1 / A-5 PLUMBING PLAN

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

REV. NO.	DATE	REMARKS

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SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 06/12/2015
OPTION

MODEL
SPRINGMANOR
DRAWING TITLE
PLUMBING PLAN

OPTION DESCRIPTION

SHEET NO.
A-5

33

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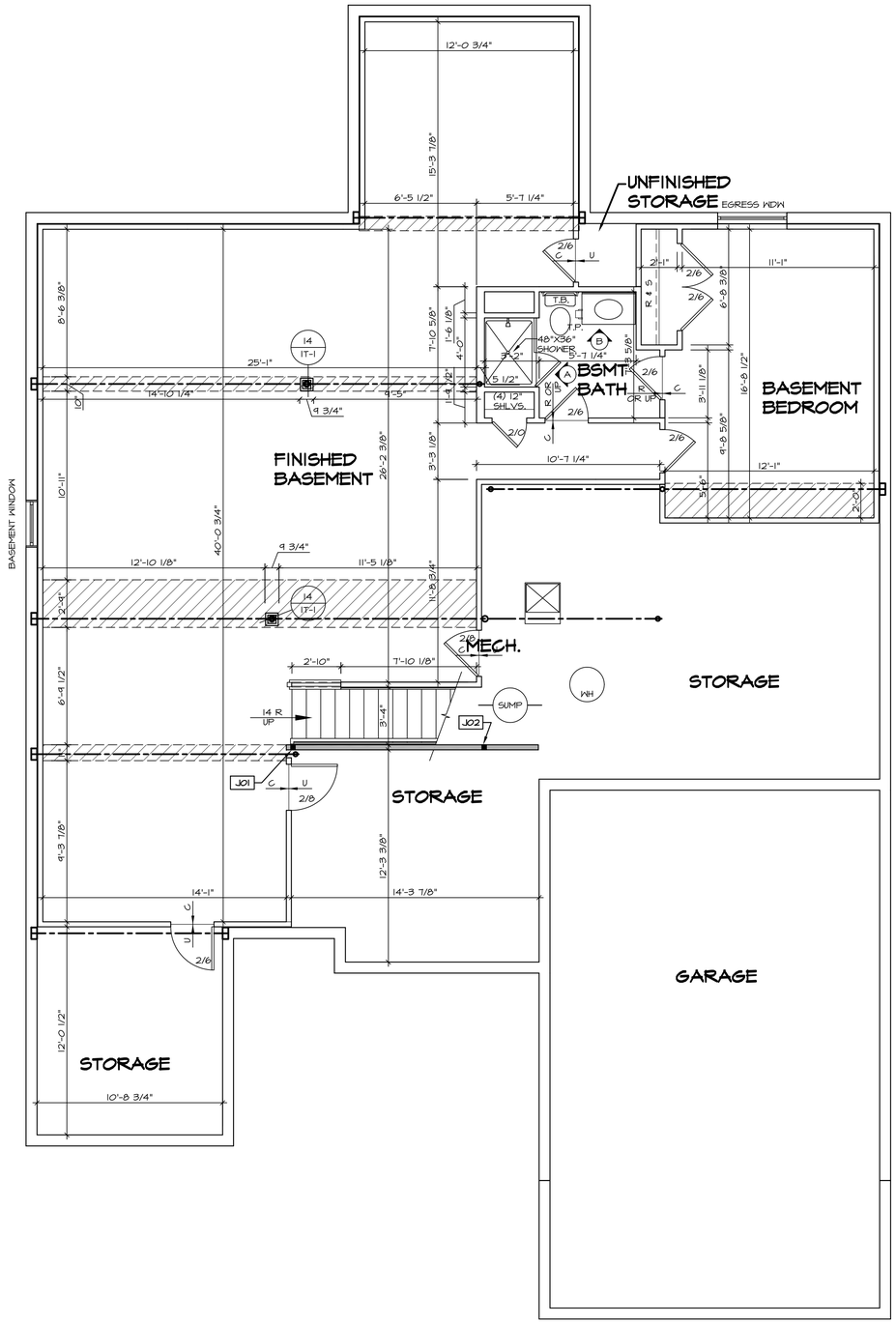

BASEMENT FLOOR PLAN

1 / A-6

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

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 FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE **"T"-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

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SPF STUD GRADE		B0014	
J02	JACK - (2) 2X4 SPF STUD GRADE		B0014	

REV. NO.	DATE	REMARKS

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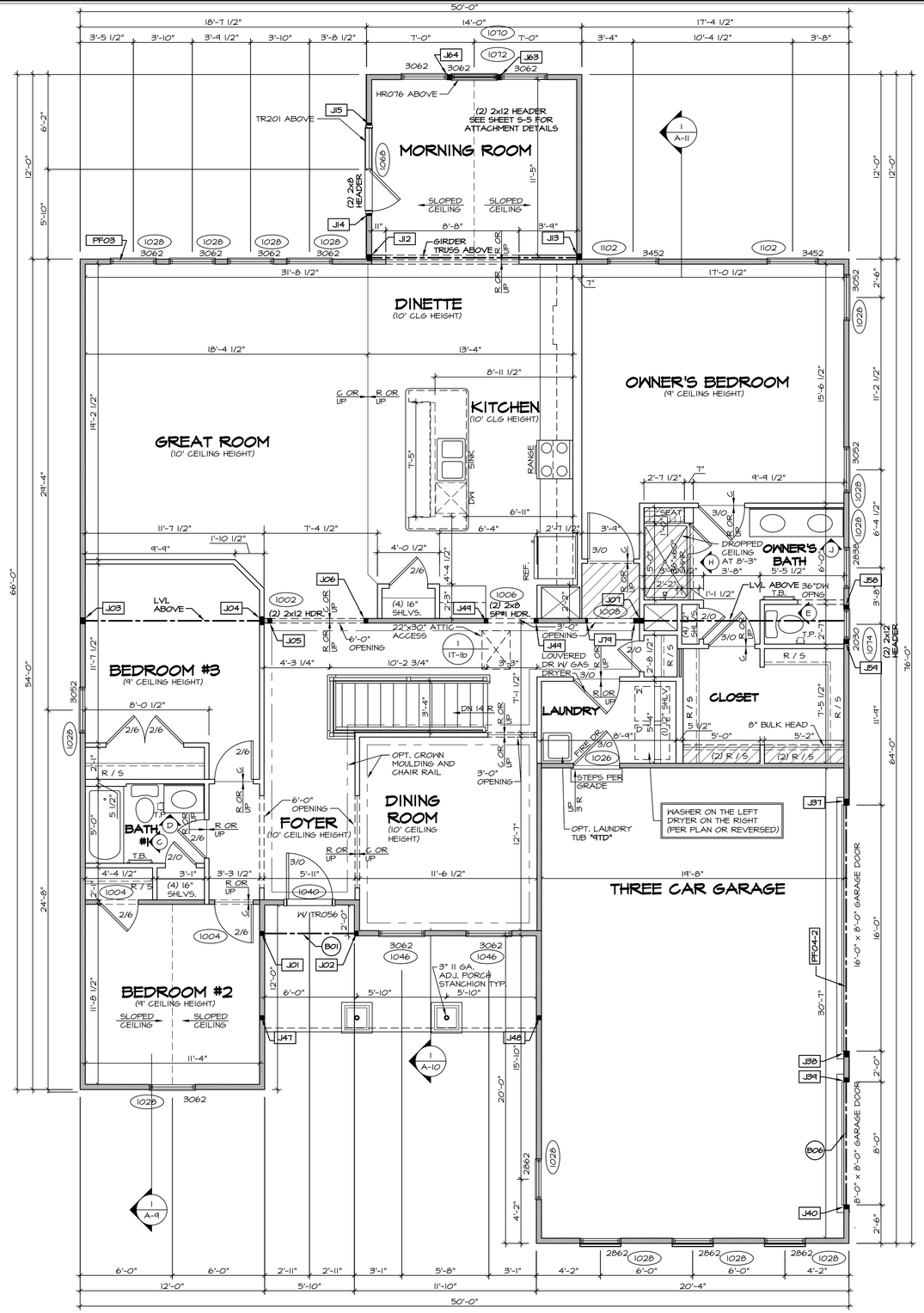
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION
OPTION DESCRIPTION

MODEL SPRINGMANOR
DRAWING TITLE BASEMENT FLOOR PLAN

SHEET NO. A-6

35



FIRST FLOOR PLAN

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

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE **T-O 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 FG DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SPF STUD GRADE	ELA, ELG, ELM	1042	
J02	JACK - (2) 2X4 SPF STUD GRADE	ELA, ELG, ELM	1042	
J03	JACK - (3) 2X4 SP#1	BGB	1000	
J04	JACK - (4) 2X4 SPF STUD GRADE	BGB	1000	
J05	JACK - (2) 2X4 SPF STUD GRADE		1002	
J06	JACK - (2) 2X4 SPF STUD GRADE		1002	
J07	JACK - (4) 2X4 SPF STUD GRADE	ZIA	1010	
J12	JACK - (3) 2X4 SPF STUD GRADE	MAA	1012	
J13	JACK - (3) 2X4 SPF STUD GRADE	MAA	1012	
J14	JACK - 2X4 SPF STUD GRADE	MAA	1068	
J15	JACK - 2X4 SPF STUD GRADE	MAA	1068	
J37	JACK - (3) 2X4 SPF STUD GRADE	GCE	1054	
J38	JACK - (3) 2X4 SPF STUD GRADE	GCE	1054	
J39	JACK - (2) 2X4 SPF STUD GRADE	GCE	1058	
J40	JACK - (2) 2X4 SPF STUD GRADE	GCE	1058	
J47	JACK - (2) 2X4 SPF STUD GRADE	ELA / EPB, ELG, ELM	1032	
J48	JACK - (2) 2X4 SPF STUD GRADE	ELA / EPB, ELG, ELM	1032	
J49	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1006	
J58	JACK - (2) 2X4 SPF STUD GRADE	AMA, AM-J, ZIA	1074	
J59	JACK - (2) 2X4 SPF STUD GRADE	AMA, AM-J, ZIA	1074	
J63	JACK - (2) 2X4 SPF STUD GRADE	MAA	1070	
J64	JACK - (2) 2X4 SPF STUD GRADE	MAA	1070	
J79	JACK - 2x4 SPF STUD GRADE	ZIA	1008	

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 PLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES 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	16'-4"		1028	FIELD INSTALLED
PF04-2	LVL - 14	19'-9 1/2"	GCE	1054	2.A, PORTAL FRAME

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

REV. NO.	DATE	REMARKS

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Frederick, MD 21703

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

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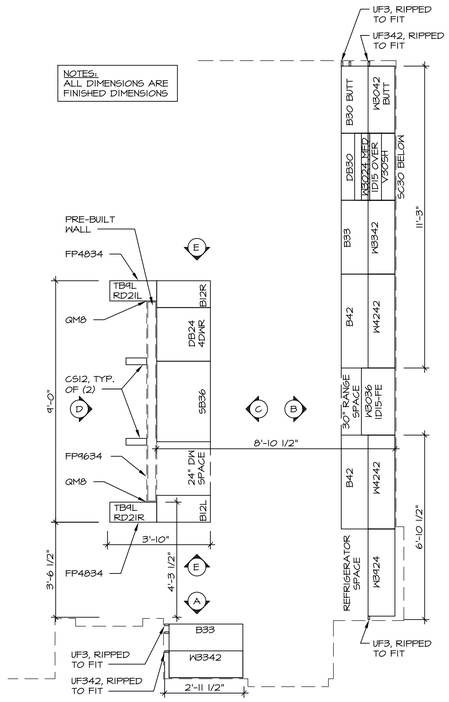
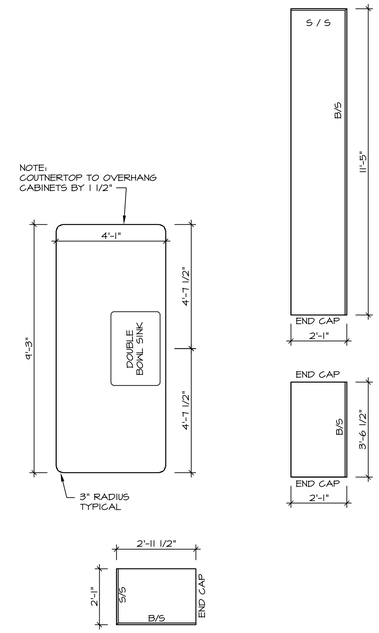


KITCHEN CABINET PLAN - (KC-3339)

1 / A-13

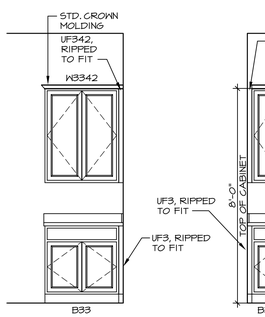
SCALE: 3/8" = 1'-0"



KITCHEN COUNTERTOP PLAN - (KT-3339)

2 / A-13

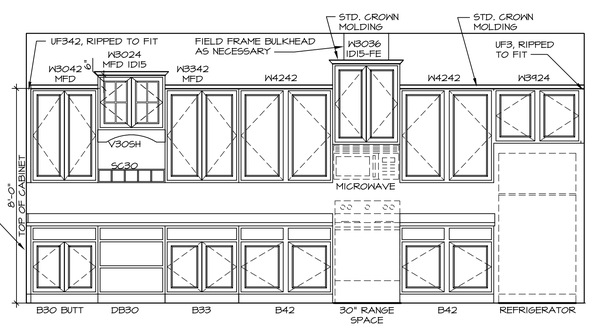
SCALE: 3/8" = 1'-0"



KIT. ELEV.

A

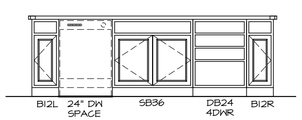
SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION

B

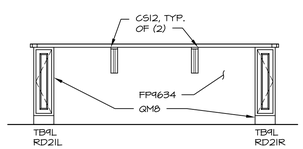
SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION

C

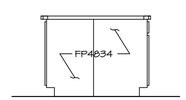
SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION

D

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



KIT. ELEV.

E

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

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SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL: SPRINGMANOR

DRAWING TITLE: KITCHEN PLANS & ELEVATIONS

OPTION DESCRIPTION

SHEET NO. A-13

53

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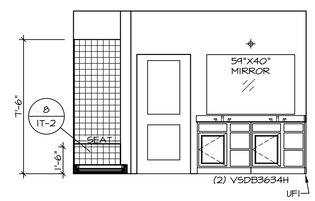
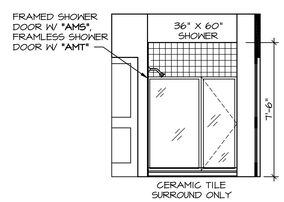
NOTES:

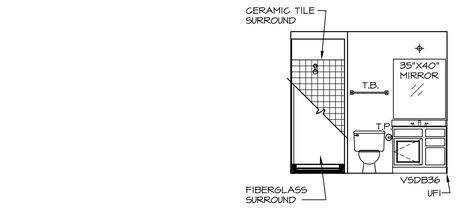
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED; ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



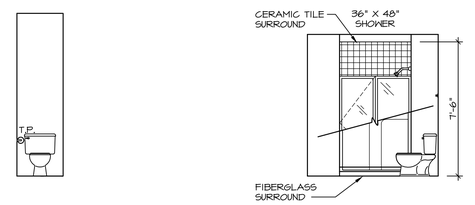
J OWNER'S BATH
SCALE: 1/4" = 1'-0" "AMJ"



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

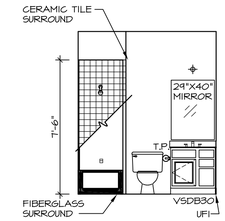


B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" "AEB" OR "BAC"

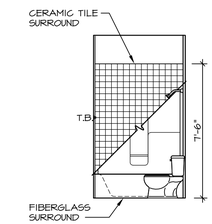


A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" "AEB" OR "BAC"

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



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



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

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SET NO. SPMOD
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL SPRINGMANOR
DRAWING TITLE BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-14

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