

VG 783

9814 KNOLL CREEK CT

CENTERVILLE, OH 45458

2 Story Basement

vent floor drain

1 shower

1 tub

WATER SOFTENER ROUGH-IN

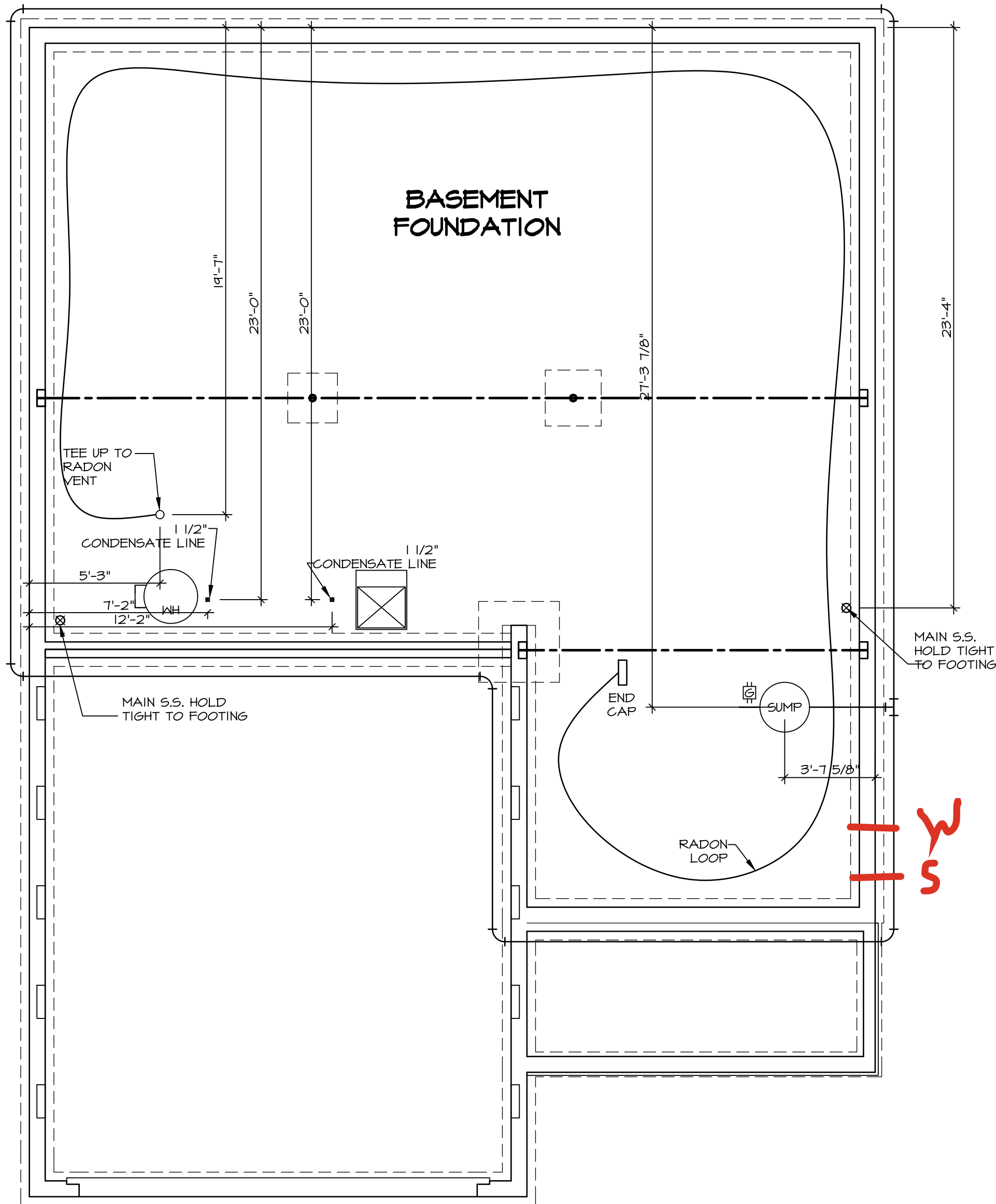
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

50 Gal Electric

Gas Furnace



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

## PLUMBING PLAN

### 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**

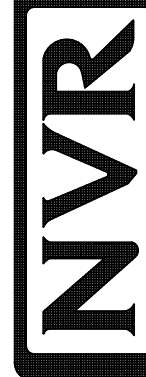
MODEL  
**BALLENGER**

DRAWING TITLE  
PLUMBING

OPTION DESCRIPTION

10

SET NO. BL600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION



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

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any purpose without the written consent of NVR, Inc.

DIV-COMM-LOT-UNIT

**DCY-VG-0783**

COMM-LOT

VL65 OF KINDING CREEK MARR CO - 0783

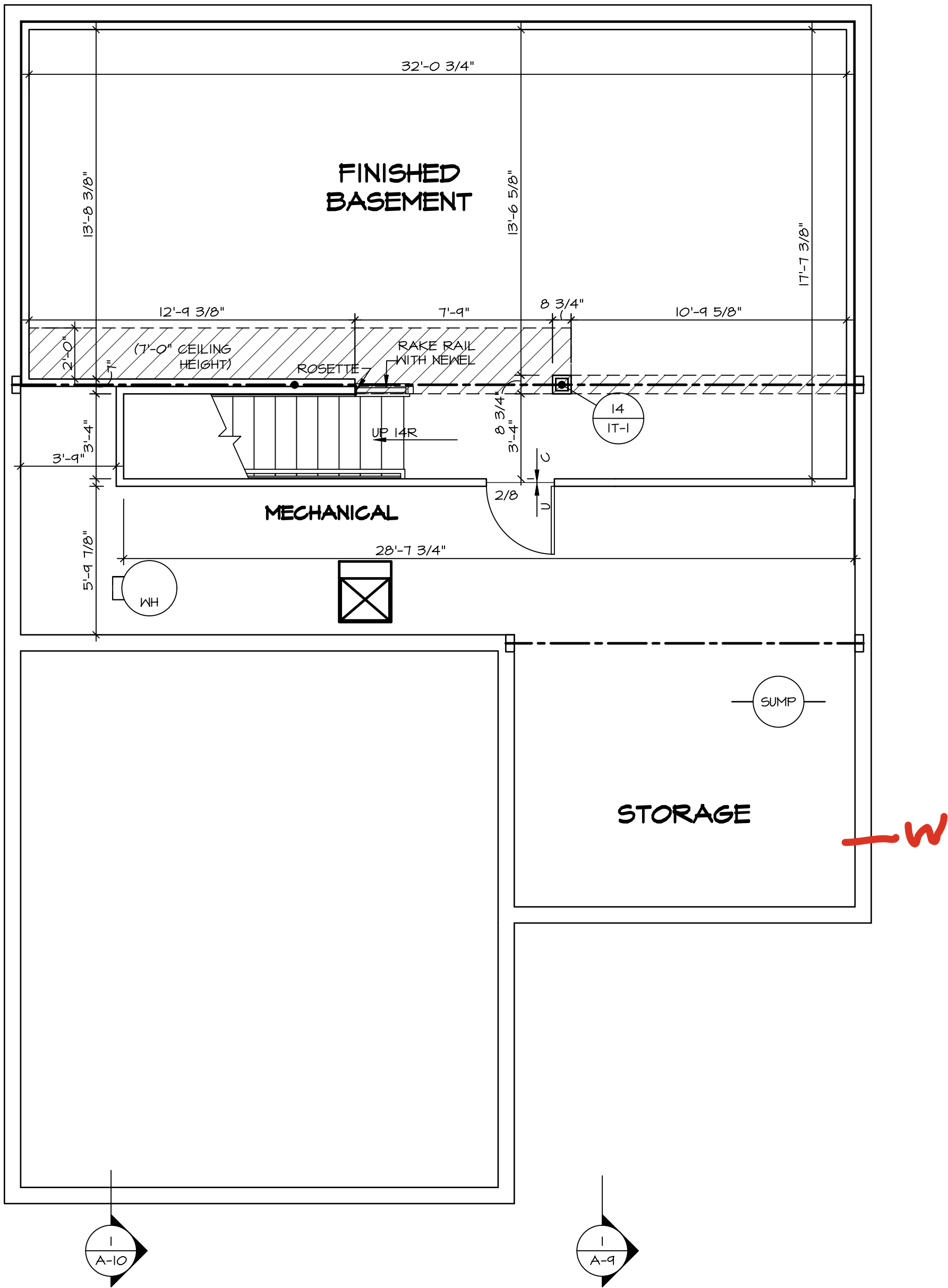
STREET ADDRESS  
4014 KNOLL CREEK CT

APT. NO.  
----

CITY  
CENTERVILLE

STATE  
OH

ZIP  
45458



**BASEMENT FLOOR PLAN**

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

- 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

- 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", 8' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
  - BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.
  - 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

SHEET NO. <b>A-6</b>	MODEL <b>BALLENGER</b>	SET NO. BL600
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
	OPTION DESCRIPTION 	RELEASE NO. ---- DRAWN BY DATE: OPTION

**NVR** Inc., Suite 100  
5285 Westview Dr.  
Frederick, MD 21703

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or manner whatsoever, nor are they to be used for any purpose other than the first obtaining the express written consent of NVR, Inc.

DIV-COMM-LOT-UNIT <b>DCY-VG-0783</b>			
COMM-LOT	STREET ADDRESS VLEES OF KINNING CREEK MARR CO - 0783	APT. NO. ----	ZIP 45458
CITY CENTERVILLE	STATE OH		



## PLAN TO PLY FASTENING SCHEDULE:

(WHERE APPLICABLE BASED ON LVL USE)

- (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLYS W/ (3) 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.
- (3) 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.
- (3) 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 TO AND INCLUDING 11 7/8" TALL: FASTEN PLYS W/ (3) 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 22" TALL AND OVER: FASTEN PLYS WITH (5) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE, EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



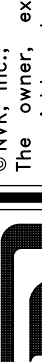
## GYPSUM NOTES:

AT GARAGE:

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

AT STAIRS:

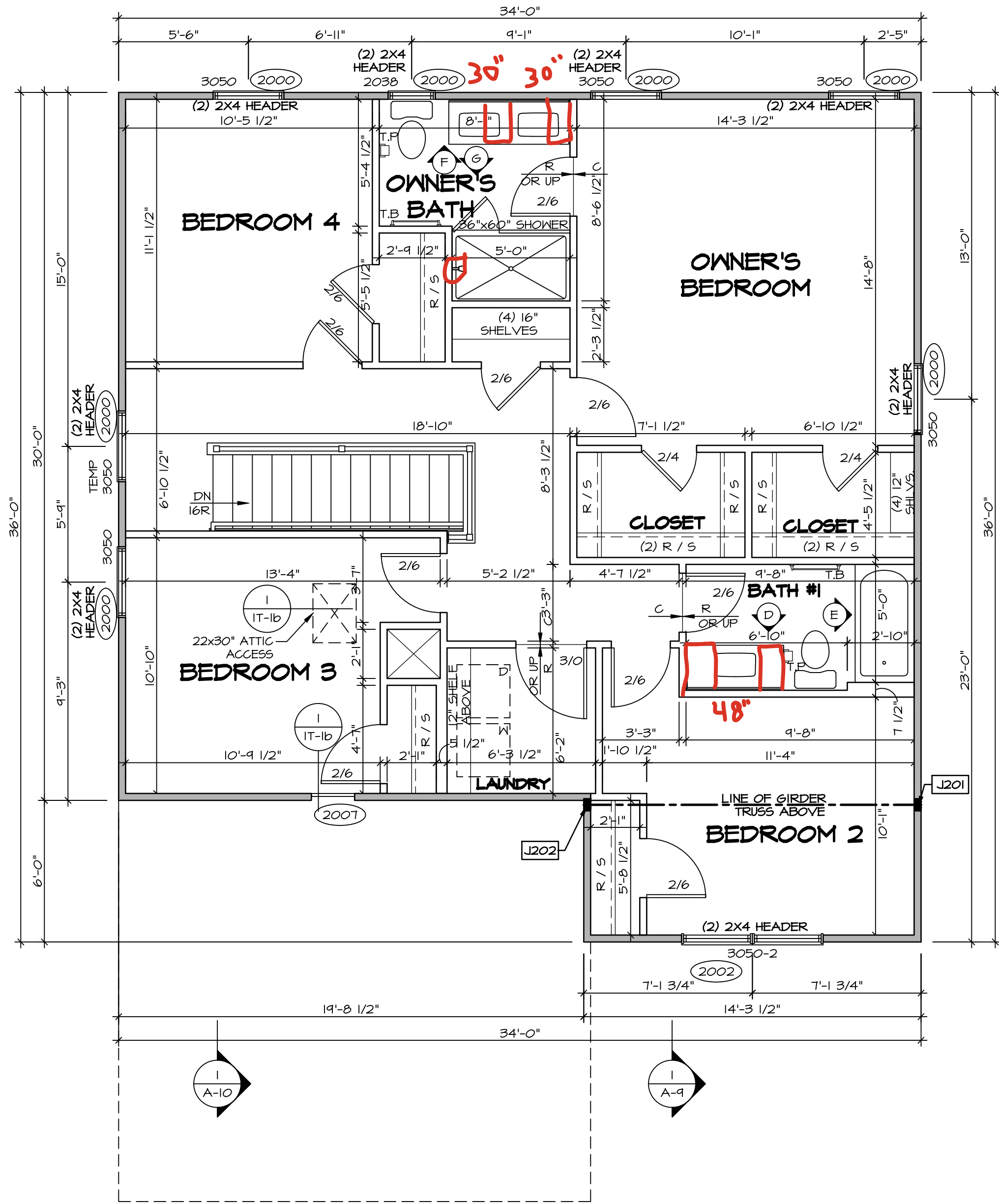
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. <b>A-7</b>	MODEL <b>BALLENGER</b>	SET NO. <b>BL-500</b>		<div><div></div><div>NVR, Inc. The owner, expressly reserves its copyright and all other rights in this drawing and the information contained herein. No part of this drawing may be reproduced, in whole or in part, without the prior written consent of NVR, Inc.</div></div>	DIV-COMM-LOT-UNIT <b>DCY-Y6-0783</b>
		VERSION <b>0</b>	COMM-LOT		
		DRAWING TITLE <b>FIRST FLOOR PLAN</b>	V-65 OF WINDING CREEK MARR CO - 0783		
		DRAWN BY	STREET ADDRESS <b>4914 KNOLL CREEK CT</b>		
		DATE:	APT. NO. <b>----</b>	CITY <b>CENTERVILLE</b>	STATE <b>OH</b>
		OPTION	5285 Westwood Lane Frederick, MD 21703		<b>45459</b>
<b>12</b>					



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

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. N.M.	REMARKS
J201	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	
J202	JACK - (4) 2X4 SPF STUD GRADE	ELA, ELK	2004	



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

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 FC 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.
- 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 8/11-19 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 WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.
- 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:

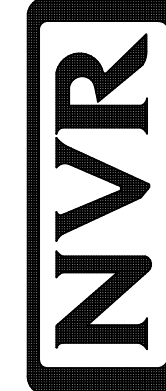
AT GARAGE:

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

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.



NVR, Inc., Suite 100  
5285 Westwick Lane  
Frederick, MD 21703

SET NO. BL600  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

SHEET NO.  
A-8  
MODEL  
BALLENGER  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION

13

DIV-COMM-LOT-UNIT  
DCY-VG-0783

COMM-LOT  
VLE55 OF KINDING CREEK MARR CO - 0783

STREET ADDRESS  
4814 KNOLL CREEK CT

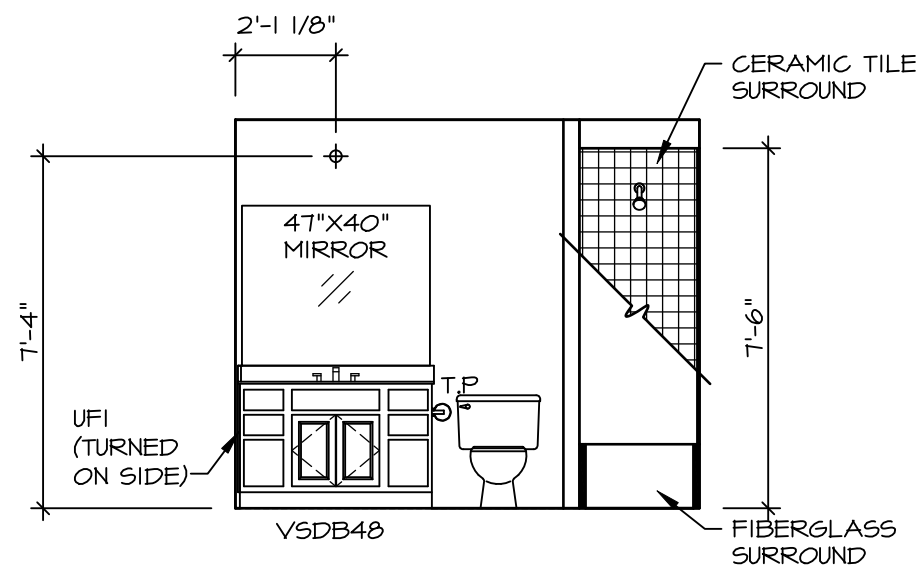
APT. NO.  
----

CITY  
CENTERVILLE

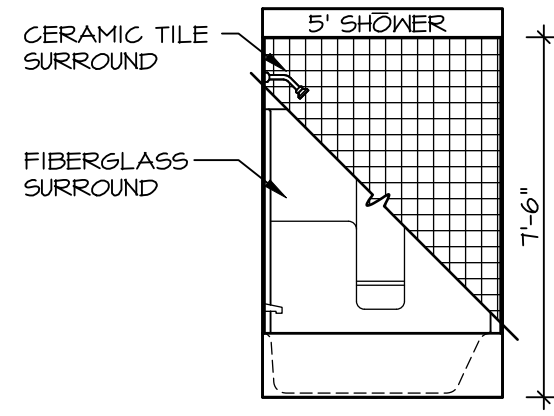
STATE  
OH

ZIP  
45458

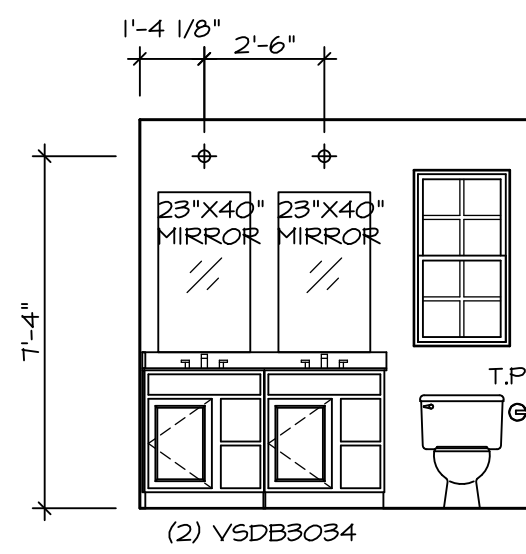




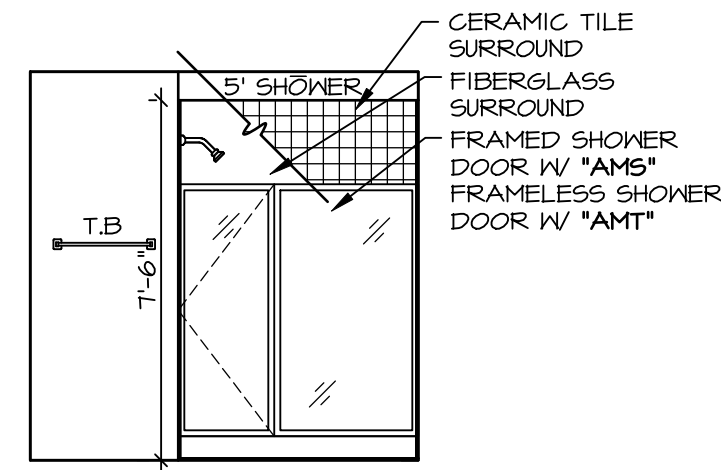
**D BATH #1**  
SCALE: 1/4" = 1'-0"



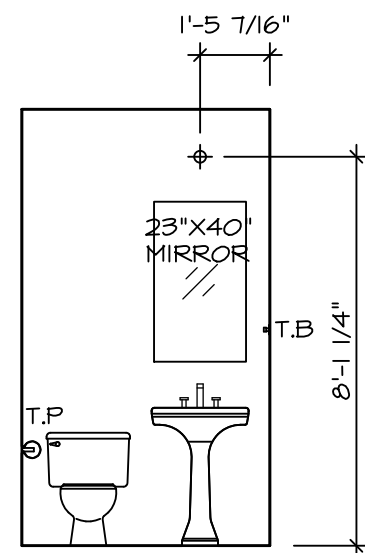
**E BATH #1**  
SCALE: 1/4" = 1'-0"



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



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

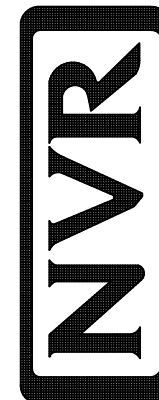


**C POWDER ROOM**  
SCALE: 1/4" = 1'-0" "SZT"

- 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.

SHEET NO.	MODEL	SET NO.	BL600
<b>A-13</b>	<b>BALLENGER</b>	VERSION	01
	DRAWING TITLE	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	
		DATE:	
		OPTION	

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or manner whatsoever, nor are they to be used for any purpose other than the first obtaining the expressed written consent of NVR, Inc.



NVR, Inc., Suite 100  
5285 Westview, MD 21703  
Frederick, MD 21703

DIV-COMM-LOT-UNIT	<b>DCY-VG-0783</b>
COMM-LOT	VL65 OF KINDING CREEK MARR CO - 0783
STREET ADDRESS	APT. NO.
4814 KNOLL CREEK CT	----
CITY	STATE
CENTERVILLE	OH
	ZIP
	45458