

WI 208

3536 DARCIÉ DR

MIDDLETOWN, OH 45042

1 Story Basement

3pc rough unfinished basement

2 hose bibs - valves required

ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

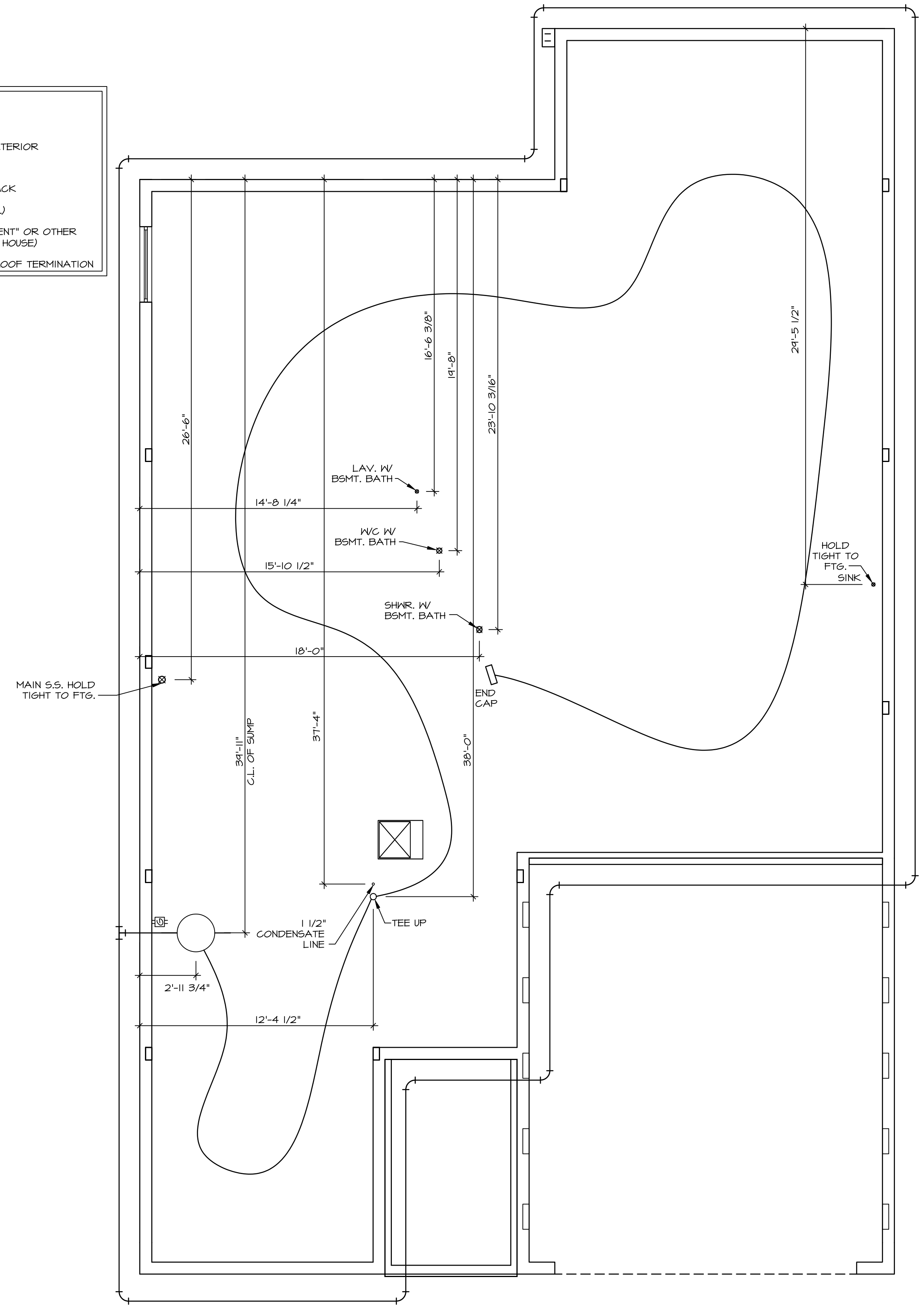
Gas Furnace , Range and Fireplace

**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



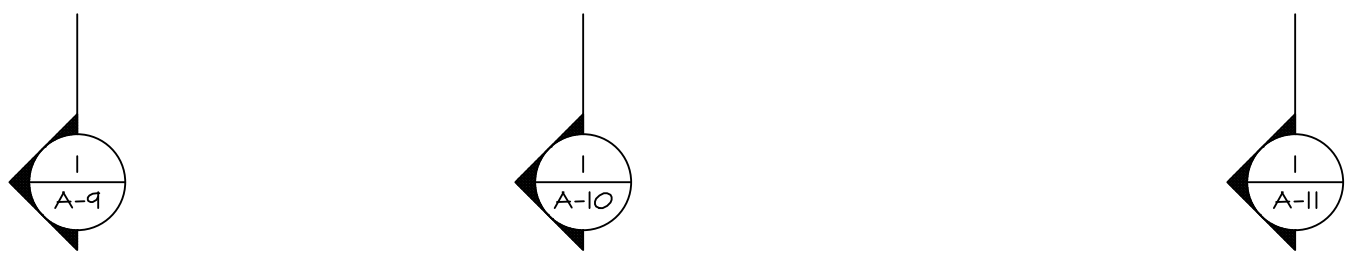
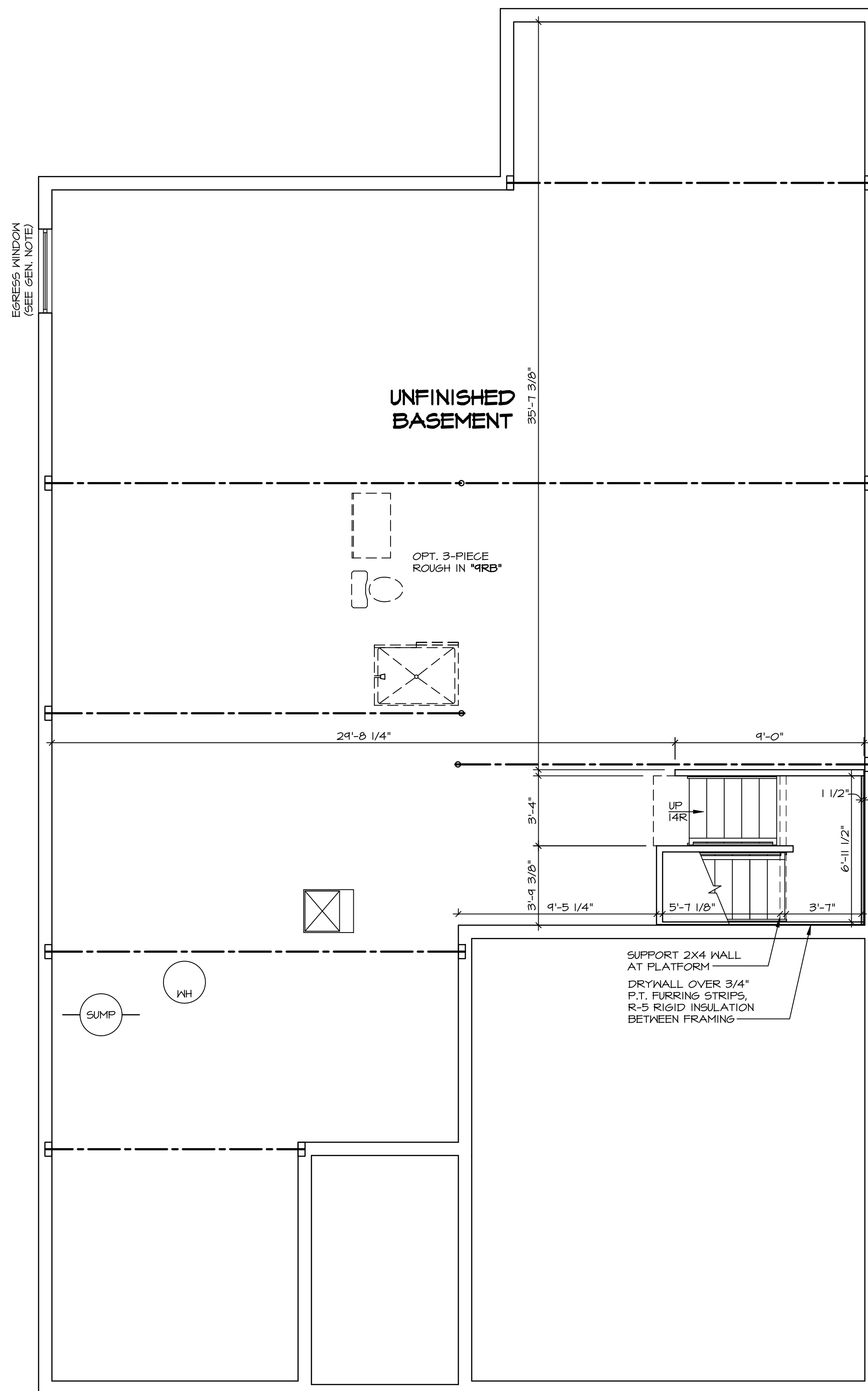
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>PALLADIO RANCH</b>	SET NO. PLDOA	DIV-COMM-LOT-UNIT <b>DCY-WI-0208</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>20</b>	DATE: <b>2/13/17</b>	DRAWN BY <b>SFM</b>	STREET ADDRESS <b>9556 DARCIE DR</b>
	OPTION		APT. NO. ----
			STATE <b>OH</b>
			ZIP <b>45005</b>

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

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**BASEMENT 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

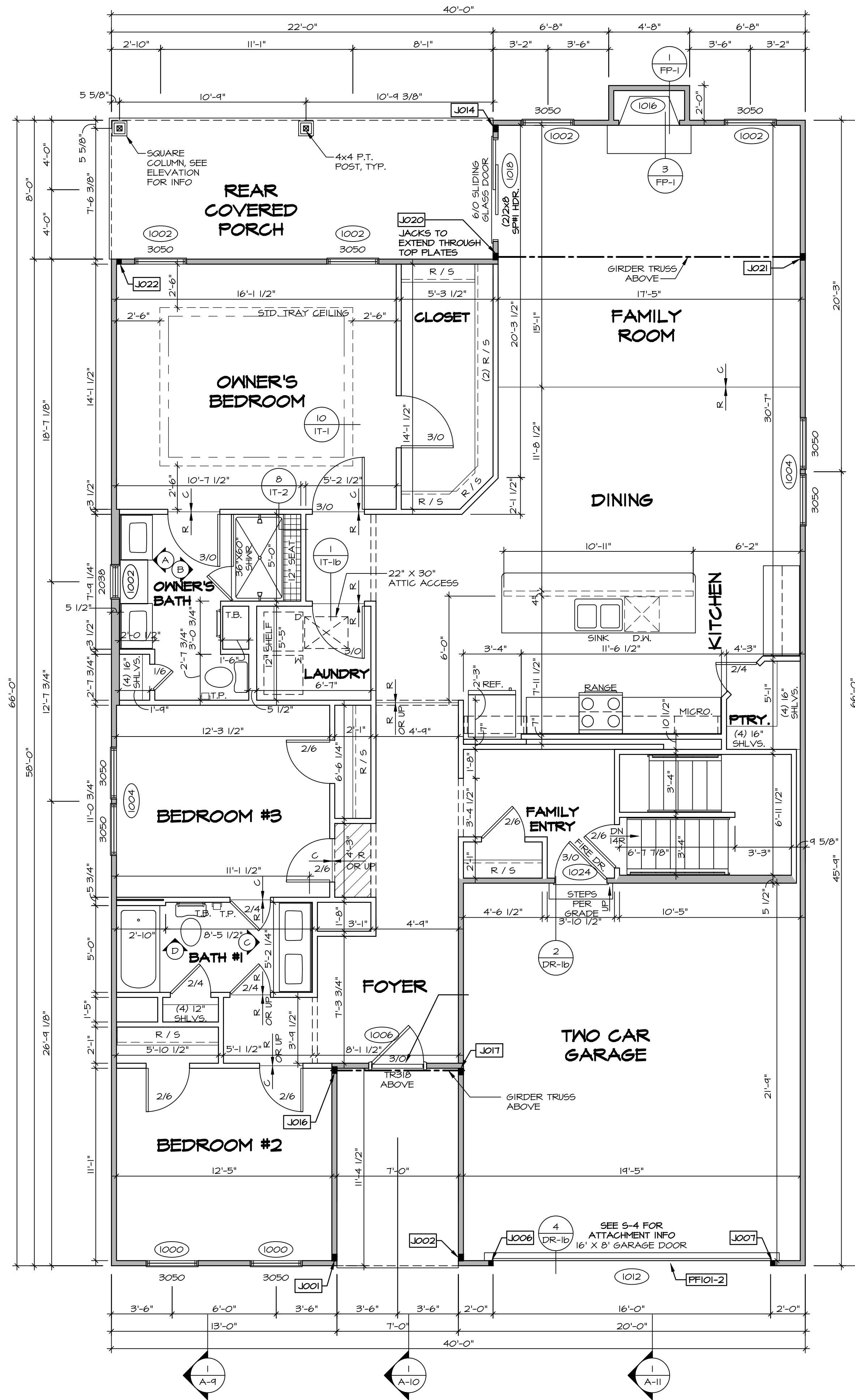
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE 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

SHEET NO. <b>A-6</b>	MODEL <b>PALLADIO RANCH</b>	SET NO. FLDOA VERSION 01	DIV-COMM-LOT-UNIT <b>DCY-WI-0208</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	DRAWN BY DRH DATE: 2/22/17 OPTION	
OPTION DESCRIPTION <b>22</b>	NVR NVR, Inc., Suite 100 5285 Westwood Blvd. Frederick, MD 21703	© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.	
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**LEGEND**

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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  - 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

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (3) 2X4 SPF STUD GRADE	ELA, ELK	1008	
J002	JACK - (3) 2X4 SPF STUD GRADE	ELA, ELK	1008	
J006	JACK - (2) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1012	
J007	JACK - (2) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1012	
J014	JACK - (3) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1026	
J016	JACK - (3) 2X4 SPF STUD GRADE	GCB, ELA, ELK	1024	
J017	JACK - (3) 2X4 SPH		1024	
J020	JACK - (3) 2X4 SPH		1030	
J021	JACK - (3) 2X4 SPF STUD GRADE		1030	
J022	JACK - (2) 2X4 SPF STUD GRADE		1026	

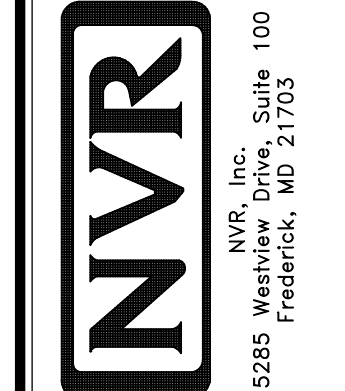
**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF101-2	EXT HEADER - 2X12 - 2 PLY	19'-8"	GCB, ELA, ELK	1012	

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

DIV-COMM-101-UNIT  
**DCY-WI-0208**  
COM-LOT  
MILSON FARMS - 0208  
STREET ADDRESS  
9596 DARGIE DR  
CITY  
FRANKLIN  
STATE  
OH  
ZIP  
45005

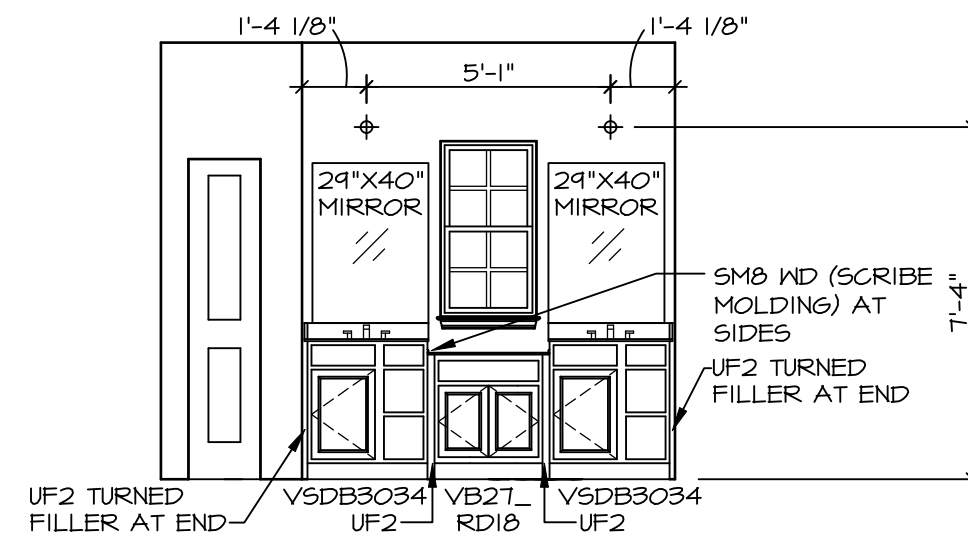
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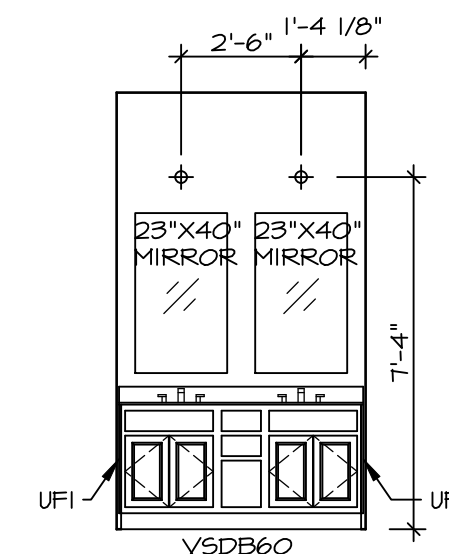
SET NO. FLDOA  
VERSION 01  
DRAWN BY DRH  
DATE: 2/22/17  
OPTION

PROJECT NO.  
**PALLADIO RANCH**  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION

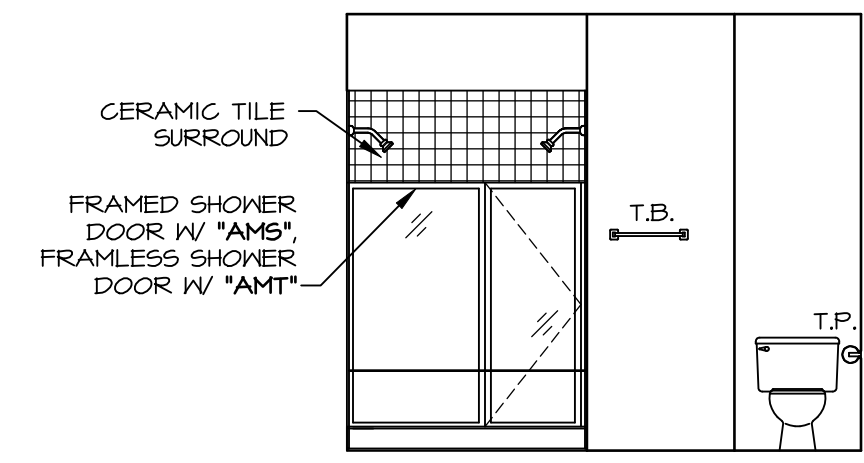
SHEET NO.  
**A-7**  
24



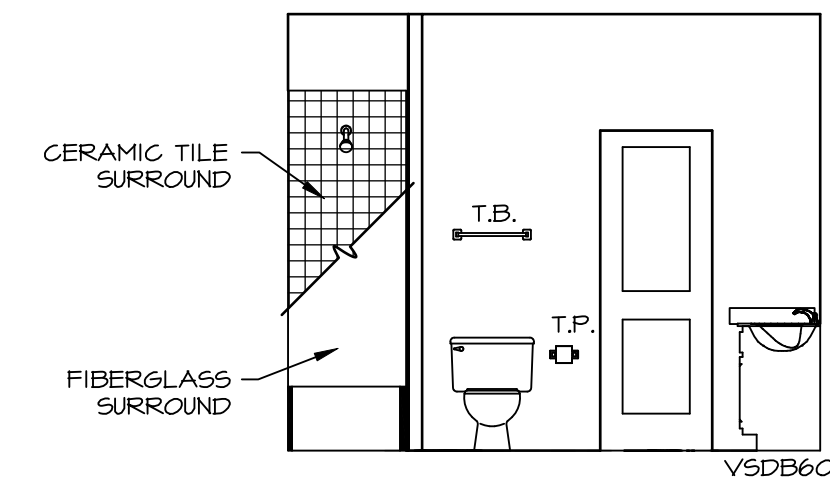
**A** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



**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"

**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
- ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
- BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. <b>A-13</b>	MODEL <b>PALLADIO RANCH</b>	SET NO. PLDOA	DIV-COMM-LOT-UNIT <b>DCY-WI-0208</b>
	DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION 01	
32	OPTION DESCRIPTION	DATE: 2/7/17	STREET ADDRESS <b>9556 DARCIE DR</b>
		OPTION	CITY <b>FRANKLIN</b>
			STATE <b>OH</b>
			ZIP <b>45005</b>

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