

VG 804
9832 BLACK STREAM CT
CENTERVILLE, OH 45458

1 Story Basement

Finished basement and bath

2 showers - dual valve in master

1 tub

WATER SOFTENER ROUGH-IN

2 hose bibs - valves required

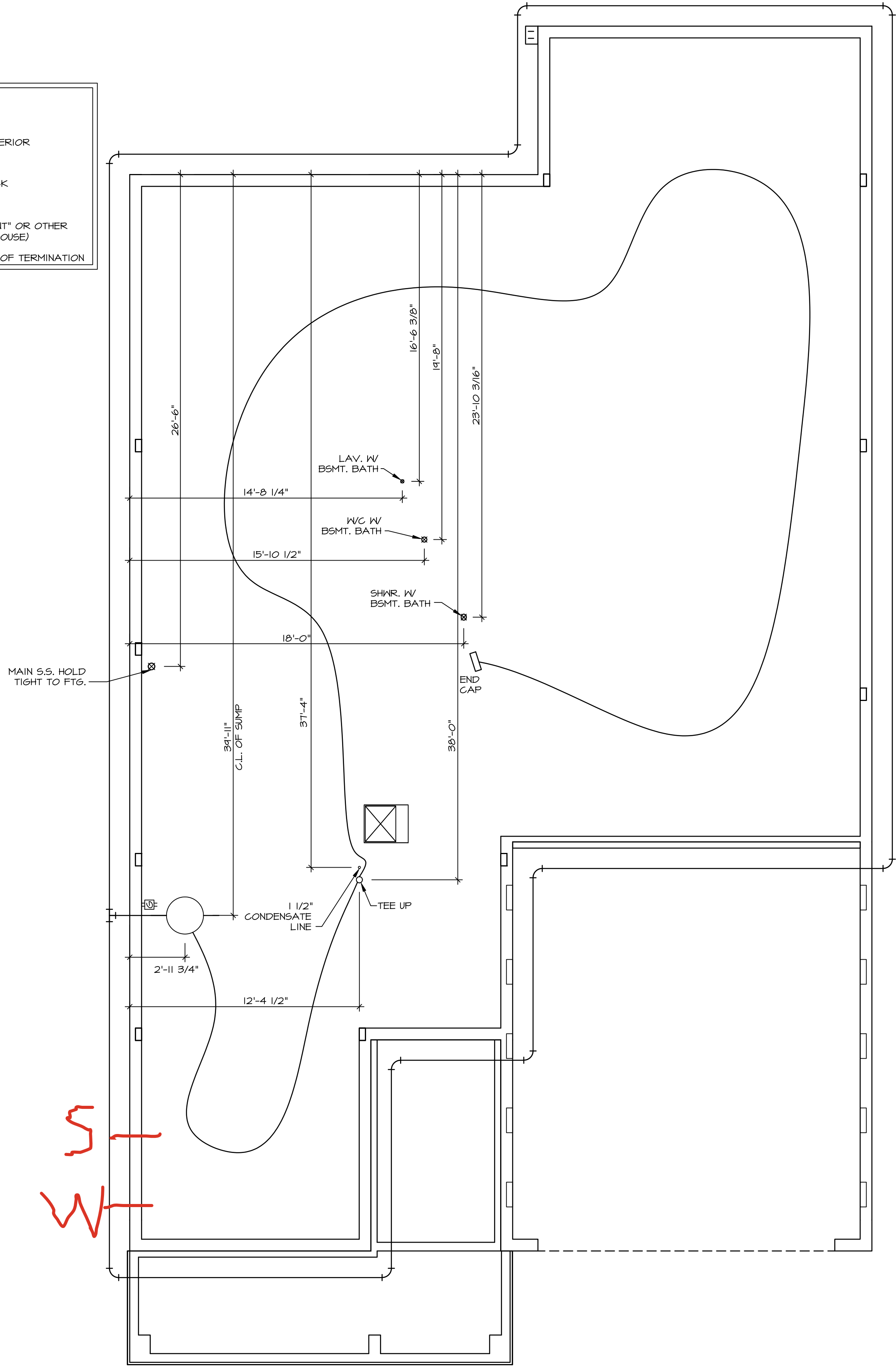
AA valve on kitchen sink

ice maker

50 Gal Electric

Gas Furnace , Fireplace and Range

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



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

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

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL. FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" 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 1 1/2" WIDE LVL. FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" 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 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 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 1 1/2" WIDE LVL. FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

6.A - (3) PLY 20" TALL AND OVER; FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL. FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

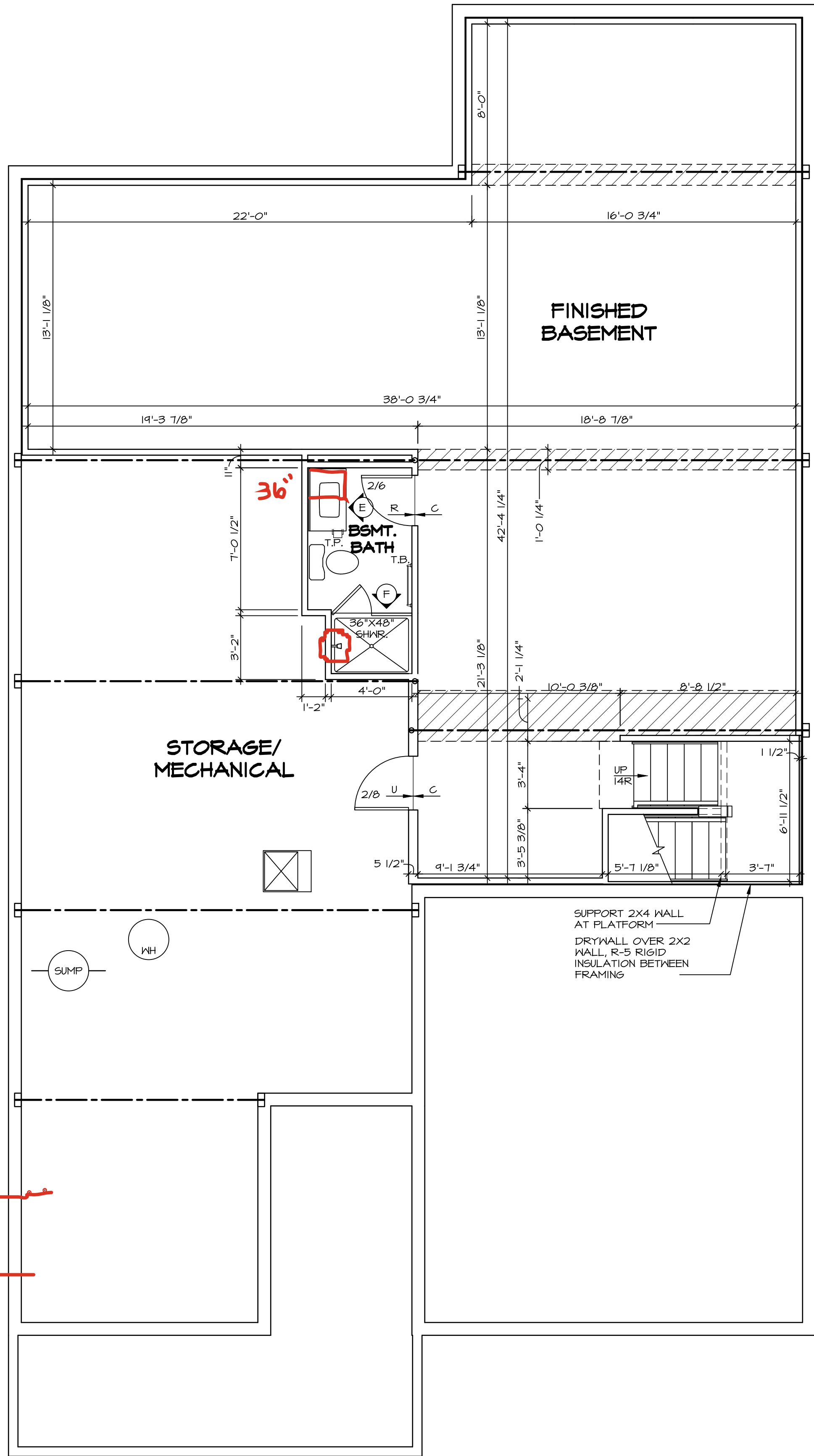
7.A - (4) PLY (ALL SIZES); FASTEN PLIES WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SHEET NO. A-5	MODEL PALLADIO RANCH DRAWING TITLE PLUMBING	SET NO. PLDOA	DIV-COMM-LOT-UNIT DCY-VG-0804	© NVR, Inc. The owner, expressly reserves its right to make changes to the plans in these plans. These changes, or to be reproduced from the plans, or to be reproduced
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SW



A-6

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
- 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 (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. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/11-1B 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 GRIPPLERS ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- 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 BLOCKING INSTALLED.
- 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-10(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
- 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

MODEL PALLADIO RANCH

DRAWING TITLE BASEMENT FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.

A-6

SET NO. PLDOA

VERSION 01

RELEASE NO. ----

DRAWN BY DRH

DATE: 2/22/17

OPTION

NVR

NVR Inc. Suite 100
5285 Westview
Frederick, MD 21703

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DIV-COMM-LOT-UNIT

DCY-VG-0804

COMM-LOT

VL65 OF KINDING CREEK MARR CO - 0804

STREET ADDRESS

4932 BLACK STREAM CT

CITY

CENTERVILLE

STATE

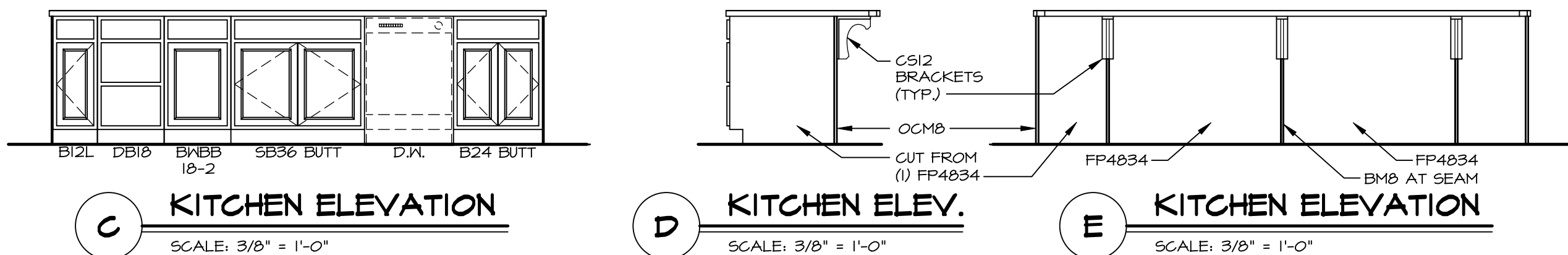
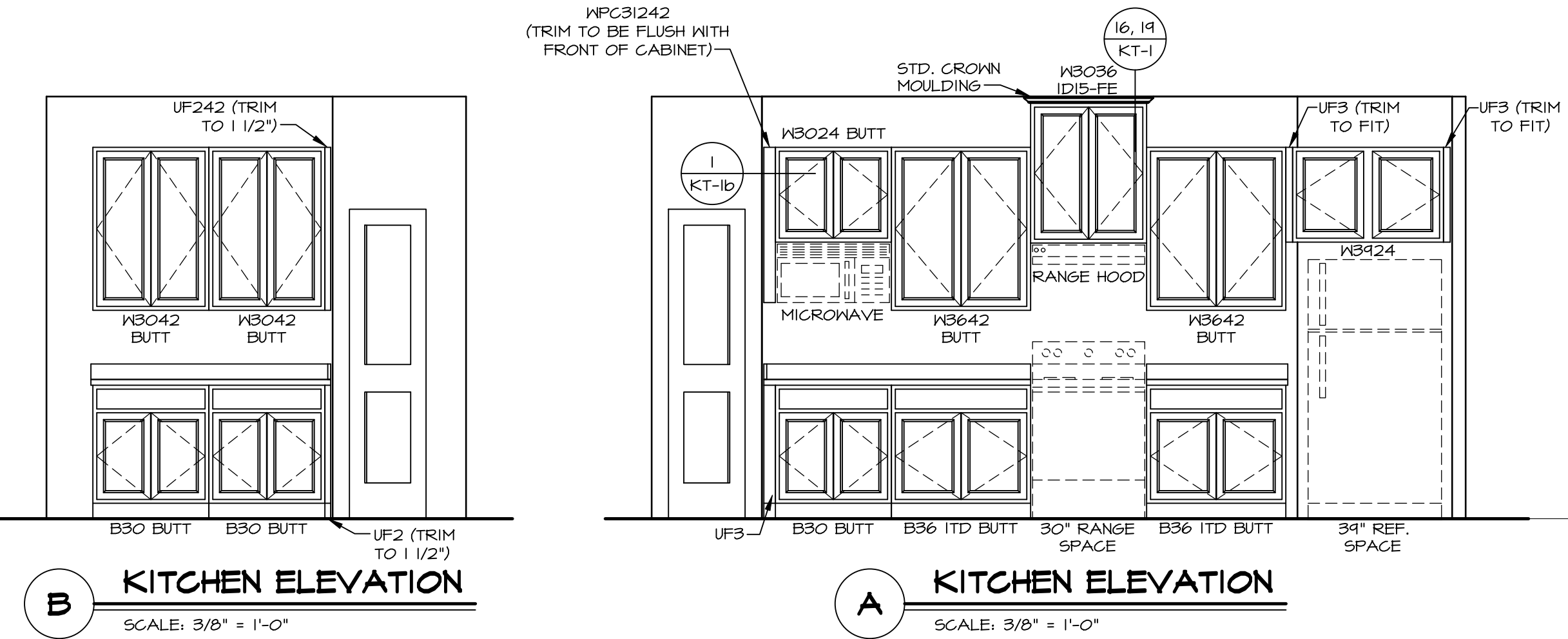
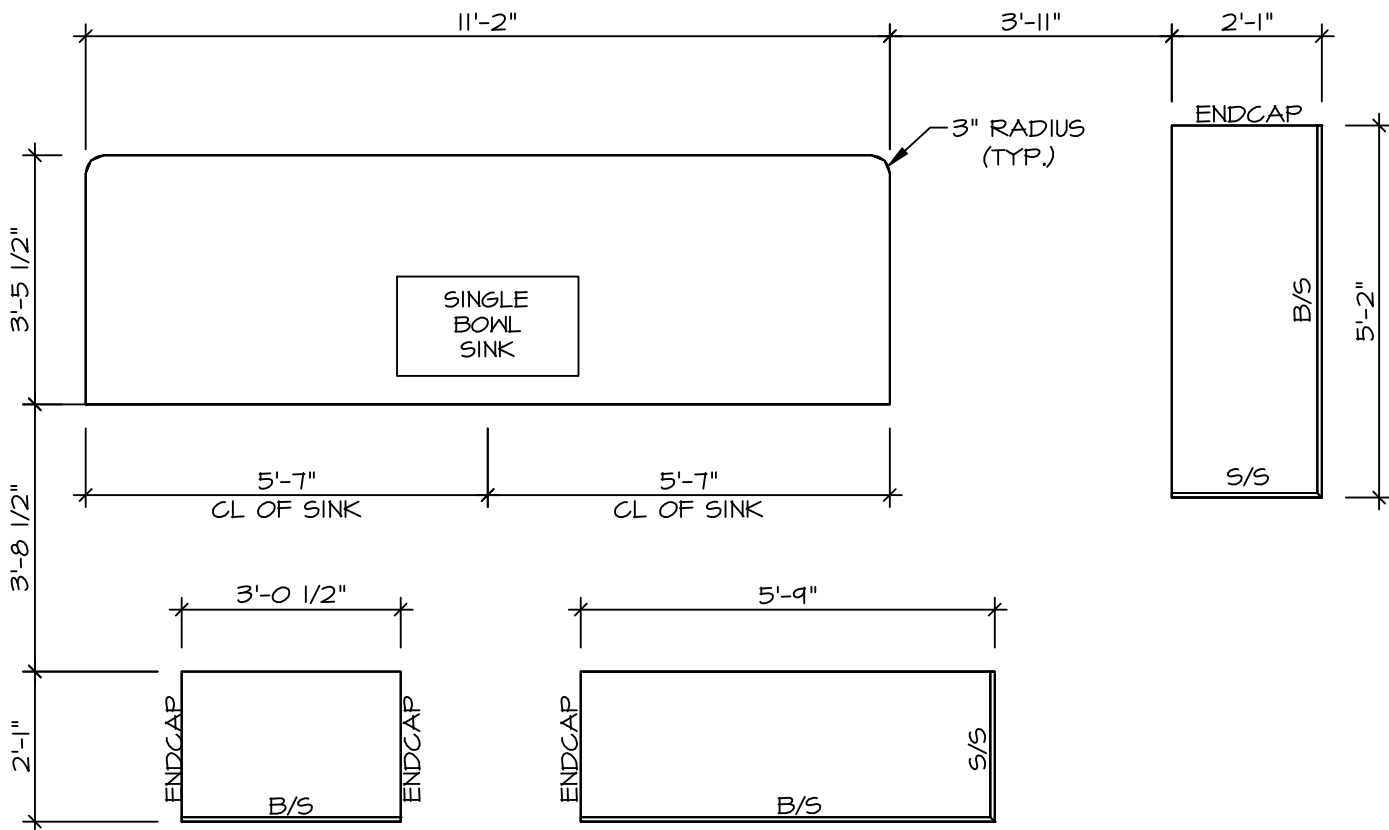
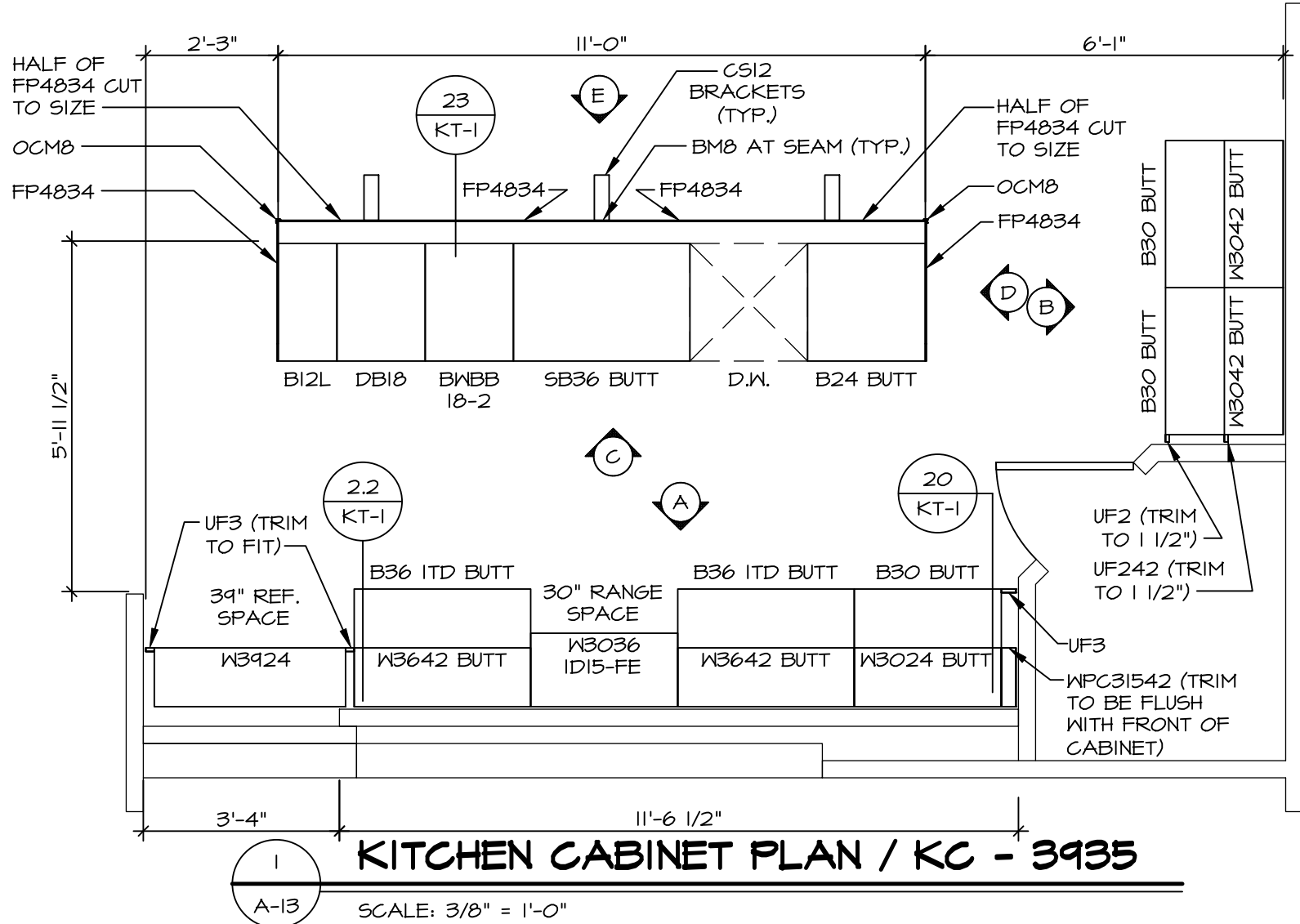
OH

ZIP

45459

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

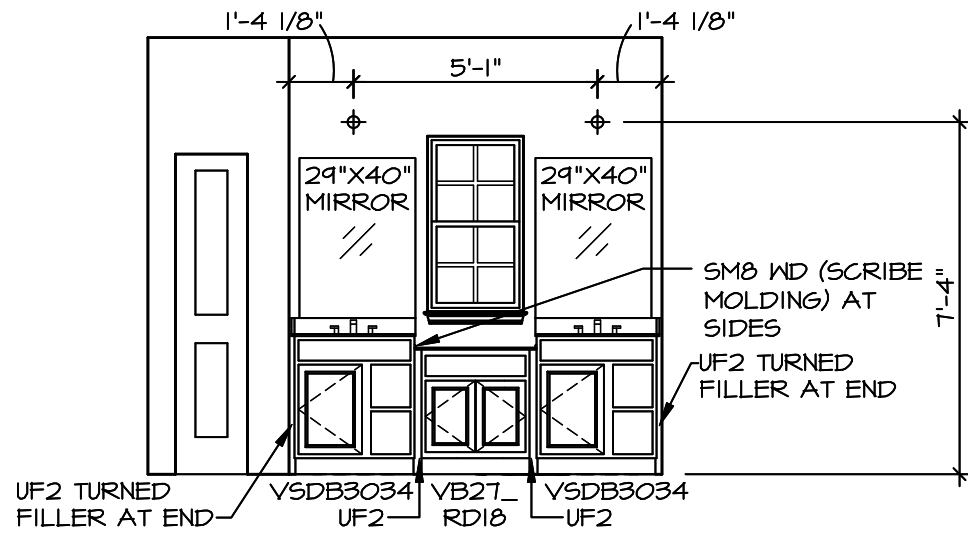
- KITCHEN NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL 1/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST 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 MOLDING.
 6. HARDWARE INSTALL NOTE: KNOBS GO 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-1b



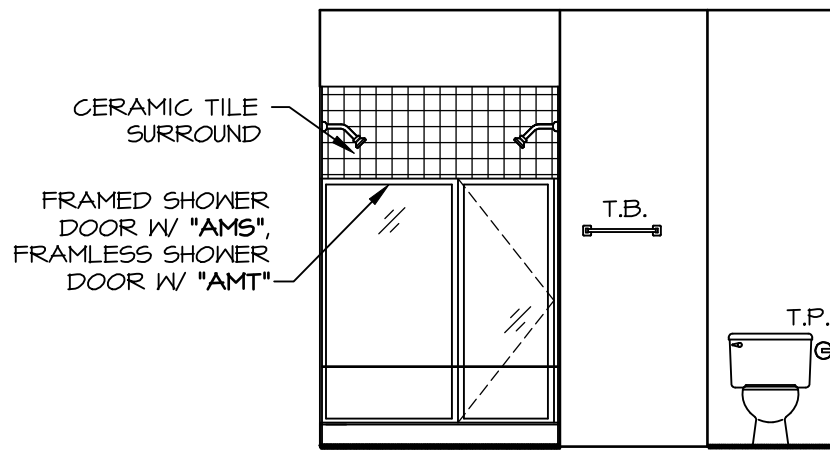
SHEET NO.		SET NO. PLDOA	
A-13	PALLADIO RANCH		VERSION 01
	DRAWING TITLE		RELEASE NO. ----
	KITCHEN		DRAWN BY DRH
OPTION DESCRIPTION		DATE: 2/22/17	OPTION
17			

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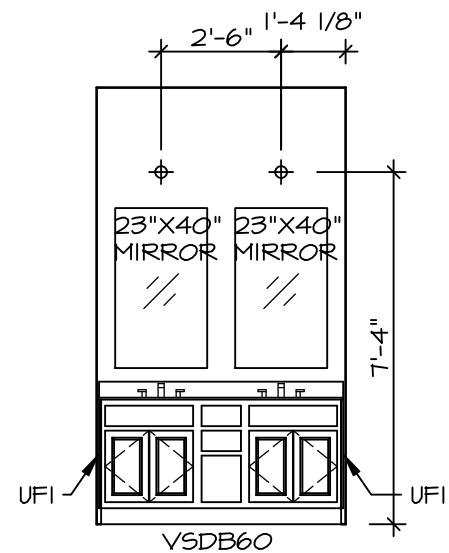
DIV-COMM-LOT-UNIT		DCY-VG-0804	
COM-LOT		COM-LOT	
STREET ADDRESS		APT. NO.	
4932 BLACK STREAM CT		----	
CITY	STATE	ZIP	
CENTERVILLE	OH	45458	



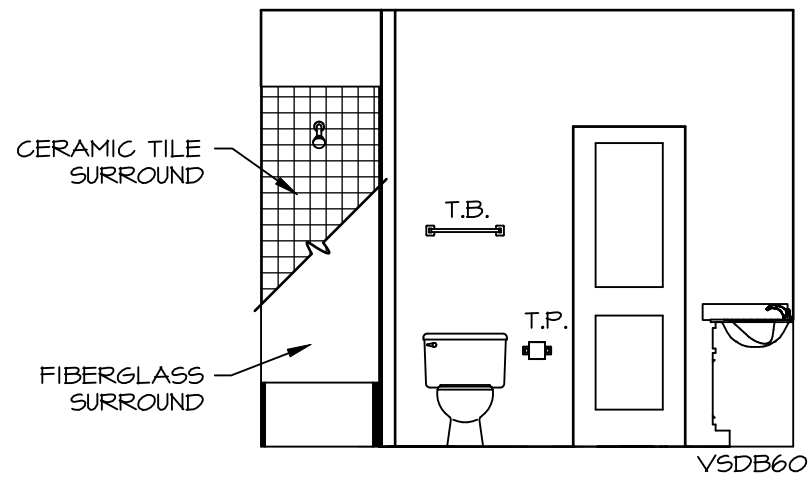
A OWNER'S BATH
SCALE: 1/4" = 1'-0"



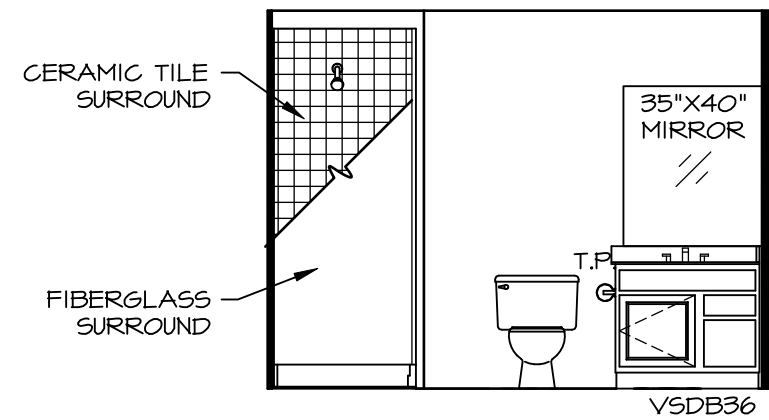
B OWNER'S BATH ("AMG")
SCALE: 1/4" = 1'-0"



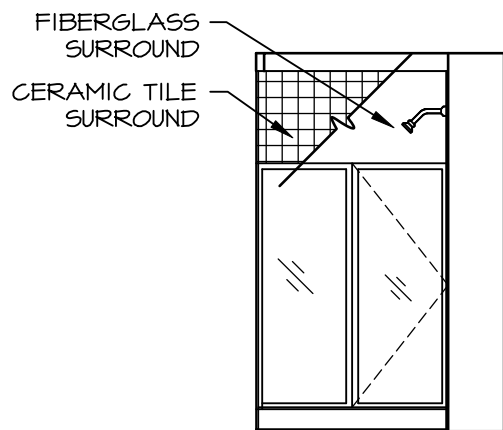
C BATH #1
SCALE: 1/4" = 1'-0"



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



E BASEMENT BATH ("AEB")
SCALE: 1/4" = 1'-0"

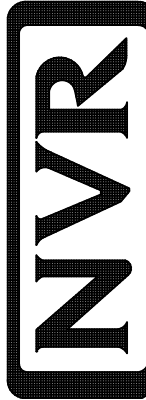


F BASEMENT BATH ("AEB")
SCALE: 1/4" = 1'-0"

BATH NOTES:

1. 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. ALL BATH ELEVATIONS SHOWN PER PLAN.
4. ALL VANITIES WITH DRAKERS TO BE SET WITH DRAKERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO. A-14	PROJECT PALLADIO RANCH	SET NO. PLDOA VERSION 01 RELEASE NO. ---- DRAWN BY SPN DATE: 2/7/17 OPTION	DIV-COMM-LOT-UNIT DCY-VG-0804	COM-LOT VL65 OF KINNDING CREEK MARR CO - 0804 STREET ADDRESS 4932 BLACK STREAM CT CITY CENTERVILLE STATE OH ZIP 45459	APPT. NO. ----	45459



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Frederick, MD 21703

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