

VG 808  
9816 BLACK STREAM CT  
CENTERVILLE, OH 45458

2 Story Basement - finished basement and bath

2 showers - dual valve in master shower

1 tub

WATER SOFTENER ROUGH-IN - HOSE BIB RAN  
SEPERATELY

2 hose bibs - valves required

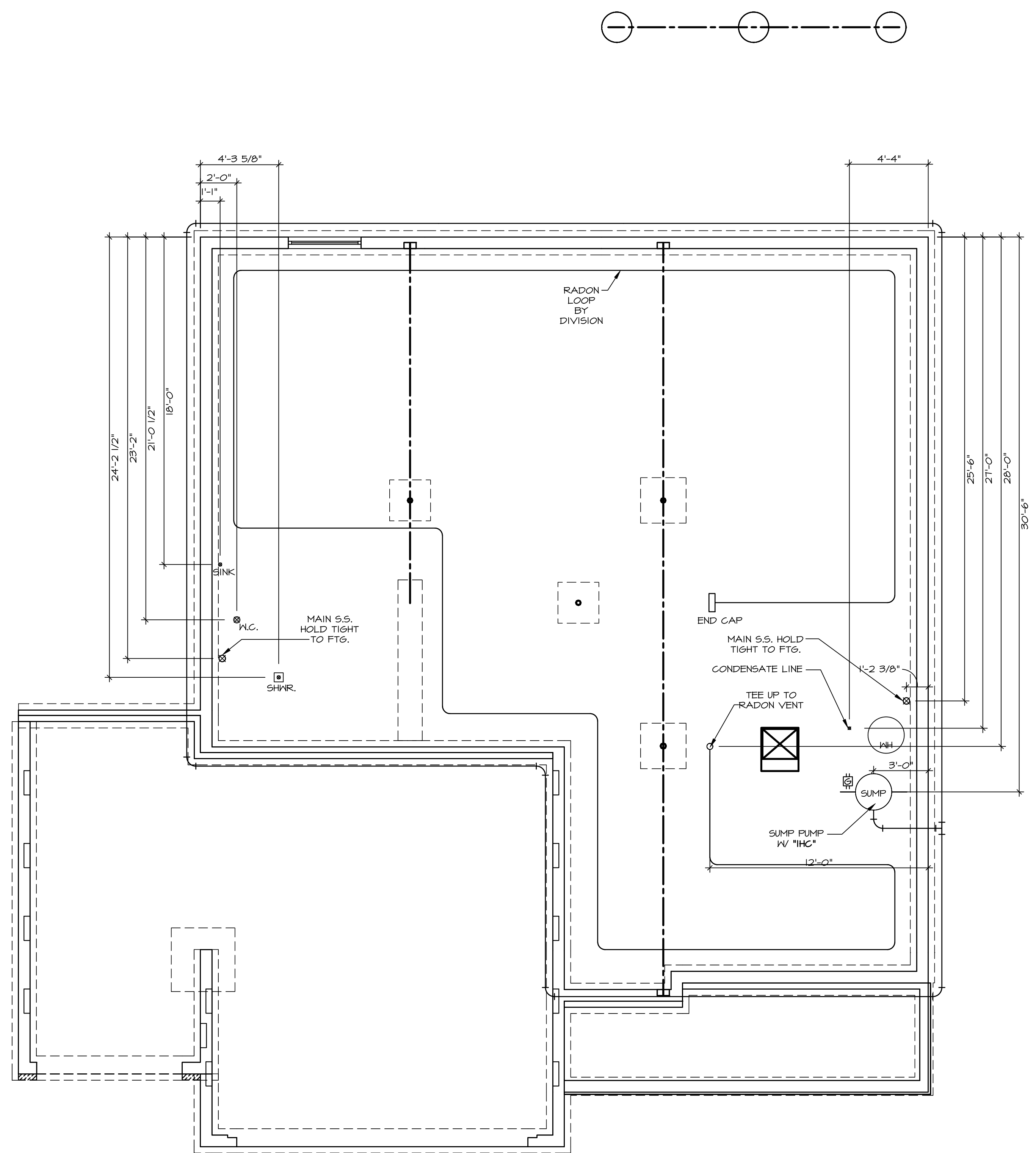
AA valve on kitchen sink

ice maker

WATER HEATER ELECTRIC 50 GALLON

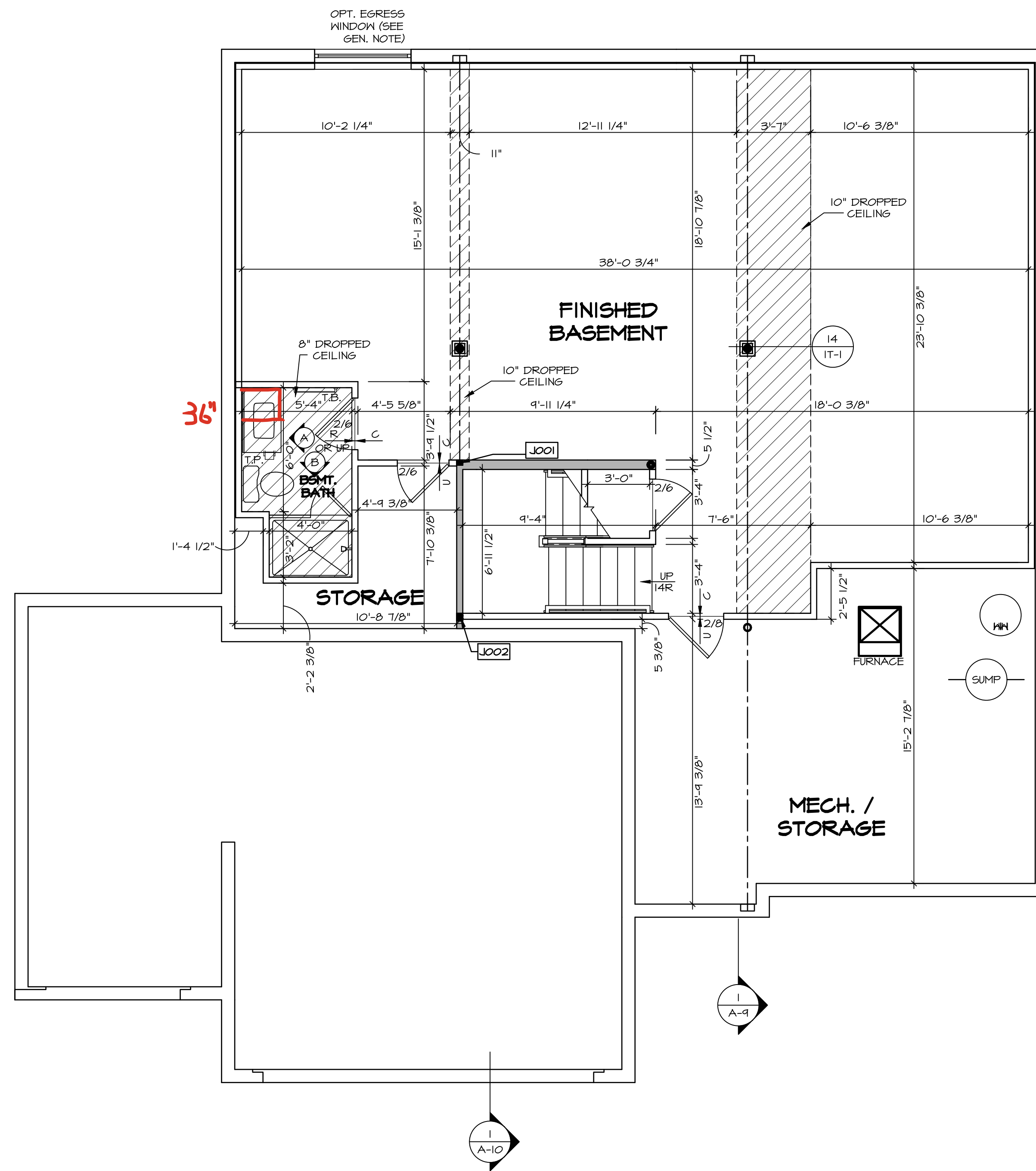
Gas Furnace and Range

**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.



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

SHEET NO. <b>A-5</b>	NOBEL <b>LEHIGH</b>	SET NO. <b>LGH00</b>	OPTION DESCRIPTION <b>PLUMBING</b>
	DRAWING TITLE <b>PLUMBING</b>	VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	
10			
DIV-COMM-LOT-UNIT <b>DCY-VG-0808</b> COM-LOT VLS5 OF MINDING CREEK MARR CO - 0808 STREET ADDRESS <b>4016 BLACK STREAM CT</b> CITY STATE OH ZIP <b>CENTERVILLE OH 45458</b>		© 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, copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.	
<b>NVR</b> NVR, Inc., Suite 100 Frederick, MD 21703		C:\NVR\Solives\LEHIGH_LGH00_01\DCY-VG-0808\3371853\Sheets\Lot_Specific\A-5_PLUMB_LS.dwg 05/12/25 - 1:06 pm	



**LEGEND**

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING 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 BEARINGS, 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-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	

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

DIV-COMM-LOT-UNIT  
**DCY-VG-0808**

COM-LOT  
VLS5 OF WINDING CREEK MARR CO - 0808

STREET ADDRESS  
4816 BLACK STREAM CT

APT. NO.  
----

CITY  
CENTERVILLE

STATE  
OH

ZIP  
45458

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

NOBEL  
**LEHIGH**  
DRAWING TITLE  
BASEMENT FLOOR PLAN

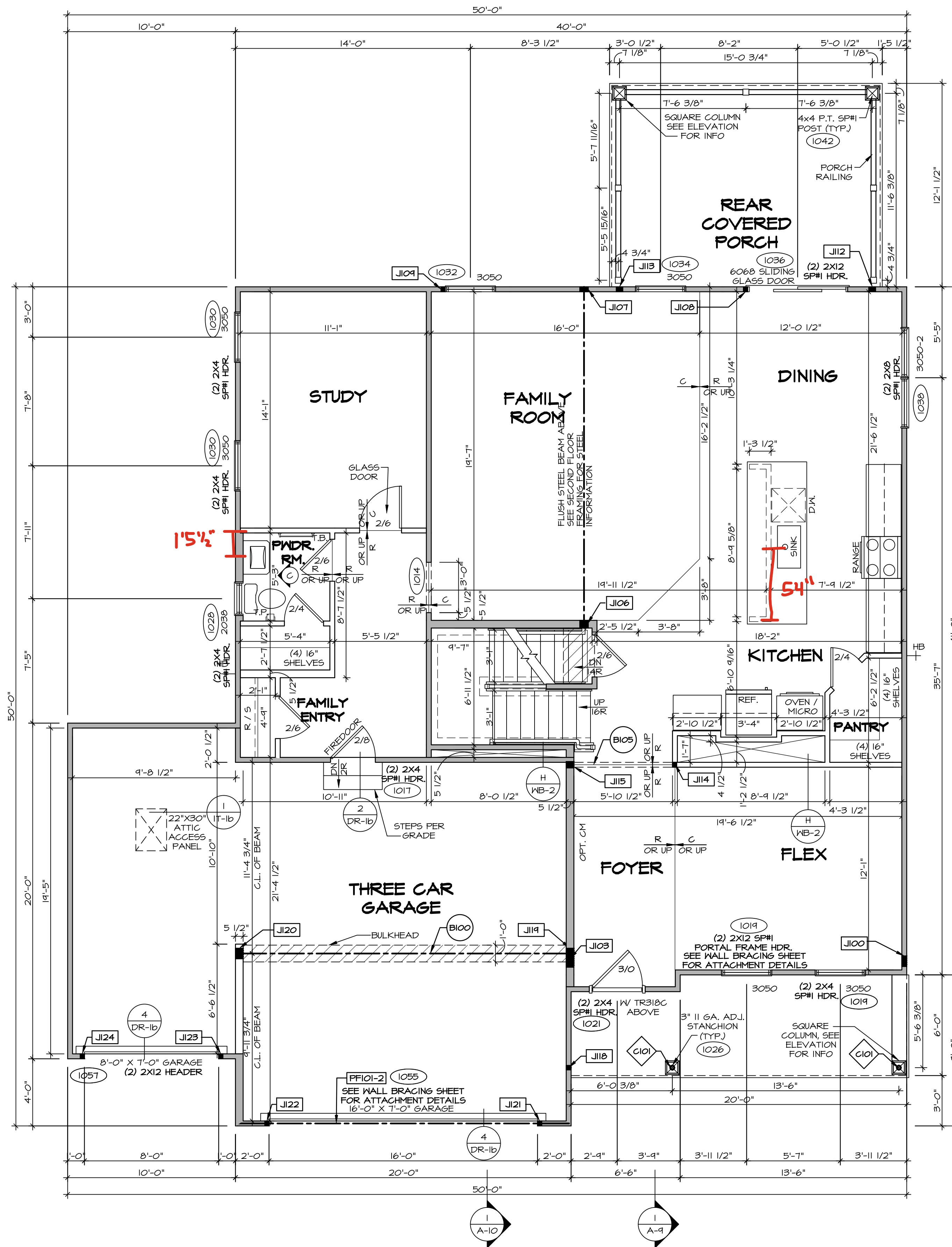
SHEET NO.  
**A-6**

OPTION DESCRIPTION  
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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.
J100	JACK - (5) 2X4 SPM		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
J112	JACK - (3) 2X4 SFF STUD GRADE	EPE	1042
J113	JACK - (3) 2X4 SFF STUD GRADE	EPE	1042
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 SPM	SXC	1044, 1044
J120	JACK - (5) 2X6 SFF STUD GRADE	GCB, GCF	1044, 1044
J121	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1055
J122	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1055
J123	JACK - (2) 2X4 SFF STUD GRADE	GCF	1051
J124	JACK - (2) 2X4 SFF STUD GRADE	GCF	1051



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

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

**FLOOR PLAN NOTES:**

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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 BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - FOOTING/THICKENED SLAB
  - STEEL COLUMN
  - TRUSS TIE DOWN
  - PORTAL FRAME
  - JOIST/TRUSS
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  - 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, CEILING, 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) FLY 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.
- (2) FLY 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) FLY 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) FLY 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.
- (3) FLY 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) FLY 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) FLY (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"		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 116A ADJ.	8'-8 5/8"		1026	

DIV-COMM-LOT-UNIT  
**DCY-VG-0808**  
COM-LOT  
V155 OF WINNING CREEK MARK CO - 0808  
STREET ADDRESS  
4016 BLACK STREAM CT  
CITY  
CENTERVILLE  
STATE  
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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 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

**FLOOR PLAN NOTES:**

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5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
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11. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
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13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

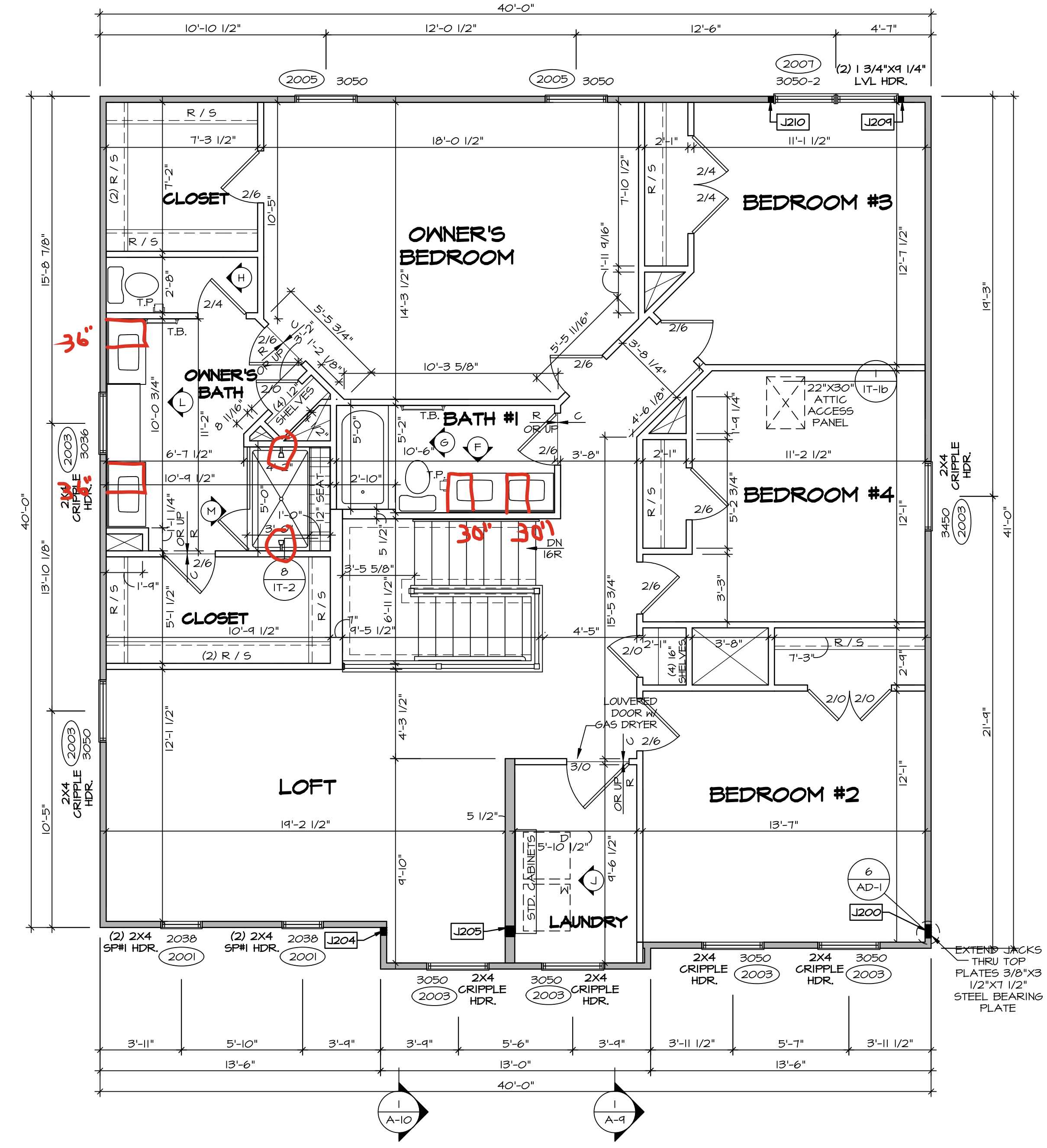
**LEGEND**

- BEARING WALL
  - NON BEARING WALL
  - MASONRY WALL
  - INDICATES BEARING 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

**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 SPFH		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"

DIV-COMM-LOT-UNIT  
**DCY-VG-0808**  
COM-LOT  
VLS5 OF WINDING CREEK MARR CO - 0808  
STREET ADDRESS  
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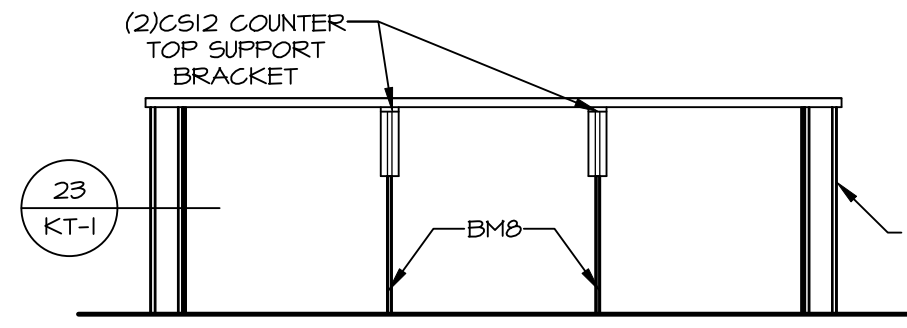
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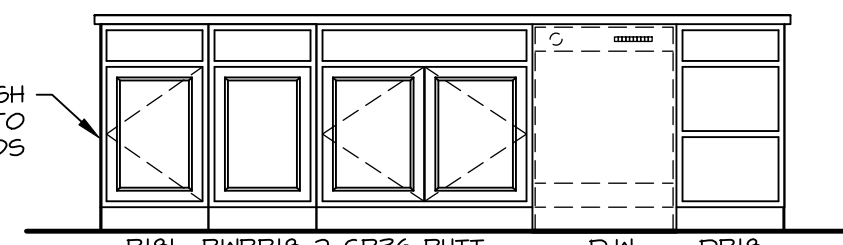
SHEET NO.  
**A-8**  
NOBEL  
**LEHIGH**  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION  
13

- KITCHEN NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL II/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
  - SET PRE-FINISHED SCRIBE MOLDINGS 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.
  - 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

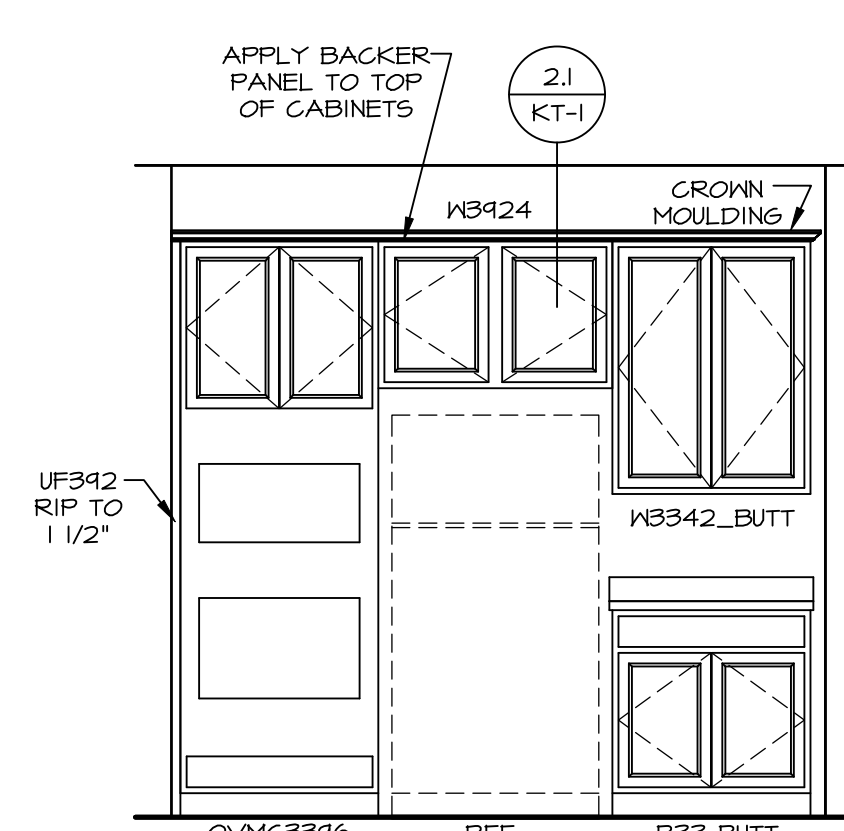
**NOTES:**  
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



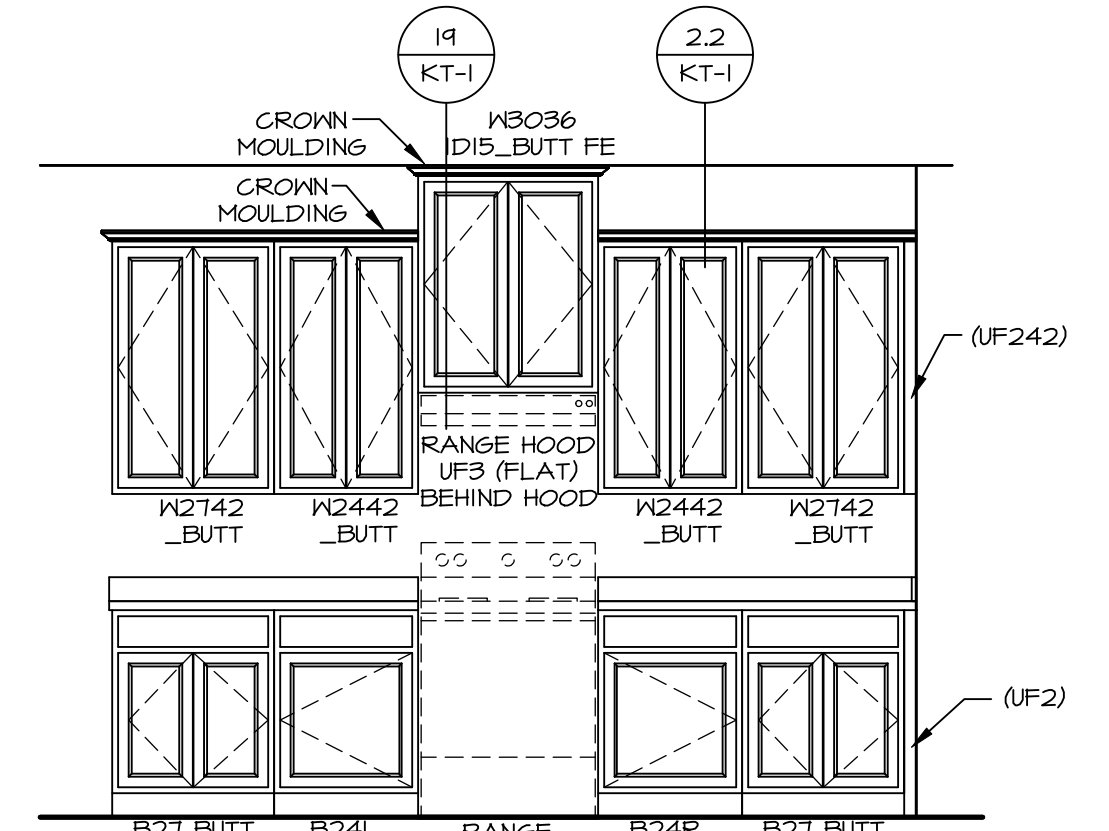
**CABINET ELEVATION D**  
SCALE: 3/8" = 1'-0"



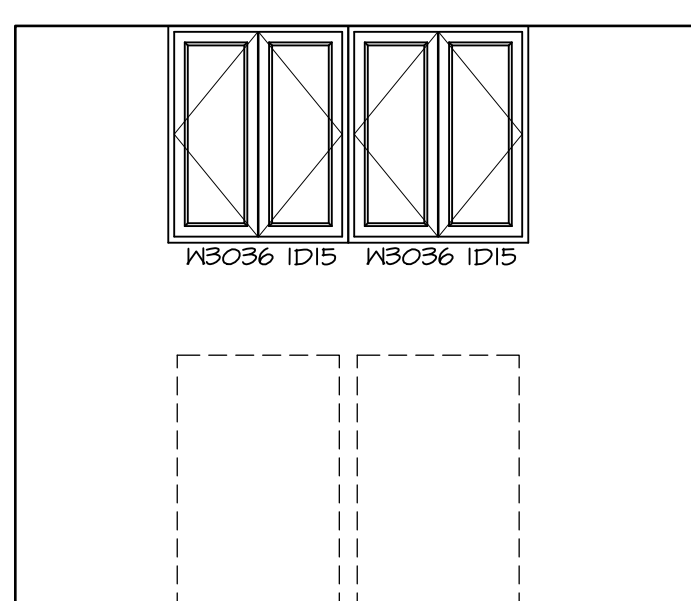
**CABINET ELEVATION E**  
KITCHEN APPLIANCE LAYOUT SCALE: 3/8" = 1'-0"  
W/ RANGE (TC) \*KA3\*



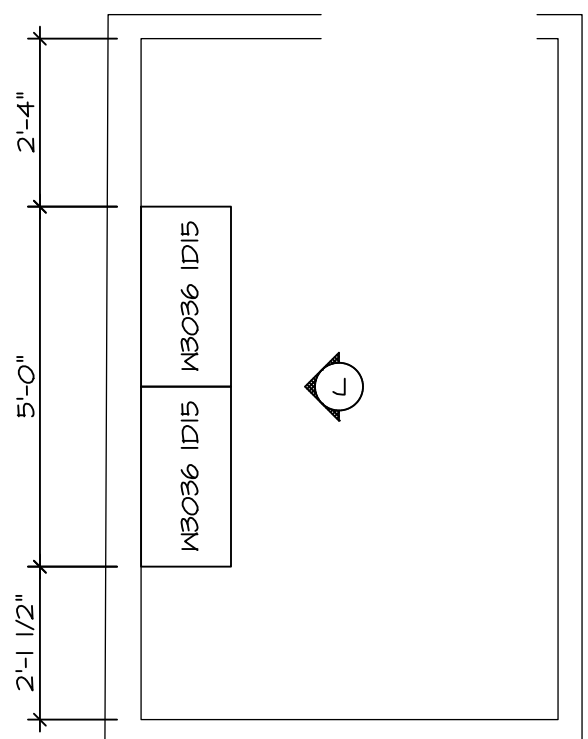
**CABINET ELEVATION B**  
SCALE: 3/8" = 1'-0"



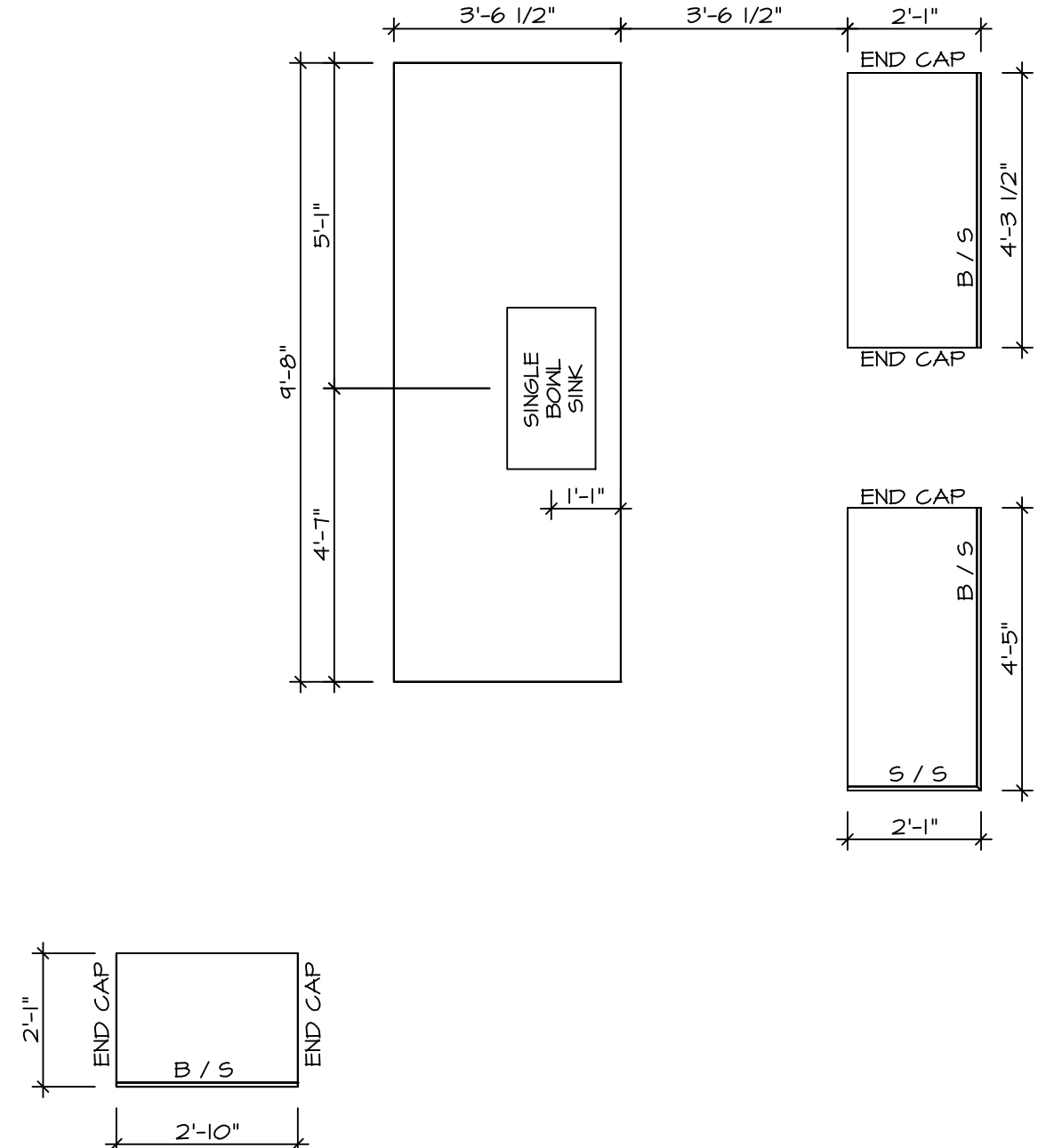
**CABINET ELEVATION A**  
SCALE: 3/8" = 1'-0"



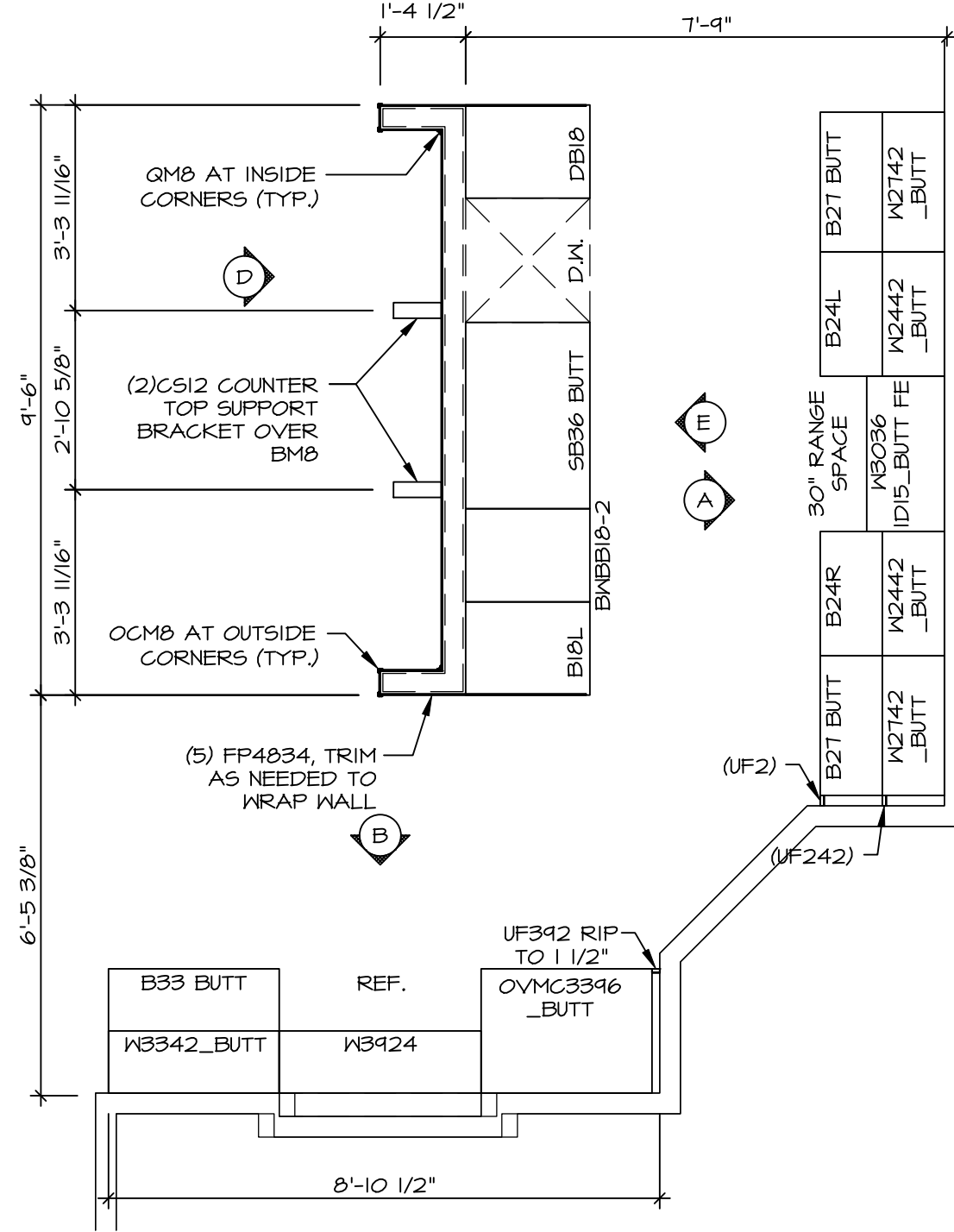
**CABINET ELEVATION J**  
SCALE: 3/8" = 1'-0"



**LAUNDRY CABINET PLAN KC - 3503**  
SCALE: 3/8" = 1'-0"



**COUNTERTOP LAYOUT KC-3502(TC)**  
KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) \*KA3\* SCALE: 3/8" = 1'-0"



**CABINET LAYOUT KC-3502(TC)**  
KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) \*KA3\* SCALE: 3/8" = 1'-0"

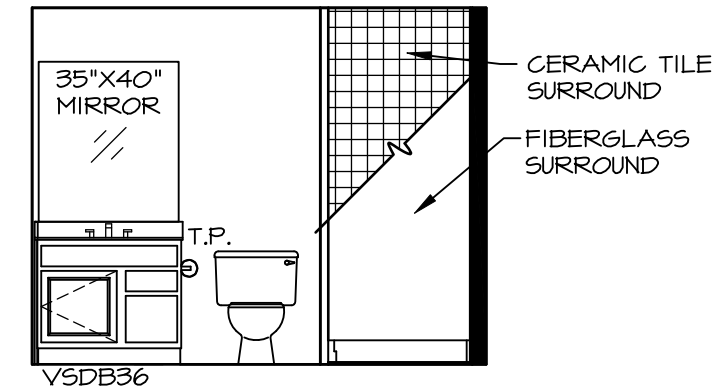
DIV-COMM-LOT-UNIT  
**DCY-VG-0808**  
COM-LOT  
VLS5 OF MINNDING CREEK MARR CO - 0808  
STREET ADDRESS  
4016 BLACK STREAM CT  
CITY CENTERVILLE OH ZIP 45458

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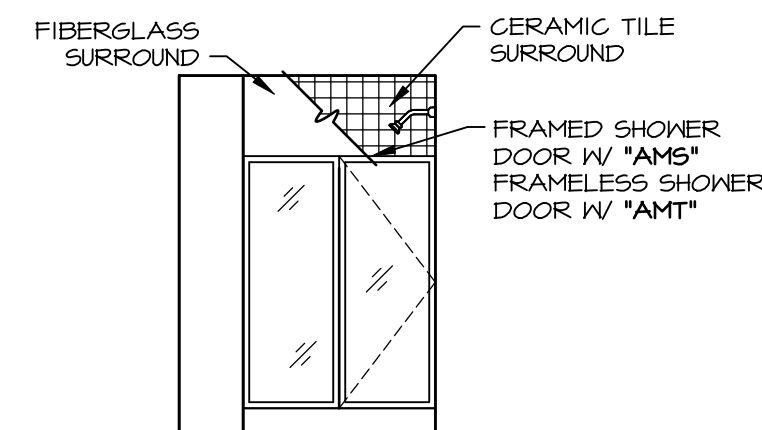
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Frederick, MD 21703

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DATE:  
OPTION

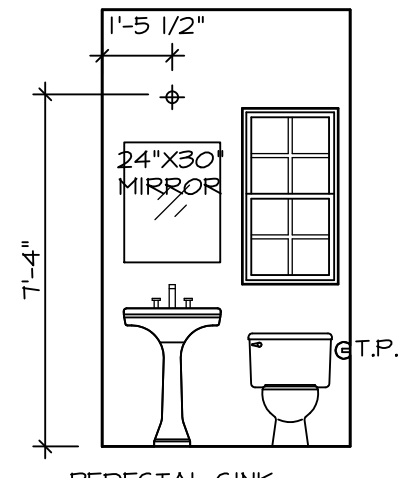
SHEET NO. **A-12**  
NOBEL **LEHIGH**  
DRAWING TITLE **KITCHEN**  
OPTION DESCRIPTION  
17



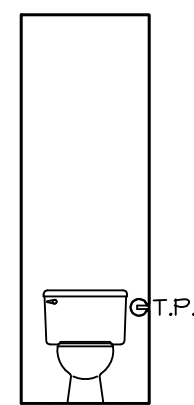
**A** BSMT BATH "AEB"  
SCALE: 1/4" = 1'-0"



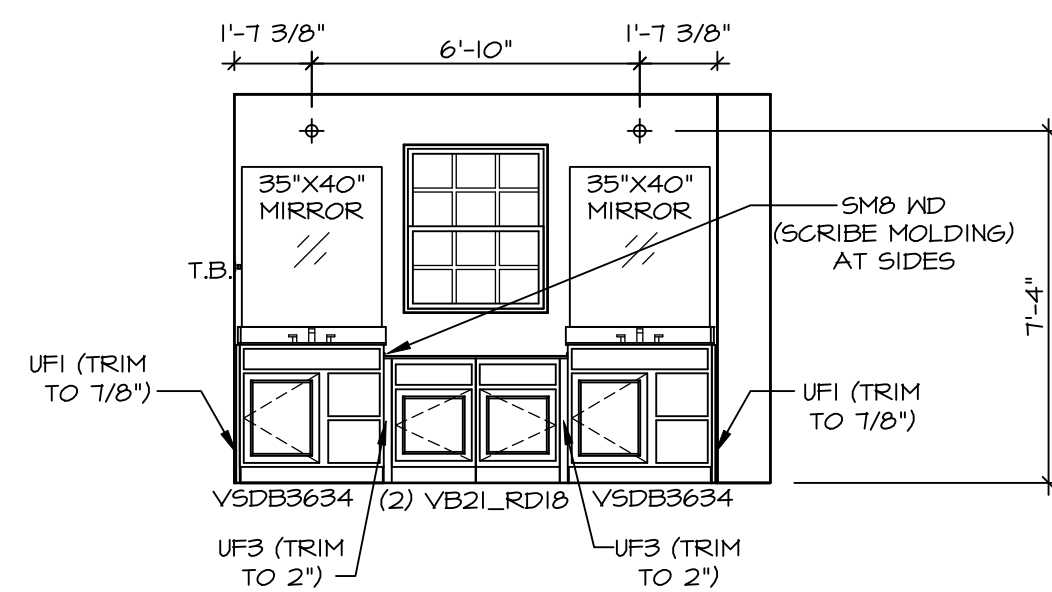
**B** BSMT BATH "AEB"  
SCALE: 1/4" = 1'-0"



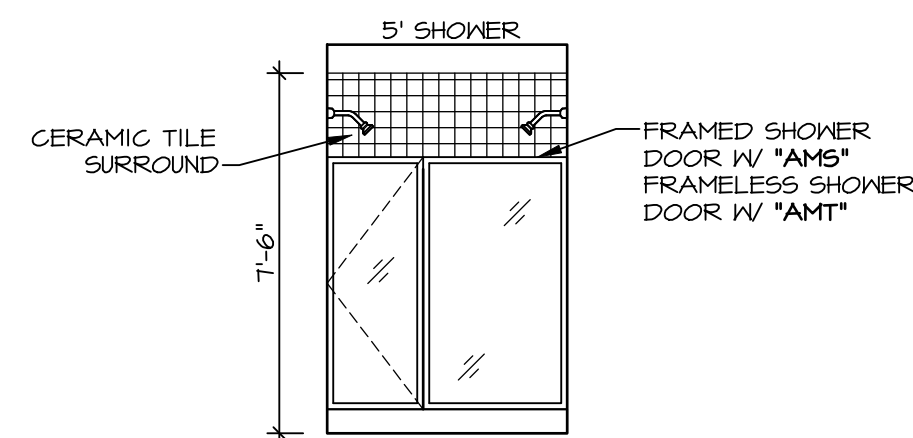
**C** POWDER ROOM  
SCALE: 1/4" = 1'-0" CRAFTSMAN SPECIFICATIONS \*SZC\*



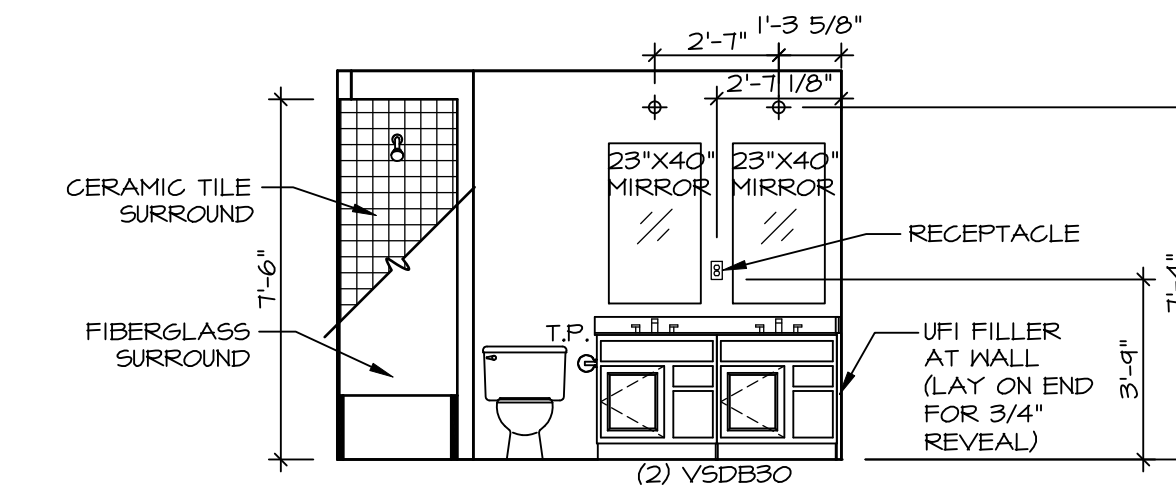
**H** OWNERS BATH  
SCALE: 1/4" = 1'-0"



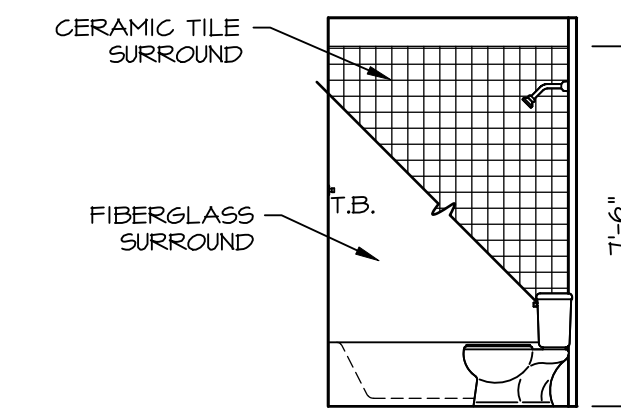
**L** OWNERS BATH  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM ROMAN SHOWER \*AMG\*



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

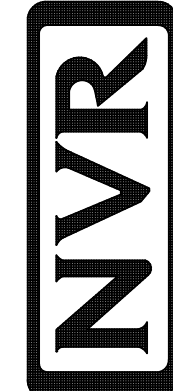


**F** BATH #1  
SCALE: 1/4" = 1'-0" NEW LIGHT/MIRROR LAYOUT DBL VANITY \*AFE\*



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

- 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.

DIV-COMM-LOT-UNIT <b>DCY-VG-0808</b>	
COM-LOT VLS5 OF MINDING CREEK MARR CO - 0808	APT. NO. ----
STREET ADDRESS 4016 BLACK STREAM CT	
CITY CENTERVILLE	STATE OH
ZIP 45458	
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 <p>NVR, Inc., Suite 100 5285 Westwick, Frederick, MD 21703</p>	
SET NO. LGH00	VERSION 01
RELEASE NO. ----	DRAWN BY
DATE:	OPTION
NOBEL <b>LEHIGH</b> DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION
<b>A-13</b>	
18	