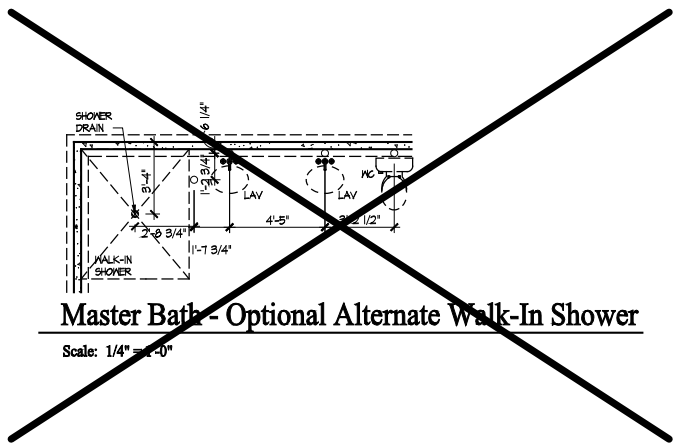


- FOUNDATION CODED NOTES**
(FOUNDATION PLAN ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
- POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
 - 12" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW 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" GLASS FIBER REINFORCED 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 OPENINGS - 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.
 - 8" DEEP x 12" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS, TYPICAL UNDER ALL BEARING WALLS.
 - 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.
 - 2'-4" x 2'-4" x 8" DEEP CONCRETE FOOTING WITH (8) NO. 4 REBAR EACH WAY (OR SIZE AS SHOWN).
 - 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.
 - 8" DEEP x 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS, TYPICAL UNDER ALL BEARING WALLS.
 - 8" DEEP CONCRETE FOOTING WITH (8) NO. 4 REBAR EACH WAY - SEE PLANS FOR SIZE.
 - 16" 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.
 - 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 32" BELOW FINISH GRADE.
 - 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.

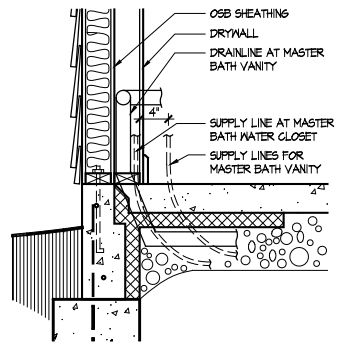
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Foundation Plan
 Scale: 1/4" = 1'-0"



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 PLACEMENT 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/SHOWER OPTIONS.

Prototype Disk No.	Interim Page Revisions Revision	Date
		4/28/10

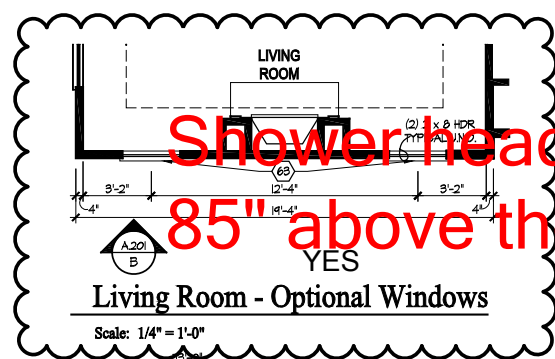
Architect Project Number
 2019-044

Community Dates & Revisions	
Date Originated	20 FEB 2020
Permit Construction	
Revisions	
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Drawing Title
Foundation Plan

Architectural Style
 European Country
Sheet Number
A.100
 D2+M 2010

Softener Loop
Irrigation System
Humidifier Valve
Laundry Tub
Gas Furnace, heater
range and fireplace



Shower head install heights are to be no lower than 85" above the finished floor

GENERAL NOTES

- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
- REFER TO THE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
- SECOND FLOOR FLOORING WITH PARALLEL FLOOR JOISTS SHALL BE 1/2" ABOVE FINISHED FLOOR. DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS SHALL BE 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 5/8" 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 DV37225B1 (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 CABINETRY OPTION).
 - OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
 - MASHER LOCATION - PROVIDE MASHER BOX ON BACK WALL. MASHER 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. VERIFY HEIGHT IN SECOND FLOOR KNEE WALL AREAS.
 - 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 31 1/2" A.F.F.
 - TOILET + SEAT.
 - SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 - 32" X 60" STANDARD TUBSHOWER + FAUCET WITH CERAMIC TILE SURROUND.
 - TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 - 25 1/2" X 34" OPTIONAL HULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP + BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GULLED LEAVING NO SCREWS EXPOSED.
 - BASE CABINETS AND COUNTERTOP.
 - LINE OF WALL CABINETS ABOVE.
 - 24" LONG TOWEL BAR - 54" A.F.F. (58" 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", 68" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES UNLESS NOTED OTHERWISE.
 - FURNACE LOCATION.
 - TANKLESS WATER HEATER LOCATION.
 - 10" X 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 - 16'-0" X 8'-0" OPTIONAL ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES.
 - 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 BEARINGS OF ALL WOOD BEAMS, GIRDER 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 (OPTIONAL) - 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 WINDOWS.
 - (4) 12" DEEP WIRE SHELVES (24", 42", 55", 68" 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 NEEL POST.
 - SINGLE BOWL SINK AND FAUCET.



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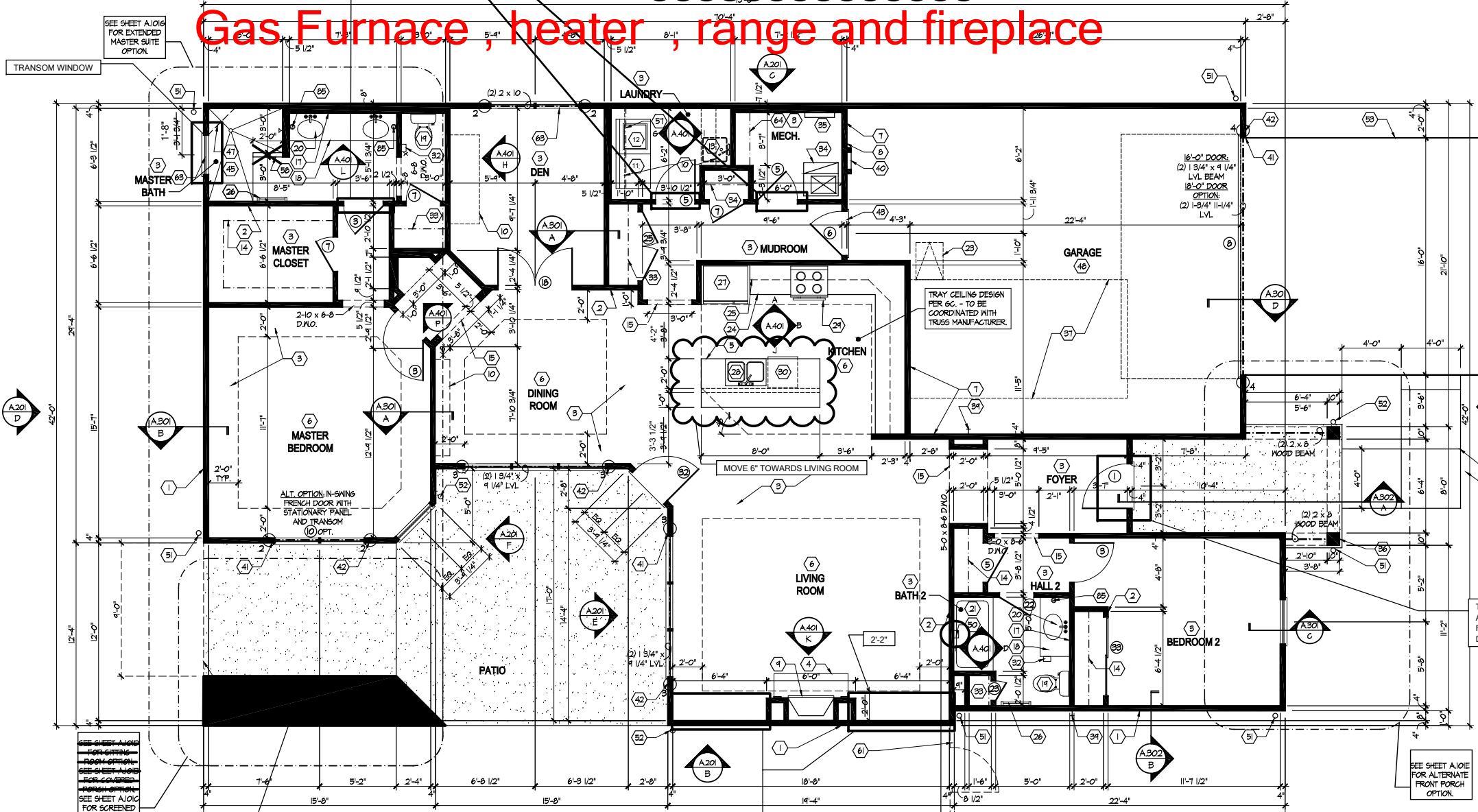
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Community Dates & Revisions	
Date Originated	20 FEB 2020
Bid	
Permit	
Construction	
Revisions	
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Drawing Title
First Floor Plan

Architectural Style
European Country
Sheet Number
A.101
D2+M 2010



First Floor Plan

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

- 20" RANGE LOCATION.
- FLAT DRYWALL CEILING @ 8'-0" A.F.F.
- LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
- SLOPED CEILING AREA ABOVE.
- 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.
- UNDER THE COUNTER REFRIGERATOR LOCATION.
- FLAT DRYWALL CEILING @ 7'-0" A.F.F.
- 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 6 HARDWOOD GAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
- SINGLE CLOSET ROD + SHELF (49" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
- KNEE WALL: 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES, AND 1/4" OSB BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
- 3" DIAMETER STANDARD STEEL PIPE COLUMN WITH 1/2" CAP PLATE AND 1/2" X 4" X 6" BASE PLATE.
- FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
- DASHED LINE INDICATES BEAM - SEE BONUS ROOM GARAGE WALL SECTION.
- LINE INDICATES EXPOSED FOUNDATION STEM WALL.
- FLAT DRYWALL CEILING @ 8'-4" A.F.F.
- DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TOWEL RING.

Master Bath - Optional Alternate Walk-In Shower

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

