

VG 801

9844 BLACK STREAM CT
CENTERVILLE, OH 45458

2 Story Basement - 5 baths

Finished basement and bath

3 showers - dual valve in master

2 tubs

Laundry Tub

WATER SOFTENER ROUGH-IN

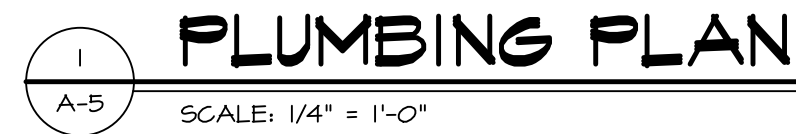
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

50 Gal Electric

Gas Furnace , Fireplace and Range



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)
- SOAK TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

DIV - COMM - LOT - UNIT

DCY-V6-0801

COMM - LOT

V66 OF WINDING CREEK WARR CO - 0801

STREET ADDRESS

9044 BLACK STREAM CT

CITY

CENTERVILLE

STATE

OH

ZIP

43004

AFT.



FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x6 N 2x4 WALLS OR (3) 2x6 N 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STOPPED AT END, UNLESS OTHERWISE NOTED.
3. 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.
4. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILLINGS. ALL DROPPED CEILLINGS AND UNLESS OTHERWISE NOTED, SEE ARCHITECTURAL DETAIL W/11-B FOR 3 1/4" FIRE STOPPING AT BULKHEAD / CHANGING PANELS.
6. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
7. SEE STANDARD DETAIL CATEGORY "1" SHEET(S) FOR INTERIOR TRIM DETAILS.
8. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
9. ALL BEARS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIFFLES ABOVE, UNLESS OTHERWISE NOTED.
10. TANKED WATER HEATER SHOWN AS BASE CONDITION. IF TANKING OF WATER HEATER IS AVAILABLE IN LINE OF TANKED WATER HEATER.
11. 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.
12. EXTERIOR WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.
13. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT INTERIOR FINISH INSTALLATION.
14. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SPF STUD GRADE		B0009, B0015	
J002	JACK - (3) 2X4 SPF STUD GRADE		B0007	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.
J100	JACK - (5) 2X4 SP#1		2000
J103	JACK - (4) 2X6 SPF STUD GRADE	ELC	2000
J106	JACK - (4) 2X6 SPF STUD GRADE		1016
J108	JACK - (2) 2X4 SPF STUD GRADE		1036
J104	JACK - (2) 2X4 SPF STUD GRADE		1032
J110	JACK - (4) 2X4 SPF STUD GRADE	LGF	1040
J111	JACK - (3) 2X4 SPF STUD GRADE	LGF	1040
J114	JACK - (2) 2X4 SPF STUD GRADE		1013
J115	JACK - (3) 2X6 SPF STUD GRADE		1013
J118	JACK - (2) 2X4 SPF STUD GRADE		1026
J119	JACK - (5) 2X6 SP#1	SXC	1044, 1044
J120	JACK - (5) 2X6 SPF STUD GRADE	GCB, GCF	1044, 1044
J121	JACK - (2) 2X4 SPF STUD GRADE	GCB, GCF	1055
J122	JACK - (2) 2X4 SPF STUD GRADE	GCB, GCF	1055
J123	JACK - (2) 2X4 SPF STUD GRADE	GCF	1051
J124	JACK - (2) 2X4 SPF STUD GRADE	GCF	1051

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.
- 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-B 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 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.

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.

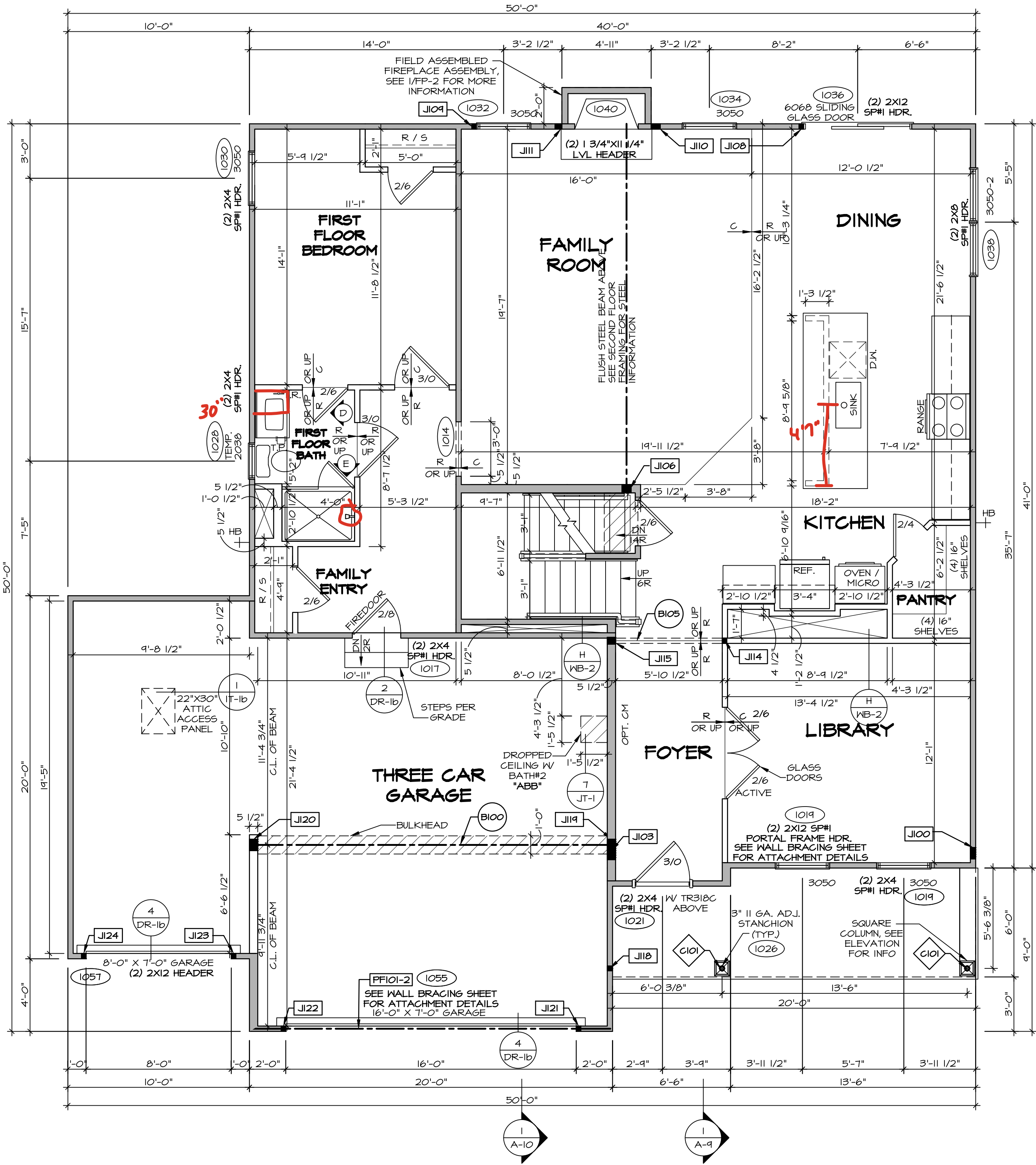
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LVL FLY TO FLY 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 16D 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/ (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 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
B100	BEAM STEEL - W12X35	20'-1 1/2"	SXC	1044, 1044	
B105	INT HEADER - 2X8 - 2 PLY	6'-1"		1013	
PF101-2	LVL 1.75 - 11'-04"	19'-9"	GCB, GCF	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	



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

DCY-YG-0801

COM-LOT
V165 OF NINDING CREEK MARR CO - 0801

STREET ADDRESS
4844 BLACK STREAM CT

CITY
CENTERVILLE

STATE
OH

ZIP
45458

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NVR

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

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

MOBEL
LEHIGH
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

OPTION DESCRIPTION

12

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. 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 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.

LEGEND

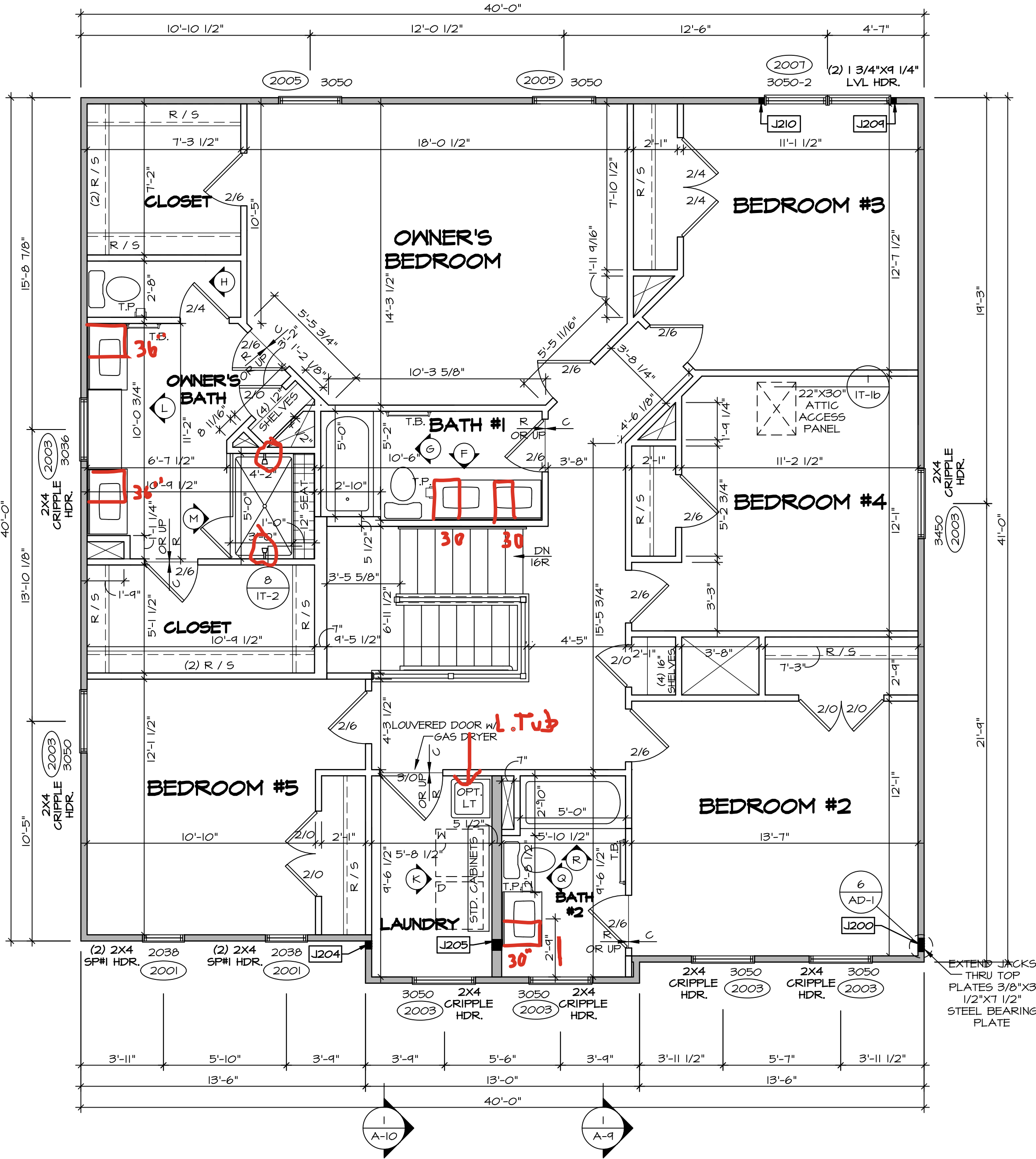
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARINGS FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
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 - LVL
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 - WINDOW/DOOR 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 SP#1		2000	
J204	JACK - (3) 2X4 SP# STUD GRADE	ELC	2000	
J205	JACK - (4) 2X6 SP# STUD GRADE	ELC	2000	EXTEND THRU TOP PLATE
J209	JACK - (2) 2X4 SP# STUD GRADE		2007	
J210	JACK - (2) 2X4 SP# STUD GRADE		2007	



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

SECOND FLOOR PLAN

DCY-YG-0801

DIV - COMM - LOT - UNIT
COM - LOT
STREET ADDRESS
CITY

4545B

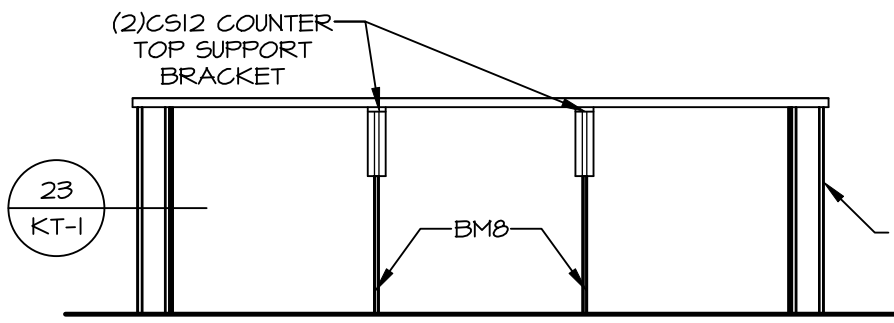
NVR

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

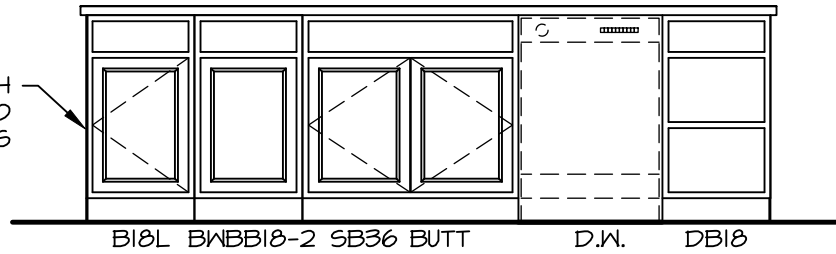
NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



CABINET ELEVATION

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

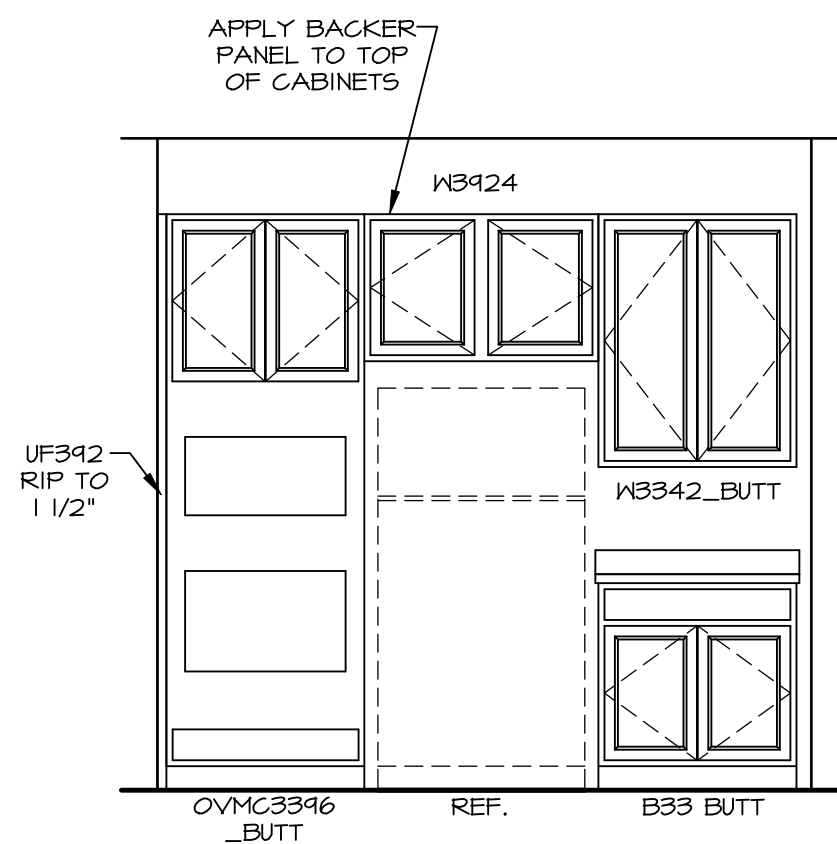
D



CABINET ELEVATION

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

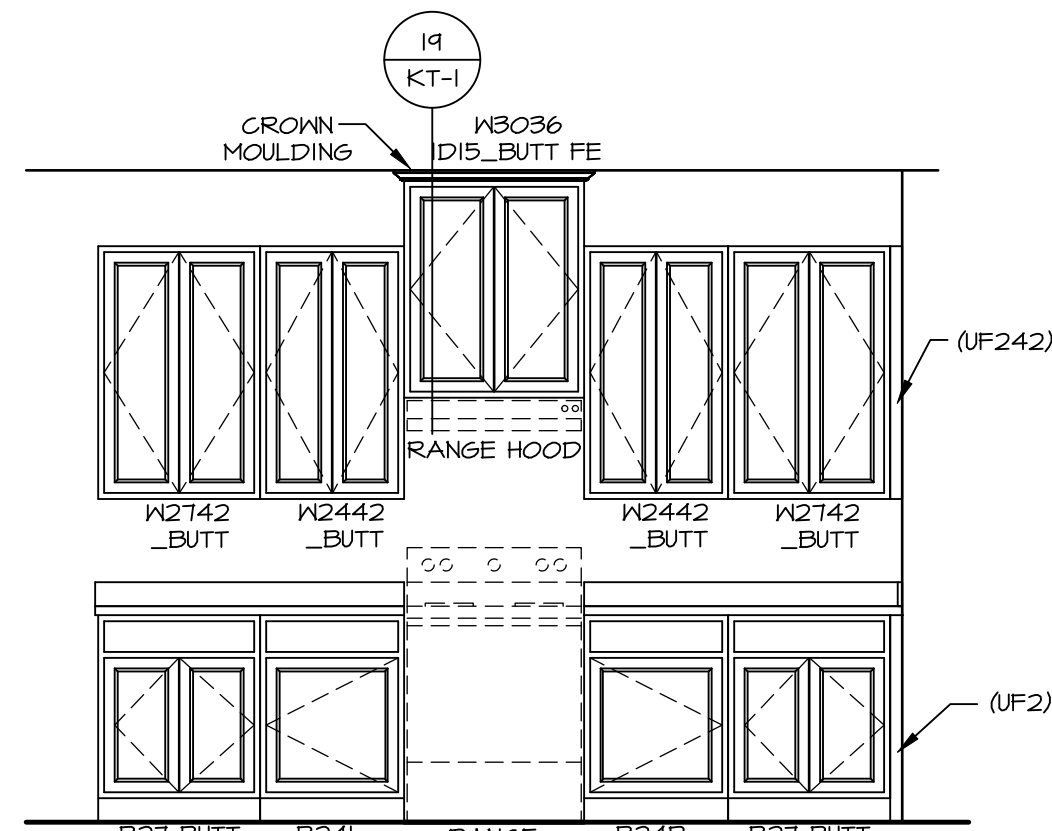
E



CABINET ELEVATION

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

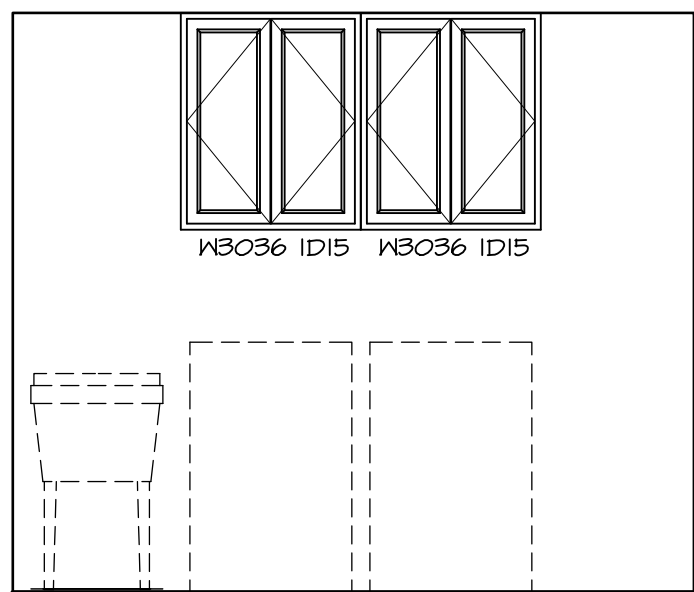
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CABINET ELEVATION

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

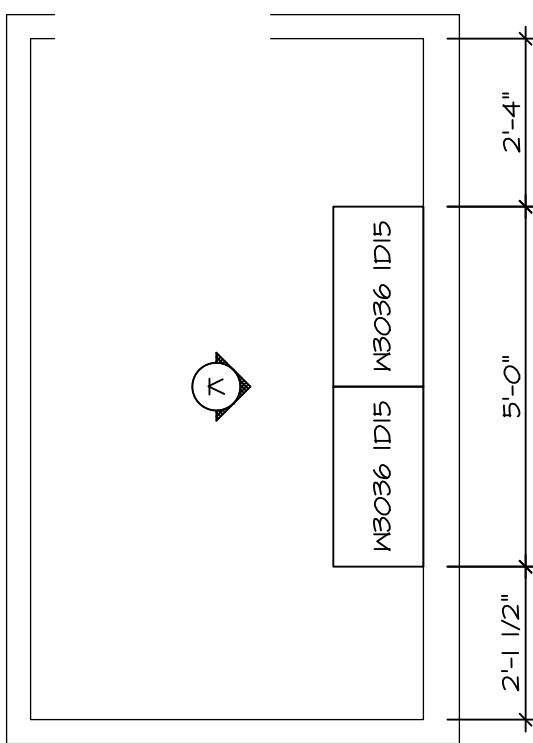
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CABINET ELEVATION

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

K



LAUNDRY CABINET PLAN
KC - 3503

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

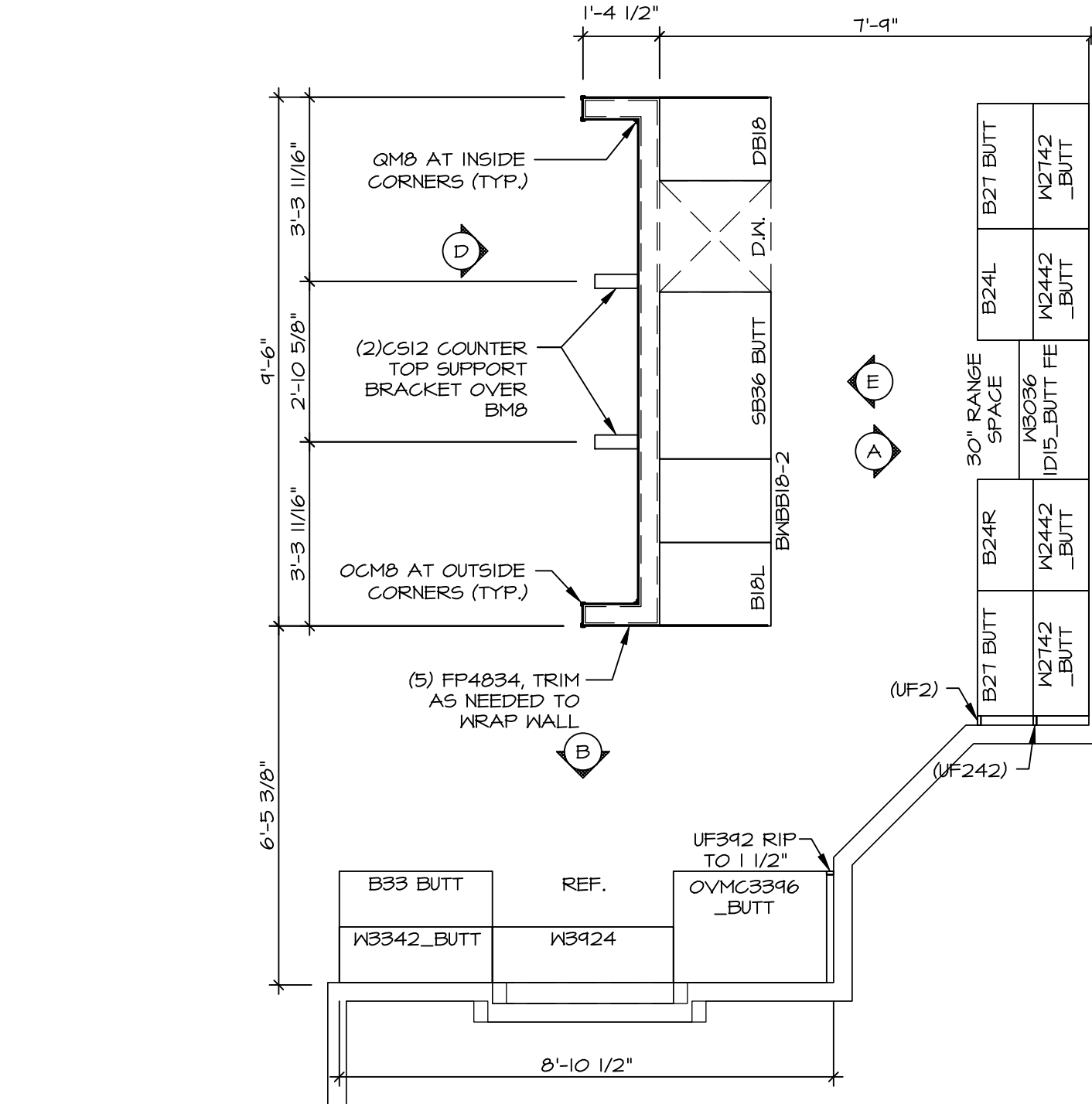
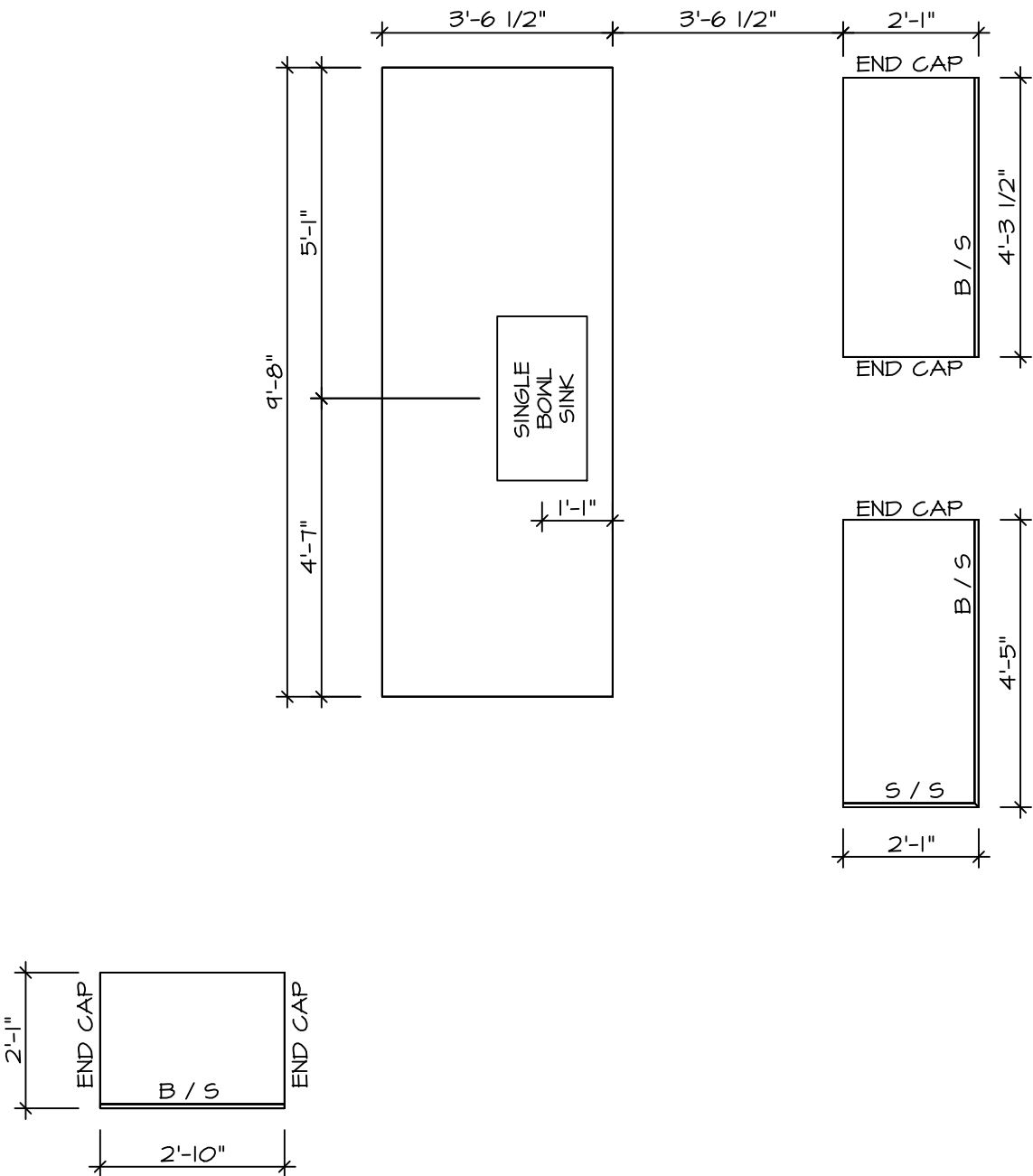
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COUNTERTOP LAYOUT KC-3502(TC)

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

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

2



CABINET LAYOUT KC-3502(TC)

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

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

1

SHEET NO.
A-12

MODEL
LEHIGH

DRAWING TITLE
KITCHEN

OPTION DESCRIPTION

17

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

NVR

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Frederick, MD 21703

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DIV - COMM - LOT - UNIT
DCY-YG-0801

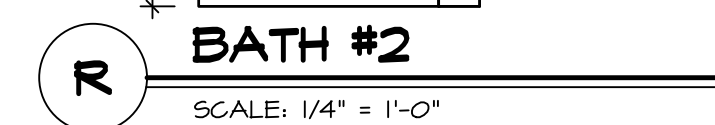
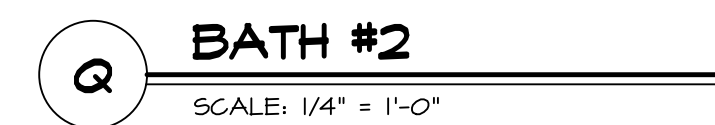
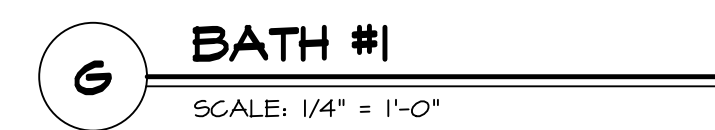
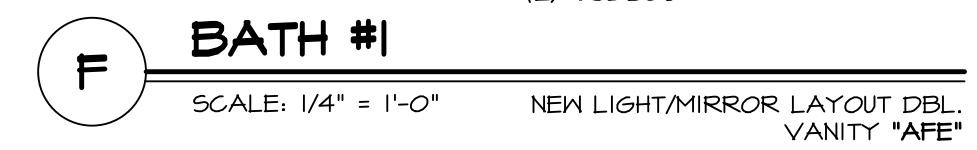
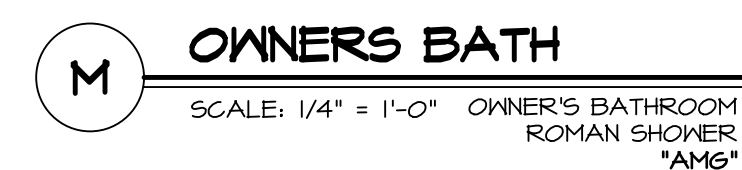
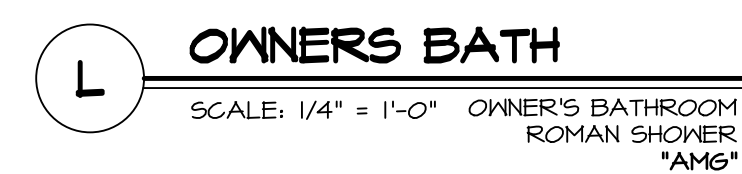
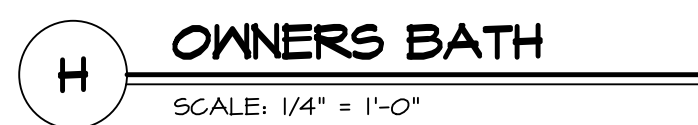
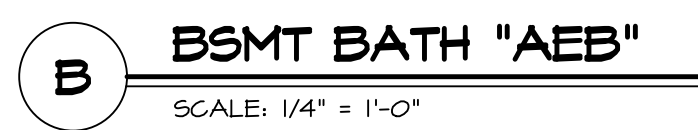
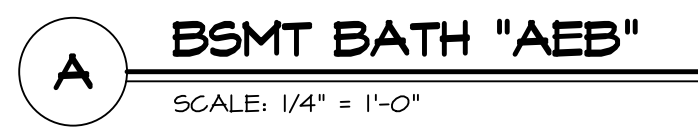
COMM - LOT
VL65 OF KINNDING CREEK MARR CO - 0801

STREET ADDRESS
4844 BLACK STREAM CT

CITY
CENTERVILLE

STATE
OH

ZIP
45458



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 ELEVATION SEE SHOWER FOR PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.