

DY 8382

1340 DEER VALLEY DR

2 Story Basement

finished basement and bath

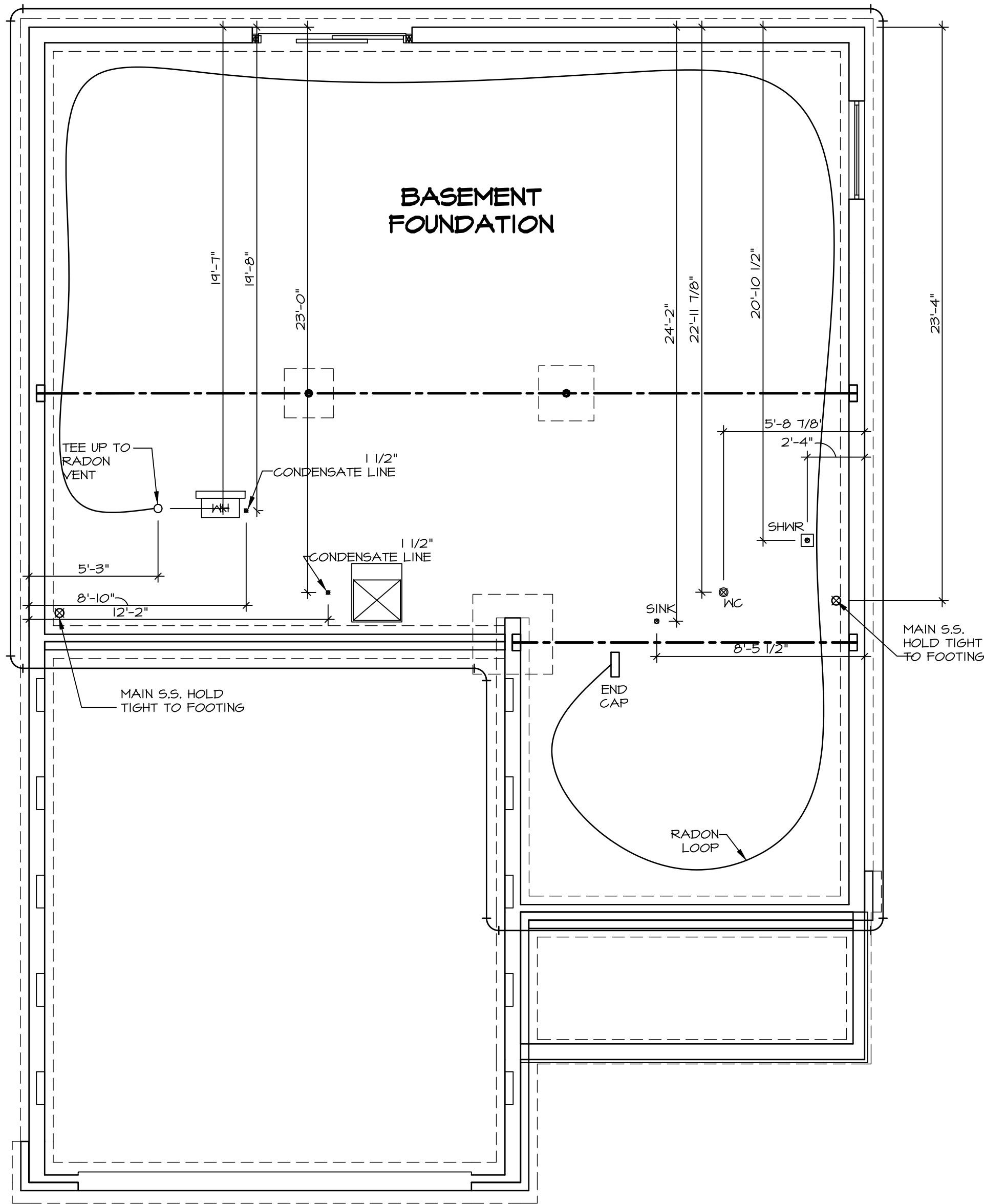
Tankless Heater

AA on kitchen

2 showers

1 tub

Gas Furnace and Tankless Heater



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

PLUMBING PLAN

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.

SHEET NO.

A-5

MODEL
BALLENGER
DRAWING TITLE
PLUMBING

OPTION DESCRIPTION

10

SET NO. BL600

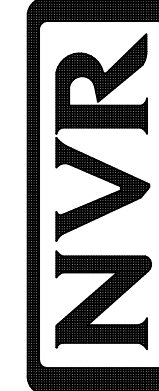
VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION



NVR, Inc., Suite 100
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Frederick, MD 21703

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DIV-COMM-LOT-UNIT

DCY-DY-8382

COMM-LOT

DEER VALLEY - 8382

STREET ADDRESS

1940 DEER VALLEY DR

CITY

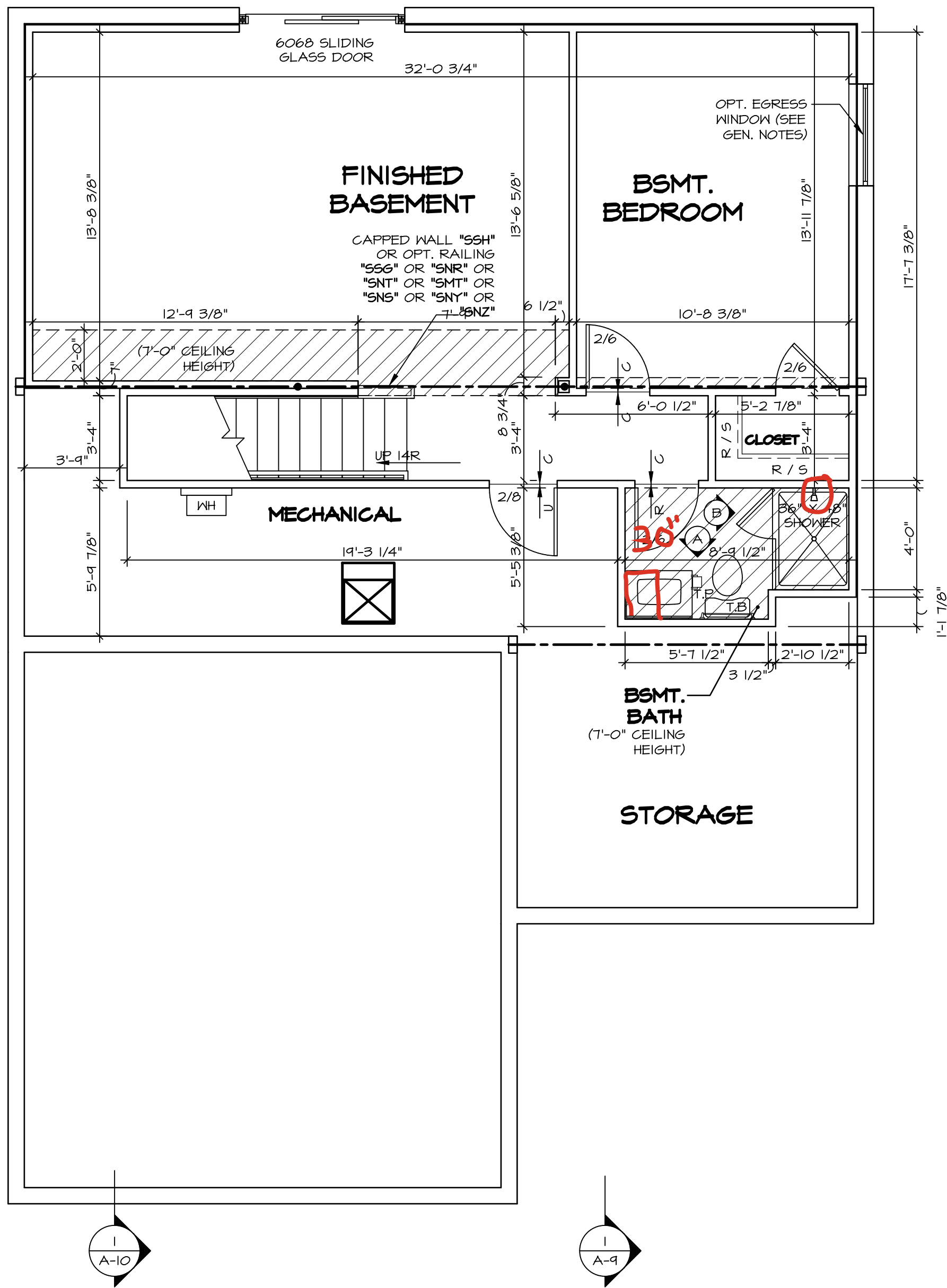
MIDLAND

STATE

OH

ZIP

45942



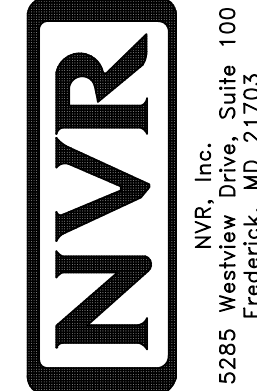
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARINGS 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

- 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 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", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
 - BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.
 - 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.

- 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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SET NO. BL600
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL
BALLENGER
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6
||

DIV-COMM-LOT-UNIT
DCY-DY-8382
COM-Lot
DEER VALLEY - 8382
STREET ADDRESS
1840 DEER VALLEY DR
CITY
MIDLAND
STATE
OH
ZIP
45942

APR. NO.

PLAN TO PLY FASTENING SCHEDULE:

(WHERE APPLICABLE BASED ON LVL USE)

- (1) PLY 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C.
- (3) PLY 14" UP TO AND INCLUDING 18": FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (4) ROWS 12D NAILS AT 12" O.C.
- (4) PLY 20" TALL AND OVER: FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (5) ROWS 12D NAILS AT 12" O.C.
- (5) PLY TO AND INCLUDING 11 7/8" TALL: FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (6) PLY 14" UP TO AND INCLUDING 18": FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (7) PLY 20" TALL AND OVER: FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (8) PLY 14" UP TO AND INCLUDING 18": FASTEN FLIES WITH (3) ROWS 16D STRUCTURAL STEEL SCREWS EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.



- ## **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

SHEET NO.	A-7	MODEL BALLENGER
		DRAWING TITLE FIRST FLOOR PLAN
		OPTION DESCRIPTION

C:\NVR\Solves\BALLENGER_BLG00_01\DCY-DY-8382\3408872\Sheets\Lot Specific\A-7 PLN1_LS.dwg 06/25/25 - 4:18 am

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

LEGEND

- BEARING WALL
NON BEARING WALL
MASONRY WALL
INDICATES BEARINGS 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

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 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 8/11-19 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 "11" 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", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION WALLS.
- 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.

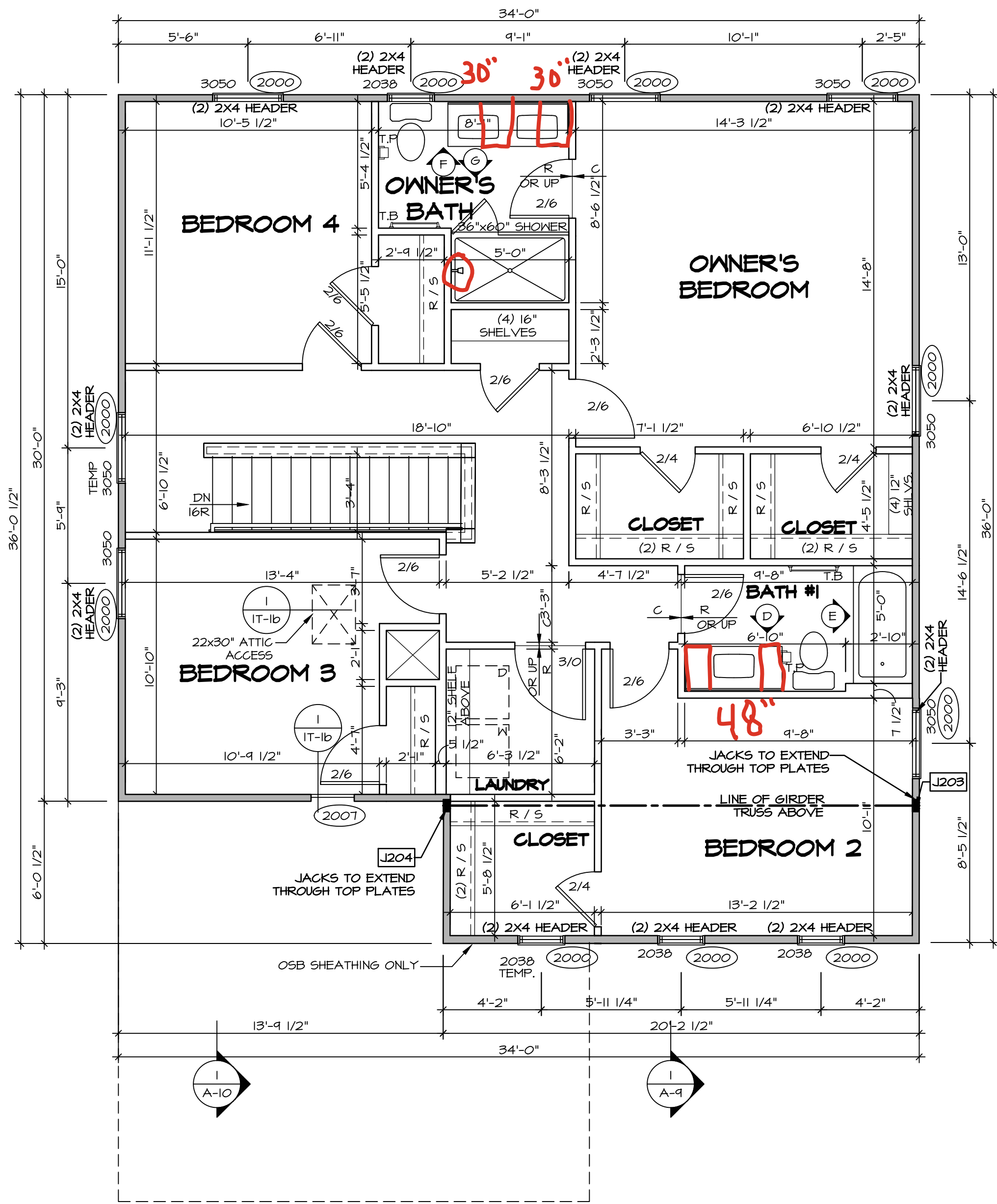
GYPSUM NOTES:

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

DCY-DY-8382

DEER VALLEY - 8382

STREET ADDRESS

1840 DEER VALLEY DR

CITY

MIAMI

STATE

OH

ZIP

45942

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NVR

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

SET NO. BL600

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

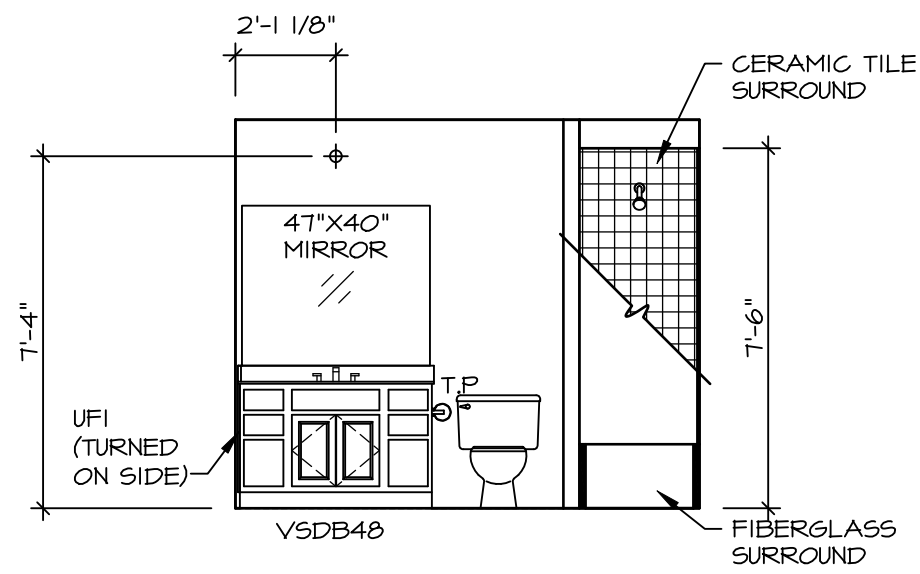
MODEL
BALLENGER

DRAWING TITLE
SECOND FLOOR PLAN

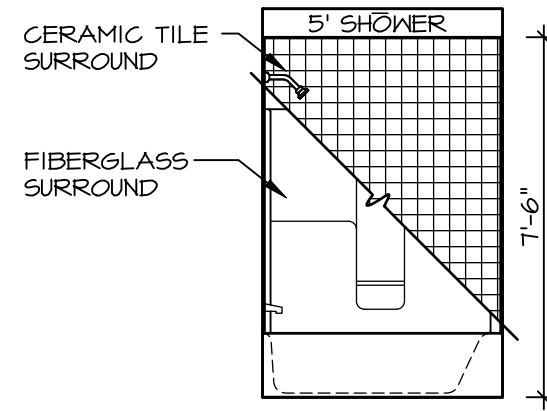
OPTION DESCRIPTION

A-8

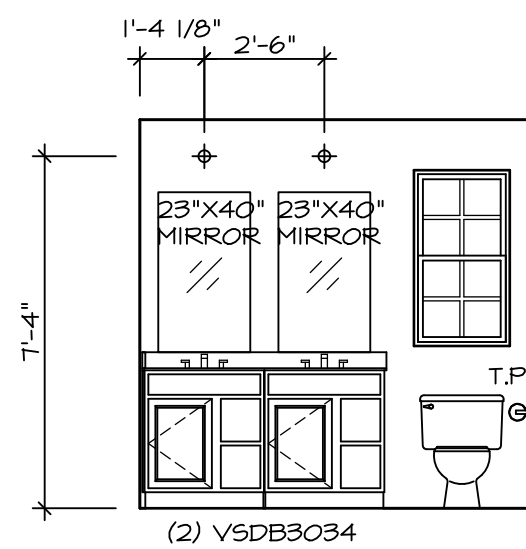
13



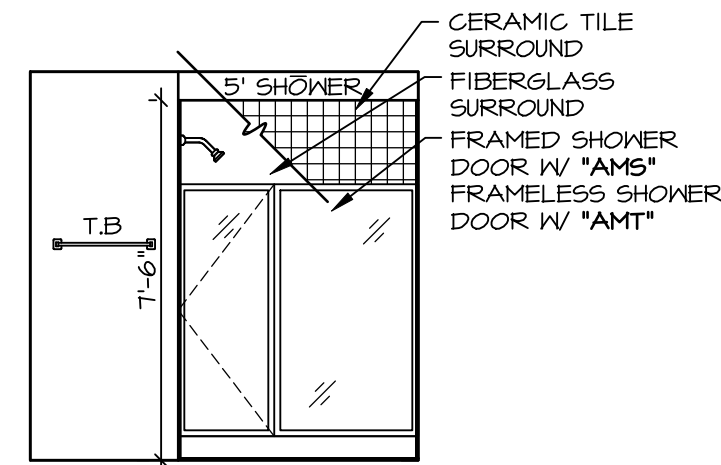
D BATH #1
SCALE: 1/4" = 1'-0"



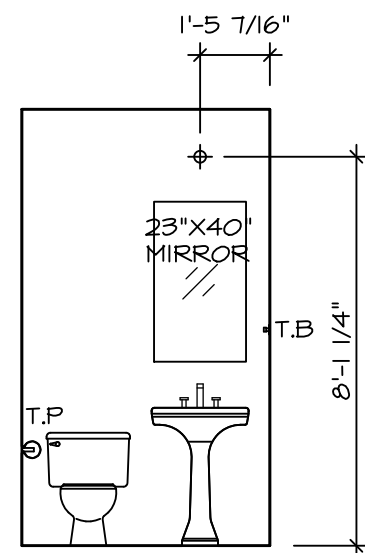
E BATH #1
SCALE: 1/4" = 1'-0"



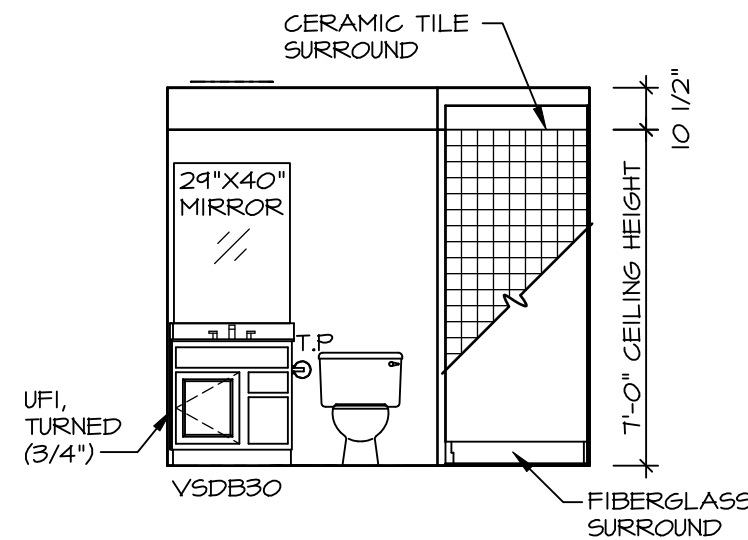
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



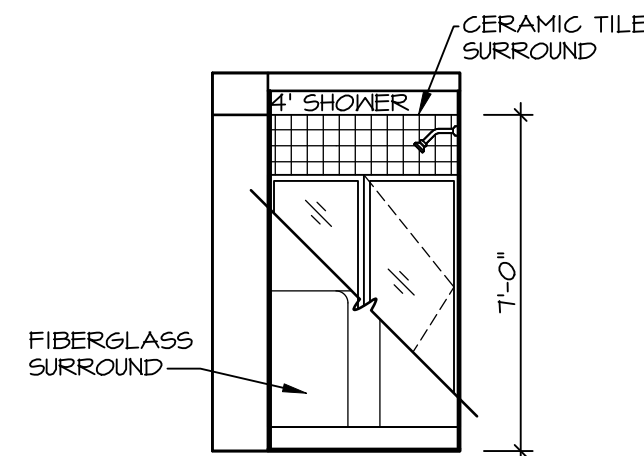
G OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

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.

SHEET NO.	MODEL	SET NO.	VERSION	RELEASE NO.	DATE	OPTION
A-13	BALLENGER	BL600	01	----	----	----
	DRAWING TITLE					
	BATH ELEVATIONS					
	OPTION DESCRIPTION					

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5285 Westview
Frederick, MD 21703

DIV-COMM-LOT-UNIT	DCY-DY-8382
COMM-LOT	DEER VALLEY - 8382
STREET ADDRESS	1840 DEER VALLEY DR
CITY	MIAMI
STATE	OH
ZIP	45342