

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

FOUNDATION NOTES - BASEMENT

1. FOUNDATION UNDER HABITABLE SPACE.
- 1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2. SLAB UNDER GARAGE.
- 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
- 2.2. STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
4. OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
5. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAMS) ORIENTATION SEE SB-1 FOR DETAILS.
6. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
7. ALL FOOTINGS ARE PLAIN, UNREINFORCED CONCRETE UNLESS NOTES OTHERWISE.

FOUNDATION BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BOO1	BEAM STEEL - W8X15 W 2X4 SILL	34'-4 1/4"	BOO1B	
BOO2	BEAM STEEL - W8X15 W 2X4 SILL	34'-4 1/4"	BOO15	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
COO1	STANCHION - 3.5 IN DIA 116A ADJ	7'-3 1/8"	BOO1B	
COO2	STANCHION - 3 IN DIA 116A ADJ	7'-3 1/8"	BOO13	
COO3	STANCHION - 3.5 IN DIA 116A ADJ	7'-3 1/8"	BOO17	
COO4	STANCHION - 3.5 IN DIA 116A ADJ	7'-3 1/8"	BOO17	

PAD FOOTING SCHEDULE

IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
FOO1	2'-6"	2'-6"	1'-0"	BOO13	
FOO2	2'-3"	2'-3"	1'-0"	BOO13	
FOO3	2'-4"	2'-4"	1'-0"	BOO17	
FOO4	2'-6"	2'-6"	1'-0"	BOO17	
FOO5	11'-6"	1'-4"	0'-8"	BOO20	

FOUNDATION DIAGONALS

A		B	
A	0"	A	43'-1"
B	43'-1"	B	0"
C	60'-11 1/2"	C	62'-0"
D	46'-0"	D	73'-4 3/8"
E	25'-7 3/8"	E	20'-0"

BIV-COMM-LOT-UNIT
DCY-S3-0195

COMM-LOT
SAWYERS MILL - LIFESTYLE - 0195STREET ADDRESS
5514 WOODCREEK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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SET NO. ED000
VERSION 01
DRAWN BY SGA

DRAWING TITLE
FOUNDATION PLAN

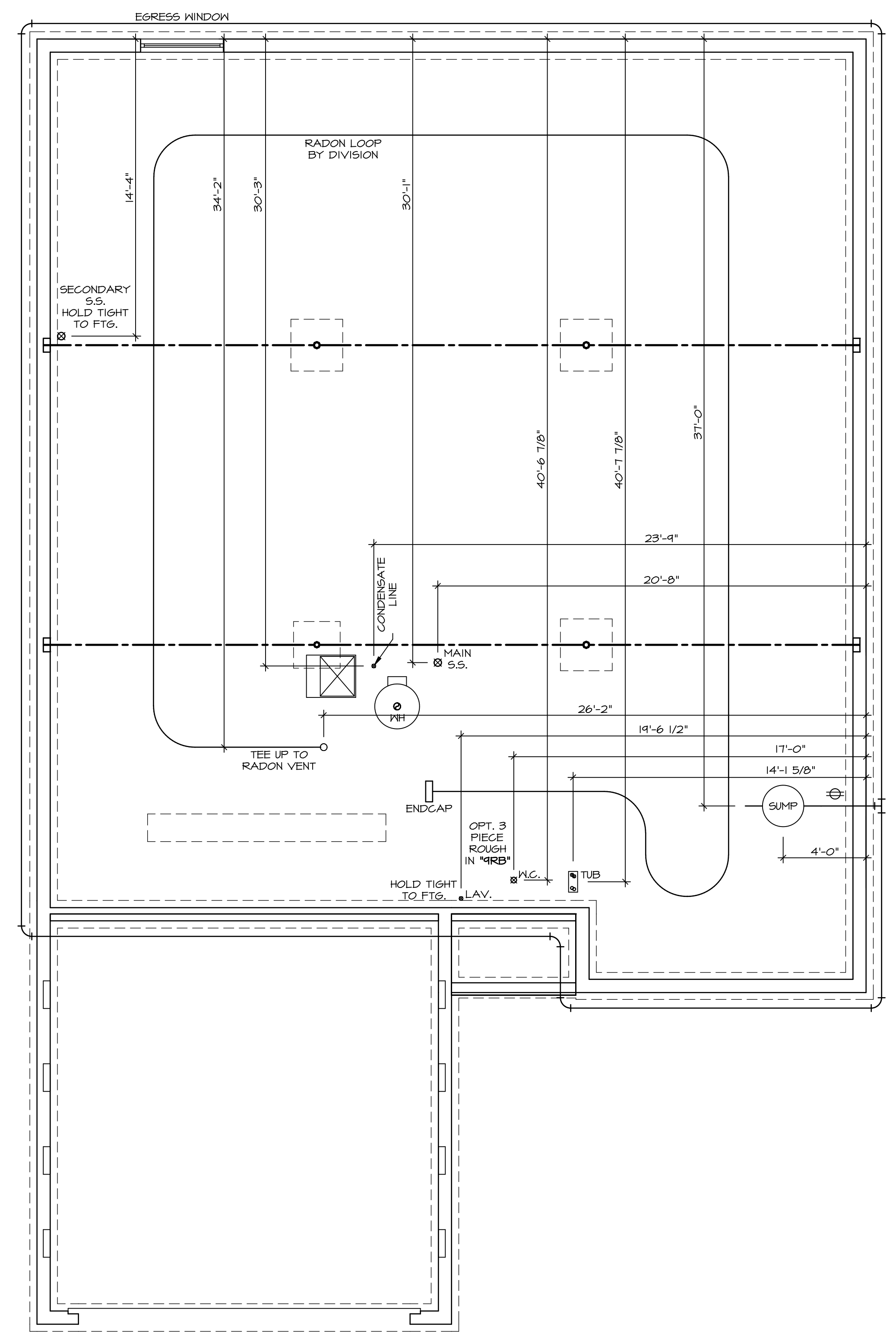
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OPTION DESCRIPTION

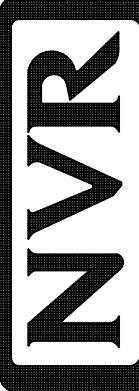
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A-3

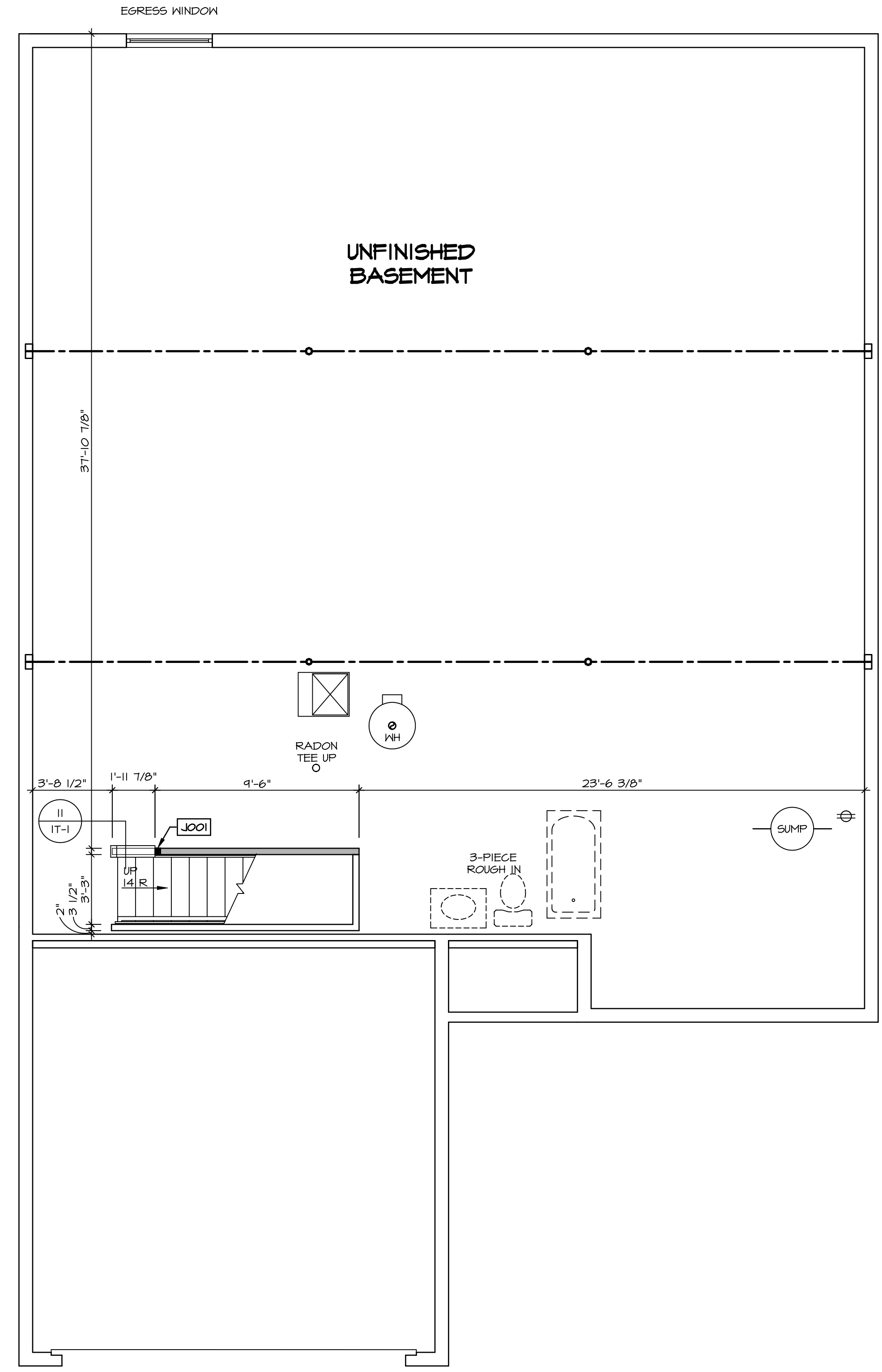
6

NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
 - PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER
 JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
 - ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
 - SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



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

SHEET NO. A-5	MODEL EDEN CAY	SET NO. EDC00	OPTION 8
		VERSION 01	
DRAWING TITLE PLUMBING PLAN		DRAWN BY SGA	
OPTION DESCRIPTION		DATE:	
		OPTION	
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DIV-COMM-LOT-UNIT DCY-S3-0195		COMM-LOT SAWYERS MILL - LIFESTYLE - 0195	
STREET ADDRESS 5514 WOODCREEK DRIVE		CITY MIDDLETOWN	STATE OH
APT. NO. ----		ZIP 45042	



LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 9#1		

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

SHEET NO. A-6
 MODEL EDEN CAY
 DRAWING TITLE BASEMENT FLOOR PLAN
 OPTION DESCRIPTION
 SET NO. EDC00
 VERSION 01
 DRAWN BY SGA
 DATE:
 OPTION

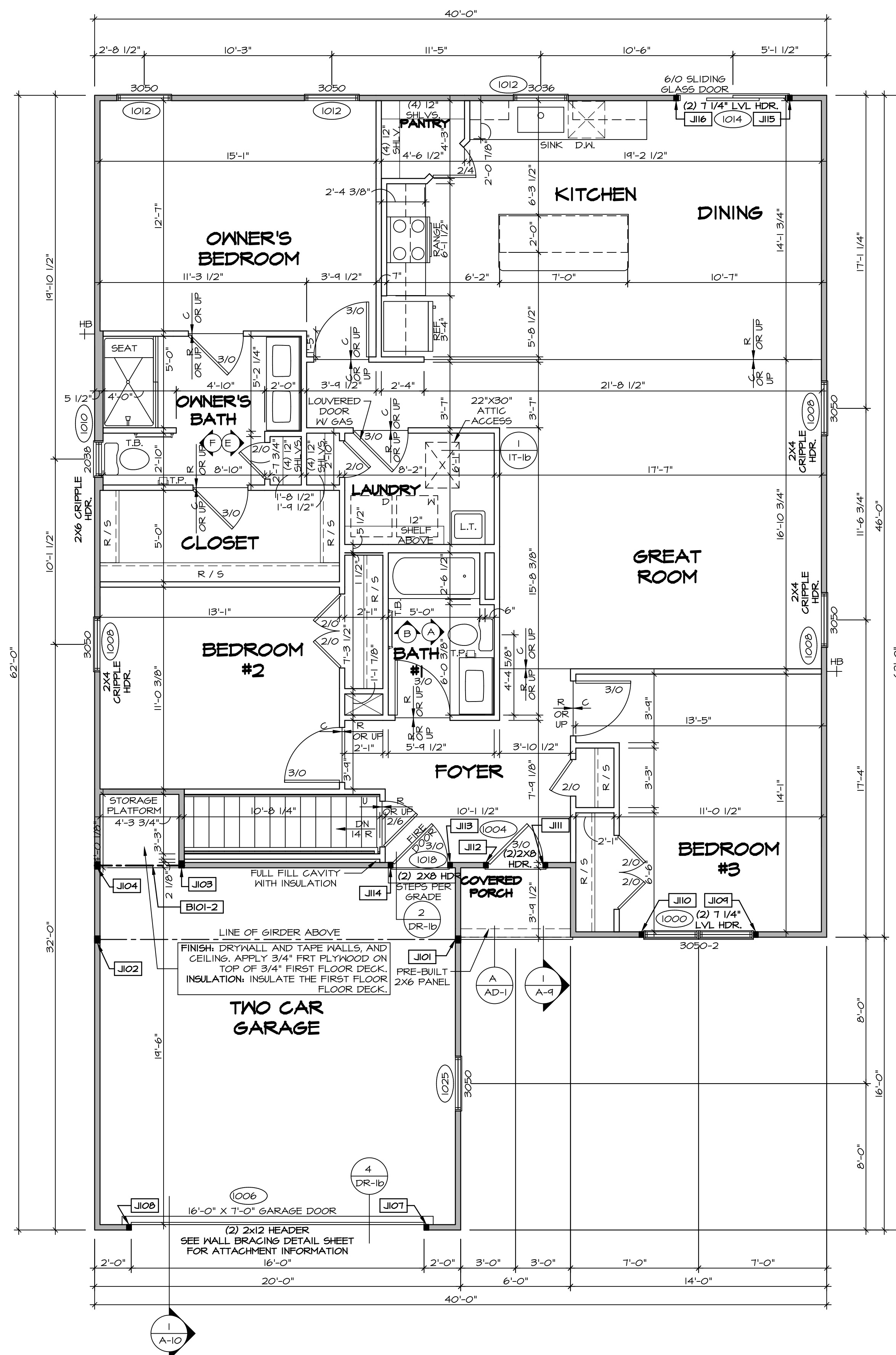
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DIV-COMM-LOT-UNIT
DCY-S3-0195
 COMM-LOT
 SANYERS MILL - LIFESTYLE - 0195
 STREET ADDRESS
 5514 WOODCREEK DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042

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

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSON NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:
WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA

- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
 - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0" X 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

- LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)**
- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 - 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
 - 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
 - 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 - 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 - 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
 - 7.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C.
- SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BI01-2	BEAM BUILT 2X12 - 2 PLY	4'-10 3/4"	1020	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1024	
J102	JACK - (3) 2X4 SFF STUD GRADE	1024	
J103	JACK - (3) 2X4 SFF STUD GRADE	1020	
J104	JACK - (3) 2X4 SFF STUD GRADE	1020	
J107	JACK - (2) 2X4 SFF STUD GRADE	1006	
J108	JACK - (2) 2X4 SFF STUD GRADE	1006	
J109	JACK - (2) 2X4 SFF STUD GRADE	1000	
J110	JACK - (2) 2X4 SFF STUD GRADE	1000	
J111	JACK - (2) 2X4 SFF STUD GRADE	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	1004	
J113	JACK - (2) 2X4 SFF STUD GRADE	1018	
J114	JACK - (2) 2X4 SFF STUD GRADE	1018	
J115	JACK - (2) 2X4 SFF STUD GRADE	1014	
J116	JACK - (2) 2X4 SFF STUD GRADE	1014	

MODEL: EDEN GAY
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: 10

SET NO. EDC000
VERSION 01
DRAWN BY: SGA
DATE:
OPTION

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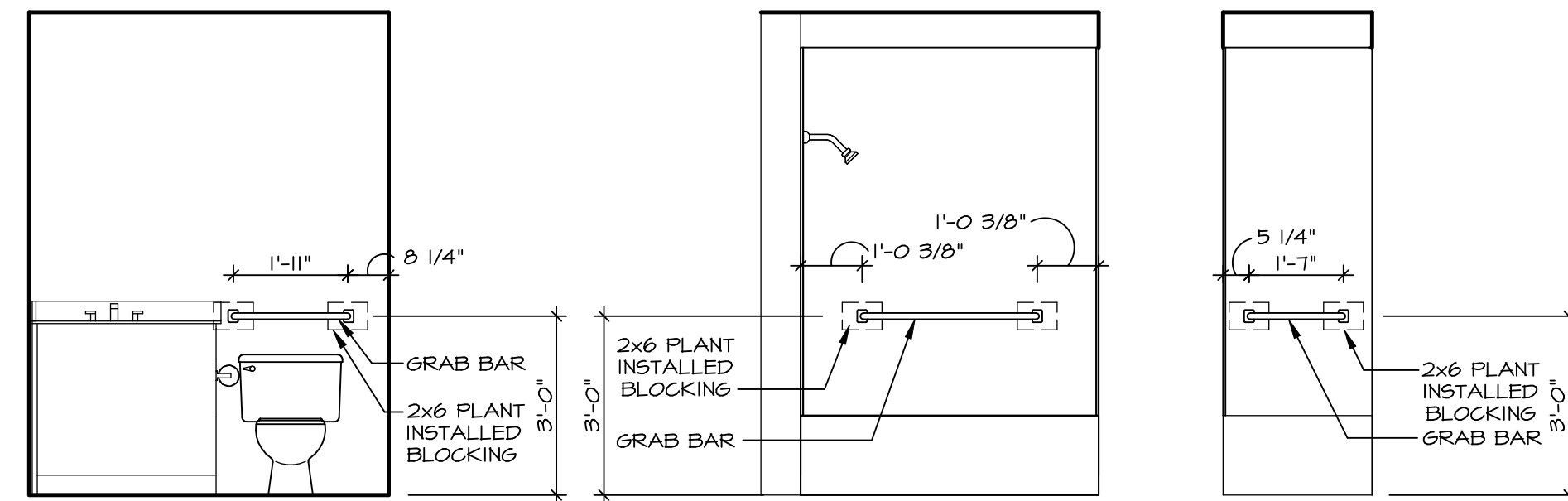
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5285 Washington Blvd.
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BIV-COMM-LOT-UNIT
DCY-S3-0195
COMM-LOT
SAWYERS MILL - LIFESTYLE - 0195
STREET ADDRESS
5514 WOODCREEK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

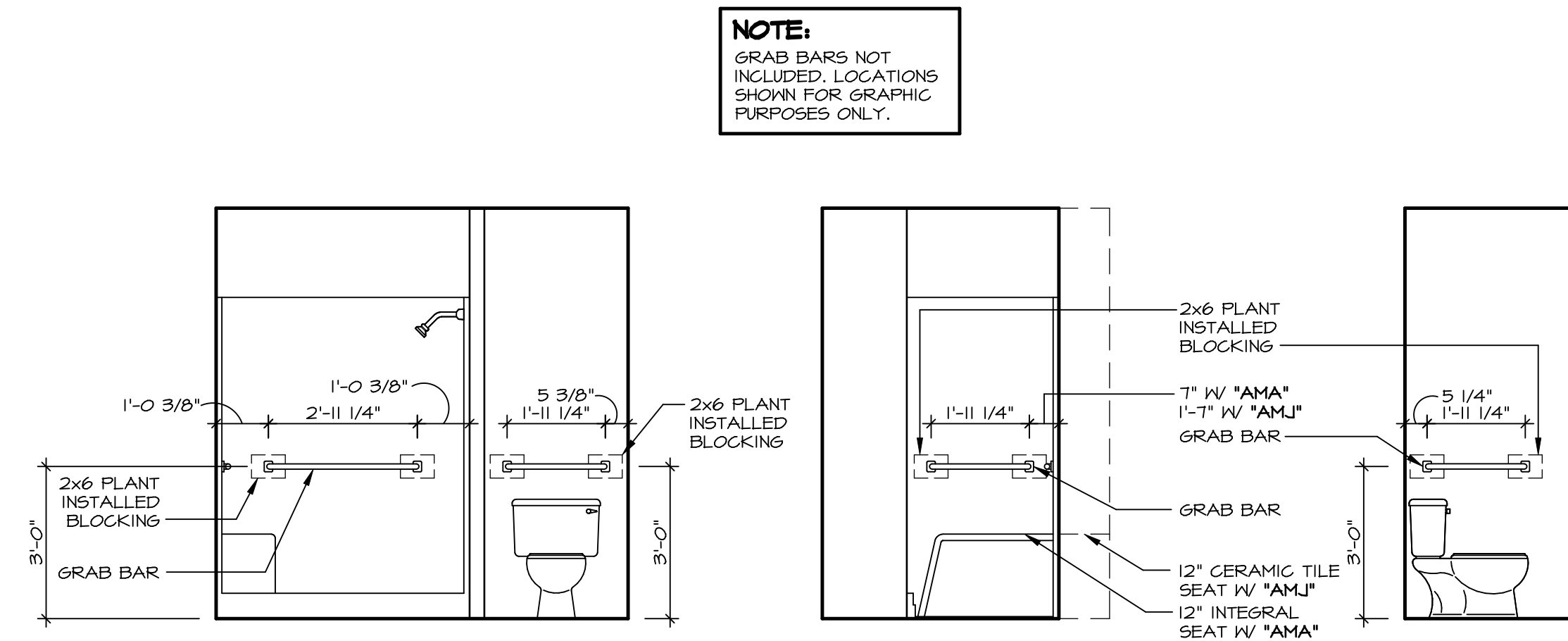
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NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

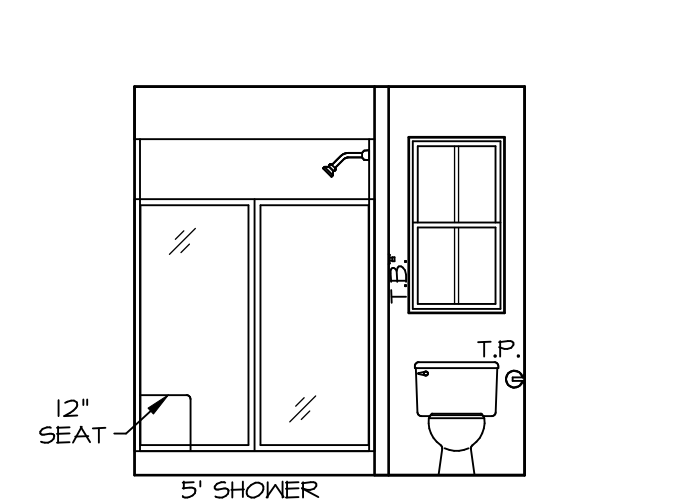


2 BATH #1 - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"

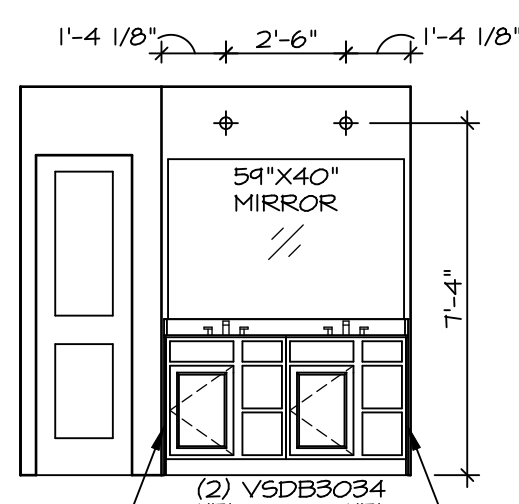


NOTE:
GRAB BARS NOT INCLUDED. LOCATIONS SHOWN FOR GRAPHIC PURPOSES ONLY.

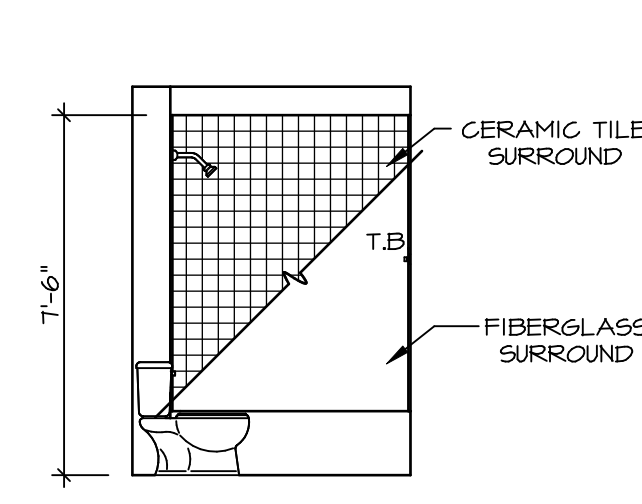
1 OWNER'S BATH - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"



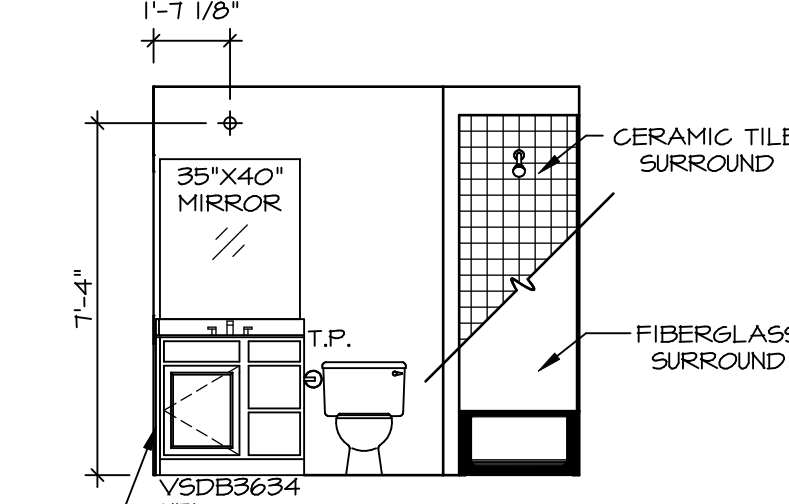
F OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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



B BATH #1
SCALE: 1/4" = 1'-0" BATHROOM #1 STANDARD TUB "AAB"



A BATH #1
SCALE: 1/4" = 1'-0" BATHROOM #1 STANDARD TUB "AAB"

DIV-COMM-LOT-UNIT
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SET NO. EDPC00
VERSION 01
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DATE:
OPTION

MODEL
EDEN CAY
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
15