

DY 8369

1275 DEER VALLEY DR

1 Story Basement

finished basement and bath

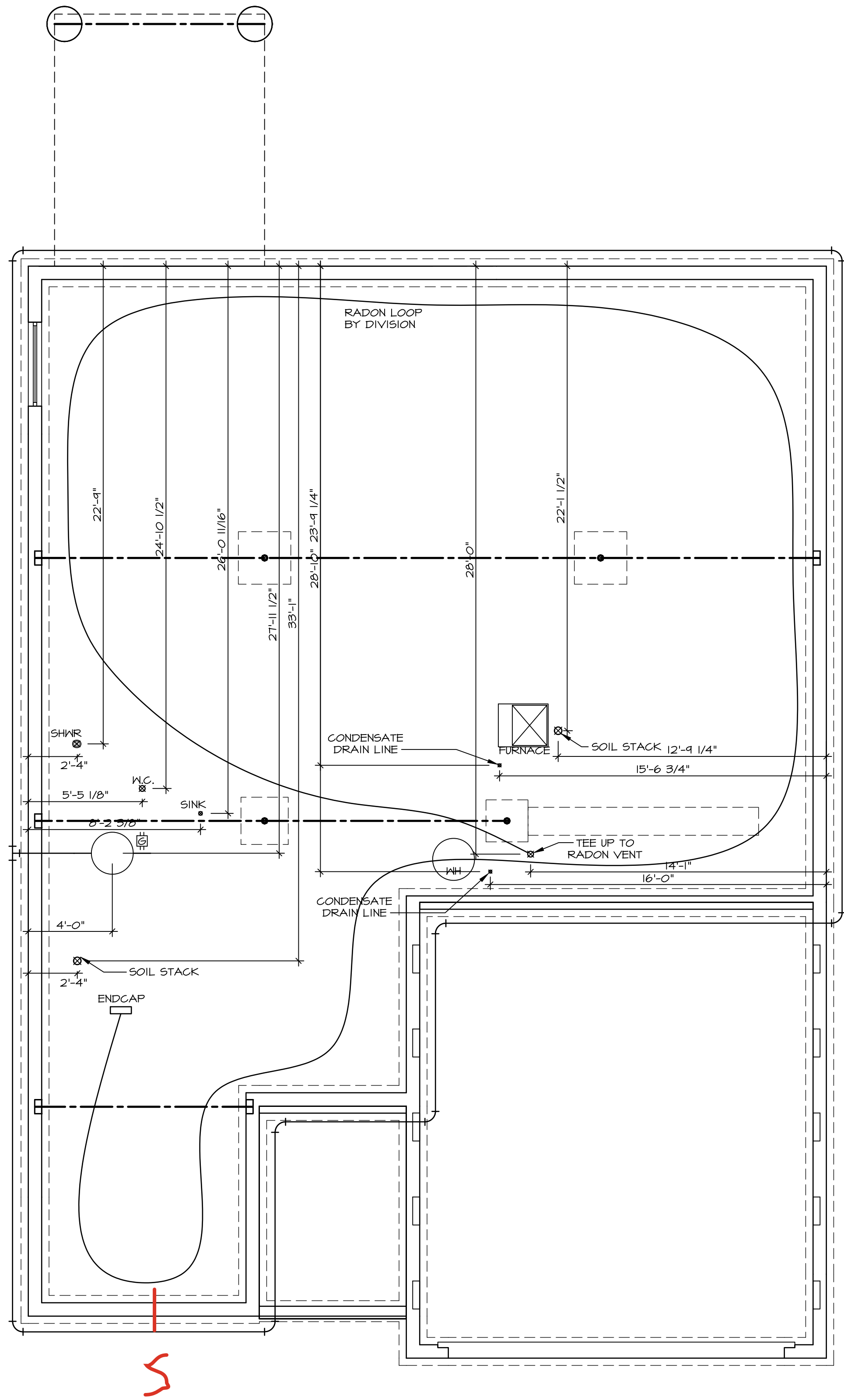
50 gal electric heater

AA on kitchen

2 showers - dual valve in master

1 tub

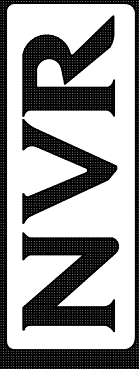
Gas Furnace



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. <b>A-5</b>	MODEL <b>ALBERTI RANCH</b>	SET NO. ALBOA VERSION 01 RELEASE NO. ----	OPTION DESCRIPTION  10
	DRAWING TITLE <b>PLUMBING</b>	DRAWN BY DATE: OPTION	

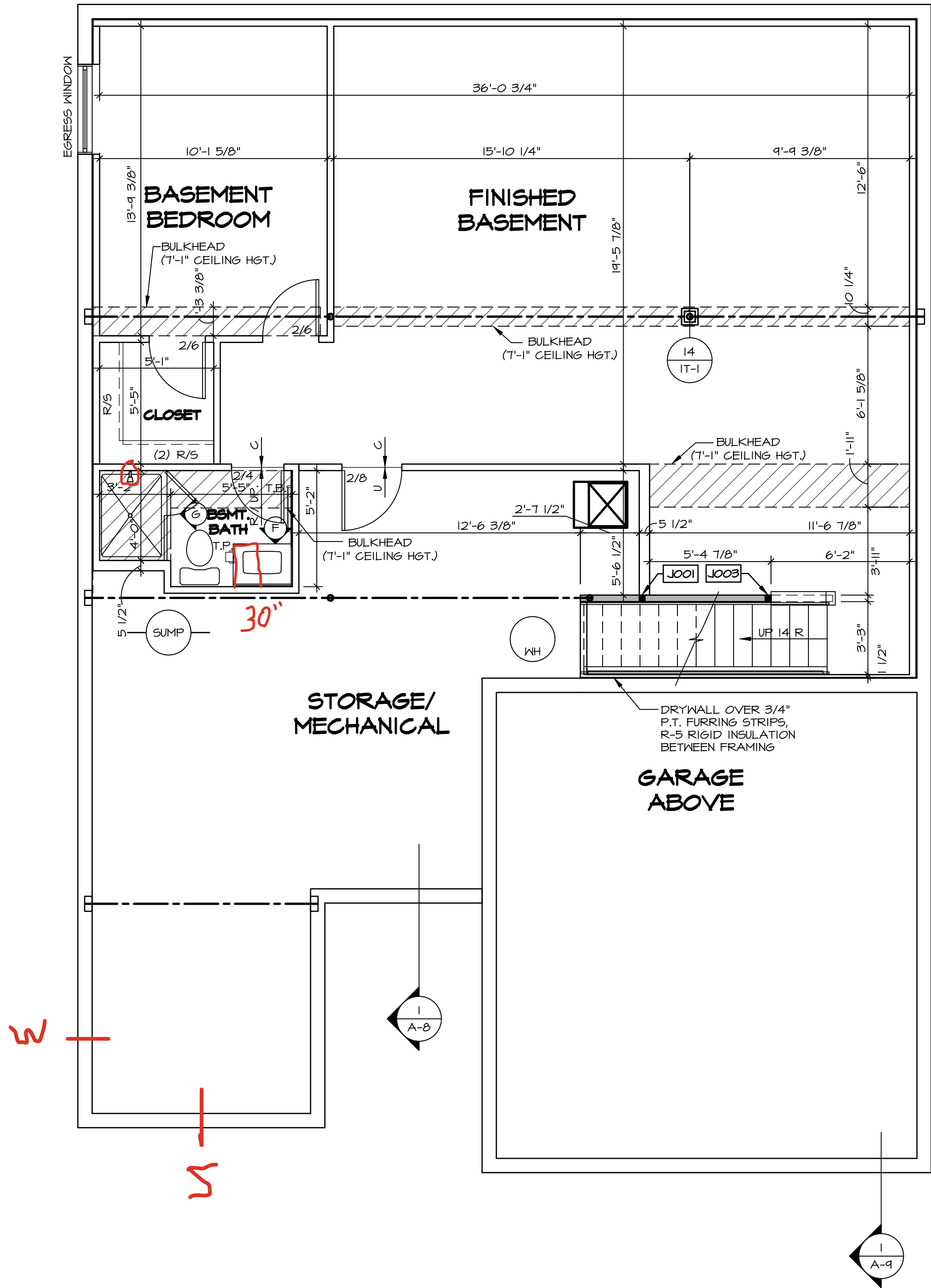


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Frederick, MD 21703

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DIV-COMM-LOT-UNIT <b>DCY-DY-8369</b>			
COMM-LOT <b>DEER VALLEY - 8369</b>			
STREET ADDRESS <b>1275 DEER VALLEY DR</b>	APT. NO. ----		
CITY <b>MANASSAS</b>	STATE <b>OH</b>	ZIP <b>44942</b>	

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SPF STUD GRADE		B0010	
J003	JACK - (2) 2X4 SPF STUD GRADE	MAC	B0012	



**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
	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:**
- 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.

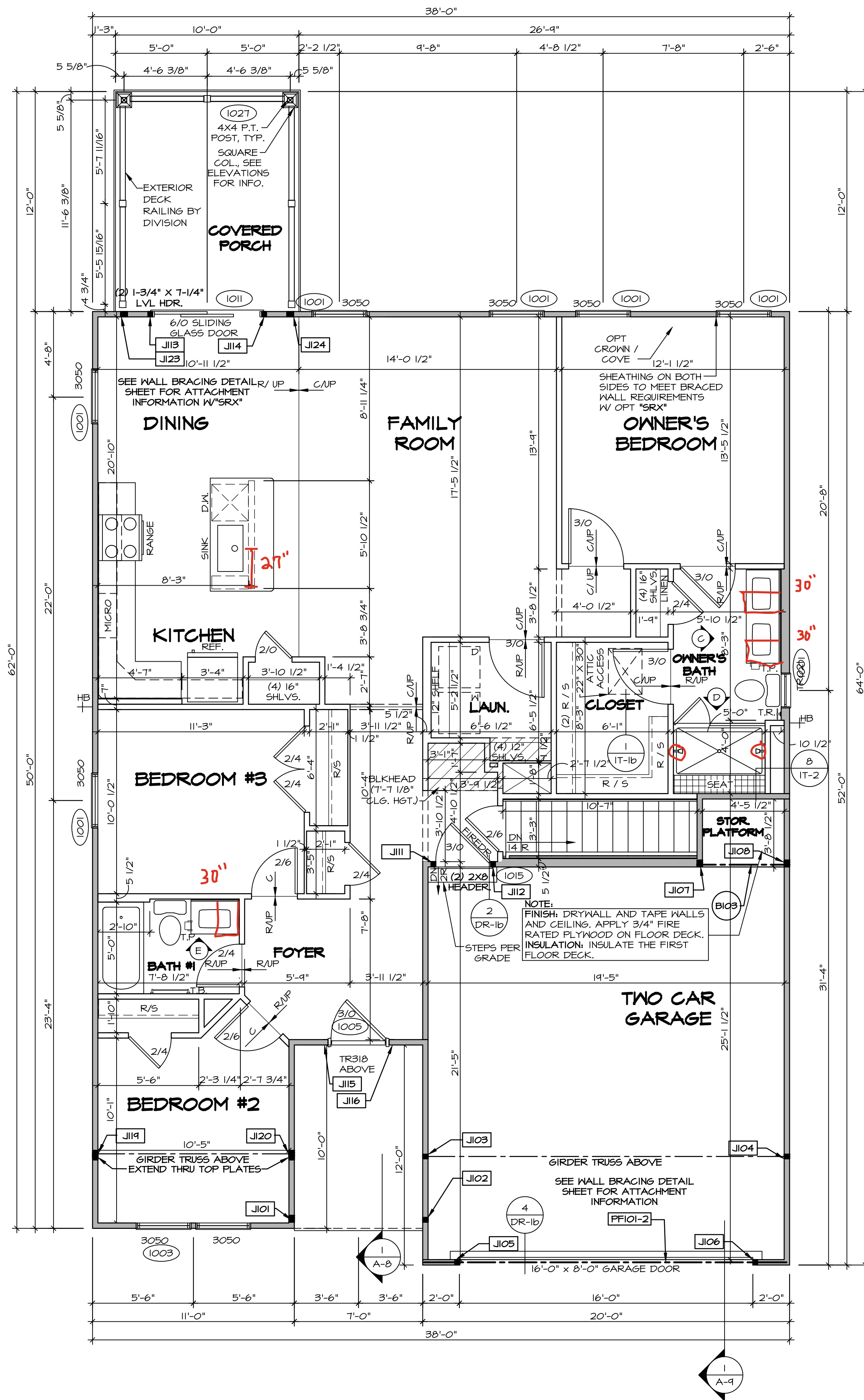
- GYPSUM NOTES:**
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO.	MODEL	SET NO.	ALBOA
A-6	ALBERTI RANCH	VERSION 01	ALBOA
	DRAWING TITLE	RELEASE NO.	----
	BASEMENT FLOOR PLAN	DRAWN BY	
		DATE:	
		OPTION	

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DIV - COMM - LOT - UNIT	DCY-DY-8369
COMM - LOT	DEER VALLEY - 8369
STREET ADDRESS	1275 DEER VALLEY DR
CITY	MIAMI
STATE	OH
ZIP	45342



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

- 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/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 GRIPPLERS 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 PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- 1A - (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.
  - 2A - (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.
  - 3A - (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.
  - 4A - (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.
  - 5A - (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.
  - 6A - (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.
  - 7A - (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.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BIO3	BEAM BUILT 2X12 - 2 PLY	5'-0 1/2"	FBA	1017	
PFI01-2	EXT HEADER - 2X12 - 2 PLY	14'-4"	GCB	1004	PORTAL FRAME

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SPF STUD GRADE		1007	
J102	JACK - (2) 2X4 SPF STUD GRADE		1007	
J103	JACK - (2) 2X4 SPF STUD GRADE		1021	
J104	JACK - (2) 2X4 SPF STUD GRADE	GCB	1021	
J105	JACK - (2) 2X4 SPF STUD GRADE	GCB	1004	
J106	JACK - (2) 2X4 SPF STUD GRADE	GCB	1004	
J107	JACK - (3) 2X4 SPF STUD GRADE	FBA	1017	
J108	JACK - (3) 2X4 SPF STUD GRADE	FBA	1017	
J111	JACK - (2) 2X4 SPF STUD GRADE		1015	
J112	JACK - (2) 2X4 SPF STUD GRADE		1015	
J113	JACK - (2) 2X4 SPF STUD GRADE	D&T	1011	
J114	JACK - (2) 2X4 SPF STUD GRADE	D&T	1011	
J115	JACK - (2) 2X4 SPF STUD GRADE		1005	
J116	JACK - (2) 2X4 SPF STUD GRADE		1005	
J119	JACK - (3) 2X4 SPH	ELB, ELK	1021	
J120	JACK - (3) 2X4 SPH	ELB, ELK	1021	
J123	JACK - (3) 2X4 SPF STUD GRADE	EPE	1021	
J124	JACK - (3) 2X4 SPF STUD GRADE	EPE	1021	

DIV-COMM-LOT-UNIT  
**DCY-DY-8369**  
COM-Lot  
DEER VALLEY - 8369  
STREET ADDRESS  
1275 DEER VALLEY DR  
CITY  
MIDANISBURG  
STATE  
OH  
ZIP  
45942

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

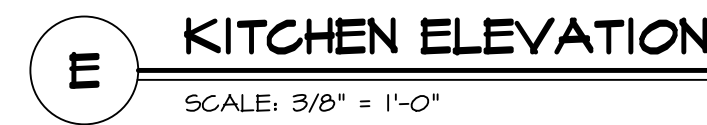
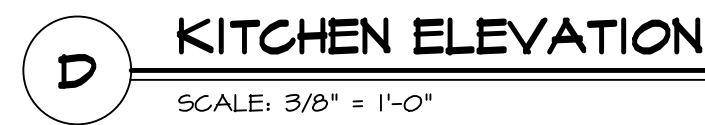
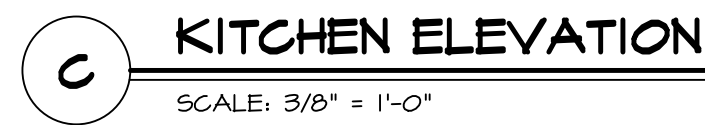
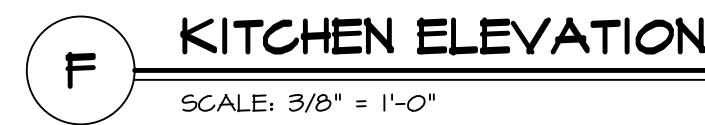
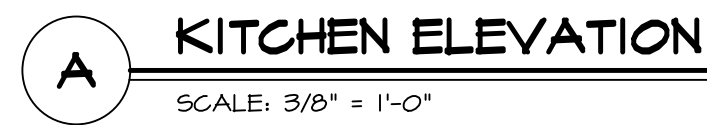
MODEL  
**ALBERTI RANCH**  
DRAWING TITLE  
FIRST FLOOR PLAN

SHEET NO.  
**A-7**

12

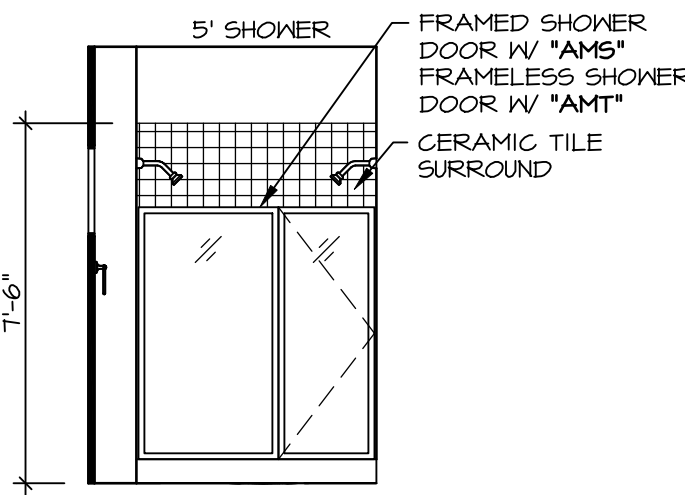
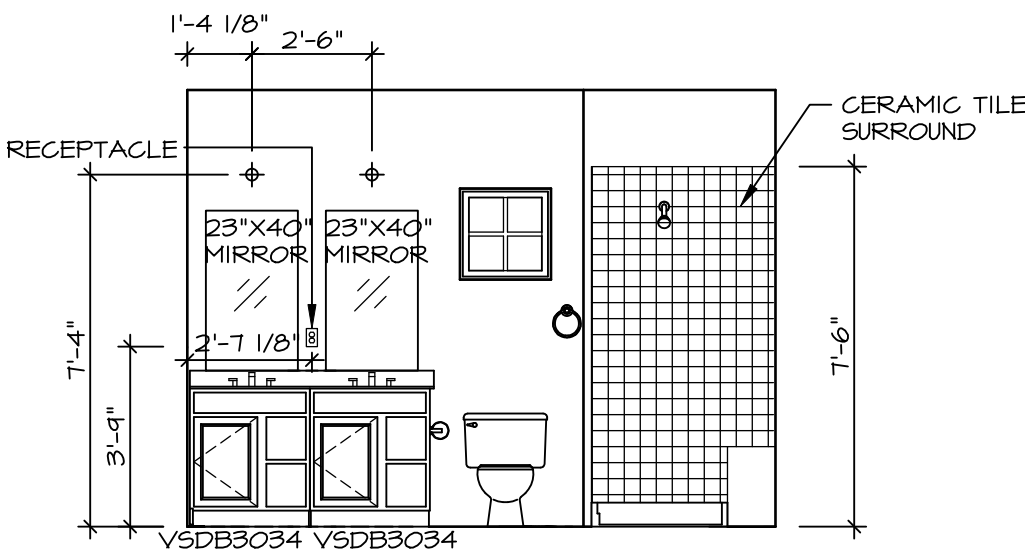
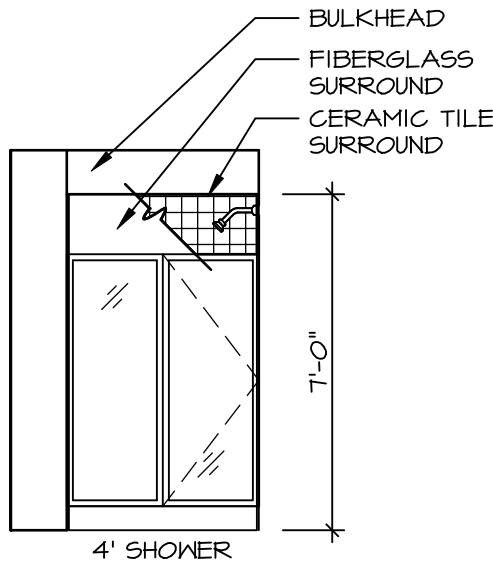
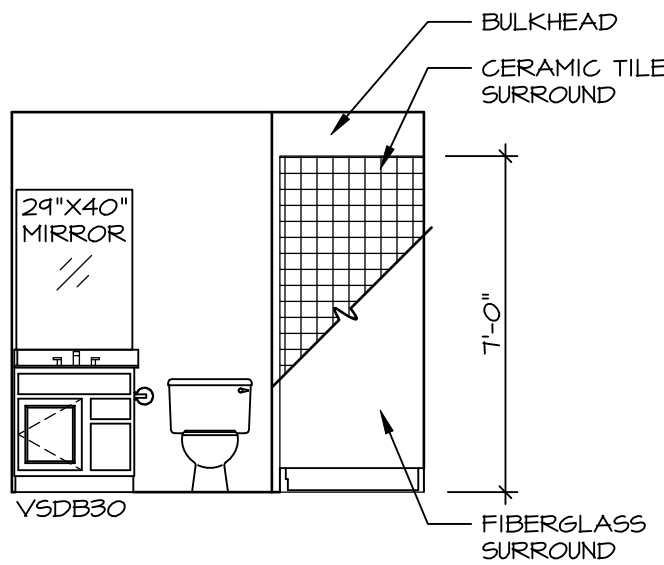
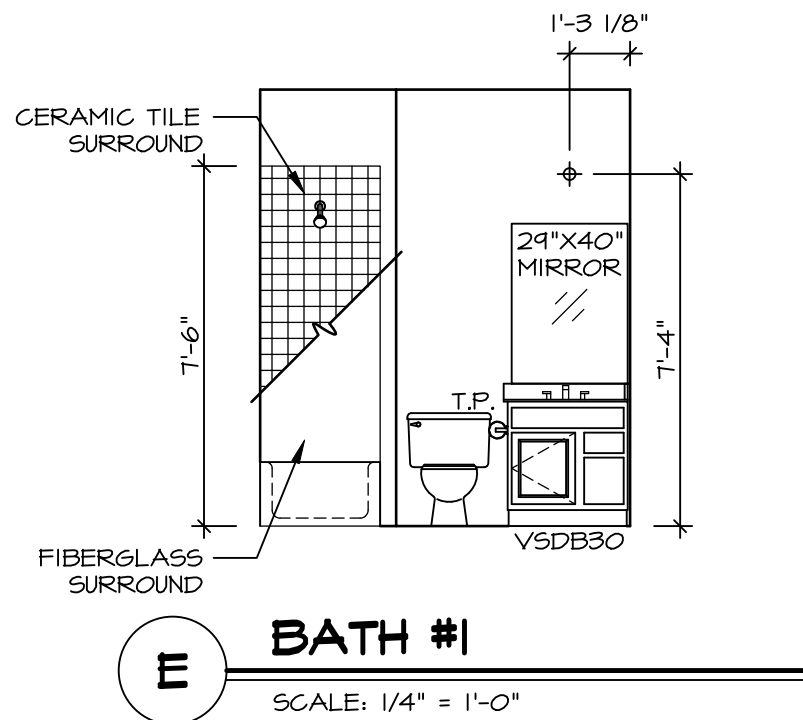
## KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL 11KKT-1 FOR REPLACEMENT BASED ON FINISH STYLE.
3. ALL (F/P) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET METAL BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. PRE-FINISHED (F/P) CABINETS HOLDING A 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 PROFILE OF THE FACE-MOUNTED CABINET CROWN MOLDING.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH CABINETS. PULLER FRONTS AND DOORS GET (1) KNOB/PLUG. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10.



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.	ALBOA
A-12	ALBERTI RANCH	VERSION 01	ALBOA
	DRAWING TITLE	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	
17			

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Frederick, MD 21703

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CITY	MIAMI
STATE	OH
ZIP	45342