MOSAIC 24 UNIT STONE

NVR

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	STD. DWGS.		STD. DWGS.		STD. DWGS.										DETAILS
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FOOTPRINT

BASE HOUSE:
WIDTH: 142'-10"
DEPTH: 73'-5 1/4"

MAXIMUM (INCLUDING FRONT AND REAR STOOPS):
WIDTH: 142'-10"
DEPTH: 80'-9 1/4"

LAYOUT ONE SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
FIRST FLOOR LEVEL	1162 SF
SECOND FLOOR LEVEL	1156 SF
THIRD FLOOR LEVEL	1156 SF
UPPER FLOOR LEVEL	1156 SF

LAYOUT TWO SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
FIRST FLOOR LEVEL	1383 SF
SECOND FLOOR LEVEL	1330 SF
THIRD FLOOR LEVEL	1330 SF
UPPER FLOOR LEVEL	1330 SF

LAYOUT THREE SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
FIRST FLOOR LEVEL	1554 SF
SECOND FLOOR LEVEL	1554 SF
THIRD FLOOR LEVEL	1554 SF
UPPER FLOOR LEVEL	1554 SF

LAYOUT FOUR SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
FIRST FLOOR LEVEL	1150 SF

COMMON AREA SQUARE FOOTAGE

DESCRIPTION	TOTAL SQ. FT.
FIRST FLOOR LEVEL	1852 SF
SECOND FLOOR LEVEL	1443 SF
UPPER FLOOR LEVEL	1443 SF
THIRD FLOOR LEVEL	1443 SF

SET - VERSION
MSCOA - 01

CS-1

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ZONING COMMISSION
District of Columbia
CASE NO. 09-03I
EXHIBIT NO. 3A4

GENERAL

1. These plans and specifications are the sole property of NVR. Any unauthorized use of these plans without the written consent of NVR is prohibited.
2. These plans are subjected to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements.
3. These plans are not to be scaled for construction purposes. Dimension lines and notes supersede all scale references.
4. NFPA 13R automatic fire sprinkler systems shall be installed in accordance with **VCC Section 903.3**

CODE ANALYSIS

1. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes including, but not limited to:

   VCC 2018, VMC 2018, VPC 2018, ICC/ANSI A117.1-09, VFGC 2018, NFPA 70-17, VECC 2018
2. Occupancy / Limitations:

		Code Reference(s)
Use Group	R-2	310.3
Constr. Type	V-A	602.5
Max. Area		
Building	48,000 sq. ft.	Table 506.2 + 506.2.3
Floor	12,000 sq. ft.	Table 506.2 + 506.2.3
Max. Height	60 ft.	Table 504.3
Max. Stories	4	Table 504.4

3. Fire-resistance rating requirement for building elements for construction type V-A = 1 hours (per **Table 601**)
4. See Notes Sheet (N-1) for additional code analysis.
5. Two exits provided as required for an R-2 occupancy per **VCC 1021.2**.
6. Two-way communication system shall be installed in accordance with **VCC 1009.8.**
7. Approved and U.L. listed fire alarm system per installed per **NFPA Standard 72.**
8. Vertical exit enclosures that connect 3 floor levels = min. 1 hour rated assembly. Those connecting 4 floor levels = min. 2 hour rated assembly per **VCC 1023.2.**
9. Minimum required fire-resistance ratings:

Assembly	Rating (hours)	Code Reference(s)
Dwelling unit separation	1	SECTION 708
Floor construction	1	Table 601
Corridors	0.5	Table 1020.1
Exterior walls	1	Table 601

10. Provide noncombustible firestopping at all penetrations in fire-rated assemblies.
11. Interior floor finish at stairwells shall not be less than Class II. Interior finishes (wall, ceiling) shall have a flame spread rating of 200 or less with a maximum smoke generation factor of 450 in corridors.
12. Provide protection for HVAC penetrations in accordance with VCC **Section 717**. Fire dampers, smoke dampers, and fire/smoke combination dampers shall be provided at the locations prescribed in **Sections 717.5.1.1** through **717.5.7** and **717.6.** Minimum damper rating shall be 1.5 hours per **Table 717.3.2.1.**
13. Plumbing and electrical penetrations must comply with the listed assemblies specified in the construction documents and shall be inspected by the on-site construction supervisor for compliance. Condensate disposal is not to drain into sewer lines; they must drain to exterior. Standpipes and hose systems shall be provided in accordance with **NFPA 14**.
14. Smoke detection and the building fire alarm system shall be audible above normal ambient noise in all areas on all levels with the doors shut. Additional devices may be required.
15. The design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall conform to VCC **Chapter 30**, **ASME A17.1/CSA B44** and (where applicable) **ASCE 24**.
16. Type 'A' accessible units shall be provided at a rate of 2% of total R-2 dwelling units in the community in accordance with section **1107.6.2.1**. All other units shall be type 'B' accessible in accordance with section **1107.6.2.2.2**.
17. This note sheet only covers major code requirements. The plans are intended to conform to all current applicable codes.
18. See Cover Sheet (CS-1) for area calculations.

DESIGN LOADS

<u>Table of Loads for Dwelling Structures VCC Table 1607.1</u>

Floor Living Areas	- 40# P.S.F.	(Live)	
	- 10# P.S.F.	(Dead)	unless noted otherwise by calculations.
Floor Sleeping Areas	- 40# P.S.F.	(Live)	unless noted otherwise by calculations, then use 30#.
	- 10# P.S.F.	(Dead)	unless noted otherwise by calculations.
Garage Floors	- 50# P.S.F.	(Live)	
	- 50# P.S.F.	(Dead)	
Balconies	- 100# P.S.F.	(Live)	
	- 10# P.S.F.	(Dead)	
Unit Stairs	- 40# P.S.F.	(Live)	
	- 300# load on treads on area of 4 sq.in.		
Roof Areas			
Truss Top Chord	- 30# P.S.F.	(Live)	
	- 10# P.S.F.	(Dead)	
Truss Bottom Chord	- 10# P.S.F.	(Live)	
	- 10# P.S.F.	(Dead)	
Walls / Trusses	- 90 mph Wind Load		
Handrails / Guards	- 50# P.L.F. (VCC 1607.8.1)		
	- 200# concentrated load (VCC 1607.8.1.1)		
Intermediate Rails / Balusters	- 50# concentrated load (VCC 1607.8.1.2)		

<u>Common Areas</u>

Corridors	- 100# P.S.F.	(Live)
	- 10# P.S.F.	(Dead)
Stairs	- 100# P.S.F.	(Live)

<u>Design Codes</u>

1. <u>National Design Specification for Wood Construction</u> by National Forest Products Association.
2. <u>Specification for the Design Fabrication and Erection of Structural Steel for Buildings</u> by American Inst. of Steel Construction.

<u>Materials</u>

Headers*	Southern Pine (KD-19), No. 1 Grade
Studs	Spruce - Pine-Fir, Stud Grade
Jacks	Hem-Fir Stud Grade
Beams*	Southern Pine (KD-19), No. 1 Grade
Joist	2X10 Hem-Fir (KD-19), No. 2 Grade or better(WCLIB & WWPA)
	2X8 Southern Pine (KD-19), No. 2 Grade or better
	2X10 Spruce Pine Fir (KD-19), No. 2 Grade or better (NLGA)
	11 7/8" or 14" engineered wood I-joists (varies per design)
	16" Triforce engineered wood floor joist (varies per design)
LVL	1.9E Minimum (2900 PSI w/ size factors)

*** Where required, Laminated Veneer Lumber may be used per Engineering.**
Note: Bending stress of dimensional lumber varies by depth

Structural Steel	A.S.T.M. A36.
Reinforcing steel (rebar)	60,000 PSI

MULTI-FAMILY DWELLING NOTES

1. 90 minute frame and self-closing door per **VCC Table 716.1(2)**.
2. Exposed attic insulation shall have a flame spread index of 25 or less and a smoke development index of 450 or less per **VCC 720.3** and critical radiant flux not less than 0.12 water per square centimeter per **VCC 720.3.1**.
3. Concealed insulation shall have a flame spread index of 25 or less and a smoke development index of 450 or less per **VCC 720.2**.
4. Standpipes and hose systems shall be provided in accordance with NFPA 14.
5. An annunciator panel shall be provided; Section 18-3.4.1, NFPA 101, 1994.
6. Exterior doors in the means of egress shall employ the use of electromagntic locking system per **VCC 1010.1.9.9**.

<u>EARTHQUAKE DESIGN DATA</u>

RISK CATEGORY	SEISMIC IMPORTANCE FACTOR, Ie	MAPPED SPECTRAL RESPONSE ACCELERATION	SITE CLASS	DESIGN SPECTRAL RESPONSE ACCELERATION	SEISMIC DESIGN CATEGORY	SEISMIC FORCE RESISTING SYSTEM	DESIGN BASE SHEAR(S), V	SEISMIC REPSONCE COEFFICIENT(S), Cs	RESPONSE MODIFICATION FACTOR, R
II	1.0	Ss=12.5% S1=4.9%	D	Fa = 1.6 Fv = 2.4 Sms = Fa*Ss = 0.2 Sm1 = Fv*S1 = 0.12 Sds = 2/3(Sms) = 0.13 Sd1 = 2/3(Sm1) = 0.08	B	BEARING WALL	Ie = 1.0 V = 16,700# - SEISMIC BASE SHEAR	0.02	6.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE				**STRUCTURAL IRREGULARITIES:** N/A					

<u>LOCAL DESIGN LOAD CRITERIA</u>

GROUND SNOW LOAD	WIND SPEED	EARTHQUAKE SPECTRAL RESPONSE ACCELERATION	RESIDENTIAL SEISMIC DESIGN CATEGORY	WEATHERING PROBABILITY FOR CONCRETE	TERMITE INFESTATION PROBABILITY	DECAY PROBABILITY	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS (DATE OF ENTRY IN N.F.I.P.)	WINTER DESIGN TEMPERATURE	AIR FREEZING INDEX	FROST LINE DEPTH	MEAN ANNUAL TEMPERATURE
25 psf	115 mph	AT SHORT PERIODS = 0.16 AT 1 SECOND = 0.053	B	SEVERE	MODERATE TO HEAVY	MODERATE	YES	11/19/1980	15°F -9°C	LESS THAN OR EQUAL TO 1500°F	24"	50°F 10°C

FOUNDATIONS

1. Masonry veneers shall be constructed in accordance with **Sections 6.1 and 6.2** of **TMS 402/ACI 530/ASCE 5** and the following:

   Metal veneer ties shall be Hohmann & Barnard, Inc. DW-10HS veneer anchors or equivalent spaced at a maximum of 16" on center in either direction. Additional metal ties shall be provided around all wall openings greater than 16 inches in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 16" on center and placed within 12 inches (305 mm) of the wall opening.

   One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be provided behind brick.

   Provide minimum 1-inch air space between brick veneer and sheathing.

   When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 20-mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer. See NVR Flashing Details.

   Provide minimum 3/16" diameter weep holes at 33" on center maximum. Flashing and weep holes in anchored veneer shall be located in the first course of masonry above finished ground level above the foundation wall or slab, and other points of support.

   Install Mortar Net in accordance with manufacturer's specs directly on the flashing at the base of the wall and over all wall openings, shelf angles, sills or lintels.
2. All plain and reinforced concrete shall comply with requirements in **ACI 318.**
3. Walls and footings designed as unreinforced unless otherwise specified on foundation plans or details.
4. Special soil and/or site conditions may require the addition of reinforcing. Footings shall extend below the frost line of the locality with a minimum depth of 12" below the undisturbed ground surface per **VCC 1809.4** and **VCC 1809.5**.
5. Concrete footings shall have a compressive strength not less than 3,000 PSI **Table R402.2.** Concrete foundation walls shall have a compressive strength not less than 4,500 PSI per **VCC 1807.1.6.2.**
6. Slab requirements:

   Interior slabs on grade (excluding garage slabs) to be minimum 3-1/2" concrete (may be represented on plans as nominal 4") over 4" sub-base, with vapor barrier (6-mil polyethylene) as required per **Section 506** and a minimum 2,500 PSI per **Table R402.2.**

   Non-structural garage slabs shall be nominal 3-1/2" thick and shall be installed on compacted / undisturbed soil per **Table R402.2.** Slabs shall be 3,500 PSI air-entrained concrete.

   Structural garage slabs utilizing grade beams shall be nominal 4" thick. Slabs shall be 3,500 PSI air-entrained concrete.

   Porch slab and exterior concrete work shall be nominal 4" minimum 3,500 PSI air-entrained concrete with 6x6 W1.4xW1.4 mesh or equivalent fiber mesh reinforcement.
7. Foundation drains shall be located at builder's discretion according to local site conditions. Drain discharge to conform with approved site plan.
8. Sump pump shall be located at builder's discretion when required.
9. Anchorage of framing members to concrete shall be achieved through the use of min. 1/2" diameter anchor bolts or Simpson Strong-Tie Titen HD anchors. Bolts/anchors shall be spaced no more than 6'-0" o.c., except where part of a braced wall line in which case they shall be spaced no more than 4'-0" o.c. per **2308.3.1.**

   Simpson Strong-Tie anchors shall be installed in accordance with manufacturer's specifications.
10. Railings or handrails shall be installed on exterior porch or stairs exceeding (1) riser in height per **VCC 1011.11.**
11. The top course of block of foundation walls shall be semi-solid block or open cores of hollow block shall be filled with mortar. Masonry foundation construction to comply with **VCC Chapter 21**
12. Garage slab shall be minimum 3-1/2" concrete on compacted or undisturbed soil
13. Untreated wood shall be minimum 8" above finish grade per **VCC 2304.12.1.2**
14. Bottom plates on slabs to be pressure treated material per **VCC 2304.12.1.4**
15. Poured concrete foundation wall designed to withstand an equvalent fluid weight of 30 PCF may be substituted where masonry units block are shown on plans.
16. Concrete and masonry foundation walls shall be parged with at least 3/8 inches of portland cement from footing to top of finished grade. The parging shall be covered with a coat of approved bituminous material applied at the recomended rate.
17. Provide control joints at max. 30' intervals, typically at offsets
18. Steel columns and bases shall be given a shop coating of rust-inhibitive paint or equivalent to provide corrosion resistance.
19. Minimum Soil Bearing Capacity shall be 2000 PSF.
20. 6x6 #10 welded wire mesh or fiber additives may be used where required for slab reinforcing.

PLANS

1. Windows as second egress in all sleeping areas shall have a minimum net clear opening of 5.7 sq. ft. (min. height 24", min. width 20") per **VCC 1030.2.1** with maximum sill height 44" above finish floor per **VCC 1030.3.**
2. All doorway heights to be 6'-8" minimum.
3. Sliding glass doors/patio doors/windows must be safety glazed per section **2406.4.**
4. Interior stairway shall have minimum 6'-8" head room and minimum tread depth of 11" (**1011.3, 1011.5**). Handrails (installed on any stair exceeding one riser in height other than a single riser at an entry or egress door) shall have minimum height of 34" and maximum height of 38" above treads and landings (**1014.2**). Handrail to have maximum 4 1/2" projection into width of stair with a minimum 1 1/2" clear space between the handrail and the wall (**1014.7, 1014.8**). Also the handrail profile shall comply with the graspability requirements of **section 1014.3.**
5. Guard rails to have minimum height of 42" with a maximum of 4" clear between pickets per **VCC Section 1015.3, 1015.4.**
6. Mechanical fireplaces shall be installed according to manufacturer's specifications.
7. The triangular opening by the riser, tread and bottom rail of a guard at the open side of a stair maybe of such a size that a sphere 6" in diameter cannot pass through per **VCC 1015.4.**
8. All flashing used shall be corrosion-resistive.
9. Wood framed walls assumed to be 2 x 4 stud construction unless otherwise noted on plans. Bearing walls shall have studs spaced at 16" o.c. maximum per **Table 2308.5.1.**
10. All exterior sheathing to be structural sheathing.
11. Floor sheathing to be 3/4" tongue & groove OSB decking, glued and nailed to floor framing, unless otherwise specified. Design to comply with **2304.8.1.**
12. Interior sheathing shall be 5/8" gypsum wall board unless otherwise noted. Exceptions may include, but are not limited to, special requirements for wall bracing and fire separation.

    Screw fastening is typical for gypsum installation and nailing will only be permitted at the perimeter of the board.
    - All screws shall be corrosion-resistant Type W 1-1/4" drywall screws.

SCREW FASTENING SCHEDULE			
	WITH ADHESIVE		
Framing Spacing	Ceilings	Load-brg. walls	Non-load-brg. walls
16	16	24	24
24	16	16	24
	WITHOUT ADHESIVE		
Framing Spacing	Ceilings	Load-brg. walls	Non-load-brg. walls
16	12	16	16
24	12	12	12

- For 1/2" wallboard, nails shall be 1-1/4" long, 1/4" head and .098 diameter shanks with annular ring or acceptable equivalent and comply with ASTM C514.
- For 5/8" wallboard, nails shall be 1-7/8" long, 1/4" head and .098 diameter shanks.

15. Roofing Material shall be minimum Class "C" per **VCC 1505.**
16. Attic spaces shall be ventilated w/ ridge and soffit vents in accordance with **Section 1203.2**
17. Exterior stairs shall have a minimum rise of 4" and a maximum rise of 7" and minimum tread depth of 11" per **1011.5.2.** The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal (2-percent slope) in any direction. Stairway treads and landings shall have a solid surface. Finish floor surfaces shall be securely attached per **1011.7.1.** Handrail to have maximum 4 1/2" projection into width of stair with a minimum 1 1/2" clear space between the handrail and the wall per **1014.7 & 1014.8.** Also the handrail profile shall comply with the graspability requirements of **Section 1014.3.**
18. Fireblocking shall be installed between concealed draft openings (both vertical and horizontal) per **Section 718.2.** Draftstopping shall be installed per **Section 718.3** and **718.4.**
19. Fasteners and connectors for pressure preservative-treated wood shall be hot-dipped galvanized steel.
20. Plastic materials and insulation shall have a flame spread index of 75 or less and a smoke development index of 450 or less per **VCC 2603.3.** Interior floor finish at stairwells shall not be less than Class II. Interior finishes (wall, ceiling) shall have a flame spread rating of 200 or less with a maximum smoke generation factor of 450 in corridors. Exposed attic insulation shall have a flame spread index of 25 or less and a smoke development index of 450 or less per **VCC 720.3.** Concealed insulation shall have a flame spread index of 25 or less and a smoke development index of 450 or less per **VCC 720.2.**
21. For windows that have an operable opening more than 72" above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 36" above the finished floor of the room in which the window is located. Windows with openings below this minimum shall have ASTM F2090 window opening control device (Ply Gem part #EFAPT19101; NVR part #A0398276) installed per **1015.1.**
22. Provide protection for HVAC penetrations in accordance with Section 3-3 NFPA 90A. Wall penetrations to be per UL system WL-7001. Ceiling Penetrations to be equipped with Fire Dampers to be rated per **Table 717.3.2.1** and are limited to 100 SI per 100 SF of ceiling area.
23. Interior wall and ceiling finishes to be Class C as required for R-2 occupancy per **VCC Table 803.11.** Interior floor finishes to be in compliance with **VCC 804.**
24. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort and shall comply with the provisions of **VCC 1010.1.9.**
25. Stone veneer shall be installed on stud backing, with a 2-inch by 2-inch (51 by 51 mm) 0.0625-inch (1.59 mm) corrosion-resistant wire mesh with two layers of water-resistive barrier in accordance with **Section 1403.2** shall be applied directly to wood studs spaced a maximum of 16 inches (406 mm) o.c. On studs, the mesh shall be attached with 2-inch-long (51 mm) corrosion-resistant steel wire furring nails at 4 inches (102 mm) o.c. providing a minimum 1.125-inch (29 mm) penetration into each stud and with 8d common nails at 8 inches (203 mm) o.c. into top and bottom plates or with equivalent wire ties. There shall be not less than a 0.1055-inch (2.68 mm) corrosion-resistant wire, or approved equal, looped through the mesh for every 2 square feet (0.2 m2) of stone veneer. This tie shall be a loop having legs not less than 15 inches (381 mm) in length, so bent that it will lie in the stone veneer mortar joint. The last 2 inches (51 mm) of each wire leg shall have a right-angle bend. One-inch (25 mm) minimum thickness of cement grout shall be placed between the backing and the stone veneer **VCC 1404.7.**
26. Where required, concrete and masonry foundation walls shall be waterproofed with an approved membrane extending from footing to top of finished grade. The joints in the membrane shall be lapped and sealed with an adhesive compatible with waterproofing membrane. Waterproofing to be in accordance with **R406.2.**

REMARKS | REV. NO. | DATE

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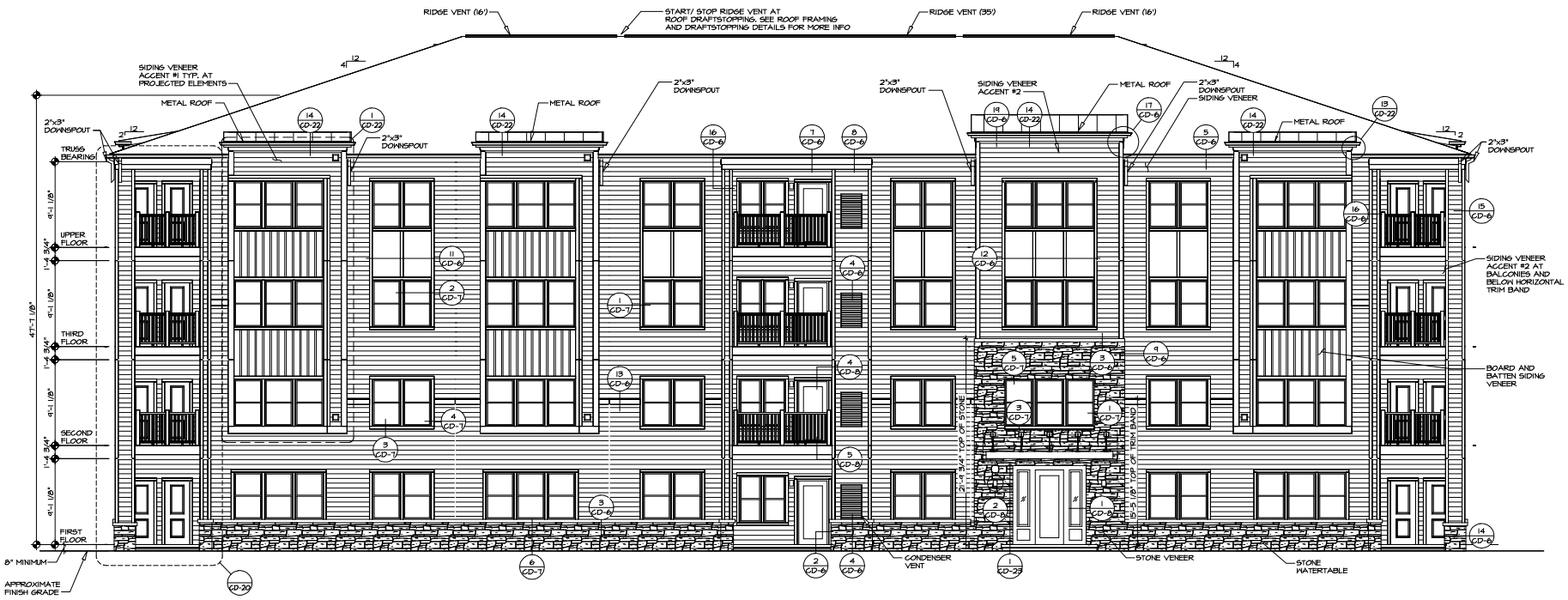
SET NO.
VERSION
DRAWN BY NS
DATE: 11/15/21
OPTION

SHEET NO. SS-1
MODEL SPEC SHEET
DRAWING TITLE 2018 Virginia Construction Code
OPTION DESCRIPTION



1 / A-1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

REV. NO.	DATE	REMARKS

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SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE FRONT ELEVATION
OPTION DESCRIPTION

SHEET NO. A-1

3

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1 A-2 **REAR ELEVATION**

SCALE: 3/16" = 1'-0"

NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS

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SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
MOSAIC 24 UNIT STONE
DRAWING TITLE
REAR ELEVATION

OPTION DESCRIPTION

SHEET NO.
A-2

4

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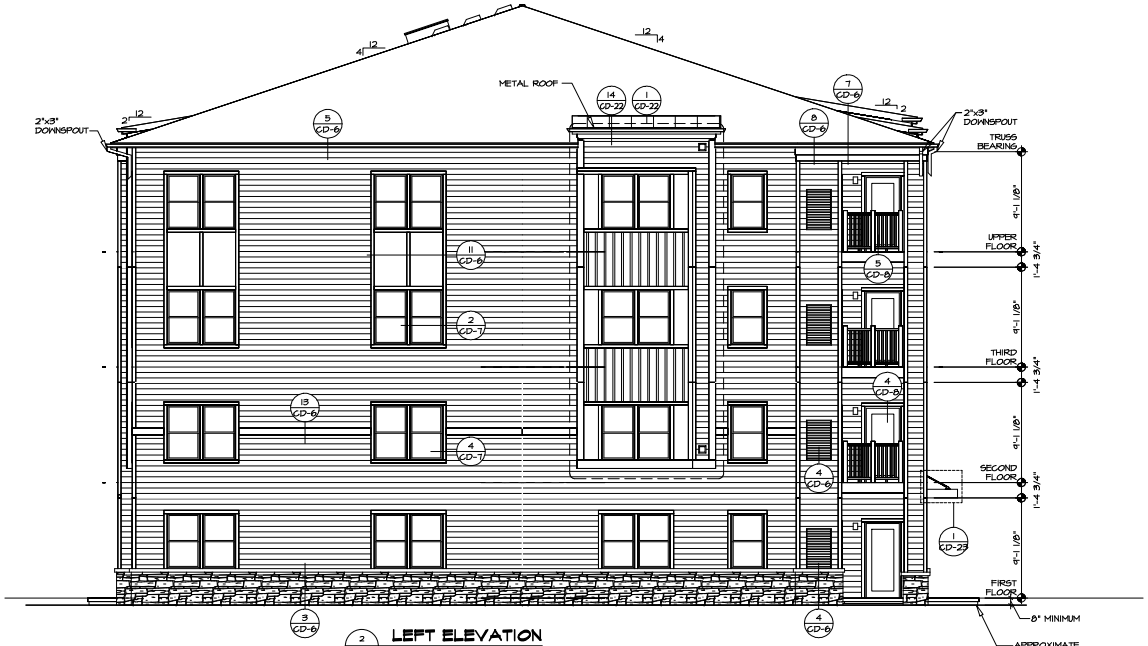
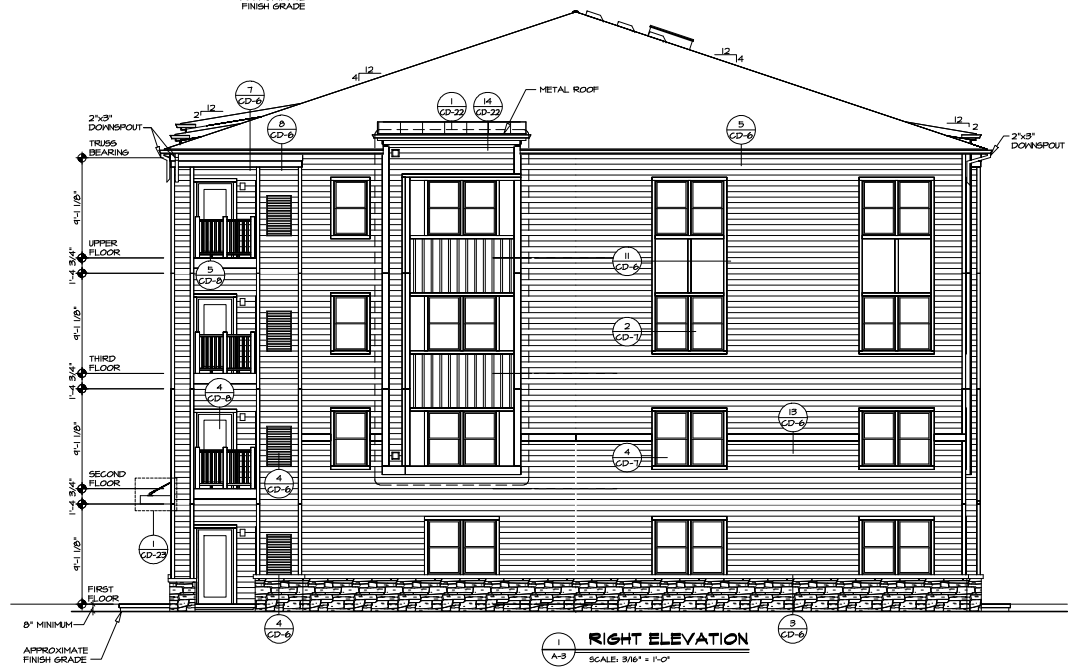
NOTE:
GRILLES IN GLAZING OF ALL EXTERIOR DOORS AND SIDELIGHTS TO BE OMITTED WITH BRONZE WINDOWS



2 A-3 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



1 A-3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
MOSAIC 24 UNIT STONE
DRAWING TITLE
SIDE ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-3

5

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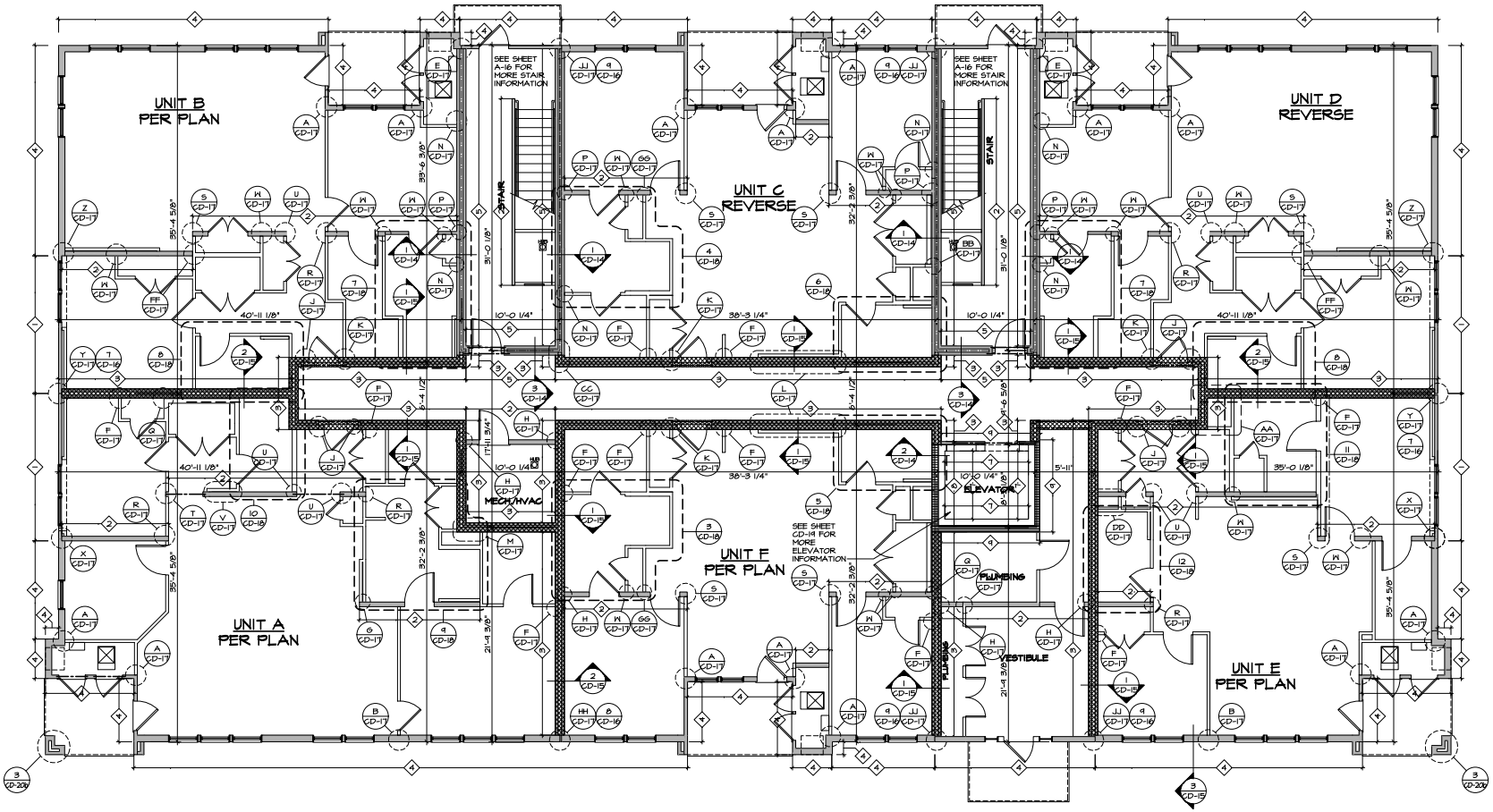
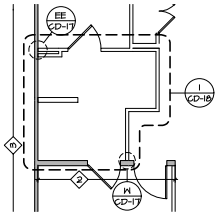


FIRST FLOOR BUILDING PLAN

1 / A-7

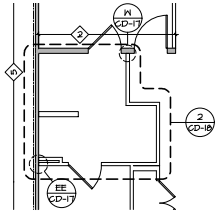
SCALE: 3/16" = 1'-0"



PARTIAL LAYOUT 1 FLOOR PLAN

2 / A-7

SCALE: 3/16" = 1'-0" OWNER'S BATHROOM TYPE A "AMJ" UNIT F, PER PLAN



PARTIAL LAYOUT 1 FLOOR PLAN

3 / A-7

SCALE: 3/16" = 1'-0" OWNER'S BATHROOM TYPE A "AMJ" UNIT C, REVERSE

ASSEMBLY RATINGS

ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7		X	UL U905
2	X		UL U305 (SECTION 3A)	8	X		722.6 OF IBC
3	X		UL U341 (SECTION 2)	9	X		722.6 OF IBC
4	X		UL U356 (SECTION 2 & 5)	10	X		722.6 OF IBC
5		X	UL U347	11	X		722.6 OF IBC
6		X	UL U305 (SECTION 3)				

NOTE

ALL BRACED WALLS REQUIRE DOUBLE BOTTOM PLATE ON FRAMED FLOORS PER DETAILS 1, 2, 3, 4, 5, 6/CD-4
FOR MORE INFORMATION ON DOUBLE BOTTOM PLATE LOCATIONS REFERENCE FLOOR FRAMING PLANS 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311/S-2, 3, 4

NOTES:

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-19
- 2X8 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

GENERAL BUILDING NOTES:

# ASSEMBLY IDENTIFIER	REFERENCE SHEET CD-12, 13 FOR FIRE ASSEMBLY INFORMATION

1. ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES
2. ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

DETAIL REFERENCE NOTES:

1. FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-12, 13)
2. FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
3. FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
4. FOR INFORMATION ON ELEVATOR SEE (CD-19)
5. SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
6. SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES
7. SEE ACCESSIBILITY SHEETS FOR FURTHER INFORMATION.

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SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
MOSAIC 24 UNIT STONE
DRAWING TITLE
FIRST FLOOR LEVEL PLAN

OPTION DESCRIPTION

SHEET NO.
A-7

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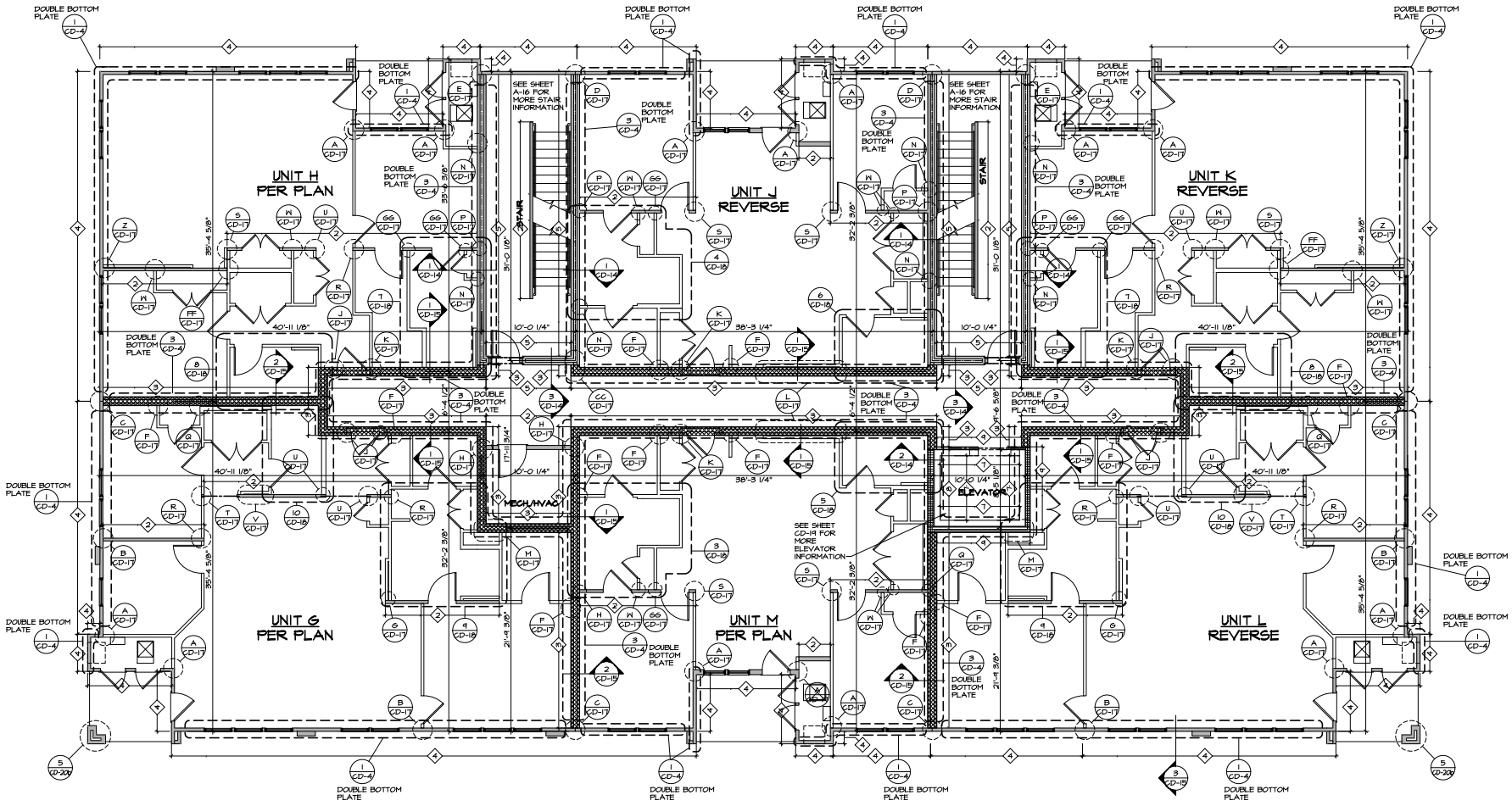
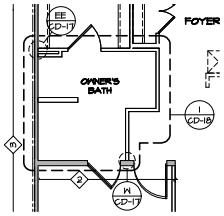


SECOND FLOOR BUILDING PLAN

1 / A-8

SCALE: 3/16" = 1'-0"

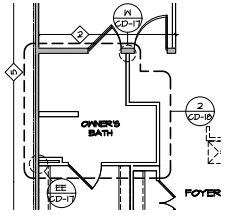


PARTIAL LAYOUT 1 FLOOR PLAN

2 / A-8

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

OWNER'S BATHROOM TYPE A "AMU" UNIT M, PER PLAN



PARTIAL LAYOUT 1 FLOOR PLAN

3 / A-8

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

OWNER'S BATHROOM TYPE A "AMU" UNIT J, REVERSE

NOTES:

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-19
- 2X8 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

ASSEMBLY RATINGS

ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7		X	UL U905
2	X		UL U305 (SECTION 3A)	8	X		722.6 OF IBC
3	X		UL U341 (SECTION 2)	9	X		722.6 OF IBC
4	X		UL U356 (SECTION 2 & 5)	10	X		722.6 OF IBC
5		X	UL U347	11	X		722.6 OF IBC
6		X	UL U305 (SECTION 3)				

GENERAL BUILDING NOTES:

#	ASSEMBLY IDENTIFIER	REFERENCE SHEET CD-12, 13 FOR FIRE ASSEMBLY INFORMATION

1. ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES.
2. ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

DETAIL REFERENCE NOTES:

1. FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-12, 13)
2. FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
3. FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
4. FOR INFORMATION ON ELEVATOR SEE (CD-19)
5. SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
6. SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES
7. SEE ACCESSIBILITY SHEETS FOR FURTHER INFORMATION.

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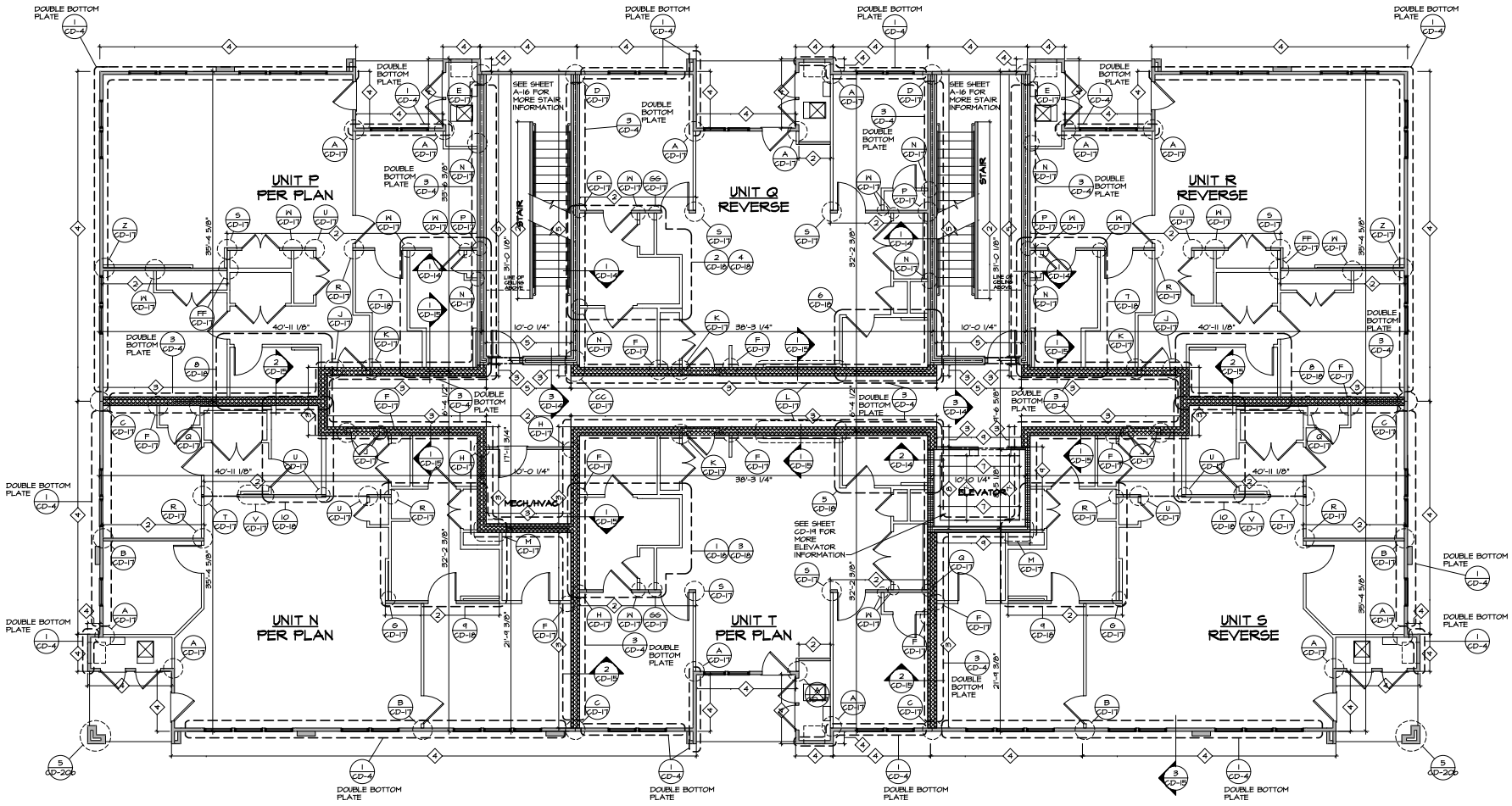
SET NO.: MSC2A
VERSION: 01
DRAWN BY
DATE:
OPTION

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: SECOND FLOOR LEVEL PLAN

SHEET NO.: A-8
OPTION DESCRIPTION: 0

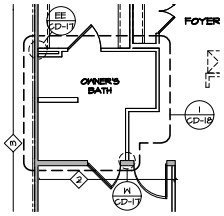
J:\PROJECTS\RYANHOMES\MOSAIC 24 UNIT STONE_MSC2A_01\Sheets\Master Set\Second Level Plan\10 A-8 LV2.dwg 08/29/22 - 11:40 am



THIRD FLOOR BUILDING PLAN

1 / A-9

SCALE: 3/16" = 1'-0"

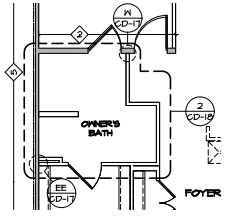


PARTIAL LAYOUT 1 FLOOR PLAN

2 / A-9

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

OWNER'S BATHROOM TYPE A "AMI" UNIT T, PER PLAN



PARTIAL LAYOUT 1 FLOOR PLAN

3 / A-9

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

OWNER'S BATHROOM TYPE A "AMI" UNIT Q, REVERSE

NOTES:

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-19
- 2X8 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

ASSEMBLY RATINGS

ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7		X	UL U905
2	X		UL U305 (SECTION 3A)	8	X		722.6 OF IBC
3	X		UL U341 (SECTION 2)	9	X		722.6 OF IBC
4	X		UL U356 (SECTION 2 & 5)	10	X		722.6 OF IBC
5		X	UL U347	11	X		722.6 OF IBC
6		X	UL U305 (SECTION 3)				

GENERAL BUILDING NOTES:

8	ASSEMBLY IDENTIFIER	REFERENCE SHEET CD-12, 13 FOR FIRE ASSEMBLY INFORMATION

1. ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES.
2. ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

DETAIL REFERENCE NOTES:

1. FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-12, 13)
2. FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
3. FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
4. FOR INFORMATION ON ELEVATOR SEE (CD-19)
5. SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
6. SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES
7. SEE ACCESSIBILITY SHEETS FOR FURTHER INFORMATION.

REV. NO.	DATE	REMARKS

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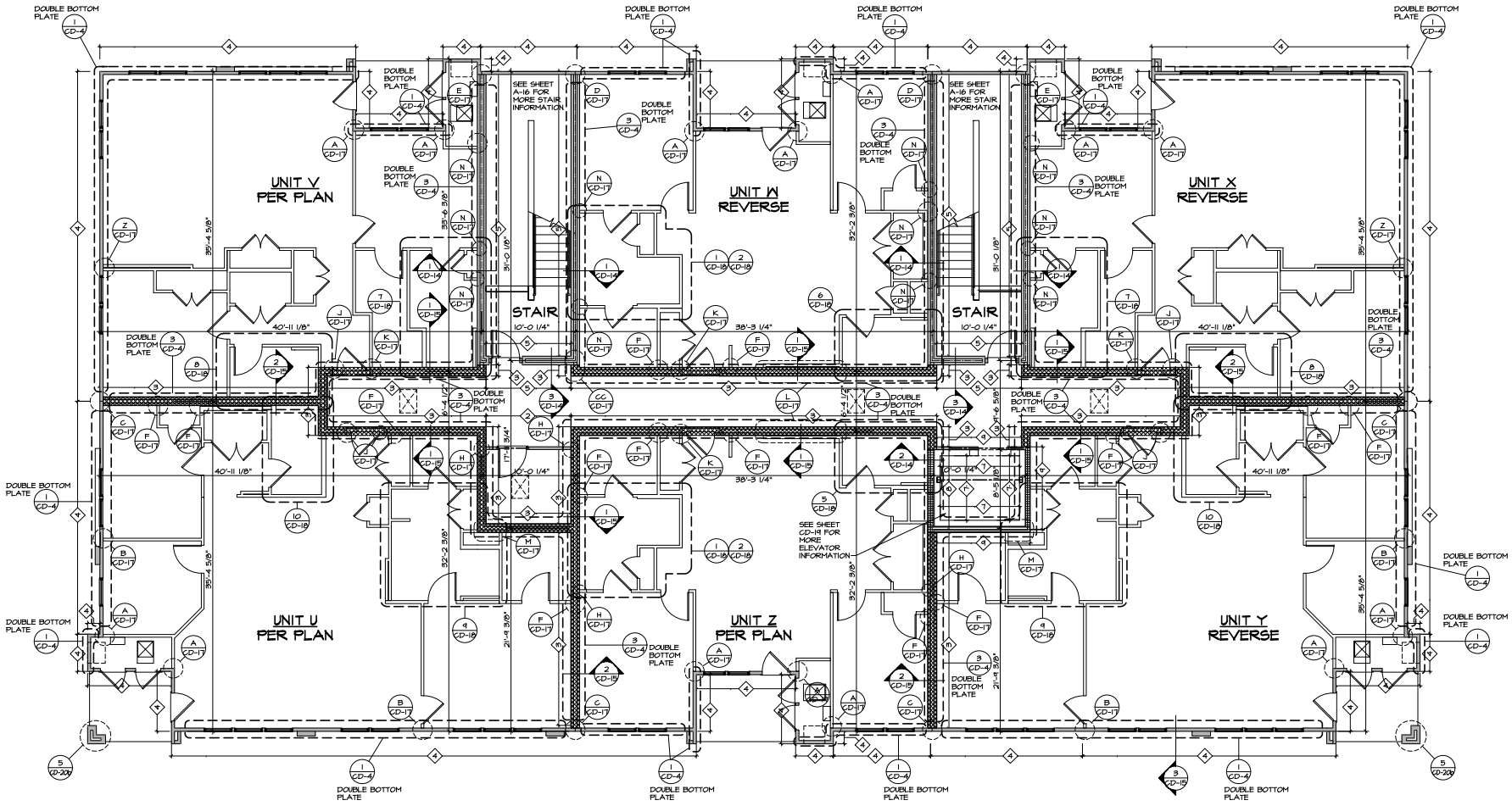
Chanhassen, MN 55317

SET NO.: MSC2A
VERSION: 01
DRAWN BY:
DATE:
OPTION:

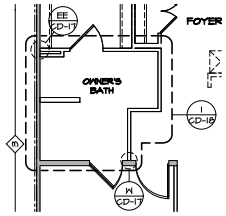
MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: THIRD FLOOR LEVEL PLAN
OPTION DESCRIPTION:

SHEET NO.: A-9

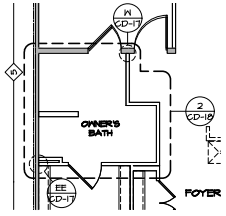
J:\A\PROJECTS\KRAMHOMES\MOSAIC 24 UNIT STONE_MSC2A_01\Sheets\Master Set\Third Level Plan\11 A-9 L01.dwg 08/29/22 - 11:40 am



1 UPPER FLOOR BUILDING PLAN
A-10
SCALE: 3/16" = 1'-0"



PARTIAL LAYOUT 1 FLOOR PLAN
3 A-10
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMU" UNIT Z, PER PLAN



PARTIAL LAYOUT 1 FLOOR PLAN
6 A-10
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMU" UNIT W, REVERSE

ASSEMBLY RATINGS

ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE	ASSEMBLY IDENTIFIER	1 HOUR	2 HOUR	UL # / CODE REFERENCE
1	X		UL 356 (SECTION 2 & 5)	7		X	UL U905
2	X		UL U305 (SECTION 3A)	8	X		722.6 OF IBC
3	X		UL U341 (SECTION 2)	9	X		722.6 OF IBC
4	X		UL U356 (SECTION 2 & 5)	10	X		722.6 OF IBC
5		X	UL U347	11	X		722.6 OF IBC
6		X	UL U305 (SECTION 3)				

NOTES:

- BEARING WALL
- NON BEARING WALL
- 2X4 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-19
- 2X6 FIELD INSTALLED TOP PLATE SEE DETAIL 10/ CD-19
- 2X12 FIELD INSTALLED TOP PLATE SEE DETAIL 8/ CD-2

GENERAL BUILDING NOTES:

#	ASSEMBLY IDENTIFIER	REFERENCE SHEET CD-12, 13 FOR FIRE ASSEMBLY INFORMATION

1. ALL UNIT-TO-UNIT AND UNIT-TO-CORRIDOR SEPARATION ASSEMBLIES ARE RATED FOR EXPOSURE FROM BOTH SIDES
2. ALL FIRE SEPARATION ASSEMBLIES TO MEET CONTINUITY REQUIREMENTS IN CHAPTER 7 OF THE INTERNATIONAL BUILDING CODE.

DETAIL REFERENCE NOTES:

1. FOR INFORMATION ON FIRE PENETRATION ASSEMBLIES SEE (CD-12, 13)
2. FOR INFORMATION ON FIRE SEPARATION SECTION SEE (CD-14, 15)
3. FOR INFORMATION ON FIRE SEPARATION DETAILS SEE (CD-16, CD-17, CD-18)
4. FOR INFORMATION ON ELEVATOR SEE (CD-19)
5. SEE BUILDING FLOOR PLANS FOR LOCATION OF WALL ASSEMBLIES
6. SEE BUILDING SECTIONS FOR LOCATION OF CEILING AND FLOOR ASSEMBLIES
7. SEE ACCESSIBILITY SHEETS FOR FURTHER INFORMATION.

REV. NO.	DATE	REMARKS

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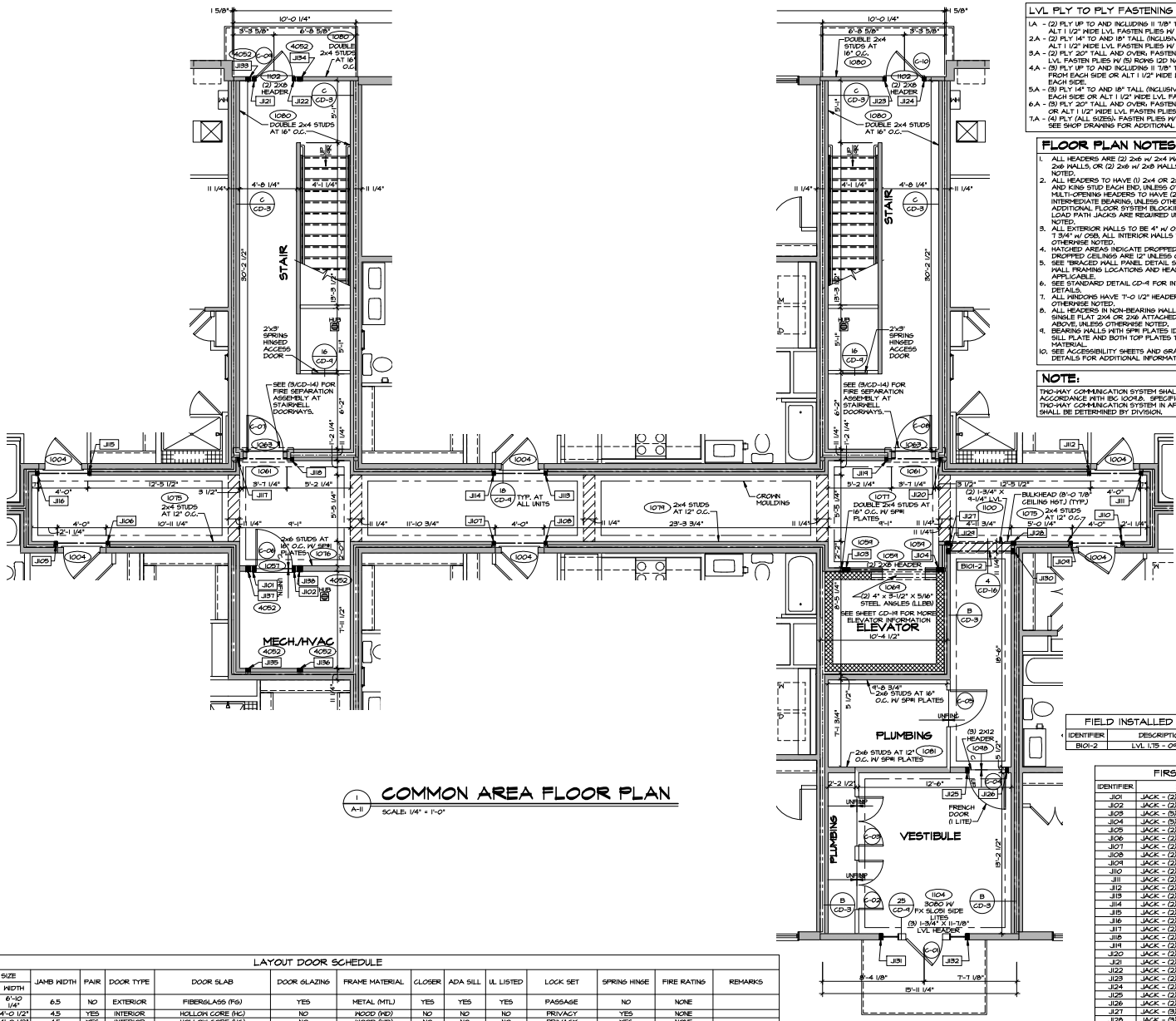
5285 Meadow Lane, Suite 100
Chanhassen, MN 55317

SET NO.: MS-02A
VERSION: 01
DRAWN BY:
DATE:
OPTION:

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: UPPER FLOOR LEVEL PLAN
OPTION DESCRIPTION:

SHEET NO. A-10

J:\A\PROJECTS\RYANHOMES\MOSAIC 24 UNIT STONE_MS02A_01\Sheets\Master Set\Upper Level Plan\12 A-10 LVL4.dwg 08/29/22 - 11:41 am



COMMON AREA FLOOR PLAN

1 / A-11

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

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. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D 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. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C.

3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

7.A - (4) PLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB, 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 CD-4 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPR PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPR MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH IBC 1009.8. SPECIFIC LOCATION OF TWO-WAY COMMUNICATION SYSTEM IN APPLICABLE FLOORS SHALL BE DETERMINED BY DIVISION.

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101-2	LVL 1.75 - 09-04	5'-6 3/4"	1100	FIELD INSTALLED - 1A

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2x6 SPF STUD GRADE	1051	
J102	JACK - (2) 2x6 SPF STUD GRADE	1051	
J103	JACK - (5) 2X4 SPF STUD GRADE	1054	
J104	JACK - (5) 2X4 SPF STUD GRADE	1054	
J105	JACK - (2) 2X4 SPF STUD GRADE	1004	
J106	JACK - (2) 2X4 SPF STUD GRADE	1004	
J107	JACK - (2) 2X4 SPF STUD GRADE	1004	
J108	JACK - (2) 2X4 SPF STUD GRADE	1004	
J109	JACK - (2) 2X4 SPF STUD GRADE	1004	
J110	JACK - (2) 2X4 SPF STUD GRADE	1004	
J111	JACK - (2) 2X4 SPF STUD GRADE	1004	
J112	JACK - (2) 2X4 SPF STUD GRADE	1004	
J113	JACK - (2) 2X4 SPF STUD GRADE	1004	
J114	JACK - (2) 2X4 SPF STUD GRADE	1004	
J115	JACK - (2) 2X4 SPF STUD GRADE	1004	
J116	JACK - (2) 2X4 SPF STUD GRADE	1004	
J117	JACK - (2) 2X4 SPF STUD GRADE	1061	
J118	JACK - (2) 2X4 SPF STUD GRADE	1061	
J119	JACK - (2) 2X4 SPF STUD GRADE	1061	
J120	JACK - (2) 2X4 SPF STUD GRADE	1061	
J121	JACK - (2) 2X4 SPF STUD GRADE	1102	
J122	JACK - (2) 2X4 SPF STUD GRADE	1102	
J123	JACK - (2) 2X4 SPF STUD GRADE	1102	
J124	JACK - (2) 2X4 SPF STUD GRADE	1102	
J125	JACK - (2) 2X6 SPF STUD GRADE	1048	
J126	JACK - (2) 2X6 SPF STUD GRADE	1048	
J127	JACK - (3) 2X4 SPF STUD GRADE	1100	
J128	JACK - (3) 2X4 SPF STUD GRADE	1100	
J129	JACK - (3) 2X4 SPF STUD GRADE	1100	
J130	JACK - (3) 2X4 SPF STUD GRADE	1100	
J131	JACK - (2) 2X6 SPF STUD GRADE	1104	
J132	JACK - (2) 2X6 SPF STUD GRADE	1104	
J133	JACK - (3) 2X4 SPF STUD GRADE	4052	
J134	JACK - (3) 2X4 SPF STUD GRADE	4052	
J135	JACK - (3) 2X4 SPF STUD GRADE	4052	
J136	JACK - (3) 2X4 SPF STUD GRADE	4052	
J137	JACK - (3) 2X6 SPF STUD GRADE	4052	
J138	JACK - (3) 2X6 SPF STUD GRADE	4052	

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE HEIGHT	DOOR SIZE WIDTH	JAMB WIDTH	FAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
C-01	COMMON AREA	7'-11"	6'-10 1/4"	6.5	NO	EXTERIOR	FIBERGLASS (FG)	YES	METAL (MTL)	YES	YES	YES	PASSAGE	NO	NONE	
C-02	COMMON AREA	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	YES	NONE	
C-03	COMMON AREA	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	YES	NONE	
C-04	COMMON AREA	6'-8"	3'-0"	6.5	NO	INTERIOR	FIBERGLASS (FG)	YES	METAL (MTL)	NO	NO	YES	ACCESS CONTROL	YES	NONE	
C-05	COMMON AREA	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	NO	NO	PRIVACY	YES	NONE	
C-06	COMMON AREA	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	
C-07	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-08	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-09	COMMON AREA	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	ACCESS CONTROL	NO	90 MINUTE	
C-10	COMMON AREA	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	ACCESS CONTROL	NO	90 MINUTE	

REMARKS

REV. NO.	DATE

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Plainfield, IN 46168

SET NO. MS02A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE FIRST FLOOR LEVEL PLAN - COMMON AREA
OPTION DESCRIPTION

SHEET NO. A-11

13

J:\PROJECTS\TRANSOMES\MOSAIC 24 UNIT STONE_MS02A_D1\Sheets\Master Set\Level 1 Units\13 A-11 COM.dwg 06/29/22 - 1:41 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE HEIGHT	DOOR SIZE WIDTH	JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
1-01	UNIT	6'-8"	3'-0"	7.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-03	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-04	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-05	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
1-06	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-07	UNIT	6'-8"	2'-8"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-09	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-10	UNIT	6'-4"	3'-0"	6.5	NO	INTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-13	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-15	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-16	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-17	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-18	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-19	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-20	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-21	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-22	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-23	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-24	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-25	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-26	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-27	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SPF STUD GRADE	1014	
J102	JACK - (3) 2X8 SPF #2	1014	
J103	JACK - (2) 2X6 SPF#	1004	
J104	JACK - (2) 2X6 SPF STUD GRADE	1012	
J105	JACK - (2) 2X6 SPF STUD GRADE	1012	
J106	JACK - (2) 2X6 SPF STUD GRADE	1002	
J107	JACK - (2) 2X6 SPF STUD GRADE	1002	
J108	JACK - (2) 2X8 SPF #2	1016	
J109	JACK - (2) 2X8 SPF #2	1016	
J110	JACK - (2) 2X6 SPF STUD GRADE	1120	
J111	JACK - (2) 2X6 SPF STUD GRADE	1120	
J112	JACK - (2) 2X6 SPF STUD GRADE	1000	
J113	JACK - (2) 2X6 SPF STUD GRADE	1000	
J114	JACK - (2) 2X6 SPF STUD GRADE	1000	
J115	JACK - (2) 2X6 SPF STUD GRADE	1000	
J116	JACK - (2) 2X6 SPF STUD GRADE	2012	
J117	JACK - (2) 2X6 SPF STUD GRADE	2012	
J118	JACK - 2X6 SPF STUD GRADE	1129	
J119	JACK - 2X6 SPF STUD GRADE	1129	

LEGEND

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

SEE FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

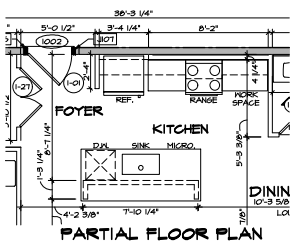
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW1 MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

ALL UNITS LABELED "TYPE A" ARE DESIGNED PER ICC/ANSI A117.1-2009 (A117.1) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

NOTE

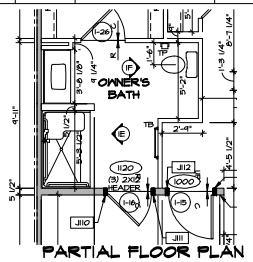
ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



2 A-11 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

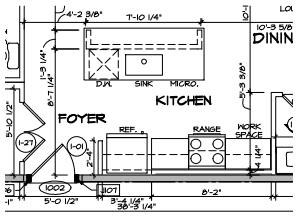
KITCHEN APPLIANCE LAYOUT W/RANGE TYPE A "KAP" UNIT F, PER PLAN



3 A-11 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

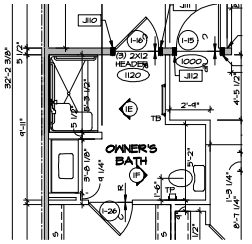
OWNER'S BATHROOM TYPE A "AM1" UNIT F, PER PLAN



5 A-11 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

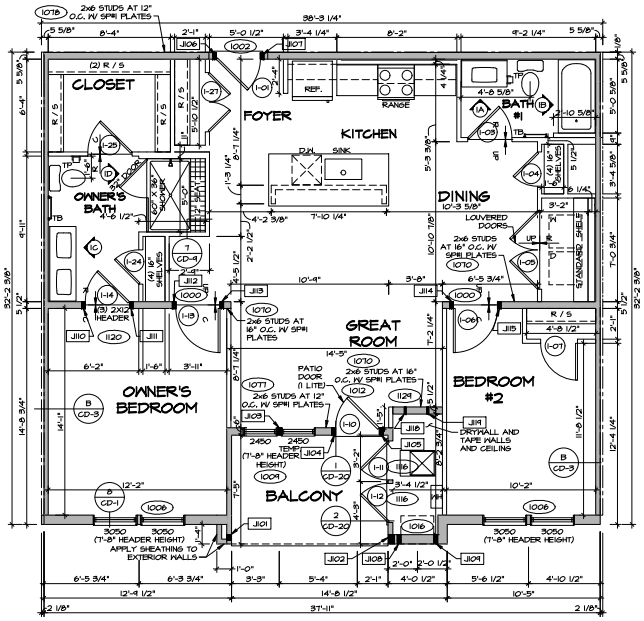
KITCHEN APPLIANCE LAYOUT W/RANGE TYPE A "KAP" UNIT C, REVERSE



6 A-11 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

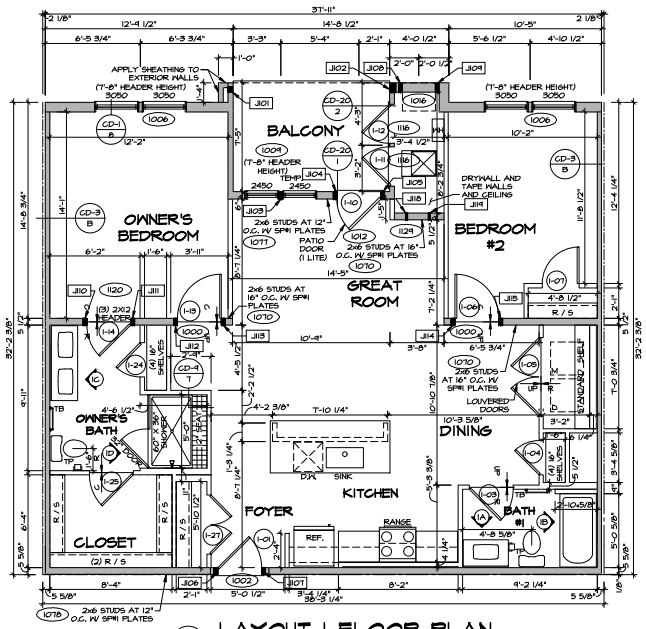
OWNER'S BATHROOM TYPE A "AM1" UNIT C, REVERSE



1 A-11 LAYOUT 1 FLOOR PLAN

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

KITCHEN APPLIANCE LAYOUT W/RANGE "KAA"
OWNER'S BATHROOM SHOWER "AMA"
UNIT F, PER PLAN



4 A-11 LAYOUT 1 FLOOR PLAN

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

KITCHEN APPLIANCE LAYOUT W/RANGE "KAA"
OWNER'S BATHROOM SHOWER "AMA"
UNIT C, REVERSE

REV. NO.	DATE	REMARKS

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NVR, Inc.
5285 Meadow Lane, Suite 100
Chanhassen, MN 55317

SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE FIRST FLOOR LEVEL PLAN - LAYOUT 1

OPTION DESCRIPTION

SHEET NO. A-11

J:\A\PROJECTS\R\RANHOMES\MOSAIC 24 UNIT STONE_MS02A_D1\Sheets\Master Set\Level 1 Units\14 A-11 LAY1.dwg - 08/29/22 - 11:41 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
2-01	UNIT	6'-8"	3'-0"	7.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
2-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-04	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-05	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-06	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-10	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-13	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
2-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-15	UNIT	6'-8"	4'-0 1/2"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SPF STUD GRADE	1082	
J102	JACK - (3) 2X4 SPF STUD GRADE	1082	
J103	JACK - (4) 2X8 SPF #2	4045	
J104	JACK - (2) 2X8 SPF #2	4045	
J105	JACK - (2) 2X8 SPF #2	4045	
J106	JACK - (3) 2X6 SPF STUD GRADE	1036	
J107	JACK - (3) 2X6 SPF STUD GRADE	1036	
J108	JACK - (2) 2X6 SPF STUD GRADE	1036	
J109	JACK - (2) 2X6 SPF STUD GRADE	1036	
J112	JACK - (2) 2X6 SPF STUD GRADE	1002	
J113	JACK - (2) 2X6 SPF STUD GRADE	1002	
J114	JACK - (2) 2X6 SPF	1021	
J115	JACK - (2) 2X6 SPF STUD GRADE	1034	
J116	JACK - (2) 2X6 SPF STUD GRADE	1034	
J117	JACK - (4) 2X4 SPF STUD GRADE	1123	
J118	JACK - (2) 2X4 SPF STUD GRADE	1123	
J119	JACK - (4) 2X4 SPF STUD GRADE	4045	
J122	JACK - (2) 2X4 SPF STUD GRADE	1027	
J123	JACK - (2) 2X4 SPF STUD GRADE	1027	
J124	JACK - (2) 2X8 SPF #2	1016	
J125	JACK - (2) 2X8 SPF #2	1016	
J126	JACK - (3) 2X4 SPF STUD GRADE	2015	

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- B_ BEAM/HEADER
- F_ PAD FOOTING
- C_ STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L_ LVL
- X ENGINEERING PAGE NUMBER

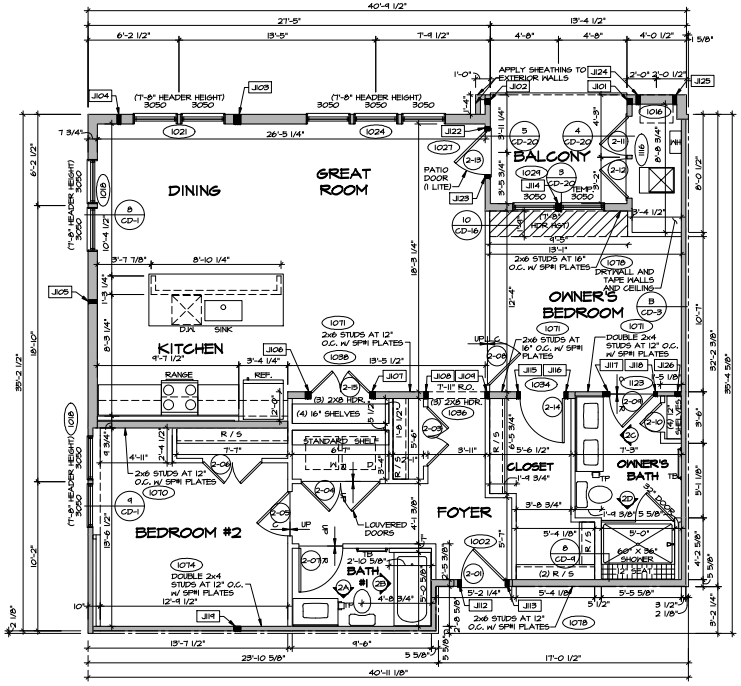
SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

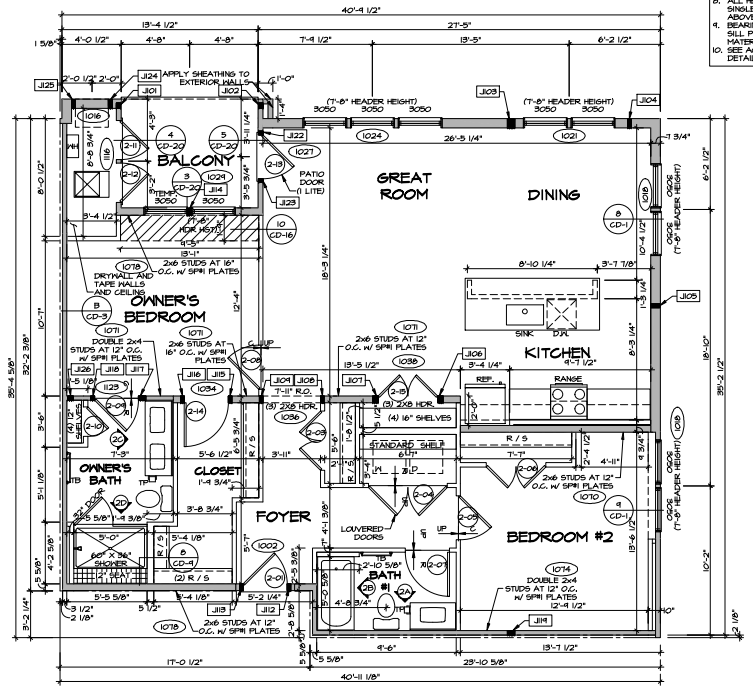
NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



1 A-11 LAYOUT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT B, PER PLAN



2 A-11 LAYOUT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT D, REVERSE

REV. NO.	DATE	REMARKS

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12850 Hunden Drive, Suite 100
Potomac, MD 20854

SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. A-11
MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE FIRST FLOOR LEVEL PLAN - LAYOUT 2
OPTION DESCRIPTION

J:\PROJECTS\TRANSHOMES\MOSAIC 24 UNIT STONE_MS02A_01\Sheets\Master Set\Level 1 Units\15 A-11 LAY2.dwg - 08/29/22 - 11:42 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
3-01	UNIT	6'-8"	3'-0"	7.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
3-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-04	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-05	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-10	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-11	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-12	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-13	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-14	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-15	UNIT	6'-8"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-16	UNIT	6'-8"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-17	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
3-18	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-19	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 3 PLY	4'-0"	1082	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	1044	
J104	JACK - (3) 2X8 SPF #2	1042	
J105	JACK - (3) 2X8 SPF #2	4045	
J107	JACK - (4) 2X8 SPF #2	4045	
J108	JACK - (2) 2X8 SPF #2	1016	
J109	JACK - (2) 2X8 SPF #2	1016	
J111	JACK - (2) 2X6 SPF STUD GRADE	1002	
J112	JACK - (2) 2X6 SPF STUD GRADE	1002	
J122	JACK - (4) 2X4 SPF STUD GRADE	1082	
J123	JACK - (3) 2X6 SPF STUD GRADE	1082	
J124	JACK - (3) 2X6 SPF STUD GRADE	1084	
J125	JACK - (3) 2X6 SPF STUD GRADE	1084	
J126	JACK - (2) 2X6 SPF STUD GRADE	1086	
J127	JACK - (2) 2X6 SPF STUD GRADE	1086	
J128	JACK - (2) 2X4 SPF STUD GRADE	1118	
J129	JACK - (2) 2X4 SPF STUD GRADE	1118	
J130	JACK - (2) 2X4 SPF STUD GRADE	1118	
J131	JACK - (2) 2X4 SPF STUD GRADE	1118	
J132	JACK - (4) 2X4 SPF STUD GRADE	4045	
J133	JACK - (2) 2X4 SPF STUD GRADE	1027	
J134	JACK - (2) 2X4 SPF STUD GRADE	1027	

LEGEND

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

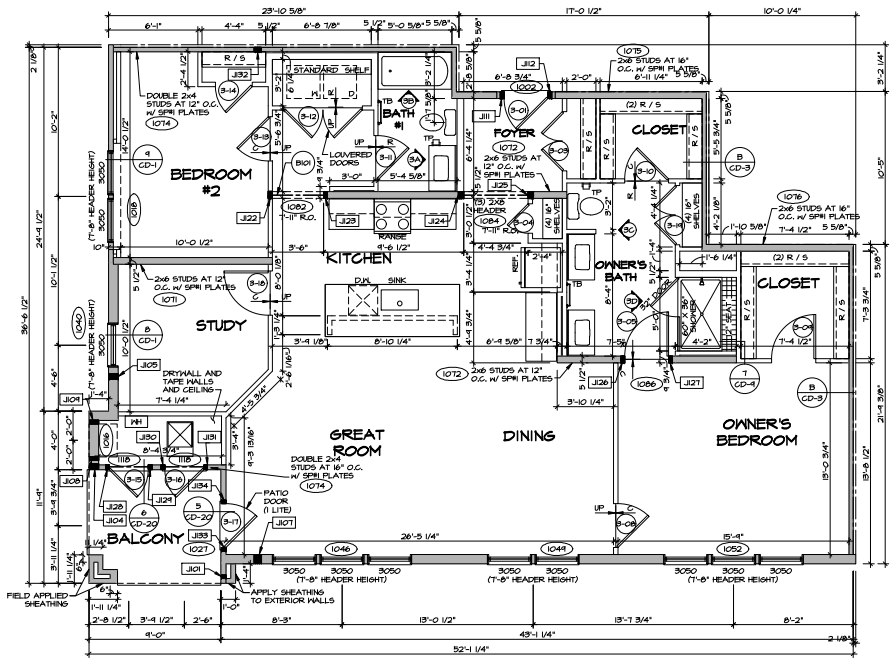
SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" W/ OSB, 6" W/ OSB OR 7 3/4" W/ OSB. 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



1 / A-11 LAYOUT 3 FLOOR PLAN

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

UNIT A, PER PLAN

REV. NO.	DATE	REMARKS

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5285 Meadow Lane, Suite 100
Chanhassen, MN 55317

SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE FIRST FLOOR LEVEL PLAN - LAYOUT 3

OPTION DESCRIPTION

SHEET NO. A-11

16

J:\A-PROJECTS\TRANSHOMES\MOSAIC 24 UNIT STONE_MS02A_01\Sheets\Master Set\Level 1 Units\16 A-11 LAY3.dwg - 08/29/22 - 11:42 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
4-01	UNIT	6'-8"	3'-0"	7.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MIN/TE	*
4-02	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
4-03	UNIT	6'-8"	2'-0"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
4-04	UNIT	6'-8"	3'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
4-05	UNIT	6'-8"	3'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
4-06	UNIT	6'-8"	3'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
4-07	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
4-08	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
4-09	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
4-10	UNIT	6'-8"	3'-0"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
4-11	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
4-12	UNIT	6'-8"	3'-0"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
4-13	UNIT	6'-8"	2'-0"	6.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
4-14	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	1044	
J104	JACK - (3) 2X8 SPF #2	1042	
J105	JACK - (2) 2X8 SPF #2	4046	
J107	JACK - (4) 2X8 SPF #2	4045	
J108	JACK - (2) 2X8 SPF #2	1016	
J109	JACK - (2) 2X8 SPF #2	1016	
J110	JACK - (2) 2X6 SPF STUD GRADE	1046	
J111	JACK - (2) 2X6 SPF STUD GRADE	1002	
J112	JACK - (2) 2X6 SPF STUD GRADE	1002	
J119	JACK - (3) 2X6 SPF STUD GRADE	1040	CRIPPLES
J120	JACK - (2) 2X6 SPF STUD GRADE	1092	
J121	JACK - (2) 2X6 SPF STUD GRADE	1088	
J122	JACK - (2) 2X6 SPF STUD GRADE	1088	
J123	JACK - (3) 2X6 SPF STUD GRADE	1092	
J124	JACK - (3) 2X4 SPF STUD GRADE	1090	
J125	JACK - (2) 2X6 SPF STUD GRADE	1046	
J126	JACK - (2) 2X6 SPF STUD GRADE	1044	
J128	JACK - (2) 2X4 SPF STUD GRADE	1118	
J129	JACK - (2) 2X4 SPF STUD GRADE	1118	
J130	JACK - (2) 2X4 SPF STUD GRADE	1118	
J131	JACK - (2) 2X4 SPF STUD GRADE	1118	
J132	JACK - (4) 2X4 SPF STUD GRADE	4045	
J133	JACK - (2) 2X4 SPF STUD GRADE	1021	
J134	JACK - (2) 2X4 SPF STUD GRADE	1021	

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JL — JACKS
- B_ — BEAM/HEADER
- F_ — PAD FOOTING
- C_ — STEEL COLUMN
- X — TRUSS TIE DOWN
- X — PORTAL FRAME
- X — JOIST/TRUSS
- L_ — LVL
- X — ENGINEERING PAGE NUMBER

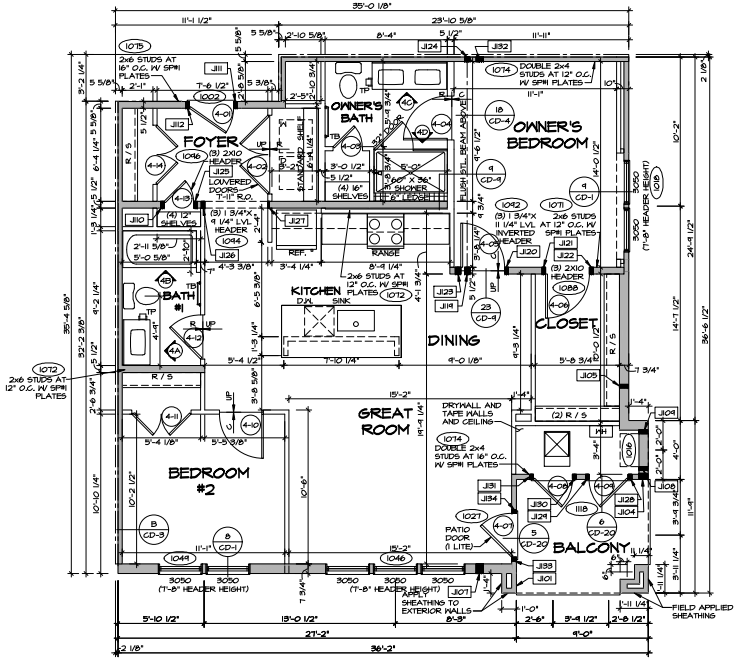
SEE FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



1 A-11 LAYOUT 4 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT E, PER PLAN

REV. NO.	DATE	REMARKS

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5285 Meadow Lane, Suite 100
Chanhassen, MN 55317

SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

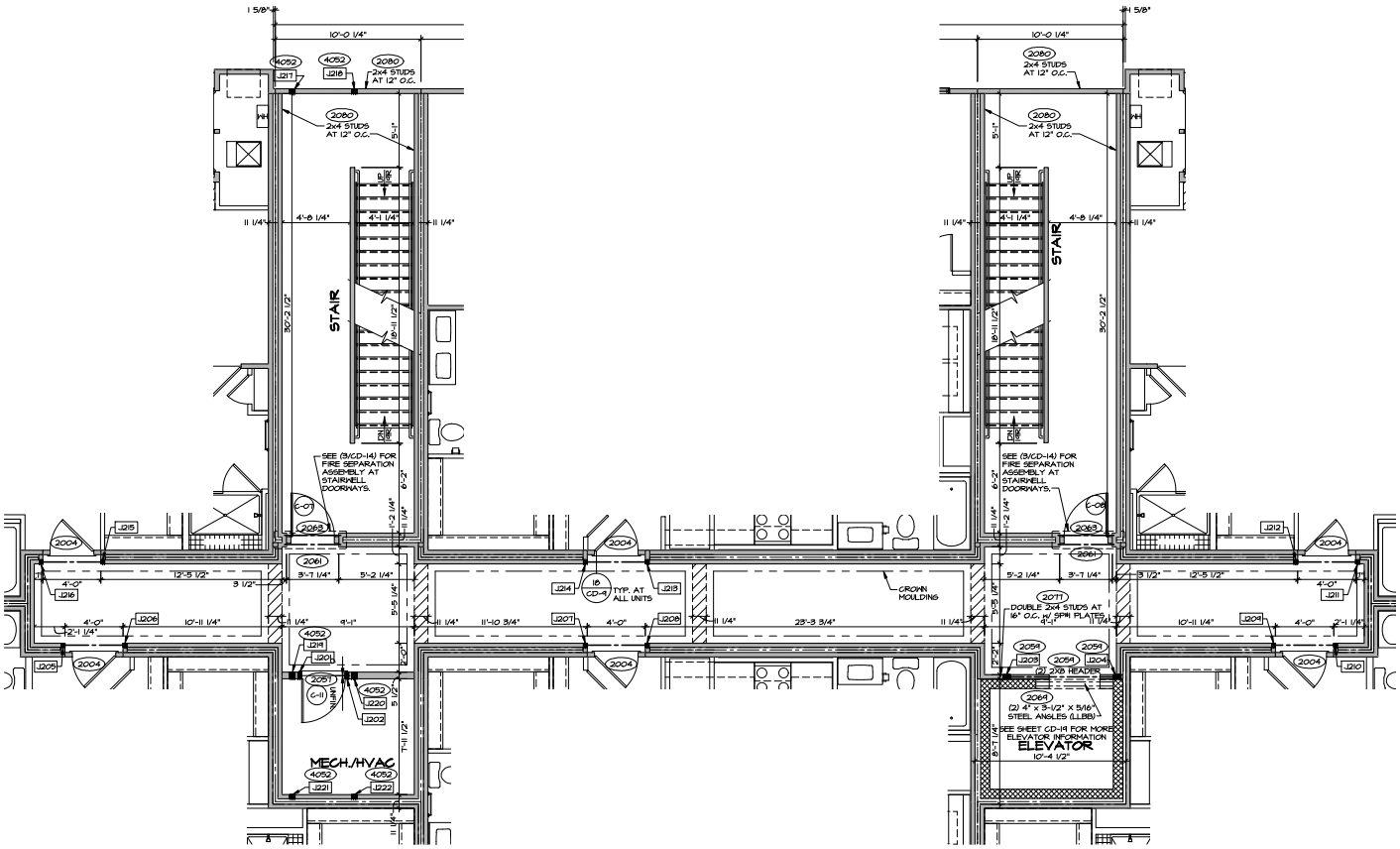
MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE FIRST FLOOR LEVEL PLAN - LAYOUT 4

SHEET NO. A-11

OPTION DESCRIPTION

17

J:\A\PROJECTS\RYANHOMES\MOSAIC 24 UNIT STONE_MS02A_D1\Sheets\Master Set\Level 1 Units\17 A-11 LAY4.dwg - 08/29/22 - 11:42 am



COMMON AREA FLOOR PLAN

1 / A-12

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

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAMHEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- 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, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" W/ OSB, 6" W/ OSB OR 7 3/4" W/ OSB, 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPWI PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPWI MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH IBC 1008.8. SPECIFIC LOCATION OF TWO-WAY COMMUNICATION SYSTEM IN APPLICABLE FLOORS SHALL BE DETERMINED BY DIVISION.

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (2) 2X6 SPF STUD GRADE	2057	
J202	JACK - (2) 2X6 SPF STUD GRADE	2057	
J203	JACK - (4) 2X4 SPF STUD GRADE	2059	
J204	JACK - (4) 2X4 SPF STUD GRADE	2059	
J205	JACK - (2) 2X4 SPF STUD GRADE	2004	
J206	JACK - (2) 2X4 SPF STUD GRADE	2004	
J207	JACK - (2) 2X4 SPF STUD GRADE	2004	
J208	JACK - (2) 2X4 SPF STUD GRADE	2004	
J209	JACK - (2) 2X4 SPF STUD GRADE	2004	
J210	JACK - (2) 2X4 SPF STUD GRADE	2004	
J211	JACK - (2) 2X4 SPF STUD GRADE	2004	
J212	JACK - (2) 2X4 SPF STUD GRADE	2004	
J213	JACK - (2) 2X4 SPF STUD GRADE	2004	
J214	JACK - (2) 2X4 SPF STUD GRADE	2004	
J215	JACK - (2) 2X4 SPF STUD GRADE	2004	
J216	JACK - (2) 2X4 SPF STUD GRADE	2004	
J217	JACK - (3) 2X4 SPF STUD GRADE	4052	
J218	JACK - (3) 2X4 SPF STUD GRADE	4052	
J219	JACK - (3) 2X6 SPF STUD GRADE	4052	
J220	JACK - (3) 2X6 SPF STUD GRADE	4052	
J221	JACK - (3) 2X4 SPF STUD GRADE	4052	
J222	JACK - (3) 2X4 SPF STUD GRADE	4052	

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
C-07	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-08	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-11	COMMON AREA	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	

REV. NO.	DATE	REMARKS

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5285 Meadow Lane, Suite 100
Chanhassen, MN 55317

SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: SECOND FLOOR LEVEL PLAN - COMMON AREA
OPTION DESCRIPTION

SHEET NO. A-12

18

J:\PROJECTS\TRANSOMES\MOSAIC 24 UNIT STONE_MS02A_01\Sheets\Master Set\Level 2 Units\18 A-12 COM.dwg 06/29/22 - 11:43 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
1-01	UNIT	6'-8"	3'-0"	7.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-03	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-04	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-05	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
1-06	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-07	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-09	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-10	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-13	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-15	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-16	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-17	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-18	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-19	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-20	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-21	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-22	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-23	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-24	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-25	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-26	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-27	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE	2014	
J202	JACK - (2) 2X4 SPF STUD GRADE	2014	
J204	JACK - (2) 2X6 SPF STUD GRADE	2012	
J205	JACK - (2) 2X6 SPF STUD GRADE	2012	
J206	JACK - (2) 2X4 SPF STUD GRADE	2002	
J207	JACK - (2) 2X4 SPF STUD GRADE	2002	
J208	JACK - (2) 2X4 SPFI	2006	
J209	JACK - (2) 2X4 SPFI	2006	
J210	JACK - (2) 2X4 SPF STUD GRADE	2042	
J211	JACK - (2) 2X4 SPF STUD GRADE	2042	
J212	JACK - (2) 2X4 SPF STUD GRADE	2000	
J213	JACK - (2) 2X4 SPF STUD GRADE	2000	
J214	JACK - (2) 2X4 SPF STUD GRADE	2000	
J215	JACK - (2) 2X4 SPF STUD GRADE	2000	
J216	JACK - 2X6 SPF STUD GRADE	2101	
J217	JACK - 2X6 SPF STUD GRADE	2101	

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

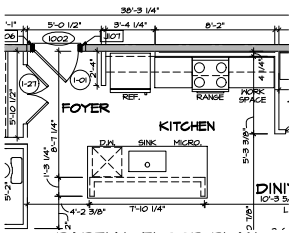
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPWI PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPWI MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

ALL UNITS LABELED "TYPE A" ARE DESIGNED PER ICC/ANSI A117.1-2009 (A117.1) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

NOTE

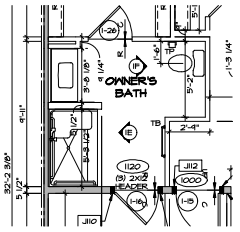
ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



2 A-12 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

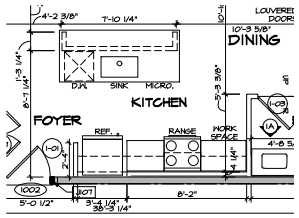
KITCHEN APPLIANCE LAYOUT W/RANGE TYPE A "KAP" UNIT M, PER PLAN



3 A-12 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

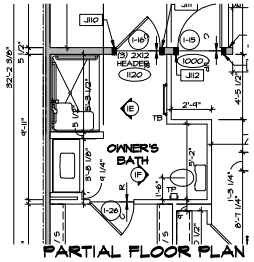
OWNER'S BATHROOM TYPE A "AMJ" UNIT M, PER PLAN



5 A-12 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

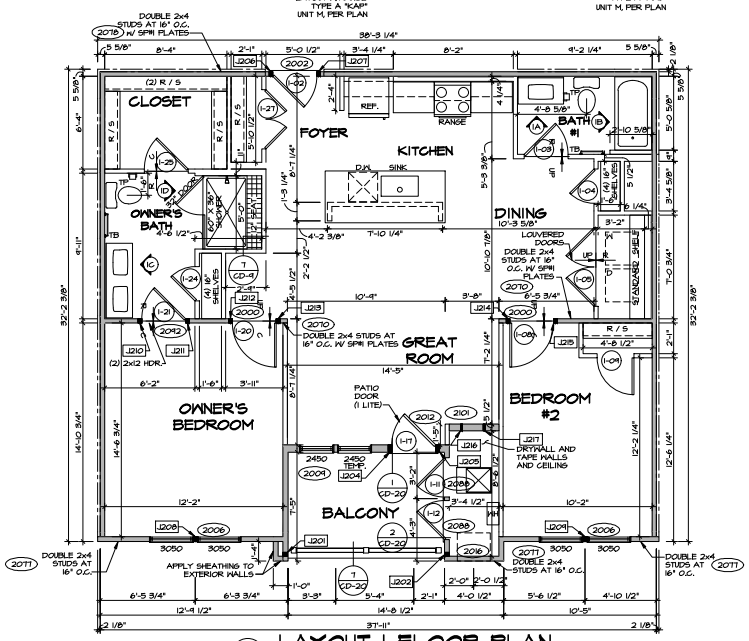
KITCHEN APPLIANCE LAYOUT W/RANGE TYPE A "KAP" UNIT J, REVERSE



6 A-12 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

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

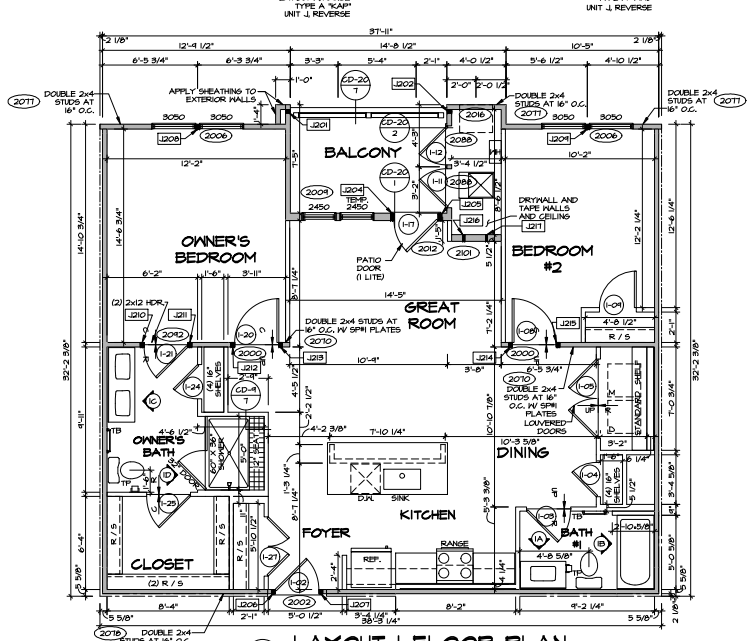
OWNER'S BATHROOM TYPE A "AMJ" UNIT J, REVERSE



1 A-12 LAYOUT 1 FLOOR PLAN

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

KITCHEN APPLIANCE LAYOUT W/RANGE "KAA" OWNER'S BATHROOM SHOWER "AMA" UNIT M, PER PLAN



4 A-12 LAYOUT 1 FLOOR PLAN

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

KITCHEN APPLIANCE LAYOUT W/RANGE "KAA" OWNER'S BATHROOM SHOWER "AMA" UNIT J, REVERSE

REV. NO.	DATE	REMARKS

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NVR, Inc.
5285 Meadows Blvd., Suite 100
Lansing, MI 48911

SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION
OPTION DESCRIPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE SECOND FLOOR LEVEL PLAN - LAYOUT 1

SHEET NO. A-12

19

_X:\PROJECTS\RANHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 2 Units\19 A-12 LAY1.dwg - 08/29/22 - 11:43 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
2-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	40 MINUTE	*
2-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-04	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-05	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-06	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-10	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-13	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
2-16	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-17	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE	2032	
J202	JACK - (2) 2X4 SPF STUD GRADE	2032	
J203	JACK - (4) 2X4 SPF STUD GRADE	4045	
J204	JACK - (2) 2X4 SPF STUD GRADE	4045	
J205	JACK - (2) 2X4 SPF STUD GRADE	4045	
J206	JACK - (3) 2X4 SPF STUD GRADE	2036	
J207	JACK - (3) 2X4 SPF STUD GRADE	2036	
J208	JACK - (2) 2X4 SPF STUD GRADE	2036	
J209	JACK - (2) 2X4 SPF STUD GRADE	2036	
J210	JACK - (2) 2X4 SPFI	2024	
J211	JACK - (2) 2X4 SPFI	2024	
J212	JACK - (2) 2X4 SPF STUD GRADE	2002	
J213	JACK - (2) 2X4 SPF STUD GRADE	2002	
J214	JACK - (2) 2X4 SPFI	2024	
J215	JACK - (2) 2X4 SPF STUD GRADE	2034	
J216	JACK - (2) 2X4 SPF STUD GRADE	2034	
J217	JACK - (3) 2X4 SPF STUD GRADE	2045	
J218	JACK - (3) 2X4 SPF STUD GRADE	2045	
J219	JACK - (2) 2X4 SPFI	2021	
J220	JACK - (2) 2X4 SPF STUD GRADE	2024	
J221	JACK - (2) 2X4 SPF STUD GRADE	2024	
J222	JACK - (4) 2X4 SPF STUD GRADE	4045	

LEGEND

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

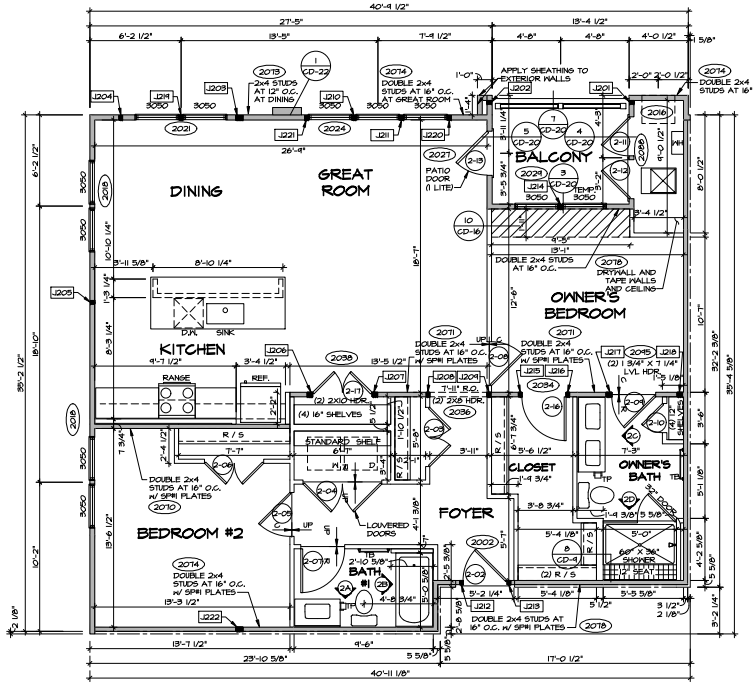
SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPFI PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPFI MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

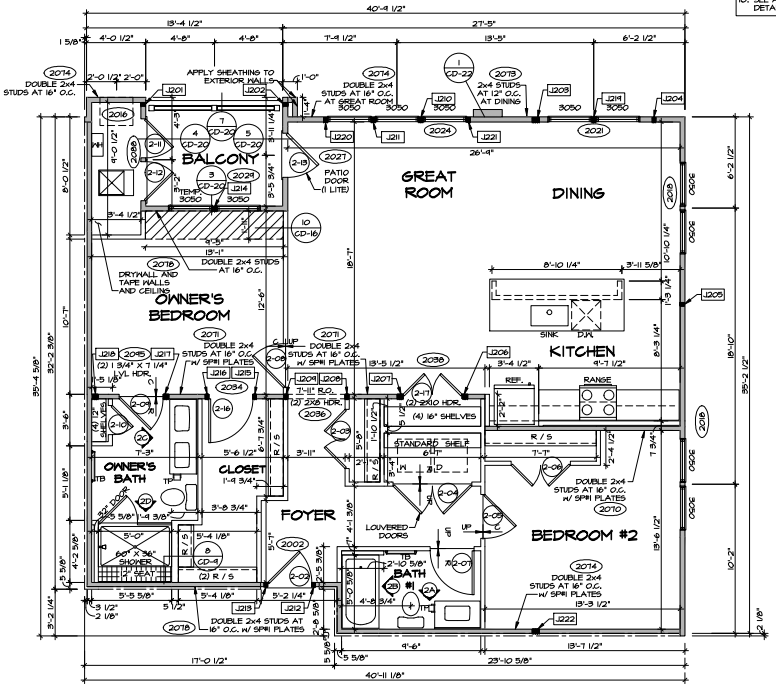
NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



1 A-12 LAYOUT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT H, PER PLAN



2 A-12 LAYOUT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT K, REVERSE

REV. NO.	DATE	REMARKS

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5285 Meadow View, Suite 100
Chantilly, VA 20151

SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE SECOND FLOOR LEVEL PLAN - LAYOUT 2

OPTION DESCRIPTION

SHEET NO. A-12

J:\A\PROJECTS\TRANHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 2 Units\20 A-12 LAY2.dwg - 08/29/22 - 11:43 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE HEIGHT	DOOR SIZE WIDTH	JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
3-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
3-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-04	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-06	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-10	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-11	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-12	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-13	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-14	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-15	UNIT	6'-8"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-16	UNIT	6'-8"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-17	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
3-18	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-19	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE	2044	
J204	JACK - (3) 2X4 SPF STUD GRADE	2042	
J205	JACK - (3) 2X4 SPF STUD GRADE	4046	
J207	JACK - (4) 2X4 SPF STUD GRADE	4045	
J208	JACK - (2) 2X4 SPPI	2046	
J209	JACK - (2) 2X4 SPPI	2046	
J211	JACK - (2) 2X4 SPF STUD GRADE	2002	
J212	JACK - (2) 2X4 SPF STUD GRADE	2002	
J213	JACK - (2) 2X4 SPF STUD GRADE	2046	
J214	JACK - (2) 2X4 SPF STUD GRADE	2046	
J215	JACK - (2) 2X4 SPF STUD GRADE	2044	
J216	JACK - (2) 2X4 SPPI	2044	
J217	JACK - (2) 2X4 SPF STUD GRADE	2044	
J218	JACK - (2) 2X4 SPF STUD GRADE	2052	
J219	JACK - (2) 2X4 SPPI	2052	
J220	JACK - (2) 2X4 SPPI	2052	
J221	JACK - (2) 2X4 SPF STUD GRADE	2052	
J222	JACK - (3) 2X4 SPF STUD GRADE	2082	
J223	JACK - (2) 2X4 SPF STUD GRADE	2082	
J224	JACK - (3) 2X4 SPF STUD GRADE	2084	
J225	JACK - (3) 2X4 SPF STUD GRADE	2084	
J226	JACK - (2) 2X4 SPF STUD GRADE	2086	
J227	JACK - (2) 2X4 SPF STUD GRADE	2086	
J228	JACK - (2) 2X4 SPF STUD GRADE	2090	
J229	JACK - (2) 2X4 SPF STUD GRADE	2090	
J230	JACK - (2) 2X4 SPF STUD GRADE	2090	
J231	JACK - (2) 2X4 SPF STUD GRADE	2090	
J232	JACK - (4) 2X4 SPF STUD GRADE	4045	

LEGEND

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

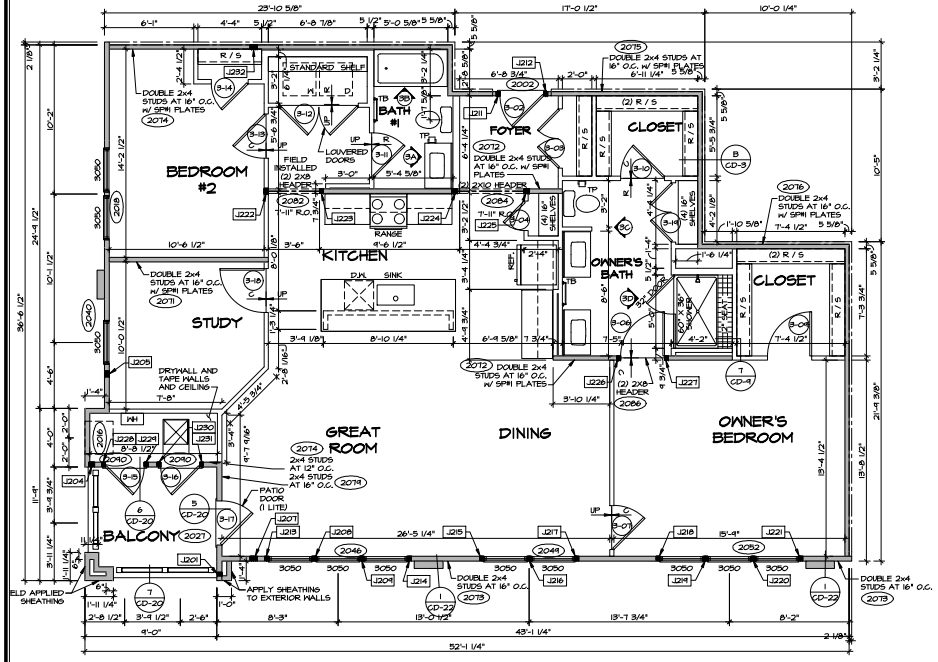
SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.

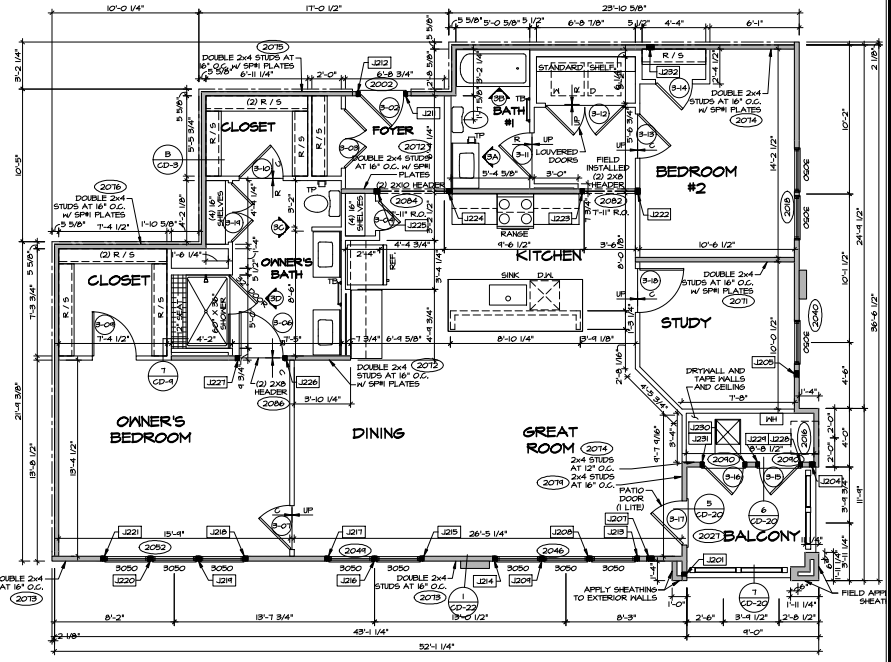
FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" W/ OSB, 6" W/ OSB OR 7 3/4" W/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPPI PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPPI MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.



1 A-12 LAYOUT 3 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT 6, PER PLAN



2 A-12 LAYOUT 3 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT L, REVERSE

REV. NO.	DATE	REMARKS

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SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

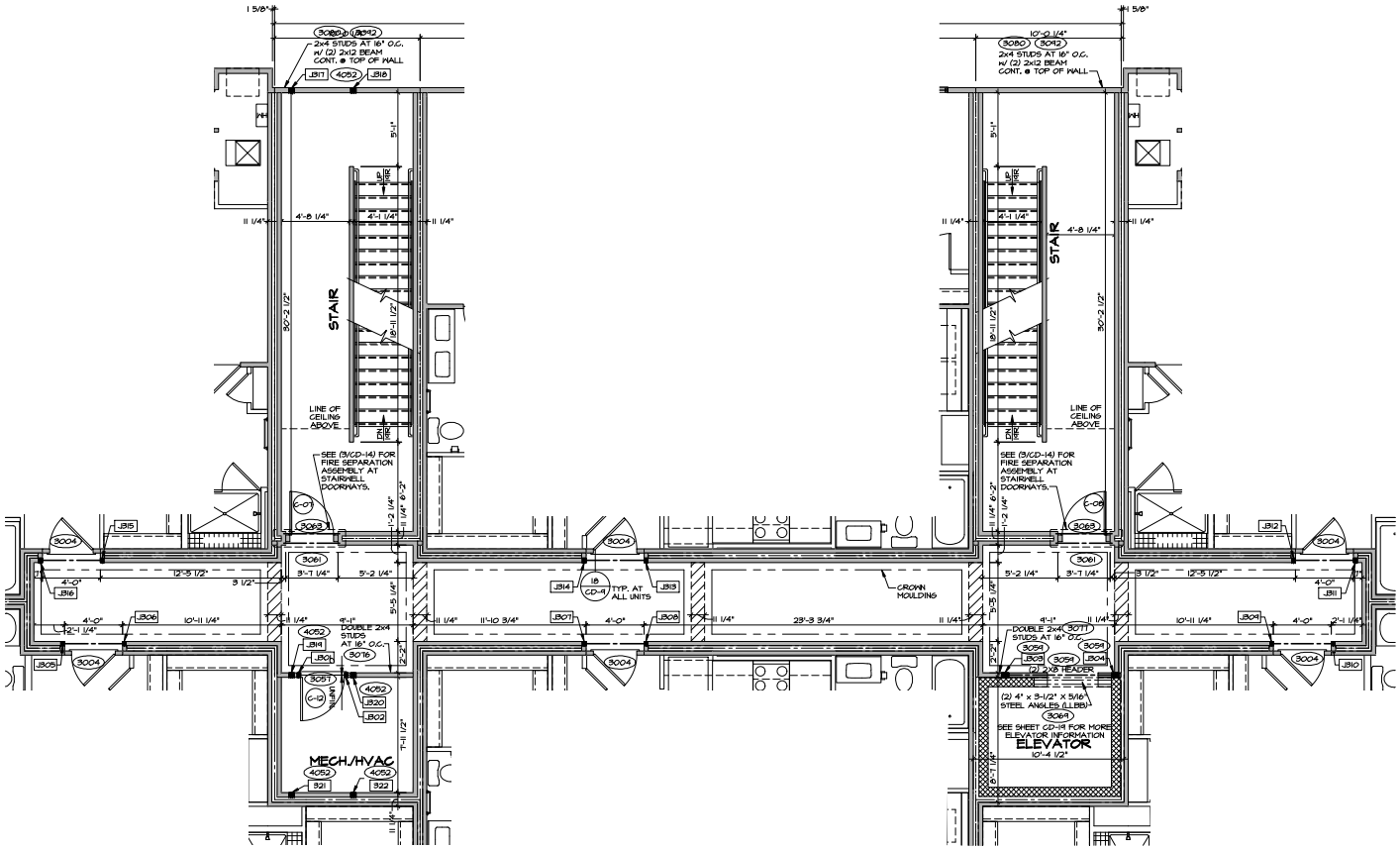
MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE SECOND FLOOR LEVEL PLAN - LAYOUT 3

OPTION DESCRIPTION

SHEET NO. A-12

21

_X:\PROJECTS\RANCHES\MOSAIC 24 UNIT STONE_MSC2A_01\Sheets\Master Set\Level 2 Units\21 A-12 LAY3.dwg - 08/29/22 - 11:44 am



COMMON AREA FLOOR PLAN

1 / A-13

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

LEGEND

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

SEE FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH IBC 1009.8. SPECIFIC LOCATION OF TWO-WAY COMMUNICATION SYSTEM IN APPLICABLE FLOORS SHALL BE DETERMINED BY DIVISION.

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
C-07	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-08	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-12	COMMON AREA	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	

THIRD FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
321	JACK - (3) 2X4 SPF STUD GRADE	4052	
322	JACK - (3) 2X4 SPF STUD GRADE	4052	
J301	JACK - (2) 2X4 SPF STUD GRADE	3051	
J302	JACK - (2) 2X4 SPF STUD GRADE	3051	
J303	JACK - (4) 2X4 SPF STUD GRADE	3051	
J304	JACK - (4) 2X4 SPF STUD GRADE	3051	
J305	JACK - (2) 2X4 SPF STUD GRADE	3004	
J306	JACK - (2) 2X4 SPF STUD GRADE	3004	
J307	JACK - (2) 2X4 SPF STUD GRADE	3004	
J308	JACK - (2) 2X4 SPF STUD GRADE	3004	
J309	JACK - (2) 2X4 SPF STUD GRADE	3004	
J310	JACK - (2) 2X4 SPF STUD GRADE	3004	
J311	JACK - (2) 2X4 SPF STUD GRADE	3004	
J312	JACK - (2) 2X4 SPF STUD GRADE	3004	
J313	JACK - (2) 2X4 SPF STUD GRADE	3004	
J314	JACK - (2) 2X4 SPF STUD GRADE	3004	
J315	JACK - (2) 2X4 SPF STUD GRADE	3004	
J316	JACK - (2) 2X4 SPF STUD GRADE	3004	
J317	JACK - (3) 2X4 SPF STUD GRADE	4052	
J318	JACK - (3) 2X4 SPF STUD GRADE	4052	
J319	JACK - (3) 2X4 SPF STUD GRADE	4052	
J320	JACK - (3) 2X4 SPF STUD GRADE	4052	

REV. NO.	DATE	REMARKS

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5285 Meadow Lane, Suite 100
Chanhassen, MN 55317

SET NO.: MSC2A
VERSION: 01
DRAWN BY:
DATE:
OPTION:

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: THIRD FLOOR LEVEL PLAN - COMMON AREA
OPTION DESCRIPTION:

SHEET NO.: A-13

J:\PROJECTS\RYANHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 3 Units\22 A-13 COM.dwg 08/29/22 - 11:44 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
1-01	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-03	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-04	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-05	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
1-06	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-07	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-09	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-10	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-13	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-15	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-16	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-17	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-18	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-19	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-20	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-21	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-22	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-23	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-24	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-25	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-26	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-27	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

THIRD FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
JB01	JACK - (2) 2X4 SPF STUD GRADE	3014	
JB02	JACK - (2) 2X4 SPF STUD GRADE	3014	
JB03	JACK - (2) 2X4 SPF	3009	
JB04	JACK - (2) 2X4 SPF STUD GRADE	3012	
JB05	JACK - (2) 2X4 SPF STUD GRADE	3012	
JB06	JACK - (2) 2X4 SPF STUD GRADE	3002	
JB07	JACK - (2) 2X4 SPF STUD GRADE	3002	
JB08	JACK - 2X4 SPF STUD GRADE	3048	
JB09	JACK - 2X4 SPF STUD GRADE	3048	

LEGEND

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

SEE FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

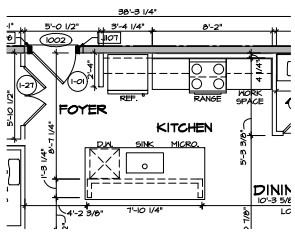
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

ALL UNITS LABELED "TYPE A" ARE DESIGNED PER ICC/ANSI A117.1-2009 (A117.1) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

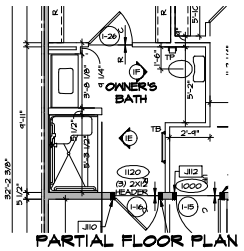
NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



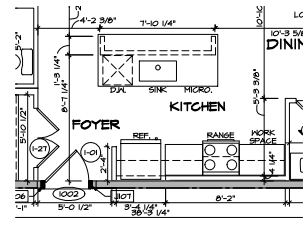
2 A-13 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT W/RANGE TYPE A "KAP" UNIT T, PER PLAN



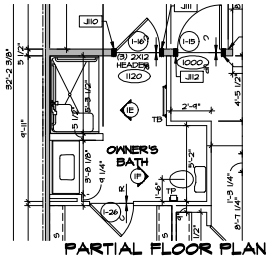
3 A-13 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMA" UNIT T, PER PLAN



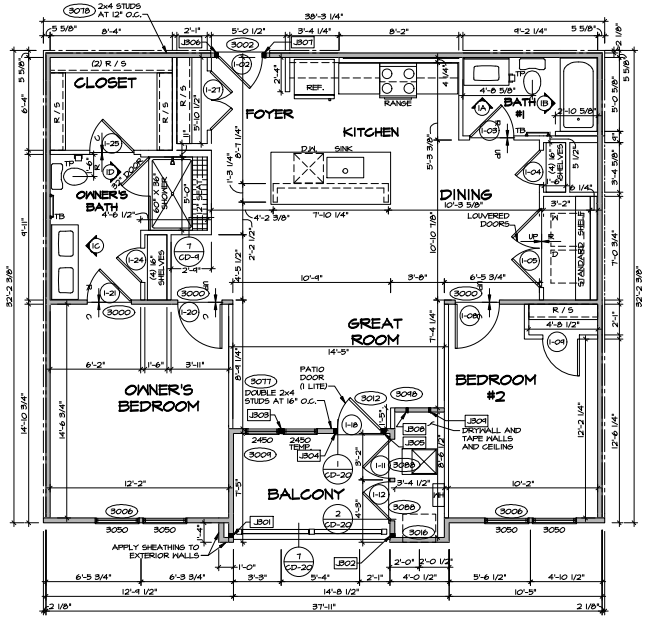
5 A-13 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT W/RANGE TYPE A "KAP" UNIT Q, REVERSE



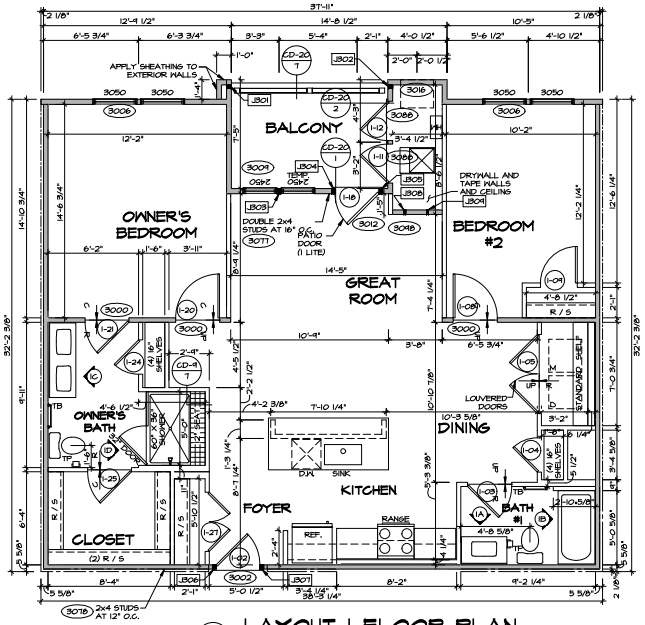
6 A-13 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMA" UNIT Q, REVERSE



1 A-13 LAYOUT 1 FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT W/RANGE "KAA" OWNER'S BATHROOM SHOWER "AMA" UNIT T, PER PLAN



4 A-13 LAYOUT 1 FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT W/RANGE "KAA" OWNER'S BATHROOM SHOWER "AMA" UNIT Q, REVERSE

REV. NO.	DATE	REMARKS

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NVR, Inc.
5285 Meadows Line, Suite 100
Plano, TX 75024

SET NO.: MSC2A
VERSION: 01
DRAWN BY:
DATE:
OPTION:

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: THIRD FLOOR LEVEL PLAN - LAYOUT 1
OPTION DESCRIPTION:

SHEET NO.: A-13

J:\A\PROJECTS\TRANSHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 3 Units\23 A-13 LAY1.dwg - 08/29/22 - 11:45 am

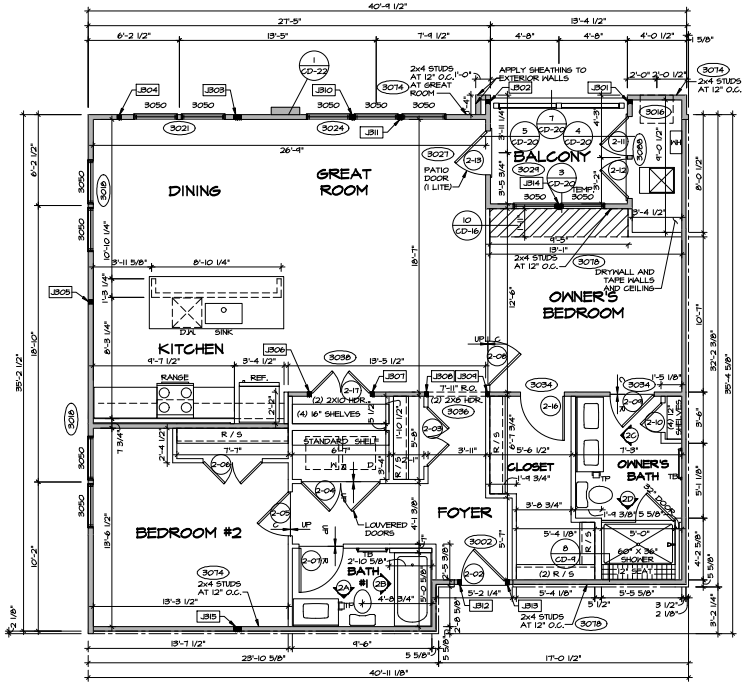
* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE HEIGHT	DOOR SIZE WIDTH	JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
2-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
2-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-04	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-05	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-06	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-10	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-13	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
2-16	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-17	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

THIRD FLOOR JACK SCHEDULE

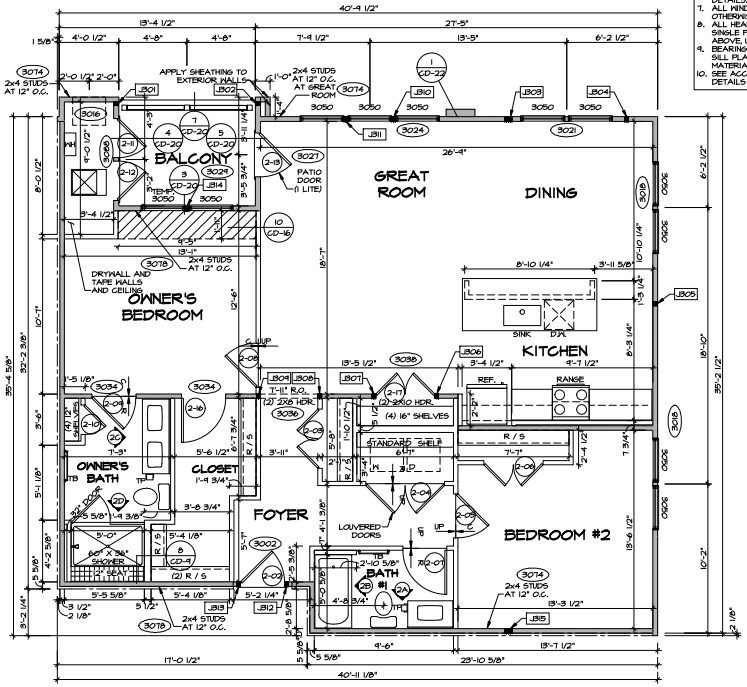
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J801	JACK - (2) 2X4 SPF STUD GRADE	3032	
J802	JACK - (2) 2X4 SPF STUD GRADE	3032	
J803	JACK - (4) 2X4 SPF STUD GRADE	4045	
J804	JACK - (2) 2X4 SPF STUD GRADE	4045	
J805	JACK - (2) 2X4 SPF STUD GRADE	4045	
J806	JACK - (2) 2X4 SPF STUD GRADE	3038	
J807	JACK - (2) 2X4 SPF STUD GRADE	3038	
J808	JACK - (2) 2X4 SPF STUD GRADE	3036	
J809	JACK - (2) 2X4 SPF STUD GRADE	3036	
J810	JACK - (2) 2X4 SPF#	3024	
J811	JACK - (2) 2X4 SPF#	3024	
J812	JACK - (2) 2X4 SPF STUD GRADE	3002	
J813	JACK - (2) 2X4 SPF STUD GRADE	3002	
J814	JACK - (2) 2X4 SPF#	3028	
J815	JACK - (4) 2X4 SPF STUD GRADE	4045	



1 A-13 LAYOUT 2 FLOOR PLAN

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

UNIT P, PER PLAN



2 A-13 LAYOUT 2 FLOOR PLAN

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

UNIT R, REVERSE

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- TRUSS TIE DOWN
- 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, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPF# PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPF# MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.

REV. NO.	DATE	REMARKS

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NVR, Inc.
5285 Meadows Line, Suite 100
Plano, TX 75024

SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE THIRD FLOOR LEVEL PLAN - LAYOUT 2
OPTION DESCRIPTION

SHEET NO. A-13

J:\A\PROJECTS\R\RANHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 3 Units\24 A-13 LAY2.dwg 08/29/22 - 11:45 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
3-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
3-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-04	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-06	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-10	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-11	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-12	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-13	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-14	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-15	UNIT	6'-8"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-16	UNIT	6'-8"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-17	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
3-18	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-19	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

THIRD FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J301	JACK - (2) 2X4 SPF STUD GRADE	3044	
J304	JACK - (3) 2X4 SPF STUD GRADE	3042	
J305	JACK - (3) 2X4 SPF STUD GRADE	4046	
J307	JACK - (4) 2X4 SPF STUD GRADE	4045	
J308	JACK - (2) 2X4 SPF	3046	
J309	JACK - (2) 2X4 SPF	3046	
J310	JACK - (2) 2X4 SPF	3041	
J311	JACK - (2) 2X4 SPF STUD GRADE	3002	
J312	JACK - (2) 2X4 SPF STUD GRADE	3002	
J313	JACK - (3) 2X4 SPF STUD GRADE	3082	
J324	JACK - (2) 2X4 SPF STUD GRADE	3084	
J325	JACK - (2) 2X4 SPF STUD GRADE	3084	
J326	JACK - (4) 2X4 SPF STUD GRADE	4045	

LEGEND

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

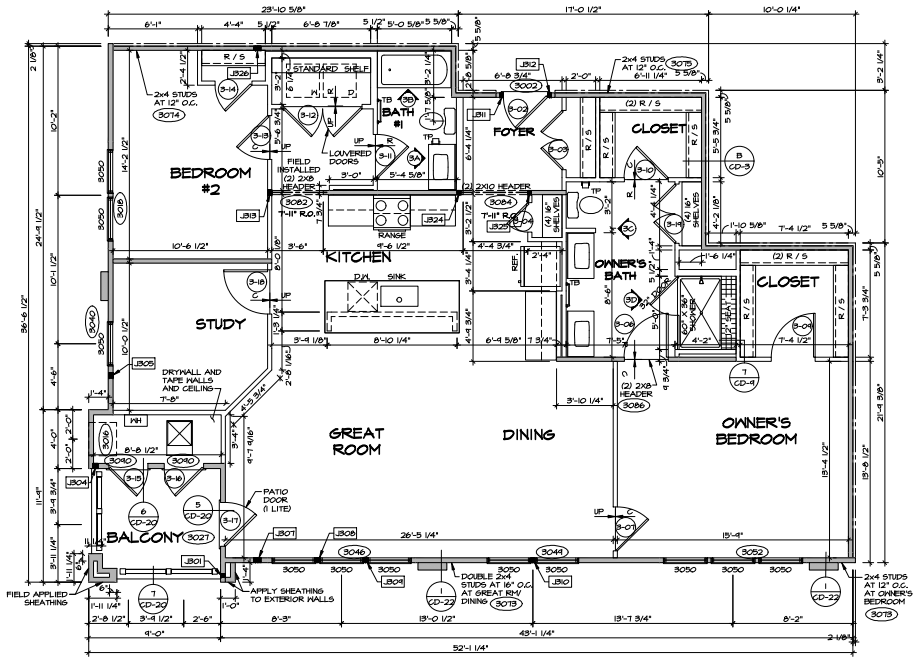
SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.

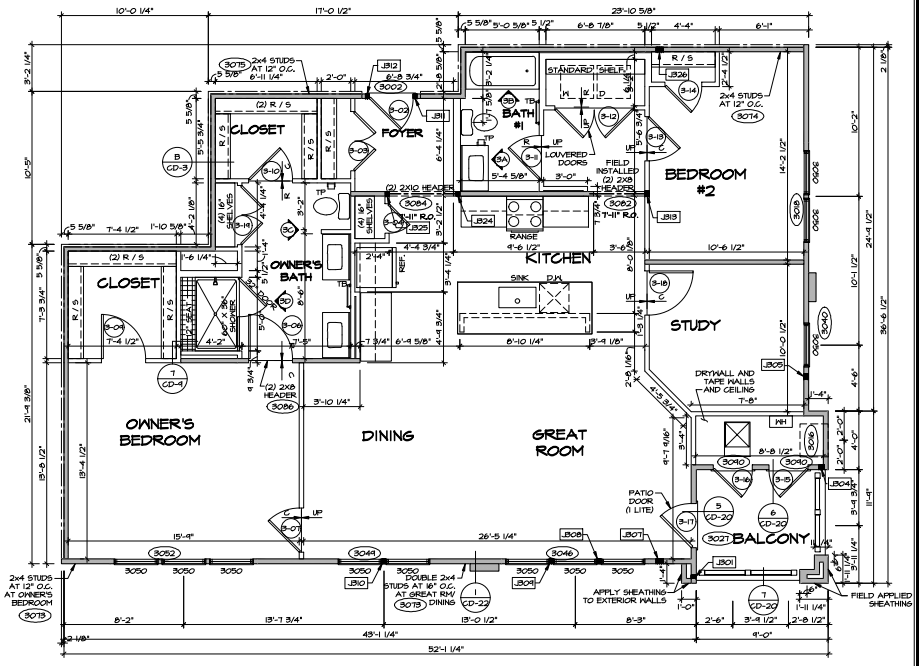
FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" W/ OSB, 6" W/ OSB OR 7 3/4" W/ OSB. 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPR1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPR1 MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.



1 A-13 LAYOUT 3 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT N, PER PLAN



2 A-13 LAYOUT 3 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT S, REVERSE

REV. NO.	DATE	REMARKS

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NVR

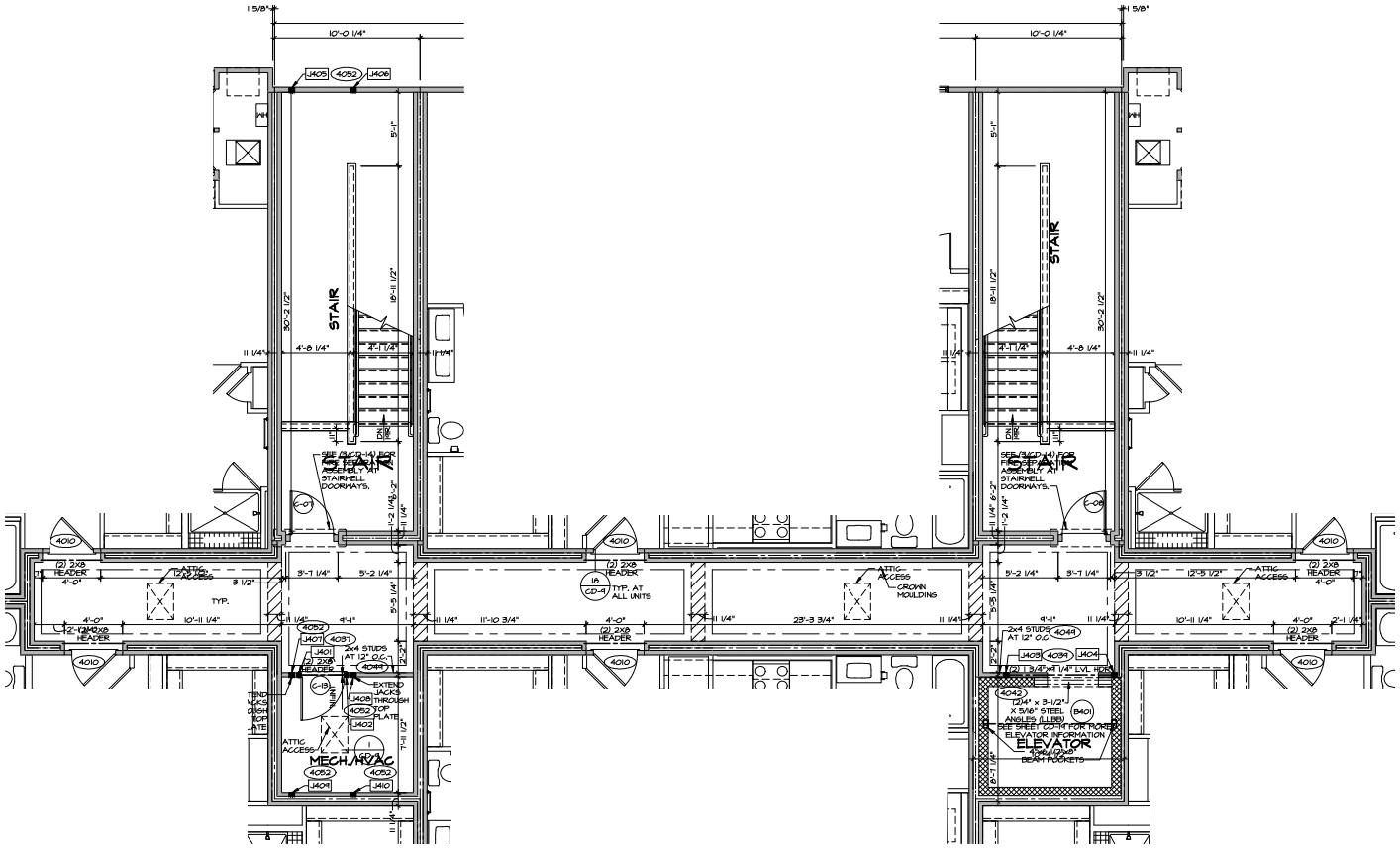
NVR, Inc.
5285 Meadows Road, Suite 100
Lake Oswego, OR 97035

SET NO. MSC2A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE THIRD FLOOR LEVEL PLAN - LAYOUT 3
OPTION DESCRIPTION

SHEET NO. A-13

J:\PROJECTS\TRANSHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 3 Units\25 A-13 LAY3.dwg - 08/29/22 - 11:45 am



COMMON AREA FLOOR PLAN

A-14

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

LEGEND

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

SEE FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

TWO-WAY COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH IBC 1009.8. SPECIFIC LOCATION OF TWO-WAY COMMUNICATION SYSTEM IN APPLICABLE FLOORS SHALL BE DETERMINED BY DIVISION.

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
C-07	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-08	COMMON AREA	6'-8"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	YES	YES	YES	PASSAGE	NO	90 MINUTE	
C-13	COMMON AREA	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	

FIELD INSTALLED UPPER FLOOR FRAMING BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B401	BEAM STEEL - W8X24	4'-1 1/2"	4041	

UPPER FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J401	JACK - (2) 2X4 SPF STUD GRADE	4031	
J402	JACK - (2) 2X4 SPF STUD GRADE	4031	
J403	JACK - (3) 2X4 SPF STUD GRADE	4039	
J404	JACK - (3) 2X4 SPF STUD GRADE	4039	
J405	JACK - (3) 2X4 SPF STUD GRADE	4052	
J406	JACK - (3) 2X4 SPF STUD GRADE	4052	
J407	JACK - (3) 2X4 SPW	4052	
J408	JACK - (3) 2X4 SPW	4052	
J409	JACK - (3) 2X4 SPF STUD GRADE	4052	
J410	JACK - (3) 2X4 SPF STUD GRADE	4052	

REV. NO.	DATE	REMARKS

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5285 Meadow Lake, Suite 100
Frederick, MD 21703

SET NO.: MSC2A
VERSION: 01
DRAWN BY:
DATE:
OPTION:

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: UPPER FLOOR LEVEL PLAN - COMMON AREA
OPTION DESCRIPTION:

SHEET NO.: A-14

J:\PROJECTS\TRANHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 4 Units\26 A-14 COM.dwg 08/29/22 - 11:48 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE HEIGHT	DOOR SIZE WIDTH	JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
1-01	UNIT	6'-8"	3'-0"	7.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
1-03	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-04	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-05	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
1-06	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-07	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-09	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-10	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-13	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-14	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-15	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-16	UNIT	6'-8"	3'-0"	6.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-17	UNIT	6'-4"	3'-0"	6.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-18	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-19	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
1-20	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-21	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-22	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-23	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
1-24	UNIT	6'-8"	2'-4"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-25	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-26	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
1-27	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

UPPER FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J401	JACK - (2) 2X4 SPF STUD GRADE	4006	
J402	JACK - (2) 2X4 SPF STUD GRADE	4006	

LEGEND

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

SEE FG DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

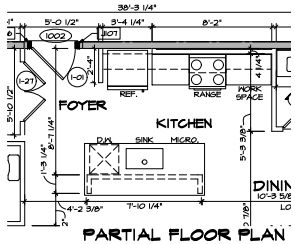
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

NOTE:

ALL UNITS LABELED "TYPE A" ARE DESIGNED PER ICC/ANSI A117.1-2009 (A117.1) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

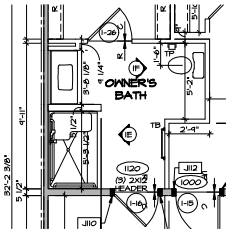
NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



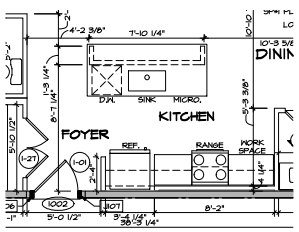
2 A-14 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT IVARANSE TYPE A "KAP" UNIT Z, PER PLAN



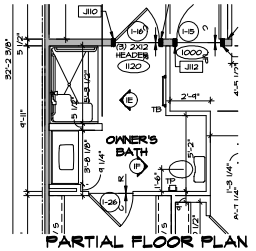
3 A-14 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMA" UNIT Z, PER PLAN



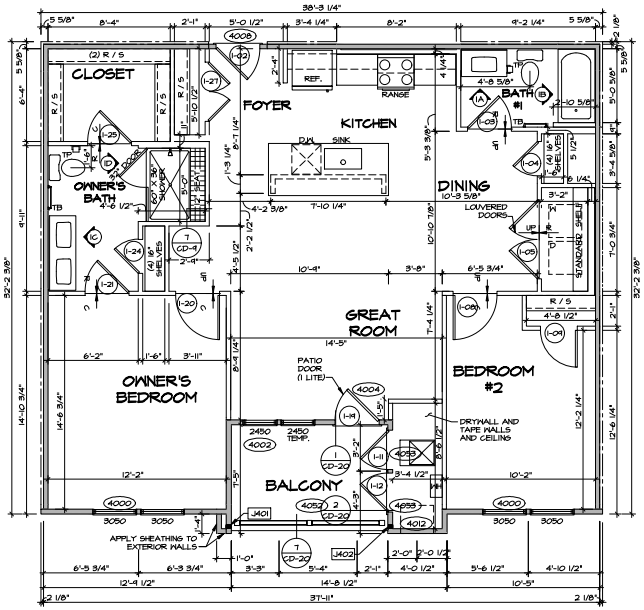
5 A-14 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT IVARANSE TYPE A "KAP" UNIT W, REVERSE



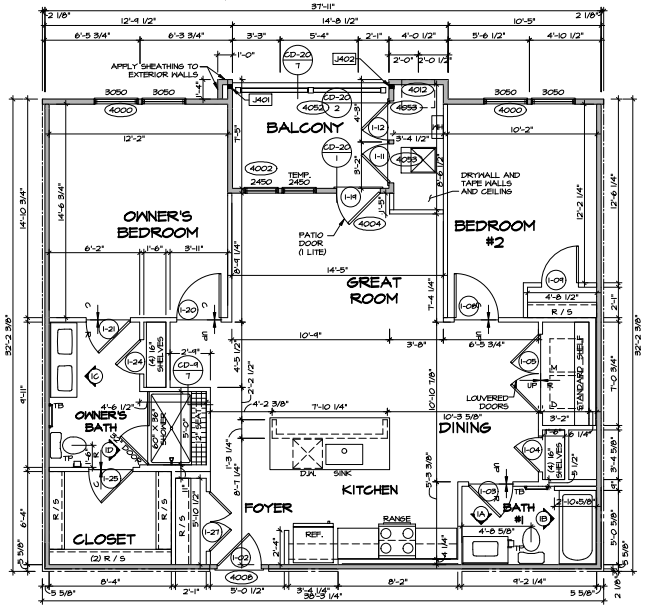
6 A-14 PARTIAL FLOOR PLAN ANSI 117.1 TYPE A UNIT

SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE A "AMA" UNIT W, REVERSE



1 A-14 LAYOUT 1 FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT IVARANSE "KAA" OWNER'S BATHROOM SHOWER "AMA" UNIT Z, PER PLAN



4 A-14 LAYOUT 1 FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN APPLIANCE LAYOUT IVARANSE "KAA" OWNER'S BATHROOM SHOWER "AMA" UNIT W, REVERSE

REV. NO.	DATE	REMARKS

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SET NO.: MSC2A
VERSION: 01
DRAWN BY
DATE:
OPTION

MODEL: MOSAIC 24 UNIT STONE
DRAWING TITLE: UPPER FLOOR LEVEL PLAN - LAYOUT 1
OPTION DESCRIPTION

SHEET NO.: A-14

J:\A\PROJECTS\R\RANHOMES\MOSAIC 24 UNIT STONE_MSC2A_D1\Sheets\Master Set\Level 4 Units\27-A-14 LAY1.dwg - 08/29/22 - 11:46 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
2-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	40 MINUTE	*
2-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-04	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-05	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-06	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
2-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-08	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-10	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-11	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-12	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
2-13	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
2-16	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
2-17	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

UPPER FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J401	JACK - (2) 2X4 SPF STUD GRADE	4022	
J402	JACK - (2) 2X4 SPF STUD GRADE	4022	
J403	JACK - (4) 2X4 SPF STUD GRADE	4045	
J404	JACK - (2) 2X4 SPF STUD GRADE	4045	
J405	JACK - (2) 2X4 SPF STUD GRADE	4045	
J406	JACK - (4) 2X4 SPF STUD GRADE	4045	

LEGEND

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

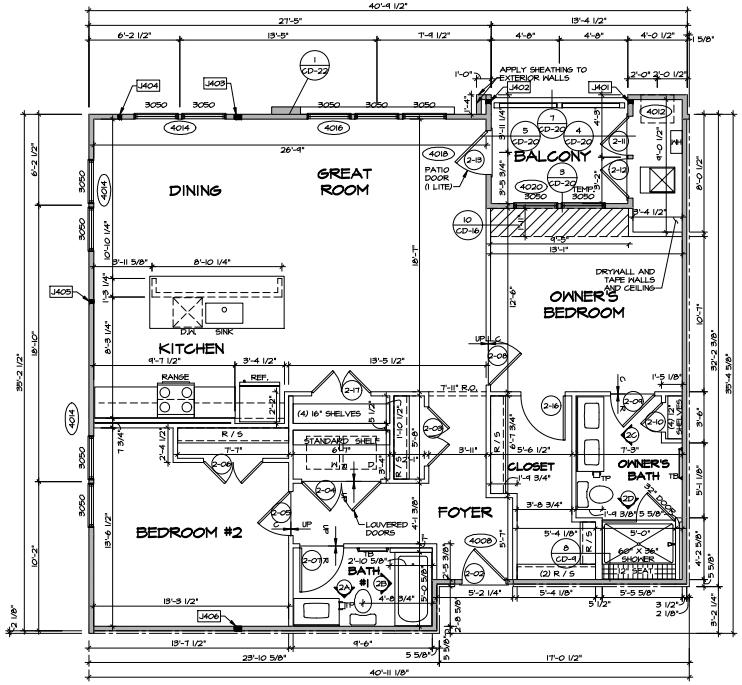
SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-1 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPW PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPW MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.

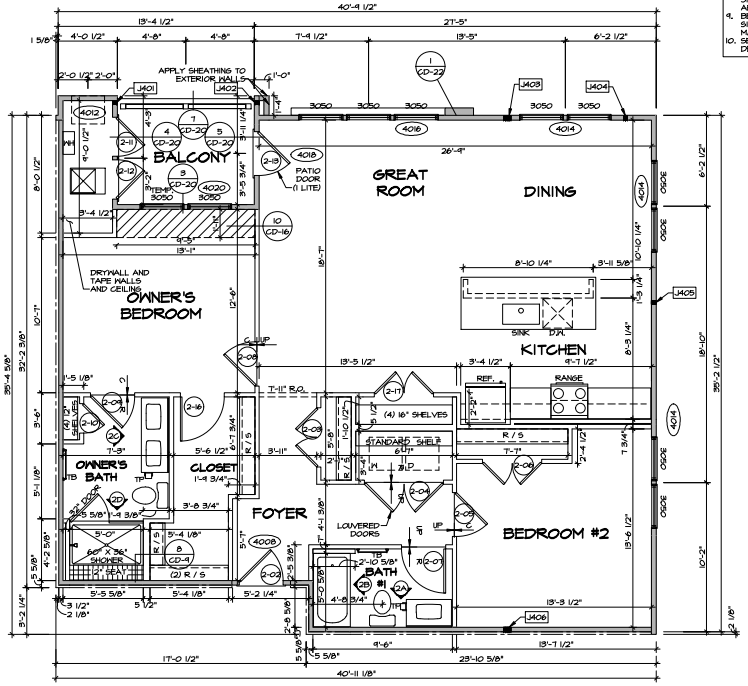
NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.



I A-14 LAYOUT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT V, PER PLAN



I A-14 LAYOUT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT X, REVERSE

REV. NO.	DATE	REMARKS

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Chanhassen, MN 55317

SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. A-14

MODEL MOSAIC 24 UNIT STONE

DRAWING TITLE UPPER FLOOR LEVEL PLAN - LAYOUT 2

OPTION DESCRIPTION

J:\PROJECTS\TRANHOMES\MOSAIC 24 UNIT STONE_MS02A_D1\Sheets\Master Set\Level 4 Units\28. A-14 LAY2.dwg - 08/29/22 - 11:46 am

* DOOR VIEWER WITH 180-DEGREE FIELD OF VISION MOUNTED AT 52" AFF, AND 48" MAX. AFF AT ANSI TYPE UNITS

LAYOUT DOOR SCHEDULE

DOOR ID	LOCATION	DOOR SIZE		JAMB WIDTH	PAIR	DOOR TYPE	DOOR SLAB	DOOR GLAZING	FRAME MATERIAL	CLOSER	ADA SILL	UL LISTED	LOCK SET	SPRING HINGE	FIRE RATING	REMARKS
		HEIGHT	WIDTH													
3-02	UNIT	6'-8"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	METAL (MTL)	NO	YES	YES	PRIVACY	YES	90 MINUTE	*
3-03	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-04	UNIT	6'-8"	2'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-06	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-07	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-09	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-10	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-11	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-12	UNIT	6'-8"	5'-4 1/2"	4.5	YES	INTERIOR	LOUVER (LV)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	
3-13	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-14	UNIT	6'-8"	2'-6"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PASSAGE	NO	NONE	
3-15	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-16	UNIT	6'-4"	2'-8"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-17	UNIT	6'-4"	3'-0"	4.5	NO	EXTERIOR	HOLLOW METAL (HM)	YES	METAL (MTL)	NO	YES	NO	PRIVACY	YES	NONE	
3-18	UNIT	6'-8"	3'-0"	4.5	NO	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	PRIVACY	NO	NONE	
3-19	UNIT	6'-8"	4'-0 1/2"	4.5	YES	INTERIOR	HOLLOW CORE (HC)	NO	WOOD (WD)	NO	NO	NO	DOUBLE PASSAGE NB	NO	NONE	

UPPER FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J401	JACK - (2) 2X4 SPF STUD GRADE	4035	
J404	JACK - (3) 2X4 SPF STUD GRADE	4033	
J405	JACK - (3) 2X4 SPF STUD GRADE	4046	
J407	JACK - (4) 2X4 SPF STUD GRADE	4045	
J408	JACK - (4) 2X4 SPF STUD GRADE	4045	

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- B_ BEAM/HEADER
- F_ PAD FOOTING
- C_ STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L_ LVL
- X ENGINEERING PAGE NUMBER

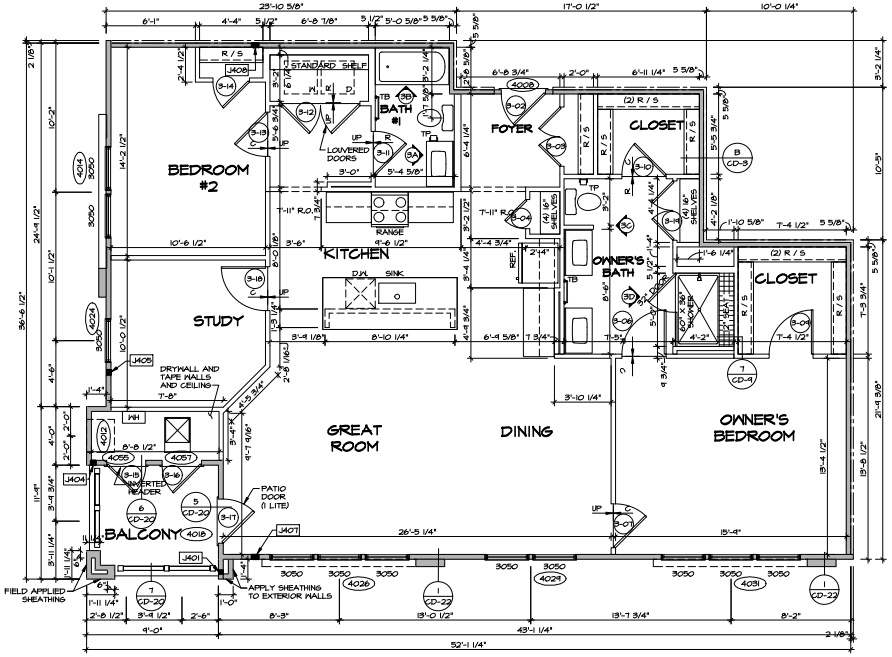
SEE FC DETAILS FOR FRAMING CONNECTORS

NOTE

ALL WINDOWS WITH THE LOWEST PART OF THE CLEAR OPENING BELOW 36 INCHES ABOVE THE FINISHED FLOOR SHALL HAVE WINDOW OPENING CONTROL DEVICES INSTALLED.

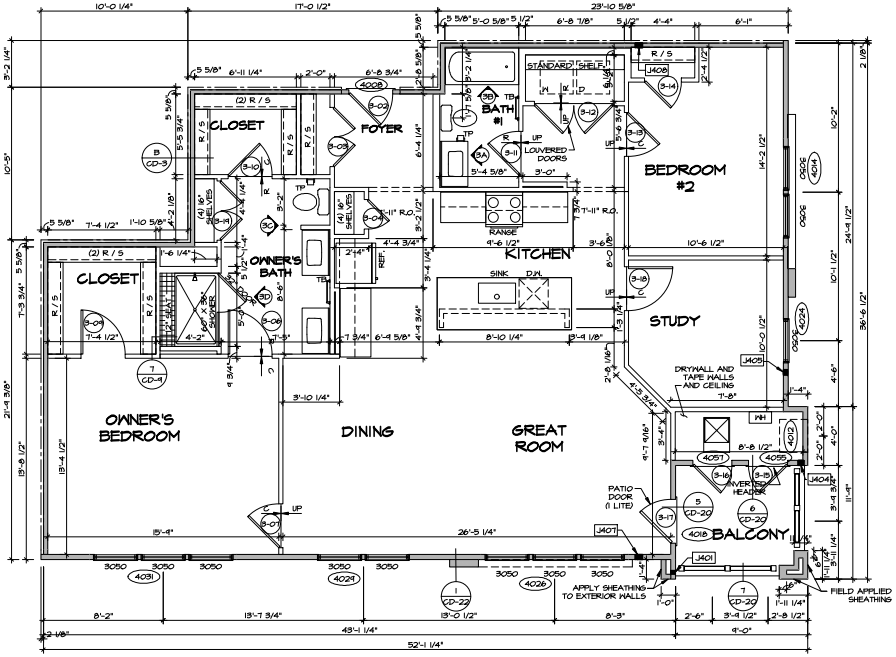
FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, OR (2) 2x6 w/ 2x8 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 OR 2x8 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" w/ OSB, 6" w/ OSB OR 7 3/4" w/ OSB. 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 CD-11 FOR INTERIOR TRIM DETAILS.
7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. BEARING WALLS WITH SPR1 PLATES IDENTIFIED REQUIRE SILL PLATE AND BOTH TOP PLATES TO BE SPR1 MATERIAL.
10. SEE ACCESSIBILITY SHEETS AND GRAB BAR BLOCKING DETAILS FOR ADDITIONAL INFORMATION.



1 A-14 LAYOUT 3 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT U, PER PLAN



2 A-14 LAYOUT 3 FLOOR PLAN

SCALE: 1/4" = 1'-0" UNIT Y, REVERSE

REV. NO.	DATE	REMARKS

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SET NO. MS-02A
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL MOSAIC 24 UNIT STONE
DRAWING TITLE UPPER FLOOR LEVEL PLAN - LAYOUT 3

OPTION DESCRIPTION

SHEET NO. A-14

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