

# BUILDING TYPE D-4 M Bonus (Promenade Plus) - 2017 Bel Haven

8029 S. Bel Haven Lane, West Chester, OH 45069 - Lot #08



**EPCON**  
Communities

Where Life Comes Together™

**Bel Haven, LLC**  
(513) 868-9800

## GENERAL BUILDING INFORMATION

THIS BUILDING IS A **01 UNIT SINGLE FAMILY DWELLING STRUCTURE, THE DWELLING UNIT CONTAINS:**

**2,098 SF OF LIVING SPACE AND 498 SF GARAGE IN EACH UNIT. TOTAL = 2546 SF. THE TYPE D-4 M BONUS 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 - + 325 SF

ENHANCED OWNER SUITE - + 84 SF

TOTAL SQUARE FOOTAGES WITH BONUS ROOM OPTION:

FIRST FLOOR - 2,098 SF

GARAGE - 498 SF

SECOND FLOOR - + 719 SF

Total Area (not including garage) 2826 sf

## GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES, AND THE BUILDING STANDARDS REFERENCED THEREIN.
- ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.
- ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.
- PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 1/8" EXT. SHEATHING, ROUNDED TO THE NEAREST 1/4".
- FINISH FLOOR ELEVATION @ FIRST FLOOR LEVEL IS SET AT 00'-0" SEE SITE PLAN FOR ACTUAL FLOOR ELEVATION @ EACH BUILDING.
- ALL INTERIOR PARTITIONS SHALL BE 2 x 4 STUDS @ 8' O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 5/16" UNLESS NOTED OTHERWISE. PROVIDE SOLID LAMBER BLOCKING @ ALL WALL MOUNTED ITEMS.
- SUBSTRATE (BACKER) FOR TILE IN SHOWERS/TUBS SHALL BE FIBER-REINFORCED OR SIMILAR PER APPLICABLE CODE.
- ALL INTERIOR COLORS AND FINISHES NOT SPECIFIED HEREIN TO BE SELECTED BY THE OWNER.

## INDEX TO DRAWINGS

- BUILDING D-4 M BONUS**
- A100 FOUNDATION PLAN
  - A100-OPT FOUNDATION PLAN OPTIONS
  - A101 FIRST FLOOR PLAN
  - A101-OPT FIRST FLOOR PLAN OPTIONS
  - A102 SECOND FLOOR PLAN
  - A103 COVERED PORCH OPTION
  - A104 SCREENED PORCH OPTION
  - A105 SPRING ROOM OPTION
  - A106 4 SEASON ROOM OPTION
  - A107 ELUVOLE BONUS ROOM EXTERIOR ELEVATIONS
  - A108 ELUVOLE BONUS ROOM EXTERIOR ELEVATIONS (ALTERNATE)
  - A109 BONUS ROOM INTERIOR DESIGN OPTION
  - A110 DESIGN MASTER SUITE PLANS + ELECTRICAL
  - A111 DESIGN MASTER SUITE ELEVATIONS + ROOF PLANS
  - A112 DESIGN MASTER SUITE PLANS + ELECTRICAL
  - A113 DESIGN MASTER SUITE ELEVATIONS + ROOF PLANS
  - A102 ROOF PLAN
  - A109 ELUVOLE BONUS ROOM EXTERIOR ELEVATIONS
  - A100 FIRST FLOOR FINISH PLAN
  - A101 ROOF FINISH PLAN
  - A102 ROOF TRUSS PROFILES
  - A103 ROOF TRUSS PROFILES
  - A104 SHEAR WALL PLAN
  - A105 SHEAR WALL DETAILS
  - A101 WALL SECTIONS
  - A102 WALL SECTIONS
  - A103 WALL SECTIONS
  - A104 WALL SECTIONS
  - A105 DETAILS
  - A101 INTERIOR ELEVATIONS
  - A102 INTERIOR ELEVATIONS
  - A103 INTERIOR FINISH PLAN AND SCHEDULES
  - A104 FINISH ELEVATIONS AND NOTES
  - A105 FINISH ELEVATIONS AND NOTES
  - A106 HVAC SCHEDULES & DETAILS
  - A107 HVAC PLAN
  - A108 ELECTRICAL SCHEDULES AND DIAGRAMS
  - E10 ELECTRICAL PLAN
  - E10A ELECTRICAL PLAN OPTIONS

## CODE REVIEW INFORMATION

GOVERNING BUILDING CODE CHAPTER II (ENERGY EFFICIENCY)	2018 RESIDENTIAL CODE OF OHIO COMPLIANCE PATH 2 - SIMULATED PERFORMANCE APPROACH
CONSTRUCTION TYPE	WOOD FRAME
NUMBER OF STOREYS	1 STORY (2 STORY WITH BONUS ROOM)
BUILDING AREA	2546 SF TOTAL AREA - FIRST FLOOR

## GENERAL SPECIFICATIONS

GENERAL	STRUCTURAL LUMBER	STRUCTURAL STEEL																																																									
<p><b>1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING OR BOYS THAT MIGHT BE NECESSARY.</b></p> <p><b>2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.</b></p> <p><b>3. THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS:</b></p> <table border="1"> <tr><td>ATTIC WITH STORAGE</td><td>10 PSF</td></tr> <tr><td>ATTIC WITH LIMITED STORAGE</td><td>20 PSF</td></tr> <tr><td>HABITABLE ATTIC</td><td>30 PSF</td></tr> <tr><td>ATTIC WITH FIXED STAIRS</td><td>30 PSF</td></tr> <tr><td>BALCONIES &amp; DECKS</td><td>40 PSF</td></tr> <tr><td>ROOMS OTHER THAN SLEEPING ROOMS</td><td>40 PSF</td></tr> <tr><td>SLEEPING ROOMS</td><td>30 PSF</td></tr> <tr><td>STAIRS</td><td>40 PSF</td></tr> <tr><td>ROOF</td><td>25 PSF (GROUND SNOW LOAD)</td></tr> <tr><td>CEILING JOISTS (SHALLOW RAFTERS)</td><td>20 PSF</td></tr> <tr><td>CEILING JOISTS (LOW SLOPE STORAGE)</td><td>10 PSF</td></tr> <tr><td>FIND</td><td>VARIABLE</td></tr> </table>	ATTIC WITH STORAGE	10 PSF	ATTIC WITH LIMITED STORAGE	20 PSF	HABITABLE ATTIC	30 PSF	ATTIC WITH FIXED STAIRS	30 PSF	BALCONIES & DECKS	40 PSF	ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	SLEEPING ROOMS	30 PSF	STAIRS	40 PSF	ROOF	25 PSF (GROUND SNOW LOAD)	CEILING JOISTS (SHALLOW RAFTERS)	20 PSF	CEILING JOISTS (LOW SLOPE STORAGE)	10 PSF	FIND	VARIABLE	<p><b>1. JOISTS, BEAMS, RAFTERS, AND 2 x 6 STUDS ARE TO BE A MINIMUM GRADE OF SPRUCE-PIKE-FIR (SOUTH NO. 2), WITH THE FOLLOWING MINIMUM PROPERTIES:</b></p> <table border="1"> <tr><td>FB = 180 PSI</td></tr> <tr><td>FT = 10 TO 15</td></tr> <tr><td>FG = 895 PSI (PERPENDICULAR)</td></tr> <tr><td>FG = 475 PSI (PARALLEL)</td></tr> <tr><td>E = 1,000,000 PSI</td></tr> </table> <p><b>2. 2 x 4 STUDS, UNLESS NOTED OTHERWISE, ARE TO BE A MINIMUM GRADE OF HEM-FIR STUD GRADE, WITH THE FOLLOWING MINIMUM PROPERTIES:</b></p> <table border="1"> <tr><td>FB = 475 PSI FT</td></tr> <tr><td>FV = 75 PSI</td></tr> <tr><td>FG = 405 PSI (PERPENDICULAR)</td></tr> <tr><td>FG = 800 PSI</td></tr> <tr><td>E = 1,000,000 PSI</td></tr> </table> <p><b>3. LAMINATED VENEER LUMBER (LVL) SHALL BE 1 1/4" MICROLAM LVL AS MANUFACTURED BY TRUS JOIST MACMILLAN (OR EQUAL) WITH THE FOLLOWING PROPERTIES:</b></p> <table border="1"> <tr><td>FB = 2,000 PSI (SINGLE 2" MEMBER)</td></tr> <tr><td>FV = 285 PSI</td></tr> <tr><td>FG = 180 PSI (PERPENDICULAR)</td></tr> <tr><td>FG = 2,000 PSI (PARALLEL TO GRAIN)</td></tr> <tr><td>E = 1,900,000 PSI</td></tr> </table> <p><b>4. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:</b></p> <ul style="list-style-type: none"> <li>NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PRODUCT STANDARD PS-405 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD</li> <li>APA PRF-406 FOR STRUCTURAL USE PANELS OR PS-2-42 FOR WOOD-BASED STRUCTURAL USE PANELS</li> <li>APA RESIDENTIAL CONSTRUCTION GUIDE</li> </ul>	FB = 180 PSI	FT = 10 TO 15	FG = 895 PSI (PERPENDICULAR)	FG = 475 PSI (PARALLEL)	E = 1,000,000 PSI	FB = 475 PSI FT	FV = 75 PSI	FG = 405 PSI (PERPENDICULAR)	FG = 800 PSI	E = 1,000,000 PSI	FB = 2,000 PSI (SINGLE 2" MEMBER)	FV = 285 PSI	FG = 180 PSI (PERPENDICULAR)	FG = 2,000 PSI (PARALLEL TO GRAIN)	E = 1,900,000 PSI	<p><b>1. ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED: ASTM A307.</b></p> <p><b>2. STRUCTURAL STEEL TO BE ASTM A992 WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL AND STEEL TREATED WITH GALVANIZING TO PROVIDE CORROSION RESISTANCE.</b></p> <p><b>3. STEEL BENCH GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.</b></p> <p><b>4. COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. COLUMNS SHALL NOT BE LESS THAN 8" DIAMETER, SCHEDULE 40 PIPE, MANUFACTURED IN ACCORDANCE WITH ASTM A53 GRADE B, OR APPROVED EQUIVALENT.</b></p> <p><b>5. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL AND STEEL TREATED WITH GALVANIZING TO PROVIDE CORROSION RESISTANCE. THE ALLOWABLE SPAN SHALL NOT EXCEED THE FOLLOWING VALUES WITH THE LOW END OF THE ANGLE IN THE VERTICAL POSITION:</b></p> <table border="1"> <thead> <tr> <th>ANGLE SIZE</th> <th>NO STORY ABOVE</th> <th>ONE STORY ABOVE</th> </tr> </thead> <tbody> <tr><td>3" x 8" x 1/4"</td><td>8'-0"</td><td>4'-0"</td></tr> <tr><td>4" x 9" x 1/4"</td><td>8'-0"</td><td>4'-0"</td></tr> <tr><td>5" x 10" x 1/4"</td><td>10'-0"</td><td>5'-0"</td></tr> <tr><td>6" x 12" x 3/8"</td><td>10'-0"</td><td>6'-0"</td></tr> <tr><td>8" x 12" x 3/8"</td><td>11'-0"</td><td>6'-0"</td></tr> </tbody> </table>	ANGLE SIZE	NO STORY ABOVE	ONE STORY ABOVE	3" x 8" x 1/4"	8'-0"	4'-0"	4" x 9" x 1/4"	8'-0"	4'-0"	5" x 10" x 1/4"	10'-0"	5'-0"	6" x 12" x 3/8"	10'-0"	6'-0"	8" x 12" x 3/8"	11'-0"	6'-0"
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<p><b>MASONRY</b></p> <p><b>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 1/2", WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.</b></p> <p><b>2. WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 1".</b></p> <p><b>3. SHEET METAL TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 18" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 247 SF OF WALL AREA.</b></p> <p><b>4. ADDITIONAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 8" 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.</b></p>	<p><b>MISCELLANEOUS</b></p> <p><b>1. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEAM/ENDS.</b></p> <p><b>2. USE ONE CRIPPLE (LACK) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE (LACK) STUD AND TWO FULL HEIGHT (KING) STUDS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.</b></p> <p><b>3. APPLY CONTINUOUS BEAD OF GULF JOINTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.</b></p> <p><b>4. BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE DEMONSTRATED TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS:</b></p> <ul style="list-style-type: none"> <li>A. TESTING OPTION: TESTED AIR LEAKAGE WITH A BLOWER DOOR TEST</li> <li>B. VISUAL INSPECTION OPTION: INSPECTION OF ITEMS LISTED IN TABLE I02.2.42.</li> <li>SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION</li> </ul> <p><b>5. FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.</b></p> <p><b>6. ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 8" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED OR P.V.C. EQUIVALENT.</b></p>	<p><b>TRUSS NOTES</b></p> <p><b>1. LUMBER AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE 575 NO. 2, KD IS 15% FIC NG.</b></p> <p><b>2. CONNECTIONS. ALL INTERNAL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTIONS SHALL BE BUSHED PLATE TYPE OF MINIMUM 20 GAUGE GALVANIZED STEEL SHEET. ALL JOINTS ARE TO BE DESIGNED USING METHODS AS SET FORTH IN THE STANDARDS MET.</b></p> <p><b>3. HANGERS. ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.</b></p> <p><b>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 STEEL-GRADE LUMBER AND ITS FASTENINGS (TRUSS CONSTRUCTION STANDARDS DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES TRUSS PLATE INSTUTE RELOCATION WITH BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS)</b></p> <p><b>5. ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:</b></p> <table border="1"> <tr><td>TOP CHORD LIVE LOAD</td><td>25 PSF (GROUND SNOW)</td></tr> <tr><td>DEAD LOAD</td><td>10 PSF</td></tr> <tr><td>BOTTOM CHORD LIVE LOAD</td><td>10 PSF</td></tr> </table> <p><b>6. WHERE TRUSSES ARE REQUIRED TO FRAME INTO OTHER TRUSSES, THE DESIGN OF THE HANGERS AND PROVISION IN THE SUPPORTING TRUSS TO ACCEPT THE TYPE OF HANGER PROVIDED.</b></p> <p><b>7. TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:</b></p> <ul style="list-style-type: none"> <li>DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED</li> <li>TRUSS HANGER TYPE AND LOCATION FOR ALL TRUSSES FRAMING INTO TRUSSES</li> <li>TRUSS DESIGN DRAWINGS SHALL BE STAMPED BY A REGISTERED ENGINEER</li> </ul> <p><b>8. ALL MEMBERS OF MULTIPLE TRUSSES ARE TO BE WALLED TOGETHER WITH 10D COMMON WALLS AT 8" O.C. FOR DOUBLE TRUSSES, OR WITH 10D COMMON WALLS AT 8" O.C. FROM EACH SIDE FOR TRIPLE TRUSSES.</b></p>	TOP CHORD LIVE LOAD	25 PSF (GROUND SNOW)	DEAD LOAD	10 PSF	BOTTOM CHORD LIVE LOAD	10 PSF																																																			
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<p><b>VINYL SIDING</b></p> <p><b>1. VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3699 BY AN APPROVED QUALITY CONTROL AGENCY.</b></p> <p><b>2. VINYL SIDING, SOFFIT, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.</b></p> <p><b>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.</b></p>	<p><b>APRINT SHINGLES</b></p> <p><b>1. SHINGLE PACKAGING SHALL BEAR A LABEL TO INDICATE COMPLIANCE TO:</b></p> <ul style="list-style-type: none"> <li>APRINT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D 786.</li> <li>SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED.</li> </ul> <table border="1"> <thead> <tr><th>MAXIMUM BASIC WIND SPEED</th><th>CLASSIFICATION REQUIREMENT PER ASTM D 786</th></tr> </thead> <tbody> <tr><td>10 MPH</td><td>D 6 OR H</td></tr> <tr><td>120 MPH</td><td>6 OR H</td></tr> <tr><td>140 MPH</td><td>6 OR H</td></tr> </tbody> </table>	MAXIMUM BASIC WIND SPEED	CLASSIFICATION REQUIREMENT PER ASTM D 786	10 MPH	D 6 OR H	120 MPH	6 OR H	140 MPH	6 OR H																																																		
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## DEAN A. WENZ

ARCHITECTS

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(614) 239-6868 www.wenz-architects.com

2019-044

BUILDING TYPE D-4 M BONUS - 2017  
Prototype Revision Date: 9/20/18  
2019-044 20 DEC 2019





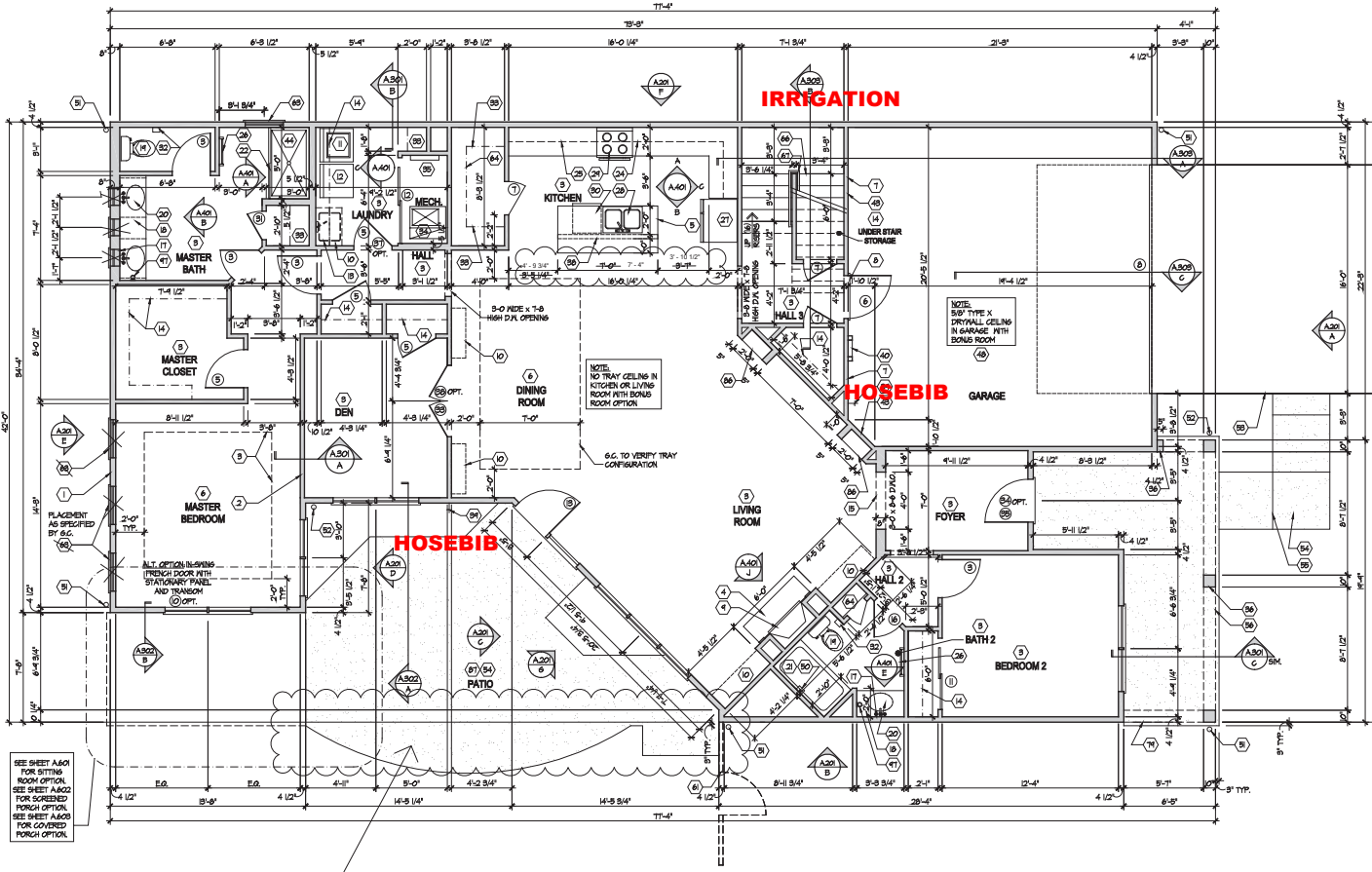
**Hall bath - shower - tiled drain  
2 story slab  
humidifier valve  
Gas Furn - Fire - Grill - Heater  
Irrigation System  
Wall mount laundry tub - NEED BACKING !!**

**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 (LACO) STUD AND ONE FULL HEIGHT (KING) STUD UNDER BEAM AND HEADER BEAMS LESS THAN 4'-0" AND ONE CRIPPLE STUD AND TWO FULL HEIGHT (KING) BEAM AND HEADER BEAMS 4'-0" OR GREATER UNLESS SHOWN OTHERWISE.
5. OPTIONAL GAS ROUGH-IN FOR COURTYARDS - 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 ROOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM TO SHEATHING ON EXTERIOR SURFACES. TYPICAL UNLESS NOTED OTHERWISE.
  2. INTERIOR STUD HALL: 2 X 4 ROOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
  3. FLAT DRYWALL CEILING # 4'-0" AFF. - TYPICAL UNLESS NOTED OTHERWISE.
  4. DEEP CERAMIC TILE HEALTH 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 CONFORM TO LIVING SPACE.
  8. GARAGE SLAB 1" FIRST FLOOR FLUSH AT BACK OF GARAGE - SLOPE 8" TO GARAGE DOOR.
  9. OPTIONAL PREFABRICATED METAL FIREBOX UNIT. PROVIDE GAS LINE GAS LOK SET AND SCREEN. CONFIRM ROUGH OPENING OF FIREPLACE WITH PROJECT MANAGER.
  10. WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL. WASHER ALWAYS LOCATED LEFT OF DRYER.
  11. DRYER LOCATION - DRYER VENT IN HALL.
  12. OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
  13. SINGLE CLOSET ROD # SHELF 8'0" AFF. - VINYL COATED WIRE WITH STANDARD SPACINGS.
  14. ARCHED OPENING. SPRING POINT # 7'-8" AFF. TOP OF ARCH 8'-4" ABOVE SPRING POINT.
  15. LOCATION OF DOUBLE 2 X 4 STUD HALL.
  16. FRAMELESS MIRROR LOCATION - 2" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
  17. VANITY BASE AND COUNTERTOP 9'12" AFF.
  18. TOILET # SEAT.
  19. SELF-DRAINING COUPLER LAUNDRY AND FAUCET.
  20. 32" X 60" STANDARD TUBSHOWER 4 FAUCET WITH CERAMIC TILE SURROUND.
  21. THIMBLED GLASS SHOWER ENCLOSURE AND DOOR.
  22. 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 GUIDED LEAVING NO SCREWS INTO THE ATTIC ACCESS PANEL. REQUIRED IF FULL-DOWN STAIR OPTION IS NOT CHOSEN. SEE NOTE #18 FOR MORE INFORMATION.
  23. BASE CABINETS AND COUNTERTOP.
  24. LINE OF WALL CABINETS AND FAUCET.
  25. 24" LONG TONEL BAR - 54" AFF. (58" AFF. ABOVE TOILET).
  26. REFRIGERATOR LOCATION.
  27. DOUBLE BOWL SINK AND FAUCET.
  28. RANGE LOCATION.
  29. DISHWASHER LOCATION.
  30. 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
  31. 10" X 10" DEEP WIRE SHELVES 24", 42", 58", 68" AFF. - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES UNLESS NOTED OTHERWISE.
  32. TOILET PAPER DISPENSER.
  33. FRAMELESS WATER HEATER.
  34. FURNACE LOCATION.
  35. 10" X 10" BUILT-UP COLUMN / FLASHER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  36. 10" X 10" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES. OSB SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
  37. 8" X 8" TALL FRAMED 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
  38. HOSE REEL LOCATION.
  39. SURFACE MOUNTED ELECTRIC PANEL LOCATION. SEE DETAIL ON SHEET A304.
  40. PROVIDE 20 CRIPPLE STUDS (KING) UNDER ALL HEADERS IN OPENINGS OVER 40" WIDE - TYPICAL. SEE GENERAL NOTES FOR MORE INFORMATION.
  41. CRK INDICATES NUMBER OF FULL-HEIGHT (KING) STUDS AT BEARING LOCATIONS.
  42. FINISH 1/2" DRYWALL ON GARAGE SIDE.
  43. 32" X 60" STANDARD SHOWER BASE.
  44. GIBSON TILED ROLL-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 FIBER OPTIC WAPPED COLUMN NEAR CHIMNEY/GITTY INTO GIBSON TILED STYLE CAP AND BASE. SEE DETAIL P, 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. 50A DASH - 3" HIGH X 7" WIDE.
  50. DOWNSPOUT LOCATION.
  51. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
  52. EDGE OF DRIVEWAY.
  53. 4" THICK SLAB TYPICAL # CONCRETE WALKS/PORCHES/PATIOS.
  54. CONTROL - GATES - TYPICAL.
  55. DASHED LINES INDICATE EXPOSED BEAM ABOVE - WIDTH TO MATCH COLUMN.
  56. 12" DEEP SHELF 18" AFF. - VINYL COATED WIRE - STANDARD SPACINGS.
  57. SHOWER WALL - 8'-0" AFF.
  58. OPTIONAL GARAGE SHELVING.
  59. OPTIONAL DISH.
  60. COURTYARD GATE AND FENCE LOCATION.
  61. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
  62. OPTIONAL WINDOY.
  63. 40" X 12" DEEP WIRE SHELVES 24", 42", 58", 68" AFF. - STANDARD SPACINGS.
  64. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
  65. HARDWOOD TREADS AND RISERS.
  66. WOOD HANDRAIL - 54" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR LEVEL POST.
  67. SINGLE BOWL SINK AND FAUCET.
  68. 20" RANGE LOCATION.
  69. FLAT DRYWALL CEILING # 8'-0" AFF.
  70. LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
  71. SLOPED CEILING AREA ABOVE.
  72. ATTIC ACCESS PANEL 22" X 30" MINIMUM. PANEL TO BE 8" MIN. ABOVE BASE IF LOCATED IN KNEE WALL. PANEL TO HAVE 1/4" QUARTER ROUND HOLDING 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 GAINAN LOOSE-FILL INSULATION.
  73. UNDER THE COUNTERTOP REFRIGERATOR LOCATION.
  74. FLAT DRYWALL CEILING # 7'-0" AFF.
  75. HALL WALL # 8'0" AFF. WITH 1 X 4 HARDWOOD CAP.
  76. SINGLE CLOSET ROD # SHELF 18" AFF. - VINYL COATED WIRE WITH STANDARD SPACINGS.
  77. KNEE WALL 2 X 4 ROOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM TO SHEATHING ON EXTERIOR SURFACES. TYPICAL. RA FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
  78. WIDTH OF HEADER TO MATCH HEIGHT OF COLUMN AND BOSS BEAMS (OR DIMS. AS SHOWN).
  79. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
  80. DASHED LINE INDICATES 8' CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
  81. 12 X 10 FT. SOLID WOOD COLUMN WITH BEVELED TOP.
  82. PRESERVATIVE PRESSURE TREATED 2 X 6 PERGOLA RAFTERS # 16" O.C. - SEE SECTIONS FOR MORE DETAILS.
  83. PRESERVATIVE PRESSURE TREATED 2 X 12 PERGOLA BEAMS - SEE SECTIONS FOR MORE DETAILS.
  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" WIDE X 18" DEEP BASE CABINET PER 6.0.
  89. OPTIONAL 12" BUILT-IN BENCH PER 6.0.
  90. 12" HIGH SHOWER BASE WITH HIGH-LED STEP AND 18" HIGH TILED HALL PER 6.0.
  91. OPTIONAL UNDER THE COUNTERTOP REFRIGERATOR.
  92. PROVIDE INSULATION IN GABLES OFFICE WALLS AND CEILING - SEE WALL SECTION.
  93. 2 X 4 WALL WITH 6-1/2" INSULATION 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.



**First Floor Plan**

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

SEE SHEET S.101 FOR STRUCTURAL FRAMING PLAN.



**Foundation Development  
Group, LLC & Bel Haven, LLC**  
Bel Haven  
Beckett Road  
West Chester, Ohio 41069

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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

Permit Construction  
Revisions

**Drawing Title**  
First Floor Plan

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

**GENERAL NOTES**

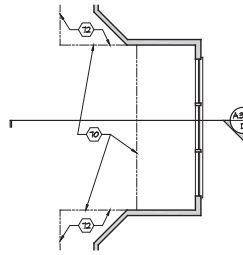
1. PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 4" FROM INTERSECTING WALLS.
4. USE ONE CRIPPLE (LACK) STUD AND ONE FULL HEIGHT (2ND) STUD UNDER BEAM AND HEADER BEAMS LESS THAN 4'-0" AND ONE CRIPPLE END AND TWO FULL HEIGHT BEAMS UNDER BEAM AND HEADER BEAMS 4'-0" OR GREATER UNLESS SHOWN OTHERWISE.
5. OPTIONAL GAS ROUGH-IN FOR COURTYARDS - LOCATION PER 6.0.

**FIRST FLOOR PLAN CODED NOTES**

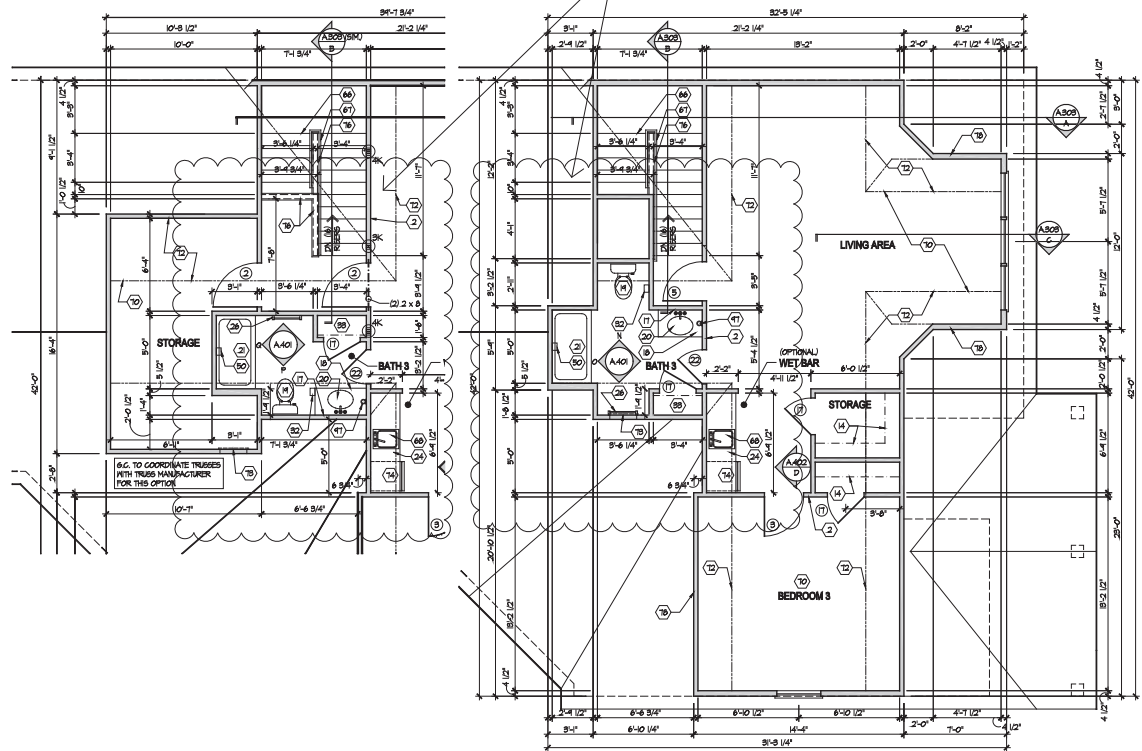
- (FIRST FLOOR UNIT PLAN ONLY)  
(ALL NOTES NOT APPLICABLE TO ALL SHEETS/UNIT TYPES)
1. EXTERIOR STUD HALL: 2 x 4 ROOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" ZIP SYSTEM "G-SHEATHING" ON EXTERIOR SURFACES. TYPICAL UNLESS NOTED OTHERWISE.
  2. INTERIOR STUD HALL: 2 x 4 ROOD STUDS 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. 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 TERRAZZO AND BAIT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
  8. GARAGE SLAB: 1" FIRST FLOOR FLUSH AT BACK OF GARAGE - SLOPE 8" 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 ELEVATIONS.
  11. WASHER LOCATION - PROVIDE WASHER BOX ON BACK HALL. 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 ROOD # SHELF (81 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 - 1/2" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSLASH.
  18. VANITY BASE AND COUNTERTOP @ 1/2" AFF.
  19. TOILET # SEAT.
  20. SELF-DRAINING COUPLER LAVATORY AND FAUCET.
  21. 32" X 60" STANDARD TUB/SHOWER # FAUCET WITH CERAMIC TILE SURROUND.
  22. THIMBLED GLASS SHOWER ENCLOSURE AND DOOR.
  23. 22" X 34" OPTIONAL FULL-DOWN STAIR RAKE BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP # BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GULF LEAVING NO SCREWS EXPOSED. ATTIC 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 HALL CABINETS ABOVE.
  26. 24" LONG TONEL BAR - 54" AFF. (58" AFF. ABOVE TOILET).
  27. REFRIGERATOR LOCATION.
  28. DOUBLE BOWL SINK AND FAUCET.
  29. DISHWASHER LOCATION.
  30. RANGE LOCATION.
  31. 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
  32. TOILET PAPER DISPENSER.
  33. 18" DEEP WIRE SHELVES (21" @ 36" AFF.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES UNLESS NOTED OTHERWISE.
  34. FURANCE LOCATION.
  35. FRAMELESS WATER HEATER.
  36. 10" X 10" BUILT-UP COLUMN / PLASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  37. 18'-0" X 8'-0" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTH GARDEN AND TRUSSES. OSB SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
  38. 3/4" 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 ONE CRIPPLE STUD (LACK) UNDER ALL HEADERS IN OPENING OVER 48" WIDE - TYPICAL. SEE GENERAL NOTES FOR MORE INFORMATION.
  42. C/RK INDICATES NUMBER OF FULL-HEIGHT (2ND) STUDS AT BEARING LOCATIONS.
  43. 20" X 12" DRYWALL IN GARAGE SIDE.
  44. 32" X 60" STANDARD SHOWER BASE.
  45. GARDEN TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
  46. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
  47. 1/2" WIDE BOTTOM X 8" DEEP TYPICAL PLYWOOD GULF W/ 1/2" WIDE GULF 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" AFF.
  51. DOWNSPOUT LOCATION.
  52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
  53. EDGE OF DRYWALL.
  54. 1" THICK SLAB TYPICAL # CONCRETE WALKS/PORCHES/PATIOS.
  55. CONTROL - GATES - TYPICAL.
  56. DASHED LINES INDICATE BOXED BEAM ABOVE - WIDTH TO MATCH COLUMN.
  57. 1/2" DEEP SHELF (80" AFF.) - VINYL COATED WIRE - STANDARD SPACING.
  58. SHOWER WALL - 8'-0" AFF.
  59. OPTIONAL GARAGE SHELVING.
  60. OPTIONAL DOOR.
  61. COURTYARD GATE AND FENCE LOCATION.
  62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
  63. OPTIONAL WINDOW.
  64. 10" X 10" DEEP WIRE SHELVES (21" @ 36" AFF.) - STANDARD SPACING.
  65. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
  66. HARDWOOD TREADS AND RISERS.
  67. ROOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO HALL OR LEVEL 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 8" 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 IN THE CEILING, A BATTLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
  74. UNDER THE COUPLER REFRIGERATOR LOCATION.
  75. FLAT DRYWALL CEILING @ 7'-0" AFF.
  76. HALF HALL @ 88" AFF. WITH 1 X 8 HARDWOOD CAP.
  77. SINGLE CLOSET ROOD # SHELF (80" AFF.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
  78. KIBEE HALL: 2 X 4 ROOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" OSB BANGERS PANEL ON EXTERIOR SURFACES - TYPICAL. RAU FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
  79. WIDTH OF HEADER TO MATCH HEIGHT COLUMN AND BOXED BEAMS (OR DIMS. AS SHOWN). FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
  80. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
  81. 12 X 10 FT. SOLID ROOD COLUMN WITH BEVELLED TOP.
  82. PRESERVATIVE PRESSURE TREATED 2 X 8 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 # DETAILS.
  87. BUILT-IN TUB SHOWER BENCH - SEE DETAIL ON SHEET A304.
  88. OPTIONAL 1/2" DEEP 1" W/ DEEP BASE CABINET PER 6.0.
  89. OPTIONAL 1/2" BUILT-IN BENCH PER 6.0.
  90. DOOR HIGH SHOWER BASE WITH HIGH TILED STEP AND 18" HIGH TILED HALF WALL PER 6.0.
  91. OPTIONAL UNDER THE COUPLER REFRIGERATOR.
  92. PROVIDE INSULATION IN SALES OFFICE WALLS AND CEILING - SEE HALL SECTION.
  93. 2 X 4 HALL WITH 6x6x6 RISERS AND ROOD 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. CABINETS BY OWNER.
  97. TONEL RING.

**Dormer - Elev B**

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



Use Alternate bathroom and top of stair landing, but no storage room



**Second Floor Plan - Additional Storage Option**

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

**Second Floor Plan - Elev A**

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



**Foundation Development Group, LLC & Bel Haven, LLC**  
Bel Haven  
Beckett Road  
West Chester, Ohio 43089

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			8/7/20

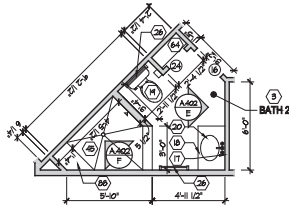
Architect Project Number  
**2019-044**

Community Dates & Revisions  
Date Originated: **20 DEC 2019**  
Bid Permit Construction

Revisions  
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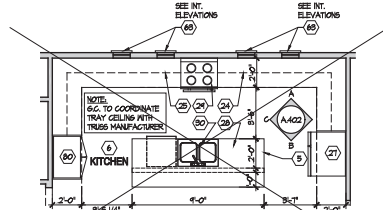
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Architectural Style  
European Country  
Sheet Number  
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D4 M Bonus - 2017



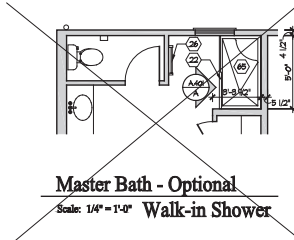
Bath 2 - Optional Walk-in Shower

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



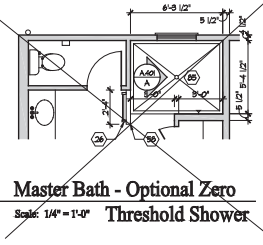
Kitchen - Extended Option

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



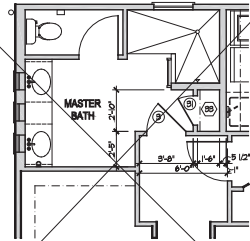
Master Bath - Optional

Scale: 1/4" = 1'-0" Walk-in Shower



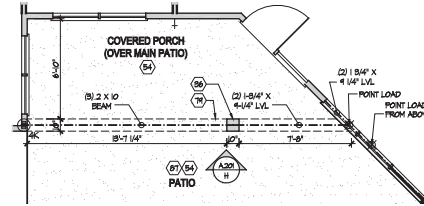
Master Bath - Optional Zero

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



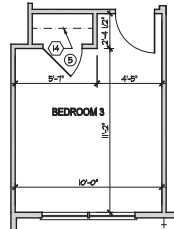
Master Bath - Optional Entry

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



Courtyard - Covered Porch Option

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



Bedroom 3 option

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 BEARING UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER UNLESS NOTED OTHERWISE.
5. OPTIONAL GAB 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 WALL 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/2" 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'-0" 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 RESISTANT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
  8. GARAGE SLAB 1" FIRST FLOOR FLUSH AT BACK OF GARAGE - SLOPE 1/8" 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 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 (8' 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 - 1/2" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSLASH.
  18. VANITY BASE AND COUNTERTOP @ 1/2" AFF.
  19. TOILET + SEAT.
  20. SELF-DRAINING COUNTER LAVATORY AND FAUCET.
  21. 32" X 60" STANDARD TUB/SHOWER + 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 GULED LEAVING NO SCREWS EXPOSED. FINISH 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. DISHWASHER LOCATION.
  30. 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
  31. 10" X 10" DEEP WIRE SHELVES (H/4" @ 36" AFF.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES UNLESS NOTED OTHERWISE.
  32. TOILET PAPER DISPENSER.
  33. FRAMELESS WATER HEATER.
  34. FURNACE LOCATION.
  35. TANKLESS WATER HEATER.
  36. 10" X 10" BUILT-UP COLUMN / FLASHER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
  37. 18" X 4" X 8'-0" ATTIC STORAGE ABOVE - PROVIDE 5/4" APA RATED SUB-FLOORING ON BOTTOM GIRDERS OF TRUSSES. OGB SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
  38. 3/4" 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 1/2" ORIFICE STUDS (KING) 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. BATH-IN 1/2" DRYWALL ON GARAGE SIDE.
  44. 32" X 60" STANDARD SHOWER BASE.
  45. GIBSON TILED NOLL-IN SHOWER BASE - SEE PLAN FOR SIZE.
  46. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
  47. 1/2" WIDE BOTTOM X 8" WIDE TOP PLYWOOD TYPED COLUMN NEAR CROWNMOUSTIF INTO CROWNMOUSTIF STYLE CAP AND BASE. SEE DETAIL F, 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 7" WIDE.
  51. DOWNSPOUT LOCATION.
  52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
  53. EDGE OF DRYWALL.
  54. 4" THICK SLAB TYPICAL # CONCRETE WALKS/PORCHES/PATIOS.
  55. CONTROL Joints - TYPICAL.
  56. DASHED LINES INDICATE EXPOSED BEAM ABOVE - WIDTH TO MATCH COLUMN.
  57. 1/2" DEEP SHELF (8" AFF.) - VINYL COATED WIRE - STANDARD SPACINGS.
  58. SHOWER WALL - 8'-0" AFF.
  59. OPTIONAL GARAGE SHELVING.
  60. OPTIONAL CASE.
  61. COURTYARD GATE AND FENCE LOCATION.
  62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
  63. OPTIONAL WINDOW.
  64. (4) 1/2" DEEP WIRE SHELVES (H/4" @ 36" AFF.) - STANDARD SPACINGS.
  65. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
  66. HARDWOOD TREADS AND RISERS.
  67. WOOD HANDRAIL - 5/4" ABOVE STAIR TRENDS. RETURN BIDS TO WALL OR LEVEL 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 KNEE WALL. PANEL TO HAVE 1/4" QUARTER ROUND HOLDING 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 COUNTERTOP REFRIGERATOR LOCATION.
  75. FLAT DRYWALL CEILING @ 7'-0" AFF.
  76. HALF WALL @ 8' AFF. WITH 1 X 6 HARDWOOD CAP.
  77. SINGLE CLOSET ROD # SHELF (8" AFF.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
  78. KNEE WALL 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" OGB SHEATHING PANEL ON EXTERIOR SURFACES - TYPICAL. RA FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
  79. WIDTH OF HEADER TO MATCH HEIGHT OF COLUMN AND BOSS BEAMS (OR DIMS. AS SHOWN).
  80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
  81. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
  82. 12 X 10 RTI SOLID WOOD COLUMN WITH BEVELLED TOP.
  83. PRESERVATIVE PRESSURE TREATED 2 X 6 PERGOLA RAFTERS @ 16" O.C. - SEE SECTIONS FOR MORE DETAIL.
  84. PRESERVATIVE PRESSURE TREATED 2 X 12 PERGOLA BEAMS - SEE SECTIONS FOR MORE DETAIL.
  85. ZERO-THRESHOLD SHOWER. SEE DETAIL ON SHEET A304.
  86. BUILT-IN BOOKSHELVES.
  87. CONCRETE PATIO - SEE LANDSCAPING PLANS FOR OPTIONS 4 DETAILS.
  88. BUILT-IN TILED SHOWER BENCH - SEE DETAIL ON SHEET A304.
  89. OPTIONAL 1/2" WIDE 1" DEEP BASE CABINET PER 6.0.
  90. OPTIONAL 1/2" BUILT-IN BENCH PER 6.0.
  91. 12" HIGH SHOWER BASE WITH HIGH TILED STEP AND 1/8" HIGH TILED HALF WALL PER 6.0.
  92. OPTIONAL UNDER THE COUNTERTOP WIRE REFRIGERATOR.
  93. PROVIDE INSULATION IN SALES OFFICE WALLS AND CEILING - SEE WALL SECTION.
  94. 2 X 4 WALL WITH GLASS INSERTS AND ROOF CAP - SEE DETAILS ON SHEET A304 FOR MORE INFORMATION.
  95. DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR ADA COMPLIANCE.
  96. CABINETS BY OWNER.
  97. TONEL RING.



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