

**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  
 - SCREWS 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"

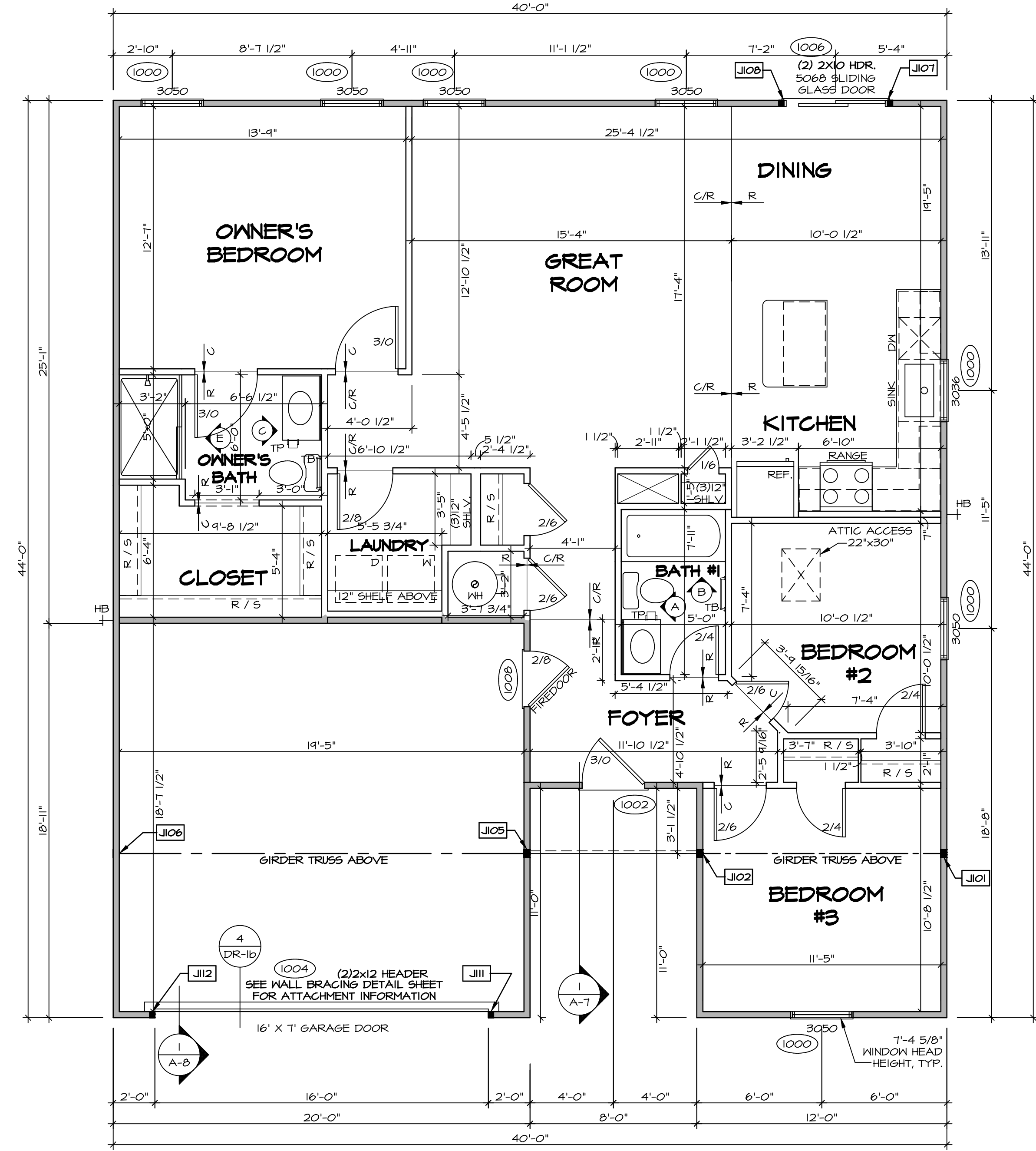
SHEET NO. <b>A-4</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SPCOO</b>	VERSION <b>01</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY <b>RLC</b>	DATE: <b>12/30/14</b>
	OPTION DESCRIPTION	OPTION	
<b>5</b>			



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DIV-COMM-LOT-UNIT <b>DCY-VC-5600</b>	
COMM-LOT <b>WRIGHT LANDING - 5600</b>	APT. NO. <b>205</b>
STREET ADDRESS <b>BOOT WRIGHT WAY</b>	
CITY <b>DAYTON</b>	STATE <b>OH</b>
ZIP <b>45424</b>	

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J105	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J106	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	



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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- 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.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHINGS, 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 WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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**

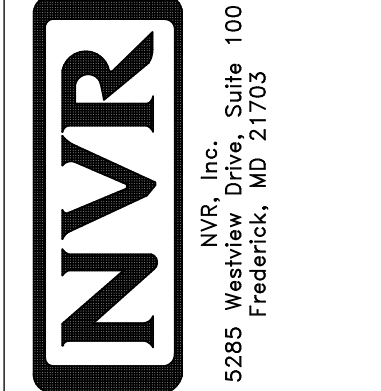
AT GARAGE:  
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

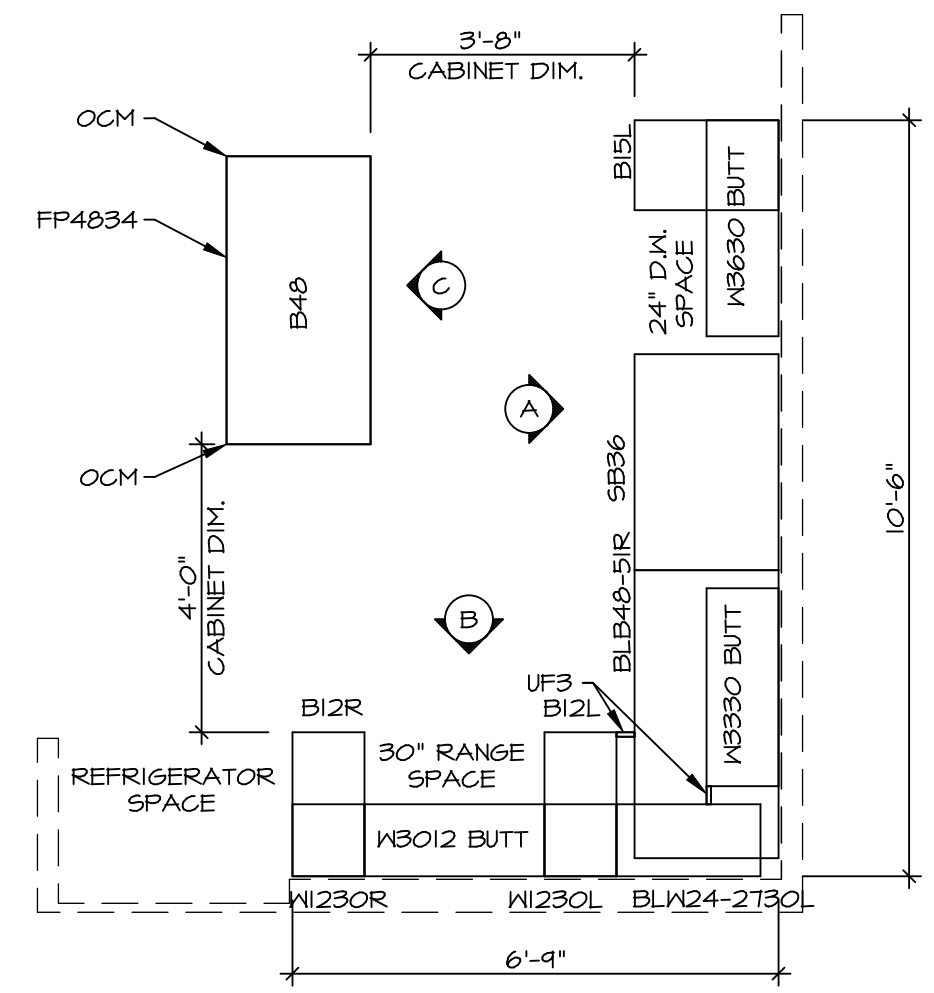
BIV-COMM-LOT-UNIT  
**DCY-VC-5600**  
 COMM-LOT  
 WRIGHT LANDING - 5600  
 STREET ADDRESS  
 BOOT WRIGHT WAY  
 CITY DAYTON  
 STATE OH  
 ZIP 45424  
 APT. NO. 205

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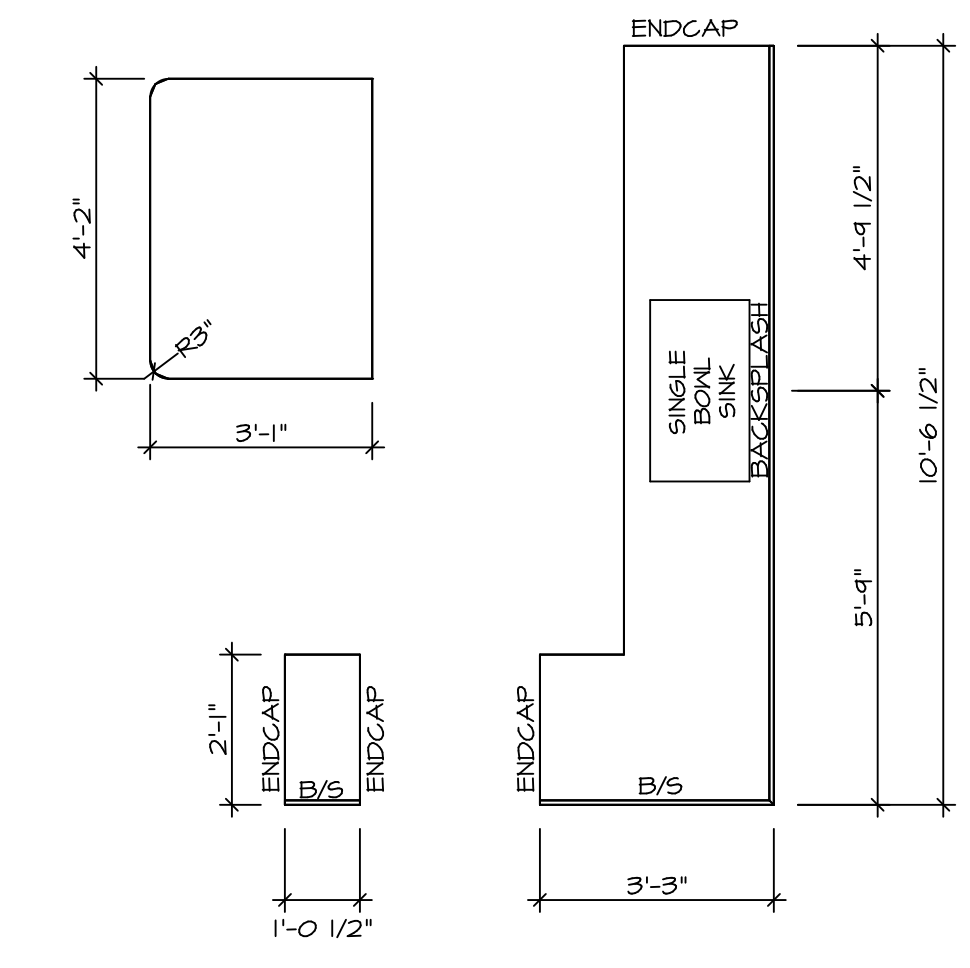


SET NO. SPC00  
 VERSION 01  
 DRAWN BY SGA  
 DATE: 12/14/14  
 OPTION

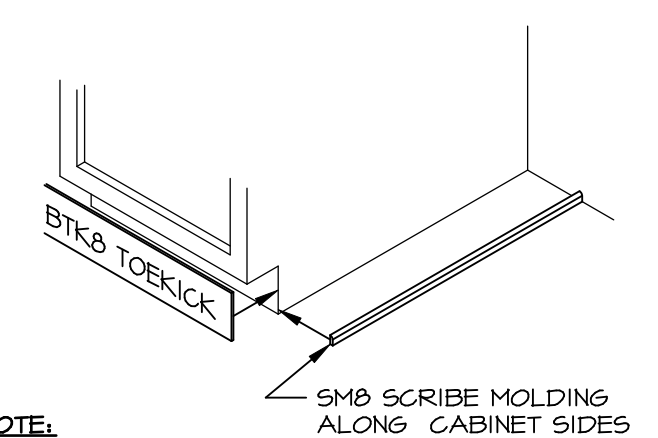
SHEET NO. **A-6**  
 MODEL SPRUCE  
 DRAWING TITLE FIRST FLOOR PLAN  
 OPTION DESCRIPTION 7



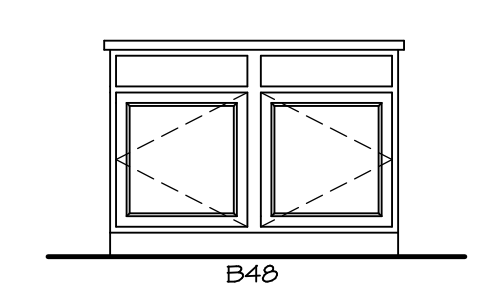
**KITCHEN CABINET PLAN / KC-3641**  
 KITCHEN VENTILATION RE-CIRCULATING "KFI" SCALE: 3/8" = 1'-0" A-II



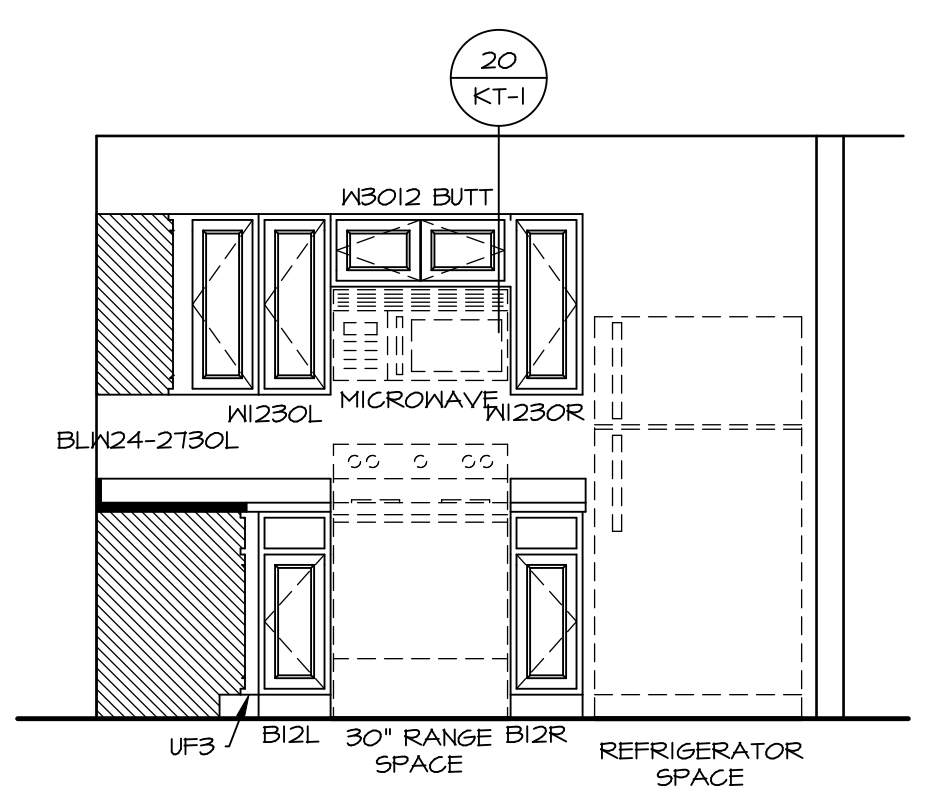
**KITCHEN COUNTERTOP PLAN KT-3641**  
 SCALE: 3/8" = 1'-0" A-II



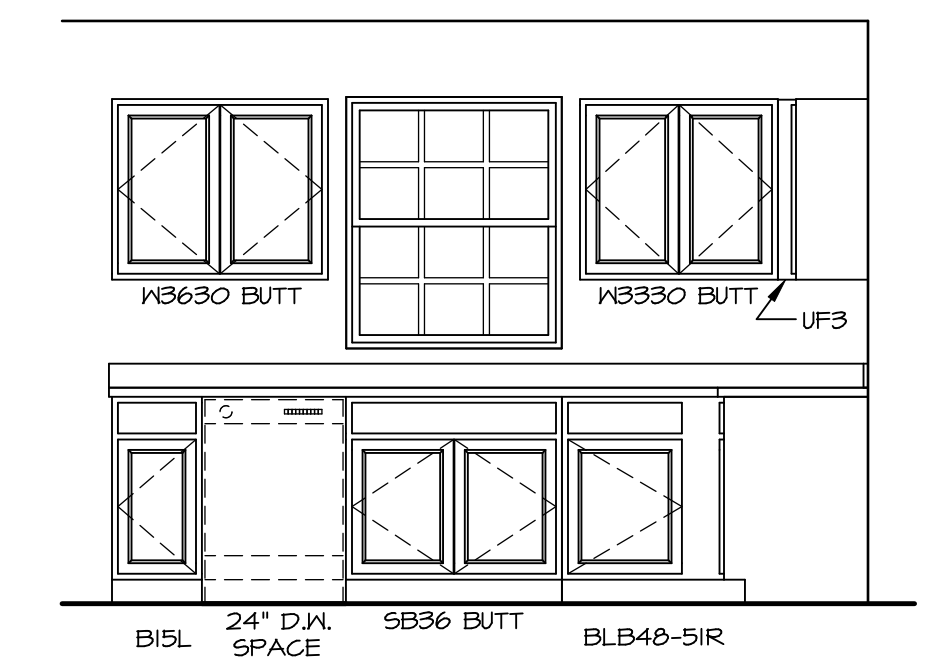
NOTE: OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES.  
**TOEKICK / SCRIBE DETAIL**  
 SCALE: 3/4" = 1'-0" A-II



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



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



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

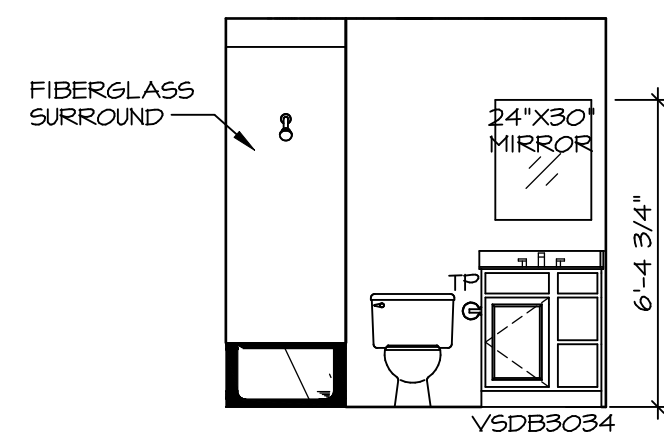
**NOTES:**  
 1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. <b>A-II</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SPC00</b>	VERSION <b>01</b>
		DRAWN BY <b>RJC</b>	DATE: <b>12/23/15</b>
OPTION DESCRIPTION <b>  </b>	OPTION	DRAWING TITLE <b>KITCHENS</b>	
		DATE: <b>12/23/15</b>	
DIV-COMM-LOT-UNIT <b>DCY-VC-5600</b>		COMM-LOT <b>WRIGHT LANDING - 5600</b>	
STREET ADDRESS <b>BOOT WRIGHT WAY</b>		APT. NO. <b>205</b>	STATE <b>OH</b>
CITY <b>DAYTON</b>		ZIP <b>45424</b>	

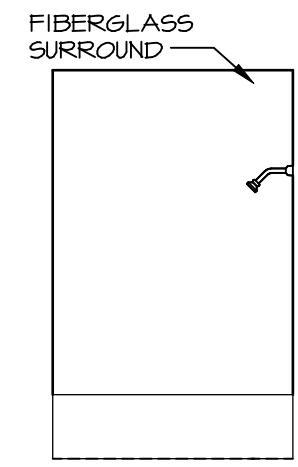
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 5285 Westchester, Frederick, MD 21703

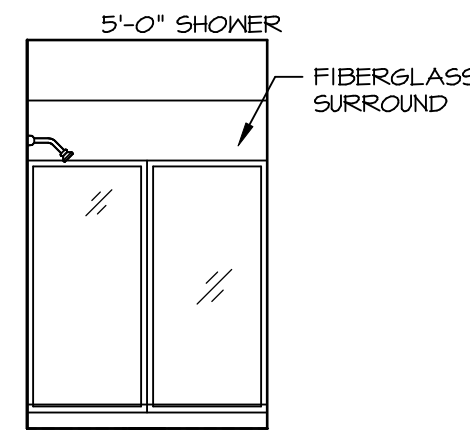
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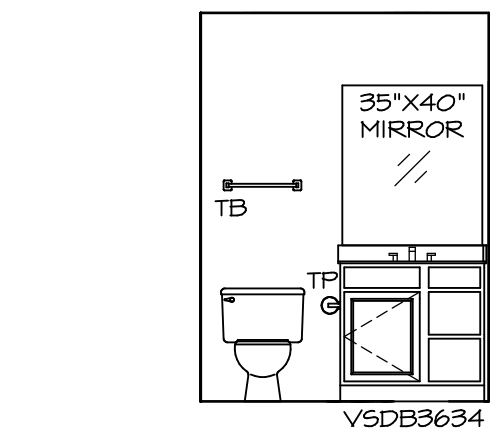
**A BATH #1**  
SCALE: 1/4" = 1'-0"



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



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



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

**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. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. **A-12**  
MODEL **SPRUCE**  
DRAWING TITLE **BATH ELEVATIONS**  
OPTION DESCRIPTION

SET NO. **SPC00**  
VERSION **01**  
DRAWN BY **SGA**  
DATE: **12/19/14**  
OPTION

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DIV-COMM-LOT-UNIT  
**DCY-VC-5600**  
COMM-LOT  
STREET ADDRESS  
**WRIGHT LANDING - 5600**  
CITY  
**DAYTON**  
STATE  
**OH**  
ZIP  
**45424**  
APT. NO.  
**205**