

VG 786

2343 COLD STREAM DR
CENTERVILLE, OH 45458

2 Story Basement

Finished basement and full bath

2 shower

2 tub

1 soaking tub - deckmount

WATER SOFTENER ROUGH-IN - HOSE BIB RAN SEPERATELY

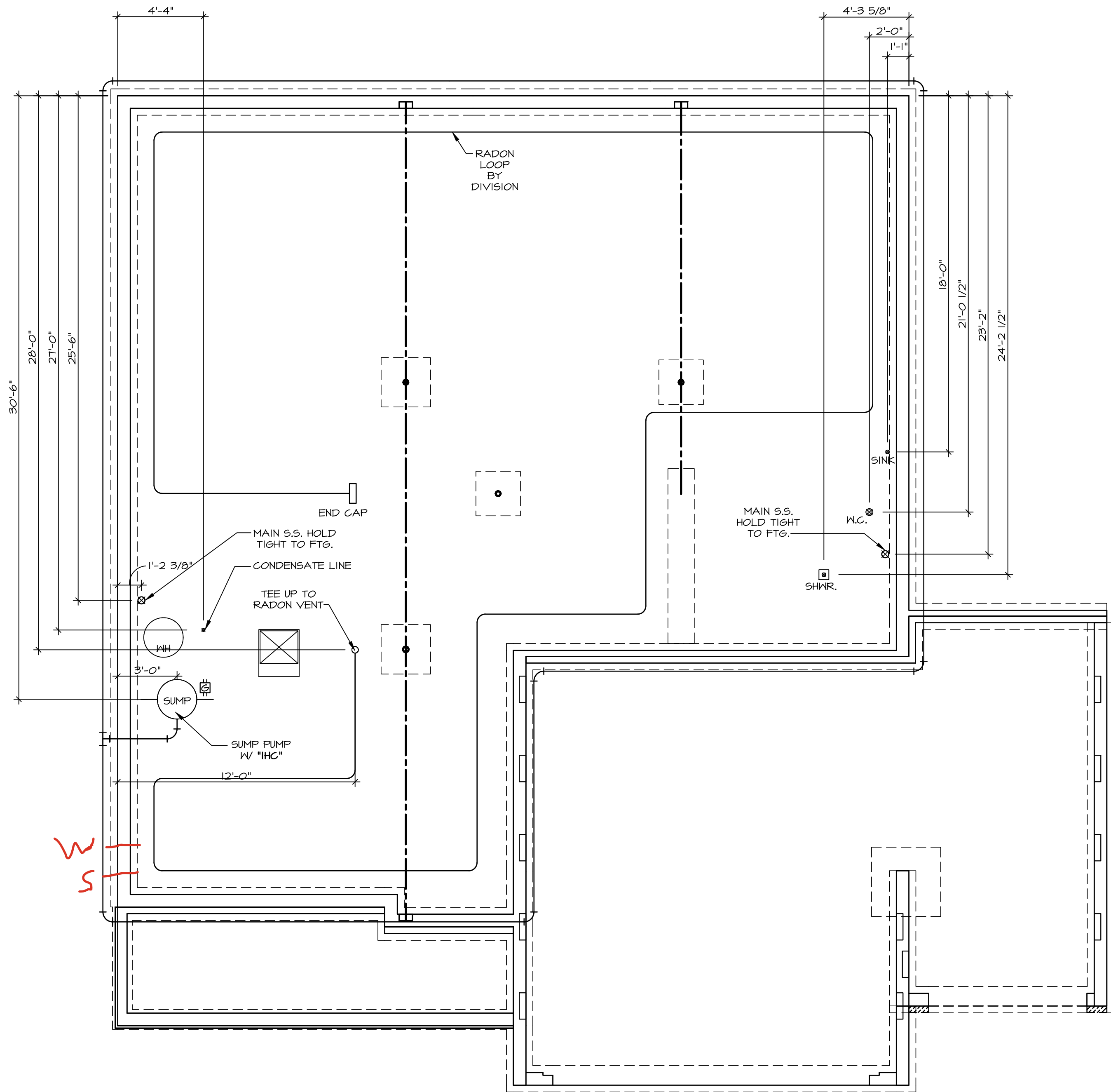
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

Gas Furnace



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

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:

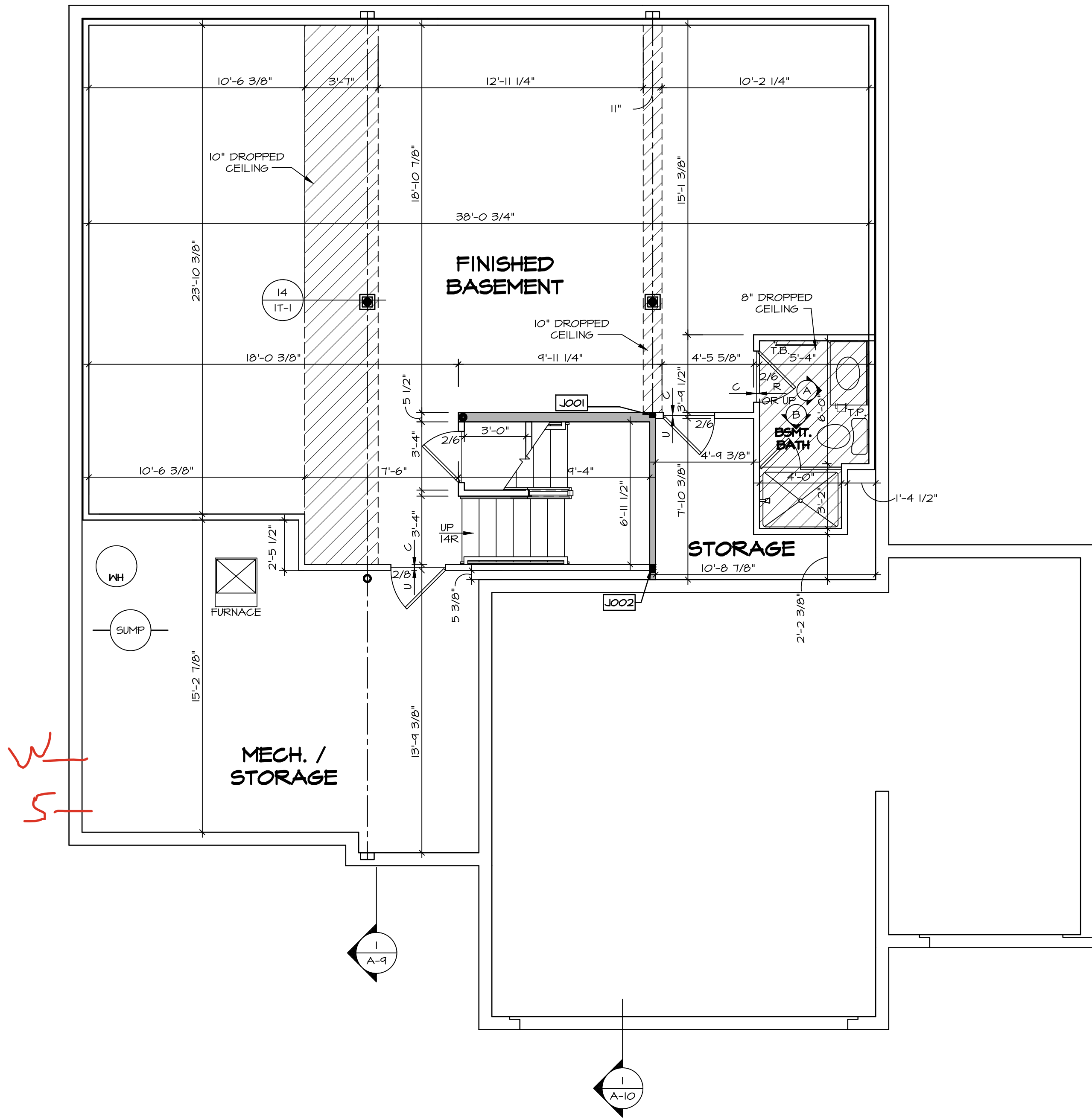
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO. A-5	MODEL LEHIGH	SET NO. LGH00	C:\NVR\Solves\LEHIGH_LGH00_01\DCY-VG-0786\3314533\ Sheets\Lot_Specific\A-5 PLMG_LS.dwg 02/25/25 - 11:05 am
	DRAWING TITLE PLUMBING	VERSION 01	
	OPTION DESCRIPTION	RELEASE NO. ---- DRAWN BY DATE:	
	10	OPTION	

DIV-COMM-LOT-UNIT DCY-VG-0786			
COMM-LOT VL65 OF KINNDING CREEK MARR CO - 0786			
STREET ADDRESS 2343 COLD STREAM DR			
CITY CENTERVILLE	STATE OH	APT. NO. ----	ZIP 45458

		NVR, Inc., Suite 100 5285 Westwood Frederick, MD 21703
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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 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 8/11-1B 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-0786

COM-Lot

VLS5 OF WINNING CREEK MARR CO - 0786

STREET ADDRESS

2343 COLD STREAM DR

CITY

CENTERVILLE

STATE

OH

ZIP

45459

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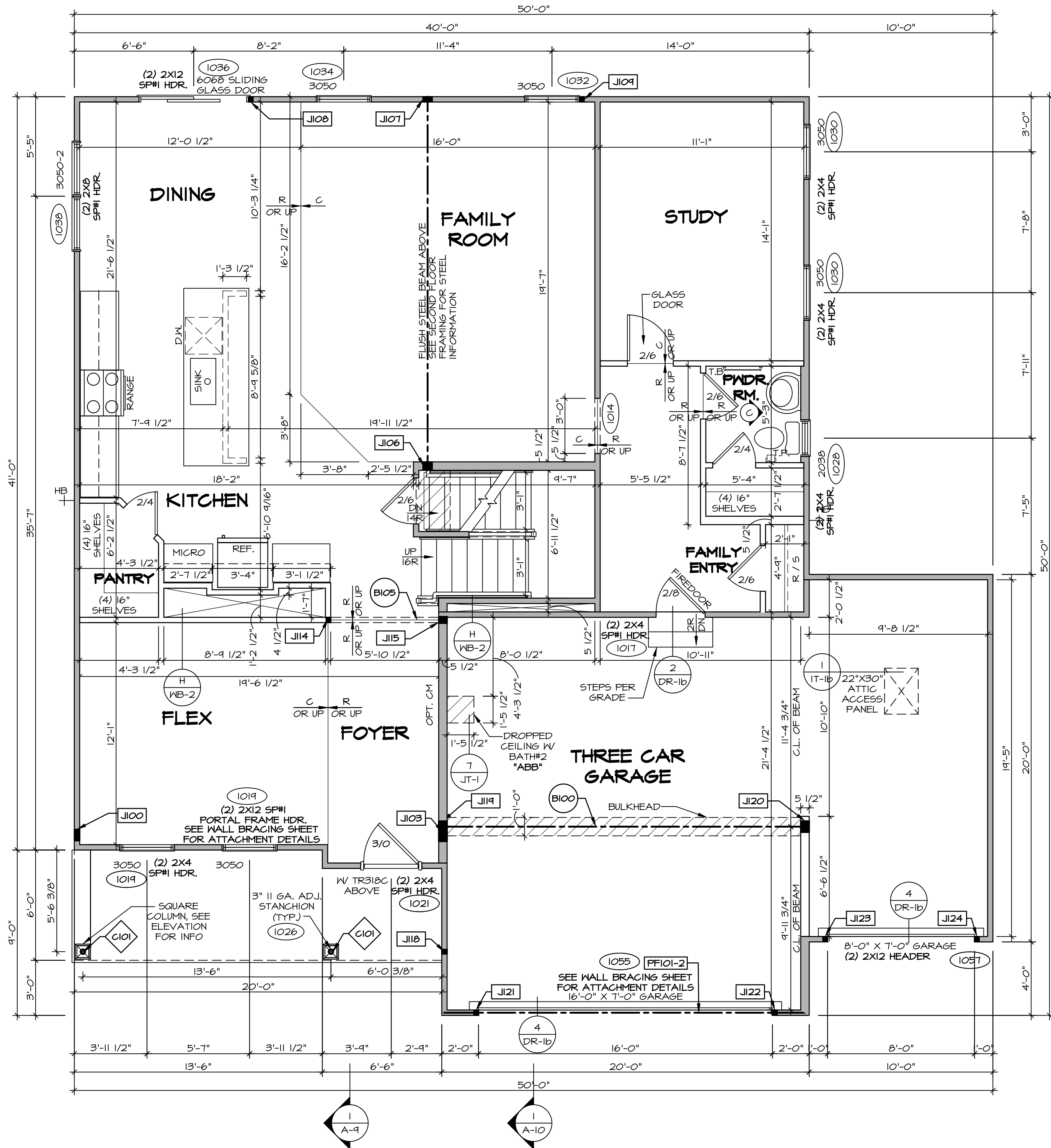
NVR

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

02/25/25

11:05 am

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	
J100	JACK - (5) 2X4 SP#1		2000	
J103	JACK - (4) 2X6 SFF STUD GRADE	ELC	2000	
J106	JACK - (4) 2X6 SFF STUD GRADE		1016	
J107	JACK - (4) 2X4 SFF STUD GRADE		1016	
J108	JACK - (2) 2X4 SFF STUD GRADE		1036	
J109	JACK - (2) 2X4 SFF STUD GRADE		1032	
J114	JACK - (2) 2X4 SFF STUD GRADE		1073	
J115	JACK - (3) 2X6 SFF STUD GRADE		1073	
J118	JACK - (2) 2X4 SFF STUD GRADE		1026	
J119	JACK - (5) 2X6 SP#1	SXC	1044, 1044	
J120	JACK - (5) 2X6 SFF STUD GRADE	6CB, 6CF	1044, 1044	
J121	JACK - (2) 2X4 SFF STUD GRADE	6CB, 6CF	1055	
J122	JACK - (2) 2X4 SFF STUD GRADE	6CB, 6CF	1055	
J123	JACK - (2) 2X4 SFF STUD GRADE	6CF	1057	
J124	JACK - (2) 2X4 SFF STUD GRADE	6CF	1057	



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

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

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.
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- SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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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.

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

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

LVL FLY TO FLY 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/ (3) 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.
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- (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) FLY (ALL SIZES): FASTEN PLIES 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
B100	BEAM STEEL - W12X35	20'-1 1/2"	SXC	1044, 1044	
B105	INT HEADER - 2X8 - 2 PLY	6'-1"		1073	
FF101-2	LVL 1.75 - 11'-04"	19'-9"	6CB, 6CF	1055	2-PLY, 1A, PORTAL FRAME

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 16GA ADJ	8'-8 5/8"		1026	

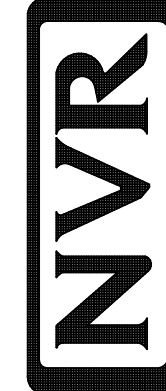
DIV-COMM-LOT-UNIT
DCY-VG-0786

COM-LOT
V165 OF MINNDING CREEK MARR CO - 0786
STREET ADDRESS
2343 GOLD STREAM DR
CITY
CENTERVILLE

APT. NO.

STATE
OH
ZIP
45458

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

SHEET NO.
A-7
MODEL
LEHIGH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
12

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

FLOOR PLAN NOTES:

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LEGEND

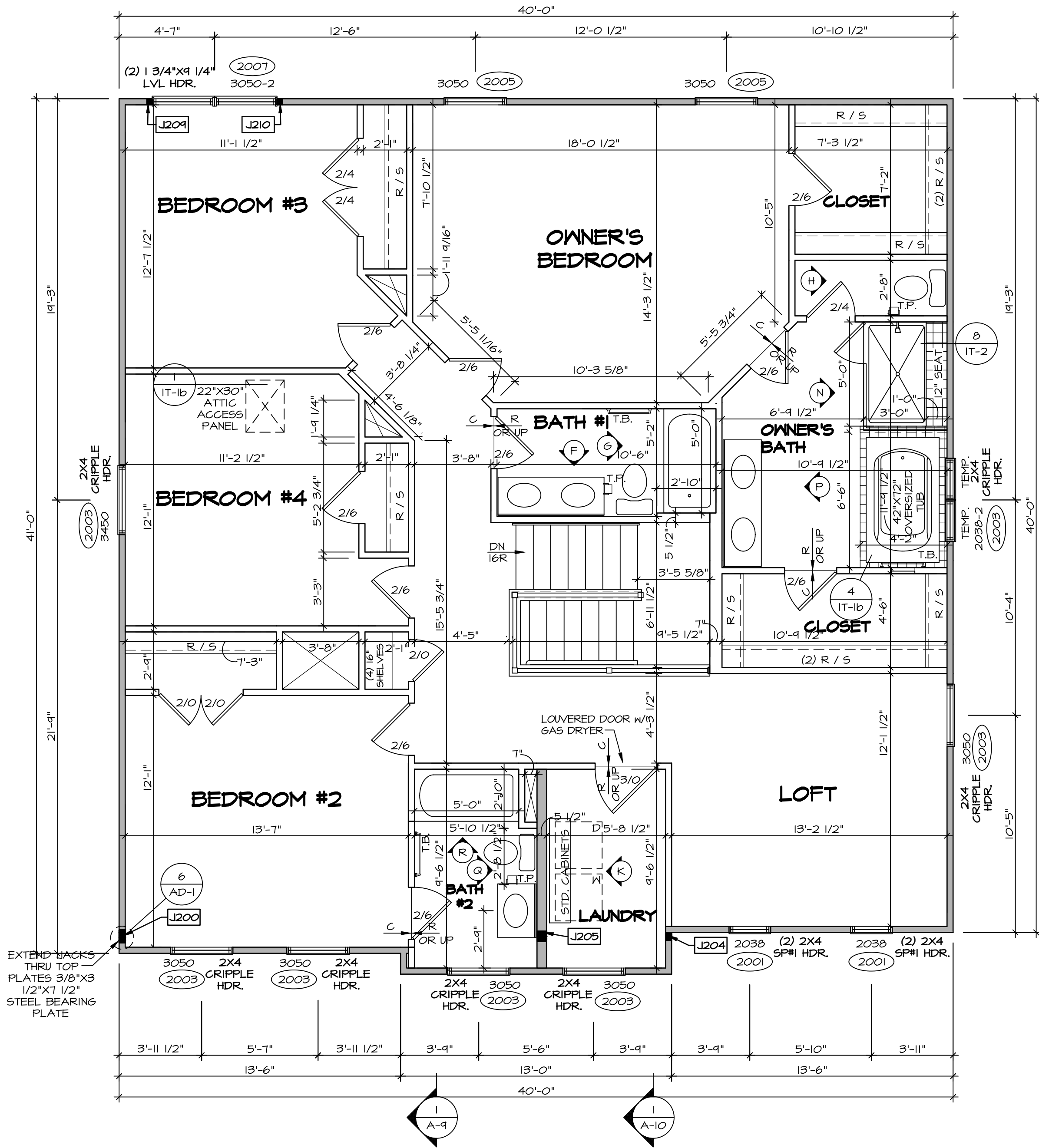
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
- SEE FA DETAILS 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 SFFH		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"

DCY-VG-0786

DIV-COMM-LOT-UNIT
COM-LOT
VLS5 OF NINDING CREEK MARR CO - 0786
STREET ADDRESS
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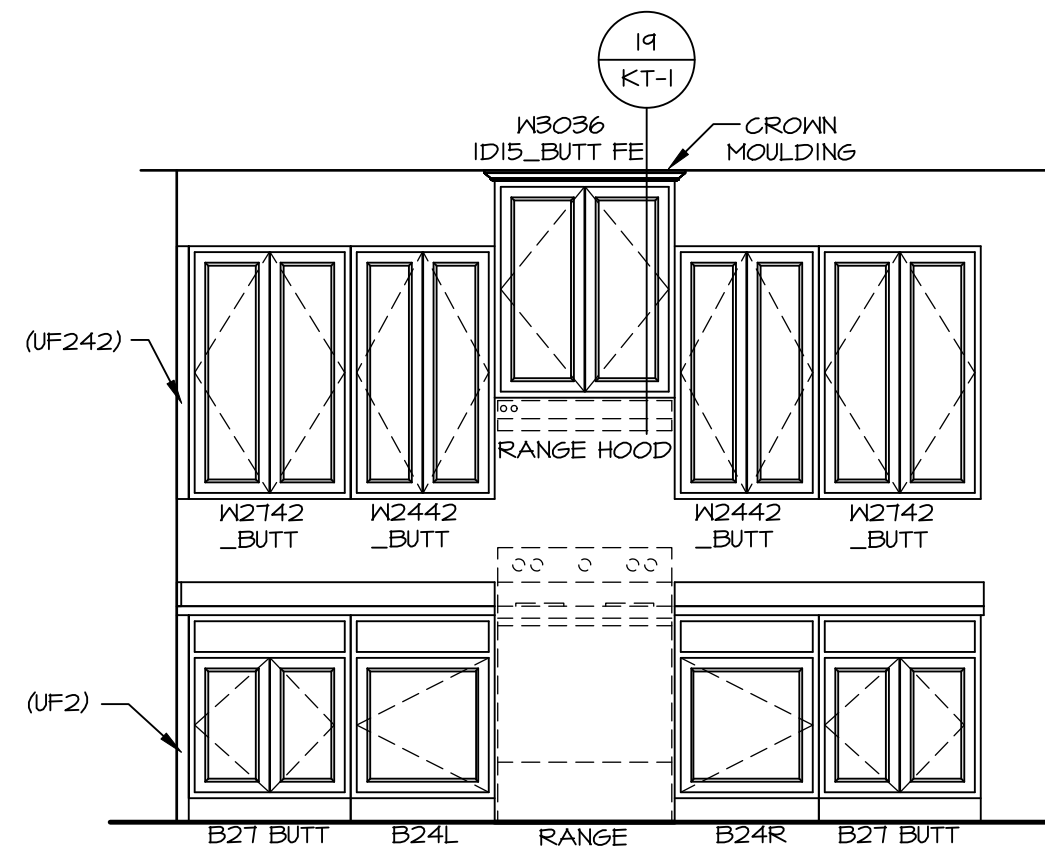
SHEET NO.
A-8
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION
13

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

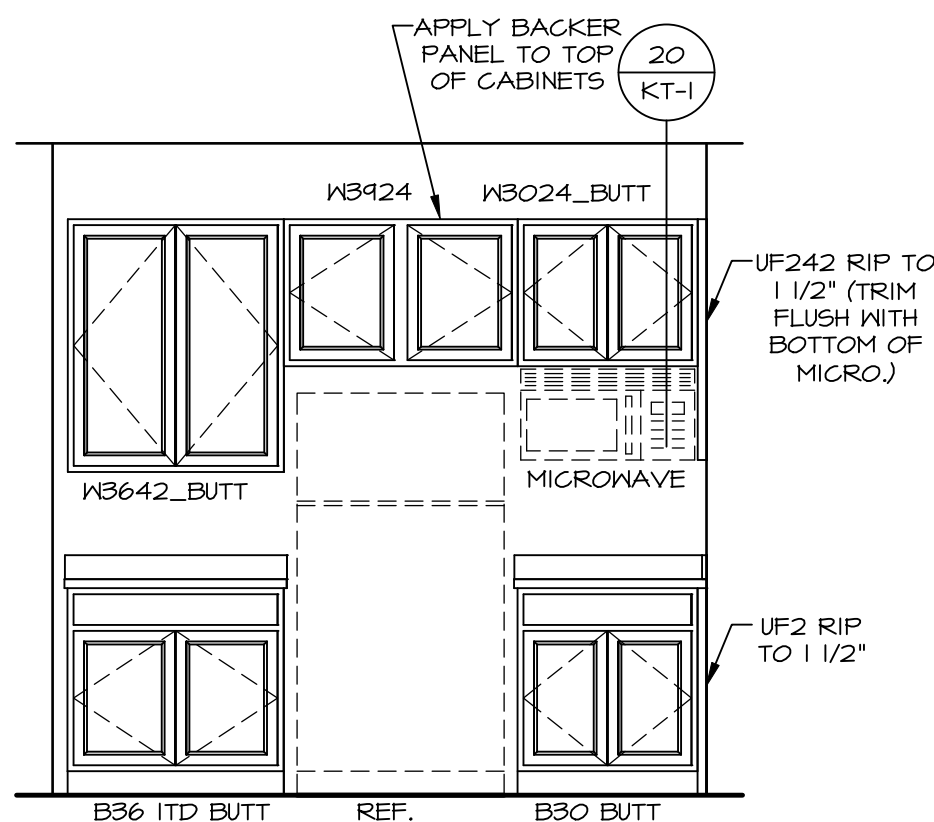
NOTES:

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



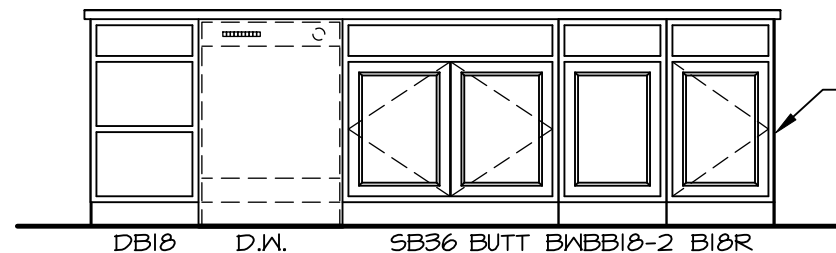
A CABINET ELEVATION

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



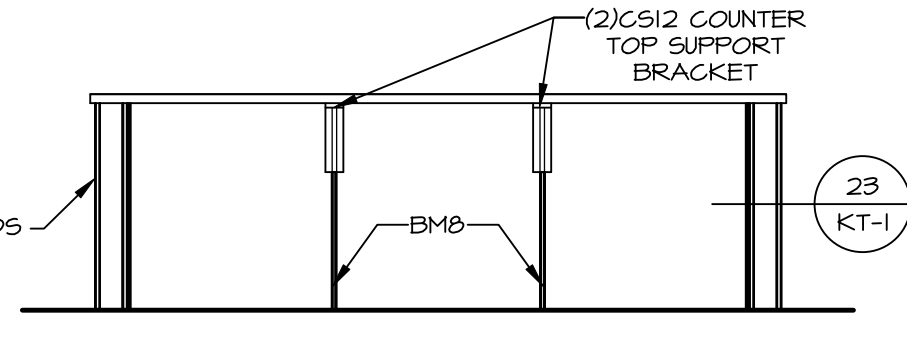
B CABINET ELEVATION

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



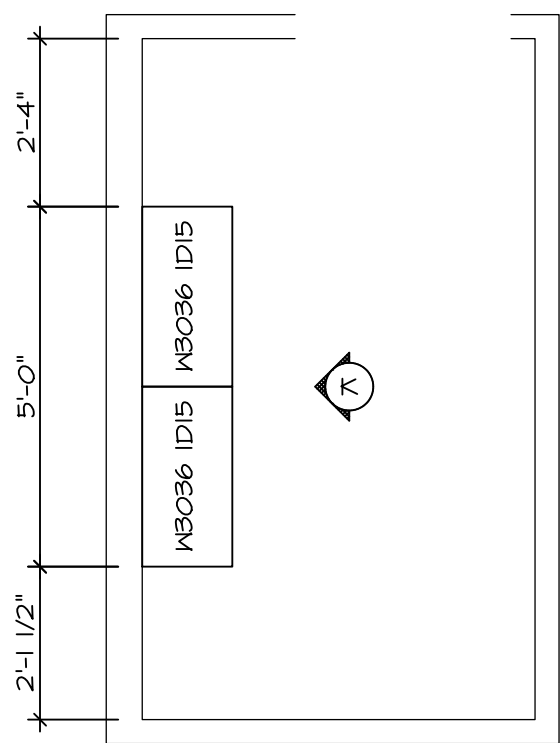
E CABINET ELEVATION

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



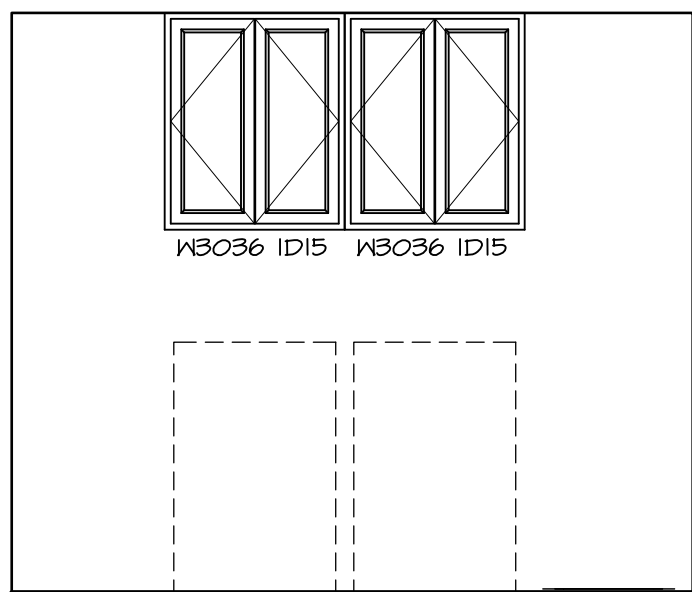
D CABINET ELEVATION

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



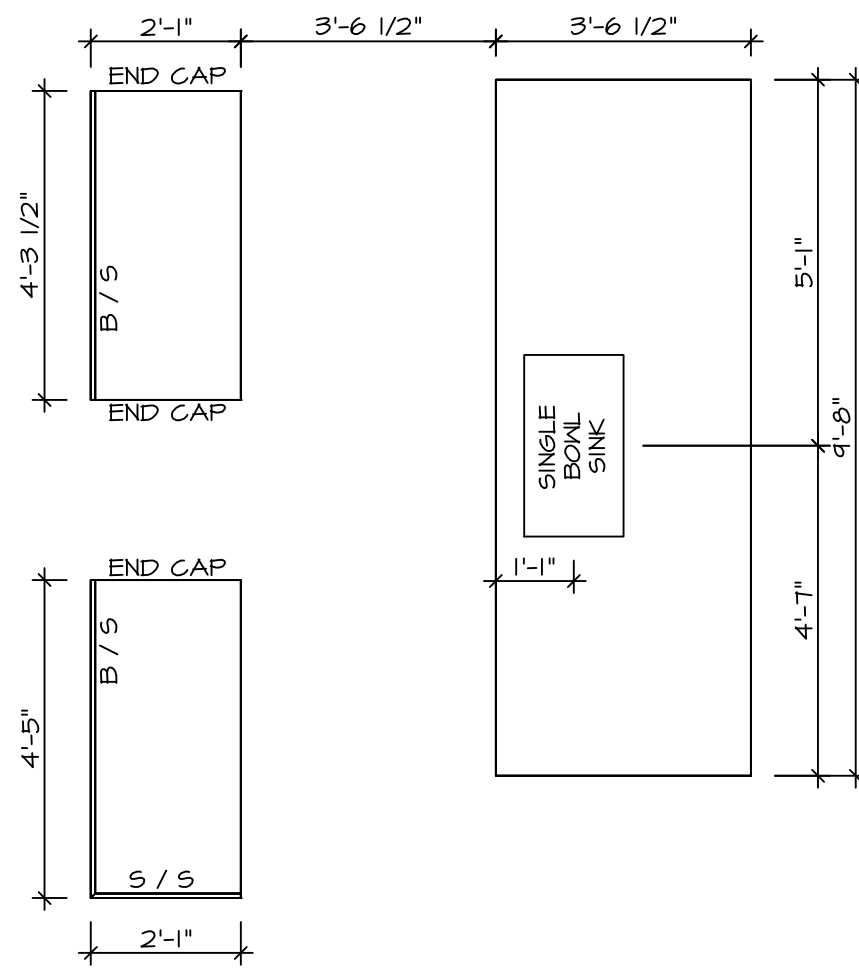
LAUNDRY CABINET PLAN KC - 3503

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



K CABINET ELEVATION

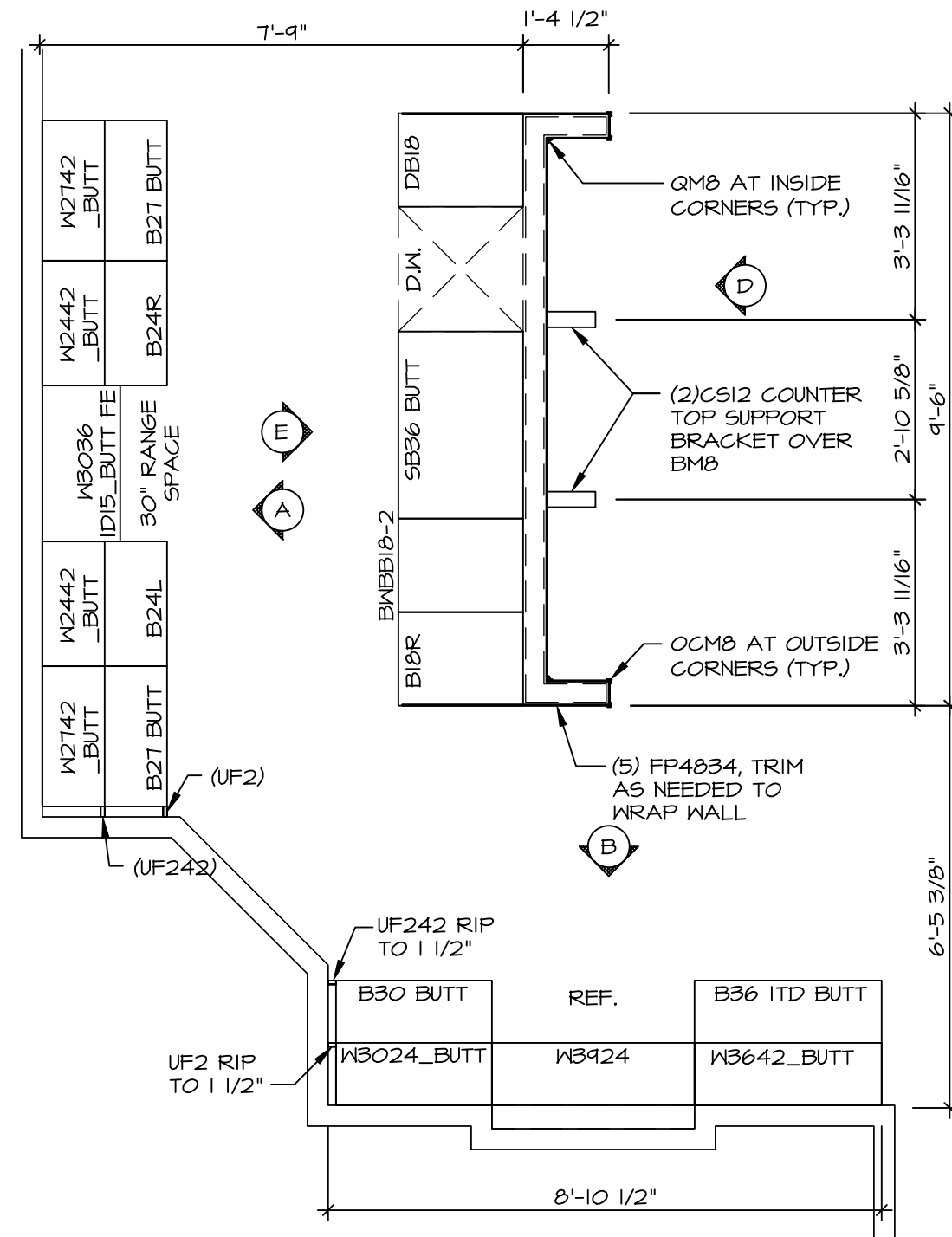
SCALE: 3/8" = 1'-0"



COUNTERTOP LAYOUT KC-3501(TC)

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

KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KAI"



CABINET LAYOUT KC-3501(TC)

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

KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KAI"

SHEET NO.

NOBEL

LEHIGH

DRAWING TITLE

KITCHEN

OPTION DESCRIPTION

17

A-12

VERSION OI

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

SET NO. LGH00

VERSION OI

RELEASE NO. ----

DRAWN BY

DATE:

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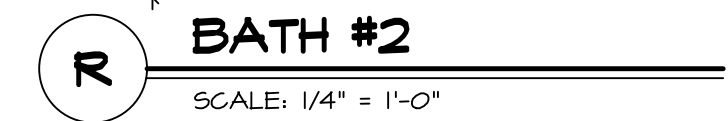
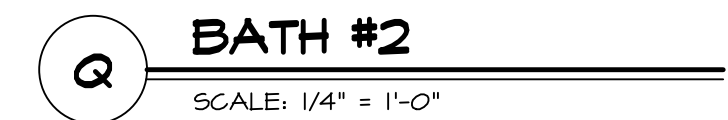
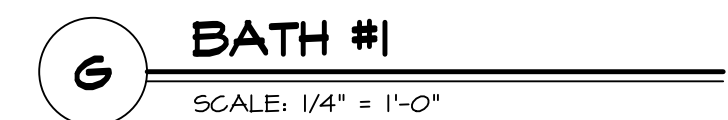
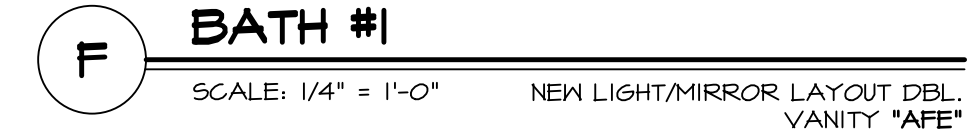
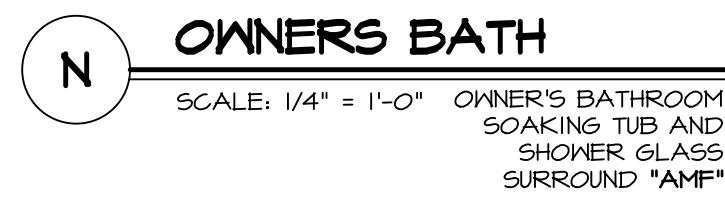
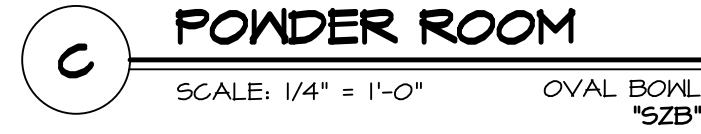
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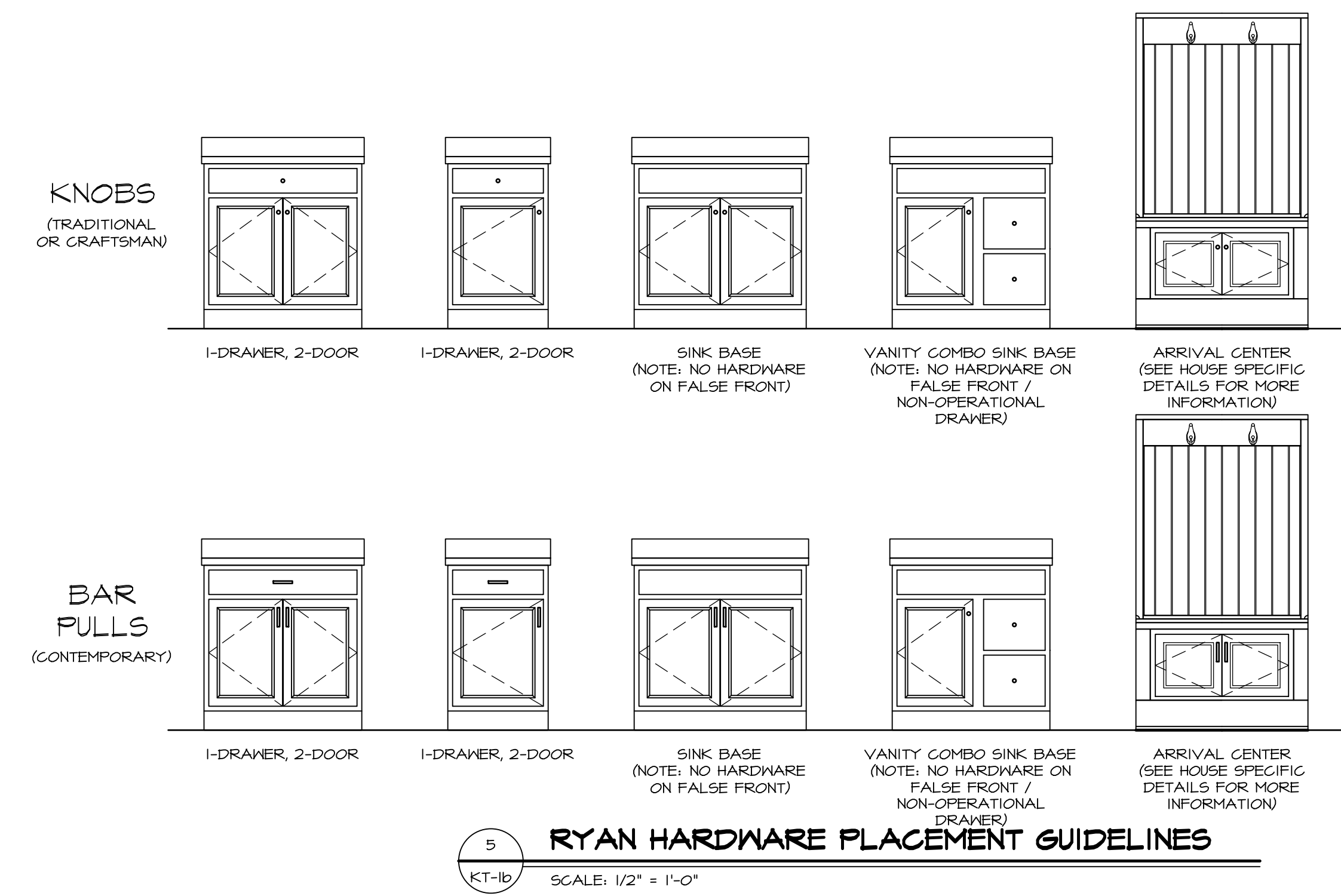
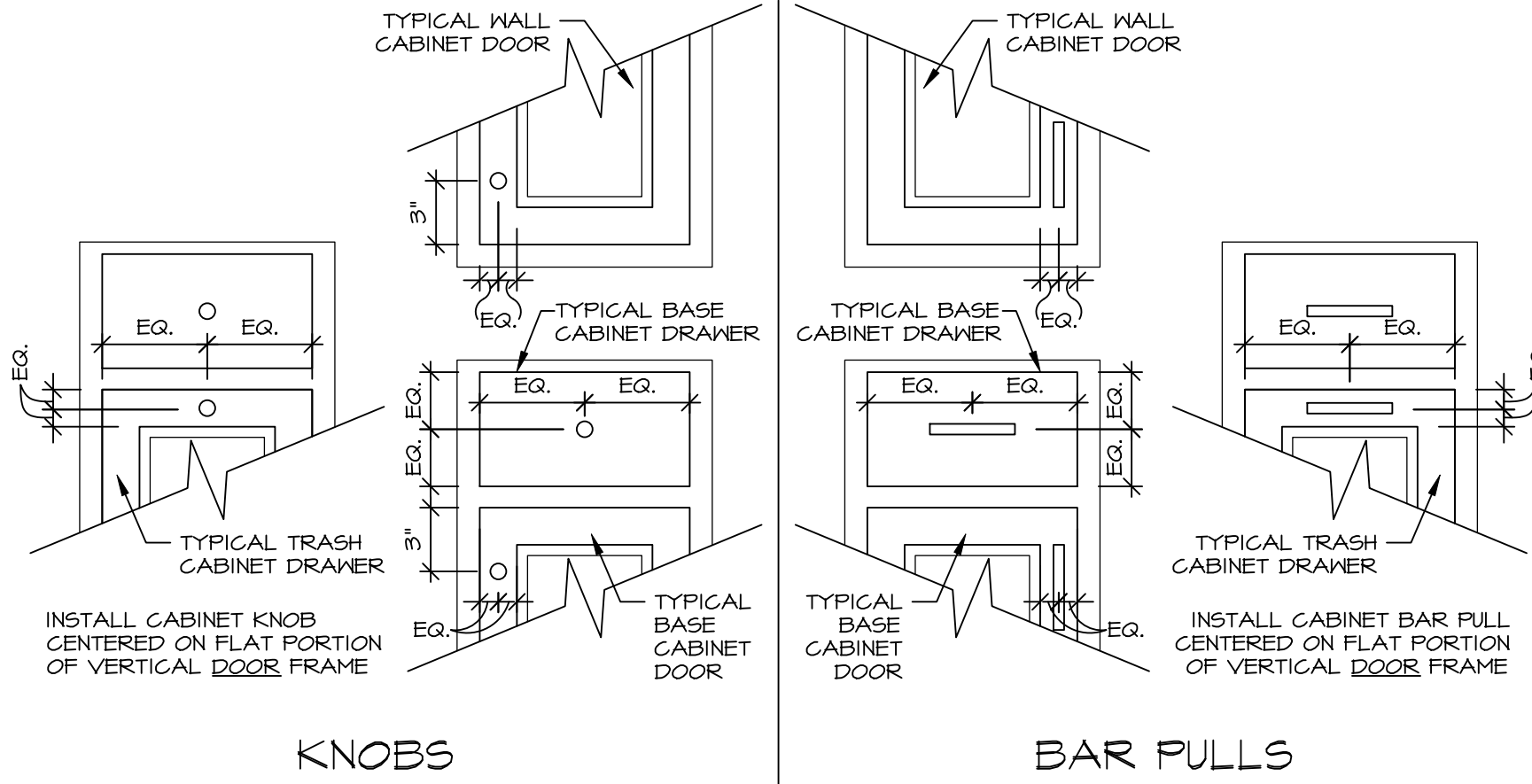
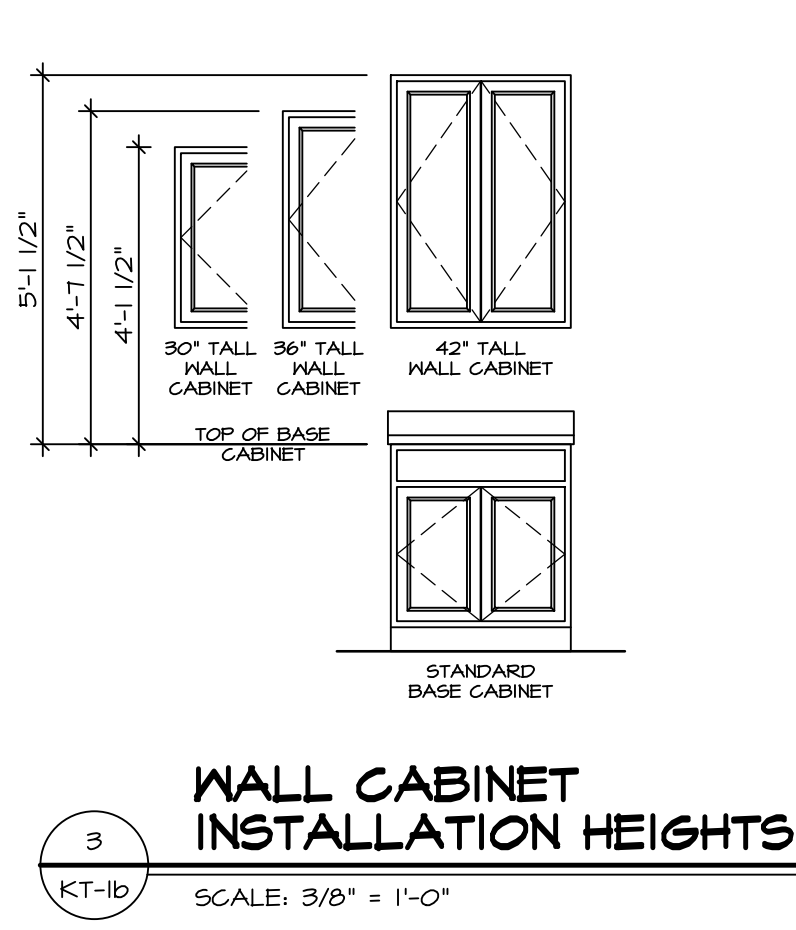
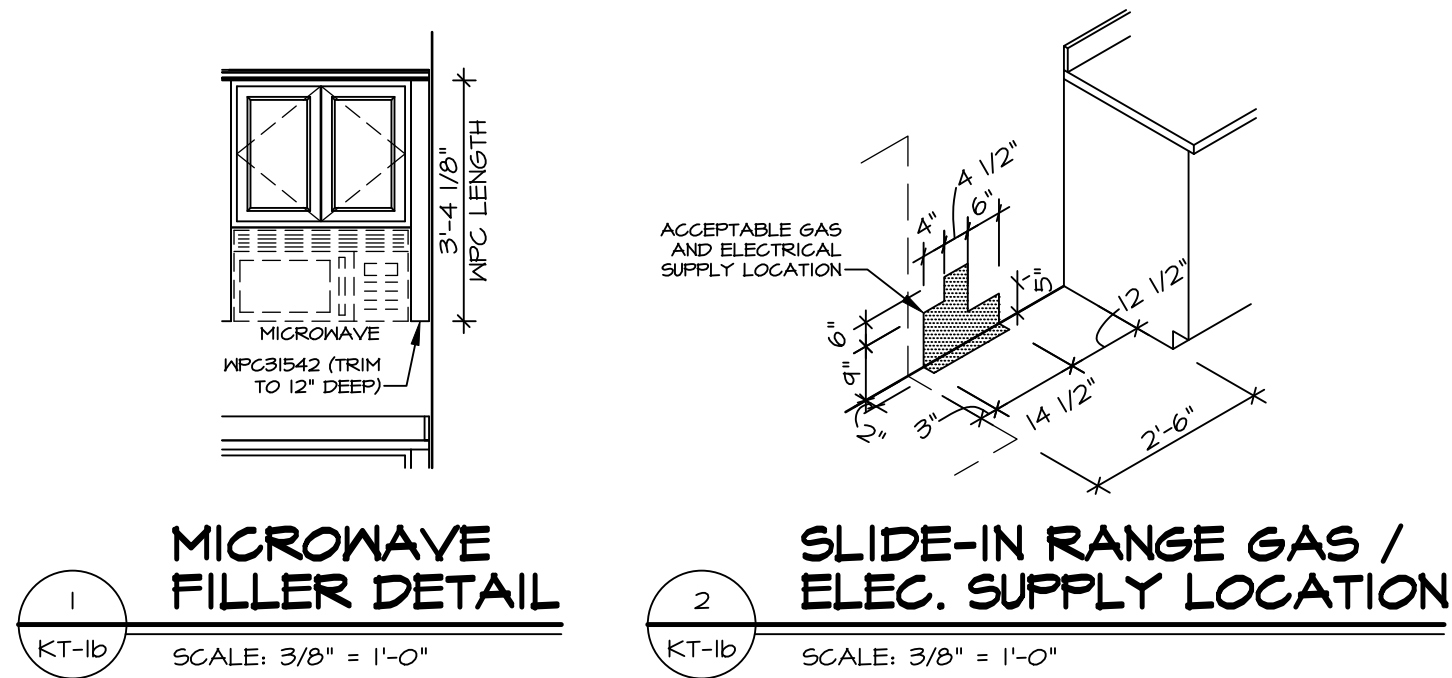
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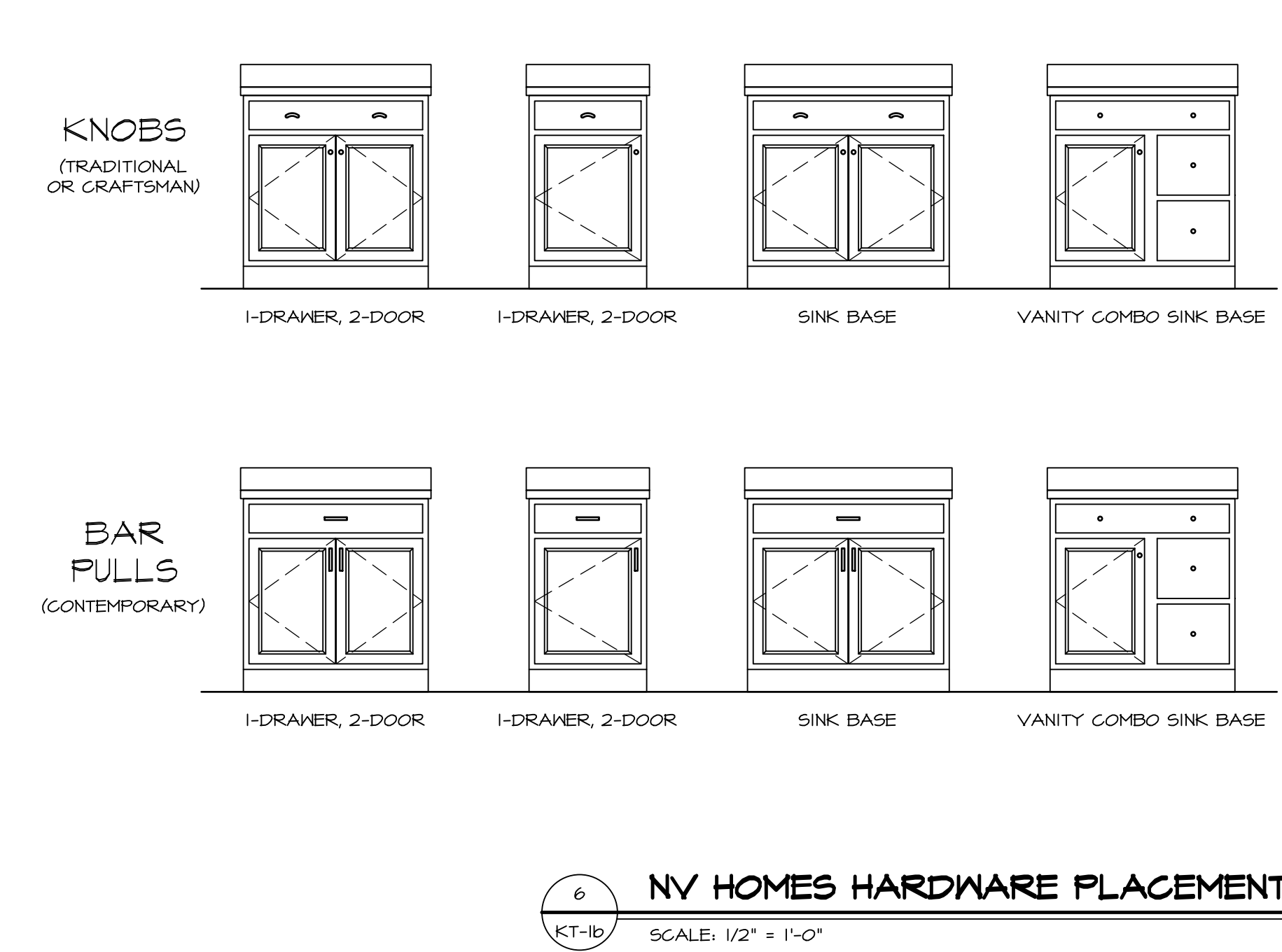
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1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. REFER TO DETAILS IT- FOR TUB AND SHOWER.
4. ALL VANITIES WITH DRAWERS TO BE SET INTO WALL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



RYAN CABINET HARDWARE SPECIFICATIONS			
		BATH	NON-BATH
		DOORS	DOORS
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS	ROUND KNOBS	ROUND KNOBS
CRAFTSMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS	SQUARE KNOBS	SQUARE KNOBS
CONTEMPORARY*	DOORS	BAR PULLS	BAR PULLS
	DRAWERS	BAR PULLS	BAR PULLS
* CABINET SELECTIONS CAN VARY WITHIN THE HOUSE			
* DOWNING AND MADDOX CABINETS THAT ARE 12" WIDE OR LESS WILL HAVE A KNOB IN LIEU OF BAR PULLS			
FALSE DOORS AND FALSE DRAWERS DO NOT RECEIVE HARDWARE			



NV HOMES CABINET HARDWARE SPECIFICATIONS			
		BATH	NON-BATH
		DOORS	DOORS
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS AND FALSE DRAWERS	ROUND KNOBS	PULLS
CRAFTSMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	SQUARE PULLS
CONTEMPORARY*	DOORS	SQUARE KNOBS	BAR PULLS
	DRAWERS AND FALSE DRAWERS	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

2 5/26/21

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

5/26/21 9PM - ADDED DETAILS 4, 5 & 6 / KT-1b (GC #1019)

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NVR

NVR, Inc. Suite 100
5285 Woodloch Forest Dr.
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 02/10/25 - 11:10 am