

VRS 104

1029 FAIRWATER SPRINGS DR

CENTERVILLE, OH 45458

2 Story Basement

Finished basement and Full bath in basement

2 hose bibs with valves

ice maker

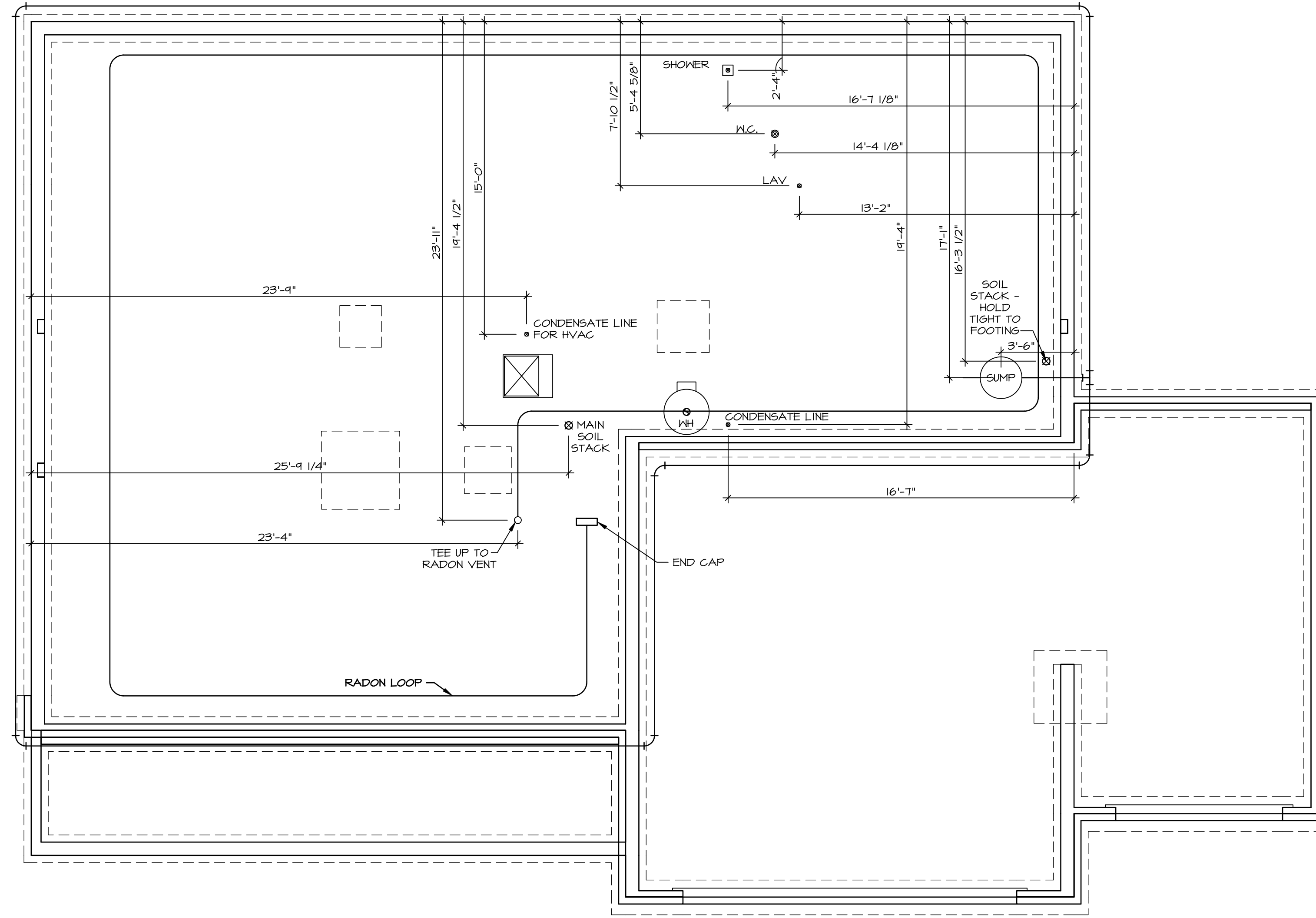
1 tub

2 shower

1 soaking tub

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace and Range



1 PLUMBING PLAN
A-5 SCALE: 1/4" = 1'-0"

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
 - SCREENS 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

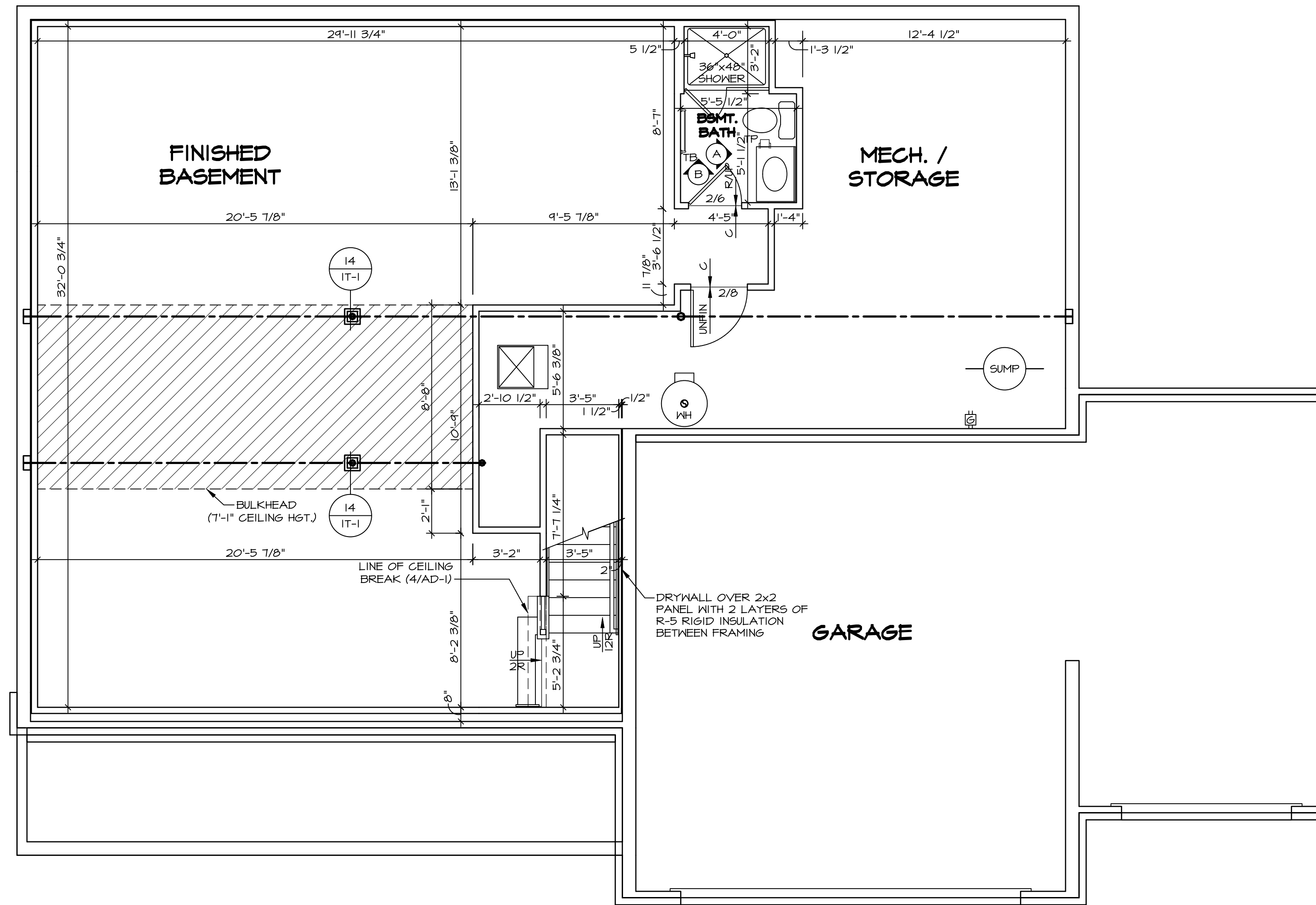
SHEET NO. **A-5**
 MODEL **SAINT LAWRENCE**
 DRAWING TITLE **PLUMBING PLAN**
 OPTION DESCRIPTION
 29

SET NO. **SLR00**
 VERSION **01**
 DRAWN BY **CDK**
 DATE: **5/15/10**
 OPTION

NVR
 NVR, Inc., Suite 100
 5285 Westview
 Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-YR-S104
 COMM-LOT
 VLS5 OF WINDING CREEK MONT CO - S104
 STREET ADDRESS
 1029 FAIRMATER SPRINGS DR
 CITY STATE OH
 CENTERVILLE OH
 APT. NO. -----
 ZIP -----



1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

LEGEND

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

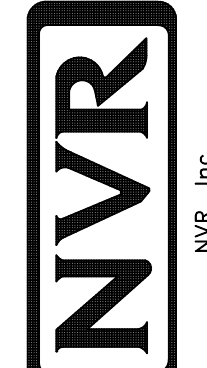
SEE FC DETAILS FOR FRAMING CONNECTORS

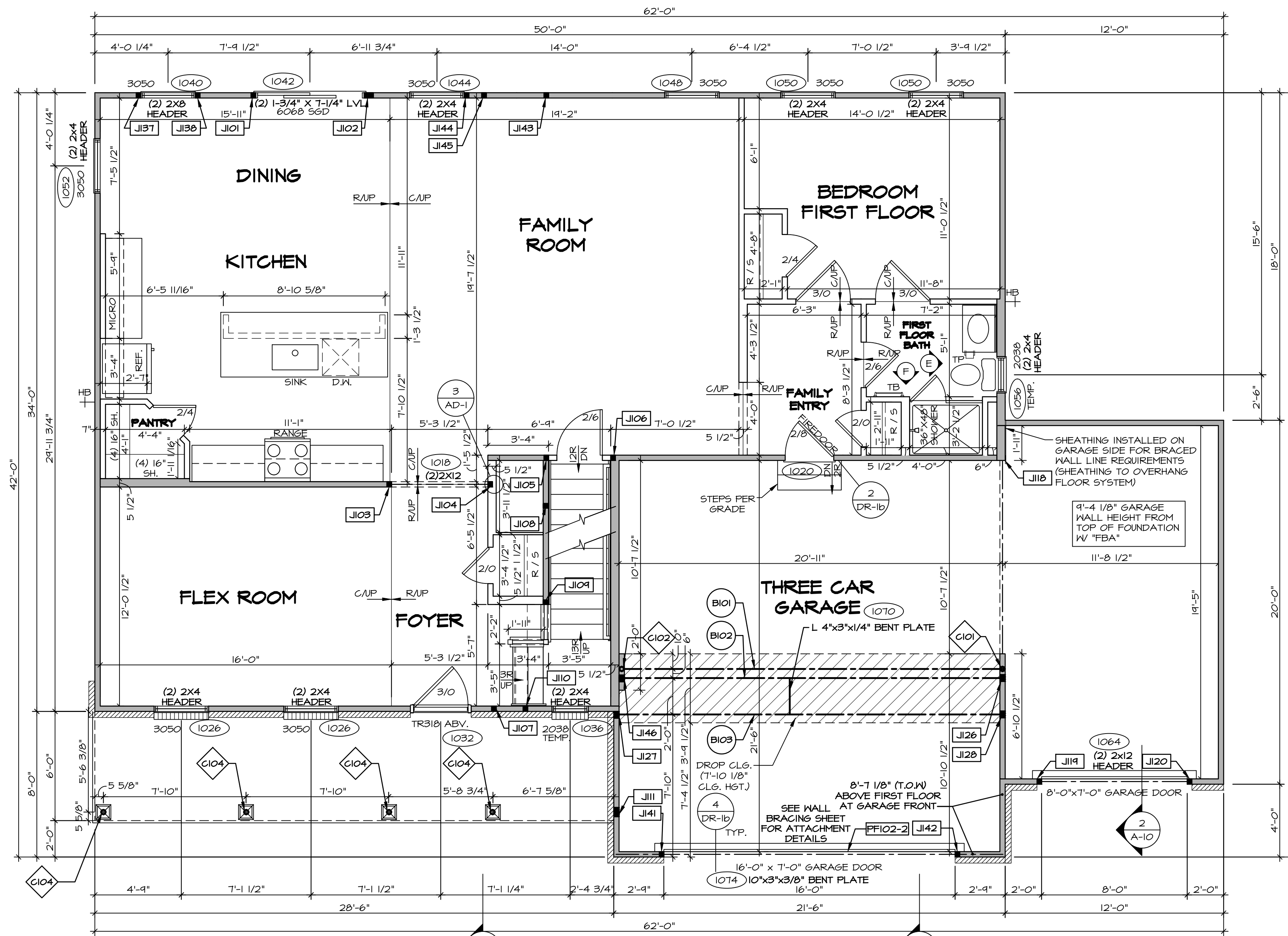
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR 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 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 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.

GYPSUM 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

SHEET NO. A-6	MODEL SAINT LAWRENCE	SET NO. SLR00	VERSION 01
	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY CDP	DATE: 5/15/10
32	OPTION DESCRIPTION	OPTION	
	DIV-COMM-LOT-UNIT DCY-YR-S104 COMM-LOT VLES OF MINING CREEK MONT CO - S104 STREET ADDRESS 1029 FAIRWATER SPRINGS DR CITY STATE ZIP CENTERVILLE OH -----		
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 NVR, Inc., Suite 100 Frederick, MD 21703 5085 Westwick, Suite 100 Frederick, MD 21703			
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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 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 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 GRIPPLIES 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.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - JACKS
 - BEAM/HEADER
 - PAD FOOTINGS
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X40	21'-2"	SXC	1022	
B102	BEAM STEEL - W12X14	21'-2"	EVA	1071-b	
B103	BEAM STEEL - W12X14	21'-5 1/2"	EVA	1072-g	
PF102-2	LVL L7S - 11-04	21'-9"		1058	1A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED	9'-0 1/16"	SXC, FBA	1022	
C102	STANCHION - 3 IN SCHED	9'-0 1/16"	SXC, FBA	1022	
C104	STANCHION PORCH - 3 IN DIA 11GA ADJ	9'-6 3/8"		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	
J118	JACK - (2) 2x6 SFF STUD GRADE		1016	
J119	JACK - (2) 2x4 SFF STUD GRADE		1064	
J120	JACK - (2) 2x4 SFF STUD GRADE		1064	
J126	JACK - (3) 2x4 SFF STUD GRADE	EVA	1071-a	
J127	JACK - (3) 2x4 SFF STUD GRADE	EVA	1072-g	
J128	JACK - (3) 2x4 SFF STUD GRADE	EVA	1072-g	
J137	JACK - (2) 2x4 SFF STUD GRADE		1040	
J138	JACK - (2) 2x4 SFF STUD GRADE		1040	
J141	JACK - (2) 2x4 SFF STUD GRADE		1058	
J142	JACK - (2) 2x4 SFF STUD GRADE		1058	
J143	JACK - (2) 2x4 SFF STUD GRADE		1014	
J144	JACK - (2) 2x4 SFF STUD GRADE		1044	
J145	JACK - (2) 2x4 SFF STUD GRADE		2006	
J146	JACK - (3) 2x4 SFF STUD GRADE	EVA	1071-a	

DIV-COMM-LOG-UNIT
DCY-YR-S104
COM-LOT
VLEES OF MINNDING CREEK MONT CO - S104
STREET ADDRESS
1029 FAIRWATER SPRINGS DR
CITY STATE OH
CENTERVILLE OH

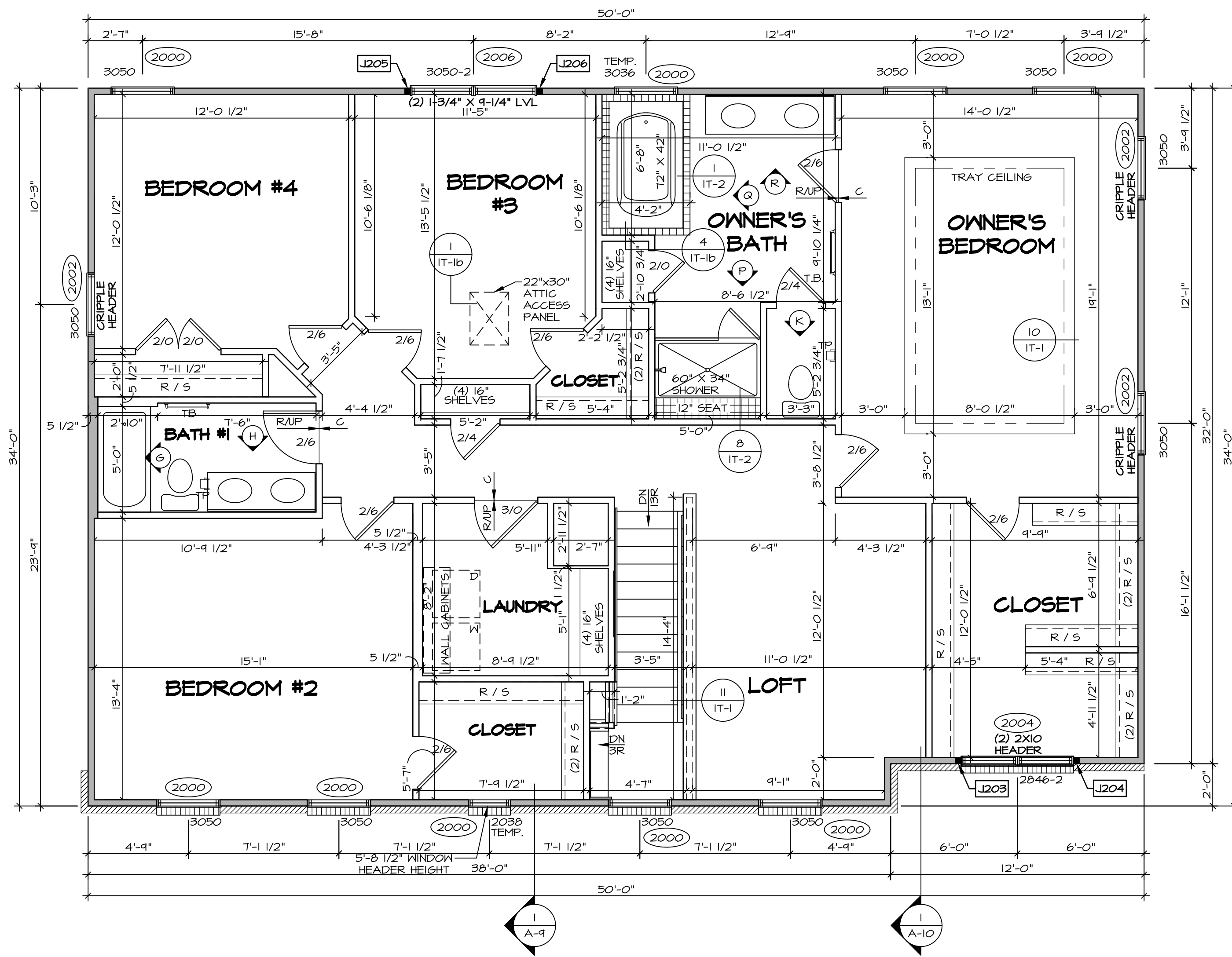
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SET NO. SLR00
VERSION 01
DRAWN BY GDP
DATE: 5/15/12
OPTION

MODEL
SAINT LAWRENCE
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
34



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

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

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 - 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 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, 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		2006	
J206	JACK - (2) 2X4 SFF STUD GRADE		2006	

SHEET NO. A-8

MODEL SAINT LAWRENCE

DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION

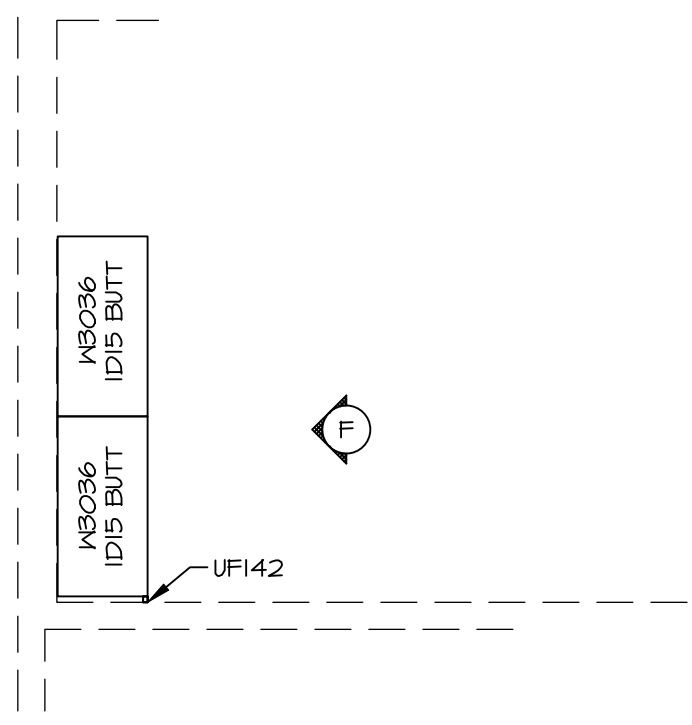
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VERSION 01
DRAWN BY GDP
DATE: 5/15/12
OPTION

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5285 Westwick, MD 21703

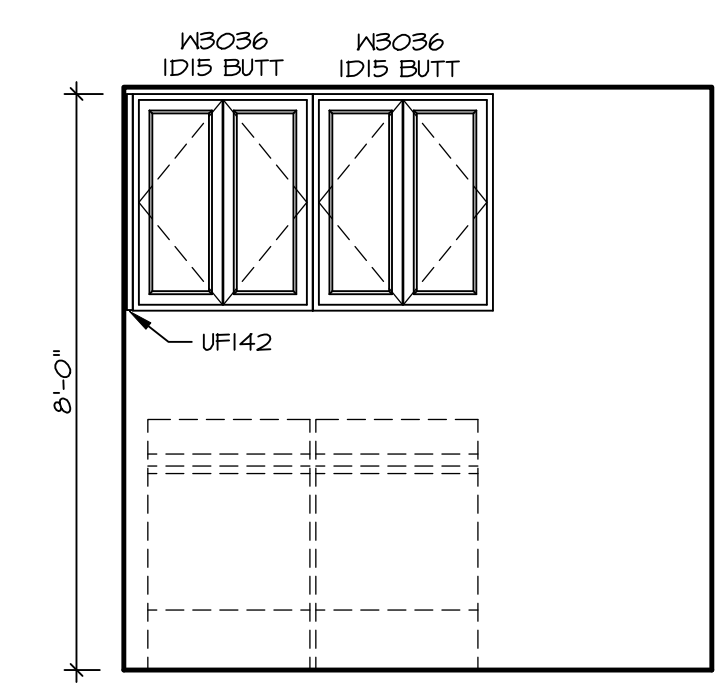
DCY-YR-S104

DIV-COMM-LOT-UNIT
COM-LOT
VLES OF MINDING CREEK MONT CO - S104
STREET ADDRESS
1029 FAIRWATER SPRINGS DR
CITY STATE OH
APT. NO. ---
ZIP ---

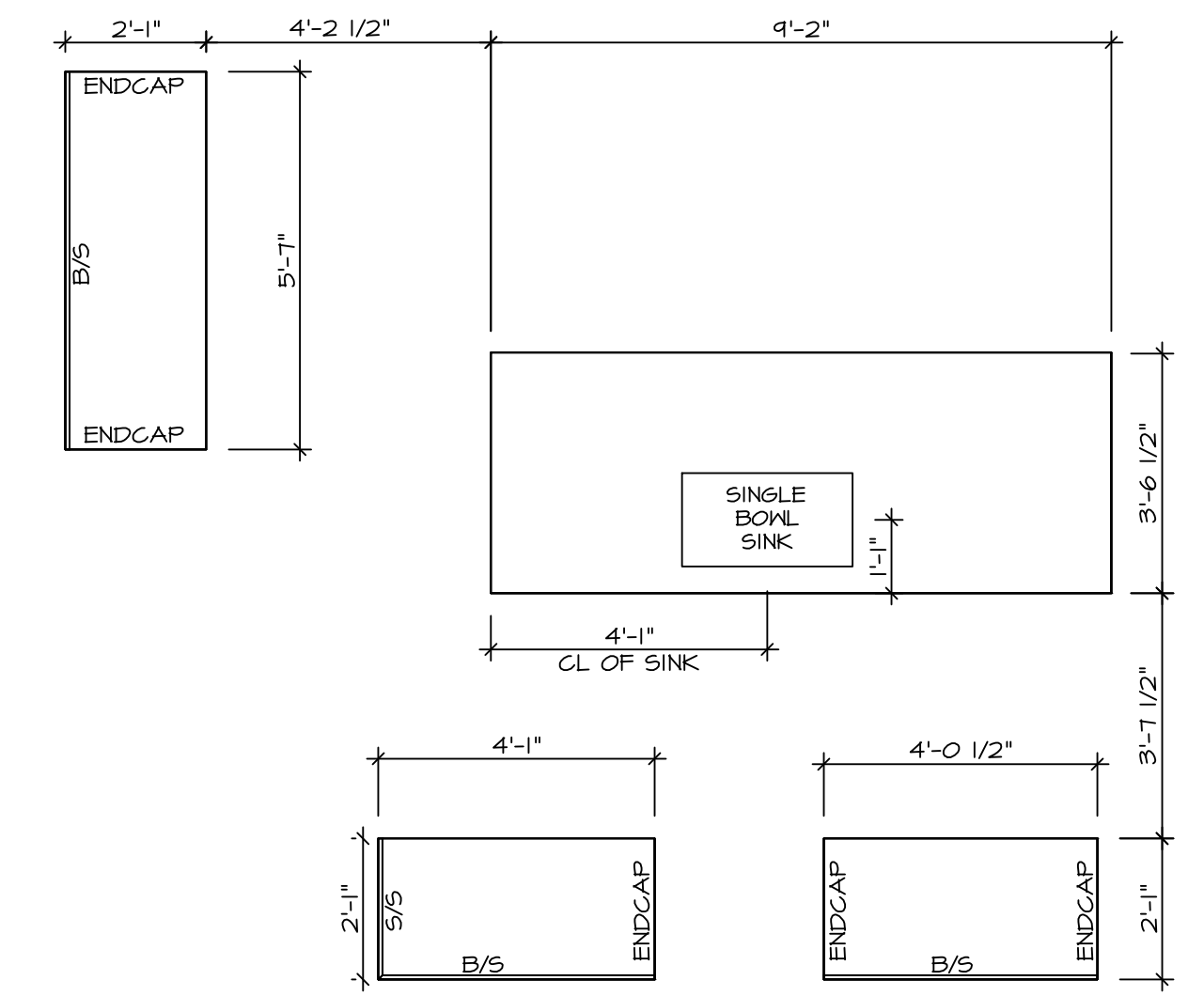
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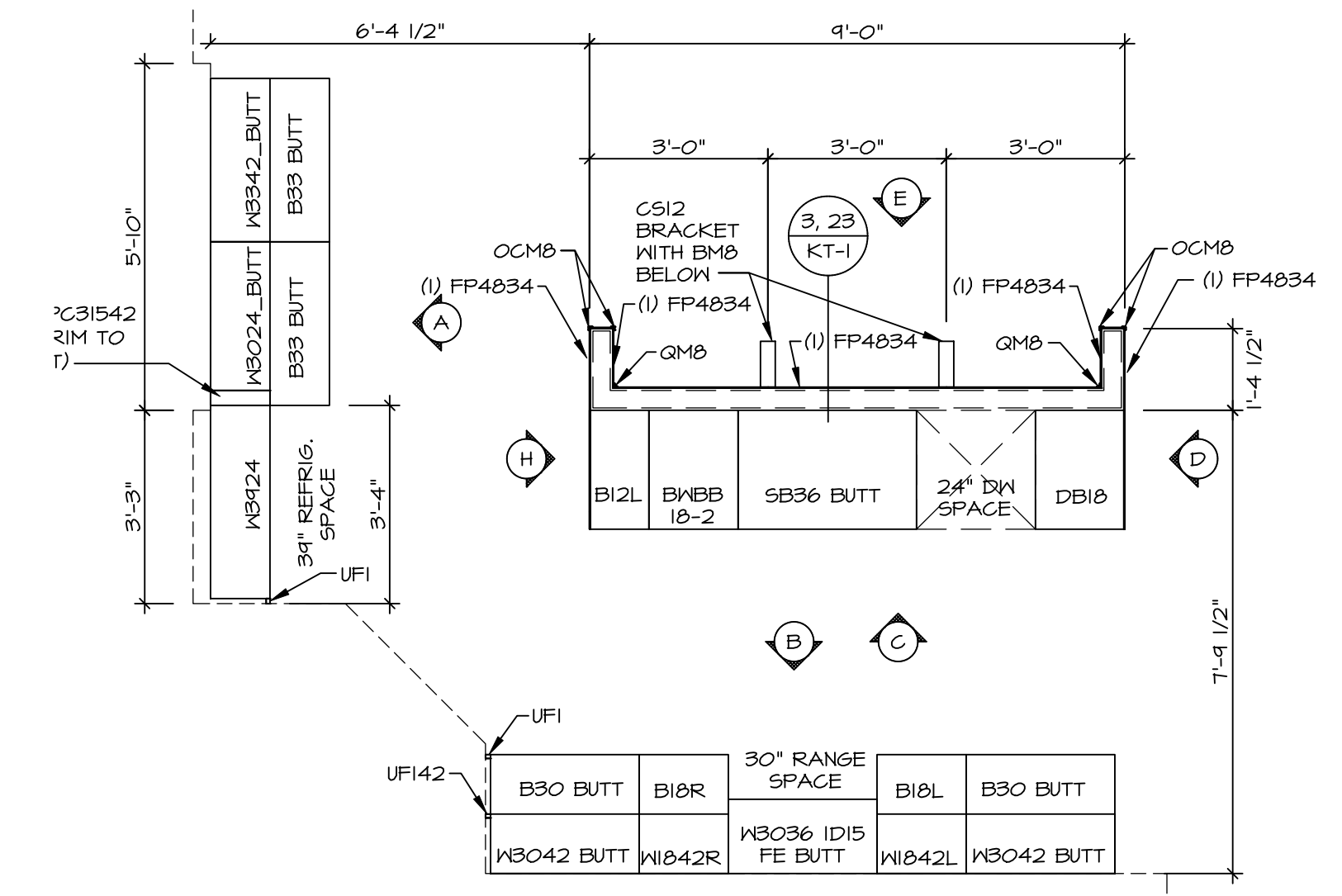
3 LAUNDRY CABINET PLAN / KC-3541
SCALE: 3/8" = 1'-0"



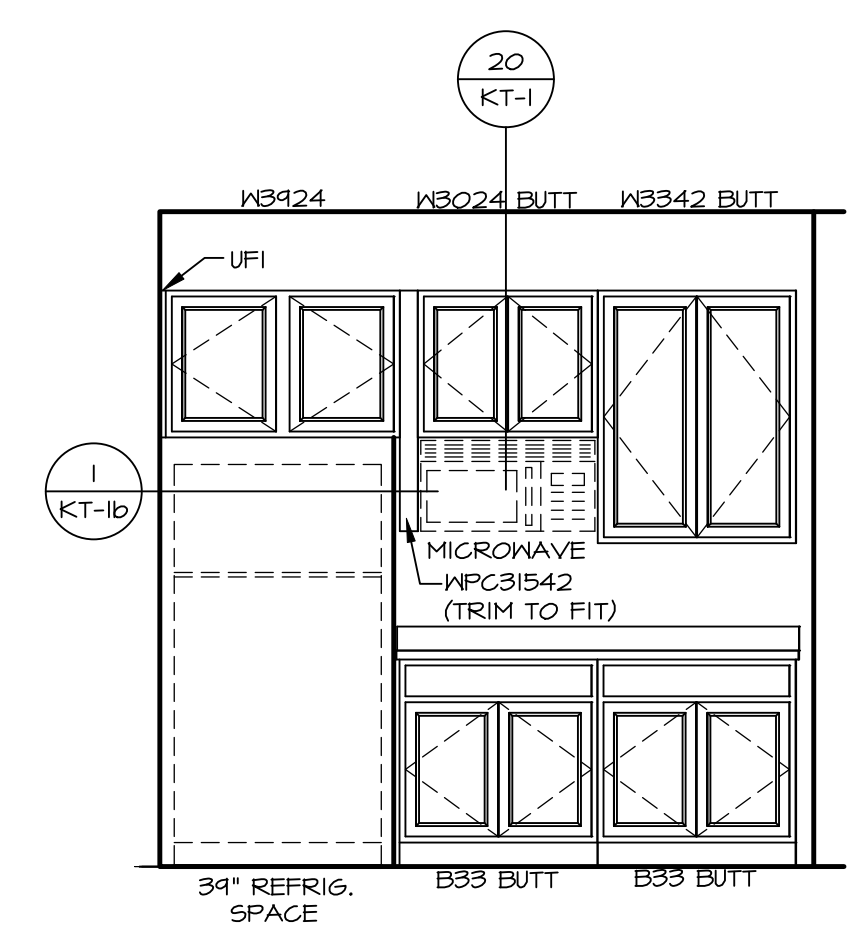
F LAUNDRY ELEVATION
SCALE: 3/8" = 1'-0"



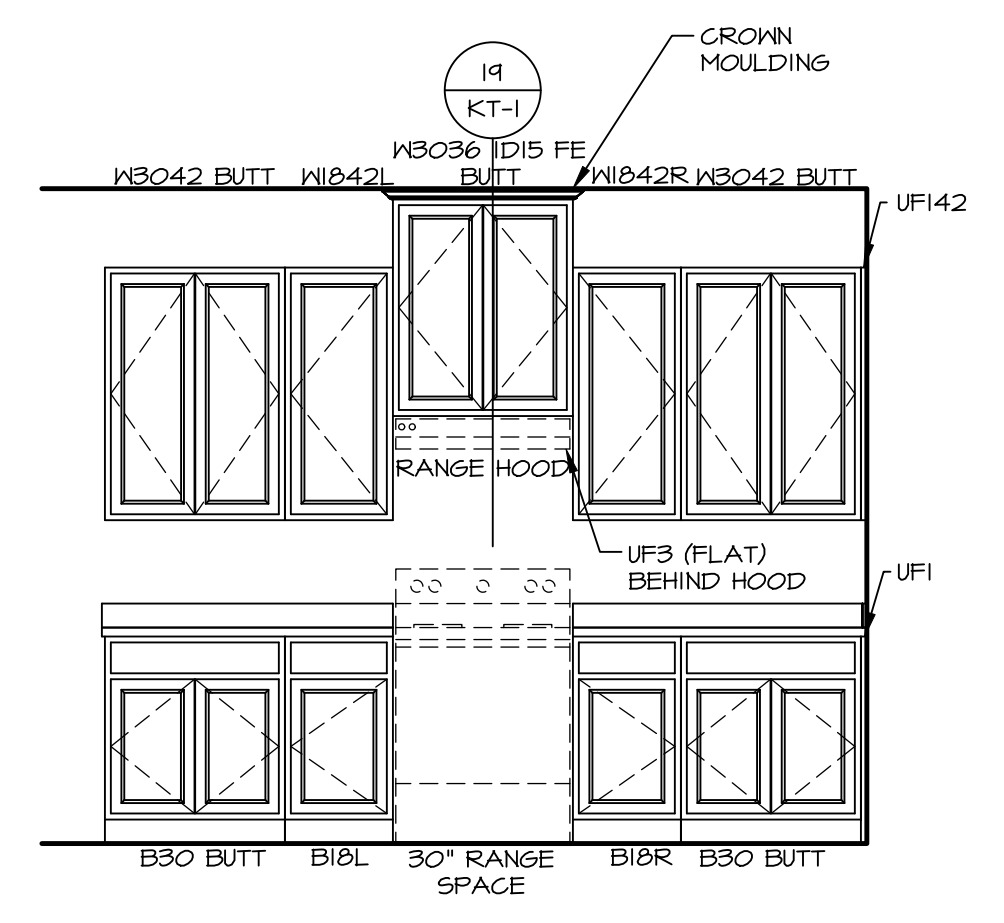
2 KITCHEN COUNTERTOP PLAN / KC-3539TC
SCALE: 3/8" = 1'-0"



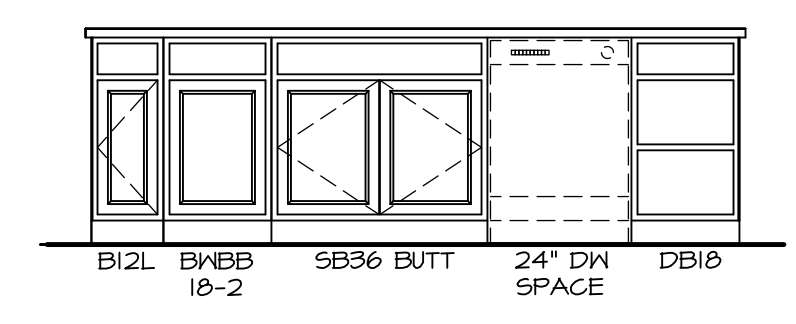
1 KITCHEN CABINET PLAN / KC-3539TC
SCALE: 3/8" = 1'-0"



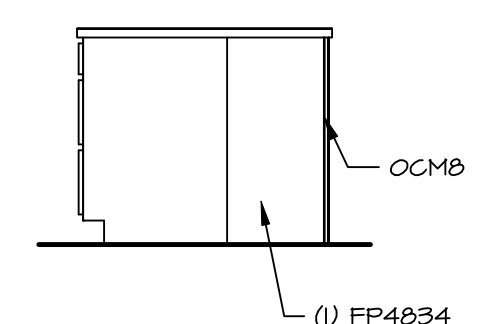
A KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



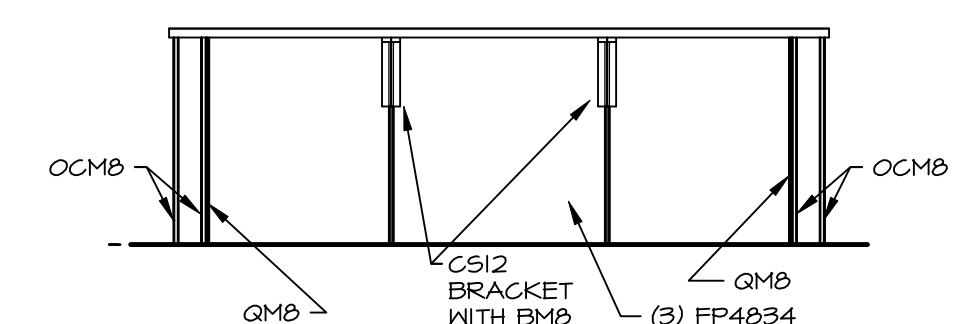
B KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



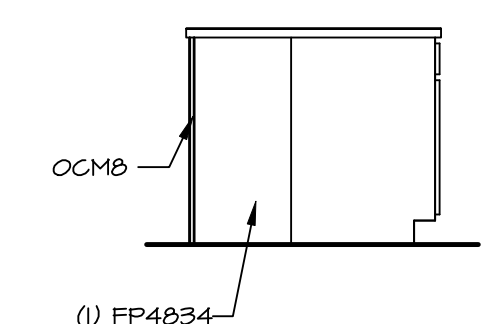
C KITCHEN ELEVATION
SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE (TC) *KAI*



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



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

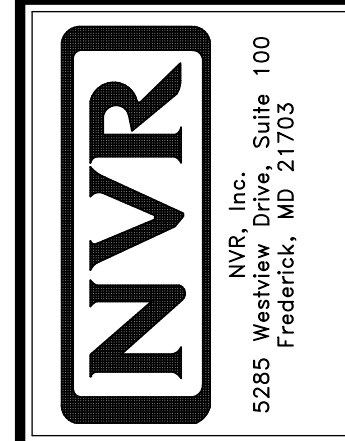


H KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

- 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 (UFI) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ 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 HOLDING.
 - 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.

DIV-COMM-LOT-UNIT
DCY-YR-S104
COM-LOT
VLES OF MINDING CREEK MONT CO - S104
STREET ADDRESS
1029 FAIRWATER SPRINGS DR
CITY STATE ZIP
CENTERVILLE OH

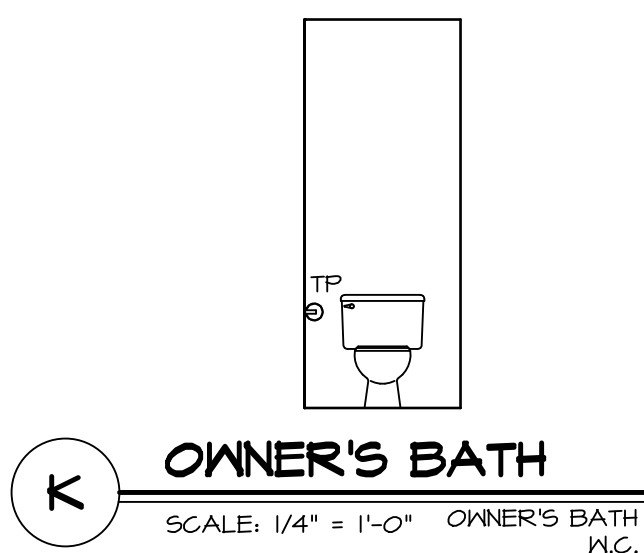
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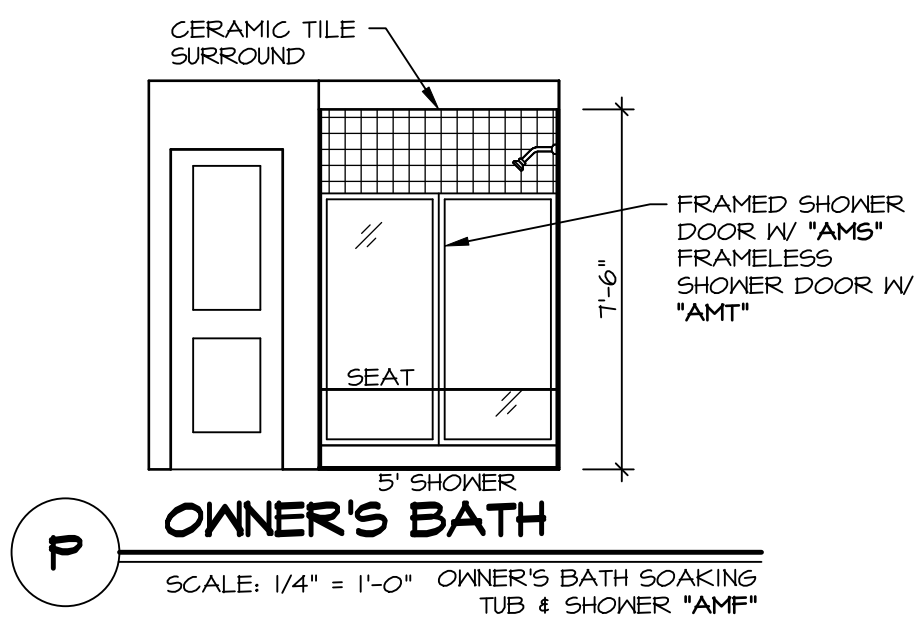
SET NO. SLR00
VERSION 01
DRAWN BY DRH
DATE: 5/15/12
OPTION

MODEL
SAINT LAWRENCE
DRAWING TITLE
KITCHENS

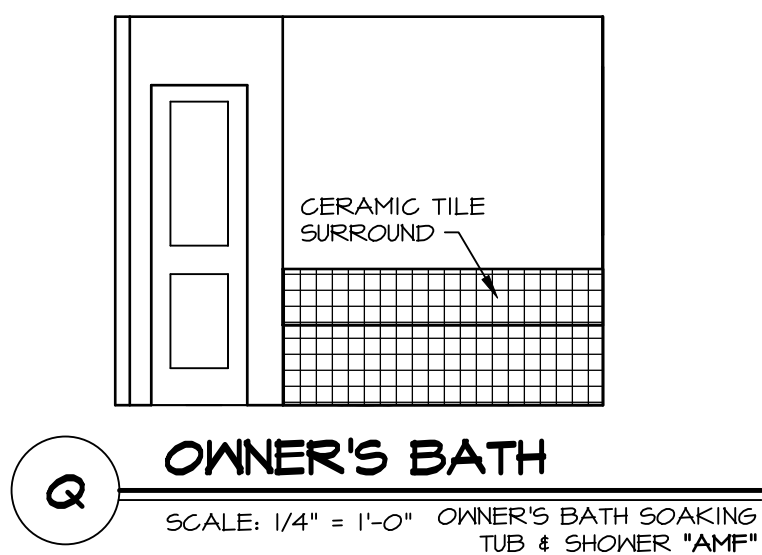
SHEET NO.
A-12
OPTION DESCRIPTION
66



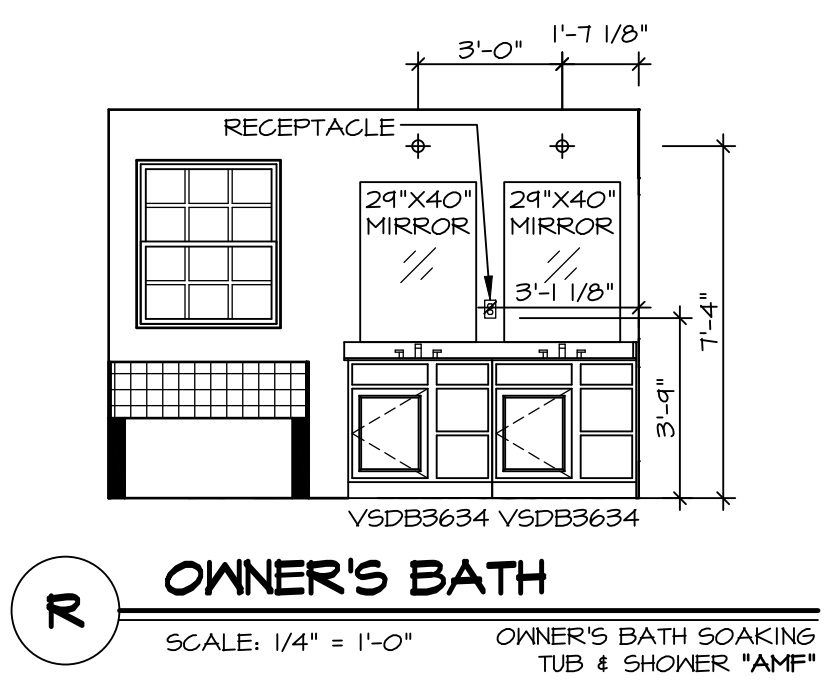
K OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
W.C.



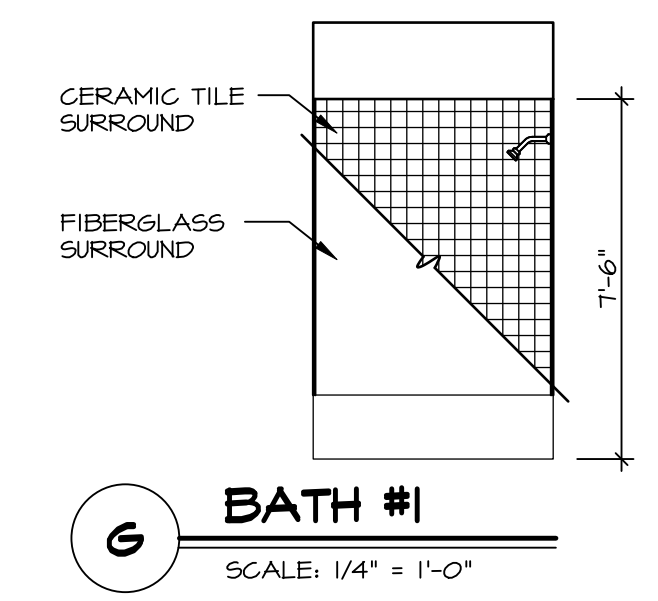
P OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SOAKING
TUB & SHOWER "AMF"



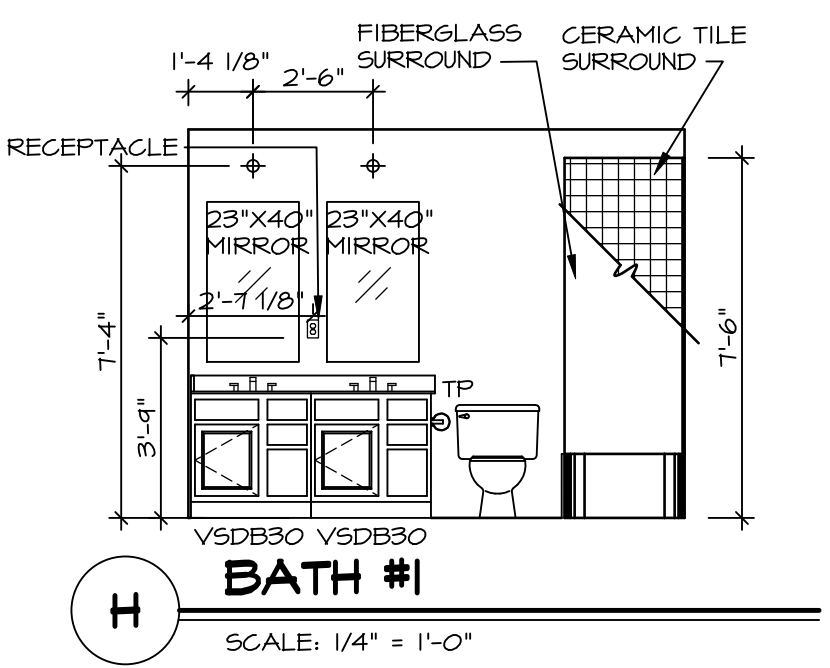
Q OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SOAKING
TUB & SHOWER "AMF"



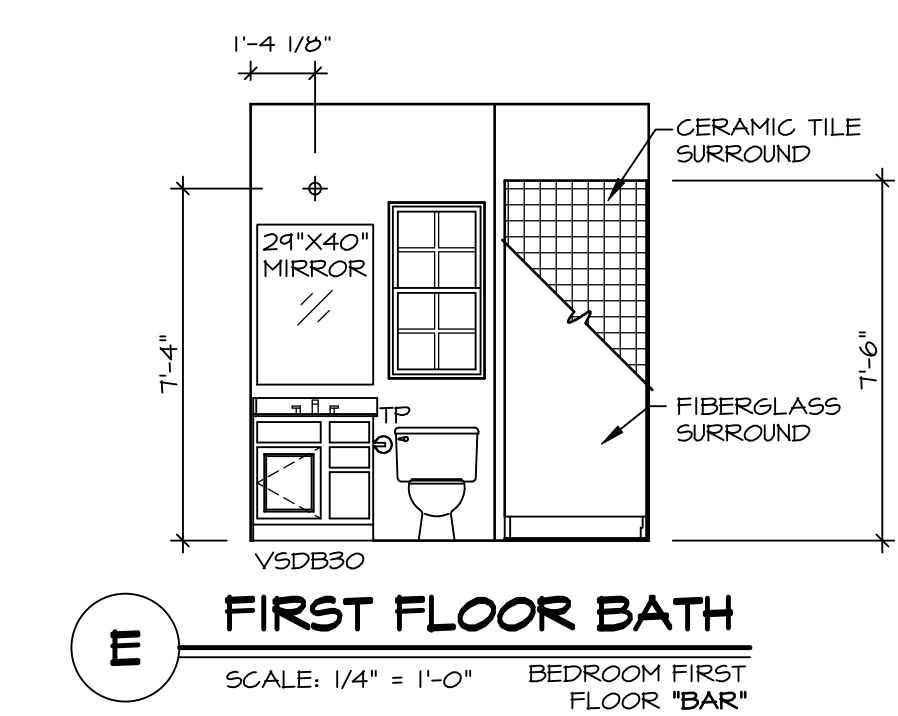
R OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SOAKING
TUB & SHOWER "AMF"



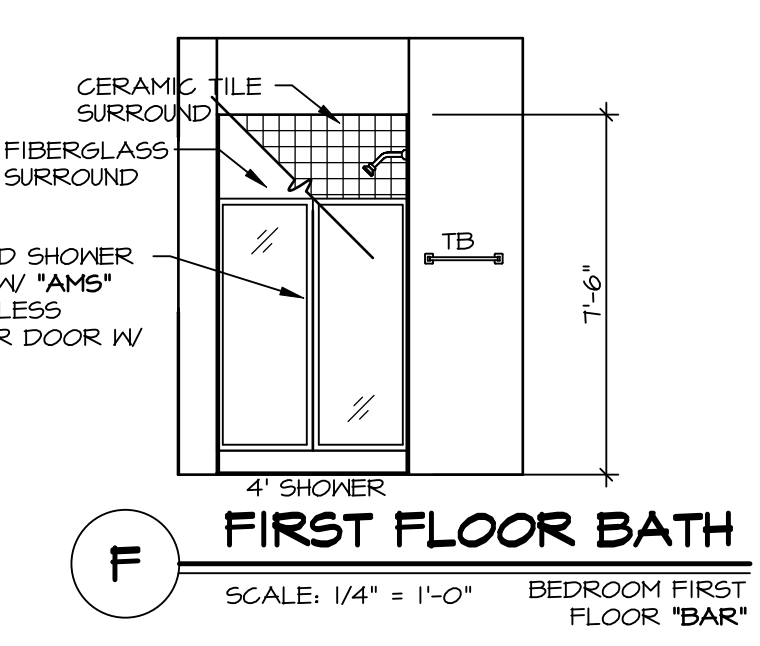
G BATH #1
SCALE: 1/4" = 1'-0"



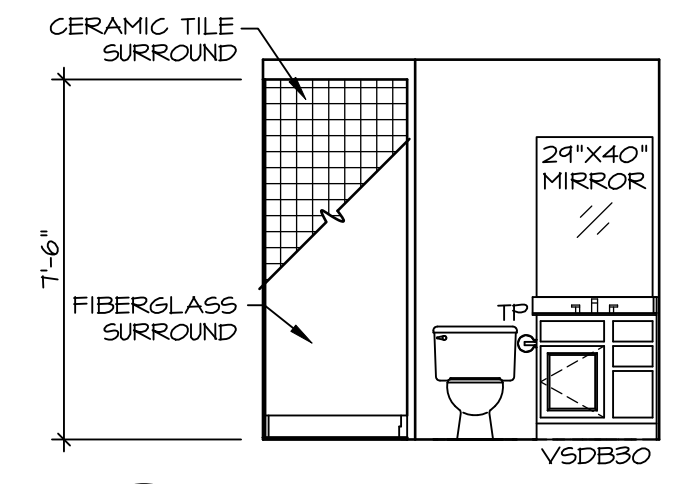
H BATH #1
SCALE: 1/4" = 1'-0"



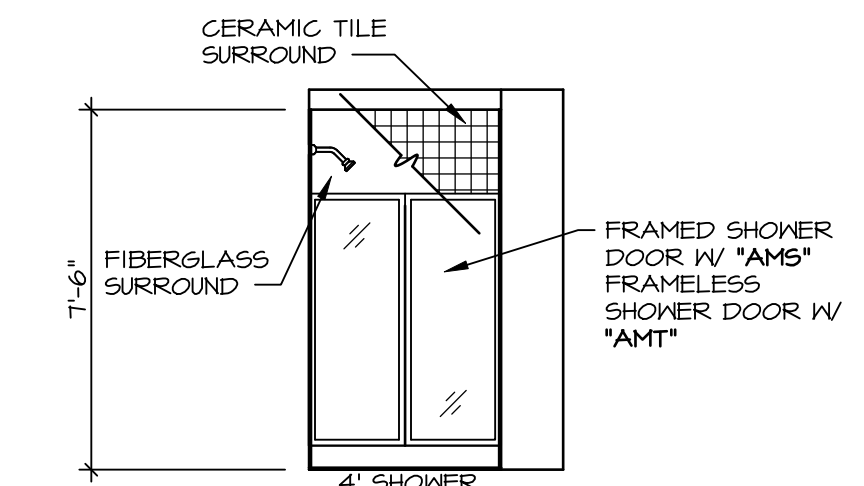
E FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST
FLOOR "BAR"



F FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST
FLOOR "BAR"



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



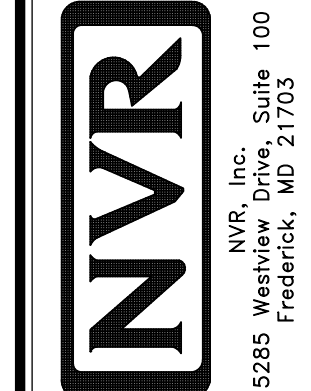
B BASEMENT BATH
SCALE: 1/4" = 1'-0" "BAC / AEB"

- NOTES:**
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
 - TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
 - REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
 - ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
 - ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. A-13	MODEL SAINT LAWRENCE	SET NO. SLR00	VERSION 01
		DRAWN BY GDP	DATE: 5/15/12
DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	OPTION	
		OPTION	
DIV-COMM-LOT-UNIT DCY-YR-S104		COMM-LOT VLS5 OF WINDING CREEK MONT CO - S104	
STREET ADDRESS 1029 FAIRWATER SPRINGS DR		APT. NO. ----	
CITY CENTERVILLE		STATE OH	
		ZIP ----	

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