

VRS 103

1017 FAIRWATER SPRINGS DR

CENTERVILLE, OH 45458

CRAFTSMAN

2 Story Basement

Finished basement and full bath

WET BAR PLUMBING ROUGH-IN BASEMENT

WATER SOFTENER ROUGH-IN

LAUNDRY TUB

2 hose bibs with valves

ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace and Fireplace

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

SEE FC DETAILS FOR FRAMING CONNECTORS

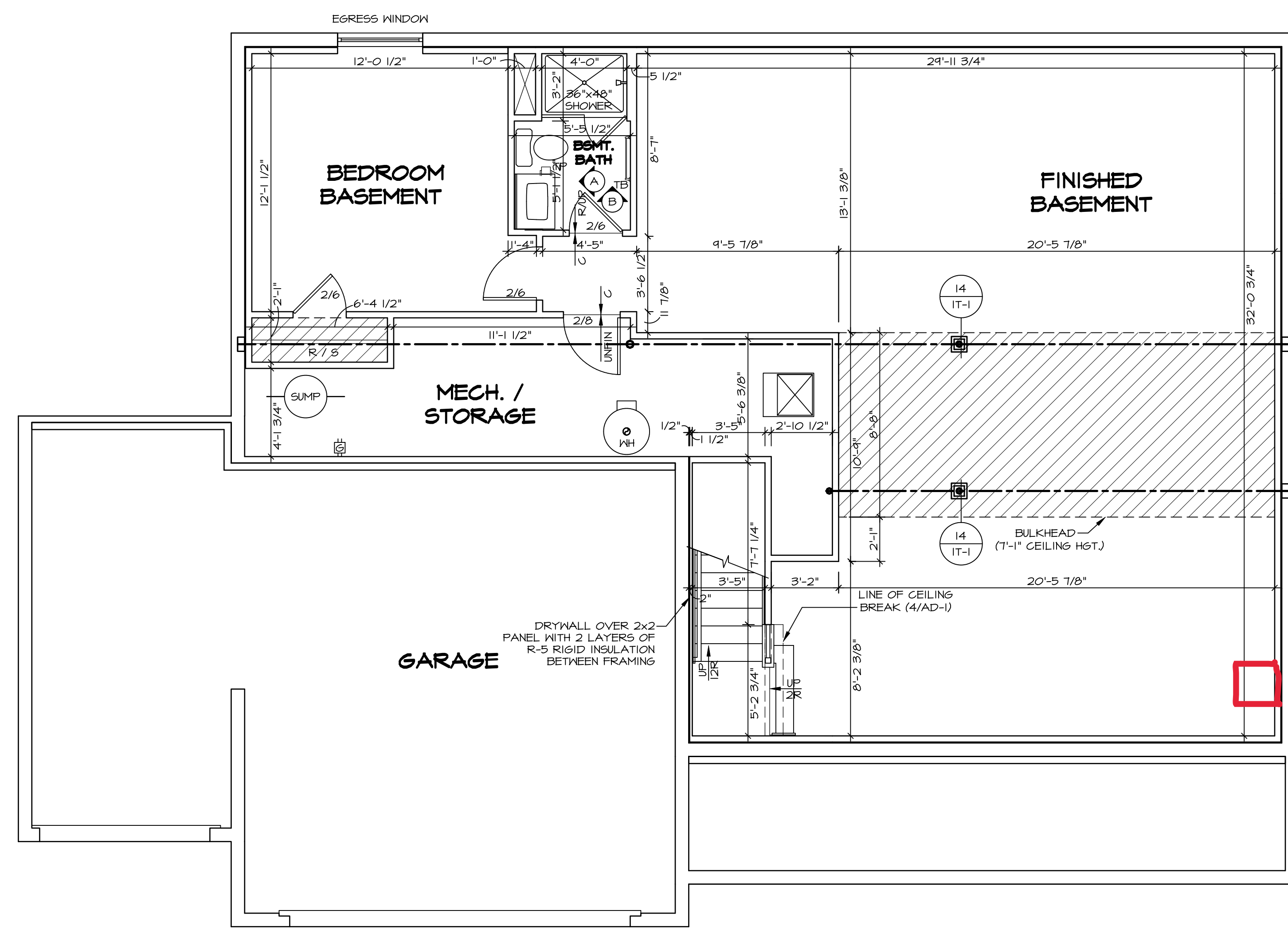
FLOOR PLAN NOTES

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 1"-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.

GYPSTUM 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.

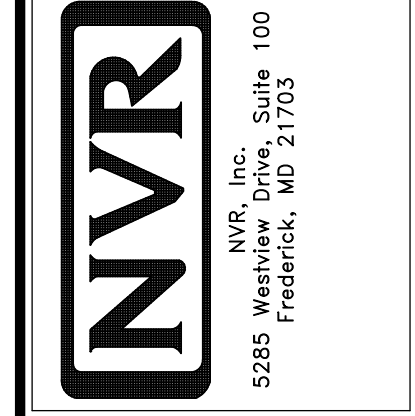
AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT
DCY-YR-S103
 COMM-LOT
 VLES OF BINDING CREEK MONT CO - S103
 STREET ADDRESS
 1017 FAIRWATER SPRINGS DR
 CITY STATE OH
 CENTERVILLE OH
 ZIP 45459

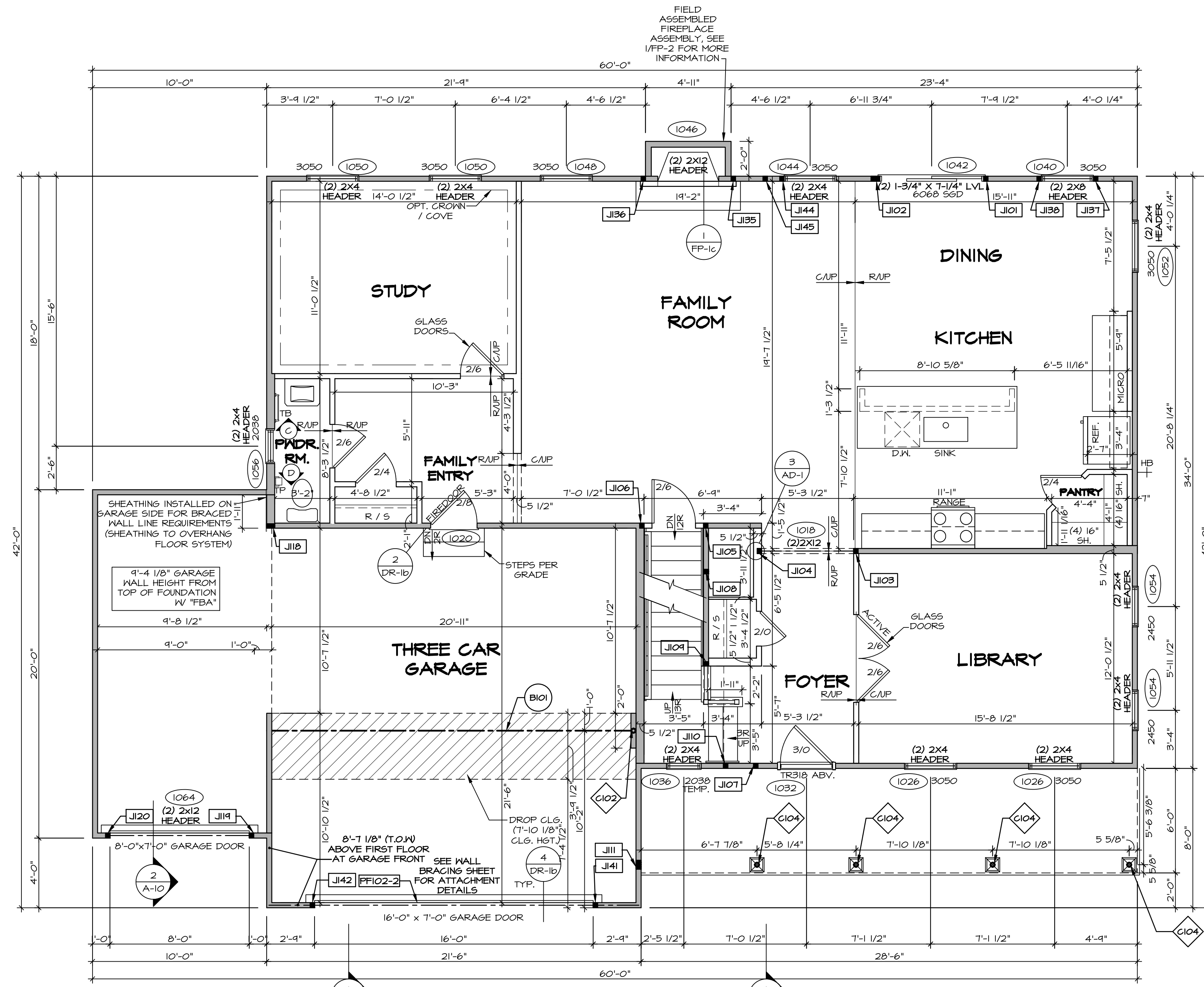
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SET NO. SLR00
 VERSION 01
 DRAWN BY GDP
 DATE: 5/15/12
 OPTION

MODEL
SAINT LAWRENCE
 DRAWING TITLE
BASEMENT FLOOR PLAN
 OPTION DESCRIPTION

SHEET NO.
A-6
 32



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

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 5/8" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3/2", 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 GRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPHUM 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

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 - W12X40	21'-2"	SXC	1022	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C102	STANCHION - 3 IN SCHED	9'-0 1/16"	SXC, FBA	1022	
C104	STANCHION FORCH - 3 IN DIA 116A ADJ.	9'-4 7/8"		1066	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2x4 SFF STUD GRADE		1042	
J102	JACK - (4) 2x4 SFF STUD GRADE		1042	
J103	JACK - (2) 2x4 SFF STUD GRADE		1018	
J104	JACK - (2) 2x4 SFF STUD GRADE		1018	
J105	JACK - (2) 2x4 SFF STUD GRADE		1012, 1014	
J106	JACK - (2) 2x4 SFF STUD GRADE		1012	
J107	JACK - (2) 2x4 SFF STUD GRADE		1085	
J108	JACK - (2) 2x4 SFF STUD GRADE		1014	
J109	JACK - (2) 2x4 SFF STUD GRADE		1014	
J110	JACK - (2) 2x4 SFF STUD GRADE		1010	
J111	JACK - (4) 2x4 SFF STUD GRADE		1066	
J112	JACK - (2) 2x6 SFF STUD GRADE		1016	
J113	JACK - (2) 2x4 SFF STUD GRADE		1064	
J114	JACK - (2) 2x4 SFF STUD GRADE		1064	
J115	JACK - (2) 2x4 SFF STUD GRADE		1046	
J116	JACK - (2) 2x4 SFF STUD GRADE		1046	
J117	JACK - (2) 2x4 SFF STUD GRADE		1040	
J118	JACK - (2) 2x4 SFF STUD GRADE		1040	
J119	JACK - (2) 2x4 SFF STUD GRADE		1058	
J120	JACK - (2) 2x4 SFF STUD GRADE		1058	
J121	JACK - (2) 2x4 SFF STUD GRADE		1044	
J122	JACK - (2) 2x4 SFF STUD GRADE		2006	

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

DIV-COMM-LOT-UNIT
DCY-YR-S103
COM-LOT
VLES OF MINING CREEK MONT CO - S103
STREET ADDRESS
1017 FAIRWATER SPRINGS DR
CITY STATE ZIP
CENTERVILLE OH 45458

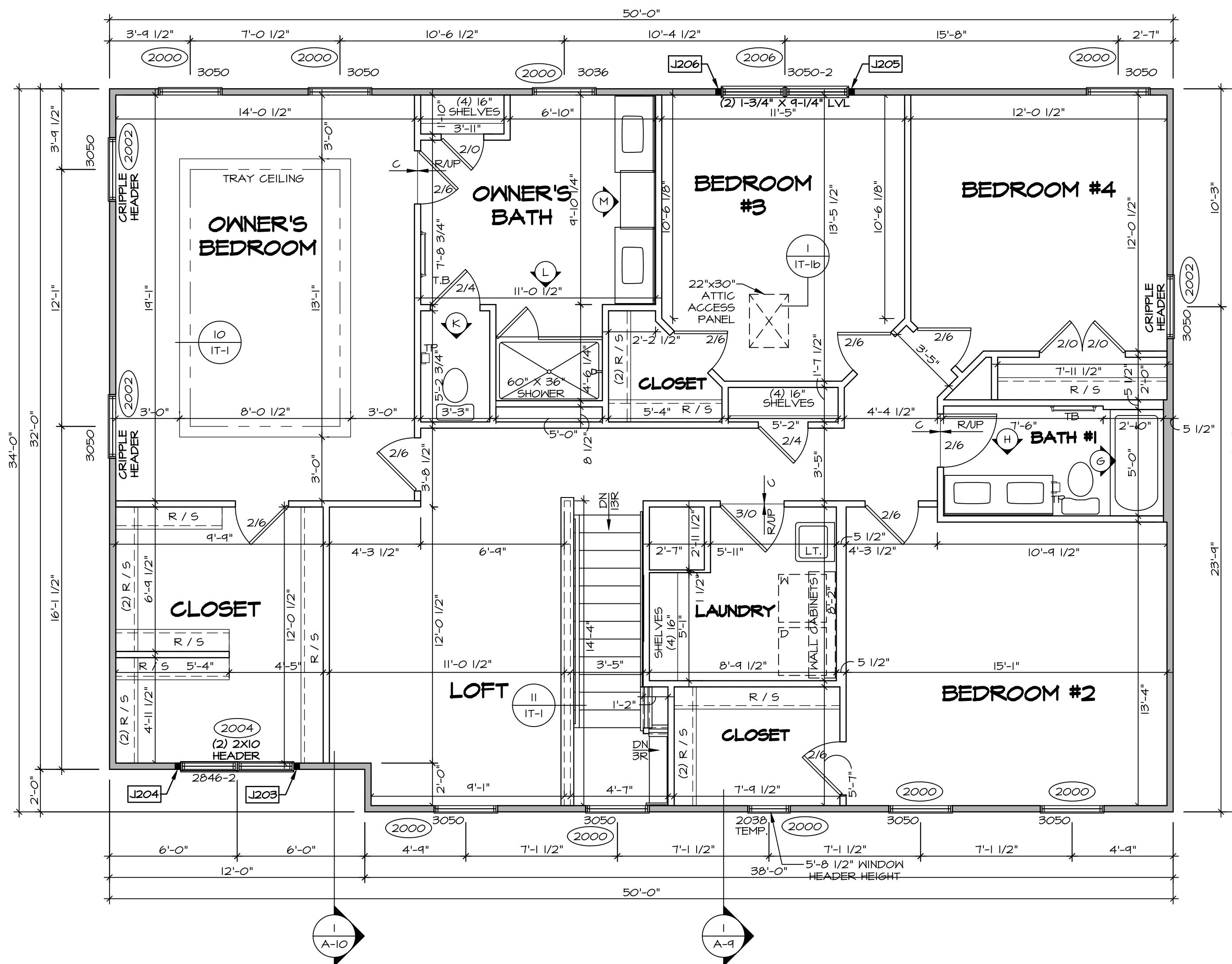
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5285 Westpark Dr.
Frederick, MD 21703

SHEET NO. **A-7**
MODEL **SAINT LAWRENCE**
DRAWING TITLE **FIRST FLOOR PLAN**
DRAWN BY **GDP**
DATE: **5/15/12**
OPTION

SET NO. **SLR00**
VERSION **01**

34



SECOND 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
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 10. 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J203	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELB, ELK, ELL	2004	
J204	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELB, ELK, ELL	2004	
J205	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELB, ELK, ELL	2006	
J206	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELB, ELK, ELL	2006	

DCY-YR-S103

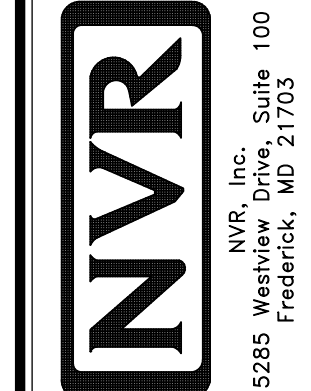
DIV-COMM-LOT-UNIT: DCY-YR-S103
 COM-LOT: VLES OF MINDING CREEK MONT CO - S103
 STREET ADDRESS: 1017 FAIRWATER SPRINGS DR
 CITY: CENTERVILLE STATE: OH ZIP: 45458

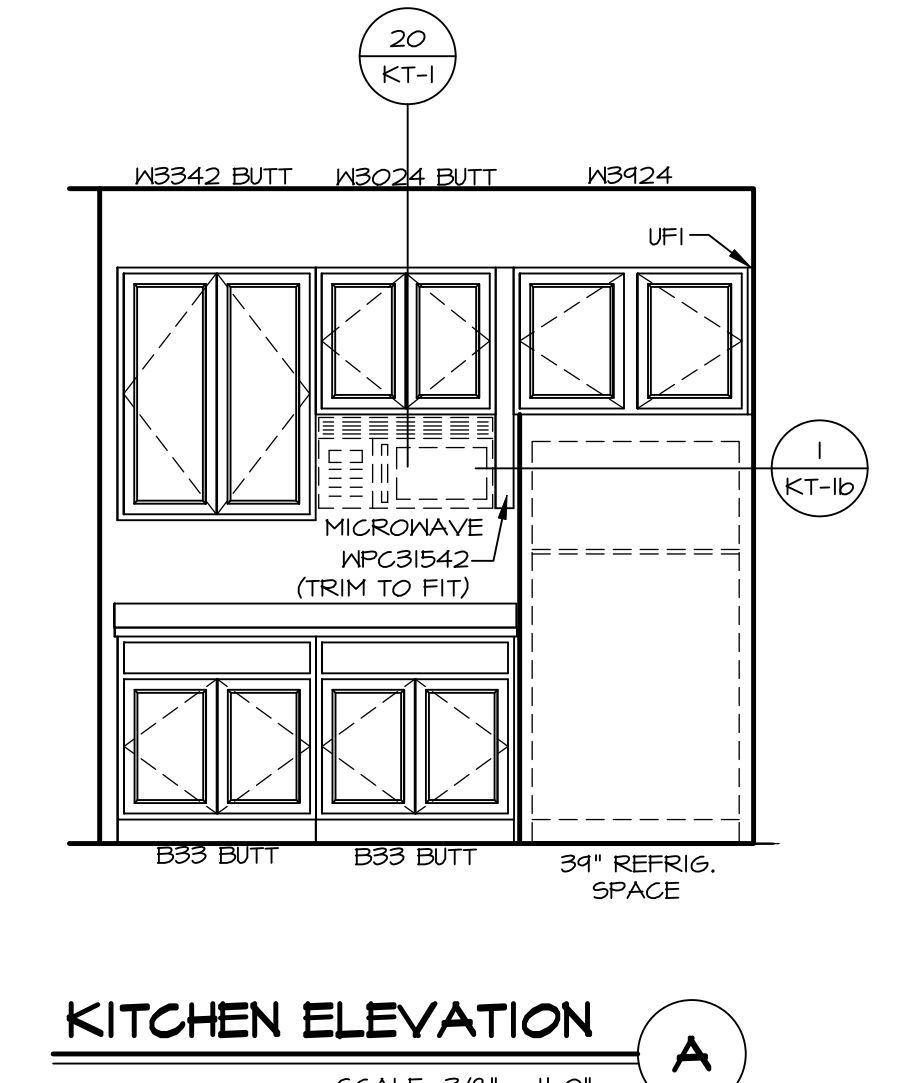
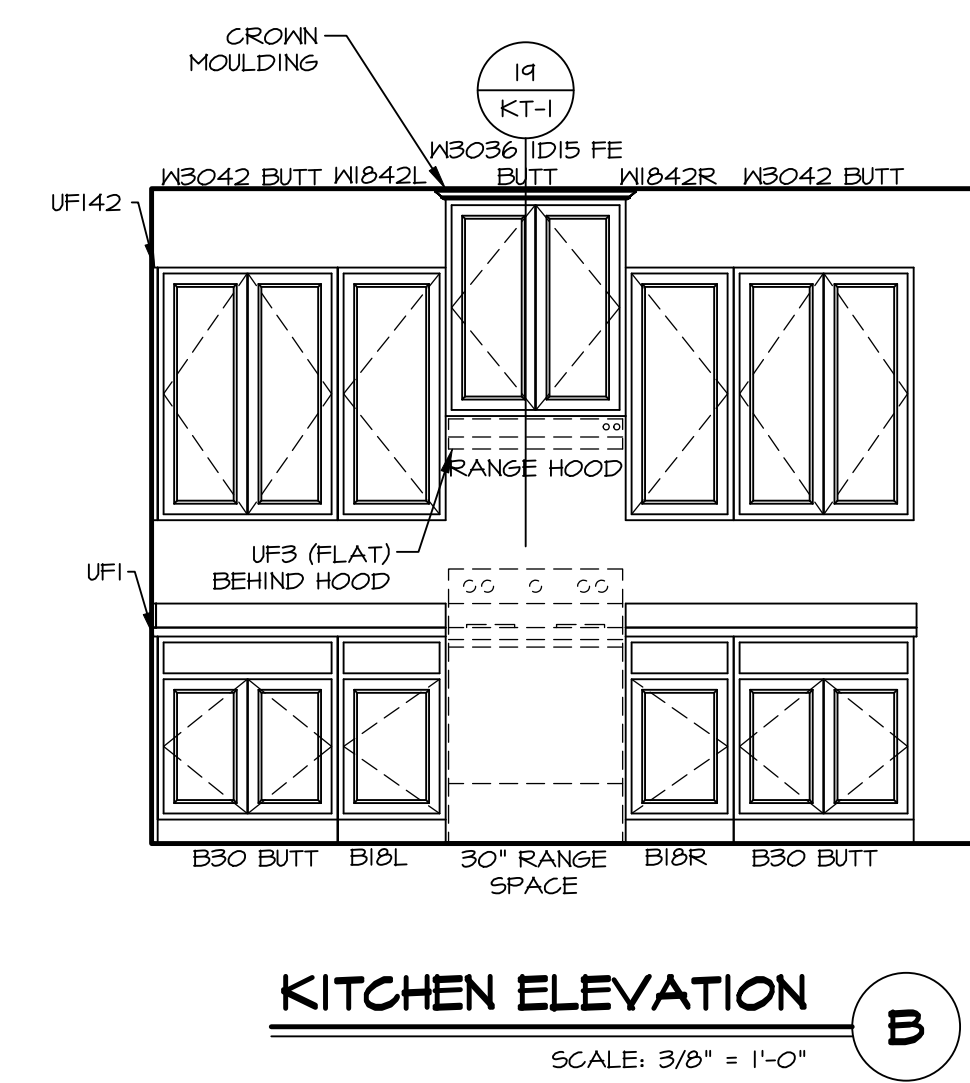
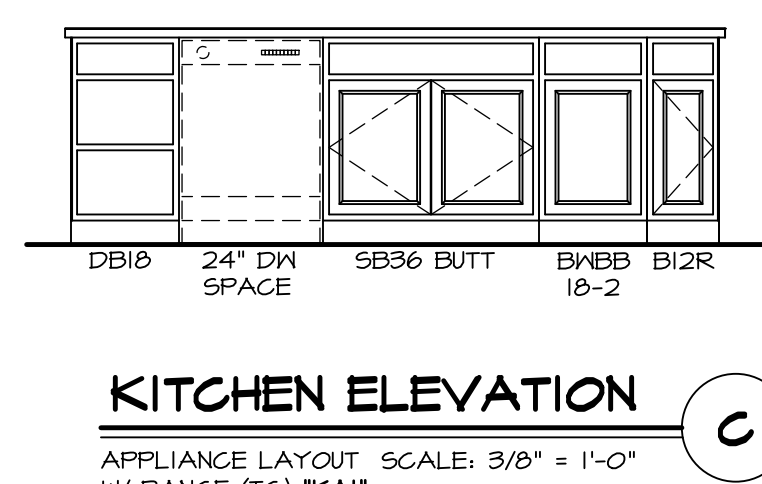
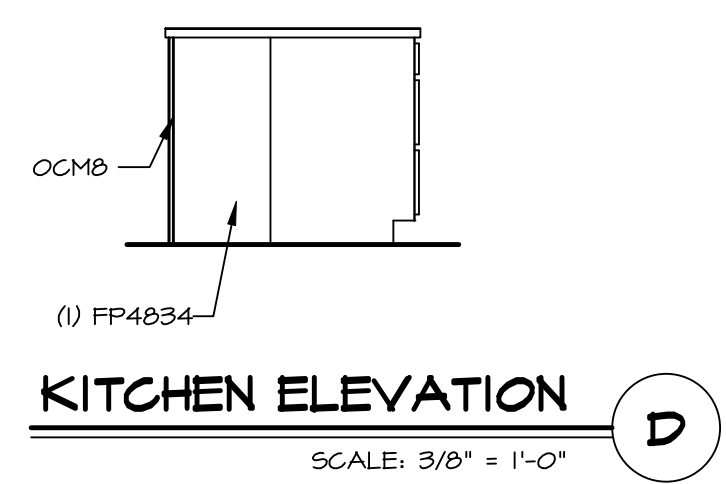
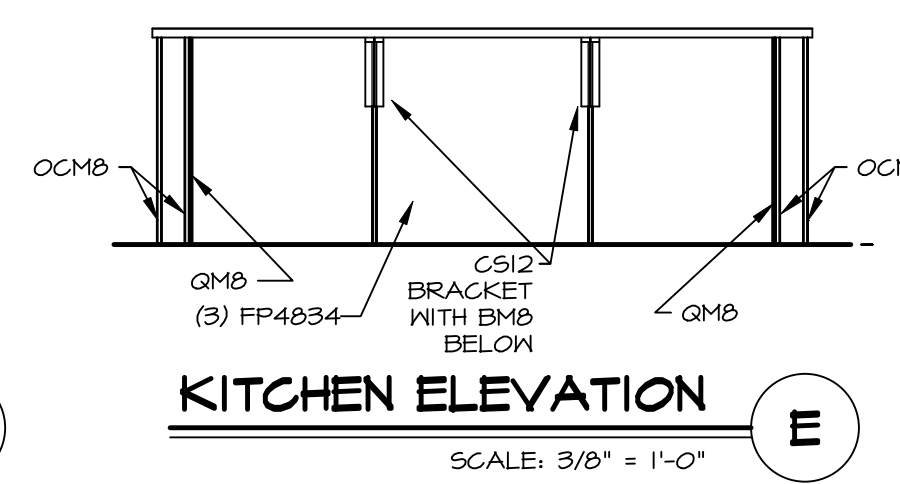
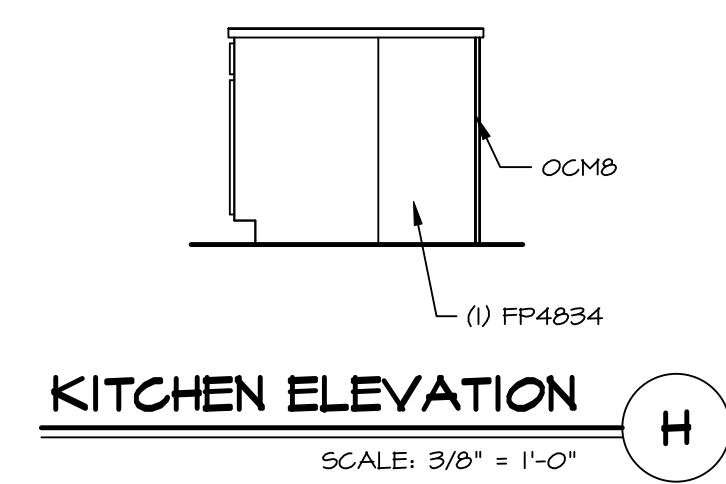
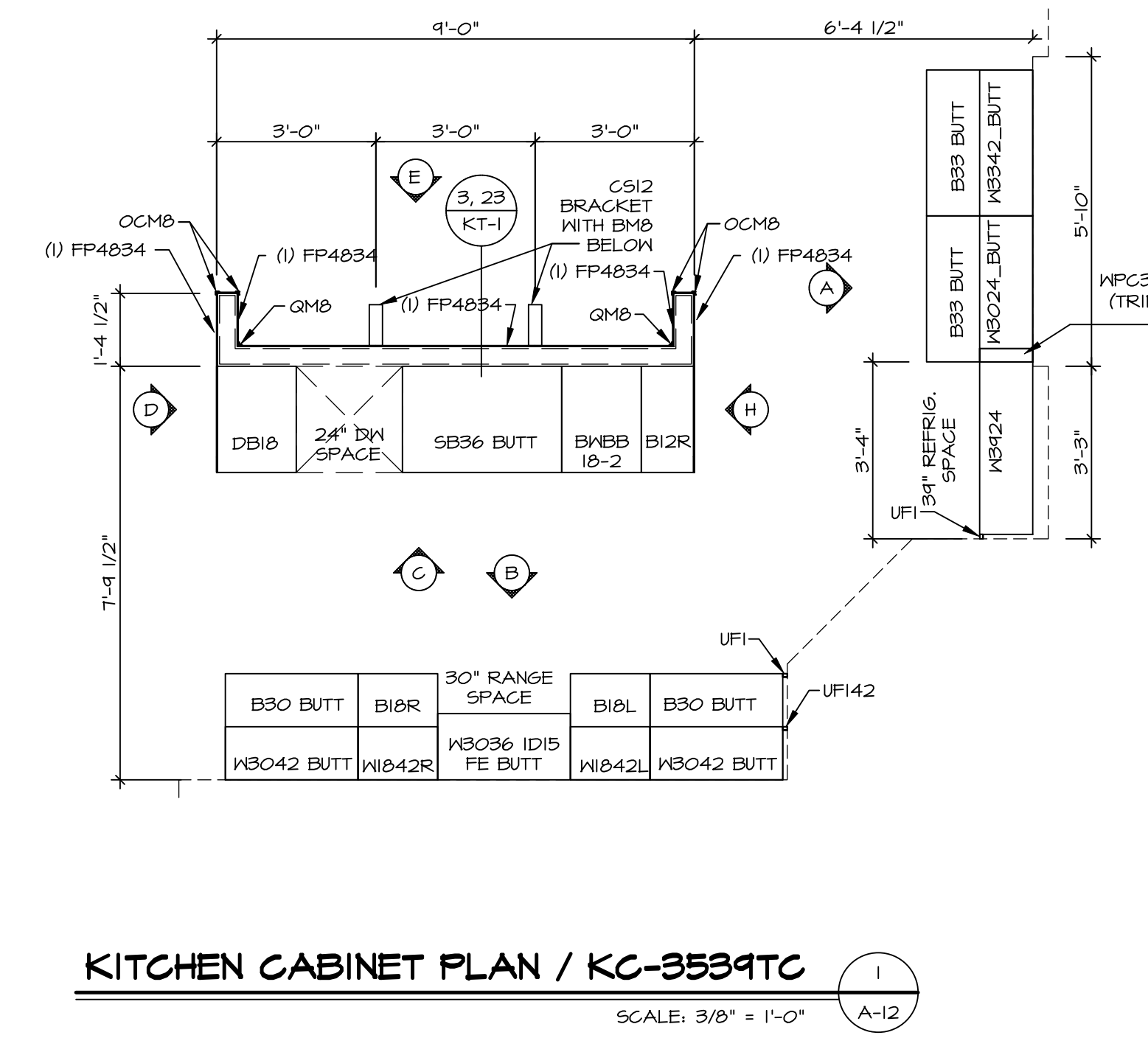
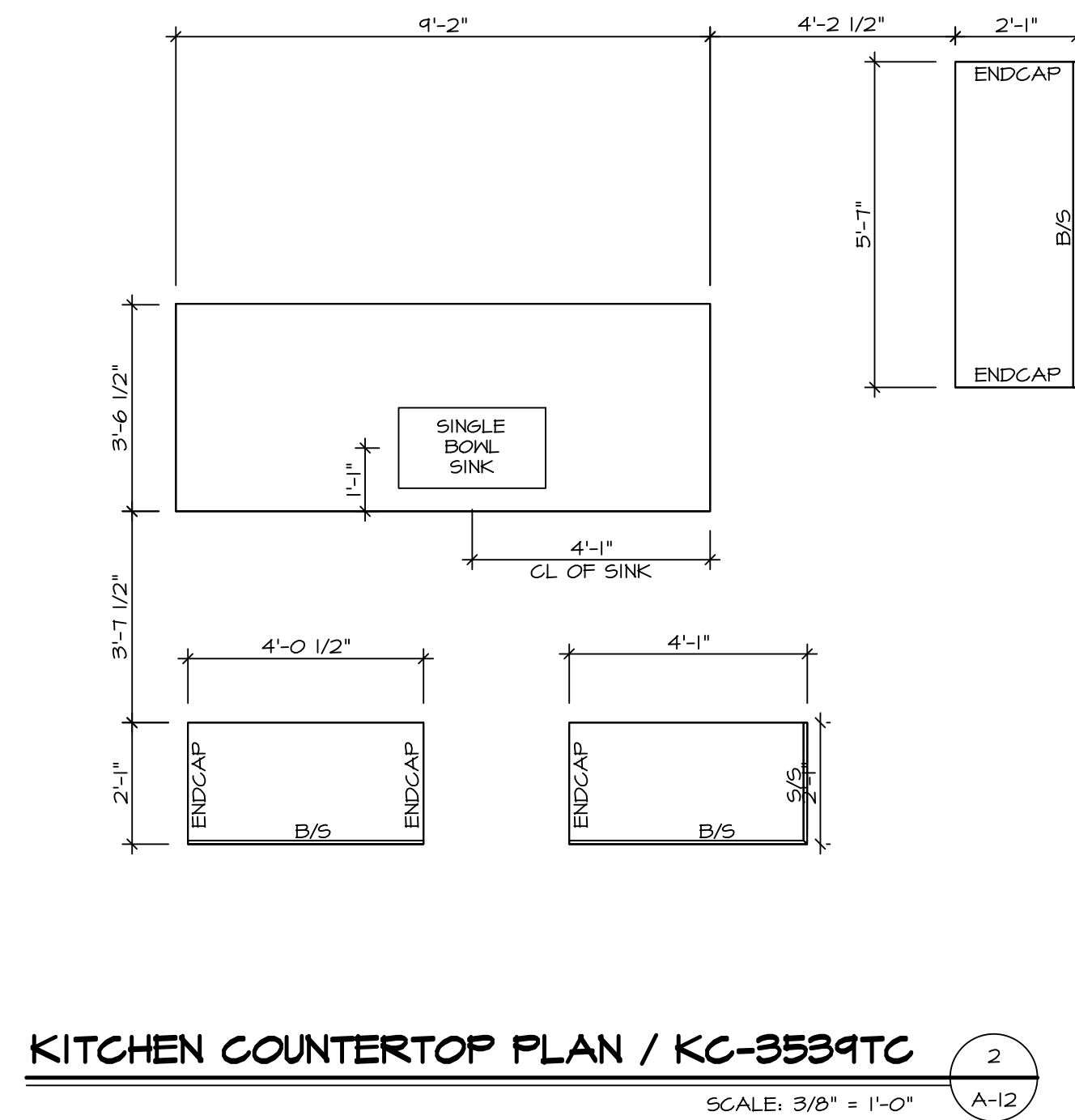
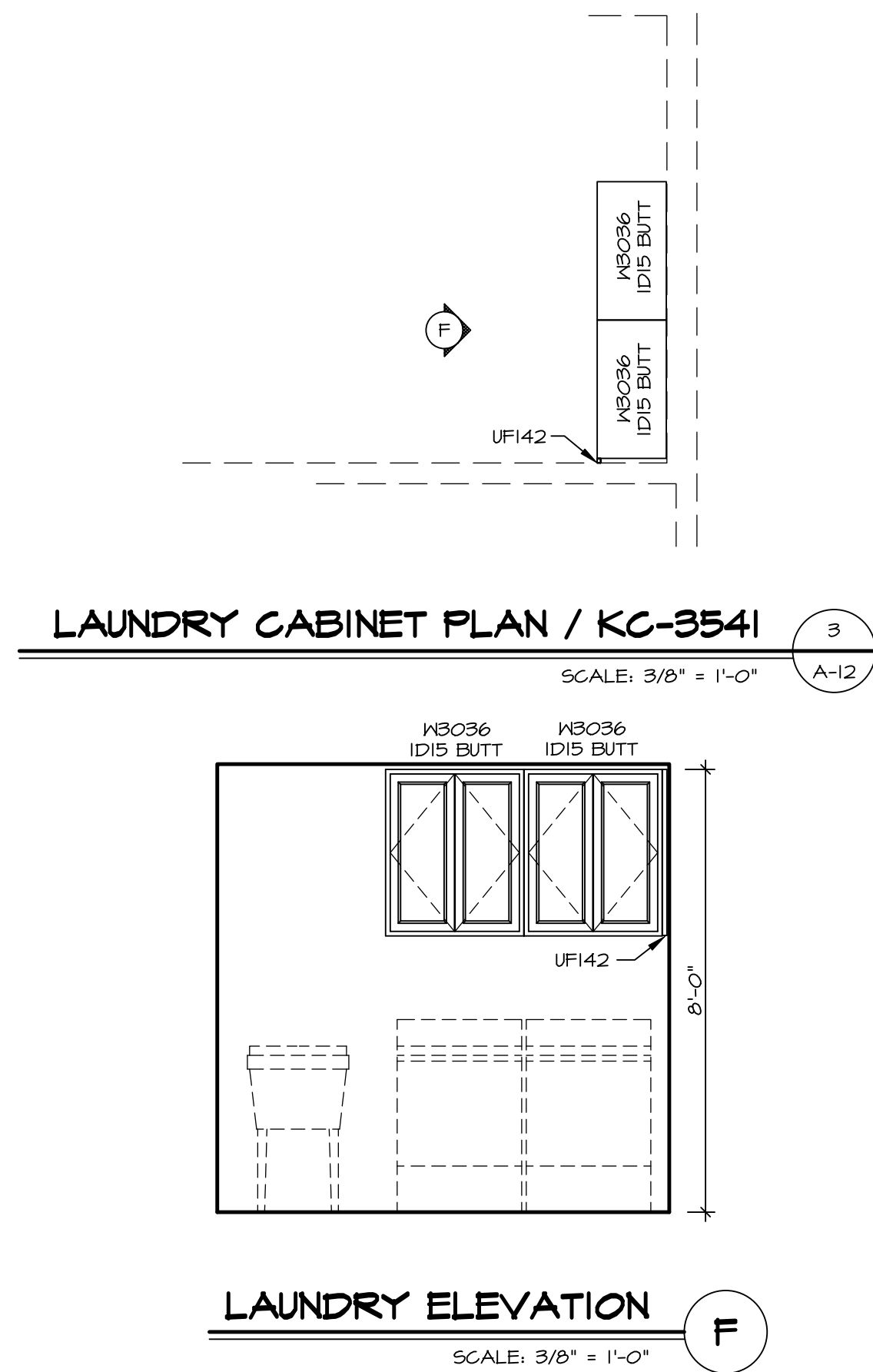
SET NO. SLR00
 VERSION: 01
 DRAWN BY: GDP
 DATE: 5/15/12
 OPTION

SAINT LAWRENCE
 DRAWING TITLE: SECOND FLOOR PLAN
 SHEET NO. **A-8**

38

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- 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 (KKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 5. 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 HOLDING.
 6. 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.

DCY-YR-S103

DIV-COMM-LOT-UNIT
COM-LOT
STREET ADDRESS
CITY

VLS65 OF MINDING CREEK MONT CO - S103
1017 FAIRWATER SPRINGS DR
CENTERVILLE

APT. NO. ---
STATE OH
ZIP 45458

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5285 Westpark Dr

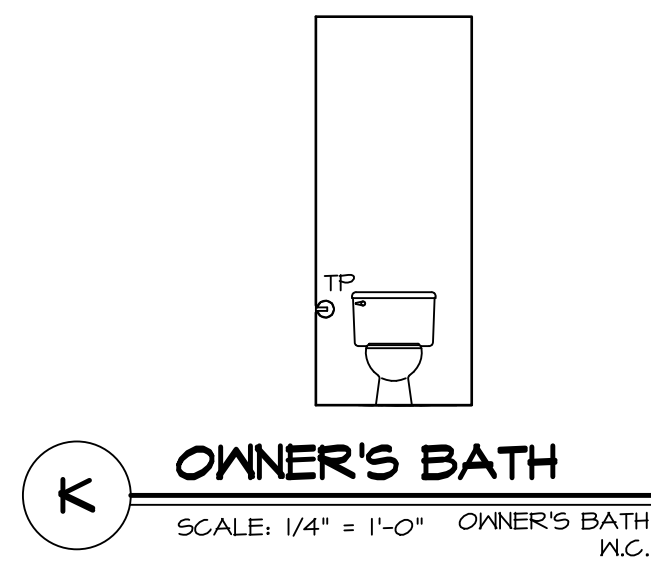
SET NO. SLR00
VERSION 01
DRAWN BY DRH
DATE: 5/15/18
OPTION

MODEL
SAINT LAWRENCE
DRAWING TITLE
KITCHENS

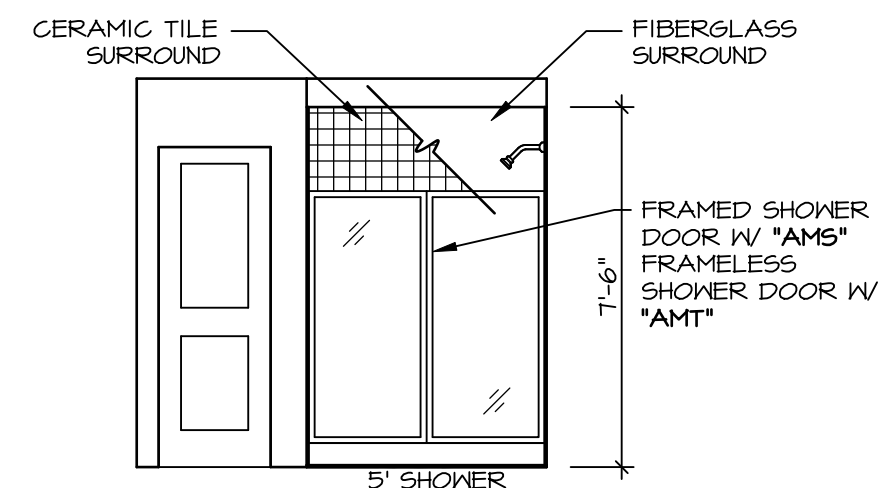
SHEET NO.
A-12

OPTION DESCRIPTION
66

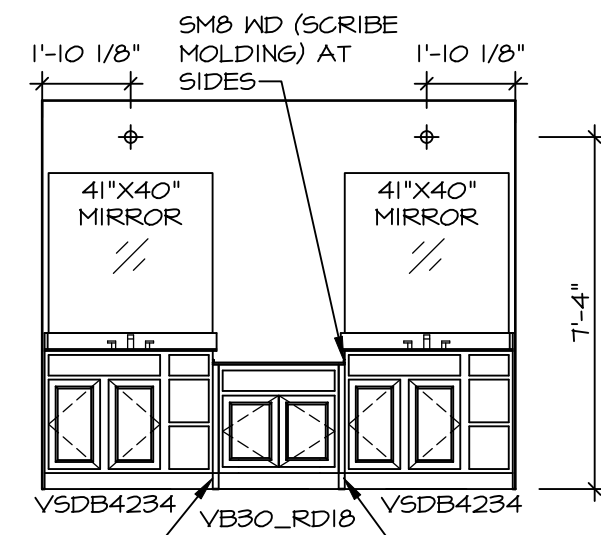
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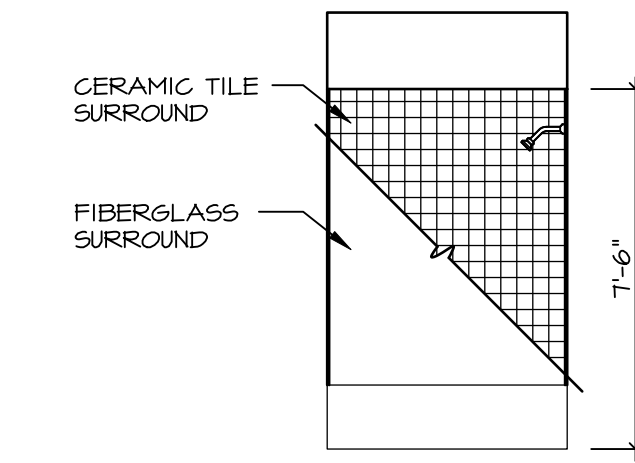
K **OWNER'S BATH**
SCALE: 1/4" = 1'-0" OWNER'S BATH W.C.



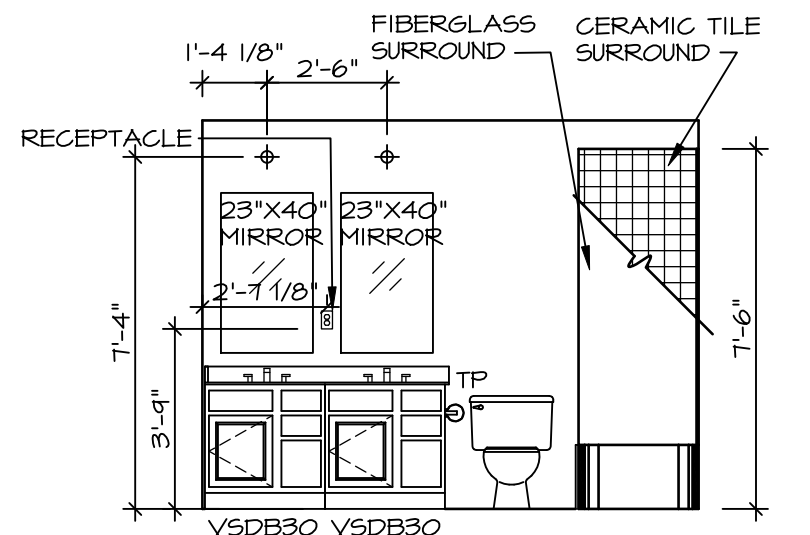
L **OWNER'S BATH**
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



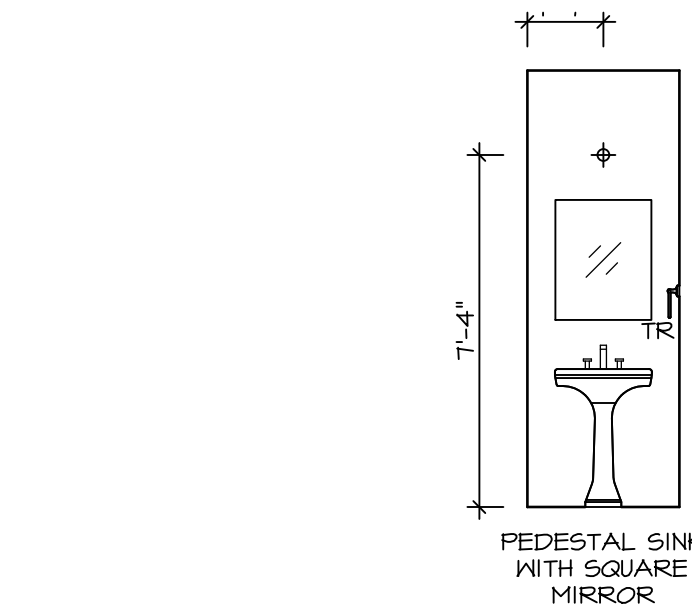
M **OWNER'S BATH**
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



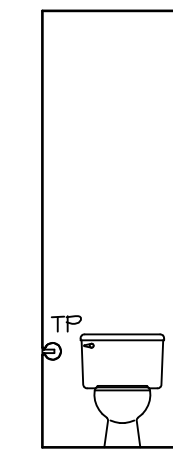
G **BATH #1**
SCALE: 1/4" = 1'-0"



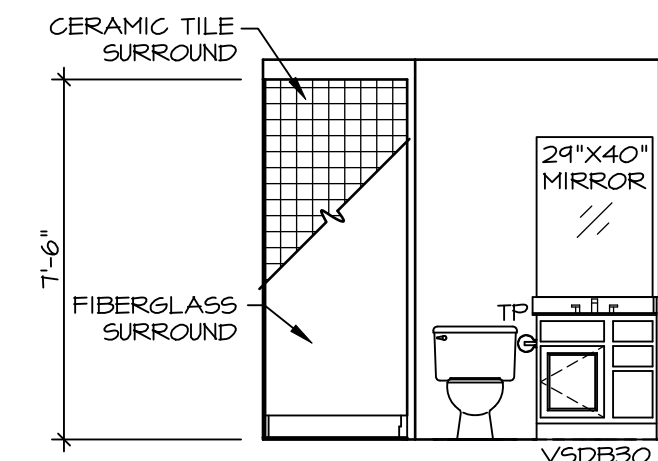
H **BATH #1**
SCALE: 1/4" = 1'-0"



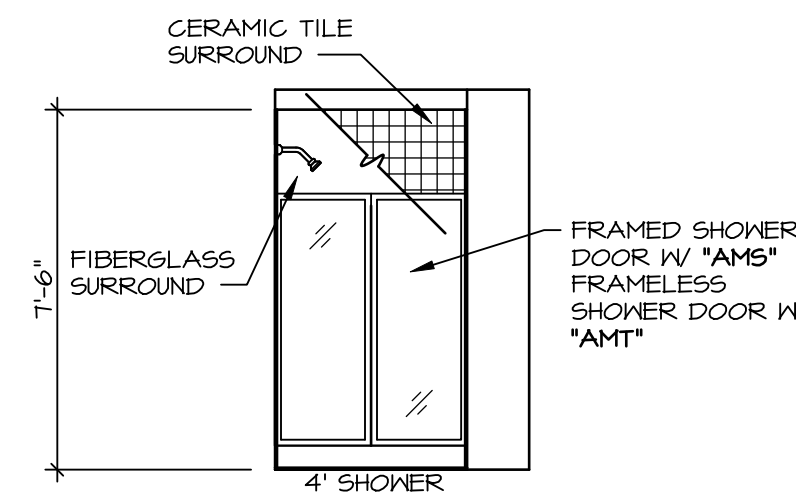
C **POWDER ROOM**
SCALE: 1/4" = 1'-0" WITH STUDY "MAS"



D **POWDER ROOM**
SCALE: 1/4" = 1'-0" WITH STUDY "MAS"



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



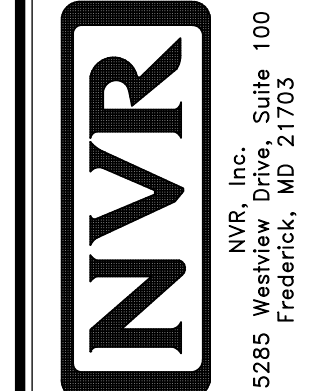
B **BASEMENT BATH**
SCALE: 1/4" = 1'-0" "BAC / AEB"

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 IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

DIV-COMM-LOT-UNIT
DCY-YR-S103
COM-LOT
VLS5 OF KINDING CREEK MONT CO - S103
STREET ADDRESS
1017 FAIRWATER SPRINGS DR
CITY STATE OH
CENTERVILLE OH
APT. NO. ---
ZIP 45459

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5285 Westwick Dr.

SET NO. SLR00
VERSION 01
DRAWN BY GDP
DATE: 5/15/12
OPTION

SHEET NO. **A-13**
MODEL **SAINT LAWRENCE**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION