

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.

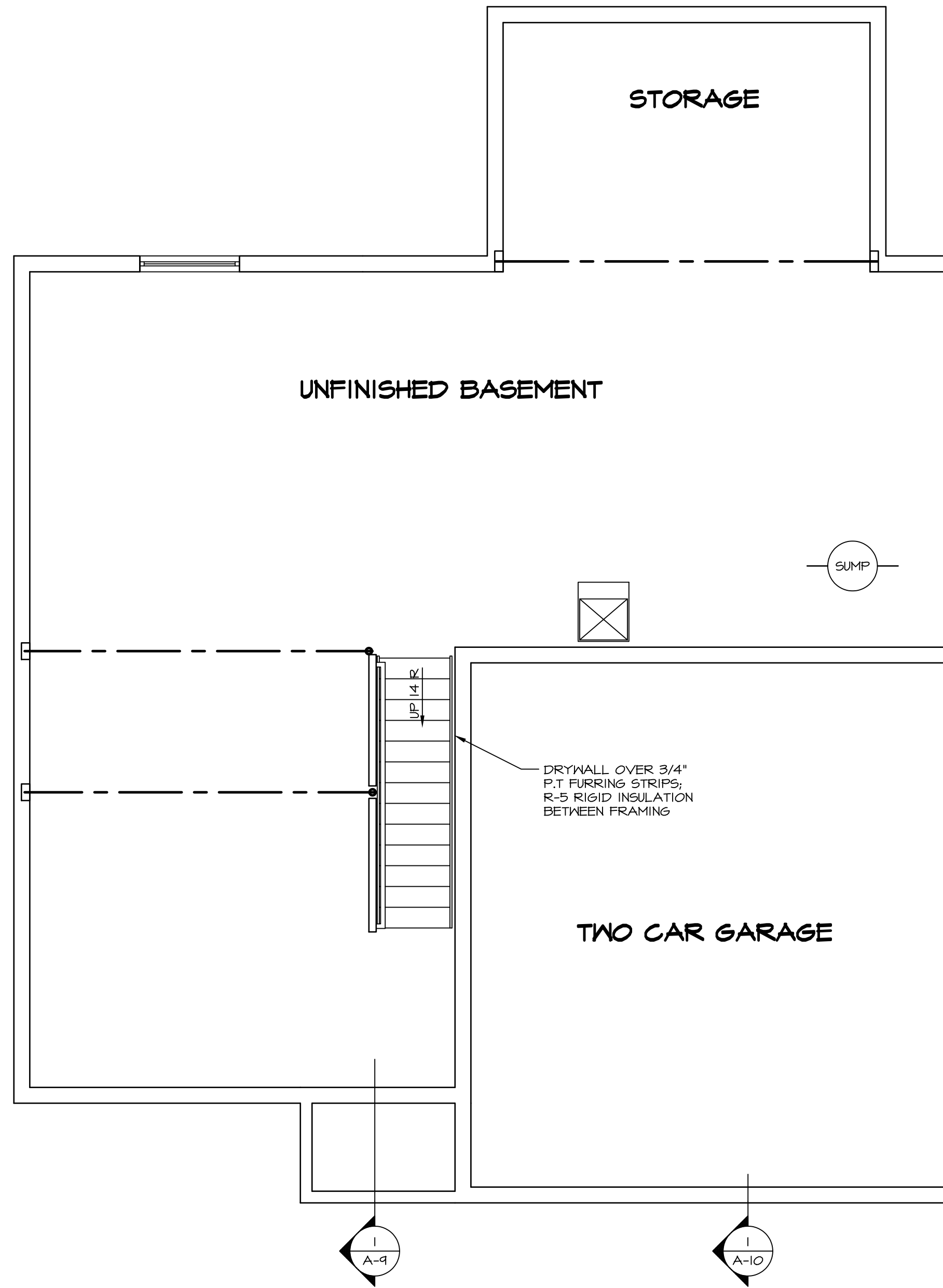
GYPSUM NOTES

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

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



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

REV. NO.	DATE	REMARKS
1	07/26/16	TH - DRAWING ALIGNMENT

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SHEET NO.	MODEL	SET NO.	FLR00
A-6	FLORENCE	VERSION	06
	DRAWING TITLE	DRAWN BY	
	BASEMENT FLOOR PLAN	DATE:	
	OPTION DESCRIPTION	OPTION	

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (2) 2X4 SPF STUD GRADE		III	
J02	JACK - (3) 2X4 SPF STUD GRADE		III	
J03	JACK - (2) 2X4 SPF STUD GRADE		II3	
J04	JACK - (3) 2X4 SPF STUD GRADE		II3	
J05	JACK - (2) 2X4 SPF STUD GRADE		107	
J06	JACK - (2) 2X4 SPF STUD GRADE		107	
J16	JACK - (6) 2X4 SP#1		101	
J17	JACK - (3) 2X4 SP#1		101	
J27	JACK - (4) 2X4 SPF STUD GRADE	MAA	125	
J28	JACK - (4) 2X4 SPF STUD GRADE	MAA	125	
J44	JACK - (4) 2X4 SPF STUD GRADE	MAAKDA	124	
J46	JACK - (5) 2X4 SPF STUD GRADE	MAA	124	

LVL PLY TO PLY FASTENING SCHEDULE:

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

FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B01	INT HEADER - 2X12 - 2 PLY	9'-2 1/2"		III	
B02	INT HEADER - 2X8 - 2 PLY	5'-4"		II3	
B04	BEAM STEEL - W12X26	20'-2"	SRI, SXS, GCB	101	
BO4-2	LVL - 18	15'-5 1/2"	MAA, KDA	124	2 PLY, 2A
PF02-2	LVL - 11-04	14'-11 1/2"	GCB	107	PORTAL FRAME, 2 PLY, 1A

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS

GYPSUM NOTES RYAN

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

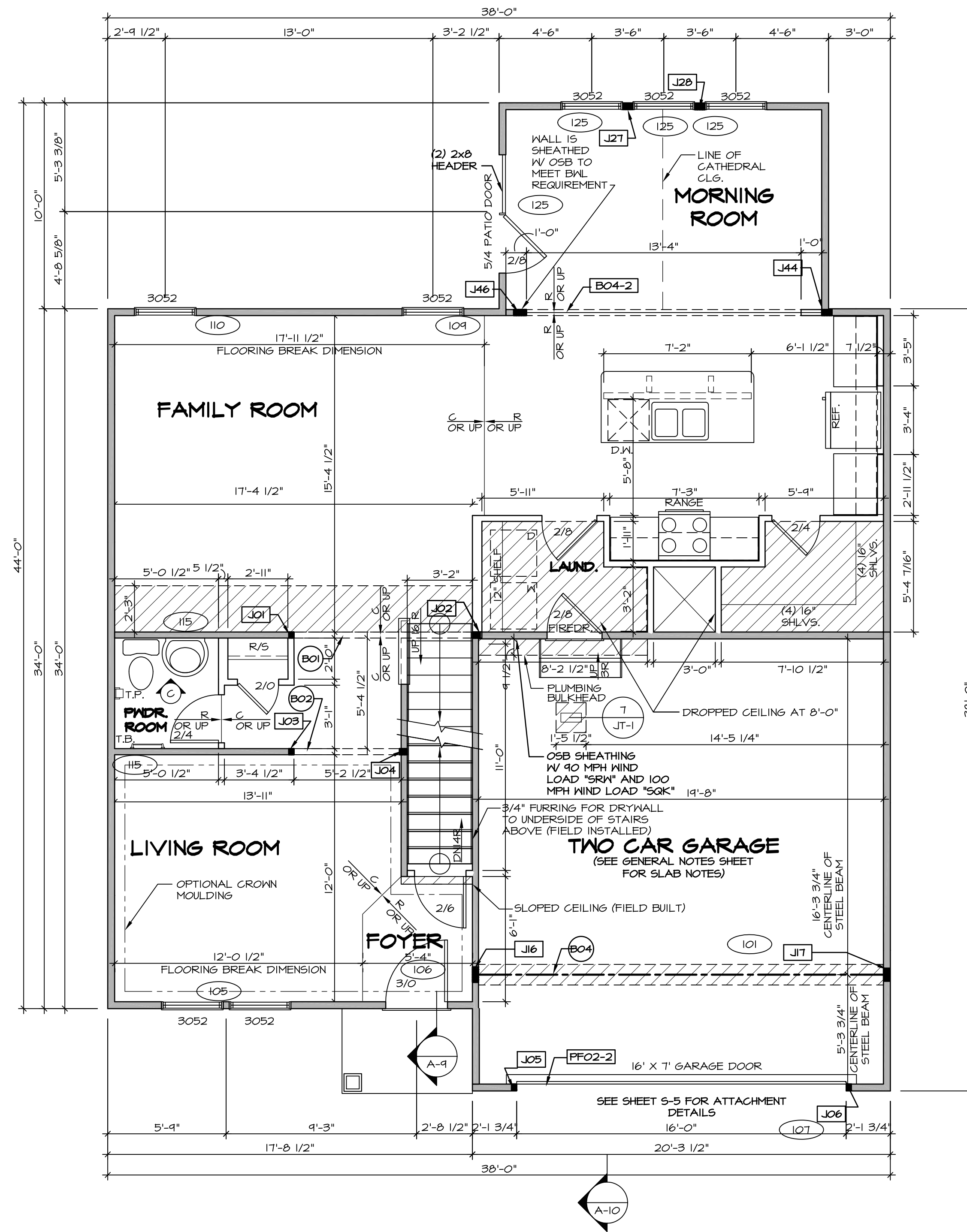
FLOOR PLAN NOTES RYAN

- 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 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 GRIPPLIES ABOVE, UNLESS OTHERWISE NOTED.

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

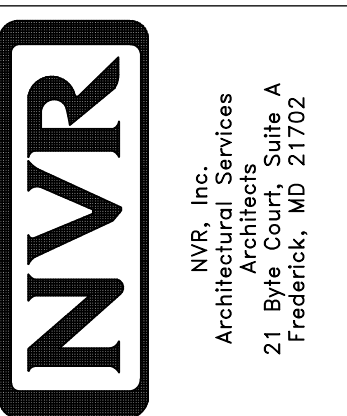
SEE FC DETAILS FOR FRAMING CONNECTORS



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

REV. NO.	DATE	REMARKS
1	07/26/16	TM - DRAWING ALIGNMENT
2	7/24/17	DRH - T-PLY CONVERSION

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MODEL	SET NO. FLOOR	VERSION 06
DRAWING TITLE	DRAWN BY	OPTION
FIRST FLOOR PLAN	DATE:	
OPTION DESCRIPTION		
A-7		33

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED

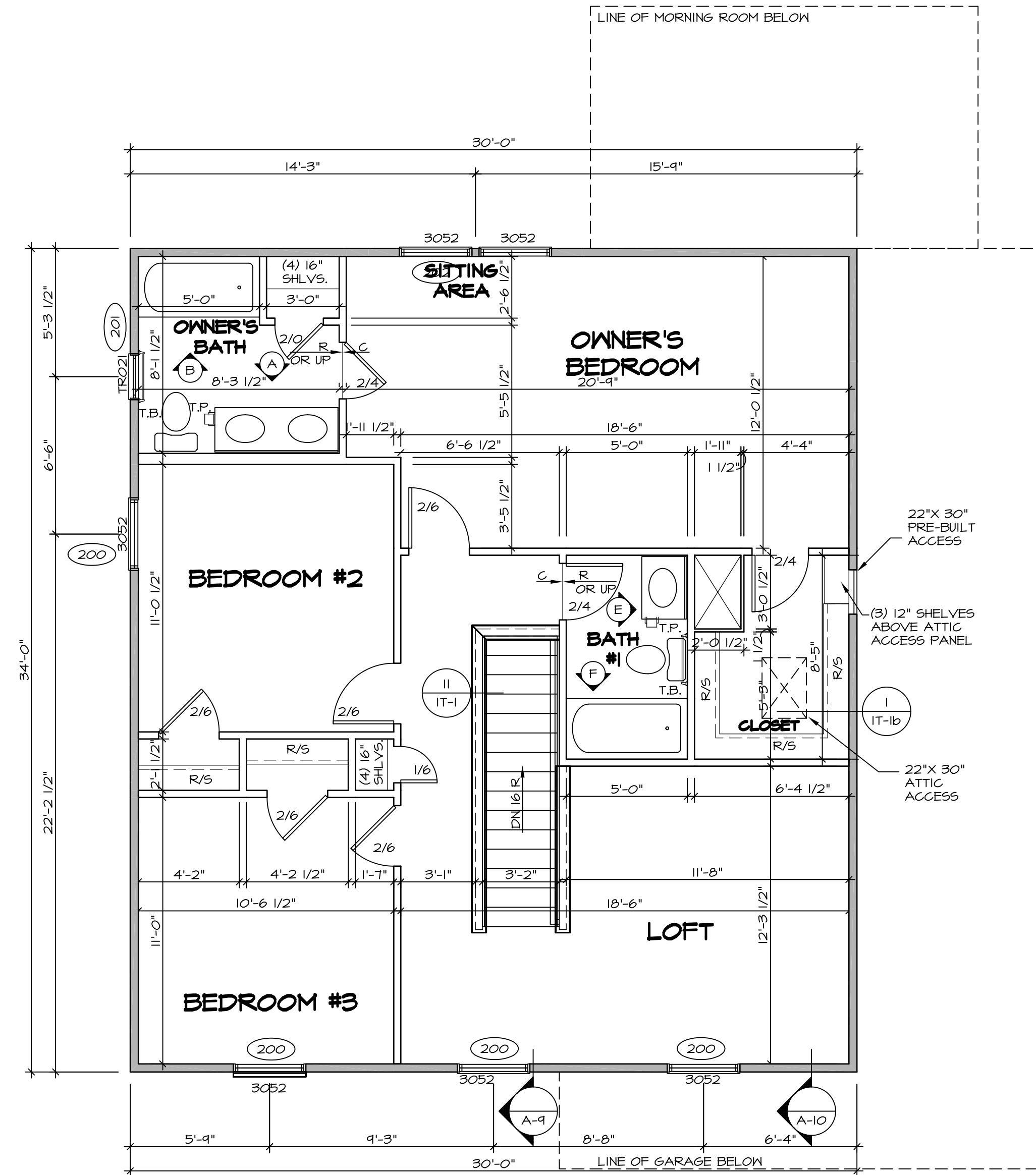
FLOOR PLAN NOTES RYAN

- 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 CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
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- 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.

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



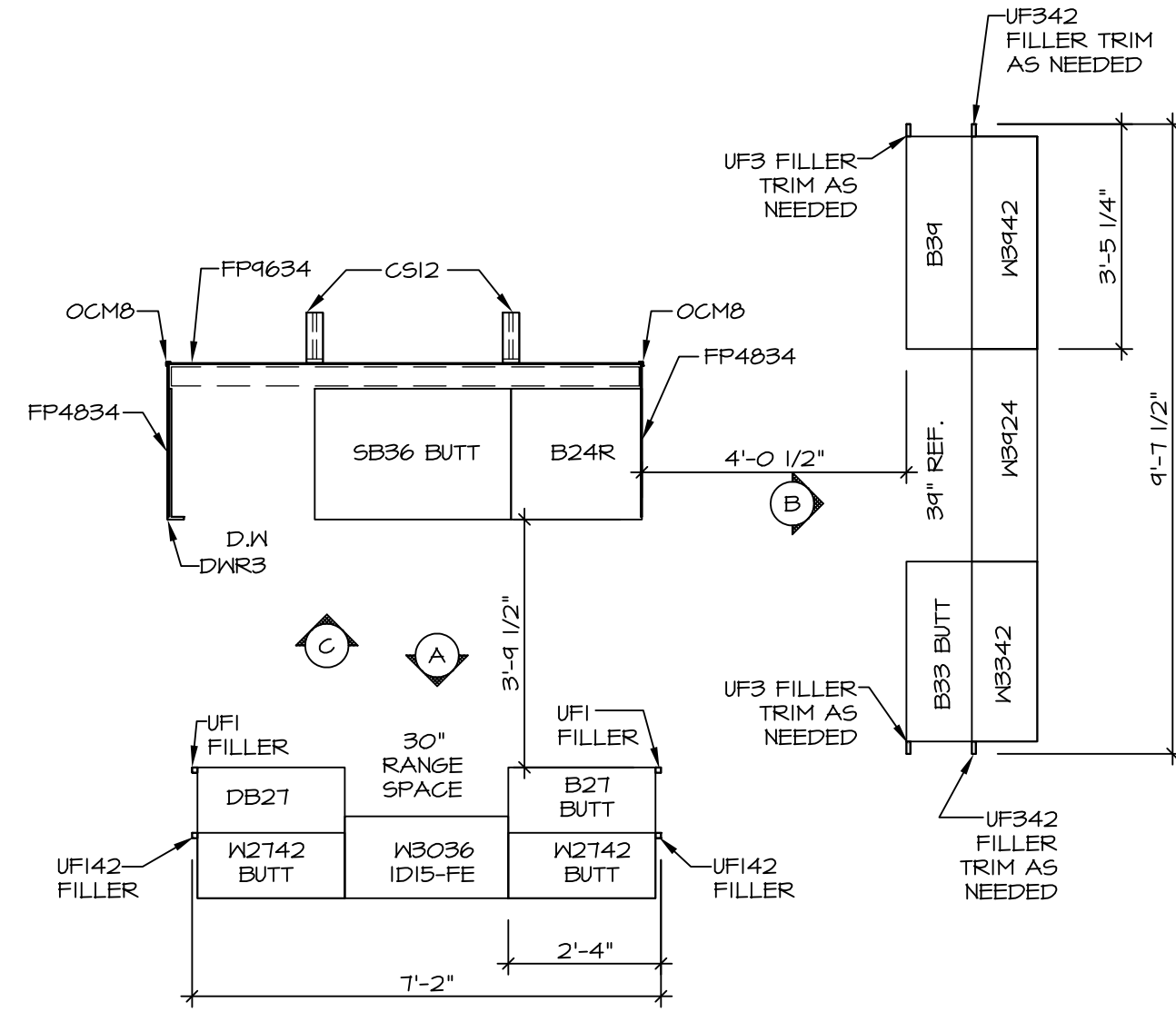
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	REMARKS
1	07/26/16	TM - DRAWING ALIGNMENT
2	7/24/17	DRH - T-PLY CONVERSION

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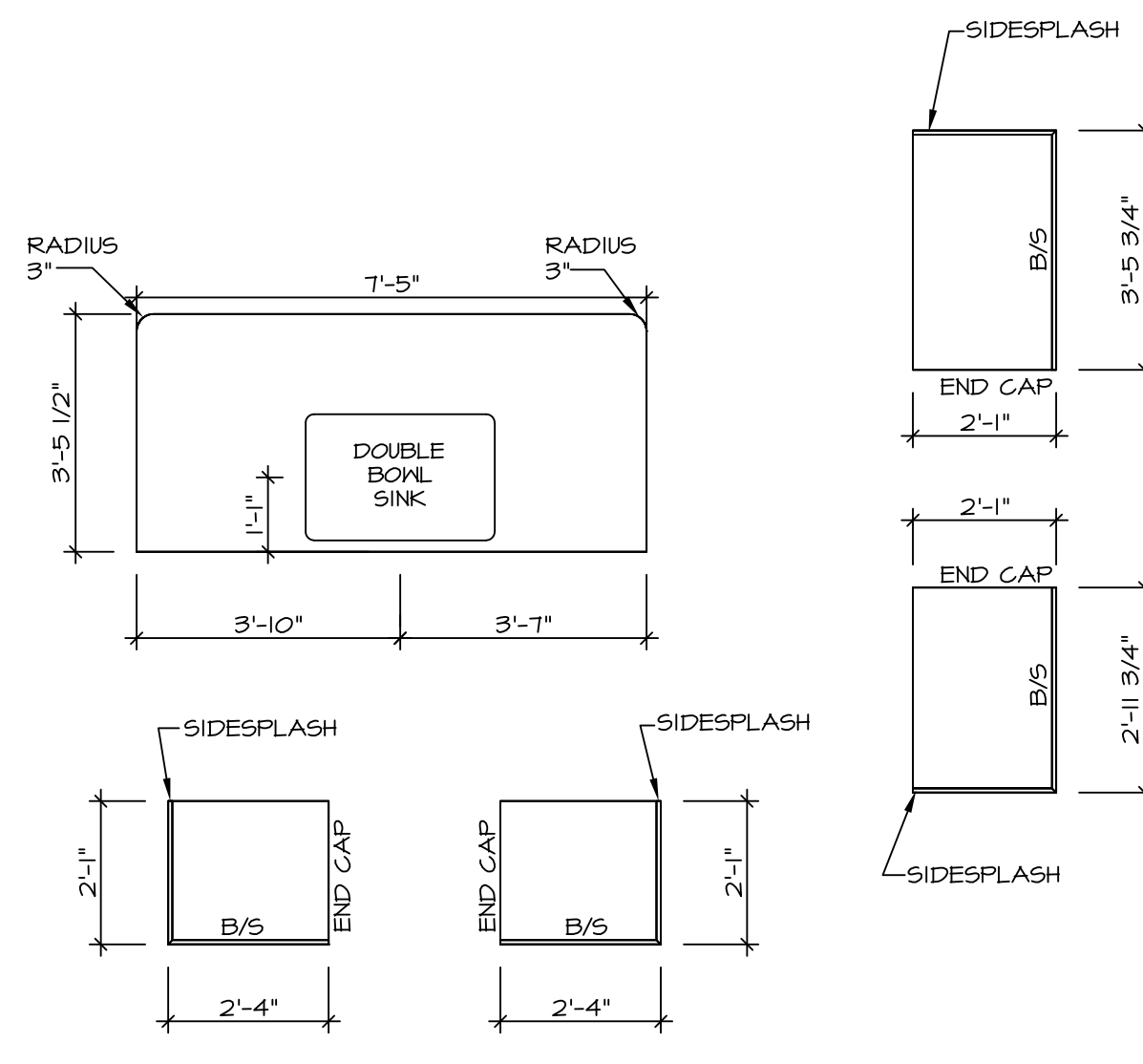


MODEL	FLORENCE
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
	37



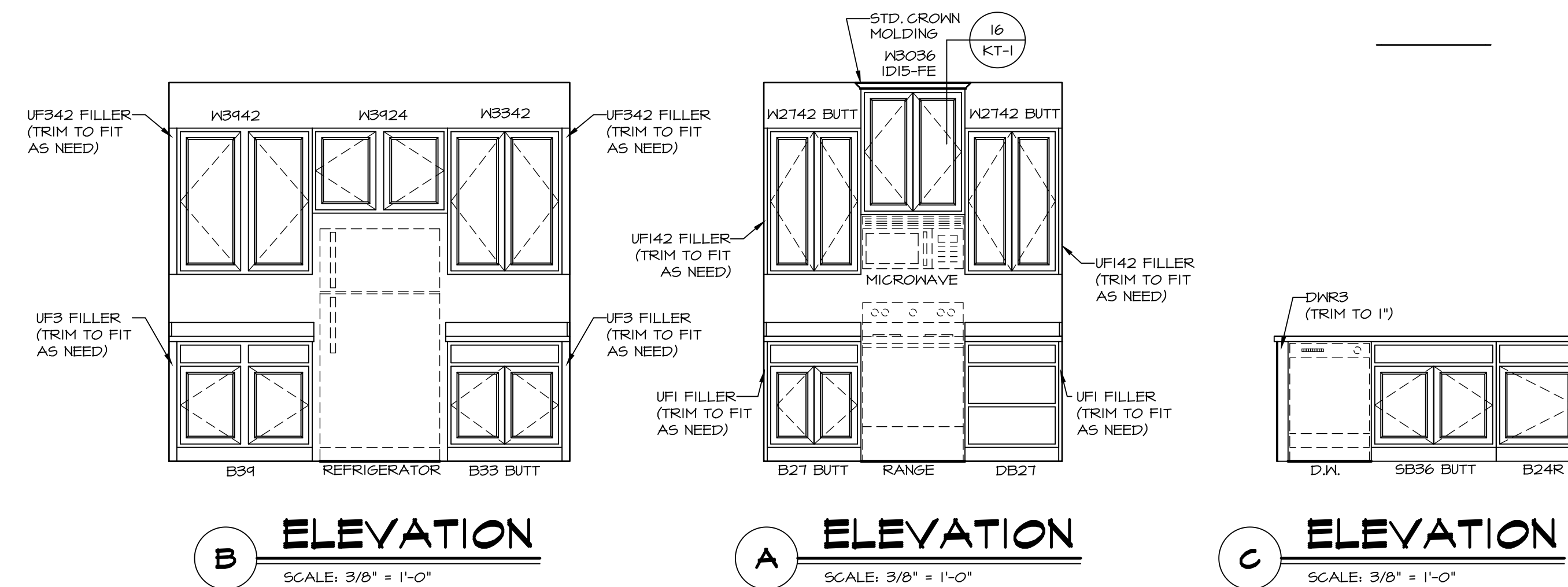
**KITCHEN CABINET
PLAN - KC-3414**

1
A-12 SCALE: 3/8" = 1'-0"



**KITCHEN COUNTERTOP
PLAN - KT-3414**

2
A-12 SCALE: 3/8" = 1'-0"



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

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

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

SHEET NO. A-12	MODEL FLORENCE	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	SET NO. FLR00	VERSION 06	DRAWN BY SLK	DATE: 4/2/15	OPTION
			OPTION DESCRIPTION				
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<p>NVR NVR, Inc. Architectural Services 21 Parkside Ave. A Frederick, MD 21702</p>							
REMARKS							

