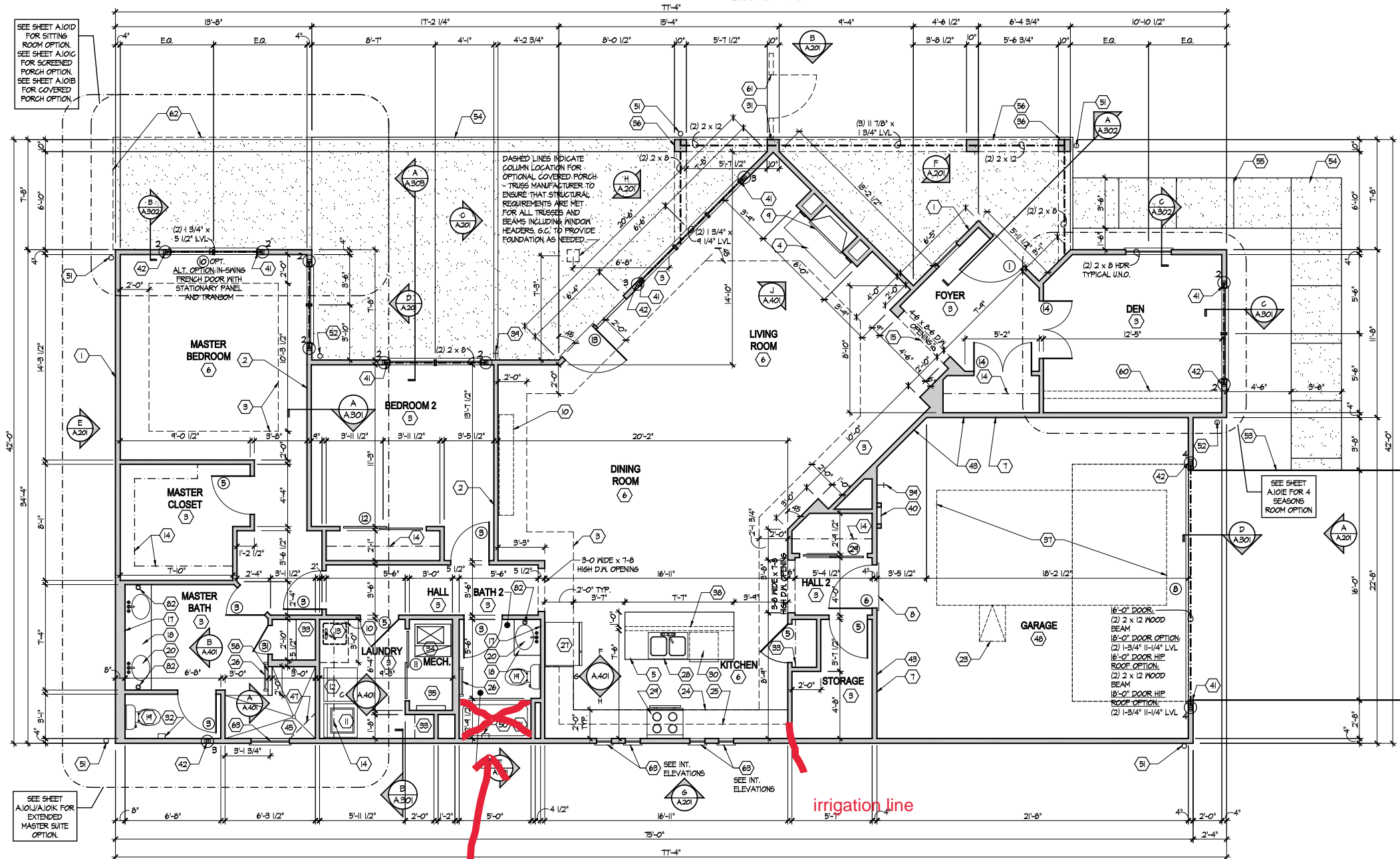


GAS FURNACE , HEATER , RANGE and Fireplace

**NO humidifier line !!! - hall bath is walk in shower
not told on underground - POs sent afterwards - jackhammer and bill out**

Living Room - Optional Windows

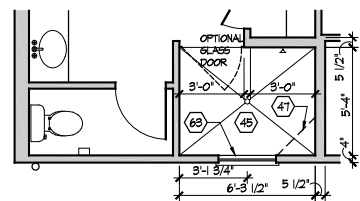
Scale: 1/4" = 1'-0"



First Floor Plan

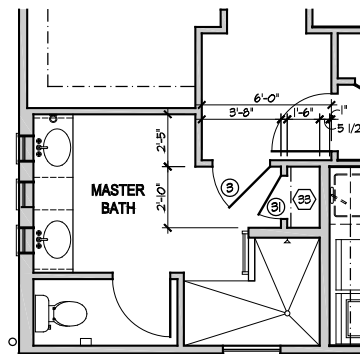
Scale: 1/4" = 1'-0"

shwr



Master Bath - Optional Alternate Walk-In Shower

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



Master Bath - Optional Entry

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

GENERAL NOTES

- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
- REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
- 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)

- EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 7/16" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
- INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
- FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
- 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
- ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
- TRAY CEILING @ 10'-0" A.F.F.
- PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
- MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
- PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL D/932281 (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 57" WIDE X 34 3/4" HIGH X 18" DEEP (26" DEEP WITH BUILT-IN CABINERY OPTION).
- OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
- WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
- DRYER LOCATION - DRYER VENT IN WALL.
- OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
- SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
- ARCHED OPENING, SPRING POINT @ 7'-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
- LOCATION OF DOUBLE 2 X 4 STUD WALL.
- FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
- VANITY BASE AND COUNTERTOP @ 1 1/2" A.F.F.
- TOILET & SEAT.
- SELF-RIMMING COUNTER LAVATORY AND FAUCET.
- 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
- TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
- 22" X 54" OPTIONAL FULL 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.
- BASE CABINETS AND COUNTERTOP.
- LINE OF WALL CABINETS ABOVE.
- 24" LONG TOWEL BAR - 54" A.F.F., 66" A.F.F. ABOVE TOILET.
- REFRIGERATOR LOCATION.
- DOUBLE BOWL SINK AND FAUCET.
- RANGE LOCATION.
- DISHWASHER LOCATION.
- 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
- TOILET PAPER DISPENSER.
- (4) 16" DEEP WIRE SHELVES (24", 42", 55", 66" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
- FURNACE LOCATION.
- TANKLESS WATER HEATER.
- 10" X 10" BUILT-UP COLUMN / FILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
- 16'-0" X 8'-0" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES. O.S.B. SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
- 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
- HOSE BIBB LOCATION.
- SURFACE MOUNTED ELECTRIC PANEL LOCATION.
- PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
- INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARING OF ALL WOOD BEAMS, GORDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
- MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
- 32" X 60" STANDARD SHOWER BASE.
- CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
- WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
- TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F. HIGH.
- FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
- FLAT DRYWALL CEILING @ 8'-4" A.F.F.
- SOAP DISH - 5" HIGH X 7" WIDE.
- DOWNSPOUT LOCATION.
- DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
- EDGE OF DRIVEWAY.
- 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS
- CONTROL JOINTS - TYPICAL.
- DASHED LINES INDICATE BOXED BEAM ABOVE.
- 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
- SHOWER WALL - 6'-0" A.F.F.
- OPTIONAL GARAGE SHELVING.
- OPTIONAL DESK.
- COURTYARD GATE AND FENCE LOCATION.
- DASHED LINE INDICATES OPTIONAL PATIO SECTION.
- OPTIONAL WINDOW.
- (4) 12" DEEP WIRE SHELVES (24", 42", 55", 66" A.F.F.) - STANDARD SPACING.
- 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
- HARDBOARD TREADS AND RISERS.
- WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
- SINGLE BOWL SINK AND FAUCET.
- 20" RANGE LOCATION.



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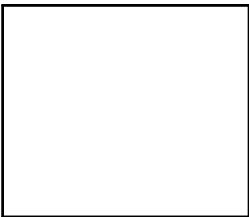
Prototype Disk No.	Interim Page Revisions	Revision	Date
			8/10/20

Architect Project Number
2019-044

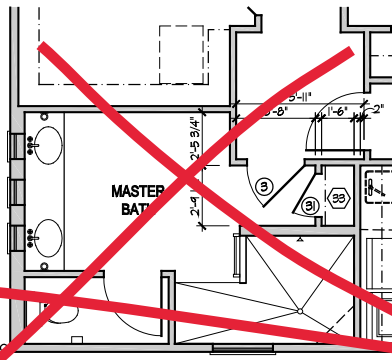
Community Dates & Revisions
Date Originated 20 FEB 2020
Bid Permit Construction Revisions

Drawing Title
First Floor Plan

Architectural Style
European Country
Sheet Number
A.101
D3 - 2010

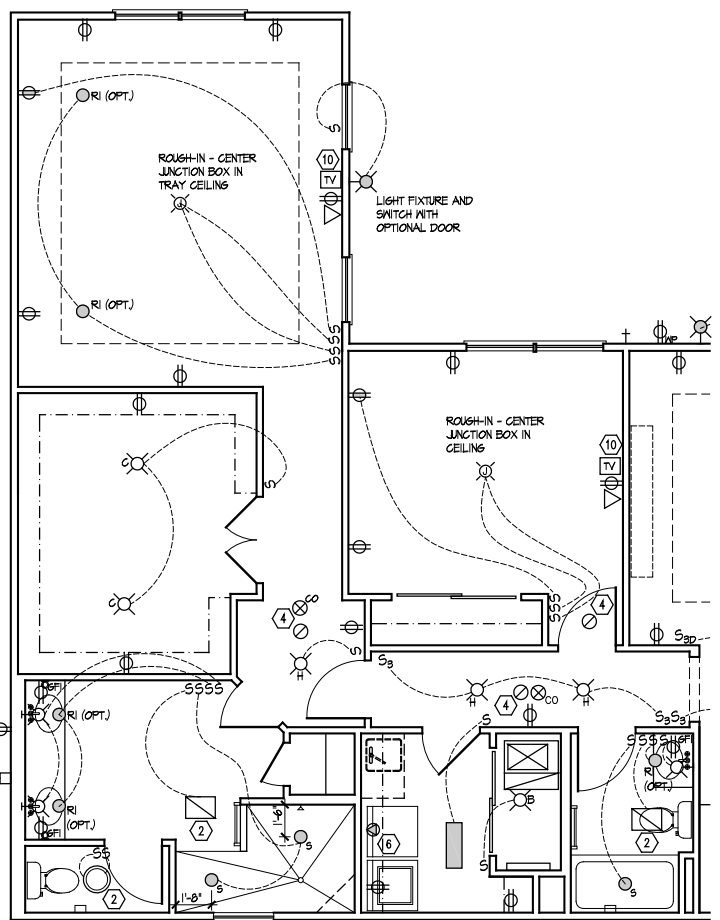


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Master Bath - Optional Entry

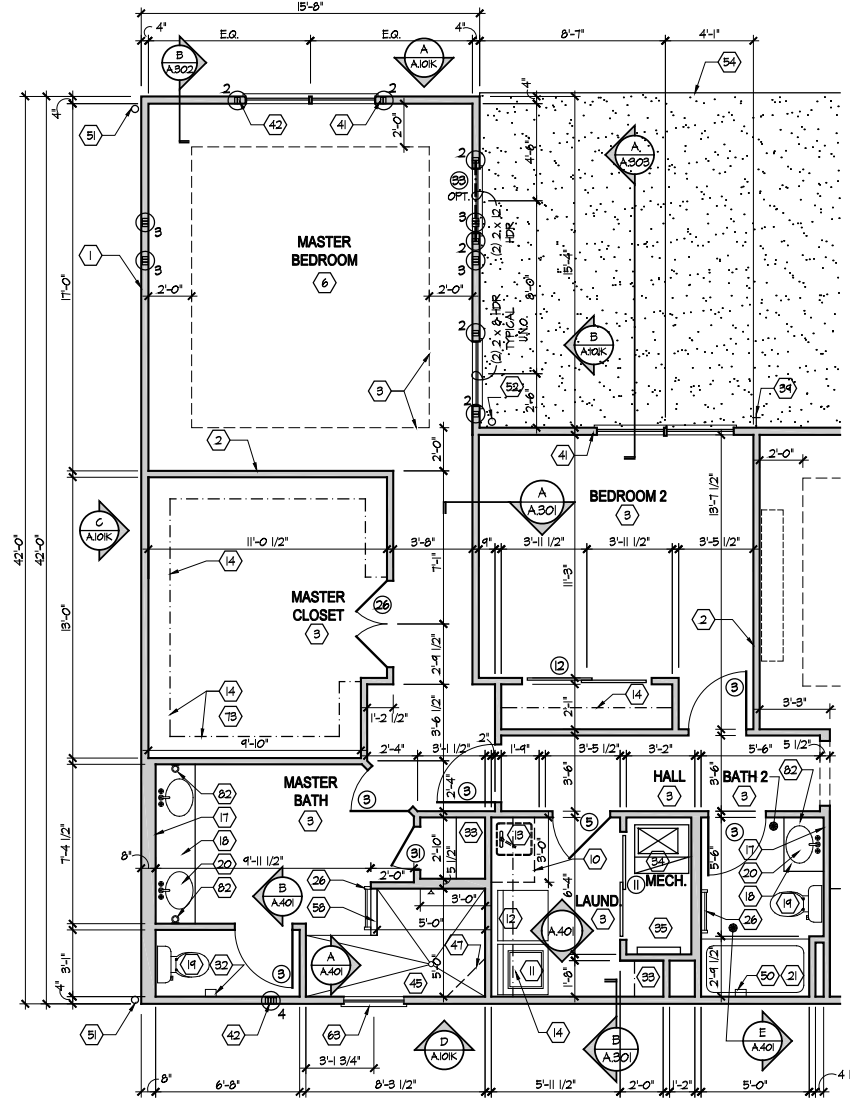
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Electrical Plan - First Floor

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

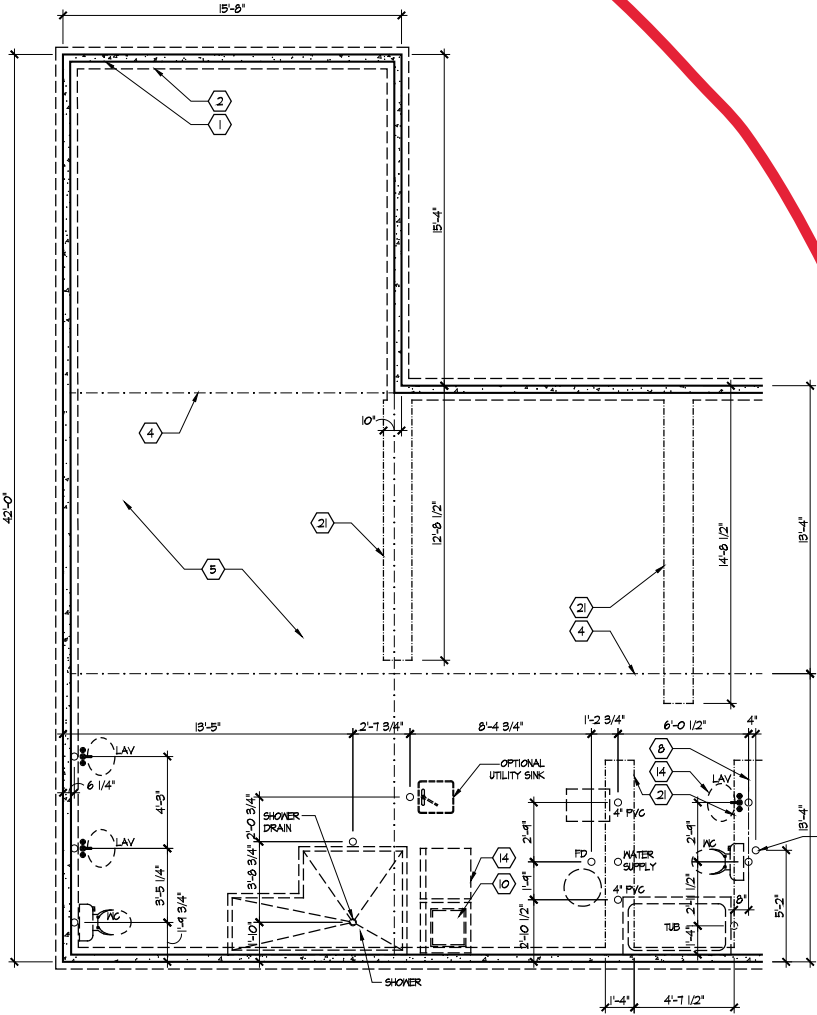
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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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