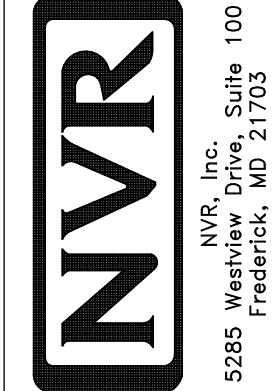


1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

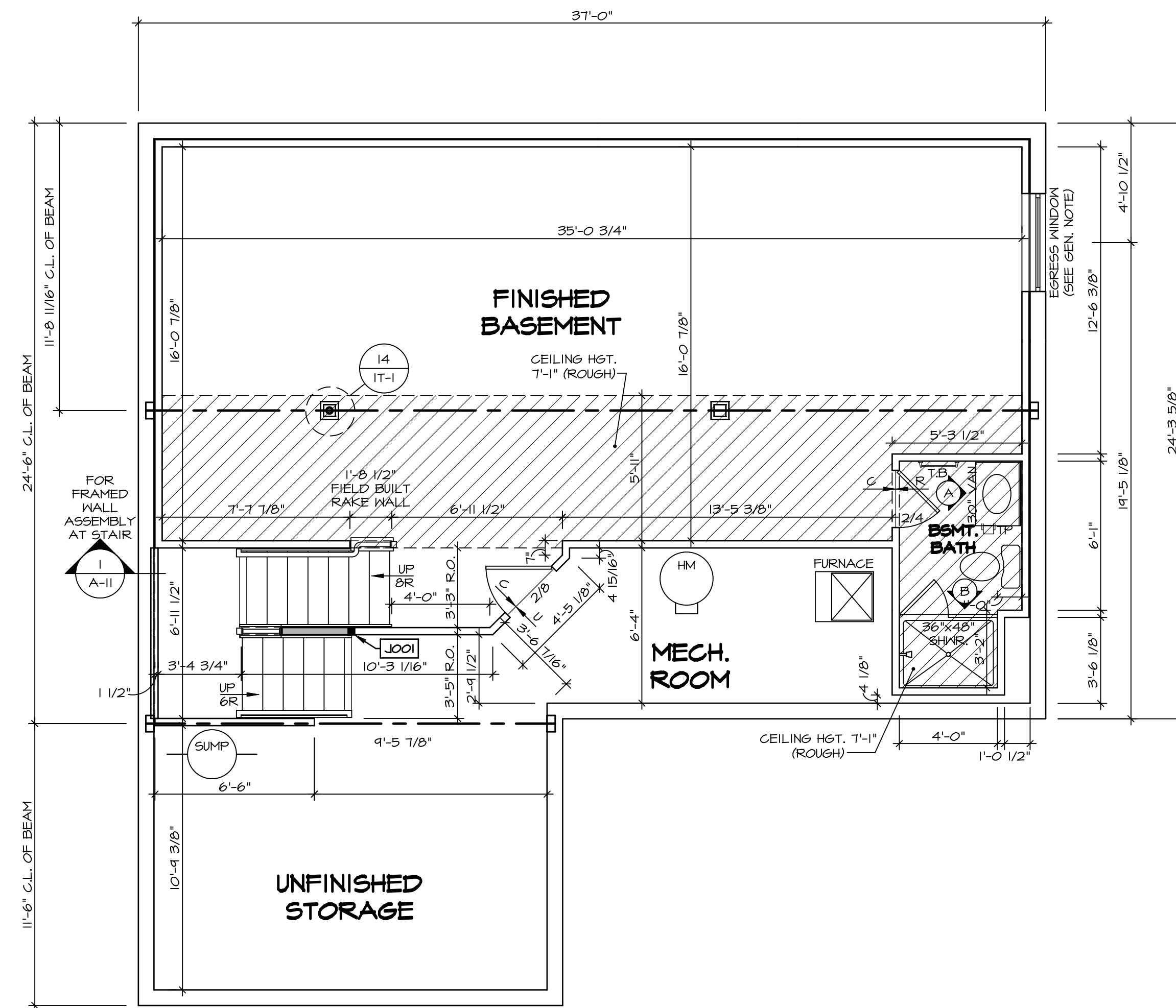
NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL
 - 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 INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

SHEET NO. A-5	MODEL COLUMBIA	SET NO. CLMOO	REV. NO.	DATE	REMARKS
		VERSION 01			
DRAWING TITLE PLUMBING PLAN	DRAWN BY JAB	DATE:			
		OPTION			
OPTION DESCRIPTION					
23					

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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

SEE FC DETAILS FOR FRAMING CONNECTORS

- 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.
 - 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 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.
 - 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.

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
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

MODEL
COLUMBIA

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO.
A-6

26

SET NO. CLM00
VERSION 01
DRAWN BY CVB
DATE:
OPTION FEA

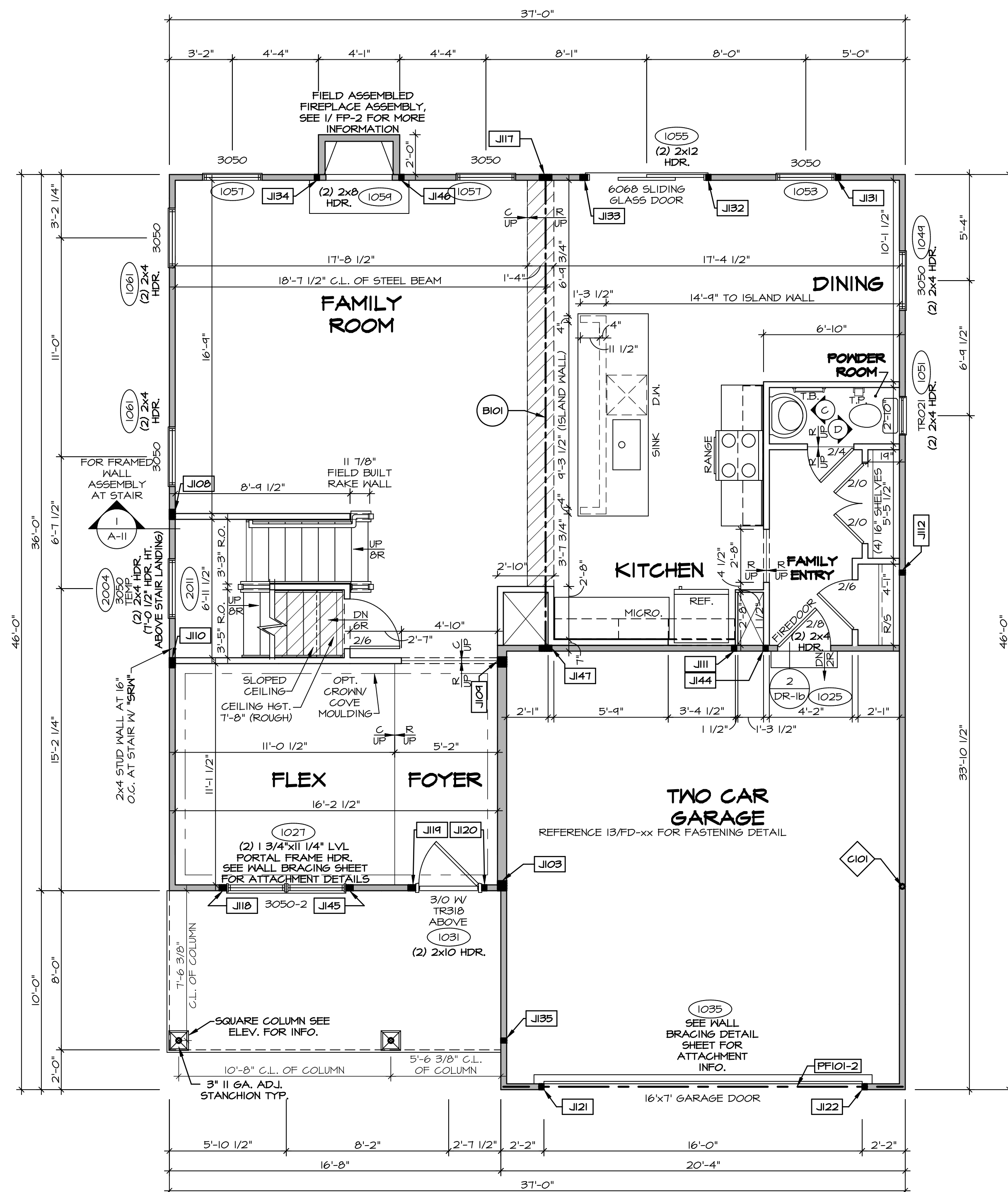
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REV. NO. DATE

REMARKS

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

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

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

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

NOTE:
EXTERIOR WALLS DRAIN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

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" TO AND 18" TALL (INCLUSIVE); 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" TO AND 18" TALL (INCLUSIVE); 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 W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B101	BEAM STEEL - W12X30	23'-10 3/4"		1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C101	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXG, FBA/ FCA	1006	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (4) 2x6 SPF STUD GRADE	SXC, ELA/ ELK	1006	
J108	JACK - (4) 2x4 SPF STUD GRADE		1014	
J109	JACK - (4) 2x6 SPF STUD GRADE		1016	
J110	JACK - (4) 2x4 SPF STUD GRADE		1016	
J111	JACK - (2) 2x4 SPF STUD GRADE		1018	
J112	JACK - (2) 2x4 SPF STUD GRADE		1020	
J117	JACK - (5) 2x4 SPF		1023	
J118	JACK - (3) 2x4 SPF STUD GRADE		1021	
J119	JACK - (3) 2x4 SPF STUD GRADE	ELA/ ELG/ ELK	1031	
J120	JACK - (2) 2x4 SPF STUD GRADE	ELA/ ELG/ ELK	1031	
J121	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J131	JACK - (2) 2x4 SPF STUD GRADE		1053	
J132	JACK - (2) 2x4 SPF STUD GRADE		1055	
J133	JACK - (3) 2x4 SPF STUD GRADE		1055	
J134	JACK - (2) 2x4 SPF STUD GRADE	LGF	1054	
J135	JACK - (2) 2x4 SPF STUD GRADE		1053	
J144	JACK - (2) 2x4 SPF STUD GRADE		1018	
J145	JACK - (3) 2x4 SPF STUD GRADE		1021	
J146	JACK - (2) 2x4 SPF STUD GRADE	LGF	1054	
J147	JACK - (5) 2x4 SPF		1023	

REMARKS

REV. NO. DATE

1 1/4/19 DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS

2 05/20/19 SLS - PAR #51650

SET NO. CLM00
VERSION 01
DRAWN BY: ARY
DATE:
OPTION

MODEL: COLUMBIA
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7

27

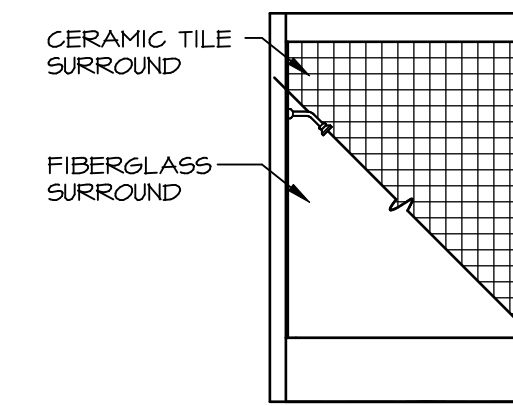
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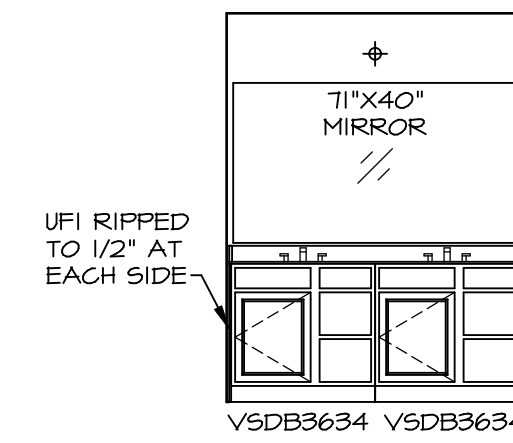
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NOTES:

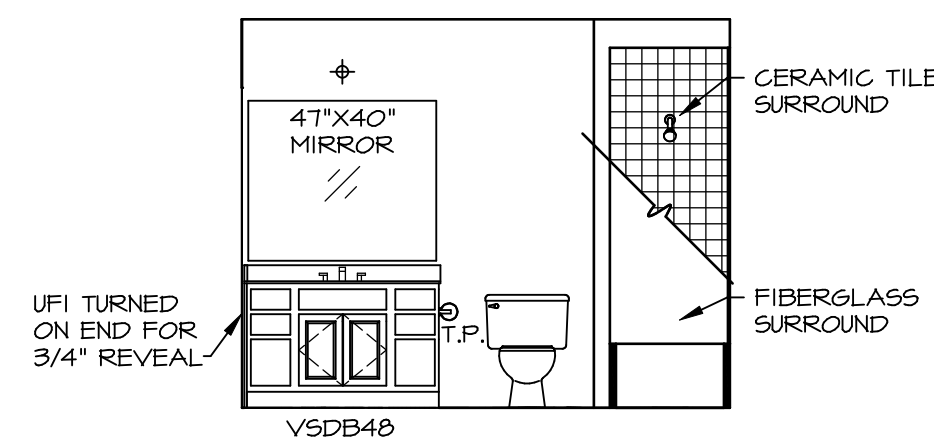
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



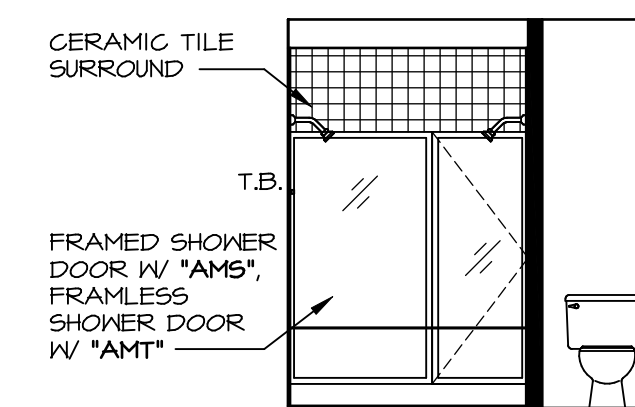
G BATH #1
SCALE: 1/4" = 1'-0"



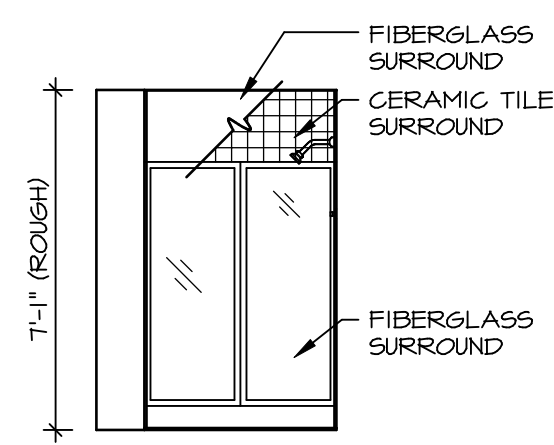
L OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM W/ ROMAN SHOWER *AM6*



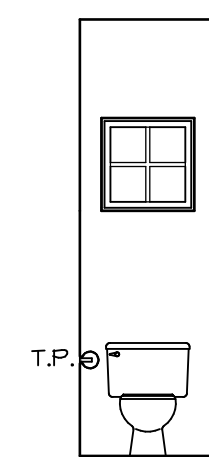
F BATH #1
SCALE: 1/4" = 1'-0" SINGLE BOWL VANITY *VC*



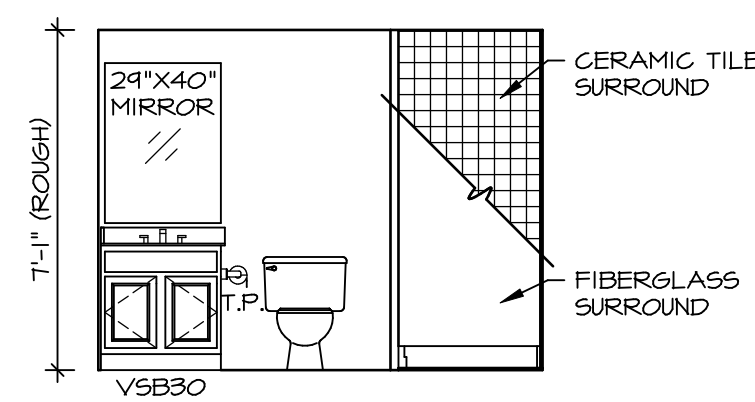
K OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM W/ ROMAN SHOWER *AM6*



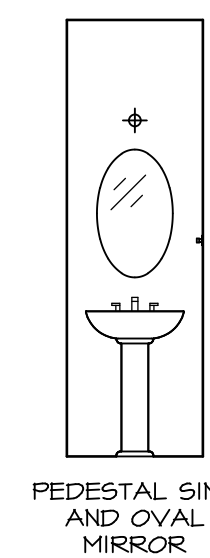
B BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH *AEB*



D POWDER ROOM
SCALE: 1/4" = 1'-0"



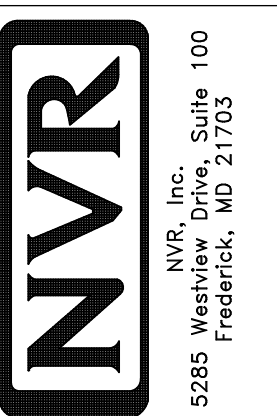
A BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH *AEB*



C POWDER ROOM
SCALE: 1/4" = 1'-0"

REV. NO. DATE

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MODEL	COLUMBIA
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	A-13
SET NO.	CLM00
VERSION	01
DRAWN BY	ARM
DATE:	
OPTION	