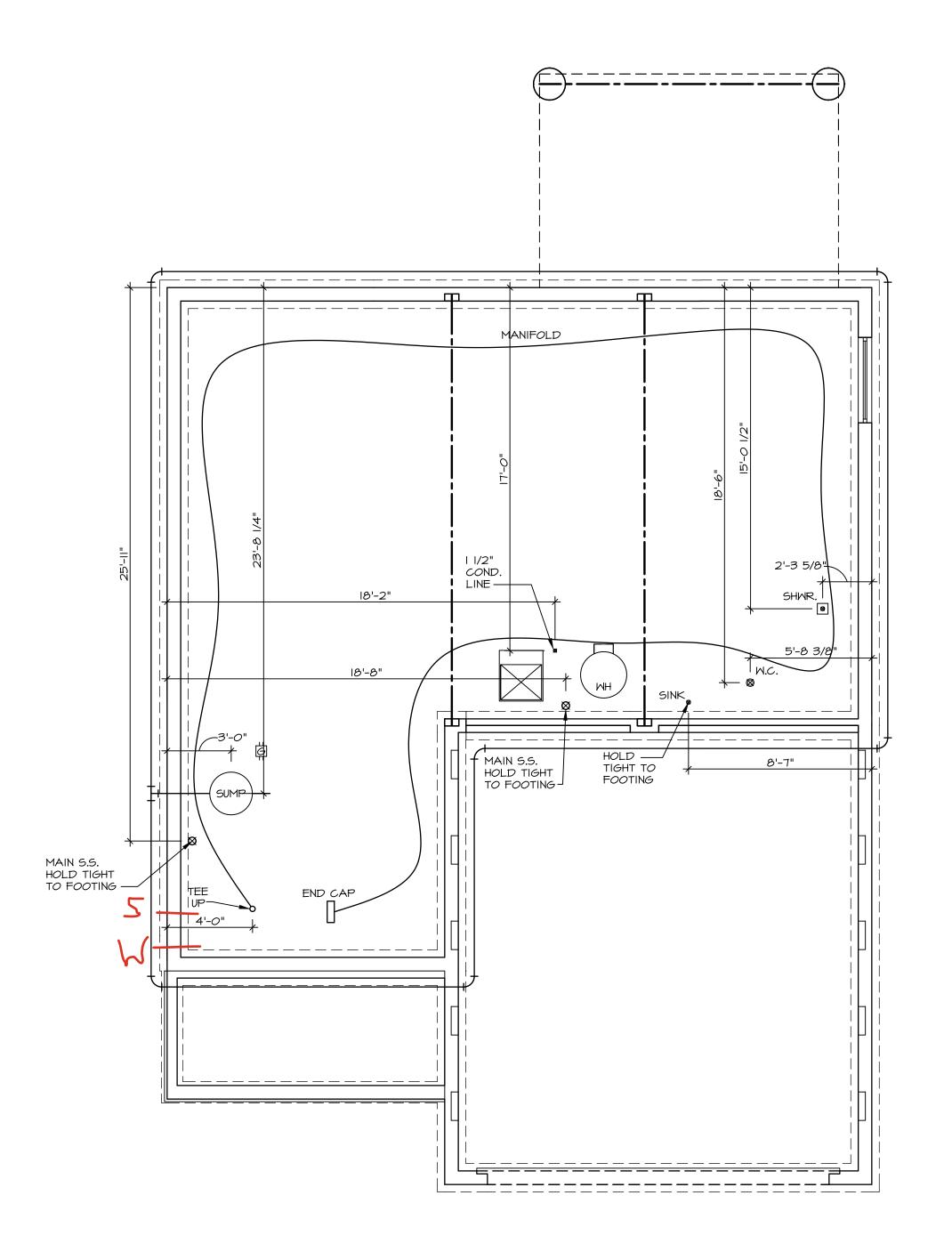
DY 8366 1245 DEER VALLEY DR Miamisburg, OH 45342

2 Story Basement 4.5 BathsFinished basement and full bath50 gal electricAA on kitchen2 showers2 tub

Gas Furnace and fireplace





PLUMBING NOTES:

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:

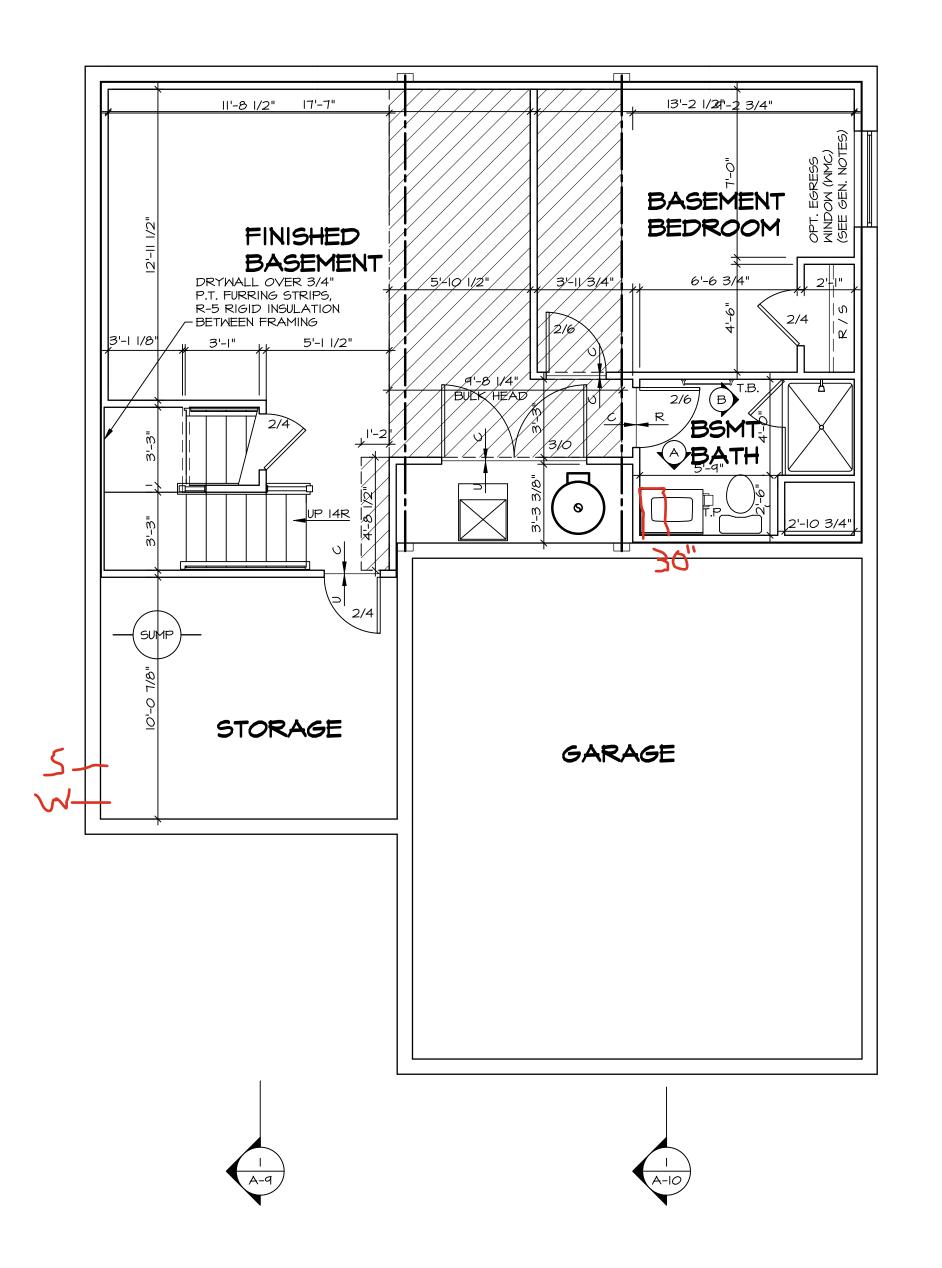
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)

- 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

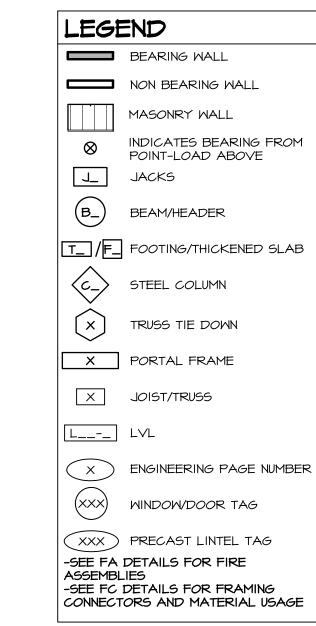
JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)

- 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.







# FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
   ALL HEADERS TO HAVE (I) 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
- 3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
  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.

  9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
  OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
  LIEU OF TANKED WATER HEATER.
- LIEU OF TANKED WATER HEATER.

  10. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II",
  9' CEILING WILL BE 7'-II", 10' CEILING WILL BE 8'-3",
- UNLESS OTHERWISE NOTED.

  II. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- 12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
  13. 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-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

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3		
Ŕ		APT. NO.
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	Y-8366	
•	$  \dot{D}  $	
1/	DIV-COMM-LOT-UNIT  DCY  COMM-LOT  DEER VALLEY - 8366	
i/	M-LOT-	ADDRESS
5	DIV-COMM-LOT-UNIT  COMM-LOT  COMM-LOT  DEER VALLEY - 8	STREET ADDRESS
D.		
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DRAWN BY TN
DATE: OB/O9/2017
OPTION

RELEASE NO DRAWN BY DATE: O

DRAWING TITLE

BASEMENT FLOOR PLA

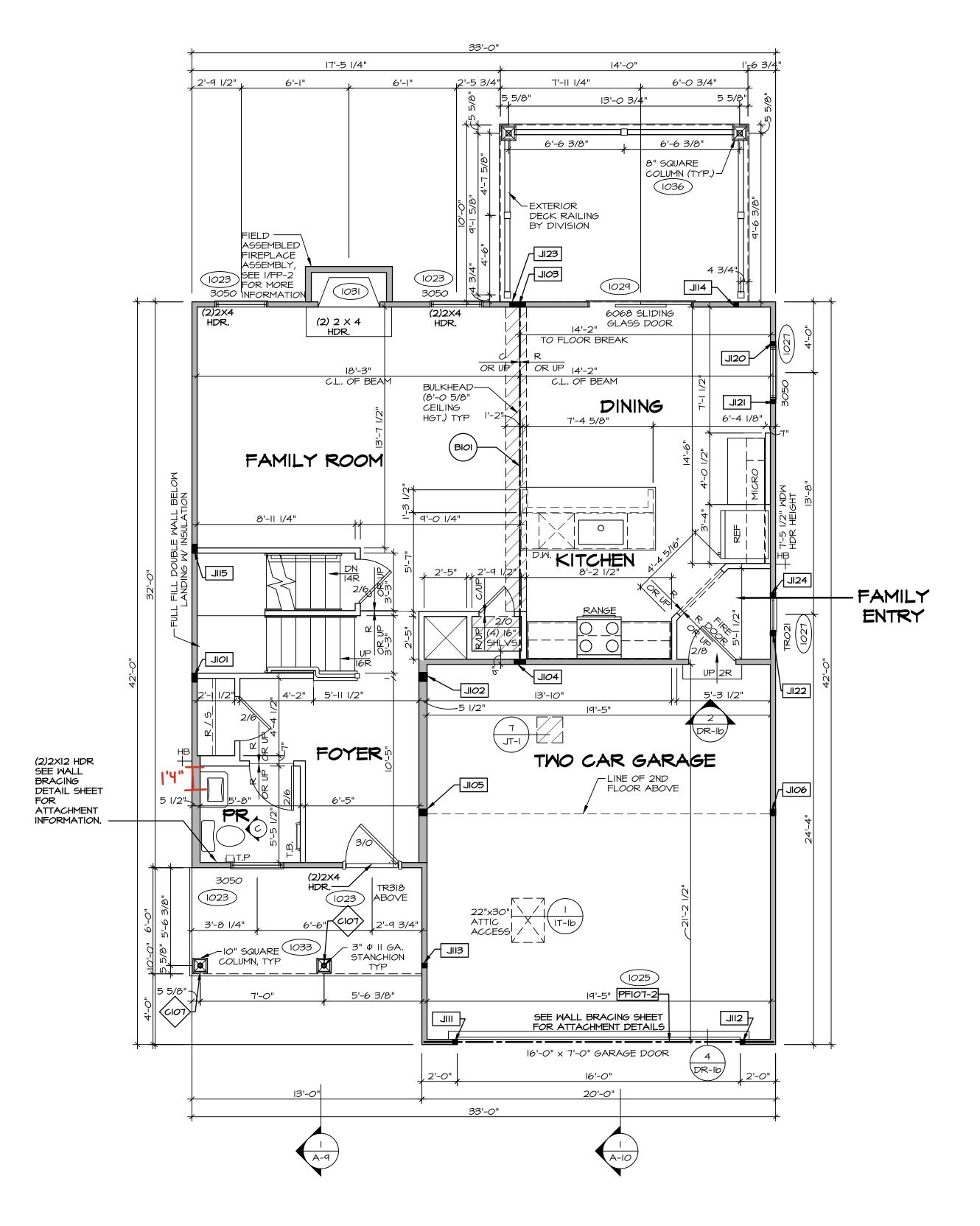
OPTION DESCRIPTION

**9**-**4** 

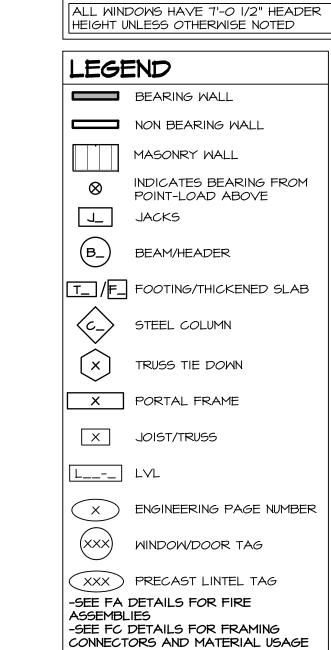
	FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS			
JIOI	JACK - (4) 2X4 SPF STUD GRADE	1004				
JI02	JACK - (4) 2X6 SPF STUD GRADE	1004				
JIO3	JACK - (5) 2X4 SP#I	1008				
JIO4	JACK - (5) 2X4 SP#I	1008				
JI <i>0</i> 5	JACK - (3) 2X6 SP#I	1010				
JI06	JACK - (3) 2X4 SP#I	1010				
IIIL	JACK - (2) 2X4 SPF STUD GRADE	1025				
JII2	JACK - (2) 2X4 SPF STUD GRADE	1025				
SIIL	JACK - (2) 2X4 SPF STUD GRADE	1033				
JII4	JACK - (2) 2X4 SPF STUD GRADE	1036				
JII5	JACK - (4) 2X4 SPF STUD GRADE	1006				
JI20	JACK - (2) 2X4 SPF STUD GRADE	1027				
JI2I	JACK - (2) 2X4 SPF STUD GRADE	1027				
Jl22	JACK - (2) 2X4 SPF STUD GRADE	1027				
JI23	JACK - (2) 2X4 SPF STUD GRADE	1036				
JI24	JACK - (2) 2X4 SPF STUD GRADE	1027				

FIELD	INSTALLED FIRST FL	OOR BEAM	HEADER	SCHEDULE
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BIOI	BEAM STEEL - WIOX30	20'-6"	1008	
PF107-2	LVL 1.75 - 11-04	19'-9"	1025	PORTAL FRAME I.A

STEEL COLUMN SCHEDULE					
IDENTIFIER STYLE HEIGHT ENG. NUM. REMARKS					
C107	STANCHION PORCH - 3 IN DIA IIGA ADJ	9'-10 1/8"	1033		







#### FLOOR PLAN NOTES:

ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 MALLS, UNLESS OTHERWISE NOTED. ALL HEADERS TO HAVE (I) 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 ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB 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. O. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II", 9' CEILING WILL BE 7'-II", IO' CEILING WILL BE 8'-3", BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM

## GYPSUM NOTES:

BLOCKING INSTALLED.

SHORT OF FRAMING ABOVE.

AT GARAGE:

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

APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT

3. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"

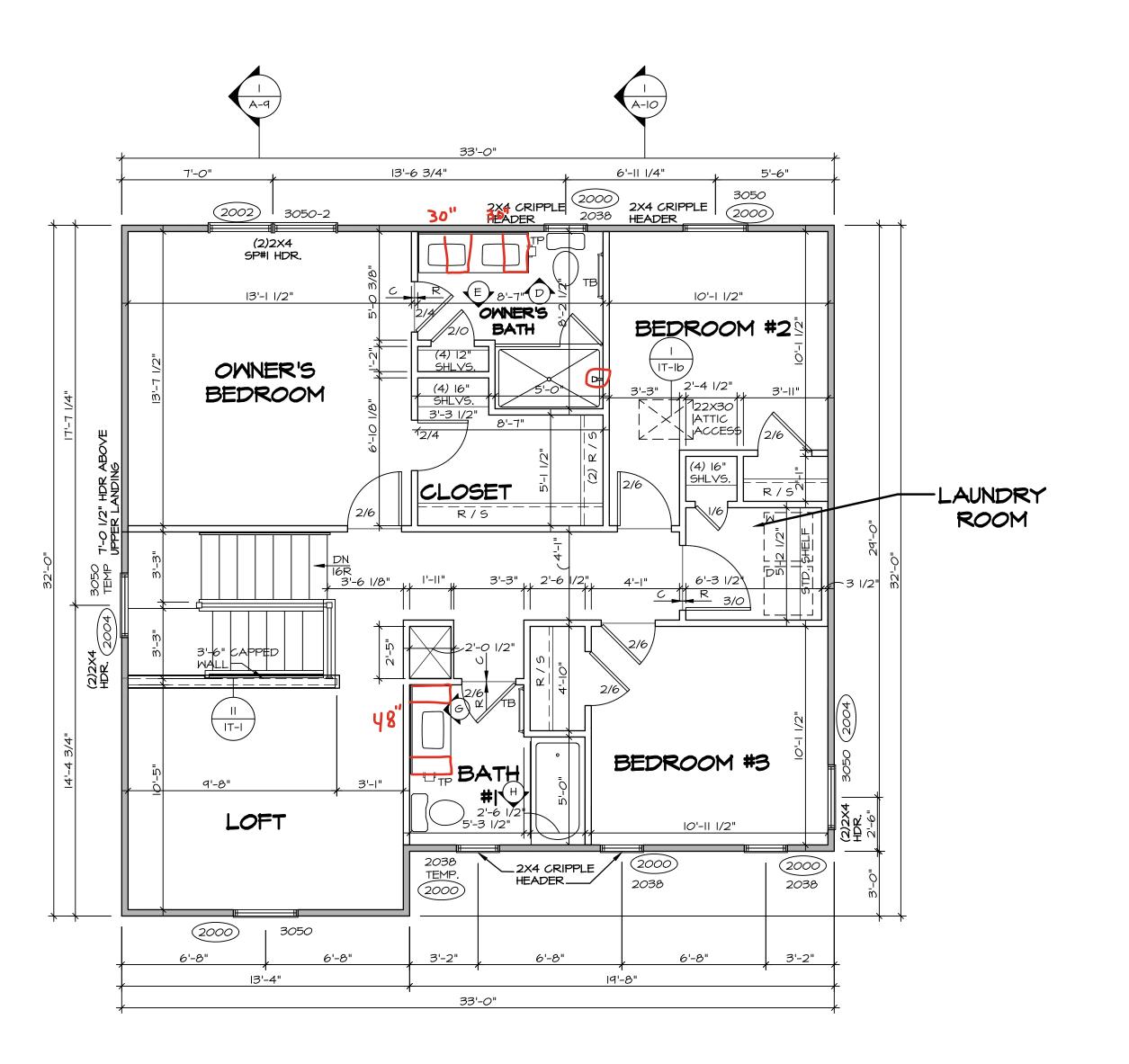
AT STAIRS:

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

_ <b>\</b>	_ PLY	TO PLY	FASTENING	SCHEDUL	E: (WHERE	APPLICABL	E BASED (	ON LVL U	SAGE.
A -	(2) PLY	UP TO AND	INCLUDING II 7/8"	TALL: FASTEN	PLIES W/ (2)	ROMS 16D 1	NAILS AT I	2" <i>O.C. O</i>	R
	ALT I I	/2" WIDE LV	L FASTEN PLIES W	I/ (3) ROWS 12D	NAILS AT 12	!"O.C.			
Δ.	(2) DIY	IN ID TO	AND INCLUDING 18"	LEAGTEN DI IEG	M/ (2) P/M	S IAD NAILS	AT 12" 0 C	ΩÞ	

- ALT I 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C. 3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.
- 4.A (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM
- EACH SIDE. 5.A - (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C.
- FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/(4) ROWS 12D NAILS AT 12"O.C. FROM 6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROMS 16D NAILS AT 12" O.C. FROM EACH SIDE
- OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE. 7.A - (4) PLY (ALL SIZES); FASTEN PLIES WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SEC	DULE	
IDENTIFIER	DESCRIPTION	ENG. NUM.





LEGEND BEARING WALL NON BEARING WALL MASONRY WALL INDICATES BEARING FROM POINT-LOAD ABOVE J\_ JACKS BEAM/HEADER T\_ /F\_ FOOTING/THICKENED SLAB C\_> STEEL COLUMN TRUSS TIE DOWN X PORTAL FRAME X JOIST/TRUSS L\_\_-\_ LVL X ENGINEERING PAGE NUMBER (XXX) WINDOW/DOOR TAG

XXX PRECAST LINTEL TAG

-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

-SEE FA DETAILS FOR FIRE

**ASSEMBLIES** 

ALL WINDOWS HAVE 6'-II 5/8" 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 (I) 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.
- 3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
  5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL
- 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
- 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.
- 9. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
- IO. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II",
  9' CEILING WILL BE 7'-II", IO' CEILING WILL BE 8'-3",
  UNLESS OTHERWISE NOTED.
- II. BASEMENT FINISH DIMENSIONS ASSUME A I/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- 12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- 13. 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-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

99		APT. NO.	ZIP 45342
			STATE OH
DIV-COMM-LOT-UNIT  DCY-L	COMM-LOT DEER VALLEY - 8366	STREET ADDRESS 1245 DEER VALLEY DR	CITY MIAMISBUR <i>G</i>
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		Inc. Drive, Suite 100 MD 21703	

		NVR, Inc.	5285 Westview Drive, Suit	Frederick, MD 21/03	
N OI E NO	BY YON	02/10/2011			

VERSION OI
RELEASE NO. ---DRAWN BY YON
DATE: OB/IO/2
OPTION

SECOND FLOOR PLAN
OPTION DESCRIPTION

 $\overline{\omega}$ 

KITCHEN NOTES:

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-I FOR REPLACEMENT BASED ON CABINET STYLE. 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT"

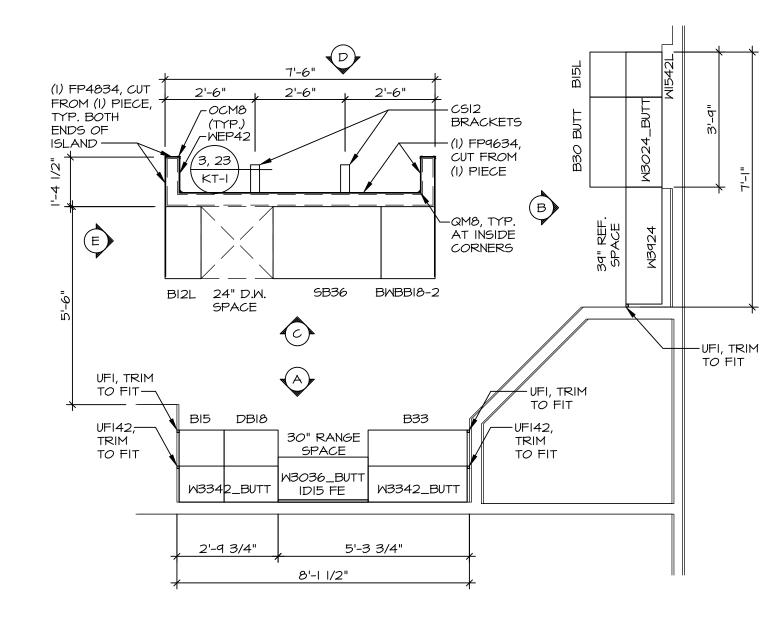
UNLESS OTHERWISE NOTED.

4. CABINET MUST BE SET, SHIMMED, LEVELED

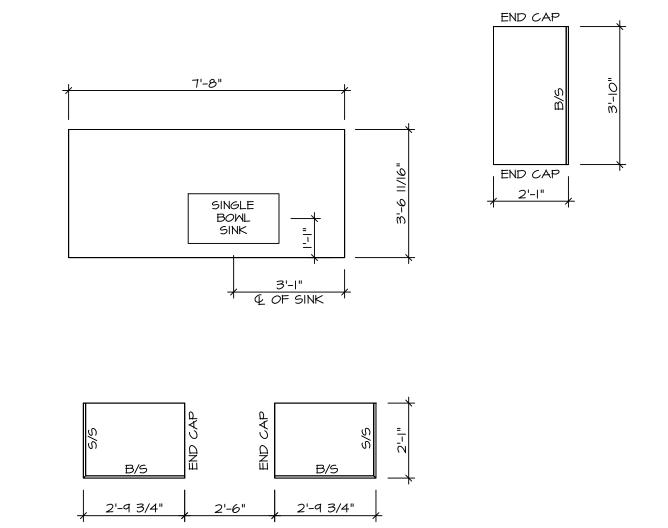
AND PLUMB W/ ADJOINING BASE CABINETS. 5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.

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-Ib** 

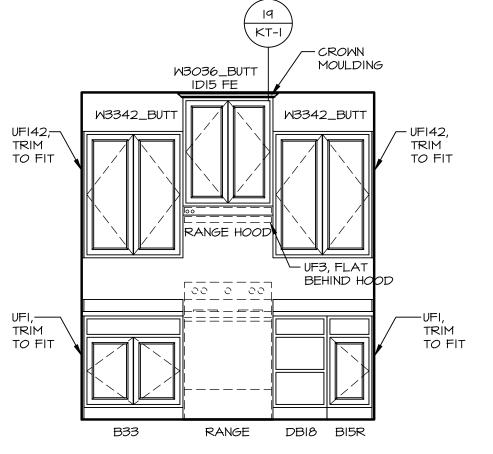
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

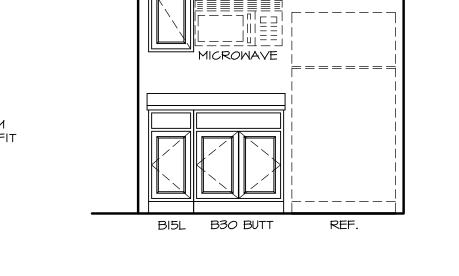






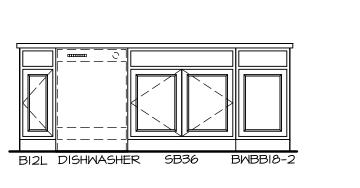


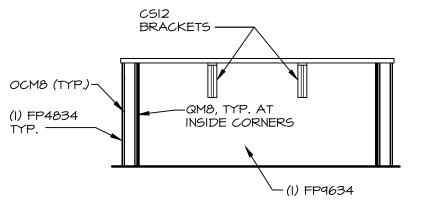


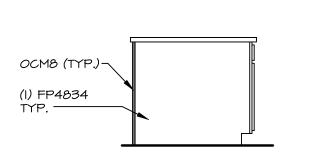


(20) (KT-I)

M3024\_BUTT







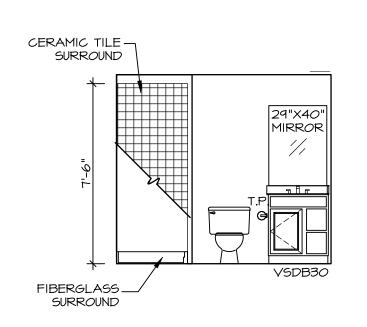


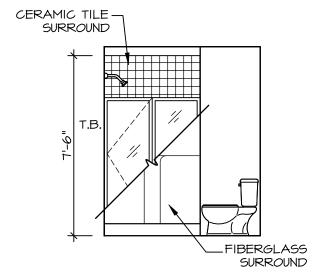


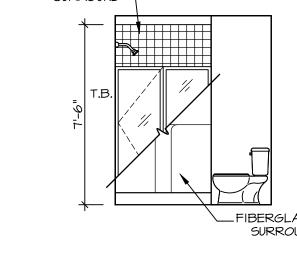






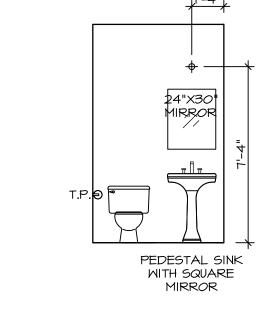




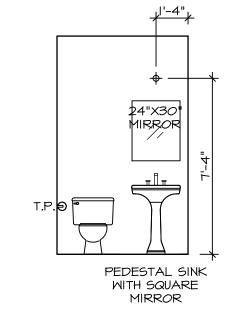




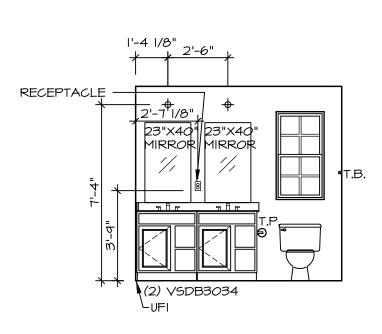




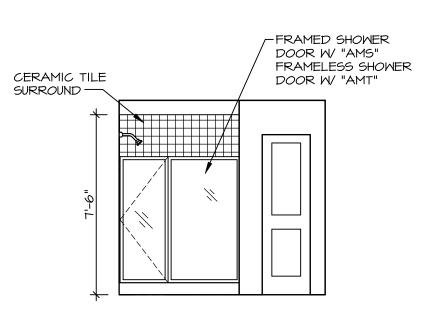




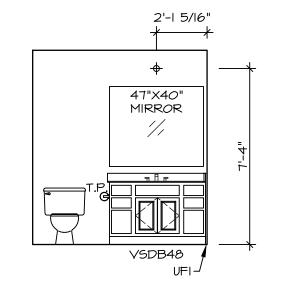


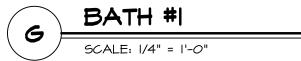


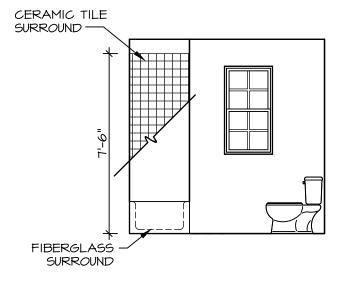








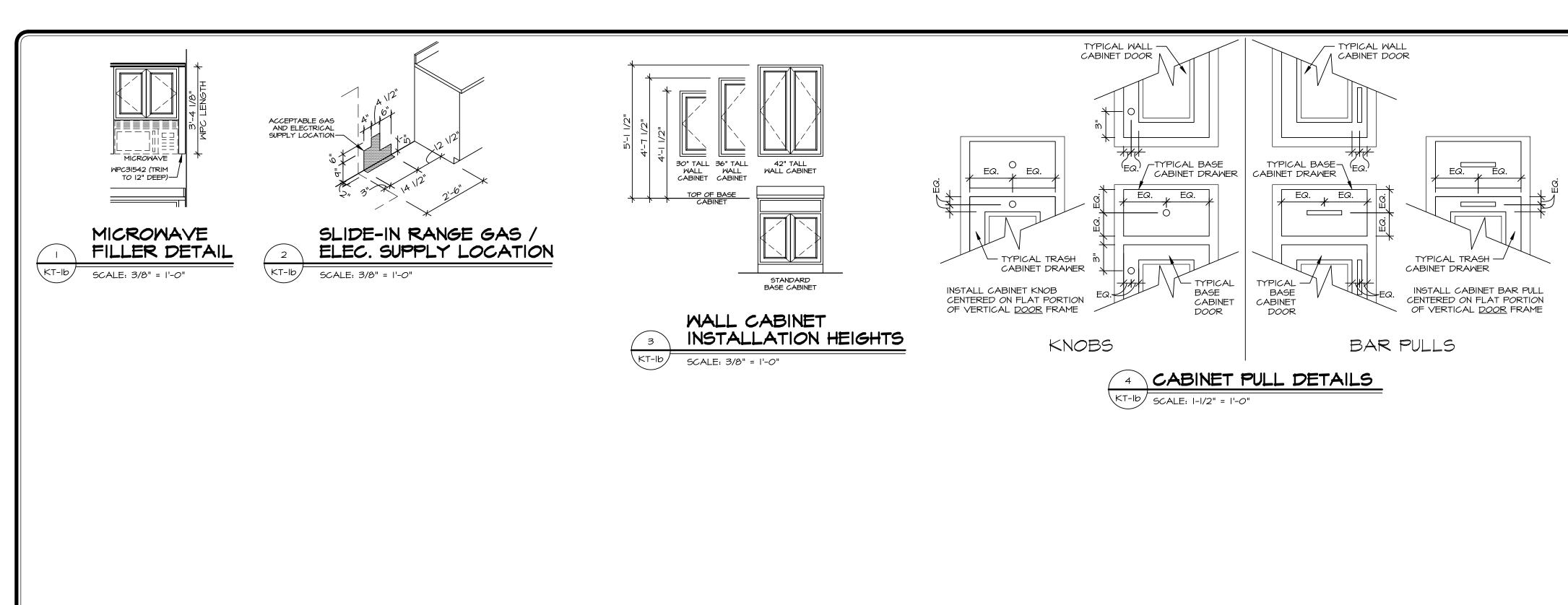


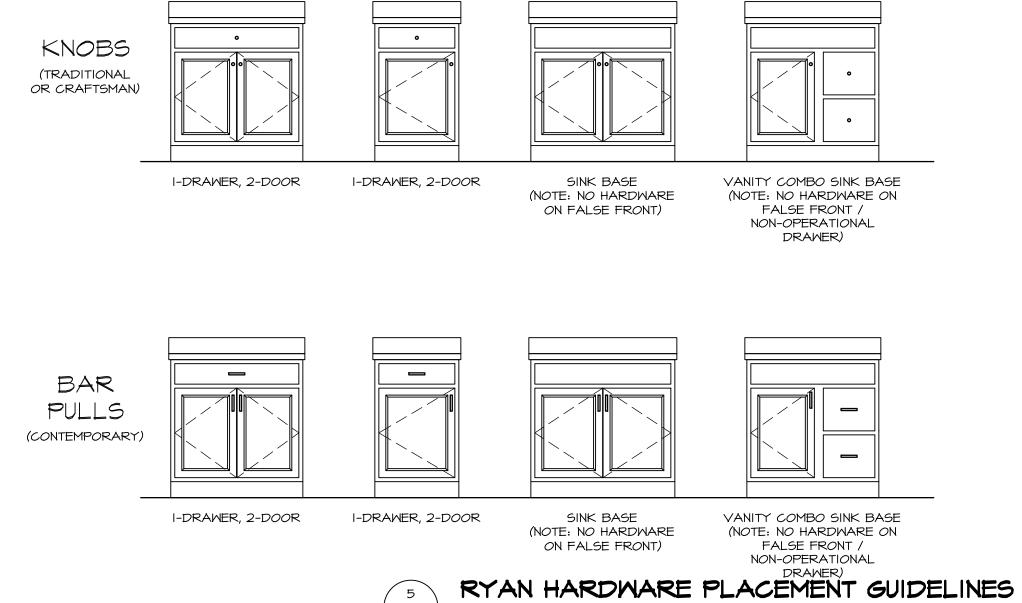


	BATH #I
$\setminus n_{\mathcal{F}}$	SCALE: 1/4" = 1'-0"

BATH	NOTE

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





SCALE: 1/2" = 1'-0"

RYAN CABINET HARDWARE SPECIFICATIONS					
		<u>BATH</u>	NON-BATH		
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS		
<u>TRADITIONAL</u>	DRAWERS	ROUND KNOBS	ROUND KNOBS		
CRAFTGMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS		
<u>CRAFTSMAN</u>	DRAWERS	SQUARE KNOBS	SQUARE KNOBS		
	DOORS	BAR PULLS	BAR PULLS		
	DRAWERS	BAR PULLS	BAR PULLS		
* CABINET SELECTIONS CAN VARY WITHIN THE HOUSE  * DOWNING AND MADDOX DRAWERS THAT AS WIDE OR LESS WILL HAVE A KNOB IN LIEU COPULLS					
FALSE DOORS A	AND FALSE	DRAWERS DO NOT RE	CEIVE HARDWARE		

KNOBS (TRADITIONAL OR CRAFTSMAN)				
	I-DRAWER, 2-DOOR	I-DRAWER, 2-DOOR	SINK BASE	VANITY COMBO SINK BASE
BAR PULLS (contemporary)				

I-DRAWER, 2-DOOR

I-DRAWER, 2-DOOR

HARDWARE SPECIFICATIONS			
		<u>BATH</u>	NON-BATH
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS AND FALSE DRAWERS	ROUND KNOBS	PULL5
<u>CRAFTSMAN</u>	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	SQUARE PULLS
CONTEMPORARY*	DOORS	SQUARE KNOBS	BAR PULLS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	BAR PULLS
	* NOT WITH SIERRA VISTA CABINETS		

NOTE:

HARDWARE IS INSTALLED ON ALL DOOR / DRAWER FRONTS (EVEN NON-OPERATIONAL FRONTS.) <u>DO NOT</u> INSTALL HARDWARE ON DECORATIVE DOORS INSTALLED AT THE END OF CABINET RUNS.

NY HOMES HARDWARE PLACEMENT GUIDELINES

SINK BASE

SCALE: 1/2" = 1'-0"

VANITY COMBO SINK BASE

SHEET NO.