

DY 8433

1042 WHITETAIL DR

1 Story Basement

wet bar basement - run water lines

full bath basement

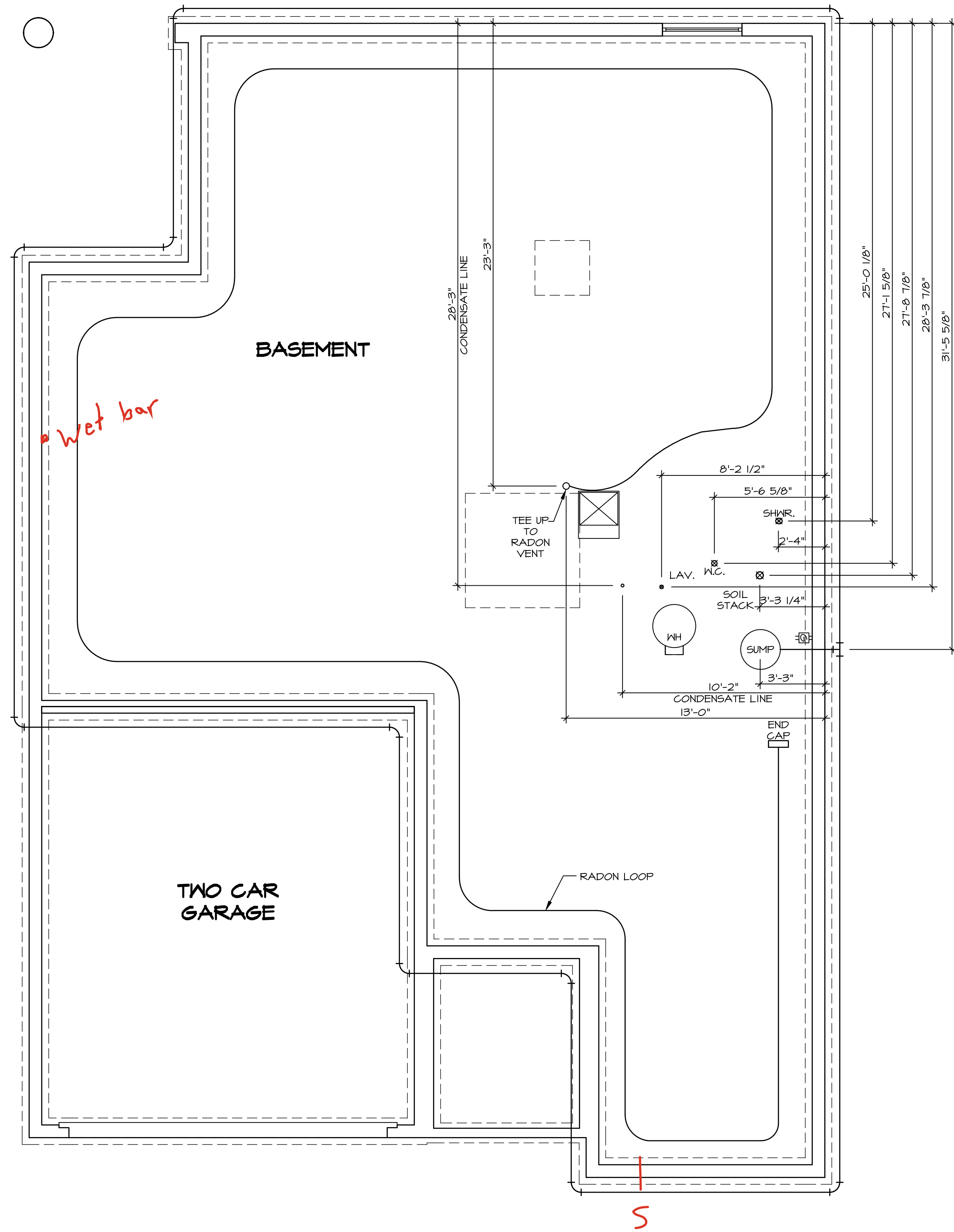
AA on kitchen

2 showers

1 tub

50 gal electric with mixing valve

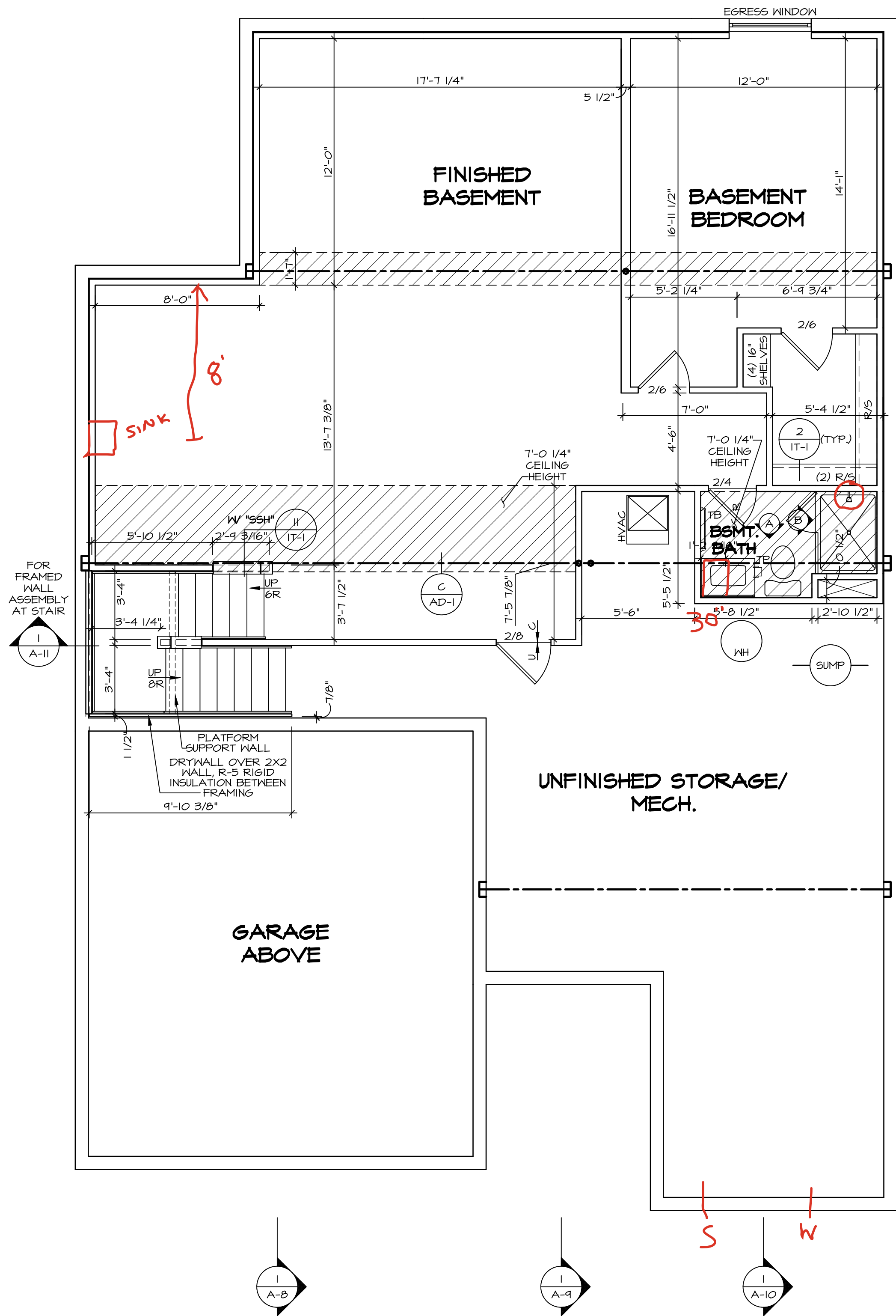
Gas Furnace , Range and Fireplace



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
 - 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 BRAMANTE RANCH DRAWING TITLE PLUMBING GROUNDWORKS OPTION DESCRIPTION	SET NO. BRMOA VERSION 01 RELEASE NO. ---- DRAWN BY CVB DATE: OPTION	 NVR, Inc., Suite 100 5285 Westwood Blvd. Frederick, MD 21703	© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the first obtaining the expressed written consent of NVR, Inc.	DIV-COMM-LOT-UNIT DCY-DY-8433			
					COMM-LOT DEER VALLEY - 8433	STREET ADDRESS 1042 WHITETAIL DR	CITY MIAMI	STATE OH
					APT. NO. ----	ZIP 45342		



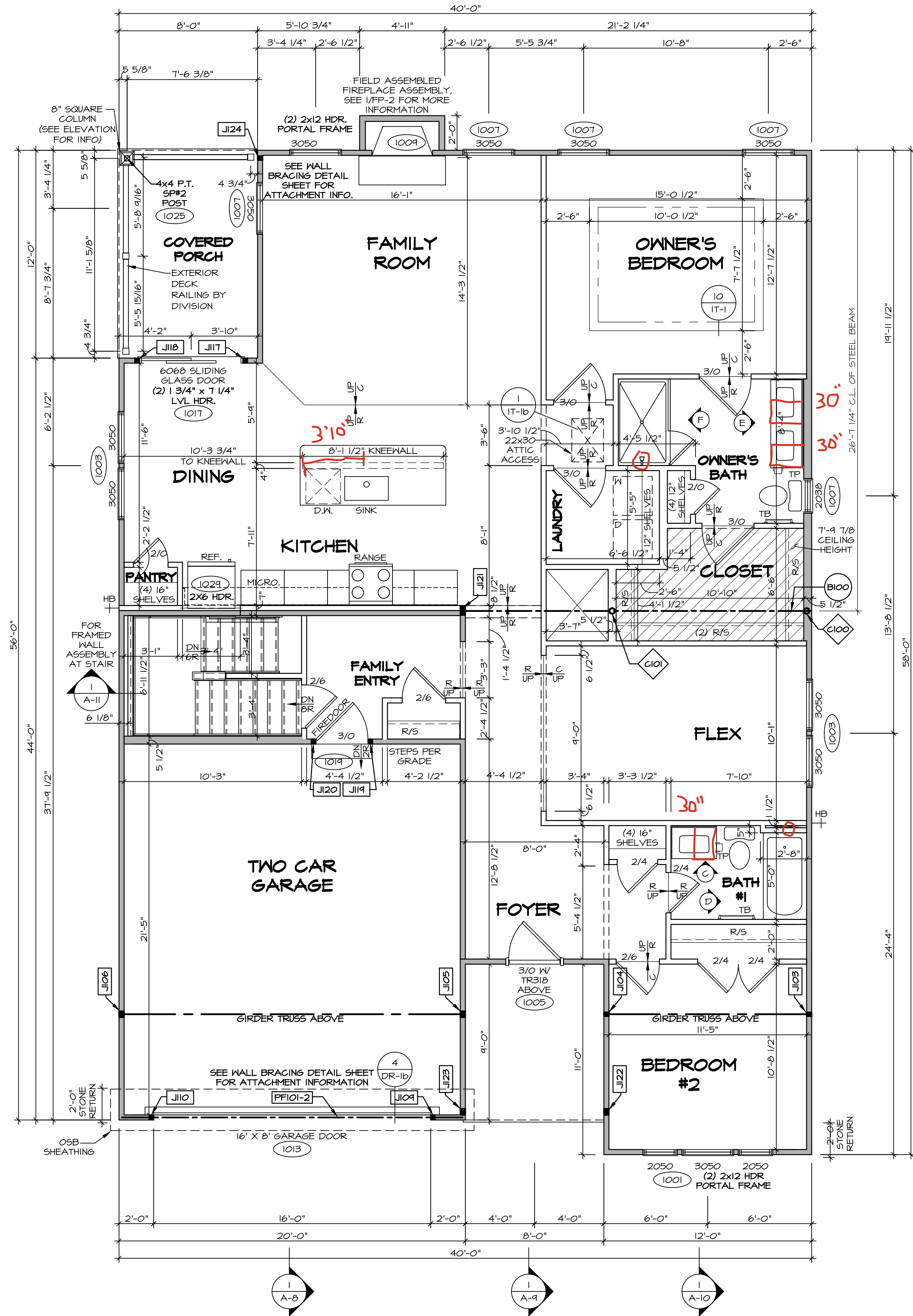
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

- 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", 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

SHEET NO. A-6	MODEL BRAMANTE RANCH DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION BASEMENT FOUNDATION	SET NO. BRMOA	VERSION 01	RELEASE NO. ----	DIV-COMM-LOT-UNIT DCY-DY-8433 COM-LOT DEER VALLEY - 8433 STREET ADDRESS 1042 WHITETAIL DR CITY MIAMI STATE OH ZIP 45942
		DRAWN BY JAB	DATE:	OPTION	
		FBA			
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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.
- 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 01T-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 PLAT 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 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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B100	BEAM STEEL - W10X19	20'-2 3/4"		1021	
PF101-2	EXT HEADER - 2X12 - 2 PLY	14'-8"	GCB, ELB, ELL	1013	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C100	STANCHION - 4 IN DIA 11GA ADJ	8'-1 3/8"		1021	
C101	STANCHION - 4 IN SCHED 40 ADJ	8'-1 3/8"		1021	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (2) 2X4 SPF STUD GRADE	ELB, ELL	1000	
J104	JACK - (2) 2X4 SPF STUD GRADE	ELB, ELL	1000	
J105	JACK - (3) 2X4 SPF STUD GRADE	ELB, ELL	1000	
J106	JACK - (3) 2X4 SPF STUD GRADE	ELB, ELL	1000	CRIPPLES
J107	JACK - (2) 2X4 SPF STUD GRADE	GCB, ELB, ELL	1013	
J108	JACK - (2) 2X4 SPF STUD GRADE	GCB, ELB, ELL	1013	
J109	JACK - (2) 2X4 SPF STUD GRADE		1017	
J110	JACK - (2) 2X4 SPF STUD GRADE		1017	
J111	JACK - (2) 2X4 SPF STUD GRADE		1019	
J112	JACK - (2) 2X4 SPF STUD GRADE		1019	
J113	JACK - (4) 2X4 SPF STUD GRADE		1021	
J114	JACK - (3) 2X4 SPF STUD GRADE	ELB, ELL	1023	
J115	JACK - (3) 2X4 SPF STUD GRADE	ELB, ELL	1023	
J116	JACK - (2) 2X4 SPF STUD GRADE		1025	

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.

DCY-DY-8433

DEER VALLEY - 8433

STREET ADDRESS

1042 WHITETAIL DR

CITY

MIANISBURG

STATE

OH

ZIP

45942

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BRAMANTE RANCH

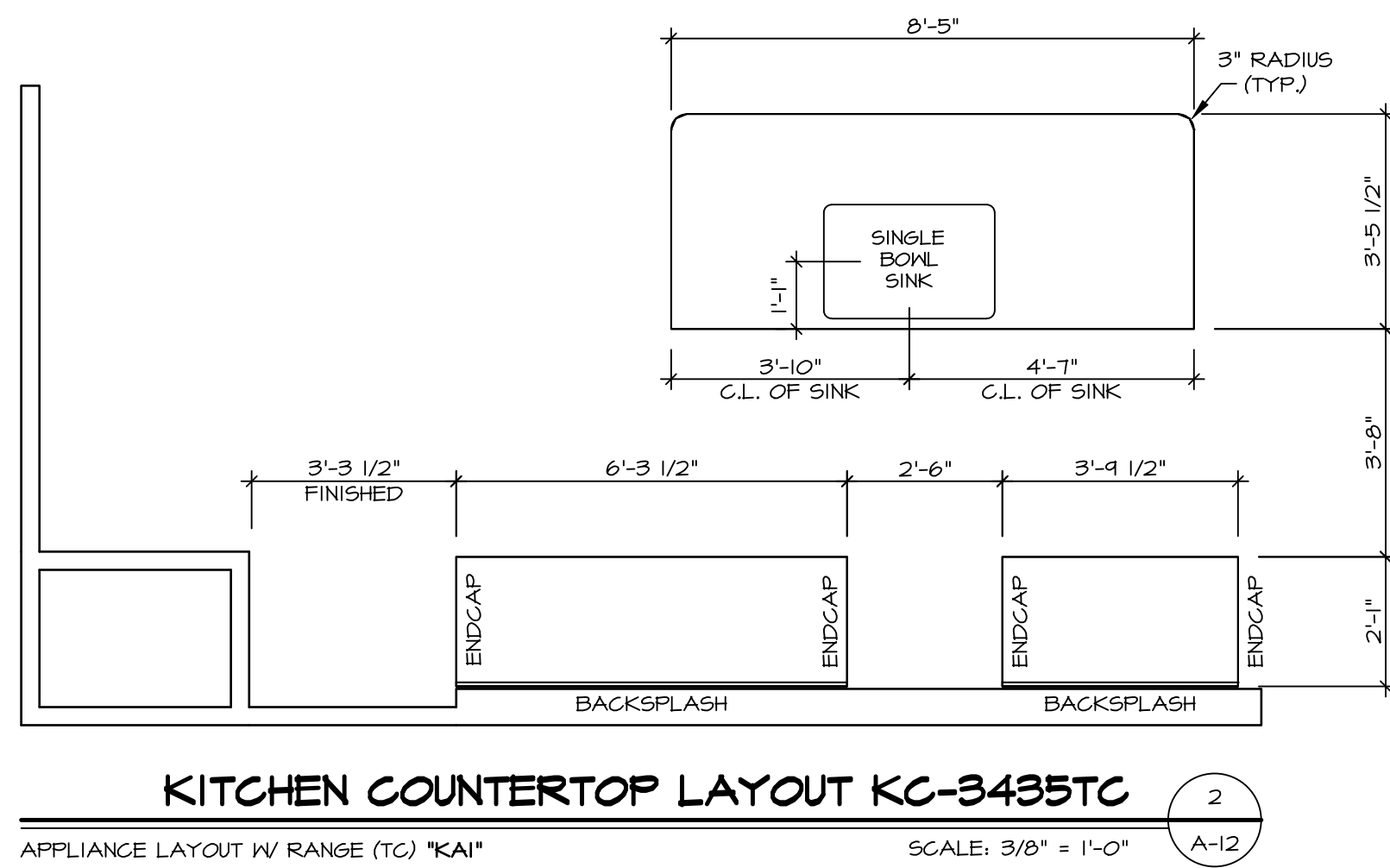
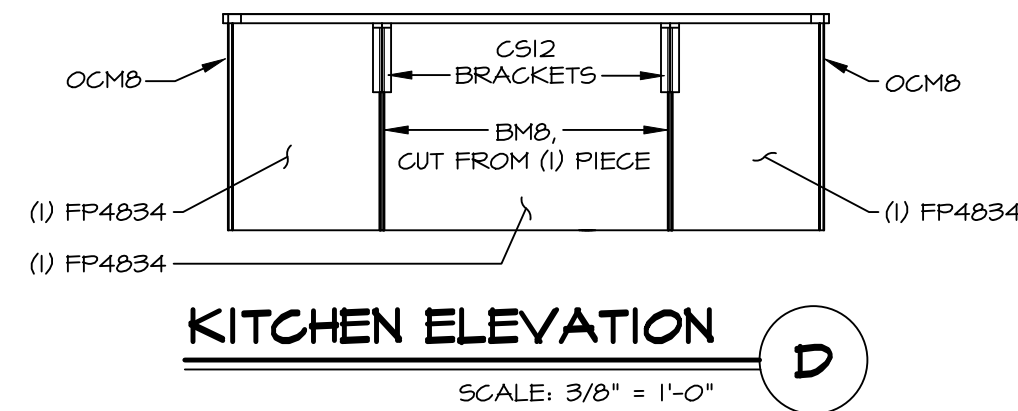
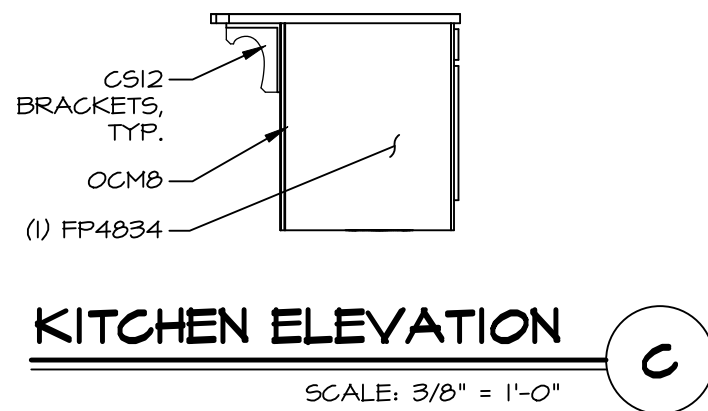
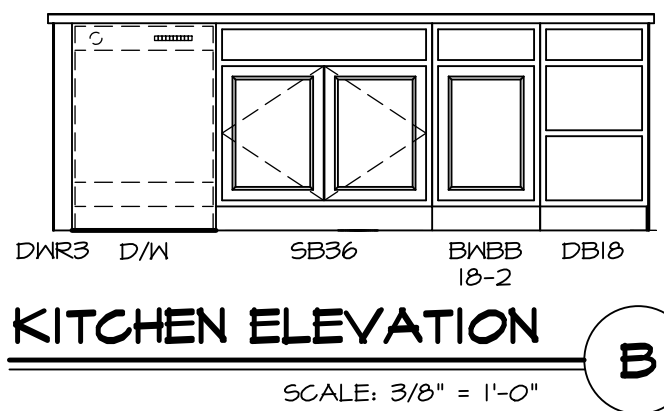
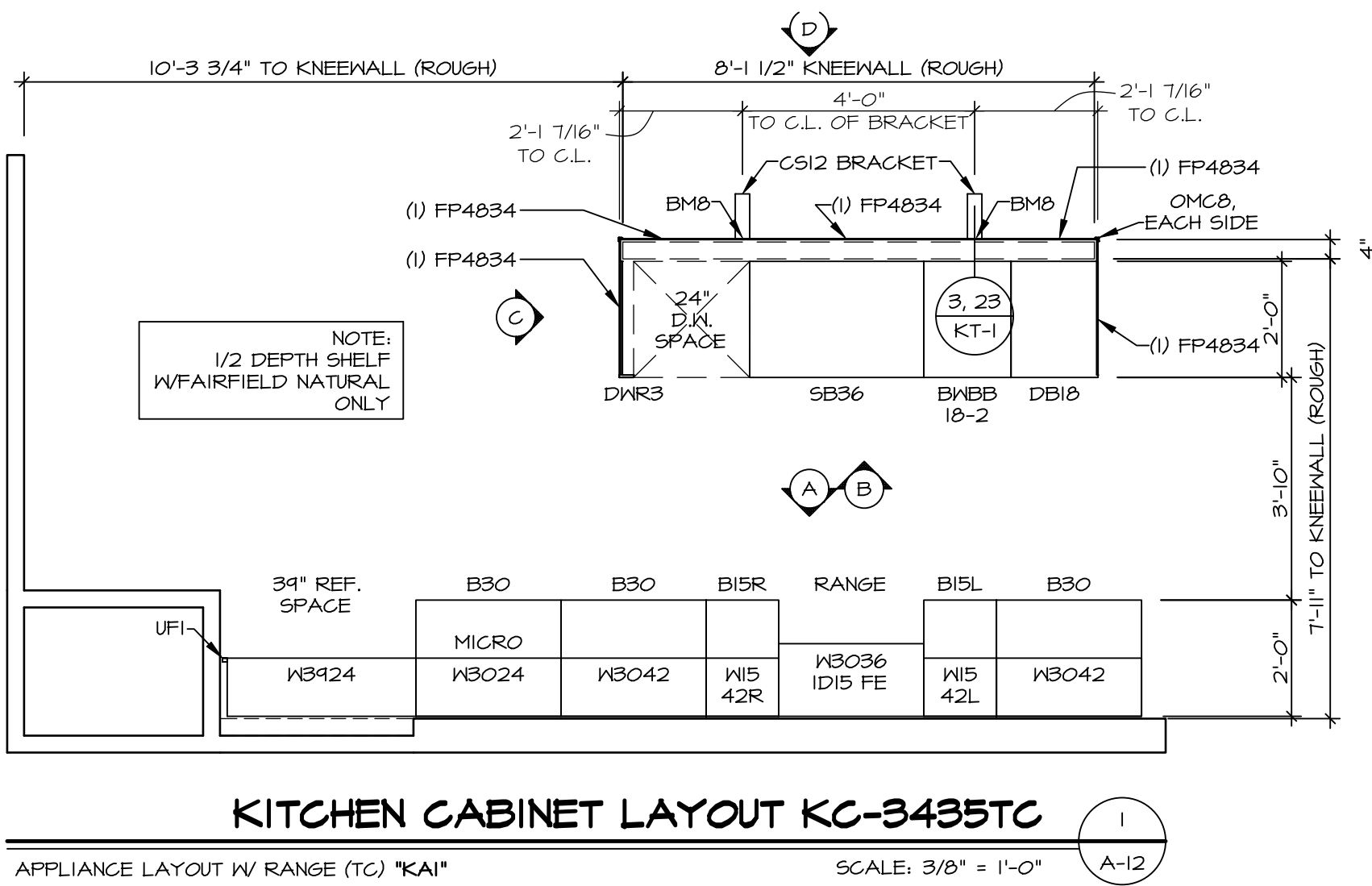
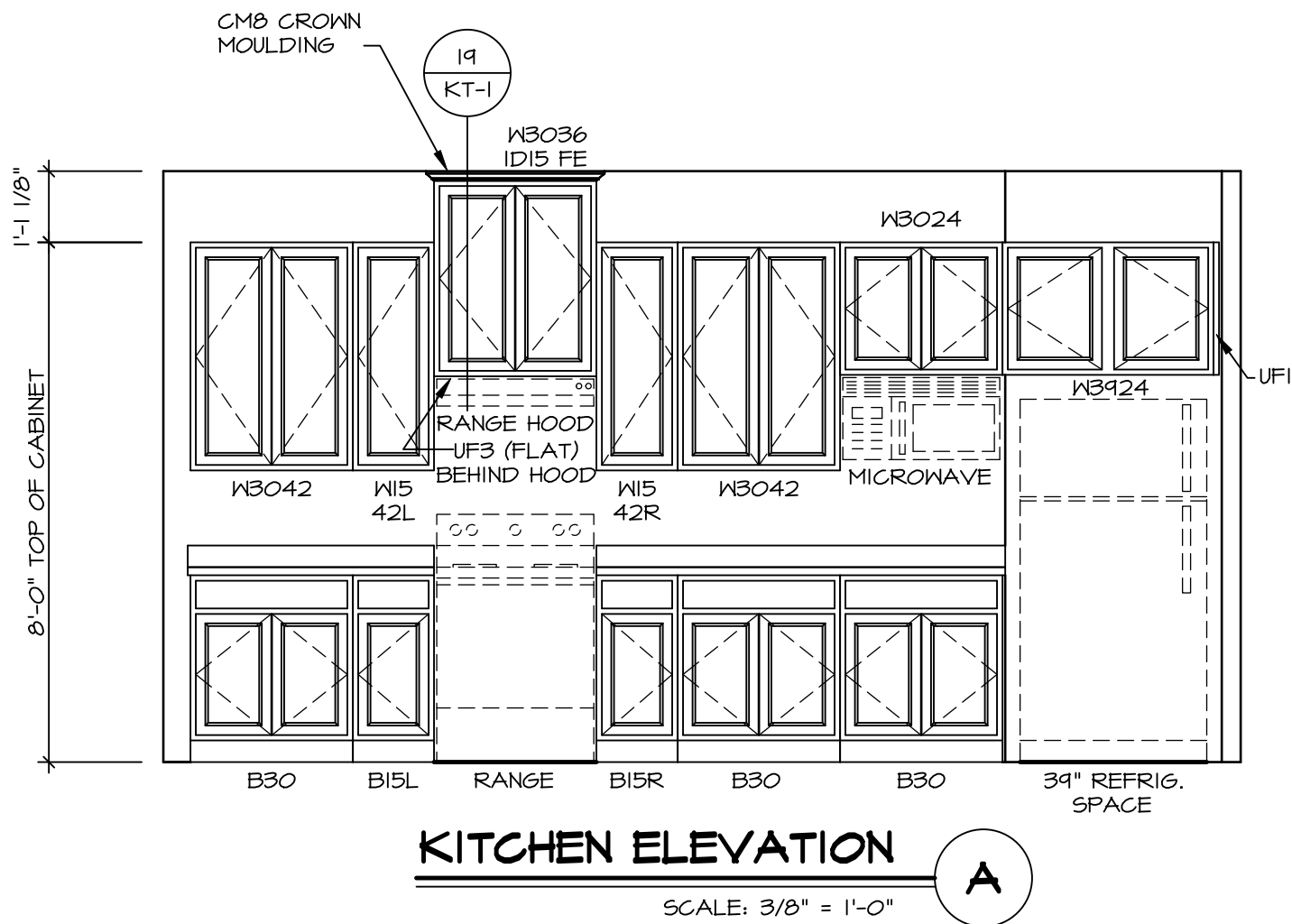
DRAWING TITLE

FIRST FLOOR PLAN

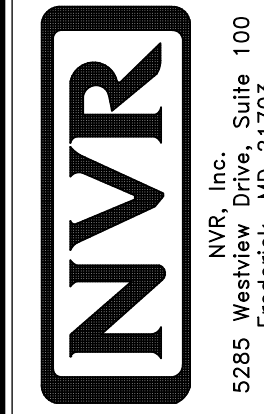
OPTION DESCRIPTION

A-7

14



- 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 (UF#) 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



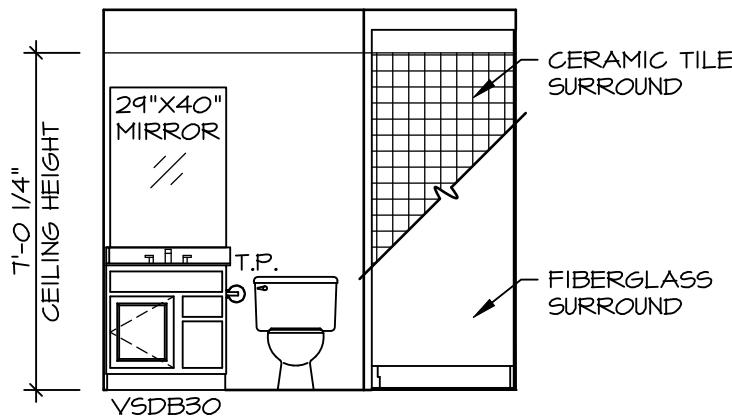
SHEET NO. A-12	MODEL BRAMANTE RANCH	SET NO. BRMOA
	DRAWING TITLE KITCHEN	VERSION 01
		RELEASE NO. ----
		DRAWN BY CVB
		DATE:
	OPTION DESCRIPTION	OPTION

DIV-COMM-LOT-UNIT DCY-DY-8433	
COMM-LOT DEER VALLEY - 8433	
STREET ADDRESS 1042 WHITETAIL DR	APT. NO. ----
CITY MARIETTA	STATE OH
	ZIP 45942

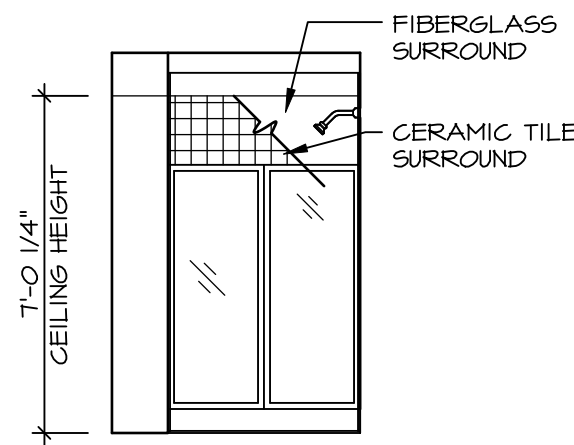
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BATH NOTES:

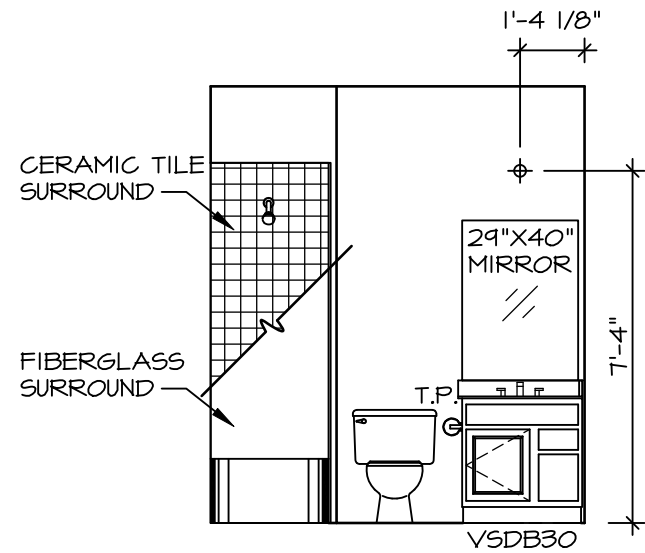
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. REFER TO DETAILS IT- FOR TUB AND SHOWER.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN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



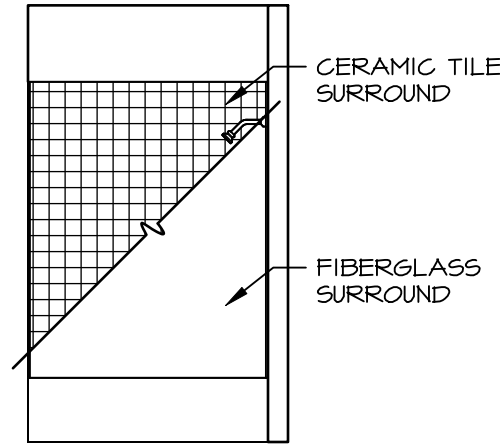
A BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATHROOM SHOWER "AEB"



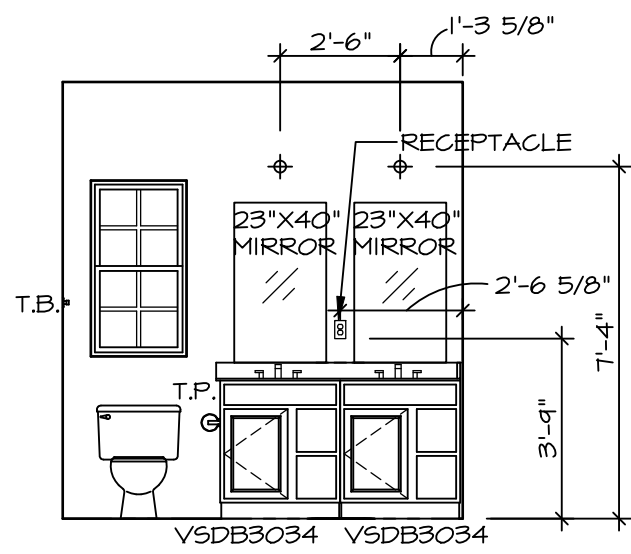
B BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATHROOM SHOWER "AEB"



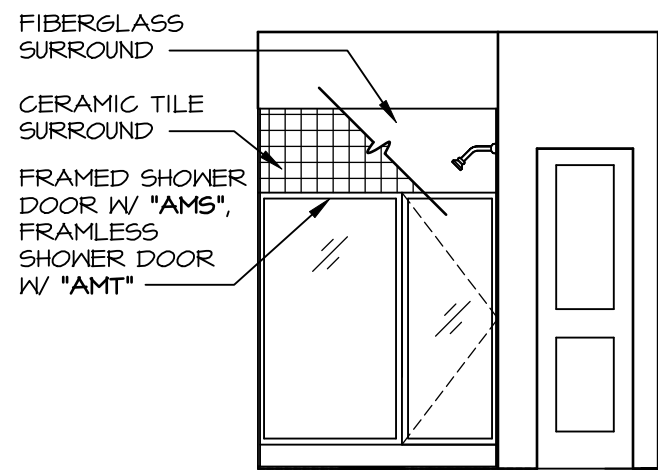
C BATH #1
SCALE: 1/4" = 1'-0"



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



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



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

DIV-COMM-LOT-UNIT
DCY-DY-8433

COM-LOT
DEER VALLEY - 8433
STREET ADDRESS
1042 WHITTAIL DR
CITY MIAMI
STATE OH
APT. NO. ----
ZIP 45942

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Frederick, MD 21703

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

MODEL
BRAMANTE RANCH
DRAWING TITLE
BATH ELEVATIONS

SHEET NO.
A-13

OPTION DESCRIPTION

20