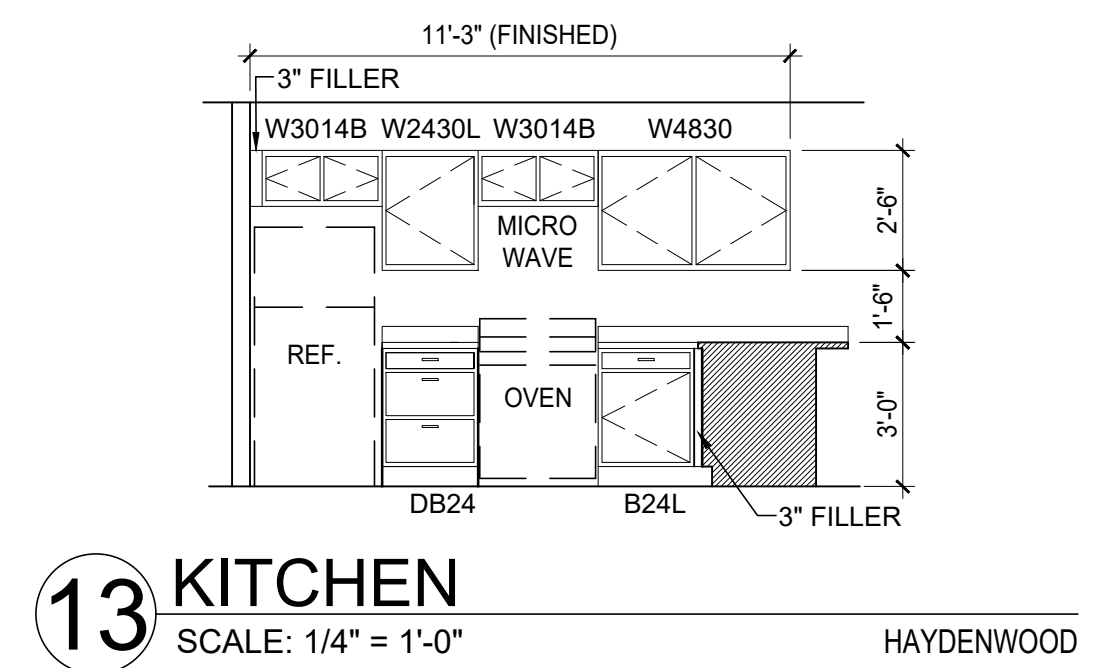
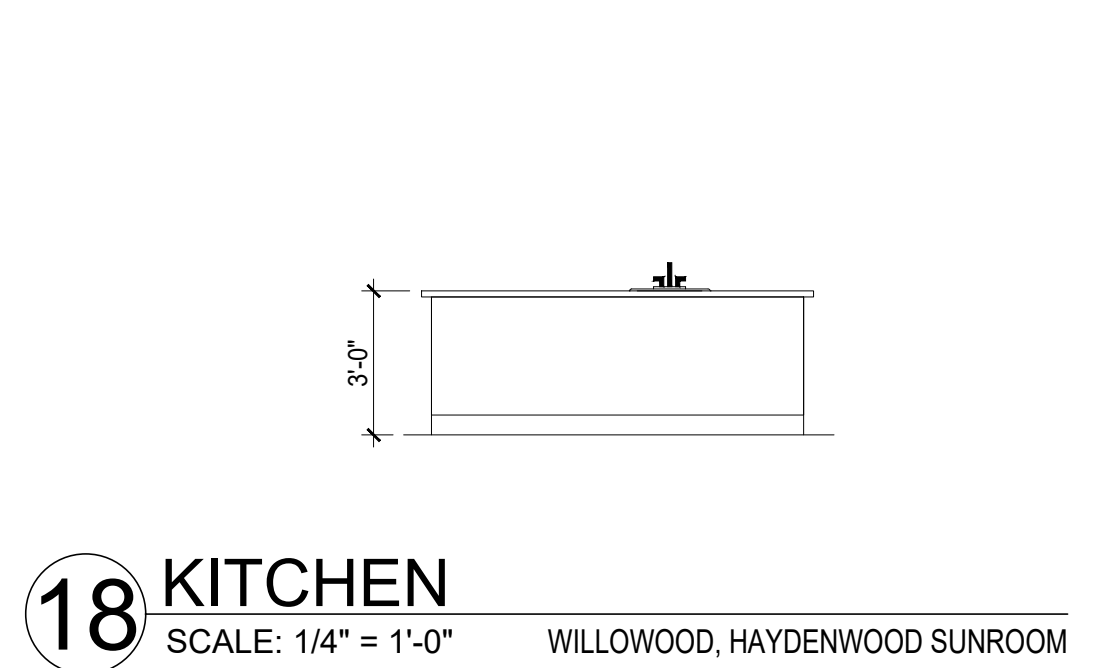
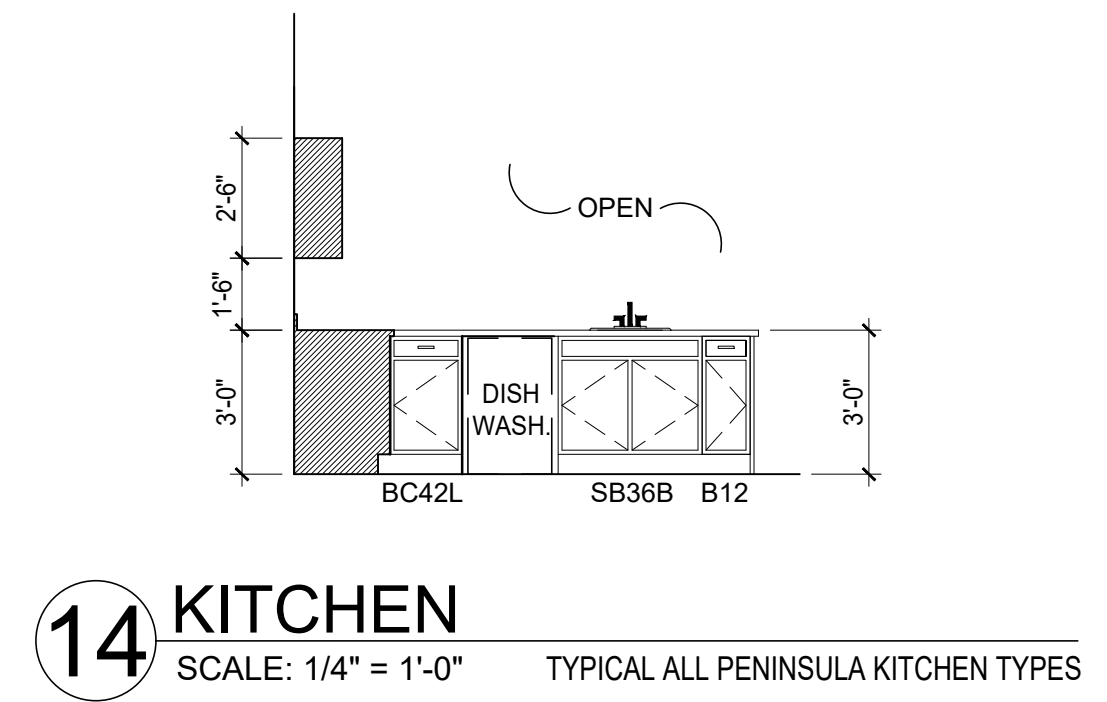
2 BATH #2

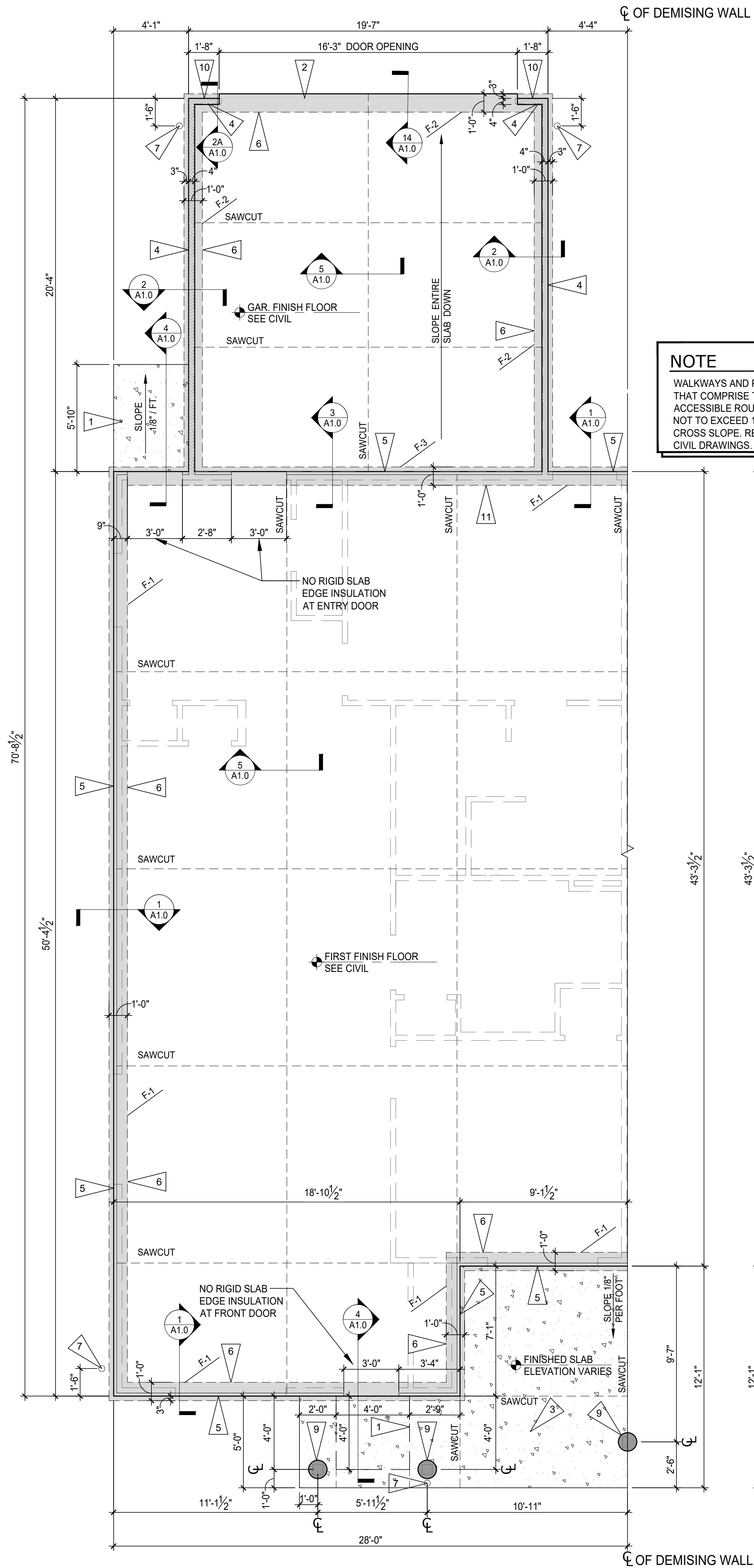
SCALE: 1/4" = 1'-0"



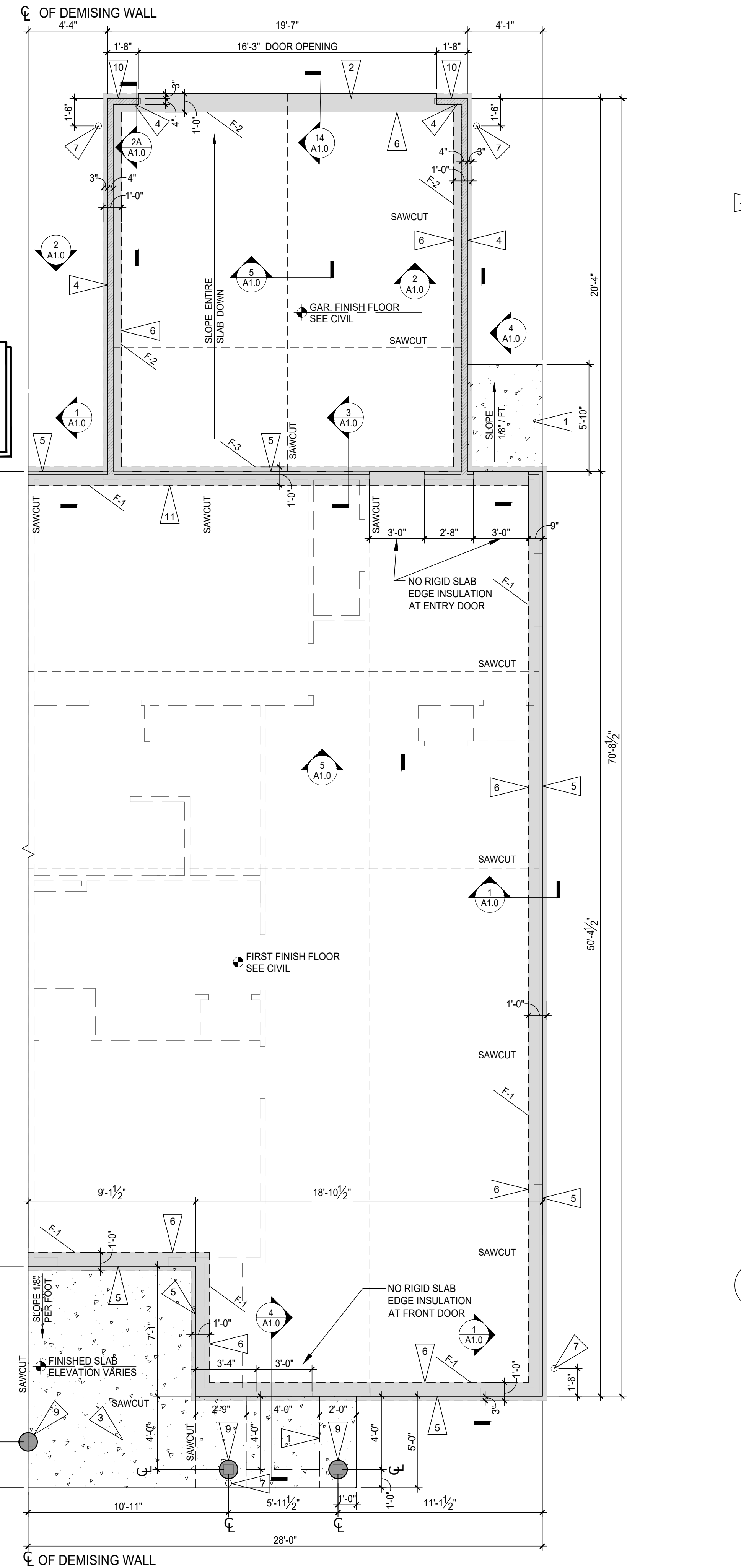
1 MOUNTING HEIGHTS

SCALE: NOT TO SCALE





2 FOUNDATION - HAYDENWOOD END - LEFT
SCALE: 1/4" = 1'-0"



1 FOUNDATION - HAYDENWOOD END - RIGHT
SCALE: 1/4" = 1'-0"

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

CONCRETE FLOOR SLAB NOTE:
CONDITIONED LIVING SPACES:
4" THICK CONCRETE FLOOR SLAB WITH FIBER MESH OVER 6 MIL VAPOR BARRIER MANUFACTURED FROM 100% VIRGIN POLYOLEFIN RESIN (FULLY LAPPED & SEALED, INSTALL PER MANUFACTURER'S SPECIFICATION, AND PER ASTM E1933, E1745, AND E1643), OVER 2" WELL COMPACTED GRAVEL BASE, OVER WELL-COMPACTED EARTH.

UNCONDITIONED AND EXTERIOR SPACES:
4" THICK CONCRETE FLOOR SLAB WITH FIBER MESH OVER 2" WELL COMPACTED GRAVEL BASE, OVER WELL-COMPACTED EARTH.

FLAG NOTES - FOUNDATION PLAN

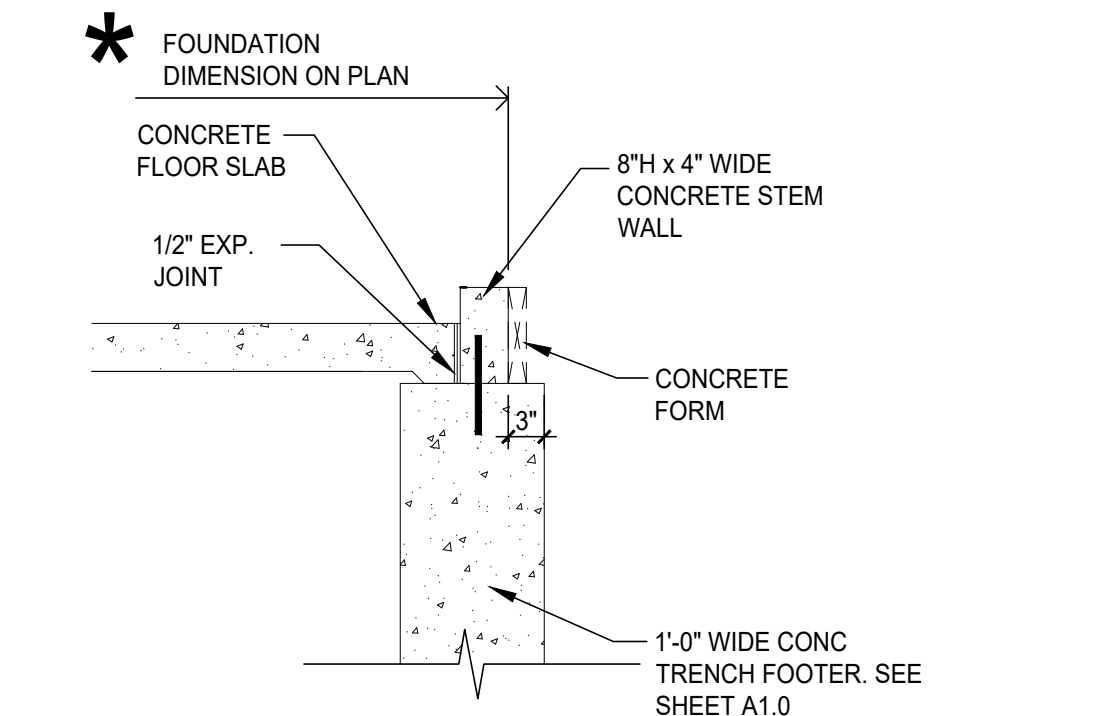
1. PORCH FROST SLAB. SEE DETAIL 4/A1.0
2. MAX. 1/4" DEPRESSED STEP AT GARAGE DOORS, TYPICAL.
3. 4" CONCRETE PAD WITH FIBER MESH OVER 2" COMPACTED GRAVEL BASE.
4. 4" WIDE x 8" TALL CONCRETE STEM WALL - REFER TO DETAIL 2/A1.0
5. LINE INDICATES EDGE OF RIGID INSULATION AND CONCRETE FORM.
6. 1'-0" WIDE TRENCH FOOTER WITH (2) #4 BARS CONTINUOUS.
7. DOWNSPOUT. INSTALL 12"x12" BLOCK OF FOAM INSULATION AT TOP OF FOOTER AND CENTERED ON DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR UNDERGROUND STORM WATER PIPING.
8. NOT USED.
9. 12" Ø x 3'-0" DEEP CONCRETE FOOTER WITH (2) #4 BARS VERTICAL.
10. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2/A1.0.
11. 1'-0" WIDE TRENCH FOOTER WITH (2) #4 BARS CONTINUOUS SEE DETAIL 3/A1.0.

NOTE:
EDGE OF FRAMED WALLS ARE TO BE INSET 3" FROM EXTERIOR FACE OF CONCRETE FOOTINGS (TYPICAL).

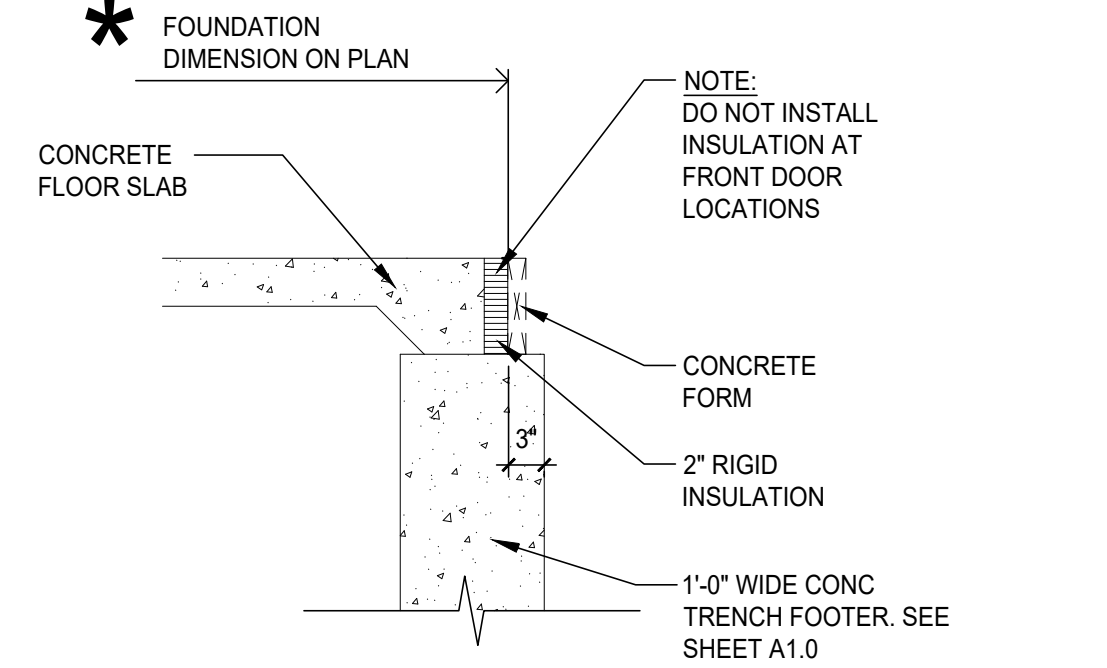
**** FOUNDATION NOTE: ****
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

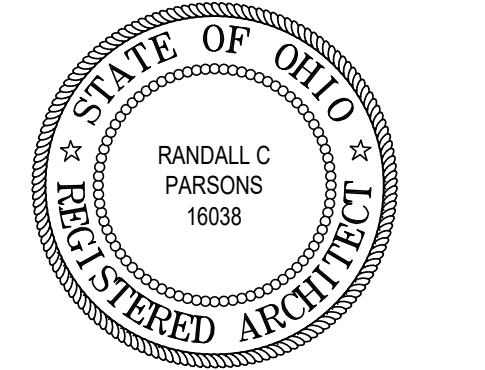
NOTE:
TOP OF FOOTER - TOP OF UNIT SLAB -0'-8"



4 EXT. GARAGE WALL - 'F-2'
SCALE: 3/4" = 1'-0"



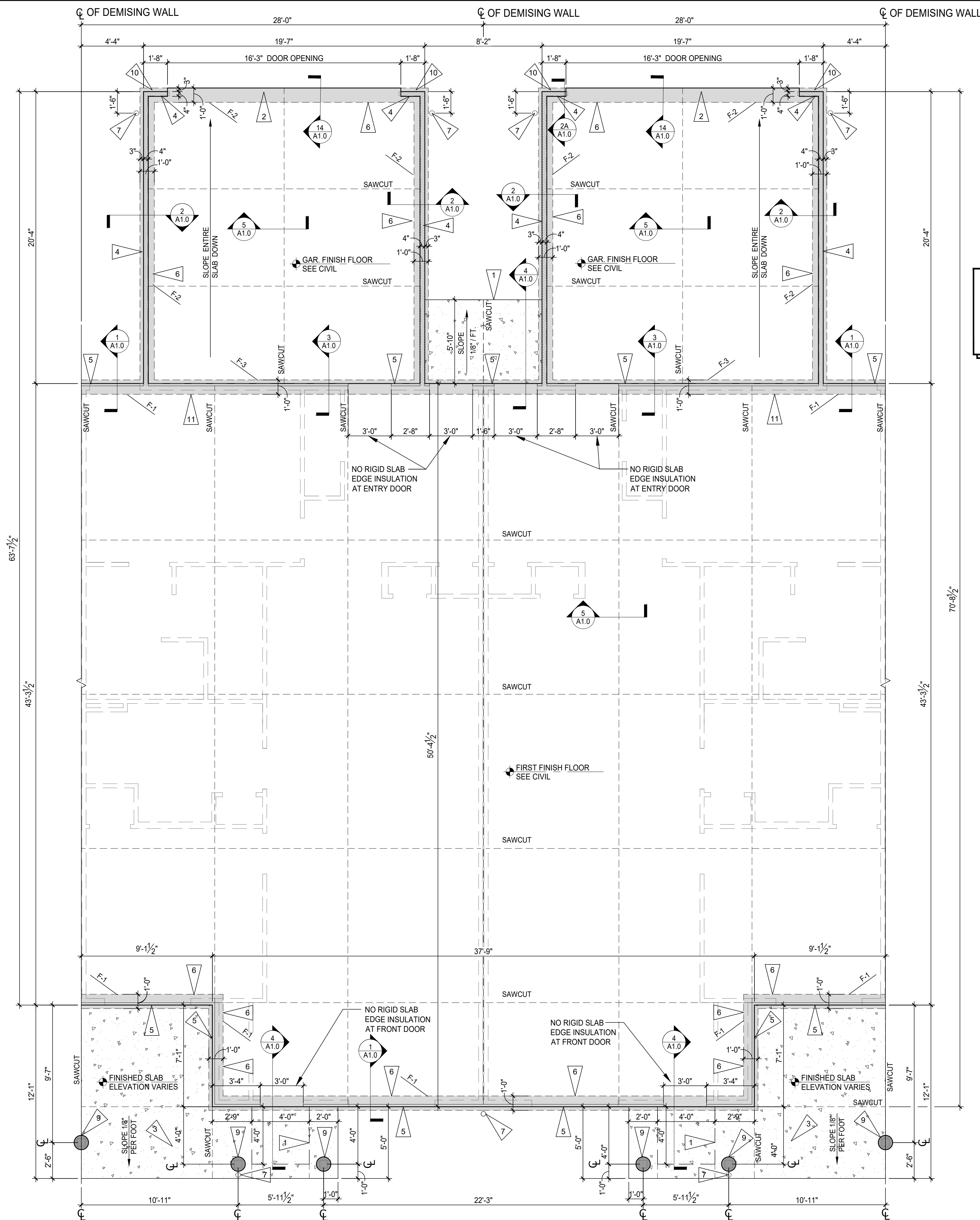
3 EXT. UNIT WALL - 'F-1'
SCALE: 3/4" = 1'-0"



REVISIONS
7/20/22 PLAN REVIEW & OWNER CHANGE

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3660 Embassy Parkway Fairlawn, OH 44333
MPG ARCHITECTS mpg-architects.com
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FOUNDATION HAYDENWOOD END LEFT & RIGHT
DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371
Redwood
APARTMENT NEIGHBORHOODS



1 FOUNDATION - HAYDENWOOD MID
SCALE: 1/4" = 1'-0"

CONCRETE FLOOR SLAB NOTE:
CONDITIONED LIVING SPACES:
4" THICK CONCRETE FLOOR SLAB WITH FIBER MESH OVER 6 MIL VAPOR BARRIER MANUFACTURED FROM 100% VIRGIN POLYOLEFIN RESIN (FULLY LAPPED & SEALED, INSTALL PER MANUFACTURER'S SPECIFICATION, AND PER ASTM E1933, E1745, AND E1643), OVER 2" WELL COMPACTED GRAVEL BASE, OVER WELL-COMPACTED EARTH.

UNCONDITIONED AND EXTERIOR SPACES:
4" THICK CONCRETE FLOOR SLAB WITH FIBER MESH OVER 2" WELL COMPACTED GRAVEL BASE, OVER WELL-COMPACTED EARTH.

FLAG NOTES - FOUNDATION PLAN

1. PORCH FROST SLAB. SEE DETAIL 4/A1.0
2. MAX. 1/4" DEPRESSED STEP AT GARAGE DOORS, TYPICAL.
3. 4" CONCRETE PAD WITH FIBER MESH OVER 2" COMPACTED GRAVEL BASE.
4. 4" WIDE x 8" TALL CONCRETE STEM WALL - REFER TO DETAIL 2/A1.0
5. LINE INDICATES EDGE OF RIGID INSULATION AND CONCRETE FORM.
6. 1'-0" WIDE TRENCH FOOTER WITH (2) #4 BARS CONTINUOUS.
7. DOWNSPOUT. INSTALL 12"x12" BLOCK OF FOAM INSULATION AT TOP OF FOOTER AND CENTERED ON DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR UNDERGROUND STORM WATER PIPING.
8. NOT USED.
9. 12" Ø x 3'-0" DEEP CONCRETE FOOTER WITH (2) #5 BARS VERTICAL.
10. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2/A1.0.
11. 1'-0" WIDE TRENCH FOOTER WITH (2) #4 BARS CONTINUOUS SEE DETAIL 3/A1.0.

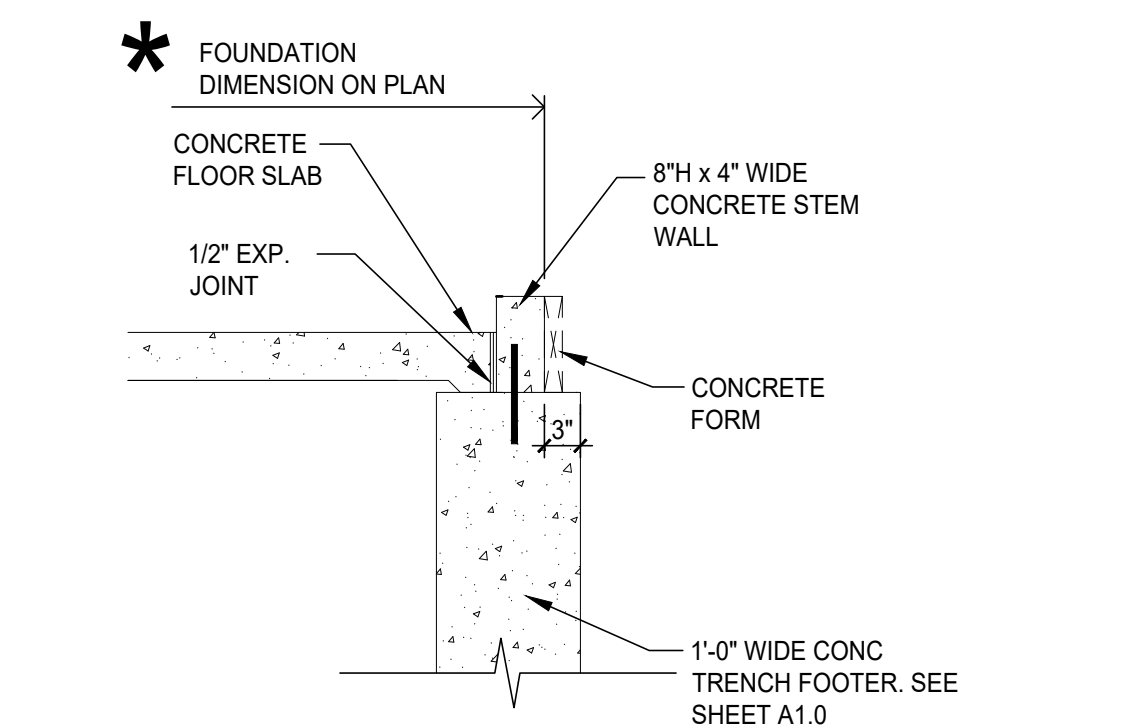
NOTE
WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.

NOTE:
EDGE OF FRAMED WALLS ARE TO BE INSET 3" FROM EXTERIOR FACE OF CONCRETE FOOTINGS (TYPICAL).

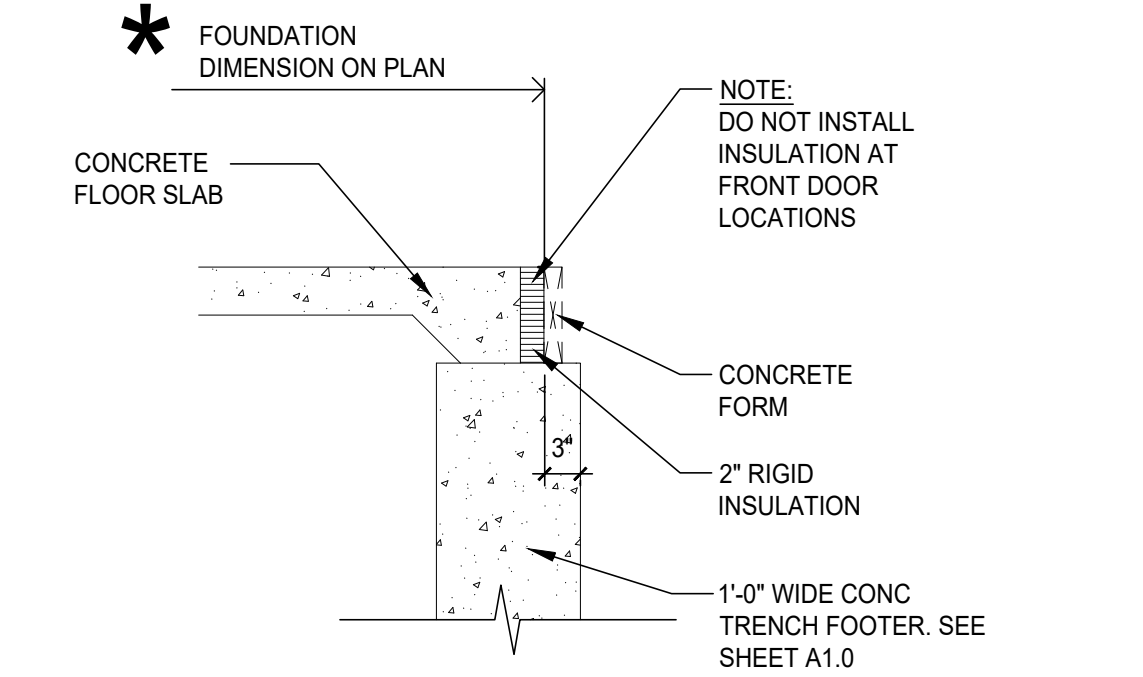
**** FOUNDATION NOTE: ****
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

NOTE:
TOP OF FOOTER - TOP OF UNIT SLAB -0'-8"



3 EXT. GARAGE WALL - 'F-2'
SCALE: 3/4" = 1'-0"



2 EXT. UNIT WALL - 'F-1'
SCALE: 3/4" = 1'-0"



REVISIONS
7/20/22 PLAN REVIEW & OWNER CHANGE

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FOUNDATION HAYDENWOOD MID
PROJECT #: 31121
DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371

INFORMATION REMOVED

FLAG NOTES:

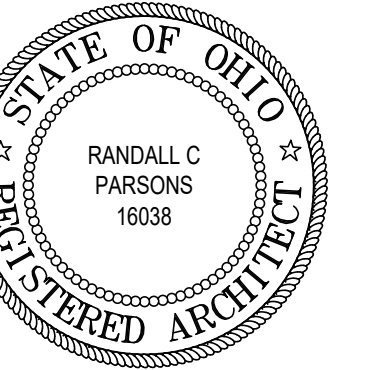
1. ELEVATION OF GARAGE SLAB AT GARAGE / UNIT WALL - SEE CIVIL.
2. ELEVATION OF GARAGE SLAB AT O.H. GARAGE DOOR - SEE CIVIL.
3. STEPPED FOOTING.
4. STEPPED SLAB - REFER TO CIVIL DRAWINGS.

NOTES:

REFER TO ENLARGED FOUNDATION PLANS FOR CORRESPONDING PLANS FOR LABELED UNITS.
 FINISHED FLOOR AND GARAGE FLOOR ELEVATION INFORMATION IS TO BE OBTAINED FROM THE CIVIL DRAWINGS.

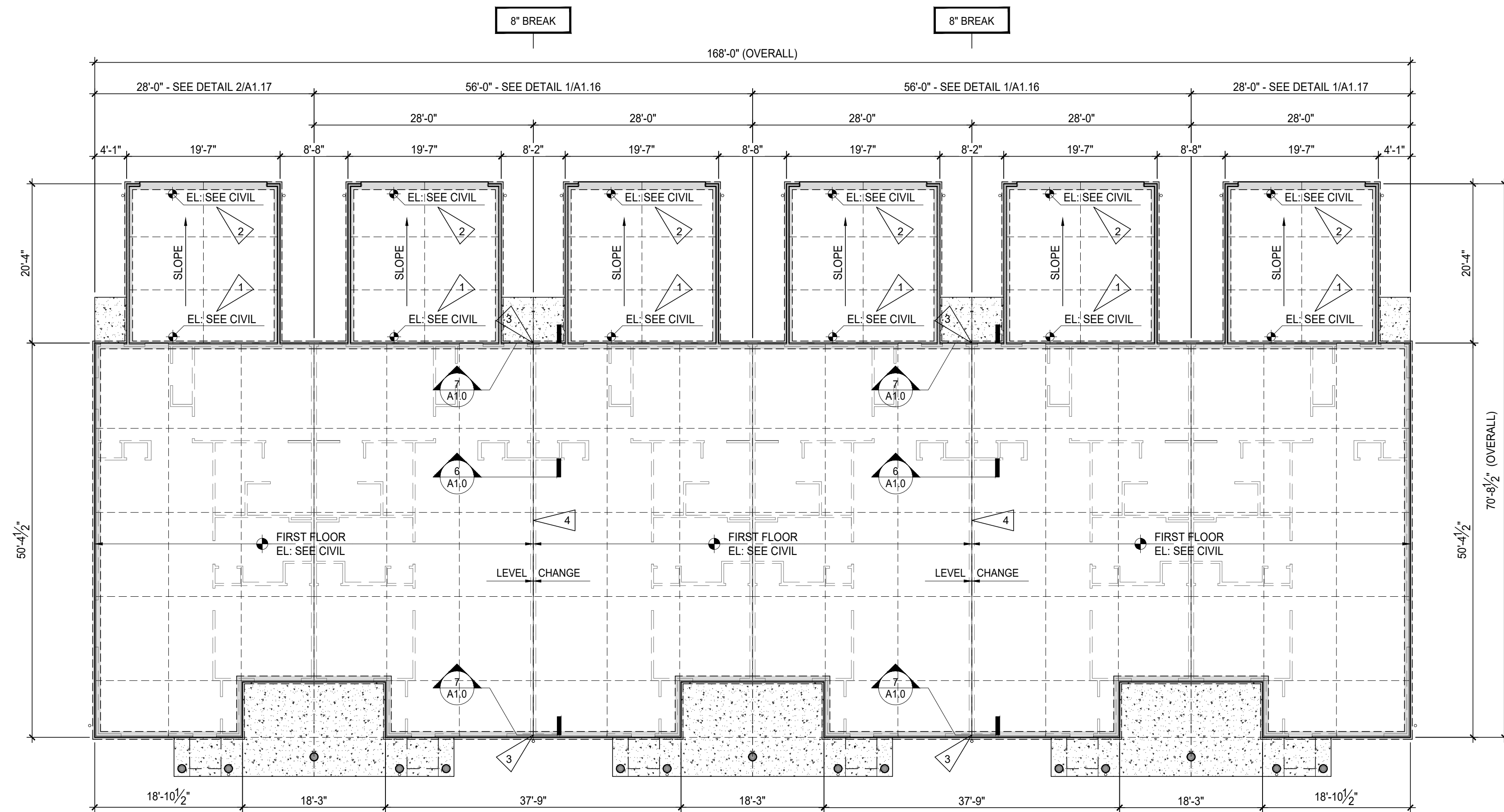
**** FOUNDATION NOTE: ****

FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.



REVISIONS
 7/20/22 PLAN REVIEW & OWNER CHANGE

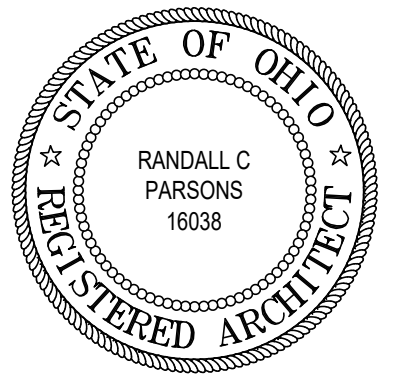
phone 330.666.5770
 fax 330.666.8812
 3660 Embassy Parkway
 Fairlawn, OH 44333
MPG ARCHITECTS mpg-architects.com
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OVERALL FOUNDATION PLAN
 SCALE : 3/32" = 1'-0" BUILDING: P

OVERALL FOUNDATION BLDG.: P
 PROJECT #: 31121
REDWOOD THE HARRISON PHASE IV
 RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371

DATE: APRIL 8, 2022



GENERAL NOTES:

- REFER TO ENLARGED FLOOR PLANS FOR INTERIOR ROOM DIMENSIONS AND OTHER SPECIFIC INFORMATION.
- SEE SHEET SERIES A6.X FOR DOOR AND WINDOW SCHEDULES.
- CONTRACTOR SHALL PROVIDE ALL WALL BOXES, ETC. AS REQUIRED FOR ROUGH-IN CONDITIONS. TELEPHONE AND T.V. PREWIRE TO BE COMPLETED BEFORE INSTALLATION OF GYPSUM WALLBOARD.
- ALL GRAB BAR BLOCKING FOR FUTURE GRAB BARS AT HANDICAP BATHS MUST BE ABLE TO RESIST A FULL FORCE OF 250 LBS. EXERTED AT ANY POINT IN ANY DIRECTION ON FUTURE GRAB BARS. BLOCKING AT TUBS AND SHOWERS IS TO BE FACTORY INSTALLED.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- FOR INTERIOR FINISHES FOR WALLS AND CEILINGS REFER TO FLAME AND SMOKE INDEX RATING ON SHEET SERIES A6.X.
- PRIMARY ENTRY DOORS SHALL HAVE "0" CLEARANCE THRESHOLDS TO MEET ALL ANSI REQUIREMENTS
- ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED. SEE FRAMING PLANS & WALL SECTIONS FOR MORE INFORMATION.

REVISIONS

- 7/20/22 PLAN REVIEW & OWNER CHANGE

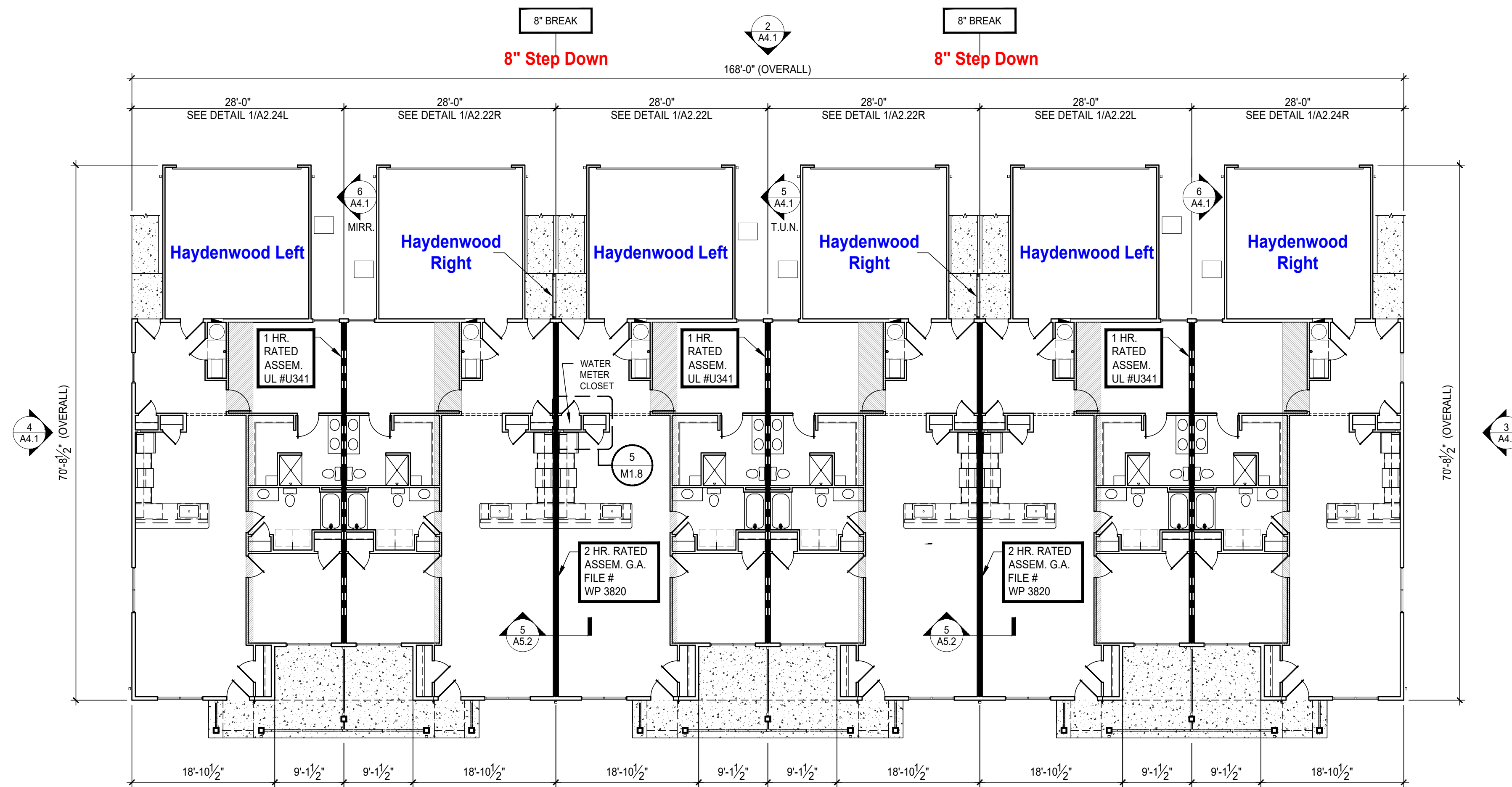
NOTES:

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

NOTES:

REFER TO ENLARGED FLOOR PLAN SHEETS TO SEE CORRESPONDING PLANS FOR LABELED UNITS.

T.U.N. - TYPICAL UNLESS NOTED



NOTE:
FLOOR LEVEL CHANGE. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS AND AMOUNT OF FLOOR LEVEL CHANGE.

NOTE:
FLOOR LEVEL CHANGE. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS AND AMOUNT OF FLOOR LEVEL CHANGE.

OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0" BUILDING: P

OVERALL FLOOR PLAN - BLDG.: P

PROJECT #: 31121 DATE: APRIL 8, 2022

REDWOOD THE HARRISON PHASE IV

RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371



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fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
MANN • PARSONS • GRAY ARCHITECTS
mpg-architects.com





REVISIONS
 7/20/22 PLAN REVIEW & OWNER CHANGE

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 3660 Embassy Parkway
 Fairlawn, OH 44333

MPG ARCHITECTS
 MANN • PARSONS • GRAY

Redwood
 APARTMENT NEIGHBORHOODS

HAYDENWOOD END LEFT PLAN
 DATE: APRIL 8, 2022
 PROJECT #: 31121
REDWOOD THE HARRISON PHASE IV
 RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371

A2.24L
 25 OF 59

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.
- BUILD WALLS TIGHT TO UNDERSIDE OF TRUSS BOTTOM CHORD. PROVIDE 2x4 CEILING JOISTS AT 8'-1" A.F.F. WITH 5/8" GYP. BD.
- ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54"
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20) SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT 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 HELVES WITH SUPPORT BRACKETS.
- VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 1/A5.11.
- 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 GP. 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 DETAIL 2/A5.4.
- DOWN SPOUT-REFER TO FOUNDATION AND CIVIL DRAWINGS.
- FROST FREE HOSE BIB.
- WASHER AND DRYER BY TENANT. 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 OPENINGS. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 6x6 P.T. WOOD POST WITH PVC SLEEVE. COLOR: WHITE.
- 3'-0" HIGH VINYL RAILING.
- 1'-0" STONE RETURN.
- BALLOON FRAME WALL. CONTINUOUS FLOOR TO UNDERSIDE OF GABLE END VAULTED TRUSS BOTTOM CHORD.

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 NOT USED.
- B1 NOT USED.
- B2 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B. 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. +/- 3/4 1/2" A.F.F.
- D NOT USED.

SYMBOLS LEGEND

- W INDICATES WALL CONSTRUCTION TYPE. REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- ROOM NAME INDICATES ROOM NAME REFER TO SHEET A6.6 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 A6.6 FOR WINDOW SCHEDULE
- 2/10 INDICATES DOOR SIZES- REFER TO SHEET A6.6 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
- STD STANDARD PROFILE END. SEE EXTERIOR ELEVATIONS.

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:

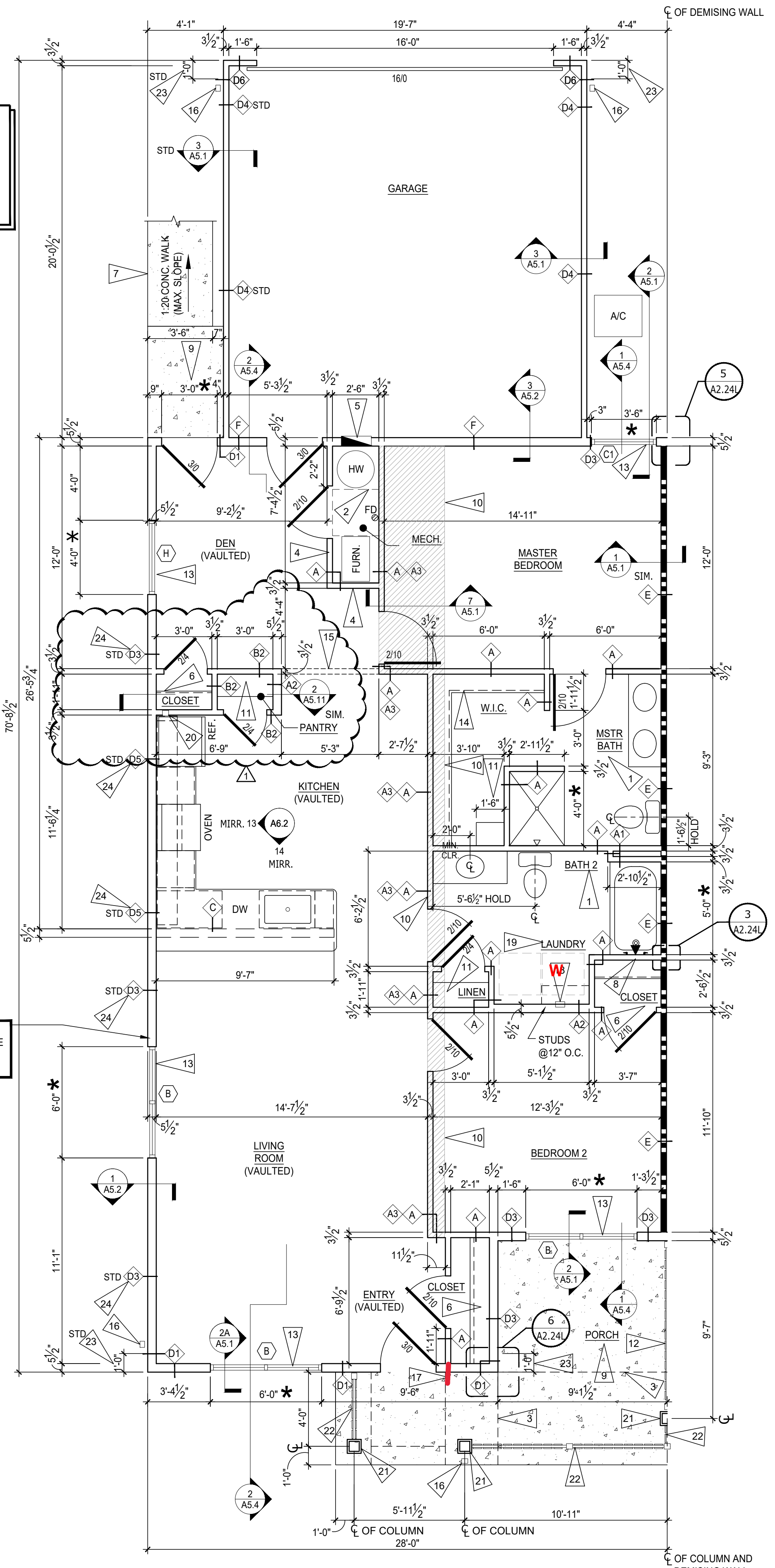
- ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL 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)

- 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 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.

BALLOON FRAME (WHERE NOTE 24 OCCURS)

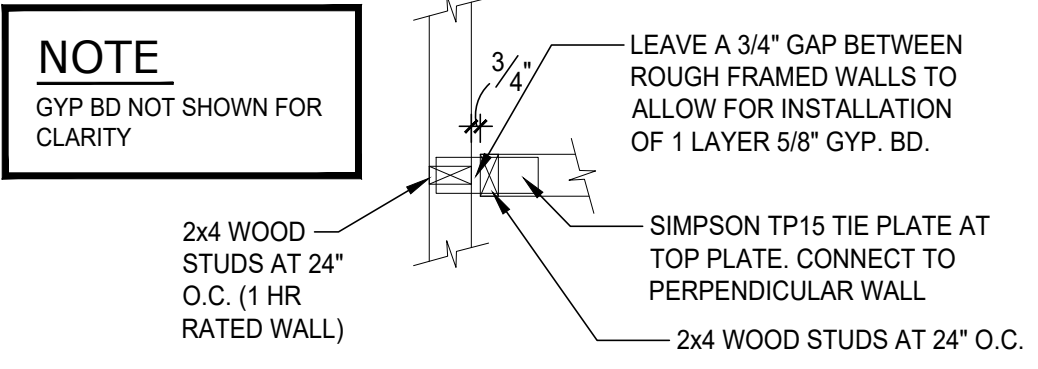
- D1 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. UPPER WALL HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED 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 EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C. 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.
- D6 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. FULL HEIGHT STONE VENEER 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



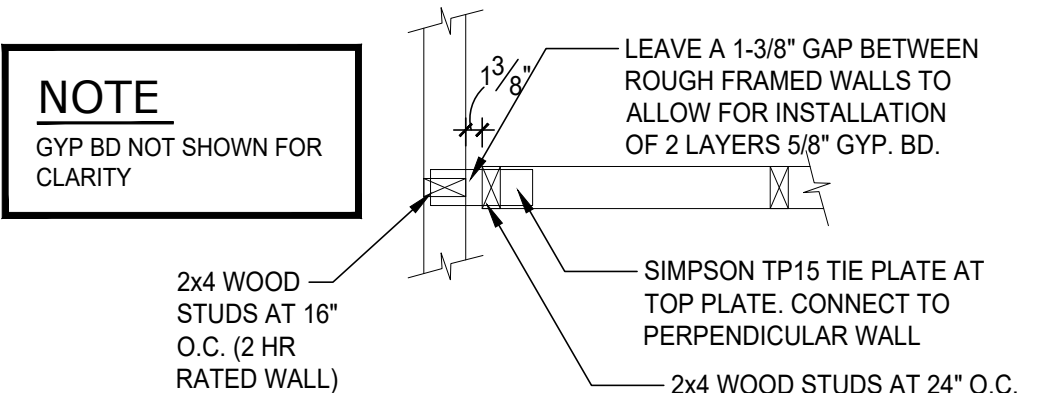
1 HAYDENWOOD END - LEFT PLAN
 SCALE: 1/4" = 1'-0"

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

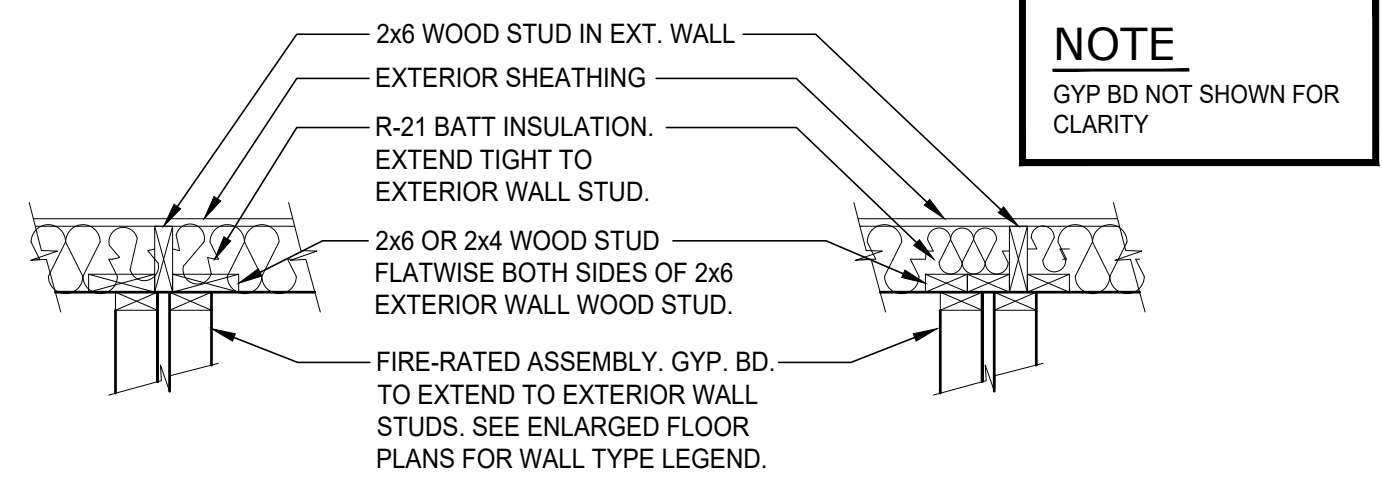
2 NOT USED
 SCALE: 3/4" = 1'-0"



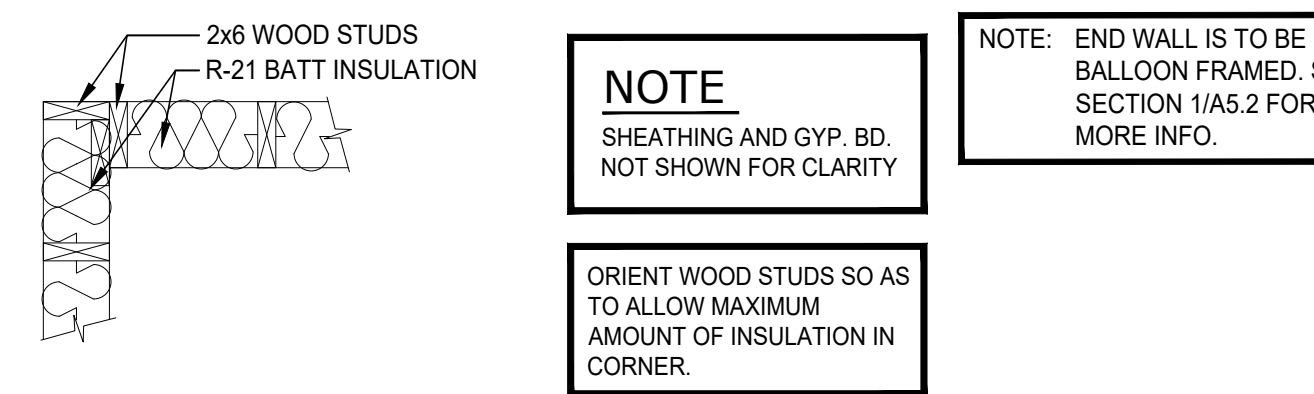
3 TYP. FRAMING - 1 HR WALL
 SCALE: 3/4" = 1'-0"



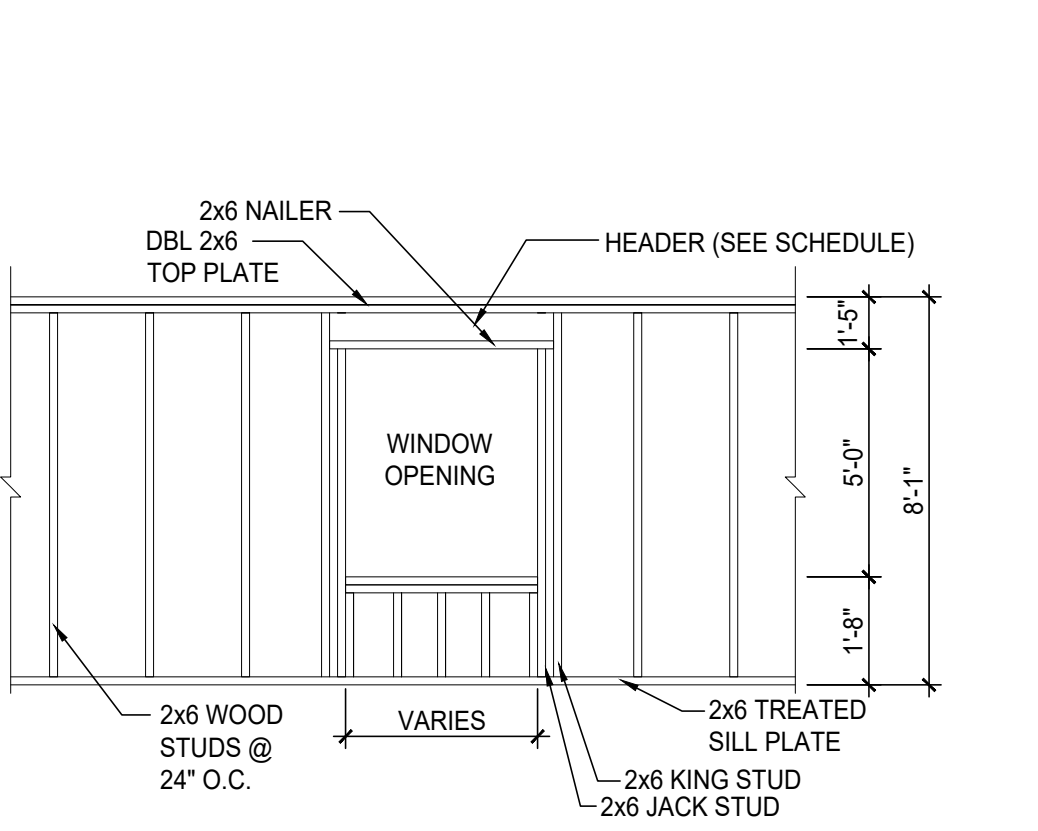
4 TYP. FRAMING - 2 HR WALL
 SCALE: 3/4" = 1'-0"



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



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



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



REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

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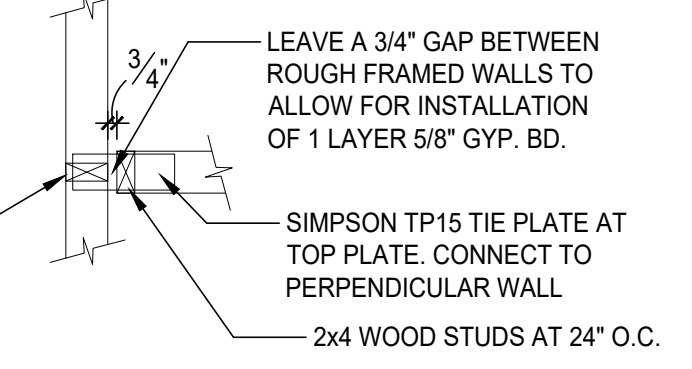
HAYDENWOOD MID RIGHT PLAN
 DATE: APRIL 8, 2022

REDWOOD THE HARRISON PHASE IV
 RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371

A2.22R
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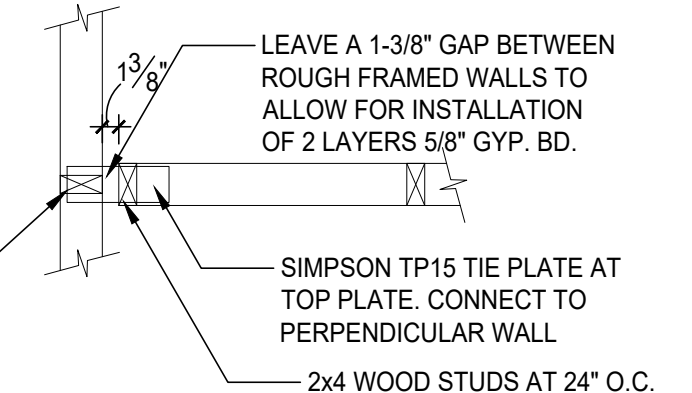
2 NOT USED
 SCALE: 3/4" = 1'-0"

NOTE
 GYP BD NOT SHOWN FOR CLARITY

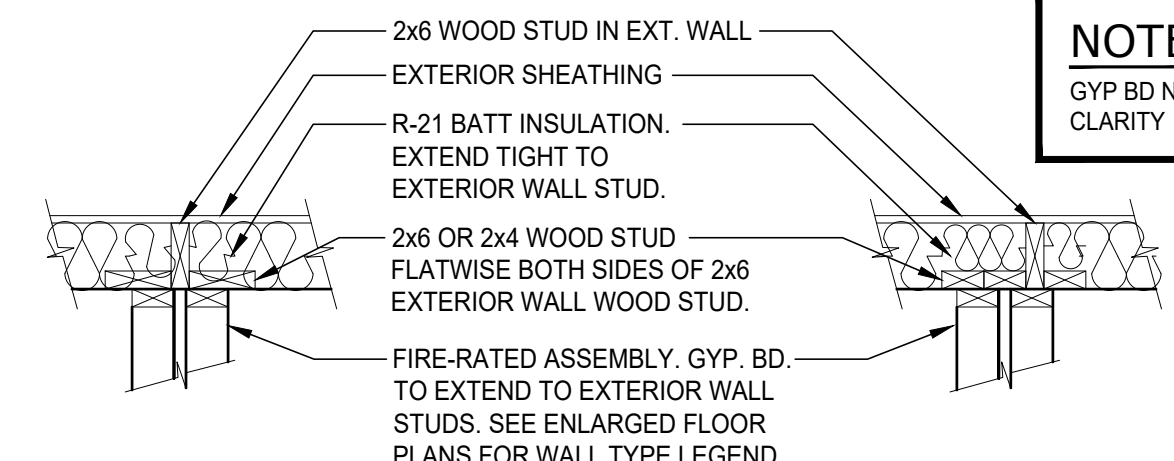


3 TYP. FRAMING - 1 HR WALL
 SCALE: 3/4" = 1'-0"

NOTE
 GYP BD NOT SHOWN FOR CLARITY

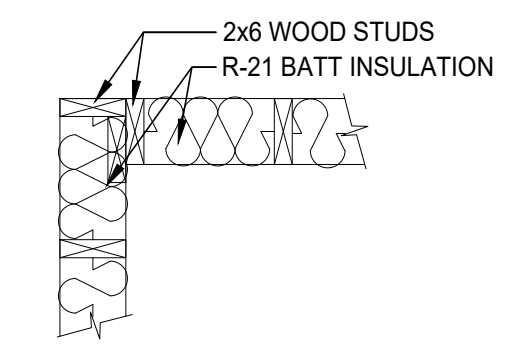


4 TYP. FRAMING - 2 HR WALL
 SCALE: 3/4" = 1'-0"



NOTE
 GYP BD NOT SHOWN FOR CLARITY

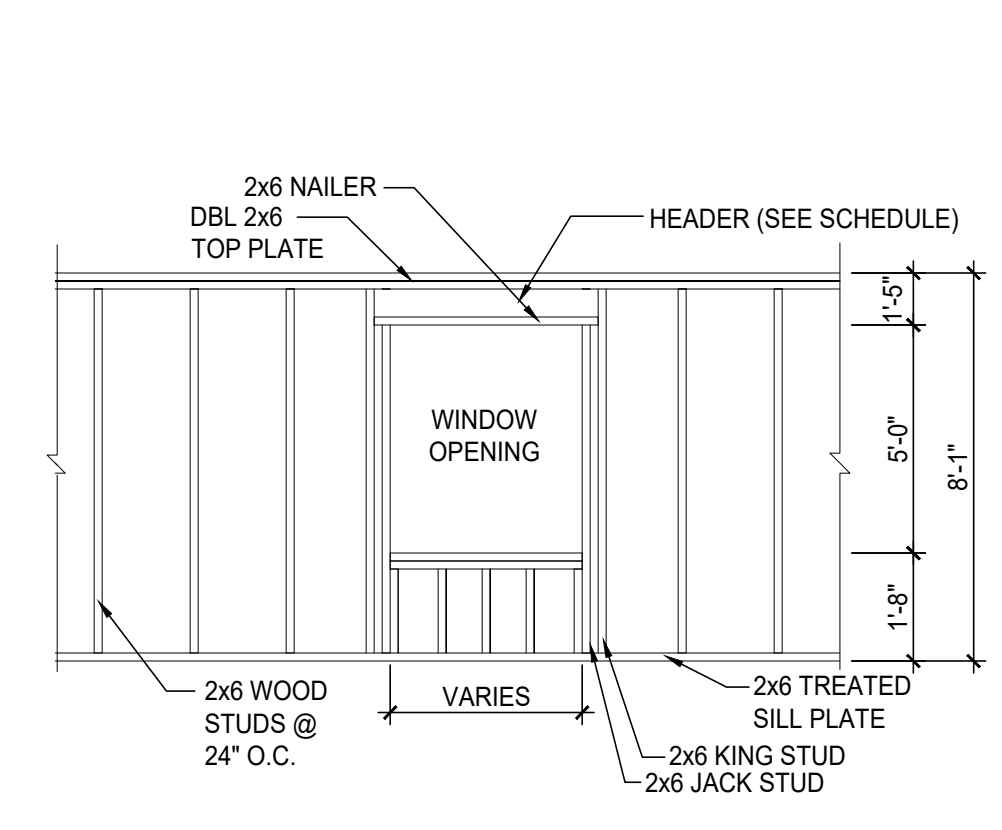
5 FRAMING - EXTERIOR WALL
 SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)



NOTE
 SHEATHING AND GYP. BD. NOT SHOWN FOR CLARITY

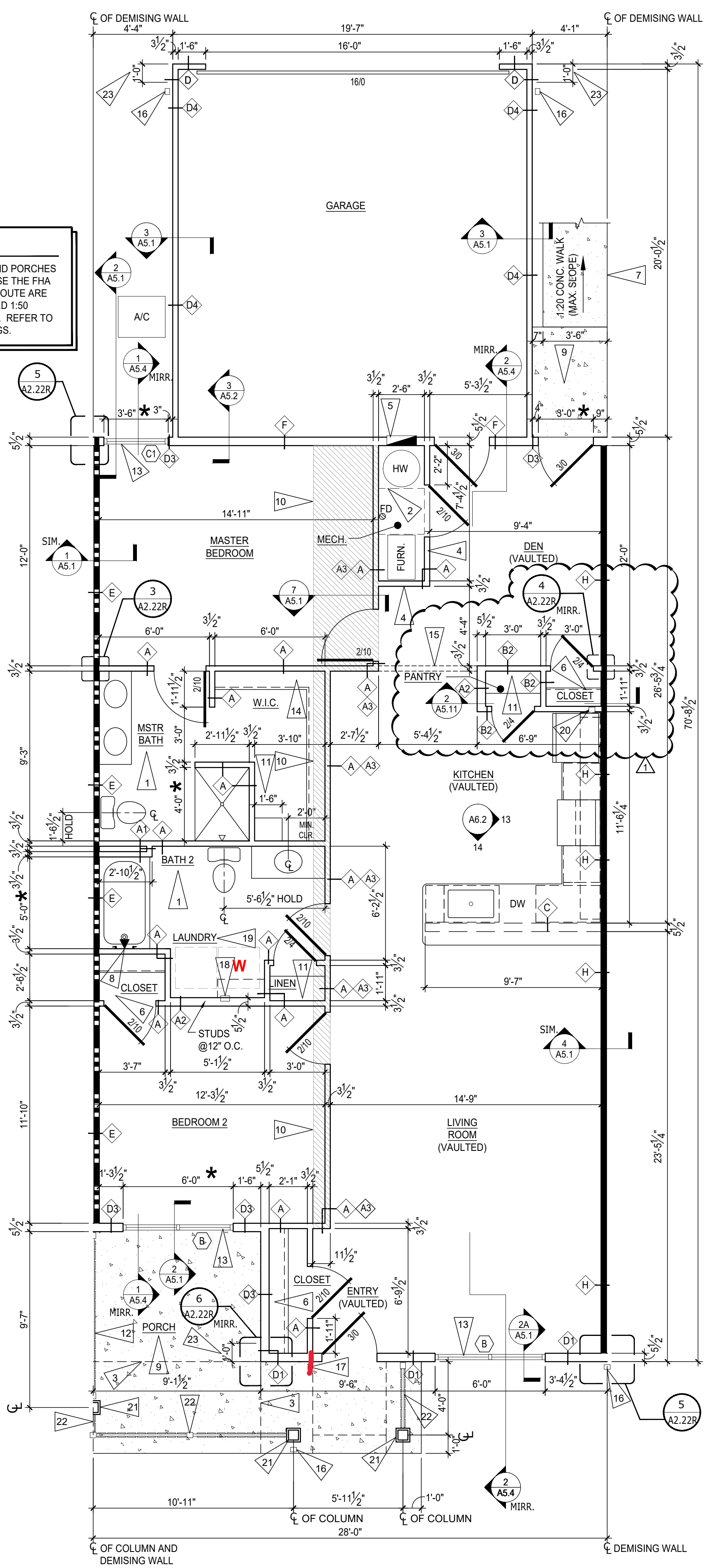
ORIENT WOOD STUDS SO AS TO ALLOW MAXIMUM AMOUNT OF INSULATION IN CORNER.

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



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

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



1 HAYDENWOOD MID - RIGHT PLAN
 SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

- INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- INDICATES ROOM NAME REFER TO SHEET A6.6 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 A6.6 FOR WINDOW SCHEDULE
- INDICATES DOOR SIZES- REFER TO SHEET A6.6 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.

NOTES:

1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
 2. 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:

1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
2. 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.
3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
4. 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.
5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

FLAG NOTES:

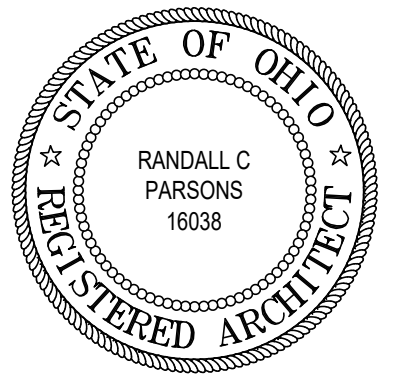
1. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
2. 30" X 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
3. SAW CUT - SEE FOUNDATION SHEETS.
4. BUILD WALLS TIGHT TO UNDERSIDE OF TRUSS BOTTOM CHORD. PROVIDE 2x4 CEILING JOISTS AT 8'-1" A.F.F. WITH 5/8" GYP. BD.
5. ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
6. PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54"
7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20) SLOPE (MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT EXCEED 6"
8. PROVIDE PLUMBING ACCESS PANEL.
9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
11. PROVIDE (4) WIRE HELVES WITH SUPPORT BRACKETS.
12. VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 1/A5.11.
13. 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 1x1 TRIM WITH CASING ON SILL.
14. 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.
15. HEADER: 6'-11" ABOVE FINISHED FLOOR - SEE DETAIL 2/A5.4.
16. DOWN SPOUT-REFER TO FOUNDATION AND CIVIL DRAWINGS.
17. FROST FREE HOSE BIB.
18. WASHER AND DRYER BY TENANT. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. WASHER TO BE INSTALLED ON LEFT SIDE OF OPENINGS. DRYER TO BE INSTALLED ON RIGHT SIDE.
20. ICE MAKER WATER SOURCE.
21. 6x6 P.T. WOOD POST WITH PVC SLEEVE. COLOR: WHITE.
22. 3'-0" HIGH VINYL RAILING.
23. 1'-0" STONE RETURN.

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'.
- NOT USED.
- NOT USED.
- 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B. 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 5/8" GYP. BD. INTERIOR.
LOWER WALL
STONE VENEER OVER 1 1/8" 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
- 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 1/8" 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
- NOT USED.
- 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.
- 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 ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATING 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.
- NOT USED.
- 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.

WALL TYPE LEGEND (CONT'D)

- 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.



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HAYDENWOOD MID LEFT PLAN
DATE: APRIL 8, 2022
PROJECT #: 31121
REDWOOD THE HARRISON PHASE IV
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371

A2.22L
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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.
- BUILD WALLS TIGHT TO UNDERSIDE OF TRUSS BOTTOM CHORD. PROVIDE 2x4 CEILING JOISTS AT 8'-1" A.F.F. WITH 5/8" GYP. BD.
- ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54"
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20) SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT 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 HELVES WITH SUPPORT BRACKETS.
- VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 1/A5.11.
- 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 GP. BD. INSTALL 1x1 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 DETAIL 2/A5.4.
- DOWN SPOUT-REFER TO FOUNDATION AND CIVIL DRAWINGS.
- FROST FREE HOSE BIB.
- WASHER AND DRYER BY TENANT. 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 OPENINGS. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 6x6 P.T. WOOD POST WITH PVC SLEEVE. COLOR: WHITE.
- 3'-0" HIGH VINYL RAILING.
- 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 NOT USED.
- B1 NOT USED.
- B2 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B. 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 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 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.

SYMBOLS LEGEND

- W INDICATES WALL CONSTRUCTION TYPE. REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- ROOM NAME INDICATES ROOM NAME REFER TO SHEET A6.6 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 A6.6 FOR WINDOW SCHEDULE
- 2/10 INDICATES DOOR SIZES- REFER TO SHEET A6.6 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.

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 :

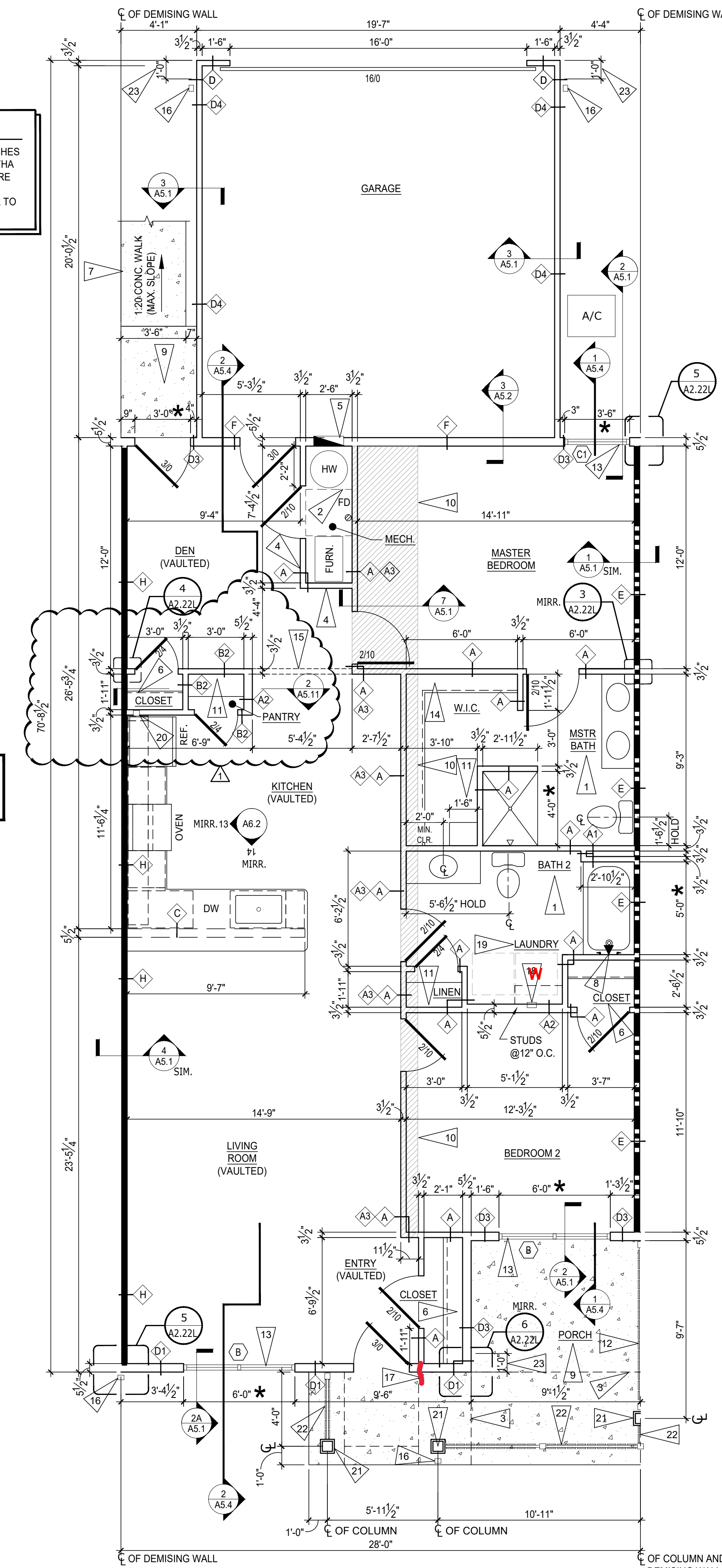
REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

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)

- 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.

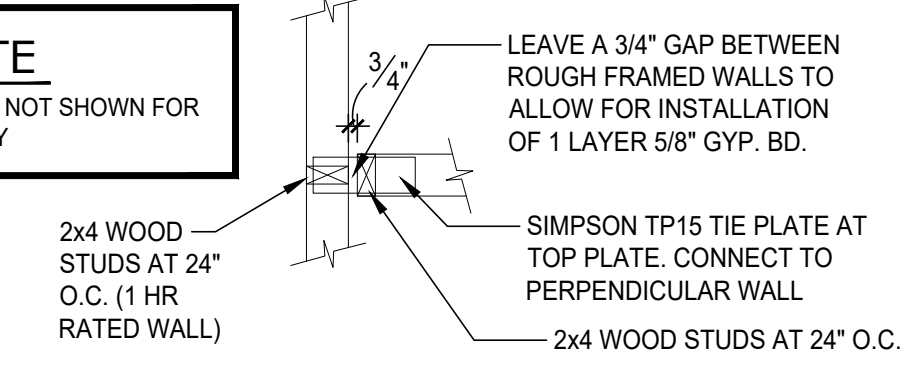


1 HAYDENWOOD MID - LEFT PLAN
SCALE: 1/4" = 1'-0"

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

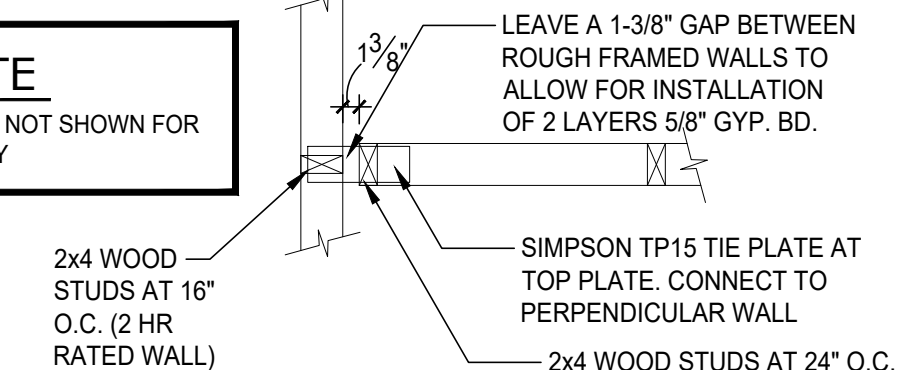
2 NOT USED
SCALE: 3/4" = 1'-0"

NOTE
GYP BD NOT SHOWN FOR CLARITY

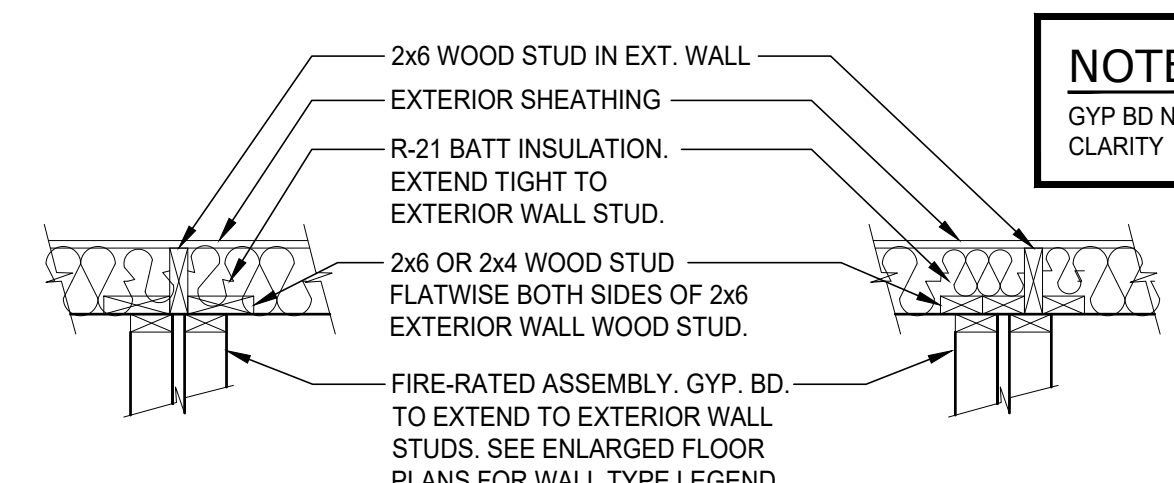


3 TYP. FRAMING - 1 HR WALL
SCALE: 3/4" = 1'-0"

NOTE
GYP BD NOT SHOWN FOR CLARITY

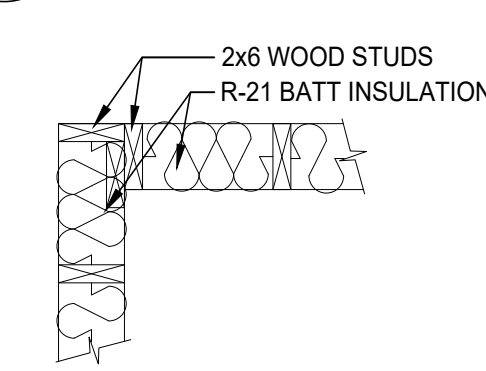


4 TYP. FRAMING - 2 HR WALL
SCALE: 3/4" = 1'-0"



NOTE
GYP BD NOT SHOWN FOR CLARITY

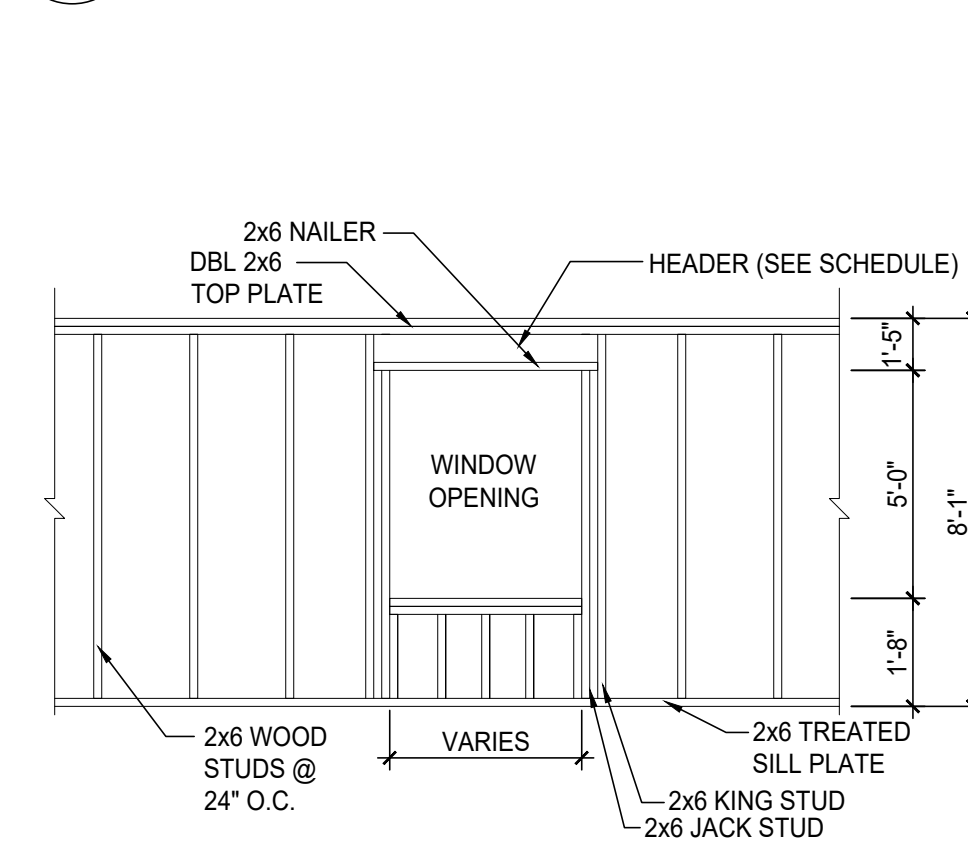
5 FRAMING - EXTERIOR WALL
SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)



NOTE
SHEATHING AND GYP. BD. NOT SHOWN FOR CLARITY

ORIENT WOOD STUDS SO AS TO ALLOW MAXIMUM AMOUNT OF INSULATION IN CORNER.

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



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



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Redwood
 APARTMENT NEIGHBORHOODS

HAYDENWOOD END RIGHT PLAN
 DATE: APRIL 8, 2022
 PROJECT #: 31121
REDWOOD THE HARRISON PHASE IV
 RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371

A2.24R
 26 OF 59

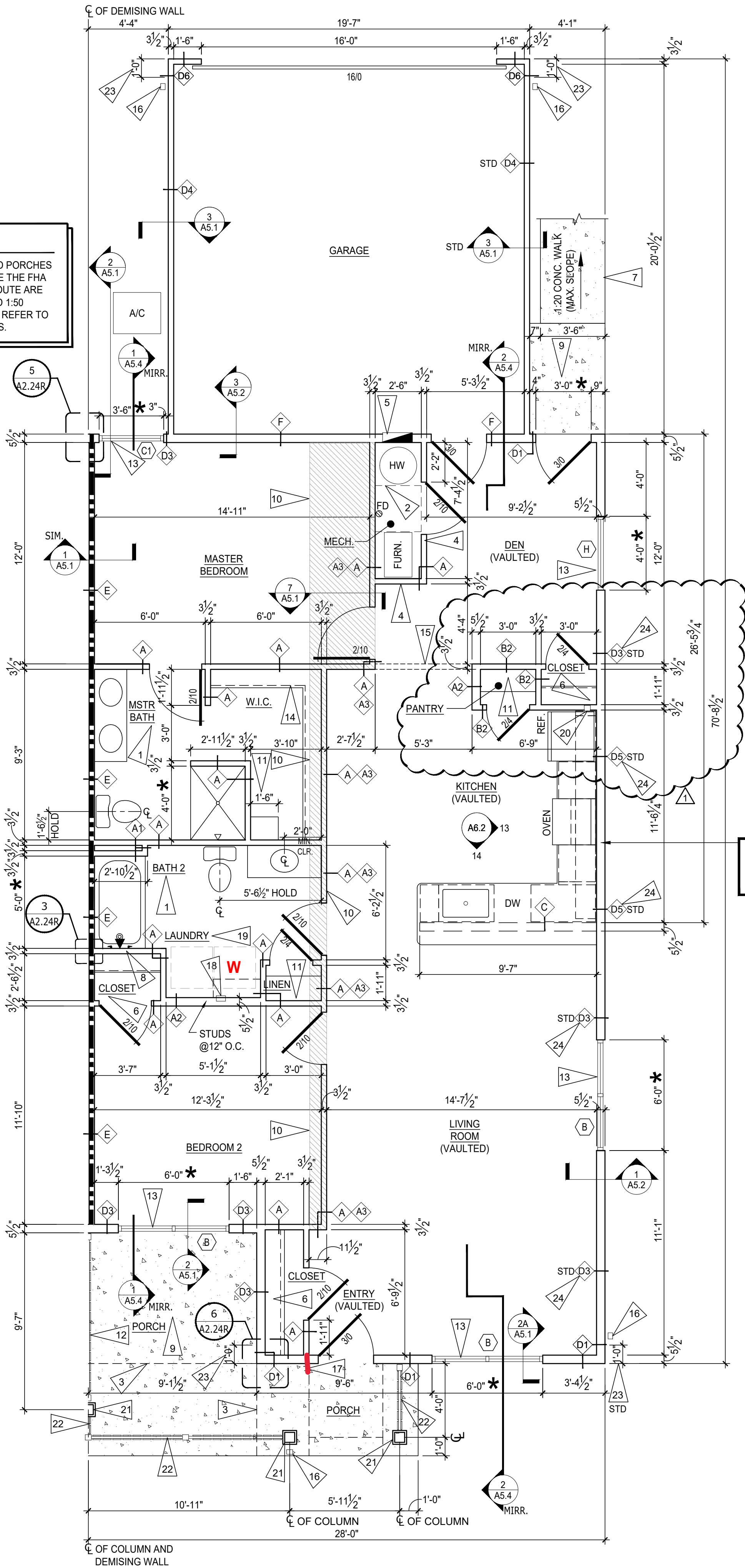
- SYMBOLS LEGEND**
- W — INDICATES WALL CONSTRUCTION TYPE. REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
 - ROOM NAME — INDICATES ROOM NAME REFER TO SHEET A6.6 FOR ROOM FINISH MATERIALS
 - TYPICAL SECTION AND DETAIL FLAGS:
 - REFERS TO SECTION OR ELEVATION NUMBER
 - REFERS TO DRAWING SHEET NUMBER
 - A — INDICATES WINDOW TYPES- REFER TO SHEET A6.6 FOR WINDOW SCHEDULE
 - 2/10 — INDICATES DOOR SIZES- REFER TO SHEET A6.6 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
 - STD — STANDARD PROFILE END. SEE EXTERIOR ELEVATIONS.
- 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.
 - BUILD WALLS TIGHT TO UNDERSIDE OF TRUSS BOTTOM CHORD. PROVIDE 2x4 CEILING JOISTS AT 8'-1" A.F.F. WITH 5/8" GYP. BD.
 - ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
 - PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54"
 - REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT 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 HELVES WITH SUPPORT BRACKETS.
 - VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 1/A5.11.
 - 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 GP. 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 DETAIL 2/A5.4.
 - DOWN SPOUT-REFER TO FOUNDATION AND CIVIL DRAWINGS.
 - FROST FREE HOSE BIB.
 - WASHER AND DRYER BY TENANT. 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 OPENINGS. DRYER TO BE INSTALLED ON RIGHT SIDE.
 - ICE MAKER WATER SOURCE.
 - 6x6 P.T. WOOD POST WITH PVC SLEEVE. COLOR: WHITE.
 - 3'-0" HIGH VINYL RAILING.
 - 1'-0" STONE RETURN.
 - BALLOON FRAME WALL. CONTINUOUS FLOOR TO UNDERSIDE OF GABLE END VAULTED TRUSS BOTTOM CHORD.

- 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)**
- 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 — 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.

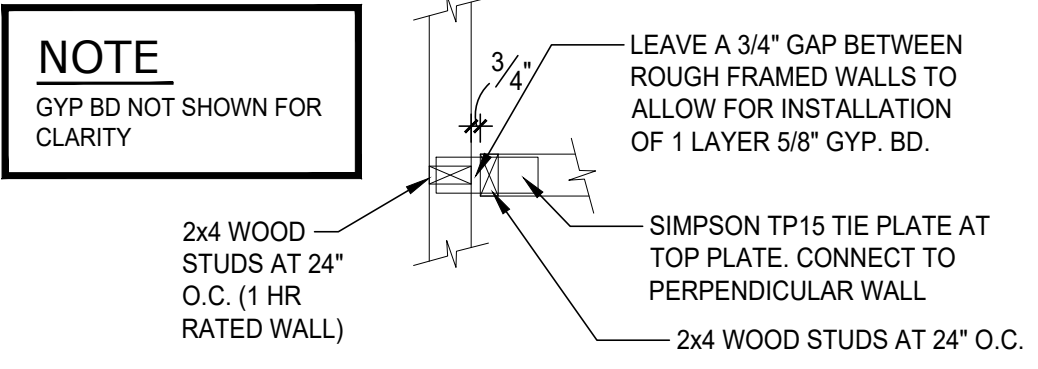
- BALLOON FRAME (WHERE NOTE 24 OCCURS)**
- D1 — EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. UPPER WALL
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
 LOWER WALL
 STONE VENEER 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 — EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C.
 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.
 - D6 — EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
 FULL HEIGHT STONE VENEER
 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



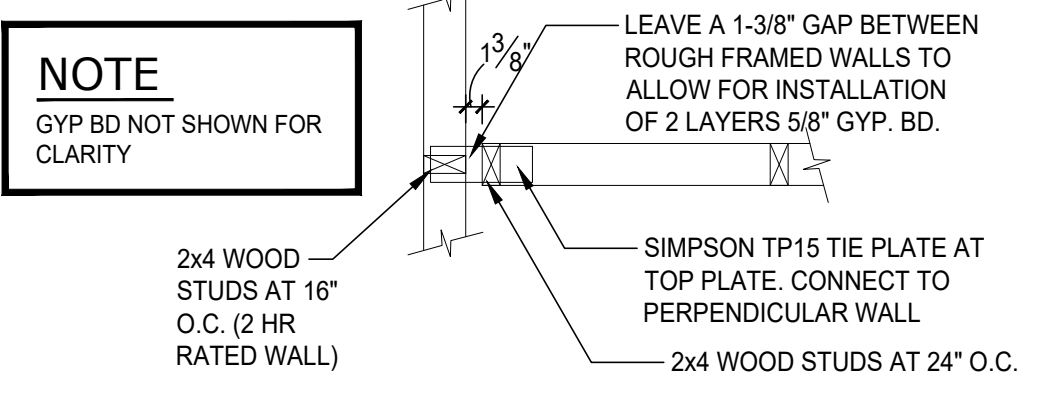
NOTE
 WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.

NOTE: END WALL IS TO BE BALLOON FRAMED. SEE SECTION 1/A5.2 FOR MORE INFO.

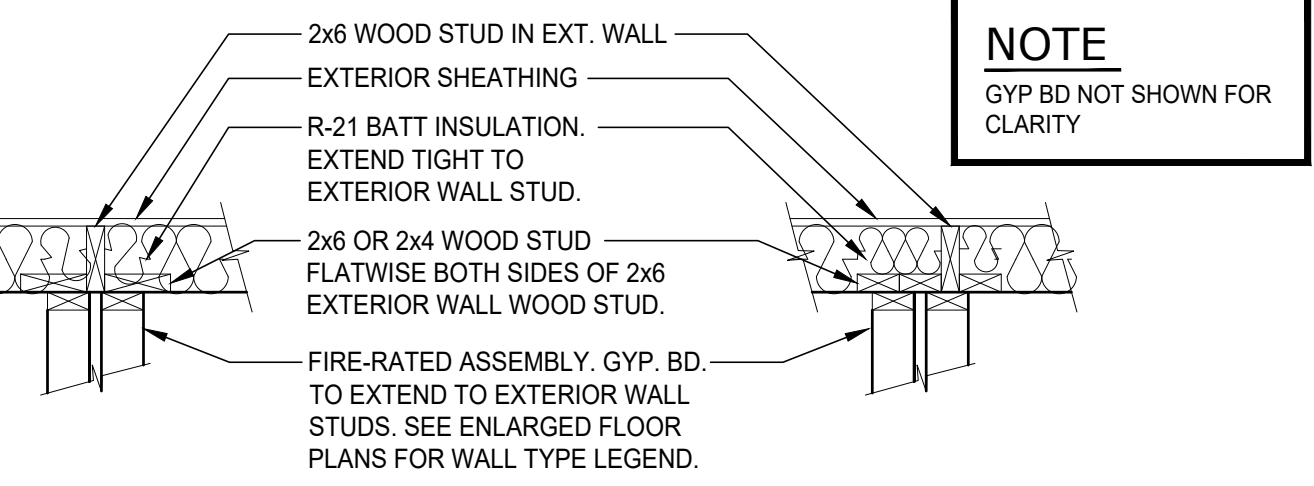
2 NOT USED
 SCALE: 3/4" = 1'-0"



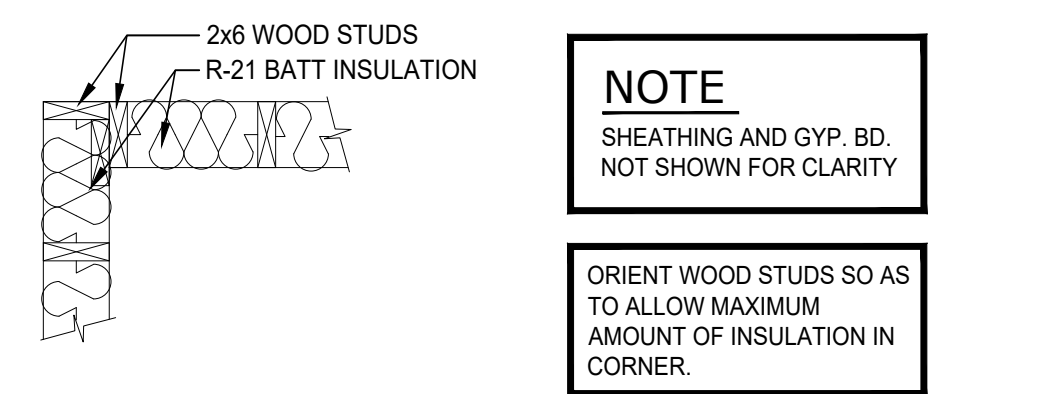
3 TYP. FRAMING - 1 HR WALL
 SCALE: 3/4" = 1'-0"



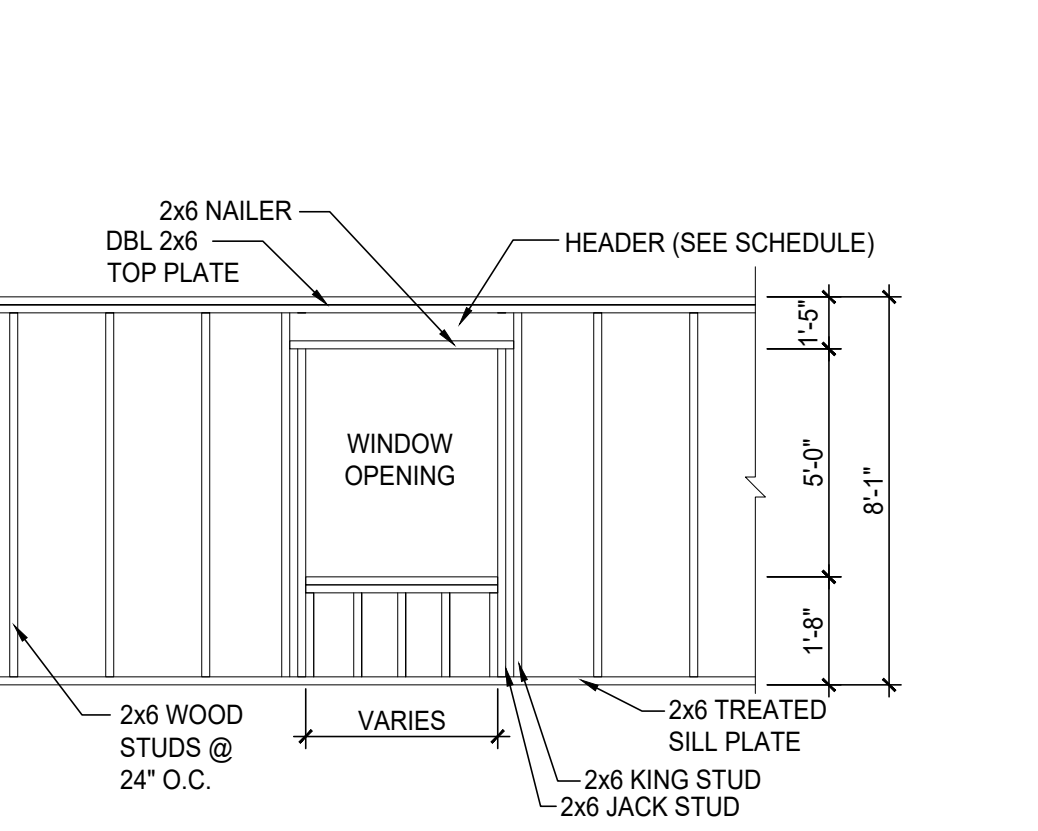
4 TYP. FRAMING - 2 HR WALL
 SCALE: 3/4" = 1'-0"



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

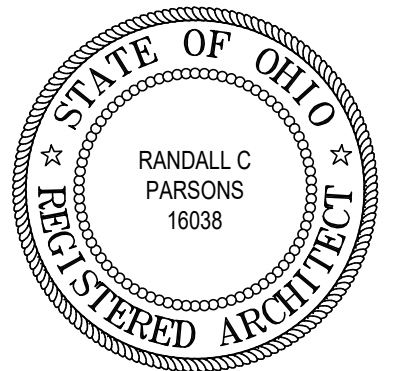


6 FRAMING - OUTSIDE CORNER
 SCALE: 3/4" = 1'-0"



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

1 HAYDENWOOD END - RIGHT PLAN
 SCALE: 1/4" = 1'-0"



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MECH. & PLUMBING PLANS - HAYDENWOOD

DATE: APRIL 8, 2022

PROJECT #: 31121
REDWOOD THE HARRISON PHASE IV



RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371

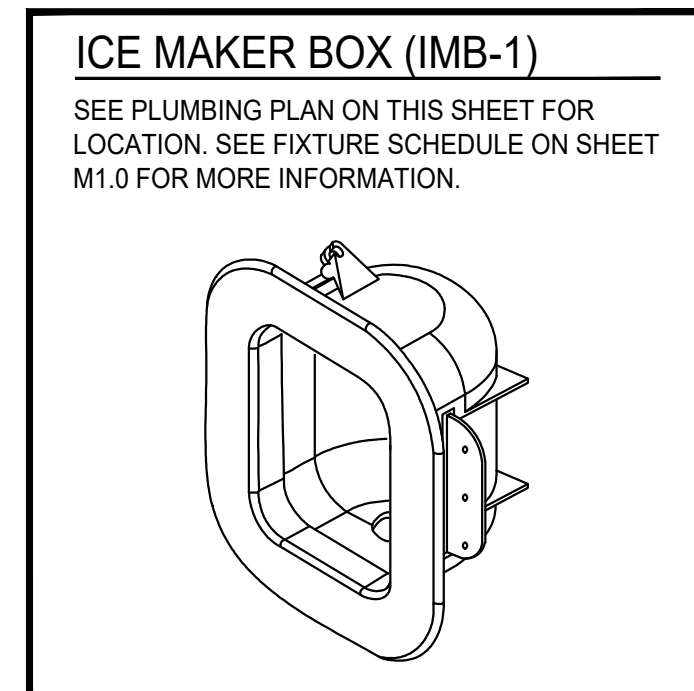
M1.8
 3 OF 4

- NOTES:**
- REFER TO SHEET M1.0 FOR PLUMBING AND MECHANICAL SPECS.
 - 4" Ø, 26 GAUGE (MIN.) DRYER EXHAUST DUCT TO RUN UP THROUGH ROOF. CONTRACTOR TO INSTALL ROOF VENT WITH BACKDRAFT DAMPER ON REAR SIDE OF ROOF. DRYER EXHAUST DUCT LENGTH SHALL NOT EXCEED 25'. SEE DETAIL 1/M1.0 FOR MORE INFORMATION.
 - BATHROOM EXHAUST FAN SHALL VENT DIRECTLY TO THE EXTERIOR THROUGH THE SOFFIT.
 - ALL ROOF DRAINS SHALL DRAIN TO THE STORM SEWER SYSTEM. REFER TO THE SITE UTILITIES PLAN FOR MORE INFORMATION.

WASHER & DRYER LOCATION
 WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING, DRYER TO BE INSTALLED ON THE RIGHT SIDE OF OPENING

NOTE:
 CORRUGATED GAS PIPING IS TO BE BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM WITH A MINIMUM #6 AWG COPPER WIRE OR EQUIVALENT.

NOTE:
 PLUMBER TO INSTALL STEEL GAS PIPE FROM METER TO ATTIC SPACE. NO FLEX PIPE IS TO BE INSTALLED IN THE WALL CAVITY.

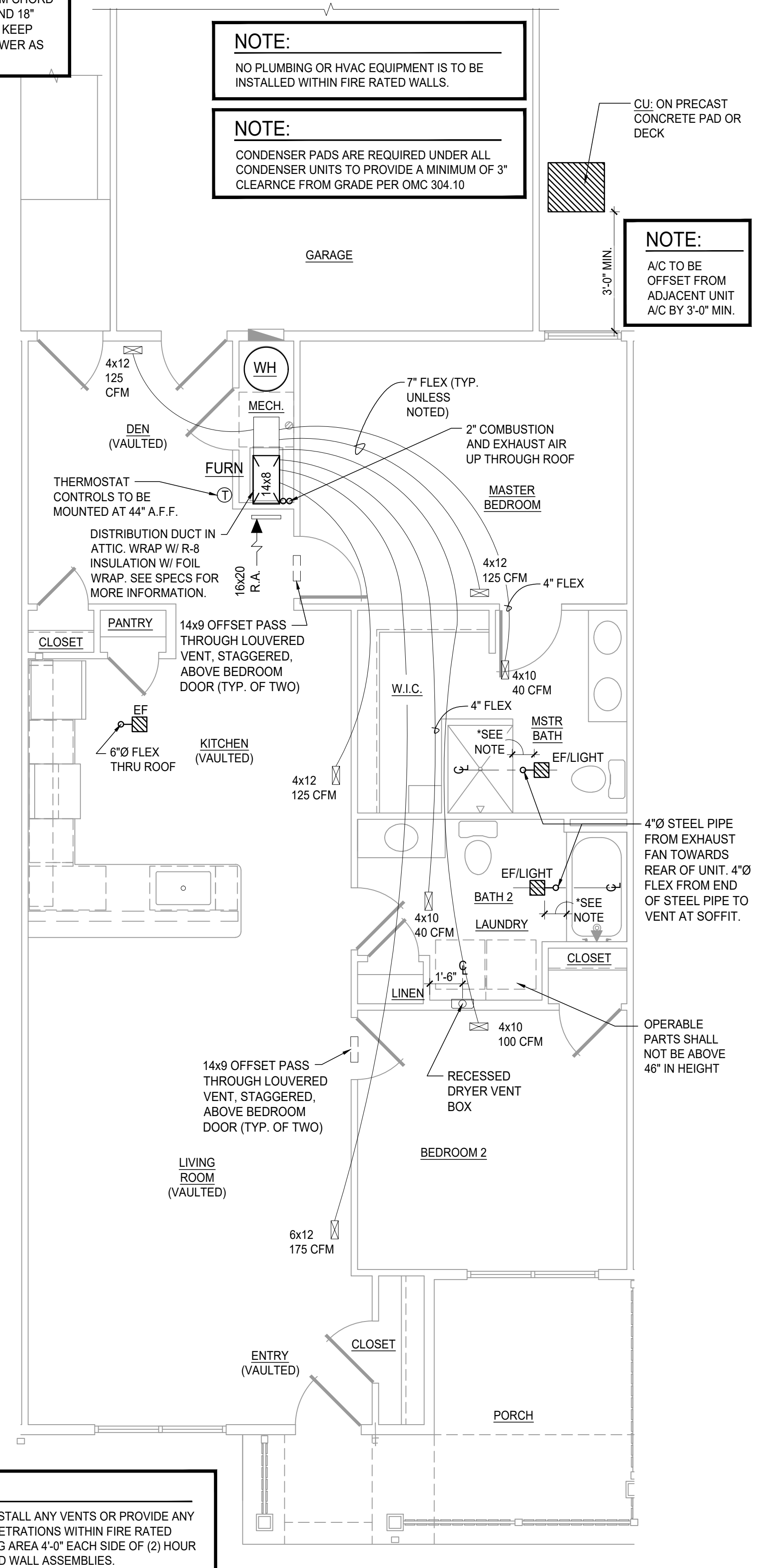


BATH FAN/LIGHT PLACEMENT
NOTE:
 ADJUST LOCATION OF BATH FAN / LIGHT AS NECESSARY TO AVOID TRUSS BOTTOM CHORD ABOVE. PLACE FAN / LIGHT 12" MIN. AND 18" MAX. FROM EDGE OF TUB / SHOWER. KEEP FAN / LIGHT CENTERED ON TUB / SHOWER AS MUCH AS POSSIBLE.

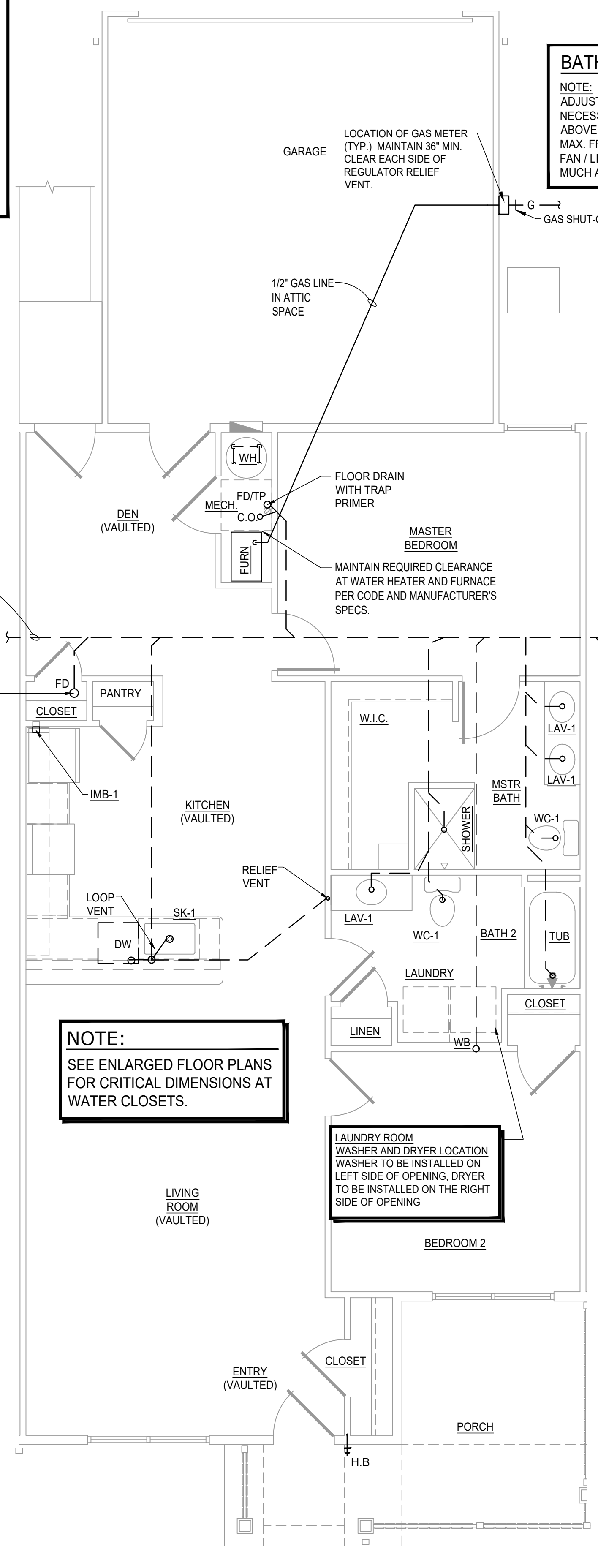
NOTE:
 NO PLUMBING OR HVAC EQUIPMENT IS TO BE INSTALLED WITHIN FIRE RATED WALLS.

NOTE:
 CONDENSER PADS ARE REQUIRED UNDER ALL CONDENSER UNITS TO PROVIDE A MINIMUM OF 3" CLEARANCE FROM GRADE PER OMC 304.10

NOTE:
 A/C TO BE OFFSET FROM ADJACENT UNIT A/C BY 3'-0" MIN.



NOTE:
 DO NOT INSTALL ANY VENTS OR PROVIDE ANY ROOF PENETRATIONS WITHIN FIRE RATED SHEATHING AREA 4'-0" EACH SIDE OF (2) HOUR FIRE RATED WALL ASSEMBLIES.



LAUNDRY ROOM WASHER AND DRYER LOCATION
 WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING, DRYER TO BE INSTALLED ON THE RIGHT SIDE OF OPENING

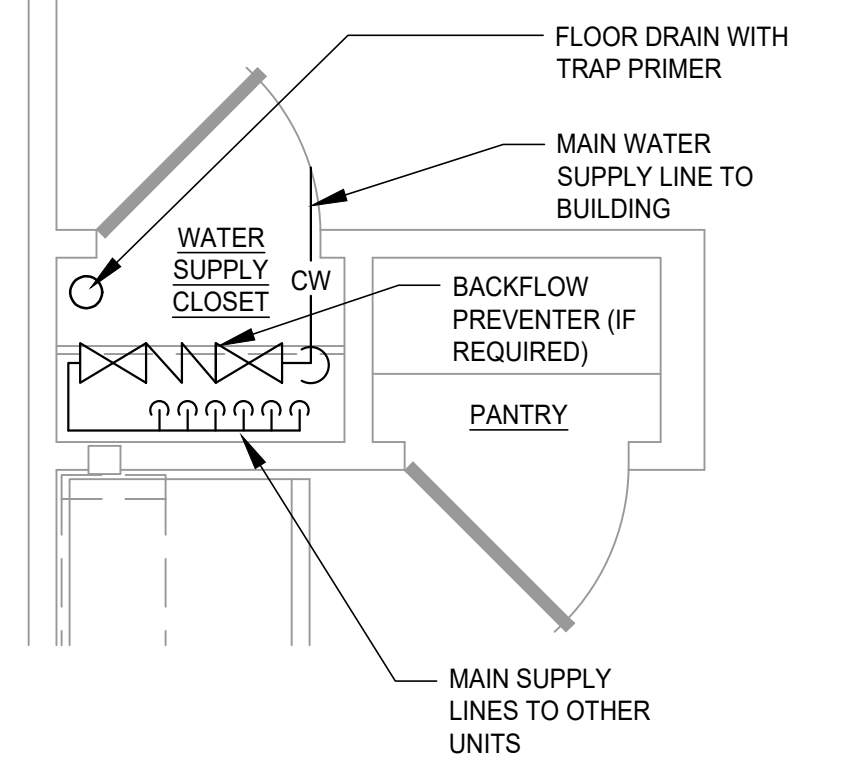
NOTE:
 SEE ENLARGED FLOOR PLANS FOR CRITICAL DIMENSIONS AT WATER CLOSETS.

4" Ø FOR 1-8 UNITS
 6" Ø FOR 9+ UNITS

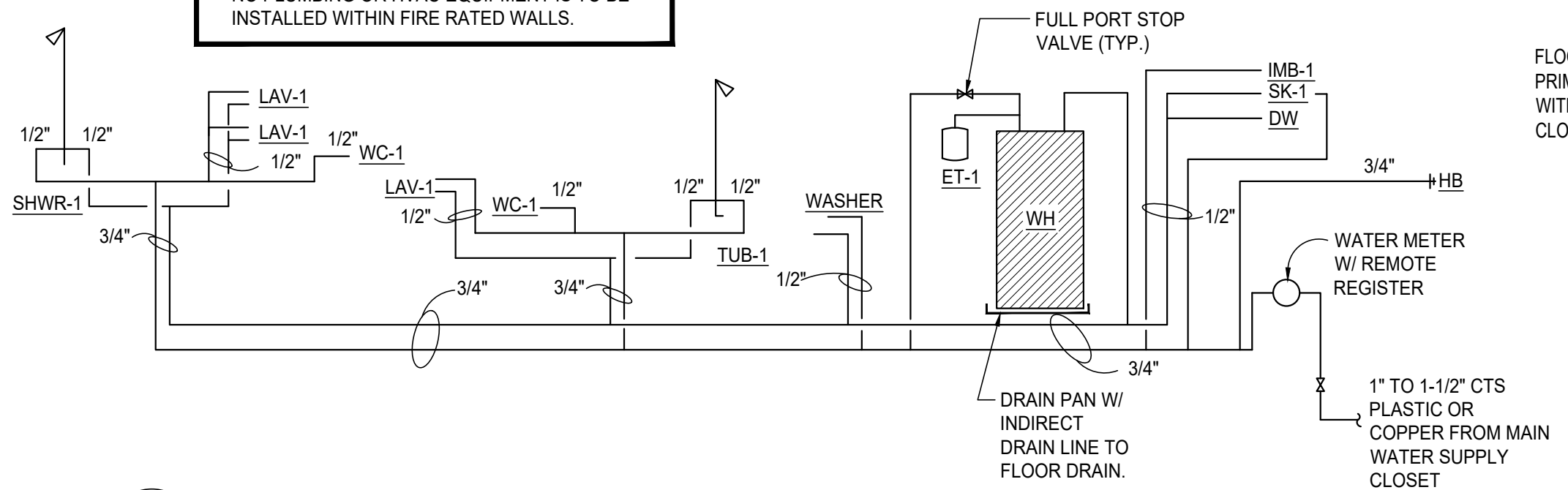
FLOOR DRAIN WITH TRAP PRIMER REQUIRED IN UNIT WITH WATER METER SUPPLY CLOSET.

1" TO 1-1/2" CTS PLASTIC OR COPPER FROM MAIN WATER SUPPLY CLOSET

5 WATER SUPPLY CLOSET - HAYDENWOOD
 SCALE: N.T.S.

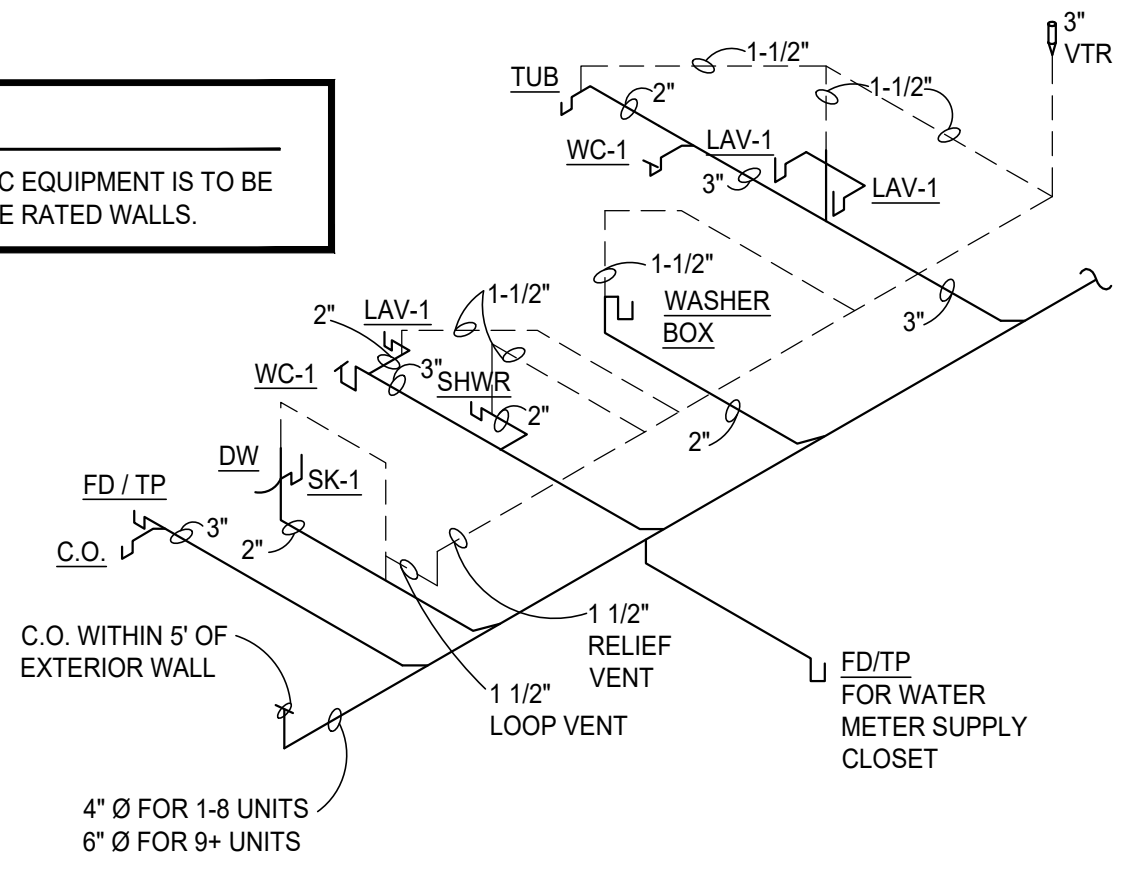


NOTE:
 NO PLUMBING OR HVAC EQUIPMENT IS TO BE INSTALLED WITHIN FIRE RATED WALLS.



4 WATER SCHEMATIC - HAYDENWOOD
 SCALE: NOT TO SCALE

NOTE:
 NO PLUMBING OR HVAC EQUIPMENT IS TO BE INSTALLED WITHIN FIRE RATED WALLS.



3 PLUMBING ISOMETRIC - HAYDENWOOD
 SCALE: NOT TO SCALE

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

1 MECHANICAL PLAN - HAYDENWOOD
 SCALE: 1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	WASTE	VENT	H.W.	C.W.	MANUFACTURER & MODEL NUMBER
WC1	FLOOR MOUNTED WATER CLOSET (ELONGATED) TANK TYPE	3"	2"	-	1/2"	"MANSFIELD" #137-160 "ALTO" SMARTHEIGHT GRAVITY FLUSH TOILET, VIT CHINA, 1.6 GALLON FLUSH, FLOOR MOUNTED W/CLOSE COUPLED TANK AND ELONGATED FRONT SIPHON JET BOWL WITH SOLID PLASTIC OR MOLDED WOOD ELONGATED CLOSED FRONT SEAT W/COVER, WATER CONTROL W/211 FLUSH VALVE AND 88 ANTI-SIPHON BALLCOCK, 16-3/4" HIGH BOWL (OR EQUAL).
LAV	UNDER COUNTER MOUNTED LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	UNDERCOUNTER MOUNTED LAVATORY "GERBER" LUXOVAL19"x15" OVAL BASIN, FRONT OVERFLOWS, 4" FAUCET CENTERS WITH "MOEN" #L-4621 FAUCET WITH 4" CENTERS, SINGLE LEVER HANDLE AERATOR, W/1.5 GPM FLOW RESTRICTOR, DRAIN W/ 1-1/4" TAILPIECE AND ADJUSTABLE P-TRAP, 3/8" ANGLE SUPPLY COCK AND RISERS, CHINA WHITE (OR EQUAL).
SK-1	SINGLE COMPART. SINK	1-1/2"	1-1/2"	1/2"	1/2"	STAINLESS STEEL UNDER MOUNT SINK, PRIMO MODEL "LARGE SINGLE", 33" OD X 18" OD X 9" DEEP, PROVIDE WITH PERFORATED GRID STRAINER, "CFG" CAPSTONE MODEL #CA40519SL DECK MOUNTED FAUCET WITH SINGLE HANDLE LEVER AND 59" PULLOUT SPRAY, CHROME PLATED, P-TRAP, AND STOPS WITH SUPPLIES. INSINKERATOR BADGER 1 FOOD WASTE DISPOSER (OR EQUAL).
TUB	TUB/SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	"HAMILTON" TUB/SHOWER UNIT #G6032TSCS WITH "CFG" #4031C TUB/SHOWER TRIM WITH SLIP FIT TUB SPOUT, "CFG" MODEL #45311 VALVE (OR EQUAL).
SHWR	SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	"HAMILTON" #G4895SH2S SHOWER UNIT w/ "CFG" #40315C SHOWER ONLY TRIM AND "CFG" MODEL #45311 VALVE (SINGLE LEVER), (OR EQUAL).
ET-1	EXPANSION TANK	-	-	-	-	"EXTROL" #5 EXPANSION TANK (OR EQUAL).
HB	HOSE BIB	-	-	-	-	"WOODFORD" CP-17 (OR EQUAL) WITH VACUUM BREAKER.
WB	WASHER BOX	-	-	-	-	"OATEY" #38530 PVC (OR EQUAL).
WH	WATER HEATER	-	-	-	-	"BRADFORD WHITE" #RE350S6 50 GALLON CAPACITY ELECTRIC WATER HEATER w/ 28" ALUMINUM DRIP PAN WITH DRAIN (OR EQUAL).
IMB-1	ICE MAKER BOX	-	-	-	1/2"	"OATEY" #39136 1 2K, 1/4 TURN, F1807, LOW LEAD - STANDARD PACK (OR EQUAL).

NOTES:
1. TOILET PAPER HOLDERS: PROVIDE TOILET PAPER HOLDER AT EACH WATER CLOSET.

PLUMBING SPECIFICATIONS

- I. SCOPE OF WORK
 - A. FURNISH AND INSTALL SANITARY SEWER, STORM, STORM SEWER, VENT SYSTEM, DOMESTIC HOT AND COLD WATER AND NATURAL GAS SYSTEM AS SHOWN ON DRAWINGS.
 - B. INSTALL ALL FIXTURES AND TRIM AS SHOWN ON DRAWINGS
- II. PLUMBING MATERIALS AND INSTALLATION
 - A. INSTALL THE OWNER FURNISHED FIXTURES SHOWN ON THE PLANS.
 - B. CITY WATER AND DOMESTIC HOT WATER - PLASTIC PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE LOCAL WATER UTILITY REQUIREMENTS. INSULATE ALL ABOVE GRADE HOT AND COLD WATER PIPING WITH ONE-HALF (1/2") INCH THICK MOLDED FIBERGLASS HAVING TYPE ASJ JACKET AND MANUFACTURED BY OWENS-CORNING FIBERGLASS COMPANY.
 - C. CITY WATER (UNDERGROUND) - K COPPER FOR 50' UP TO THE BUILDING. REMAINDER - PLASTIC PIPE
- D. ALL UNDERGROUND SOIL AND WASTE DRAINAGE PIPING INSIDE THE BUILDING AND TO A POINT 5'-0" OUTSIDE THE BUILDING SHALL BE CENTRIFUGALLY CAST SERVICE WEIGHT, BELL AND SPIGOT CAST IRON SOIL PIPE WITH SERVICE WEIGHT CAST IRON FITTINGS AND NEOPRENE GASKETS CONFORMING TO ASTM C-564, OR PLASTIC PVC SCHEDULE 40 CONFORMING TO ASTM D-2665 OR ABS PIPE.
- E. DRAIN, WASTE AND VENT PIPING (ABOVE GROUND) MAY BE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SPIGOT OR "NO-HUB" JOINTS, WITH NEOPRENE GASKETS, GALVANIZED STEEL PIPE WITH CAST IRON DRAINAGE FITTINGS, COPPER DRAINAGE TUBE (DWV) CONFORMING TO ASTM B-306 OR WHERE APPROVED BY LOCAL AUTHORITY, PLASTIC (PVC) SCHEDULE 40 CONFORMING TO ASTM D-2665 OR ABS PIPE.
- III. FIXTURES
SEE FIXTURE SCHEDULE
- NOTE:
 - 1. IGNITION SOURCE SHALL BE LOCATED AS PER OMC 304.3.
 - 2. MAXIMUM LENGTH OF DRYER VENTS SHALL COMPLY WITH OMC 504.8.4.

PLUMBING LEGEND

ABBREVIATION	DESCRIPTION
	BACKFLOW PREVENTER
	CHECK VALVE
	SHUT OFF VALVE
	UNION
	CLEANOUT AT FLOOR
	FLOOR DRAIN
	BRANCH PIPING OFF BOTTOM
	BRANCH PIPING OFF TOP
	PIPE DROP
	PIPE RISE
	HOSE BIB
	CONDENSATE DRAIN PIPING
	COLD WATER PIPING
	GAS PIPING
	HOT WATER PIPING
	SANITARY SEWER
	SANITARY SEWER BELOW
	VENT PIPING
	BACKFLOW PREVENTER
	BATHTUB
	CLEANOUT
	DOMESTIC WATER HEATER
	ELECTRICAL CONTRACTOR
	ELEVATION
	FURNACE
	FLOOR DRAIN WITH TRAP PRIMER
	INVERT
	LAVATORY
	LAUNDRY BOX
	MECHANICAL CONTRACTOR
	PLUMBING CONTRACTOR
	REDUCED PRESSURE BACKFLOW PREVENTER
	SINK
	VENT THRU ROOF
	WATER CLOSET

PLUMBING NOTES

- ALL PLUMBING MATERIALS AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE OHIO PLUMBING CODE, REFERENCED CODES AND STANDARDS.
- ALL FIXTURES SHALL BE SECURELY BOLTED TO THE WALLS AND FLOOR IN ACCORDANCE WITH MANUFACTURER'S ROUGH-IN AND SETTING REQUIREMENTS.
- COORDINATE WATER AND SANITARY SERVICES WITH THE LOCAL UTILITY COMPANIES.
- PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL INVERTS PRIOR TO START OF WORK.
- ALL NON-VENTED FLOOR DRAINS TO BE WITHIN 10'-0" OF MAIN VENTED WASTE LINE.
- ALL SANITARY WASTE AND VENT PIPE SHALL BE PVC SCHEDULE 40 ASTM D2665-82 ABOVE GRADE AND SCH. 40 ASTM D-1785-83 BELOW GRADE
- PROVIDE VACUUM BREAKERS ON ALL SERVICE SINKS AND WATER HYDRANTS.
- PLUMBING SHOWN IS DIAGRAMMATIC IN NATURE AND MAY BE ROUTED DIFFERENTLY BY THE PLUMBING CONTRACTOR DUE TO EXISTING FIELD CONDITIONS PROVIDING LOCATIONS OF ALL FIXTURES REMAIN AND ALLOWED WORK COMPLIES WITH THE OHIO PLUMBING CODE
- ALL WASTE PIPE TO HAVE MINIMUM SLOPE OF 1.04%
- CONTRACTOR SHALL SIZE ALL SUPPLY LINES IN ACCORDANCE WITH FIXTURE DEMAND. MINIMUM SINGLE FIXTURE SUPPLY SHALL BE 1/2" LINE. MINIMUM DOUBLE FIXTURE SUPPLY LINE SHALL BE 3/4" LINE.
- CONTRACTOR SHALL PROVIDE SHUT OFF VALVES FOR EACH FIXTURE.
- CUTTING AND PATCHING FOR PLUMBING WORK SHALL BE BY THE PLUMBING CONTRACTOR UNLESS REASSIGNED BY THE GENERAL CONTRACTOR.
- INSTALL OWNER FURNISHED FIXTURES SHOWN ON THE PLANS AND SPECIFIED IN THE FIXTURE LIST. ALL METAL TRIM ON FIXTURES AND EXPOSED PIPING AT THE FIXTURES SHALL BE CHROMIUM PLATED, COMPLETE WITH CHROMIUM PLATED ESCUTCHEONS.
- AFTER FIXTURES HAVE BEEN SET, THEY SHALL BE CAREFULLY PROTECTED UNTIL THE BUILDING HAS BEEN ACCEPTED. ANY DAMAGE OR DEFECTS DEVELOPING BEFORE ACCEPTANCE SHALL BE REPAIRED AT THE PLUMBING CONTRACTOR'S EXPENSE.
- COORDINATE ALL WORK WITH OTHER TRADES.
- PROVIDE BLOCKING FOR ALL PLUMBING - ROUGH-IN AS REQUIRED
- PROVIDE PLASTIC ISOLATION SEPARATORS FOR ALL COPPER PIPING RUNNING THROUGH STUD WALLS. INSULATE PIPING BETWEEN STUDS.
- ALL WALL AND SLAB PENETRATIONS OF MASONRY CONSTRUCTION TO BE SLEEVED.
- ALL ROOF DOWNSPOUTS SHALL TIE INTO UNDERGROUND PIPED STORM SEWER SYSTEM.

MECHANICAL NOTES

- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO MECHANICAL CODE, REFERENCED CODES AND STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.
- ALL MATERIALS SHALL BE NEW AND OF THE FINEST QUALITY.
- ALL WORK SHALL BE INSTALLED BY TRADESMEN THAT ARE TRAINED AND HIGHLY SKILLED IN THE WORK THAT THEY ARE TO PERFORM.
- ALL EQUIPMENT, MATERIALS, AND LABOR FURNISHED BY THIS CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- DUCTWORK SHALL BE HUNG LEVEL AND FREE OF BENDS, CRIMPS, AND SAGS.
- DUCTWORK SHALL BE FLEX DUCT AND INSTALLED PER OMC SECTION 603.6. SIZE OF DUCT IS SHOWN ON MECHANICAL PLANS.
- ROUND SUPPLY AIR DUCT TAKE OFFS SHALL BE SCREW IN TYPE, TAKE-OFFS SHALL BE EQUIPPED WITH FOAM GASKETS AND LOCKABLE DAMPERS.
- CONSTRUCT ALL SUPPLY AIR DUCTWORK IN ACCORDANCE WITH OMC SECTION 603 AND 604 AND SMACNA STANDARDS FOR 2" PRESSURE CATEGORY. CONSTRUCT ALL RETURN AIR DUCTWORK IN ACCORDANCE WITH OMC SECTIONS 603 AND 604 AND SMACNA STANDARDS FOR 1" PRESSURE CATEGORY. ALL DUCT TO BE SEALED TO SEAL CLASS "C". CONSTRUCT ALL EXHAUST AIR DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS FOR 1" PRESSURE CATEGORY, SEALED TO SEAL CLASS "C".
- BALANCE ALL SYSTEMS TO CFM'S AS INDICATED, PROVIDE OWNER WITH REPORT.
- ALL CONTROL WIRING TO THERMOSTATS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
- PRIOR TO ORDERING ANY ELECTRICAL EQUIPMENT THE HVAC CONTRACTOR SHALL VERIFY THE ELECTRICAL VOLTAGE AND PHASE AVAILABLE WITHIN THE BUILDING.
- THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF WORK INCLUDED IN THE PROJECT. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL ESTABLISH FINAL DIMENSIONS FROM FIELD MEASUREMENTS PRIOR TO STARTING WORK. THE WORD "PROVIDE" AS USED IN THE PROJECT SHALL BE DEFINED AS "FURNISH AND INSTALL".
- THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR POINTS OF CONNECTIONS, CAPACITIES AND ELEVATIONS OF SYSTEMS. IN ALL AREAS AFFECTED BY THE PROJECT, CUT, PATCH, REPAIR AND/OR REPLACE ALL MATERIALS REQUIRED TO INCORPORATE WORK. FINISHES DAMAGED AS A RESULT OF WORK SHALL BE REPAIRED TO MATCH APPROPRIATE ADJACENT FINISHES. FILL VOIDS AROUND DUCTWORK AND TUBING PENETRATING WALLS AND FLOORS WITH FIRE STOPPING MATERIAL (THERMA-FIBER OR EQUAL)
- MECHANICAL EQUIPMENT AND PRODUCTS SHALL BE LISTED AND/OR LABELED BY AN APPROVED TESTING OR INSPECTION AGENCY IN ACCORDANCE WITH OMC AND GOVERNING CODE REQUIREMENTS.
- MECHANICAL WORK SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS AND ALLOCATE SPACE REQUIREMENTS.



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MECHANICAL AND PLUMBING NOTES AND SPECS
PROJECT #: 31121
DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371
Redwood
APARTMENT NEIGHBORHOODS

M1.0
1 OF 4

HVAC SPECIFICATIONS

- I. SCOPE OF WORK
 - A. INSTALL ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON THE DRAWINGS INCLUDING CONTROLS AND CONTROL WIRING.
- II. INSULATION
 - A. REFRIGERANT SUCTION LINES TO BE INSULATED WITH 3/8" THICK ARMSTRONG AP ARMAFLEX INSULATION.
 - B. PIPE INSULATION INSTALLED OUTSIDE TO BE PROTECTED PER MANUFACTURER'S INSTRUCTIONS.
 - C. DUCTWORK
 - 1. DUCTWORK THROUGH UNCONDITIONED SPACES SHALL BE R-8 FLEX DUCT.
- III. HVAC MATERIALS AND INSTALLATION
 - A. PROVIDE PVC PLASTIC TRAPPED CONDENSATE DRAIN FROM COOLING COIL DRAIN PANS TO FLOOR DRAIN.
 - B. REFRIGERANT PIPING SHALL BE TYPE "ACR" COPPER. JOINTS TO BE BRAZED WITH HIGH TEMPERATURE SOLDER.
 - C. FURNISH AND INSTALL DUCTWORK SPECIFIED AND SHOWN ON THE PLAN.
 - D. THE CONTRACTOR SHALL REPLACE ALL THROWAWAY OR CLEAN ALL PERMANENT FILTERS AT THE COMPLETION OF AND PRIOR TO ACCEPTANCE OF THE WORK.
- IV. TEMPERATURE CONTROLS
 - A. ALL CONTROLS AND ELECTRICAL INTERLOCKS AS DESCRIBED BELOW ARE TO BE INCLUDED IN THE MECHANICAL CONTRACT:
 - 1. FURNACE/CONDENSING UNIT - A PROGRAMMABLE HEATING/COOLING THERMOSTAT SHALL CYCLE GAS VALVE OR THE CONDENSING UNIT TO MAINTAIN SPACE TEMPERATURE. WIRE IN ACCORDANCE WITH MANUFACTURER'S WIRING DIAGRAMS.
- NOTE:
 - 1. SUPPLY AND RETURN GRILLE SIZES AS NOTED ON PLAN
 - 2. ALL SUPPLY RUNOUTS AS NOTED ON DRAWINGS
 - 3. BUILDING AND EQUIPMENT DESIGNED ACCORDING TO (OBC) "ENERGY CONSERVATION":
 - 1. R-49 ATTIC INSULATION
 - 2. R-21 SIDEWALL INSULATION
 - 3. THERMAL PANE WINDOWS (U NOT GREATER THAN .30)
 - 4. R-8 FLEX SUPPLY DUCTING THROUGH UNCONDITIONED SPACE
 - 5. R-6 VENTILATION / EXHAUST DUCTING THROUGH UNCONDITIONED SPACE

HVAC FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER & MODEL NUMBER
FURN	FURNACE	CARRIER 96% AFUE 40,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B040E17"12 - FORESTWOOD, MEADOWOOD, WILLOWOOD, BREEZEWOOD, HAYDENWOOD. CARRIER 96% AFUE 60,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B060E17"14 - CAPEWOOD HAYDENWOOD SUNROOM, BREEZEWOOD SUNROOM
CU	AIR CONDITIONER	CARRIER 14 SEER R-410A 1 1/2 TON AIR CONDITIONER - FORESTWOOD, MEADOWOOD, WILLOWOOD, BREEZEWOOD, HAYDENWOOD. CARRIER 14 SEER R-410A 2 TON AIR CONDITIONER - CAPEWOOD, HAYDENWOOD SUNROOM, BREEZEWOOD SUNROOM.
EF/LIGHT	EXHAUST FAN / LIGHT COMBO	PANASONIC WHISPERGREEN SELECT FAN/LIGHT COMBO: FV-08VRE2 80 CFM 1.0 SONES - ENERGY STAR RATED (OR EQUAL)
EF-1	EXHAUST FAN	PANASONIC FV-05-11VKS1 WHISPERGREEN SELECT FAN ONLY, VARIABLE SPEED 50, 80, 110 CFM ENERGY STAR (OR EQUAL)

NOTE:
DRYER EXHAUST LENGTH IS TO BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS, BUT IS NOT TO EXCEED THE MAXIMUM LENGTH AS DETERMINED BY OMC SECTION 504.8.4.

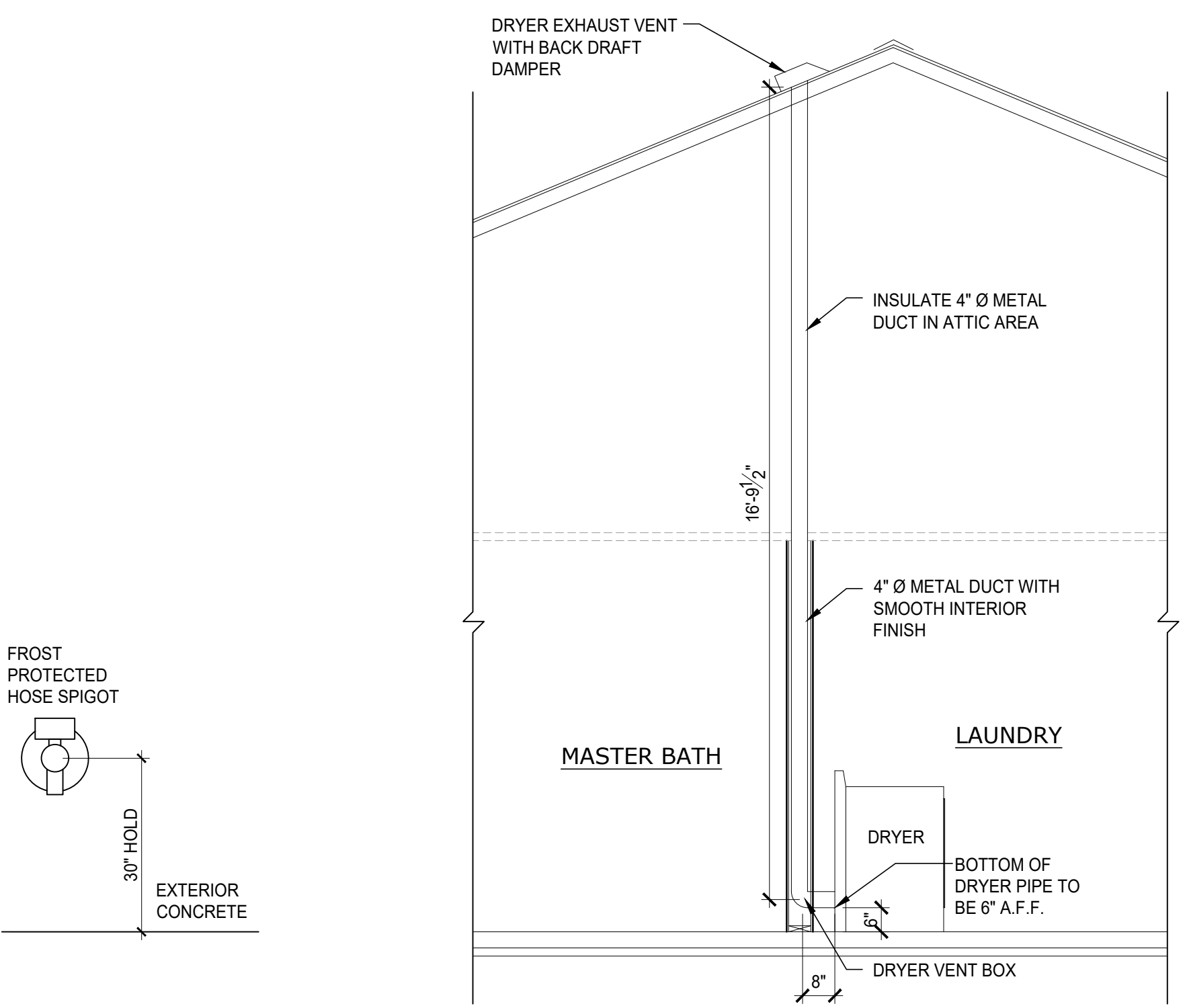
NOTE:
NO PLUMBING OR HVAC EQUIPMENT IS TO BE INSTALLED WITHIN FIRE RATED WALLS.

NOTE:
INSTALL AN AUXILIARY CONDENSATE AND SECONDARY DRAIN SYSTEM PER OMC 307.2 AND 307.2.3.

NOTE:
TOTAL DRYER EXHAUST LENGTH ALLOWED (PER OMC 504.8.4) IS 35'-0"
TOTAL DRYER EXHAUST DUCT LENGTH PROVIDED: 8' + 5'-0" (90° ELBOW) + 16'-9 1/2" = 22'-5 1/2"

NOTE:
DO NOT INSTALL ANY VENTS OR PROVIDE ANY ROOF PENETRATIONS WITHIN FIRE RATED SHEATHING AREA 4'-0" EACH SIDE OF (2) HOUR FIRE RATED WALL ASSEMBLIES)

NOTE:
PLUMBING CONTRACTOR TO FOLLOW AND COMPLY WITH ALL OSHA TRENCHING AND EXCAVATION SAFETY REGULATIONS



2 MOUNTING DETAIL
SCALE: 3/8" = 1'-0"

1 DRYER EXHAUST SECTION
SCALE: 3/8" = 1'-0"