

DY 8377

1365 DEER VALLEY DR

1 Story Basement

Finished bath in basement

wet bar rough basement - water lines

AA on kitchen

2 showers

1 tub

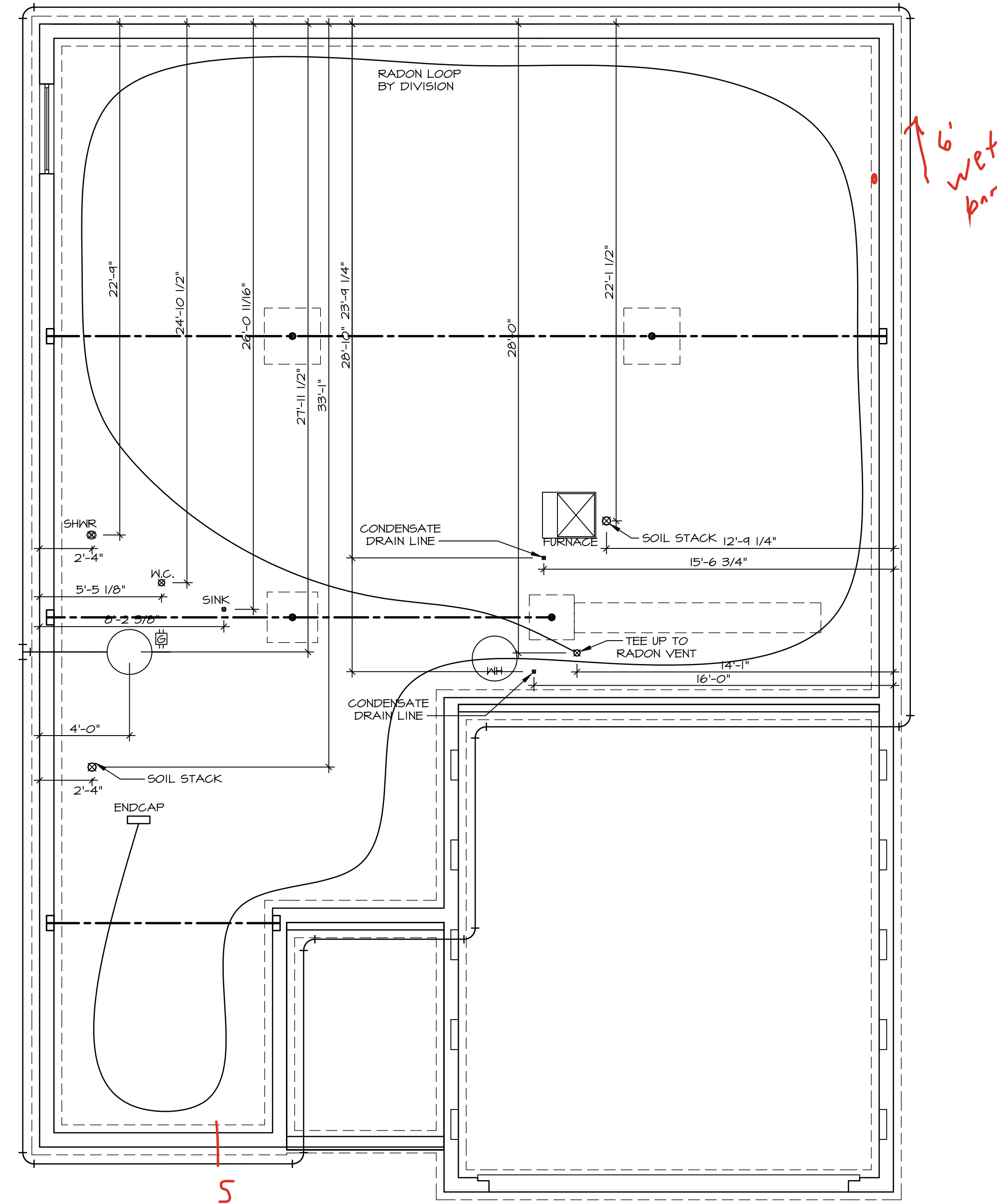
50 gal electric

Gas Furnace

RADON LOOP:

RADON LOOP:

- (4) FLOORING TO BE INSTALLED ON TOP OF DRAINAGE MAT.
 - MUST BE FLUSH WITH FLOOR BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINLITE.
 - LOOP TO BE SEPARATE FROM ANY DRAINLITE 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 1/2 OF ROOF
 - SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



PLUMBING PLAN

SHEET NO.	MODEL	SET NO. ALBOA
A-5	ALBERTI RANCH	VERSION 01
	DRAWING TITLE	RELEASE NO. ----
	PLUMBING	DRAWN BY
		DATE:
	OPTION DESCRIPTION	OPTION

NVR

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5285 Westview Drive, Suite 100

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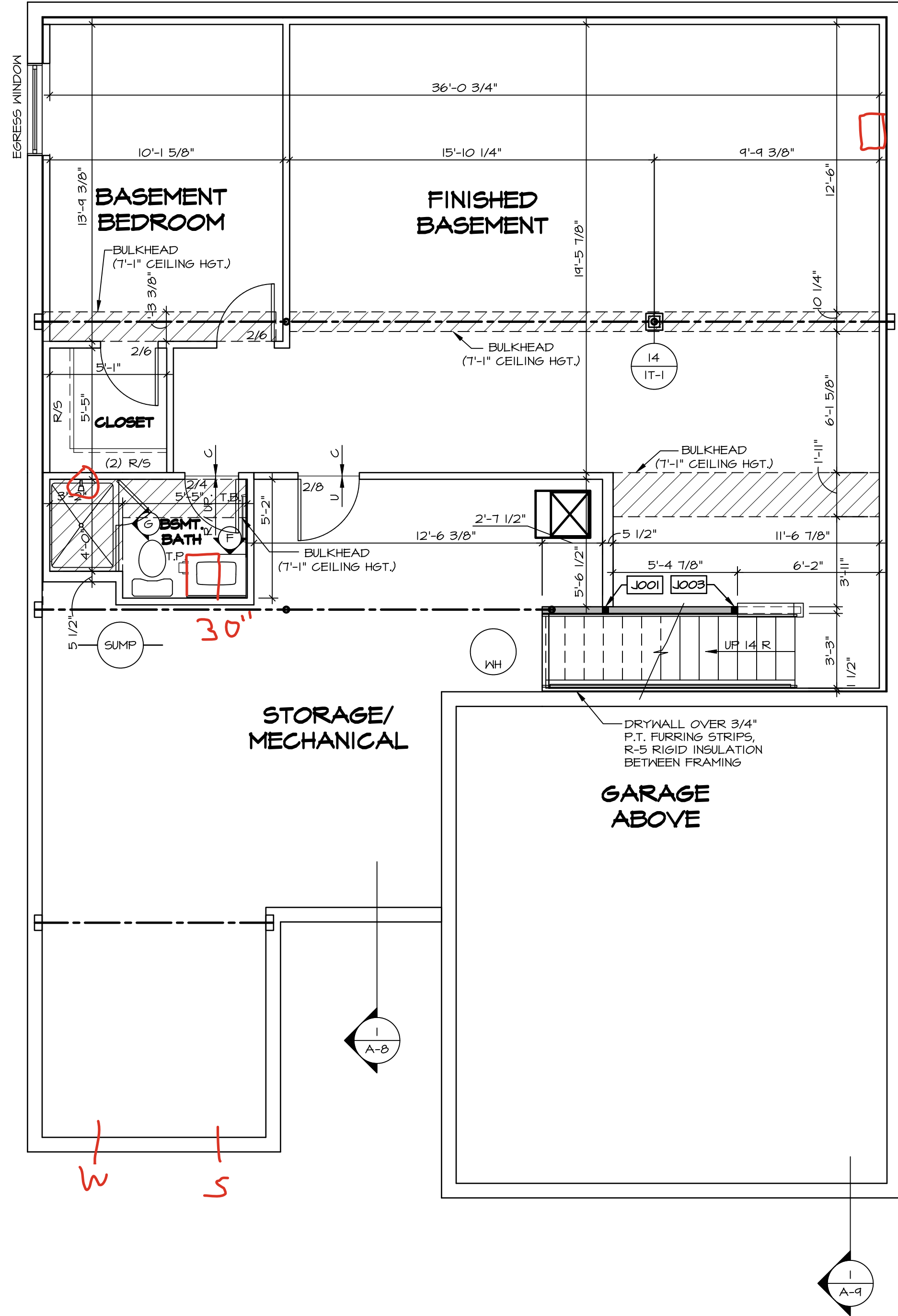
DCY-DY-8377

COMM-LOT	DEER VALLEY - 0377	STREET ADDRESS
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1365 DEER VALLEY DR		
CITY	STATE	ZIP
MIAMI	FL	33134

C:\NVR\Solves\ALBERTI_RANCH_ALB0A_01\DCY-DY-8377\3465540\Sheets\Lot Specific\A-5 PLMG_LS.dwg 09/25/25 - 3:04 am

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 5PF STUD GRADE		B0010	
J003	JACK - (2) 2X4 5PF 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 |
|  | 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:

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS TO BE 3" MIN. THICK UNLESS OTHERWISE NOTED.
3. STUP EACH END, UNLESS OTHERWISE NOTED.
4. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDED FLUE OR CHIMNEY CEILING PANELS CONTINUING DOWN PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3" UNLESS OTHERWISE NOTED.
6. HATCHED AREAS INDICATE DROPPED CEILINGS, ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
7. SEE ARCHITECTURAL DETAIL 8/11-B FOR 3/4" FIRE STOPPING AT CEILING PANELS.
8. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
9. SEE STANDARD DETAIL CATEGORY "1T" SHEET(S) FOR INTERIOR TRIM DETAILS.
10. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM DETAILS.
11. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
12. TANKLESS WATER HEATER SHALL BE IN BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LINE OF TANKED WATER HEATER.
13. 1" CEILING WALLS SHALL BE 6-11", 2" CEILING WALLS SHALL BE 8-13", UNLESS OTHERWISE NOTED.
14. BASEMENT WALL PANELS SHALL NOT BE HELD TIGHT TO FOUNDATION.
15. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
16. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

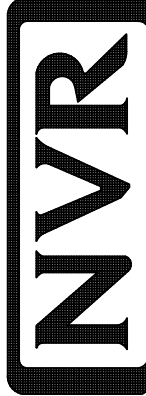
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

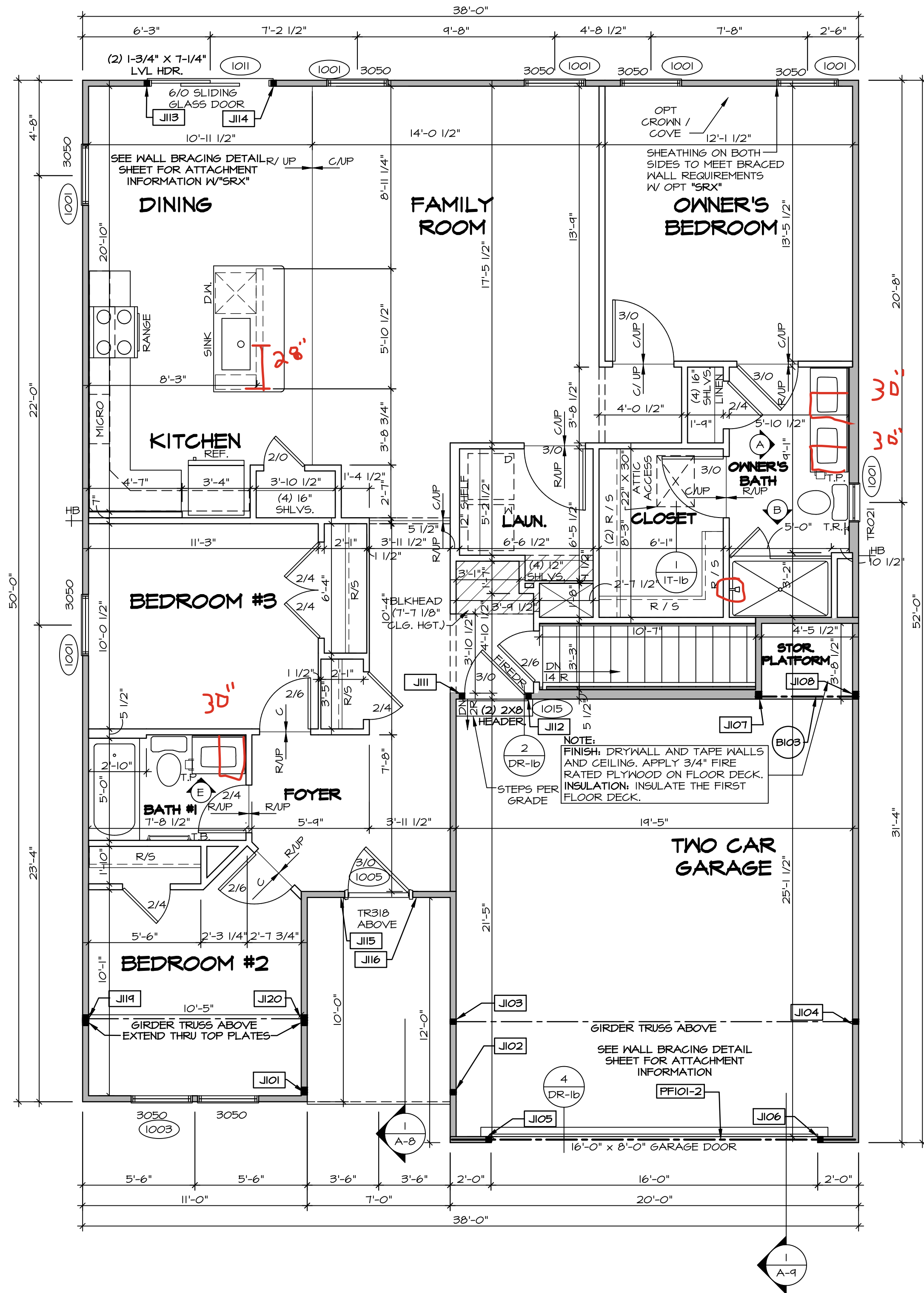
SHEET NO. A-6	MODEL ALBERTI RANCH DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. ALB00A VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION

DIV - COMM-LOT-UNIT
COMM-LOT
DEER VALLEY - 0377
STREET ADDRESS
1865 DEER VALLEY DR
CITY
MIAMI
STATE
FL
ZIP
33156

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Frederick MD 21703



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 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

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- (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) 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.
- (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.
- (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.
- (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.
- (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.
- (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	19'-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 SPF#1	ELB, ELK	1021	
J120	JACK - (3) 2X4 SPF#1	ELB, ELK	1021	

DIV-COMM-Lot-UNIT
DCY-DY-8377

COM-Lot
DEER VALLEY - 8377

STREET ADDRESS
1965 DEER VALLEY DR

CITY
MIDANISBURG

STATE
OH

ZIP
45942

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Frederick, MD 21703

SET NO. ALBOA
VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

MODEL
ALBERTI RANCH

DRAWING TITLE
FIRST FLOOR PLAN

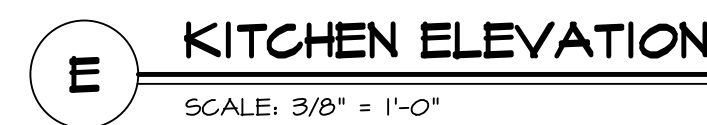
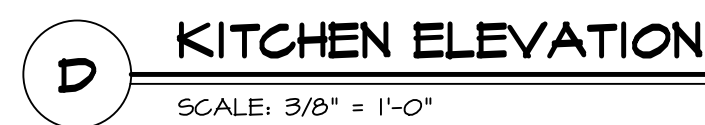
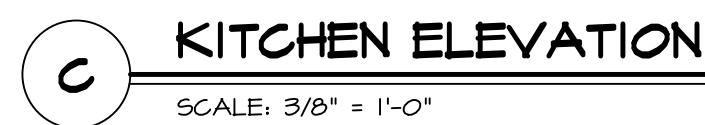
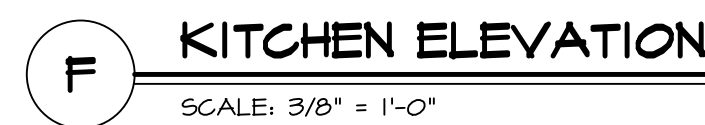
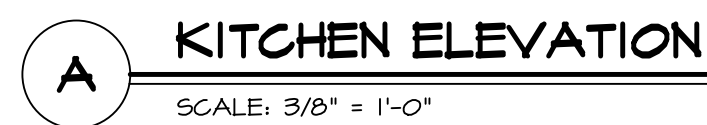
OPTION DESCRIPTION

SHEET NO.
A-7

12

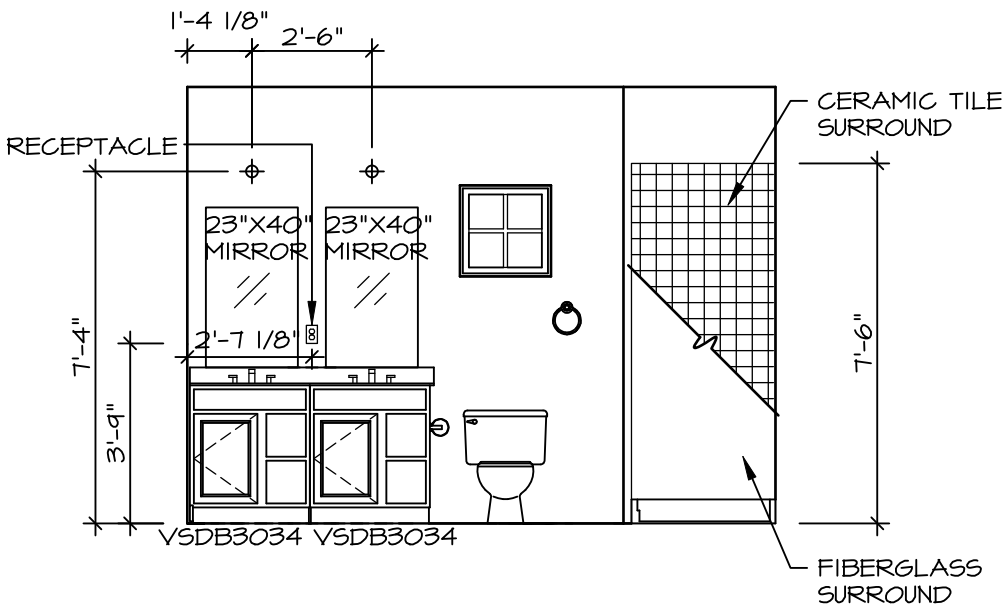
KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN FLOORS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL 11K1-T FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL COUNTER FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
- STANDARD FINISHING: CROWN MOLDING, CABINET BULKHEAD, AND END ENDS (WHERE CABINETS MEET DRYTALL) -PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN FLARE OF THE FACE-MOUNTED CABINET CROWN MOLDING.
- HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOOR GRIPS GO ON ALL BATHS. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10.

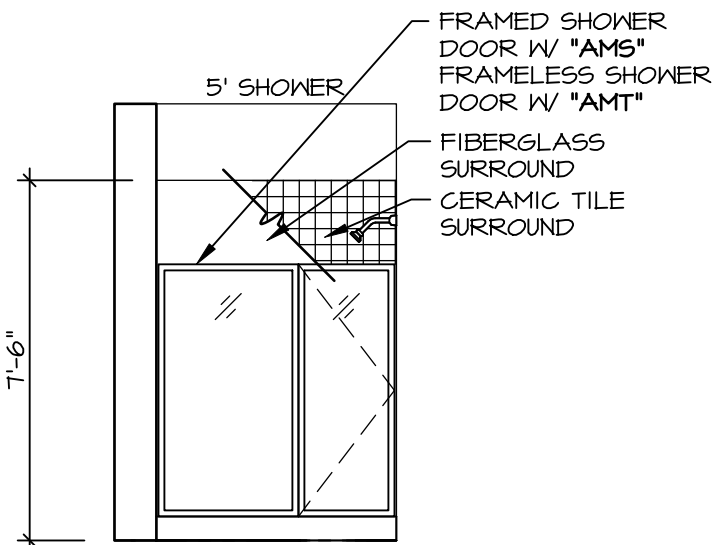


BATH NOTES:

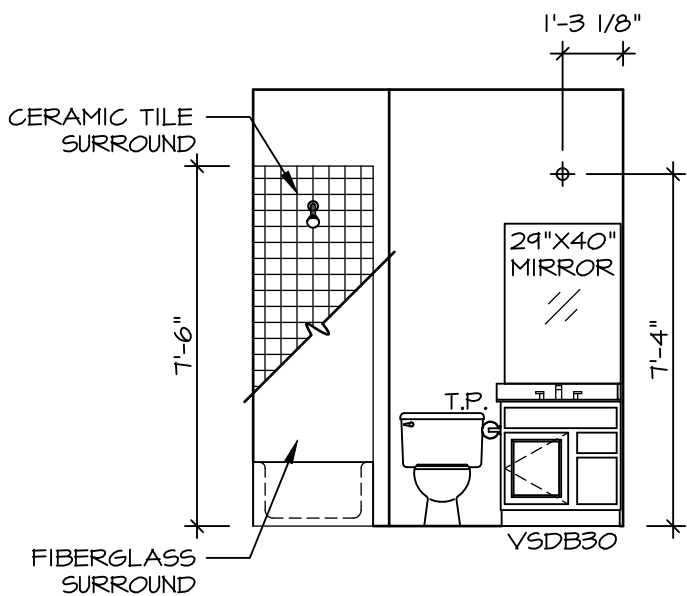
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. REFER TO DETAILS IT- FOR TUB AND SHOWER.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN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



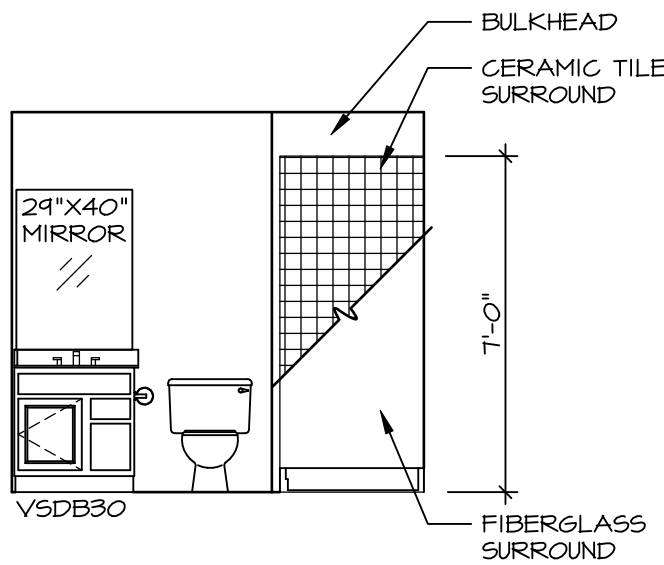
A OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



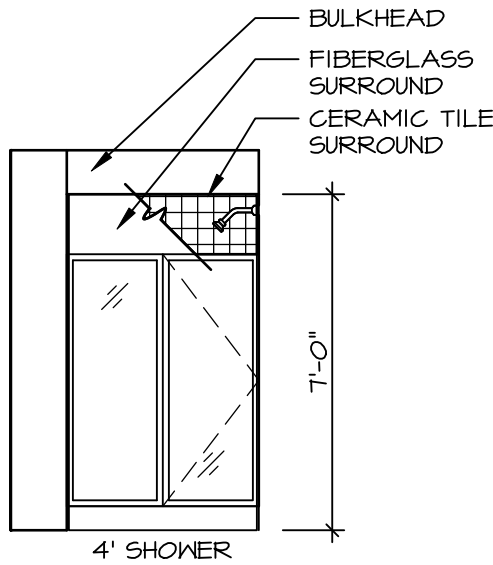
B OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH SHOWER "AMA"



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



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



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

DIV-COMM-LOT-UNIT
DCY-DY-8377

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