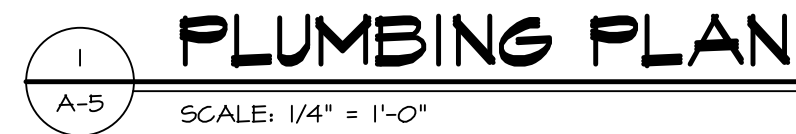


VG 807
9820 BLACK STREAM CT
CENTERVILLE, OH 45458

2 Story Basement - 4.5 baths
Finished basement and bath
2 showers - dual valve in master
2 tubs
WATER SOFTENER ROUGH-IN
2 hose bibs - valves required
AA valve on kitchen sink
ice maker
50 Gal Electric

Gas Furnace

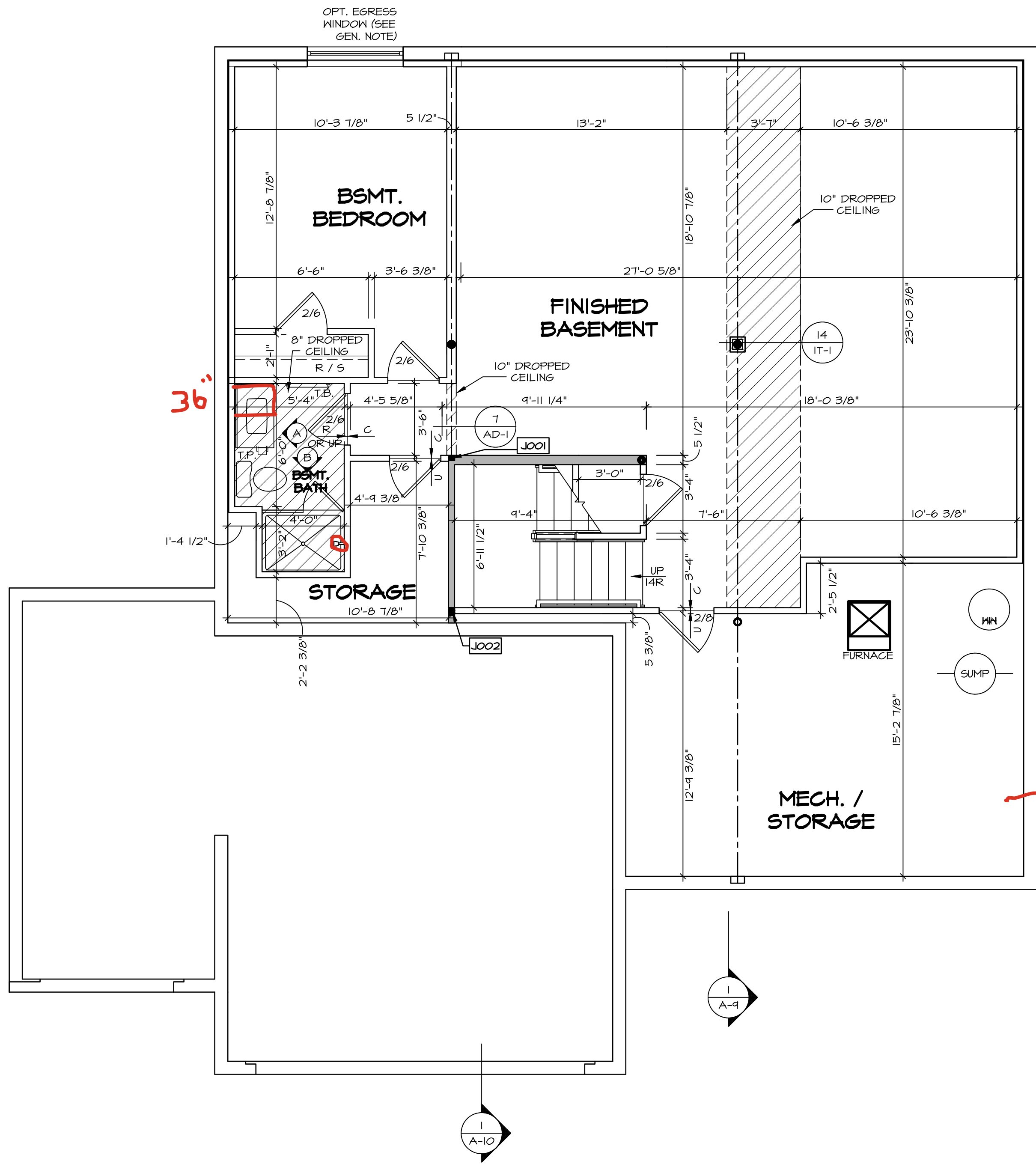


RADON REMEDIATION
RADON LOOP

- (4") PERFORATED "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINPILE
- LOOP TO BE SEPARATE FROM ANY DRAINPILE 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.



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

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 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 8/11-1B 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 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

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	

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-0807

3427778

07/23/25

4:10 am

DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

CITY

DCY-VG-0807

VL65 OF WINNING CREEK MARR CO - 0807

4820 BLACK STREAM CT

CENTERVILLE

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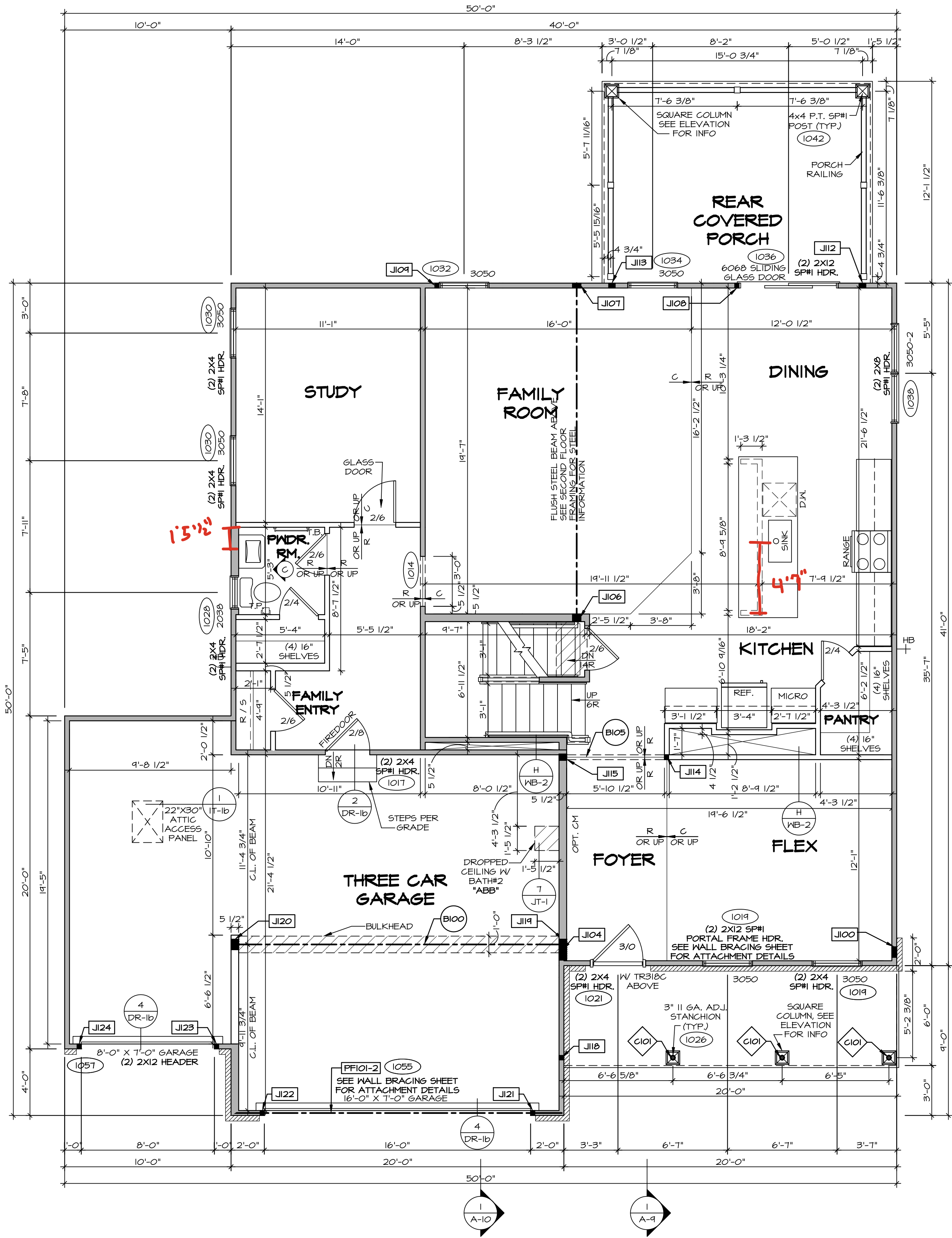
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45458

APT. NO.

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.
J100	JACK - (5) 2X4 SP#1		2000
J104	JACK - (5) 2X6 SPF STUD GRADE	ELK	2000
J106	JACK - (4) 2X6 SPF STUD GRADE		1016
J107	JACK - (4) 2X4 SPF STUD GRADE		1016
J108	JACK - (2) 2X4 SPF STUD GRADE		1036
J109	JACK - (2) 2X4 SPF STUD GRADE		1032
J112	JACK - (3) 2X4 SPF STUD GRADE	EPE	1042
J113	JACK - (3) 2X4 SPF STUD GRADE	EPE	1042
J114	JACK - (2) 2X4 SPF STUD GRADE		1073
J115	JACK - (3) 2X6 SPF STUD GRADE		1073
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



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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- 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 FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" UP TO AND INCLUDING 18": FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER: FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" UP TO AND INCLUDING 18": FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER: FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) FLY (ALL SIZES): FASTEN FLIES 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	
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	

DCY-VG-0807

COM-LOT
V155 OF MINIDING CREEK MARR CO - 0807

STREET ADDRESS
4920 BLACK STREAM CT

CITY
CENTERVILLE

STATE
OH

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VERSION 01
RELEASE NO. ----
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DATE:
OPTION

MODEL
LEHIGH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
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.
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 - 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:

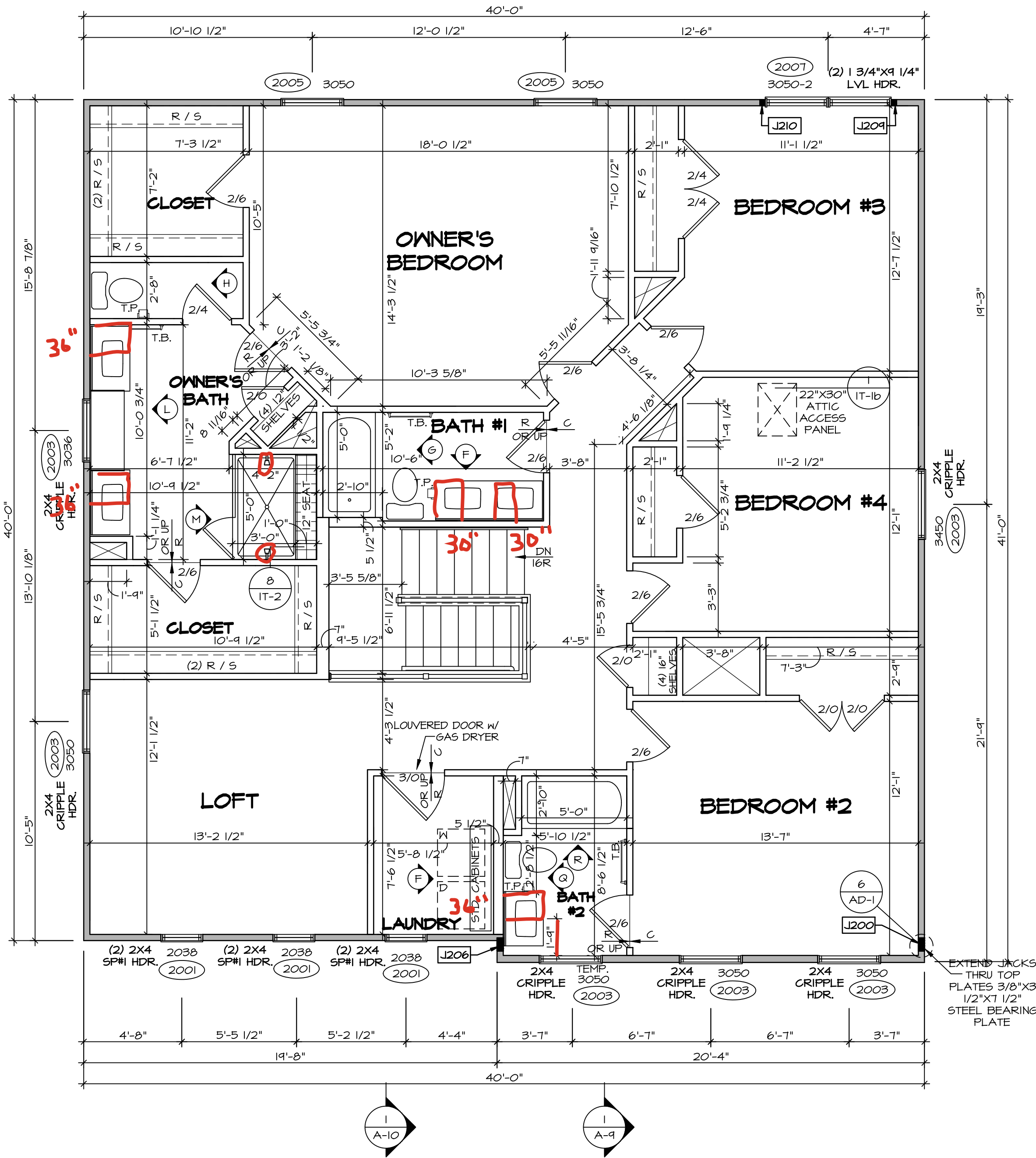
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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 SP#1		2000	
J206	JACK - (5) 2X4 SP#1	ELK	2000	1/8"X3 1/2"X1 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE
J201	JACK - (2) 2X4 SP# STUD GRADE		2007	
J210	JACK - (2) 2X4 SP# STUD GRADE		2007	



SECOND FLOOR PLAN

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

DCY-VG-0807

COMMITTEE

STREET ADDRESS

CITY

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RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MOORE LEHIGH
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

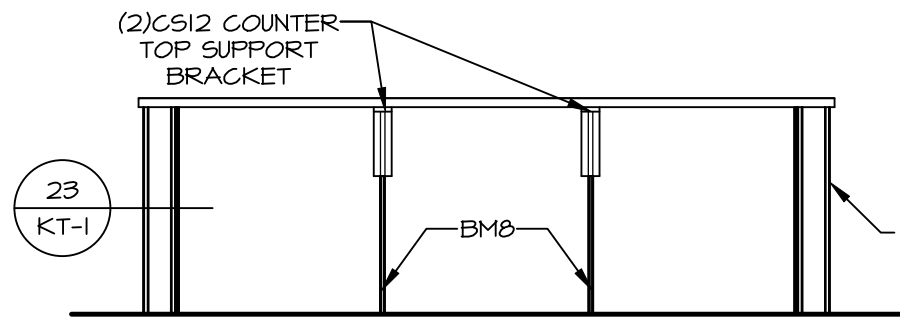
SHEET NO.
A-8
13

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

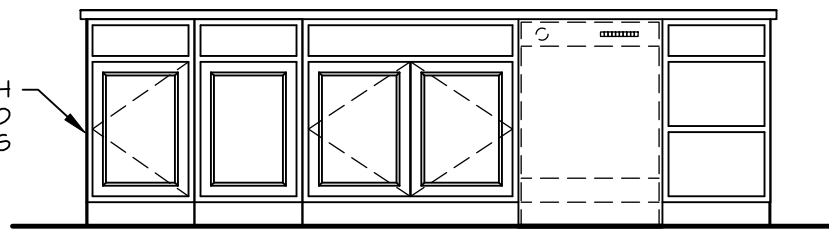
NOTES:

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



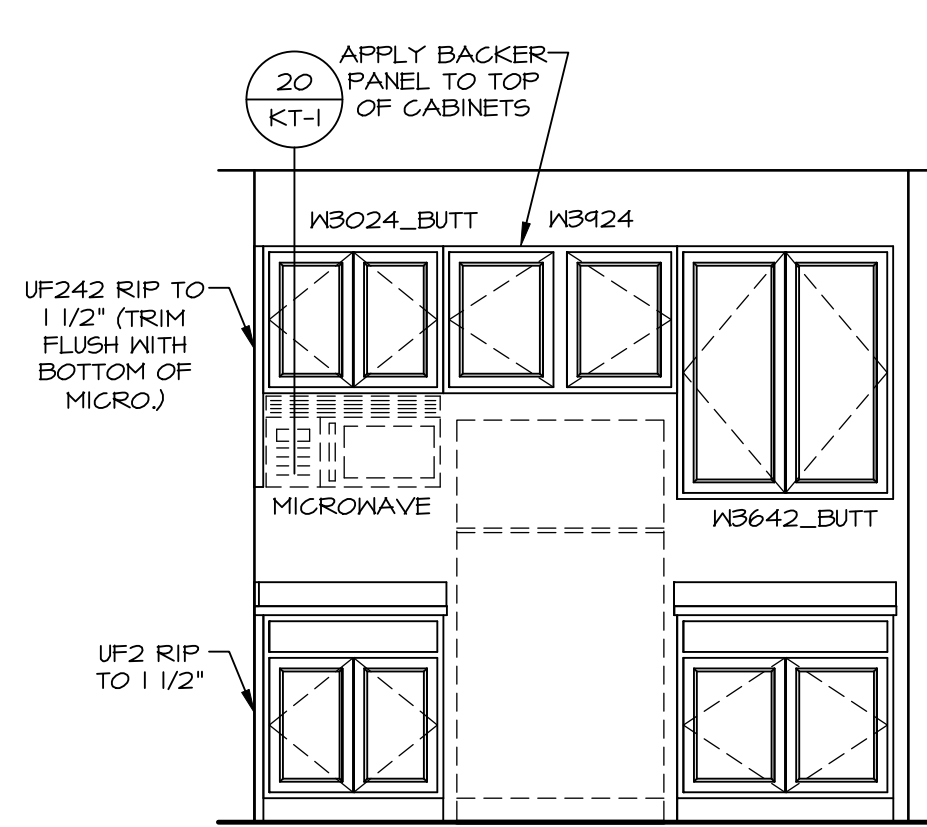
CABINET ELEVATION D

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



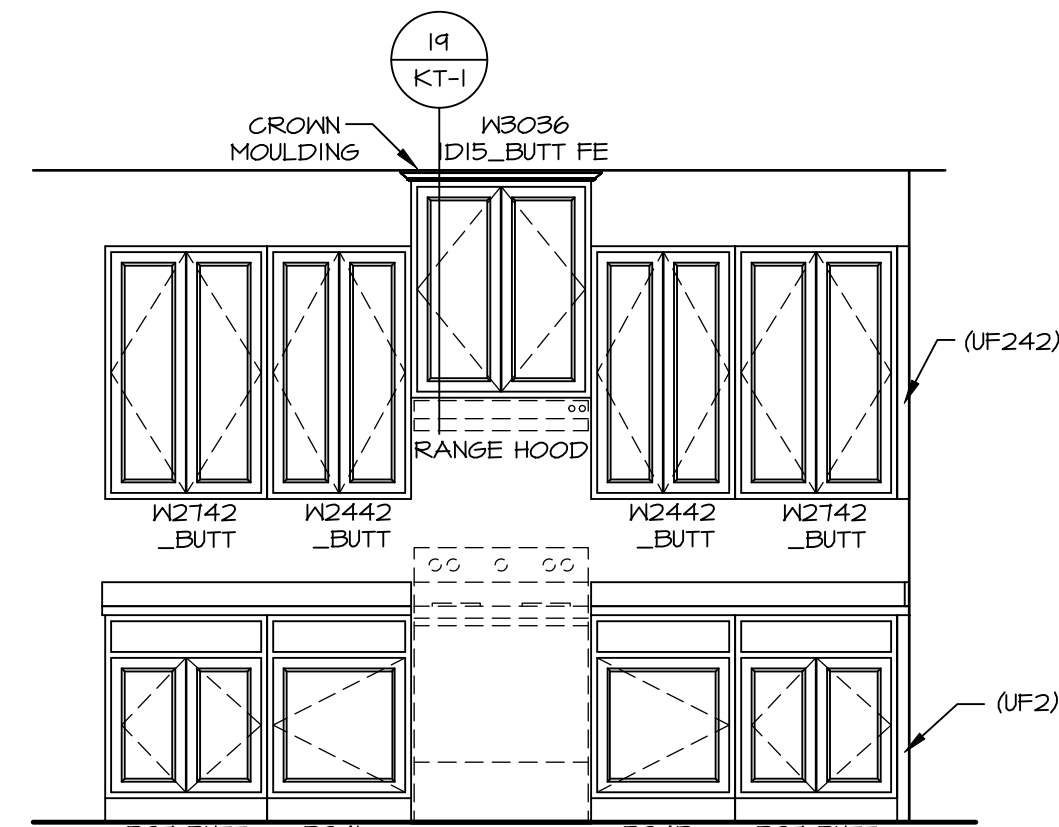
CABINET ELEVATION E

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



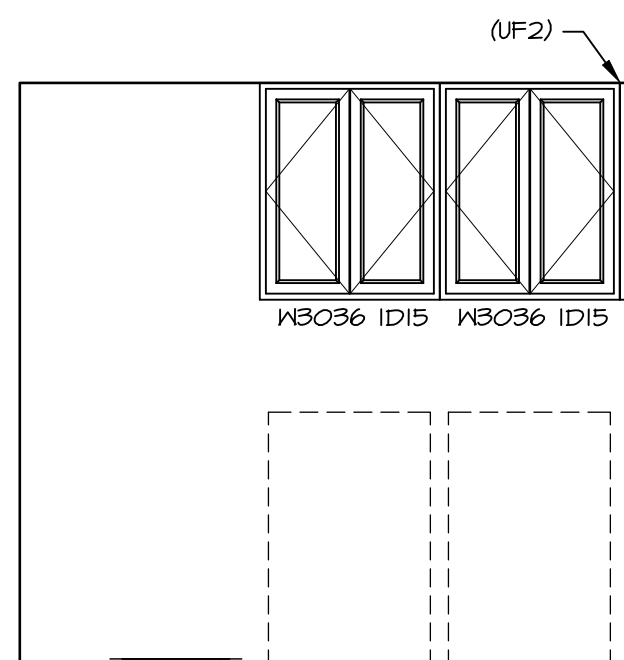
CABINET ELEVATION B

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



CABINET ELEVATION A

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

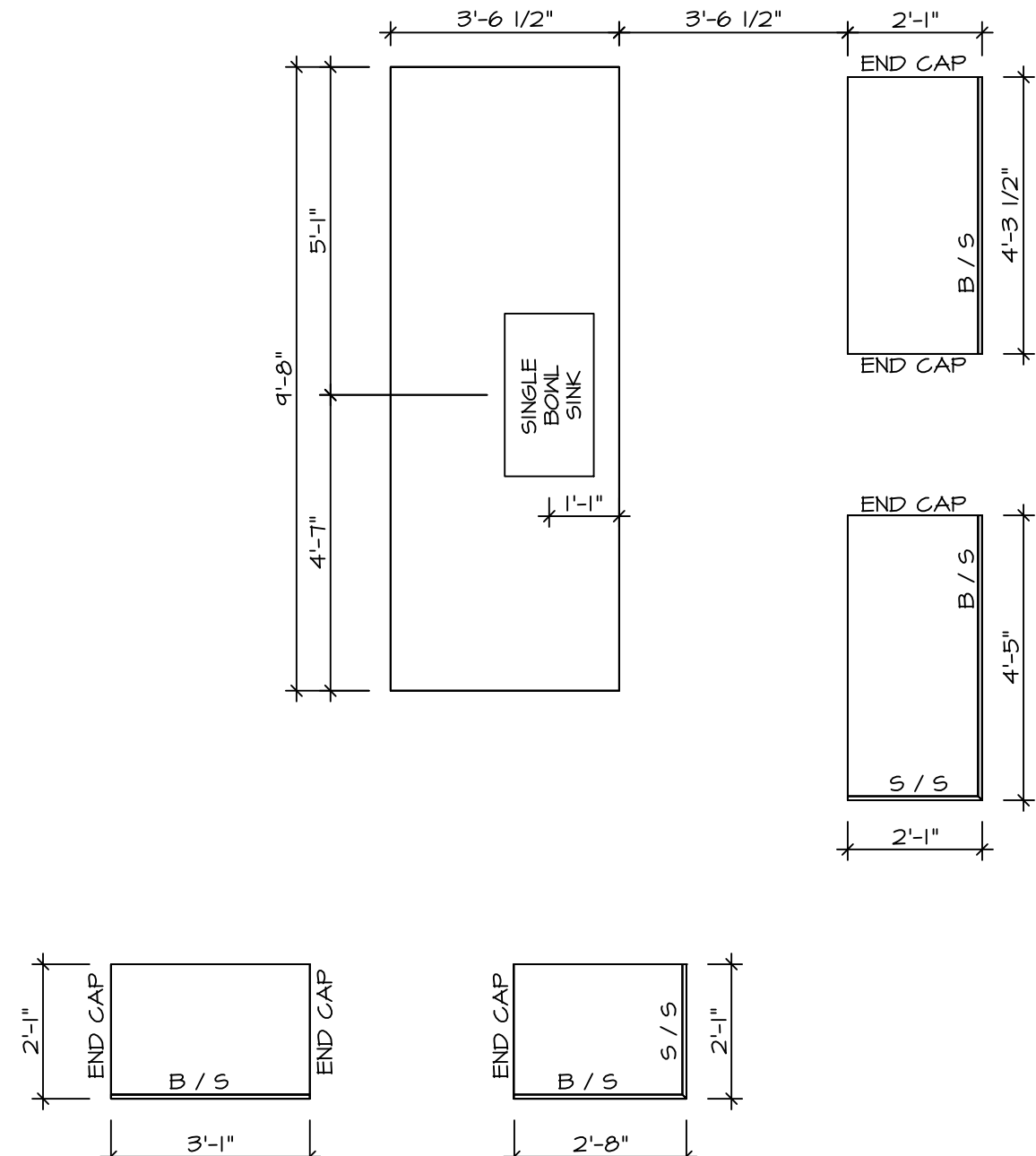
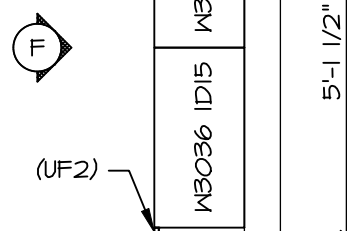


CABINET ELEVATION F

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

LAUNDRY CABINET PLAN KC - 3504

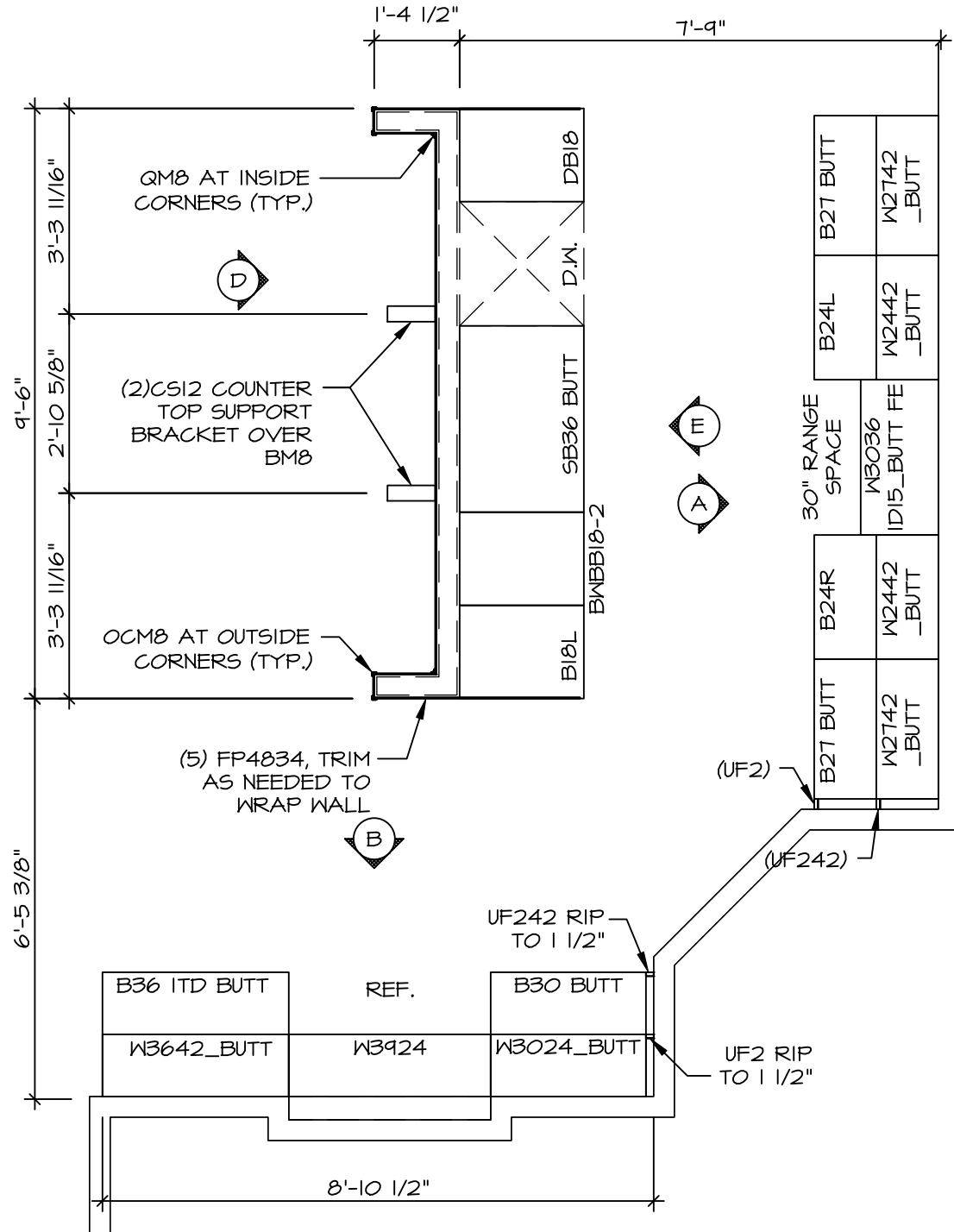
SCALE: 3/8" = 1'-0"



COUNTERTOP LAYOUT KC-3501(TC)

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

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



CABINET LAYOUT KC-3501(TC)

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

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

SHEET NO.

LEHIGH

DRAWING TITLE

KITCHEN

OPTION DESCRIPTION

A-12

DATE:

DRAWN BY

VERSION

SET NO.

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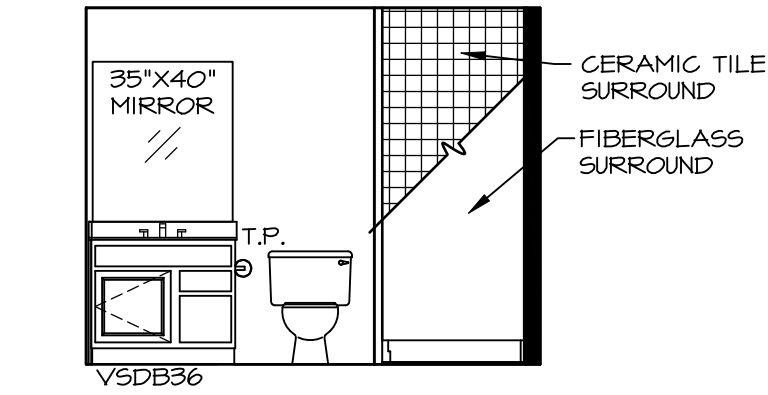
OPTION

DATE:

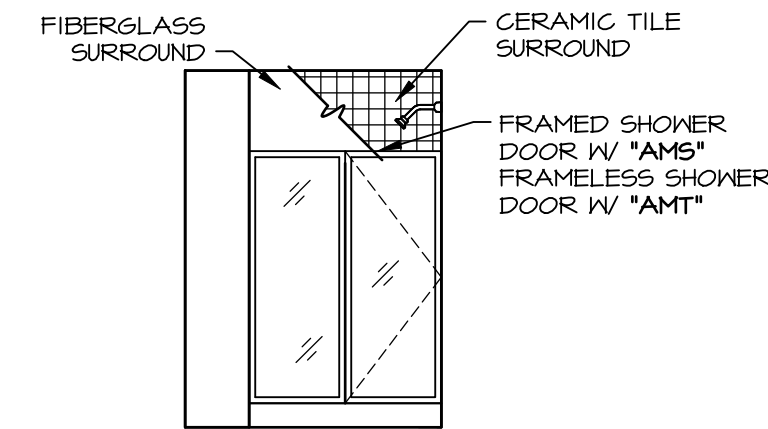
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VERSION

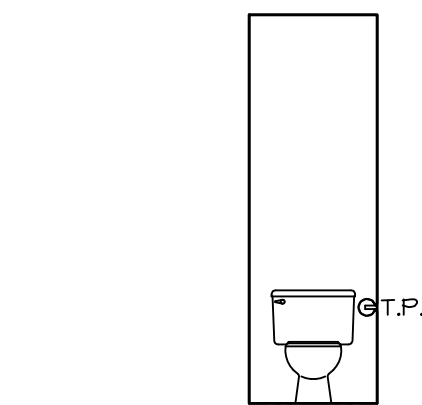
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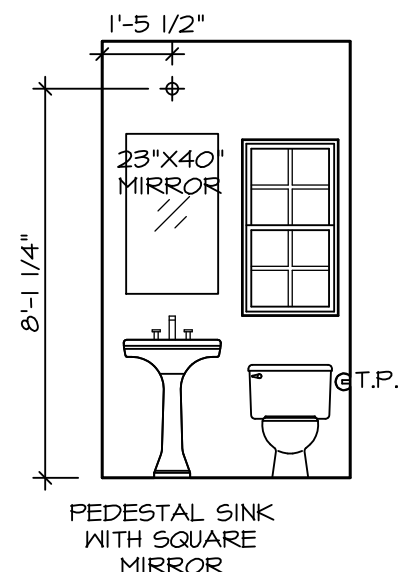
A BSMT BATH "AEB"
SCALE: 1/4" = 1'-0"



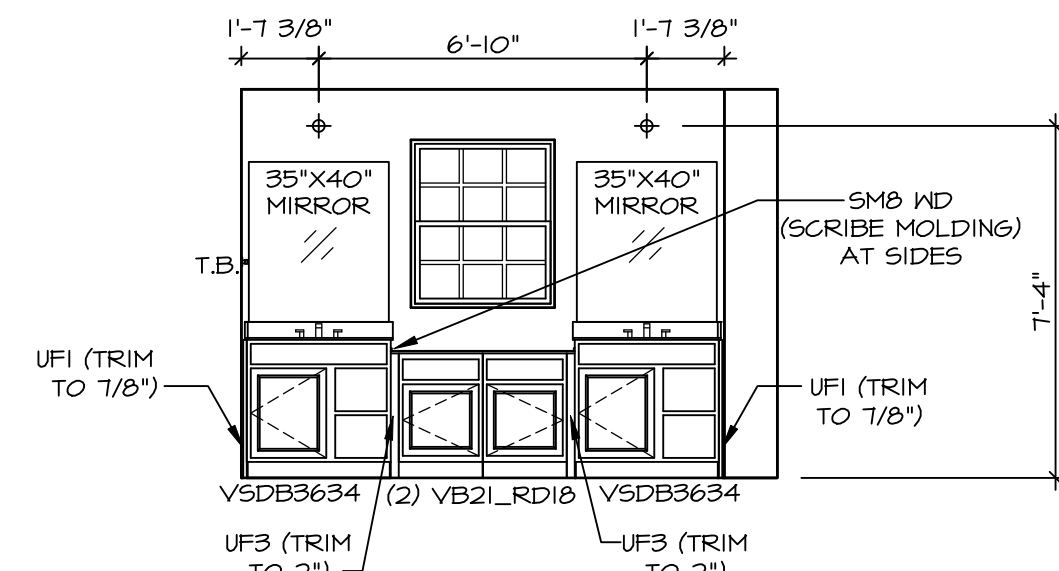
B BSMT BATH "AEB"
SCALE: 1/4" = 1'-0"



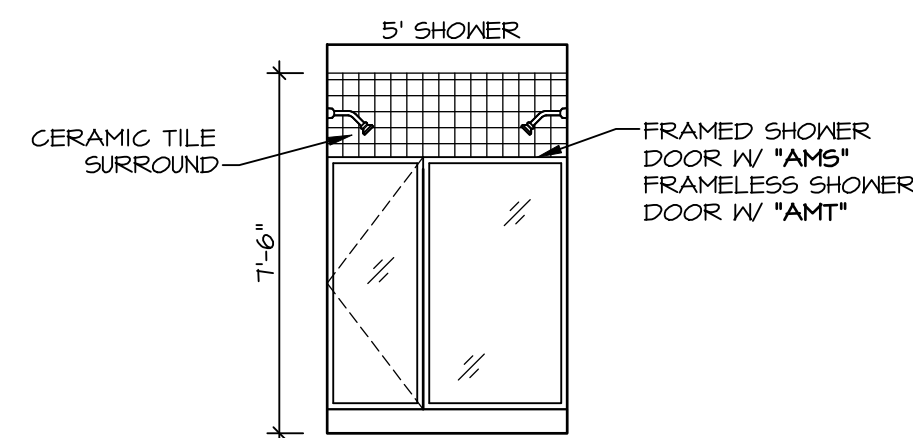
H OWNERS BATH
SCALE: 1/4" = 1'-0"



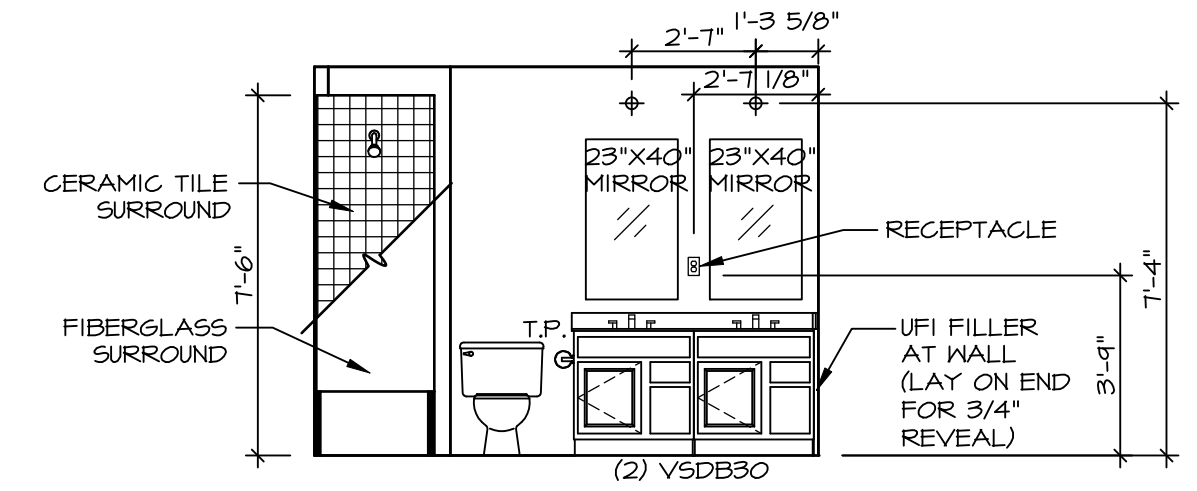
C POWDER ROOM
SCALE: 1/4" = 1'-0" TRANSITIONAL SPECIFICATIONS "SZT"



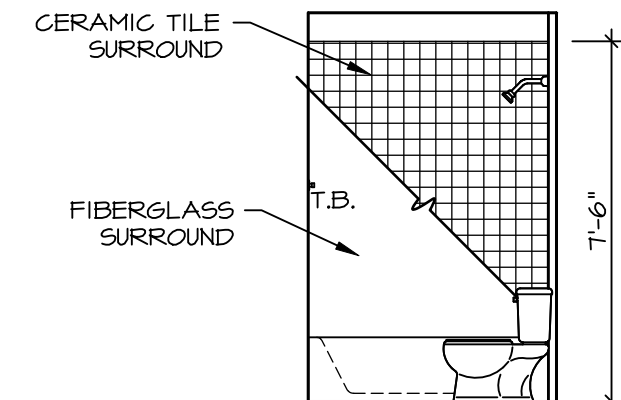
L OWNERS BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM ROMAN SHOWER "AMG"



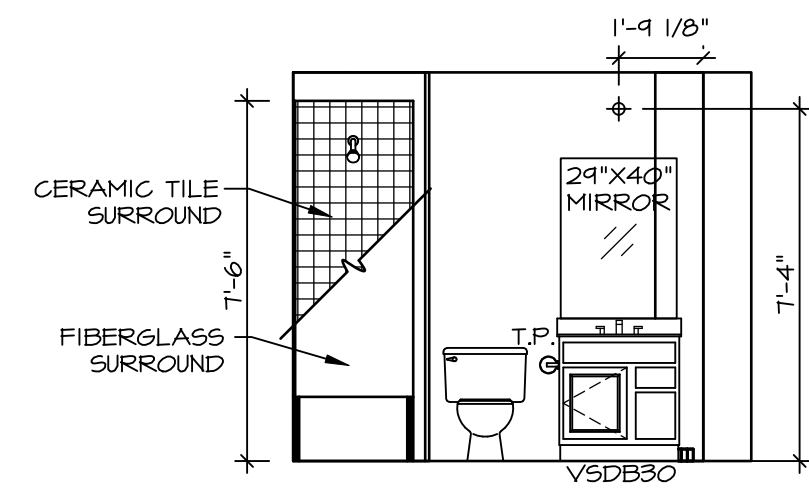
M OWNERS BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM ROMAN SHOWER "AMG"



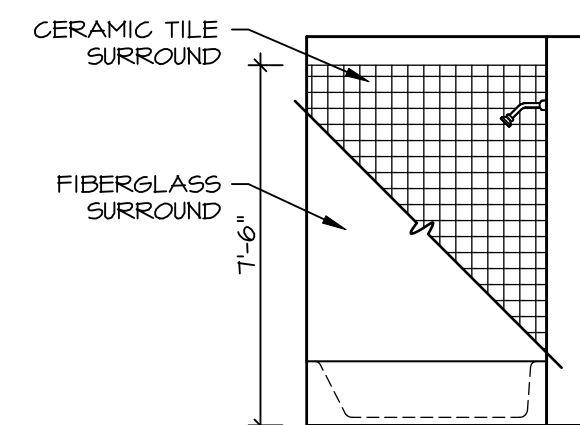
F BATH #1
SCALE: 1/4" = 1'-0" NEW LIGHT/MIRROR LAYOUT DBL VANITY "AFE"



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



Q BATH #2
SCALE: 1/4" = 1'-0"



R BATH #2
SCALE: 1/4" = 1'-0"

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

DIV-COMM-LOT-UNIT
DCY-VG-0807

COM-LOT
VLS5 OF KINNING CREEK MARR CO - 0807

STREET ADDRESS
4820 BLACK STREAM CT

CITY
CENTERVILLE

STATE
OH

ZIP
45458

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

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

SHEET NO.
MOBEL
LEHIGH
DRAWING TITLE
BATH ELEVATIONS
A-13

18