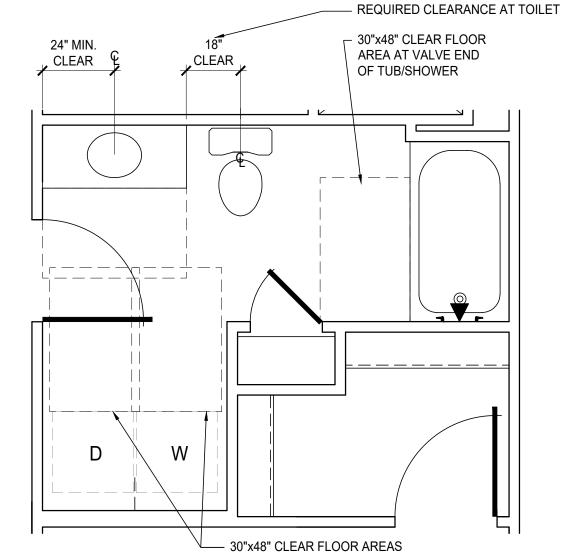


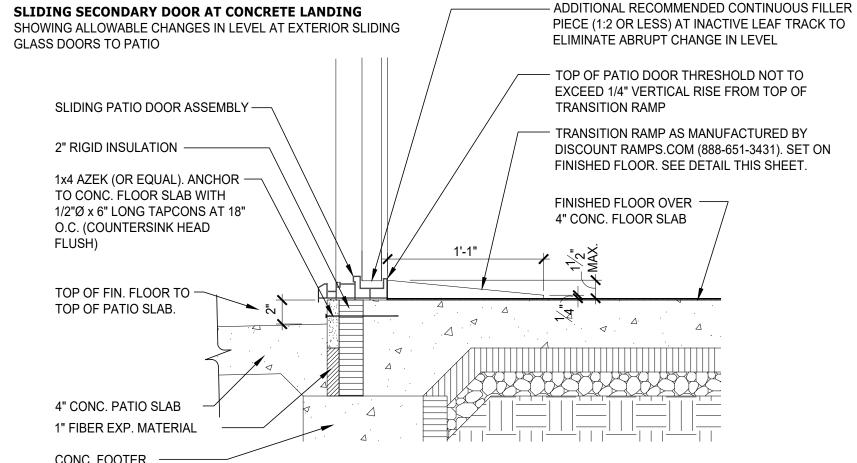
CONSTRUCTION SET
ISSUED FOR CONSTRUCTION
07/13/2022

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

C400

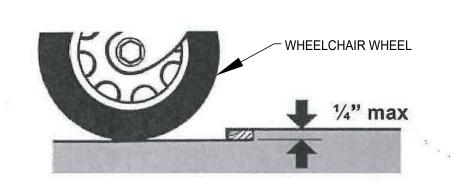


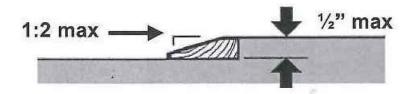
# TYP. MAIN BATHROOM MEADOWOOD, CAPEWOOD, WILLOWOOD (SIM.)



# FHA COMPLIANT PATIO THRESHOLD / STEP DETAIL

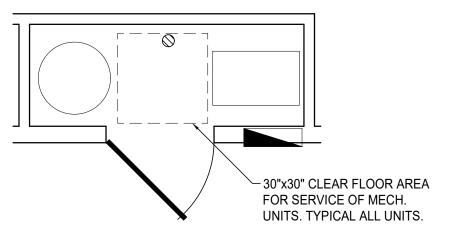
# **Small Level Changes within** the Unit



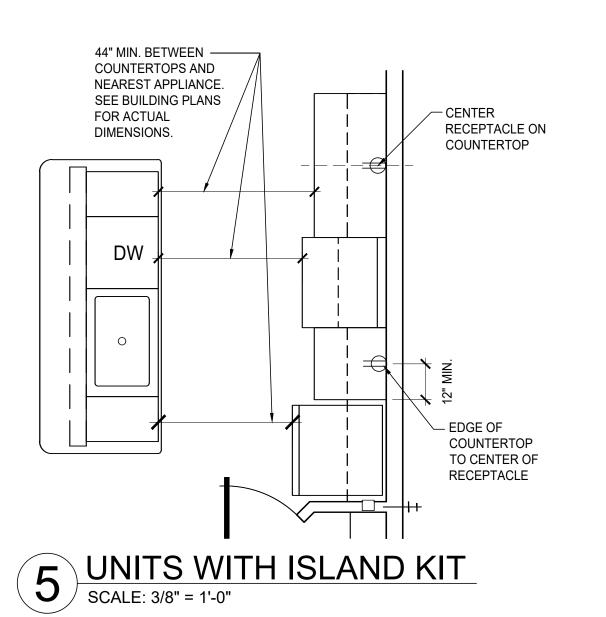


# CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL

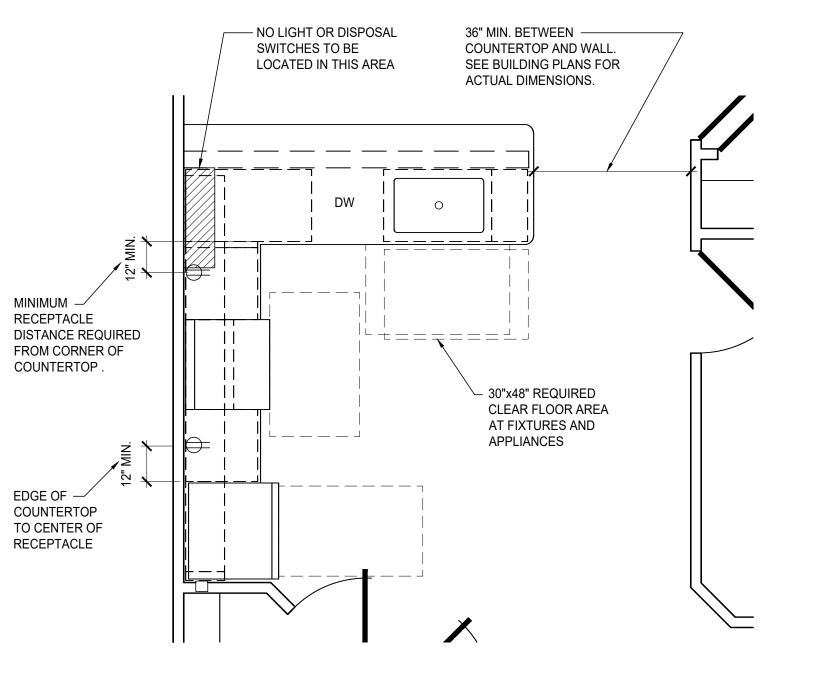
NO SCALE



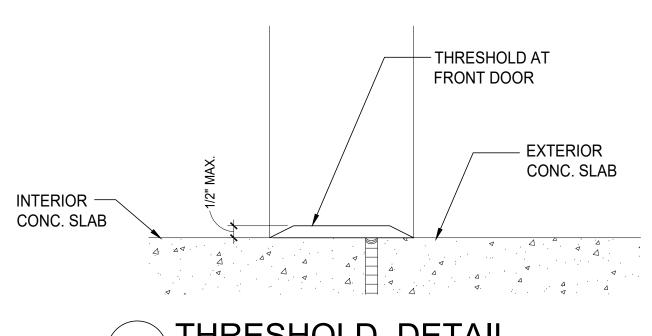
TYP. MECH. ROOM SCALE: 3/8" = 1'-0"



SEE ELECTRICAL DRAWINGS FOR EACH UNIT TYPE FOR RECEPTACLE LOCATIONS.



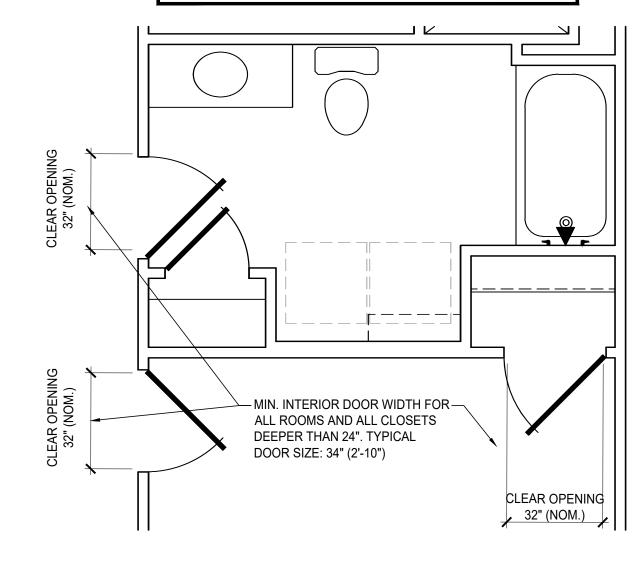
UNITS WITH PENINSULA KIT
SCALE: 3/8" = 1'-0"



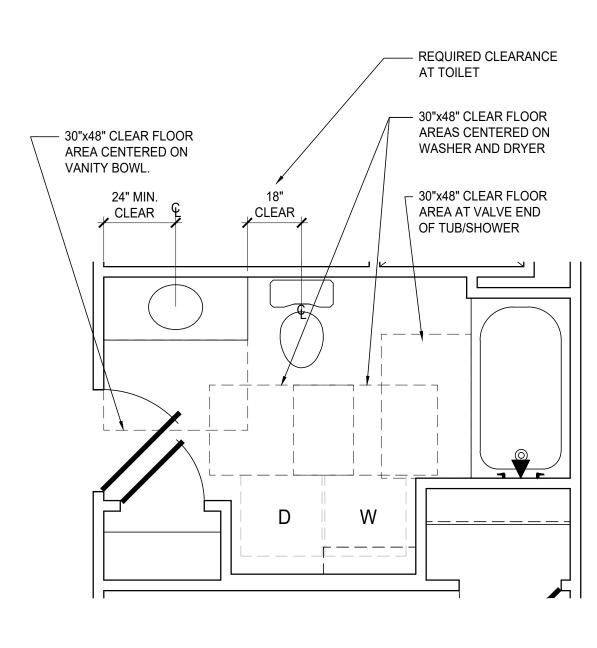
SCALE: 3" = 1'-0"

- 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**

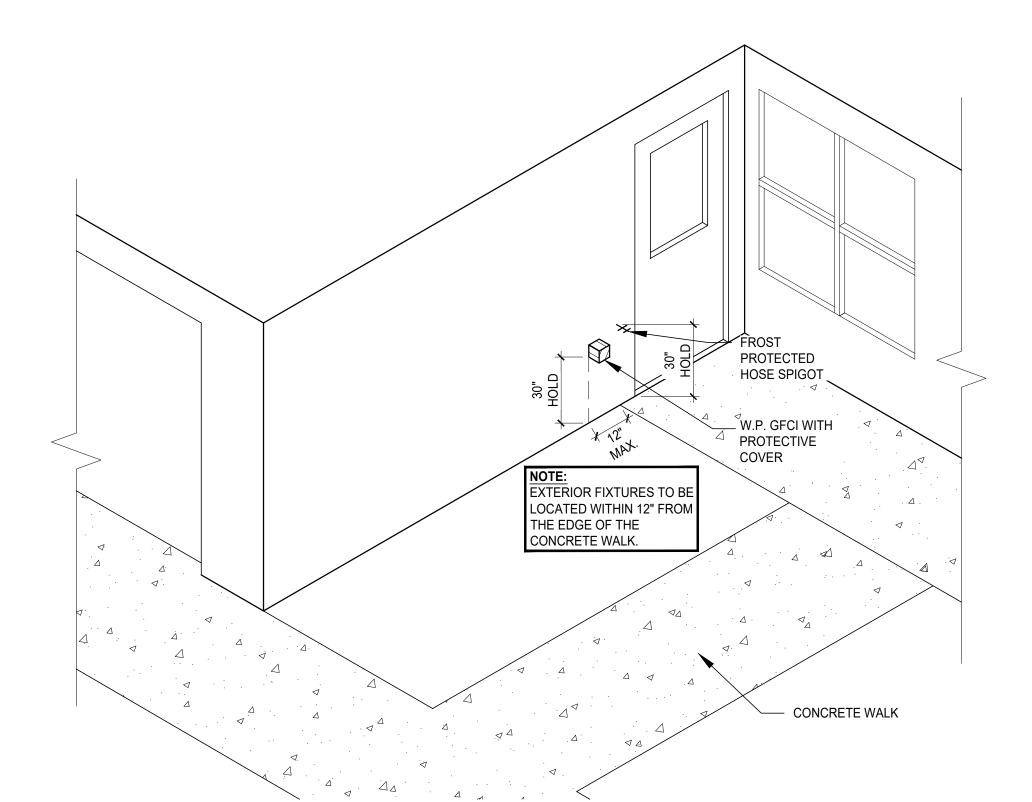
The construction of all Redwood apartments and site improvements must comply with all FHA (Fair Housing Act) standards and accessibility requirements. All contractors are required to build Redwood apartment units based on site specific plans and follow the FHA details as described on all of the items 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

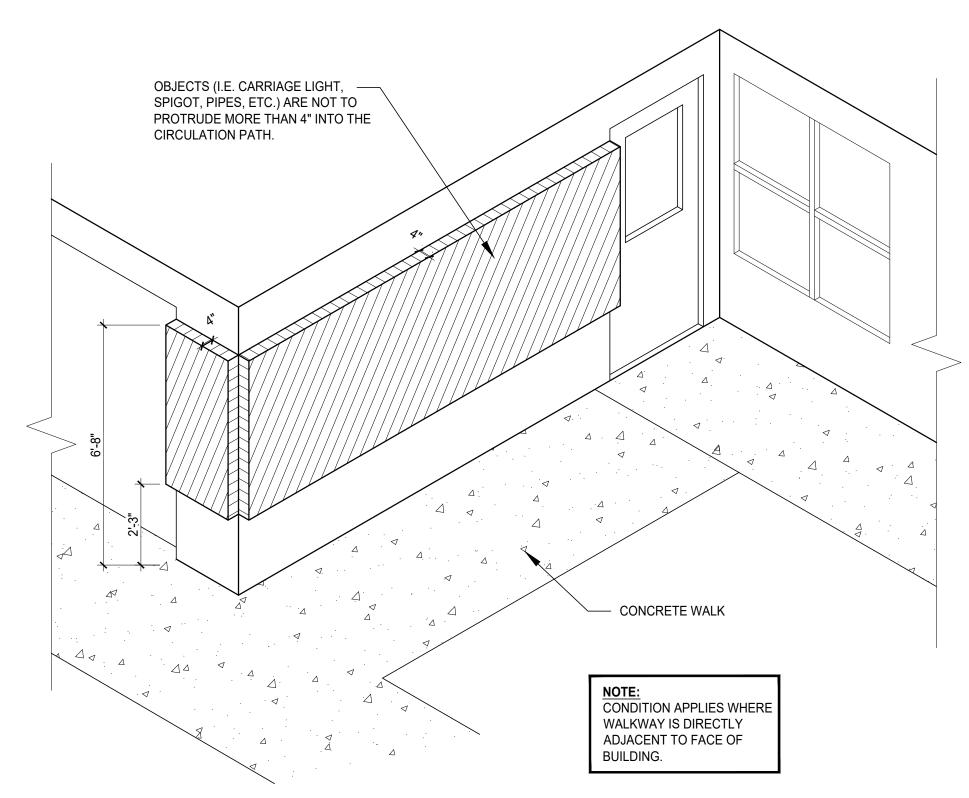
STANDARDS

REDWOOD

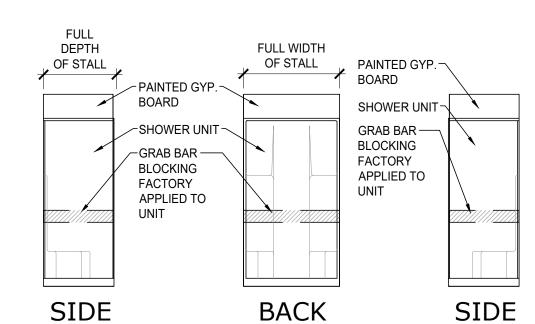
FHA 1.0 1 OF 3



## EXTERIOR FIXTURE LOCATIONS NO SCALE



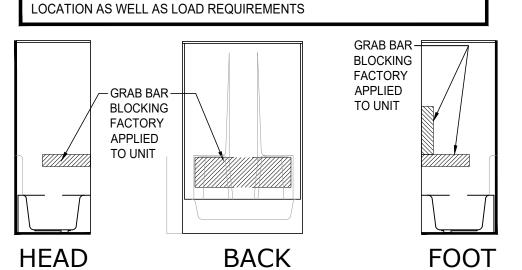
PROTRUDING OBJECT LIMITS



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

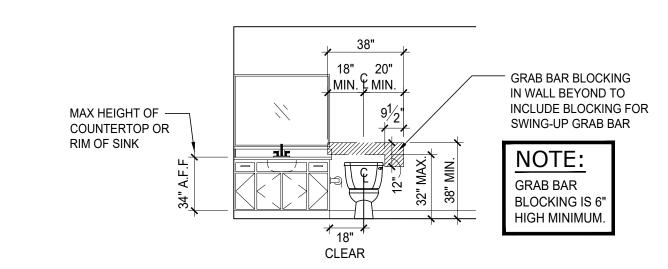
FHA COMPLIANT SHOWER

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 &

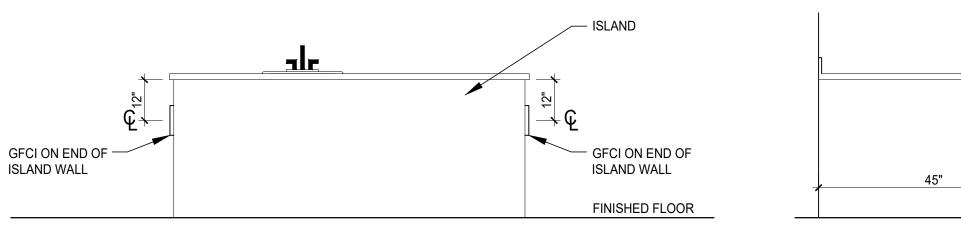


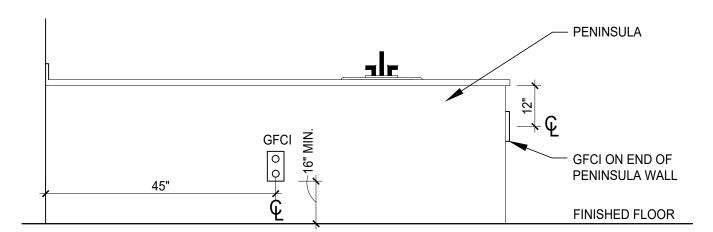
3 TYPICAL BLOCKING

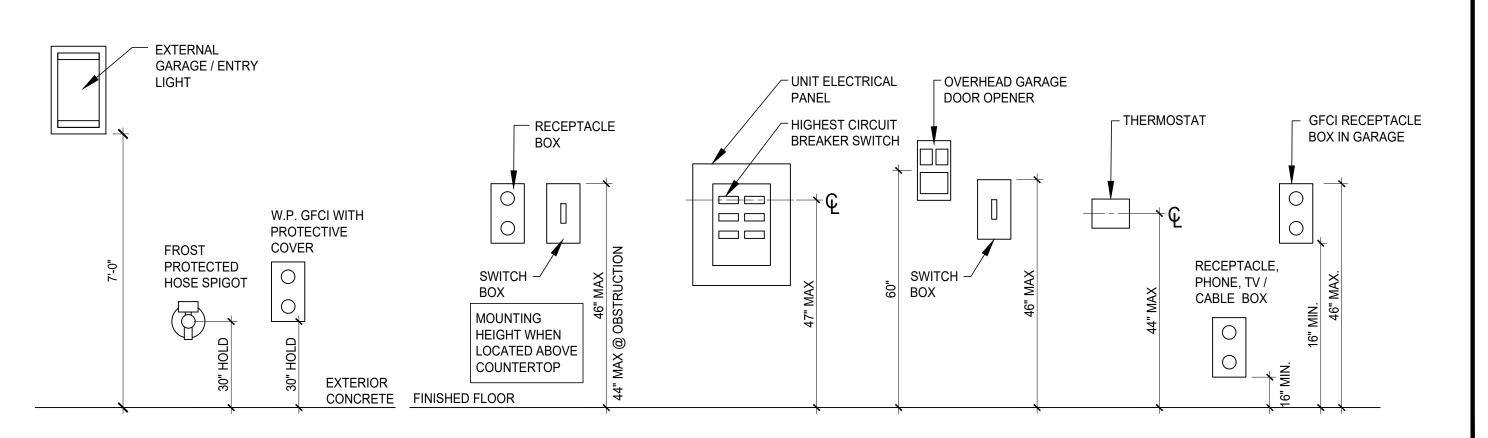
SCALE: 1/4" = 1'-0" (CONTROL WALL) FHA COMPLIANT TUB



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.

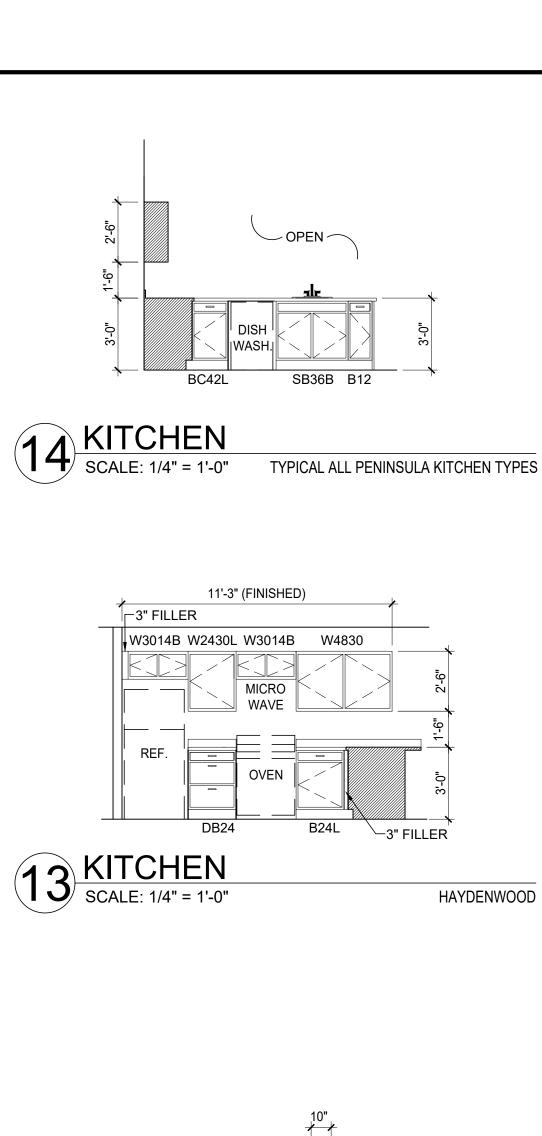
330.666.5770 330.666.8812

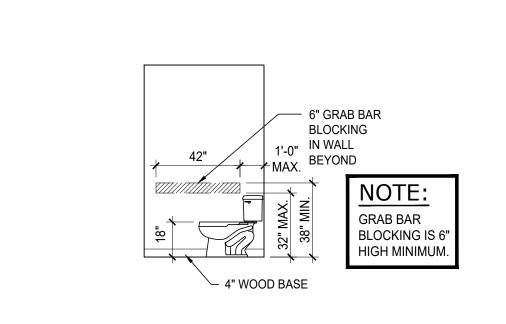
 $\alpha$ **S**|**<** 

Redwood

STANDARDS HARRISON REDWOOD

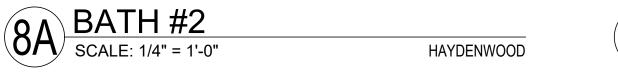
2 OF 3

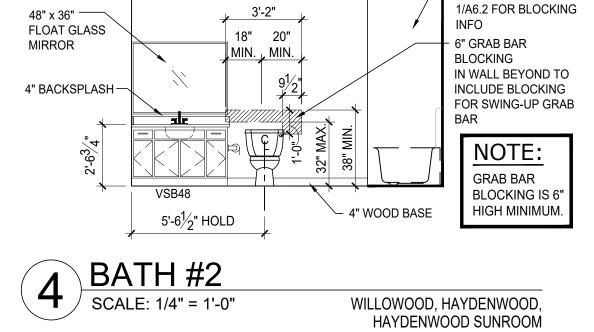




9 NOT USED

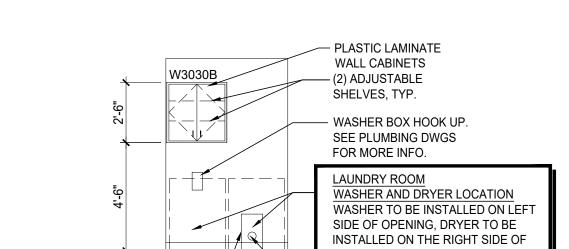
SCALE: 1/4" = 1'-0"



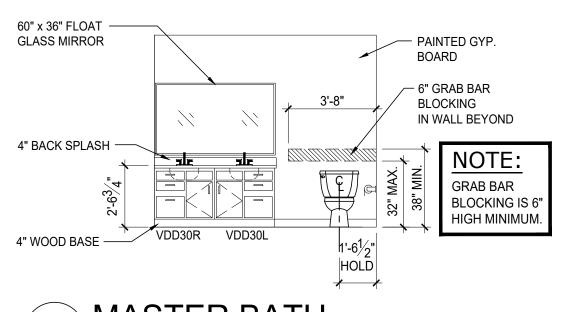


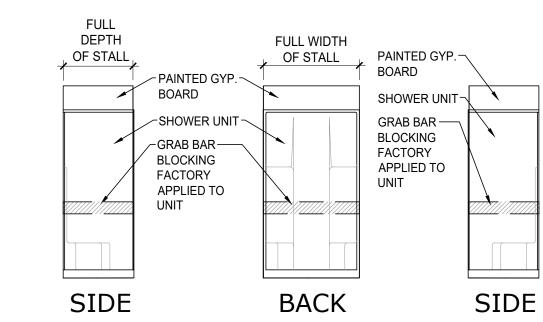
TUB UNIT. REFER TO **BLOCKING DETAIL** 

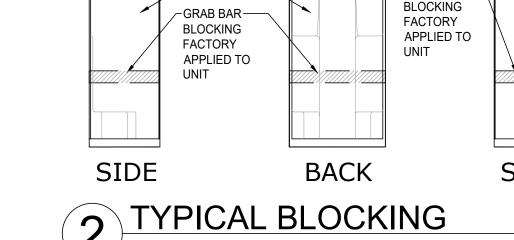
5 NOT USED
SCALE: 1/4" = 1'-0"

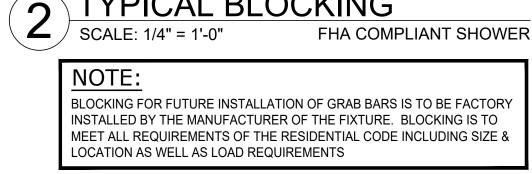


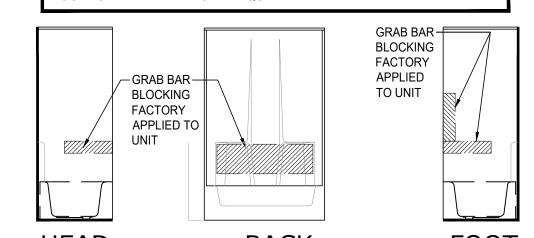
RECESSED DRYER — — 4" DIA. DRYER VENT TO BE VENT BOX SEE VENTED UP THRU ROOF. MECH. DWGS FOR SEE MECH. DWGS FOR MORE INFO.





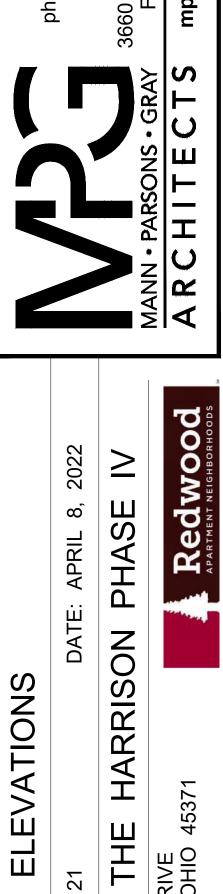






HEAD **BACK** SCALE: 1/4" = 1'-0"





RED BUCKEYE DRIVE HUBER HEIGHTS, OHIO

REDWOOD

57 OF 59

31121

PROJECT #:

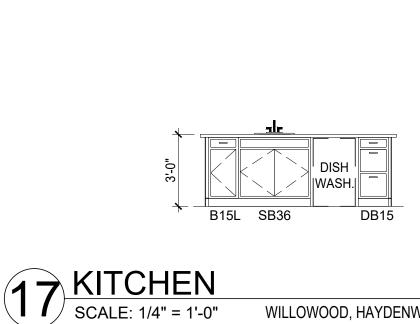
INTERIOR

PARSONS

**REVISIONS** 

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330.666.5770 330.666.8812



11'-3" (FINISHED)

MICRO

WAVE

OVEN

WILLOWOOD, HAYDENWOOD SUNROOM

W3314 W2430R W3014

REF.

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

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



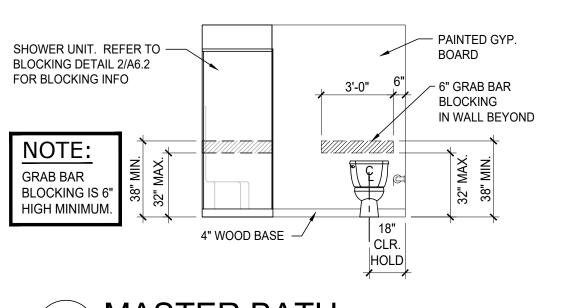
6" GRAB BAR-

BLOCKING

IN WALL

BEYOND

WILLOWOOD, HAYDENWOOD SUNROOM





60" x 36" FLOAT

**GLASS MIRROR** 

4" BACKSPLASH

NOTE:

**GRAB BAR** BLOCKING IS 6

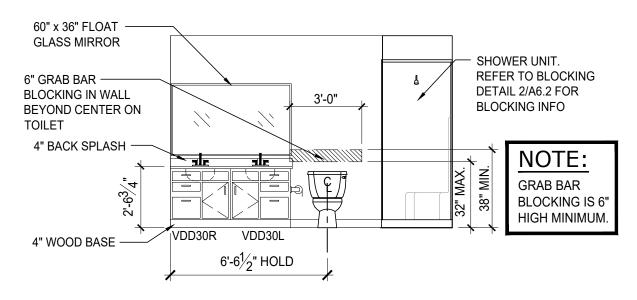
HIGH MINIMUM.

OPENING

−4" WOOD BASE

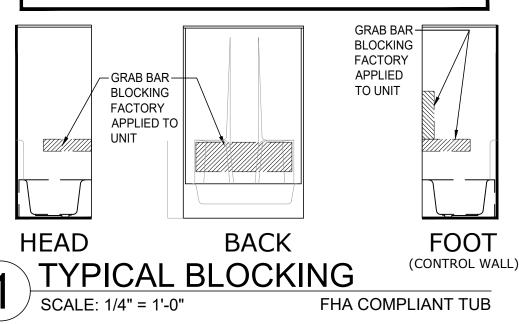
- MEDICINE CABINET

14 ½" WIDE FRAMED





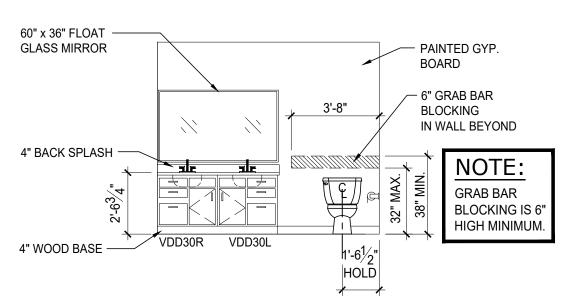




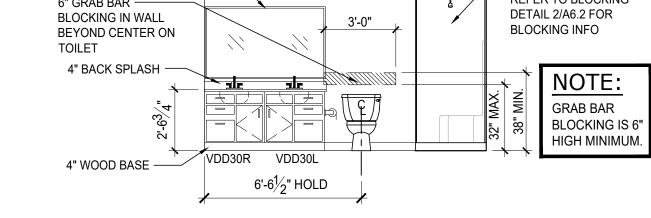
15 NOT USED SCALE: 1/4" = 1'-0"

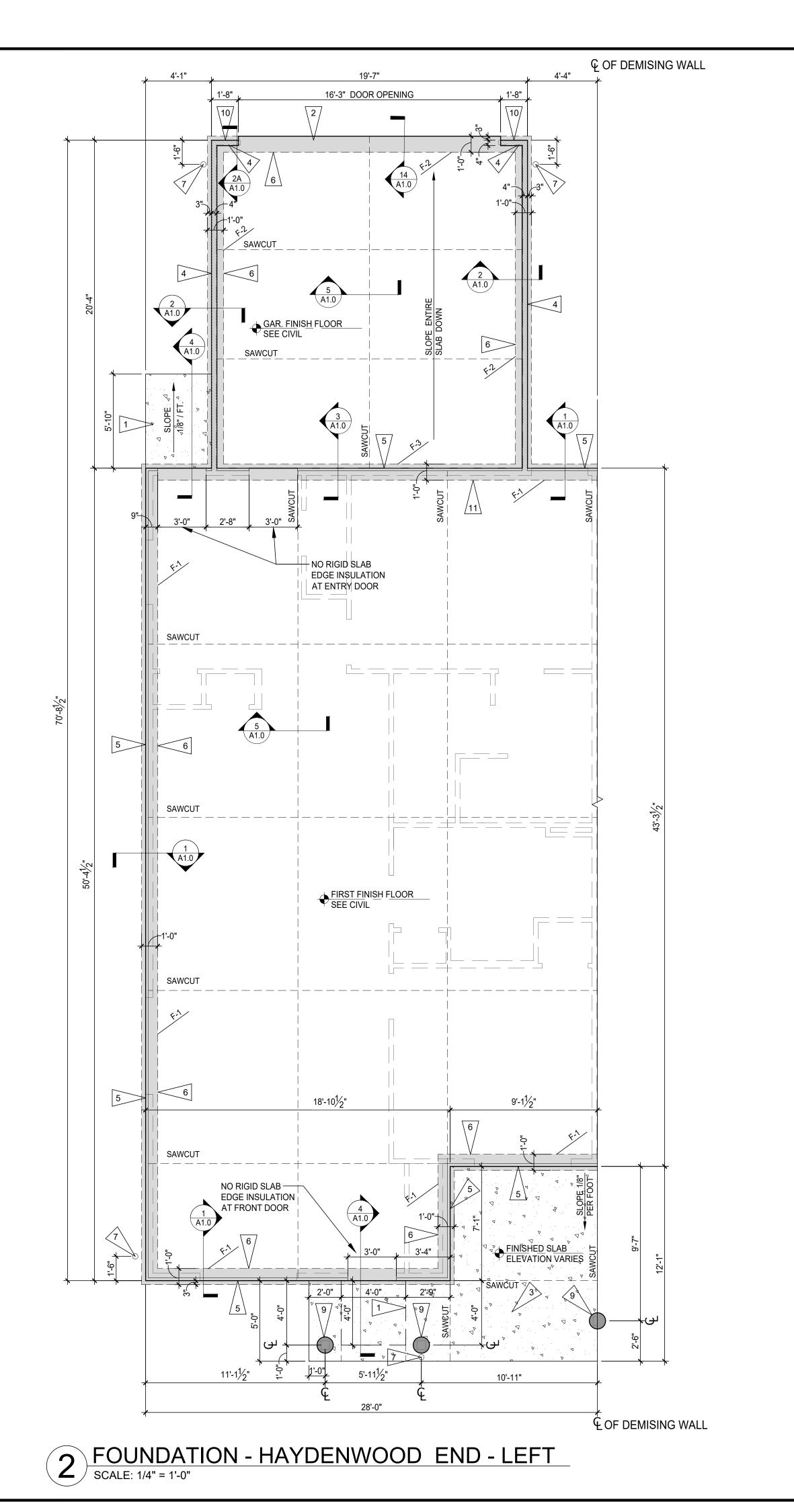
HAYDENWOOD SUNROOM

8 NOT USED
SCALE: 1/4" 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. 12" Ø x 3'-0" DEEP CONCRETE FOOTER WITH (2) #4 BARS VERTICAL.
- 10. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2A/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: \*\*

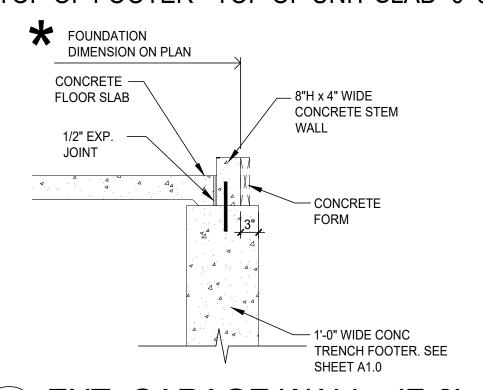
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

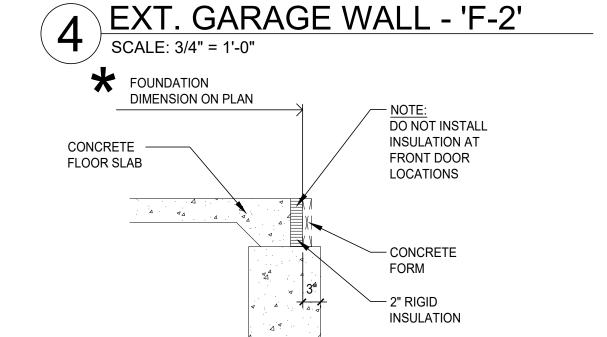
# NOTE:

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"





— 1'-0" WIDE CONC TRENCH FOOTER. SEE SHEET A1.0

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



**REVISIONS** 

7/20/22 PLAN REVIEW & OWNER CHANGE

nbassy Parkway Iawn, OH 44333

3660 Embassy Y Fairlawn,

MANN - PARSONS - GRAY
A R C H I T E C T S

HASE IV
Redwood

RIGHT

**∞** 

END

HAYDENWOOD

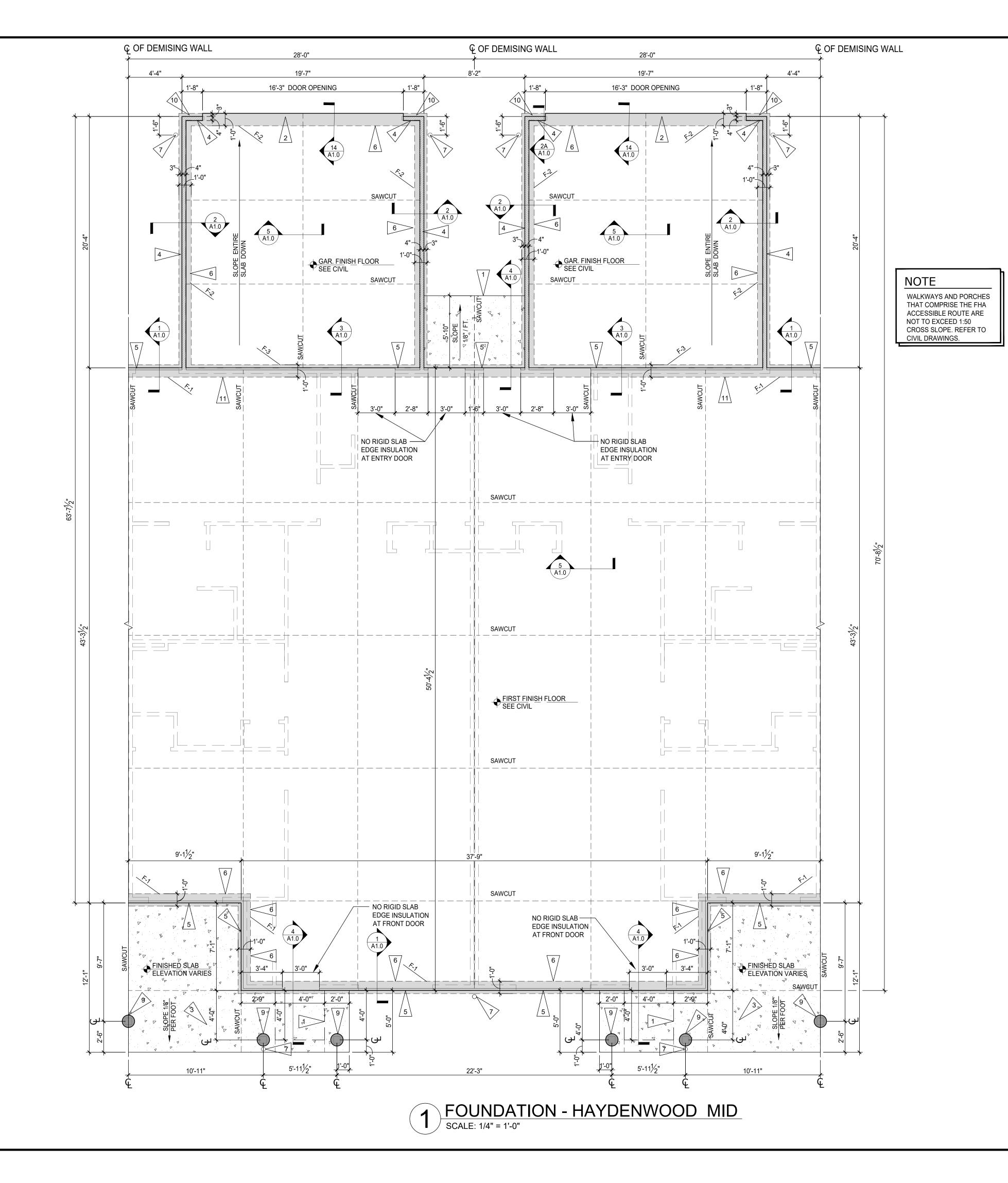
FOUNDATION

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REDWOOD TI

A1.17



#### 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. 12" Ø x 3'-0" DEEP CONCRETE FOOTER WITH (2) #5 BARS VERTICAL.
- 10. CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2A/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: \*\*

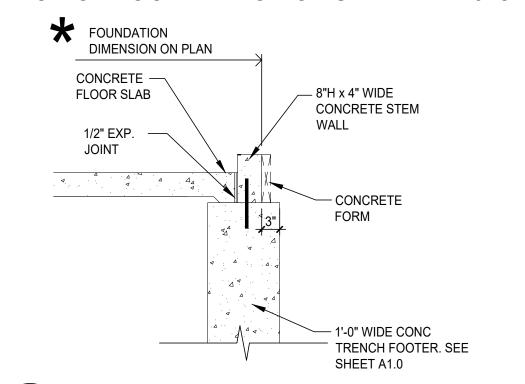
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

# NOTE:

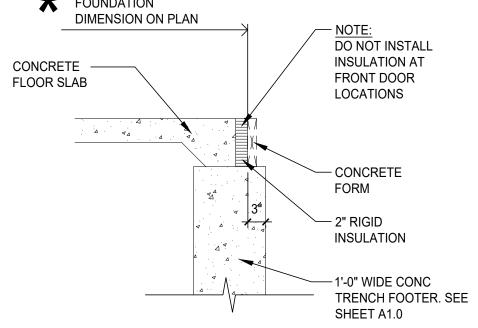
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

# NOTE:

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







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

RANDALL C
PARSONS
16038

REVISIONS

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ıbassy Parkway awn, OH 44333

3660 Embass Fairlawn,

MANN - PARSONS - GRAY
A R C H I T E C T S

HASE IV

Redwood

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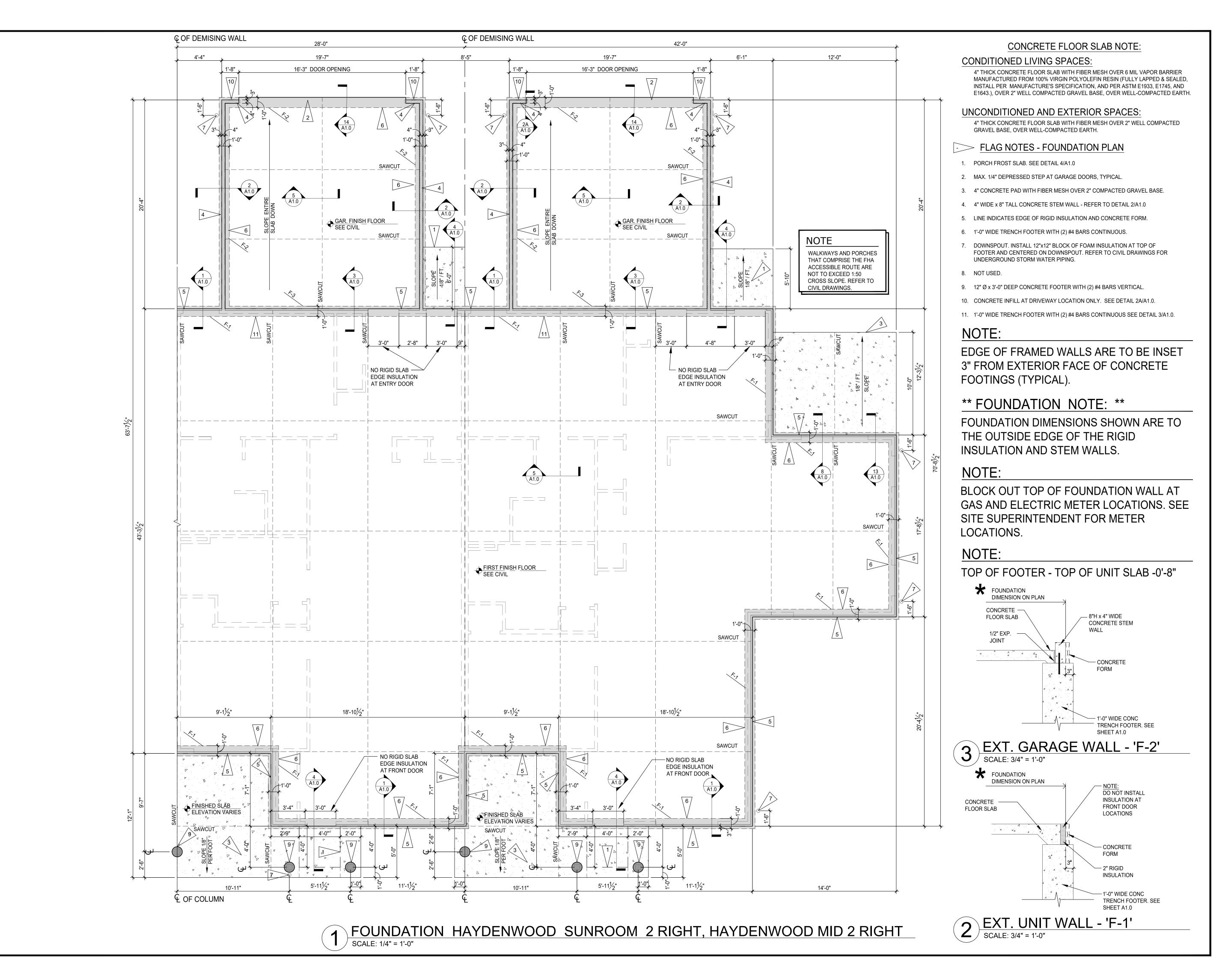
THE HARRISO

HAYDENWOOD

**FOUNDATION** 

RED BUCKEYE DRIVE HUBER HEIGHTS, OHIC

A1.16



PARSONS

**REVISIONS** 

7/20/22 PLAN REVIEW & OWNER CHANGE

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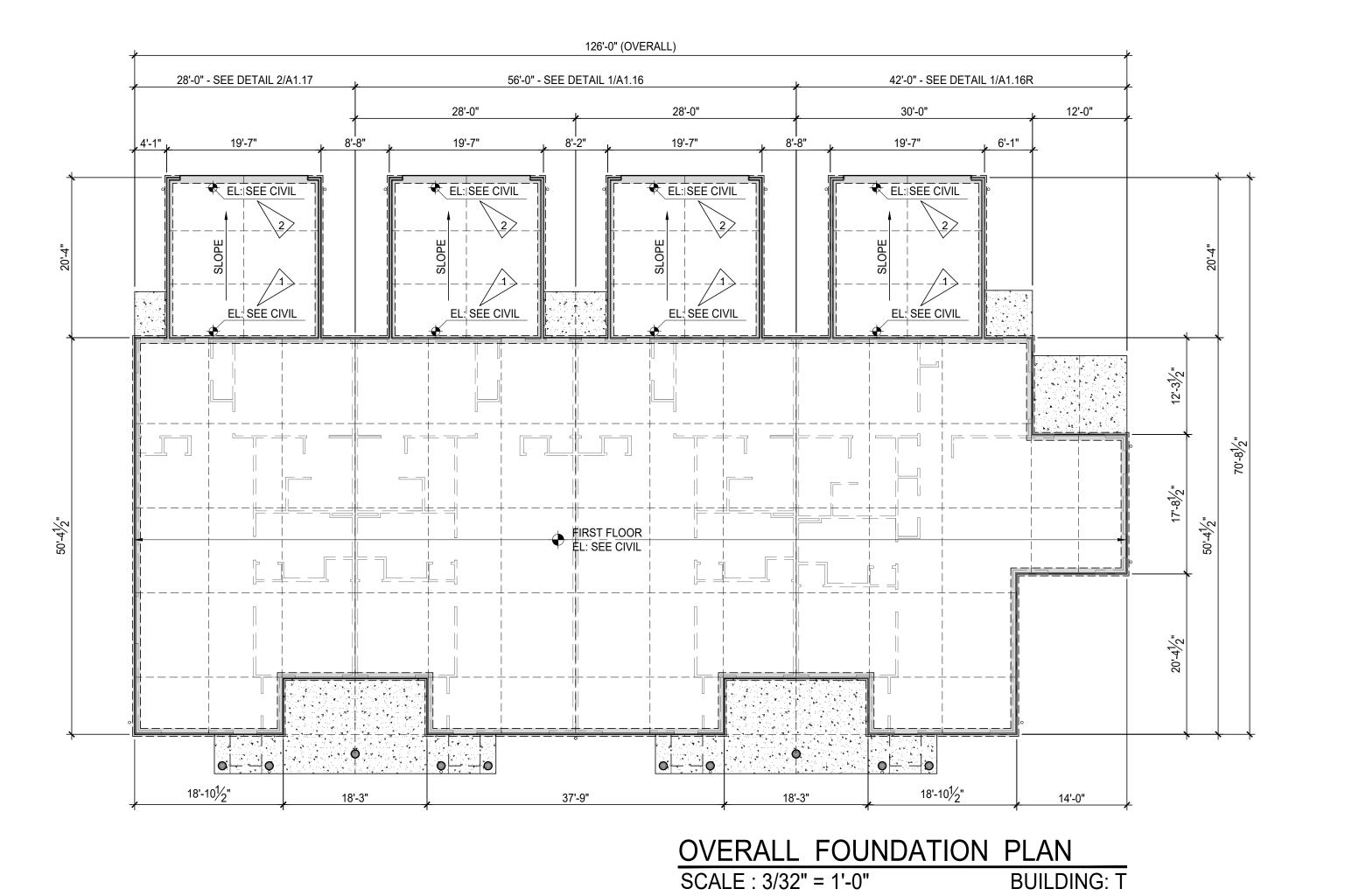
Redwood

RIGHT

SUNROOM & MID

HAYDENWOOD

ON



## 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

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.



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Redwood
APARTMENT NEIGHBORHOODS

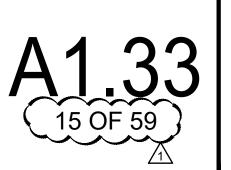
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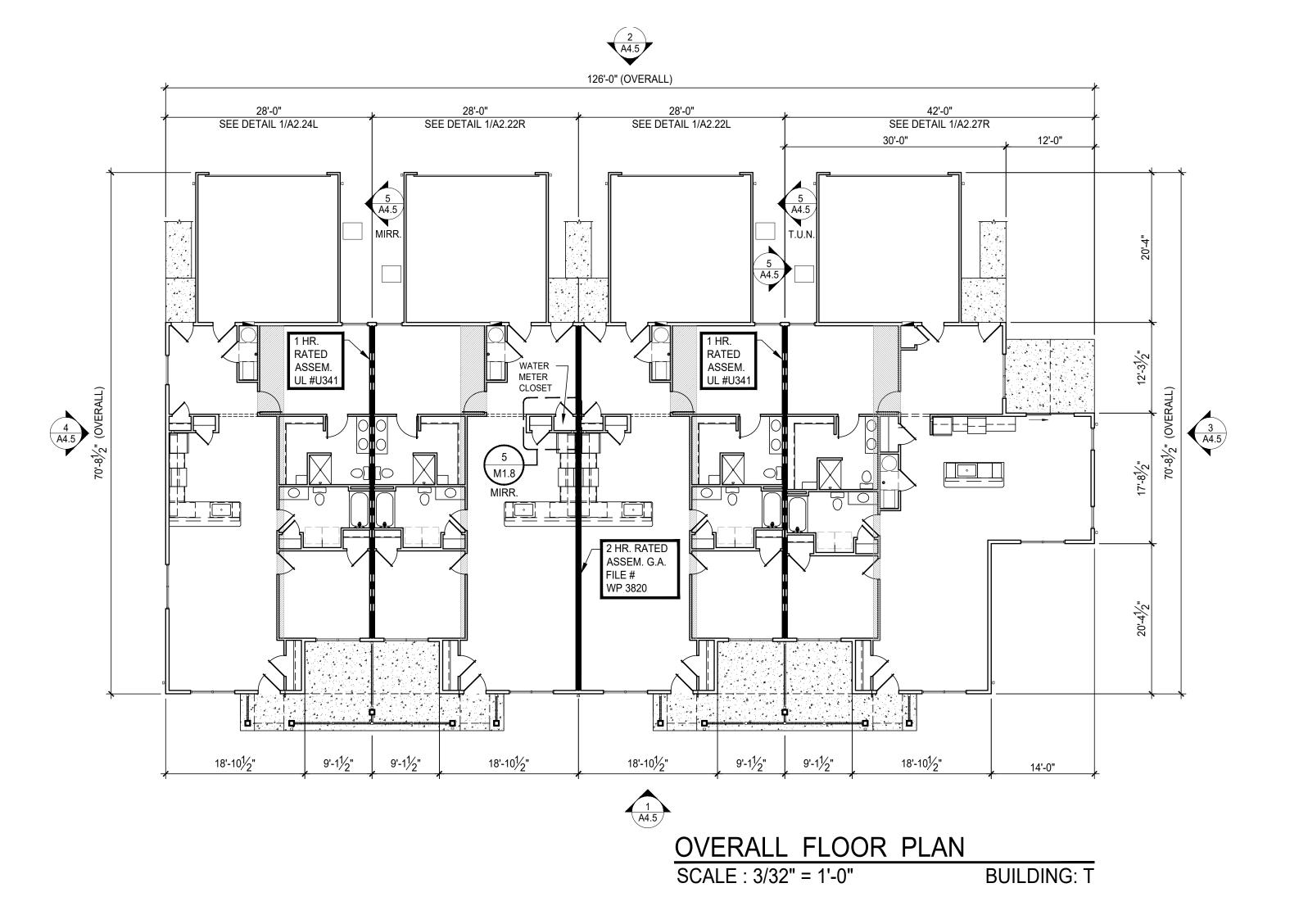
FOUNDATION BLDGS.:

OVERALL

REDWOOD THE HARRISON PHASE

RED BUCKEYE DRIVE HUBER HEIGHTS, OHIO 45371





#### **GENERAL NOTES:**

- 1. REFER TO ENLARGED FLOOR PLANS FOR INTERIOR ROOM DIMENSIONS AND OTHER SPECIFIC INFORMATION.
- 2. SEE SHEET SERIES A6.X FOR DOOR AND WINDOW SCHEDULES.
- 3. 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.
- 4. 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.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- 6. FOR INTERIOR FINISHES FOR WALLS AND CEILINGS REFER TO FLAME AND SMOKE INDEX RATING ON SHEET SERIES A6.X.
- 7. PRIMARY ENTRY DOORS SHALL HAVE "0" CLEARANCE THRESHOLDS TO MEET ALL ANSI
- 8. ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED. SEE FRAMING PLANS & WALL SECTIONS FOR MORE INFORMATION.

#### NOTES:

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

T.U.N. - TYPICAL UNLESS NOTED

#### NOTE:

STAGGER ADJACENT A/C UNITS TO PROVIDE FOR SUFFICIENT ACCESS AROUND EACH.

HP - HIGH PROFILE SIDE ELEVATION. SEE EXTERIOR ELEVATION SHEETS FOR MORE



**REVISIONS** 

7/20/22 PLAN REVIEW & OWNER CHANGE

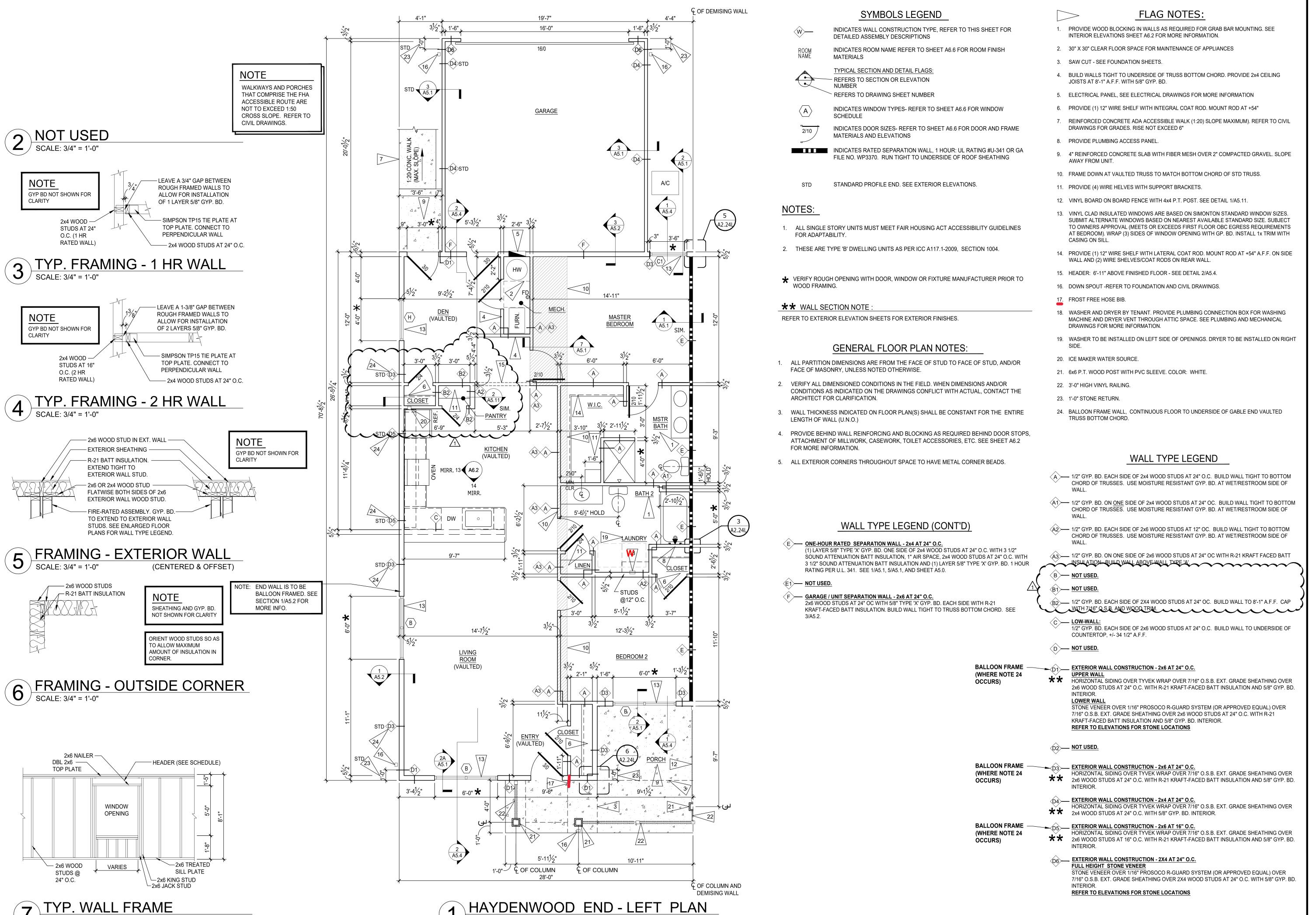
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Redwood
APARTMENT NEIGHBORHOODS

HARRISON PHASE

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

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



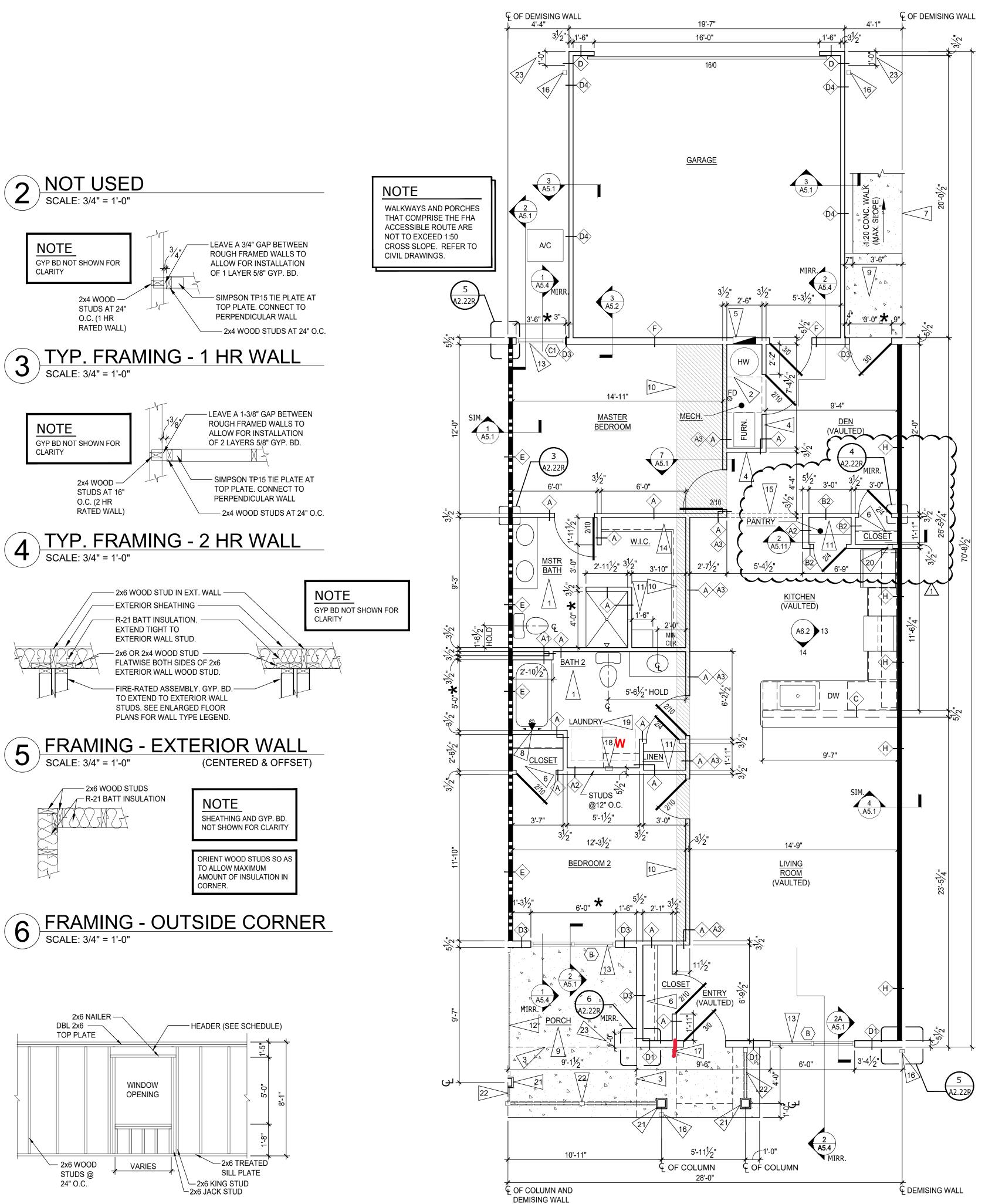
**REVISIONS** 

7/20/22 PLAN REVIEW & OWNER CHANGE

330. 330.

**■**≩∣⋖

ON



7 TYP. WALL FRAME

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

REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.6 FOR WINDOW

INDICATES DOOR SIZES- REFER TO SHEET A6.6 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 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:

- 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)

(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"

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

AND SHEET A5.0.

HAYDENWOOD MID - RIGHT PLAN

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

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

#### FLAG NOTES:

- 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
- 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. 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
- 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

- 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'.

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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 WITH 7/16" O.S.B. AND WOOD TRIM. 

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.

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 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.

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 NOT USED.

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

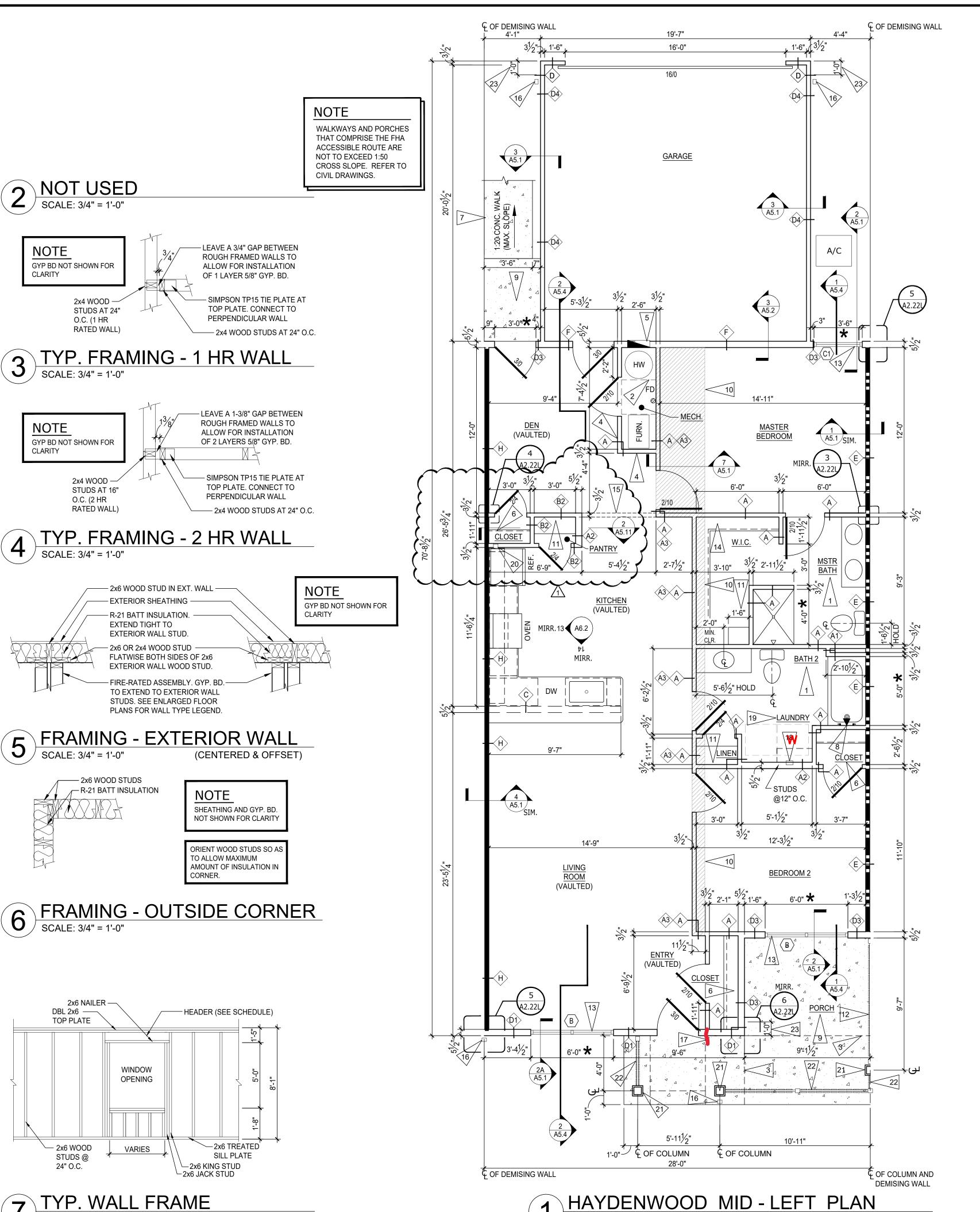
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SCALE: 1/4" = 1'-0"

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

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

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

FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING

#### NOTES:

2/10

- 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.
- 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.

WALL TYPE LEGEND (CONT'D)

(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

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

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

#### FLAG NOTES:

- 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
- 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 GP. 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 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
- 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

- (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'.
- (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 WITH 7/16" O.S.B. AND WOOD TRIM.

  - 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> 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.
- 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
- 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.
- 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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#### 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

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:

2/10

- 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

#### \*\* 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.
- 3. 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)

(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"

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

AND SHEET A5.0.

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

#### FLAG NOTES:

- 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
- 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 GP. BD. INSTALL 1x TRIM WITH
- 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
- 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

- 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
- 41 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'.

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. AND WOOD TRIM.

1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF

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

COUNTERTOP, +/- 34 1/2" A.F.F.

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 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.

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.

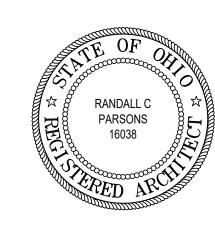
D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.

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.

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" 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



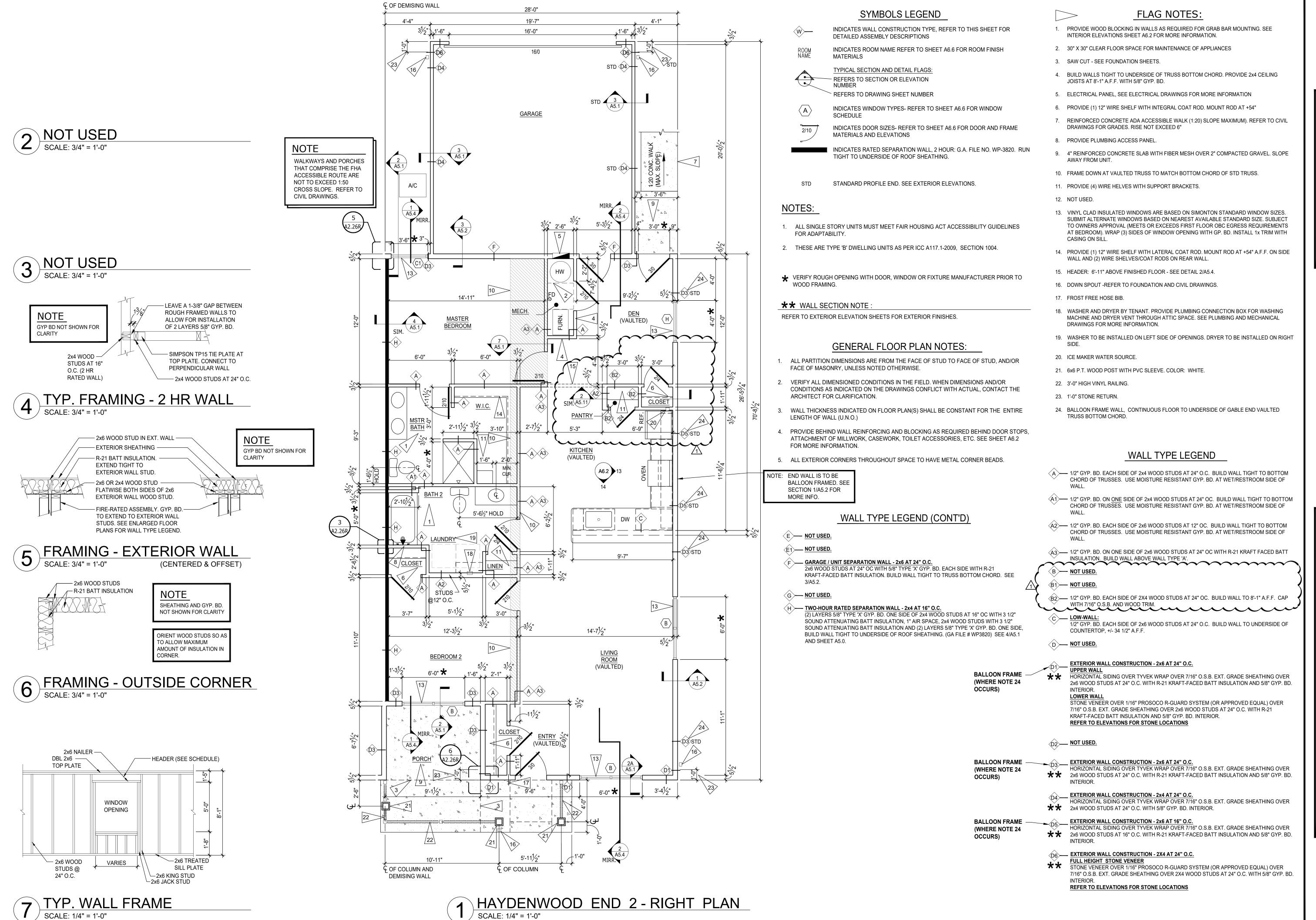
**REVISIONS** 

7/20/22 PLAN REVIEW & OWNER CHANGE

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<sup>/</sup> SCALE: 1/4" = 1'-0"

**PARSONS** 

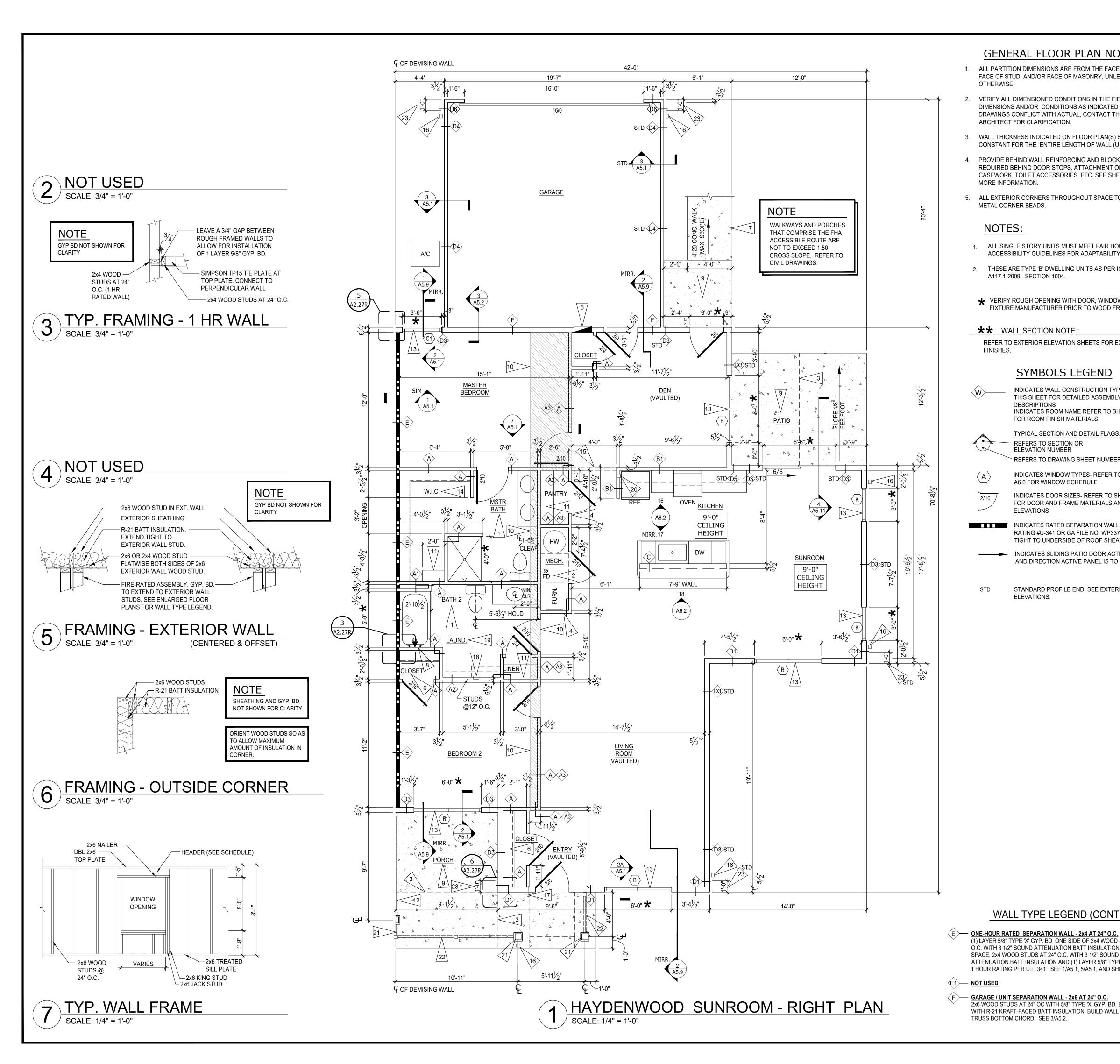
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#### **GENERAL FLOOR PLAN NOTES:**

1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.

ARCHITECT FOR CLARIFICATION.

- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE
- 3. 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 BEADS.

#### 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.

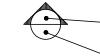
#### \*\* WALL SECTION NOTE

REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

#### 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

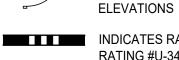


TYPICAL SECTION AND DETAIL FLAGS: - REFERS TO SECTION OR ELEVATION NUMBER REFERS TO DRAWING SHEET NUMBER

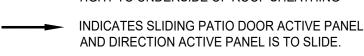


A6.6 FOR WINDOW SCHEDULE INDICATES DOOR SIZES- REFER TO SHEET A6.6 FOR DOOR AND FRAME MATERIALS AND

INDICATES WINDOW TYPES- REFER TO SHEET



INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING



STANDARD PROFILE END. SEE EXTERIOR

WALL TYPE LEGEND (CONT'D)

O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR

1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

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

SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND

TRUSS BOTTOM CHORD. SEE 3/A5.2.

) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24"

ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD.

#### 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
- 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 GP. 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 WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 15. HEADER: 8'-1" ABOVE FINISHED FLOOR SEE DETAIL 2/A5.9.
- 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
- 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

- (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>
- (B1)—— 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 16" OC. BUILD WALL TO 8'-0" A.F.F. CAP WITH 1/2" GYP. BD.
- (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)— NOT USED.
- 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.
- 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

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.

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. EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER

3x6 WOOD STUDS AT 16" O.C. WITH B 21 KPAET FACED BATT INSULATION AND 5/9" CVP. PD

2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD.

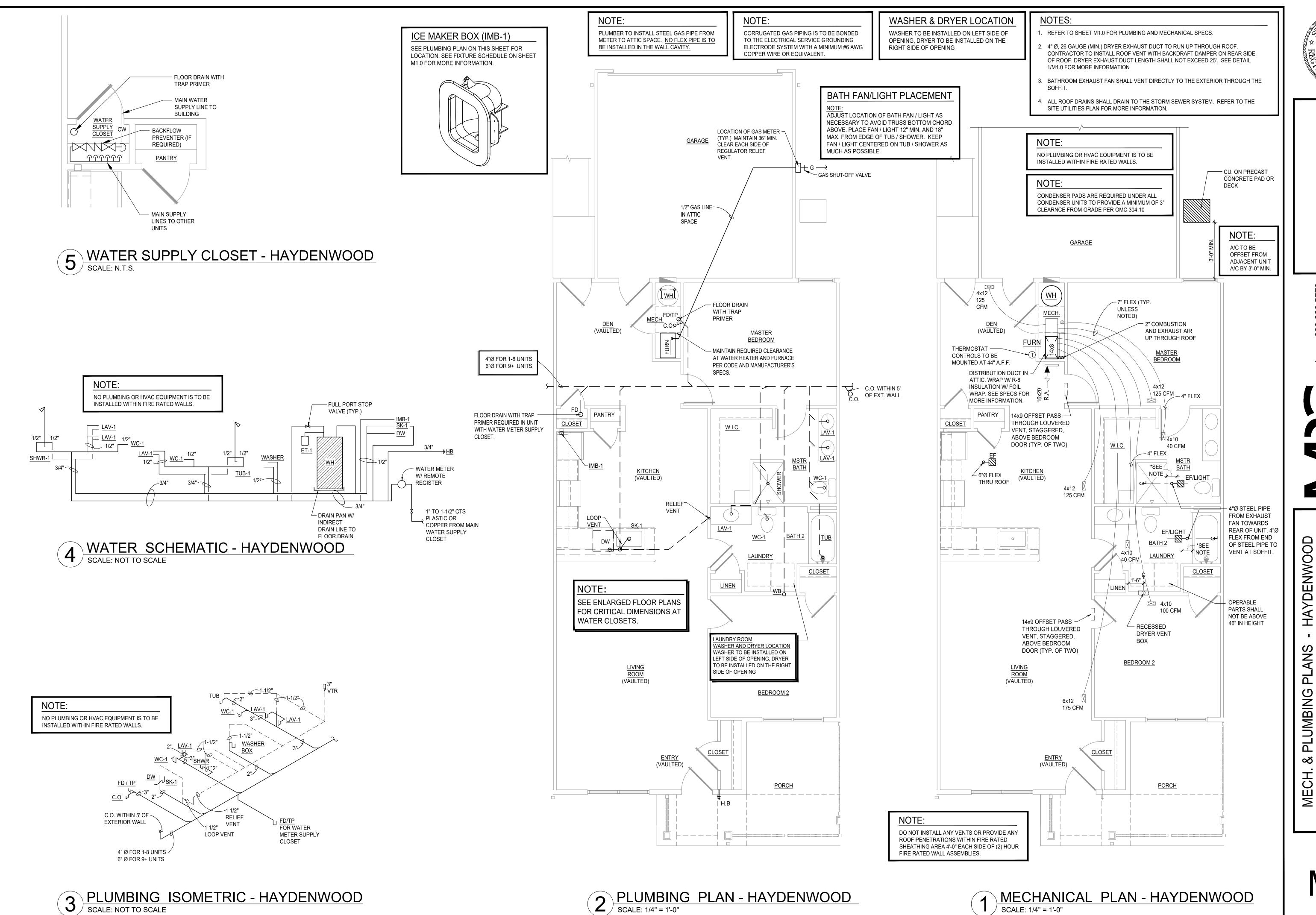
D6 EXTERIOR WALL CONSTRUCTION - 2X4 AT 24" O.C. FULL HEIGHT STONE VENEER

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. REFER TO ELEVATIONS FOR STONE LOCATIONS

**PARSONS** 

**REVISIONS** 7/20/22 PLAN REVIEW & OWNER CHANGE

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REDWOOD

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PARSONS

#### 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** 

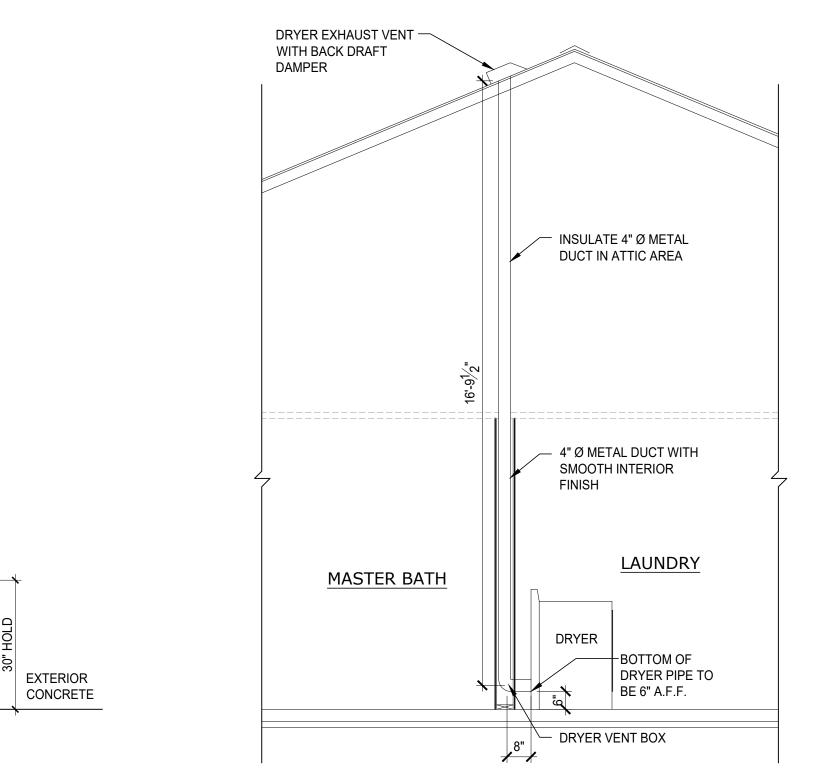
C. CITY WATER (UNDERGROUND) - K COPPER FOR 50' UP TO THE BUILDING. REMAINDER - PLASTIC PIPE

- 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 $\overline{\phantom{a}}$ CHECK VALVE $\longrightarrow$ SHUT OFF VALVE UNION CLEANOUT AT FLOOR CO ----O-----FLOOR DRAIN \_\_\_\_ **BRANCH PIPING OFF BOTTOM** <del>----</del> **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.

WITH MANUFACTURER'S ROUGH-IN AND SETTING REQUIREMENTS.

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

## . SCOPE OF WORK

**HVAC SPECIFICATIONS** 

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

REDUCED PRESSURE BACKFLOW PREVENTER

MARK

FURN

CU

EF-1

NOTE:

504.8.4.

NOTE:

MC

PC

**RPBFP** 

VTR

WC

- 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.
- 1. DUCTWORK THROUGH UNCONDITIONED SPACES SHALL BE R-8 FLEX DUCT.

#### III. HVAC MATERIALS AND INSTALLATION

**FIXTURE** 

AIR CONDITIONER

EF/LIGHT | EXHAUST FAN / LIGHT COMBO

EXHAUST FAN

TOTAL DRYER EXHAUST LENGTH

TOTAL DRYER EXHAUST

DUCT LENGTH PROVIDED:

ALLOWED (PER OMC 504.8.4) IS 35'-0"

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

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

**FURNACE** 

- 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

CARRIER 96% AFUE 40,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B040E17\*\*12 - FORESTWOOD, MEADOWOOD, WILLOWOOD,

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.

PANASONIC FV-05-11VKS1 WHISPERGREEN SELECT FAN ONLY, VARIABLE SPEED 50, 80, 110 CFM

NO PLUMBING OR HVAC EQUIPMENT IS TO BE

INSTALLED WITHIN FIRE RATED WALLS.

DO NOT INSTALL ANY VENTS OR PROVIDE

(2) HOUR FIRE RATED WALL ASSEMBLIES)

RATED SHEATHING AREA 4'-0" EACH SIDE OF

ANY ROOF PENETRATIONS WITHIN FIRE

PANASONIC WHISPERGREEN SELECT FAN/LIGHT COMBO: FV-08VRE2 80 CFM 1.0 SONES - ENERGY STAR RATED (OR EQUAL)

CARRIER 96% AFUE 60,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B060E17\*\*14 - CAPEWOOD HAYDENWOOD SUNROOM, BREEZEWOOD

NOTE:

AND 307.2.3.

NOTE:

INSTALL AN AUXILIARY CONDENSATE AND

SECONDARY DRAIN SYSTEM PER OMC 307.2

PLUMBING CONTRACTOR TO FOLLOW AND

COMPLY WITH ALL OSHA TRENCHING AND

**EXCAVATION SAFETY REGULATIONS** 

- 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:

HVAC FIXTURE SCHEDULE

MANUFACTURER & MODEL NUMBER

**ENERGY STAR (OR EQUAL)** 

NOTE:

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

FILTERS, INSTALLED IN THE RETURN AIR SYSTEM, UPSTREAM FROM ANY HEAT EXCHANGER

DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS.

CLOTHES DRYER DUCTS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING

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.

EXHAUST DUCTS SHALL BE CONSTRUCTED OF METAL WITH A SMOOTH INTERIOR FINISH AND SHALL BE A MINIMUM OF 4" IN DIAMETER.

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

# SANITARY LINE SIZING - IPC 709.2

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

#### RECOMMENDATIONS AND SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. 3. ALL MATERIALS SHALL BE NEW AND OF THE FINEST QUALITY.

ALL EQUIPMENT, MATERIALS, AND LABOR FURNISHED BY THIS CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

ALL WORK SHALL BE INSTALLED BY TRADESMEN THAT ARE TRAINED AND HIGHLY SKILLED

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND

MECHANICAL CODE, REFERENCED CODES AND STANDARDS, MANUFACTURER'S

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO

. DUCTWORK SHALL BE HUNG LEVEL AND FREE OF BENDS, CRIMPS, AND SAGS

**MECHANICAL NOTES** 

IN THE WORK THAT THEY ARE TO PERFORM.

- 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".
- 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**

CENTRAL HEATING AND AIR CONDITIONING SHALL BE PROVIDED WITH APPROVED AIR

#### **CLOTHES DRYER EXHAUST NOTES:**

CLOTHES DRYERS SHALL BE EXHAUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS.

OR FIRE-RATED WALLS.

	PIPE SIZE	SLOPE	NUMBER OF UNITS PER BUILDING
7	4" Ø	1/8" / FOOT	1 UP TO AND INCLUDING 8
1	6" Ø	1/8" / FOOT	9 AND UP
╡	**NOTE: FOR BUILDINGS WITH SANITARY LINE EXITING AT THE END OF THE BUILDING.		

### PIPING INSULATION NOTE

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**REVISIONS** 

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