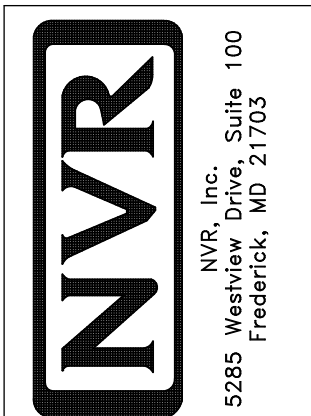


**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
- 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. <b>A-5</b>	MODEL <b>POWELL</b>	SET NO. PALOO	REVISIONS	REV. NO.	DATE	REMARKS
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01	DRAWN BY			
OPTION DESCRIPTION <b>30</b>			DATE:			
			OPTION			



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**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

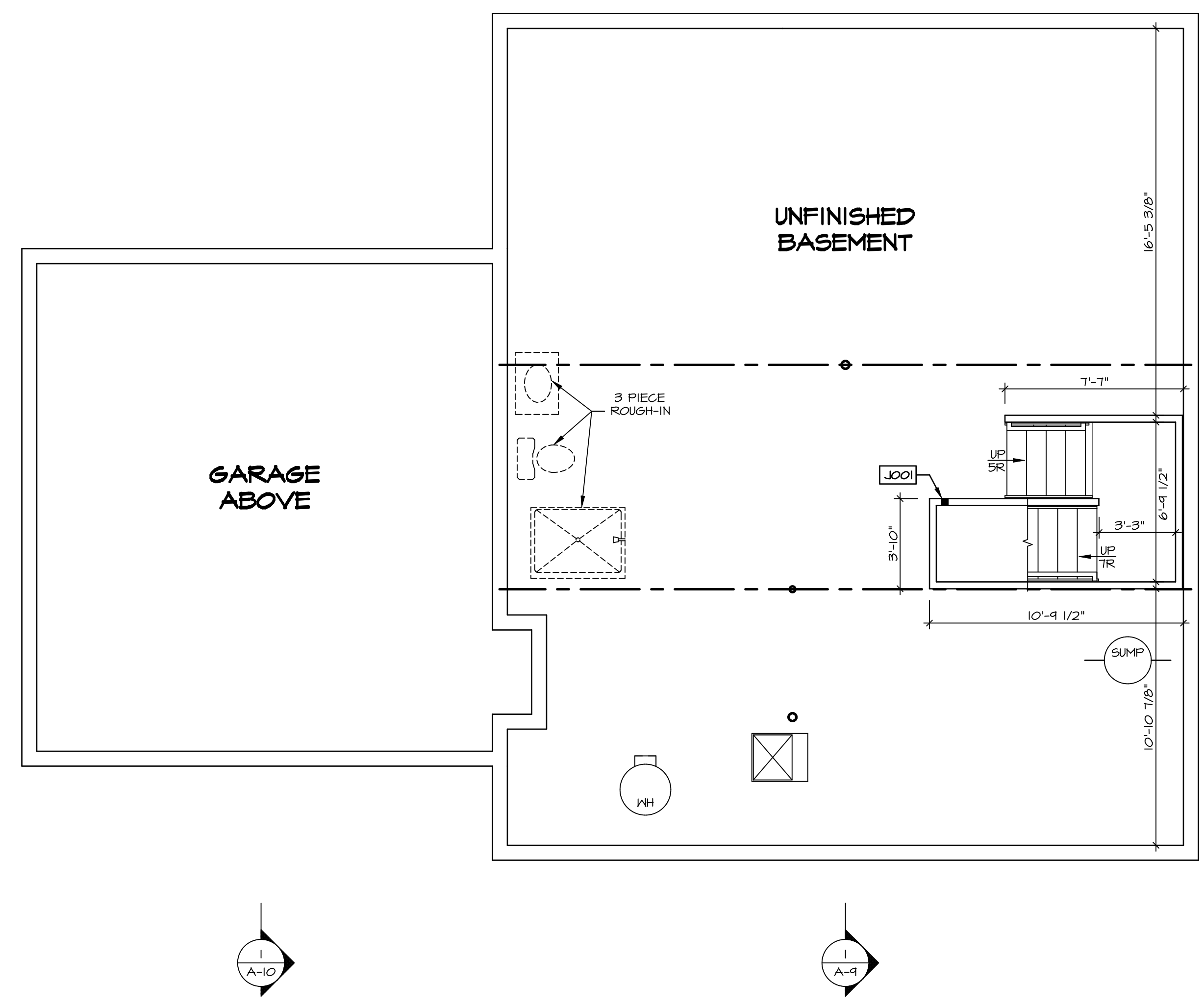
- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR 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.
  9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  10. 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 DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

**BASEMENT JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE		B0013	



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

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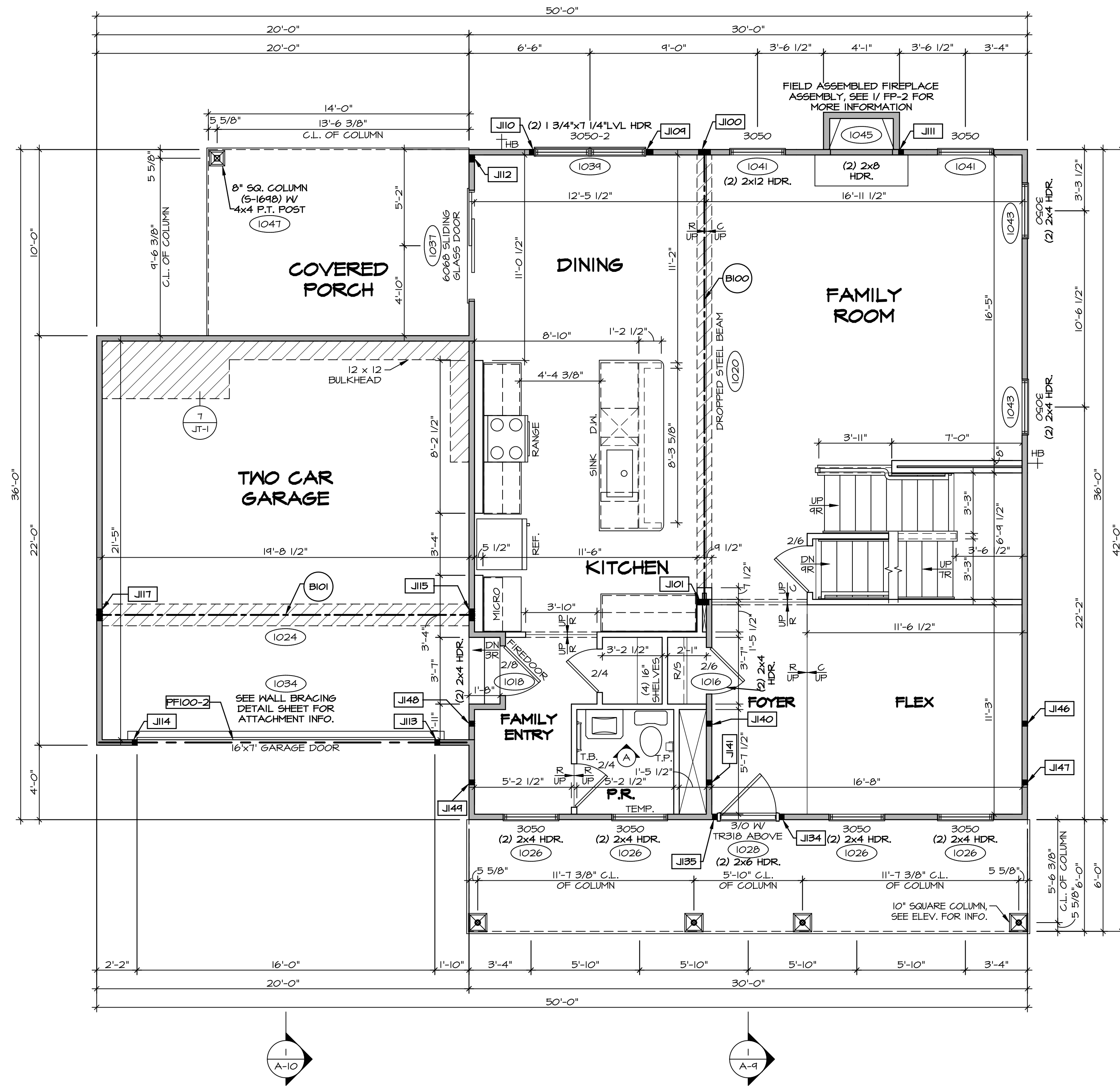
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Frederick, MD 21703

REV. NO.	DATE	REMARKS

MODEL <b>POWELL</b>	SET NO. PALOO	VERSION 01
DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	DRAWN BY JAB	DATE: 3/19/18
OPTION DESCRIPTION	OPTION	

SHEET NO. **A-6**      **33**

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**FIRST 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 FG DETAILS FOR FRAMING CONNECTORS

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

- 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/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 1" 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, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B100	BEAM STEEL - W12X35	24'-5 1/2"		1020	
B101	BEAM STEEL - W10X22	20'-3 1/2"	SXC	1024	
PF100-2	LVL: 175 - 11-04	19'-4"	GCB, GCF	1034	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J100	JACK - (5) 2X4 SFF STUD GRADE		1020	
J101	JACK - (5) 2X4 SP#1		1020	
J104	JACK - (3) 2X4 SFF STUD GRADE		1034	
J110	JACK - (2) 2X4 SFF STUD GRADE		1034	
J111	JACK - (2) 2X4 SFF STUD GRADE	LGF	1045	
J112	JACK - (3) 2X4 SFF STUD GRADE	EPF	1047	
J113	JACK - (2) 2X4 SFF STUD GRADE	LGF	1034	
J114	JACK - (2) 2X4 SFF STUD GRADE	LGF	1034	
J115	JACK - (5) 2X4 SP#1	SXC	1024	
J117	JACK - (5) 2X4 SFF STUD GRADE	GCB, SXC	1024	
J134	JACK - (2) 2X4 SFF STUD GRADE	ELK	1028	
J135	JACK - (2) 2X4 SFF STUD GRADE	ELK	1028	
J140	JACK - (2) 2X4 SFF STUD GRADE		1012	
J141	JACK - (2) 2X4 SFF STUD GRADE		1012	
J146	JACK - (2) 2X4 SFF STUD GRADE		1012	
J147	JACK - (2) 2X4 SFF STUD GRADE		1012	
J148	JACK - (2) 2X4 SFF STUD GRADE		1012	
J149	JACK - (2) 2X4 SFF STUD GRADE		1012	

REVISIONS

REV. NO.	DATE	REMARKS

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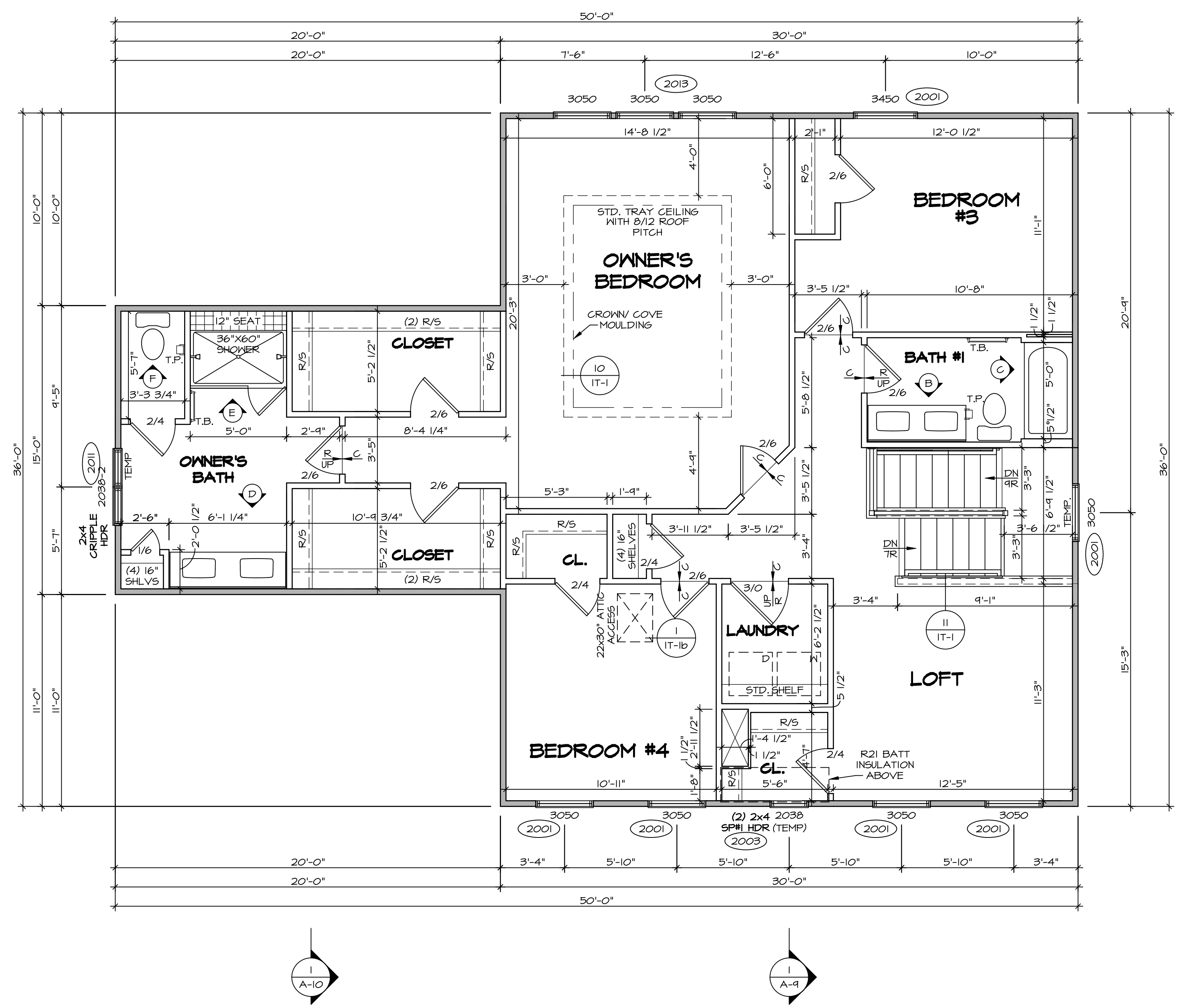
SET NO. PALOO  
VERSION 01  
DRAWN BY JAB  
DATE: 3/19/18  
OPTION

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

SHEET NO. **A-7**

**35**

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

**LEGEND**

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

SEE FG DETAILS FOR FRAMING CONNECTORS

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

**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/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 "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, 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

**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

**REVISIONS**

REV. NO.	DATE	DESCRIPTION

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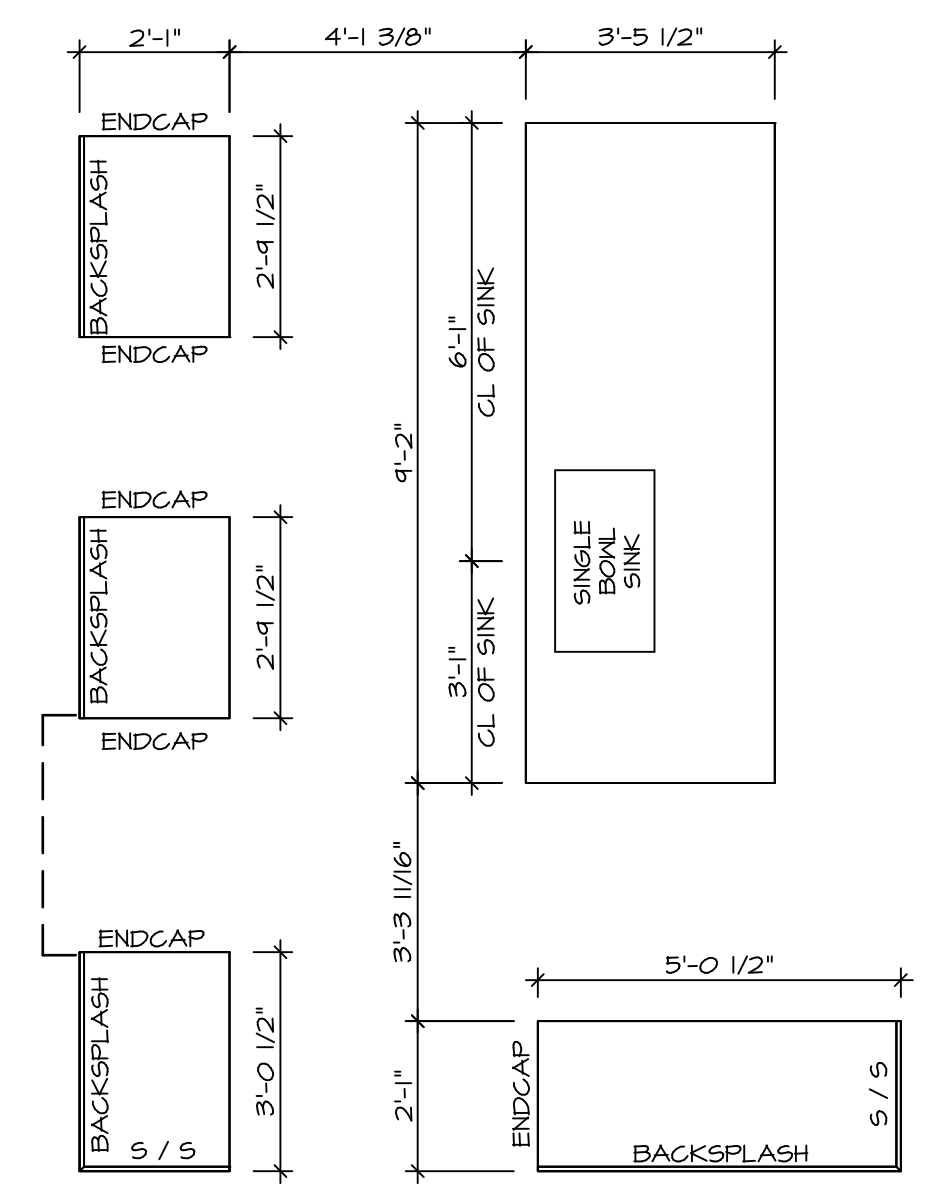
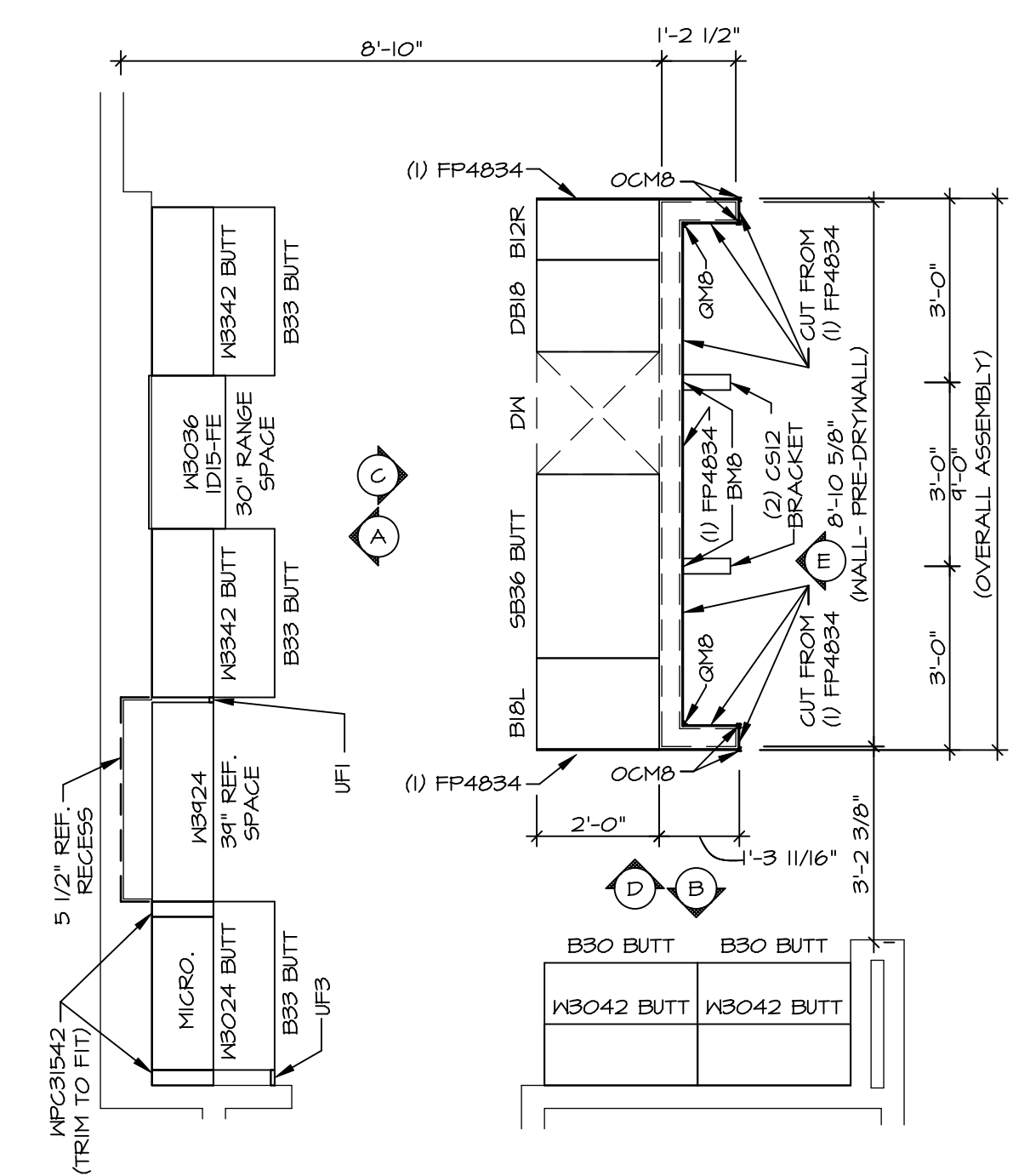
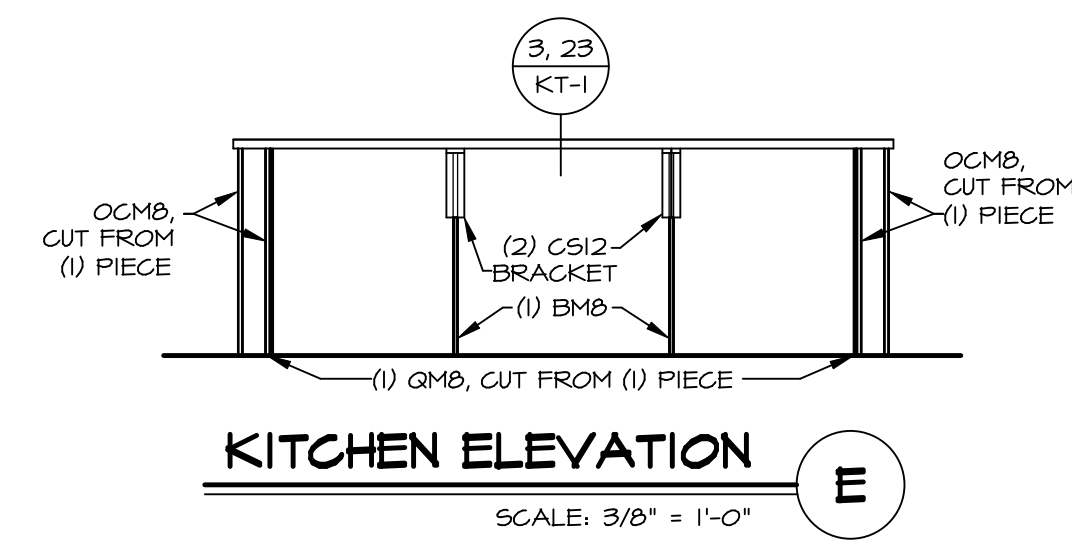
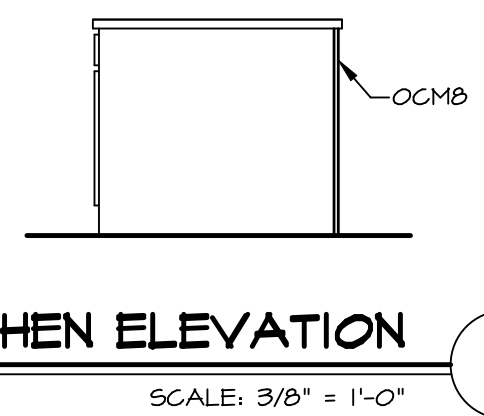
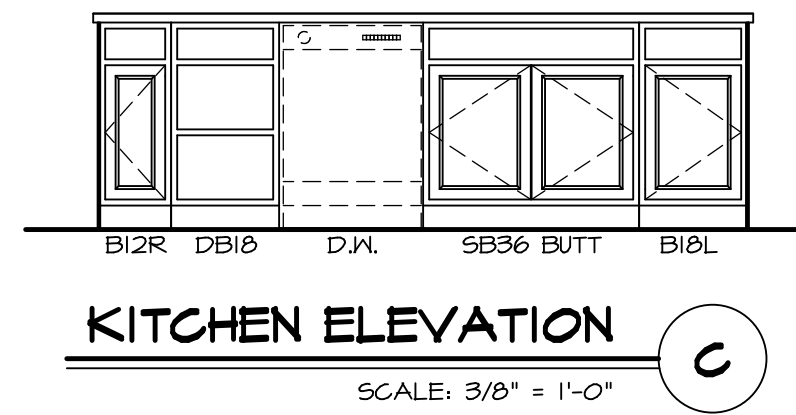
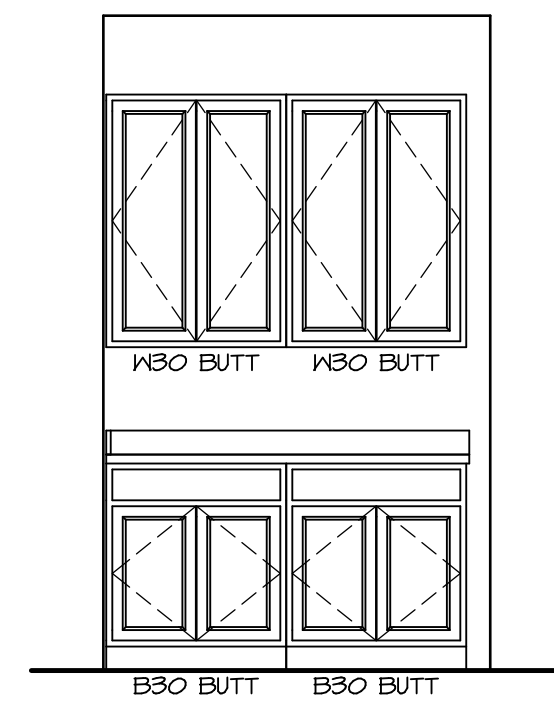
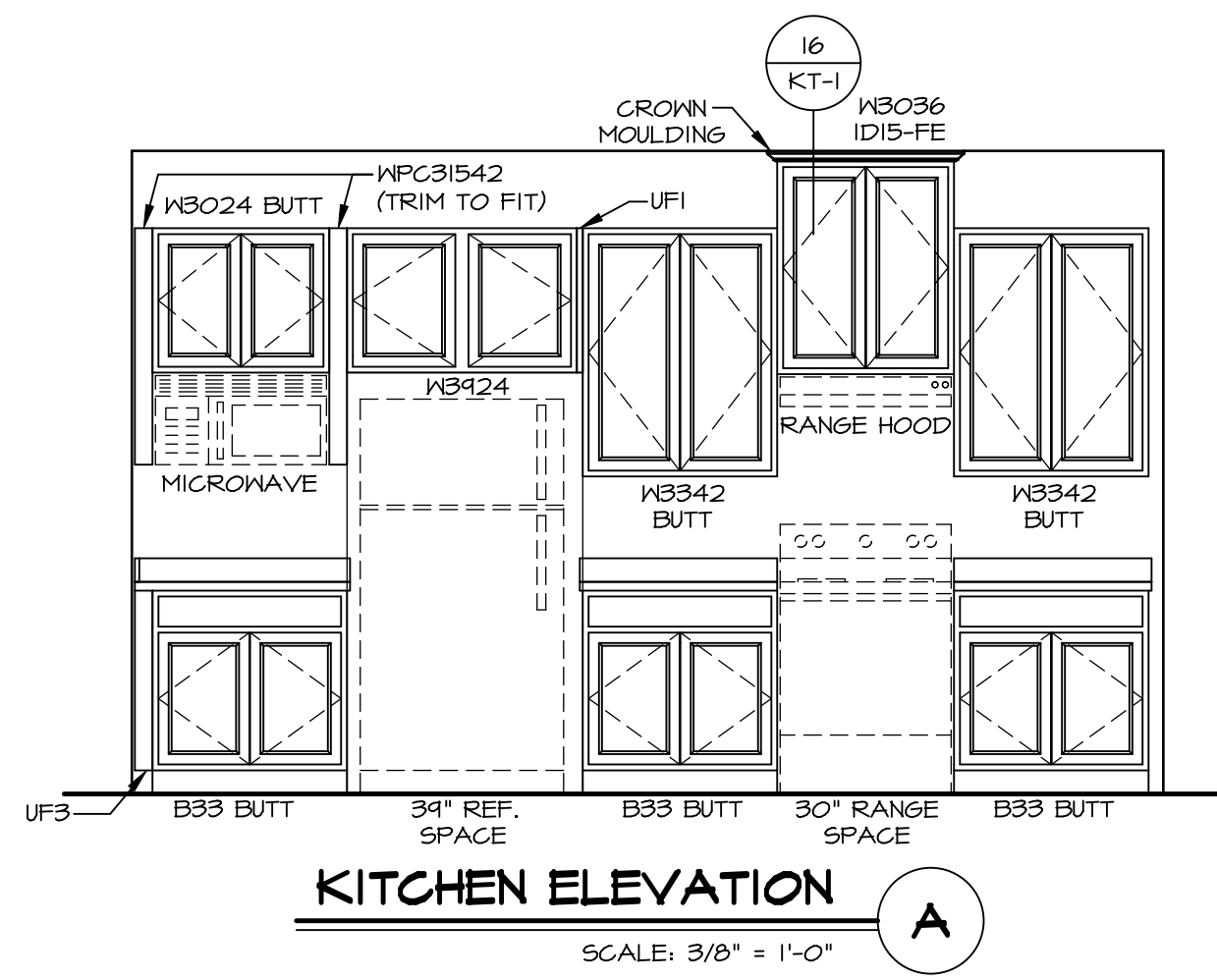
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5285 Washburne Rd.  
Frederick, MD 21703

SET NO. PALOO  
VERSION 01  
DRAWN BY JAB  
DATE: 3/19/18  
OPTION

**POWELL**  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO. **A-8** 39

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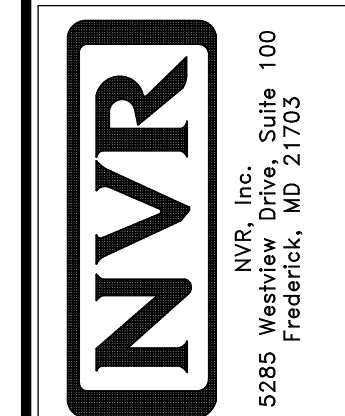


**NOTES:**

- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (UFI) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
- CABINET MUST BE SET SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
- SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL). PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
- HARDWARE INSTALL NOTE: KNOBS GO ON DOORS AND DRAWERS FOR ALL AREAS. ALL DRAWER FRONTS AND DOORS GET (1) KNOB/FILL. NO HARDWARE ON FALSE DRAWER FRONTS.

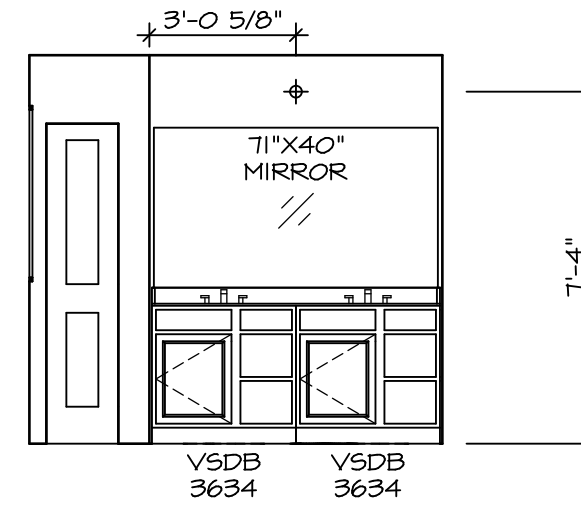
SHEET NO. <b>A-12</b>	MODEL <b>POWELL</b>	SET NO. PALOO	REVISION	DATE	OPTION
		01	01	1/11/18	
DRAWING TITLE <b>KITCHEN PLANS AND ELEVATIONS</b>		DRAWN BY <b>SFW</b>			
OPTION DESCRIPTION					
<b>55</b>					
REMARKS					
REV. NO. DATE					

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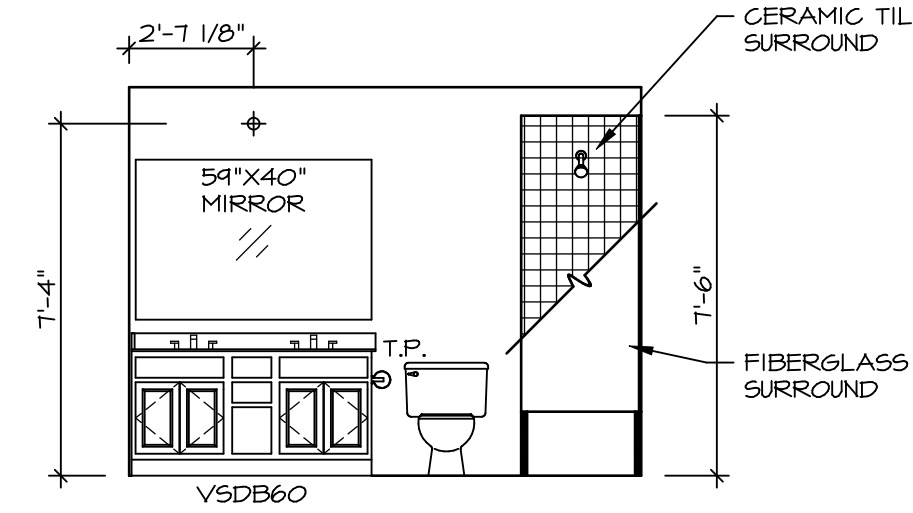


**NOTES:**

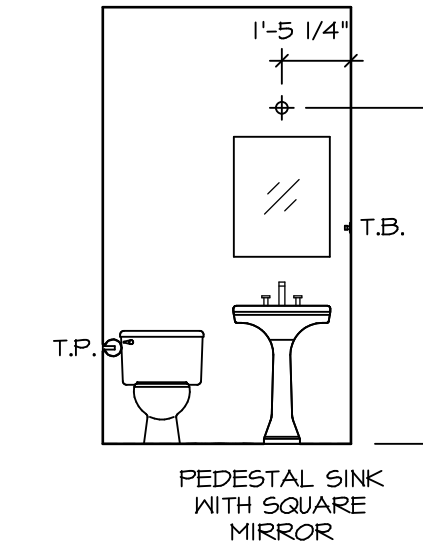
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-11 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



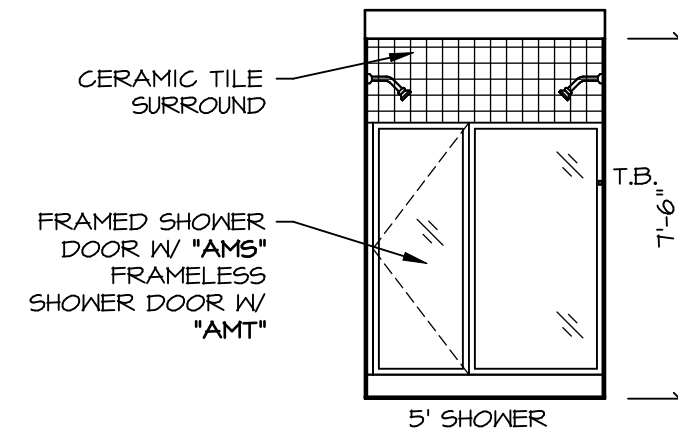
**D** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER \*AM6\*



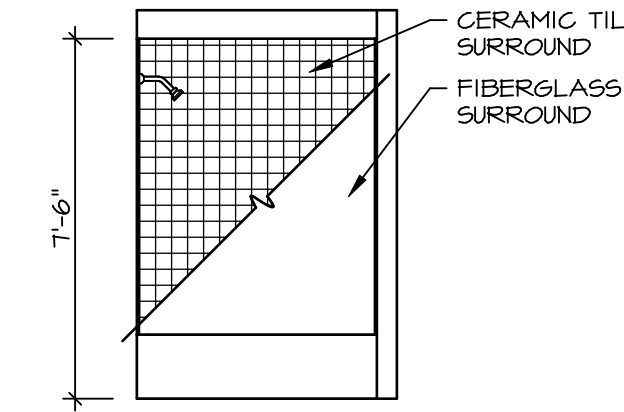
**B** **BATH #1**  
SCALE: 1/4" = 1'-0"



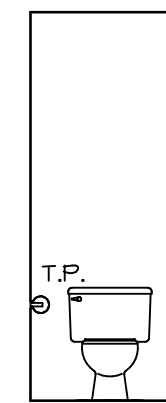
**A** **POWDER ROOM**  
SCALE: 1/4" = 1'-0" WITH CRAFTSMAN SPECIFICATIONS \*SCZ\*



**E** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER \*AM6\*



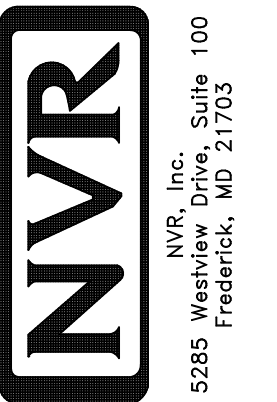
**C** **BATH #1**  
SCALE: 1/4" = 1'-0"



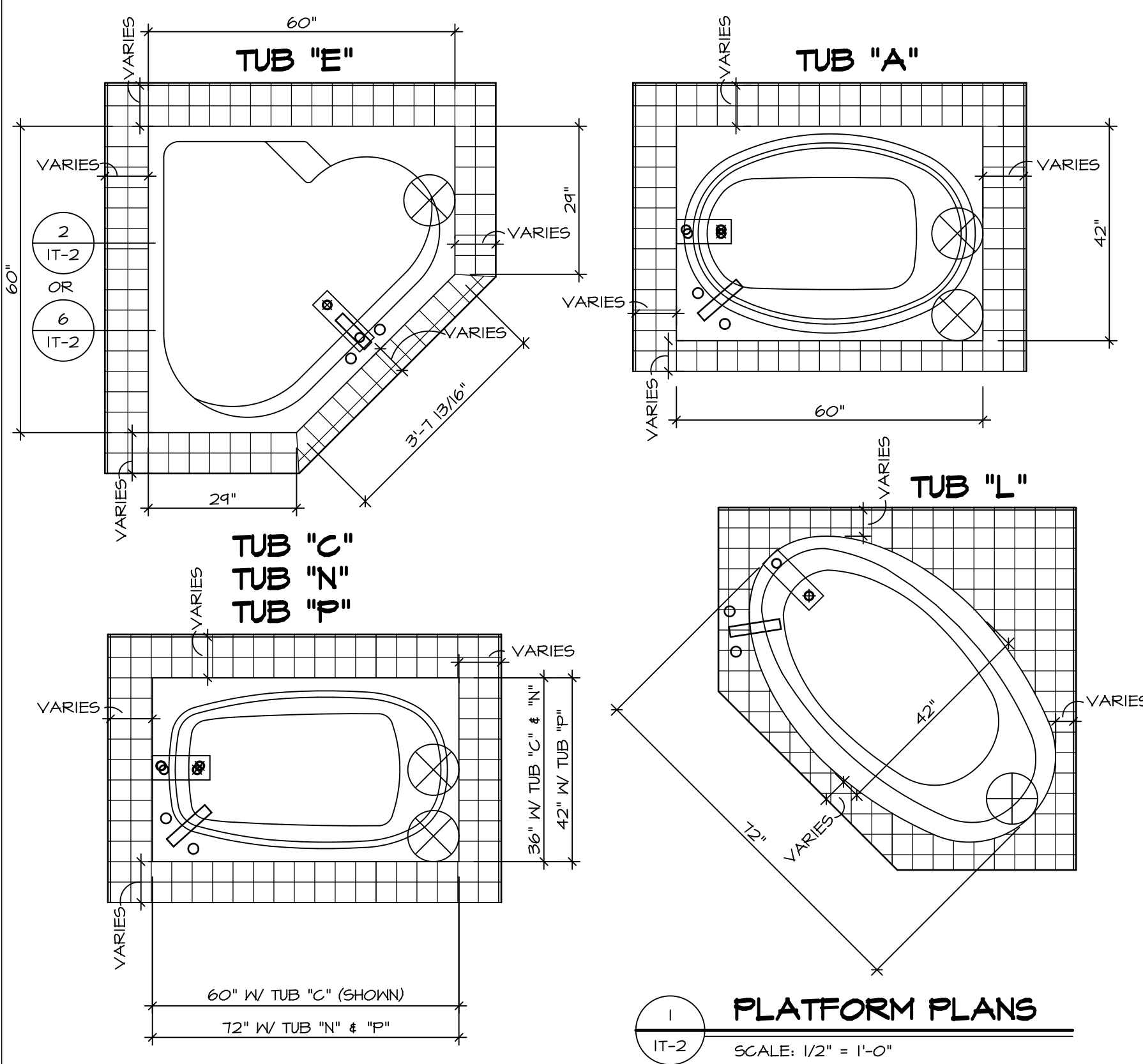
**F** **OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATH ROMAN SHOWER \*AM6\*

REV. NO.	DATE	REMARKS

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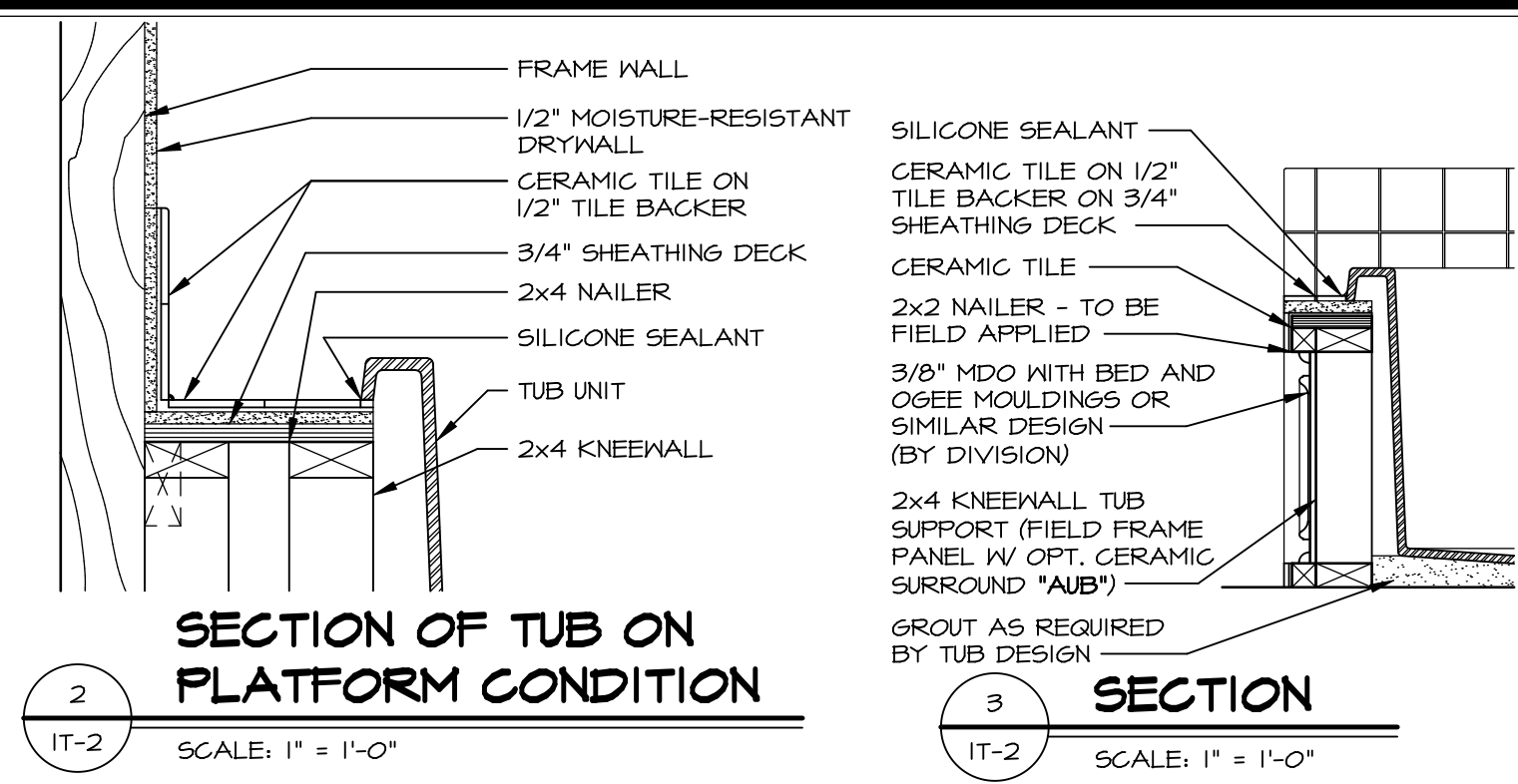


SHEET NO. <b>A-13</b>	MODEL <b>POWELL</b>	SET NO. PALOO
	DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION 01
OPTION DESCRIPTION <b>56</b>	DRAWN BY	DATE:
	OPTION	OPTION

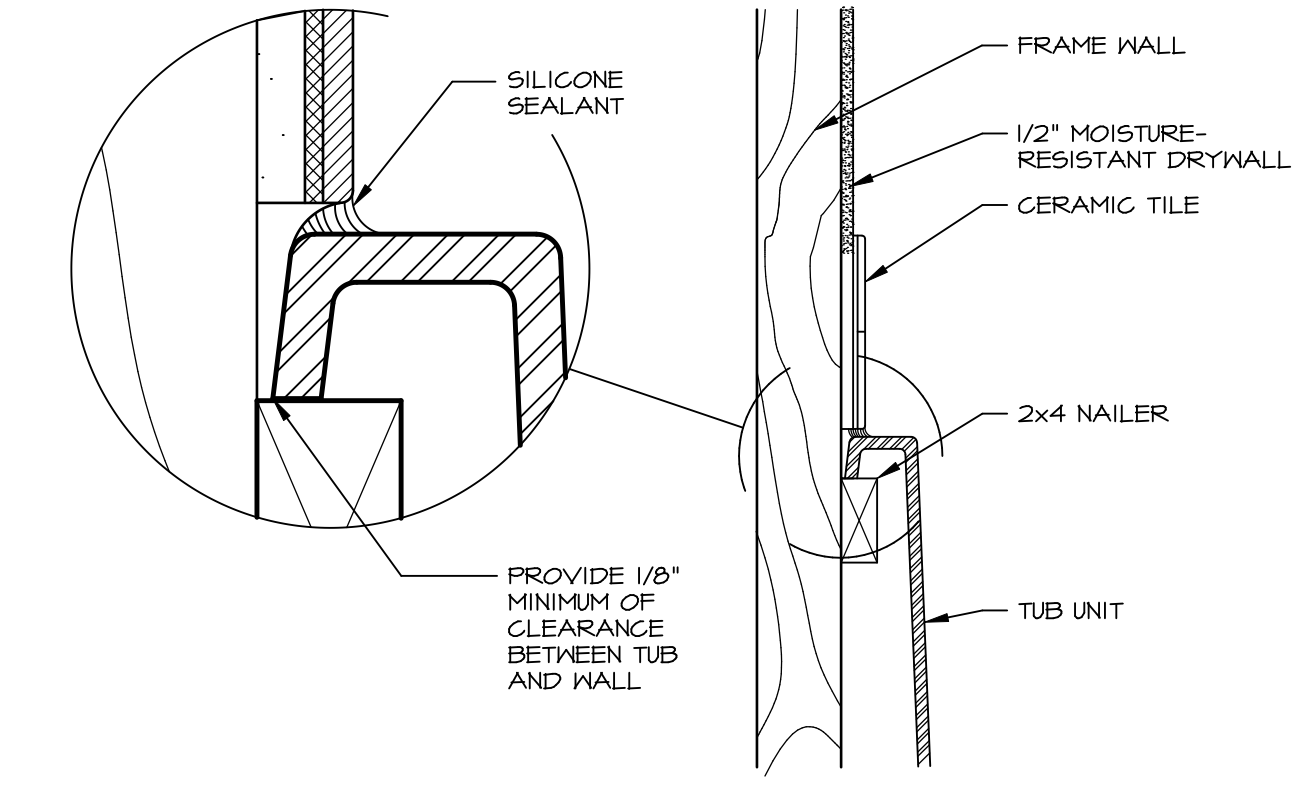


**1 PLATFORM PLANS**  
SCALE: 1/2" = 1'-0"

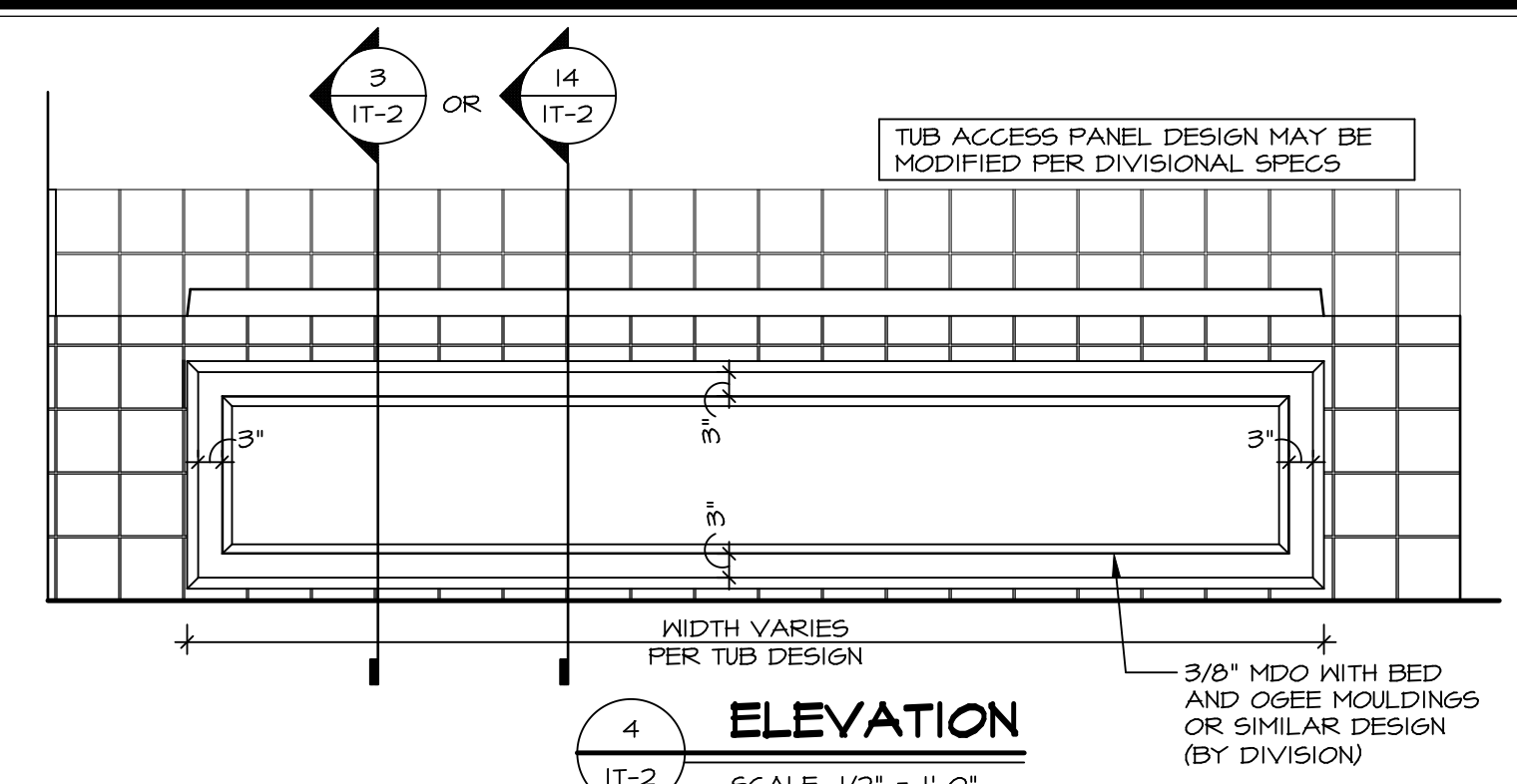
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



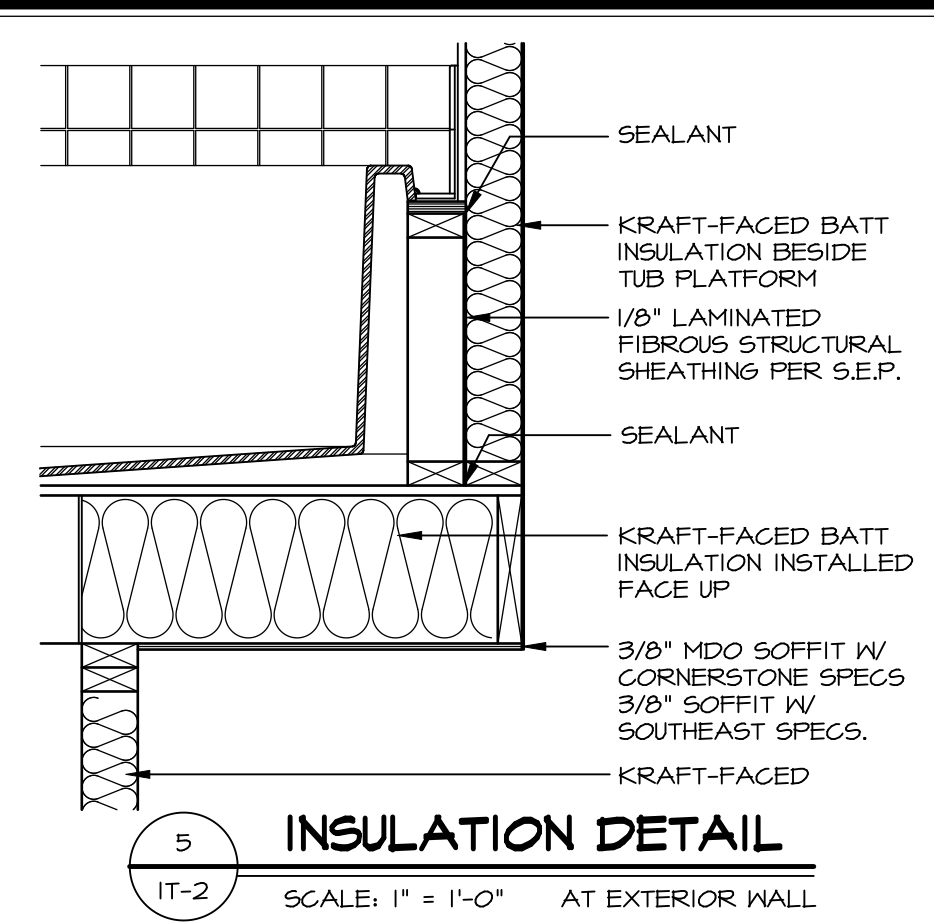
**2 SECTION OF TUB ON PLATFORM CONDITION**  
SCALE: 1" = 1'-0"



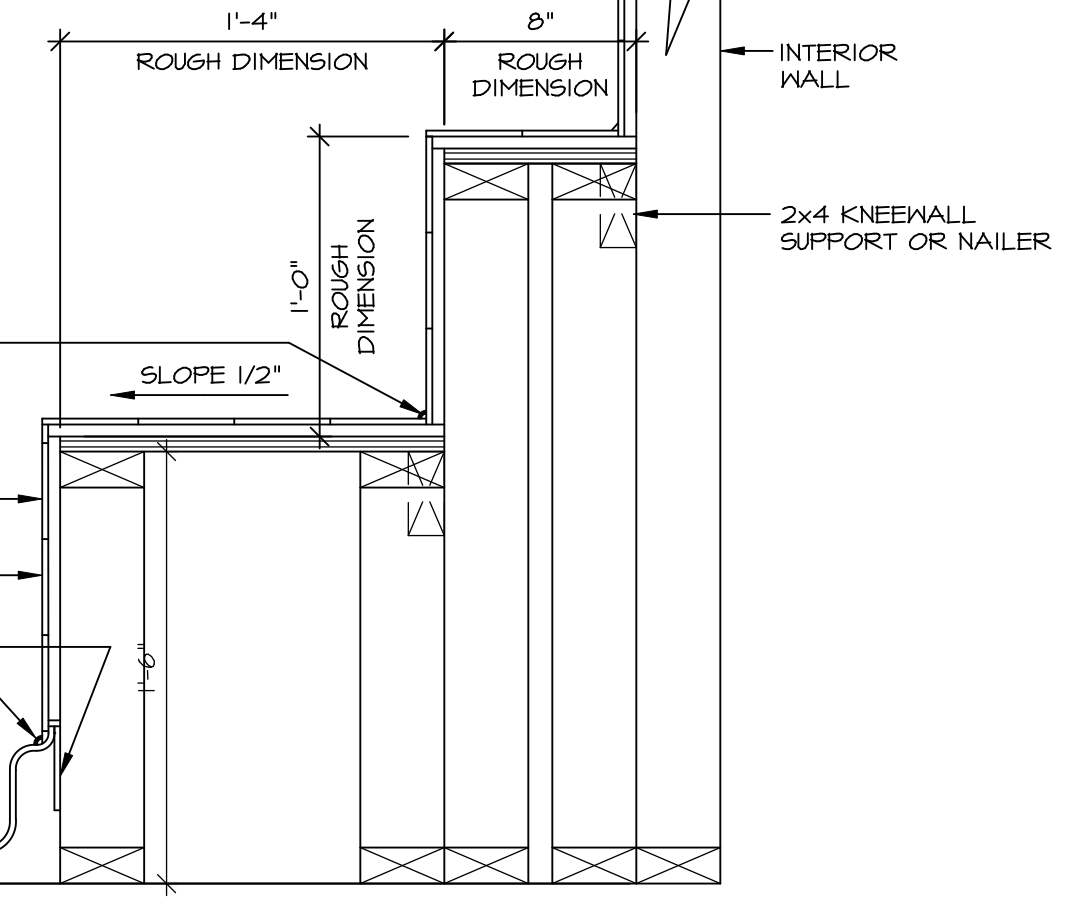
**3 SECTION OF TUB TO WALL CONDITION**  
SCALE: 1" = 1'-0"



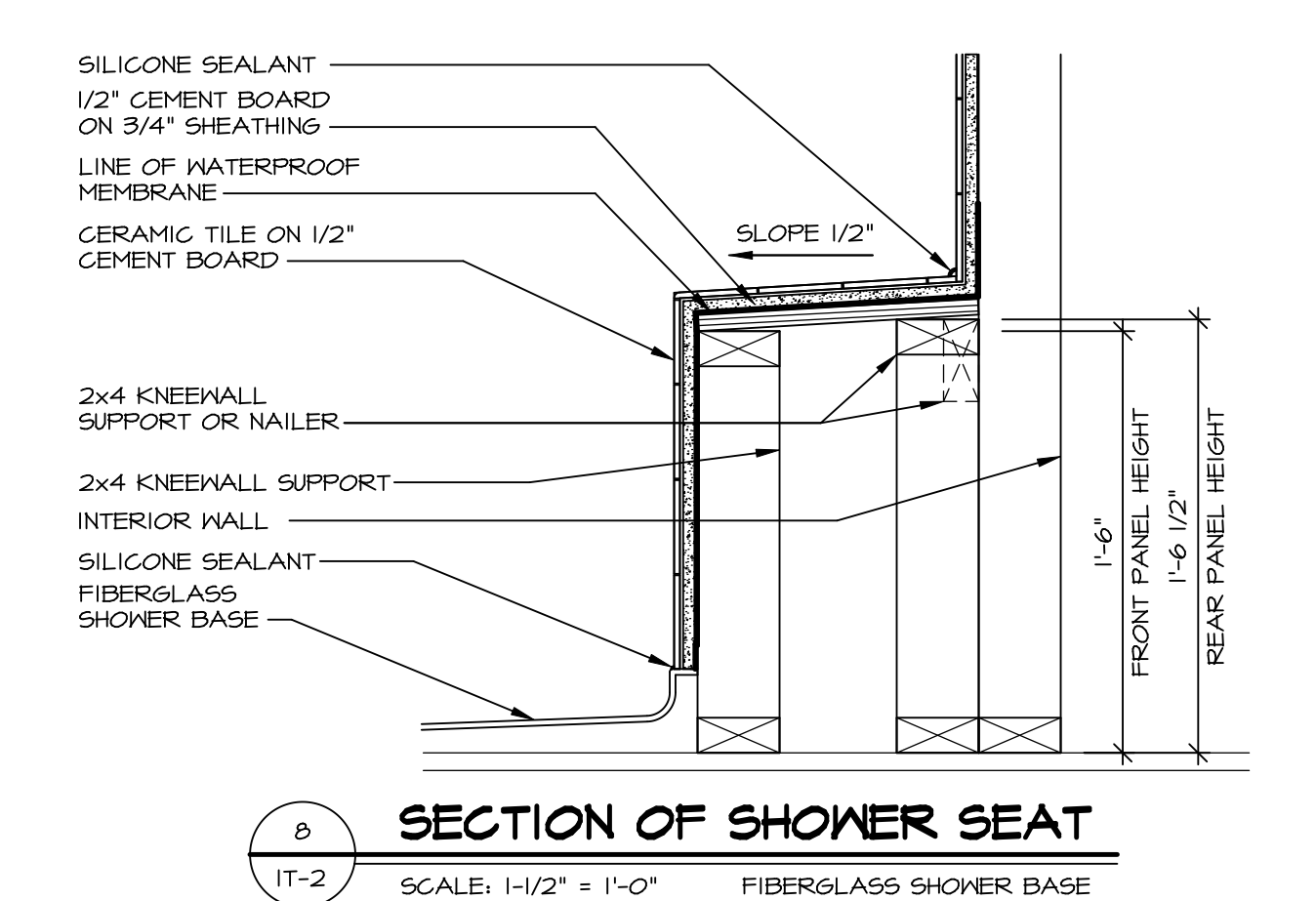
**4 ELEVATION**  
SCALE: 1/2" = 1'-0"



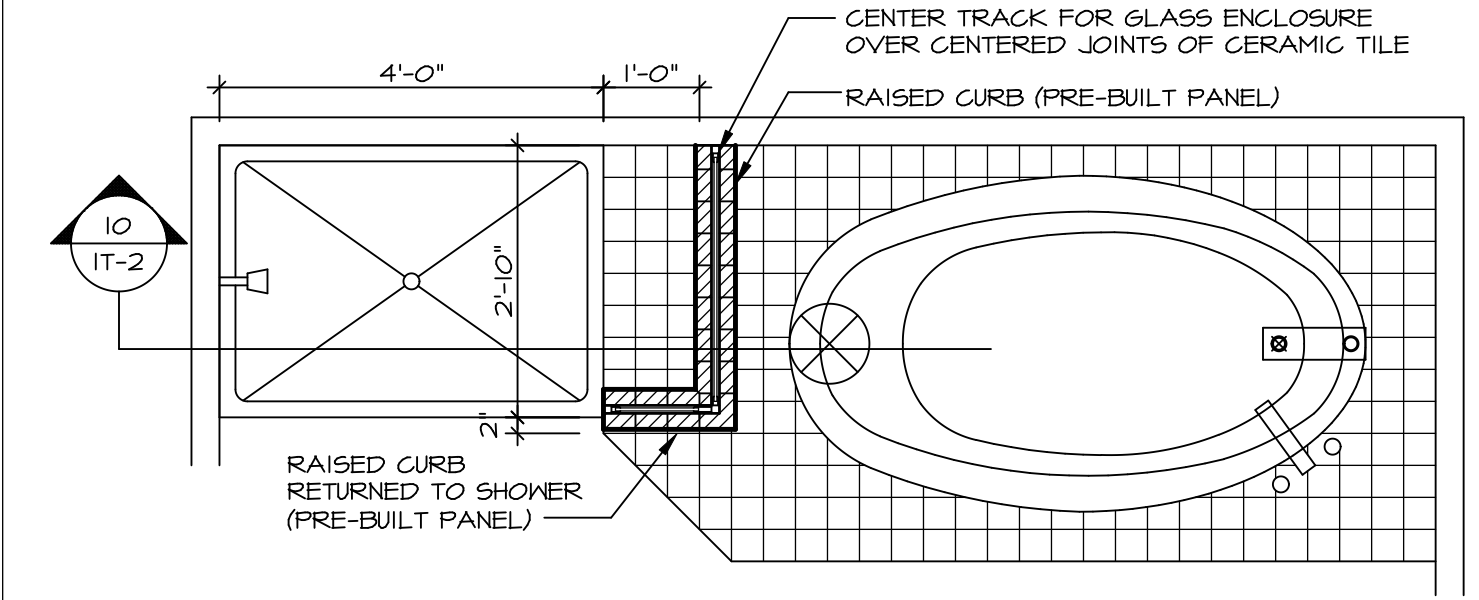
**5 INSULATION DETAIL**  
SCALE: 1" = 1'-0" AT EXTERIOR WALL



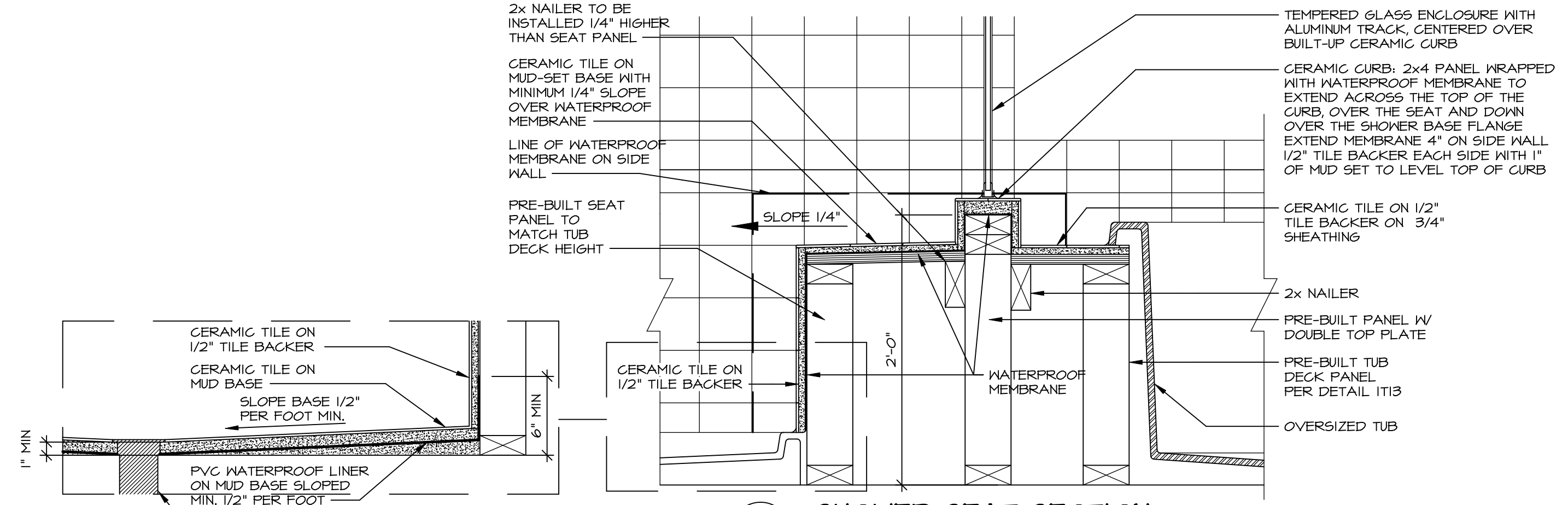
**6 SECTION OF SHOWER SEAT AND SHELF**  
SCALE: 1/2" = 1'-0"



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



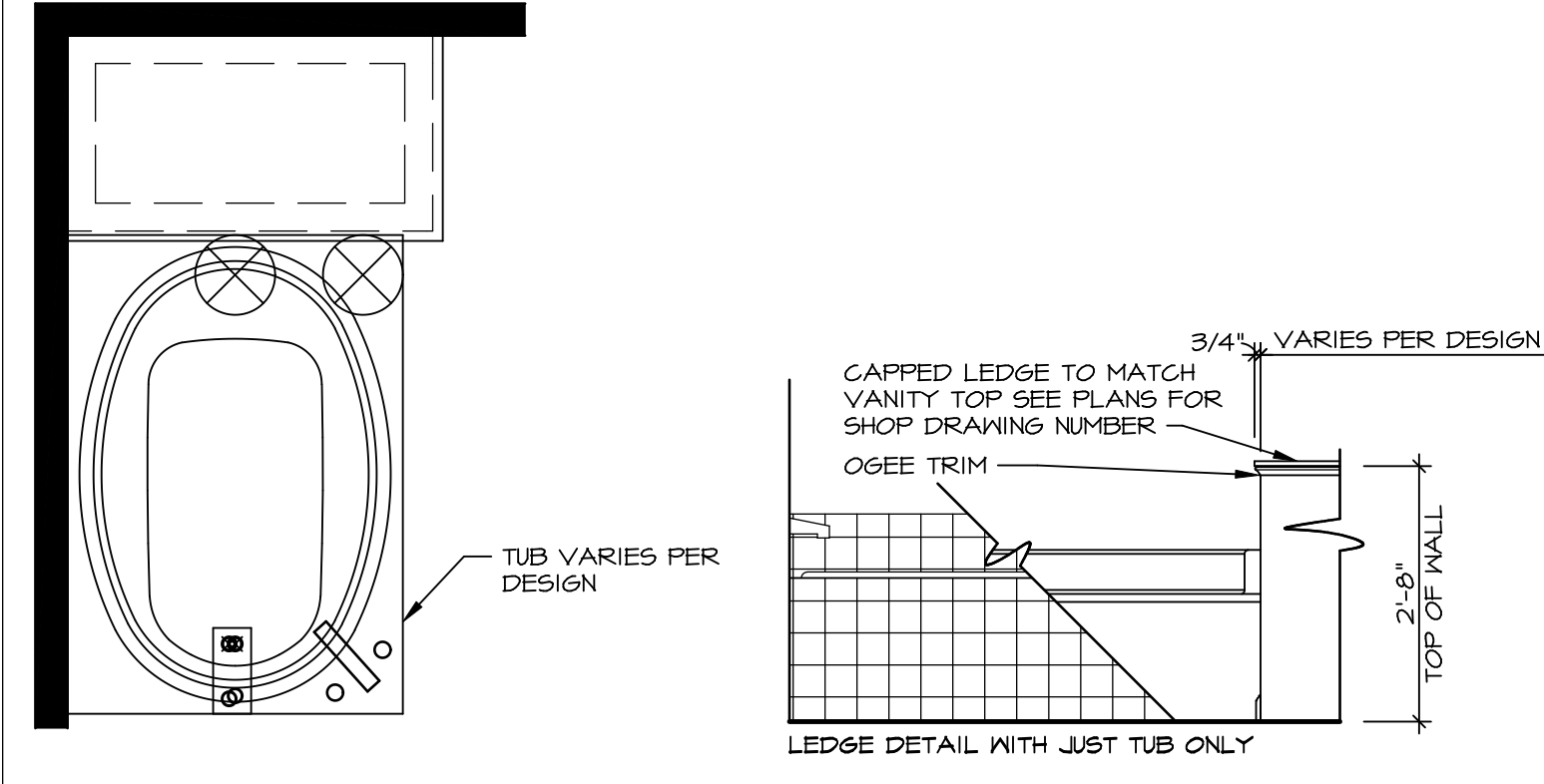
**9 SHOWER SEAT PLAN / DETAIL**  
SCALE: 1/2" = 1'-0"



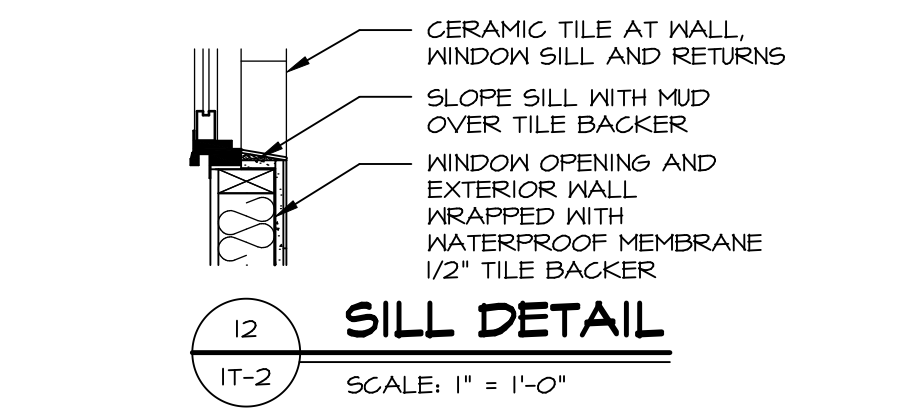
**10 SHOWER SEAT SECTION**  
SCALE: 1-1/2" = 1'-0"



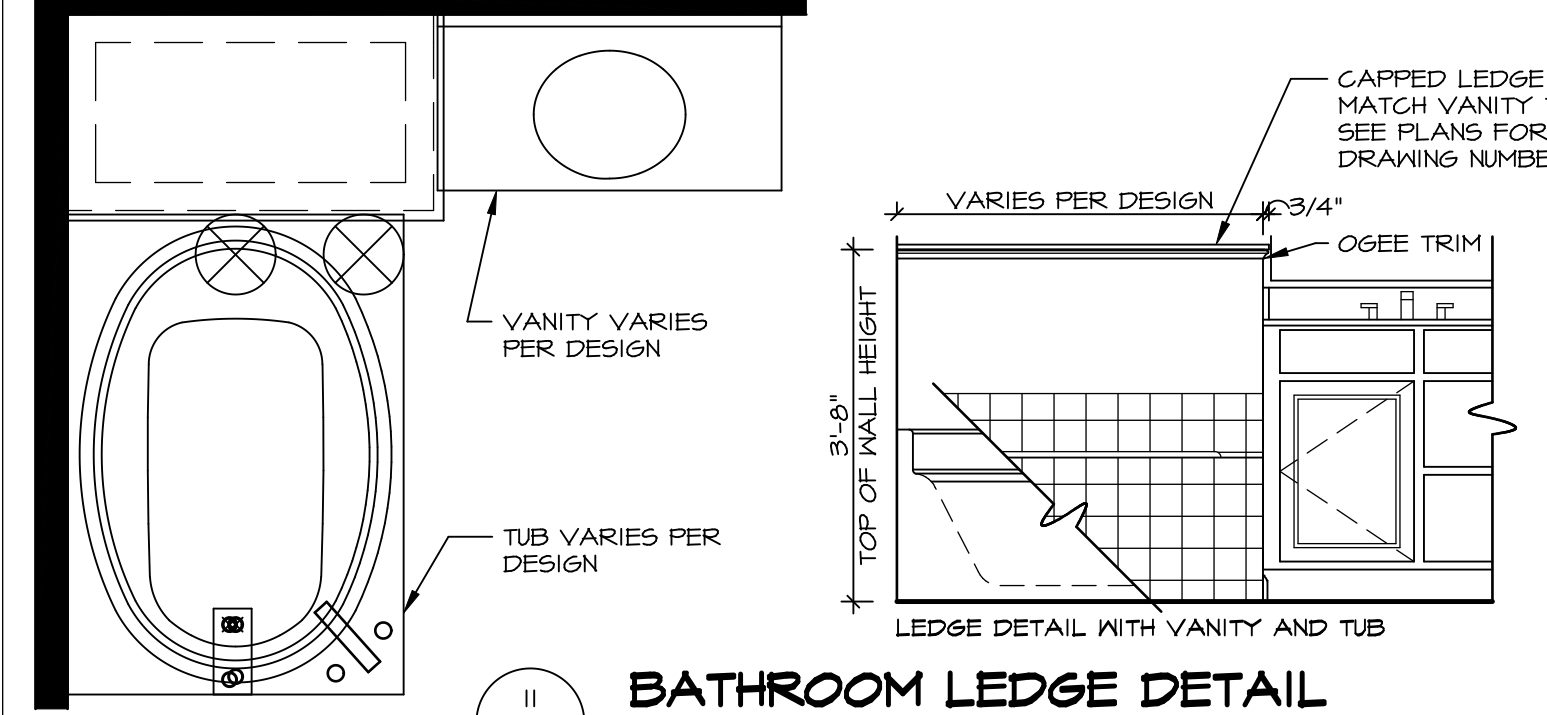
**11 ALTERNATE SHOWER PAN DETAIL**



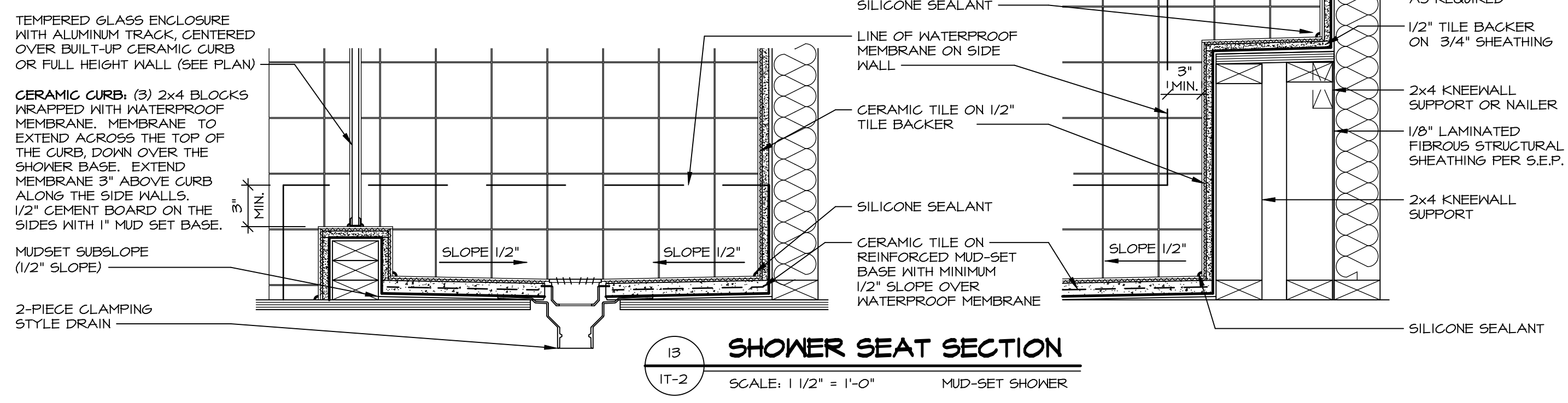
**12 BATHROOM LEDGE DETAIL**  
SCALE: 1/2" = 1'-0"



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



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



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/11/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (095 #15 3/4" x 1/2")
2	9/21/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/21/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#49304
4	8/28/18	EBP - DTL 8 / 19 ME REMOVED THE 2x6 BULKING AT BASE OF SHWR REQUEST #4663

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**INTERIOR TRIM DETAILS**  
BATH DETAILS  
OPTION DESCRIPTION

SHEET NO.  
**IT-2**

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