

**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

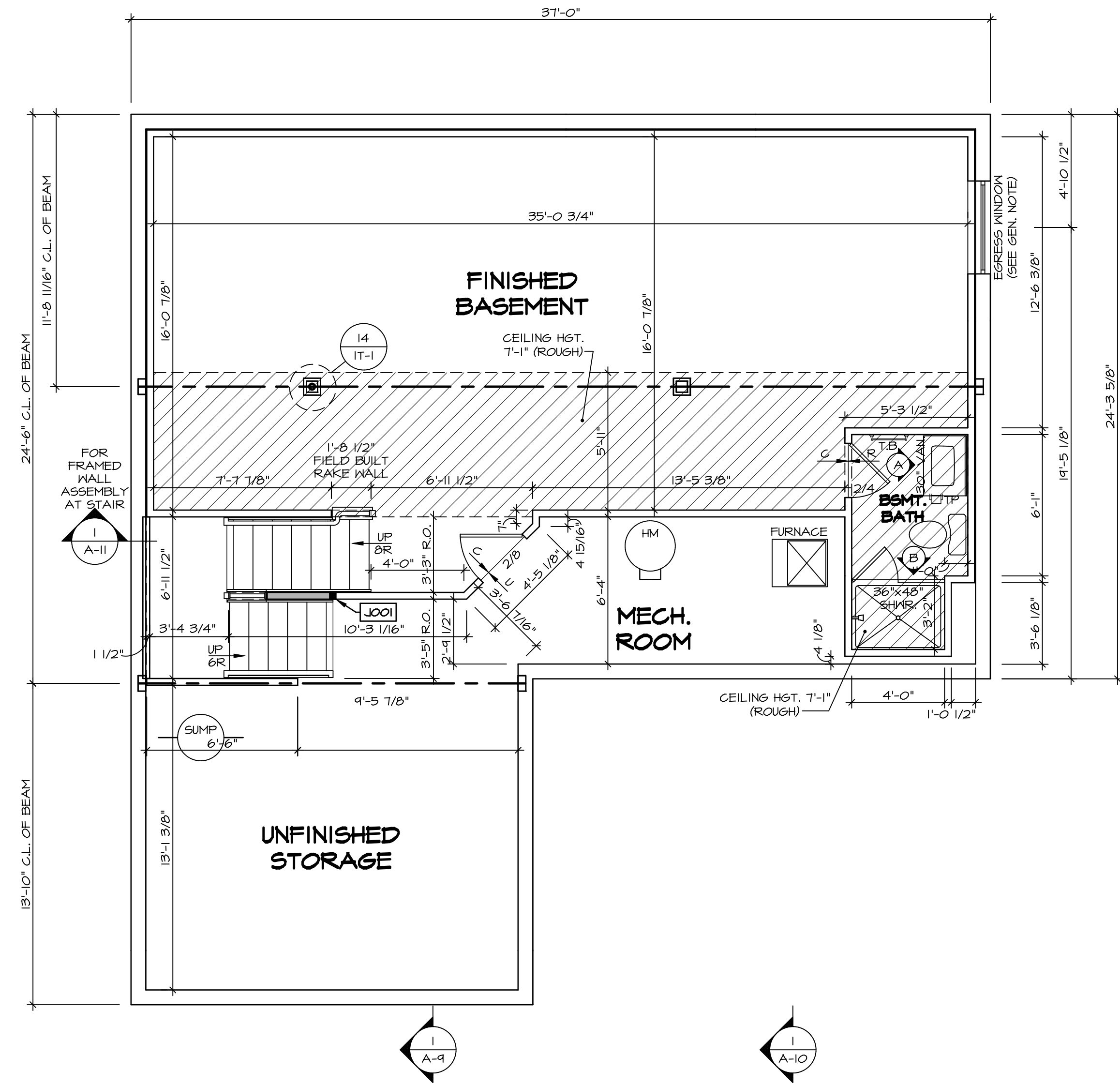
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>COLUMBIA</b>	SET NO. VERSION DRAWN BY DATE: OPTION	CLM00_01 DCY-V6-T480 JAB 100 OPTION
<b>23</b>	<b>PLUMBING PLAN GROUNDWORKS</b>		

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DIV-COMM-LOT-UNIT <b>DCY-V6-T480</b>	
COMM-LOT VILGE OF WINDING CREEK WARR CO - T480	APT. NO. ----
STREET ADDRESS 1164 WANDERING STREAM PKY	CITY CENTERVILLE
STATE OH	ZIP 45459



**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 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-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	B0031	

DIV-COMM-LOT-UNIT  
**DCY-Y6-T480**  
 COMM-LOT  
 VLGES OF WINDING CREEK WARR CO - T480  
 STREET ADDRESS  
 1764 WANDERING STREAM PKAY  
 CITY  
 CENTERVILLE  
 STATE  
 OH  
 ZIP  
 45459

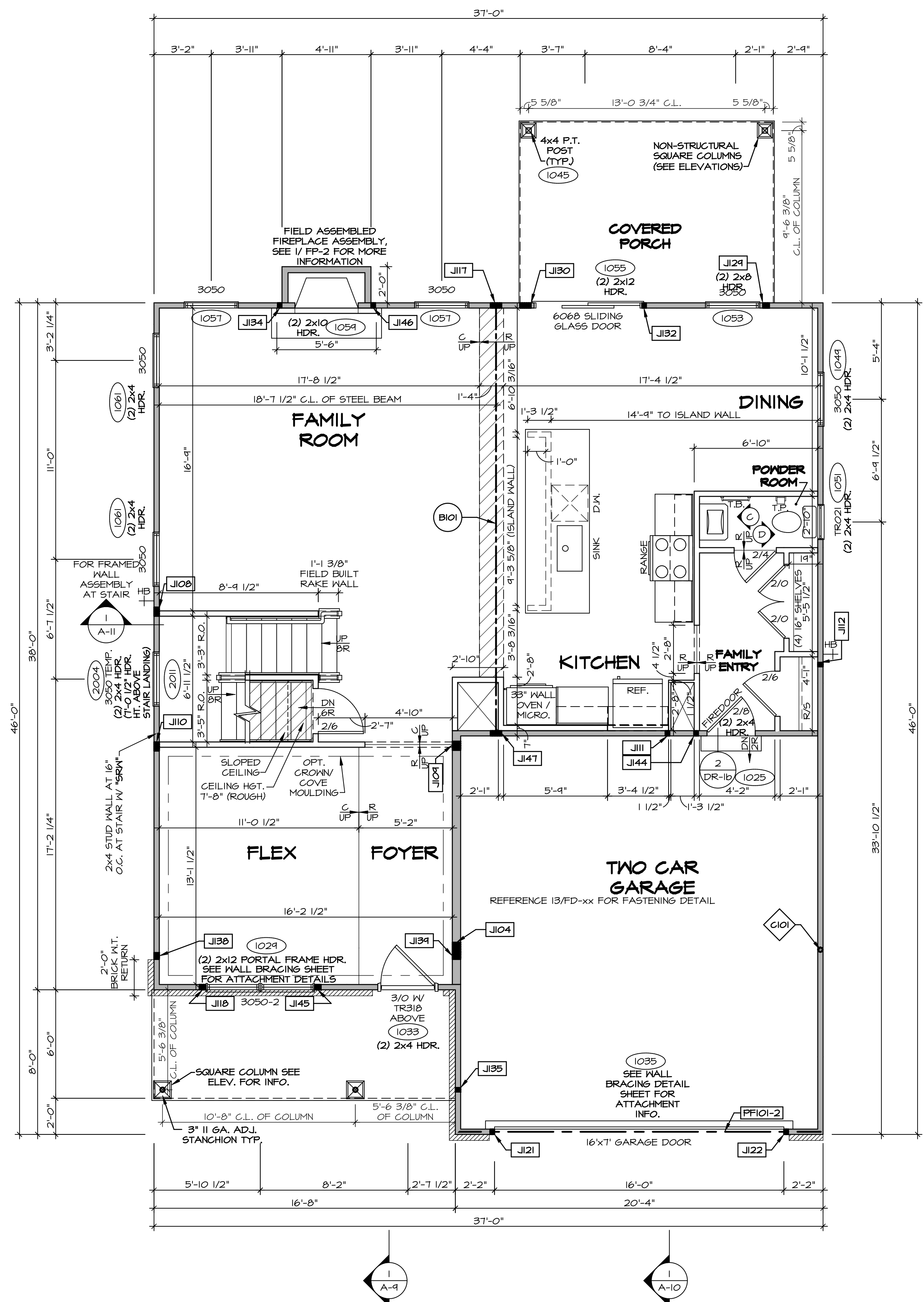
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SET NO. CLM00  
 VERSION 01  
 DRAWN BY CVB  
 DATE:  
 OPTION FEA

MODEL  
**COLUMBIA**  
 DRAWING TITLE  
 BASEMENT FLOOR PLAN  
 OPTION DESCRIPTION  
 BASEMENT FOUNDATION

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
- 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 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.
- (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (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, SXC, FBA/ FCA	1006	

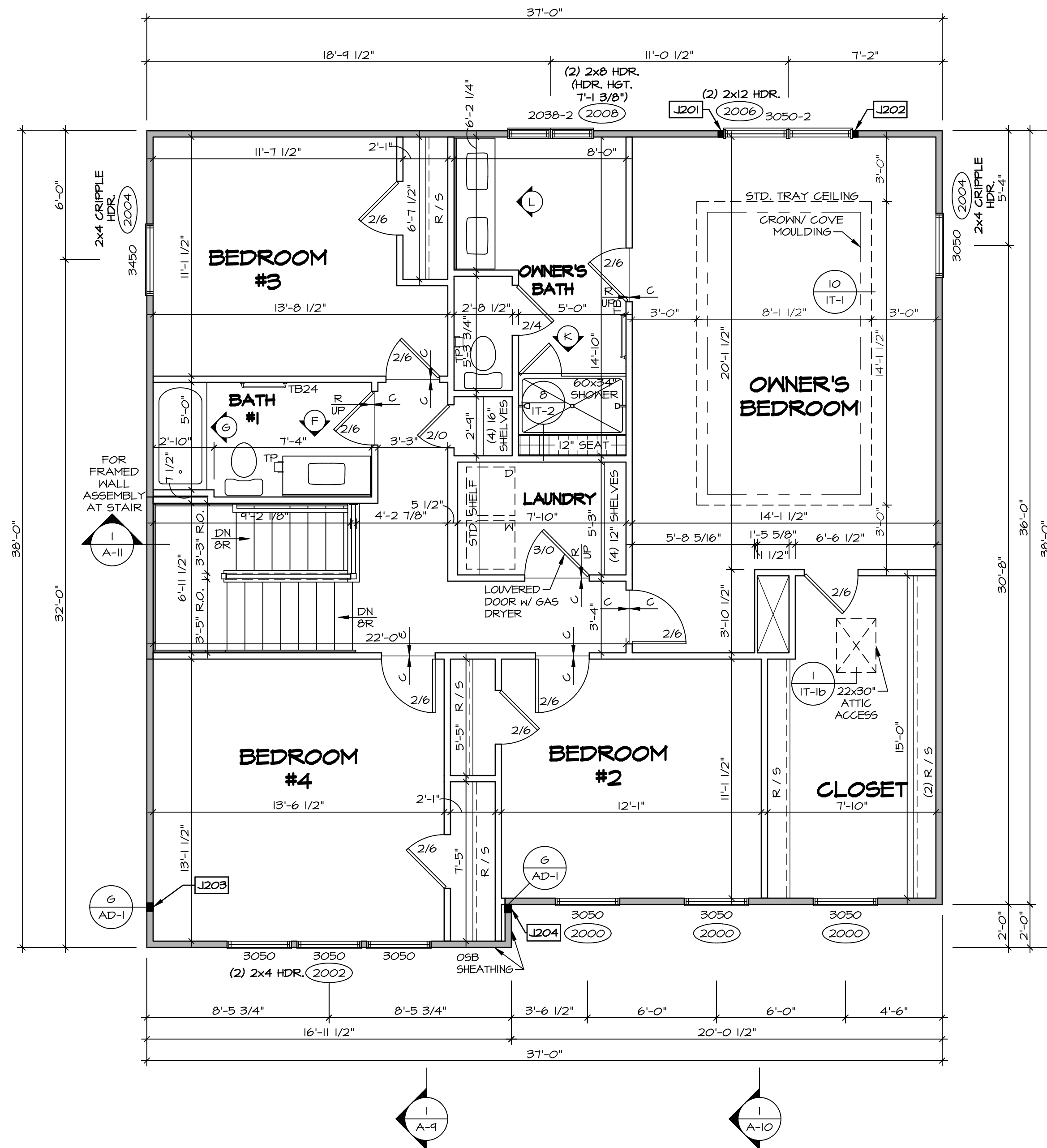
**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J104	JACK - (5) 2x6 SPF STUD GRADE	SXC, ELB/ ELL	1006	
J108	JACK - (4) 2x4 SPF STUD GRADE		1014	
J109	JACK - (4) 2x6 SPF STUD GRADE		1016	
J110	JACK - (4) 2x4 SPF STUD GRADE		1018	
J111	JACK - (2) 2x4 SPF STUD GRADE		1018	
J112	JACK - (2) 2x4 SPF STUD GRADE		1020	
J117	JACK - (5) 2x4 SPH		1023	
J118	JACK - (5) 2x4 SPF STUD GRADE		1021	
J121	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J129	JACK - (3) 2x4 SPF STUD GRADE	EPE	1045, 1053	
J130	JACK - (5) 2x4 SPF STUD GRADE	EPE	1045, 1055	
J132	JACK - (2) 2x4 SPF STUD GRADE		1055	
J134	JACK - (2) 2x4 SPF STUD GRADE	L6F	1054	
J135	JACK - (2) 2x4 SPF STUD GRADE		1063	
J136	JACK - (3) 2x4 SPH	ELB/ ELL	2010	
J139	JACK - (3) 2x6 SPF STUD GRADE	ELB/ ELL	2010	
J144	JACK - (2) 2x4 SPF STUD GRADE		1018	
J145	JACK - (5) 2x4 SPF STUD GRADE		1021	
J146	JACK - (2) 2x4 SPF STUD GRADE	L6F	1054	
J147	JACK - (5) 2x4 SPH		1023	

DCY-Y6-T480  
1764 WANDERING STREAM PKAY  
CENTERVILLE, OH 45459

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**COLUMBIA**  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION  
A-7  
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 FC DETAILS FOR FRAMING CONNECTORS

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

- 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.

**GYPSON 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.

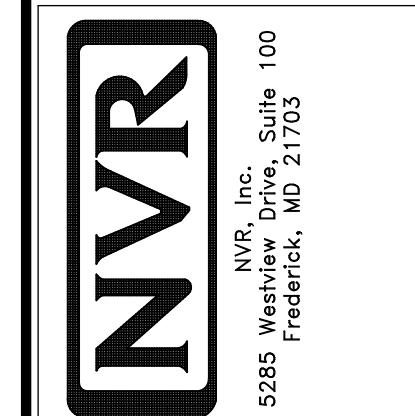
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**SECOND FLOOR JACK SCHEDULE**

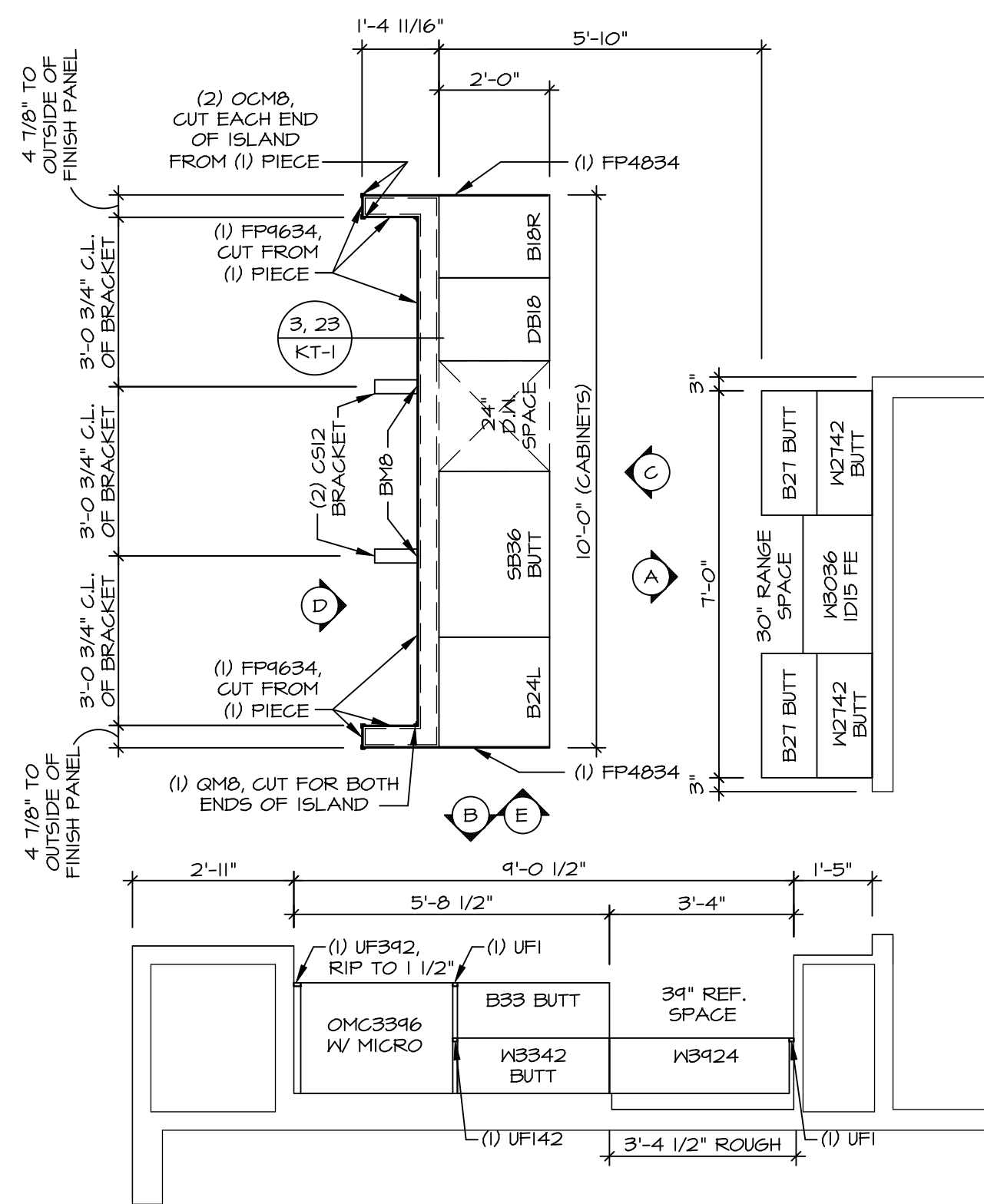
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	
J203	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	1/8"x3 1/2"x4 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE
J204	JACK - (3) 2X4 SP#1	ELB/ ELL	2010	1/8"x3 1/2"x4 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE

DIV-COMM-LOT-UNIT  
**DCY-YG-T480**  
COMM-LOT  
VILGE OF WINDING CREEK MARR CO - T480  
STREET ADDRESS  
1164 WANDERING STREAM PKAY  
CITY  
CENTERVILLE  
STATE  
OH  
ZIP  
45459

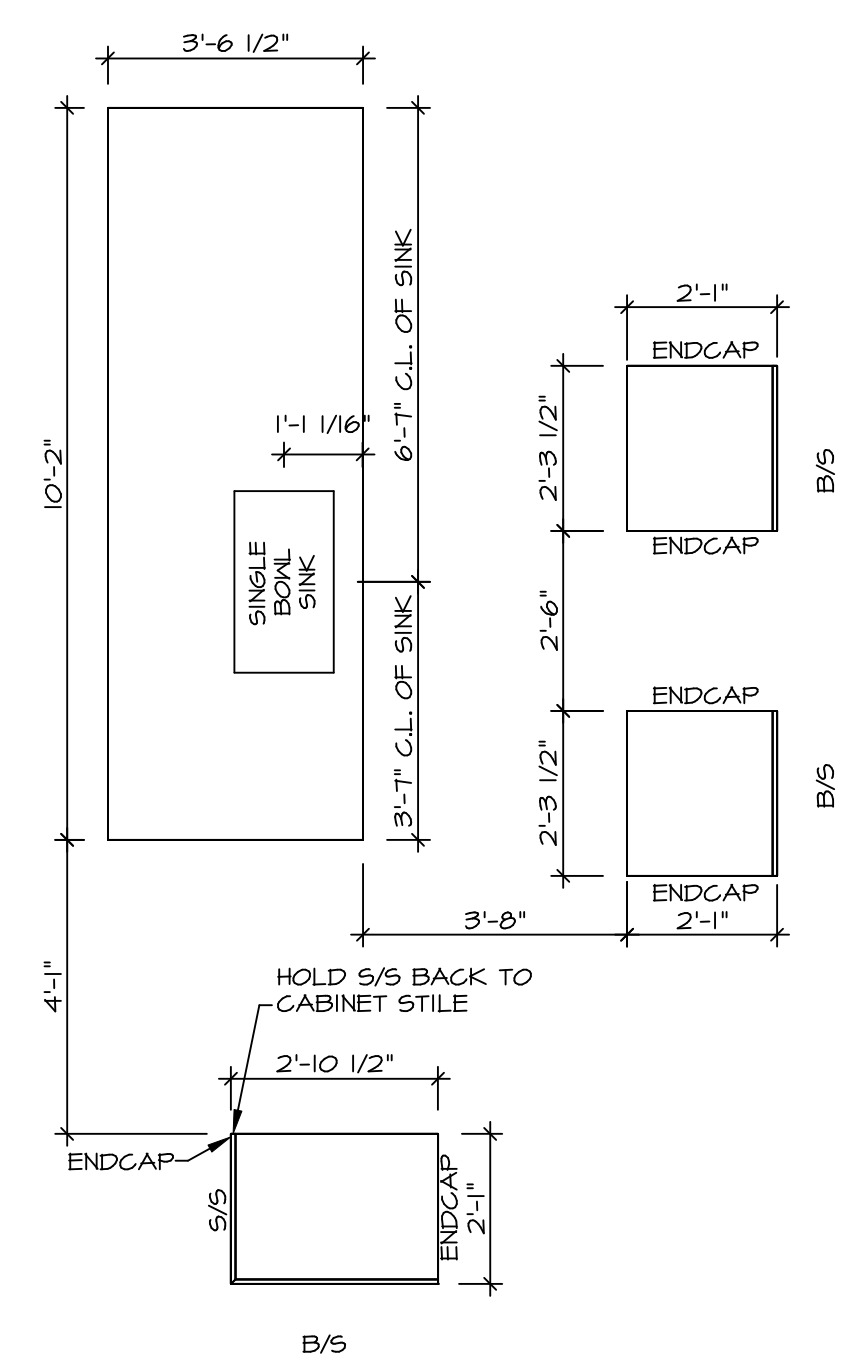
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SHEET NO. <b>A-8</b>	MODEL <b>COLUMBIA</b>	SET NO. CLM00 VERSION 01	DRAWN BY ARM
OPTION DESCRIPTION <b>31</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	DATE:	OPTION

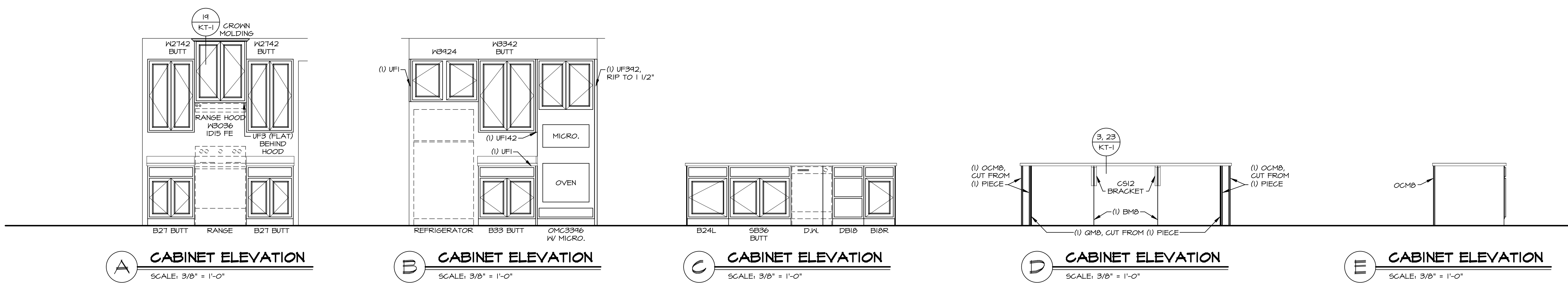


**3 KITCHEN CABINET LAYOUT KC-3522**  
 SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT IV RANGE AND WALL OVEN 'KAG'



**4 KITCHEN COUNTERTOP LAYOUT KC-3522**  
 SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT IV RANGE AND WALL OVEN 'KAG'

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



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

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

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

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

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

**DCY-Y6-T480**

BIV-COMM-LOT-UNIT  
 COMM-LOT  
 VLGES OF WINDING CREEK WARR CO - T480  
 STREET ADDRESS  
 1164 WANDERING STREAM PKAY  
 CITY STATE OH ZIP  
 CENTERVILLE OH 45459

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SET NO. CLM00  
 VERSION 01  
 DRAWN BY ARM  
 DATE:  
 OPTION

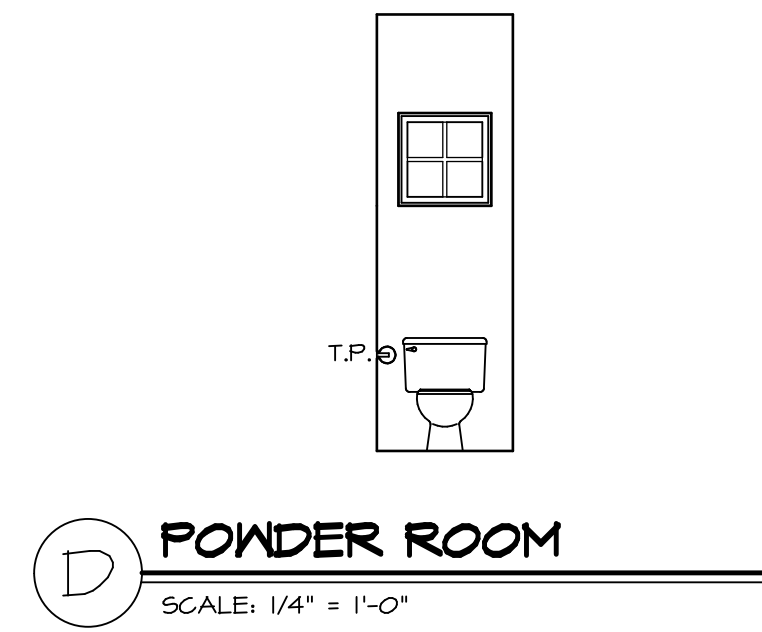
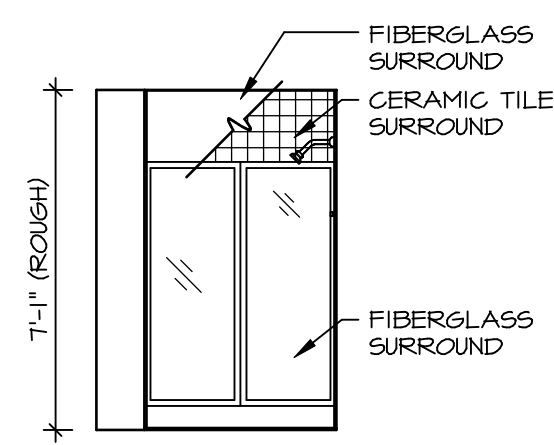
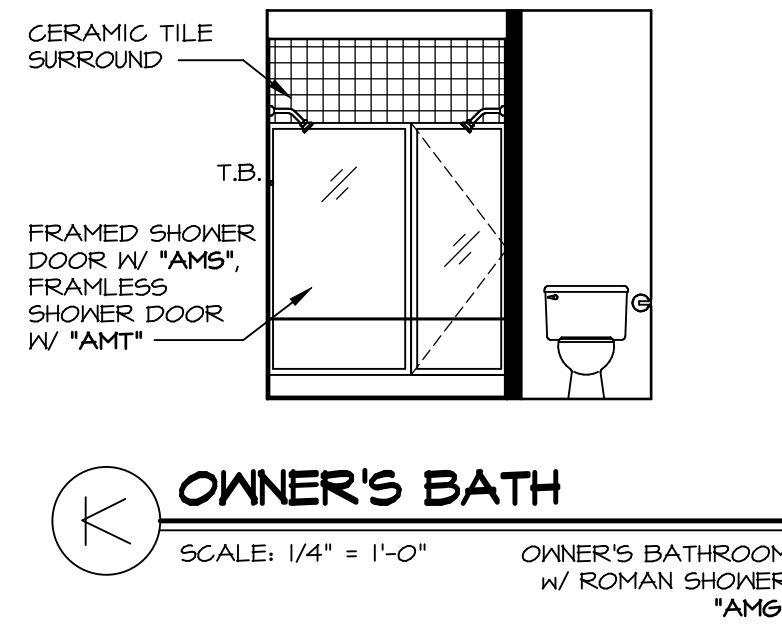
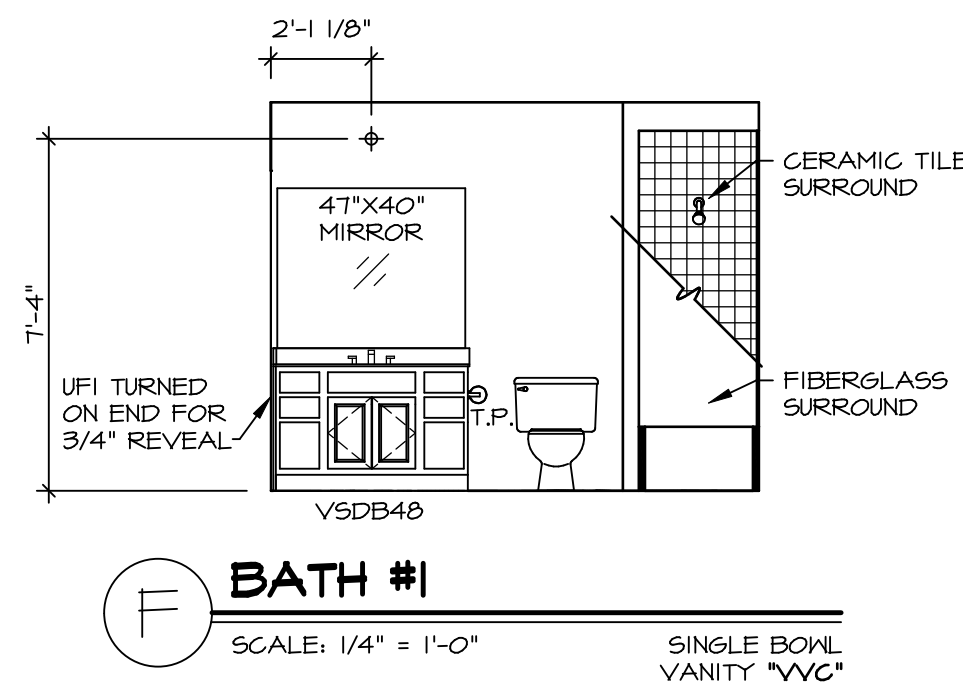
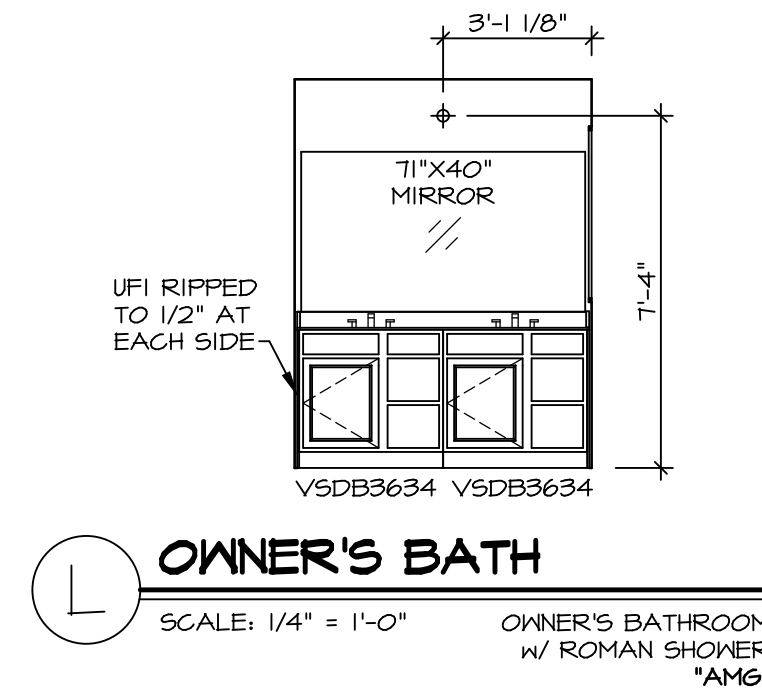
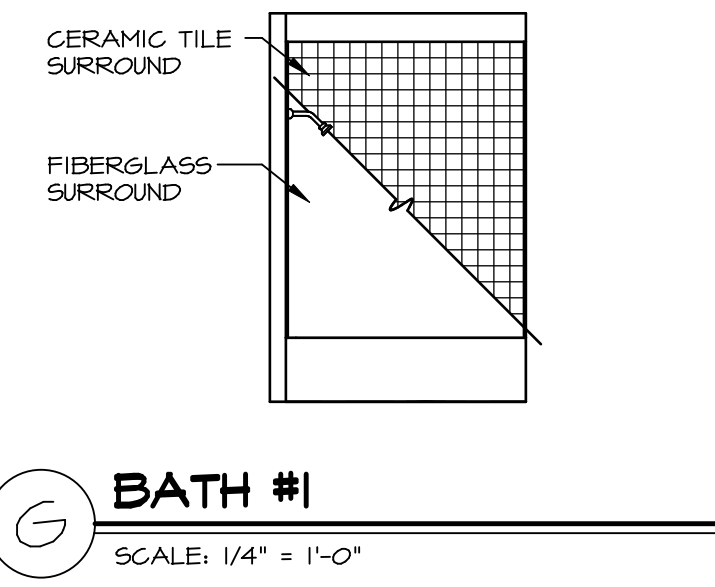
**COLUMBIA**  
 DRAWING TITLE  
 KITCHEN PLAN AND ELEVATION  
 OPTION DESCRIPTION

SHEET NO.  
**A-12**  
 44

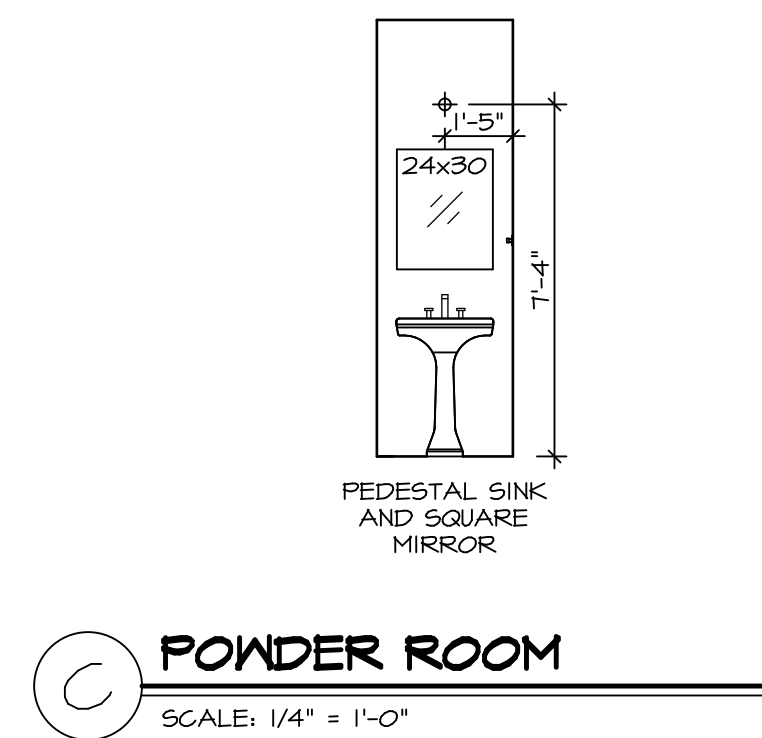
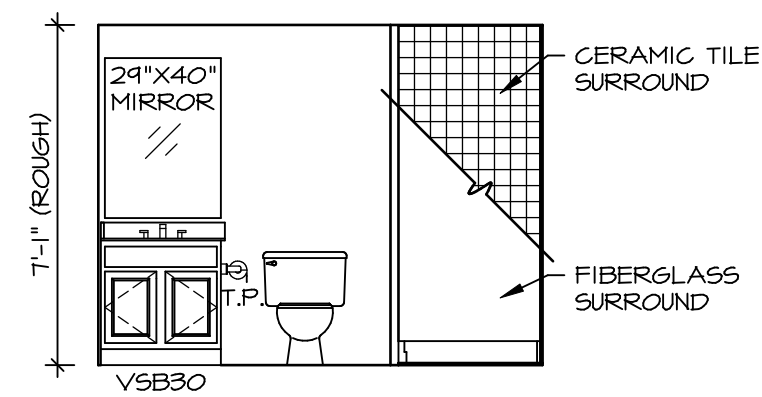
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**NOTES:**

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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



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



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

DIV-COMM-LOT-UNIT  
**DCY-V6-T480**

COMM-LOT  
VILGE OF KINDING CREEK WARR CO - T480  
STREET ADDRESS  
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CENTERVILLE OH 45458

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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