

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"

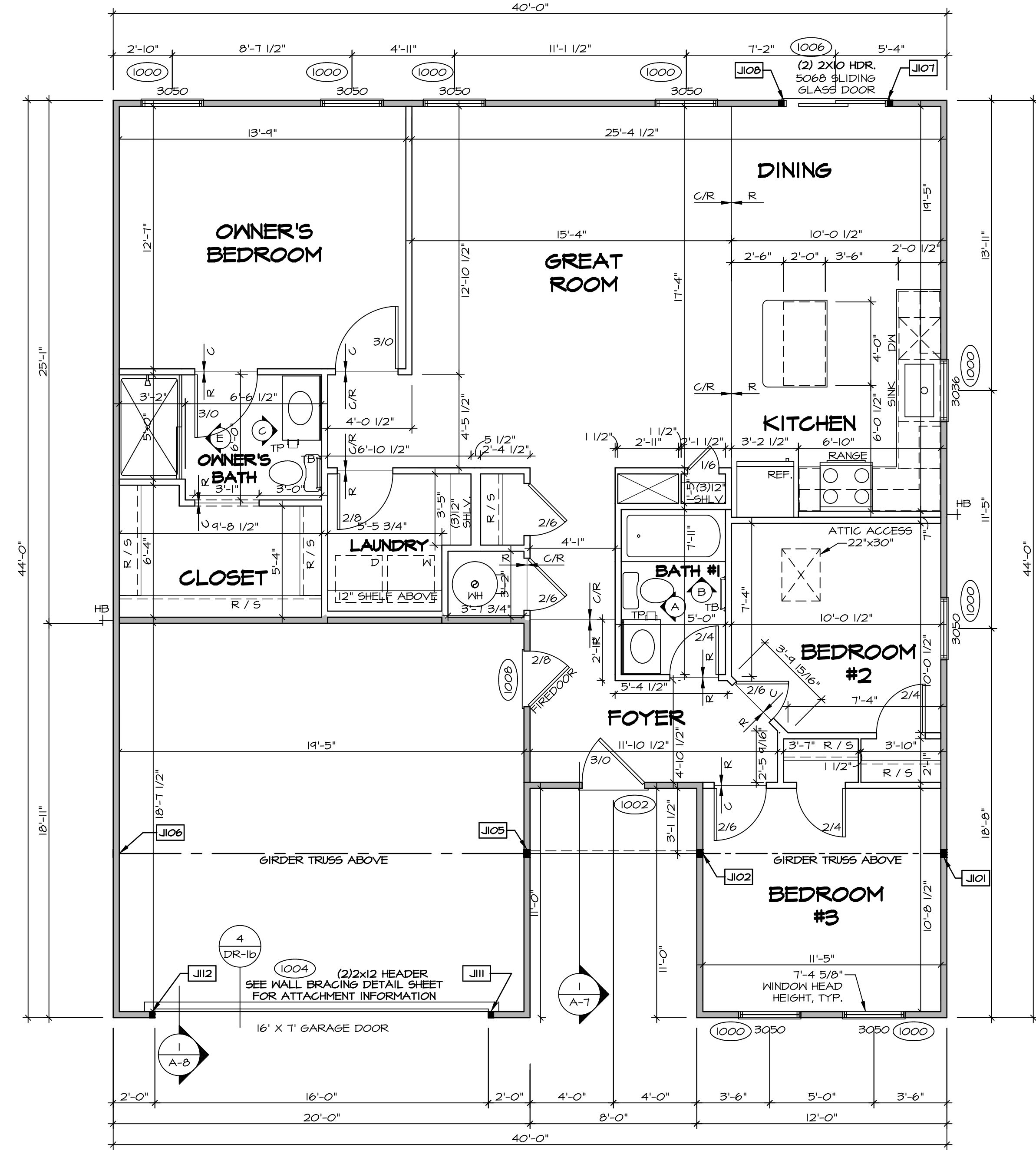
SHEET NO. A-4	MODEL SPRUCE	SET NO. 5
DRAWING TITLE PLUMBING PLAN	VERSION 01	DATE 12/30/14
OPTION DESCRIPTION	DRAWN BY RLC	OPTION

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DIV-COMM-LOT-UNIT DCY-VC-5601	
COMM-LOT WRIGHT LANDING - 5601	APT. NO. ---
STREET ADDRESS 5008 WRIGHT AVE	
CITY DAYTON	STATE OH
ZIP 45424	

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
- 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 T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIPPLIES 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

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

DCY-VC-5601

BIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY
STATE
ZIP

MRIGHT LANDING - 5601
APT. NO. ---
BOOB WRIGHT MAY
DAYTON OH 45424

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Frederick, MD 21703

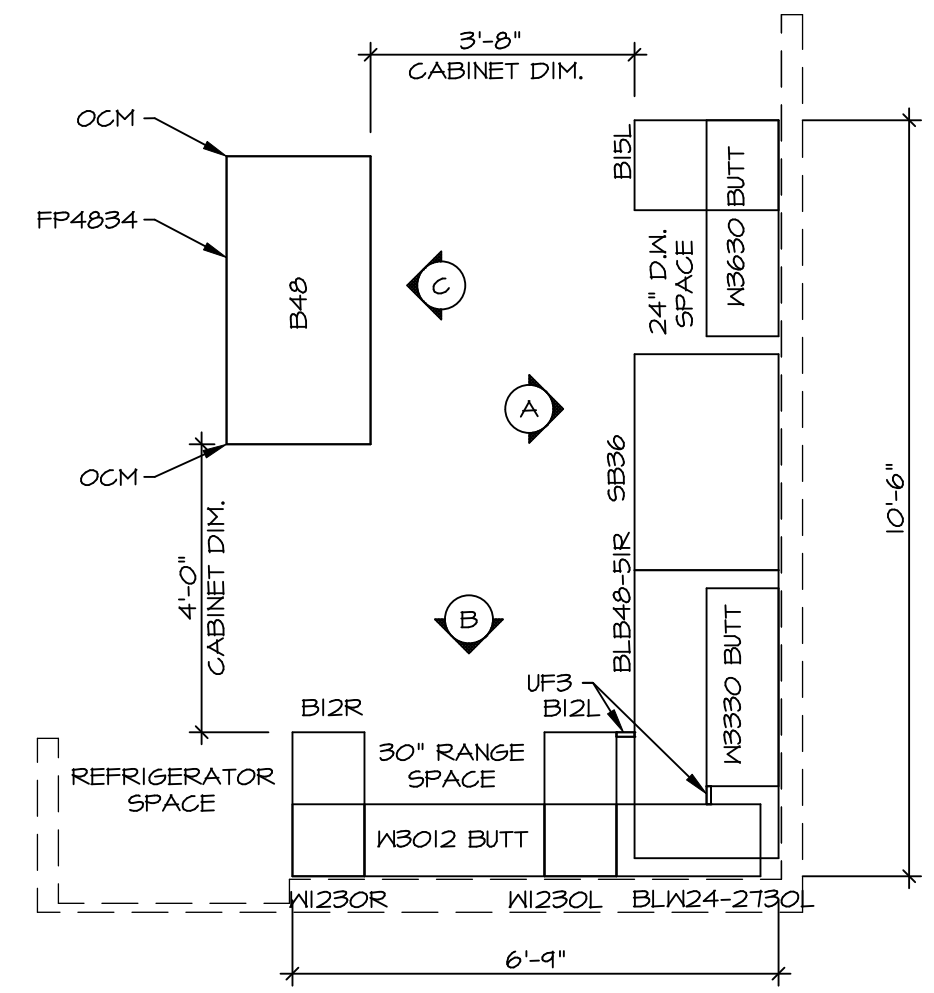
SET NO. SPC00
VERSION 01
DRAWN BY SGA
DATE: 12/14/14
OPTION

MODEL
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

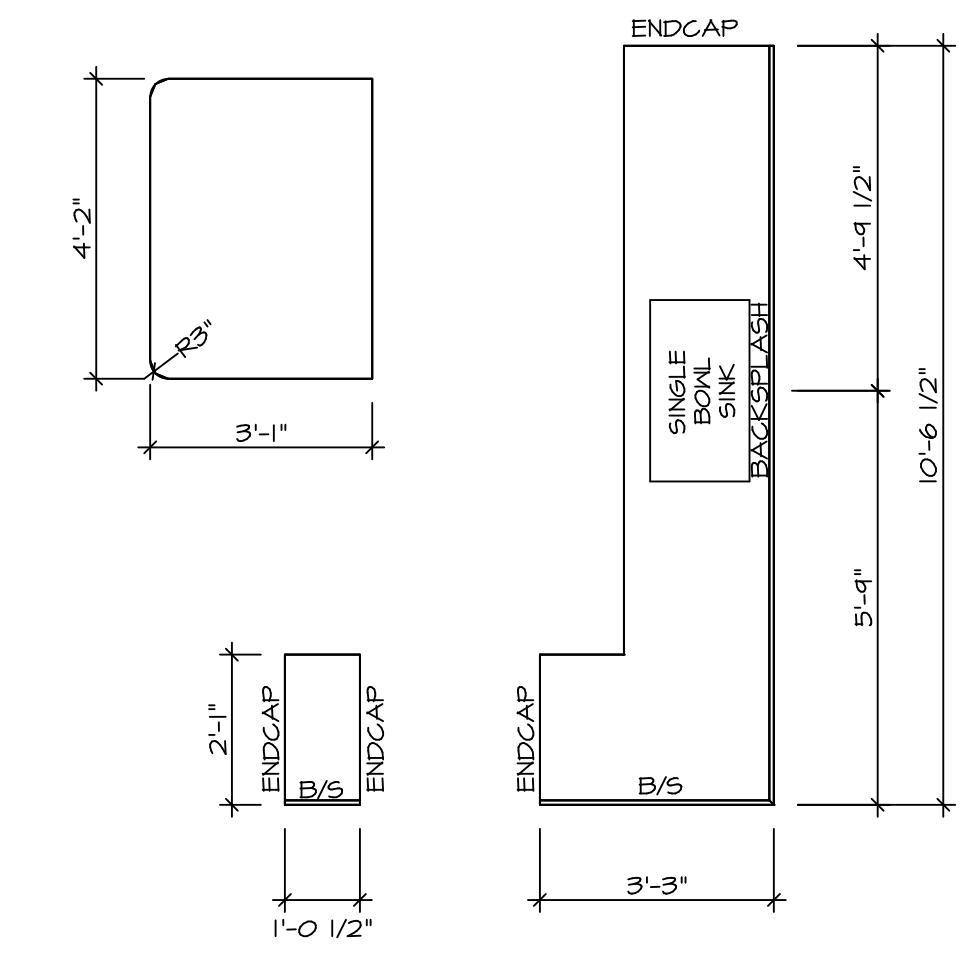
SHEET NO. **A-6**
7

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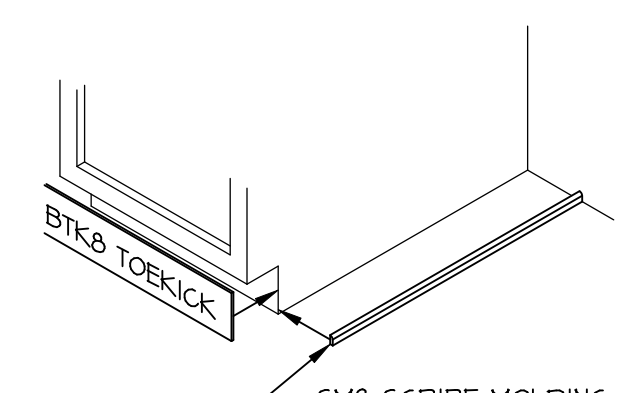
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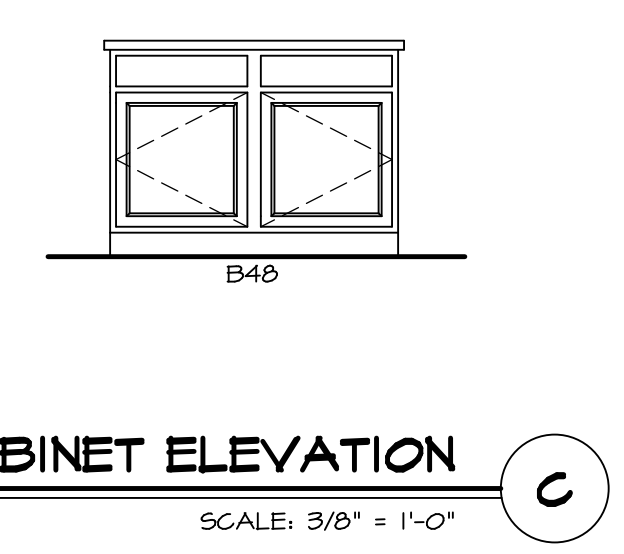
KITCHEN CABINET PLAN / KC-3641
 KITCHEN VENTILATION RE-CIRCULATING "KFI" SCALE: 3/8" = 1'-0" A-II



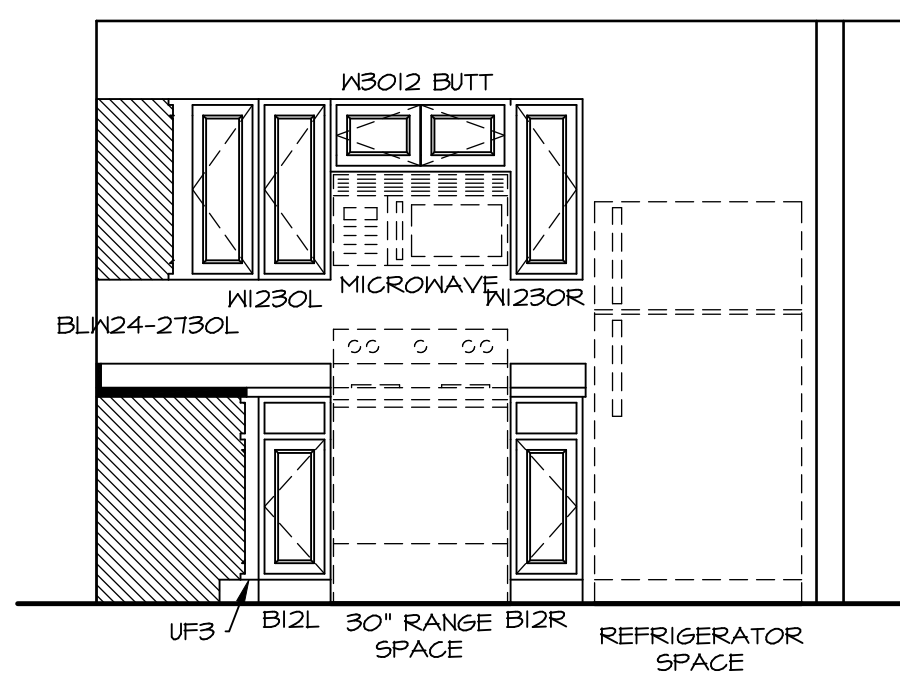
KITCHEN COUNTERTOP PLAN KT-3641
 SCALE: 3/8" = 1'-0" A-II



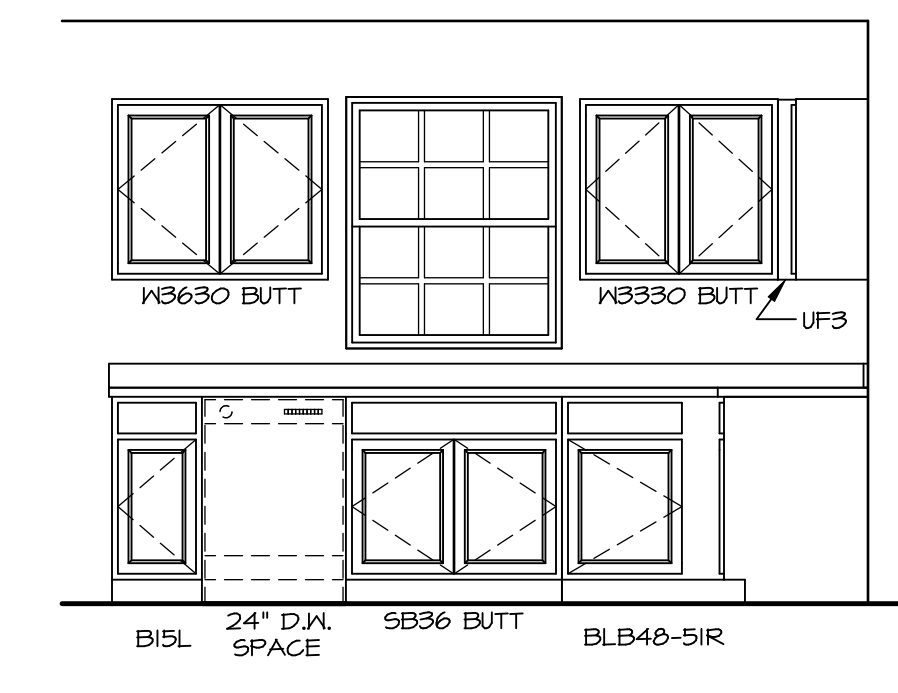
TOEKICK / SCRIBE DETAIL
 NOTE: OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES.
 SCALE: 3/4" = 1'-0" A-II



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



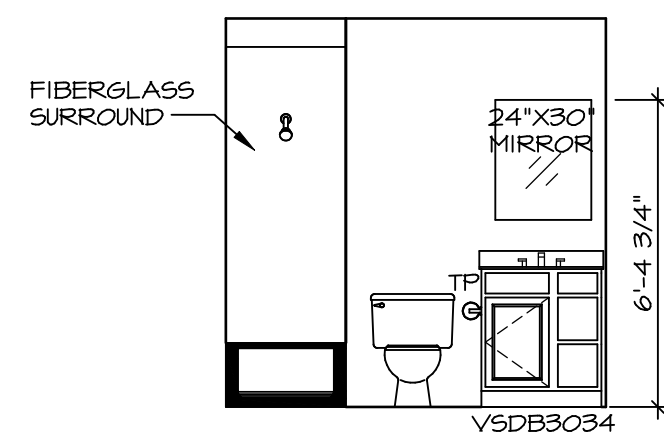
CABINET ELEVATION B
 "KFI" SCALE: 3/8" = 1'-0"



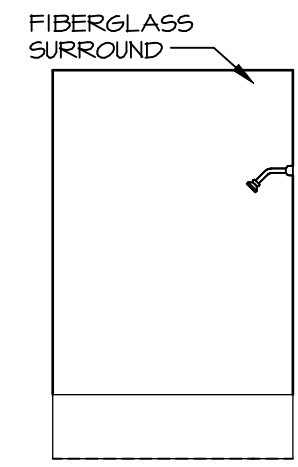
CABINET ELEVATION A
 SCALE: 3/8" = 1'-0"

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".

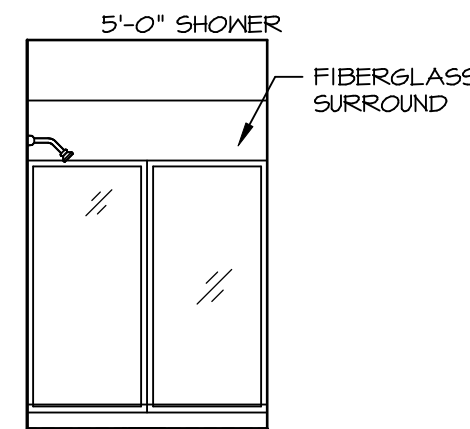
SHEET NO. A-II	MODEL SPRUCE	SET NO. SPC00	VERSION 01	DRAWN BY RJC	DATE: 12/23/15	OPTION
		DRAWING TITLE KITCHENS				
OPTION DESCRIPTION II		DIV-COMM-LOT-UNIT DCY-VC-5601 COMM-LOT WRIGHT LANDING - 5601 STREET ADDRESS 5008 WRIGHT PKAY CITY DAYTON STATE OH ZIP 45424				
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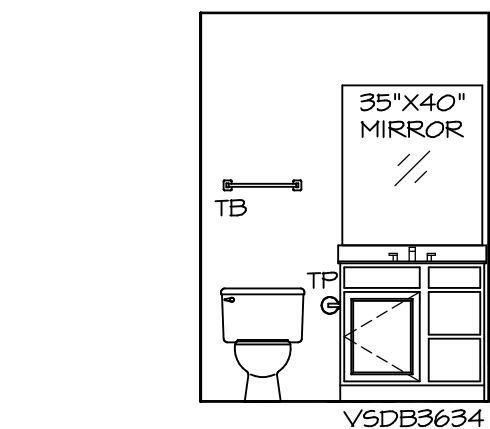
A BATH #1
SCALE: 1/4" = 1'-0"



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. **SPCOO**
VERSION **01**
DRAWN BY **SGA**
DATE: **12/19/14**
OPTION

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DIV-COMM-LOT-UNIT **DCY-VC-5601**
COMM-LOT
STREET ADDRESS **WRIGHT LANDING - 5601**
CITY **DAYTON** STATE **OH** ZIP **45424**
APT. NO. **---**
STREET ADDRESS **5008 WRIGHT WAY**