

DY 8387

1290 DEER VALLEY DR

2 Story Basement

Vent Floor Drain

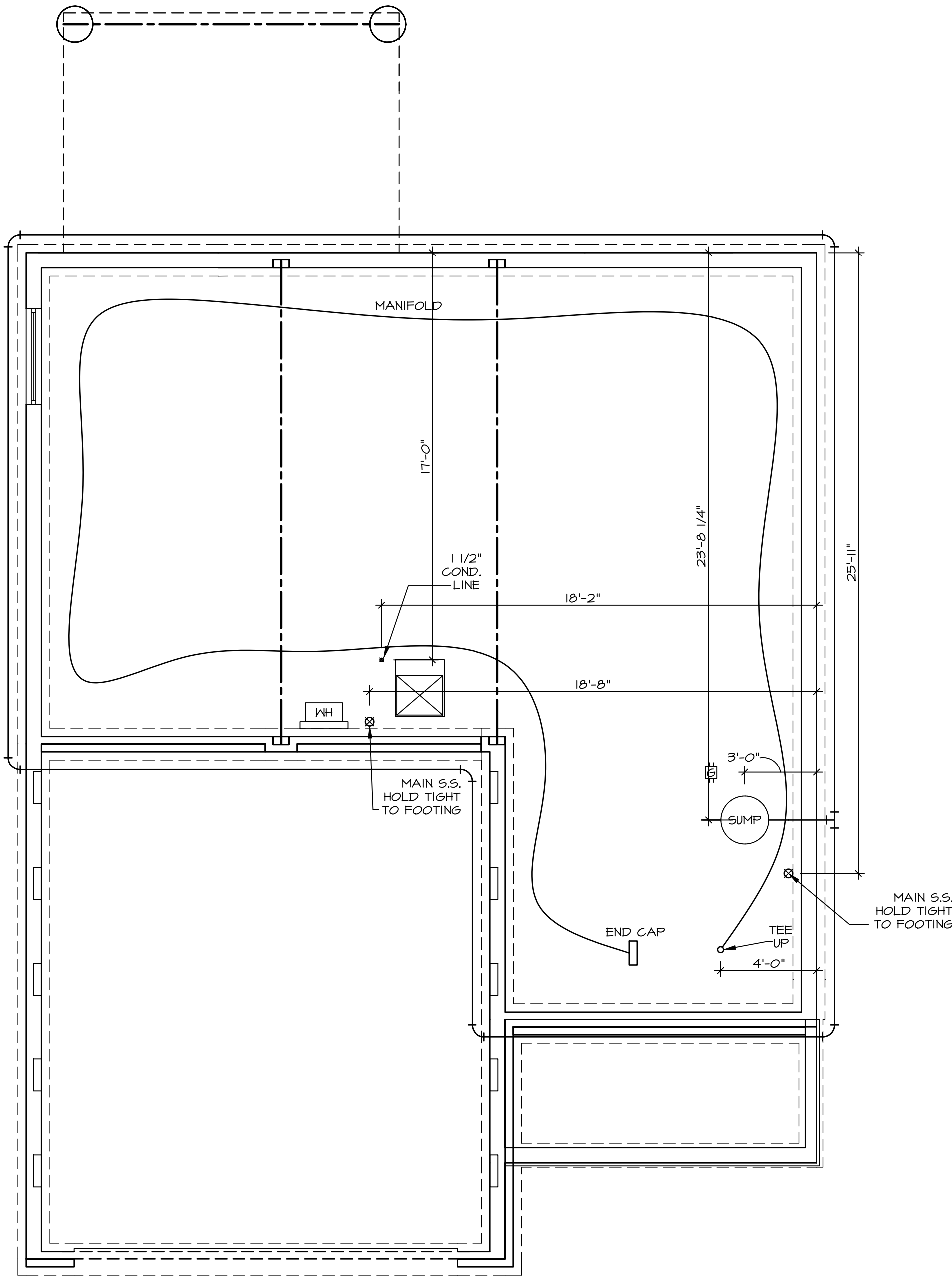
Tankless Heater

AA on kitchen

1 shower

1 tub

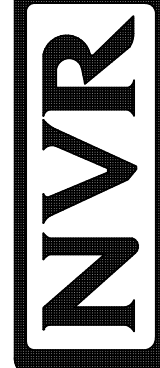
Gas Furnace - Range - Tankless Heater



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.	MODEL	SET NO.	ALGOO
A-5	ALLEGHENY	VERSION 01	
	DRAWING TITLE	RELEASE NO.	----
	PLUMBING	DRAWN BY	TN
	OPTION DESCRIPTION	DATE:	08/04/2017
10		OPTION	



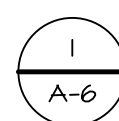
NVR

INC.

5285 Westview Blvd., Suite 100
Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-DY-8387
COMM-LOT	DEER VALLEY - 8387
STREET ADDRESS	1240 DEER VALLEY DR
CITY	MIAMI
STATE	OH
ZIP	45342



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

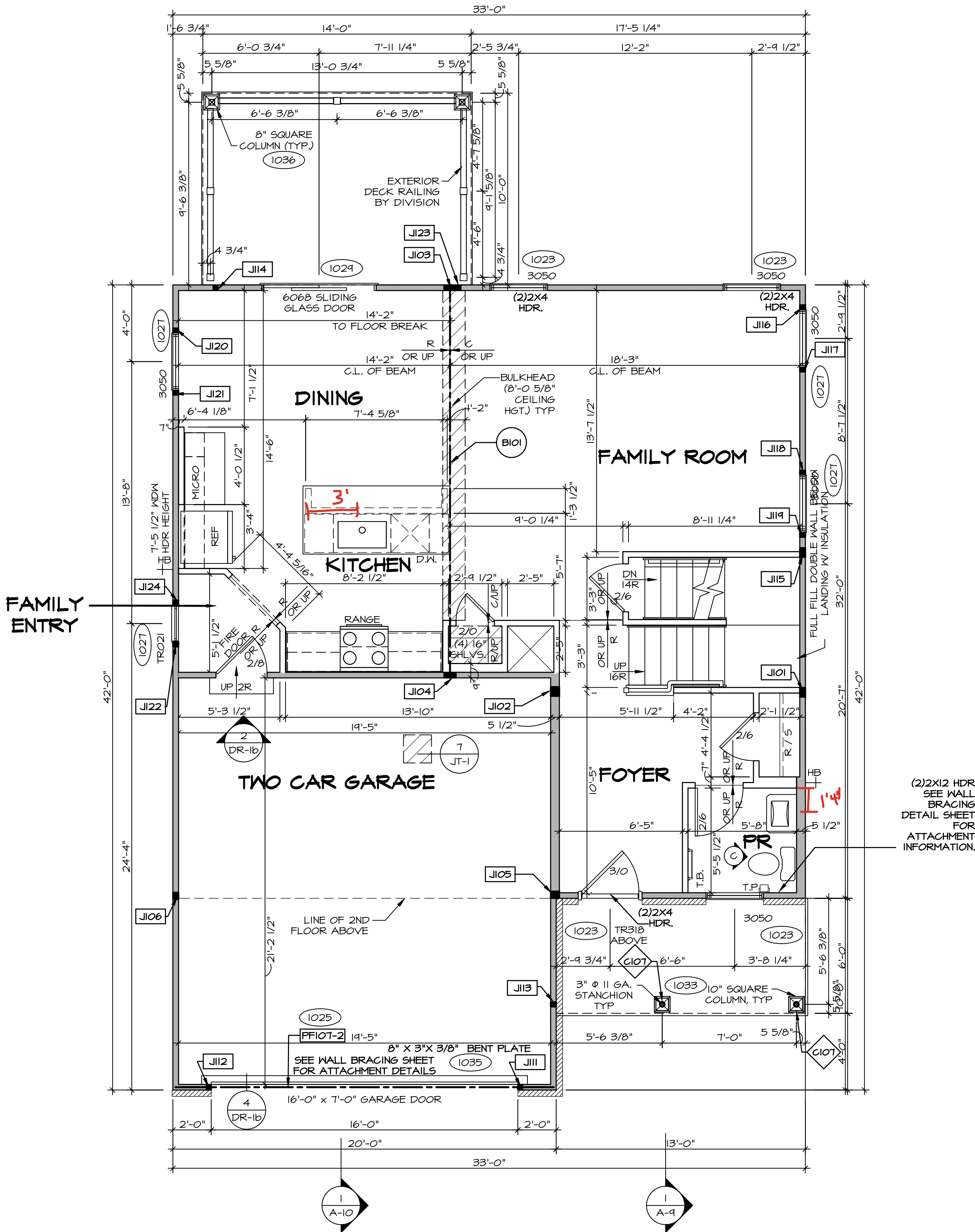
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SFF STUD GRADE	1004	
J102	JACK - (4) 2X6 SFF STUD GRADE	1004	
J103	JACK - (5) 2X4 SFF STUD GRADE	1008	
J104	JACK - (5) 2X4 SFF STUD GRADE	1008	
J105	JACK - (3) 2X6 SFF STUD GRADE	1010	
J106	JACK - (3) 2X4 SFF STUD GRADE	1010	
J111	JACK - (2) 2X4 SFF STUD GRADE	1025	
J112	JACK - (2) 2X4 SFF STUD GRADE	1025	
J113	JACK - (2) 2X4 SFF STUD GRADE	1033	
J114	JACK - (2) 2X4 SFF STUD GRADE	1036	
J115	JACK - (4) 2X4 SFF STUD GRADE	1006	
J116	JACK - (2) 2X4 SFF STUD GRADE	1021	
J117	JACK - (2) 2X4 SFF STUD GRADE	1021	
J118	JACK - (2) 2X4 SFF STUD GRADE	1021	
J119	JACK - (2) 2X4 SFF STUD GRADE	1021	
J120	JACK - (2) 2X4 SFF STUD GRADE	1021	
J121	JACK - (2) 2X4 SFF STUD GRADE	1021	
J122	JACK - (2) 2X4 SFF STUD GRADE	1021	
J123	JACK - (2) 2X4 SFF STUD GRADE	1036	
J124	JACK - (2) 2X4 SFF STUD GRADE	1021	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - W10X30	20'-6"	1008	
PF101-2	LVL 1.75 - 11-04	19'-9"	1025	PORTAL FRAME 1A

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	9'-10 1/8"	1033	



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

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	

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 BEARINGS, 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 8/11-18 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

LVL PLY TO FLY FASTENING SCHEDULE:

- (WHERE APPLICABLE BASED ON LVL USAGE)
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C.
 - 2A - (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C.
 - 3A - (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.
 - 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 5A - (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 6A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 7A - (4) PLY (ALL SIZES): FASTEN PLIES WITH (3) ROWS OF SDP222634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

DIV-COMM-LOT-UNIT
DCY-DY-8387

COM-LOT
DEER VALLEY - 8387

STREET ADDRESS
1240 DEER VALLEY DR

CITY
MIDANISBURG

STATE
OH

ZIP
45942

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Frederick, MD 21703

SET NO. AL600
VERSION 01
RELEASE NO. ----

DRAWN BY YON
DATE: 08/10/2017

OPTION

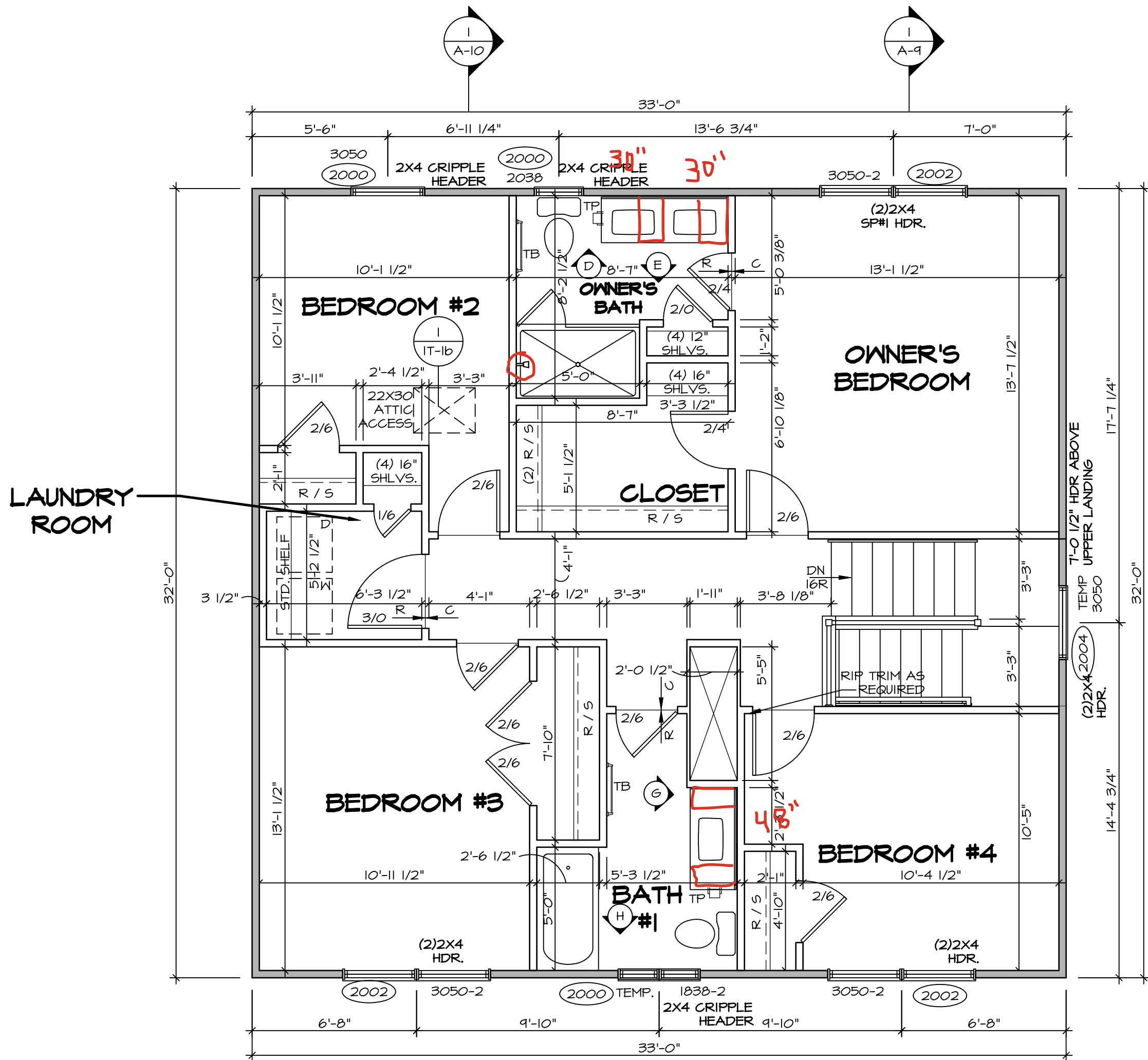
SHEET NO.
A-7

DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION

12

SECOND FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.



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

ALL WINDOWS HAVE 6'-11 5/8" HEADER
HEIGHT UNLESS OTHERWISE NOTED

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

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 0/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

DCY-DY-8387

COM-LOT
DEER VALLEY - 8387

STREET ADDRESS
1240 DEER VALLEY DR

CITY
MIDLAND

STATE
OH

ZIP
45942

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Frederick, MD 21703

SET NO. AL600
VERSION 01
RELEASE NO. ----
DRAWN BY YON
DATE: 08/10/2017
OPTION

MODEL
ALLEGHENY
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

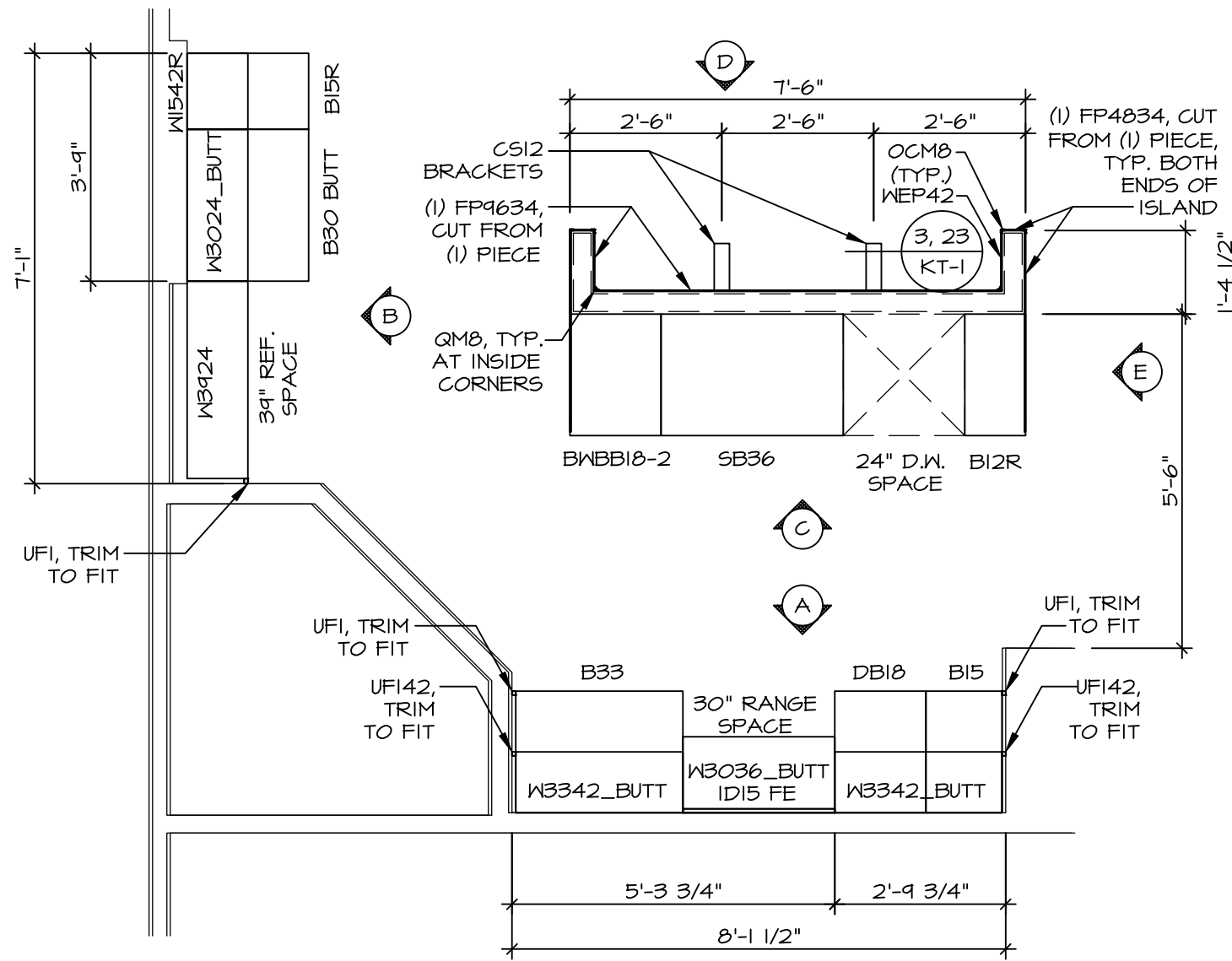
SHEET NO.
A-8
13

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 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UFI) 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 (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-1b

NOTES:

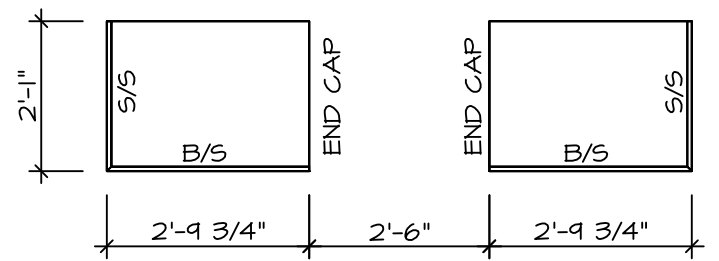
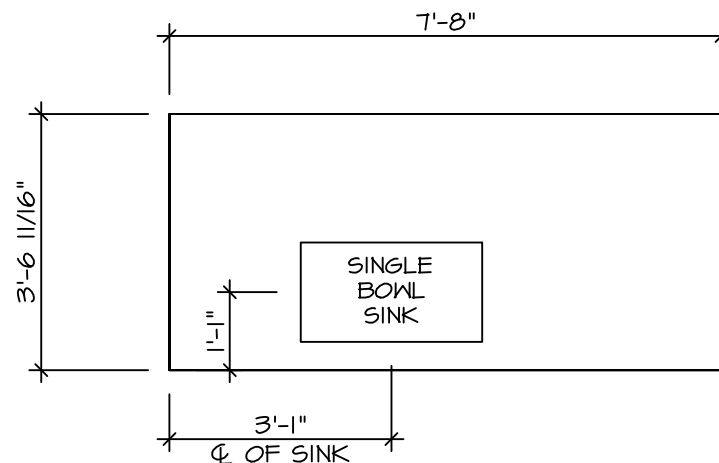
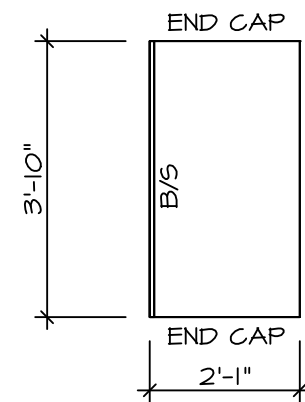
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



KITCHEN CABINET
PLAN KC - 3489TC

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

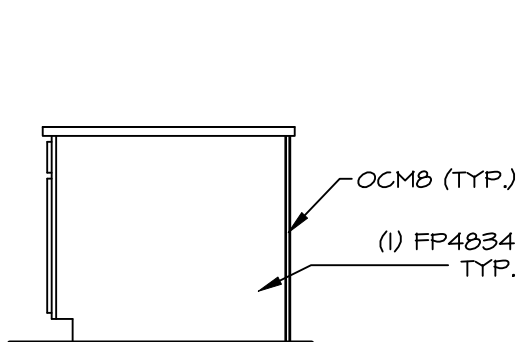
1
A-12



KITCHEN COUNTERTOP
PLAN KC - 3489TC

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

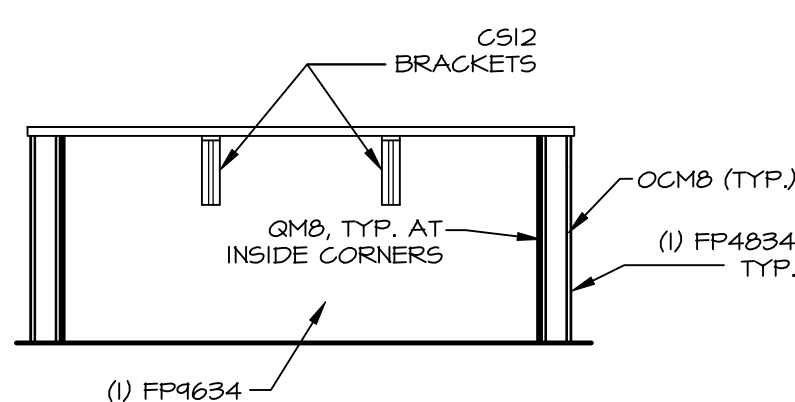
2
A-12



ELEVATION "E"

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

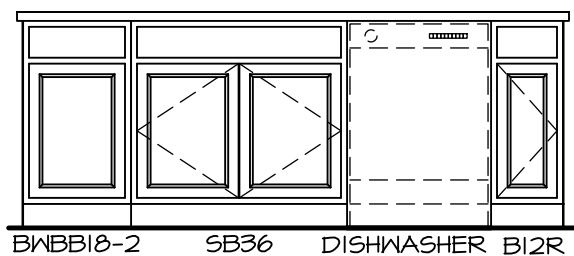
E



ELEVATION "D"

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

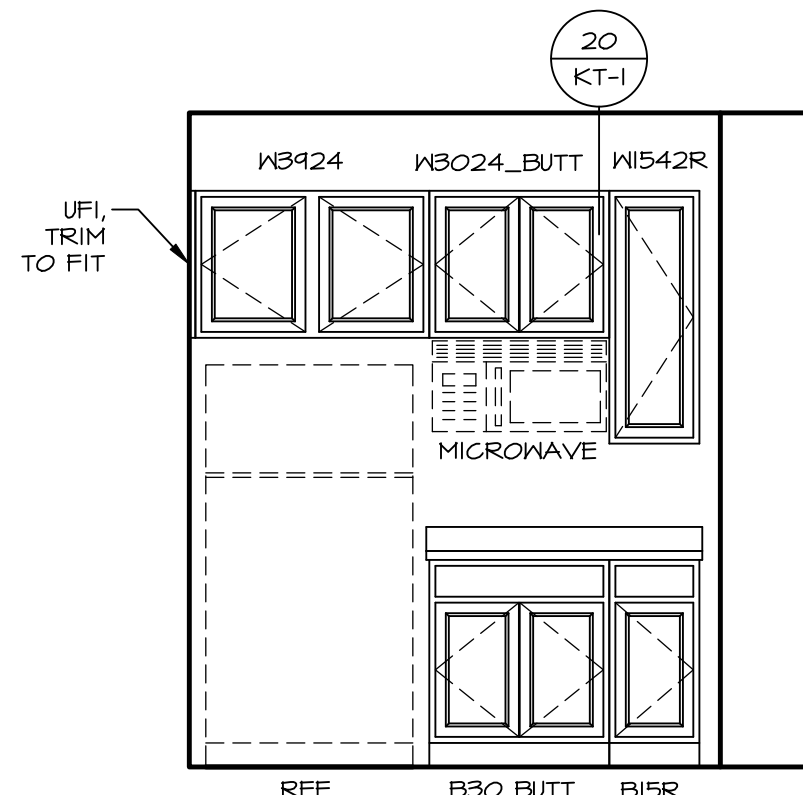
D



ELEVATION "C"

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

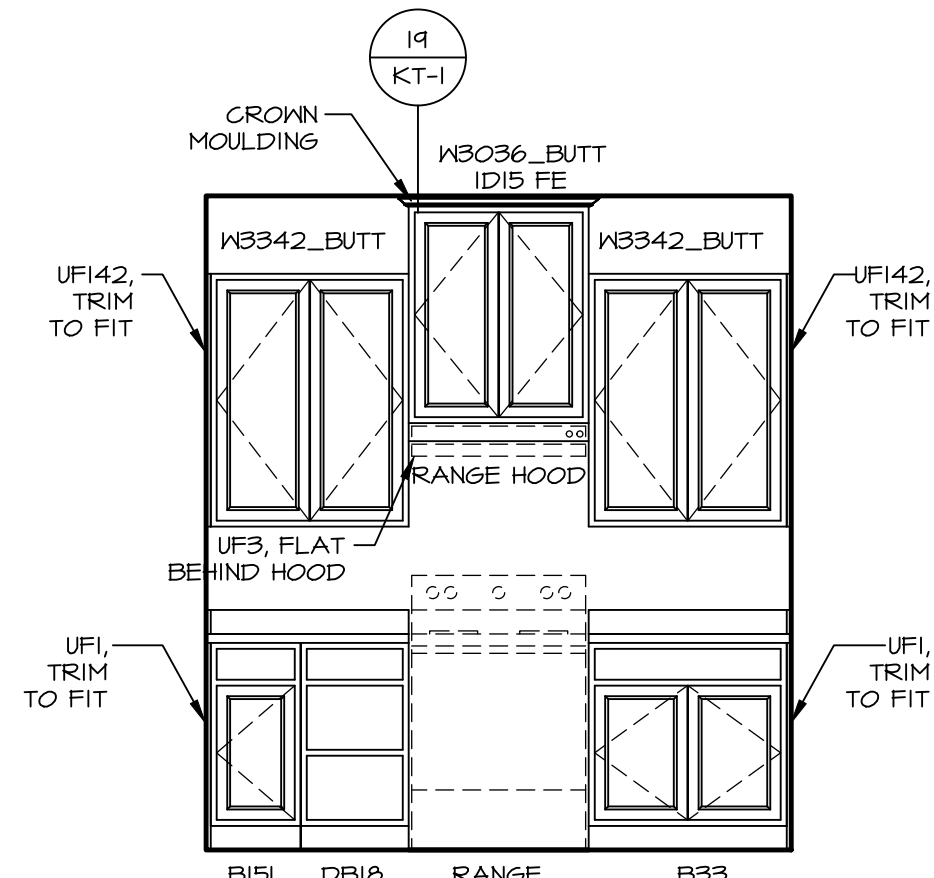
C



ELEVATION "B"

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

B



ELEVATION "A"

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

A

SHEET NO.

A-12

MODEL

ALLEGHENY

DRAWING TITLE

KITCHEN

OPTION DESCRIPTION

17

SET NO. AL600

VERSION 01

RELEASE NO. ----

DRAWN BY KDH

DATE: 8/3/17

OPTION



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DIV-COMM-Lot-UNIT

DCY-DY-8387

COMM-Lot

DEER VALLEY - 8387

STREET ADDRESS

1240 DEER VALLEY DR

CITY

MARIETTA

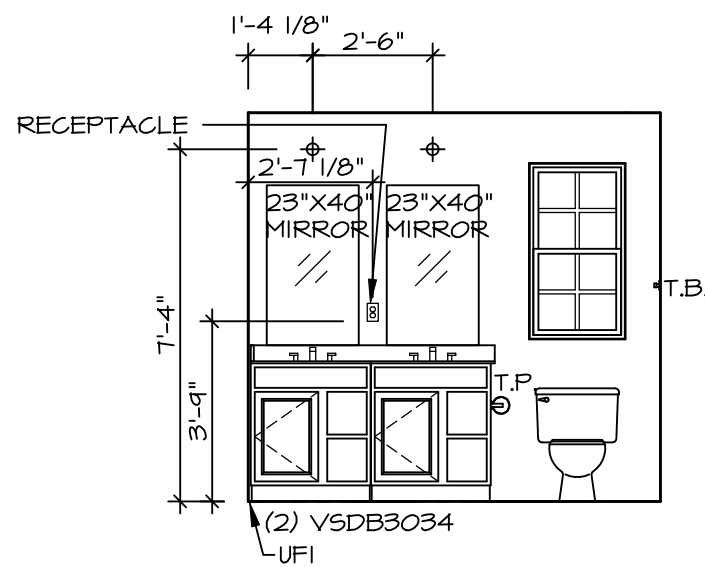
STATE

OH

ZIP

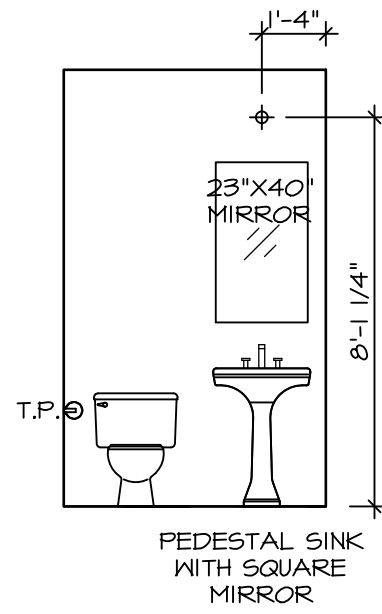
45942

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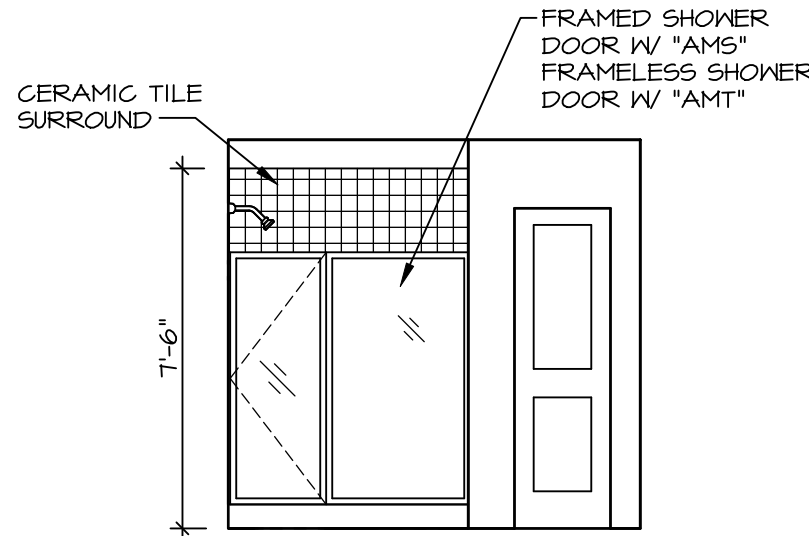
D OWNER'S BATH

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



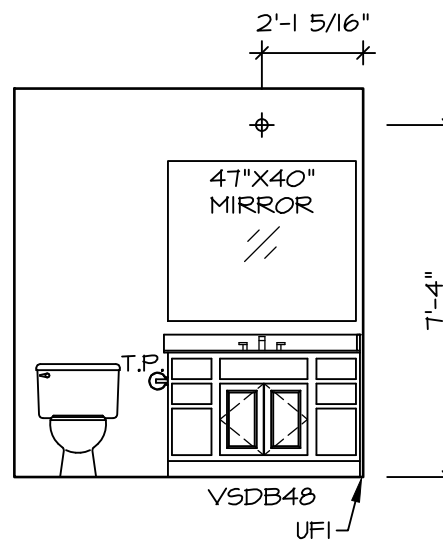
C POWDER ROOM

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



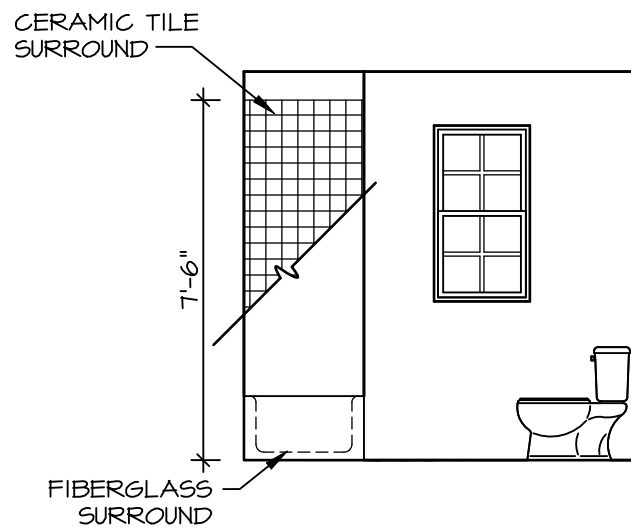
E OWNER'S BATH

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



G BATH #1

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



H BATH #1

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

BATH NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING 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. **A-13**

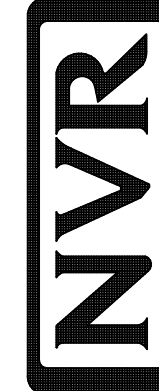
MODEL **ALLEGHENY**

DRAWING TITLE **BATH ELEVATIONS**

OPTION DESCRIPTION

SET NO. AL600
VERSION 01
RELEASE NO. ----
DRAWN BY YON
DATE: 4/8/17
OPTION

18



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Frederick, MD 21703

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DIV-COMM-LOT-UNIT

DCY-DY-8387

COMM-LOT

DEER VALLEY - 8387

STREET ADDRESS

1240 DEER VALLEY DR

CITY

MIAMI

STATE

OH

ZIP

45942

APT. NO.

APT. NO.

APT. NO.

APT. NO.

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