

# Foundation Plan - Crawl Space

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 UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).  
CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:  
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. U.N.O. W/ INSULATION IN CAVITIES.  
INTERIOR: 1/2" GYPSUM BOARD.
- B2. TYPICAL BRICK VENEER WALL CONST.:  
ADHERED THINSET BRICK 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.
- B. TYPICAL FLOOR CONSTRUCTION:  
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.  
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- C. CONCRETE SLAB CONSTRUCTION:  
CONCRETE SLAB OVER 10 MIL. POLYETHYLENE VAPOUR BARRIER OVER 6" MINIMUM GRANULAR FILL.

## GENERAL BASEMENT PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (F-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 AT SERVICE DOOR.
- 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. LINE OF STOOP ABOVE.
- 7. FLOOR DRAIN.
- 8. BEAM POCKET.
- 9. SUMP PIT.
- 10. SANITARY PUMP.
- 11. HANDRAIL.
- 12. 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.
- 13. SINK
- 14. REFRIDGERATOR
- 15. BASE CABINETS.
- 16. UPPER CABINETS.
- 17. WATER CLOSET.
- 18. LAV. SINK.
- 19. SHOWER (SIZE PER PLAN).
- 20. SHELVES PER BUILDER SPEC.
- 21. LINE OF SHELF ABOVE.
- 22. ROD & SHELF.
- 23. SELF-LATCHING/SELF-CLOSING SOLID CORE DOOR.
- 24. LINE OF FOUNDATION BELOW.
- 25. GYPSUM BOARD SOFFIT/ARCH. HEIGHT AS NOTED.
- 26. HALF WALL @ 36" A.F.F. W/ HOOD CAP.
- 27. INTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
- 28. LINE OF TRAY CEILING.
- 29. PREFABRICATED FIREPLACE, ELECTRIC, AS SPECIFIED BY BUILDER.
- 30. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
- 31. FUTURE SOLAR PANEL CONDUIT PLUMBING TO RUN THROUGH 3 1/2" x 12" CHASE IN WALL.
- 32. FROST PROOF HOSE BIBB.
- 33. A/C CONDENSER - FIELD VERIFY LOCATION.

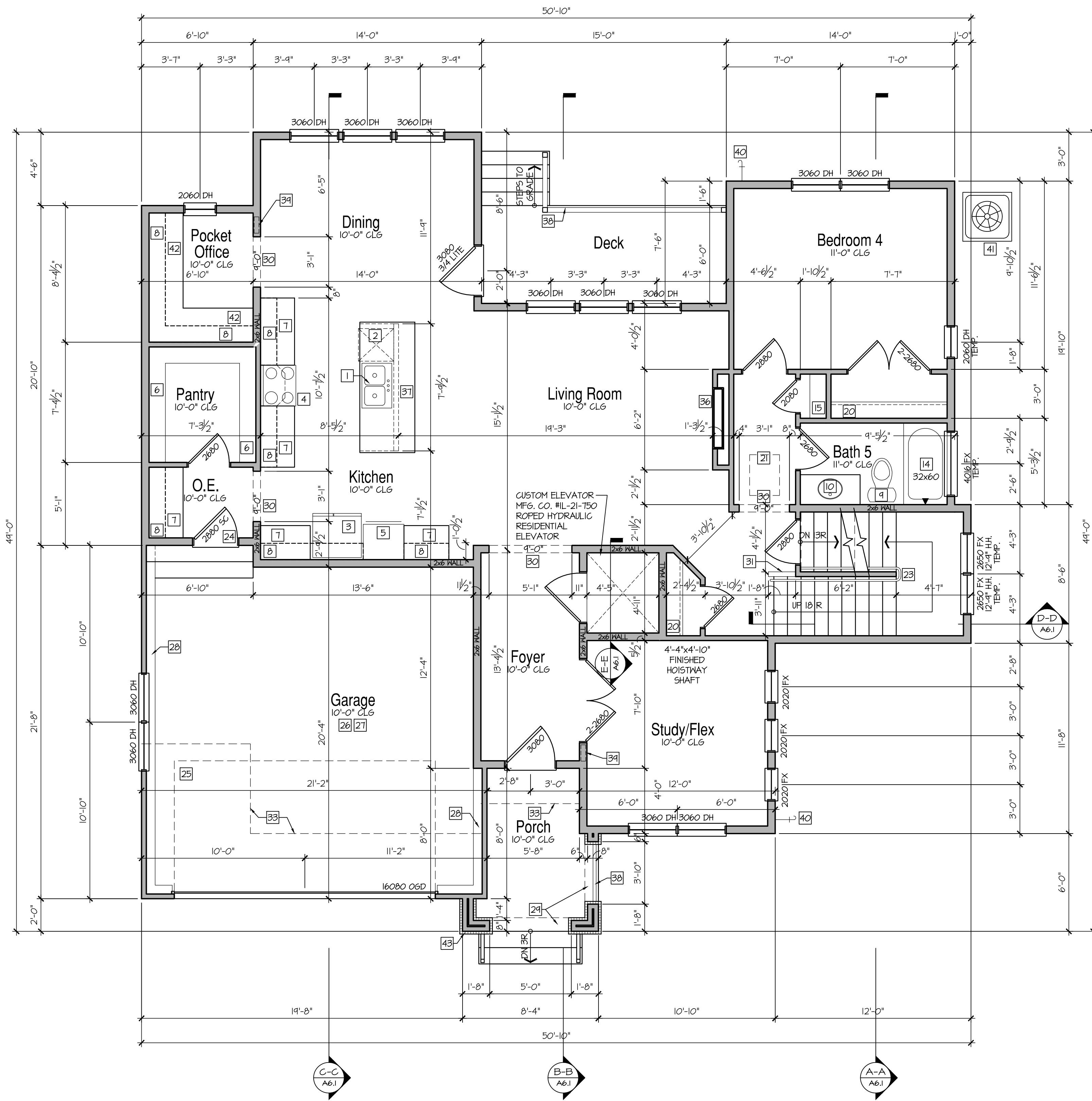
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12/21/23 - WALL HEIGHT, REV.

**Fairland Commons**  
Lexington, Massachusetts



1250 Old York Road, Unit 201  
Warminster, PA 18974  
267-317-4400

JOB NO: SF230225.00 PROJ MGR: BAM  
DRAWN: LE CHECKED: XXXX  
FOUNDATION PLAN - CRAWL SPACE



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

**CONSTRUCTION ASSEMBLIES:**

- T THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS.
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD WITH INSULATION ABOVE.
- B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 OR 2x6 STUDS, 16" O.C. UNO. W/ INSULATION IN CAVITIES.
- B2. **TYPICAL BRICK VENEER WALL CONST.:** ADHERED THIN BRICK 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.
- B. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
- C. **CONCRETE SLAB CONSTRUCTION:** CONCRETE SLAB OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 8" MINIMUM GRANULAR FILL.

**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 TRUSS 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. (U.N.O.) W/ 1'-1/8" AND 9'-1/8" CL.G. AND 7'-6" A.F.F. (U.N.O.) W/ 8'-6" CL.G.

**FLOOR PLAN KEYNOTES:**

- # THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS.
- 1. SINK W/ GARBAGE DISPOSAL.
- 2. DISHWASHER.
- 3. REFRIGERATOR.
- 4. RANGE W/ HOOD.
- 5. OVEN/MICROWAVE.
- 6. PANTRY SHELVES PER BUILDER SPEC.
- 7. BASE CABINETS.
- 8. UPPER CABINETS.
- 9. WATER CLOSET.
- 10. LAV. SINK.
- 11. SHOWER (SIZE PER PLAN).
- 12. SHOWER SEAT 18" A.F.F.
- 13. FREESTANDING TUB.
- 14. TUB/SHOWER (SIZE PER PLAN).
- 15. LINEN SHELVES PER BUILDER SPEC.
- 16. WASHER.
- 17. DRYER.
- 18. LAUNDRY SINK.
- 19. LINE OF SHELF ABOVE.
- 20. ROD & SHELF.
- 21. ATTIC ACCESS (22"x30" UNO.).
- 22. 22"x30" VERTICAL ATTIC ACCESS, FRICTION FIT INTO FRAMING.
- 23. HANDRAIL.
- 24. SELF-LATCHING/SELF-CLOSING SOLID CORE DOOR.
- 25. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
- 26. PROVIDE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
- 27. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD GARAGE DOOR OPENING.
- 28. LINE OF FOUNDATION BELOW.
- 29. LINE OF SOFFIT ABOVE (REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS AND DETAILS).
- 30. GYPSUM BOARD SOFFIT/ARCH. HEIGHT AS NOTED.
- 31. HALF WALL @ 36" A.F.F. W/ WOOD CAP.
- 32. INTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
- 33. LINE OF FRAMING ABOVE.
- 34. LINE OF FRAMING BELOW.
- 35. LINE OF TRAY CEILING.
- 36. PREFABRICATED FIREPLACE, ELECTRIC, AS SPECIFIED BY BUILDER.
- 37. HALF WALL +34 1/2" A.F.F. W/ COUNTERTOP PER PLAN.
- 38. EXTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
- 39. FUTURE SOLAR PANEL CONDUIT PLUMBING TO RUN THROUGH 3 1/2" x 12" CHASE IN WALL.
- 40. FROST PROOF HOSE BIBB.
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- 42. DESKTOP.
- 43. THIN BRICK VENEER - REFER TO ELEVATIONS. SEE GENERAL NOTES.

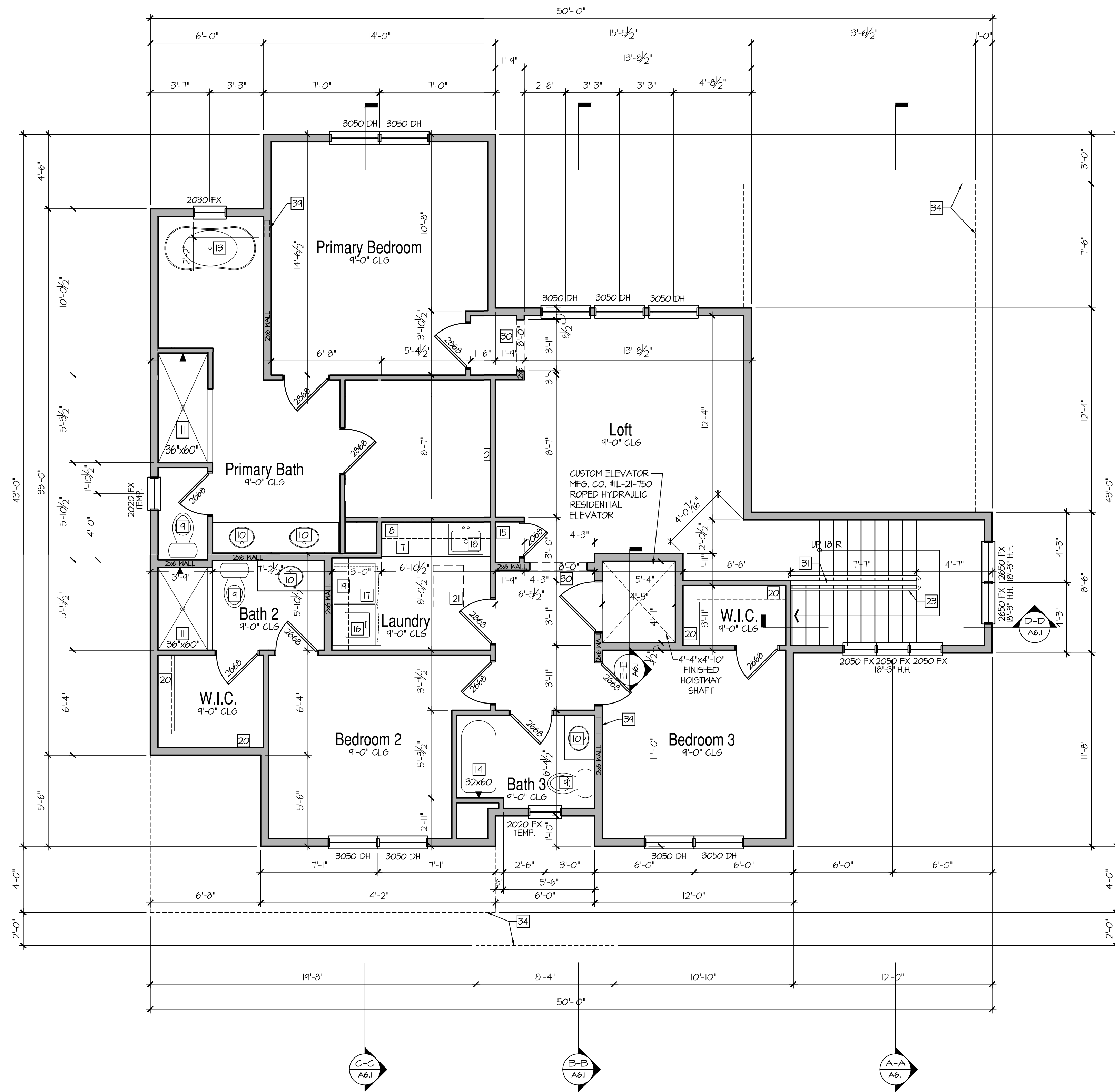
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 MAIN FLOOR PLAN



# Upper Floor Plan

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