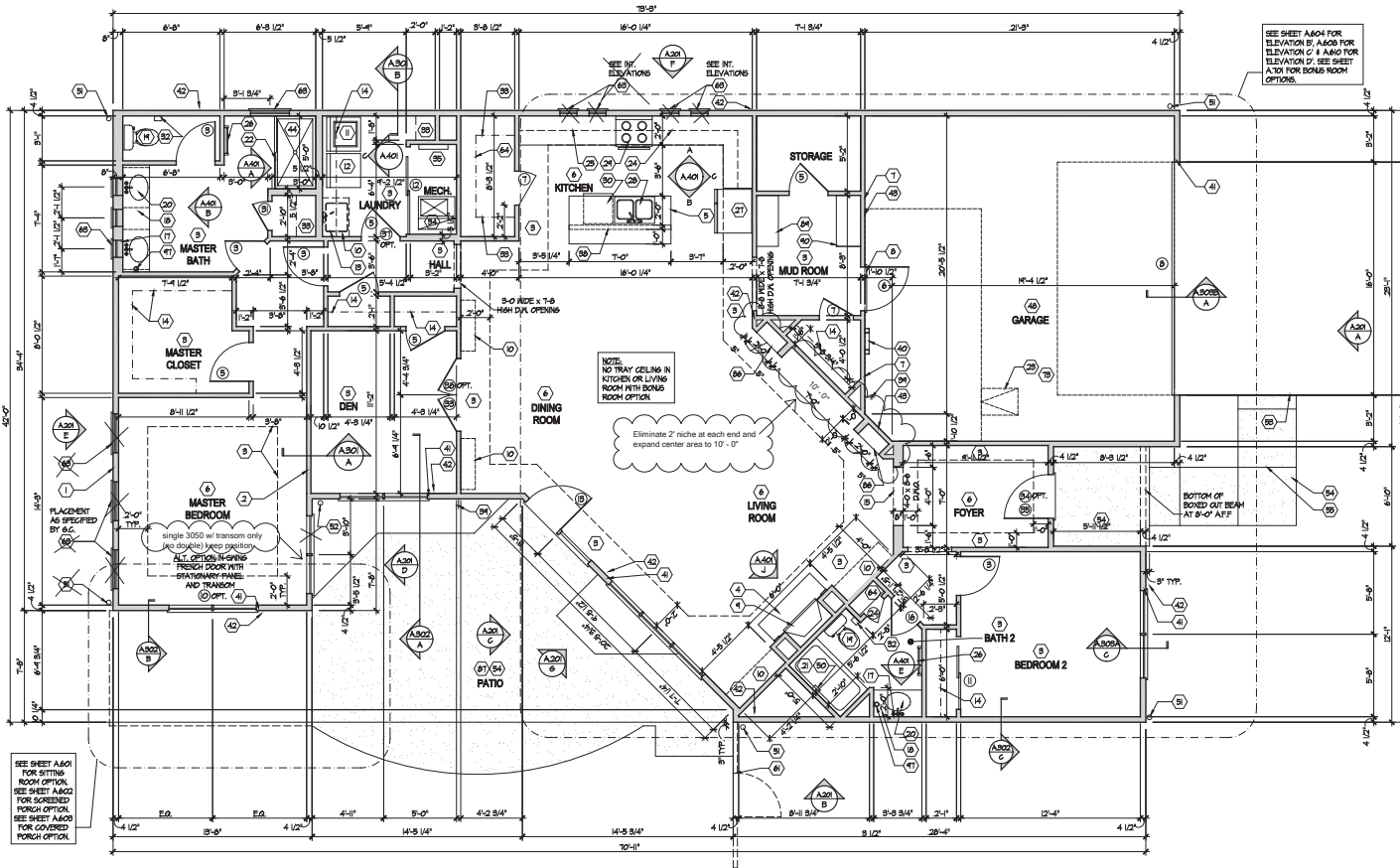


# Irrigation Line

# Gas Furnace , Range , Grill , Heater and Fireplace Humidifier

# Laundry Tub



**First Floor Plan**

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 ORIFICE (LACK) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE ORIFICE STUD AND TWO FULL HEIGHT BEAMS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER. USE SHOWN OTHERWISE.
5. OPTIONAL GAS ROUGH-IN FOR COURTYARD - LOCATION PER 6.0.

**FIRST FLOOR PLAN CODED NOTES**

- (FIRST FLOOR UNIT PLAN ONLY)  
(ALL NOTES NOT APPLICABLE TO ALL SHEETS/UNIT TYPES)
1. EXTERIOR STUD HALL 2 x 4 ROOF STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM TO SHEATHING ON EXTERIOR SURFACES. UNLESS NOTED OTHERWISE.
  2. INTERIOR STUD HALL AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
  3. FLAT DRYWALL CEILING @ 8'-0" AFF. - TYPICAL UNLESS NOTED OTHERWISE.
  4. 12" DEEP CERAMIC TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR FINISH.
  5. ISLAND BASE CABINETS 4 COUNTERTOP - FINISH ALL EDGES OF CABINETS 4 COUNTERTOP.
  6. TRAY CEILING @ 10'-0" AFF.
  7. PROVIDE FERRAS AND BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
  8. GARAGE SLAB 1" 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. PANTRY CABINETS - SEE INTERIOR ELEVATION.
  11. PANTRY LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
  12. DRYER LOCATION - DRYER VENT IN HALL.
  13. OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
  14. SINGLE CLOSET ROD 1 SHELF (61 1/2" AFF.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
  15. ARCHED OPENING. SPRING POINT 7'-0" AFF. TOP OF ARCH 8'-4" ABOVE SPRING POINT.
  16. LOCATION OF DOUBLE 2 X 4 STUD HALL.
  17. FRAMELESS MIRROR LOCATION - 42" HIGH X 24" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
  18. VANITY BASE AND COUNTERTOP 36" AFF.
  19. TOILET 1 SEAT.
  20. SELF-DRAINING COUNTER LAVATORY AND FAUCET.
  21. 32" X 60" STANDARD TUB/SHOWER 4 FAUCET WITH CERAMIC TILE SURROUND.
  22. THIMBLED GLASS SHOWER ENCLOSURE AND DOOR.
  23. 22" X 34" OPTIONAL FULL-DOOR STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP 4" BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GULL LEAVING AN ACCESS PANEL. ACCESS PANEL REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #18 FOR MORE INFORMATION.
  24. BASE CABINETS AND COUNTERTOP.
  25. LINE OF WALL CABINETS ABOVE.
  26. 24" LONG TONEL BAR - 54" AFF. (58" AFF. 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. LINE OF WALL CABINETS ABOVE.
  33. TOILET PAPER DISPENSER.
  34. 18" DEEP WIRE SHELVES (24" DEEP 68" AFF.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES UNLESS NOTED OTHERWISE.
  35. FURNACE LOCATION.
  36. TANKLESS WATER HEATER.
  37. 10" X 10" BUILT-UP COLUMN / PLASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  38. 84" TALL FRAMED 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
  39. HOSE REEL LOCATION.
  40. SURFACE MOUNTED ELECTRIC PANEL LOCATION. SEE DETAIL ON SHEET A304.
  41. PROVIDE 20' ORIFICE STUDS (LACKS) UNDER ALL HEADERS IN OPENINGS OVER 40" WIDE - TYPICAL. SEE GENERAL NOTES FOR MORE INFORMATION.
  42. CRK 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 HALL 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 PLYWOOD TYPED COLUMN NEAR CHIMNEY/GITTY WITH CROWN-MOLD 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'-0" AFF.
  50. SOAP DISH - 3" HIGH X 12" WIDE.
  51. DOWNSPOUT LOCATION.
  52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
  53. ROOF OF PORCHWAY.
  54. 1" THICK SLAB TYPICAL # CONCRETE WALKS/PORCH/PATIO.
  55. CONTROL - GATE - TYPICAL.
  56. DASHED LINES INDICATE BOXED BEAM ABOVE - WIDTH TO MATCH COLUMN.
  57. 12" DEEP SHELF (60" AFF.) - VINYL COATED WIRE - STANDARD SPACINGS.
  58. SHOWER WALL - 8'-0" TYP.
  59. OPTIONAL GARAGE SHELVING.
  60. OPTIONAL GATE.
  61. COURTYARD GATE AND FENCE LOCATION.
  62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
  63. OPTIONAL WINDOW.
  64. 10" DEEP WIRE SHELVES (24" DEEP 68" AFF.) - STANDARD SPACINGS.
  65. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
  66. HARDWOOD TREADS AND RISERS.
  67. WOOD HANDRAIL - 54" 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" AFF.
  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 REAR HALL. PANEL TO HAVE 1" QUARTER ROUND HOLDING AROUND EDGE. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF THE CEILING, A BATTLE IS REQUIRED TO GAIN A LOSS-FILL INSULATION.
  74. UNDER THE COUNTERTOP REFRIGERATOR LOCATION.
  75. FLAT DRYWALL CEILING @ 7'-0" AFF.
  76. HALF HALL @ 88" AFF. WITH 1 X 6 HARDWOOD CAP.
  77. SINGLE CLOSET ROD 1 SHELF (60" AFF.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
  78. KIBEE HALL 2 X 4 ROOF STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM ON EXTERIOR SURFACES - TYPICAL. RAFTERS FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
  79. WIDTH OF HEADER TO MATCH WITH COLUMN AND BOXED BEAMS (OR DIMS. AS SHOWN). FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
  80. DASHED LINE INDICATES 6" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
  81. 12" X 10" TYP. SOLID WOOD COLUMN WITH BEVELLED TOP.
  82. PRESERVATIVE PRESSURE TREATED 2 X 12 PERGOLA RAFTERS @ 16" O.C. - SEE SECTIONS FOR MORE DETAIL.
  83. PRESERVATIVE PRESSURE TREATED 2 X 12 PERGOLA BEAMS - SEE SECTIONS FOR MORE DETAIL.
  84. ZERO-THRESHOLD SHOWER. SEE DETAIL ON SHEET A304.
  85. BUILT-IN BOOKSHELVES.
  86. CONCRETE PATIO - SEE LANDSCAPING PLANS FOR OPTIONS 4 DETAILS.
  87. BUILT-IN TILED SHOWER BENCH - SEE DETAIL ON SHEET A304.
  88. OPTIONAL 12" DEEP 1 X 10" DEEP BASE CABINET PER 6.0.
  89. OPTIONAL 12" BUILT-IN BENCH PER 6.0.
  90. 1200 HIGH SHOWER BASE WITH HIGH-LED STEP AND 18" HIGH TILED HALF WALL PER 6.0.
  91. OPTIONAL UNDER THE COUNTERTOP REFRIGERATOR.
  92. PROVIDE INSULATION IN SALES OFFICE WALLS AND CEILING - SEE HALL SECTION.
  93. 2 X 4 WALL WITH GLASS INSERTS AND ROOF CAP - SEE DETAILS ON SHEET A304 FOR MORE INFORMATION.
  94. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR ADA COMPLIANCE.
  95. CABINETS BY OWNER.
  96. TOILET RING.



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