

CS 27 - 1440 Triple Crown

1 Story Slab

Ice maker

Laundry Tub

Electric heater - do not set on rough

Gas Furnace and Fireplace



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ISSUE	DESCRIPTION	DATE
01	BUILDER SET	5/19/2023

PROJECT  
PLAN: Promenade  
ELEV: Elevation A - Craftsman  
LOT: 27  
LOT ADDRESS: 1440 TRIPLE CROWN WAY  
XENIA, OH 45385

DRAWING TITLE  
**FOUNDATION PLAN**

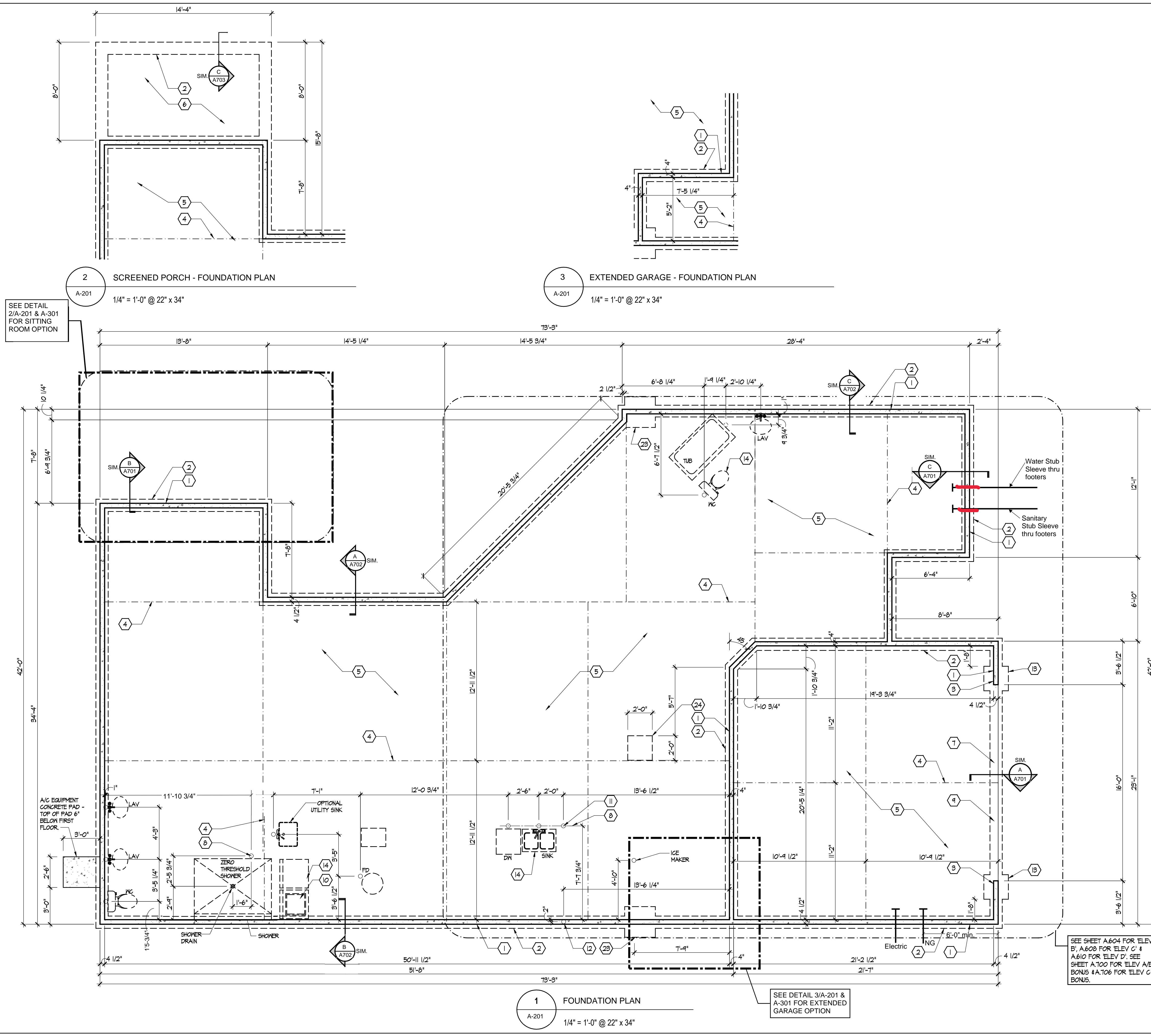
SHEET NUMBER  
**A-201**

**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 FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 32" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
- PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
- SAN 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 A301.
- 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 32" 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 32" 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 32" BELOW FINISH GRADE.
- 12" DEEP CONCRETE FOOTING WITH (2) NO. 5 REBAR EACH WAY - SEE PLANS FOR SIZE - MAINTAIN BOTTOM OF FOOTING A MINIMUM 32" BELOW FINISH GRADE. 12" THICKENED SLAB EDGE TO CONTINUE DOWN TO FOOTING.
- 24" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 32" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
- 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 32" 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 32" 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.

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



2 SCREENED PORCH - FOUNDATION PLAN  
A-201 1/4" = 1'-0" @ 22" x 34"

3 EXTENDED GARAGE - FOUNDATION PLAN  
A-201 1/4" = 1'-0" @ 22" x 34"

1 FOUNDATION PLAN  
A-201 1/4" = 1'-0" @ 22" x 34"

SEE DETAIL 2/A-201 & A-301 FOR SITTING ROOM OPTION

SEE DETAIL 3/A-201 & A-301 FOR EXTENDED GARAGE OPTION

SEE SHEET A604 FOR ELEV B, A608 FOR ELEV C & A610 FOR ELEV D, SEE SHEET A700 FOR ELEV A/B BONUS & A706 FOR ELEV C BONUS.



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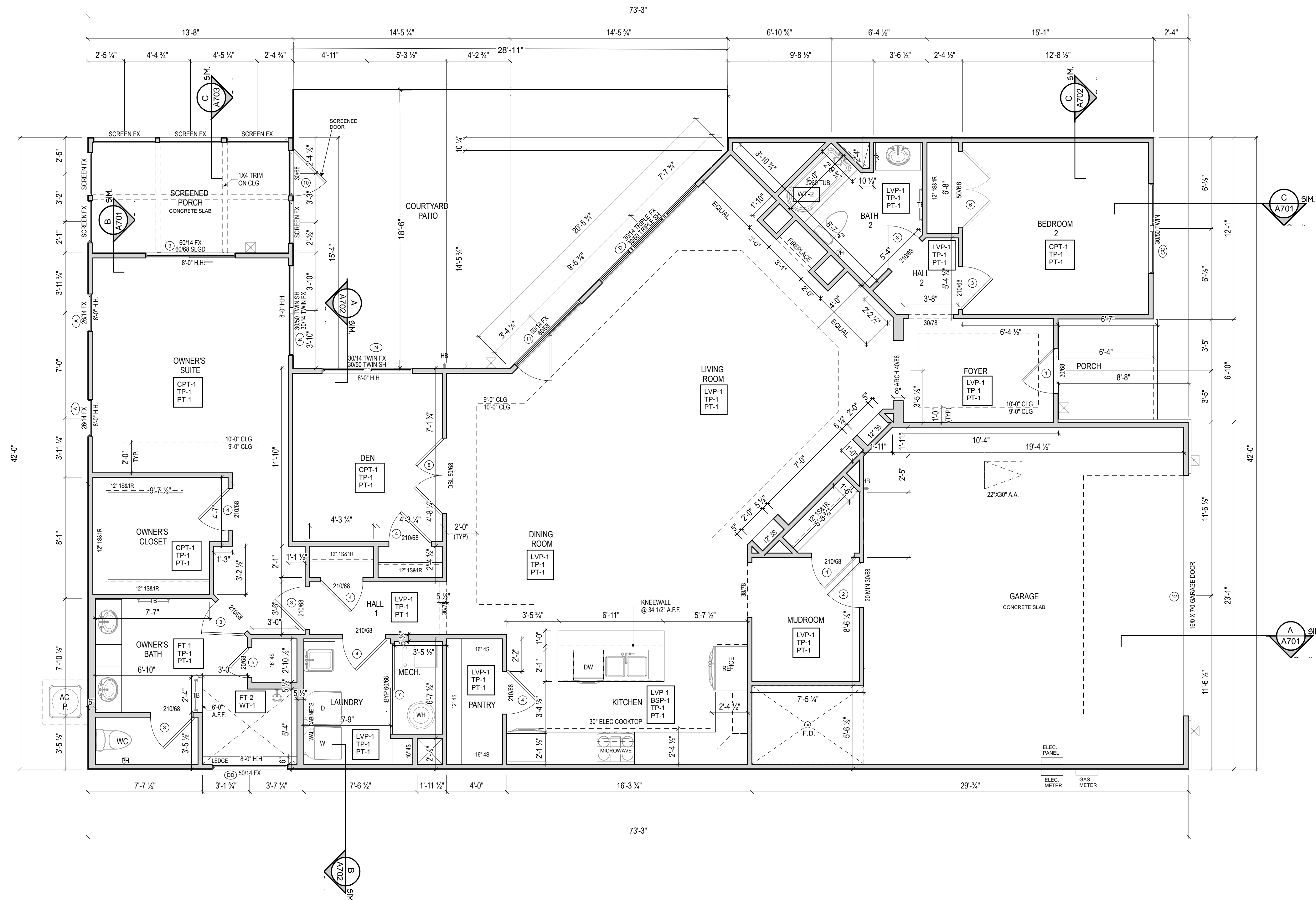
DRAWING TITLE

FIRST FLOOR  
PLAN

SHEET NUMBER

A-301

- 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. HVAC CONTRACTOR TO LOCATE OUTDOOR UNIT - PROVIDE MINIMUM CLEARANCES PER MANUFACTURER'S SPECIFICATIONS
  5. ANGLED WALLS TO BE AT 45° UNLESS NOTED OTHERWISE
  6. ATTIC STORAGE PLATFORM - PROVIDE 3/4" APA RATED PLYWOOD SUB-FLOORING OR OSB SHEATHING RATED FOR 206SF ON BOTTOM CHORD OF TRUSSES. TRUSS MANUFACTURER TO ACCOUNT FOR ADDITIONAL LOADS
  7. SHOWER BENCH TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
  8. ALL EXTERIOR WALLS OF THIS UNIT ASSUMED TO BE 4" UNLESS NOTED OTHERWISE
  9. TRUSS MANUFACTURER TO COORDINATE EXACT LOCATIONS OF SKYLIGHTS. APPROXIMATE LOCATIONS AS SHOWN ON PLANS
  10. SPRING POINT FOR ARCHED DRYWALL OPENINGS TO BE 7'-8" UNLESS NOTED OTHERWISE
  11. FOR RAIN HEAD SHOWER OPTION, DROP CEILING IN ENTIRE SHOWER AREA BY 3 1/2" & PLACE CONT 7/16" OSB SHEATHING ON UNDERSIDE OF TRUSSES w/ FULL HEIGHT INSULATION ABOVE. HEADER @ SHOWER OPENING (OR FULL LENGTH OF SHOWER) @ 8'-0" A.F.F. LINE UP w/ ADJACENT WALL AS APPLICABLE.



1 FLOOR PLAN  
A-101 1/4" = 1'-0" @ 22" x 34"