

**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 FOOTINGS 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 OPENING - SEE DETAIL D, SHEET A.301.
- 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.
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- 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 (3) NO. 4 REBAR CONTINUOUS EACH WAY.

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

**Architect Project Number**  
2019-044

**Community Dates & Revisions**

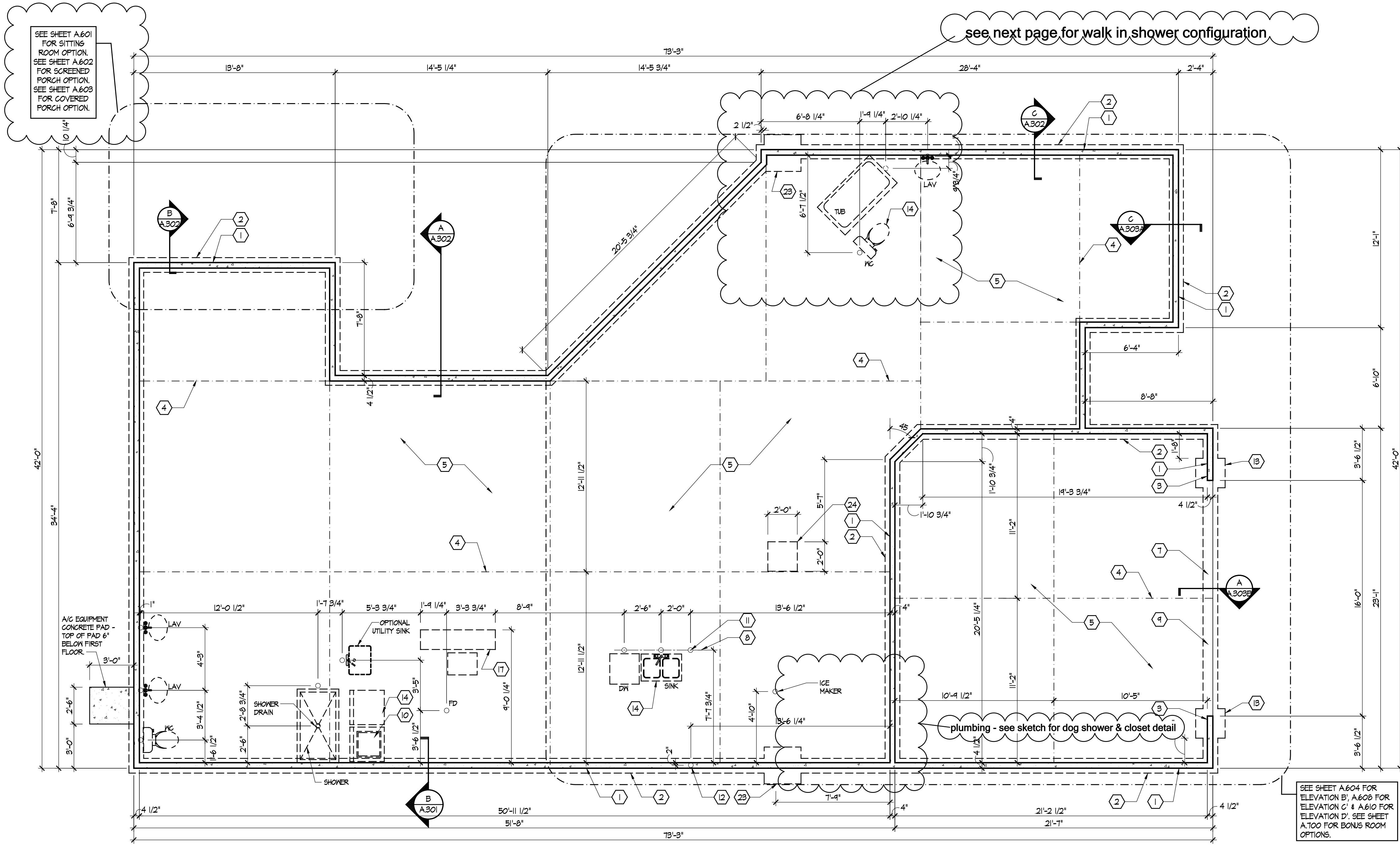
Date Originated	20 DEC 2019
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Construction	
Revisions	
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**Drawing Title**  
Foundation Plan

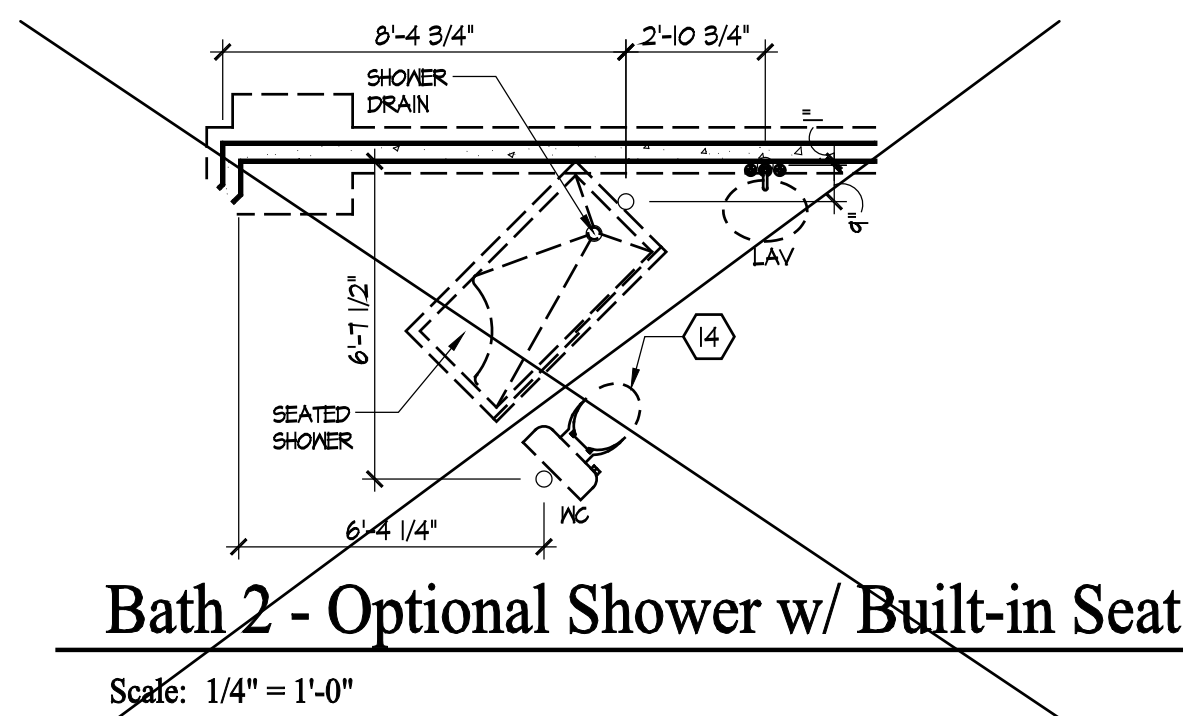
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**A.100**  
D4 - 2017



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

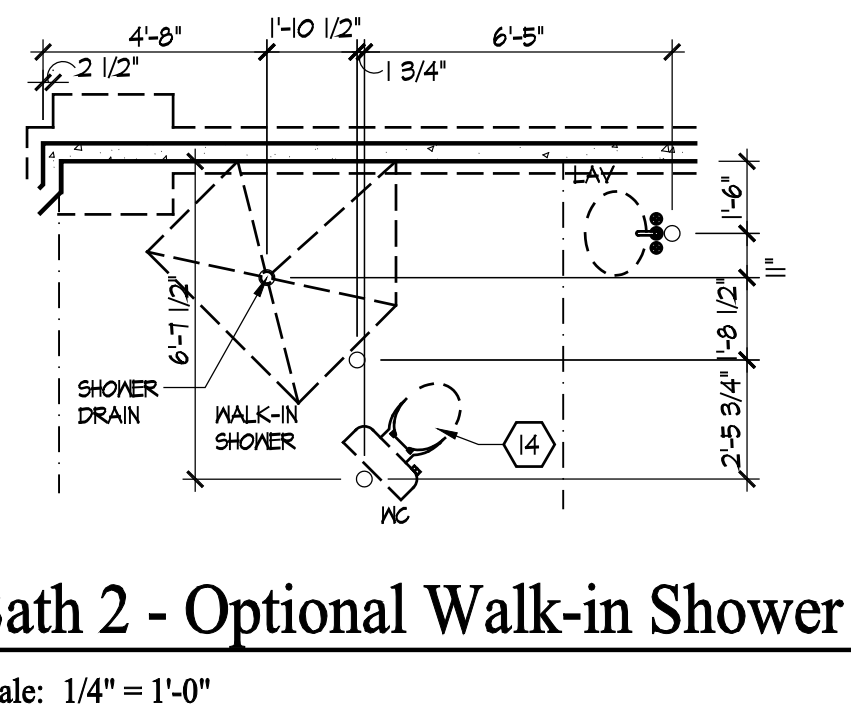


**Foundation Plan**  
 Scale: 1/4" = 1'-0"



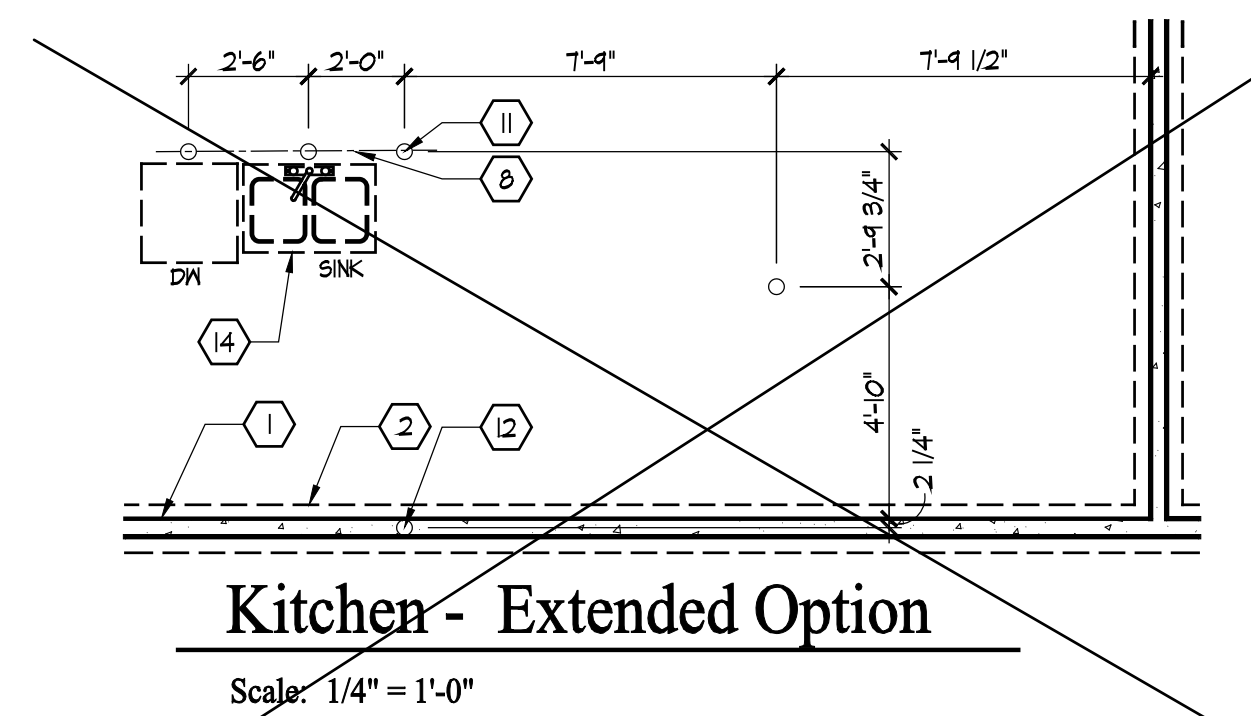
**Bath 2 - Optional Shower w/ Built-in Seat**

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



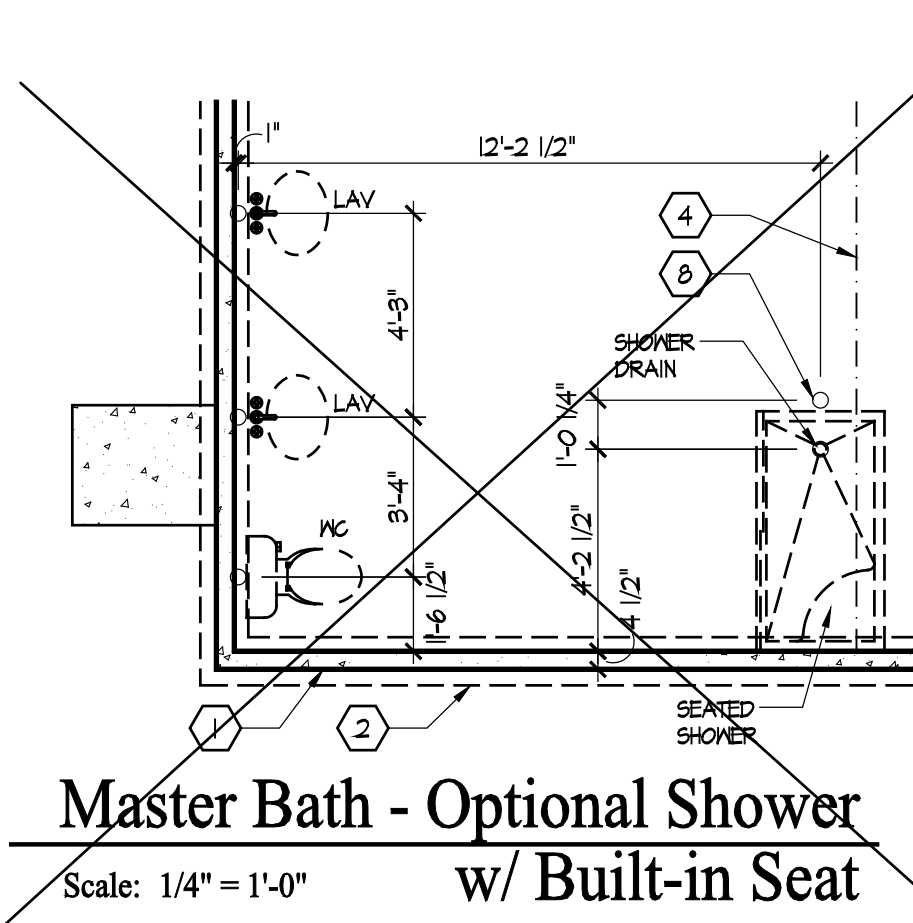
**Bath 2 - Optional Walk-in Shower**

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



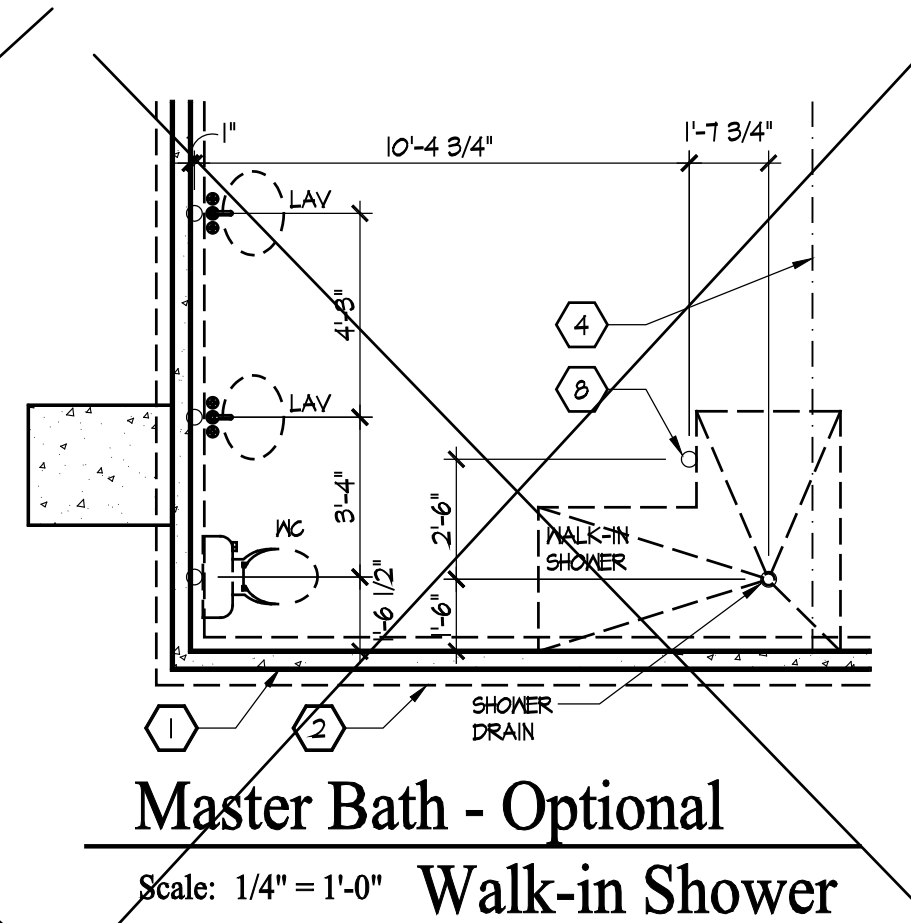
**Kitchen - Extended Option**

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



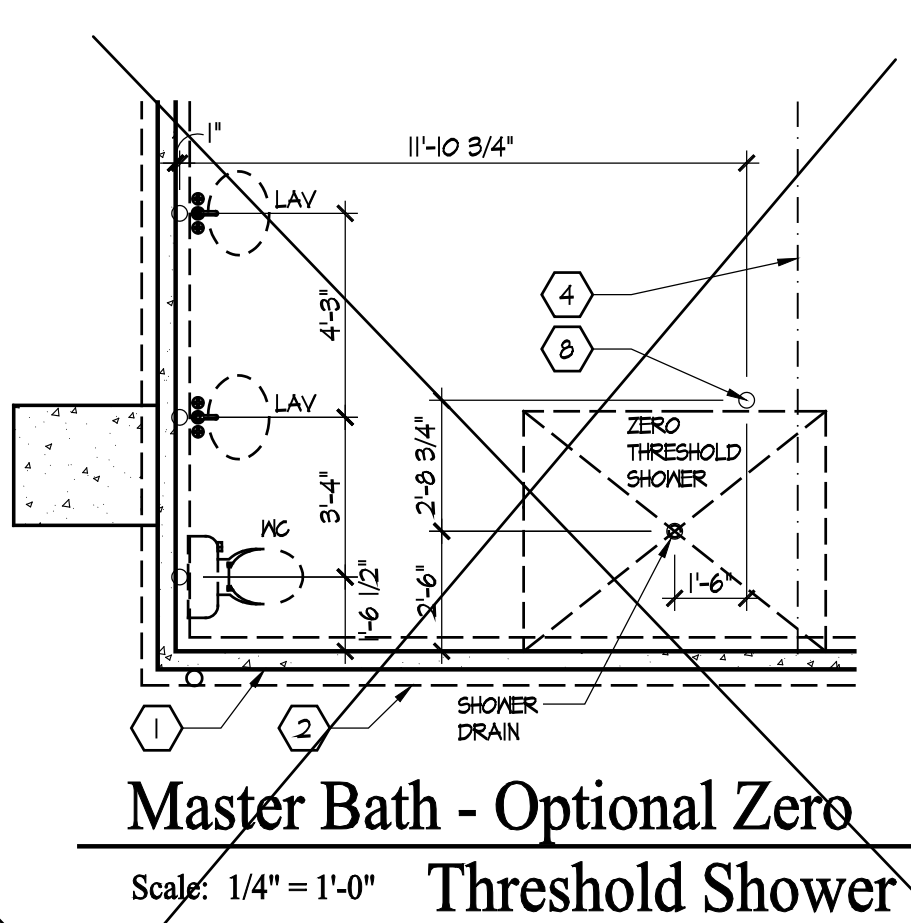
**Master Bath - Optional Shower w/ Built-in Seat**

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



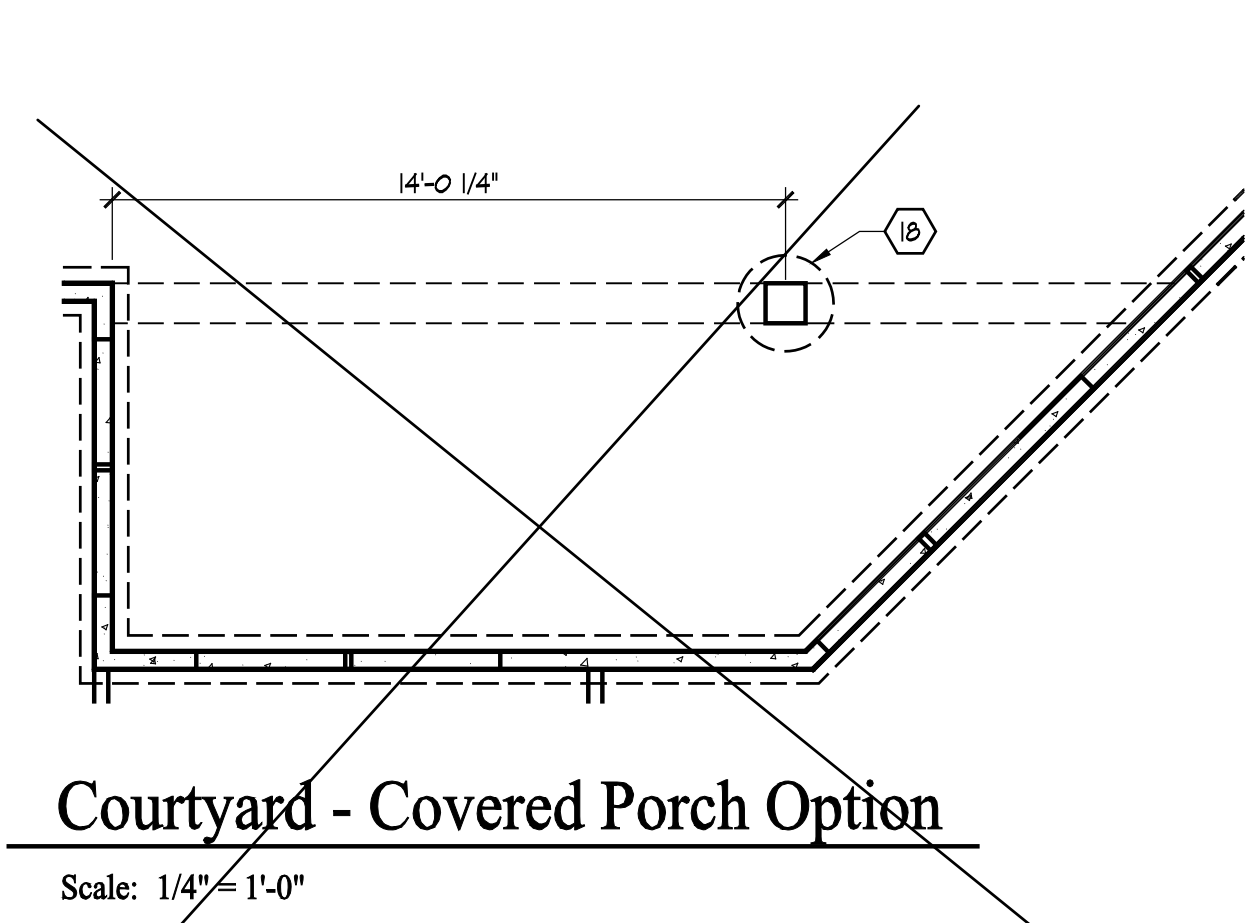
**Master Bath - Optional Walk-in Shower**

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



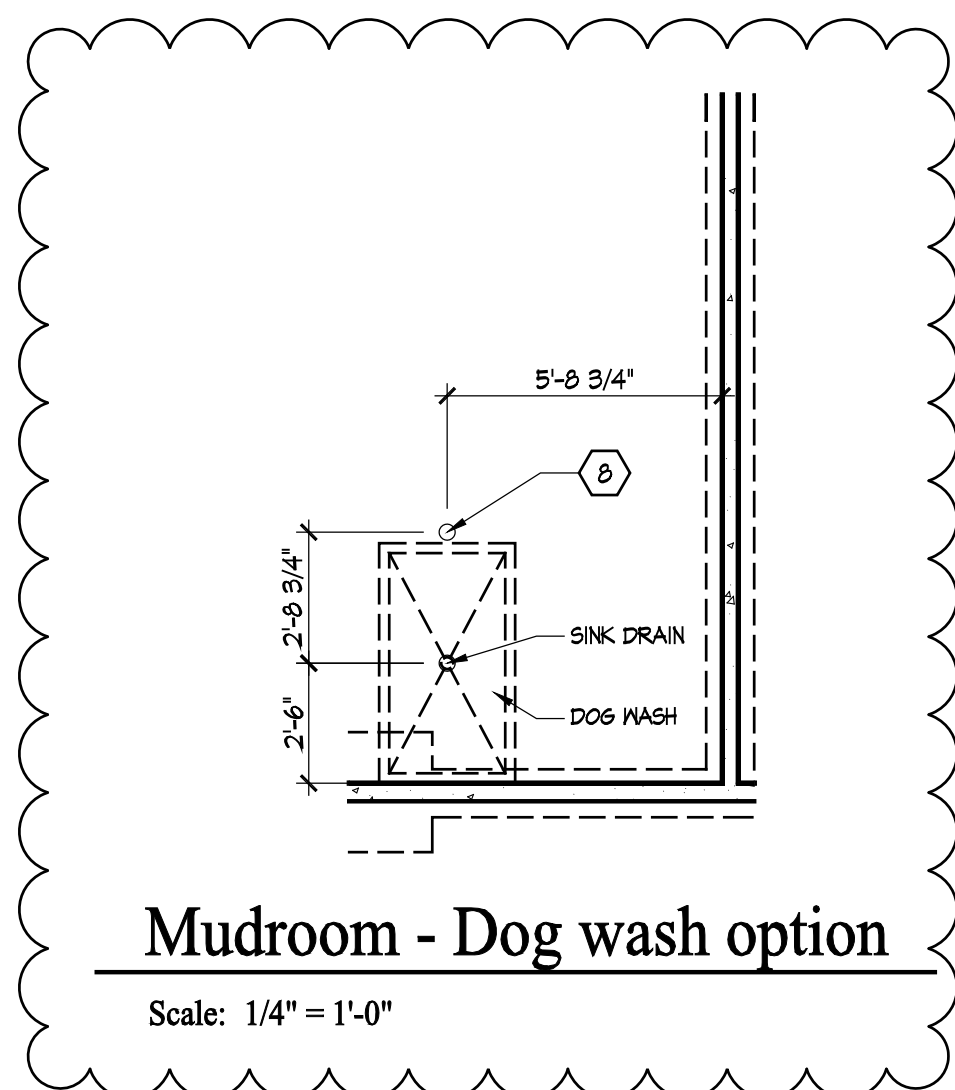
**Master Bath - Optional Zero Threshold Shower**

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



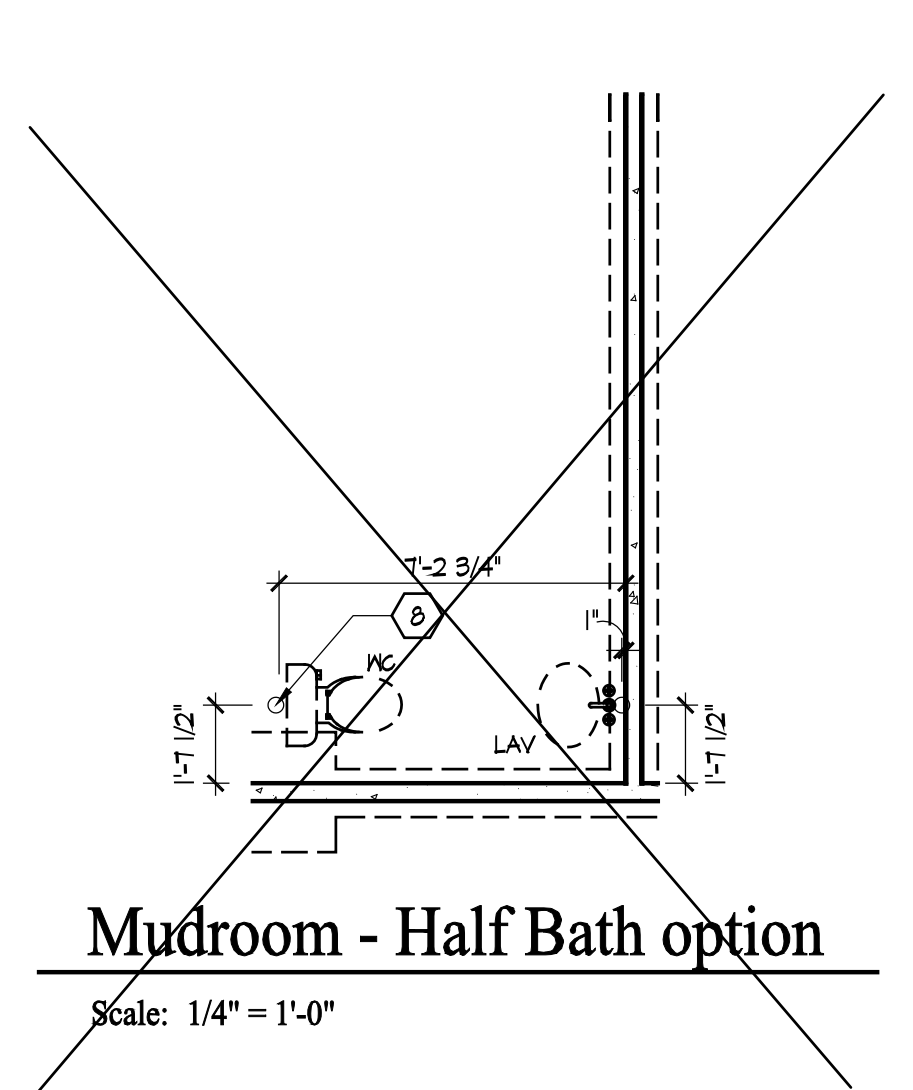
**Courtyard - Covered Porch Option**

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



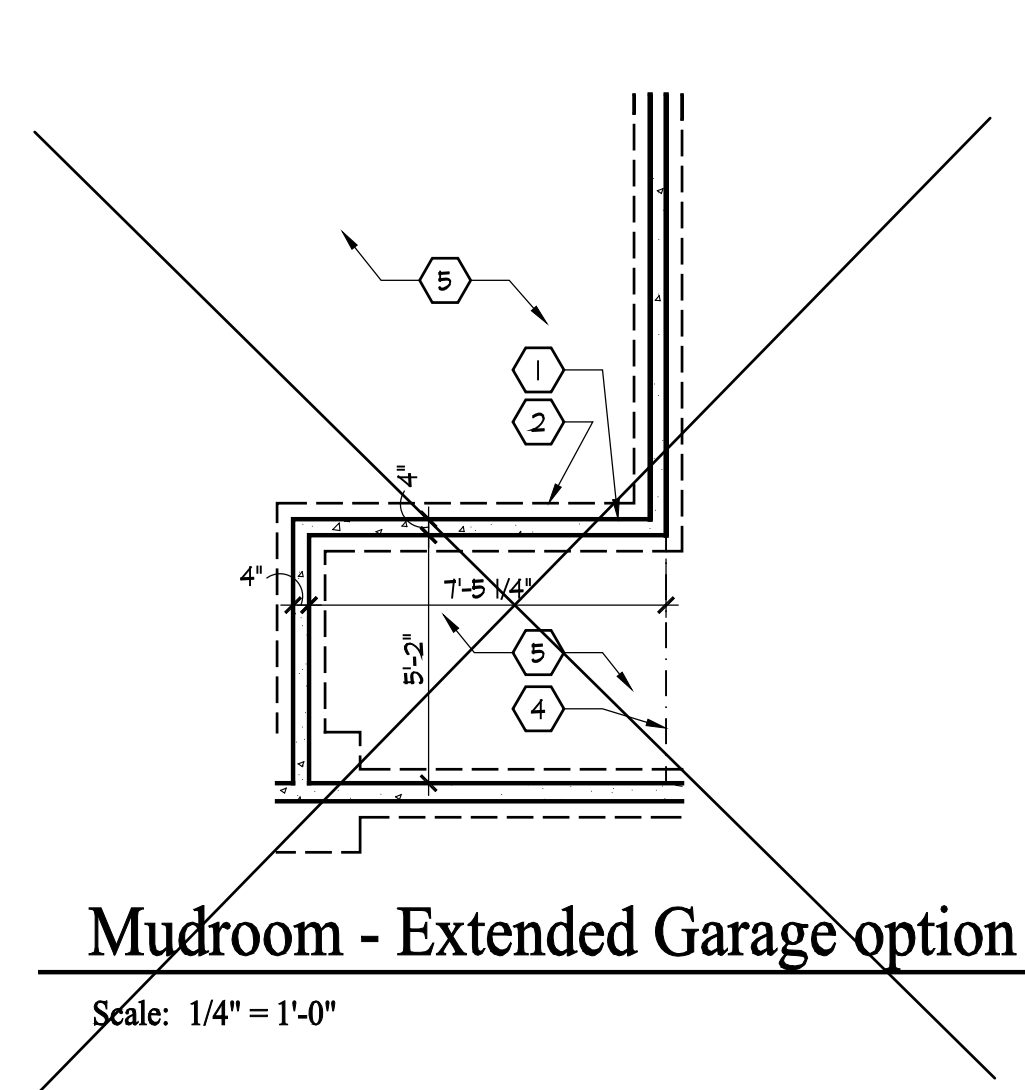
**Mudroom - Dog wash option**

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



**Mudroom - Half Bath option**

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



**Mudroom - Extended Garage option**

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

see sketch for modified closet and dog wash layout

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**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/SHOOWER OPTIONS.
- SEE WALL SECTION SHEETS FOR ANCHOR BOLT SPECIFICATIONS.



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Where Life Comes Together™

**Foundation Development Group, LLC & Bel Haven, LLC**  
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Foundation Plan  
Options

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

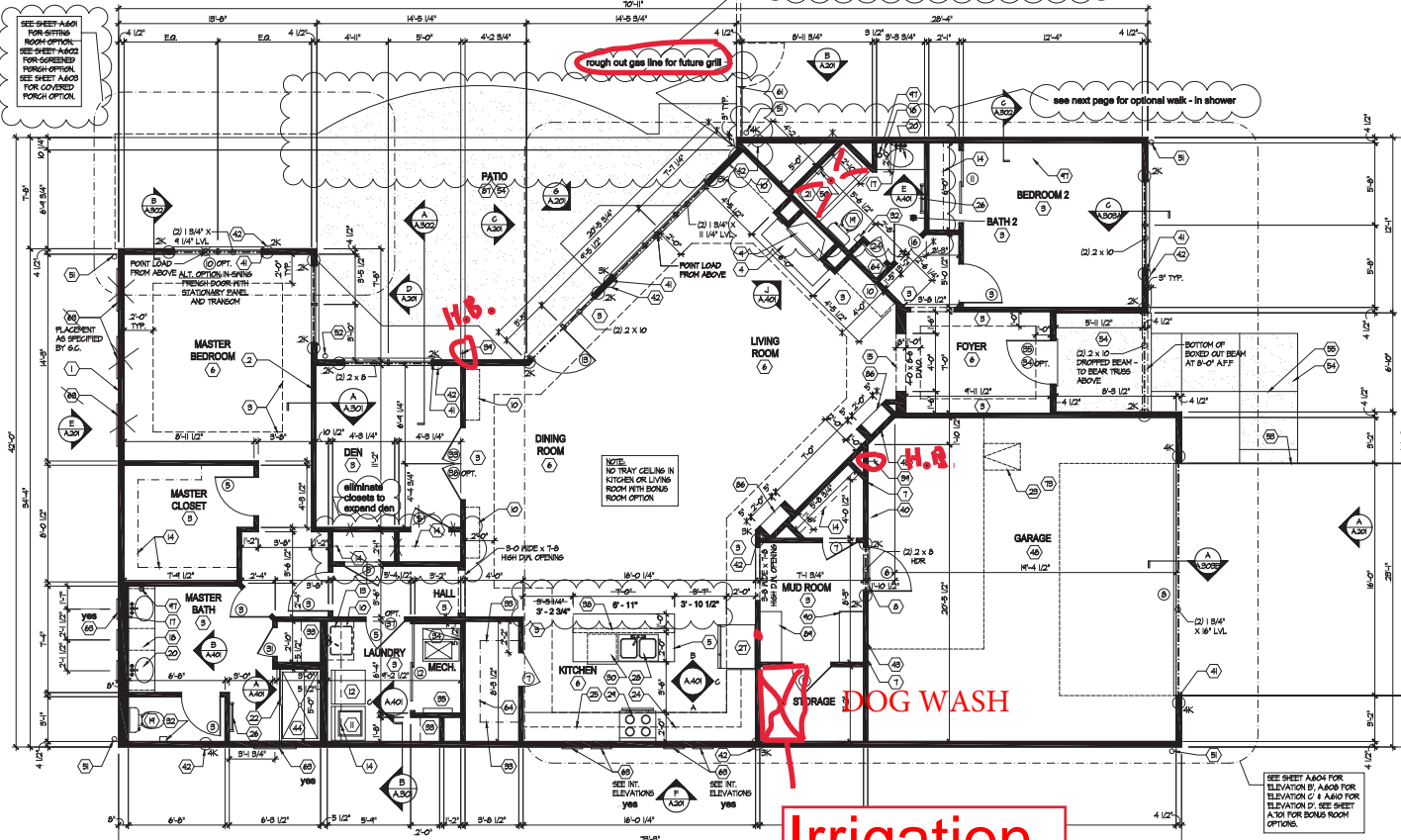
Ice Maker  
 Humidifier Valve  
 Dog Shower w/ Handheld sprayer  
 Irrigation Line  
 Gas Furnace, Heater, Fireplace, Range and Grill  
 Hall Bath - walk-in shower tiled - no base

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 (LACK) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADERS BEARING LESS THAN 4'-0" AND ONE CRIPPLE END AND TWO FULL HEIGHT BEAMS UNDER BEAM AND HEADERS BEARING 4'-0" OR GREATER UNLESS SHOWN OTHERWISE.
5. OPTIONAL GAS ROUGH-IN FOR COUNTERTops - 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 WALL 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM "G-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 8' x 4' AFF. - TYPICAL UNLESS NOTED OTHERWISE.
  4. 1/2" DEEP CERAMIC TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR FINISH.
  5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
  6. TRAY CEILING @ 10'-0" AFF.
  7. PROVIDE FIRE-RATED 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. OPTIONAL CABINETS - SEE INTERIOR ELEVATION.
  11. WASHER 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 & SHELF 8'1" (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 WALL.
  17. FRAMELESS MIRROR LOCATION - 2" HIGH x 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSLASH.
  18. VANITY BASE AND COUNTERTOP 9'1/2" AFF.
  19. TOILET & SEAT.
  20. SELF-DRAINING COUNTER LAVATORY AND FAUCET.
  21. 32" x 60" STANDARD TUBSHOWER & FAUCET WITH CERAMIC TILE SURROUND.
  22. THIMBERED GLASS SHOWER ENCLOSURE AND DOOR.
  23. 12" x 14" OPTIONAL FULL-DOOR STAIR LOCATION BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP 4" BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLED LEAVING NO SCREWS EXPOSED. (ANTIC 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 - 5/4" AFF. (58" AFF. ABOVE TOILET).
  27. REFRIGERATOR LOCATION.
  28. DOUBLE BOWL SINK AND FAUCET.
  29. KITCHEN LOCATION.
  30. DISHWASHER LOCATION.
  31. 10" x 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
  32. 12" x 14" OPTIONAL FULL-DOOR STAIR LOCATION BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP 4" BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLED LEAVING NO SCREWS EXPOSED. (ANTIC ACCESS PANEL REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #18 FOR MORE INFORMATION.)
  33. 10" x 10" BUILT-UP COLUMN / PLASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  34. TUBLESS WATER HEATER.
  35. 10" x 10" BUILT-UP COLUMN / PLASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  36. 18'-0" x 8'-0" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES OR SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
  37. 8'-0" TALL FRAMED 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
  38. HOSE REEL LOCATION.
  39. SURFACE MOUNTED ELECTRICAL PANEL LOCATION. SEE DETAIL ON SHEET A304.
  40. PROVIDE 1/2" CRIPPLE STUDS (KINGS) UNDER ALL HEADERS IN OPENINGS OVER 48" WIDE - TYPICAL. SEE GENERAL NOTES FOR MORE INFORMATION.
  41. CRK INDICATES NUMBER OF FULL-HEIGHT (KING) STUDS AT BEARING LOCATION.
  42. 1/2" DRYWALL CEILING IN GARAGE AREA.
  43. 32" x 60" STANDARD TUBSHOWER BASE.
  44. CUSTOM TILED WALK-IN SHOWER BASE. SEE PLAN FOR SIZE.
  45. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
  46. 12" WIDE BOTTOM x 8" WIDE TOP PLYWOOD TYPED COLUMN NEAR CHIMNEY/GITTY WITH CRAFTSMAN STYLE CAP AND BASE. SEE DETAIL F, SHEET A304 FOR DETAILS.
  47. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
  48. FLAT DRYWALL CEILING 8'-0" AFF.
  49. SLOPE DASH - 3" HIGH X 1/2" WIDE.
  50. DOWNSPOUT LOCATION.
  51. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
  52. EDGE OF DRYWALL.
  53. 4" THICK SLAB TYPICAL. # CONCRETE WALKS/PORCHES/PATIO.
  54. DASHED LINES INDICATE EXPOSED BEAM ABOVE - WIDTH TO MATCH COLUMN.
  55. 12" DEEP SHELF (80" AFF.) - VINYL COATED WIRE - STANDARD SPACINGS.
  56. SHOWER WALL - 8'-0" AFF.
  57. OPTIONAL GARAGE SHELVING.
  58. OPTIONAL DOOR.
  59. COURTYARD GATE AND FENCE LOCATION.
  60. DASHED LINE INDICATES ORIGINAL PLOT SECTION.
  61. OPTIONAL WINDOW.
  62. 40" x 12" DEEP WIRE SHELVES (24", 42", 58", 68" AFF.) - STANDARD SPACINGS.
  63. 32" x 60" SHOWER BASE WITH BUILT-IN SEAT.
  64. HARDWOOD TRENDS AND RISERS.
  65. ROOF HANDRAIL - 5/4" ABOVE STAIR TRENDS. RETURN ENDS TO WALL OR NEVEL POST.
  66. SINGLE BOWL SINK AND FAUCET.
  67. 20" RANGE LOCATION.
  68. FLAT DRYWALL CEILING 8'-0" AFF.
  69. LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
  70. SLOPED CEILING AREA ABOVE.
  71. ATTIC ACCESS PANEL 22" x 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE IF LOCATED IN ROOF 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 IS BATTLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
  72. UNDER THE COUNTER REFRIGERATOR LOCATION.
  73. FLAT DRYWALL CEILING 8'-0" AFF.
  74. HALF WALL 8'8" AFF. WITH 1" x 4" HARDWOOD CAP.
  75. SINGLE CLOSET ROD & SHELF (80" AFF.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
  76. KIBEE WALL 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/2" DEEP CERAMIC TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR FINISH.
  77. WIDTH OF HEADERS TO MATCH HEIGHT OF COLUMN AND BOSS BEAMS (OR DIMS. AS SHOWN).
  78. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
  79. DASHED LINE INDICATES 6" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
  80. 12" x 10" SPLIT SOLID WOOD COLUMN WITH BEVELLED TOP.
  81. PRESERVATIVE PRESSURE TREATED 2 x 12 PERGOLA RAFTERS @ 16" O.C. - SEE SECTIONS FOR MORE DETAIL.
  82. PRESERVATIVE PRESSURE TREATED 2 x 12 PERGOLA BEAMS - SEE SECTIONS FOR MORE DETAIL.
  83. ZERO-THRESHOLD SHOWER. SEE DETAIL ON SHEET A304.
  84. BUILT-IN BOOKSHELVES.
  85. CONCRETE PATIO - SEE LANDSCAPING PLANS FOR OPTIONS & DETAILS.
  86. BUILT-IN TILED SHOWER BENCH - SEE DETAIL ON SHEET A304.
  87. OPTIONAL 1/2" DEEP CERAMIC TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR FINISH.
  88. OPTIONAL 1/2" BUILT-IN BENCH PER 6.0.
  89. 12" HIGH SHOWER BASE WITH 1/2" HIGH TILED STEP AND 1/4" HIGH TILED HALF WALL PER 6.0.
  90. OPTIONAL UNDER THE COUNTER WINE REFRIGERATOR.
  91. PROVIDE INSULATION IN GABLES OFFICE WALLS AND CEILING - SEE HALL SECTION.
  92. 2 x 4 WALL WITH GLASS INSERTS AND WOOD CAP - SEE DETAILS ON SHEET A304 FOR MORE INFORMATION.
  93. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR ADA COMPLIANCE.
  94. CABINETS BY OWNER.
  95. TONEL RING.



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

Irrigation  
 Line



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 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

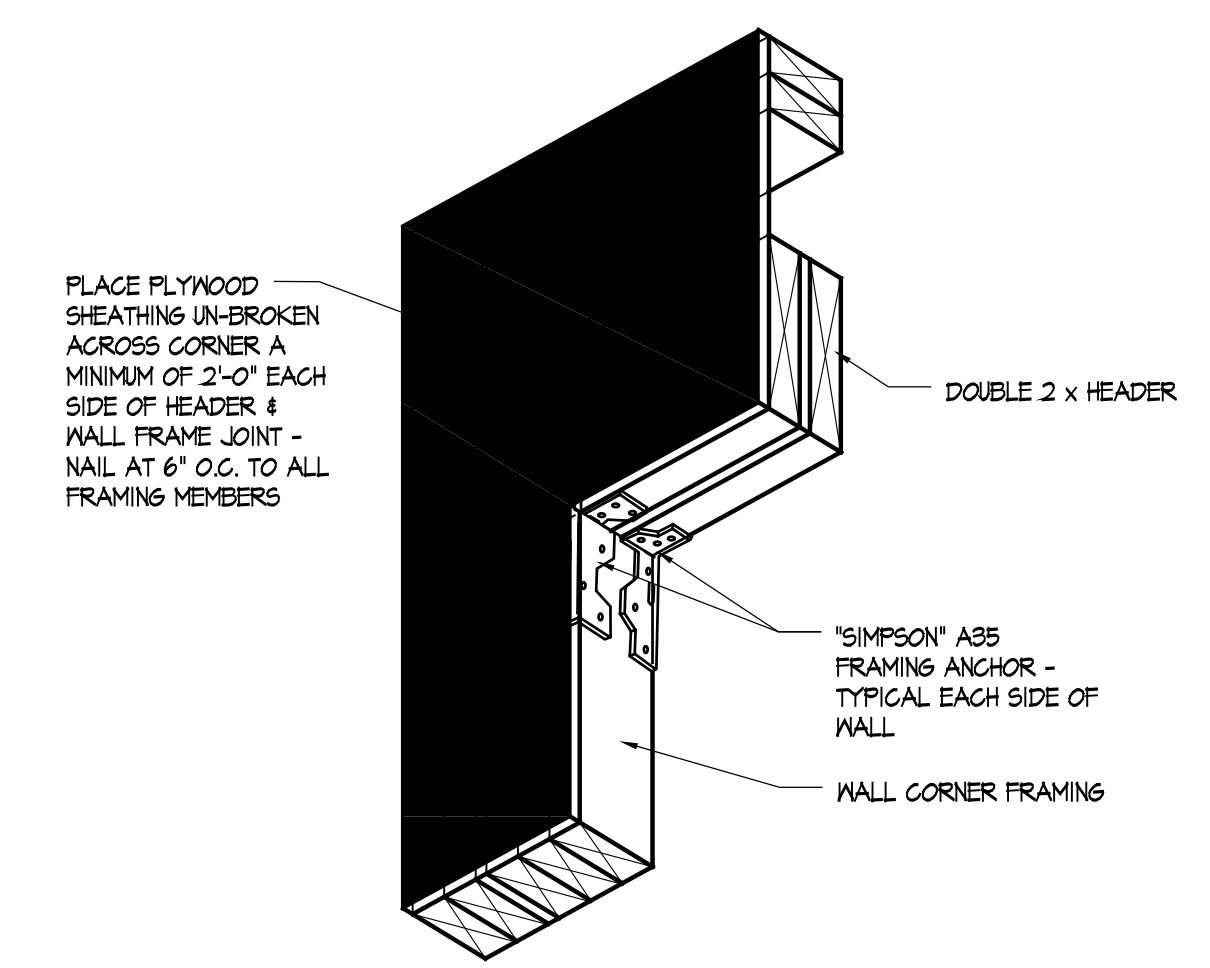
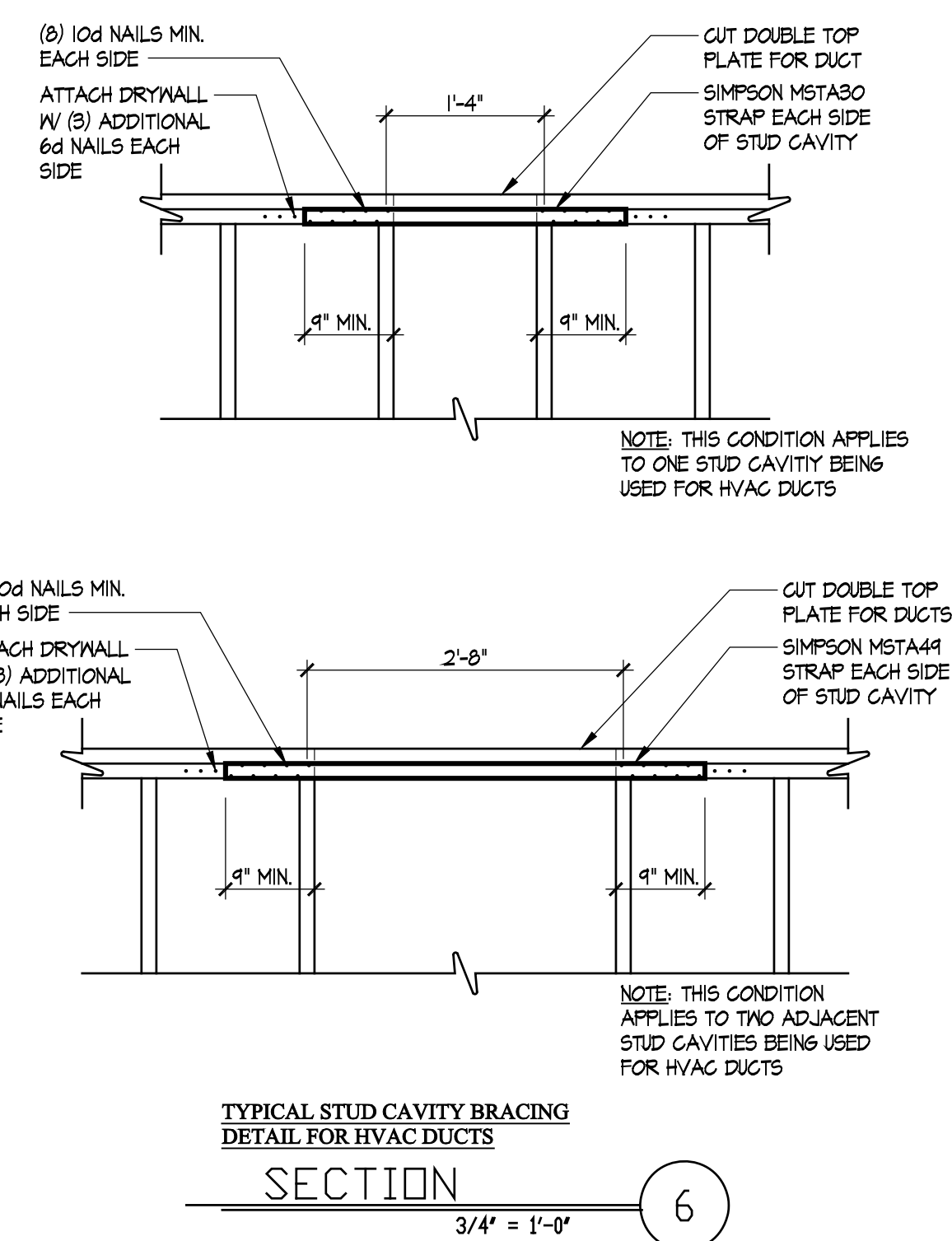
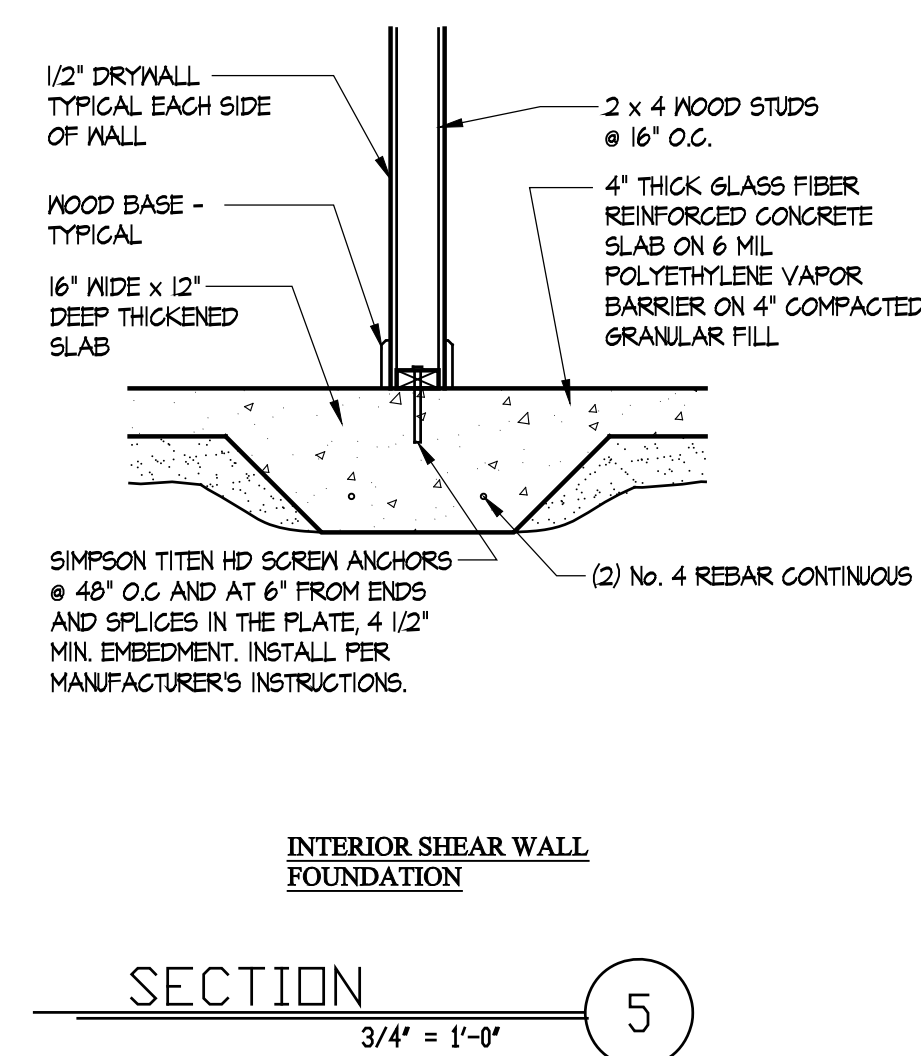
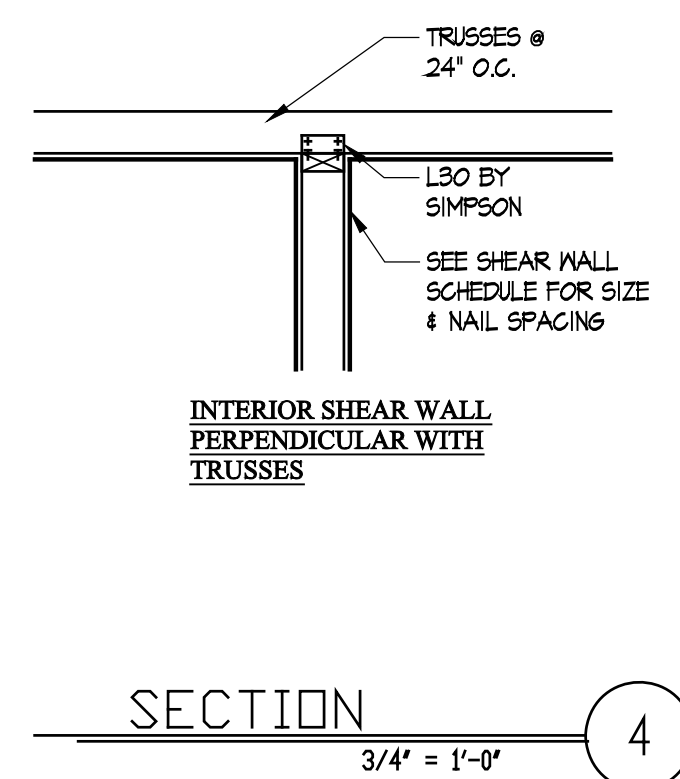
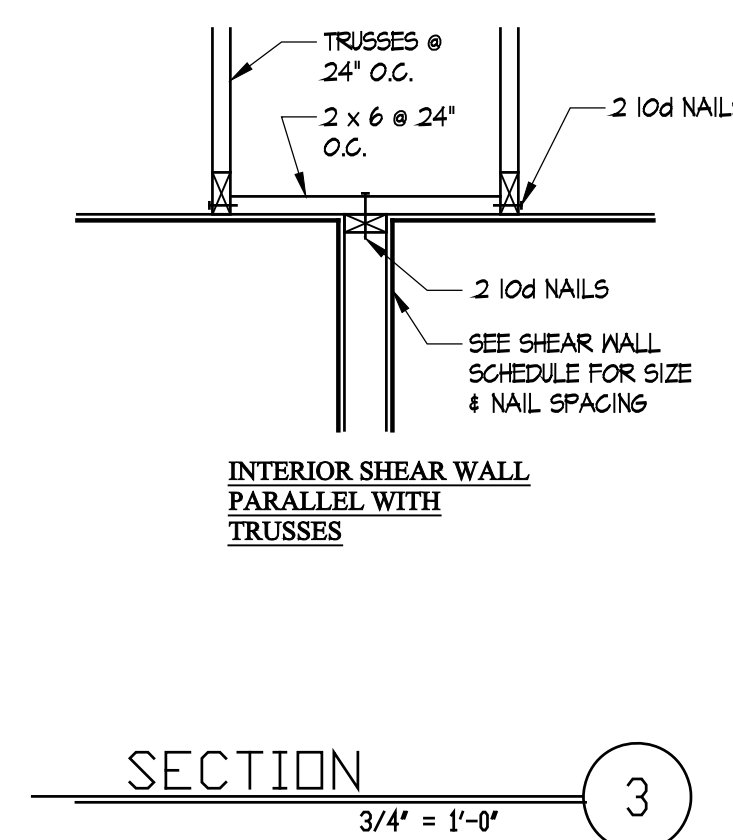
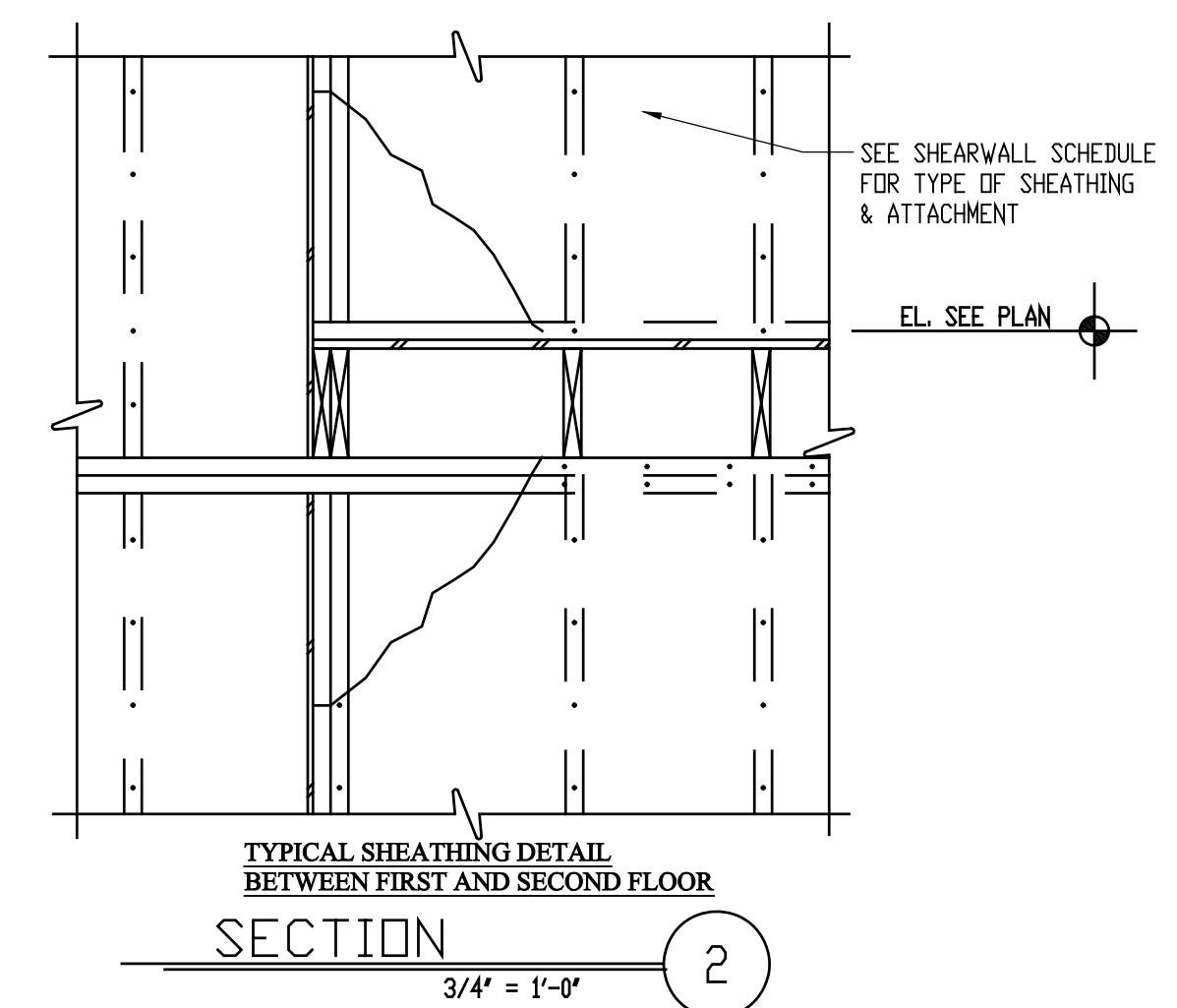
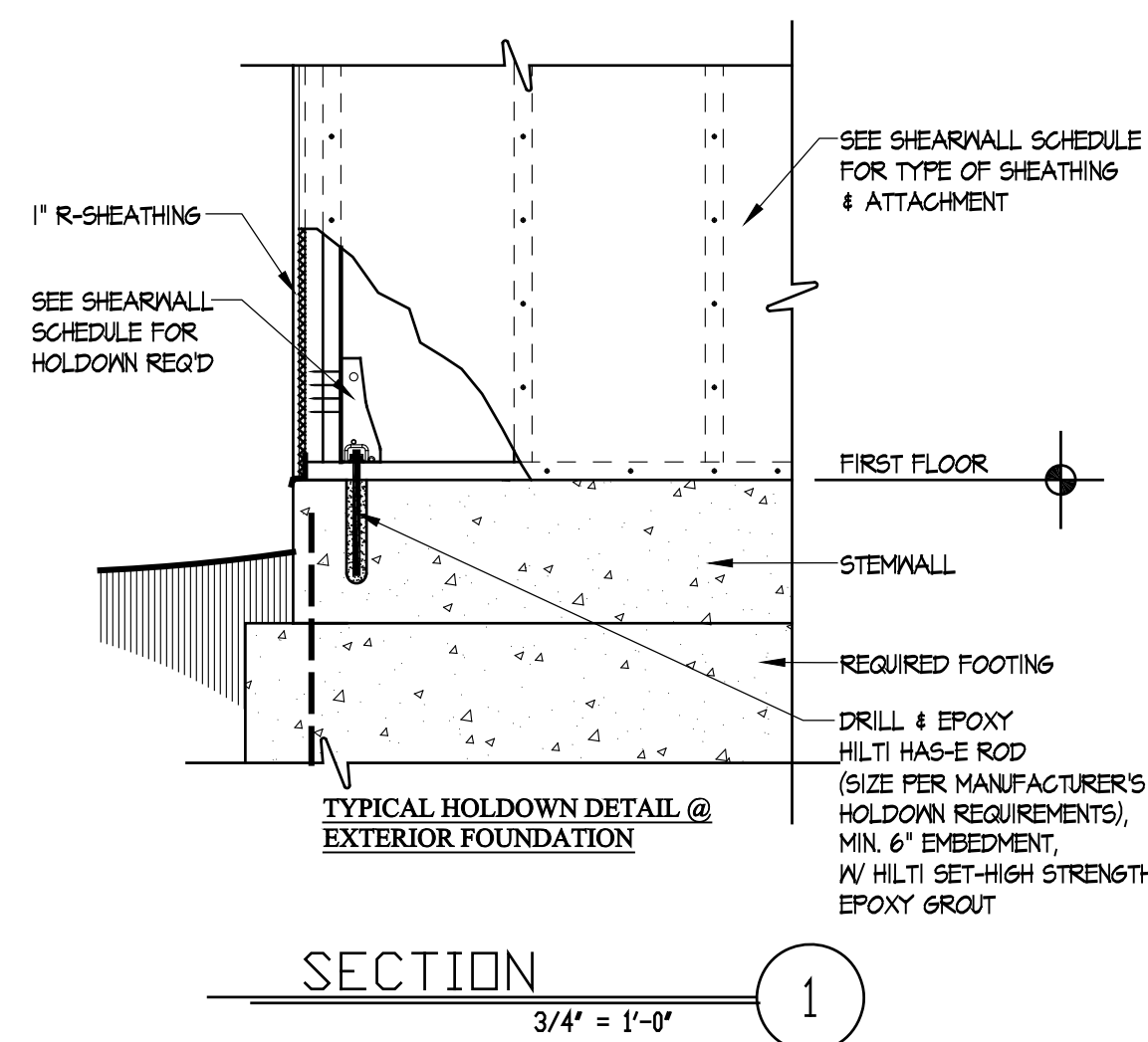
Revisions  
 ▲  
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Drawing Title  
 First Floor Plan

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







**Bracing Detail**  
Scale: 1 1/2" = 1'-0"



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

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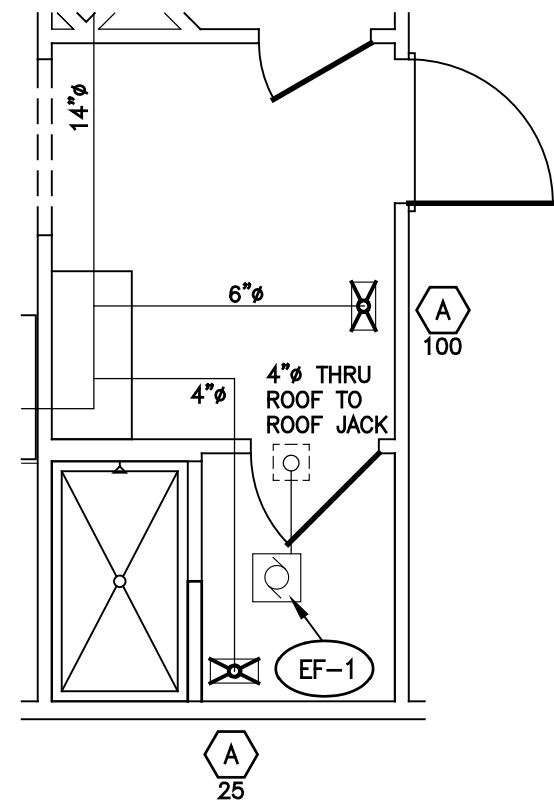
Prototype Disk No.	Interim Revision	Page Revisions Date
		3/20/18

Architect Project Number  
2019-044

Community Dates & Revisions	
Date Originated	20 DEC 2019
Bid	
Permit	
Construction	
Revisions	
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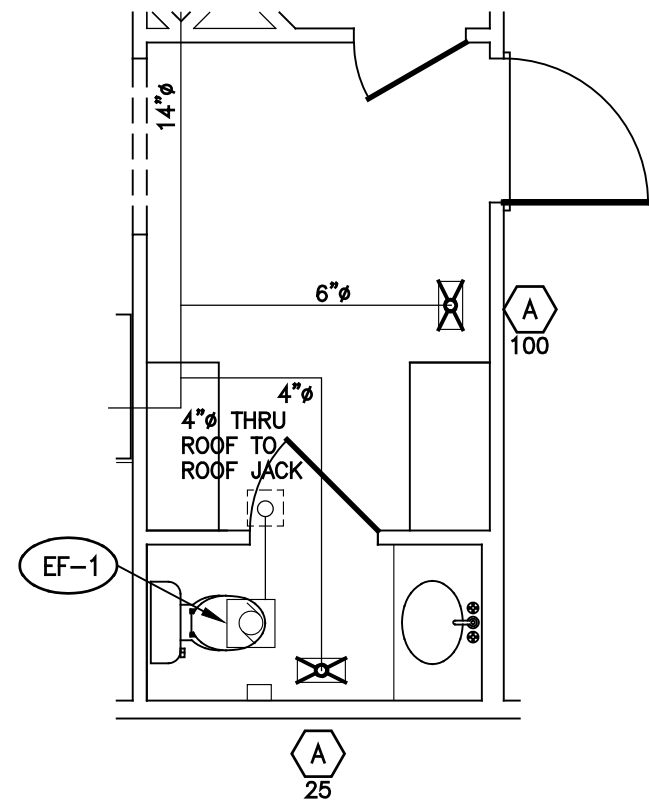
Drawing Title  
**Shear Wall Details**

Architectural Style  
European Country  
  
Sheet Number  
**S.104**  
D4 - 2017



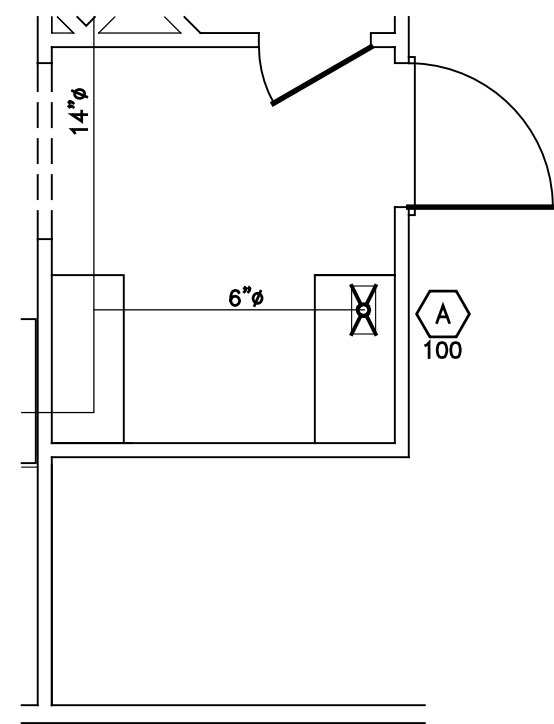
**Mudroom - Dog wash option**

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



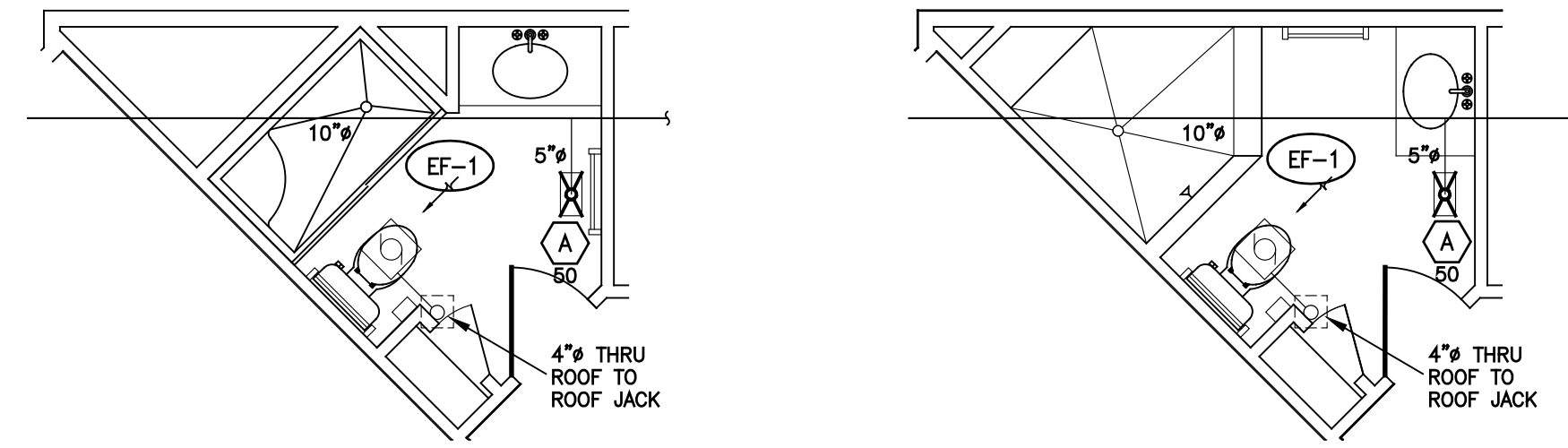
**Mudroom - Half Bath option**

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



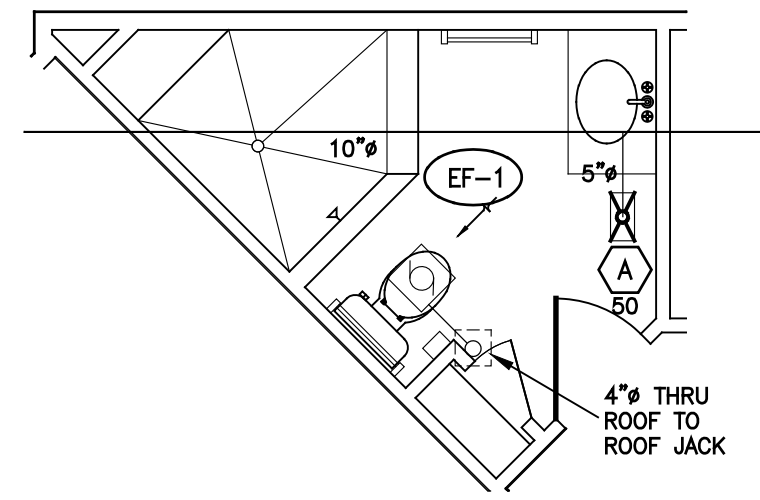
**Mudroom - Extended Garage option**

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



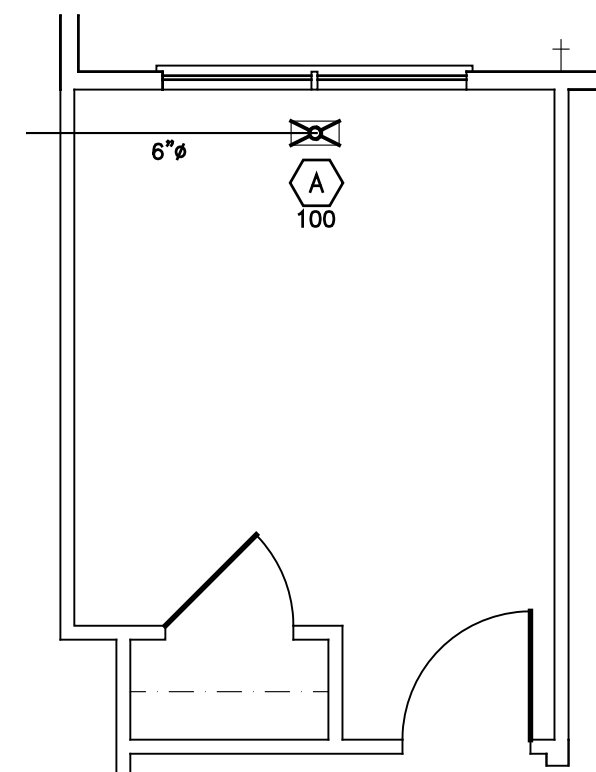
**Bath 2 - Optional Shower w/ Built-in Seat**

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



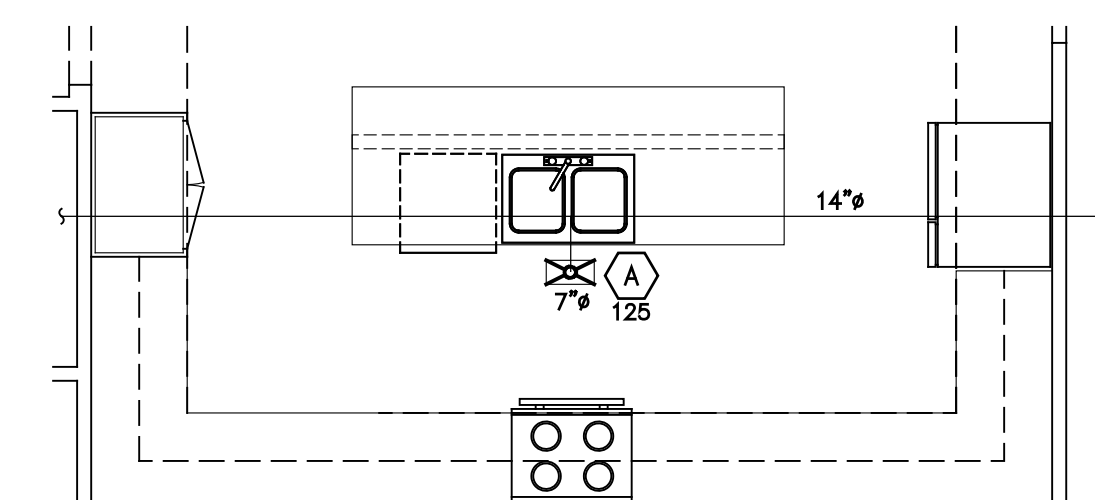
**Bath 2 - Optional Walk-In Shower**

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



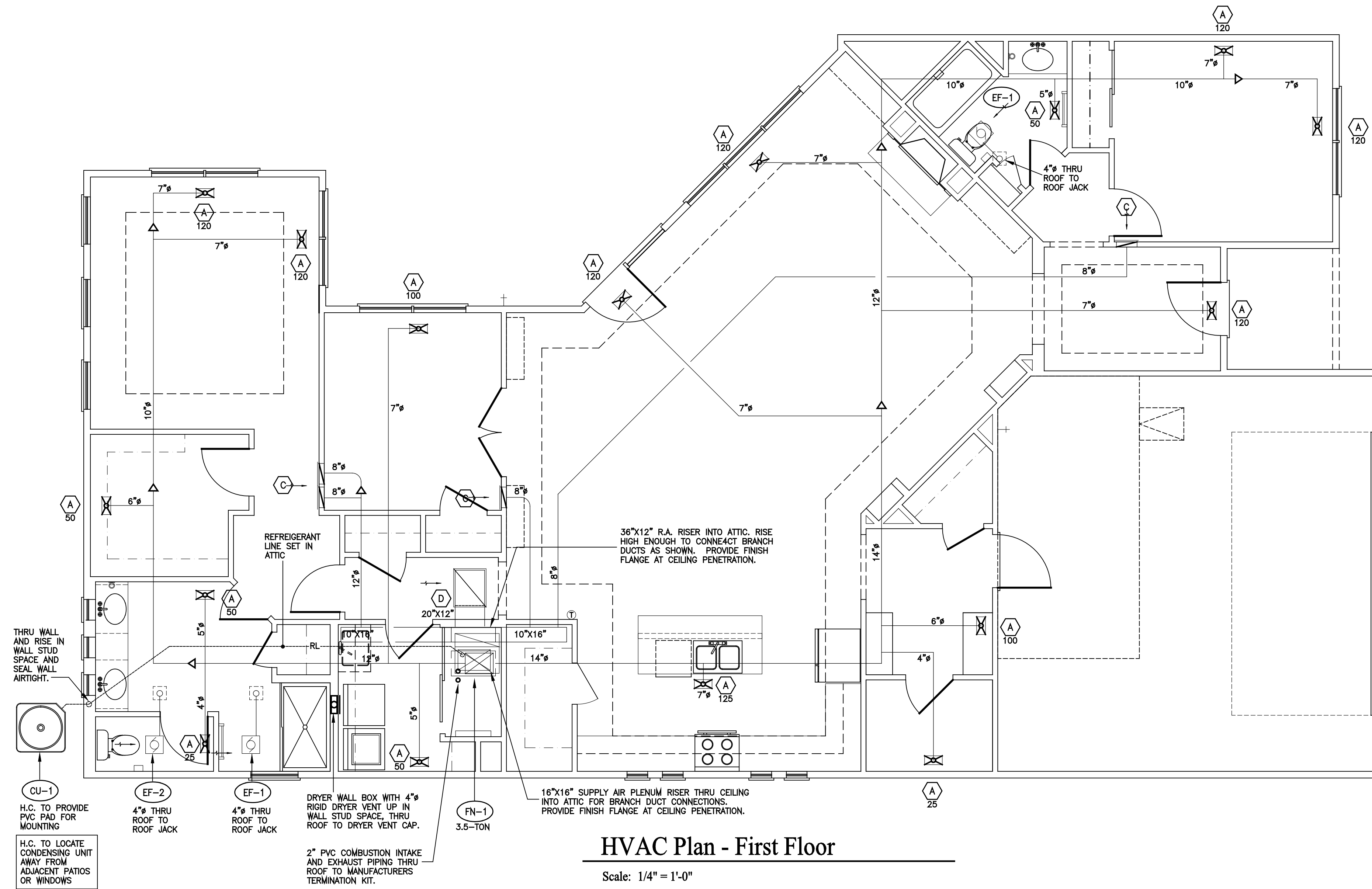
**Bedroom 3 Option**

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



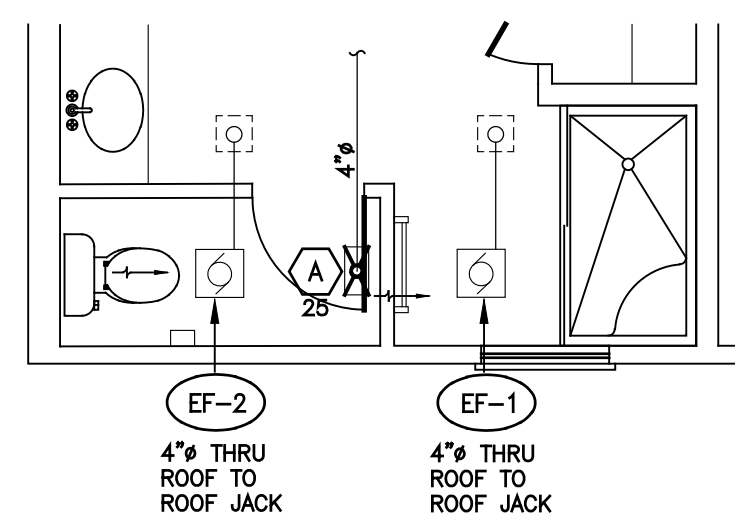
**Kitchen - Extended Option**

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



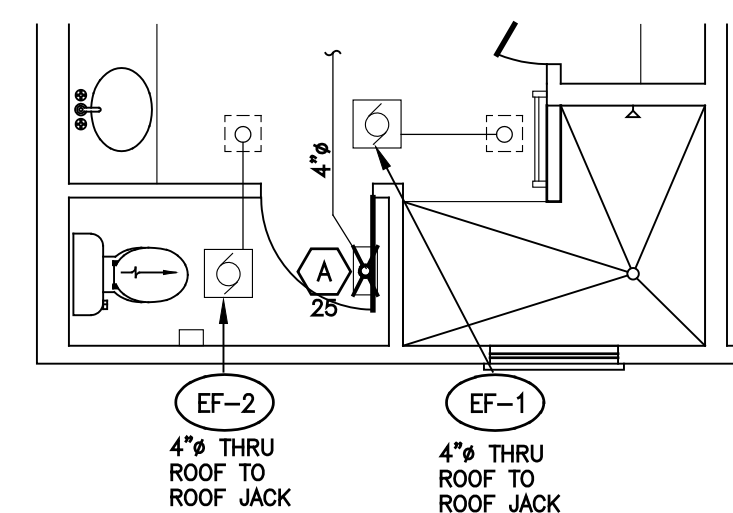
**HVAC Plan - First Floor**

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



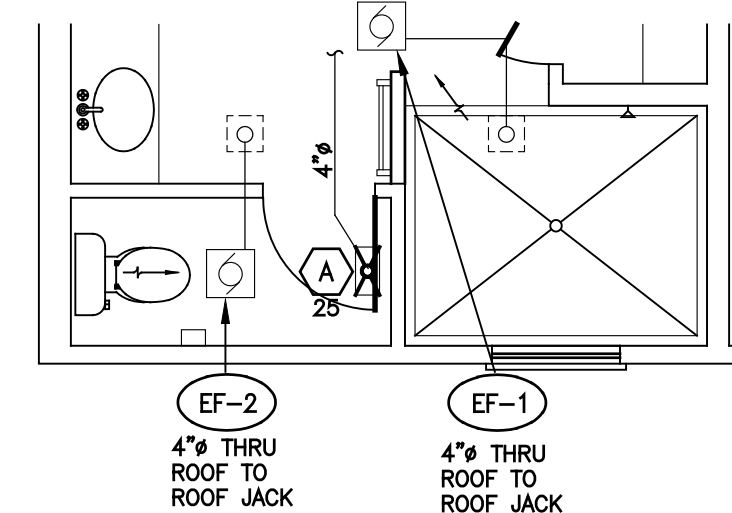
**Master Bath - Optional Shower w/ Built-in Seat**

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



**Master Bath - Optional Walk-in Shower**

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



**Master Bath - Optional Zero Threshold Shower**

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



Where Life Comes Together™

Foundation Development  
 Group, LLC & Bel Haven, LLC  
 Bel Haven  
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Drawing Title  
**HVAC Plan**

Architectural Style  
 European Country

Sheet Number  
**H.101**  
 D4 - 2017