

DY 8389

1270 DEER VALLEY DR

2 Story Basement

full bath basement

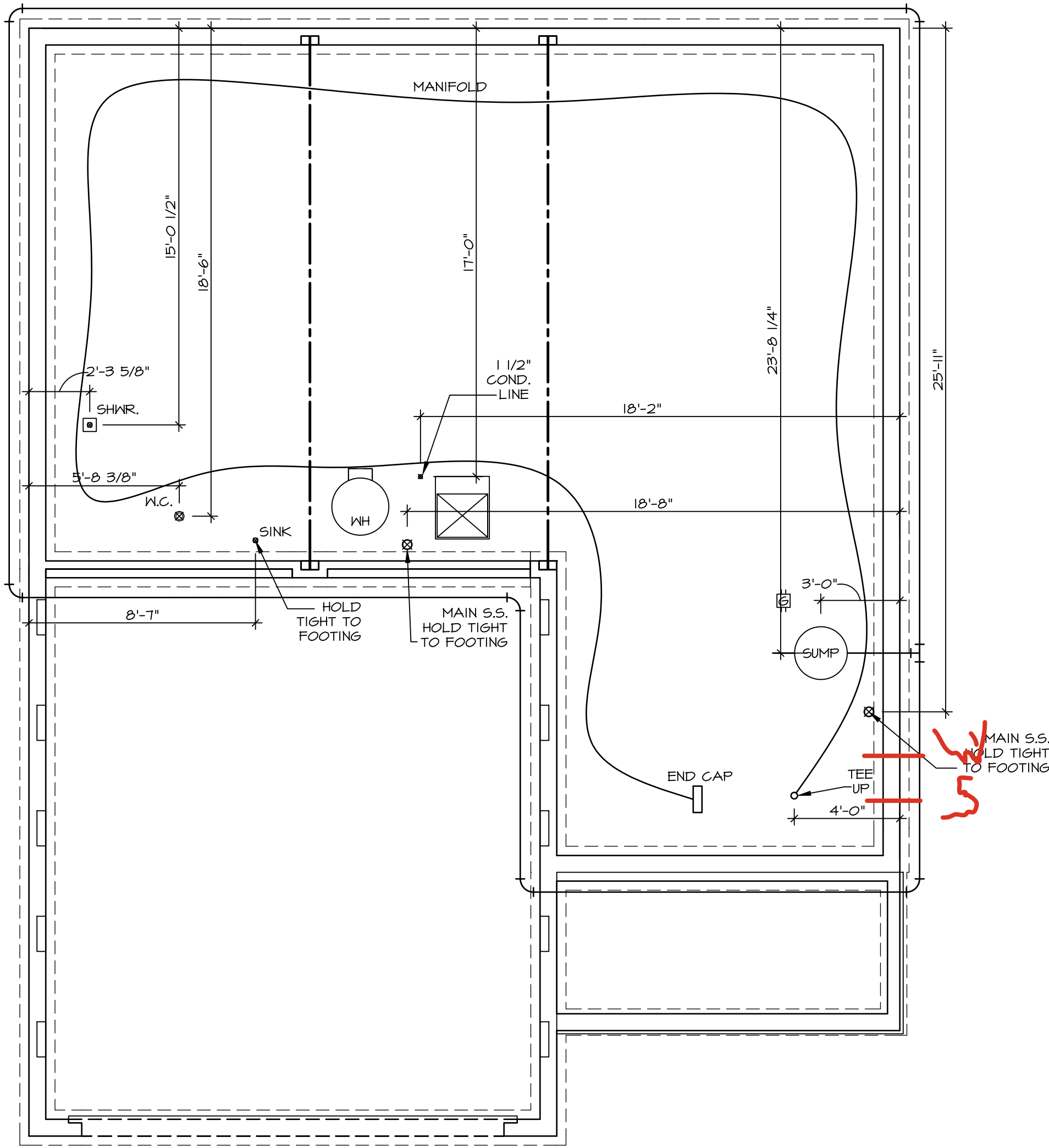
50 gal electric

AA on kitchen

2 showers


1 tub

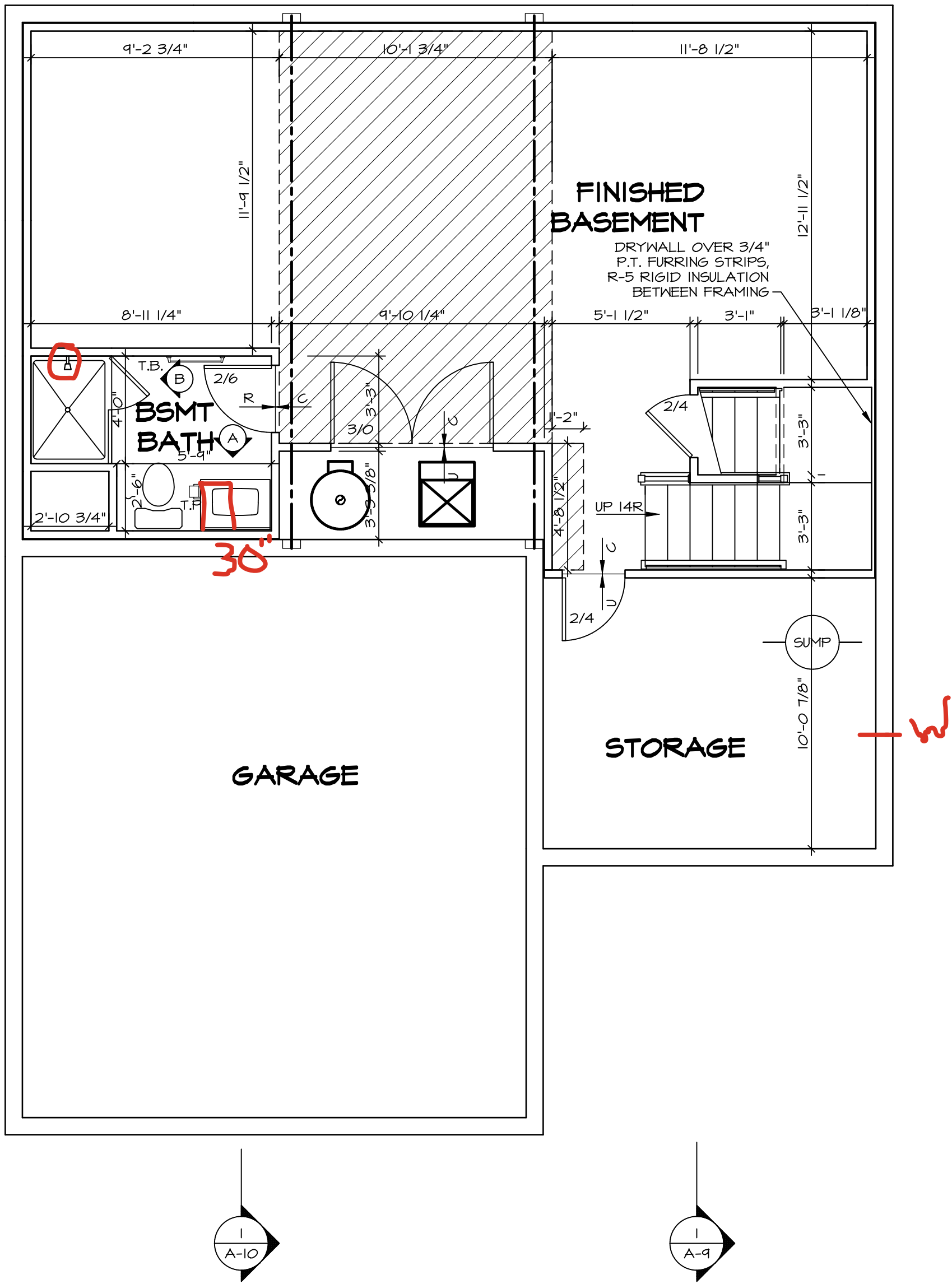
Gas Furnace



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 ALLEGHENY DRAWING TITLE PLUMBING	SET NO. AL600 VERSION 0 RELEASE NO. ----	<div> NVR, Inc., Suite 100 5285 Washington Blvd. Frederick, MD 21703</div>				<div>© NVR, Inc. expressly reserves its copyright and other proprietary rights in this drawing and the information contained herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.</div>			
		DRAWN BY TN DATE: 08/04/2017								
		OPTION								
OPTION DESCRIPTION										
10										



BASEMENT 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 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-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 "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 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.

GYPSUM NOTES:

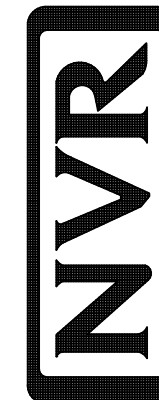
AT GARAGE:

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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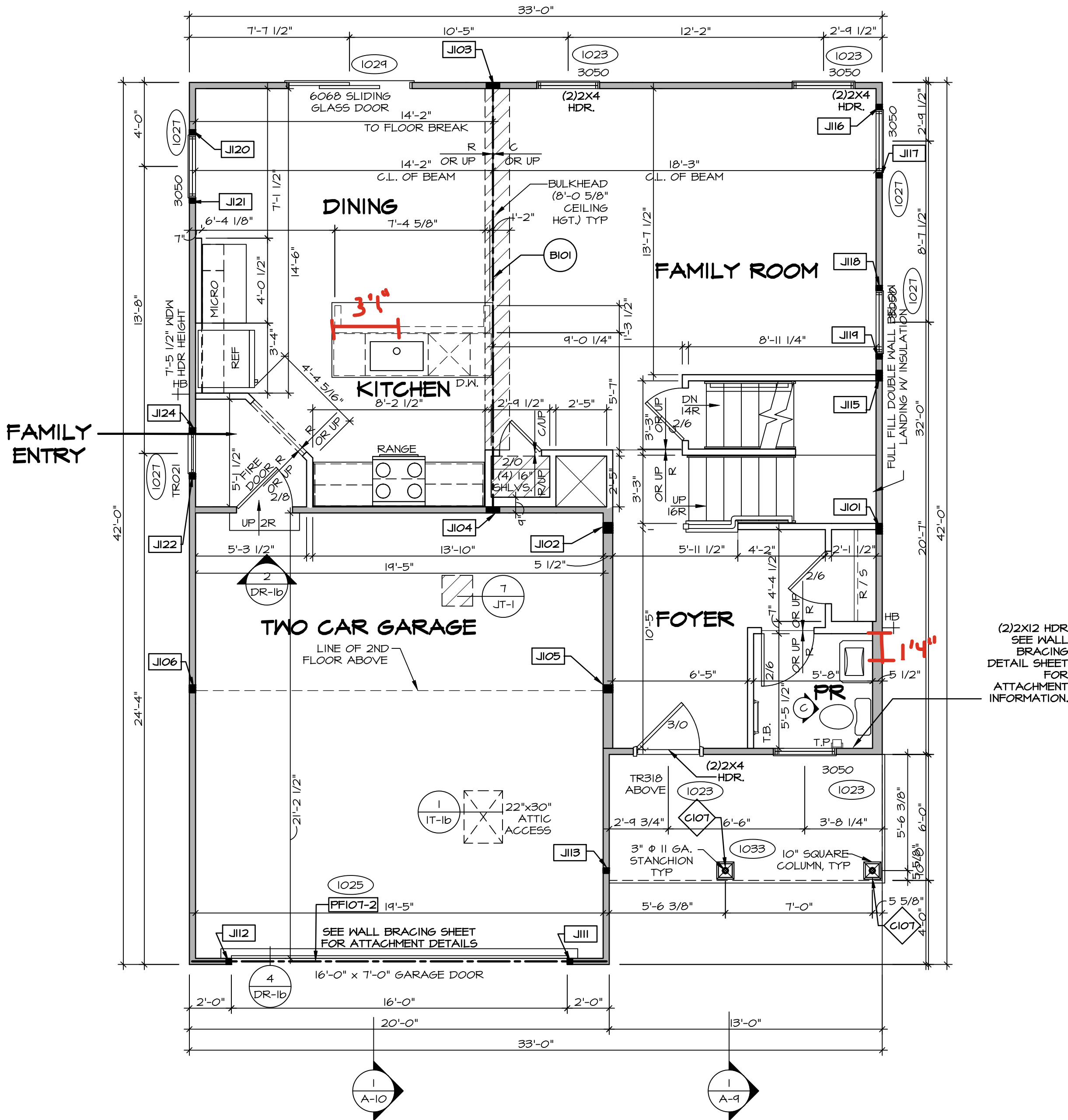
MODEL	SET NO. AL600
ALLEGHENY	VERSION 01
DRAWING TITLE	RELEASE NO. ----
BASEMENT FLOOR PLAN	DRAWN BY TN
	DATE: 08/04/2017
OPTION DESCRIPTION	OPTION

DIV-COMM-LOT-UNIT	DCY-DY-8389
COM-LOT	DEER VALLEY - 8389
STREET ADDRESS	1270 DEER VALLEY DR
APT. NO.	----
CITY	MIAMI
STATE	OH
ZIP	45342

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SPF STUD GRADE	1004	
J102	JACK - (4) 2X6 SPF STUD GRADE	1004	
J103	JACK - (5) 2X4 SP#	1008	
J104	JACK - (5) 2X4 SP#	1008	
J105	JACK - (3) 2X6 SP#	1010	
J106	JACK - (3) 2X4 SP#	1010	
J111	JACK - (2) 2X4 SPF STUD GRADE	1025	
J112	JACK - (2) 2X4 SPF STUD GRADE	1025	
J113	JACK - (2) 2X4 SPF STUD GRADE	1033	
J115	JACK - (4) 2X4 SPF STUD GRADE	1006	
J116	JACK - (2) 2X4 SPF STUD GRADE	1021	
J117	JACK - (2) 2X4 SPF STUD GRADE	1021	
J118	JACK - (2) 2X4 SPF STUD GRADE	1021	
J119	JACK - (2) 2X4 SPF STUD GRADE	1021	
J120	JACK - (2) 2X4 SPF STUD GRADE	1021	
J121	JACK - (2) 2X4 SPF STUD GRADE	1021	
J122	JACK - (2) 2X4 SPF STUD GRADE	1021	
J124	JACK - (2) 2X4 SPF 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 "1T" 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 GRIFFLES 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 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.

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 PLY 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 50X22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

DIV-COMM-LOT-UNIT
DCY-DY-8389

COM-LOT
DEER VALLEY - 8389

STREET ADDRESS
1270 DEER VALLEY DR

CITY
MIDANISBURG

STATE
OH

ZIP
45942

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5285 Westwick, Frederick, MD 21703

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

DRAWN BY YON
DATE: 08/10/2017

OPTION

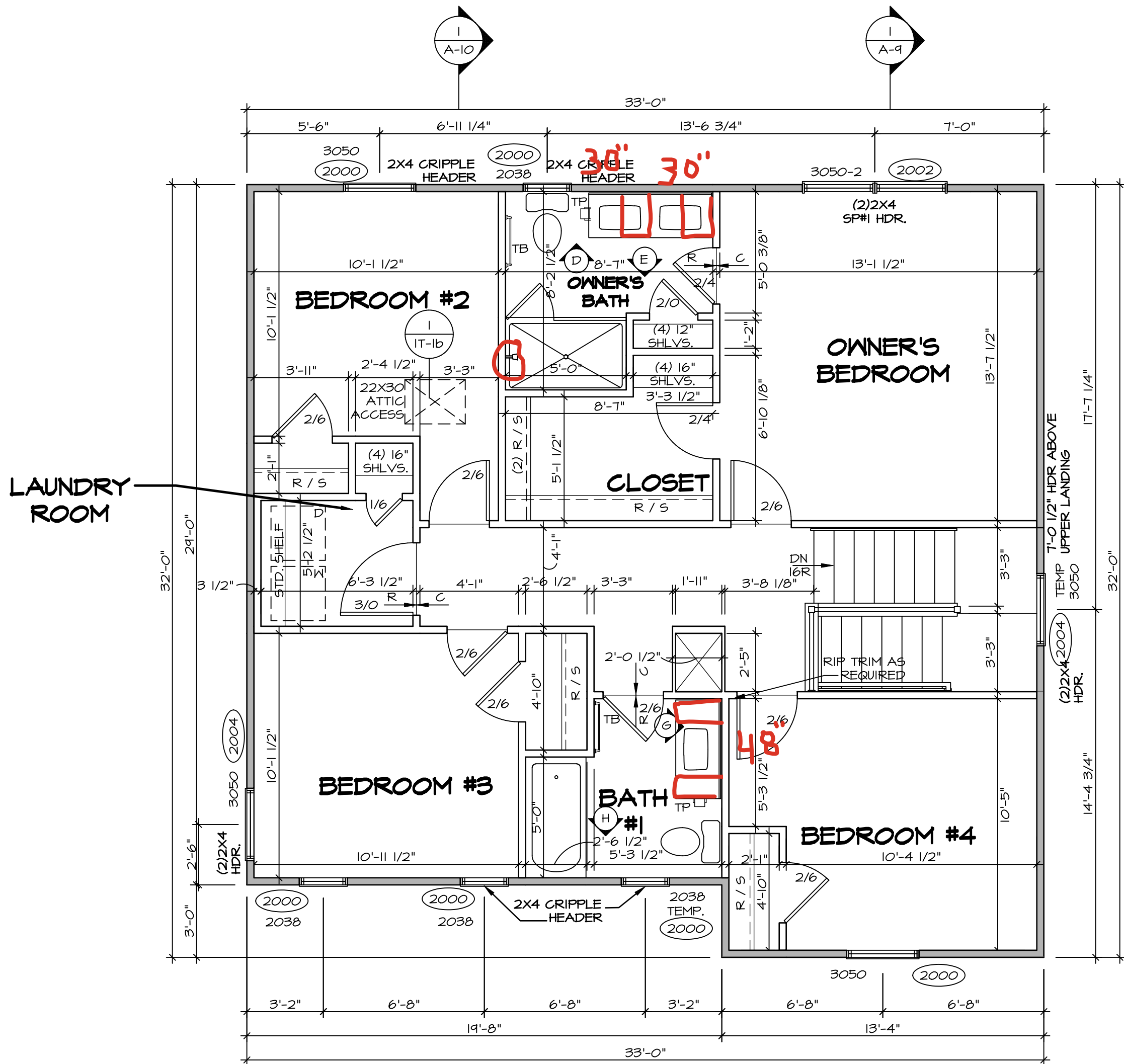
SHEET NO.
A-7

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 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.
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- 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 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.

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

MODEL
ALLEGHENY
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

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

SHEET NO.
A-8
13

PROJECT
DCY-DY-8389

COMMITTEE
DEER VALLEY - 8389
STREET ADDRESS
1270 DEER VALLEY DR
CITY
MIDANISBURG

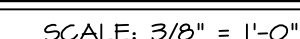
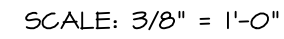
STATE
OH
ZIP
45942

DATE
06/11/25

TIME
5:37 PM

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN FLANGE/ELEVATIONS CALL-OUT TO FINISH FLOOR, MOUNTING SHALL BE REFERRED TO STANDARD DETAIL 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (U/F) 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 FULL HEIGHT. IF THERE ARE WHERE CABINETS MEET DRYWALL- PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECE OF THE WALL-MOUNTED CABINET GROWN INSTALLING.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATHS. DO NOT PUT ON DOOR FRONTS AND DOORS GET (1) KNOB/PLUMB. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10.

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



SHEET NO.	MODEL
A-12	ALLEGHENY
	DRAWING TITLE
	KITCHEN

MODEL	SET NO. AL6000
ALLEGHENY	VERSION 01
DRAWING TITLE	RELEASE NO. -----
KITCHEN	DRAWN BY KDH
	DATE: 8/3/17
OPTION DESCRIPTION	OPTION

NVR

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DIV-COMM-LOT-UNIT
DCY-DY-8389

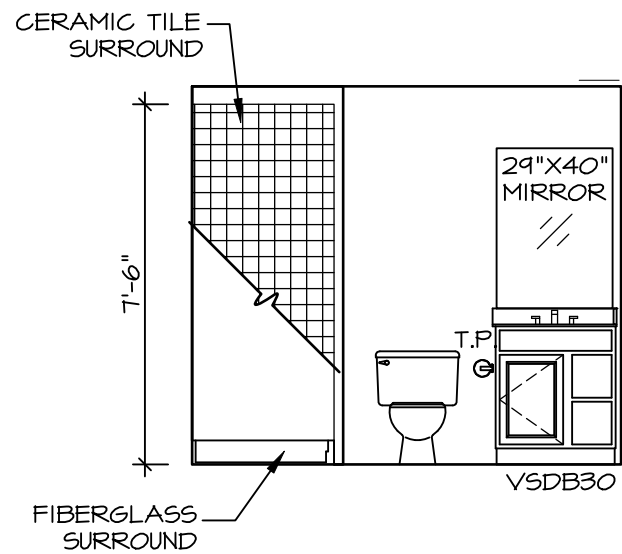
COMM-LOT

DEER VALLEY - 8389	
STREET ADDRESS	APT. NO.

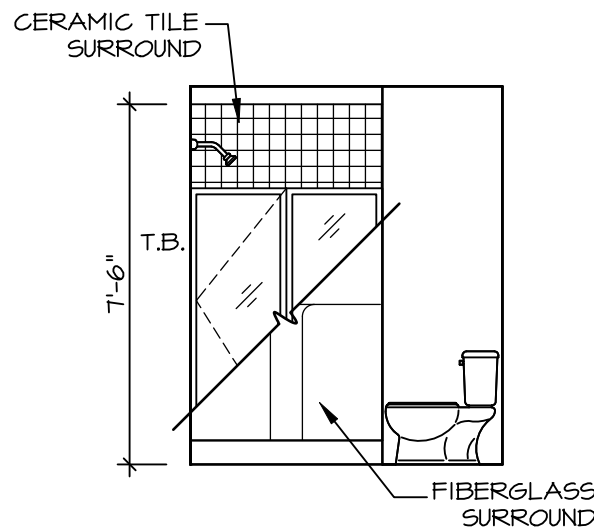
1270 DEER VALLEY DR	-----
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CITY	STATE	ZIP
MIAMI	OH	45342

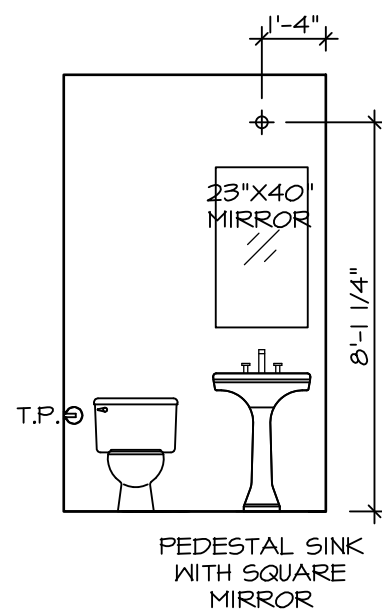
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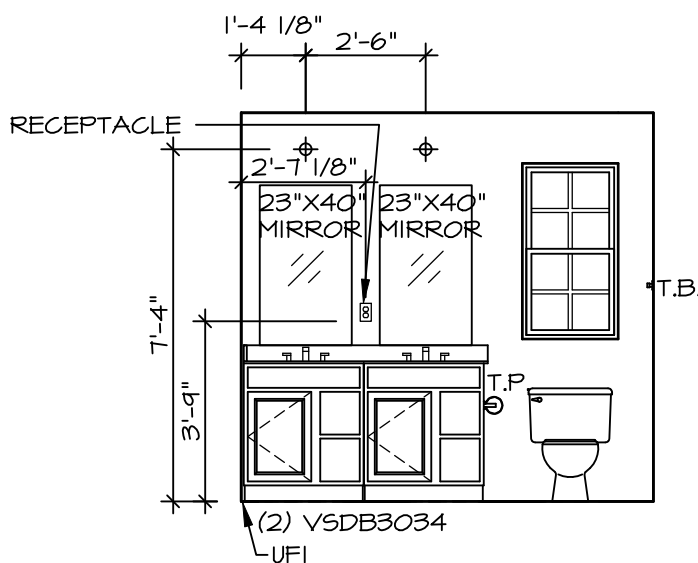
A BASEMENT BATH
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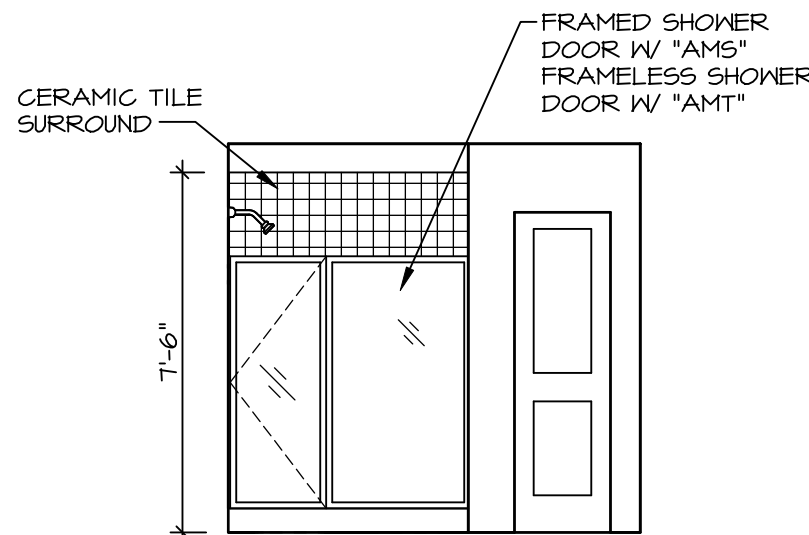
B BASEMENT BATH
SCALE: 1/4" = 1'-0"



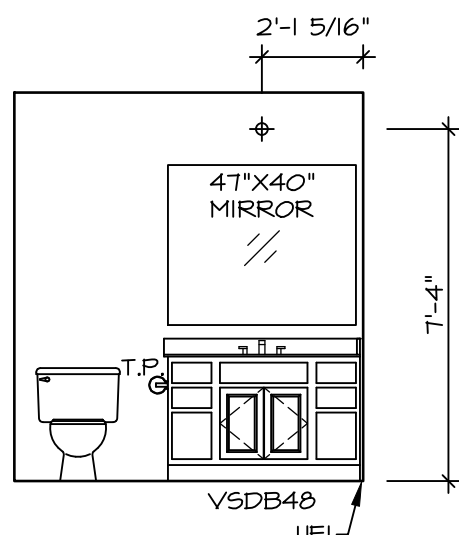
C POWDER ROOM
SCALE: 1/4" = 1'-0"



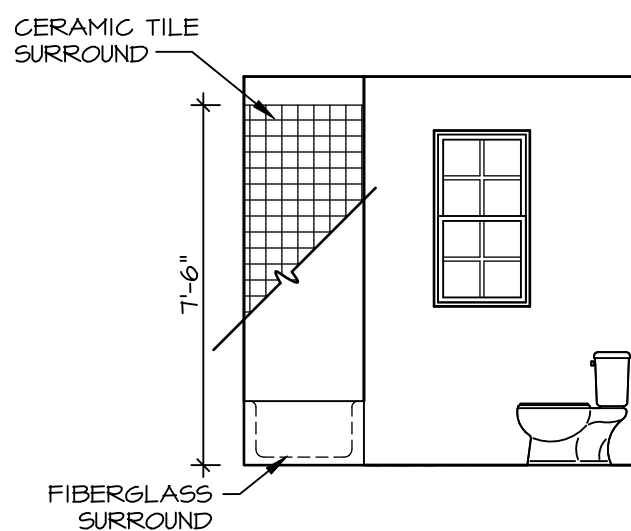
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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 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. A-13	MODEL ALLEGHENY	SET NO. AL600	<div><p>NVR, Inc., 5285 Washington Drive, Suite 100 Frederick, MD 21703</p></div> <div><p>© NVR, Inc., expressly reserves its copyright and all other rights in these plans. These plans are not to be reproduced, changed, or altered in any way without the express written consent of NVR, Inc.</p></div>			
		VERSION 01				
		RELEASE NO. ----				
		DRAWN BY YON				
BATH ELEVATIONS	DATE: 4/8/17	OPTION	DIV-COMM-LOT-UNIT DCY-DY-8389	COMM-LOT DEER VALLEY - 8389	STREET ADDRESS 1270 DEER VALLEY DR	APT. NO. ----
	OPTION DESCRIPTION	CITY MIAMI	STATE OH	ZIP 45342		