

# BUILDING TYPE D-4 (Promenade Plus) - 2017 Bel Haven

7996 S. Bel Haven Lane, West Chester, OH 45069 - Lot #18



**EPCON**  
Communities

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**Bel Haven, LLC**  
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## CODE REVIEW INFORMATION

GOVERNING BUILDING CODE:	2014 RESIDENTIAL CODE OF OHIO
CHAPTER II (ENERGY EFFICIENCY):	COMPLIANCE PATH 2 - SIMULATED PERFORMANCE APPROACH
CONSTRUCTION TYPE:	WOOD FRAME
NUMBER OF STORIES:	1 STORY (2 STORY WITH BONUS ROOM)
BUILDING AREAS:	2,546 SF TOTAL AREA - FIRST FLOOR

## GENERAL BUILDING INFORMATION

THIS BUILDING IS A (1) UNIT SINGLE FAMILY DWELLING STRUCTURE. THE DWELLING UNIT CONTAINS:

2,059 SF OF LIVING SPACE AND 449 SF GARAGE IN EACH UNIT. TOTAL = 2,546 SF. THE TYPE D-4 UNIT IS A SINGLE STORY DESIGN OR A TWO STORY DESIGN WITH THE BONUS ROOM OPTION.

THE OPTIONS BELOW WILL EACH ADD THE FOLLOWING SQUARE FOOTAGE:

SITTING ROOM - 105 SF  
EXTENDED OWNER SUITE - 84 SF

TOTAL SQUARE FOOTAGES WITH BONUS ROOM OPTION:

FIRST FLOOR - 2,059 SF  
GARAGE - 449 SF  
SECOND FLOOR - 710 SF

TOTAL INTERIOR AREA (NOT INCLUDING GARAGE): 2,242 SF

## GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES, AND THE BUILDING STANDARDS REFERENCED THEREIN.
- ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.
- ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.
- PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 1/8" EXT. SHEATHING, ROUNDED TO THE NEAREST 1/4".
- FIRST FLOOR ELEVATION @ FIRST FLOOR LEVEL IS SET AT 100'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.
- ALL INTERIOR PARTITIONS SHALL BE 2 x 4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 3 1/2" UNLESS NOTED OTHERWISE. PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS.
- SUBSTRATE (BACKER) FOR TILE IN SHOWERS/TUBS SHALL BE FIBER-CEMENT OR SIMILAR PER APPLICABLE CODE.
- ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

## GENERAL SPECIFICATIONS

### GENERAL

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACINGS OR GUYS THAT MIGHT BE NECESSARY.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

- THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS:

ATTICS WITHOUT STORAGE	10 PSF
ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS	30 PSF
ATTICS WITH FIXED STAIRS	30 PSF
BALCONIES & DECKS	40 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF
ROOF	25 PSF (GROUND SNOW LOAD)
CEILING JOISTS (HIGH SLOPE RAFTERS)	20 PSF
CEILING JOISTS (LOW SLOPE/NO STORAGE)	10 PSF
WIND	Vult 115 MPH, Vmax 84 MPH, EXP. B

### CONCRETE

- STRUCTURAL CONCRETE:
 

FOOTINGS, INTERIOR SLABS	FC = 3000 PSI
EXPOSED WALLS, GARAGE SLABS AND EXTERIOR SLABS ON GRADE	FC = 4000 PSI (5%-% ENTRAINED AIR)
ALL DEFORMED REINFORCING BARS	FY = 60,000 PSI

- CONCRETE TO BE MIXED AND PLACED PER ACI SPECIFICATIONS.

### MASONRY

- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT, AND EXTENDING INTO THE VENEER A MINIMUM OF 1'-1/2", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.
- WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 1".
- SHEET METAL TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 1/8" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 2.67 SF OF WALL AREA.
- ADDITIONAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3'-0" O.C. AND PLACED WITHIN 12" OF THE WALL OPENING.

### VINYL SIDING

- VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3679 BY AN APPROVED QUALITY CONTROL AGENCY.
- VINYL SIDING, SOFFIT, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOFFIT PANELS SHALL BE INDIVIDUALLY FASTENED TO A SUPPORTING COMPONENT SUCH AS A NAILING STRIP, FASCIA, OR SUBFASCIA COMPONENT, OR AS SPECIFIED BY THE MANUFACTURER.

### ASPHALT SHINGLES

- SHINGLE PACKAGING SHALL BEAR A LABEL TO INDICATE COMPLIANCE TO:
 

ASPHALT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D 7158. SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED:	
MAXIMUM BASIC WIND SPEED	CLASSIFICATION REQUIREMENT PER ASTM D 7158
40 MPH	D, G OR H
100 MPH	G OR H
110 MPH	G OR H

### STRUCTURAL LUMBER

- JOISTS, BEAMS, RAFTERS, AND 2 x 6 STUDS ARE TO BE A MINIMUM GRADE OF SPRUCE-PINE-FIR (SOUTH) NO. 2, WITH THE FOLLOWING MINIMUM PROPERTIES:
 

FB = 750 PSI
FV = 10 PSI
FC = 335 PSI (PERPENDICULAR)
FC = 475 PSI (PARALLEL)
E = 1,000,000 PSI
- 2 x 4 STUDS, UNLESS NOTED OTHERWISE, ARE TO BE A MINIMUM GRADE OF HEM-FIR STUD GRADE, WITH THE FOLLOWING MINIMUM PROPERTIES:
 

FB = 675 PSI FT
FV = 75 PSI
FC = 405 PSI (PERPENDICULAR)
FC = 800 PSI
E = 1,200,000 PSI
- LAMINATED VENEER LUMBER (LVL) SHALL BE "1.9 E MICROLAM LVL" AS MANUFACTURED BY TRUS JOIST MACMILLAN (OR EQUAL), WITH THE FOLLOWING DESIGN PROPERTIES:
 

FB = 2,800 PSI (SINGLE 12" MEMBER)
FV = 235 PSI
FC = 750 PSI (PERPENDICULAR)
FC = 2,000 PSI (PARALLEL TO GRAIN)
E = 1,900,000 PSI

- UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
  - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PRODUCT STANDARD PS-1-88 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
  - APA PRF-108 FOR STRUCTURAL USE PANELS, OR
  - PS 2-42 FOR WOOD-BASED STRUCTURAL USE PANELS
  - APA RESIDENTIAL CONSTRUCTION GUIDE

- TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, AND JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER.
- ANY DRILLING OR NOTCHING OF THE WALL DOUBLE TOP PLATES SHALL BE IN COMPLIANCE WITH THE BUILDING CODE.

### MISCELLANEOUS

- USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEARINGS.
- USE ONE CRIPPLE (JACK) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE STUD (JACK) AND TWO FULL HEIGHT STUDS (KINGS) UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.
- APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE DEMONSTRATED TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS:
  - A. TESTING OPTION: TESTED AIR LEAKAGE WITH A BLOWER DOOR TEST
  - B. VISUAL INSPECTION OPTION: INSPECTION OF ITEMS LISTED IN TABLE 102.4.2. (SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
- FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE-PRESSURE TREATED.
- ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED OR PVC EQUIVALENT.
- WALL COVERINGS, BACKING MATERIALS, AND THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING WIND LOADS IN ACCORDANCE WITH THE FOLLOWING TABLES:
  - A. SEISMIC DESIGN CATEGORIES
  - B. WEATHERING PROBABILITY MAP FOR CONCRETE
- AN APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, BARRIER SHALL BE LAPPED NOT LESS THAN 6". THE BARRIER SHALL BE CONTINUOUS TO THE TOP OF THE WALL AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.
- ALL PANEL EDGES (SHEATHING) MUST BE SUPPORTED - SOLID BLOCKED WITH 2X FRAMING MEMBER.

### STRUCTURAL STEEL

- ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED: ASTM A307.
- STRUCTURAL STEEL TO BE ASTM A36 WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL, AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.
- STEEL BEAM GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
- COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER, SCHEDULE 40 PIPE, MANUFACTURED IN ACCORDANCE WITH ASTM A 83 GRADE B, OR APPROVED EQUIVALENT.
- STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL, OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. THE ALLOWABLE SPAN SHALL NOT EXCEED THE FOLLOWING VALUES, WITH THE LONG LEG OF THE ANGLE IN THE VERTICAL POSITION:

ANGLE SIZE	NO STORY ABOVE	ONE STORY ABOVE
3" X 3" X 1/4"	6'-0"	4'-6"
4" X 3" X 1/4"	8'-0"	6'-0"
5" X 3-1/2" X 5/16"	10'-0"	8'-0"
6" X 3-1/2" X 5/16"	14'-0"	9'-6"

### CONNECTIONS & FASTENERS

- JOISTS TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.
- ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON HD, WITH ALL NAIL HOLES FILLED, ONE PER TRUSS END.
- ROOF SHEATHING TO JOISTS/TRUSSES-- USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF:
  - HOT DIPPED ZINC-COATED GALVANIZED STEEL
  - STAINLESS STEEL
  - SILICON BRONZE
  - COPPER

### TRUSS NOTES

- LUMBER AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE SYP NO. 2, KD 15 PERCENT MC.
- CONNECTIONS: ALL INTERNAL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTORS SHALL BE DEFORMED PLATE TYPE, OF MINIMUM 20 GAUGE GALVANIZED STEEL SHEET. ALL JOINTS ARE TO BE DESIGNED USING METHODS AS SET FORTH IN TPI STANDARDS 1976.
- HANGERS: ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.
- SPECIFICATIONS AND REFERENCE STANDARDS, UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION, ERECTION, HANDLING AND BRACING REQUIREMENTS ARE TO BE GOVERNED BY THE LATEST REVISIONS OF:
  - NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS
  - TRUSS CONSTRUCTION STANDARDS
  - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES
  - TRUSS PLATE INSTITUTE PUBLICATION-BTIN BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS
- ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:
 

TOP CHORD LIVE LOAD:	25 PSF (GROUND SNOW)
DEAD LOAD:	0 PSF
BOTTOM CHORD LIVE LOAD:	10 PSF
- WHERE TRUSSES ARE REQUIRED TO FRAME INTO OTHER TRUSSES, THE DESIGN OF THE HANGERS SHALL BE THE RESPONSIBILITY OF THE TRUSS SUPPLIER. THIS IS TO INCLUDE THE DESIGN OF THE HANGERS AND PROVISION IN THE SUPPORTING TRUSS TO ACCEPT THE TYPE OF HANGER PROVIDED.
- TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:
  - DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED
  - TRUSS HANGER TYPE AND LOCATION FOR ALL TRUSSES FRAMING INTO TRUSSES
  - TRUSS DESIGN DRAWINGS SHALL BE STAMPED BY A REGISTERED ENGINEER
- ALL MEMBERS OF MULTIPLE TRUSSES ARE TO BE NAILED TOGETHER WITH 10D COMMON NAILS AT 8" O.C. FOR DOUBLE TRUSSES, OR WITH 16D COMMON NAILS AT 8" O.C. FROM EACH SIDE, FOR TRIPLE TRUSSES.

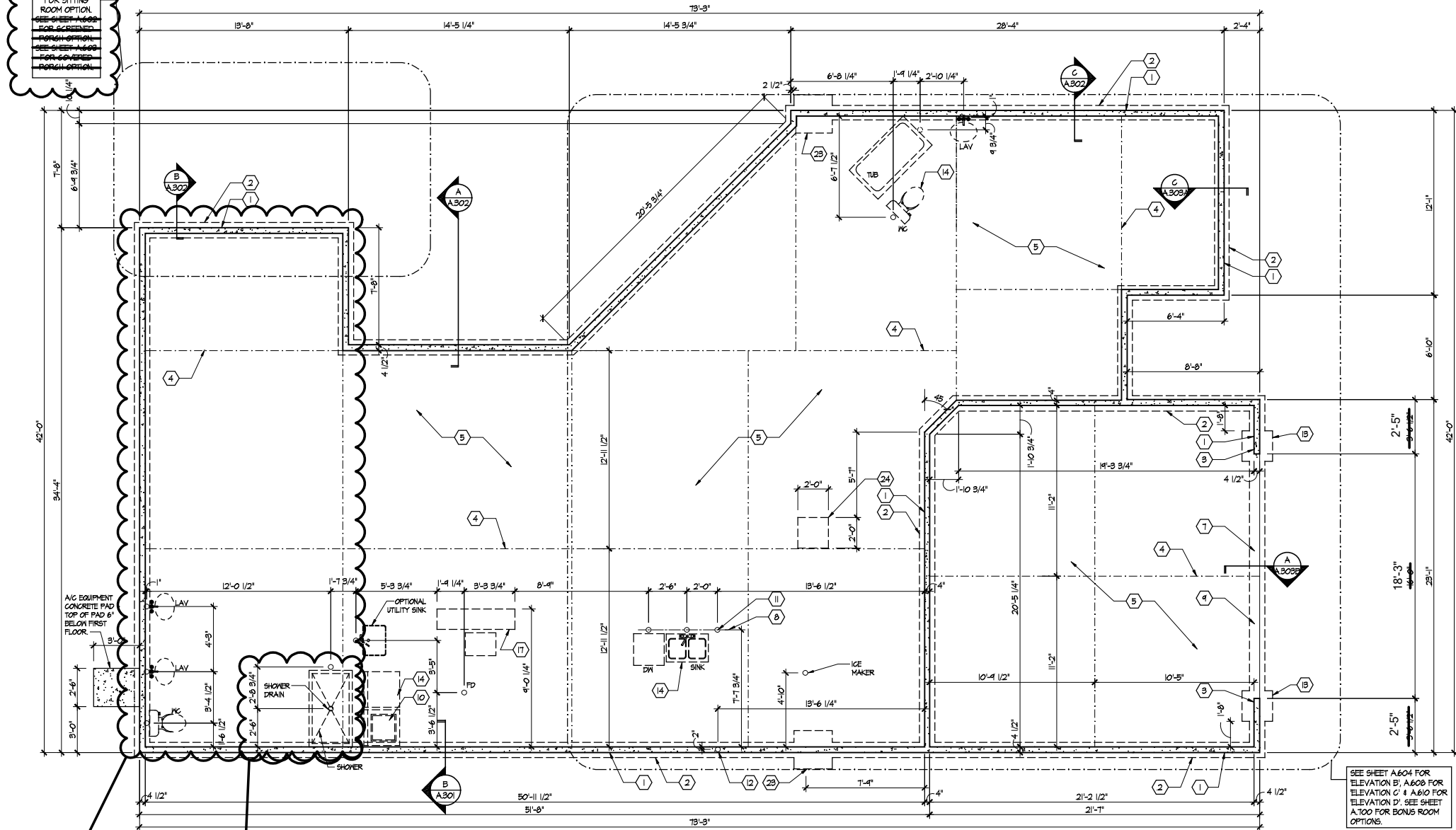
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2019-044

BUILDING TYPE D-4 - 2017  
Prototype Revision Date: 3/20/18  
2019-044 20 DEC 2019

SEE SHEET A.601 FOR SITTING ROOM OPTION  
SEE SHEET A.602 FOR SCREENED PORCH OPTION  
SEE SHEET A.603 FOR COVERED PORCH OPTION



EXTENDED OWNER SUITE - SEE SHEET A.101T

WALK-IN SHOWER SEE SHEET A.101T FOR LAYOUT

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

**FOUNDATION CODED NOTES**  
(FOUNDATION PLAN ONLY)  
(ALL NOTES NOT APPLICABLE TO ALL SHEETS/UNIT TYPES)

- POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
- 12" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
- PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
- SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" WIDE x 1/4" DEEP - TYPICAL.
- 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
- 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE.
- PROVIDE WEATHERLIP @ GARAGE DOOR OPENINGS - SEE DETAIL D, SHEET A.801.
- PIPE LOCATION CENTERED ON WALL ABOVE.
- NO STEM WALL AT GARAGE DOOR OPENINGS.
- WASHER ALWAYS LOCATED LEFT OF DRYER. OPTIONAL UTILITY SINK ALWAYS LOCATED LEFT OF WASHER.
- ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
- ELECTRICAL CONDUIT SLAB PENETRATION.
- 24" SQUARE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
- DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
- 10" WIDE x 10" DEEP CONCRETE PIER WITH 24" DIA. FOOTING. MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF PIER SET 6" BELOW FINISHED FLOOR.
- DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
- 8" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS.
- 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
- 12" DEEP CONCRETE FOOTING WITH (2) NO. 5 REBAR EACH WAY - SEE PLANS FOR SIZE - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE. 12" THICKENED SLAB EDGE TO CONTINUE DOWN TO FOOTING.
- 24" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
- 12" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
- 36" SQUARE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
- 30" SQUARE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
- 24" SQUARE X 8" DEEP THICKENED SLAB WITH (8) NO. 4 REBAR CONTINUOUS EACH WAY.

**GENERAL FOUNDATION NOTES**

- SOIL BEARING CAPACITY ASSUMED TO BE 2500 PSF AND SHALL BE VERIFIED BY SOILS ENGINEER PRIOR TO PLACEMENT OF BUILDING FOUNDATION. CONSULT ARCHITECT WHEN INADEQUATE SOIL CAPACITIES ARE FOUND.
- ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
- HOLD DOWN TOP OF FOUNDATION WALL 8" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
- PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
- CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
- CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
- CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
- CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SINKER OPTIONS.
- SEE WALL SECTION SHEETS FOR ANCHOR BOLT SPECIFICATIONS.



**Foundation Development**  
**Group, LLC & Bel Haven, LLC**  
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THESE DRAWINGS SHALL BE USED IN CONFORMANCE WITH ALL LOCAL BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND SHALL MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT, FIRE MARSHAL, AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAG), AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH STATE AND LOCAL ENERGY REQUIREMENTS.

Prototype Disk No.	Interim Page Revisions	Date
		1/2/19

**Architect Project Number**  
2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Permit Construction	
Revisions	
▲	▲
▲	▲

**Drawing Title**  
Foundation Plan

Architectural Style  
European Country  
Sheet Number  
**A.100**  
D4 - 2017

Master bath - 2 shower heads  
Ice maker  
Humidifier  
Laundry Tub  
Irrigation  
Gas Furnace , Heater , Fireplace

8-LITE  
GLASS BARN  
DOOR

GENERAL NOTES

1. PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 4" FROM INTERSECTING WALLS.
4. USE ONE CRIPPLE (JACK) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE STUD AND TWO FULL HEIGHT STUDS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.
5. OPTIONAL GAS ROUGH-IN FOR COURTYARDS - LOCATION PER 6.C.

FIRST FLOOR PLAN CODED NOTES

- (FIRST FLOOR UNIT PLANS ONLY)  
(ALL NOTES NOT APPLICABLE TO ALL SHEETS/UNIT TYPES)
1. EXTERIOR STUD WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES, AND 1" ZIP SYSTEM "R-SHEATHING" ON EXTERIOR SURFACES. TYPICAL UNLESS NOTED OTHERWISE.
  2. INTERIOR STUD WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
  3. FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
  4. 12" DEEP CERAMIC TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR WIDTH.
  5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
  6. TRAY CEILING @ 10'-0" A.F.F.
  7. PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
  8. GARAGE SLAB & FIRST FLOOR FLOOR AT BACK OF GARAGE - SLOPE 6" TO GARAGE DOOR.
  9. (OPTIONAL) PREFABRICATED METAL FIREBOX UNIT, PROVIDE GAS LINE, GAS LOG SET AND SCREEN. CONFIRM ROUGH OPENING OF FIREPLACE WITH PROJECT MANAGER.
  10. OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
  11. WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
  12. DRYER LOCATION - DRYER VENT IN WALL.
  13. OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
  14. SINGLE CLOSET ROD & SHELF (6" 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
  15. LOCATION OF DOUBLE 2 X 4 STUD WALL - TOP OF ARCHITECTURAL FINISH FLOOR.
  16. LOCATION OF DOUBLE 2 X 4 STUD WALL - TOP OF ARCHITECTURAL FINISH FLOOR.
  17. FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
  18. VANITY BASE AND COUNTERTOP 31 1/2" A.F.F.
  19. TOILET & SEAT.
  20. SELF-DRUMMING COASTER LAVATORY AND FAUCET.
  21. 30" X 60" STANDARD TUBSHOWER & FAUCET WITH CERAMIC TILE SURROUND.
  22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
  23. 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. (ATTIC ACCESS PANEL REQUIRED IF PULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #78 FOR MORE INFORMATION.)
  24. BASE CABINETS AND COUNTERTOP.
  25. LINE OF WALL CABINETS ABOVE.
  26. 24" LONG TOWEL BAR - 54" A.F.F. (58" A.F.F. ABOVE TOILET).
  27. REFRIGERATOR LOCATION.
  28. DOUBLE BOWL SINK AND FAUCET.
  29. RANGE LOCATION.
  30. DISHWASHER LOCATION.
  31. 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
  32. TOILET PAPER DISPENSER.
  33. (4) 16" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
  34. FURNACE LOCATION.
  35. TANKLESS WATER HEATER.
  36. 10" X 10" BUILT-UP COLUMN / PLASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  37. 16'-0" X 3'-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.
  38. 34" TALL FRAMED 1/2 WALL TO UNDERSIDE OF BAR COUNTERTOP.
  39. HOSE BIBB LOCATION.
  40. SURFACE MOUNTED ELECTRIC PANEL LOCATION. SEE DETAIL ON SHEET A304.
  41. PROVIDE (2) CRIPPLE STUDS (JACKS) UNDER ALL HEADERS IN OPENINGS OVER 48" WIDE - TYPICAL. SEE GENERAL NOTES FOR MORE INFORMATION.
  42. OK INDICATES NUMBER OF FULL-HEIGHT (KING) STUDS AT BEARING LOCATIONS.
  43. MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
  44. 32" X 60" STANDARD SHOWER BASE.
  45. CUSTOM TILED ROLL-IN SHOWER BASE - SEE PLAN FOR SIZE.
  46. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
  47. 12" WIDE (BOTTOM) X 8" WIDE (TOP) PYPON PVC TAPERED COLUMN WRAP CYPN12X12TTP WITH CRAFTSMAN STYLE CAP AND BASE. SEE DETAIL P, SHEET A304 FOR DETAILS.
  48. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
  49. 12" DRYWALL CEILING @ 8'-4" A.F.F.
  50. SOAP DISH - 5" HIGH X 1" WIDE.
  51. DOWNSPOUT LOCATION.
  52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
  53. EDGE OF DRIVEWAY.
  54. 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS.
  55. CONTROL JOINTS - TYPICAL.
  56. DASHED LINES INDICATE BOXED BEAM ABOVE - WIDTH TO MATCH COLUMN.
  57. 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
  58. SHOWER WALL - 6'-0" A.F.F.
  59. OPTIONAL GARAGE SHELVING.
  60. OPTIONAL DESK.
  61. COURTYARD GATE AND FENCE LOCATION.
  62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
  63. OPTIONAL WINDOW.
  64. (4) 12" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACING.
  65. 32" X 60" STANDARD SHOWER BASE.
  66. HARDWOOD TREADS AND RISERS.
  67. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
  68. SINGLE BOWL SINK AND FAUCET.
  69. 20" RANGE LOCATION.
  70. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
  71. LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
  72. SLOPED CEILING AREA ABOVE.
  73. 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 MOULDING 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.
  74. UNDER THE COUNTER REFRIGERATOR LOCATION.
  75. FLAT DRYWALL CEILING @ 10'-0" A.F.F.
  76. HALF WALL @ 36" A.F.F. WITH 1 X 6 HARDWOOD CAP.
  77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
  78. KNEE WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES, AND 1/4" OSB BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
  79. WIDTH OF HEADER TO MATCH WIDTH OF COLUMN AND BOXED BEAMS (OR DIMS. AS SHOWN).
  80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
  81. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
  82. 10 X 10 P.T. SOLID WOOD COLUMN WITH BEVELED TOP.
  83. PRESERVATIVE PRESSURE TREATED 2 x 8 PERGOLA RAFTERS @ 16" O.C. - SEE SECTIONS FOR MORE DETAIL.
  84. PRESERVATIVE PRESSURE TREATED 2 x 12 PERGOLA BEAMS - SEE SECTIONS FOR MORE DETAIL.
  85. ZERO-THRESHOLD SHOWER. SEE DETAIL ON SHEET A304.
  86. BUILT-IN BOOKSHELVES.
  87. CONCRETE PATIO - SEE LANDSCAPING PLANS FOR OPTIONS & DETAILS.
  88. BUILT-IN TILED SHOWER BENCH - SEE DETAIL ON SHEET A304.
  89. OPTIONAL 42" WIDE X 18" DEEP BASE CABINET PER 6.C.
  90. OPTIONAL 42" BUILT-IN BENCH PER 6.C.
  91. DOG WASH SHOWER BASE WITH 6" HIGH TILED STEP AND 18" HIGH TILED HALF WALL PER 6.C.
  92. OPTIONAL UNDER THE COUNTER WINE REFRIGERATOR.
  93. PROVIDE INSULATION IN SALES OFFICE WALLS AND CEILING - SEE WALL SECTION.
  94. 2 x 4 WALL WITH GLASS INSERTS AND WOOD CAP - SEE DETAILS ON SHEET A304 FOR MORE INFORMATION.
  95. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR A.D.A. COMPLIANCE.
  96. CABINETS BY OWNER.
  97. TOWEL RINGS.



Foundation Development  
Group, LLC & Bel Haven, LLC  
Bel Haven  
Beckett Road  
West Chester, Ohio 45069

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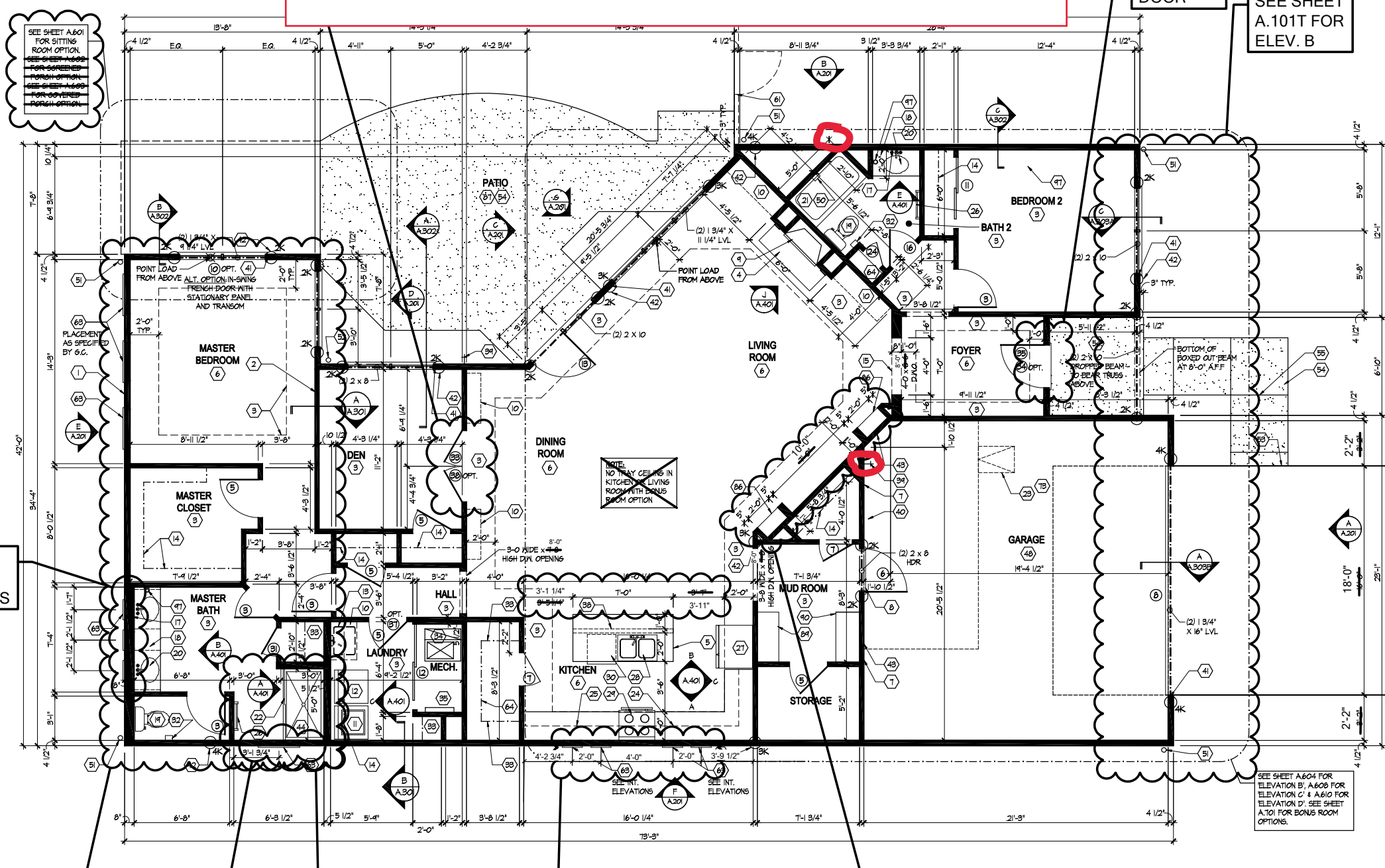
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2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid Permit Construction	
Revisions	

Drawing Title  
First Floor Plan

Architectural Style  
European Country  
Sheet Number  
A.101  
D4 - 2017



First Floor Plan

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

ADD (3)  
SQUARE  
WINDOWS

EXTENDED  
OWNER  
SUITE - SEE  
SHEET  
A.101T

ADD  
TRANSOM  
WINDOW

WALK-IN  
SHOWER -  
SEE  
SHEET  
A.101T

ADD (4)  
WINDOWS

-BUILT-IN CABINETS  
-FLOATING SHELVES

ADD  
TRANSOM  
ABOVE  
DOOR

SEE SHEET  
A.101T FOR  
ELEV. B