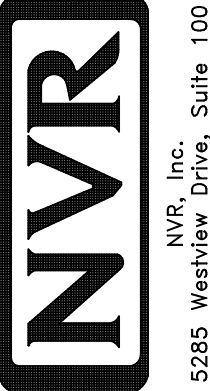



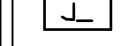

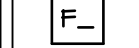
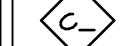
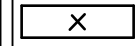
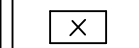
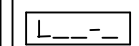



1 PLUMBING PLAN
A-5 SCALE: 1/4" = 1'-0"

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
 - 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

SHEET NO. A-5	MODEL POWELL	SET NO. PALOO	DATE:	OPTION
		VERSION 01		
30	DRAWING TITLE PLUMBING PLAN	DRAWN BY	DATE:	OPTION
		OPTION DESCRIPTION		
DIV-COMM-LOT-UNIT DCY-VR-S069 COMM-LOT VILGS OF WINDING CREEK MONT CO - S069 STREET ADDRESS 474 FAIRMATER SPRINGS DRIVE CITY CENTERVILLE STATE OH ZIP 45459				
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 NVR, Inc. Suite 100 Frederick, MD 21703				
C:\NVR\Solves\POWELL_PWLOO_01\DCY-VR-S069\2150115\Sheets\Lot_Specific\A-5_PLUMB_LS.dwg 11/08/20 - 3:21 PM				

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**
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 7'-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.

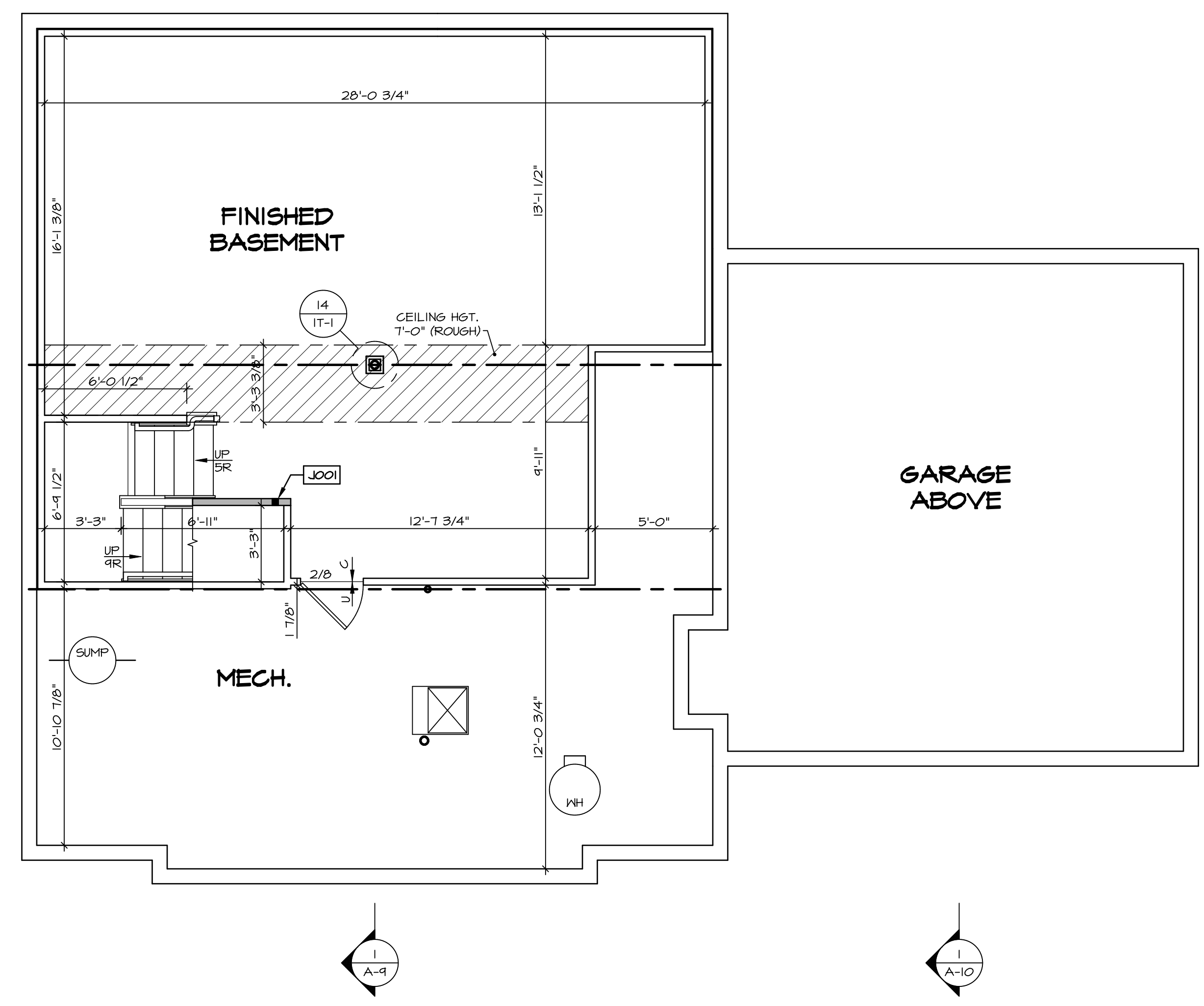
GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-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 JACK SCHEDULE

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



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

DCY-YR-S069

DCY-YR-S069

COMMITTEE: VILLAGES OF WINDING CREEK MONT CO - S069

STREET ADDRESS: 4714 FAIRMATER SPRINGS DRIVE

CITY: CENTERVILLE STATE: OH ZIP: 45459

APRT. NO.:

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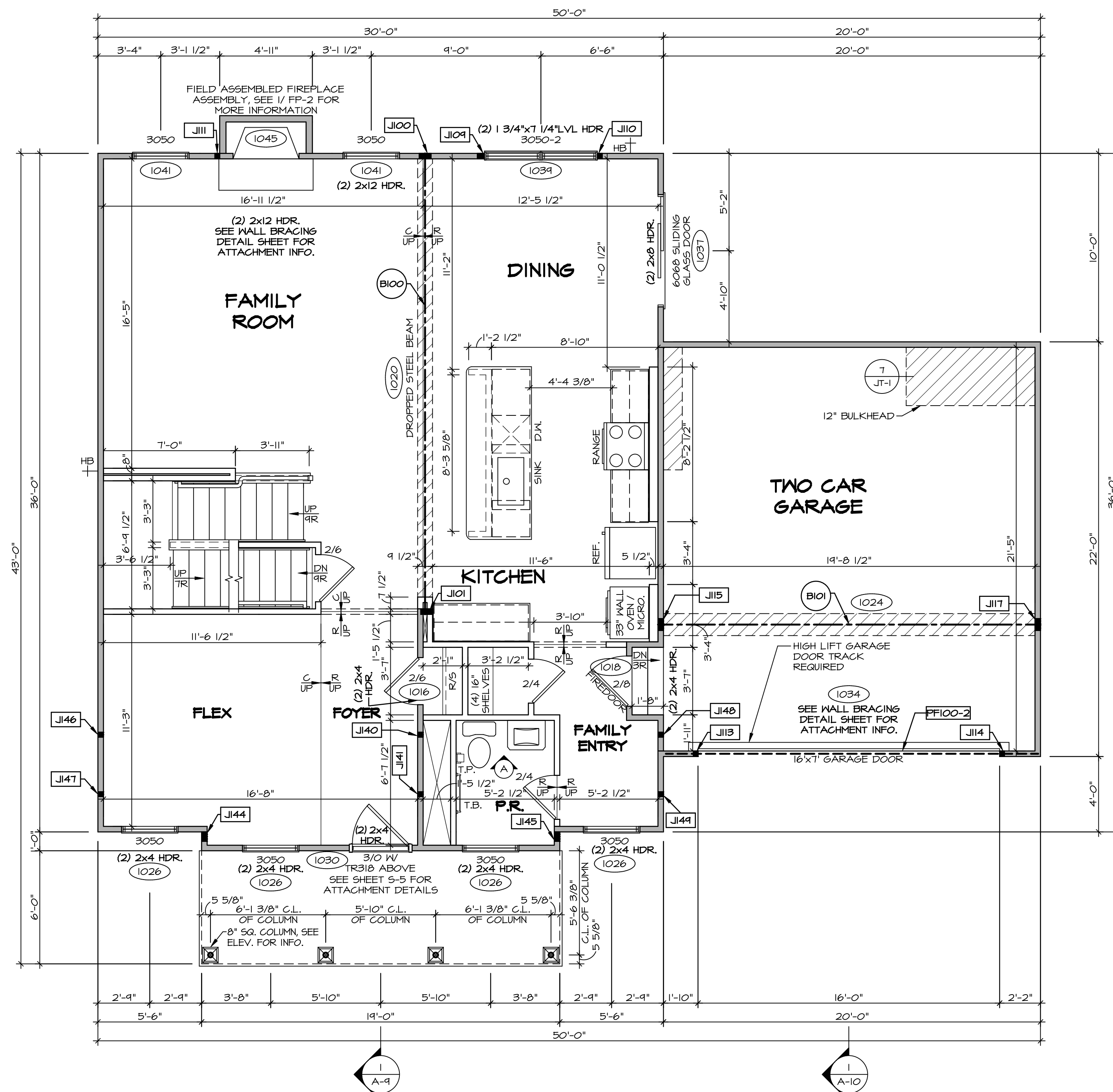
SET NO. PALOO
VERSION 01
DRAWN BY JAB
DATE: 3/19/18
OPTION

POWELL
DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. **A-6**

33



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 LVL
- X ENGINEERING PAGE NUMBER

SEE FG 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 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 7'-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, 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

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"	SXC	1024	
PF100-2	LVL: 1.75 - 11-04	19'-4"	GCB, GCF	1034	

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 SP#1		1020	
J104	JACK - (3) 2X4 SFF STUD GRADE		1034	
J110	JACK - (2) 2X4 SFF STUD GRADE		1034	
J111	JACK - (2) 2X4 SFF STUD GRADE	LGF	1045	
J113	JACK - (2) 2X4 SFF STUD GRADE	LGF	1034	
J114	JACK - (2) 2X4 SFF STUD GRADE	LGF	1034	
J115	JACK - (5) 2X4 SP#1	SXC	1024	
J117	JACK - (5) 2X4 SFF STUD GRADE	GCB, SXC	1024	
J140	JACK - (2) 2X4 SFF STUD GRADE		1012	
J141	JACK - (2) 2X4 SFF STUD GRADE		1012	
J144	JACK - (4) 2X4 SP#1	ELC	2000	
J145	JACK - (4) 2X4 SP#1	ELC	2000	
J146	JACK - (2) 2X4 SFF STUD GRADE		1012	
J147	JACK - (2) 2X4 SFF STUD GRADE		1012	
J148	JACK - (2) 2X4 SFF STUD GRADE		1012	
J144	JACK - (2) 2X4 SFF STUD GRADE		1012	

DCY-YR-S069

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

POWELL
DRAWING TITLE
FIRST FLOOR PLAN

A-7

SHEET NO. **35**

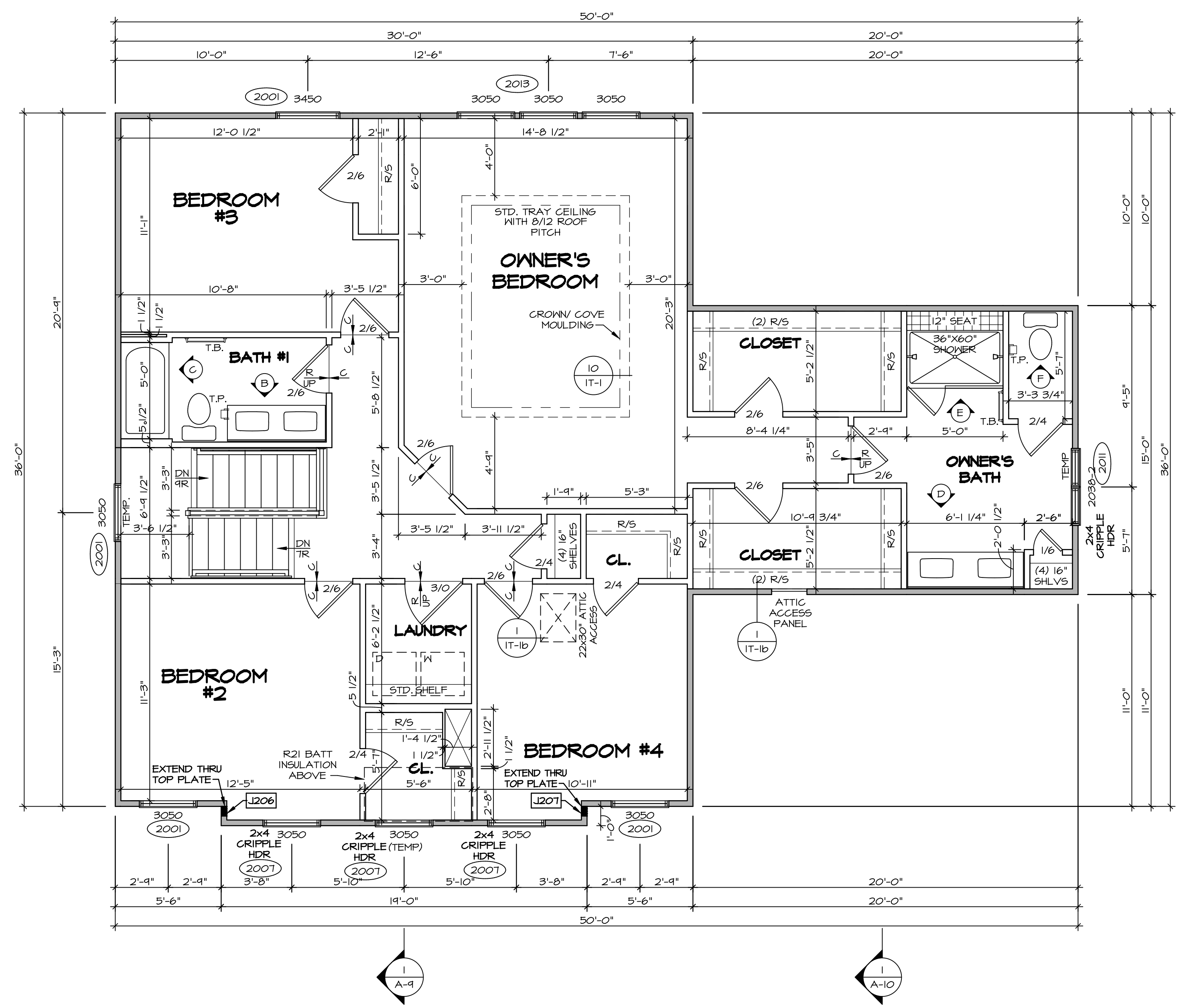
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DCY-YR-S069\2150115\Sheets\01-Spec\35 A-7 PLAN_L5.dwg

DIV-COMM-LOT-UNIT
COMM-LOT
VILGE OF WINDING CREEK MONT CO - S069
STREET ADDRESS
474 FAIRMAR SPRINGS DRIVE
CITY STATE OH
CENTERVILLE OH 45458



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 FG 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 CEILING. ALL DROPPED CEILING 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 "T-O 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, 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J206	JACK - (4) 2X4 SP#1	ELC	2000	
J207	JACK - (4) 2X4 SP#1	ELC	2000	

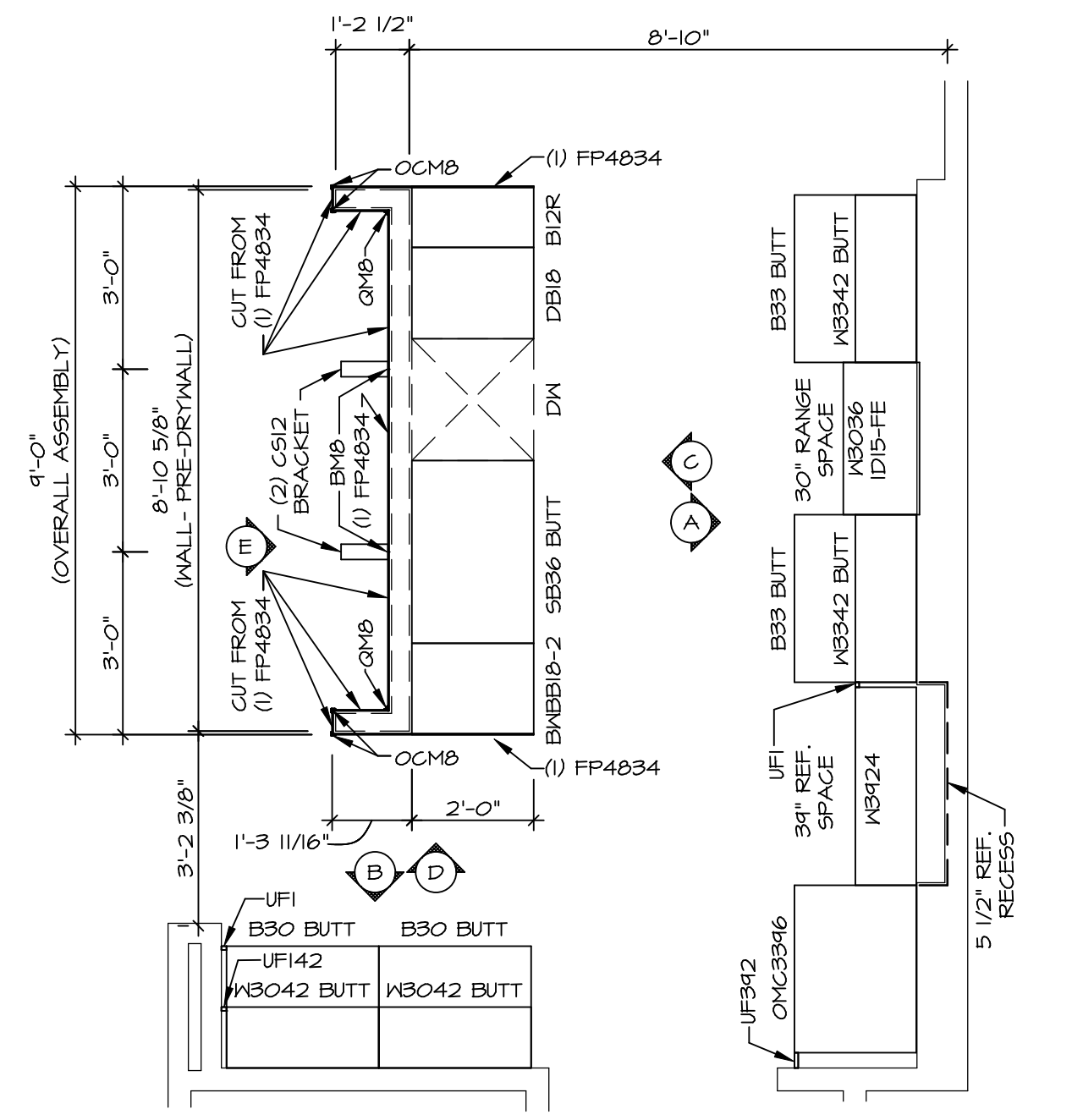
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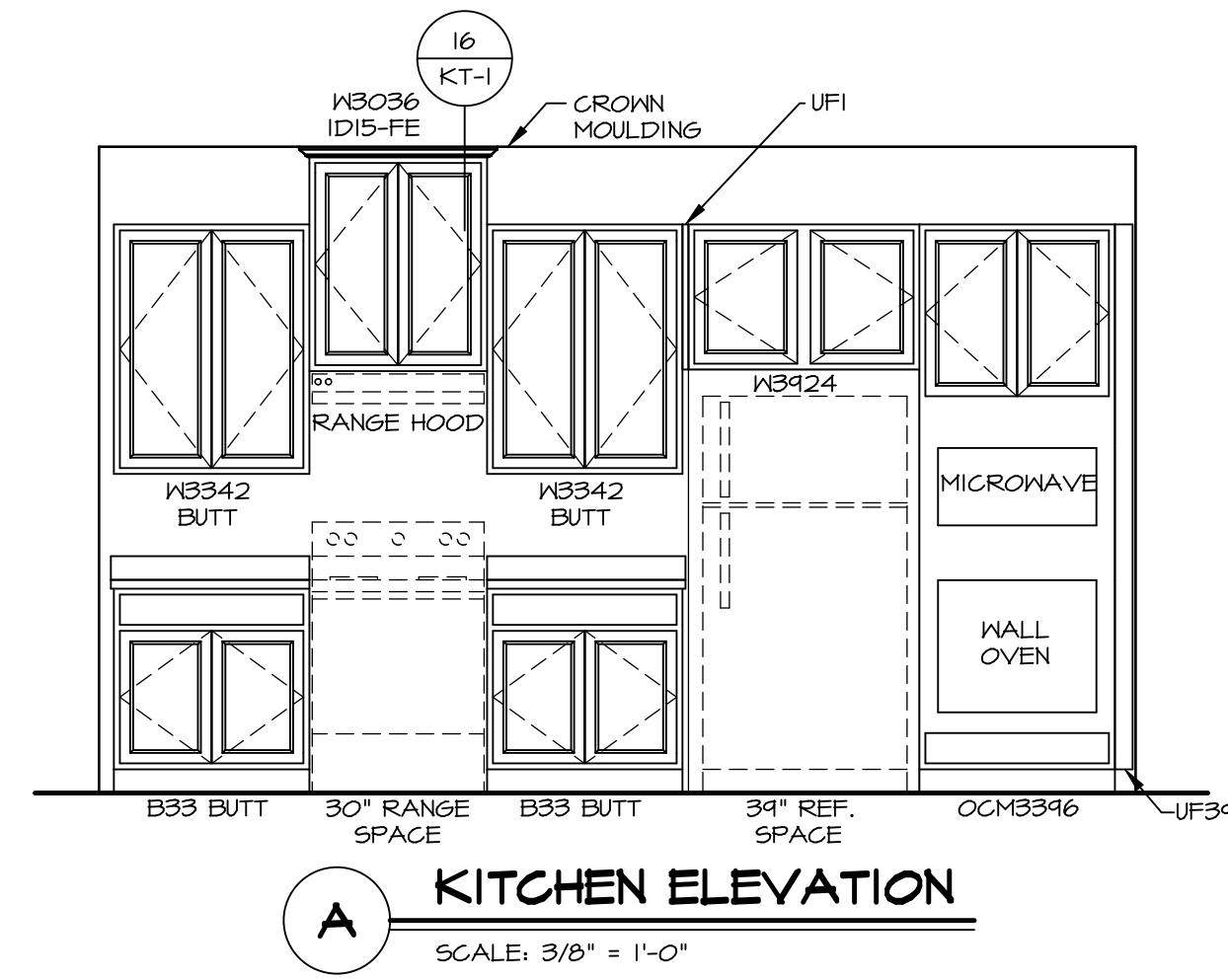
SET NO. PALOO
VERSION 01
DRAWN BY JAB
DATE: 3/19/18
OPTION

MODEL POWELL
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION

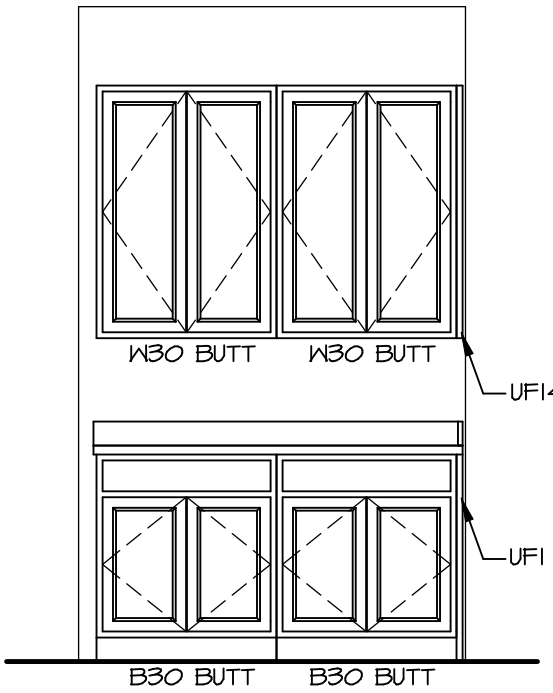
DIV-COMM-LOT-UNIT
DCY-VR-S069
COMM-LOT
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STREET ADDRESS
474 FAIRMAR SPRINGS DRIVE
CITY STATE OH ZIP
CENTERVILLE OH 45459



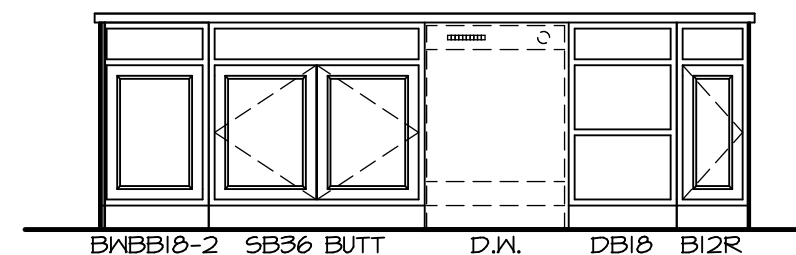
3 KITCHEN CABINET PLAN / KC - 3544TC
 SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE & WALL OVEN (TC) *KA3*



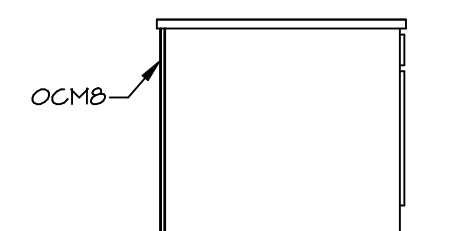
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



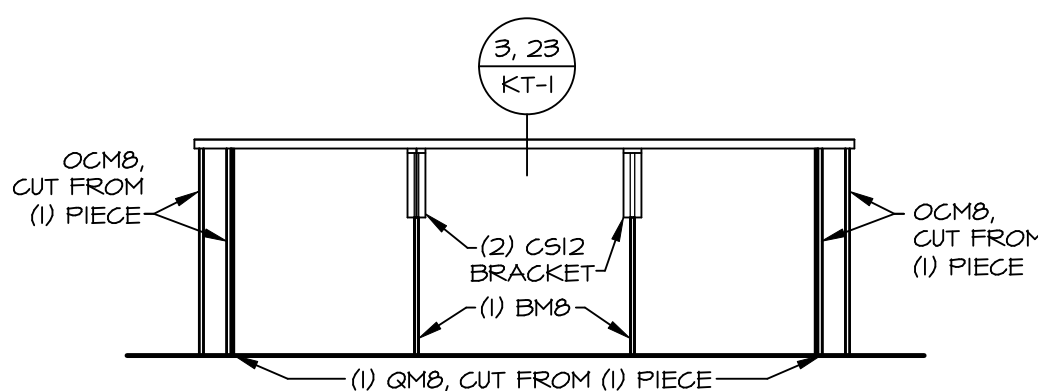
B KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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

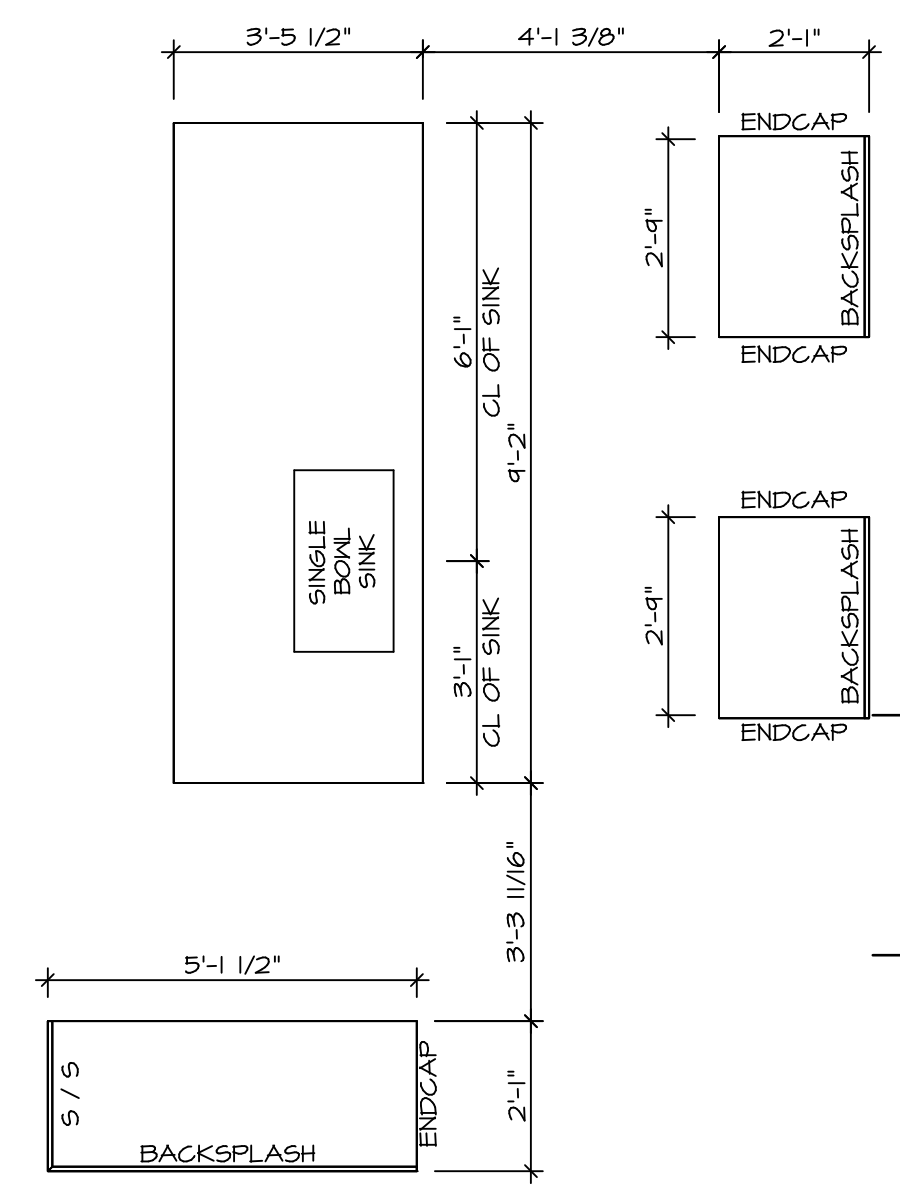


D KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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 (1/1KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UFI) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED 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 MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/FILL. NO HARDWARE ON FALSE DRAWER FRONTS.



4 KITCHEN COUNTERTOP PLAN / KC - 3544TC
 SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE & WALL OVEN (TC) *KA3*

SHEET NO. A-12	MODEL POWELL	SET NO. PALOO	VERSION 01
		DRAWN BY SPW	DATE: 1/11/18
DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	OPTION DESCRIPTION	DIV-COMM-LOT-UNIT DCY-VR-S069	
		COMM-LOT VILGS OF WINDING CREEK MONT CO - S069	
55	5285 Washburn, Suite 100 Frederick, MD 21703	STREET ADDRESS 474 FAIRMATER SPRINGS DRIVE	
		CITY CENTERVILLE	STATE OH
ZIP 45459		AFT. NO. -----	

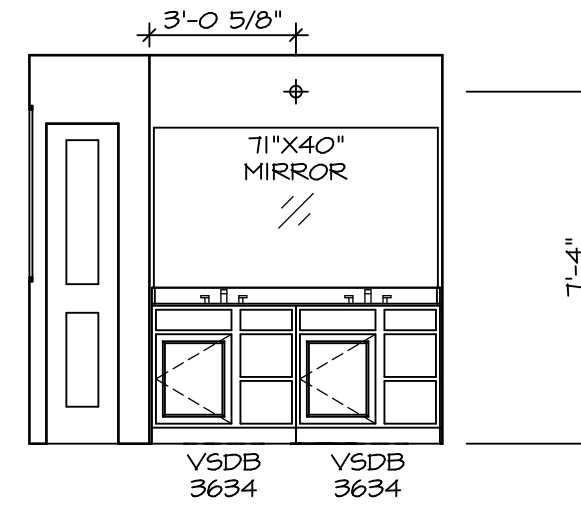
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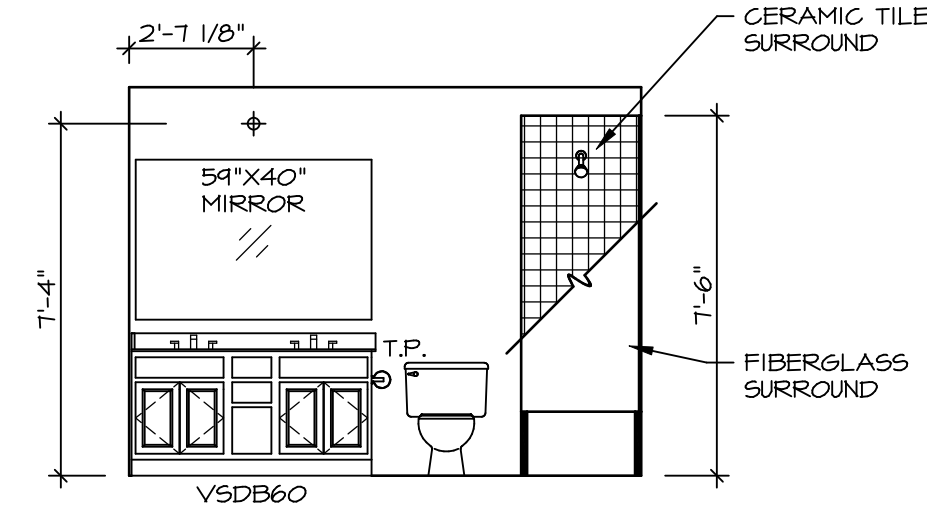
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NOTES:

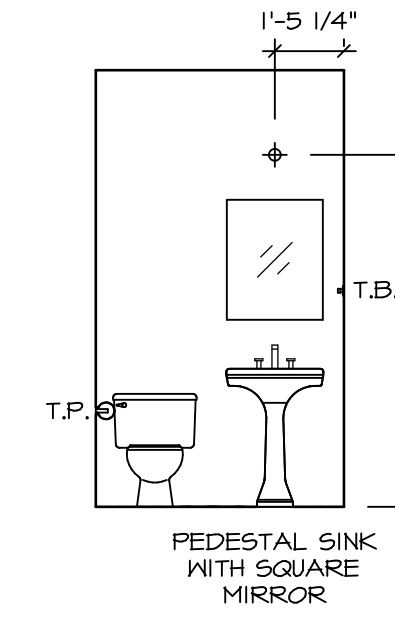
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-11 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



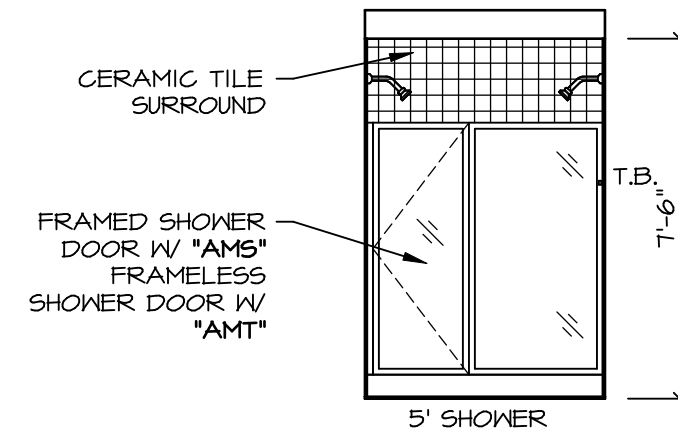
D OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AM6"



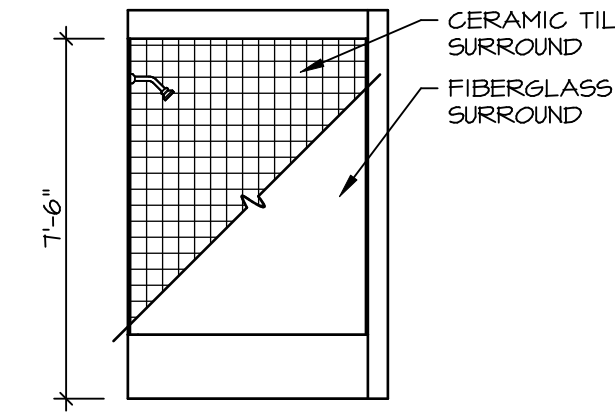
B BATH #1
SCALE: 1/4" = 1'-0"



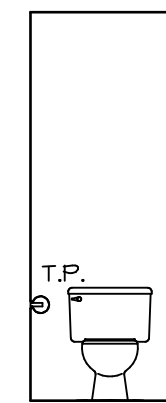
A POWDER ROOM
SCALE: 1/4" = 1'-0" WITH CRAFTSMAN SPECIFICATIONS "5CZ"



E OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AM6"



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



F OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER "AM6"

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SET NO. PALOO
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
POWELL
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
56

DIV-COMM-LOT-UNIT
DCY-YR-5069
COMM-LOT
VILGS OF WINDING CREEK MONT CO - 5069
STREET ADDRESS
474 FAIRMATER SPRINGS DRIVE
CITY STATE OH ZIP
CENTERVILLE OH 45459