

VG 757

9878 FAIRWATER SPRINGS DR
CENTERVILLE, OH 45458

2 Story Basement

Finished basement and full bath

2 shower

1 tub

1 soaking tub - deckmount

Laundry Tub

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

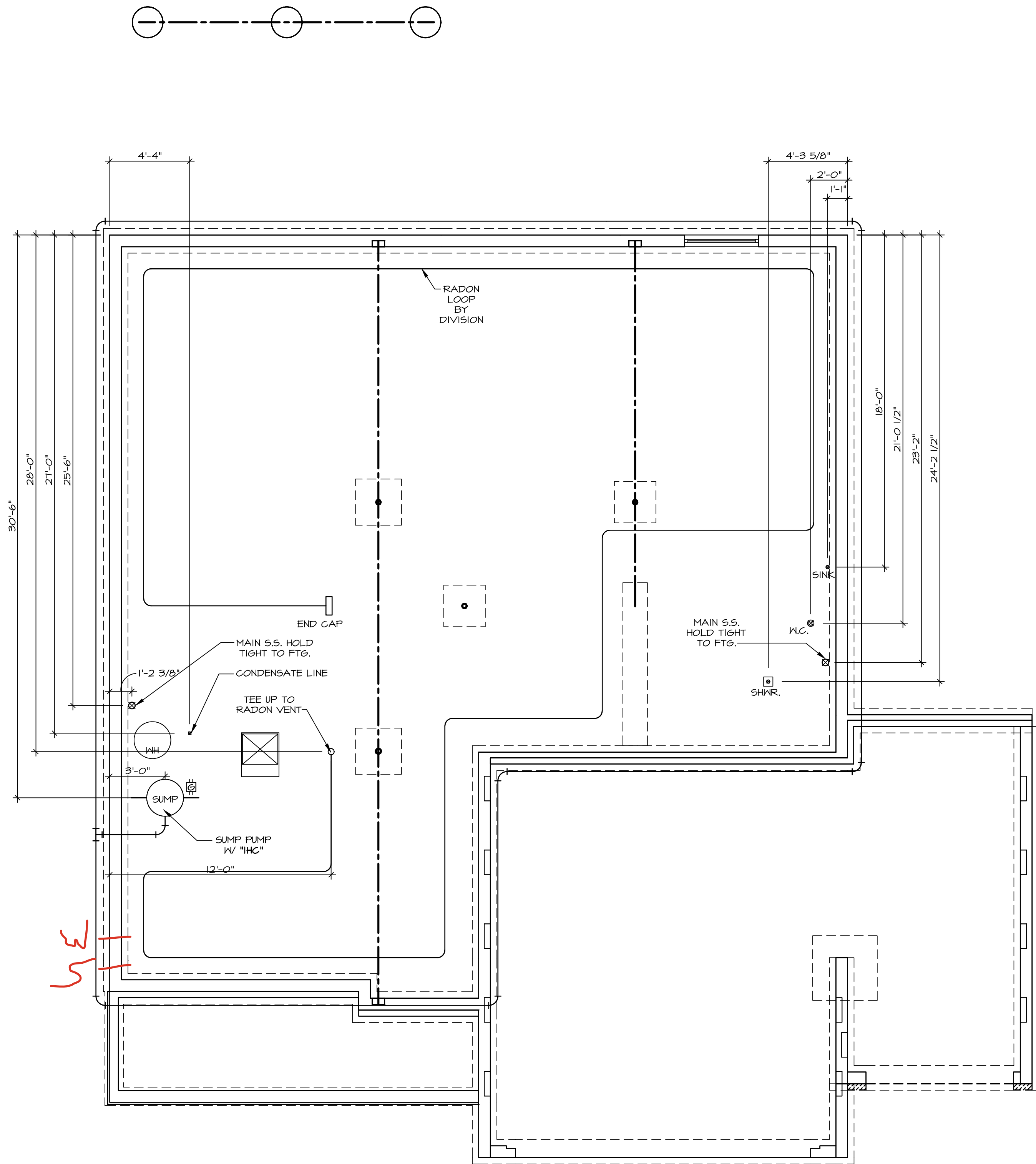
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON W/ Mixing Valve

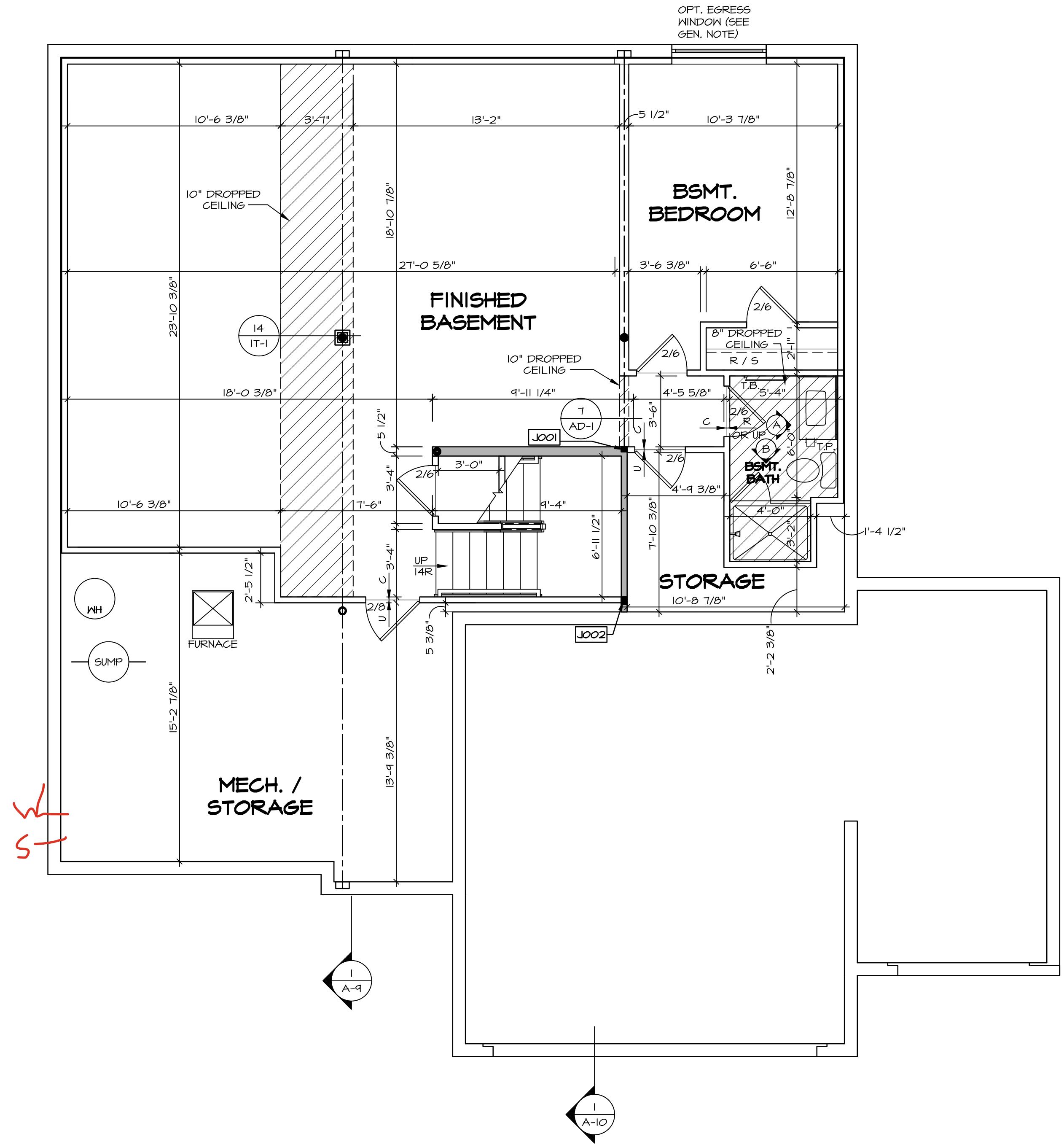
Gas Furnace , Range and Fireplace



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	MODEL LEHIGH DRAWING TITLE PLUMBING	SET NO. LGH00	NVR NVR, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703 NVR, Inc. The owner, expressly reserves its copyright and all other rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner without the express written consent of NVR, Inc.	DIV-COMM-LOT-UNIT			
		VERSION 01		COMM-LOT			
		RELEASE NO. ----		VL65 OF KINDING CREEK MARR CO - 0757			
		DRAWN BY	STREET ADDRESS	APT. NO.			
		DATE:	4870 FAIRWATER SPRINGS DR	----			
		OPTION	CITY	STATE	ZIP		
			CENTERVILLE	OH	45459		



LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARINGS 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 INTER-MEDIATE 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" 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-10(1) 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"

SHEET NO.

A-6

NOBEL LEHIGH

DRAWING TITLE

BASEMENT FLOOR PLAN

OPTION DESCRIPTION

||

SET NO. LGH00

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

DCY-VG-0757

3323668

Sheets Lot

Specific A-6 BSMT_LS.dwg

03/04/25

- 5:44 pm

DIV-COMM-LOT-UNIT

DCY-VG-0757

COM-LOT

VLOS OF WINNING CREEK MARK CO - 0757

STREET ADDRESS

4870 FAIRWATER SPRINGS DR

CITY

CENTERVILLE

STATE

OH

ZIP

45459

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Frederick, MD 21703

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

FLOOR PLAN NOTES:

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LEGEND

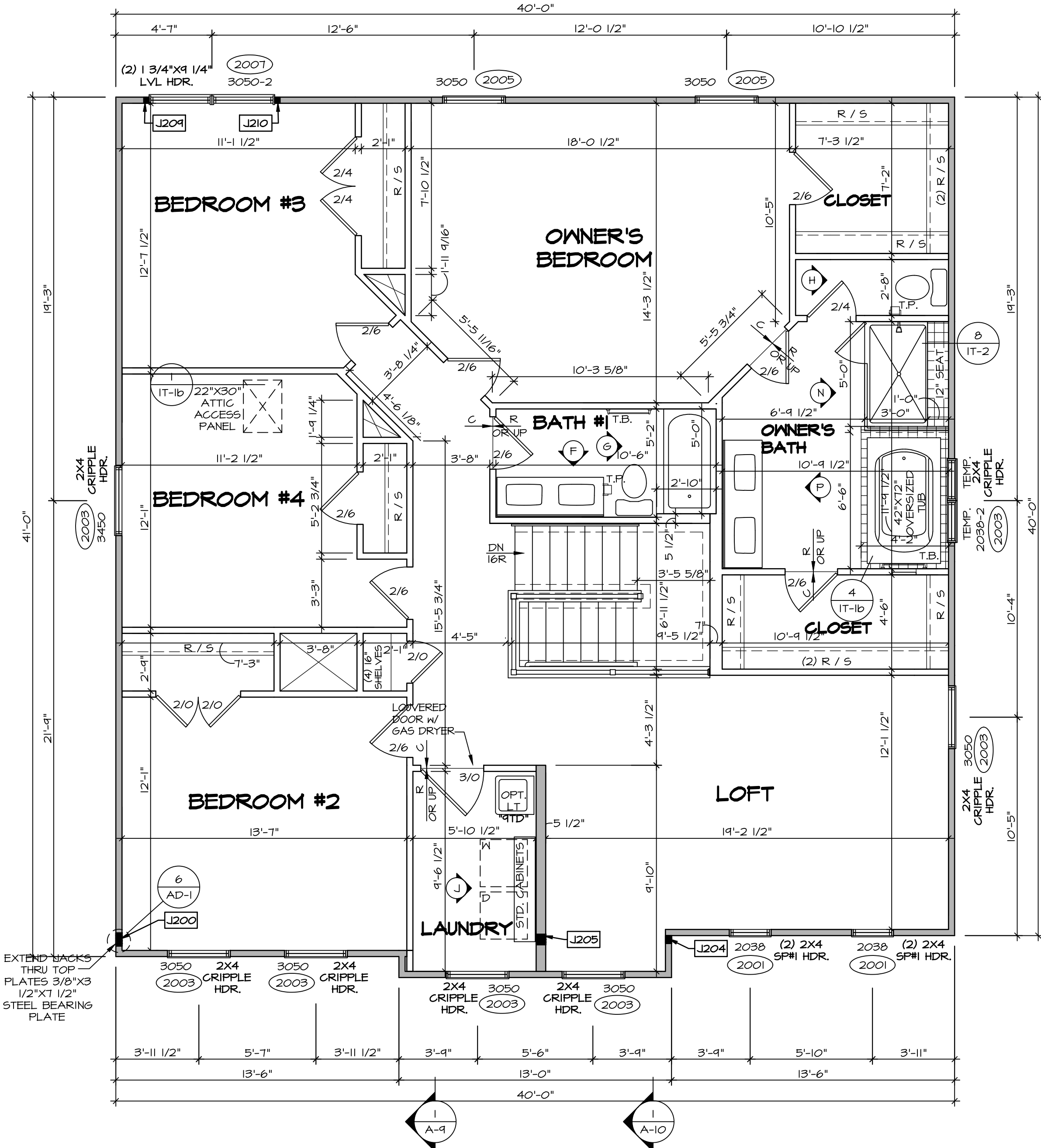
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
- SEE FA DETAILS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

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
J200	JACK - (5) 2X4 SPM		2000	
J204	JACK - (3) 2X4 SFF STUD GRADE	ELC	2000	
J205	JACK - (4) 2X6 SFF STUD GRADE	ELC	2000	EXTEND THRU TOP PLATE
J209	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-0757
COM-LOT
VLS OF MINING CREEK MARK CO - 0757
STREET ADDRESS
4870 FAIRWATER SPRINGS DR
CITY STATE OH ZIP
CENTERVILLE OH 45458

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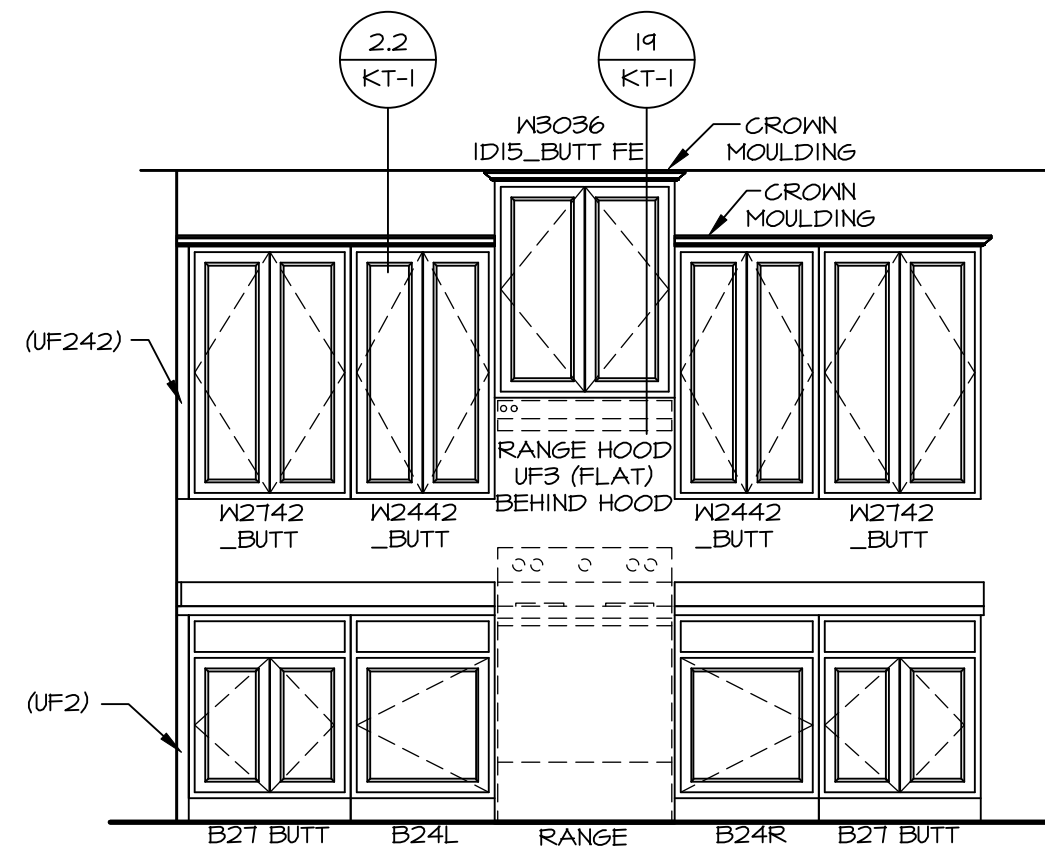
SHEET NO. **A-8**
MODEL **LEHIGH**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
SET NO. LGH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL II/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF*) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. 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 MOULDING.
6. 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

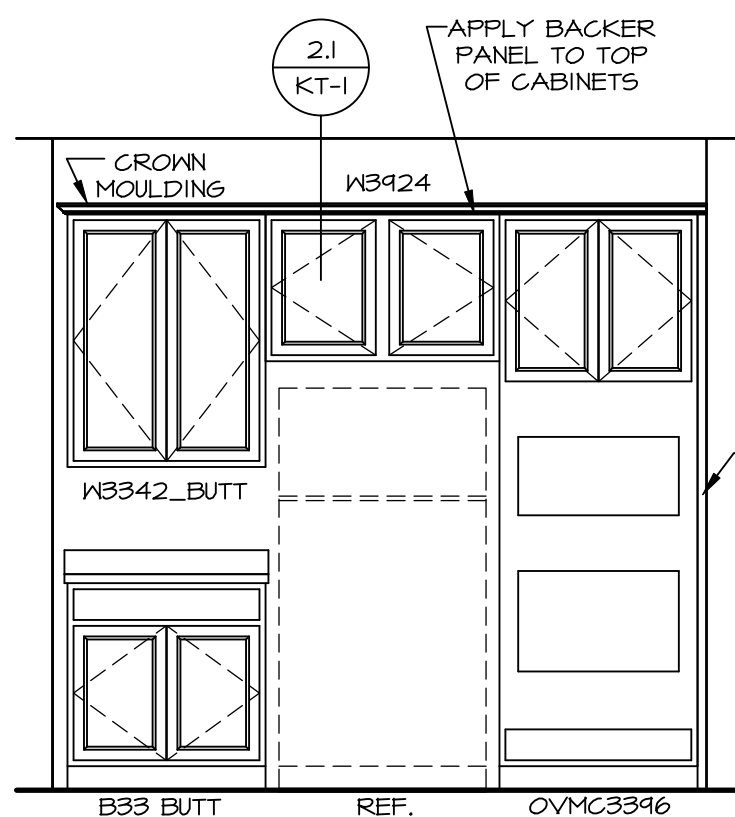
NOTES:

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



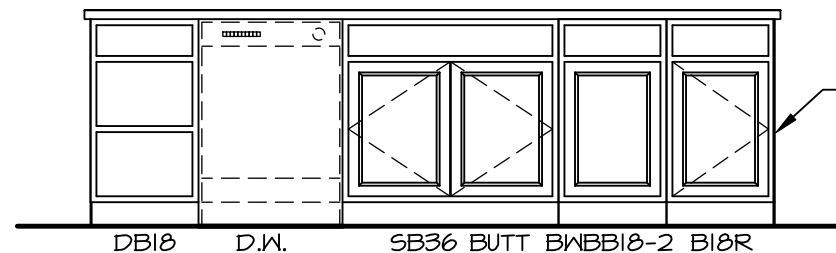
A CABINET ELEVATION

SCALE: 3/8" = 1'-0"



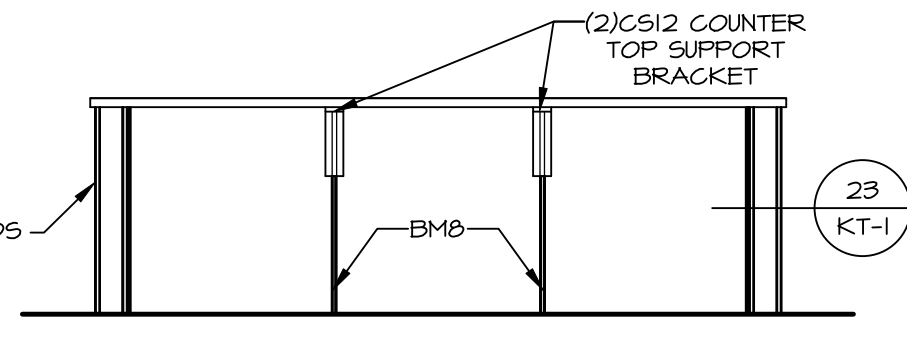
B CABINET ELEVATION

SCALE: 3/8" = 1'-0"



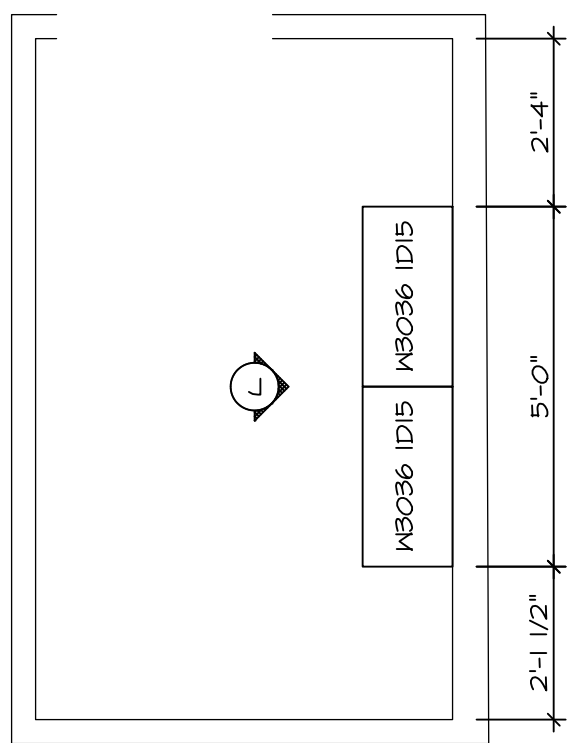
E CABINET ELEVATION

SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) *KA3*



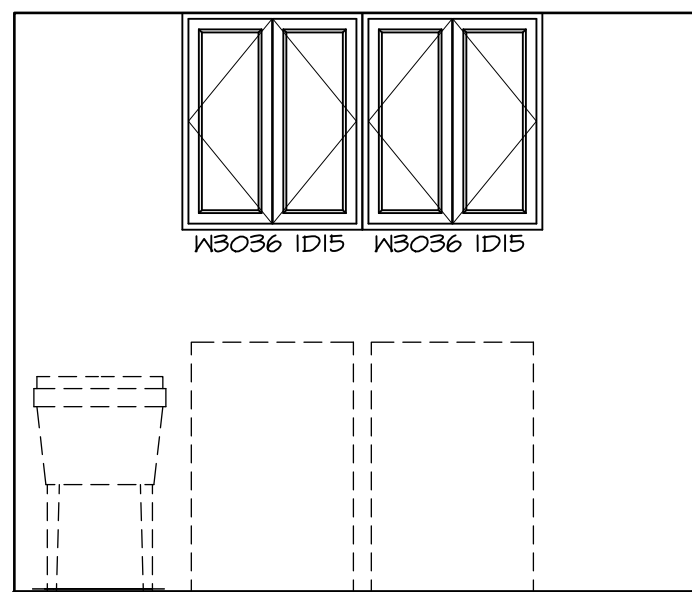
D CABINET ELEVATION

SCALE: 3/8" = 1'-0"



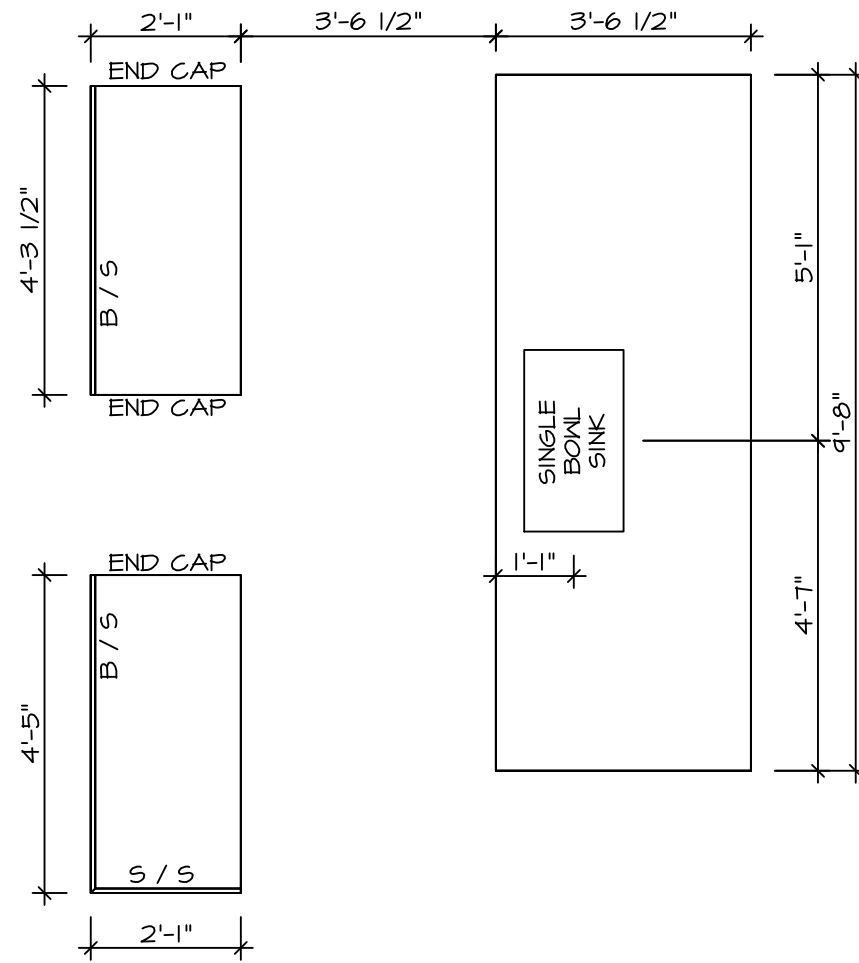
LAUNDRY CABINET PLAN KC - 3503

SCALE: 3/8" = 1'-0"



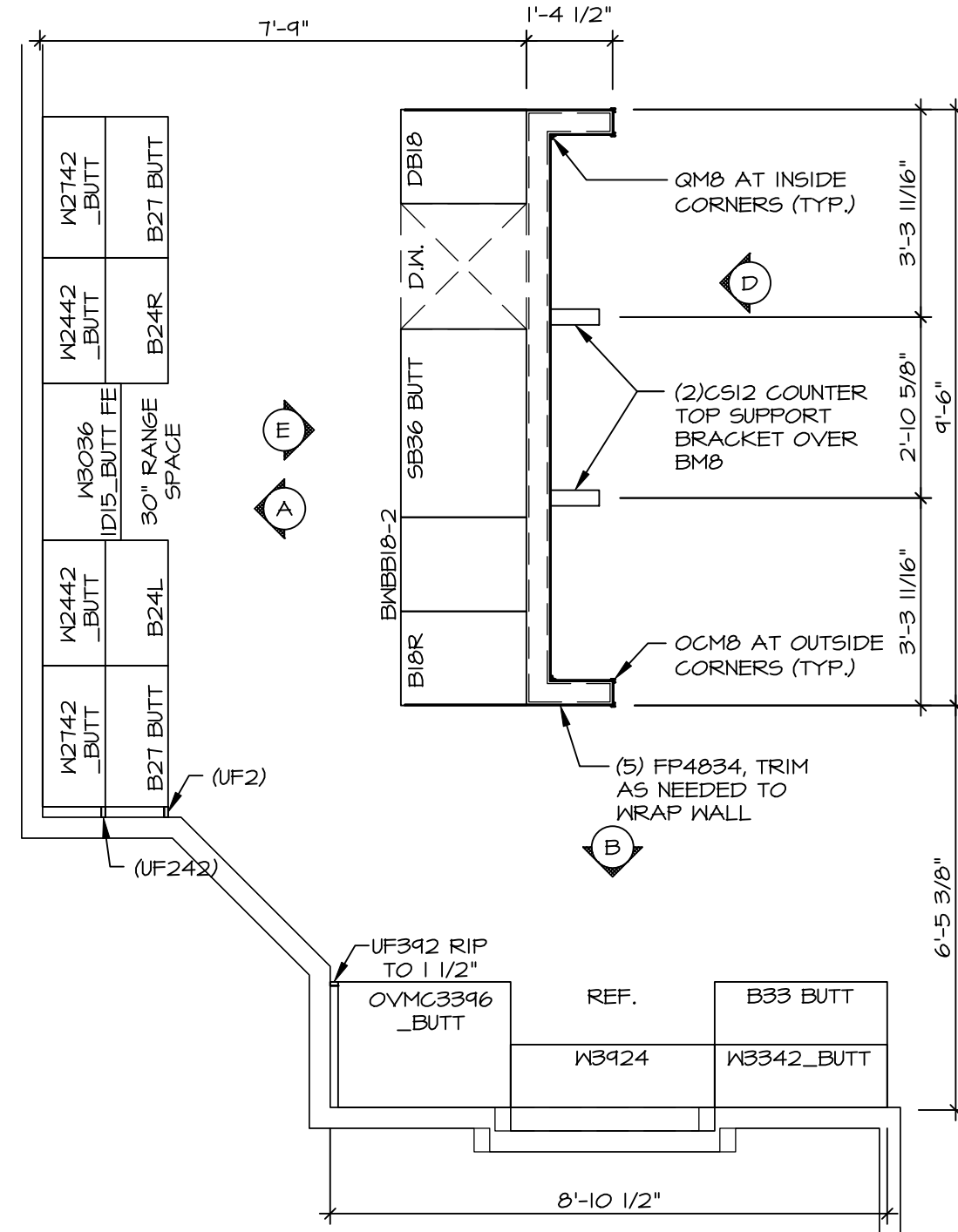
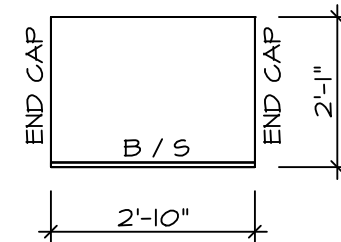
J CABINET ELEVATION

SCALE: 3/8" = 1'-0"



COUNTERTOP LAYOUT KC-3502(TC)

SCALE: 3/8" = 1'-0"

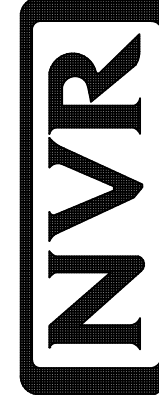


CABINET LAYOUT KC-3502(TC)

SCALE: 3/8" = 1'-0"

KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) *KA3*

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DIV-COMM-LOT-UNIT
DCY-YG-0757

COM-LOT
VLE5 OF KINNING CREEK MARK CO - 0757

STREET ADDRESS
4870 FAIRWATER SPRINGS DR

CITY
CENTERVILLE

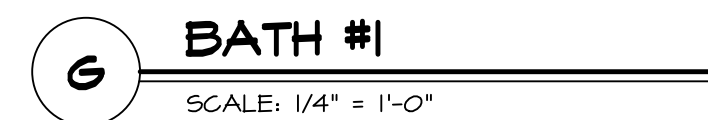
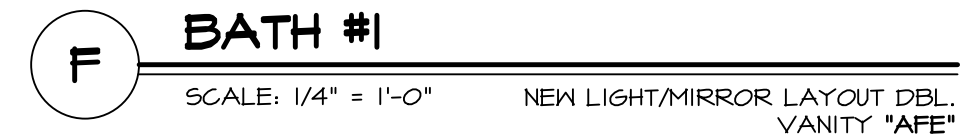
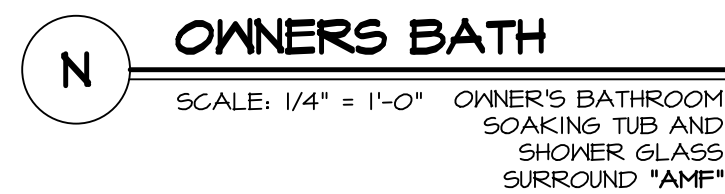
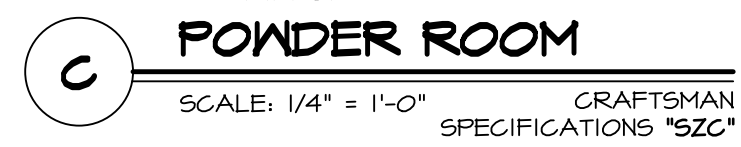
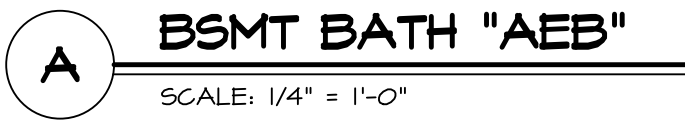
STATE
OH

ZIP
45458

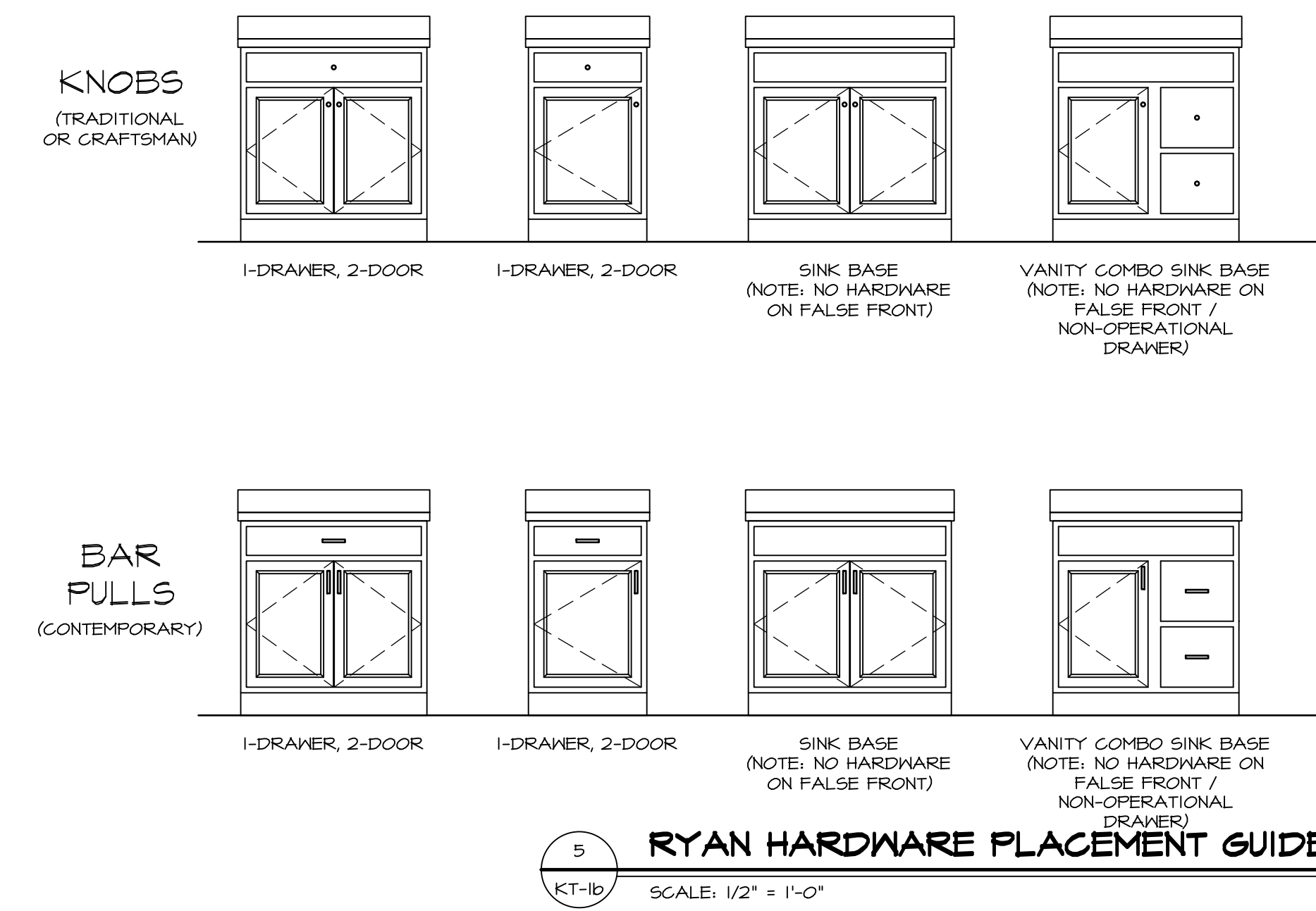
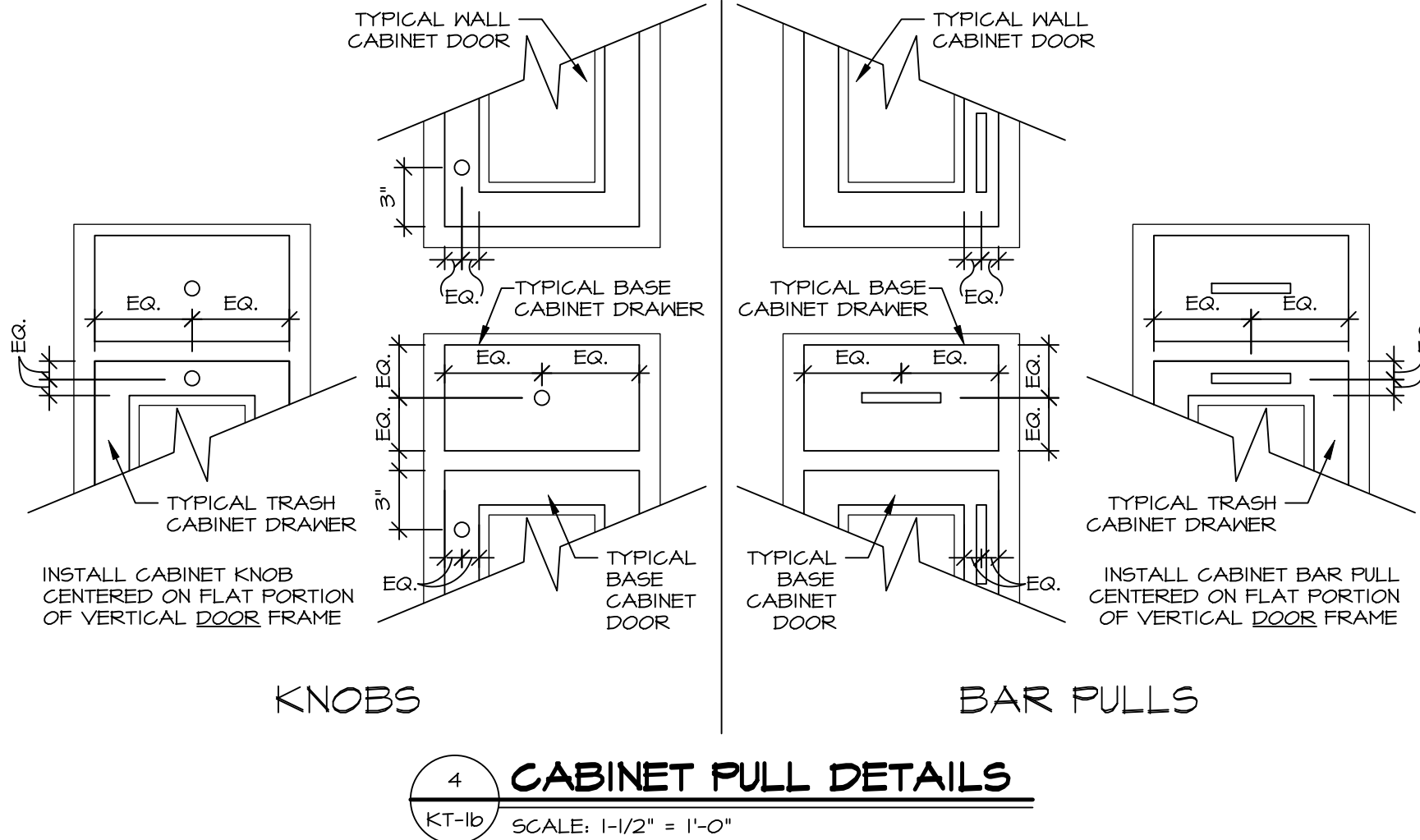
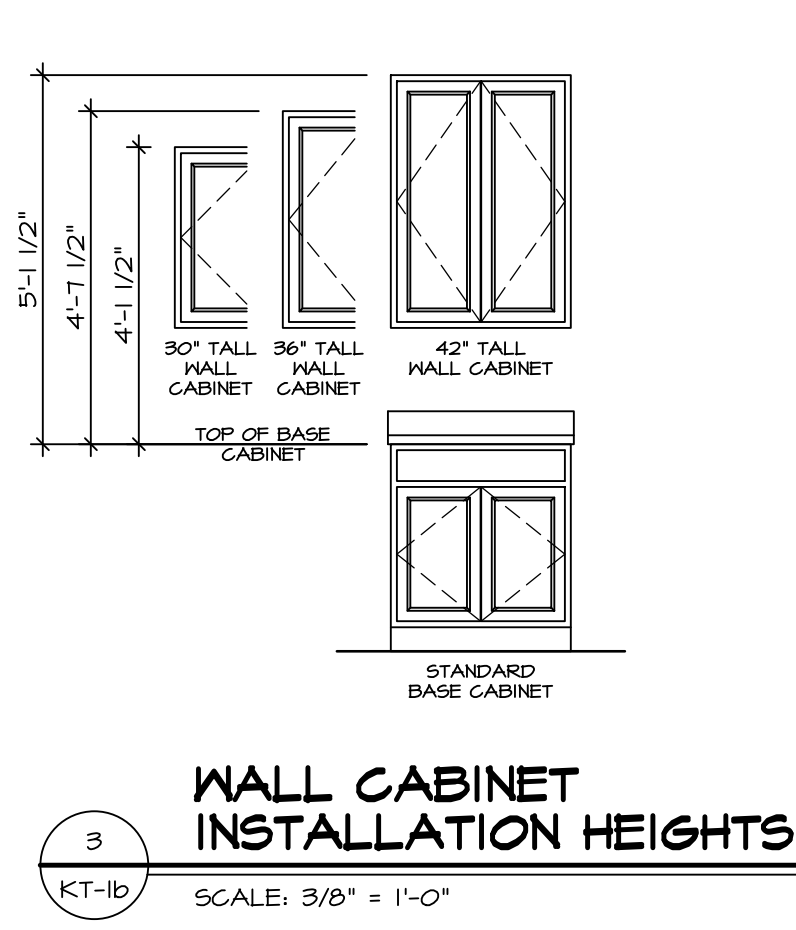
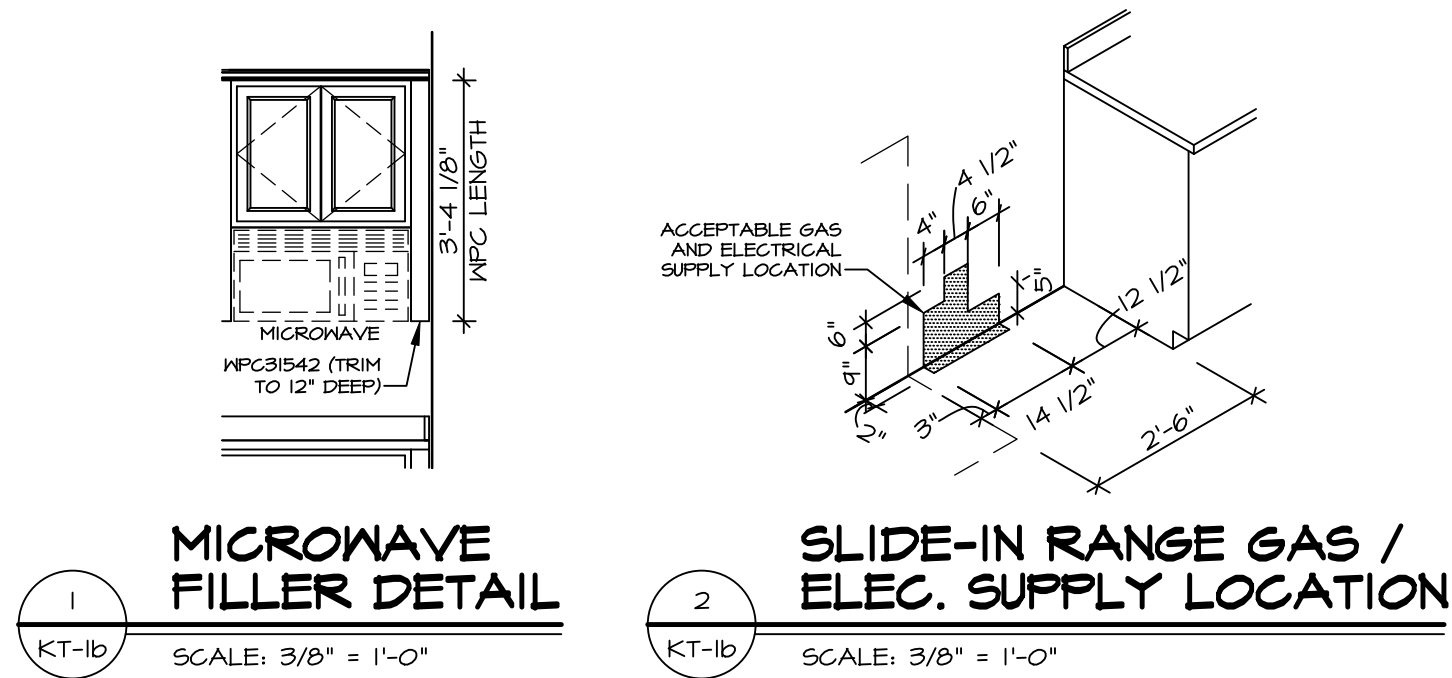
SET NO. LGH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO.
MOBEL
LEHIGH
DRAWING TITLE
KITCHEN
A-12

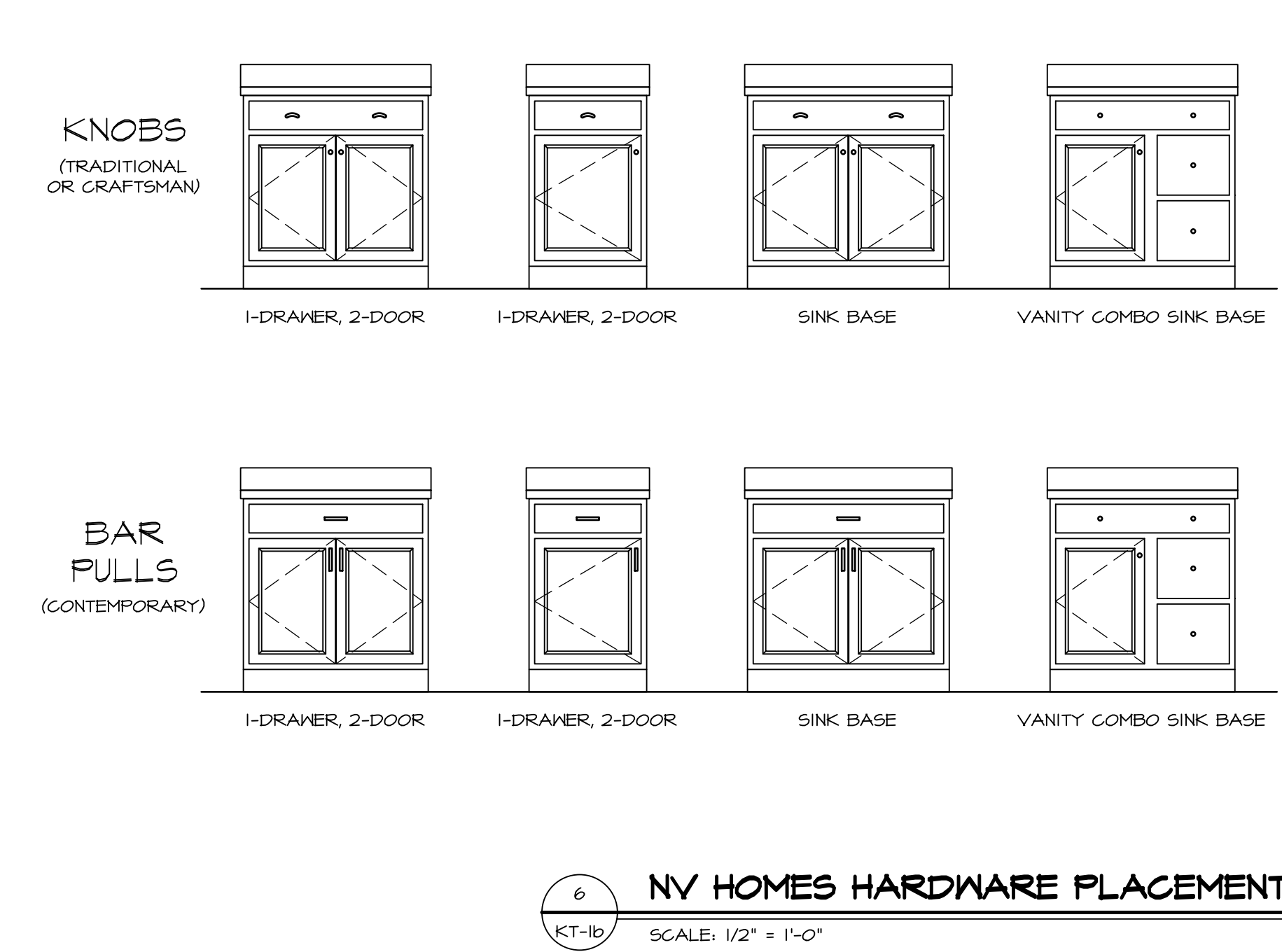
OPTION DESCRIPTION
17



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 DRAWERS ON REAR AND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.



RYAN CABINET HARDWARE SPECIFICATIONS			
TRADITIONAL		BATH	NON-BATH
	DOORS	ROUND KNOBS	ROUND KNOBS
CRAFTSMAN	DRAWERS	ROUND KNOBS	ROUND KNOBS
	DOORS	SQUARE KNOBS	SQUARE KNOBS
CONTEMPORARY*	DRAWERS	SQUARE KNOBS	SQUARE KNOBS
	DOORS	BAR PULLS	BAR PULLS
	DRAWERS	BAR PULLS	BAR PULLS
	DOORS	BAR PULLS	BAR PULLS
	DRAWERS	BAR PULLS	BAR PULLS
	DOORS	BAR PULLS	BAR PULLS
FALSE DOORS AND FALSE DRAWERS DO NOT RECEIVE HARDWARE			



NV HOMES CABINET HARDWARE SPECIFICATIONS			
TRADITIONAL		BATH	NON-BATH
	DOORS	ROUND KNOBS	ROUND KNOBS
CRAFTSMAN	DRAWERS AND FALSE DRAWERS	ROUND KNOBS	PULLS
	DOORS	SQUARE KNOBS	SQUARE KNOBS
CONTEMPORARY*	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	SQUARE PULLS
	DOORS	SQUARE KNOBS	BAR PULLS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	BAR PULLS
	DOORS	SQUARE KNOBS	BAR PULLS
* NOT WITH SIERRA VISTA CABINETS			

NOTE:
HARDWARE IS INSTALLED ON ALL DOOR / DRAWER FRONTS (EVEN NON-OPERATIONAL FRONTS). DO NOT INSTALL HARDWARE ON DECORATIVE DOORS INSTALLED AT THE END OF CABINET RUNS.

REMARKS

REV. NO. DATE

1 3/6/20 9PM - CREATED DETAILS 21 (GC #6419) AND 28 (GC #6417)

2 5/26/21 9PM - ADDED DETAILS 4, 5 & 6 / KT-1b (GC #1016)

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Frederick, MD 21703

MODEL STANDARD DETAILS

DRAWING TITLE KITCHEN TRIM DETAILS

GENERAL

OPTION DESCRIPTION

SHEET NO. KT-1b

SET NO. NVR VERSION

DRAWN BY

DATE:

OPTION

JA:PROJECTS\DETAILS\NVR_Kitchen\KT1.dwg 02/27/25 - 3:59 pm