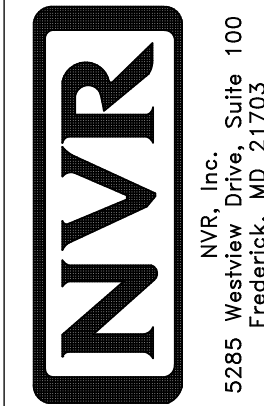


FOUNDATION HOLD DOWN DETAILS
SCALE: 1/4" = 1'-0"

HOLD DOWN NOTES	
REFER TO DETAIL (4/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
 STRAP	<ol style="list-style-type: none"> ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION.) STRAP, <ol style="list-style-type: none"> ON FOUNDATION USE (STHD14) ON FLOOR SYSTEM USE (STHD14R-U) ALL OTHER HOLD DOWN SEE DETAIL (WB-2) FOR MORE INFORMATION. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS <p style="text-align: center;">OR</p>
 BOLT	<ol style="list-style-type: none"> 5/8" THREADED ROD ALL OTHER HOLD DOWN SEE DETAIL (WB-2) FOR MORE INFORMATION. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

SHEET NO.	A-3
MODEL	SPRUCE
DRAWING TITLE	FOUNDATION HOLD DOWN DETAILS
OPTION DESCRIPTION	4

SET NO.	SFCCO
VERSION	01
DRAWN BY	MBT
DATE	6/21/19
OPTION	

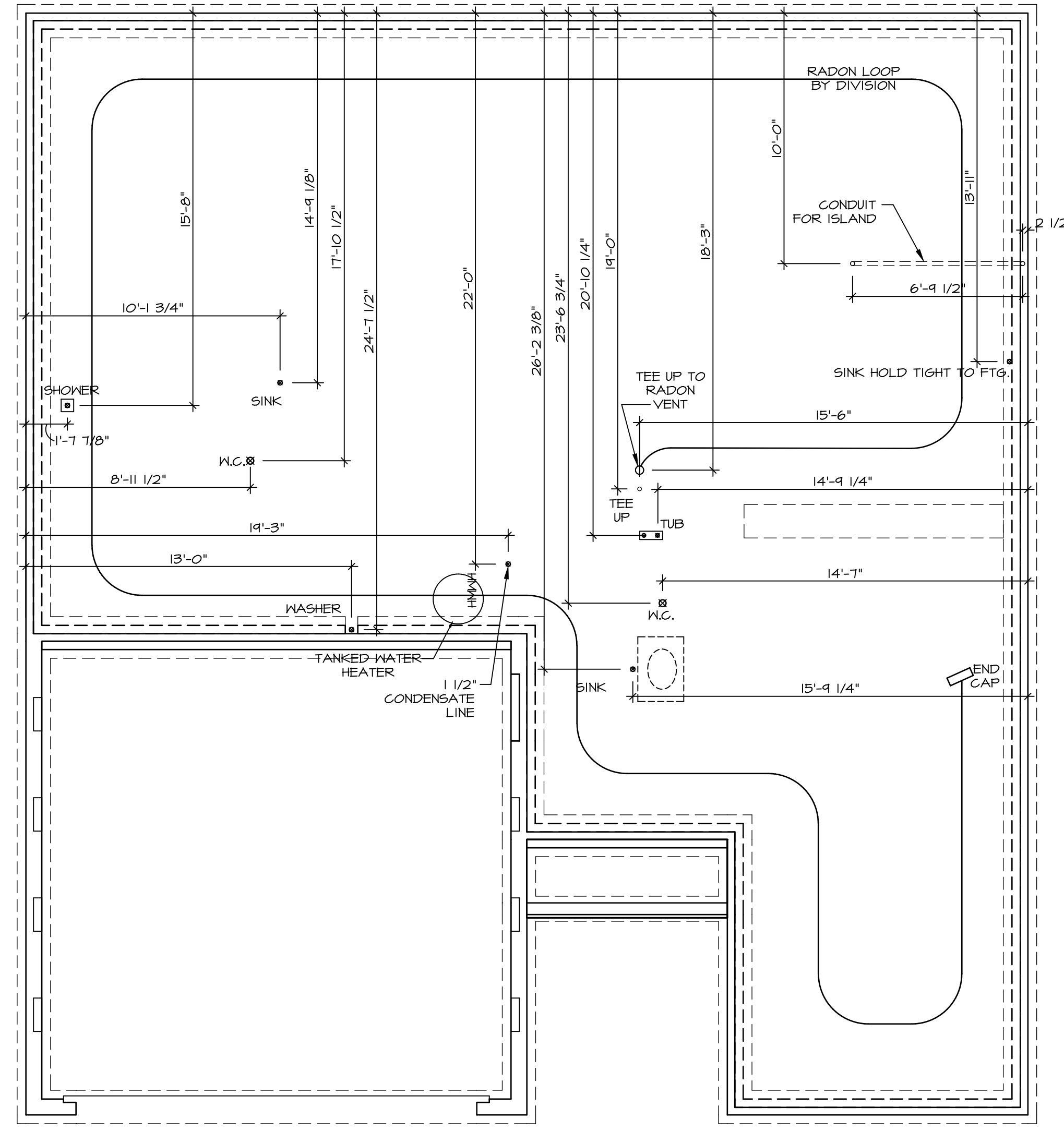


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DIV-COMM-LOT-UNIT
DCY-VC-5623

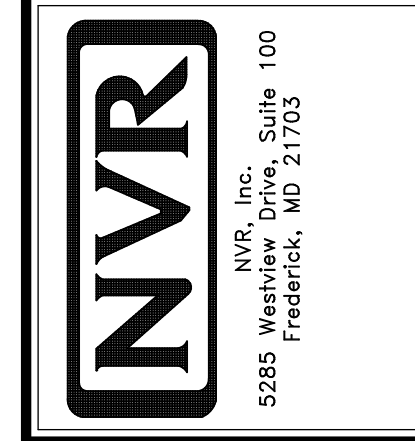
COMM-LOT
WRIGHT LANDING - 5623
STREET ADDRESS
6001 AVIATION TRAIL
CITY DAYTON STATE OH ZIP 45424



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"

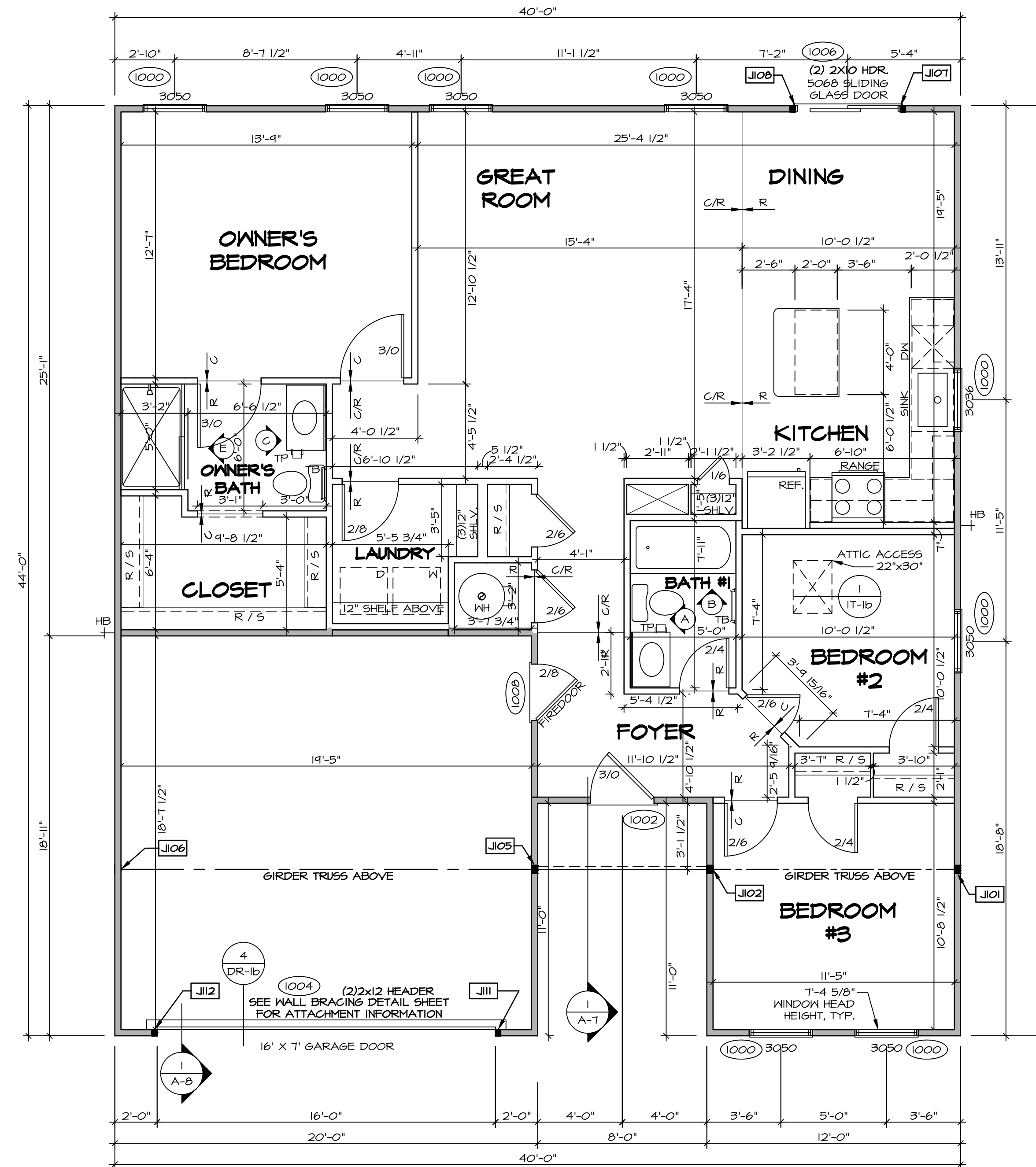
SHEET NO. A-4	MODEL SPRUCE	SET NO. SPCOO	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY RLC	DATE: 12/30/14
	OPTION DESCRIPTION	OPTION	
5			



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DIV-COMM-LOT-UNIT DCY-VC-5623	
COMM-LOT WRIGHT LANDING - 5623	APT. NO. 302
STREET ADDRESS 6001 AVIATION TRAIL	
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
	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 5 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 GRIPPLERS 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

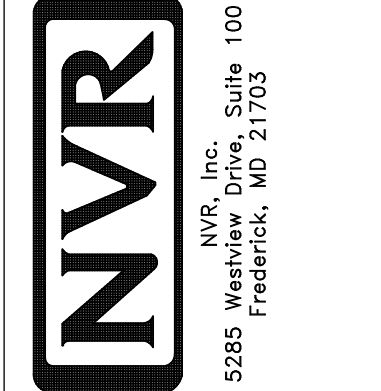
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

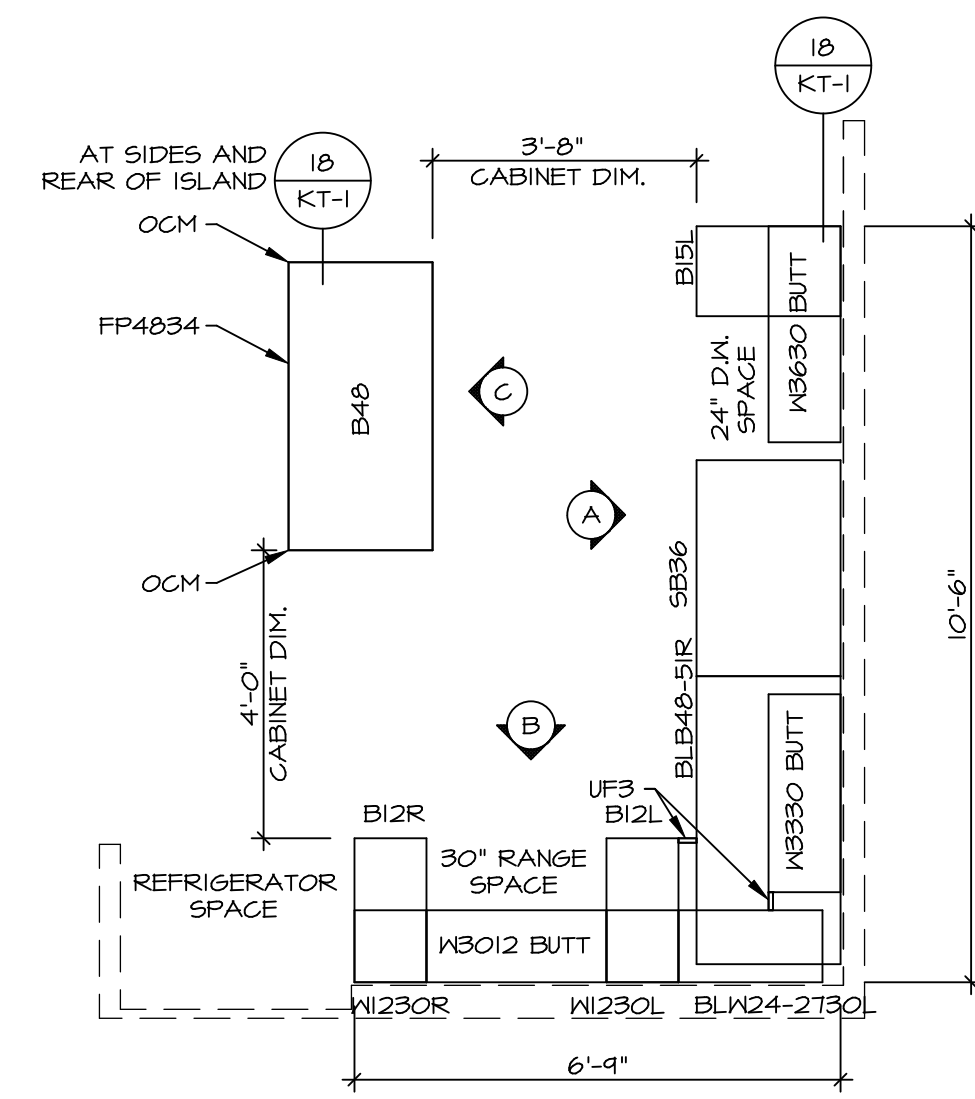
BIV-COMM-LOT-UNIT
DCY-VC-5623
 COMM-LOT
 WRIGHT LANDING - 5623
 STREET ADDRESS
 6001 AVIATION TRAIL
 CITY DAYTON STATE OH ZIP 45424

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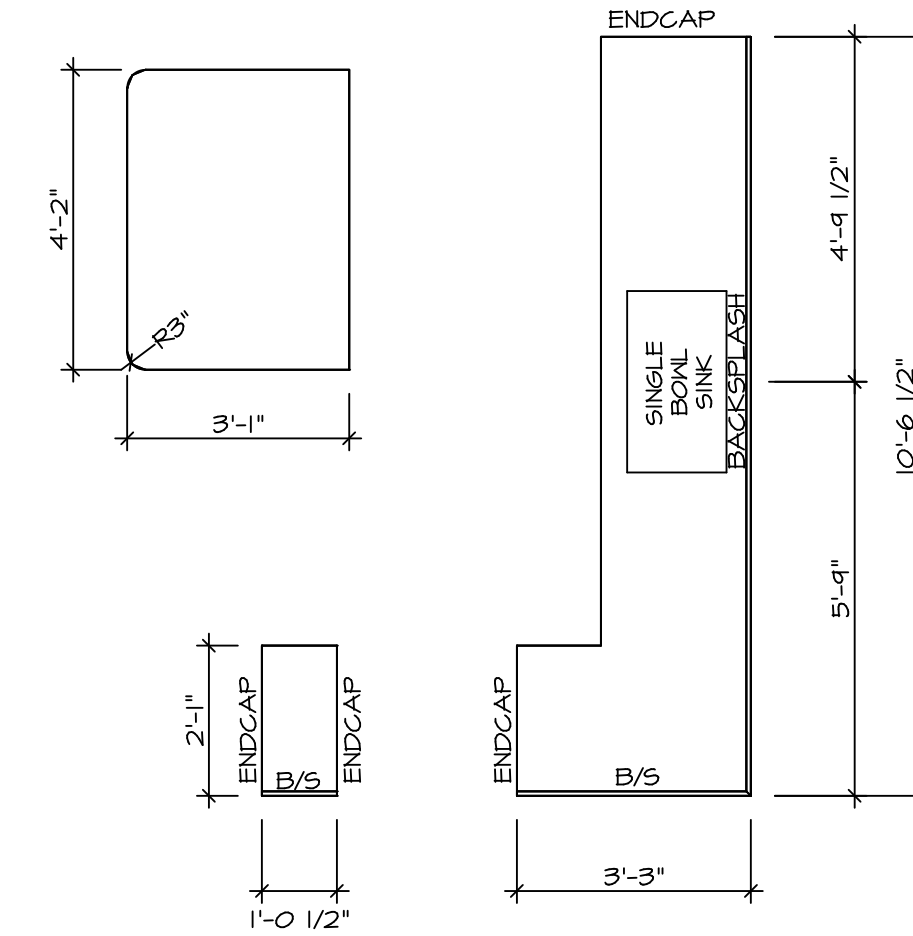


SET NO. SFC00
 VERSION 01
 DRAWN BY SGA
 DATE: 12/14/14
 OPTION

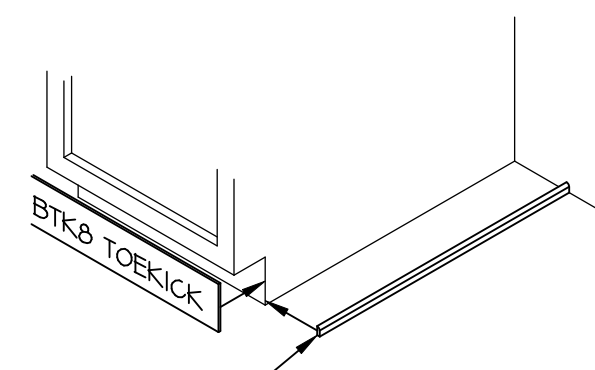
MODEL: SFRUCE
 DRAWING TITLE: FIRST FLOOR PLAN
 SHEET NO. A-6
 OPTION DESCRIPTION: 7



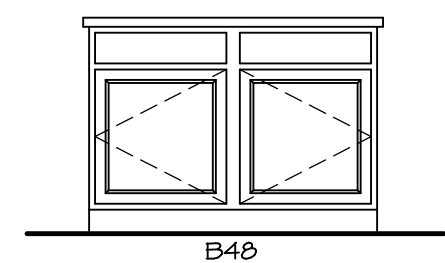
KITCHEN CABINET PLAN / KC-3641
 KITCHEN VENTILATION RE-CIRCULATING "KFI" SCALE: 3/8" = 1'-0" A-II



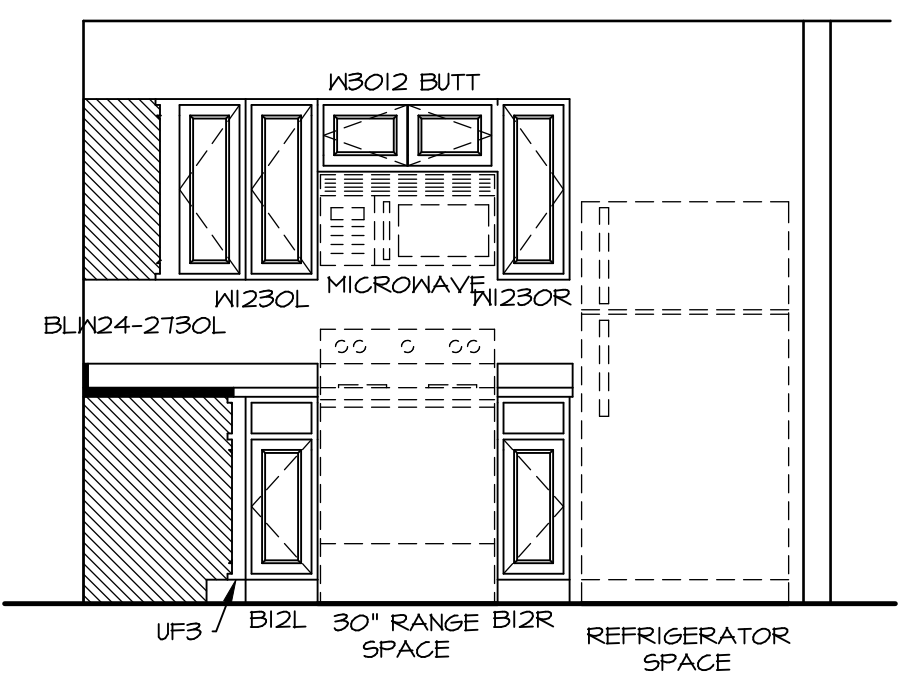
KITCHEN COUNTERTOP PLAN KT-3641
 SCALE: 3/8" = 1'-0" A-II



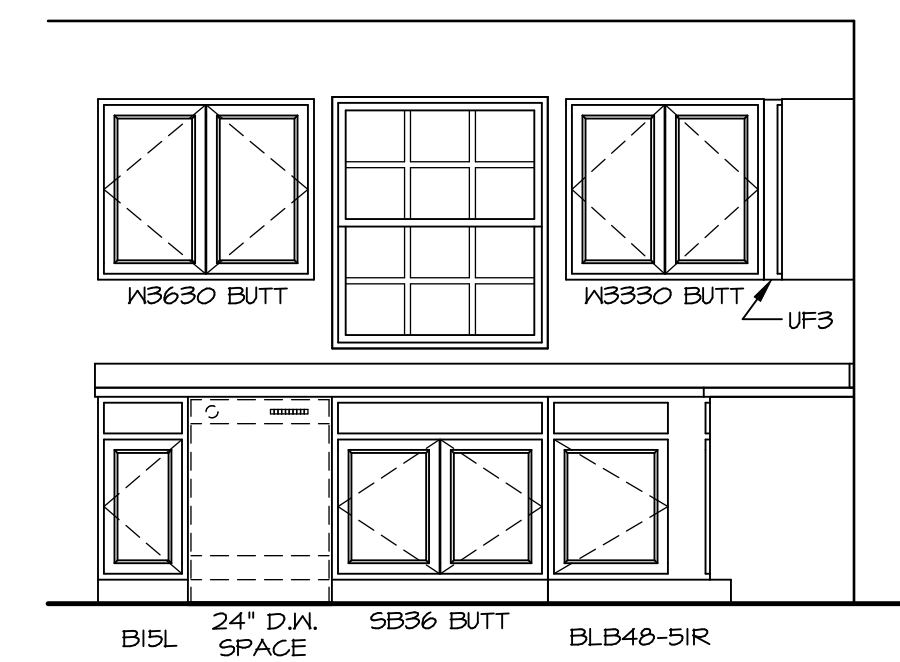
NOTE: OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES.
TOEKICK / SCRIBE DETAIL
 SCALE: 3/4" = 1'-0" A-II



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



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



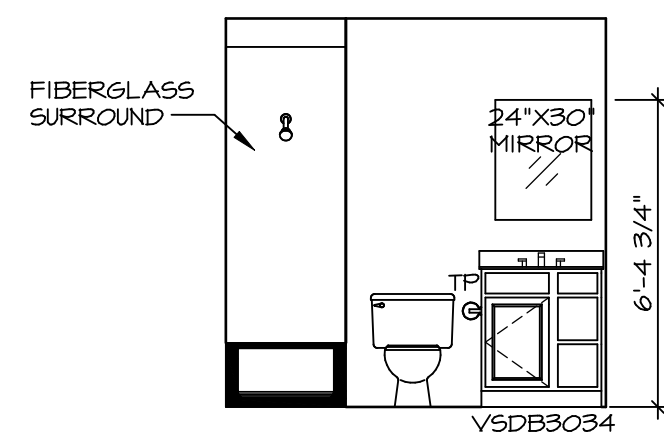
CABINET ELEVATION A
 SCALE: 3/8" = 1'-0"

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".

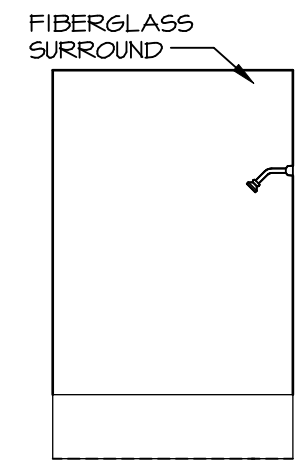
SHEET NO. A-II	MODEL SPRUCE	SET NO. SPC00	VERSION 01
	DRAWING TITLE KITCHENS	DRAWN BY RJC	DATE: 12/23/15
OPTION DESCRIPTION 		OPTION	
DIV-COMM-LOT-UNIT DCY-VC-5623		COMM-LOT WRIGHT LANDING - 5623	
STREET ADDRESS 6001 AVIATION TRAIL		CITY DAYTON	STATE OH
APT. NO. 302		ZIP 45424	

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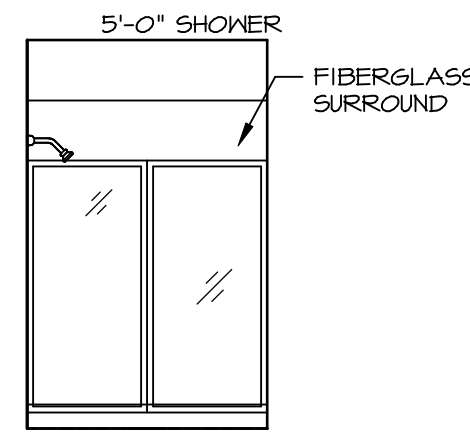
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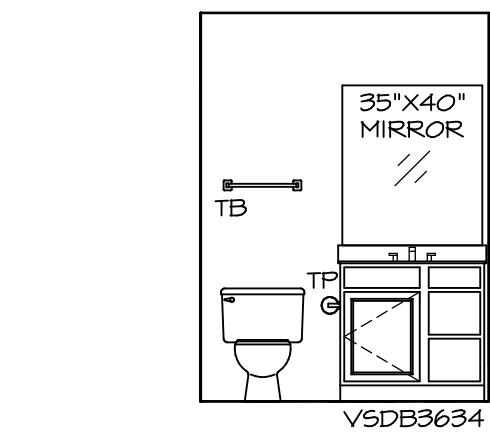
A BATH #1
SCALE: 1/4" = 1'-0"



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
SET NO.	SPC00
VERSION	01
DRAWN BY	SGA
DATE	12/19/14
OPTION	
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	12

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DIV-COMM-LOT-UNIT	
DCY-VC-5623	
COMM-LOT	
WRIGHT LANDING - 5623	
STREET ADDRESS	
6001 AVIATION TRAIL	
CITY	DAYTON
STATE	OH
APT. NO.	302
ZIP	45424