

VG 751

9891 FAIRWATER SPRINGS DR
CENTERVILLE, OH 45458

1 Story Basement

1 shower - dual shower valve master bath

1 tub

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

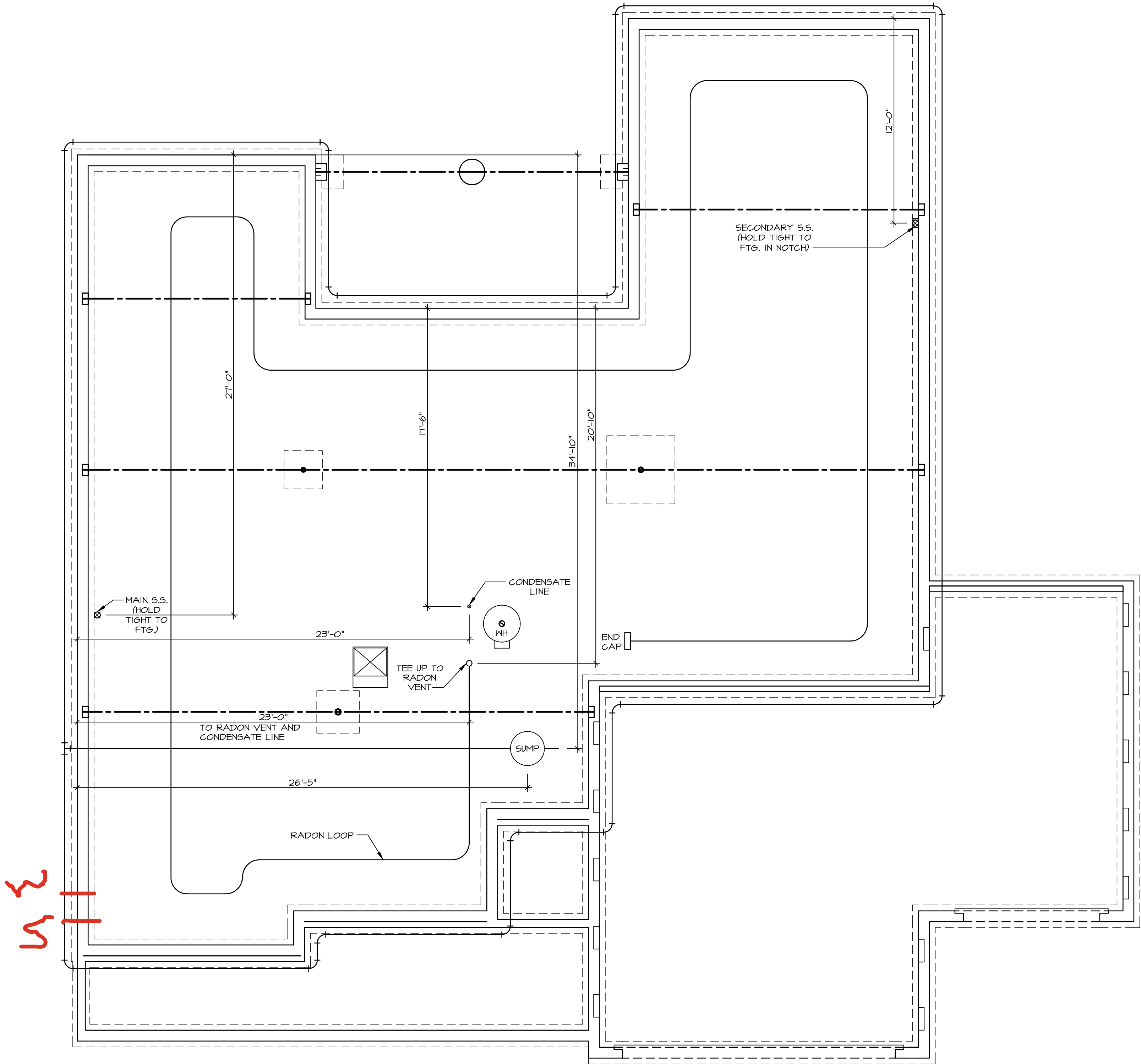
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON W Mixing valve

Gas Furnace and Range



511

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

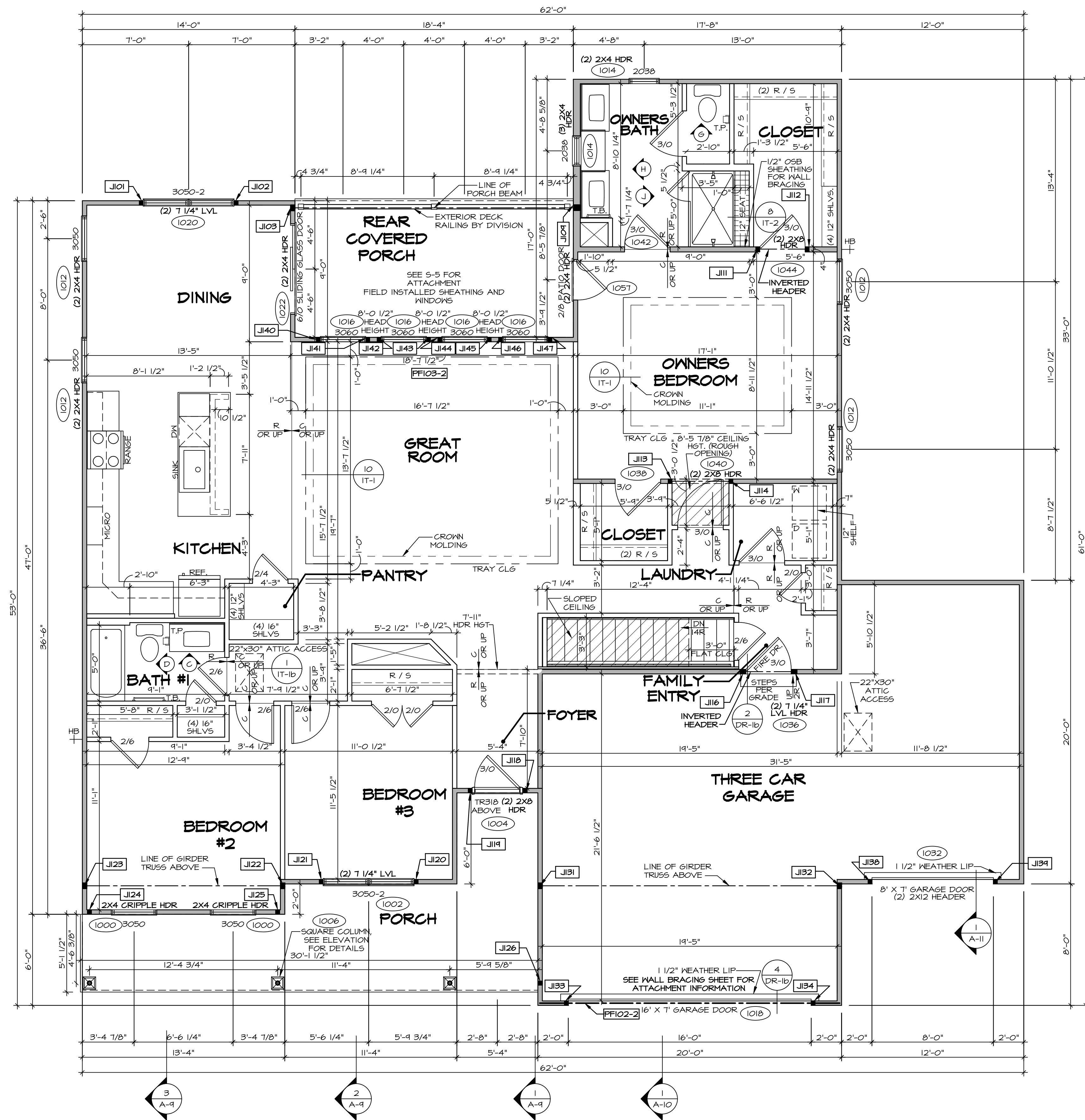
- PLUMBING NOTES:**
RADON REMEDIATION
RADON LOOP
- (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
- STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL (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	MODEL CUMBERLAND DRAWING TITLE PLUMBING	SET NO. CVE00 VERSION 01 RELEASE NO. ---- DRAWN BY SGA DATE: OPTION	OPTION DESCRIPTION 	DIV-COMM-LOT-UNIT DCY-VG-0751	COM-LOT VL65 OF KINNDING CREEK MARR CO - 0751			
					STREET ADDRESS 4041 FAIRWATER SPRINGS DR			
				CITY CENTERVILLE	STATE OH	ZIP 45459		

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5285 Westview
Frederick, MD 21703

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

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" 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-B 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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 2x4 OR 2x6 ATTACHED TO GRIPPLES 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", 4' 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 SUBFLOORS PER STANDARD DETAIL FA-10b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

NOTE:

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

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
 - SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE
- NOTE:**
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE		1020	
J102	JACK - (2) 2X4 SFF STUD GRADE		1020	
J103	JACK - (3) 2X4 SFF STUD GRADE		1026	
J104	JACK - (3) 2X6 SFF STUD GRADE		1026	
J111	JACK - (2) 2X4 SFF STUD GRADE		1044	
J112	JACK - (2) 2X4 SFF STUD GRADE		1044	
J113	JACK - (2) 2X4 SFF STUD GRADE		1040	
J114	JACK - (2) 2X4 SFF STUD GRADE		1040	
J116	JACK - (3) 2X4 SFF STUD GRADE		1036	
J117	JACK - (3) 2X4 SFF STUD GRADE		1036	
J118	JACK - (2) 2X4 SFF STUD GRADE		1004	
J119	JACK - (2) 2X4 SFF STUD GRADE		1004	
J120	JACK - (2) 2X4 SFF STUD GRADE		1002	
J121	JACK - (2) 2X4 SFF STUD GRADE		1002	
J122	JACK - (3) 2X4 SFF		1048	EXTEND THROUGH TOP PLATE
J123	JACK - (3) 2X4 SFF		1048	EXTEND THROUGH TOP PLATE
J124	JACK - (2) 2X4 SFF STUD GRADE		1006	
J125	JACK - (2) 2X4 SFF STUD GRADE		1006	
J126	JACK - (2) 2X4 SFF STUD GRADE		1006	
J131	JACK - (3) 2X4 SFF		1048	EXTEND THROUGH TOP PLATE
J132	JACK - (3) 2X4 SFF		1048	EXTEND THROUGH TOP PLATE
J133	JACK - (2) 2X4 SFF STUD GRADE		1008	
J134	JACK - (2) 2X4 SFF STUD GRADE		1008	
J135	JACK - (2) 2X4 SFF STUD GRADE		1032	
J136	JACK - (2) 2X4 SFF STUD GRADE		1032	
J140	JACK - (2) 2X4 SFF STUD GRADE		1016	
J141	JACK - (2) 2X4 SFF STUD GRADE		1016	
J142	JACK - (2) 2X4 SFF STUD GRADE		1016	
J143	JACK - (2) 2X4 SFF STUD GRADE		1016	
J144	JACK - (2) 2X4 SFF STUD GRADE		1016	
J145	JACK - (2) 2X4 SFF STUD GRADE		1016	
J146	JACK - (2) 2X4 SFF STUD GRADE		1016	
J147	JACK - (2) 2X4 SFF STUD GRADE		1016	

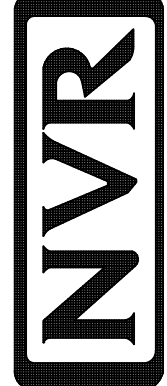
LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" UP TO AND INCLUDING 18"; FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER; FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" UP TO AND INCLUDING 18"; FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER; FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (ALL SIZES); FASTEN PLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 12" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PFI02-2	EXT HEADER - 2X12 - 2 PLY	19'-4"		1008	
PFI03-2	EXT HEADER - 2X12 - 2 PLY	18'-8"		1016	

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5285 Westwood Blvd.
Frederick, MD 21703

SET NO. CNE00
VERSION 01
RELEASE NO. ---
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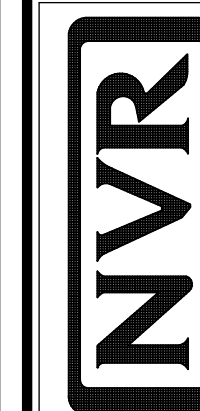
MODEL: CUMBERLAND
DRAWING TITLE: FIRST FLOOR PLAN
SHEET NO. A-7
OPTION DESCRIPTION

KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF NETTING/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL 11K1-T FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (F) FILLERS ARE TO BE "TRIM IT FIT" UNLESS OTHERWISE NOTED.
4. CABINET SETS BE SET, SHIMMED, LEVELLED AND PLUMB W/ ADJOINING BASE CABINETS.
5. ALL FINISHED CABINETS TO BE SET TO MEET 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 FLIP OF THE FACE-MOUNTED CABINET CROWN MOLDING.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OFFICEABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/K1-T-10.



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5285 Westview Drive, Suite 100
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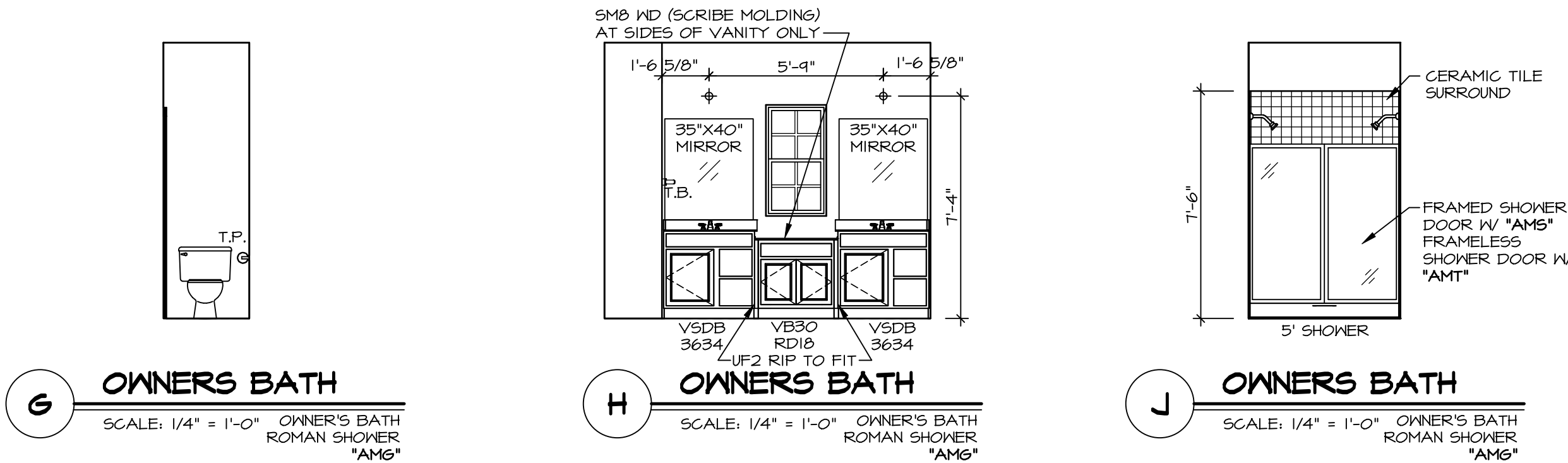
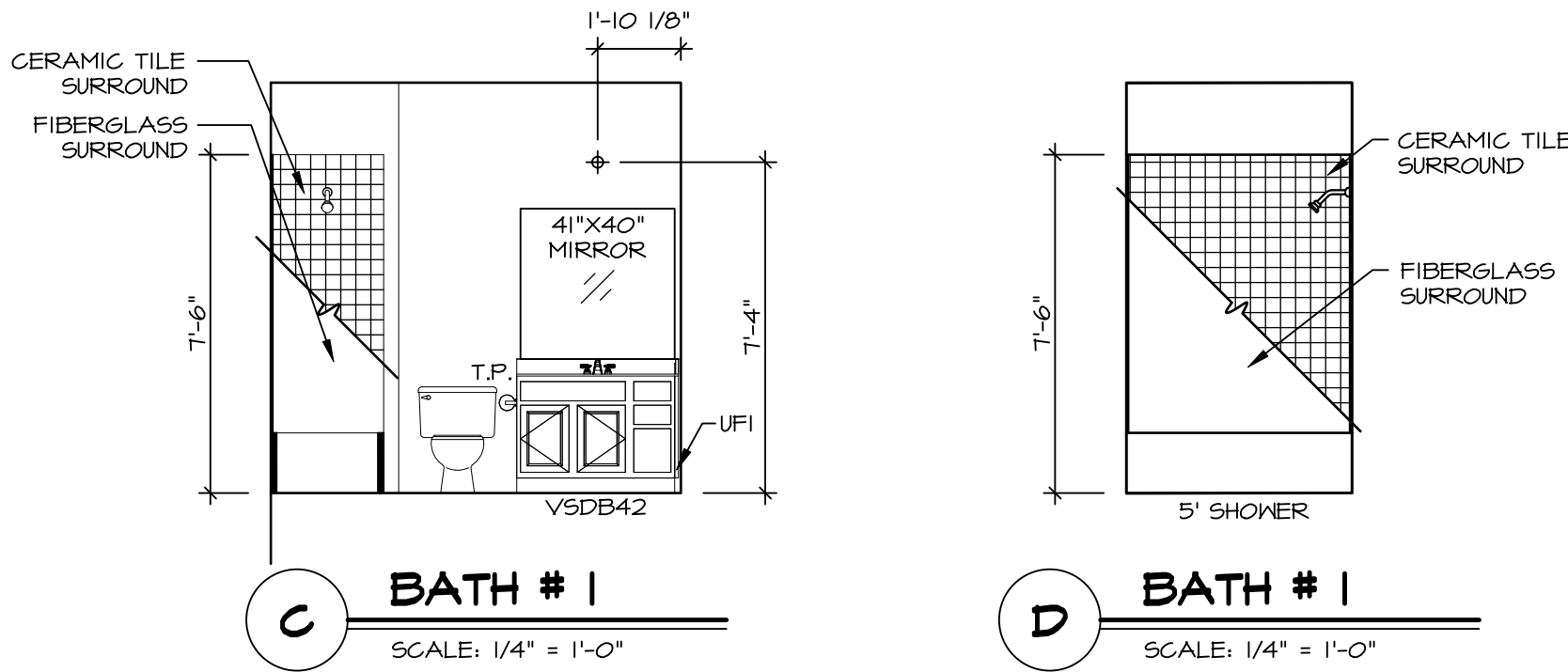
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BATH NOTES:

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



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5285 Westview Drive
Frederick, MD 21703

SET NO. CMB00	VERSION 01
RELEASE NO. ----	DRAWN BY RDB
DATE:	OPTION

MODEL CUMBERLAND	DRAWING TITLE BATH ELEVATIONS
SHEET NO. A-14	OPTION DESCRIPTION
20	

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