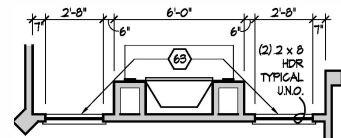


# Fireplace, Furnace & Tankless Water Heater

## Living Room - Optional Windows

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 PARALLEL WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
- AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOISTS/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" DRYMALL 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" DRYMALL ON ALL FINISHED SURFACES - TYPICAL.
  - FLAT DRYMALL CEILING @ 8'-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 DV81325B (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 @ 12" 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. DRYMALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GUIDED LEAVING NO SCREWS EXPOSED.
  - BASE CABINETS AND COUNTERTOP.
  - LINE OF WALL CABINETS ABOVE.
  - 24" LONG TONEL BAR - 54" A.F.F. (56" A.F.F. ABOVE TOILET).
  - REFRIGERATOR LOCATION.
  - DOUBLE BOYL 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" MALL 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, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
  - MINIMUM 1/2" DRYMALL 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 DRYMALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
  - FLAT DRYMALL 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 BOYL SINK AND FAUCET.
  - 20" RANGE LOCATION.



Foundation Development  
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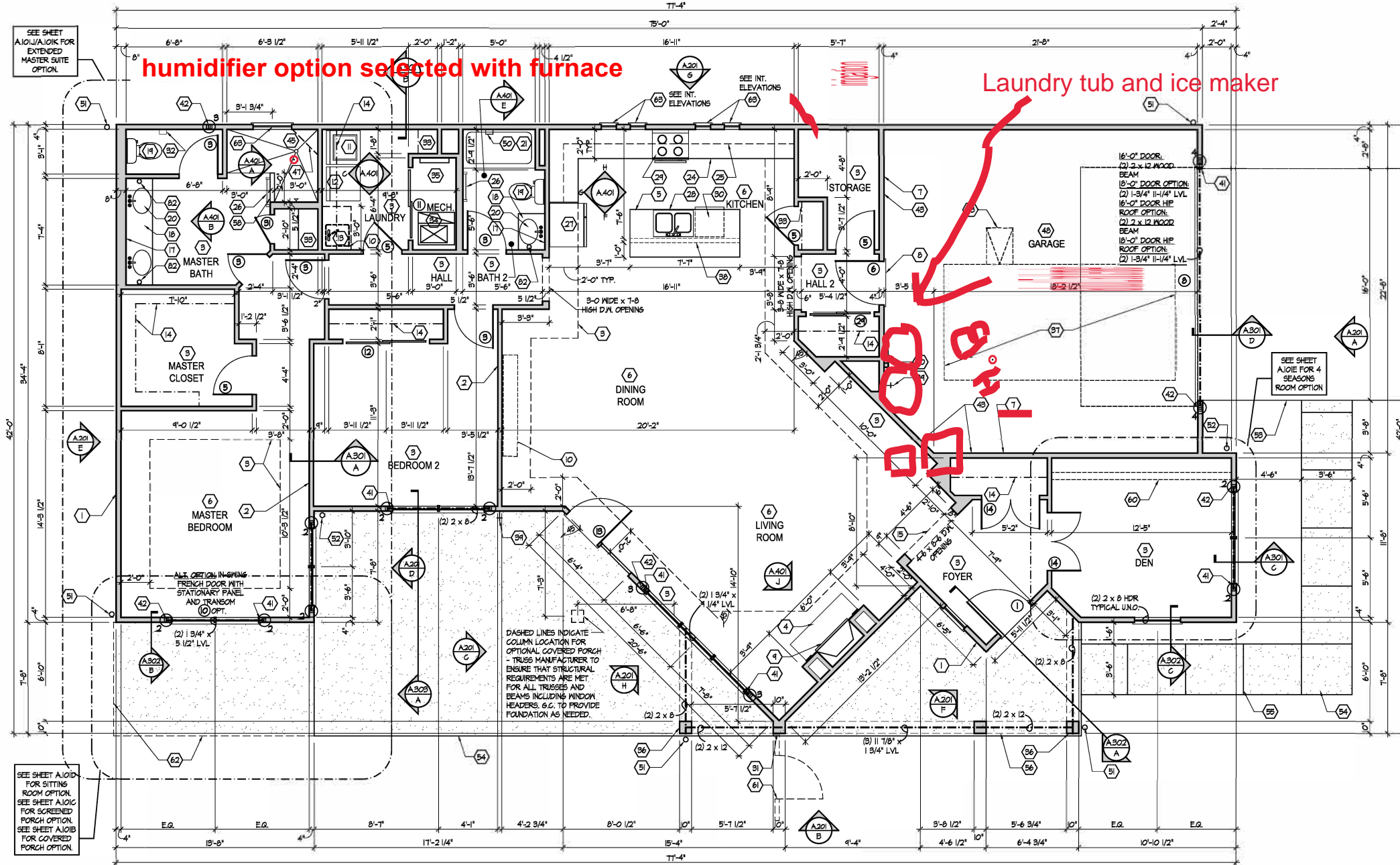
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2019-044

Community Dates & Revisions	
Date Originated	20 FEB 2020
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Revisions	▲ ▲ ▲

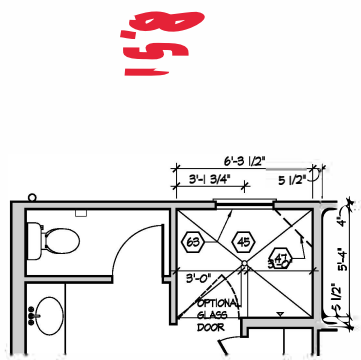
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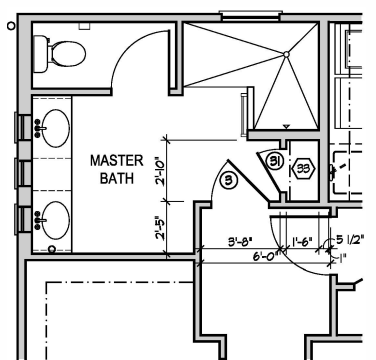
## First Floor Plan

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



## Master Bath - Optional Alternate Walk-In Shower

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



## Master Bath - Optional Entry

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

- FLAT DRYMALL CEILING @ 8'-0" A.F.F.
- LINE OF BREAK OF SLOPED DRYMALL 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 HEATHER-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 DRYMALL CEILING @ 7'-0" A.F.F.
- 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
- SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
- 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.
- NOT USED.
- NOT USED.
- DASHED LINE INDICATES 6" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TONEL RING.

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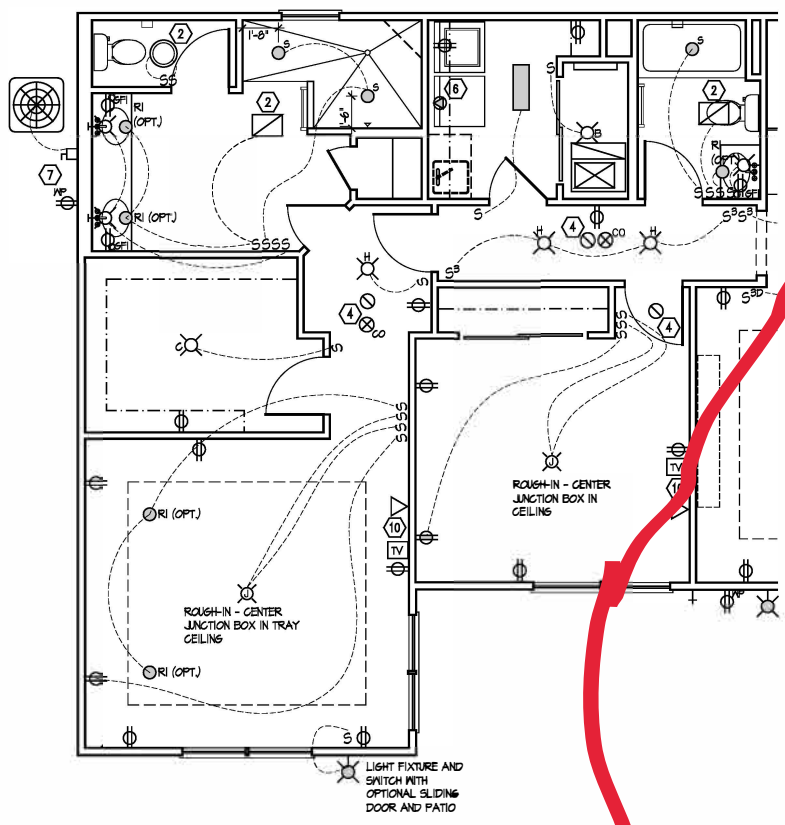
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	Revision	2/17/12

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Construction	
Revisions	
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Drawing Title  
Deluxe Master Suite  
Plans and Electrical

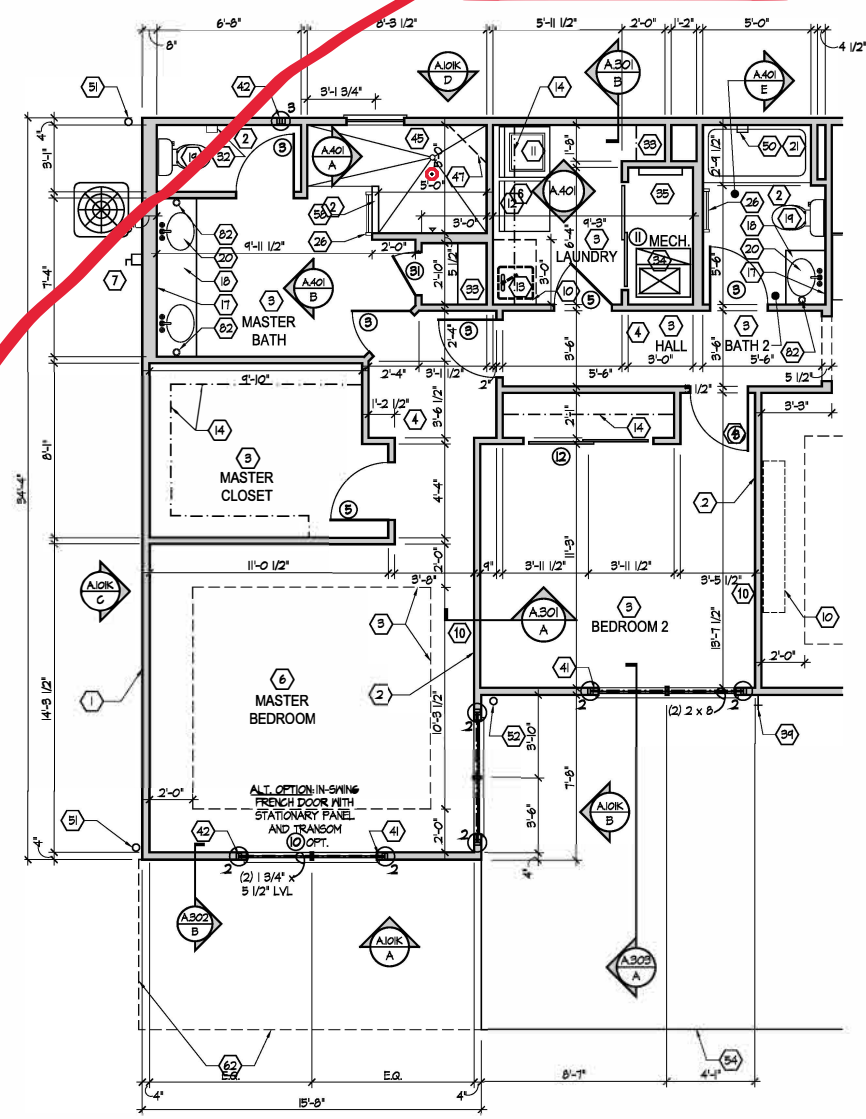
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Electrical Plan - First Floor

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

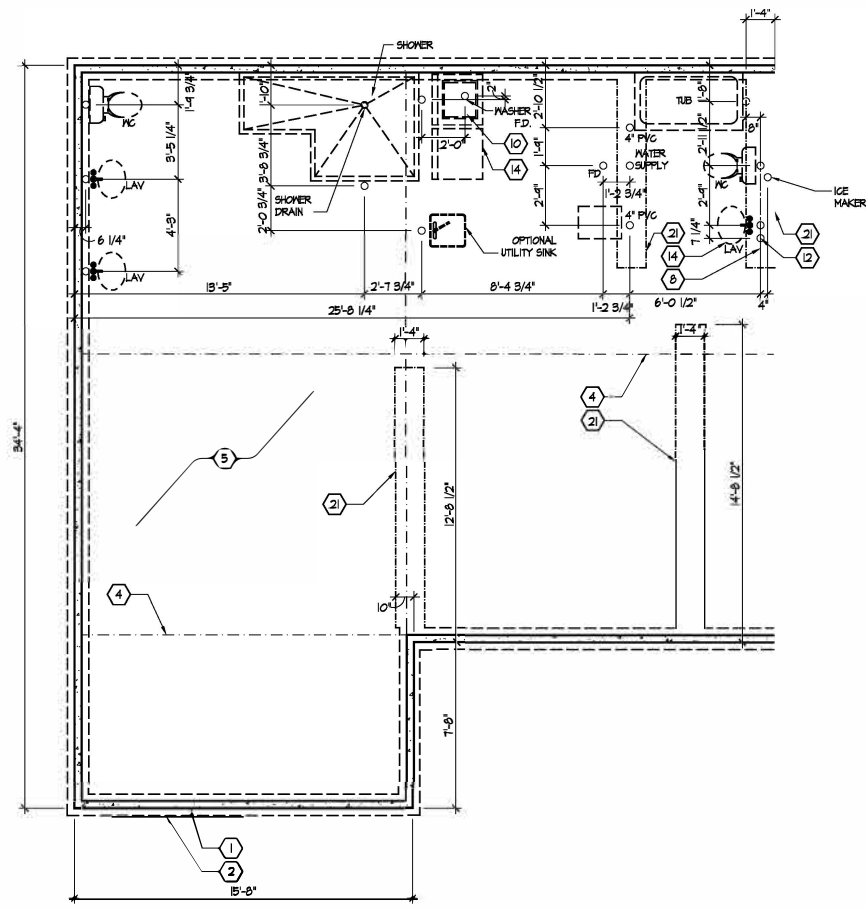
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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.