

eliminate standard long transom window and replace with twin 3050 (no transom) and mount top at height of normal transom window (sill will be higher off of floor)

add three square windows above vanity

Living Room - Optional Windows

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

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 OPENING 3" 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 7/16" 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" AFF. - 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" AFF.
  - 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 DV57S25B1 (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 37" WIDE X 34 3/4" HIGH X 18" DEEP (26" DEEP WITH BUILT-IN CABINETRY 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 (67 1/2" AFF.) - VINYL COATED WIRE WITH STANDARD SPACING. VERIFY HEIGHT IN SECOND FLOOR KNEE WALL AREAS.
  - ARCHED OPENING. SPRING POINT @ 7'-8" AFF. 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 BACKSPLASH.
  - VANITY BASE AND COUNTERTOP 31 1/2" AFF.
  - 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.
  - 25 1/2" 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" AFF. (58" AFF. 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) 6" DEEP WIRE SHELVES (24", 42", 55", 68" AFF.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
  - FURNACE LOCATION.
  - TANKLESS WATER HEATER LOCATION.
  - 10" X 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  - 16'-0" X 8'-0" OPTIONAL ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES.
  - 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 (OPTIONAL) - SEE DETAIL K ON SHEET A304.
  - TILED CORNER SEAT OPTION - 30" WIDE X 18" AFF. HIGH.
  - FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
  - FLAT DRYWALL CEILING @ 8'-4" AFF.
  - SOAP DISH - 5" HIGH X 7" 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" AFF.) - VINYL COATED WIRE - STANDARD SPACING.
  - SHOWER WALL - 6'-0" AFF.
  - OPTIONAL GARAGE SHELVING.
  - OPTIONAL DESK.
  - COURTYARD GATE AND FENCE LOCATION.
  - DASHED LINE INDICATES OPTIONAL PATIO SECTION.
  - OPTIONAL WINDOWS.
  - (4) 12" DEEP WIRE SHELVES (24", 42", 55", 68" AFF.) - STANDARD SPACING.
  - 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
  - HARDBOARD TREADS AND RISERS.
  - WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
  - SINGLE BOWL SINK AND FAUCET.



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

PROPRIETARY RIGHTS NOTICE  
COPYRIGHT 2007 EPCON COMMUNITIES FRANCHISING, INC.  
ALL RIGHTS ARE RESERVED IN THIS INFORMATION AND ALL RELATED ILLUSTRATIONS, PLANS, BLUEPRINTS, SKETCHES, DRAWINGS, OR ANY OTHER TANGIBLE EXPRESSIONS THEREOF, WHICH ARE THE PROPERTY OF EPCON COMMUNITIES FRANCHISING, INC., 500 STONEHEDGE PARKWAY, DUBLIN, OHIO 43017, TELEPHONE 614.862.3827. NO ONE MAY BUILD, LICENSE, TRANSFER, REPRODUCE OR DUPLICATE THIS WORK IN ANY WAY WITHOUT THE WRITTEN AUTHORIZATION OF EPCON COMMUNITIES FRANCHISING, INC.  
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 MARSHALL, 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 Revision	Date
		4/28/10

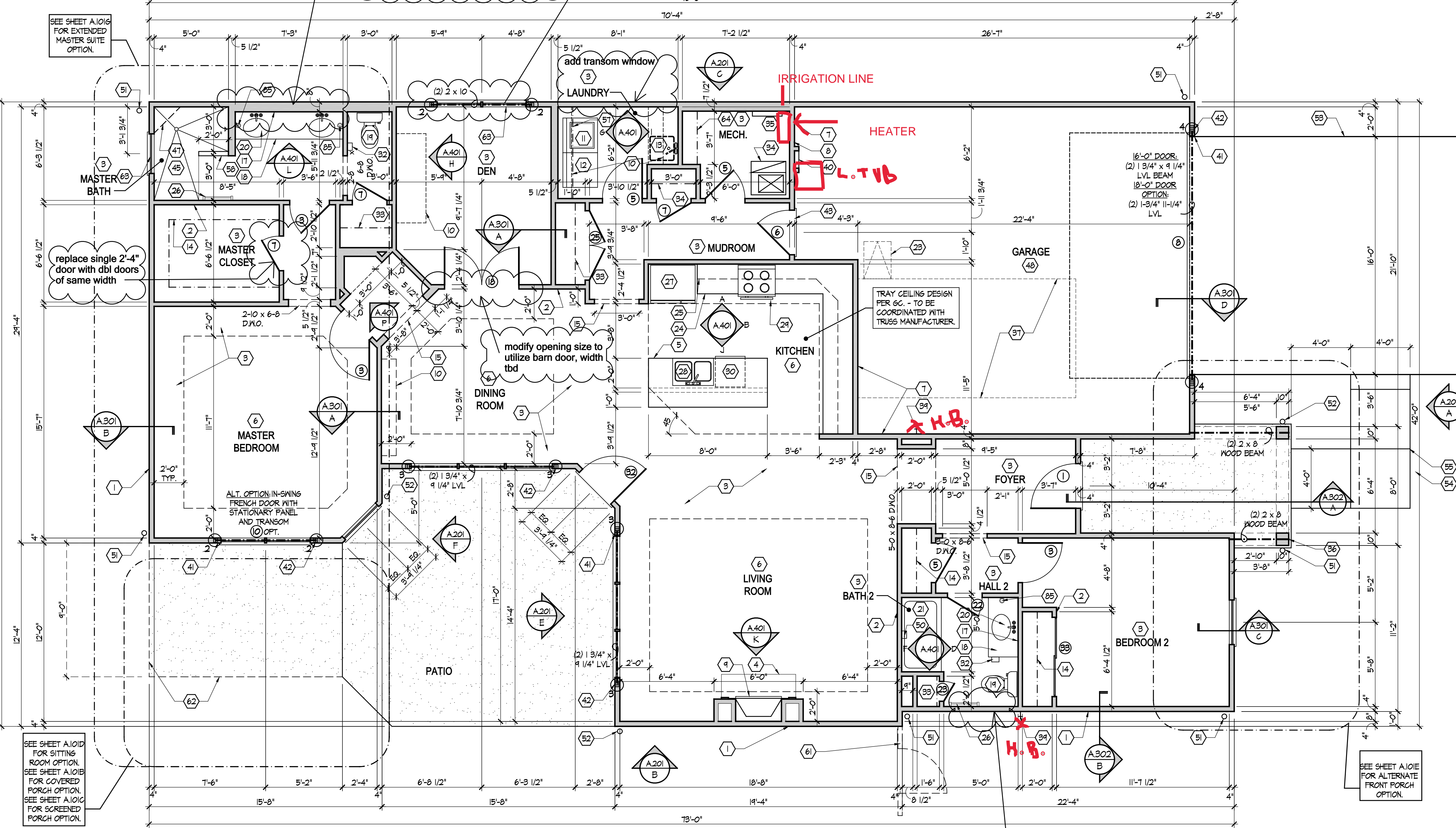
Architect Project Number  
2019-044

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  
D2+M 2010



First Floor Plan

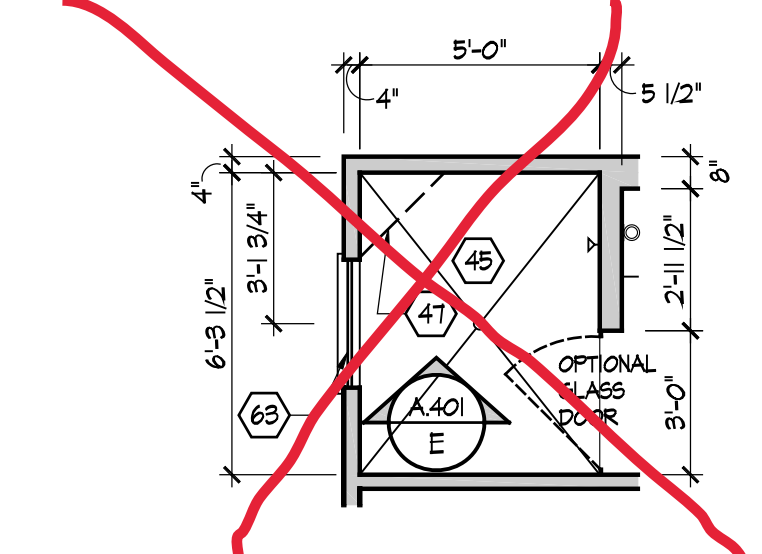
Scale: 1/4" = 1'-0"

add a transom window

SEE SHEET A101C FOR EXTENDED MASTER SUITE OPTION.

replace single 2'-4" door with dbl doors of same width

SEE SHEET A101D FOR SITTING ROOM OPTION.  
SEE SHEET A101E FOR COVERED PORCH OPTION.  
SEE SHEET A101C FOR SCREENED PORCH OPTION.



Master Bath - Optional Alternate Walk-In Shower

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

NO Humidifier  
Irrigation Line  
Gas Furnace , Heater , Fireplace and Range  
Laundry tub in garage , need location !!

- 20" RANGE LOCATION.
- FLAT DRYWALL CEILING @ 8'-0" AFF.
- 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 Baffle is required TO CONTAIN LOOSE-FILL INSULATION.
- UNDER THE COUNTER REFRIGERATOR LOCATION.
- FLAT DRYWALL CEILING @ 7'-0" AFF.
- 2 X 6 HALF WALL @ 36" AFF. WITH 1 X 8 HARDWOOD GAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
- SINGLE CLOSET ROD & SHELF (48" AFF.) - VINYL COATED WIRE WITH STANDARD SPACING.
- 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.
- 3" DIAMETER STANDARD STEEL PIPE COLUMN WITH 1/2" CAP PLATE AND 1/2" X 4" X 6" BASE PLATE.
- FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
- DASHED LINE INDICATES BEAM - SEE BONUS ROOM GARAGE WALL SECTION.
- LINE INDICATES EXPOSED FOUNDATION STEM WALL.
- FLAT DRYWALL CEILING @ 8'-4" AFF.
- DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TOWEL RING.