

VG 825

2324 COLD STREAM DR

2 Story Basement - 4.5 bath

finished basement and bath

Water Softener Rough

2 showers - master dual heads

2 tubs

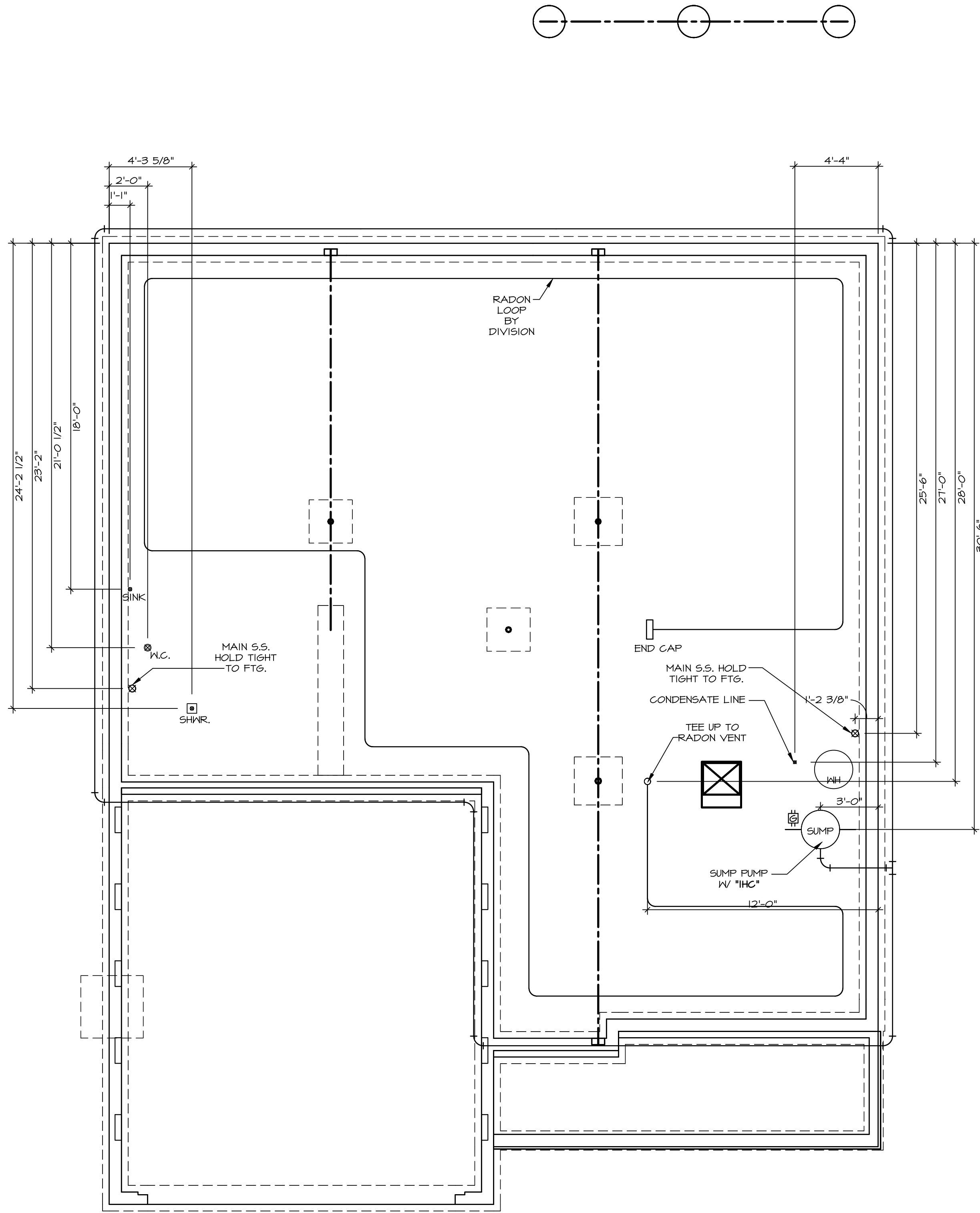
2 hose bibs - valves required

AA valve on kitchen sink

ice maker

50 Gal Electric with mixing valve

Gas Furnace



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

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 LEHIGH DRAWING TITLE PLUMBING	SET NO. LGH00	OPTION
		VERSION 01	
		RELEASE NO. ----	
		DRAWN BY	
		DATE:	
	OPTION DESCRIPTION		
10			

NVR

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-VG-0825	
COMM-LOT VL65 OF KINDING CREEK MARR CO - 0825	
STREET ADDRESS 2324 COLD STREAM DR	APT. NO. ----
CITY CENTERVILLE	STATE OH
	ZIP 45458

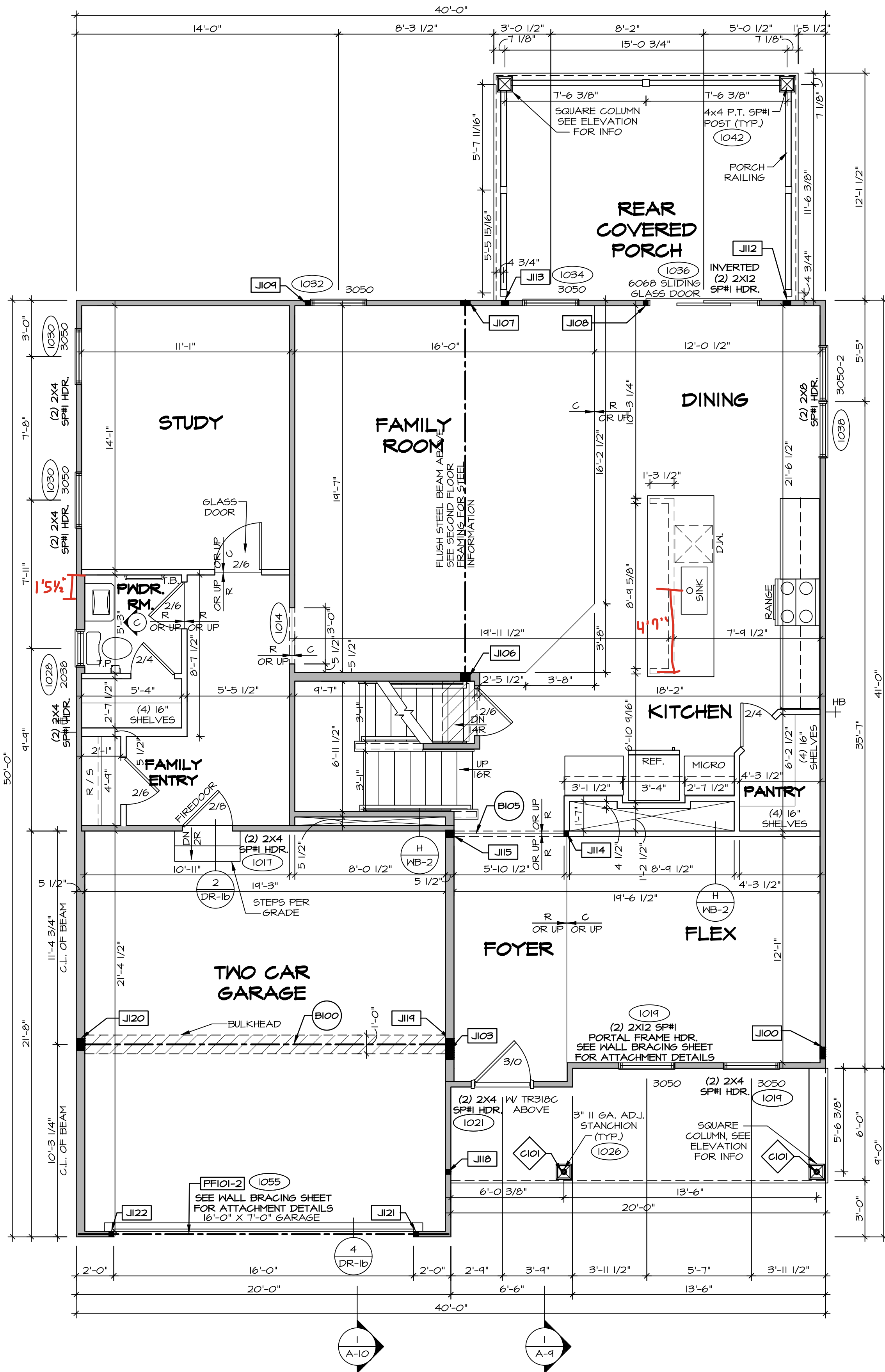


FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUDS, RA AND 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 AN INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILING, ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL W/IT-B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
6. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
7. SEE STANDARD DETAIL CATEGORY 11' SHEET(S) FOR INTERIOR TRIM DETAILS.
8. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
9. ALL BEERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 2x4 OR 2x6 ATTACHED TO GRIPPLIES ABOVE, UNLESS OTHERWISE NOTED.
10. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONS FOR TANKLESS WATER HEATER IS AVAILABLE IN LIEU 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. BULKHEAD 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 MIDGE-THICK INSULATION INSTALLED.
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
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



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.
- 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.
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- 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

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

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.
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- (4) PLY (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-0825

DIV-COMM-LOT-UNIT	COM-LOT	STREET ADDRESS	CITY	STATE	ZIP
		2324 GOLD STREAM DR	CENTERVILLE	OH	45459

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Frederick, MD 21703

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

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

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

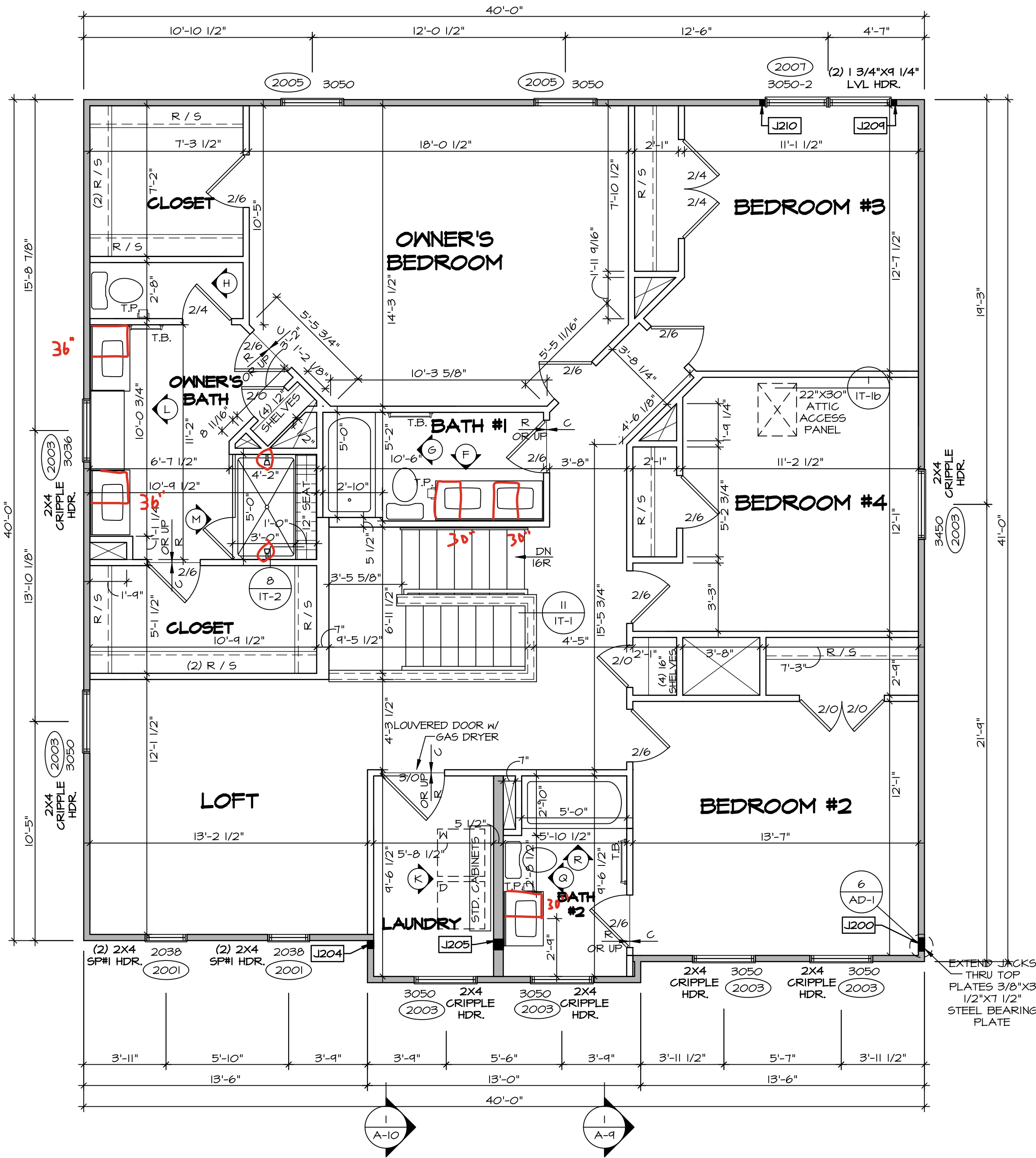
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

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	



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

DCY-VG-0825

DIV-COMM-LOT-UNIT
COM-LOT
VLS5 OF KINNDING CREEK MARR CO - 0825
STREET ADDRESS
2324 GOLD STREAM DR
CITY
CENTERVILLE
STATE
OH
ZIP
45458

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Frederick, MD 21703

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

SHEET NO.
A-8

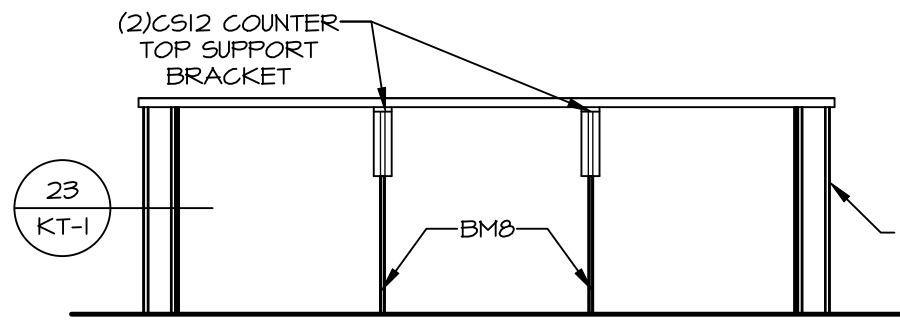
13

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 (UP) 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

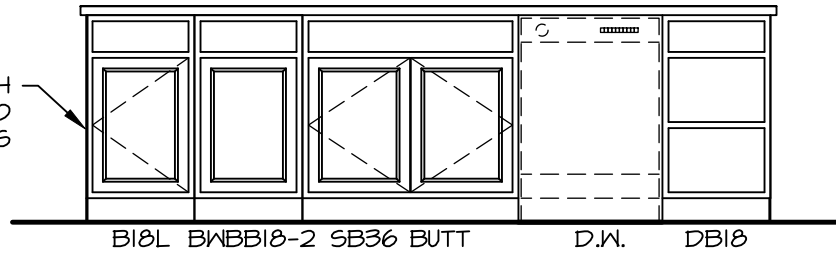
NOTES:

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



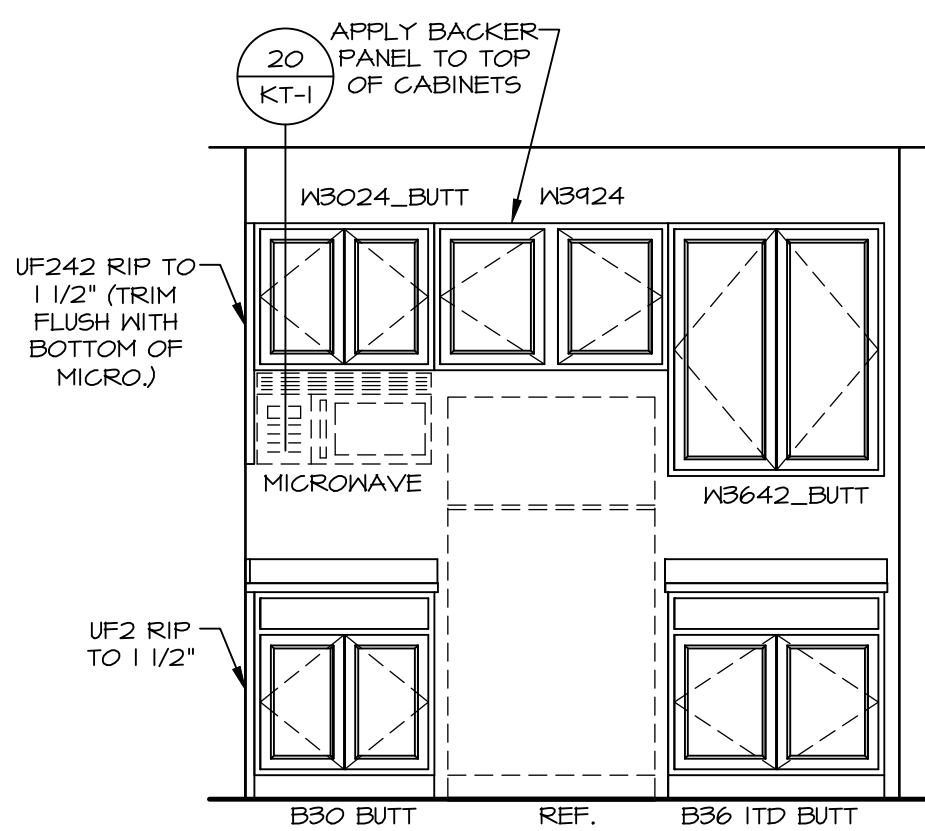
CABINET ELEVATION D

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



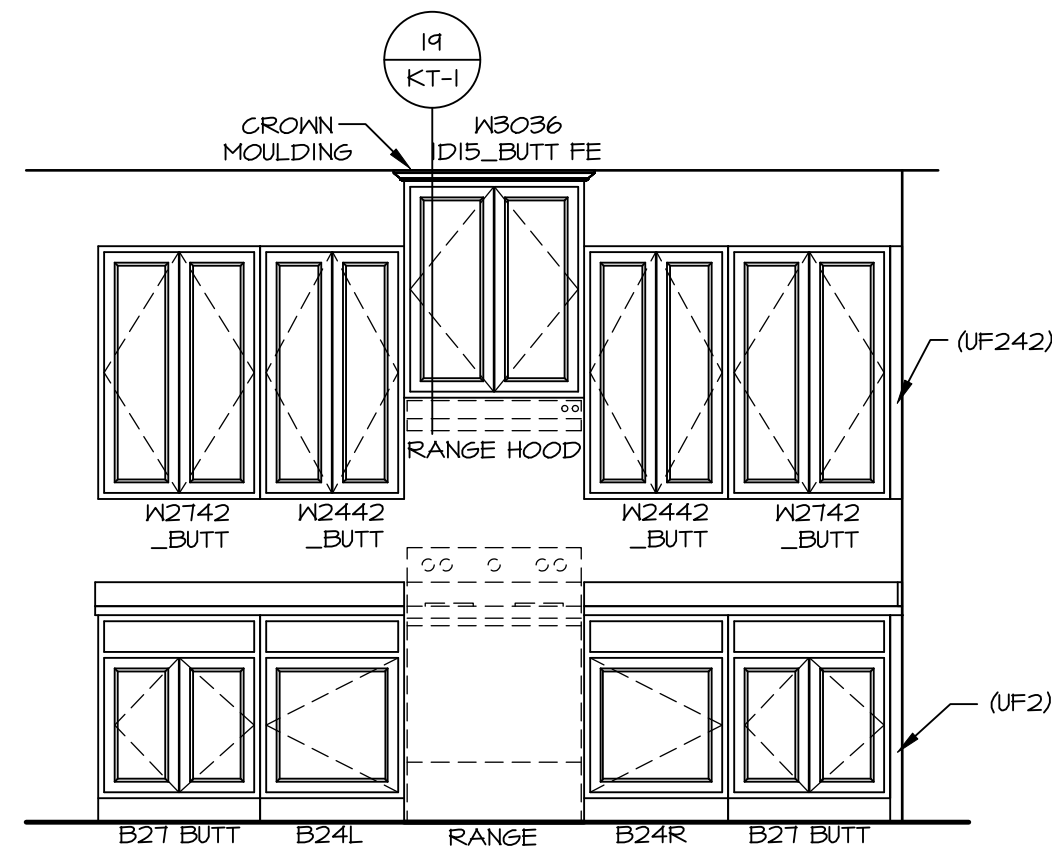
CABINET ELEVATION E

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



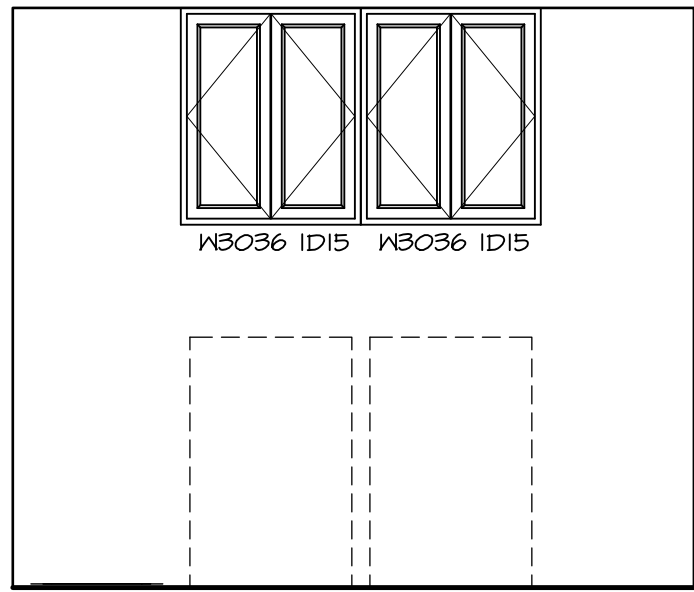
CABINET ELEVATION B

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



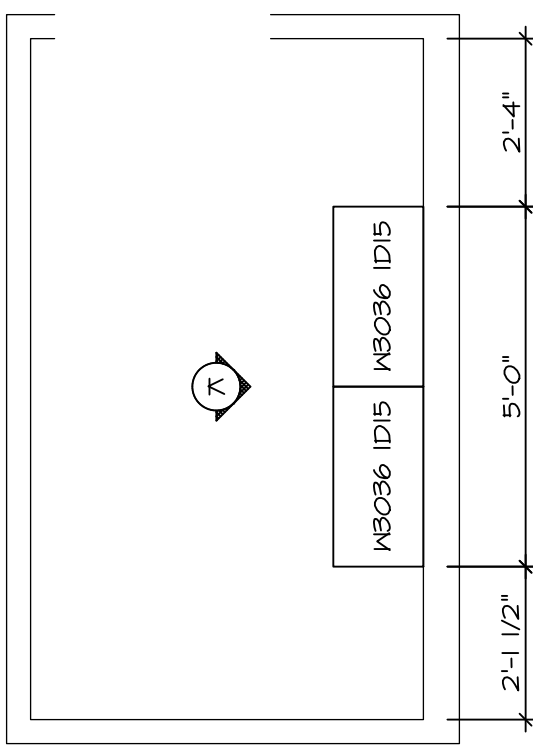
CABINET ELEVATION A

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



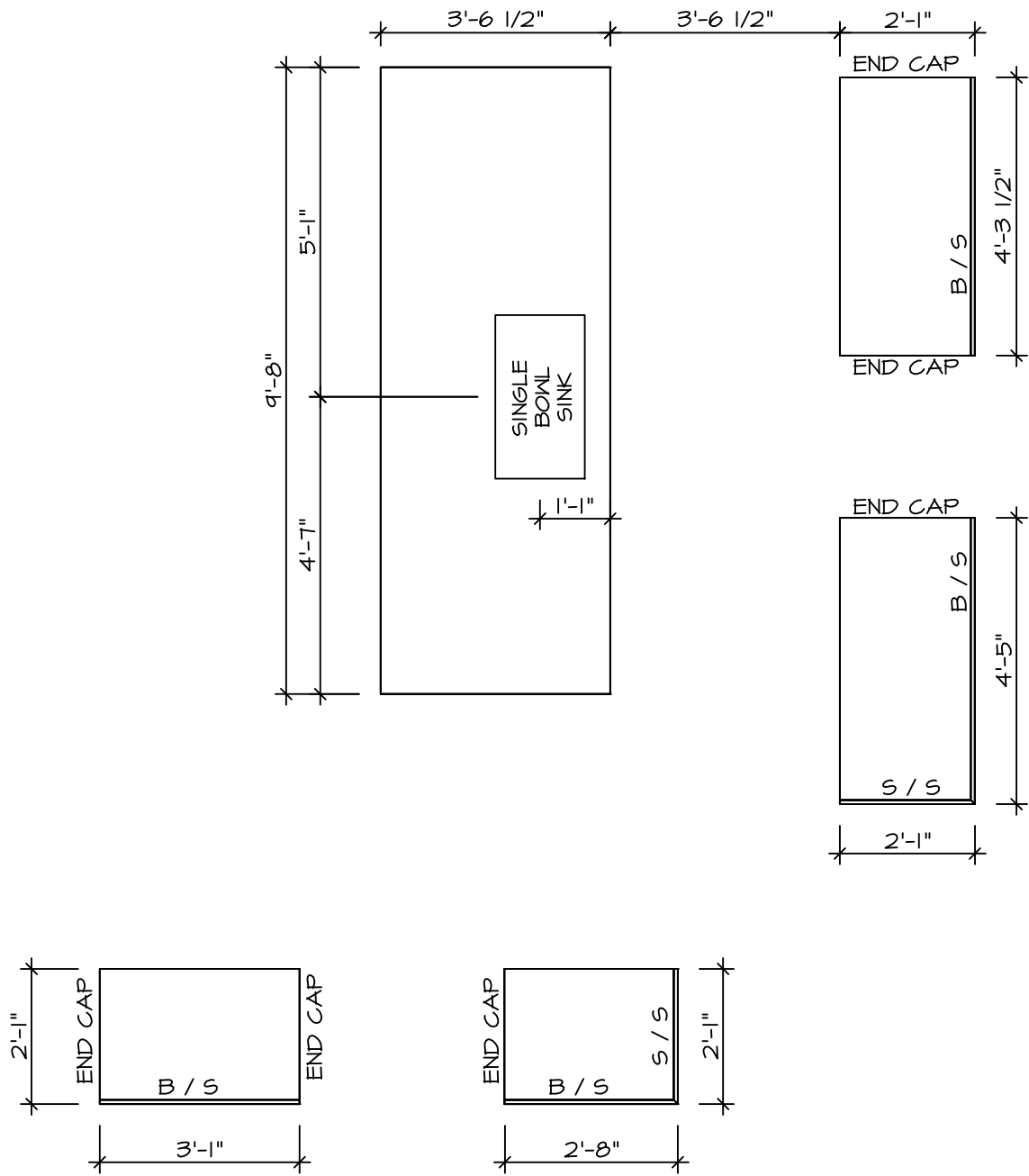
CABINET ELEVATION K

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



LAUNDRY CABINET PLAN KC - 3503

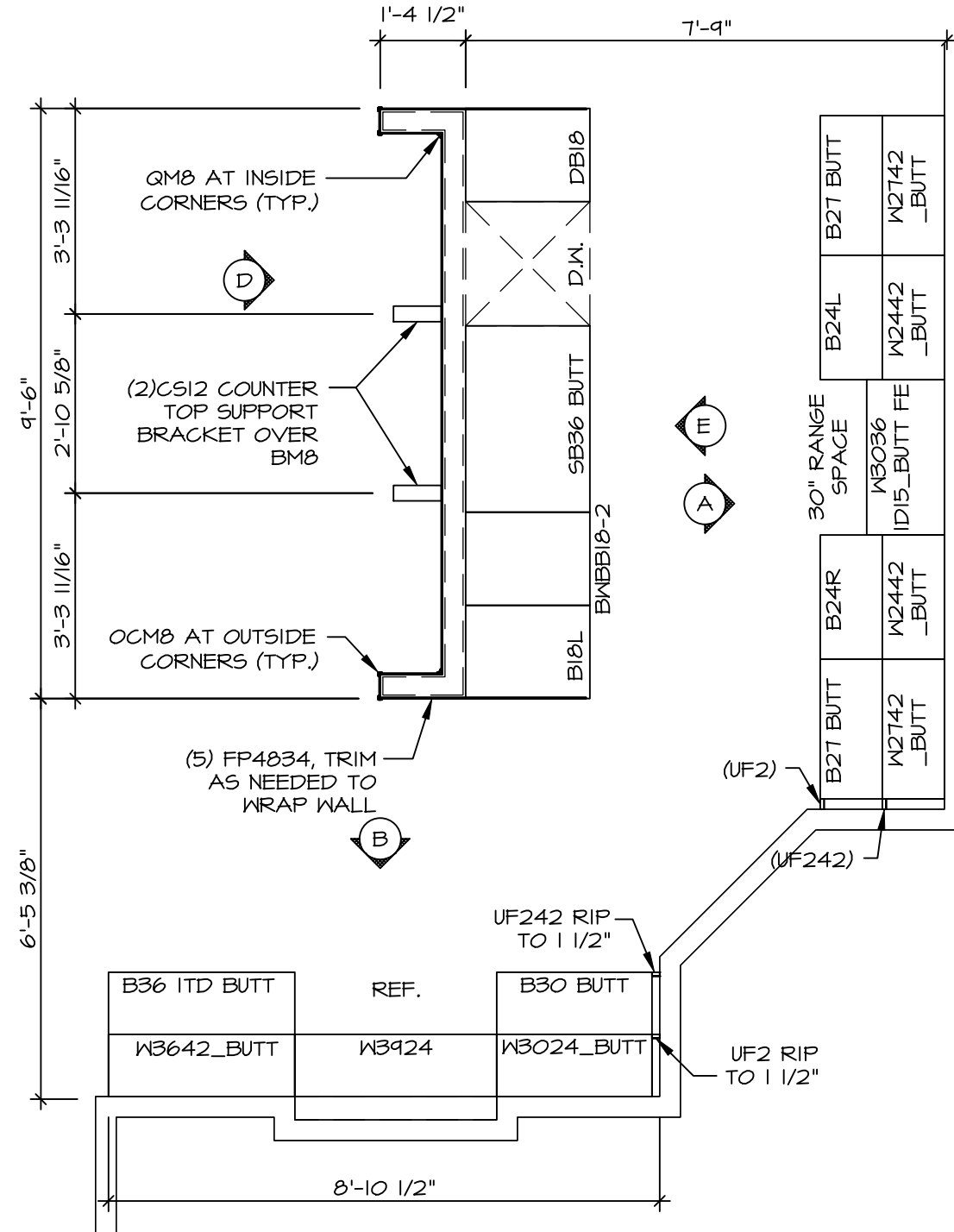
SCALE: 3/8" = 1'-0"



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.

MODEL

LEHIGH

DRAWING TITLE

KITCHEN

OPTION DESCRIPTION

A-12

17

SET NO. LGHO

VERSION 01

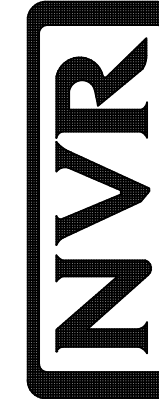
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DATE:

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Frederick, MD 21703

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DIV - COMM - LOT - UNIT

DCY-VG-0825

COMM - LOT

VL65 OF KINNDING CREEK MARR CO - 0825

STREET ADDRESS

2324 COLD STREAM DR

CITY

CENTERVILLE

STATE

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