

Plan Notes:

1. Provide gap between T&G OSB subfloor per mfr. specs.
2. Rough in washer on left/dryer on right.
3. A signed Cabinet plan must be requested when needed.
4. Trusses to be verified w/plumbing fixture. Shift as req.
5. Framers to provide backing, barn doors, tubs, handrails,tv's, decks, & open rails
6. Provide attic access. Min. 21-1/2"W x 30"L x 18"H.
7. Cutaway energy heels on roof trusses
8. Fasten all half walls to floor system & glue all wall plates.
9. Fireblocking as required by local code.
10. Drop garage slab 1" from T.O.W.
11. All plumbing walls on exterior to be placed after insulation.
12. Exterior lighting, top of foundation to center line of wire.
13. All doors to be 4" from corner of adjacent walls unless noted.
14. Laundry wall behind W/D to be 2 x 6.
15. DbL volume walls req. structural tall walls per layout.
16. Trades are "required" to keep job sight clean at all times.
17. No hold back trusses 1/2" to account for wall sheathing.
18. All railings to be a Min. of 36" in height.
19. 8' foundation walls
20. 9' main floor walls
21. 8' upper level walls (if applicable)
22. Trim in gables to be 1x6 wrapped in coil if applicable
23. Trim around windows and doors to be 1x4 wrapped in coil (if applicable)
24. LSL stair stringers
25. Ice & Water to be installed around front stoop
26. Sheet one side of a single floor truss to create fire separation
27. Avoid downspout locations over sidewalks (verify w/ C.M. if in question)
28. Passive radon system to be included
29. 2x8 Garage door jams
30. Windows to be set 12" from ceiling U.N.O
31. Sheet one side of a single floor truss to create fire separation
32. Avoid downspout locations over sidewalks (verify w/ C.M. if in question)
33. Window and door labels are for reference only, vendor rough opening list required for construction
34. All workmanship and materials shall conform to the minimum standards of the most current version of the I.R.C.
35. Contractors shall examine drawings and specifications to verify dimensions and scope and are to report discrepancies prior to proceeding with construction. All information on existing conditions shown on the drawings are based on the best present knowledge available, but without guarantee of accuracy. Contractors shall verify and be responsible for all dimensions and conditions on site. Contractor shall notify Designer Homes of unusual or unforeseen conditions prior to continuing of construction. No plan deviation shall be accepted without written approval.
36. Do not scale from plans, written dimensions shall be used only
37. Contract documents are complimentary and what is required by one shall be as bidding if required
38. Specific notes and details shall take precedence over general notes or typical details.
39. Contractors shall refer to the DH selection sheets for information not covered by these drawings and general notes
40. Contractors shall submit all a construction schedule outlining the sequence of the construction events and activities (including building department submittals and permit acquisitions) prior to construction.

MAIN FLOOR SQ/FT = 1,412
SECOND FLOOR SQ/FT = 1,462
LOWER LEVEL SQ/FT = 1,407
TOTAL SQ/FT = 4,281



Vicinity Map

Standard Plan

Lancaster
ADDRESS TBD

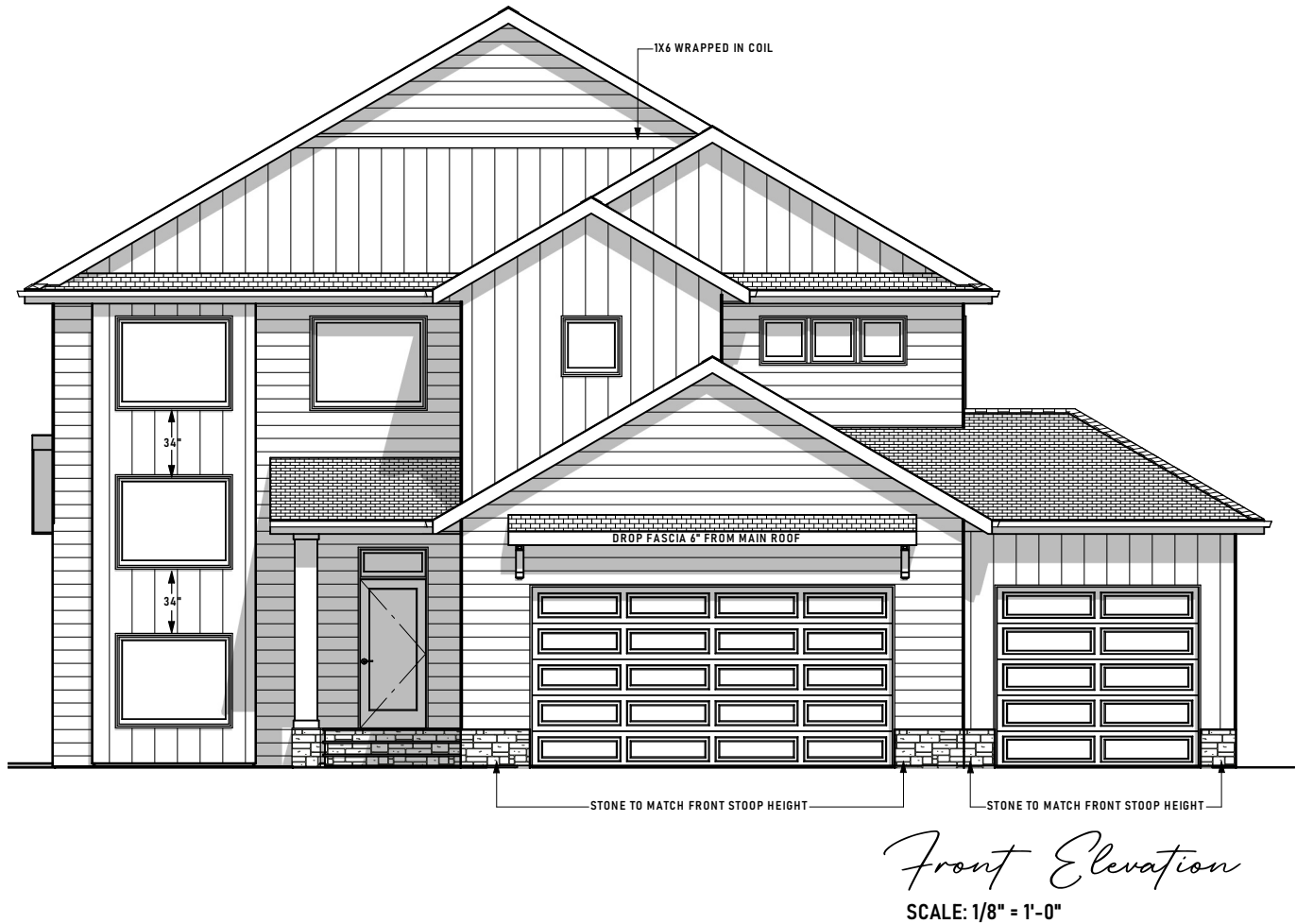
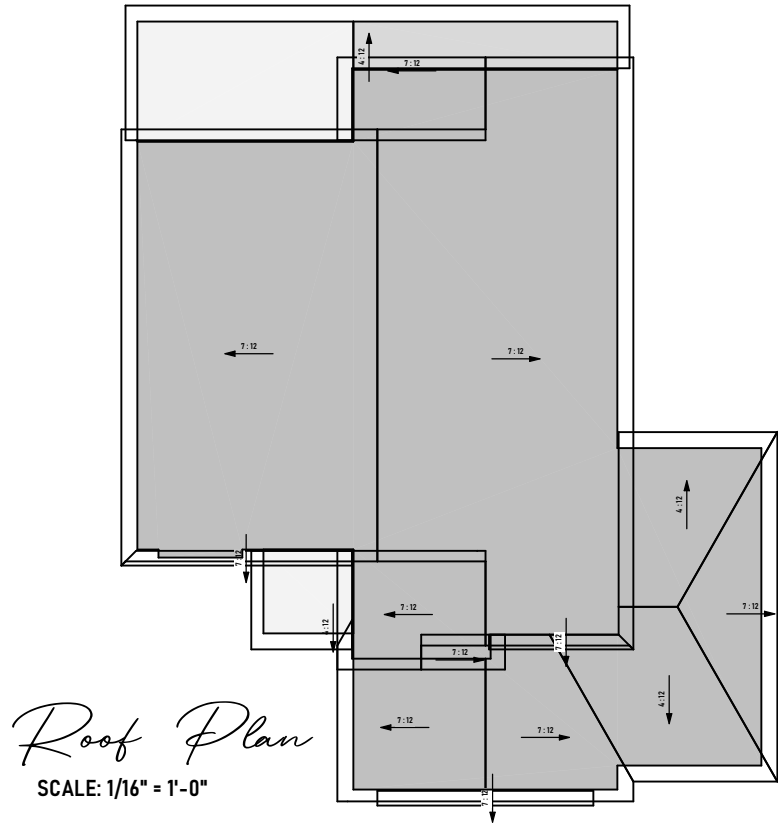


MODEL: LANCASTER

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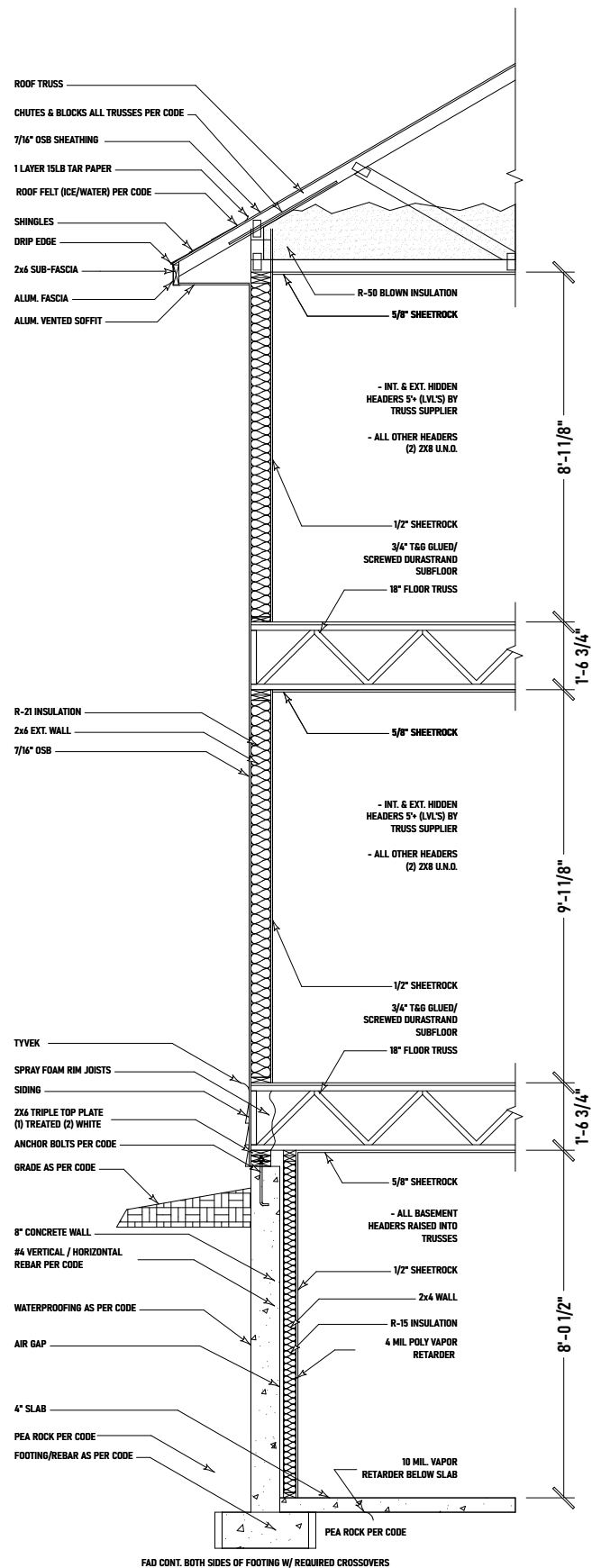
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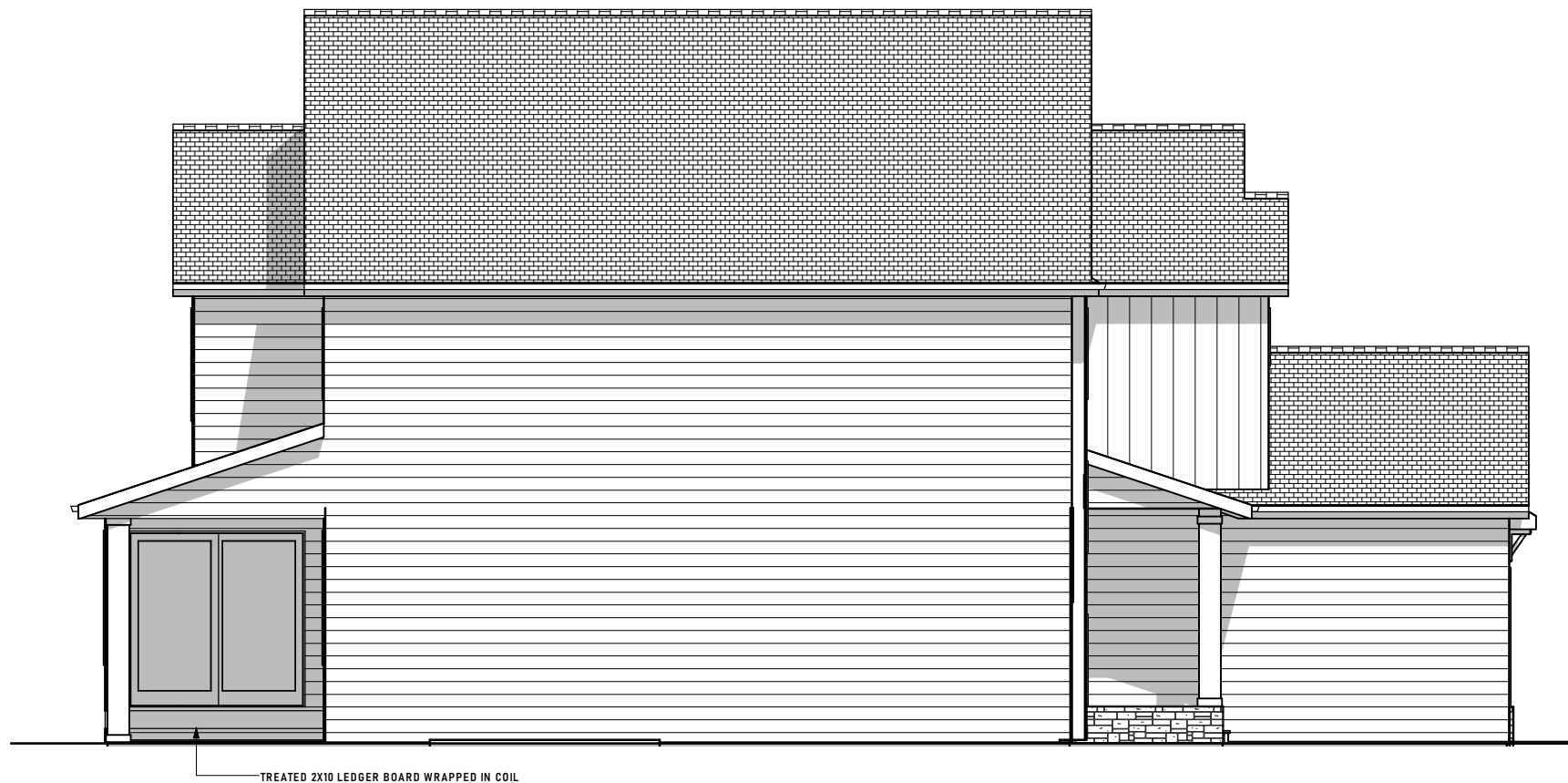
WINDOW SCHEDULE							
NUMBER	ROOM NAME	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	FUT. BEDROOM 4/UNSPECIFIED	1	0	5040LS	60"	48"	LEFT SLIDING
W02	FAMILY FOYER	1	1	4620FX	54"	24"	FIXED GLASS
W03	FLEX ROOM	1	1	5050LS	60"	60"	LEFT SLIDING
W04	DINING	1	1	8060TS	96"	72"	TRIPLE SLIDING
W05	GREAT ROOM	1	1	8060TS	96"	72"	TRIPLE SLIDING
W06	BEDROOM 3	3	2	2020FX	24"	24"	FIXED GLASS
W07	BEDROOM 3	1	2	2640SC	30"	48"	SINGLE CASEMENT-HR
W08	FUT. FAMILY ROOM/UNSPECIFIED	1	0	8040TS	96"	48"	TRIPLE SLIDING
W09	LOFT	1	2	2626FX	30"	30"	FIXED GLASS
W10		2	1	5040FX	60"	48"	FIXED GLASS
W11	BEDROOM 2	1	2	5050LS	60"	60"	LEFT SLIDING
W12	PRIMARY BEDROOM	1	2	8040TS	96"	48"	TRIPLE SLIDING
W13	OPEN BELOW	2	2	5040FX	60"	48"	FIXED GLASS
W15	LAU.	1	2	2640SC	30"	48"	SINGLE CASEMENT-HR

DOOR SCHEDULE							
NUMBER	ROOM NAME	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	FUT. EXERCISE ROOM/FUT. BEDROOM 5	1	0	3068 R IN	36"	80"	HINGED-DOOR P02
D02		1	0	2668 R IN	30"	80"	HINGED-DOOR P02
D03	FUT. FAMILY ROOM/MECH. ROOM	1	0	3068 L IN	36"	80"	HINGED-DOOR P02
D04	GARAGE	1	1	16080	192"	96"	GARAGE-GARAGE DOOR P03
D05	PWDR/PANTRY	1	1	2668 L IN	30"	80"	HINGED-DOOR P02
D06	WIC/FAMILY FOYER	1	1	2668 R IN	30"	80"	HINGED-DOOR P02
D07	FAMILY FOYER/GARAGE	1	1	3068 R IN	36"	80"	HINGED-DOOR P02
D08	FRONT FOYER/WIC	1	1	4068 L/R IN	48"	80"	DOUBLE HINGED-DOOR P02
D09	FRONT FOYER/COVERED PORCH	1	1	3080	36"	96"	MULLED UNIT-HL
D10	DINING	1	1	8080 R EX	96"	96"	EXT. SLIDER-GLASS PANEL
D11	GARAGE	1	1	9080	108"	96"	GARAGE-GARAGE DOOR P01
D12	WIC/BEDROOM 2	1	2	2468 L IN	28"	80"	HINGED-DOOR P02
D13	BONUS ROOM/BEDROOM 3	1	2	2668 R IN	30"	80"	HINGED-DOOR P02
D14	BEDROOM 3/WIC	1	2	2668 L	30"	80"	POCKET-DOOR P02
D15	BEDROOM 2/BONUS ROOM	1	2	2668 L IN	30"	80"	HINGED-DOOR P02
D16	BEDROOM 3/BONUS ROOM	1	2	2668 R IN	30"	80"	HINGED-DOOR P02
D17	PRIMARY BATH/PRIMARY BEDROOM	1	2	2868 L IN	32"	80"	HINGED-DOOR P02
D18	LAU./BONUS ROOM	1	2	3068 R	36"	80"	POCKET-DOOR P02
D19	PRIMARY BEDROOM/BONUS ROOM	1	2	5068 L/R IN	60"	80"	DOUBLE HINGED-DOOR P02
D20	FUT. BEDROOM 4/FUT. BR4 WIC	1	0	5068 L/R IN	60"	80"	DOUBLE HINGED-DOOR P02
D21	FUT. BATH/FUT. FAMILY ROOM	1	0	2668 R IN	30"	80"	HINGED-DOOR P02
D22	FUT. BEDROOM 4/FUT. BEDROOM 5	1	0	2668 R IN	30"	80"	HINGED-DOOR P02
D23	PWDR/PWDR	1	1	2668 L IN	30"	80"	HINGED-DOOR P02
D24	WIC/BEDROOM 3	1	2	2468 L IN	28"	80"	HINGED-DOOR P02
D25	WIC/PRIMARY BATH	2	2	2868 L IN	32"	80"	HINGED-DOOR P02

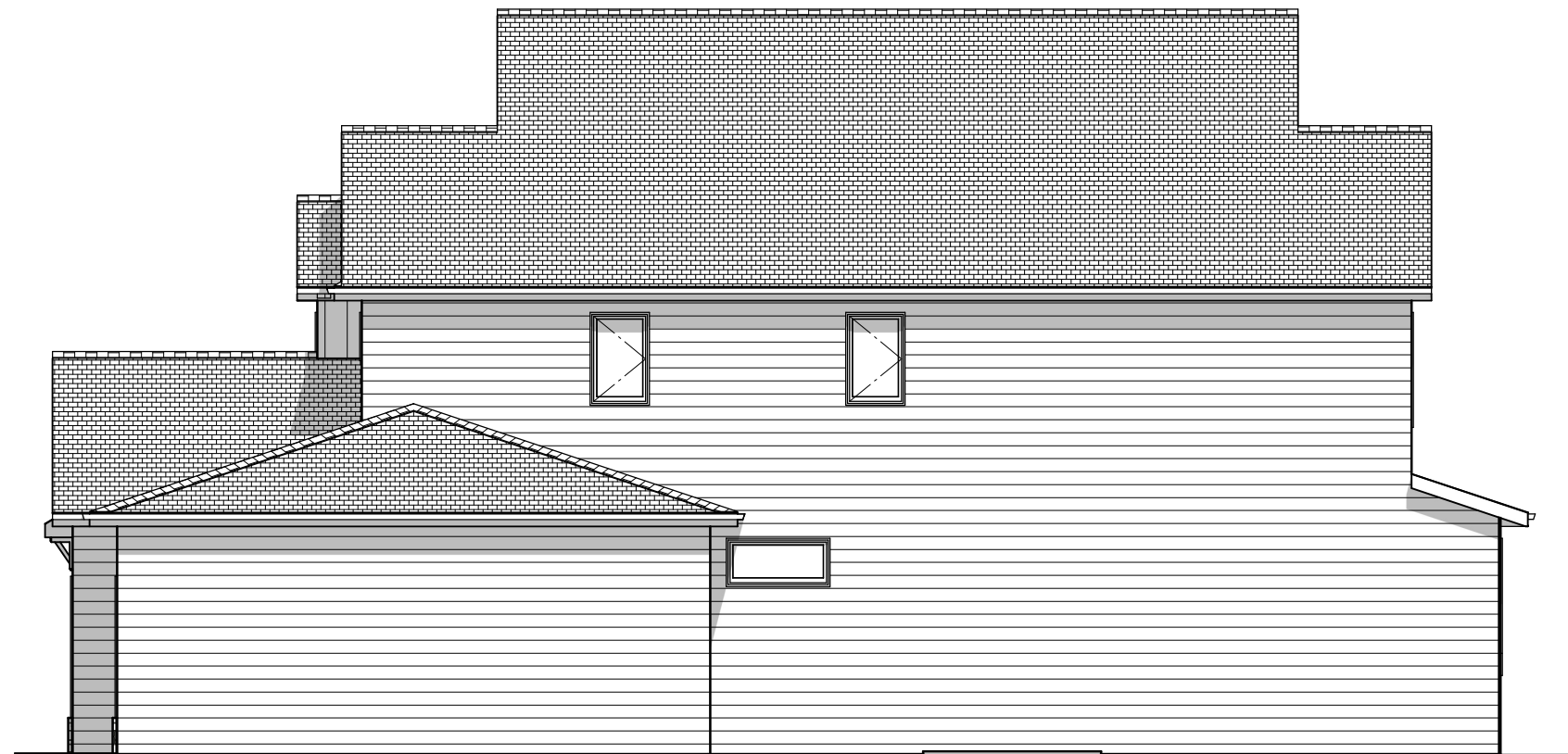




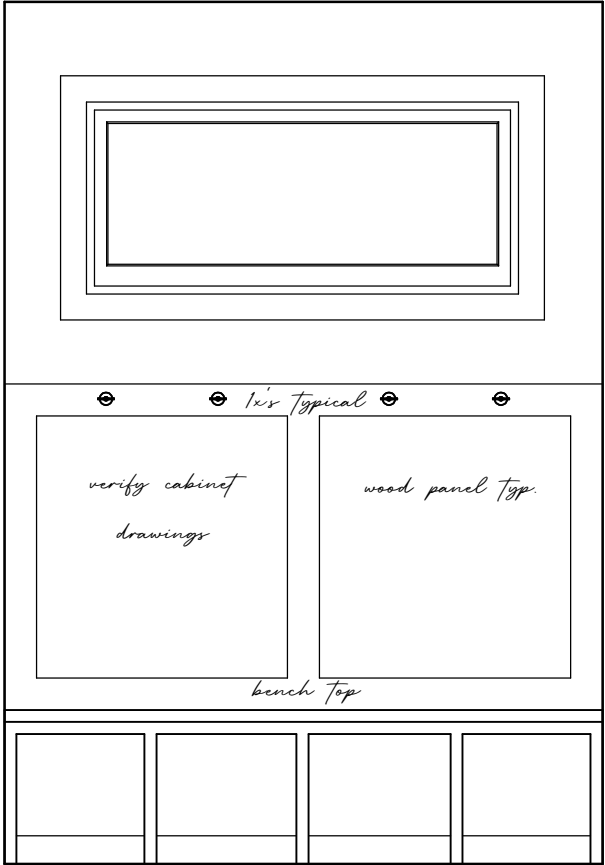
Typical Building Section
SCALE: 1/4" = 1'-0"



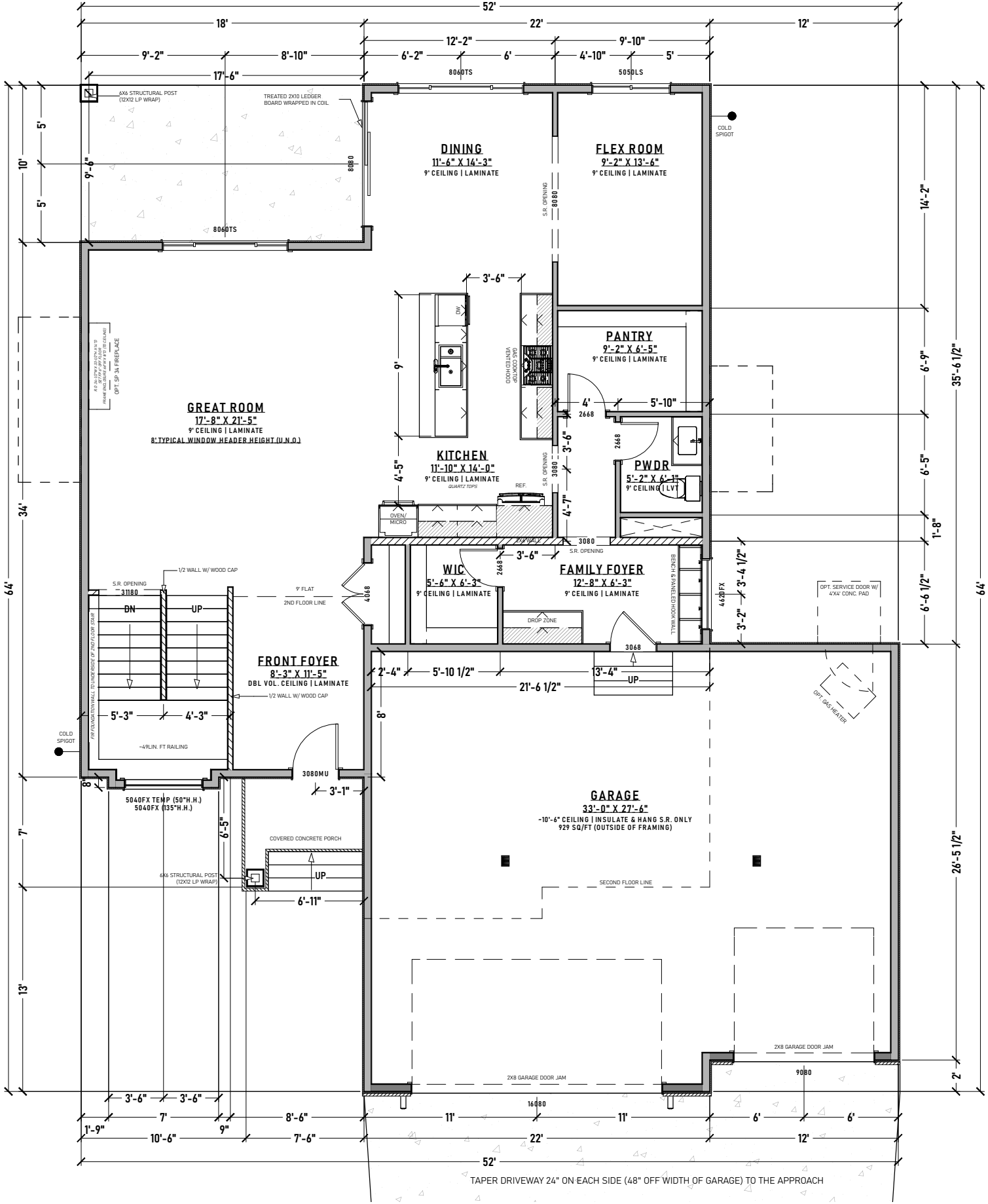
Left Elevation
SCALE: 1/8" = 1'-0"



Right Elevation
SCALE: 1/8" = 1'-0"

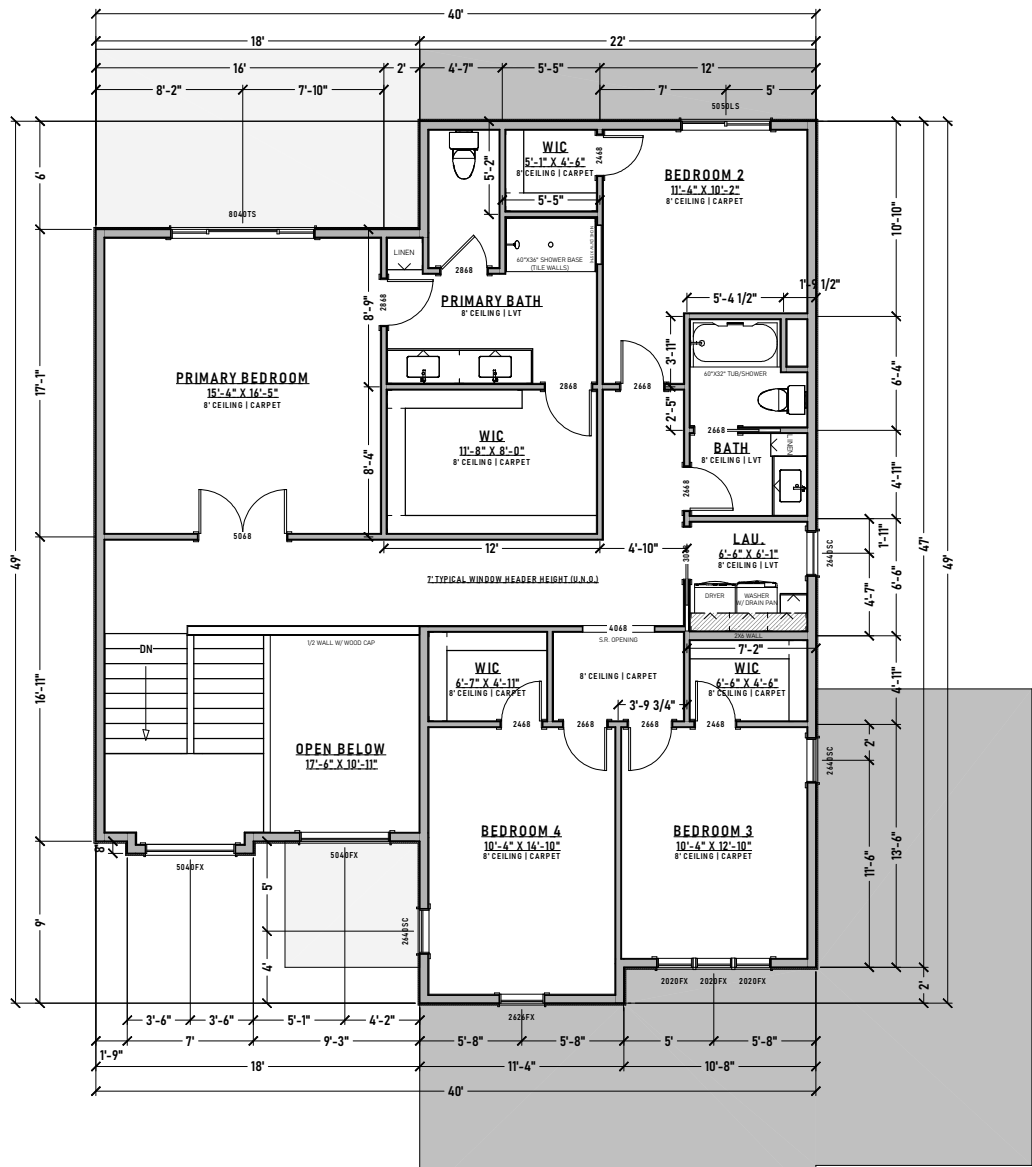


Bench & Paneled Hook Wall
SCALE: 1/2" = 1'-0"



Main Floor Plan

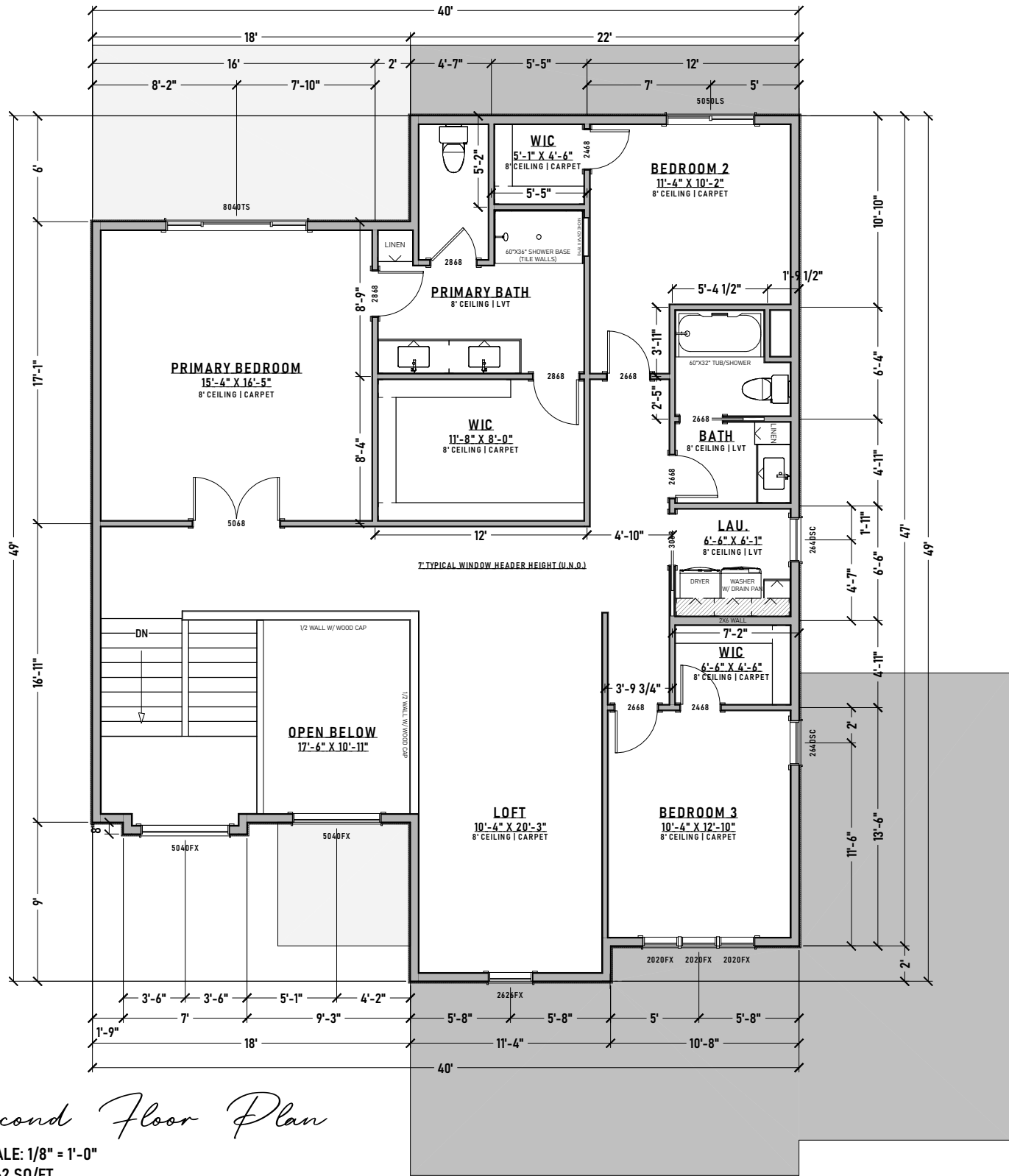
SCALE: 1/8" = 1'-0"
1,412 SQ/FT



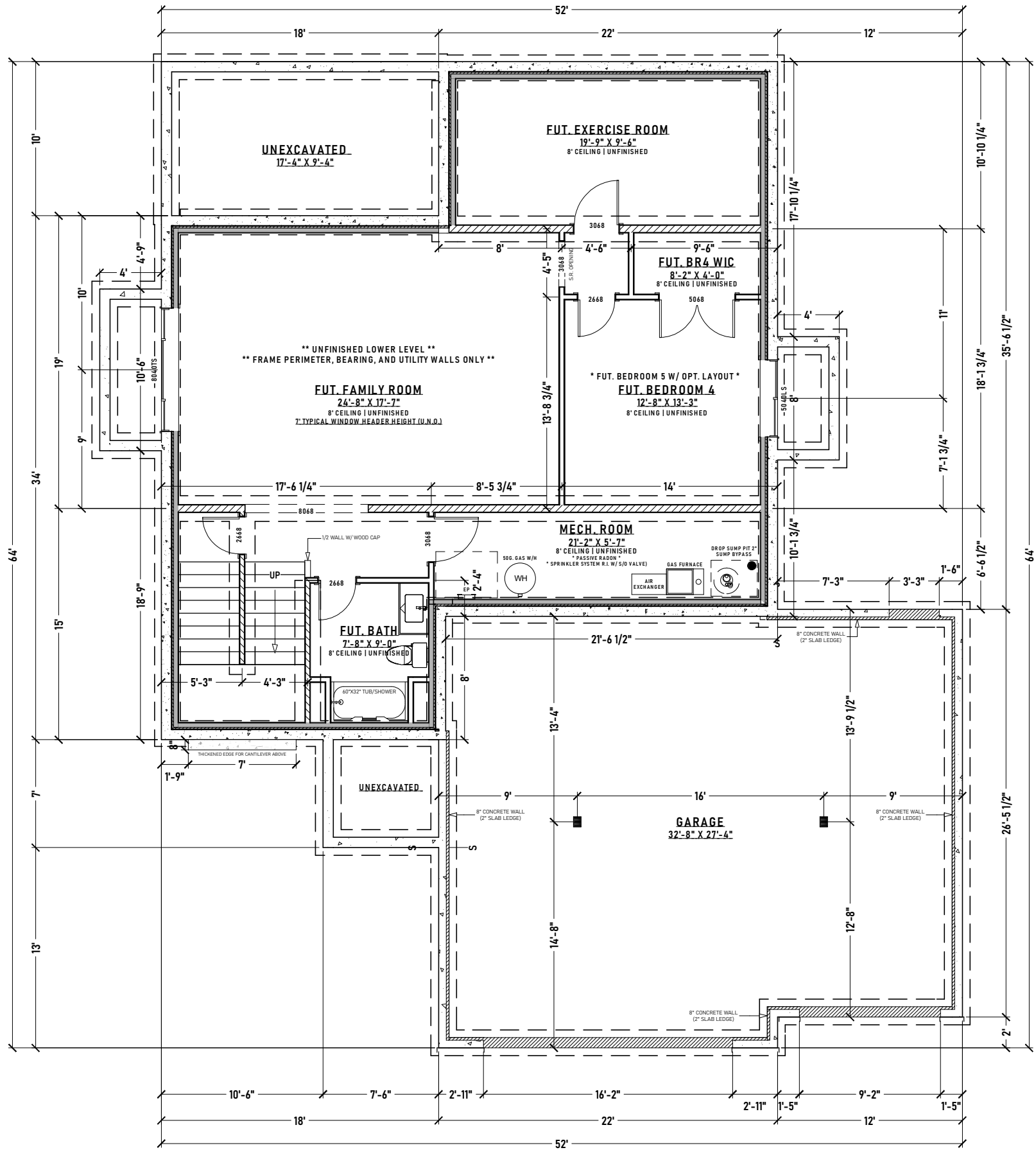
Optional Layout (additional bedroom)
SCALE: 3/32" = 1'-0"
1,462 SQ/FT

WINDOW SCHEDULE						
NUMBER	ROOM NAME	QTY	FLOOR	SIZE	WIDTH	HEIGHT
W01	FUT. BEDROOM 5/UNSPECIFIED	1	0	5040LS	60"	48"
W02	FAMILY FOYER	1	1	4620FX	54"	24"
W03	FLEX ROOM	1	1	5050LS	60"	48"
W04	DINING	1	1	8040TS	96"	72"
W05	GREAT ROOM	1	1	8040TS	96"	72"
W06	BEDROOM 3	3	2	2020FX	24"	24"
W07	BEDROOM 3	1	2	2440SC	30"	48"
W08	BEDROOM 4	1	2	2440SC	30"	48"
W09	BEDROOM 4	1	2	2426FX	30"	30"
W10	BEDROOM 2	2	1	5040FX	60"	48"
W11	BEDROOM 2	1	2	5050LS	60"	48"
W12	PRIMARY BEDROOM	1	2	8040TS	96"	48"
W13	OPEN BELOW	2	2	5040FX	60"	48"
W14	FUT. FAMILY ROOM/UNSPECIFIED	1	0	8040TS	96"	48"
W15	LAU.	1	2	2440SC	30"	48"

DOOR SCHEDULE						
NUMBER	ROOM NAME	QTY	FLOOR	SIZE	WIDTH	HEIGHT
D01	WIC/BEDROOM 4	1	2	2448 R IN	28"	80"
D02		1	0	2448 R IN	30"	80"
D03	MECH. ROOM/FUT. FAMILY ROOM	1	0	3048 L IN	36"	80"
D04	GARAGE	1	1	10880	192"	96"
D05	PWDR/PANTRY	1	1	2448 L IN	30"	80"
D06	WIC/FAMILY FOYER	1	1	2448 R IN	30"	80"
D07	FAMILY FOYER/GARAGE	1	1	3048 R IN	36"	80"
D08	WIC/FRONT FOYER	1	1	4048 R IN	48"	80"
D09	FRONT FOYER/COVERED PORCH	1	1	3080	36"	96"
D10	DINING	1	1	8080 R EX	96"	96"
D11	GARAGE	1	1	9080	108"	96"
D12	WIC/BEDROOM 2	1	2	2448 L IN	28"	80"
D13	FUT. EXERCISE ROOM/FUT. BEDROOM 5	1	0	3048 R IN	36"	80"
D14	BEDROOM 3/WIC	1	2	2448 L IN	30"	80"
D15	BEDROOM 2/BONUS ROOM	1	2	2448 L IN	30"	80"
D16	BEDROOM 3/BONUS ROOM	1	2	2448 L IN	30"	80"
D17	PRIMARY BATH/PRIMARY BEDROOM	1	2	2848 L IN	32"	80"
D18	LAU./BONUS ROOM	1	2	3048 R	36"	80"
D19	PRIMARY BEDROOM/BONUS ROOM	1	2	5048 L/R IN	60"	80"
D20	FUT. BEDROOM 5/FUT. BRS WIC	1	0	5048 L/R IN	60"	80"
D21	BONUS ROOM/BEDROOM 3	1	2	2448 R IN	30"	80"
D22	BONUS ROOM/BEDROOM 4	1	2	2448 L IN	30"	80"
D23	FUT. BATH/FUT. FAMILY ROOM	1	0	2448 R IN	30"	80"
D24	FUT. BEDROOM 5/FUT. BEDROOM 5	1	0	2448 R IN	30"	80"
D25	PWDR/PWDR	1	1	2448 L IN	30"	80"
D26	WIC/BEDROOM 3	1	2	2448 L IN	28"	80"
D27	WIC/PRIMARY BATH	2	2	2848 L IN	32"	80"



Second Floor Plan
SCALE: 1/8" = 1'-0"
1,462 SQ/FT



Lower Level Plan

SCALE: 1/8" = 1'-0"
1,407 SQ/FT



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Standard Plan