

FRAMING PLAN

 $\frac{}{}$ SCALE: 1/8" = 1'-0"

WHITTON 3421

P.			
SQUARE FOOTAGES			
	FRAME	W/ MAS.	
First Floor Living Area	1474	1522	
Total Living Area	1474	1522	
Garage	381	401	
Porch	60	60	
Patio	0	0	
Total Under Roof	1915	1983	

5, WATERMILL COLLECTION 35,

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ISSUE DATE 5-4-18 DRAFTSMAN

JO PLAN NAME

HOU PLAN NUMBER

FRAMING/ CONCRETE SHEET 1-1

NOTE: WINDOW SILLS TO BE SHEETROCK

ONLY

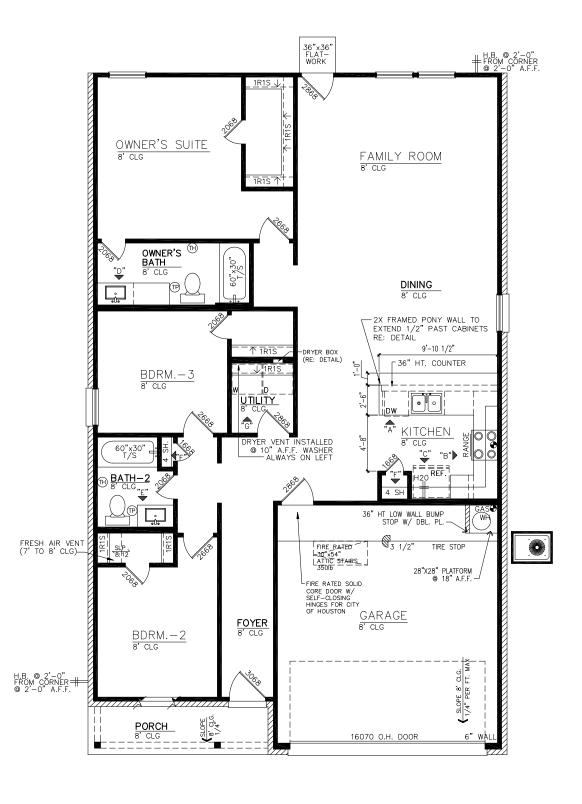
DRAFTSMAN JO

PLAN NAME WHITTON HOU PLAN NUMBER

3421

TRIM/FINISH 1

SHEET 1-2



TRIM PLAN

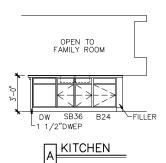
SCALE: 1/8" = 1'-0"

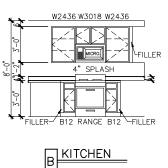
GENERAL NOTES

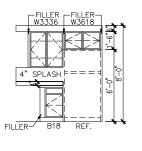
- 1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.
- 2.) ALL BRICK LEDGES TO BE 5 1/2"
- 3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE
- 4.) ALL SHOWER HEADS TO BE @ 6'-10" A.F.F.
- 5.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".
- 6.) ALL BEDROOM CLOSETS AND UTILITY CLOSET ROD & SHELF CONFIGURATIONS ARE TO BE 1 ROD 1 SHELF U.N.O.
- 7.) WATER HEATER PLATFORM TO BE 1'-6" A.F.F.
- 8.) GARAGE TO RECIEVE FIREROCK ON ALL WALLS/CEILING WHEN HABITABLE AREA ABOVE

NOTES TO FRAMER:

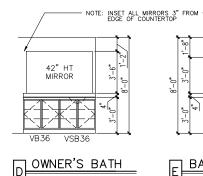
- 1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
- 2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37-1/2" A.F.F., 57-1/2" A.F.F., & 96" A.F.F.
- 3.) ALL NON-LOAD BEARING INTERIOR WALL STUDS TO BE 24" O.C.
- 5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE
- 6.) ALL FINISHED CEILINGS TO BE 8'-0" FLAT UNLESS NOTED OTHERWISE
- 7.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- 8.) TUB/SHOWER COMBO BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE
- 9.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE

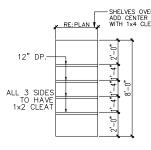






KITCHEN





VSB36

BATH-2



LINEN/PANTRY, TYP.

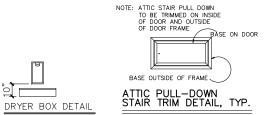
NOTE: SUPPORT ALL INTERIOR CORNERS
AT WALK-IN LINEN/PANTRY WITH
1x2 CLEAT VERTICALLY @ CORNER



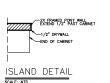
INTERIOR ELEVATIONS

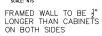
SCALE: 1/8"=1'-0"

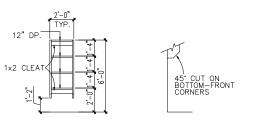
TRIM SCHEDULE 72" A.F.F. TO TOP OF SHELF 1R/1S HGT ROD & SHELF SUPPORT ALL RODS (EVERY 32" MIN. OF 1) 25-1/2" x 54-1/2" ATTIC STAIRS 22-1/2" x 30" ATTIC SCUTTLE ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED WITH CASING TOILET PAPER HOLDER 25"A.F.F. (TR) TOWEL RING 55"A.F.F. TH TOWEL HOOK 65"A.F.F. ALL BEDROOM DOORS TO BE 1" ABOVE CARPET (2" ABOVE CONC.) PLANT LEDGES TO BE TRIMMED WITH 3/4" MDF AND CASING





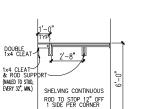


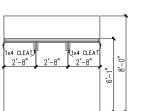




SIDE VIEW BOTTOM 4 SHELF DETAIL, TYP.

NOTE: SHELVES TO BE CUT OFF FLOOR AND CUT 45 D. ON FRONT CORNER





ROD & SHELF DETAIL, TYP.

NOTES: 1.) 1x2 CLEAT ONLY ALONG REAR WALL

- 2.) CLEAT SUPPORT FOR SHELF BRACKET TO BE 9" FROM BOTTOM AT REAR WALL CLEAT
- 3.) DOUBLE 1x4 CLEAT AT ENDS OF ALL INTERIOR SHELVING

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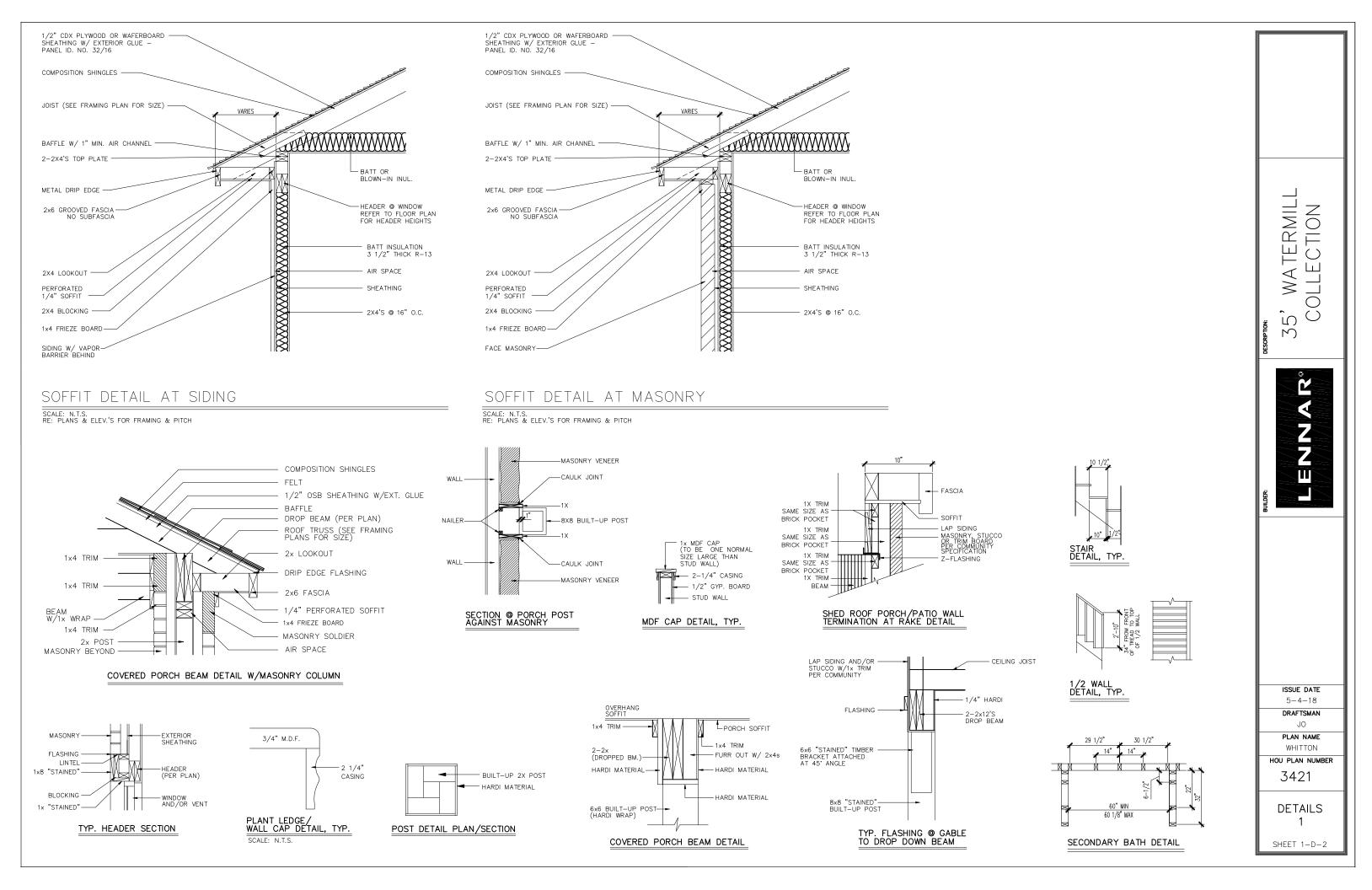
ISSUE DATE 5-4-18 DRAFTSMAN JO PLAN NAME

WHITTON HOU PLAN NUMBER

DETAILS

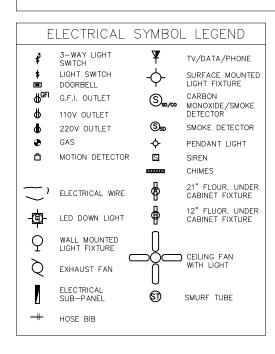
3421

SHEET 1-D-1

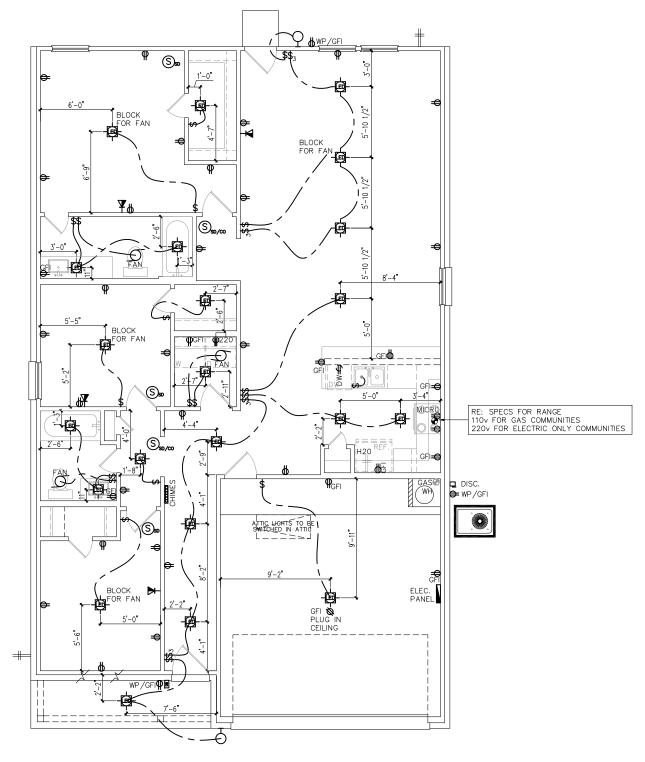


GENERAL ELECTRICAL NOTES:

- 1) BREAKER BOX TO BE LOCATED PER PLAN
- 2) ALL PLUGS AND SMOKE DETECTORS PER IRC CODES AND WHERE LOCATED ON PLAN. ALL SMOKE DETECTORS SHOULD BE IN AN AREA ACCESSIBLE BY 16'-O" EXTENSION LADDER OR 6'-O" STEP LADDER. SMOKE DETECTORS MUST BE MINIMUM OF 36" FROM ANY RETURN AIR GRILL INCLUDING ADJACENT ROOMS. DETECTORS SHALL BE INSTALLED INTERCONNECTED SO THAT THE ACTIVATION OF 1 WILL ACTIVATE ALL OTHERS.
- 3) COACH LIGHTS MOUNTED PER ELEVATION
- 4) SWITCHES TO BE 54" A.F.F. (TOP OF BOX)
- 5) MICROWAVE/VENT—HOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP: WHEN APPLICABLE IN PLAN), MICROWAVE AND REFRIGERATOR AND FREEZER OUTLETS TO BE DEDICATED 20 AMP. SEE INTERIOR ELEVATIONS FOR MOUNTING HGT. OF VENT HOOD.
- 6) INSTALL GFCI PLUGS AT ALL SINK VANITIES: SIDEWALL PLUG TO BE 3" FROM BACK WALL BATH VANITY PLUGS TO BE AT 42" A.F.F. (TO BOTTOM OF BOX)
- 7) INSTALL GFCI PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTERTOPS.
- 8) KITCHEN COUNTERTOP PLUGS AND SWITCHES TO BE HORIZONTAL AT 38" A.F.F. (TO BOTTOM OF BOX)
- 9) GARBAGE DISPOSAL TO HAVE PLUG.
- 10) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.
- 11) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC, ACCESSIBLE FROM ATTIC LADDER. IF LOCATION REQUIRES PROVIDE 2 LIGHTS. 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH). 110V SERVICE OUTLET IN ATTIC AT HVAC
- 12) BLOCK AND WIRE PER PLAN
- 13) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE AND INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER AND TOILET.
- 14) THERMOSTAT TO BE LOCATED 60" A.F.F. (CENTER OF BOX). LOCATION(S) PER PLAN.
- 15) CEILING FANS ARE TO BE INSTALLED AND BALANCED PER MANUFACTURER'S SPECS.
- 16) PLUG FOR SPRINKLER SYSTEM AT 84" A.F.F. IN GARAGE (PER COMMUNITY)
- 17) EXTERIOR GFI AT A/C COMPRESSOR SHOULD BE LOCATED NEXT TO AND AT SAME HEIGHT AS THE DISCONNECT.



CARBON MONOXIDE DETECTORS
PER MUNICIPALITY



ELECTRICAL PLAN

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

35' WATERMILL COLLECTION

ISSUE DATE 5-4-18

DRAFTSMAN JO

PLAN NAME
WHITTON
HOU PLAN NUMBER

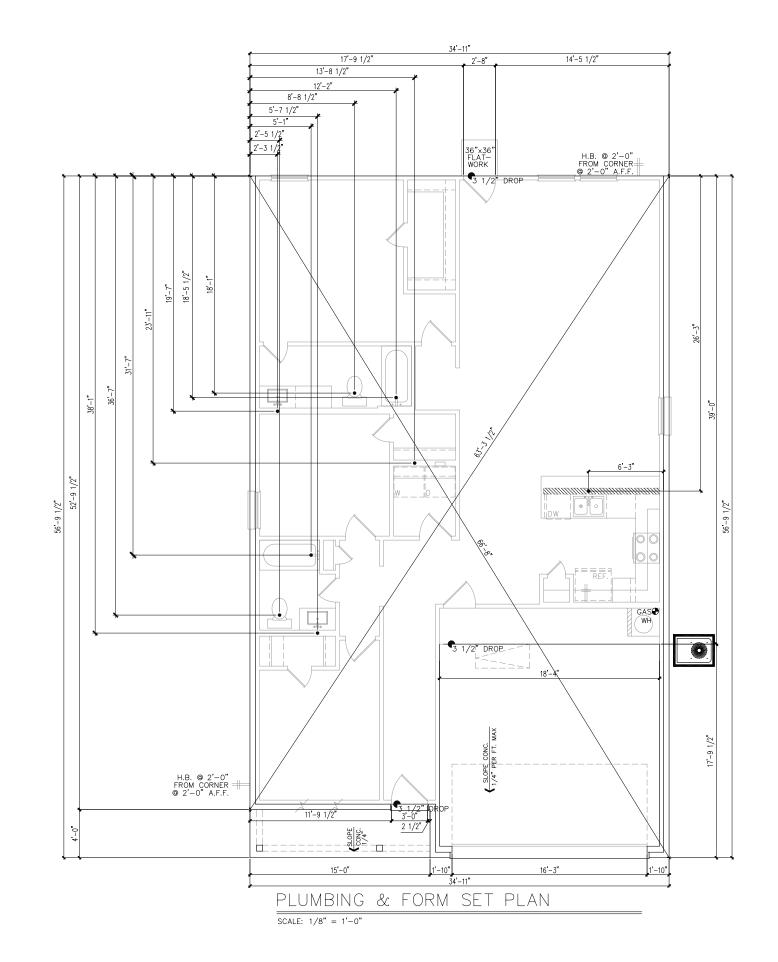
3421

ELECTRICAL 1

SHEET 6-1

PLUMBING/HVAC NOTES:

- 1) WATER CONNECTION TO BE BEHIND REFRIGERATOR
- UTILITY ROOM TO HAVE WASHER AND DRYER WITH WASHER ALWAYS ON LEFT.
 PROVIDE HOT AND COLD WATER CONNECTIONS FOR WASHER
- 3) ALL EXTERIOR HOSE BIBS TO BE LOCATED 2'-0" FROM CORNER AND 2'-0" A.F.F. U.N.O.
- 4) ALL BATHS TO RECEIVE 60"X30" TUB/SHOWER U.N.O.
- 5) WHEN GAS COMMUNITY. PROVIDE GAS @ OVEN, WATER HEATER, FURNACE, AND/OR DRYER PER COMMUNITY SPECS.
- 6) SINK AT KITCHEN TO HAVE DISPOSAL ALWAYS ON LEFT
- 7) POWDER ROOM TO HAVE PEDESTAL SINK U.N.O.



35' WATERMILL COLLECTION

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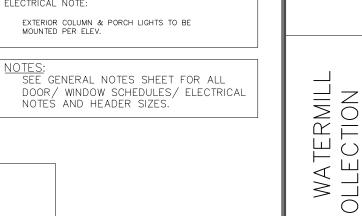
ISSUE DATE 5-4-18

DRAFTSMAN

PLAN NAME WHITTON

HOU PLAN NUMBER

PLUMBING & FORM SET SHEET 8-1



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ISSUE DATE 5-4-18

DRAFTSMAN JO

PLAN NAME WHITTON HOU PLAN NUMBER

3421

ELEVATION "A" FRONT & REAR SHEET 3a.1

CORNICE NOTE:

FRONT ENTRY WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S - ALL OTHER WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S

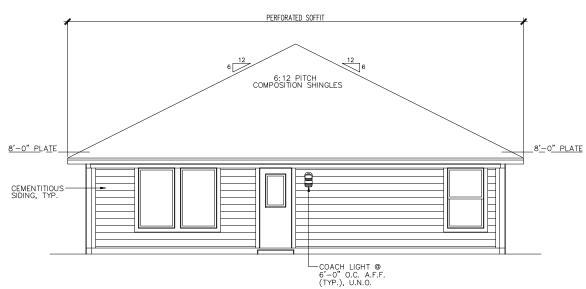
SIDING NOTE:

SEE ELEVS. FOR SIDING DESCRIPTION

ELECTRICAL NOTE:

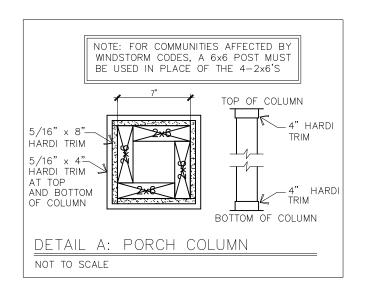
EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED PER ELEV.

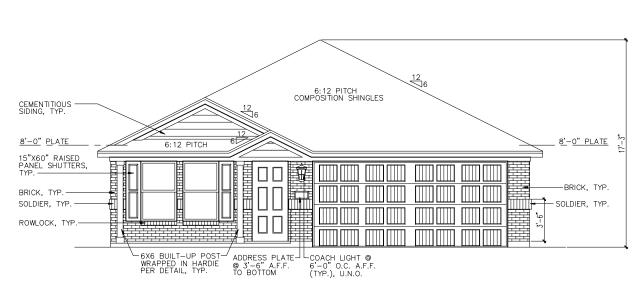
DOOR/ WINDOW SCHEDULES/ ELECTRICAL NOTES AND HEADER SIZES.



REAR ELEVATION

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





SLOPED SOFFIT-

FREEZE BOARD-

SLOPED SOFFIT DETAIL SCALE: 1/8" = 1'-0"

PERFORATED SOFFIT BEYOND-

FRONT ELEVATION - A

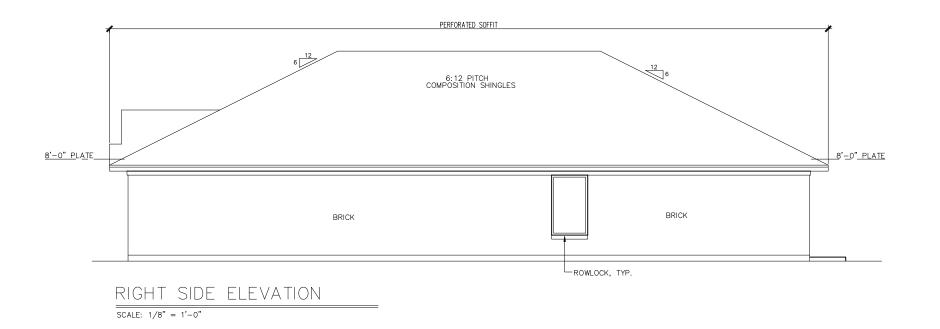
SCALE: 1/8" = 1'-0"

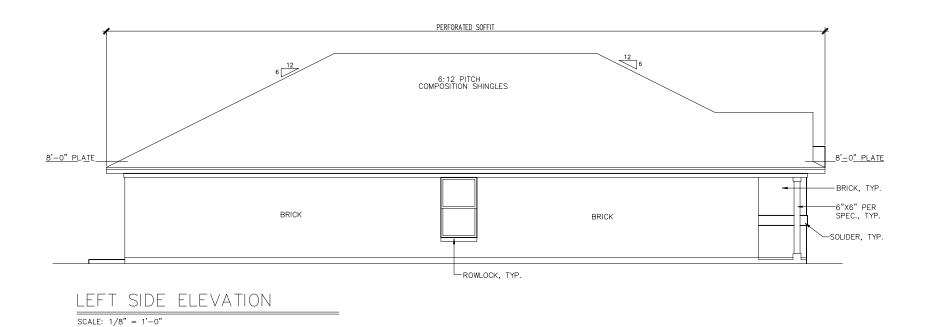
PERFORATED SOFFIT

FREEZE BOARD-

SLOPED SOFFIT-

FRONT ONLY MASONRY CALCS		WHOLE HOME MASONRY CALCS	
	%		%
MASONRY	84%	MASONRY	82%
SIDING	16%	SIDING	18%
TOTAL	100%	TOTAL	100%





CORNICE NOTE:

FRONT ENTRY WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S - ALL OTHER WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S

SIDING NOTE:

SEE ELEVS. FOR SIDING DESCRIPTION

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED PER ELEV.

NOTES: SEE GENERAL NOTES SHEET FOR ALL DOOR/ WINDOW SCHEDULES/ ELECTRICAL NOTES AND HEADER SIZES.

WATERMILL)LLECTION Ω O M

ISSUE DATE 5-4-18

DRAFTSMAN JO PLAN NAME

WHITTON

HOU PLAN NUMBER 3421

ELEVATION "A" SIDES SHEET 3a.2

PARTIAL FIRST FLOOR PLAN - A

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

NOTES:

SEE GENERAL NOTES SHEET FOR ALL
DOOR/ WINDOW SCHEDULES/ ELECTRICAL
NOTES AND HEADER SIZES.

PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

35' WATERMILL COLLECTION

ISSUE DATE 5-4-18

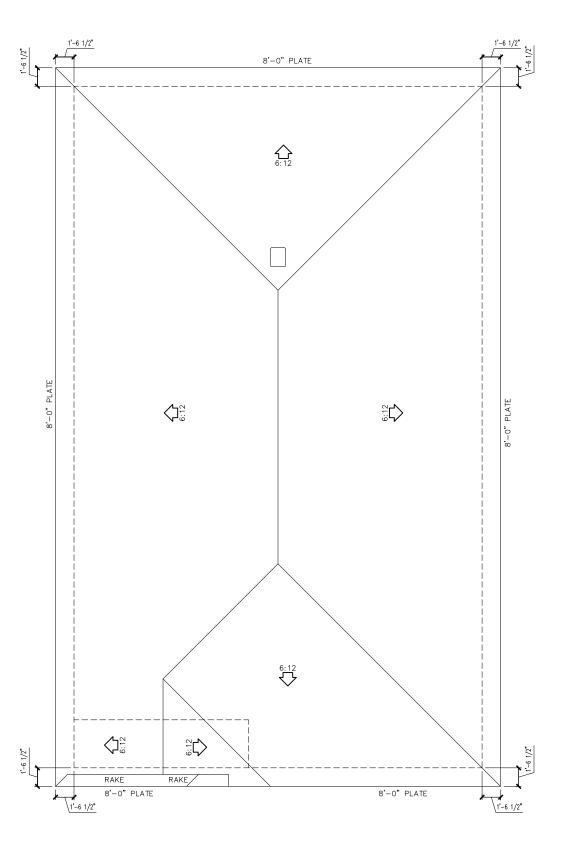
DRAFTSMAN JO

> PLAN NAME WHITTON

HOU PLAN NUMBER 3421

ELEVATION FOOTPRINT "A"

SHEET 4a



NOTE: REFER TO DPIS ATTIC VENTILATION PLANS FOR ATTIC VENTILATION DESIGN

ROOF NOTES

- 1.) ALL ROOF SLOPES TO BE 6:12 OR 8:12 U.N.O.
- 2.) OVERHANG TO BE 2'-0" FROM EXTERIOR FACE OF STUD @ 6:12
- 3.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12
- 4.) OVERHANG @ RAKE TO BE 1'-0".
- 5.) ARROWS INDICATE DRAINAGE.
- 6.) ROOFER TO PROVIDE ROOF JACKS.

ROOF PLAN - A

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

35' WATERMILL COLLECTION

SUPPLIED TO:

- 1.) FRAMER
- 2.) CONCRETE LABOR
- 3.) CORNICE LABOR
- 4.) TRIM LABOR

ISSUE DATE 5-4-18

DRAFTSMAN

JO PLAN NAME

WHITTON
HOU PLAN NUMBER

3421

ROOF PLAN "A"

SHEET 5a



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ISSUE DATE 5-4-18

DRAFTSMAN JO PLAN NAME

WHITTON HOU PLAN NUMBER

3421

"B" FRONT & REAR SHEET 3b.1

ELEVATION

CORNICE NOTE:

FRONT ENTRY WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S - ALL OTHER WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S

SIDING NOTE:

SEE ELEVS. FOR SIDING DESCRIPTION

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED PER ELEV.

SLOPED SOFFIT-

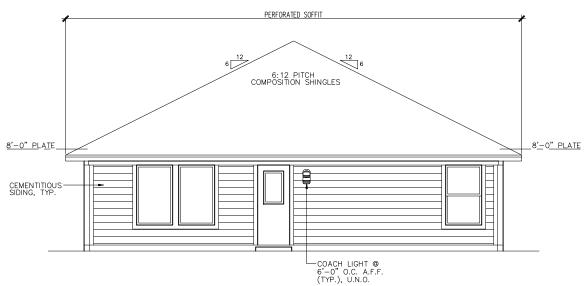
FREEZE BOARD-

SLOPED SOFFIT DETAIL SCALE: 1/8" = 1'-0"

PERFORATED SOFFIT BEYOND-

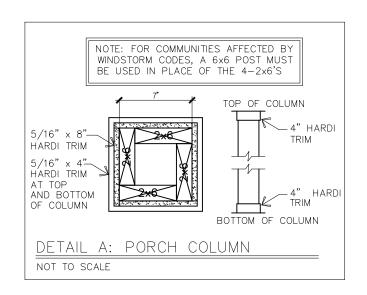
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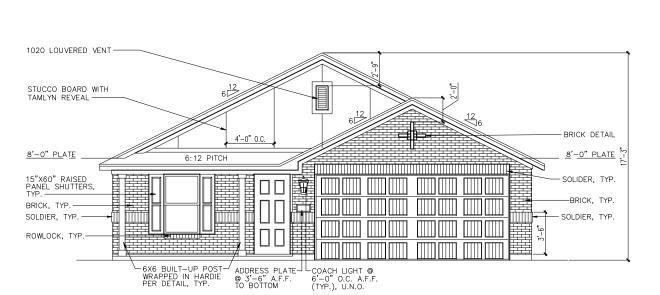
SEE GENERAL NOTES SHEET FOR ALL DOOR/ WINDOW SCHEDULES/ ELECTRICAL NOTES AND HEADER SIZES.



REAR ELEVATION

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





FRONT ELEVATION - B

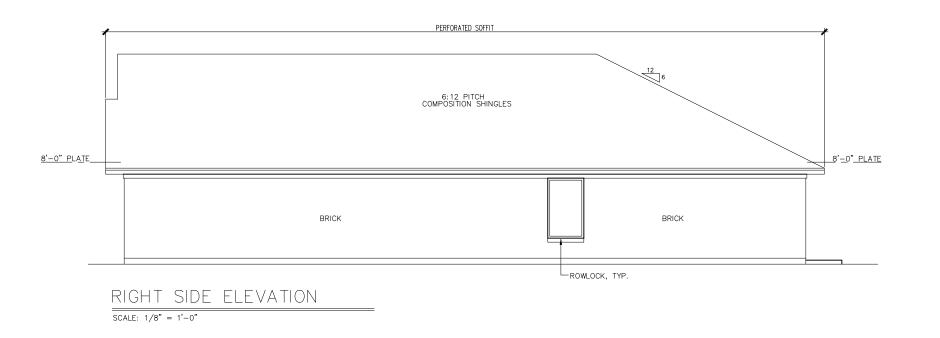
PERFORATED SOFFIT

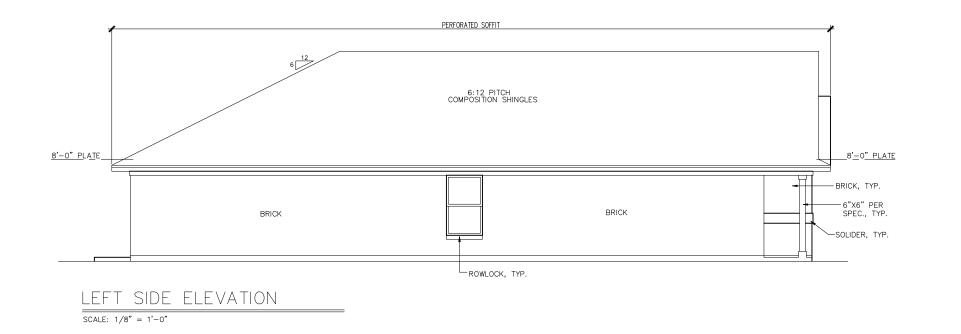
FREEZE BOARD-

SLOPED SOFFIT-

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

FRONT ONLY MASONRY CALCS		WHOLE HOME MASONRY CALCS	
	%		%
MASONRY	70%	MASONRY	79%
SIDING	30%	SIDING	21%
TOTAL	100%	TOTAL	100%





CORNICE NOTE:

FRONT ENTRY WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S - ALL OTHER WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S

SIDING NOTE:

SEE ELEVS. FOR SIDING DESCRIPTION

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED PER ELEV.

NOTES:
SEE GENERAL NOTES SHEET FOR ALL
DOOR/ WINDOW SCHEDULES/ ELECTRICAL
NOTES AND HEADER SIZES.

WATERMILL OLLECTION Ω 2

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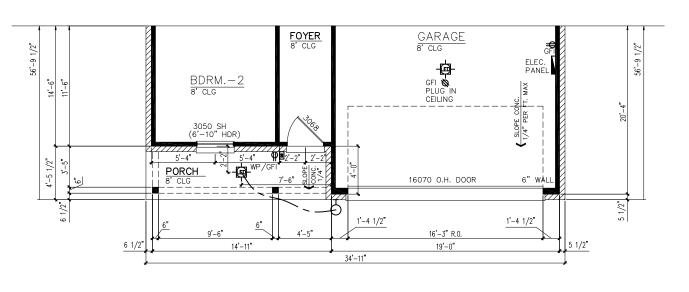
ISSUE DATE 5-4-18

DRAFTSMAN JO

PLAN NAME WHITTON HOU PLAN NUMBER

3421

ELEVATION "B" SIDES SHEET 3b.2



PARTIAL FIRST FLOOR PLAN - B

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

NOTES:

SEE GENERAL NOTES SHEET FOR ALL
DOOR/ WINDOW SCHEDULES/ ELECTRICAL
NOTES AND HEADER SIZES.

PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

55 WATERMILL COLLECTION 35,

ISSUE DATE 5-4-18

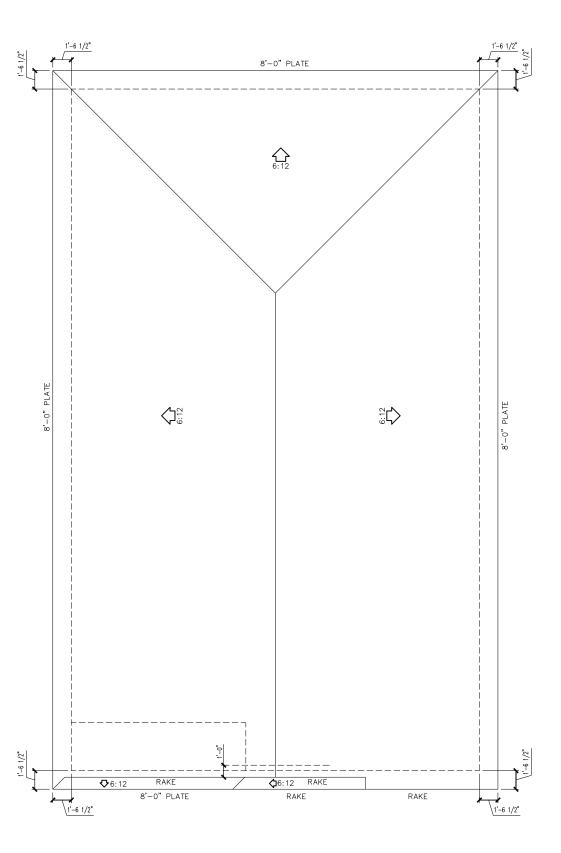
DRAFTSMAN JO

PLAN NAME WHITTON

HOU PLAN NUMBER 3421

ELEVATION FOOTPRINT "B"

SHEET 4b



NOTE: REFER TO DPIS ATTIC VENTILATION PLANS FOR ATTIC VENTILATION DESIGN

ROOF NOTES

- 1.) ALL ROOF SLOPES TO BE 6:12 OR 8:12 U.N.O.
- 2.) OVERHANG TO BE 2'-0" FROM EXTERIOR FACE OF STUD @ 6:12
- 3.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12
- 4.) OVERHANG @ RAKE TO BE 1'-0".
- 5.) ARROWS INDICATE DRAINAGE.
- 6.) ROOFER TO PROVIDE ROOF JACKS.

ROOF PLAN - B

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

35' WATERMILL COLLECTION



SUPPLIED TO:

- 1.) FRAMER
- 2.) CONCRETE LABOR
- 3.) CORNICE LABOR
- 4.) TRIM LABOR

ISSUE DATE 5-4-18

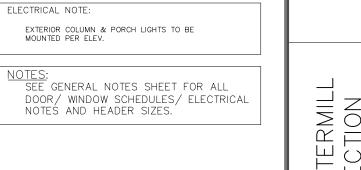
DRAFTSMAN

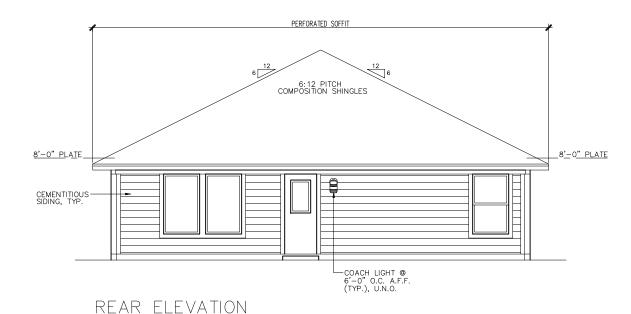
JO PLAN NAME WHITTON

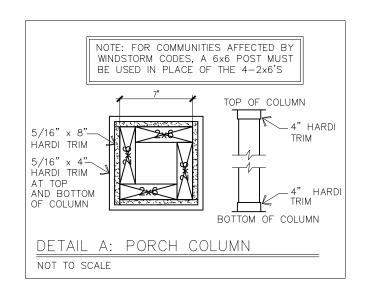
HOU PLAN NUMBER 3421

ROOF PLAN "B"

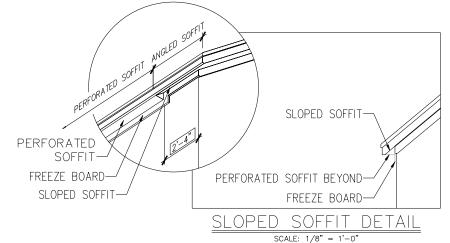
SHEET 5b







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

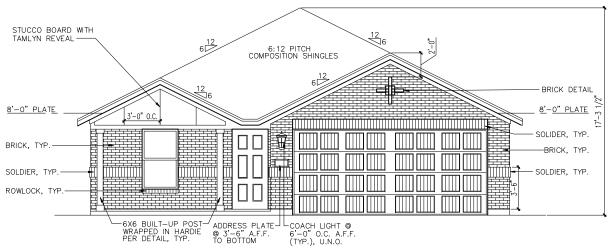


CORNICE NOTE:

SIDING NOTE:

FRONT ENTRY WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S - ALL OTHER WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S

SEE ELEVS. FOR SIDING DESCRIPTION



FRONT ELEVATION - C

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

FRONT ONLY MASONRY CALCS		WHOLE HOME MASONRY CALCS	
	%		%
MASONRY	88%	MASONRY	81%
SIDING	12%	SIDING	19%
TOTAL	100%	TOTAL	100%

35' WATERMILL COLLECTION

ISSUE DATE 5-4-18

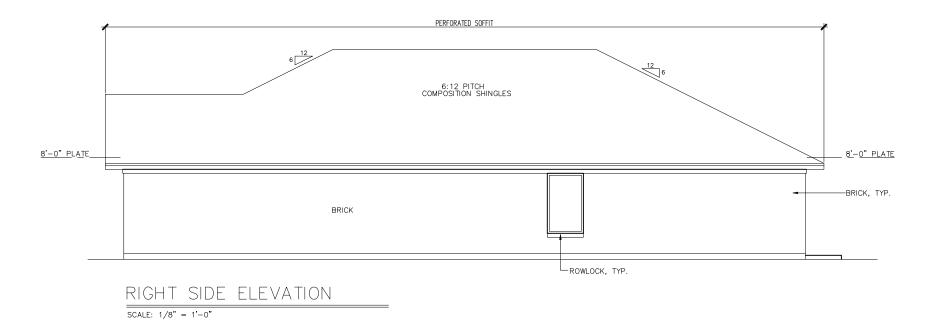
DRAFTSMAN JO PLAN NAME

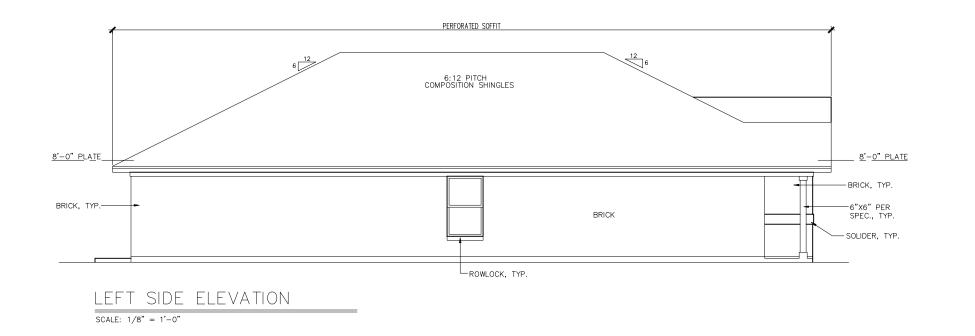
WHITTON

HOU PLAN NUMBER

3421

ELEVATION
"C"
FRONT &
REAR
SHEET 3c.1





CORNICE NOTE:

FRONT ENTRY WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S - ALL OTHER WINDOWS IN BRICK TO BE FURRED-OUT W/ 1X2'S

SIDING NOTE:

SEE ELEVS. FOR SIDING DESCRIPTION

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED PER ELEV.

NOTES:
SEE GENERAL NOTES SHEET FOR ALL
DOOR/ WINDOW SCHEDULES/ ELECTRICAL
NOTES AND HEADER SIZES.

, WATERMILL SOLLECTION \bigcirc Ω M

ISSUE DATE 5-4-18 DRAFTSMAN

JO PLAN NAME

WHITTON HOU PLAN NUMBER

3421

ELEVATION "C" SIDES SHEET 3c.2

PARTIAL FIRST FLOOR PLAN - C

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

NOTES:

SEE GENERAL NOTES SHEET FOR ALL

DOOR/ WINDOW SCHEDULES/ ELECTRICAL

NOTES AND HEADER SIZES.

PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

55 WATERMILL COLLECTION 35,

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ISSUE DATE 5-4-18

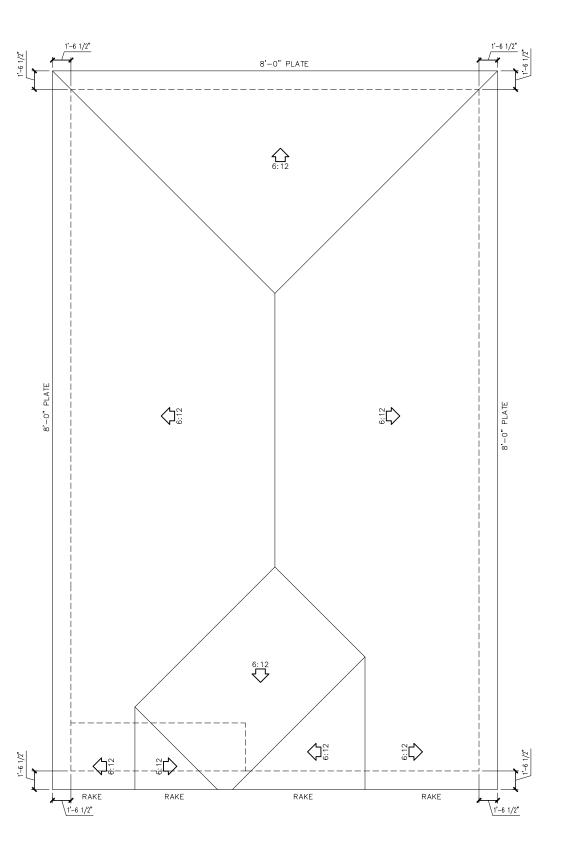
DRAFTSMAN JO

PLAN NAME WHITTON HOU PLAN NUMBER

3421

ELEVATION FOOTPRINT "C"

SHEET 4c



NOTE: REFER TO DPIS ATTIC VENTILATION PLANS FOR ATTIC VENTILATION DESIGN

ROOF NOTES

- 1.) ALL ROOF SLOPES TO BE 6:12 OR 8:12 U.N.O.
 2.) OVERHANG TO BE 2'-O" FROM EXTERIOR FACE OF STUD @ 6:12
- 3.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12
- 4.) OVERHANG @ RAKE TO BE 1'-0".
- 5.) ARROWS INDICATE DRAINAGE. 6.) ROOFER TO PROVIDE ROOF JACKS.

ROOF PLAN - C

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

55' WATERMILL COLLECTION , D \sim

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ISSUE DATE 5-4-18

DRAFTSMAN JO

PLAN NAME

WHITTON HOU PLAN NUMBER

> ROOF PLAN "C"

3421

SHEET 5c