

VG 753

9894 FAIRWATER SPRINGS DR
CENTERVILLE, OH 45458

2 Story Basement

5 bath house

2 tubs

3 showers

Finished basement - full bath

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

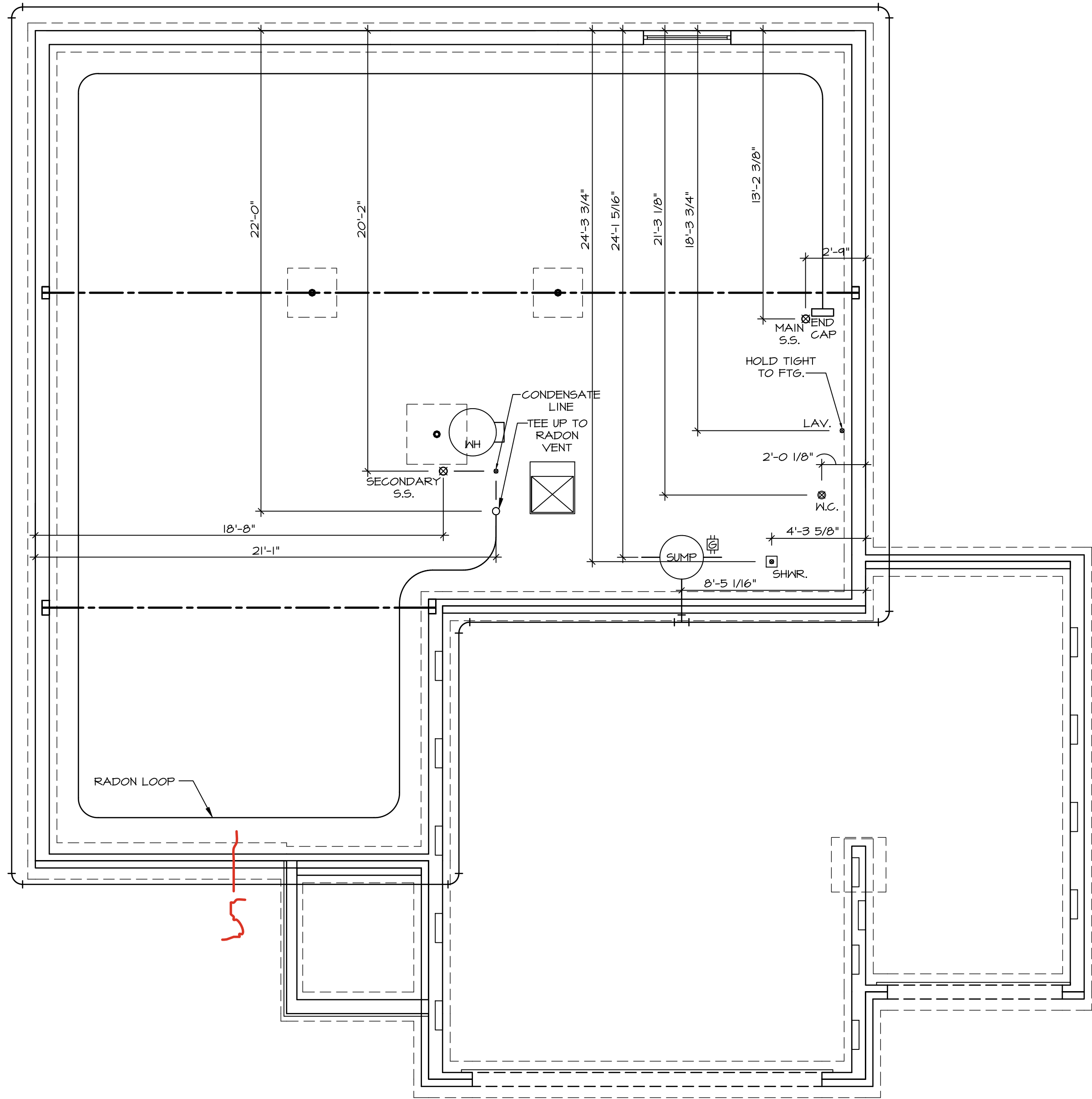
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

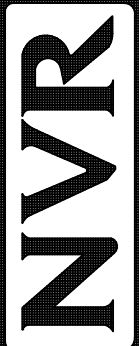
Gas Furnace



1
A-5
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
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

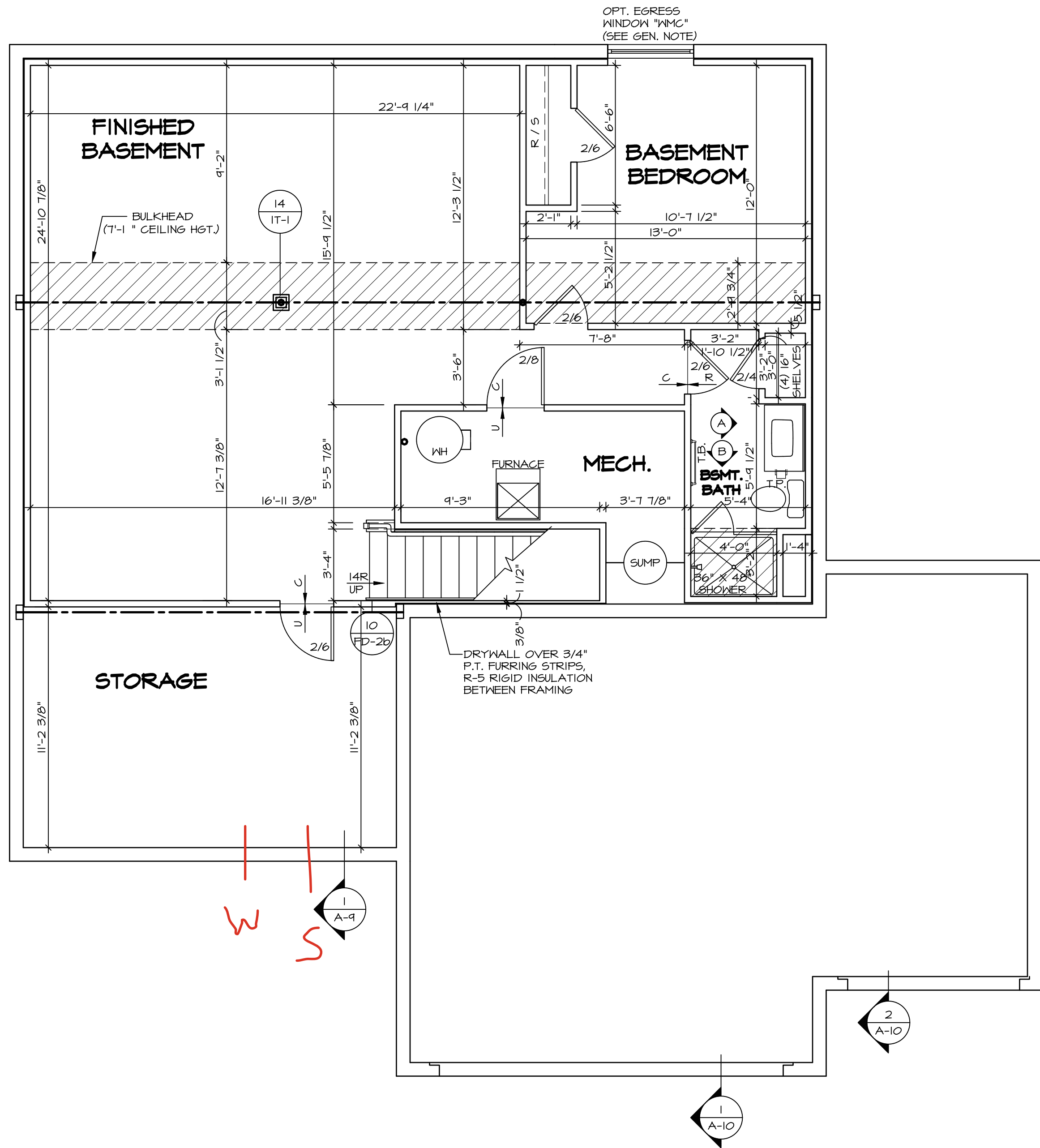
SHEET NO. A-5	MODEL HUDSON	SET NO. HUD00	OPTION DESCRIPTION 10
	DRAWING TITLE PLUMBING	VERSION 01	
	DATE: DRAWN BY SGA	RELEASE NO. ----	



NVR, Inc., Suite 100
5285 Westwood Blvd.
Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-VG-0753			
COMM-LOT VL65 OF KINDING CREEK MARR CO - 0753			
STREET ADDRESS 4044 FAIRWATER SPRINGS DR	APT. NO. ----		
CITY CENTERVILLE	STATE OH	ZIP 45458	



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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED 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 ARCHITECTURAL DETAIL 8/IT-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 ARCHITECTURAL 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 TO BE 6'-11" W/ 8'-0" CEILINGS AND 7'-11" W/ 9'-0" CEILINGS 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.

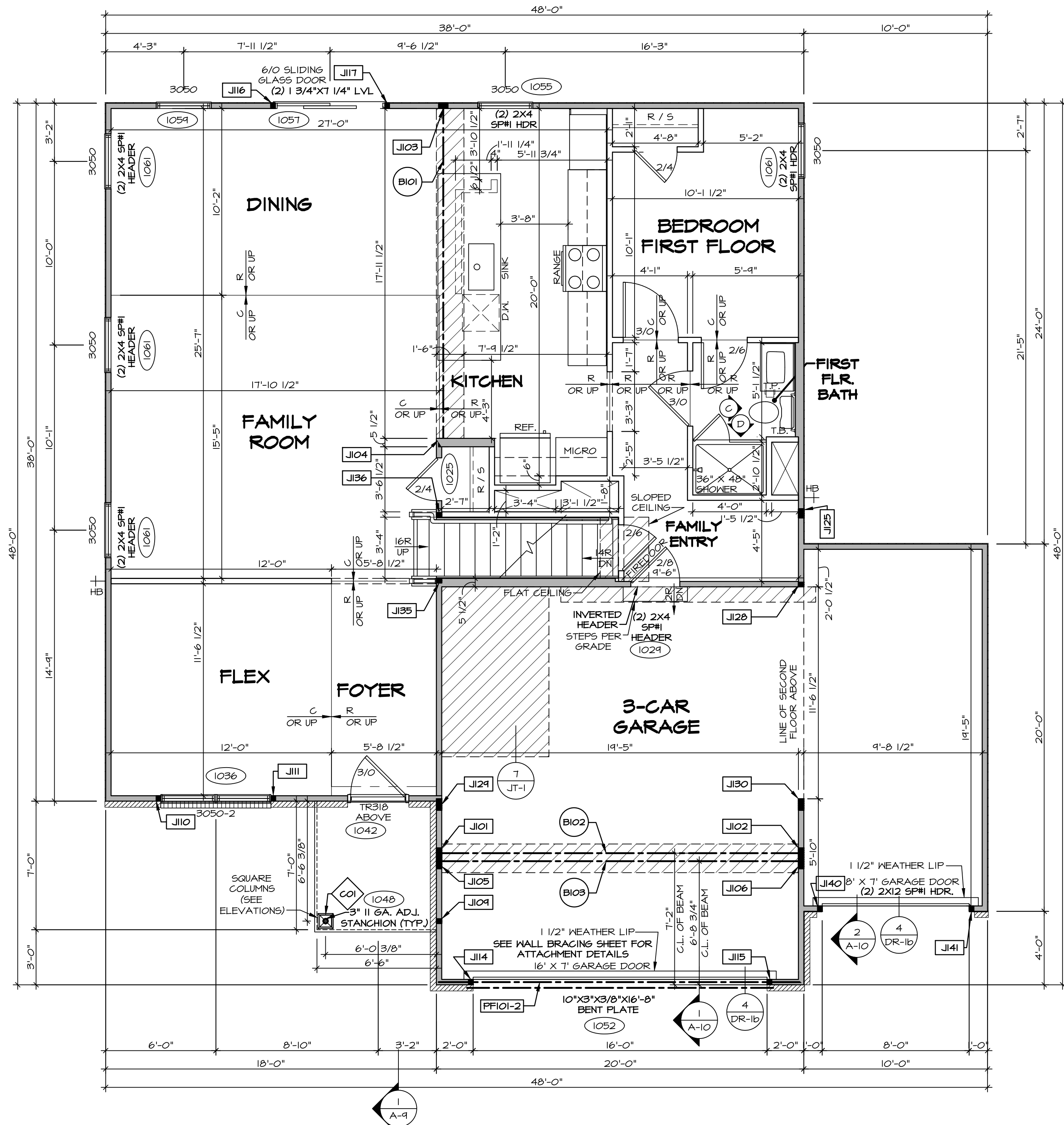
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. A-6	MODEL HUDSON	SET NO. HUD00
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
	OPTION DESCRIPTION	RELEASE NO. ---- DRAWN BY SKB DATE: OPTION

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-YG-0753	
COM-LOT VL65 OF KINNDING CREEK MARR CO - 0753	
STREET ADDRESS 4844 FAIRWATER SPRINGS DR	APT. NO. ----
CITY CENTERVILLE	STATE OH
ZIP 45458	



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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED 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 ARCHITECTURAL DETAIL 8/11-13 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 "1T" 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 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 TO BE 6'-11" W/ 8'-0" CEILING AND 7'-11" W/ 9'-0" CEILING 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.

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

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:

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

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
CO1	STANCHION PORCH - 3 IN DIA 11GA ADJ	9'-4 1/8"	1048	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SP#1	1031	
J102	JACK - (4) 2X4 SP#1	1031	
J103	JACK - (4) 2X4 SP#1	1027	
J104	JACK - (4) 2X6 SFF STUD GRADE	1027	
J105	JACK - (5) 2X4 SFF STUD GRADE	1033	
J106	JACK - (5) 2X4 SFF STUD GRADE	1033	
J107	JACK - (2) 2X4 SFF STUD GRADE	1048	
J108	JACK - (2) 2X4 SFF STUD GRADE	1036	
J109	JACK - (2) 2X4 SFF STUD GRADE	1036	
J110	JACK - (2) 2X4 SFF STUD GRADE	1036	
J111	JACK - (2) 2X4 SFF STUD GRADE	1036	
J112	JACK - (2) 2X4 SFF STUD GRADE	1036	
J113	JACK - (2) 2X4 SFF STUD GRADE	1036	
J114	JACK - (2) 2X4 SFF STUD GRADE	1036	
J115	JACK - (2) 2X4 SFF STUD GRADE	1036	
J116	JACK - (2) 2X4 SFF STUD GRADE	1036	
J117	JACK - (2) 2X4 SFF STUD GRADE	1036	
J118	JACK - (2) 2X4 SFF STUD GRADE	1036	
J119	JACK - (2) 2X4 SFF STUD GRADE	1036	
J120	JACK - (2) 2X4 SFF STUD GRADE	1036	
J121	JACK - (2) 2X4 SFF STUD GRADE	1036	
J122	JACK - (2) 2X4 SFF STUD GRADE	1036	
J123	JACK - (2) 2X4 SFF STUD GRADE	1036	
J124	JACK - (2) 2X4 SFF STUD GRADE	1036	
J125	JACK - (2) 2X4 SFF STUD GRADE	1036	
J126	JACK - (2) 2X4 SFF STUD GRADE	1036	
J127	JACK - (2) 2X4 SFF STUD GRADE	1036	
J128	JACK - (2) 2X4 SFF STUD GRADE	1036	
J129	JACK - (2) 2X4 SFF STUD GRADE	1036	
J130	JACK - (2) 2X4 SFF STUD GRADE	1036	
J131	JACK - (2) 2X4 SFF STUD GRADE	1036	
J132	JACK - (2) 2X4 SFF STUD GRADE	1036	
J133	JACK - (2) 2X4 SFF STUD GRADE	1036	
J134	JACK - (2) 2X4 SFF STUD GRADE	1036	
J135	JACK - (2) 2X4 SFF STUD GRADE	1036	
J136	JACK - (2) 2X4 SFF STUD GRADE	1036	
J137	JACK - (2) 2X4 SFF STUD GRADE	1036	
J138	JACK - (2) 2X4 SFF STUD GRADE	1036	
J139	JACK - (2) 2X4 SFF STUD GRADE	1036	
J140	JACK - (2) 2X4 SFF STUD GRADE	1036	
J141	JACK - (2) 2X4 SFF STUD GRADE	1036	

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

- (2) PLY UP TO AND INCLUDING 11/8" 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) PLY 14" TO AND INCLUDING 15" TALL (INCLUSIVE); 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) PLY 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) PLY UP TO AND INCLUDING 11/8" 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) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X26 W 2X6 SILL	18'-8"	1027	
B102	BEAM STEEL - W12X14 W 2X4 SILL	14'-11 3/8"	1031	
B103	BEAM STEEL - W12X26	14'-11 3/8"	1033	
FF101-2	LVL 1.75 - 11-04	14'-9"	1050	PORTAL FRAME 1A

DIV-COMM-LOT-UNIT
DCY-VG-0753

COMM-LOT
V155 OF WINNING CREEK MARK CO - 0753

STREET ADDRESS
4944 FAIRWATER SPRINGS DR

CITY
CENTERVILLE

STATE
OH

ZIP
45459

APT. NO.

STREET ADDRESS
4944 FAIRWATER SPRINGS DR

CITY
CENTERVILLE

STATE
OH

ZIP
45459

SET NO. HUD00
VERSION 01

RELEASE NO. ----
DRAWN BY SKB
DATE:

OPTION

DESCRIPTION

FIELD TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.
A-7

12

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

ALL WINDOWS HAVE 7'-0 1/2" HEADER
HEIGHT UNLESS OTHERWISE NOTED

LEGEND	
	BEARING WALL
	NON BEARING WALL
	JACKS
	BEAM/HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
-SEE FA DETAILS FOR FIRE ASSEMBLIES -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.
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- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

GYPSUM NOTES

AT GARAGE:

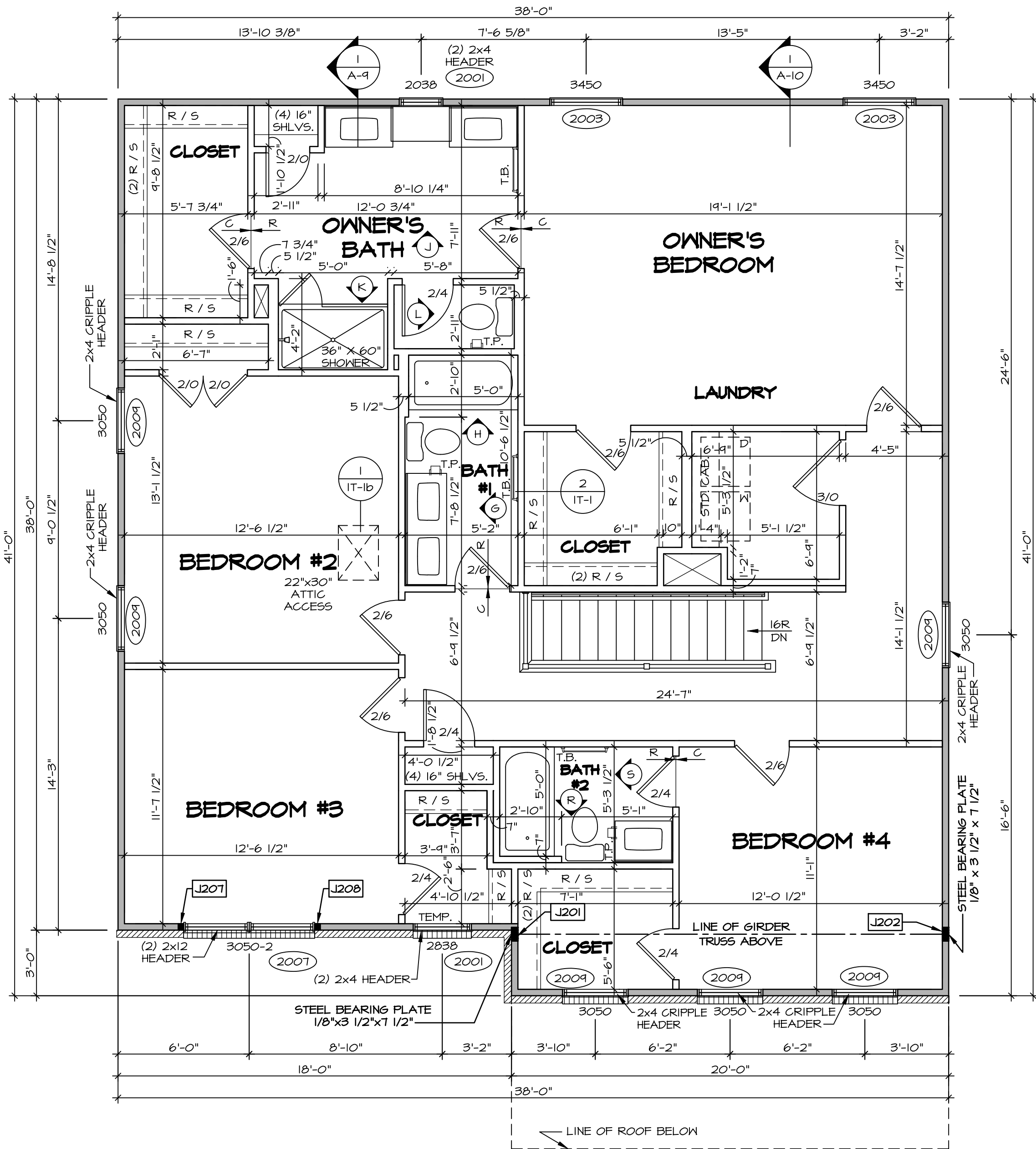
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SP#1	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J202	JACK - (5) 2X4 SP#1	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J207	JACK - (2) 2X4 SP# STUD GRADE	2007	
J208	JACK - (2) 2X4 SP# STUD GRADE	2007	



SECOND FLOOR PLAN

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

DIV-COMM-LOT-UNIT

DCY-VG-0753

COMM-LOT

VLS OF NINDING CREEK MARK CO - 0753

STREET ADDRESS

4044 FAIRWATER SPRINGS DR

CITY

CENTERVILLE

STATE

OH

ZIP

45459

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NVR

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Frederick, MD 21703

SET NO. HUD00

VERSION 01

RELEASE NO. ----

DRAWN BY SKB

DATE:

OPTION

MODEL

HUDSON

DRAWING TITLE

SECOND FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.

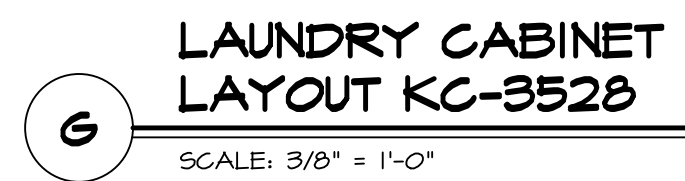
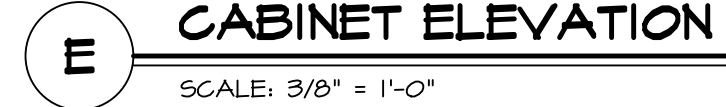
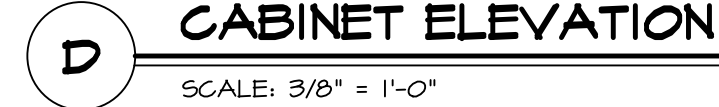
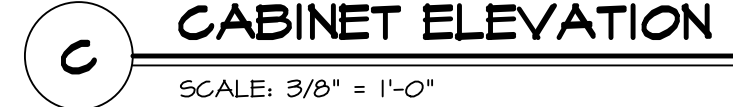
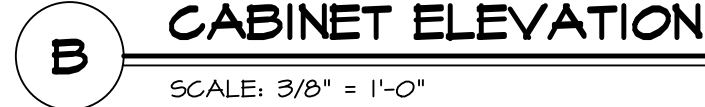
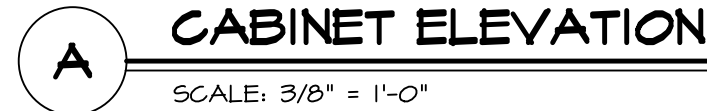
A-8

13

C:\NVR\Solves\HUDSON_HUD00_01\DCY-VG-0753\275429\Sheets\1-8 PLN2_1.S.dwg 12/24/24 -- 3:36 am

NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN FLANGES/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11K17-I) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (1/8") FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB w/ ADJOINING BASE CABINETS.
5. Scribe-Finish: 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 PROFILES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH CABINETS. PULLS FOR FRONT AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/K-16.



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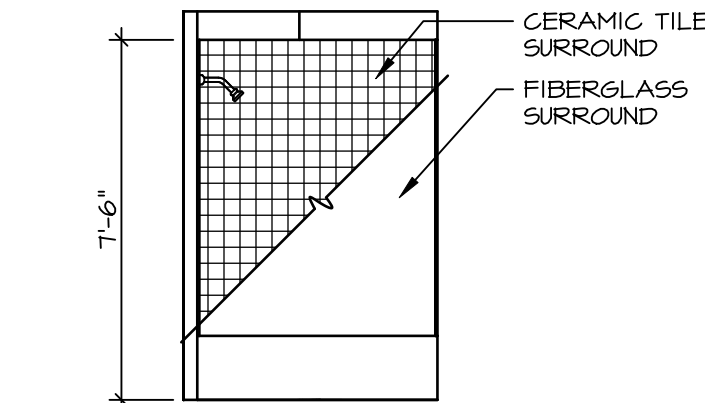


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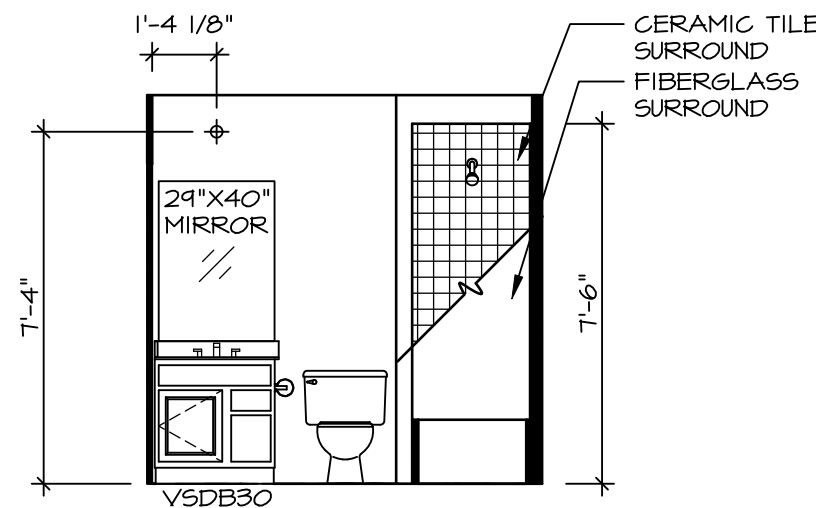
SHEET NO.	MODEL	SET NO. HUDOO
A-12	HUDSON	VERSION 01
	DRAWING TITLE	RELEASE NO. ----
	KITCHEN	DRAWN BY SGA
		DATE:
	OPTION DESCRIPTION	OPTION

7

C:\NVR\Solves\HUDSON_HUD00_01\DCY-VG-0753\3275429\Sheets\Lot Specific\A-12 KIT_LS.dwg 12/24/24 - 3:37 am



S BATHROOM #2
SCALE: 1/4" = 1'-0" BATHROOM #2
STANDARD TUB
"ABB"



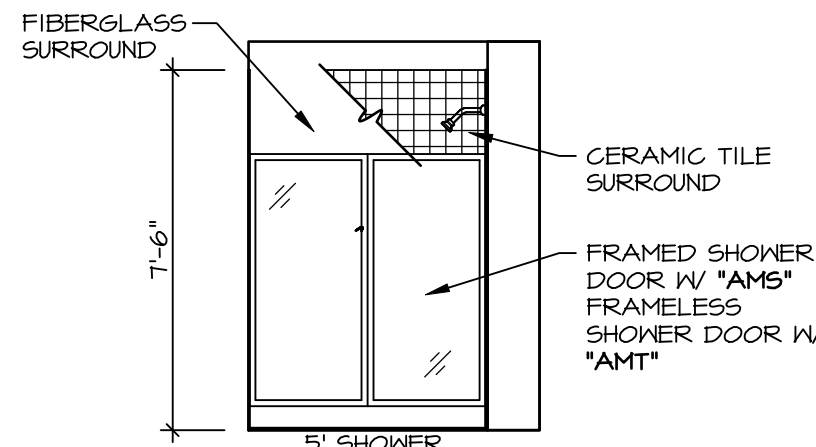
R BATHROOM #2
SCALE: 1/4" = 1'-0" BATHROOM #2
STANDARD TUB
"ABB"

NOTES:

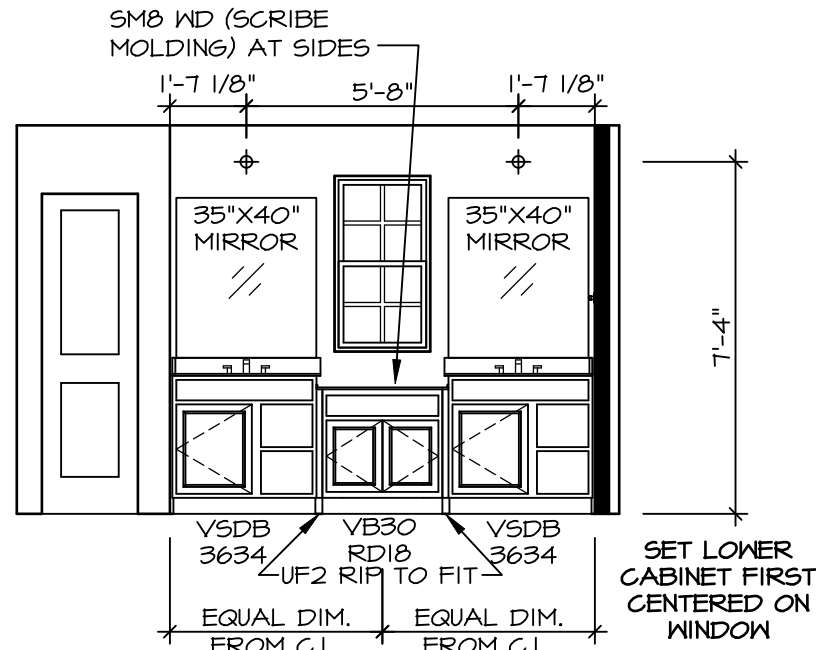
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



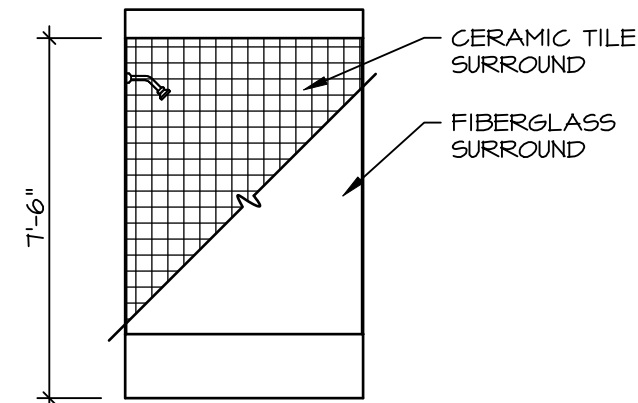
L OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
N.C.



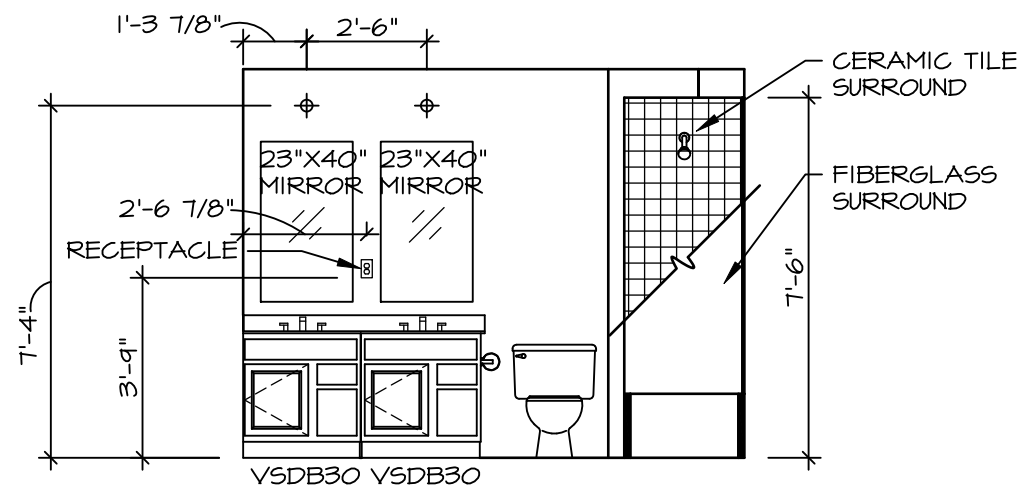
K OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
SHOWER "AMA"



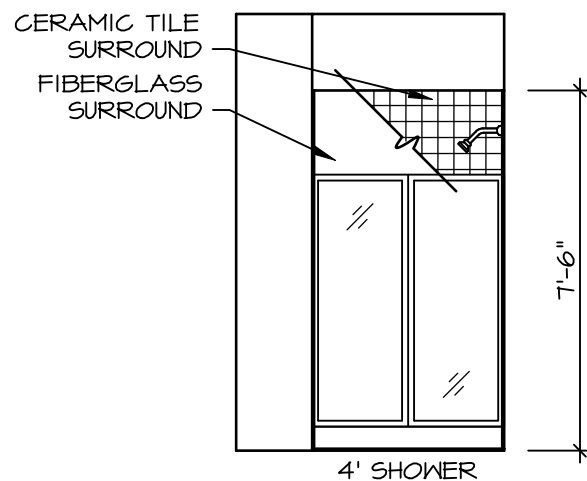
J OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
SHOWER "AMA"



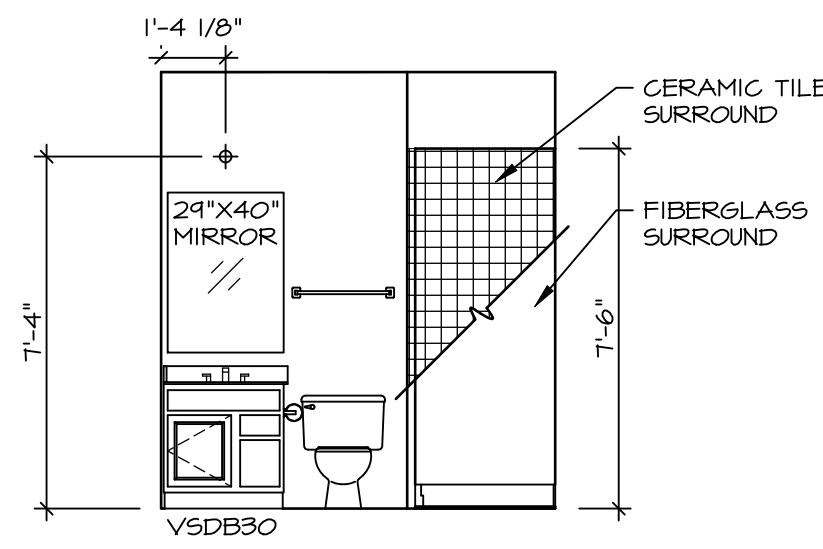
H BATH #1
SCALE: 1/4" = 1'-0"



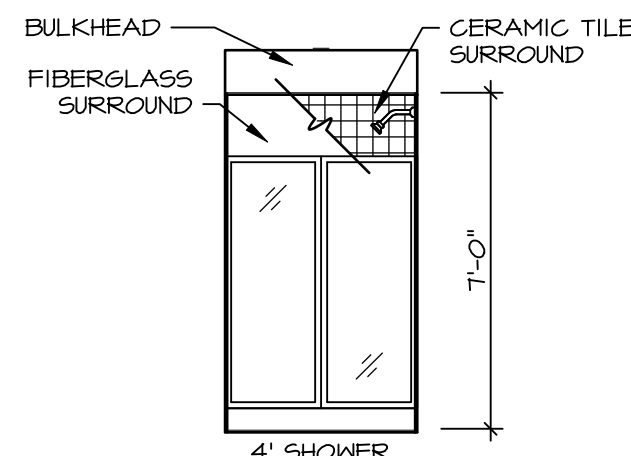
G BATH #1
SCALE: 1/4" = 1'-0"



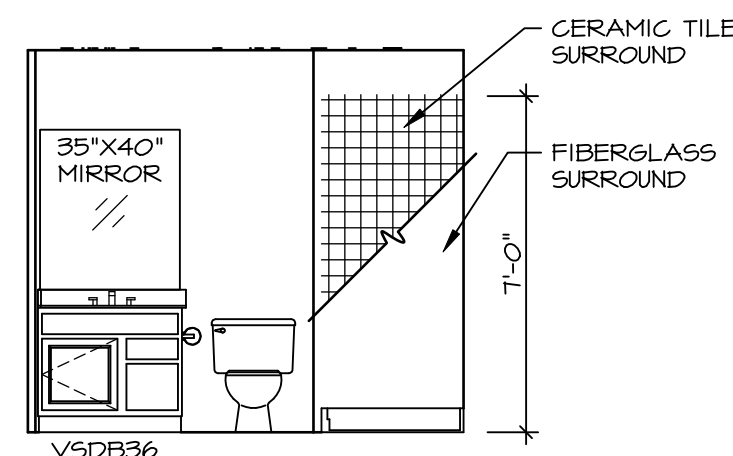
D FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST
FLOOR "BAR"



C FIRST FLOOR BATH
SCALE: 1/4" = 1'-0" BEDROOM FIRST
FLOOR "BAR"



B BASEMENT BATH
SCALE: 1/4" = 1'-0" ONE BEDROOM
BASEMENT BATH
"BAC"



A BASEMENT BATH
SCALE: 1/4" = 1'-0" ONE BEDROOM
BASEMENT BATH
"BAC"

DIV-COMM-LOT-UNIT
DCY-VG-0753

COM-LOT
VLS5 OF KINDING CREEK MARR CO - 0753

STREET ADDRESS
4044 FAIRWATER SPRINGS DR

CITY
CENTERVILLE

STATE
OH

ZIP
45459

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Frederick, MD 21703

SET NO. HUD00
VERSION 01
RELEASE NO. ----
DRAWN BY SKB
DATE: ----
OPTION

SHEET NO.
A-13
MODEL
HUDSON
DRAWING TITLE
BATH ELEVATIONS

OPTION DESCRIPTION

18