

VG 737

9851 FAIRWATER SPRINGS DR
CENTERVILLE, OH 45458

2 Story Basement - 3pc rough

4 baths

2 showers

2 tub

1 soaker - deckmount

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

2 hose bibs - valves required

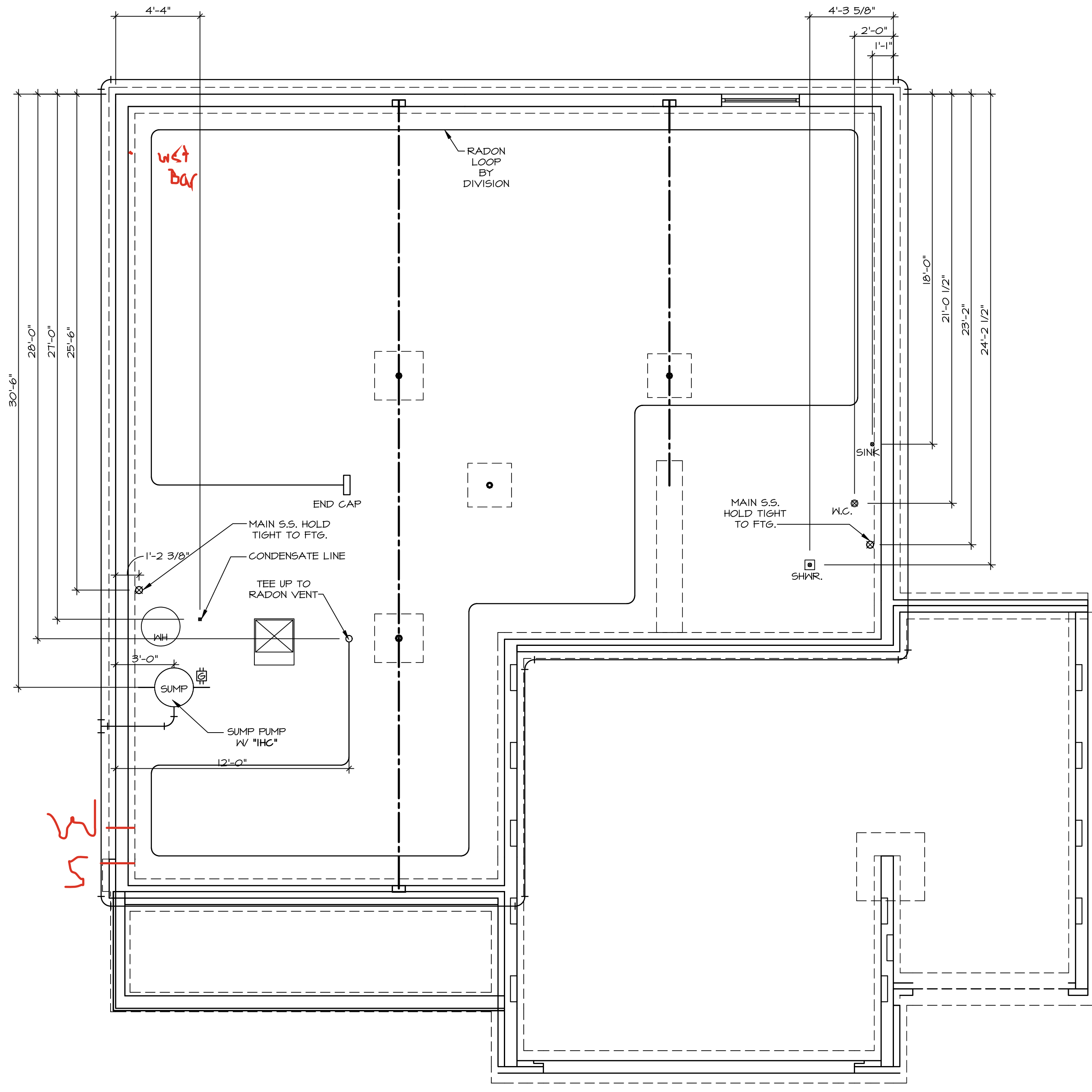
AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

Wet Bar Rough

Gas Furnace and Range



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

PLUMBING NOTES:
 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 (45° ELBOWS PERMITTED AS REQUIRED)
 - 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 OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO. A-5	NOBEL LEHIGH DRAWING TITLE PLUMBING	SET NO. LGH00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	 NVR, Inc., Suite 100 5285 Westrick, MD 21703 Frederick, MD 21703	DIV-COMM-LOT-UNIT DCY-VG-0737 COMM-LOT VLS5 OF MINDING CREEK MARR CO - 0737 STREET ADDRESS 4051 FAIRWATER SPRINGS DR CITY STATE OH CENTERVILLE OH ZIP 45459
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LEGEND

	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG

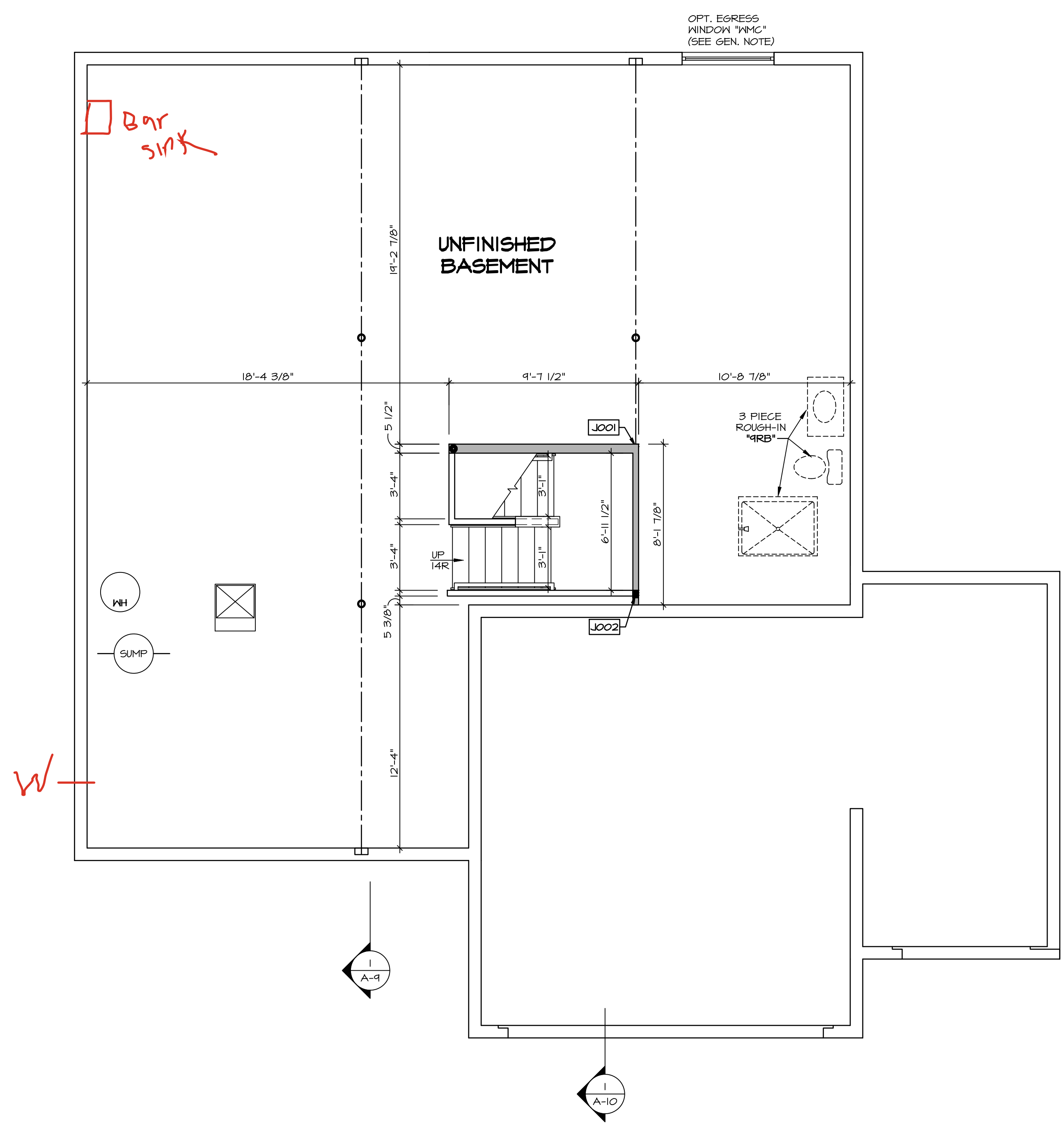
-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" OR 6" 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 ARCHITECTURAL DETAIL 8/11-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
 - 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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - 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.
 - INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
 - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
 - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
 - NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

- 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		B0004, B0015	
J002	JACK - (3) 2X4 SPF STUD GRADE		B0007	



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

DIV-COMM-LOT-UNIT
DCY-VG-0737

COM-LOT
V/LSS OF MINDING CREEK MARR CO - 0737

STREET ADDRESS
4951 FAIRWATER SPRINGS DR

APT. NO.

CITY STATE ZIP
CENTERVILLE OH 45459

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SET NO. LGH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

NOBEL
LEHIGH
DRAWING TITLE
BASEMENT FLOOR PLAN

SHEET NO.
A-6

OPTION DESCRIPTION
||

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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.
J100	JACK - (5) 2X4 SP#H		2000
J104	JACK - (5) 2X6 SFF STUD GRADE	ELK	2000
J106	JACK - (4) 2X6 SFF STUD GRADE		1016
J107	JACK - (4) 2X4 SFF STUD GRADE		1016
J108	JACK - (2) 2X4 SFF STUD GRADE		1036
J109	JACK - (2) 2X4 SFF STUD GRADE		1032
J114	JACK - (2) 2X4 SFF STUD GRADE		1013
J115	JACK - (3) 2X6 SFF STUD GRADE		1013
J118	JACK - (2) 2X4 SFF STUD GRADE		1026
J119	JACK - (5) 2X6 SP#H	SXC	1044, 1044
J120	JACK - (5) 2X6 SFF STUD GRADE	GCB, GCF	1044, 1044
J121	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1055
J122	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1055
J123	JACK - (2) 2X4 SFF STUD GRADE	GCF	1057
J124	JACK - (2) 2X4 SFF STUD GRADE	GCF	1057

ALL WINDOWS HAVE 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
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- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
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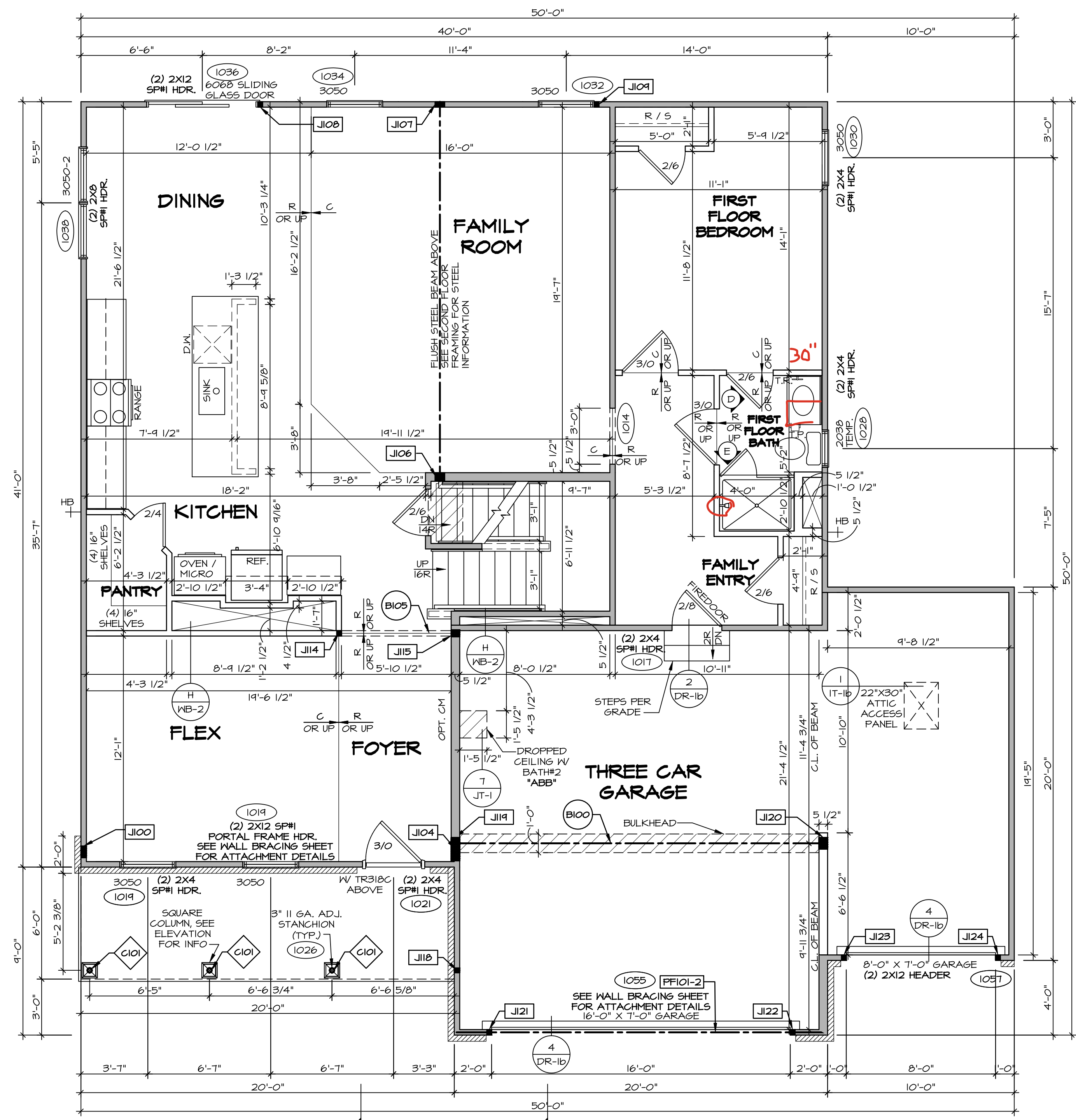
GYPSUM NOTES:

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

LVL FLY TO FLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- (2) FLY 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.
- (2) FLY 14" UP TO AND INCLUDING 18"; 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.
- (2) FLY 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.
- (3) FLY 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.
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- (4) FLY (ALL SIZES); FASTEN PLYS WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED; SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B100	BEAM STEEL - W12X35	20'-1 1/2"	SXC	1044, 1044	
B105	INT HEADER - 2X8 - 2 PLY	6'-1"		1013	
FF101-2	LVL 1.75 - 11-04	19'-9"	GCB, GCF	1055	2-PLY, I.A, PORTAL FRAME

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 16GA ADJ	8'-8 5/8"		1026	

DIV-COMM-LOT-UNIT
DCY-VG-0737
COM-LOT
V155 OF WINDING CREEK MARK CO - 0737
STREET ADDRESS
4951 FAIRWATER SPRINGS DR
CITY STATE ZIP
CENTERVILLE OH 45458

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OPTION

SHEET NO. **A-7**
NOBEL LEHIGH DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
12

ALL WINDOWS HAVE 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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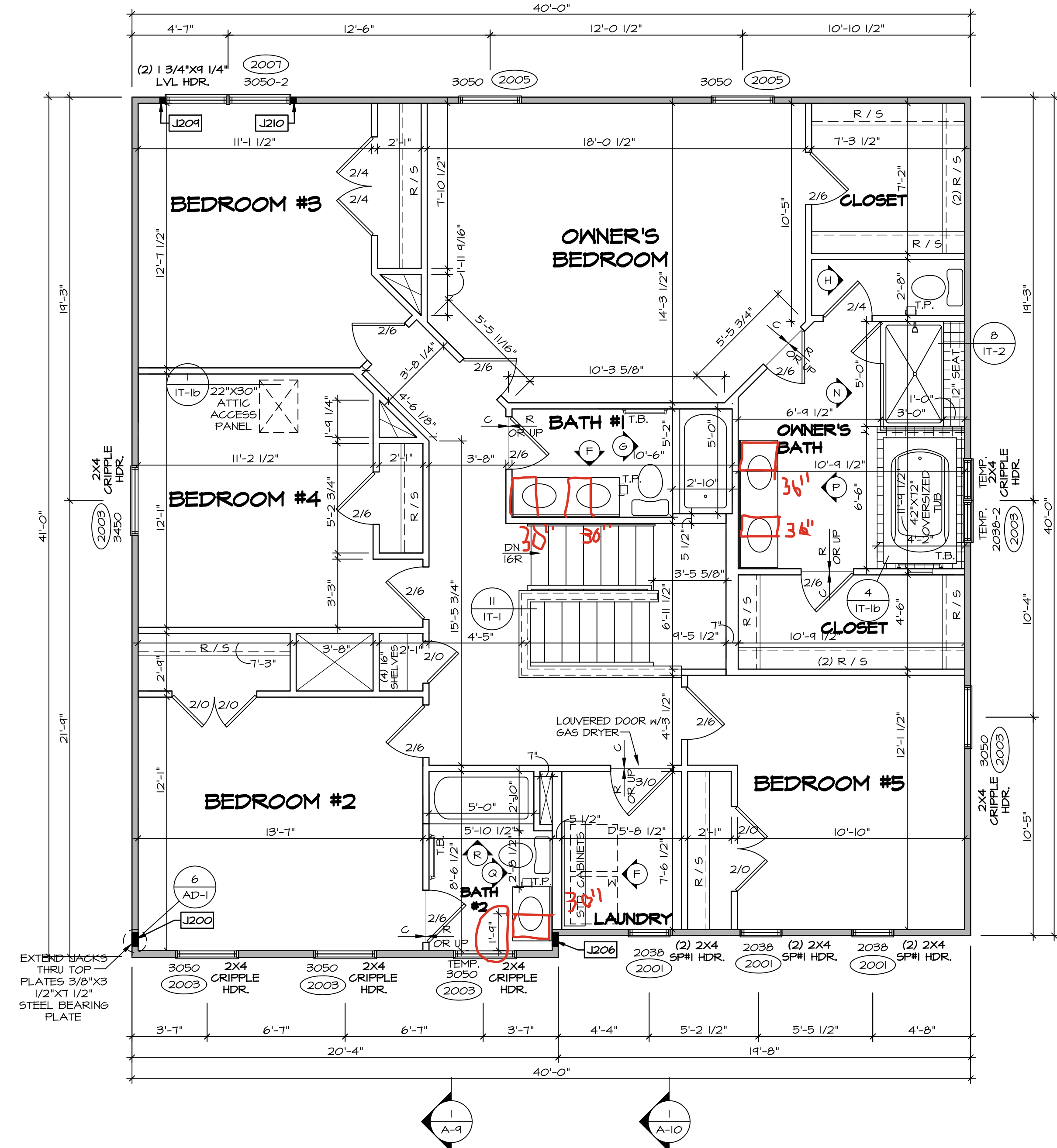
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AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J200	JACK - (5) 2X4 SFF#H		2000	
J206	JACK - (5) 2X4 SFF#H	ELK	2000	1/8\"X3 1/2\"X1 1/2\" STEEL BEARING PLATE, EXTEND THRU TOP PLATE
J201	JACK - (2) 2X4 SFF STUD GRADE		2007	
J210	JACK - (2) 2X4 SFF STUD GRADE		2007	

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

DIV-COMM-LOT-UNIT
DCY-VG-0737
COMM-LOT
VLS5 OF WINDING CREEK MARK CO - 0737
STREET ADDRESS
4951 FAIRWATER SPRINGS DR
CITY STATE ZIP
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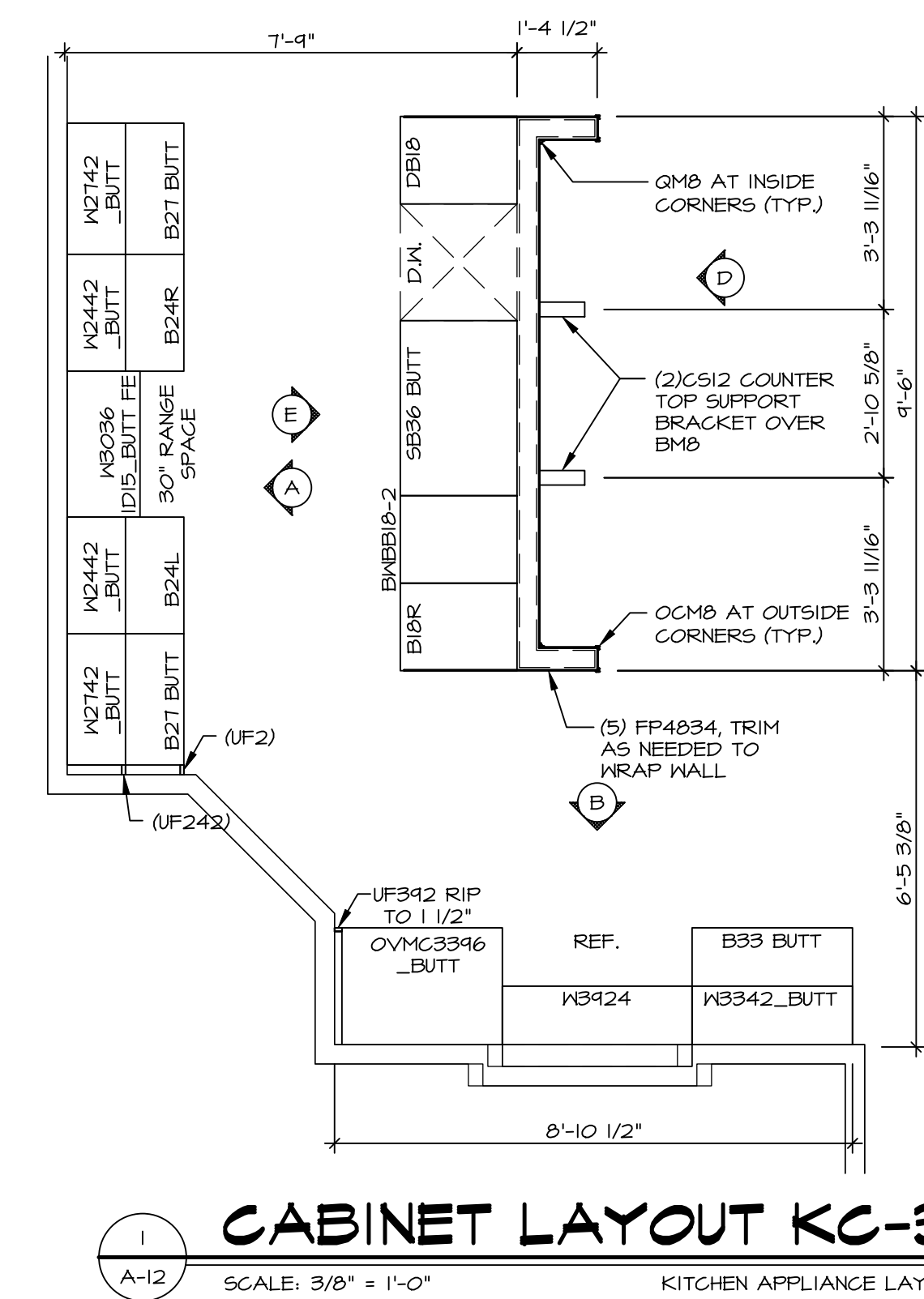
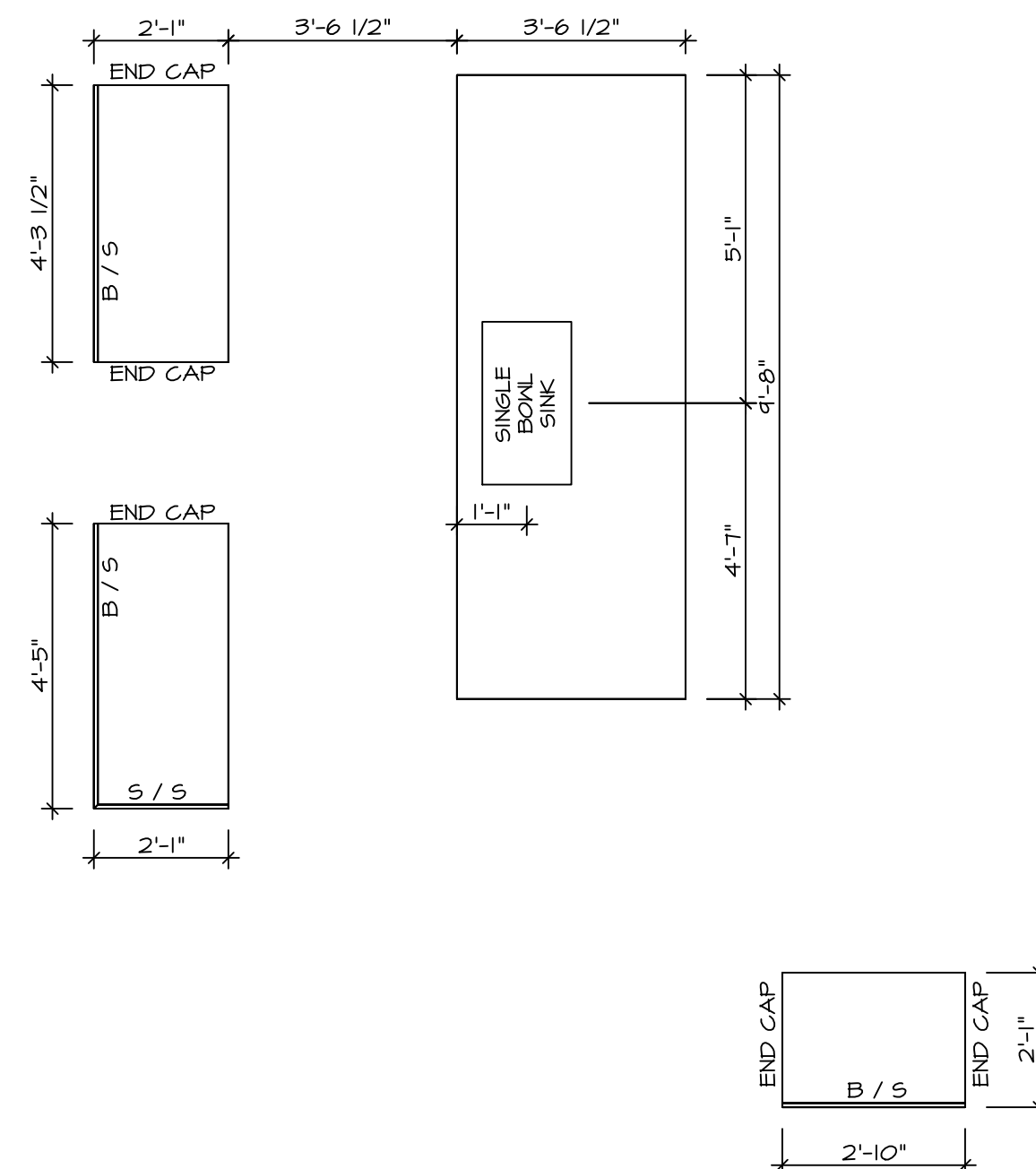
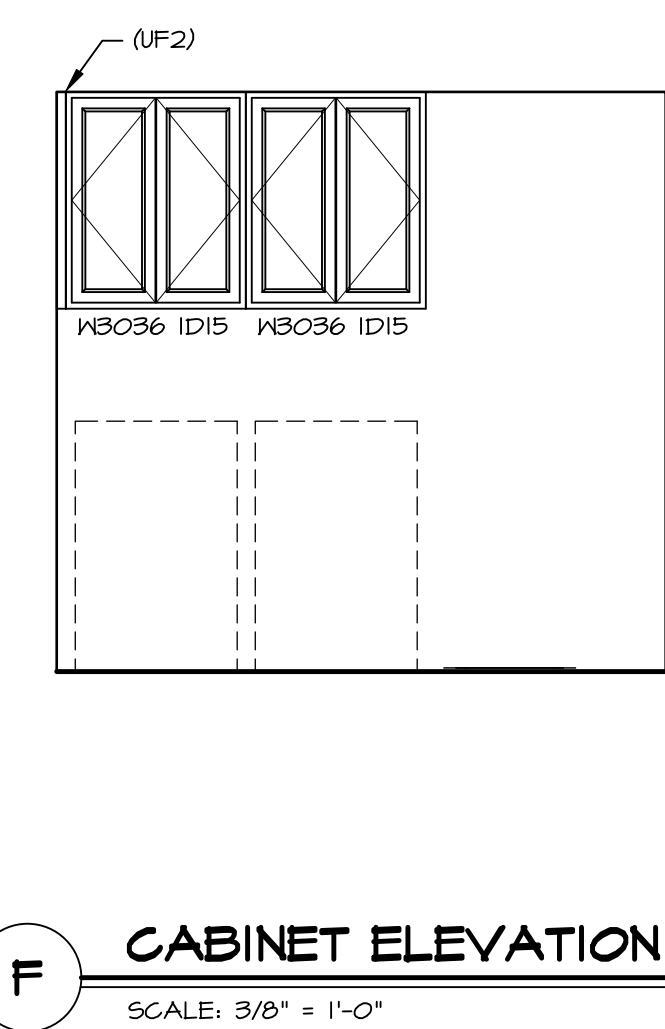
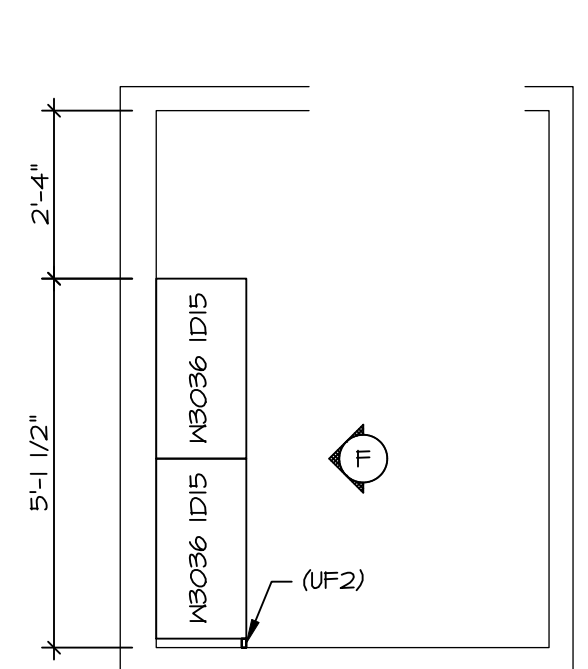
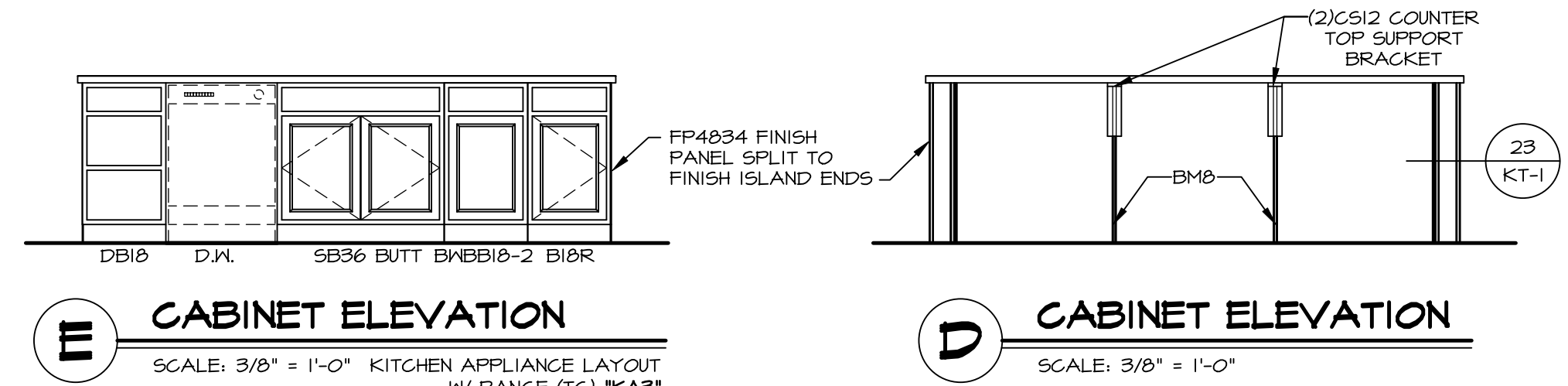
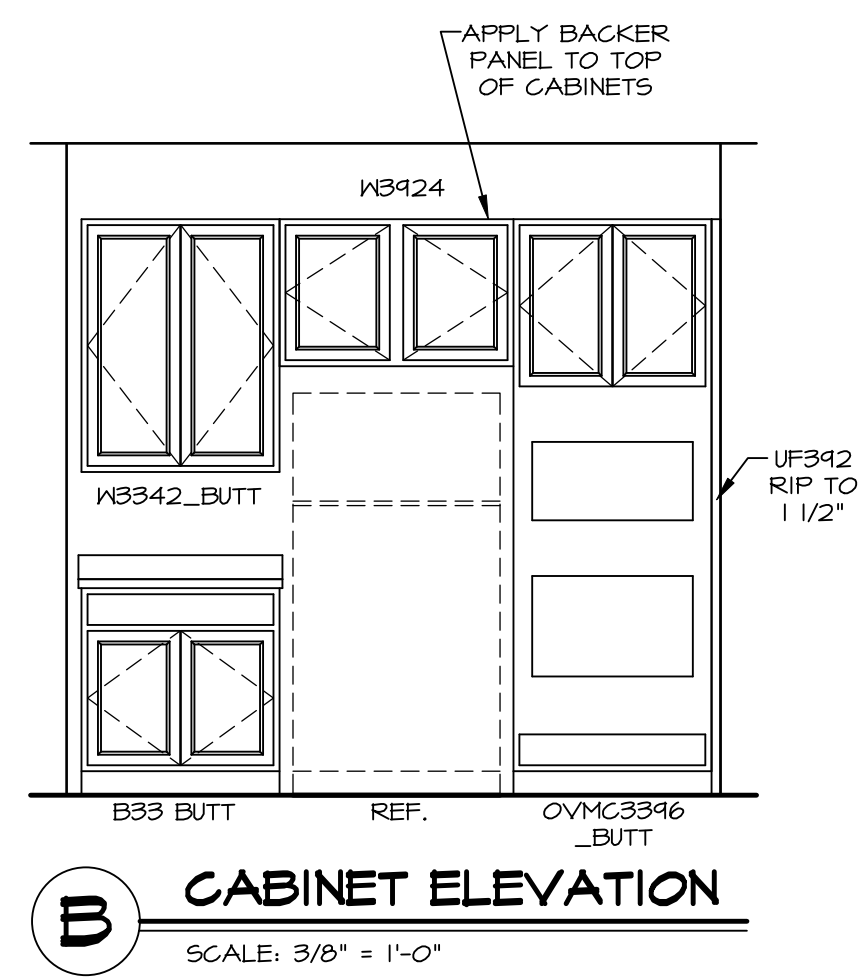
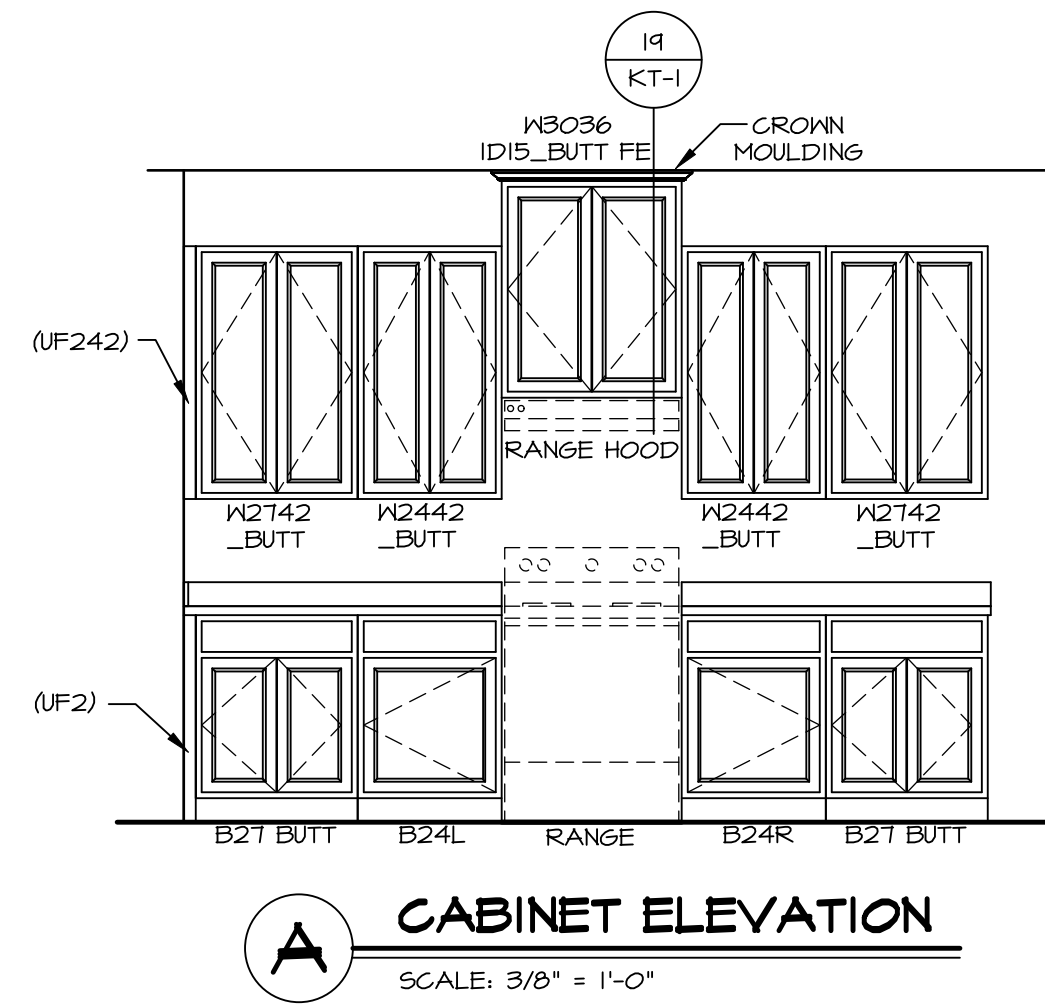
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VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO.
A-8
13

MODEL
LEHIGH
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

- KITCHEN NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL II/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, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 - SET PRE-FINISHED SCRIBE MOLDINGS 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 MOULDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-1b

NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



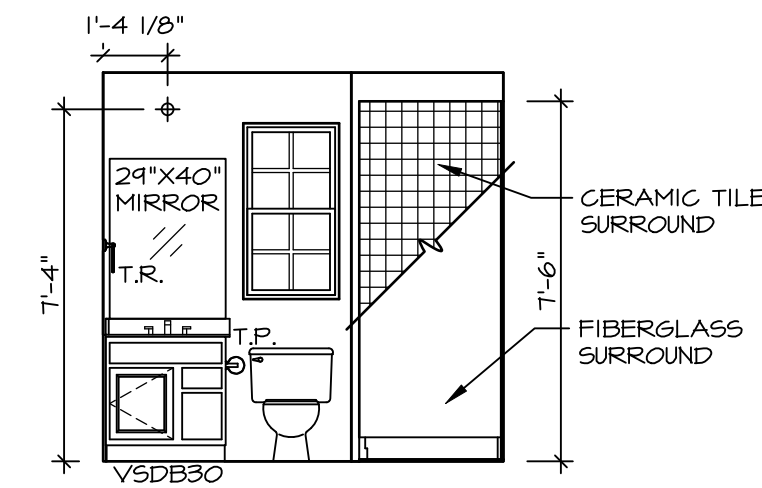
DIV-COMM-LOT-UNIT
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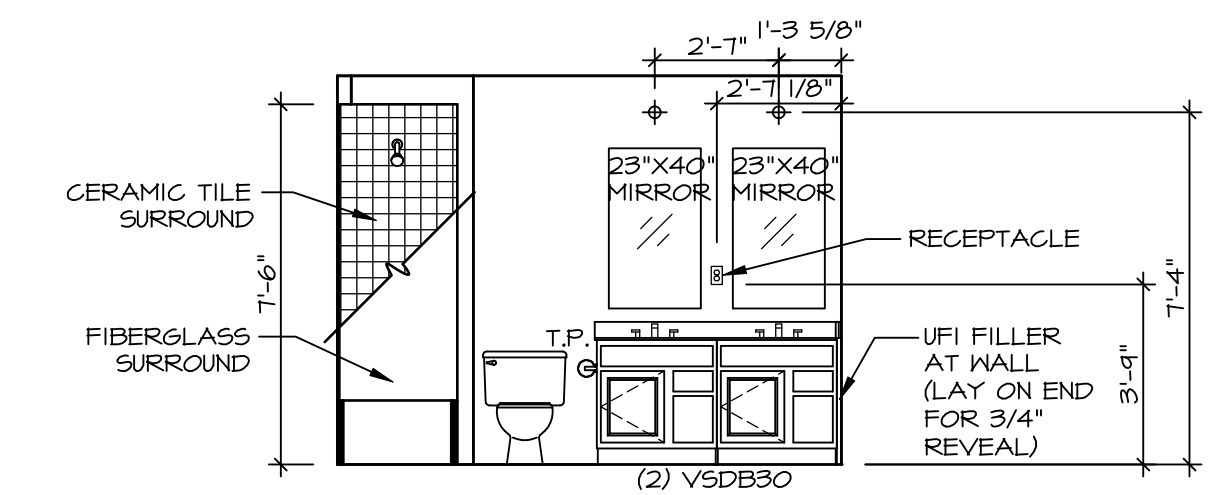
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5085 Westwick Rd.

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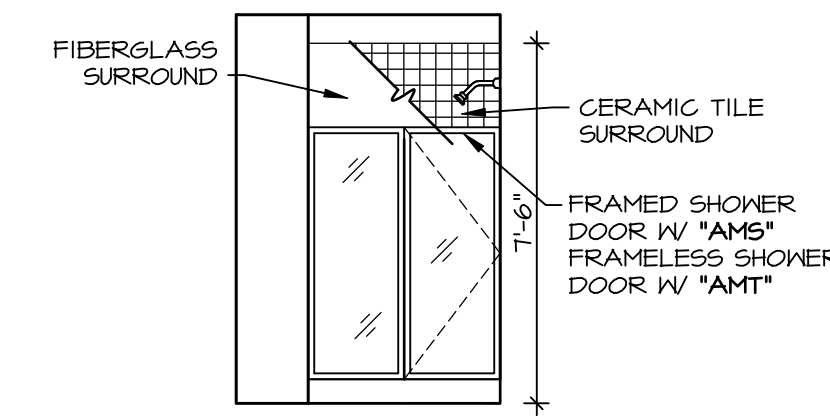
SHEET NO. **A-12**
NOBEL **LEHIGH**
DRAWING TITLE **KITCHEN**
OPTION DESCRIPTION
17



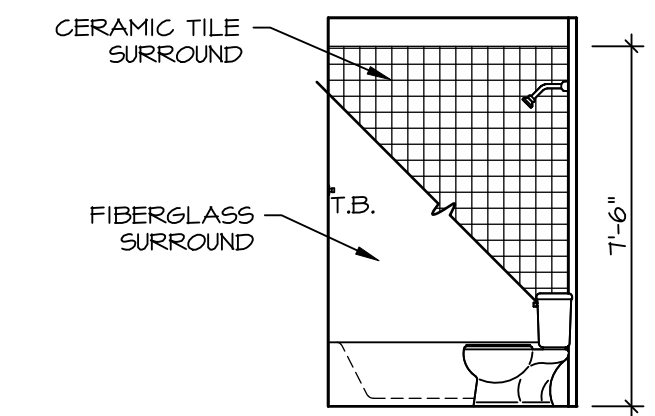
D FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"



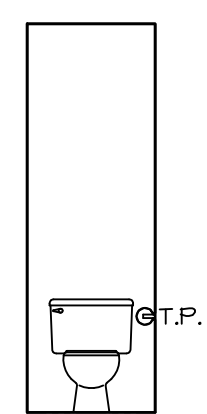
F BATH #1
SCALE: 1/4" = 1'-0" NEW LIGHT/MIRROR LAYOUT DEL. VANITY "AFE"



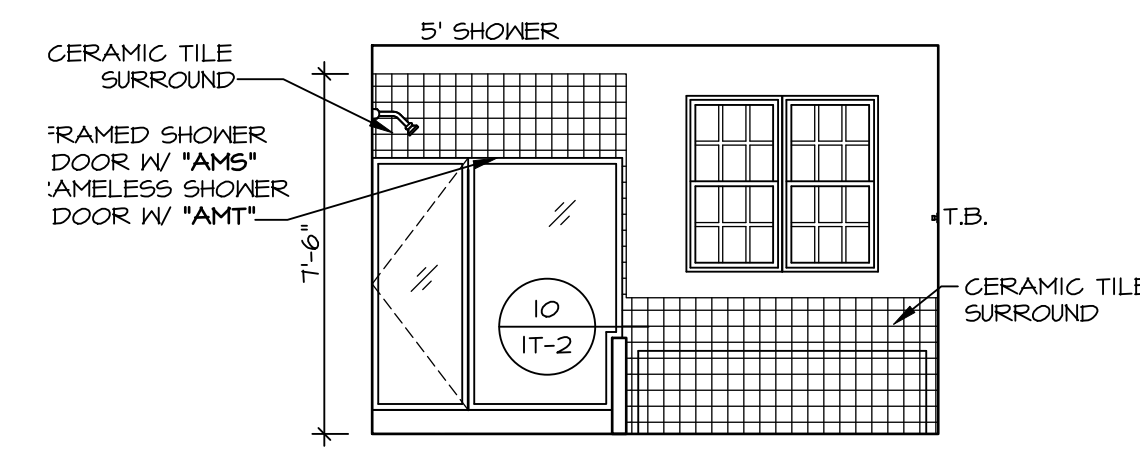
E FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"



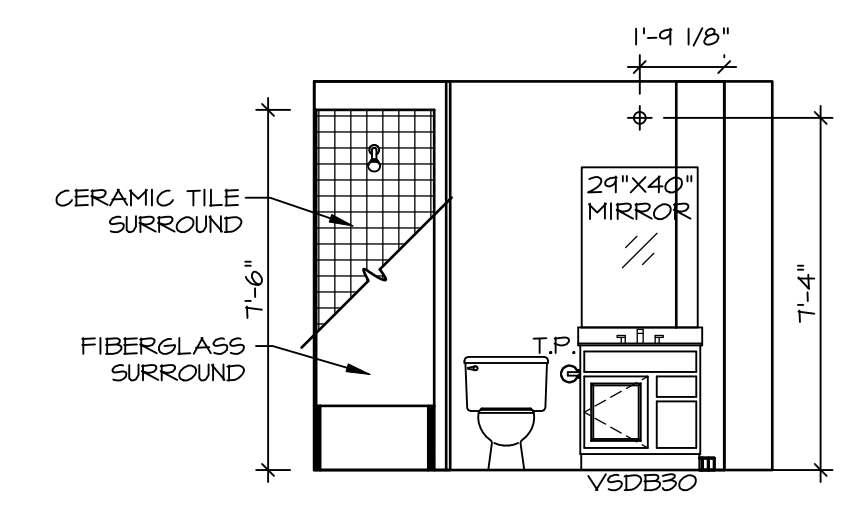
G BATH #1
SCALE: 1/4" = 1'-0"



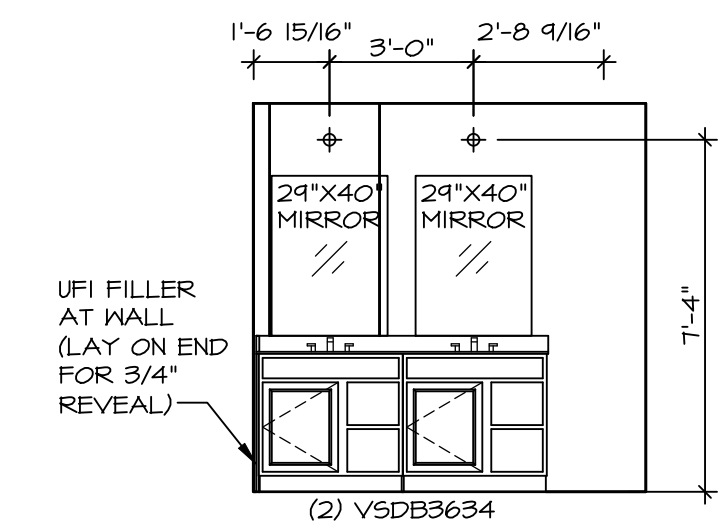
H OWNERS BATH
SCALE: 1/4" = 1'-0"



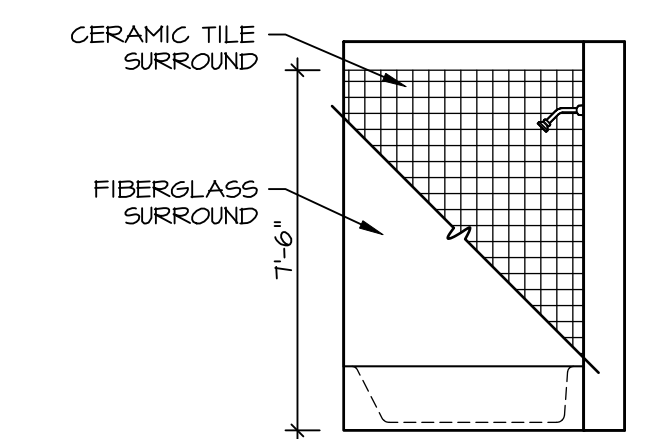
N OWNERS BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



Q BATH #2
SCALE: 1/4" = 1'-0"



P OWNERS BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SOAKING TUB AND SHOWER GLASS SURROUND "AMF" NEW LIGHT/MIRROR LAYOUT DEL. VANITY "AFE"



R BATH #2
SCALE: 1/4" = 1'-0"

- BATH 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 DETAILS IT- FOR TUB AND SHOWER.
 - ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
 - BATH ELEVATIONS ARE SHOWN PER PLAN.
 - ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

DIV-COMM-LOT-UNIT
DCY-VG-0737
COM-LOT
VLS OF MINING CREEK MARR CO - 0737
STREET ADDRESS
4051 FAIRWATER SPRINGS DR
CITY STATE OH ZIP
CENTERVILLE OH 45459

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5285 Westwood

SET NO. LGH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

NOBEL
LEHIGH
DRAWING TITLE
BATH ELEVATIONS

SHEET NO.
A-13
OPTION DESCRIPTION
13