

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  
 - 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

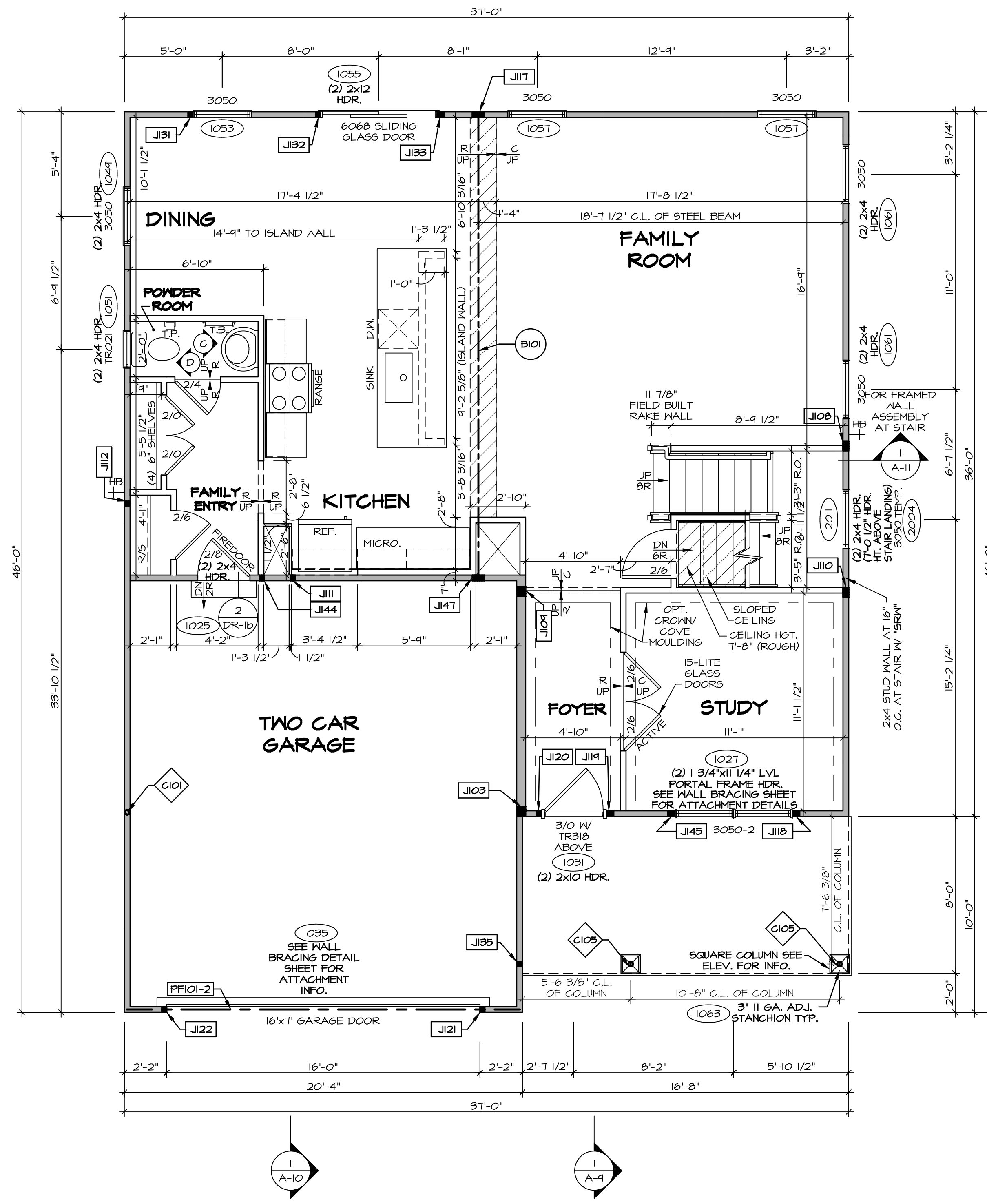
SHEET NO. <b>A-5</b>	MODEL <b>COLUMBIA</b>	SET NO. CLMOO	DIV-COMM-LOT-UNIT <b>DCY-VG-L685</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>23</b>	GROUNDWORKS	DRAWN BY <b>JAB</b>	VILLES OF MINDING CREEK WARR CO - L685
		DATE:	STREET ADDRESS 2234 COLD STREAM DR
		OPTION	CITY CENTERVILLE
			STATE OH
			ZIP 45459

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

**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/ T-PLY, 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 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.

- 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

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

- 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.

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30	23'-10 3/4"	GCB/ GCF	1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

**STEEL COLUMN SCHEDULE**

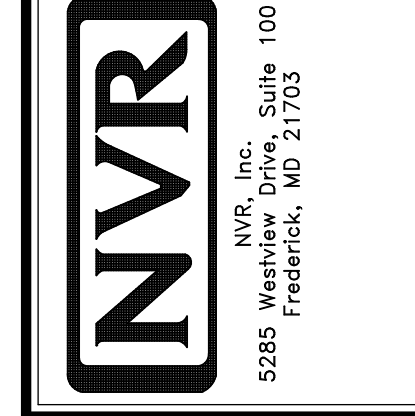
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXG, FBV, FGA	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ	9'-4 7/8"	FBA	1063	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (4) 2x6 SPF STUD GRADE	SXC, ELA/ ELK	1006	
J108	JACK - (4) 2x4 SPF STUD GRADE		1014	
J109	JACK - (4) 2x6 SPF STUD GRADE		1016	
J110	JACK - (4) 2x4 SPF STUD GRADE		1016	
J111	JACK - (2) 2x4 SPF STUD GRADE		1018	
J112	JACK - (2) 2x4 SPF STUD GRADE		1020	
J117	JACK - (3) 2x4 SPF		1023	
J118	JACK - (3) 2x4 SPF STUD GRADE		1021	
J119	JACK - (3) 2x4 SPF STUD GRADE	ELA/ ELK/ ELK	1031	
J120	JACK - (2) 2x4 SPF STUD GRADE	ELA/ ELK/ ELK	1031	
J121	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J131	JACK - (2) 2x4 SPF STUD GRADE		1053	
J132	JACK - (2) 2x4 SPF STUD GRADE		1055	
J133	JACK - (3) 2x4 SPF STUD GRADE		1055	
J135	JACK - (2) 2x4 SPF STUD GRADE		1063	
J144	JACK - (2) 2x4 SPF STUD GRADE		1018	
J145	JACK - (3) 2x4 SPF STUD GRADE		1021	
J147	JACK - (3) 2x4 SPF		1023	

DCY-VG-L685  
COMMITTEE  
VILG OF WINDING CREEK WARR CO - L685  
STREET ADDRESS  
2234 COLD STREAM DR  
CITY STATE OH ZIP  
CENTERVILLE OH 45456

I hereby certify that the information contained in these plans was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Ohio. I am not providing engineering services to any other party without the written consent of NVR, Inc.



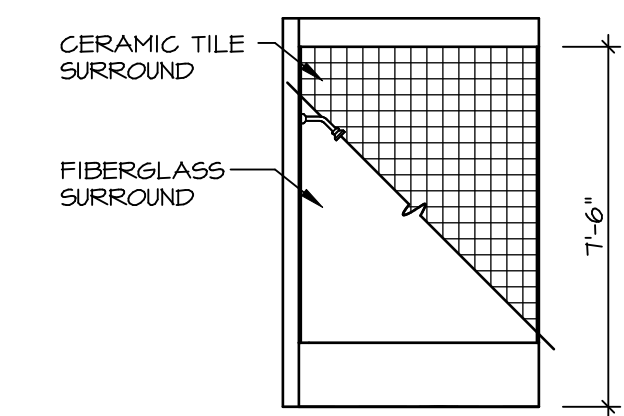
SHEET NO. **A-7**  
MODEL **COLUMBIA**  
DRAWING TITLE **FIRST FLOOR PLAN**  
OPTION DESCRIPTION  
SET NO. CLM00  
VERSION 01  
DRAWN BY ARY  
DATE:  
OPTION



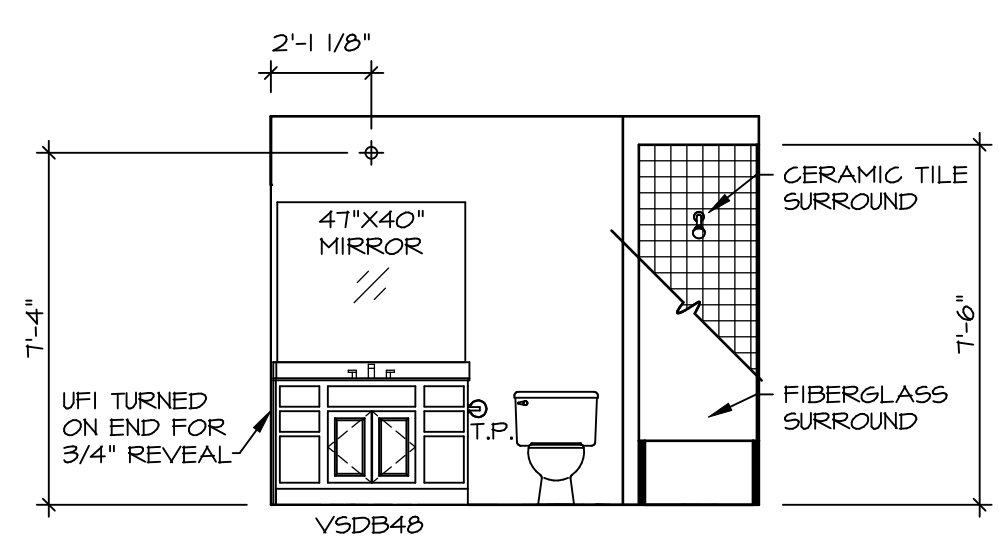


**NOTES:**

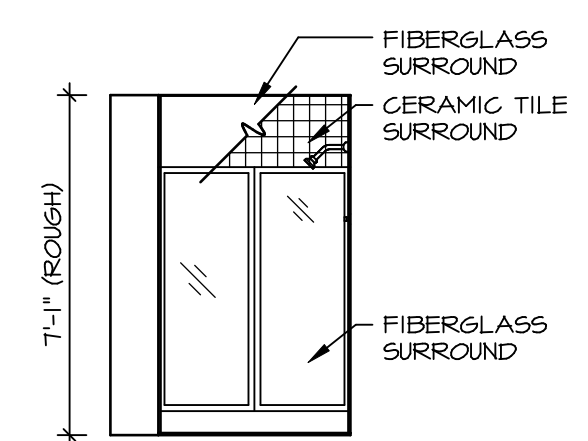
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



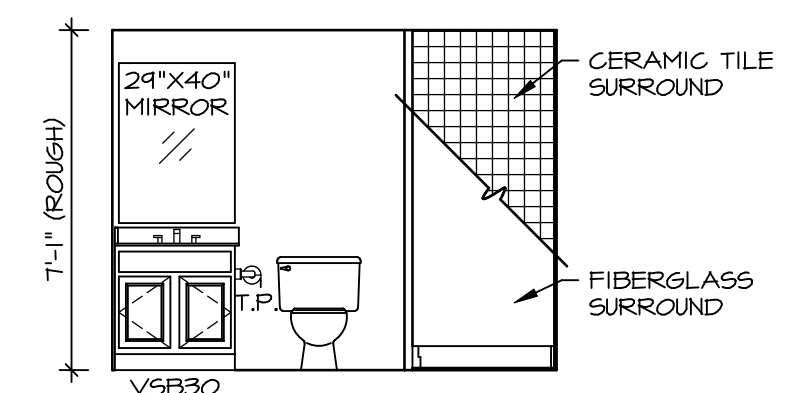
**G BATH #1**  
SCALE: 1/4" = 1'-0"



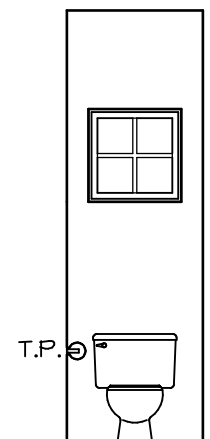
**F BATH #1**  
SCALE: 1/4" = 1'-0"  
SINGLE BOWL VANITY "VVC"



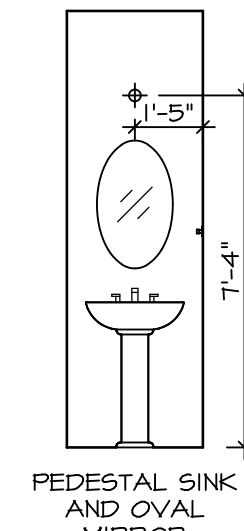
**B BASEMENT BATH**  
SCALE: 1/4" = 1'-0"  
BASEMENT BATH "AEB"



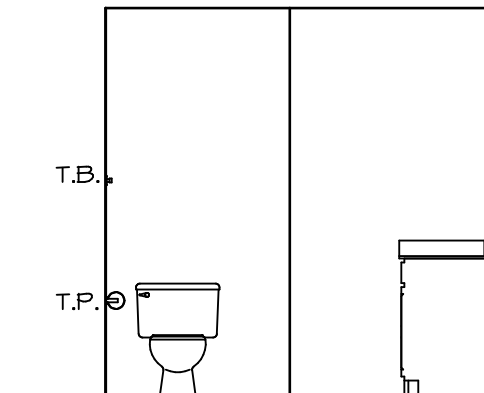
**A BASEMENT BATH**  
SCALE: 1/4" = 1'-0"  
BASEMENT BATH "AEB"



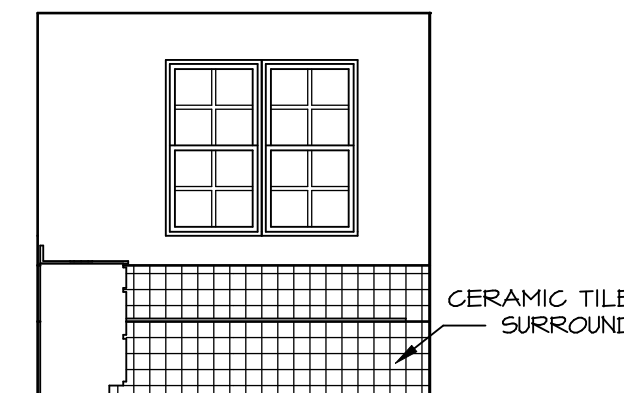
**D POWDER ROOM**  
SCALE: 1/4" = 1'-0"



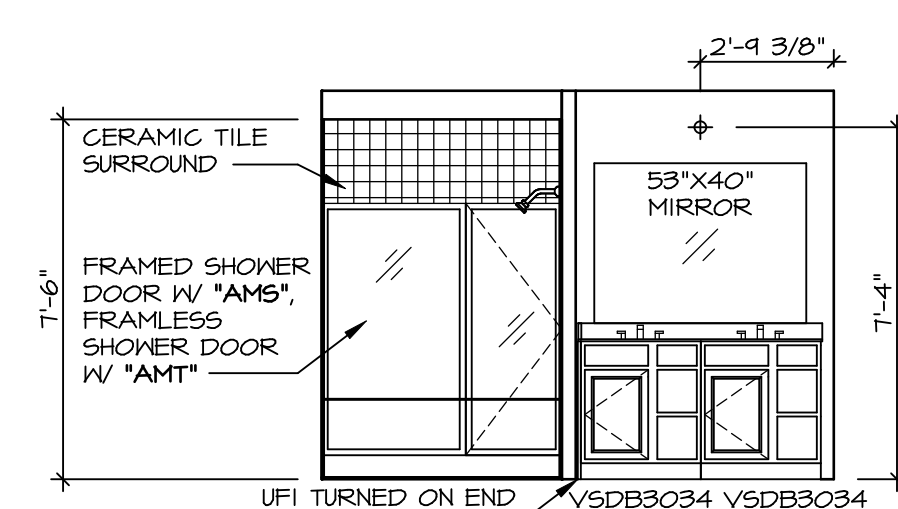
**C POWDER ROOM**  
SCALE: 1/4" = 1'-0"



**P OWNER'S BATH**  
SCALE: 1/4" = 1'-0"  
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



**N OWNER'S BATH**  
SCALE: 1/4" = 1'-0"  
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



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

DIV-COMM-LOT-UNIT  
**DCY-VG-L685**  
COMM-LOT  
VILGS OF WINDING CREEK WARR CO - L685  
STREET ADDRESS  
2234 COLD STREAM DR  
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CENTERVILLE OH 45459

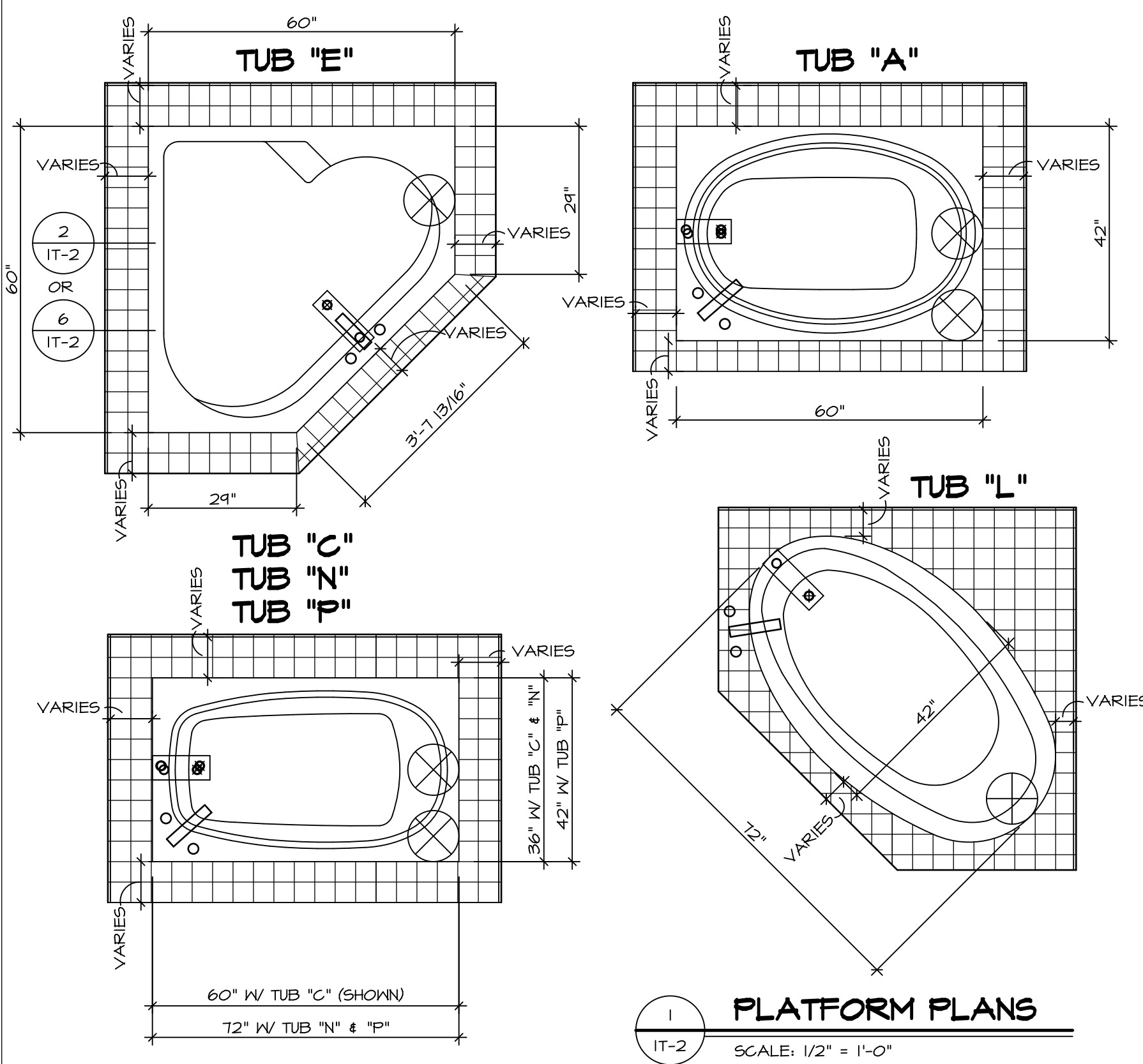
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SET NO. CLM00  
VERSION 01  
DRAWN BY: ARY  
DATE:  
OPTION

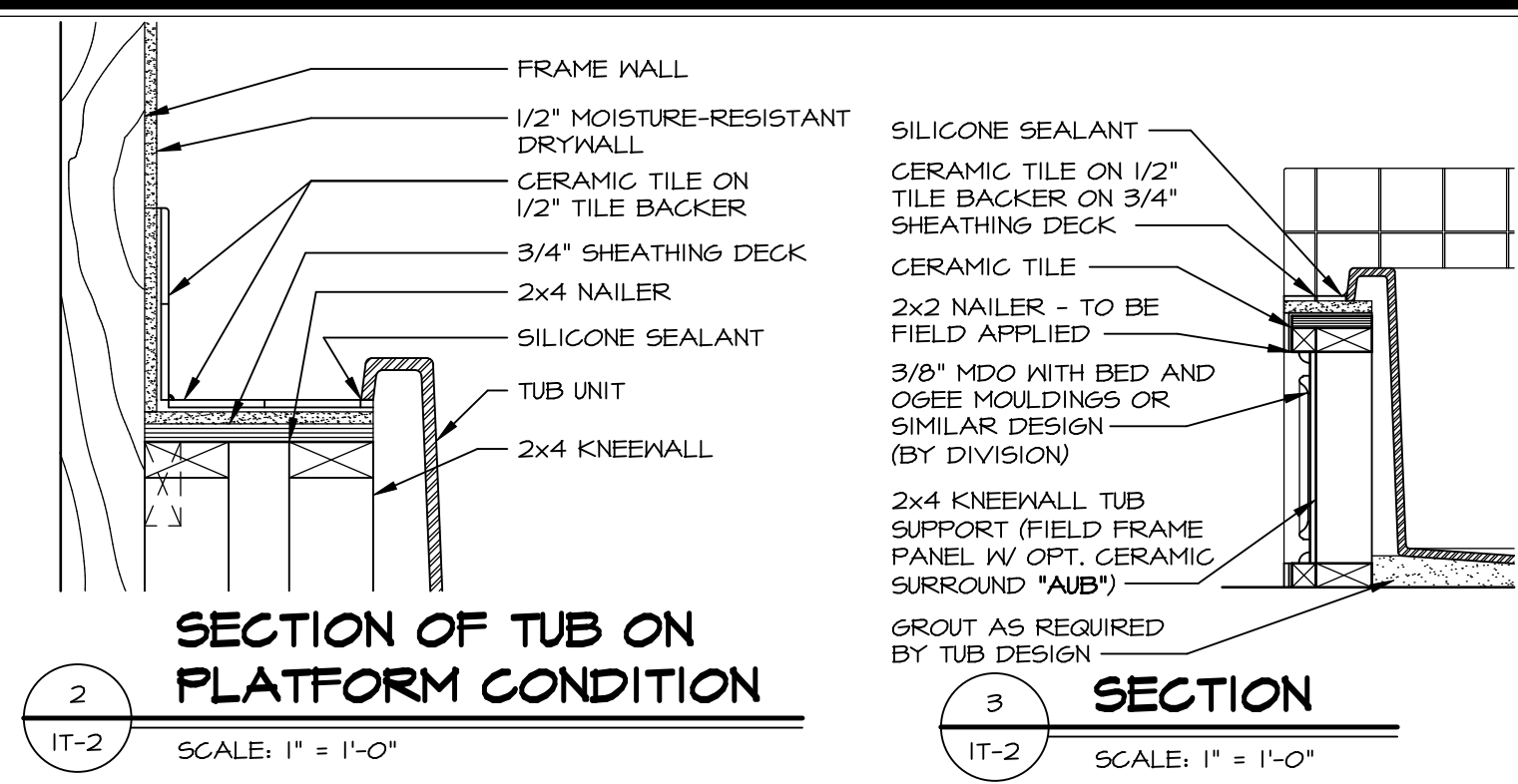
MODEL: COLUMBIA  
DRAWING TITLE: BATH ELEVATIONS  
OPTION DESCRIPTION:

SHEET NO. **A-13**  
46

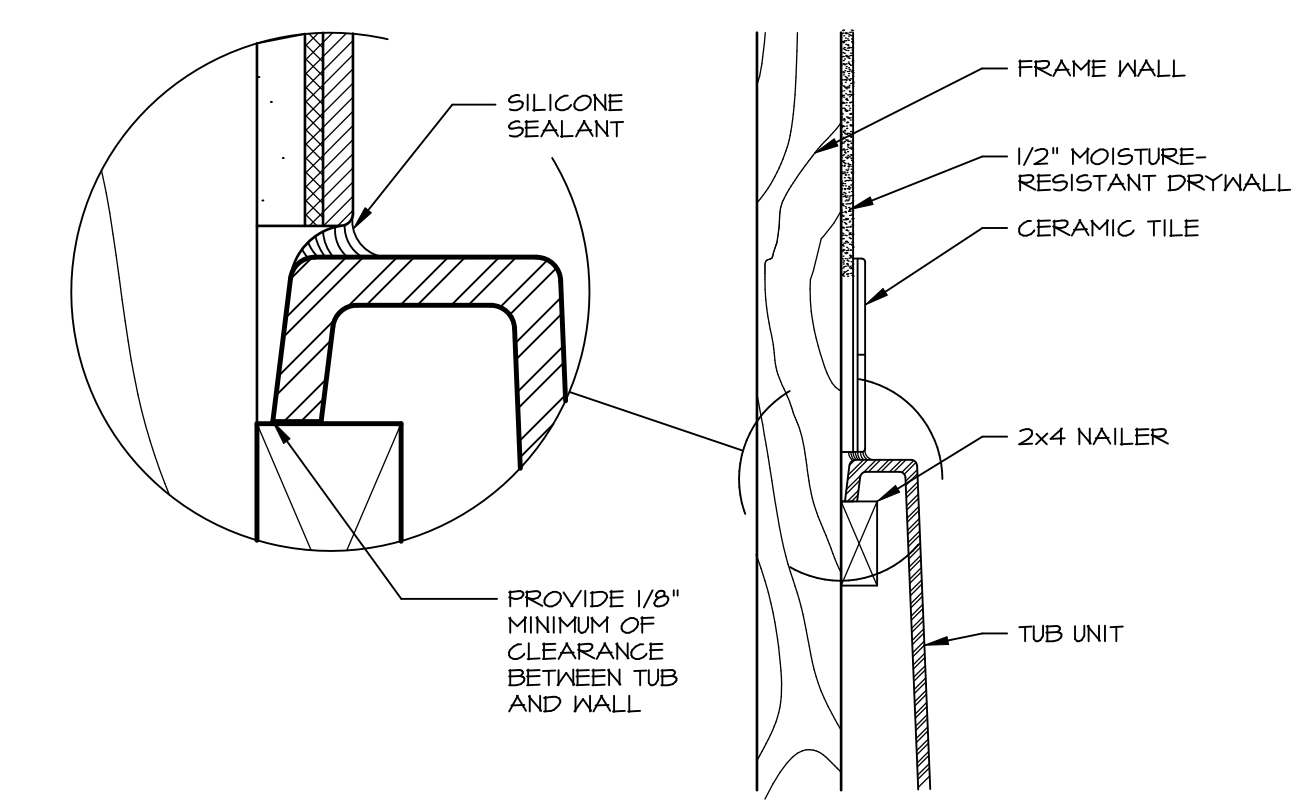


**1 PLATFORM PLANS**  
IT-2 SCALE: 1/2" = 1'-0"

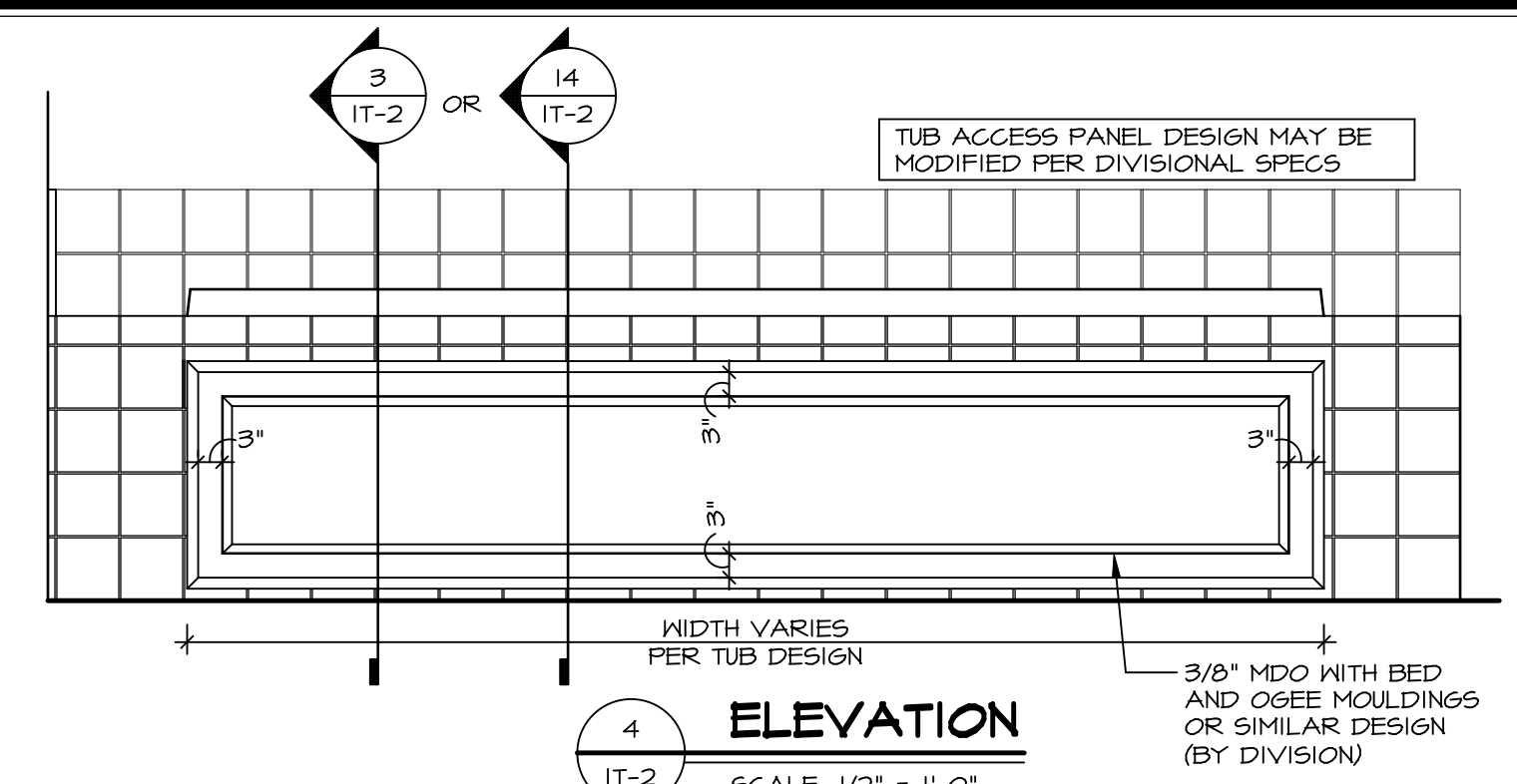
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18 3/4"	42"	72"	17 1/8"



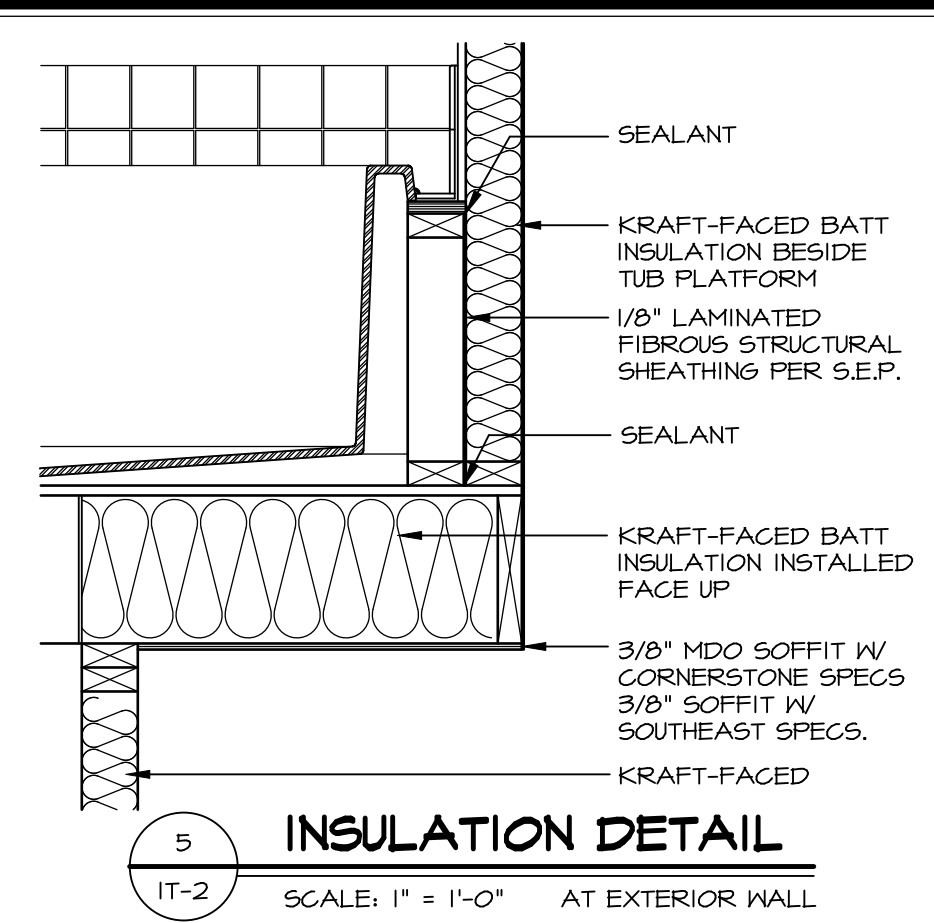
**2 SECTION OF TUB ON PLATFORM CONDITION**  
IT-2 SCALE: 1" = 1'-0"



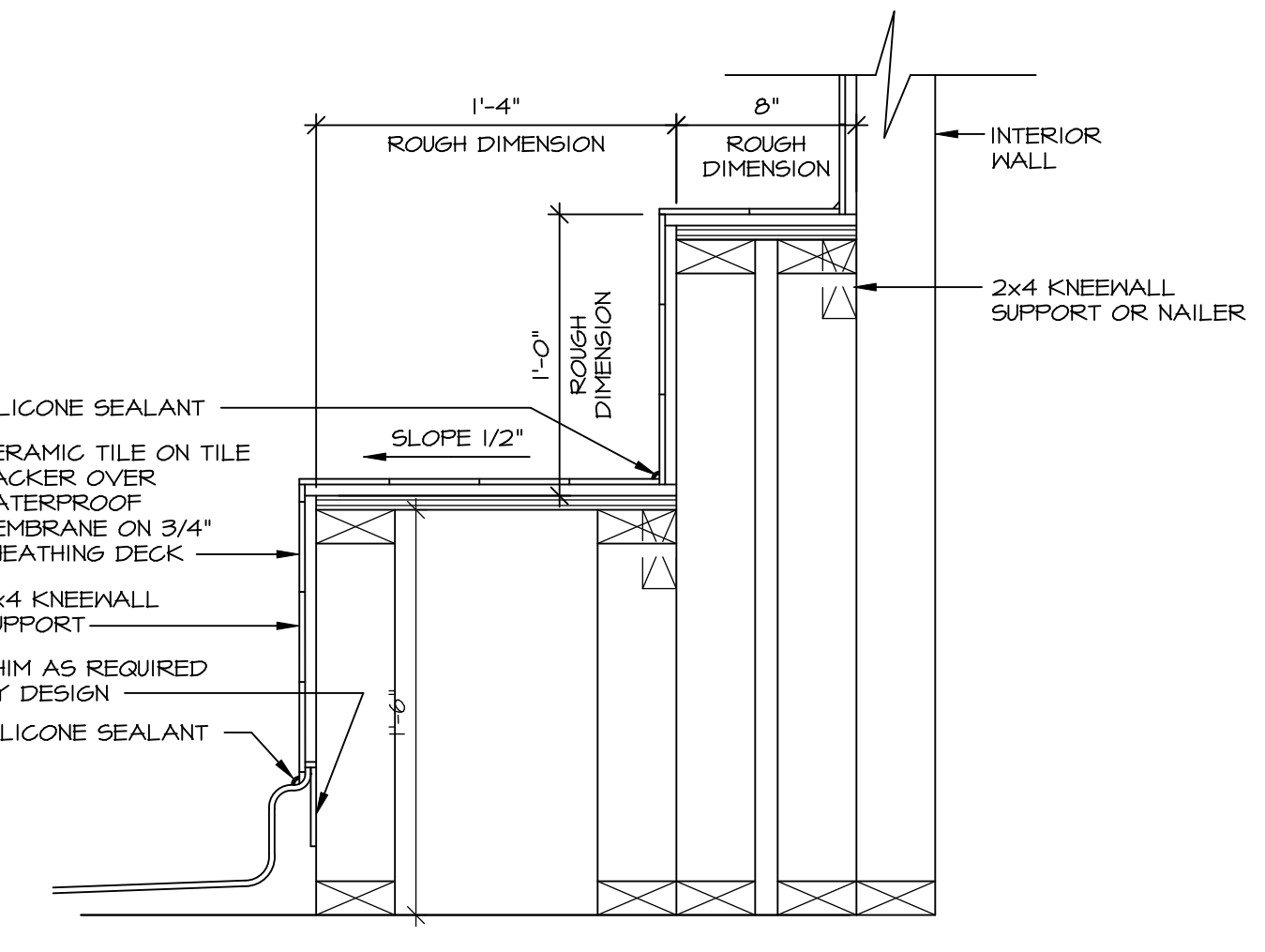
**3 SECTION OF TUB TO WALL CONDITION**  
IT-2 SCALE: 1 1/2" = 1'-0"



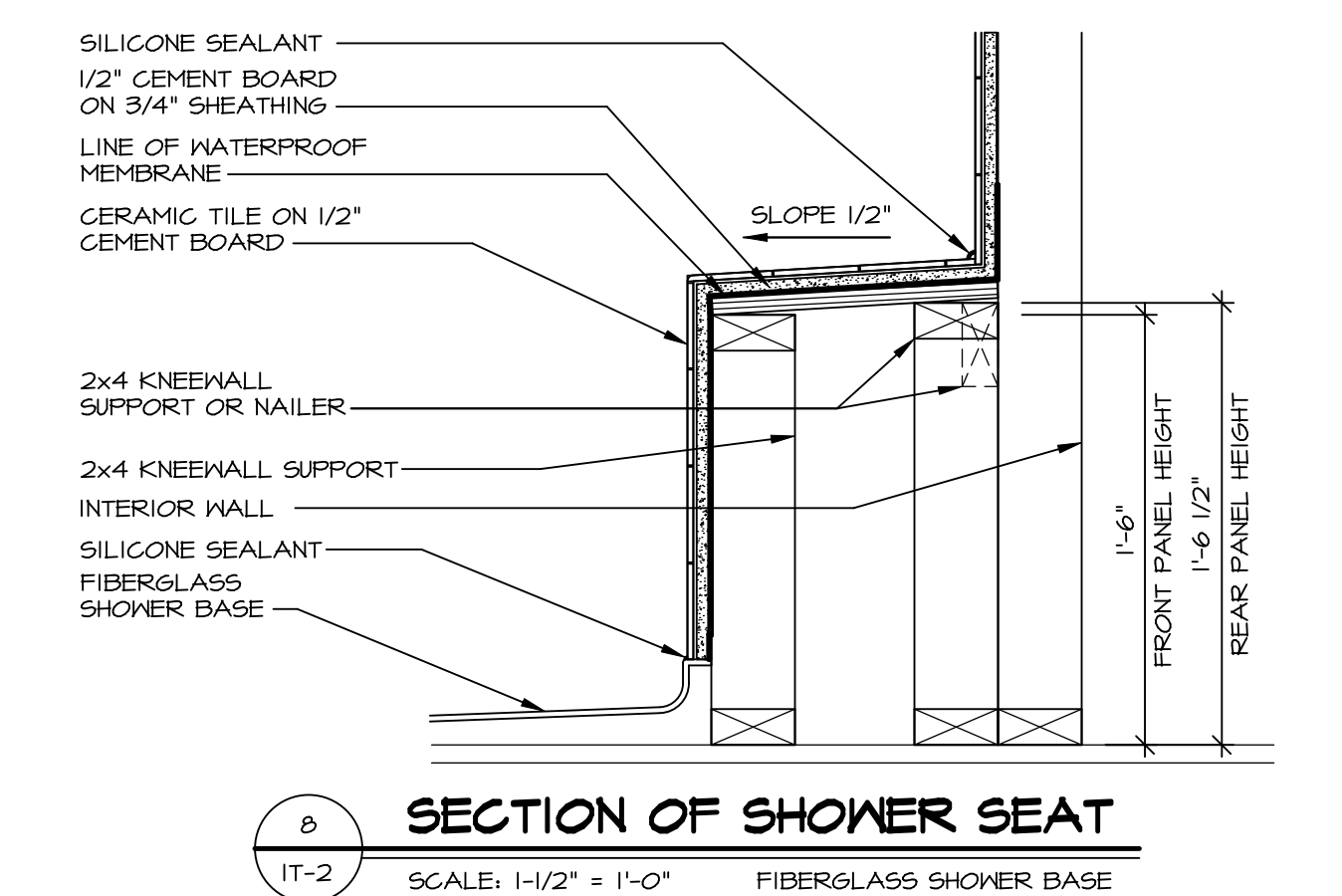
**4 ELEVATION**  
IT-2 SCALE: 1/2" = 1'-0"



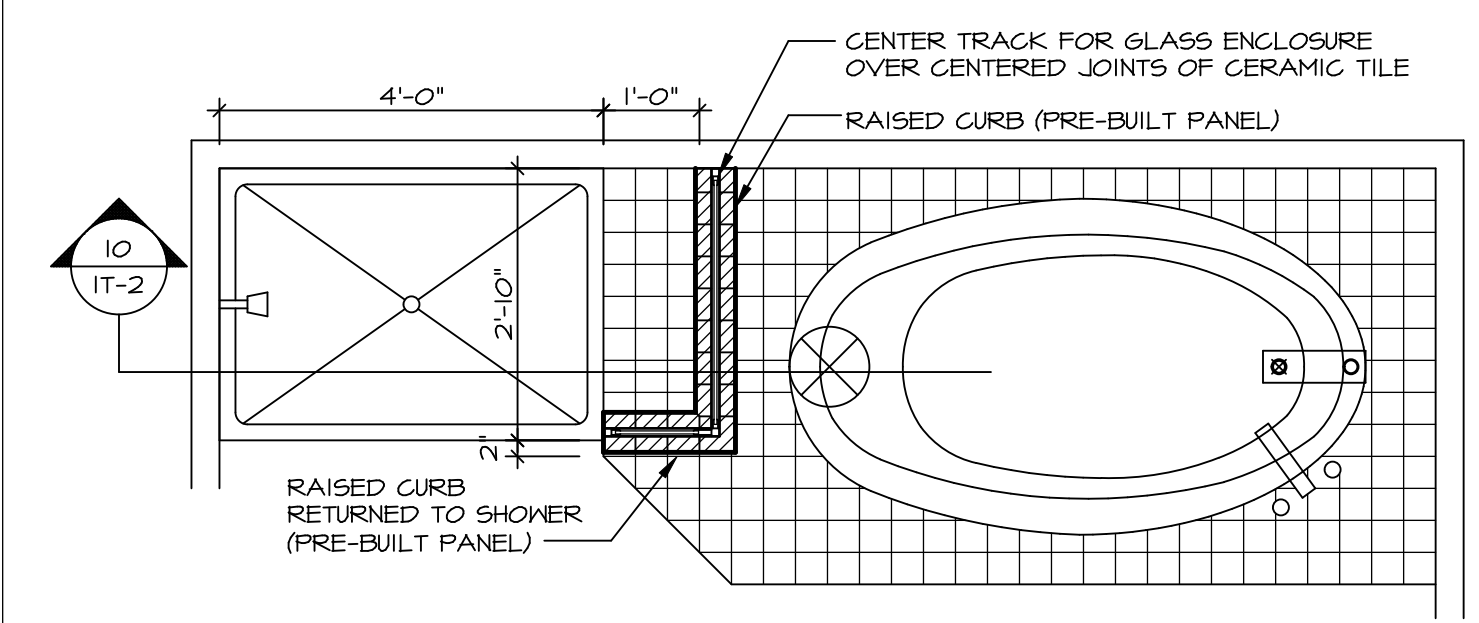
**5 INSULATION DETAIL**  
IT-2 SCALE: 1" = 1'-0" AT EXTERIOR WALL



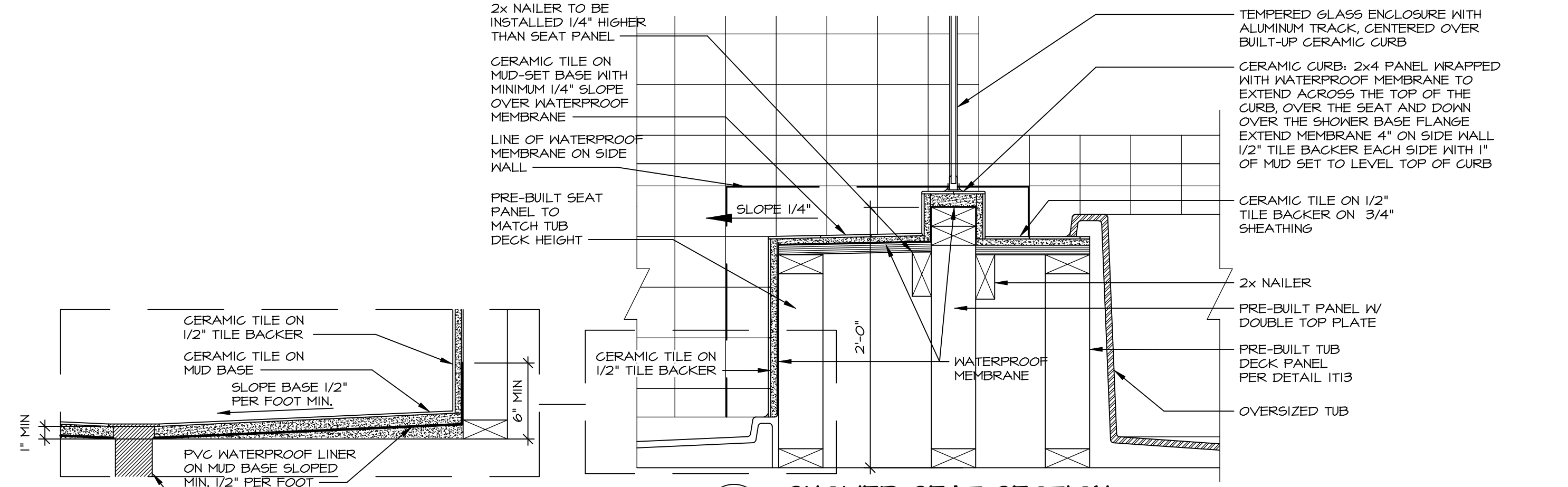
**7 SECTION OF SHOWER SEAT AND SHELF**  
IT-2 SCALE: 1 1/2" = 1'-0"



**8 SECTION OF SHOWER SEAT**  
IT-2 SCALE: 1-1/2" = 1'-0" FIBERGLASS SHOWER BASE



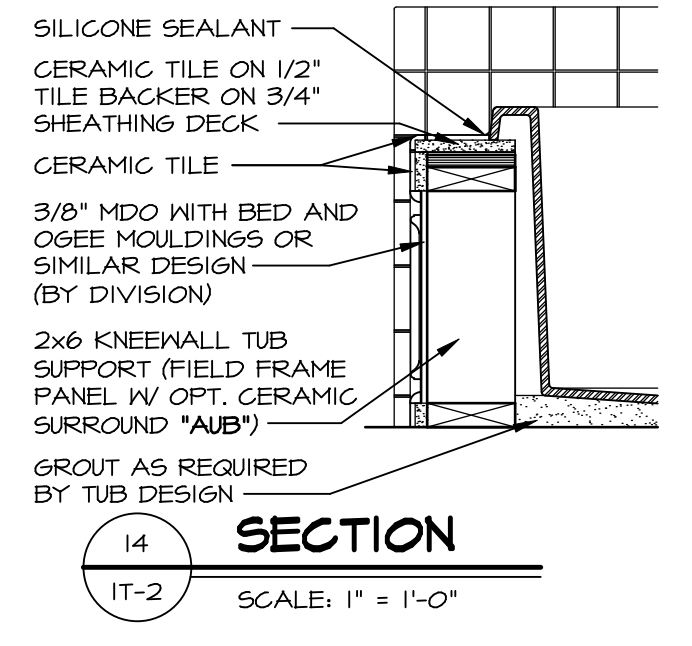
**9 SHOWER SEAT PLAN / DETAIL**  
IT-2 SCALE: 1/2" = 1'-0"



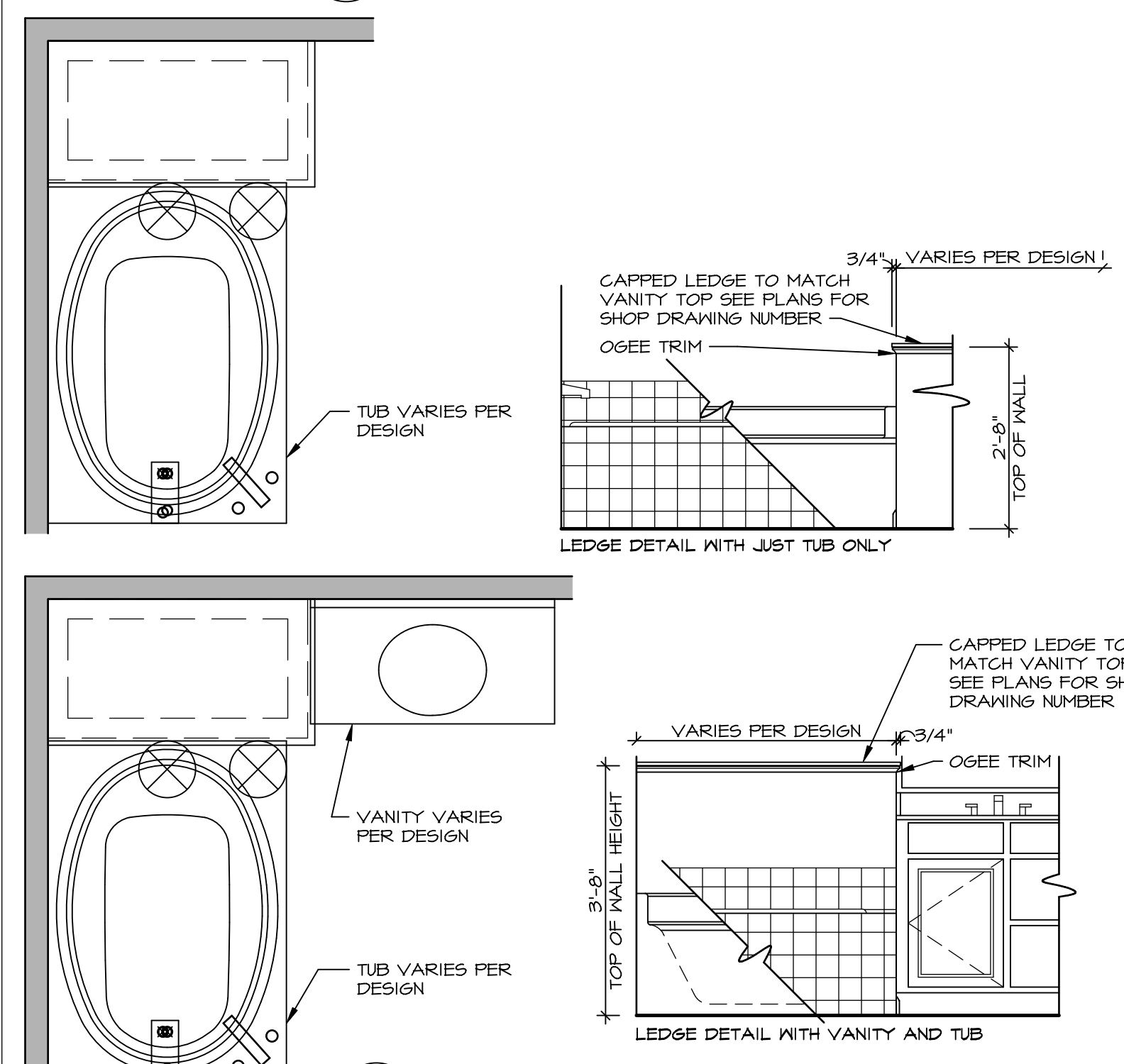
**10 SHOWER SEAT SECTION**  
IT-2 SCALE: 1-1/2" = 1'-0"



**11 ALTERNATE SHOWER PAN DETAIL**



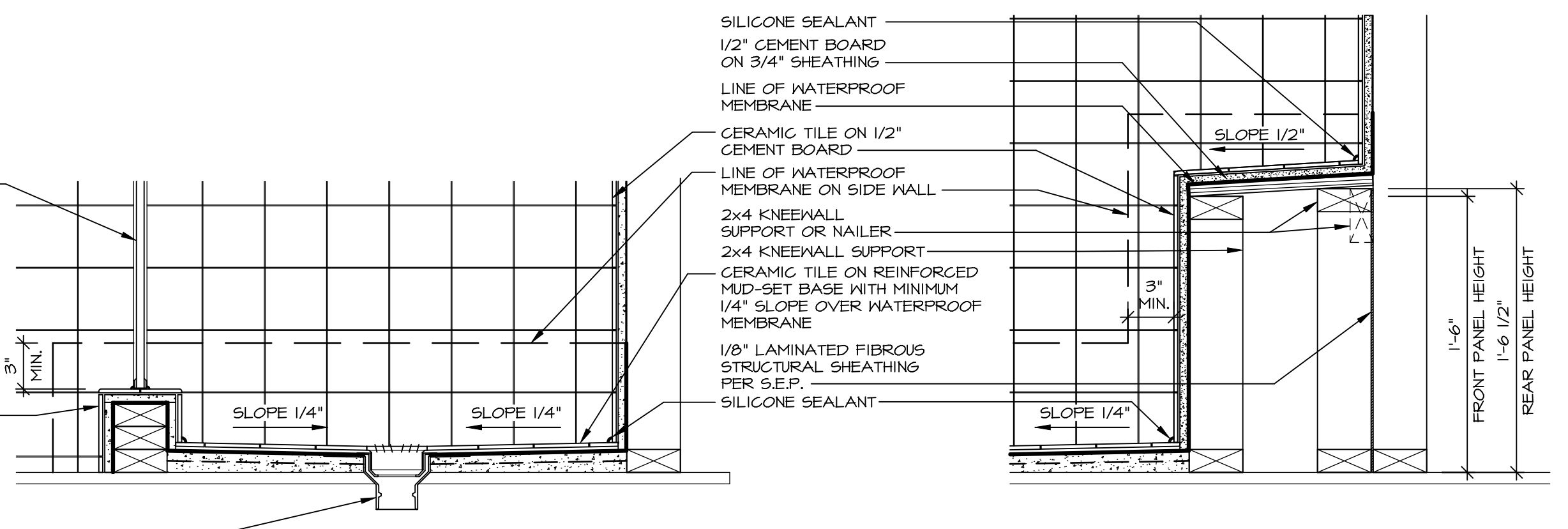
**14 SECTION**  
IT-2 SCALE: 1" = 1'-0"



**11 BATHROOM LEDGE DETAIL**  
IT-2 SCALE: 1/2" = 1'-0"



**12 SILL DETAIL**  
IT-2 SCALE: 1" = 1'-0"



**13 SHOWER SEAT SECTION**  
IT-2 SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/11/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL. REF. (095 #15 3/4" x 1/2" FLY-NOTE TO CALL OUT LFS
2	9/21/17	EBP - REVISED FLY-NOTE TO CALL OUT LFS
3	9/21/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL. PAR#49304
4	8/28/18	EBP - DTL 8 / 19 ME REMOVED THE 2X6 BULKING AT BASE OF SHWR REQUEST #46653

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SET NO. NVR  
VERSION  
DRAWN BY  
DATE:  
OPTION

MODEL  
**STANDARD DETAILS**  
DRAWING TITLE  
INTERIOR TRIM DETAILS  
BATH DETAILS  
OPTION DESCRIPTION

SHEET NO.  
**IT-2**

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