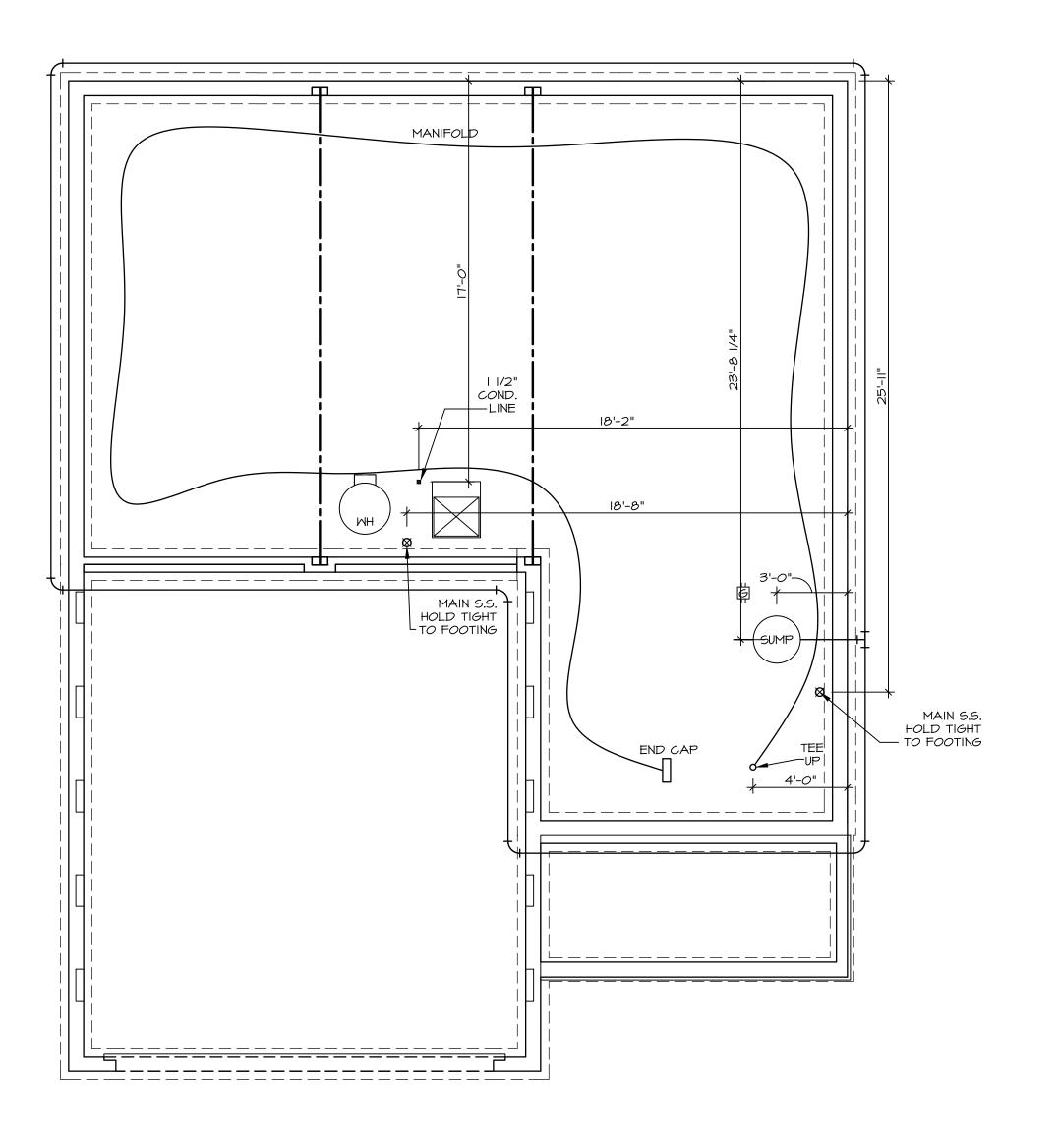
DY 8385 1310 DEER VALLEY DR Miamisburg, OH 45342

2 Story BasementVent Floor Drain50 gal electricAA on kitchen1 shower1 tub

Gas Furnace and Range





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:

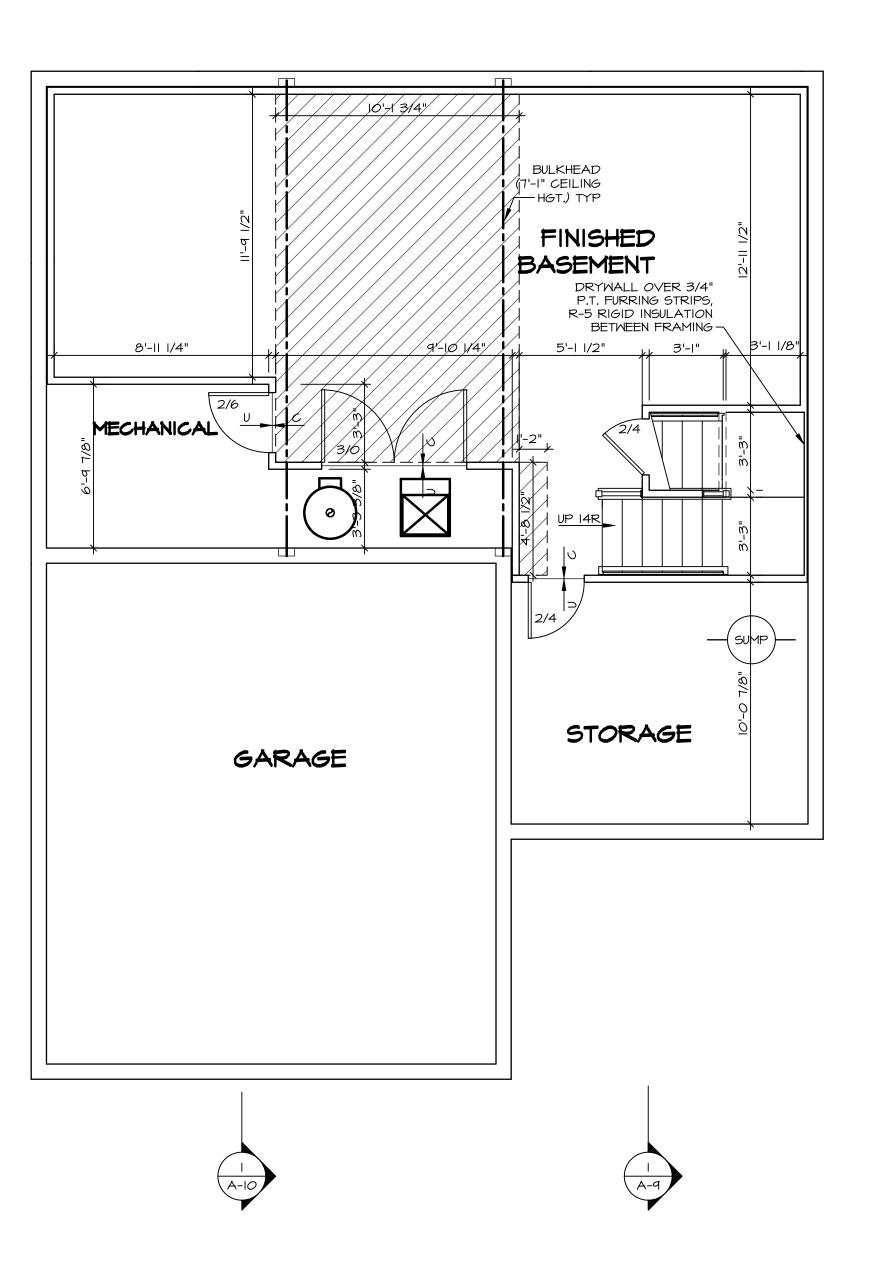
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)

- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)

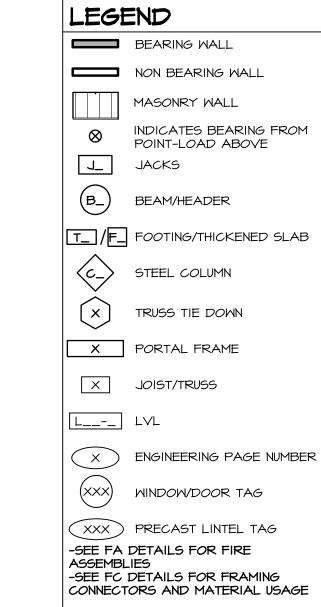
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER
JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)

- 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.







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
- 3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTE
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIA
- WALL FRAMING LOCATIONS AND HEADER SIZES, IF
 APPLICABLE.
- 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.7. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR
- TRIM OPTION TABLE.

 8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES
- ABOVE, UNLESS OTHERWISE NOTED.

 9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
 OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
- LIEU OF TANKED WATER HEATER.

 10. 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.

 II. BASEMENT FINISH DIMENSIONS ASSUME A I/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- 12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM
 APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT
 BLOCKING INSTALLED.

 13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2
- 13. 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-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

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NO NO NE		DIV-COMM-LOT-UNIT	COMM-LOT
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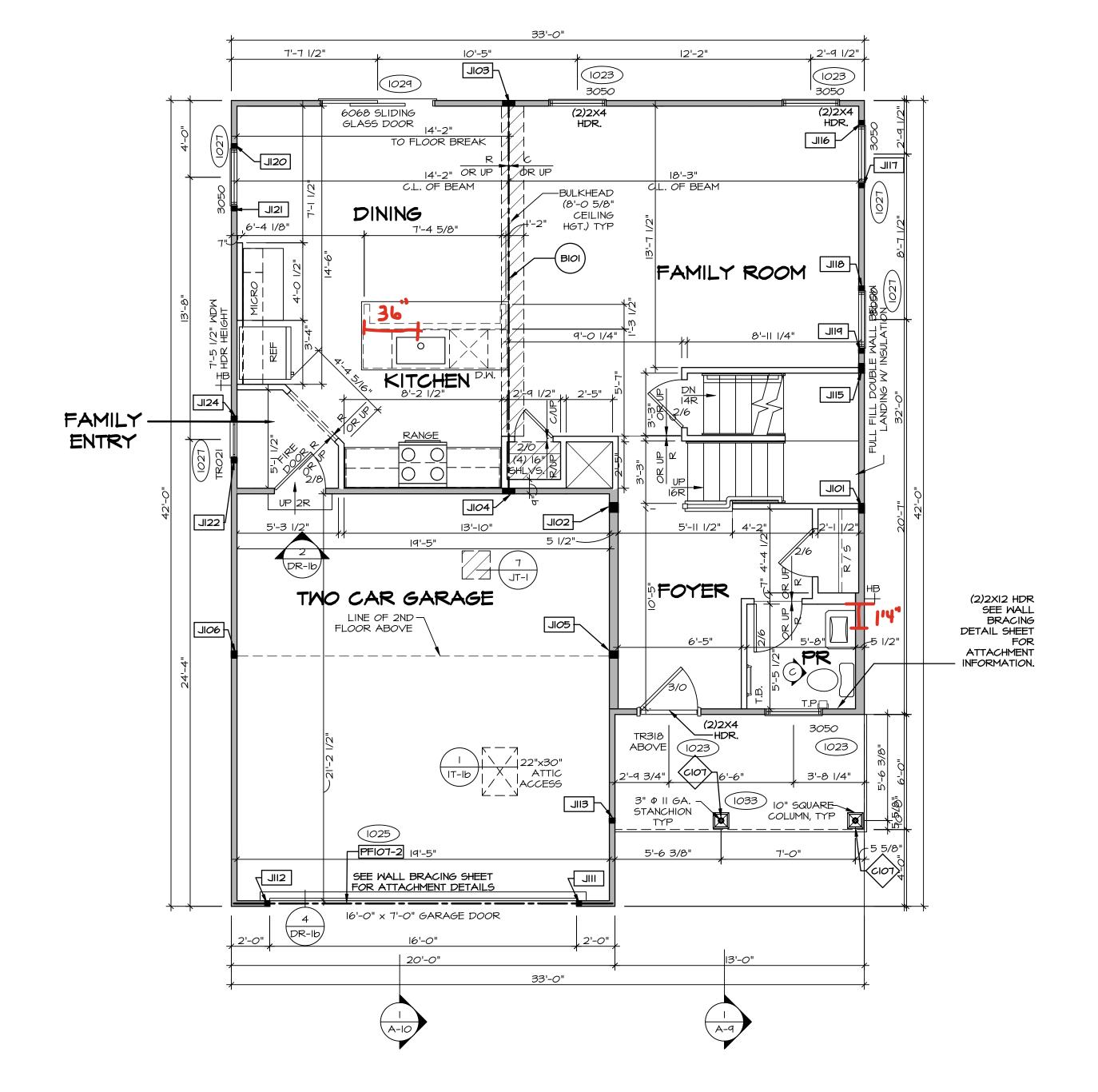
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		528
SET NO. ALGOO VERSION OI RELEASE NO	DRAWN BY TN DATE: 08/09/2017	OPTION
MODEL ALLEGHENY DRAWING TITLE	BASEMENT FLOOR PLAN	OPTION DESCRIPTION

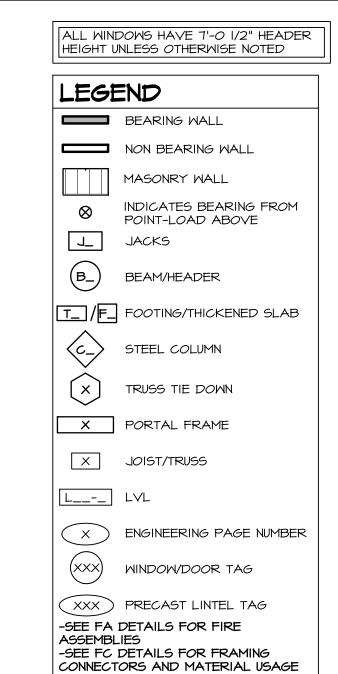
	FIRST FLOOR JACK	SCHEDUL	E
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
IOIL	JACK - (4) 2X4 SPF STUD GRADE	1004	
JI02	JACK - (4) 2X6 SPF STUD GRADE	1004	
JI03	JACK - (5) 2X4 SP#I	1008	
JIO4	JACK - (5) 2X4 SP#I	1008	
JI <i>0</i> 5	JACK - (3) 2X6 SP#I	1010	
JI06	JACK - (3) 2X4 SP#I	1010	
IIIL	JACK - (2) 2X4 SPF STUD GRADE	1025	
JII2	JACK - (2) 2X4 SPF STUD GRADE	1025	
SIIL	JACK - (2) 2X4 SPF STUD GRADE	1033	
JII5	JACK - (4) 2X4 SPF STUD GRADE	1006	
JII6	JACK - (2) 2X4 SPF STUD GRADE	1027	
TIIL	JACK - (2) 2X4 SPF STUD GRADE	1027	
BIIL	JACK - (2) 2X4 SPF STUD GRADE	1027	
PIIL	JACK - (2) 2X4 SPF STUD GRADE	1027	
J120	JACK - (2) 2X4 SPF STUD GRADE	1027	
J121	JACK - (2) 2X4 SPF STUD GRADE	1027	
JI22	JACK - (2) 2X4 SPF STUD GRADE	1027	
JI24	JACK - (2) 2X4 SPF STUD GRADE	1027	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BIOI	BEAM STEEL - WIOX30	20'-6"	1008	
PF107-2	LVL 1.75 - 11-04	19'-9"	1025	PORTAL FRAME I.A

	STEEL COL	UMN SCHE	DULE	
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C107	STANCHION PORCH - 3 IN DIA IIGA ADJ	9'-10 1/8"	1033	







FLOOR PLAN NOTES:

ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 MALLS, UNLESS OTHERWISE NOTED. ALL HEADERS TO HAVE (I) 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 ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB 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. O. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-II", 9' CEILING WILL BE 7'-II", IO' CEILING WILL BE 8'-3",

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. 3. 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-I(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

LY	L PLY TO PLY FASTENING SCHEDULE:	(WHERE APPLICABLE BASED ON LVL USAGE)
A.	- (2) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLI	ES W/ (2) ROWS 16D NAILS AT 12" O.C. OR
	ALT I I/2" WIDE LVL FASTEN PLIES W/ (3) ROWS I2D NAI	LS AT 12"O.C.
~ .	(2) DEVIATION OF AND INCLUDING 18 FACTEN DUES MY	(2) DOME ISD NAME AT 121 OF OR

2.A - (2) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR

ALT I I/2" WIDE LYL FASTEN PLIES W/ (4) ROWS I2D NAILS AT I2"O.C. 3.A - (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.

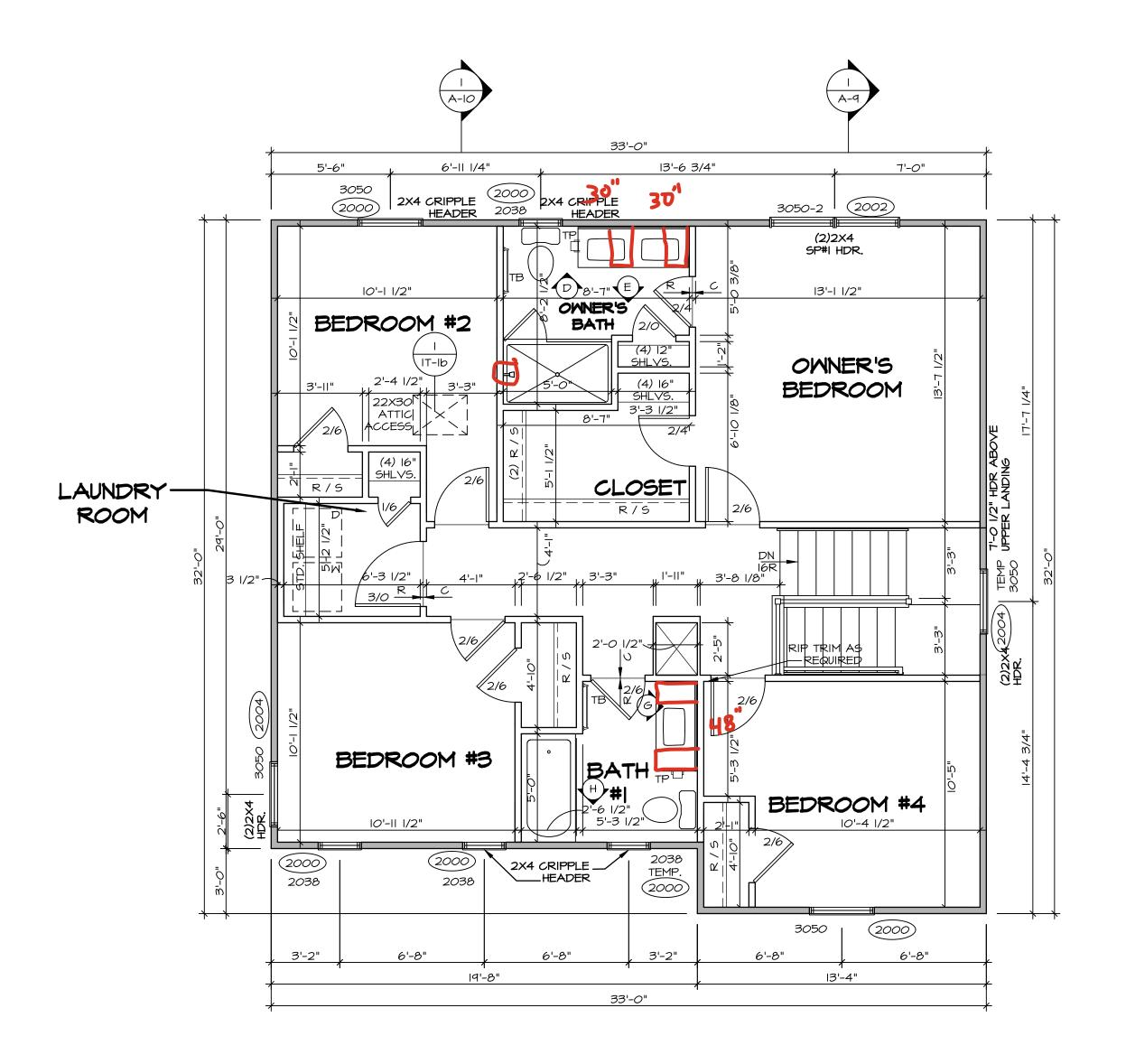
4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL: FASTEN PLIES W/ (2) ROWS I6D NAILS AT I2" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

5.A - (3) PLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12"O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/(4) ROWS 12D NAILS AT 12"O.C. FROM

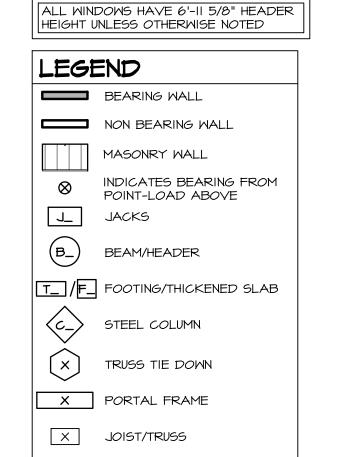
6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

7.A - (4) PLY (ALL SIZES); FASTEN PLIES WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR JACK SCHEDULE		DULE
IDENTIFIER DESCRIPTION ENG. NUM		ENG. NUM.







X ENGINEERING PAGE NUMBER

(XXX) WINDOW/DOOR TAG

XXX PRECAST LINTEL TAG

ASSEMBLIES
-SEE FC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

-SEE FA DETAILS FOR FIRE

FLOOR PLAN NOTES:

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 ALL HEADERS TO HAVE (I) 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.
- 3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 I/2", UNLESS OTHERWISE NOTED.

 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE I2" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-IB FOR 3/4" FIRE STOPPING AT BUILKHEAD / CEILING PANELS.

L__-_ LVL

- 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR
- INTERIOR TRIM DETAILS.

 7. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- 8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- 9. TANKED WATER HEATER SHOWN AS BASE CONDITION,
 OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN
 LIEU OF TANKED WATER HEATER.
- 10. 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.
- II. BASEMENT FINISH DIMENSIONS ASSUME A I/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL. I2. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM
- APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

 13. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"
 SHORT OF FRAMING ABOVE.

AT GARAGE:

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

AT STAIRS:

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

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)))]	VERSION OI	RELEASE NO	DATE: 08/10/2017	OPTION
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SECOND FLOOR PLAN
OPTION DESCRIPTION

KITCHEN NOTES:

CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.

 IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD

STANDARD MOLDING, REFER TO STANDARD DETAIL II/KT-I FOR REPLACEMENT BASED ON CABINET STYLE.

ON CABINET STYLE.

3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT"
UNLESS OTHERWISE NOTED.

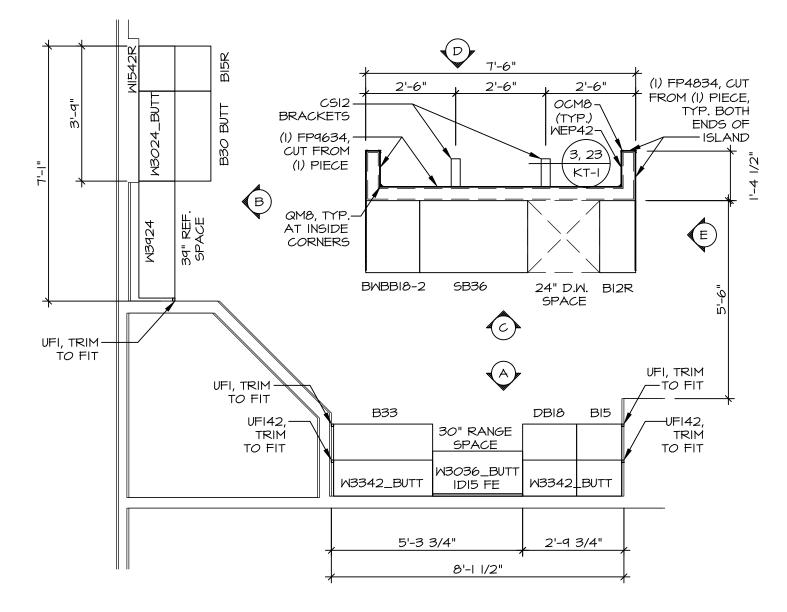
4. CABINET MUST BE SET, SHIMMED, LEVELED

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.

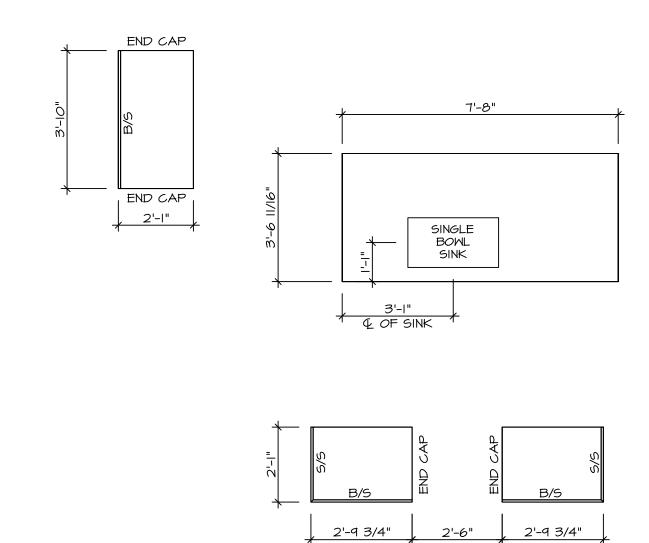
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-Ib

NOTES

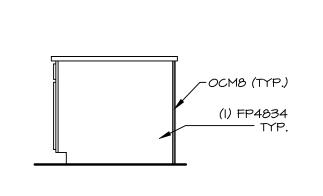
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



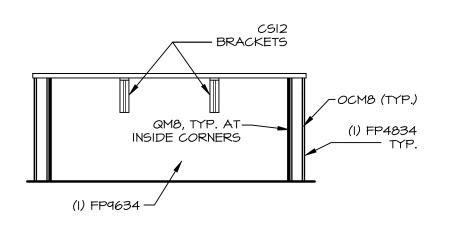




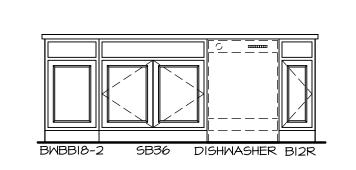




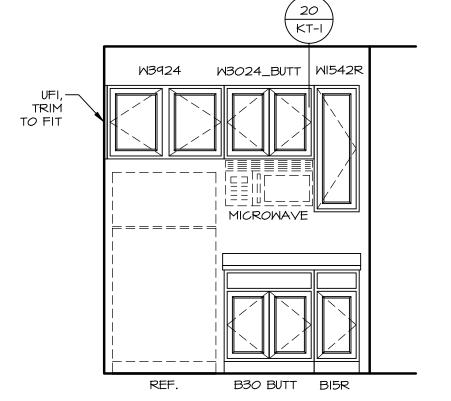




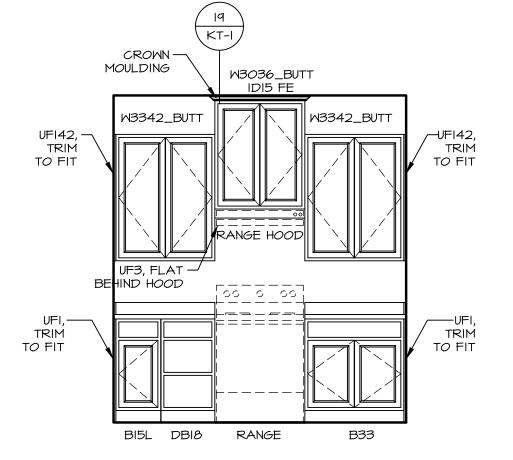




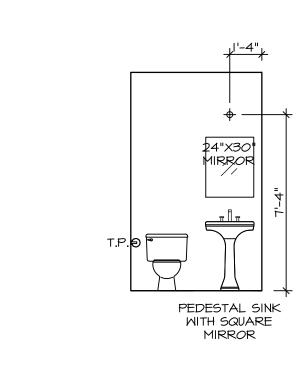




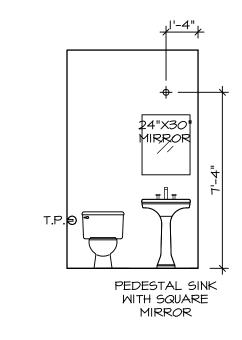




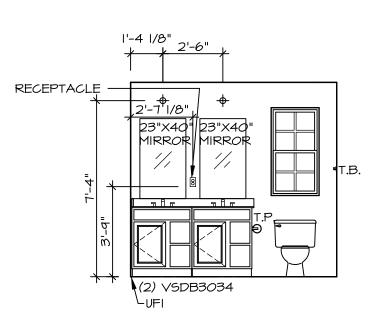
ELEVATION "A"	A
SCALE: 3/8" = 1'-0"	



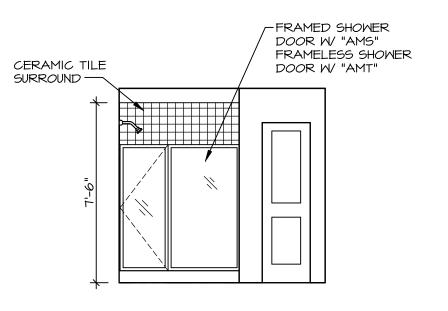




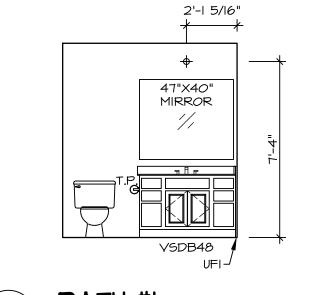




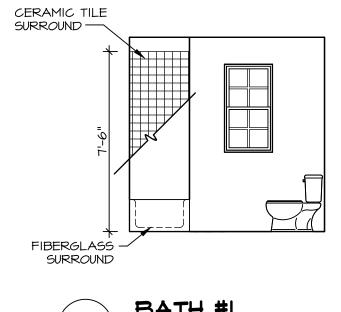












	BATH #I
П	SCALE: I/4" = I'-0"

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