

DY 8391
1250 DEER VALLEY DR
Miamisburg, OH 45342

2 Story Basement
Vent Floor Drain
50 gal electric
AA on kitchen
1 shower - dual shower heads
1 tub

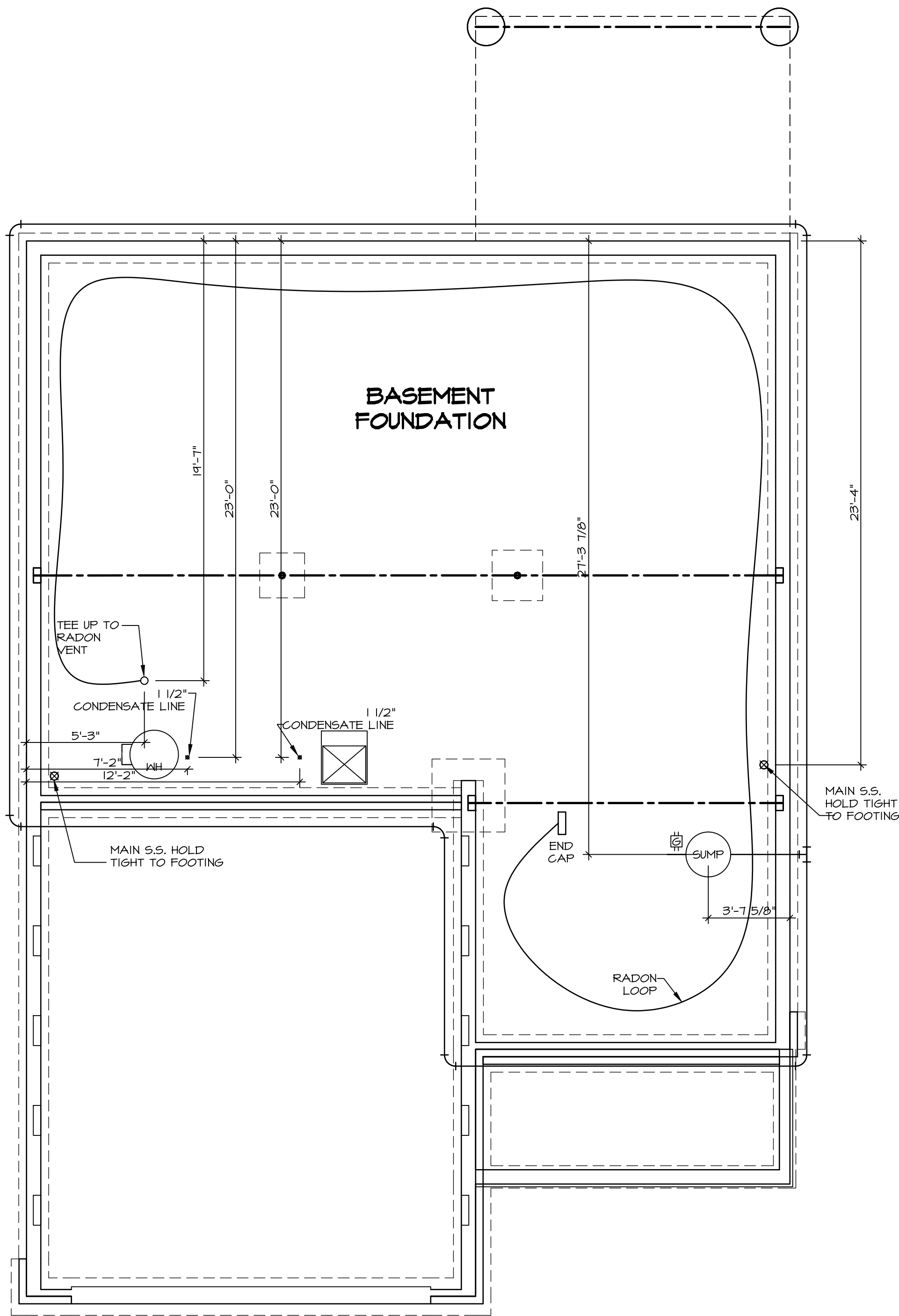
Gas Furnace

**RADON REMEDIATION
RADON LOOP:**

- (4") PERFORATED "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINILE
- LOOP TO BE SEPARATE FROM ANY DRAINILE 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° ELBOYS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- SOOT TERMINATION TO BE IN TOP 1/2 OF THE STACK
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



PLUMBING PLAN

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

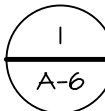
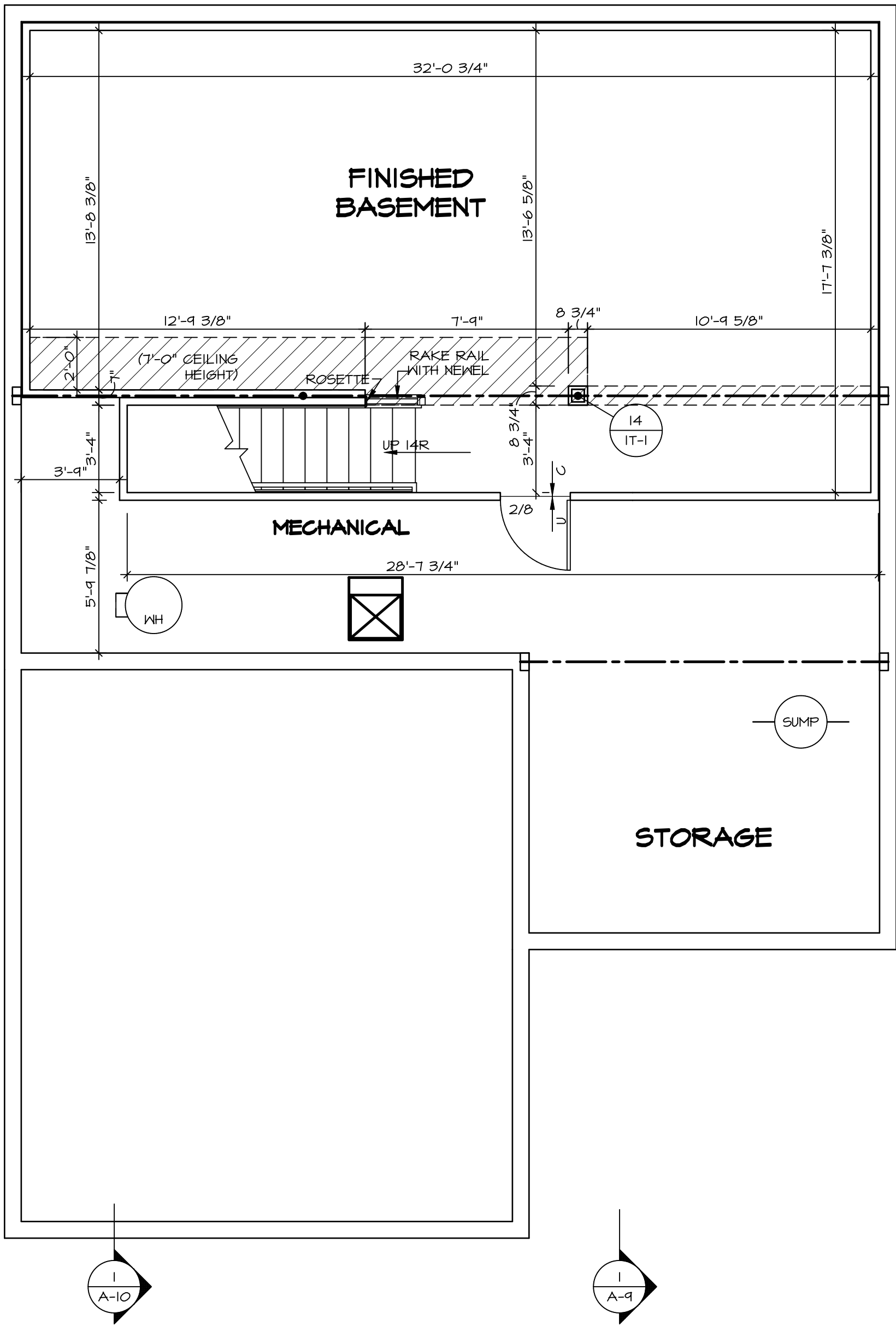
SHEET NO.	MODEL	SET NO. BUCOO
A-5	BALLENGER	VERSION, OR
	DRAWING TITLE PLUMBING	RELEASE NO. ----
		DRAWN BY
		DATE:
	OPTION DESCRIPTION	OPTION
10		



NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

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DIV-COMM-LOT-UNIT		DCY-DY-8391	
COMM-LOT		DEER VALLEY - 8391	
STREET ADDRESS		APT. NO.	
1250 DEER VALLEY DR		----	
CITY	STATE	ZIP	
MARIENBURG	OH	45342	



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:

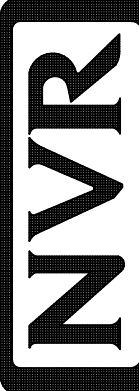
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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-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", 8' 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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5285 Westview Lane
Frederick, MD 21703

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

MODEL
BALLENGER
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6
II

DIV-COMM-LOT-UNIT
DCY-DY-8391

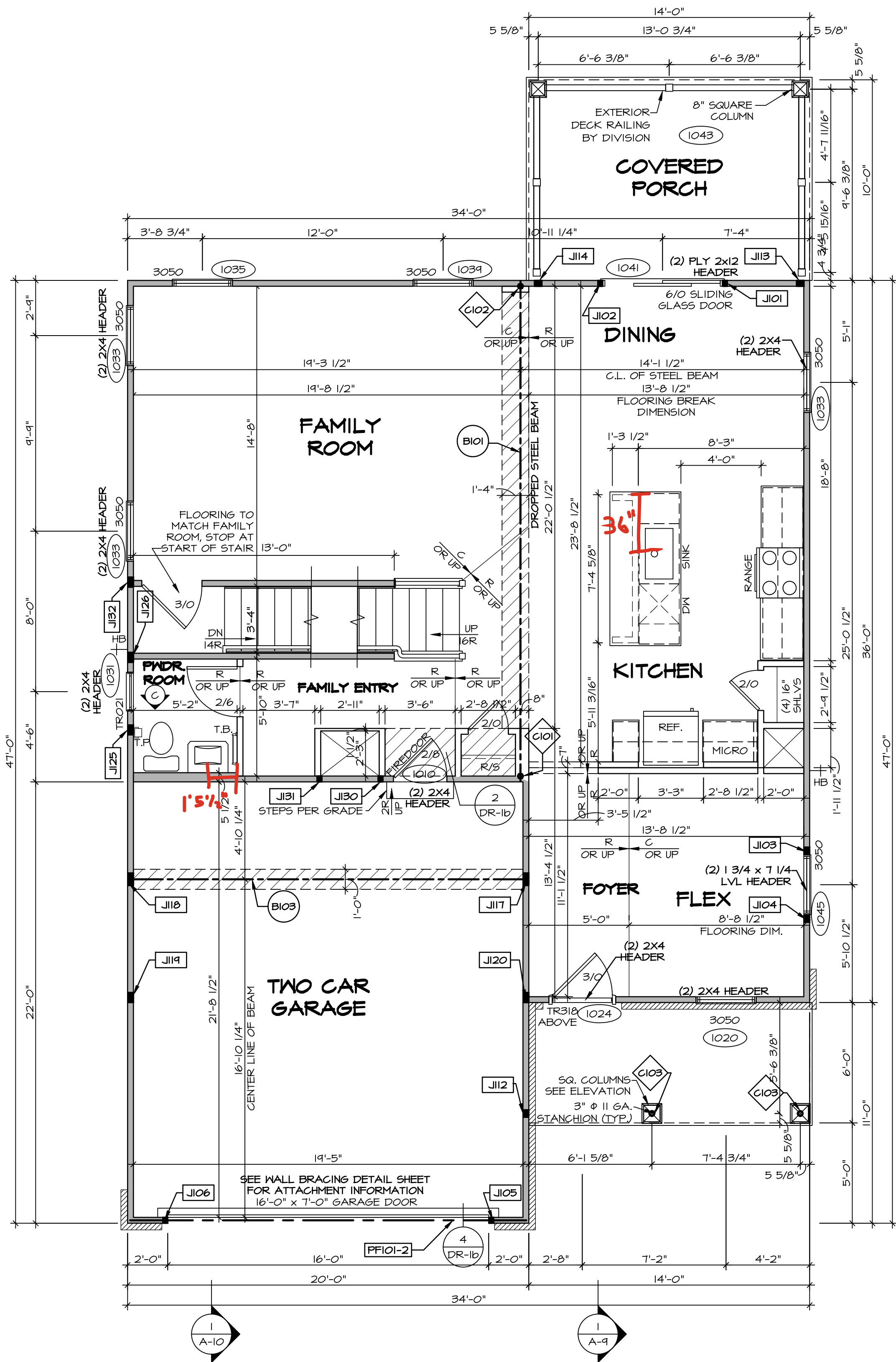
COMM-LOT
DEER VALLEY - 8391
STREET ADDRESS
1250 DEER VALLEY DR
CITY
MIDANISBURG
STATE
OH
ZIP
45942

FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS	
J101	JACK - (2) 2X4 SFF STUD GRADE		1041		
J102	JACK - (2) 2X4 SFF STUD GRADE		1041		
J103	JACK - (3) 2X4 SFF STUD GRADE		1045		
J104	JACK - (3) 2X4 SFF STUD GRADE		1045		
J105	JACK - (2) 2X4 SFF STUD GRADE		1028		
J106	JACK - (2) 2X4 SFF STUD GRADE		1028		
J112	JACK - (3) 2X4 SFF STUD GRADE	ELL	1026		
J113	JACK - (3) 2X4 SFF STUD GRADE	EPE	1043		
J114	JACK - (3) 2X4 SFF STUD GRADE	EPE	1043		
J117	JACK - (5) 2X4 SPM	ELB, ELC, ELL, GCB	1014		
J118	JACK - (5) 2X4 SPM	ELB, ELC, ELL, GCB	1014		
J119	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1018		
J120	JACK - (4) 2X4 SFF STUD GRADE	ELB, ELC, ELL	1018		
J125	JACK - (4) 2X4 SFF STUD GRADE		1006		
J126	JACK - (4) 2X4 SFF STUD GRADE		1006		
J130	JACK - (2) 2X4 SFF STUD GRADE				
J131	JACK - (2) 2X4 SFF STUD GRADE				
J132	JACK - (4) 2X4 SFF STUD GRADE		1006		

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C102	STANCHION - 3 IN SCHED 40	7'-11 1/8"		1008	
C103	STANCHION PORCH - 3 IN DIA ADJ	8'-4 3/8"		1026	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X35	24'-11"		1008	
B103	BEAM STEEL - W12X30	19'-11 1/2"	ELB, ELC, ELL, SXC	1014	
PF101-2	EXT HEADER - 2X12 - 2 PLY	19'-4"	GCB	1028	2-PLY, PORTAL FRAME

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 SDK22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED, SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.				



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

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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTINGS/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:**
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 - 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.
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 - 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-101 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DCY-DY-8391

COM-Lot

DEER VALLEY - 8391

STREET ADDRESS

1250 DEER VALLEY DR

CITY

MIAMI

STATE

OH

ZIP

45942

DIV-COMM-Lot-UNIT

COM-Lot

DEER VALLEY - 8391

STREET ADDRESS

1250 DEER VALLEY DR

CITY

MIAMI

STATE

OH

ZIP

45942

SET NO. BL600

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

SHEET NO.

A-7

OPTION DESCRIPTION

12

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NVR

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5285 Westwick, MD 21703

BALENGER

DRAWING TITLE

FIRST FLOOR PLAN

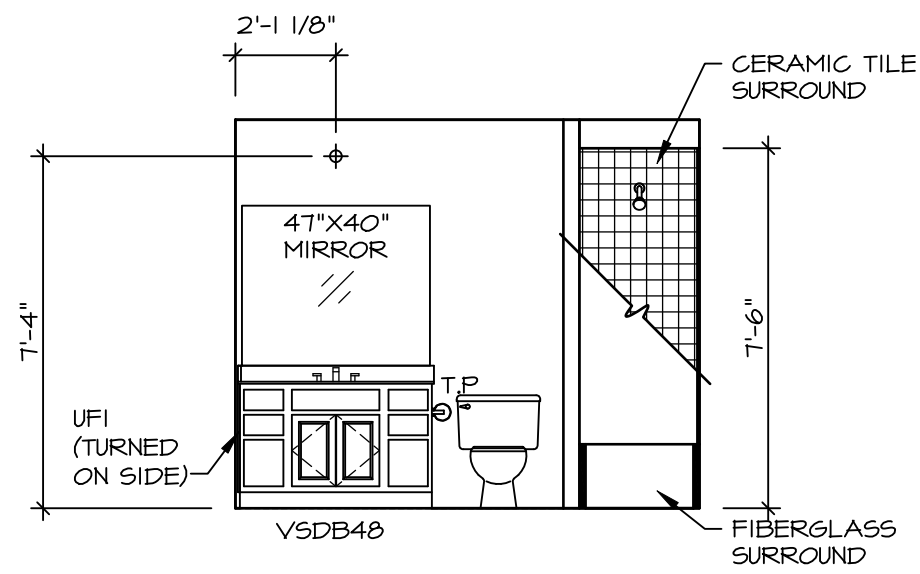
OPTION DESCRIPTION

DCY-DY-8391

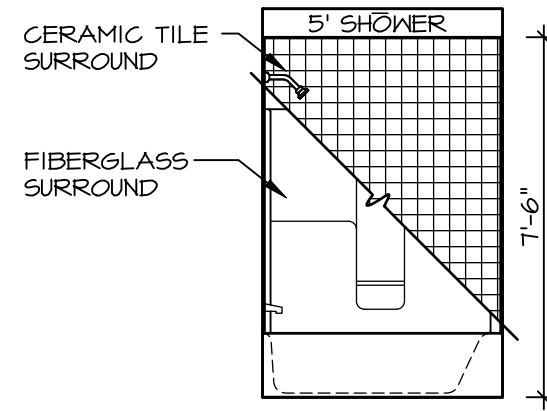
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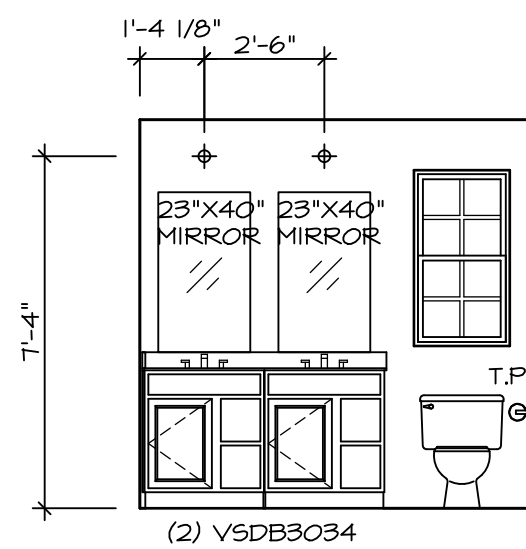
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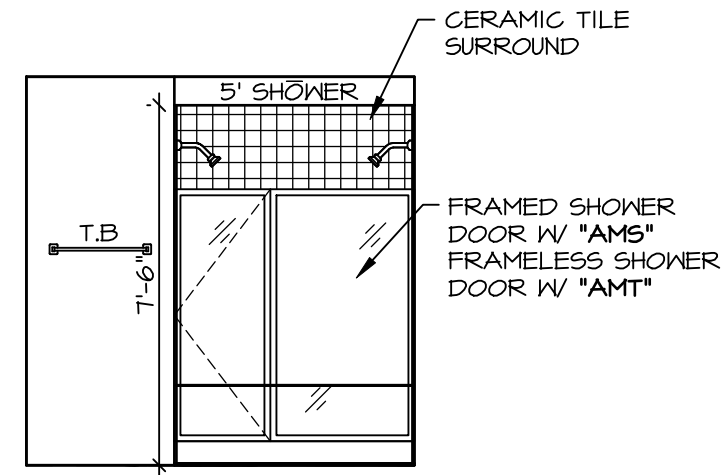
D BATH #1
SCALE: 1/4" = 1'-0"



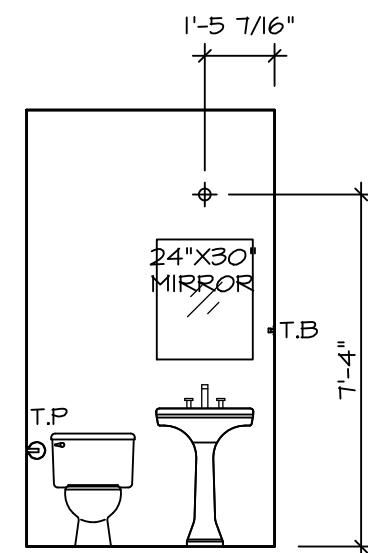
E BATH #1
SCALE: 1/4" = 1'-0"



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



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



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

- 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. REFER TO DETAILS IT- FOR TUB AND SHOWER.
 3. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
 4. BATH ELEVATIONS ARE SHOWN PER PLAN.
 5. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO.	MODEL	SET NO.	BL600
A-13	BALLENGER	VERSION	01
	DRAWING TITLE	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	
18			

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DIV-COMM-LOT-UNIT	DCY-DY-8391
COMM-LOT	DEER VALLEY - 8391
STREET ADDRESS	1250 DEER VALLEY DR
CITY	MIAMI
STATE	OH
ZIP	45342