

S3 313

5708 MILLBROOK DR

MIDDLETOWN, OH 45042

1 Story Basement

Unfinished basement and no bath rough

2 hose bibs with valves

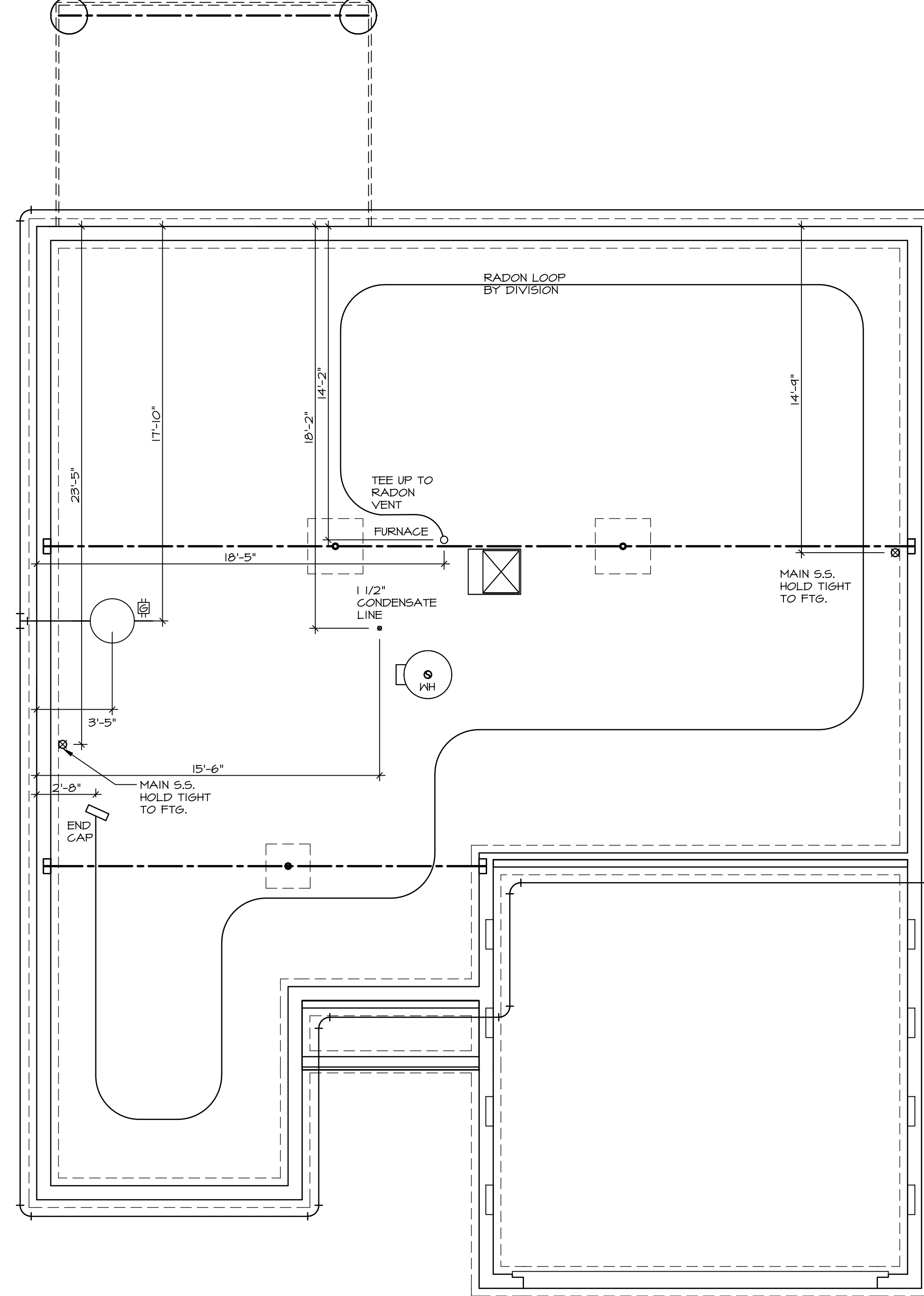
ice maker

1 tub

1 shower

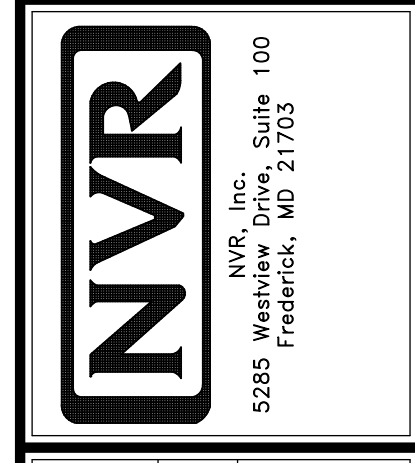
40 Gal Elec Heater

Gas Furnace



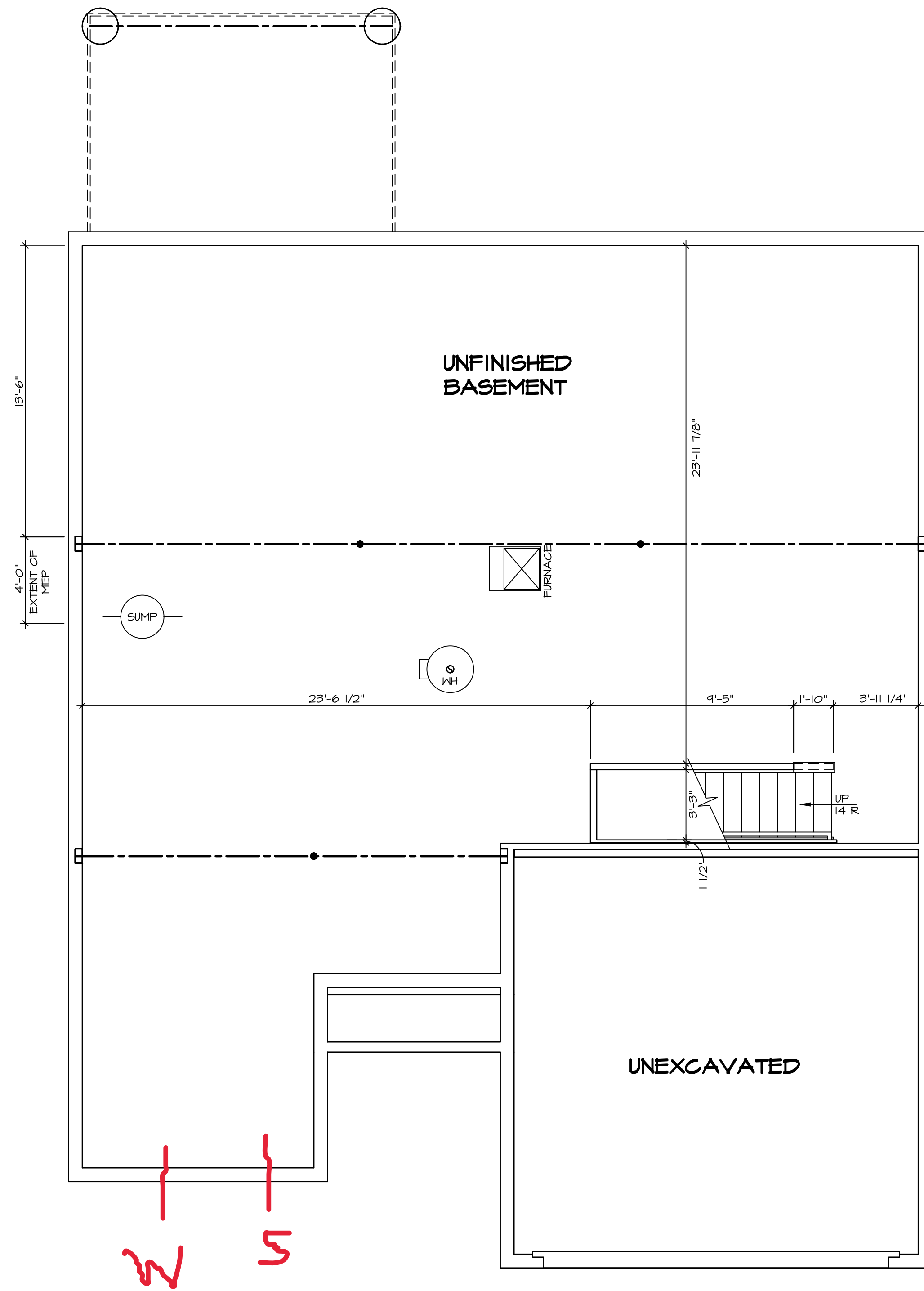
1 PLUMBING PLAN  
A-5 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>GRAND BAHAMA</b>	SET NO. 6BHO0 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION
10	OPTION DESCRIPTION	



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DIV-COMM-LOT-UNIT <b>DCY-S3-0313</b>	
COMM-LOT SAMYERS MILL - LIFESTYLE - 0313	APT. NO. ----
STREET ADDRESS 5708 MILLEROOK DR	CITY STATE OH ZIP MIDDLETOWN OH 45042



**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

- 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 CEILINGS. ALL DROPPED CEILINGS 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.

**GYPSUM 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

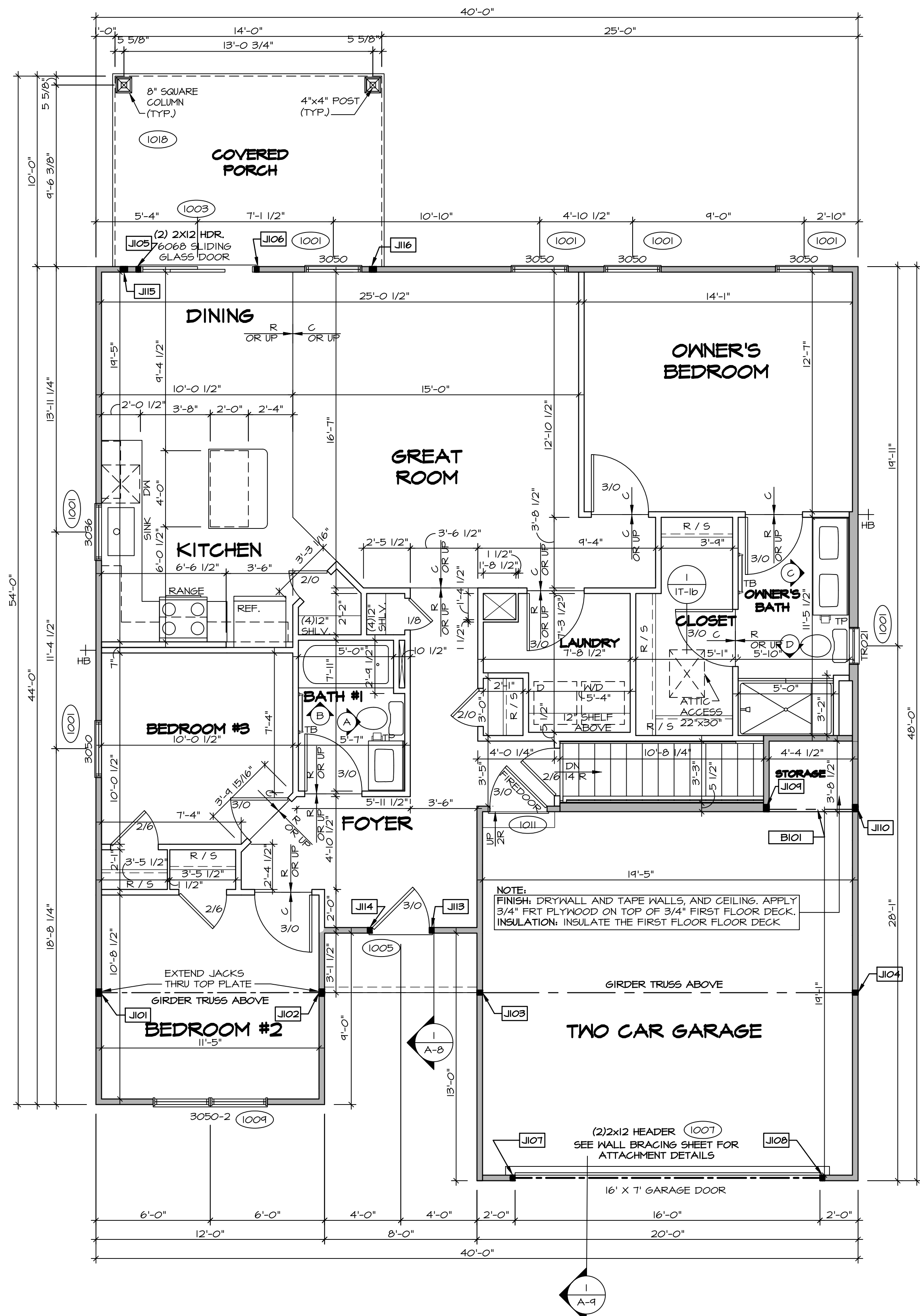
**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-6</b>	MODEL <b>GRAND BAHAMA</b>	SET NO. 6BHO0	VERSION 01	RELEASE NO. ----
		DRAWN BY	DATE:	OPTION
DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>		OPTION DESCRIPTION 		
DIV-COMM-LOT-UNIT <b>DCY-S3-0313</b>		COMM-LOT <b>SAMYERS MILL - LIFESTYLE - OB13</b>		
STREET ADDRESS <b>5708 MILLBROOK DR</b>		APT. NO. ----		
CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>		
		ZIP <b>45042</b>		

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

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFP#1	1000	EXTEND THRU TOP PLATE
J102	JACK - (3) 2X4 SFP#1	1000	EXTEND THRU TOP PLATE
J103	JACK - (2) 2X4 SFP STUD GRADE	1000	
J104	JACK - (2) 2X4 SFP STUD GRADE	1000	
J105	JACK - (2) 2X4 SFP STUD GRADE	1003	
J106	JACK - (2) 2X4 SFP STUD GRADE	1003	
J107	JACK - (2) 2X4 SFP STUD GRADE	1007	
J108	JACK - (2) 2X4 SFP STUD GRADE	1007	
J109	JACK - (3) 2X4 SFP STUD GRADE	1013	
J110	JACK - (3) 2X4 SFP STUD GRADE	1013	
J113	JACK - (2) 2X4 SFP STUD GRADE	1005	
J114	JACK - (2) 2X4 SFP STUD GRADE	1005	
J115	JACK - (3) 2X4 SFP STUD GRADE	1013	
J116	JACK - (3) 2X4 SFP STUD GRADE	1013	

**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.  
 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
B101	INT HEADER - 2X10 - 2 PLY	4'-11 1/2"	1013	

**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

- FLOOR PLAN NOTES** RYAN
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  - SEE STANDARD DETAIL CATEGORY "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
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  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
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**GYPSUM NOTES**

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

DIV-COMM-LOT-UNIT  
**DCY-S3-0313**

COM-LOT  
SAYERS MILL - LIFESTYLE - OBIS

STREET ADDRESS  
5708 MILLERBROOK DR

CITY  
MIDDLETOWN

STATE  
OH

ZIP  
45042

APT. NO.  
----

SET NO. 68H00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

MODEL  
**GRAND BAHAMA**  
DRAWING TITLE  
FIRST FLOOR PLAN

SHEET NO.  
**A-7**

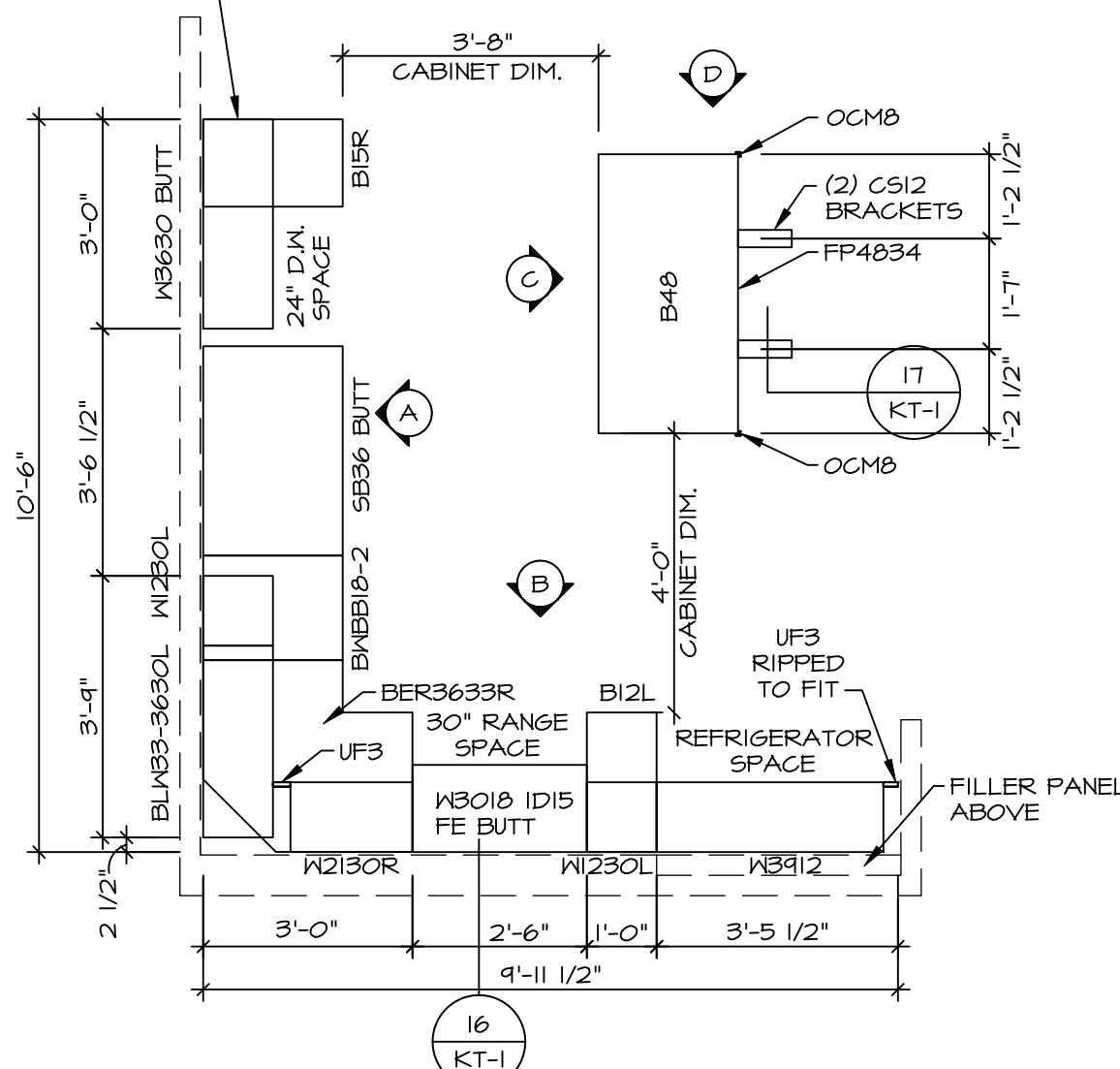
OPTION DESCRIPTION  
12

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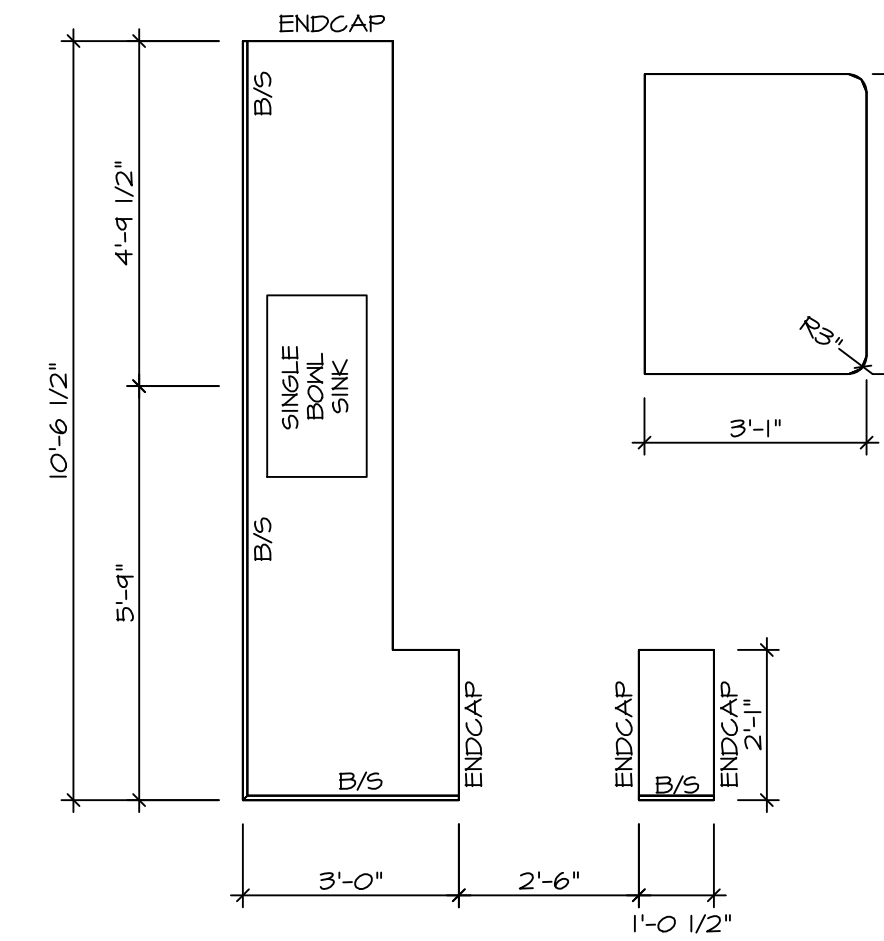
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NOTE:  
THE WINDOW AND THE FLANKING  
WALL CABINET ARE NOT CENTERED  
ABOVE THE SINK BY DESIGN. THE  
WALL CABINETS ARE TO BE  
INSTALLED STARTING AT THE END OF  
THE BASE CABINET RUN



**1 KITCHEN CABINET PLAN / KC-3765**

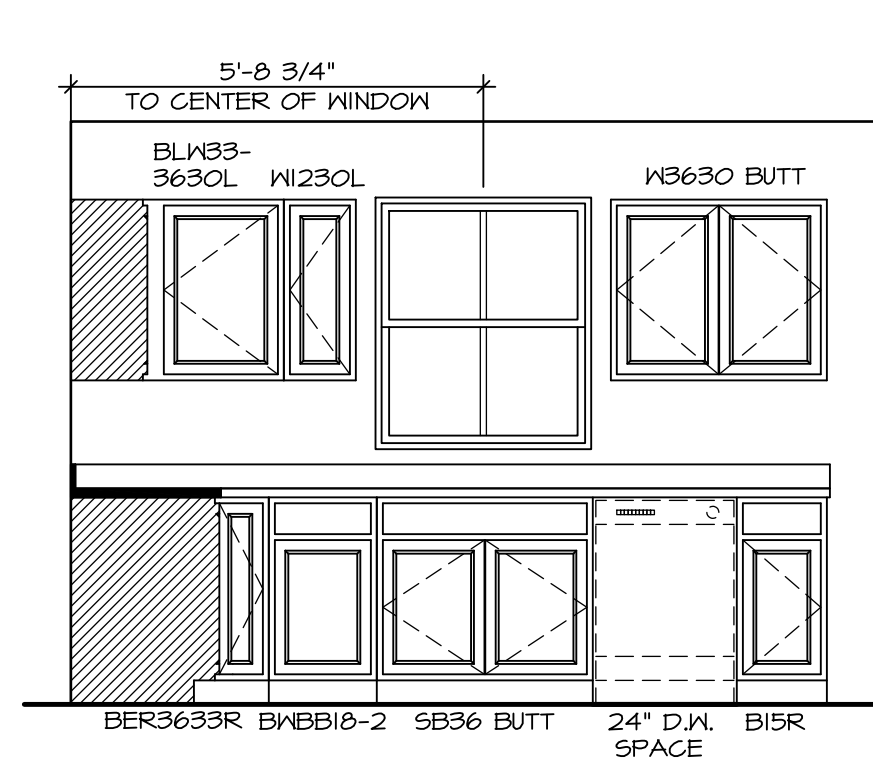
SCALE: 3/8" = 1'-0"



**2 KITCHEN COUNTERTOP PLAN KC-3765**

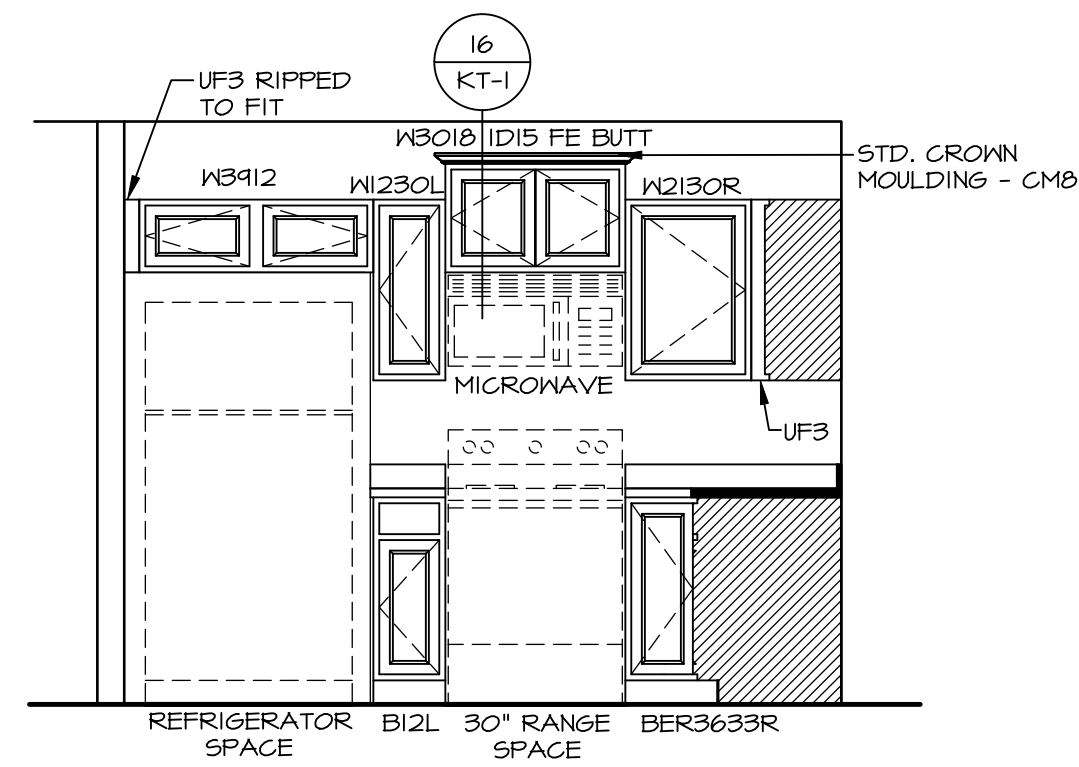
SCALE: 3/8" = 1'-0"

- NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  3. ALL (UFS) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
  5. 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.
  6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.



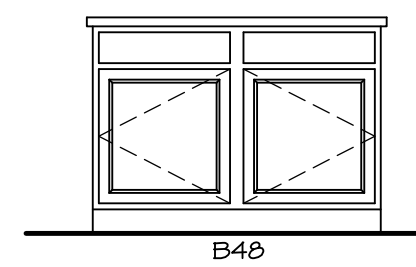
**A KITCHEN ELEVATION**

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



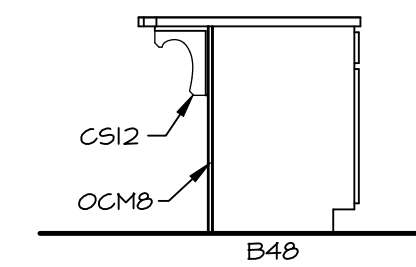
**B KITCHEN ELEVATION**

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



**C KITCHEN ELEVATION**

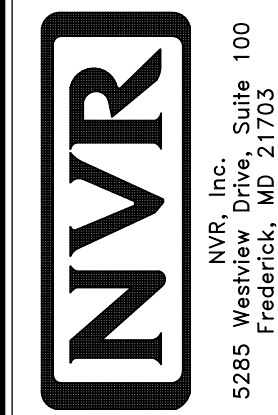
SCALE: 3/8" = 1'-0"



**D KITCHEN ELEVATION**

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

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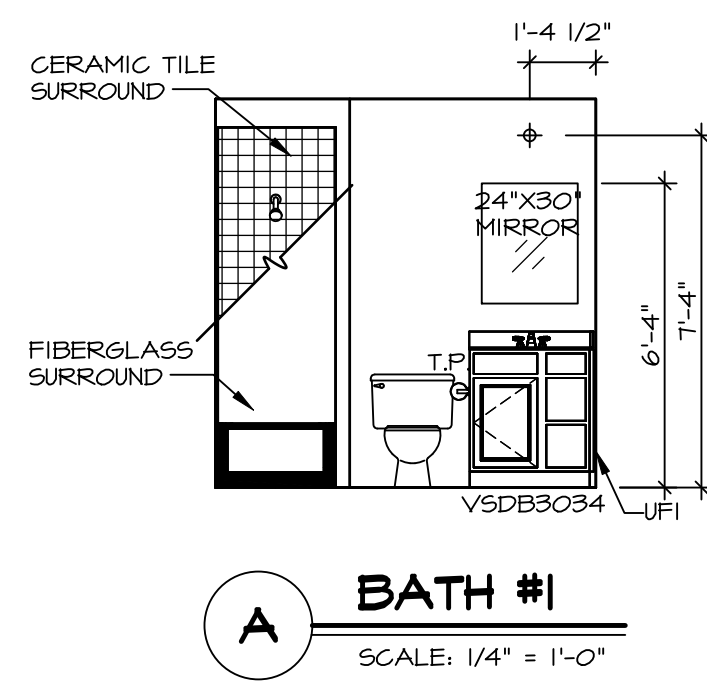
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5285 Westpark Drive  
Frederick, MD 21703

SET NO. 6BHO0  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

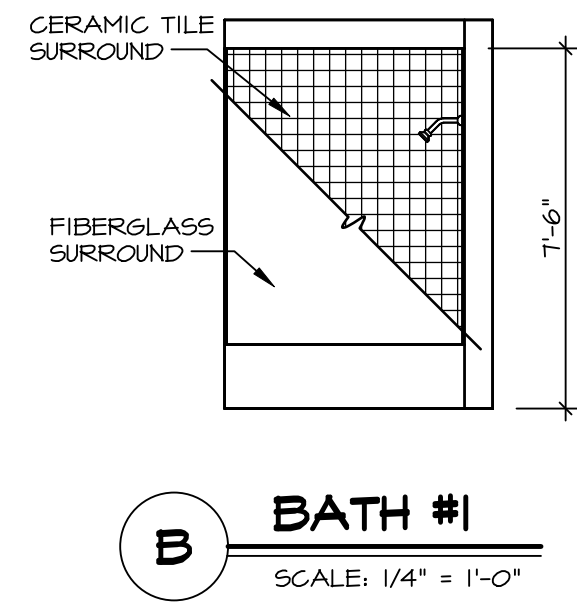
MODEL  
**GRAND BAHAMA**  
DRAWING TITLE  
KITCHENS  
OPTION DESCRIPTION

SHEET NO.  
**A-11**  
16

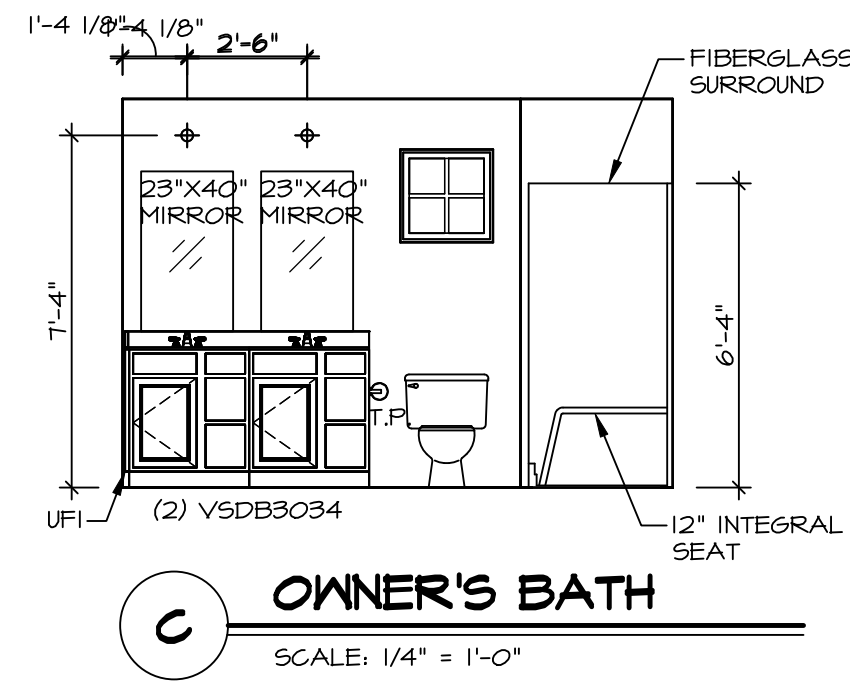
DIV-COMM-LOT-UNIT  
**DCY-S3-0313**  
COM-LOT  
SAYERS MILL - LIFESTYLE - OB18  
STREET ADDRESS  
5708 MILLERBROOK DR  
CITY MIDDLETOWN STATE OH ZIP 45042



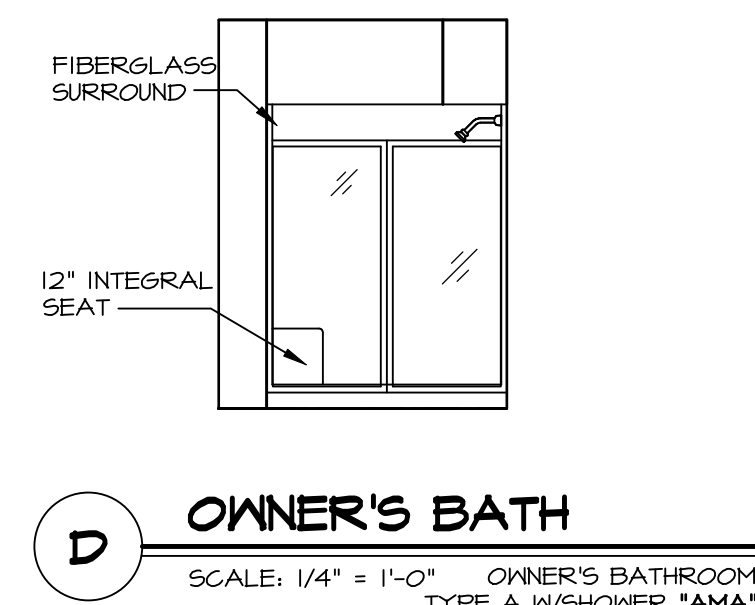
**A BATH #1**  
SCALE: 1/4" = 1'-0"



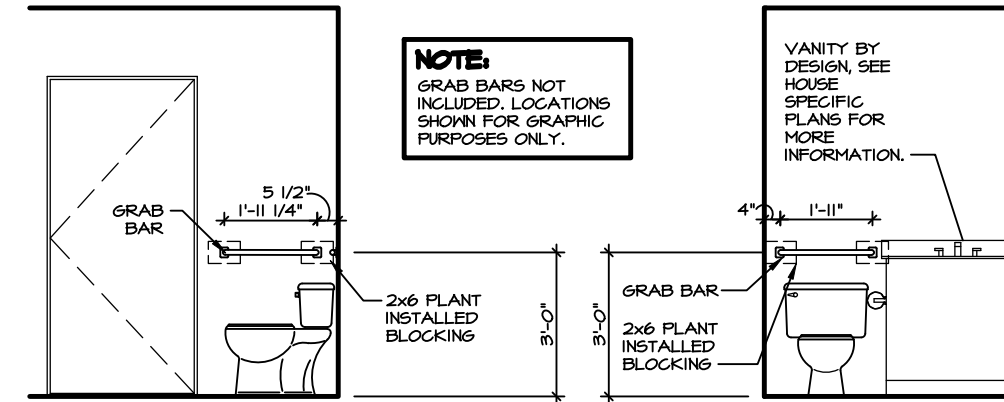
**B BATH #1**  
SCALE: 1/4" = 1'-0"



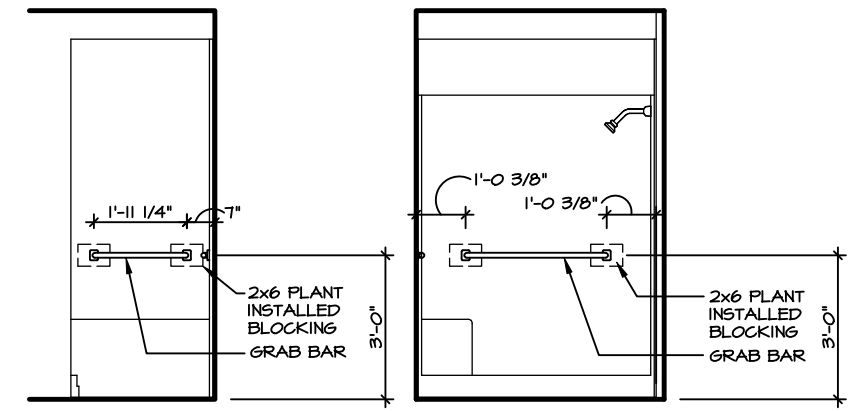
**C OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



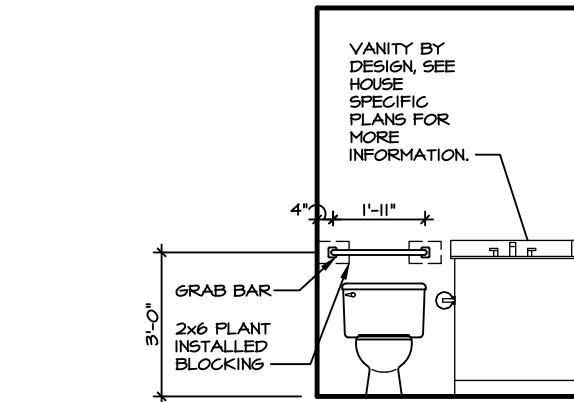
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A WSHOWER 'AMA'



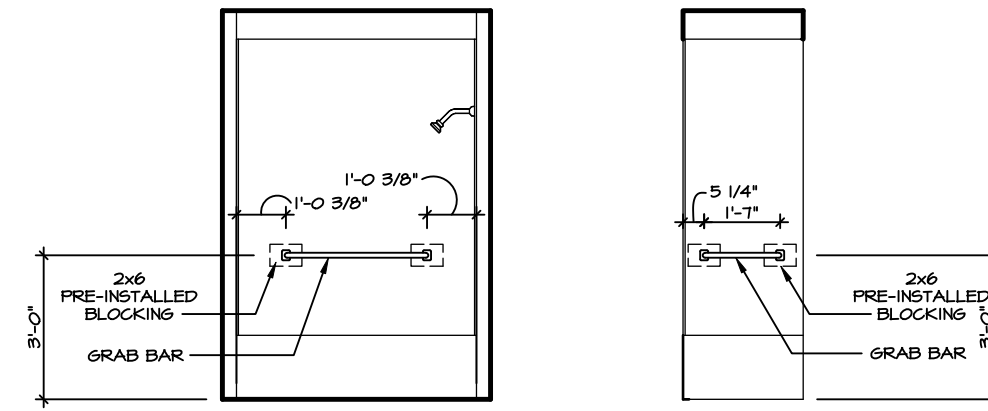
**1 OWNER'S BATH - BLOCKING DETAIL**  
SCALE: 3/8" = 1'-0"



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



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



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

**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
- ALL BATH ELEVATIONS SHOWN PER PLAN.
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

MODEL: GRAND BAHAMA  
DRAWING TITLE: BATH

SHEET NO.: A-12

SET NO. 6BHO0  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

OPTION DESCRIPTION

17

DIV-COMM-LOT-UNIT: DCY-S3-0313

COM-LOT: SANYERS MILL - LIFESTYLE - OBIB  
STREET ADDRESS: 5708 MILLBROOK DR  
CITY: MIDDLETOWN  
STATE: OH  
ZIP: 45042

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