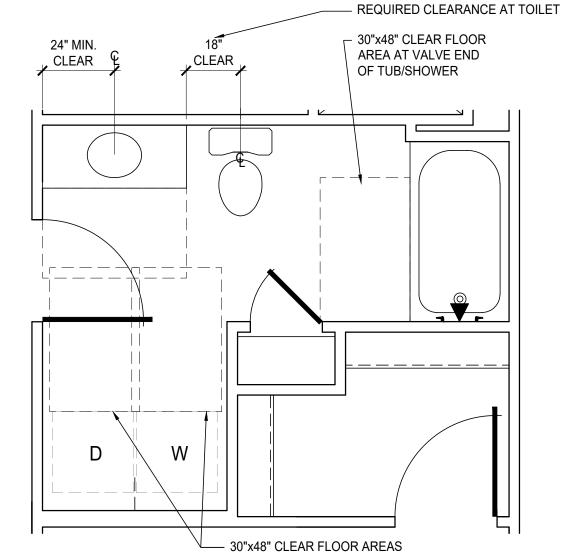


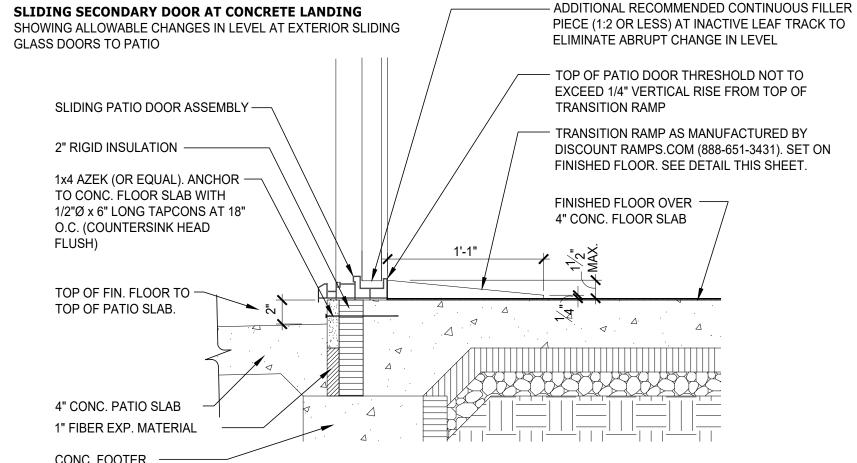
CONSTRUCTION SET
ISSUED FOR CONSTRUCTION
07/13/2022

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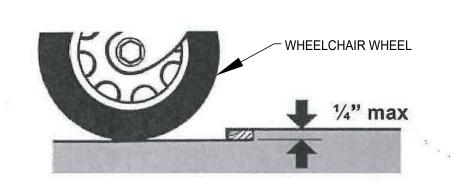


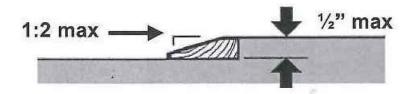
TYP. MAIN BATHROOM MEADOWOOD, CAPEWOOD, WILLOWOOD (SIM.)



FHA COMPLIANT PATIO THRESHOLD / STEP DETAIL

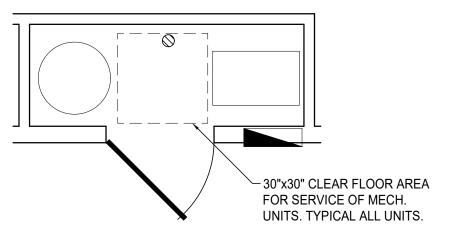
Small Level Changes within the Unit



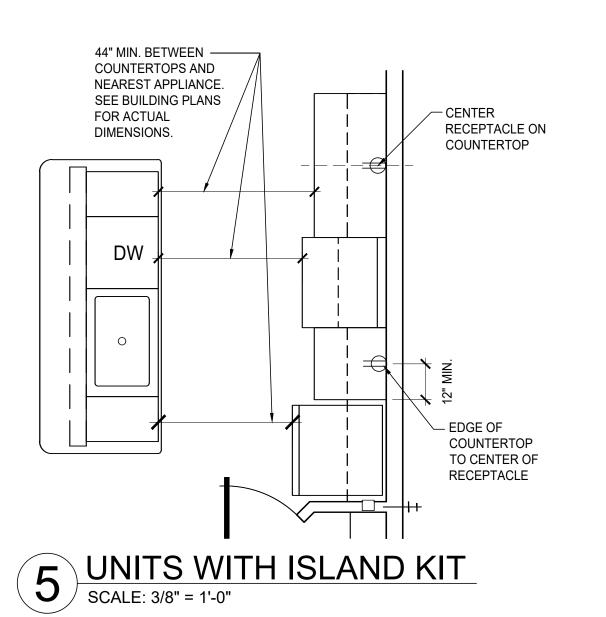


CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL

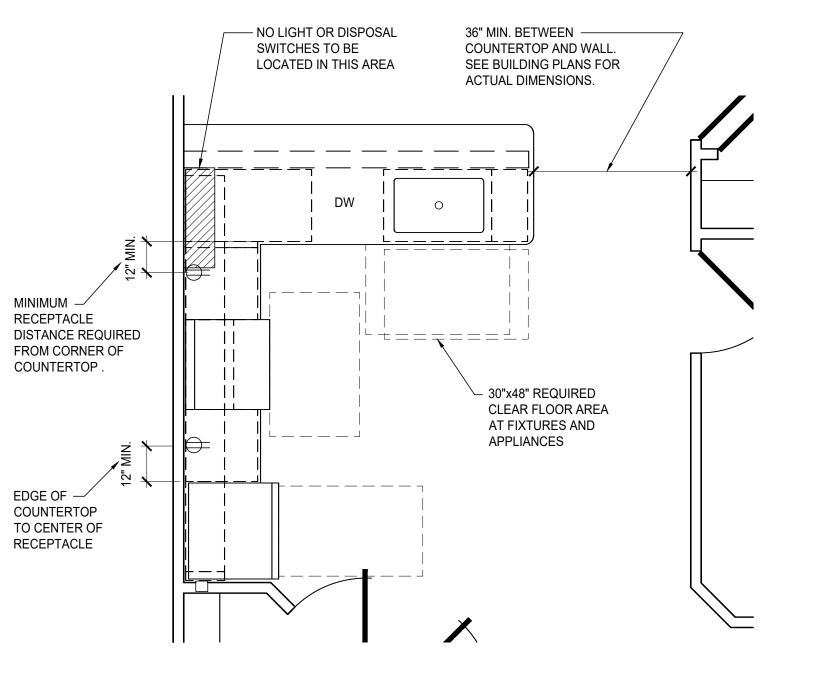
NO SCALE



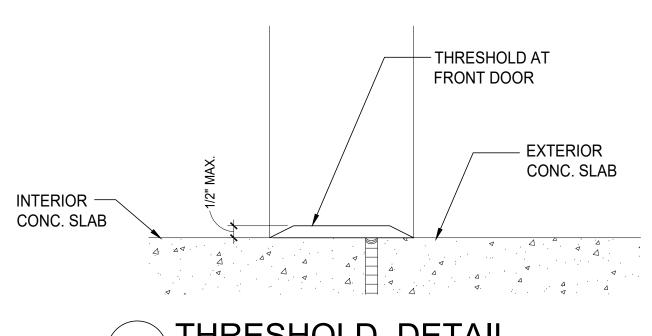
TYP. MECH. ROOM SCALE: 3/8" = 1'-0"



SEE ELECTRICAL DRAWINGS FOR EACH UNIT TYPE FOR RECEPTACLE LOCATIONS.



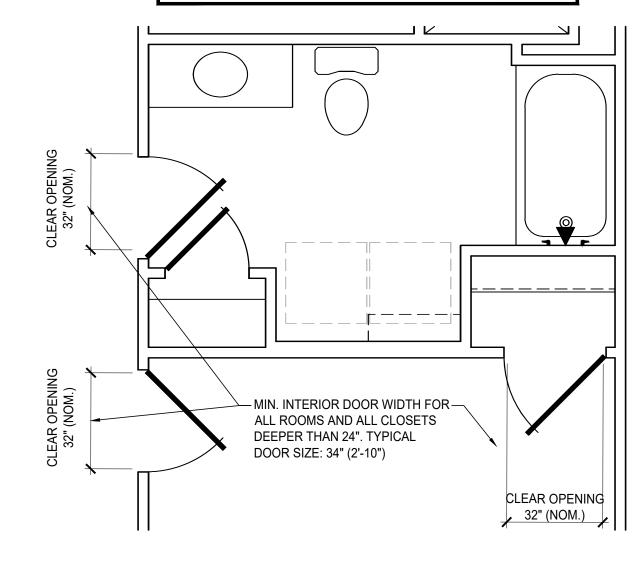
UNITS WITH PENINSULA KIT
SCALE: 3/8" = 1'-0"



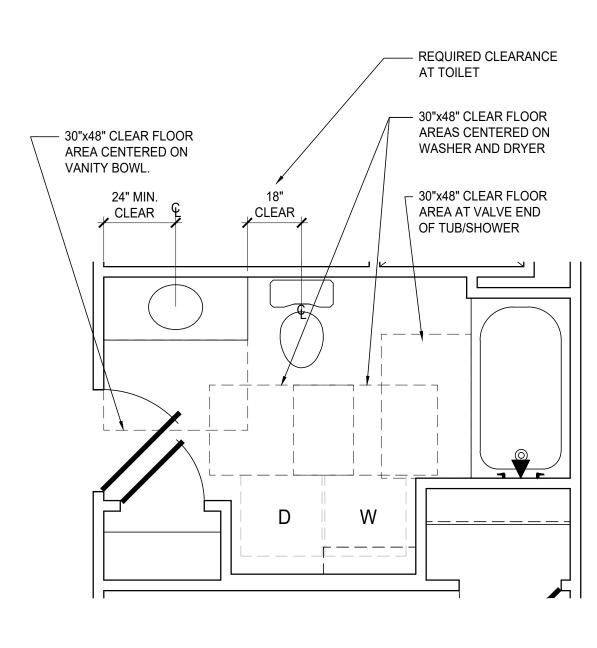
SCALE: 3" = 1'-0"

- MIN. CLEAR DISTANCE AT FRONT DOOR THRESHOLD AT FRONT DOOR NOT TO EXCEED 1/2" IN HEIGHT __. MIN. CLEAR AREA AT FRONT DOOR 3 TYP. FRONT DOOR
SCALE 3/8" - 41 0"

> NOTE: FOR ANY CLOSET WITH A DOOR LESS THAN 34" WIDE, THE MAXIMUM CLOSET DEPTH CANNOT EXCEED 24" (FINISHED).



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



TYP. MAIN BATHROOM THRESHOLD DETAIL FORESTWOOD, HAYDENWOOD, BREEZEWOOD

UPDATED: 9/1/20

All Redwood Contractors and Subcontractors

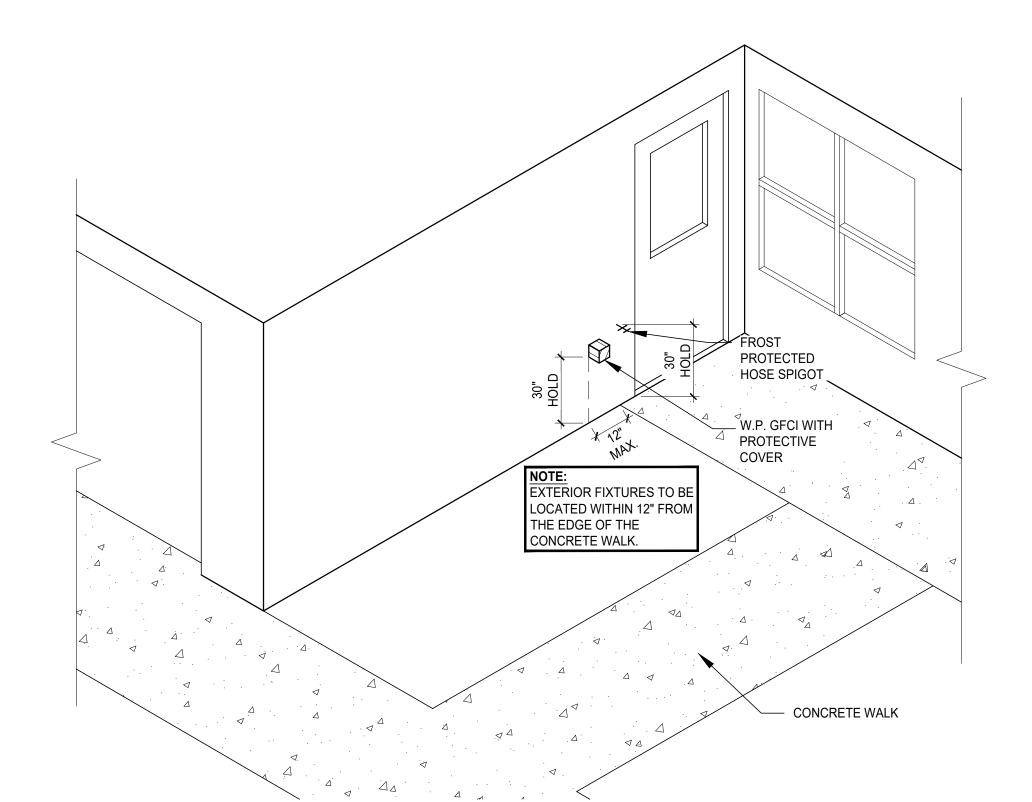
The construction of all Redwood apartments and site improvements must comply with all FHA (Fair Housing Act) standards and accessibility requirements. All contractors are required to build Redwood apartment units based on site specific plans and follow the FHA details as described on all of the items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

330.666.5770 330.666.8812

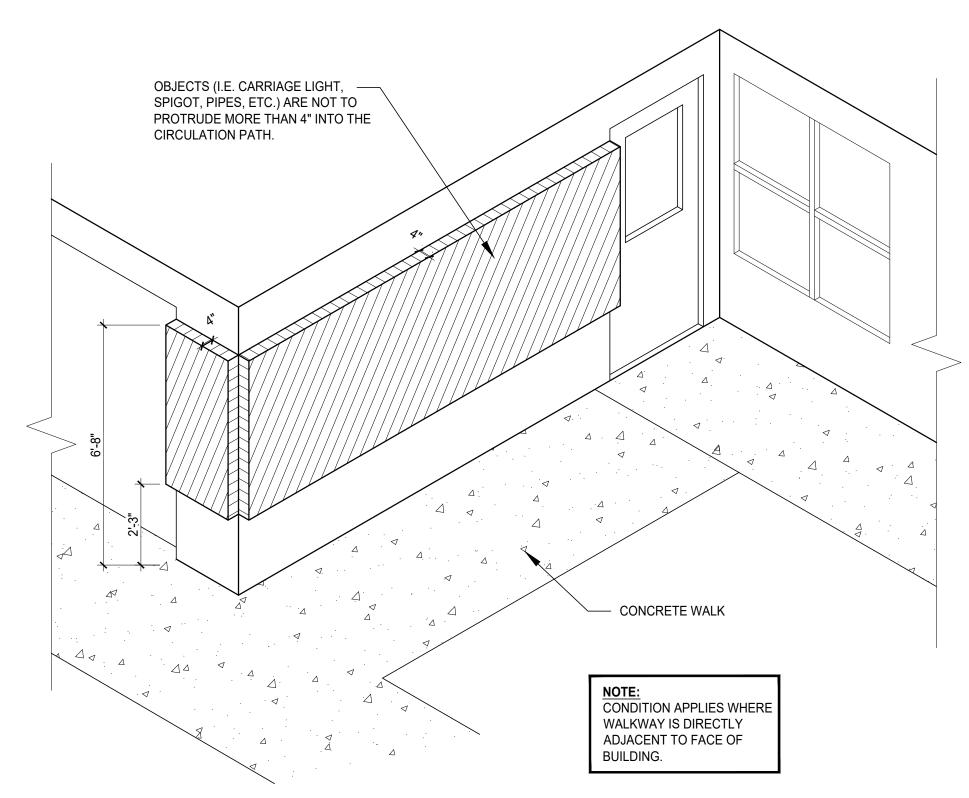
STANDARDS

REDWOOD

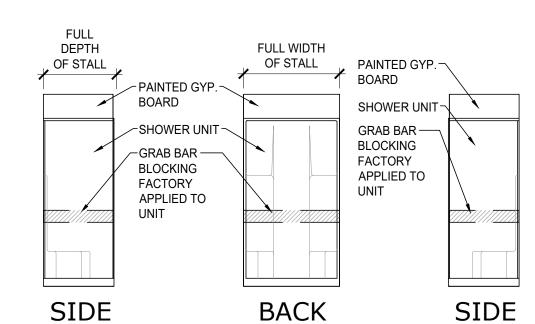
FHA 1.0 1 OF 3



EXTERIOR FIXTURE LOCATIONS NO SCALE



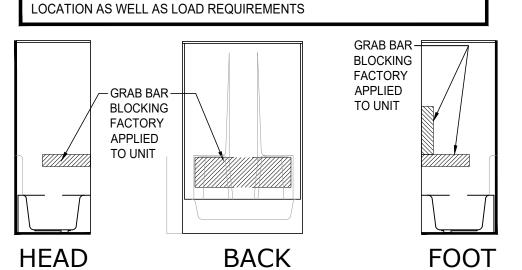
PROTRUDING OBJECT LIMITS



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

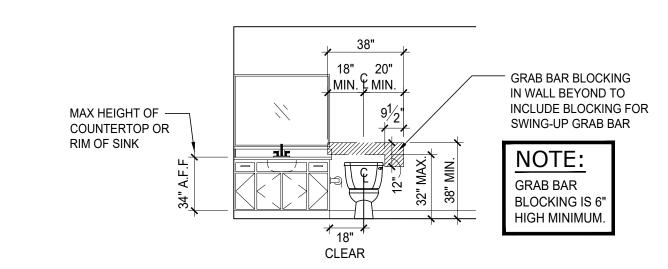
FHA COMPLIANT SHOWER

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 &

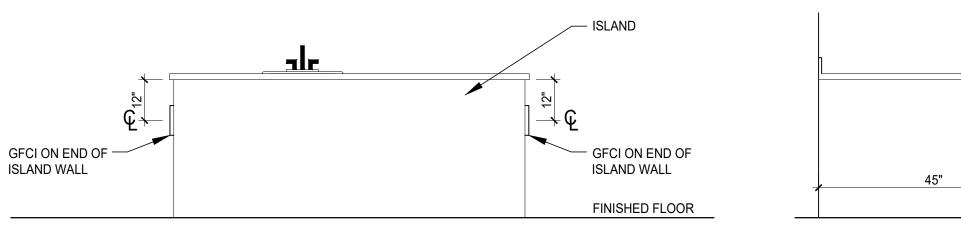


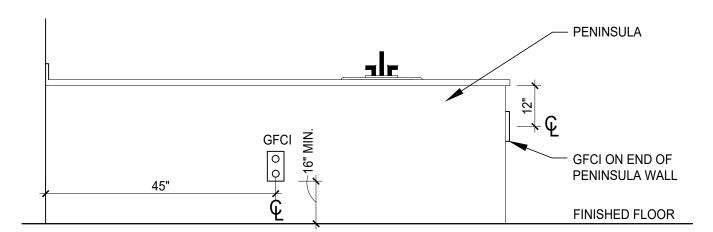
3 TYPICAL BLOCKING

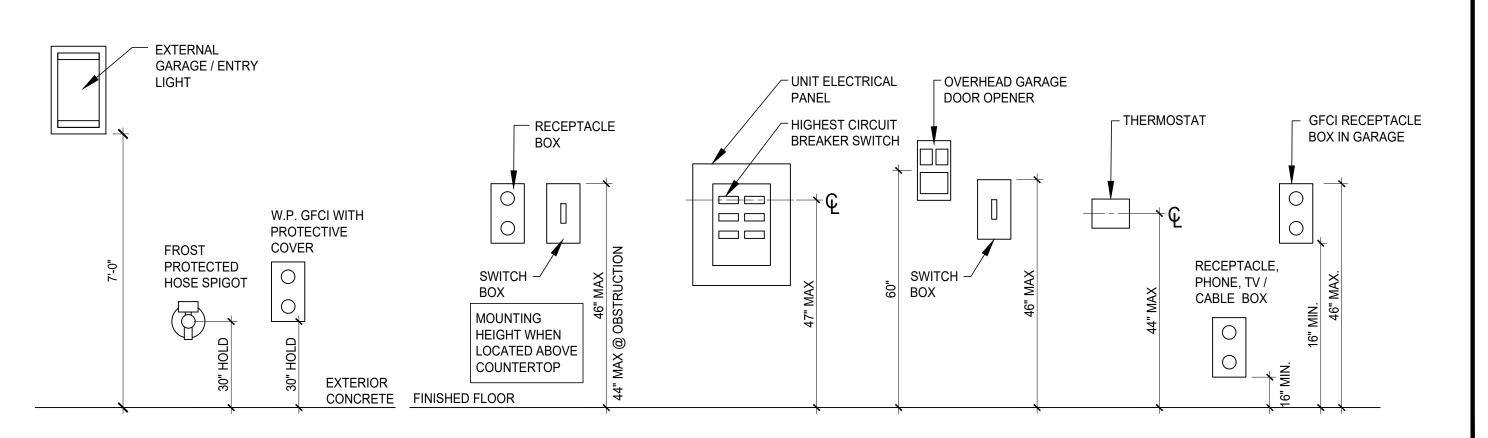
SCALE: 1/4" = 1'-0" (CONTROL WALL) FHA COMPLIANT TUB



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











All Redwood Contractors and Subcontractors

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

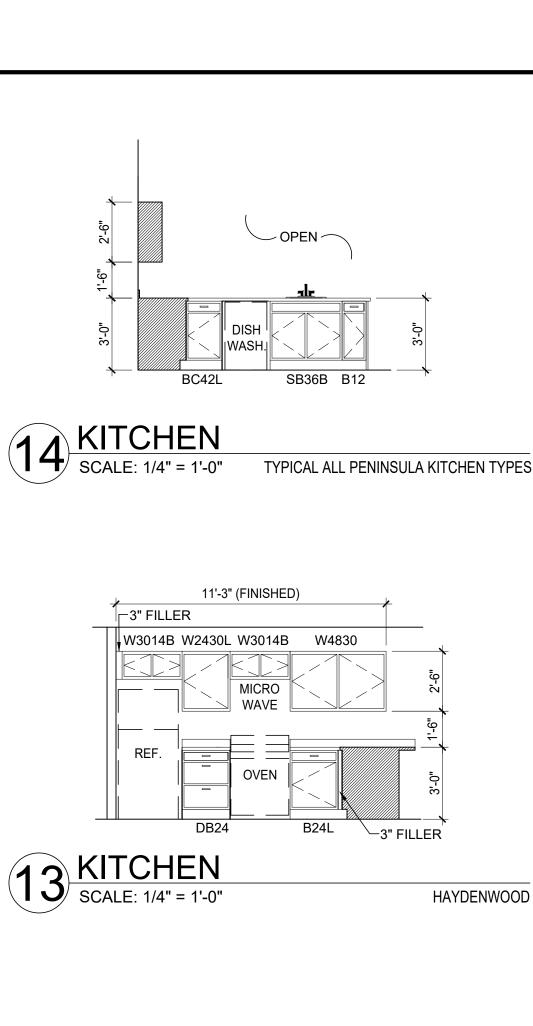
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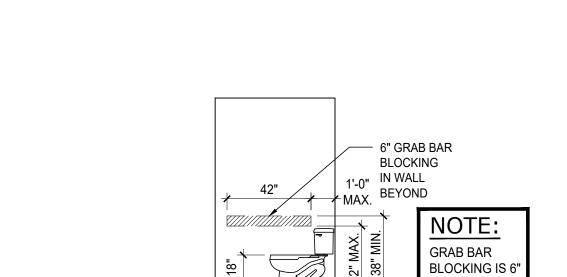
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Redwood

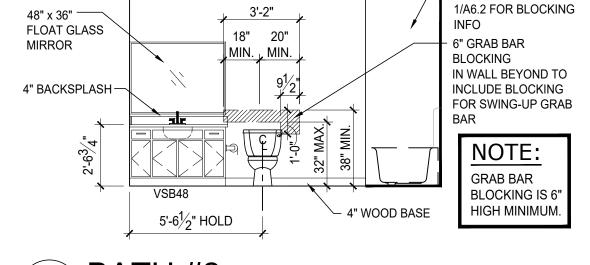
STANDARDS HARRISON REDWOOD

2 OF 3





─ 4" WOOD BASE



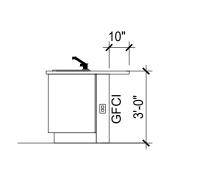


5 NOT USED
SCALE: 1/4" = 1'-0"

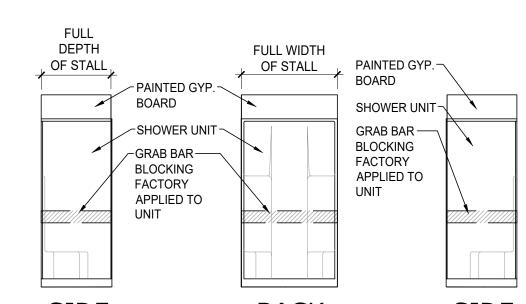
WILLOWOOD, HAYDENWOOD, HAYDENWOOD SUNROOM

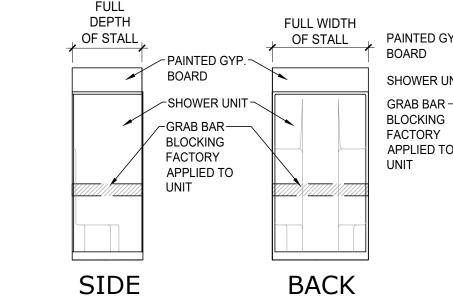
VENTED UP THRU ROOF.

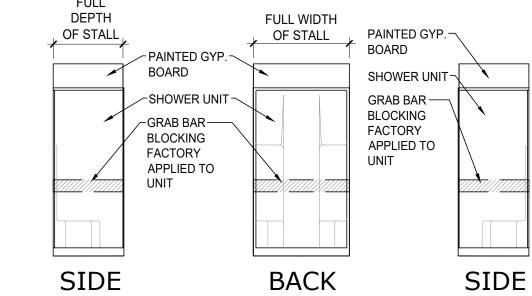
TUB UNIT. REFER TO **BLOCKING DETAIL**

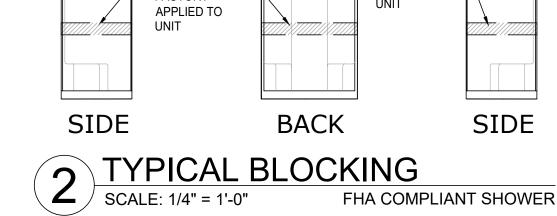


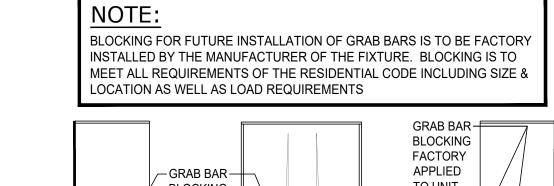


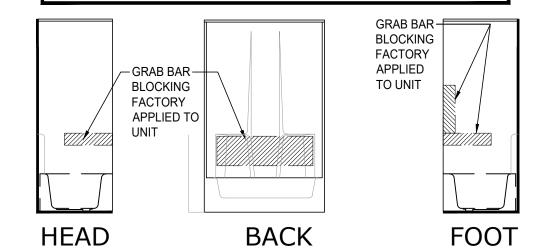


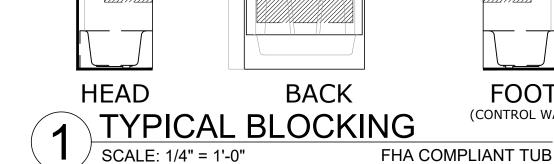














TYPICAL ALL PENINSULA KITCHEN TYPES

9 NOT USED

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

8A BATH #2
SCALE: 1/4" = 1'-0"

HAYDENWOOD

BLOCKING

IN WALL BEYOND

NOTE:

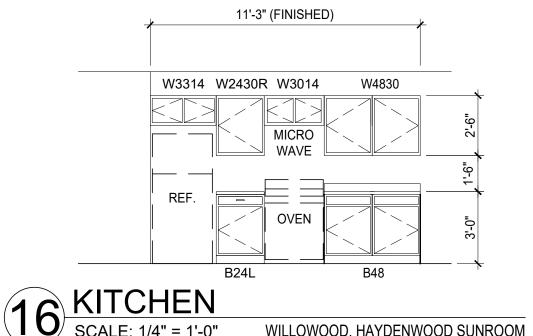
GRAB BAR

BLOCKING IS 6"

HIGH MINIMUM.

- PLASTIC LAMINATE WALL CABINETS - (2) ADJUSTABLE SHELVES, TYP. - WASHER BOX HOOK UP. SEE PLUMBING DWGS FOR MORE INFO. WASHER AND DRYER LOCATION WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING, DRYER TO BE INSTALLED ON THE RIGHT SIDE OF RECESSED DRYER — — 4" DIA. DRYER VENT TO BE VENT BOX SEE

MECH. DWGS FOR SEE MECH. DWGS FOR MORE INFO. SCALE: 1/4" = 1'-0"



WILLOWOOD, HAYDENWOOD SUNROOM

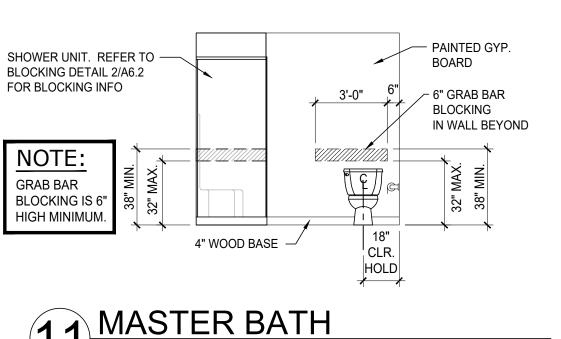
WILLOWOOD, HAYDENWOOD SUNROOM

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

17 KITCHEN

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

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



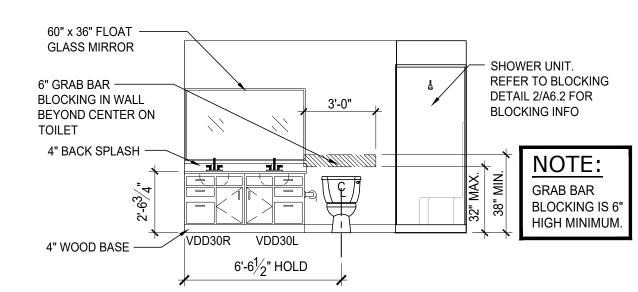
12 KITCHEN

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

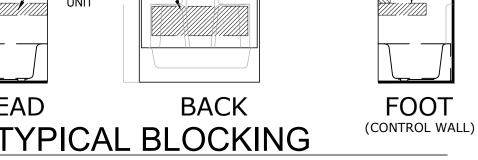
[/] SCALE: 1/4" = 1'-0"

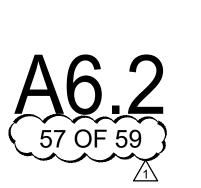












PARSONS

REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

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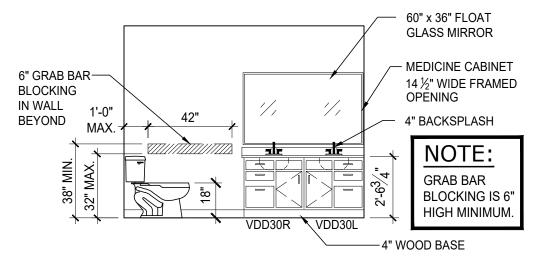
31121

PROJECT #:

RED BUCKEYE DRIVE HUBER HEIGHTS, OHIO

Redwood





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

HAYDENWOOD SUNROOM

60" x 36" FLOAT -**GLASS MIRROR** - PAINTED GYP. BOARD - 6" GRAB BAR

4" BACK SPLASH

€ OF DEMISING WALL 15'-4" ∠4" STEP-DÓWN SAWCUT FIRST FINISH FLOOR SEE CIVIL A1.0 <u>SAWCU</u>T NO RIGID SLAB EDGE INSULATION AT ENTRY SAWCUT -NO RIGID SLAB EDGE INSULATION AT FRONT GAR. FINISH FLOOR SEE CIVIL NOTE WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO 16'-3" DOOR OPENING CIVIL DRAWINGS. 12'-6"

FOUNDATION - WILLOWOOD END LEFT 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 MANUFACTURE'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. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2A/A1.0.
- 10. 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: **

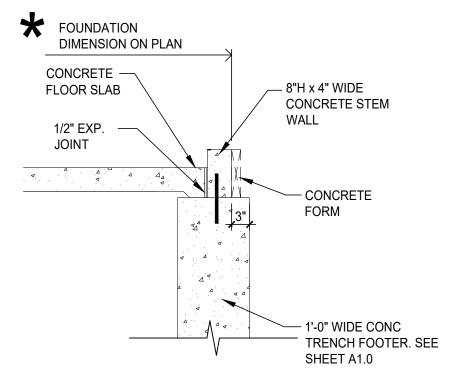
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:

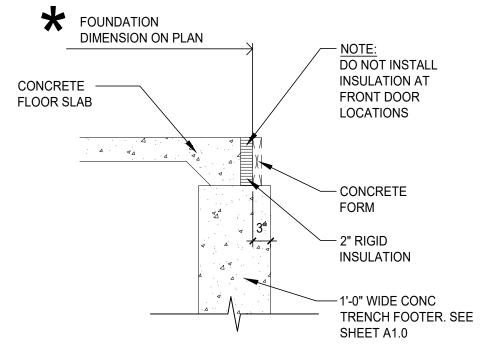
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

NOTE:

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



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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Redwood

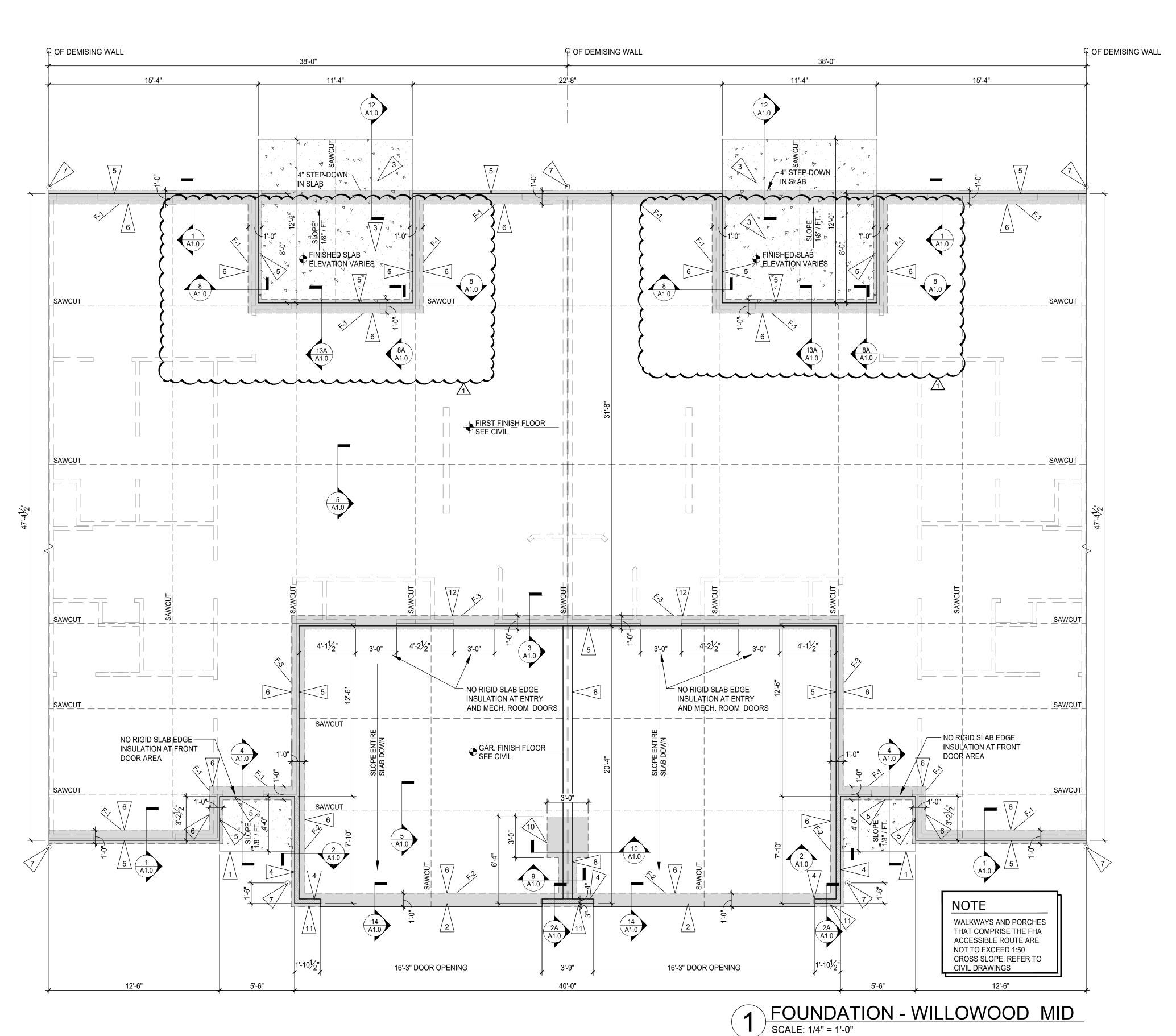
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FOUNDATION





CONCRETE FLOOR SLAB NOTE:

CONDITIONED LIVING SPACES:

INSTALL PER MANUFACTURE'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. 8" WIDE CONCRETE STEM WALL. SEE DETAIL 9/A1.0
- 9. NOT USED.
- 10. 3'-0" x 3'-0" x 1'-0" THICK CONCRETE FOOTING BELOW ROOF SUPPORT POST LOCATION. PROVIDE (4) #4 BARS EACH WAY - REFER TO DETAIL 10/A1.0.
- 11. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2A/A1.0
- 12. 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: **

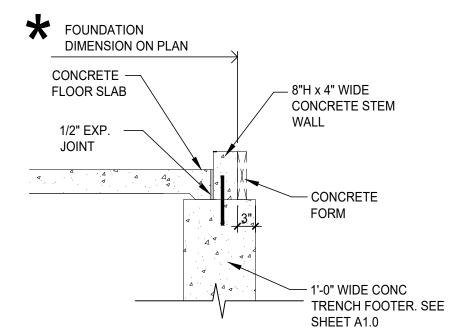
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:

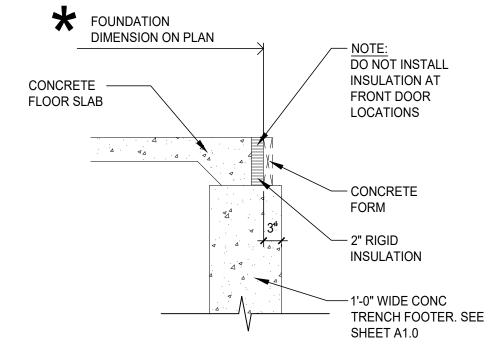
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

NOTE:

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



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



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



REVISIONS

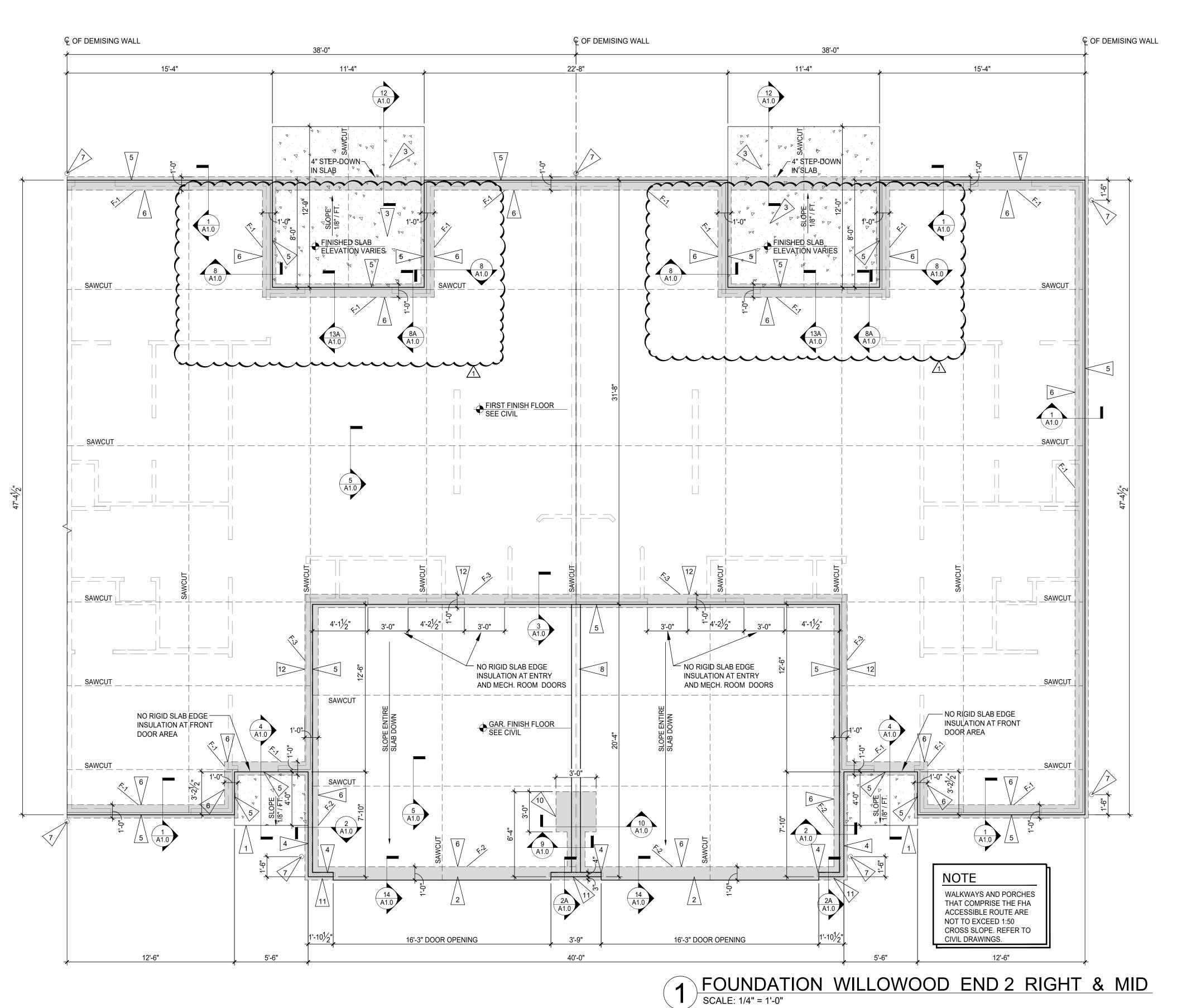
7/20/22 PLAN REVIEW & OWNER CHANGE

Redwood

RRISON

WILLOWOOD

FOUNDATION



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 MANUFACTURE'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
- 8. 8" WIDE CONCRETE STEM WALL. SEE DETAIL 9/A1.0.
- 9. NOT USED.
- 10. 3'-0" x 3'-0" x 1'-0" THICK CONCRETE FOOTING BELOW ROOF SUPPORT POST LOCATION. PROVIDE (4) #4 BARS EACH WAY - REFER TO DETAIL 10/A1.0.
- 11. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2A/A1.0.
- 12. 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: **

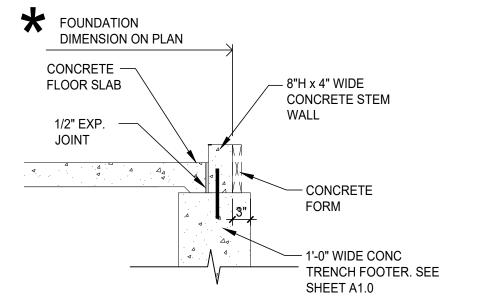
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:

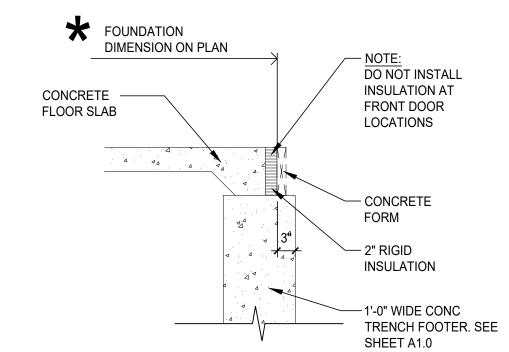
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

NOTE:

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



EXT. GARAGE WALL - 'F-2'



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

REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

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REVISIONS 7/20/22 PLAN REVIEW & OWNER CHANGE

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Redwood
APARTMENT NEIGHBORHOODS 2022 <u>></u>

œ́ HARRISON PHASE APRIL

BLDGS.:

FOUNDATION

OVERALL

OVERALL FOUNDATION PLAN

BUILDING: S

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

DATE:

PROJECT #:

REDWOOD THE HARED BUCKEYE DRIVE HUBER HEIGHTS, OHIO 45371

REVISIONS 7/20/22 PLAN REVIEW & OWNER CHANGE

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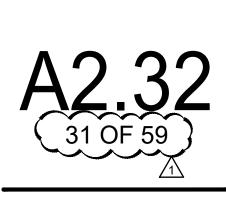
PHASE

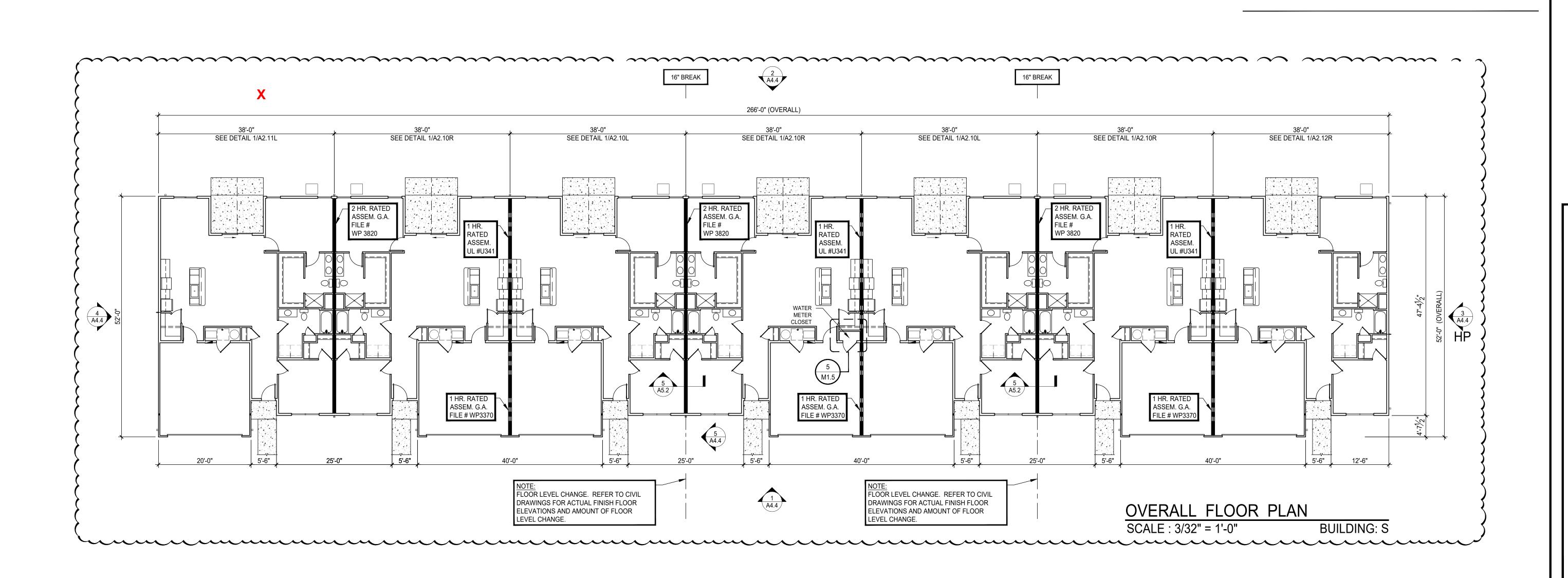
Redwood

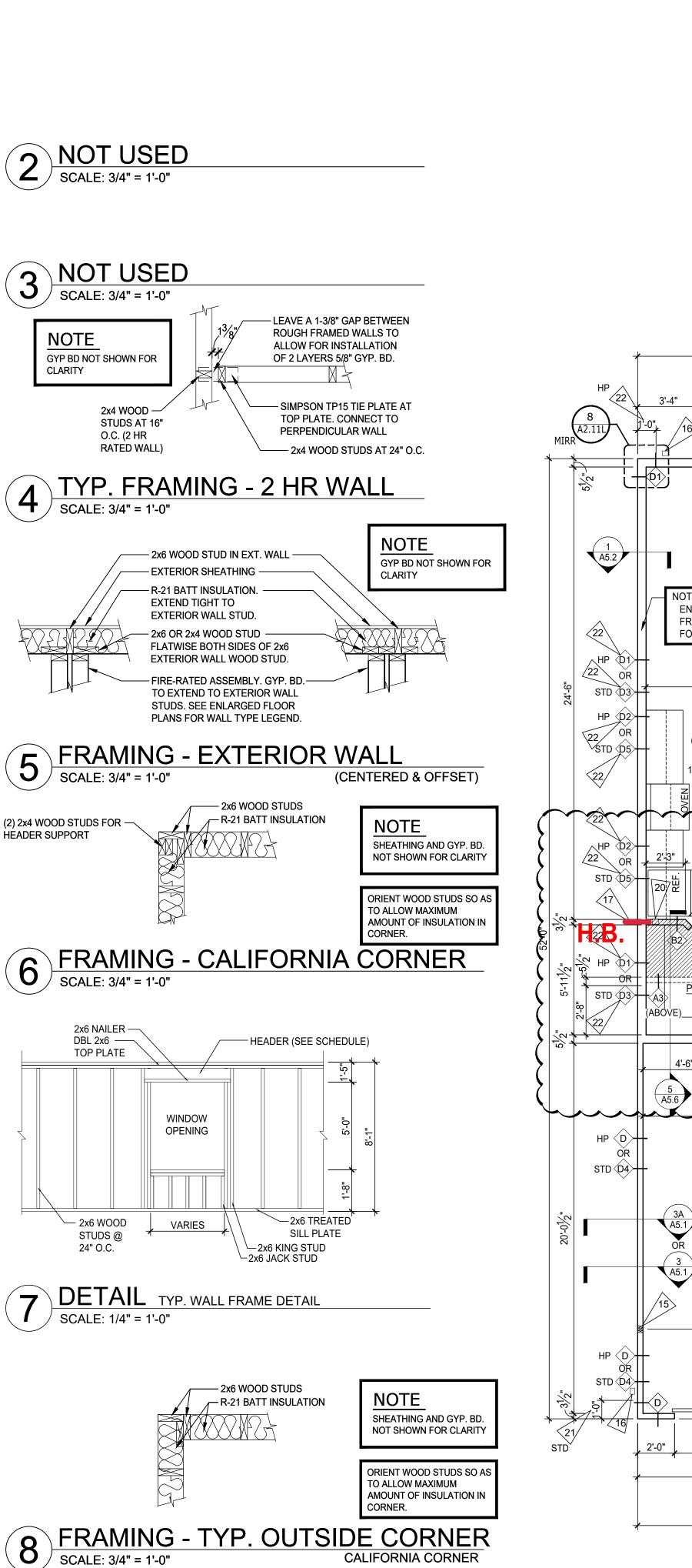
PLANS

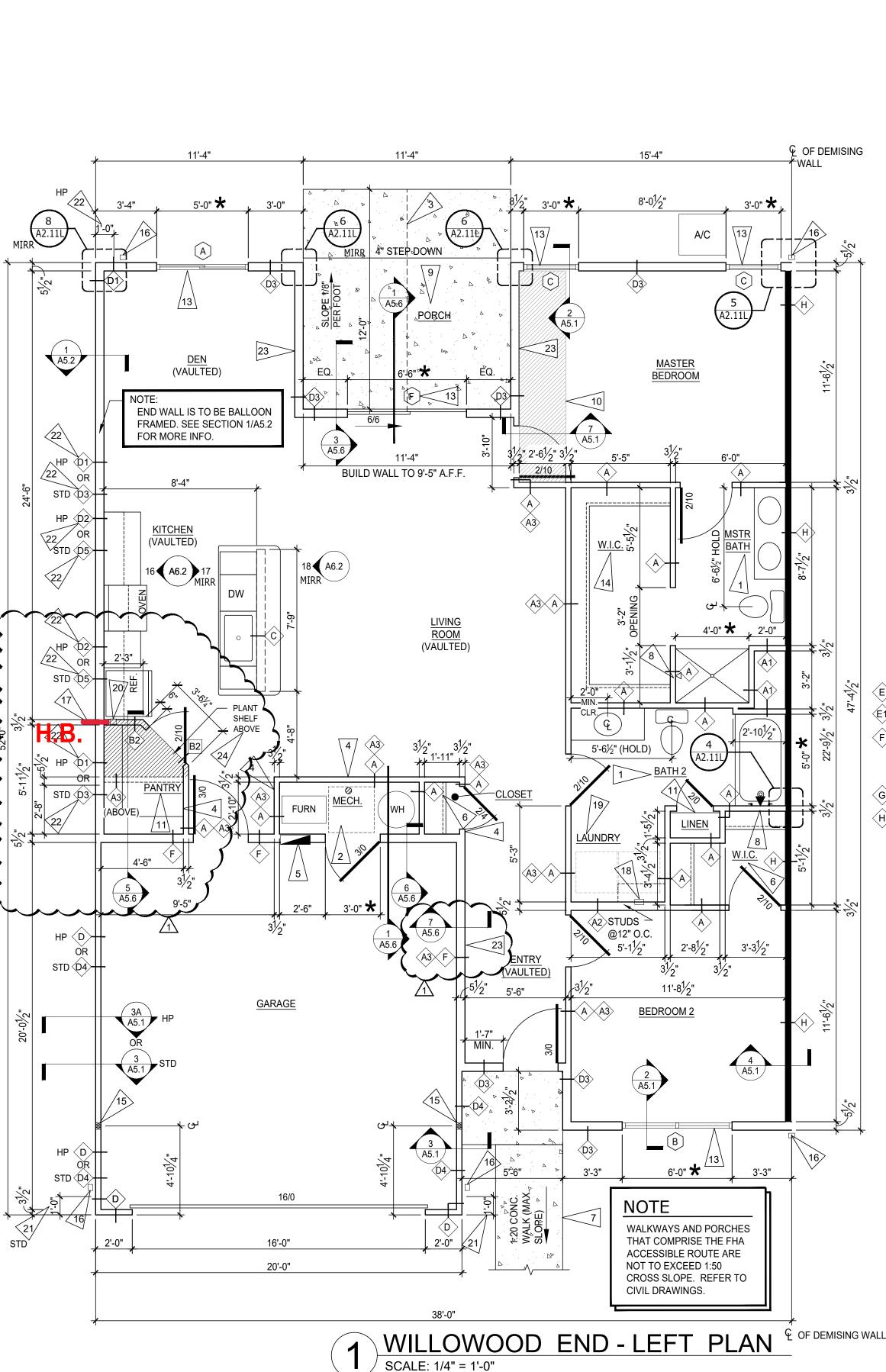
HARRISON

OVERALL









SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS

MATERIALS

INDICATES ROOM NAME REFER TO SHEET A6.7 FOR ROOM FINISH

TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.7 FOR WINDOW

INDICATES DOOR SIZE- REFER TO SHEET A6.7 FOR DOOR AND FRAME 2/10 MATERIALS AND ELEVATIONS

> INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

HIGH PROFILE END. SEE EXTERIOR ELEVATIONS.

STANDARD PROFILE END. SEE EXTERIOR ELEVATIONS

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.
- 5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER

NOTES:

- 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 ELEVATIONS FOR EXTERIOR FINISHES.

WALL TYPE LEGEND (CONT'D)

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE

(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" OC 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.

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"x30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES.
- 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" A.F.F.
- 7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6"
- 8. PROVIDE PLUMBING ACCESS PANEL.
- 9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE
- 10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- 11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- NOT USED
- 13. VINYL CLAD INSULATED WINDOWS ARE MANUFACTURED BY SIMONTON STANDARD WINDOW SIZE MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM. WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- 14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALLS AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 15. PROVIDE 3-2x4 POST TOP OF FOUNDATION ASSEMBLY TO UNDERSIDE OF ROOF GIRDER TRUSS BEARING LOCATION. SEE DETAIL 10/A1.0 FOR MORE INFORMATION.
- 16. DOWNSPOUT REFER TO FOUNDATION AND CIVIL DRAWINGS.
- 17. FROST FREE HOSE BIBB.
- 18. WASHER AND DRYER. 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 OPENING. DRYER TO BE INSTALLED ON
- 20. ICE MAKER WATER SOURCE.
- 21. 1'-0" STONE RETURN.
- 22. BALLOON FRAME WALL, CONTINUOUS FLOOR TO UNDERSIDE OF GABLE END VAULTED TRUSS BOTTOM CHORD.
- 23. EXTEND WALL TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD.
- 24. CAP "PLANT SHELF" AREA WITH (1) LAYER OF 7/16" O.S.B.

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
- (A1)—— 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A2)—— 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- 43 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.

(B)— <u>NOT USED.</u>

(B2) — 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B.

$\langle \mathtt{c} angle$ — 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.

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.

REFER TO ELEVATIONS FOR STONE LOCATIONS

BALLOON FRAME ______ 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.

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

(WHERE NOTE 22 OCCURS)

(WHERE NOTE 22

BALLOON FRAME ______ 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.

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 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.

REFER TO ELEVATIONS FOR STONE LOCATIONS

OCCURS)

OCCURS)

BALLOON FRAME -

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.

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.

BALLOON FRAME _____D5__ EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C. (WHERE NOTE 22

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.



REVISIONS

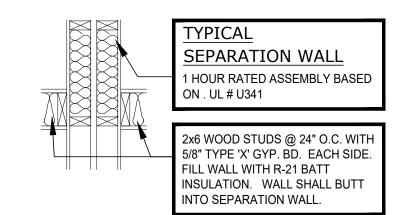
7/20/22 PLAN REVIEW & OWNER CHANGE

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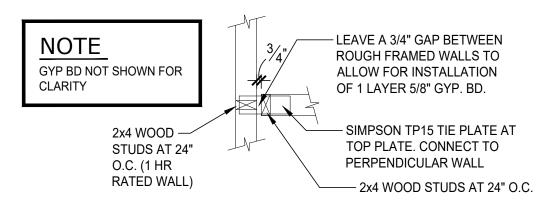
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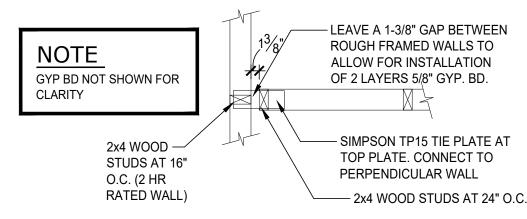
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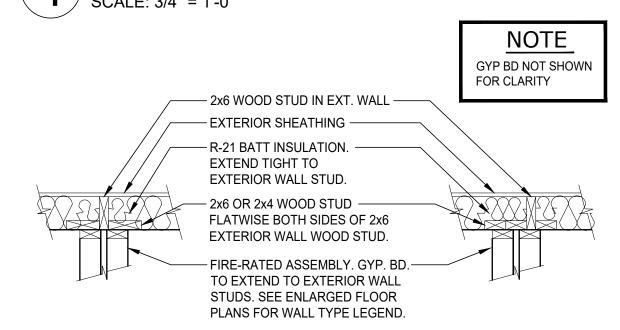
TYP. SEPERATION WALL



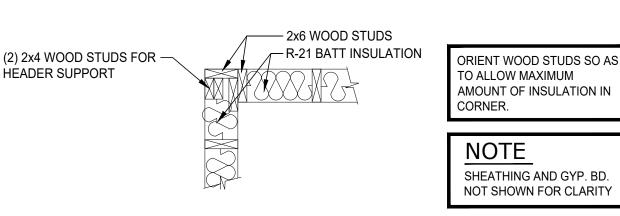
[/] SCALE: 3/4" = 1'-0"



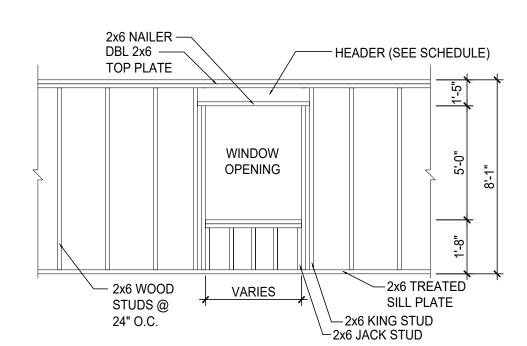
TYP. FRAMING - 2 HR WALL



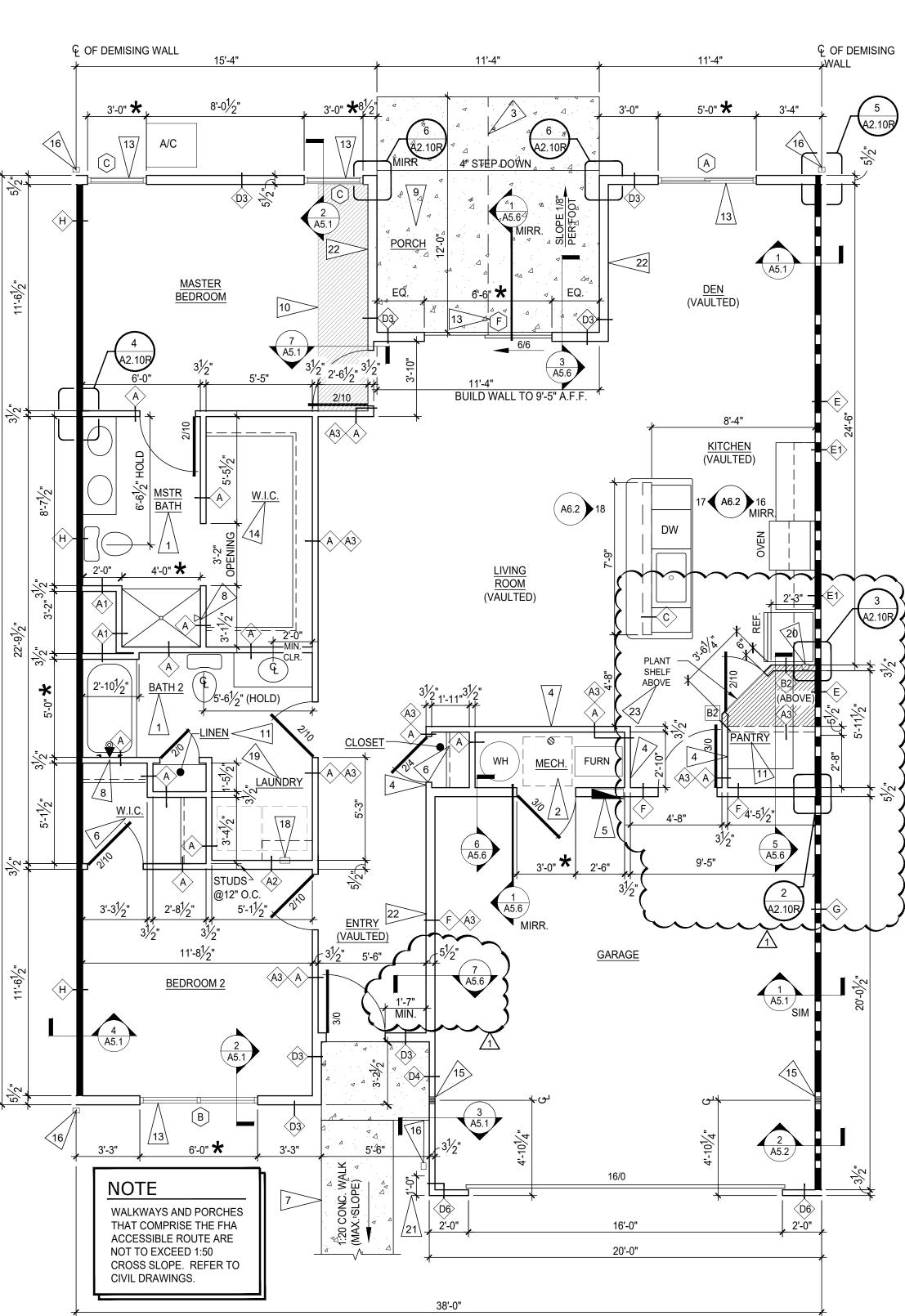
FRAMING - EXT. WALL (CENTERED & OFFSET)



HEADER SUPPORT



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

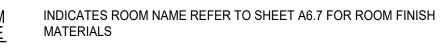


SCALE: 1/4" = 1'-0"

Q OF DEMISING WALL

SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS



TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER

REFERS TO DRAWING SHEET NUMBER

INDICATES DOOR SIZE- REFER TO SHEET A6.7 FOR DOOR AND FRAME 2/10 MATERIALS AND ELEVATIONS

INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR G.A. FILE # WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING

INDICATES WINDOW TYPES- REFER TO SHEET A6.7 FOR WINDOW

INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

NOTES:

- ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
- 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.
- 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.

WALL TYPE LEGEND (CONT'D)

KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE

1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR

(2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" OC 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

SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2"

SPACE, 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C.
2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21

PER GA FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

G ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

H TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

€ OF DEMISING WALL

WILLOWOOD MID - RIGHT PLAN

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"x30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES.
- 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" A.F.F.
- 7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO 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 SHELVES WITH SUPPORT BRACKETS.
- NOT USED
- 13. VINYL CLAD INSULATED WINDOWS ARE MANUFACTURED BY SIMONTON STANDARD WINDOW SIZE MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM. WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH
- 14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALLS AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 15. PROVIDE 3-2x4 POST TOP OF FOUNDATION ASSEMBLY TO UNDERSIDE OF ROOF GIRDER TRUSS BEARING LOCATION. SEE DETAIL 10/A1.0 FOR MORE INFORMATION.
- 16. DOWNSPOUT REFER TO FOUNDATION AND CIVIL DRAWINGS.
- 17. NOT USED.
- 18. WASHER AND DRYER. 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 OPENING. DRYER TO BE INSTALLED ON
- 20. ICE MAKER WATER SOURCE.
- 21. 1'-0" STONE RETURN.
- 22. EXTEND WALL TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD.
- 23. CAP "PLANT SHELF" AREA WITH (1) LAYER OF 7/16 O.S.B.

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
- (A1)— 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A2)—— 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A3 — 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- (B)— <u>Not Used.</u>
- (B2) 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B.
- 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.

REFER TO ELEVATIONS FOR STONE LOCATIONS

- 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.
- 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.

- (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.
- EXTERIOR WALL CONSTRUCTION 2x4 AT 24" O.C.
 HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- D5 NOT USED.
- D6 EXTERIOR WALL CONSTRUCTION 2X4 AT 24" O.C. 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. REFER TO ELEVATIONS FOR STONE LOCATIONS
- E ONE-HOUR RATED SEPARATION WALL 2x4 AT 24" O.C.
- 1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- E1 ONE-HOUR RATED SEPARATION WALL 2x4 AT 16" O.C.
- 1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.



REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

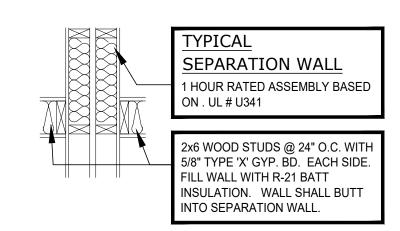
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PHA

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€ OF DEMISING WALL

(VAULTED)

8'-4"

(VAULTED)

6**◀ A6**.2 ▶1

(D6)

4 OF DEMISING WALL

16'-0"

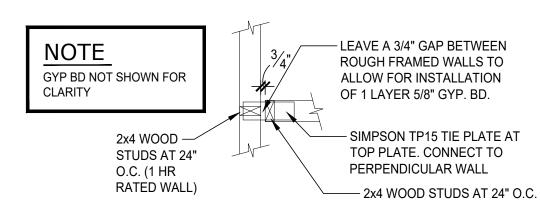
20'-0"

4" STEP DOWN

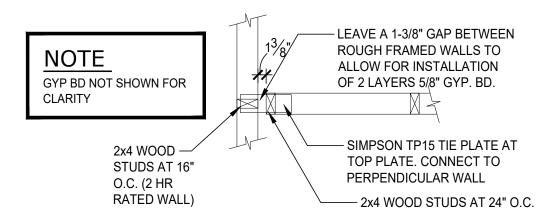
BUILD WALL TO 9'-5" A.F.F

(VAULTED)

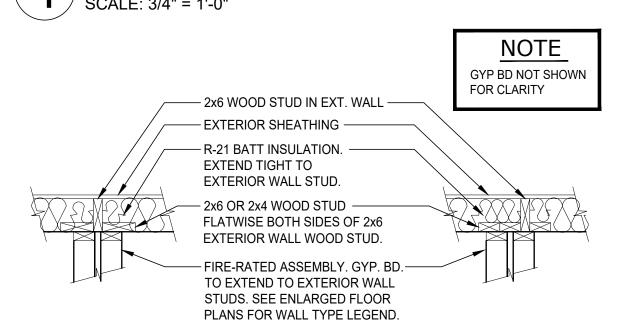
TYP. SEPERATION WALL



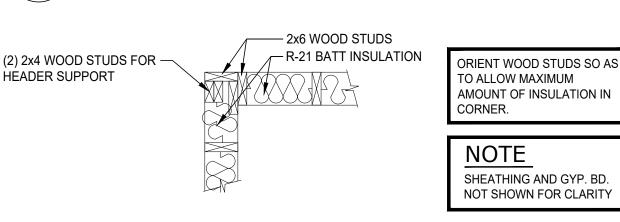
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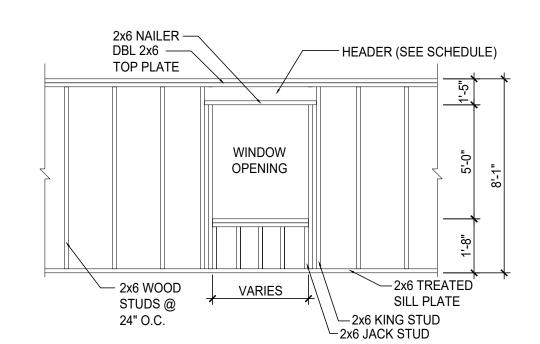
TYP. FRAMING - 2 HR WALL 4) SCALE: 3/4" = 1'-0"



FRAMING - EXT. WALL (CENTERED & OFFSET)



HEADER SUPPORT



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

€ OF DEMISING

⊭ WALL

(c)

15'-4"

 $8'-0\frac{1}{2}"$

BEDROOM

//2/10//

 $\langle A3 \rangle \langle A \rangle$

5'-6¹/₂" (HOLD)

⟨A2⟩ ∠ STUDS

 $A \times A3$

WILLOWOOD MID - LEFT PLAN

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

MIN.

@12" O.C.

2'-81/2"

11'-8¹/2"

 \bigcirc B

WALKWAYS AND PORCHES

THAT COMPRISE THE FHA

ACCESSIBLE ROUTE ARE

CROSS SLOPE. REFER TO

♥ OF DEMISING WALL

NOT TO EXCEED 1:50

CIVIL DRAWINGS.

NOTE

BEDROOM 2

SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS



INDICATES ROOM NAME REFER TO SHEET A6.7 FOR ROOM FINISH MATERIALS



2/10

TYPICAL SECTION AND DETAIL FLAGS:

- REFERS TO SECTION OR **ELEVATION NUMBER** REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.7 FOR WINDOW SCHEDULE INDICATES DOOR SIZE- REFER TO SHEET A6.7 FOR DOOR AND FRAME

MATERIALS AND ELEVATIONS INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR G.A. FILE # WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING

INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

NOTES:

- 1. 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:

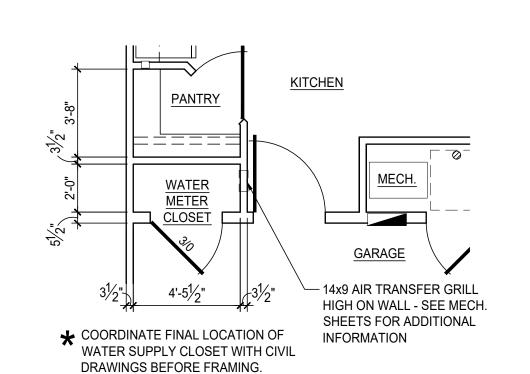
- ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL 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 ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER GA FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

H TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" OC 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



WATER METER CLOSET DETAIL SCALE: 1/4" = 1'-0"

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"x30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES.
- 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" A.F.F.
- 7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- 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 SHELVES WITH SUPPORT BRACKETS.
- NOT USED
- 13. VINYL CLAD INSULATED WINDOWS ARE MANUFACTURED BY SIMONTON STANDARD WINDOW SIZE MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM. WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL
- 14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALLS AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 15. PROVIDE 3-2x4 POST TOP OF FOUNDATION ASSEMBLY TO UNDERSIDE OF ROOF GIRDER TRUSS BEARING LOCATION. SEE DETAIL 10/A1.0 FOR MORE INFORMATION.
- 16. DOWNSPOUT REFER TO FOUNDATION AND CIVIL DRAWINGS
- 17. NOT USED.
- 18. WASHER AND DRYER. 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 OPENING. DRYER TO BE INSTALLED ON
- 20. ICE MAKER WATER SOURCE.
- 21. 1'-0" STONE RETURN.
- 22. EXTEND WALL TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD.
- 23. CAP "PLANT SHELF" AREA WITH (1) LAYER OF 7/16" O.S.B.

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
- \langle A1ightarrow 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A3)— 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC 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" OC. BUILD WALL TO 8'-1" A.F.F. CAP
- 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.
- 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.

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.

REFER TO ELEVATIONS FOR STONE LOCATIONS

(D1)---- NOT USED 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.

D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

D5 NOT USED.

EXTERIOR WALL CONSTRUCTION - 2X4 AT 24" O.C.

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.

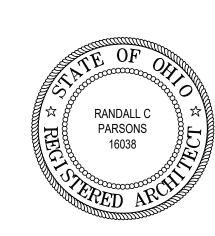
REFER TO ELEVATIONS FOR STONE LOCATIONS

E ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

E1 ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC 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.



REVISIONS

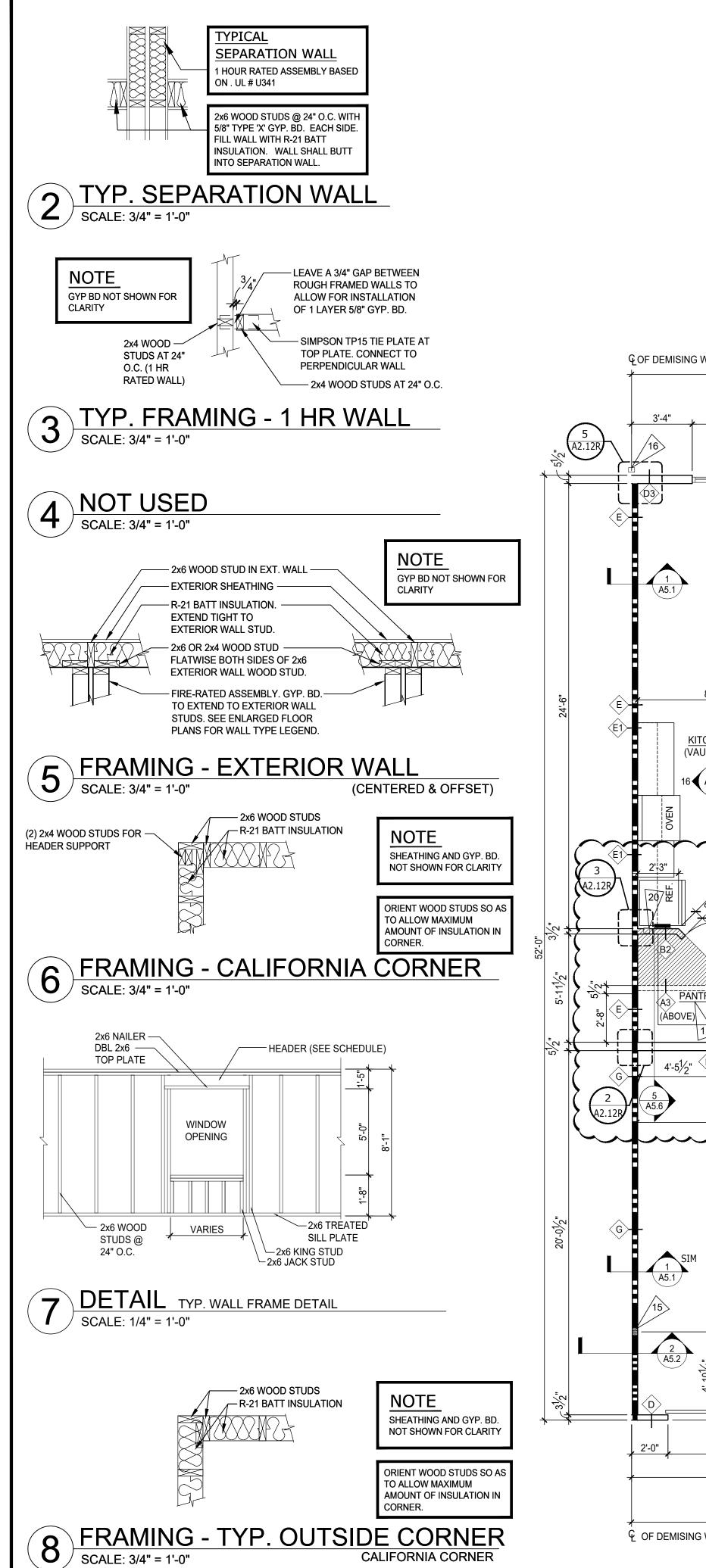
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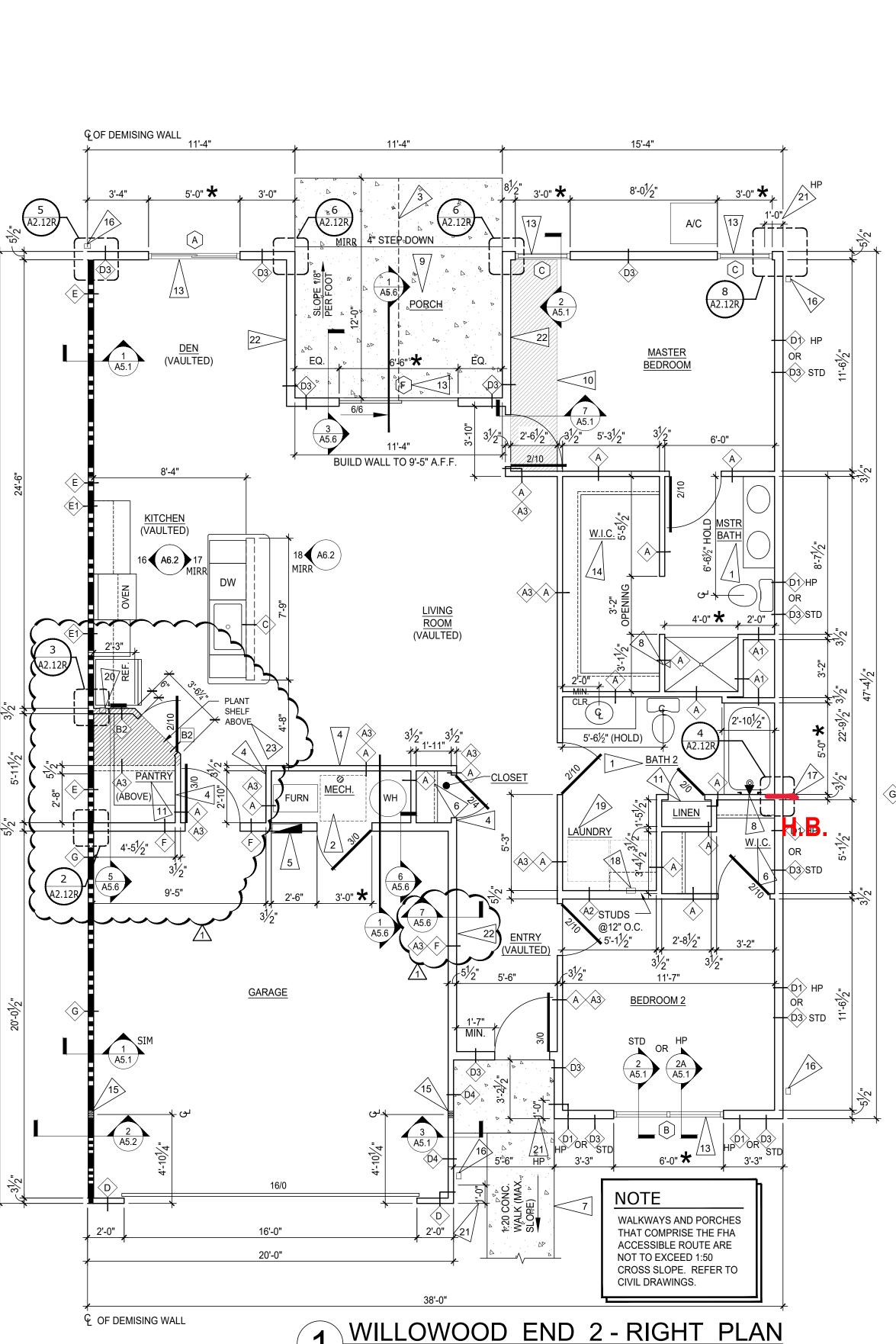
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SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS

INDICATES ROOM NAME REFER TO SHEET A6.7 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 A6.7 FOR WINDOW

INDICATES DOOR SIZE- REFER TO SHEET A6.7 FOR DOOR AND FRAME 2/10 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 SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

HIGH PROFILE END. SEE EXTERIOR ELEVATIONS.

STANDARD PROFILE END. SEE EXTERIOR ELEVATIONS.

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.
- 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.
- 5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER

- 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 ELEVATIONS FOR EXTERIOR FINISHES.

WALL TYPE LEGEND (CONT'D)

ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER GA FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

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"x30" 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.
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- 7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6"
- 8. PROVIDE PLUMBING ACCESS PANEL.
- 9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE
- 10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.

11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.

- NOT USED
- 13. VINYL CLAD INSULATED WINDOWS ARE MANUFACTURED BY SIMONTON STANDARD WINDOW SIZE MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM. WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- 14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALLS AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 15. PROVIDE 3-2x4 POST TOP OF FOUNDATION ASSEMBLY TO UNDERSIDE OF ROOF GIRDER TRUSS BEARING LOCATION. SEE DETAIL 10/A1.0 FOR MORE INFORMATION.
- 16. DOWNSPOUT REFER TO FOUNDATION AND CIVIL DRAWINGS.
- 17. FROST FREE HOSE BIBB.
- 18. WASHER AND DRYER. 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 OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- 20. ICE MAKER WATER SOURCE.
- 21. 1'-0" STONE RETURN.
- 22. EXTEND WALL TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD.
- 23. CAP "PLANT SHELF" AREA WITH (1) LAYER OF 7/16" O.S.B.

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
- (A1)—— 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A3)—— 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- <B**>── NOT USED**.
- (B1)— NOT USED.
- ♠2 — 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP
- 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.
- REFER TO ELEVATIONS FOR STONE LOCATIONS

1 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.
 - 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.

EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

E ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C.

(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

E1 ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1. 5/A5.1. AND SHEET A5.0.

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE



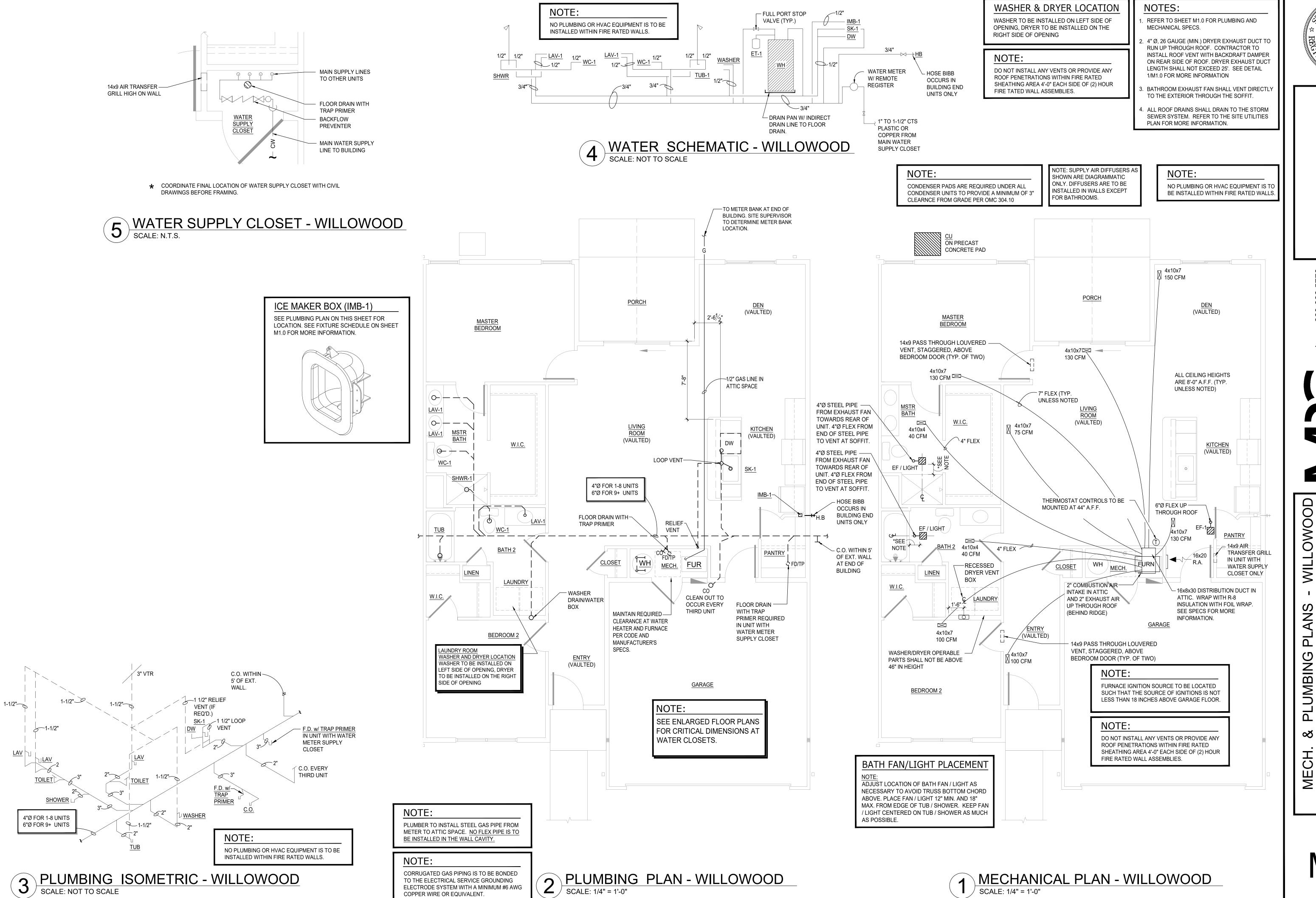
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7/20/22 PLAN REVIEW & OWNER CHANGE

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R C H I T E C T S

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RISON PHASE

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REDWOOD THE
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45

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PLUMBING SPECIFICATIONS

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
- 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.
- 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.

PROTECTED HOSE SPIGOT

C. CITY WATER (UNDERGROUND) - K COPPER FOR 50' UP TO THE BUILDING. REMAINDER - PLASTIC PIPE

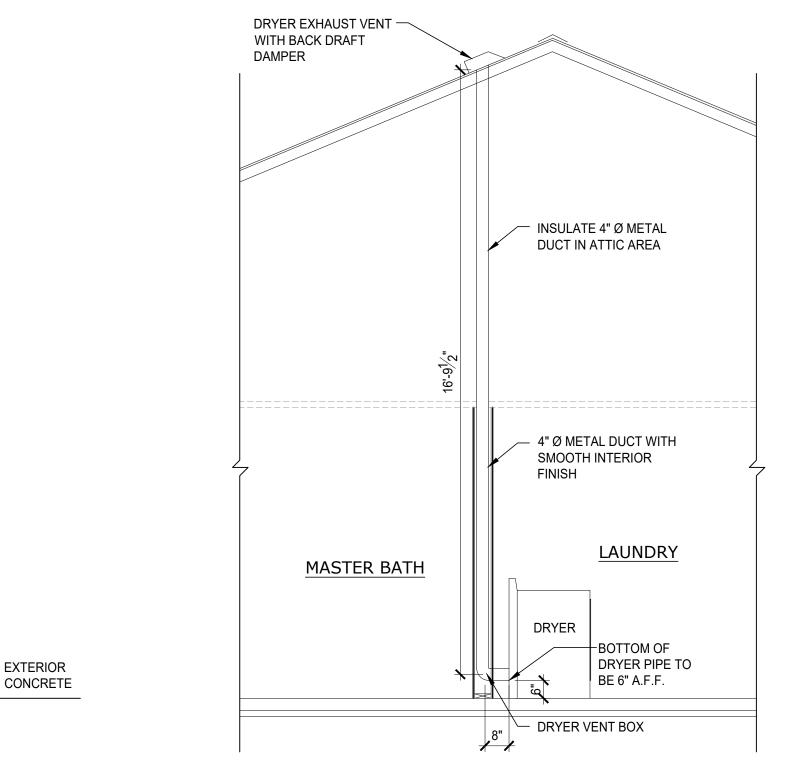
- D. ALL UNDERGROUND SOIL, AND WASTE DRAINAGE PIPING INSIDE THE BUILDING AND TO A POINT 5'-0" OUTSIDE THE BUILDING SHALL BE CENTRIFUGALLY CAST SERVICE WEIGHT, BELL AND SPIGOT CAST IRON SOIL PIPE WITH SERVICE WEIGHT CAST IRON FITTINGS AND NEOPRENE GASKETS CONFORMING TO ASTM C-564, OR PLASTIC PVC SCHEDULE 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.

SEE FIXTURE SCHEDULE



1. IGNITION SOURCE SHALL BE LOCATED AS PER OMC 304.3

2. MAXIMUM LENGTH OF DRYER VENTS SHALL COMPLY WITH OMC 504.8.4.



[/] SCALE: 3/8" = 1'-0"



PLUMBING LEGEND ABBREVIATION DESCRIPTION BACKFLOW PREVENTER $\overline{}$ CHECK VALVE \longrightarrow SHUT OFF VALVE UNION CLEANOUT AT FLOOR CO ----O-----FLOOR DRAIN ____ **BRANCH PIPING OFF BOTTOM** ---- BRANCH PIPING OFF TOP PIPE DROP PIPE RISE HOSE BIB - CD -----CONDENSATE DRAIN PIPING - CW -----**COLD WATER PIPING** ——— G ——— GAS PIPING — HW ——— HOT WATER PIPING SAN -SANITARY SEWER — — SAN — — SANITARY SEWER BELOW **VENT PIPING** BFP BACKFLOW PREVENTER BATHTUB CO CLEANOUT DWH DOMESTIC WATER HEATER EC **ELECTRICAL CONTRACTOR ELEVATION FURNACE** FD/TP FLOOR DRAIN WITH TRAP PRIMER **INVERT** LAVATORY

LAUNDRY BOX

VENT THRU ROOF

WATER CLOSET

MECHANICAL CONTRACTOR

PLUMBING CONTRACTOR

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
- COORDINATE WATER AND SANITARY SERVICES WITH THE LOCAL UTILITY COMPANIES.
- PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL INVERTS PRIOR TO START OF WORK.

WITH MANUFACTURER'S ROUGH-IN AND SETTING REQUIREMENTS.

- 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.
- 2. 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.
- 18. ALL WALL AND SLAB PENETRATIONS OF MASONRY CONSTRUCTION TO BE SLEEVED.
- 19. ALL ROOF DOWNSPOUTS SHALL TIE INTO UNDERGROUND PIPED STORM SEWER SYSTEM.

HVAC SPECIFICATIONS

. SCOPE OF WORK

MC

PC

RPBFP

VTR

WC

A. INSTALL ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON THE DRAWINGS INCLUDING CONTROLS AND CONTROL WIRING

REDUCED PRESSURE BACKFLOW PREVENTER

- A. REFRIGERANT SUCTION LINES TO BE INSULATED WITH 3/8" THICK ARMSTRONG AP
- 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.

NOTES:

- 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

CENTRAL HEATING AND AIR CONDITIONING SHALL BE PROVIDED WITH APPROVED AIR FILTERS, INSTALLED IN THE RETURN AIR SYSTEM, UPSTREAM FROM ANY HEAT EXCHANGER

CLOTHES DRYER EXHAUST NOTES:

CLOTHES DRYERS SHALL BE EXHAUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS.

CLOTHES DRYER DUCTS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE-RATED WALLS.

EACH VERTICAL RISER SHALL BE PROVIDED WITH A MEANS FOR CLEANOUT.

DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

SHALL BE A MINIMUM OF 4" IN DIAMETER.

SANITARY LINE SIZING - IPC 709.2

PIPE SIZE	SLOPE	NUMBER OF UNITS PER BUILDING
4" Ø	1/8" / FOOT	1 UP TO AND INCLUDING 8
6" Ø	1/8" / FOOT	9 AND UP

FOR BUILDINGS WITH SANITARY LINE EXITING AT THE END OF THE BUILDING.

PIPING INSULATION NOTE

MECHANICAL SYSTEM PIPING CARRYING FLUIDS ABOVE 105° OR BELOW 55° SHALL BE INSULATED TO A MINIMUM OF R-3.

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:

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.

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

TOTAL DRYER EXHAUST LENGTH ALLOWED (PER OMC 504.8.4) IS 35'-0" TOTAL DRYER EXHAUST

8" + 5'-0" (90° ELBOW) + 16'-9 $\frac{1}{2}$ " = 22'-5 $\frac{1}{2}$ "

DUCT LENGTH PROVIDED:

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:

NOTE:

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

MECHANICAL NOTES

- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND
- 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.

- 3. 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".
- 10. BALANCE ALL SYSTEMS TO CFM'S AS INDICATED, PROVIDE OWNER WITH REPORT.
- 11. ALL CONTROL WIRING TO THERMOSTATS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
- 12. PRIOR TO ORDERING ANY ELECTRICAL EQUIPMENT THE HVAC CONTRACTOR SHALL VERIFY THE ELECTRICAL VOLTAGE AND PHASE AVAILABLE WITHIN THE BUILDING.
- 13. 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".
- 14. 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
- 5. 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.

GENERAL NOTES

EXHAUST DUCTS SHALL BE CONSTRUCTED OF METAL WITH A SMOOTH INTERIOR FINISH AND

DRYER EXHAUST LENGTH NOT TO EXCEED 35'. EACH 90° ELBOW = 5'. EACH 45° ELBOW = 2'-6".

1	4" Ø	1/8" / FOOT	1 UP TO AND INCLUDING 8
	6" Ø	1/8" / FOOT	9 AND UP
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