

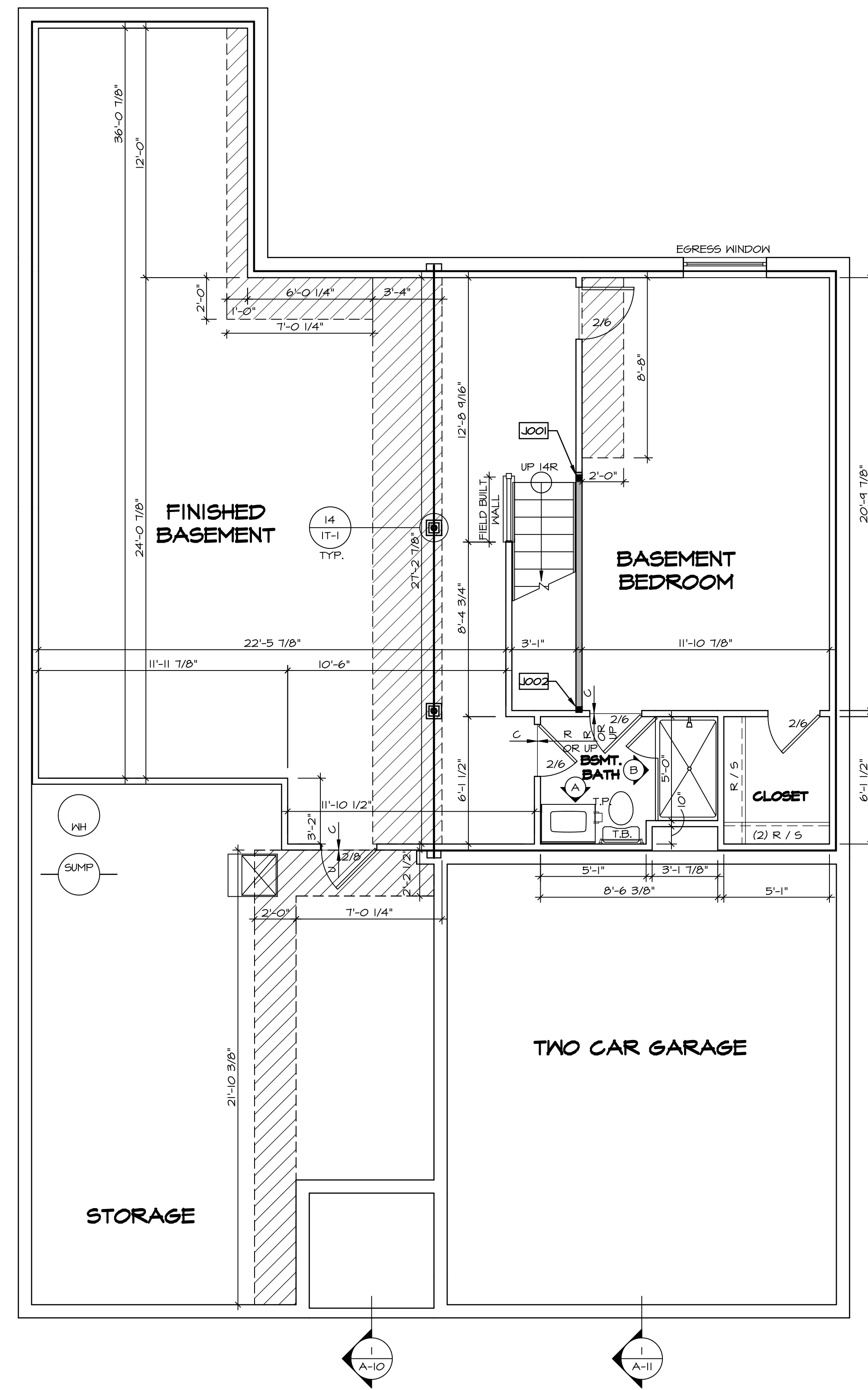
1 PLUMBING PLAN
A-5 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL ANDOVER	SET NO. AND00
OPTION DESCRIPTION 20	DRAWING TITLE PLUMBING PLAN	VERSION 01 DRAWN BY HD
	DATE:	OPTION



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REV. NO.	DATE	REMARKS



LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- └ JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X ENGINEERING PAGE NUMBER

SEE FC 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

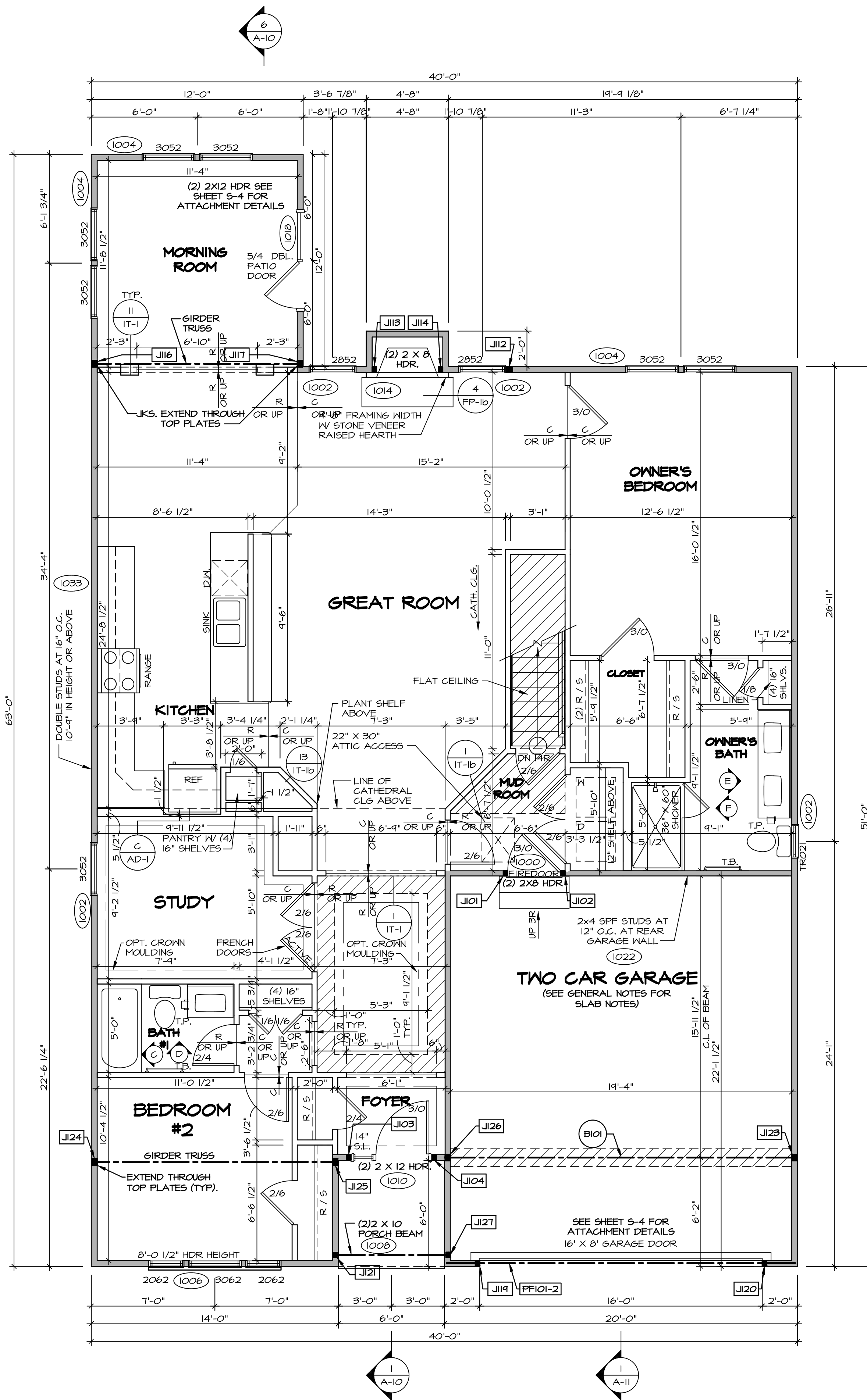
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET
- BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:
UNFINISHED BASEMENT CEILING AREA
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.

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

SHEET NO. A-6	MODEL ANDOVER DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION	SET NO. AND/OR VERSION 01 DRAWN BY DT DATE: OPTION	REMARKS
23			



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

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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 "11" 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.

LEGEND

- BEARING WALL
 - - - NON BEARING WALL
 - ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
 - J JACKS
 - B BEAM/HEADER
 - F PAD FOOTING
 - ◇ STEEL COLUMN
 - X PORTAL FRAME
 - X JOIST/TRUSS
 - LVL LVL
 - (X) ENGINEERING PAGE NUMBER
- SEE FG DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
J102	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
J103	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
J104	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
J112	JACK - (3) 2X4 SPF STUD GRADE	ZUD / EFC / SXC	1023	
J113	JACK - (2) 2X4 SPF STUD GRADE	L66	1014	
J114	JACK - (2) 2X4 SPF STUD GRADE	L66	1014	
J116	JACK - (3) 2X4 SPFI	MAA / SXC / ZIA	1020	
J117	JACK - (3) 2X4 SPFI	MAA / SXC / ZIA	1020	
J119	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
J120	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
J121	JACK - (2) 2X4 SPF STUD GRADE	ELA	1008	
J123	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	
J124	JACK - (3) 2X4 SPFI	ZIA / SXC	1020	
J125	JACK - (3) 2X4 SPFI	ZIA / SXC	1020	
J126	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	
J127	JACK - (2) 2X4 SPF STUD GRADE	ELA	1008	

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1.A - (2) PLY UP TO AND INCLUDING 1 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 1 7/8" TO AND INCLUDING 1 7/8" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 2 1/8" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 1 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 1 7/8" TO AND INCLUDING 1 7/8" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (3) PLY 2 1/8" 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
B101	BEAM STEEL - W12X14	19'-10 1/2"	ZIA / SXC	1025	
PFI01-2	LVL - 11-04	14'-4"	SXC	1012	1.A

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
B101					

REV. NO. DATE

REVISIONS

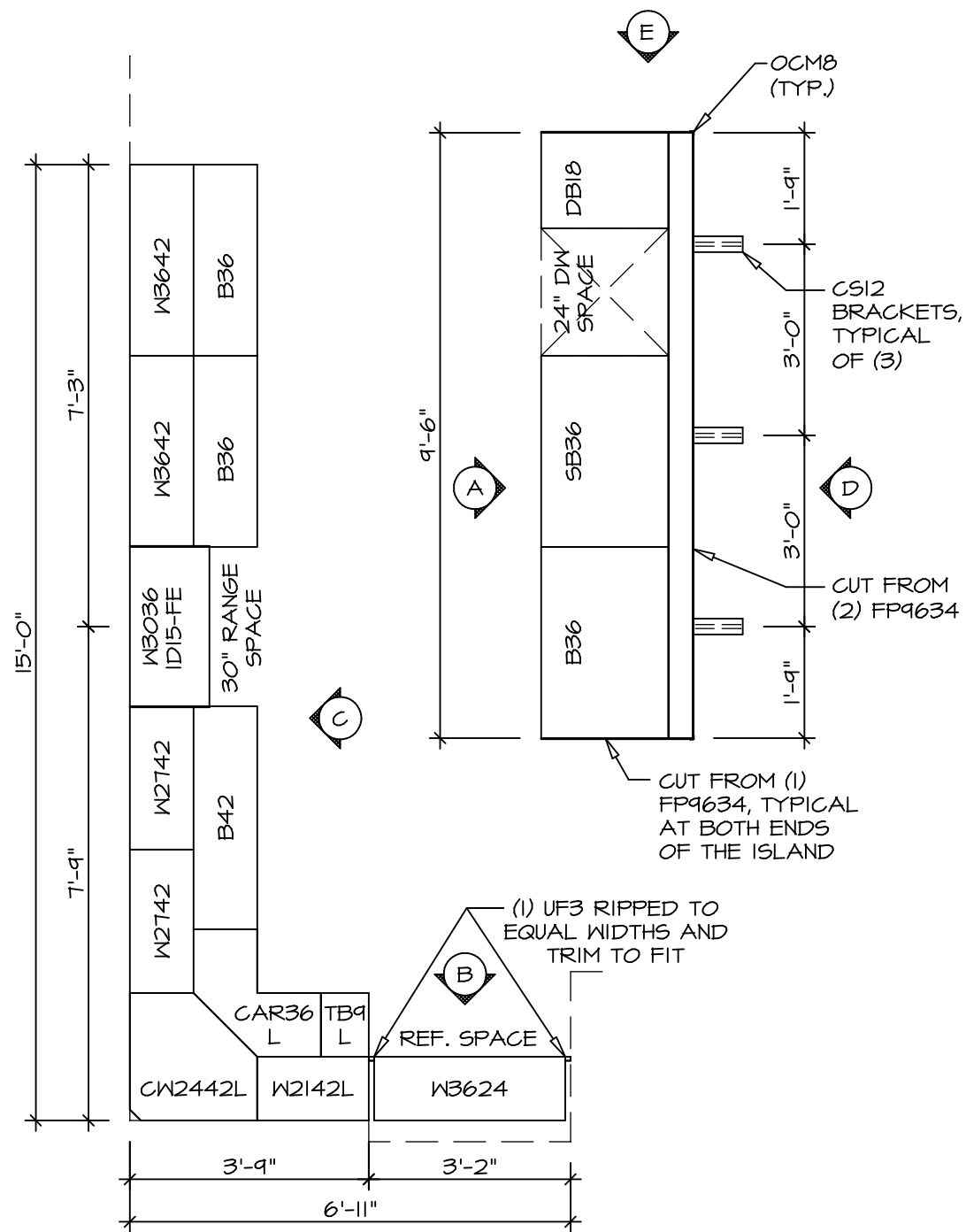
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5285 Washington Blvd.
Frederick, MD 21703

MODEL: ANDOVER
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: OPTION

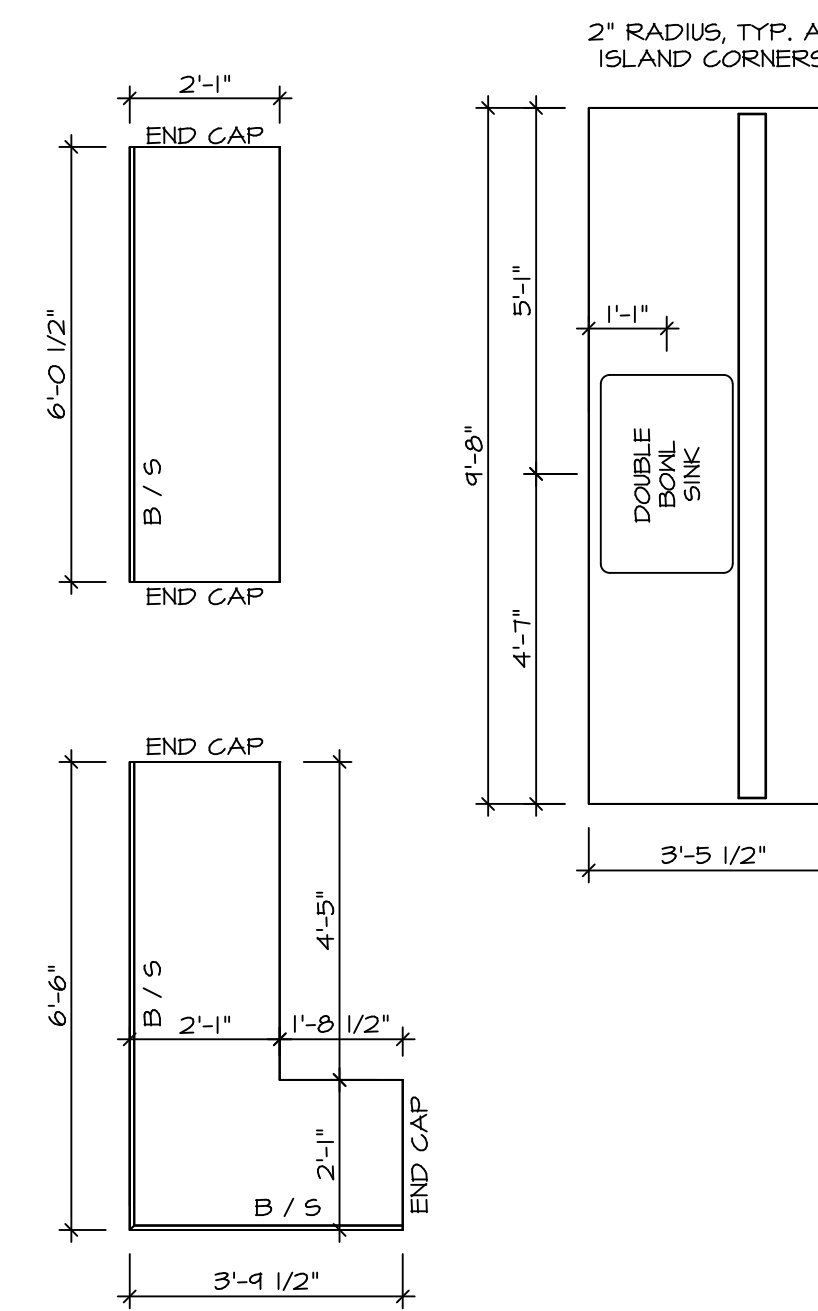
SHEET NO. **A-8** OF 25

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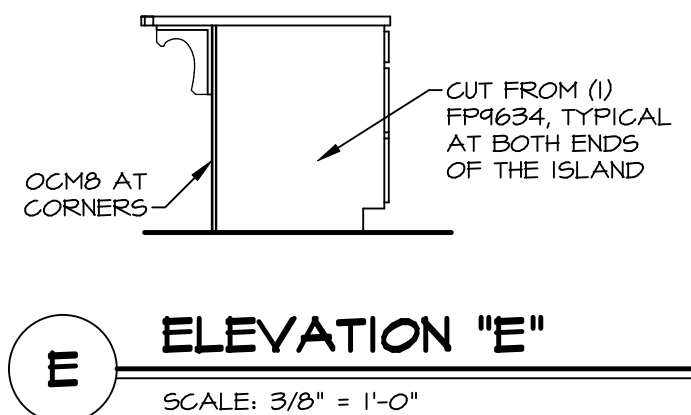
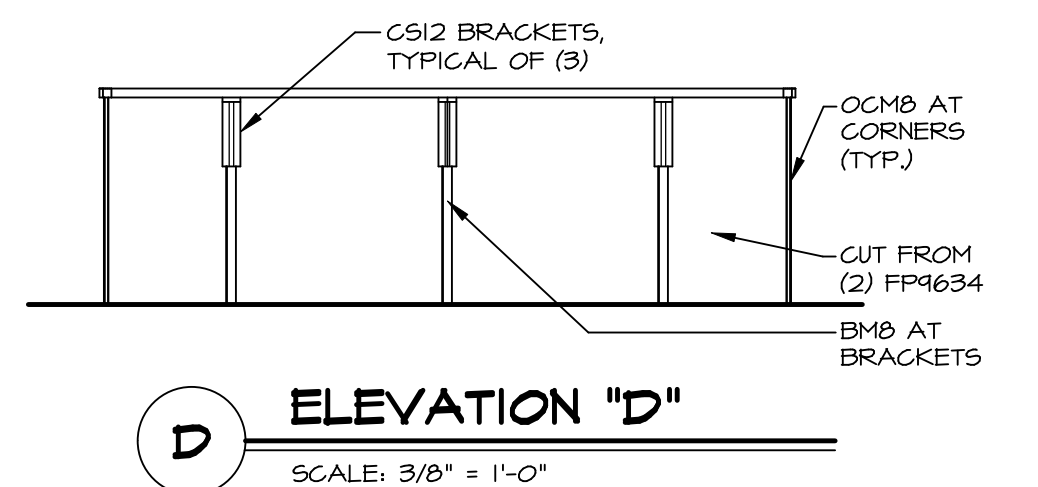
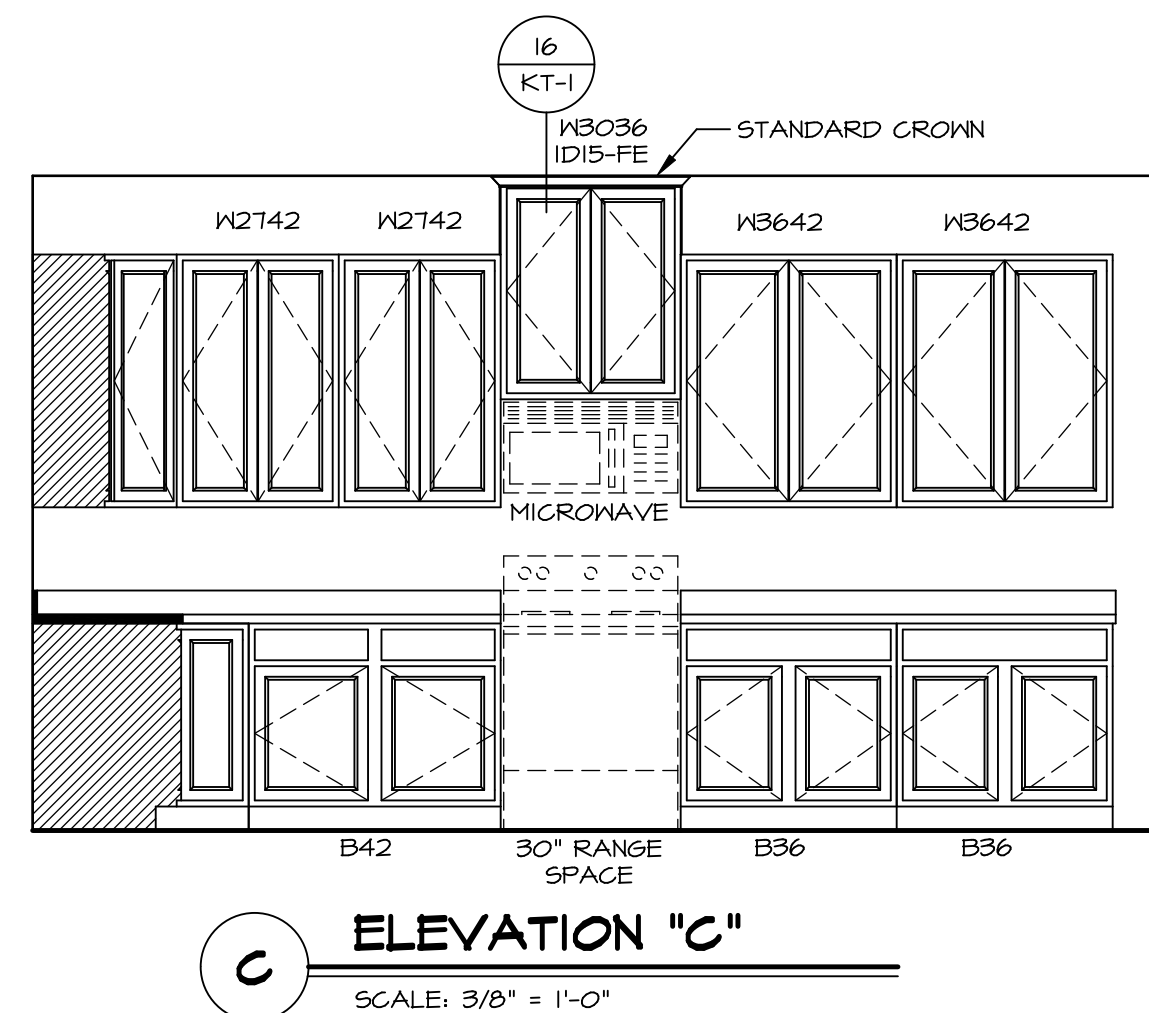
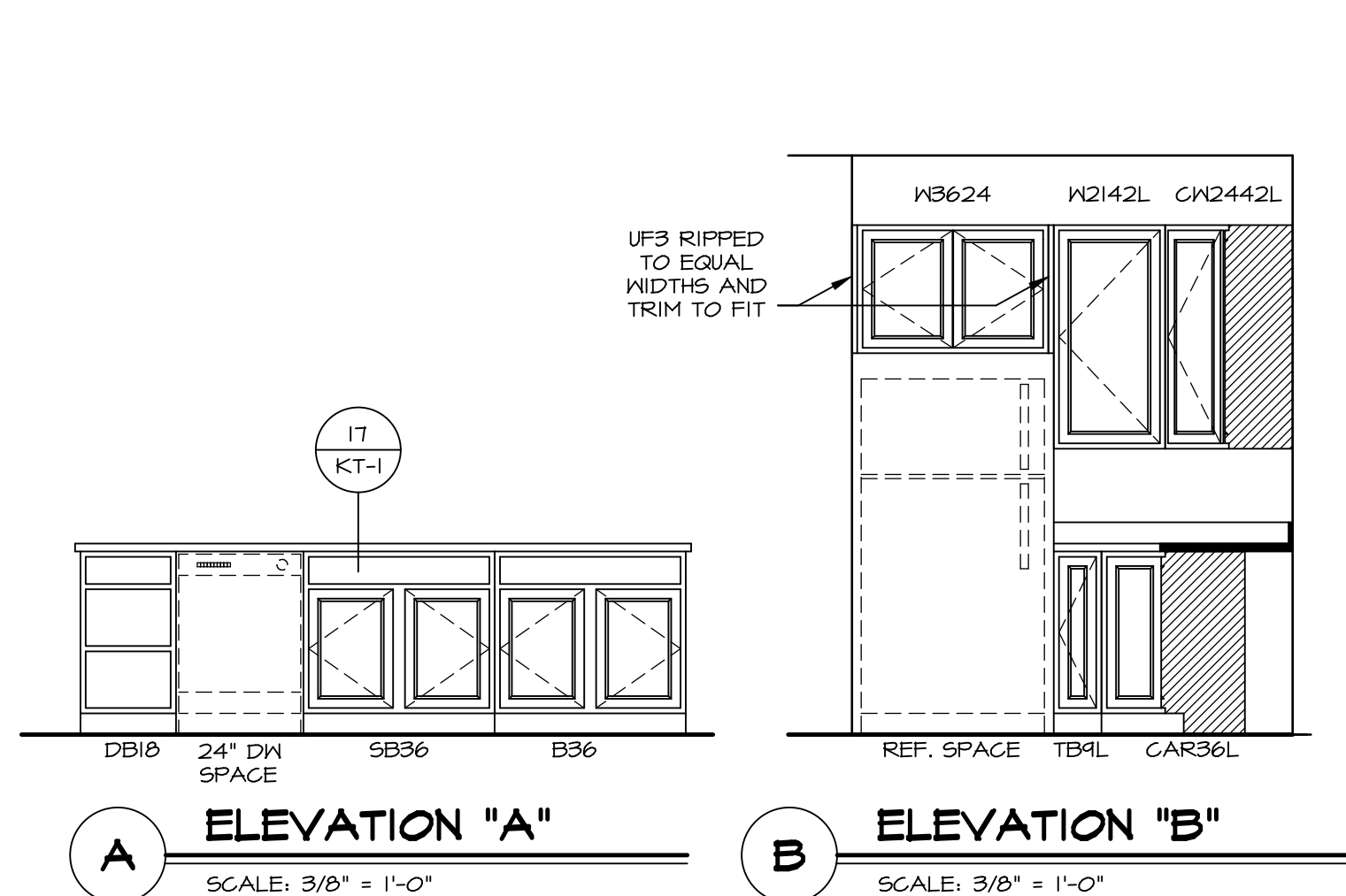
KITCHEN CABINET LAYOUT (KC-3357)

1
A-13 SCALE: 3/8" = 1'-0"



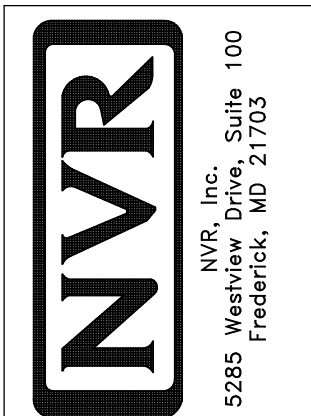
KITCHEN COUNTERTOP LAYOUT (KC-3357)

2
A-13 SCALE: 3/8" = 1'-0"

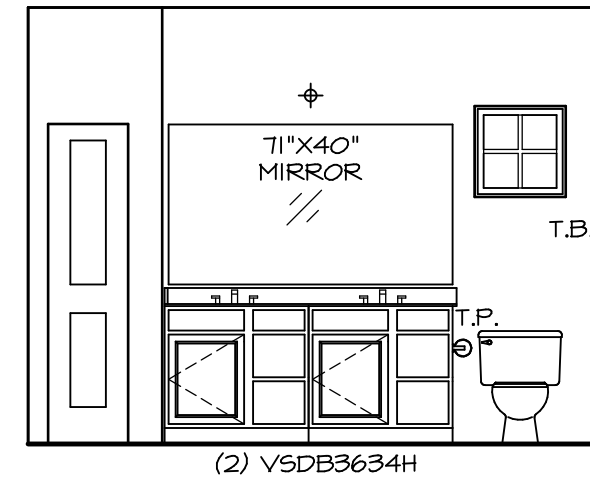


SHEET NO.	A-13
MODEL	ANDOVER
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SET NO.	AND00
VERSION	01
DRAWN BY	HD
DATE:	
OPTION	

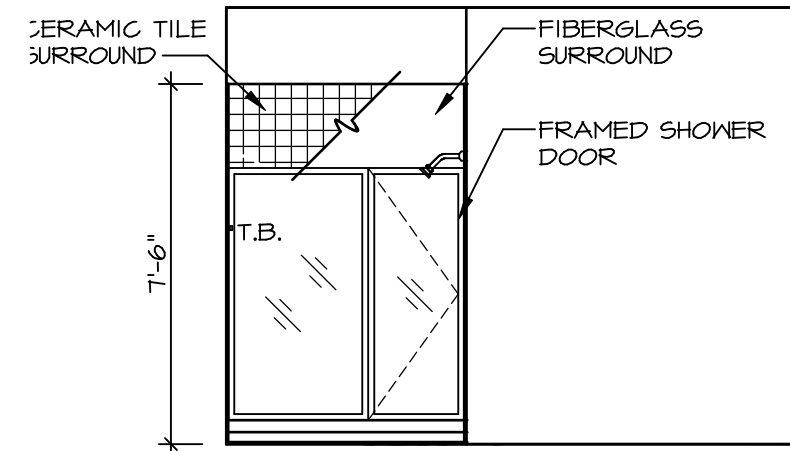
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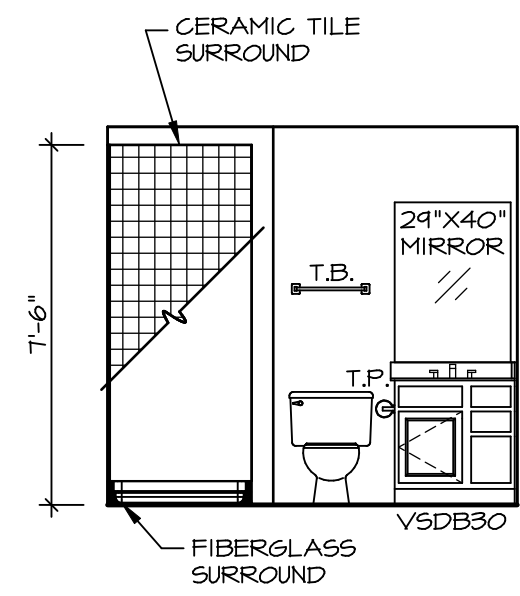
REV. NO.	DATE	REMARKS



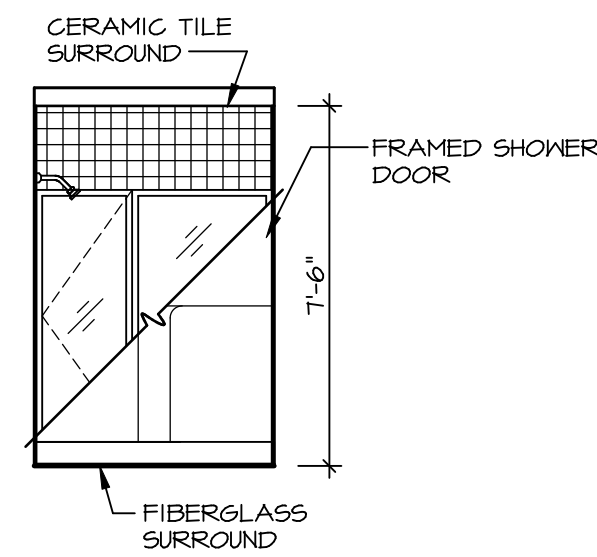
E OWNER'S BATH
SCALE: 1/4" = 1'-0"



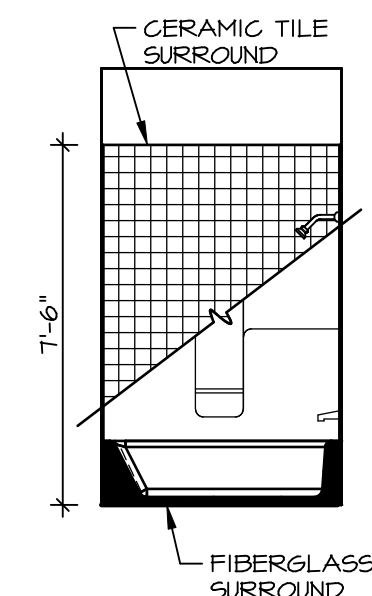
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



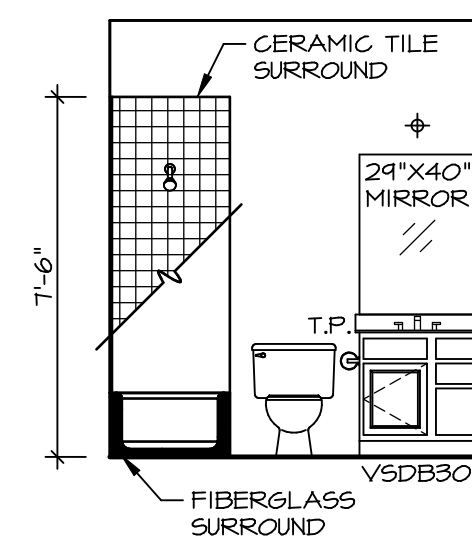
A BASEMENT BATH
SCALE: 1/4" = 1'-0"



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



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

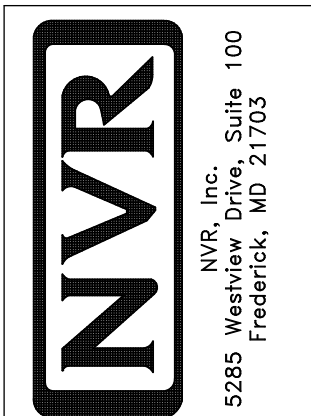


D BATH #1
SCALE: 1/4" = 1'-0"

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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO.	A-14
MODEL	ANDOVER
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SET NO. AND/OR VERSION	01
DRAWN BY	HD
DATE:	
OPTION	



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REV. NO.	DATE	REMARKS