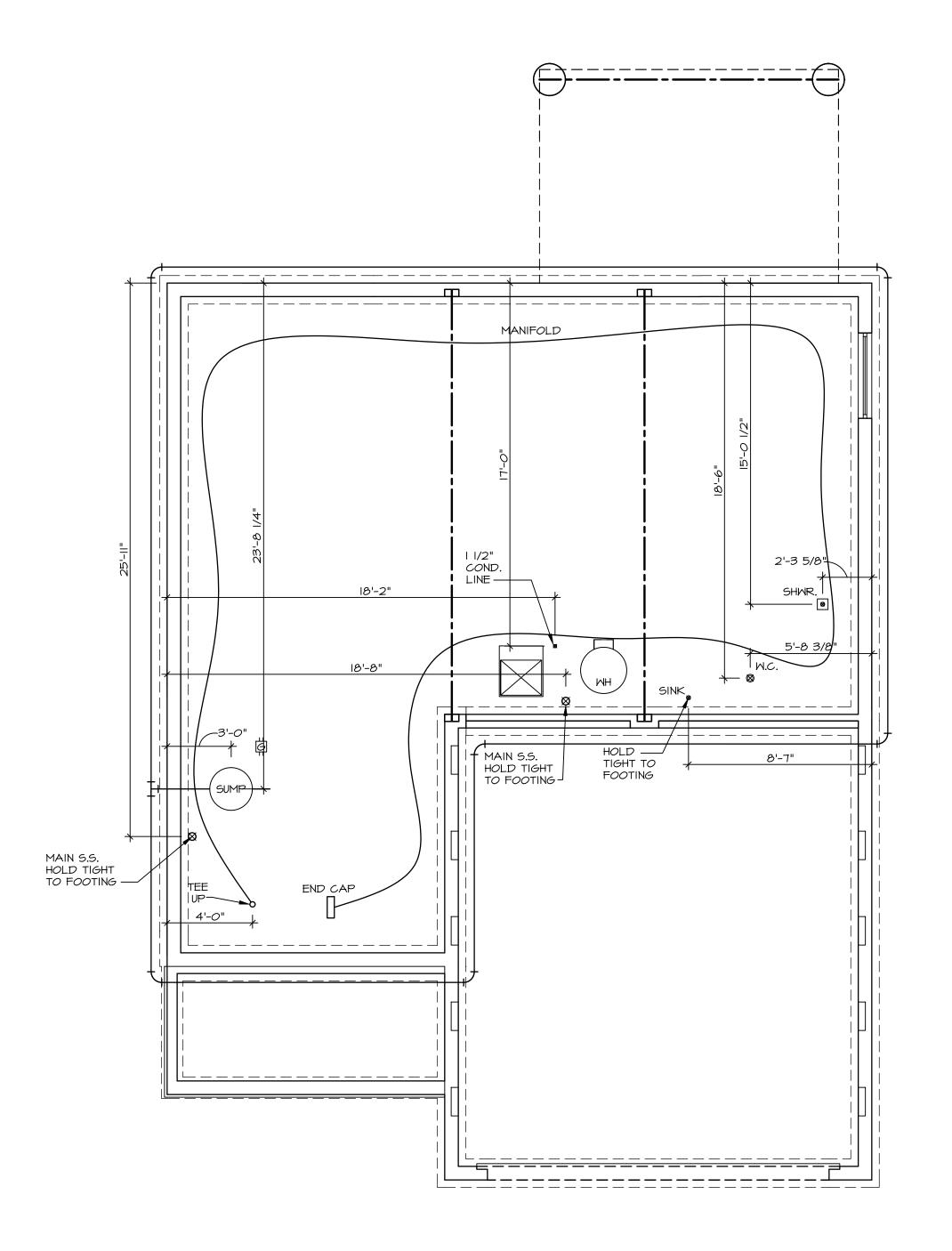
VG 785 9798 KNOLL CREEK CT CENTERVILLE, OH 45458

2 Story Basement
finished basement and bath
2 showers
1 tub
WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY
2 hose bibs - valves required
AA valve on kitchen sink
ice maker
50 Gal Electric

Gas Furnace





PLUMBING NOTES:

RADON REMEDIATION

RADON LOOP:

- (4") PERFORATED "LOOP"

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE

- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS

- TO BE CORRUGATED PIPE

- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:

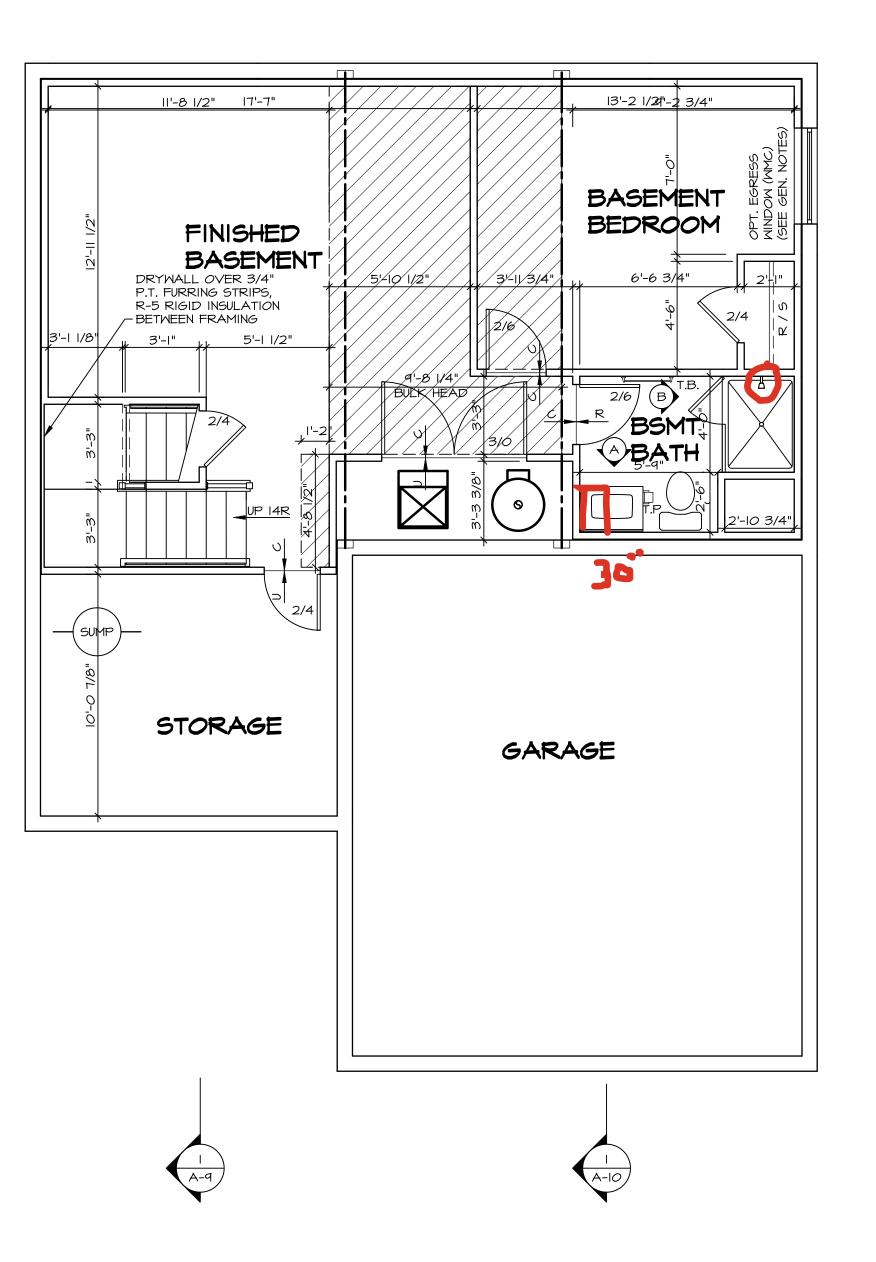
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)

- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER

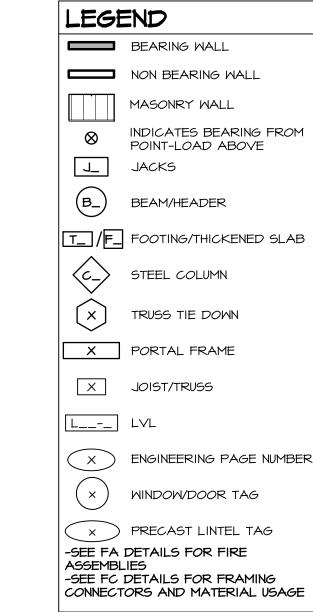
JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)

- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF

- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.







## FLOOR PL

- I. ALL HEADERS AR 2x6 WALLS, UNLES 2. ALL HEADERS TO STUD EACH END, U MULTI-OPENING HE
- MULTI-OPENING HE
  INTERMEDIATE BE
  ADDITIONAL FLOC
  LOAD PATH JACK
  NOTED.

  3. ALL EXTERIOR WA
  INTERIOR WALLS

  4. HATCHED AREAS
  DROPPED CEILING
  SEE ARCHITECTUR
  STOPPING AT BUL

  5. SEE "BRACED WA
  WALL FRAMING LO
  APPLICABLE.

  6. SEE STANDARD D
  INTERIOR TRIM DE

  7. SEE DETAIL SHEET
  TRIM OPTION TAB

  8. ALL HEADERS IN I
  SINGLE FLAT 2X4
  ABOVE, UNLESS O

  9. TANKED WATER H
  OPTIONAL TANKLE
  LIEU OF TANKED I

  IO. INTERIOR HEADER

- IO. INTERIOR HEADER
  9' CEILING WILL B
  UNLESS OTHERWIS
  II. BASEMENT WALL
  FOUNDATION WALL
- 2. ALL INTERIOR BE APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

  13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

AT GARAGE:

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

AT STAIRS:

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

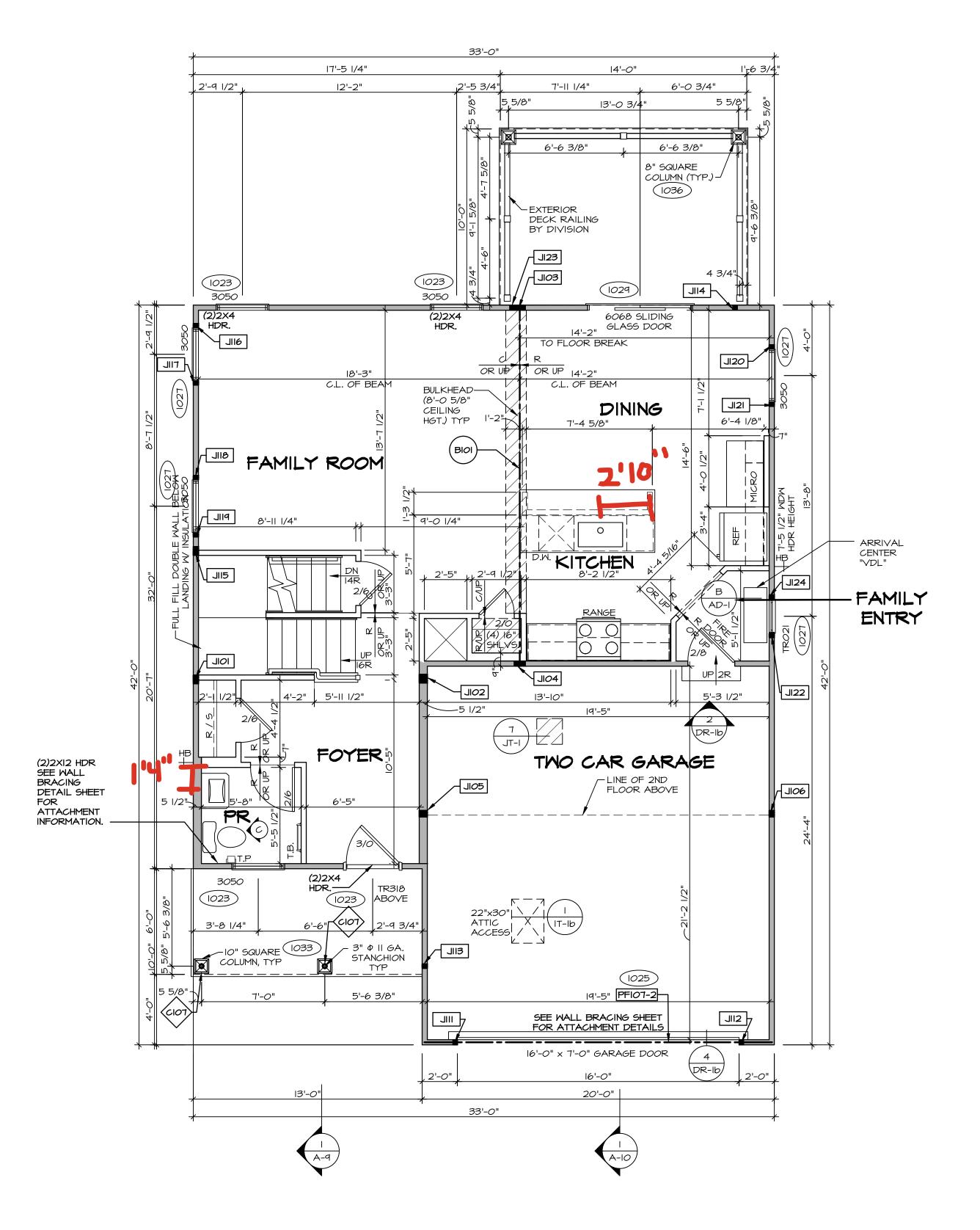
		BEARING WALL			
		NON BEARING WALL			
		MASONRY WALL			
	$\otimes$	INDICATES BEARING FROM POINT-LOAD ABOVE		H	
	J_	JACKS			
	B_	BEAM/HEADER			
	T/F	FOOTING/THICKENED SLAB			
	⟨c_>	STEEL COLUMN			
	$\bigotimes$	TRUSS TIE DOWN			
	X	PORTAL FRAME			
	X	JOIST/TRUSS			
	L	LVL			10
	X	ENGINEERING PAGE NUMBER			g
	(x)	WINDOW/DOOR TAG			7
	$\overline{(}$	PRECAST LINTEL TAG			Ċ
	-SEE FA	DETAILS FOR FIRE			Ţ
	ASSEMBL				(l)
		DETAILS FOR FRAMING ORS AND MATERIAL USAGE			
Į			]		
	4N N	OTES:			\ \ \-
		N/ 2x4 WALLS OR (3) 2x6 W/			<b>₹</b> ()
	•	N/ 2x4 MALLS OR (5) 2x6 W/ ISE NOTED.			
0	HAVE (I) 2	X4 OR 2X6 JACK AND KING			
		HERWISE NOTED. HAVE (2) JACKS AT			Σ
3EA	RING, UNL	ESS OTHERWISE NOTED. NO			NO.
		I BLOCKING OR CONTINUOUS QUIRED UNLESS OTHERWISE			DIV-COMM-LOT-UNII $\mathcal{O}$
					П
		E 4" OR 6" AND ALL 2", UNLESS OTHERWISE NOTED.			
		DROPPED CEILINGS. ALL			
		UNLESS OTHERWISE NOTED.			
		. 8/IT-IB FOR 3/4" FIRE EILING PANELS			
1AL	L PANEL I	DETAIL SHEET" FOR SPECIAL			
LO	CATIONS .	AND HEADER SIZES, IF			
	ETAIL CAT FAILS.	EGORY "IT" SHEET(S) FOR			
ET	"AD" FOR	R HOUSE SPECIFIC INTERIOR			
NBL NN		NG WALLS SHALL BE A			
(4	OR 2X6 A	TTACHED TO CRIPPLES			its hts
	HERWISE I	NOTED. DWN AS BASE CONDITION,			es
LE	SS WATER	HEATER IS AVAILABLE IN			ly reserves property righ
	ATER HEA HEIGHT EC	KTER. DR 8' CEILING WILL BE 6'-II",			res ope
		CEILING WILL BE 8'-3",			ا جَ م
IISE	NOTED.	·			xpressl other
		ALL NOT BE HELD TIGHT TO			expressly other p
LL BEA		LS SHALL HAVE GYPSUM			2
		SIDE OR HAVE MID-HEIGHT	1		nc., ner,

GYPSUM NOTES:

FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS		
IOIL	JACK - (4) 2X4 SPF STUD GRADE	1004			
JIO2	JACK - (4) 2X6 SPF STUD GRADE	1004			
JI03	JACK - (5) 2X4 SP#I	1008			
JIO4	JACK - (5) 2X4 SP#I	1008			
JI <i>0</i> 5	JACK - (3) 2X6 SP#I	1010			
JI06	JACK - (3) 2X4 SP#I	1010			
IIIL	JACK - (2) 2X4 SPF STUD GRADE	1025			
JII2	JACK - (2) 2X4 SPF STUD GRADE	1025			
SIIL	JACK - (2) 2X4 SPF STUD GRADE	1033			
JII4	JACK - (2) 2X4 SPF STUD GRADE	1036			
JII5	JACK - (4) 2X4 SPF STUD GRADE	1006			
JII6	JACK - (2) 2X4 SPF STUD GRADE	1027			
TIIL	JACK - (2) 2X4 SPF STUD GRADE	1027			
BIIL	JACK - (2) 2X4 SPF STUD GRADE	1027			
PIIL	JACK - (2) 2X4 SPF STUD GRADE	1027			
J120	JACK - (2) 2X4 SPF STUD GRADE	1027			
JI2I	JACK - (2) 2X4 SPF STUD GRADE	1027			
JI22	JACK - (2) 2X4 SPF STUD GRADE	1027			
JI23	JACK - (2) 2X4 SPF STUD GRADE	1036			
JI24	JACK - (2) 2X4 SPF STUD GRADE	1027			

FIELD	INSTALLED FIRST FL	OOR BEAM	HEADER	SCHEDULE
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BIOI	BEAM STEEL - WIOX30	20'-6"	1008	
PF107-2	LVL 1.75 - 11-04	19'-9"	1025	PORTAL FRAME I.A

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C107	STANCHION PORCH - 3 IN DIA IIGA ADJ	9'-10 1/8"	1033	





ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED LEGEND BEARING WALL NON BEARING WALL MASONRY WALL INDICATES BEARING FROM POINT-LOAD ABOVE J\_ JACKS (B\_ BEAM/HEADER T\_ /F\_ FOOTING/THICKENED SLAB STEEL COLUMN TRUSS TIE DOWN X PORTAL FRAME X JOIST/TRUSS L\_\_-\_ LVL ( X ) ENGINEERING PAGE NUMBER WINDOW/DOOR TAG × PRECAST LINTEL TAG -SEE FA DETAILS FOR FIRE

> -SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

#### FLOOR PLAN NOTES:

ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED. ALL HEADERS TO HAVE (I) 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. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE. 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. O. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II", 9' CEILING WILL BE 7'-II", IO' CEILING WILL BE 8'-3", BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.

ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT

3. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"

ASSEMBLIES

## GYPSUM NOTES:

BLOCKING INSTALLED.

SHORT OF FRAMING ABOVE.

AT GARAGE:

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

AT STAIRS:

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

LYL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE) I.A - (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS I6D NAILS AT I2" O.C. OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAILS AT I2"O.C.

2.A - (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR

ALT I I/2" WIDE LYL FASTEN PLIES W/ (4) ROWS I2D NAILS AT I2"O.C. 3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.

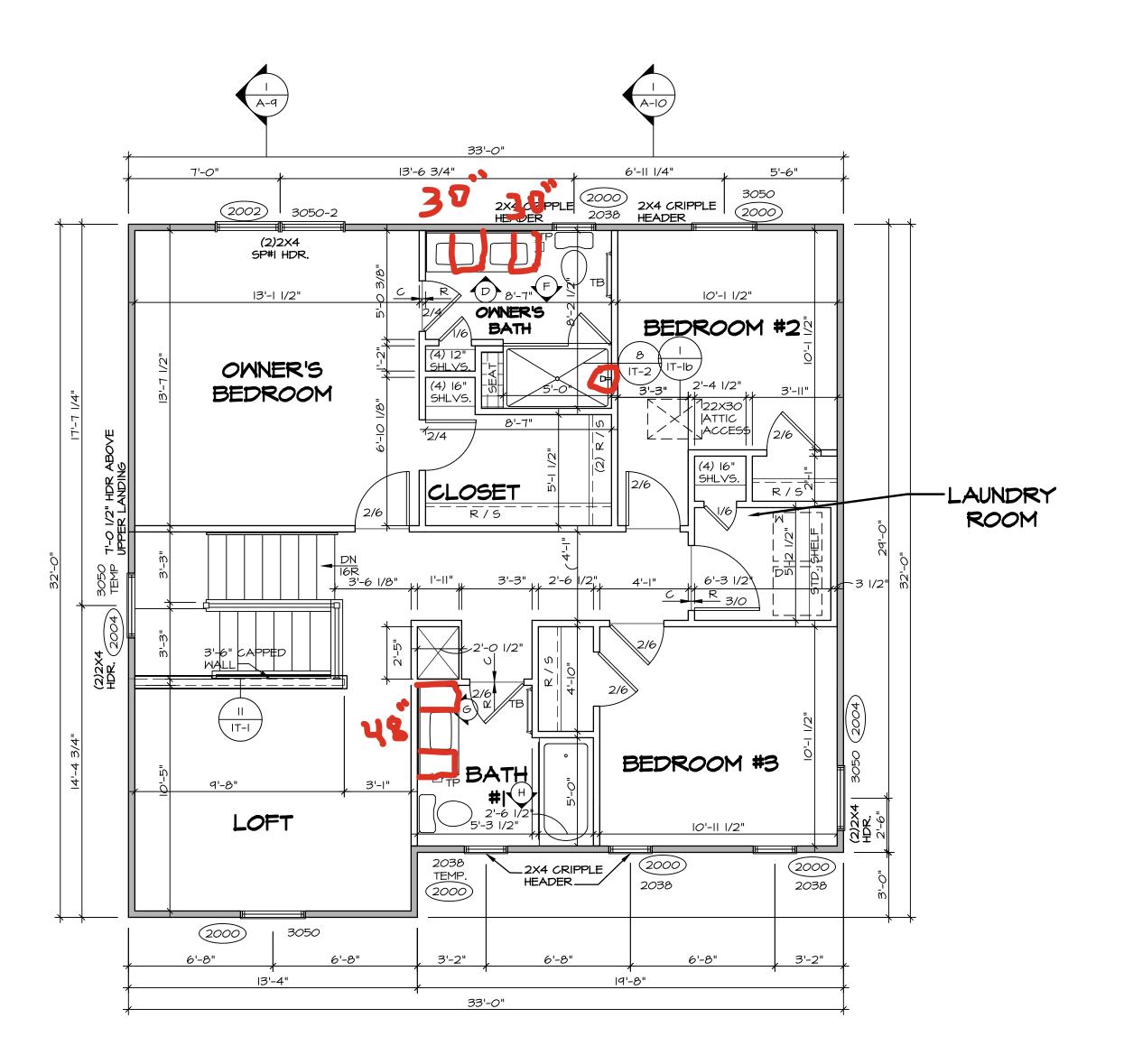
4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS I6D NAILS AT I2" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

5.A - (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C. FROM EACH SIDE OR ALT I I/2" WIDE LVL FASTEN PLIES W/(4) ROWS I2D NAILS AT I2"O.C. FROM

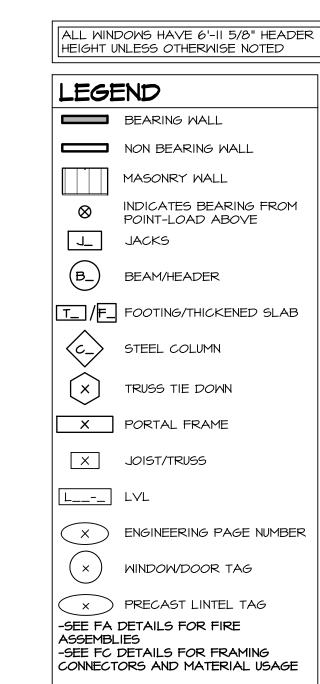
6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"O.C. FROM EACH SIDE.

7.A - (4) PLY (ALL SIZES); FASTEN PLIES WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR JACK SCHED		DULE
IDENTIFIER	DESCRIPTION	ENG. NUM.







### FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
   ALL HEADERS TO HAVE (I) 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. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- 3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
- 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- 8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
- 9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
  OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
  LIEU OF TANKED WATER HEATER.
- IO. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II", 9' CEILING WILL BE 7'-II", IO' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.

  II. BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO
- FOUNDATION WALLS.

  12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM
  APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT
- BLOCKING INSTALLED.

  13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"
  SHORT OF FRAMING ABOVE.

# GYPSUM NOTES:

AT GARAGE:

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

AT STAIRS:

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

185	0785	APT. NO.	ZIP
DCY-V6-0185	COMM-LOT VLGS OF WINDING CREEK WARR CO - 0785	STREET ADDRESS 9798 KNOLL CREEK CT	CITY
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DATE: OB/IO/2017

OPTION

5285 Westview Driv
Frederick, MD

NA.

SECOND FLOOR PLAN
OPTION DESCRIPTION

KITCHEN NOTES:

CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL. 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD

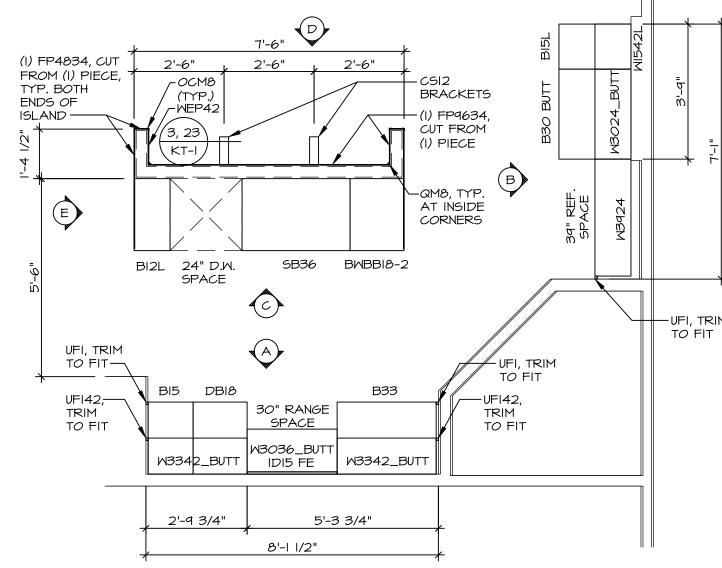
DETAIL II/KT-I FOR REPLACEMENT BASED ON CABINET STYLE. 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT"

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 MOLDING.

6. HARDWARE INSTALL NOTE: KNOBS 60 ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-Ib

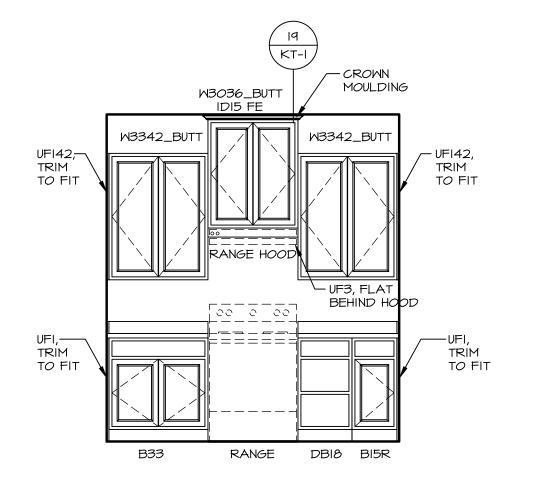
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



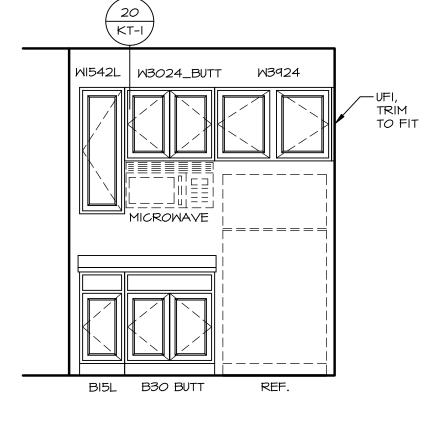




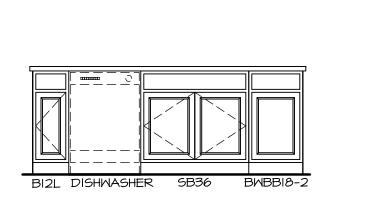




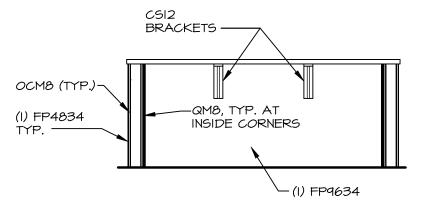




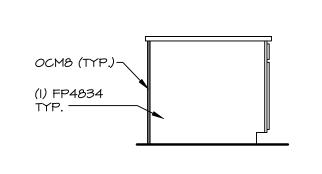












SINGLE BOWL SINK

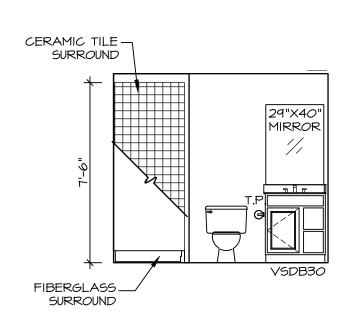
2'-9 3/4" 2'-6" 2'-9 3/4"

END CAP

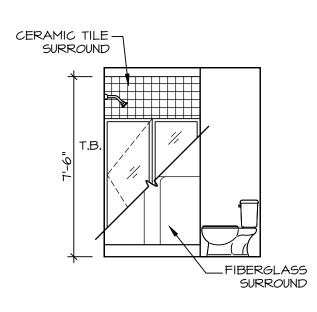
| END CAP 2'-1"



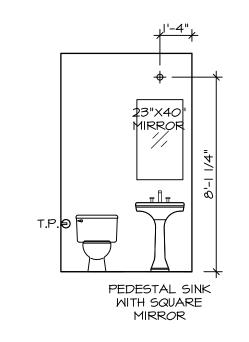
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Suite 100 703	Suite 100 703		COMM-LOT VLGS OF MINDING CREEK MARR CO - 0785	STREET ADDRESS  4748 KNOLL CREEK CT		CENTERVILLE
NVR, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703 LS.dwg 06/18/25 - 3:31 am	T_LS.dwg	© NVR, Inc., The owner, expressly reserves its copyright and other property rights in these plans. These plans are not				
	SET NO. ALGOO VERSION OI RELEASE NO DRAWN BY KDH DATE: 8/3/17 OPTION  3983\Sheets\Lot Specific\A-12 KIT_			5285 Westview Drive, Suite 100 Frederick, MD 21703		



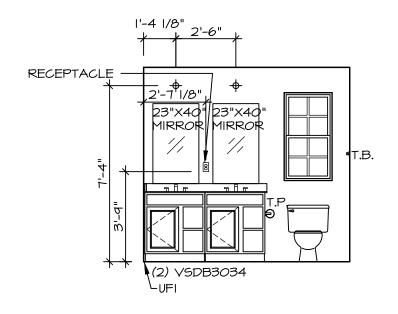




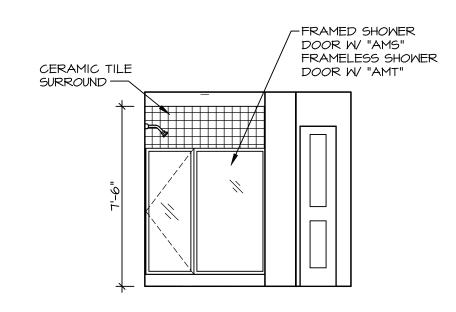




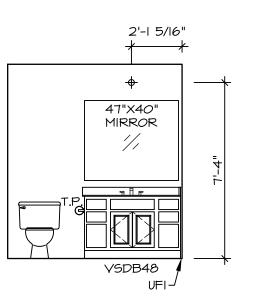




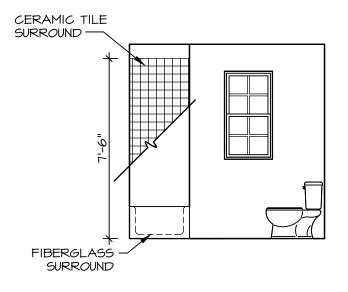








BATH #I SCALE: 1/4" = 1'-0"



	BATH #I	
П	SCALE: I/4" = I'-0"	

### BATH NOTES:

- I. TEMPERED GLASS SHOWER ENCLOSURE
  WITH SWING DOOR OR OPTIONAL SLIDING
  DOOR BY DIVISION.

  2. TUB ACCESS PANELS PROVIDED AS
  NEEDED, ALL MATERIALS BY DIVISION.

  3. REFER TO DETAILS IT- FOR TUB AND
  SHOWER
- 3. REFER TO DETAILS IT- FOR TUB AND SHOWER.
  4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
  5. BATH ELEVATIONS ARE SHOWN PER PLAN.
  6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.