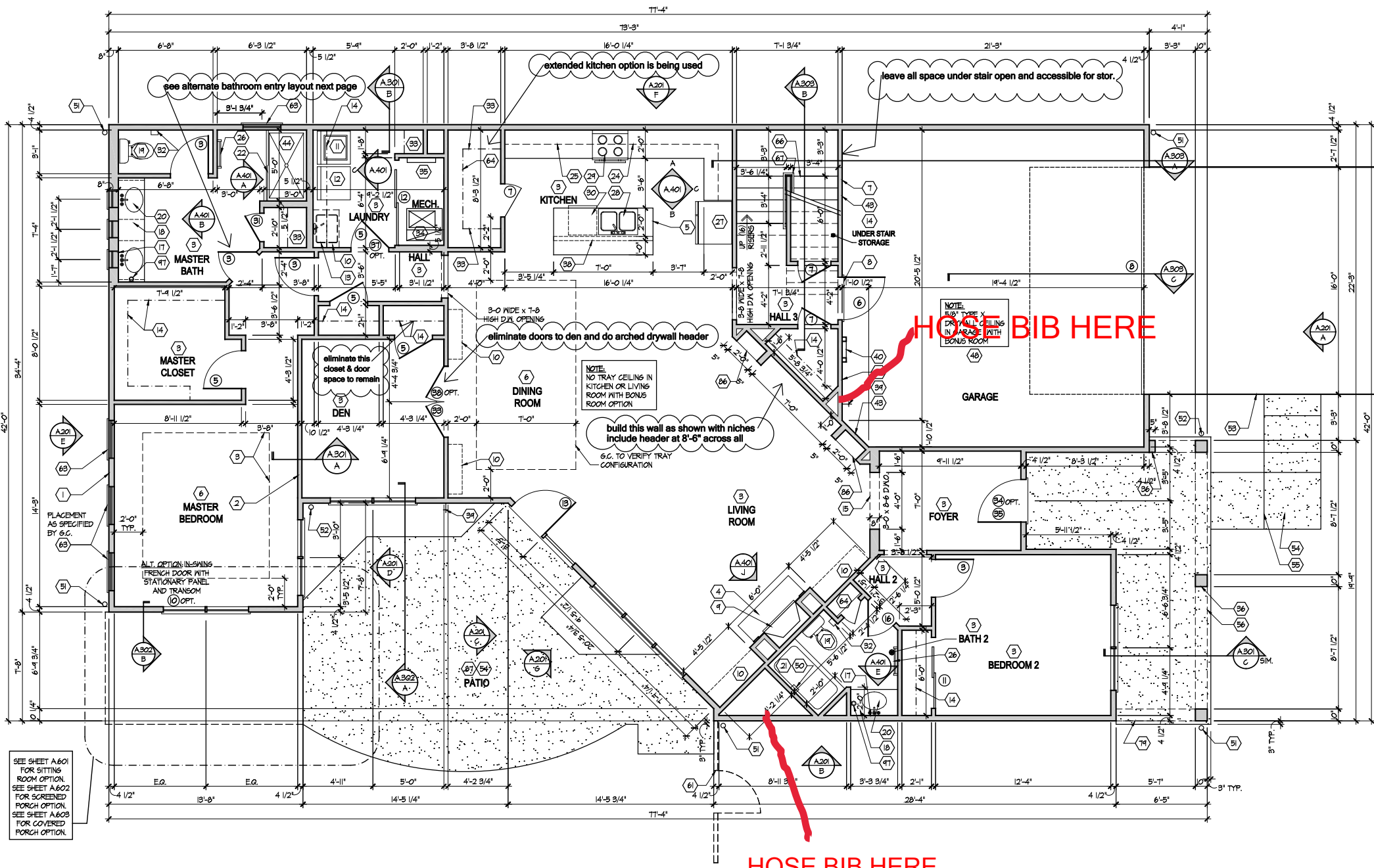


GENERAL NOTES

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 (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 15. ARCHED OPENING: SPRING POINT @ T-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 16. LOCATION OF DOUBLE 2 x 4 STUD WALL.
 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 @ 12" A.F.F.
 19. TOILET & SEAT.
 20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 21. 32" x 60" STANDARD TUBSHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 23. 22" x 54" OPTIONAL FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLEED LEAVING NO SCREWS EXPOSED. (ATTIC ACCESS PANEL REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #79 FOR MORE INFORMATION.)
 24. BASE CABINETS AND COUNTERTOP.
 25. LINE OF WALL CABINETS ABOVE.
 26. 24" LONG TOWEL BAR - 54" A.F.F. (50" 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 SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 34. FURNACE LOCATION.
 35. TANKLESS WATER HEATER.
 36. 10" x 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 37. 16'-0" x 5'-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 BIB 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. ○IK 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) PLYFORM PVC TAPERED COLUMN WRAP (6X6X12X21FT) 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. FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 50. SOAP DISH - 5" HIGH x 7" 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 SPACINGS.
 58. SHOWER WALL - 6'-0" A.F.F.
 59. OPTIONAL GARAGE SHELVING.
 60. OPTIONAL CLOSET.
 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 SPACINGS.
 65. 32" x 60" SHOWER BASE WITH BUILT-IN SEAT.
 66. HARDBOARD 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 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.
 74. UNDER THE COUNTER REFRIGERATOR LOCATION.
 75. FLAT DRYWALL CEILING @ T-0" A.F.F.
 76. HALF WALL @ 56" A.F.F. WITH 1 x 6 HARDWOOD CAP.
 77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 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 CEILING SCOFFIT FOR SANITARY LINES FROM BONUS ROOM.
 82. 10 x 10 F.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 CEILINGS - 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 RING.



First Floor Plan
Scale: 1/4" = 1'-0"
SEE SHEET S.101 FOR STRUCTURAL FRAMING PLAN.

Gas Furnace , Heater , Range and Fireplace
Irrigation System
NO humidifier
Hose bibs - 1 in garage in standard location &
RELOCATE COURTYARD HOSE BIBB TO SIDE WALL OF SITTING ROOM (CORNER CLOSE TO COURTYARD)

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

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Prototype Disk No.	Interim Page Revisions	Date
		11/12/19

Architect Project Number
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 M Bonus - 2017

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West Chester, Ohio 45069

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ACT ACCESSIBILITY GUIDELINES (FHAAG), AND SHALL BE
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ENERGY REQUIREMENTS.

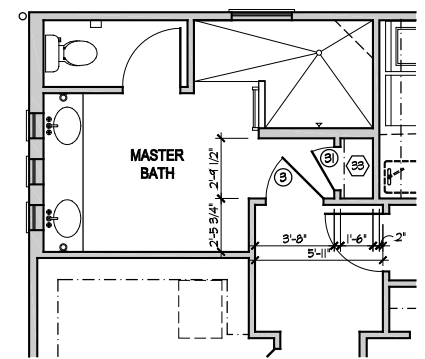
Prototype Disk No.	Interim Revision	Page Revisions Date
		8/10/20

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid	
Permit	
Construction	
Revisions	
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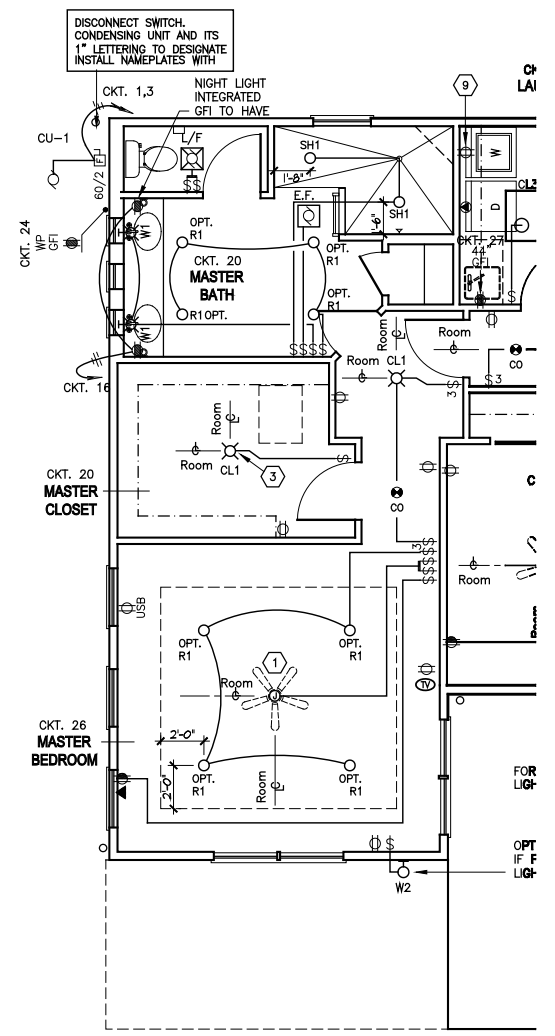
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Extended Master Suite
Plans and Electrical

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



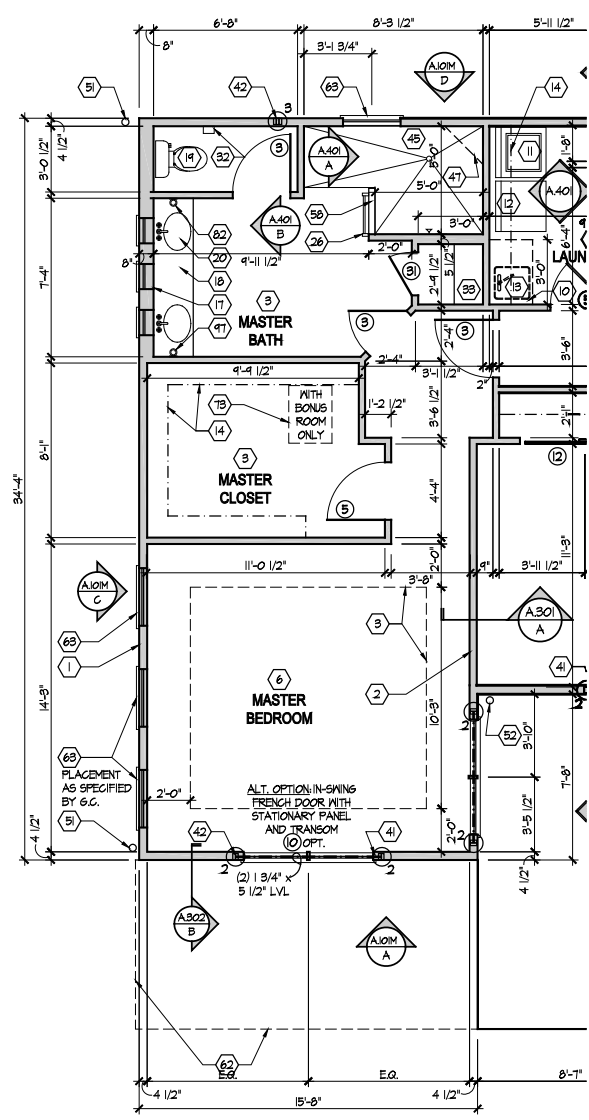
Master Bath - Optional Entry

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



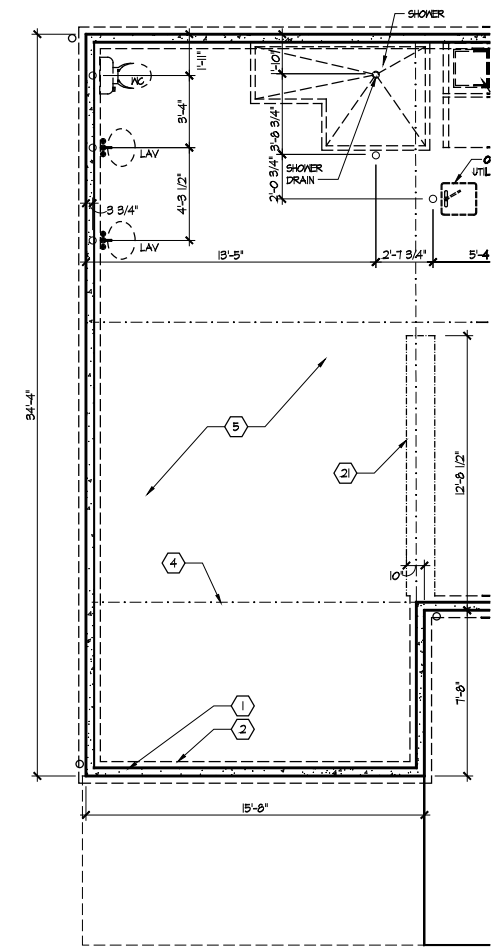
Electrical Plan - First Floor

Scale: 1/4" = 1'-0"
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



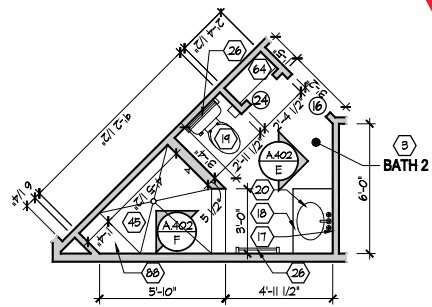
Partial First Floor Plan

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.



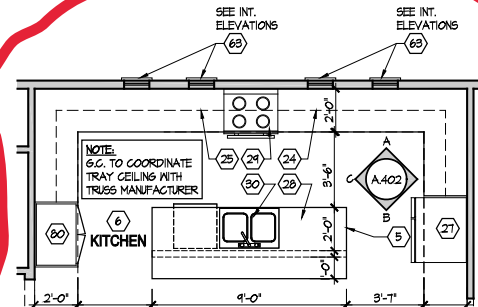
Partial Foundation Plan

Scale: 1/4" = 1'-0"
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Bath 2 - Optional Walk-in Shower

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



Kitchen - Extended Option

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

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.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH RUSH OPENING 4" FROM INTERSECTING WALLS.
- USE ONE CRIPPLE (JACK) STUD AND ONE FULL HEIGHT (KING) STUD OVER 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.
- 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 FLUSH AT BACK OF GARAGE - SLOPE 6" TO GARAGE DOOR.
 - (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 (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 15. ARCHED OPENING: SPRING POINT @ T-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 16. LOCATION OF DOUBLE 2 x 4 STUD WALL.
 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 @ 1/2" A.F.F.
 19. TOILET & SEAT.
 20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 - 32" x 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 23. 22" x 54" OPTIONAL FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLEED LEAVING NO SCREWS EXPOSED. (ATTIC ACCESS PANEL REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #73 FOR MORE INFORMATION.)
 24. BASE CABINETS & COUNTERTOP.
 25. LINE OF WALL CABINETS ABOVE.
 26. 24" LONG TOWEL BAR - 54" A.F.F. (50" 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. 8-1/2" x 8-1/2" FRAMING DIMENSION FOR COLUMN.
 32. TOILET PAPER DISPENSER.
 33. (4) 16" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 34. FURNACE LOCATION.
 35. TANKLESS WATER HEATER.
 36. 10" x 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 37. 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.
 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.
 - WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 47. 12" WIDE (BOTTOM) x 8" WIDE (TOP) PYRON PVC TAPERED COLUMN WRAP 61/8" x 12 1/2" FIT 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. FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 50. SOAP DISH - 5" HIGH x 7" 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 SPACINGS.
 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 SPACINGS.
 - 32" x 60" SHOWER BASE WITH BUILT-IN SEAT.
 66. HARDBOARD 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 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.
 74. UNDER THE COUNTER REFRIGERATOR LOCATION.
 75. FLAT DRYWALL CEILING @ T-0" A.F.F.
 76. HALF WALL @ 56" A.F.F. WITH 1 x 6 HARDWOOD CAP.
 77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 78. 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.
 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 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 CEILINGS - SEE WALL SECTION.
 94. 2 x 4 WALL WITH GLASS INSERTS AND WOOD CAP - SEE DETAILS ON SHEET A.614 FOR MORE INFORMATION.
 95. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR A.D.A. COMPLIANCE.
 96. CABINETS BY OWNER.
 97. TONEL RING.



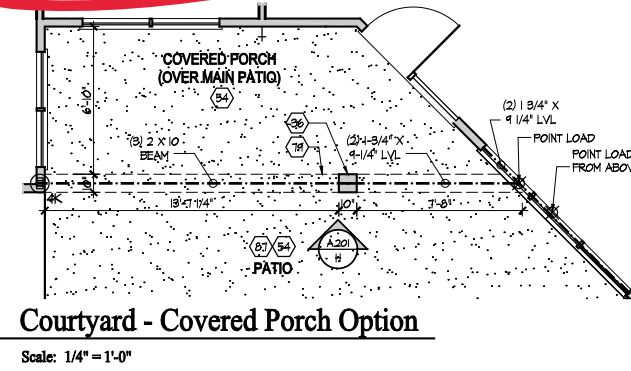
Master Bath - Optional Walk-in Shower

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



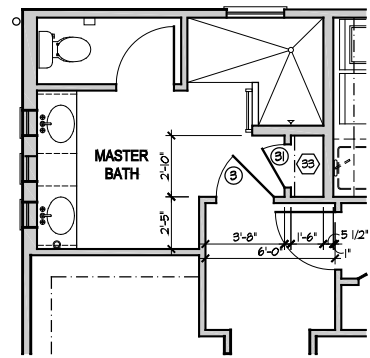
Master Bath - Optional Zero Threshold Shower

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



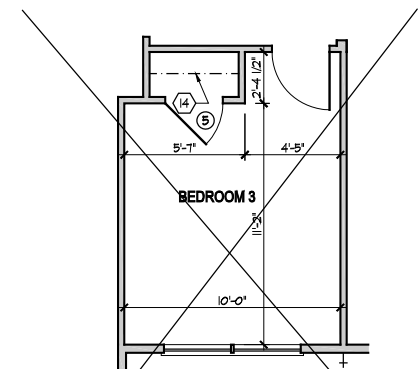
Courtyard - Covered Porch Option

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



Master Bath - Optional Entry

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



Bedroom 3 option

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



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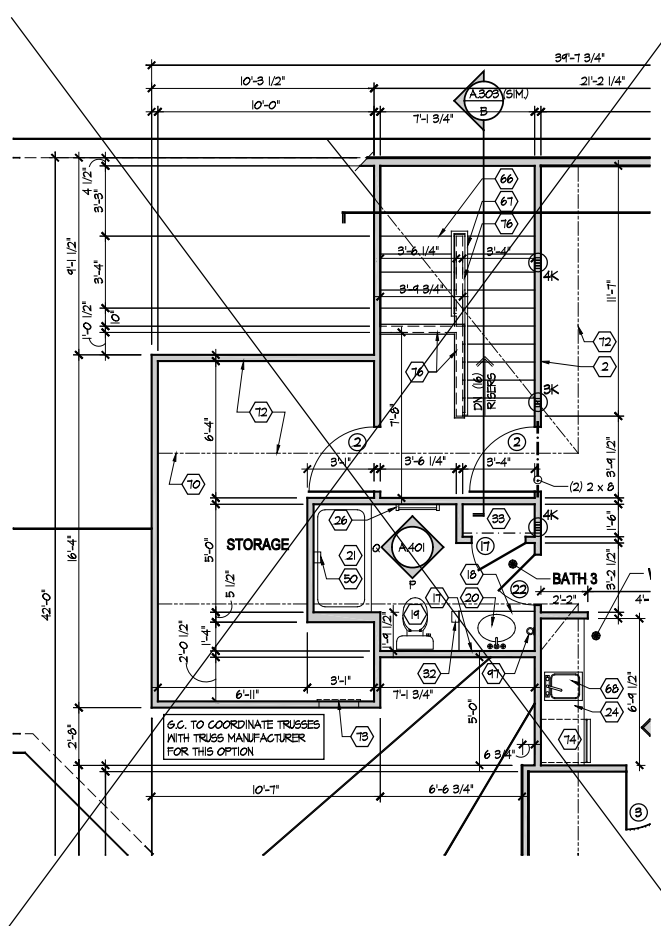
Prototype Disk No.	Interim Page Revisions Revision	Date
		8/10/20

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid Permit Construction	
Revisions	
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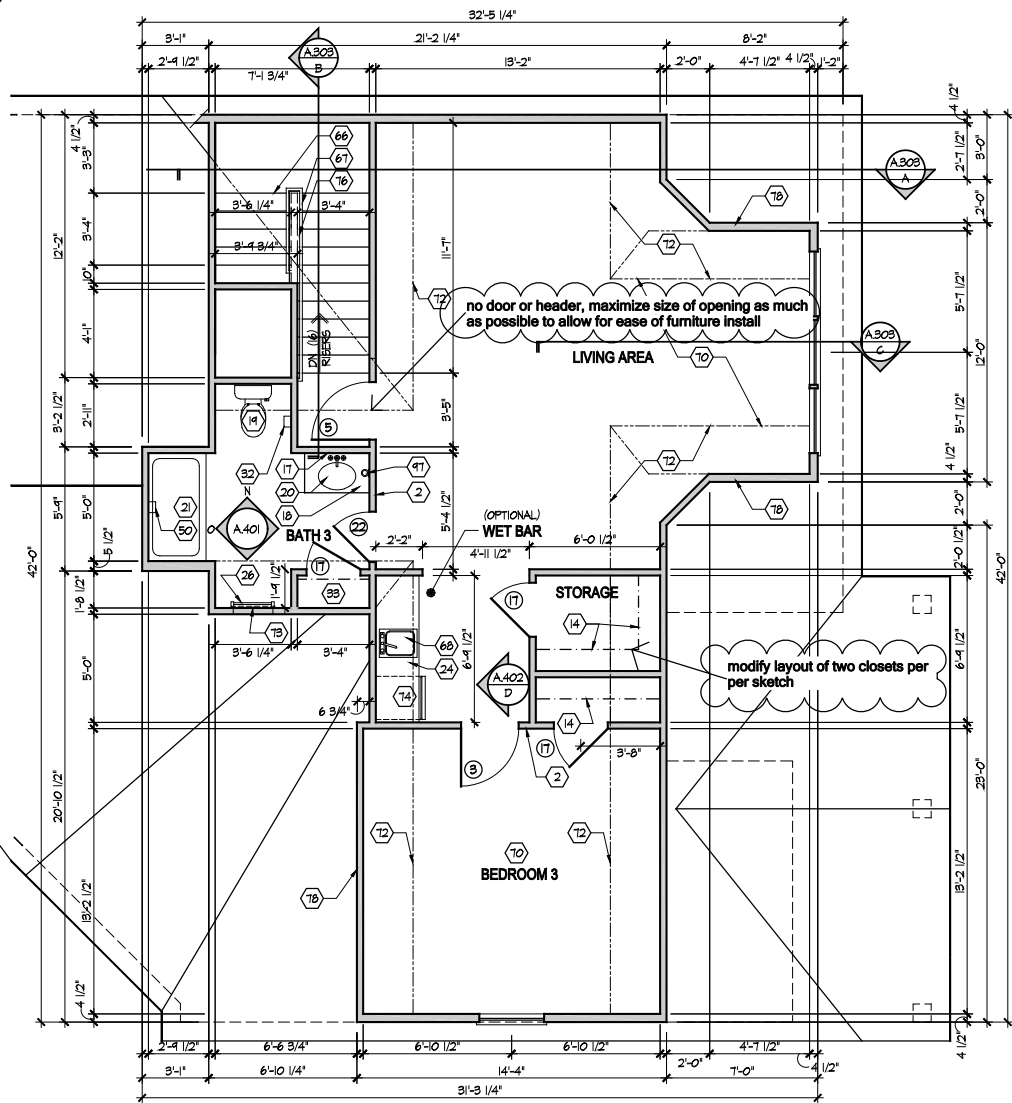
Drawing Title
First Floor Plan
Options

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



Second Floor Plan - Additional Storage Option

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



Second Floor Plan - Elev A

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

GENERAL NOTES

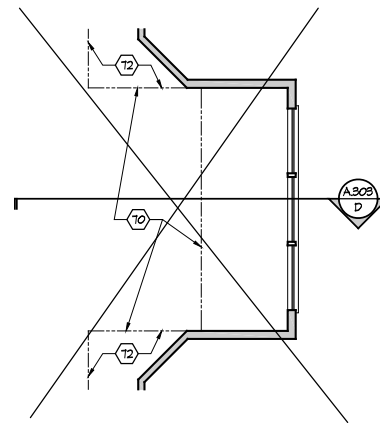
1. PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 4" FROM INTERSECTING WALLS.
4. USE ONE CRIPPLE (JACK) 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 FLUSH 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 (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 15. ARCHED OPENING: SPRING POINT @ T-8" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 16. LOCATION OF DOUBLE 2 x 4 STUD WALL.
 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 @ 11/2" A.F.F.
 19. TOILET & SEAT.
 20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 21. 32" x 60" STANDARD TUBSHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 23. 22" x 54" OPTIONAL FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLEED LEAVING NO SCREWS EXPOSED. (ATTIC ACCESS PANEL REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #73 FOR MORE INFORMATION.)
 24. BASE CABINETS AND COUNTERTOP.
 25. LINE OF WALL CABINETS ABOVE.
 26. 24" LONG TOWEL BAR - 54" A.F.F. (50" 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 SPACINGS. TYPICAL AT LINEN CLOSETS AND TRIBLES, UNLESS NOTED OTHERWISE.
 34. FURNACE LOCATION.
 35. TANKLESS WATER HEATER.
 36. 10' x 10' BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 37. 16'-0" x 2'-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 MOUNT 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. ○K 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" DEEP (BOTTOM) x 8" WIDE (TOP) PYPON PVC TAPERED COLUMN WRAP (NPN6X12X21FT) 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. FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 50. SOAP DISH - 5" HIGH x 7" 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 SPACINGS.
 58. SHOWER WALL - 6'-0" A.F.F.
 59. OPTIONAL DESK.
 60. OPTIONAL GARAGE.
 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 SPACINGS.
 65. 32" x 60" SHOWER BASE WITH BUILT-IN SEAT.
 66. HARDBOARD TREADS AND RISERS.
 67. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEWEL 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 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.
 74. UNDER THE COUNTER REFRIGERATOR LOCATION.
 75. FLAT DRYWALL CEILING @ T-0" A.F.F.
 76. HALF WALL @ 56" A.F.F. WITH 1 x 6 HARDWOOD CAP.
 77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 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 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 CEILINGS - 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.
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 97. TOWEL RING.

Dormer - Elev B

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



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▲	▲

Drawing Title
Second Floor Plan

Architectural Style
European Country
Sheet Number
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D4 M Bonus - 2017