



# GENERAL NOTES

## I. GENERAL REQUIREMENTS

- A. Project location:  
A.1. Legal description: Rangeview Commons.  
A.2. General location: Greeley, Colorado.
- B. Codes  
B.1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.  
B.2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Architect.  
B.3. If code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.  
B.4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.  
B.5. Following is a partial list of applicable codes:  
a) Building Code: ICC International Residential Code, 2012 (IRC)  
b) Building Code: ICC International Building Code, 2012 (IBC)  
c) Fuel Gas Code: ICC International Fuel Gas Code, 2012 (IFGC)  
d) Fire Code: ICC International Fire Code, 2012 (IFC)  
e) Mechanical Code: ICC International Mechanical Code, 2012 (IMC)  
f) Plumbing Code: ICC International Plumbing Code, 2012 (IPC)  
g) Electric Code: NFPA National Electric Code, 2014 (NEC).
- B.6. All contractors, subcontractors, suppliers, and fabricators shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
- C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturer's recommendations.
- D. All alternatives are at the option of the Builder and shall be at the Builder's request, construed in addition to or in lieu of the typical construction, as indicated on Drawings.
- E. Design Criteria: See structural drawings (by others) for design loads.

## II. SITEWORK

- A. Builder shall be responsible for grading of site and lots.  
B. Provide site preparation as specified by soils engineer.  
C. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.

## III. CONCRETE

- A. See structural drawings by others.

## IV. MASONRY

- A. See structural drawings by others for load bearing masonry.  
B. Brick and Stone Veneer  
B.1. Provide modular size brick veneer units complying with ASTM C6T and ASTM C216, Grade 5N. Brick type shall be specified by Builder.  
B.2. Provide stone veneer units as specified by Builder.  
B.3. Provide mortar type "N" in accordance with ASTM C270.  
B.4. Provide anchorage to supporting wall studs with corrosion-resistant metal veneer ties as follows and as required by governing codes:  
B.4.1. Nominal 1" air space:  
Not less than No. 22 U.S. gage x 7/8" corrugated ties, space 16" o.c. vertical and 16" o.c. horizontal.  
B.4.2. Greater than nominal 1" up to 4 1/2" inch air space:  
Not less than No. 4 U.S. gage wire ties with hook embedded in mortar joint, space 16" o.c. vertical and 16" o.c. horizontal.
- C. Adhered Masonry Veneer (Stone and Brick)  
C.1. Provide units as specified by Builder.  
C.2. Adhered Masonry Veneer shall, in addition to complying with governing codes, comply with the standards and recommendations for the following applicable references:  
C.2.1. Manufacturer's specifications and instructions.  
C.2.2. National Concrete Masonry Association (NCMA)  
C.2.3. American Concrete Institute (ACI)  
C.2.4. Masonry Standards Joint Committee (MSJC)  
C.2.5. Masonry Veneer Manufacturer's Association (MVMA) Installation Guide for Adhered Concrete Masonry Veneer
- C.3. Provide minimum clearances as follows:  
C.3.1. Four inches (4") above earth.  
C.3.2. Two inches (2") above paved surfaces.  
C.3.3. One-half inch (1/2") above exterior paved surfaces which are supported by the same foundation that supports the exterior wall.  
C.3.4. Two inches (2") above roofing surfaces.
- C.4. Install water resistive barriers, flashing and weep screeds in accordance with manufacturer's instructions and specifications, and in accordance with governing codes.
- D. Reinforcement shall comply with the following as minimum standards:  
D.1. Bars: ASTM A615, grade 40, deformed bars. Overlap bars 24" minimum.  
D.2. Wire joint reinforcement: ASTM A82, galvanized.

## V. METALS

- A. See structural drawings by others for structural steel.  
B. All metals including metal connectors, fasteners, anchors, hardware, flashing, etc. shall be non-corrosive and compatible with any and all materials which the metal comes in contact with including dissimilar metals, wood (natural, stained and painted), preservative treated wood, fire-retardant treated wood and concrete.

## VI. WOOD AND PLASTICS

- A. Lumber shall, in addition to complying with governing codes, comply with:  
A.1. "Product Use Manual" of the Western Wood Products Association for selection and use of products included in this manual.  
A.2. "Plywood Specification and Grade Guide" of the American Plywood Association.  
A.3. "Standard Specifications for Grades of California redwood Lumber" of the Redwood Inspection Bureau for Redwood, when used.  
A.4. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.  
A.5. Western Cedar Lumber Association standards and recommendations for cedar, when used.
- B. Provide lumber and materials meeting or exceeding the following standards of quality:  
B.1. See structural drawings for framing lumber and structural sheathing design values and requirements.  
B.2. Ceiling joists are designed for r2 attic storage unless noted otherwise  
B.3. Rough Hardware:  
B.3.1. Steel items:  
B.3.1.1. Comply with ASTM A1 or ASTM A36.  
B.3.1.2. Use galvanized at exterior locations.
- C. All engineered wood products shall be handled and installed in strict accordance with the manufacturer's specifications/recommendations.
- D. Provide wood trusses able to sustain the stated loads for the spans, profiles, and arrangements shown on drawings. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design (including spacing) of all trusses and shall submit shop drawings (sealed by a

registered engineer) for approval by Builder.

- E. All wood plates bearing on concrete or masonry shall be decay-resistant as required by governing codes.  
F. Interior trim shall be specified by Builder.  
G. Provide solid wood blocking in floor system where concentrated loads occur so as to transfer load to framed wall, beam, header or foundation wall below.  
H. Fire blocks shall be provided in accordance with Section R302.11 of the 2012 IRC including but not limited to:  
H.1. In concealed spaces of stud walls and partitions, including furred spaces, vertically at the ceiling and floor levels and horizontally at 10 ft. intervals.  
H.2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.  
H.3. In concealed spaces between stair stringers at the top and bottom of the run.  
H.4. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings at ceiling and floor levels, non-combustible materials at chimneys and fireplaces per Section R1003.14.
- I. Provide wood blocking in 24" OC walls at cabinet locations..

## VII. THERMAL AND MOISTURE PROTECTION

- A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:  
A.1. Slab on grade: 2" extruded polystyrene, R-10 at exterior foundation wall. Extend 24" minimum below slab.  
A.2. Exterior frame wall:  
2x4: glass fiber, batts, R-15  
2x6: glass fiber, batts, R-19  
A.3. Roof/Ceiling:  
Vented attic and rafter areas  
Attic areas: glass fiber, blown, R-38  
Vaulted rafter areas: glass fiber, batts, R-38  
A.4. Framed floor over unheated areas: glass fiber, blown, R-30.  
A.5. Install batts in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
- B. Moisture vapor retarder: Install as specified by Builder and local governing codes.  
C. Water-resistive barrier: Install as specified by Builder and local governing codes.  
D. Roofing shall be specified by Builder and as shown on Drawings.  
D.1. Roof areas outside the building thermal envelope require ventilation per section R806.  
E. Exterior wall covering:  
E.1. Siding shall be specified by Builder and as shown on Drawings.  
E.2. See Section IV, "MASONRY" for brick and stone veneer and manufactured stone and thin brick.
- F. Flashing:  
F.1. Provide and install appropriate sheet metal and membrane flashing at all locations as required to prevent penetration of water through the exterior shell of the building. Provide and install appropriate flashing as shown on the drawings and at the following specific locations.  
F.1.1. Drip edge at all eave and rake edges.  
F.1.2. Roof/wall intersections.  
F.1.3. Roof penetrations such as skylights, roof vents, flues, etc.  
F.1.4. Roof crickets and saddles.  
F.1.5. Door and window head trim.  
F.1.6. Horizontal band boards.  
F.1.7. Deck to house connections.  
F.1.8. Masonry sills and caps.  
F.1.9. Provide through-wall flashing and weeps at the base of masonry veneer and above masonry lintels.
- F.2. Materials and installations shall comply with governing codes and with pertinent recommendations contained in the current edition of the "Architectural Sheet Metal Manual" published by SMACNA. All metal flashing shall be hot-dip galvanized iron complying with ASTM A653/A653M or other approved corrosion-resistant metal.

- G. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor (and approved by Builder) so as to provide positive roof and site drainage.  
H. Provide attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.  
I. Foundation water/moisture control:  
I.1. Provide foundation drainage as specified by soils engineer, as shown on Drawings and as specified by Builder.  
I.2. Waterproof foundation walls at excavated basement areas (from footing to finish grade) with waterproofing compound as specified by Builder. Waterproofing shall be in compliance with code requirements.

## VIII. DOORS AND WINDOWS

- A. Doors:  
A.1. Provide doors as follows and as specified by Builder:  
A.1.1. Entry doors and sidelights: as specified by Builder.  
A.1.2. House/Garage door: Solid or honeycomb core steel door not less than 1 7/8" thick; or 20-minute fire-rated door. Door shall be self-closing.  
A.1.3. Overhead Garage doors: as specified by Builder.  
A.1.4. Patio doors (hinged): full glass as specified by Builder.  
A.1.5. Sliding glass doors: as specified by Builder.  
A.1.6. Interior doors: as specified by Builder.  
A.2. Glazing in doors and sidelights shall be double-pane insulating glass.  
A.3. Glazing in doors and sidelights shall be tempered glass as required by governing codes.
- B. Windows:  
B.1. Provide windows as specified by Builder:  
B.1.1. Provide units of the size, style and quantity shown on Drawings.  
B.1.2. Glazing shall be double-pane insulating glass.  
B.1.3. Provide tempered glass in all windows meeting the requirements of governing codes.  
B.1.4. Provide and install all windows meeting the requirements of governing codes for "Window Fall Protection."  
B.1.5. Provide and install emergency escape and rescue windows meeting the requirements of governing codes.  
C. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.

## IX. FINISHES

- A. Gypsum Panels:  
A.1. Gypsum panels, unless otherwise noted shall be provided as follows:  
A.1.1. Exterior walls: 1-layer 1/2" regular panels to interior face.  
A.1.2. Interior partitions: 1-layer 1/2" regular panels each side.  
A.1.3. Ceiling:  
a) Supporting members greater than 16" o.c.: 1-layer 5/8" regular panels or 1-layer 1/2" "soq resistant" panels.  
b) Supporting members 16" o.c. or less: 1-layer 1/2" regular panels.  
A.1.4. Garage:  
Provide 1-layer 5/8" type "X" panels to entire garage ceiling and provide 1-layer 1/2" regular panels to garage face of all walls.  
A.1.5. Baths: When gypsum board is used as a base for tile in non-wet

areas or wall panels behind prefabricated tub and shower surrounds, water-resistant gypsum panels shall be used as a base as required by governing codes. See tile backer board below for tile in wet areas.  
A.1.6. Common wall and common floor/ceiling between units:  
See Drawings for construction of assemblies.

- A.2. Provide and install metal corner bead and trim as recommended by gypsum wallboard manufacturer.  
A.3. Tapes, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required obtaining a uniformly smooth surface.  
B. Tile backer board: cement board or other approved tile backing material as specified by Builder shall be used as a base for tile in wet areas at tubs and showers.  
C. Finishes shown on Drawings shall be specified by Builder.

## X. SPECIAL TIES

- A. Fireplaces shall be as follows:  
A.1. Manufacturer and model shall be specified by Builder.  
A.2. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.  
B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.  
C. Handrails and guards  
C.1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 4 inches cannot pass through.  
C.2. Handrail assemblies and guards shall be able to resist the following loads:  
a) 50 pounds per linear foot applied in any direction at the top and to transfer this load through the supports to the structure.  
b) A single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building.  
c) Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area not to exceed 1 square foot including openings and space between rails.

## XI. EQUIPMENT

- A. None in this contract.

## XII. FURNISHINGS

- A. None in this contract.

## XIII. SPECIAL CONSTRUCTION

- A. Fire suppression:  
A.1. Provide fire alarm system meeting the requirements of applicable codes.

## XIV. CONVEYING SYSTEMS

- A. None in this contract.

## XV. MECHANICAL

- A. General:  
A.1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.  
A.2. Equipment and fixtures shall be specified by Builder.  
A.3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
- B. Plumbing:  
B.1. Water heater: Gas.  
B.2. Provide appropriate supply water and sanitary lines to fixtures shown on Drawings (including clothes washer) and as specified by Builder.  
B.3. Provide gas lines and valves to heating system and water heater as appropriate and to dryer, range and fireplace as specified by Builder.
- C. Heating, Ventilating and Air Conditioning:  
C.1. Heating system: natural gas-fired, forced air as specified by Builder.  
C.2. Air conditioning system: as specified by Builder.  
C.3. All HVAC equipment shall be individually switched.  
C.4. Exhaust ventilation  
C.4.1. Dryer vent shall exhaust to exterior.  
C.4.2. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
- D. Radon Mitigation: Install radon mitigation systems as required by applicable codes meeting the requirements of ASTM E1465 and E2121.

## XVI. ELECTRICAL

- A. General:  
A.1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.  
A.2. Equipment and fixtures shall be specified by Builder.  
A.3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
- B. Service panel shall be minimum 150 amp (Verify with Builder).
- C. Ground-fault and arc-fault circuit-interruption protection:  
C.1. Provide and install ground-fault circuit-interrupters (GFI/FCI) devices meeting the requirements of all governing codes. Provide ground-fault circuit-interrupters as shown on the Drawings and at all receptacles installed at the following locations: outdoors, kitchen, bath, powder room, laundry, garage, unfinished basement.  
C.2. Provide and install arc-fault circuit-interrupter devices meeting the requirements of all governing codes.  
D. Smoke detectors and carbon monoxide detectors.  
D.1. Provide and install certified smoke detectors, carbon monoxide detectors and combination smoke / carbon monoxide detectors meeting the requirements of all governing codes.  
D.2. All detectors shall be interconnected, 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.  
D.3. Smoke detectors shall be installed on each floor level; in each bedroom; in the immediate vicinity outside of the bedrooms; and as shown on the Drawings.  
D.4. Carbon monoxide detectors shall be installed in the immediate vicinity outside of the bedrooms and as shown on the Drawings.
- E. Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).

ISSUE DATE: 05-17-2017

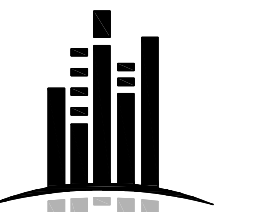
REVISIONS

NO. DATE BY DESCRIPTION OF REVISION  
1 05-17-2017 JN Initial Construction Documents  
2 05-17-2017 JN Add Notes and Details  
3 05-17-2017 JN Add Notes and Details



Rangeview Commons

Greeley, Colorado  
Baessler Homes



BSB  
DESIGN

www.bsbdesign.com  
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Greenwood Village, Colorado 80111  
720 548 1350

JOB NO: MS170041.00 PROJ MGR: JN  
DRAWN: WK, BK CHECKED: JP

GENERAL NOTES

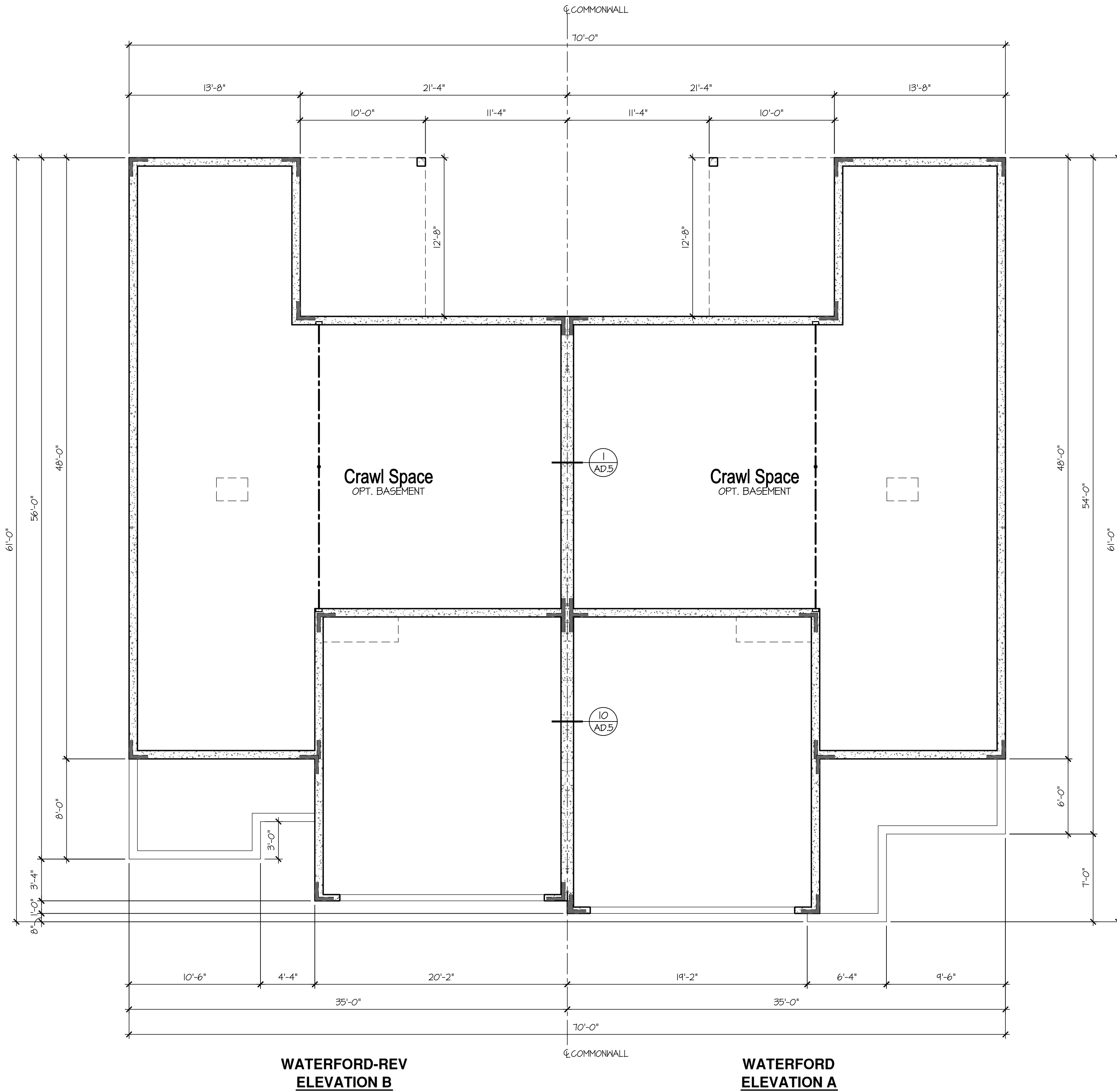
2-Unit Building  
Waterford-Waterford

AGN0.2

**CONSTRUCTION**

**ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. **TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON 3/8" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.



**Crawl Space Plan**

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

ISSUE DATE: 05-17-2017

REVISIONS



**Rangeview Commons**

**Greeley, Colorado**  
Baessler Homes



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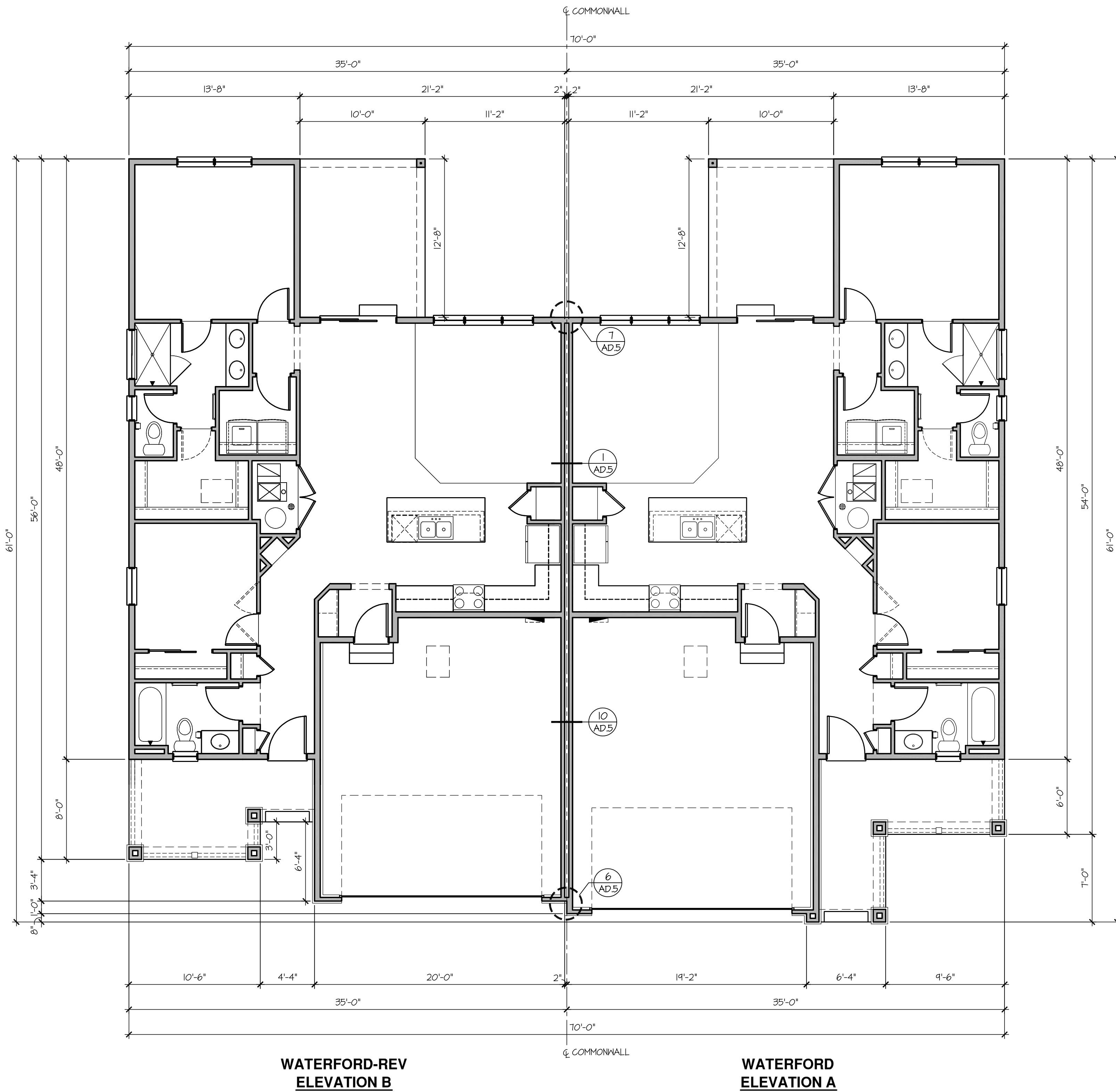
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DRAWN: WK, BK CHECKED: PP

CRAWL SPACE PLAN

2-Unit Building  
Waterford-Waterford

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## Main Floor Plan w/ Crawl Space

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

### CONSTRUCTION ASSEMBLIES:

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INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
  - C. **TYPICAL FLOOR CONSTRUCTION:**  
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ISSUE DATE: 05-17-2017

REVISIONS



**Rangeview Commons**

**Greeley, Colorado**  
Baessler Homes



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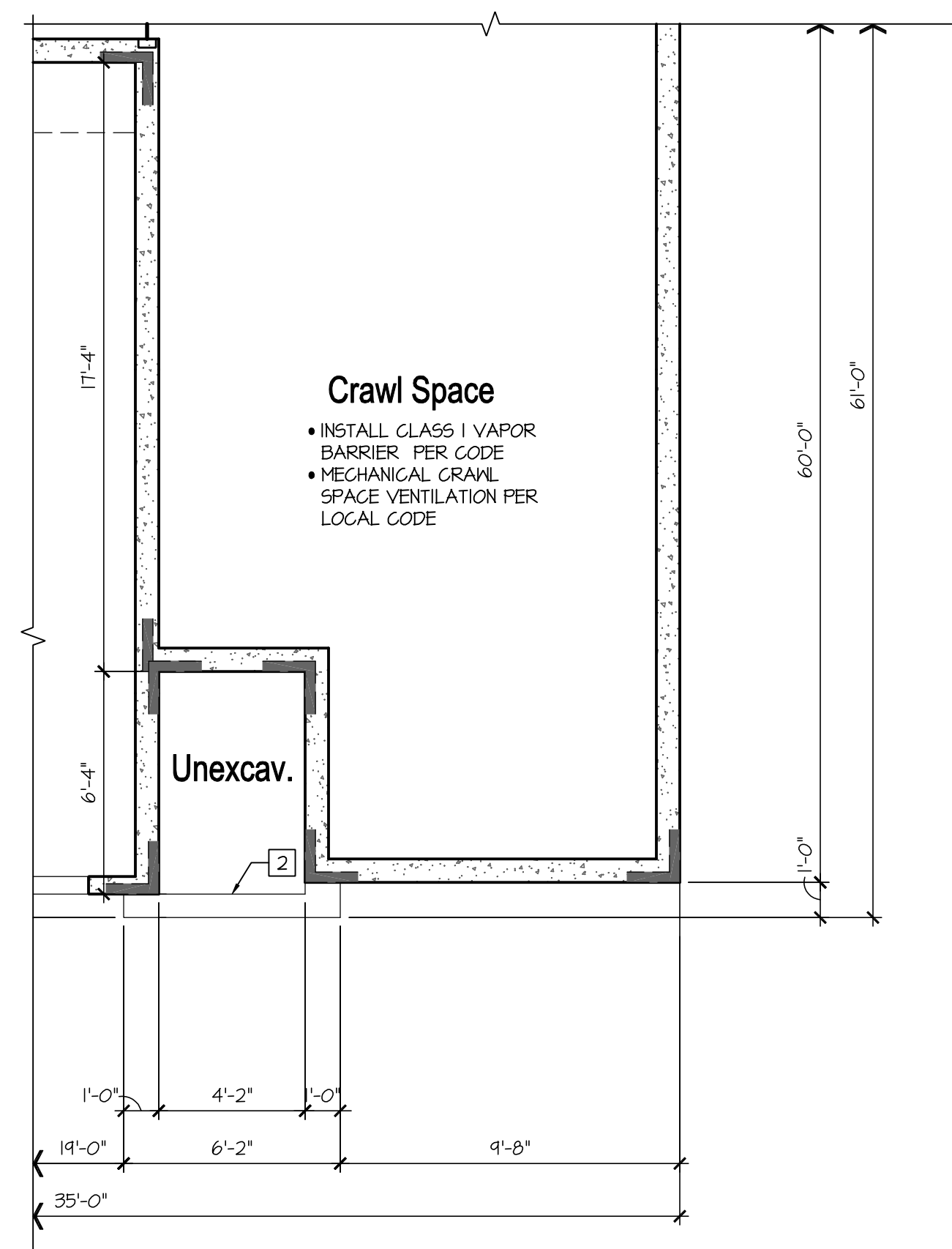
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MAIN FLOOR PLAN

**2-Unit Building**  
Waterford-Waterford

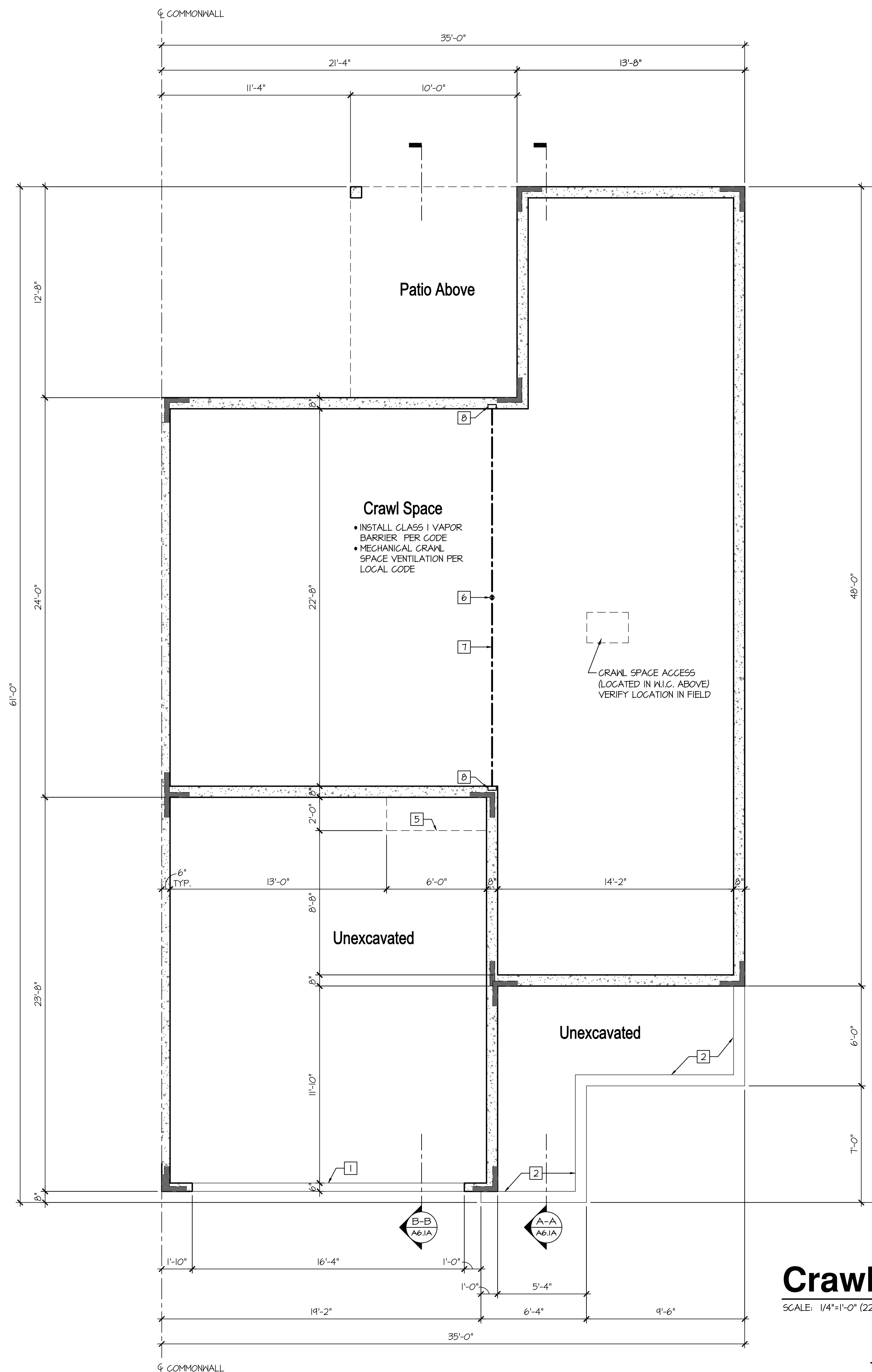
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**Opt. Bedroom 3  
Partial Crawl Space Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Crawl Space Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**Elevation - A**

**CONSTRUCTION**

**ASSEMBLIES:**

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CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. **TYPICAL SIDING WALL CONSTRUCTION:**  
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- B2. **TYPICAL STONE VENEER WALL CONSTR.:**  
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- D. **CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

**GENERAL BASEMENT**

**PLAN NOTES:**

- ALL UNDIMENSIONED PARTITIONS (P-F) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, PROVIDE THE FOLLOWING:
  - AT PAD FOOTINGS, PROVIDE 8"x8" CONCRETE PEDESTAL FLUSH WITH CONCRETE FLOOR FOR ATTACHMENT OF POST BASE.
  - AT CONTINUOUS FOOTINGS UNDER FRAMING BEARING WALLS, PROVIDE 6" WIDE CONTINUOUS CONCRETE STEM, TOP OF STEM FLUSH WITH CONCRETE FLOOR & CENTERED ON FOOTING.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

**BASEMENT PLAN**

**KEYNOTES:**

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
  1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
  2. DROP TOP OF FOUNDATION 12" MINIMUM.
  3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM w/ LADDER AT EGRESS WINDOWS.
  4. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
  5. LINE OF FRAMING ABOVE.
  6. STEEL POST, RE: STRUCTURE.
  7. DROPPED BEAM, RE: STRUCTURE.
  8. BEAM ROCKET.
  9. SUMP PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
  10. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F.
  11. DROPPED CEILING, VERIFY HEIGHT IN FIELD (6'-8" MINIMUM).

ISSUE DATE: 05-17-2017

REVISIONS

THIS PLAN HAS BEEN REVISED AS NOTED BY THE REVISIONS. THE ORIGINAL PLAN IS BEING WITHDRAWN. THE REVISIONS ARE THE PROPERTY OF BSB DESIGN AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BSB DESIGN.



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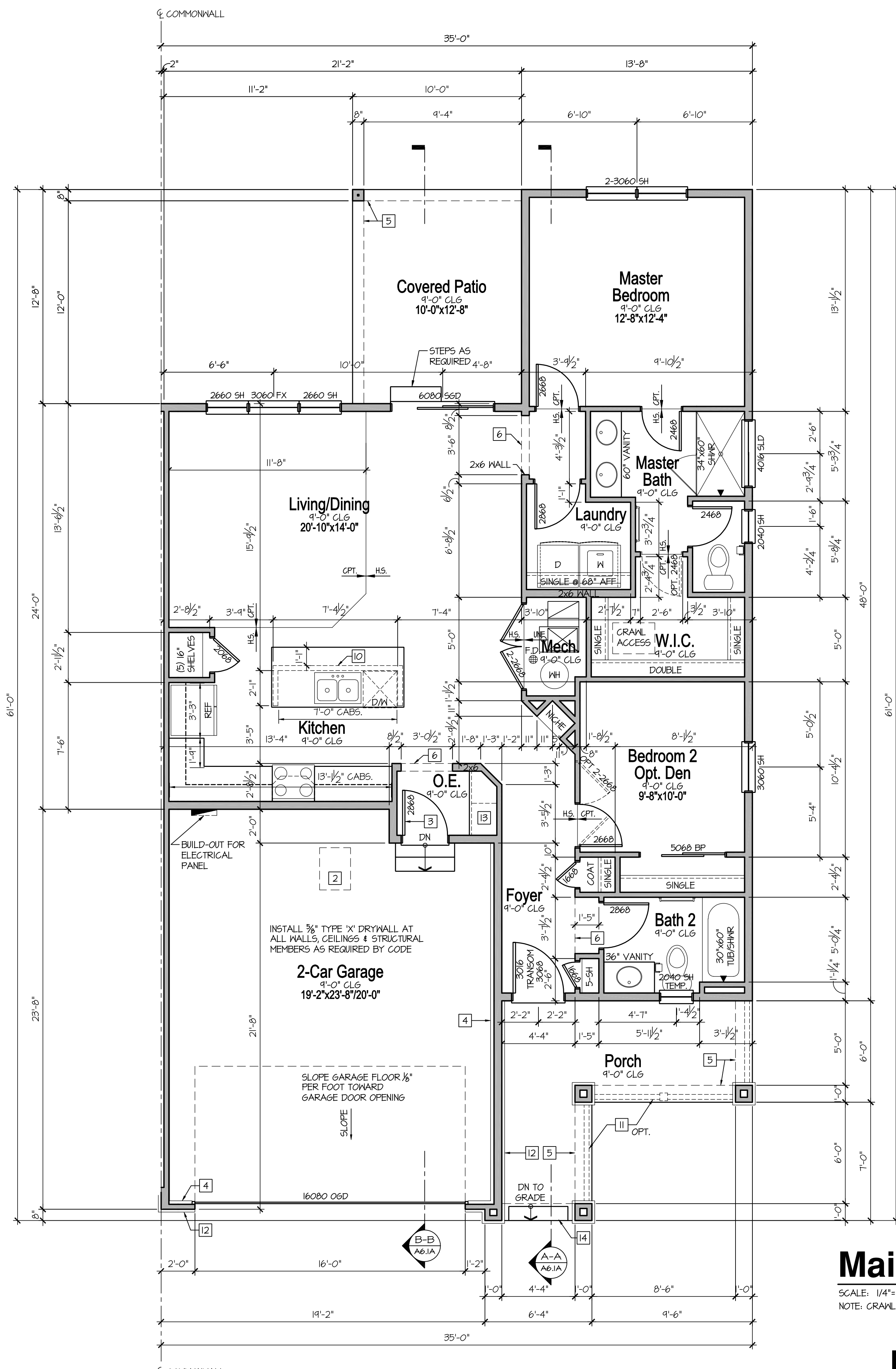


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CRAWL SPACE PLAN  
OPTIONAL BEDROOM 3  
PARTIAL CRAWL SPACE PLAN

Waterford  
**A0.1A**





**Main Floor Plan**  
**Elevation - A**

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:**  
 COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
 CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. **TYPICAL SIDING WALL CONSTRUCTION:**  
 SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
 INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR.:**  
 ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
 INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:**  
 FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
 MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:**  
 CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.

**GENERAL FLOOR PLAN NOTES:**

- ALL UNDIMENSIONED PARTITIONS (P-T) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS.
- CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" A.F.F. (UNO.) w/ 4'-1 1/8" CLG. AND 7'-0" A.F.F. (UNO.) w/ 8'-1 1/8" CLG.

**FLOOR PLAN KEYNOTES:**

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS:
- 1. SHOWER SEAT 18" A.F.F.
- 2. ATTIC ACCESS (22"x30" UNO.)
- 3. SOLID CORE DOOR W/ SELF CLOSER.
- 4. LINE OF FOUNDATION BELOW.
- 5. LINE OF SOFFIT ABOVE (REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS AND DETAILS).
- 6. 8'-0" GYPSUM BOARD SOFFIT.
- 7. HALF WALL @ 42" A.F.F. W/ WOOD CAP.
- 8. LINE OF FRAMING ABOVE.
- 9. LINE OF FRAMING BELOW.
- 10. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
- 11. EXTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
- 12. STONE MANSICOT VENEER, SEE EXTERIOR ELEVATIONS FOR HEIGHT.
- 13. BENCH W/ CUBBIES, RE: DETAIL 9/AD.4
- 14. INSET PORCH STEP, RE: STRUCTURE.

SQUARE FOOTAGES	
	Elevation A
MAIN FLOOR LIVING	1195
TOTAL LIVING	1195
GARAGE	456
CRAWL SPACE	1188
PORCH	126
REAR COVERED PATIO	127
PLAN OPTIONS	
OPT. PARTIAL BASEMENT	433
CRAWL w/ OPT. PARTIAL BASEMENT	255
OPT. FULL BASEMENT	1188
OPT. FINISHED BASEMENT	+870
OPT. FULL FINISHED BASEMENT	+1124
OPT. BASEMENT - MAIN FLOOR	+112
OPT. BEDROOM 3	+156
OPT. FLEX	+36

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REVISIONS



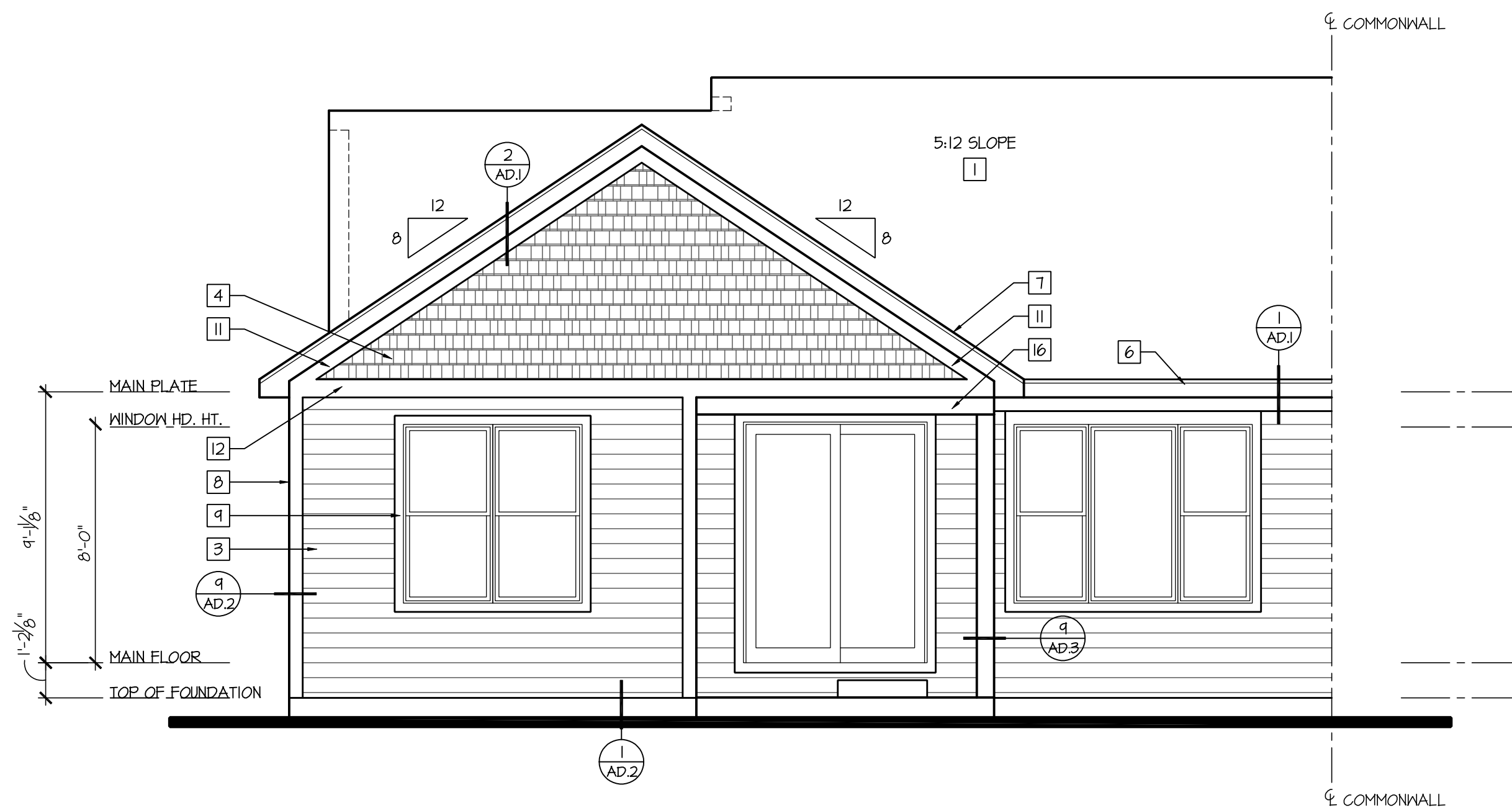
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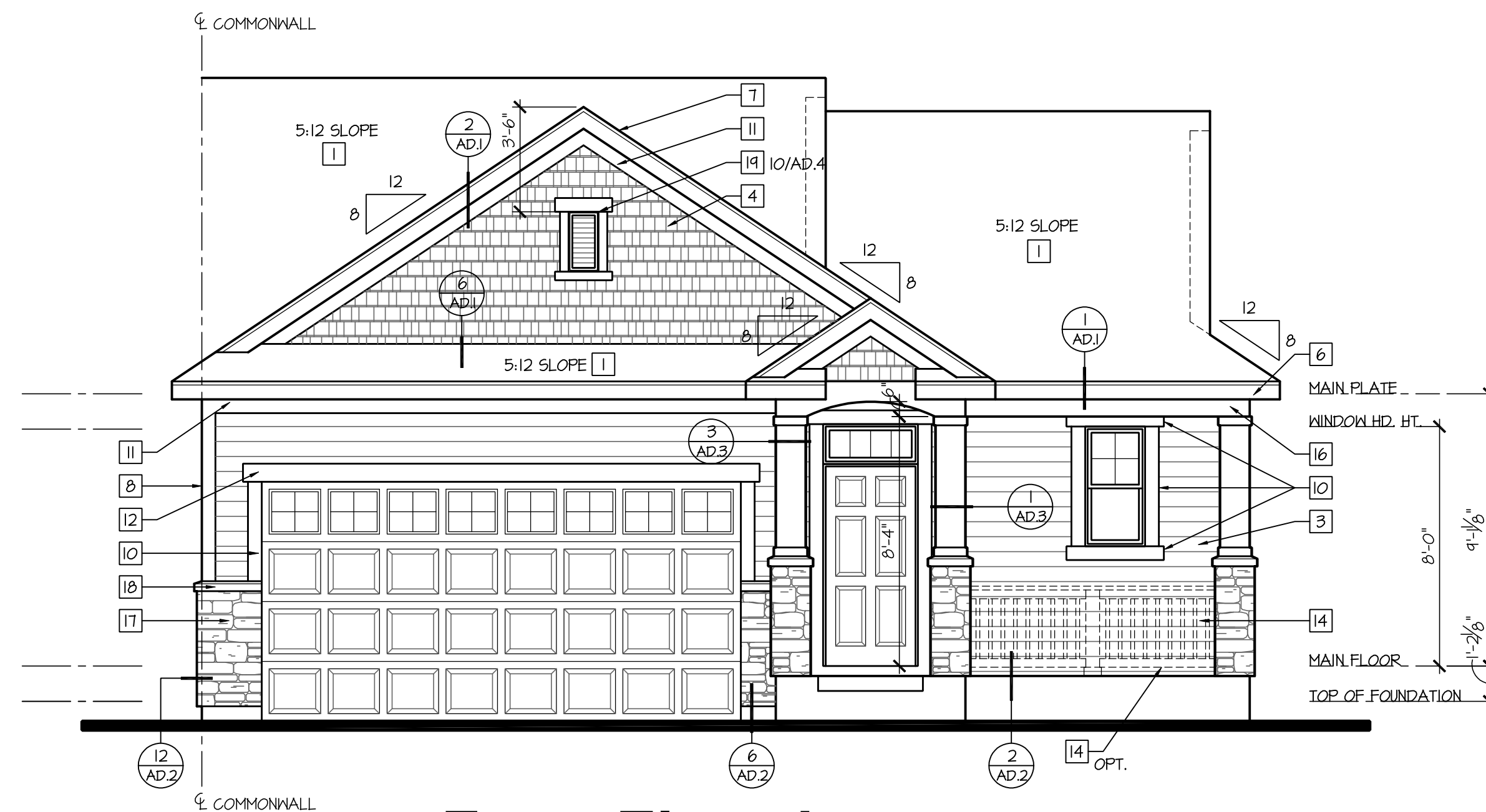
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 MAIN FLOOR PLAN

Waterford  
**A1.1A**



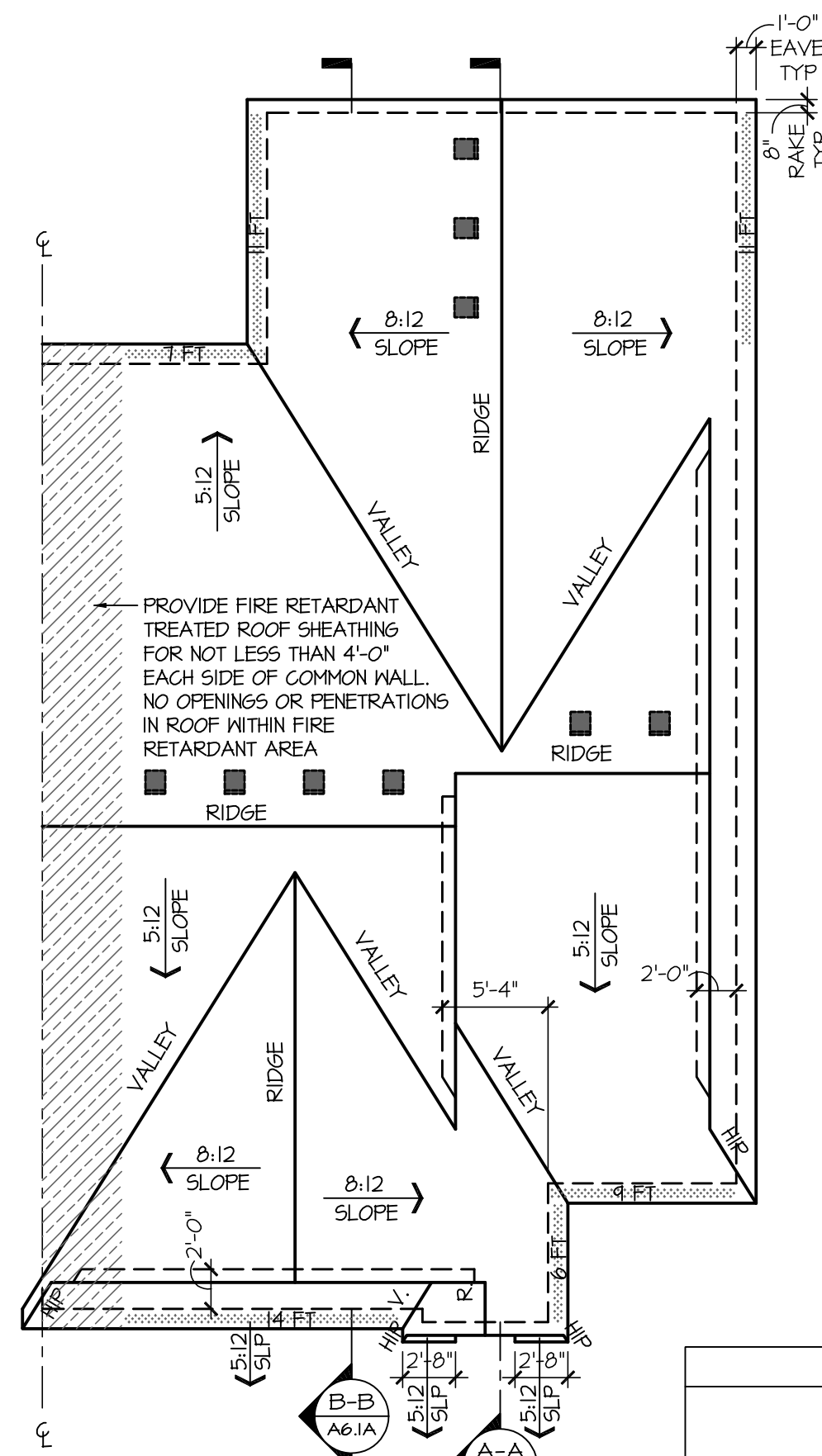
**Rear Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



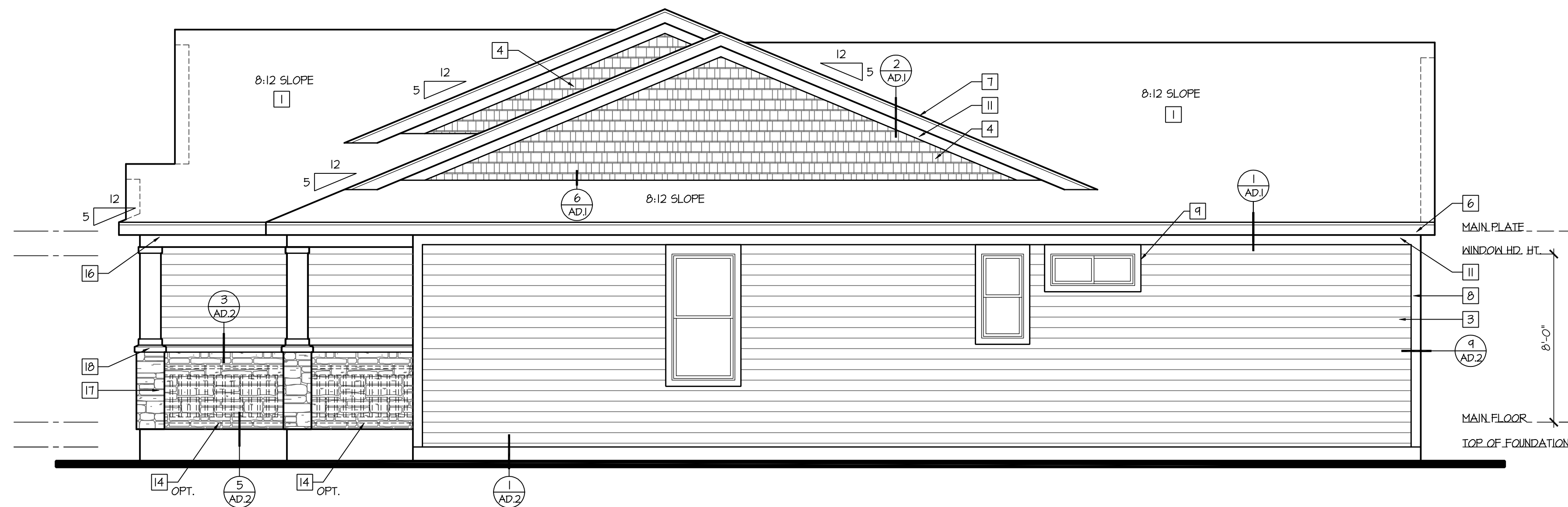
**Front Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Roof Plan**

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



**Right Elevation at End Wall Condition**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**ROOF VENTILATION CALCULATION TABLE - 2012 IRC - ELEVATION 'A'**

ATTIC SPACE	ATTIC AREA	CALCULATION	TOTAL VENT REQUIRED	HIGH VENTS PROVIDED		UNDER EAVE VENTS PROVIDED		LOWER POD VENTS		TOTAL VENT PROVIDED		
				#	AREA	%	LINEAL FEET	AREA	#		AREA	%
MAIN ROOF	1912 sq. FT.	/300x144=	918 sq.in.	9	450 sq.in.	49%	47	470 sq.in.	0	0 sq.in.	51%	920 sq.in.
MAIN ROOF w/ BASEMENT OPTION	1963 sq. FT.	/300x144=	942 sq.in.	9	450 sq.in.	48%	50	500 sq.in.	0	0 sq.in.	53%	950 sq.in.
MAIN ROOF w/ BEDROOM 3 OPTION	1964 sq. FT.	/300x144=	945 sq.in.	9	450 sq.in.	48%	50	500 sq.in.	0	0 sq.in.	53%	950 sq.in.

■ HIGH VENTS  
 ■ "AIR VENT" ROOF LOUVER MODEL RVAL-50/RV6L-50 OR RV6-55 (50 SQ. IN. NET FREE AREA PER LOUVER).  
 ■ LOW VENTS (CONTINUOUS SOFFIT VENT)  
 ■ VENTED SOFFIT (10 SQ. IN. NET FREE AREA PER LINEAL FOOT) OR EQUIVALENT

2012 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 8, SECTION R806.2 MINIMUM VENT AREA.  
 THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, NO MORE THAN 3 FEET BELOW THE RIDGE. THE BALANCE OF THE REQUIRED VENTILATION IS TO BE PROVIDED BY SOFFIT, EAVE OR CORNICE VENTS.

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
  - B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/8" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
  - B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
  - C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
  - D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY LOCAL CONDITIONS.

**GENERAL EXTERIOR ELEVATION NOTES:**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

**EXTERIOR ELEVATION KEYNOTES:**

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
1. COMPOSITION SHINGLES PER BUILDER.
  2. STANDING SEAM METAL ROOF PER BUILDER. INSTALL PER MANUFACTURE'S INSTALLATION INSTRUCTIONS.
  3. 3/8"x6" LAP SIDING, 5/4" EXPOSURE.
  4. SHAKE SIDING.
  5. BOARD & BATTEN SIDING.
  6. 3/8"x8" FASCIA. SEE ROOF PLAN FOR GUTTER AND DOWNSPOUT LOCATIONS.
  7. 3/8"x8" RAKE.
  8. 5/4x6 CORNER TRIM.
  9. 5/4x4 WINDOW/DOOR TRIM, FLASHING AS REQ'D AT HEADER TRIM.
  10. 5/4x6 WINDOW/DOOR TRIM, FLASHING AS REQ'D. RE: DETAILS.
  11. 5/4x6 TRIM.
  12. 5/4x8 TRIM.
  13. 5/4x10 TRIM.
  14. WOOD RAILING. RE: DETAIL 2/AD.3
  15. 6x6 REAL POSTS.
  16. 5/4x TRIM WRAPPED PORCH BEAM. RE: STRUCTURE, FUR OUT AS REQUIRED.
  17. ADHERED STONE VENEER.
  18. SLOPED STONE CAP.
  19. DECORATIVE GABLE VENT. RE: DETAILS.

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EXTERIOR ELEVATIONS  
ROOF PLAN



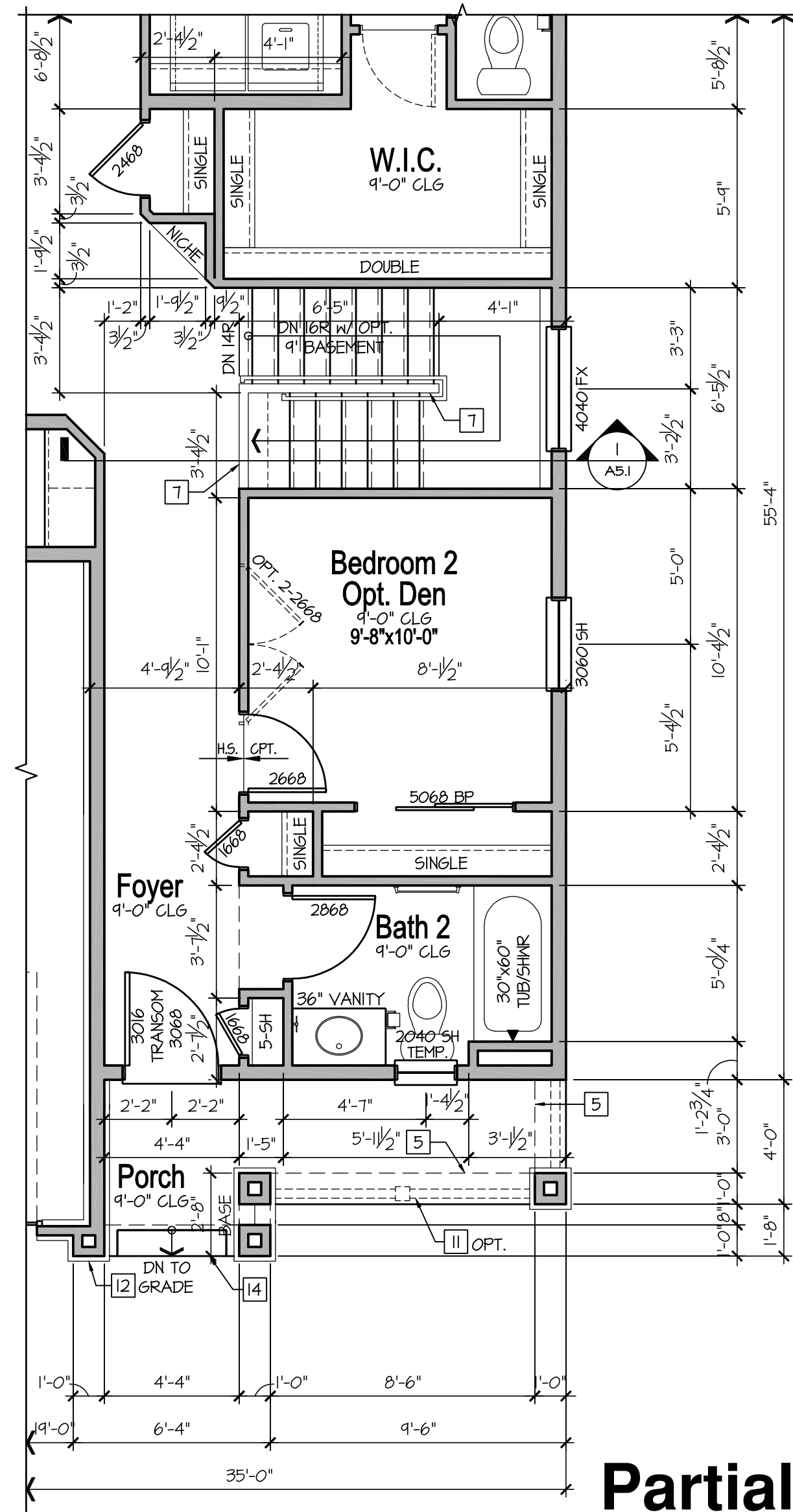
### Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



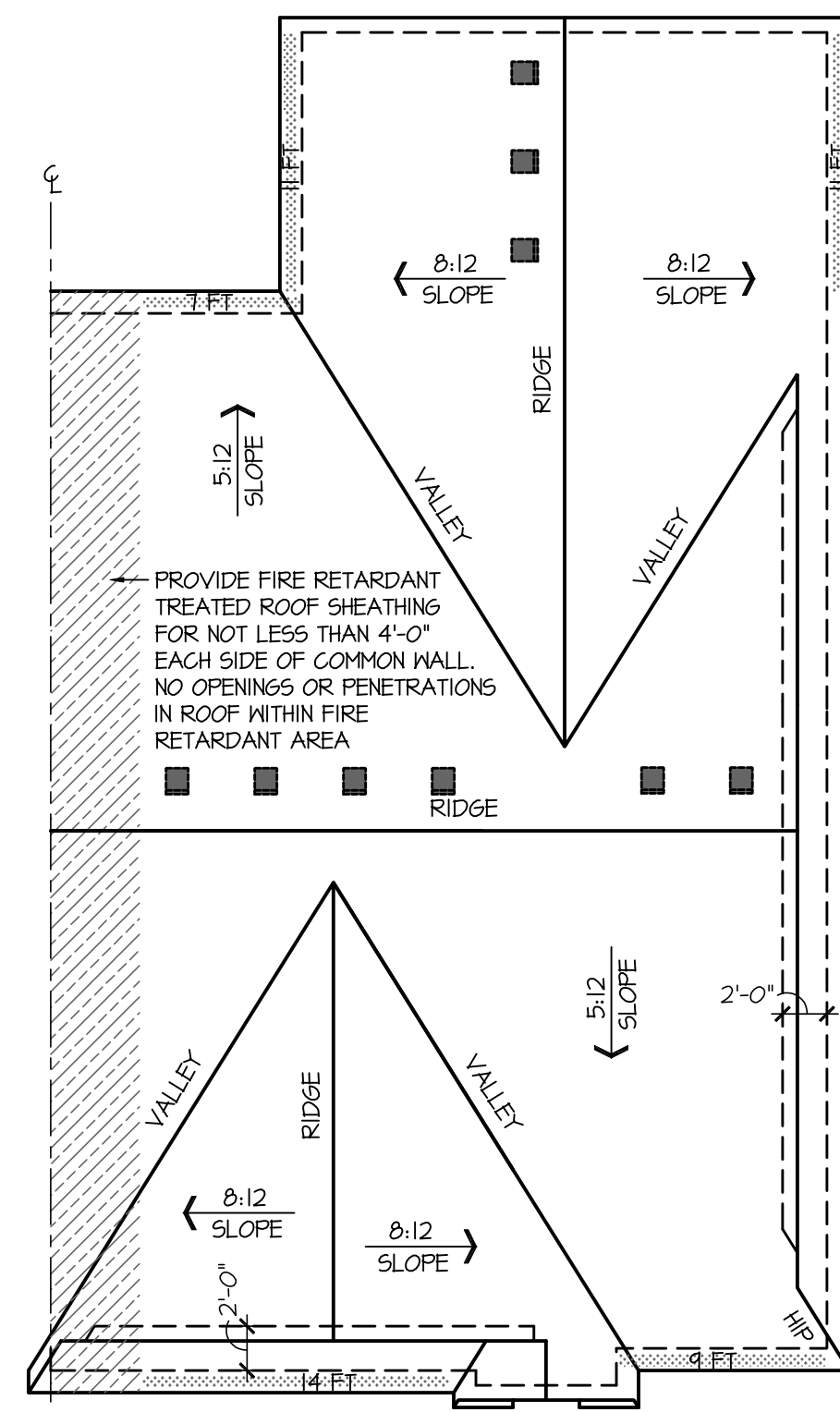
### Rear Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



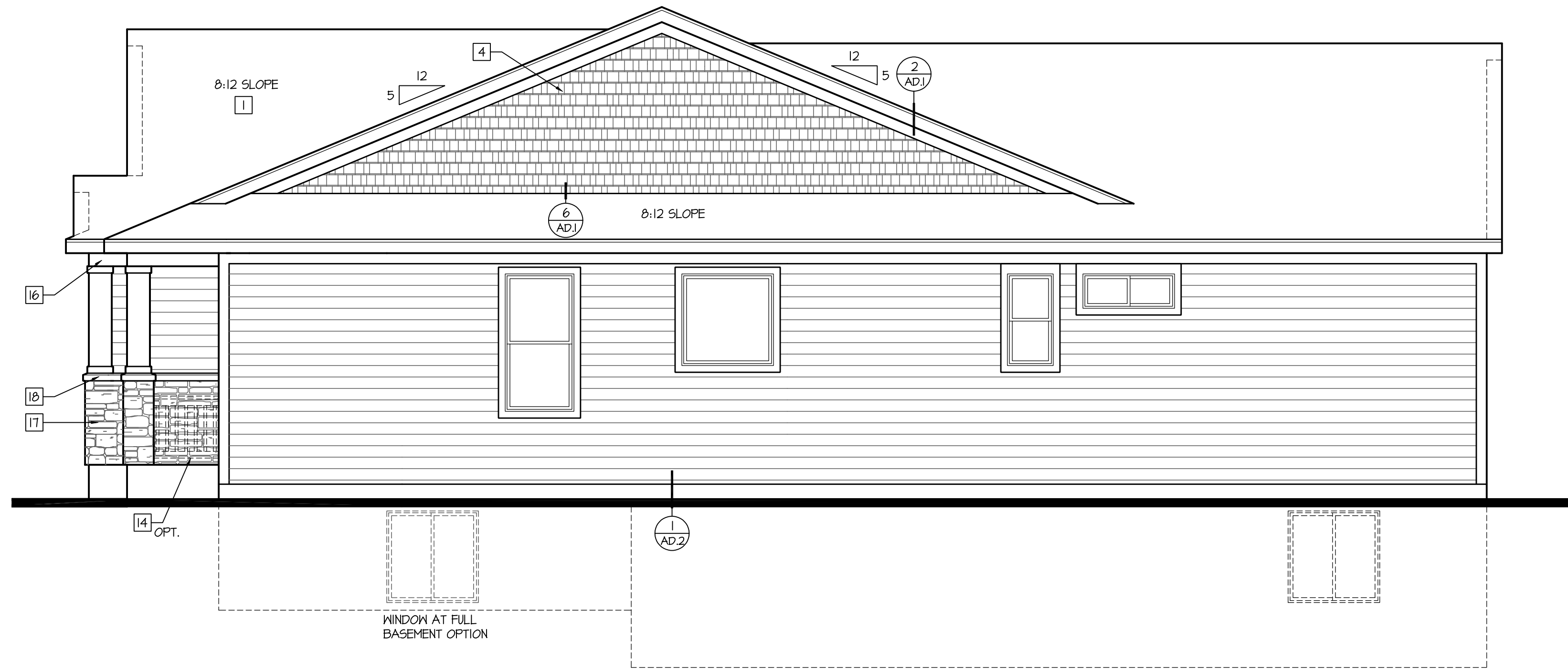
### Partial Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



### Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



### Right Elevation at End Wall Condition

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

### Elevation - A Optional Basement

### CONSTRUCTION ASSEMBLIES:

#### T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS

- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.

### BASEMENT PLAN NOTES:

- SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

### FLOOR PLAN NOTES:

- SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

### ELECTRICAL NOTES:

- SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

### ELEVATION NOTES:

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

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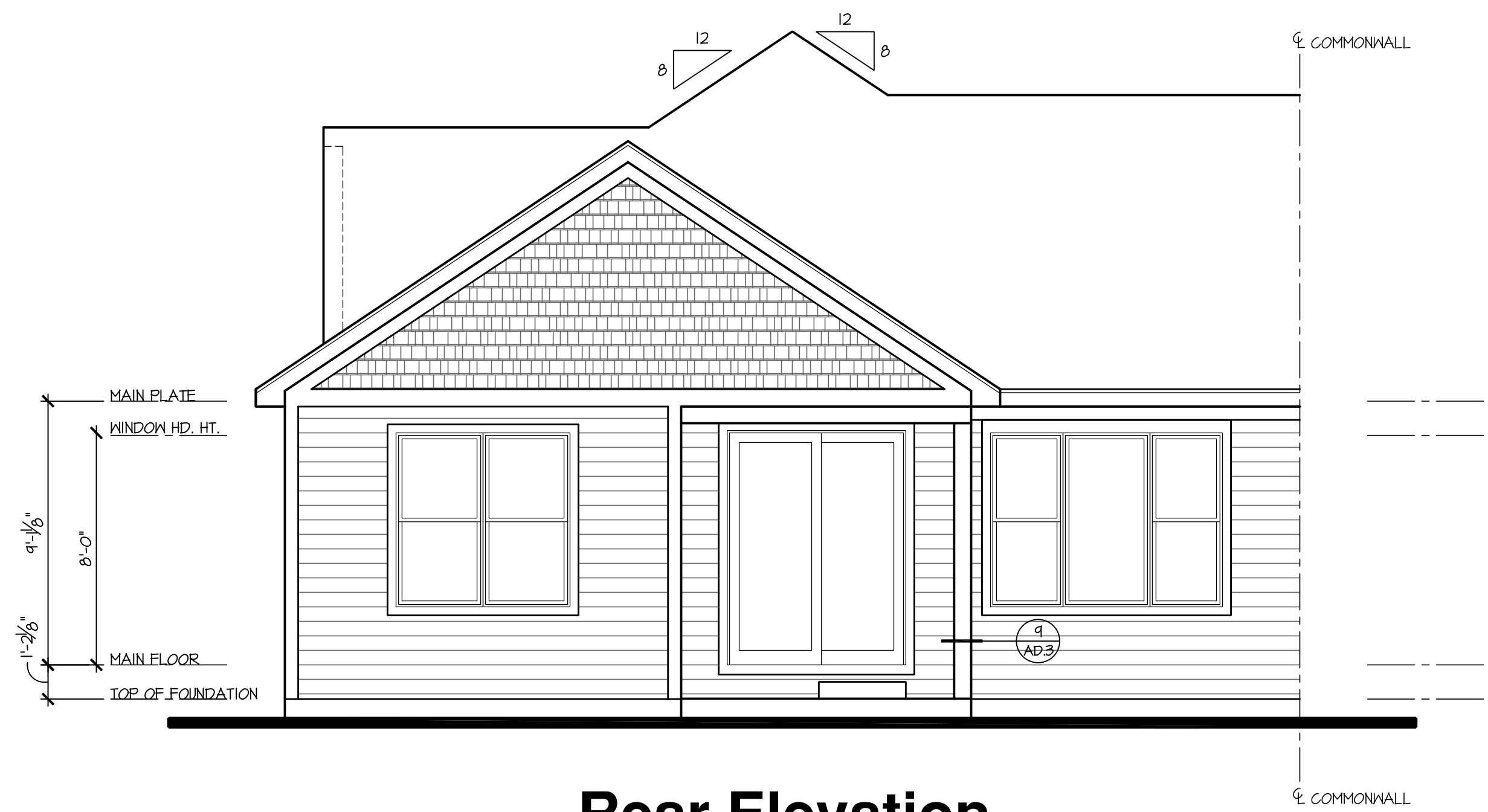
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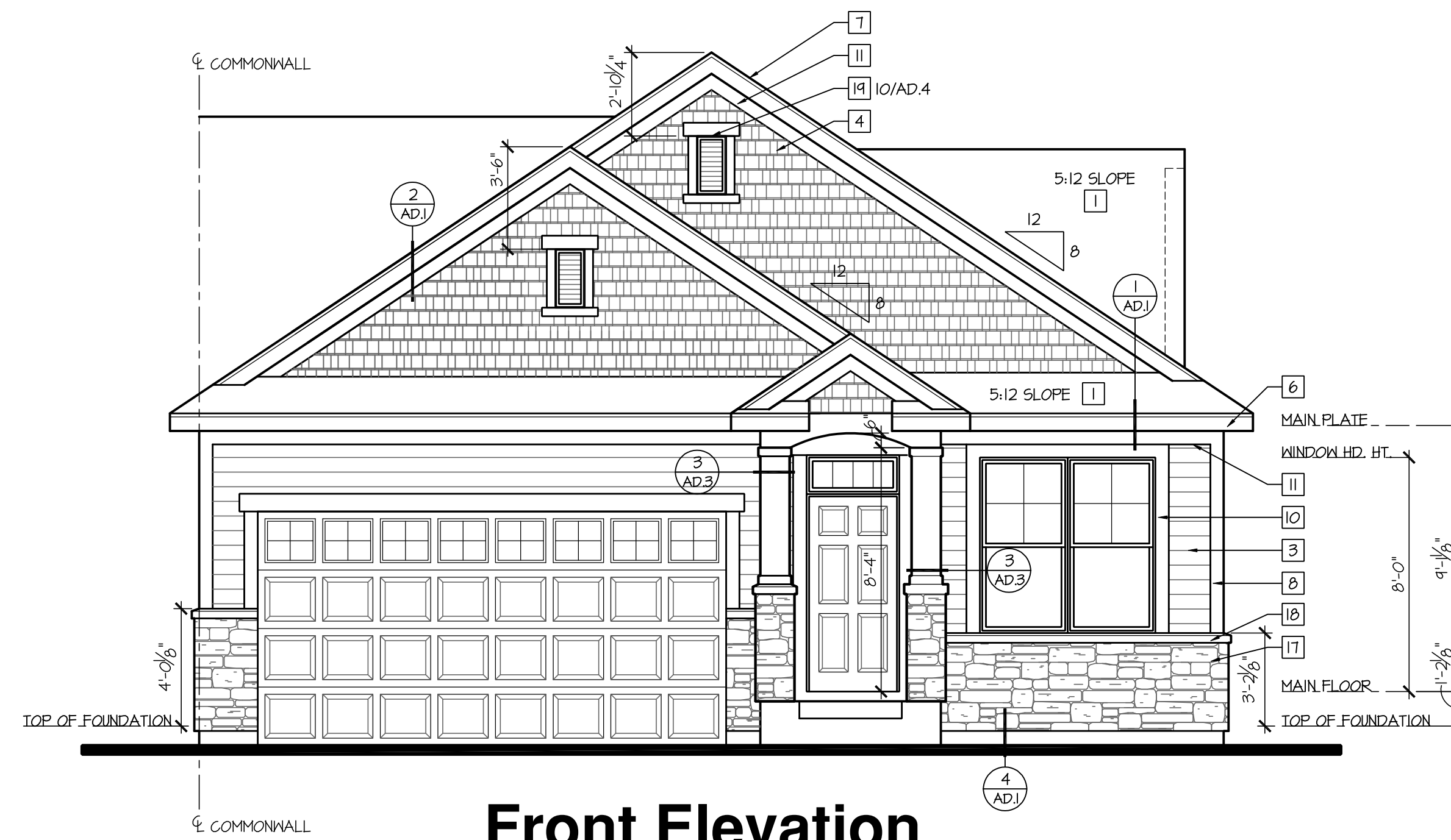
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OPTIONAL  
BASEMENT FLOOR PLAN  
PARTIAL MAIN FLOOR PLAN  
EXTERIOR ELEVATIONS

Waterford  
**A4.3.1A**



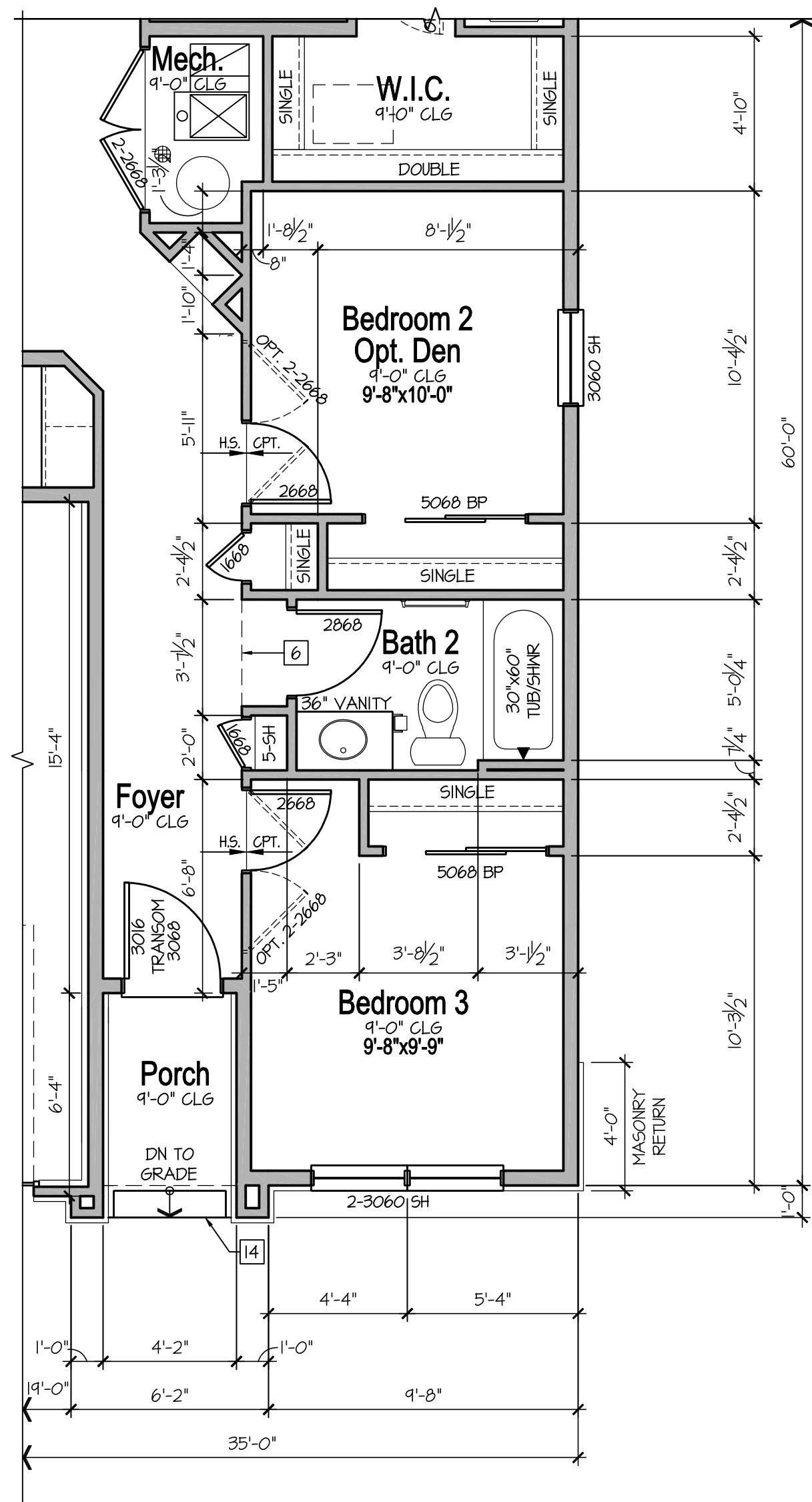
**Rear Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



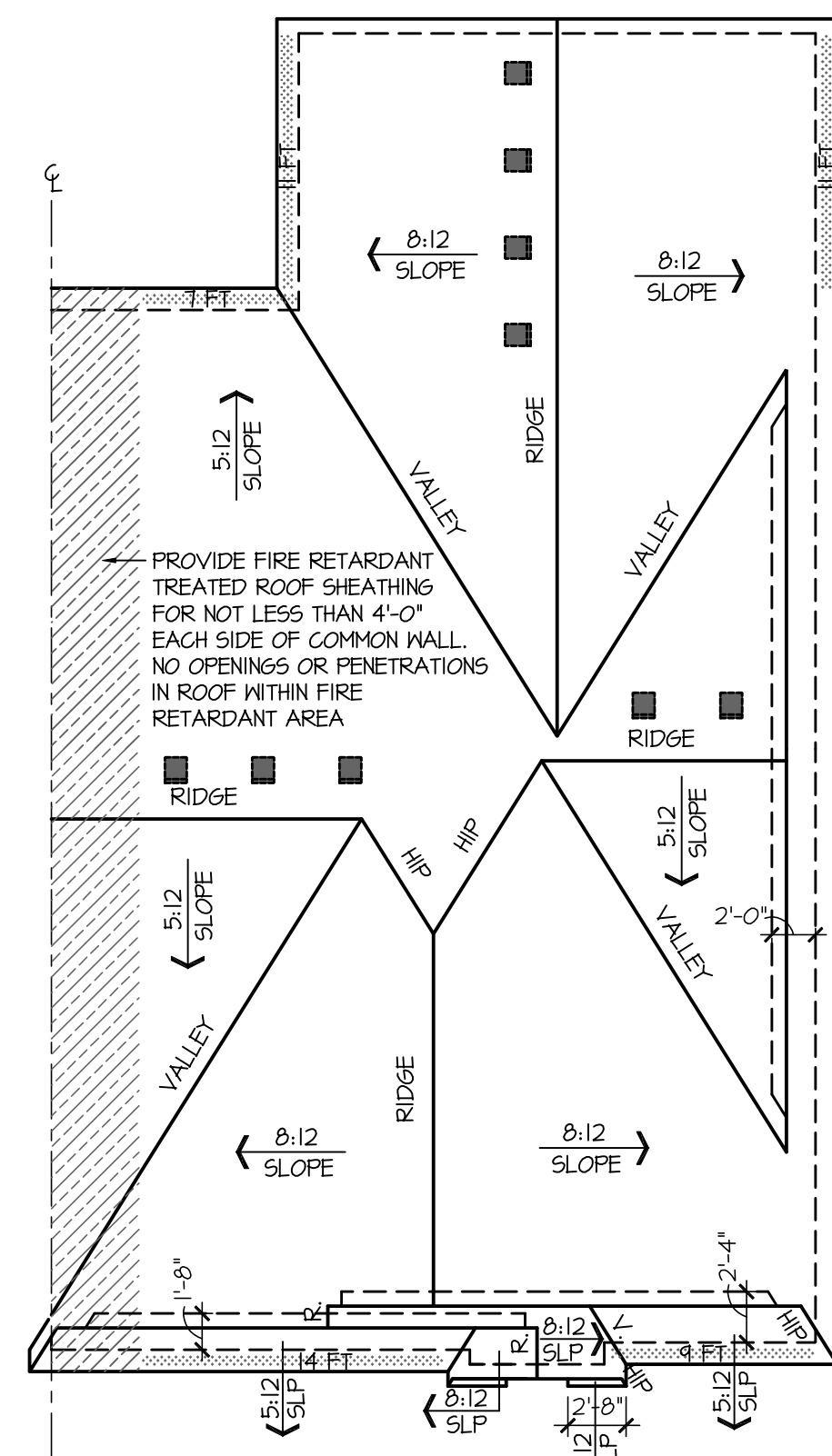
**Front Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Roof Plan**

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



**Right Elevation at End Wall Condition**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**CONSTRUCTION**

**ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR.:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:** CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

**BASEMENT PLAN**

**NOTES:**

- SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

**FLOOR PLAN NOTES:**

- SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELECTRICAL NOTES:**

- SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELEVATION NOTES:**

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

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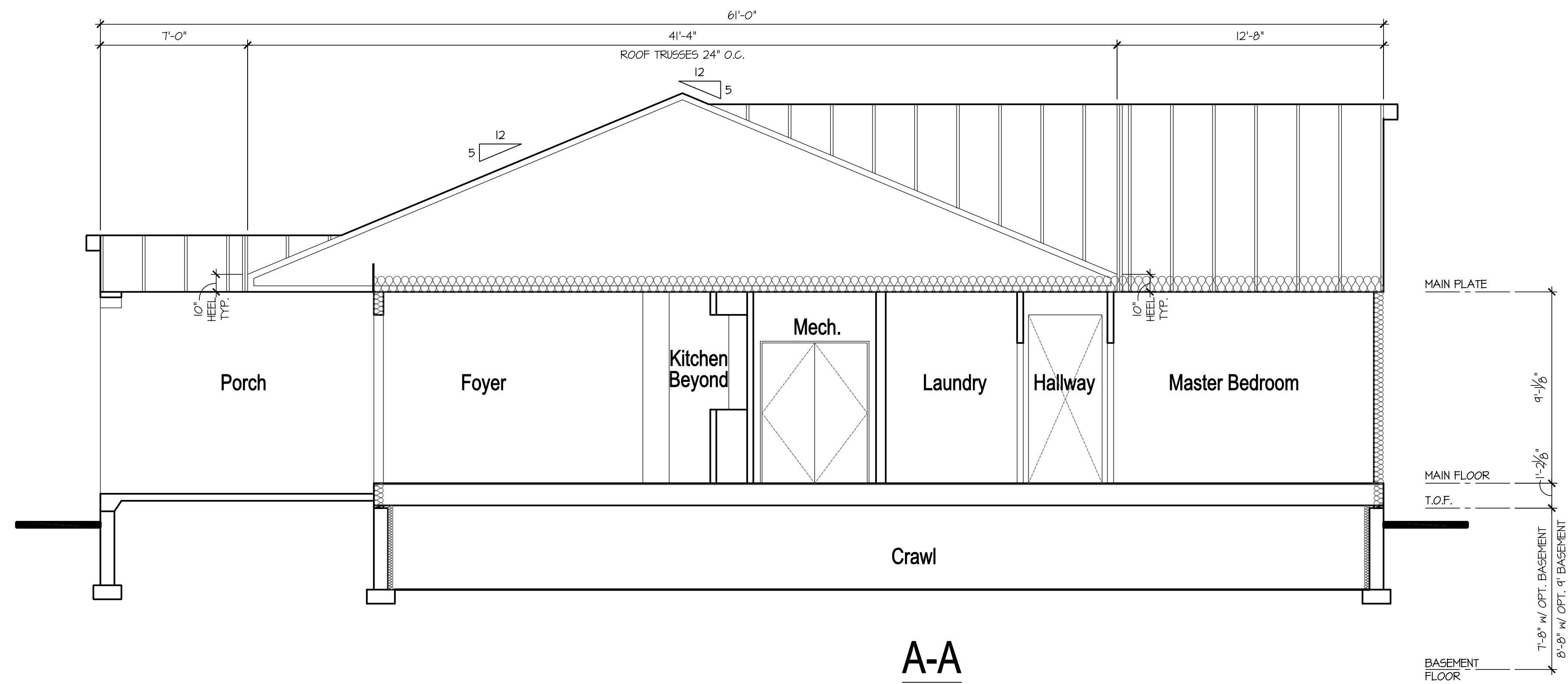
OPTIONAL  
BEDROOM 3  
PARTIAL MAIN FLOOR PLAN  
EXTERIOR ELEVATIONS

Waterford

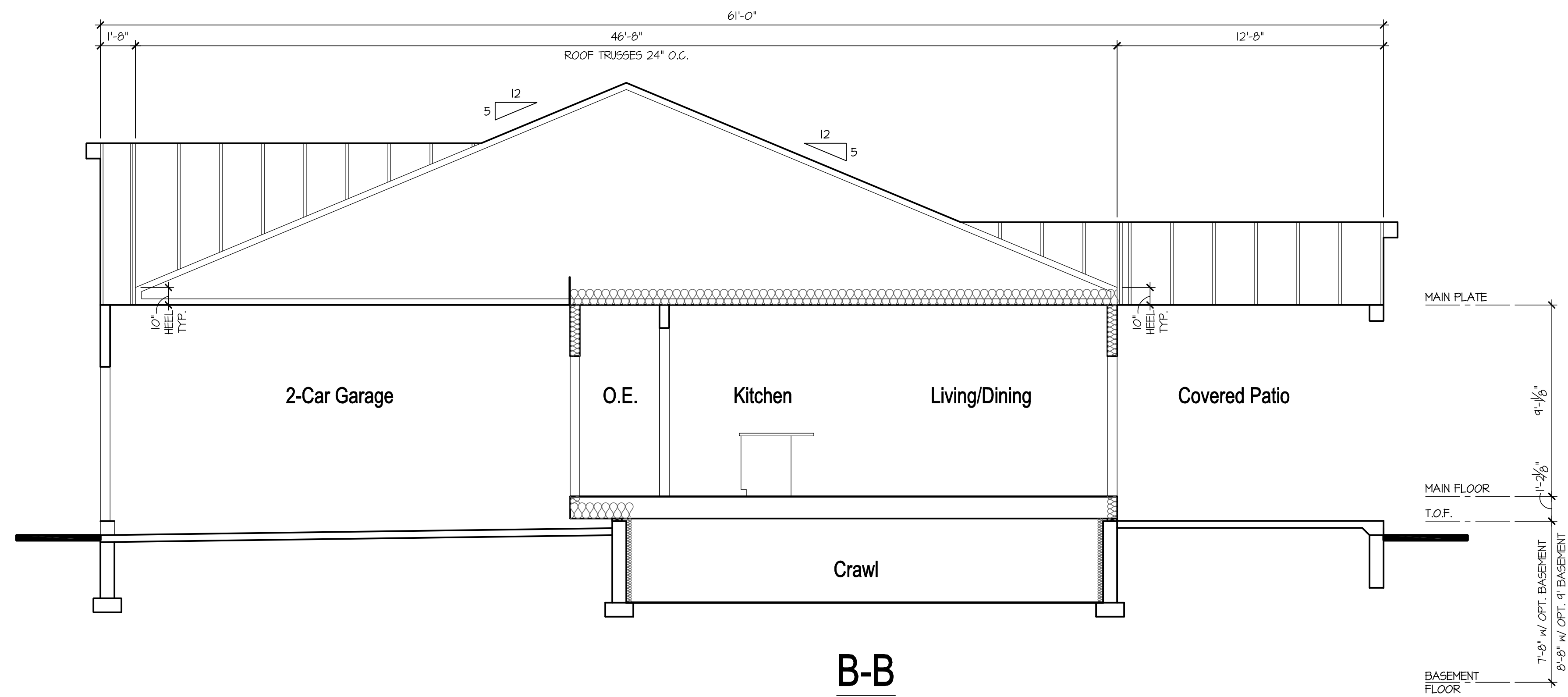
**A4.4.1A**

**Elevation - A**  
**Optional Bedroom 3**

NOTE: NOT AVAILABLE w/ OPT. BASEMENT



**A-A**



**B-B**

**CONSTRUCTION ASSEMBLIES:**

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- B1. **TYPICAL SIDING WALL CONSTRUCTION:**  
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INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR.:**  
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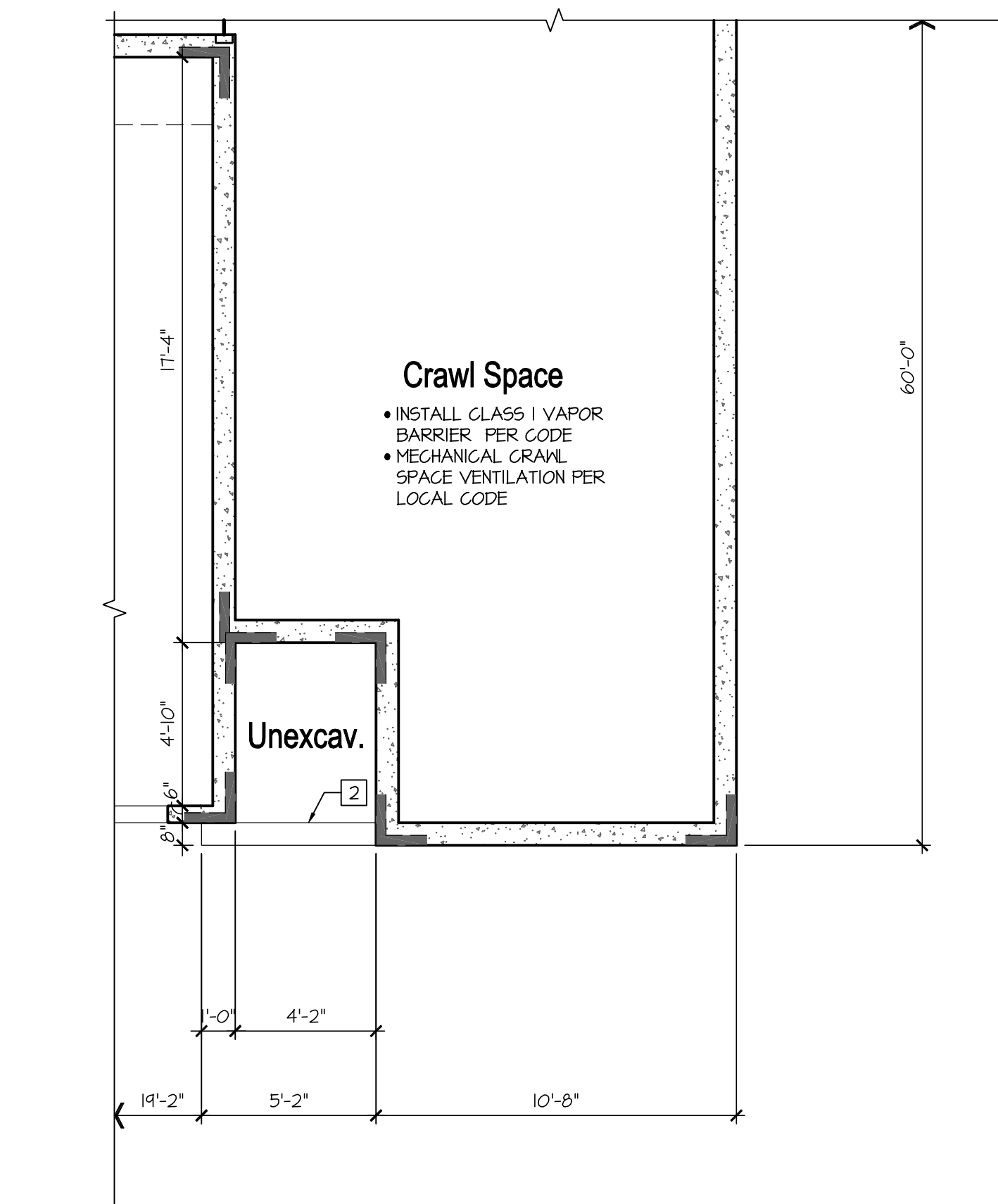


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BUILDING SECTIONS

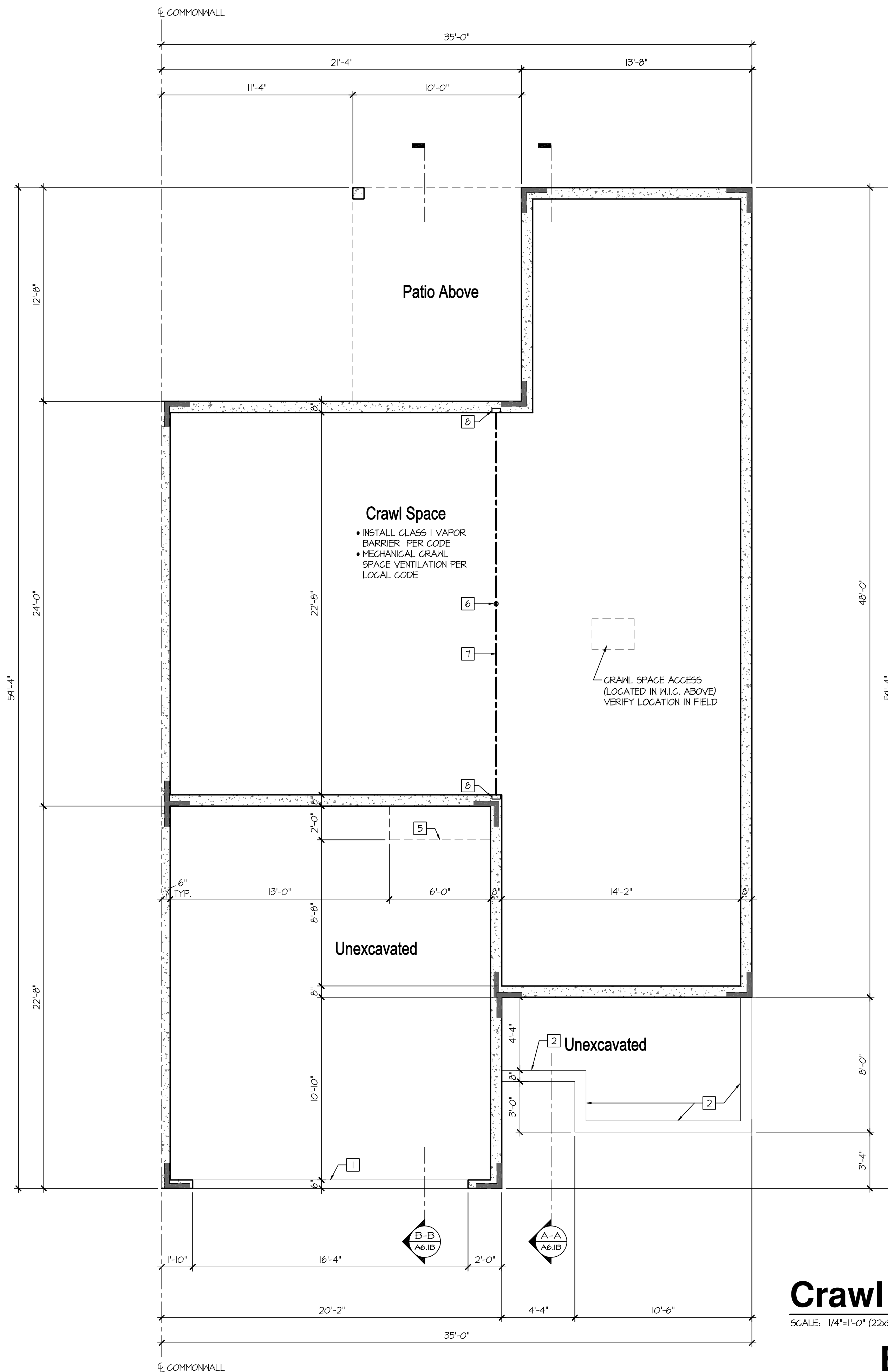
**Elevation A**  
**Building Sections**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Opt. Bedroom 3  
Partial Crawl Space Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Crawl Space Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**Elevation - B**

**CONSTRUCTION ASSEMBLIES:**

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COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTRUCTION:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.

**GENERAL BASEMENT PLAN NOTES:**

- ALL UNDIMENSIONED PARTITIONS (P-T) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, PROVIDE THE FOLLOWING:
  - AT PAD FOOTINGS, PROVIDE 8"x8" CONCRETE PEDIestal FLUSH WITH CONCRETE FLOOR FOR ATTACHMENT OF POST BASE.
  - AT CONTINUOUS FOOTINGS UNDER FRAMING BEARING WALLS, PROVIDE 6" WIDE CONTINUOUS CONCRETE STEM, TOP OF STEM FLUSH WITH CONCRETE FLOOR & CENTERED ON FOOTING.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

**BASEMENT PLAN KEYNOTES:**

- #** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
  2. DROP TOP OF FOUNDATION 12" MINIMUM. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM w/ LADDER AT EGRESS WINDOWS.
  3. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
  4. LINE OF FRAMING ABOVE.
  5. STEEL POST, RE: STRUCTURE.
  6. DROPPED BEAM, RE: STRUCTURE.
  7. BEAM POCKET.
  8. SUMP PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
  9. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F.
  10. DROPPED CEILING, VERIFY HEIGHT IN FIELD (6'-8" MINIMUM).

ISSUE DATE: 05-17-2017

NO.	REVISIONS

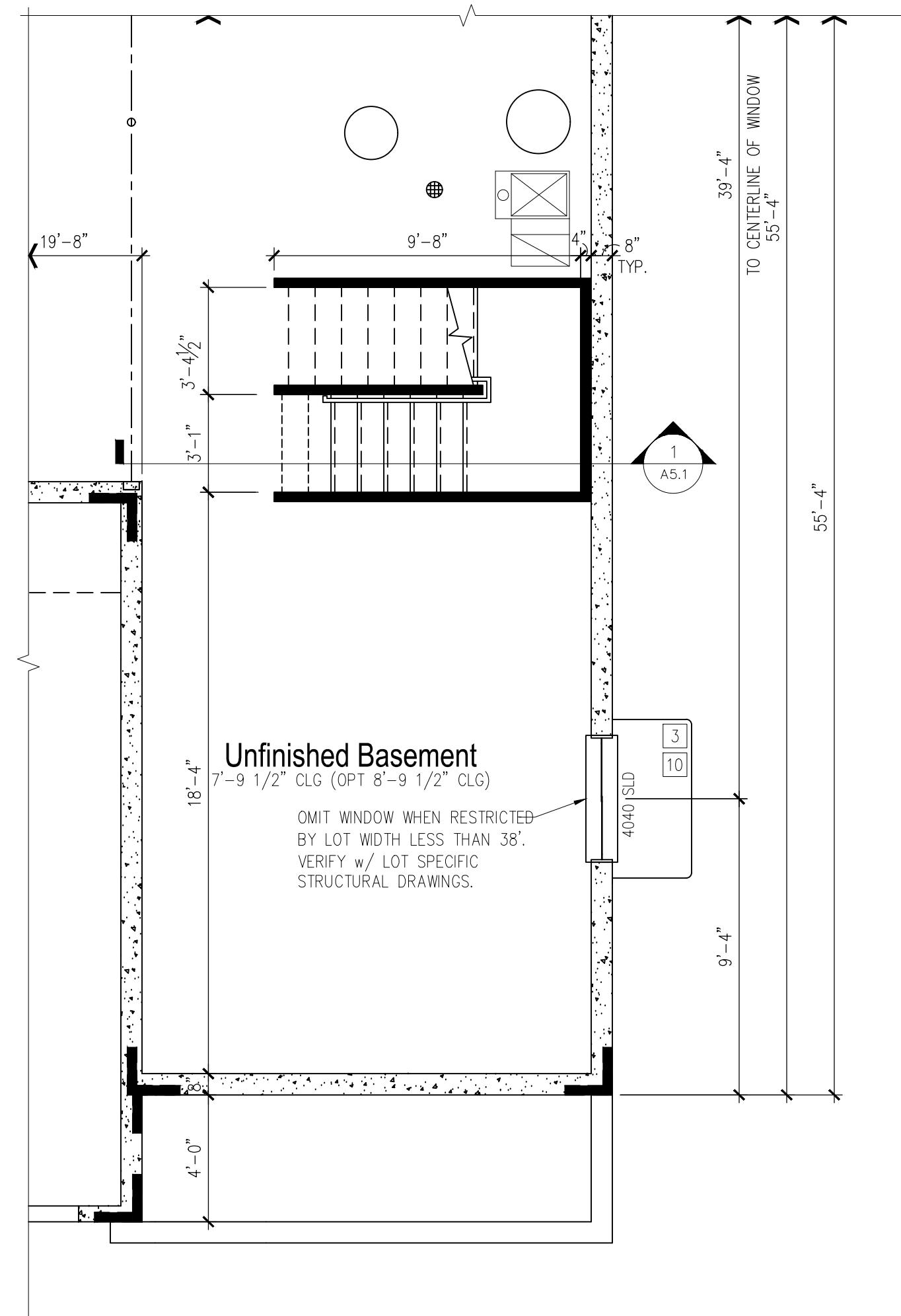


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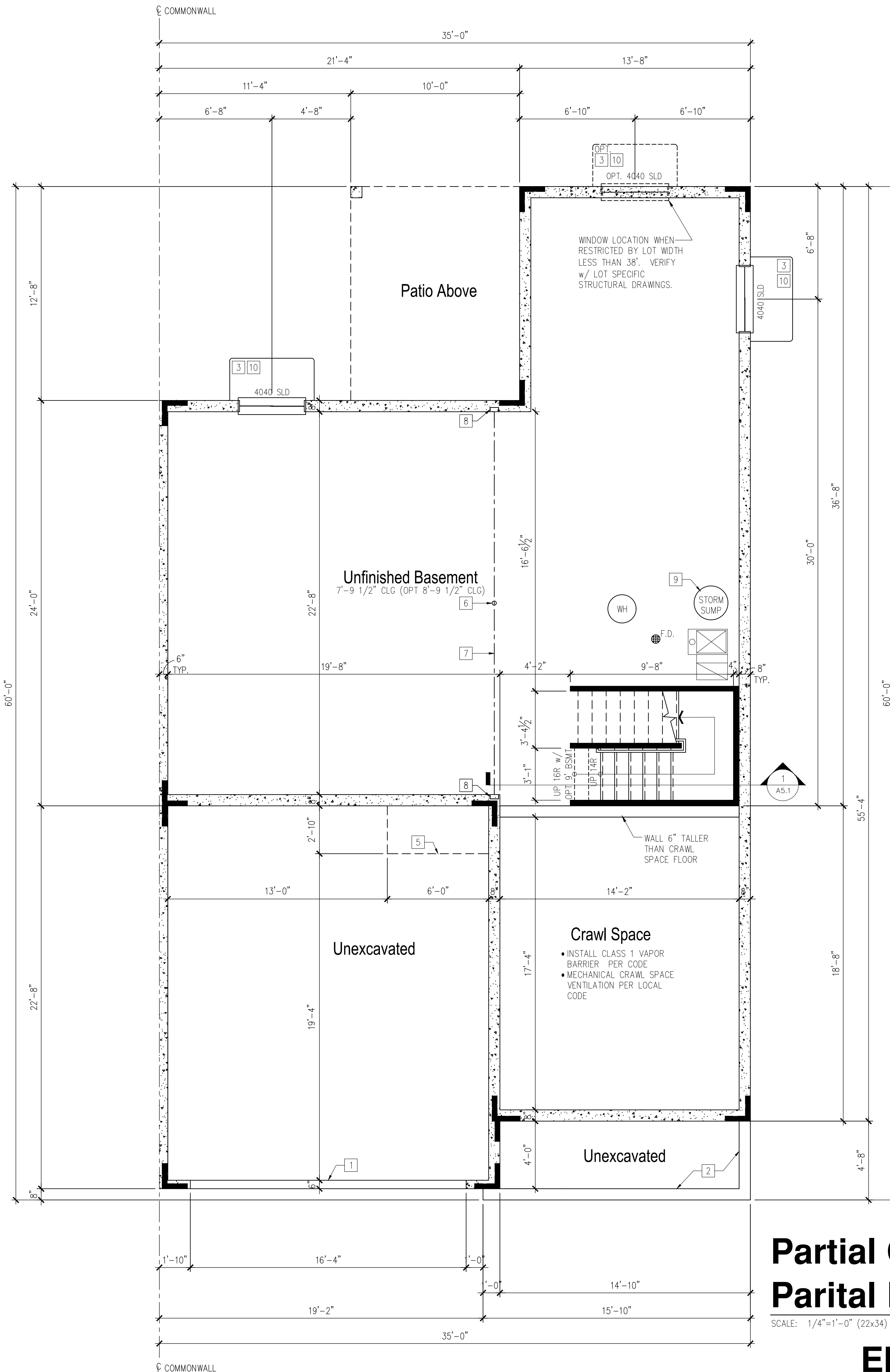
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DRAWN: WK, BK CHECKED: PP  
CRAWL SPACE PLAN  
OPT. BEDROOM 3  
PARTIAL CRAWL SPACE PLAN

Waterford  
**A0.1B**



**Opt. Full Basement Parital Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Partial Crawl Space/ Parital Basement Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**Elevation - B**

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILINGS: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION: SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) W/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR.: ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. W/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION: FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION: CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER. VERIFY W/ LOCAL CONDITIONS.

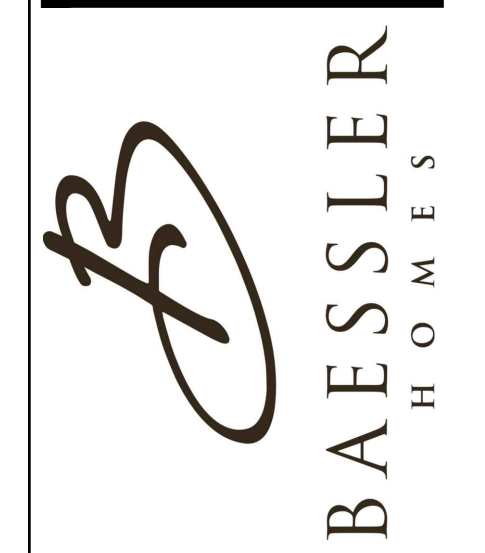
**GENERAL BASEMENT PLAN NOTES:**

- ALL UNDIMENSIONED PARTITIONS ( ) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, PROVIDE THE FOLLOWING:
  - AT PAD FOOTINGS, PROVIDE 8"x8" CONCRETE PEDESTAL FLUSH WITH CONCRETE FLOOR FOR ATTACHMENT OF POST BASE.
  - AT CONTINUOUS FOOTINGS UNDER FRAMING BEARING WALLS, PROVIDE 6" WIDE CONTINUOUS CONCRETE STEM, TOP OF STEM FLUSH WITH CONCRETE FLOOR & CENTERED ON FOOTING.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

**BASEMENT PLAN KEYNOTES:**

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
- 2. DROP TOP OF FOUNDATION 12" MINIMUM.
- 3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM W/ LADDER AT EGRESS WINDOWS.
- 4. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
- 5. LINE OF FRAMING ABOVE.
- 6. STEEL POST, RE: STRUCTURE.
- 7. DROPPED BEAM, RE: STRUCTURE.
- 8. BEAM POCKET.
- 9. SUMP PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
- 10. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F.
- 11. DROPPED CEILING, VERIFY HEIGHT IN FIELD. (6'-8" MINIMUM).

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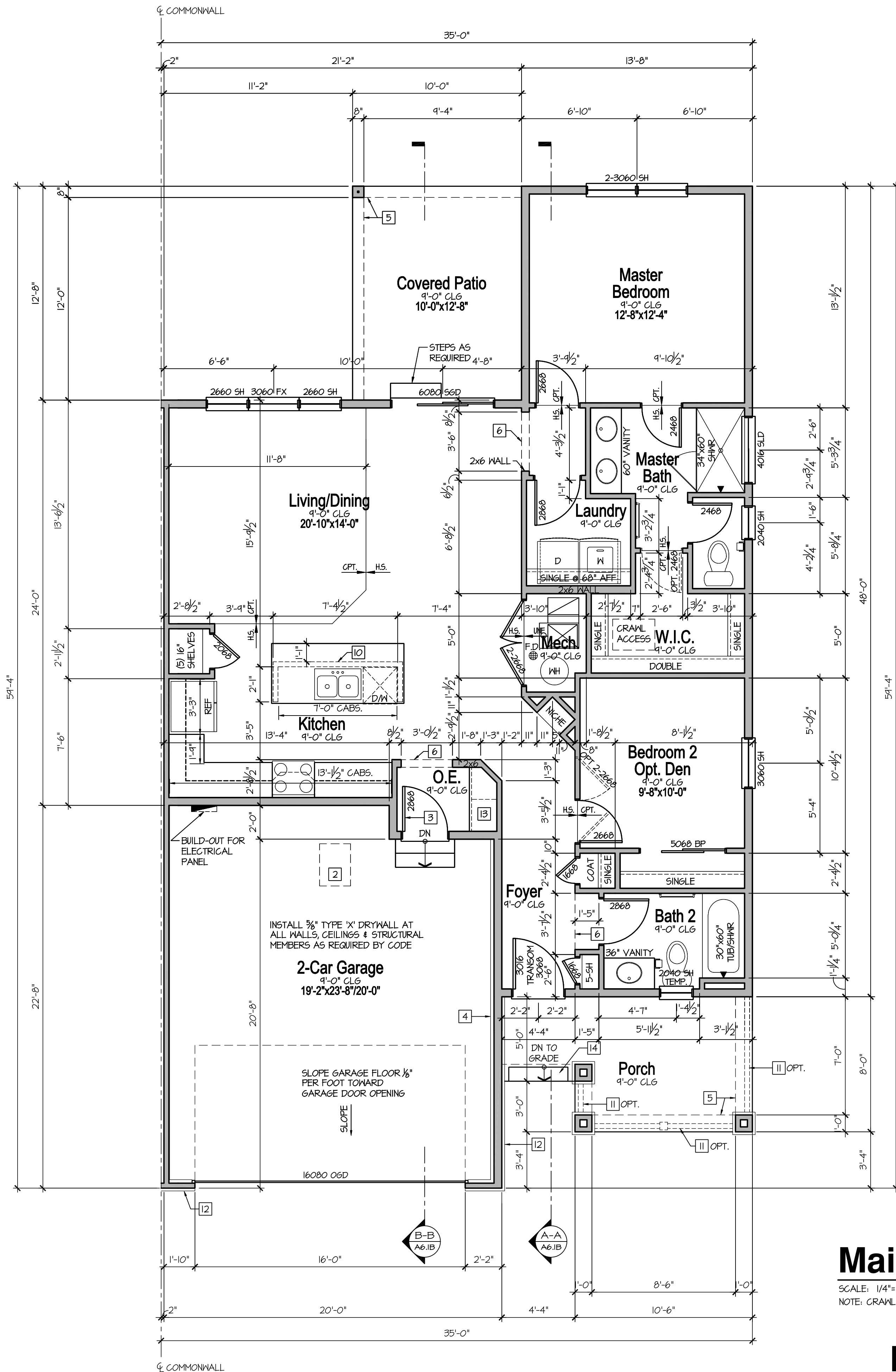
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PARTIAL CRAWL SPACE/  
PARTIAL BASEMENT PLAN  
OPTIONAL FULL BASEMENT

Waterford

**A0.2B**

Lots BE11 & BE12 - 09/13/2017



# Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: CRAWL SPACE SHOWN

# Elevation - B

## CONSTRUCTION ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.

## GENERAL FLOOR PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-T) ARE 3/2" ROUGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC. SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS.
- CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS NOTED OTHERWISE.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" A.F.F. (UNO.) w/ 4'-1 1/8" CLG. AND 7'-0" A.F.F. (UNO.) w/ 8'-1 1/8" CLG.

## FLOOR PLAN KEYNOTES:

- #** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS:
- 1. SHOWER SEAT 18" A.F.F.
- 2. ATTIC ACCESS (22"x30" UNO.)
- 3. SOLID CORE DOOR W/ SELF CLOSER.
- 4. LINE OF FOUNDATION BELOW.
- 5. LINE OF SOFFIT ABOVE (REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS AND DETAILS).
- 6. 8'-0" GYPSUM BOARD SOFFIT.
- 7. HALF WALL @ 42" A.F.F. W/ WOOD CAP.
- 8. LINE OF FRAMING ABOVE.
- 9. LINE OF FRAMING BELOW.
- 10. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
- 11. EXTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
- 12. STONE MAINGOVT VENEER, SEE EXTERIOR ELEVATIONS FOR HEIGHT.
- 13. BENCH W/ CUBBIES, RE: DETAIL 9/AD.4
- 14. INSET PORCH STEP, RE: STRUCTURE.

SQUARE FOOTAGES	
	Elevation B
MAIN FLOOR LIVING	1195
TOTAL LIVING	1195
GARAGE	436
CRAWL SPACE	1188
PORCH	106
REAR COVERED PATIO	127
PLAN OPTIONS	
OPT. PARTIAL BASEMENT	433
CRAWL W/ OPT. PARTIAL BASEMENT	255
OPT. FULL BASEMENT	1188
OPT. FINISHED BASEMENT AREA	+810
OPT. FULL FINISHED BASEMENT AREA	+1124
OPT. BASEMENT - MAIN FLOOR	+112
OPT. BEDROOM 3 - MAIN FLOOR	+156
OPT. FLEX - MAIN FLOOR	+36

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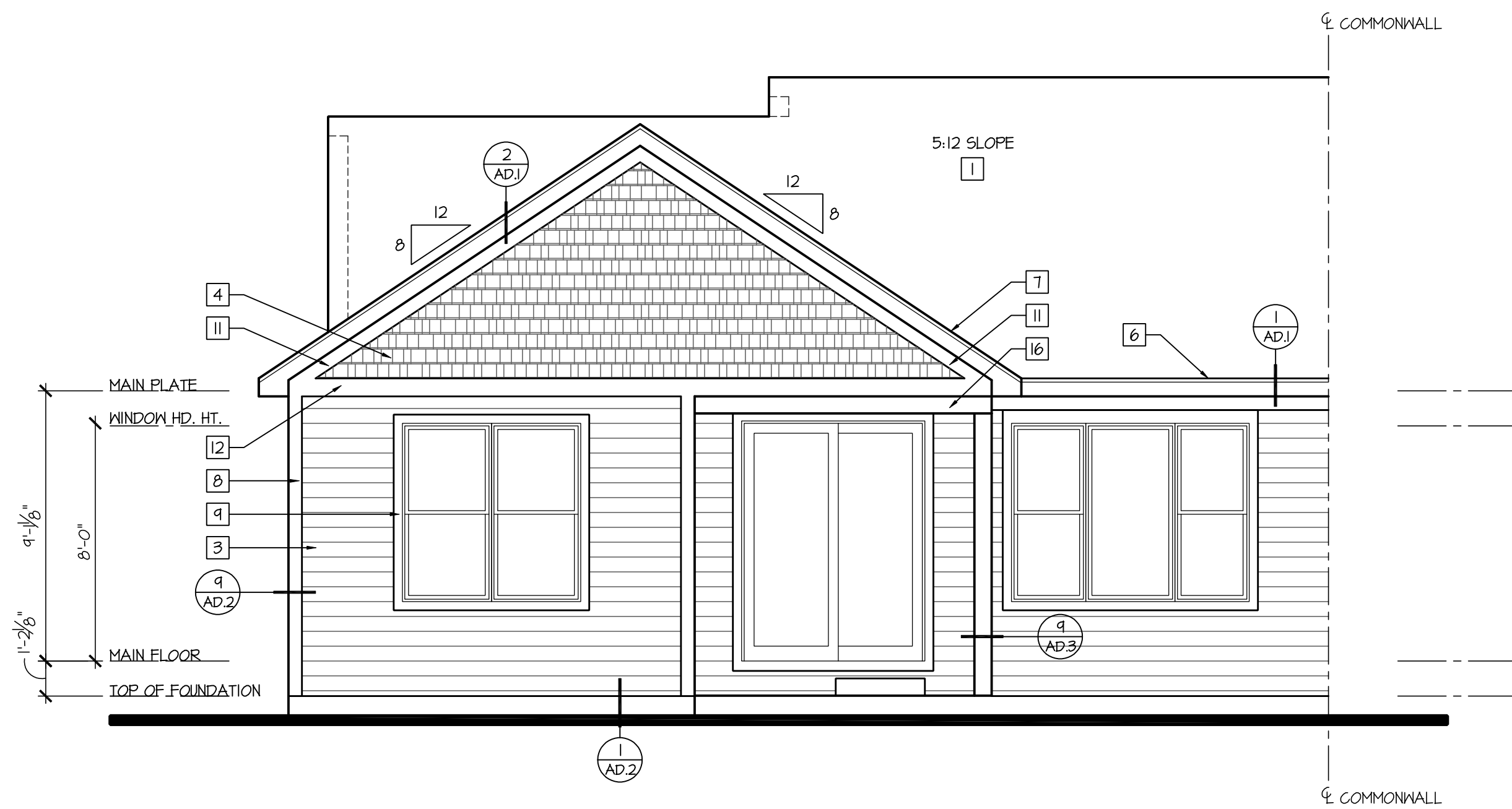
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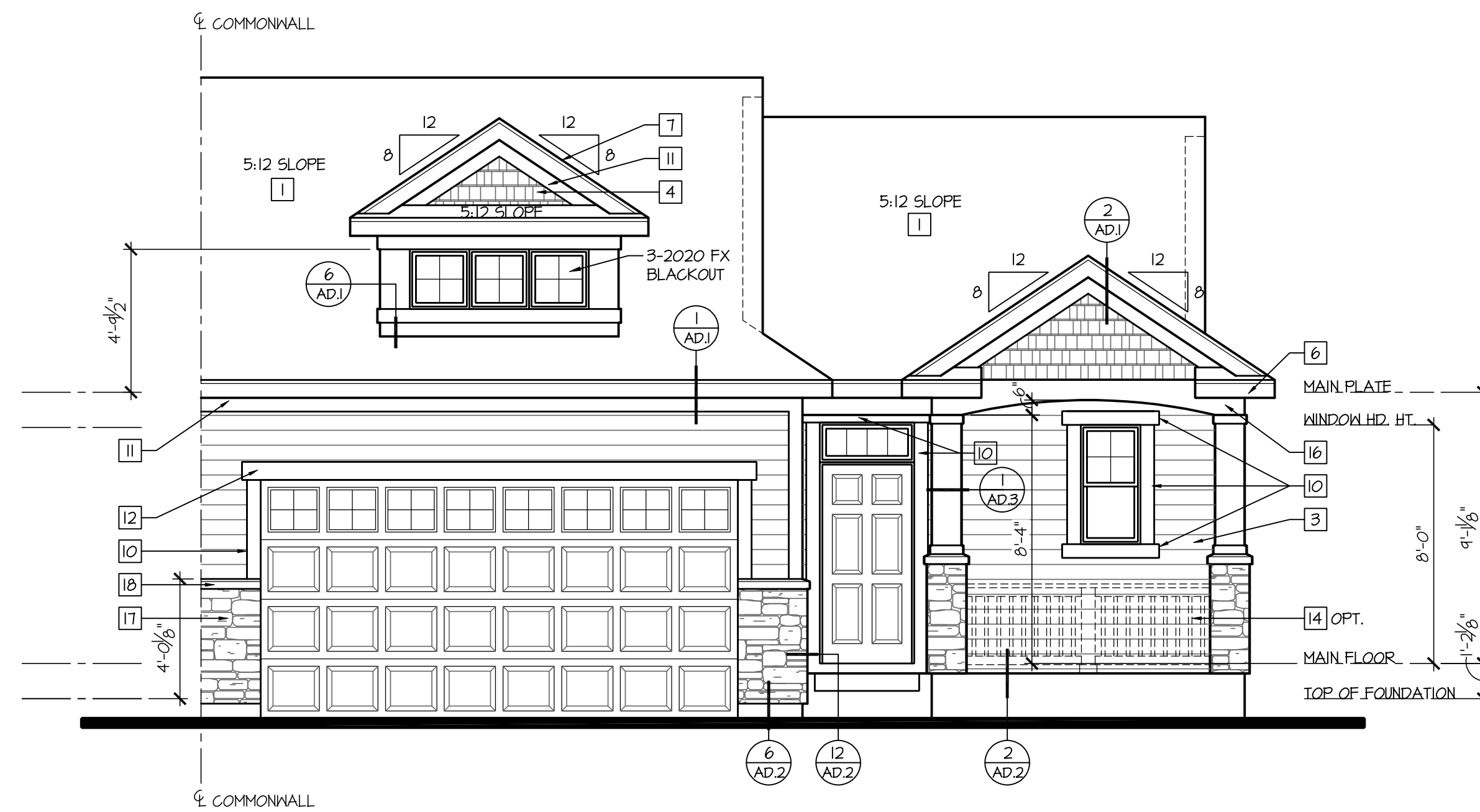
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Waterford  
**A1.1B**



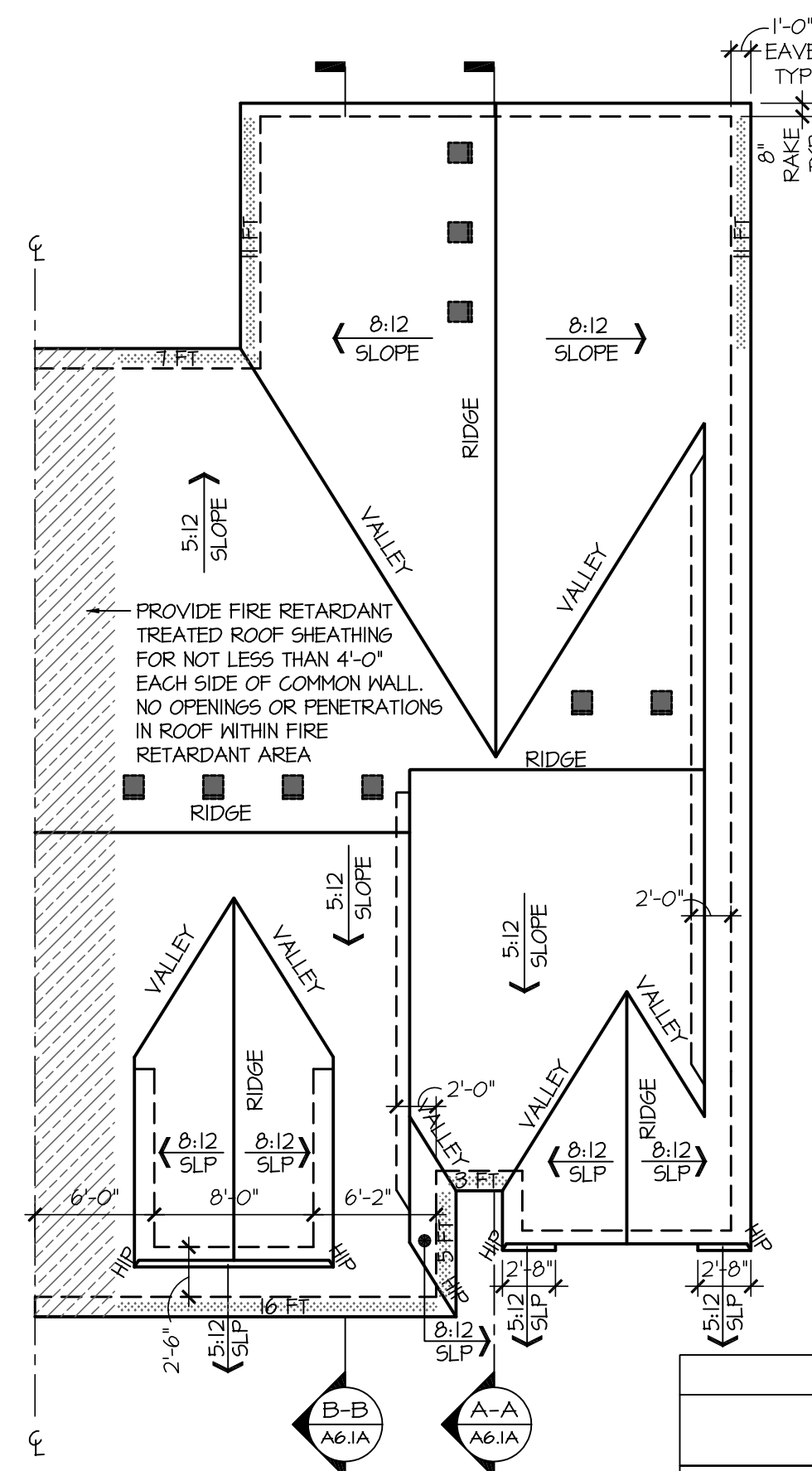
### Rear Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



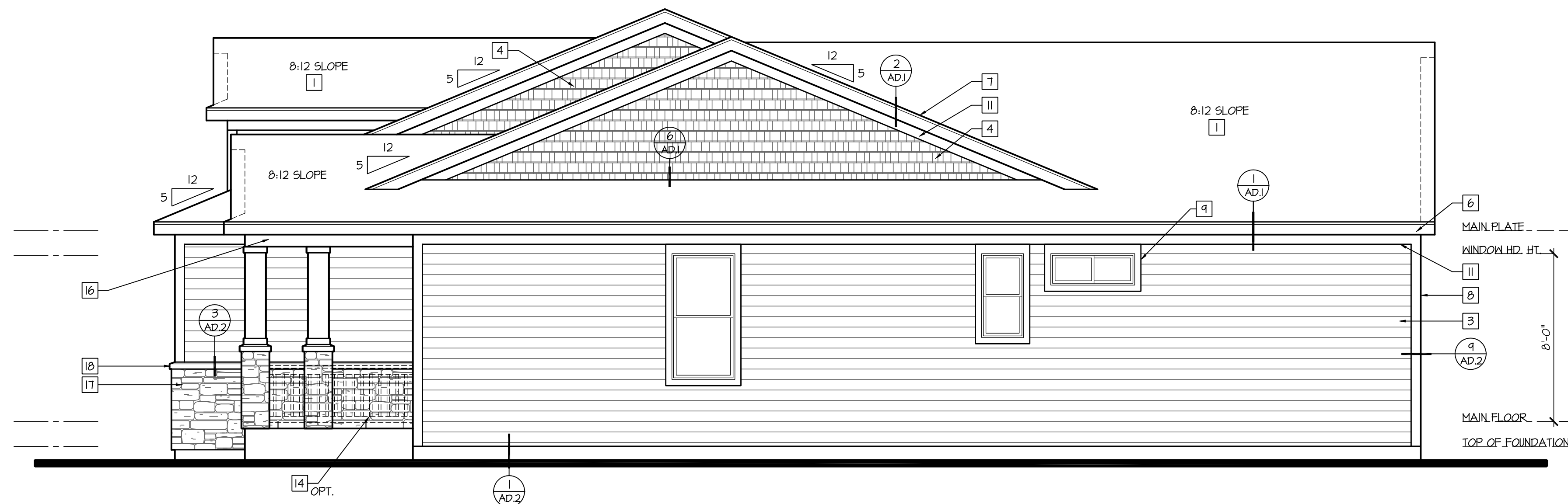
### Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



### Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



### Right Elevation at End Wall Condition

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

ATTIC SPACE	ATTIC AREA	CALCULATION	TOTAL VENT REQUIRED	HIGH VENTS PROVIDED		UNDER EAVE VENTS PROVIDED		LOWER POD VENTS		TOTAL VENT PROVIDED		
				#	AREA	%	LINEAL FEET	AREA	#		AREA	%
MAIN ROOF	1875 sq. FT.	/300x144=	900 sq.in.	9	450 sq.in.	50%	45	450 sq.in.	0	0 sq.in.	50%	900 sq.in.
MAIN ROOF w/ BASEMENT OPTION	1948 sq. FT.	/300x144=	934 sq.in.	9	450 sq.in.	48%	49	490 sq.in.	0	0 sq.in.	53%	940 sq.in.
MAIN ROOF w/ BEDROOM 3 OPTION	1969 sq. FT.	/300x144=	942 sq.in.	9	450 sq.in.	48%	50	500 sq.in.	0	0 sq.in.	53%	950 sq.in.

■ HIGH VENTS  
 \*AIR VENT\* ROOF LOUVER MODEL RVAL-50/RV6L-50 OR RV6-55 (50 SQ. IN. NET FREE AREA PER LOUVER).  
 ■ LOW VENTS (CONTINUOUS SOFFIT VENT)  
 ■ VENTED SOFFIT (10 SQ. IN. NET FREE AREA PER LINEAL FOOT) OR EQUIVALENT

2012 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 8, SECTION R306.2 MINIMUM VENT AREA.  
 THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, NO MORE THAN 3 FEET BELOW THE RIDGE. THE BALANCE OF THE REQUIRED VENTILATION IS TO BE PROVIDED BY SOFFIT, EAVE OR CORNICE VENTS.

### CONSTRUCTION ASSEMBLIES:

#### T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS

- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/8" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY LOCAL CONDITIONS.

### GENERAL EXTERIOR ELEVATION NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

### EXTERIOR ELEVATION KEYNOTES:

# THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS:

1. COMPOSITION SHINGLES PER BUILDER.
2. STANDING SEAM METAL ROOF PER BUILDER. INSTALL PER MANUFACTURE'S INSTALLATION INSTRUCTIONS.
3. 3/8"x6" LAP SIDING, 5/4" EXPOSURE.
4. SHAKE SIDING.
5. BOARD & BATTEN SIDING.
6. 3/8"x8" FASCIA. SEE ROOF PLAN FOR GUTTER AND DOWNSPOUT LOCATIONS.
7. 3/8"x8" RAKE.
8. 5/4x6 CORNER TRIM.
9. 5/4x4 WINDOW/DOOR TRIM, FLASHING AS REQ'D AT HEADER TRIM.
10. 5/4x6 WINDOW/DOOR TRIM, FLASHING AS REQ'D. RE: DETAILS.
11. 5/4x6 TRIM.
12. 5/4x6 TRIM.
13. 5/4x10 TRIM.
14. WOOD RAILING. RE: DETAIL 2/AD.3
15. 6x6 REAL POSTS.
16. 5/4x TRIM WRAPPED PORCH BEAM. RE: STRUCTURE, FUR OUT AS REQUIRED.
17. ADHERED STONE VENEER.
18. SLOPED STONE CAP.
19. DECORATIVE GABLE VENT. RE: DETAILS.

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EXTERIOR ELEVATIONS  
ROOF PLAN

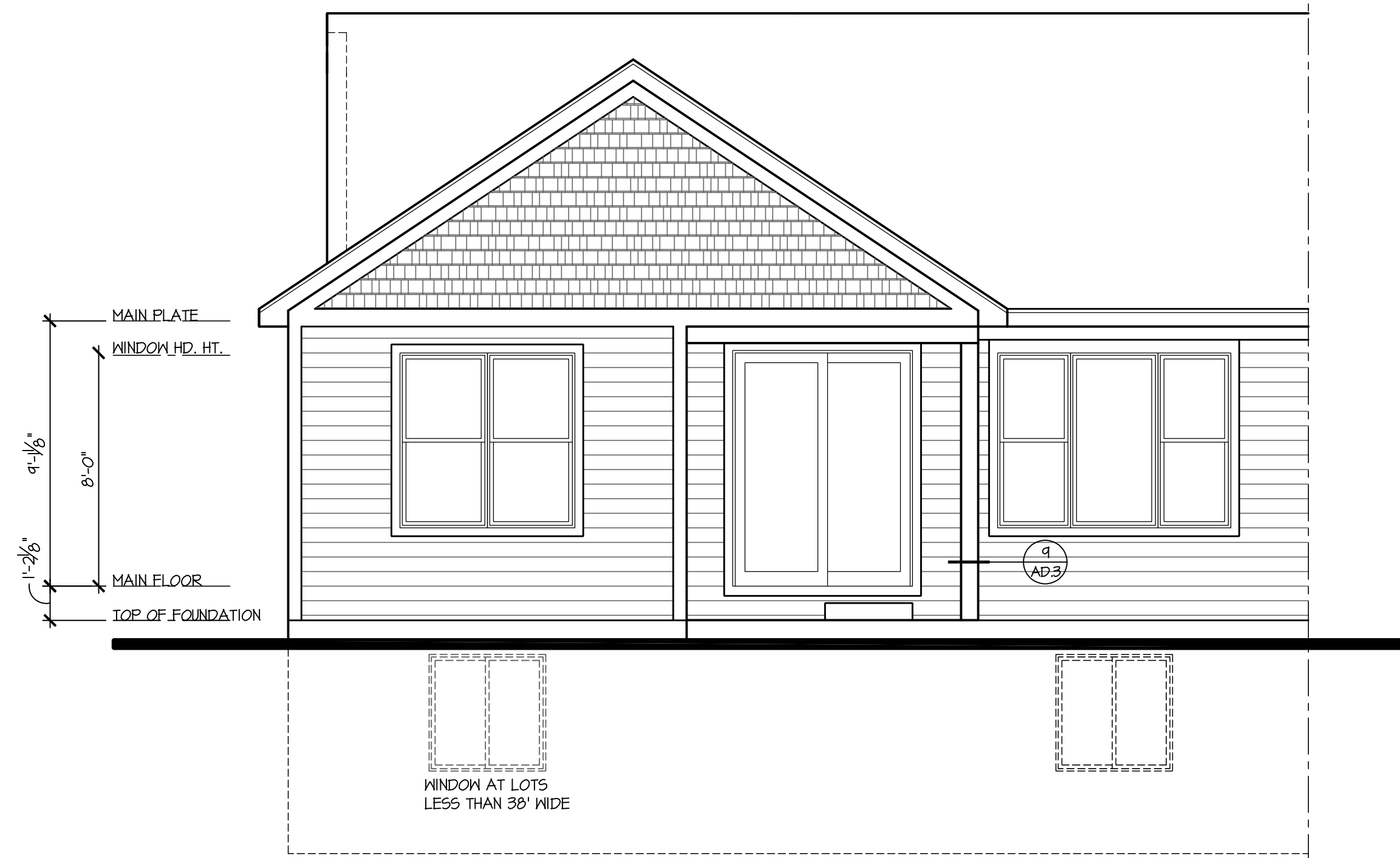
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Waterford  
A3.1B



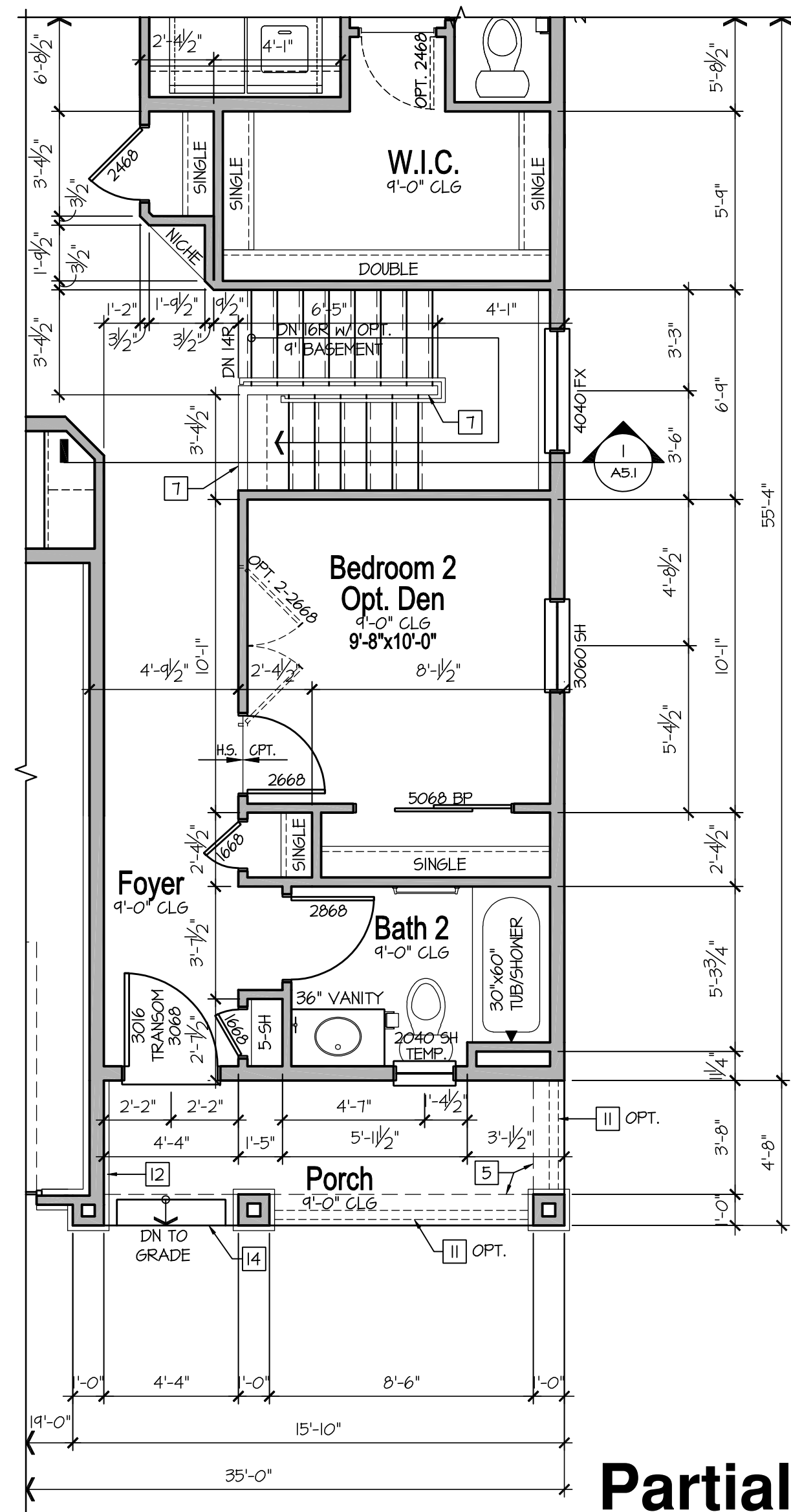
### Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



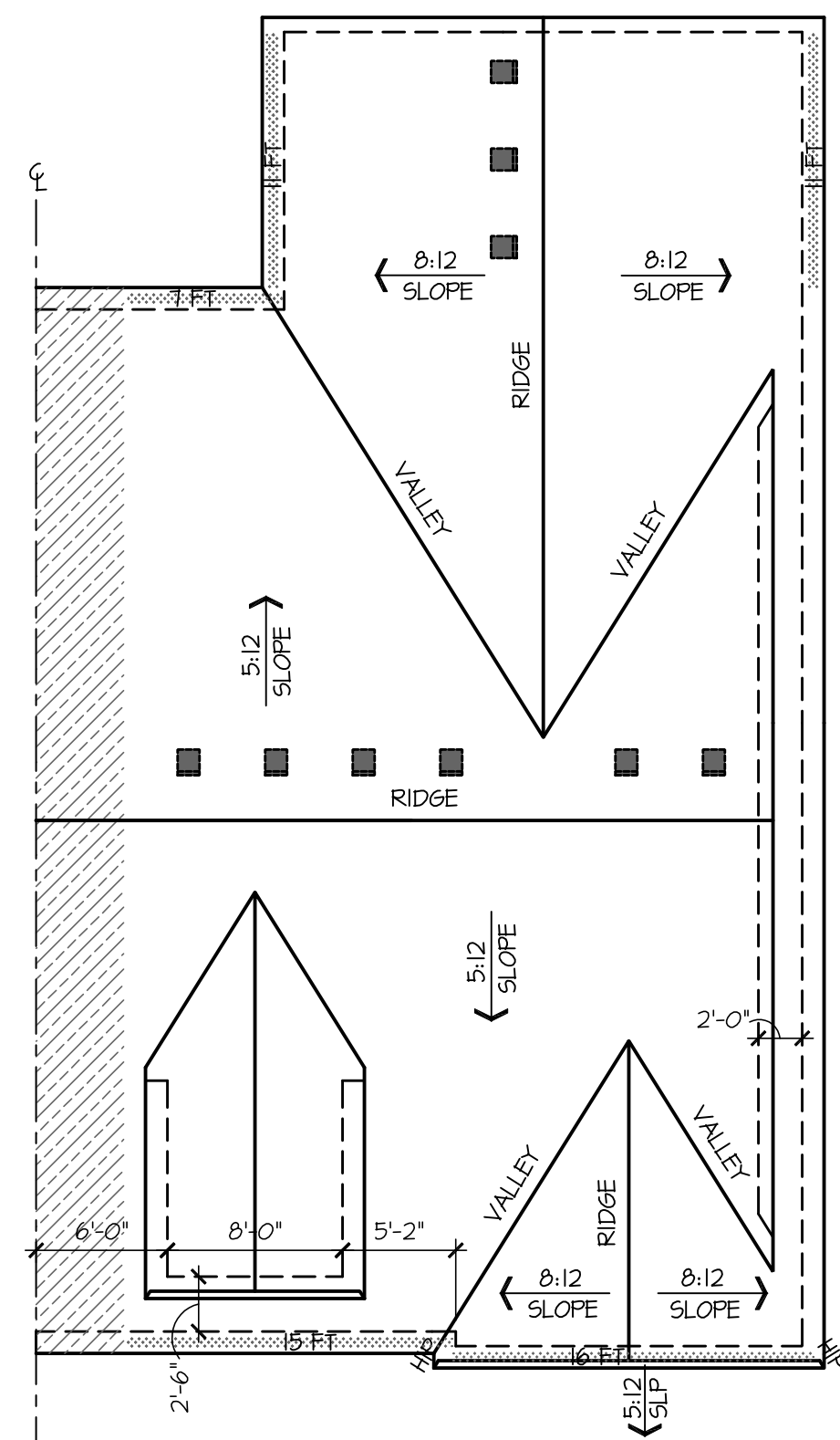
### Rear Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



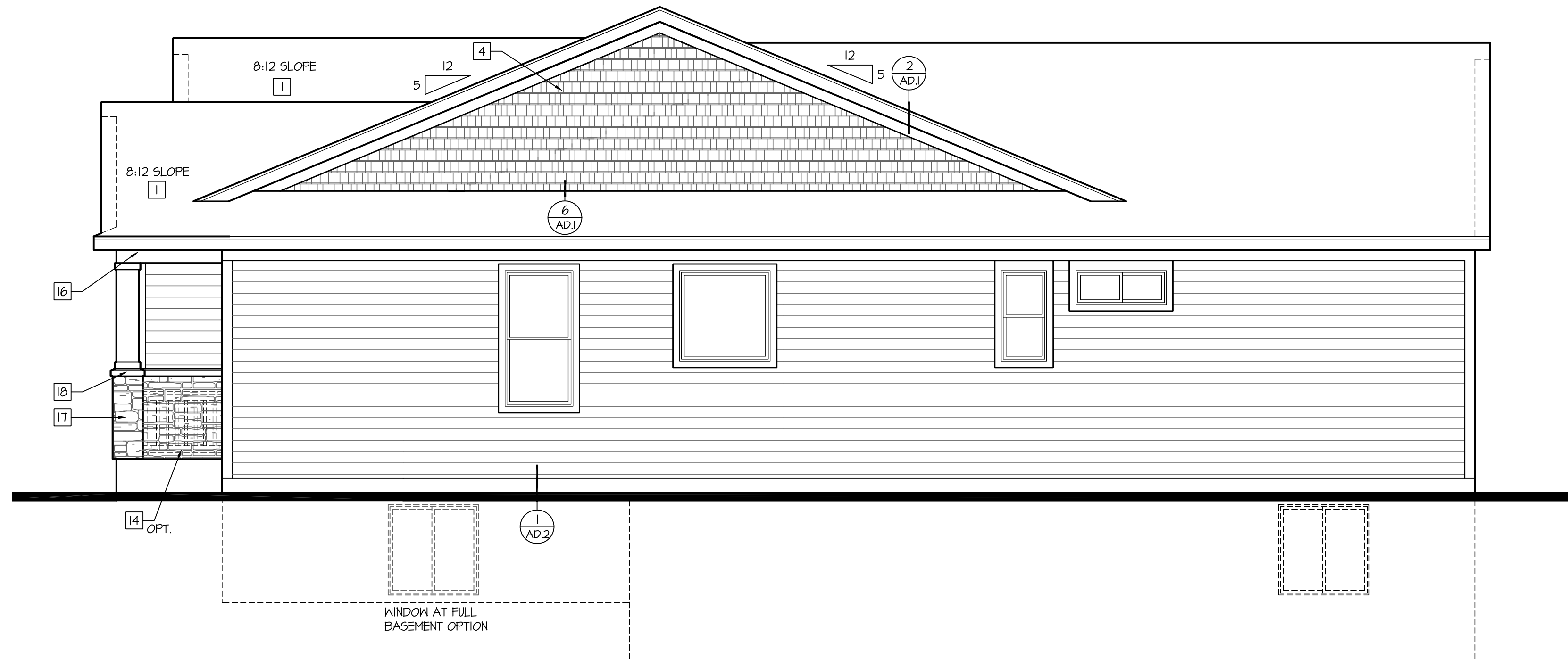
### Partial Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



### Roof Plan

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



### Right Elevation at End Wall Condition

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

### Elevation - B Optional Basement

### CONSTRUCTION ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

### BASEMENT PLAN NOTES:

- SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

### FLOOR PLAN NOTES:

- SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

### ELECTRICAL NOTES:

- SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

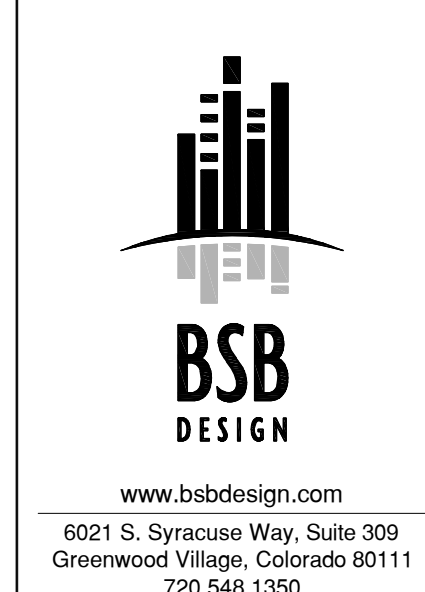
### ELEVATION NOTES:

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

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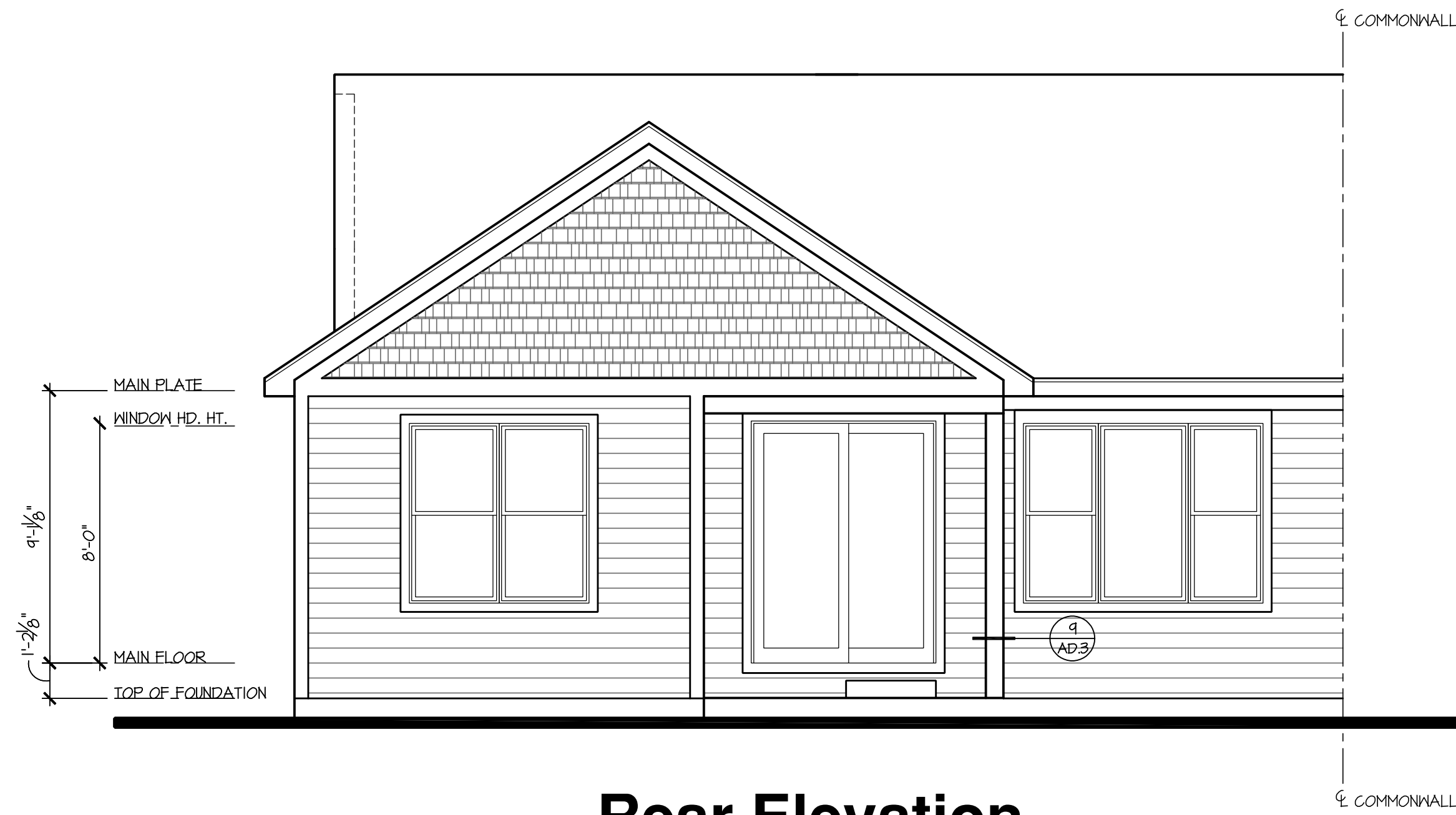


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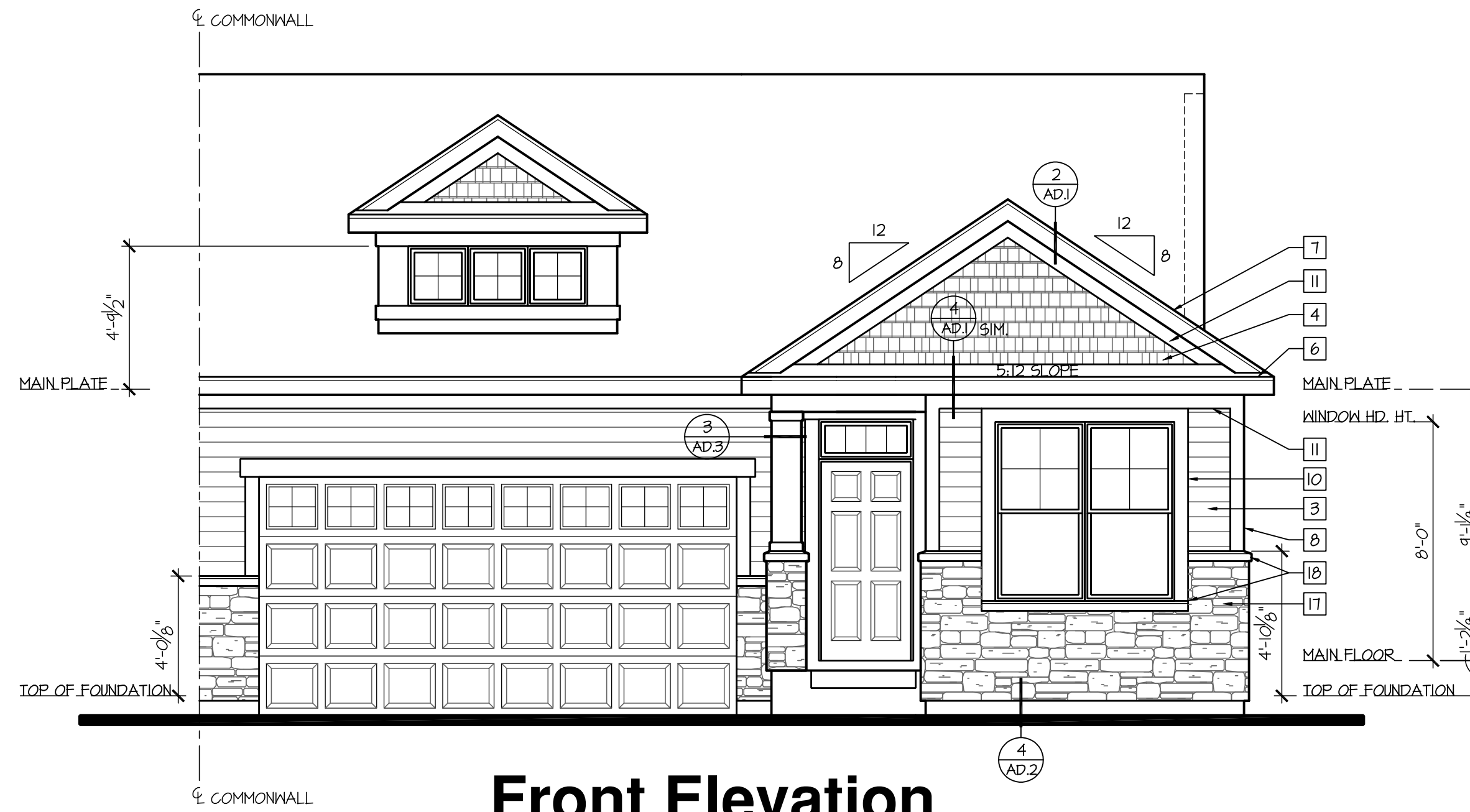
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DRAWN: WK, BK CHECKED: PP  
OPTIONAL BASEMENT FLOOR PLAN  
PARTIAL MAIN FLOOR PLAN  
EXTERIOR ELEVATIONS

Waterford  
**A4.3.1B**



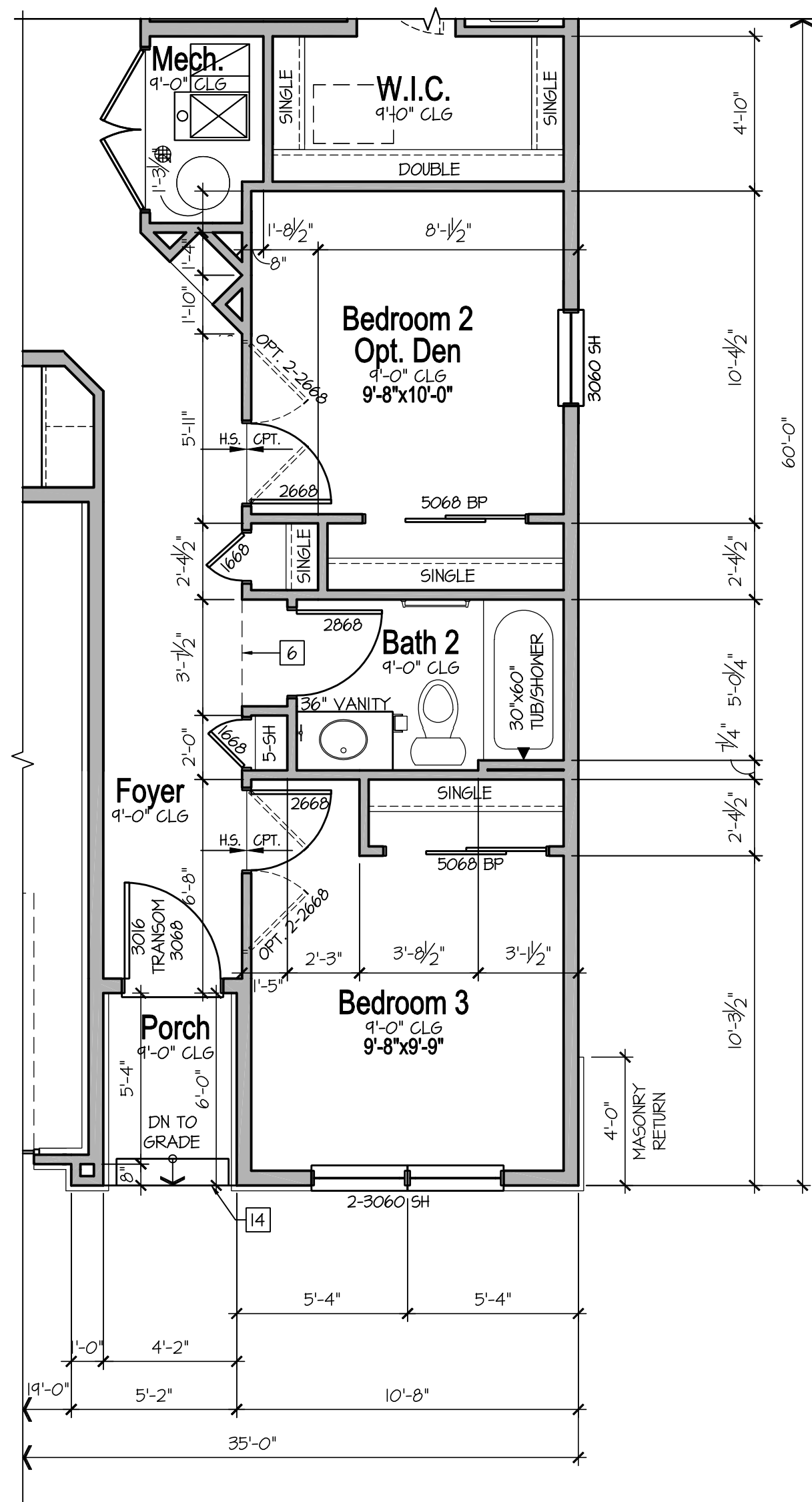
**Rear Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



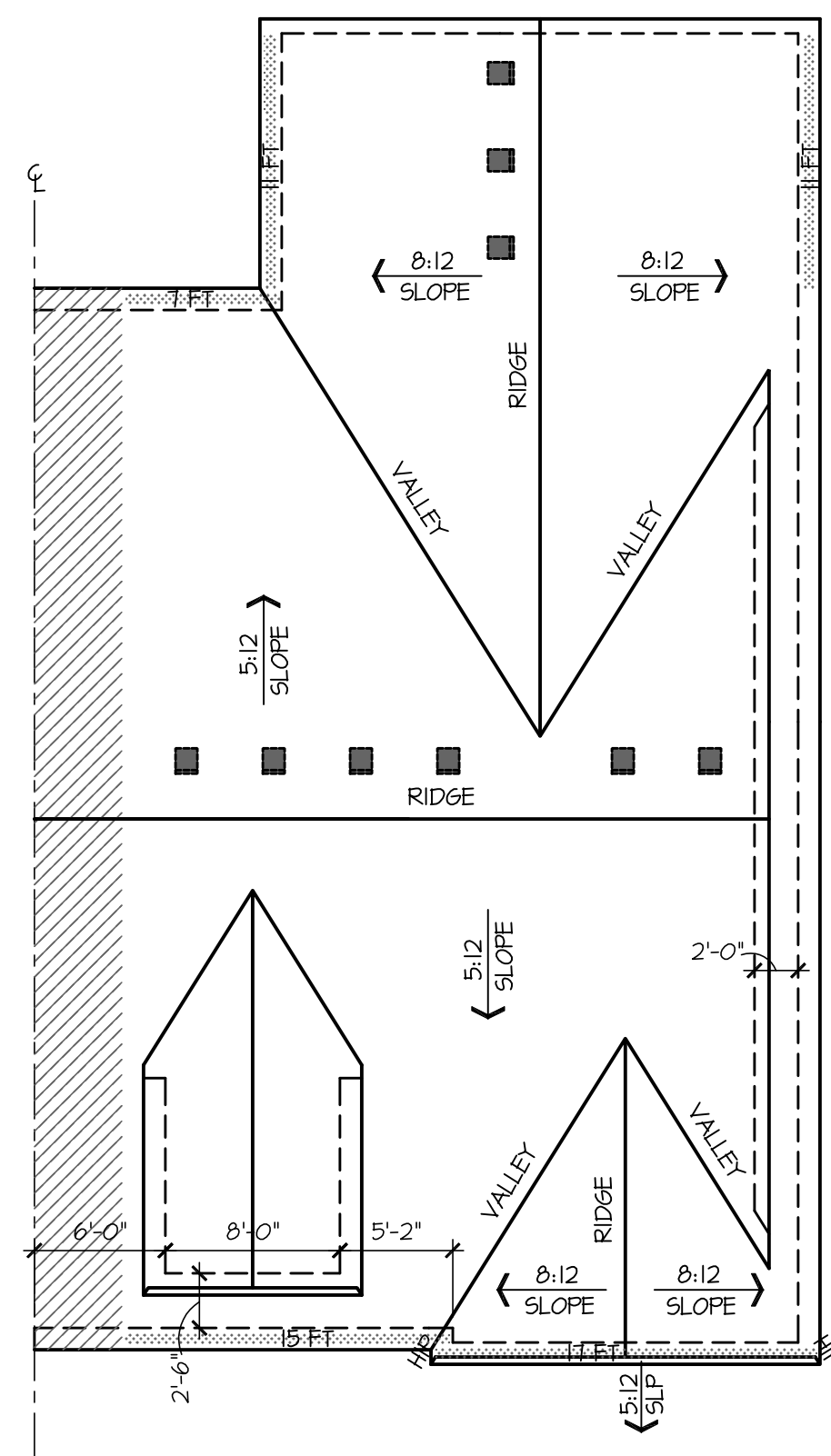
**Front Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



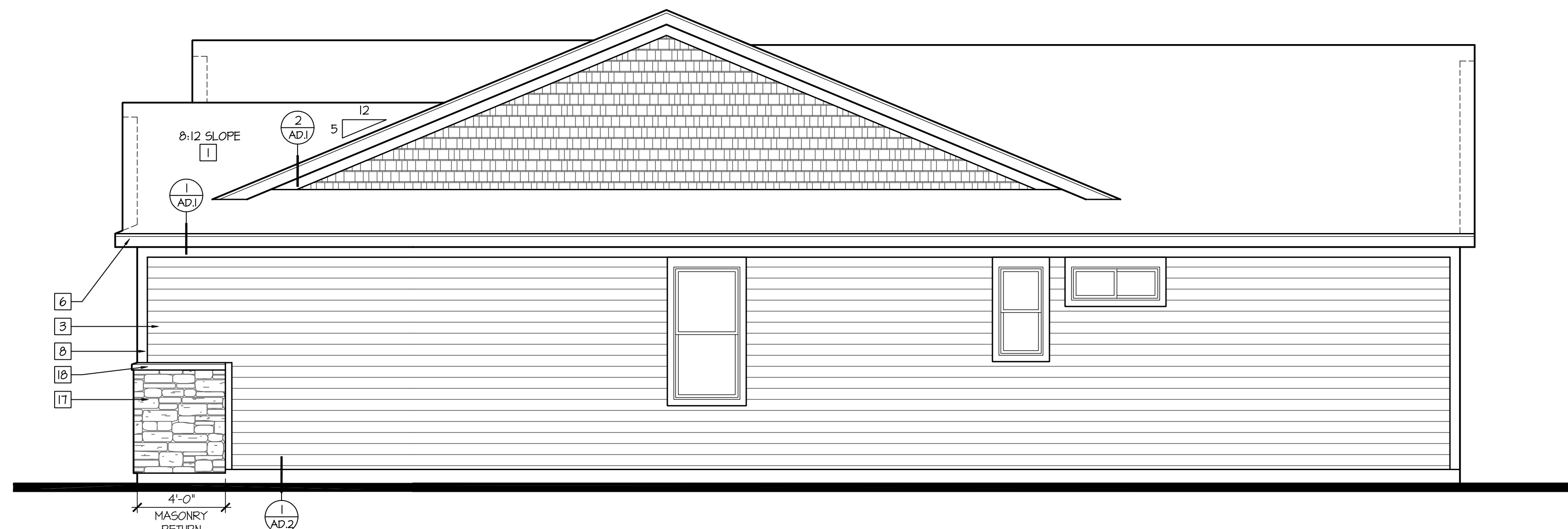
**Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Roof Plan**

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



**Right Elevation at End Wall Condition**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**Elevation - B  
Optional Bedroom 3**

NOTE: NOT AVAILABLE w/ OPT. BASEMENT

**CONSTRUCTION ASSEMBLIES:**

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS

- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

**BASEMENT PLAN NOTES:**

- SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

**FLOOR PLAN NOTES:**

- SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELECTRICAL NOTES:**

- SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELEVATION NOTES:**

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

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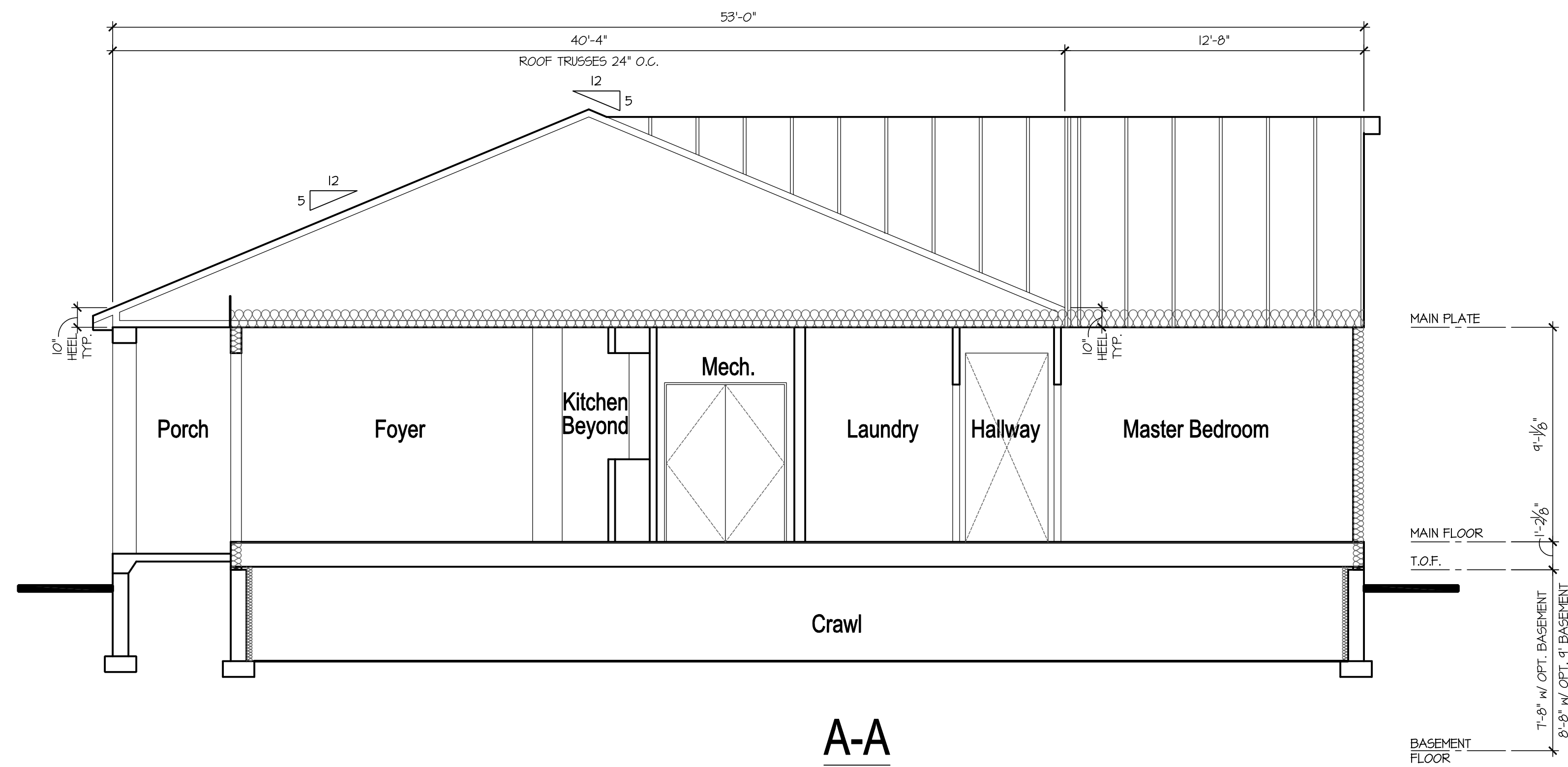
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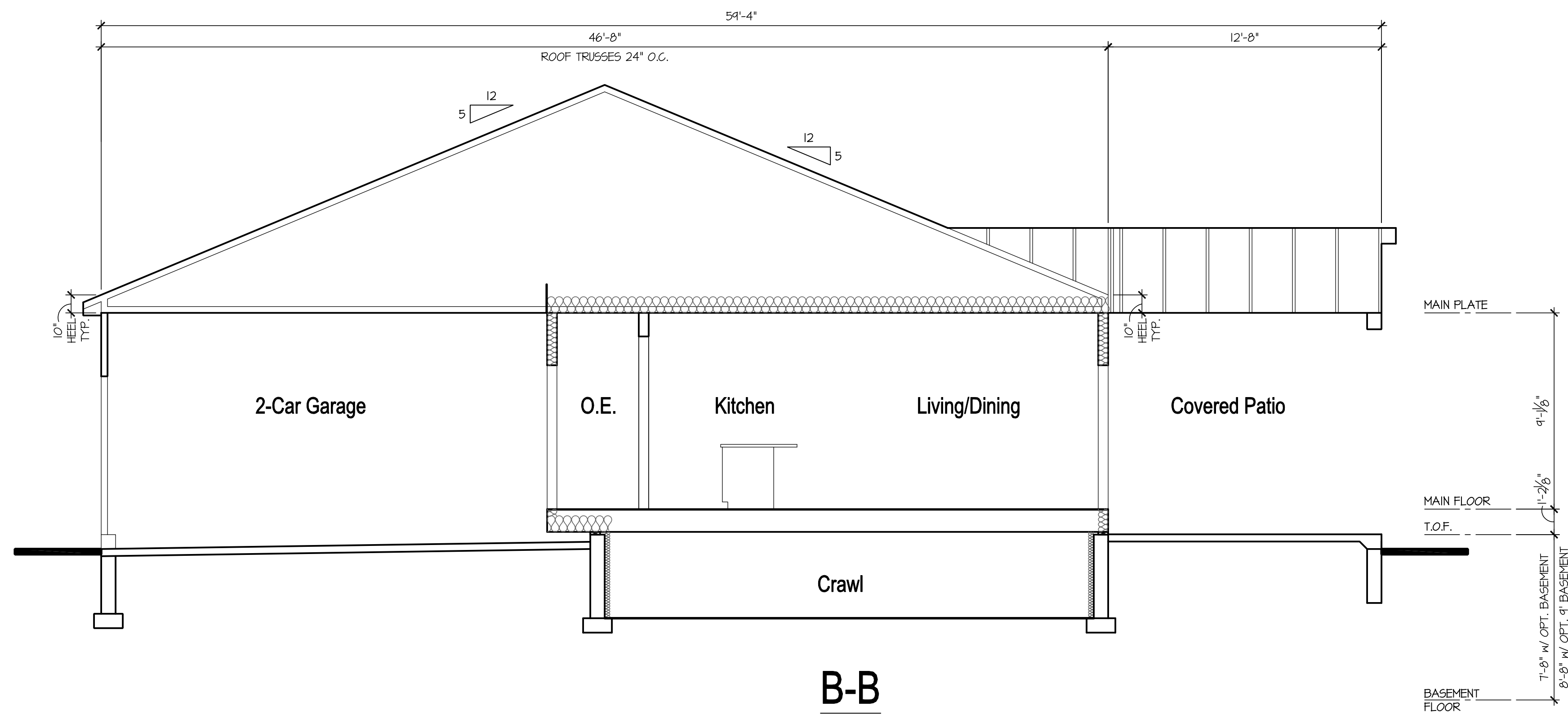
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JOB NO: MS170041.00 PROJ MGR: JN  
DRAWN: WK, BK CHECKED: PP  
OPTIONAL  
BEDROOM 3  
PARTIAL MAIN FLOOR PLAN  
EXTERIOR ELEVATIONS

Waterford  
**A4.4.1B**



A-A



B-B

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON 3/8" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.

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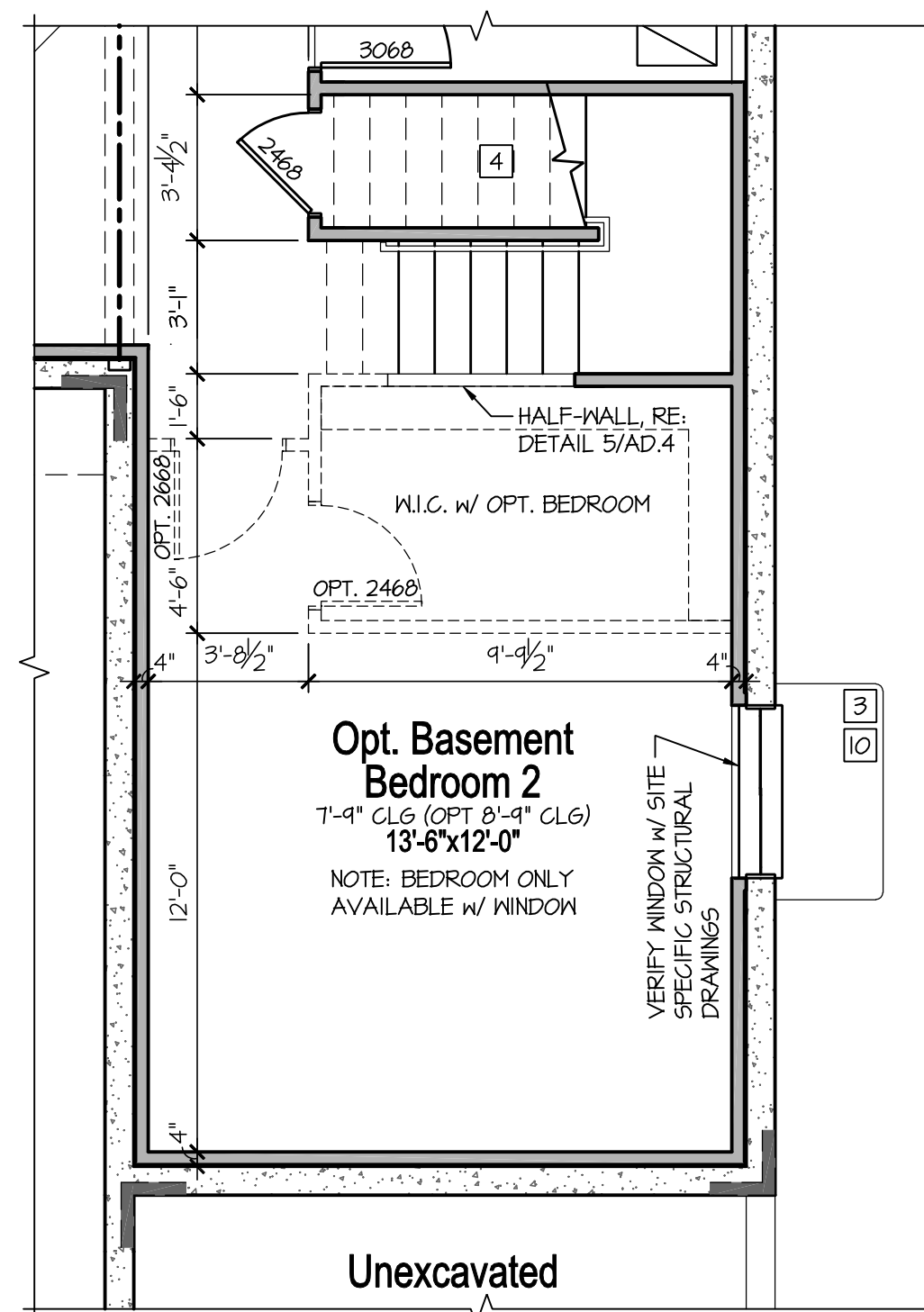
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DRAWN: WK, BK CHECKED: PP  
BUILDING SECTIONS

**Elevation B**  
**Building Sections**

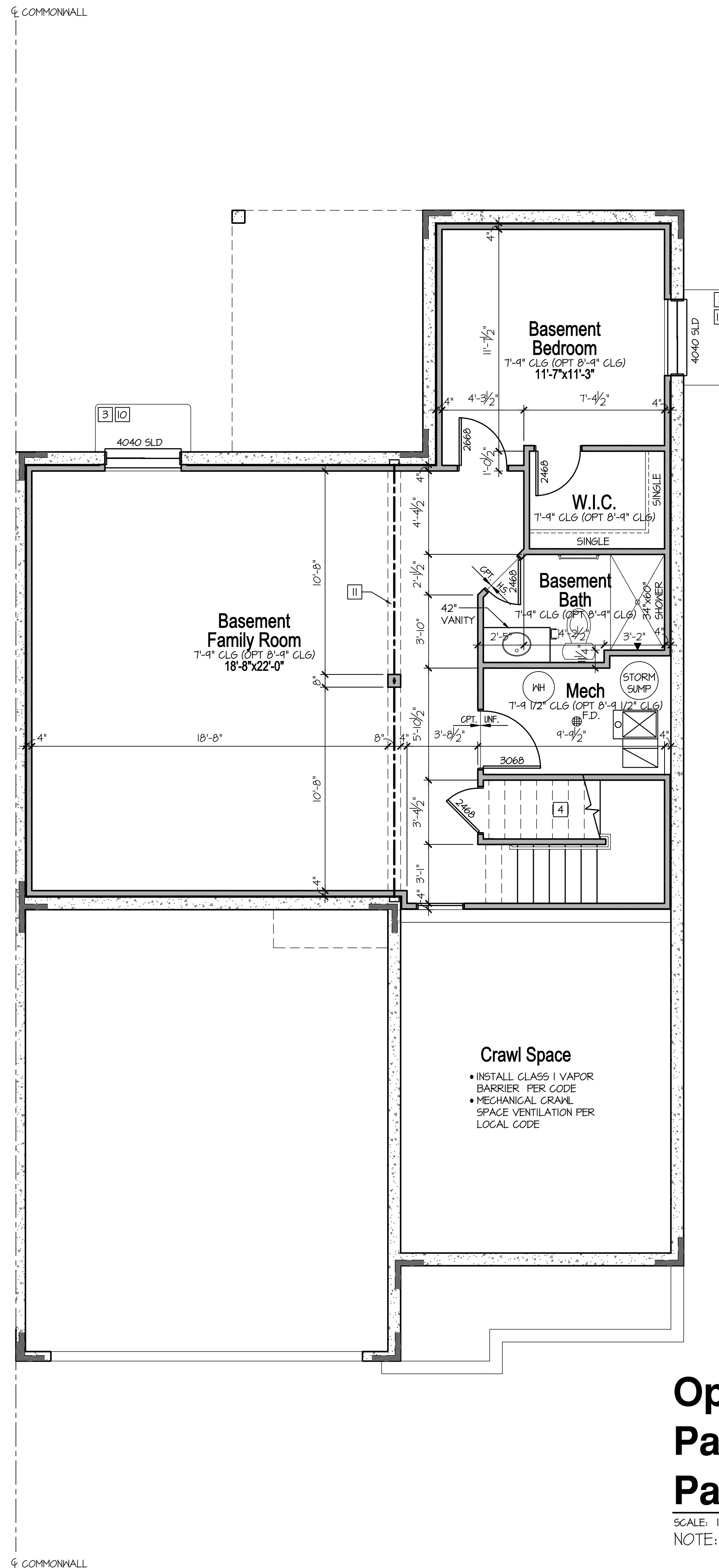
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Waterford  
**A6.1B**



## Additional Finish w/ Opt. Full Basement Parital Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



## Optional Finish at Partial Crawl Space/ Parital Basement Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR

### CONSTRUCTION

#### ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

### GENERAL BASEMENT

#### PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (P-P) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- STRUCTURAL FOUNDATION PLANS SHALL BE BY OTHERS. SEE STRUCTURAL FOUNDATION AND FRAMING PLANS FOR STEEL COLUMN, STEEL BEAM, WOOD POST SIZES, AND DIMENSIONS.
- IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, PROVIDE THE FOLLOWING:
  - AT PAD FOOTINGS, PROVIDE 8"x8" CONCRETE PEDESTAL FLUSH WITH CONCRETE FLOOR FOR ATTACHMENT OF POST BASE
  - AT CONTINUOUS FOOTINGS UNDER FRAMING BEARING WALLS, PROVIDE 6" WIDE CONTINUOUS CONCRETE STEM TOP OF STEM FLUSH WITH CONCRETE FLOOR & CENTERED ON FOOTING.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.

### BASEMENT PLAN

#### KEYNOTES:

- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
  1. DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
  2. DROP TOP OF FOUNDATION 12" MINIMUM.
  3. PROVIDE WINDOW WELL AS SPECIFIED BY BUILDER. CLEAR DIMENSIONS OF WELL SHALL BE 36"x36" MINIMUM w/ LADDER AT EGRESS WINDOWS.
  4. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS UNDER ACCESSIBLE ENCLOSED STAIRS.
  5. LINE OF FRAMING ABOVE.
  6. STEEL POST, RE: STRUCTURE.
  7. DROPPED BEAM, RE: STRUCTURE.
  8. BEAM ROCKET.
  9. SUMP PIT LOCATION AS REQUIRED BY SOILS ENGINEER.
  10. EMERGENCY EGRESS: WINDOW SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F.
  11. DROPPED CEILING, VERIFY HEIGHT IN FIELD (6'-8" MINIMUM).

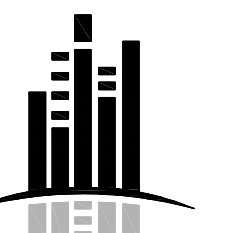
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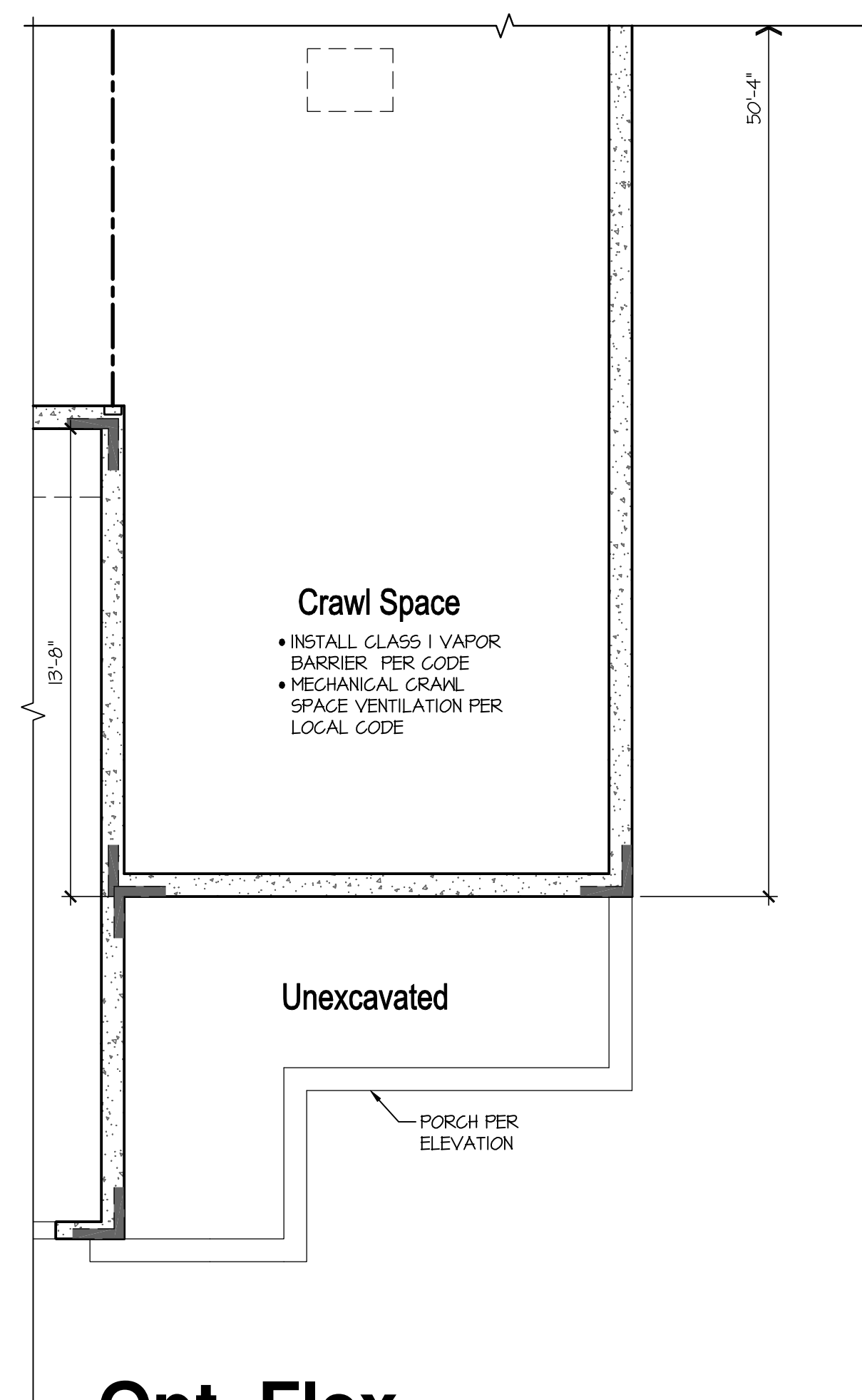
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OPTIONAL FINISHED  
BASEMENT PLANS

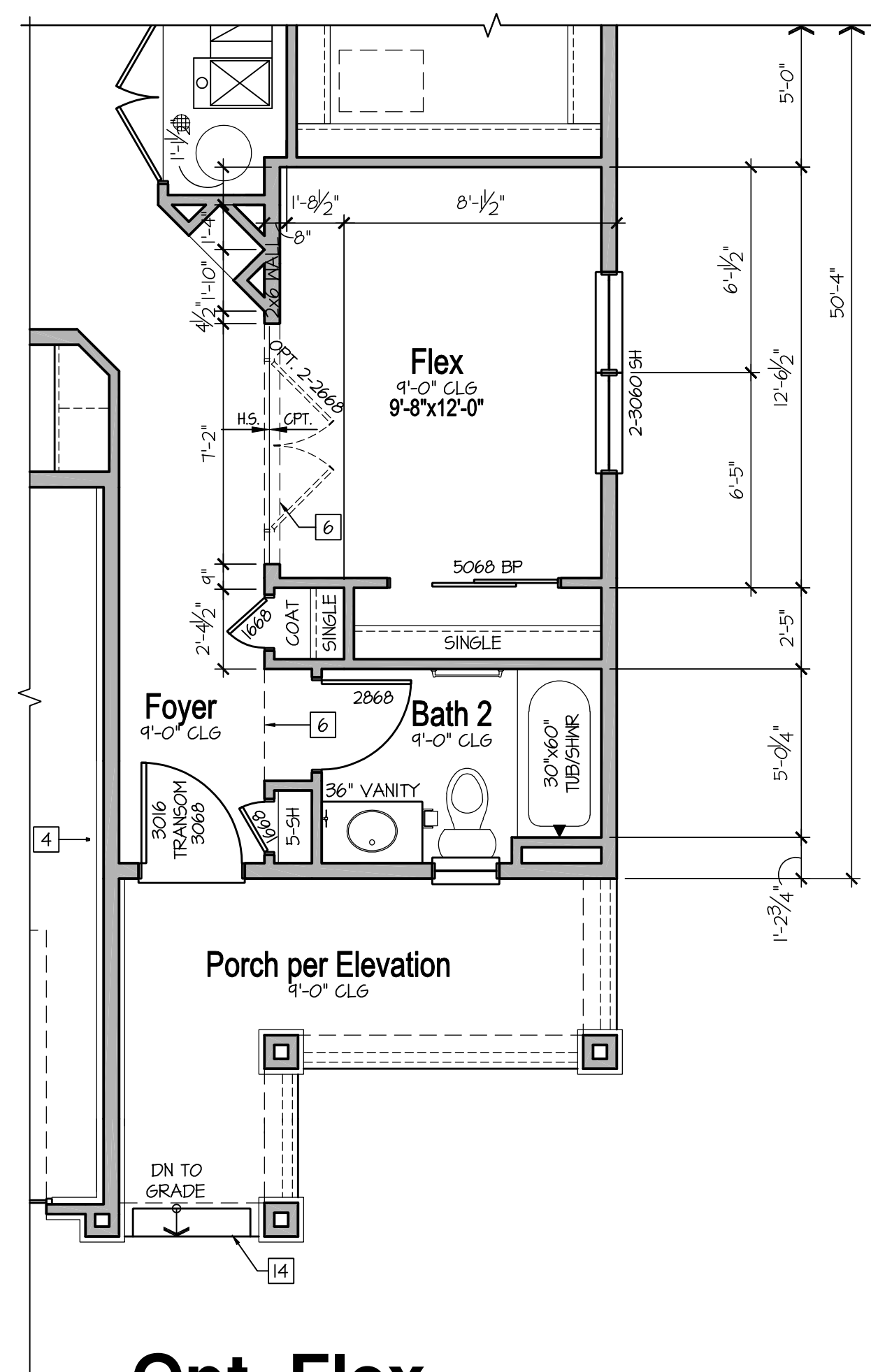
Waterford

A0.3



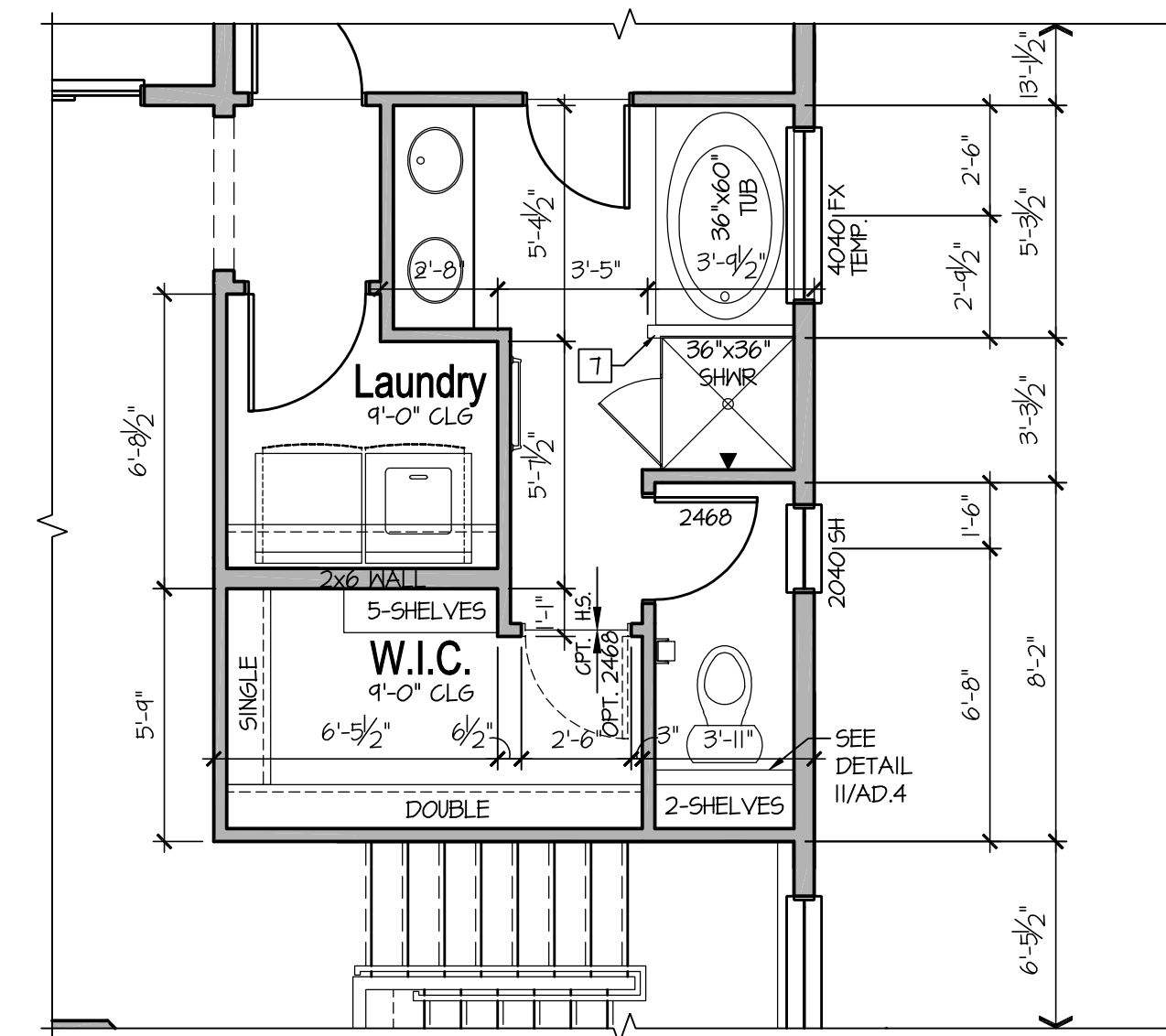
**Opt. Flex  
Partial Crawl Space Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR



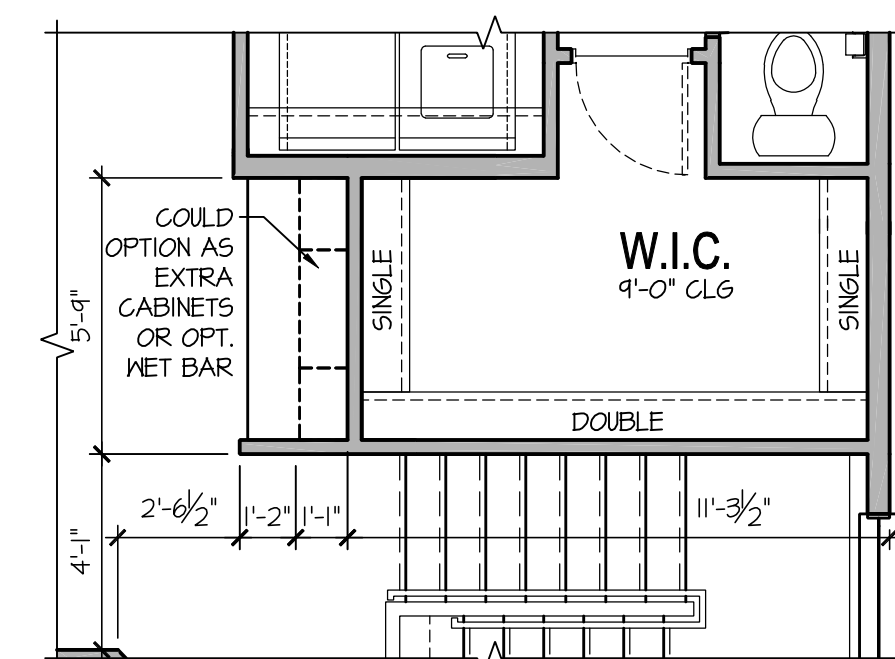
**Opt. Flex  
Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR



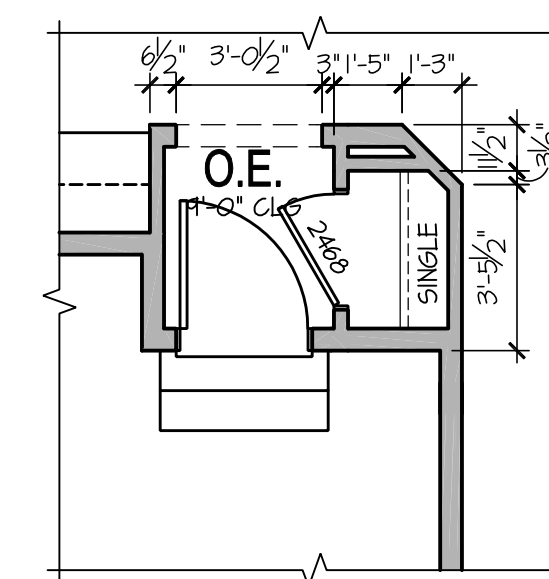
**Opt. 5-Piece Bath  
Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ONLY WITH BASEMENT OPTION



**Opt. Work Space  
Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ONLY WITH BASEMENT OPTION



**Opt. O.E. Closet  
Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**CONSTRUCTION**

**ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:** CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

**BASEMENT PLAN**

**NOTES:**

- SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

**FLOOR PLAN NOTES:**

- SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELECTRICAL NOTES:**

- SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELEVATION NOTES:**

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

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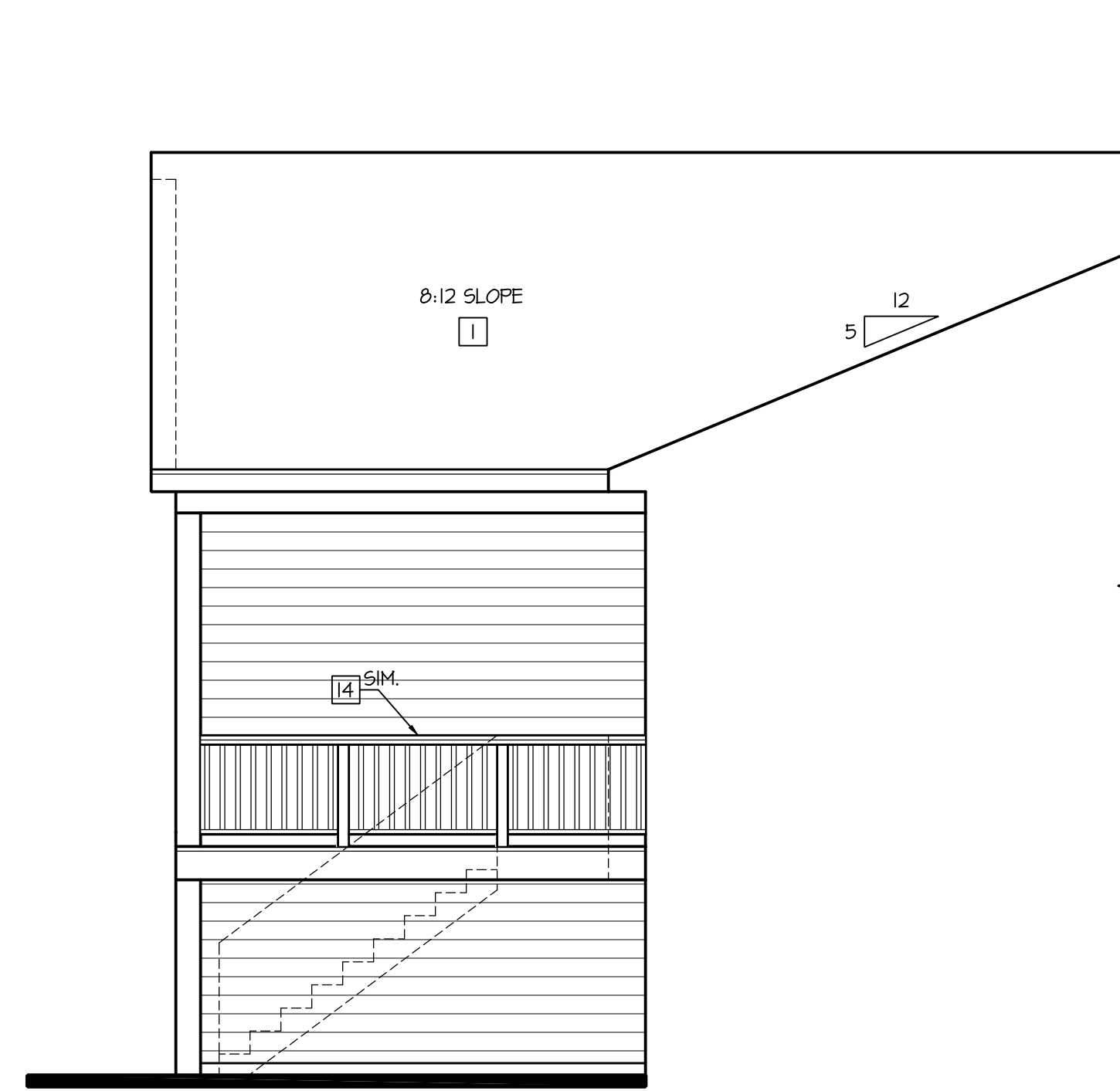
JOB NO: MS170041.00 PROJ MGR: JN  
DRAWN: WK, BK CHECKED: PP  
OPTIONAL FLOOR PLANS

Waterford  
**A4.1.1**



**Rear Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Partial Left Elevation**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:**  
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INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR.:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

**BASEMENT PLAN NOTES:**

- SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

**FLOOR PLAN NOTES:**

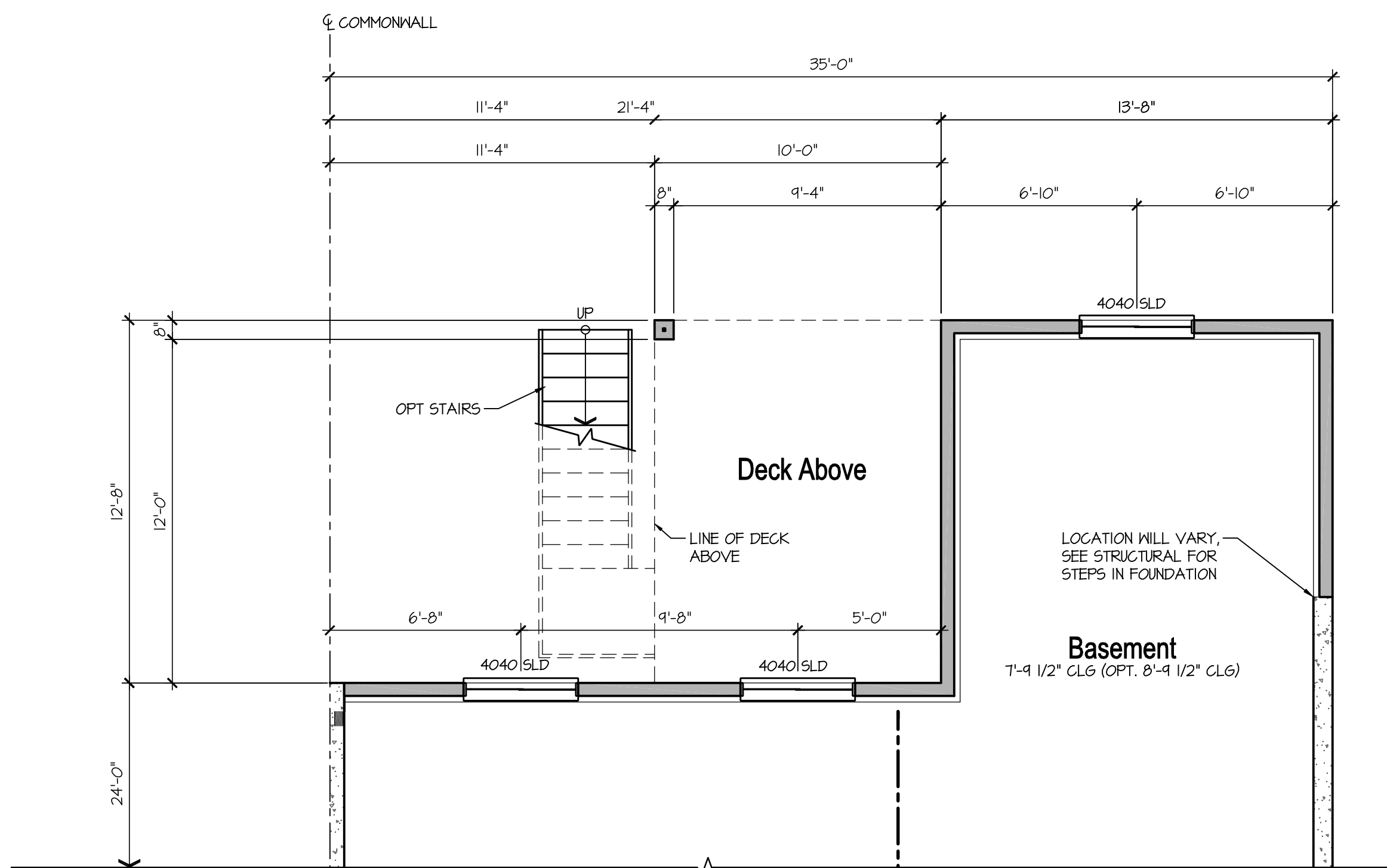
- SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

**ELECTRICAL NOTES:**

- SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

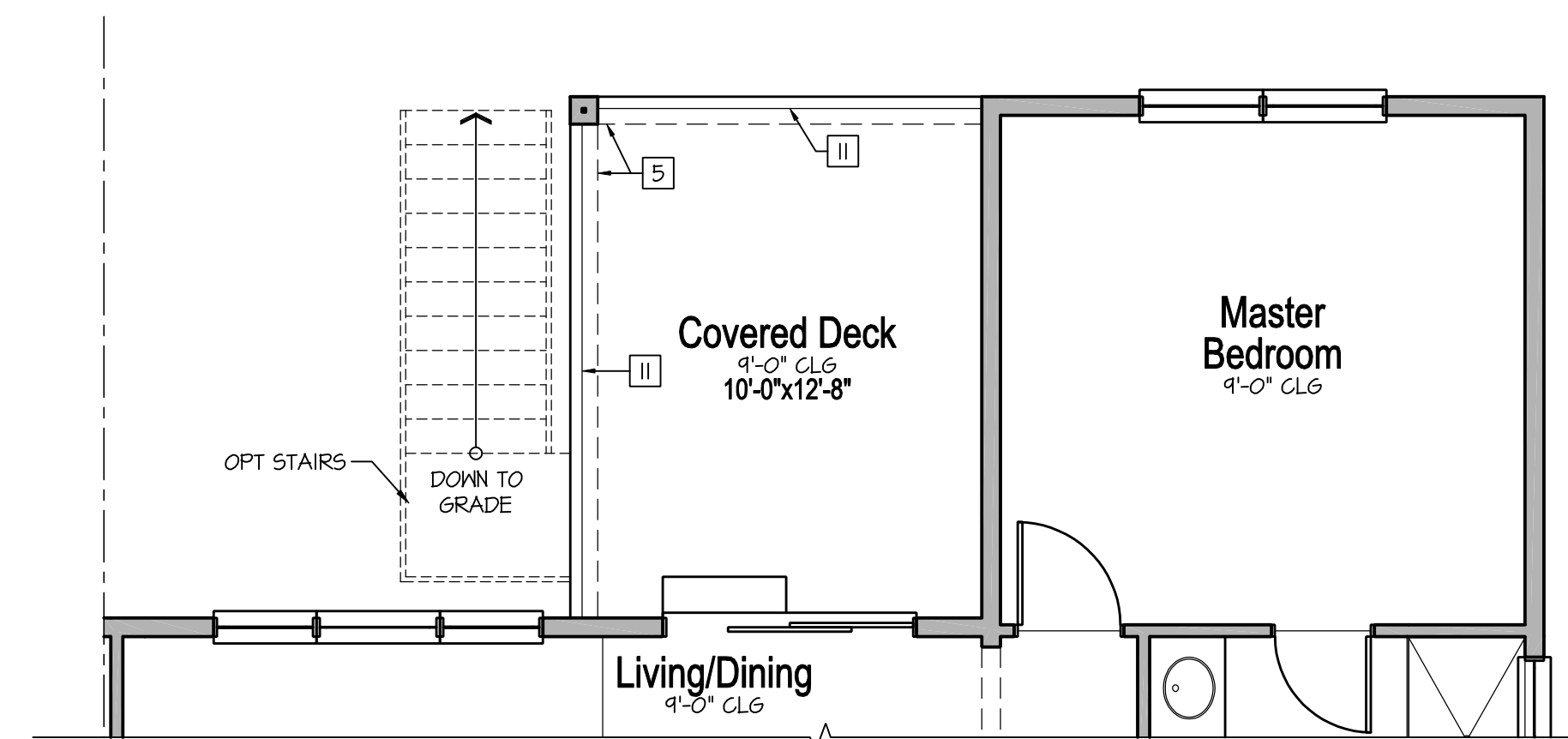
**ELEVATION NOTES:**

- SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION



**Opt. Garden Level Basement Partial Basement Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Opt. Garden Level Basement Partial Main Floor Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

**Optional Garden Level Basement**  
(ALL ELEVATIONS SIMILAR)

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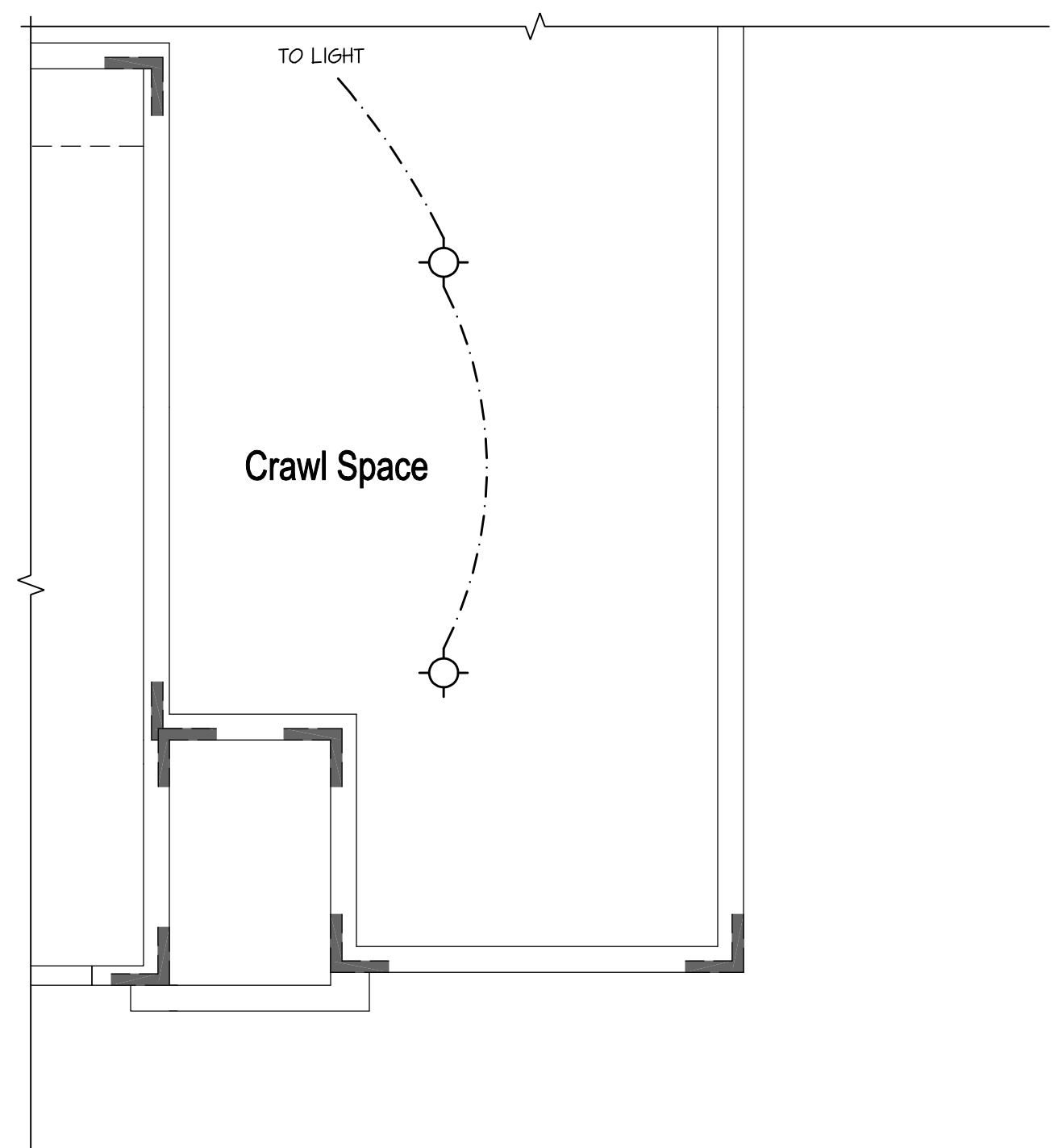
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DRAWN: WK, BK CHECKED: PP  
OPTIONAL GARDEN LEVEL  
BASEMENT FLOOR PLAN  
PARTIAL MAIN FLOOR PLAN  
EXTERIOR ELEVATIONS

Waterford  
**A4.2.1**



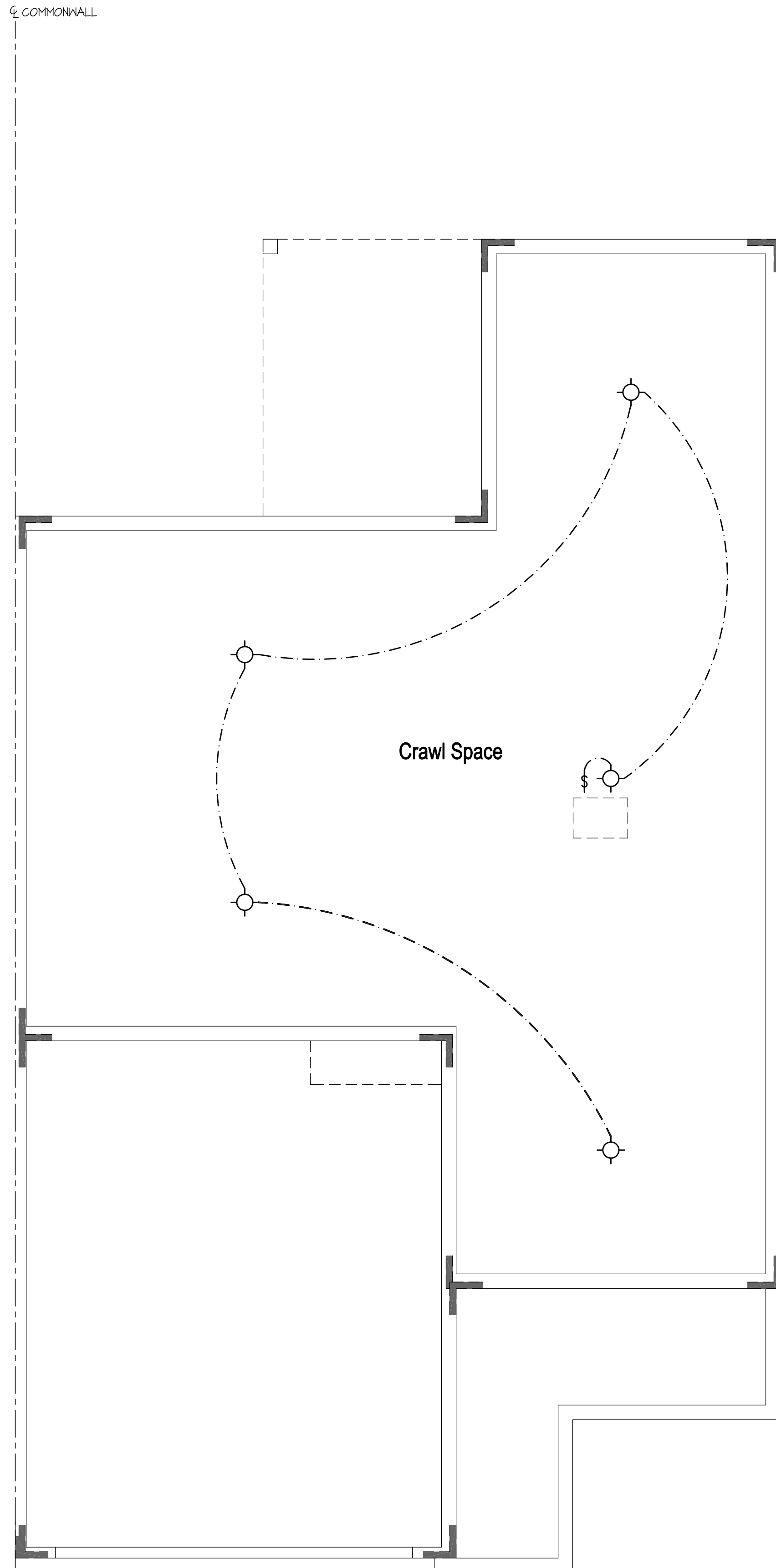
# Opt. Bedroom 3 Parital Crawl Space Electrical Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



# Crawl Space Electrical Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR



## ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITAT SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).

## ELECTRICAL DEVICES: ABOVE FINISHED FLOOR:

- SWITCHES OVER COUNTER ..... 48" TO CL
- WALL OUTLETS OVER COUNTER ..... 48" TO CL
- REMAINING SWITCHES ..... 48" TO CL
- WALL OUTLETS ..... 12" TO CL
- BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) ..... 80" TO CL<sup>1,2</sup>
- WATER SOFTENER AND SUMP OUTLETS ..... 48" TO CL
- TELEPHONE OUTLETS ..... 12" TO CL
- TELEVISION OUTLETS ..... 12" TO CL
- EXTERIOR GFI OUTLETS ..... 12" TO CL
- GARAGE GFI (ABOVE GARAGE FLOOR) ..... 48" TO CL
- BASEMENT WALL OUTLETS ..... 48" TO CL
- FRONT DOOR COACH LIGHT ..... 12" TO CL
- GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) ..... 84" TO CL
- DINING AND BREAKFAST FIXTURE ..... 64" TO BTM
- FOYER AND STAIRWAY FIXTURE ..... 96" TO BTM
- THERMOSTAT ..... 54" TO CL
- DOORBELL CHIMES ..... 84" TO CL
- DOORBELL BUTTON ..... LEVEL W/ DR HANDLE
- KITCHEN HOOD FAN "WHIP" ..... 66" TO CL
- KITCHEN WALL HUNG MICROWAVE OUTLET ..... 16" TO CL
- KITCHEN DISHWASHER RECEPTACLE ..... UNDER SINK
- KITCHEN RANGE ..... 24" TO CL
- KITCHEN REFRIGERATOR ..... 48" TO CL
- WASHER/DRYER OUTLET ..... 48" TO CL

CL = CENTER LINE  
1 = FIELD VERIFY  
2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

## ELECTRICAL KEY:

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- USB CHARGER/TAMPER-RESISTANT DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- OVERHEAD DUPLEX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- DIMMER SWITCH
- REINFORCED JUNCTION BOX
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED FLUORESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED INCANDESCENT LIGHT FIXTURE (VAPOR-PROOF)
- RECESSED FLUORESCENT LIGHT FIXTURE (VAPOR-PROOF)
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- EXIT LIGHT
- EMERGENCY LIGHT
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- EXHAUST FAN WITH HEAT LAMP (VENT TO EXTERIOR)
- CHIMES
- PUSHBUTTON SWITCH
- KEYPAD
- KEYPAD
- SMOKE DETECTOR
- HEAT DETECTOR
- CO DETECTOR
- THERMOSTAT
- SPEAKER (PROVIDE ADEQUATE SUPPORT)
- TELEVISION
- ELECTRIC METER
- ELECTRIC PANEL
- TELEPHONE
- COMPUTER
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN

ISSUE DATE: 05-17-2017

REVISIONS



Rangeview Commons

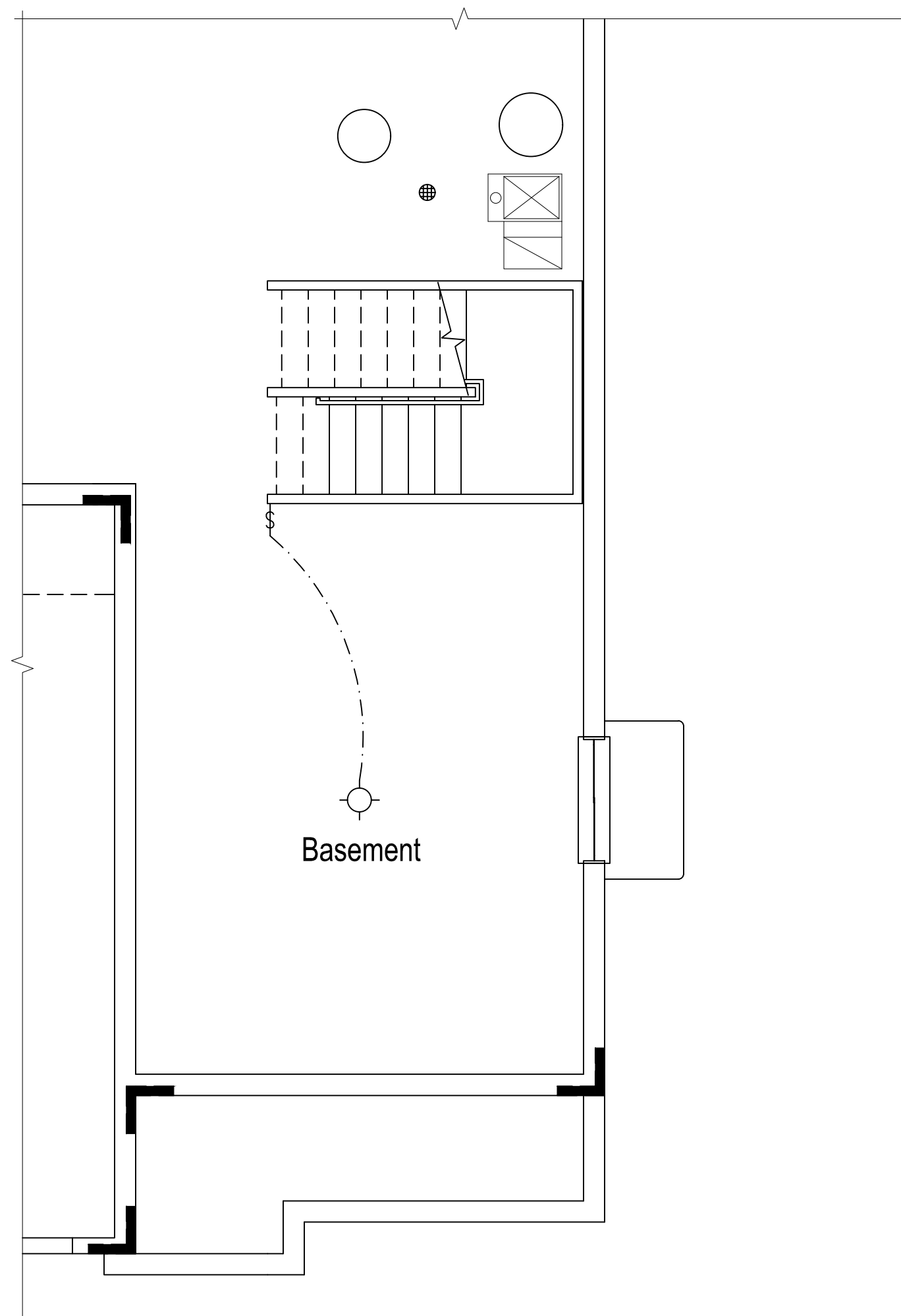
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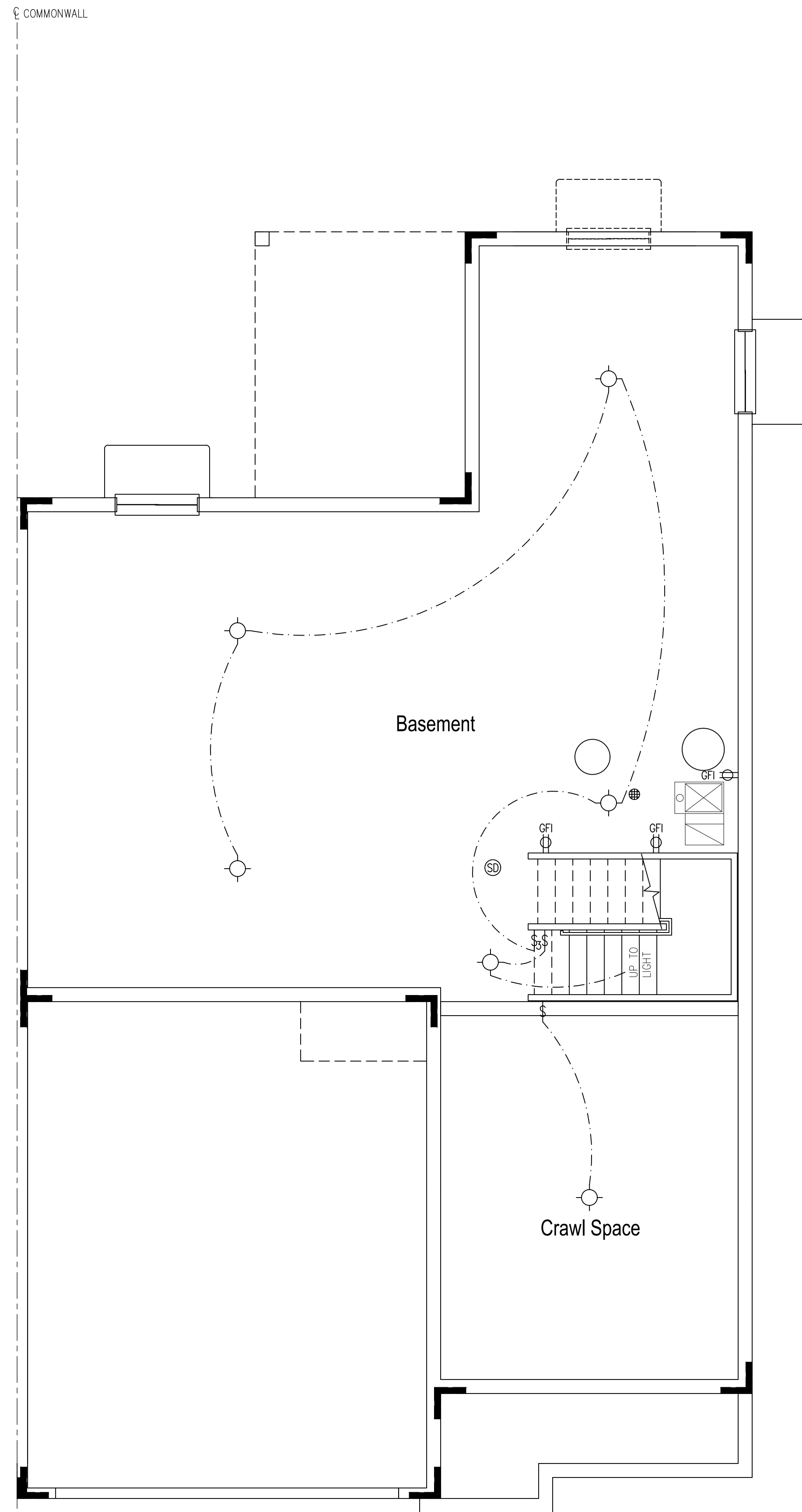
JOB NO: MS170041.00 PROJ MGR: JN  
DRAWN: WK, BK CHECKED: PP  
CRAWL SPACE ELECTRICAL PLAN

Waterford  
E0.1



**Opt. Full Basement  
Parital Electrical Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Partial Crawl Space/  
Parital Basement Electrical Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR

**ELECTRICAL NOTES:**

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
4. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
5. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
6. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITATL SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).

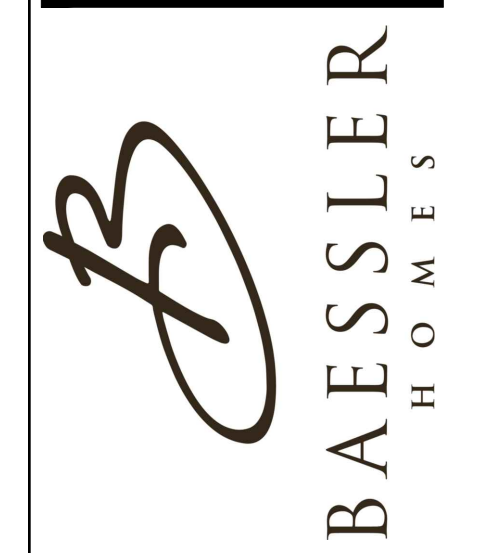
ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	.80" TO CL <sup>1,2</sup>
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	.84" TO CL
DINING AND BREAKFAST FIXTURE	.64" TO BTM OF FIXTURE
FOYER AND STAIRWAY FIXTURE	.96" TO BTM OF FIXTURE
THERMOSTAT	.54" TO CL
DOORBELL CHIMES	.84" TO CL LEVEL W/ DR.HANDLE
DOORBELL BUTTON	
KITCHEN HOOD FAN "WHIP"	.66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	.76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	.24" TO CL
KITCHEN REFRIGERATOR	.48" TO CL
WASHER/DRYER OUTLET	.48" TO CL

CL = CENTER LINE  
1 = FIELD VERIFY  
2 = MASTER BATH STANDARD 30" HIGH  
VANITY TO BE RAISED 4"

**ELECTRICAL KEY:**

- [Symbol] SINGLE POLE OUTLET
- [Symbol] DUPLEX CONVENIENCE OUTLET
- [Symbol] DUPLEX OUTLET ABOVE COUNTER
- [Symbol] WEATHERPROOF DUPLEX OUTLET
- [Symbol] GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- [Symbol] HALF-SWITCHED DUPLEX OUTLET
- [Symbol] SPECIAL PURPOSE OUTLET/JUNCTION BOX
- [Symbol] USB USB CHARGER/TAMPER-RESISTANT DUPLEX OUTLET
- [Symbol] 220V 220 VOLT OUTLET
- [Symbol] OVERHEAD DUPLEX
- [Symbol] WALL SWITCH
- [Symbol] 3 THREE-WAY SWITCH
- [Symbol] 4 FOUR-WAY SWITCH
- [Symbol] R RHEOSTAT SWITCH
- [Symbol] DM DIMMER SWITCH
- [Symbol] REINFORCED JUNCTION BOX
- [Symbol] CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- [Symbol] WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- [Symbol] RECESSED INCANDESCENT LIGHT FIXTURE
- [Symbol] RECESSED INCANDESCENT LIGHT FIXTURE (WEATHERPROOF)
- [Symbol] FLUR RECESSED FLUORESCENT LIGHT FIXTURE (WEATHERPROOF)
- [Symbol] RECESSED INCANDESCENT LIGHT FIXTURE (VAPOR-PROOF)
- [Symbol] FLUR RECESSED FLUORESCENT LIGHT FIXTURE (VAPOR-PROOF)
- [Symbol] PEND CEILING MOUNTED PENDANT LIGHT FIXTURE
- [Symbol] MINI CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- [Symbol] LED CEILING MOUNTED LED LIGHT FIXTURE
- [Symbol] LED WALL MOUNTED LED LIGHT FIXTURE
- [Symbol] LED RECESSED LED LIGHT FIXTURE
- [Symbol] RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- [Symbol] PC INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- [Symbol] EXIT LIGHT
- [Symbol] EMERGENCY LIGHT
- [Symbol] FLUORESCENT LIGHT FIXTURE
- [Symbol] PC FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- [Symbol] TRACK LIGHT
- [Symbol] EXHAUST FAN (VENT TO EXTERIOR)
- [Symbol] EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- [Symbol] EXHAUST FAN WITH HEAT LAMP (VENT TO EXTERIOR)
- [Symbol] CHIMES
- [Symbol] PUSHBUTTON SWITCH
- [Symbol] KEYPAD
- [Symbol] KEYPAD SMOKE DETECTOR
- [Symbol] HEAT DETECTOR
- [Symbol] CO DETECTOR
- [Symbol] THERMOSTAT
- [Symbol] SPEAKER (PROVIDE ADEQUATE SUPPORT)
- [Symbol] TELEVISION
- [Symbol] ELECTRIC METER
- [Symbol] ELECTRIC PANEL
- [Symbol] TELEPHONE
- [Symbol] COMPUTER
- [Symbol] CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- [Symbol] CEILING FAN

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REVISIONS

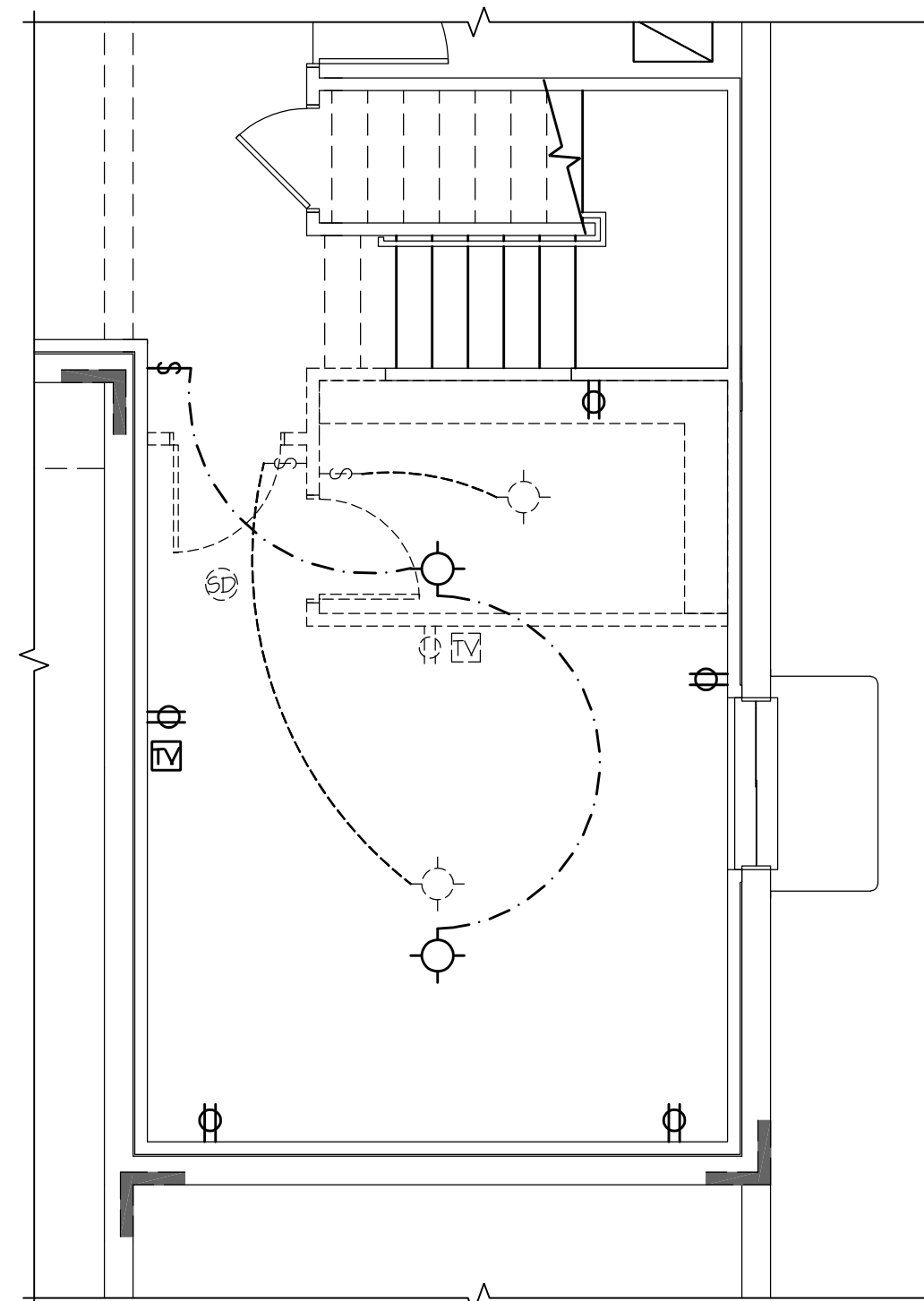


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Lots BE11 & BE12 - 09/13/2017

JOB NO: MS170041.00 PROJ MGR: JN  
DRAWN: WK, BK CHECKED: PP  
BASEMENT ELECTRICAL PLAN

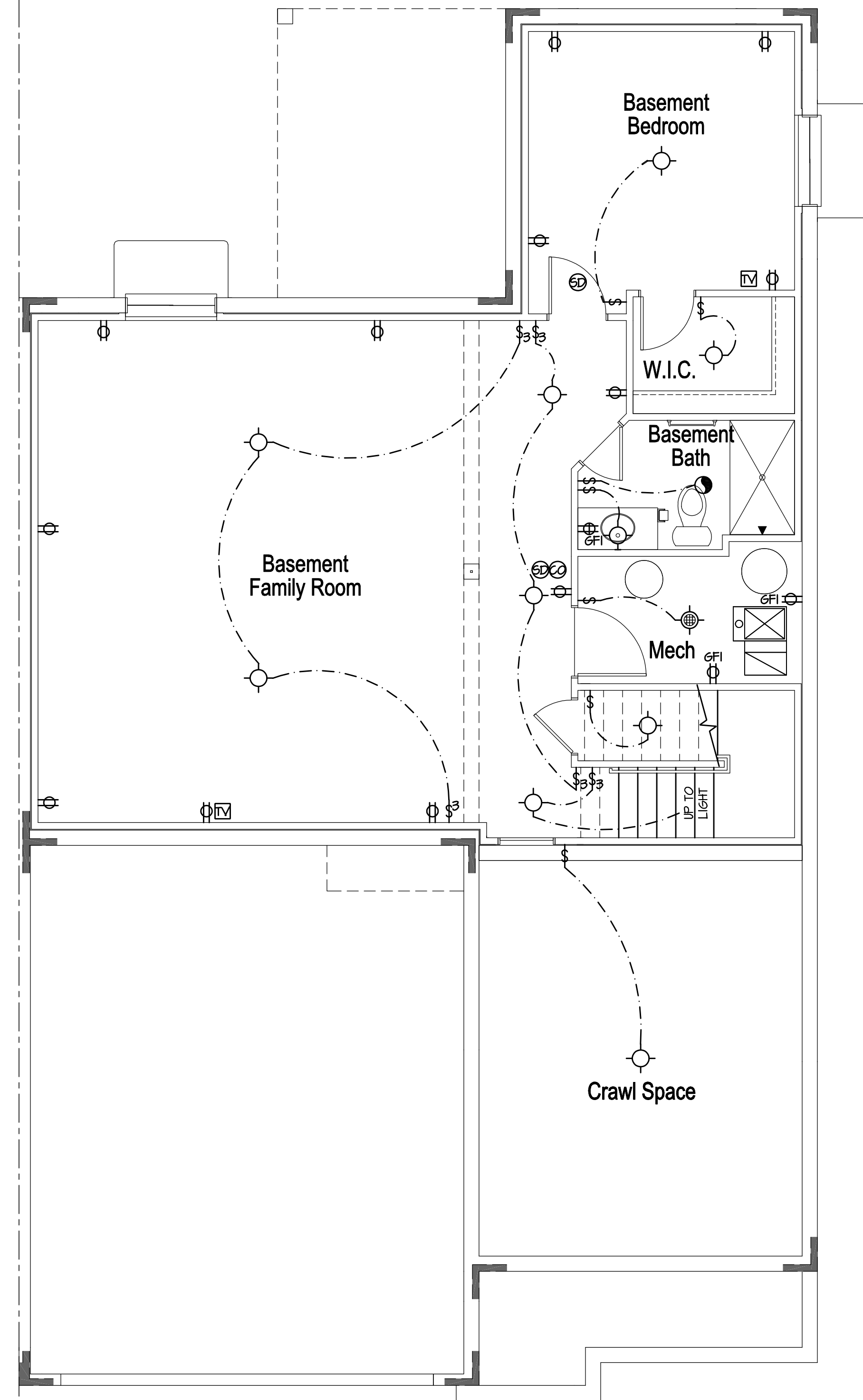
Waterford  
**E0.2**



### Additional Finish w/ Opt. Full Basement Parital Electrical Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

COMMONWALL



COMMONWALL

### Optional Finish at Partial Crawl Space/ Parital Basement Electrical Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR

#### ELECTRICAL NOTES:

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#### ELECTRICAL DEVICES: ABOVE FINISHED FLOOR:

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- WALL OUTLETS OVER COUNTER ..... 48" TO CL
- REMAINING SWITCHES ..... 48" TO CL
- WALL OUTLETS ..... 12" TO CL
- BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) ..... 80" TO CL<sup>1,2</sup>
- WATER SOFTENER AND SUMP OUTLETS ..... 48" TO CL
- TELEPHONE OUTLETS ..... 12" TO CL
- TELEVISION OUTLETS ..... 12" TO CL
- EXTERIOR GFI OUTLETS ..... 12" TO CL
- GARAGE GFI (ABOVE GARAGE FLOOR) ..... 48" TO CL
- BASEMENT WALL OUTLETS ..... 48" TO CL
- FRONT DOOR COACH LIGHT ..... 72" TO CL
- GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) ..... 84" TO CL
- 64" TO BTM
- DINING AND BREAKFAST FIXTURE ..... OF FIXTURE
- 96" TO BTM
- FOYER AND STAIRWAY FIXTURE ..... OF FIXTURE
- THERMOSTAT ..... 54" TO CL
- DOORBELL CHIMES ..... 84" TO CL
- LEVEL HV
- DOORBELL BUTTON ..... DR HANDLE
- KITCHEN HOOD FAN "WHIP" ..... 66" TO CL
- KITCHEN WALL HUNG MICROWAVE OUTLET ..... 16" TO CL
- KITCHEN DISHWASHER RECEPTACLE ... UNDER SINK
- KITCHEN RANGE ..... 24" TO CL
- KITCHEN REFRIGERATOR ..... 48" TO CL
- WASHER/DRYER OUTLET ..... 48" TO CL

- CL = CENTER LINE
- 1 = FIELD VERIFY
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#### ELECTRICAL KEY:

- SINGLE POLE OUTLET
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- 220V
- OVERHEAD DUPLEX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- RHEOSTAT SWITCH
- DIMMER SWITCH
- DM
- REINFORCED JUNCTION BOX
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED FLUORESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED INCANDESCENT LIGHT FIXTURE (VAPOR-PROOF)
- RECESSED FLUORESCENT LIGHT FIXTURE (VAPOR-PROOF)
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- MINI
- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- PC
- EXIT LIGHT
- EMERGENCY LIGHT
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- PC
- TRACK LIGHT
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
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- CHIMES
- PB
- PUSHBUTTON SWITCH
- KEYPAD
- KEYPAD
- SMOKE DETECTOR
- HEAT DETECTOR
- CO DETECTOR
- THERMOSTAT
- SPEAKER (PROVIDE ADEQUATE SUPPORT)
- TELEVISION
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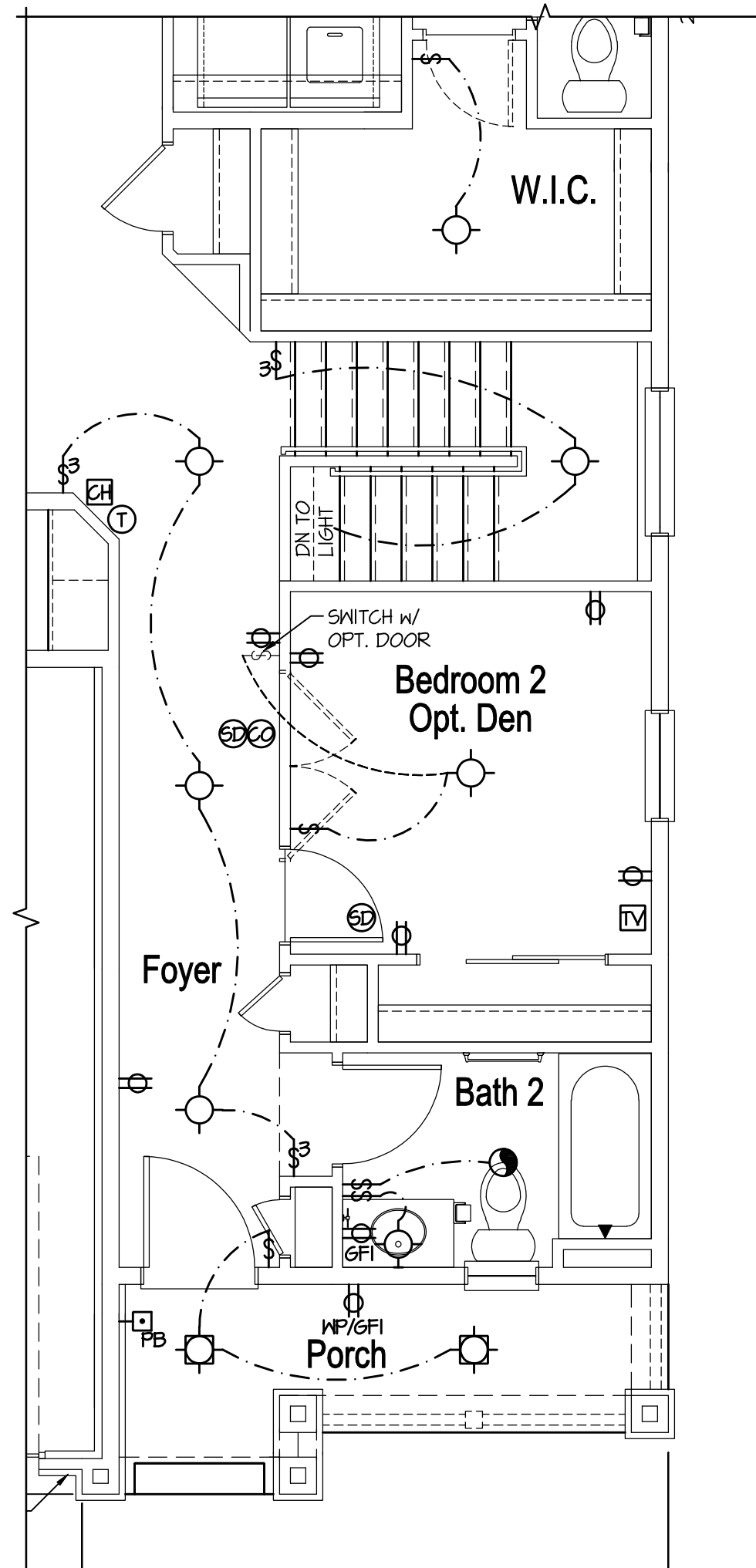


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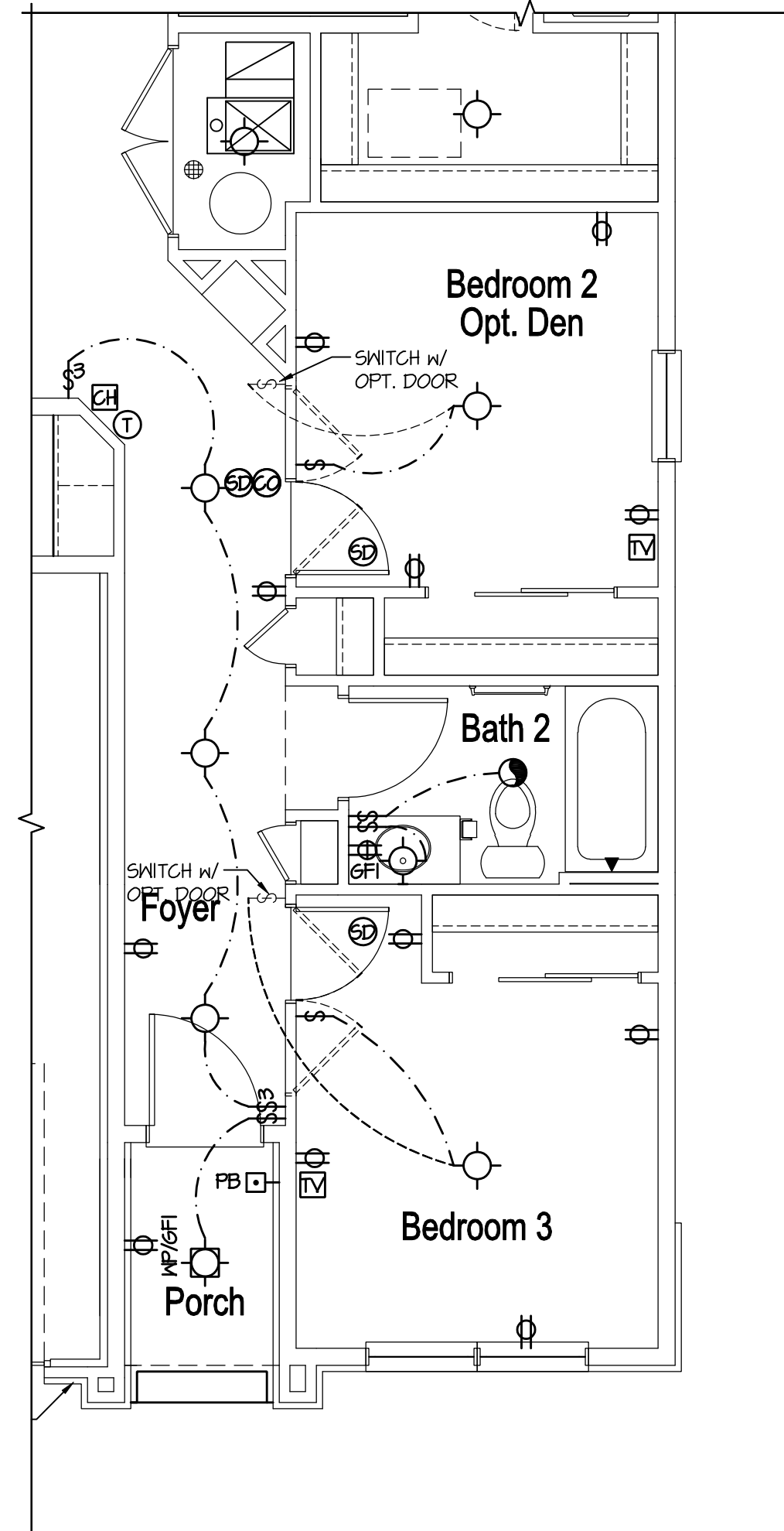
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OPTIONAL FINISHED  
BASEMENT ELECTRICAL PLANS

Waterford  
E0.3



**Opt. Basement  
Partial Electrical Plan**

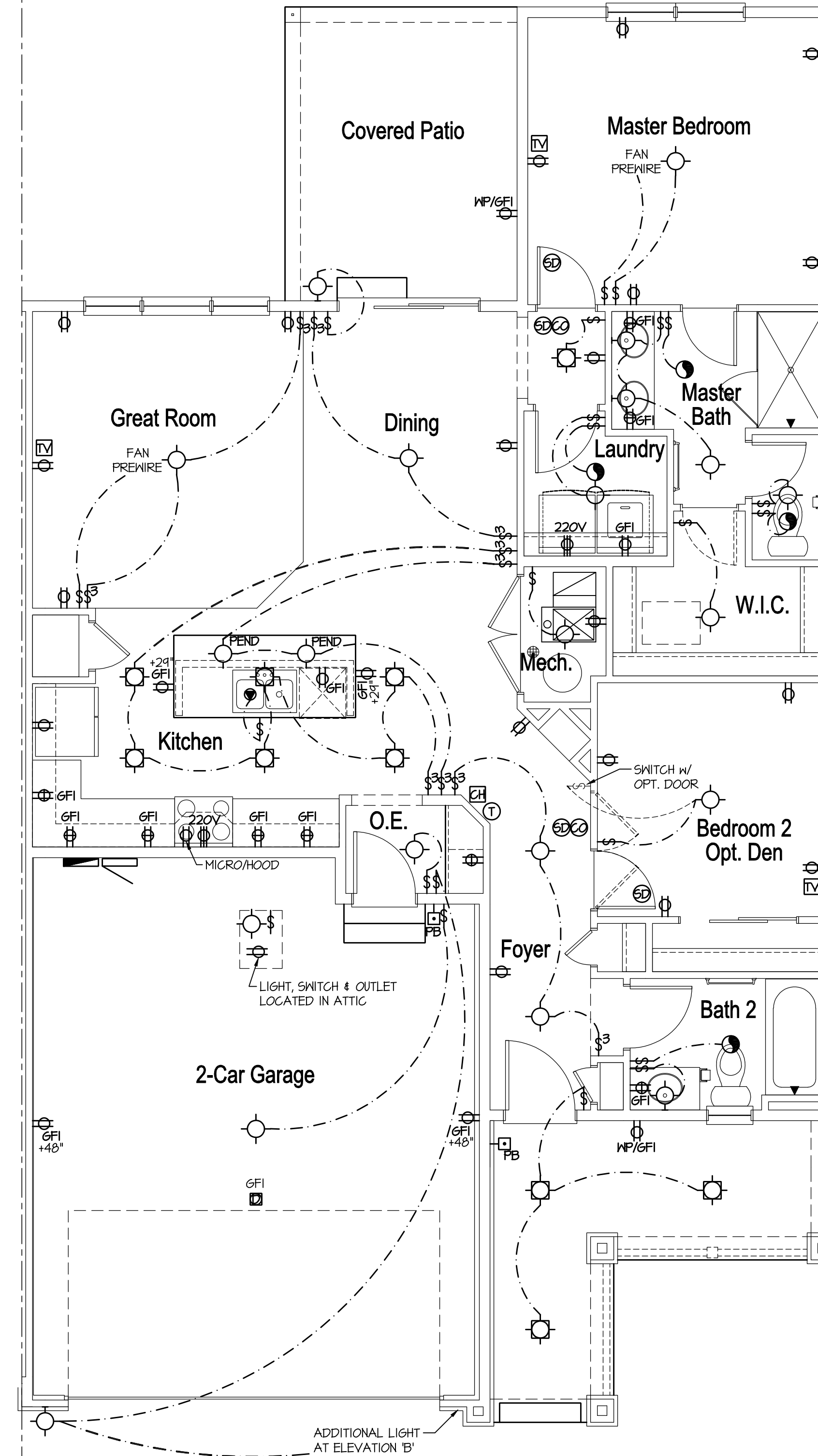
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR



**Opt. Bedroom 3  
Partial Electrical Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR

COMMONWALL



**Main Floor Electrical Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)  
NOTE: ELEV "A" SHOWN, ELEV "B" & "C" SIMILAR

COMMONWALL

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- TELEPHONE OUTLETS ..... 12" TO CL
- TELEVISION OUTLETS ..... 12" TO CL
- EXTERIOR GFI OUTLETS ..... 12" TO CL
- GARAGE GFI (ABOVE GARAGE FLOOR) ..... 48" TO CL
- BASEMENT WALL OUTLETS ..... 48" TO CL
- FRONT DOOR COACH LIGHT (ABOVE GARAGE FLOOR) ..... 72" TO CL
- GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) ..... 84" TO CL
- DINING AND BREAKFAST FIXTURE ..... 64" TO BTM
- FOYER AND STAIRWAY FIXTURE ..... 96" TO BTM
- THERMOSTAT ..... 54" TO CL
- DOORBELL CHIMES ..... 84" TO CL
- DOORBELL BUTTON ..... LEVEL W/ DR HANDLE
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- KITCHEN DISHWASHER RECEPTACLE ..... UNDER SINK
- KITCHEN REFRIGERATOR ..... 24" TO CL
- KITCHEN REFRIGERATOR ..... 48" TO CL
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CL = CENTER LINE  
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**ELECTRICAL KEY:**

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
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- HALF-SWITCHED DUPLEX OUTLET
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- RECESSED INCANDESCENT LIGHT FIXTURE
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- RECESSED FLUORESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED INCANDESCENT LIGHT FIXTURE (VAPOR-PROOF)
- RECESSED FLUORESCENT LIGHT FIXTURE (VAPOR-PROOF)
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
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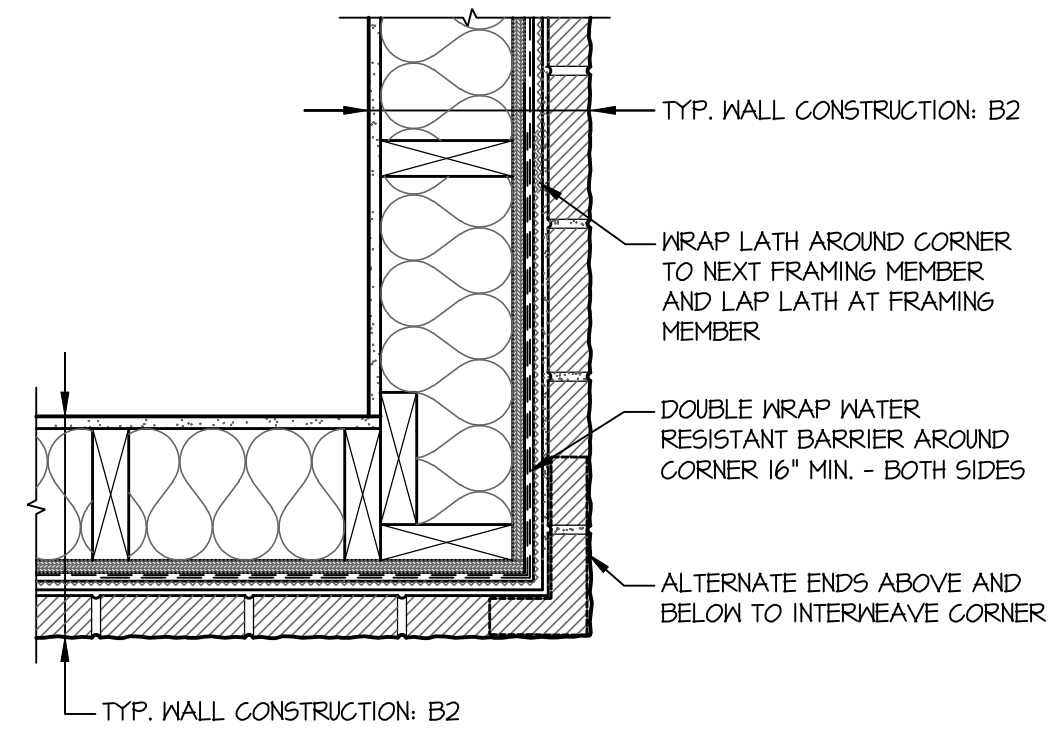
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MAIN FLOOR ELECTRICAL PLAN

Waterford  
**E1.1**



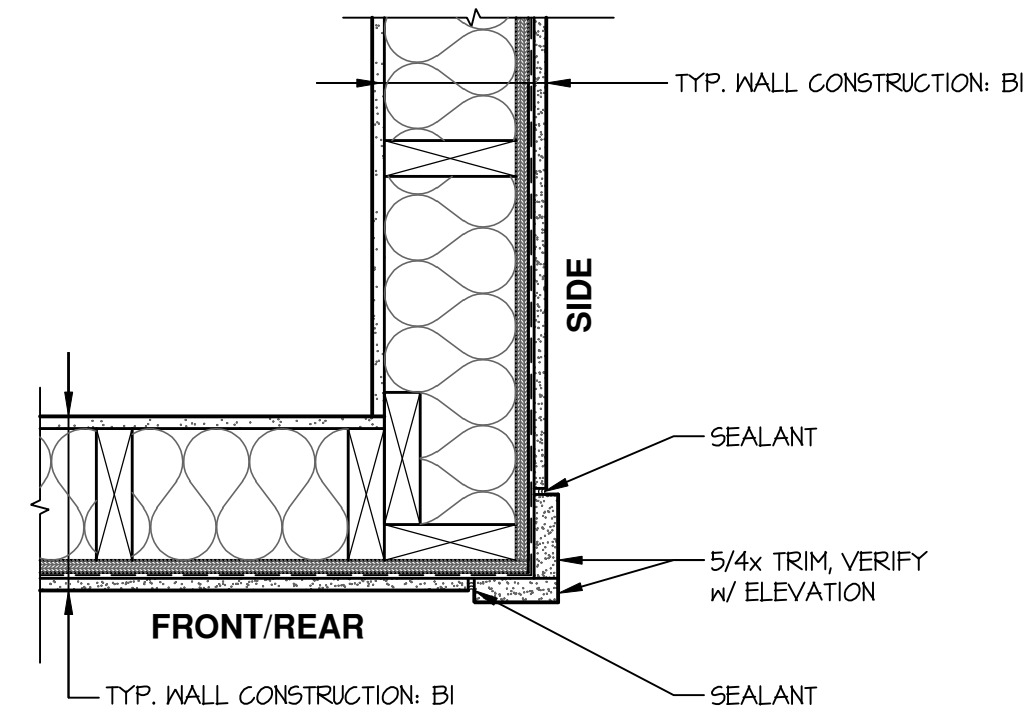


PLAN VIEW

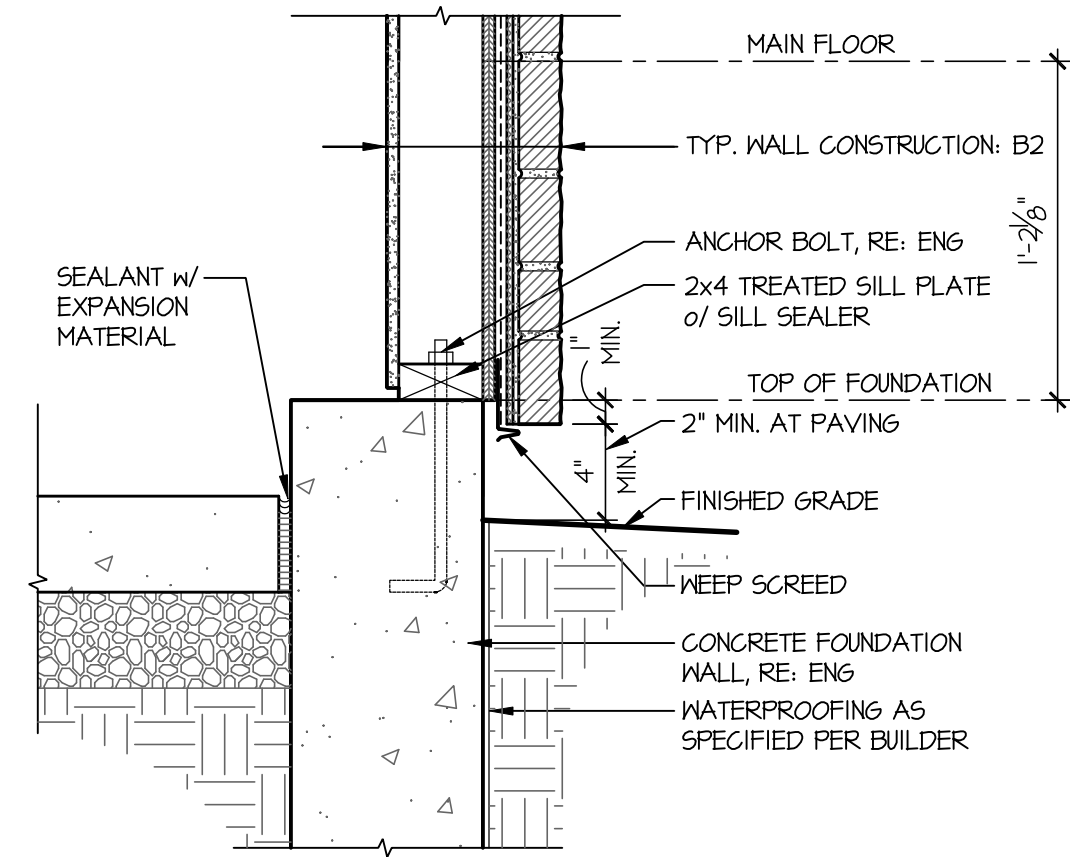


**12** Outside Corner - Masonry  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

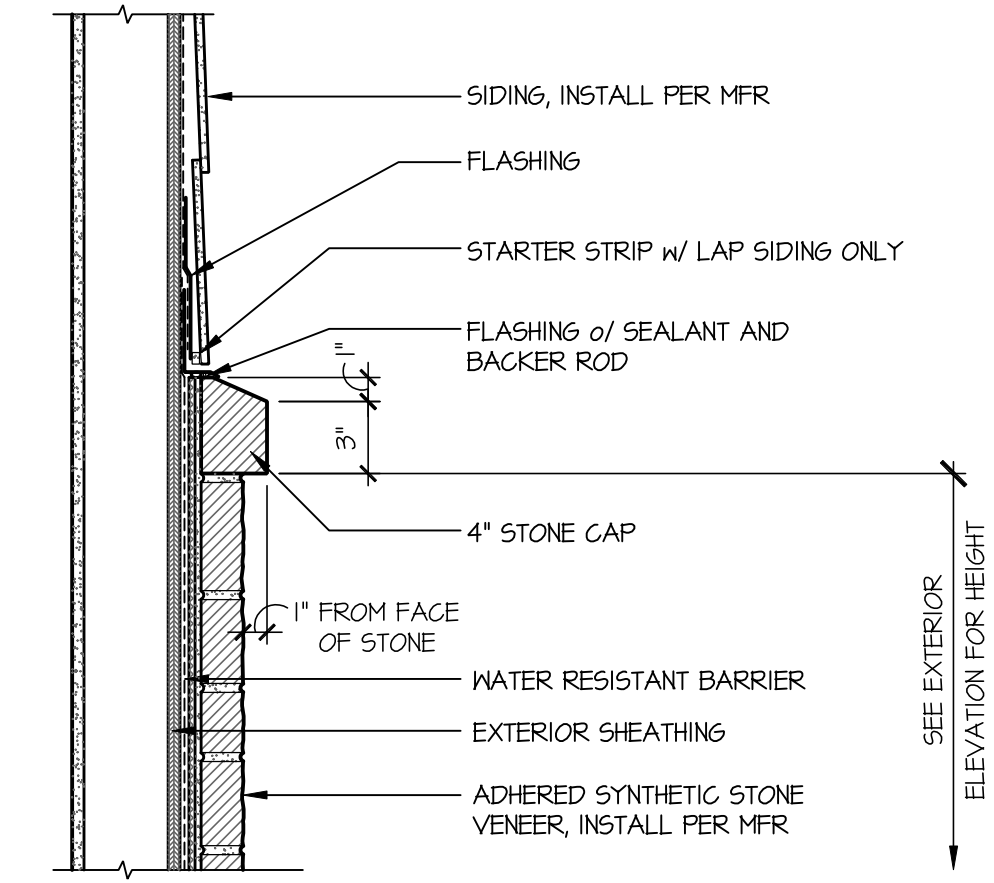
PLAN VIEW



**9** Outside Corner - Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

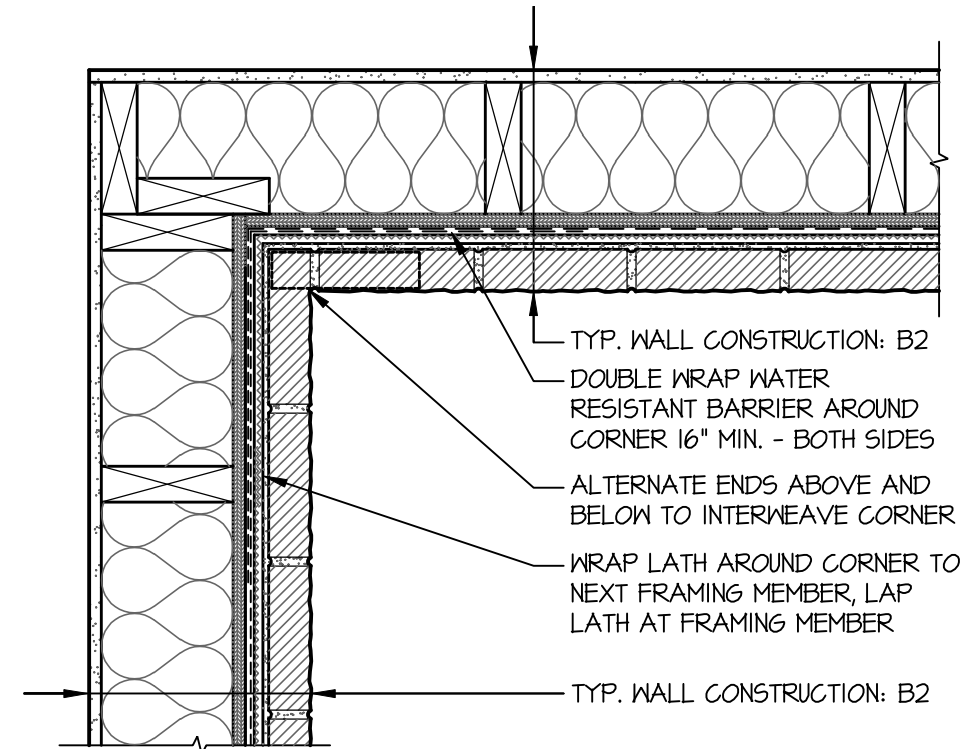


**6** Sill at Garage - Masonry  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)



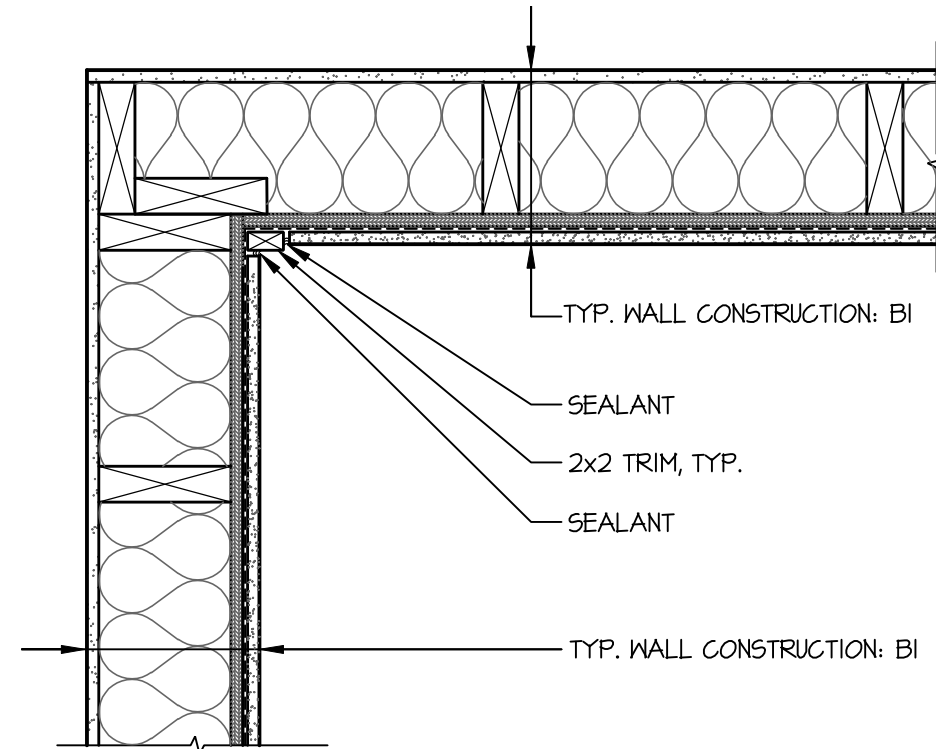
**3** Sloped Stone Cap at Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

PLAN VIEW

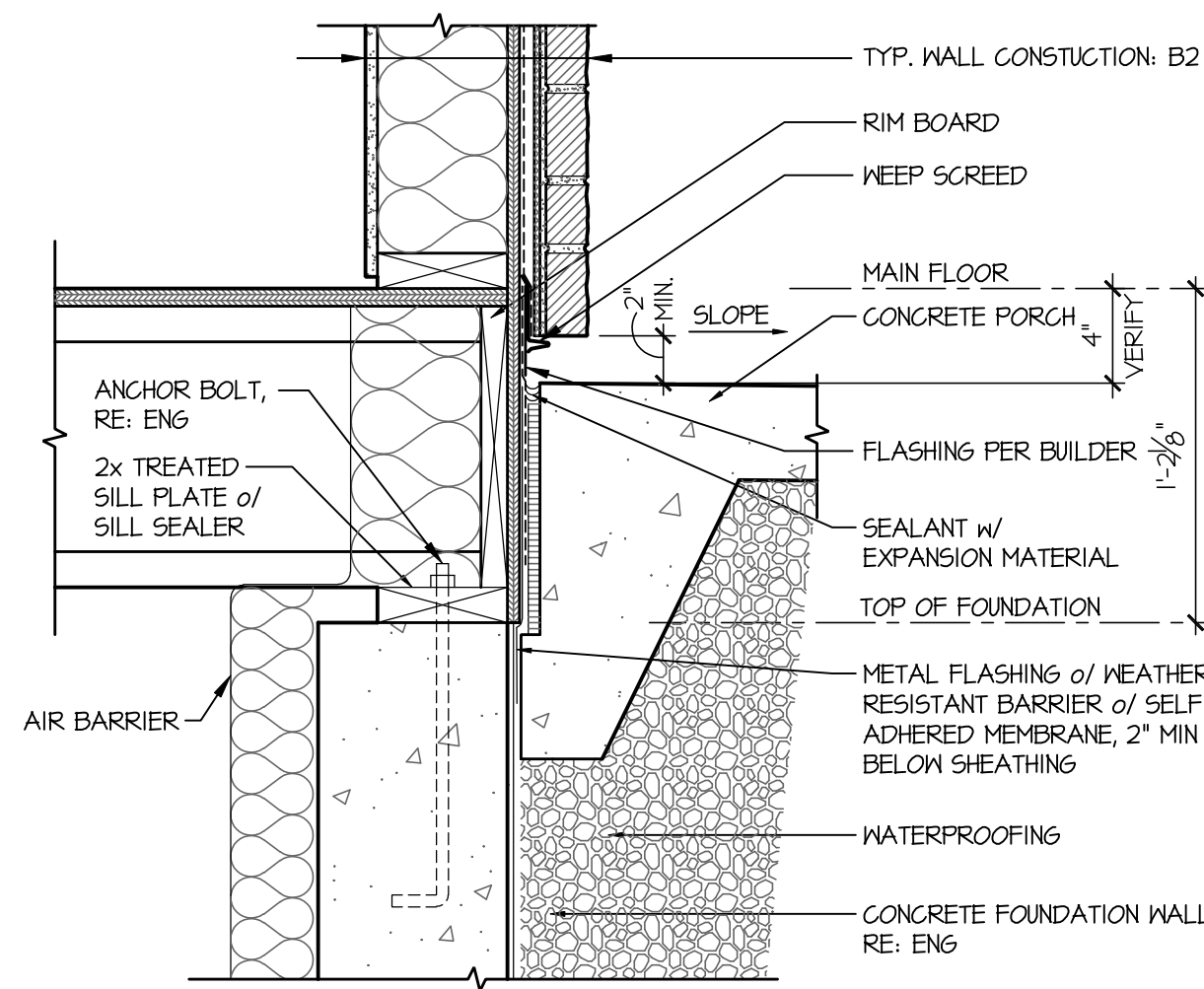


**11** Inside Corner - Masonry  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

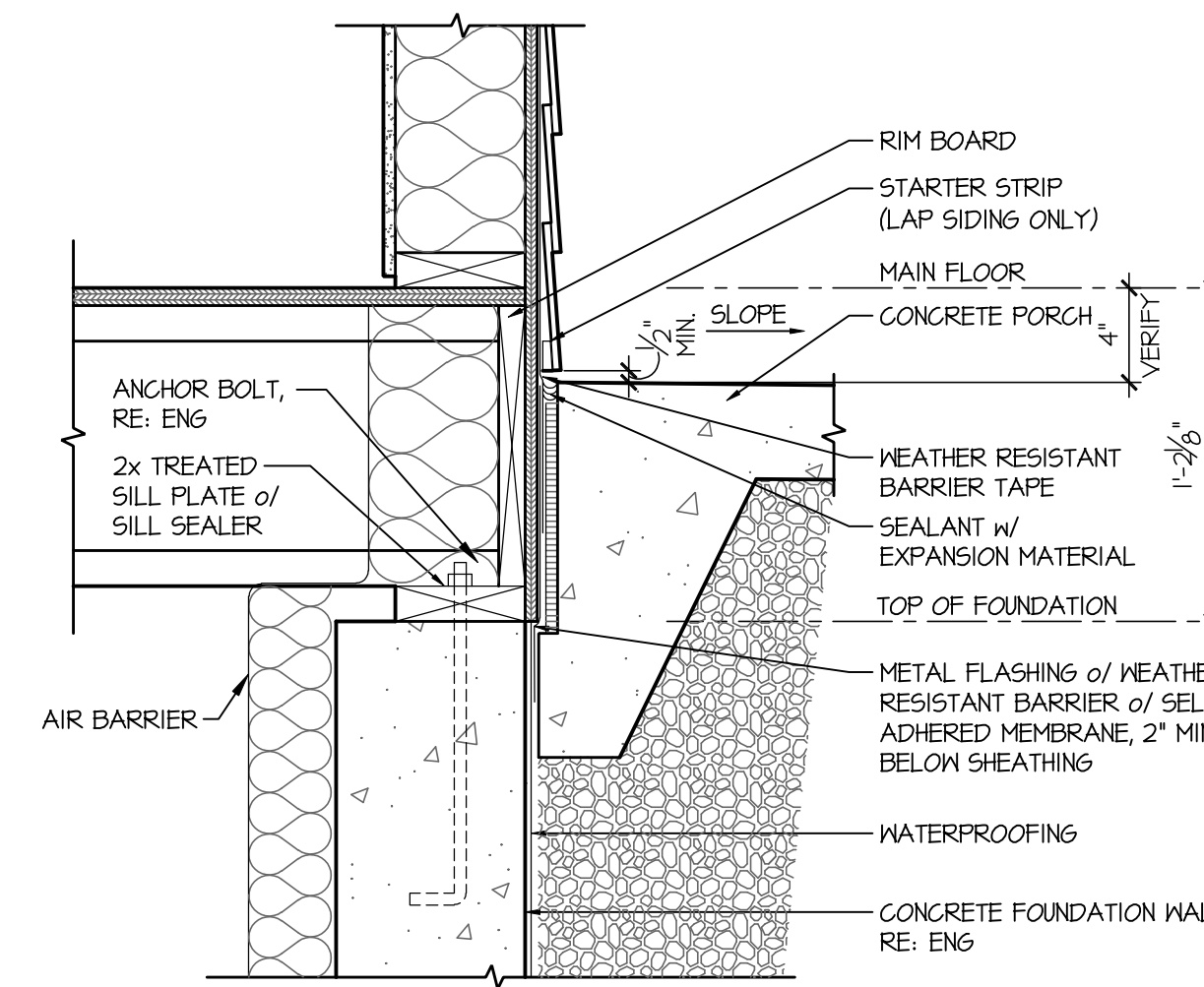
PLAN VIEW



**8** Inside Corner - Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

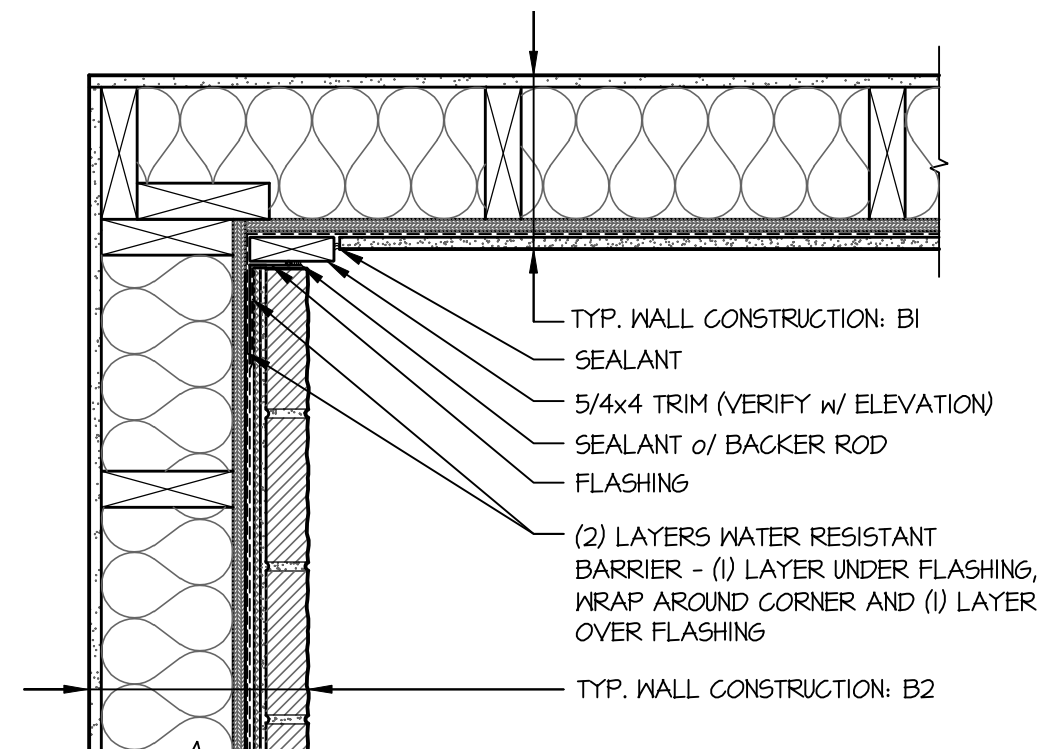


**5** Sill at Porch - Masonry  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)



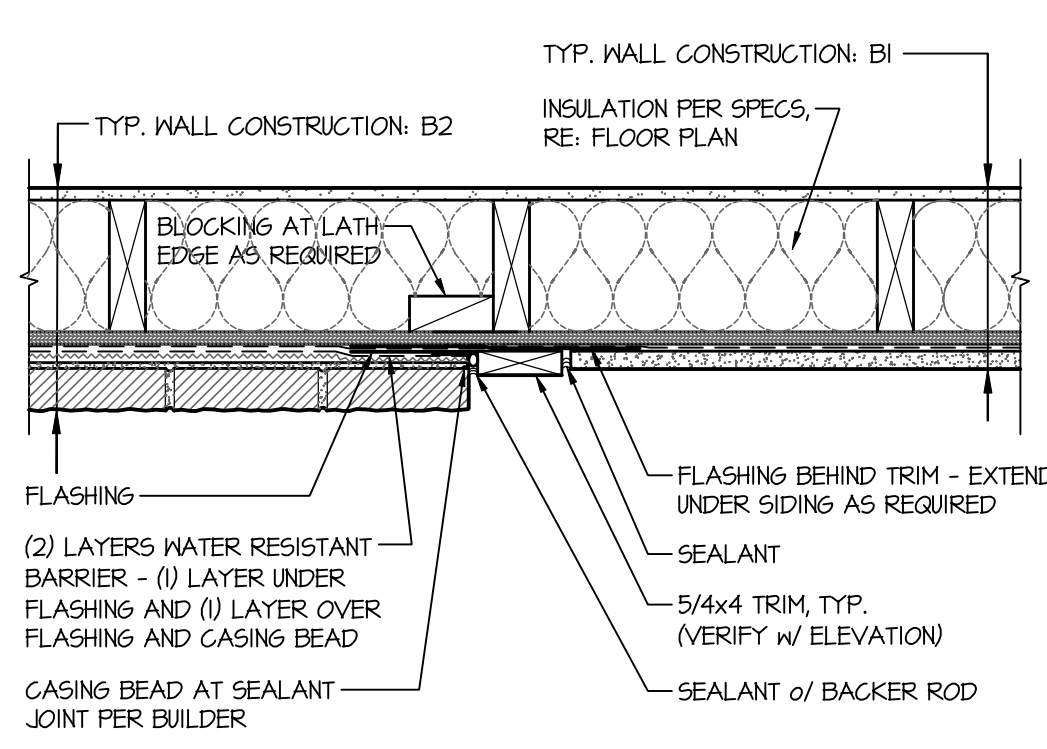
**2** Sill at Porch - Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

PLAN VIEW

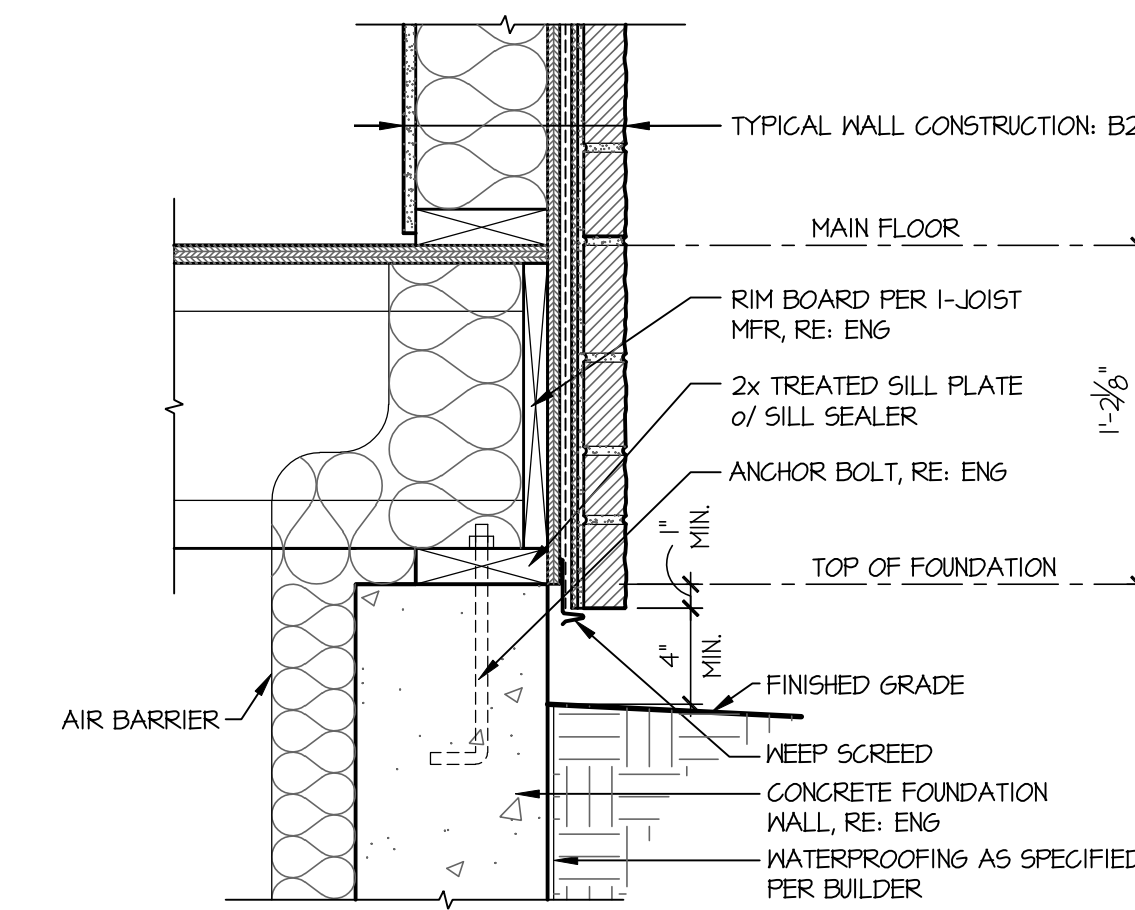


**10** Inside Corner - Masonry to Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

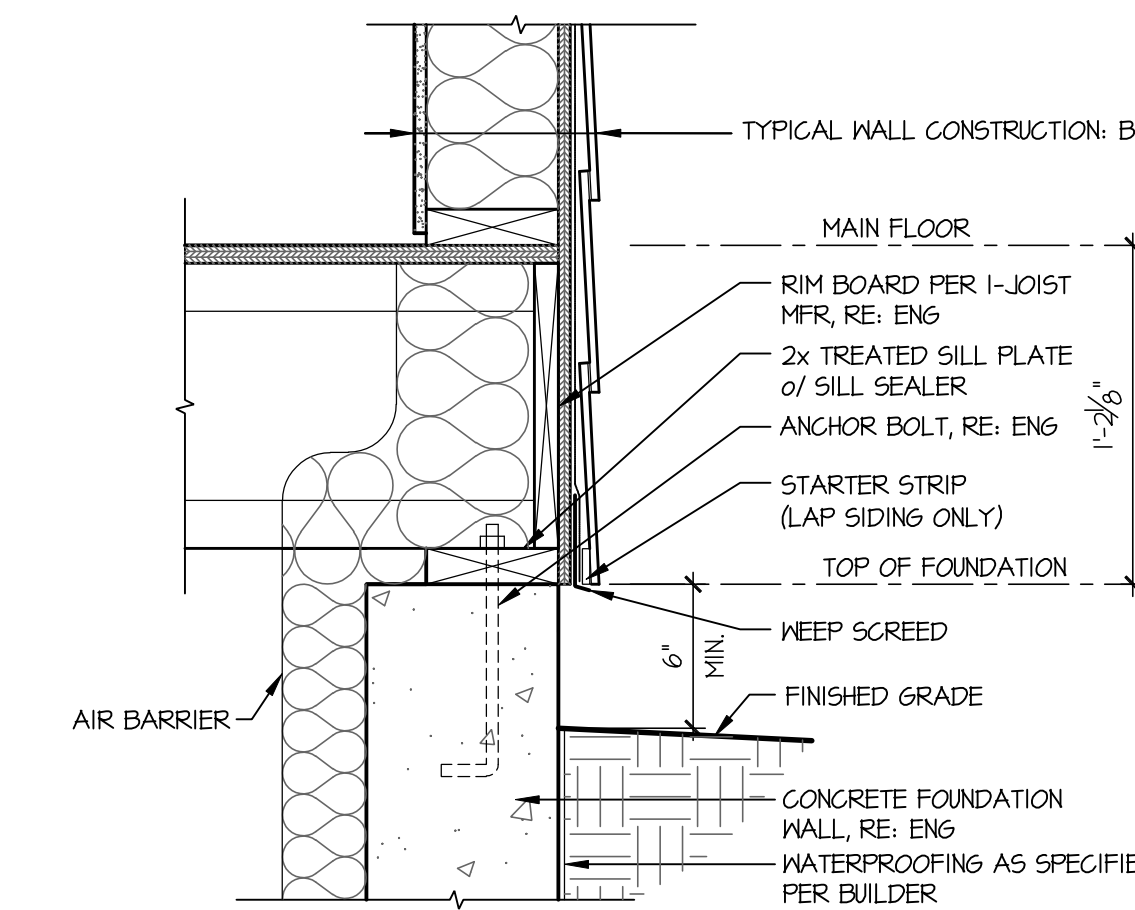
PLAN VIEW



**7** Vertical Transition - Masonry to Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)



**4** Sill at House - Masonry  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)



**1** Sill at House - Siding  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)

**CONSTRUCTION ASSEMBLIES:**

**THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS**

- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON 3/8" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:** CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

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NO.	REVISIONS



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DRAWN: BK, JN CHECKED: PP  
DETAILS

DETAILS  
**AD.2**

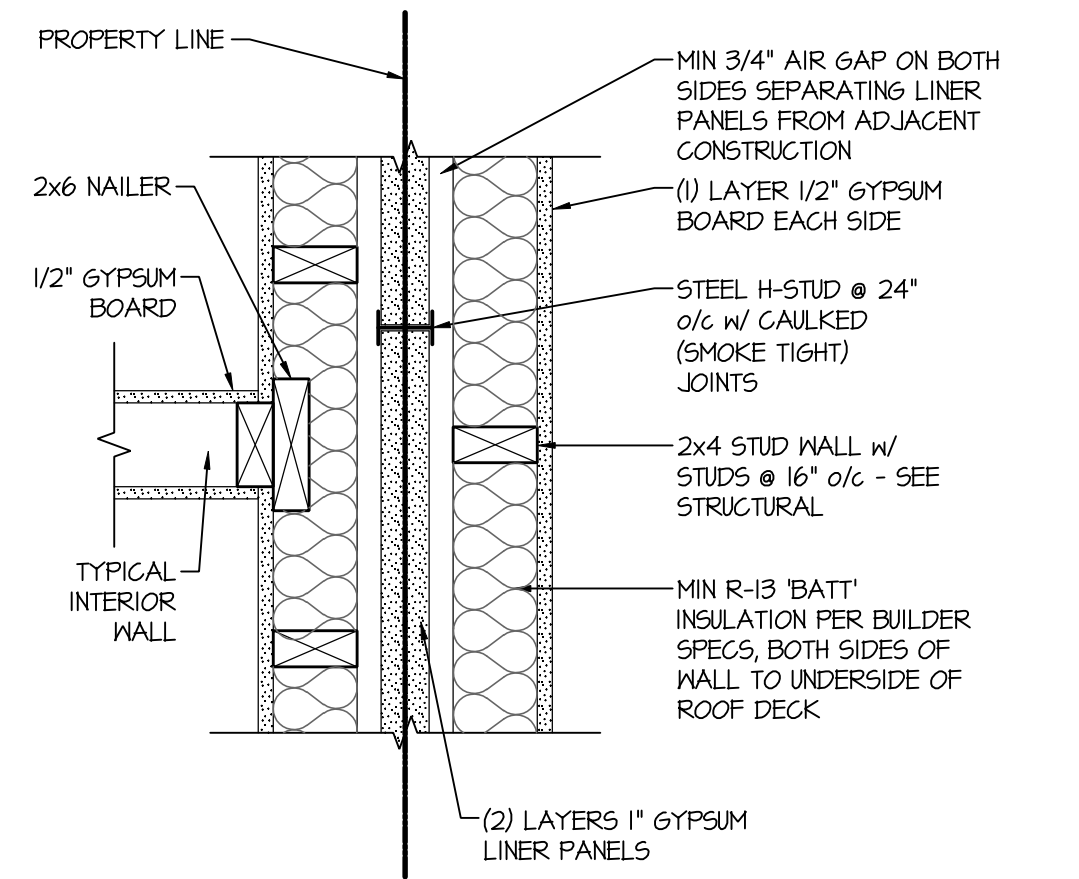




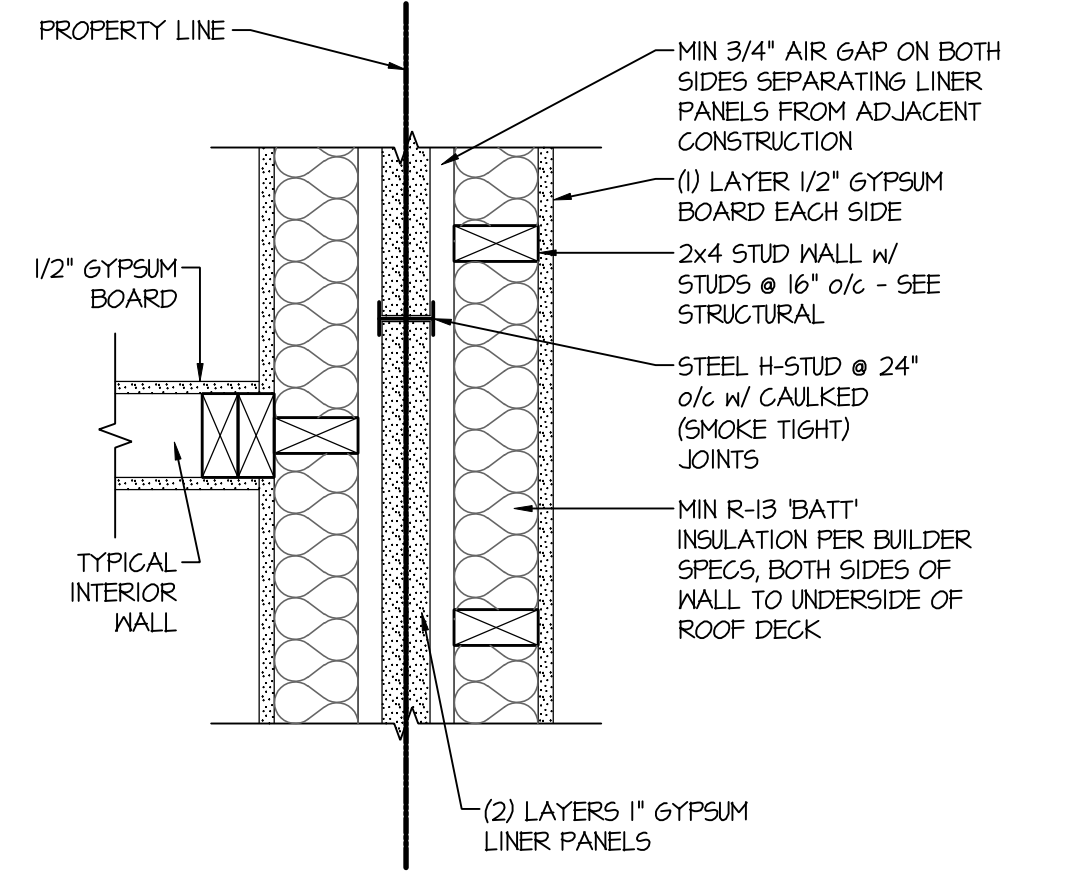
**CONSTRUCTION**

**ASSEMBLIES:**

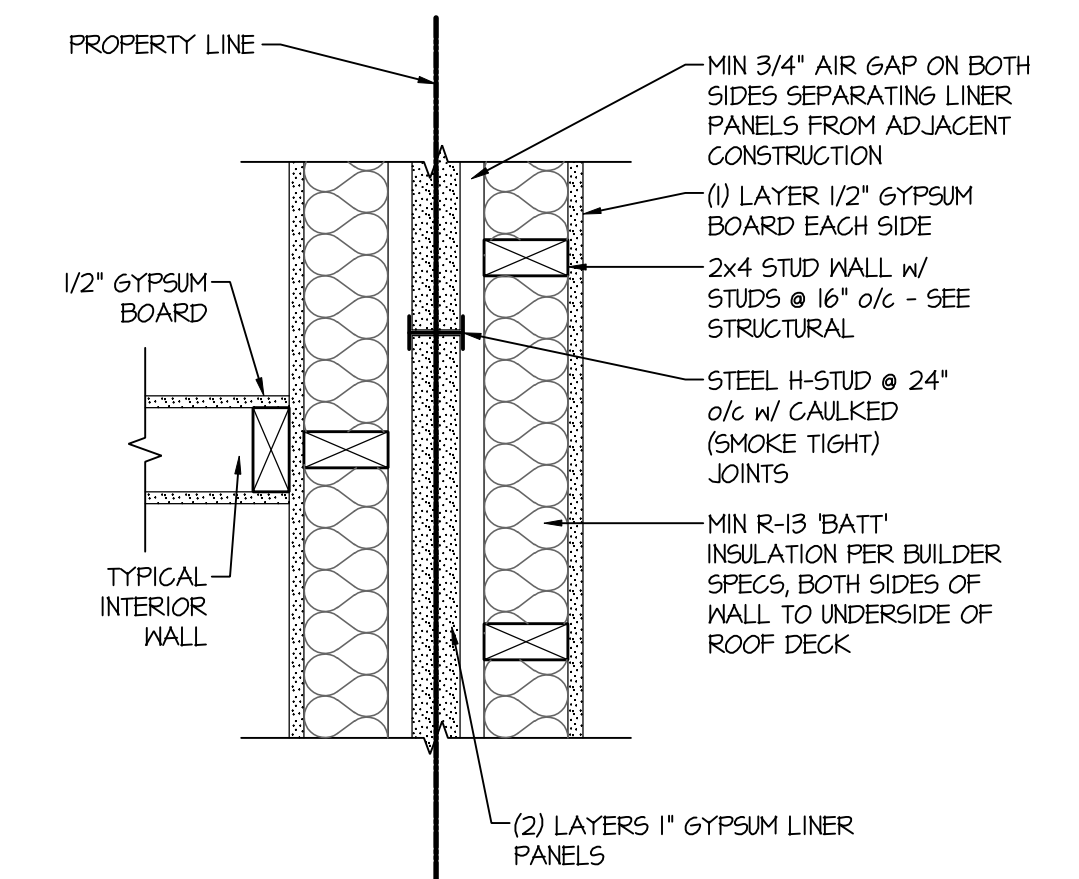
- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/8" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- BI. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON 3/8" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR.:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D. INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:** CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY W/ LOCAL CONDITIONS.



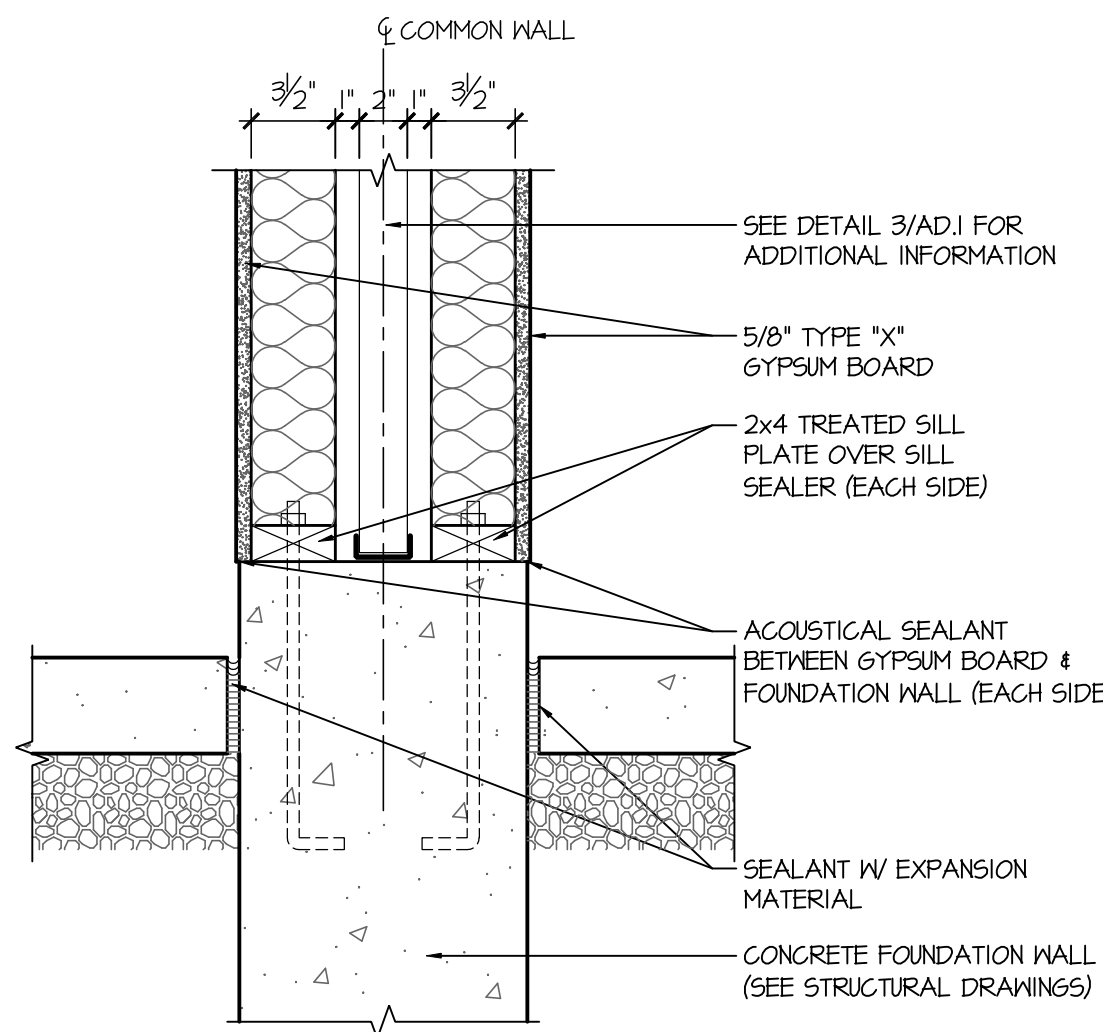
**8 Wall intersection @ Common Wall**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) UL DESIGN U336 (CONFIGURATION D)



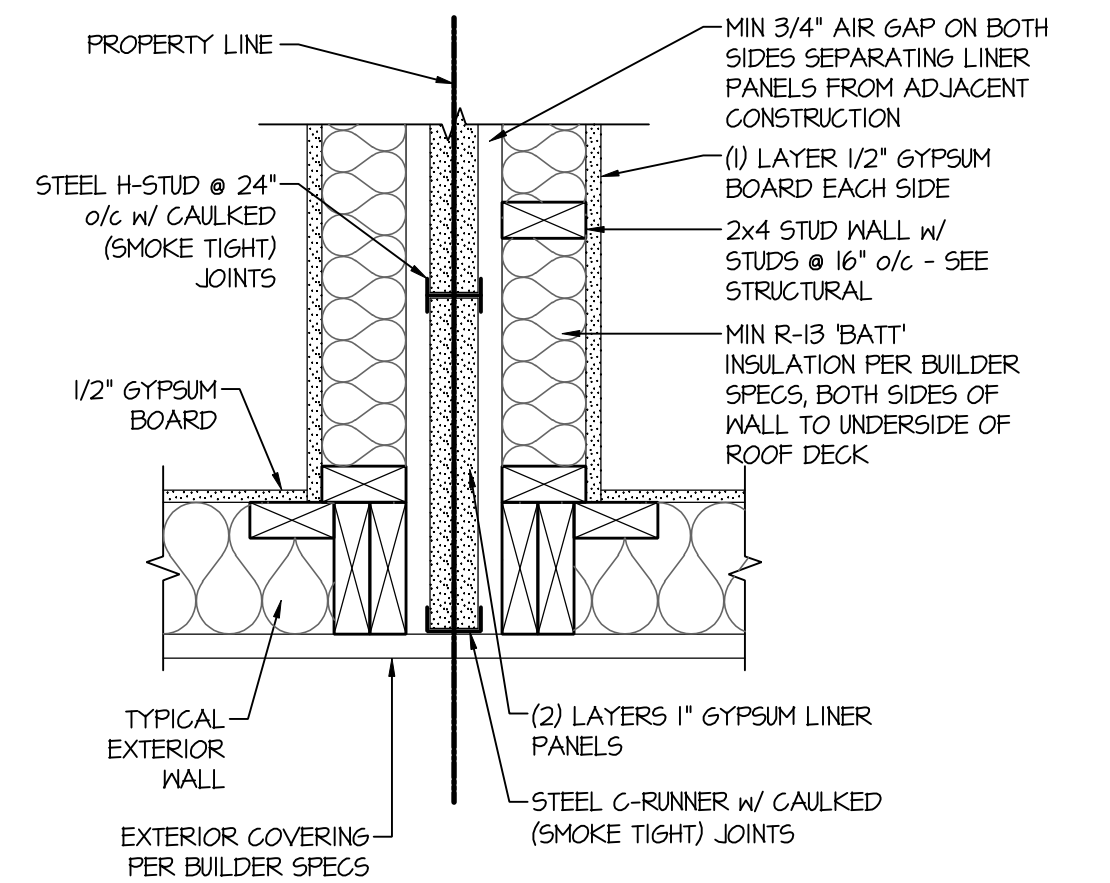
**5 Wall Intersection @ Common Wall**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) UL DESIGN U336 (OPTION 2)



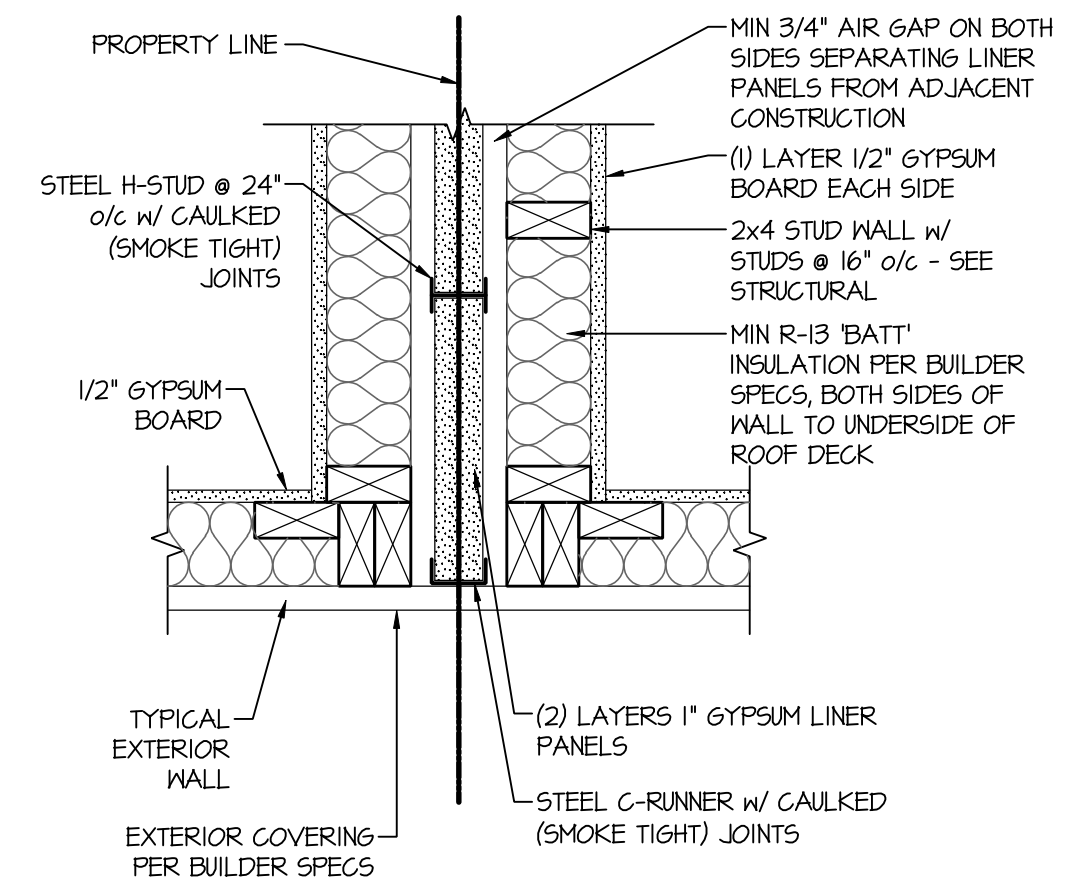
**2 Wall intersection @ Common Wall**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) UL DESIGN U336 (OPTION 1)



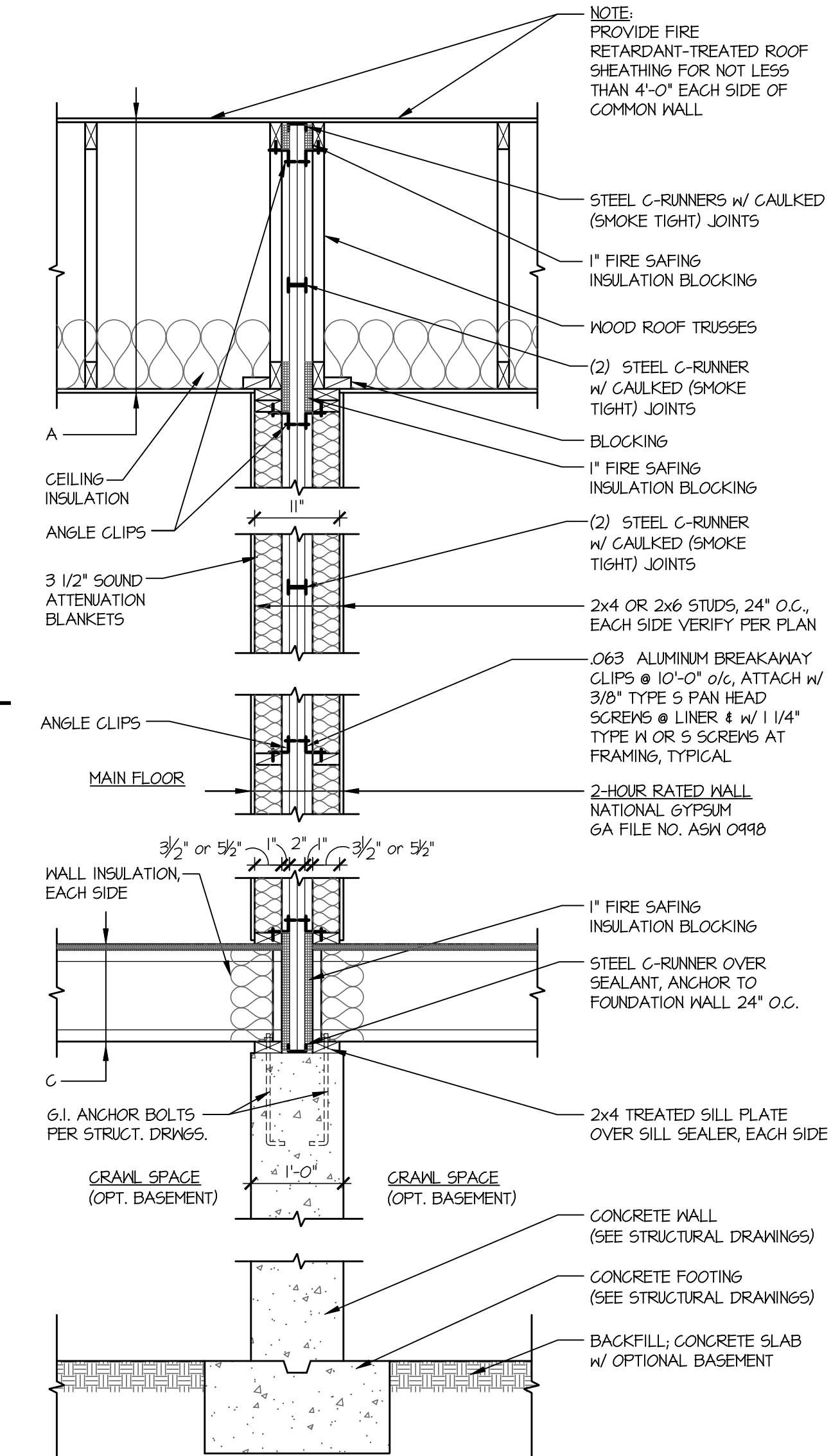
**10 1 Hour Common Wall at Garage**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17)



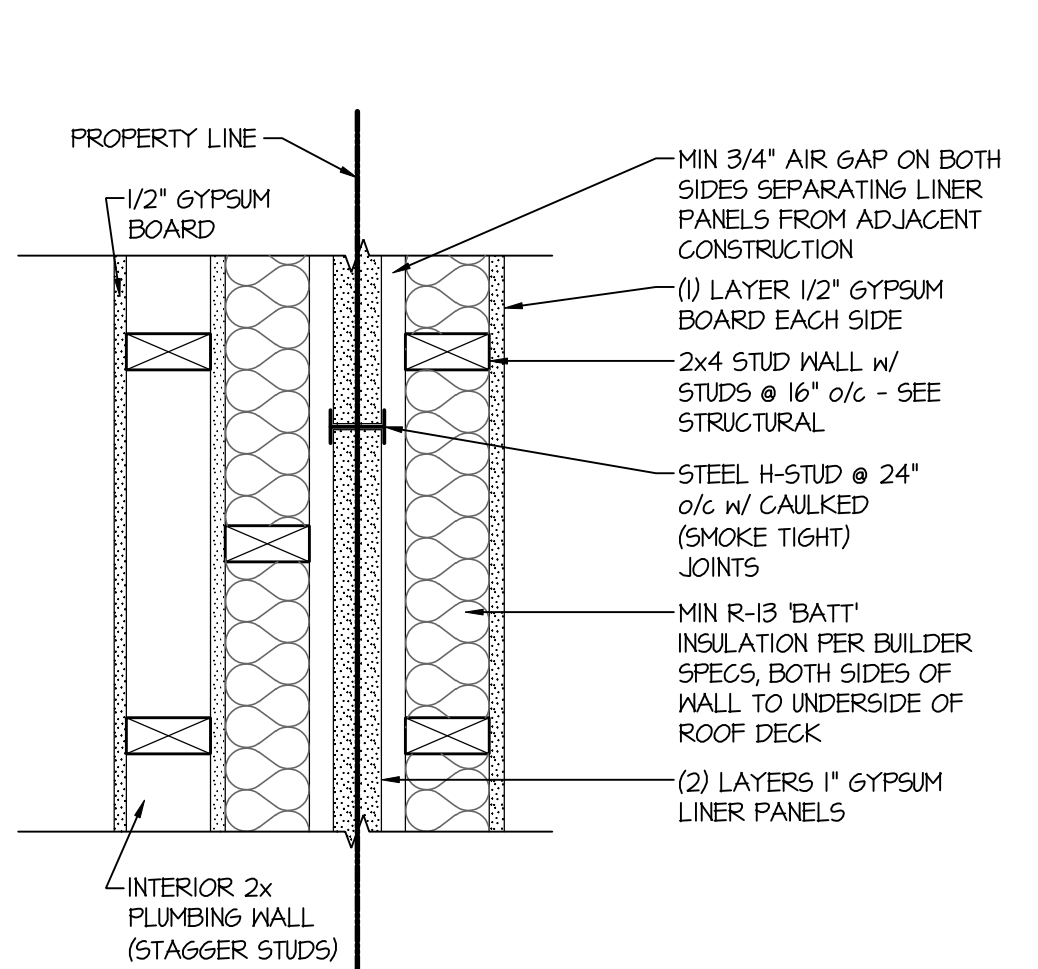
**7 Common Wall @ Exterior (Flush)**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) GA FILE NO. ASN 0998



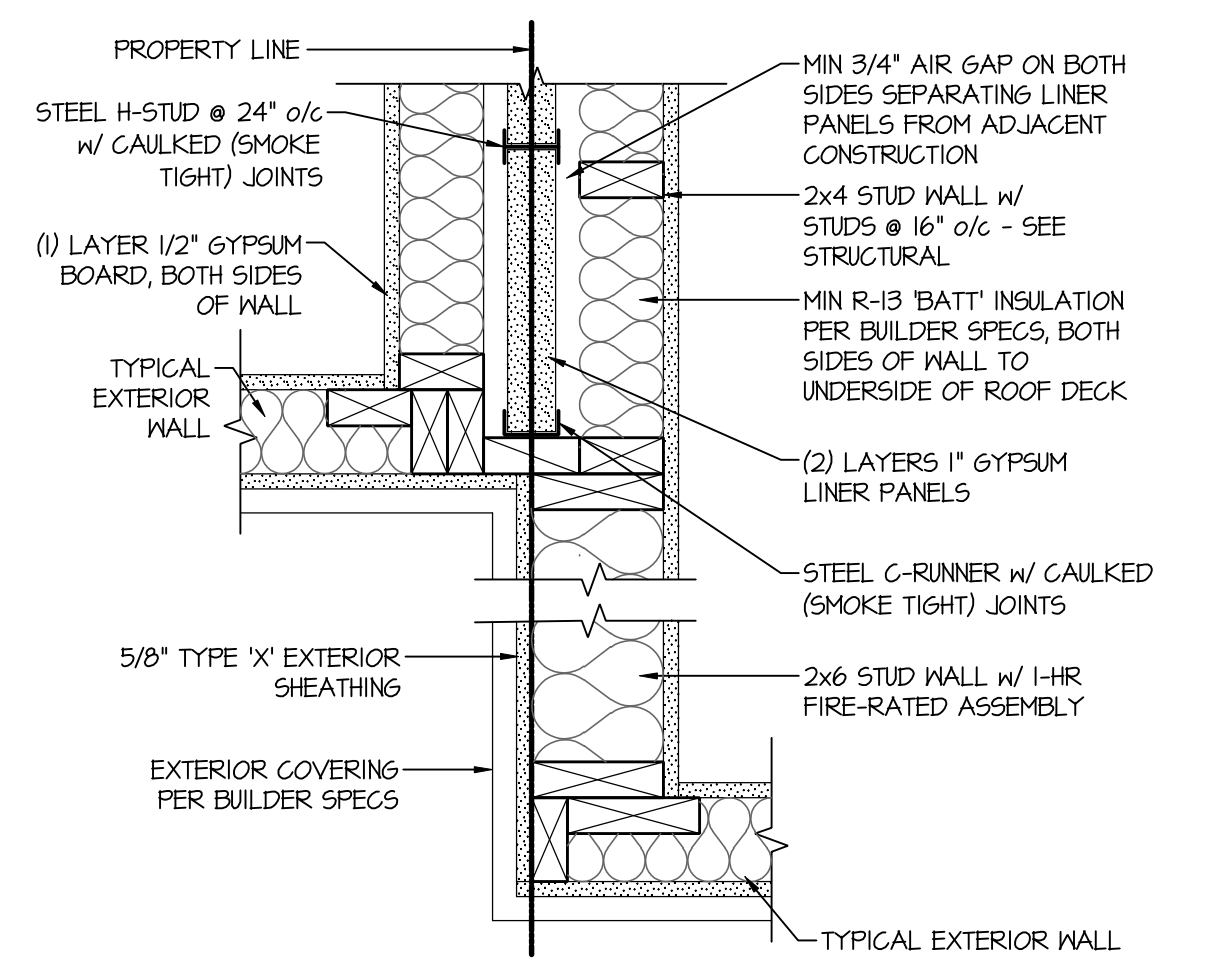
**4 Common Wall @ Exterior (Flush)**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) GA FILE NO. ASN 0998



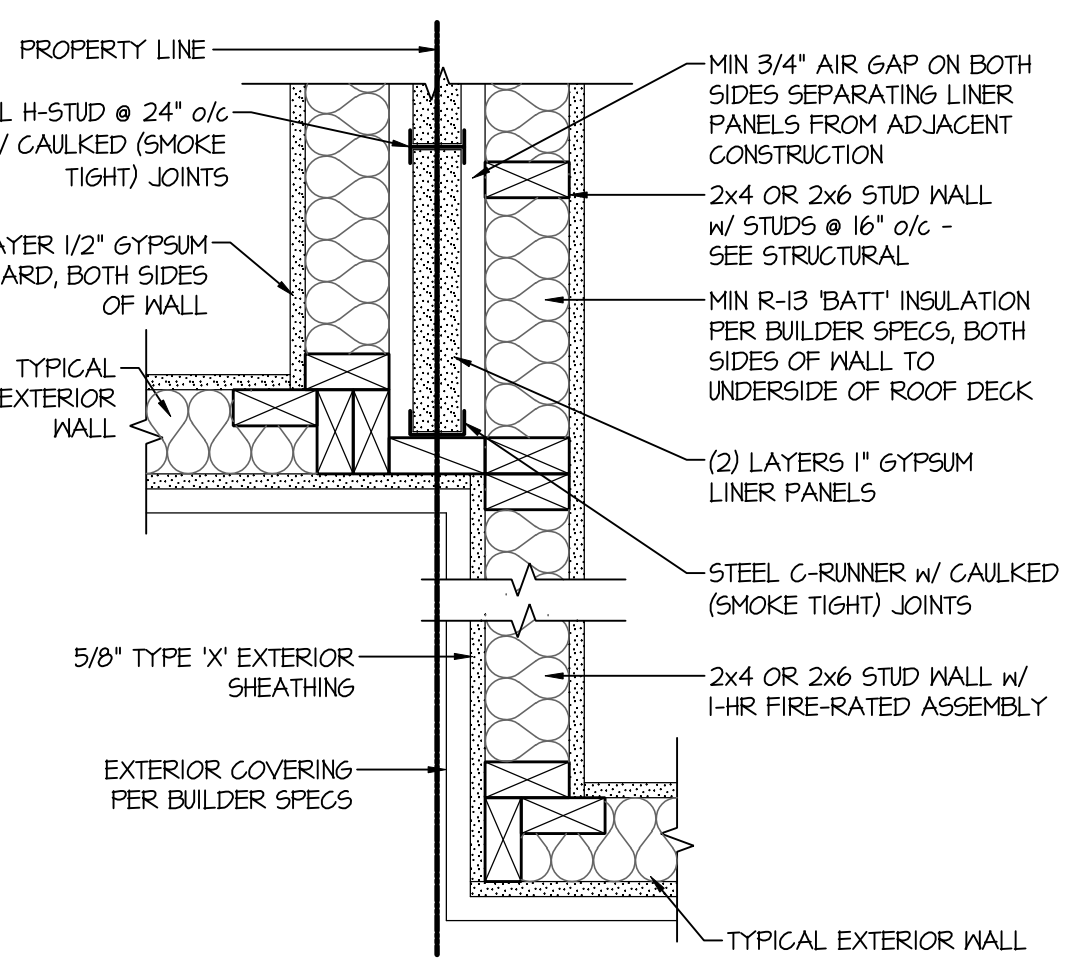
**1 Common Wall - Section**  
SCALE: 3/4"=1'-0" (22x34) 3/8"=1'-0" (11x17) GA FILE NO. ASN 0998



**9 Plumbing wall @ Common Wall**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) GA FILE NO. ASN 0998 (TYP)



**6 Common Wall @ Exterior (Offset)**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) GA FILE NO. ASN 0998



**3 Common Wall @ Exterior (Offset)**  
SCALE: 1/2"=1'-0" (22x34) 3/4"=1'-0" (11x17) GA FILE NO. ASN 0998

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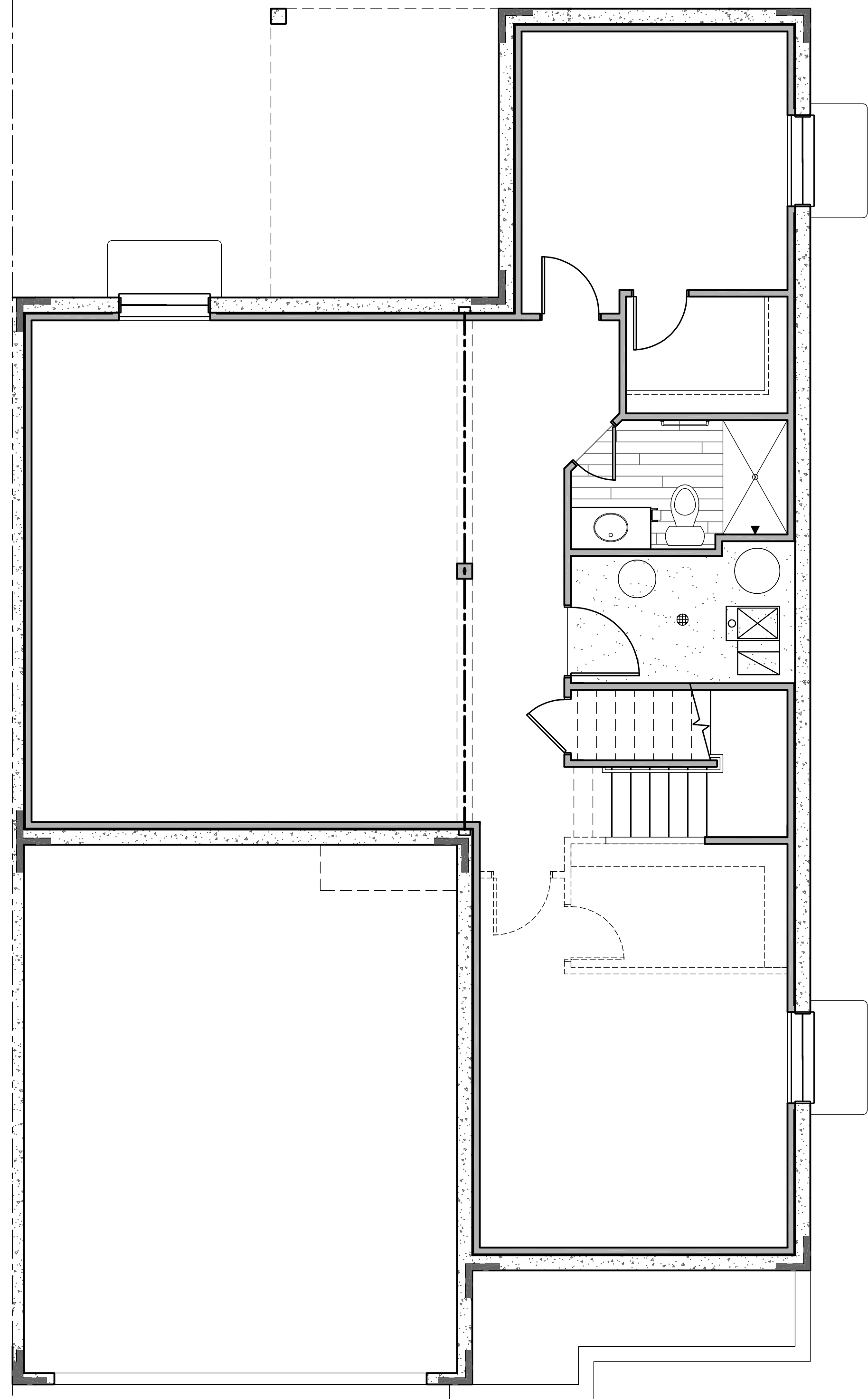
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DETAILS  
**AD.5**

COMMONWALL



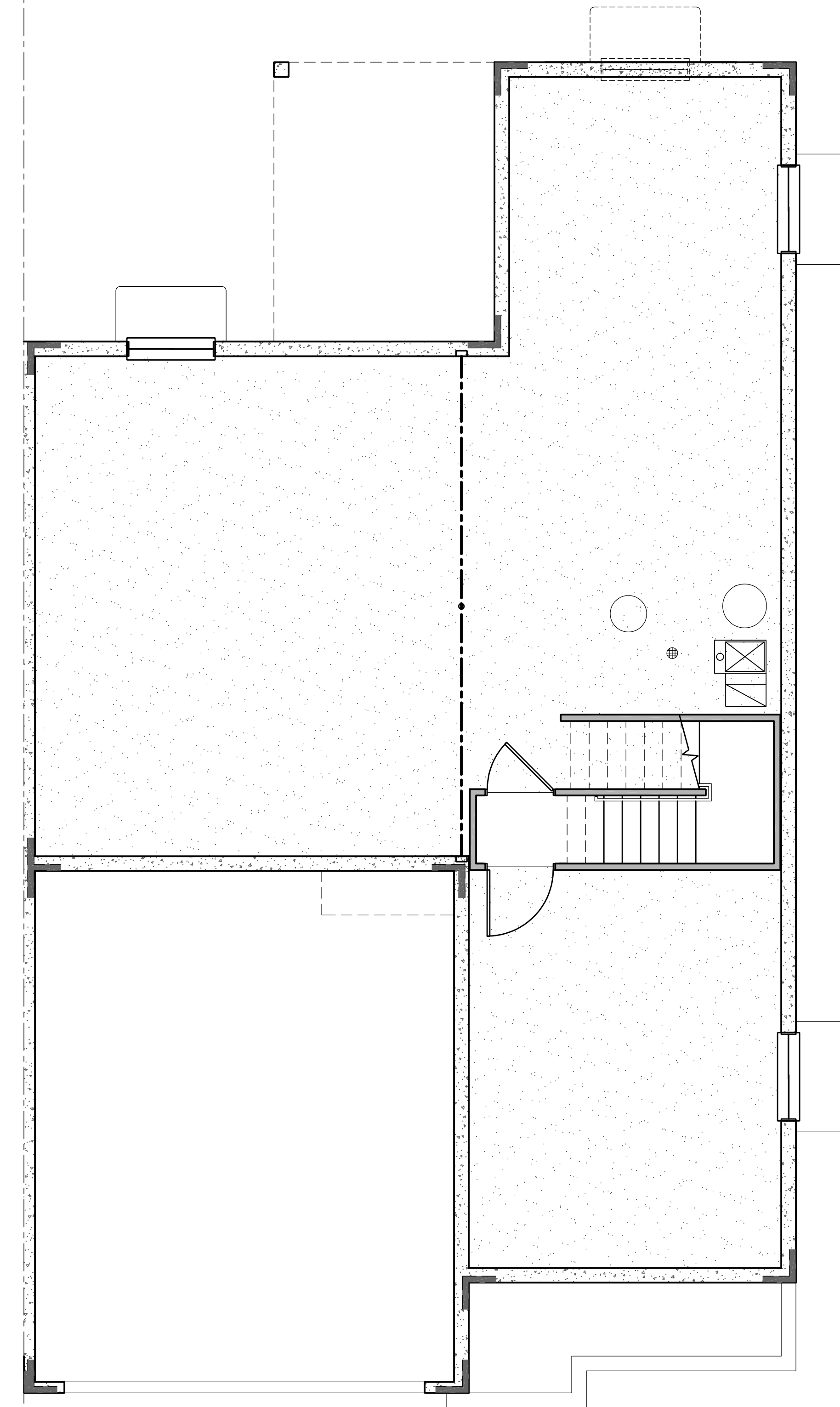
### Opt. Finished Basement Flooring Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

NOTE: SHOWN w/ OPT. FULL BASEMENT, BASEMENT/CRAWL SPACE SIM.

COMMONWALL

COMMONWALL



### Opt. Basement Flooring Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

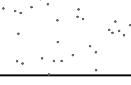
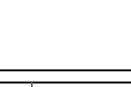
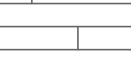
NOTE: SHOWN w/ OPT. FULL BASEMENT, BASEMENT/CRAWL SPACE SIM.

COMMONWALL

#### CONSTRUCTION ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. **ROOF CONSTRUCTION:**  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:**  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. **TYPICAL STONE VENEER WALL CONSTR.:**  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. **TYPICAL FLOOR CONSTRUCTION:**  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. **CONCRETE SLAB CONSTRUCTION:**  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

#### TYPICAL FLOOR MATERIALS:

-  FINISHED
-  CARPET
-  HARD SURFACE PER BUILDER SPECS

ISSUE DATE: 05-17-2017

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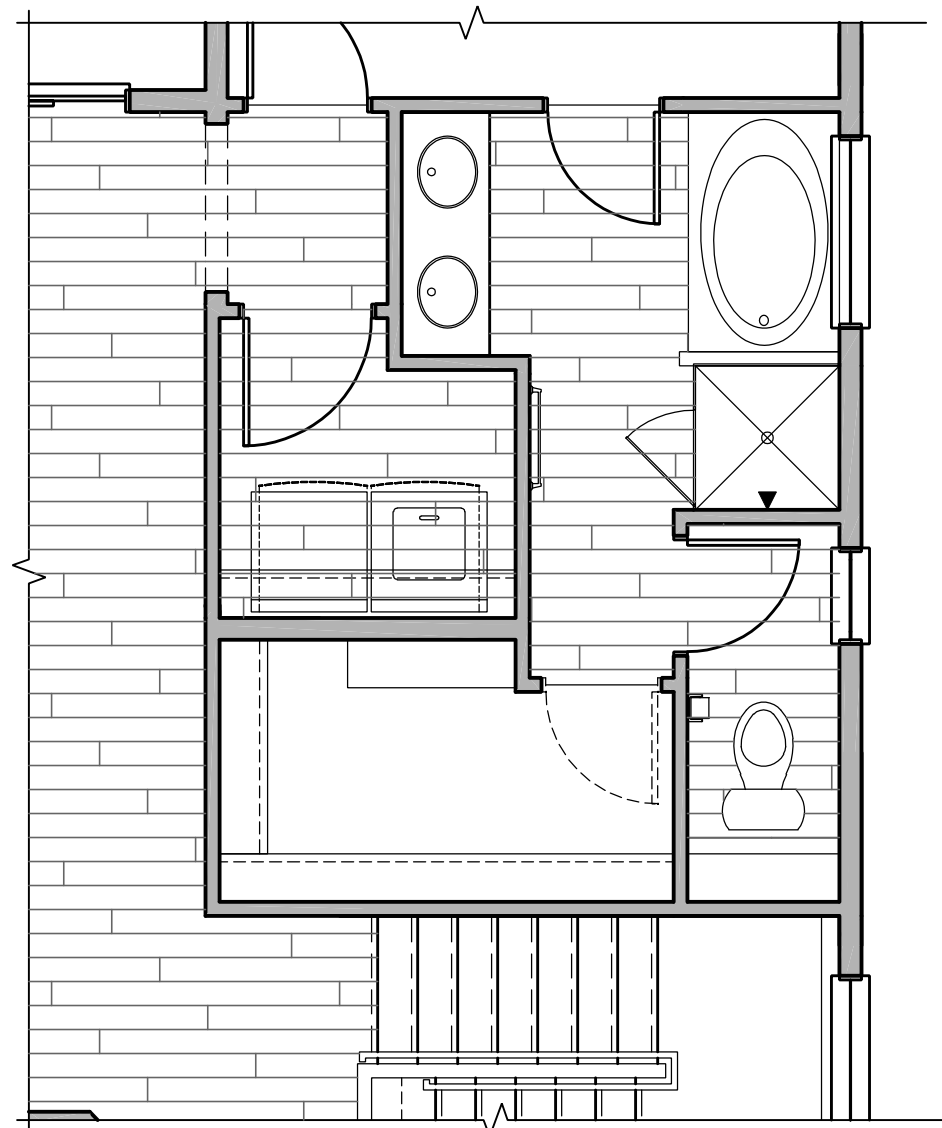


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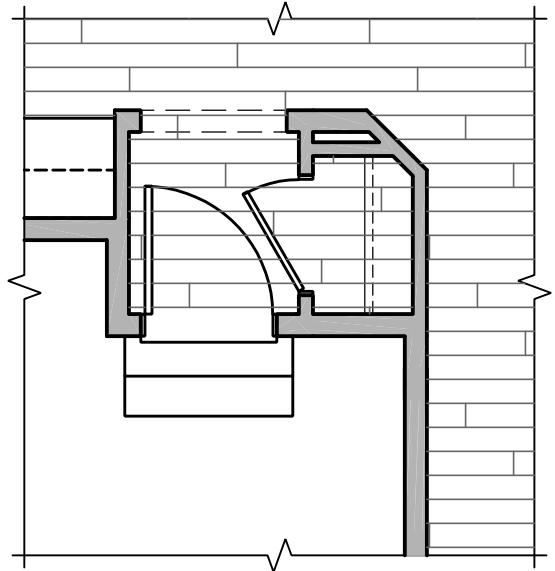
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DRAWN: WK, BK CHECKED: PP  
BASEMENT FLOORING PLANS



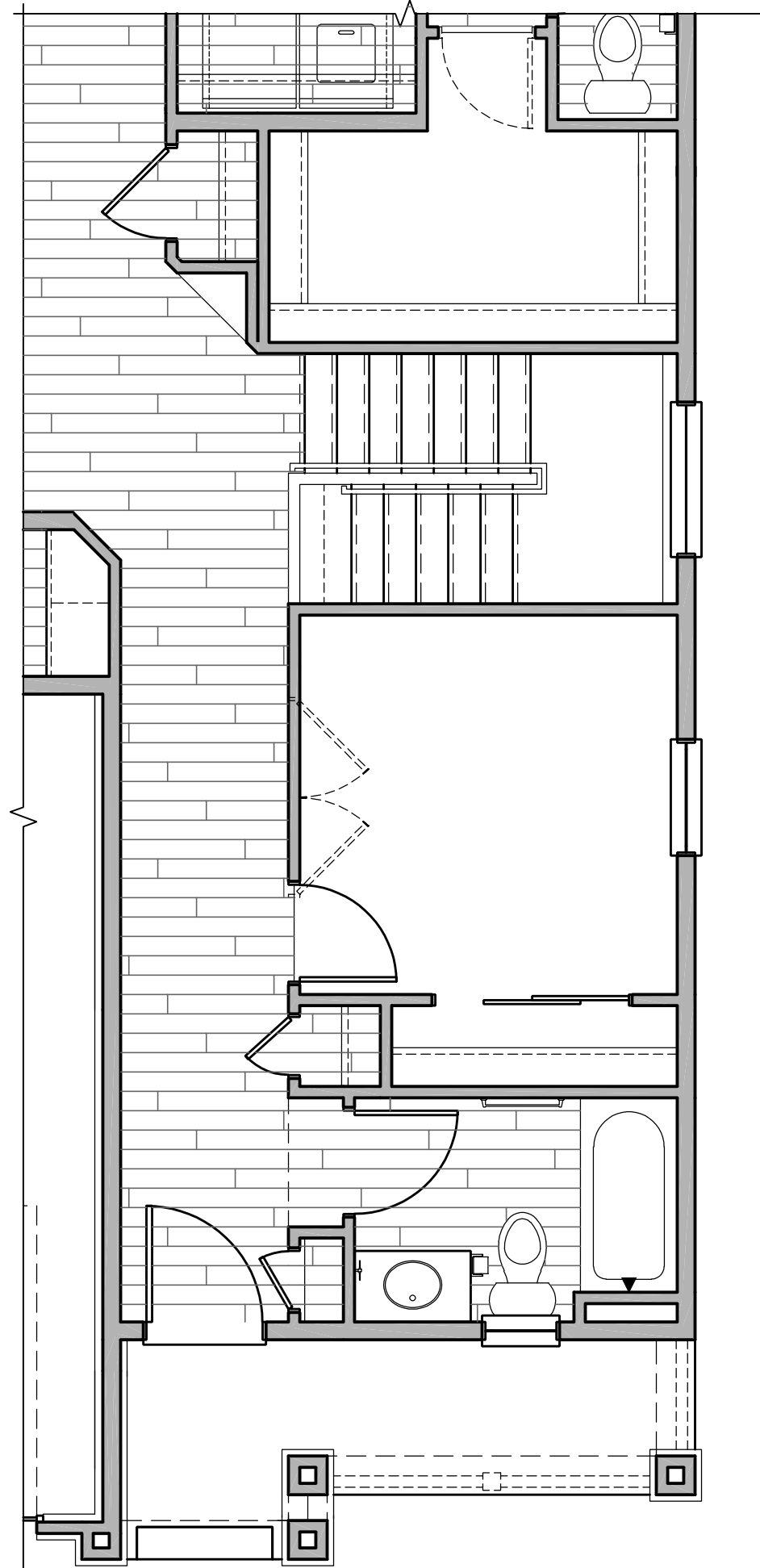
**Opt. 5-Piece Master Bath Flooring Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



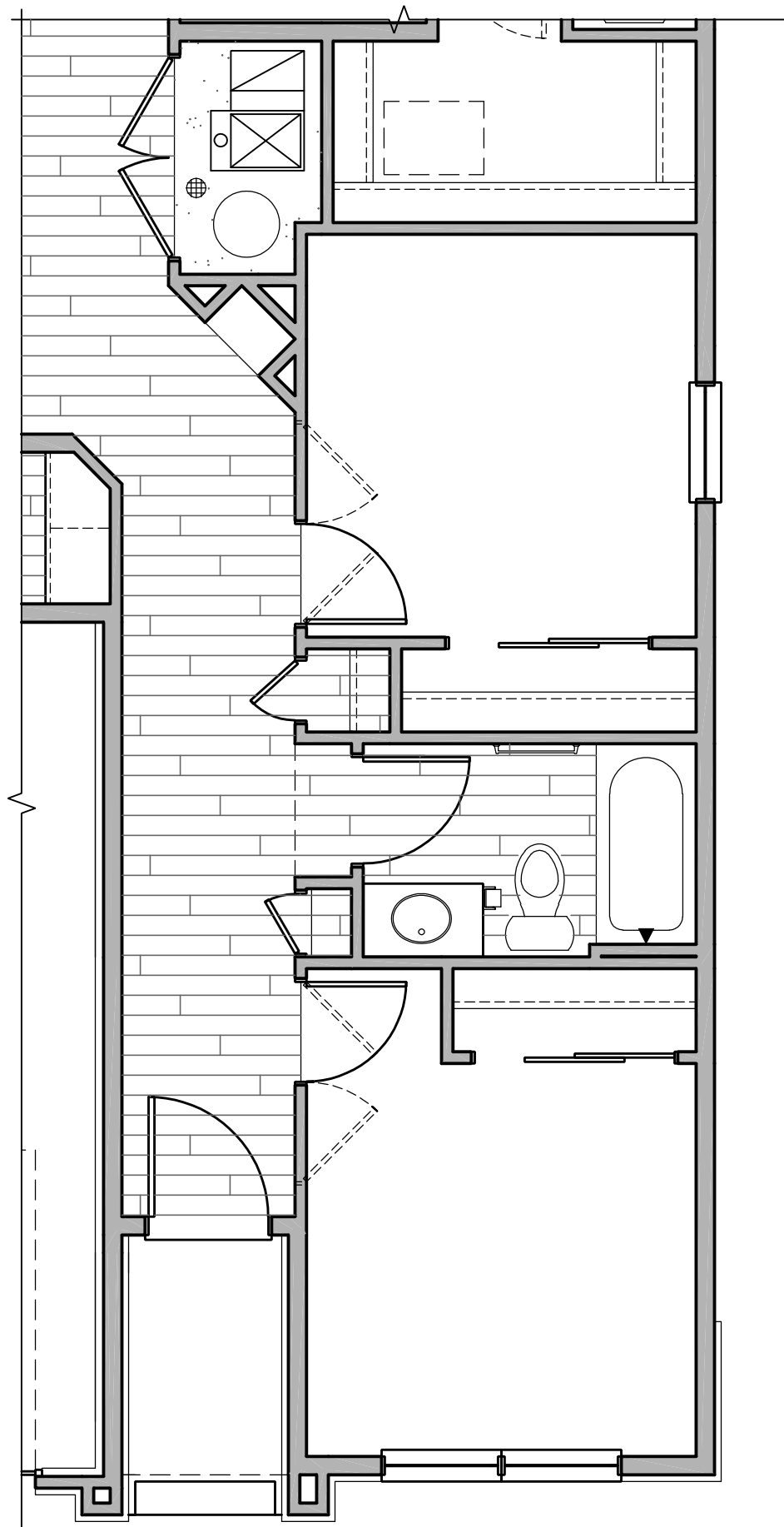
**Opt. Owner's Entry Closet Flooring Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



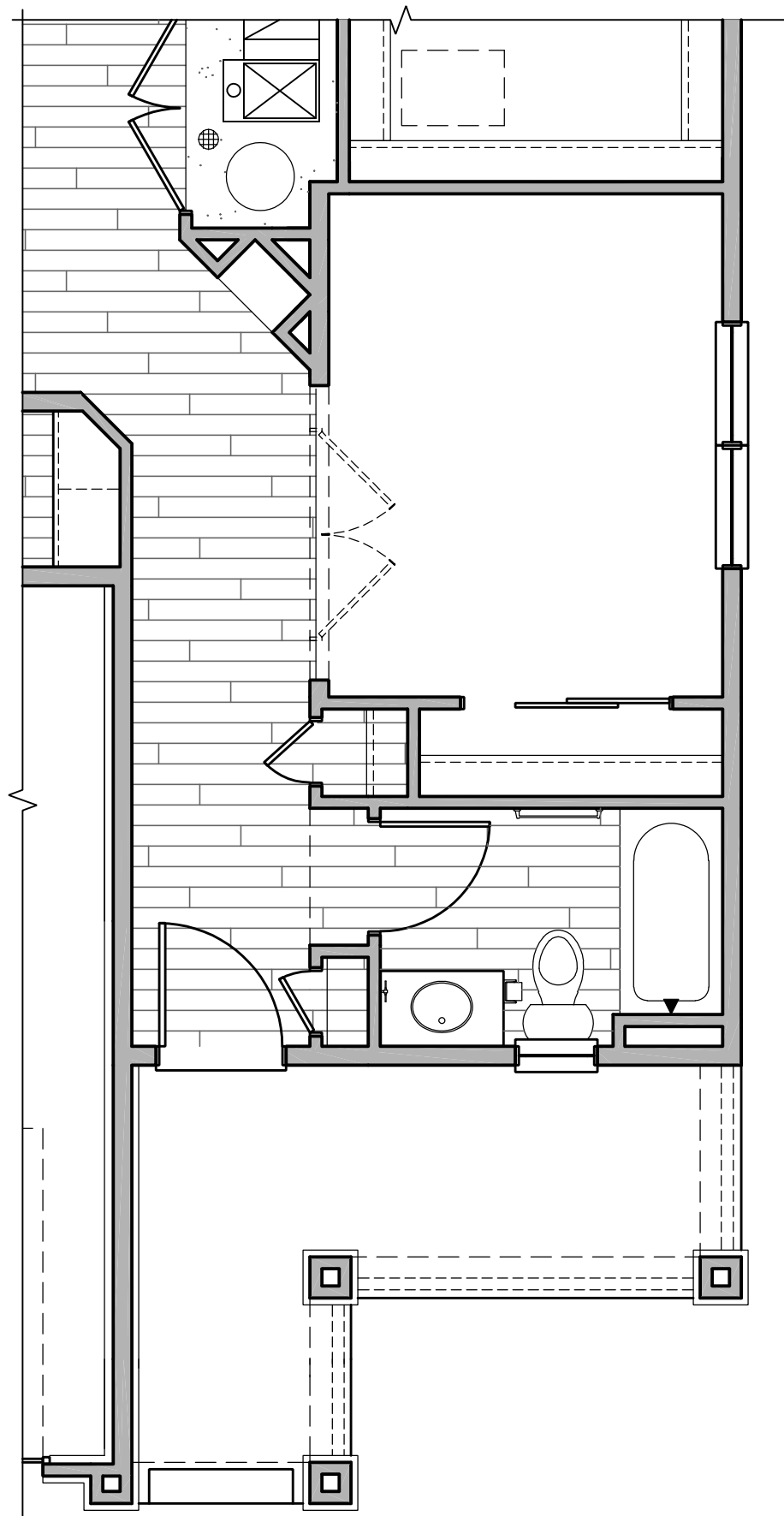
**Opt. Basement Flooring Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Opt. Bedroom 3 Flooring Plan**

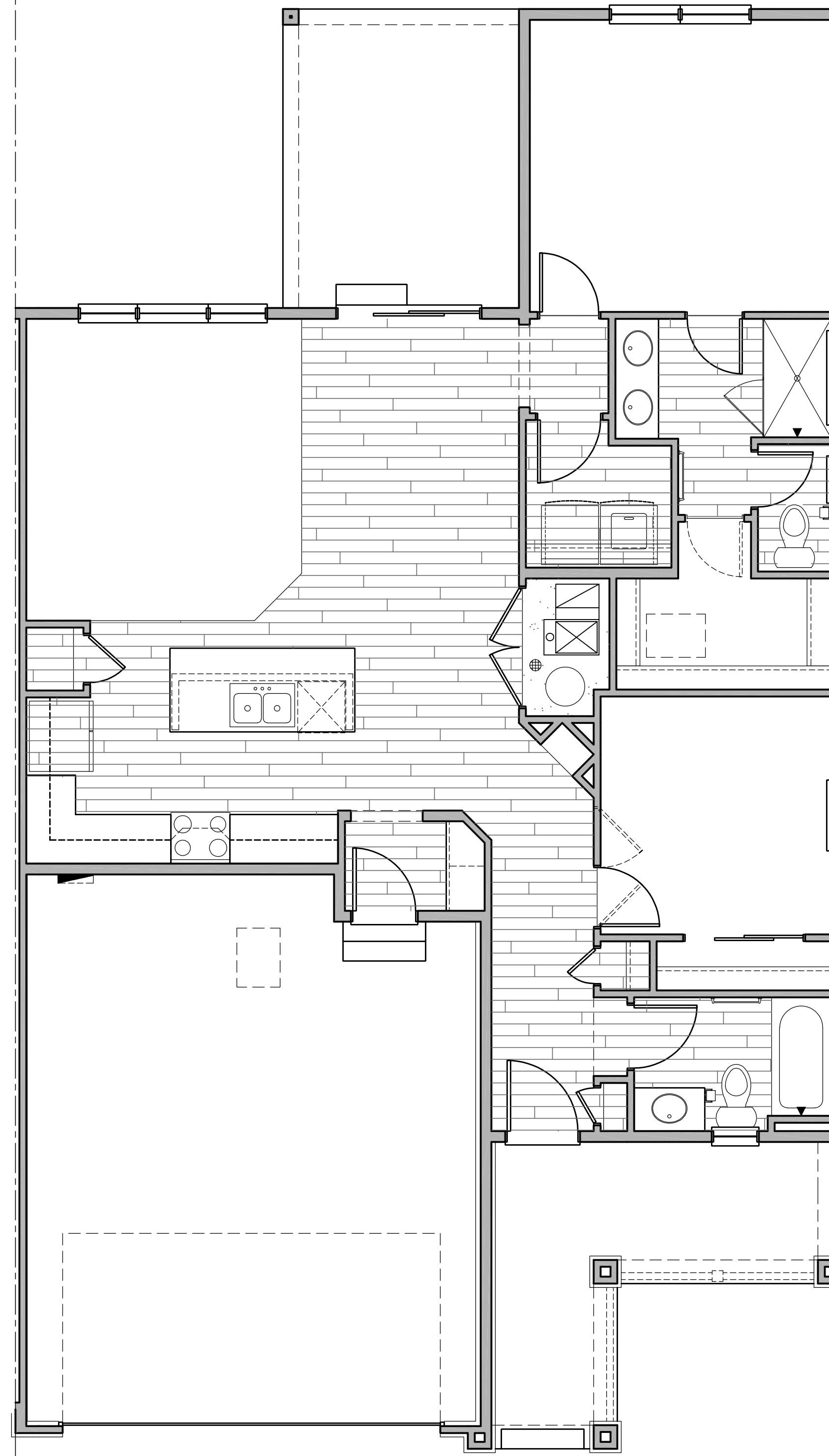
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



**Opt. Flex Flooring Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

COMMONWALL



**Main Floor Flooring Plan**

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

COMMONWALL

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON FLANS
- A. ROOF CONSTRUCTION:  
COMPOSITION ROOF SHINGLES ON ROOF UNDERLAYMENT ON 3/4" ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 1/2" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON 3/4" EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. (RE: STRUCTURE) w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- B2. TYPICAL STONE VENEER WALL CONSTR.:  
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. w/ INSULATION IN CAVITIES AS REQ'D.  
INTERIOR: 1/2" GYPSUM BOARD AS REQ'D.
- C. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL. PER BUILDER, VERIFY w/ LOCAL CONDITIONS.

**TYPICAL FLOOR MATERIALS:**

- [Symbol] FINISHED
- [Symbol] CARPET
- [Symbol] HARD SURFACE PER BUILDER SPECS

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DRAWN: WK, BK CHECKED: PP

MAIN FLOOR FLOORING PLANS