

DY 0001
1200 DEER VALLEY DR
Miamisburg, OH 45342

2 Story Basement

Finished basement and full bath

Irrigation line

50 gal electric with mixing valve

battery backup sump pump

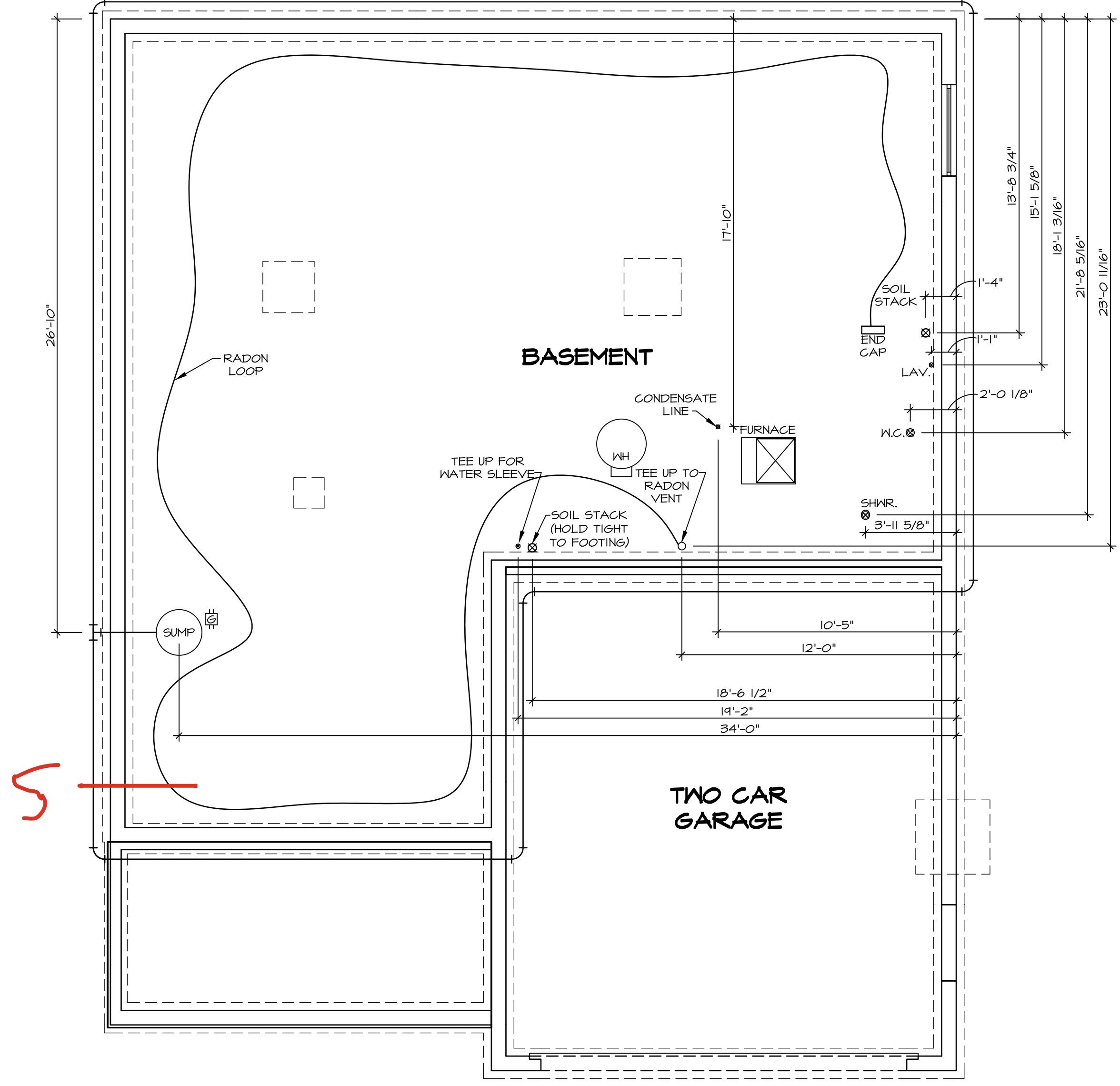
AA on kitchen

2 showers

1 tub

Gas Furnace

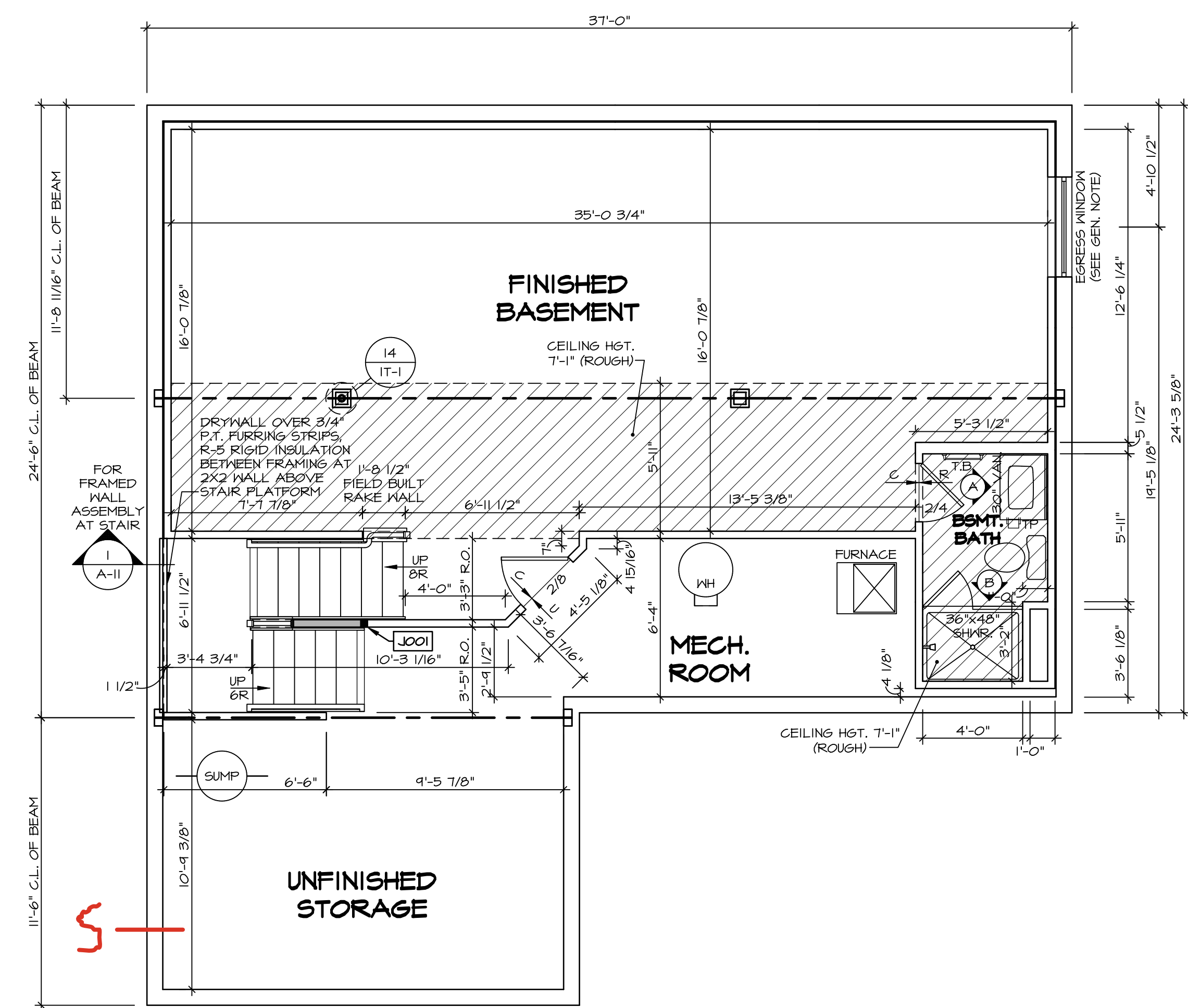
NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 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



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

SHEET NO. A-5	MODEL COLUMBIA	SET NO. CLM00 VERSION 01 RELEASE NO. ---- DRAWN BY JAB DATE: OPTION	 NVR, Inc., Suite 100 5285 Westwick Frederick, MD 21703	DIV-COMM-LOT-UNIT DCY-DY-0001 COMM-LOT DEER VALLEY - 0001 STREET ADDRESS 1200 DEER VALLEY DR CITY 45942	STATE OH	ZIP ----
	12					

1
A-6
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

- 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/ T-PLY, 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" SHEETS FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIFFLES 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-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 SFF STUD GRADE	FBA	BO031	

MODEL
COLUMBIA
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO.
A-6
13

SET NO.
CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY CVB
DATE:
OPTION
FBA

DIV-COMM-LOT-UNIT
DCY-DY-0001
COM-Lot
DEER VALLEY - 0001
STREET ADDRESS
1200 DEER VALLEY DR
CITY
45942

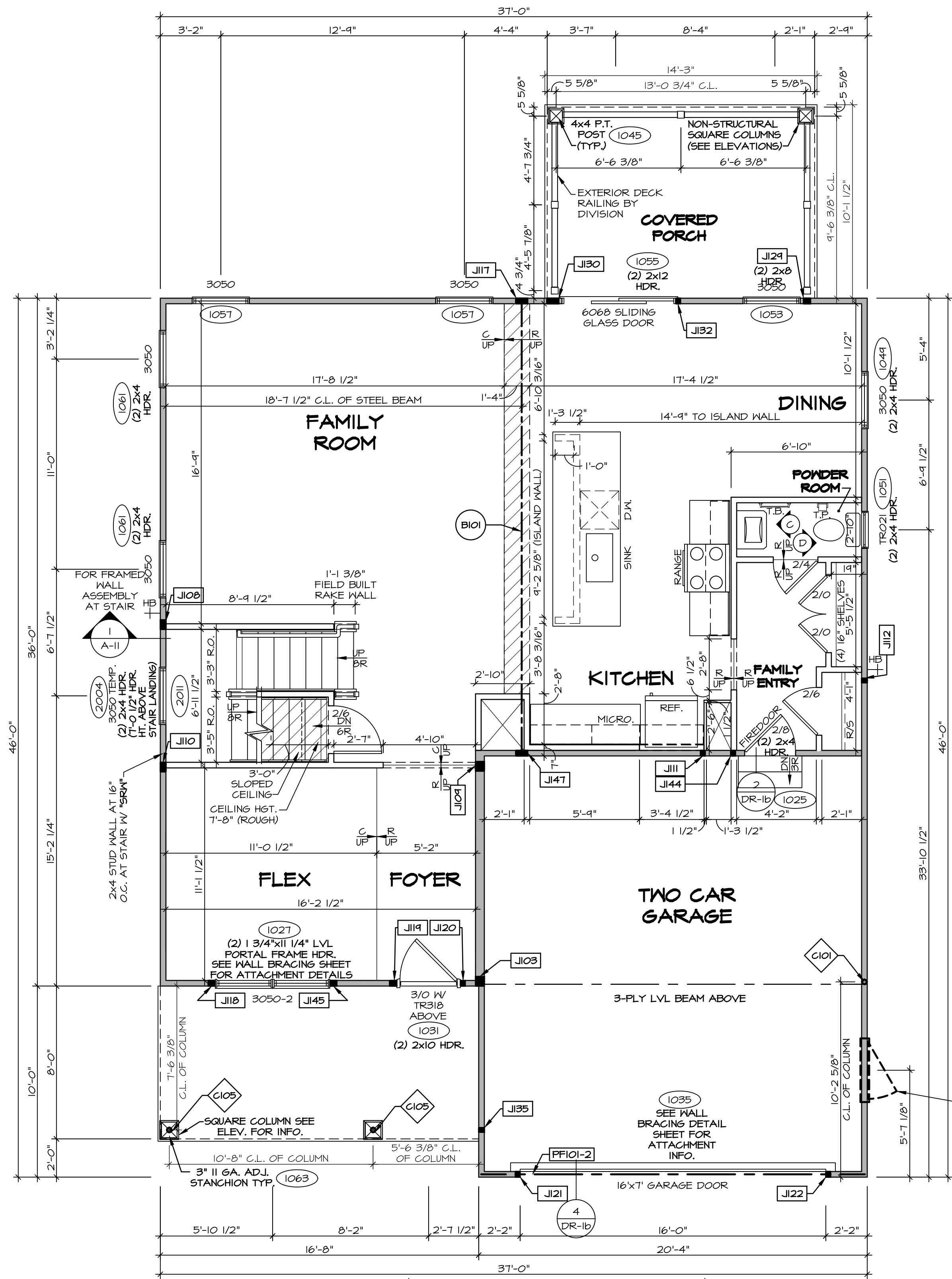
STATE
OH

ZIP

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

© 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, or copied in any form or manner whatsoever, nor are they to be used for any project without the written consent of NVR, Inc.

C:\NVR\Spines\COLUMBIA_CLM00_01\DCY-DY-0001\3214346\Sheets\Lot_Specific\A-6_BSMT_LS.dwg 10/02/24 - 12:19 pm



FIRST 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

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/ 1 PLY. ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIFFLES 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, 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

NOTE:

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

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

- (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) 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.
- (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.
- (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.
- (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.
- (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.

T.A. - (4) PLY (ALL SIZES); FASTEN PLYS w/ (2) ROWS 1/2" DIA 16" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30 W 2X6 SILL	23'-10 3/4"	6CB/ 6CF	1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	6CB/ 6CF	1035	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	6CB/ 6CF, ELA/ ELB/ ELK/ ELL, SXC, FBA/ FCA, SZL	1006	
C105	STANCHION PORCH - 3 IN DIA 116A ADJ.	9'-4 7/8"	FBA	1063	

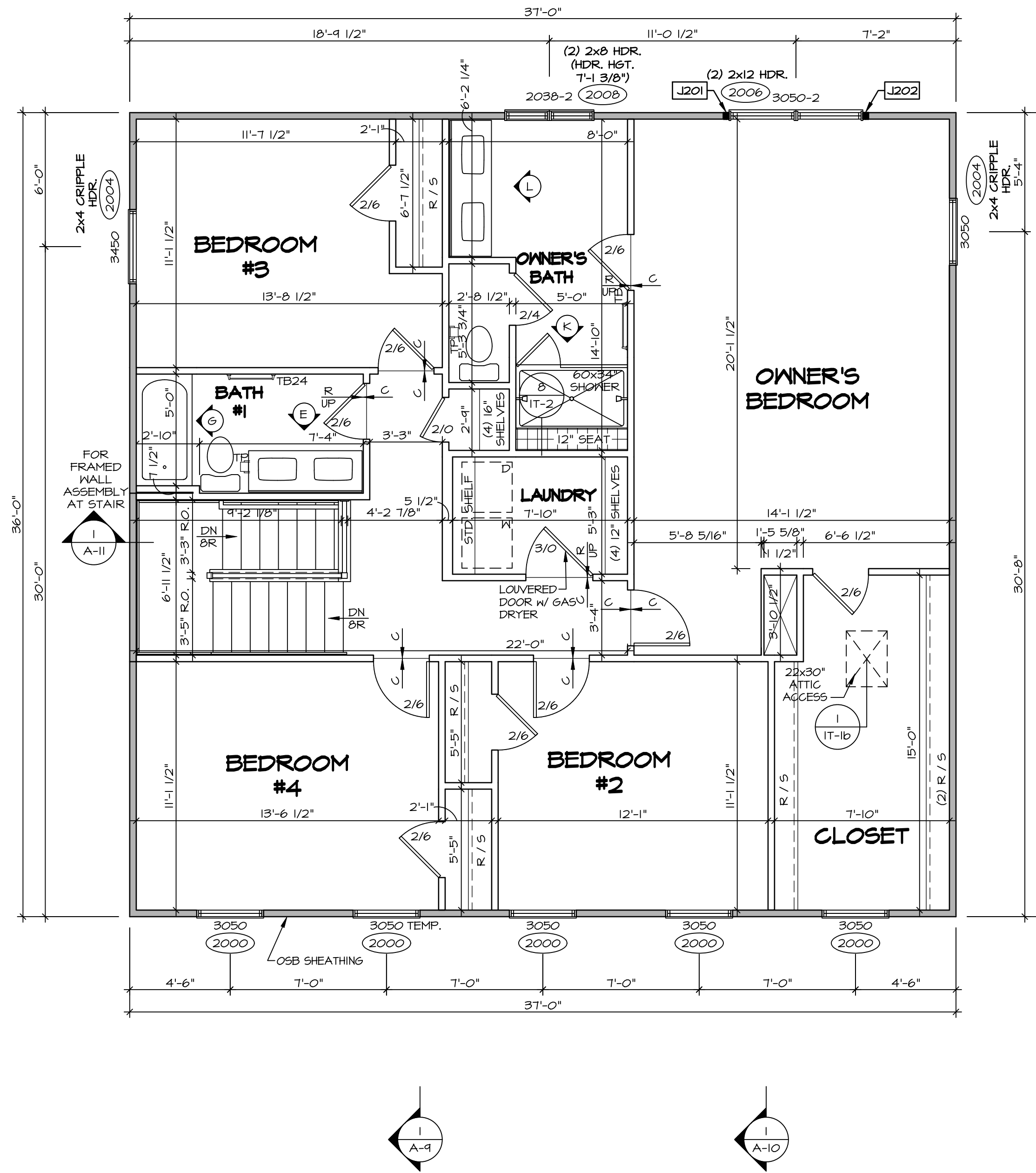
FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (4) 2X4 SPF STUD GRADE	SXC, ELA/ ELK, SZL	1006	
J108	JACK - (4) 2X4 SPF STUD GRADE		1014	
J109	JACK - (4) 2X4 SPF STUD GRADE		1016	
J110	JACK - (4) 2X4 SPF STUD GRADE		1016	
J111	JACK - (2) 2X4 SPF STUD GRADE		1018	
J112	JACK - (2) 2X4 SPF STUD GRADE		1020	
J117	JACK - (5) 2X4 SPF		1023	
J118	JACK - (3) 2X4 SPF STUD GRADE		1027	
J119	JACK - (3) 2X4 SPF STUD GRADE	ELA/ ELK/ ELK	1031	
J120	JACK - (2) 2X4 SPF STUD GRADE	ELA/ ELK/ ELK	1031	
J121	JACK - (2) 2X4 SPF STUD GRADE	6CB/ 6CF	1035	
J122	JACK - (2) 2X4 SPF STUD GRADE	6CB/ 6CF	1035	
J124	JACK - (3) 2X4 SPF STUD GRADE	EPE	1045, 1053	
J130	JACK - (5) 2X4 SPF STUD GRADE	EPE	1045, 1055	
J132	JACK - (2) 2X4 SPF STUD GRADE		1055	
J135	JACK - (2) 2X4 SPF STUD GRADE		1063	
J144	JACK - (2) 2X4 SPF STUD GRADE		1018	
J145	JACK - (3) 2X4 SPF STUD GRADE		1027	
J147	JACK - (5) 2X4 SPF		1023	

DIV-COMM-LOT-UNIT: DCY-DY-0001
 COM-LOT: DEER VALLEY - 0001
 STREET ADDRESS: 1200 DEER VALLEY DR
 CITY: OH
 STATE: OH
 ZIP: 45942
 APT. NO.: ----
 SHEET NO.: A-7
 MODEL: COLUMBIA
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION: 14
 SET NO. CLM00
 VERSION: 01
 RELEASE NO.: ----
 DRAWN BY: ARM
 DATE: ----
 OPTION:

NVR Inc. 5285 Westport Rd., Suite 100, Frederick, MD 21703
 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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.

10/02/24 - 12:19 PM
 C:\NVR\Solves\COLUMBIA_CLM00_01_DCY-DY-0001\3214346_Sheets\Lot_Specific\A-7_Plan_L.S.dwg Sheets Lot_Specific\A-7_Plan_L.S.dwg



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:
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/ T-PLY, 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 T-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.

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
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	

DIV-COMM-LOT-UNIT
DCY-DY-0001

COMM-LOT
DEER VALLEY - 0001
STREET ADDRESS
1200 DEER VALLEY DR
CITY
459-42

APT. NO. ----
STATE OH
ZIP ----

© 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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of NVR, Inc.

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

SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

MODEL
COLUMBIA
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

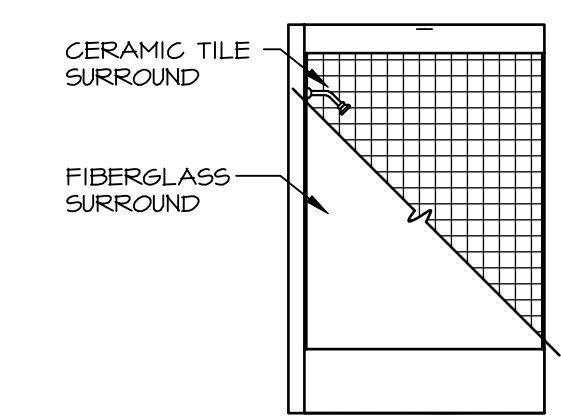
SHEET NO.
A-8

15

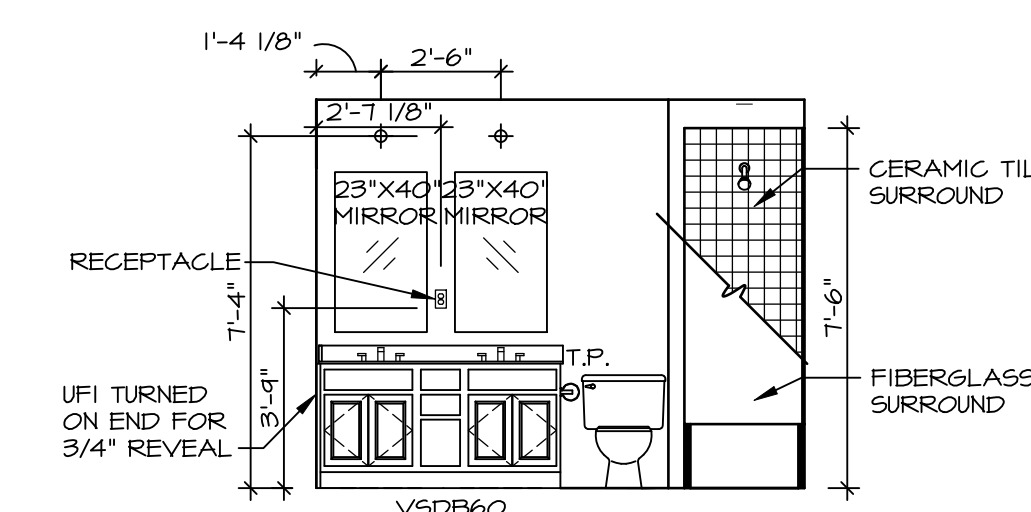
C:\NVR\Spines\COLUMBIA_CLM00_01\DCY-DY-0001\3214346\Sheets\Lot_Specific\A-8_PIN2_LS.dwg 10/02/24 - 12:19 pm

NOTES:

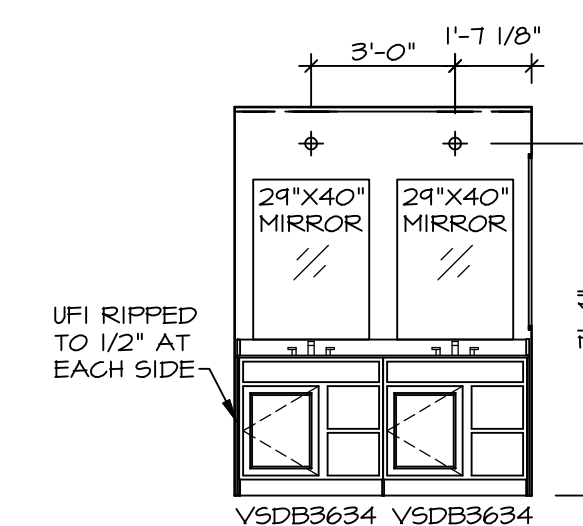
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE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



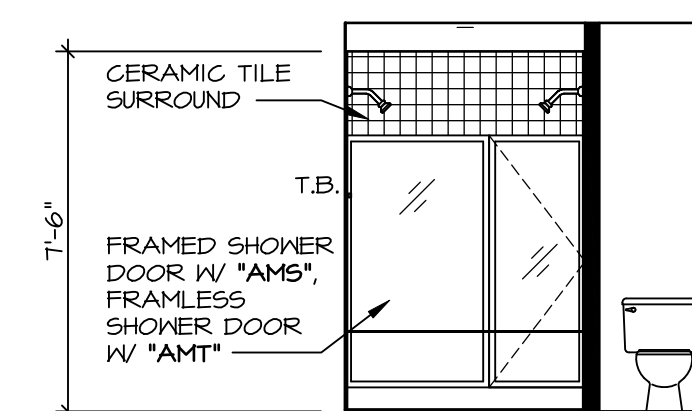
BATH #1
SCALE: 1/4" = 1'-0"



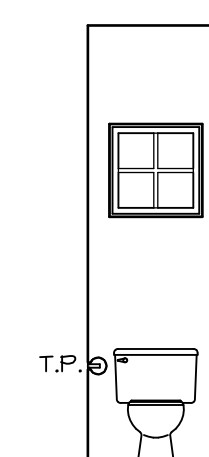
BATH #1
SCALE: 1/4" = 1'-0"



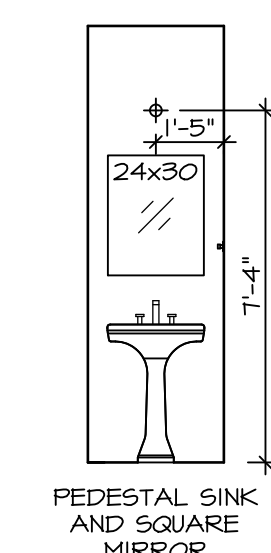
OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM
W/ ROMAN SHOWER
AMG
NEW LIGHT/MIRROR
LAYOUT DEL.
VANITY *AEB*



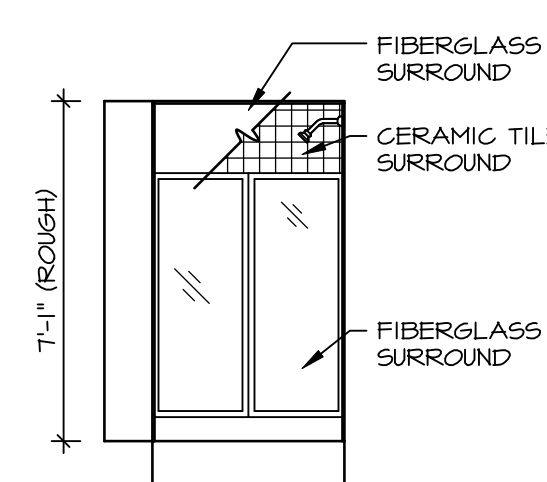
OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM
W/ ROMAN SHOWER
AMG



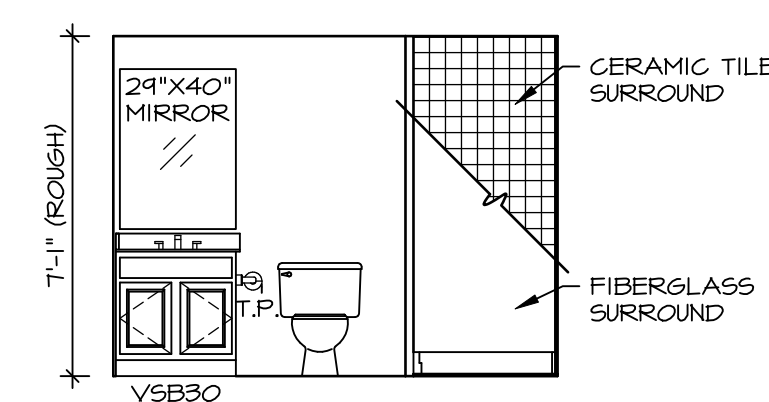
POWDER ROOM
SCALE: 1/4" = 1'-0"



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

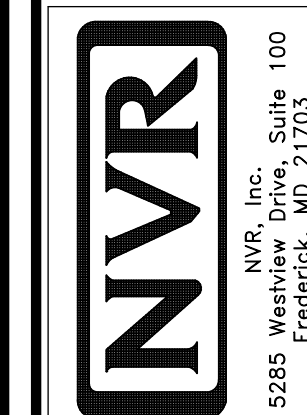


BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH *AEB*



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

© 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, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.



SET NO. CLM00
VERSION 01
RELEASE NO. ----
DRAWN BY ARM
DATE:
OPTION

SHEET NO. **A-13**
MODEL **COLUMBIA**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

DIV-COMM-LOT-UNIT
DCY-DY-0001
COM-Lot
DEER VALLEY - 0001
STREET ADDRESS
1200 DEER VALLEY DR
CITY STATE OH ZIP
45942