

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
 - 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 INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

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

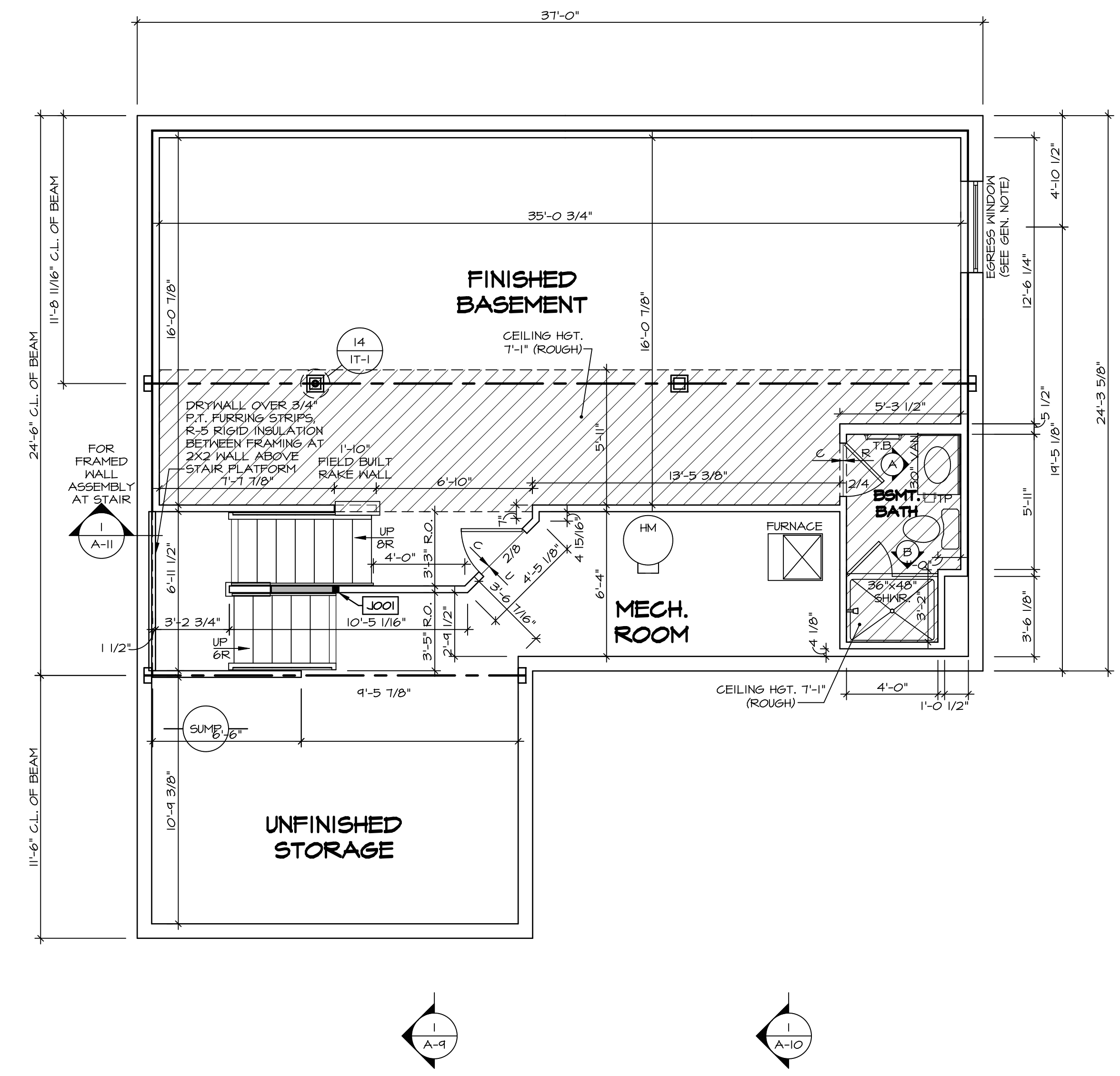
SHEET NO.	A-5
MODEL	COLUMBIA
DRAWING TITLE	PLUMBING PLAN
OPTION DESCRIPTION	FOUNDATIONS
SET NO.	CLMOO
VERSION	01
DRAWN BY	JAB
DATE:	
OPTION	
SHEET NO.	23

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 5285 Washington Blvd., Suite 100
 Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-VG-L669
COMM-LOT	VLGS OF WINDING CREEK WARR CO - L669
STREET ADDRESS	4784 WINDING CREEK BLVD
CITY	CENTERVILLE
STATE	OH
ZIP	45459
APT. NO.	404

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



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**
- 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/ T-PLY, 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 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, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

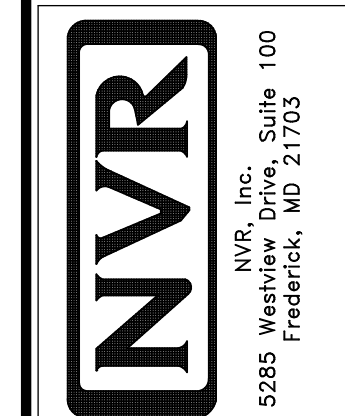
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

DIV-COMM-LOT-UNIT
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CITY
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OH
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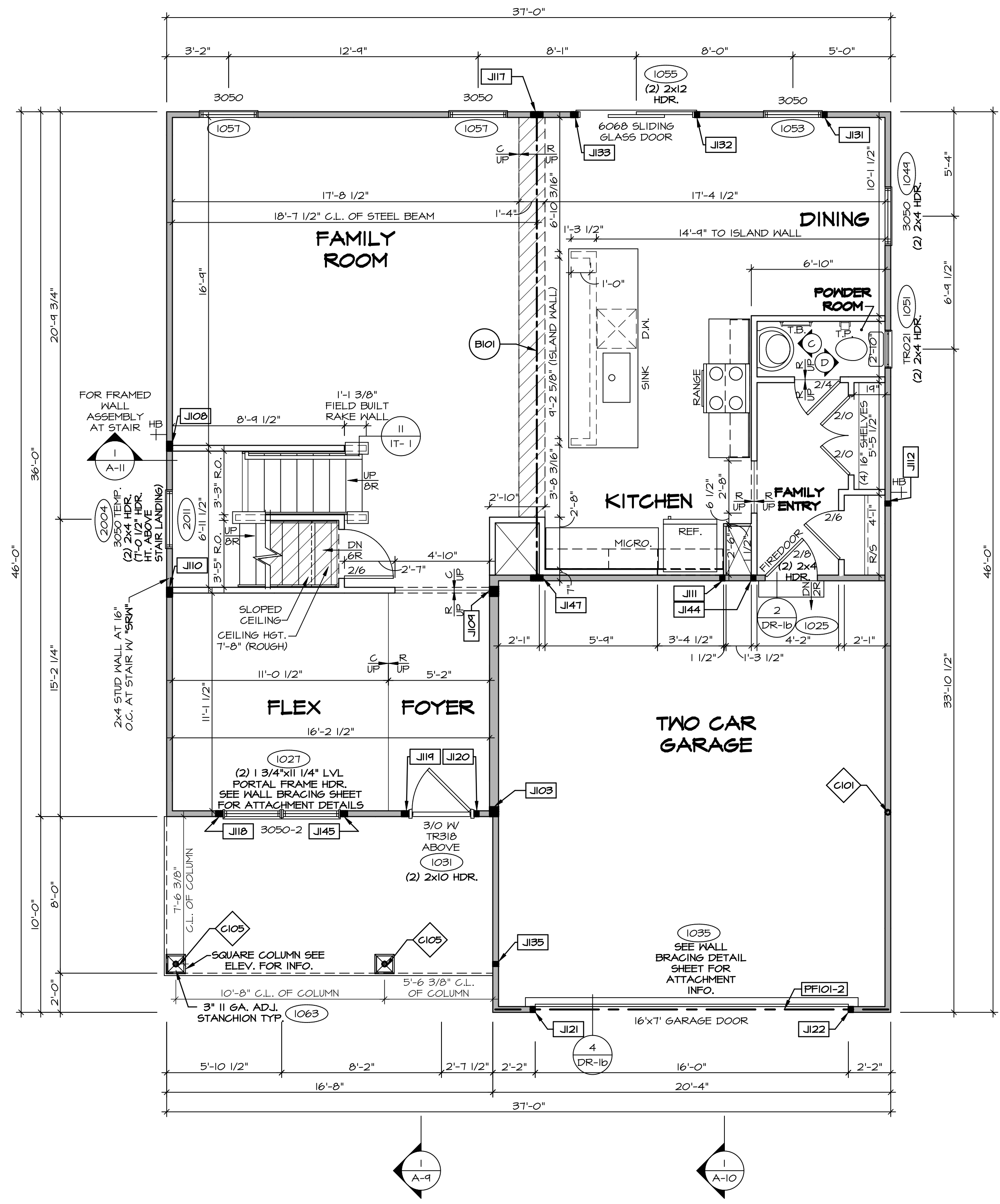
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MODEL
COLUMBIA
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
BASEMENT FOUNDATION

SET NO. CLM00
VERSION 01
DRAWN BY CVB
DATE:
OPTION
FBA

SHEET NO.
A-6
26



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

LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- ENGINEERING PAGE NUMBER

SEE FG 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, 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-O 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-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

NOTE:
EXTERIOR WALLS DRAIN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS w/ (3) ROWS 12D NAILS AT 12" O.C.
 - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS w/ (4) ROWS 12D NAILS AT 12" O.C.
 - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS w/ (5) ROWS 12D NAILS AT 12" O.C.
 - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS w/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS w/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
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 - (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	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30	23'-10 3/4"		1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

STEEL COLUMN SCHEDULE

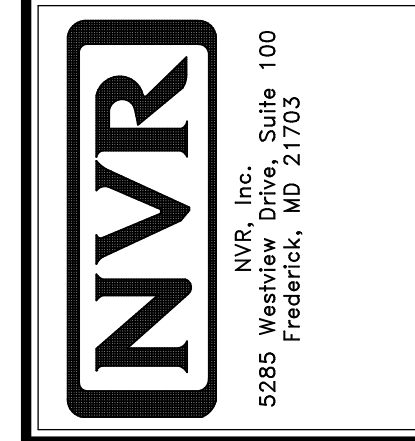
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXG, FBV, FGA	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-4 7/8"	FBA	1063	

FIRST FLOOR JACK SCHEDULE

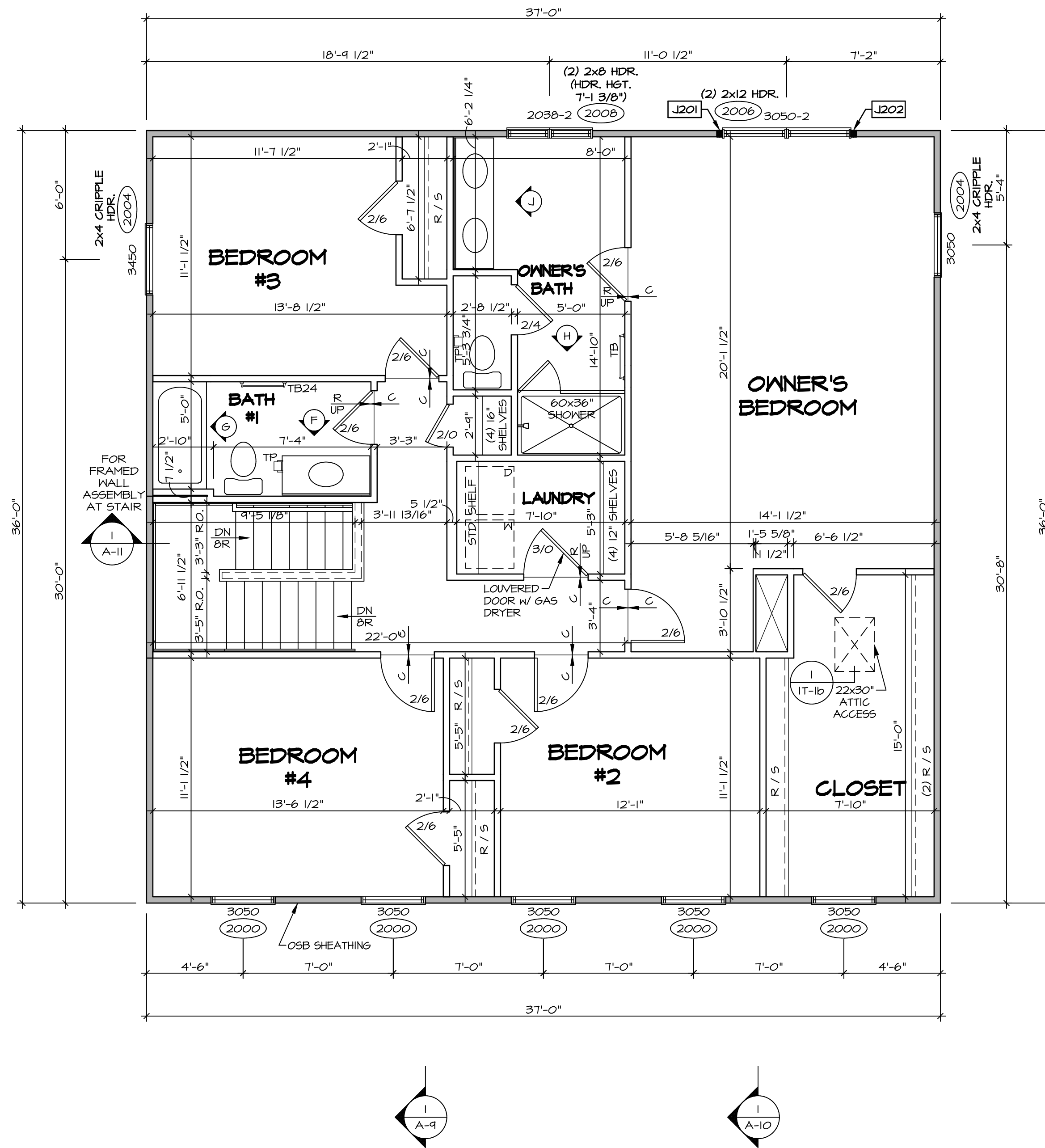
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JI03	JACK - (4) 2x6 SFF STUD GRADE	SXC, ELA/ ELK	1006	
JI08	JACK - (4) 2x4 SFF STUD GRADE		1014	
JI09	JACK - (4) 2x6 SFF STUD GRADE		1016	
JI10	JACK - (4) 2x4 SFF STUD GRADE		1016	
JI11	JACK - (2) 2x4 SFF STUD GRADE		1018	
JI12	JACK - (2) 2x4 SFF STUD GRADE		1020	
JI17	JACK - (3) 2x4 SFF		1023	
JI18	JACK - (3) 2x4 SFF STUD GRADE		1021	
JI19	JACK - (3) 2x4 SFF STUD GRADE	ELA/ ELK/ ELK	1031	
JI20	JACK - (2) 2x4 SFF STUD GRADE	ELA/ ELK/ ELK	1031	
JI21	JACK - (2) 2x4 SFF STUD GRADE	GCB/ GCF	1035	
JI22	JACK - (2) 2x4 SFF STUD GRADE	GCB/ GCF	1035	
JI31	JACK - (2) 2x4 SFF STUD GRADE		1053	
JI32	JACK - (2) 2x4 SFF STUD GRADE		1055	
JI33	JACK - (3) 2x4 SFF STUD GRADE		1055	
JI35	JACK - (2) 2x4 SFF STUD GRADE		1063	
JI44	JACK - (2) 2x4 SFF STUD GRADE		1018	
JI45	JACK - (3) 2x4 SFF STUD GRADE		1021	
JI47	JACK - (3) 2x4 SFF		1023	

DCY-VG-L669
 COMM-L0T
 VILGE OF WINDING CREEK WARR CO - L669
 STREET ADDRESS
 4784 WINDING CREEK BLVD
 CITY STATE OH
 45459
 APT. NO. 404
 ZIP 45459

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MODEL: COLUMBIA
 DRAWING TITLE: FIRST FLOOR PLAN
 SHEET NO. A-7
 SET NO. CLM00
 VERSION 01
 DRAWN BY: ARY
 DATE:
 OPTION
 27



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

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 FG DETAILS FOR FRAMING CONNECTORS

NOTE:
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GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	

DIV-COMM-LOT-UNIT
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 COMM-LOT
 VLGES OF WINDING CREEK MARR CO - L669
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SET NO. CLM00
 VERSION 01
 DRAWN BY ARY
 DATE:
 OPTION

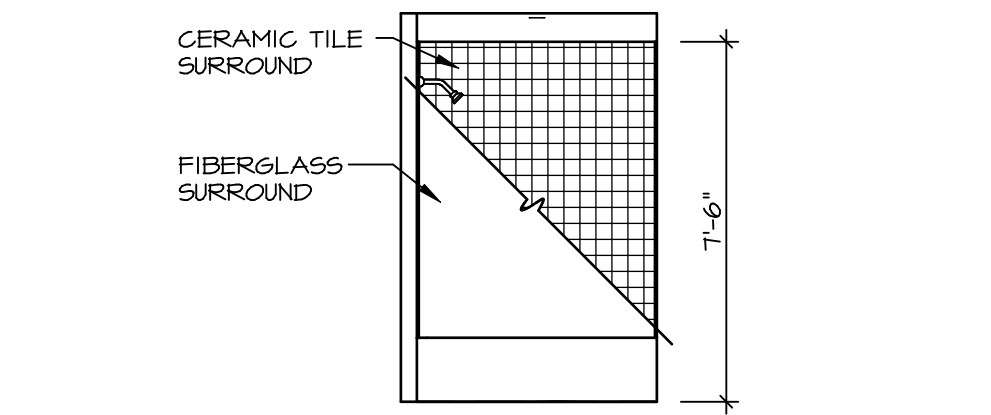
COLUMBIA
 DRAWING TITLE
SECOND FLOOR PLAN
 OPTION DESCRIPTION

SHEET NO.
A-8
 31

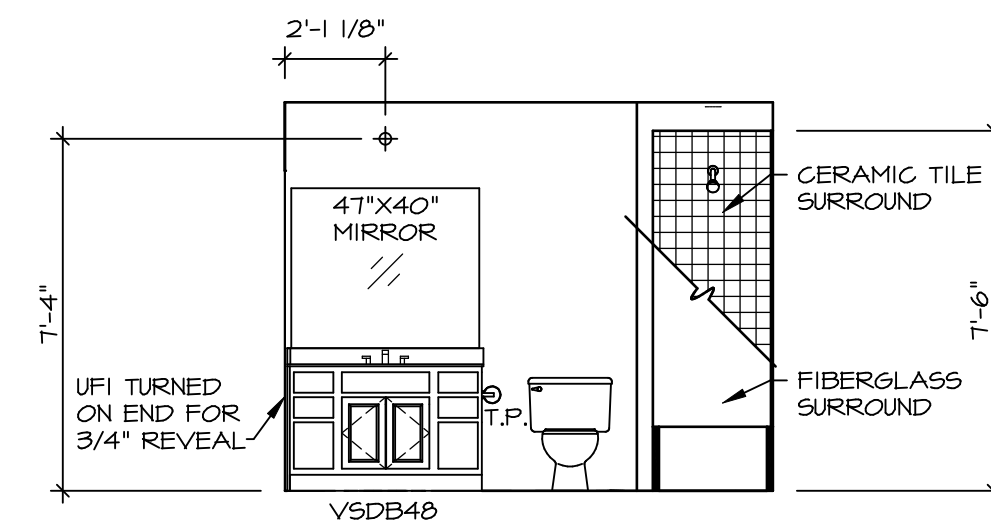
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NOTES:

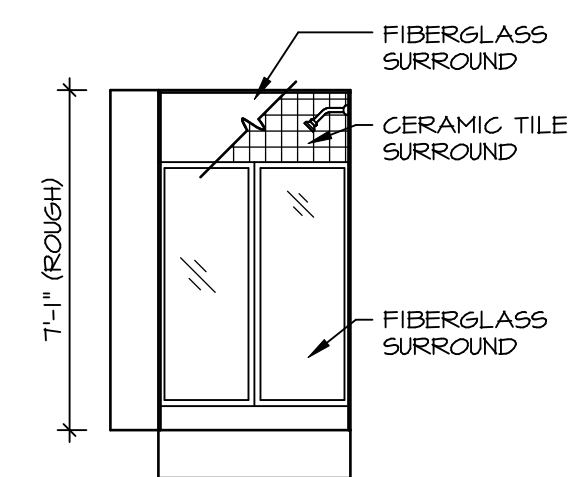
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



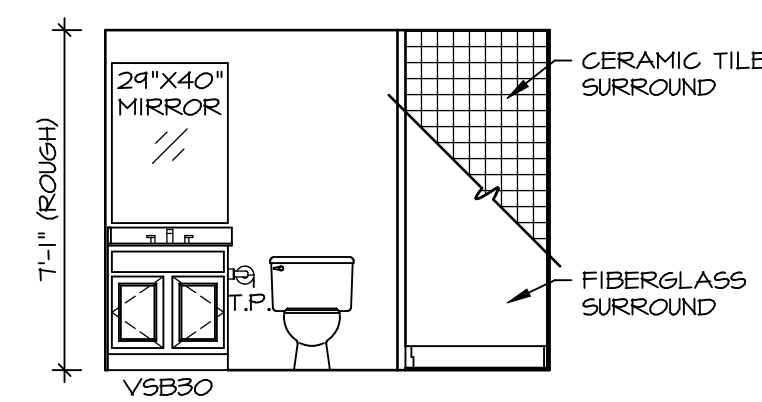
G BATH #1
SCALE: 1/4" = 1'-0"



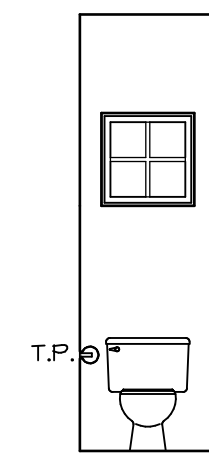
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



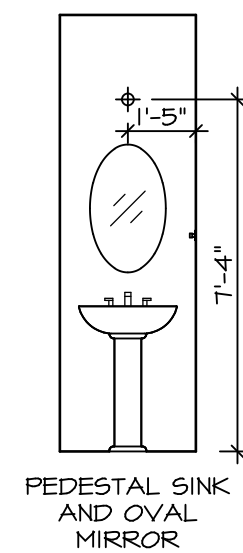
B BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"



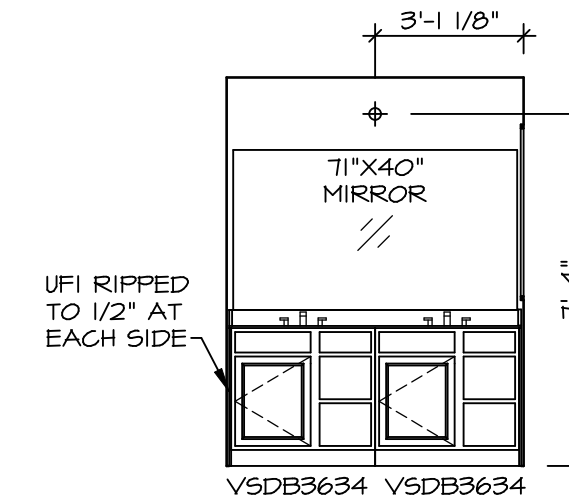
A BASEMENT BATH
SCALE: 1/4" = 1'-0"
BASEMENT BATH "AEB"



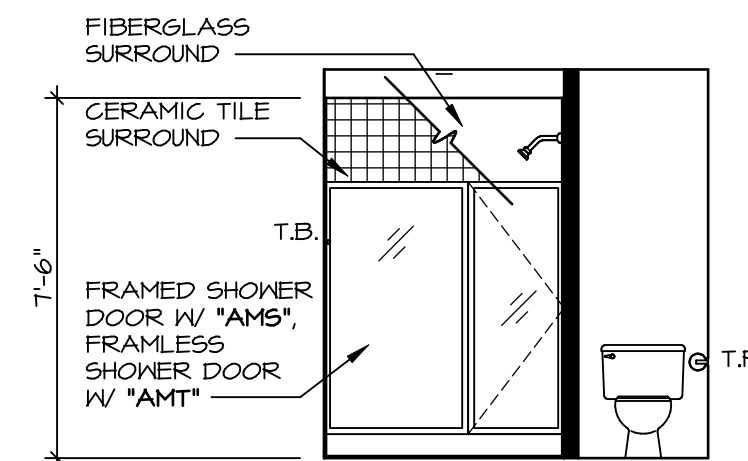
D POWDER ROOM
SCALE: 1/4" = 1'-0"



C POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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

DIV-COMM-LOT-UNIT
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VILGS OF KINDING CREEK WARR CO - L669
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SET NO. CLM00
VERSION 01
DRAWN BY ARY
DATE:
OPTION

MODEL
COLUMBIA
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
46