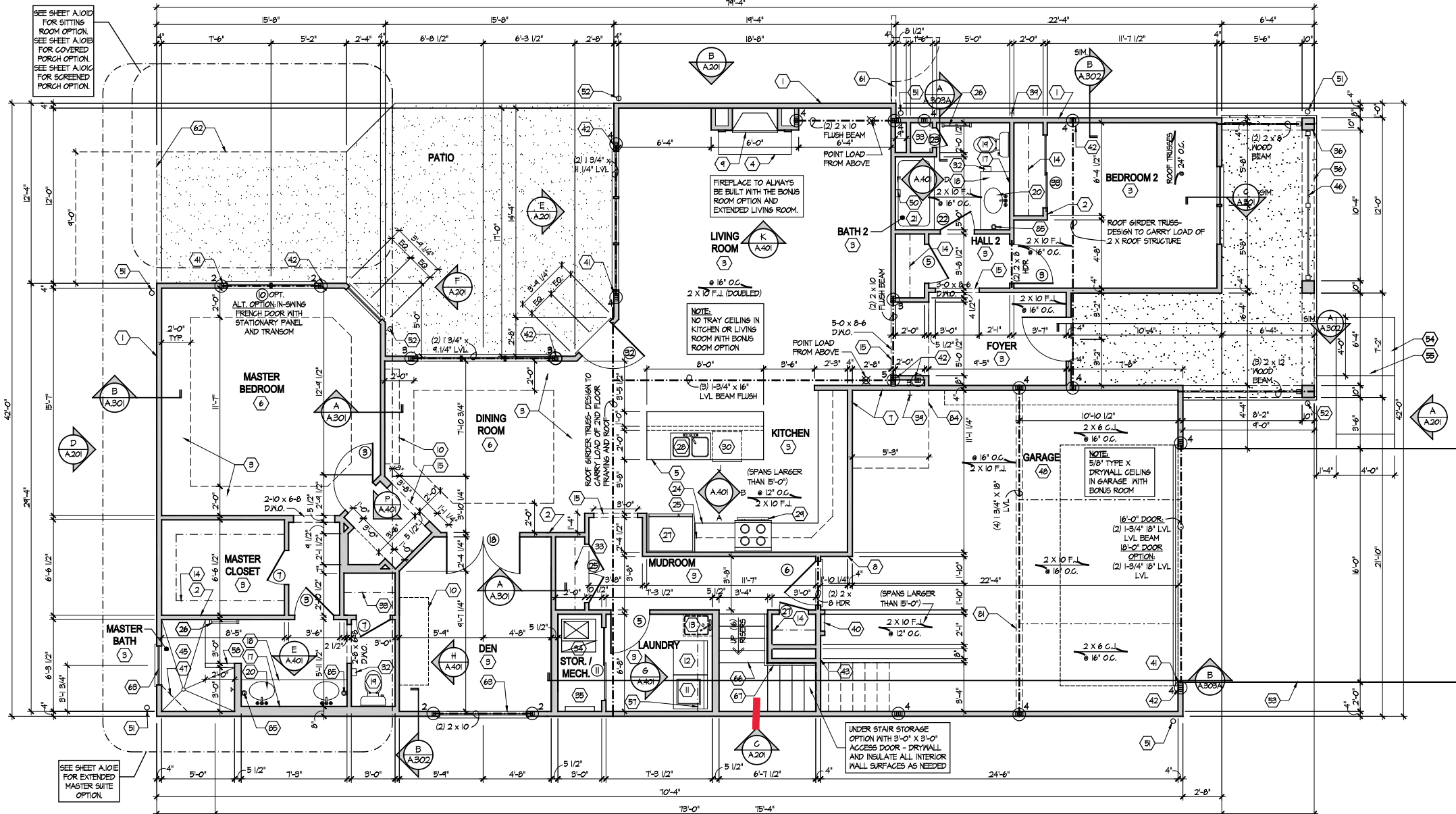
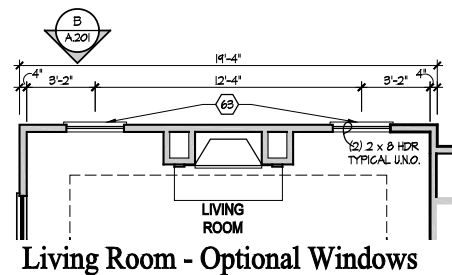


GAS Furnace , heater , cooktop and fireplace

Humifier valve needed , irrigation line needed



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 5' 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 DVST2258I (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 51" WIDE X 34 3/4" HIGH X 18" DEEP WITH BUILT-IN CABINERY 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 (61 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 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 GLED LEAVING NO SCREWS EXPOSED.
- BASE CABINETS AND COUNTERTOP.
- LINE OF WALL CABINETS ABOVE.
- 24" LONG TONEL 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) 16" DEEP WIRE SHELVES (21", 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 HOOD 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 @ 9'-4" AFF.
- SOAP DISH - 5" HIGH X 7" WIDE.
- DOWNSPOUT LOCATION.
- DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO ABOVE.
- 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 (21", 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.

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Foundation Development
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Beckett Road
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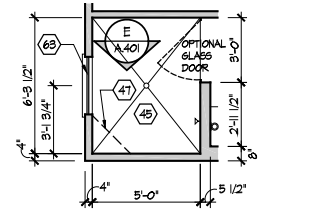
Prototype Disk No.	Interim Revision	Page	Revision Date
			4/28/10

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 FEB 2020
Blld Permit Construction	
Revisions	▲ ▲ ▲

Drawing Title
First Floor Plan

Architectural Style
European Country
Sheet Number
A.101
D2+ Bonus 2010



Master Bath - Optional Alternate Walk-In Shower

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

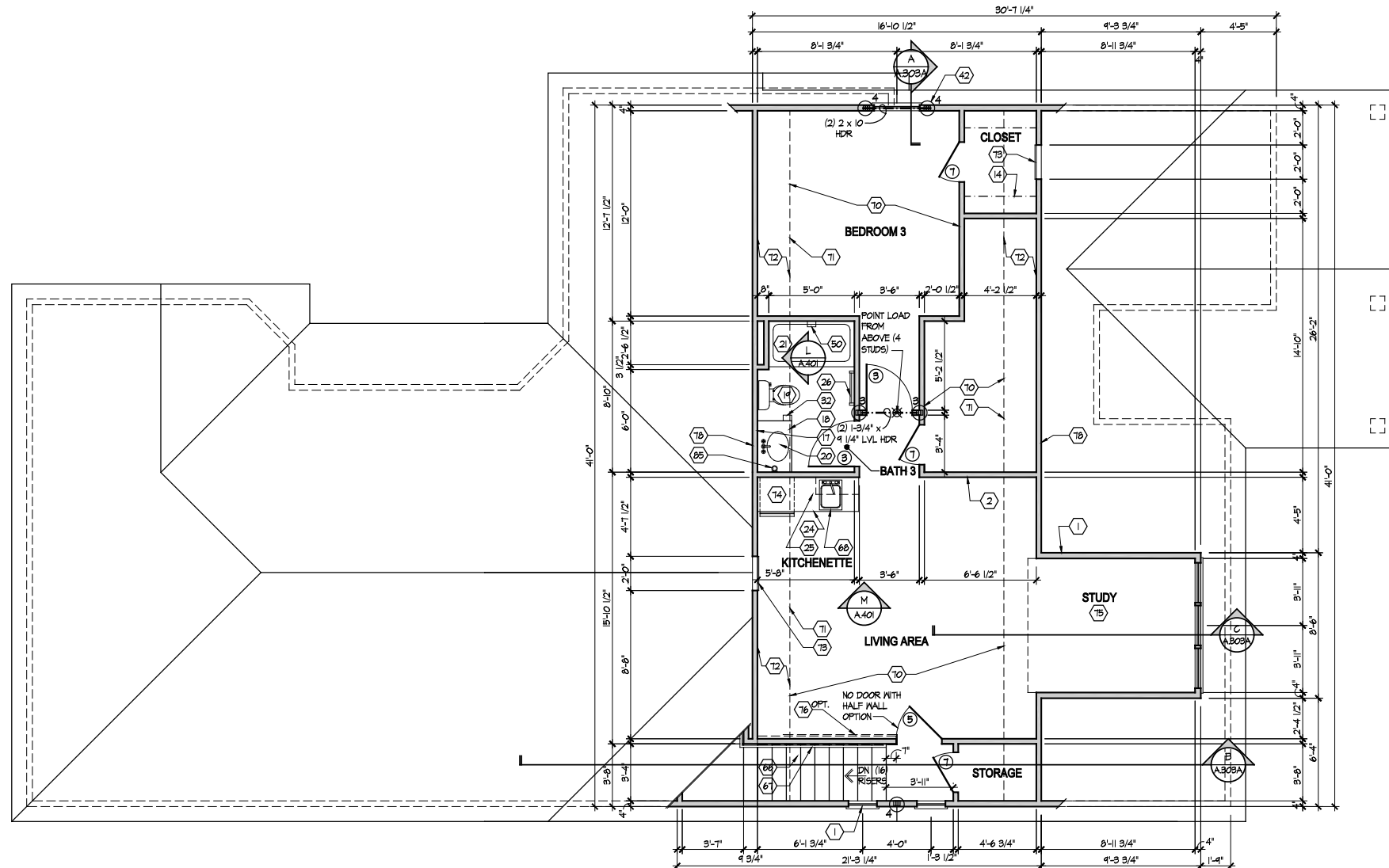
GENERAL NOTES

1. 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 3" FROM INTERSECTING WALLS.
4. AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOIST/TRUSSES - PROVIDE 2 X BLOCOS 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)

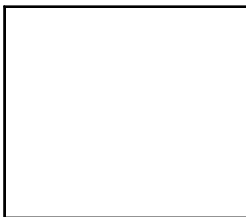
1. EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 7/8" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
2. INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
3. FLAT DRYWALL CEILING @ 9'-0" A.F.F. - 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 DV8TB25B1 (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 9" 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 PLUMBING ONLY.
14. SINGLE CLOSET ROD & SHELF (6" 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING. VERIFY HEIGHT IN SECOND FLOOR KNEE WALL AREAS.
15. ARCHED OPENING. SPRING POINT @ 1'-0" 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 34" 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 GLEED LEAVING NO SCREWS EXPOSED.
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 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 A304 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 A304.
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 (24", 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 NEVEL POST.
68. SINGLE BOWL SINK AND FAUCET.



Second Floor Plan

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

64. 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 BATTLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
74. UNDER THE COUNTER REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 10'-0" A.F.F.
76. 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 6 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" GAP 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.



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Bel Haven
Beckett Road
West Chester, Ohio 45069

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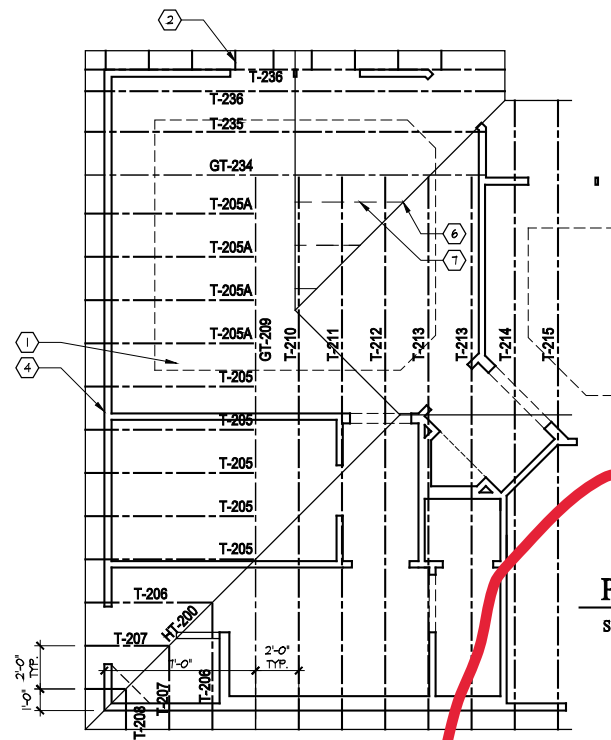
Prototype Disk No.	Interim Revision	Page Revisions Date
		4/28/10

Architect Project Number
2019-044

Community Dates & Revisions	
Date Originated	20 FEB 2020
Bid Permit Construction Revisions	
▲	▲
▲	▲
▲	▲

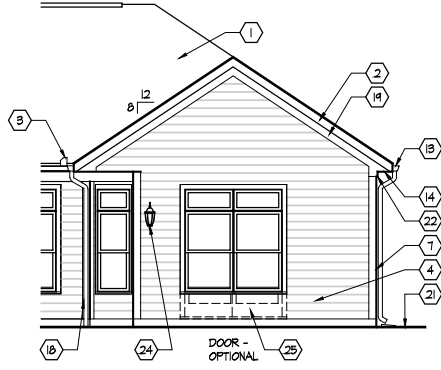
Drawing Title
Second Floor Plan

Architectural Style
European Country
Sheet Number
A.101A
D2+ Bonus 2010



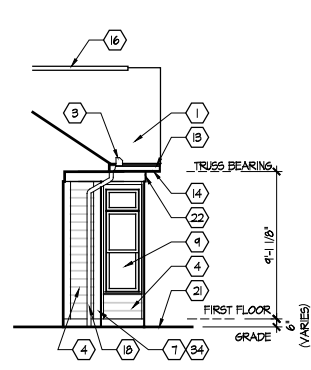
Partial Roof Framing Plan

Scale: 1/4" = 1'-0"
SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



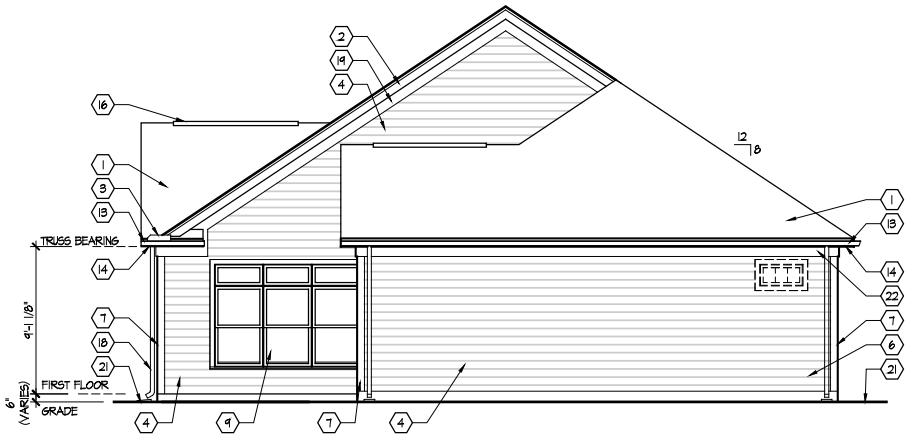
A Partial Extended Master Suite Elevation

Scale: 3/16" = 1'-0"
(MARK DUPLICATED)



B Partial Extended Master Suite Elevation

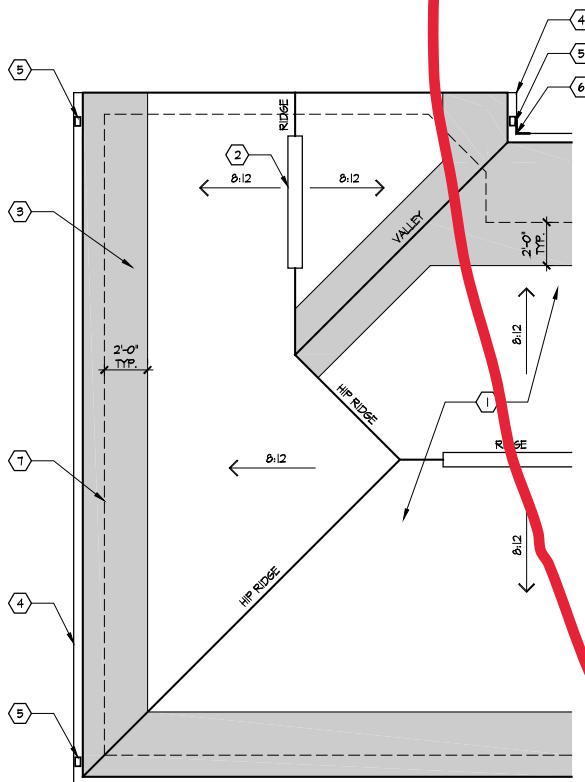
Scale: 3/16" = 1'-0"
(MARK DUPLICATED)



C Partial Extended Master Suite Elevation

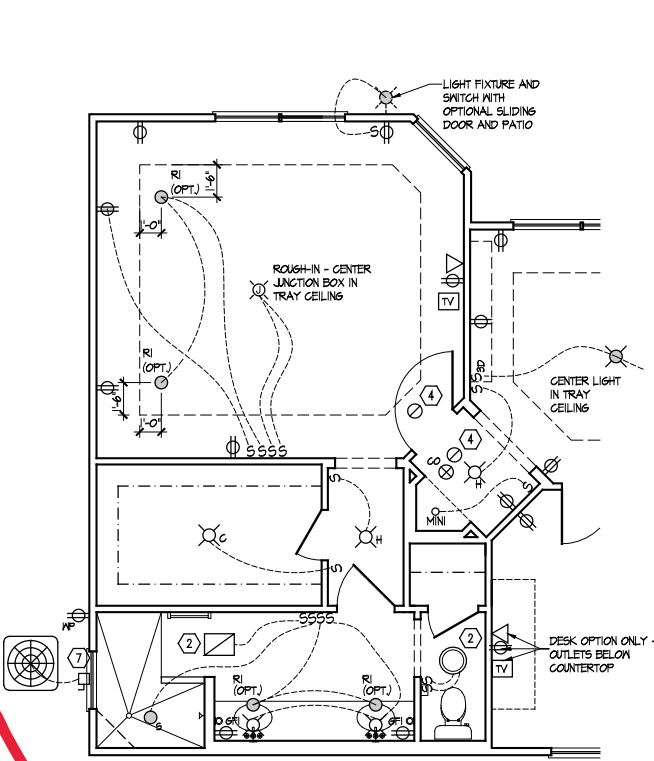
Scale: 3/16" = 1'-0"
(MARK DUPLICATED)

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS. SEE BASE FLOOR PLAN FOR ELEVATION DESIGNATION MARKERS.



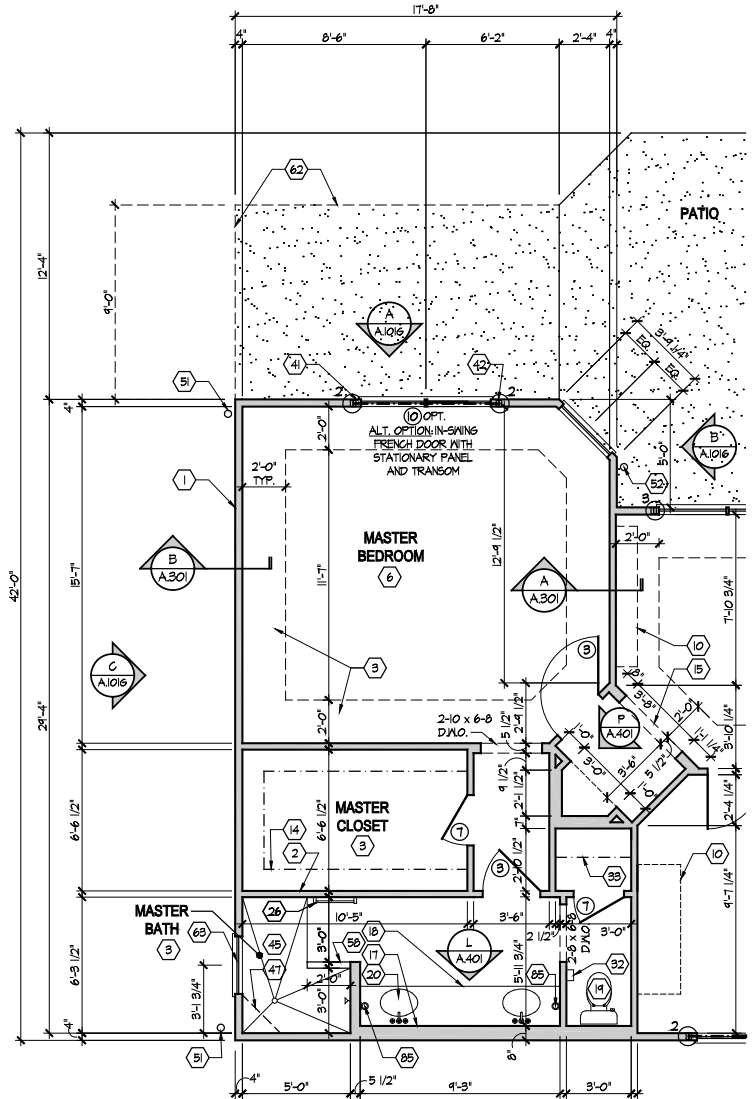
Partial Roof Plan

Scale: 1/4" = 1'-0"
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



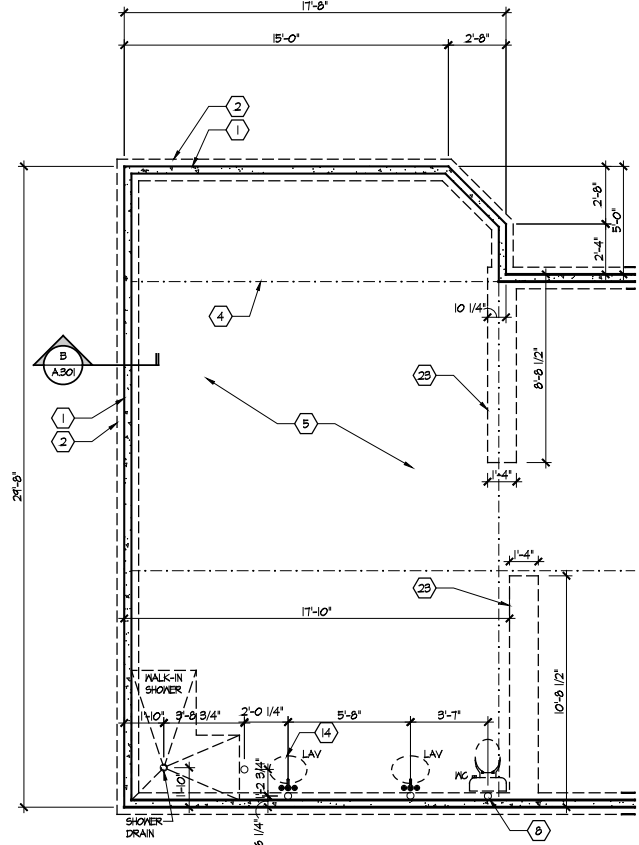
Electrical Plan - First Floor

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.

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Prototype Disk No.	Interim Page Revisions Revision	Date
		2/17/12

Architect Project Number
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Community Dates & Revisions	
Date Originated	20 FEB 2020
Bid	
Permit	
Construction	
Revisions	
▲	▲
▲	▲

Drawing Title
Deluxe Master Suite Option

Architectural Style
European Country
Sheet Number
A.101G
D2+ 2010

