

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 HUDSON	SET NO. VERSION DRAWN BY DATE: OPTION	HUDSON PLUMBING PLAN
28			

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DIV-COMM-LOT-UNIT DCY-VR-S09B
COM-LOT VLS5 OF WINDING CREEK MONT CO - S09B
STREET ADDRESS 4411 FAIRMATER SPRINGS DR
CITY CENTERVILLE
STATE OH
ZIP 45458

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

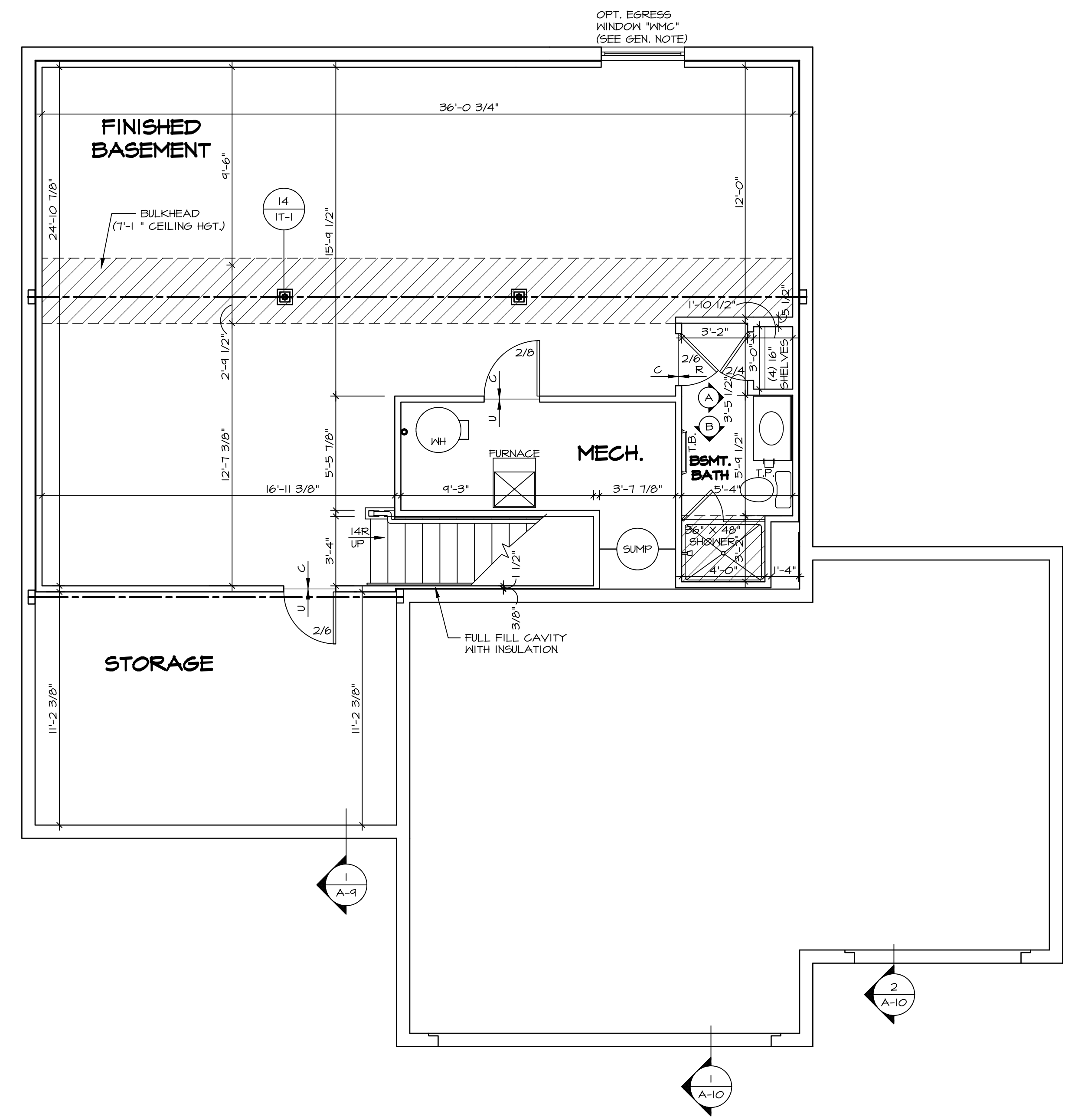
SEE FC DETAILS FOR FRAMING CONNECTORS

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/ 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 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



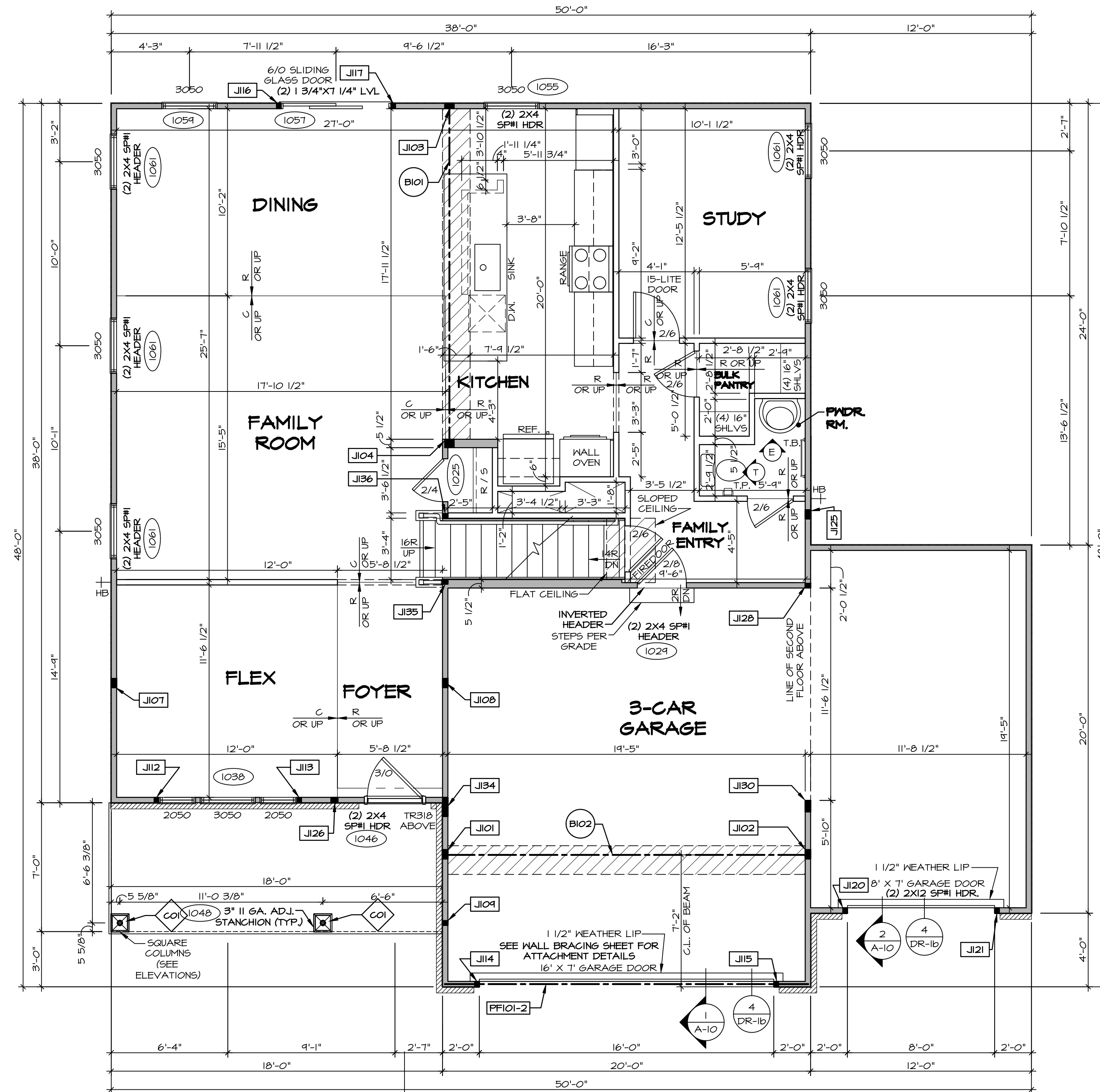
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL HUDSON	SET NO. HUD00	VERSION 01
		DRAWN BY SKE	DATE:
OPTION DESCRIPTION BASEMENT FLOOR PLAN	DRAWING TITLE	OPTION	OPTION
		DATE:	OPTION
SHEET NO. 31	MODEL HUDSON	DIV-COMM-LOT-UNIT DCY-YR-S09B	
		COMM-LOT VLES OF MINING CREEK MONT CO - S09B	
STREET ADDRESS 491 FAIRWATER SPRINGS DR		APT. NO.	----
CITY CENTERVILLE		STATE OH	ZIP 45458

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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 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

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARINGS 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 DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO1	STANCHION PORCH - 3 IN DIA 16GA ADJ	9'-4 1/8"		1048	

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF#		1031	
J102	JACK - (4) 2X4 SFF#	GCB, GCF	1031	
J103	JACK - (4) 2X4 SFF#		1027	
J104	JACK - (4) 2X6 SFF STUD GRADE		1027	
J107	JACK - (4) 2X4 SFF STUD GRADE	ELL	1021	
J108	JACK - (4) 2X4 SFF STUD GRADE	ELL	1021	
J109	JACK - (2) 2X4 SFF STUD GRADE		1048	
J112	JACK - (2) 2X4 SFF STUD GRADE	ELB, ELL	1038	
J113	JACK - (2) 2X4 SFF STUD GRADE	ELB, ELL	1038	
J114	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1030	
J115	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1050	
J116	JACK - (2) 2X4 SFF STUD GRADE		1057	
J117	JACK - (2) 2X4 SFF STUD GRADE		1057	
J120	JACK - (2) 2X4 SFF STUD GRADE	GCF	1064	
J121	JACK - (2) 2X4 SFF STUD GRADE	GCF	1064	
J125	JACK - (4) 2X4 SFF STUD GRADE	GCF	1010	
J126	JACK - (3) 2X4 SFF STUD GRADE	ELL	1018	
J128	JACK - (2) 2X4 SFF STUD GRADE	GCF	1034	
J130	JACK - (5) 2X4 SFF#	GCB, GCF	2000	
J134	JACK - (8) 2X4 SFF#	ELB, ELL	2000	
J135	JACK - (2) 2X4 SFF STUD GRADE		1023	
J136	JACK - (2) 2X4 SFF STUD GRADE		1023	

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (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.
- 2A - (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.
- 3A - (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.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (3) ROWS 12D 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.
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (2) 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.
- 6A - (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.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X26	18'-8"		1027	
B102	BEAM STEEL - W12X19	19'-11 3/8"	SXC	1031	
PF101-2	LVL 1.75 - 11-04	19'-4"	GCB, GCF	1050	PORTAL FRAME 1A

DIV-COMM-LOT-UNIT
DCY-VR-S098
COM-LOT
V165 OF WINDING CREEK MONT CO - S098
STREET ADDRESS
4911 FAIRWATER SPRINGS DR
CITY
CENTERVILLE
STATE
OH
ZIP
45458

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SET NO. HUD00
VERSION 01
DRAWN BY SKB
DATE:
OPTION

SHEET NO. **A-7**
MODEL **HUDSON**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
33

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

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	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/ 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.

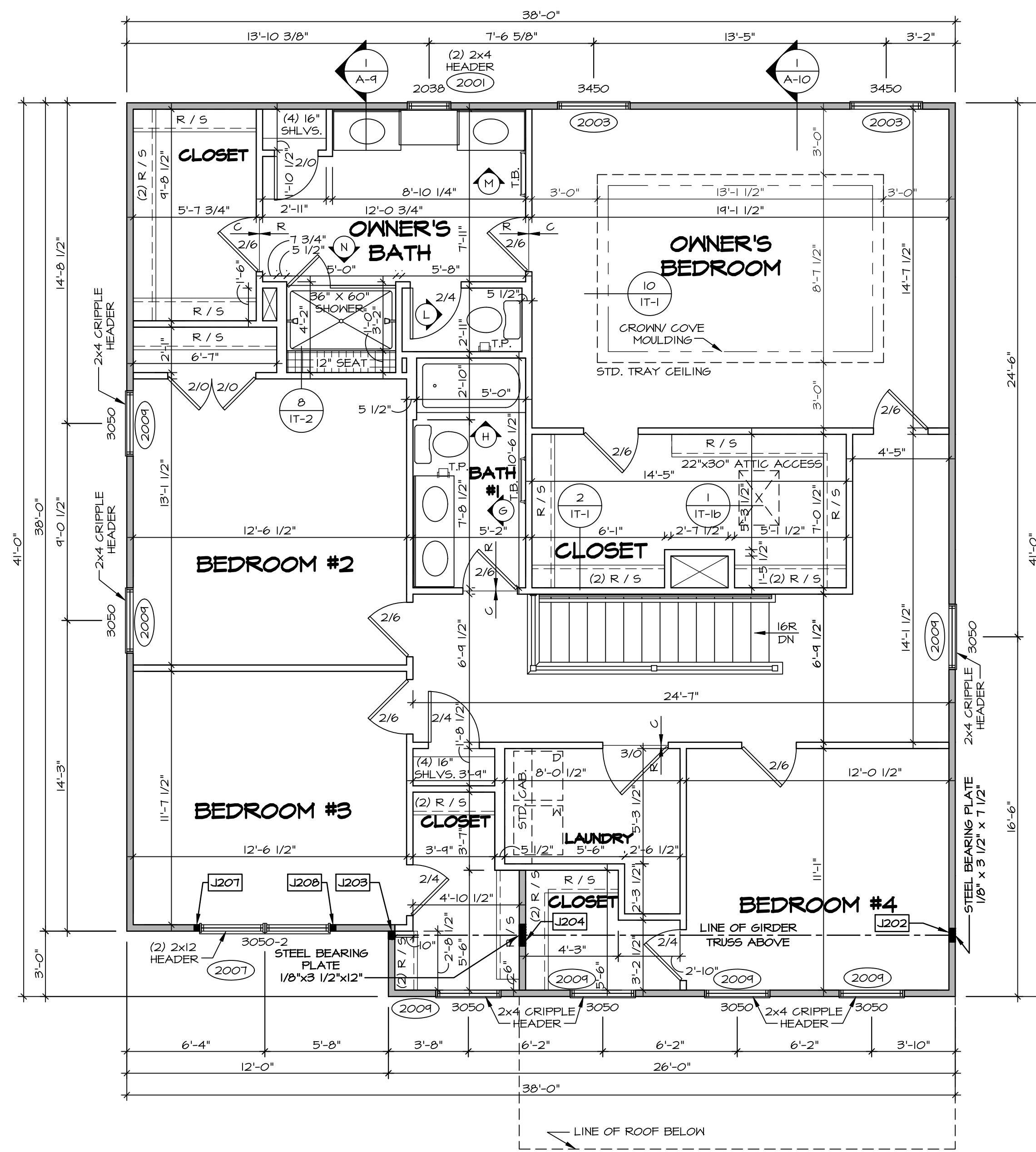
GYPSON NOTES

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
J202	JACK - (5) 2X4 SFF#		2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" X 3 1/2" X 1 1/2"
J203	JACK - (3) 2X4 SFF STUD GRADE	ELB, ELC, ELL	2000	
J204	JACK - (8) 2X4 SFF#	ELB, ELC, ELL	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" X 3 1/2" X 1 1/2"
J207	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELB, ELK, ELL	2007	
J208	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELB, ELK, ELL	2007	



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

DCY-VR-S098

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SET NO. HUD00
VERSION 01
DRAWN BY SKB
DATE:
OPTION

MODEL: HUDSON
DRAWING TITLE: SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. **A-8**

38

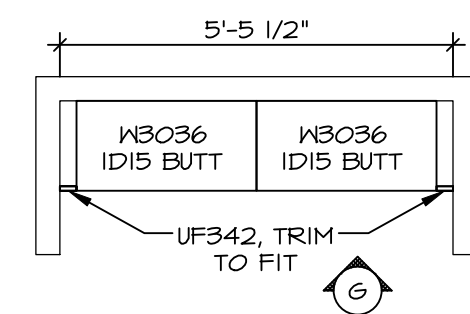
DIV-COMM-LOT-UNIT
COMM-LOT
VLES OF MINDING CREEK MONT CO - S098
STREET ADDRESS
491 FAIRMATER SPRINGS DR
CITY STATE OH
CENTERVILLE OH
ZIP 45458

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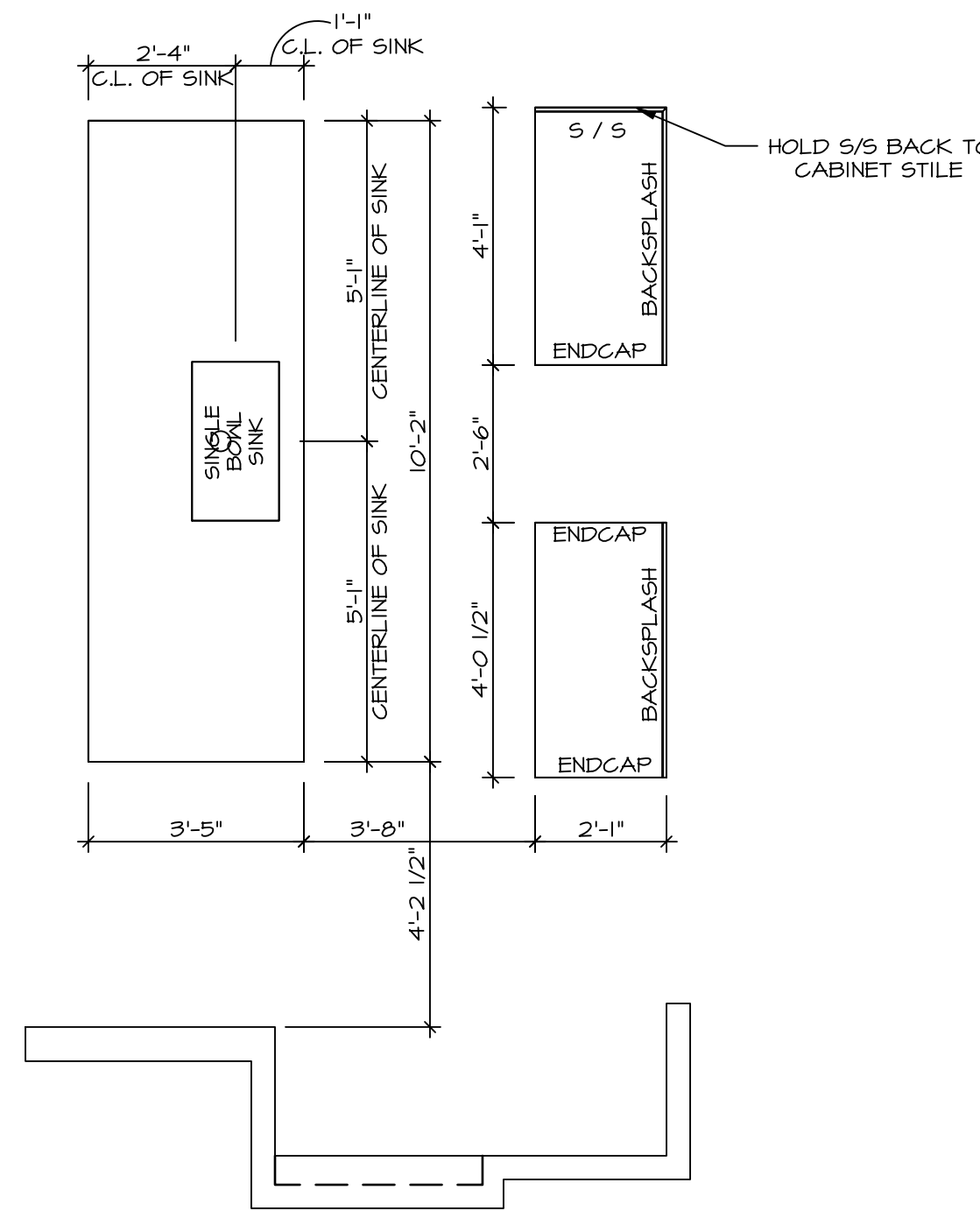
KITCHEN NOTES

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (19#) 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 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.

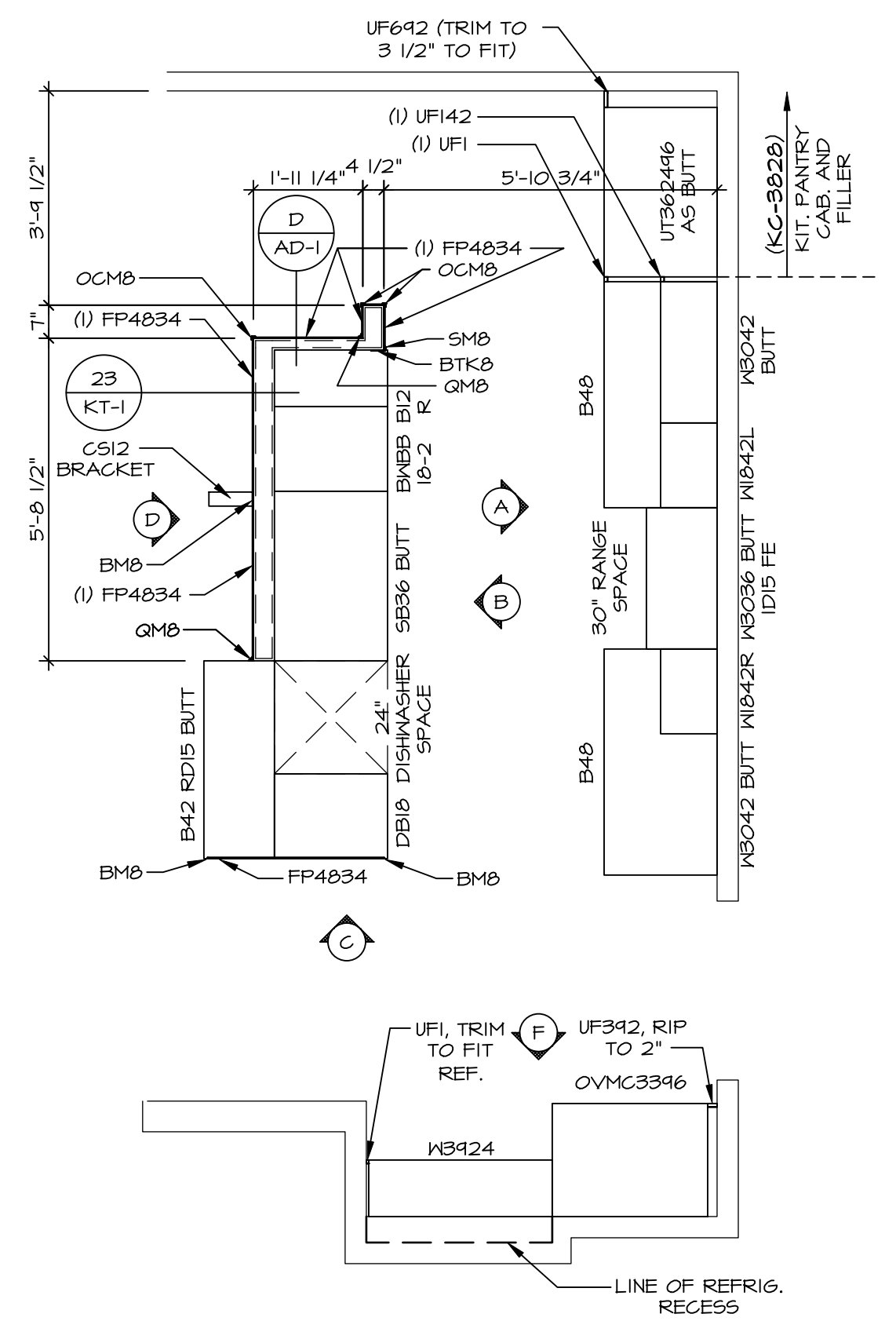
3 LAUNDRY CABINET LAYOUT KC-352B
SCALE: 3/8" = 1'-0"



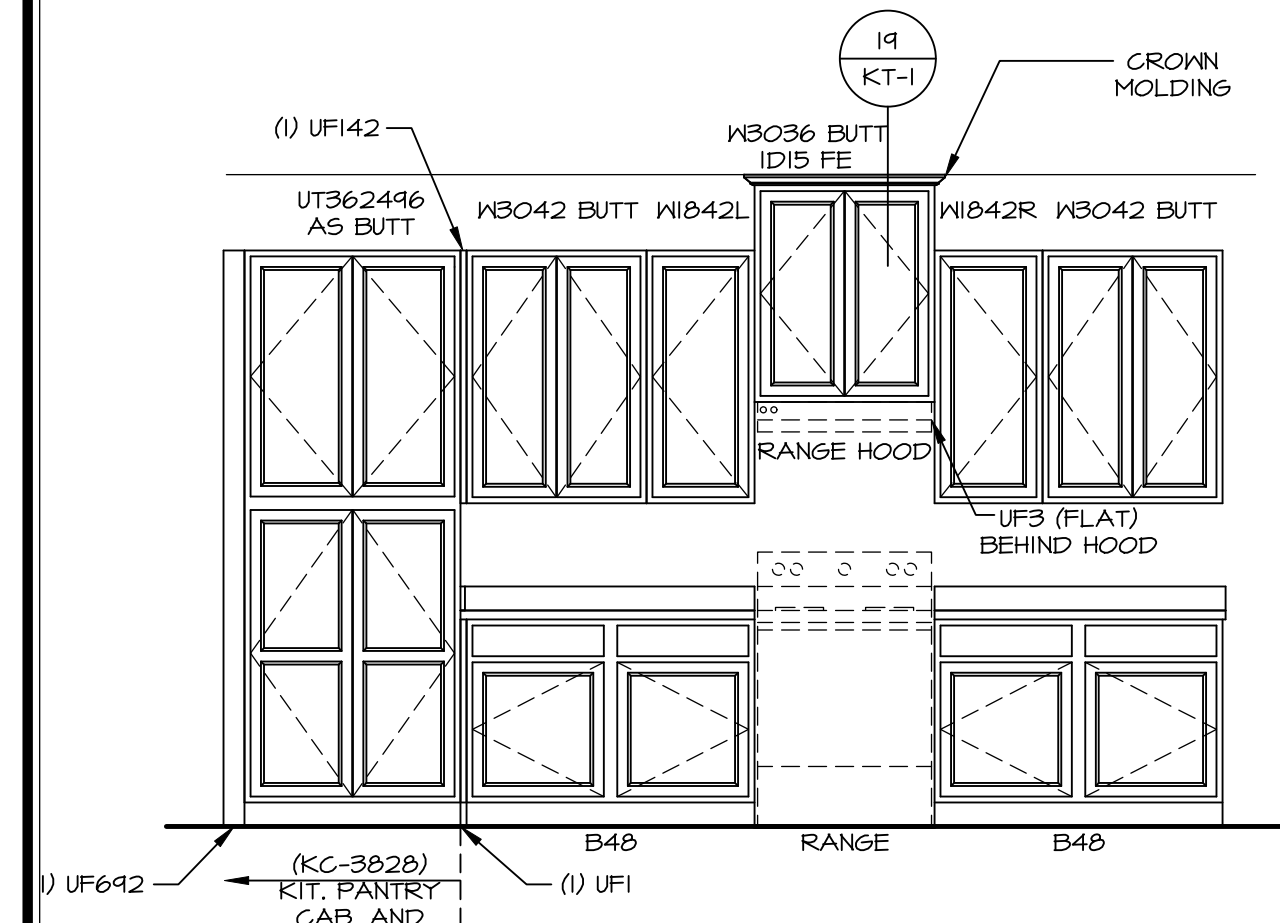
2 KITCHEN COUNTERTOP LAYOUT KC-352TTC
SCALE: 3/8" = 1'-0"



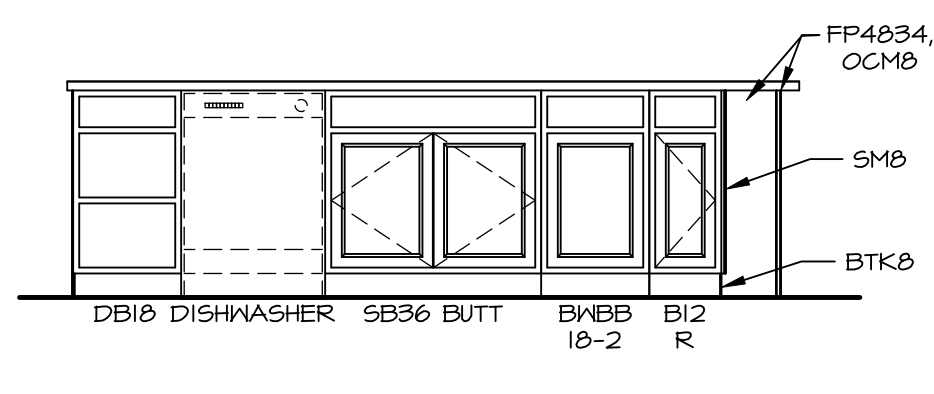
1 KITCHEN CABINET LAYOUT KC-352TTC
SCALE: 3/8" = 1'-0"



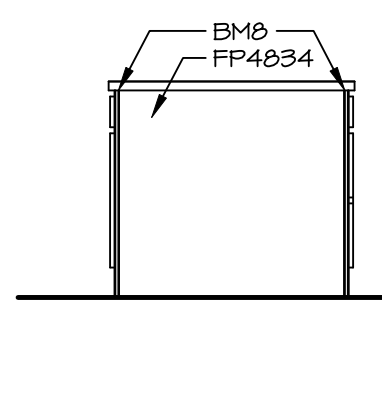
A CABINET ELEVATION
SCALE: 3/8" = 1'-0"



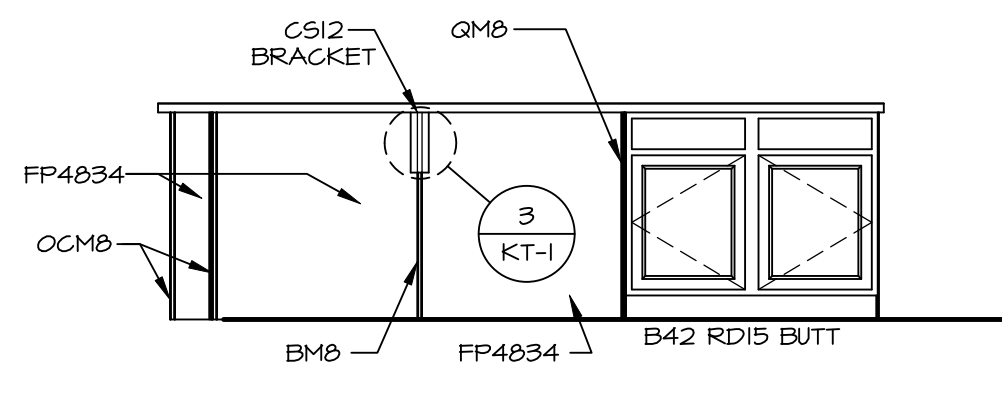
B CABINET ELEVATION
SCALE: 3/8" = 1'-0"



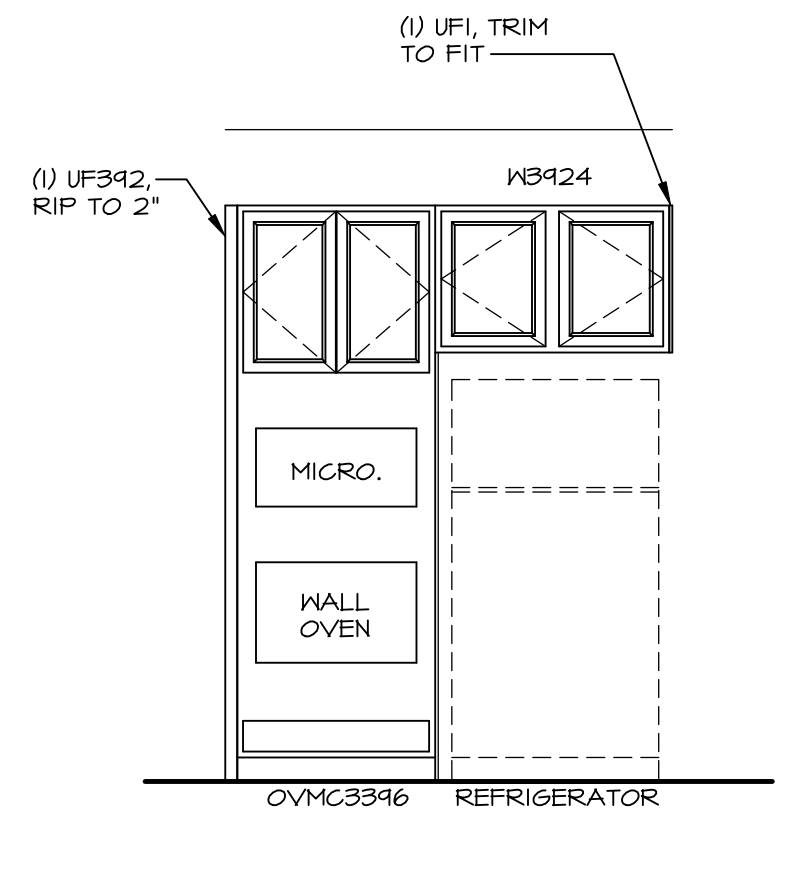
C CABINET ELEVATION
SCALE: 3/8" = 1'-0"



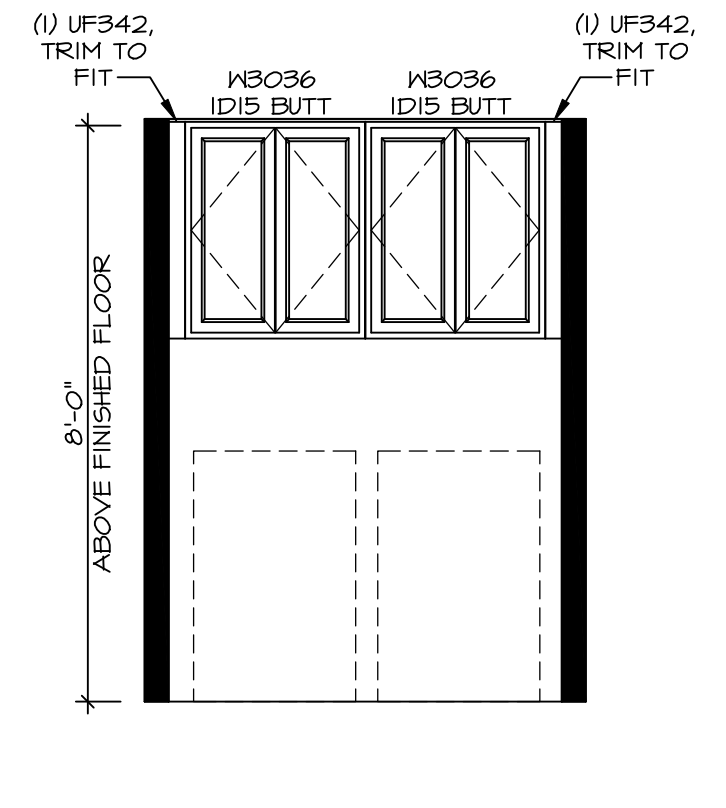
D CABINET ELEVATION
SCALE: 3/8" = 1'-0"



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



G LAUNDRY CABINET LAYOUT KC-352B
SCALE: 3/8" = 1'-0"



DIV-COMM-LOT-UNIT
DCY-VR-S09B
COM-LOT
VLS5 OF MINIDING CREEK MONT CO - S09B
STREET ADDRESS
441 FAIRMATER SPRINGS DR
CITY STATE ZIP
CENTERVILLE OH 45458

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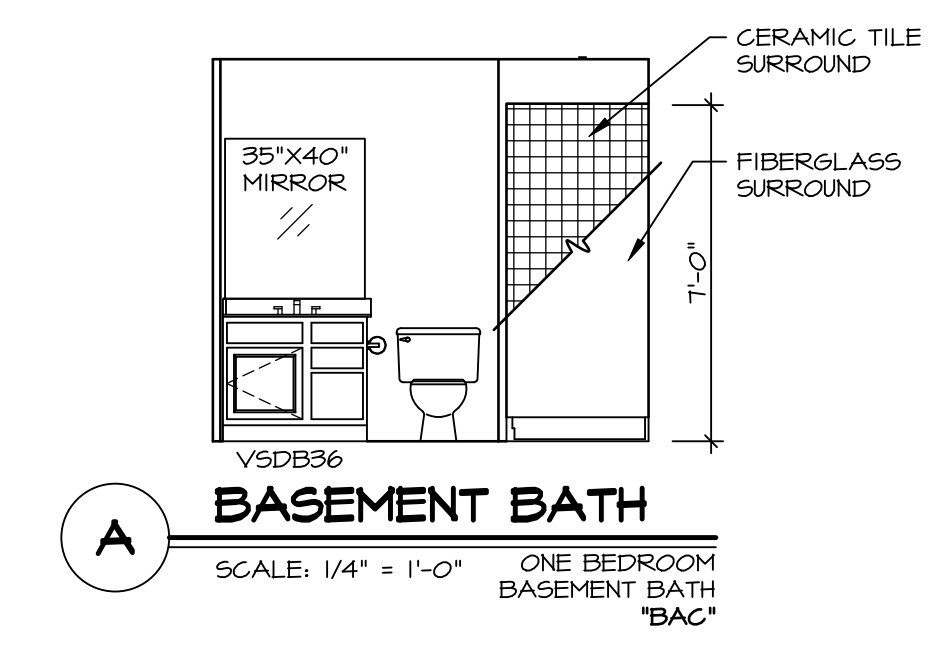
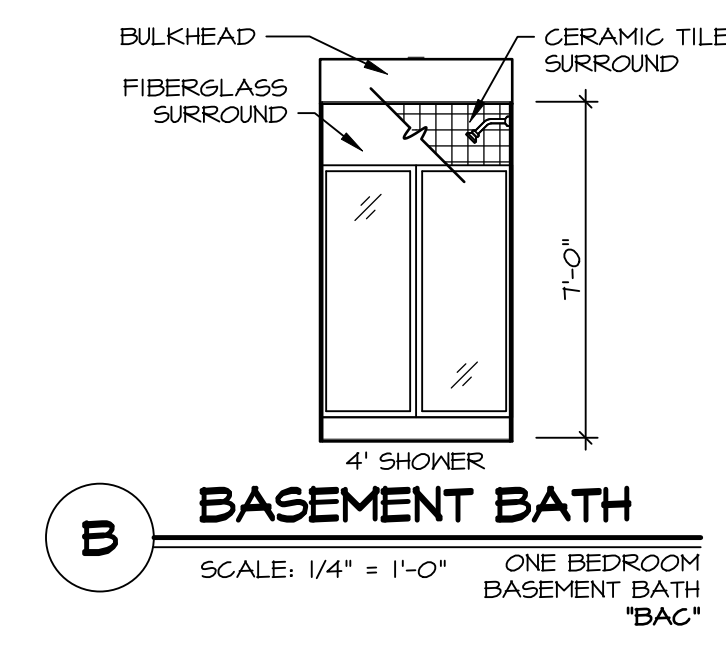
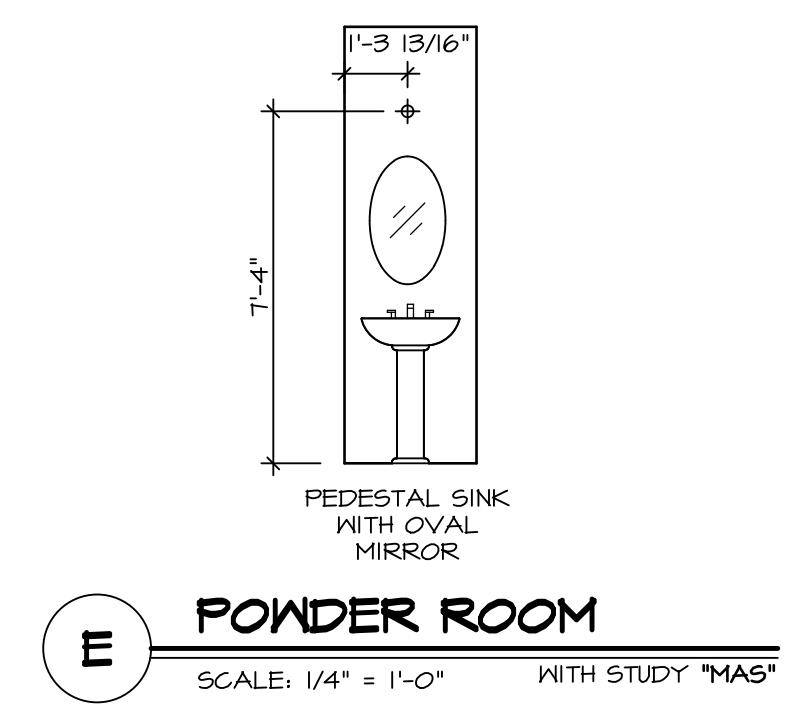
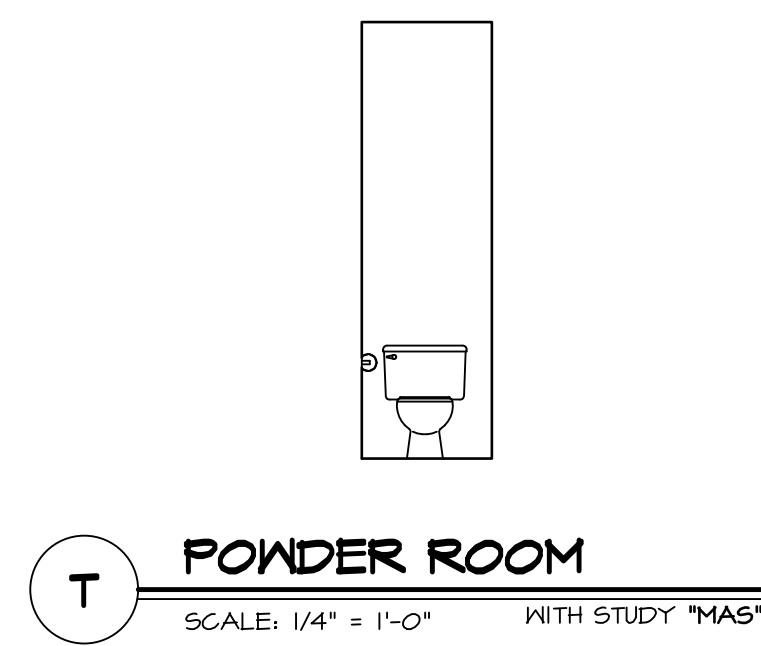
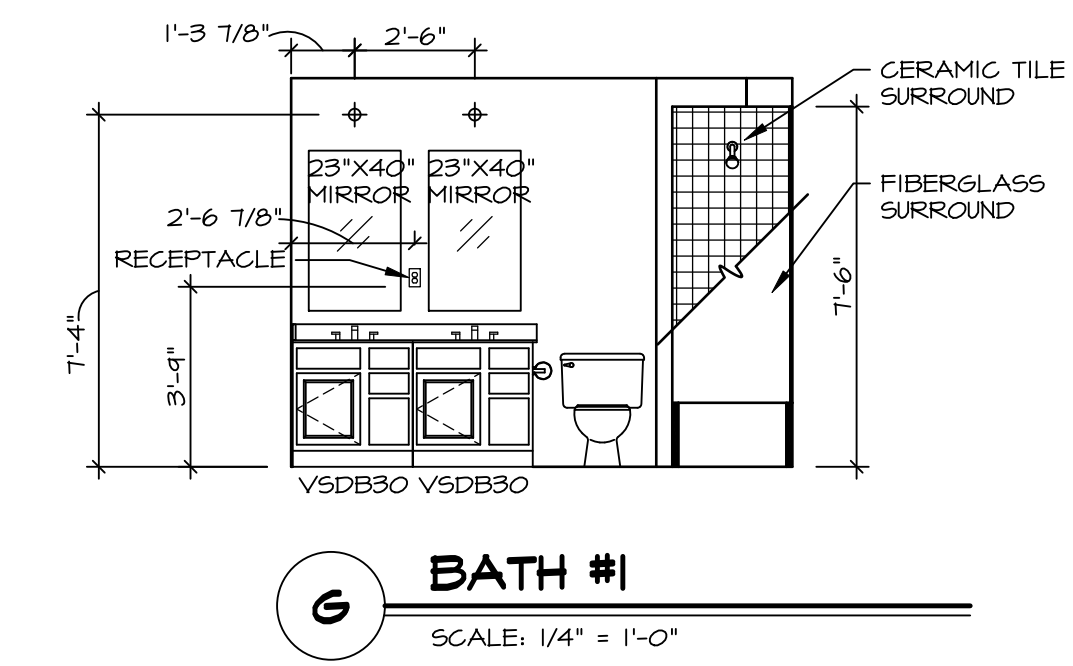
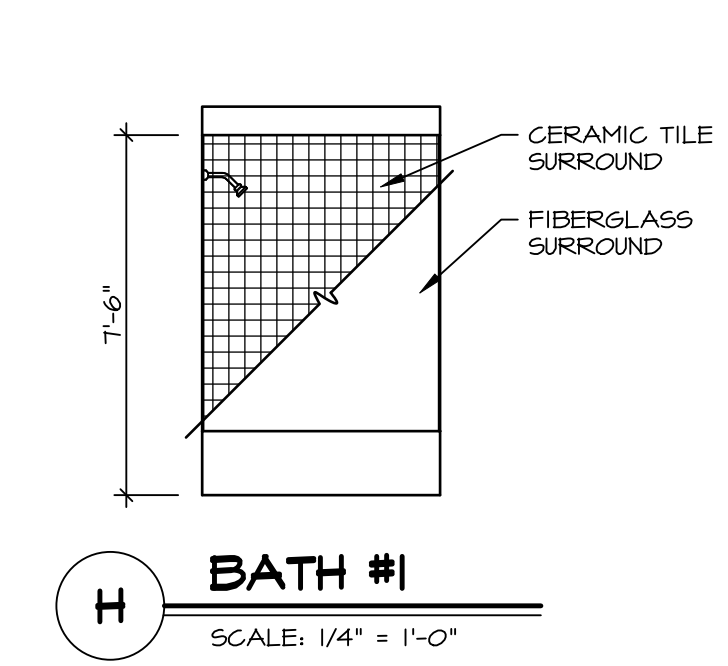
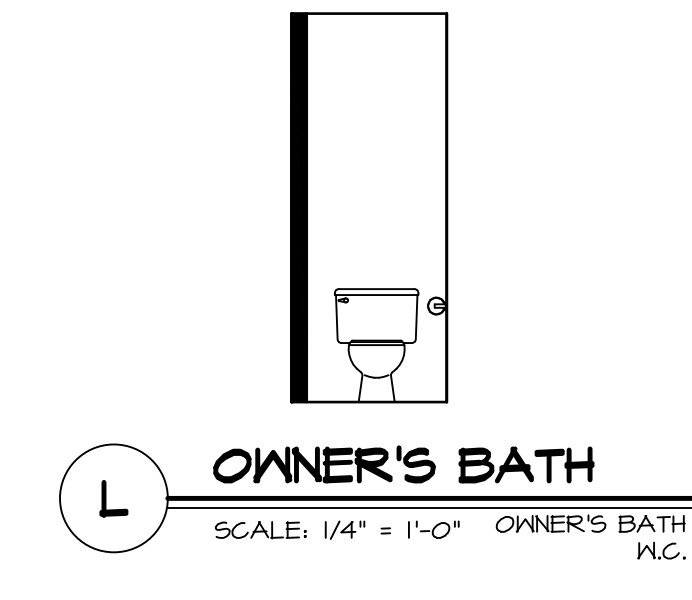
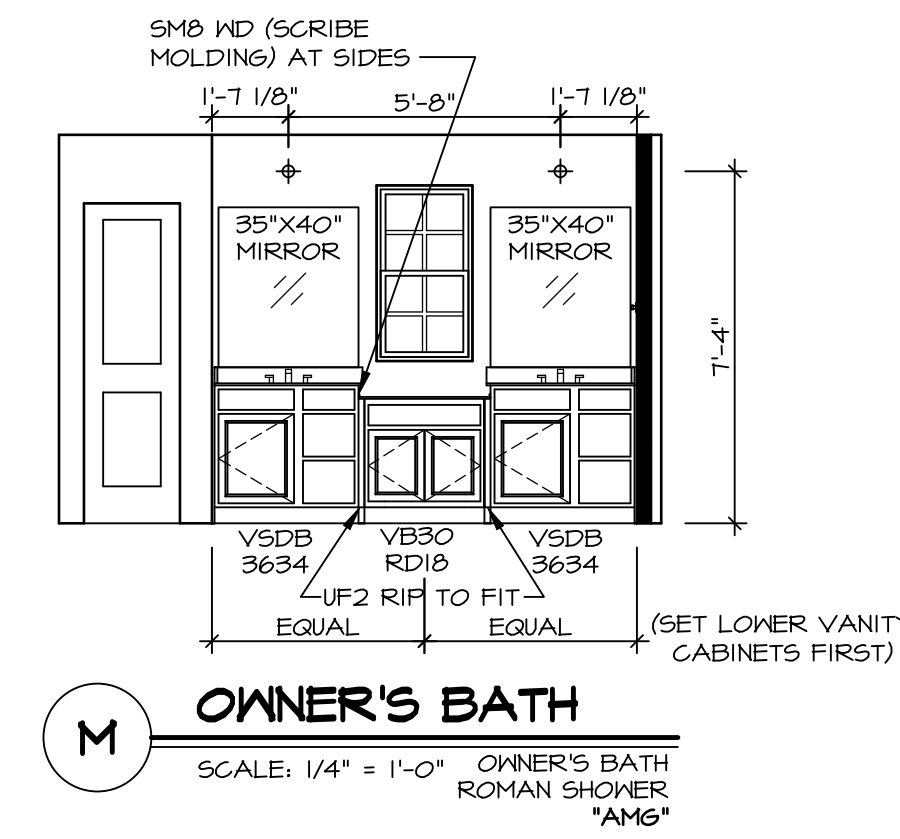
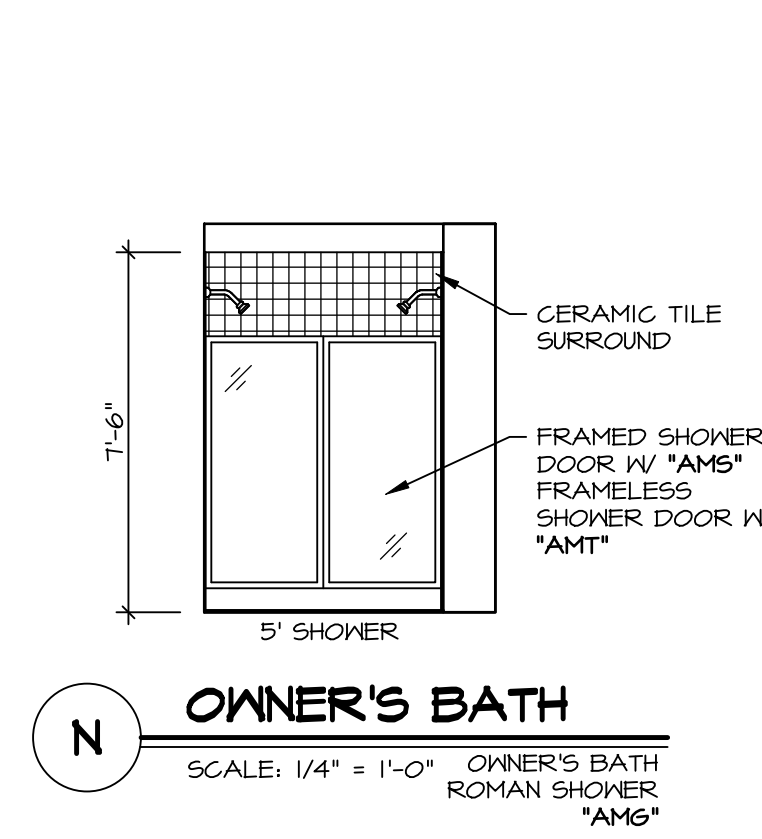
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5285 Westwood Blvd
Frederick, MD 21703

SET NO. HUD00
VERSION 01
DRAWN BY SGA
DATE:
OPTION

SHEET NO.
A-12
MODEL
HUDSON
DRAWING TITLE
KITCHENS
OPTION DESCRIPTION
59

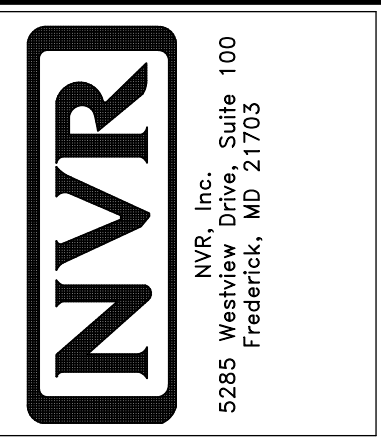
NOTES:

- 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 D-XX FOR TUB AND SHOWER DETAILS.
- ALL VSDB34-42 DRAWERS TO BE SET ON RIGHT HAND.
- ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



DIV-COMM-LOT-UNIT
DCY-VR-S09B
COM-LOT
VLS5 OF KINDING CREEK MONT CO - S09B
STREET ADDRESS
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CENTERVILLE OH 45459

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SET NO. HUD00
VERSION 01
DRAWN BY SKE
DATE:
OPTION

SHEET NO. **A-13**
MODEL **HUDSON**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION
60