

VRS 101

1009 FAIRWATER SPRINGS DR

CENTERVILLE, OH 45458

2 Story Basement

Finished basement and full bath

2 hose bibs with valves

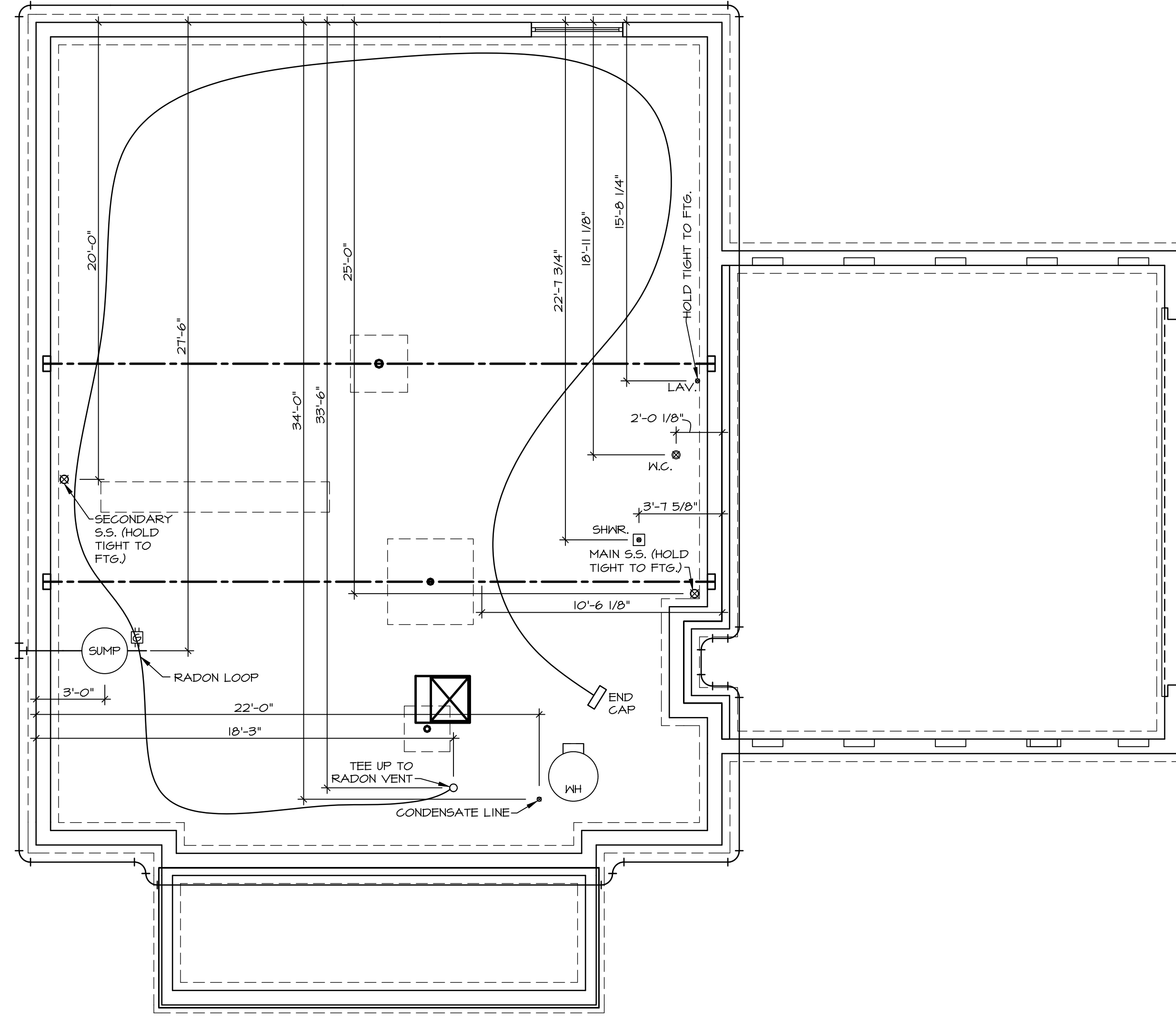
ice maker

1 tub

2 shower

WATER HEATER ELECTRIC 50 GALLON WITH MIXING VALVE

Gas Furnace and Range



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

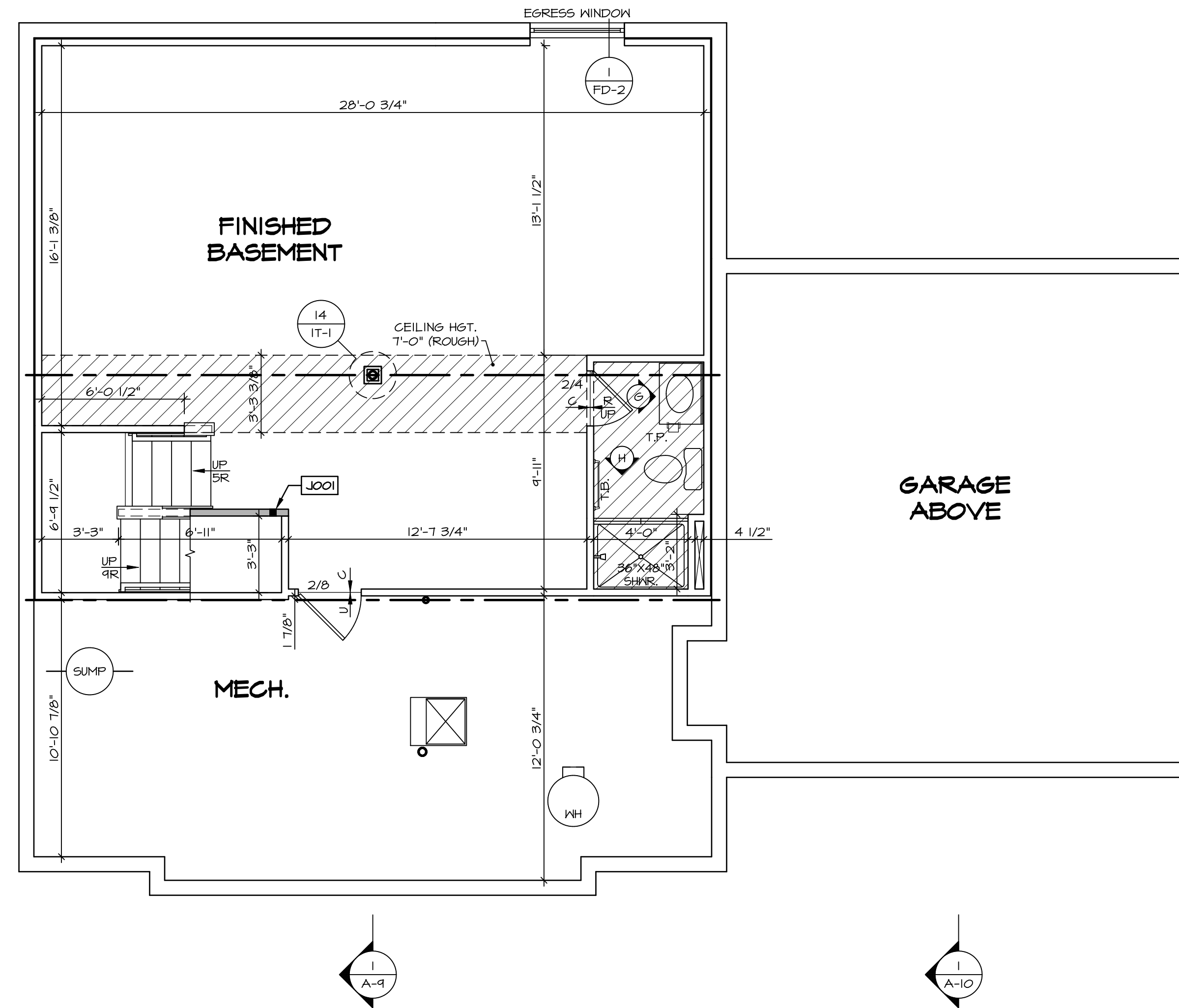
NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL
 - 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 INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

SHEET NO. A-5	USER: POWELL	SET NO.: PML00	DIV-COMM-LOT-UNIT DCY-VR-SIO
	DRAWING TITLE PLUMBING PLAN	VERSION: 01	
OPTION DESCRIPTION 30	DATE:	OPTION	STREET ADDRESS 1004 FAIRWATER SPRINGS DR
	DRAWN BY		CITY CENTERVILLE
STATE OH		ZIP 45458	APT. NO. ----

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NVR
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 5285 Westview

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1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

- LEGEND**
- ▬ BEARING WALL
 - ▬ NON BEARING WALL
 - ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
 - J JACKS
 - B BEAM/HEADER
 - F PAD FOOTING
 - ◇ STEEL COLUMN
 - X PORTAL FRAME
 - X JOIST/TRUSS
 - L LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 "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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - 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.

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(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 SFF STUD GRADE		BO013	

DIV-COMM-LOT-UNIT
DCY-VR-SIO

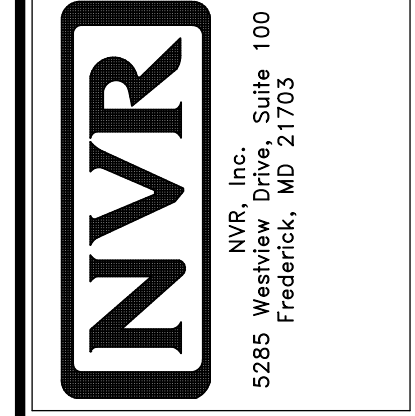
COM-Lot
VLES OF WINDING CREEK MONT CO - SIO

STREET ADDRESS
1004 FAIRWATER SPRINGS DR

CITY STATE ZIP
CENTERVILLE OH 45459

APT. NO.

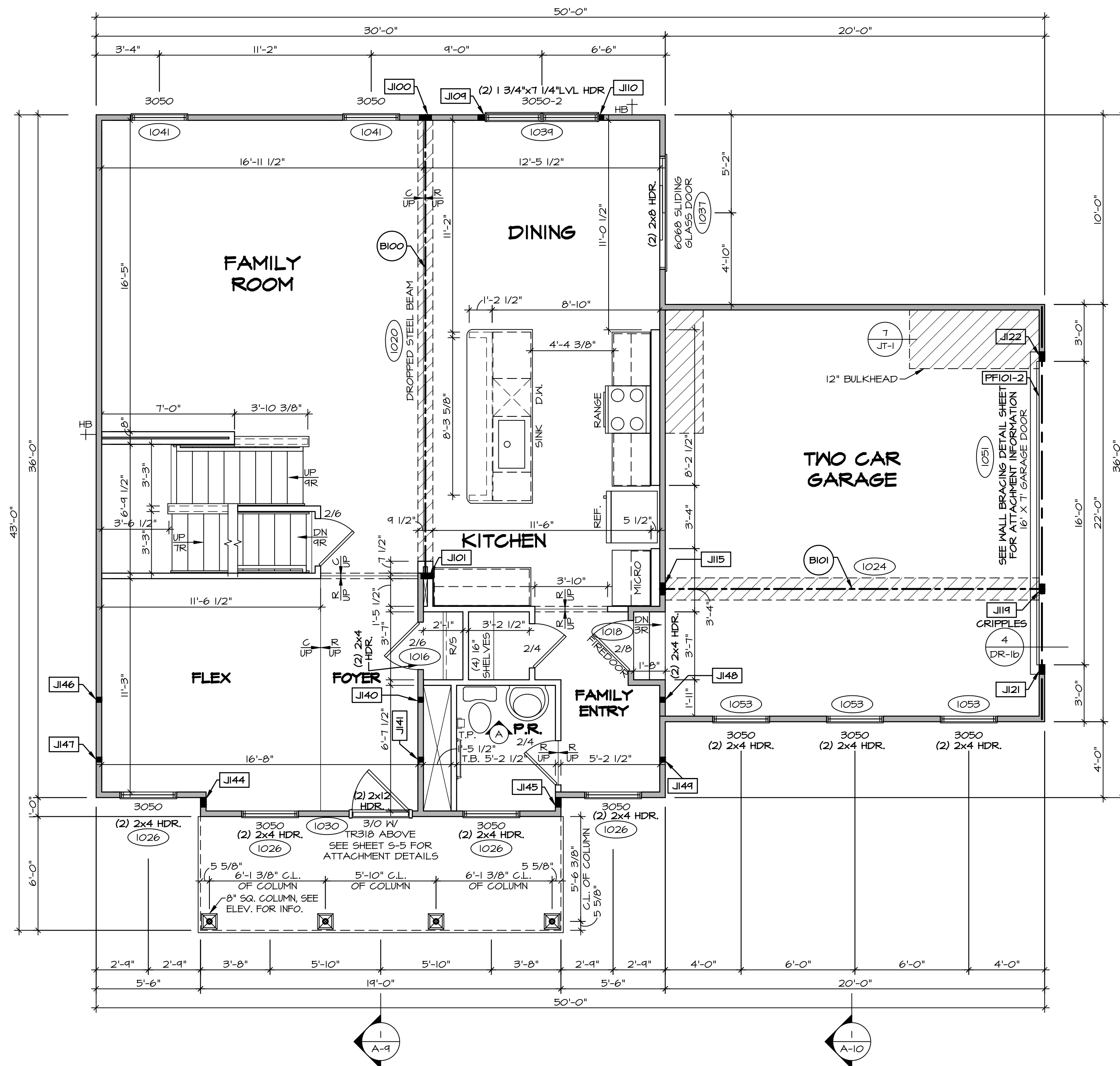
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SET NO. PML00
VERSION 01
DRAWN BY JAB
DATE: 3/19/18
OPTION

USER: **POWELL**
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6
33



LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE PG. DETAILS FOR FRAMING CONNECTORS

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, 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 "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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 1" O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - 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.

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

- 1A - (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.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); 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.
- 3A - (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.
- 4A - (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.
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); 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.
- 6A - (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.
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B100	BEAM STEEL - W12X35	24'-5 1/2"	1020	
B101	BEAM STEEL - W10X22	20'-3 1/2"	1024	
PF101-2	LVL 1.75 - 16	21'-4"	1051	

STEEL COLUMN SCHEDULE

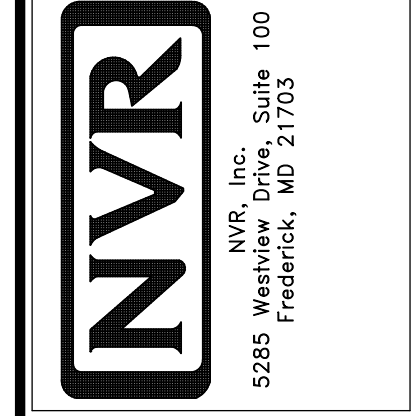
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J100	JACK - (5) 2X4 SFF STUD GRADE	1020	
J101	JACK - (5) 2X4 SFF STUD GRADE	1020	
J104	JACK - (3) 2X4 SFF STUD GRADE	1034	
J110	JACK - (2) 2X4 SFF STUD GRADE	1034	
J115	JACK - (5) 2X4 SFF STUD GRADE	1024	
J119	JACK - (4) 2X4 SFF STUD GRADE	1024	CRIPPLES
J121	JACK - (4) 2X4 SFF STUD GRADE	1051	
J122	JACK - (4) 2X4 SFF STUD GRADE	1051	
J140	JACK - (2) 2X4 SFF STUD GRADE	1012	
J141	JACK - (2) 2X4 SFF STUD GRADE	1012	
J144	JACK - (4) 2X4 SFF STUD GRADE	2000	
J145	JACK - (4) 2X4 SFF STUD GRADE	2000	
J146	JACK - (2) 2X4 SFF STUD GRADE	1012	
J147	JACK - (2) 2X4 SFF STUD GRADE	1012	
J148	JACK - (2) 2X4 SFF STUD GRADE	1012	
J144	JACK - (2) 2X4 SFF STUD GRADE	1012	

DIV-COMM-LOT-UNIT
DCY-VR-S101
COM-LOT
VLES OF MINING CREEK MONT CO - S101
STREET ADDRESS
1004 FAIRWATER SPRINGS DR
CITY
CENTERVILLE
STATE
OH
ZIP
45458

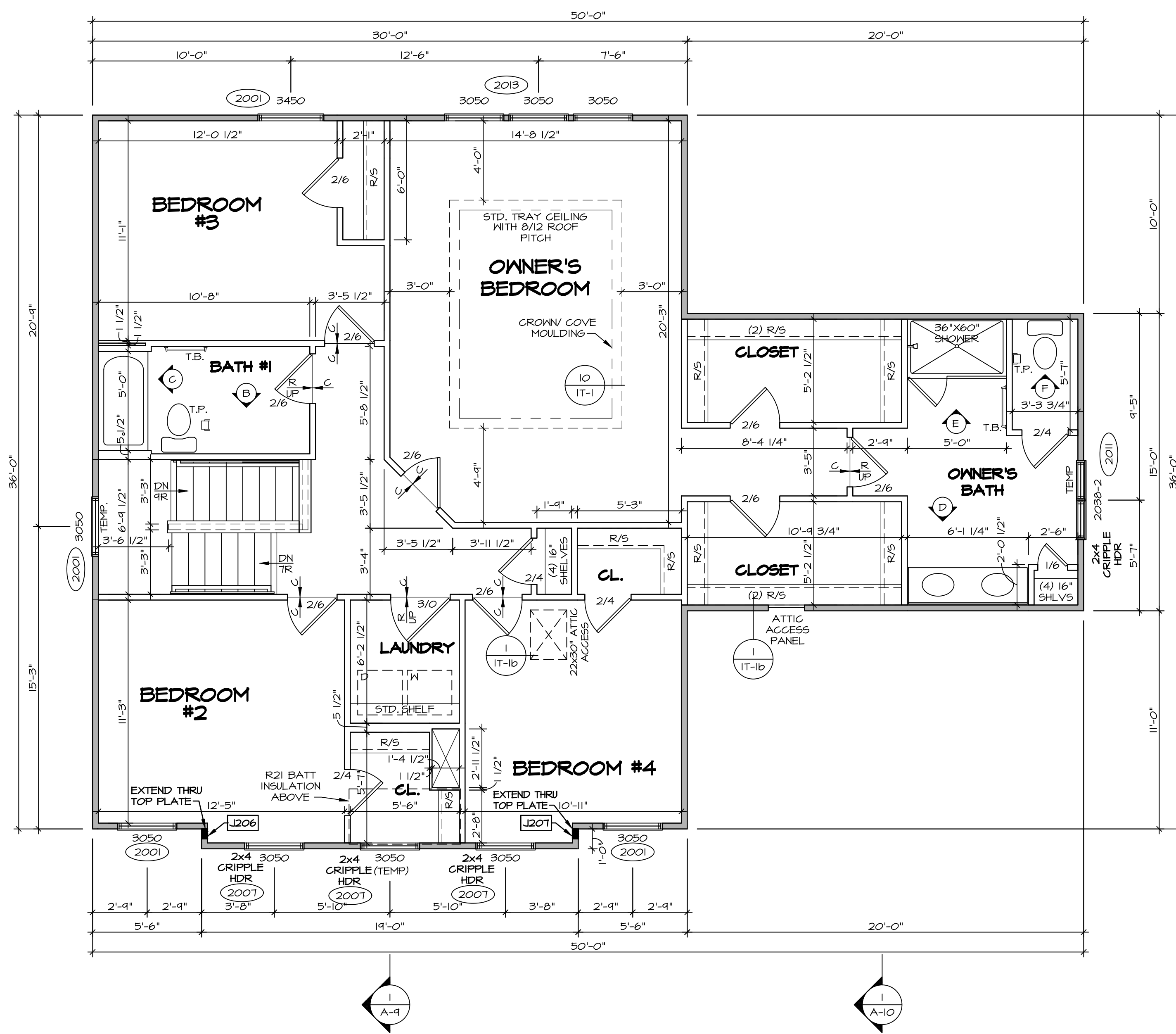
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SHEET NO. **A-7**
DRAWN BY **JAB**
DATE: **3/17/12**
OPTION

POWELL
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

35



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

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE:
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GYPSON NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(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
J206	JACK - (4) 2X4 SP#1	ELC	2000	
J207	JACK - (4) 2X4 SP#1	ELC	2000	

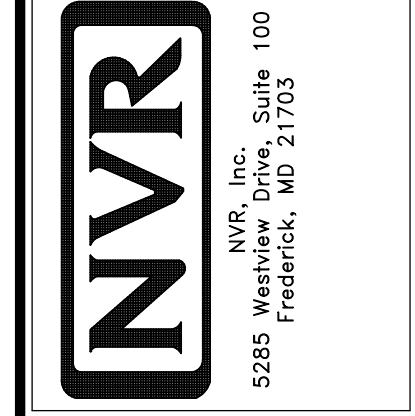
DIV-COMM-LOT-UNIT
DCY-VR-S101

COM-Lot
VLES OF MINDING CREEK MONT CO - S101

STREET ADDRESS
1004 FAIRWATER SPRINGS DR

CITY STATE ZIP
CENTERVILLE OH 45458

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SHEET NO. **A-8**

USER: **POWELL**

DRAWING TITLE: **SECOND FLOOR PLAN**

OPTION DESCRIPTION: **39**

SET NO. **PNL00**

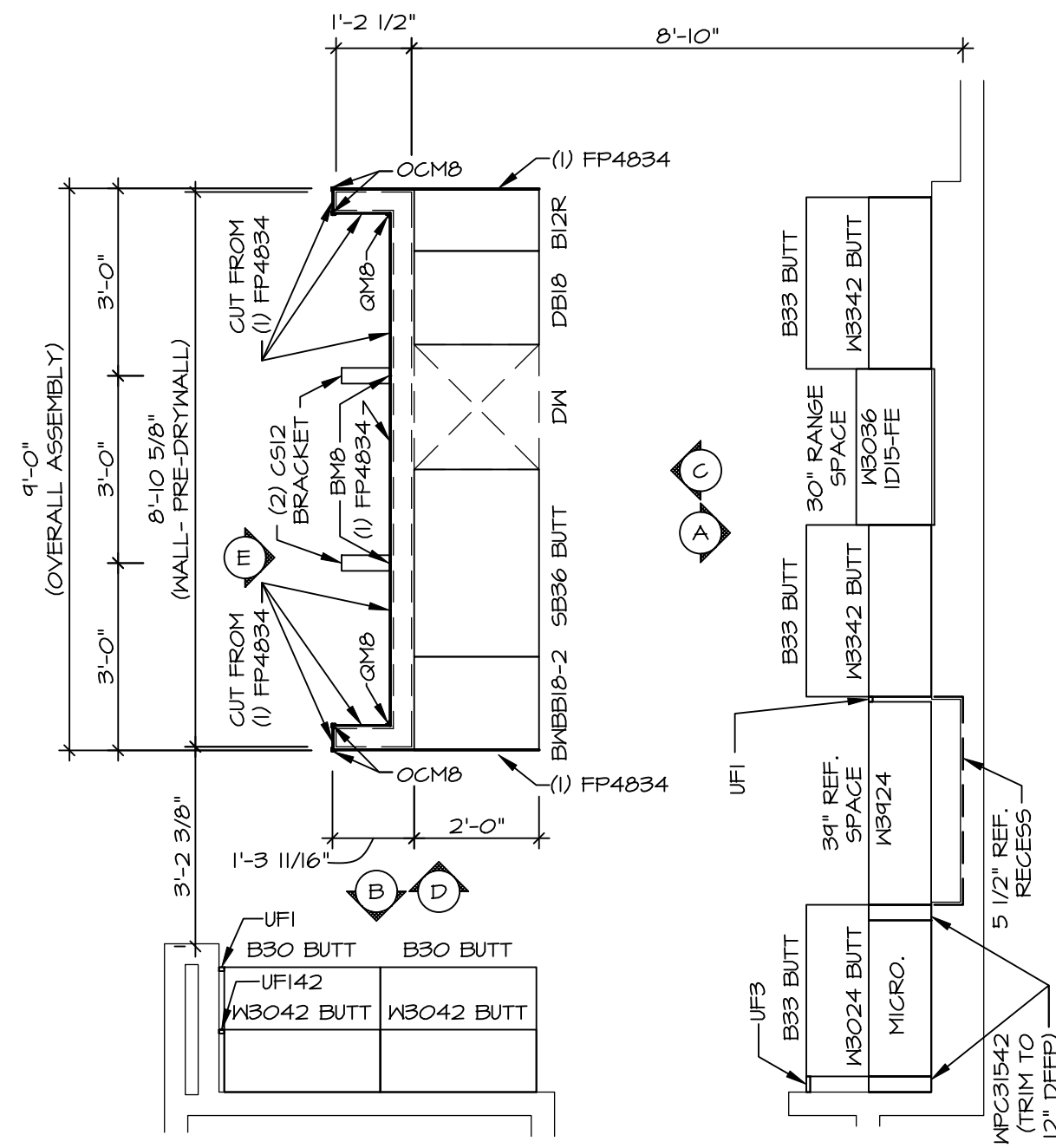
VERSION: **01**

DRAWN BY: **JAB**

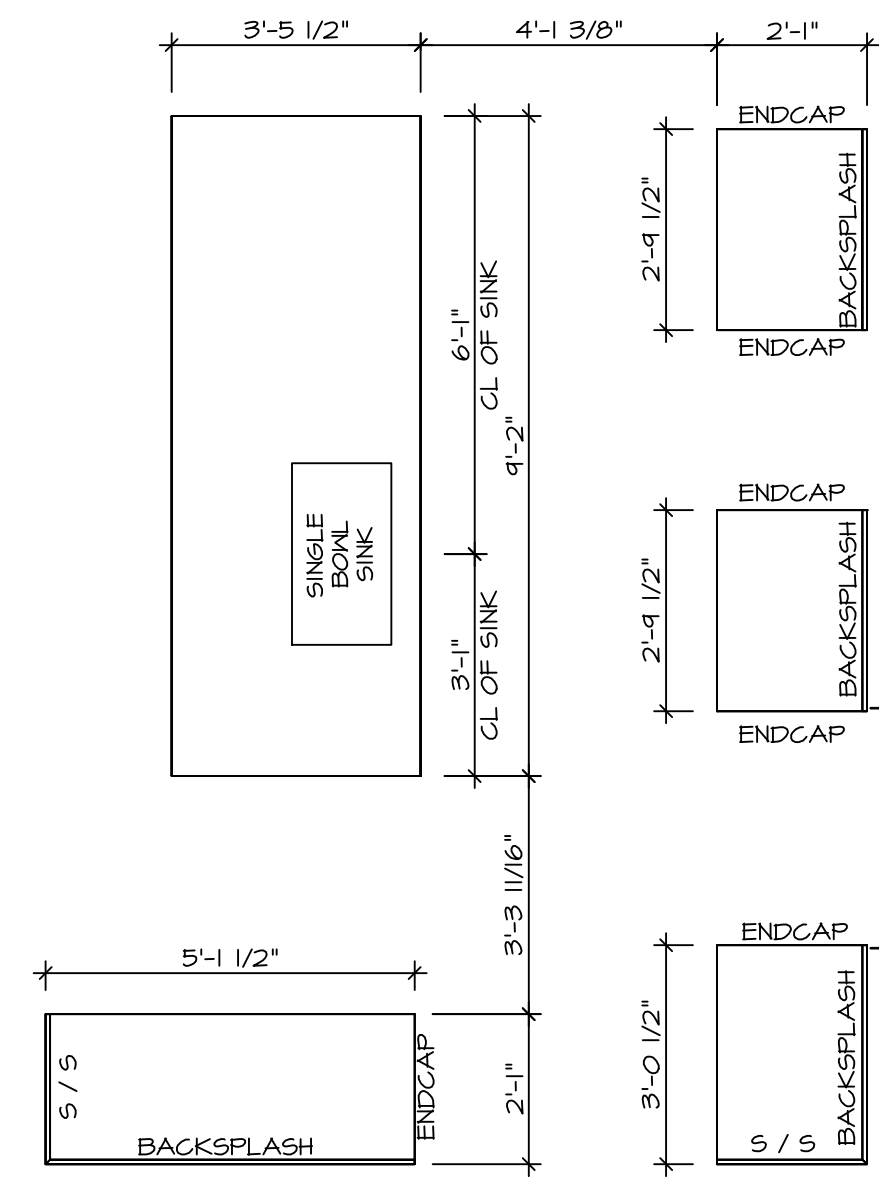
DATE: **3/17/12**

OPTION

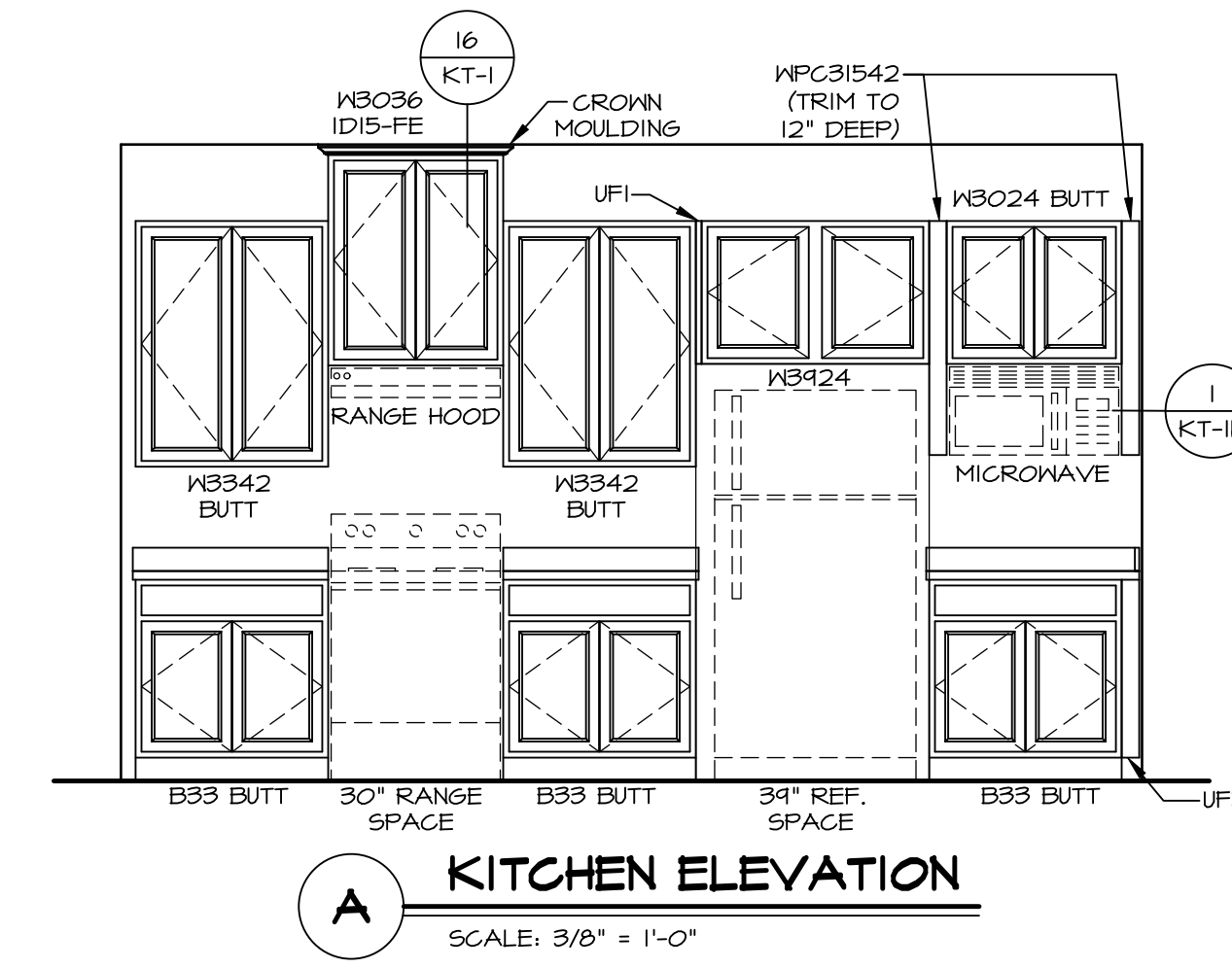
C:\NVR\Software\POWELL_EWL_00_01\DCY-VR-S101\2776033_Sheets\Lot_Specific\39_A-B_PNL2_L1S.dwg 03/01/12 - 9:18 am



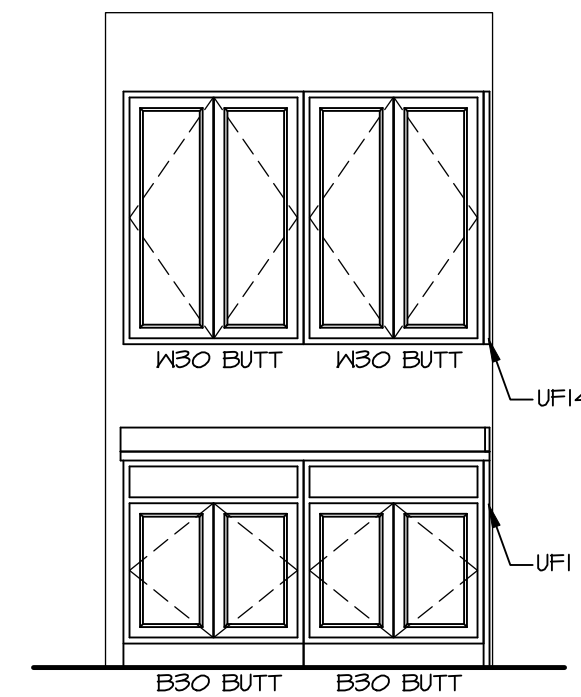
1 KITCHEN CABINET PLAN / KC - 3543TC
 SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) *KAI*



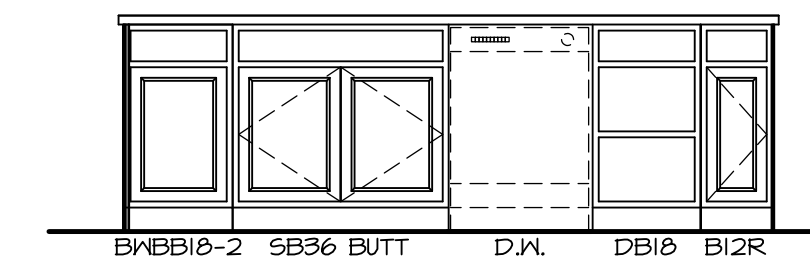
2 KITCHEN COUNTERTOP PLAN / KC - 3543TC
 SCALE: 3/8" = 1'-0" KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) *KAI*



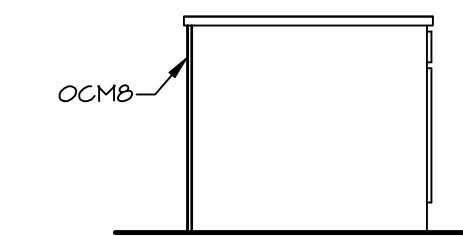
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



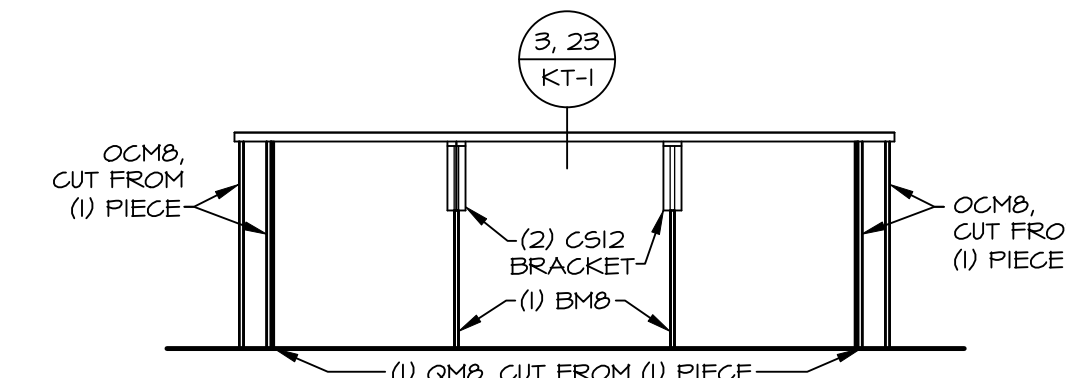
B KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



C KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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



E KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UFI) 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 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 MOLDINGS.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.

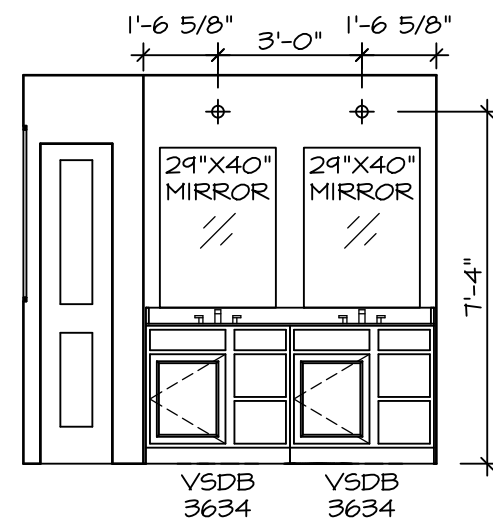
SHEET NO.	A-12	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	OPTION DESCRIPTION	STATE	OH	ZIP	45458
				CITY	CENTERVILLE		
USER	POWELL	DIV-COMM-LOT-UNIT DCY-VR-SIO					
SET NO.	FWL00	COM-LOT VLS5 OF WINDING CREEK MONT CO - SIO					
VERSION	01	STREET ADDRESS 1004 FAIRWATER SPRINGS DR					
DRAWN BY	SFM	APT. NO. ----					
DATE	1/11/18	CITY					
		STATE					
		ZIP					

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

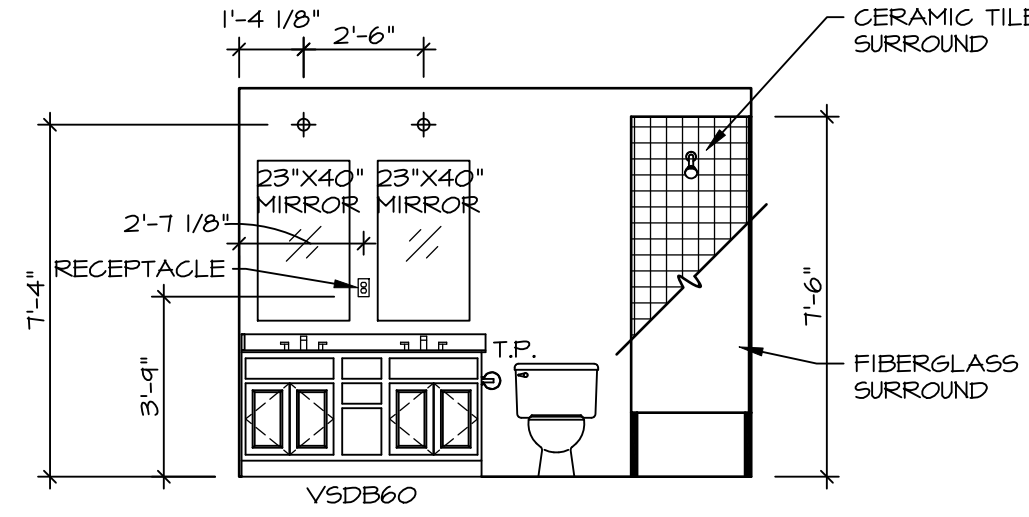
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NOTES:

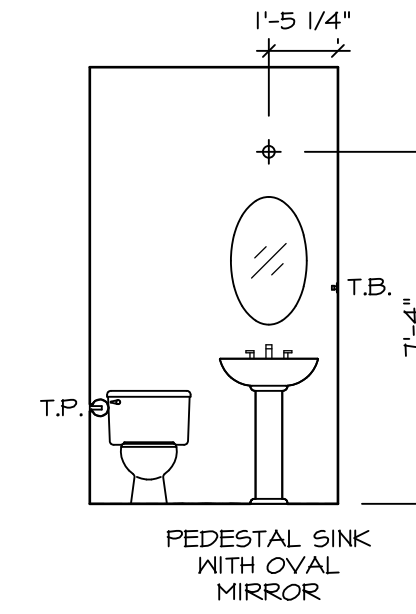
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-II FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



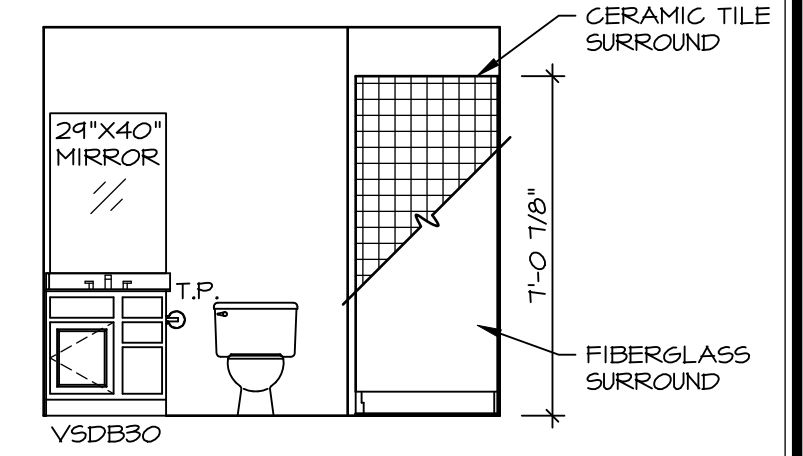
D OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



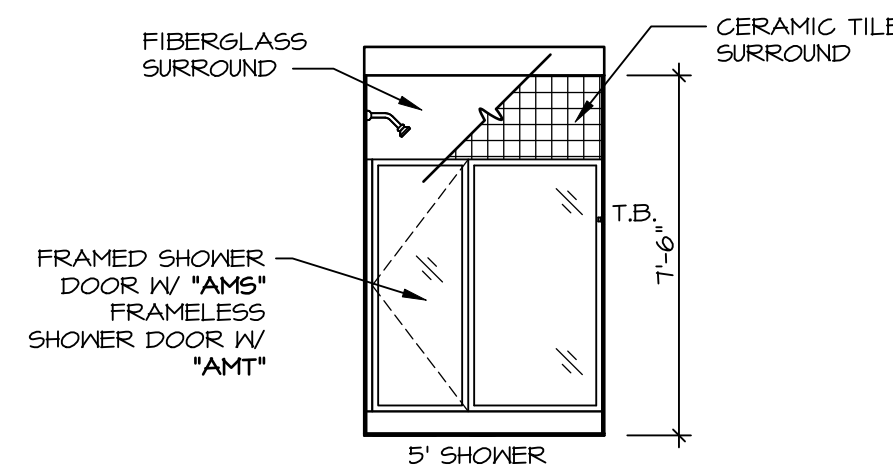
B BATH #1
SCALE: 1/4" = 1'-0"



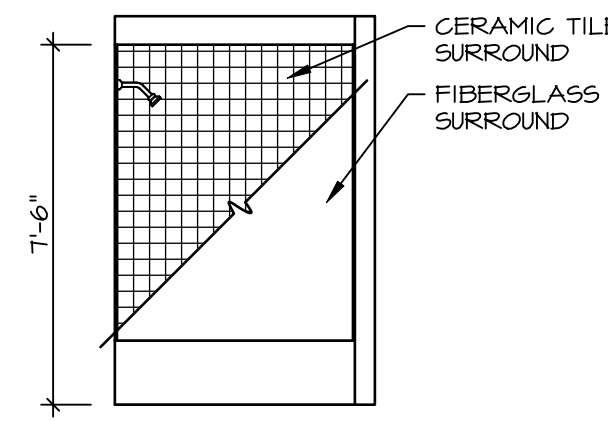
A POWDER ROOM
SCALE: 1/4" = 1'-0"



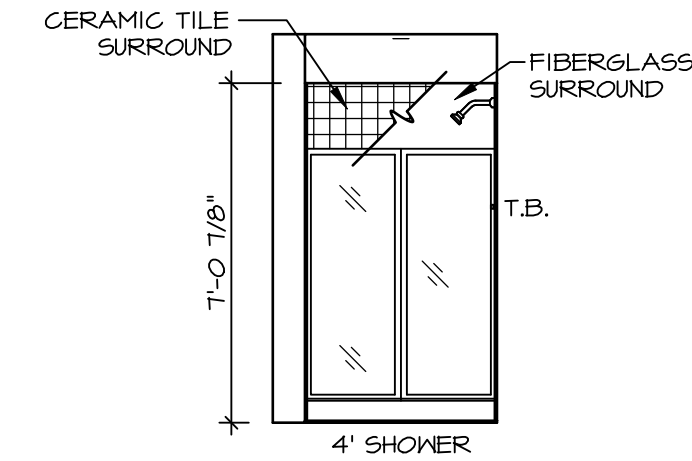
G BASEMENT BATH
SCALE: 1/4" = 1'-0"



E OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



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



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

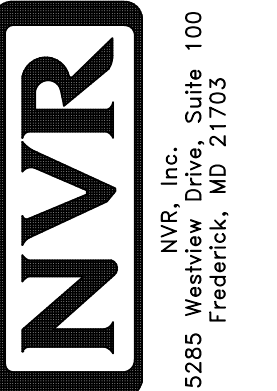


F OWNER'S BATH
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-VR-SIO

COM-LOT
VLS5 OF KINDING CREEK MONT CO - SIO
STREET ADDRESS
1001 FAIRWATER SPRINGS DR
CITY STATE ZIP
CENTERVILLE OH 45458

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SET NO. PML00
VERSION 01
DRAWN BY
DATE:
OPTION

USER:
POWELL
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
56