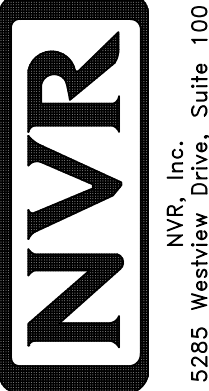


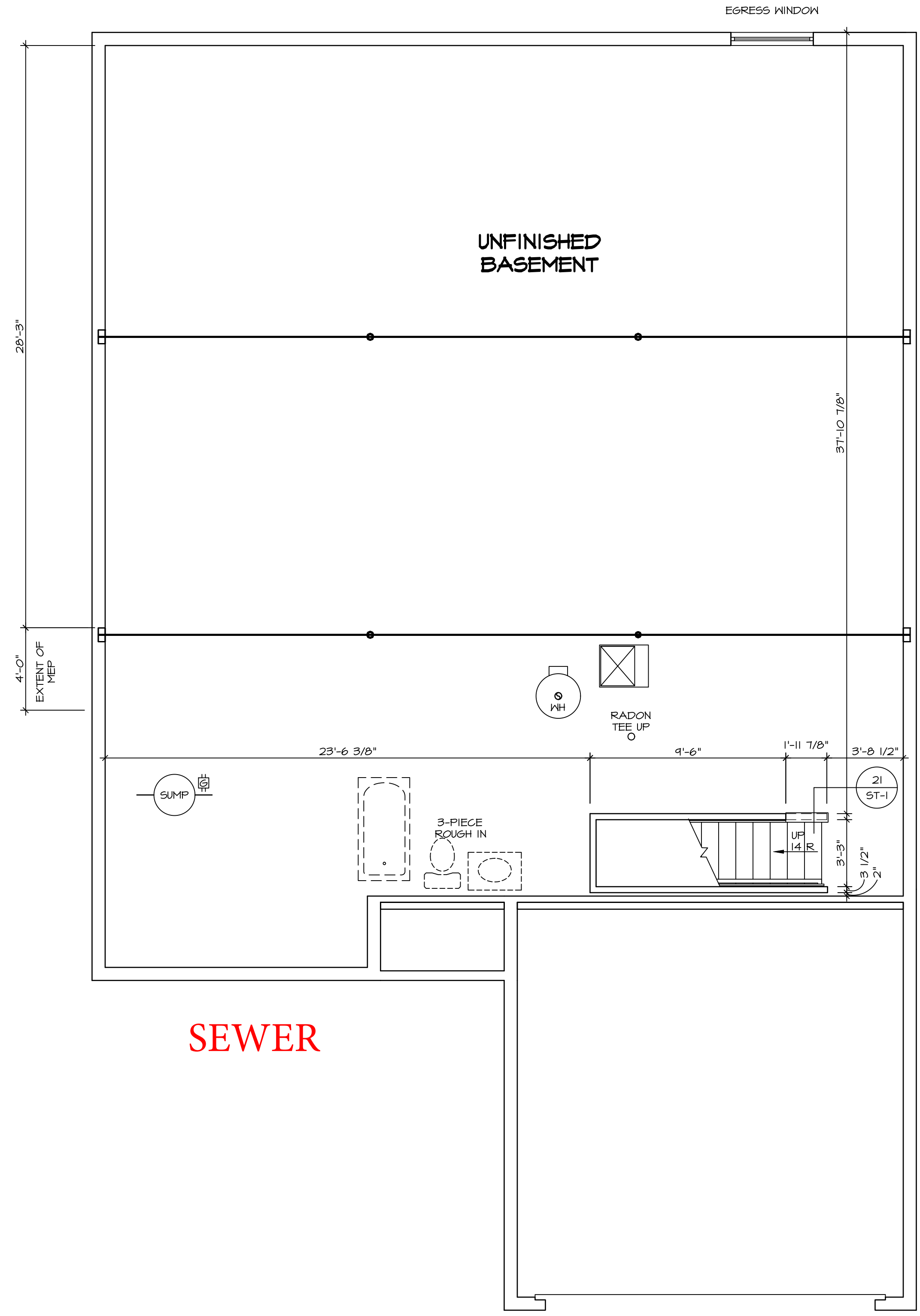
NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 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.

SEWER

WATER

1 PLUMBING PLAN
 A-5 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL EDEN CAY	SET NO. EDPC00	OPTION DESCRIPTION 8
	DRAWING TITLE PLUMBING PLAN	VERSION 01 DRAWN BY SGA	
DIV-COMM-LOT-UNIT DCY-S3-0232		COMM-LOT SAWYERS MILL - LIFESTYLE - 0232	
STREET ADDRESS 5540 SAWYERS MILL DR.		CITY MIDDLETOWN	STATE OH
APT. NO. 302		ZIP 45042	
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5285 Washington Pike, Suite 100 Frederick, MD 21703		C:\NVR\Solves\EDEN_CAY_EDPC00_01\DCY-S3-0232\2468979\Sheets\Lot_Specific\A-5_PLUMBING.dwg 01/25/22 - 3:45 pm	



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 7'-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

SEWER

WATER

1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO. A-6

MODEL EDEN CAY
 DRAWING TITLE BASEMENT FLOOR PLAN
 OPTION DESCRIPTION

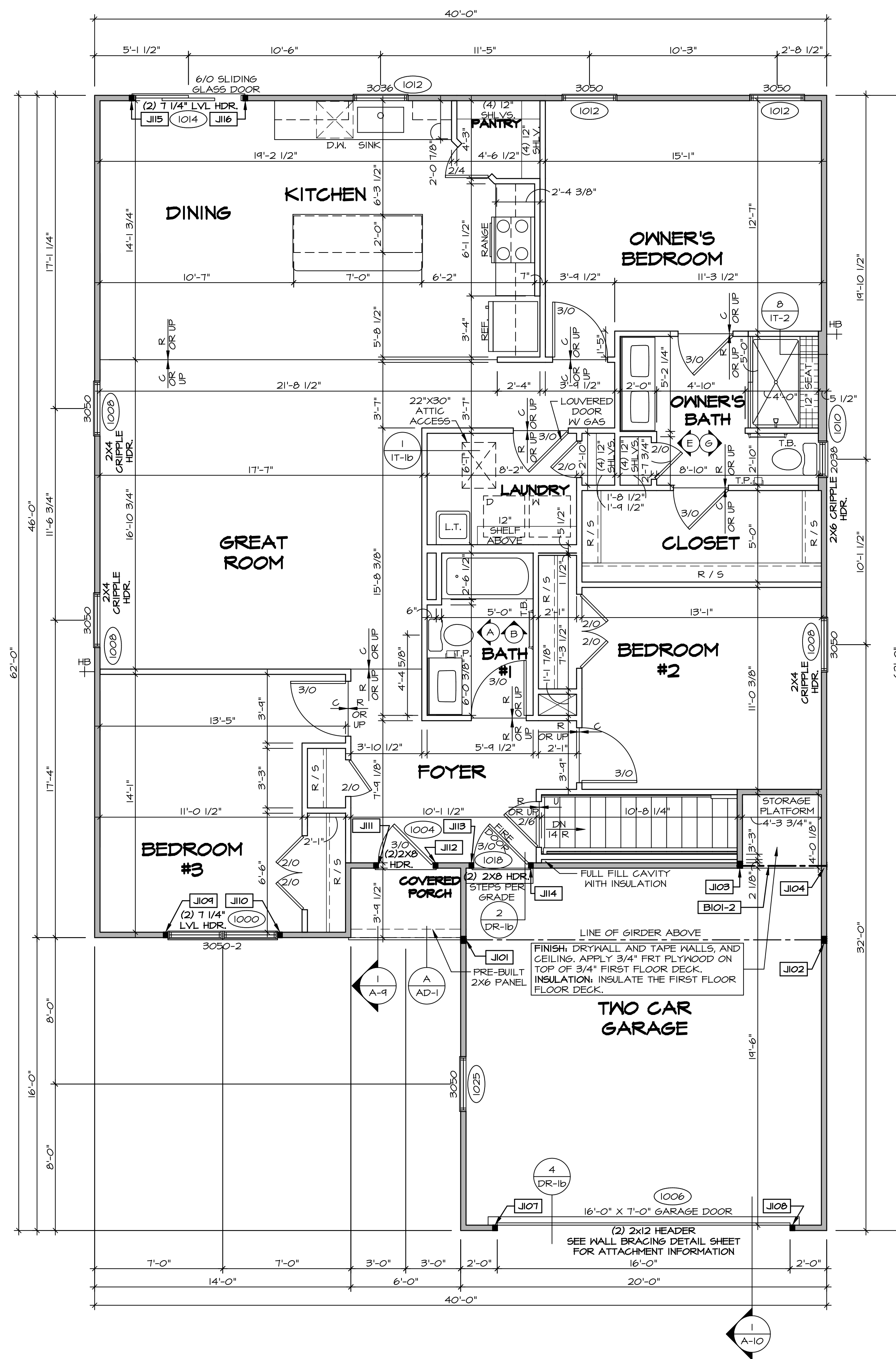
SET NO. EDC00
 VERSION 01
 DRAWN BY SGA
 DATE:
 OPTION

DIV-COMM-LOT-UNIT
DCY-S3-0232
 COMM-LOT
 SANYERS MILL - LIFESTYLE - 0232
 STREET ADDRESS
 5540 SANYERS MILL DR.
 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 FOOTINGS
- 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 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 "SGI" - 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"X8'-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 INCLUDING 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 INCLUDING 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
- 1.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	
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 CAY
 DRAWING TITLE: FIRST FLOOR PLAN
 SHEET NO.: A-7
 OPTION: 10

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

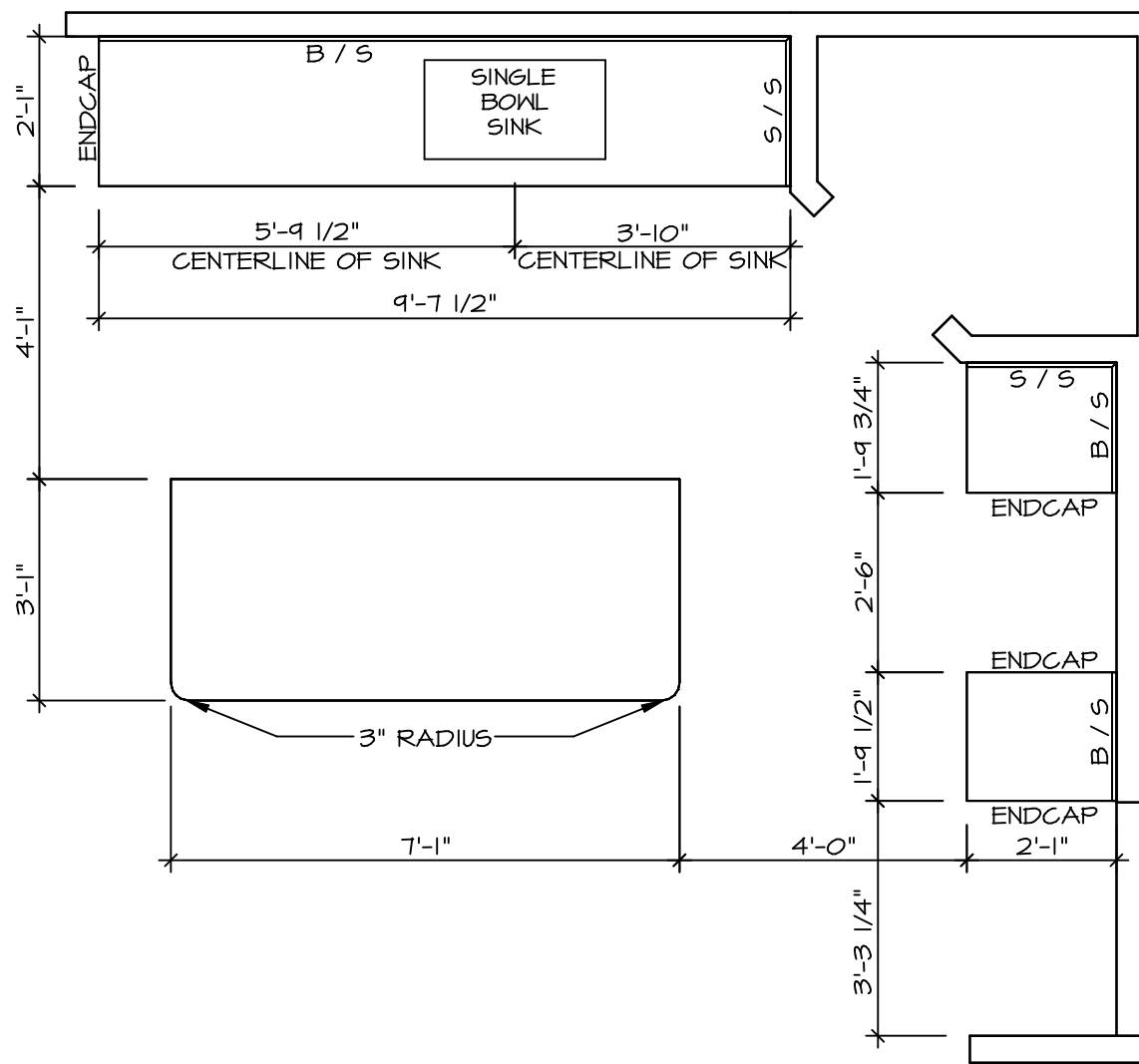
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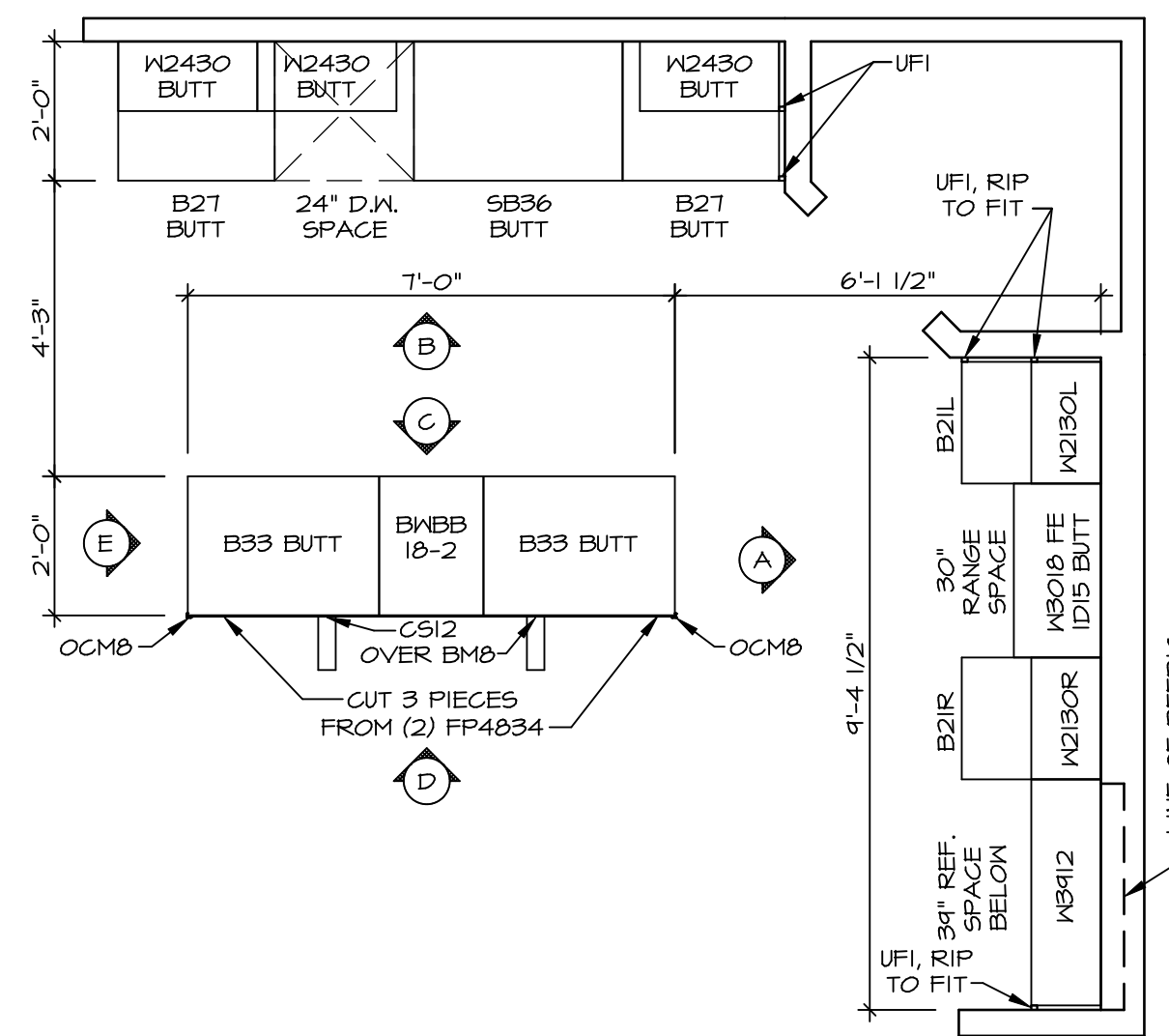
DIV-COMM-LOT-UNIT: DCY-S3-0232
 COMM-LOT: SANYERS MILL - LIFESTYLE - 0232
 STREET ADDRESS: SANYERS MILL DR.
 CITY: MIDDLETOWN
 STATE: OH
 ZIP: 45042

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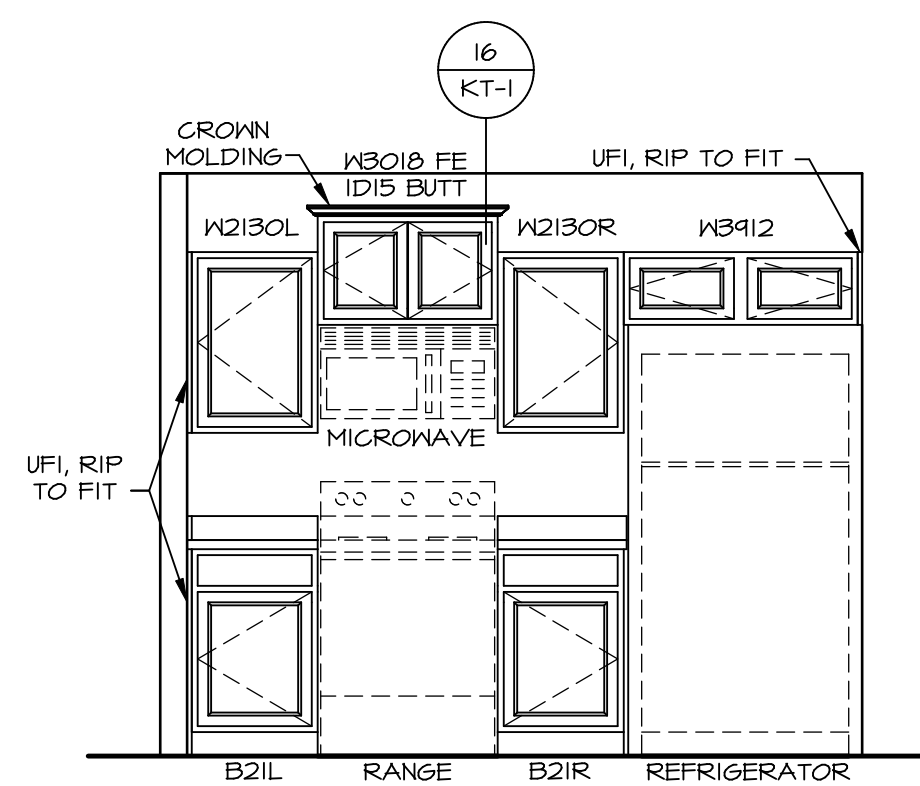
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (U/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 - SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS, DRAWER FRONTS AND DOORS GET (I) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



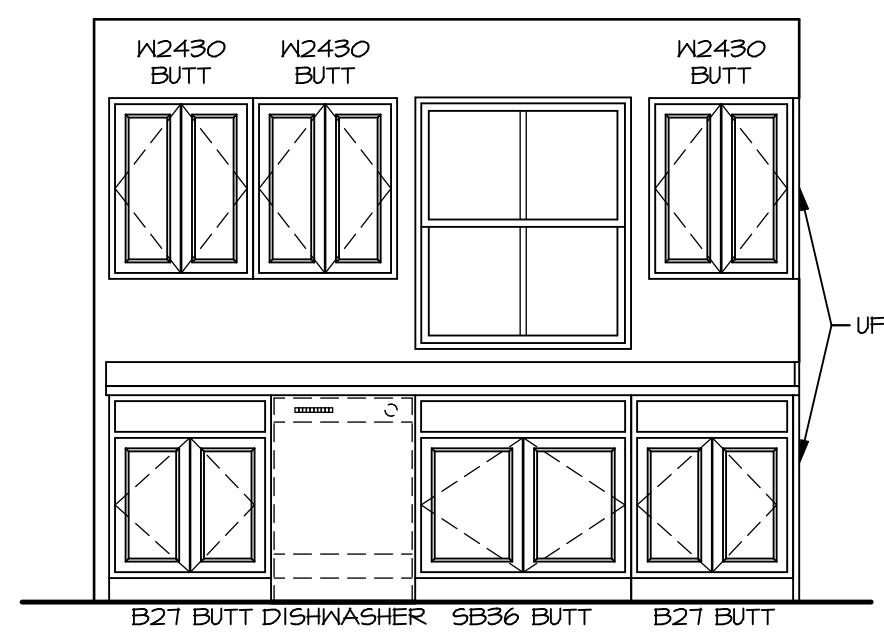
2 KITCHEN COUNTERTOP LAYOUT KC-3764
SCALE: 3/8" = 1'-0"



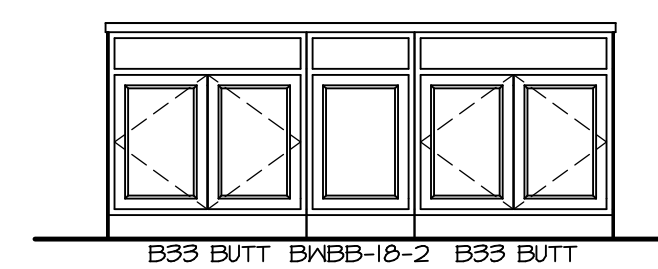
1 KITCHEN CABINET LAYOUT KC-3764
SCALE: 3/8" = 1'-0"



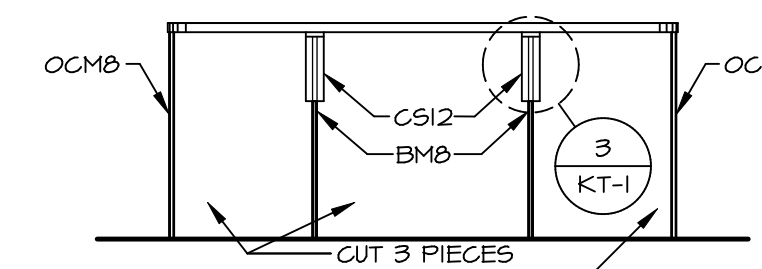
A CABINET ELEVATION
SCALE: 3/8" = 1'-0"



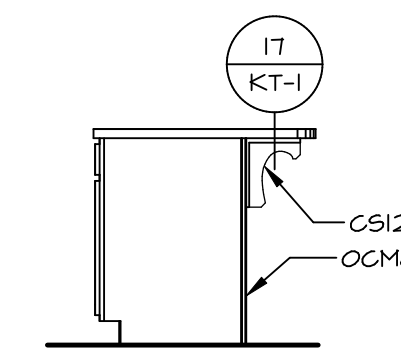
B CABINET ELEVATION
SCALE: 3/8" = 1'-0"



C CABINET ELEVATION
SCALE: 3/8" = 1'-0"



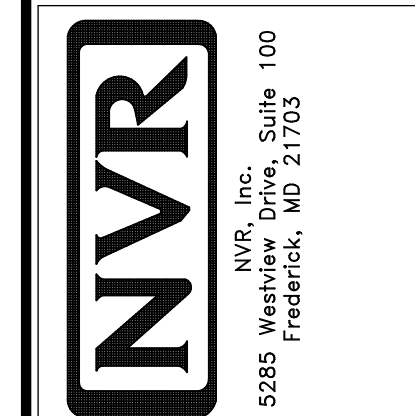
D CABINET ELEVATION
SCALE: 3/8" = 1'-0"



E CABINET ELEVATION
SCALE: 3/8" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S3-0232
COMM-LOT
STREET ADDRESS
5540 SANKYERS MILL DR.
CITY
MIDDLETOWN
STATE
OH
APT. NO.
302
ZIP
45042

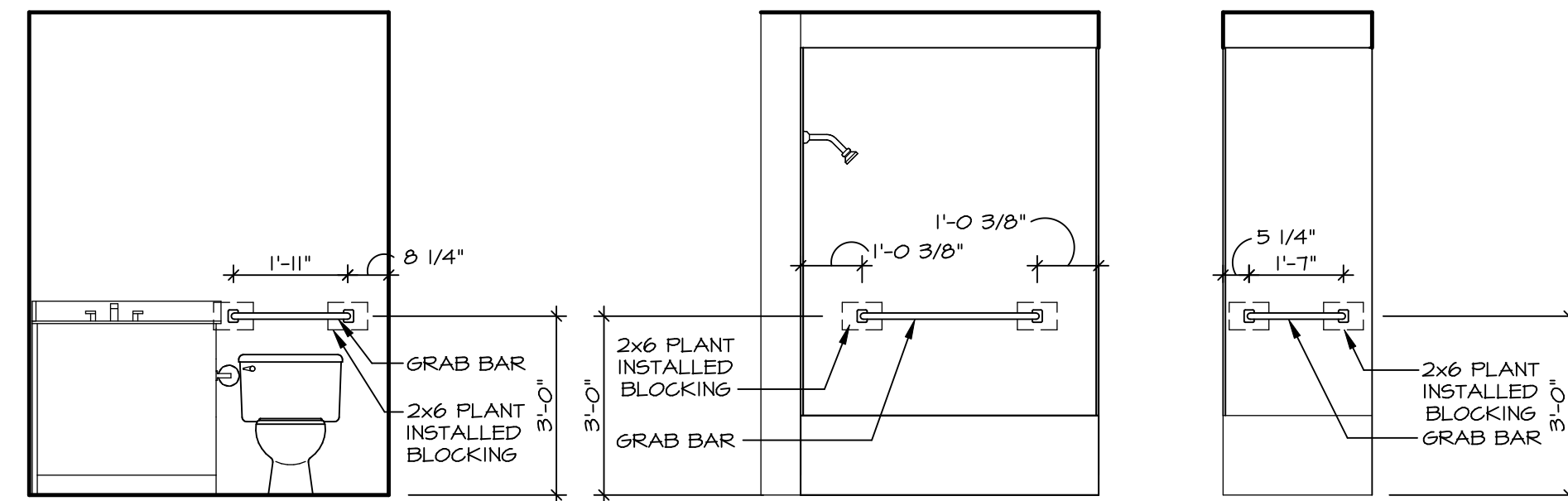
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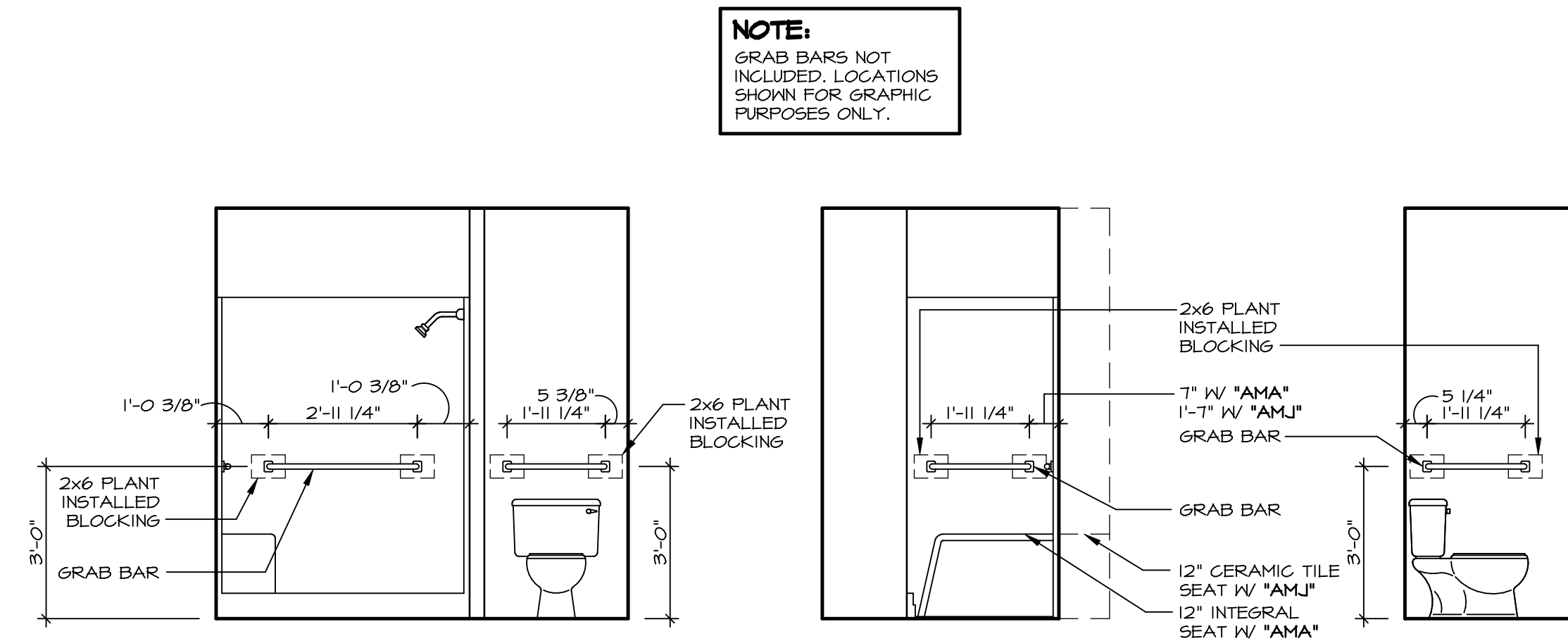
MODEL	EDEN GAY
SHEET NO.	A-12
SET NO.	EDCOO
VERSION	01
DRAWN BY	SGA
DATE:	OPTION
DRAWING TITLE	KITCHEN PLAN
OPTION DESCRIPTION	
	14

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.

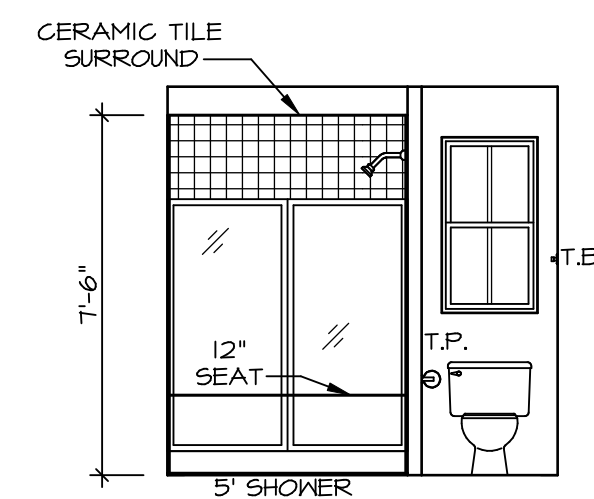


2 BATH #1 - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"

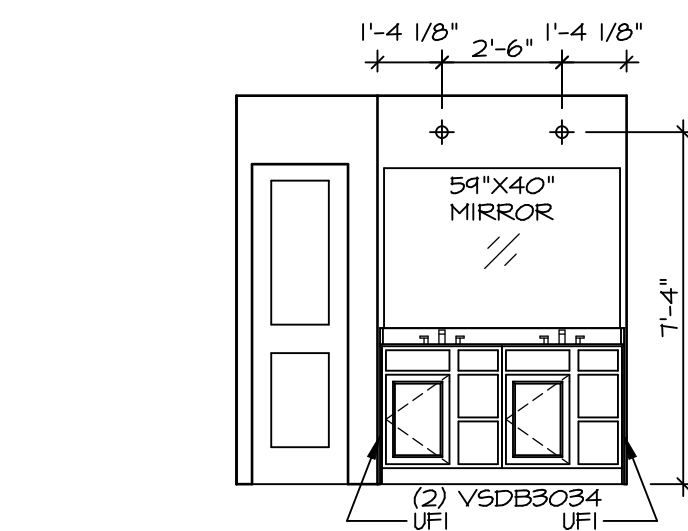


NOTE:
GRAB BARS NOT INCLUDED. LOCATIONS SHOWN FOR GRAPHIC PURPOSES ONLY.

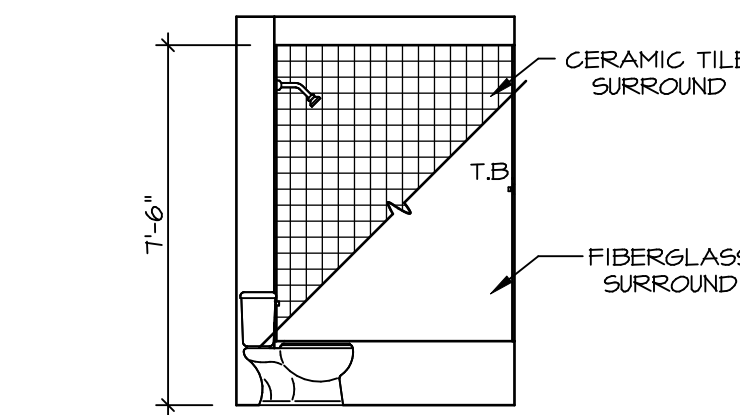
1 OWNER'S BATH - BLOCKING DETAIL
SCALE: 3/8" = 1'-0"



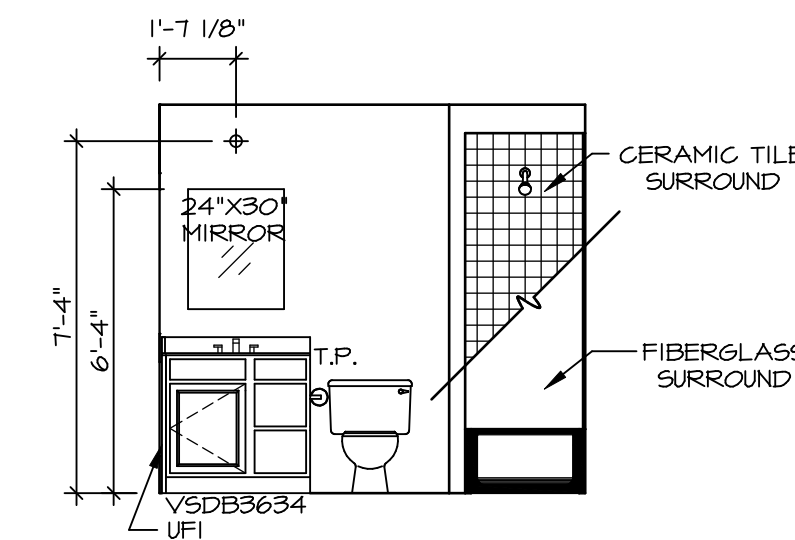
G OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM SHOWER ALTERNATE LAYOUT "AMJ"



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
DCY-S3-0232

COMM-LOT
SANKYERS MILL - LIFESTYLE - 0232

STREET ADDRESS
5540 SANKYERS MILL DR.

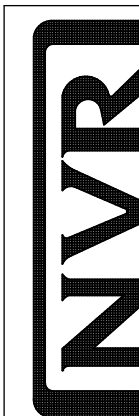
CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APT. NO.
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Frederick, MD 21703

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

MODEL
EDEN CAY
DRAWING TITLE
BATH ELEVATIONS

SHEET NO.
A-13

OPTION DESCRIPTION

15