

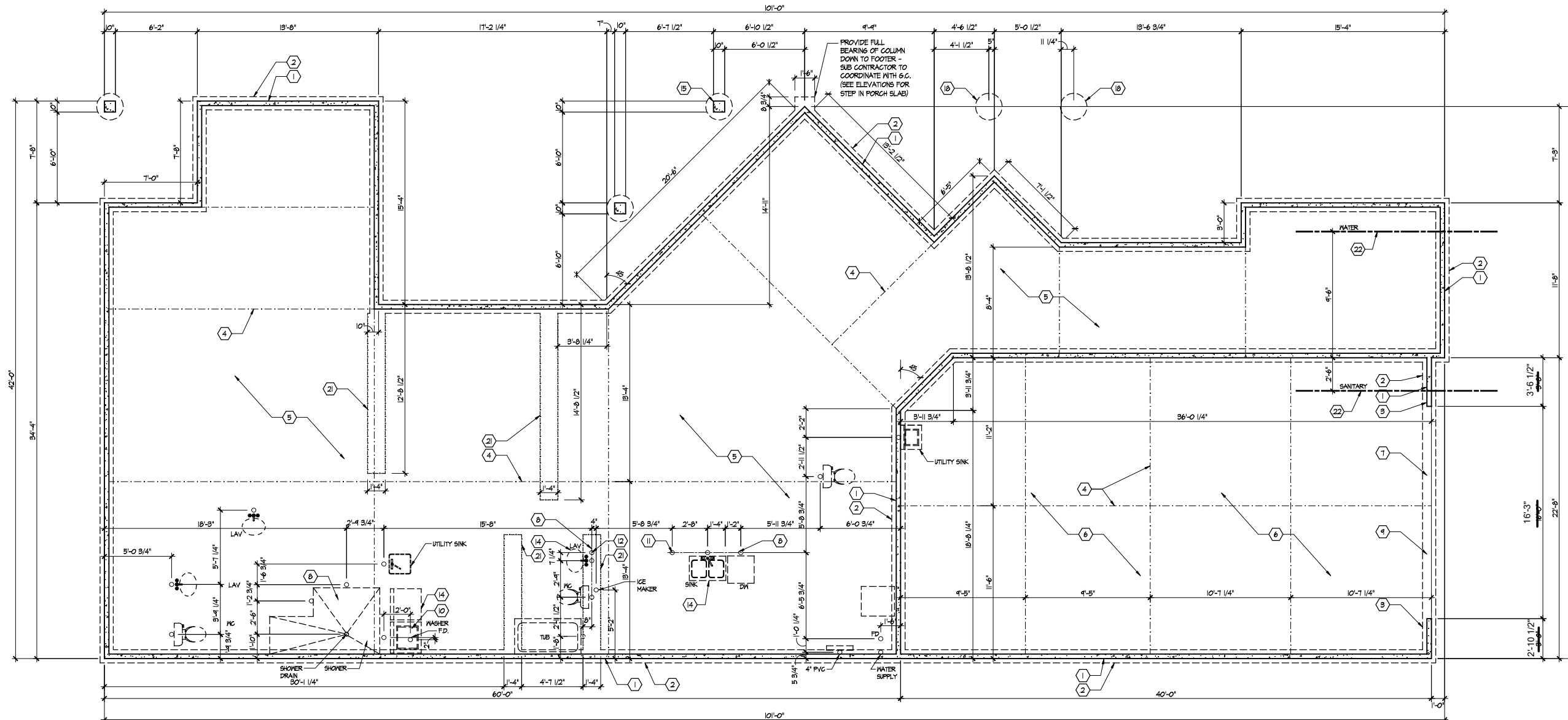
FOUNDATION CODED NOTES

(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" POURED 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 FEATHERLIP @ GARAGE DOOR OPENINGS - SEE DETAIL D, SHEET A301.
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. 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.
14. DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
15. 8" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS.
16. 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
17. 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.
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. 12" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
20. PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.

GENERAL FOUNDATION NOTES

1. SOIL BEARING CAPACITY ASSIGNED TO BE 2500 PEF 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.



Foundation Plan

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

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

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Revisions	
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Drawing Title
Foundation Plan

Architectural Style
European Country

Sheet Number
A.100
D3 - 2010



*ALL INTERIOR DOORS TO SOLID CORE DOORS

1 Story slab

irrigation line

ice maker

humidifier valve

Laundry tub in garage - need backing

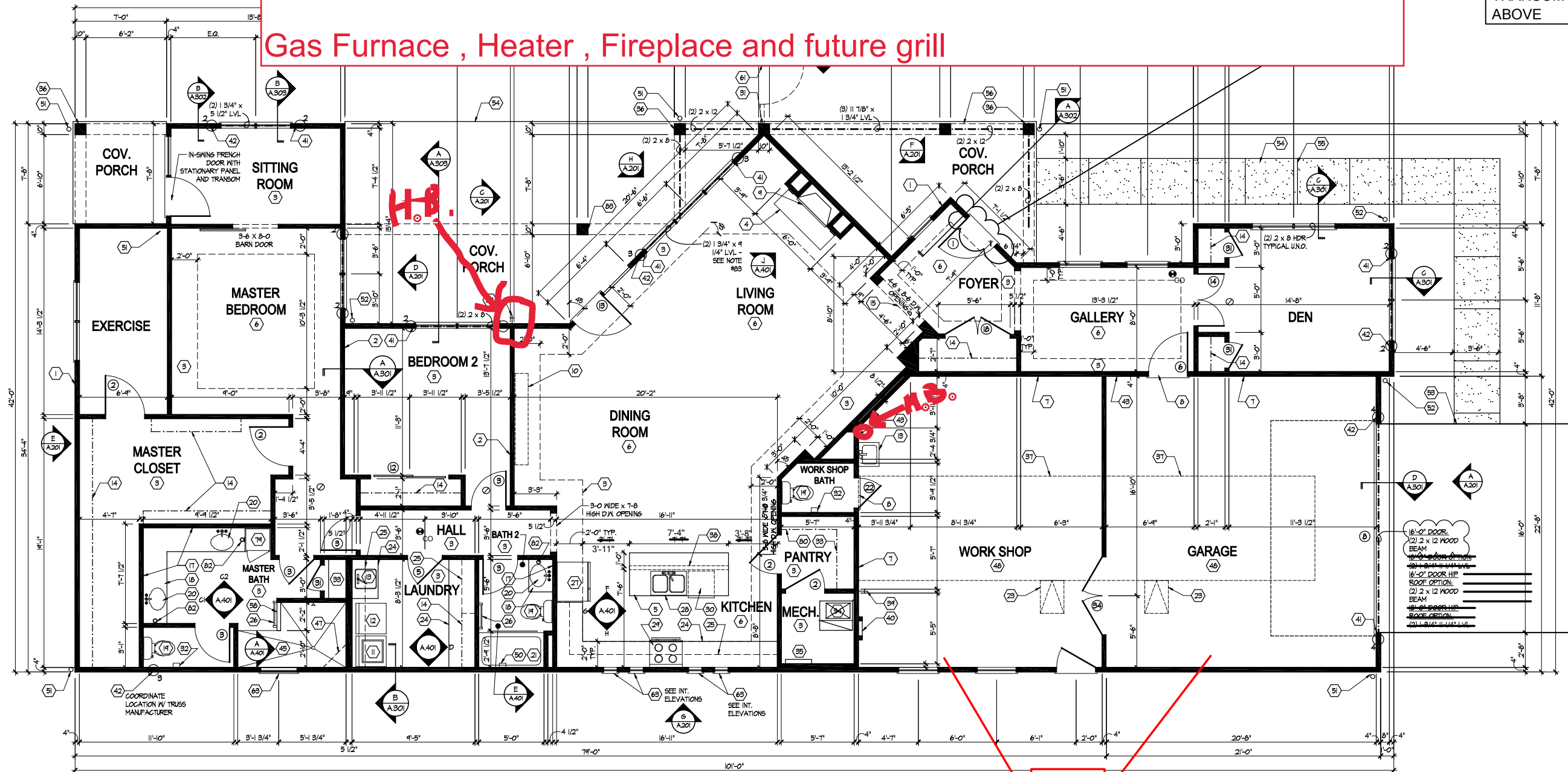
Laundry tub in washer room

Toilet in garage

Gas Furnace , Heater , Fireplace and future grill

1/2" AFF.) - STANDARD SPACING, TYPICAL AT LINEN CLOSETS
 SEE
 FIT FOR SANITARY LINES FROM BONUS ROOM.
 TION FOR COVERED PORCH - TRUSS MANUFACTURER TO ENSURE
 MET FOR ALL TRUSSES AND BEAMS INCLUDING WINDOW
 THICKNESS OF SHEATHING.
 S LOCATIONS AND
 L BE LOCATED WITH
 PARALLEL FLOOR
 DEPTH OF FLOOR
 L.
 ECTOR

FULL LIGHT
 GLASS
 ENTRY
 DOOR WITH
 TRANSOM
 ABOVE



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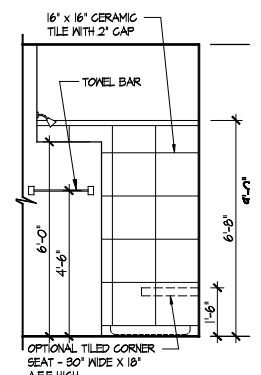
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Drawing Title
 First Floor Plan

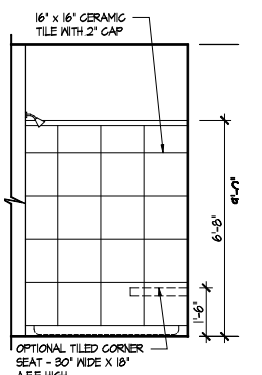
Architectural Style
 European Country
 Sheet Number
 A.101
 D3 - 2010

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

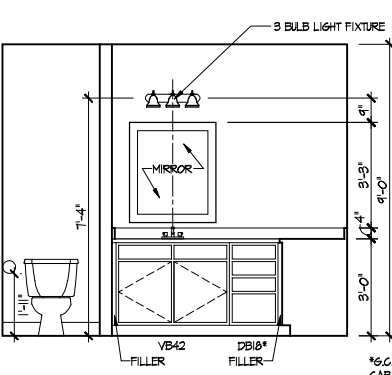
FLOOR COATING



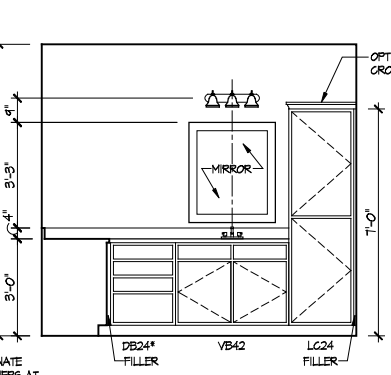
A Master Bath Option
Scale: 3/8" = 1'-0"



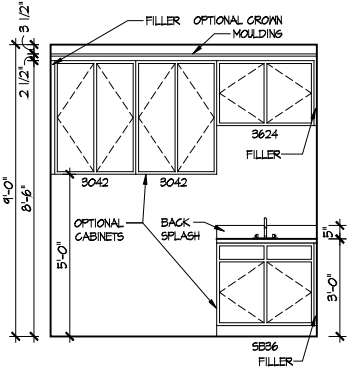
A Master Bath Option
Scale: 3/8" = 1'-0"



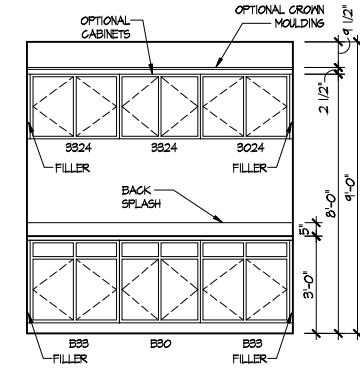
B1 Master Bath
Scale: 3/8" = 1'-0"



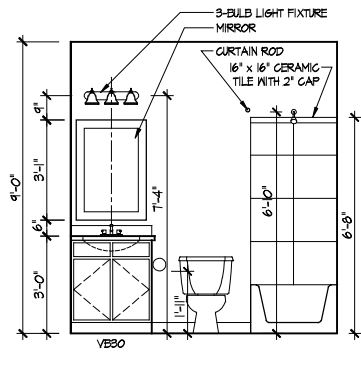
B2 Master Bath
Scale: 3/8" = 1'-0"



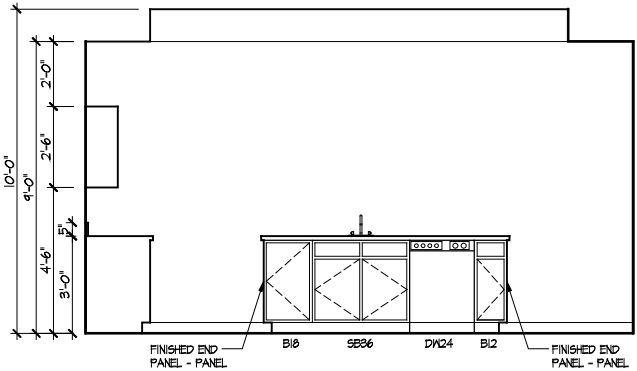
C Laundry Optional / Deluxe
Scale: 3/8" = 1'-0"



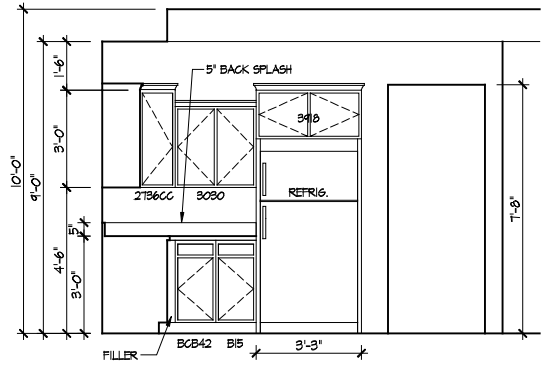
D Laundry
Scale: 3/8" = 1'-0"



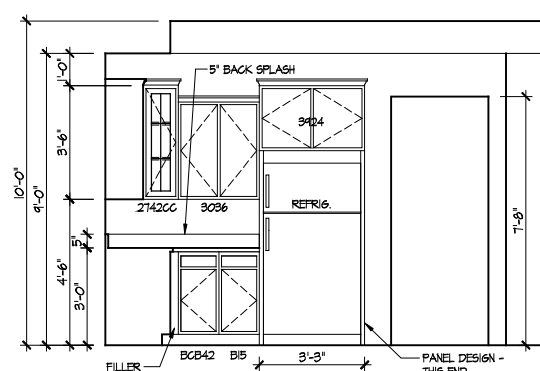
E Bath 2
Scale: 3/8" = 1'-0"



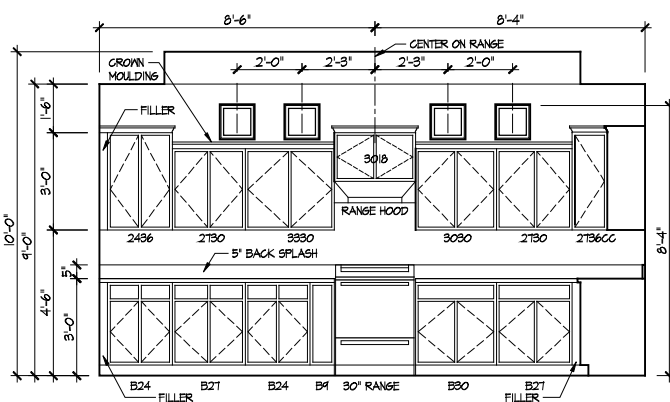
F Kitchen Elevation
Scale: 3/8" = 1'-0"



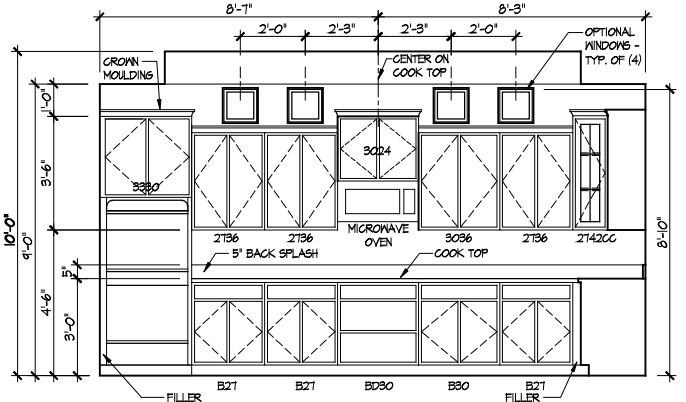
G Kitchen - Staggered
Scale: 3/8" = 1'-0"



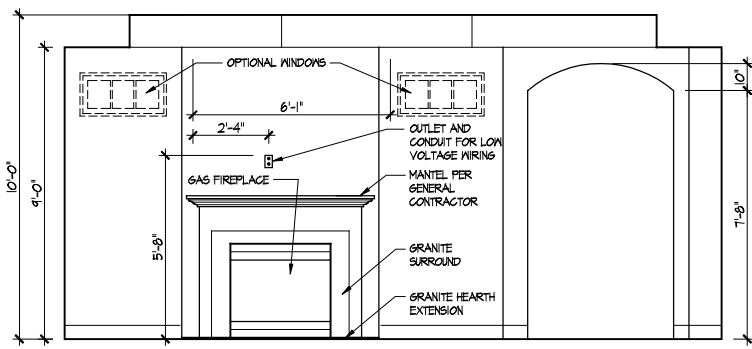
G Kitchen - Deluxe
Scale: 3/8" = 1'-0"



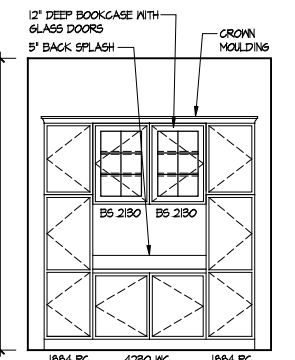
H Kitchen Elevation - Staggered
Scale: 3/8" = 1'-0"



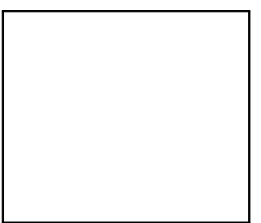
H Kitchen Elevation - Deluxe
Scale: 3/8" = 1'-0"



J Living Room Elevation
Scale: 3/8" = 1'-0"



K Dining Room Elevation (Optional)
Scale: 3/8" = 1'-0"



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Interior Elevations

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