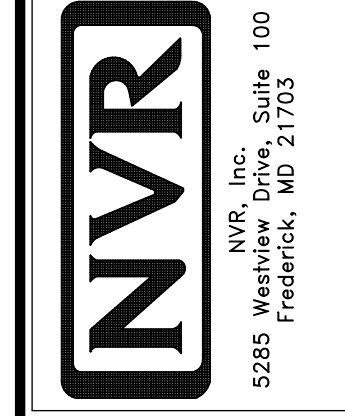


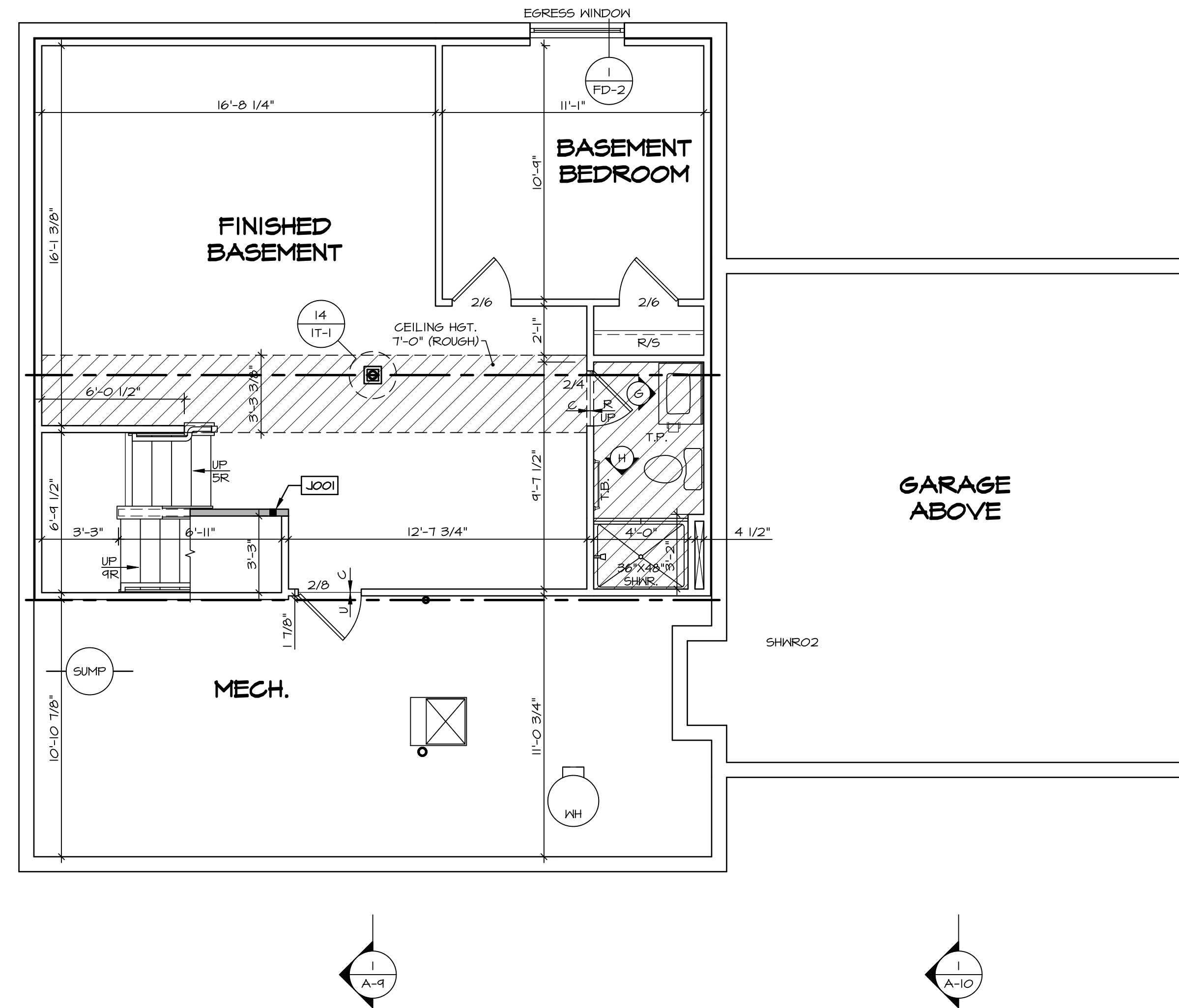
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

**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>	USER: <b>POWELL</b>	SET NO.: PML00	DIV-COMM-LOT-UNIT <b>DCY-VR-S124</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION: 01	
OPTION DESCRIPTION <b>30</b>	DRAWN BY	DATE:	STREET ADDRESS 1006 FAIRWATER SPRINGS DR
	OPTION		CITY CENTERVILLE
			STATE OH
			ZIP 45458

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**1**  
A-6 **BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND**

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

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

- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  3. 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.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  8. ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  10. 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-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

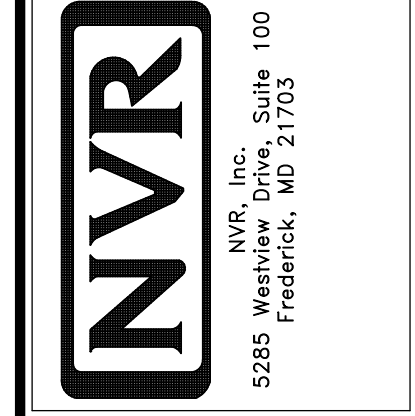
**BASEMENT JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE		BO013	

**DCY-VR-S124**

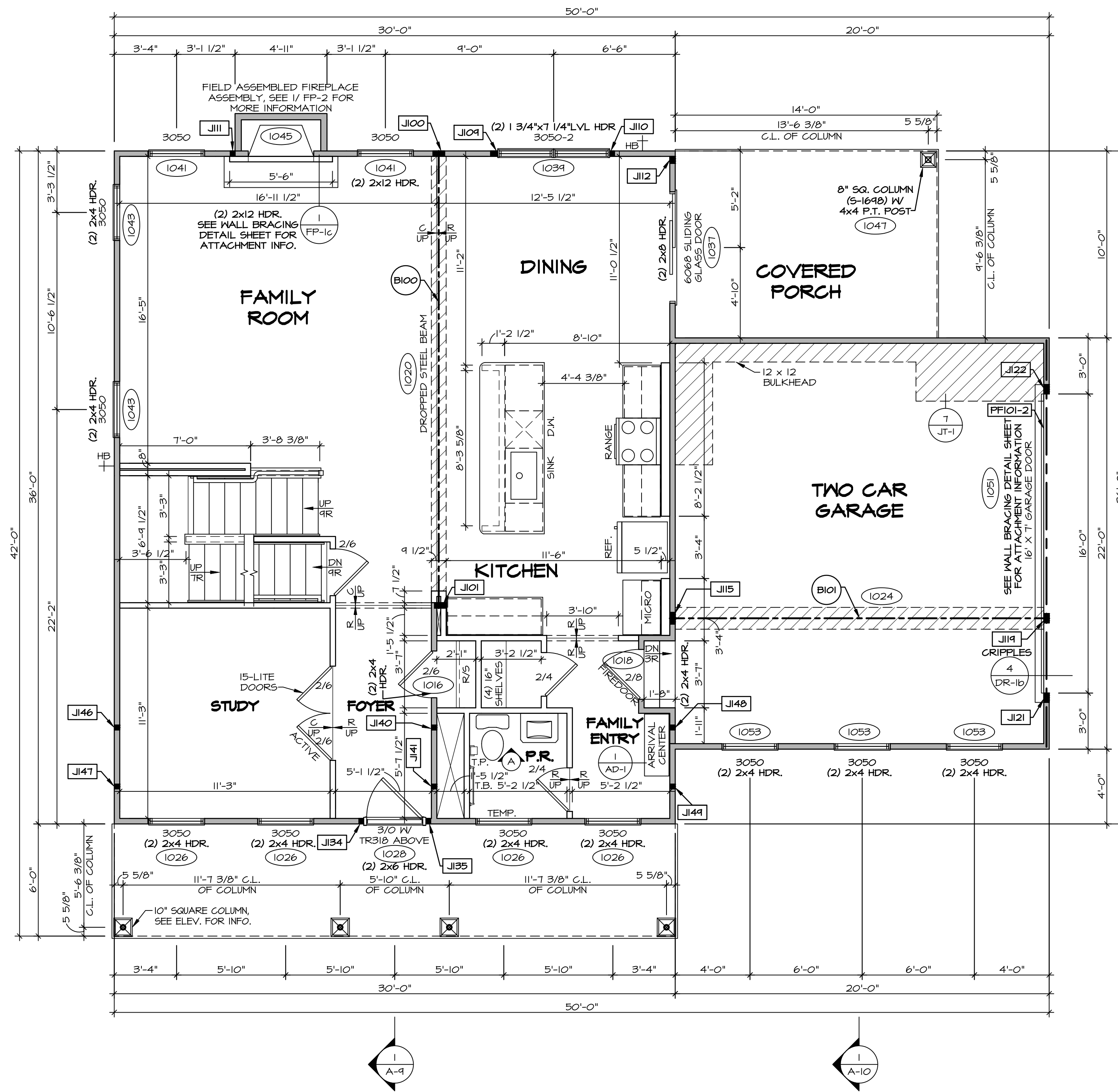
DIV-COMM-LOT-UNIT	COM-LOT	STREET ADDRESS	CITY	STATE	ZIP
	VL65 OF WINDING CREEK MONT CO - S124	1006 FAIRWATER SPRINGS DR	CENTERVILLE	OH	45459

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SET NO. FPL00	VERSION 01
DRAWN BY JAB	DATE: 3/19/18
OPTION	

SHEET NO. <b>A-6</b>	USER: <b>POWELL</b>
<b>33</b>	DRAWING TITLE: <b>BASEMENT FLOOR PLAN</b>
	OPTION DESCRIPTION



**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/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 5 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 1" O 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.

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

**GYPSON NOTES**

AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

**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/ (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.
- 5A - (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.
- 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.

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

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B100	BEAM STEEL - W12X35	24'-5 1/2"		1020	
B101	BEAM STEEL - W10X22	20'-3 1/2"	5XC	1024	
PF101-2	LVL 1.75 - 16	21'-4"	6CC	1051	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J100	JACK - (5) 2X4 SFF STUD GRADE		1020	
J101	JACK - (5) 2X4 SFF STUD GRADE		1020	
J104	JACK - (3) 2X4 SFF STUD GRADE		1034	
J110	JACK - (2) 2X4 SFF STUD GRADE		1034	
J111	JACK - (2) 2X4 SFF STUD GRADE	L6F	1045	
J112	JACK - (3) 2X4 SFF STUD GRADE	EPE	1047	
J115	JACK - (5) 2X4 SFF STUD GRADE	5XC	1024	
J114	JACK - (4) 2X4 SFF STUD GRADE	6CC, 5XC	1024	CRIPPLES
J121	JACK - (4) 2X4 SFF STUD GRADE	6CC	1051	
J122	JACK - (4) 2X4 SFF STUD GRADE	6CC	1051	
J134	JACK - (2) 2X4 SFF STUD GRADE	ELK	1028	
J135	JACK - (2) 2X4 SFF STUD GRADE	ELK	1028	
J140	JACK - (2) 2X4 SFF STUD GRADE		1012	
J141	JACK - (2) 2X4 SFF STUD GRADE		1012	
J146	JACK - (2) 2X4 SFF STUD GRADE		1012	
J147	JACK - (2) 2X4 SFF STUD GRADE		1012	
J148	JACK - (2) 2X4 SFF STUD GRADE		1012	
J149	JACK - (2) 2X4 SFF STUD GRADE		1012	

DIV-COMM-LOT-UNIT  
**DCY-VR-S124**  
COM-LOT  
VLES OF MINDING CREEK MONT CO - S124  
STREET ADDRESS  
1006 FAIRWATER SPRINGS DR  
CITY  
CENTERVILLE  
STATE  
OH  
ZIP  
45458

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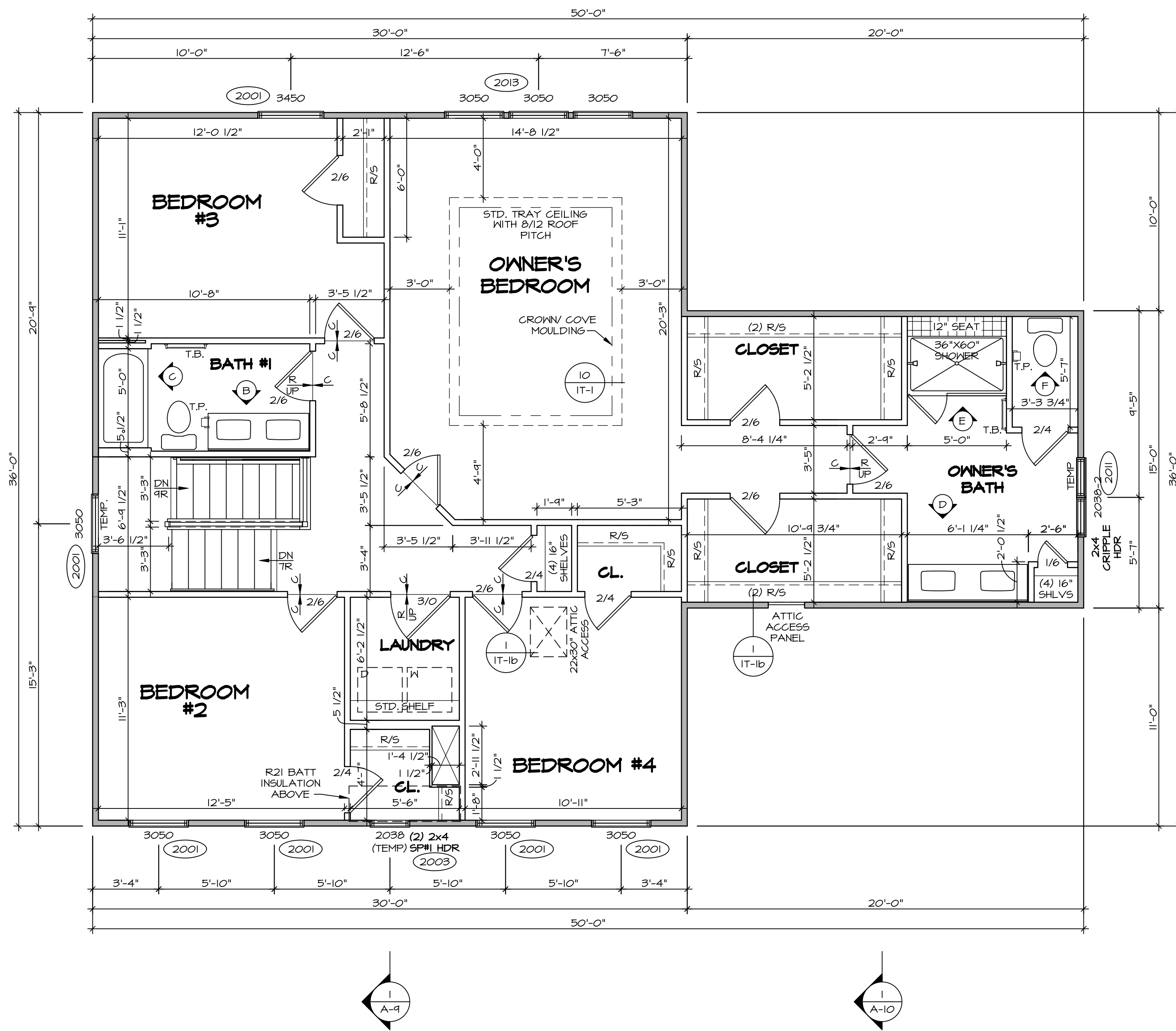
**NVR**  
NVR, Inc., Suite 100  
5285 Westchick, MD 21703  
Frederick, MD

SHEET NO. **A-7**  
DRAWING TITLE  
**FIRST FLOOR PLAN**  
OPTION DESCRIPTION  
**35**

SET NO. PFL00  
VERSION 01  
DRAWN BY JAB  
DATE: 9/19/12  
OPTION

USER: POWELL  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION: 35

SHEET NO. **A-7**  
DRAWING TITLE  
**FIRST FLOOR PLAN**  
OPTION DESCRIPTION  
**35**



**SECOND 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

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

- 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 1'-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

**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

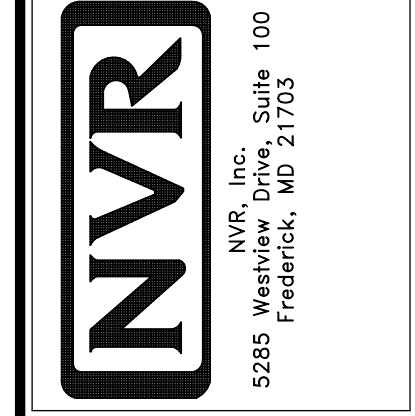
DIV-COMM-LOT-UNIT  
**DCY-VR-S124**

COM-Lot  
VLES OF MINDING CREEK MONT CO - S124

STREET ADDRESS  
1006 FAIRWATER SPRINGS DR

CITY STATE ZIP  
CENTERVILLE OH 45458

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SHEET NO. **A-8**

USER: **POWELL**

DRAWING TITLE: **SECOND FLOOR PLAN**

OPTION DESCRIPTION: **39**

SET NO. **FWL00**

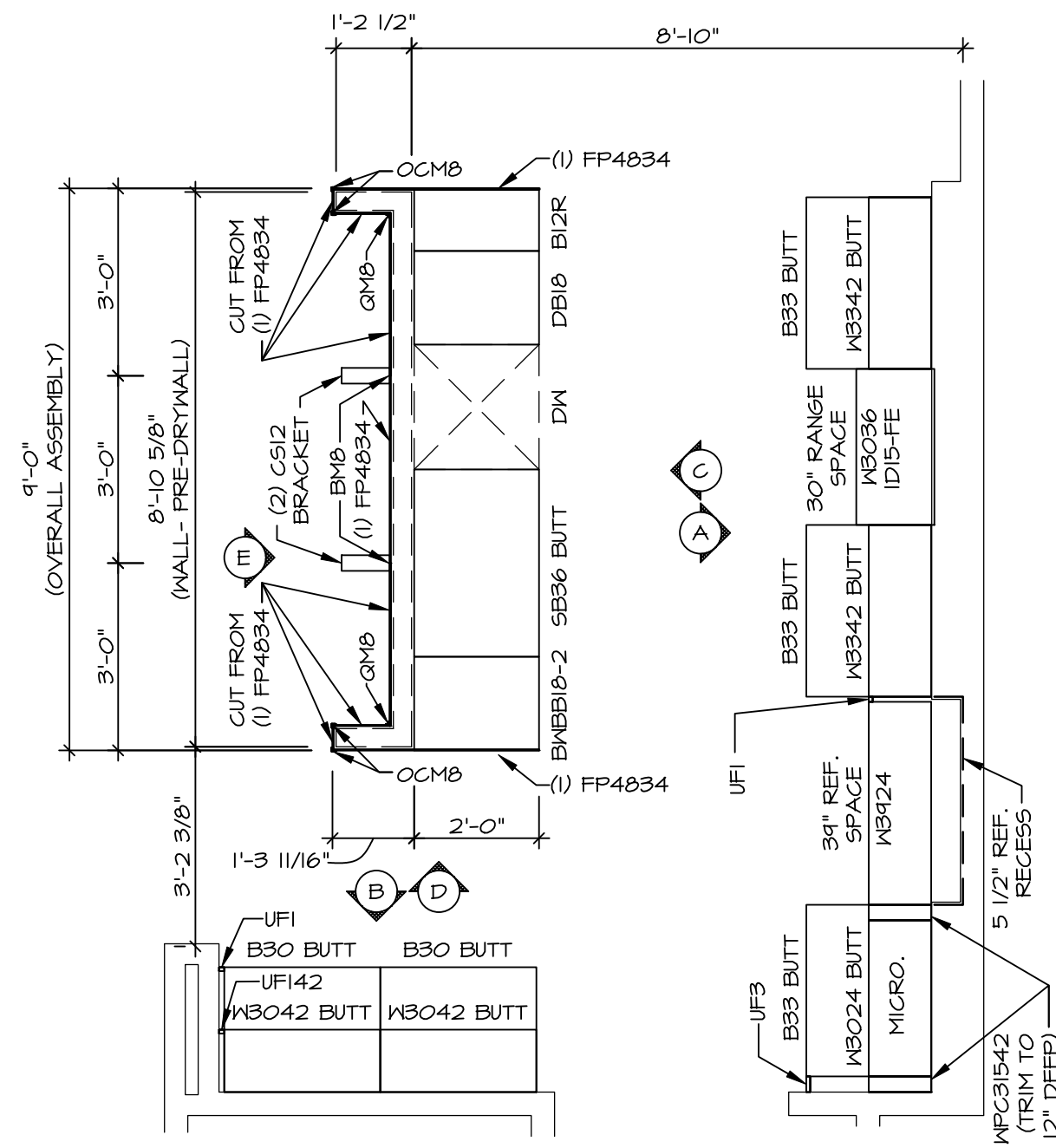
VERSION **01**

DRAWN BY **JAB**

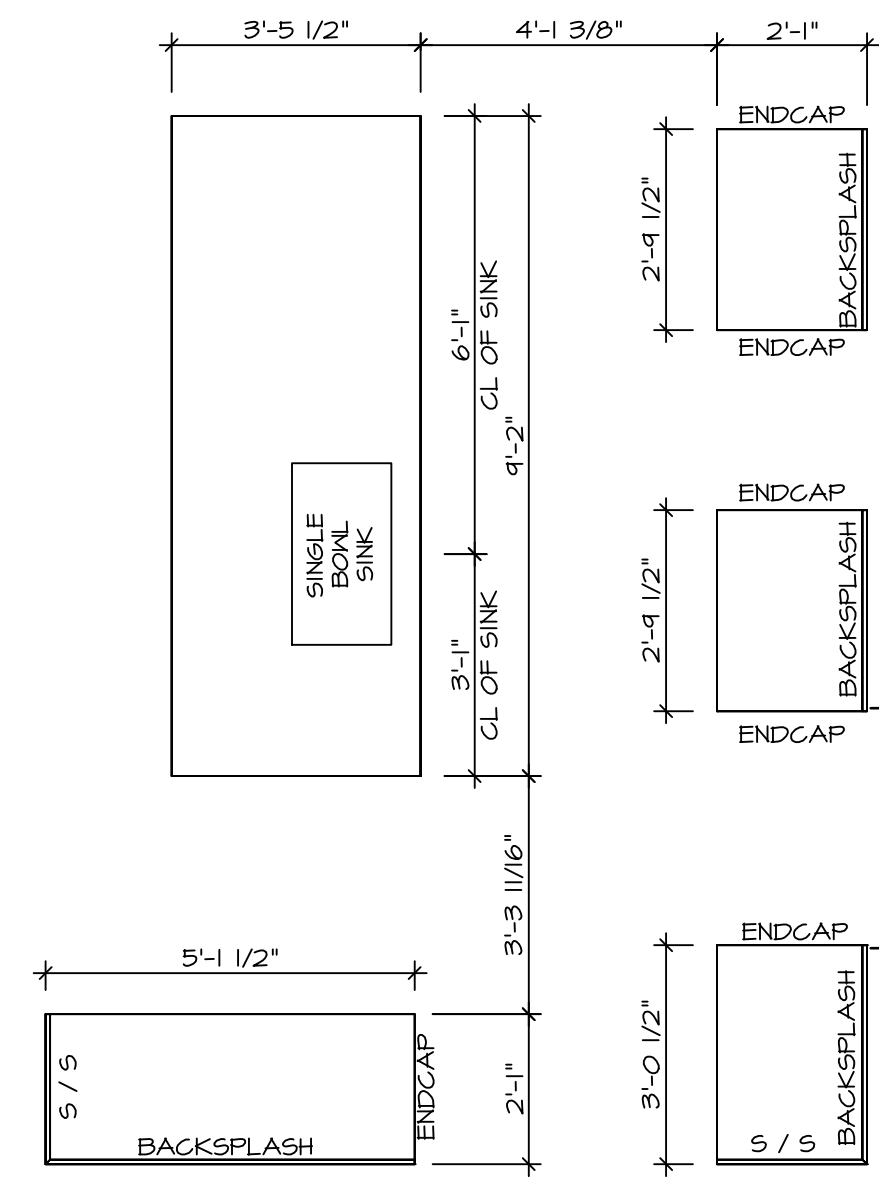
DATE: **3/17/18**

OPTION

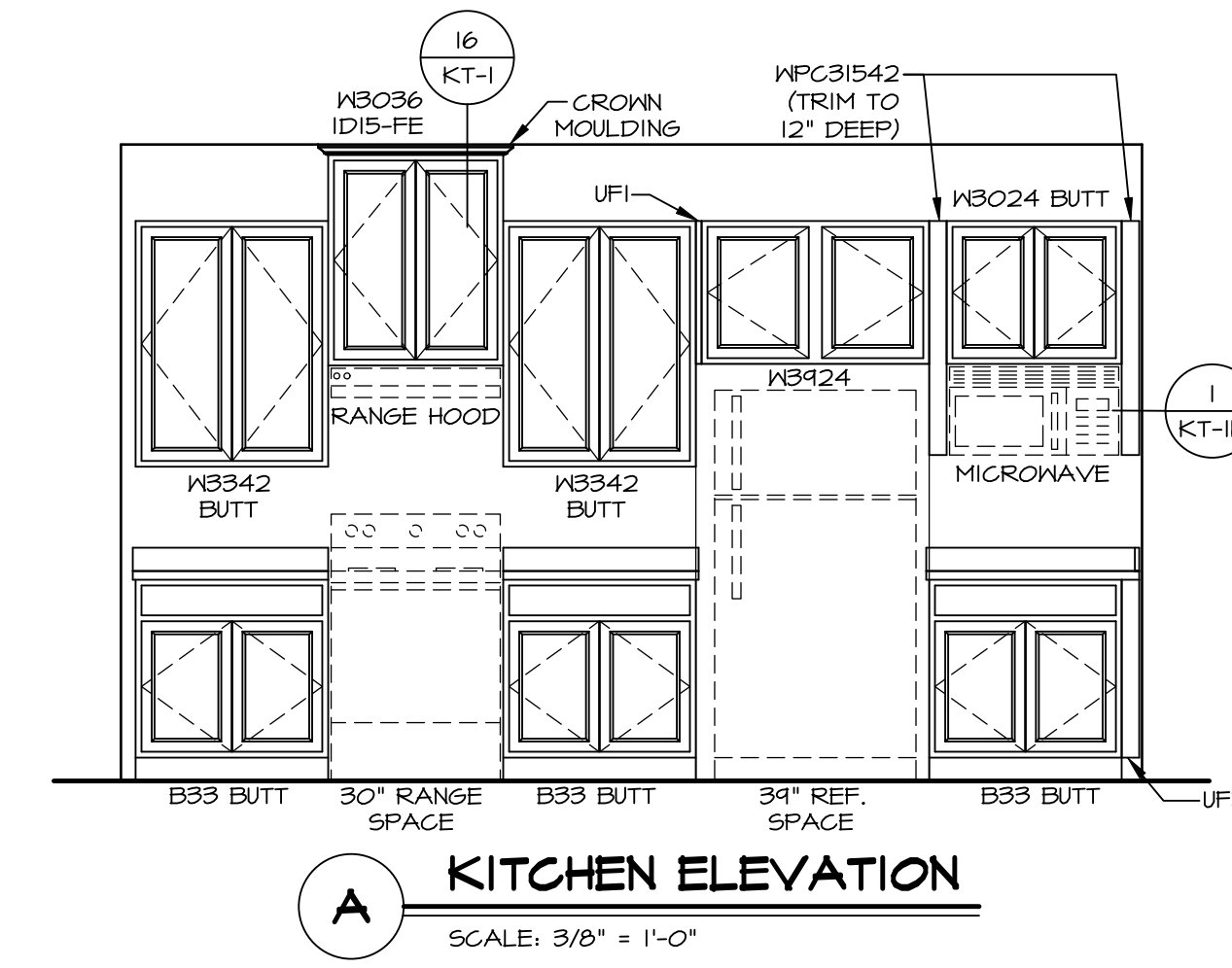
C:\NVR\Solives\POWELL\_EWL00\_01\DCY-VR-S124\255527\Sheets\Lot\_Specific\39\_A-B\_PLN2\_1.S.dwg 05/08/22 - 7:28 am



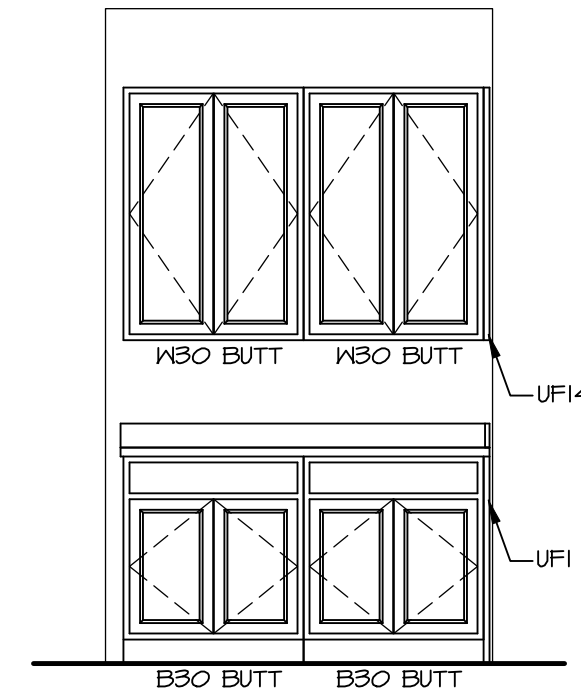
**1 KITCHEN CABINET PLAN / KC - 3543TC**  
SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) \*KAI\*



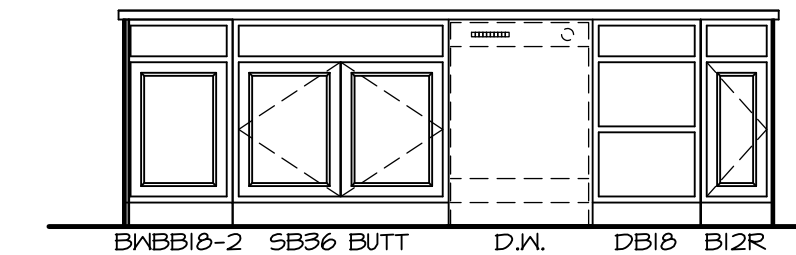
**2 KITCHEN COUNTERTOP PLAN / KC - 3543TC**  
SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) \*KAI\*



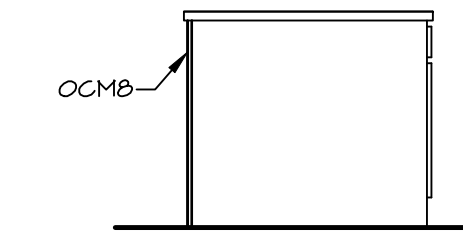
**A KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



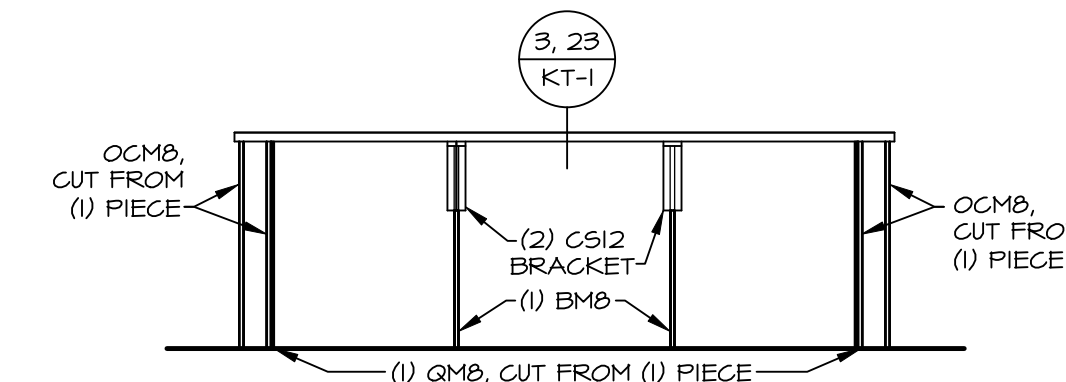
**B KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



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



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



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

- 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 (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELLED 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 MOLDINGS.
  - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.

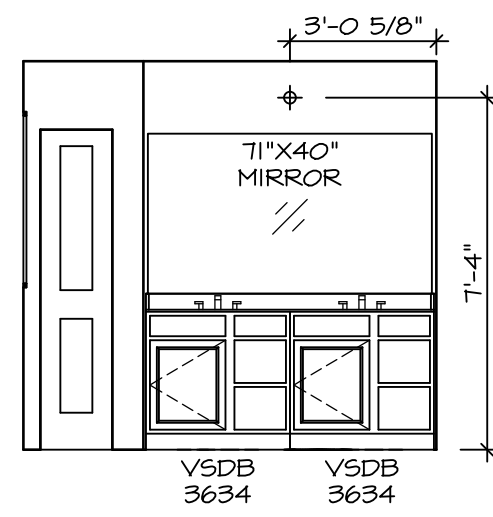
SHEET NO.	A-12	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	OPTION DESCRIPTION	55
				55
USER	POWELL	SET NO. FPL00	VERSION 01	
DRAWN BY	SFM	DRAWN BY	SFM	
DATE	1/11/18	DATE	1/11/18	
OPTION		OPTION		
DIV-COMM-LOT-UNIT		DCY-VR-S124		
COM-LOT		V155 OF WINDING CREEK MONT CO - S124		
STREET ADDRESS		1006 FAIRWATER SPRINGS DR		
CITY		STATE	OH	ZIP
CITY		CENTERVILLE	OH	45458

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5285 Westwick, Frederick, MD 21703

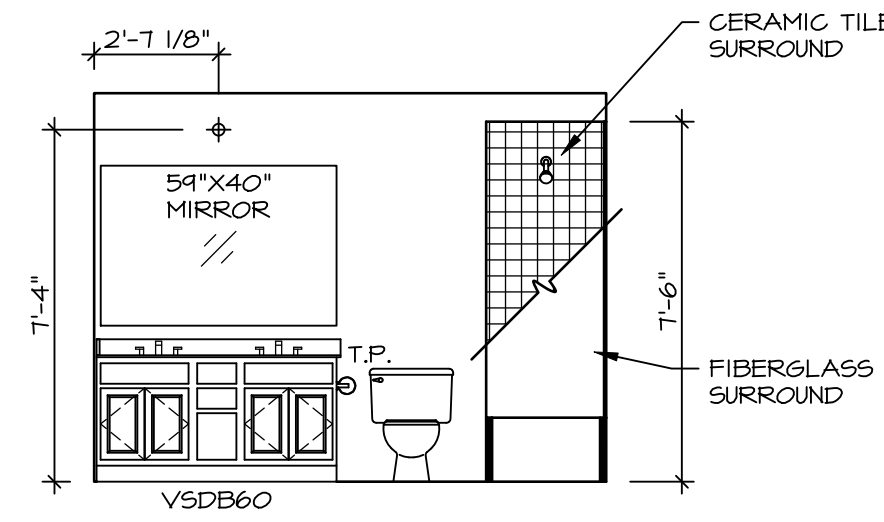
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**NOTES:**

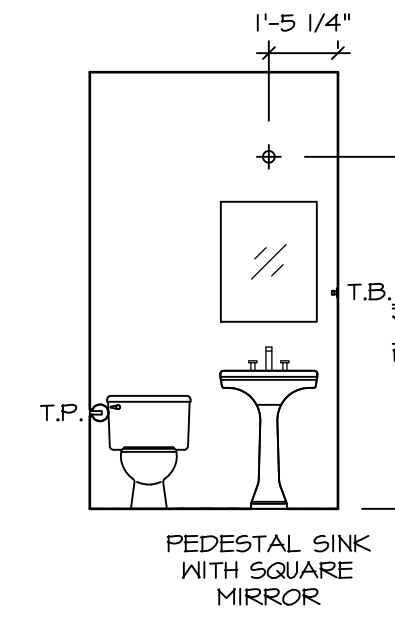
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-II FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



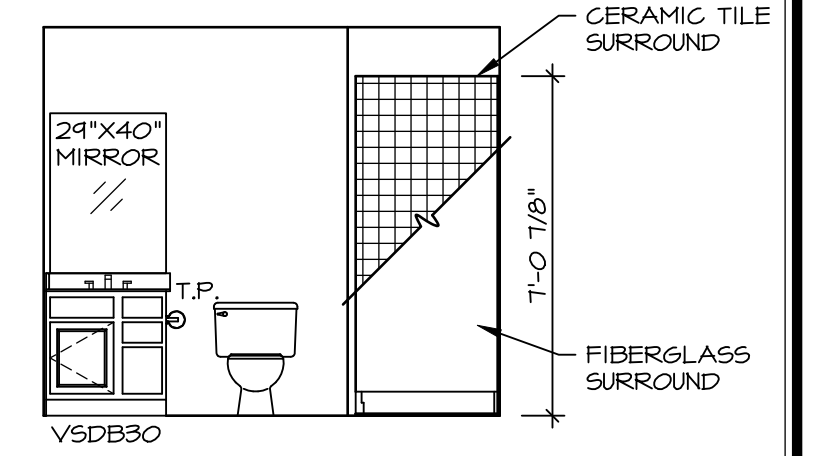
**D** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AMG"



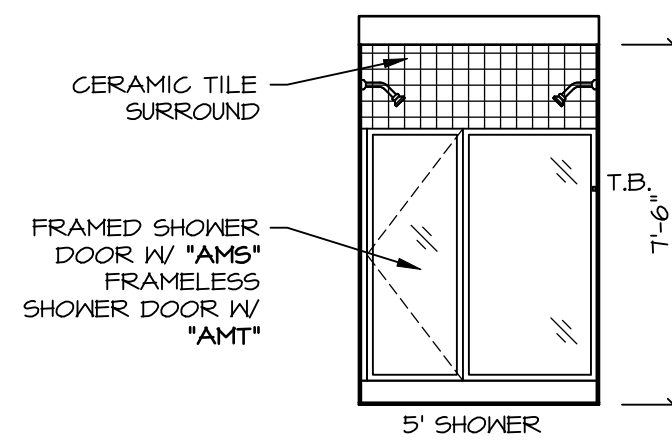
**B** **BATH #1**  
SCALE: 1/4" = 1'-0"



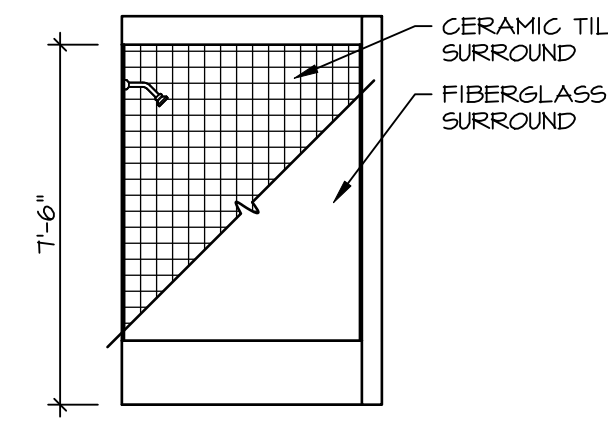
**A** **POWDER ROOM**  
SCALE: 1/4" = 1'-0" WITH CRAFTSMAN SPECIFICATIONS "SCZ"



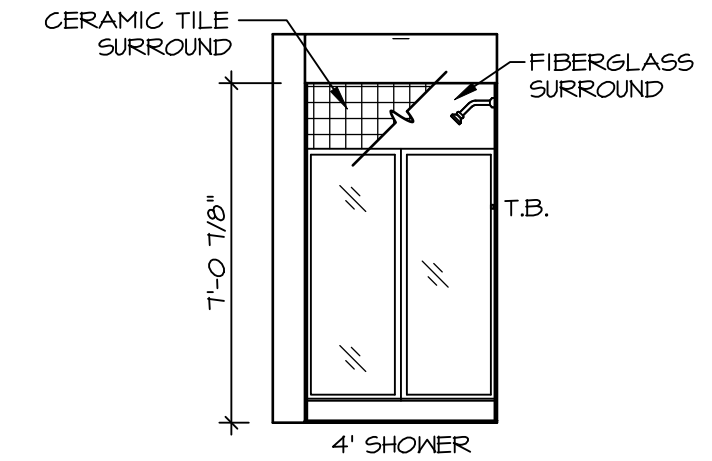
**G** **BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



**E** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AMG"



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



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

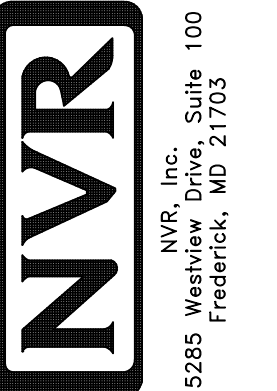


**F** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AMG"

DIV-COMM-LOT-UNIT  
**DCY-VR-S124**

COM-LOT  
VLS5 OF KINDING CREEK MONT CO - S124  
STREET ADDRESS  
1006 FAIRWATER SPRINGS DR  
CITY STATE ZIP  
CENTERVILLE OH 45458

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SET NO. PML00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

SHEET NO. **A-13**  
USER: **POWELL**  
DRAWING TITLE: **BATH ELEVATIONS**  
OPTION DESCRIPTION