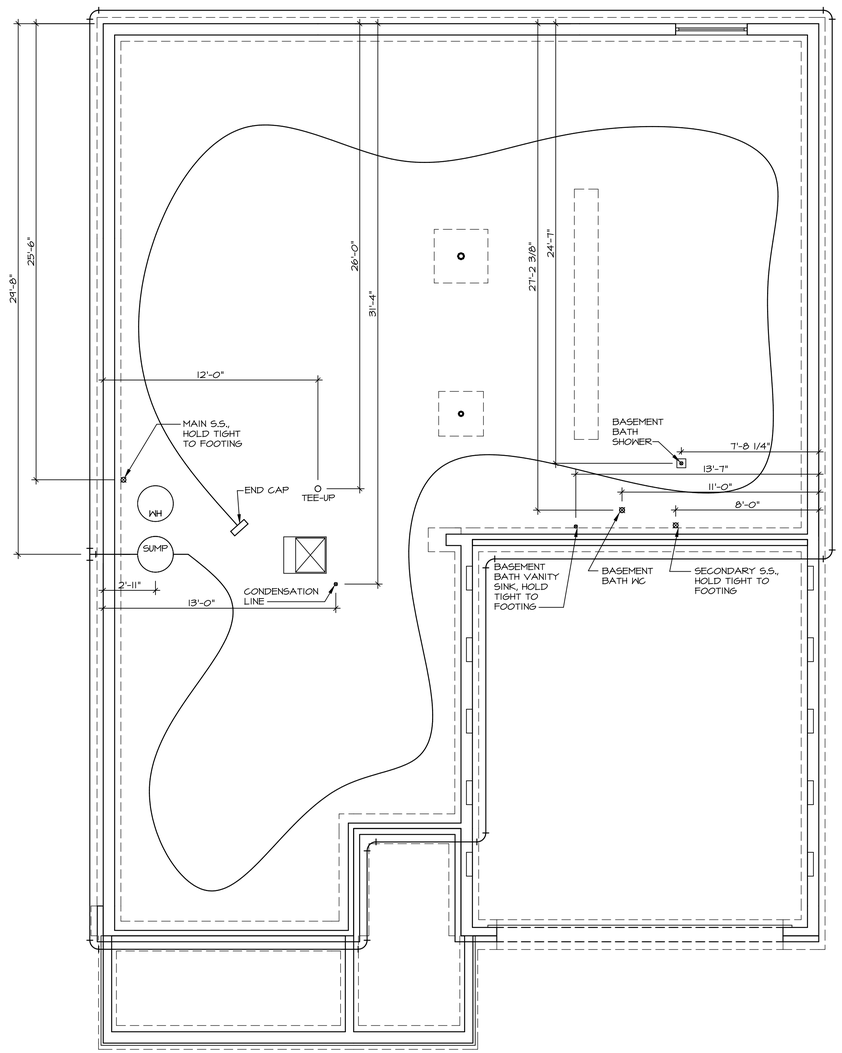

1 / A-5 **PLUMBING PLAN**

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

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OPTION

SHEET NO. A-5

MODEL: ANDOVER

DRAWING TITLE PLUMBING PLAN

OPTION DESCRIPTION

20

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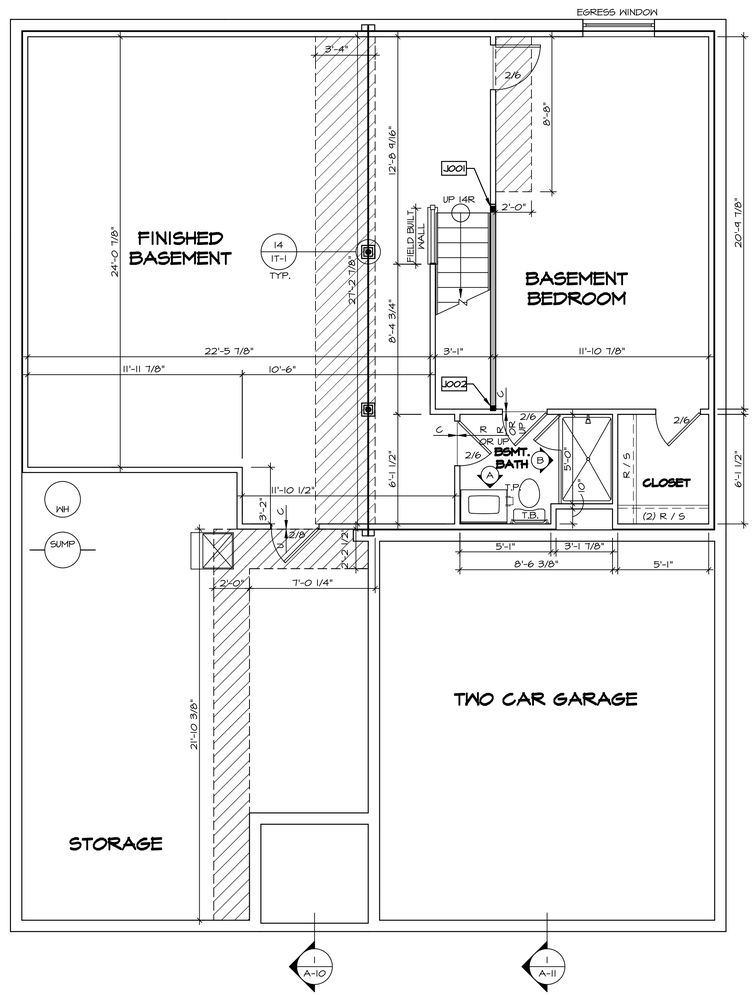

BASEMENT FLOOR PLAN

1 / A-6

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 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 1-JOIST FLOOR SYSTEM ABOVE:

WITH OPTION "SG1" - 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.

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OPTION
OPTION DESCRIPTION

MODEL ANDOVER
DRAWING TITLE BASEMENT FLOOR PLAN

SHEET NO. A-6

23

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

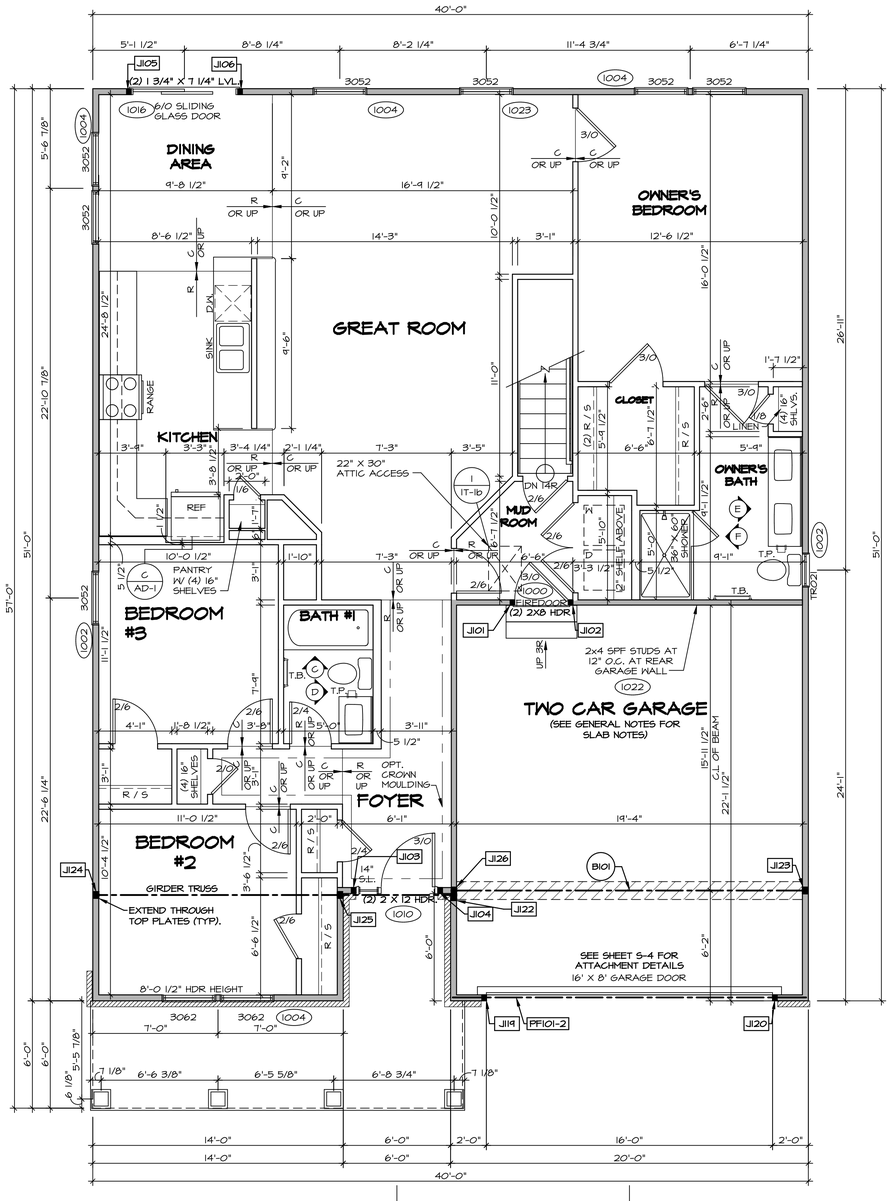
FLOOR PLAN NOTES

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

LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- JL_ 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



FIRST FLOOR PLAN

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

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JI01	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
JI02	JACK - (2) 2X4 SPF STUD GRADE	ZIA	1000	
JI03	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
JI04	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
JI05	JACK - (2) 2X4 SPF STUD GRADE	DGT	1016	
JI06	JACK - (2) 2X4 SPF STUD GRADE	DGT	1016	
JI19	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
JI20	JACK - (2) 2X4 SPF STUD GRADE	SXC	1012	
JI22	JACK - (3) 2X4 SPF STUD GRADE	ZIA / ELC / ELL	1021	
JI23	JACK - (3) 2X4 SPF STUD GRADE	ZIA / SXC	1025	
JI24	JACK - (3) 2X4 SPFII	ZIA / ELC / ELL	1021	
JI25	JACK - (3) 2X4 SPFII	ZIA / ELC / ELL	1021	
JI26	JACK - (3) 2X4 SPF 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 PLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
3.A - (2) PLY 20" TALL AND OVER; FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
6.A - (3) PLY 20" TALL AND OVER; FASTEN PLIES 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
BI01	BEAM STEEL - W12X14	19'-10 1/2"	ZIA / SXC	1025	
PFI01-2	LVL - 11-04	19'-4"	SXC	1012	1.A

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

REMARKS

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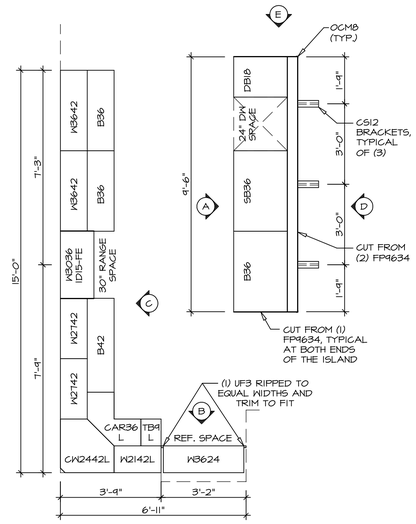
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION

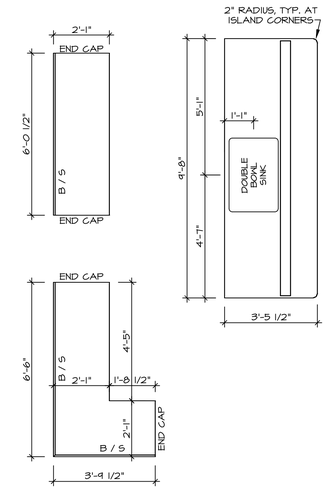
SHEET NO. A-8



KITCHEN CABINET LAYOUT (KC-3357)

1 / A-13

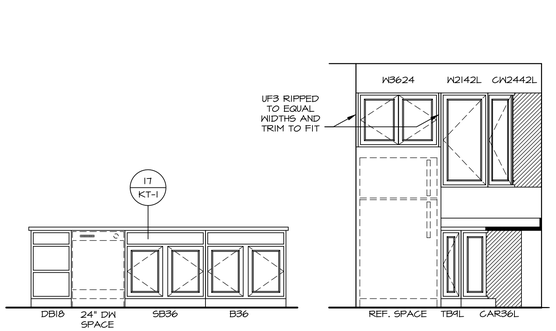
SCALE: 3/8" = 1'-0"



KITCHEN COUNTERTOP LAYOUT (KC-3357)

2 / A-13

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

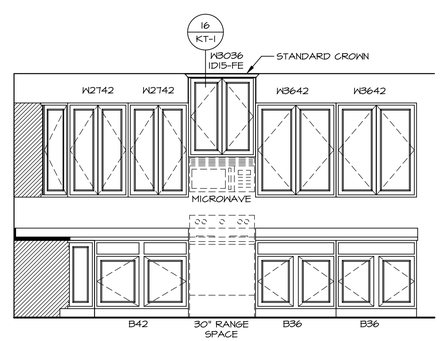


A ELEVATION "A"

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

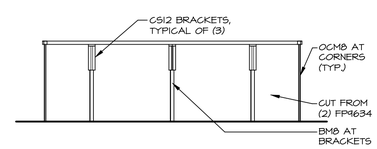
B ELEVATION "B"

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



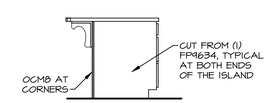
C ELEVATION "C"

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



D ELEVATION "D"

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



E ELEVATION "E"

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

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MODEL: ANDOVER
DRAWING TITLE: KITCHENS

SHEET NO. A-13

OPTION DESCRIPTION

38

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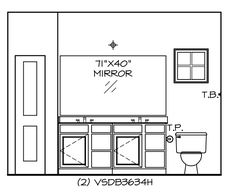
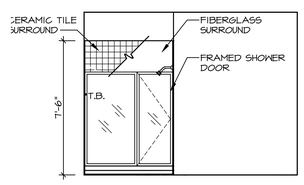
NOTES:

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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



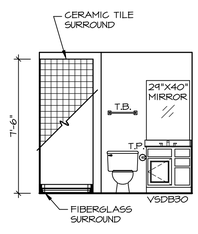
E OWNER'S BATH

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



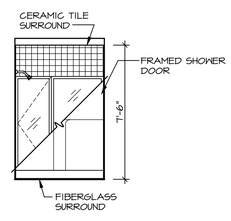
F OWNER'S BATH

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



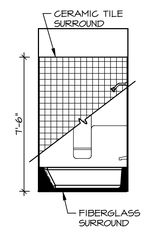
A BASEMENT BATH

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



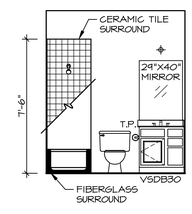
B BASEMENT BATH

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



C BATH #1

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



D BATH #1

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

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OPTION DESCRIPTION

SHEET NO. A-14

40

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