



**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.

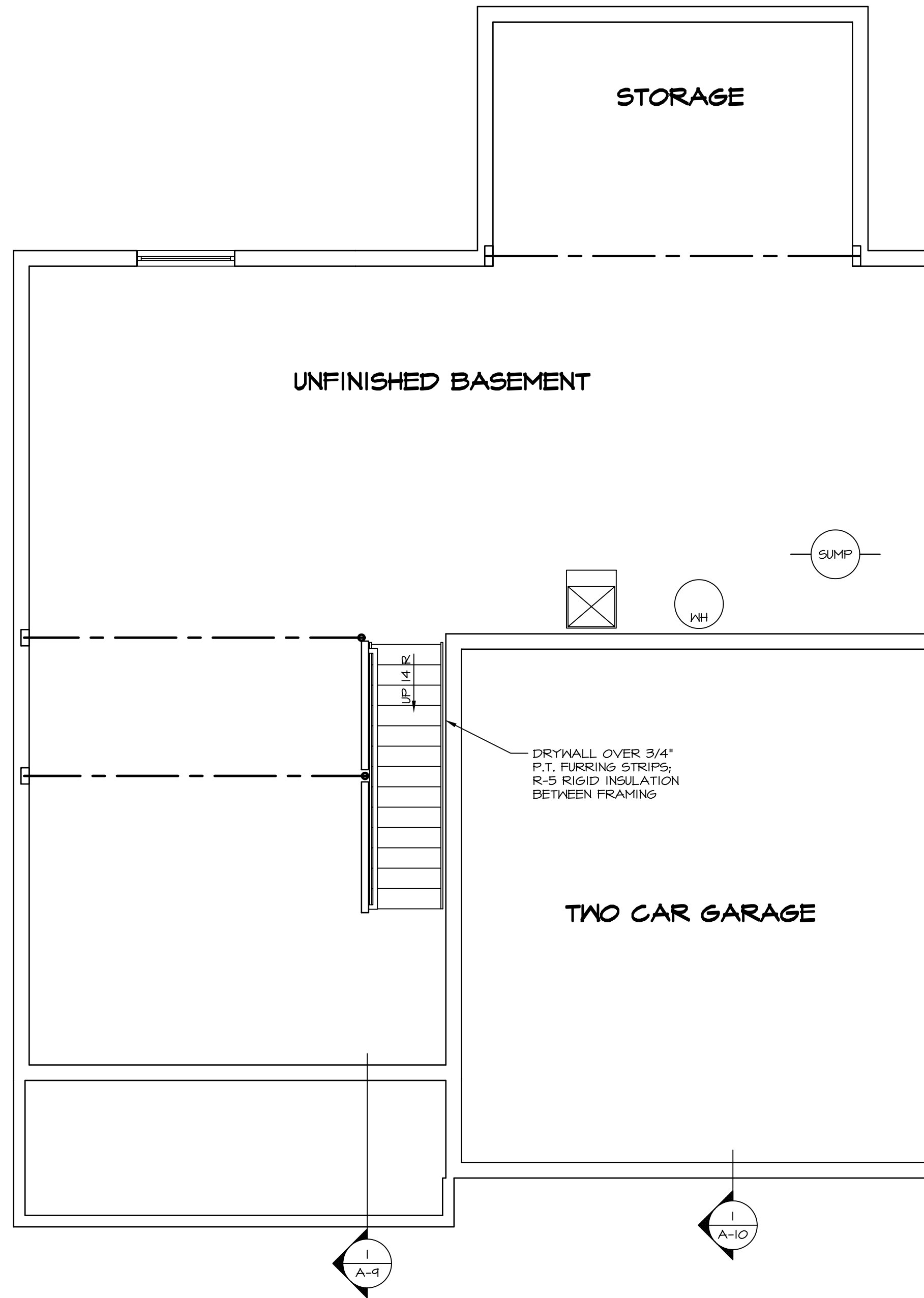
**GYPSUM NOTES**

**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**

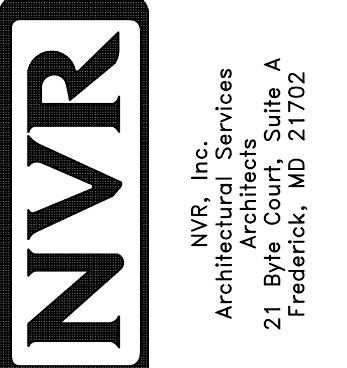
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

SHEET NO. <b>A-6</b>	MODEL <b>FLORENCE</b>	SET NO. <b>FLR00</b>	REV. NO. <b>1</b>	DATE <b>07/26/16</b>	REMARKS
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION <b>06</b>			
OPTION DESCRIPTION <b>32</b>		DRAWN BY			
		DATE:			
		OPTION			

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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		III	
J04	JACK - (3) 2X4 SPF STUD GRADE		III	
J05	JACK - (2) 2X4 SPF STUD GRADE		III	
J06	JACK - (2) 2X4 SPF STUD GRADE		III	
J16	JACK - (6) 2X4 SP#1		III	
J17	JACK - (3) 2X4 SP#1		III	
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	MAA,KDA	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 INCLUDING 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 INCLUDING 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"		III	
B04	BEAM STEEL - W12X26	20'-2"	SRI, SXS, SGB	101	
BO4-2	LVL - 18	15'-5 1/2"	MAA, KDA	124	2 PLY, 2A
PF02-2	LVL - 11-04	14'-11 1/2"	6CB	101	PORTAL FRAME, 2 PLY, 1A

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
A-9	10" SQUARE COLUMN (A-2134)	10'-0"			
A-10	10" SQUARE COLUMN (A-2134)	10'-0"			

**FLOOR PLAN NOTES**

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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 T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

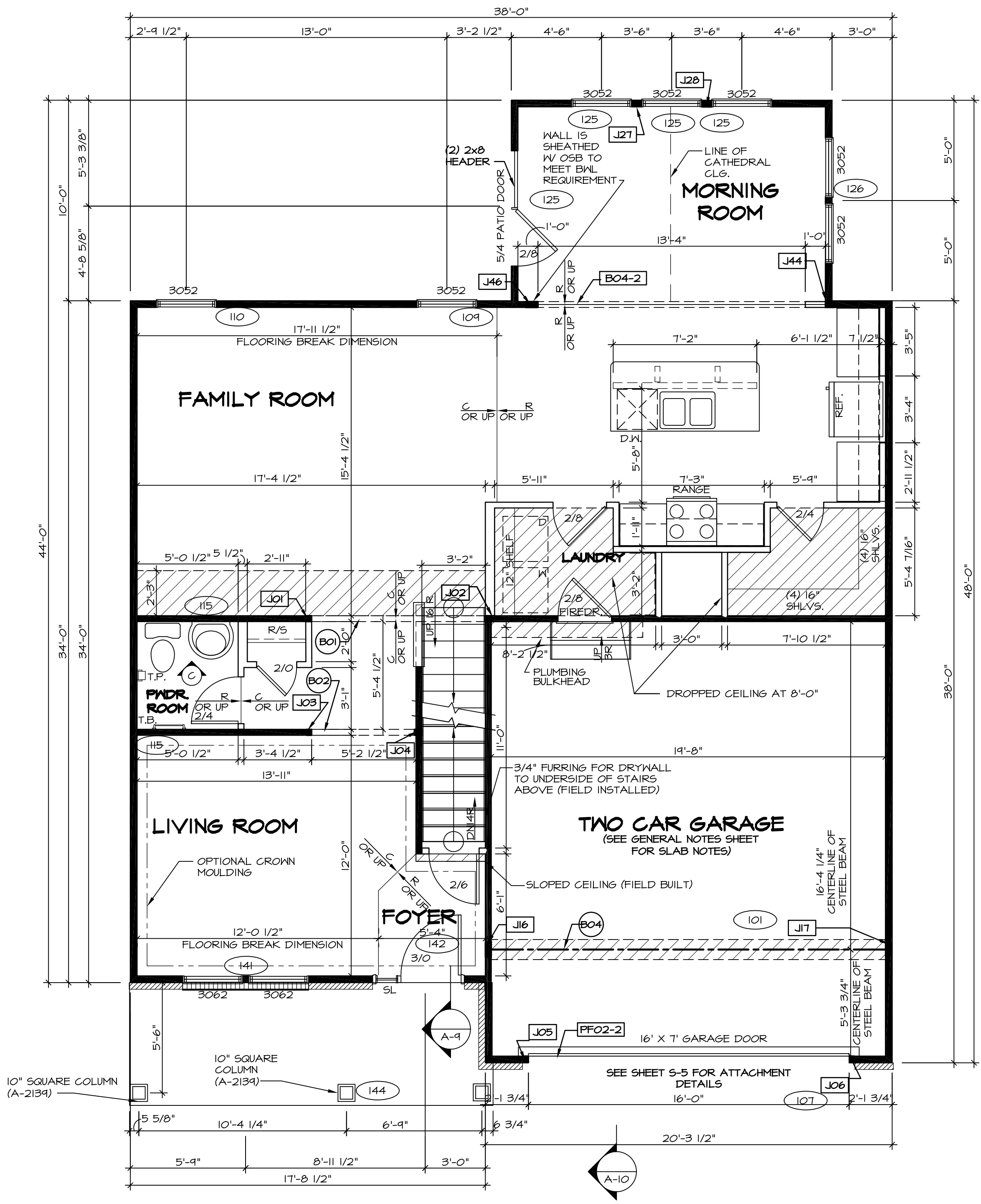
**GYPSUM NOTES**

**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**

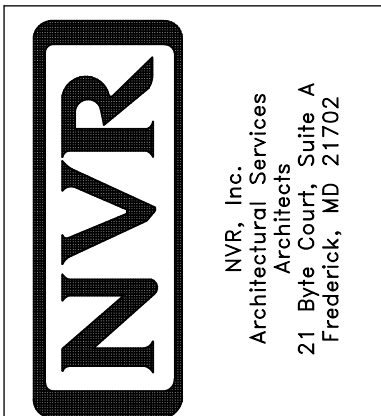
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

REV. NO.	DATE	REMARKS
01	07/26/16	TH - DRAWING ALIGNMENT

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MODEL	DRAWING TITLE	OPTION DESCRIPTION
FLORENCE	FIRST FLOOR PLAN	

SET NO. FLOOR 06  
 VERSION 06  
 DRAWN BY  
 DATE:  
 OPTION

SHEET NO. A-7  
 33

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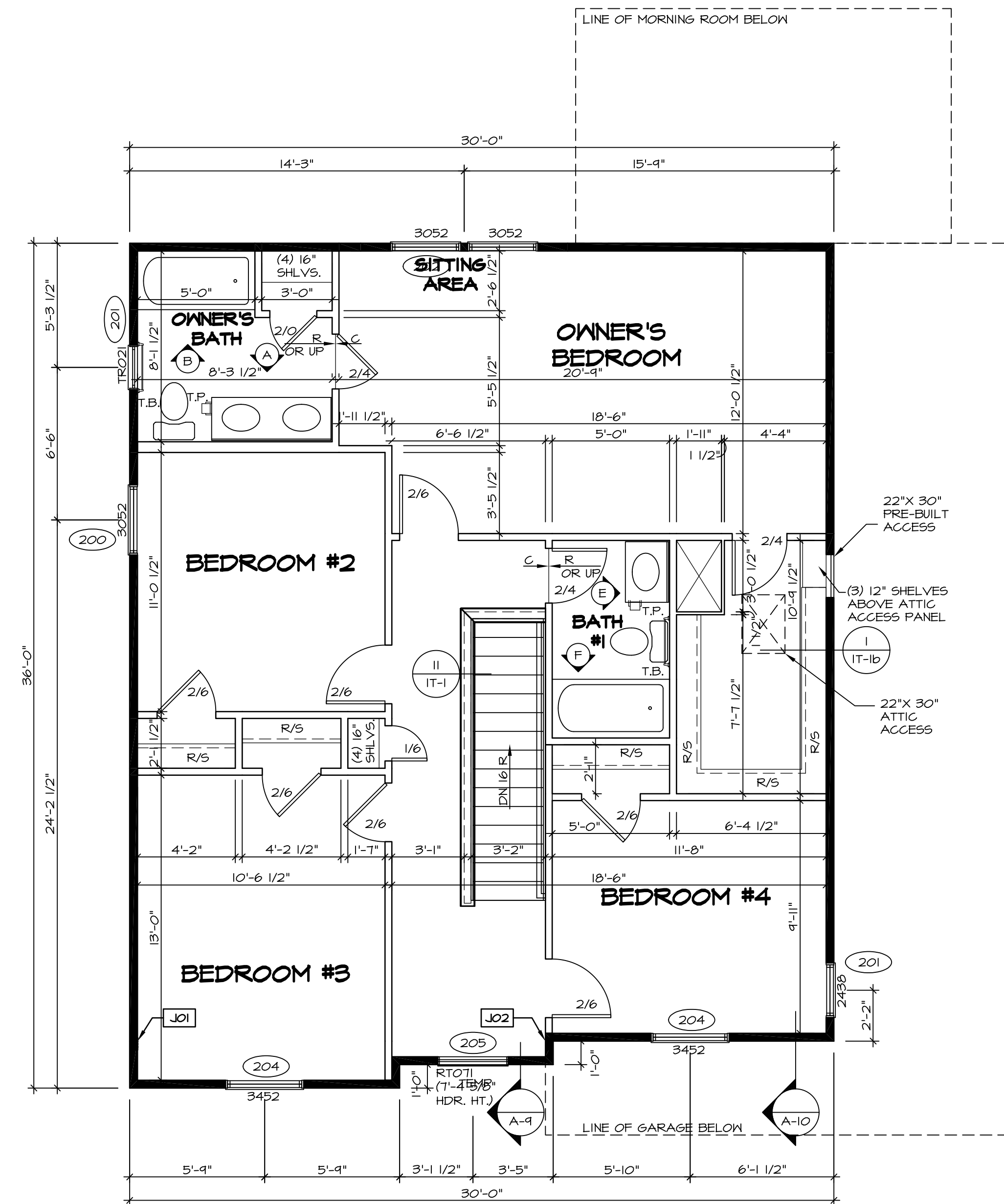
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (4) 2X4 SPH		203	
J02	JACK - (4) 2X4 SPH		203	

### FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT 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

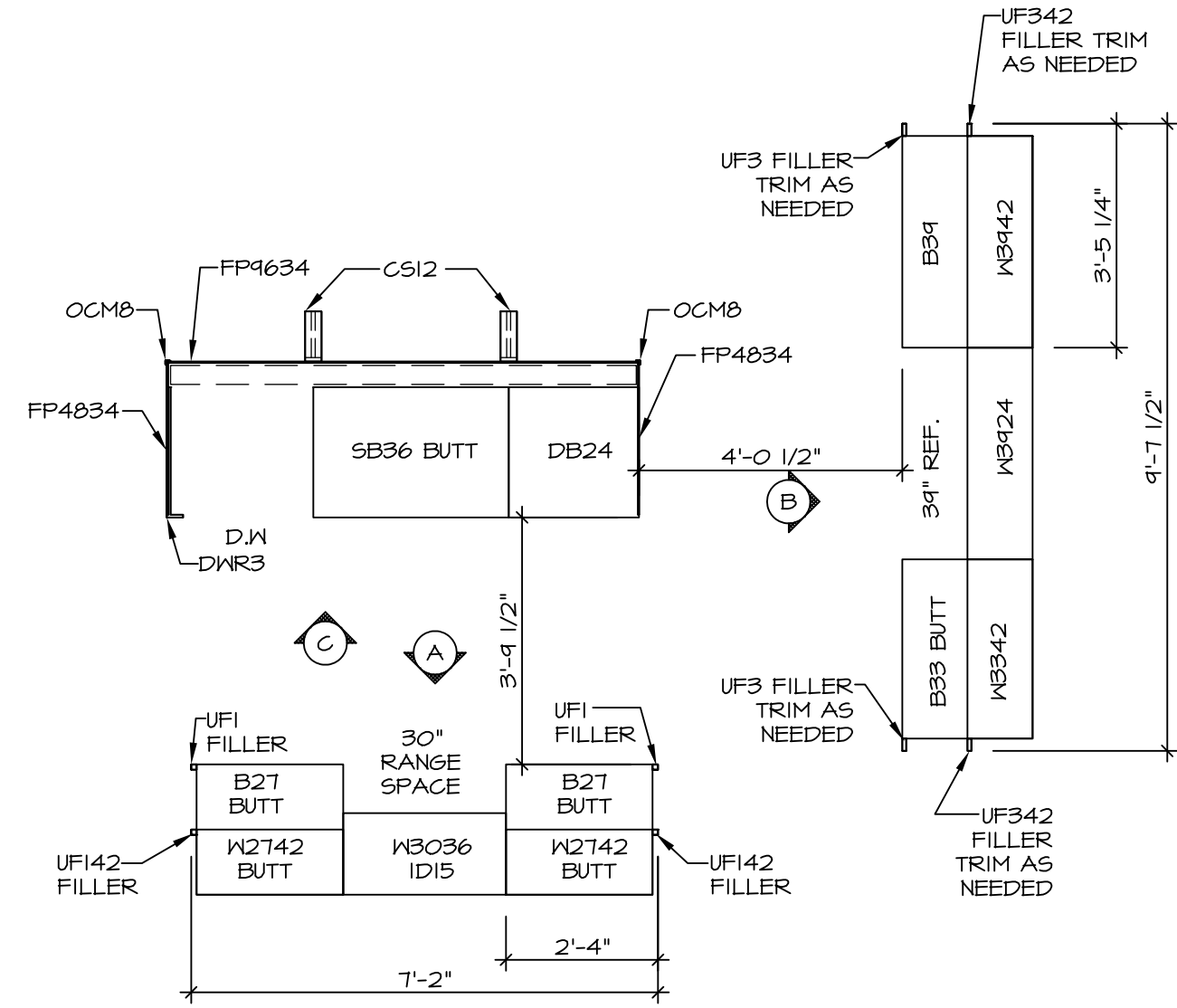
07/26/16 TH - DRAWING ALIGNMENT

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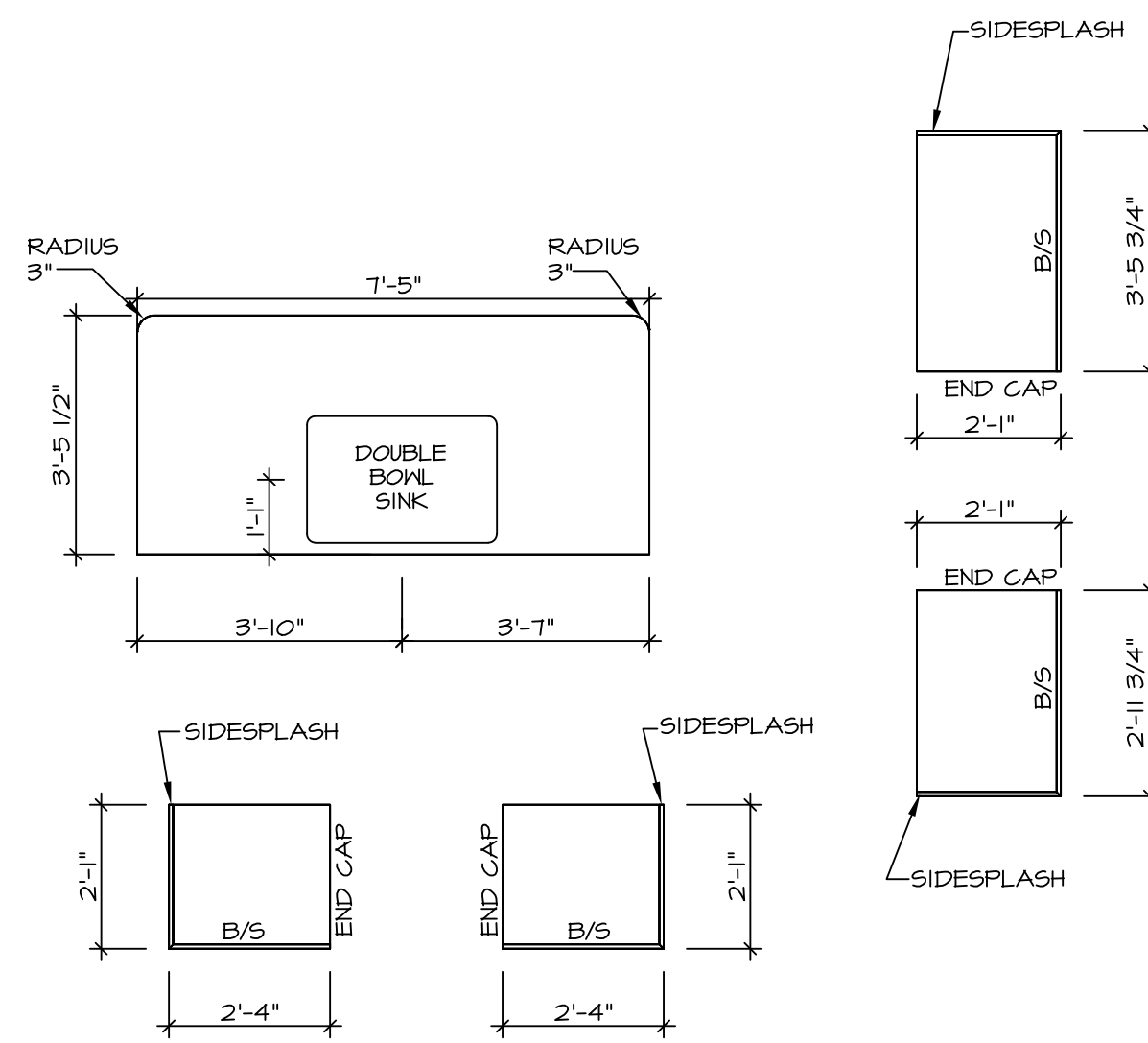
SET NO. FLR00  
VERSION 06  
DRAWN BY  
DATE:  
OPTION

**FLORENCE**  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION  
37



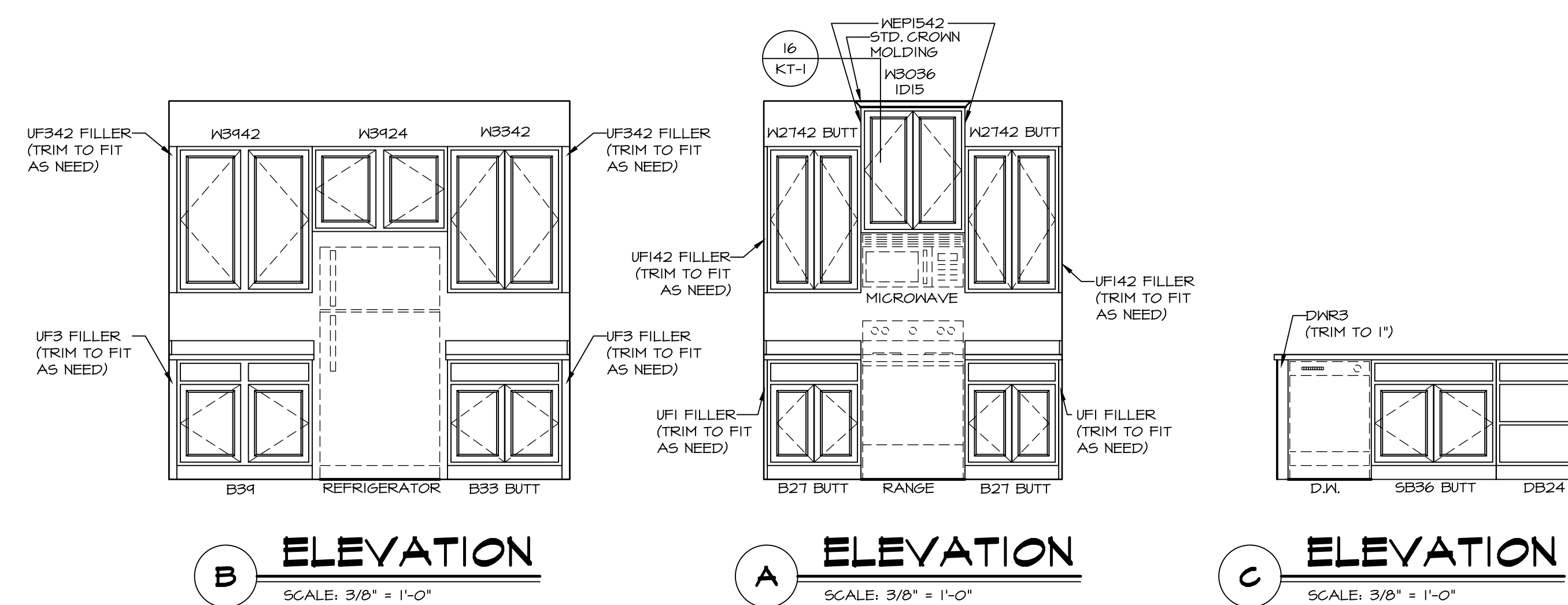
**KITCHEN CABINET  
PLAN - KC-3414**

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



**KITCHEN COUNTERTOP  
PLAN - KT-3414**

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

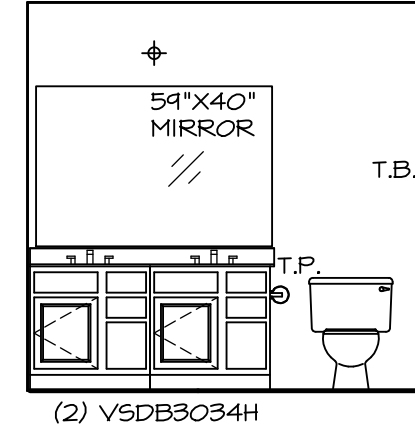


**B ELEVATION**  
SCALE: 3/8" = 1'-0"

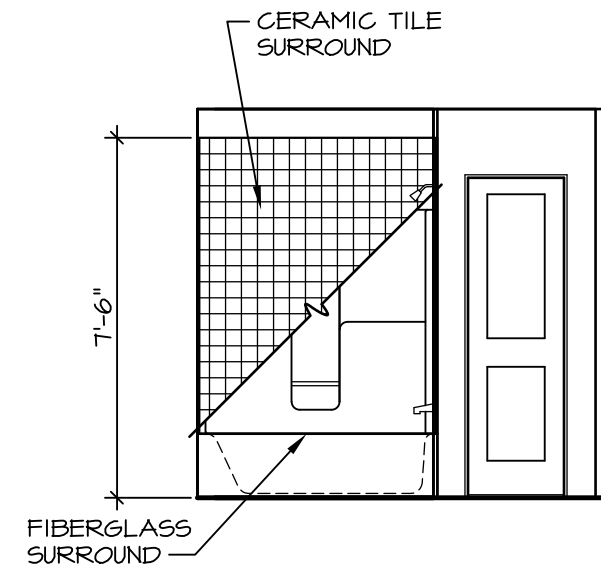
**A ELEVATION**  
SCALE: 3/8" = 1'-0"

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

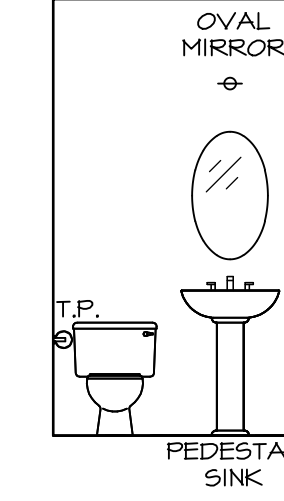
SHEET NO. <b>A-12</b>	MODEL <b>FLORENCE</b>	DRAWING TITLE <b>KITCHEN PLANS AND ELEVATIONS</b>	SET NO. <b>FLR00</b>	VERSION <b>06</b>	DRAWN BY <b>SLK</b>	DATE: <b>4/2/15</b>	OPTION
			OPTION DESCRIPTION				
C:\NVA\Solves\FLORENCE_FLR00_06.DWG - YG - L316\401037A\Sheets\A-12_KIT_LS.dwg 04/14/17 - 5:32 am							
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REMARKS							



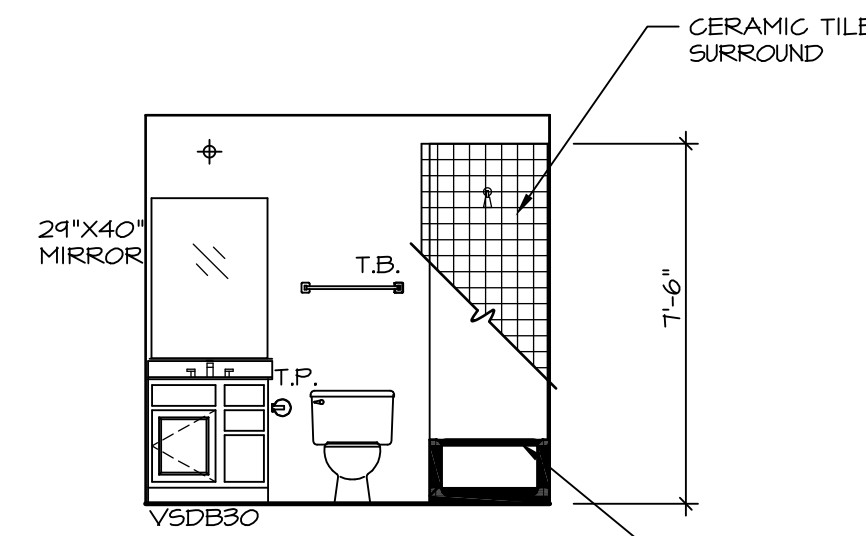
**A** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



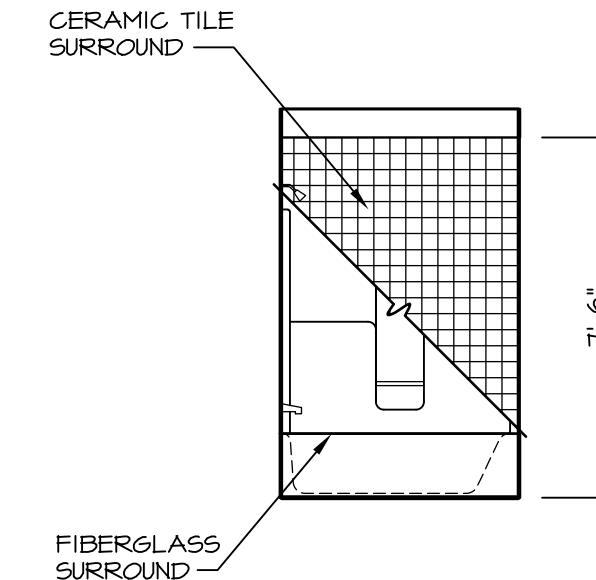
**B** OWNER'S BATH  
SCALE: 1/4" = 1'-0" UPGRADE OWNER'S BATH \*AMB\*



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



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



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

**NOTES:**

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

SHEET NO. **A-13**

MODEL **FLORENCE**  
DRAWING TITLE **BATH ELEVATIONS**

SET NO. **FLR00**  
VERSION **06**

DRAWN BY

DATE:

OPTION

OPTION

REV. NO. | DATE | REMARKS

1 | 07/26/16 | TM - DRAINING ALIGNMENT

REMARKS

REMARKS

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