

- FOUNDATION CODED NOTES**
(FOUNDATION PLAN ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
- POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
 - 12" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
 - PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
 - SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" WIDE x 1/4" DEEP - TYPICAL.
 - 4" POURED CONCRETE FLOOR SLAB OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
 - 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL IN GARAGES.
 - PROVIDE WEATHERLIP @ GARAGE DOOR OPENING - SEE DETAIL D, SHEET A301.
 - PIPE LOCATION CENTERED ON WALL ABOVE.
 - NO STEM WALL AT GARAGE DOOR OPENINGS.
 - WASHER ALWAYS LOCATED LEFT OF DRYER.
 - ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
 - ELECTRICAL CONDUIT SLAB PENETRATION.
 - NOT USED.
 - DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
 - 10" WIDE x 10" DEEP CONCRETE PIER WITH 24" DIA. FOOTING. MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF PIER SET 6" BELOW FINISHED FLOOR.
 - DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
 - 8" DEEP x 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS.
 - 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
 - 12" DEEP CONCRETE FOOTING WITH (2) NO. 5 REBAR EACH WAY - SEE PLANS FOR SIZE - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE. 12" THICKENED SLAB EDGE TO CONTINUE DOWN TO FOOTING.
 - 24" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
 - 12" DEEP x 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
 - PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.



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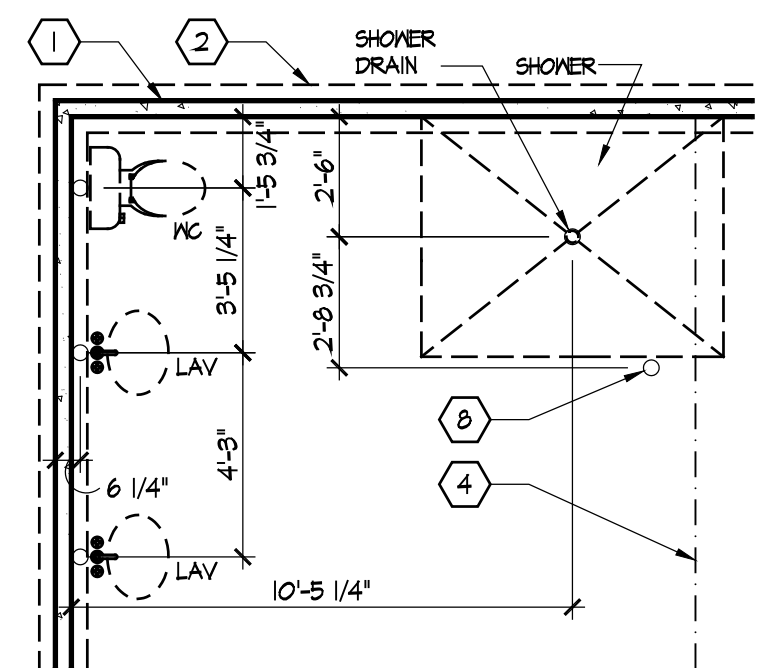
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Foundation Plan

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

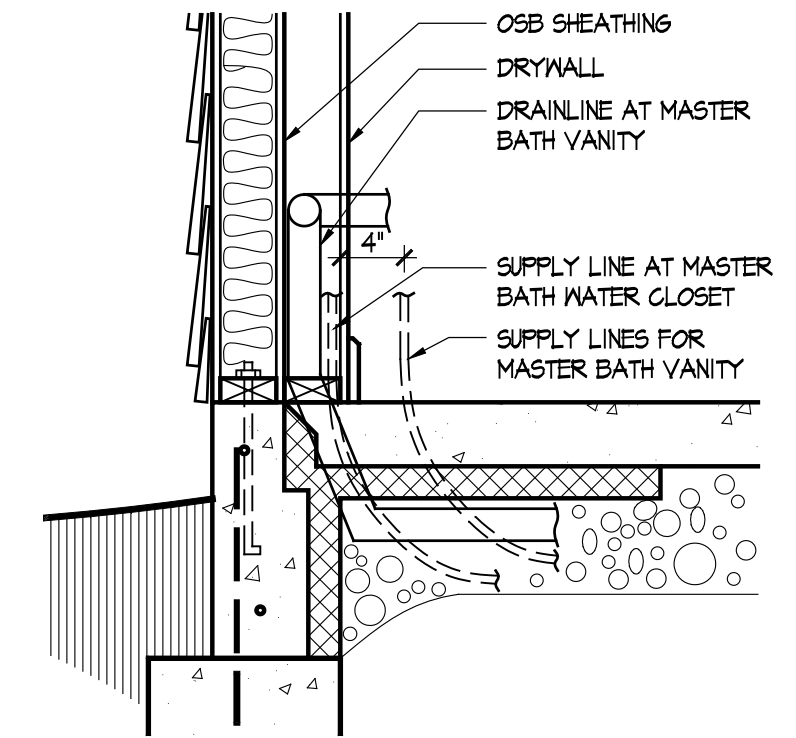
Master Bath - Optional Alternate Walk-In Shower

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



Master Bath Plumbing Detail - Vanity/W.C.

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



GENERAL FOUNDATION NOTES

- SOIL BEARING CAPACITY ASSUMED TO BE 2500 PSF AND SHALL BE VERIFIED BY SOILS ENGINEER PRIOR TO FLACMENT OF BUILDING FOUNDATION. CONSULT ARCHITECT WHEN INADEQUATE SOIL CAPACITIES ARE FOUND.
- ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
- HOLD DOWN TOP OF FOUNDATION WALL 8" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
- PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
- CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
- CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
- CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
- CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SOWER OPTIONS.

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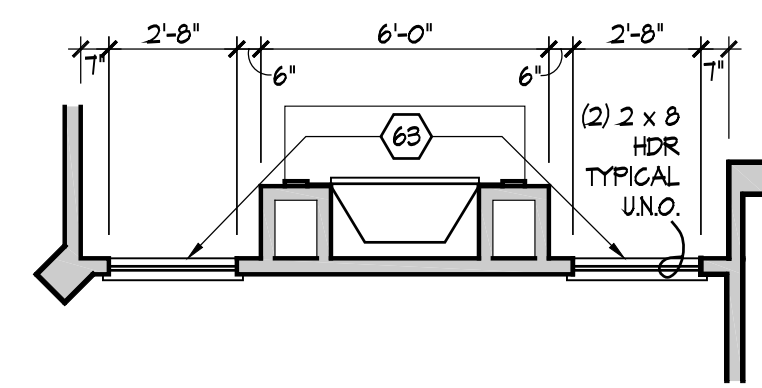
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Foundation Plan

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Fireplace, Furnace & Tankless Water Heater, Gas Cooktop in Kitchen

Stacked washer and dryer, need box location

Master shower - 3 function with handheld



Living Room - Optional Windows

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

GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
4. AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOIST/TRUSSES - PROVIDE 2 X BLOCKING FULL DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS/TRUSSES @ 24" O.C.

FIRST FLOOR PLAN CODED NOTES

- (FIRST FLOOR UNIT PLANS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
1. EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/8" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
 2. INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
 3. FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
 4. 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
 5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
 6. TRAY CEILING @ 10'-0" A.F.F.
 7. PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
 8. MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
 9. PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DV3B25B1 (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 31" WIDE X 34 3/4" HIGH X 18" DEEP 26" DEEP WITH BUILT-IN CABINERY OPTION.
 10. OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
 11. WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
 12. DRYER LOCATION - DRYER VENT IN WALL.
 13. OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
 14. SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 15. ARCHED OPENING. SPRING POINT @ 7'-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 16. LOCATION OF DOUBLE 2 X 4 STUD WALL.
 17. FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
 18. VANITY BASE AND COUNTERTOP 31 1/2" A.F.F.
 19. TOILET & SEAT.
 20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 21. 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 23. 22" X 54" OPTIONAL PULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLUED LEAVING NO SCREWS EXPOSED.
 24. BASE CABINETS AND COUNTERTOP.
 25. LINE OF WALL CABINETS ABOVE.
 26. 24" LONG TOWEL BAR - 54" A.F.F. (58" A.F.F. ABOVE TOILET).
 27. REFRIGERATOR LOCATION.
 28. DOUBLE BOWL SINK AND FAUCET.
 29. RANGE LOCATION.
 30. DISHWASHER LOCATION.
 31. 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
 32. TOILET PAPER DISPENSER.
 33. (4) 16" DEEP WIRE SHELVES (24", 42", 58", 68" A.F.F.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 34. FURNACE LOCATION.
 35. TANKLESS WATER HEATER.
 36. 10" X 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 37. 16'-0" X 8'-0" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES. OSB SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
 38. 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
 39. HOSE BIBB LOCATION.
 40. SURFACE MOUNTED ELECTRIC PANEL LOCATION.
 41. PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
 42. INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARINGS OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
 43. MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
 44. 32" X 60" STANDARD SHOWER BASE.
 45. CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
 46. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 47. TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F. HIGH.
 48. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
 49. FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 50. SOAP DISH - 5" HIGH X 11" WIDE.
 51. DOWNSPOUT LOCATION.
 52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
 53. EDGE OF DRIVEWAY.
 54. 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS.
 55. CONTROL JOINTS - TYPICAL.
 56. DASHED LINES INDICATE BOXED BEAM ABOVE.
 57. 1/2" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACINGS.
 58. SHOWER WALL - 6'-0" A.F.F.
 59. OPTIONAL GARAGE SHELVING.
 60. OPTIONAL DESK.
 61. COURTYARD GATE AND FENCE LOCATION.
 62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
 63. OPTIONAL WINDOW.
 64. (4) 12" DEEP WIRE SHELVES (24", 42", 58", 68" A.F.F.) - STANDARD SPACINGS.
 65. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
 66. HARDBOARD TREADS AND RISERS.
 67. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEWEL POST.
 68. SINGLE BOWL SINK AND FAUCET.
 69. 20" RANGE LOCATION.



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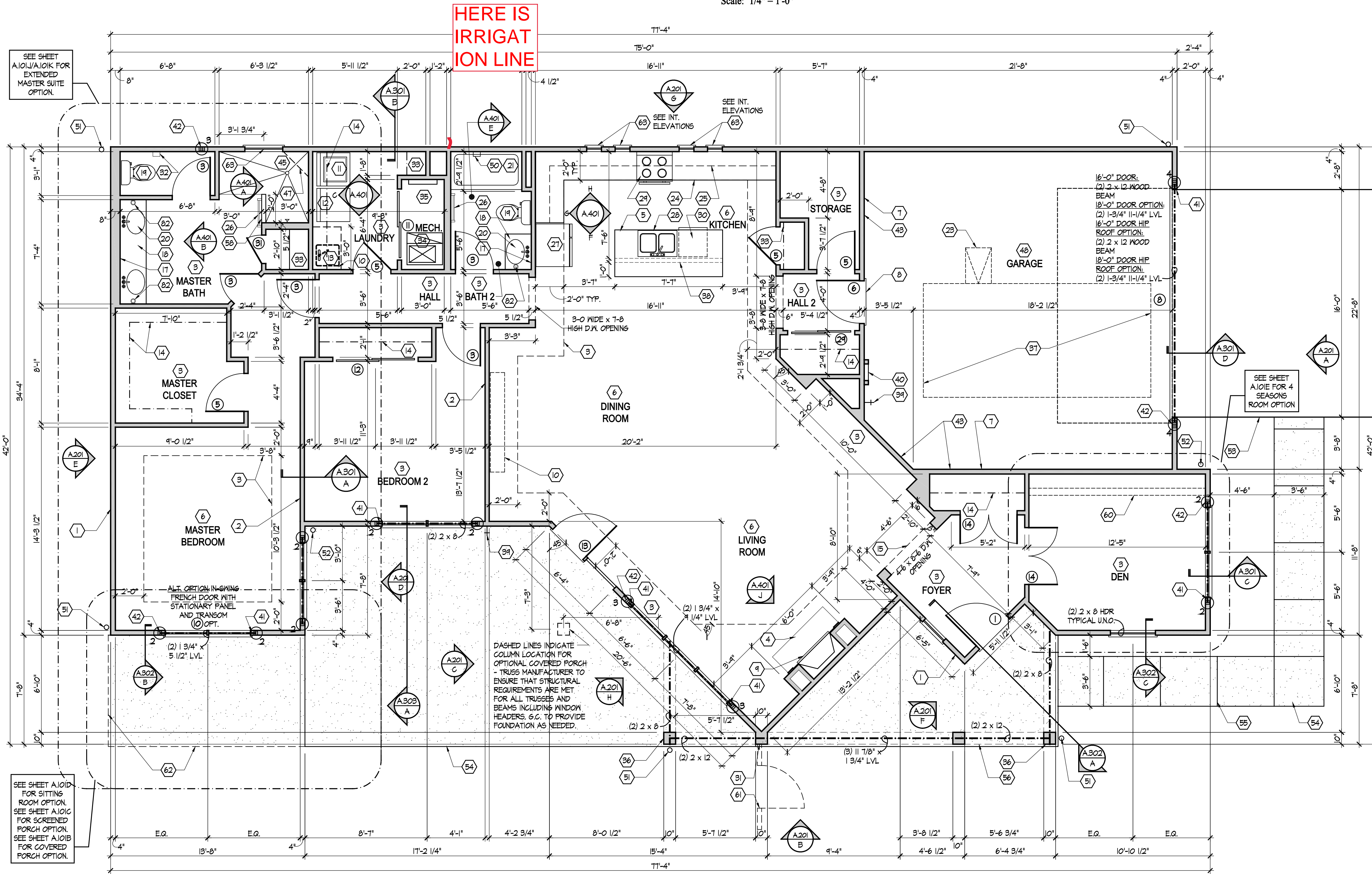
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Drawing Title
First Floor Plan

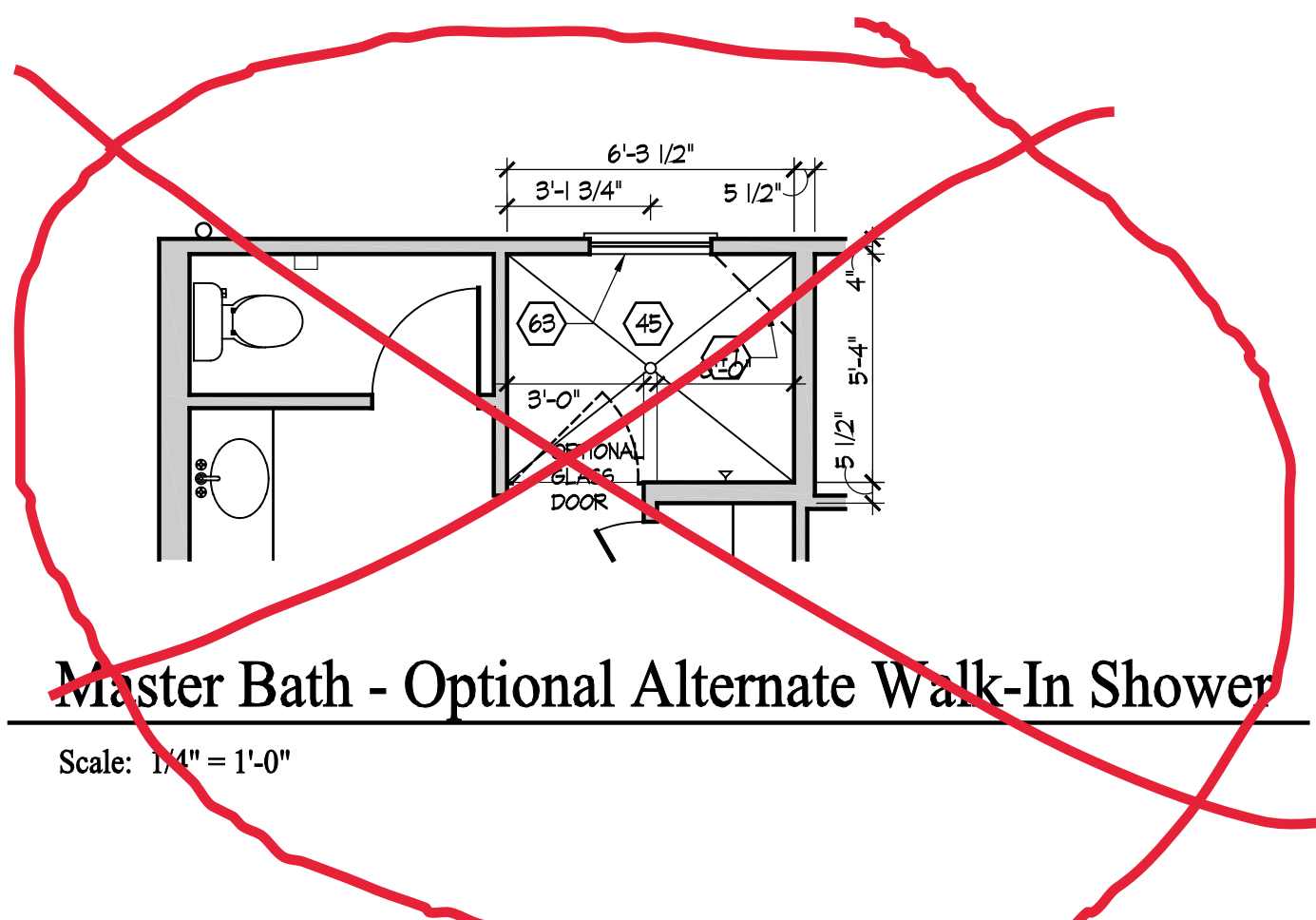
Architectural Style
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First Floor Plan

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

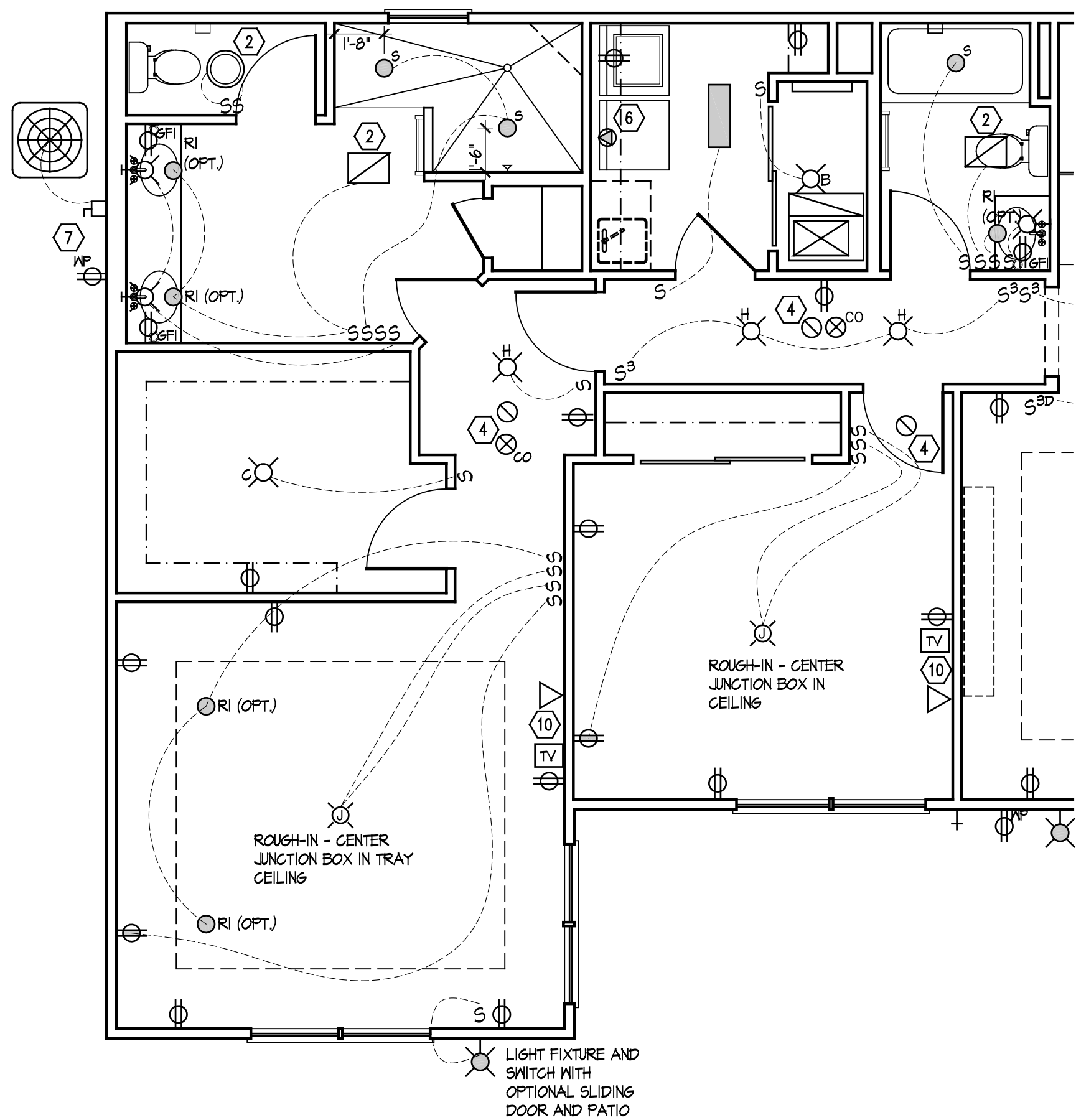
70. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
71. LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
72. SLOPED CEILING AREA ABOVE.
73. ATTIC ACCESS PANEL: 22" X 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE IF LOCATED IN KNEE WALL. PANEL TO HAVE 1" QUARTER ROUND MOLDING AROUND EDGE. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF IN THE CEILING, A BATTLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
74. UNDER THE COUNTER REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 7'-0" A.F.F.
76. 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
78. KNEE WALL: 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
79. NOT USED.
80. NOT USED.
81. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
82. TOWEL RING.



Master Bath - Optional Alternate Walk-In Shower

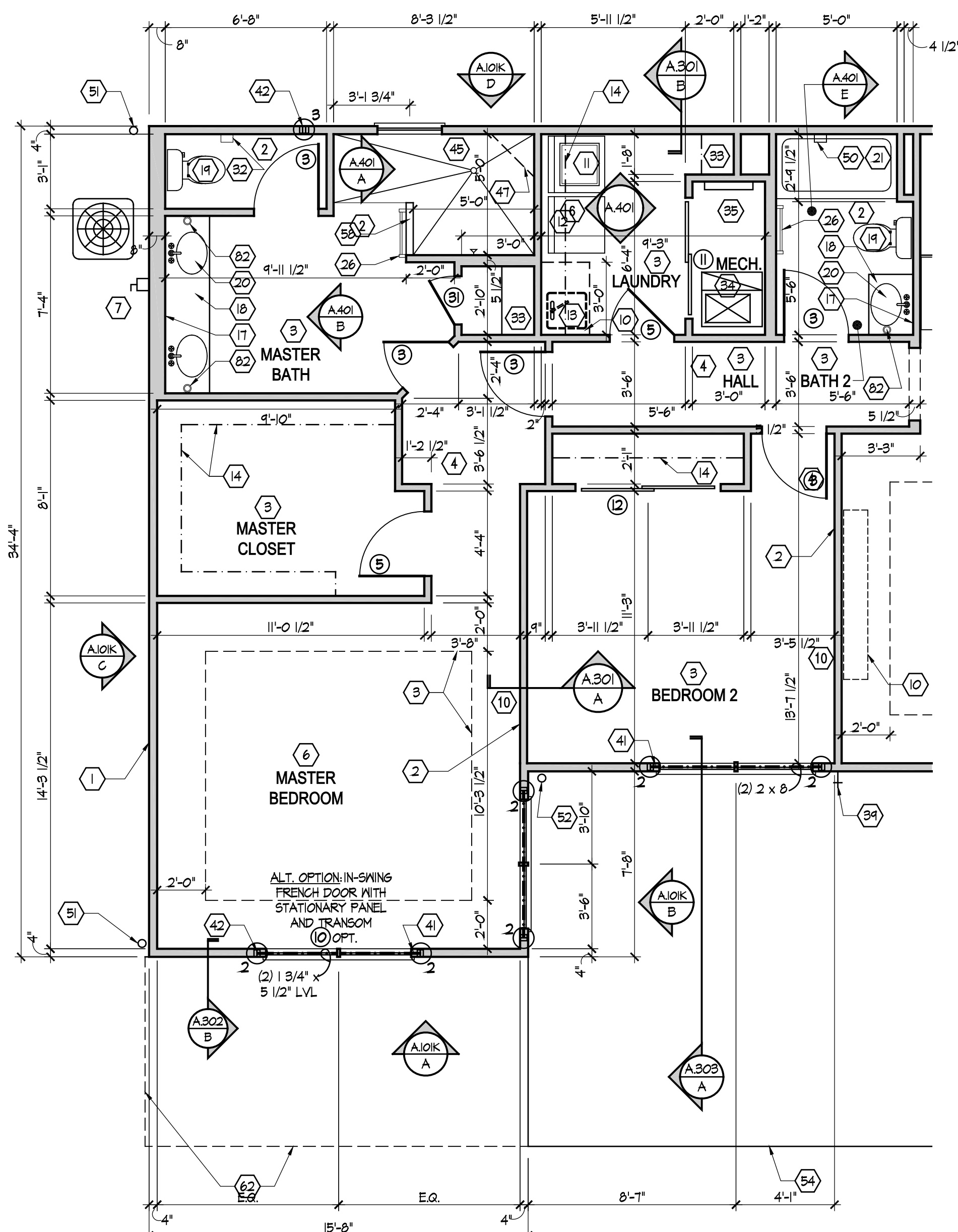
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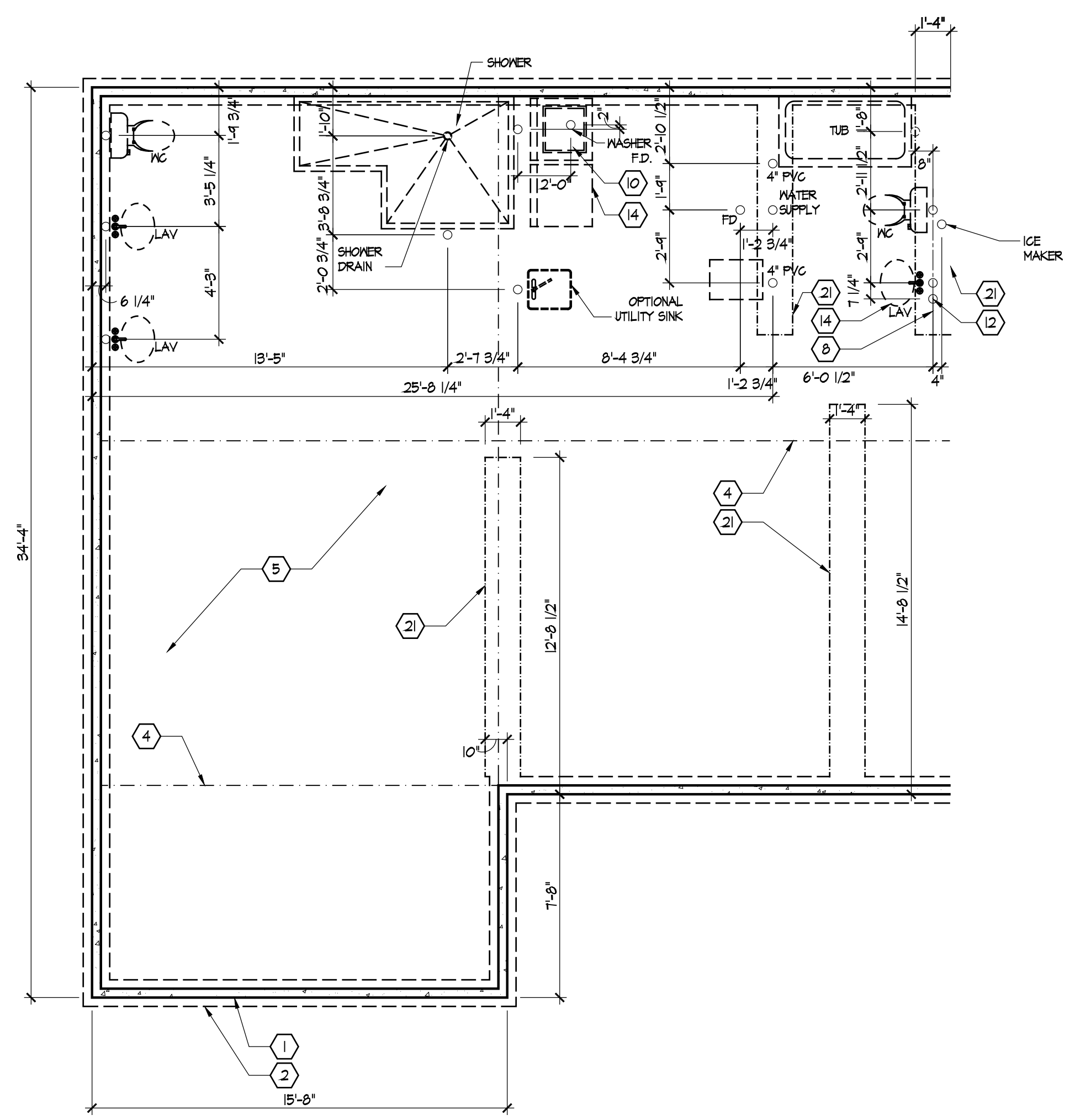
Electrical Plan - First Floor
Scale: 1/4" = 1'-0"

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial First Floor Plan
Scale: 1/4" = 1'-0"

SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Foundation Plan
Scale: 1/4" = 1'-0"

SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.

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Drawing Title
Deluxe Master Suite Plans and Electrical