

**\* ROUGH-IN GAS LINE FOR GAS GRILL  
(BETWEEN FAMILY ROOM WINDOWS)**

**LEGEND**

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

SEE FC DETAILS FOR FRAMING CONNECTORS

**NOTE:**  
EXTERIOR WALLS DRAIN 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" SHEETS 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 CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

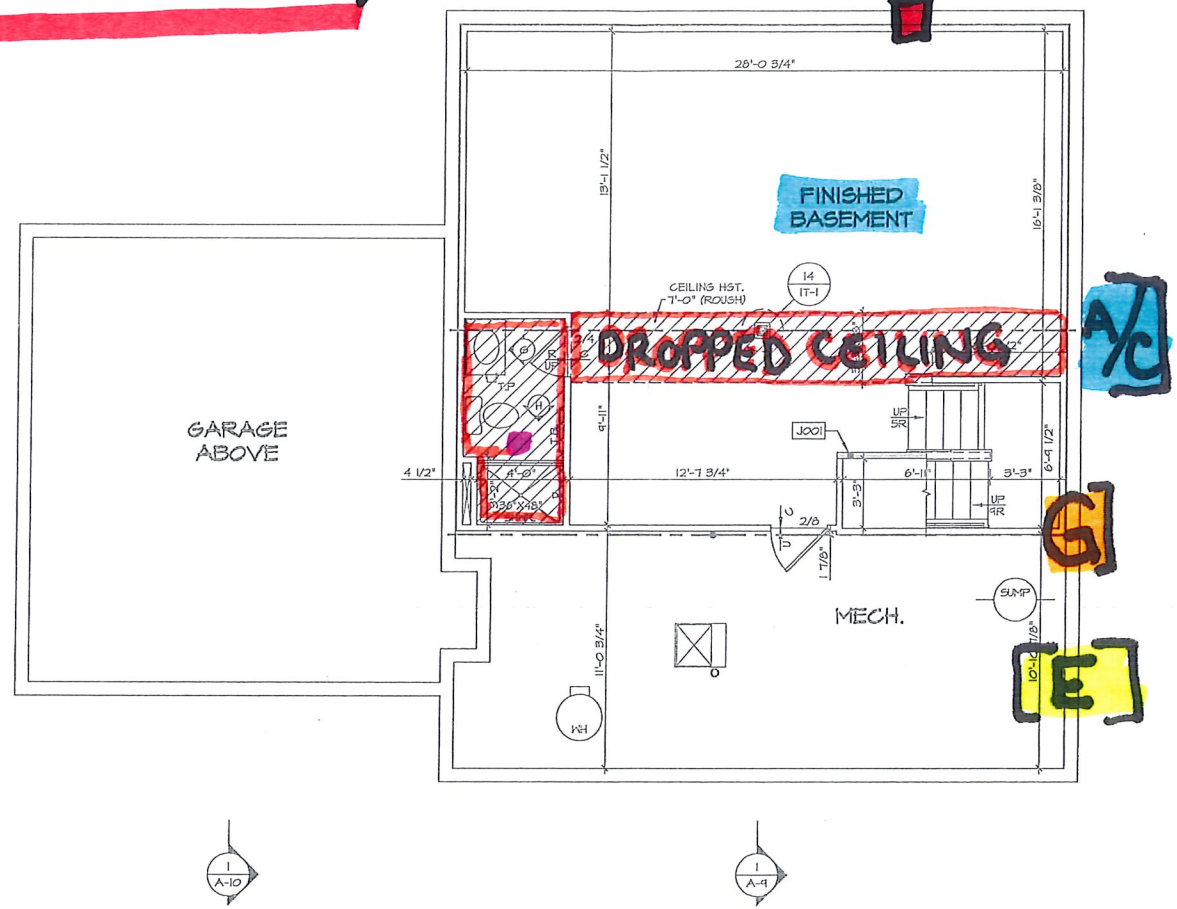
**GYPHUM NOTES**

**AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-101 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	ENS. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE		B0013	



**ESTIMATED LOCATIONS FOR A/C, GAS, + ELECTRIC. THESE LOCATIONS MAY CHANGE.**

**BASEMENT FLOOR PLAN**  
VR-S074

011-COMM-LOT-UNIT  
**DCY-VR-S074**

COMM-LOT  
V.L.G.S OF KINDING CREEK MONT CO - S074

STREET ADDRESS  
499 FAIRWATER SPRINGS DRIVE

CITY STATE ZIP  
CENTERVILLE OH 45459

AFT. NO.  
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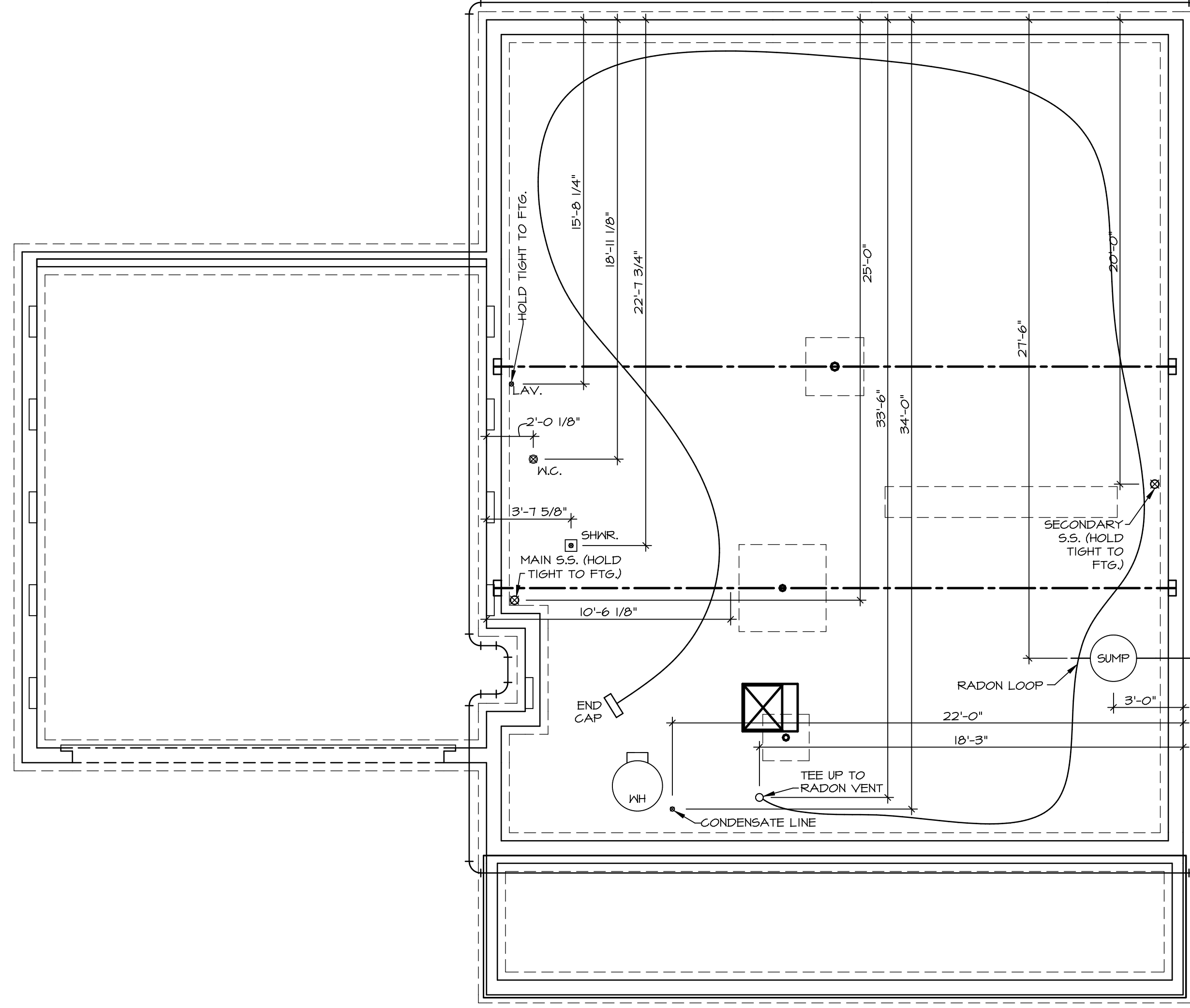
**NVR**  
NVR, Inc.  
5285 Westview Drive, Suite 100  
Frederick, MD 21703

SET NO. P1000  
VERSION 01  
DRAWN BY JAB  
DATE: 3/15/13  
OPTION

MODEL  
**POWELL**  
DRAWING TITLE  
BASEMENT FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO.  
**A-6**  
33

© 2013 NVR, Inc. DCY-VR-S074 V02/P000A Sheets Vol. Specific 33 A-6 BSMT 13.dwg 08/26/20 - 1:16 PM



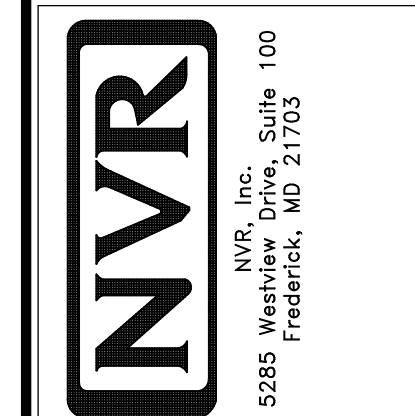
**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SOFT)
- 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**  
30

MODEL **POWELL**  
DRAWING TITLE **PLUMBING PLAN**  
OPTION DESCRIPTION



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DIV-COMM-LOT-UNIT **DCY-VR-S074**  
COMM-LOT  
VILGE OF WINDING CREEK MONT CO - S074  
STREET ADDRESS **488 FAIRWATER SPRINGS DRIVE**  
CITY **CENTERVILLE** STATE **OH** ZIP **45459**

SET NO. **PA100**  
VERSION **01**  
DRAWN BY  
DATE:  
OPTION

- 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

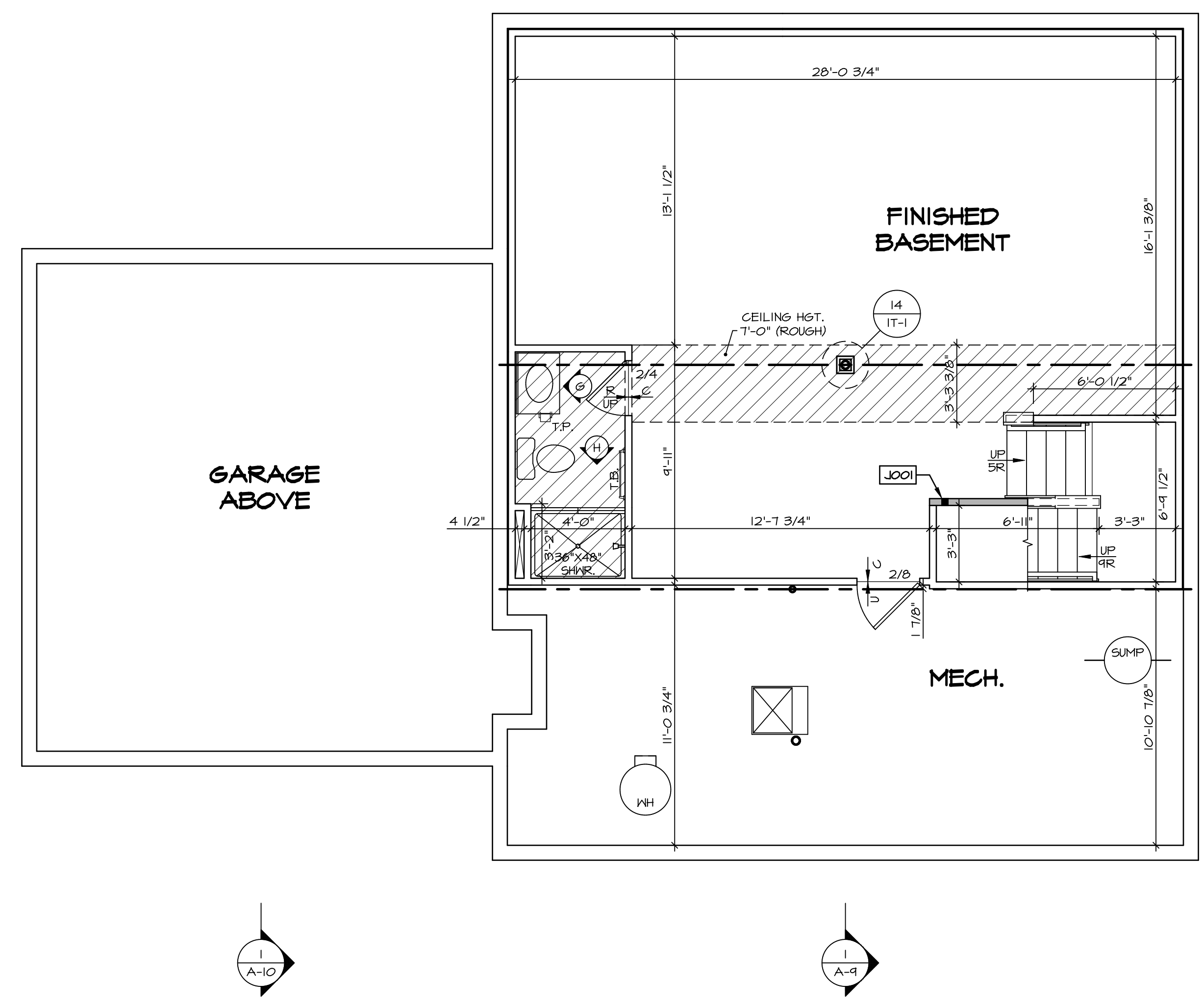
**NOTE:**  
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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 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 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

**BASEMENT JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE		B0013	



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

**DCY-YR-S074**

**DIV-COMM-LOT-UNIT**

**COMM-LOT**

**VLGS OF WINDING CREEK MONT CO - S074**

**STREET ADDRESS**

**488 FAIRWATER SPRINGS DRIVE**

**CITY** CENTERVILLE **STATE** OH **ZIP** 45458

**APT. NO.** -----

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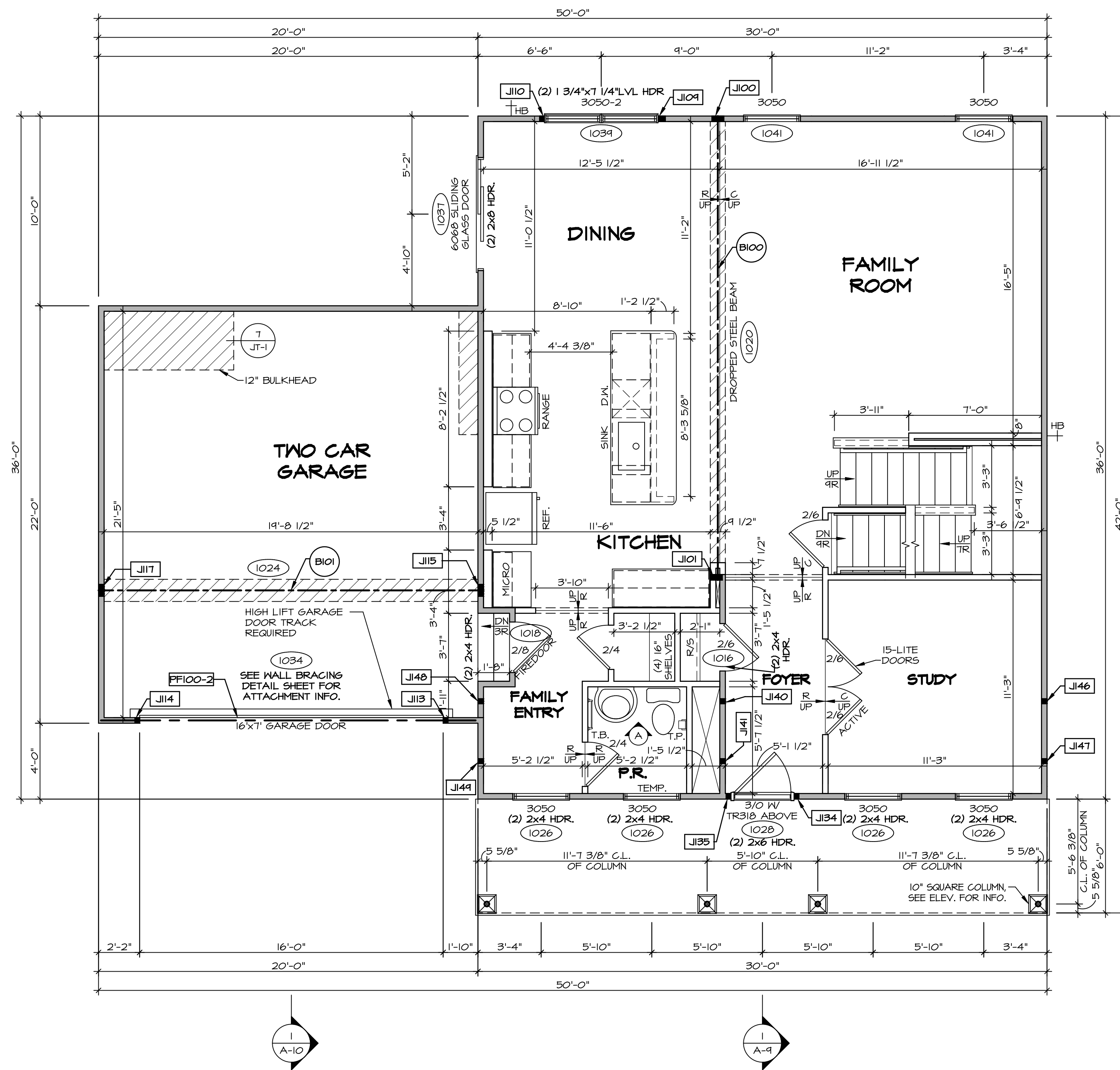
NVR, Inc. Suite 100  
5285 Westchester Road  
Frederick, MD 21703

<b>MODEL</b>	<b>POWELL</b>
<b>SET NO.</b>	<b>PA100</b>
<b>VERSION</b>	<b>01</b>
<b>DRAWN BY</b>	<b>JAB</b>
<b>DATE</b>	<b>3/19/18</b>
<b>OPTION</b>	<b>OPTION</b>

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

**33**

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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 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"	5XC	1024	
PF100-2	LVL: 175 - 11-04	14'-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	
J119	JACK - (2) 2X4 SFF STUD GRADE	LGF	1034	
J114	JACK - (2) 2X4 SFF STUD GRADE	LGF	1034	
J115	JACK - (5) 2X4 SP#1	5XC	1024	
J117	JACK - (5) 2X4 SFF STUD GRADE	GCB, 5XC	1024	
J134	JACK - (2) 2X4 SFF STUD GRADE	ELK	1020	
J135	JACK - (2) 2X4 SFF STUD GRADE	ELK	1020	
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	
J144	JACK - (2) 2X4 SFF STUD GRADE		1012	

DIV-COMM-LOT-UNIT  
**DCY-YR-S074**  
 COMM-LOT  
 VLGES OF WINDING CREEK MONT CO - S074  
 STREET ADDRESS  
 488 FAIRWATER SPRINGS DRIVE  
 CITY STATE OH ZIP  
 CENTERVILLE OH 45459

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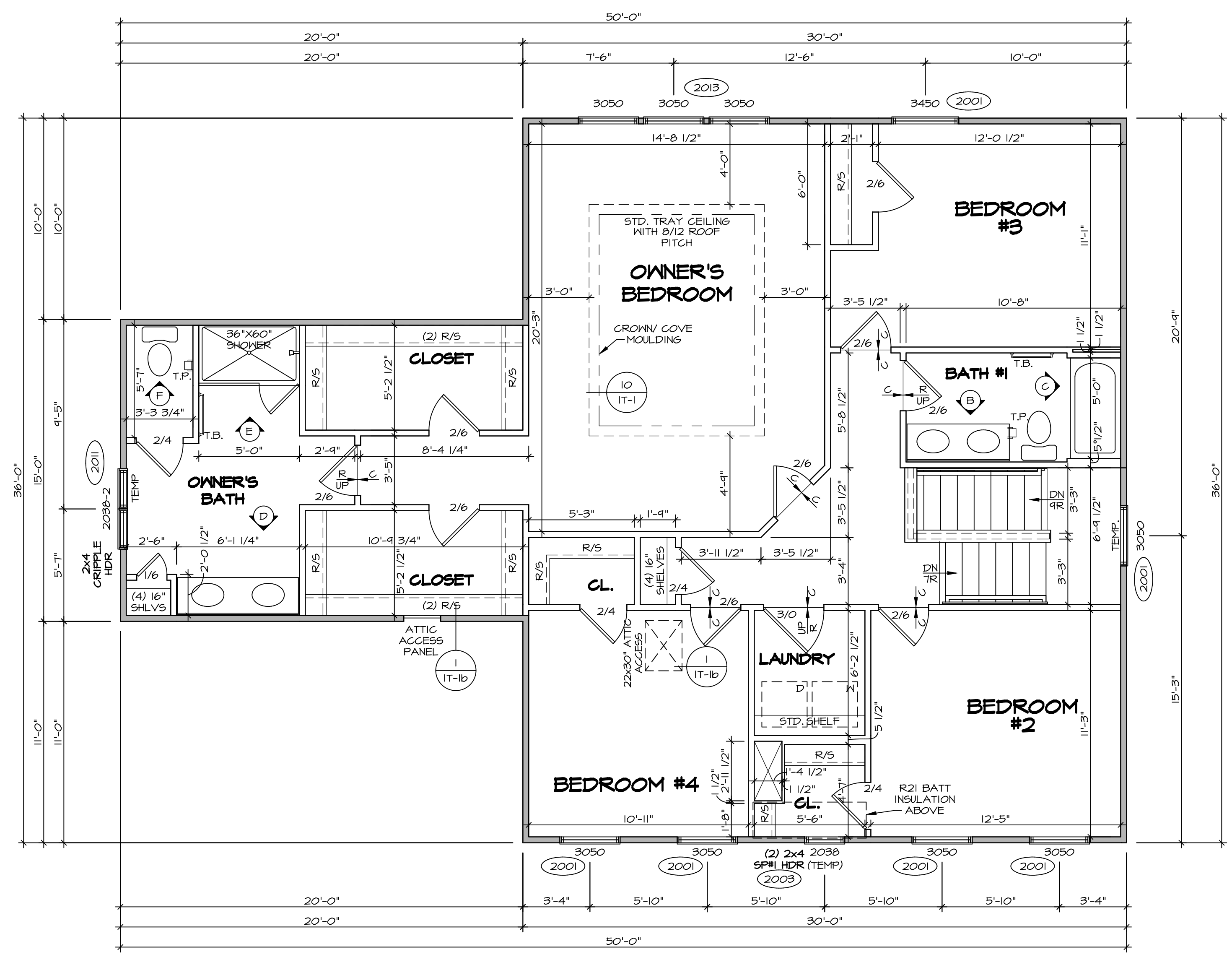
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 5285 Washington Blvd.  
 Frederick, MD 21703

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

**POWELL**  
 DRAWING TITLE  
**A-7** FIRST FLOOR PLAN  
 OPTION DESCRIPTION

SHEET NO. **A-7**  
 35

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**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 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 "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, 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

DCY-YR-S074

DCY-YR-S074

DCY-YR-S074

4545B

OH

CENTERVILLE

488 FAIRWATER SPRINGS DRIVE

YVLS OF WINDING CREEK MONT CO - S074

SET NO. PALOO

VERSION 01

DRAWN BY JAB

DATE: 3/19/18

OPTION

MODEL POWELL

DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION

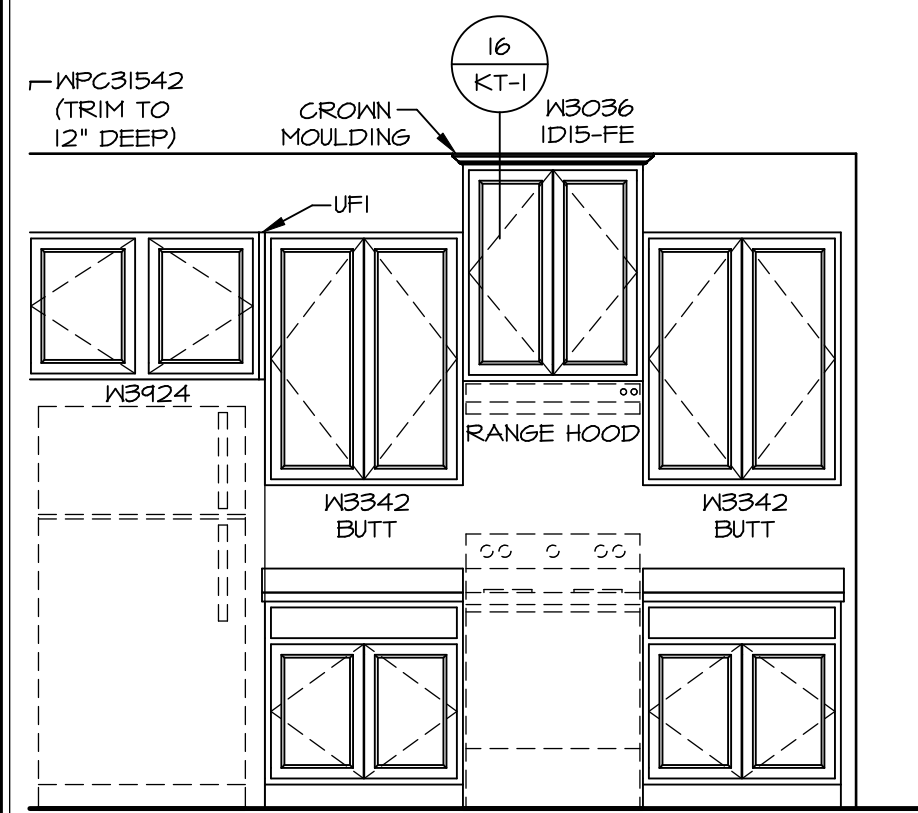
SHEET NO. A-8

39

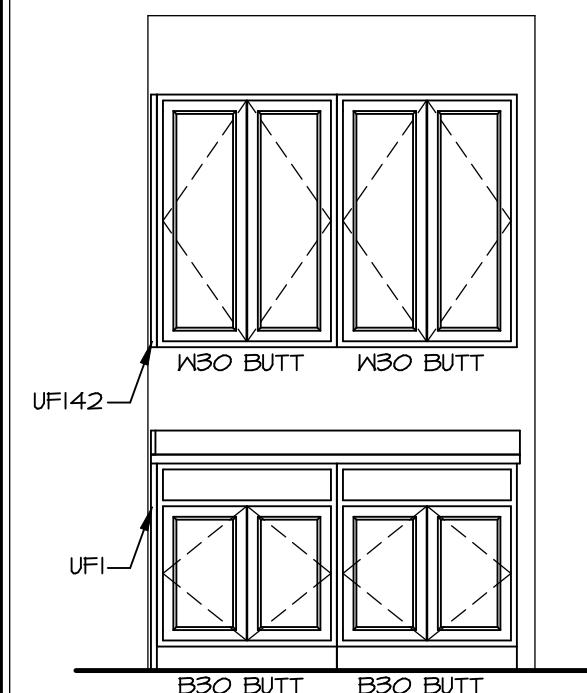
5285 Washburne, Suite 100  
Frederick, MD 21703

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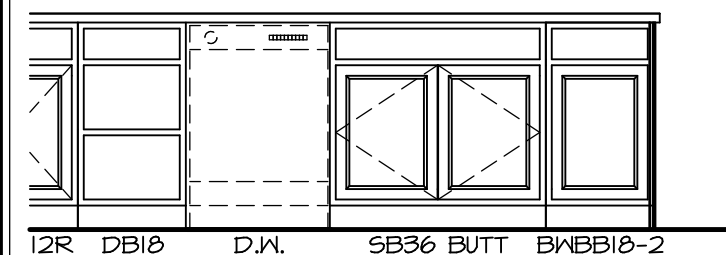
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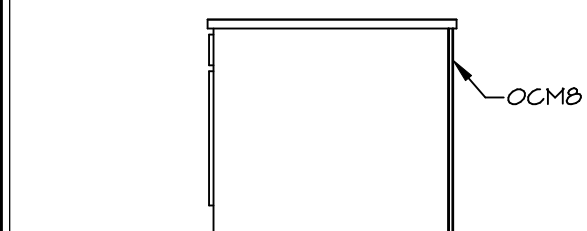
**KITCHEN ELEVATION A**  
SCALE: 3/8" = 1'-0"



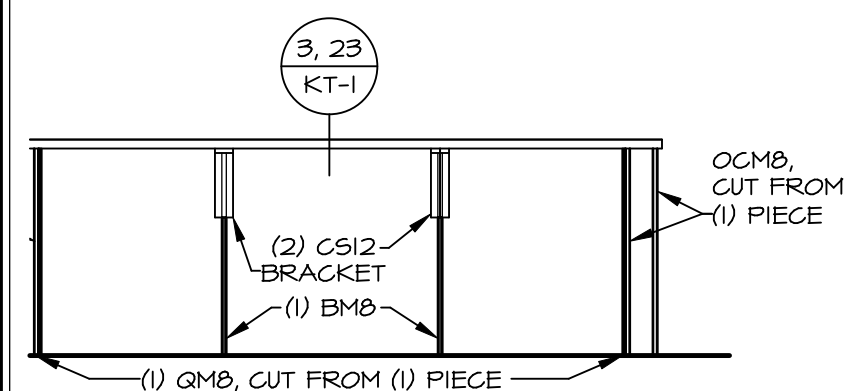
**KITCHEN ELEVATION B**  
SCALE: 3/8" = 1'-0"



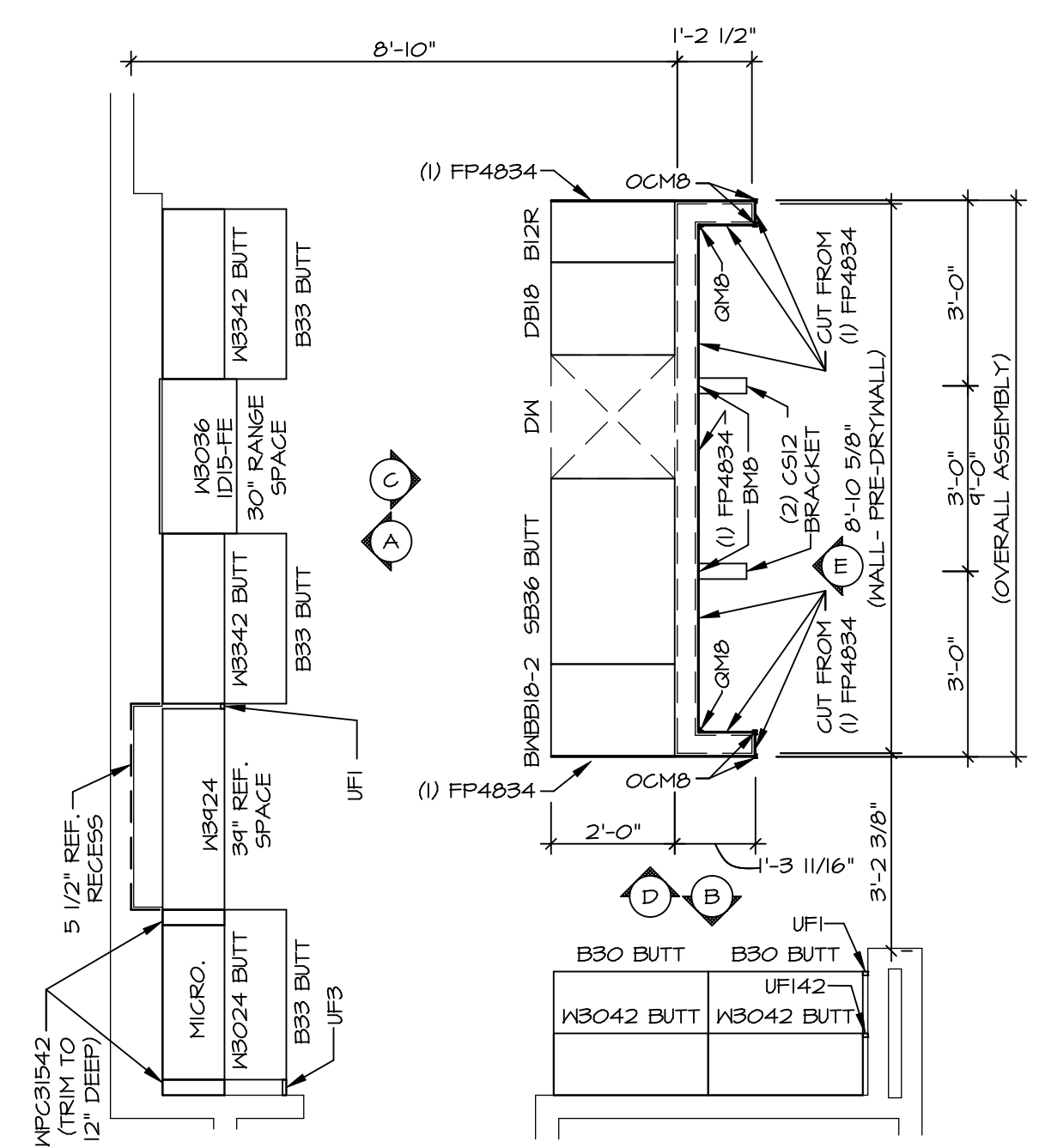
**KITCHEN ELEVATION C**  
SCALE: 3/8" = 1'-0"



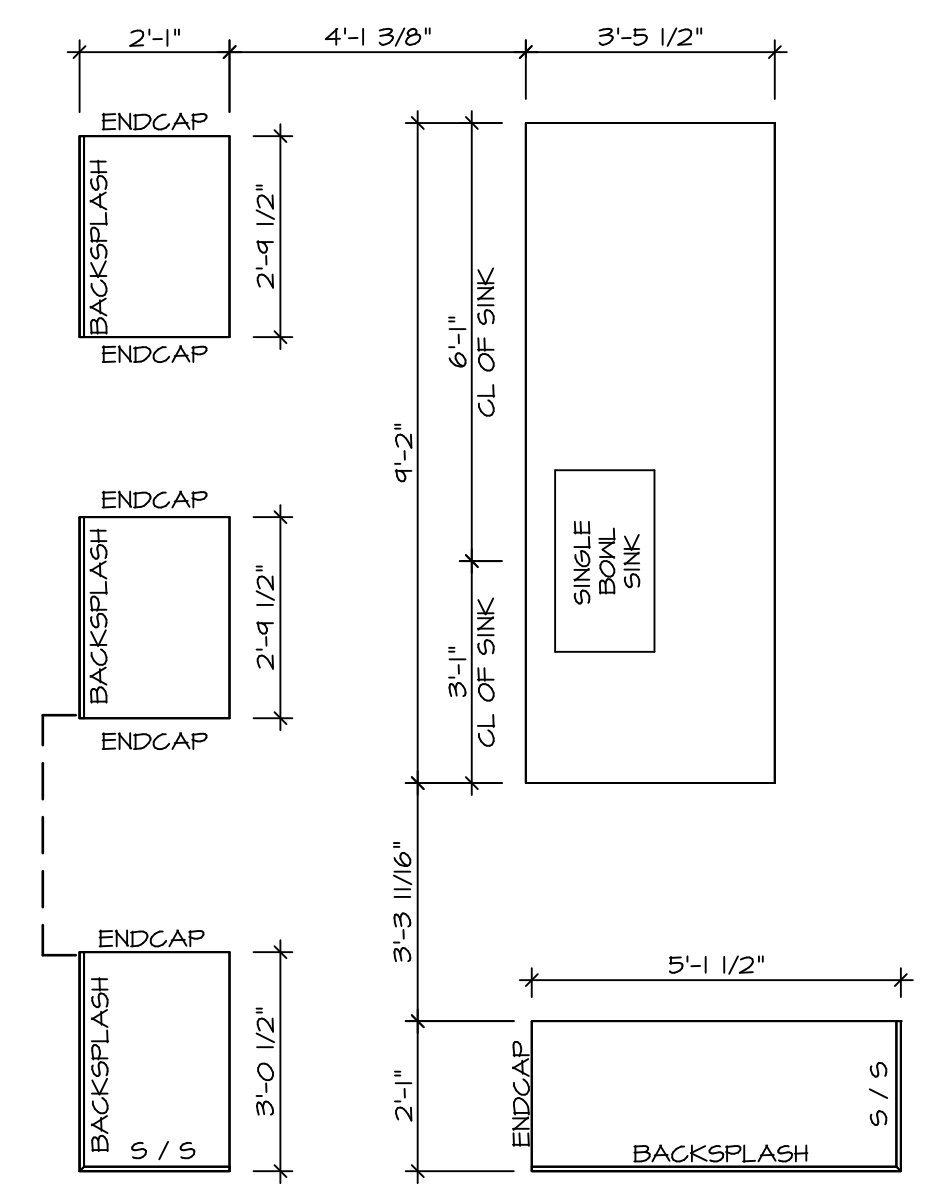
**KITCHEN ELEVATION D**  
SCALE: 3/8" = 1'-0"



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



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



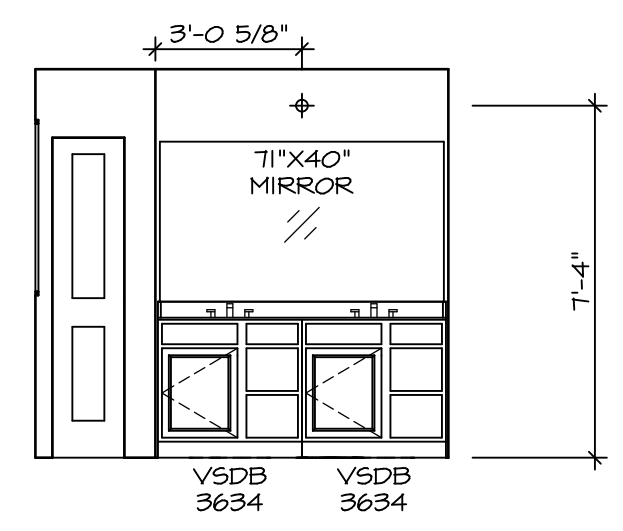
**KITCHEN COUNTERTOP PLAN / KC - 3543TC**  
KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KAI" SCALE: 3/8" = 1'-0"

- 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 (F#) 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) KNOBFILL. NO HARDWARE ON FALSE DRAWER FRONTS.

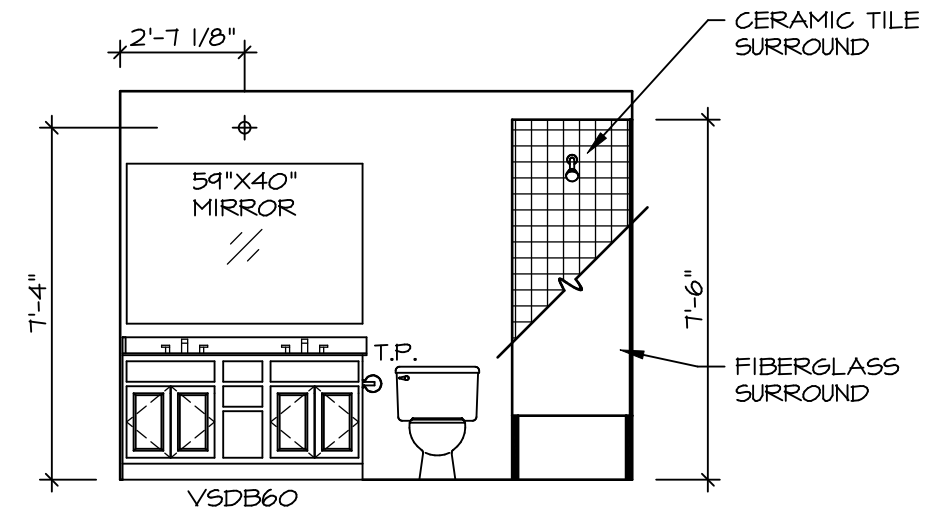
<p>DIV-COMM-LOT-UNIT <b>DCY-VR-S074</b></p>	
<p>COMM-LOT VILGS OF WINDING CREEK MONT CO - S074</p>	
<p>STREET ADDRESS 488 FAIRMATER SPRINGS DRIVE</p>	
CITY	STATE
CENTERVILLE	OH
ZIP	45458
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<p><b>NVR</b> NVR, Inc. Suite 100 5285 Washington Road Frederick, MD 21703</p>	
SET NO. PALOO	VERSION 01
DRAWN BY SPW	DATE: 1/11/18
OPTION	
MODEL <b>POWELL</b>	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS
SHEET NO. <b>A-12</b>	OPTION DESCRIPTION
<b>55</b>	

**NOTES:**

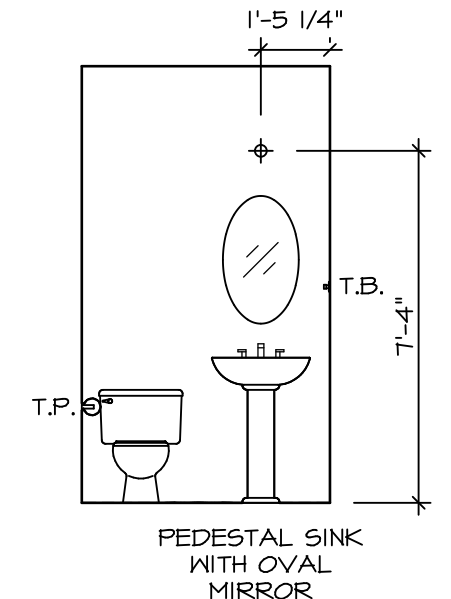
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-11 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



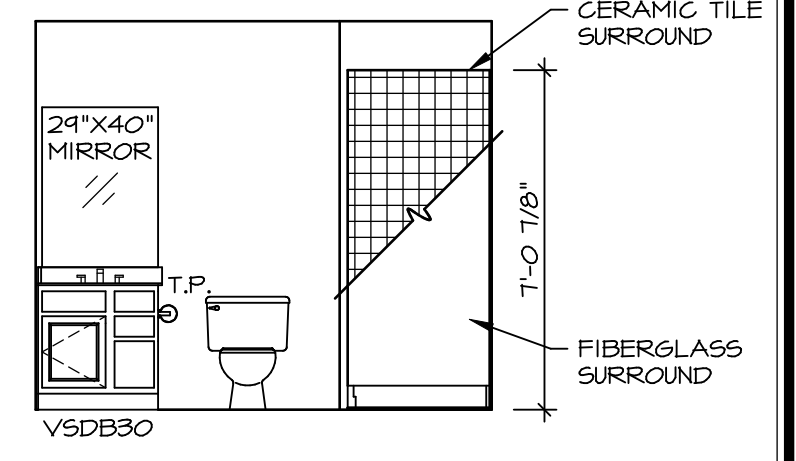
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



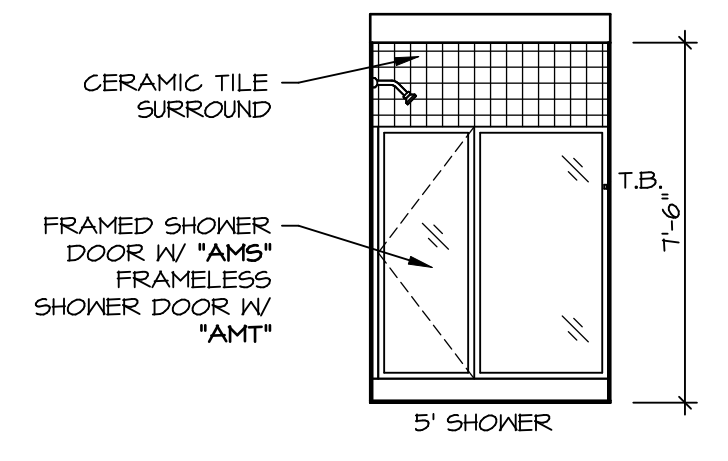
**B BATH #1**  
SCALE: 1/4" = 1'-0"



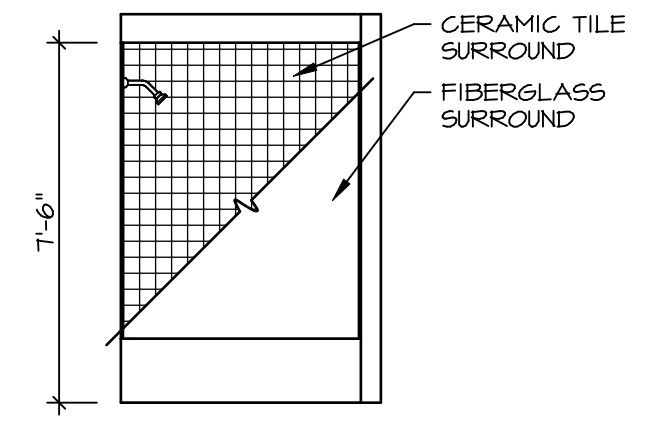
**A POWDER ROOM**  
SCALE: 1/4" = 1'-0"



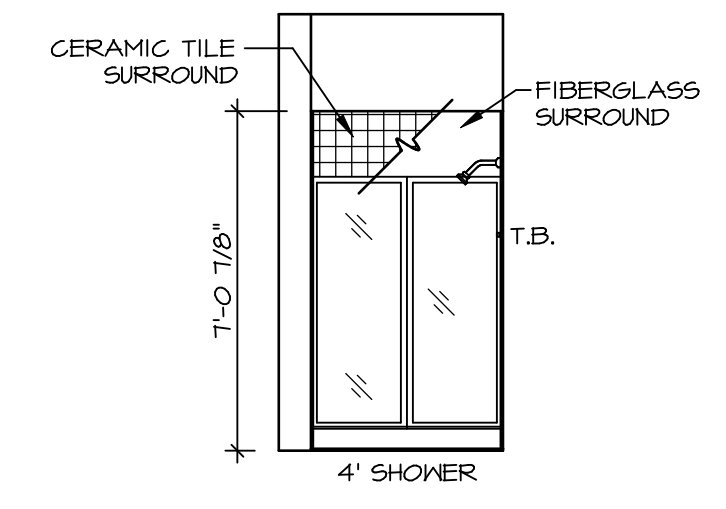
**G BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



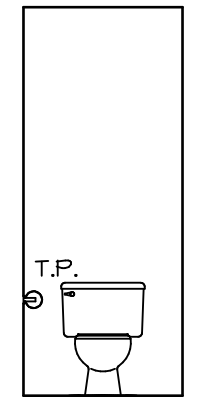
**E OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



**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"

SHEET NO. <b>A-13</b>	MODEL <b>POWELL</b>	SET NO. PALOO	VERSION 01
		DRAWING TITLE <b>BATH ELEVATIONS</b>	DRAWN BY
56	OPTION DESCRIPTION	DATE:	OPTION

DIV-COMM-LOT-UNIT <b>DCY-YR-S074</b>	
COMM-LOT	YLG6 OF WINDING CREEK MONT CO - S074
STREET ADDRESS	488 FAIRWATER SPRINGS DRIVE
CITY	CENTERVILLE
STATE	OH
ZIP	45458

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C:\NVR\Solves\POWELL\_PWLOO\_01\DCY-YR-S074\211245\Sheets\Lot\_Spec\A56 A-13 BATH\_IS.dwg 09/20/20 - 2:37 pm