



UNIT A - ELEV. A REV UNIT B - ELEV. A UNIT C - ELEV. A REV UNIT D - ELEV. A UNIT B - ELEV. A REV UNIT A - ELEV. A

CLUSTER REAR ELEVATION (ELEV.-A)

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



UNIT A - ELEV. A

LEFT ELEVATION

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



UNIT A - ELEV. A-REV

RIGHT ELEVATION

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



UNIT A - ELEV. A UNIT B - ELEV. A REV UNIT D - ELEV. A UNIT C - ELEV. A REV UNIT B - ELEV. A UNIT A - ELEV. A REV

CLUSTER FRONT ELEVATION (ELEV.-A)

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

TYPICAL NOTES:

2009 INTERNATIONAL BUILDING CODE:

1. TYPICAL CONSTRUCTION ASSEMBLIES
 - A ROOF CONSTRUCTION:
COMPOSITE ROOF SHINGLES ON #30 FELT ON 1/2" OSB ROOF SHEATHING.
3/4" FIRE RESISTIVE PLYWOOD ROOF SHEATHING REQUIRED ON ROOF FRAMING MEMBERS AS NOTED ON ROOF PLANS.
 - CEILING:
FRAMED 16" O.C. = 1/2" GYPSUM BOARD
FRAMED 24" O.C. = 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
 - B EXTERIOR WALL CONSTRUCTION
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP OVER EXTERIOR WALL SHEATHING AS NOTED BELOW:
7/16" OSB ON FRONT ELEVATION, U.N.O.
RIGID FOAM SHEATHING ON SIDE AND REAR WALLS
7/16" OSB ON FACE OF ALL GABLES
7/16" OSB ON ALL INSIDE AND OUTSIDE CORNERS
INTERIOR: 1/2" GYPSUM WALL BOARD OVER 4 MIL POLY. VAPOR BARRIER
 - C EXTERIOR MASONRY:
STONE VENEER OVER HOUSE WRAP ON 7/16" OSB BRICK VENEER W/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 7/16" OSB
 - D COMMON WALL CONSTRUCTION:
2- HOUR FIRE RESISTIVE ASSEMBLY:
2- PARALLEL 1 HOUR RATED 2X4 WALLS FRAMED 16" O.C. AND SPACED 3" APART (FRAME DIMENSION) WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON EACH FACE OF EACH WALL. MAINTAIN SEPARATION FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF DECK. (SEE DETAIL SHEET D1)
 - E COMMON GARAGE WALL CONSTRUCTION:
2- HOUR FIRE RESISTIVE ASSEMBLY:
2- PARALLEL 1 HOUR RATED 2X4 WALLS FRAMED 16" O.C. AND SPACED 3" APART (FRAME DIMENSION) WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON EACH FACE OF EACH WALL. MAINTAIN SEPARATION FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF DECK. (SEE DETAIL SHEET D1)
 - F BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MINIMUM) ON COMPACTED GRANULAR FILL.
 - G FRAME FLOOR CONSTRUCTION:
FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON ENGINEERED FLOOR TRUSSES OR AS NOTED (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
FRAMED 24" O.C.: 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
FRAMED 16" O.C.: 1/2" GYPSUM BOARD
- 2 WINDOWS
 - A ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O.
TYPICAL HEAD HEIGHTS FOR WINDOWS TO BE 6'-11 1/2", U.N.O.
 - A CASSEMENT WINDOWS
WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS
 - B SLIDING WINDOWS
NOTED ON PLANS AS SL
 - C SINGLE HUNG WINDOWS
NOTED ON PLANS AS SH
 - D DOUBLE HUNG WINDOWS
NOTED ON PLANS AS DH
- 3 DOORS
 - A DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN ON FLOOR PLANS, U.N.O.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
 - B WOOD JAMBS AND CASING
ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZES NOTED ON PLAN, BI-FOLD DOORS TO BE 2-1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
GYPSUM BOARD OPENINGS
ROUGH OPENINGS FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENINGS FOR BI-FOLD DOORS TO BE 1-1/4" WIDER THAN DOOR SIZE NOTED ON PLAN.

- ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS
- HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER

Client Review Set - Not For Construction - 08.30.16

Shadow Creek Villas Townhomes

Address - Waukee, Iowa

These documents, and the information contained herein, are the exclusive property of Aller Design Group LLC. Any use, application, or transfer of these documents without the written consent of Aller Design Group LLC is strictly prohibited. Aller Design Group LLC retains copyright to and ownership of these plans. © 2016 Aller Design Group, LLC. All rights reserved.

design group
ALLER



Builder:
Greenland
Homes
[515] 865.2546

Project No.: 32900116
Date: --
Drawn By: JA/SR
Revisions: --

Sheet Title:
CLUSTER FOUNDATION
CLUSTER MAIN FLOOR

CLUSTER 6 PLEX-ELEV A

Sheet No.:
CL.3.1A



UNIT A - ELEV. B REV UNIT B - ELEV. B UNIT C - ELEV. B REV UNIT D - ELEV. B UNIT B - ELEV. B REV UNIT A - ELEV. B

CLUSTER REAR ELEVATION (ELEV.-B)

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



UNIT A - ELEV. B

LEFT ELEVATION (ELEV.-B)

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



UNIT A - ELEV. B-REV

RIGHT ELEVATION (ELEV.-B)

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



UNIT A - ELEV. B UNIT B - ELEV. B REV UNIT D - ELEV. B UNIT C - ELEV. B REV UNIT B - ELEV. B UNIT A - ELEV. B REV

CLUSTER FRONT ELEVATION (ELEV.-B)

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

TYPICAL NOTES:

2009 INTERNATIONAL BUILDING CODE:

1. TYPICAL CONSTRUCTION ASSEMBLIES
 - A. ROOF CONSTRUCTION:
COMPOSITE ROOF SHINGLES ON #30 FELT ON 1/2" OSB ROOF SHEATHING.
3/4" FIRE RESISTIVE PLYWOOD ROOF SHEATHING REQUIRED ON ROOF FRAMING MEMBERS AS NOTED ON ROOF PLANS.
 - CEILING:
FRAMED 16" O.C. = 1/2" GYPSUM BOARD
FRAMED 24" O.C. = 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
 - B. EXTERIOR WALL CONSTRUCTION
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP OVER EXTERIOR WALL SHEATHING AS NOTED BELOW:
7/16" OSB ON FRONT ELEVATION, U.N.O.
RIGID FOAM SHEATHING ON SIDE AND REAR WALLS
7/16" OSB ON FACE OF ALL GABLES
7/16" OSB ON ALL INSIDE AND OUTSIDE CORNERS
INTERIOR: 1/2" GYPSUM WALL BOARD OVER 4 MIL POLY. VAPOR BARRIER
 - C. EXTERIOR MASONRY:
STONE VENEER OVER HOUSE WRAP ON 7/16" OSB BRICK VENEER W/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 7/16" OSB
 - D. COMMON WALL CONSTRUCTION:
2- HOUR FIRE RESISTIVE ASSEMBLY:
2- PARALLEL 1 HOUR RATED 2X4 WALLS FRAMED 16" O.C. AND SPACED 3" APART (FRAME DIMENSION) WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON EACH FACE OF EACH WALL. MAINTAIN SEPARATION FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF DECK. (SEE DETAIL SHEET D1)
 - E. COMMON GARAGE WALL CONSTRUCTION:
2- HOUR FIRE RESISTIVE ASSEMBLY:
2- PARALLEL 1 HOUR RATED 2X4 WALLS FRAMED 16" O.C. AND SPACED 3" APART (FRAME DIMENSION) WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON EACH FACE OF EACH WALL. MAINTAIN SEPARATION FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF DECK. (SEE DETAIL SHEET D1)
 - F. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MINIMUM) ON COMPACTED GRANULAR FILL.
 - G. FRAME FLOOR CONSTRUCTION:
FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON ENGINEERED FLOOR TRUSSES OR AS NOTED (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
FRAMED 24" O.C.: 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
FRAMED 16" O.C.: 1/2" GYPSUM BOARD
2. WINDOWS
 - A. CASSEMENT WINDOWS
NOTED ON PLANS AS SH
 - B. SLIDING WINDOWS
NOTED ON PLANS AS SL
 - C. SINGLE HUNG WINDOWS
NOTED ON PLANS AS SH
 - D. DOUBLE HUNG WINDOWS
NOTED ON PLANS AS DH
3. DOORS
 - A. WOOD JAMBS AND CASING
ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZES NOTED ON PLAN, BI-FOLD DOORS TO BE 2-1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - B. GYPSUM BOARD OPENINGS
ROUGH OPENINGS FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENINGS FOR BI-FOLD DOORS TO BE 1-1/4" WIDER THAN DOOR SIZE NOTED ON PLAN.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS
HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER

Client Review Set - Not For Construction - 08.30.16

These documents, and the information contained herein, are the exclusive property of Aller Design Group, LLC. Any use, application, or transfer of these documents without the written consent of Aller Design Group, LLC is strictly prohibited. Aller Design Group, LLC retains copyright to and ownership of these plans. © 2016 Aller Design Group, LLC. All rights reserved.

ALLER design group
1840 NW 118th St., Suite 200
Clive, IA 50325
515.264.1161



Shadow Creek Villas Townhomes

Address - Waukee, Iowa

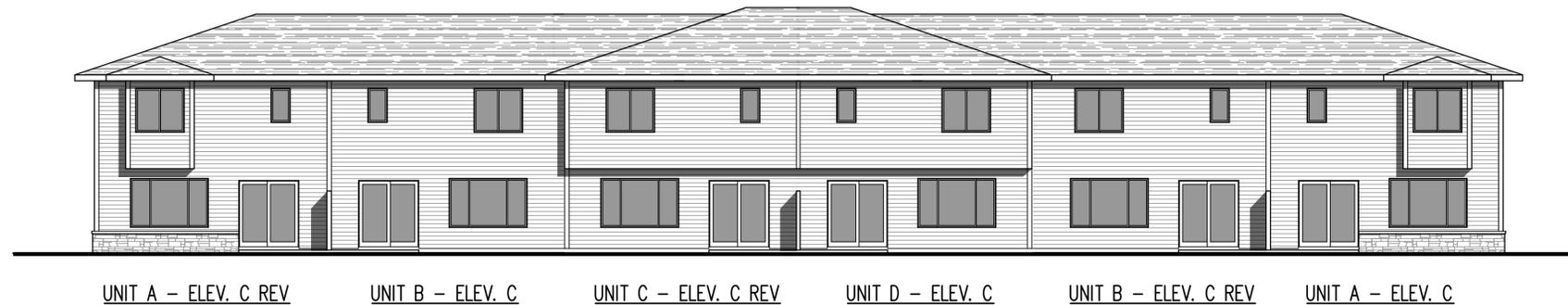
Builder:
Greenland Homes
[515] 865.2546

Project No.: 32900116
Date: --
Drawn By: JA/SR
Revisions: --

Sheet Title:
CLUSTER FOUNDATION
CLUSTER MAIN FLOOR

CLUSTER 6 PLEX-ELEV B

Sheet No.:
CL.3.1B



UNIT A – ELEV. C REV UNIT B – ELEV. C UNIT C – ELEV. C REV UNIT D – ELEV. C UNIT B – ELEV. C REV UNIT A – ELEV. C

CLUSTER REAR ELEVATION (ELEV.-C)

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



UNIT A – ELEV. C

LEFT ELEVATION (ELEV.-C)

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



UNIT A – ELEV. C-REV

RIGHT ELEVATION (ELEV.-C)

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



UNIT A – ELEV. C UNIT B – ELEV. C REV UNIT D – ELEV. C UNIT C – ELEV. C REV UNIT B – ELEV. C UNIT A – ELEV. C REV

CLUSTER FRONT ELEVATION (ELEV.-C)

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

TYPICAL NOTES:

2009 INTERNATIONAL BUILDING CODE:

1. TYPICAL CONSTRUCTION ASSEMBLIES
 - A. ROOF CONSTRUCTION:
COMPOSITE ROOF SHINGLES ON #30 FELT ON 1/2" OSB ROOF SHEATHING.
3/4" FIRE RESISTIVE PLYWOOD ROOF SHEATHING REQUIRED ON ROOF FRAMING MEMBERS AS NOTED ON ROOF PLANS.
 - CEILING:
FRAMED 16" O.C. = 1/2" GYPSUM BOARD
FRAMED 24" O.C. = 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
 - B. EXTERIOR WALL CONSTRUCTION
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP OVER EXTERIOR WALL SHEATHING AS NOTED BELOW:
7/16" OSB ON FRONT ELEVATION, U.N.O.
RIGID FOAM SHEATHING ON SIDE AND REAR WALLS
7/16" OSB ON FACE OF ALL GABLES
7/16" OSB ON ALL INSIDE AND OUTSIDE CORNERS
INTERIOR: 1/2" GYPSUM WALL BOARD OVER 4 MIL POLY. VAPOR BARRIER
 - C. EXTERIOR MASONRY:
STONE VENEER OVER HOUSE WRAP ON 7/16" OSB BRICK VENEER W/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 7/16" OSB
 - D. COMMON WALL CONSTRUCTION:
2- HOUR FIRE RESISTIVE ASSEMBLY:
2- PARALLEL 1 HOUR RATED 2X4 WALLS FRAMED 16" O.C. AND SPACED 3" APART (FRAME DIMENSION) WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON EACH FACE OF EACH WALL. MAINTAIN SEPARATION FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF DECK. (SEE DETAIL SHEET D1)
 - E. COMMON GARAGE WALL CONSTRUCTION:
2- HOUR FIRE RESISTIVE ASSEMBLY:
2- PARALLEL 1 HOUR RATED 2X4 WALLS FRAMED 16" O.C. AND SPACED 3" APART (FRAME DIMENSION) WITH 1 LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON EACH FACE OF EACH WALL. MAINTAIN SEPARATION FROM TOP OF FOUNDATION TO UNDERSIDE OF ROOF DECK. (SEE DETAIL SHEET D1)
 - F. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MINIMUM) ON COMPACTED GRANULAR FILL.
 - G. FRAME FLOOR CONSTRUCTION:
FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON ENGINEERED FLOOR TRUSSES OR AS NOTED (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
FRAMED 24" O.C.: 5/8" GYPSUM BOARD OR 1/2" CEILING GYPSUM BOARD
FRAMED 16" O.C.: 1/2" GYPSUM BOARD
2. WINDOWS
 - A. CASSEMENT WINDOWS
NOTED ON PLANS AS SL
 - B. SLIDING WINDOWS
NOTED ON PLANS AS SH
 - C. SINGLE HUNG WINDOWS
NOTED ON PLANS AS SH
 - D. DOUBLE HUNG WINDOWS
NOTED ON PLANS AS DH
3. DOORS
 - A. WOOD JAMBS AND CASING
ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZES NOTED ON PLAN, BI-FOLD DOORS TO BE 2-1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - B. GYPSUM BOARD OPENINGS
ROUGH OPENINGS FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENINGS FOR BI-FOLD DOORS TO BE 1-1/4" WIDER THAN DOOR SIZE NOTED ON PLAN.

- ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS
- HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS OR JOIST MANUFACTURER

Client Review Set - Not For Construction - 08.30.16

These documents, and the information contained herein, are the exclusive property of Aller Design Group LLC. Any use, application, or transfer of these documents without the written consent of Aller Design Group LLC is strictly prohibited. Aller Design Group LLC retains copyright to and ownership of these plans. © 2016 Aller Design Group, LLC. All rights reserved.



Shadow Creek Villas Townhomes
 Address - Waukee, Iowa

Builder:
Greenland Homes
[515] 865.2546

Project No.: 32900116
Date: --
Drawn By: JA/SR
Revisions: --

Sheet Title:
CLUSTER FOUNDATION
CLUSTER MAIN FLOOR
--
CLUSTER 6 PLEX-ELEV C
Sheet No.: CL.3.1C