

VRS 121

1018 FAIRWATER SPRINGS DR

CENTERVILLE, OH 45458

2 Story Basement

Unfinished basement with 3pc rough

2 hose bibs with valves

ice maker

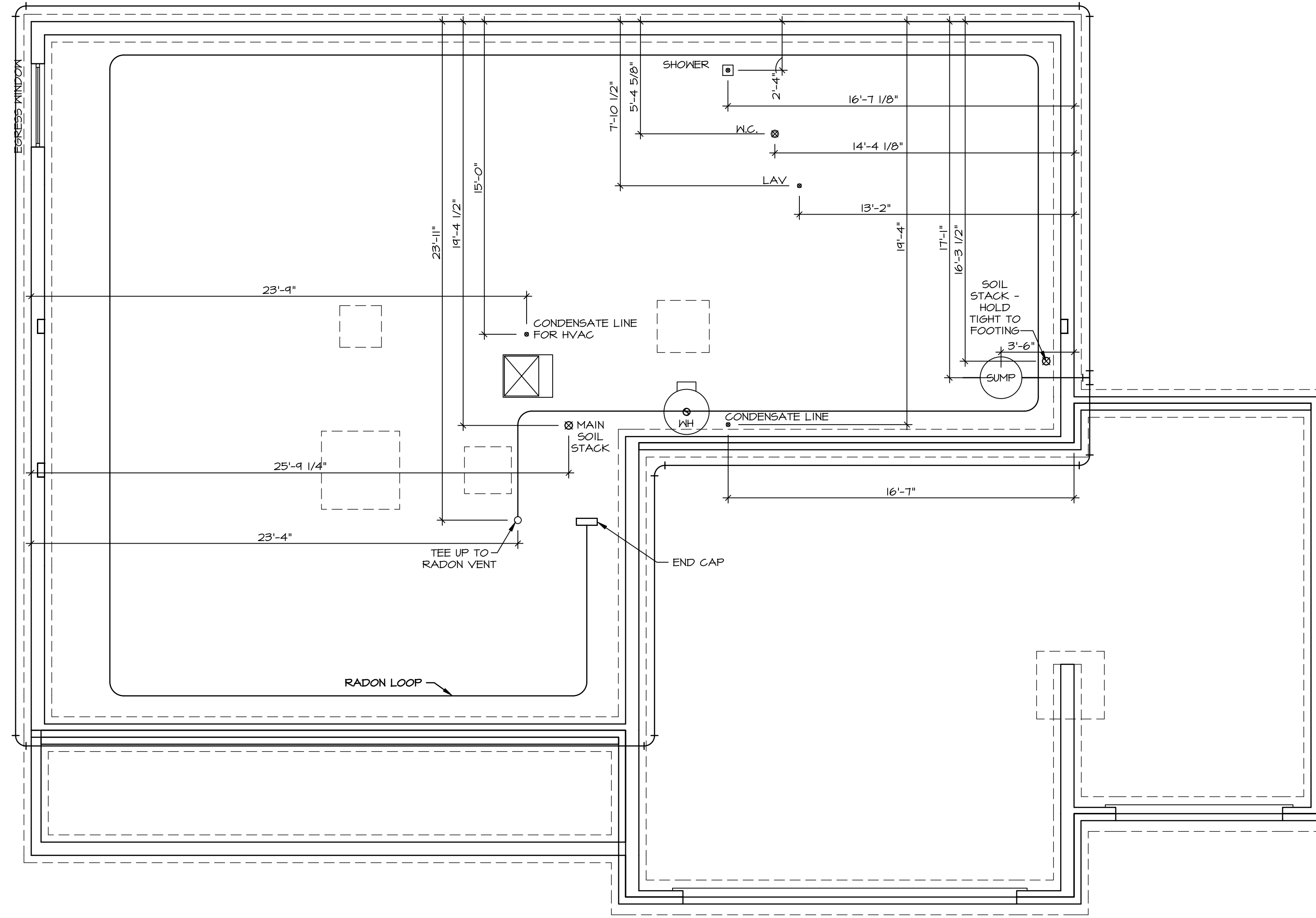
1 tub

2 shower

1 soaking tub

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace - Range and Fireplace



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
29

MODEL: SAINT LAWRENCE
 DRAWING TITLE: PLUMBING PLAN
 OPTION DESCRIPTION: OPTION

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

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

DIV-COMM-LOT-UNIT: DCY-VR-S121
 COMM-LOT: VLS5 OF WINDING CREEK MONT CO - S121
 STREET ADDRESS: 1018 FAIRWATER SPRINGS DR
 CITY: CENTERVILLE STATE: OH ZIP: 45458

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| LEGEND | |
|---------------------------------------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |
| SEE FC DETAILS FOR FRAMING CONNECTORS | |

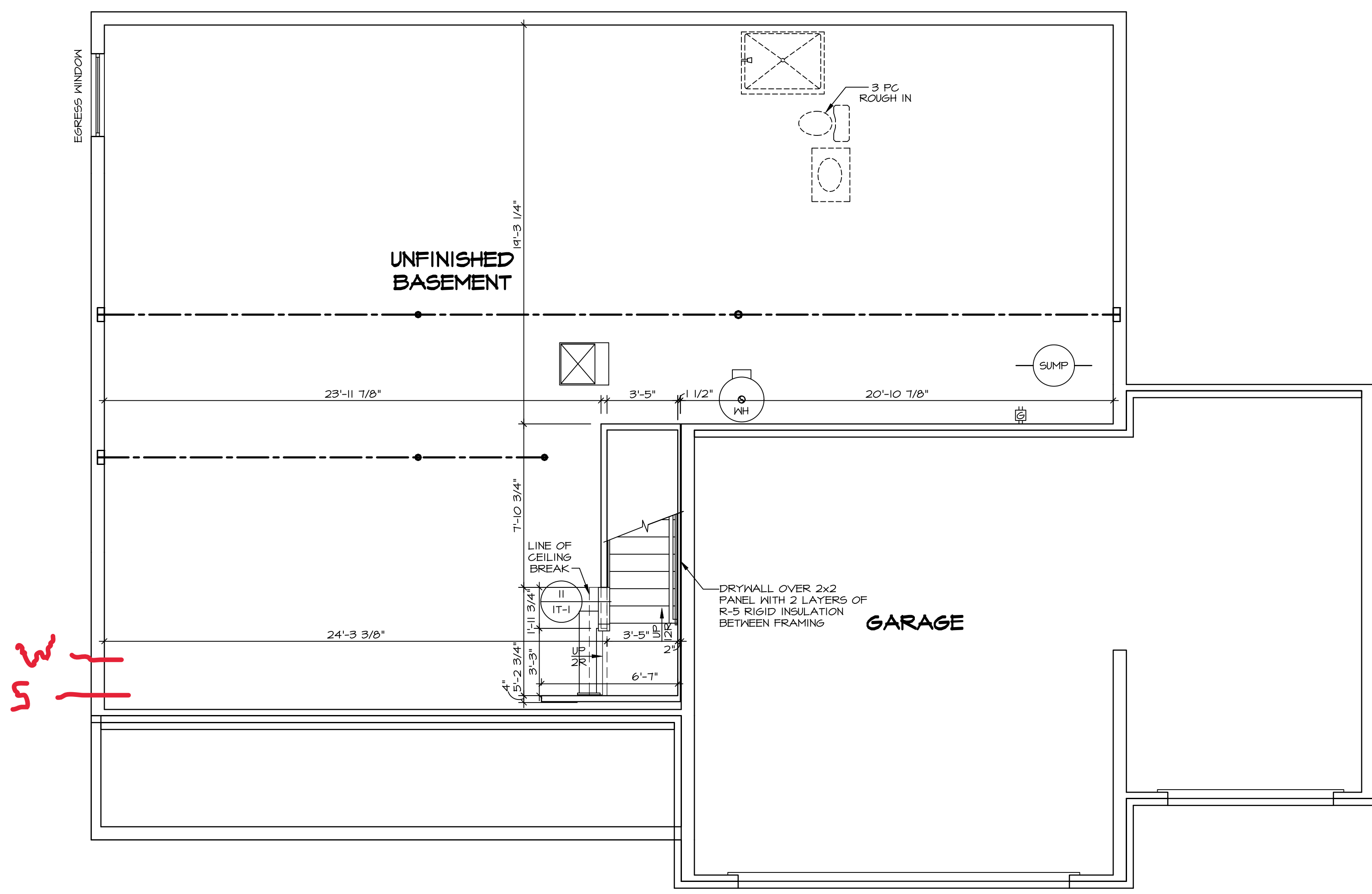
FLOOR PLAN NOTES

- 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 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

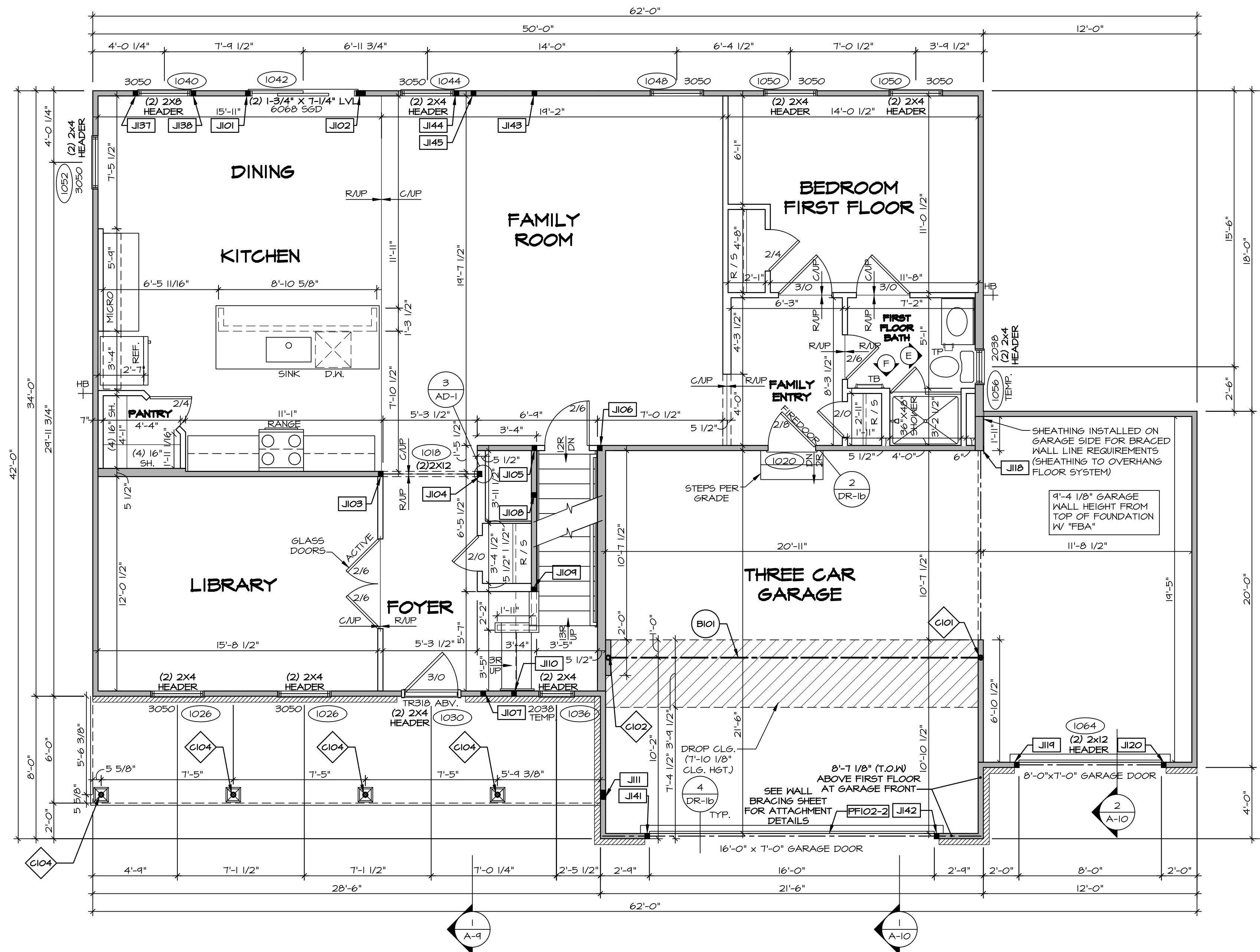
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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



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

| | | | |
|---|---|----------------------|----------------------|
| SHEET NO. A-6 | MODEL SAINT LAWRENCE | SET NO. SLR00 | VERSION 01 |
| | DRAWING TITLE BASEMENT FLOOR PLAN | DRAWN BY GDP | DATE: 5/15/10 |
| 32 | OPTION DESCRIPTION | OPTION | |
| | DIV-COMM-LOT-UNIT DCY-VR-S121 COM-LOT VLES OF NINDING CREEK MONT CO - S121 STREET ADDRESS 1018 FAIRWATER SPRINGS DR CITY STATE ZIP CENTERVILLE OH 45458 | | |
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| NVR NVR, Inc., Suite 100 Frederick, MD 21703 5085 Westview Dr. | | | |
| C:\NVR\Solves\SAINT LAWRENCE_SLR00_01\DCY-VR-S121\2745728\Sheet\Lot_Specific\32_A-6_BSM_LS.dwg 01/25/23 - 5:43 am | | | |



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 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 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.

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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

| IDENTIFIER | DESCRIPTION | LENGTH | OPTIONS | ENG. NUM. | REMARKS |
|------------|---------------------|--------|---------|-----------|---------|
| B101 | BEAM STEEL - M12X40 | 21'-2" | SXC | 1022 | |
| PF102-2 | LVL 1.75 - 11-04 | 21'-3" | | 1028 | 1A |

STEEL COLUMN SCHEDULE

| IDENTIFIER | STYLE | HEIGHT | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------------|------------|----------|-----------|---------|
| C101 | STANCHION - 3 IN SCHED 40 | 9'-0 1/16" | SXC, FBA | 1022 | |
| C102 | STANCHION - 3 IN SCHED 40 | 9'-0 1/16" | SXC, FBA | 1022 | |
| C104 | STANCHION PORCH - 3 IN DIA 11GA 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 | | 1028 | |
| 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 | | 1064 | |
| J116 | JACK - (2) 2x4 SFF STUD GRADE | | 1040 | |
| J117 | JACK - (2) 2x4 SFF STUD GRADE | | 1040 | |
| J118 | JACK - (2) 2x4 SFF STUD GRADE | | 1058 | |
| J119 | JACK - (2) 2x4 SFF STUD GRADE | | 1058 | |
| J120 | JACK - (2) 2x4 SFF STUD GRADE | | 1014 | |
| J121 | JACK - (2) 2x4 SFF STUD GRADE | | 1044 | |
| J122 | JACK - (2) 2x4 SFF STUD GRADE | | 2006 | |

DIV-COMM-LOT-UNIT
DCY-VR-S121
COM-LOT
VLE5 OF NINDING CREEK MONT CO - S121
STREET ADDRESS
1018 FAIRWATER SPRINGS DR
CITY STATE OH ZIP
CENTERVILLE OH 45458

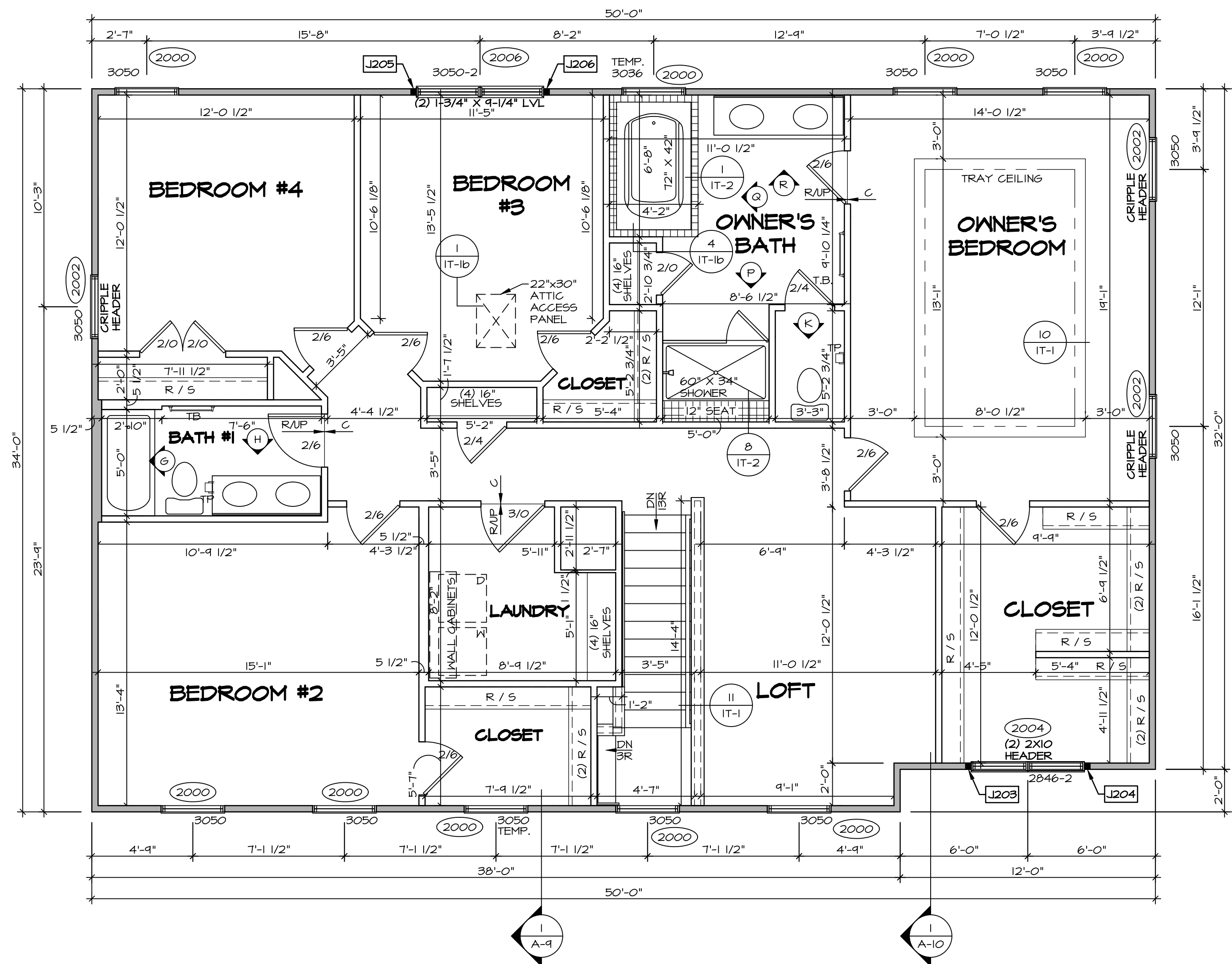
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Frederick, MD 21703

SET NO. 5LR00
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 | |
|---------------------------------------|---|
| | 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 | |

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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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.
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GYPSUM NOTES

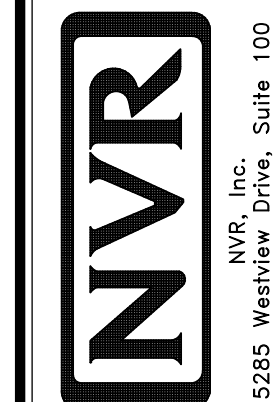
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

| 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 | |

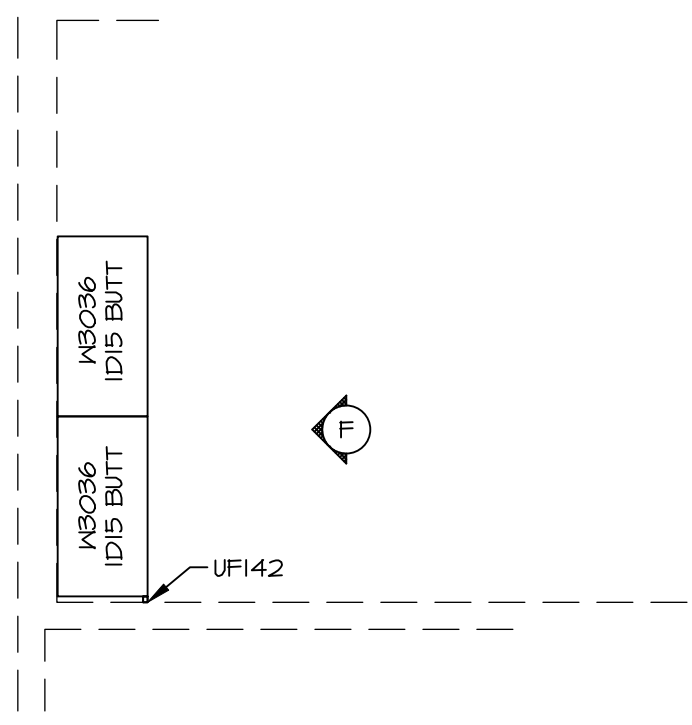
DIV-COMM-LOT-UNIT
DCY-VR-S121
COM-LOT
VLES OF MINDING CREEK MONT CO - S121
STREET ADDRESS
1018 FAIRWATER SPRINGS DR
CITY STATE OH
CENTERVILLE OH
APT. NO. ---
ZIP 45458

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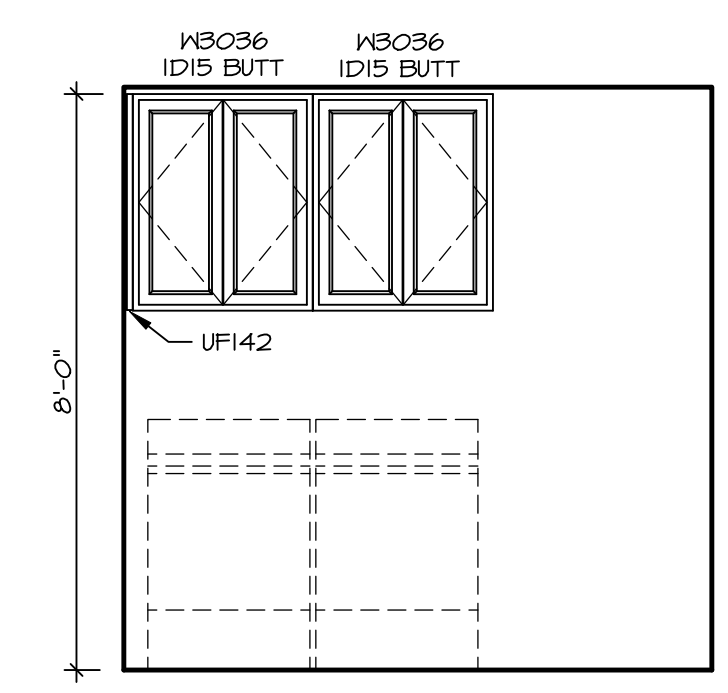


SET NO. SLR00
VERSION 01
DRAWN BY GDP
DATE: 5/15/12
OPTION

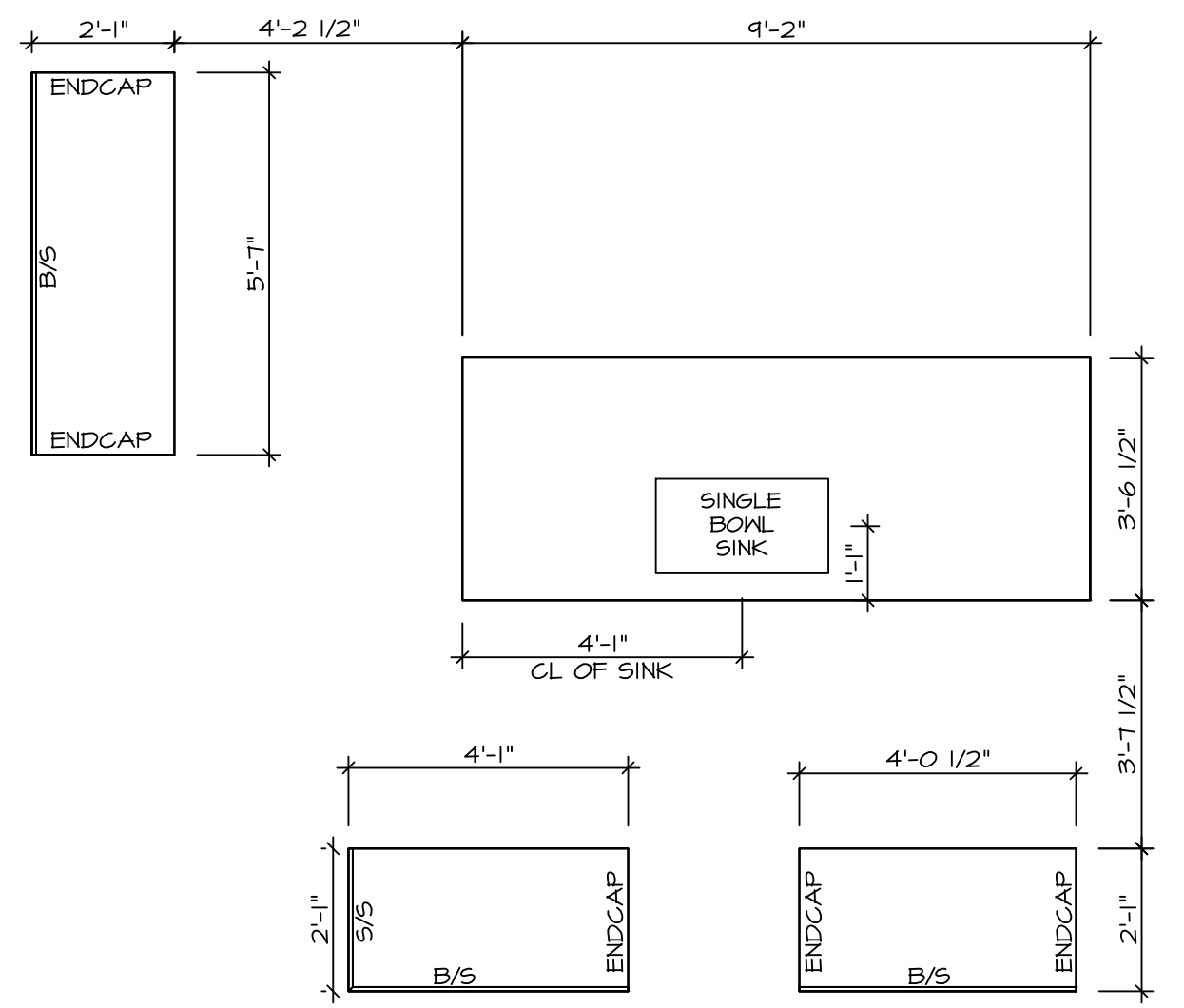
SHEET NO. **A-8**
MODEL **SAINT LAWRENCE**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION



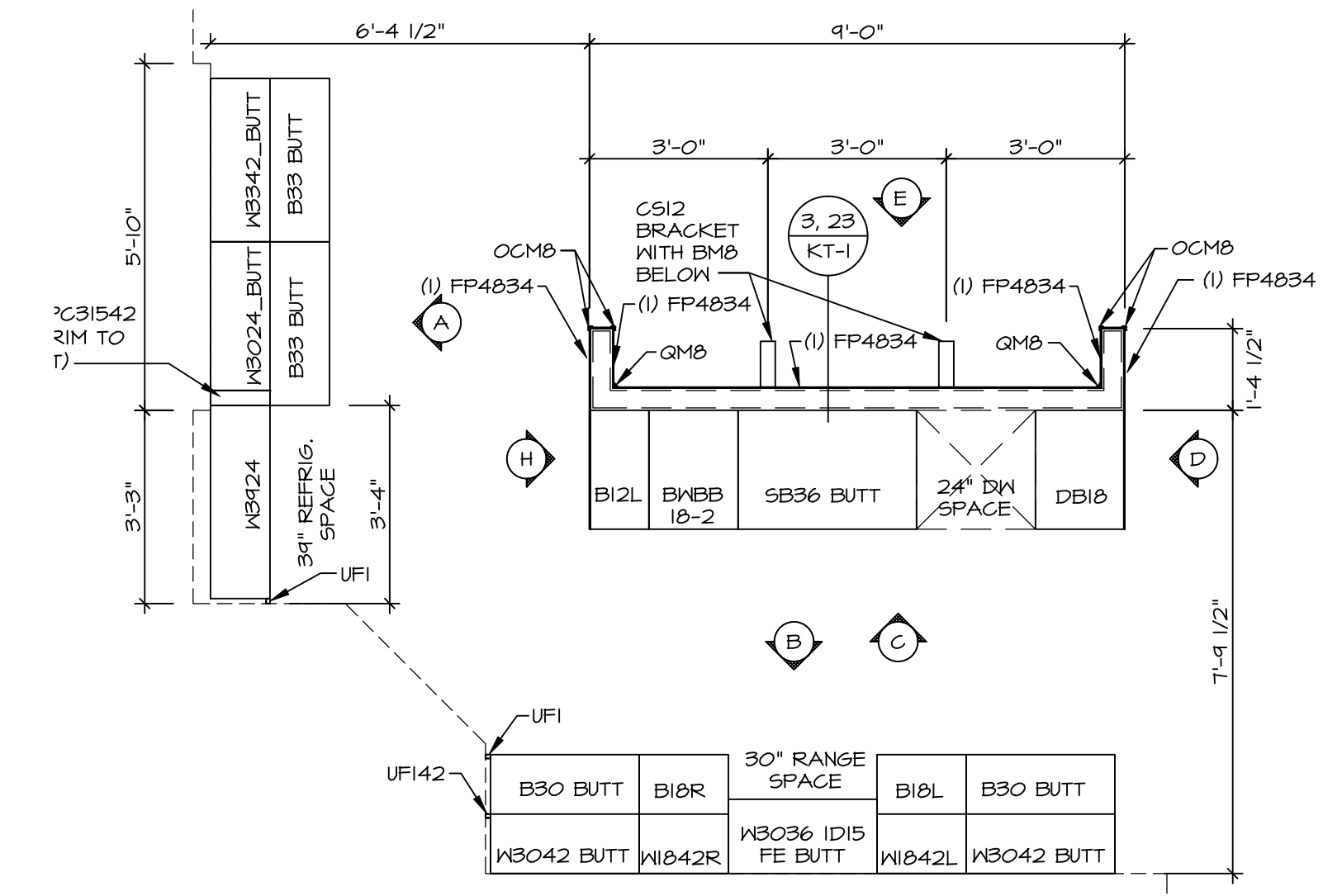
3 LAUNDRY CABINET PLAN / KC-3541
SCALE: 3/8" = 1'-0"



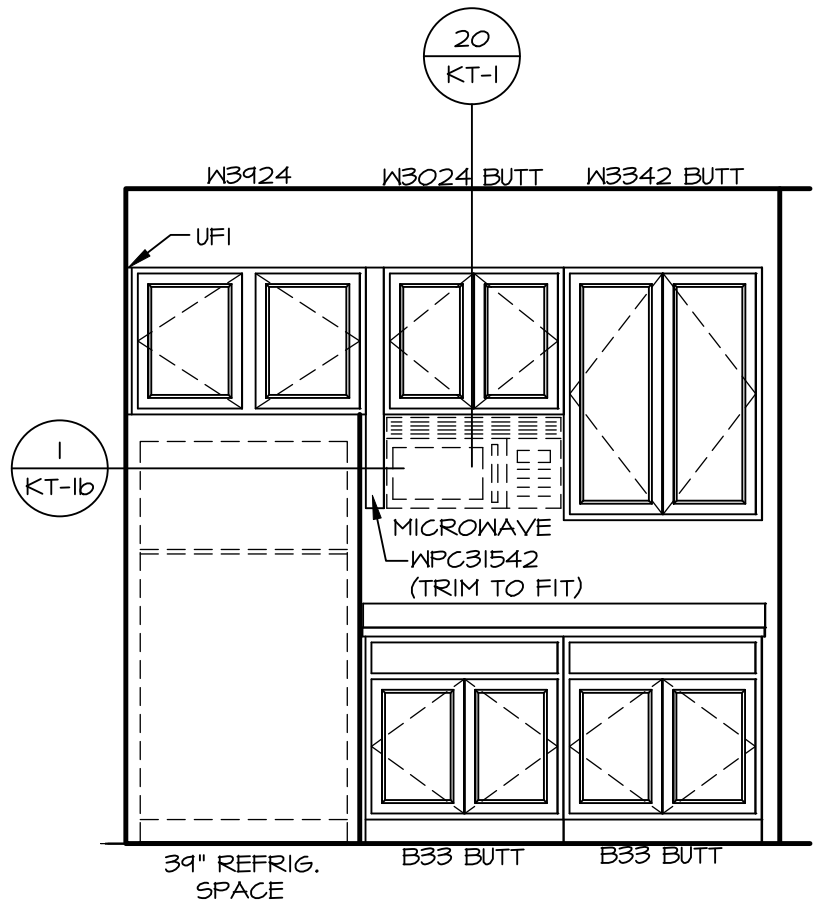
F LAUNDRY ELEVATION
SCALE: 3/8" = 1'-0"



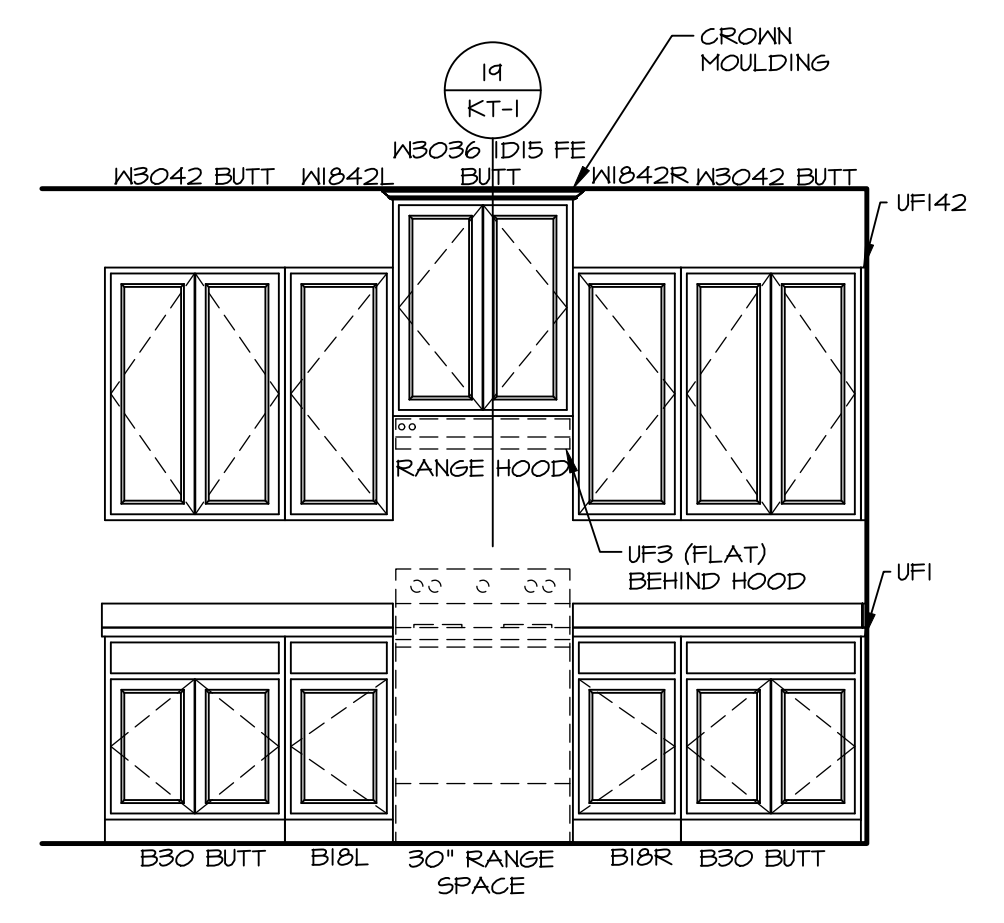
2 KITCHEN COUNTERTOP PLAN / KC-3539TC
SCALE: 3/8" = 1'-0"



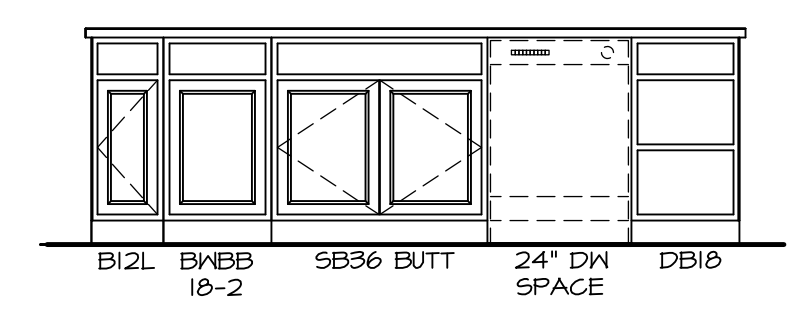
1 KITCHEN CABINET PLAN / KC-3539TC
SCALE: 3/8" = 1'-0"



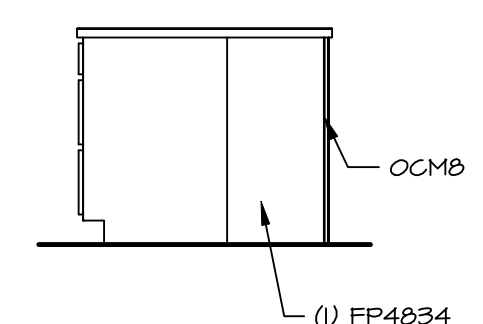
A KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



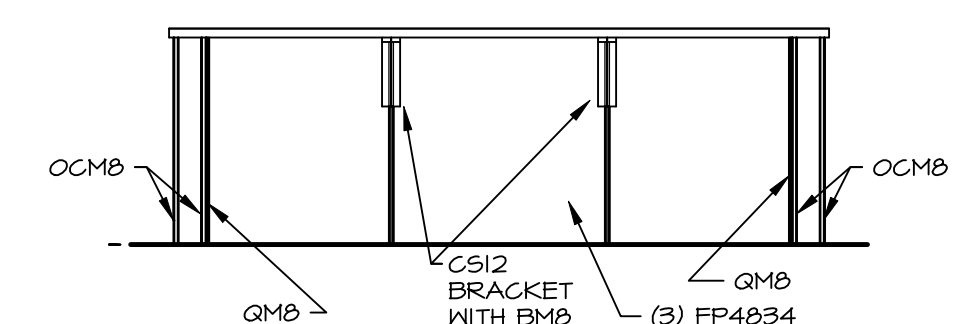
B KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



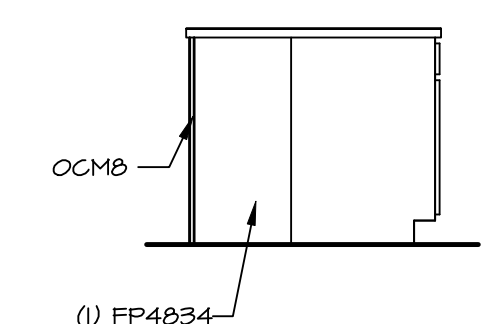
C KITCHEN ELEVATION
SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE (TC) *KAI*



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.

DCY-VR-S12

DIV-COMM-LOT-UNIT
COM-LOT
VLS5 OF WINDING CREEK MONT CO - S12
STREET ADDRESS
1018 FAIRWATER SPRINGS DR
CITY STATE ZIP
CENTERVILLE OH 45458

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5285 Westchick, MD 21703

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

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