

VG 758

9870 FAIRWATER SPRINGS DR
CENTERVILLE, OH 45458

2 Story Basement

finished basement and bath

2 showers

1 tub

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

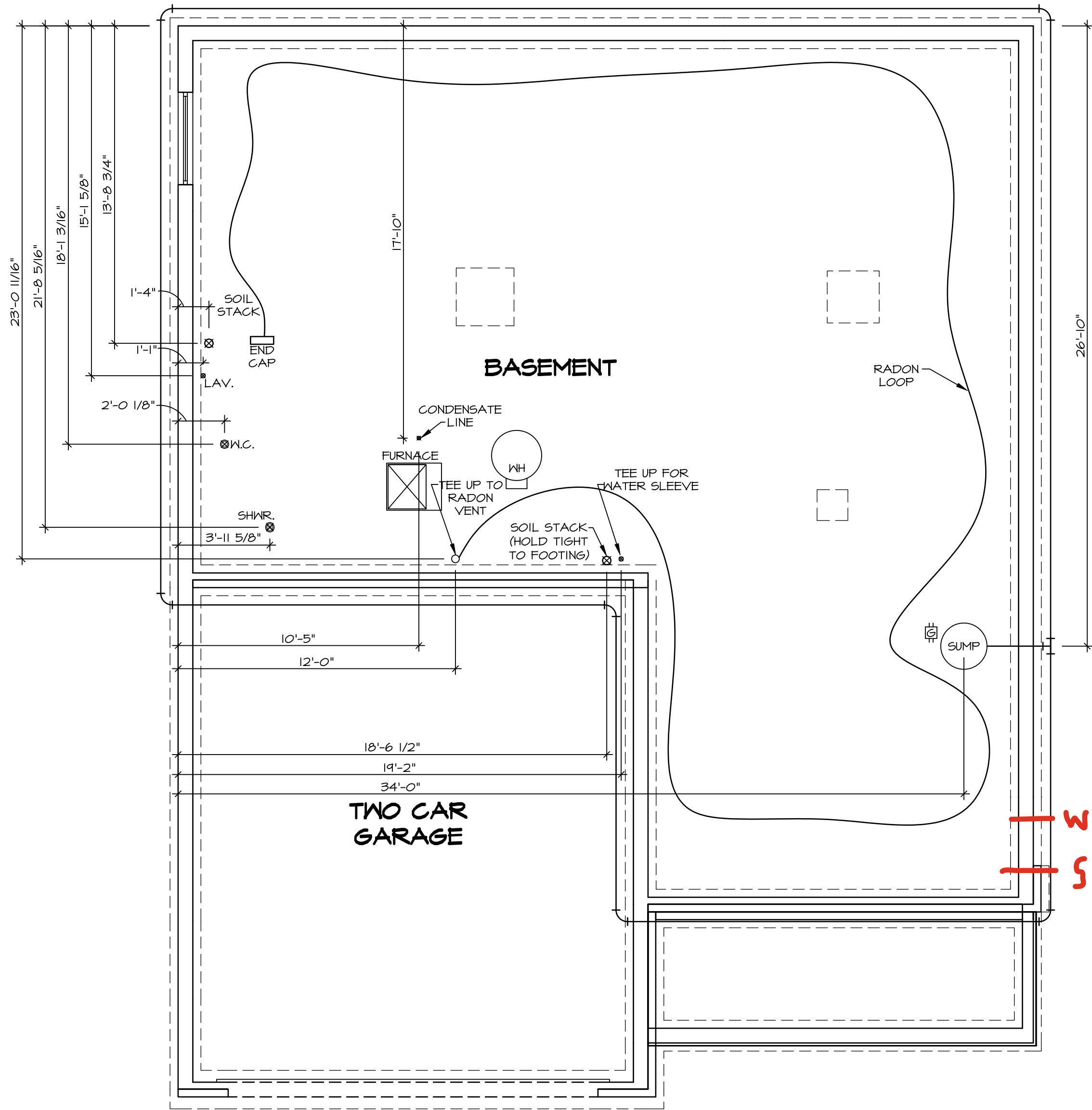
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

50 Gal Electric w mixing valve

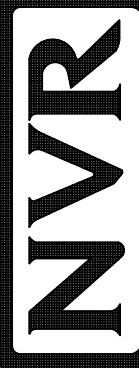
Gas Furnace



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

PLUMBING NOTES:
RADON REMEDIATION
RADON LOOP:
- (4") PERFORATED "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED 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 COLUMBIA | SET NO. CLM00 |
| | DRAWING TITLE PLUMBING | VERSION 01 |
| | GROUNDWORKS OPTION DESCRIPTION | RELEASE NO. ---- DRAWN BY JAB DATE: OPTION |
| 12 | C:\NVR\Solves\COLUMBIA_CLM00_01\DCY-VG-0758\3394171\Sheets\Lot_Specific\A-5_PLUMB_LS.dwg 06/11/25 - 9:59 am | |



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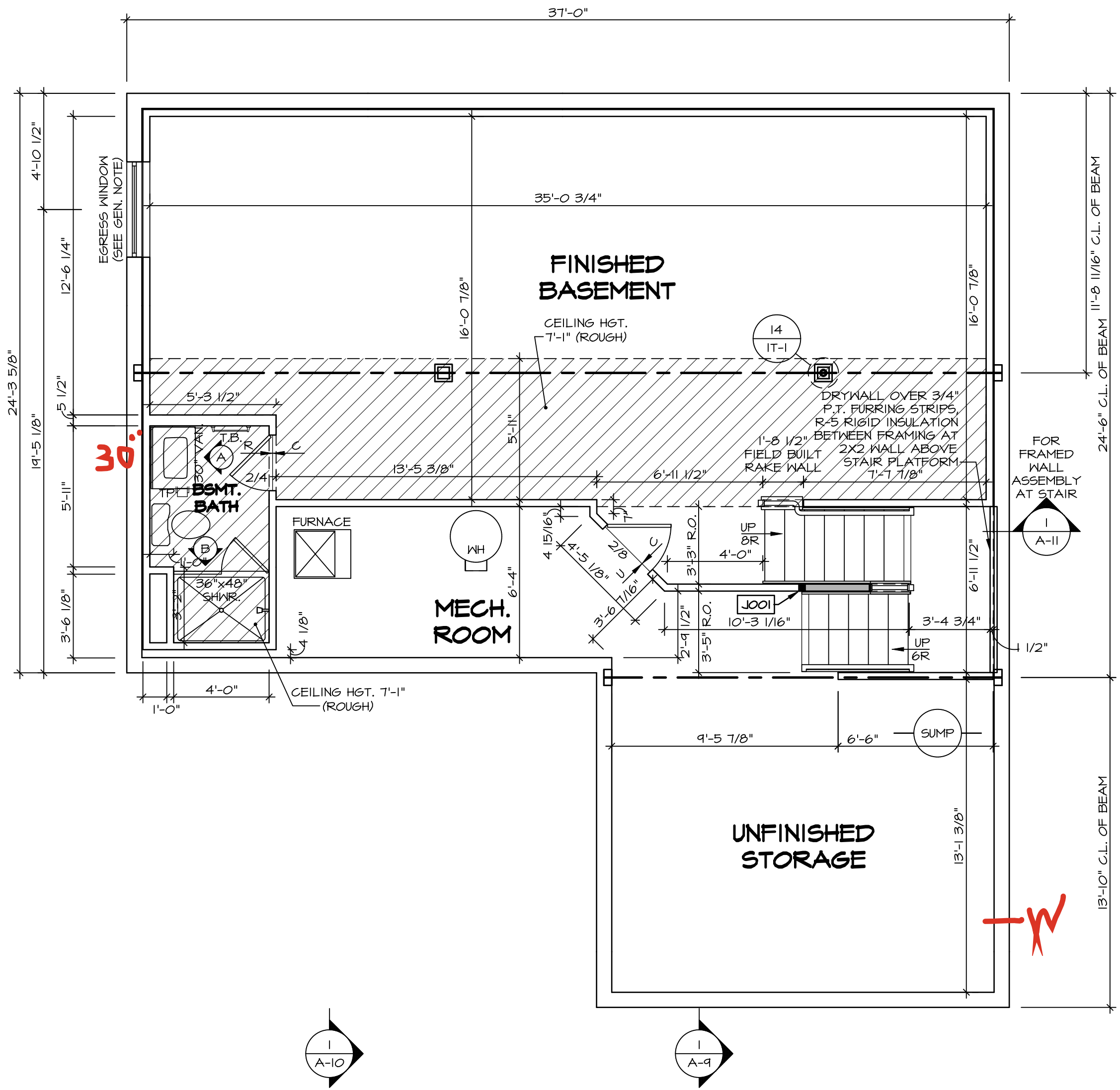
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| | | | |
|---|------------------|--------------|--|
| DIV-COMM-LOT-UNIT DCY-VG-0758 | | | |
| COMM-LOT VL65 OF KINNDING CREEK MARR CO - 0758 | | | |
| STREET ADDRESS 4870 FAIRWATER SPRINGS DR | APT. NO. ---- | | |
| CITY CENTERVILLE | STATE OH | ZIP 45458 | |

1
A-6

BASEMENT 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" 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/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 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

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 FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

| BASEMENT JACK SCHEDULE | | | | |
|------------------------|-------------------------------|---------|-----------|---------|
| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
| J001 | JACK - (2) 2X4 SPP STUD GRADE | FBA | B0031 | |

MODEL
COLUMBIA

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
BASEMENT FOUNDATION

13

SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY CVB
DATE: 06/11/25

OPTION
FBA

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DIV-COMM-LOT-UNIT
DCY-VG-0758

COM-LOT
VLE5 OF KINNING CREEK MARR CO - 0758

STREET ADDRESS
4870 FAIRWATER SPRINGS DR

CITY STATE OH
CENTERVILLE OH

ZIP
45458

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

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

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

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- NON BEARING WALL
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- 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/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 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.
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- 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.

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

- (2) PLY 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) PLY 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) 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 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.
- (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER: FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (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.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

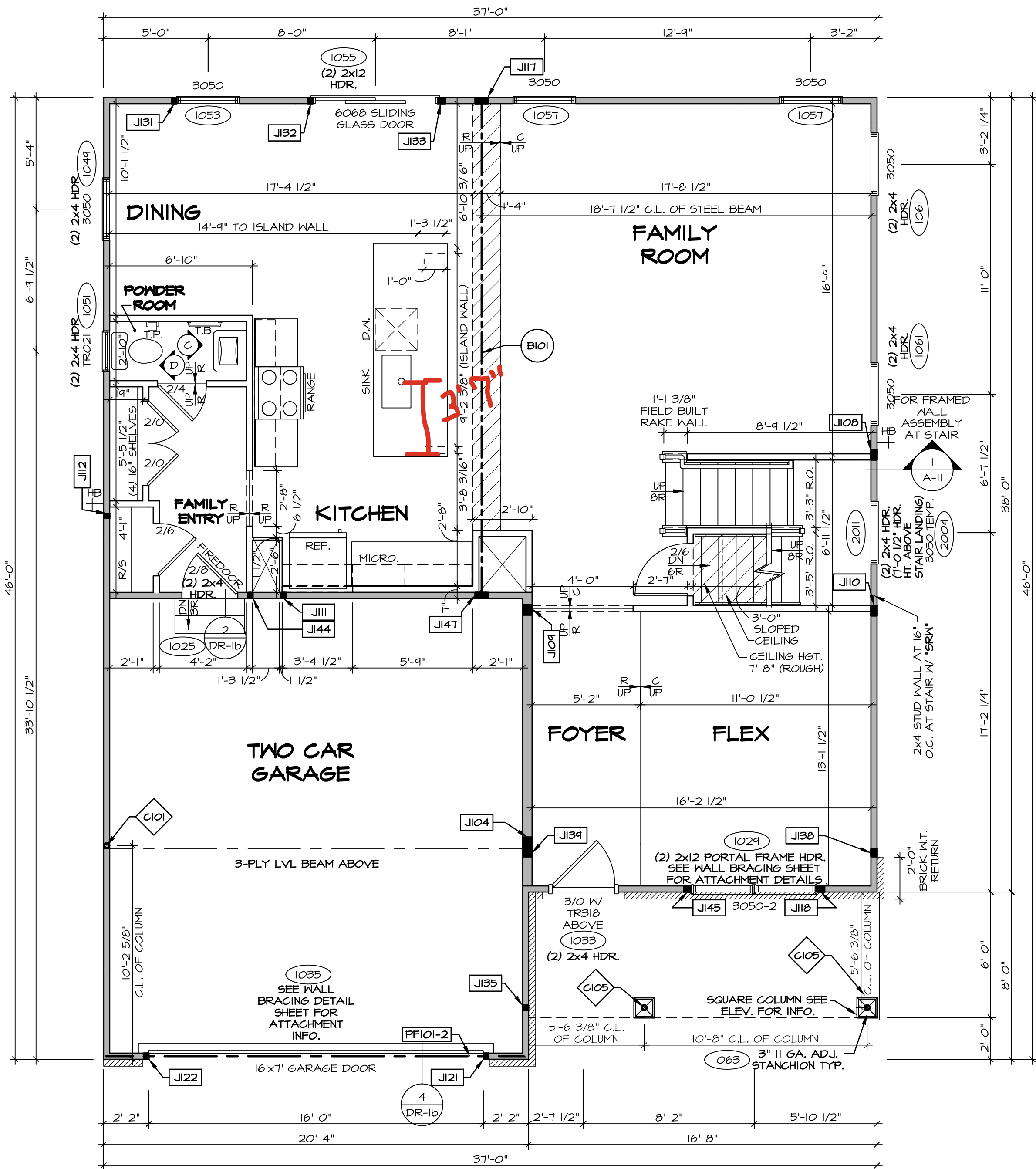
| IDENTIFIER | DESCRIPTION | LENGTH | OPTIONS | ENG. NUM. | REMARKS |
|------------|--------------------------------|-------------|----------|-----------|---------|
| B101 | BEAM STEEL - W12X30 W 2X6 SILL | 23'-10 3/4" | | 1023 | |
| PF101-2 | LVL 1.75 - 11'-04" | 20'-1" | GCB/ GCF | 1035 | |

STEEL COLUMN SCHEDULE

| IDENTIFIER | STYLE | HEIGHT | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------------|-----------|--|-----------|---------|
| C101 | STANCHION - 3 IN SCHED 40 | 4'-6" | GCB/ GCF, ELB/ ELL, 5XC, FBA/ FCA, SZL | 1006 | |
| C105 | STANCHION PORCH - 3 IN DIA 11GA ADJ | 4'-4 1/8" | FBA | 1063 | |

FIRST FLOOR JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|--------------------|-----------|---------|
| J104 | JACK - (5) 2X6 SPF STUD GRADE | 5XC, ELB/ ELL, SZL | 1006 | |
| J108 | JACK - (4) 2X4 SPF STUD GRADE | | 1014 | |
| J109 | JACK - (4) 2X6 SPF STUD GRADE | | 1016 | |
| J110 | JACK - (4) 2X4 SPF STUD GRADE | | 1016 | |
| J111 | JACK - (2) 2X4 SPF STUD GRADE | | 1018 | |
| J112 | JACK - (2) 2X4 SPF STUD GRADE | | 1020 | |
| J117 | JACK - (5) 2X4 SPH | | 1023 | |
| J118 | JACK - (3) 2X4 SPF STUD GRADE | | 1027 | |
| J121 | JACK - (2) 2X4 SPF STUD GRADE | GCB/ GCF | 1035 | |
| J122 | JACK - (2) 2X4 SPF STUD GRADE | GCB/ GCF | 1035 | |
| J131 | JACK - (2) 2X4 SPF STUD GRADE | | 1053 | |
| J132 | JACK - (2) 2X4 SPF STUD GRADE | | 1055 | |
| J133 | JACK - (3) 2X4 SPF STUD GRADE | | 1055 | |
| J135 | JACK - (2) 2X4 SPF STUD GRADE | | 1063 | |
| J138 | JACK - (3) 2X4 SPH | ELB/ ELL | 2010 | |
| J139 | JACK - (3) 2X6 SPF STUD GRADE | ELB/ ELL | 2010 | |
| J144 | JACK - (2) 2X4 SPF STUD GRADE | | 1018 | |
| J145 | JACK - (3) 2X4 SPF STUD GRADE | | 1027 | |
| J147 | JACK - (5) 2X4 SPH | | 1023 | |



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

DIV-COMM-LOT-UNIT

DCY-VG-0758

COM-LOT

VL55 OF WINING CREEK MARK CO - 0758

STREET ADDRESS

4870 FAIRWATER SPRINGS DR

CITY

CENTERVILLE

STATE

OH

ZIP

45458

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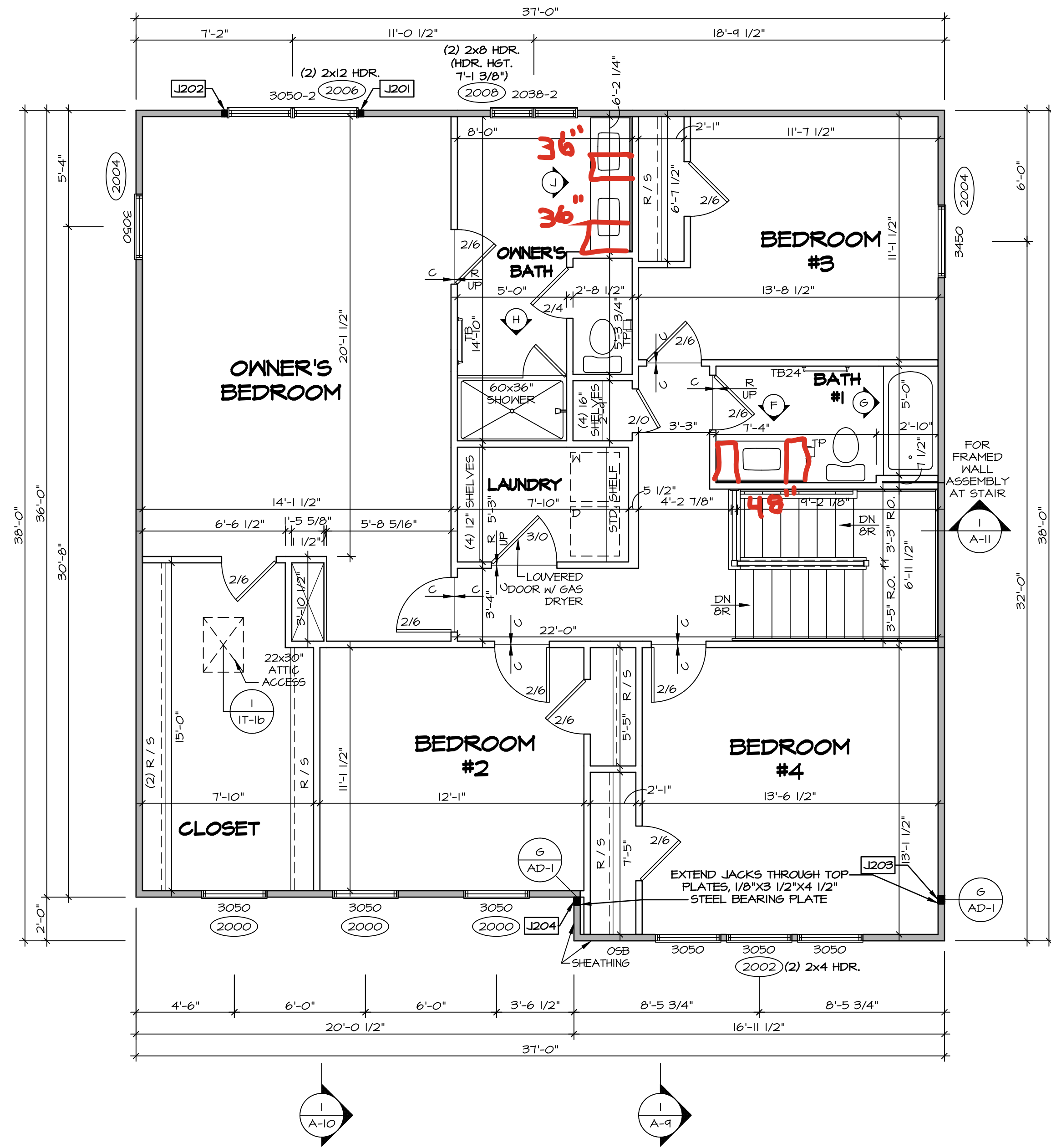
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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

SHEET NO.
A-7
MODEL
COLUMBIA
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

14



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

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

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

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- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM 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

SECOND FLOOR JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|----------|-----------|---------|
| J201 | JACK - (2) 2X4 SPF STUD GRADE | | 2006 | |
| J202 | JACK - (2) 2X4 SPF STUD GRADE | | 2006 | |
| J203 | JACK - (3) 2X4 SP#1 | ELB/ ELL | 2010 | |
| J204 | JACK - (3) 2X4 SP#1 | ELB/ ELL | 2010 | |

DIV-COMM-LOT-UNIT
DCY-VG-0758

COM-LOT
VLE5 OF KININGS CREEK MARR CO - 0758

STREET ADDRESS
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SHEET NO.
A-8

MODEL
COLUMBIA

DRAWING TITLE
SECOND FLOOR PLAN

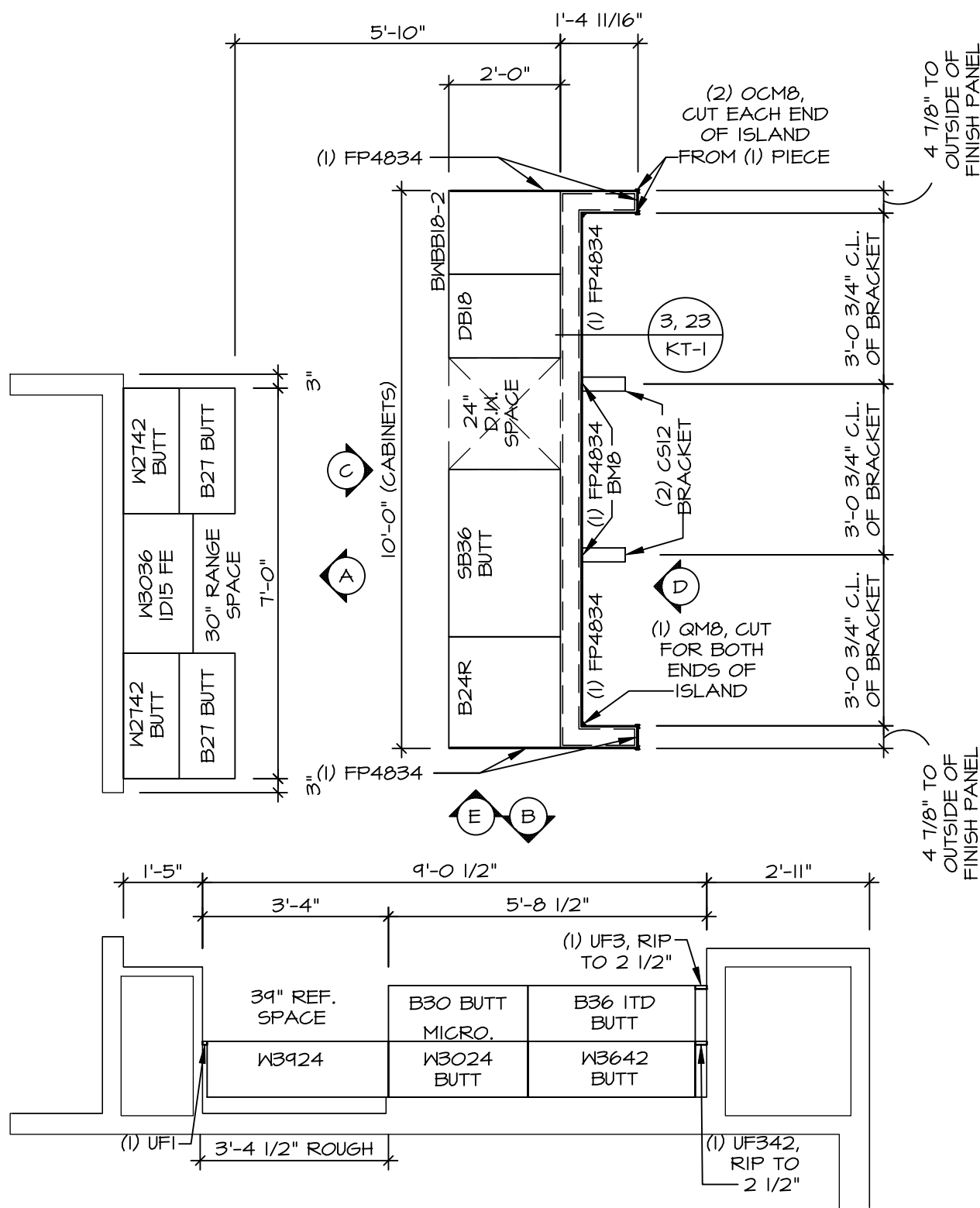
OPTION DESCRIPTION

SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

15

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

- 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 11A(TH) 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 MOLDING.
 6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-1b

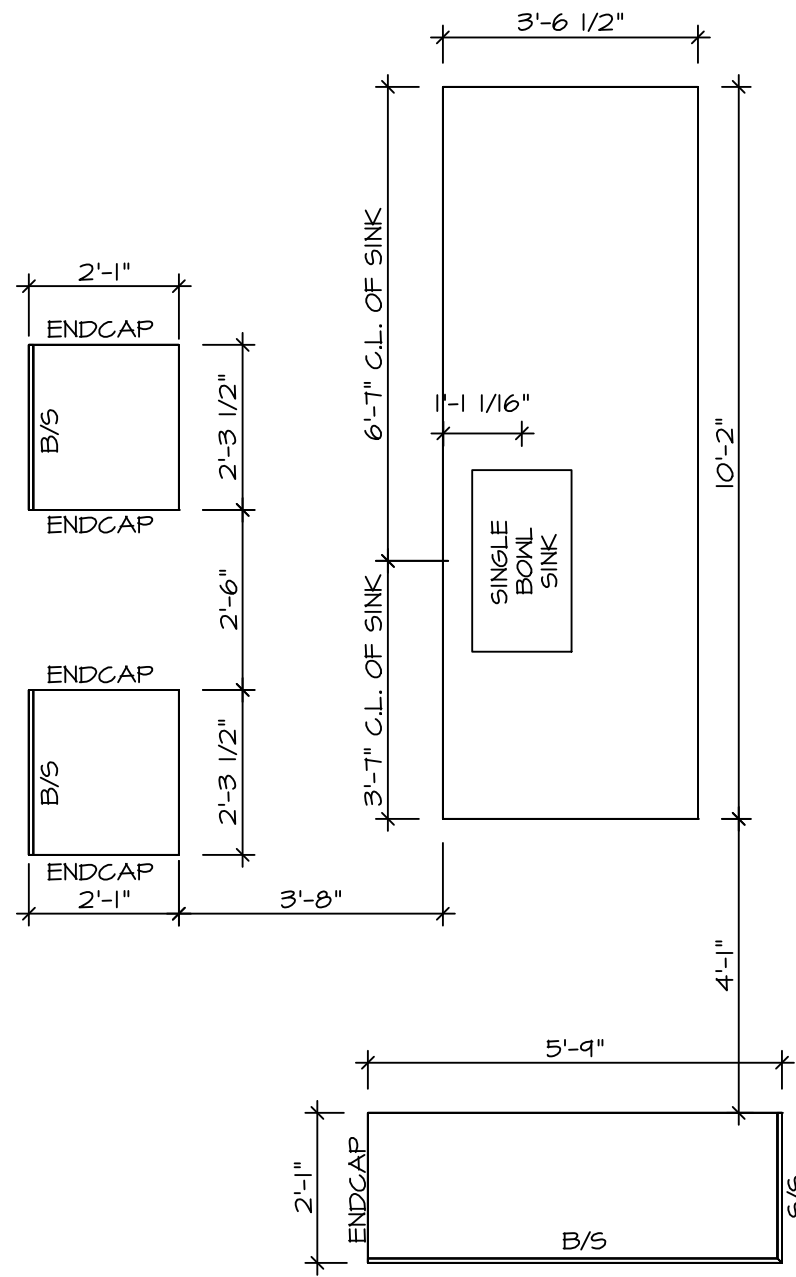


KITCHEN CABINET LAYOUT KC-3521(TC)

APPLIANCE LAYOUT W/ RANGE (TC) "KAI"

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

1
A-12



KITCHEN COUNTERTOP LAYOUT KC-3521(TC)

APPLIANCE LAYOUT W/ RANGE (TC) "KAI"

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

2
A-12

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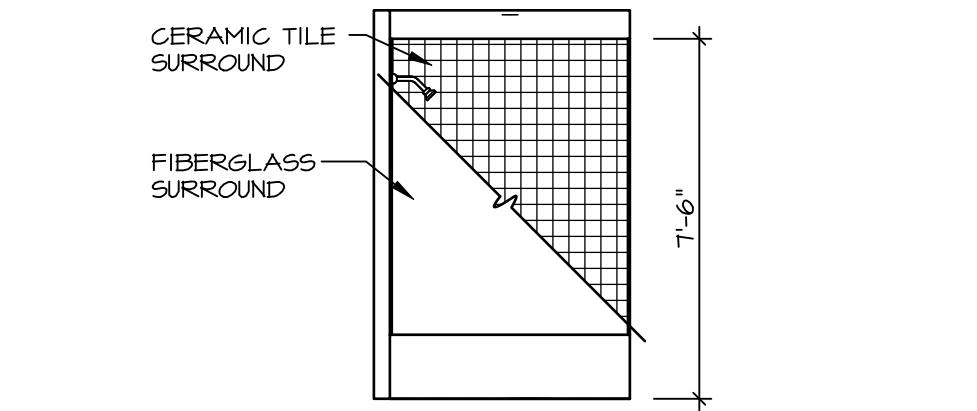
SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE: ----
OPTION

SHEET NO.
COLUMBIA
DRAWING TITLE
KITCHEN
OPTION DESCRIPTION

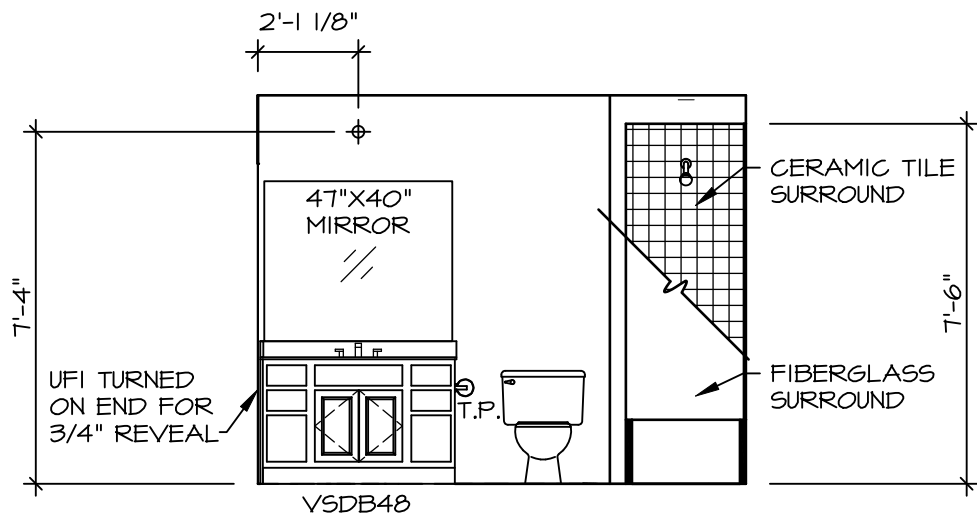
A-12
19

BATH NOTES:

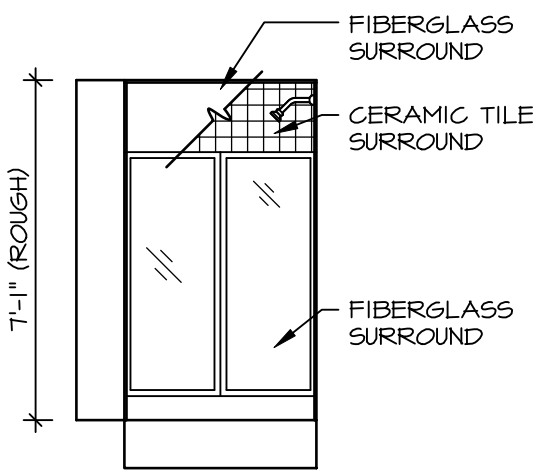
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. REFER TO DETAILS IT- FOR TUB AND SHOWER.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN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



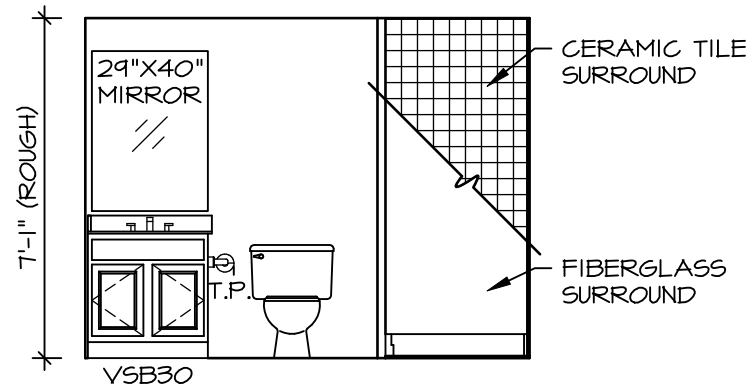
G BATH #1
SCALE: 1/4" = 1'-0"



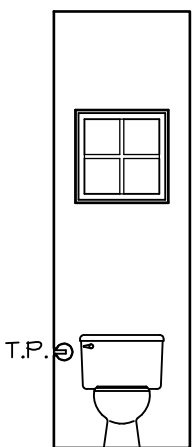
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



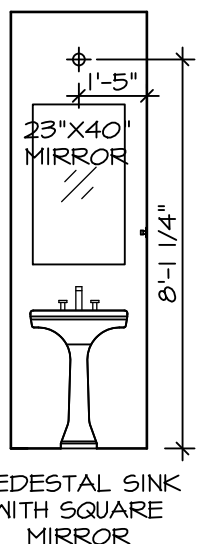
B BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



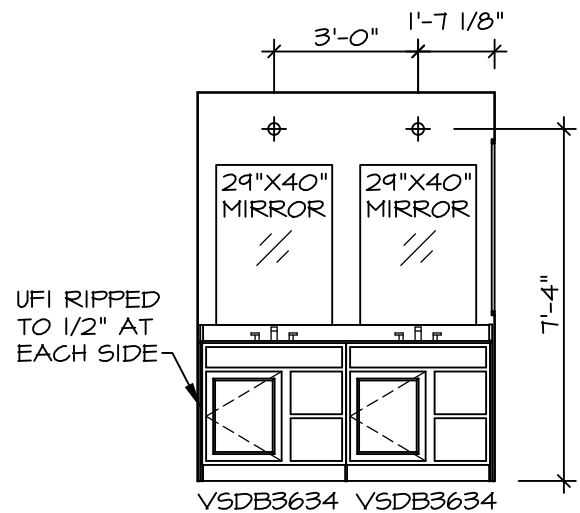
A BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



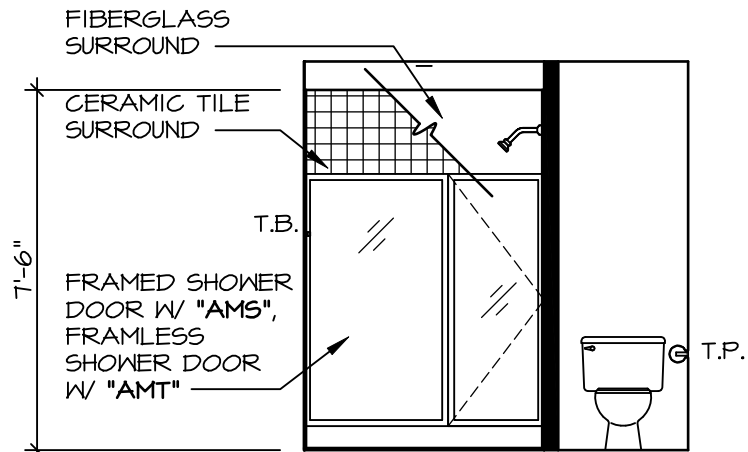
D POWDER ROOM
SCALE: 1/4" = 1'-0"



C POWDER ROOM
SCALE: 1/4" = 1'-0"

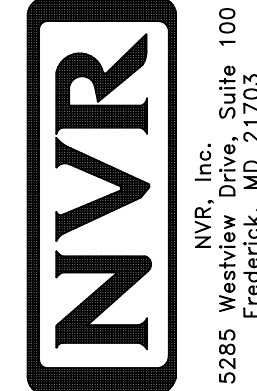


J OWNER'S BATH
SCALE: 1/4" = 1'-0"



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

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SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

MODEL
COLUMBIA
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
20

DIV-COMM-LOT-UNIT
DCY-VG-0758
COMM-LOT
VLEES OF KINDING CREEK MARR CO - 0758
STREET ADDRESS
4870 FAIRWATER SPRINGS DR
CITY
CENTERVILLE
STATE
OH
ZIP
45458