

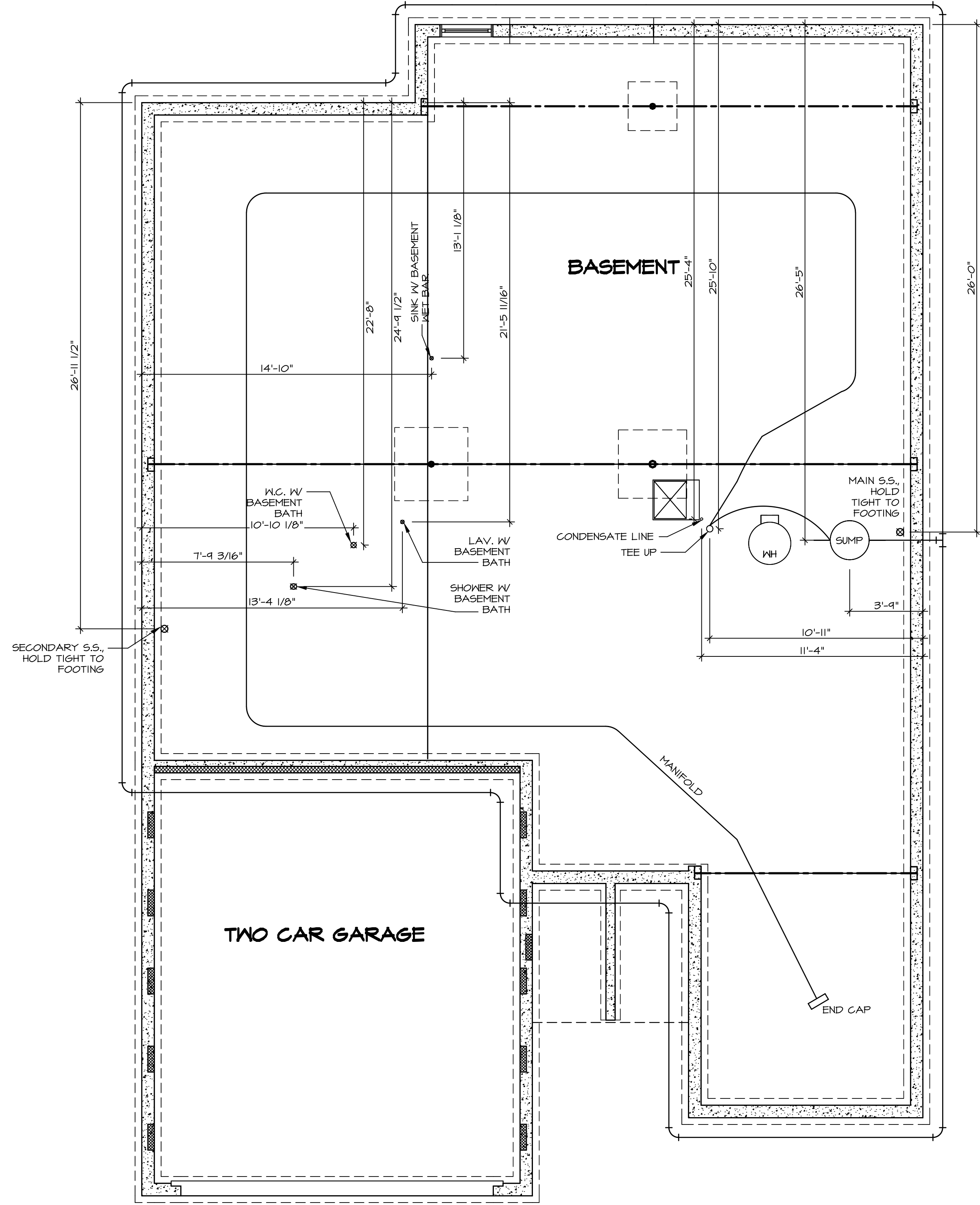
- FLOOR PLAN**
1. ALL HEADERS ARE (2) 2x6 WALLS, UNLESS OTHERWISE NOTED.
  2. ALL HEADERS TO HAVE UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS ARE APPLICABLE.
  5. SEE BRACED WALL PANEL WALL FRAMING LOCATION APPLICABLE.
  6. SEE STANDARD DETAIL FOR INTERIOR TRIM DETAILS.
  7. SEE ARCHITECTURAL DETAIL FOR SPECIFIC INTERIOR TRIM OF DOORS.
  8. ALL WINDOWS HAVE T-O 1/2" UNLESS OTHERWISE NOTED.

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

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

Sump  
 Sewer/water





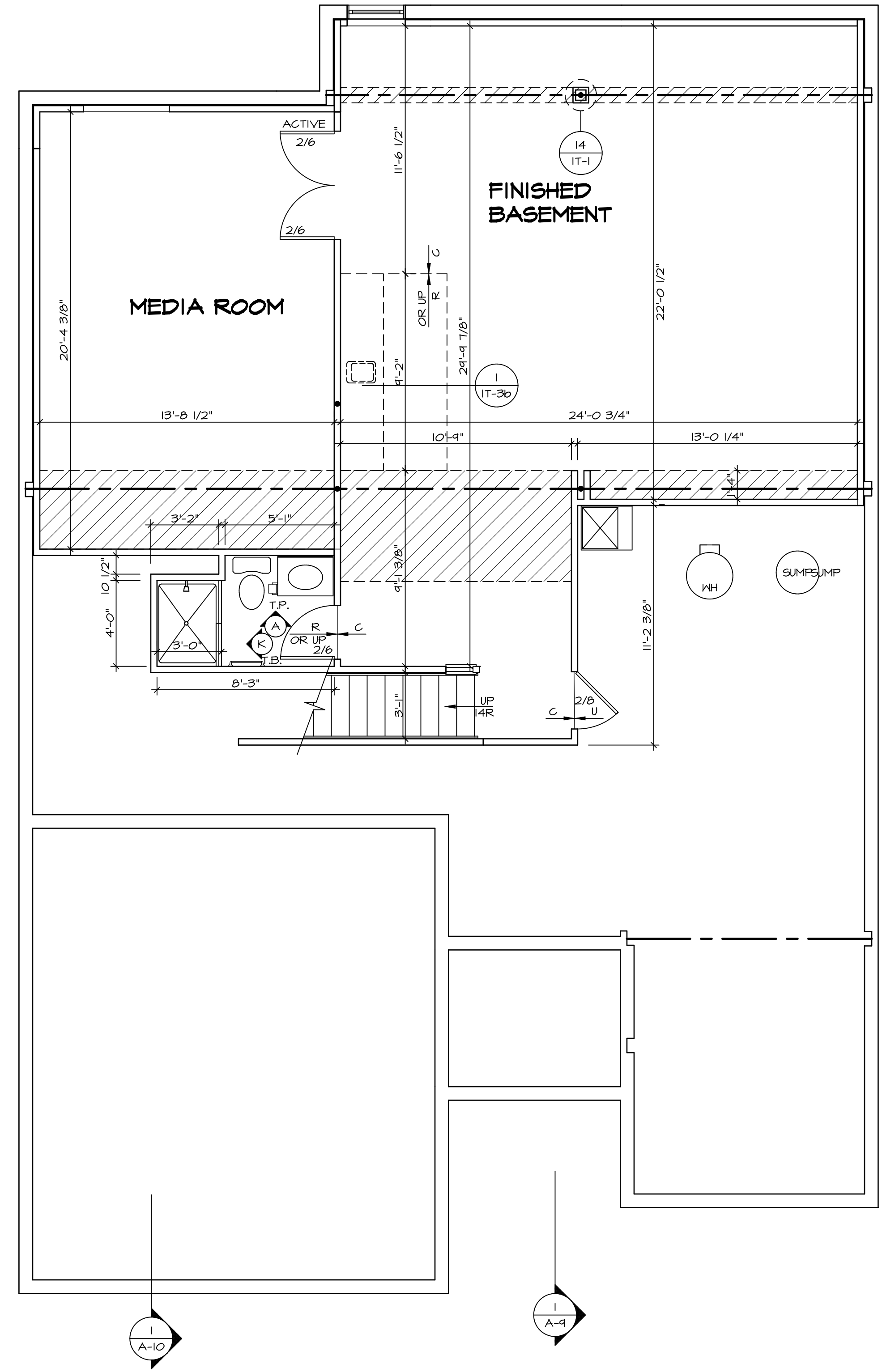
1  
A-5 PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

SHEET NO.	<b>A-5</b>
MODEL	<b>BRENTWOOD</b>
SET NO.	BRECOO
VERSION	02
DRAWN BY	DN
DATE	06/03/15
OPTION	
DRAWING TITLE	PLUMBING PLAN
OPTION DESCRIPTION	
SHEET NO.	28

**NVR**  
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REV. NO.	DATE	REMARKS



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

**LEGEND**

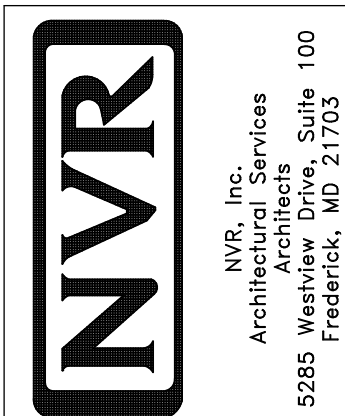
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

- 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. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  5. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPNUM NOTES**
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, 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. <b>A-6</b>	MODEL <b>BRENTWOOD</b>	SET NO. BRECOO	REVISIONS	REV. NO.	DATE	REMARKS
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION <b>02</b>	DRAWN BY <b>DN</b>			
OPTION DESCRIPTION		DATE: <b>06/03/15</b>				
<b>30</b>		OPTION				

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**LVL PLY TO PLY FASTENING SCHEDULE:**

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (3) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

**FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B04-2	EXT HEADER - 2X12 - 2 PLY	14'-8"	GCB	1041	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - 2X6 SFF STUD GRADE	SRN, SQK	1064	FULL HEIGHT
J02	JACK - 2X6 SFF STUD GRADE	SRN, SQK	1064	FULL HEIGHT
J03	JACK - 2X6 SFF STUD GRADE	SRN, SQK	1064	FULL HEIGHT
J04	JACK - 2X6 SFF STUD GRADE	SRN, SQK	1064	FULL HEIGHT
J05	JACK - 2X6 SFF STUD GRADE	SRN, SQK	1064	FULL HEIGHT
J06	JACK - 2X6 SFF STUD GRADE	SRN, SQK	1064	FULL HEIGHT
J11	JACK - (2) 2X4 SFF STUD GRADE	DPT	1065	
J12	JACK - (2) 2X4 SFF STUD GRADE	DPT	1065	
J27	JACK - (2) 2X4 SFF STUD GRADE		1037	
J28	JACK - (2) 2X4 SFF STUD GRADE		1037	
J33	JACK - (2) 2X4 SFF STUD GRADE	GCB	1041	
J36	JACK - (2) 2X4 SFF STUD GRADE	GCB	1041	
J34	JACK - (2) 2X4 SFF STUD GRADE		1034	
J40	JACK - (2) 2X4 SFF STUD GRADE		1034	

**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

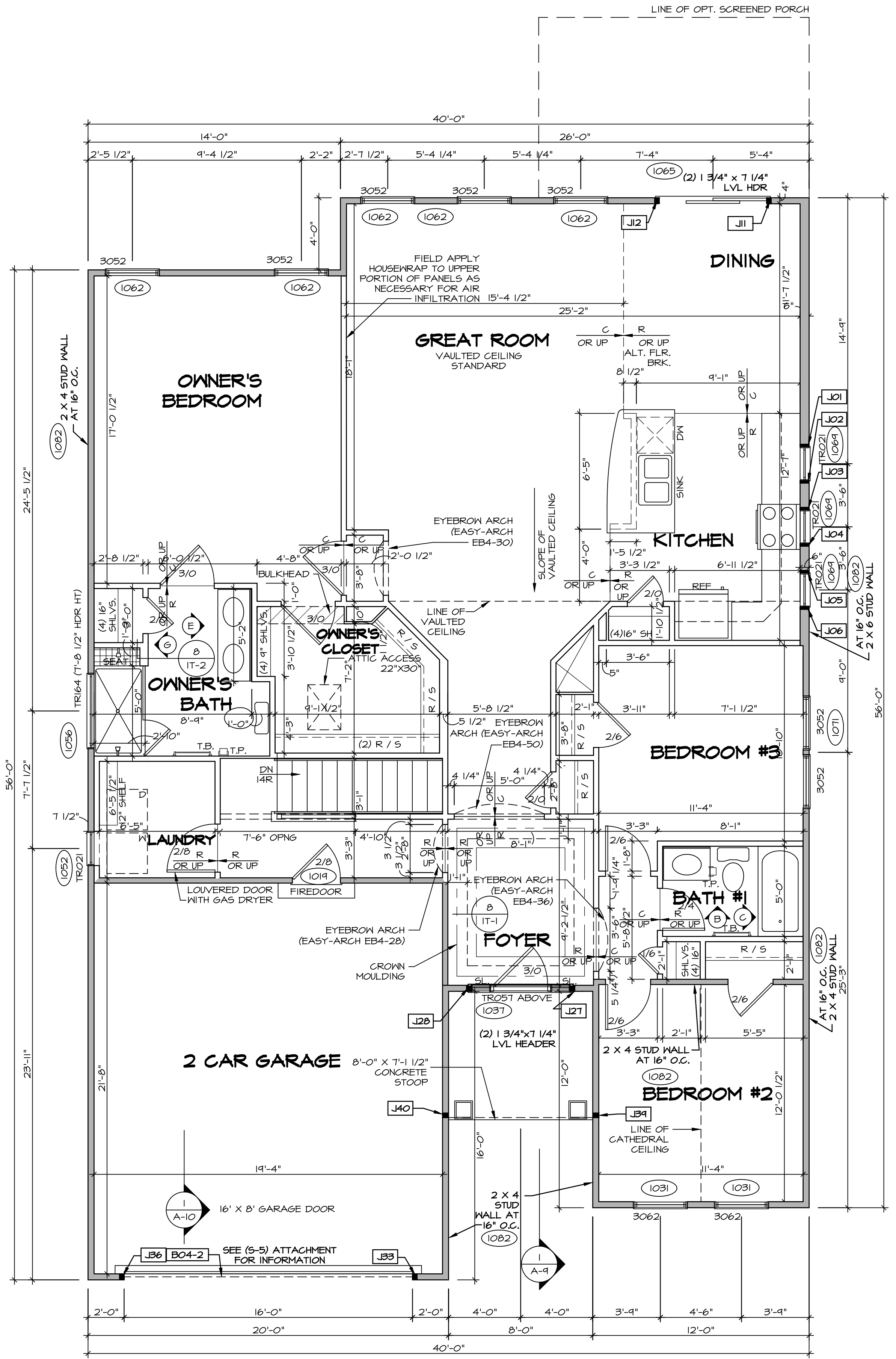
**FLOOR PLAN NOTES** RYAN

- 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.
- ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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 "1" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

**GYPSUM NOTES** RYAN W/ "SGI"

- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, 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 WITH I-JOIST FLOOR SYSTEM ABOVE:**  
WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED
  - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL AND/OR HVAC (TYPICALLY AN 8'-0"X8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
  - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



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

**REMARKS**

REV. NO.	DATE	DESCRIPTION
1	8/2/16	HPL - DRAWING ALIGNMENT
2	7/9/17	DRH - T-PLY CONVERSION

SET NO. BRECOO  
VERSION 02  
DRAWN BY NL  
DATE: 06/03/15  
OPTION

**BRENTWOOD**  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION

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Frederick, MD 21703

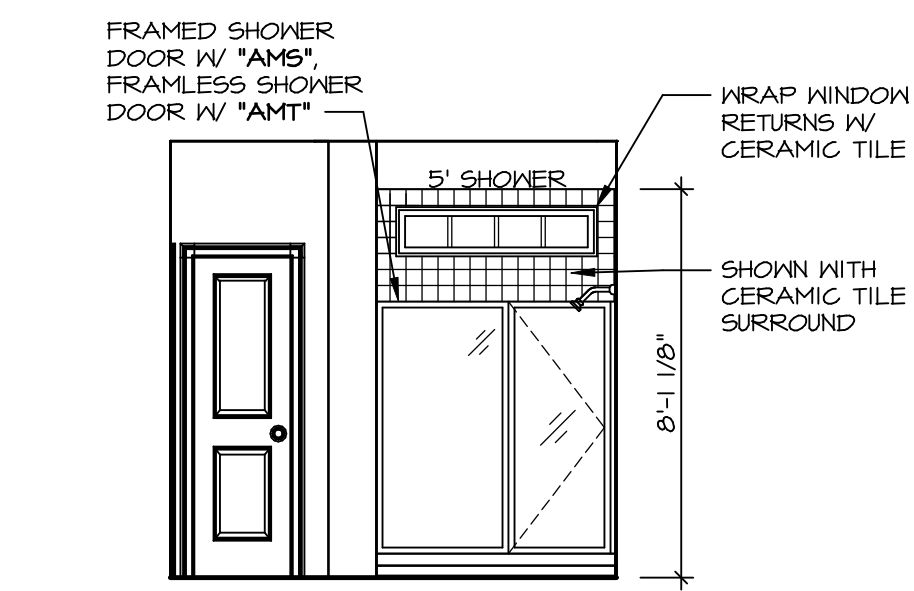
SHEET NO. **A-7**  
32

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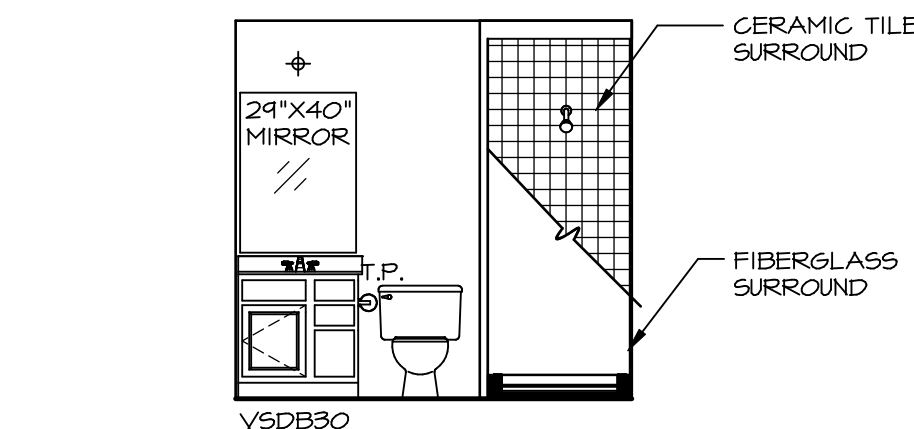


**NOTES:**

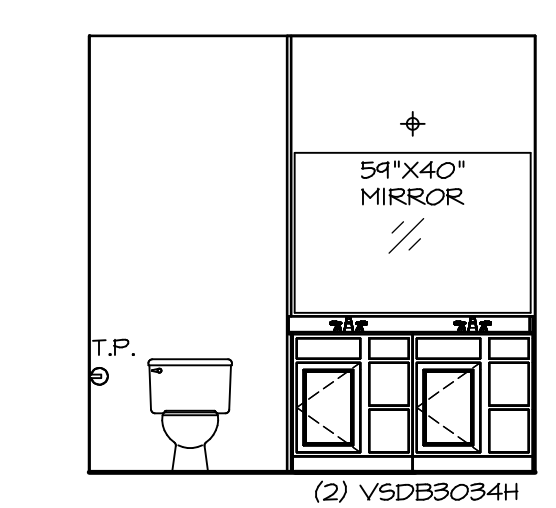
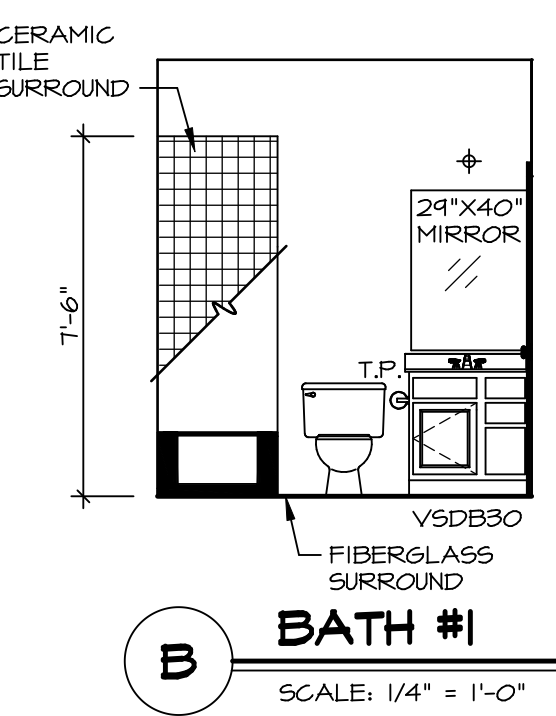
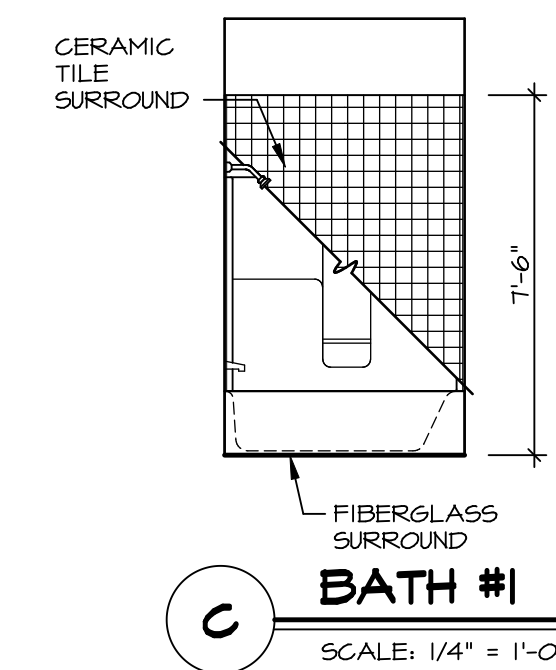
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



**G UPGRADE OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**A BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



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

**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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. <b>A-13</b>	MODEL <b>BRENTWOOD</b>	SET NO. BRECOO	REVISIONS	REMARKS
		VERSION 02	DATE: 06/03/15	
DRAWING TITLE <b>BATH ELEVATIONS</b>		DRAWN BY MT	OPTION	
OPTION DESCRIPTION				
42				

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