

VG 805

9828 BLACK STREAM CT
CENTERVILLE, OH 45458

2 Story Basement

finished basement and bath

2 showers

1 tub

WATER SOFTENER ROUGH-IN

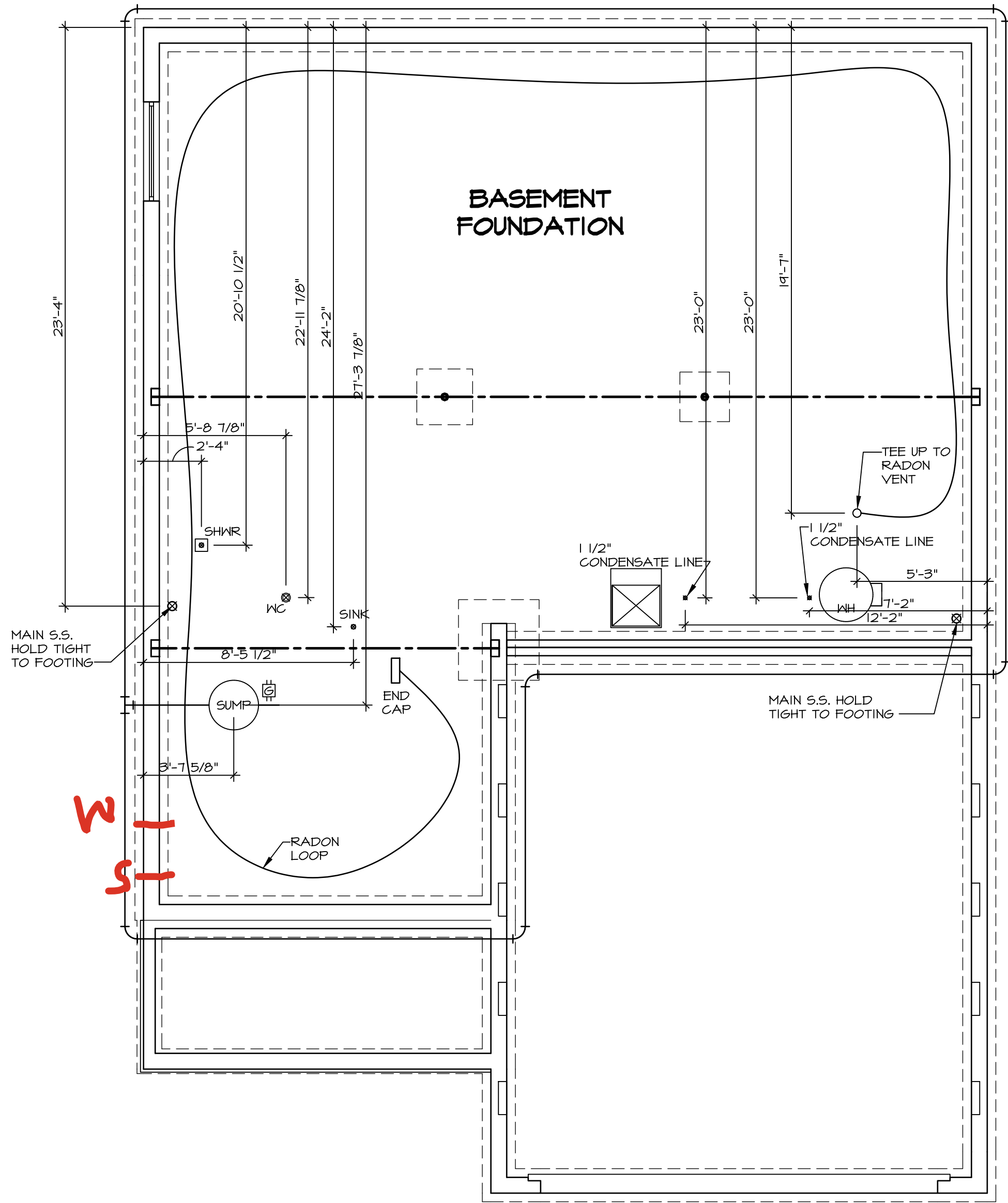
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

50 Gal Electric

Gas Furnace and Fireplace

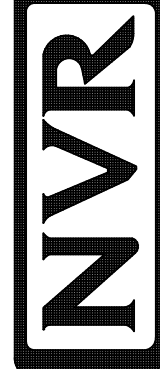


1
A-5
SCALE: 1/4" = 1'-0"

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	SET NO. BL600
	DRAWING TITLE PLUMBING	VERSION 01
	OPTION DESCRIPTION	RELEASE NO. ---- DRAWN BY DATE: OPTION
10	C:\NVR\Solves\BALLENGER_BL600_01\DCY-VG-0805\3404073\Sheets\Lot Specific\A-5 PLUMBING.dwg 05/18/25 - 3:31 am	

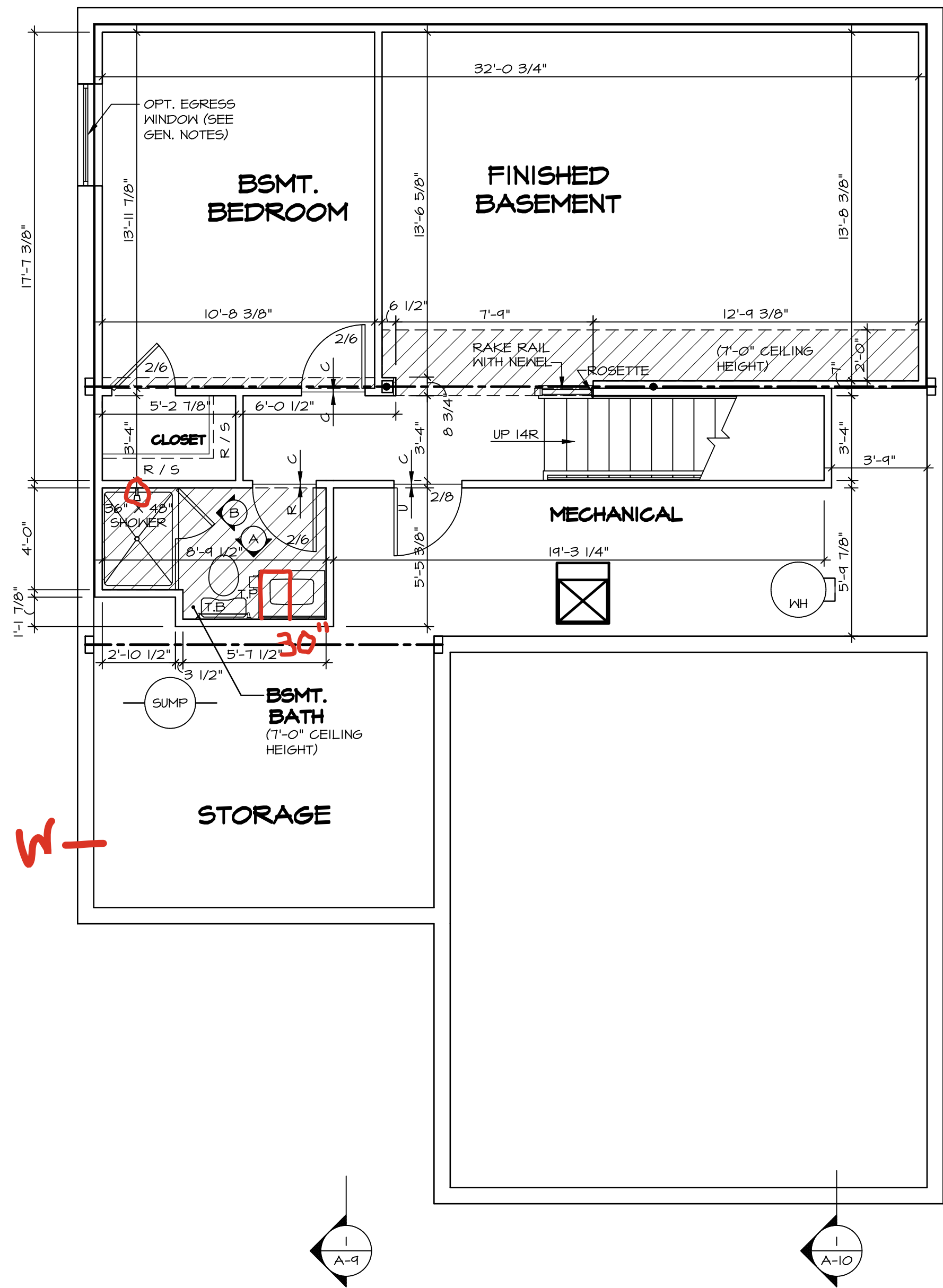


NVR Inc.

5285 Westwood Blvd, Suite 100
Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-VG-0805			
COMM-LOT VL65 OF KINNDING CREEK MARR CO - 0805			
STREET ADDRESS 49228 BLACK STREAM CT	APT. NO. ----		
CITY CENTERVILLE	STATE OH	ZIP 45459	



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", 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-10(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. A-6	MODEL BALLENGER	SET NO. BL600
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
OPTION DESCRIPTION 		RELEASE NO. ----
		DRAWN BY
		DATE:
		OPTION

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-VG-0805			
COMM-LOT	VL65 OF KINNDING CREEK MARR CO - 0805	APT. NO.	----
STREET ADDRESS	4922 BLACK STREAM CT	CITY	CENTERVILLE
STATE	OH	ZIP	45458

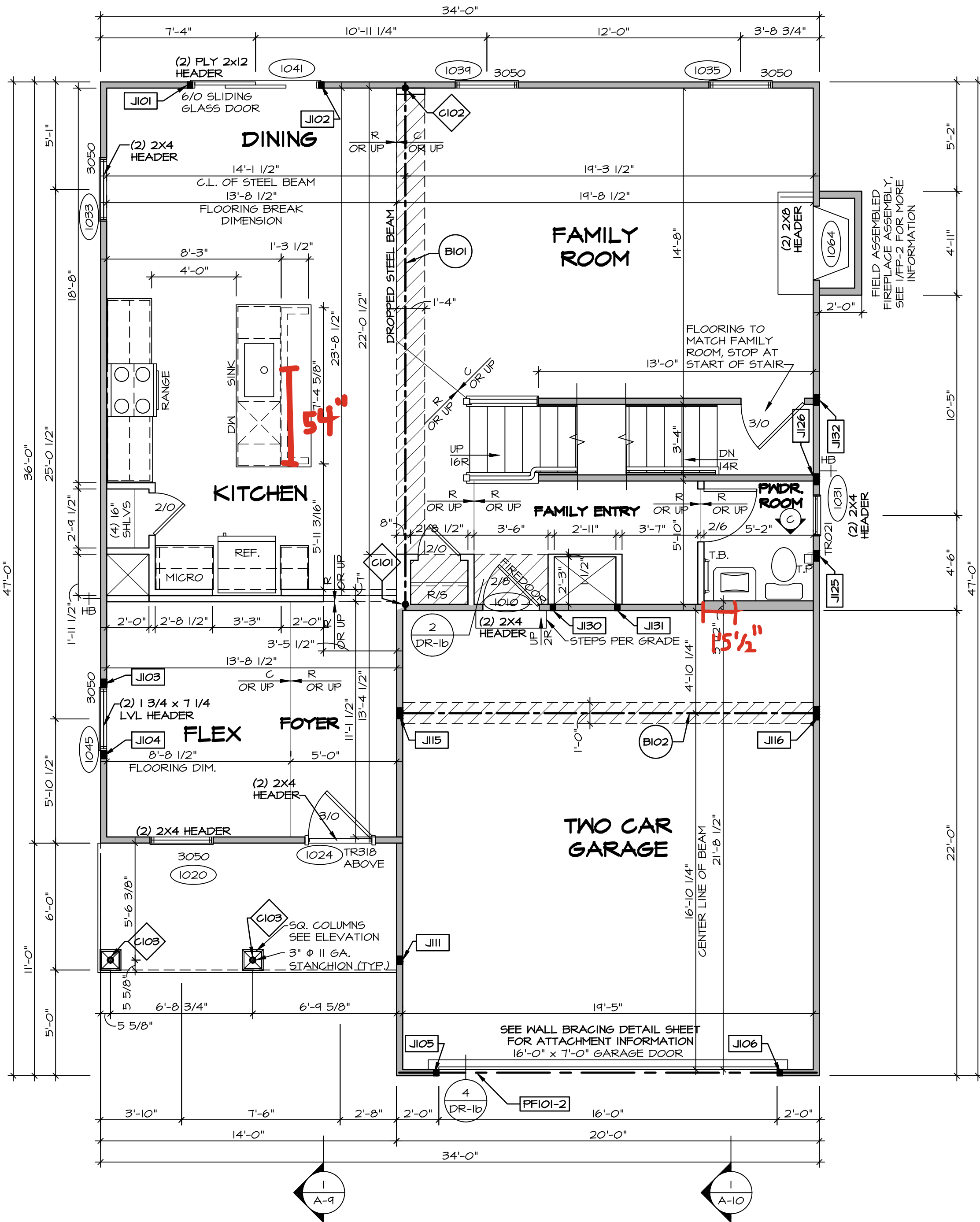
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE		1041	
J102	JACK - (2) 2X4 SFF STUD GRADE		1041	
J103	JACK - (3) 2X4 SFF STUD GRADE		1045	
J104	JACK - (3) 2X4 SFF STUD GRADE		1045	
J105	JACK - (2) 2X4 SFF STUD GRADE		1028	
J106	JACK - (2) 2X4 SFF STUD GRADE		1028	
J111	JACK - (3) 2X4 SFF STUD GRADE	ELK	1026	
J115	JACK - (4) 2X4 SPM	ELA, ELK	1012	
J116	JACK - (5) 2X4 SPM	ELA, ELK, 6CB	1012	
J125	JACK - (4) 2X4 SFF STUD GRADE		1006	
J126	JACK - (4) 2X4 SFF STUD GRADE		1006	
J130	JACK - (2) 2X4 SFF STUD GRADE			
J131	JACK - (2) 2X4 SFF STUD GRADE			
J132	JACK - (4) 2X4 SFF STUD GRADE		1006	

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C102	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C103	STANCHION PORCH - 3 IN DIA ADJ	8'-4 3/8"		1026	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X35	24'-11"		1008	
B102	BEAM STEEL - W10X26	14'-11 1/2"	ELA, ELK, 5XC	1012	
PF101-2	EXT HEADER - 2X12 - 2 PLY	14'-9"	6CB	1028	2-PLY, PORTAL FRAME

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

- 1.A - (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.A - (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.
- 3.A - (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.
- 4.A - (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.
- 5.A - (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.
- 6.A - (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.
- 7.A - (4) PLY (ALL SIZES); FASTEN PLYS WITH (3) ROWS OF SDK22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED, SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



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

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

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
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- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
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- PRECAST LINTEL TAG

SEE FA DETAILS FOR FIRE ASSEMBLIES
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

FLOOR PLAN NOTES:

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GYPSUM NOTES:

- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-101
FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. MODEL

BALLENGER

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SET NO. BL600

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

NVR

5285 Westwick, Suite 100
Frederick, MD 21703

06/18/25 - 3:31 am

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DIV-COMM-Lot-UNIT

DCY-VG-0805

COM-Lot

V155 OF WINNING CREEK MARR CO - 0805

STREET ADDRESS

4922 BLACK STREAM CT

APT. NO.

CITY

STATE

OH

ZIP

45458

ALL WINDOWS HAVE T-O 1/2" HEADER
HEIGHT UNLESS OTHERWISE NOTED

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
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- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

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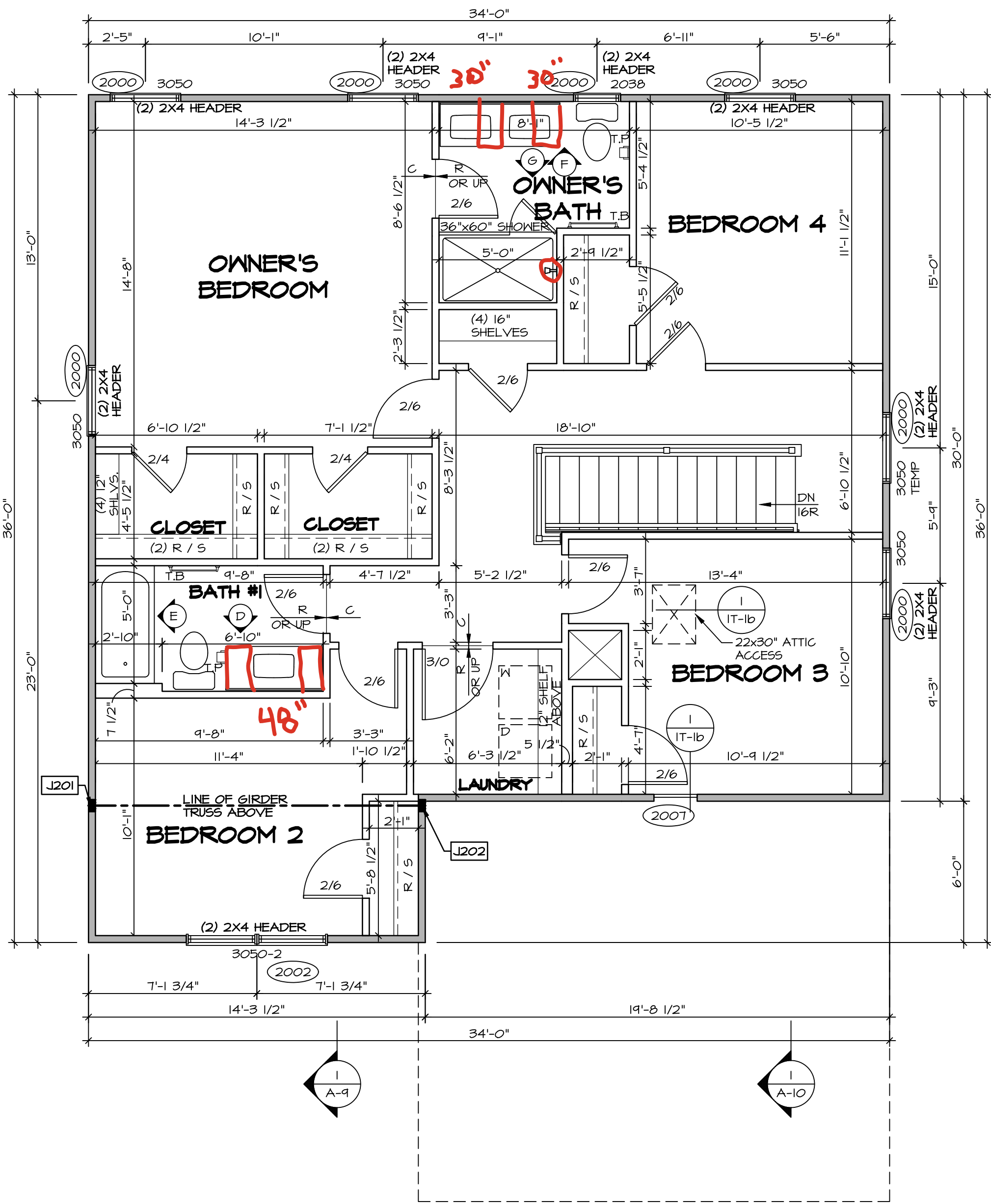
GYPSUM NOTES:

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 PLAN

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

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

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

MODEL
BALLENGER
DRAWING TITLE
SECOND FLOOR PLAN

SHEET NO.
A-8

OPTION DESCRIPTION

13

DIV-COMM-Lot-UNIT
DCY-VG-0805

COMM-Lot

VL65 OF KINNDING CREEK MARR CO - 0805

STREET ADDRESS

4922 BLACK STREAM CT

CITY

CENTERVILLE

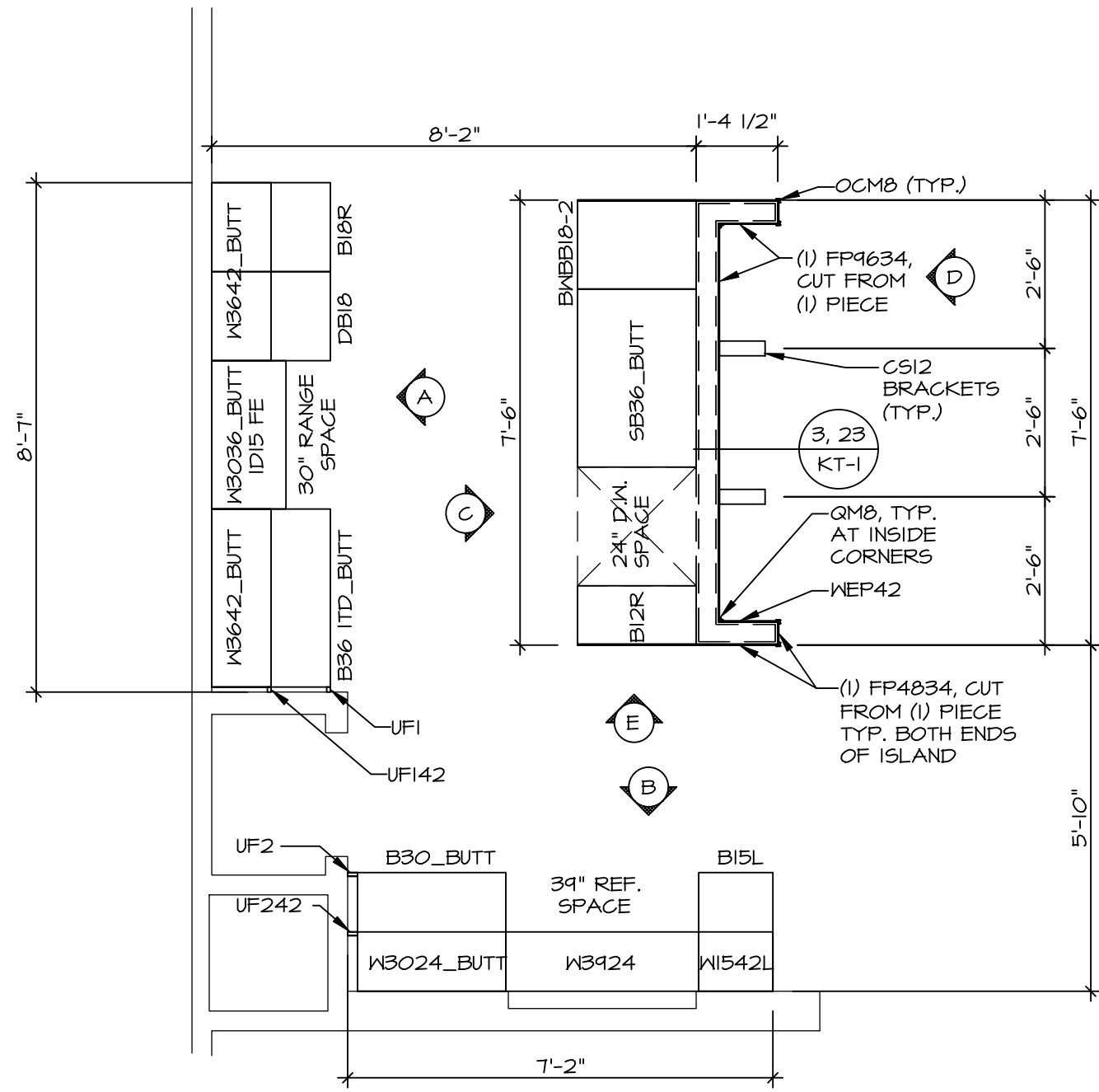
STATE

OH

ZIP

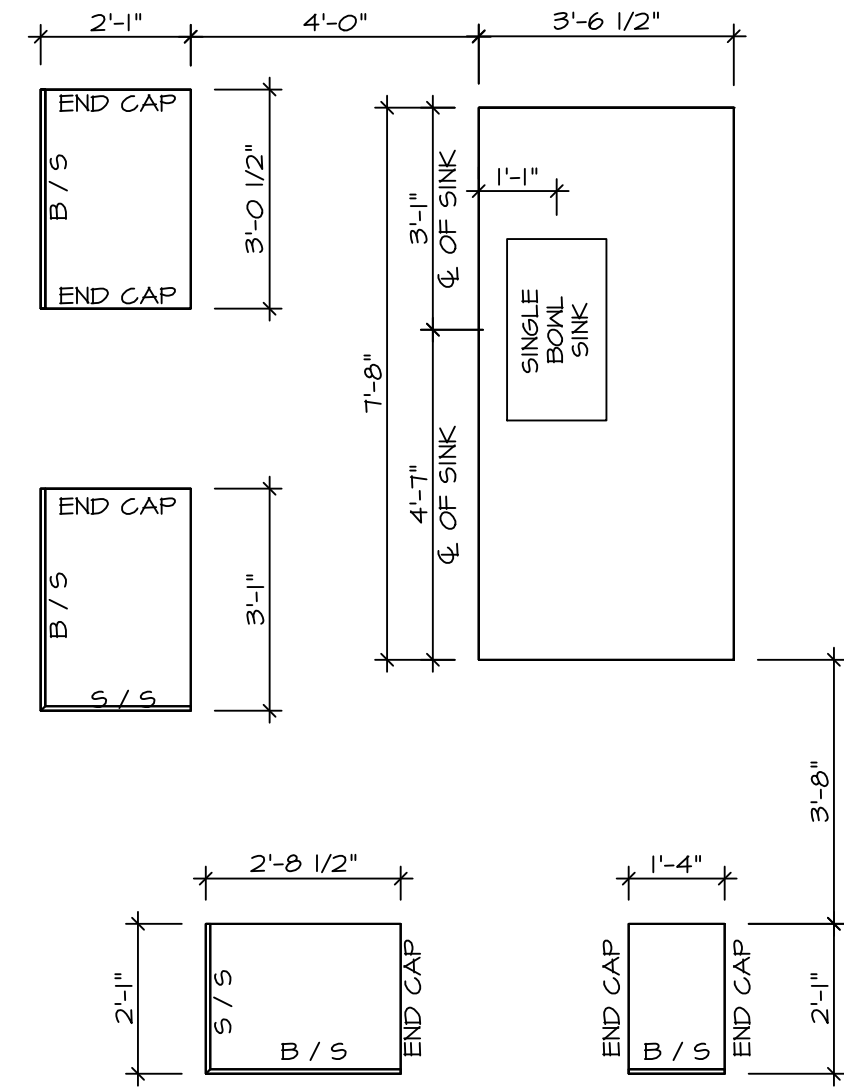
45459

APT. NO.



**KITCHEN CABINET
PLAN KC - 3491(TC)**

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

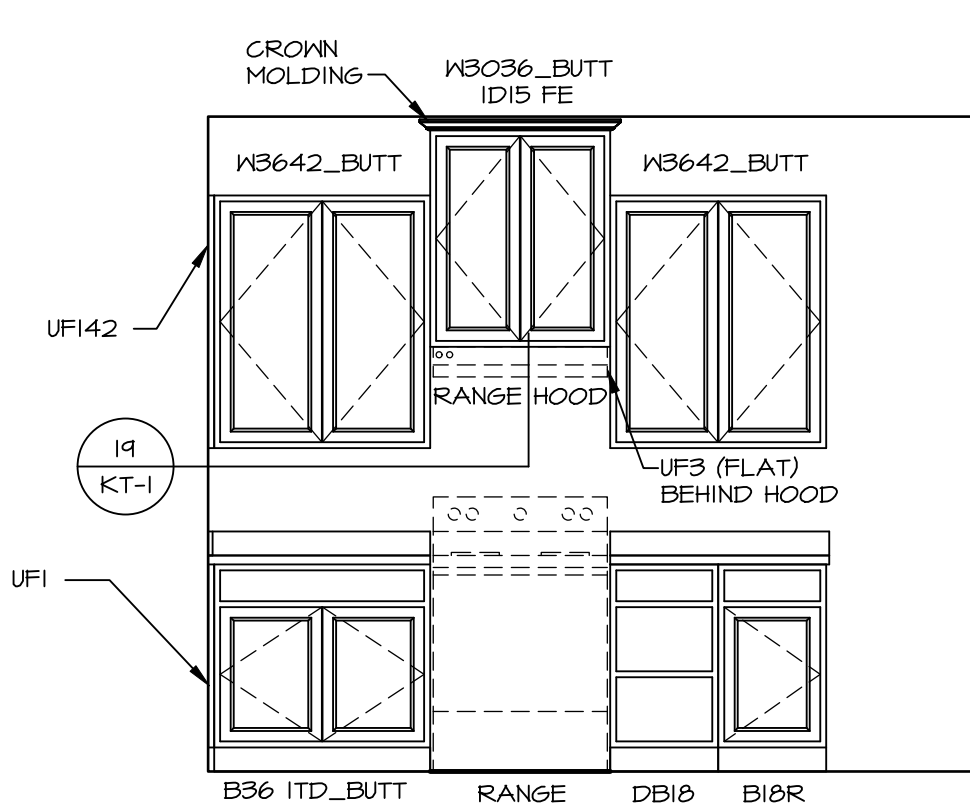


**KITCHEN COUNTERTOP
PLAN KC - 3491(TC)**

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

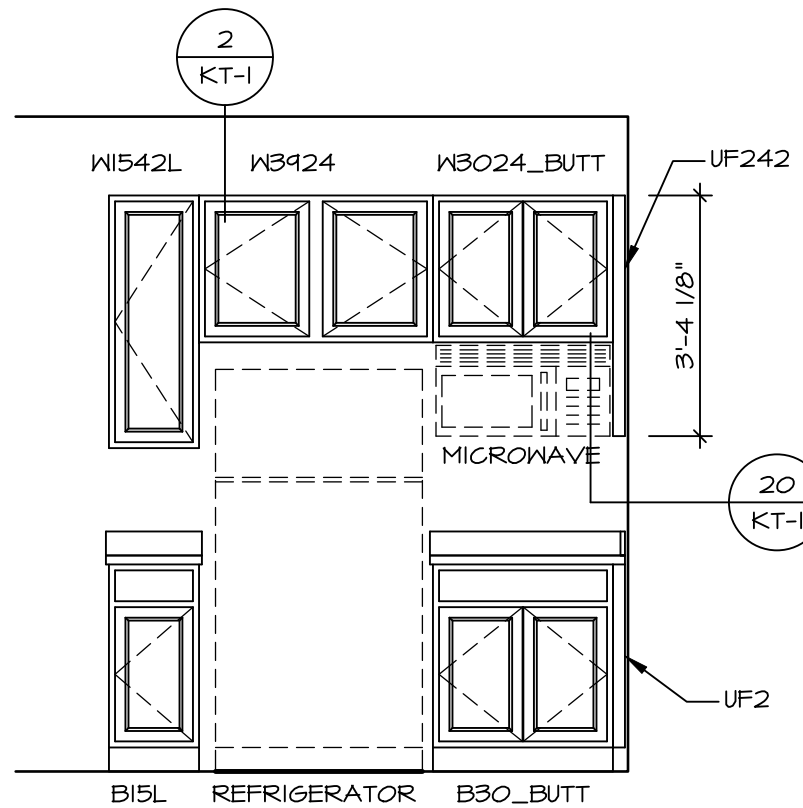
- KITCHEN NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (JF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST 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/FULL. 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



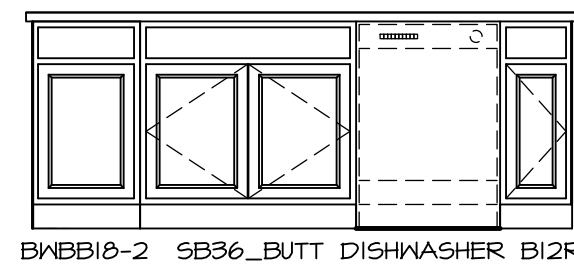
ELEVATION "A"

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



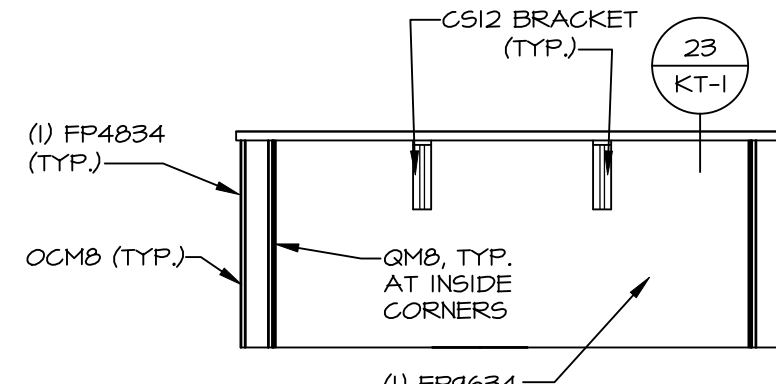
ELEVATION "B"

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



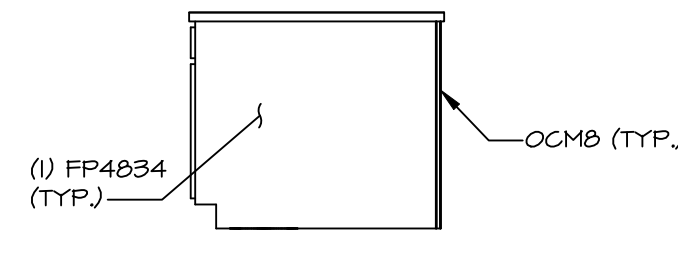
ELEVATION "C"

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



ELEVATION "D"

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



ELEVATION "E"

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

SHEET NO. **BALLENGER**

A-12

DRAWING TITLE
KITCHEN

OPTION DESCRIPTION

17

SET NO. BL600

VERSION 01

RELEASE NO. ----

DRAWN BY
DATE:
OPTION

NVR

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5285 Westview Drive
Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-VG-0805

COM-LOT
VL65 OF KINNING CREEK MARR CO - 0805

STREET ADDRESS
4922 BLACK STREAM CT

CITY
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STATE
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APT. NO.

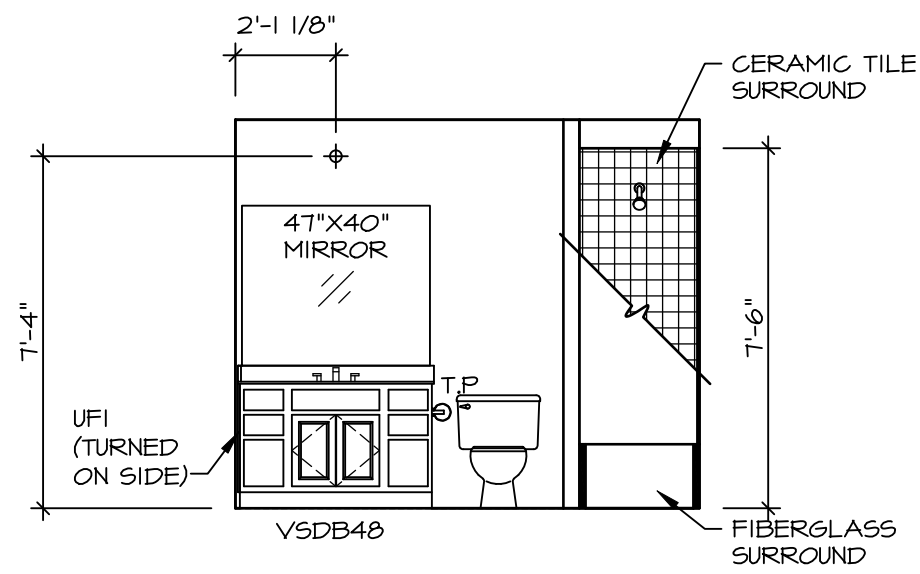
STREET ADDRESS

CITY

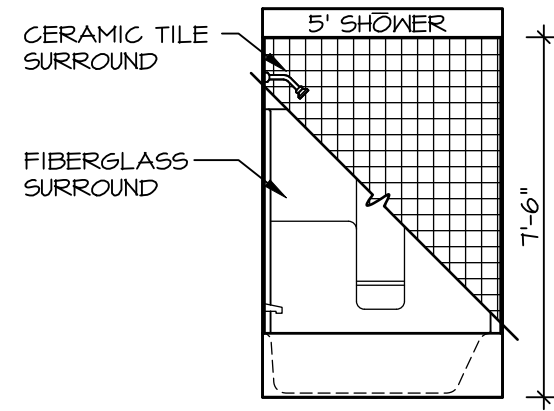
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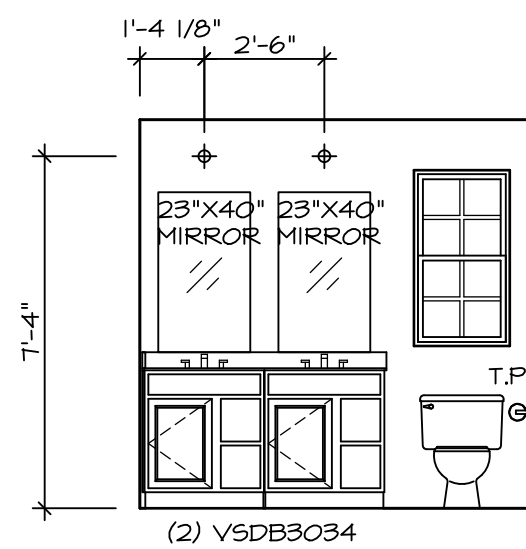
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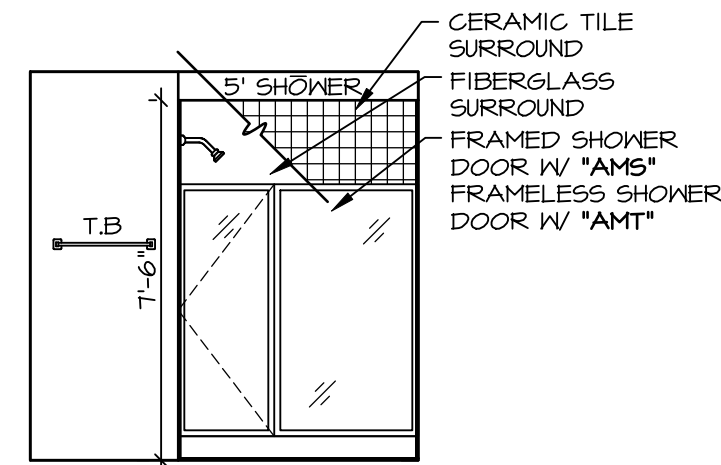
D BATH #1
SCALE: 1/4" = 1'-0"



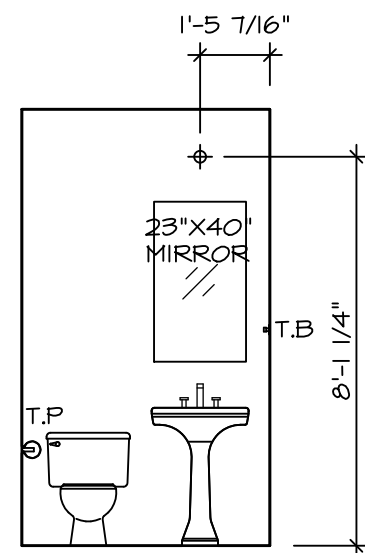
E BATH #1
SCALE: 1/4" = 1'-0"



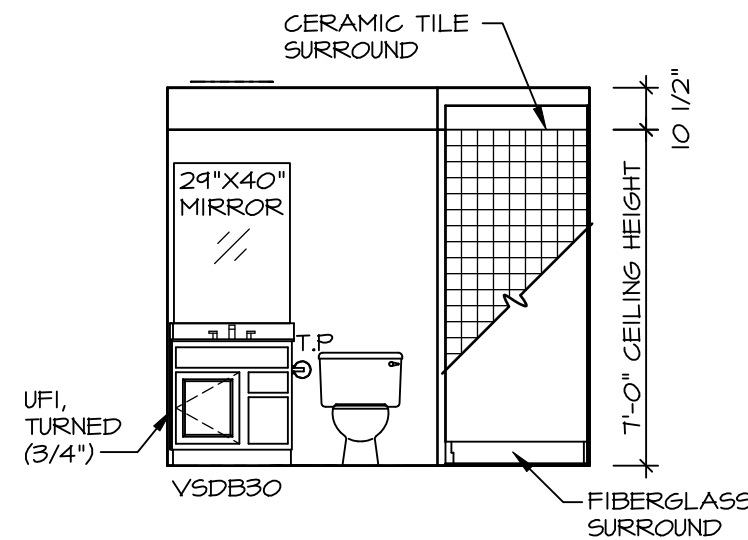
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



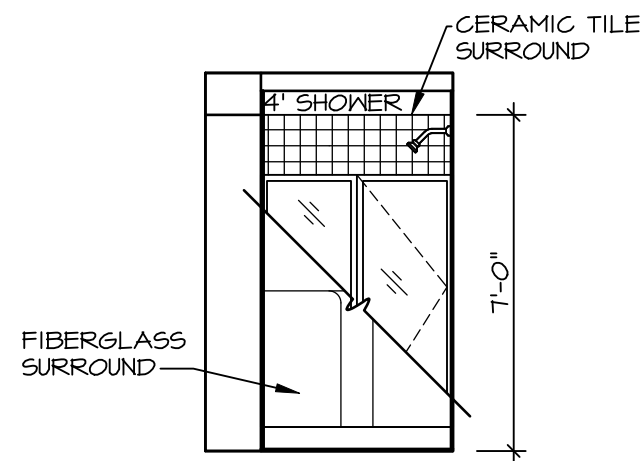
G OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

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

SHEET NO.	MODEL	SET NO.	VERSION	RELEASE	DATE	OPTION
A-13	BALLENGER	BL600	01	----	----	----
	DRAWING TITLE					
	BATH ELEVATIONS					
	OPTION DESCRIPTION					

NVR
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Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-VG-0805
COMM-LOT	VL65 OF KINDING CREEK MARR CO - 0805
STREET ADDRESS	4922 BLACK STREAM CT
CITY	CENTERVILLE
STATE	OH
ZIP	45459