

***POCKET DOORS FOR:**

- PANTRY
- DEN
- LAUNDRY
- OWNER'S BR
- OWNER'S BA

*ALL INTERIOR DOORS TO BE 3'-0" WHERE POSSIBLE - 1ST FLOOR ONLY

2 Story Slab - 3 bath
Gas Furnace , Heater and Fireplace
Irrigation System
Ice Maker
Humidifier Line
Laundry Tub

OTHER
 PENING
 (EL HOME)

GENERAL NOTES

1. PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING. 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 4' FROM INTERSECTING WALLS.
4. USE ONE CRIPPLE (JACK) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE STUD AND TWO FULL HEIGHT STUDS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.
5. OPTIONAL GAS ROUGH-IN FOR COURTYARDS - LOCATION PER 6.C.

FIRST FLOOR PLAN CODED NOTES

- (FIRST FLOOR UNIT PLANS ONLY)
 (ALL NOTES NOT APPLICABLE TO ALL SHEETS/UNIT TYPES)
1. EXTERIOR STUD WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYMALL ON ALL INTERIOR SURFACES, AND 1" ZIP SYSTEM "R-SHEATHING" ON EXTERIOR SURFACES. TYPICAL UNLESS NOTED OTHERWISE.
 2. INTERIOR STUD WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYMALL ON ALL FINISHED SURFACES - TYPICAL.
 3. FLAT DRYMALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
 4. 12" DEEP CERAMIC TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR WIDTH.
 5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
 6. TRAY CEILING @ 10'-0" A.F.F.
 7. PROVIDE FIREGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
 8. GARAGE SLAB & FIRST FLOOR FLUSH AT BACK OF GARAGE - SLOPE 6" TO GARAGE DOOR.
 9. (OPTIONAL) PREFABRICATED METAL FIREBOX UNIT, PROVIDE GAS LINE, GAS LOG SET AND SCREEN. CONFIRM ROUGH OPENING OF FIREPLACE WITH PROJECT MANAGER.
 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 SPACING.
 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 @ 11 1/2" A.F.F.
 19. TOILET & SEAT.
 20. SELF-FRIMING 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 FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYMALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLUED LEAVING NO SCREWS EXPOSED. (ATTIC ACCESS PANEL REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #78 FOR MORE INFORMATION.)
 24. BASE CABINETS AND COUNTERTOP.
 25. LINE OF WALL CABINETS ABOVE.
 26. 24" LONG TOWEL BAR - 54" A.F.F. (60" 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 SPACING. TYPICAL AT LINEN CLOSET AND PANTRY, 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. 34" TALL FRAMED 1/2 WALL TO UNDERSIDE OF BAR COUNTERTOP.
 39. HOSE BIB LOCATION.
 40. SURFACE MOUNTED ELECTRIC PANEL LOCATION. SEE DETAIL ON SHEET A304.
 41. PROVIDE (2) CRIPPLE STUDS (JACKS) UNDER ALL HEADERS IN OPENINGS OVER 48" WIDE - TYPICAL. SEE GENERAL NOTES FOR MORE INFORMATION.
 42. OK INDICATES NUMBER OF FULL-HEIGHT (KING) STUDS AT BEARING LOCATIONS.
 43. MINIMUM 1/2" DRYMALL ON GARAGE SIDE.
 44. 32" x 60" STANDARD SHOWER BASE.
 45. CUSTOM TILED ROLL-IN SHOWER BASE - SEE PLAN FOR SIZE.
 46. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 47. 1/2" WIDE (BOTTOM) x 8" WIDE (TOP) PYLON PVC TAPERED COLUMN WRAP (4" MIN. DIA. TOP) WITH CRAFTSMAN STYLE CAP AND BASE. SEE DETAIL P, SHEET A304 FOR DETAILS.
 48. FLAT DRYMALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
 49. FLAT DRYMALL CEILING @ 8'-4" A.F.F.
 50. SOAF DISH - 5" HIGH x 1" WIDE.
 51. DOWNEOUT LOCATION.
 52. DOWNEOUT 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 JOISTS - TYPICAL.
 56. DASHED LINES INDICATE BOXED BEAM ABOVE - WIDTH TO MATCH COLUMN.
 57. 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
 58. SHOWER WALL - 6'-0" A.F.F.
 59. OPTIONAL GARAGE SHELVING.
 60. OPTIONAL GARAGE SHED.
 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 SPACING.
 65. 32" x 60" STANDARD SHOWER BASE WITH BUILT-IN SEAT.
 66. HARDSHARD TRAILS AND ANGLE.
 67. WOOD HANDRAIL - 54" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEWEL POST.
 68. SINGLE BOWL SINK AND FAUCET.
 69. 20" RANGE LOCATION.
 70. FLAT DRYMALL CEILING @ 8'-0" A.F.F.
 71. LINE OF BREAK OF SLOPED DRYMALL 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 Baffle IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
 74. UNDER THE COUNTER REFRIGERATOR LOCATION.
 75. FLAT DRYMALL CEILING @ 7'-0" A.F.F.
 76. HALF WALL @ 56" A.F.F. WITH 1 x 6 HARDWOOD CAP.
 77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
 78. KNEE WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYMALL 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. WIDTH OF HEADER TO MATCH WIDTH OF COLUMN AND BOXED BEAMS (OR DIMS. AS SHOWN).
 80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
 81. DASHED LINE INDICATES CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
 82. 10 x 10 P.T. SOLID WOOD COLUMN WITH BEVELED TOP.
 83. PRESERVATIVE PRESSURE TREATED 2 x 8 PERGOLA RAFTERS @ 16" O.C. - SEE SECTIONS FOR MORE DETAIL.
 84. PRESERVATIVE PRESSURE TREATED 2 x 12 PERGOLA BEAMS - SEE SECTIONS FOR MORE DETAIL.
 85. ZERO-THRESHOLD SHOWER. SEE DETAIL ON SHEET A304.
 86. BUILT-IN BOOKSHELVES.
 87. CONCRETE PATIO - SEE LANDSCAPING PLANS FOR OPTIONS & DETAILS.
 88. BUILT-IN TILED SHOWER BENCH - SEE DETAIL ON SHEET A304.
 89. OPTIONAL 42" WIDE x 18" DEEP BASE CABINET PER 6.C.
 90. OPTIONAL 42" BUILT-IN BENCH PER 6.C.
 91. DOG WASH SHOWER BASE WITH 6" HIGH TILED STEP AND 18" HIGH TILED HALF WALL PER 6.C.
 92. OPTIONAL UNDER THE COUNTER WINE REFRIGERATOR.
 93. PROVIDE INSULATION IN SALES OFFICE WALLS AND CEILING - SEE WALL SECTION.
 94. 2 x 4 WALL WITH GLASS INSERTS AND WOOD CAP - SEE DETAILS ON SHEET A614 FOR MORE INFORMATION.
 95. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR A.D.A. COMPLIANCE.
 96. CABINETS BY OWNER.
 97. TOWEL RING.

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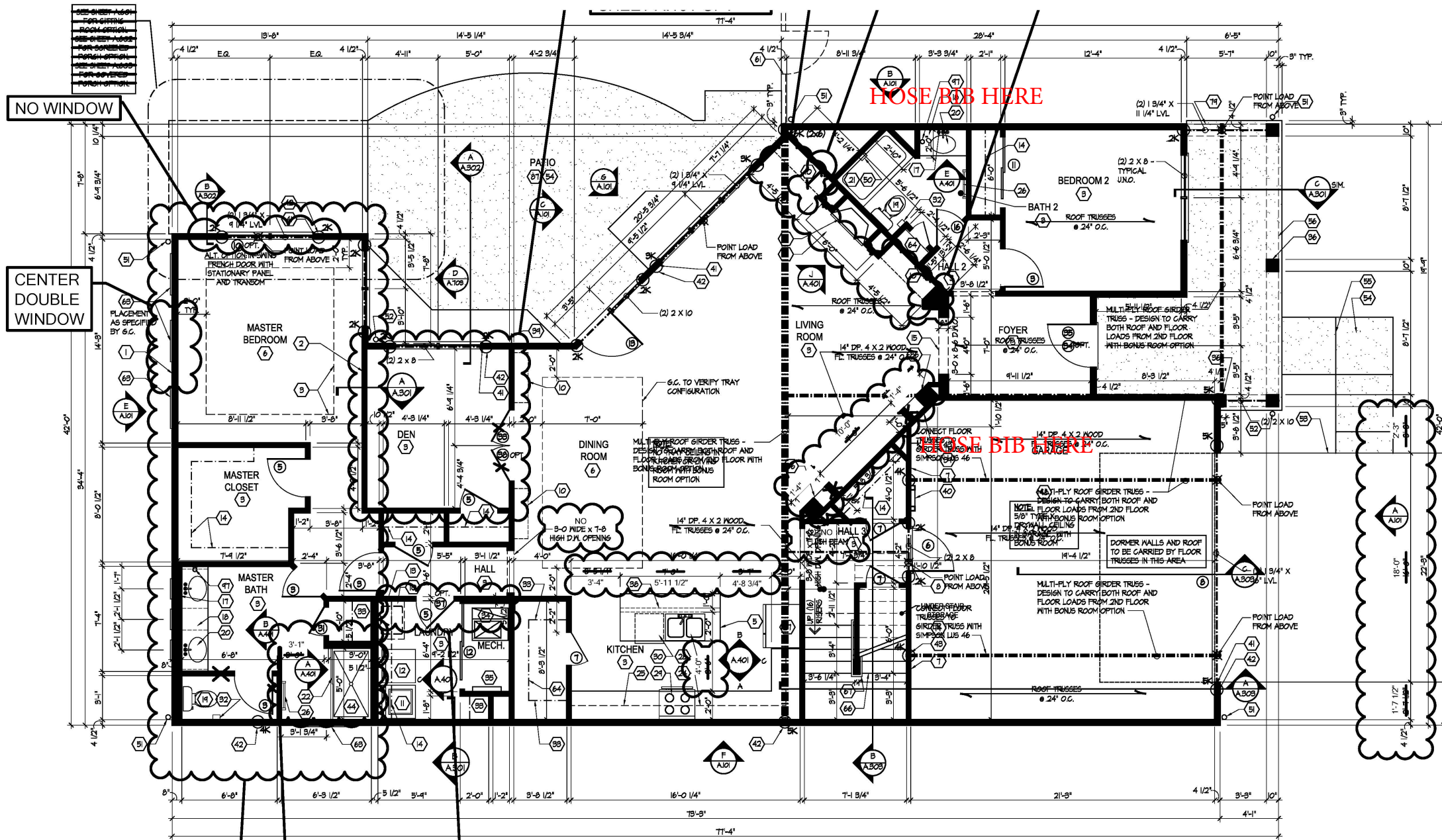
Prototype Disk No.	Interim Page Revisions	Date
	Revision	11/12/19

Architect Project Number
 2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid Permit Construction	
Revisions	

Drawing Title
 First Floor Plan

Architectural Style
 European Country
 Sheet Number
A.101
 D4 Bonus - 2017



SEE EXTENDED OWNER SUITE OPTION A.101M

SHOWER WILL BE SQUARED

DOUBLE WALL PER STRUCTURE IN ADD'N TO POCKET DOOR

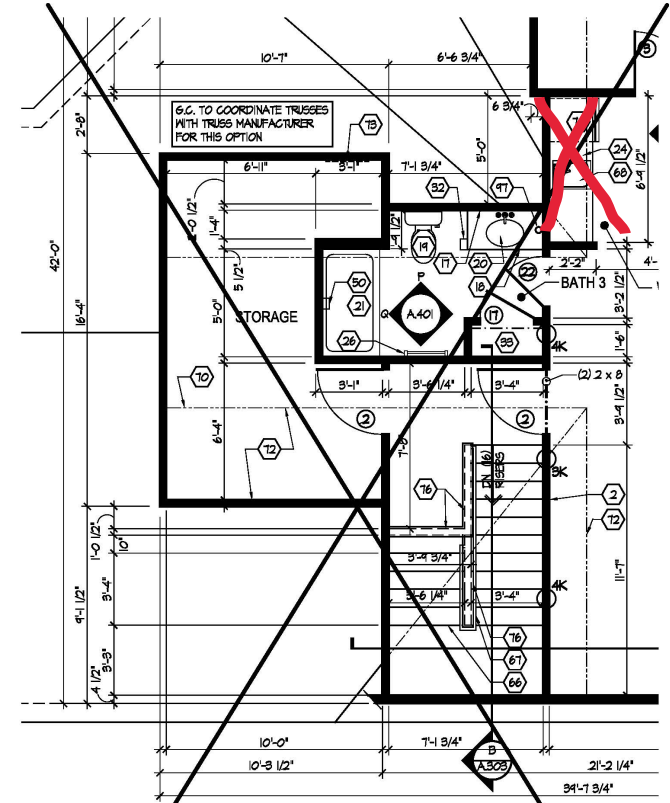
First Floor Plan
 Scale: 1/4" = 1'-0"
 SEE SHEET S.101 FOR STRUCTURAL FRAMING PLAN.

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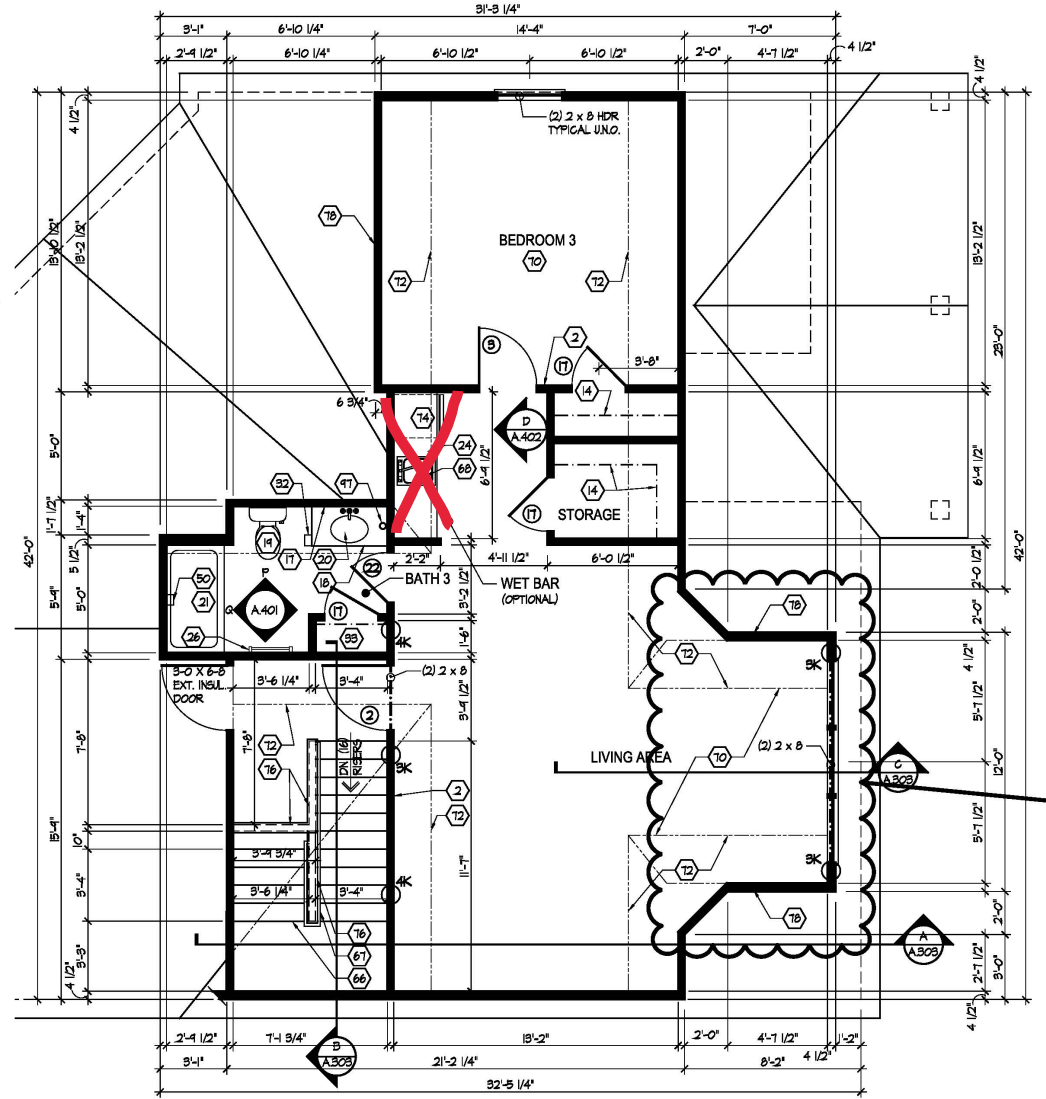
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 47. 12" WIDE (BOTTOM) x 8" WIDE (TOP) FIBERGLASS TAPERED COLUMN WRAP OVER 2x12/2x12 WITH CRAFTSMAN STYLE CAP AND BASE. SEE DETAIL P, SHEET A304 FOR DETAILS.
 48. FLAT DRYMALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
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 56. DASHED LINES INDICATE BOXED BEAM ABOVE - WIDTH TO MATCH COLUMN.
 57. 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACINGS.
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 65. HARDBOARD TREADS AND RISERS.
 66. WOOD HANDRAIL - 54" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
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 92. PROVIDE INSULATION IN SALES OFFICE WALLS AND CEILINGS - SEE WALL SECTION.
 93. 2 x 4 WALL WITH GLASS INSERTS AND WOOD CAP - SEE DETAILS ON SHEET A.6/4 FOR MORE INFORMATION.
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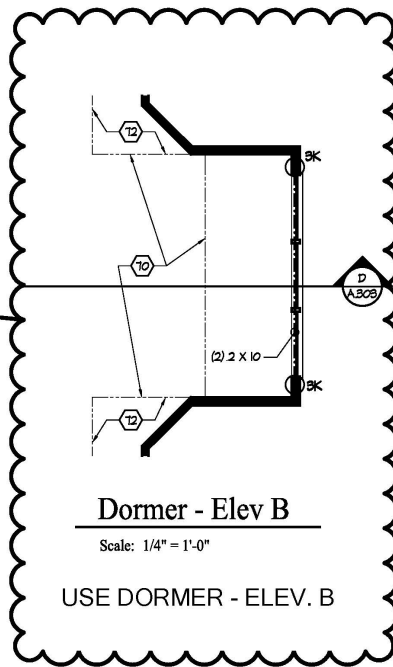
Second Floor Plan - Additional Storage Option

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



Second Floor Plan - Elev A

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



Dormer - Elev B

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

USE DORMER - ELEV. B



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Prototype Disk No.	Interim Page Revisions	Date
	Revision	8/7/20

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid Permit Construction	
Revisions	
▲	▲
▲	▲
▲	▲

Drawing Title
Second Floor Plan

Architectural Style
European Country
Sheet Number
A.101A
D4 Bonus - 2017

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ENERGY REQUIREMENTS.

Prototype Disk No.	Interim Page Revisions	Date
	Revision	8/10/20

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid	
Permit	
Construction	
Revisions	
▲	▲
▲	▲

Drawing Title
Extended Master Suite
Plans and Electrical

Architectural Style
European Country
Sheet Number
A.101M
D4 Bonus - 2017

