BUILDING TYPE Portico (D2+ 2010)
Bel Haven

5060 Braden Lane, West Chester, OH 45069 - Lot #26

INDEX TO DRAWINGS

BUILDING D-2+

GENERAL NOTES

1. ALL WORK, SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.

2. ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.

3. ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.

4. FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.

5. PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 7/16" EXT. SHEATHING, ROUNDED TO THE NEAREST 1/4".

6. FINISH FLOOR ELEV. @ FIRST FLOOR LEVEL IS SET AT 100'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.

7. ALL INTERIOR PARTITIONS SHALL BE 2 x 4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 5 1/2" UNLESS NOTED OTHERWISE. PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS.

8. ALL DRYWALL IN WET AREAS, AND AS A SUBSTRATE FOR TILE, SHALL BE MOISTURE RESISTANT 1/2" WATERBOARD OR GREENBOARD.

9. ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

CODE REVIEW INFORMATION

GOVERNING BUILDING CODE: CHAPTER 11 (ENERGY EFFICIENCY):	2019 RESIDENTIAL CODE OF OHIO COMPLIANCE PATH 2 - SIMULATED PERFORMANCE APPROACH
CONSTRUCTION TYPE:	WOOD FRAME
NUMBER OF STORIES:	1 STORY
BUILDING AREAS:	2,453 SF TOTAL AREA - FIRST FLOOR

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Bel Haven, LLC
(513) 868-9800

GENERAL BUILDING INFORMATION

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

1,899 SF OF LIVING SPACE AND 554 SF GARAGE IN EACH UNIT, TOTAL = 2,453 SF. THE TYPE D-2+ 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 – 117 SF~~
~~EXTENDED MASTER SUITE – 315 SF~~

GENERAL SPECIFICATIONS

GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING OR GUYS THAT MIGHT BE NECESSARY.

2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

3. 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	30 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, Vasd 89 MPH, EXP. B

CONCRETE

1. STRUCTURAL CONCRETE:

FOOTINGS, INTERIOR SLABS	f'c = 3000 PSI
EXPOSED WALLS, GARAGE SLABS AND EXTERIOR SLABS ON GRADE	f'c = 4000 PSI (5%-7% ENTRAINED AIR)
ALL DEFORMED REINFORCING BARS	Fy = 60,000 PSI

2. CONCRETE TO BE MIXED AND PLACED PER ACI SPECIFICATIONS.

MASONRY

1. 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.

2. WHERE VENEER IS ANCHORED TO WOOD BACKING BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 1".

3. SHEET METAL TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 7/8" 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.

4. 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 9'-0" O.C., AND PLACED WITHIN 12" OF THE WALL OPENING.

VINYL SIDING

1. VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3679 BY AN APPROVED QUALITY CONTROL AGENCY.

2. VINYL SIDING, SOFFIT, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. 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

1. 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
90 MPH	D, G OR H
100 MPH	G OR H
110 MPH	G OR H

STRUCTURAL LUMBER

1. 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 = 70 PSI
   - Fc = 335 PSI (PERPENDICULAR)
   - Fc = 475 PSI (PARALLEL)
   - E = 1,000,000 PSI

2. 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

3. LAMINATED VENEER LUMBER (LVL) SHALL BE "1.4 E MICRO=LAM LVL" AS MANUFACTURED BY TRUS JOIST MACMILLAN (OR EQUAL), WITH THE FOLLOWING DESIGN PROPERTIES:
   - Fb = 2,800 PSI (SINGLE 12" MEMBER)
   - Fv = 285 PSI
   - Fc = 750 PSI (PERPENDICULAR)
   - Fc = 2000 PSI (PARALLEL TO GRAIN)
   - E = (1,400,000 PSI)

4. 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-1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
   - APA PRP-108 FOR STRUCTURAL USE PANELS, OR
   - PS 2-92 FOR WOOD-BASED STRUCTURAL USE PANELS
   - APA RESIDENTIAL CONSTRUCTION GUIDE

5. TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, AND I-JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER.

6. ANY DRILLING OR NOTCHING OF THE WALL DOUBLE TOP PLATES SHALL BE IN COMPLIANCE WITH THE BUILDING CODE.

MISCELLANEOUS

1. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEARING.

2. USE ONE CRIPPLE STUD AND ONE FULL HEIGHT 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.

3. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.

4. 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 1102.4.2.
   - SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)

5. FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.

6. ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.

7. 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

8. 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

9. OPTION: THE SPECIFIED 7/16" EXTERIOR SHEATHING CAN BE SUBSTITUTED FOR 1" ZIP SYSTEM "R-SHEATHING".

STRUCTURAL STEEL

7. ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED: ASTM A307.

8. 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.

9. STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.

10. 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 53 GRADE B, OR APPROVED EQUIVALENT.

11. 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"	8'-0"	4'-6"
4" X 3" X 1/4"	8'-0"	6'-0"
5" X 3-1/2" X 5/16"	12'-0"	8'-0"
6" X 3-1/2" X 5/16"	14'-0"	9'-6"

CONNECTIONS & FASTENERS

1. JOISTS TO BEAMS OR JOISTS TO TRUSSES - (6 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.

2. ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON H3, WITH ALL NAIL HOLES FILLED, ONE PER TRUSS END.

3. ROOF SHEATHING TO JOISTS/TRUSSES - USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.

4. 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

1. LUMBER AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE SYP NO. 2, KD IS PERCENT MC.

2. 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 1981.

3. HANGERS: ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.

4. 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
   - TIMBER CONSTRUCTION STANDARDS
   - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE-CONNECTED WOOD TRUSSES
   - TRUSS PLATE INSTITUTE PUBLICATION-BTH BRACING WOOD TRUSSES.
   - COMMENTARY AND RECOMMENDATIONS

5. ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD.	25 PSF (GROUND SNOW)
DEAD LOAD.	10 PSF
BOTTOM CHORD LIVE LOAD.	10 PSF

6. 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.

7. 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

8. 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.

DEAN A. WENZ
ARCHITECTS
2463 E. Main Street, Bexley, Ohio 43209
(614) 239-6868 www.wenz-architects.com

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BUILDING TYPE D2+ 2010
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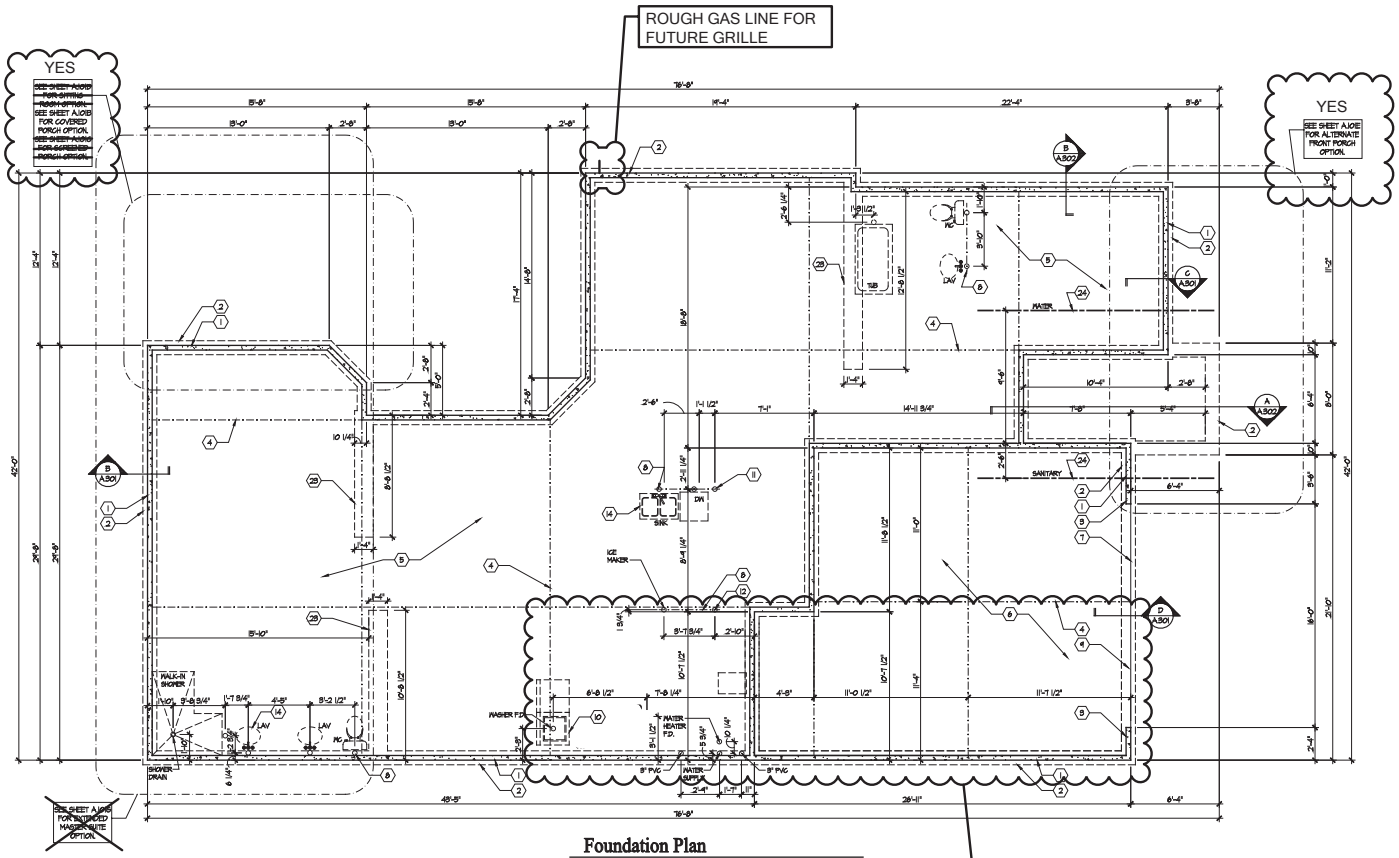
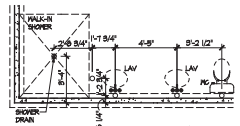


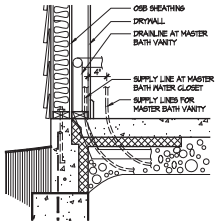
Foundation Plan

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



Master Bath - Optional Alternate Walk-In Shower

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



Master Bath Plumbing Detail - Vanity/W.C.

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

FOUNDATION CODED NOTES

FOUNDATION PLAN ONLY
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
2. 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.
3. PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
4. SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" WIDE x 1/4 DEEP - TYPICAL.
5. 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4 MIL POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
6. 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL IN GARAGES.
7. PROVIDE WEATHERLIP @ GARAGE DOOR OPENING - SEE DETAIL D, SHEET A.501.
8. PIPE LOCATION CENTERED ON WALL ABOVE.
9. NO STEM WALL AT GARAGE DOOR OPENINGS.
10. WASHER ALWAYS LOCATED LEFT OF DRYER.
11. ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
12. ELECTRICAL CONDUIT SLAB PENETRATION.
13. 8" DEEP X 12" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL BEARING WALLS.
14. DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
15. 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.
16. DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
17. 2'-6" x 2'-6" x 8" DEEP CONCRETE FOOTING WITH (3) NO. 4 REBAR EACH WAY (OR SIZE AS SHOWN.
18. 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.
19. 8" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL BEARING WALLS.
20. 8" DEEP CONCRETE FOOTING WITH (5) NO. 4 REBAR EACH WAY - SEE PLANS FOR SIZE.
21. 18" 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.
22. 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 52" BELOW FINISH GRADE.
23. 12" DEEP x 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
24. PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.

GENERAL FOUNDATION NOTES

1. 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.
2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
3. HOLD DOWN TOP OF FOUNDATION WALL 8" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
4. PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
5. CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
6. CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
7. CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
8. CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SHOWER OPTIONS.

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

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		4/28/10

Architect Project Number
2019-044

Community Dates & Revisions
Date Originated 20 FEB 2020
Bid
Permit
Construction
Revisions
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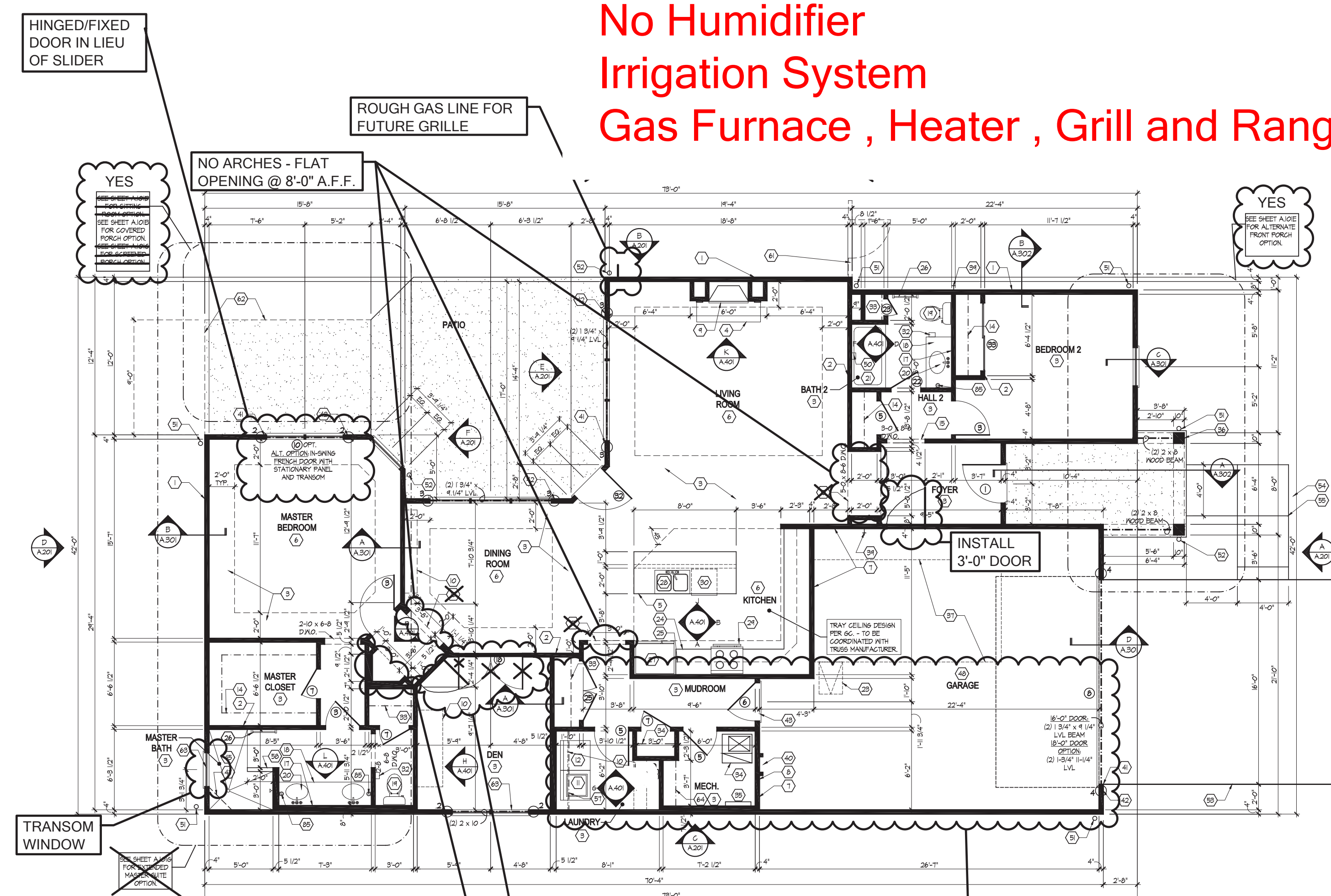
Drawing Title
Foundation Plan

Architectural Style
European Country

Sheet Number
A.100
D2+ 2010

No Laundry Tub
No Humidifier
Irrigation System
Gas Furnace , Heater , Grill and Range



First Floor Plan

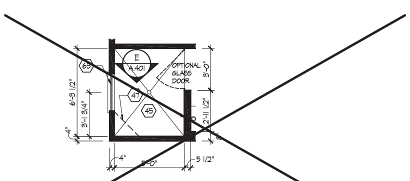
Scale: 1/4" = 1'-0"

3-CAR GARAGE OPTION

MERGE MECH. & LAUNDRY ROOMS.
REMOVE SMALL CLOSET IN BETWEEN THESE ROOMS

DELETE DEN DOORS, FILL OPENING, & ADD SINGLE DOOR

TRIANGULAR NICHE TO RUN FULL HEIGHT, FLOOR TO CEILING



Master Bath - Optional Alternate Walk-In Shower

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

FIRST FLOOR PLAN CODED NOTES

(FIRST FLOOR UNIT PLANS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. 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.
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. 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
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. MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
9. PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DV3732SBI (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).
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 PLUMING ONLY.
14. SINGLE CLOSET ROD & SHELF (67 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING. VERIFY HEIGHT IN SECOND FLOOR KNEE WALL AREAS.
15. ARCHED OPENING. SPRING POINT @ 7'-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 31 1/2" A.F.F.
19. TOILET & SEAT.
20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
21. 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
23. 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.
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 A.304 FOR MORE INFORMATION.
32. TOILET PAPER DISPENSER.
33. (4) 16" DEEP WIRE SHELVES (29", 42", 55", 68" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
34. FURNACE LOCATION.
35. TANKLESS WATER HEATER LOCATION.
36. 10" X 10" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL F, SHEET A.304 FOR MORE INFORMATION.
37. 16'-0" x 8'-0" OPTIONAL ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES.
38. 1/2 WALL TO UNDERSIDE OF BAR COUNTERTOP.
39. HOSE BIBB LOCATION.
40. SURFACE MOUNTED ELECTRIC PANEL LOCATION.
41. PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
42. INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARING OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
43. MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
44. 32" X 60" STANDARD SHOWER BASE.
45. CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
46. WOOD GUARD RAIL (OPTIONAL) - SEE DETAIL K ON SHEET A.304.
47. TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F HIGH.
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.
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 WINDOWS.
64. (4) 12" DEEP WIRE SHELVES (29", 42", 55", 68" A.F.F.) - STANDARD SPACING.
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 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 BAFFLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
74. UNDER THE COUNTER REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 7'-0" A.F.F..
76. 2 x 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
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" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
79. 3" DIAMETER STANDARD STEEL PIPE COLUMN WITH 1/2" CAP PLATE AND 1/2" x 4" x 6" BASE PLATE.
80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
81. DASHED LINE INDICATES BEAM - SEE BONUS ROOM GARAGE WALL SECTION.
82. LINE INDICATES EXPOSED FOUNDATION STEM WALL.
83. FLAT DRYWALL CEILING @ 8'-4" A.F.F..
84. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
85. TOWEL RING.

EPCON Communities
Where Life Comes Together

Foundation Development Group, LLC & Bel Haven, LLC
Bel Haven
Beckett Road
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