

FOUNDATION NOTES - BASEMENT

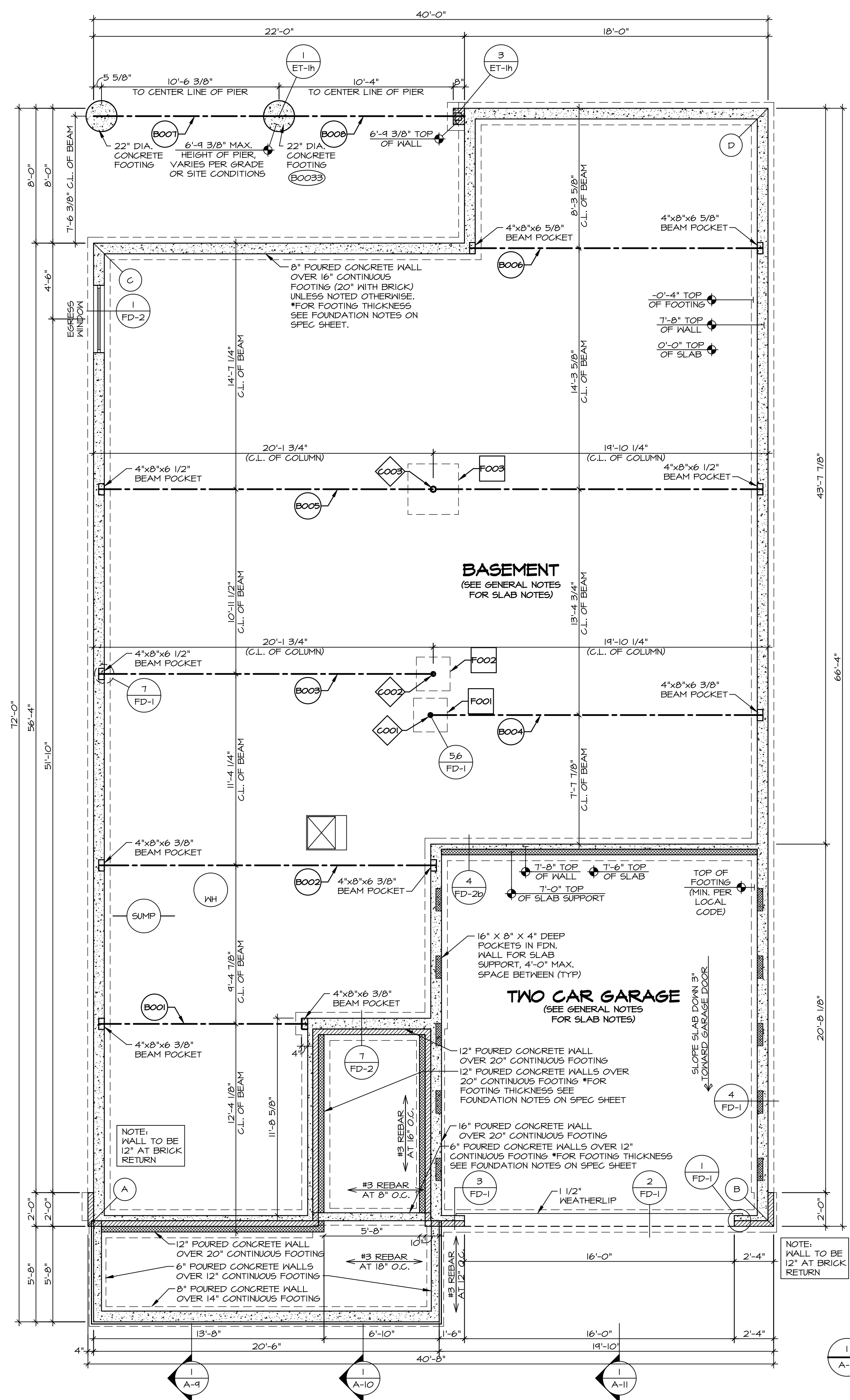
- FOUNDATION UNDER HABITABLE SPACE:
1.1. CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SLAB UNDER GARAGE:
2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
- OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
- SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION. SEE GB-1 FOR DETAILS.

STEEL COLUMNS

COLUMN SIZE AND GRADE PER ENGINEERING AS SHOWN "SEA". REVISE ALL COLUMNS TO 3"Ø SCH. 40 W/ OPTION "SEB".

FOUNDATION DIAGONALS

A		B	
A	0"	A	40'-8"
B	40'-8"	B	0"
C	58'-4"	C	70'-11 1/16"
D	71'-7 5/8"	D	66'-4"



FOUNDATION BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B001	BEAM STEEL - W8X10	12'-4 1/4"		B001	
B002	BEAM STEEL - W8X28	19'-11 7/8"		B0014	
B003	BEAM STEEL - W8X28	19'-9 7/8"		B0024	
B004	BEAM STEEL - W8X28	19'-9 7/8"		B0021	
B005	BEAM STEEL - W8X28	34'-4 1/4"		B0021	
B006	BEAM STEEL - W8X18	17'-4 1/4"		B0030	
B007	BEAM BUILT 2X10 FT - 2 PLY	11'-0"		B0032	
B008	BEAM BUILT 2X10 FT - 2 PLY	11'-0"		B0032	

PAD FOOTING SCHEDULE

IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENG. NUM.
F001	2'-0"	2'-0"	1'-0"		B0023
F002	2'-0"	2'-0"	1'-0"		B0026
F003	3'-0"	3'-0"	1'-3"		B0024

STEEL COLUMN SCHEDULE

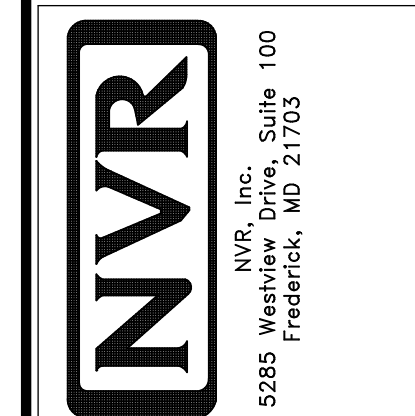
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C001	STANCHION - 3 IN DIA I16A ADJ	7'-5 5/8"		B0023	
C002	STANCHION - 3 IN DIA I16A ADJ	7'-5 1/2"		B0023	
C003	STANCHION - 4 IN DIA I16A ADJ	7'-5 1/2"		B0024	

FOUNDATION PLAN

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

DIV-COMM-LOT-UNIT
DCY-VG-T731
COMM-LOT
VILGS OF WINDING CREEK WARR CO - T731
STREET ADDRESS
4789 WINDING CREEK BLVD
CITY
CENTERVILLE
STATE
OH
ZIP
45459

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SET NO. PLD0A
VERSION 01
DRAWN BY DRH
DATE: 2/22/17
OPTION

MODEL
PALLADIO RANCH
DRAWING TITLE
FOUNDATION PLAN
OPTION DESCRIPTION

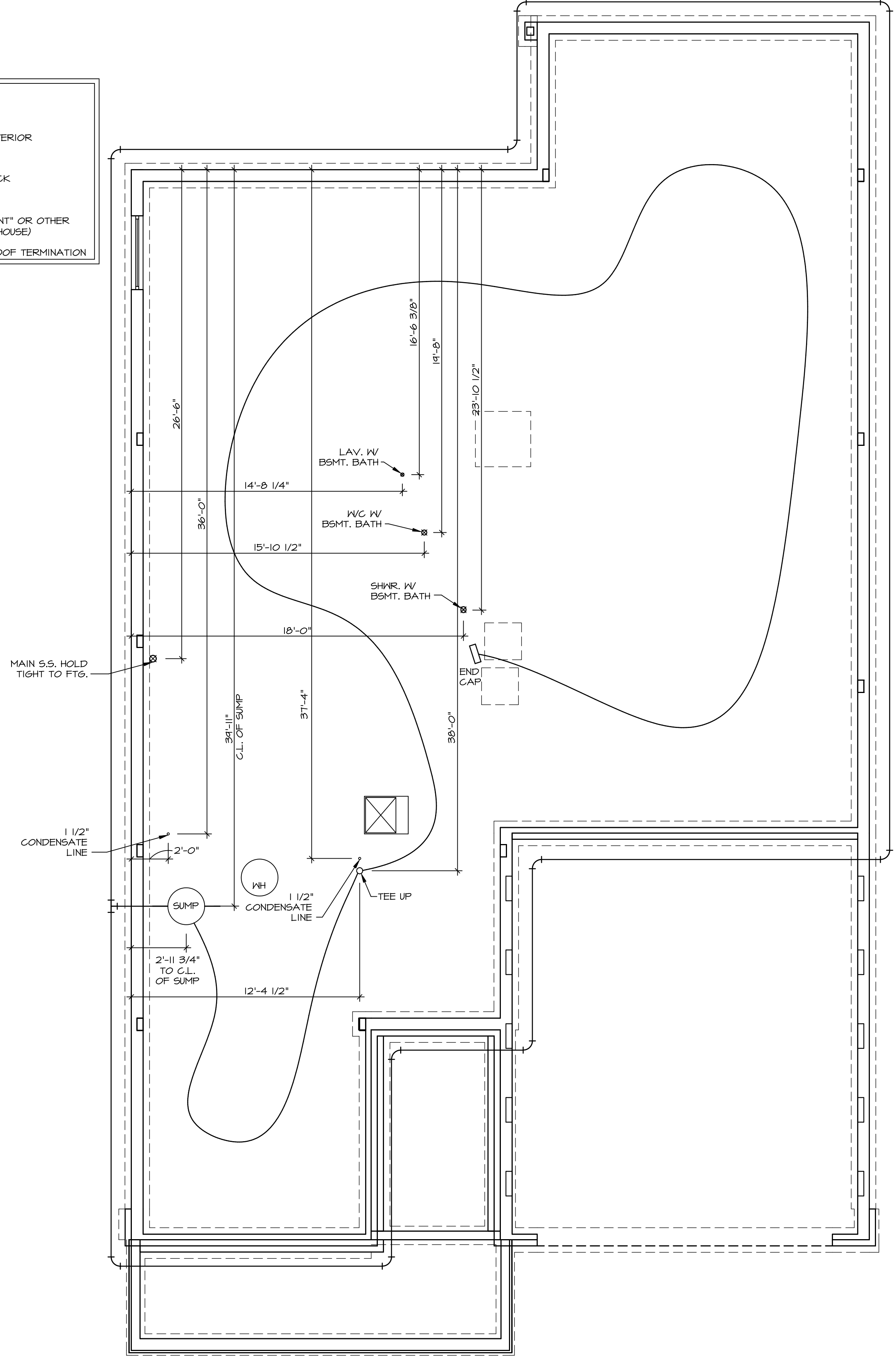
SHEET NO.
A-3
8

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



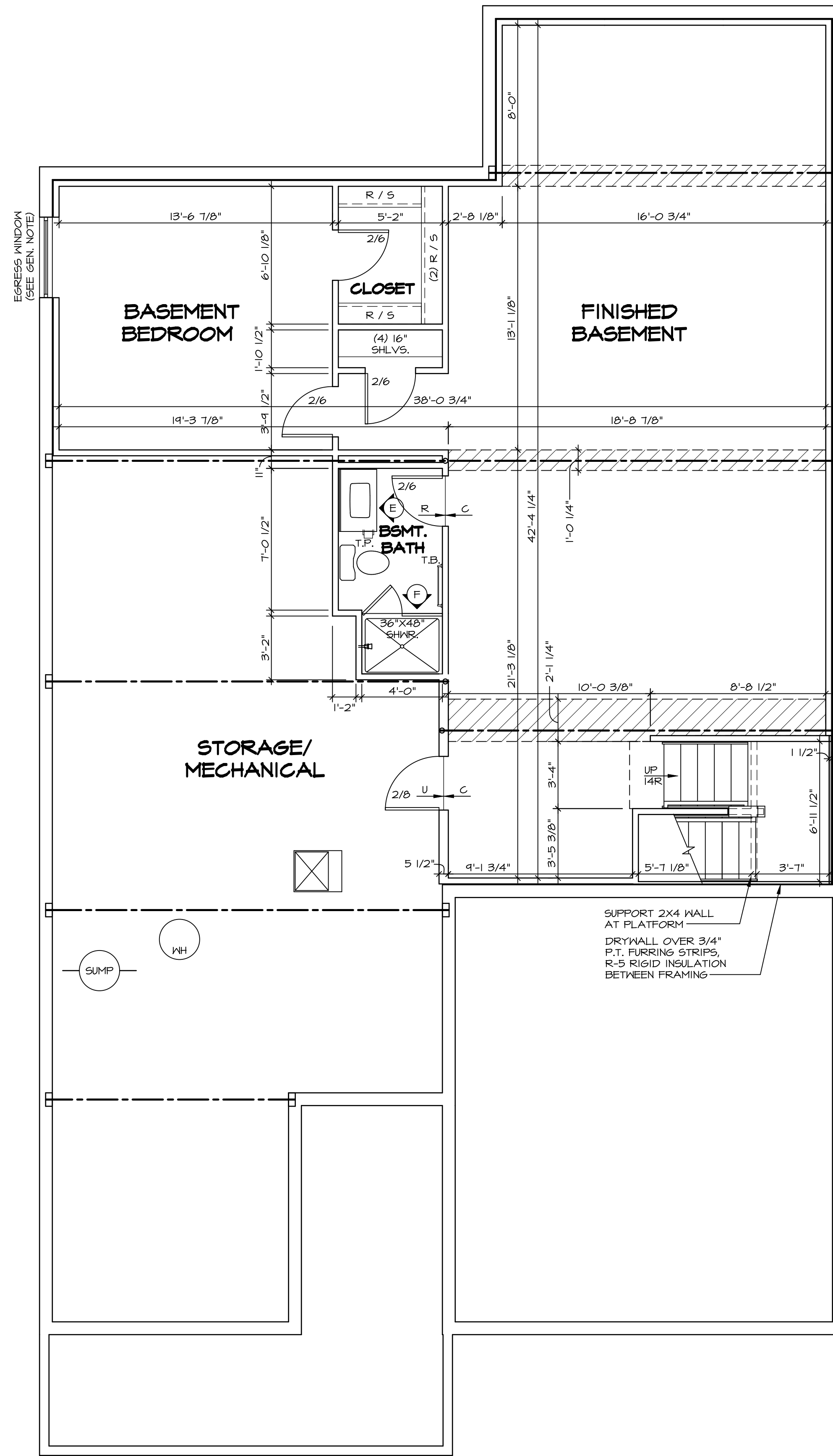
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL PALLADIO RANCH	SET NO. PLDCA VERSION 01	DIV-COMM-LOT-UNIT DCY-VG-T731
	DRAWING TITLE PLUMBING PLAN	DRAWN BY SPW	
OPTION DESCRIPTION 20	DATE: 2/13/17	OPTION	STREET ADDRESS 4789 WINDING CREEK BLVD
			CITY CENTERVILLE
			STATE OH
			ZIP 45458

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LEGEND

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	ENGINEERING PAGE NUMBER

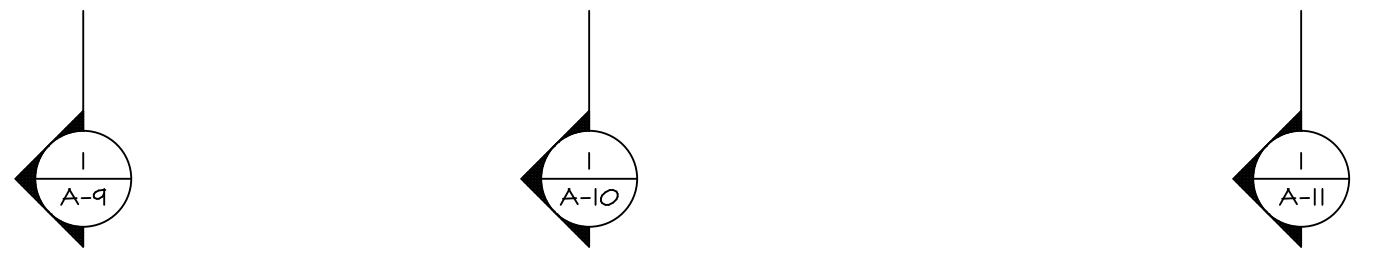
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" 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 "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.

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.

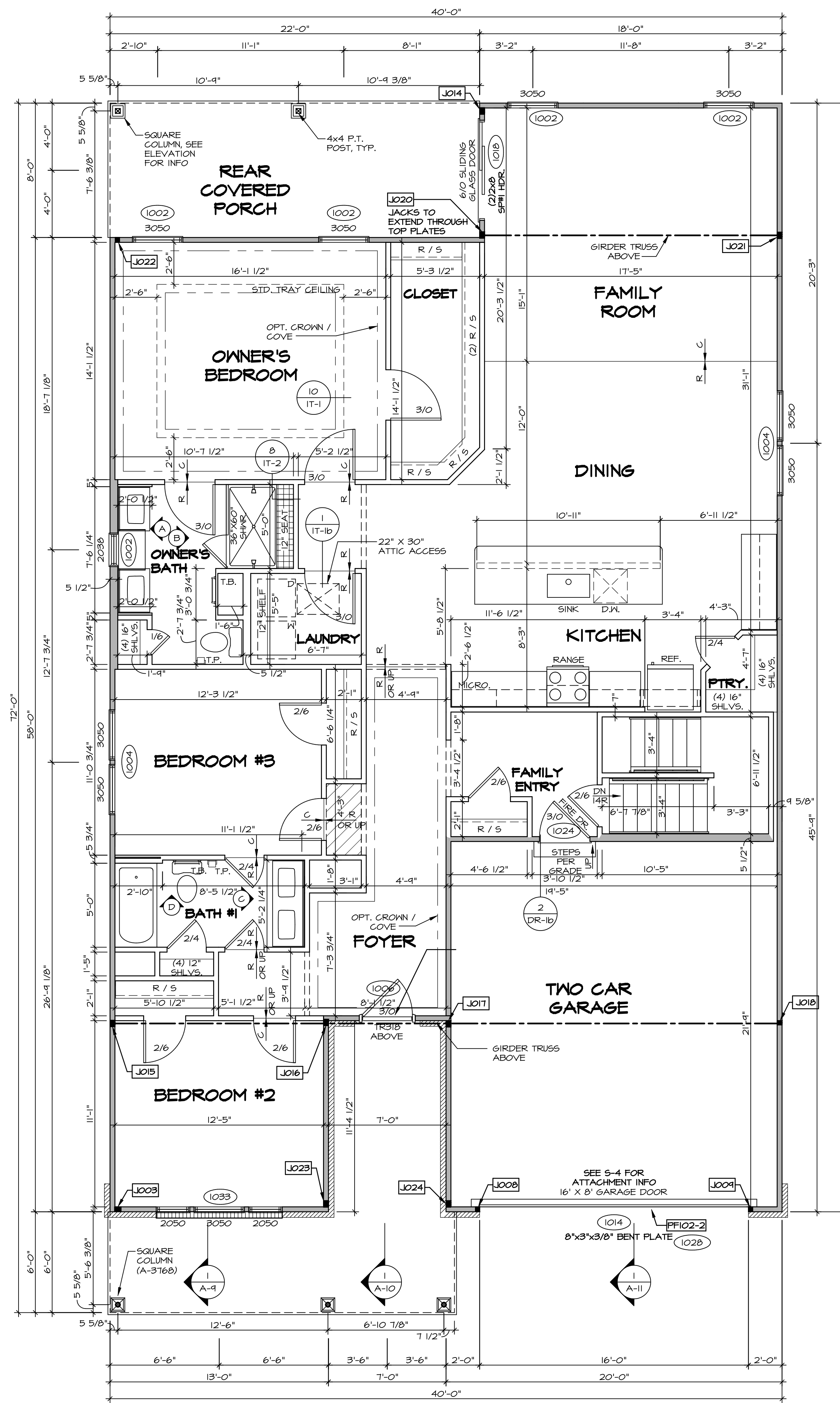
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

SHEET NO. A-6	MODEL PALLADIO RANCH	SET NO. PLD0A VERSION 01	DIV-COMM-LOT-UNIT DCY-YG-T731
	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY DRH DATE: 2/22/17	COMM-LOT 4789 WINDING CREEK BLVD CITY CENTERVILLE STATE OH ZIP 45459
OPTION DESCRIPTION 22			<p>© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.</p> <p>NVR NVR, Inc. Suite 100 Frederick, MD 21703</p>

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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**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 4. 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.
 5. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- 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

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENS. NUM.	REMARKS
J003	JACK - (3) 2X4 SFF STUD GRADE	ELB	1010	
J008	JACK - (2) 2X4 SFF STUD GRADE	GCB, ELB, ELL	1014	
J004	JACK - (2) 2X4 SFF STUD GRADE	GCB, ELB, ELL	1014	
J014	JACK - (3) 2X4 SFF STUD GRADE	ELB, ELL	1026	
J015	JACK - (3) 2X4 SFF STUD GRADE	ELB, ELL	1024	
J016	JACK - (3) 2X4 SFF STUD GRADE	ELB, ELL	1024	
J017	JACK - (3) 2X4 SFF#1		1024	
J018	JACK - (2) 2X4 SFF STUD GRADE	GCB, ELB, ELL	1024	
J020	JACK - (3) 2X4 SFF#1		1030	
J021	JACK - (3) 2X4 SFF STUD GRADE		1030	
J022	JACK - (2) 2X4 SFF STUD GRADE	ELB, ELL	1026	
J023	JACK - (3) 2X4 SFF STUD GRADE	ELB, ELL	1035	
J024	JACK - (3) 2X4 SFF STUD GRADE	ELB, ELL	1035	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENS. NUM.	REMARKS
PF102-2	LVL - 11-04	14'-8"	GCB, ELB, ELL	1014	1A

DCY-VG-T731

DCY-VG-T731
COM-LOT
VILGE OF WINDING CREEK WARR CO - T731

STREET ADDRESS
4789 WINDING CREEK BLVD
CITY
CENTERVILLE
STATE
OH
ZIP
45459

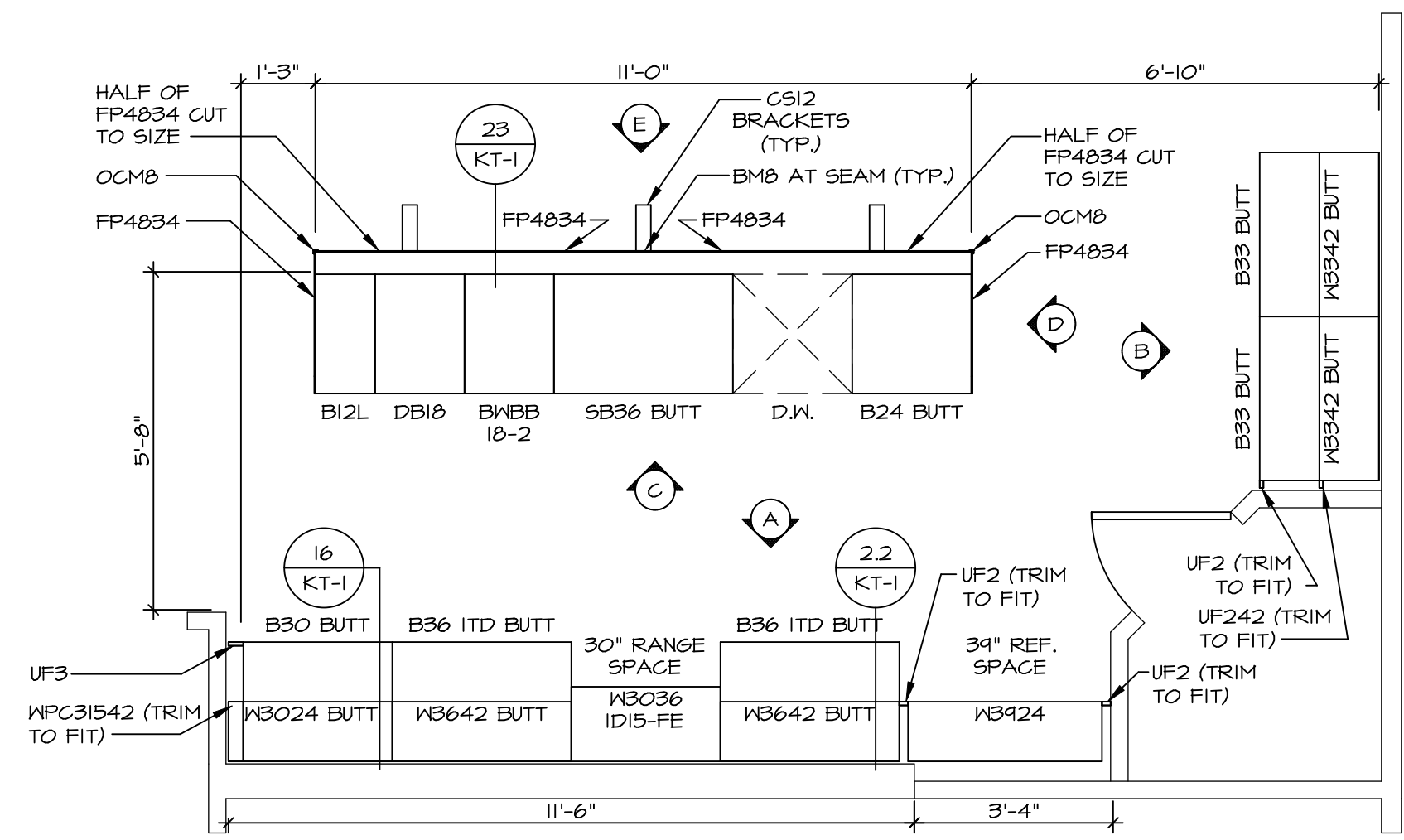
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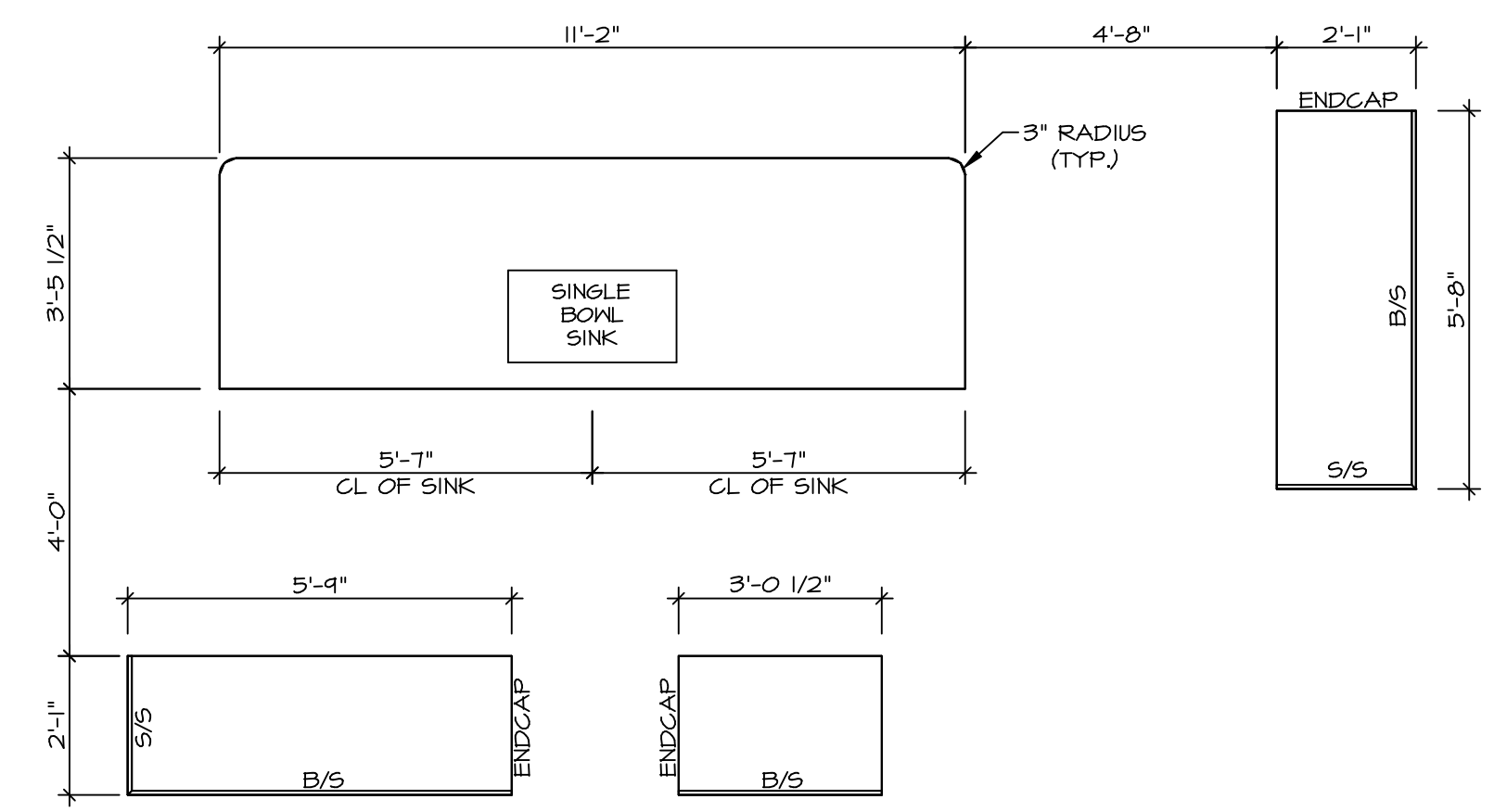
SET NO. PLODA
VERSION 01
DRAWN BY DRH
DATE: 2/22/17
OPTION

PALLADIO RANCH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
24

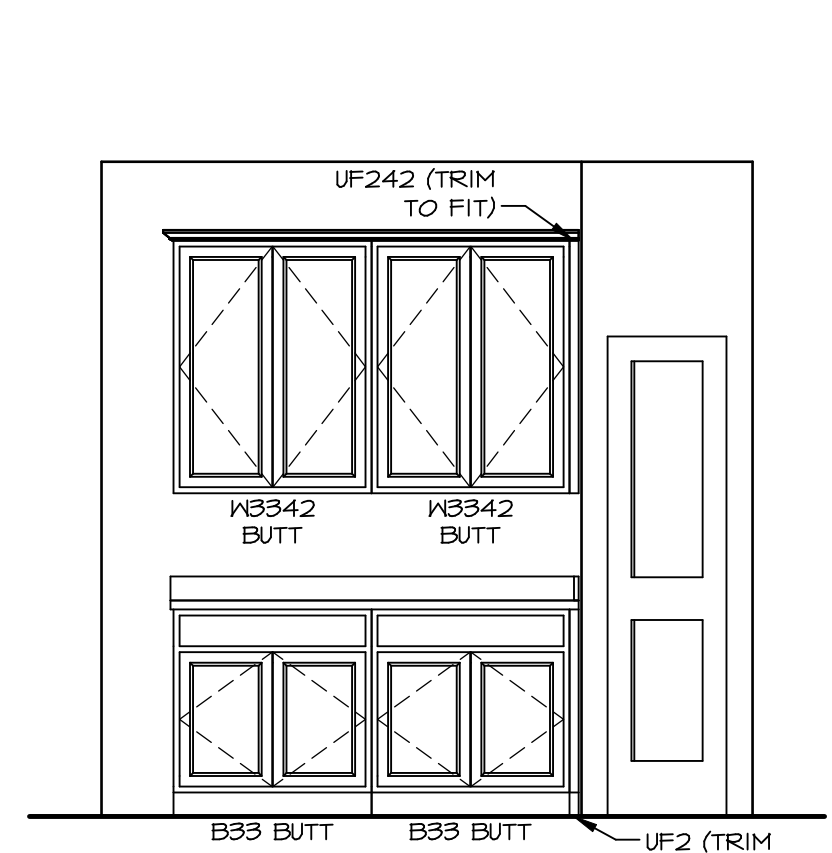


1 KITCHEN CABINET PLAN / KC - 3445TC
SCALE: 3/8" = 1'-0"

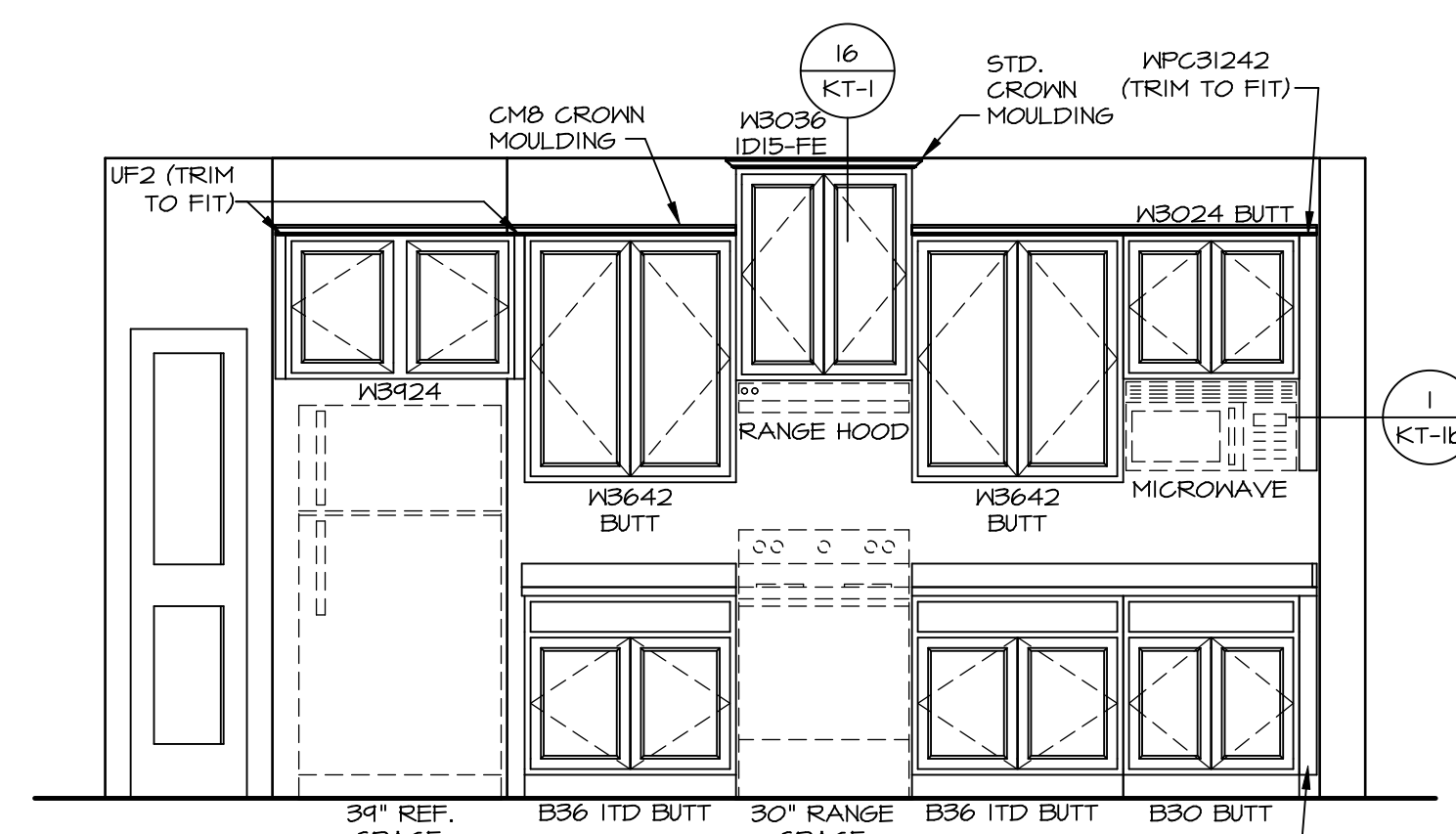


2 KITCHEN COUNTERTOP PLAN / KC - 3445TC
SCALE: 3/8" = 1'-0"

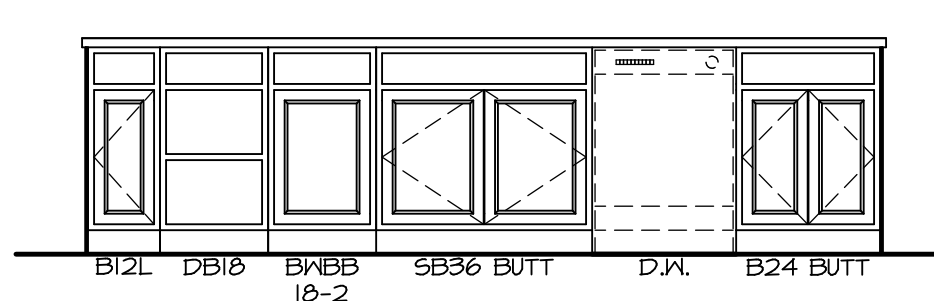
- NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (U/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE 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/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



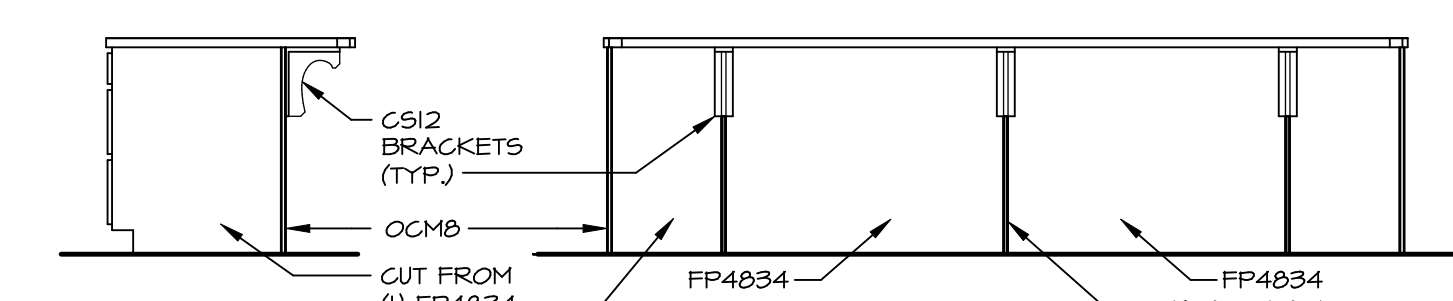
B KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



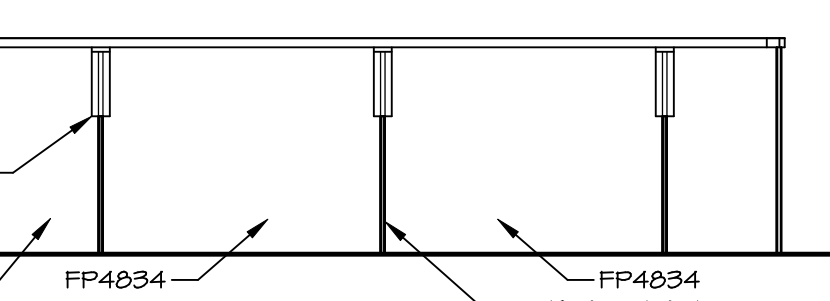
A KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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



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



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

MODEL PALLADIO RANCH
DRAWING TITLE KITCHEN PLANS AND ELEVATIONS
SHEET NO. A-13
OPTION DESCRIPTION 31

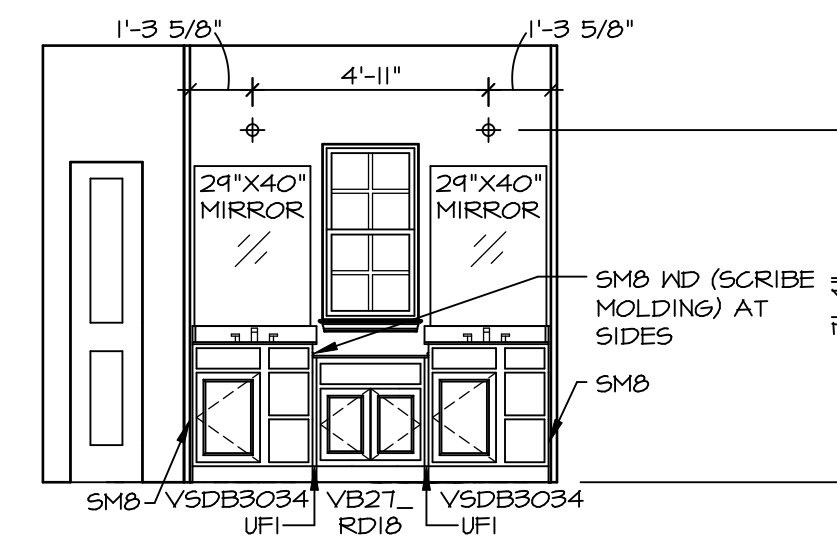
SET NO. PLD0A
VERSION 01
DRAWN BY DRH
DATE: 2/22/17
OPTION

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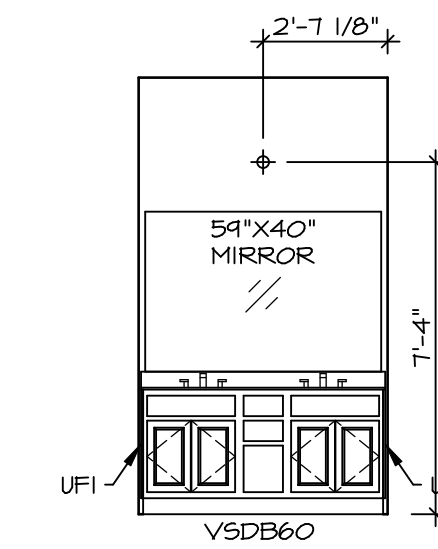
BIV-COMM-LOT-UNIT
DCY-VG-T731
COMM-LOT
VILGE OF WINDING CREEK WARR CO - T731
STREET ADDRESS
4789 WINDING CREEK BLVD
CITY CENTERVILLE STATE OH ZIP 45459

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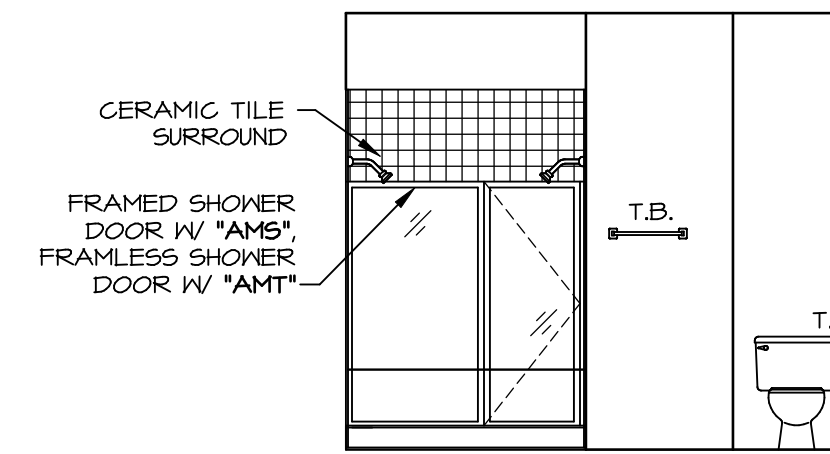
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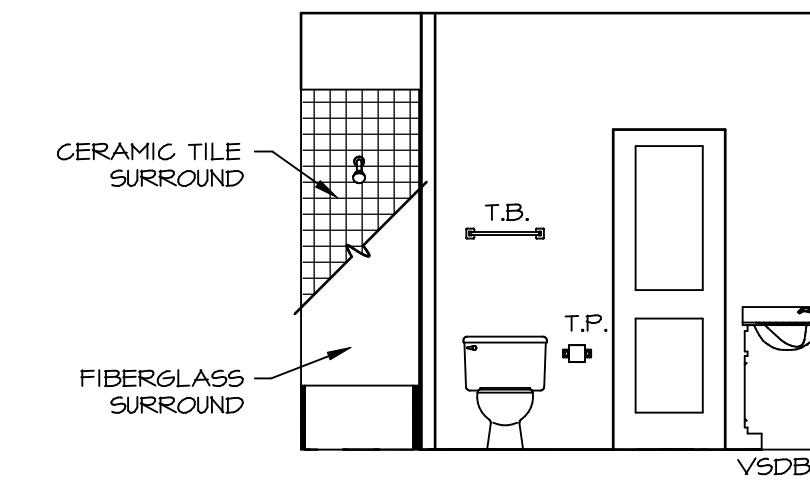
A OWNER'S BATH
SCALE: 1/4" = 1'-0"



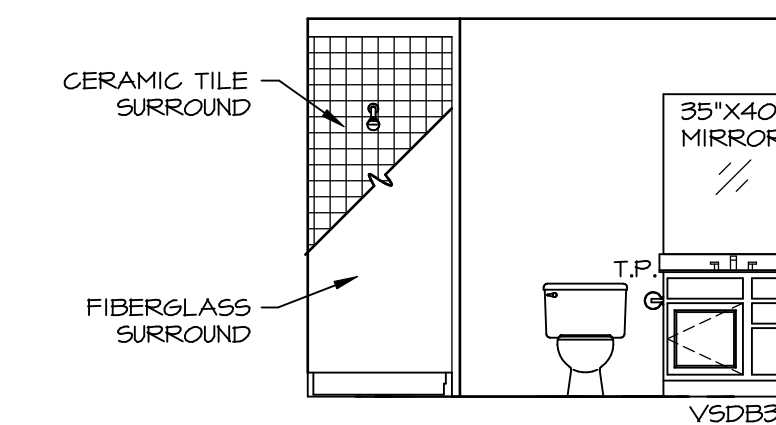
C BATH #1
SCALE: 1/4" = 1'-0"



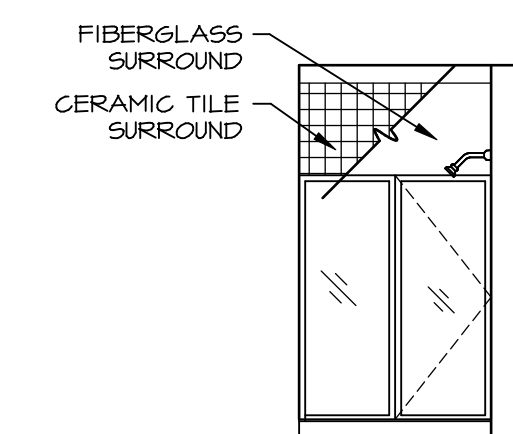
B OWNER'S BATH ("AMG")
SCALE: 1/4" = 1'-0"



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



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



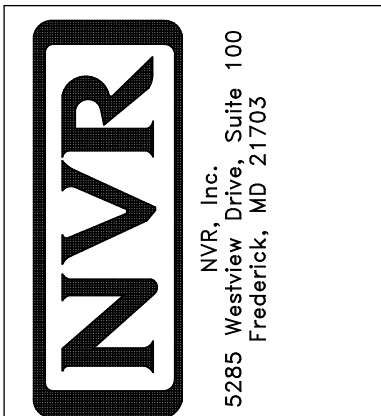
F BASEMENT BATH ("AEB")
SCALE: 1/4" = 1'-0"

NOTES:

- TEMPERED GLASS SHOWER ENCLOSURE WITH SHING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET D-11 FOR TUB AND SHOWER DETAILS.
- ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
- BATH ELEVATIONS ARE SHOWN PER PLAN.

DIV-COMM-LOT-UNIT
DCY-VG-T731
COMM-LOT
VILGE OF WINDING CREEK WARR CO - T731
STREET ADDRESS
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SET NO. PLD0A
VERSION 01
DRAWN BY SPW
DATE: 2/7/17
OPTION

MODEL
PALLADIO RANCH
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
32