

First Floor Plan
Scale: 1/4" = 1'-0"

FIRST FLOOR PLAN CODED NOTES
(DRAWING SHEET A.102 ONLY)

1. EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM R-SHEATHING ON EXTERIOR SURFACES. TYPICAL UNLESS NOTED OTHERWISE.
2. INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
3. 12" X 12" BUILT-UP WOOD BEAM - SEE WALL SECTIONS FOR DETAILS AND FIRST FLOOR PLAN FOR STRUCTURAL BEAM SIZES.
4. DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL) WITH BILTMORE MANTEL W/ HEARTH 2 (INTERIOR SIDE). PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
5. ACCESSIBLE TOILET COMPARTMENT DOORS TO HAVE A MIN. CLEAR OPENING WIDTH OF 32" (EXACT DOOR SIZE TO BE DETERMINED BY MANUFACTURER). CLOSER AND GRASPABLE LATCH PER APPLICABLE ANSI STANDARDS & CODE REQUIREMENTS.
6. FRAMELESS MIRROR LOCATION.
7. VANITY COUNTERTOP 34" (MAX.) AFF.
8. ADA COMPLIANT TOILET & SEAT.
9. ADA COMPLIANT COUNTER LAVATORY AND FAUCET.
10. 12" X 12" BUILT-UP COLUMN - SEE ELEVATIONS AND WALL SECTIONS (E ON SHEET B-A302) FOR DETAILS.
11. TOILET TISSUE DISPENSER - MOUNT WITH CENTER AT 22" AFF.
12. TOILET PARTITION - PROVIDE 2 X 6 BLOCKING IN WALL FOR MOUNTING AS NEEDED.
13. URINAL - SET RIM AT IT AFF.
14. ADA COMPLIANT ELECTRIC HAND DRYER WITH AUTOMATIC SENSOR OPERATION TO BE WALL MOUNTED AT 54" MAX. AFF. TO BOTTOM OF SENSOR LENS.
15. ADA COMPLIANT SIGNAGE AS SHOWN IN DETAIL ON SHEET A.104. SIGNAGE IS TO COMPLY WITH ALL NATIONAL AND LOCAL CODES. MOUNT AT 60" AFF. TO CENTER OF SIGN.
16. ADA COMPLIANT DRINKING FOUNTAIN.
17. BASE CABINETS AND COUNTERTOP AT 36" AFF. OR 34" AFF. - SEE INTERIOR ELEVATIONS. FINISH ALL EXPOSED EDGES.
18. LINE OF WALL CABINETS ABOVE.
19. HOSE BIB LOCATION.
20. 36" LONG GRAB BAR - MOUNT HORIZONTALLY WITH CENTER AT 34" AFF.
21. 42" LONG GRAB BAR - MOUNT HORIZONTALLY WITH CENTER AT 34" AFF.
22. REFRIGERATOR LOCATION.
23. DOUBLE BOYL SINK AND FAUCET WITH 30" MIN. WIDE WHEEL CHAIR SPACE BELOW.
24. UNDER COUNTER BUILT-IN OVEN LOCATION.
25. DISHWASHER LOCATION.
26. (4) 16" DEEP WIRE SHELVES (21", 42", 55", 68" AFF.) - STANDARD SPACING.
27. SEE SHEET A301 FOR SCREENED PORCH DETAILS.
28. SINGLE CLOSET ROD & SHELF (61 1/2" AFF.) - VINYL COATED WIRE WITH STANDARD SPACING.
29. ATTIC ACCESS IN CEILING ABOVE 22" X 30" MINIMUM. PROVIDE MIN. 30" CLEAR HEADROOM AT OPENING. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF IN THE CEILING, A BATTLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
30. WATER HEATER LOCATION WITH PAN ON SHELF ABOVE MOP SINK. SEE PLUMBING SHEETS FOR MORE INFORMATION.
31. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR A.D.A. COMPLIANCE.
32. 1/2 WALL TO UNDERSIDE OF BAR COUNTERTOP.
33. RECESSED ELECTRIC PANEL LOCATION.
34. 2 X 4 WOOD STUDS AT 16" O.C. LAID FLAT WITH 1/2" DRYWALL ON ALL FINISHED SURFACES.
35. HVAC CONDENSOR UNIT LOCATION - CONTRACTOR TO COORDINATE PADS (AND LOCATION) WITH HVAC CONTRACTOR - LOCATE UNITS PER APPLICABLE CODES AND MANUFACTURER'S INSTRUCTIONS.
36. INDICATES DOWNSPOUT LOCATION.
37. INDICATES LINE OF BREAK IN CEILING PLANE ABOVE.
38. ADA COMPLIANT COUNTERTOP AT 34" AFF. WITH 30" MIN. WIDE WHEEL CHAIR SPACE BELOW - SEE INTERIOR ELEVATIONS.
39. FLAT DRYWALL CEILING @ 9'-0" AFF.
40. NO R-SHEATHING AROUND EXTERIOR CHIMNEY - SEE FIREPLACE WALL SECTION.
41. BUILT-UP BEAM, BOTTOM OF BEAM (TOP OF COLUMN) AT 8'-0" AFF. SEE DETAIL E ON SHEET A.104.
42. INTERIOR COLUMN/PILASTER - SEE SHEET A.104.
43. SEMI-RECESSED MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER AND CABINET - 2-A-10-B-C RATINGS MINIMUM. FIRE EXTINGUISHER TO BE ADA COMPLIANT - MOUNT TO ACHIEVE MAX. 48" AFF. TO HANDLE, AND MAX. 4" PROTRUSION FROM WALL. EXACT LOCATION TO BE DETERMINED BY LOCAL AUTHORITY.
44. 42" X 42" SLAB - SLOPE AWAY FROM BUILDING.
45. INDICATES MULTIPLE FULL-HEIGHT STUD COLUMN IN WALL - TYPICAL AT BEARINGS OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
46. PROVIDE BLOCKING AT 54" AFF. FOR GOAT HOOKS.
47. PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 48" WIDE - TYPICAL.
48. CULTURED STONE BASE WALL ON CONCRETE BLOCK WITH BRICK GAP. SEE ELEVATIONS AND WALL SECTIONS FOR DETAILS.
49. FLOOR DRAIN LOCATION - SLOPE FLOOR NO LESS THAN 1/4" PER FOOT TOWARDS DRAIN.
50. FAUX SHUTTER LOCATION - SEE EXTERIOR ELEVATIONS.

GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN & POOL PLANS FOR POOL LOCATIONS IF APPLICABLE.
3. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
4. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING MIN. 4" FROM INTERSECTING WALLS.
5. REFER TO SITE PLAN FOR SIDEWALK/PORCH SPOT ELEVATIONS & LAYOUT.
6. DOORS AND WINDOWS OPENING DIRECTLY TO THE POOL AREA MUST BE SELF-LATCHING, SELF-CLOSING AND LOCKABLE WITH ACTUATING DEVICE A MIN. 38" AFF.
7. ALL APPLIANCES SHALL BE POSITIONED SO THAT THEY PROVIDE REQUIRED CODE CLEARANCES FOR MAINTENANCE.



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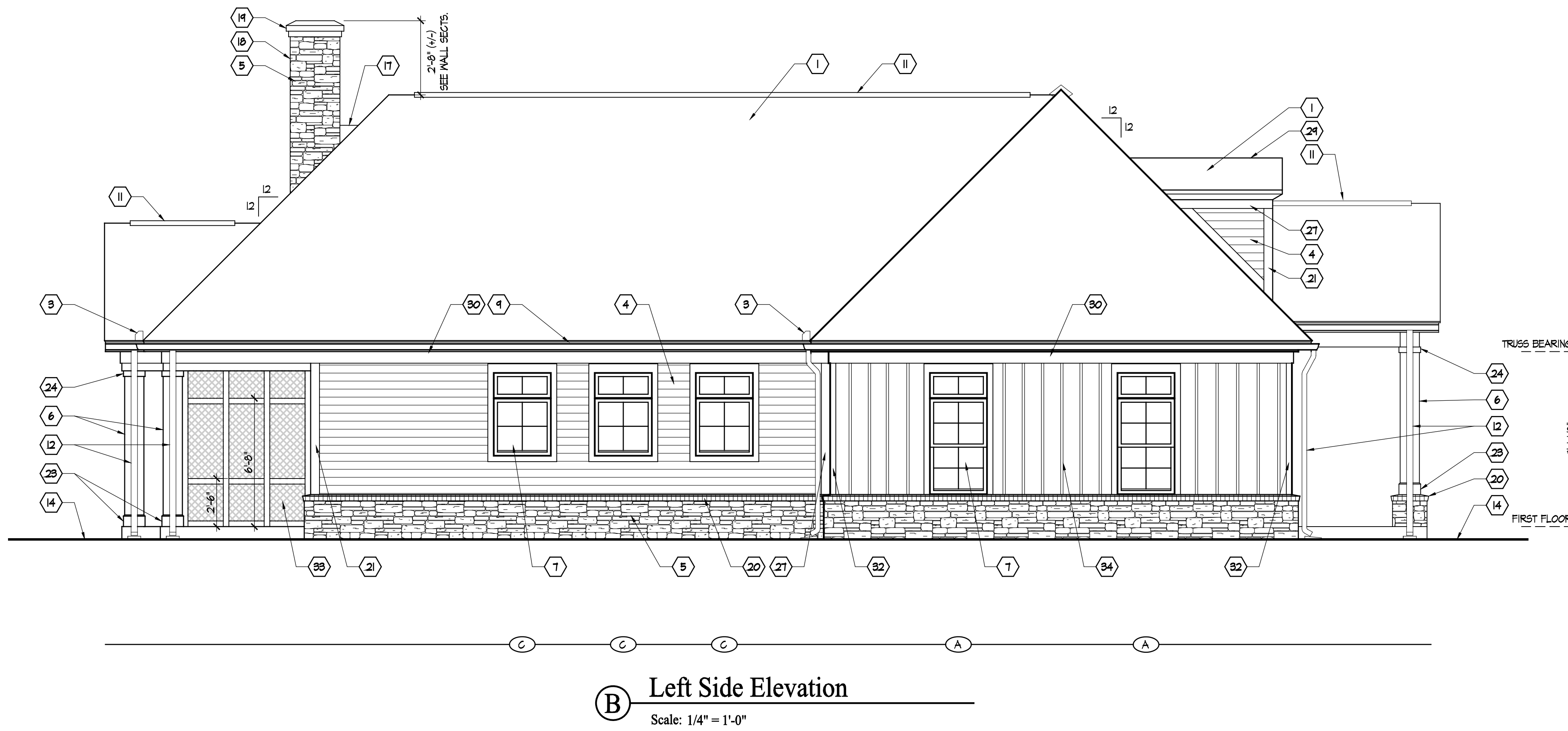
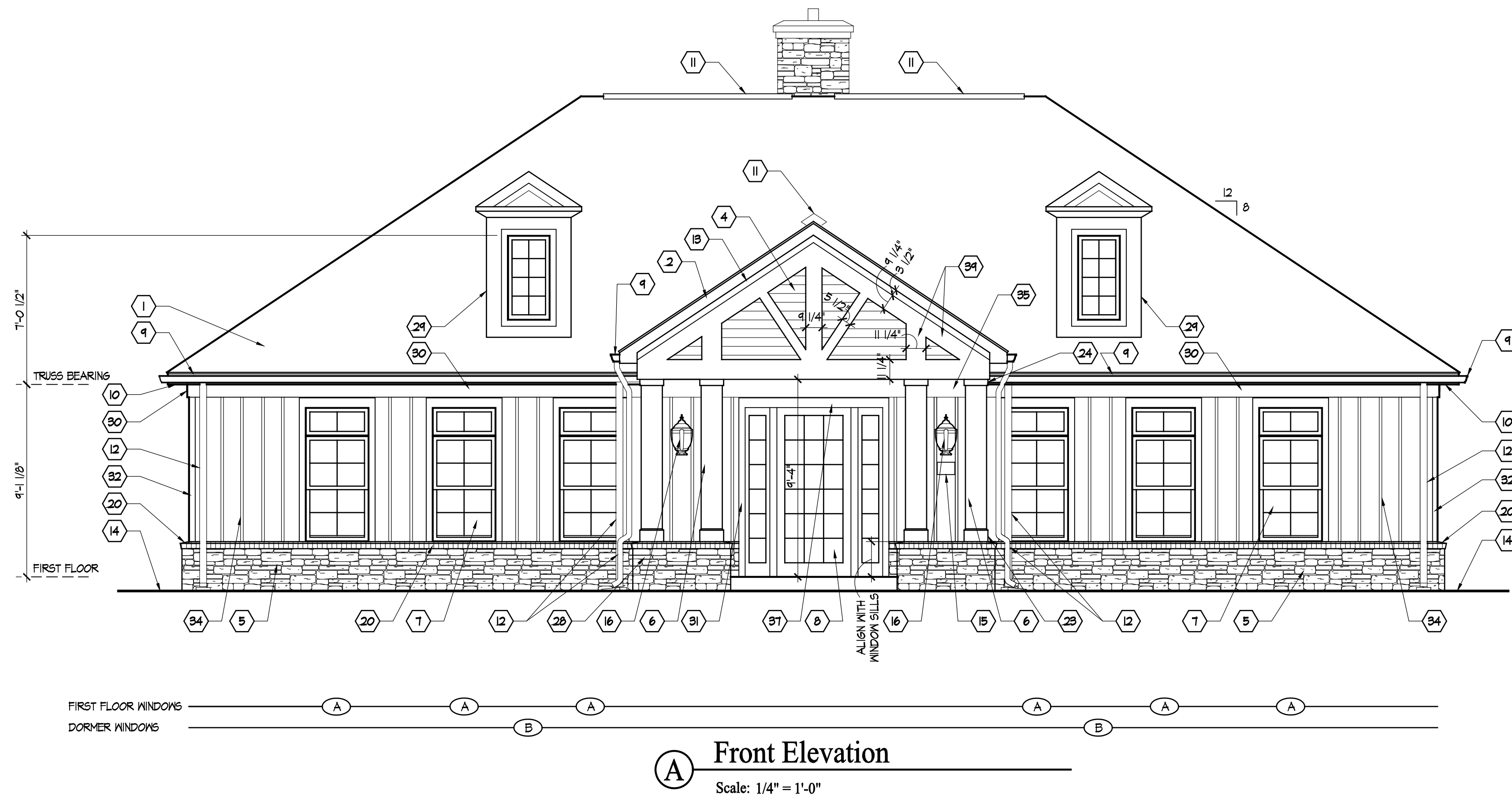
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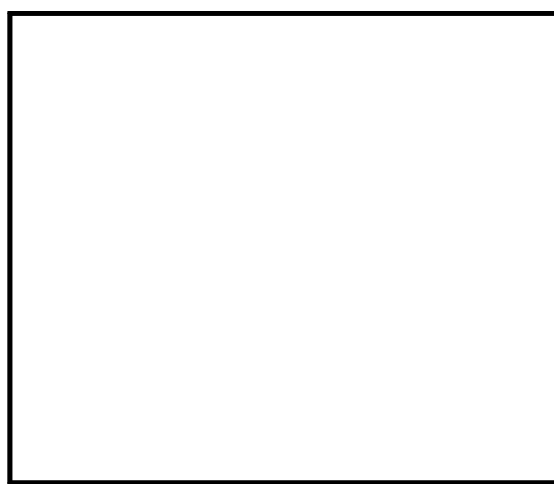
Drawing Title
First Floor Plan

Architectural Style
 European Country
Sheet Number
A.102
 Clubhouse 'Medium'



EXTERIOR ELEVATION CODED NOTES
(CLUBHOUSE ELEVATION SHEETS ONLY)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING.
 2. ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
 3. WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
 4. PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL).
 5. CULTURED STONE VENEER. COLOR, STYLE, MORTAR, COLOR, COURSING & JOINT STYLE TO BE SELECTED BY THE OWNER.
 6. 12" SQUARE BUILT-UP COLUMN - SEE DETAIL E ON SHEET A.302.
 7. VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
 8. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
 9. 5" ALUMINUM OSEB GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA (OR AS SPECIFIED ON WALL SECTION) - TYPICAL.
 10. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
 11. CONTINUOUS RIDGE VENT LOCATION.
 12. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS).
 13. 5/4 X 4 RAKE TRIM ON 1 X 8 BACKER.
 14. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 6" BELOW FIRST FLOOR.
 15. ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. AND CENTER ON WALL - TYPICAL.
 16. EXTERIOR LIGHT FIXTURE - MOUNT TOP @ 7'-0" A.F.F. AT TYPICAL DOOR LOCATIONS. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
 17. CHIMNEY CRICKET.
 18. SEE WALL SECTION FOR MORE INFORMATION ON CHIMNEY DETAILS.
 19. METAL CHIMNEY CAP & FLASHING - SEE WALL SECTION FOR DETAILS.
 20. SLOPED BRICK ROWLOCK BELT COURSE.
 21. 5/4 X 6" CORNER TRIM - RIP ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
 22. 5/4 X 8" WOOD TRIM WITH FLASHING ON 1 X BACKER.
 23. 1 X 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
 24. 1 X 4 PAINTED COLUMN CAP TRIM.
 25. 1/4" PAINT GRADE FINISH PLYWOOD SHEATHING ON UNDERSIDE OF ARCH - BEND TO RADIUS.
 26. SCREENED PORCH BEYOND. SEE DOOR SCHEDULE FOR SCREENED DOOR DETAILS.
 27. 5/4 X 6" TRIM.
 28. CULTURED STONE VENEER ON COLUMN BASE WALL ON CONCRETE BLOCK WITH COLUMNS ON TOP. SEE DETAIL D ON SHEET A.302 AND WALL SECTION A ON SHEET A.302.
 29. SEE DETAIL C ON SHEET A.302 FOR DORMER DETAILS.
 30. 5/4 X 8" FRIEZE BOARD TRIM - TYPICAL.
 31. 5/4 X 4" TRIM.
 32. 5/4 X 4" CORNER TRIM - RIP ONE SIDE TO ACHIEVE 3 1/2" DIMENSION EACH SIDE OF CORNER.
 33. INSECT SCREEN IN FRAMED WOOD. FOR SCREENED PORCH DETAILS SEE SHEET A.301.
 34. BOARD AND BATTEN SIDING.
 35. 4" WIDE LIMESTONE CHIMNEY WATER TABLE - TOP OF STONE AT 5'-4" A.F.F..
 36. STONE HEARTH - MIN. 2" THICK.
 37. 5/4 X 6" WOOD HEADER.
 38. 5/4 X 8" ARCHED TRIM - DIMENSIONS AS SHOWN.
 39. 5/4 X WOOD TRIM ON 2 X P.T. BUILT-UP "GABLE TRUSS" FRAMING - DIMENSIONS AS SHOWN. SEE WALL SECTIONS.
 40. DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL). PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
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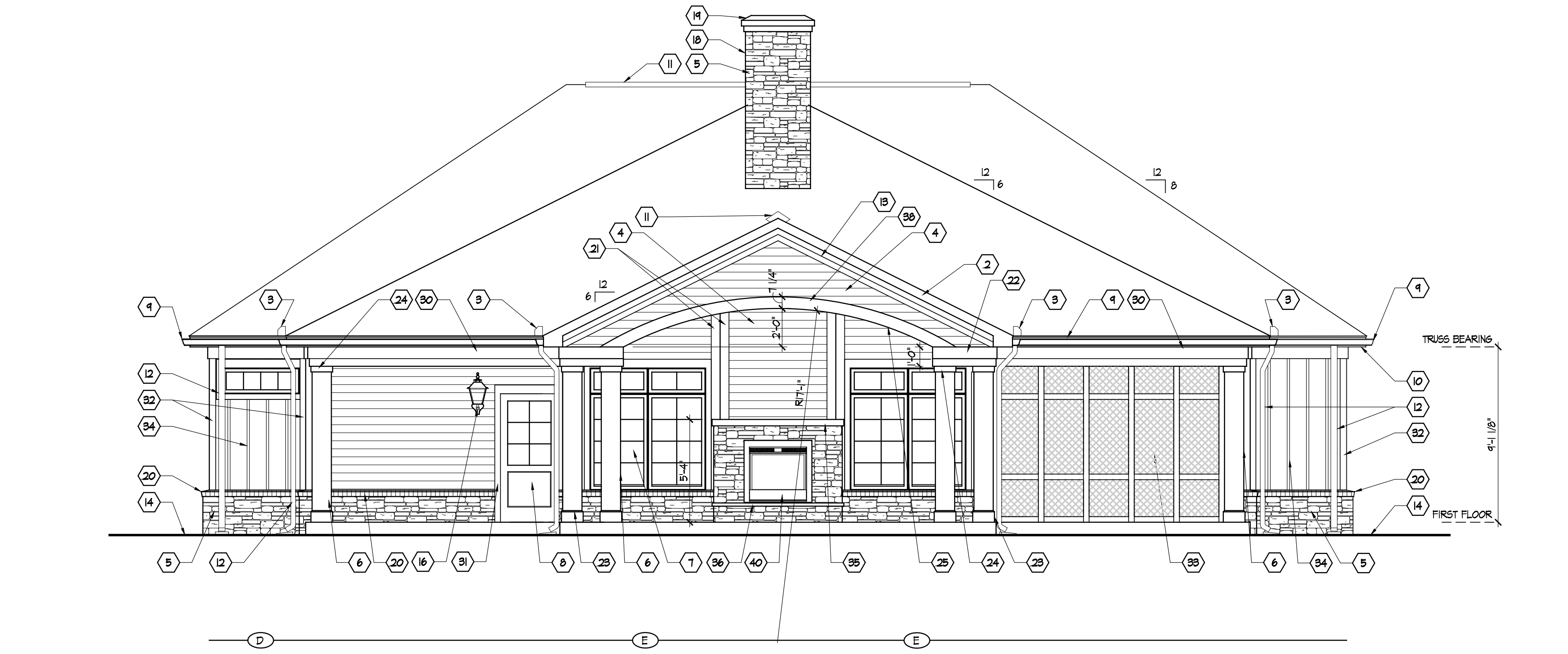
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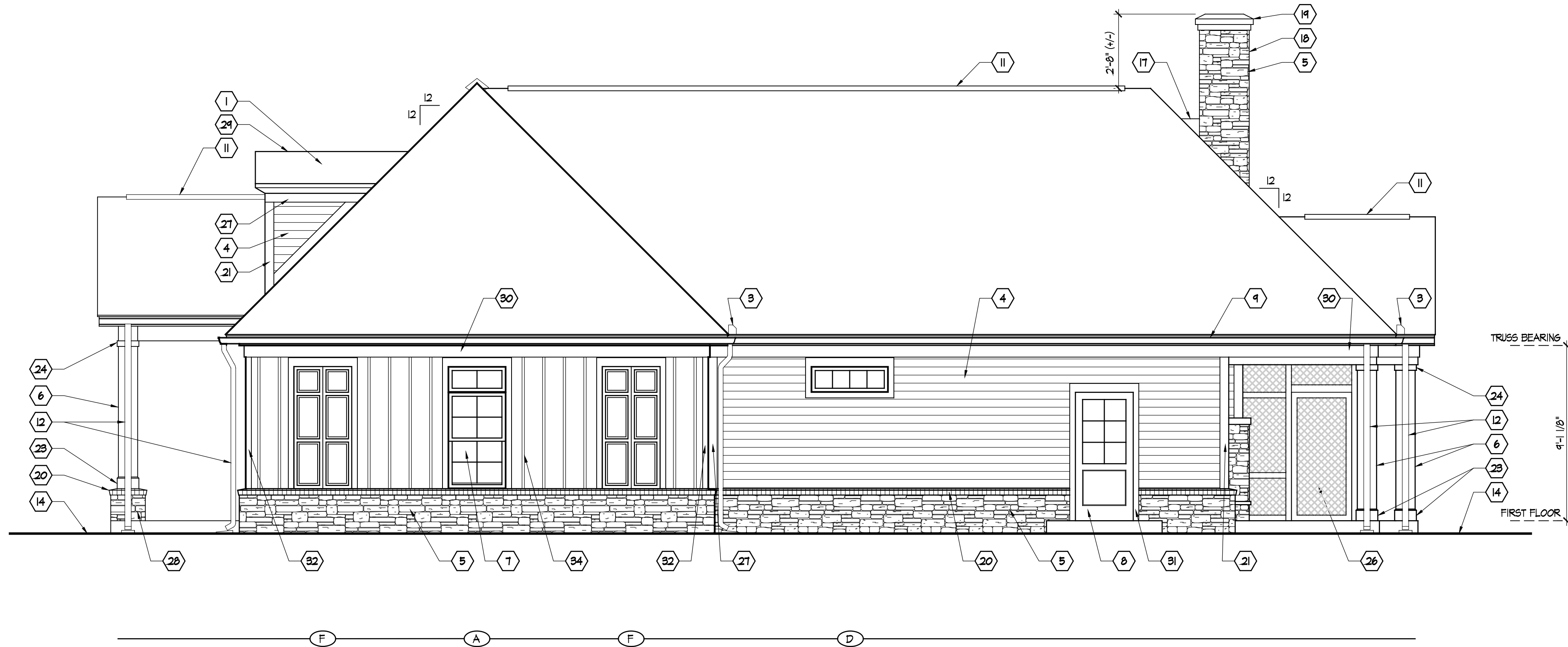
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Drawing Title
Exterior Elevations

Architectural Style
 European Country
 Sheet Number
A.201
 Clubhouse 'Medium'



A Rear Elevation
Scale: 1/4" = 1'-0"



B Right Side Elevation
Scale: 1/4" = 1'-0"

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 - SEE DETAIL C ON SHEET A302 FOR DORMER DETAILS.
 - 5/4 X 8" FRIEZE BOARD TRIM - TYPICAL.
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Drawing Title
 Exterior Elevations

Architectural Style
 European Country
 Sheet Number
A.202
 Clubhouse 'Medium'