

DY 8381

1370 DEER VALLEY DR

2 Story Basement

vent floor drain

50 gal electric

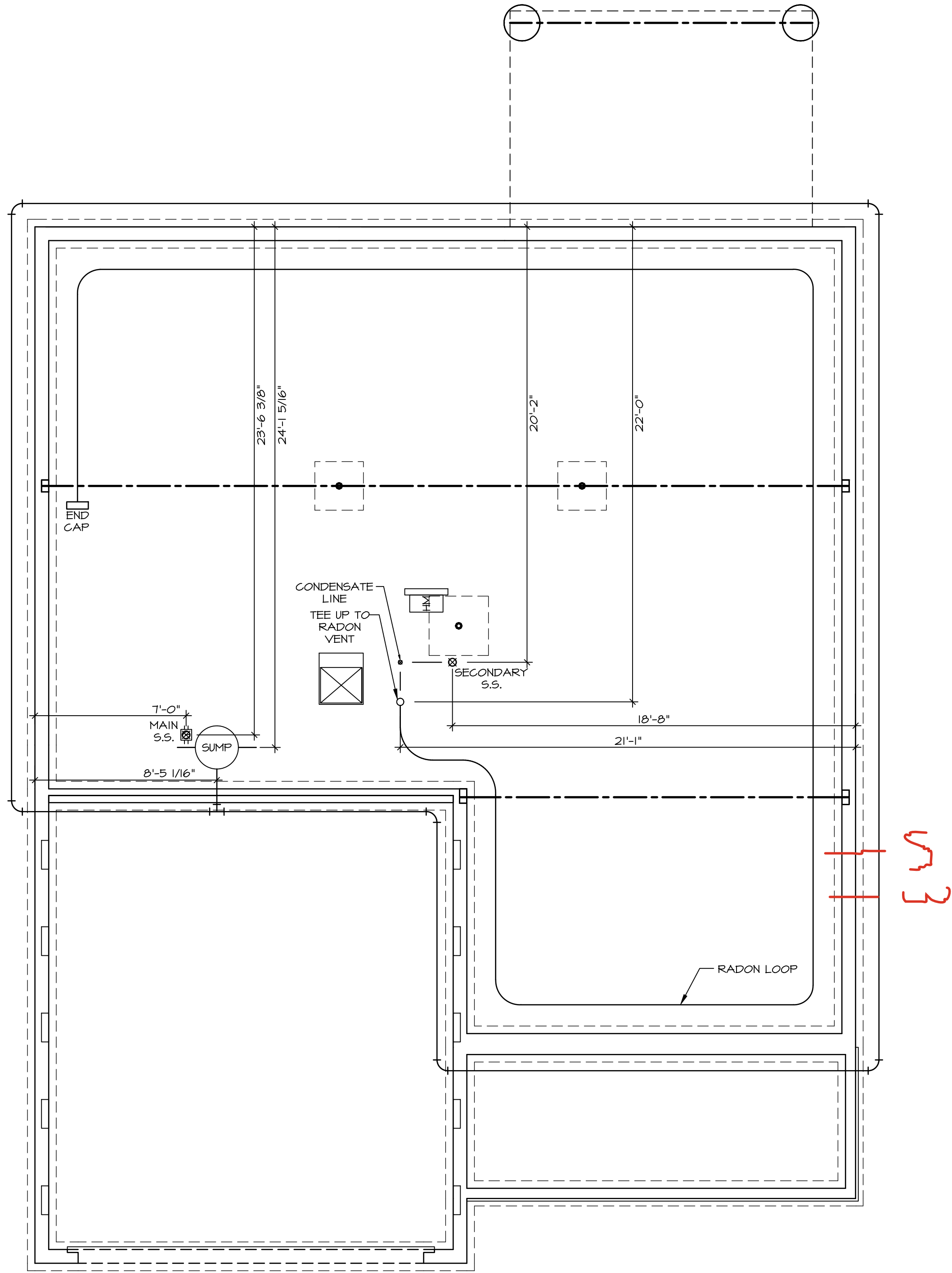
AA on kitchen

1 shower - dual valve master shower

2 tubs

Softener Rough in

Gas Furnace , Range and Tankless Heater



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

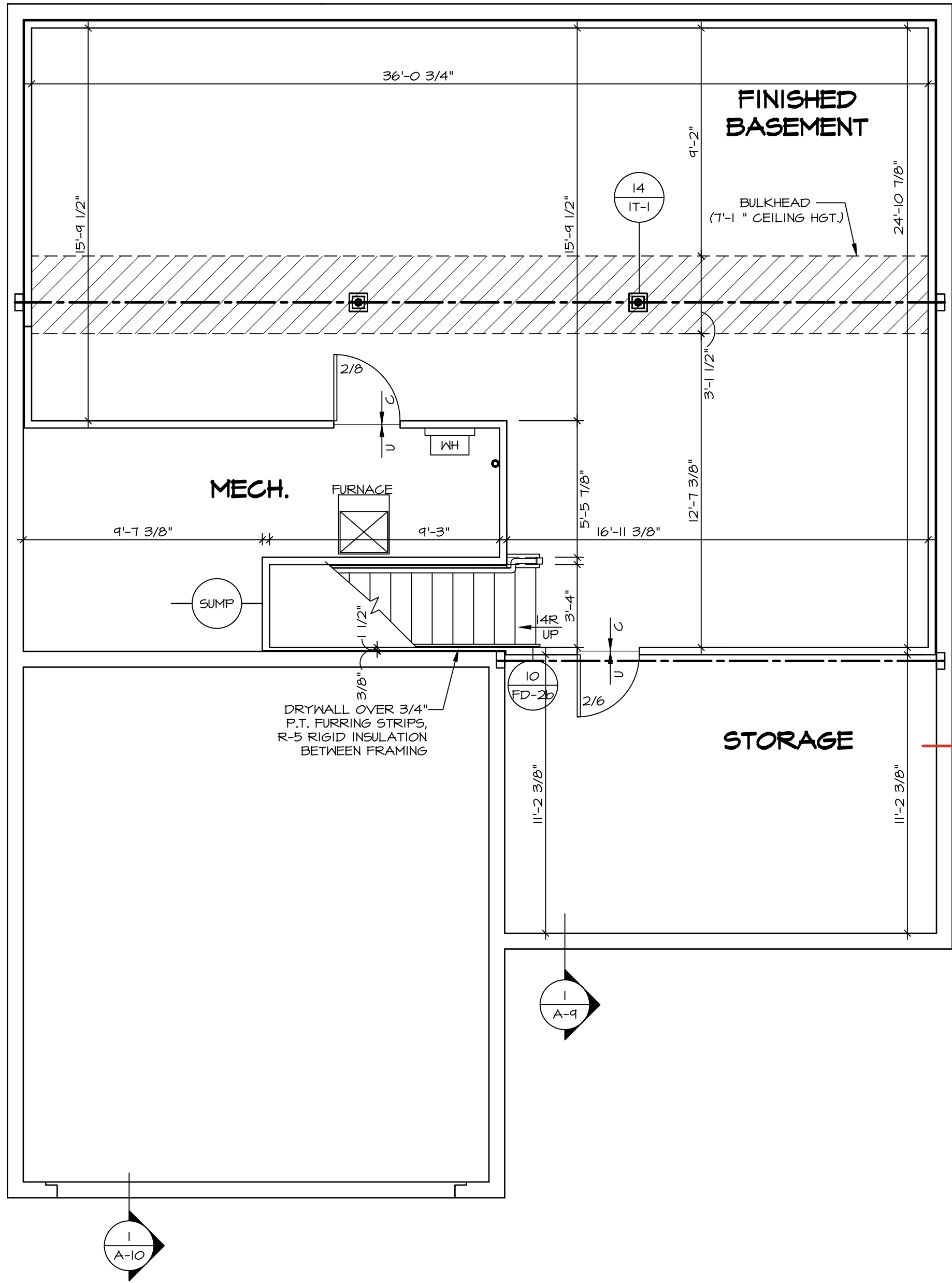
PLUMBING NOTES:
RADON REMEDIATION
RADON LOOP:
- (4") PERFORATED "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED PIPE
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (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 HUDSON DRAWING TITLE PLUMBING	SET NO. HUD00	OPTION DESCRIPTION 10
		VERSION 01 RELEASE NO. ---- DRAWN BY SGA DATE: OPTION	

NVR, Inc., Suite 100
5285 Westwood Blvd.
Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-DY-8381			
COMM-LOT DEER VALLEY - 8381			
STREET ADDRESS 1870 DEER VALLEY DR	APT. NO. ----		
CITY MIAMI	STATE OH	ZIP 45342	



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

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 KINS 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.
- 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 4' CEILING WILL BE 7'-11", 10' 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.

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING 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
- PREGAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
- SEE FC 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

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Frederick, MD 21703

SET NO. HUD00
VERSION 01
RELEASE NO. ----
DRAWN BY SKED
DATE:
OPTION

MODEL
HUDSON
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6
II

DIV-COMM-LOT-UNIT
DCY-DY-838I

COMM-LOT
DEER VALLEY - 838I
STREET ADDRESS
1870 DEER VALLEY DR
CITY
MIDLAND
STATE
OH
ZIP
45942

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- 1.A - (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.A - (2) PLY 14" UP TO AND INCLUDING 18": 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.
- 3.A - (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.
- 4.A - (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.
- 5.A - (3) PLY 14" UP TO AND INCLUDING 18": 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.
- 6.A - (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.
- 7.A - (4) PLY (ALL SIZES): FASTEN PLYS WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

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

GYPSUM NOTES:

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10b) 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.

FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- 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.
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- 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.

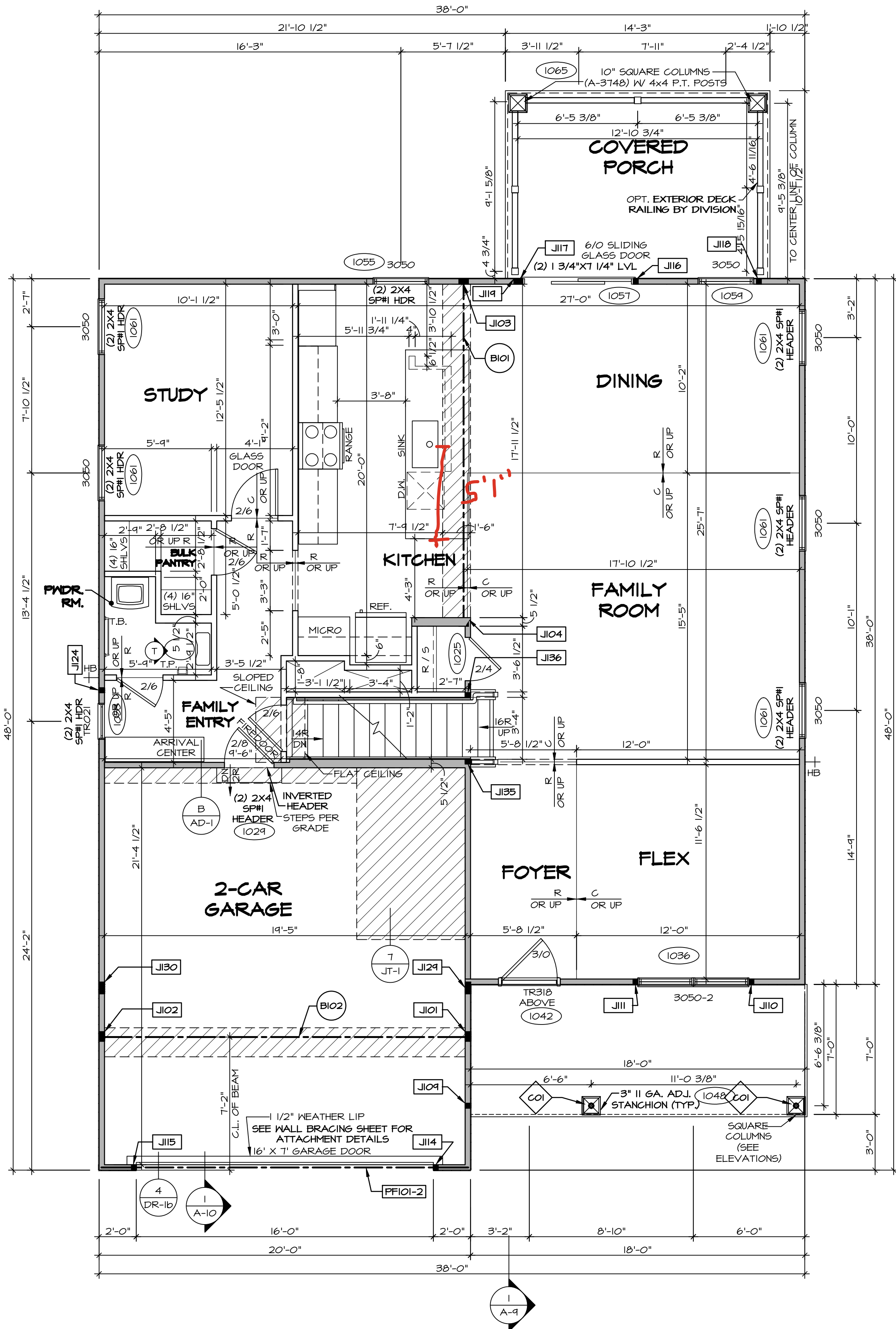
LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING 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 FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
CO1	STANCHION PORCH - 3 IN DIA 11GA ADJ	9'-4 1/8"	1048	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SP#1	1031	
J102	JACK - (4) 2X4 SP#1	1031	
J103	JACK - (4) 2X4 SP#1	1027	
J104	JACK - (2) 2X4 SFF STUD GRADE	1027	
J104	JACK - (2) 2X4 SFF STUD GRADE	1048	
J110	JACK - (2) 2X4 SFF STUD GRADE	1036	
J111	JACK - (2) 2X4 SFF STUD GRADE	1036	
J114	JACK - (2) 2X4 SFF STUD GRADE	1050	
J115	JACK - (2) 2X4 SFF STUD GRADE	1050	
J116	JACK - (2) 2X4 SFF STUD GRADE	1057	
J117	JACK - (2) 2X4 SFF STUD GRADE	1057	
J118	JACK - (2) 2X4 SFF STUD GRADE	1065	
J119	JACK - (2) 2X4 SFF STUD GRADE	1065	
J124	JACK - (2) 2X4 SFF STUD GRADE	1010	
J124	JACK - (5) 2X4 SP#1	2000	
J130	JACK - (5) 2X4 SP#1	1034, 2000	
J135	JACK - (2) 2X4 SFF STUD GRADE	1023	
J136	JACK - (2) 2X4 SFF STUD GRADE	1023	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X26 W 2X6 SILL	18'-8"	1027	
B102	BEAM STEEL - W12X14 W 2X4 SILL	19'-11 3/8"	1031	
PF101-2	LVL 1.75 - 11-04	19'-9"	1050	PORTAL FRAME 1A



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

DCY-DY-8381

COMMITTEE
DEER VALLEY - 8381
STREET ADDRESS
1870 DEER VALLEY DR
CITY
MIDLAND

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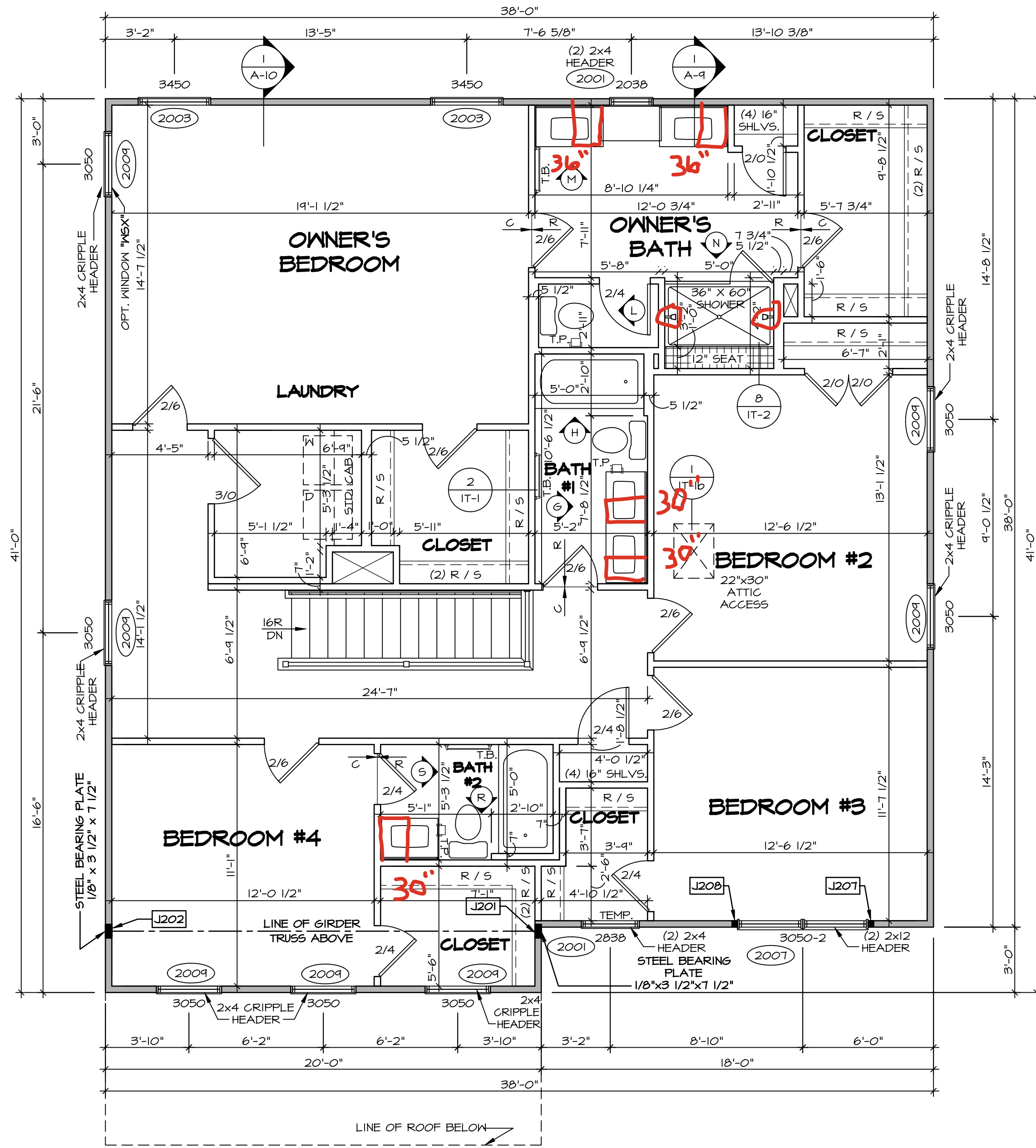
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VERSION 01
RELEASE NO. ----
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OPTION

MODEL
HUDSON
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7

12



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

GYPSUM NOTES:

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10b) 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.

ALL WINDOWS HAVE 1'-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.
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- ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
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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 BEARING 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
 - PREFRAGST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SP#1	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J202	JACK - (5) 2X4 SP#1	2000	EXTEND THROUGH TOP PLATE W/ STEEL BEARING PLATE 1/8" x 3 1/2" x 7 1/2"
J207	JACK - (2) 2X4 SP# STUD GRADE	2007	
J208	JACK - (2) 2X4 SP# STUD GRADE	2007	

DCY-DY-8381

COMMITTEE

DEER VALLEY - 8381

STREET ADDRESS

1870 DEER VALLEY DR

CITY

MINNEAPOLIS

STATE

OH

ZIP

45942

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RELEASE NO. ----
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OPTION DESCRIPTION

HUDSON
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

A-8
13

DCY-DY-8381

COMMITTEE

DEER VALLEY - 8381

STREET ADDRESS

1870 DEER VALLEY DR

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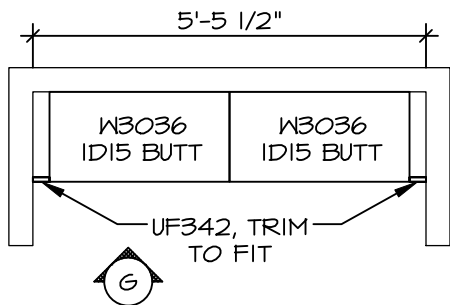
A-8
13

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 (UKTH) 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 FLUMB 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 (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL S/KT-1b

NOTES:

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

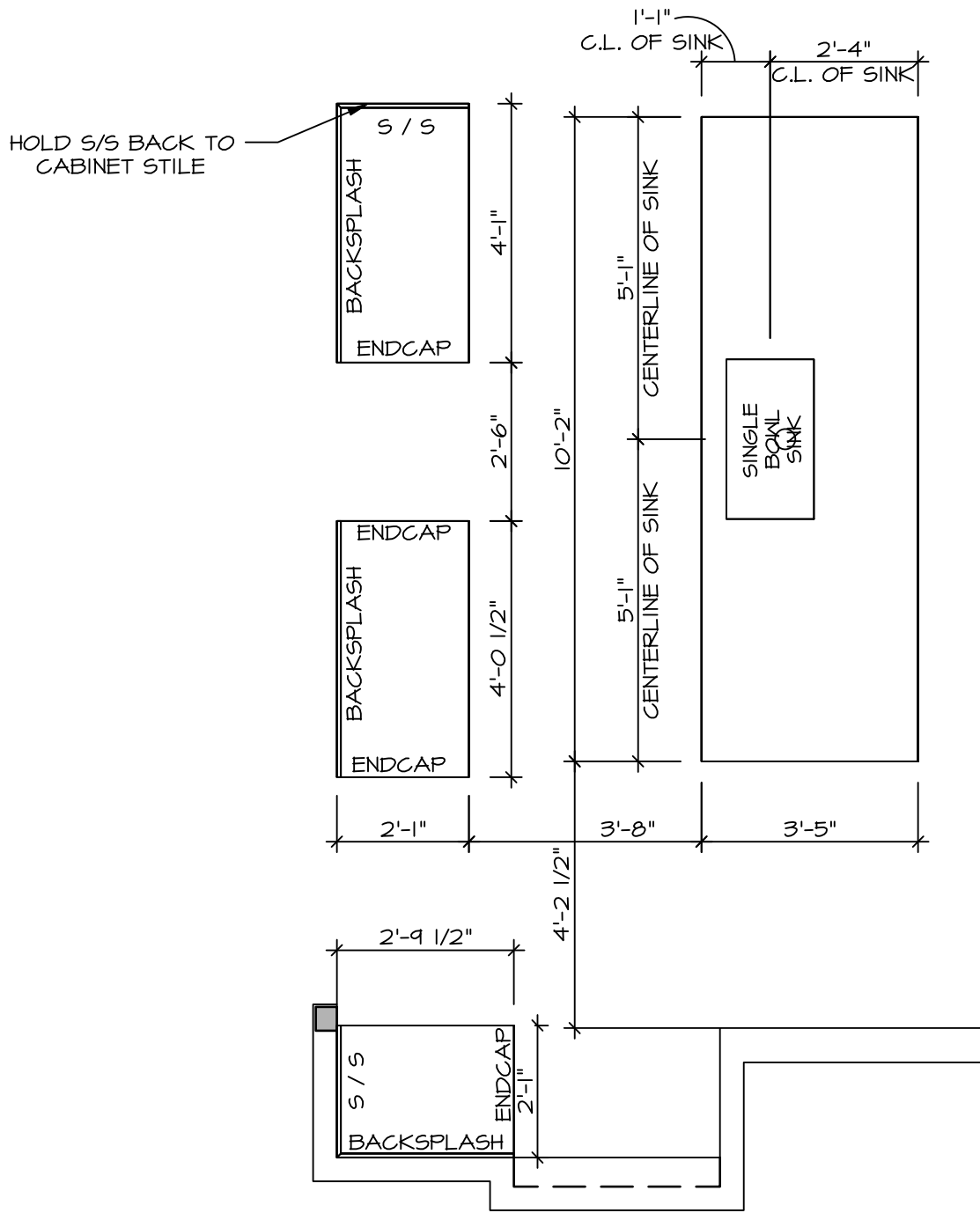


LAUNDRY CABINET LAYOUT KC-3528

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

3

A-12



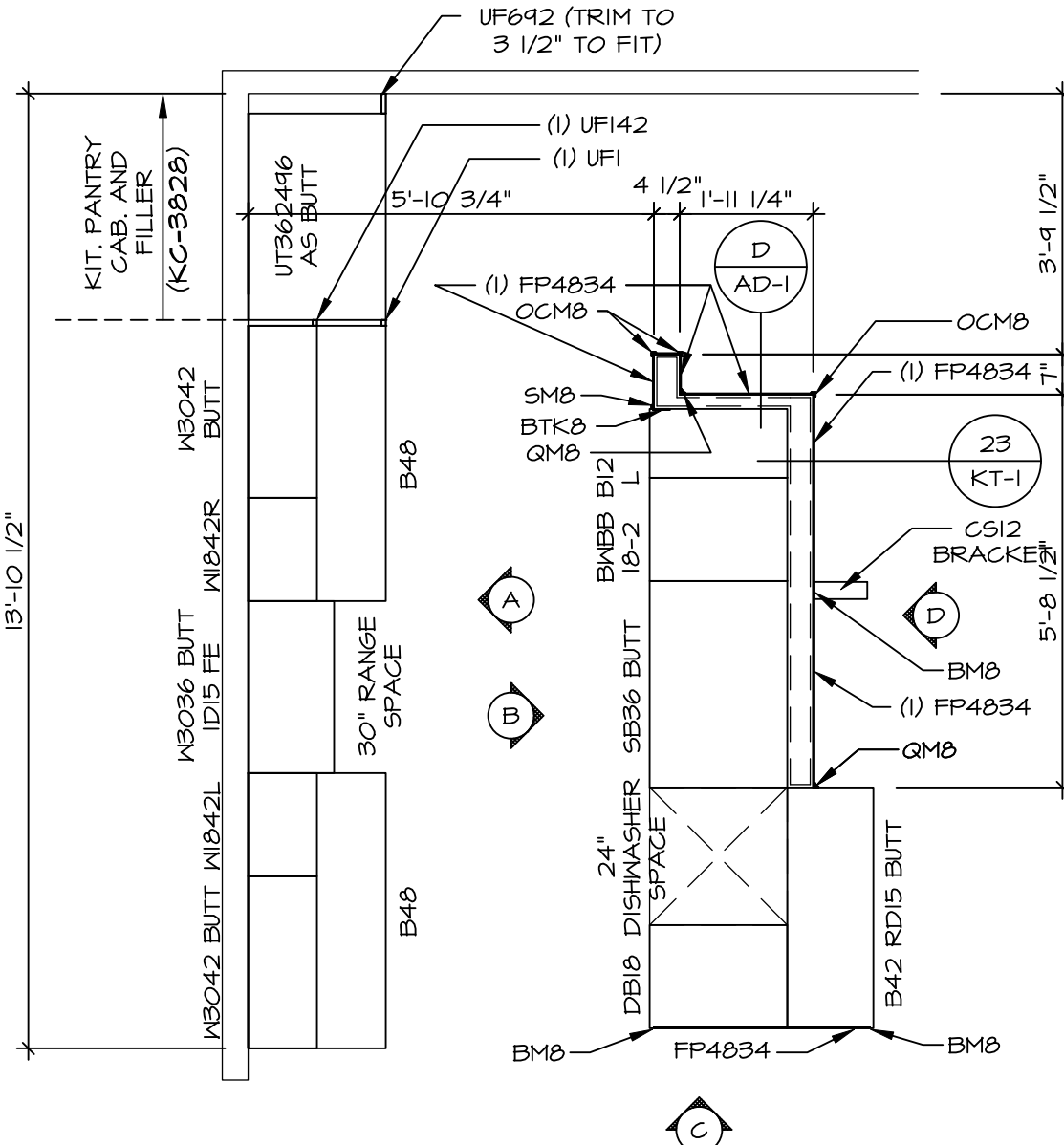
KITCHEN COUNTERTOP LAYOUT KC-3526TC

APPLIANCE LAYOUT W/ RANGE (TC)
"KAI"

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

2

A-12



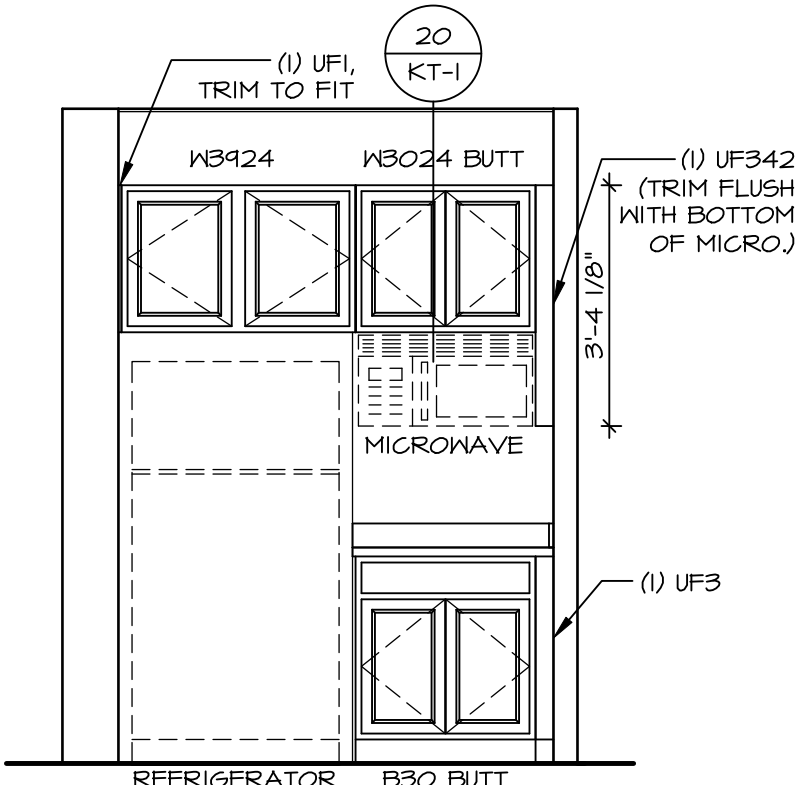
KITCHEN CABINET LAYOUT KC-3526TC

APPLIANCE LAYOUT W/ RANGE (TC)
"KAI"

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

1

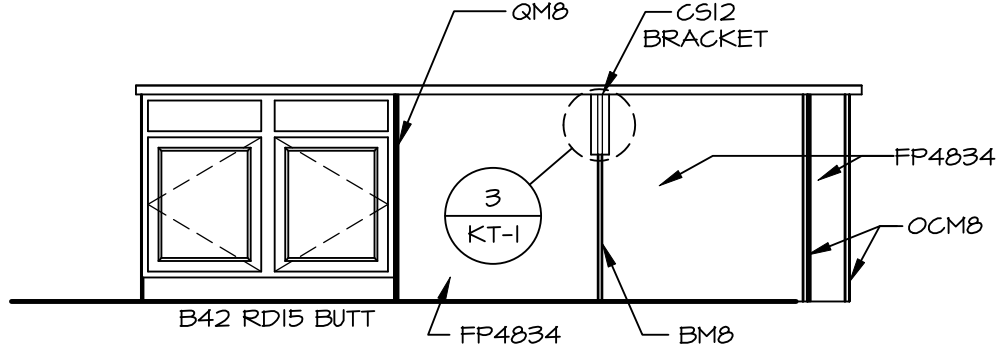
A-12



CABINET ELEVATION

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

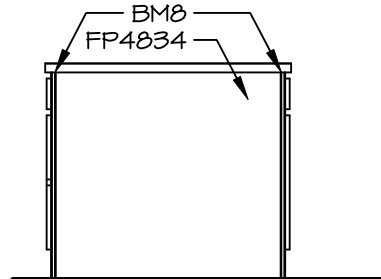
E



CABINET ELEVATION

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

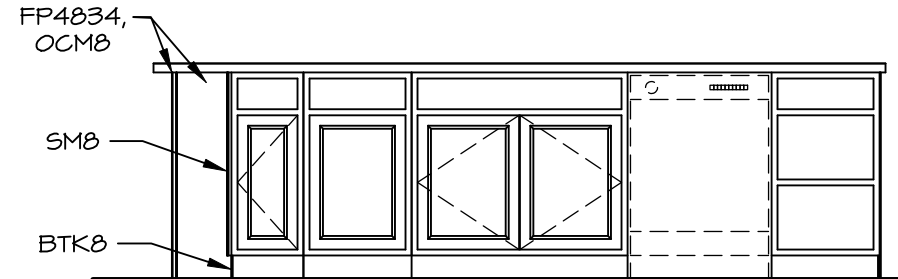
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CABINET ELEVATION

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

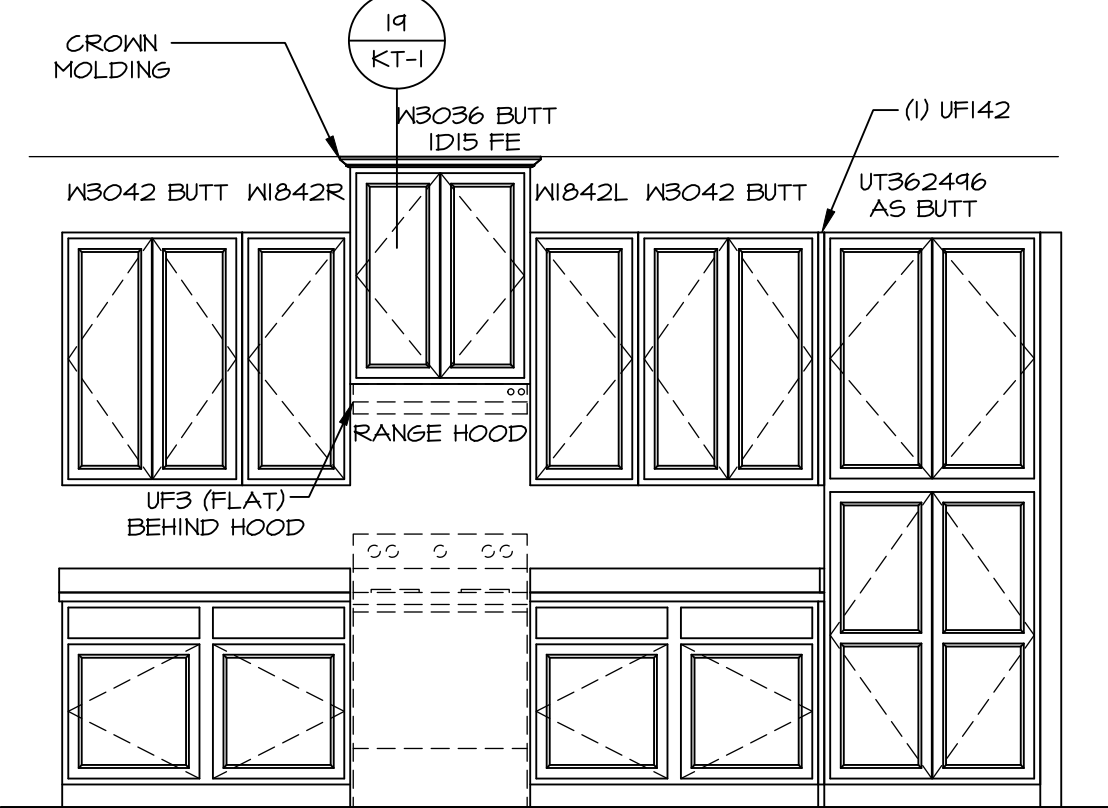
C



CABINET ELEVATION

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

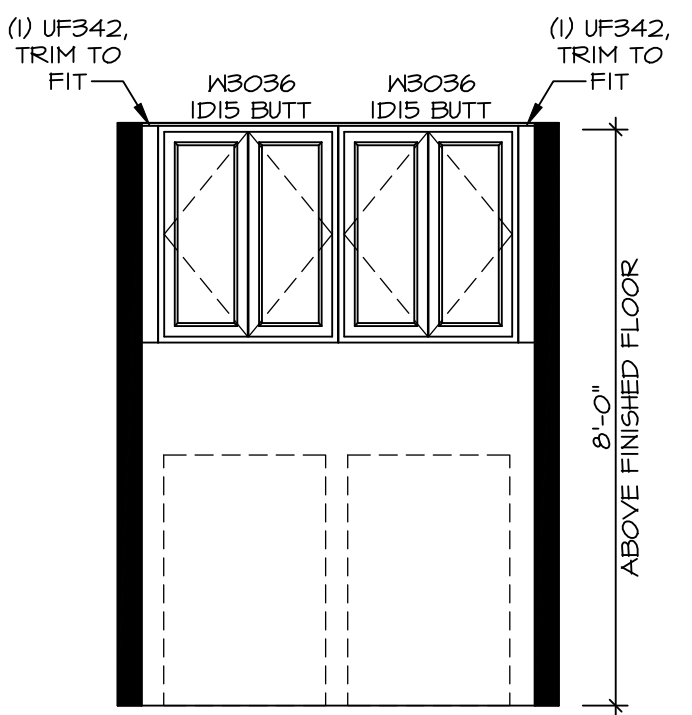
B



CABINET ELEVATION

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

A



LAUNDRY CABINET LAYOUT KC-3528

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

G

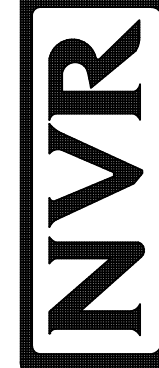
SET NO. HUD00
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE:
OPTION

MODEL HUDSON
DRAWING TITLE KITCHEN

SHEET NO. A-12

OPTION DESCRIPTION

17



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Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-DY-8381

COMM-LOT
DEER VALLEY - 8381

STREET ADDRESS
1870 DEER VALLEY DR

CITY
MIDLAND

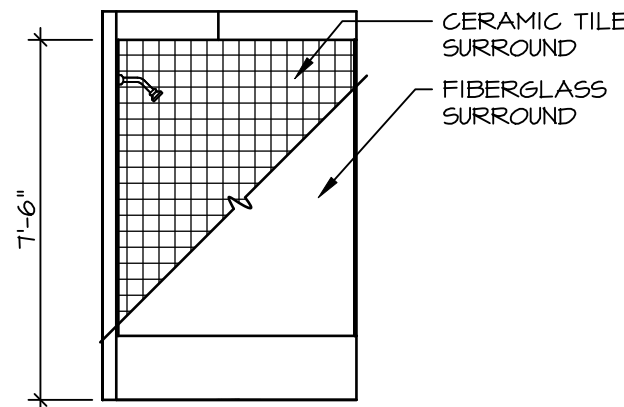
STATE
OH

ZIP
45942

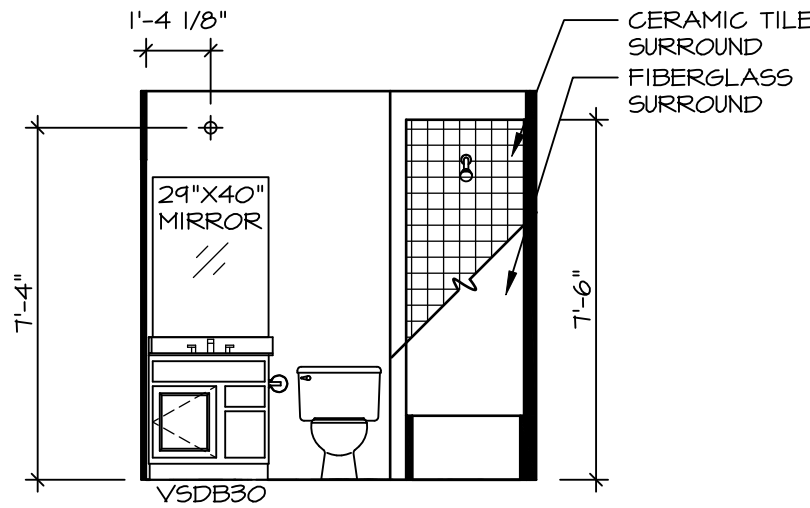
APT. NO.

BATH NOTES:

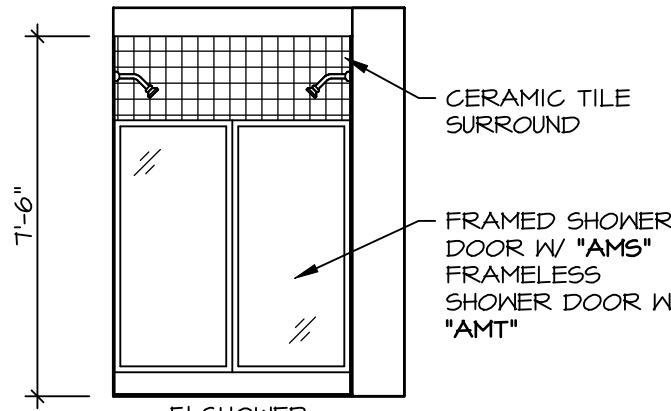
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. REFER TO DETAILS IT- FOR TUB AND SHOWER.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN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



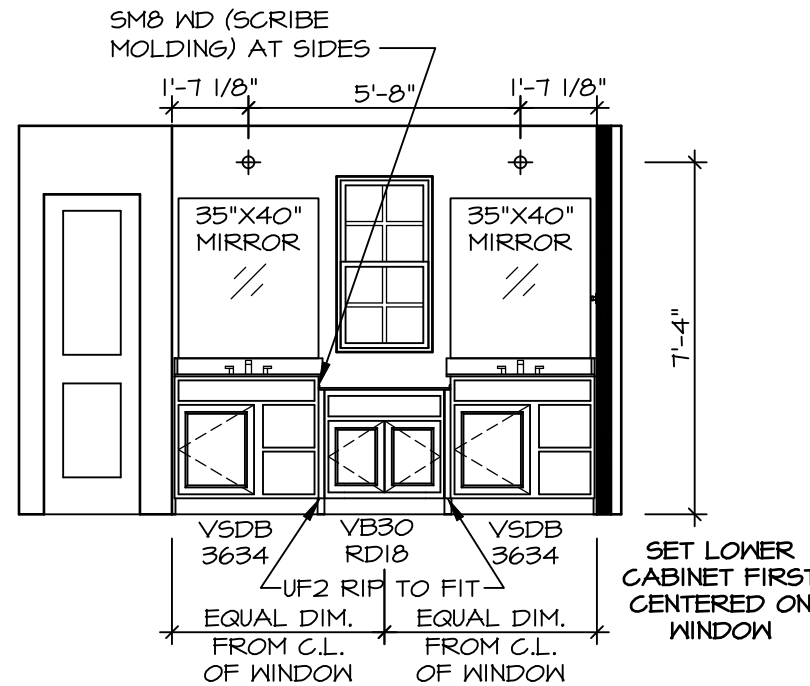
S BATHROOM #2
SCALE: 1/4" = 1'-0" BATHROOM #2
STANDARD TUB
ABB



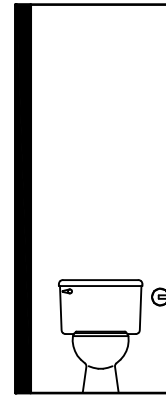
R BATHROOM #2
SCALE: 1/4" = 1'-0" BATHROOM #2
STANDARD TUB
ABB



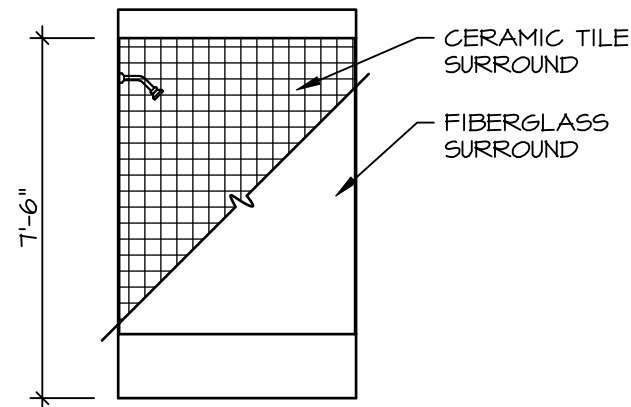
N OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
ROMAN SHOWER
AMG



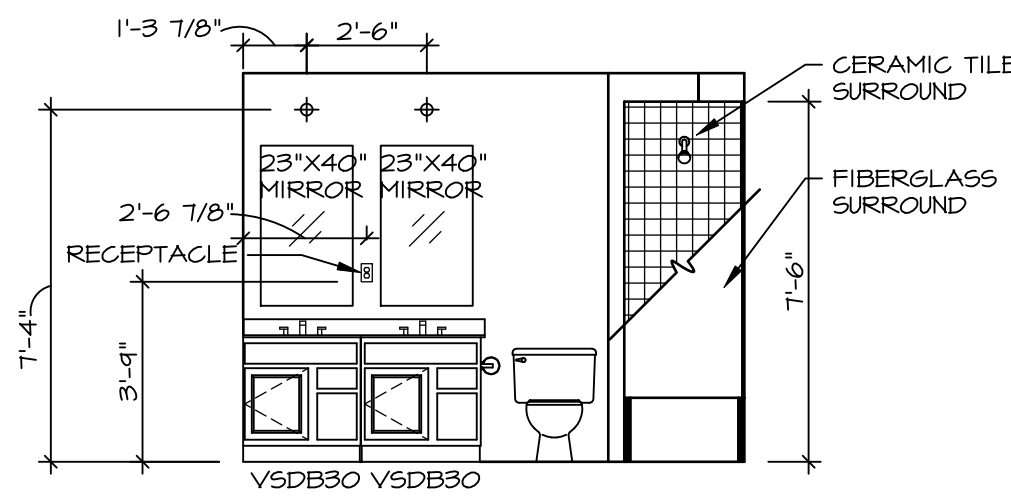
M OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
ROMAN SHOWER
AMG



L OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
N.C.



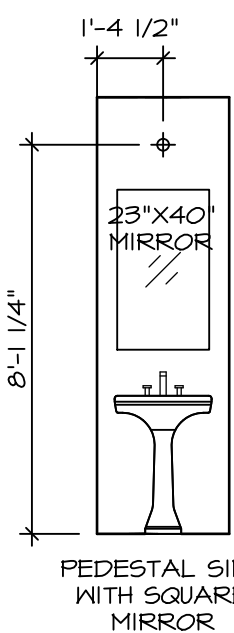
H BATH #1
SCALE: 1/4" = 1'-0"



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



T POWDER ROOM
SCALE: 1/4" = 1'-0" WITH STUDY *MAS*



U POWDER ROOM
SCALE: 1/4" = 1'-0" WITH STUDY *MAS*

DIV-COMM-LOT-UNIT
DCY-DY-838I

COM-LOT
DEER VALLEY - 838I
STREET ADDRESS
1870 DEER VALLEY DR
CITY
MAMISBURG
STATE
OH
APT. NO.

ZIP
45942

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5285 Westwick, MD 21703
Frederick, MD 21703

SET NO. HUD00
VERSION 01
RELEASE NO. ----
DRAWN BY SKB
DATE:
OPTION

MODEL
HUDSON
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
18