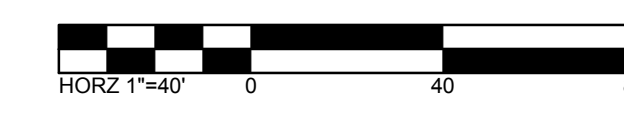
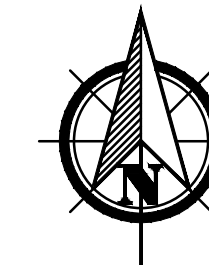
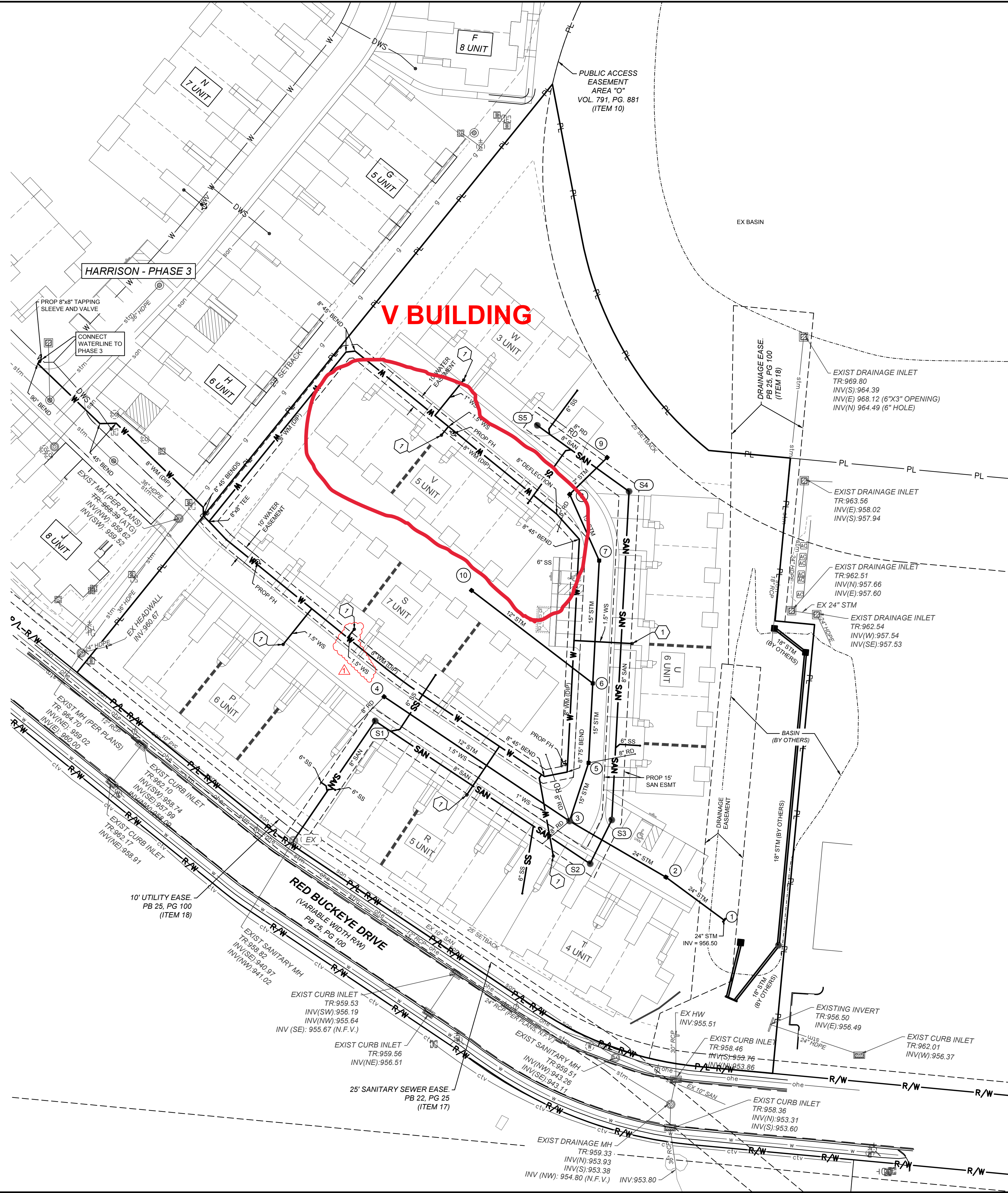


PLOT SCALE: 1" = 10' DATE: 7/13/22 - 12:19 PM EDITED BY: AALDIS DRAWING FILE: C:\2021\10024\10 DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\CONSTRUCTION DOCUMENTS\2021.00241.CE.CD.U.P.DWG



UTILITY LEGEND

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

NOTES:

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

Redwood
APARTMENT NEIGHBORHOODS

AMERICAN STRUCTUREPOINT INC.

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

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

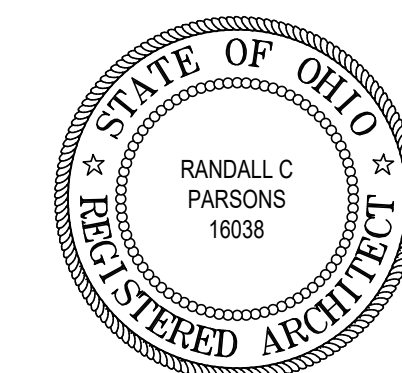
UTILITY PLAN

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

CONSTRUCTION SET
ISSUED FOR CONSTRUCTION
07/13/2022

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

C400



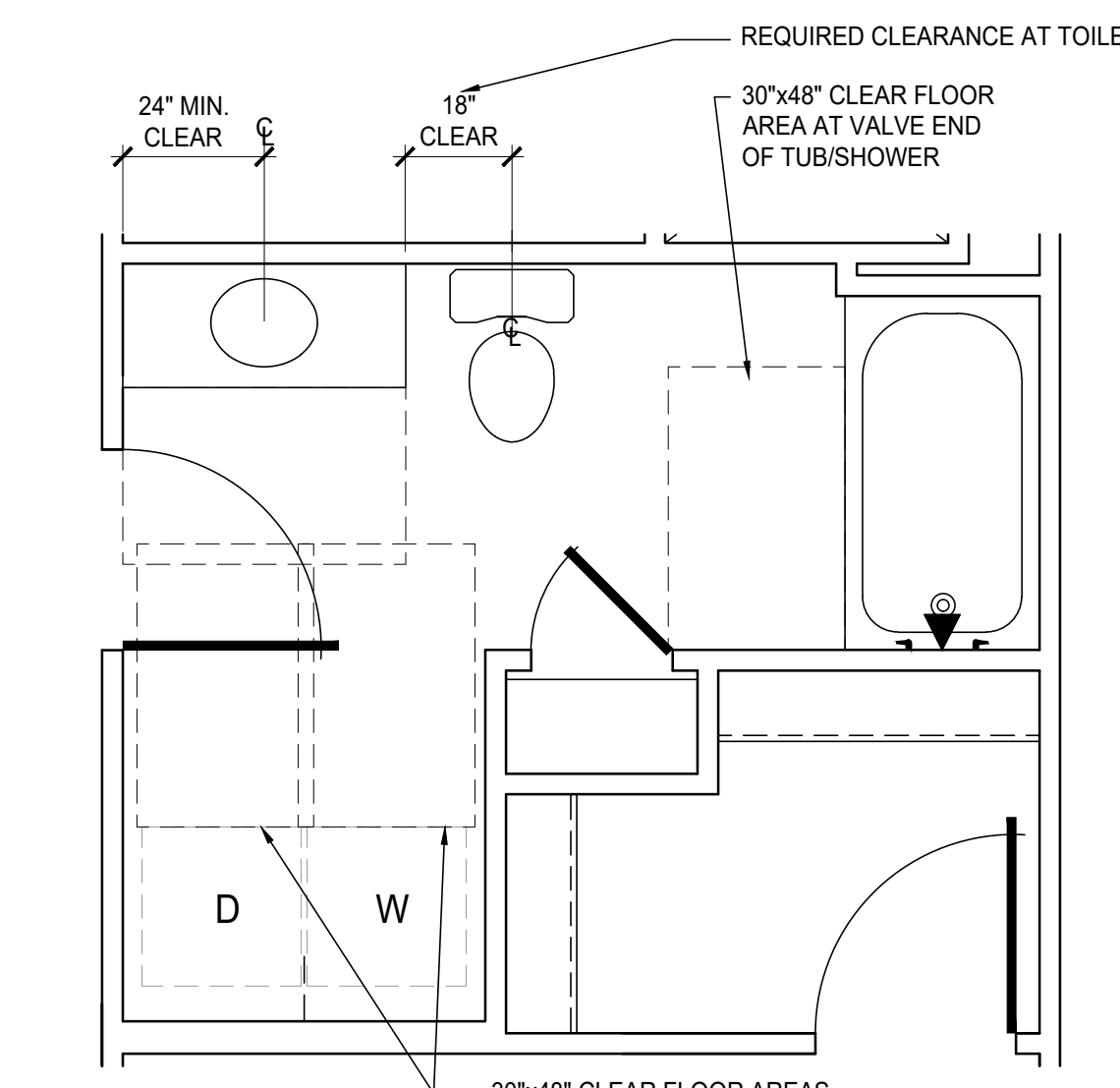
All Redwood Contractors and Subcontractors

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

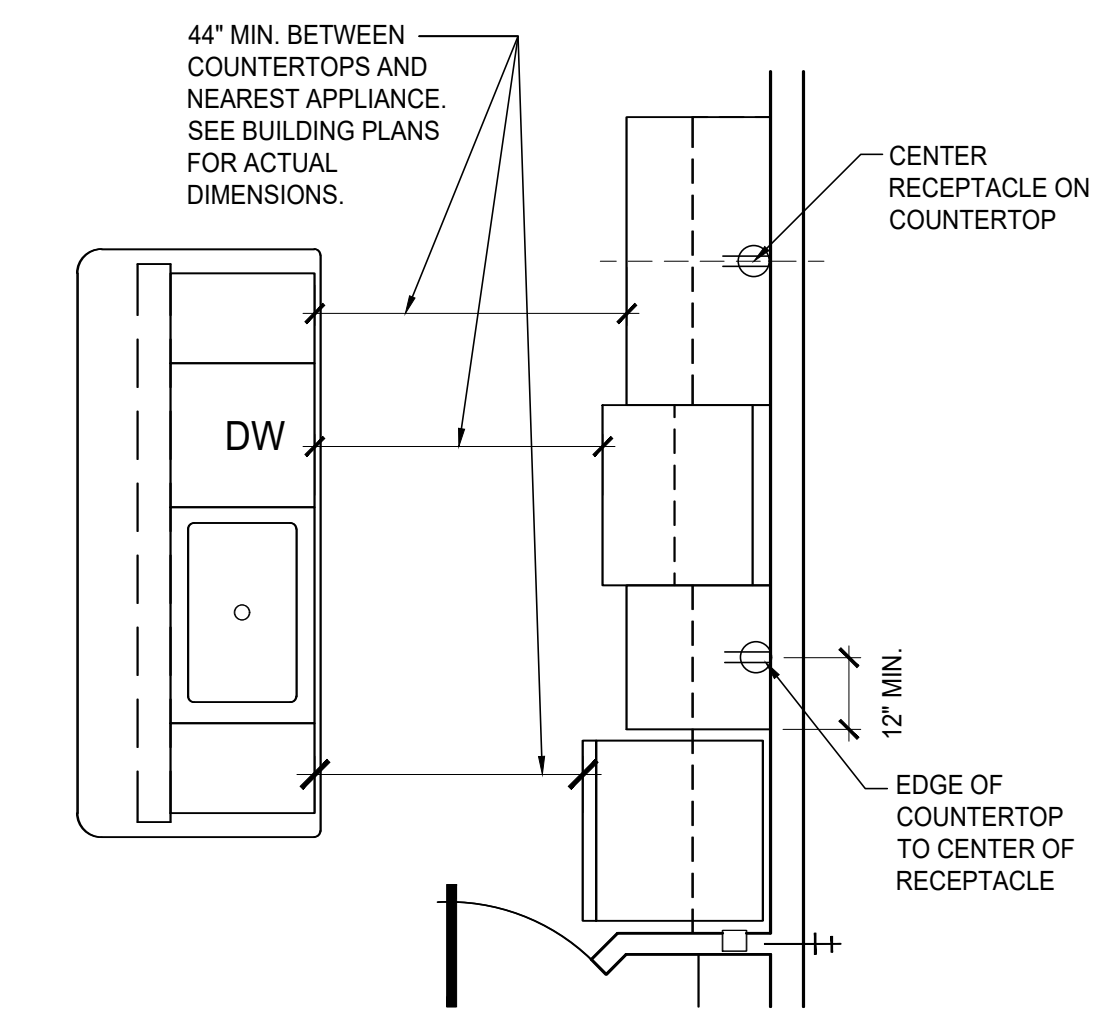
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
MPG ARCHITECTS
MANN • PARSONS • GRAY
mpg-architects.com

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

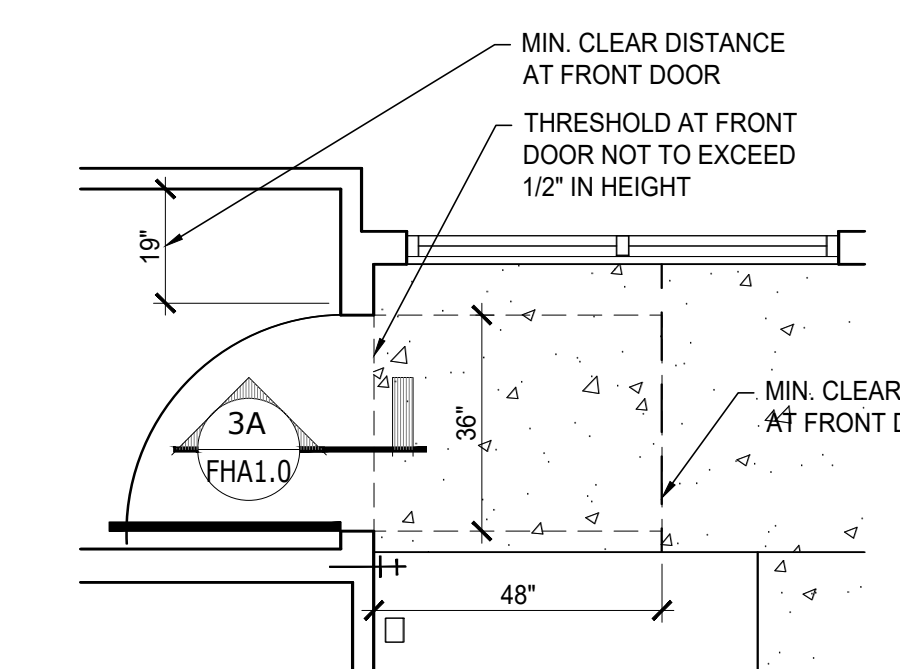
FHA 1.0
1 OF 3



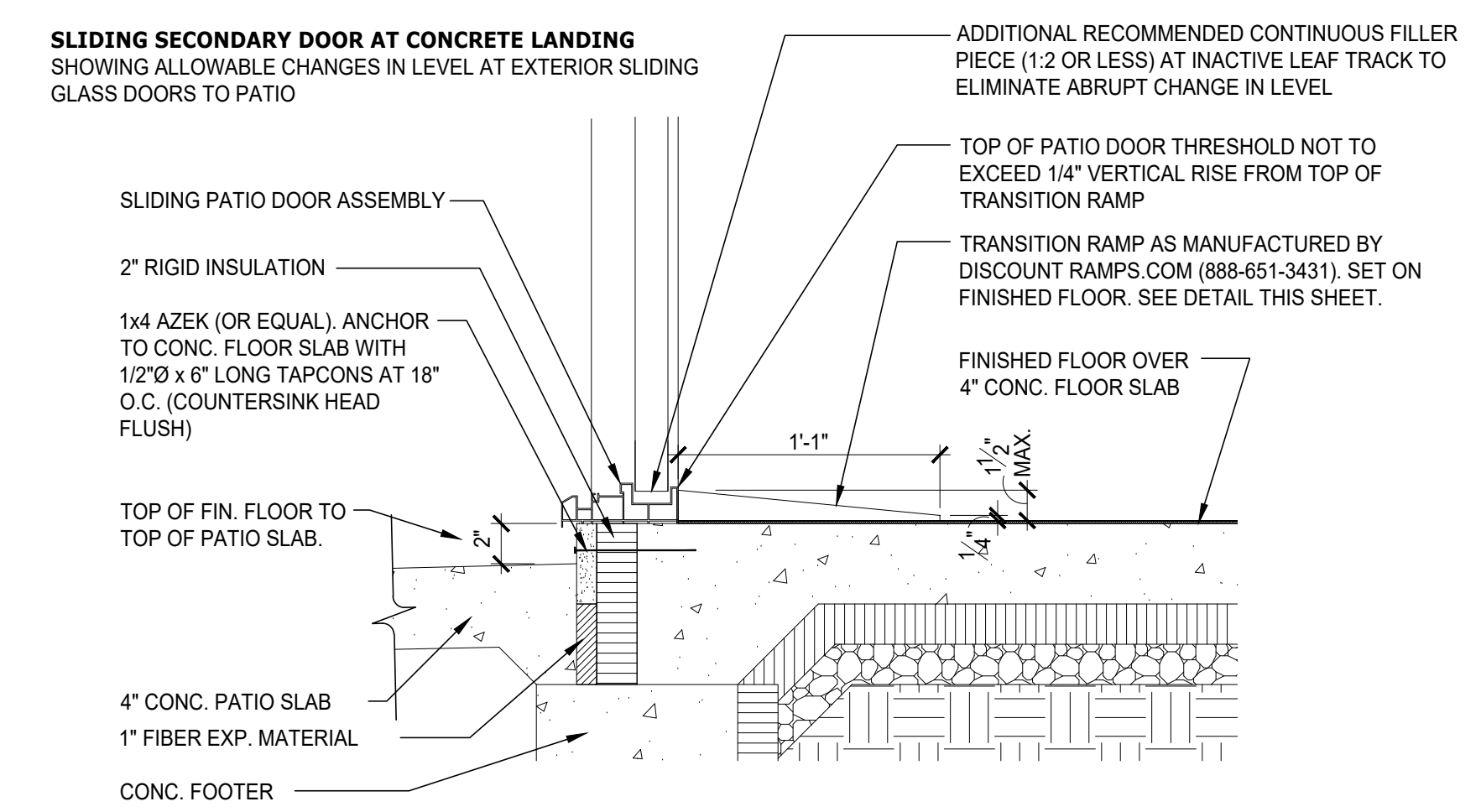
7 TYP. MAIN BATHROOM
SCALE: 3/8" = 1'-0"
MEADOWWOOD, CAPEWOOD, WILLOWOOD (SIM.)



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

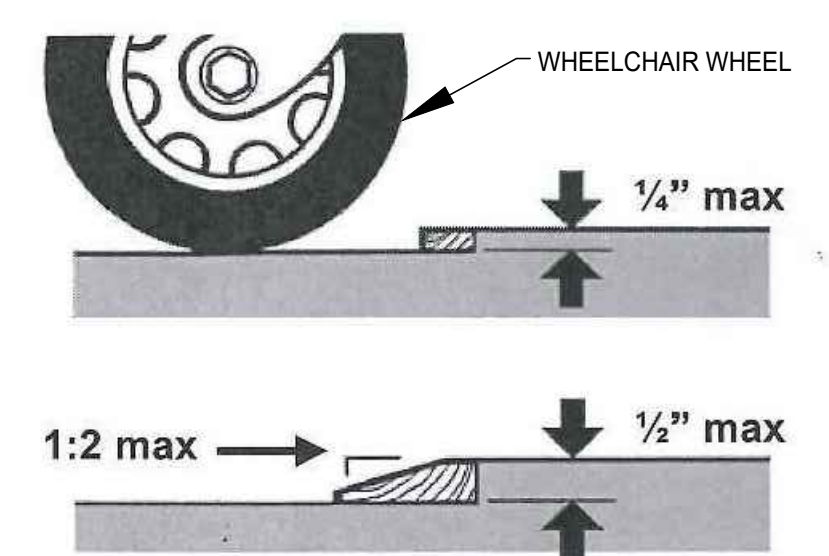


3 TYP. FRONT DOOR
SCALE: 3/8" = 1'-0"

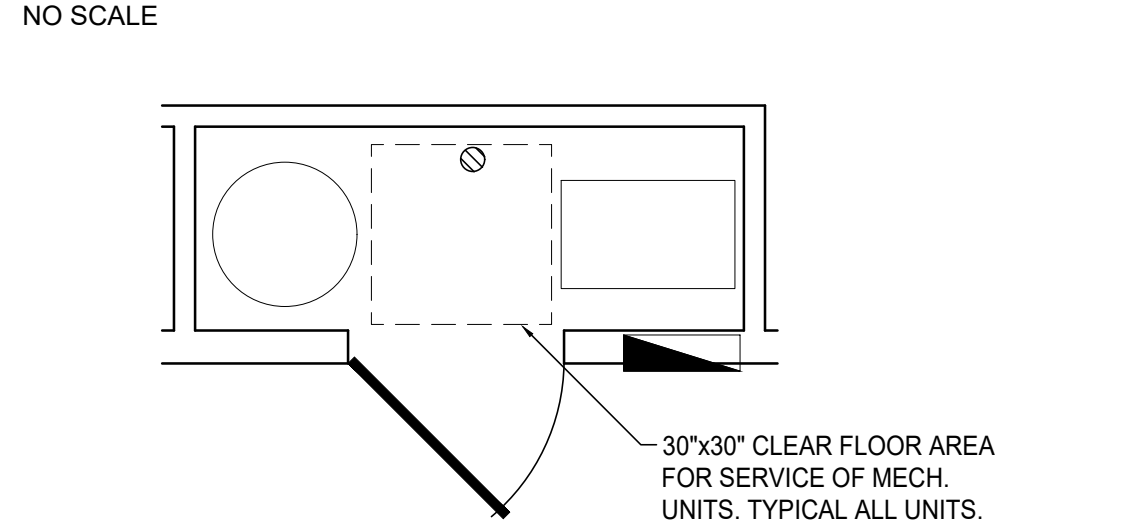


FHA COMPLIANT PATIO THRESHOLD / STEP DETAIL

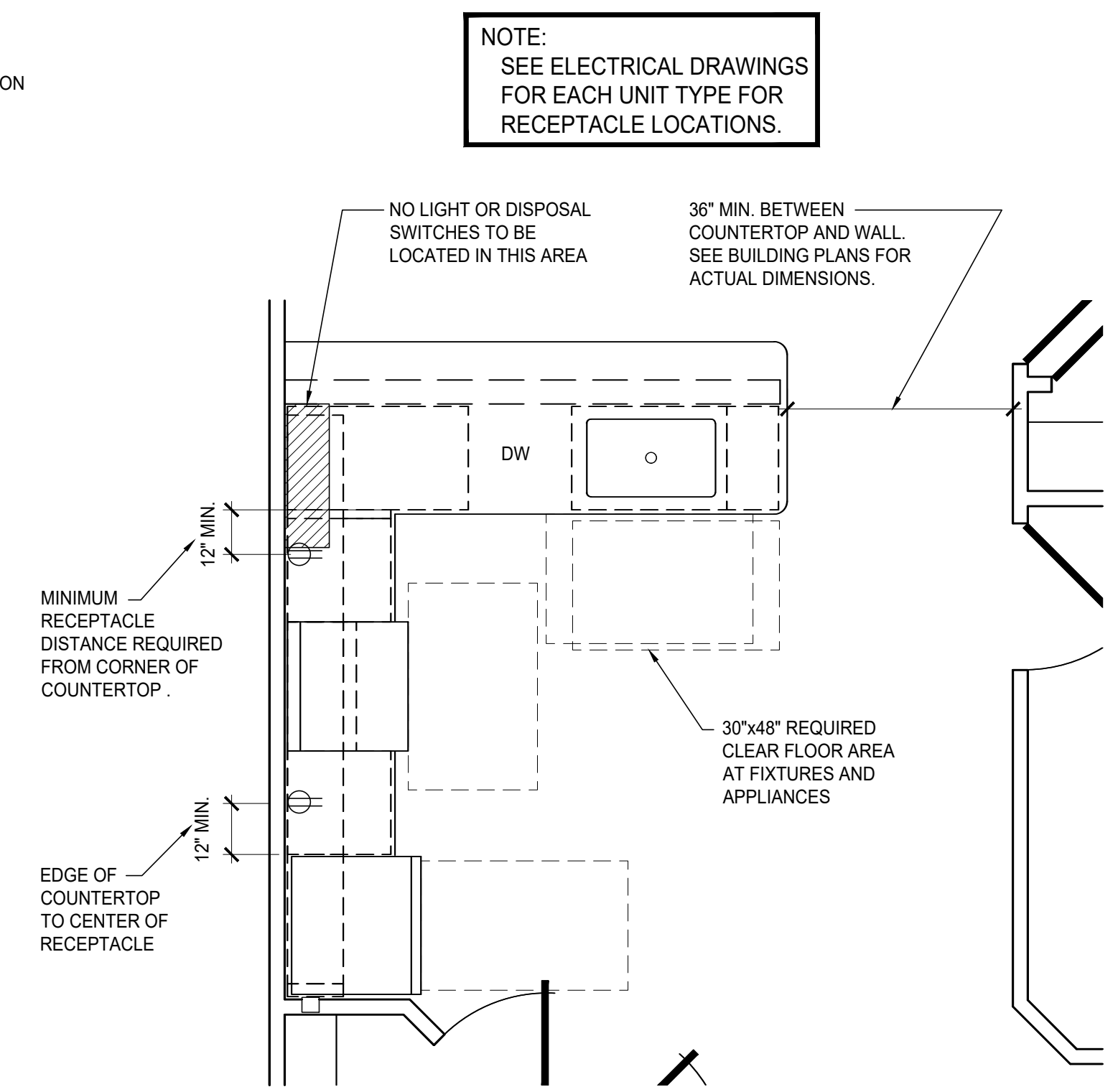
Small Level Changes within the Unit



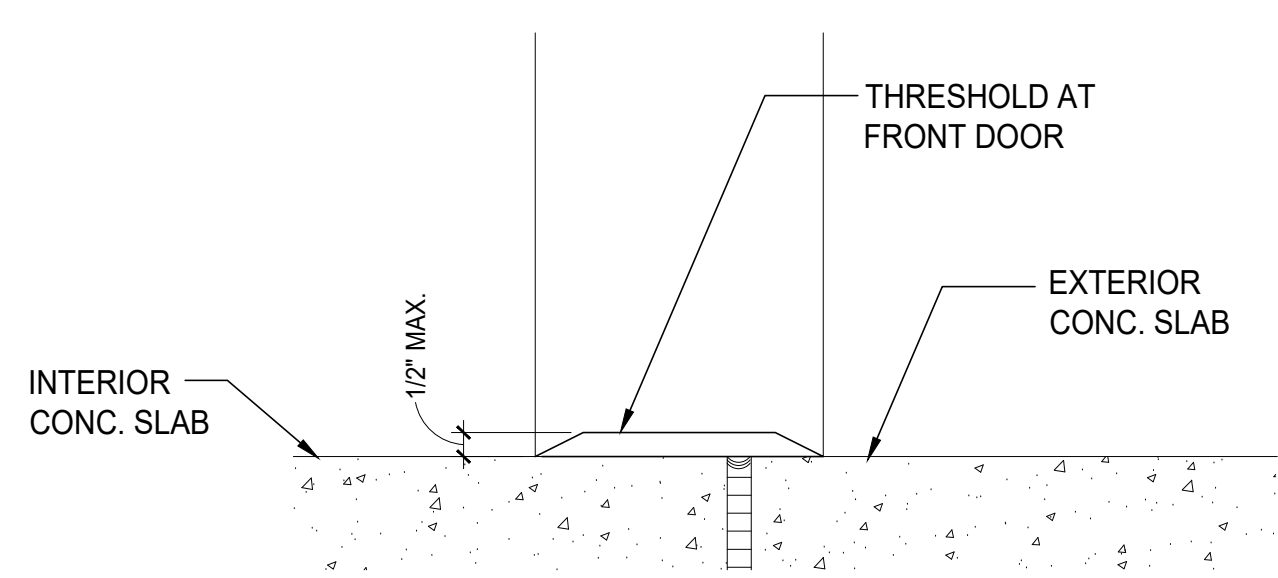
CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL



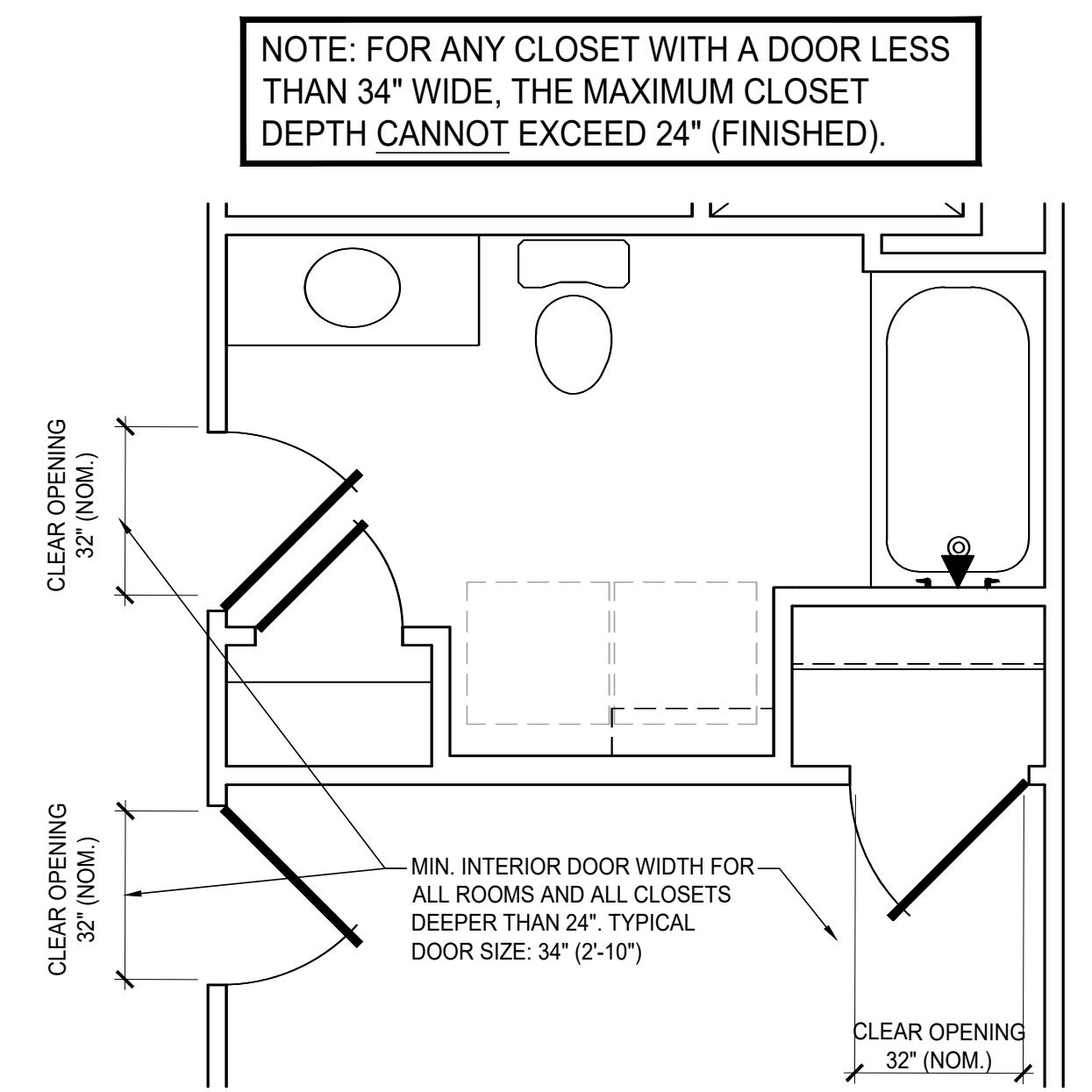
6 TYP. MECH. ROOM
SCALE: 3/8" = 1'-0"



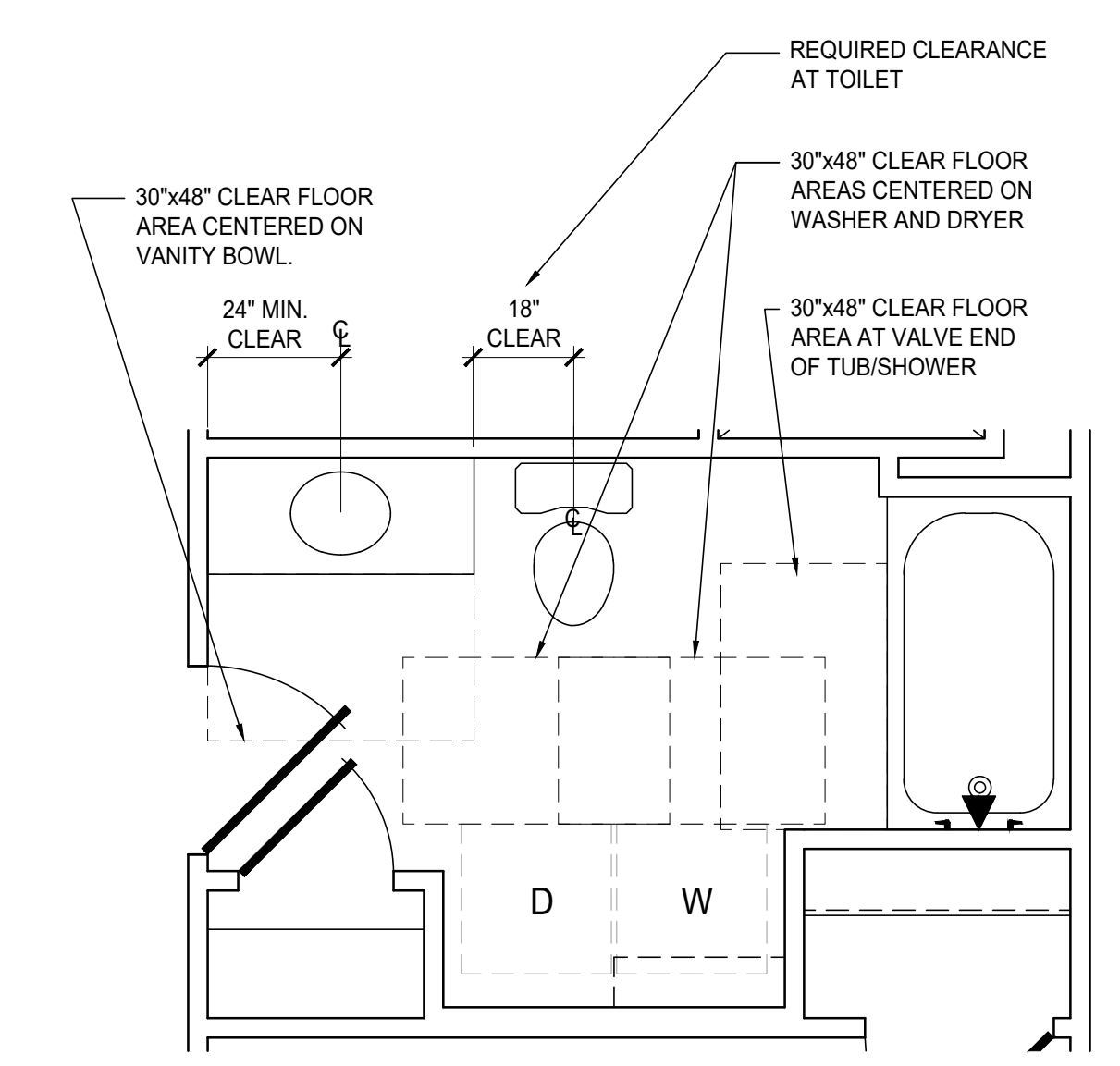
4 UNITS WITH PENINSULA KIT
SCALE: 3/8" = 1'-0"



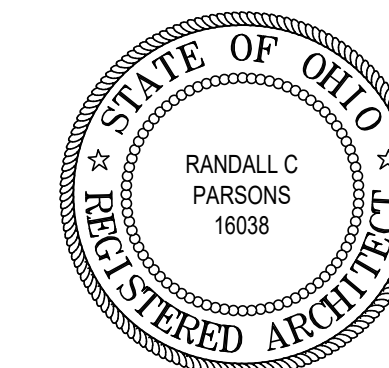
3A THRESHOLD DETAIL
SCALE: 3" = 1'-0"



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



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



All Redwood Contractors and Subcontractors

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phone 330.666.5770
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 3660 Embassy Parkway
 Fairlawn, OH 44333

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 mpg-architects.com

FHA DESIGN STANDARDS

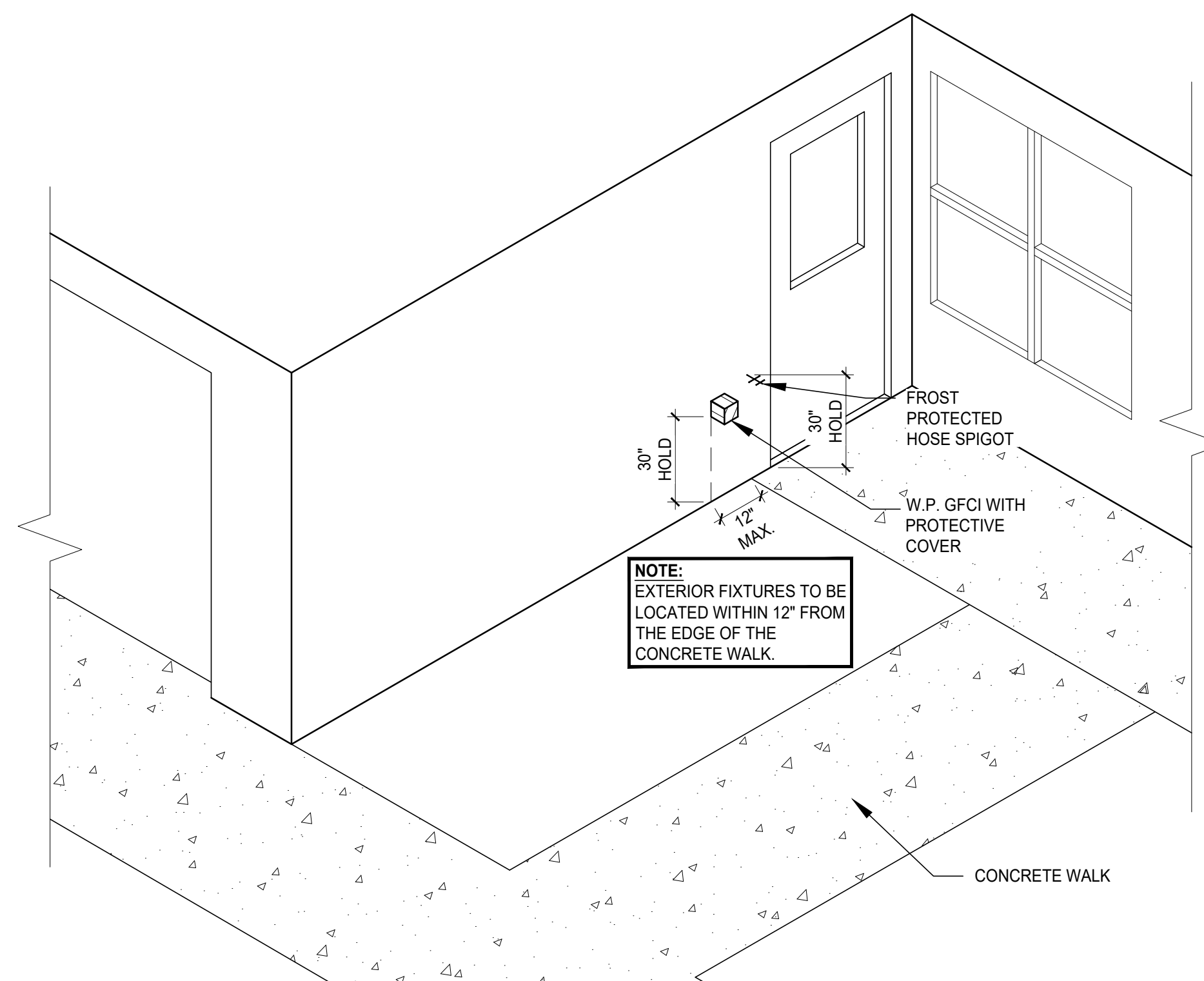
PROJECT #: 31121 DATE: APRIL 8, 2022

REDWOOD THE HARRISON PHASE IV

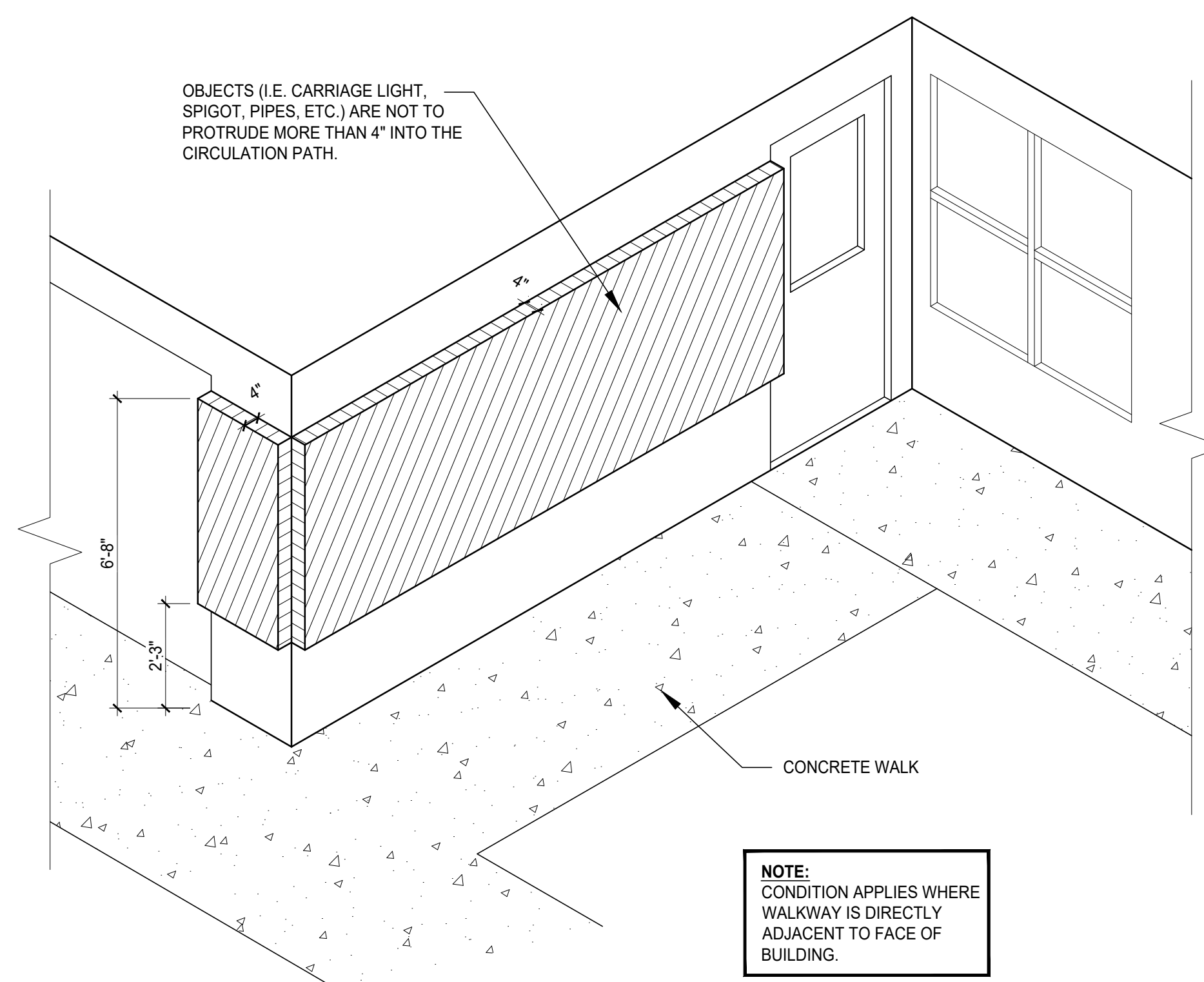
RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371



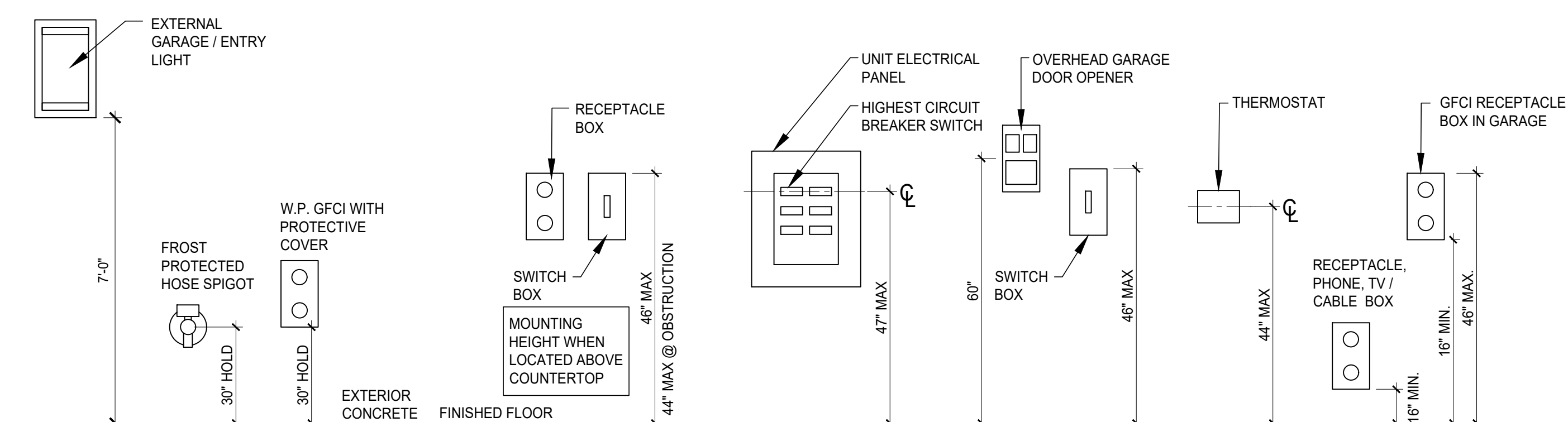
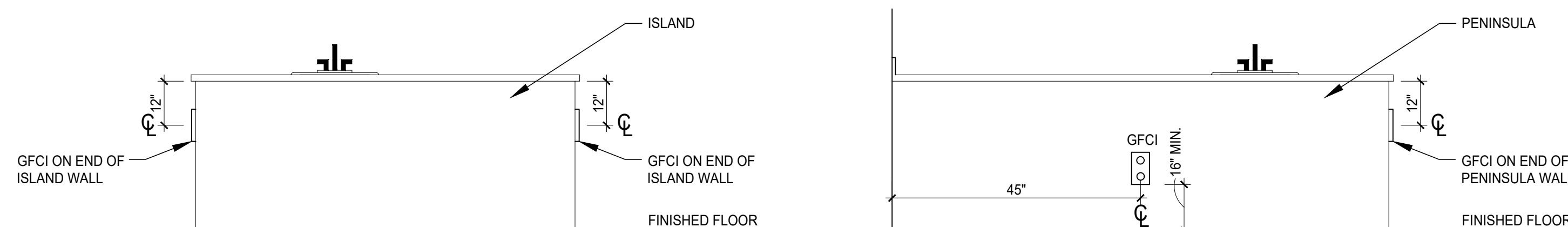
FHA 1.1
 2 OF 3



EXTERIOR FIXTURE LOCATIONS
 NO SCALE

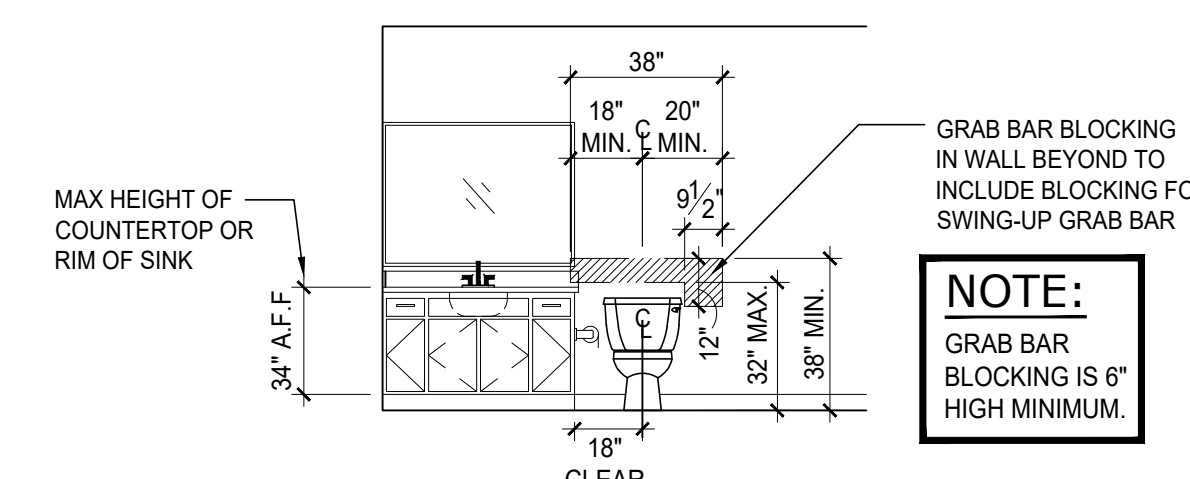


PROTRUDING OBJECT LIMITS
 NO SCALE

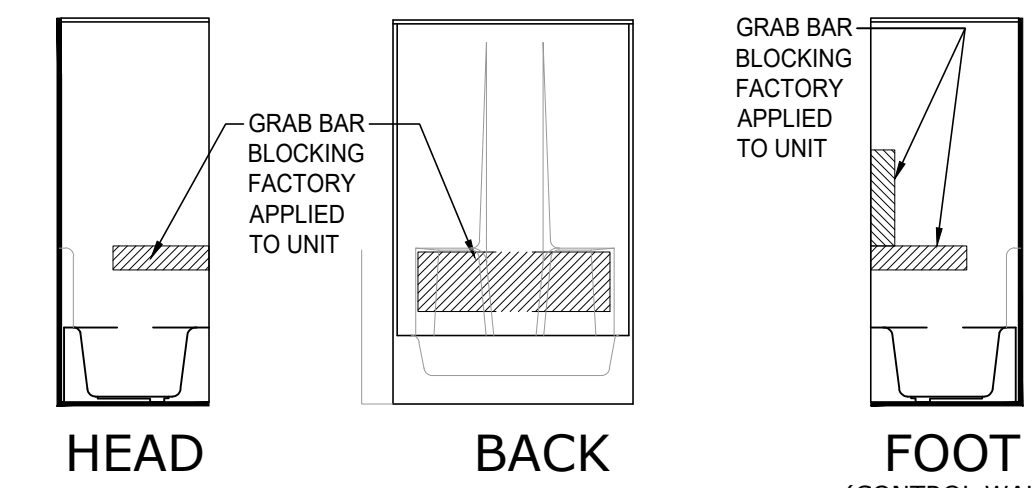


1 MOUNTING HEIGHTS
 SCALE: NOT TO SCALE

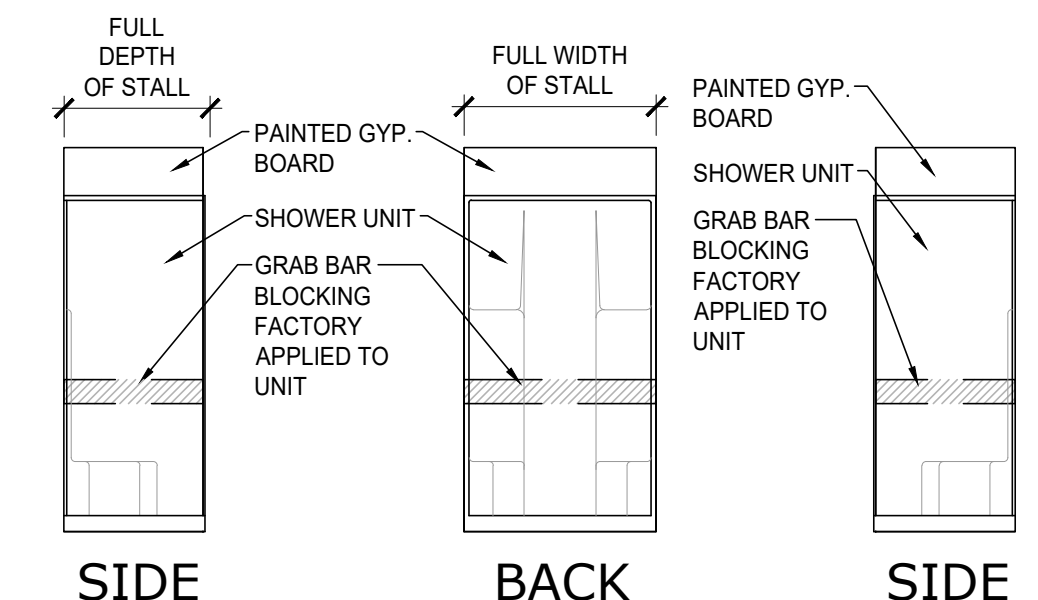
2 BATH #2
 SCALE: 1/4" = 1'-0"



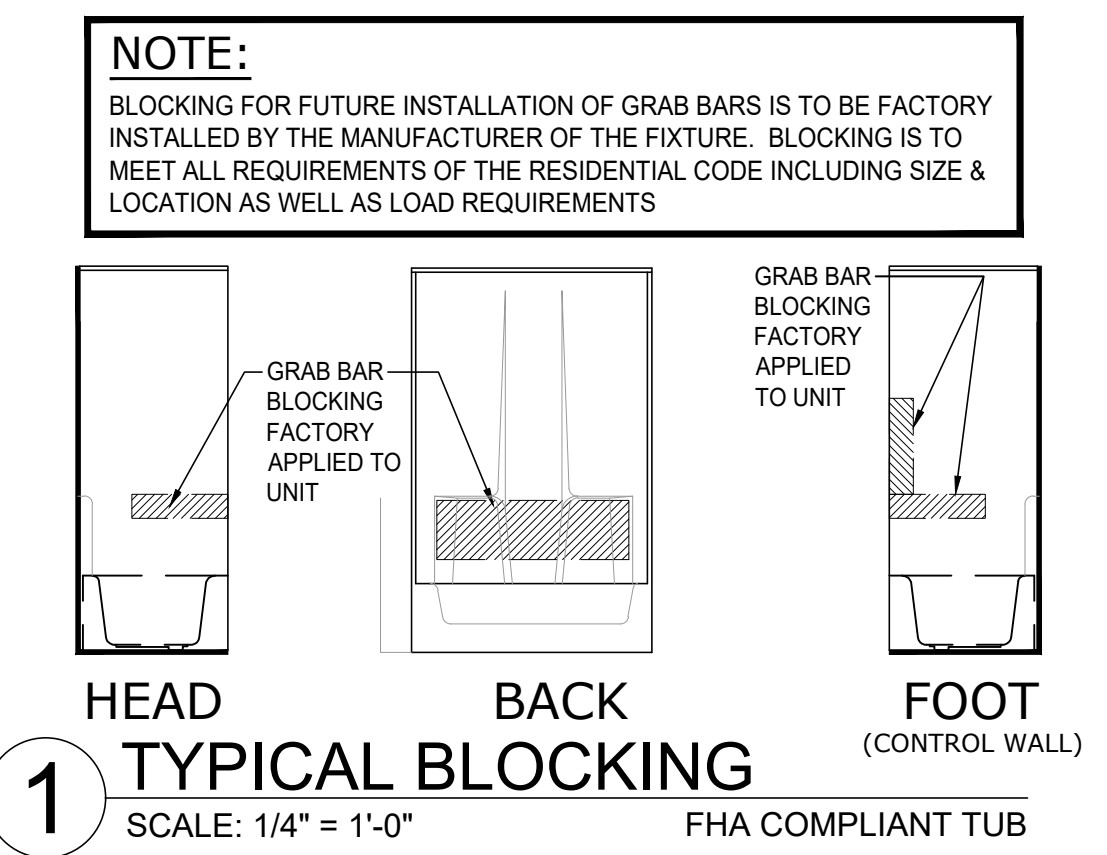
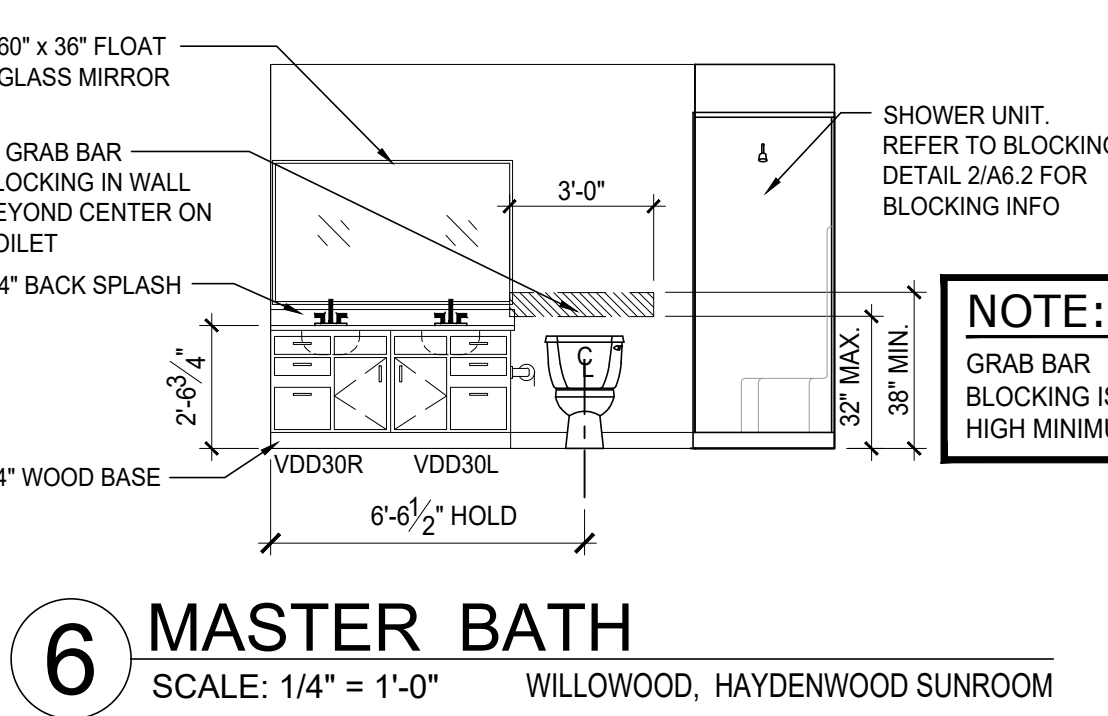
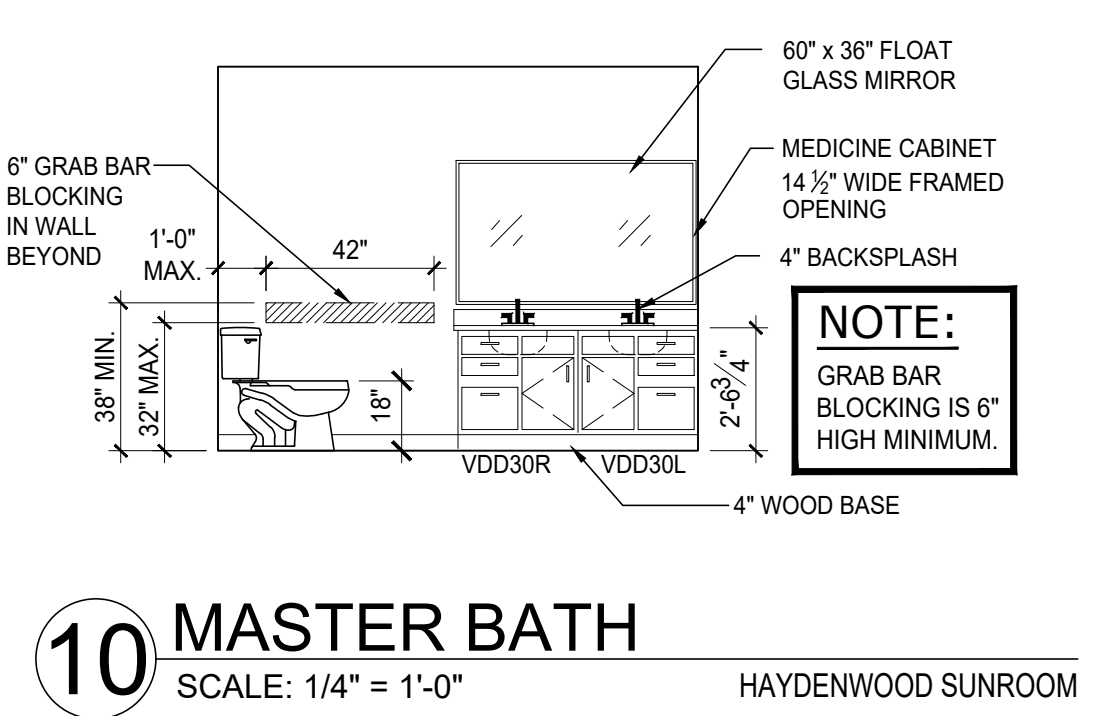
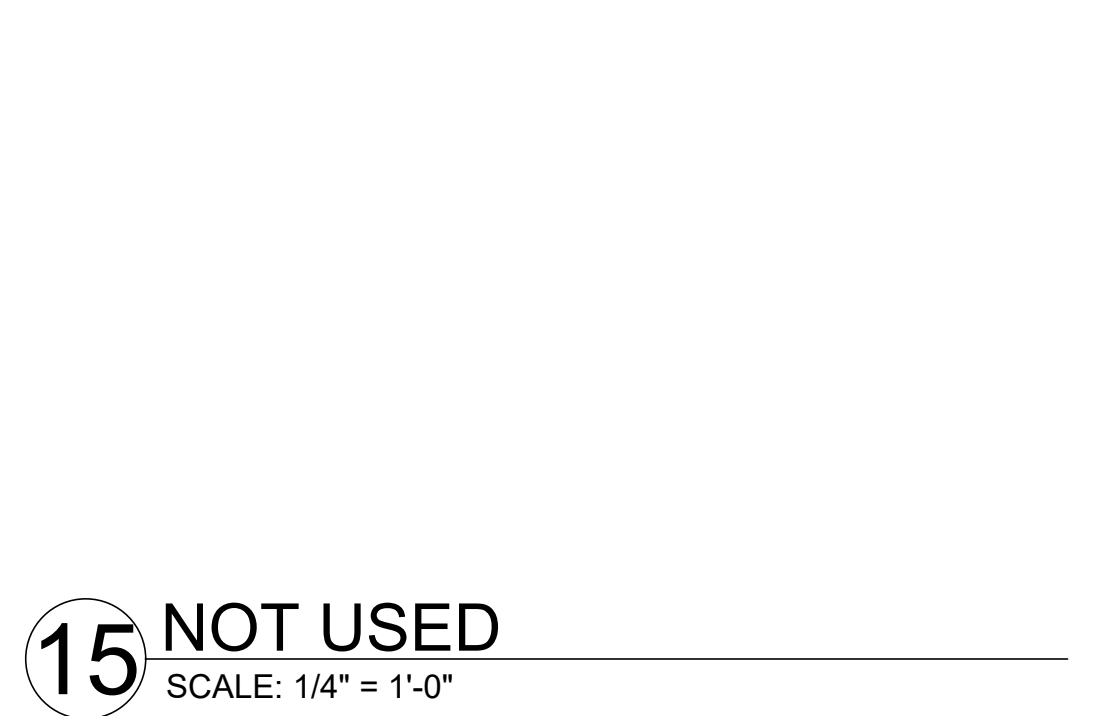
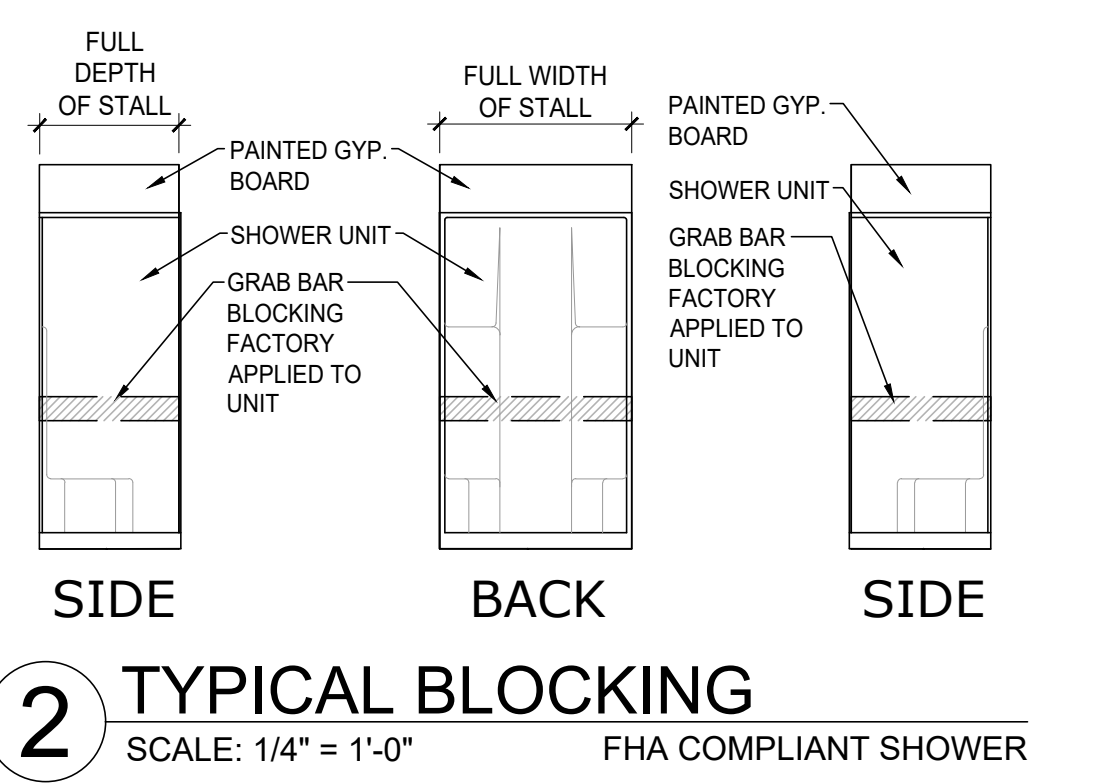
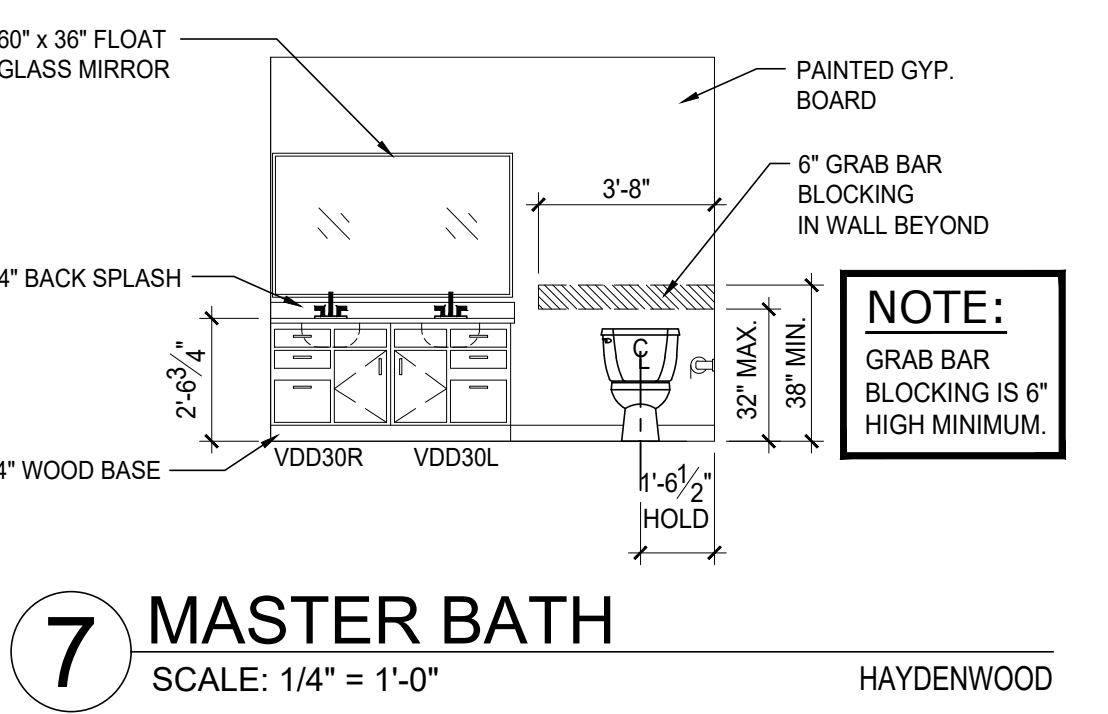
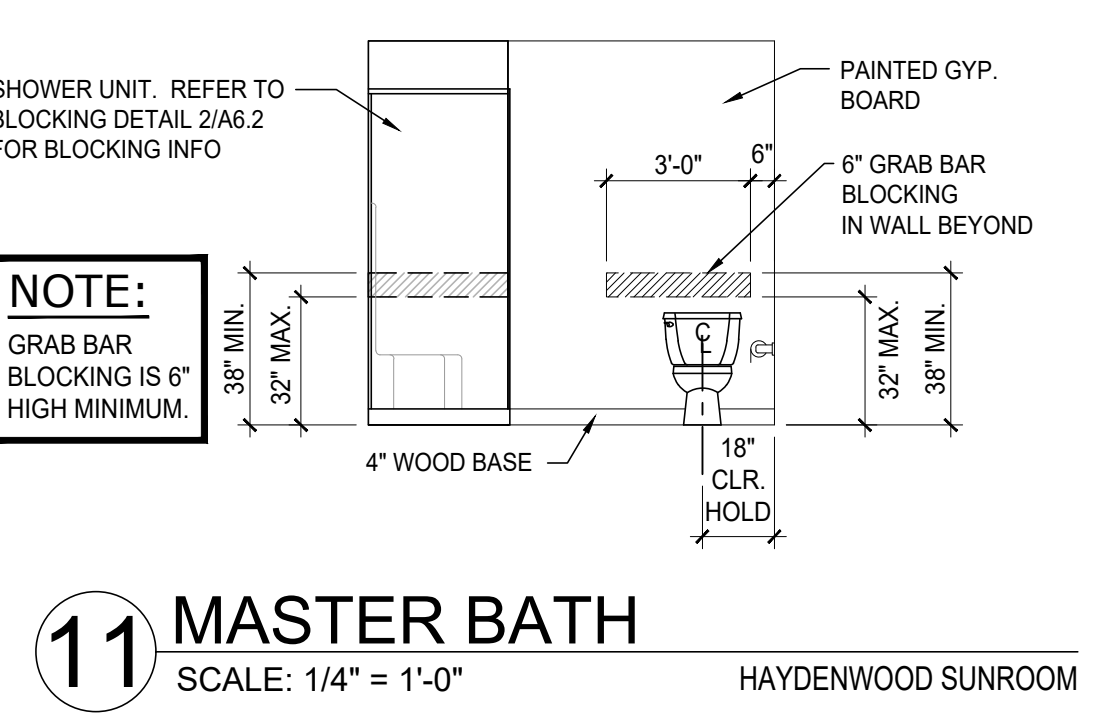
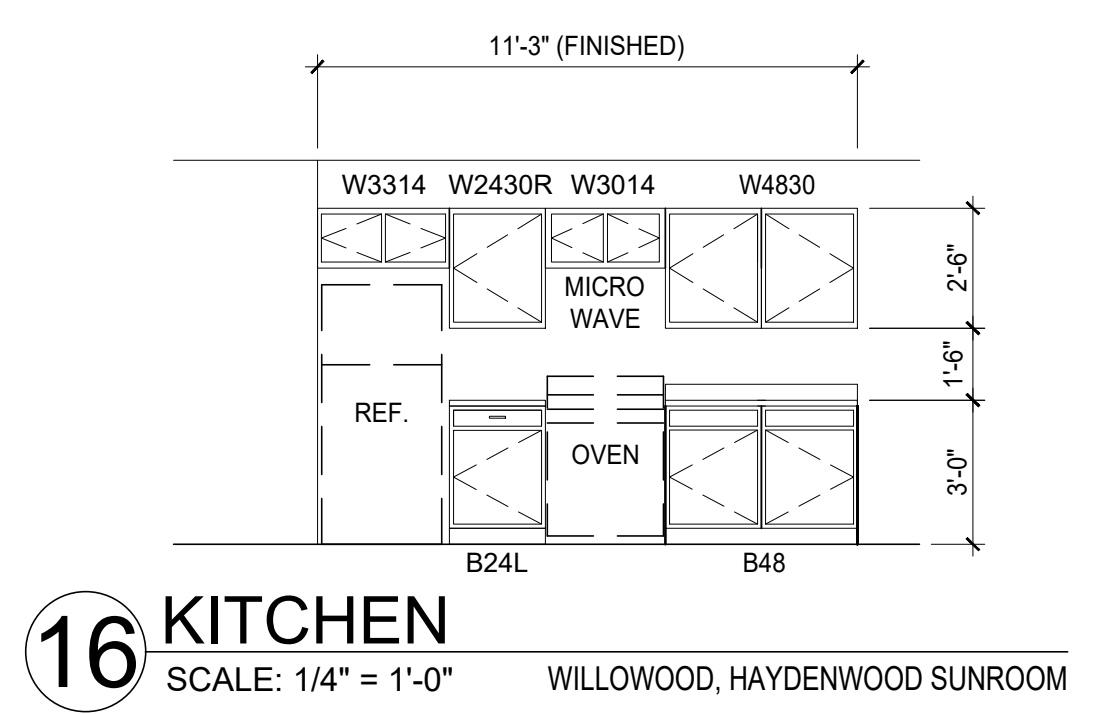
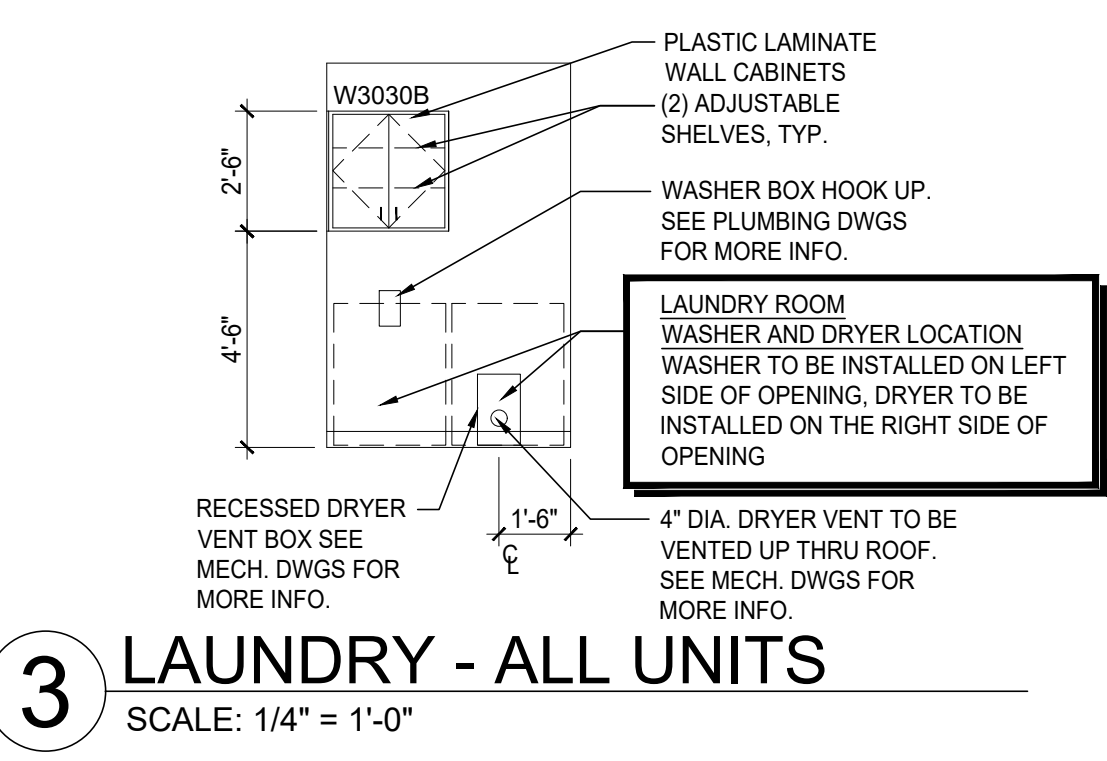
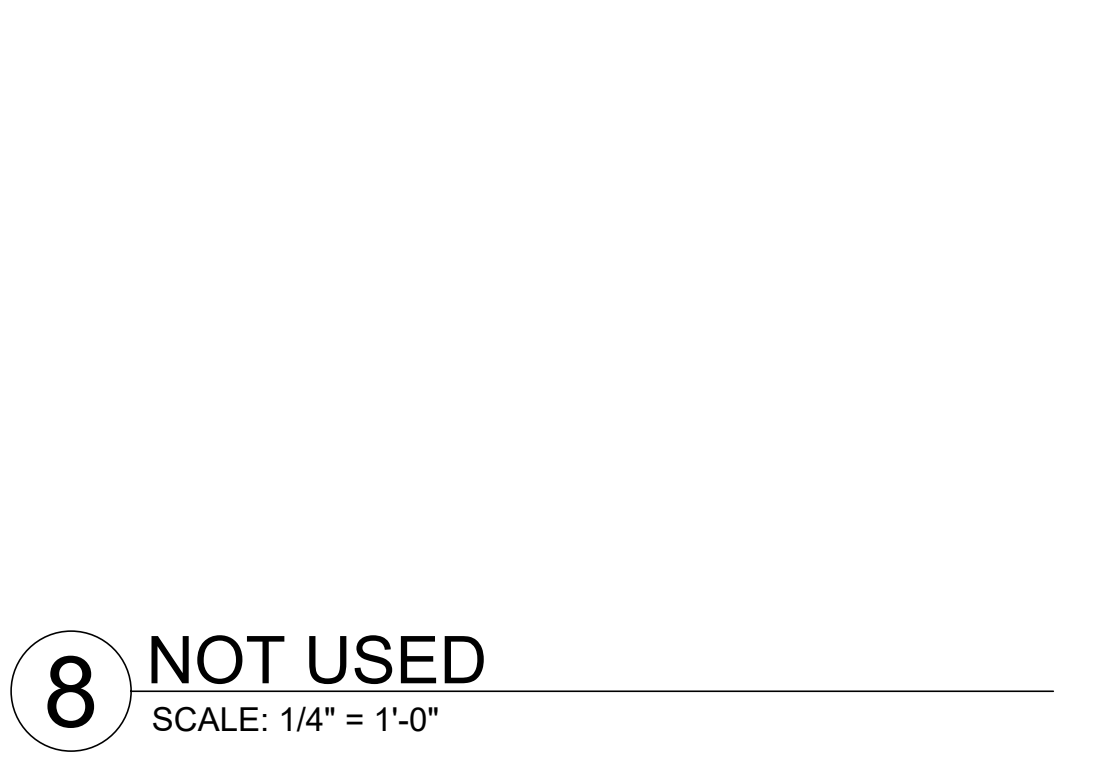
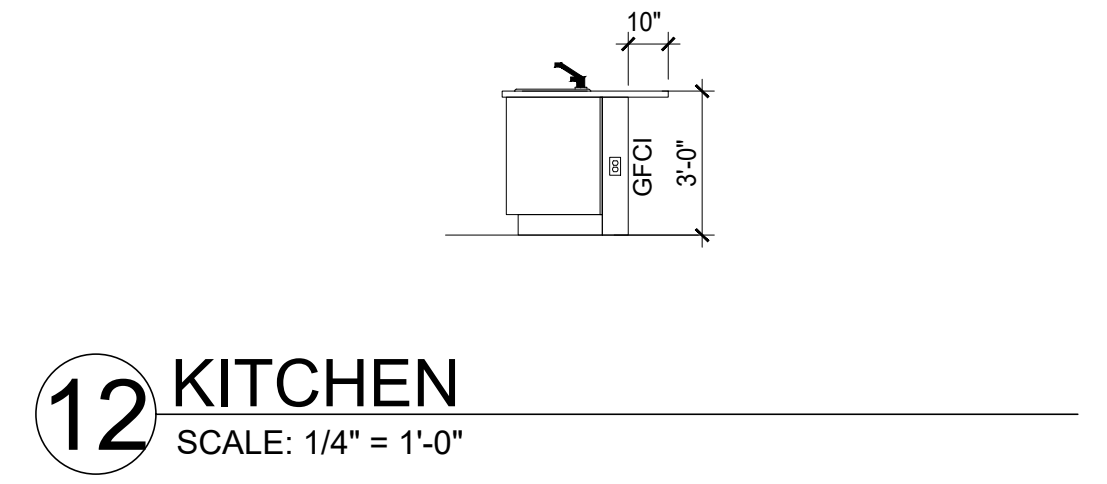
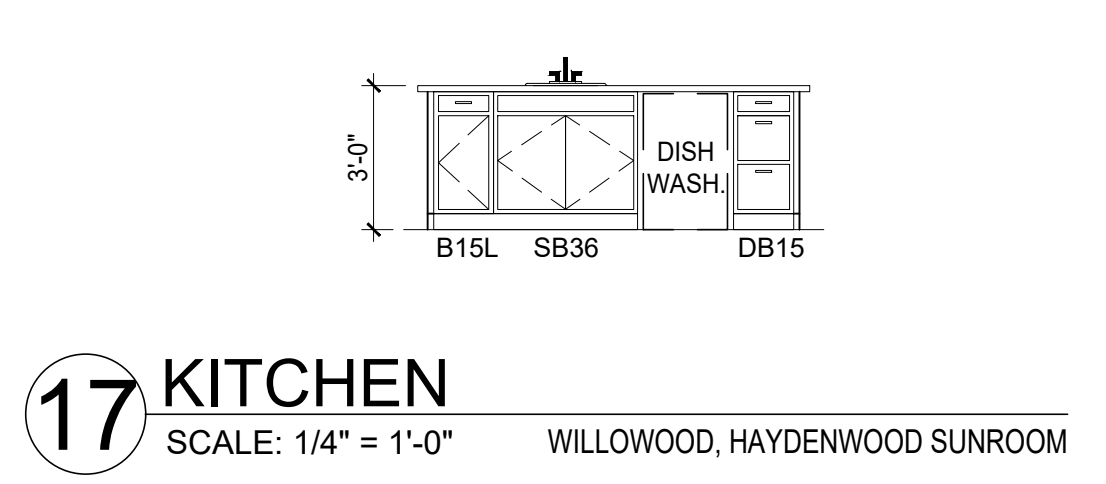
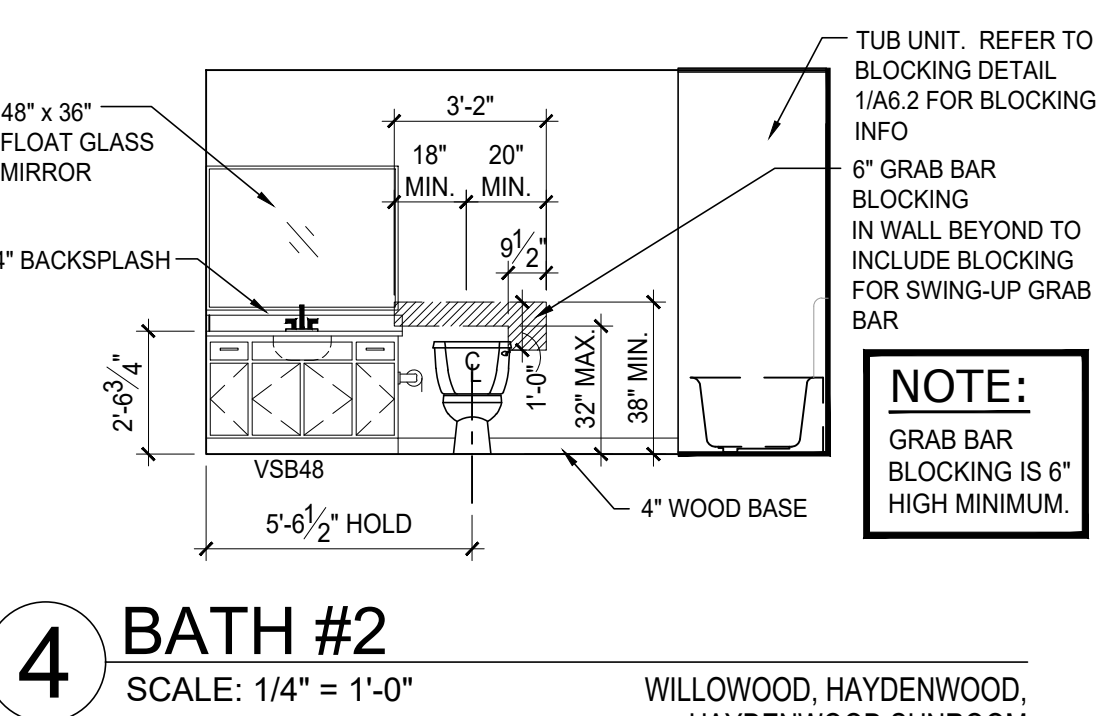
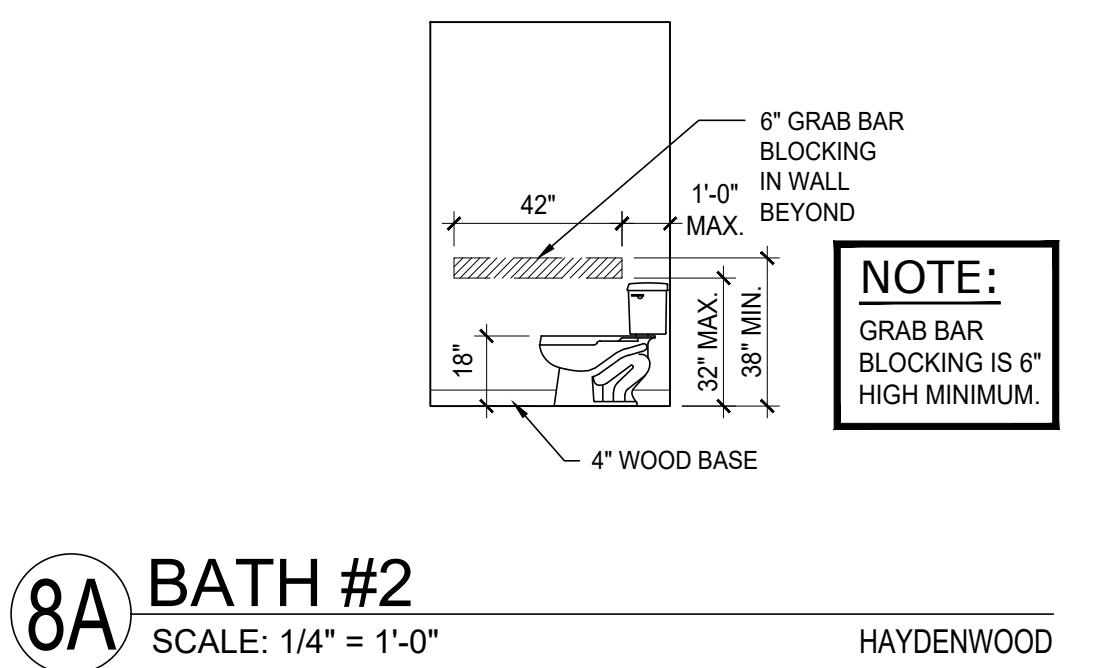
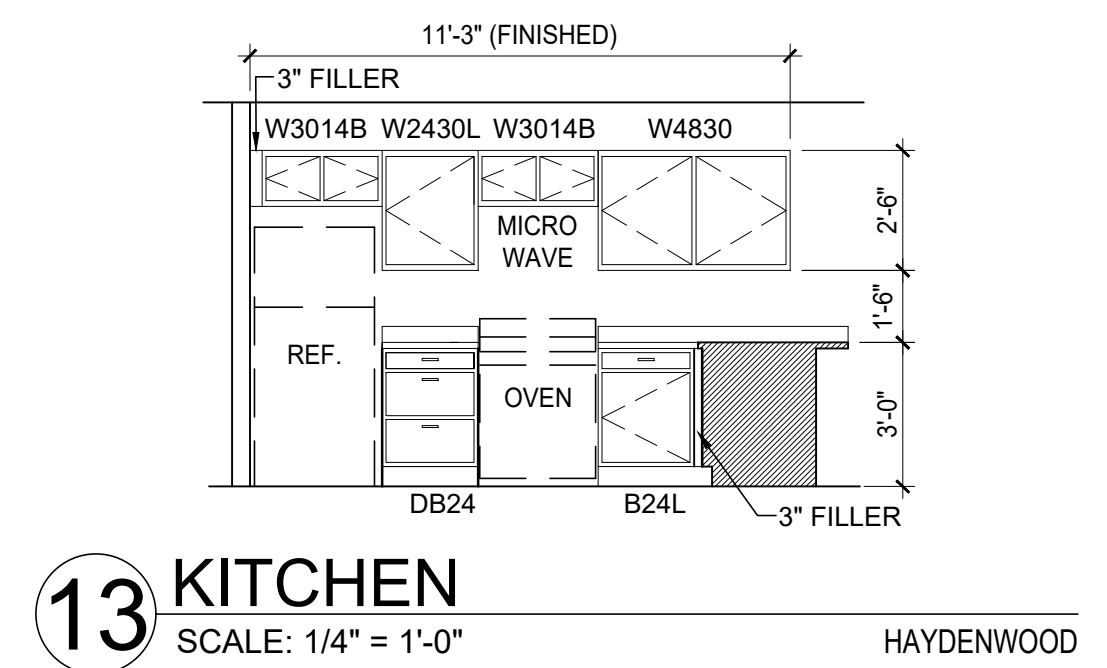
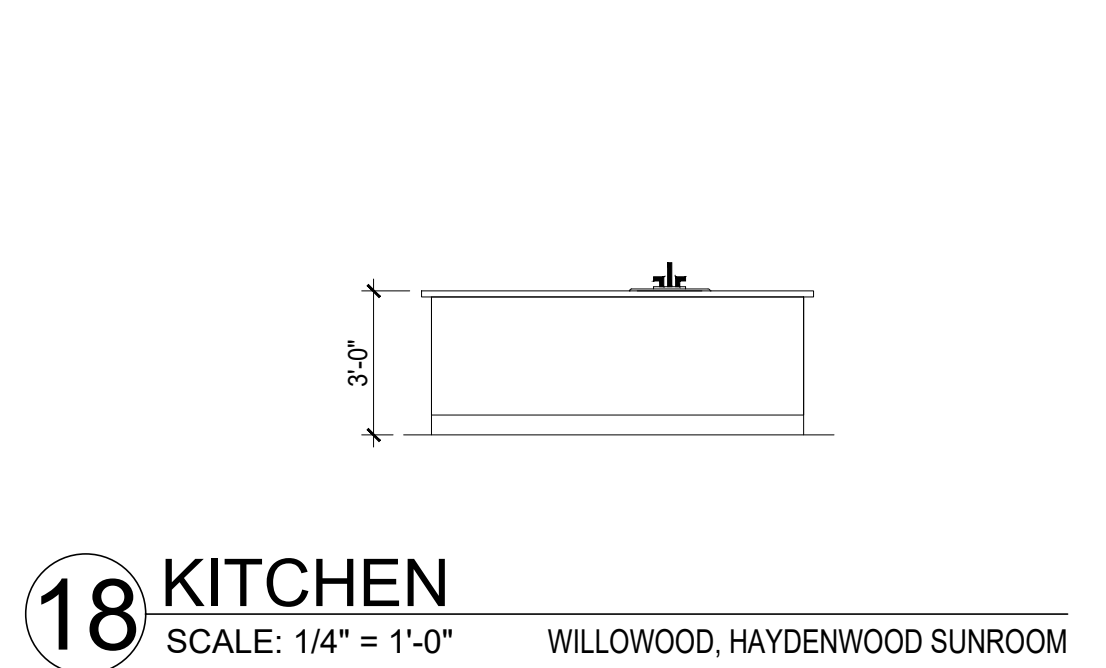
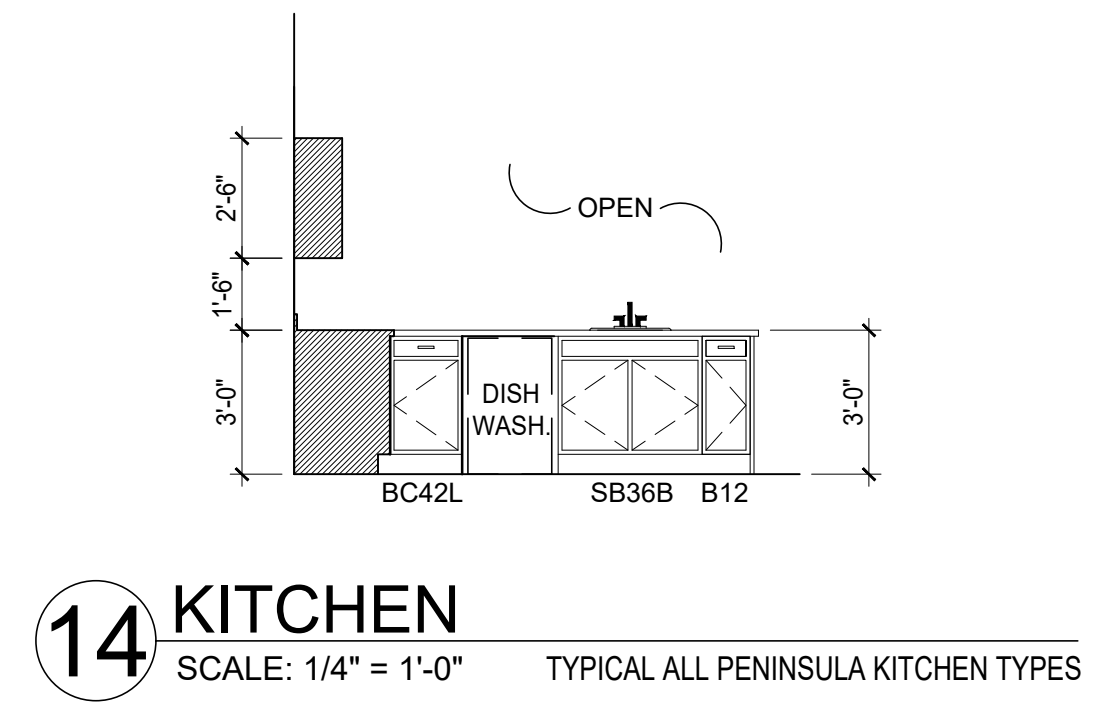
3 TYPICAL BLOCKING
 SCALE: 1/4" = 1'-0" FHA COMPLIANT TUB

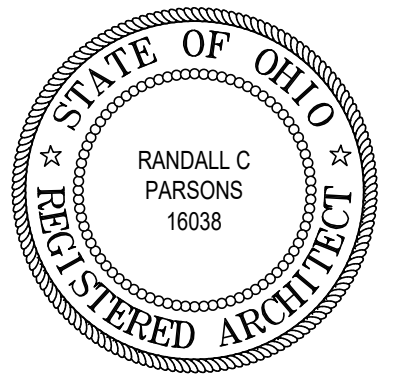


4 TYPICAL BLOCKING
 SCALE: 1/4" = 1'-0" FHA COMPLIANT SHOWER



NOTE:
 BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS IS TO BE FACTORY INSTALLED BY THE MANUFACTURER OF THE FIXTURE. BLOCKING IS TO MEET ALL REQUIREMENTS OF THE RESIDENTIAL CODE INCLUDING SIZE & LOCATION AS WELL AS LOAD REQUIREMENTS





REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

phone 330.666.5770
 fax 330.666.8812
 3660 Embassy Parkway
 Fairlawn, OH 44333

MPG
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FOUNDATION WILLOWOOD END LEFT

DATE: APRIL 8, 2022

PROJECT #: 31121

REDWOOD THE HARRISON PHASE IV

RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 45371



CONCRETE FLOOR SLAB NOTE:

CONDITIONED LIVING SPACES:

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

UNCONDITIONED AND EXTERIOR SPACES:

4" THICK CONCRETE FLOOR SLAB WITH FIBER MESH OVER 2" WELL COMPACTED GRAVEL BASE, OVER WELL-COMPACTED EARTH.

FLAG NOTES - FOUNDATION PLAN

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

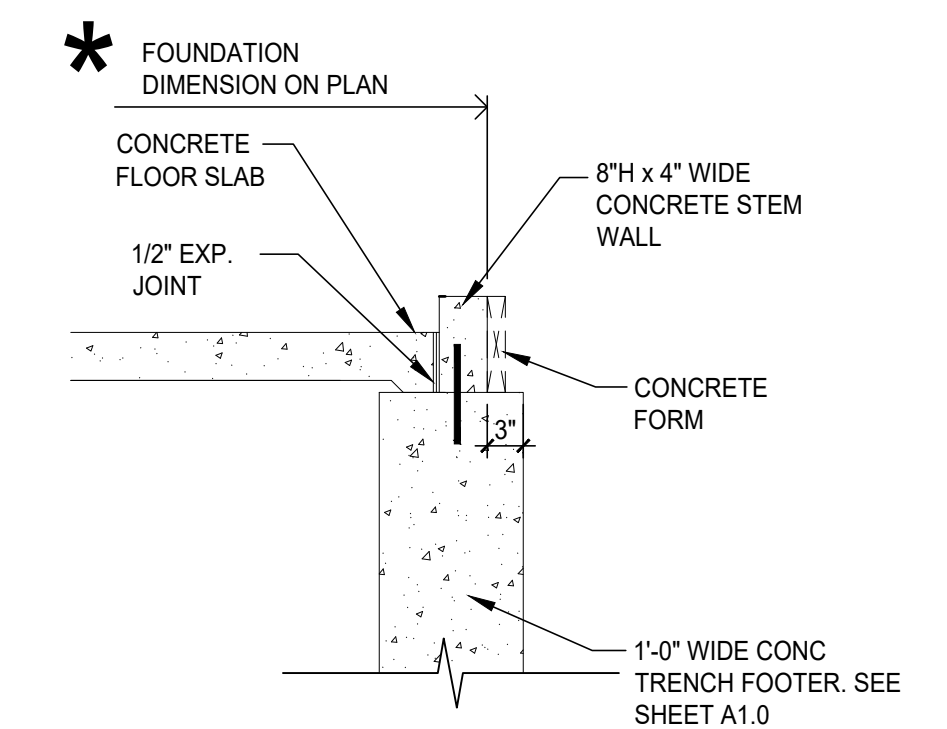
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:

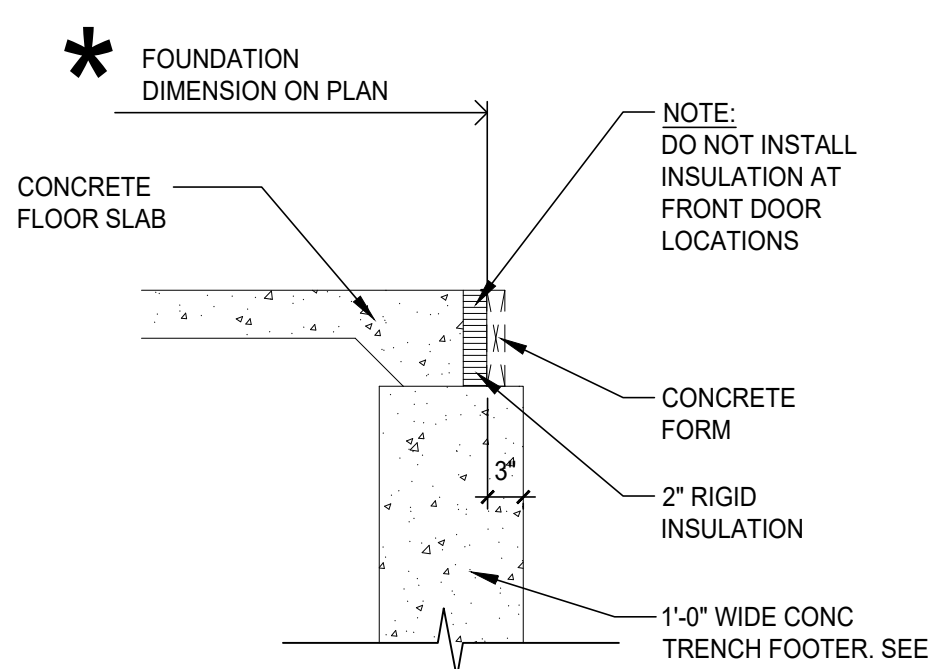
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

NOTE:

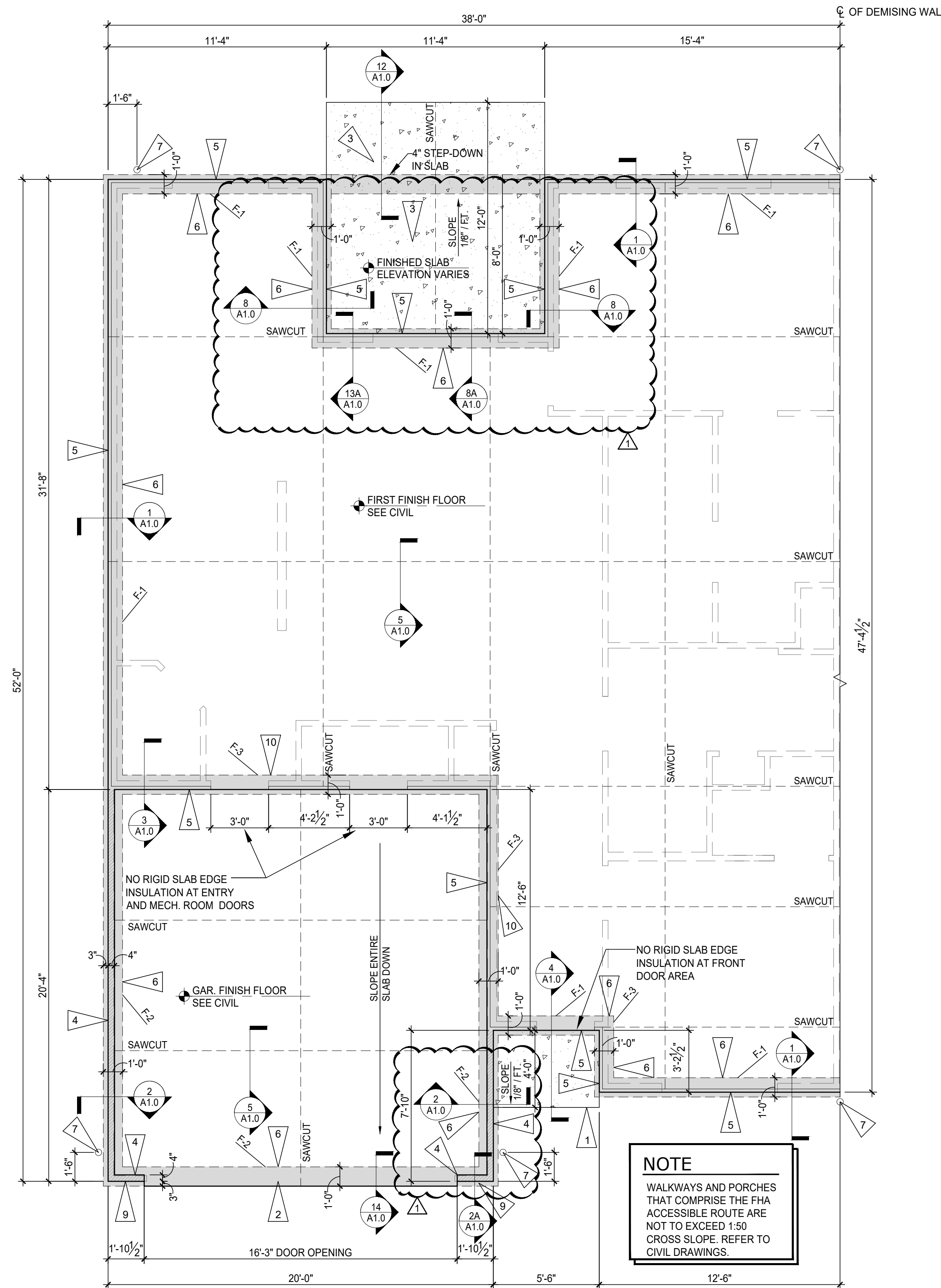
TOP OF FOOTER - TOP OF UNIT SLAB -0'-8"



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

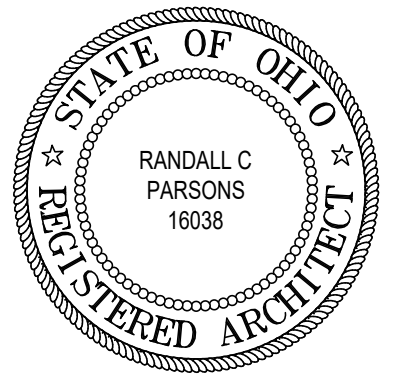


2 EXT. UNIT WALL - 'F-1'
 SCALE: 3/4" = 1'-0"



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

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



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

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

FLAG NOTES - FOUNDATION PLAN

1. PORCH FROST SLAB. SEE DETAIL 4/A1.0
2. MAX. 1/4" DEPRESSED STEP AT GARAGE DOORS, TYPICAL.
3. 4" CONCRETE PAD WITH FIBER MESH OVER 2" COMPACTED GRAVEL BASE.
4. 4" WIDE x 8" TALL CONCRETE STEM WALL - REFER TO DETAIL 2/A1.0
5. LINE INDICATES EDGE OF RIGID INSULATION AND CONCRETE FORM.
6. 1'-0" WIDE TRENCH FOOTER WITH (2) #4 BARS CONTINUOUS.
7. DOWNSPOUT. INSTALL 12"x12" BLOCK OF FOAM INSULATION AT TOP OF FOOTER AND CENTERED ON DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR UNDERGROUND STORM WATER PIPING.
8. 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: ****

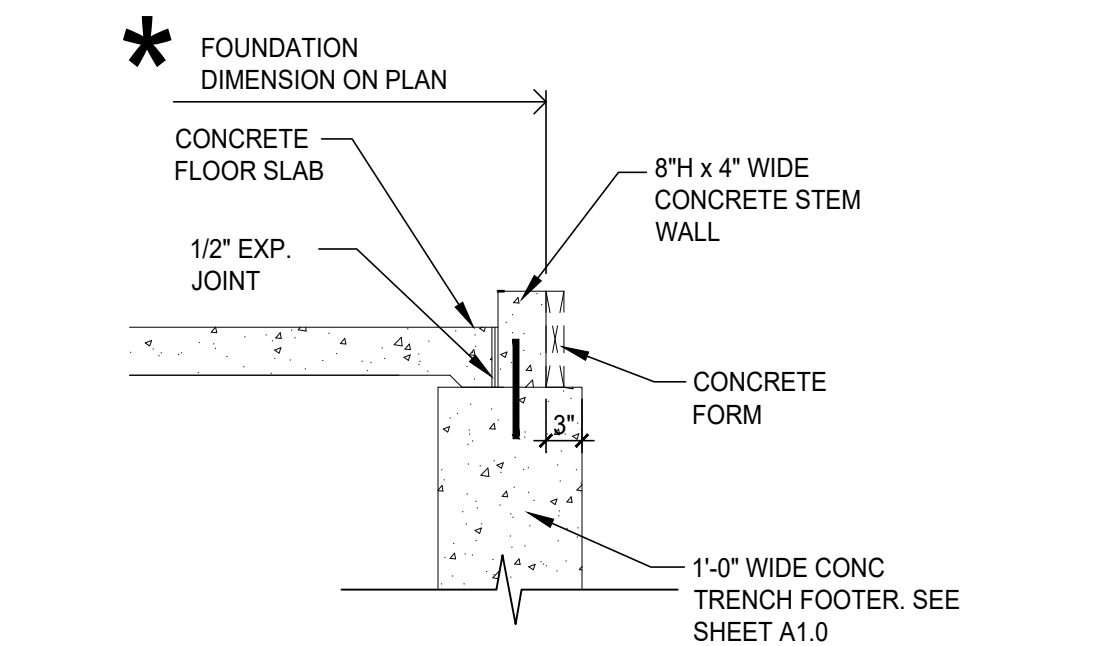
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

NOTE:

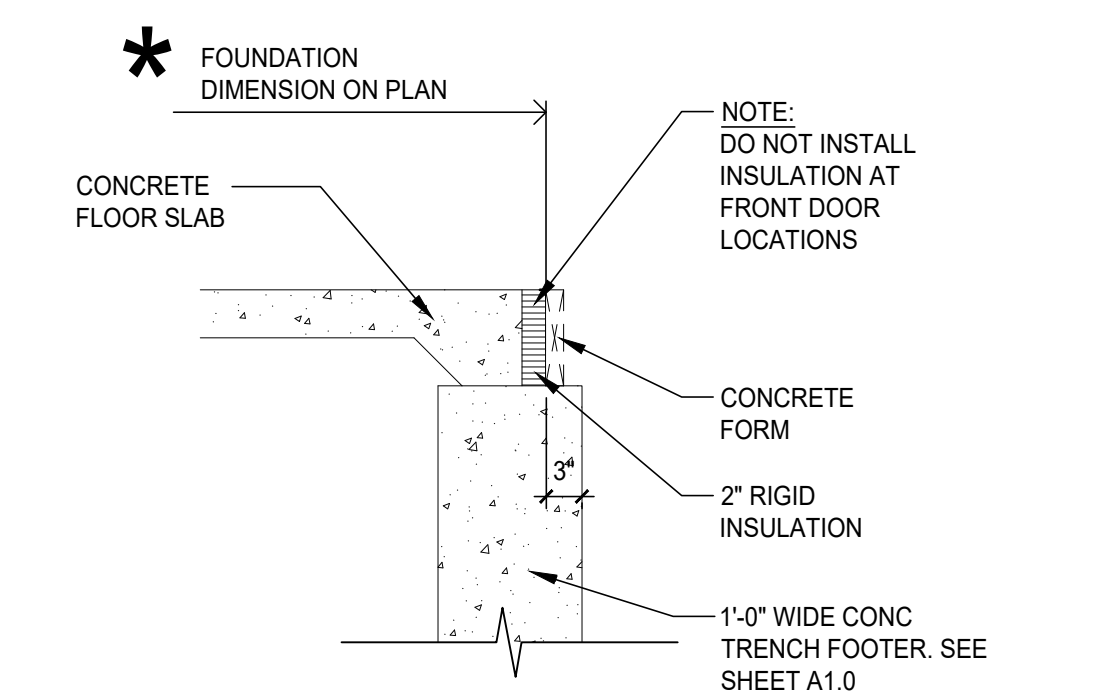
BLOCK OUT TOP OF FOUNDATION WALL AT GAS AND ELECTRIC METER LOCATIONS. SEE SITE SUPERINTENDENT FOR METER LOCATIONS.

NOTE:

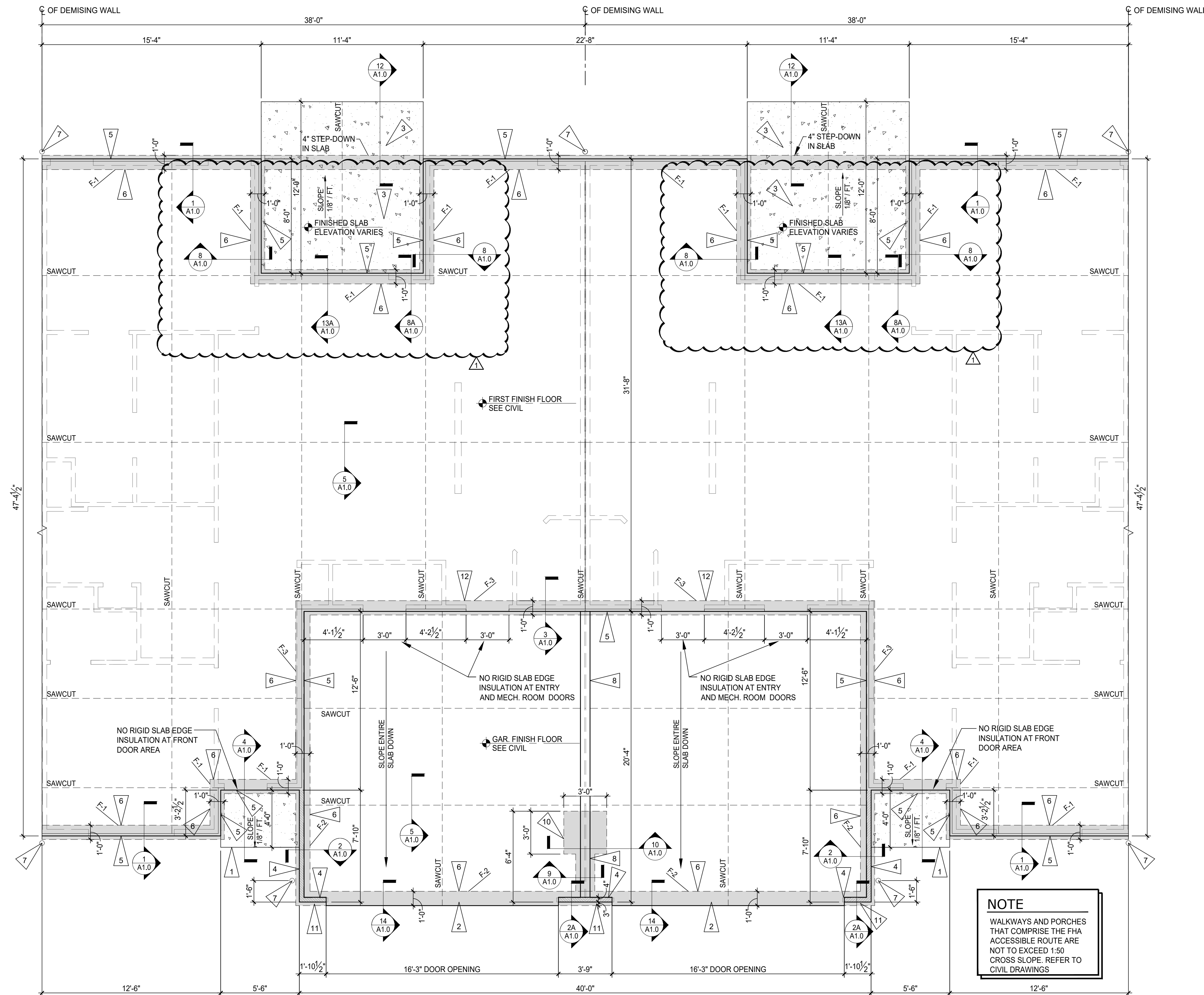
TOP OF FOOTER - TOP OF UNIT SLAB -0'-8"



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



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



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

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

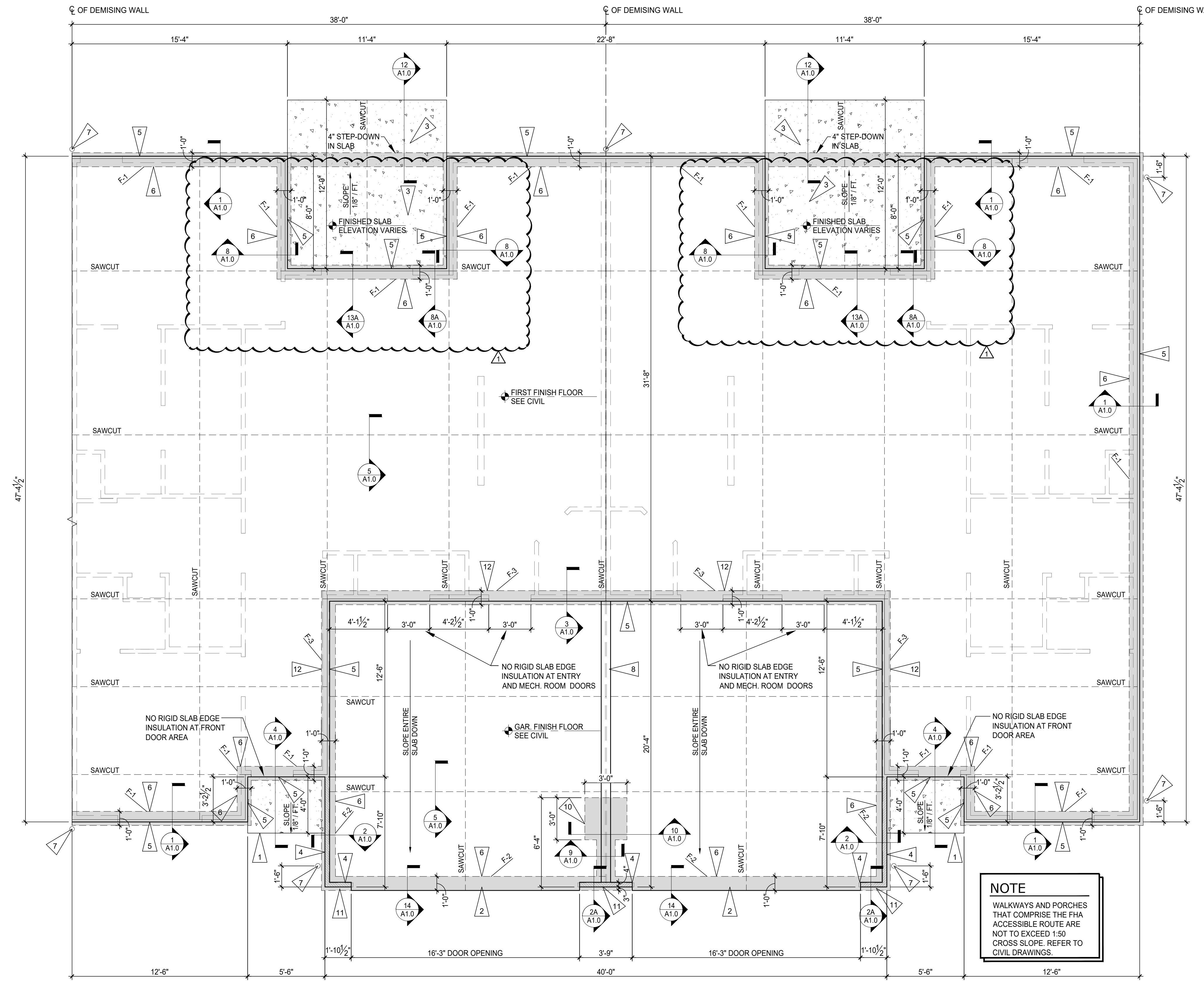
REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

phone 330.666.5770
 fax 330.666.8812
 3660 Embassy Parkway
 Fairlawn, OH 44333

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FOUNDATION WILLOWOOD MID
 DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
 RED BUCKEYE DRIVE
 HUBER HEIGHTS, OHIO 46371



1 FOUNDATION WILLOWOOD END 2 RIGHT & MID
SCALE: 1/4" = 1'-0"

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

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

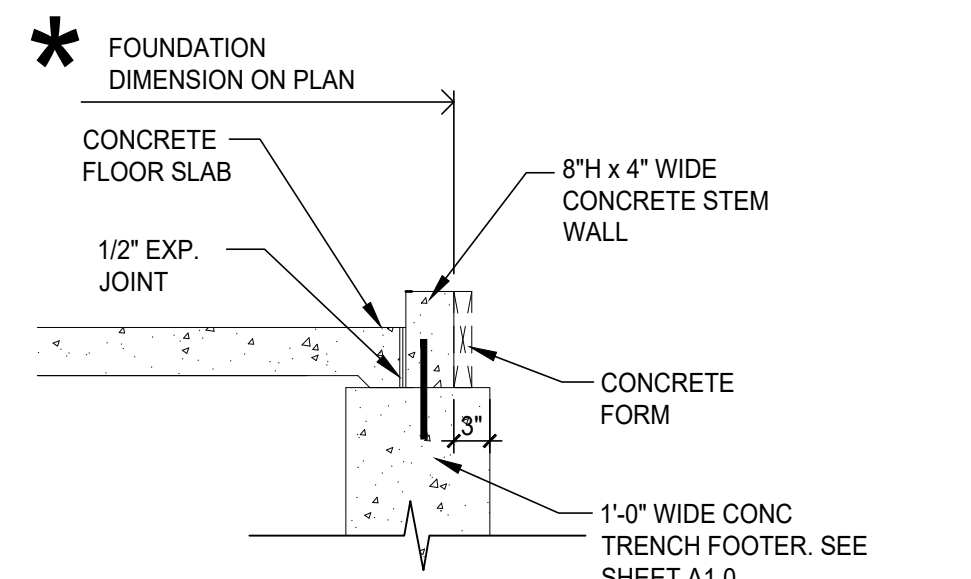
- FLAG NOTES - FOUNDATION PLAN**
- PORCH FROST SLAB. SEE DETAIL 4/A1.0
 - MAX. 1/4" DEPRESSED STEP AT GARAGE DOORS, TYPICAL.
 - 4" CONCRETE PAD WITH FIBER MESH OVER 2" COMPACTED GRAVEL BASE.
 - 4" WIDE x 8" TALL CONCRETE STEM WALL - REFER TO DETAIL 2/A1.0
 - LINE INDICATES EDGE OF RIGID INSULATION AND CONCRETE FORM.
 - 1'-0" WIDE TRENCH FOOTER WITH (2) #4 BARS CONTINUOUS.
 - 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" WIDE CONCRETE STEM WALL. SEE DETAIL 9/A1.0.
 - NOT USED.
 - 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.
 - CONCRETE INFILL AT DRIVEWAY LOCATION ONLY. SEE DETAIL 2A/A1.0.
 - 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).

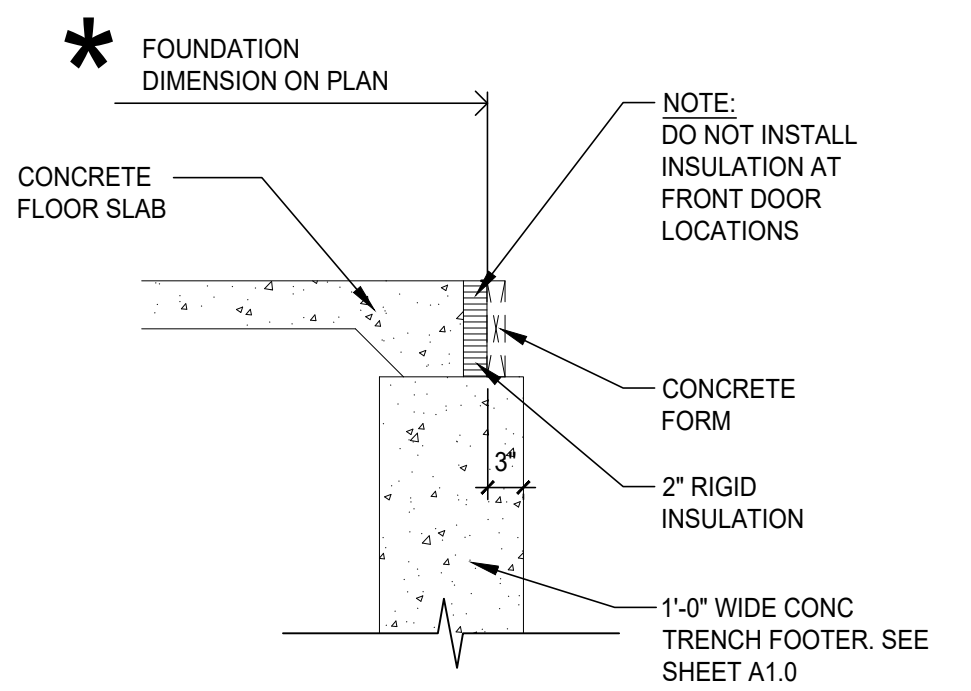
**** FOUNDATION NOTE: ****
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.

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"



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



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

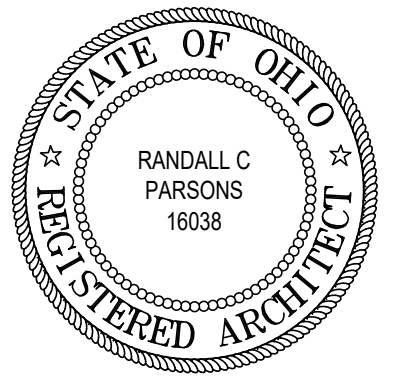
NOTE
WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.



REVISIONS
7/20/22 PLAN REVIEW & OWNER CHANGE

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MPG ARCHITECTS mann-parsons-gray mpg-architects.com

FOUNDATION WILLOWOOD END 2 RIGHT & MID
DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 46371



FLAG NOTES:

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

NOTES:

REFER TO ENLARGED FOUNDATION PLANS FOR CORRESPONDING PLANS FOR LABELED UNITS.

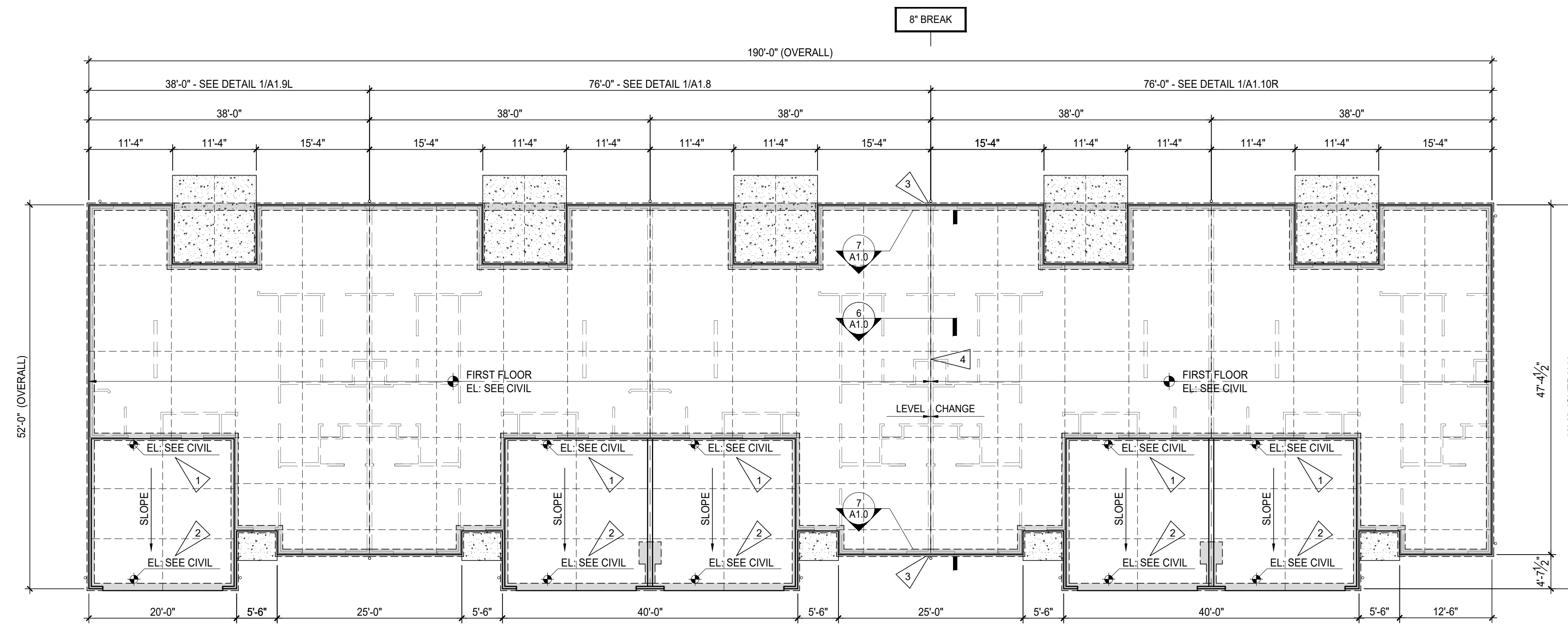
FINISHED FLOOR AND GARAGE FLOOR ELEVATION INFORMATION IS TO BE OBTAINED FROM THE CIVIL DRAWINGS.

**** FOUNDATION NOTE: ****

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

REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE



OVERALL FOUNDATION PLAN

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

BUILDING: V

OVERALL FOUNDATION BLDGS.: V, W

PROJECT #: 31121

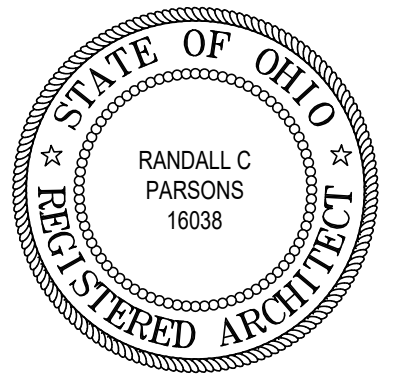
DATE: APRIL 8, 2022

REDWOOD THE HARRISON PHASE IV

RED BUCKEYE DRIVE
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REVISIONS

7/20/22 PLAN REVIEW & OWNER CHANGE

GENERAL NOTES:

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

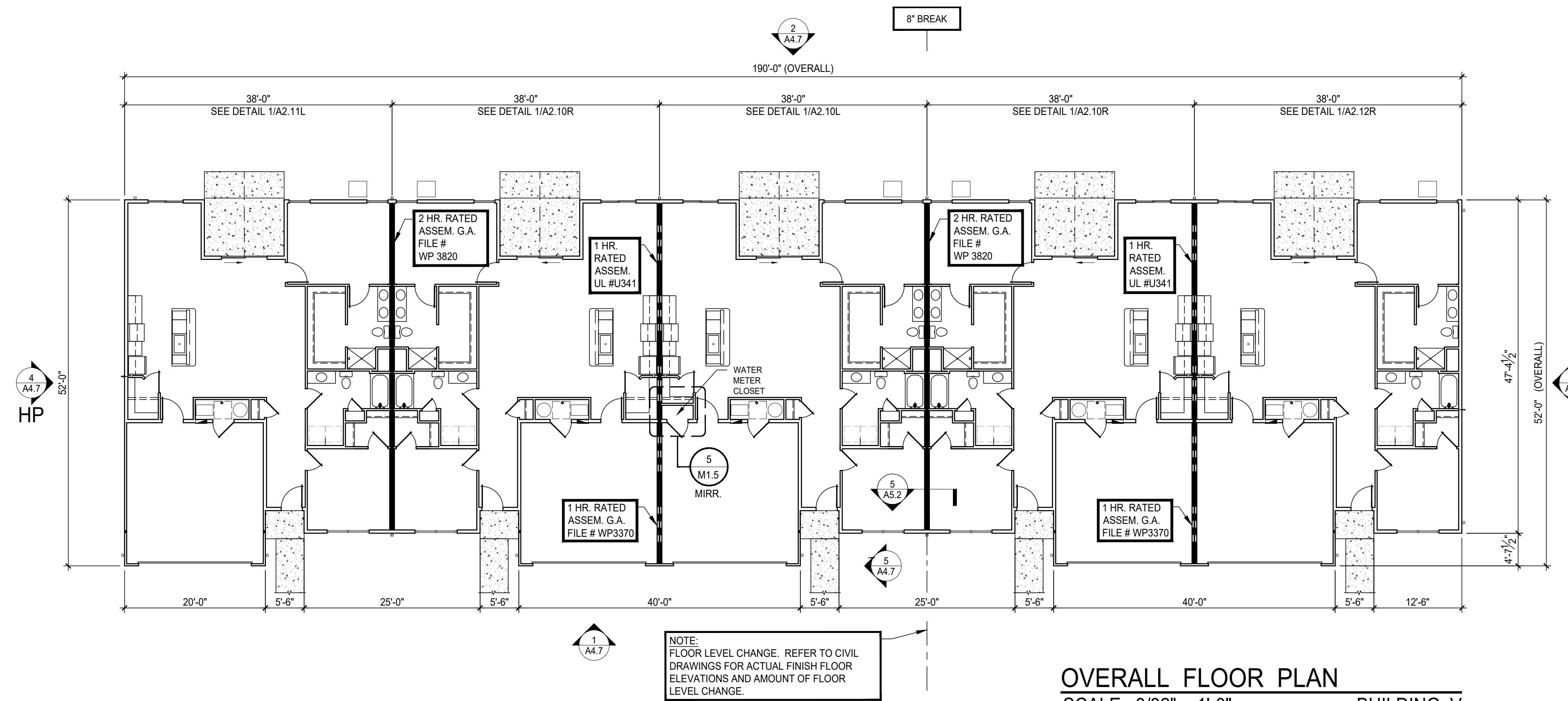
NOTES:

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

NOTES:

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

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



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

OVERALL FLOOR PLANS - BLDGS.: V, W

PROJECT #: 31121 DATE: APRIL 8, 2022

REDWOOD THE HARRISON PHASE IV

RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371

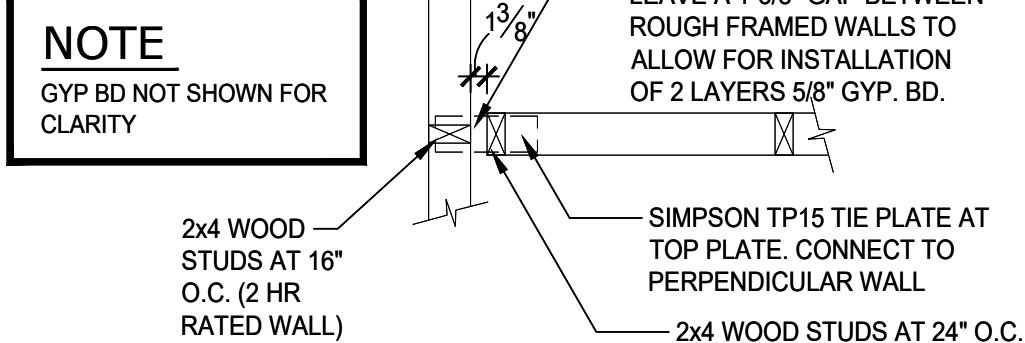


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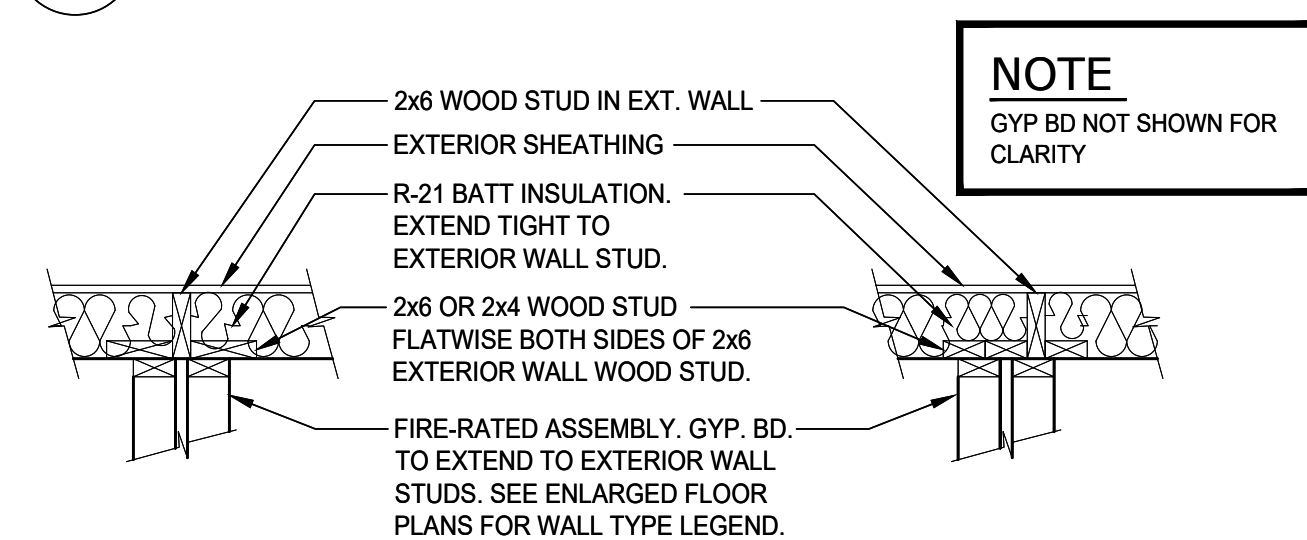
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3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

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

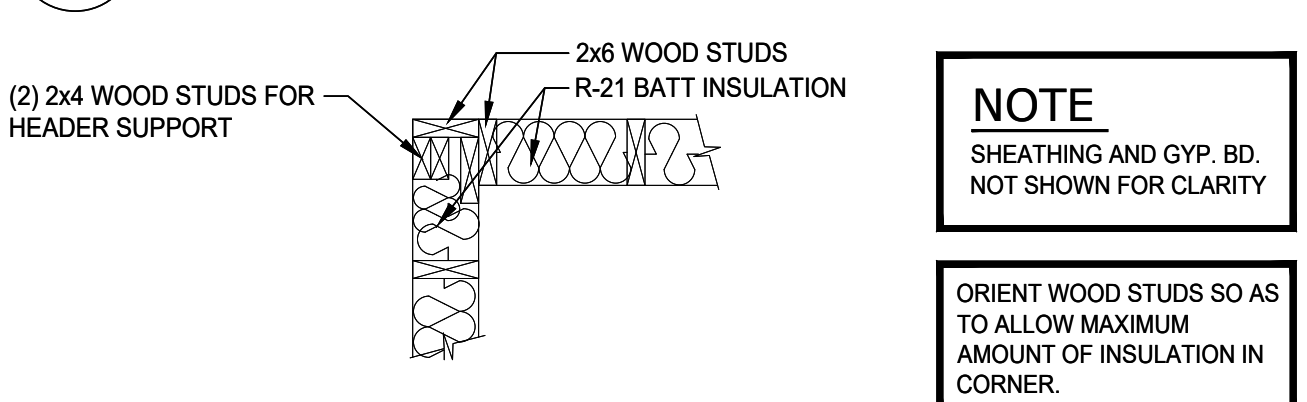
3 NOT USED
SCALE: 3/4" = 1'-0"



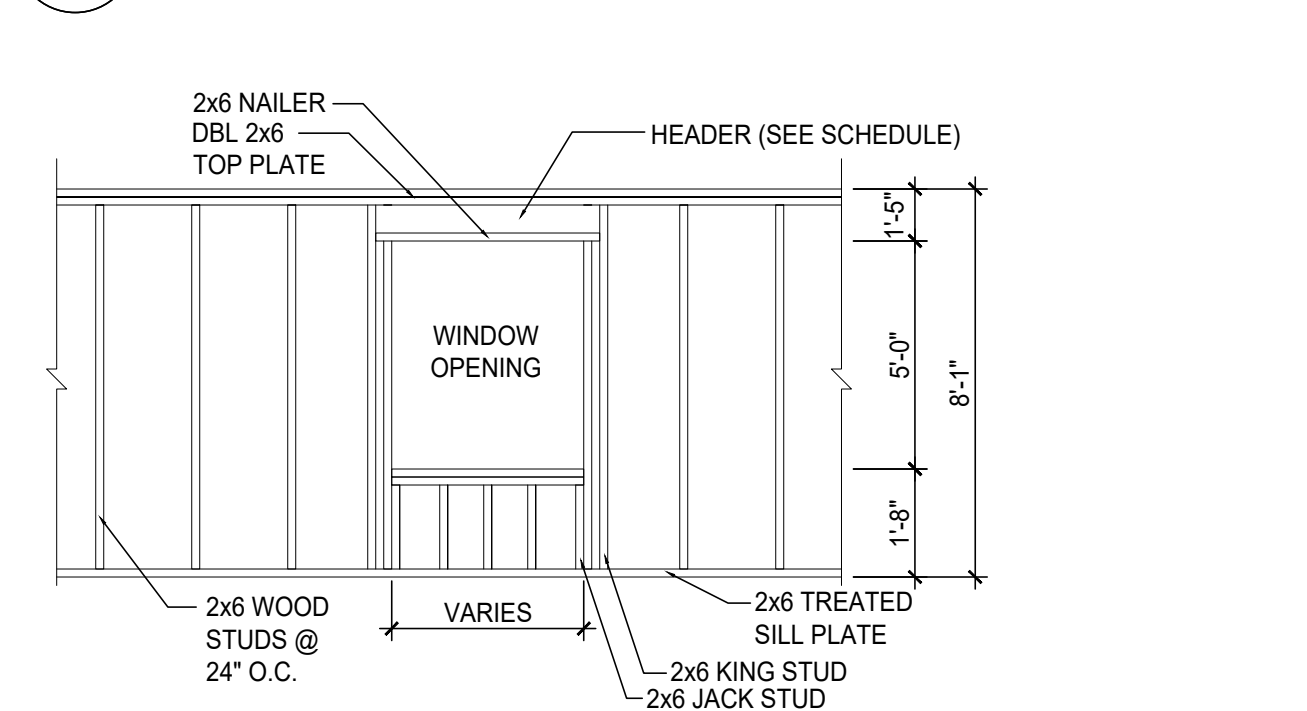
4 TYP. FRAMING - 2 HR WALL
SCALE: 3/4" = 1'-0"



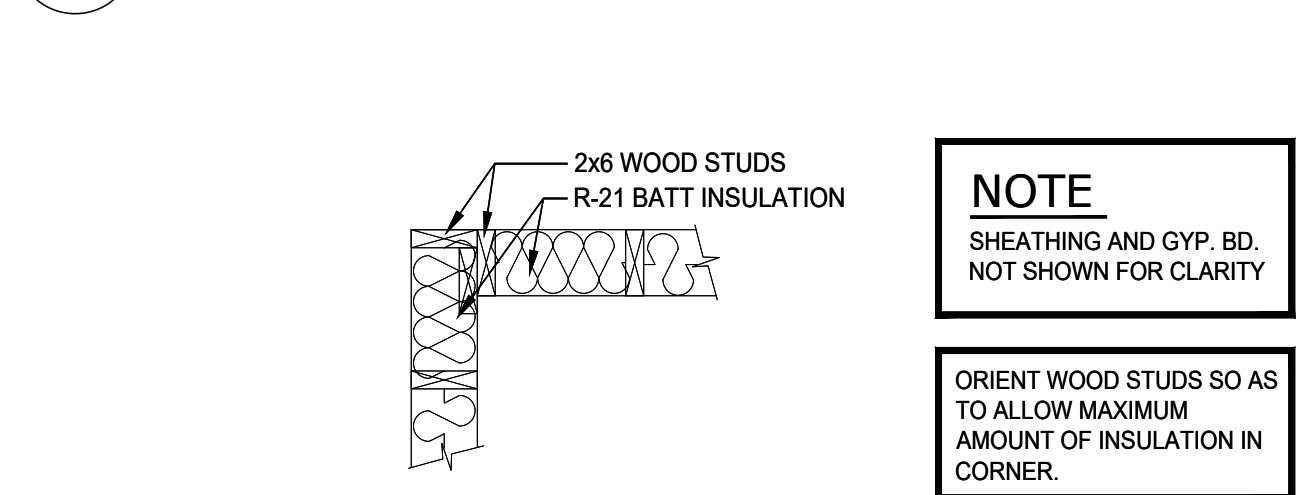
5 FRAMING - EXTERIOR WALL
SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)



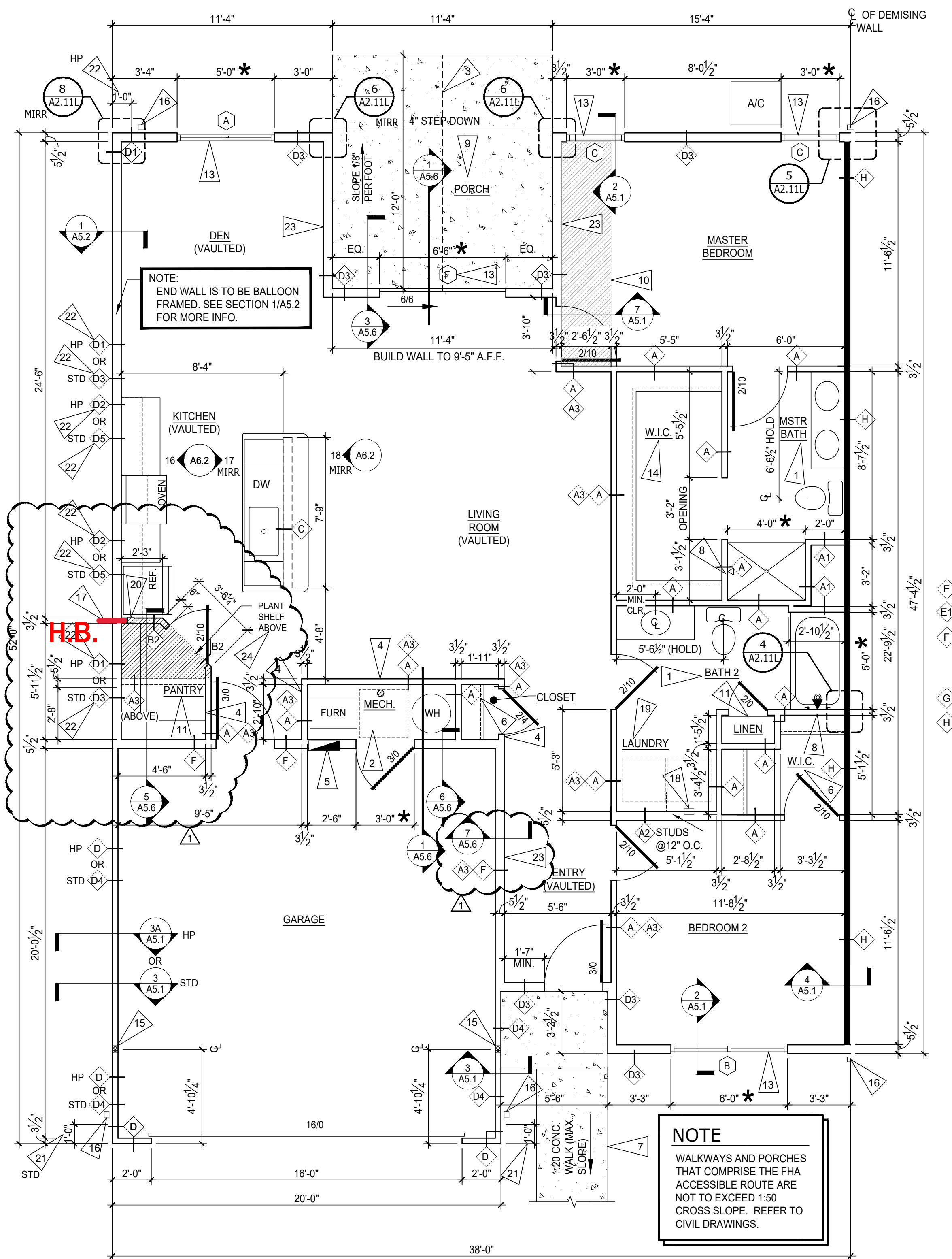
6 FRAMING - CALIFORNIA CORNER
SCALE: 3/4" = 1'-0"



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



8 FRAMING - TYP. OUTSIDE CORNER CALIFORNIA CORNER
SCALE: 3/4" = 1'-0"



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

SYMBOLS LEGEND

- W INDICATES WALL CONSTRUCTION TYPE. REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- ROOM NAME 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
- A INDICATES WINDOW TYPES- REFER TO SHEET A6.7 FOR WINDOW SCHEDULE
- 2/10 INDICATES DOOR SIZE- REFER TO SHEET A6.7 FOR DOOR AND FRAME 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.
- HP HIGH PROFILE END. SEE EXTERIOR ELEVATIONS.
- STD 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.
2. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

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 ELEVATIONS FOR EXTERIOR FINISHES.

WALL TYPE LEGEND (CONT'D)

- E NOT USED.
- F NOT USED.
- G GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2
- H NOT USED.
- I TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE. BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHINGS. (G.A. 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.
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" 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.
12. 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 10A1.0 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. 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 WALL.
- A1 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A2 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A3 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- B NOT USED.
- B1 NOT USED.
- B2 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B.
- C LOW-WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +/- 34 1/2" A.F.F.
- D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. ** UPPER WALL HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS

- D1 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. ** UPPER WALL HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- D2 EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C. ** UPPER WALL 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. LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" 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.
- D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. ** HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- D5 EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C. ** HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.



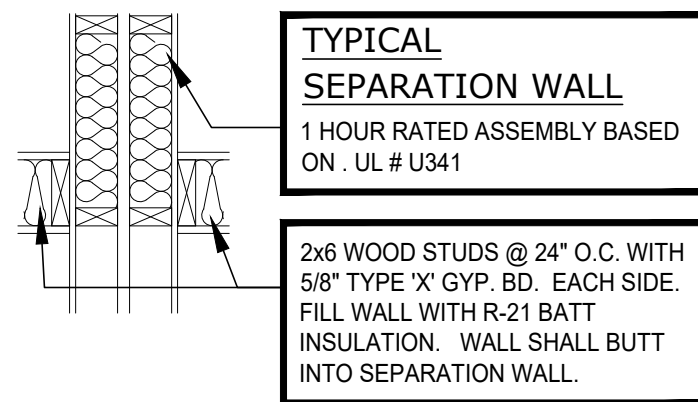
REVISIONS

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

Redwood
APARTMENT NEIGHBORHOODS

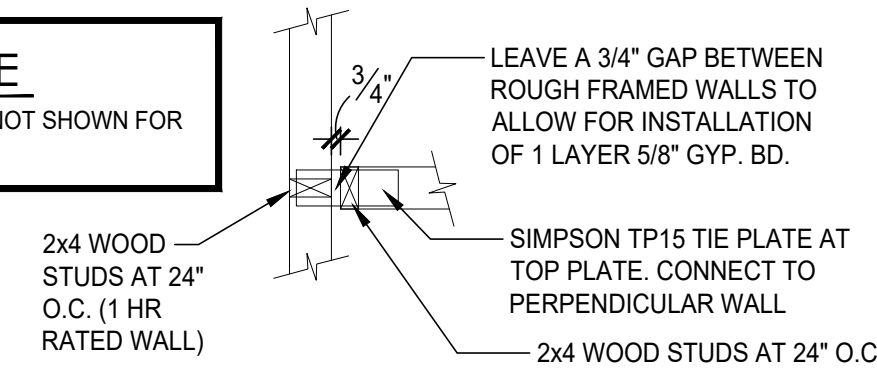


TYPICAL SEPARATION WALL
1 HOUR RATED ASSEMBLY BASED ON - UL # U341

2x6 WOOD STUDS @ 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE. FILL WALL WITH R-21 BATT INSULATION. WALL SHALL BUTT INTO SEPARATION WALL.

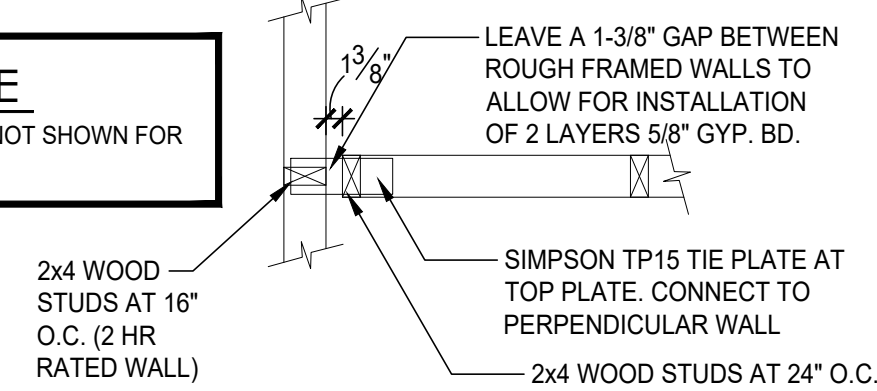
2 TYP. SEPERATION WALL
SCALE: 3/4" = 1'-0"

NOTE



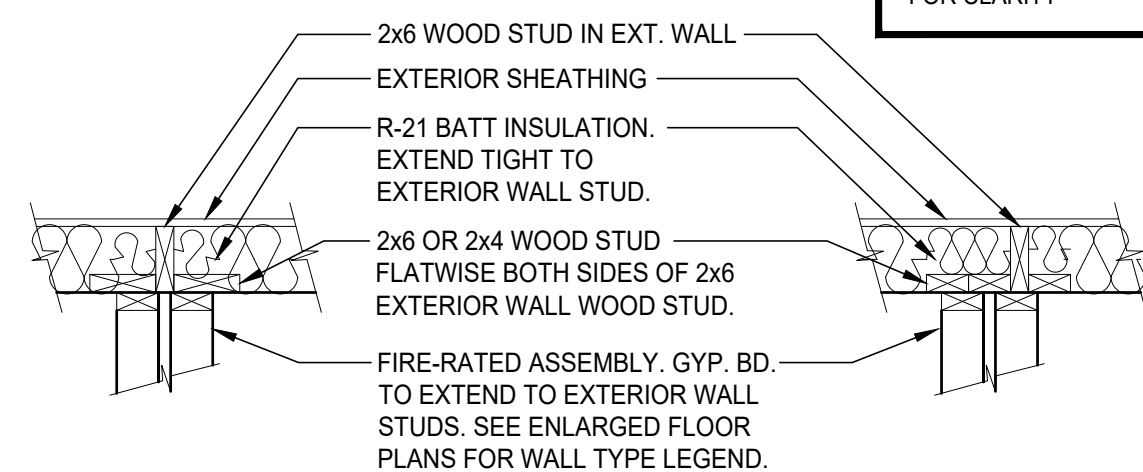
3 TYP. FRAMING - 1 HR WALL
SCALE: 3/4" = 1'-0"

NOTE

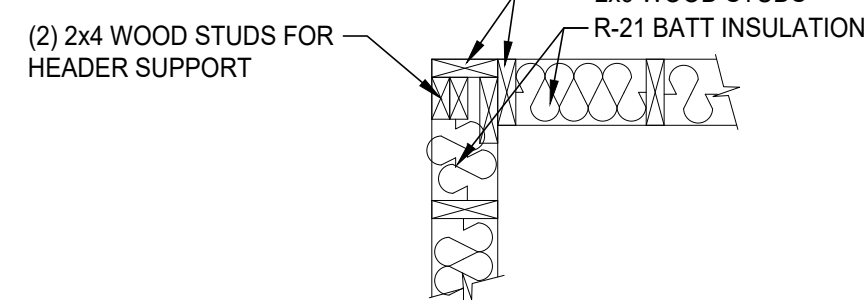


4 TYP. FRAMING - 2 HR WALL
SCALE: 3/4" = 1'-0"

NOTE



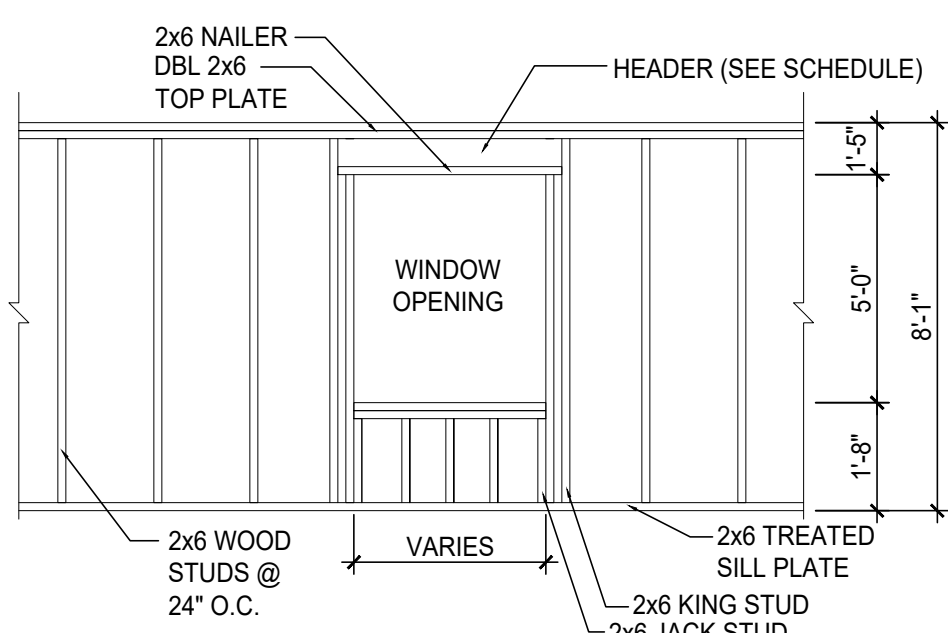
5 FRAMING - EXT. WALL (CENTERED & OFFSET)
SCALE: 3/4" = 1'-0"



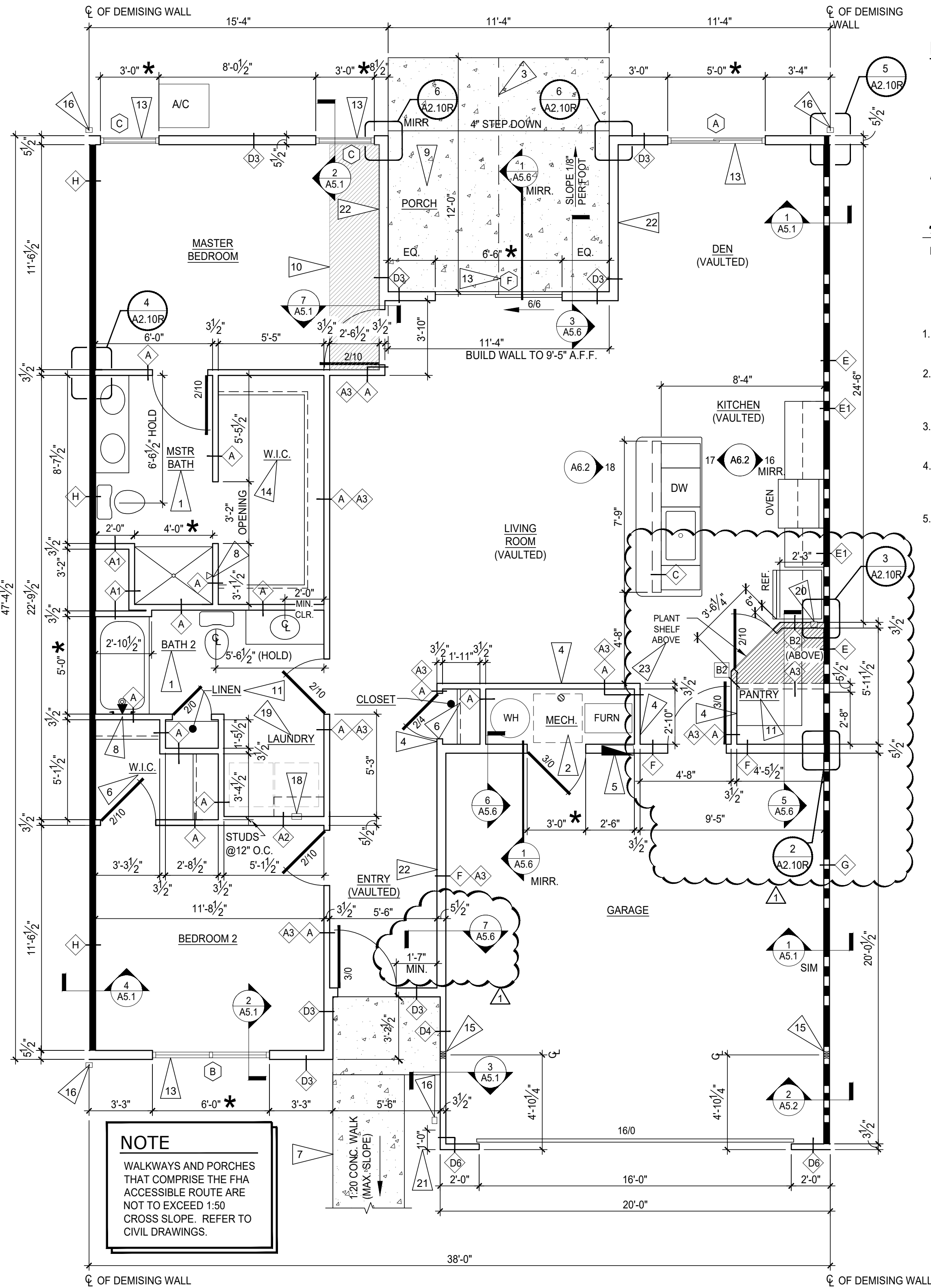
ORIENT WOOD STUDS SO AS TO ALLOW MAXIMUM AMOUNT OF INSULATION IN CORNER.

NOTE
SHEATHING AND GYP. BD. NOT SHOWN FOR CLARITY

6 HEADER SUPPORT
SCALE: 3/4" = 1'-0"



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



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

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

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 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.
2. THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
- * VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.
- ** WALL SECTION NOTE:
REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

GENERAL FLOOR PLAN NOTES:

1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
2. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS. ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

WALL TYPE LEGEND (CONT'D)

- GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C.
2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
- 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 G.A. FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- TWO-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 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. (G.A. 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.
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" 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.
12. 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 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

- 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- NOT USED.
- NOT USED.
- 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 7/16" O.S.B.
- LOW WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +34 1/2" A.F.F.
- EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- NOT USED.
- NOT USED.
- EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- NOT USED.
- EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS
- ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- 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 ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.



REVISIONS

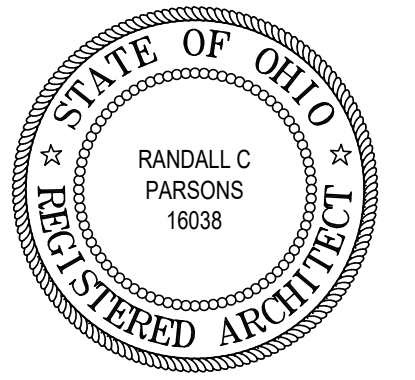
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MANN - PARSONS - GRAY

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

A2.10R
18 OF 59



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WILLOWOOD END 2 RIGHT PLAN
PROJECT #: 31121

DATE: APRIL 8, 2022
REDWOOD THE HARRISON PHASE IV
RED BUCKEYE DRIVE
HUBER HEIGHTS, OHIO 45371



A2.12R
22 OF 59

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 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 GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING
- INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.
- HP HIGH PROFILE END. SEE EXTERIOR ELEVATIONS.
- STD 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.
 - 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.

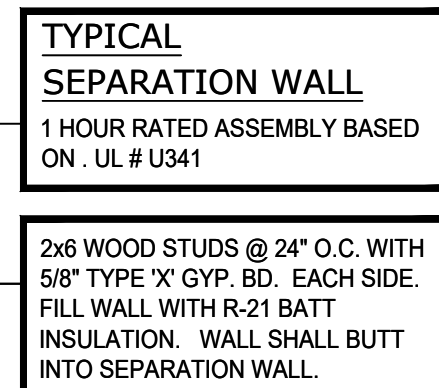
- * VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.
- ** WALL SECTION NOTE : REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.

WALL TYPE LEGEND (CONT'D)

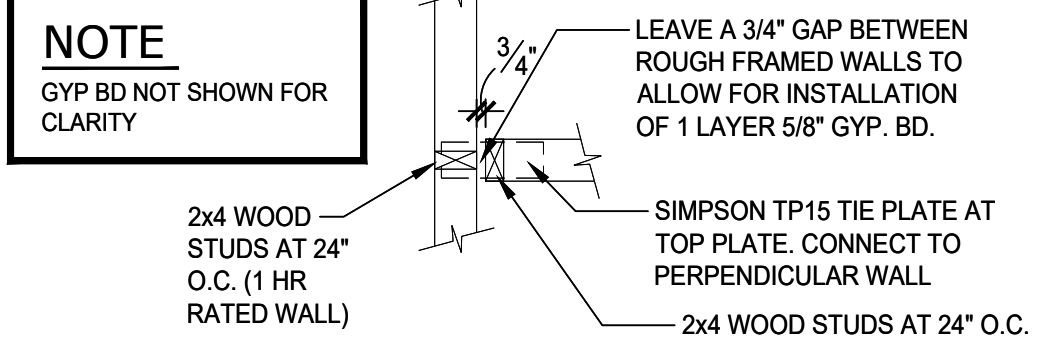
- ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.
(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR SPACE. 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER GA FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
UPPER WALL
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
LOWER WALL
STONE VENEER OVER 1/16" PROSOLO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
REFER TO ELEVATIONS FOR STONE LOCATIONS
- EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
UPPER WALL
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
LOWER WALL
STONE VENEER OVER 1/16" PROSOLO 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
- EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C.
(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND 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.
- 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.
- GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C.
2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.

FLAG NOTES:

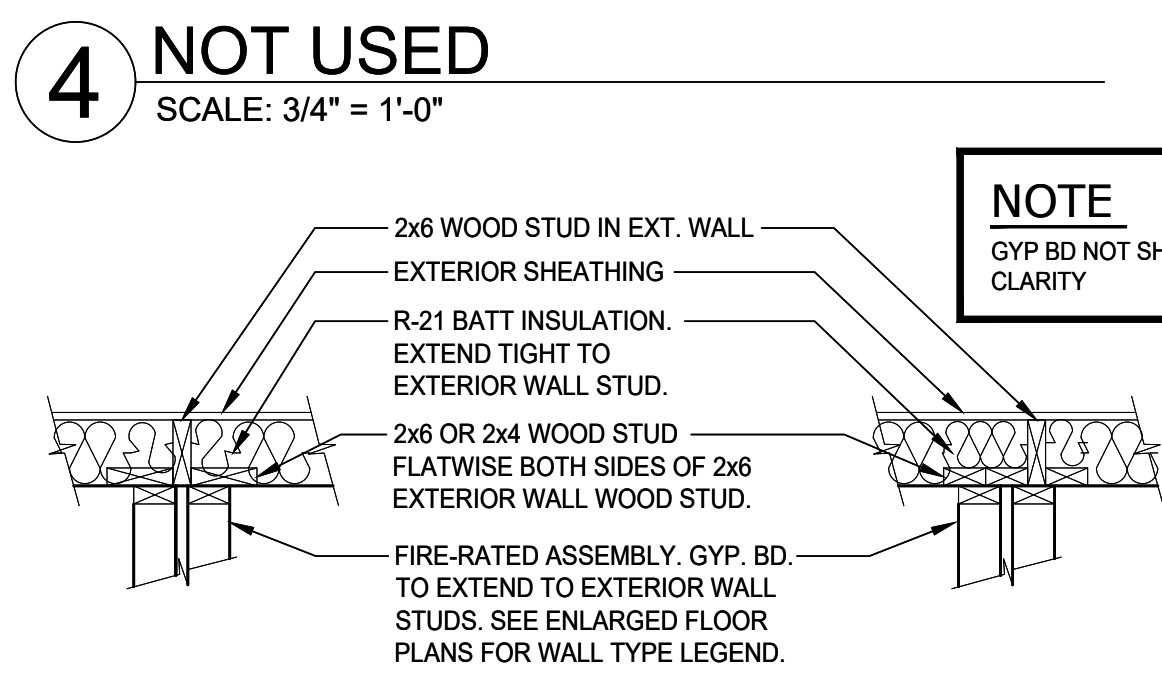
- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 30"x30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES.
- SAW CUT - SEE FOUNDATION SHEETS.
- BUILD WALLS TIGHT TO UNDERSIDE OF TRUSS BOTTOM CHORD. PROVIDE 2x4 CEILING JOISTS AT 8'-1" A.F.F. WITH 5/8" GYP. BD.
- ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM), REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- PROVIDE PLUMBING ACCESS PANEL.
- 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
- FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- NOT USED
- 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.
- 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.
- PROVIDE 3-2x4 POST TOP OF FOUNDATION ASSEMBLY TO UNDERSIDE OF ROOF GIRDER TRUSS BEARING LOCATION. SEE DETAIL 10A1.0 FOR MORE INFORMATION.
- DOWNSPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.
- FROST FREE HOSE BIBB.
- WASHER AND DRYER, PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 1'-0" STONE RETURN.
- EXTEND WALL TO UNDERSIDE OF ROOF TRUSS BOTTOM CHORD.
- CAP "PLANT SHELF" AREA WITH (1) LAYER OF 7/16" O.S.B.



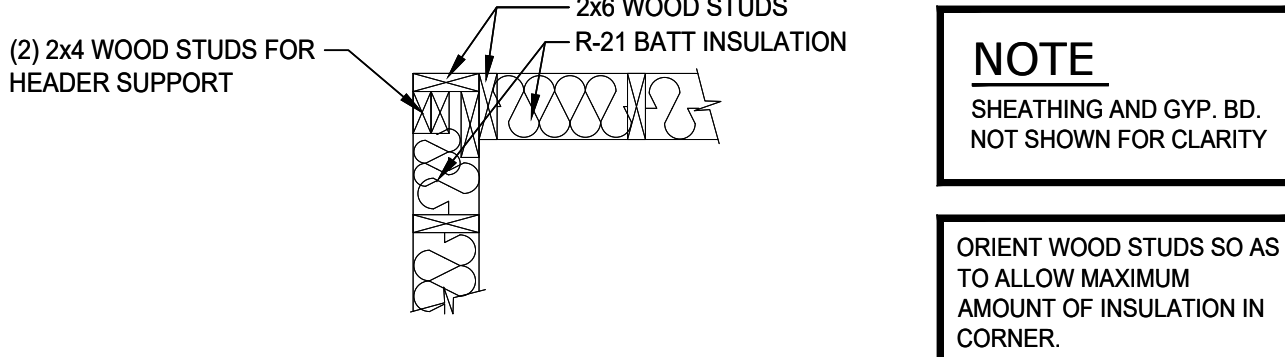
2 TYP. SEPARATION WALL
SCALE: 3/4" = 1'-0"



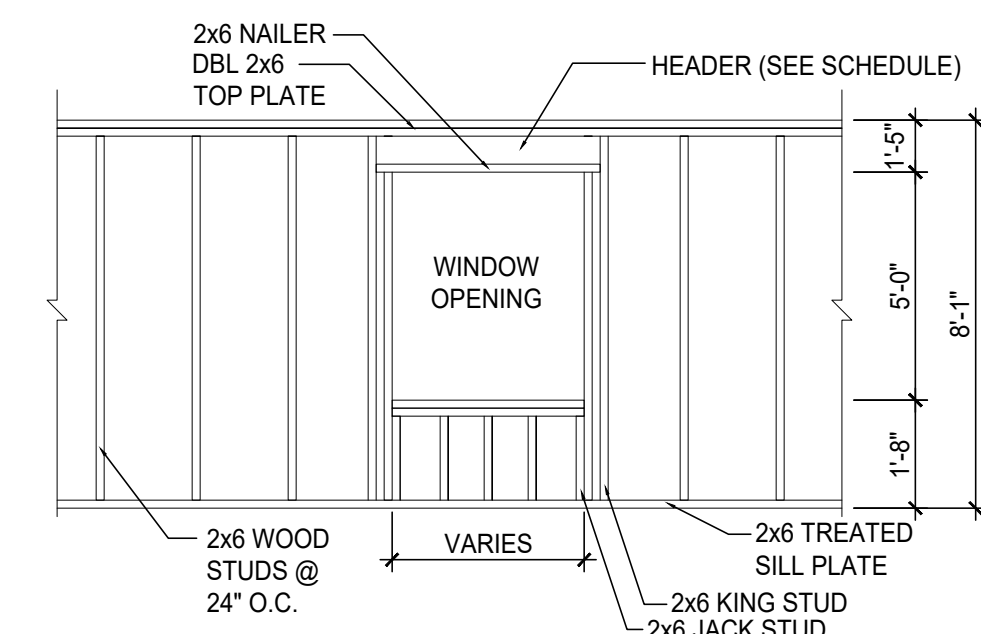
3 TYP. FRAMING - 1 HR WALL
SCALE: 3/4" = 1'-0"



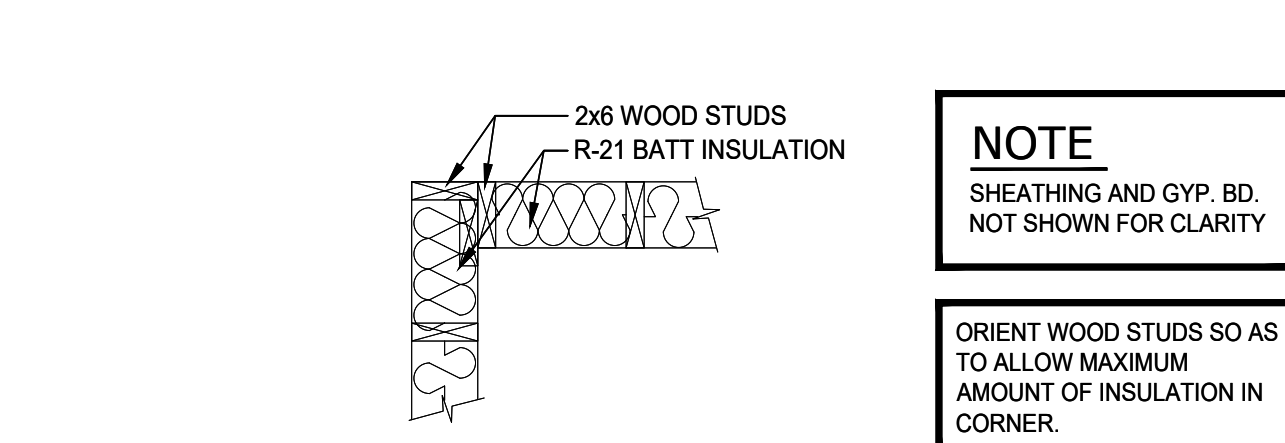
5 FRAMING - EXTERIOR WALL
SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)



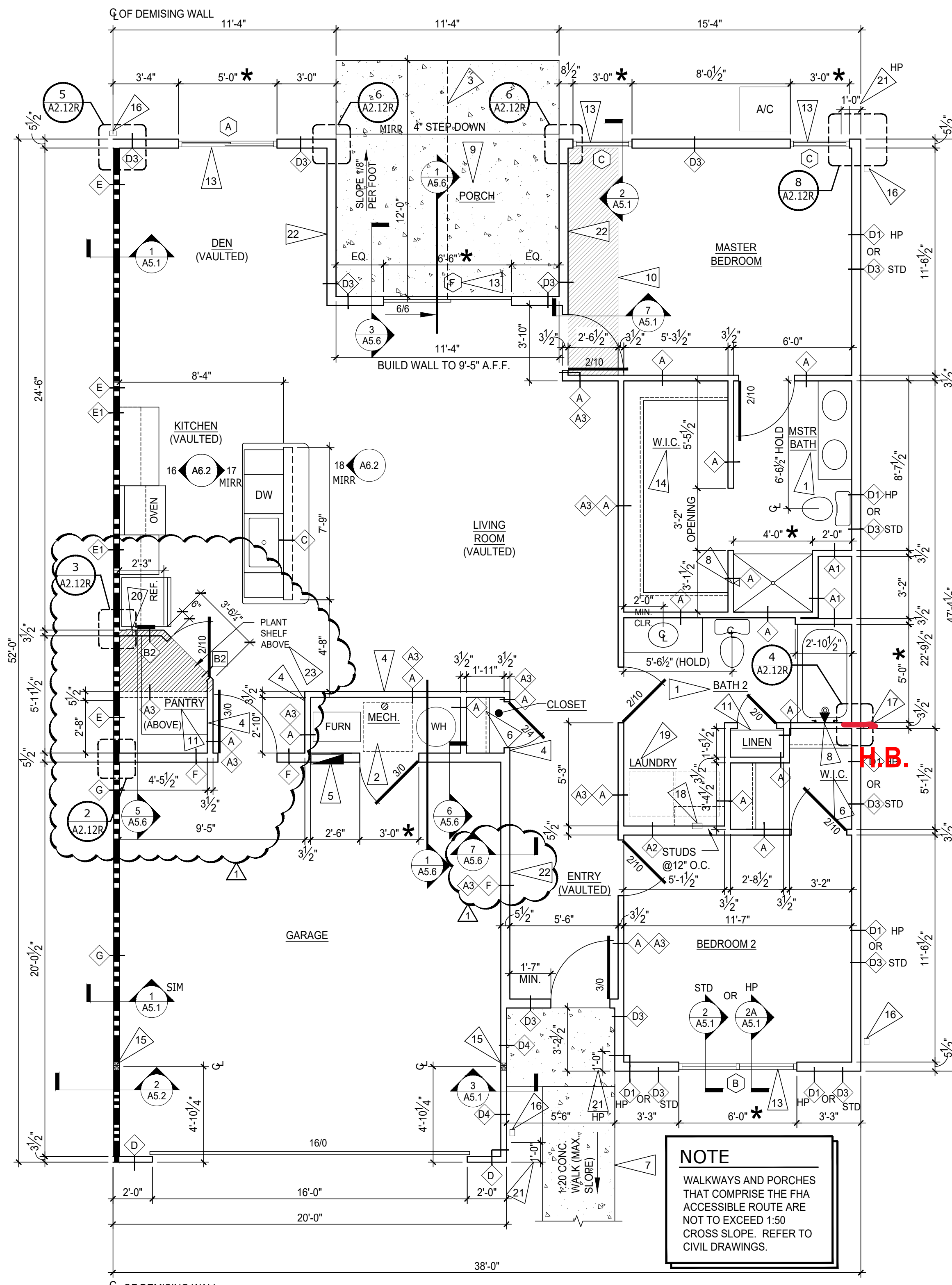
6 FRAMING - CALIFORNIA CORNER
SCALE: 3/4" = 1'-0"



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

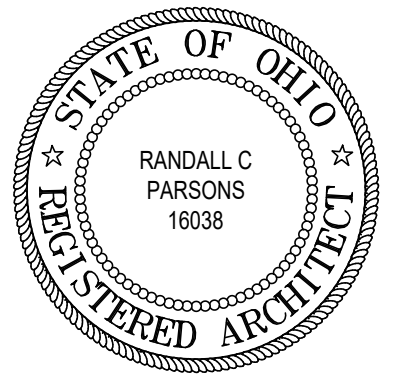


8 FRAMING - TYP. OUTSIDE CORNER
SCALE: 3/4" = 1'-0" CALIFORNIA CORNER



1 WILLOWOOD END 2 - RIGHT PLAN
SCALE: 1/4" = 1'-0"

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



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MECH. & PLUMBING PLANS - WILLOWOOD

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



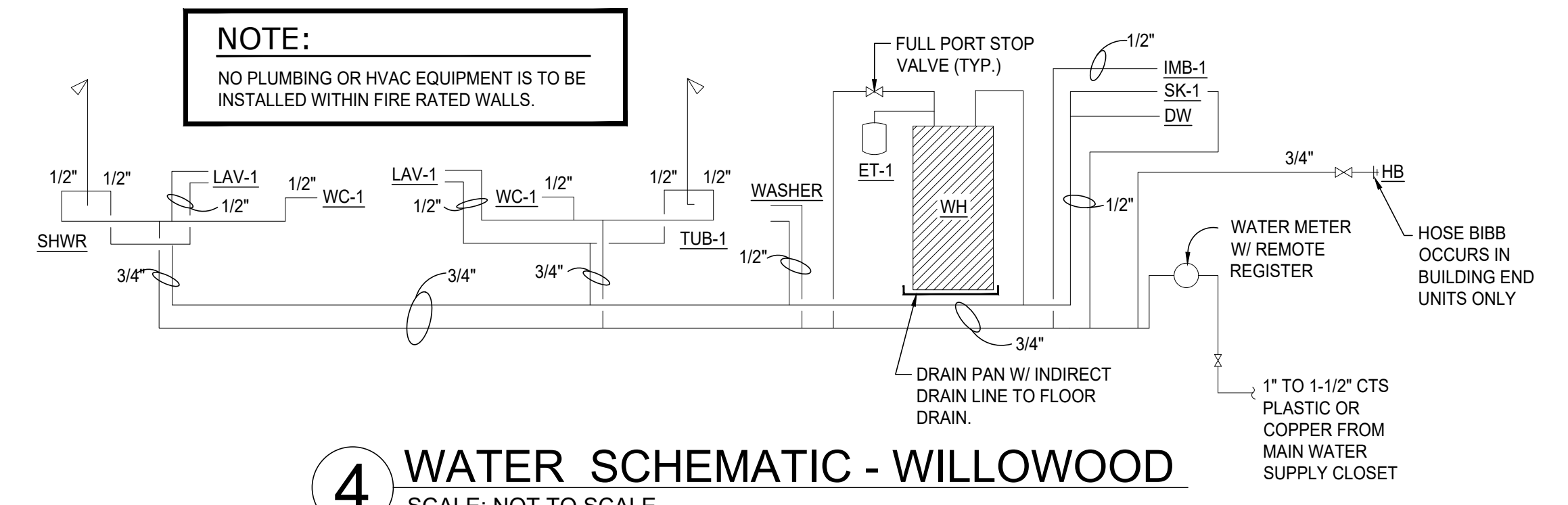
M1.5
2 OF 4

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

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

NOTE:
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.

4 WATER SCHEMATIC - WILLOWOOD
SCALE: NOT TO SCALE

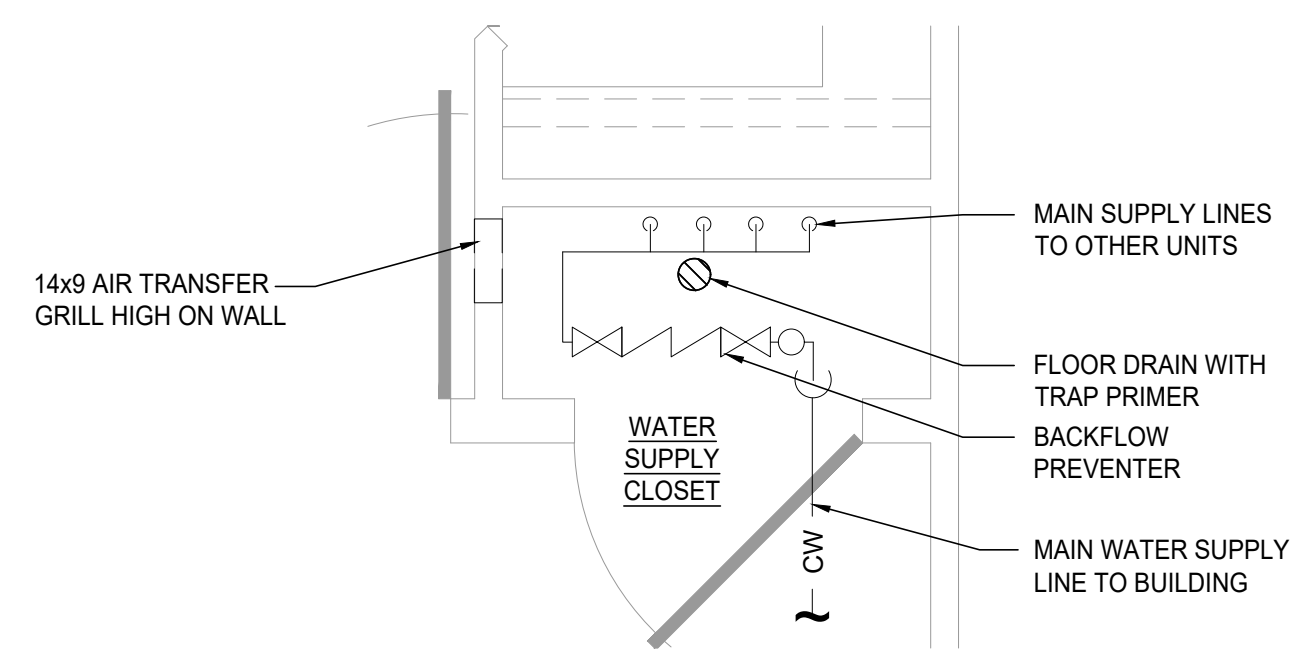


NOTE:
CONDENSER PADS ARE REQUIRED UNDER ALL CONDENSER UNITS TO PROVIDE A MINIMUM OF 3" CLEARANCE FROM GRADE PER OMC 304.10

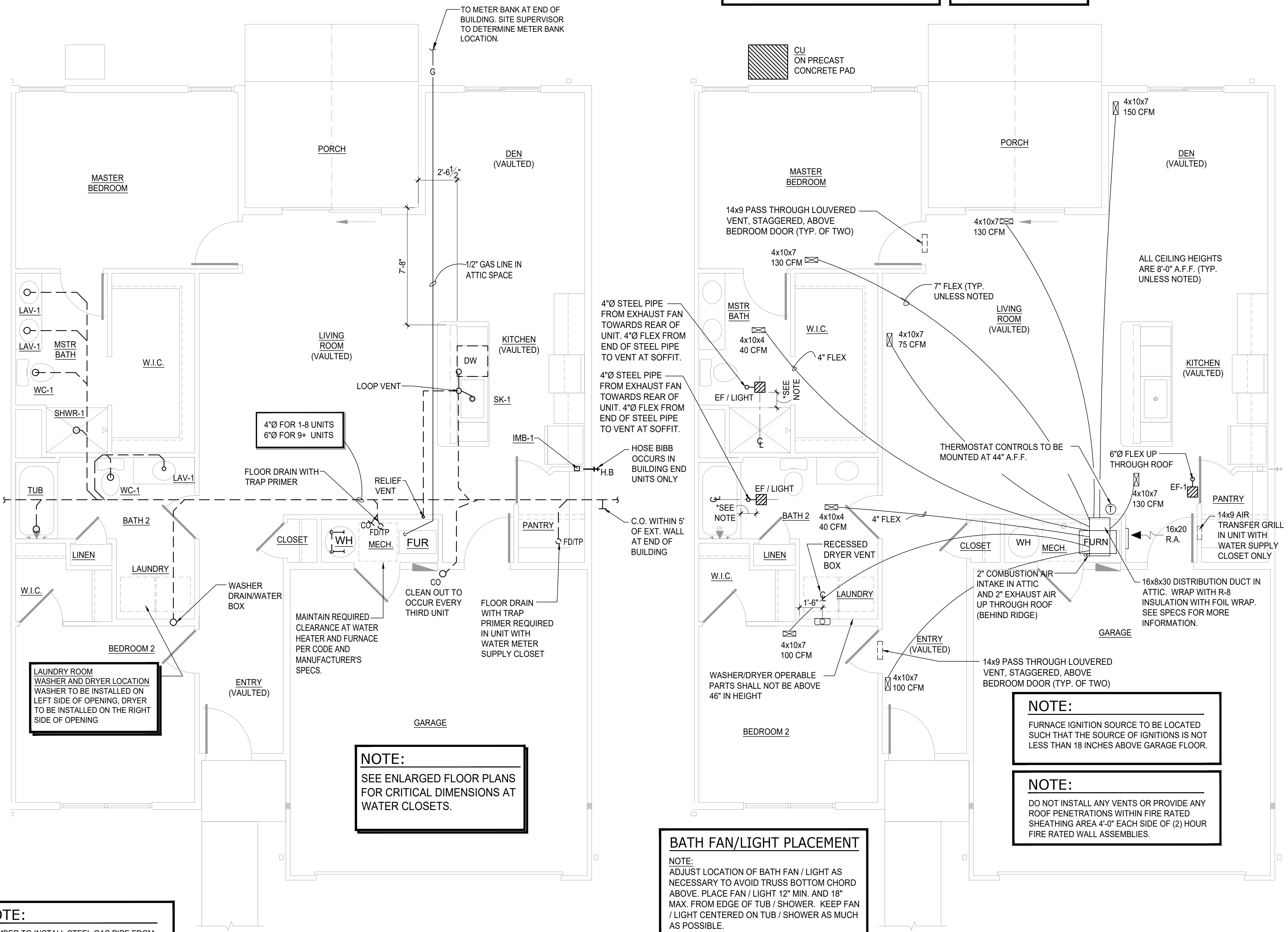
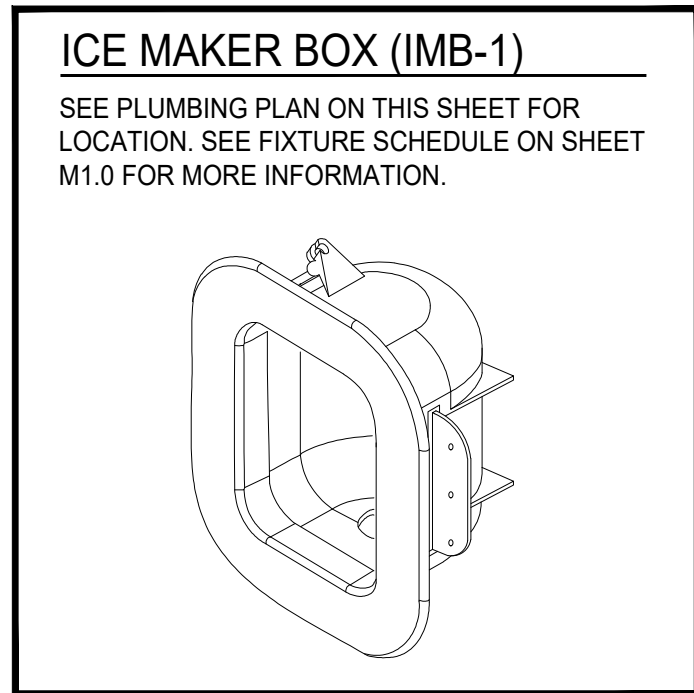
NOTE: SUPPLY AIR DIFFUSERS AS SHOWN ARE DIAGRAMMATIC ONLY. DIFFUSERS ARE TO BE INSTALLED IN WALLS EXCEPT FOR BATHROOMS.

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

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



* COORDINATE FINAL LOCATION OF WATER SUPPLY CLOSET WITH CIVIL DRAWINGS BEFORE FRAMING.



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

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

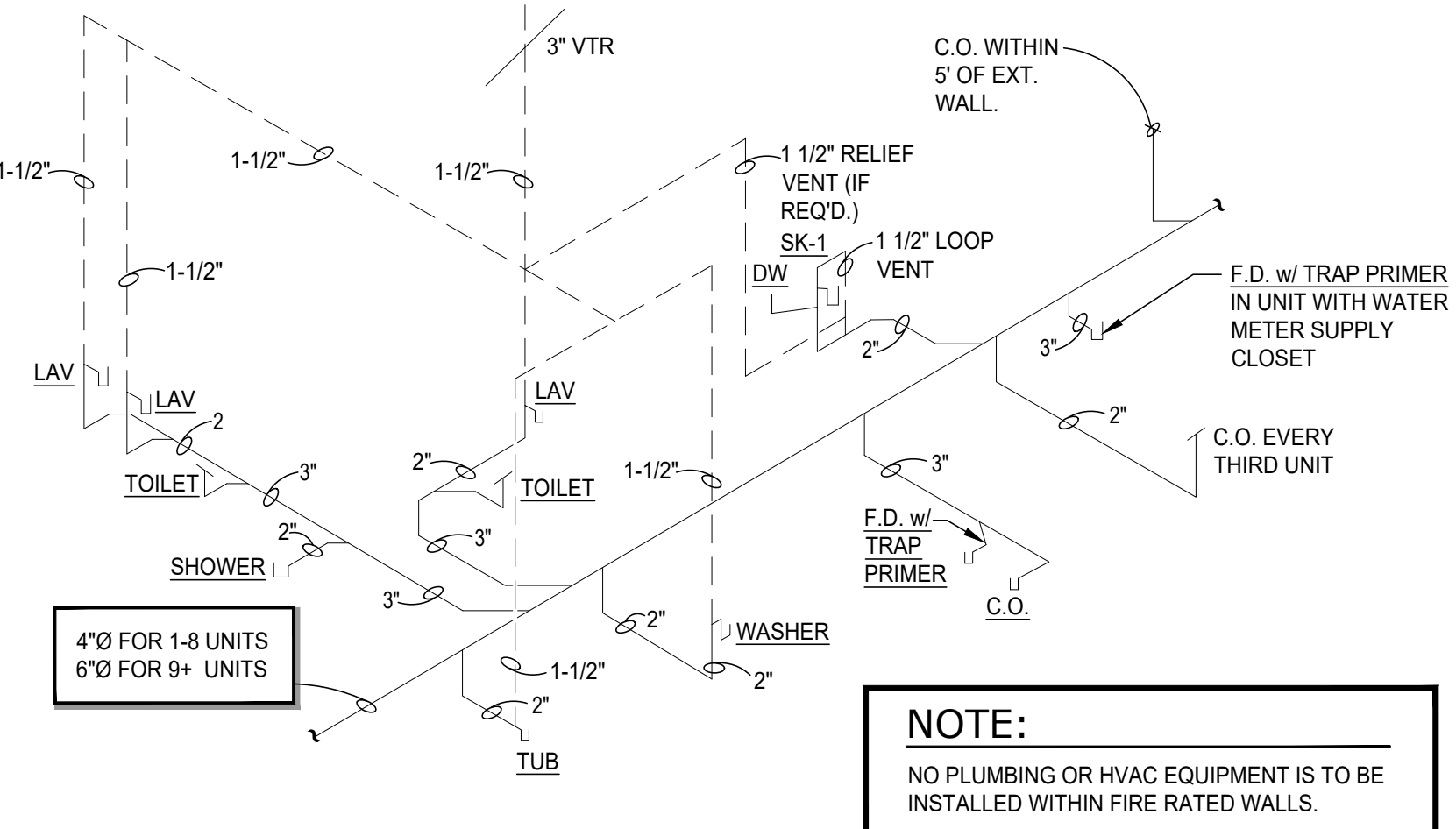
2 PLUMBING PLAN - WILLOWOOD
SCALE: 1/4" = 1'-0"

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

NOTE:
FURNACE IGNITION SOURCE TO BE LOCATED SUCH THAT THE SOURCE OF IGNITIONS IS NOT LESS THAN 18 INCHES ABOVE GARAGE FLOOR.

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.

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



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

3 PLUMBING ISOMETRIC - WILLOWOOD
SCALE: NOT TO SCALE

