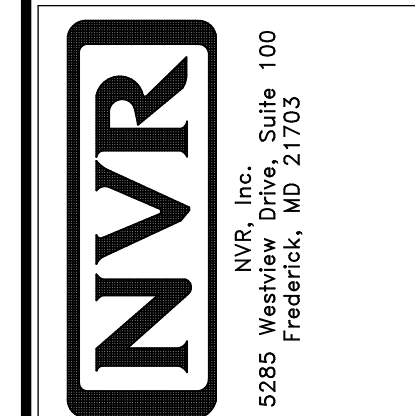


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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



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REV. NO.	DATE	REMARKS

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

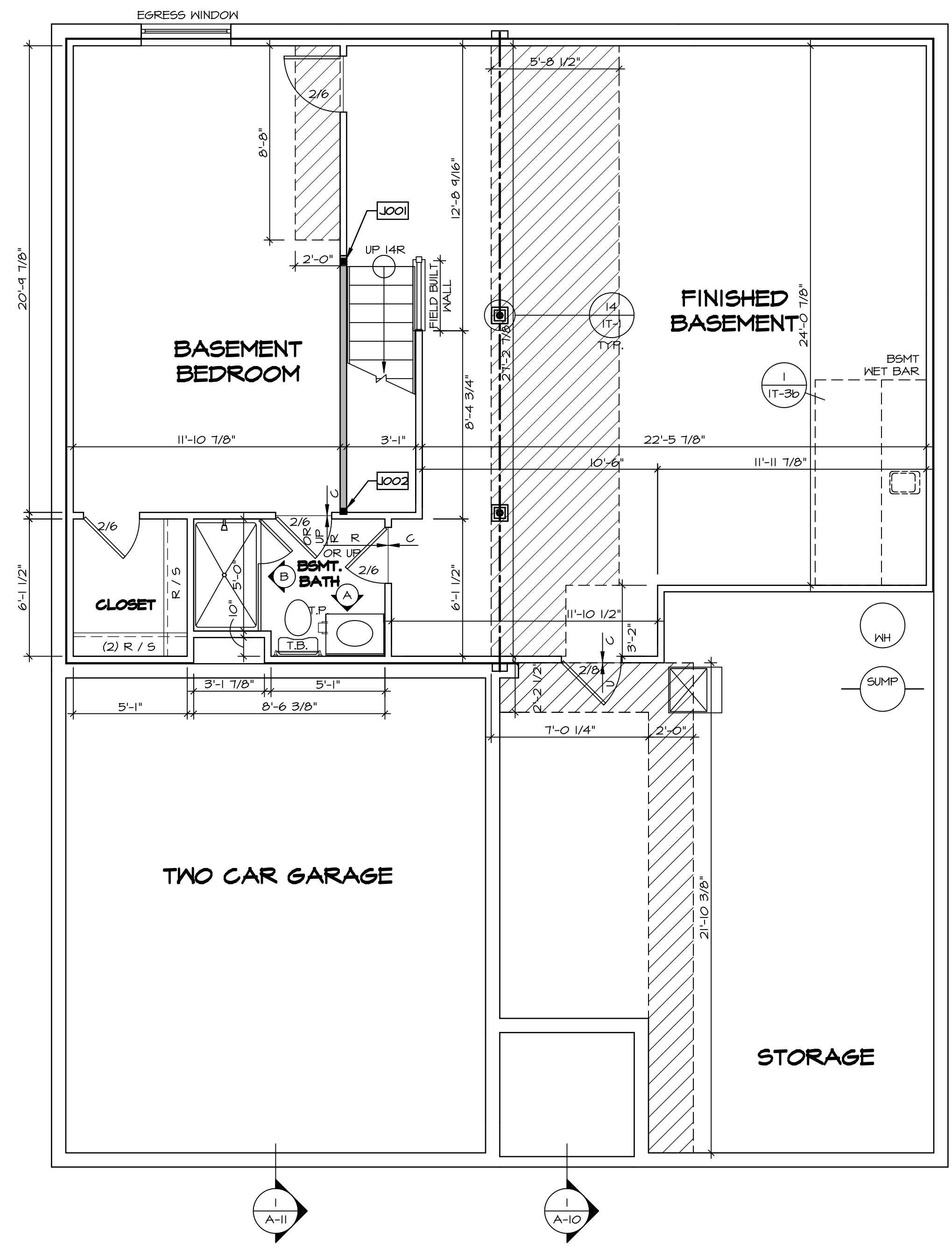
SEE FC DETAILS FOR FRAMING CONNECTORS

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 EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND 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 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

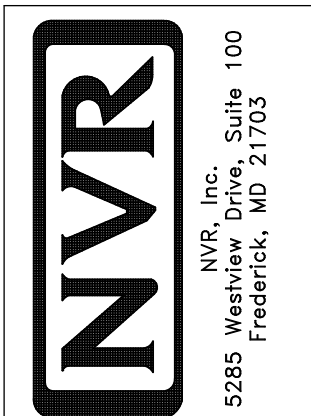
GYPSUM NOTES

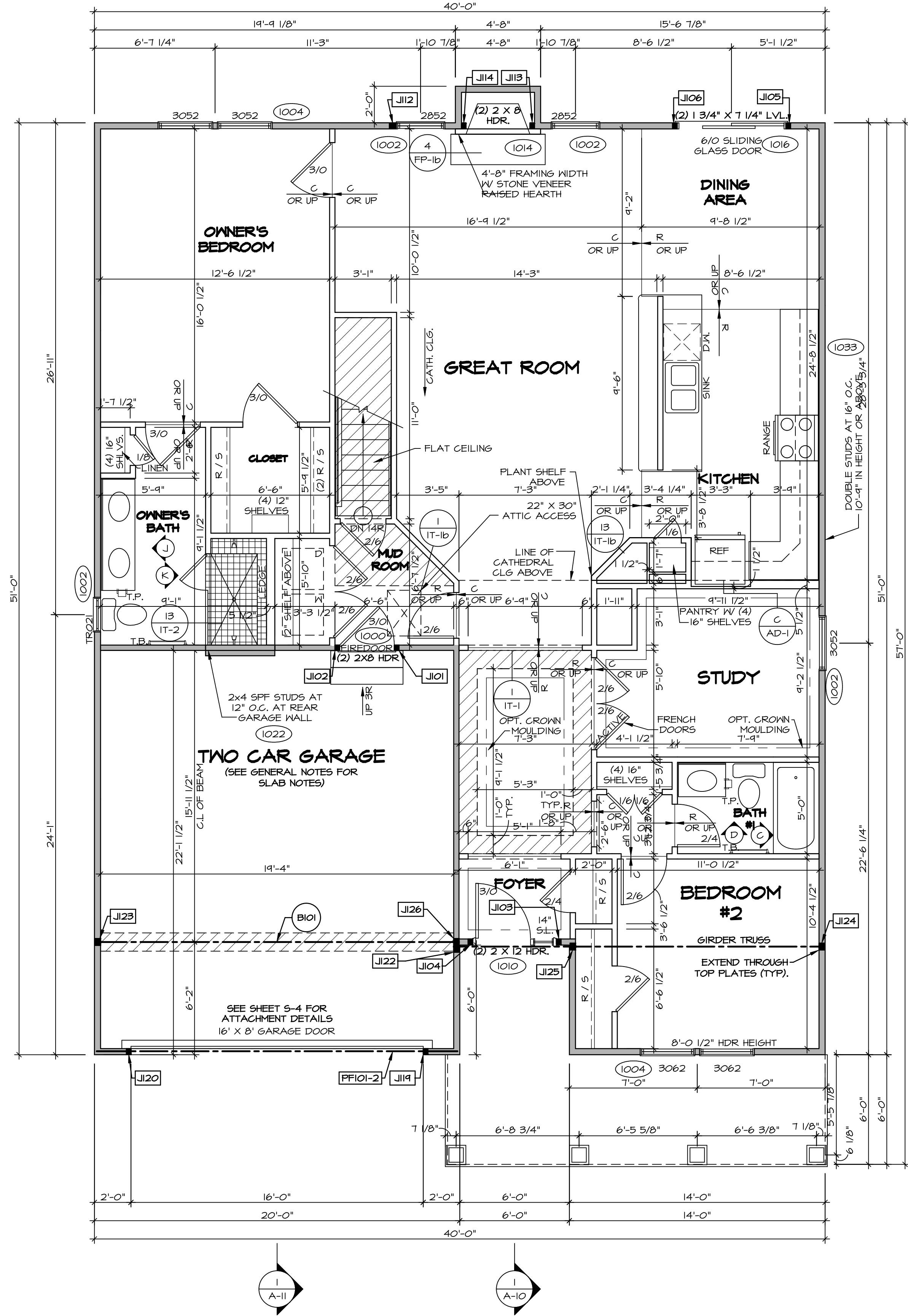
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET
- BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:**
UNFINISHED BASEMENT CEILING 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.	MODEL	SET NO.	VERSION	DATE	OPTION	REMARKS
A-6	ANDOVER DRAWING TITLE BASEMENT FLOOR PLAN	ANDOVER	01	DT		
23						





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

GYPSUM NOTES
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-16(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 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1000	
J102	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1000	
J103	JACK - (2) 2X4 SFF STUD GRADE	SXC	1010	
J104	JACK - (2) 2X4 SFF STUD GRADE	SXC	1010	
J105	JACK - (2) 2X4 SFF STUD GRADE	DGT	1016	
J106	JACK - (2) 2X4 SFF STUD GRADE	DGT	1016	
J112	JACK - (3) 2X4 SFF STUD GRADE	ZUD / EFG / SXC	1023	
J113	JACK - (2) 2X4 SFF STUD GRADE	L66	1014	
J114	JACK - (2) 2X4 SFF STUD GRADE	L66	1014	
J119	JACK - (2) 2X4 SFF STUD GRADE	SXC	1012	
J120	JACK - (2) 2X4 SFF STUD GRADE	SXC	1012	
J122	JACK - (3) 2X4 SFF STUD GRADE	ZIA / ELC / ELL	1021	
J123	JACK - (3) 2X4 SFF STUD GRADE	ZIA / SXC	1025	
J124	JACK - (3) 2X4 SFF STUD GRADE	ZIA / ELC / ELL	1021	
J125	JACK - (3) 2X4 SFF STUD GRADE	ZIA / ELC / ELL	1021	
J126	JACK - (3) 2X4 SFF STUD GRADE	ZIA / SXC	1025	

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

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	
PF101-2	LVL - 11-04	14'-4"	SXC	1012	1.A

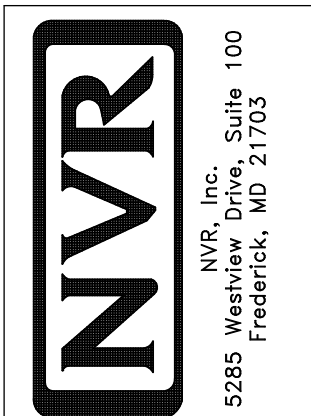
STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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REMARKS

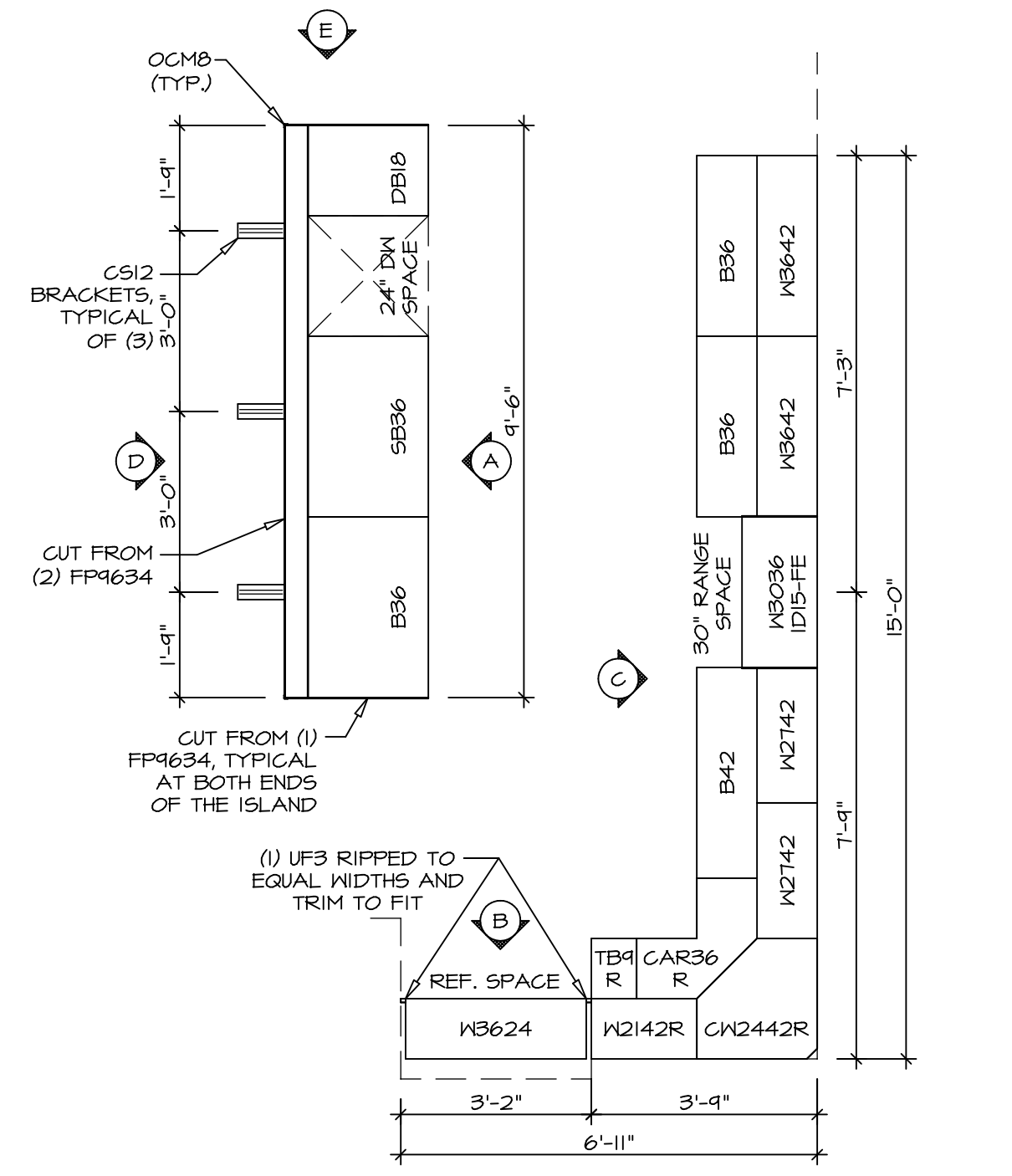
REV. NO. DATE

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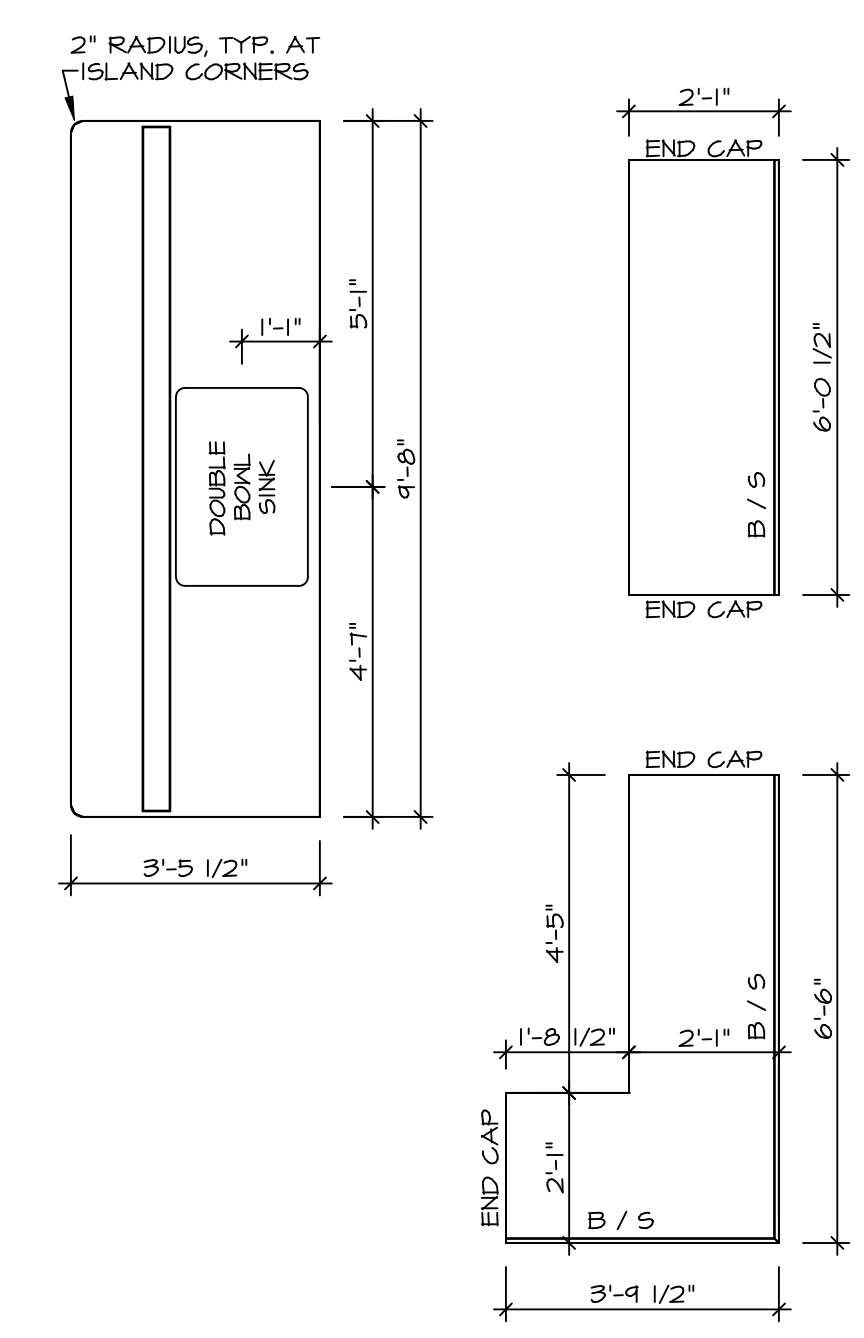


SET NO. AND/OR VERSION OI
DRAWN BY HD
DATE:
OPTION

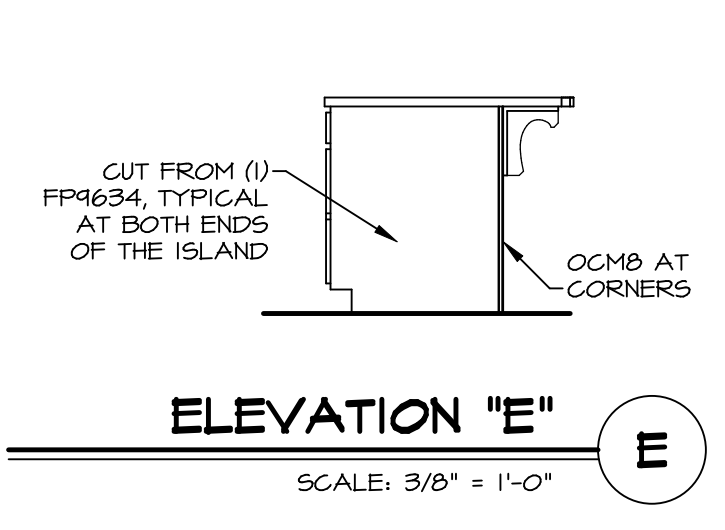
MODEL: ANDOVER
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION:
SHEET NO. A-8
25



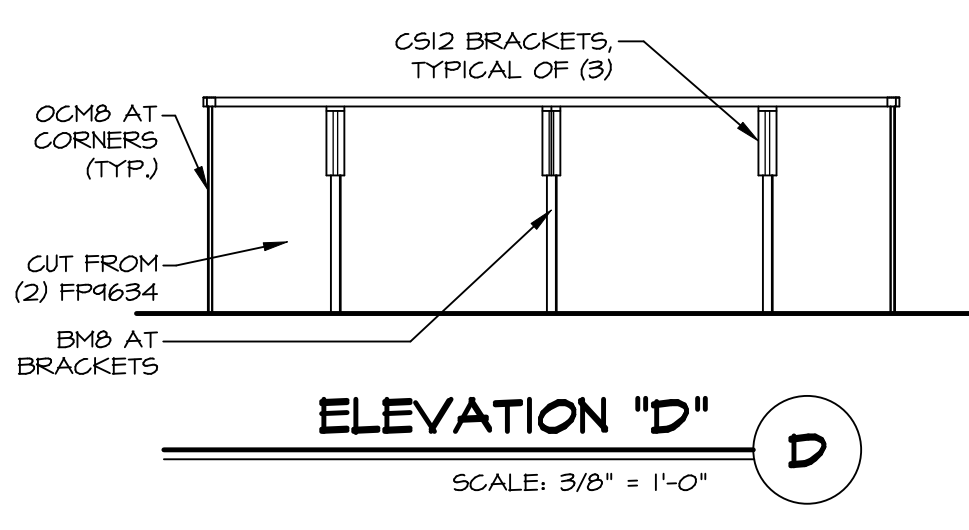
KITCHEN CABINET LAYOUT (KC-3357)
SCALE: 3/8" = 1'-0"
1
A-13



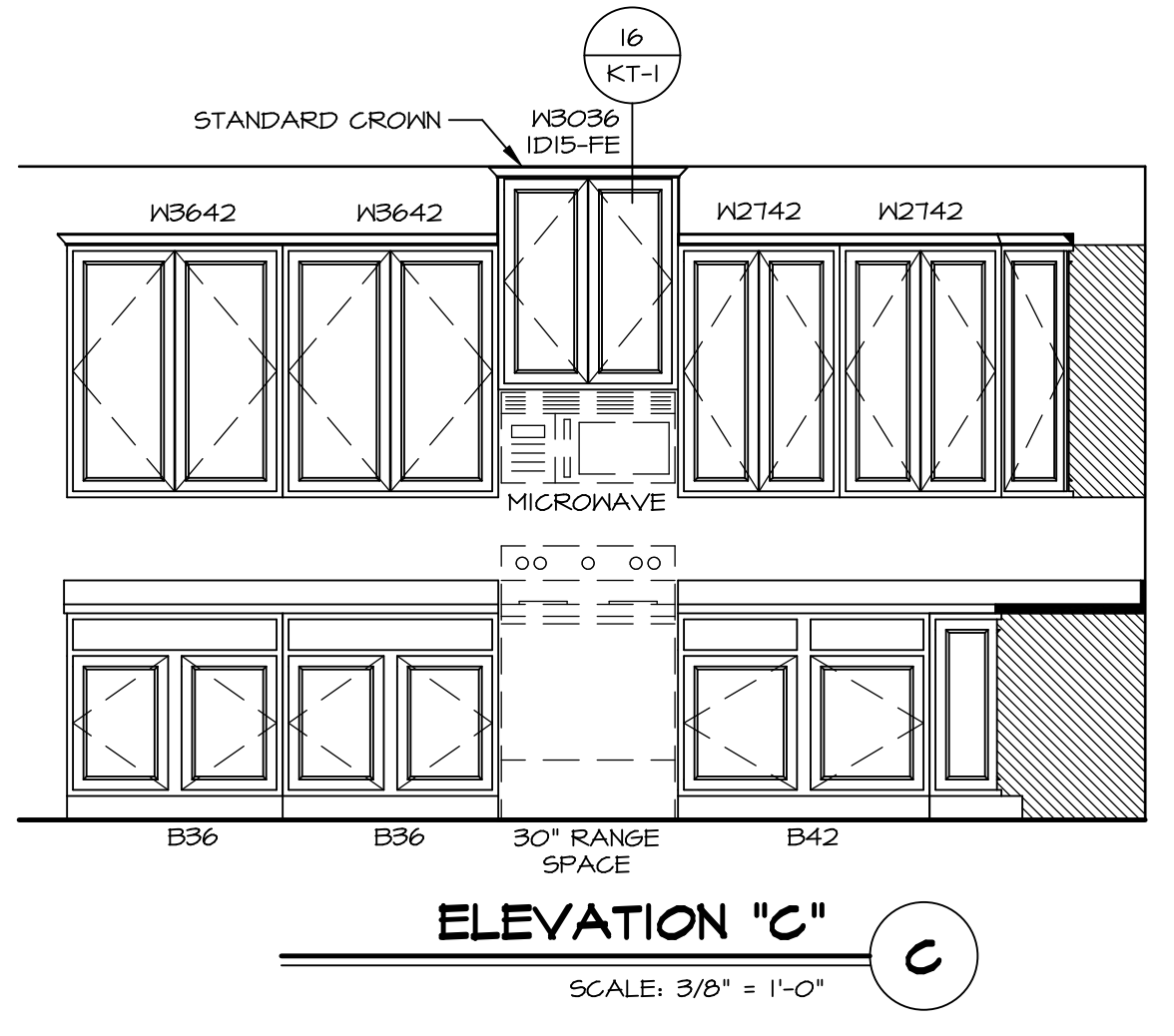
KITCHEN COUNTERTOP LAYOUT (KC-3357)
SCALE: 3/8" = 1'-0"
2
A-13



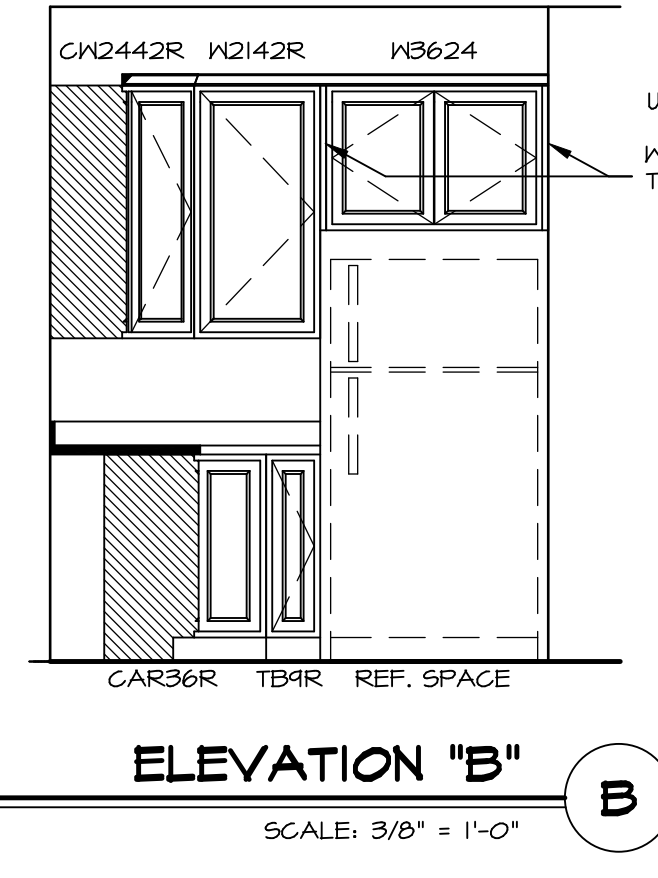
ELEVATION "E"
SCALE: 3/8" = 1'-0"
E



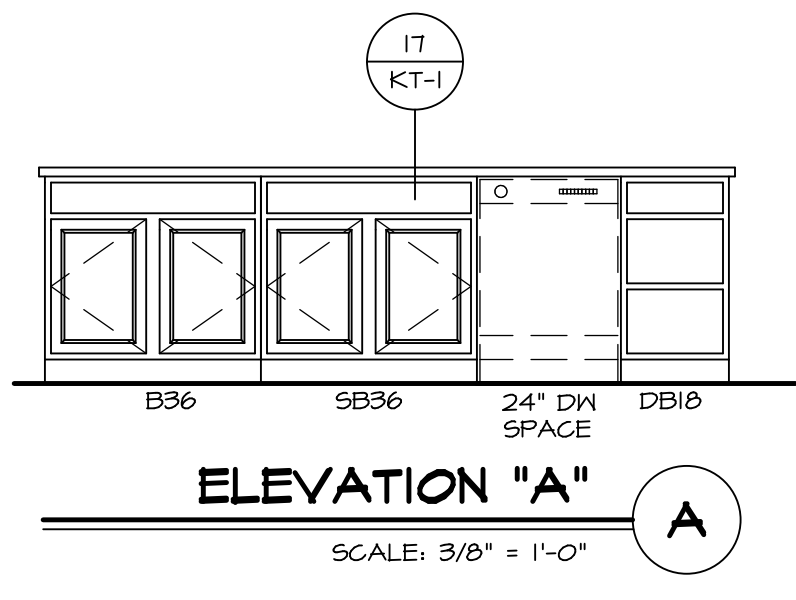
ELEVATION "D"
SCALE: 3/8" = 1'-0"
D



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

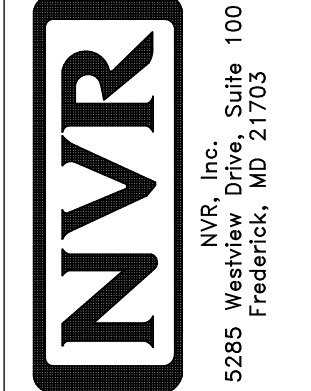


ELEVATION "B"
SCALE: 3/8" = 1'-0"
B

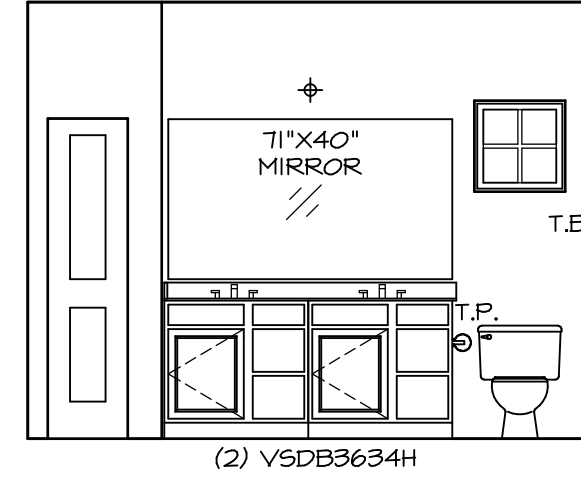


ELEVATION "A"
SCALE: 3/8" = 1'-0"
A

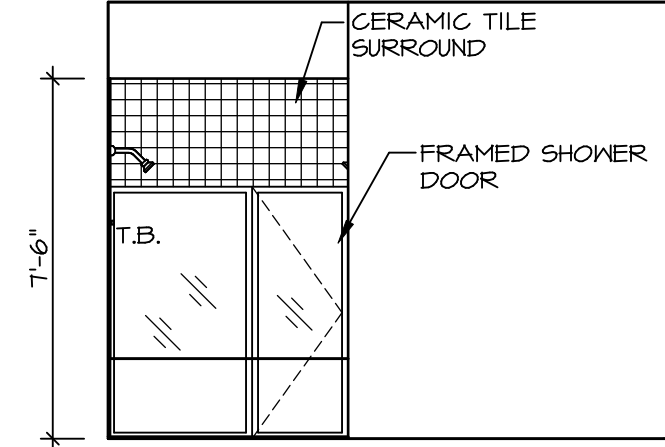
SHEET NO. A-13	MODEL ANDOVER DRAWING TITLE KITCHENS	OPTION DESCRIPTION 38	SET NO. ANDOOD VERSION 01	REMARKS
			DRAWN BY HD	DATE:
			OPTION	



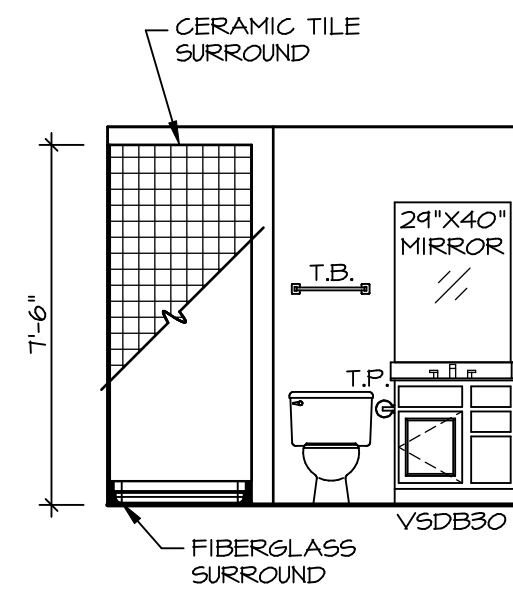
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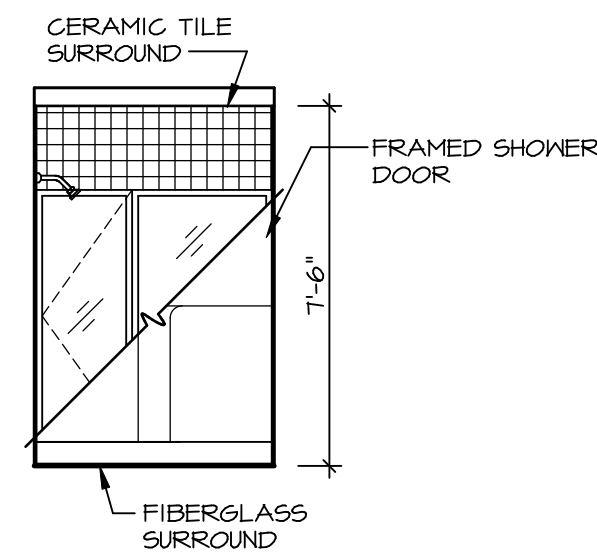
J OWNER'S BATH
SCALE: 1/4" = 1'-0"



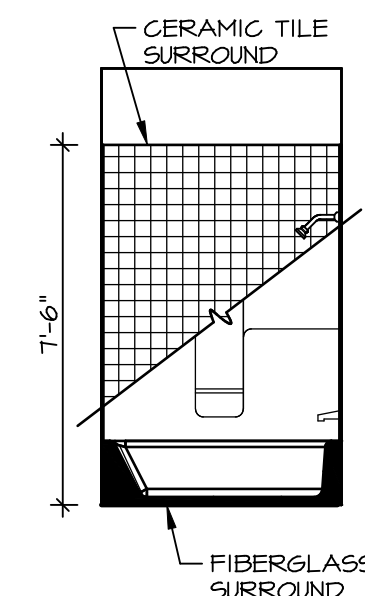
K OWNER'S BATH
SCALE: 1/4" = 1'-0"



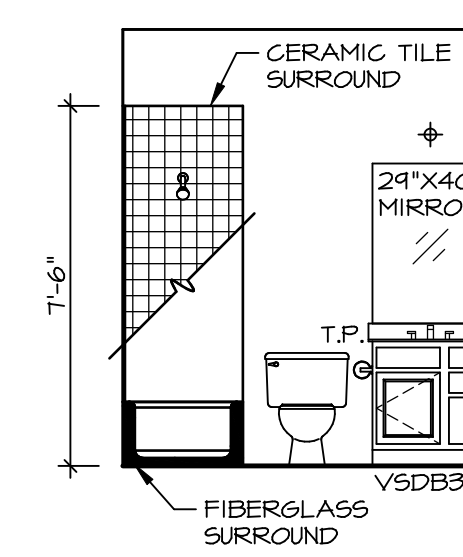
A BASEMENT BATH
SCALE: 1/4" = 1'-0"



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



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

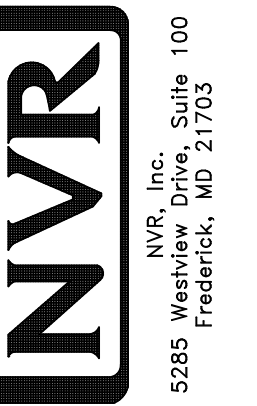


D BATH #1
SCALE: 1/4" = 1'-0"

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.

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SET NO. AND00
VERSION 01
DRAWN BY HD
DATE:
OPTION

MODEL
ANDOVER
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-14
40

REMARKS

REV. NO. DATE