

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

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 EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" 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 "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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

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

LEGEND

- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELC, ELM	1042	
J02	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELC, ELM	1042	
J03	JACK - (3) 2X4 SFF STUD GRADE	BCB	1000	
J04	JACK - (4) 2X4 SFF STUD GRADE	BCB	1000	
J05	JACK - (2) 2X4 SFF STUD GRADE		1002	
J06	JACK - (2) 2X4 SFF STUD GRADE		1002	
J07	JACK - (4) 2X4 SFF STUD GRADE	ZIA	1010	
J12	JACK - (3) 2X4 SFF STUD GRADE	MAA	1012	
J13	JACK - (3) 2X4 SFF STUD GRADE	MAA	1012	
J14	JACK - 2X4 SFF STUD GRADE	MAA	1068	
J15	JACK - 2X4 SFF STUD GRADE	MAA	1068	
J17	JACK - (3) 2X4 SFF STUD GRADE	GCE	1054	
J18	JACK - (3) 2X4 SFF STUD GRADE	GCE	1054	
J19	JACK - (2) 2X4 SFF STUD GRADE	GCE	1058	
J40	JACK - (2) 2X4 SFF STUD GRADE	GCE	1058	
J47	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
J48	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
J49	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1006	
J58	JACK - (2) 2X4 SFF STUD GRADE	AMA, AMJ, ZIA	1074	
J59	JACK - (2) 2X4 SFF STUD GRADE	AMA, AMJ, ZIA	1074	
J63	JACK - (2) 2X4 SFF STUD GRADE	MAA	1070	
J64	JACK - (2) 2X4 SFF STUD GRADE	MAA	1070	
J79	JACK - 2X4 SFF STUD GRADE	ZIA	1008	

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.
- 2A - (2) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D 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
- 5A - (3) PLY 14" TO AND INCLUDING 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D 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

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

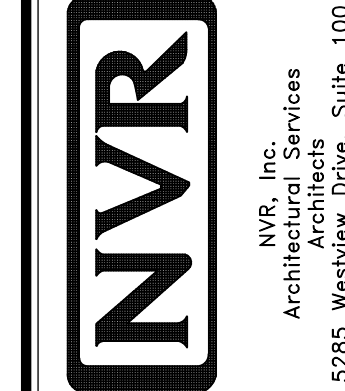
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B01	EXT HEADER - 2X6 - 2 PLY	6'-4"	ELM	1042	FIELD INSTALLED
B06	EXT HEADER - 2X12 - 2 PLY	8'-6"	GCE	1058	FIELD INSTALLED
PF03	EXT HEADER - 2X12 - 2 PLY	18'-4"		1028	FIELD INSTALLED
PF04-2	LVL - 14	19'-9 1/2"	GCE	1054	2A, PORTAL FRAME

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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REV. NO.	DATE	REMARKS
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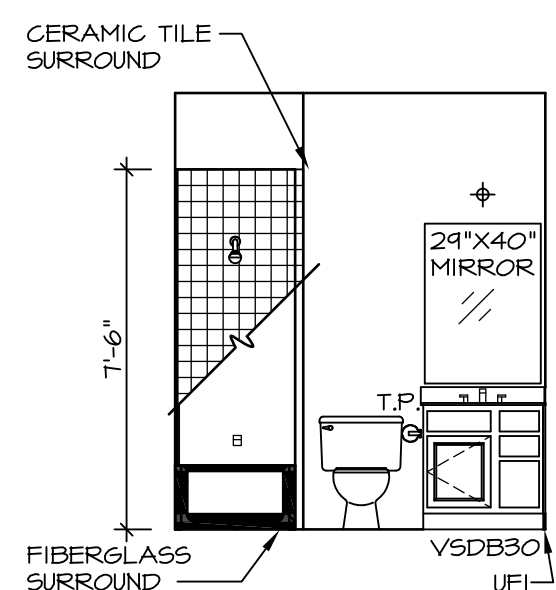
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL: SPRINGMANOR
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

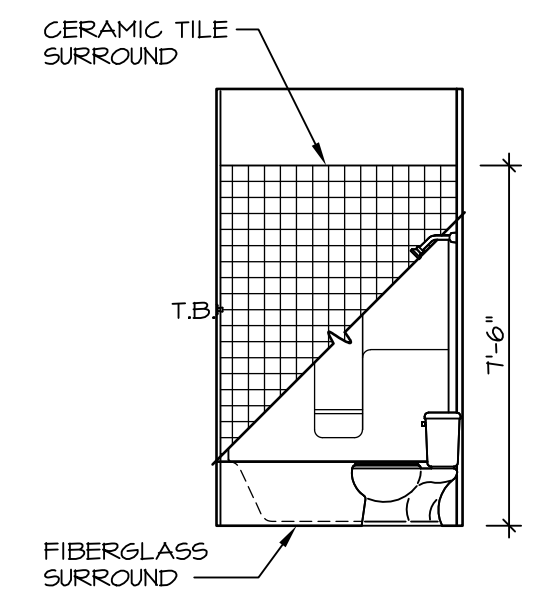
SHEET NO. A-7 37

NOTES:

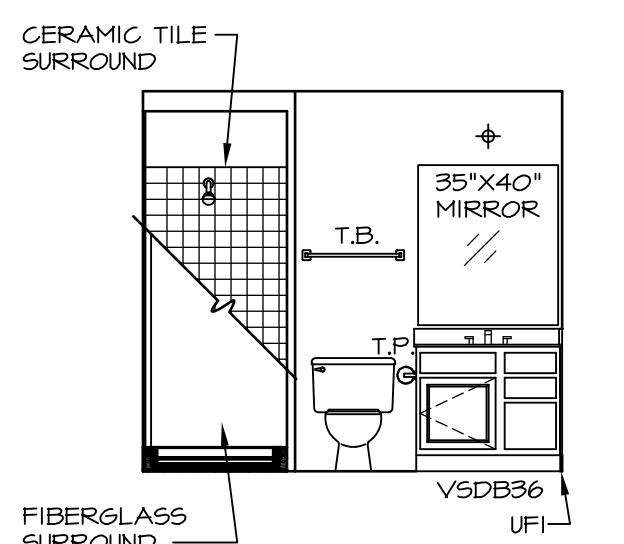
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



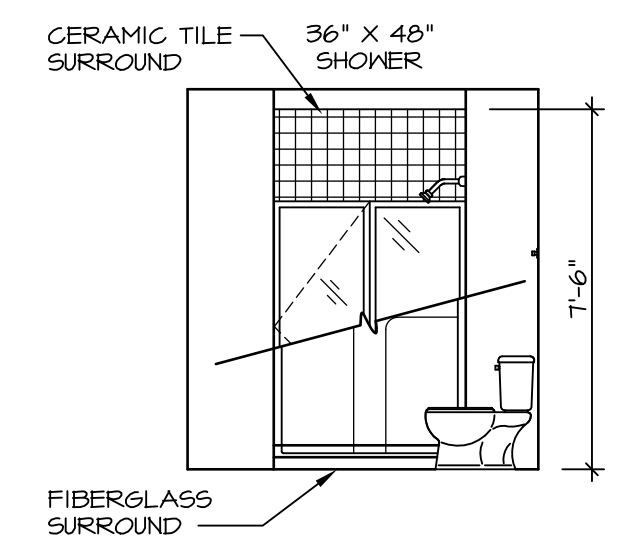
D BATH #1
SCALE: 1/4" = 1'-0"



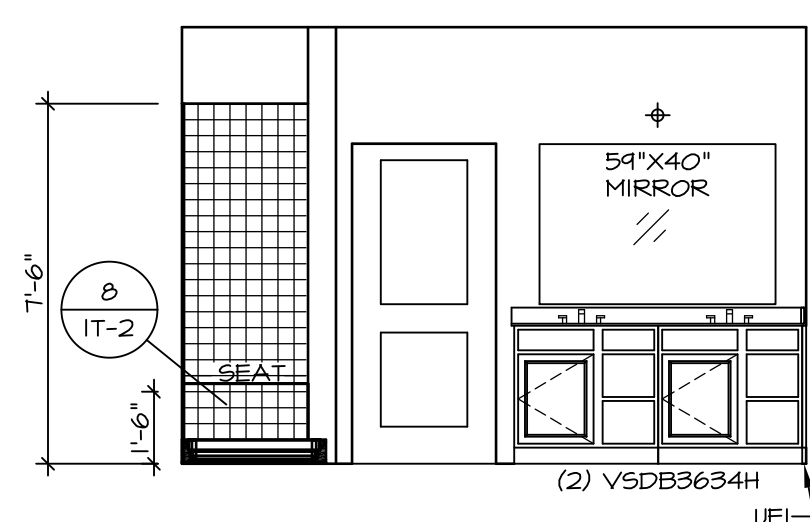
C BATH #1
SCALE: 1/4" = 1'-0"



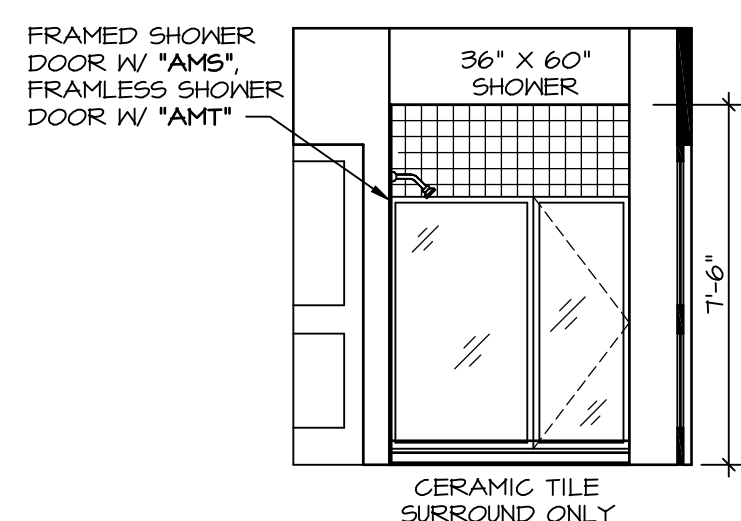
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



J OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMJ*



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



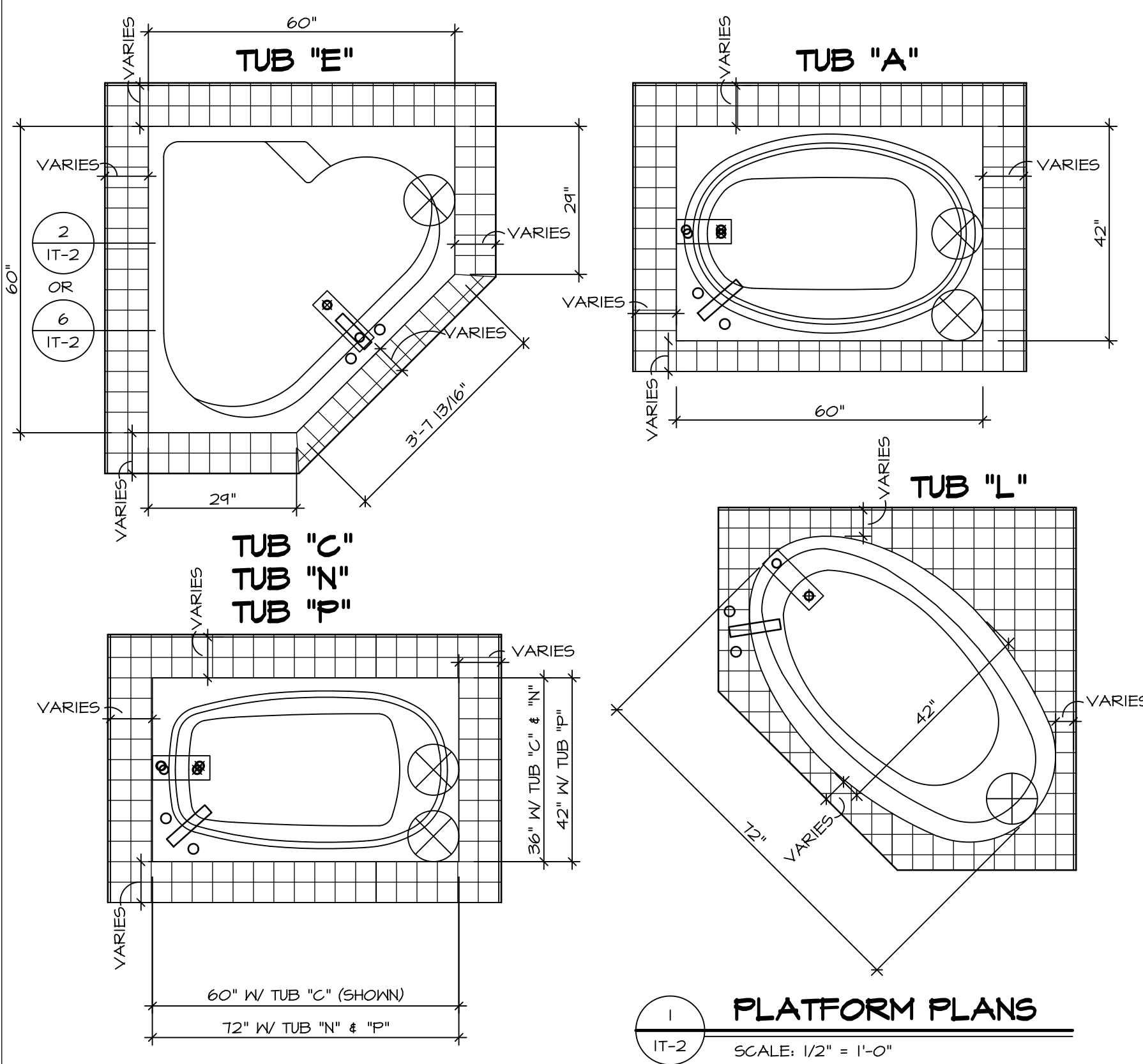
E OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMA* OR *AMJ* OR *AMF*

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-14	SPRINGMANOR	SPM00_01	01		08/12/2015		
55							

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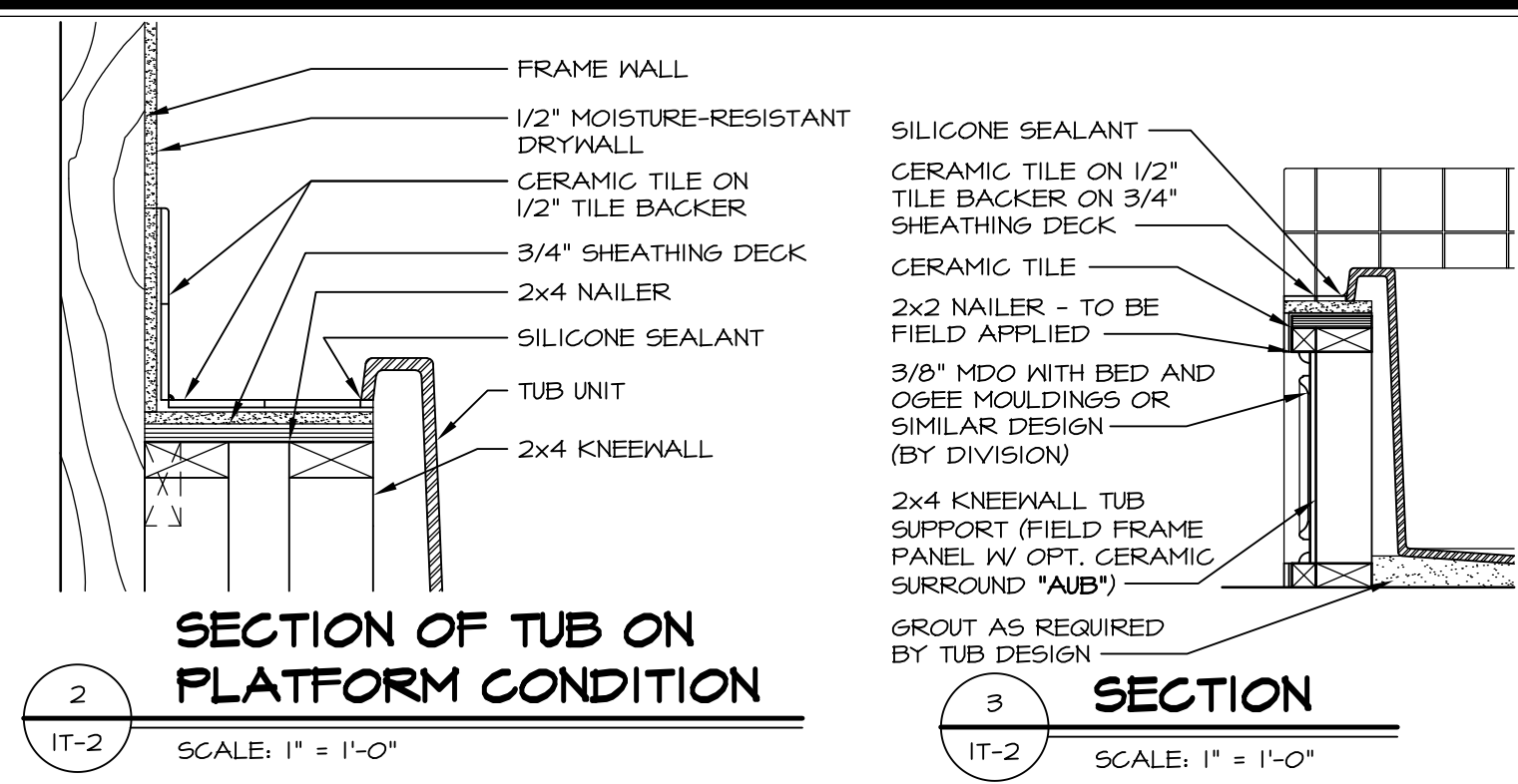
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100
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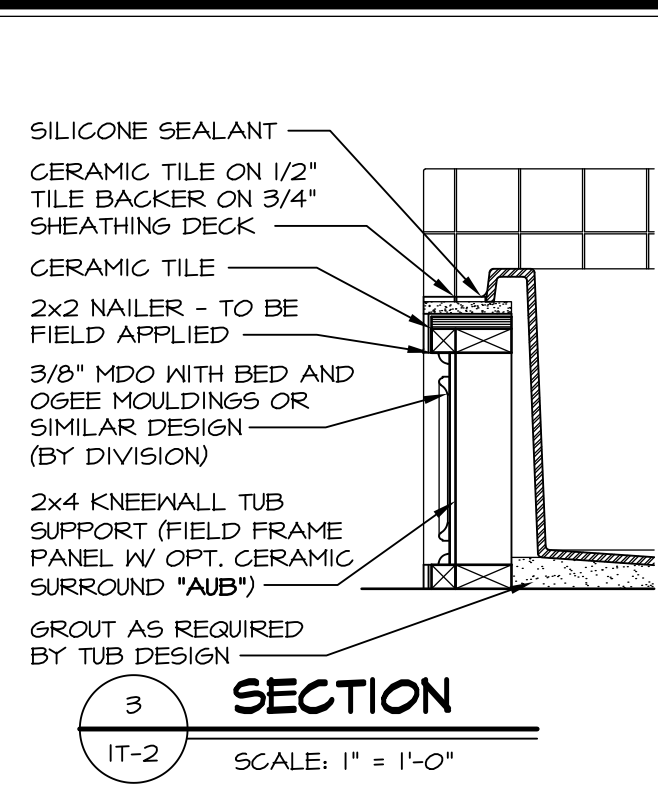


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

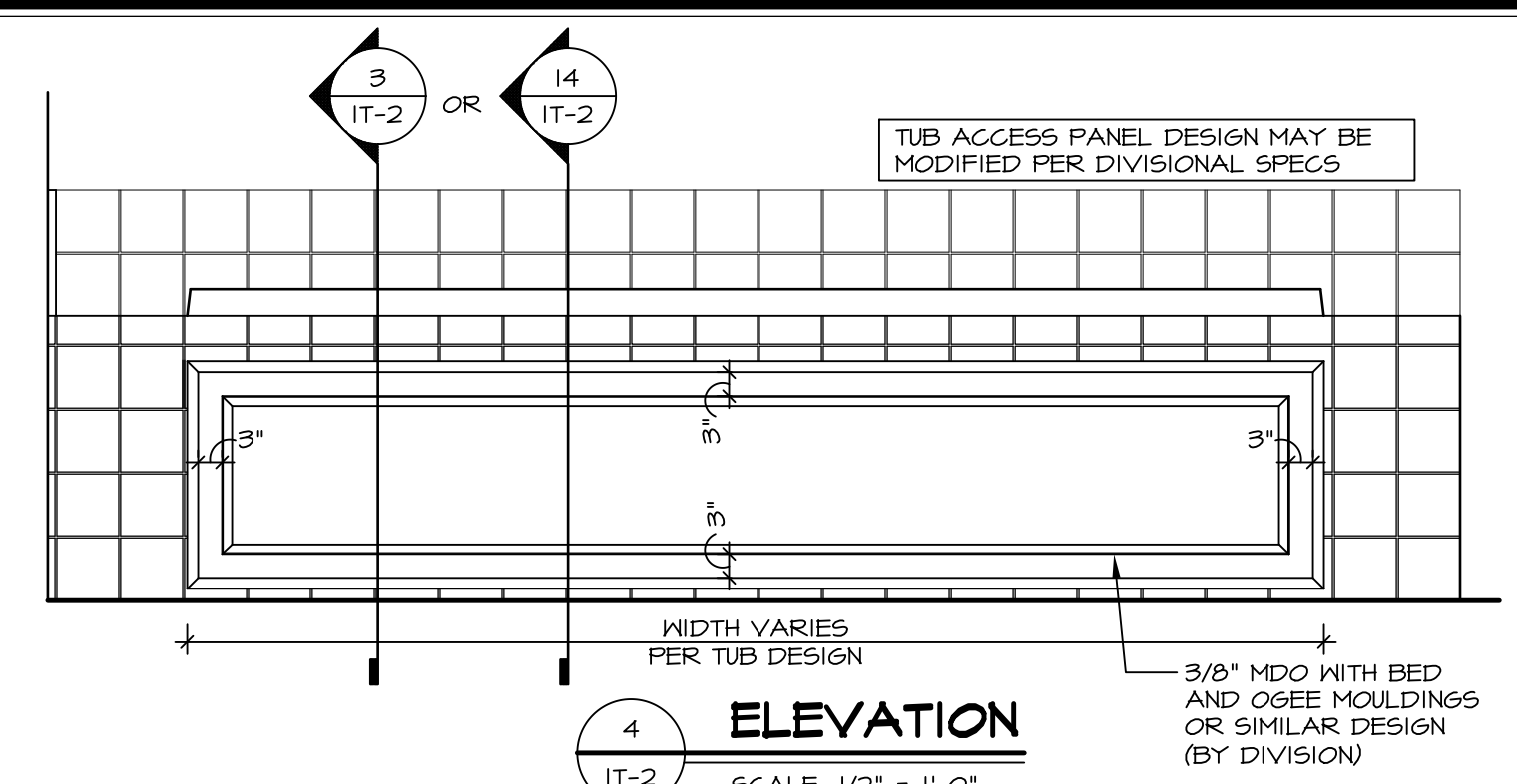
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18 3/4"	42"	72"	17 1/8"



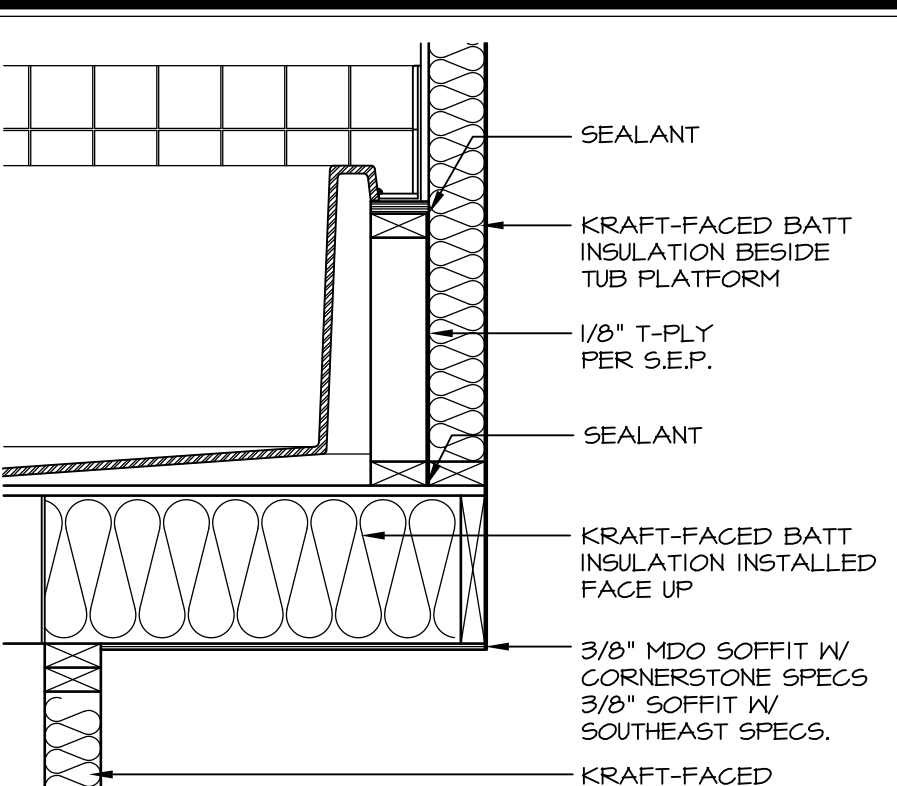
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



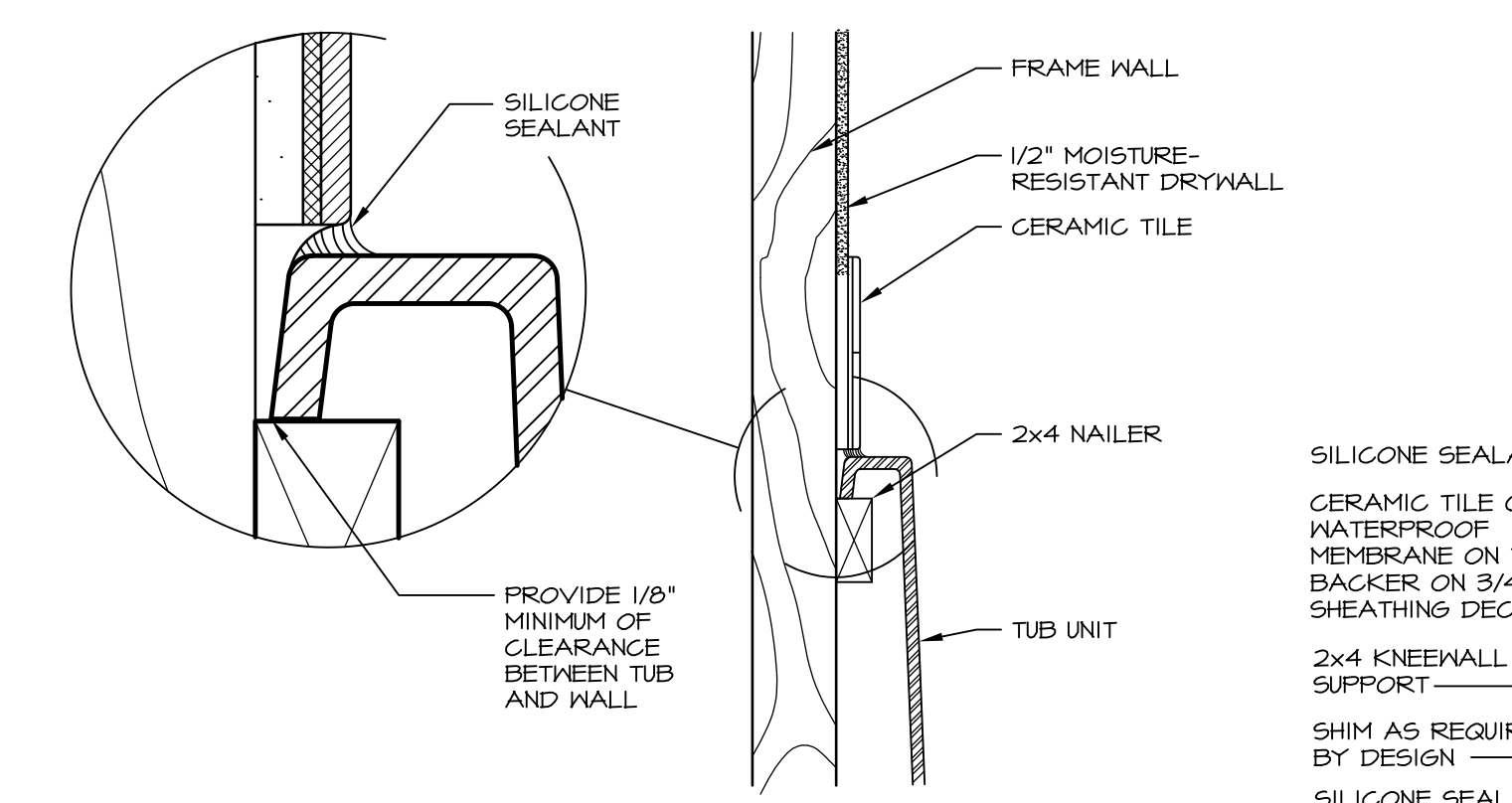
3 SECTION
SCALE: 1" = 1'-0"



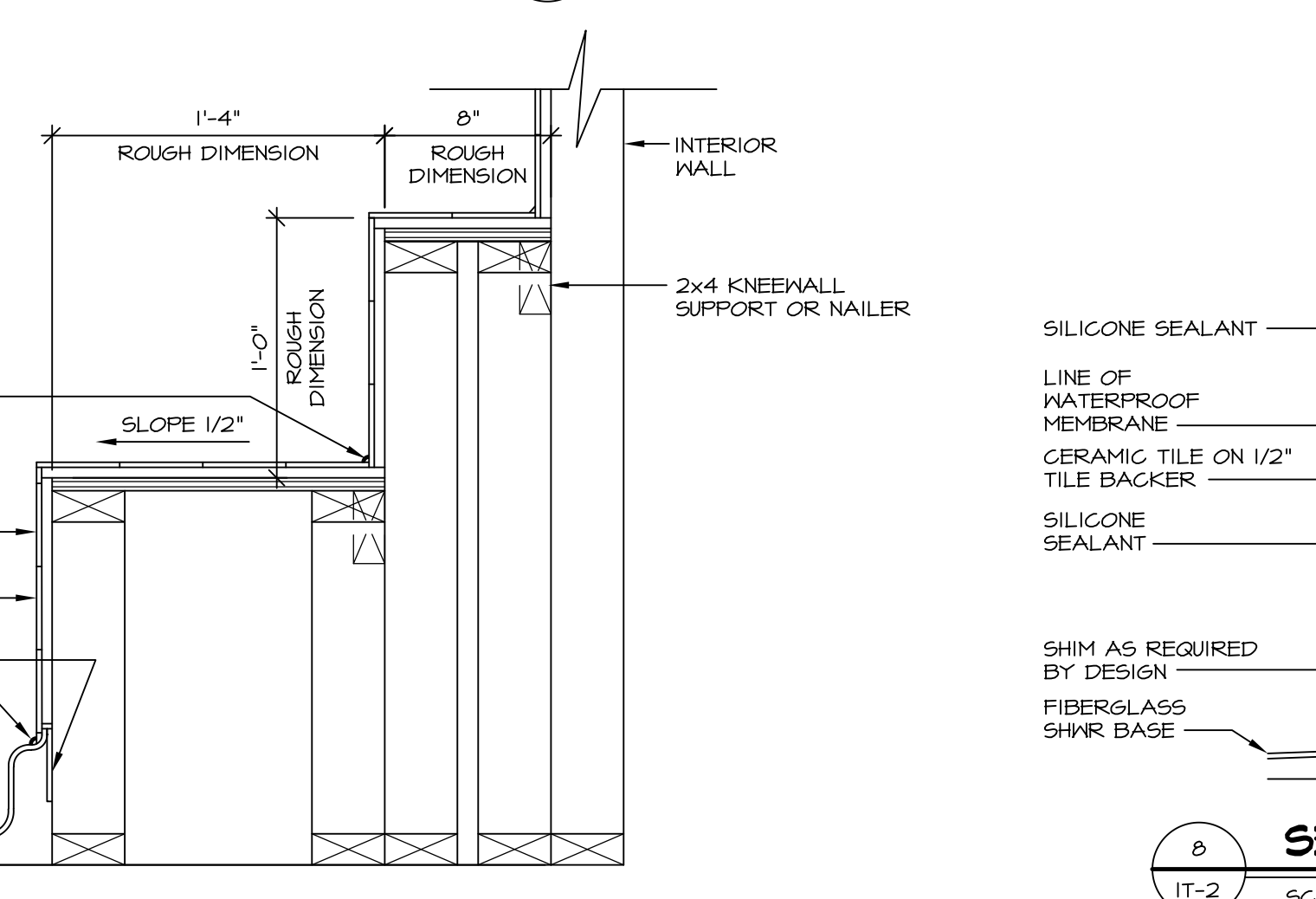
4 ELEVATION
SCALE: 1/2" = 1'-0"



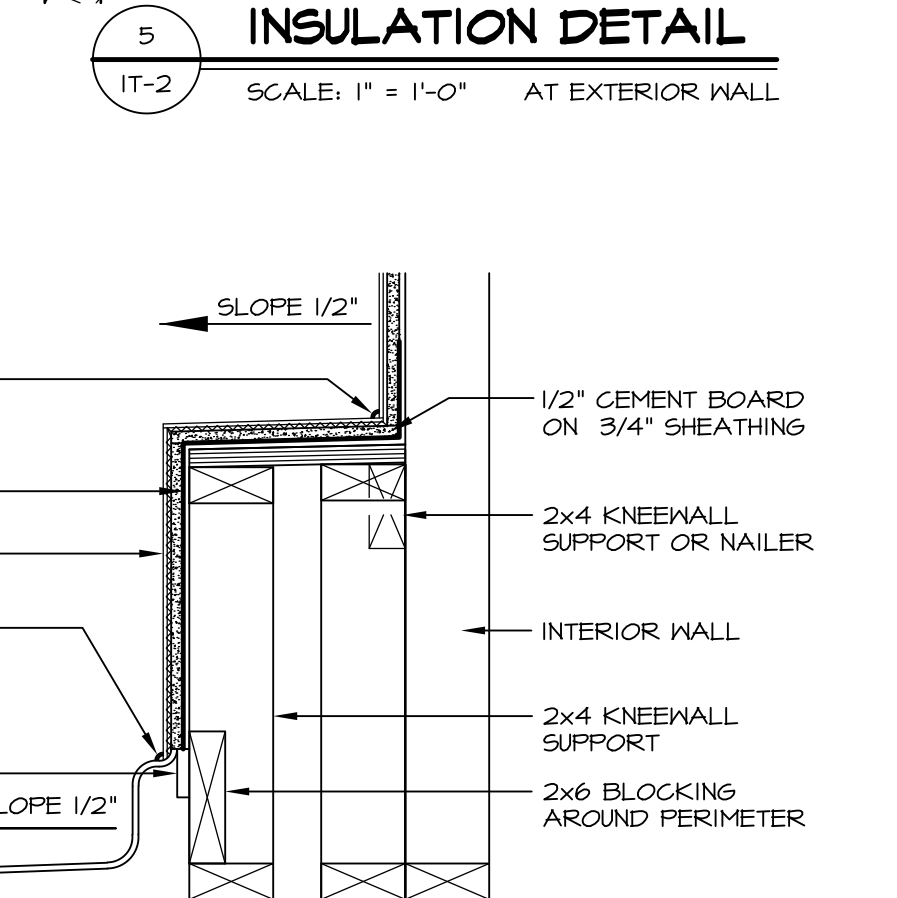
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



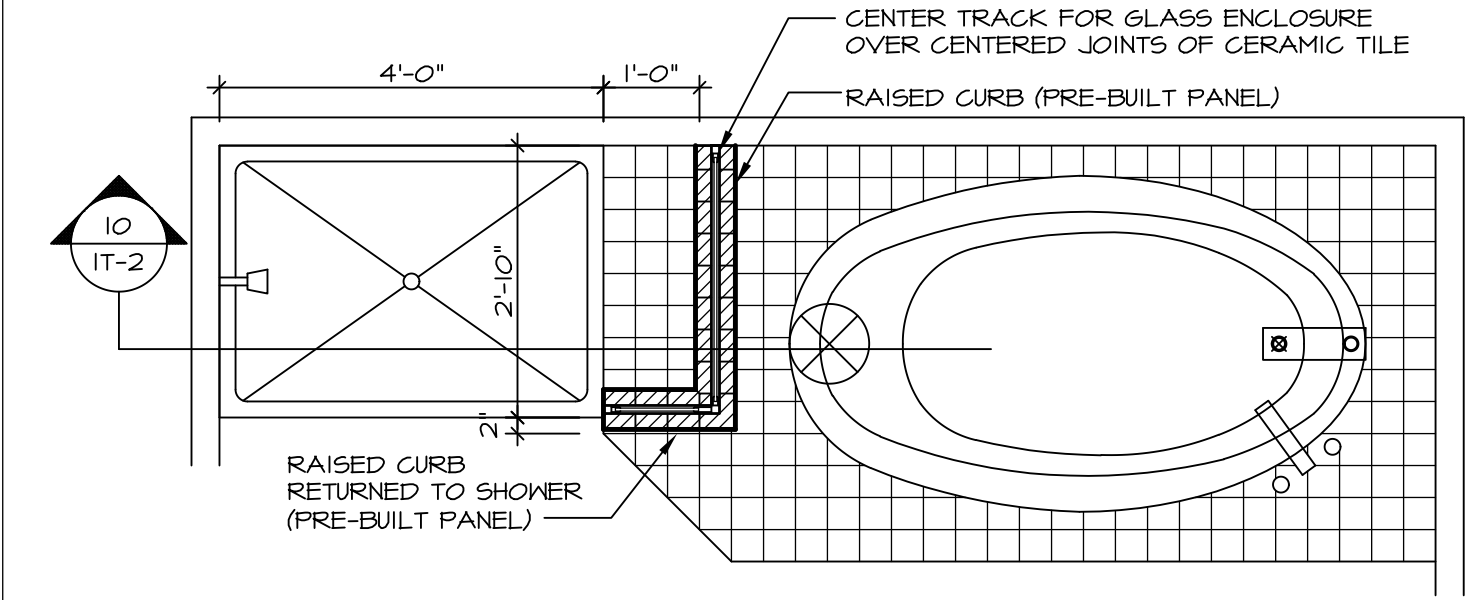
6 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



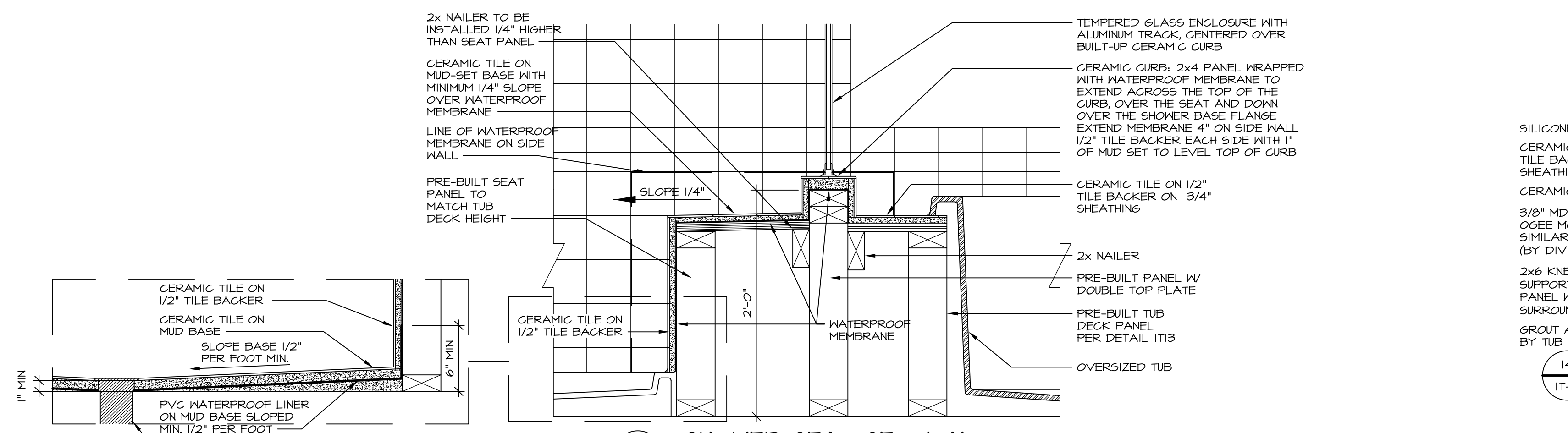
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



8 SECTION OF SHOWER SEAT
SCALE: 1-1/2" = 1'-0" FIBERGLASS SHOWER BASE



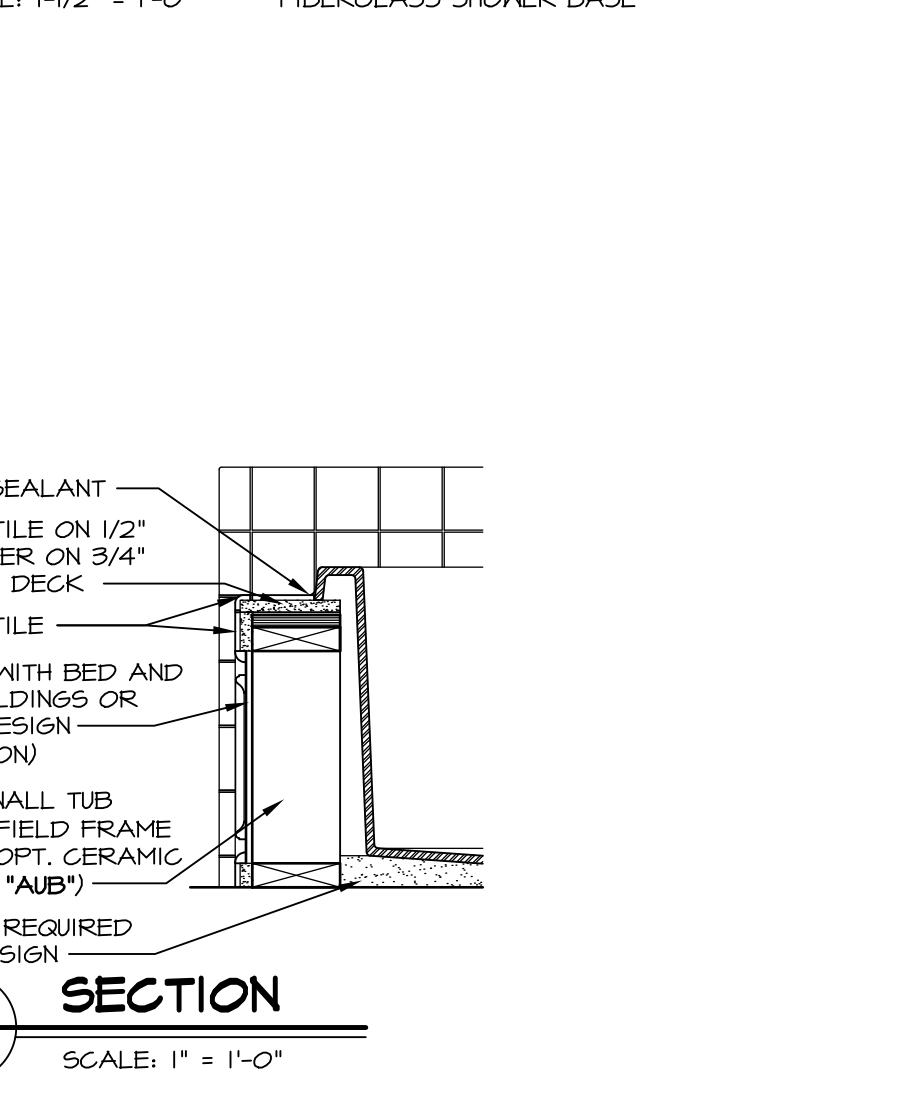
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



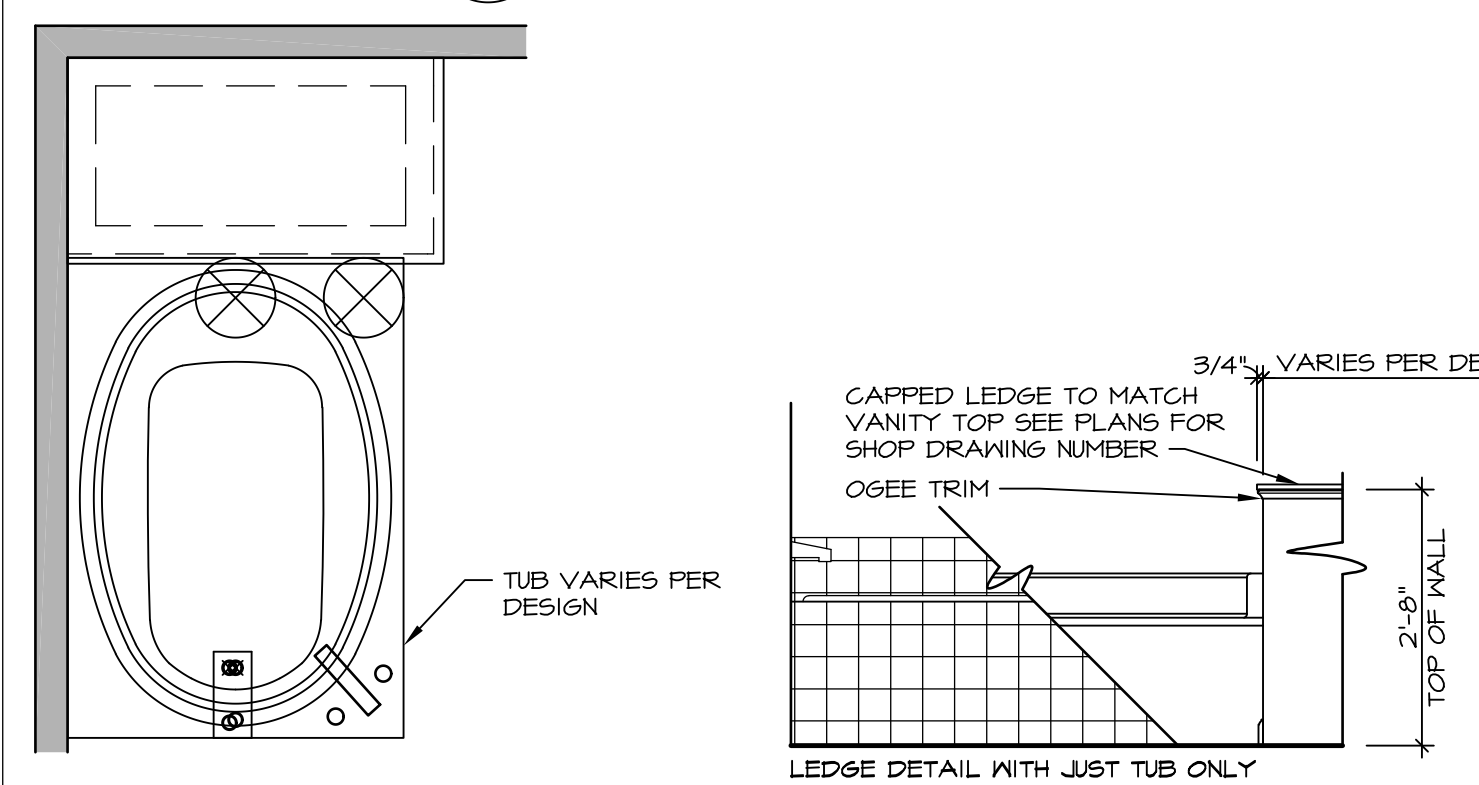
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



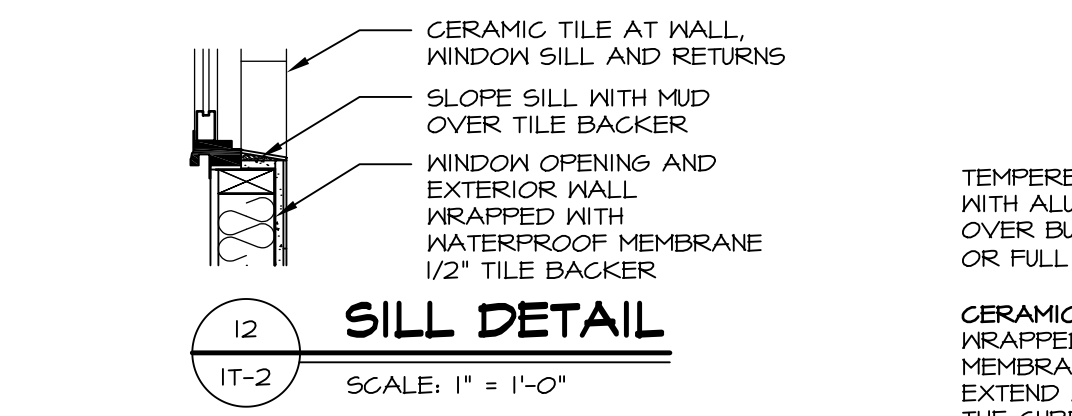
11 ALTERNATE SHOWER PAN DETAIL



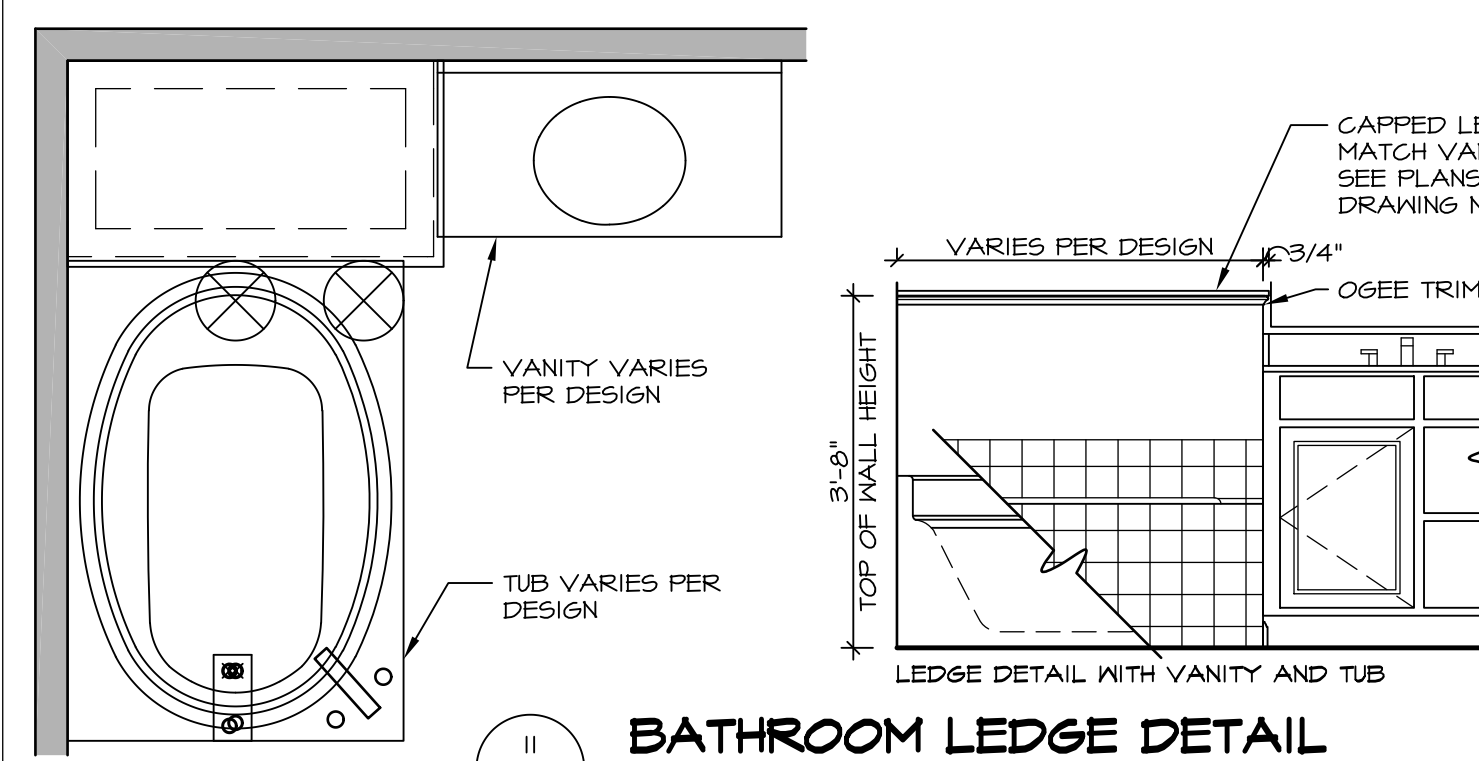
14 SECTION
SCALE: 1" = 1'-0"



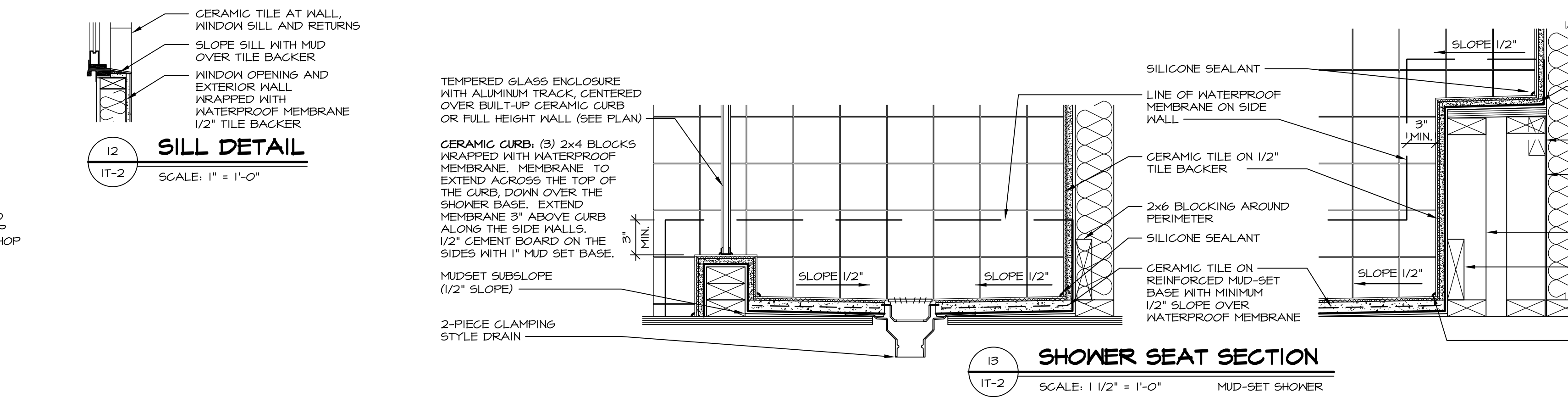
12 BATHROOM LEDGE DETAIL
SCALE: 1" = 1'-0"



13 SILL DETAIL
SCALE: 1" = 1'-0"



11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



13 SHOWER SEAT SECTION
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/11/17	EEP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 8414)

REMARKS

SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

MODEL
STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

IT-2

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