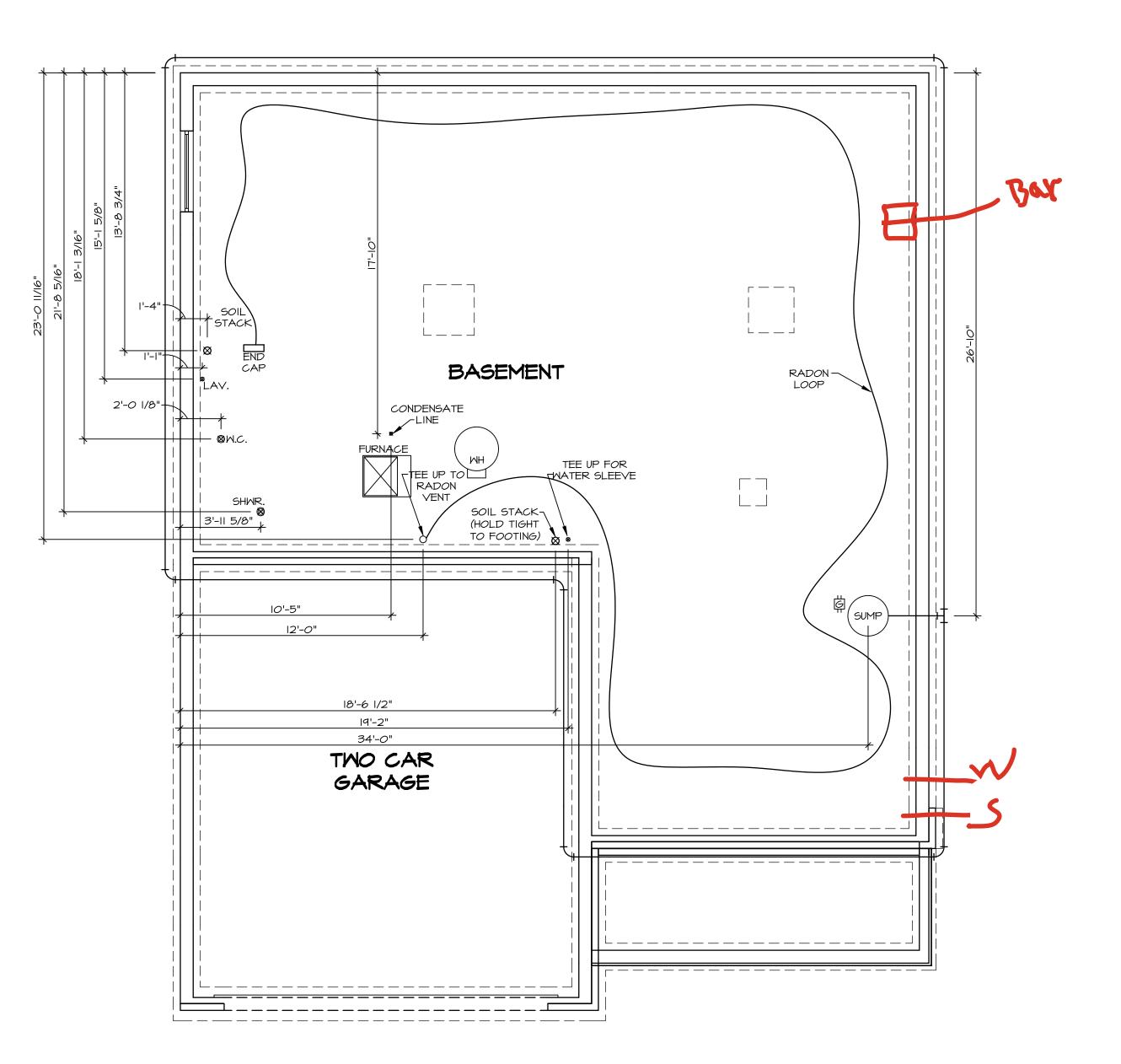
DY 8378 1375 DEER VALLEY DR Miamisburg, OH 45342

2 Story Basementfinished basementWet Bar in basement50 gal electric w mixing valveAA on kitchen2 showers1 tub

Gas Furnace, Fireplace and Range





PLUMBING NOTES:

RADON REMEDIATION

RADON LOOP:

- (4") PERFORATED "LOOP"

- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE

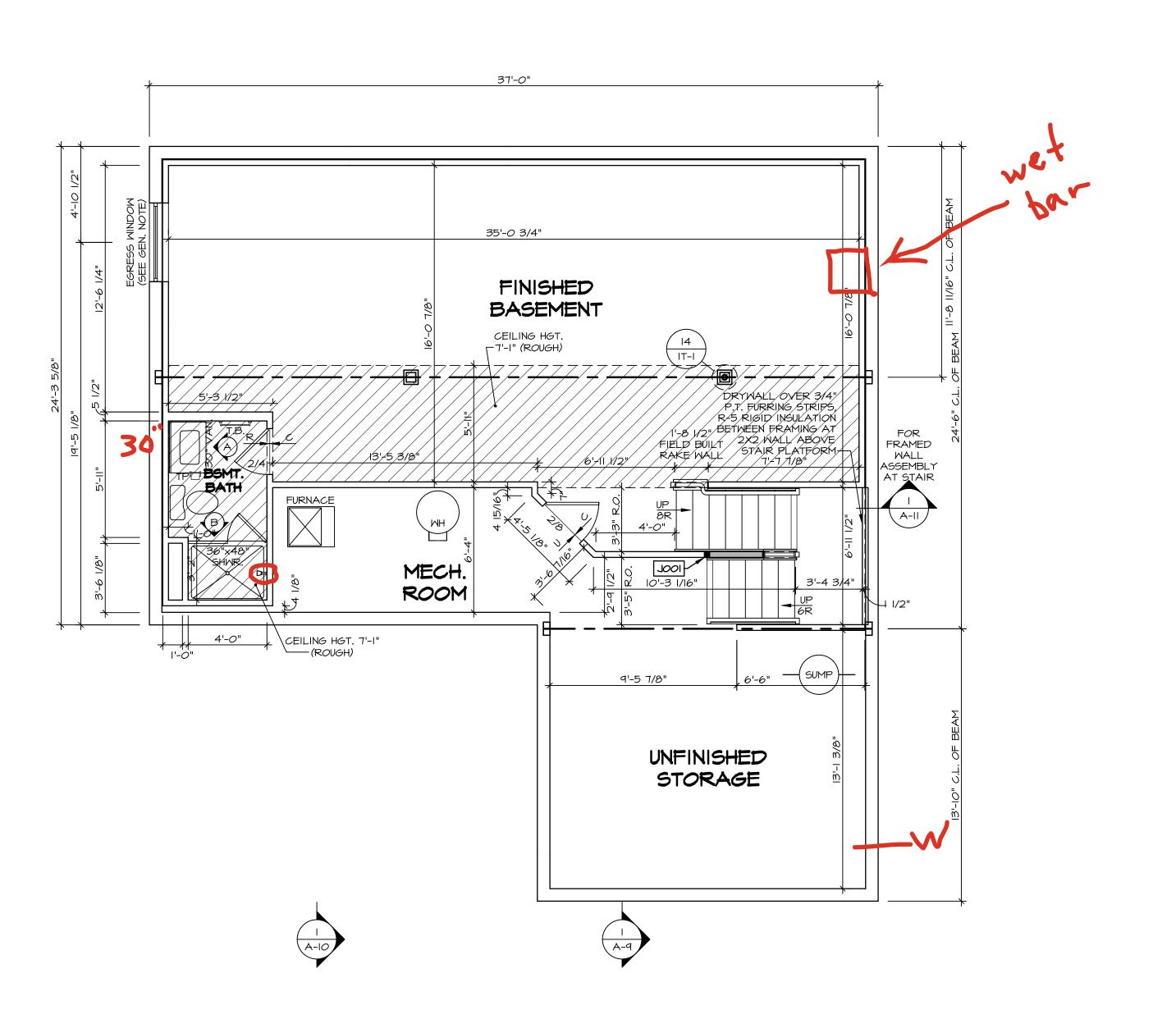
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS

- 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.

			2
-8378		APT. NO.	E ZIP 45342
DCY-DY-8378	COMM-LOT DEER VALLEY - 8378	STREET ADDRESS 1375 DEER VALLEY DR	CITY MIAMISBURG
© NVR, Inc., The owner, expressly reserves its copyright and other property rights in these plans. These plans are not	to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without	first obtaining the expressed written consent of NVR, Inc.	
		NVK, Inc. 5285 Westview Drive, Suite 100 Frederick, MD 21703	
SET NO. CLMOO VERSION OI RELEASE NO	DRAWN BY JAB DATE:	OPTION	
COLUMBIA DRAWING TITLE	PLUMBING GROUNDWORKS	OPTION DESCRIPTION	



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
- 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.

 5. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.

 7. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR
- 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.

 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.

 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.
 I2. 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 IN CLOSET

LEGE	ND
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
\otimes	INDICATES BEARING FROM POINT-LOAD ABOVE
J	JACKS
B_	BEAM/HEADER
T /F_	FOOTING/THICKENED SLAB
(c_)	STEEL COLUMN
$\stackrel{\textstyle \times}{}$	TRUSS TIE DOWN
X	PORTAL FRAME
X	JOIST/TRUSS
L	LVL
X	ENGINEERING PAGE NUMBER
$(\times \times \times)$	WINDOW/DOOR TAG
-SEE FA I ASSEMBL -SEE FC I	PRECAST LINTEL TAG DETAILS FOR FIRE IES DETAILS FOR FRAMING ORS AND MATERIAL USAGE

BASEMENT JACK SCHEDULE						
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS		
lool	JACK - (2) 2X4 SPF STUD GRADE	FBA	B0031			



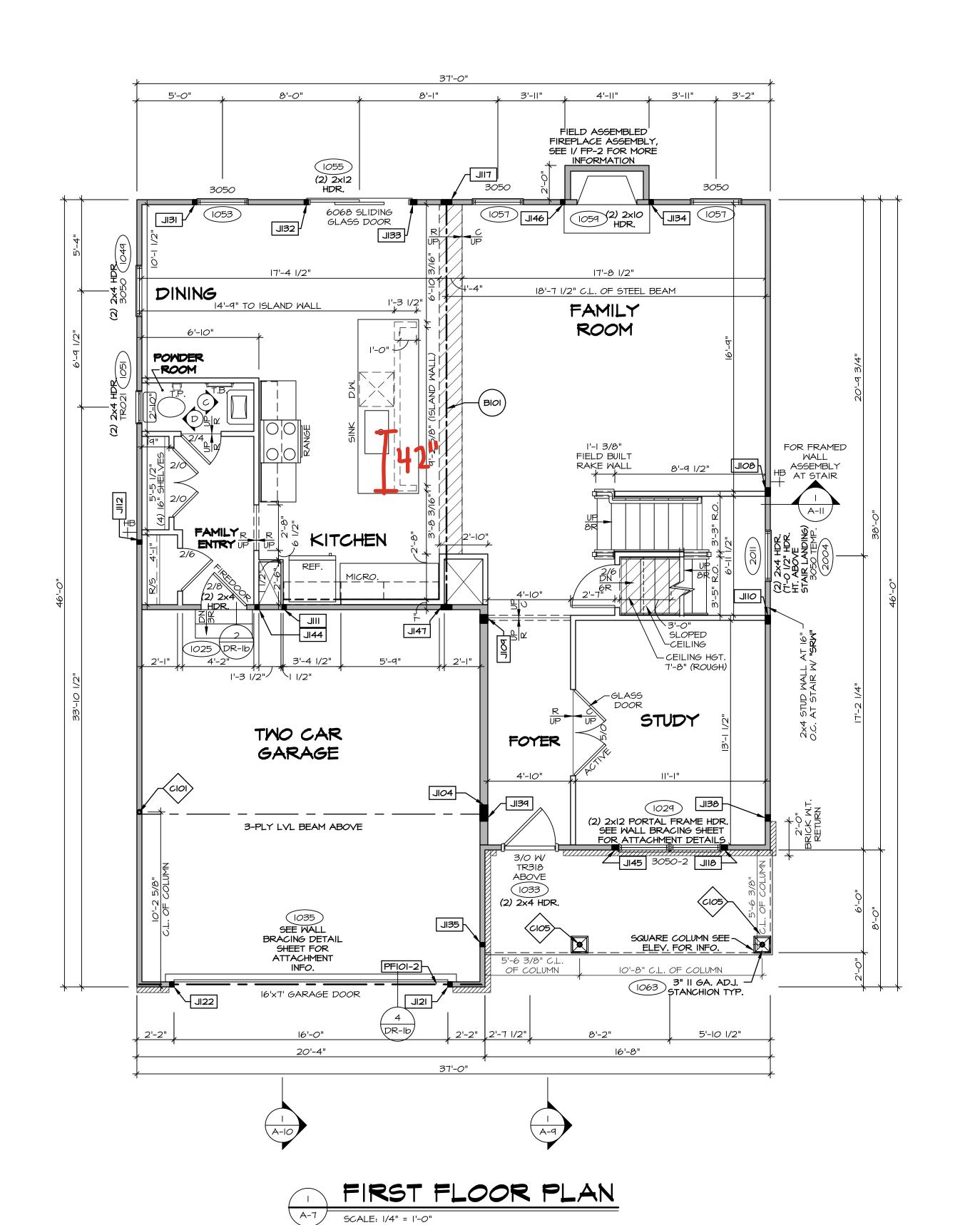
DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

BASEMENT FOUNDATION

FBA

FBA



ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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

GYPSUM NOTES:

AT GARAGE:

AT STAIRS:

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

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

IN CLOSET

LEGEND

BEARING WALL NON BEARING WALL MASONRY WALL

> INDICATES BEARING FROM POINT-LOAD ABOVE 7 JACKS

BEAM/HEADER

T_ /F_ FOOTING/THICKENED SLAB STEEL COLUMN

TRUSS TIE DOWN

X PORTAL FRAME

JOIST/TRUSS

L__-_ LVL

ENGINEERING PAGE NUMBER (xxx)WINDOW/DOOR TAG

XXX) PRECAST LINTEL TAG -SEE FA DETAILS FOR FIRE ASSEMBLIES -SEE FC 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 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 1/2", 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. 8. 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. 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. 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.

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

I.A - (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAILS AT I2"O.C. 2.A - (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/(3) ROWS 16D NAILS AT 12" O.C. OR

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 I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"O.C.

4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS I6D NAILS AT I2" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM

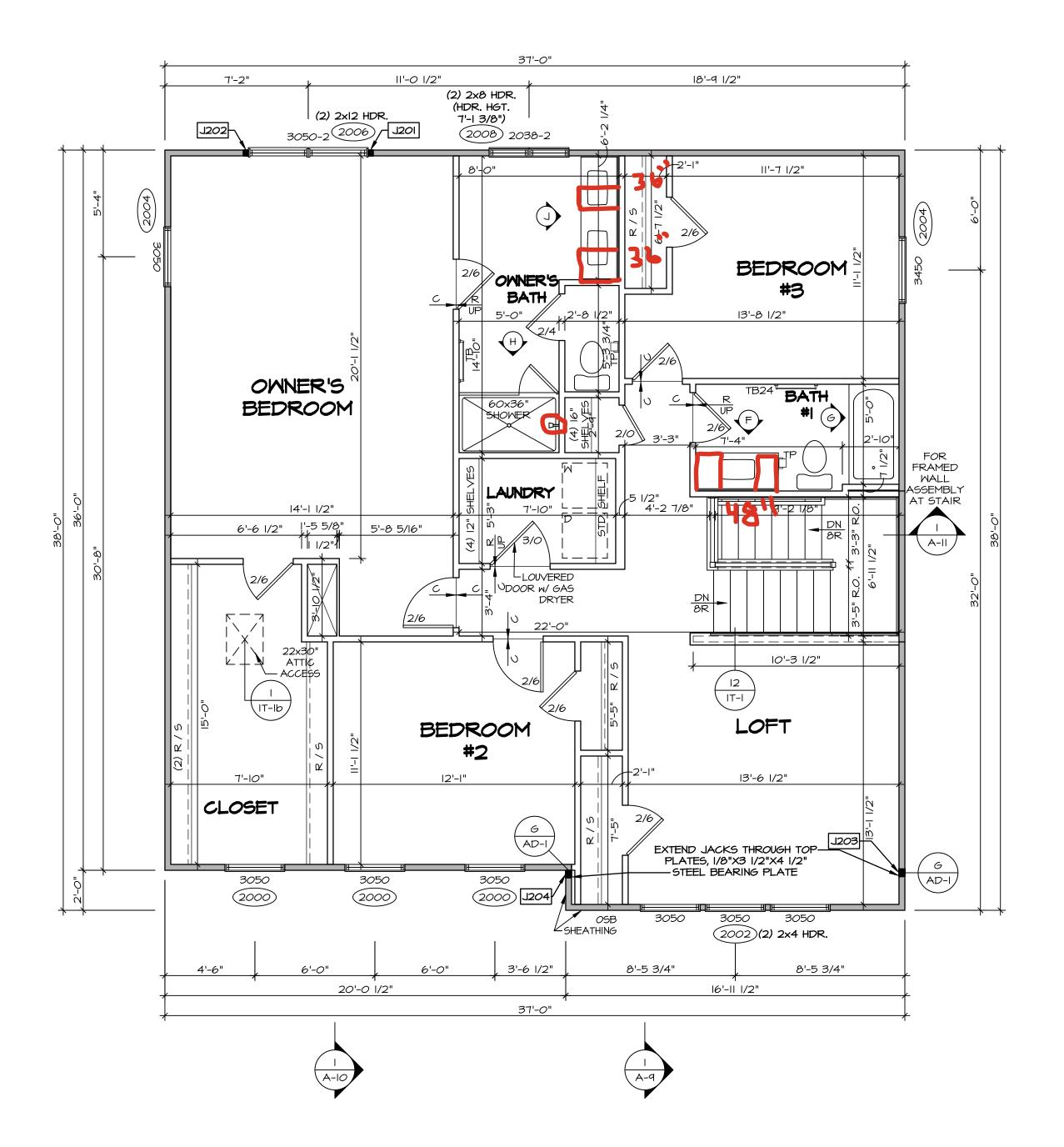
5.A - (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/(4) ROWS 12D NAILS AT 12"O.C. FROM 6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

OR ALT I I/2" WIDE LYL FASTEN PLIES W/ (5) ROWS I2D NAILS AT I2"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.

	FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENT	IFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
Blo	<u>ا</u>	BEAM STEEL - WI2X30 W 2X6 SILL	23'-10 3/4"		1023	
PFIC	N-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CIOI	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXC, FBA/ FCA, SZL	1006	
C105	STANCHION PORCH - 3 IN DIA IIGA ADJ	9'-4 7/8"	FBA	1063	

FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS	
JIO4	JACK - (5) 2X6 SPF STUD GRADE	SXC, ELB/ ELL, SZL	1006		
BOIL	JACK - (4) 2X4 SPF STUD GRADE		1014		
POIL	JACK - (4) 2X6 SPF STUD GRADE		1016		
OIL	JACK - (4) 2X4 SPF STUD GRADE		1016		
IIL	JACK - (2) 2X4 SPF STUD GRADE		1018		
JII2	JACK - (2) 2X4 SPF STUD GRADE		1020		
TIIL	JACK - (5) 2X4 SP#I		1023		
BIIL	JACK - (3) 2X4 SPF STUD GRADE		1027		
JI2I	JACK - (2) 2X4 SPF STUD GRADE	GCB/ GCF	1035		
JI22	JACK - (2) 2X4 SPF STUD GRADE	GCB/ GCF	1035		
ISIL	JACK - (2) 2X4 SPF STUD GRADE		1053		
JI32	JACK - (2) 2X4 SPF STUD GRADE		1055		
J133	JACK - (3) 2X4 SPF STUD GRADE		1055		
JI34	JACK - (2) 2X4 SPF STUD GRADE	LGF	1059		
JI35	JACK - (2) 2X4 SPF STUD GRADE		1063		
38IL	JACK - (3) 2X4 SP#I	ELB/ ELL	2010		
PEIL	JACK - (3) 2X6 SPF STUD GRADE	ELB/ ELL	2010		
J 44	JACK - (2) 2X4 SPF STUD GRADE		1018		
JI45	JACK - (3) 2X4 SPF STUD GRADE		1027		
J146	JACK - (2) 2X4 SPF STUD GRADE	LGF	1059		
JI47	JACK - (5) 2X4 SP#I		1023		



ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

NOTE:

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

LEGEND BEARING WALL NON BEARING WALL MASONRY WALL INDICATES BEARING FROM POINT-LOAD ABOVE J_ JACKS BEAM/HEADER T_/F_ FOOTING/THICKENED SLAB

> STEEL COLUMN TRUSS TIE DOWN

X PORTAL FRAME X JOIST/TRUSS

L__-_ LVL ENGINEERING PAGE NUMBER (XXX) WINDOW/DOOR TAG

(XXX) PRECAST LINTEL TAG -SEE FA DETAILS FOR FIRE ASSEMBLIES -SEE FC 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 (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 1/2", 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. 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. 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. 13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"

SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

AT GARAGE:

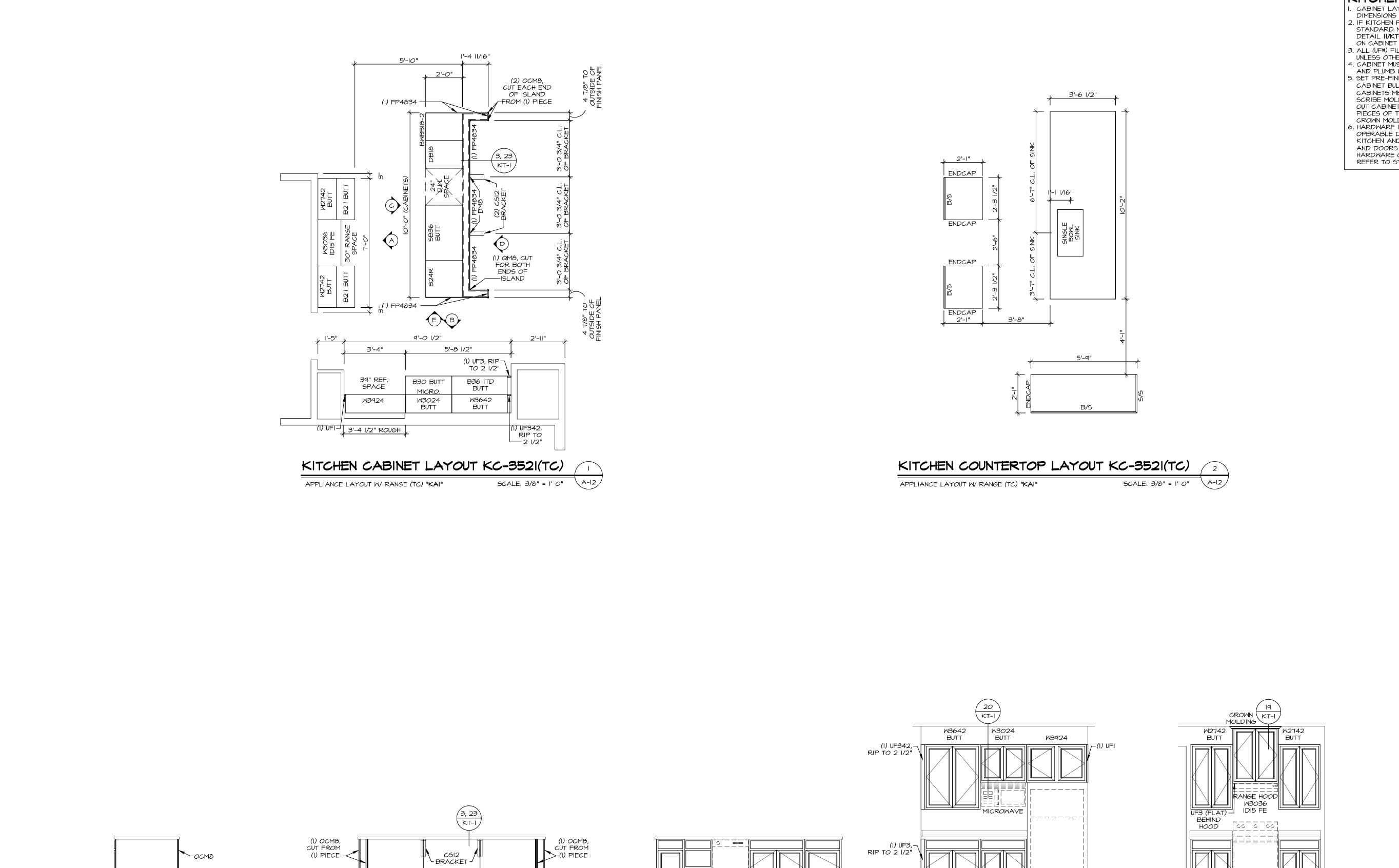
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-I(b)
FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

SECOND FLOOR JACK SCHEDULE							
ENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS			
J201	JACK - (2) 2X4 SPF STUD GRADE		2006				
J202	JACK - (2) 2X4 SPF STUD GRADE		2006				
J203	JACK - (3) 2X4 SP#I	ELB/ ELL	2010				
J204	JACK - (3) 2X4 SP#I	ELB/ ELL	2010				

SECOND FLOOR PLAN



CABINET ELEVATION

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

APPLIANCE LAY*O*UT W/ RANGE (TC) **"KAI"**

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

CABINET ELEVATION

(I) QM8, CUT FROM (I) PIECE

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

CABINET ELEVATION

CABINET ELEVATION

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

NOTES:

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

KITCHEN NOTES:

. CABINET LAYOUT (S) ARE BASED ON FINISHED CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL II/KT-I 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-EINISHED SCRIBE MOLDING AT

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**

