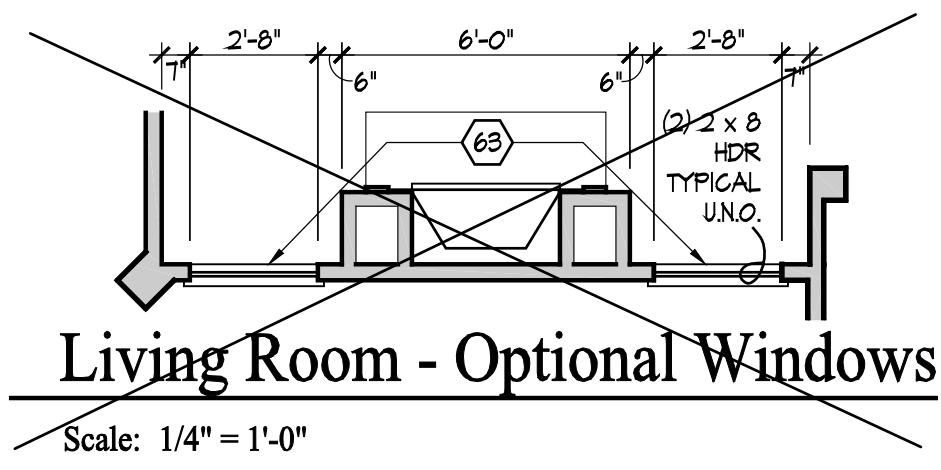


Gas Furnace, Heater and Fireplace
Need Humidifier Valve !!
Irrigation Line
Both shower heads, nono standard heights NEED HEIGHT !!



GENERAL NOTES

- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
- REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENINGS 9" FROM INTERSECTING WALLS.
- AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOIST/TRUSSES - PROVIDE 2 X BLOCKING FULL DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS/TRUSSES @ 24" O.C.

FIRST FLOOR PLAN CODED NOTES

- (FIRST FLOOR UNIT PLANS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
- EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/6" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
 - INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
 - FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
 - 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
 - ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
 - TRAY CEILING @ 10'-0" A.F.F.
 - PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
 - MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
 - PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DV3B25B1 (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 31" WIDE X 34 3/4" HIGH X 18" DEEP 26" DEEP WITH BUILT-IN CABINETS OPTION.
 - OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
 - WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
 - DRYER LOCATION - DRYER VENT IN WALL.
 - OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
 - SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 - ARCHED OPENING. SPRING POINT @ 7'-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 - LOCATION OF DOUBLE 2 X 4 STUD WALL.
 - FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKPLASH.
 - VANITY BASE AND COUNTERTOP 31 1/2" A.F.F.
 - TOILET & SEAT.
 - SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 - 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 - TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 - 22" X 54" OPTIONAL PULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLUED LEAVING NO SCREWS EXPOSED.
 - BASE CABINETS AND COUNTERTOP.
 - LINE OF WALL CABINETS ABOVE.
 - 24" LONG TOWEL BAR - 54" A.F.F. (58" A.F.F. ABOVE TOILET).
 - REFRIGERATOR LOCATION.
 - DOUBLE BOWL SINK AND FAUCET.
 - RANGE LOCATION.
 - DISHWASHER LOCATION.
 - 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
 - TOILET PAPER DISPENSER.
 - (4) 16" DEEP WIRE SHELVES (21", 42", 55", 68" A.F.F.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 - FURNACE LOCATION.
 - TANKLESS WATER HEATER.
 - 10" X 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 - 16'-0" X 8'-0" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES. OSB SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
 - 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
 - HOSE BIBB LOCATION.
 - SURFACE MOUNTED ELECTRIC PANEL LOCATION.
 - PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
 - INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARINGS OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
 - MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
 - 32" X 60" STANDARD SHOWER BASE.
 - CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
 - WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 - TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F. HIGH.
 - FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
 - FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 - SOAP DISH - 5" HIGH X 11" WIDE.
 - DOWNPOUT LOCATION.
 - DOWNPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
 - EDGE OF DRIVEWAY.
 - 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS
 - CONTROL JOINTS - TYPICAL.
 - DASHED LINES INDICATE BOXED BEAM ABOVE.
 - 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACINGS.
 - SHOWER WALL - 6'-0" A.F.F.
 - OPTIONAL GARAGE SHELVINGS.
 - OPTIONAL DESK.
 - COURTYARD GATE AND FENCE LOCATION.
 - DASHED LINE INDICATES OPTIONAL PATIO SECTION.
 - OPTIONAL WINDOW.
 - (4) 12" DEEP WIRE SHELVES (21", 42", 55", 68" A.F.F.) - STANDARD SPACINGS.
 - 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
 - HARDBOARD TREADS AND RISERS.
 - WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEWEL POST.
 - SINGLE BOWL SINK AND FAUCET.
 - 20" RANGE LOCATION.

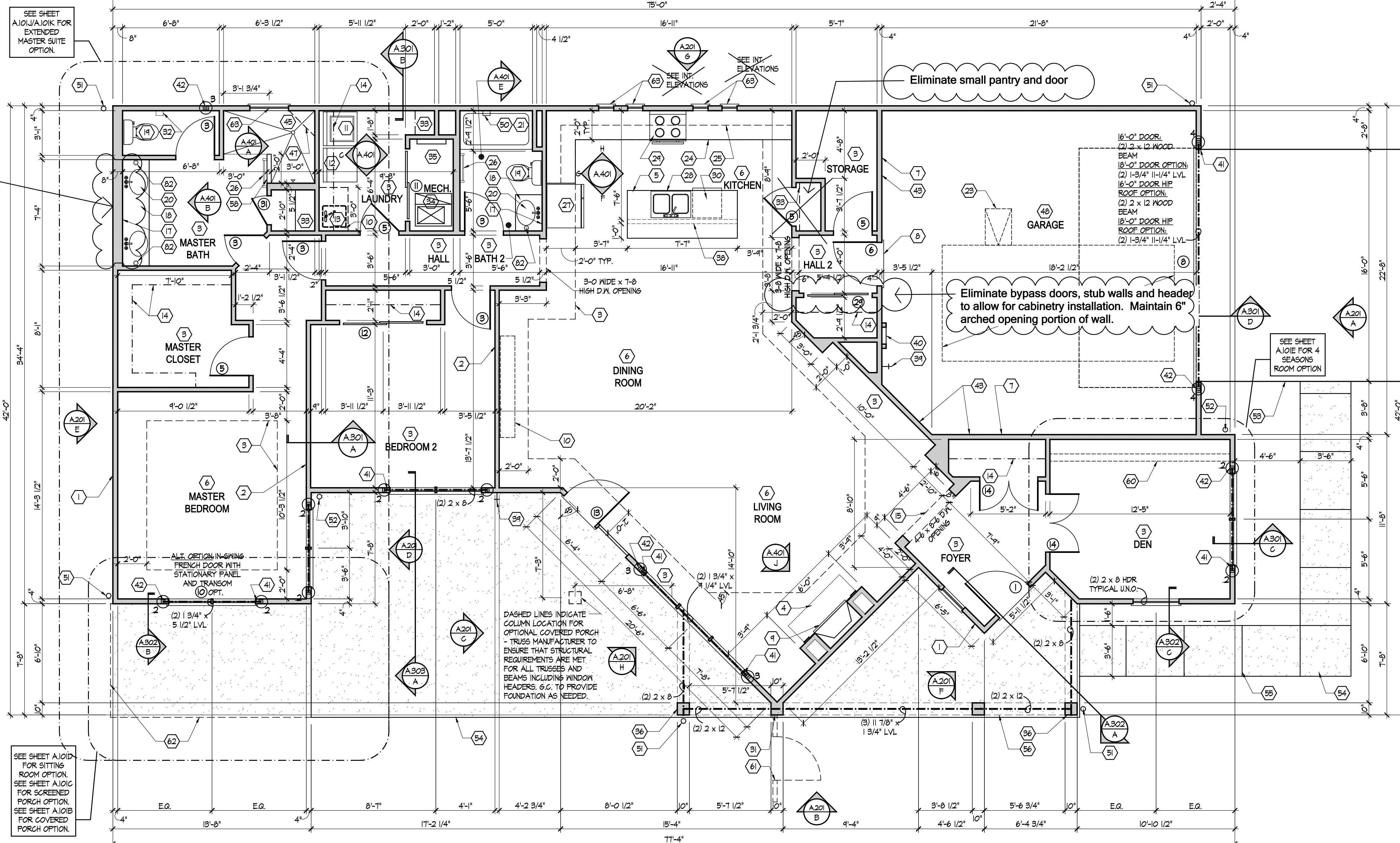
Add three square windows above bathroom vanity

Eliminate small pantry and door

Eliminate bypass doors, stub walls and header to allow for cabinetry installation. Maintain 6" arched opening portion of wall.

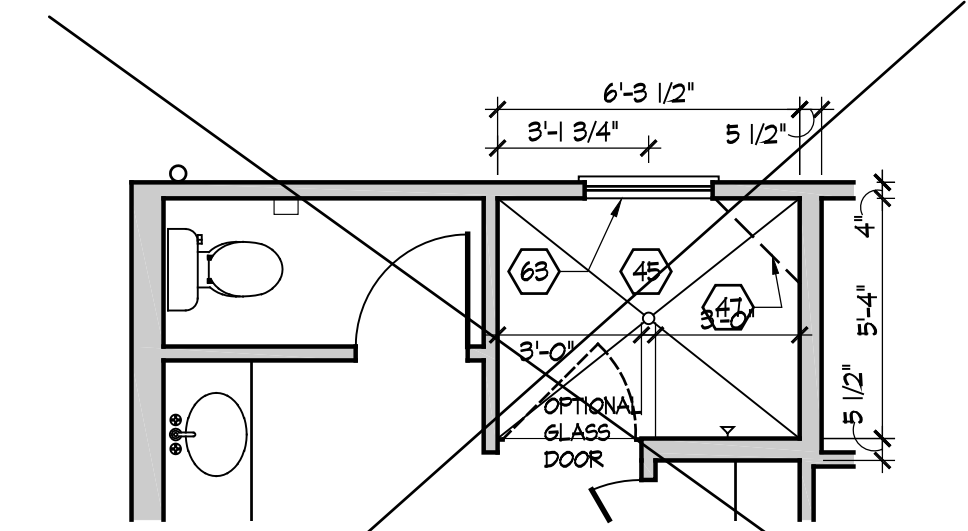
SEE SHEET A101E FOR 4 SEASONS ROOM OPTION

DASHED LINES INDICATE COLUMN LOCATION FOR OPTIONAL COVERED PORCH - TRUSS MANUFACTURER TO ENSURE THAT STRUCTURAL REQUIREMENTS ARE MET FOR ALL TRUSSES AND BEAMS INCLUDING WINDOW HEADERS, E.C. TO PROVIDE FOUNDATION AS NEEDED.



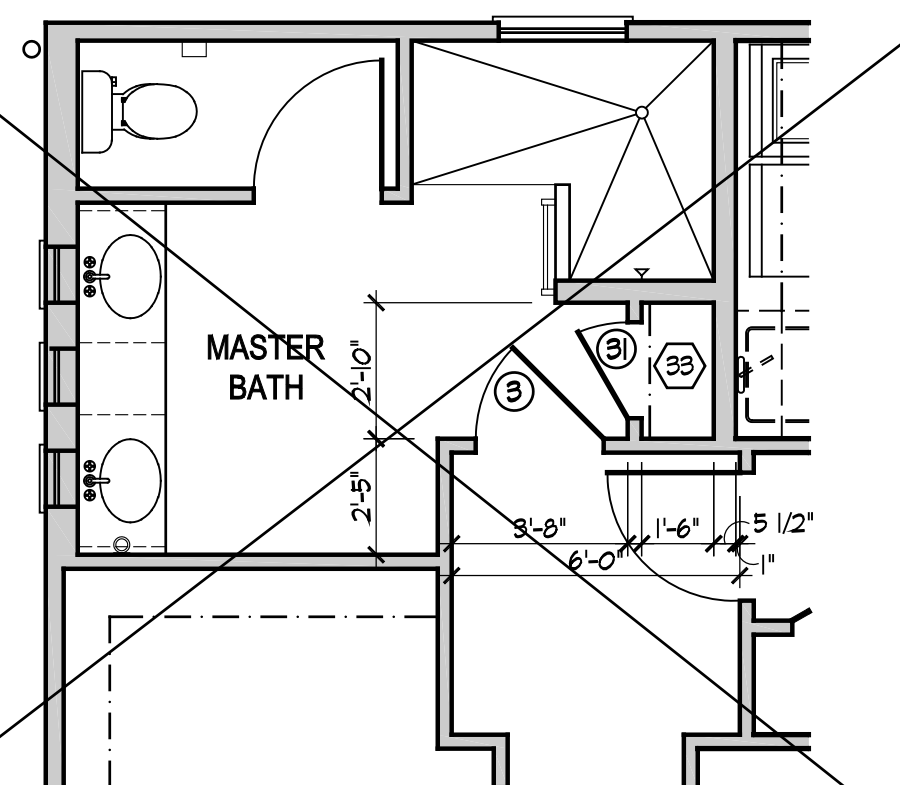
First Floor Plan

Scale: 1/4" = 1'-0"



Master Bath - Optional Alternate Walk-In Shower

Scale: 1/4" = 1'-0"



Master Bath - Optional Entry

Scale: 1/4" = 1'-0"

- FLAT DRYWALL CEILING @ 8'-0" A.F.F.
- LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
- SLOPED CEILING AREA ABOVE.
- ATTIC ACCESS PANEL: 22" X 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE IF LOCATED IN KNEE WALL. PANEL TO HAVE 1" QUARTER ROUND MOLDING AROUND EDGE. 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.
- UNDER THE COUNTER REFRIGERATOR LOCATION.
- FLAT DRYWALL CEILING @ 7'-0" A.F.F.
- 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
- SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
- KNEE WALL: 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
- NOT USED.
- NOT USED.
- DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TOWEL RING.



Foundation Development
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Bel Haven
Beckett Road
West Chester, Ohio 45069

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Prototype Disk No.	Interim Page Revisions	Date
	Revision	8/10/20

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 FEB 2020
Bid Permit Construction	
Revisions	

Drawing Title
First Floor Plan

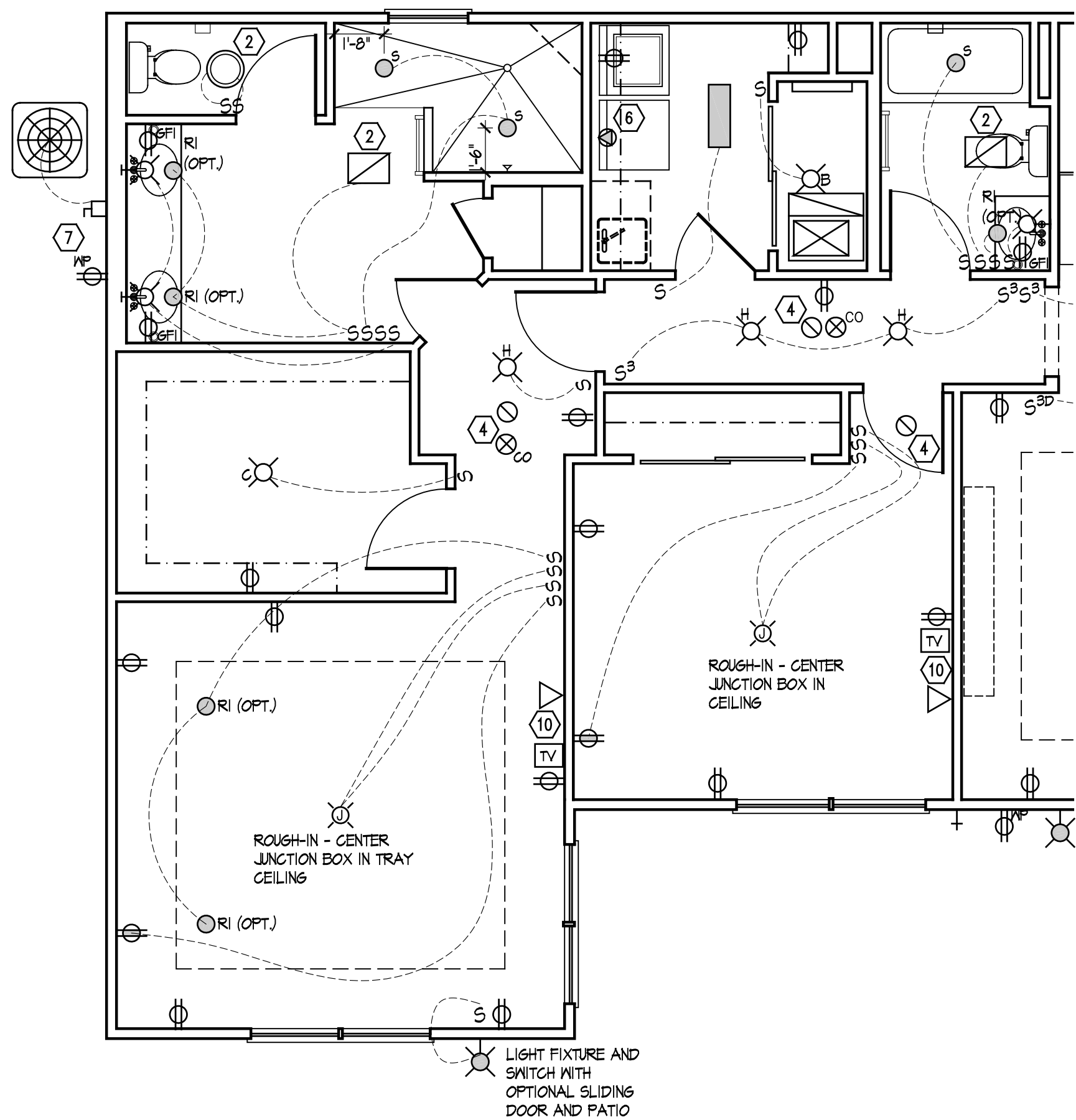
Architectural Style
European Country

Sheet Number
A.101
D3M - 2010

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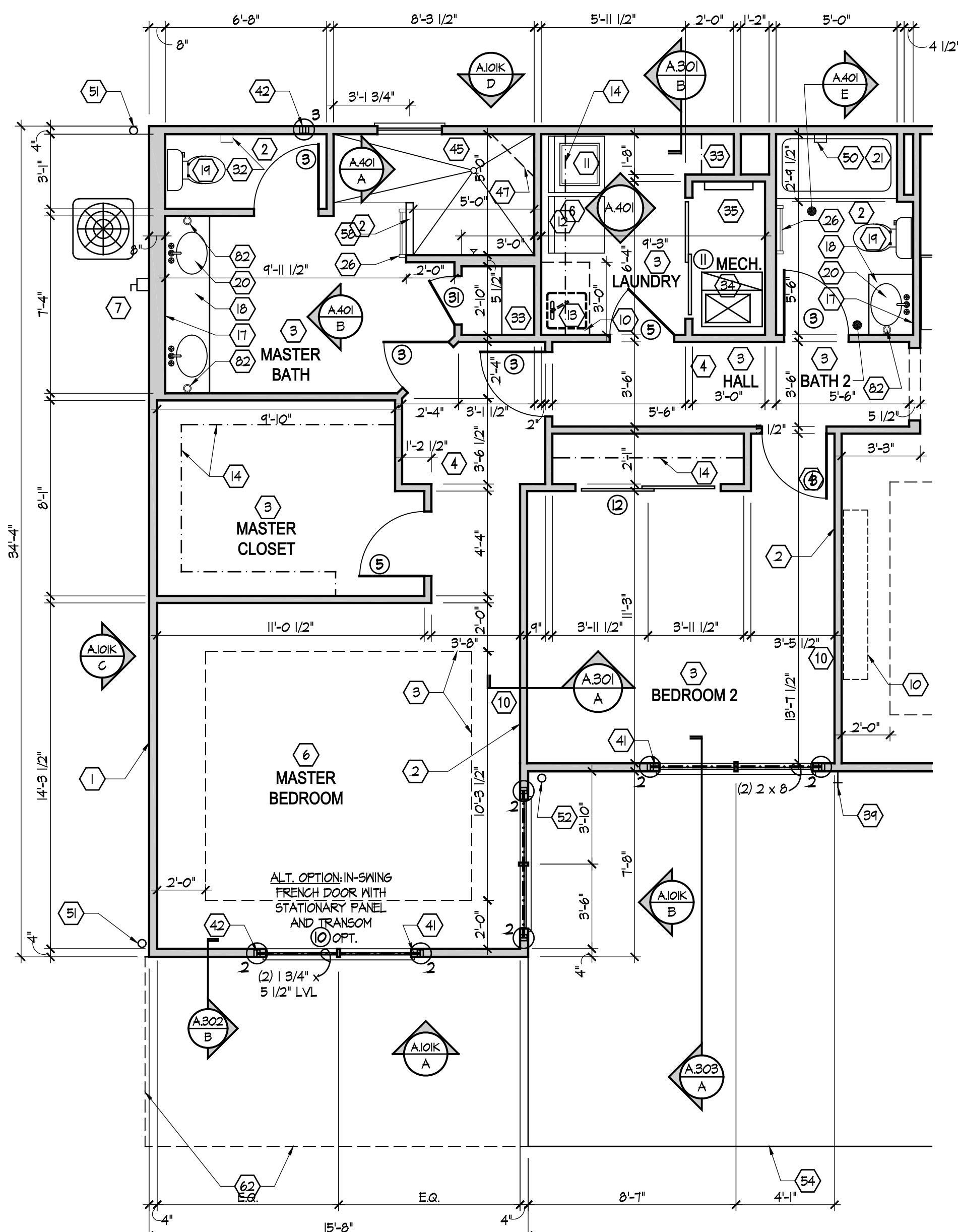
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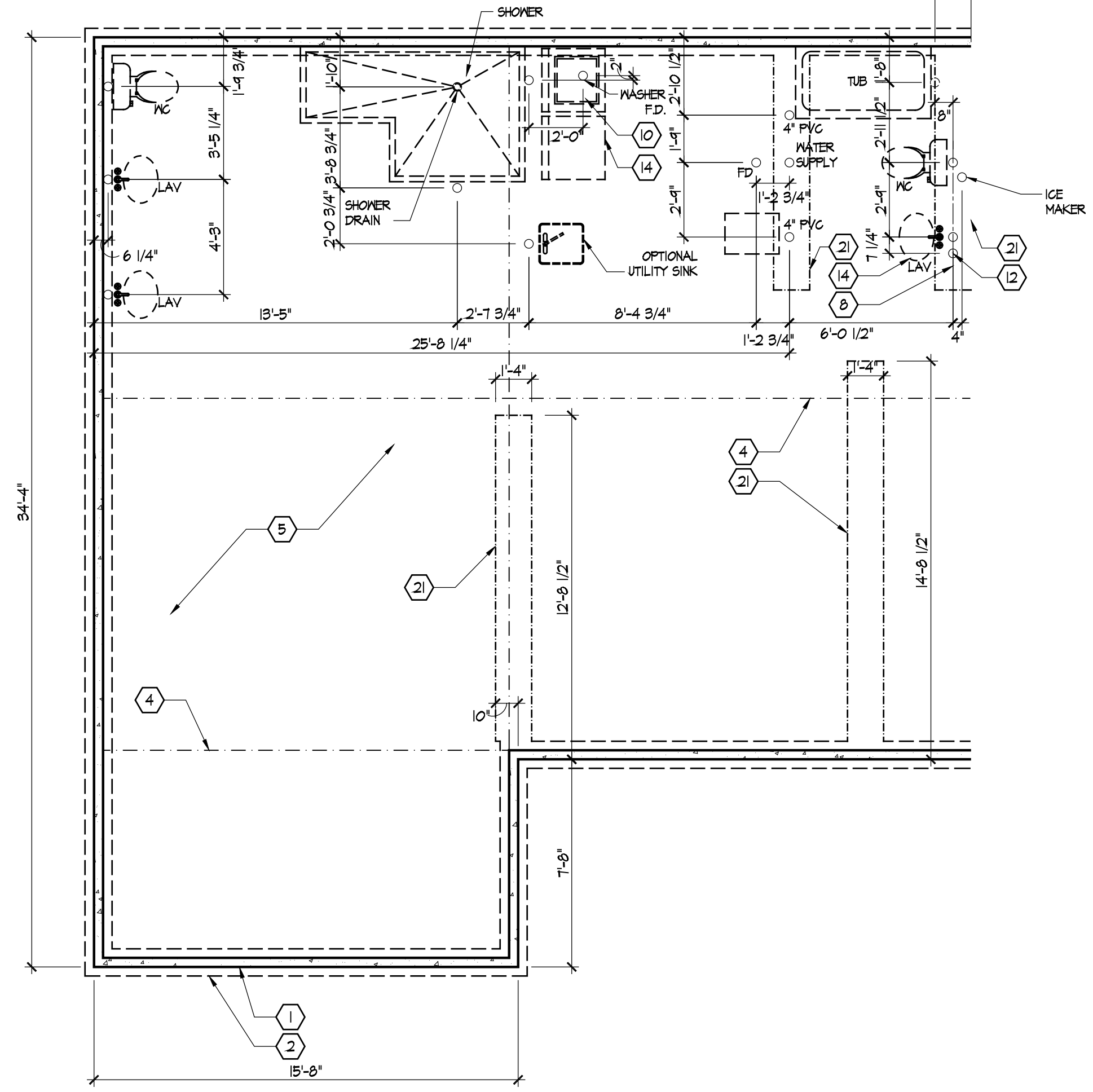
Electrical Plan - First Floor
Scale: 1/4" = 1'-0"

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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

SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Foundation Plan
Scale: 1/4" = 1'-0"

SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.

Prototype Disk No.	Interim Revision	Page Revisions Date
		2/17/12

Architect Project Number
2019-044

Community Dates & Revisions

Date Originated	Revisions
20 FEB 2020	2
	1
	0

Drawing Title
Extended Master Suite Plans and Electrical