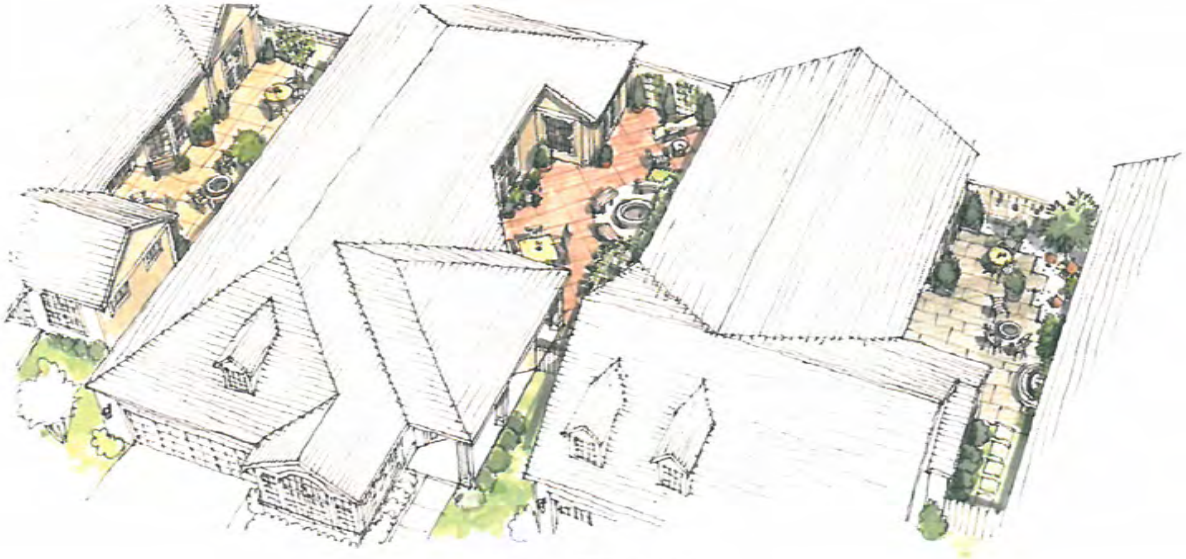
Representative Streetscape



Aerial View of Courtyards

Developer:

Epcon Communities
500 Stonehenge Parkway
Dublin, OH 43017

Streetscape & Aerial View of Courtyards

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EPCON

EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

Palazzo—Standard Elevation

EPCON

EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

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Palazzo—Alternate Elevation

Base Palazzo—1,519 SF

Building Square Footage

1,519 - 2,297 sf

Developer:

Epcon Communities
500 Stonehenge Parkway
Dublin, OH 43017

Elevation & Floor Plan
(representative home)

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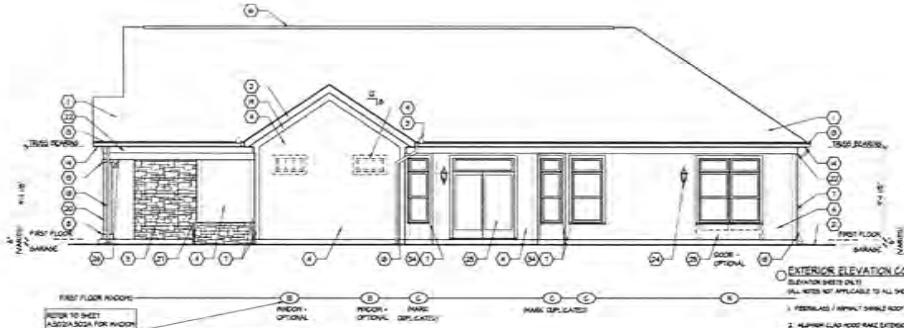
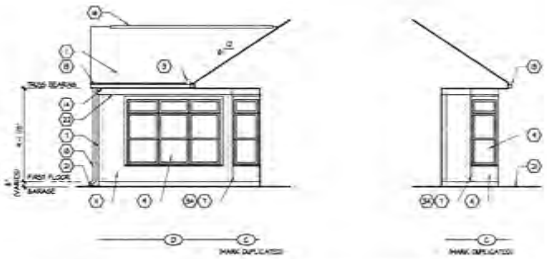
EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

A Elevation
Scale: 3/16" = 1'-0"

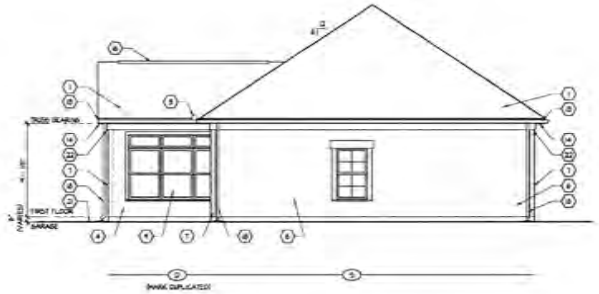


B Elevation
Scale: 3/16" = 1'-0"

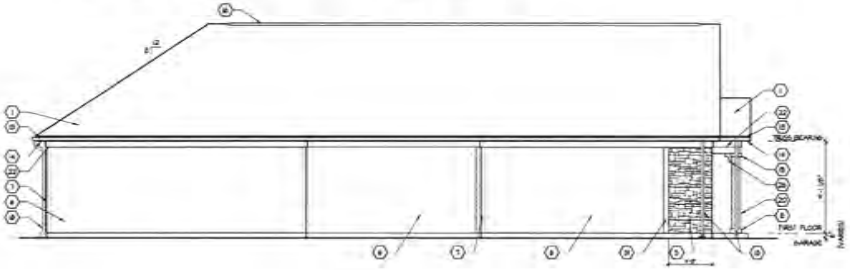


C Elevation
Scale: 3/16" = 1'-0"

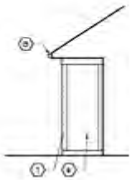
D Elevation
Scale: 3/16" = 1'-0"



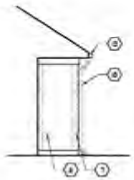
E Elevation
Scale: 3/16" = 1'-0"



F Elevation
Scale: 3/16" = 1'-0"



G Elevation
Scale: 3/16" = 1'-0"



H Elevation
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

(ELEVATION SHEETS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER 1 LAYER OF 30 FELT - TYPICAL.
2. ALUMINUM CLAD WOOD RAKE EXTENSION - TYPICAL.
3. MAJOR FLOW DIVERTER - TYPICAL AT VALLEY DECK.
4. PRE-PAINTED COMPOSITION CAP SIDING BY LOUISIANA PACIFIC OR EQUAL.
5. GILDERED STONE VENEER, COLOR, STYLE, MORTAR COLOR, COURSING & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 1x6 PLYWOOD SIDING.
7. 5/4 x 6 CORNER TRIM - REF ONE SIDE TO ALLOW 5 1/2" OVERHANG EACH SIDE OF CORNER.
8. 1 x 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE - TYPICAL.
9. VINYL WINDOW UNIT (TYPICAL) - SEE WINDOW DETAILS ON SHEET A.622 FOR SIZE AND TRIM INFORMATION.
10. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
11. BRICK ARCHED SOLDIER COURSE AT DOOR HEAD OVER 5/4 SHOOTS SAME LOCAL TRIM.
12. DORMER LOCATION. SEE DETAIL 4 ON SHEET A.604 FOR MORE INFORMATION.
13. 5" ALUMINUM GUTTER ON 2 x 8 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
14. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
15. 1 x 4 PAINTED COLUMN CAP TRIM - TYPICAL.
16. CONTINUOUS WORK VENT LOCATION - TYPICAL.
17. PANELED OVERHEAD GARAGE DOOR - TYPICAL. SEE SHEET A.620 FOR DETAILS.
18. DOWNSPOUT LOCATION WITH SPLASH BLOCK AND SPLASH BLOCK WHERE NOTED UNDER PATIO AND PORCH - TYPICAL.
19. 5/4 x 6 RAKE TRIM AT FACE OF WALL - TYPICAL. (5/4 x 4 RAKE TRIM FOR KEYSTONE STYLE)
20. 12" SQUARE BUILT-UP COLUMN/PILASTER - SEE DETAIL 7, SHEET A.604 FOR MORE INFORMATION - TYPICAL.
21. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
22. 5/4 x 6 FRIEZE BOARD TRIM - TYPICAL.
23. ADDITION FLASHING - USE DOUBLE THICKNESS TRIM AS BALANCE HEIGHT TOP 4 3/8" A.F.F. ON WALL - TYPICAL.
24. EXTERIOR LIGHT FIXTURE - USE DOUBLE THICKNESS TRIM AS BALANCE HEIGHT TOP 6 8/1" A.F.F. ON WALL - TYPICAL.
25. ALUMINUM CLAD WOOD FRENCH SLIDING DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
26. DECORATIVE WALL BRACKET - TYPICAL BETWEEN.
27. SLIPED BRICK ROWLOCK BELT COURSE OR GILDERED STONE BELT COURSE FOR KEYSTONE STYLE.
28. 5/4 PILASTER TRIM - CUT TO FIT BETWEEN PRIDERS.
29. 5/4 x 6 ARCHED LOUVER TRIM.
30. BRICK SOLDIER COURSE.
31. 5/4 x 6 PAINTED WOOD TRIM.
32. EXTERIOR LOUVER - BY TYPICAL - 7 1/4" WIDE X 2 1/4" HIGH OR EQUAL.
33. PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 4" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
34. HEAD AND SILL WINDOW TRIM TO CONTINUE TO ADJACENT CORNER TRIM. TRIM INFILL BETWEEN WINDOW JAMB AND CORNER TRIM OR 12" WINDOW TRIM AS ACCEPTABLE - CORNER TRIM ALWAYS CONTINUES.
35. POURED CONCRETE STEPS WITH 5" TREAD AND 6 1/4" RISER MAXIMUM.
36. 2 x 8 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
37. 2 x 10 PAINTED WOOD EXTENSION TRIM. END OF TRIM TO BE 2" LESS THAN HEIGHT OF 2X.
38. WOOD GUARD RAIL - SEE DETAIL 4 ON SHEET A.604.
39. 5/4 x 6 TRIM - SEE WALL SECTION 2 ON SHEET A.601.
40. WINDOWS IN GARAGE DOORS - OPTIONAL.
41. DORMER LOCATION. SEE WALL SECTION ON SHEET A.602A FOR MORE INFORMATION.
42. VINYL SHAKE SIDING.

ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" LEGACY GRAIN TEXTURE UNLESS NOTED OTHERWISE - SIZES AS INDICATED

EPCON Communities
Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2463 E. MAIN STREET
BENTLEY OHIO 43209
(614) 239-6868
FAX (614) 239-9868

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

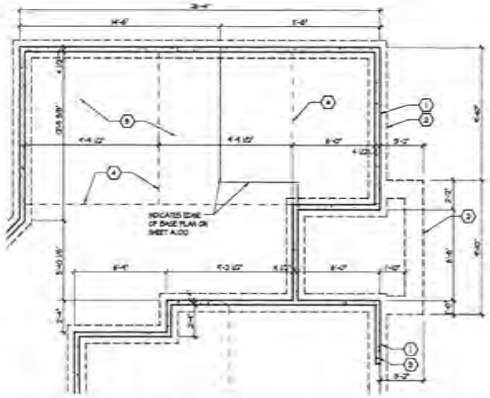
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated: 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
Exterior Elevations

Architectural Style
Keystone

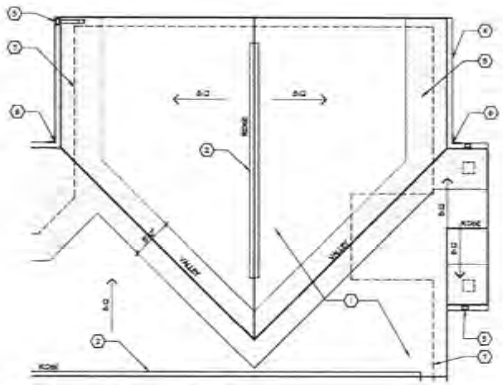
Sheet Number
A.201A
D1 - 2010



Partial Foundation Plan

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

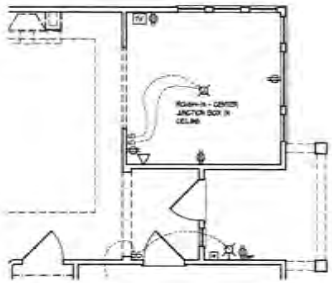
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

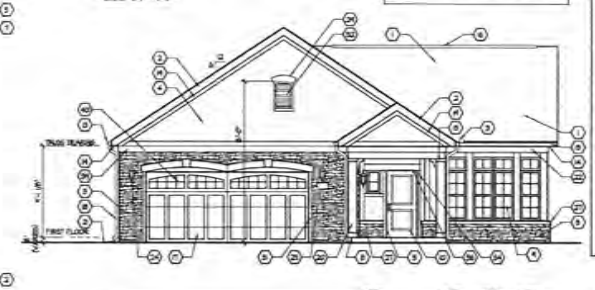
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

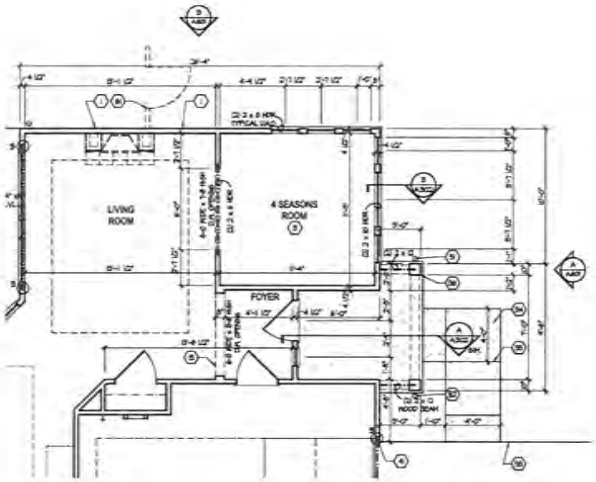
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



A Elevation

Scale: 3/16" = 1'-0"

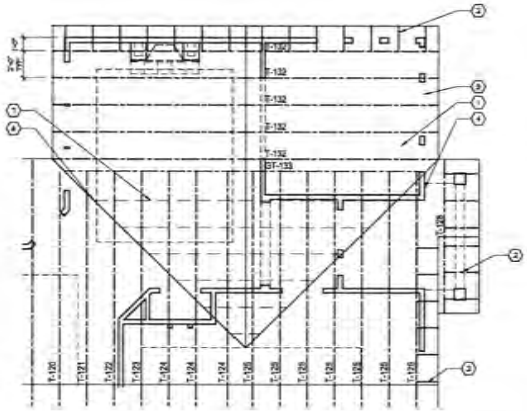
SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.



Partial Floor Plan

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

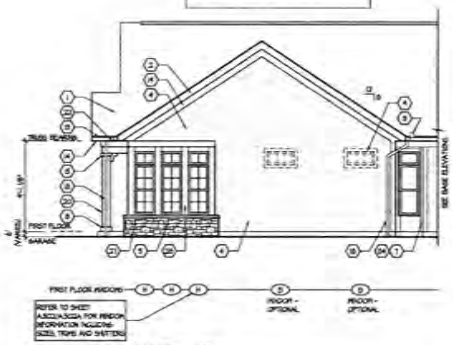
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial 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.



B Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

EPCON Communities

Where Life Comes Together

DEAN A. WENZ ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9868

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

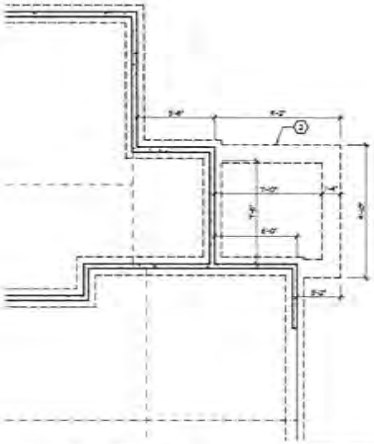
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
"4 Season Room" Options

Architectural Style
Keystone

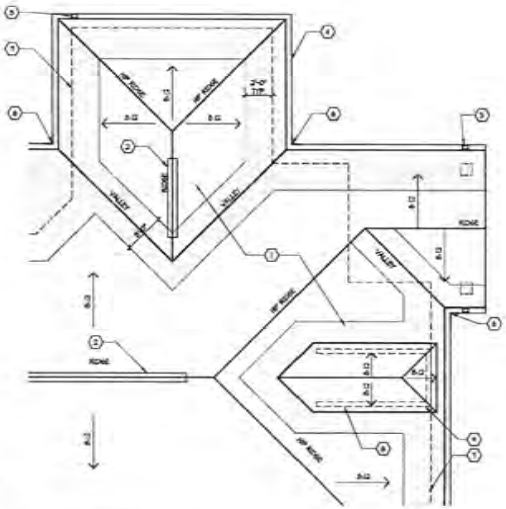
Sheet Number
A.601A
D1 - 2010



Partial Foundation Plan

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

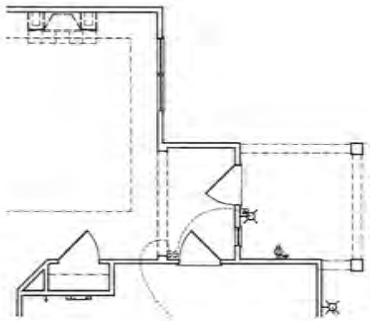
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

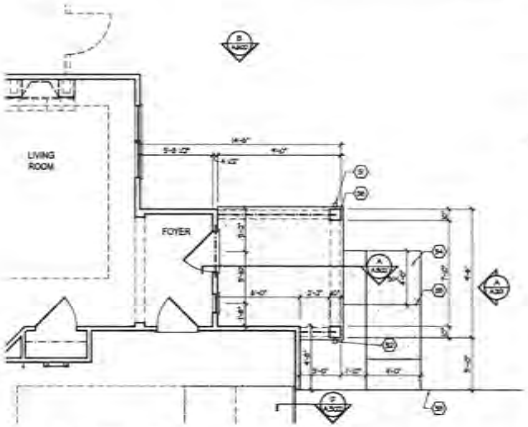
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

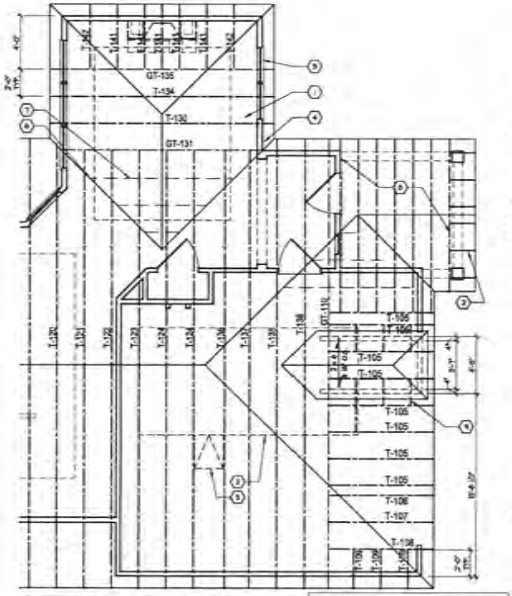
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial 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 Roof Framing Plan

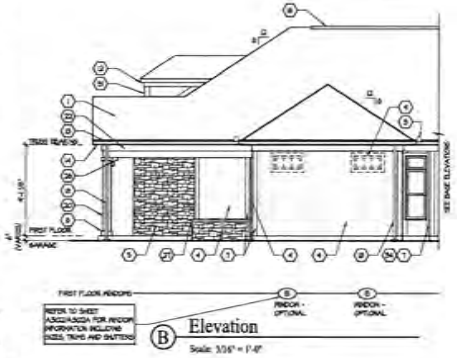
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.

(A) Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS



(B) Elevation

Scale: 3/16" = 1'-0"

EPCON Communities

DEAN A. WENZ ARCHITECTS

14031 MAIN STREET
SEASLEY, OHIO 43209
(614) 239-6863
FAX (614) 239-9863

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

Architect Project Number
2013-022

Community Dates & Revisions
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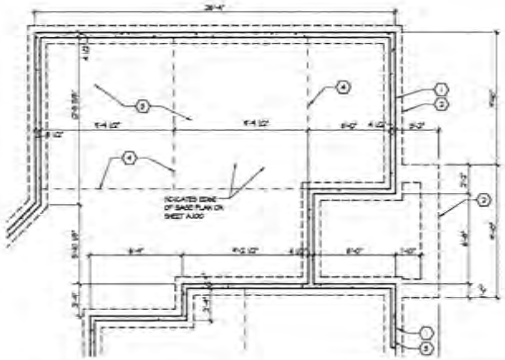
Permit:
Construction:
Revisions

Drawing Title
Hip Roof Option

Architectural Style
Keystone

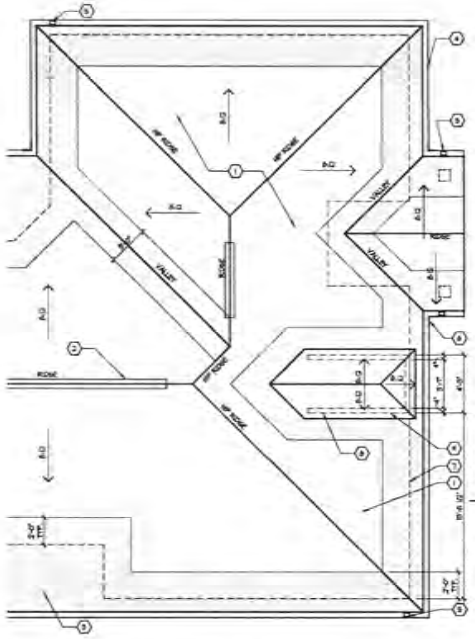
Sheet Number
A.602A
D1 - 2010



Partial Foundation Plan

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

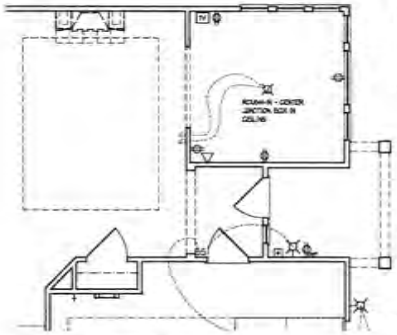
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.

Partial Roof Plan

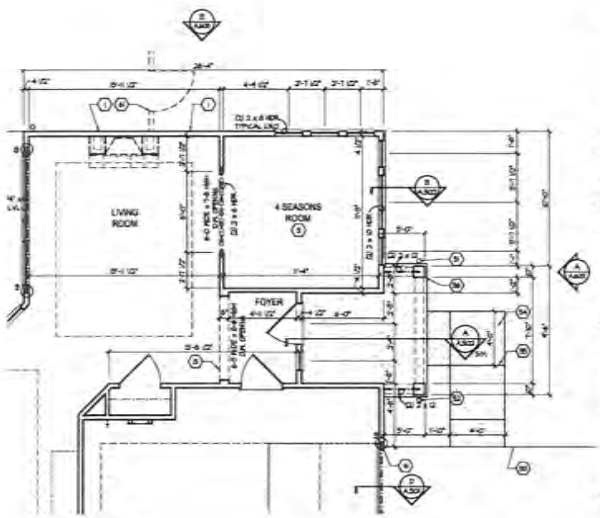
Scale: 1/4" = 1'-0"



Partial Electrical Plan

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

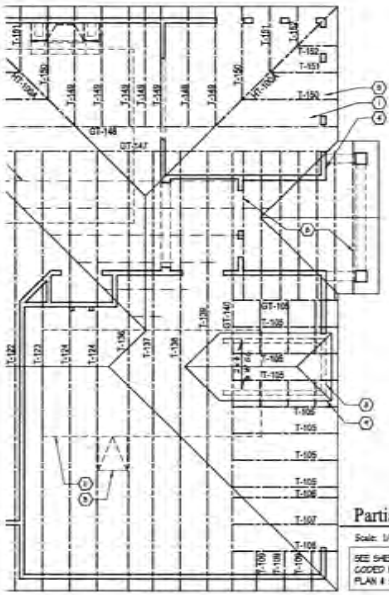
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial 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 Roof Framing Plan

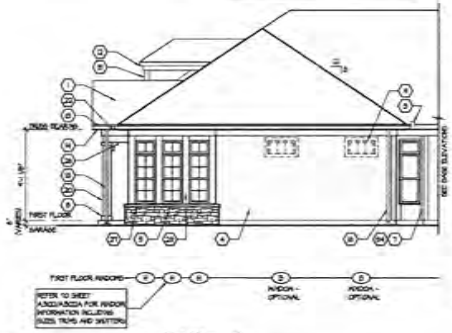
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.

A Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.



B Partial Elevation

Scale: 3/16" = 1'-0"

EPCON Communities

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DEAN A. WENZ
ARCHITECTS

2403 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9868

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/2/2013

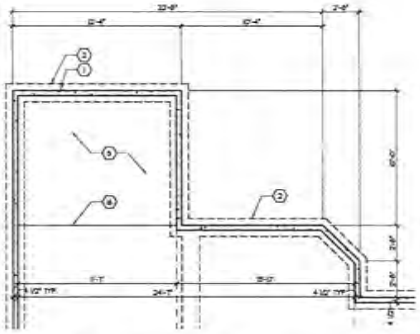
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
"4 Season Room"
With Hip Roof

Architectural Style
Keystone

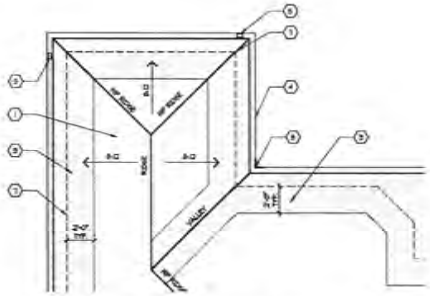
Sheet Number
A.603A
D1 - 2010



Partial Foundation Plan

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

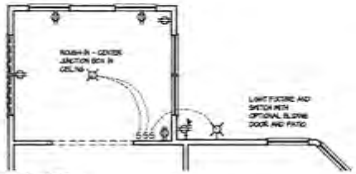
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

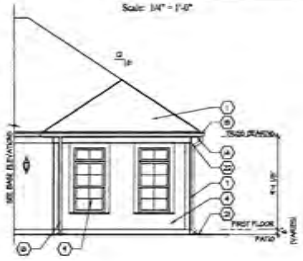
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.

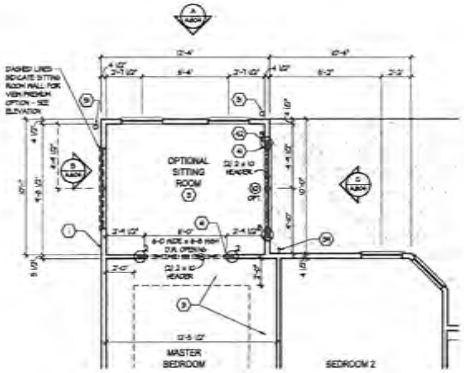


FIRST FLOOR FINISHS

REFER TO SHEET A.302/A.303/A.304 FOR HIGHER INFORMATION INCLUDING SIZES, TRIMS AND SHUTTERS

Partial Elevation

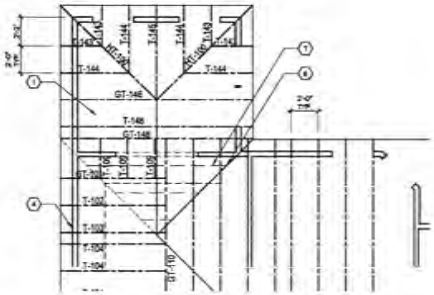
Scale: 3/16" = 1'-0"



Partial Floor Plan

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

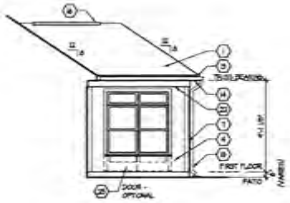
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Framing Plan

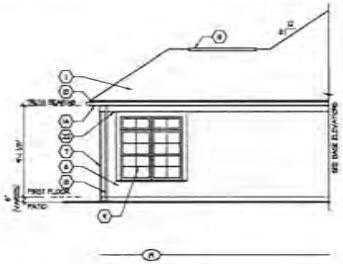
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



Partial Elevation

Scale: 3/16" = 1'-0"



Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

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DEAN A. WENZ ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-0868
FAX (614) 239-9868

Prototype Disk No.	Interim Page Revisions	
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Drawing Title
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Architectural Style
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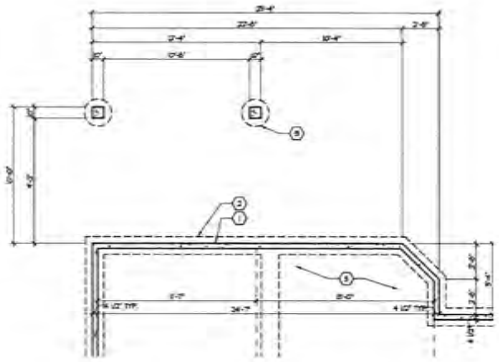
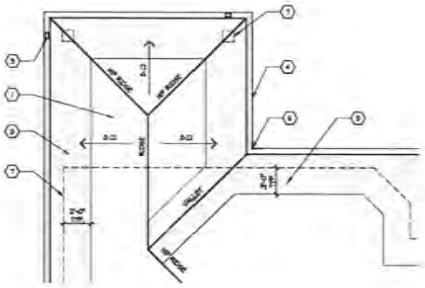


Partial Foundation Plan

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

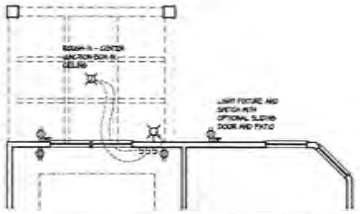
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

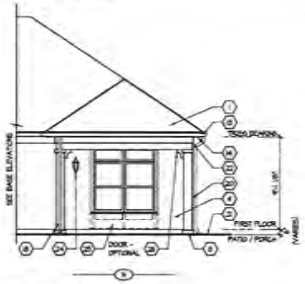
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

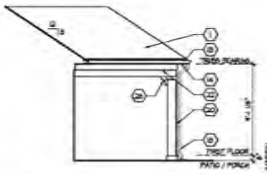
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



(A) Partial Elevation

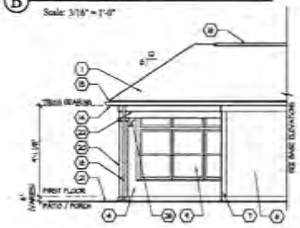
Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.



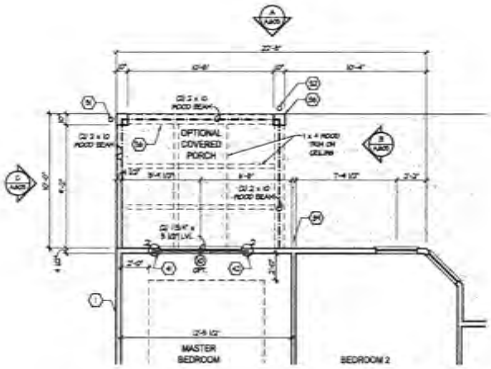
(B) Partial Elevation

Scale: 3/16" = 1'-0"



(C) Partial Elevation

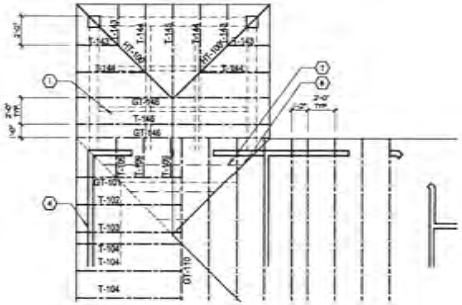
Scale: 3/16" = 1'-0"



Partial 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 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.

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DEAN A. WENZ
ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9868

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With Hip Roof

Architectural Style
European Country

Sheet Number
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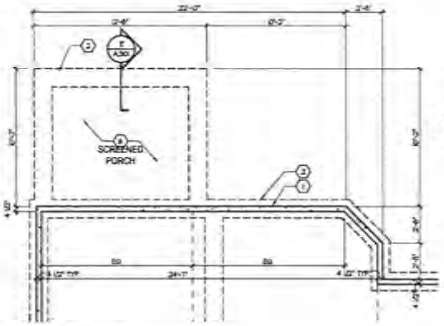
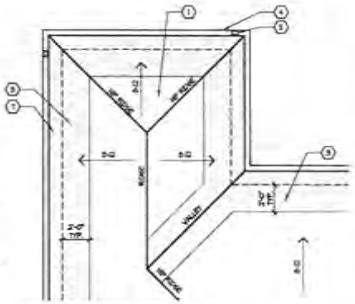


Partial Foundation Plan

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

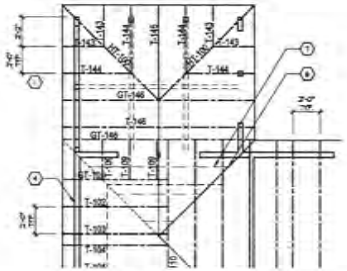
SEE SHEET A.002 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

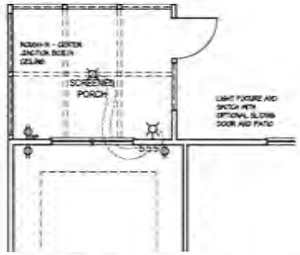
SEE SHEET A.002 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Roof Framing Plan

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

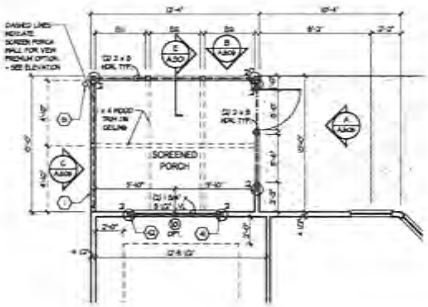
SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



Partial Electrical Plan

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

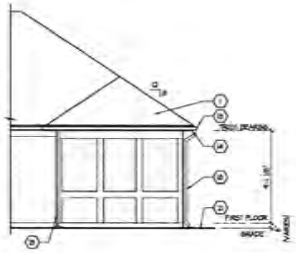
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

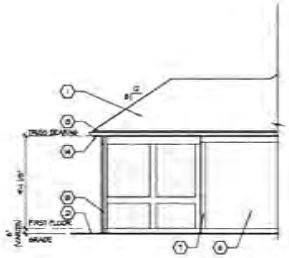
Scale: 1/4" = 1'-0"

SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



(B) Partial Elevation

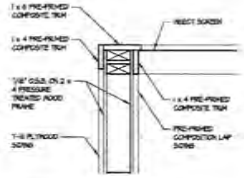
Scale: 3/16" = 1'-0"



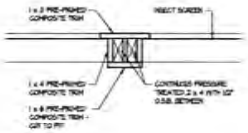
(C) Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

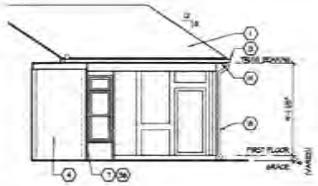


REAR EXTERIOR CORNER



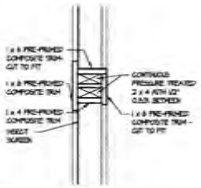
VERTICLE POST DETAIL

ALL WOOD FOR SCREENED PORCH TO BE TREATED AND ALL FASTENERS TO BE IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE.



(A) Partial Elevation

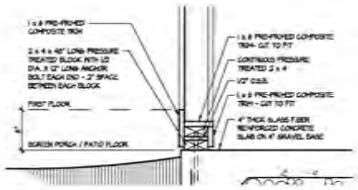
Scale: 3/16" = 1'-0"



HORIZONTAL POST DETAIL

(D) Screened Porch Detail

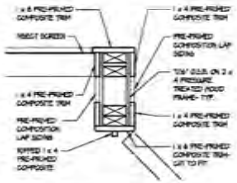
Scale: 1-1/2" = 1'-0"



SILL DETAIL

(E) Screened Porch Detail

Scale: 1-1/2" = 1'-0"



FRONT EXTERIOR CORNER

(F) Screened Porch Plan Details

Scale: 1-1/2" = 1'-0"

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DEAN A. WENZ ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-5868

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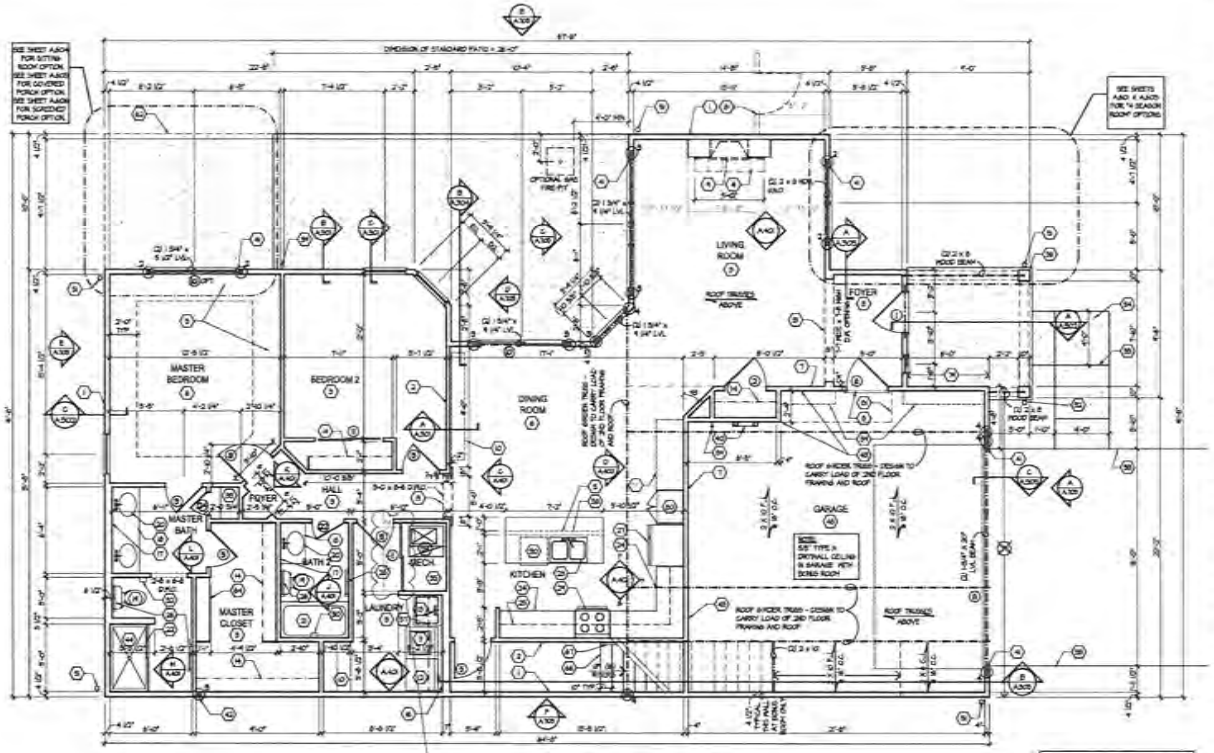

Bonus Room First Floor Plan

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

SEE SHEET A.101 FOR ADDITIONAL OPTIONS.

SEE SHEETS S.103 AND S.104 FOR SHEAR WALL INFORMATION.

GENERAL NOTES

1. EXTERIOR WALL DIMENSION INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH NOMINAL OPENING 3" FROM INTERSECTING WALLS.

FIRST FLOOR PLAN CODED NOTES

FIRST FLOOR (1ST PLAN) 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" SYSTEM 'R' 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 @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
4. 12" DEEP SERVING TILE HEARTH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR WIDTH.
5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL SIDES OF CABINETS & COUNTERTOP.
6. TRAY CEILING @ 10'-0" A.F.F.
7. PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
8. PROVIDE 6" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
9. OPTIONAL: PRE-FABRICATED METAL FIREBOX UNIT. PROVIDE GAS LINE, GAS LOG SET, AND SCREEN - FINISH OPTIONS: SEE 1/2" FACE & SIX 24" FINISH IS 28 1/4" DEEP. (cabinet-rough opening of fireplace will affect dimensions)
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 INSIDE-IN PLUMBING ONLY.
14. SINGLE CLOSET ROD & SHELF (81 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
15. ARCHED OPENING: SPRING POINT @ 7'-10" A.F.F. TOP OF ARCH 8'-0" ABOVE SPRING POINT.
16. LOCATION OF DOUBLE 2 x 4 STUD WALL.
17. FRAMELESS MIRROR LOCATION - 42" WIDE x 3" SHORTER THAN VANITY TOP (1" EACH SIDE) - SEE SECTION OR ARROW 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 & FINISH WITH CERAMIC TILE SURROUND.
22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
23. 22" x 54" OPTIONAL PULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE REMOVED WITH SCREWS AND THE TOP & BOTTOM DOWN CHORD SUPPORTS WITH THE CENTER ALIGNED LEAVING NO SCREWS EXPOSED.
24. BASE CABINETS AND COUNTERTOP.
25. LINE OF WALL CABINETS ABOVE.
26. 24" LONG TOWEL BAR - 54" A.F.F. (56" A.F.F. ABOVE TUB/S).
27. REFRIGERATOR LOCATION.
28. DISABLE SINK, SINK, AND FAUCET.
29. RANGE LOCATION.
30. DISHWASHER LOCATION.
31. 6" x 6" BELT OF COLUMN - TYPICAL. SEE DETAIL D SHEET A.204 FOR MORE INFORMATION. (1/2" x 6" x 6" Veneer Extension to the 6" Beam square, or 7 total square)
32. TOILET PAPER DISPENSER.
33. 16" x 8" DEEP WIRE SHELVES 24", 42", 58", 66" A.F.F. - STANDARD SPACING. TYPICAL 42" LONG SLIDERS AND HARDWARE, UNLESS NOTED OTHERWISE.
34. FURNACE LOCATION.
35. WATER HEATER LOCATION - WITH PAN.
36. 5/8" X 5/8" BELT OF COLUMN / PILASTER - TYPICAL. SEE DETAIL F SHEET A.204 FOR MORE INFORMATION. (1/2" x 5/8" x 5/8" Veneer Extension to the 5/8" Beam square, or 7 total square)
37. 18" x 8" x 8" 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).
38. 1/2 WALL TO UNDERSIDE OF SAW COUNTERTOP. (1/2" full-screened wall cap)
39. NOTE BEED LOCATION.
40. SURFACE MOUNTED ELECTRICAL PANEL LOCATION.
41. PROVIDE 1/2" JACKS UNDER ALL HEADERS IN OPENINGS OVER 48" WIDE - TYPICAL.
42. INDICATES MULTIPLE FULL-HEIGHT STUD COLUMN IN WALL - TYPICAL AT CORNERS OF ALL WOOD BEAMS, UNDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
43. FINISH 1/2" DRYWALL ON GARAGE SIDE.
44. 32" X 60" STANDARD SHOWER BASE.
45. CERTAIN TUB/ SHOWER BASE - SEE PLAN FOR SIZE.
46. WOOD HANDRAIL - SEE DETAIL K ON SHEET A.204.
47. NOT USED.
48. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
49. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
50. SLOPE DROP - 5" RISE X 7" RUN.
51. DOWNSPOUT LOCATION.
52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND BURIED UNDER WALKS OR PATIO.
53. SONO JOINT.
54. 4" THICK SLAB TYPICAL @ CONCRETE WALKS/SURFACES.
55. CONTROL JOINTS - TYPICAL.
56. DASHED LINES INDICATE BURIED BEAM ABOVE.
57. 12" DEEP SHELF (80" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
58. SHOWER WALL - 84" A.F.F.
59. OPTIONAL GARAGE WELLWIN.
60. OPTIONAL DECK.
61. CONCRETE WALKS AND FENCE LOCATION.
62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
63. OPTIONAL WINDOWS.
64. 16" 12" DEEP WIRE SHELVES 24", 42", 58", 66" A.F.F. - STANDARD SPACING.
65. 32" x 60" SHOWER BASE WITH SEAT-IN SEAT.
66. WINDOWSILL TRIMMED AND FLOORS.
67. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEWEL POST.
68. SINGLE BOWL SINK AND FAUCET.
69. 30" 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" WIDE ABOVE BASE IF LOCATED IN SHEET WALL PANEL TO HAVE 7" 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 BAFFLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
74. UNDER THE COUNTER REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 7'-0" A.F.F.
76. HALF WALL @ 36" A.F.F. WITH 2 X 6 WATERSHED CAP.
77. SINGLE CLOSET ROD & SHELF (60" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
78. WIRE WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES, AND 1/4" O.S.B. SHEAR PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
79. NO "R-SHEATHING" REQUIRED THIS WALL. WALL TO HAVE STANDARD "OSB" USE INSTEAD. (All exterior sheathing to utilize 1/2" Thick Glass-reinforced gypsum board in lieu of sheathing)
80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
81. DASHED LINE INDICATES 8" COLUMN SUPPORT FOR DASHED LINED FROM BURIED BEAM.

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ARCHITECTS
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(614) 239-9868
FAX (614) 239-9868

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

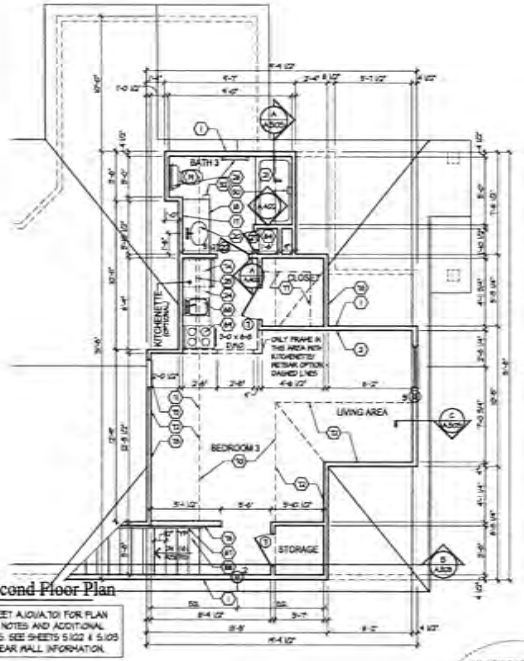
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated: 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
Bonus Room Option:
First Floor Plan

Architecture Style
European Country

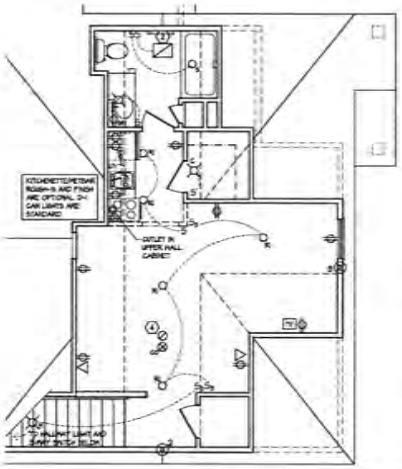
Sheet Number
A.701
D1 - 2010



Bonus Room Second Floor Plan

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

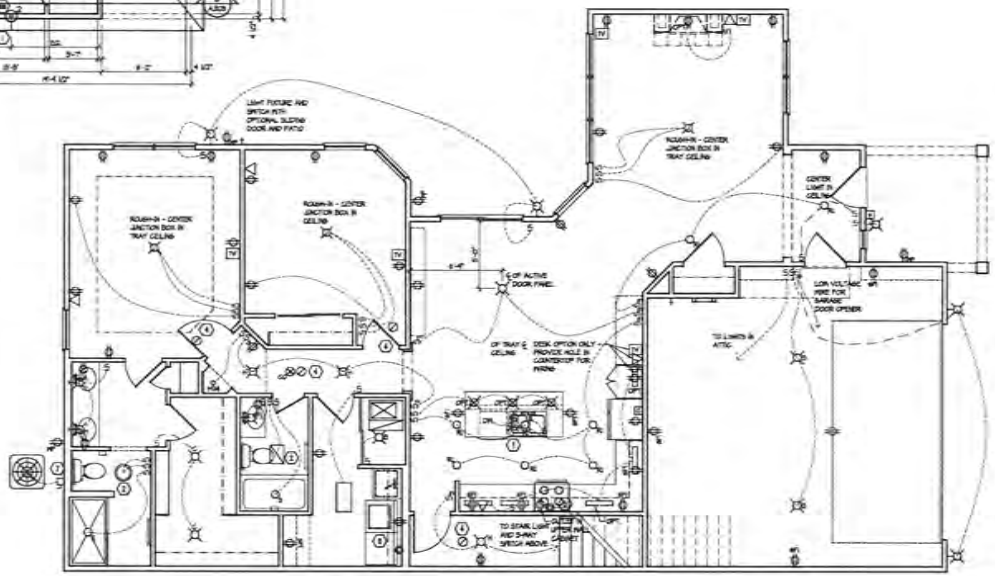
SEE SHEET A.0/A.701 FOR PLAN CODED NOTES AND ADDITIONAL OPTIONS. SEE SHEETS S.102 & S.103 FOR SHEAR WALL INFORMATION.



Bonus Room Electrical Plan

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

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Bonus Room Electrical Plan

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

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.

EPCON Communities

Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2605 E. MAIN STREET
BEMIDJI, (FIRE) 47209
(614) 759-6868
FAX (614) 259-9860

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

Architect Project Number
2013-022

Community Dates & Revisions

Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions
△ △
△ △
△ △

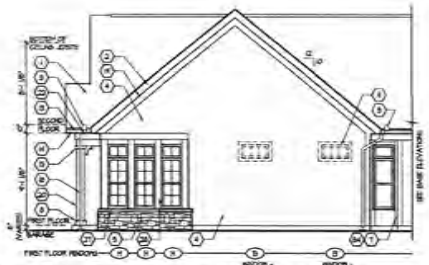
Drawing Title
Bonus Room Option: Second Floor & Electrical

Architectural Style
European Country

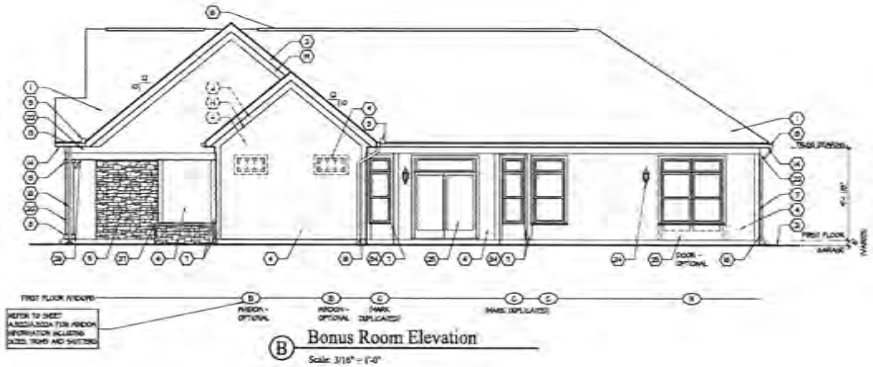
Sheet Number
A.702
D1 - 2010

A Bonus Room Elevation
Scale: 3/16" = 1'-0"

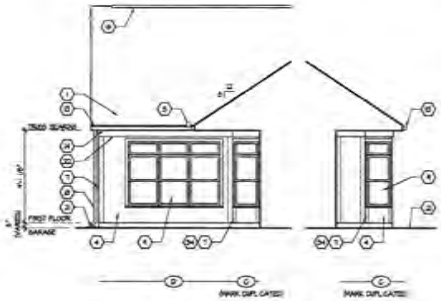
A Bonus Room Elevation with 4 Season Room
Scale: 3/16" = 1'-0"



B Bonus Room Partial Elevation
Scale: 3/16" = 1'-0" with 4 Season Room

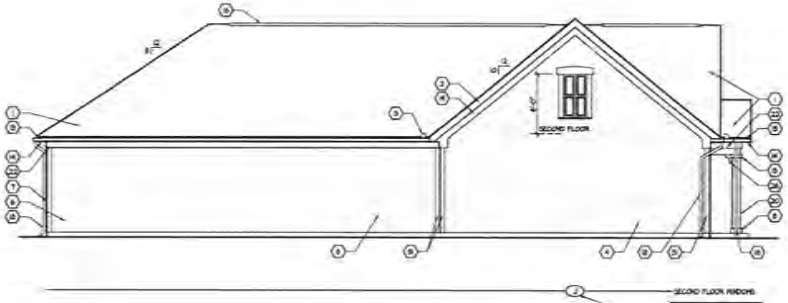


B Bonus Room Elevation
Scale: 3/16" = 1'-0"

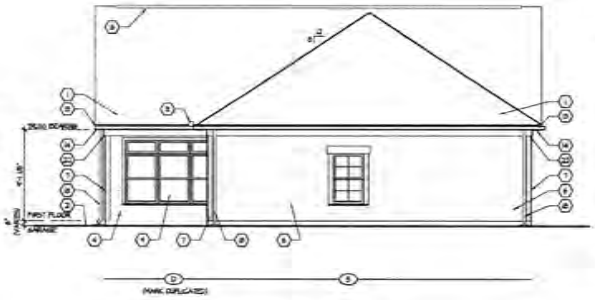


C Elevation
Scale: 3/16" = 1'-0"

D Elevation
Scale: 3/16" = 1'-0"



F Bonus Room Elevation
Scale: 3/16" = 1'-0"



E Bonus Room Elevation
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION COMMON NOTES

(ELEVATION SHEETS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER 1 LAYER OF #15 FELT - TYPICAL.
2. ALUMINUM CLAD WOOD WINDOW EXTERIOR - TYPICAL.
3. WOOD FLOOR DIVISION - TYPICAL AT VALLEY SIDES.
4. PRE-FINISHED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL).
5. CULTURED STONE VENEER, COLOR, STYLE, NORDIK COLOR, CORNERS, & JAMB STYLE TO BE SELECTED BY THE OWNER.
6. 1-0 PLYWOOD SIDING.
7. 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ALLOW 3 1/2" OVERLAP EACH SIDE OF CORNER.
8. 1 x 4 PAINTED COLONIAL BASE TRIM WITH BEVELED TOP EDGE - TYPICAL.
9. VINYL WINDOW (TYPICAL) - SEE WINDOW DETAILS ON SHEET A.602 FOR SIZE AND TRIM INFORMATION.
10. PREFINISHED INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
11. BRICK MOLDED SOLDIER COURSE AT DOOR HEAD OVER 5/4 SMOOTH SAWN LEGEND TRIM.
12. DORMER LOCATION, SEE DETAIL A ON SHEET A.504 FOR MORE INFORMATION.
13. 5" ALUMINUM GRAY GUTTER ON 2 X 8 ALUMINUM CLAD WOOD BAD FASCIA - TYPICAL.
14. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
15. 1 x 4 PAINTED COLONIAL CAP TRIM - TYPICAL.
16. CONCEALED HOME VENT LOCATION - TYPICAL.
17. PANELED OVERHEAD GARAGE DOOR - TYPICAL. SEE SHEET A.602 FOR DETAILS.
18. CONCRETE LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE RAISED BRICK WALLS ARE PRESENT) - TYPICAL.
19. 5/4 x 5 RAKE TRIM AT FACE OF WALL - TYPICAL. 5/4 x 4 RAKE TRIM FOR REVERSE STYLE.
20. 12" SQUARE BUILT-UP COLUMN/PILASTER - SEE DETAIL F, SHEET A.504 FOR MORE INFORMATION - TYPICAL.
21. APPROXIMATE LINE OF GRADE - TO BE LOCATED PER BUILDER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
22. 5/4 x 5 FRIEZE BOARD TRIM - TYPICAL.
23. RADIUS FLANGE - USE DOUBLE THICKNESS TRIM AS BACKING. MIGHT TOP 4 3/4" ABV. ON WALL - TYPICAL.
24. EXTERIOR LIGHT FIXTURE - USE DOUBLE THICKNESS TRIM AS BACKING. MIGHT TOP 6 1/2" ABV. ON WALL - TYPICAL.
25. ALUMINUM CLAD WOOD FRENCH SLIDING DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
26. DECORATIVE WALL BRACKET - TYPICAL (OPTIONAL).
27. SLOPED BRICK SOLDIER BELT COURSE (OR CULTURED STONE BELT COURSE FOR REVERSE STYLE).
28. 5/4 PLANTER TRIM - CUT TO FIT (SCREEN WINDOW).
29. 5/4 X 8 ARCHED LOUVER TRIM.
30. BRICK SOLDIER COURSE.
31. 5/4 x 6 PAINTED WOOD TRIM.
32. EYEBROW LOUVER - 30" PITCH - 7/4" WIDE X 2'-6" HIGH OR EQUAL.
33. PREVENT STOP FLASHING AND CORNER FLASHING MIN. 6" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
34. HEAD AND SILL WINDOW TRIM TO CONFORM TO ADJACENT CORNER TRIM. TRIM WILL BETWEEN WINDOW JAMB AND CORNER TRIM OR CUT WINDOW TRIM AS NECESSARY - CORNER TRIM ALWAYS LOCKSIDE.
35. PAINTED CONCRETE STEPS WITH 11" TREAD AND 5 1/4" RISER (MINIMUM).
36. 2 X 8 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
37. 2 X 10 PAINTED WOOD EYEBROW TRIM. END UP TRIM TO BE 2" LESS THAN HEIGHT OF 2X.
38. WOOD GUARD RAIL - SEE DETAIL E, ON SHEET A.504.
39. 5/4 X 6 TRIM - SEE WALL SECTION 'E' ON SHEET A.503.
40. WINDOWS IN GARAGE DOORS - OPTIONAL.
41. DORMER LOCATION, SEE WALL SECTION ON SHEET A.503A FOR MORE INFORMATION.
42. VINYL SHAKE SIDING.

ALL SIDING + TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" LEGEND GRAIN TEXTURE UNLESS NOTED OTHERWISE - SIZES AS INDICATED.

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		5/22/13

Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
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Drawing Title
Bonus Room Option:
Exterior Elevations

Architecture Style
Keystone

Sheet Number
A.703A
D1 - 2010

DEAN A. WENZ
ARCHITECTS
2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-9868
FAX (614) 239-9868

EPCON

EPCON'S CLASSIC
COURTYARD
COLLECTION

Portico

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Portico—Standard Elevation

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EPCON'S CLASSIC
COURTYARD
COLLECTION

Portico

Portico—Alternate Elevation

Base Portico—1,776 SF

Building Square Footage

1,776 - 2,468 sf

Developer:

Epcon Communities
500 Stonehenge Parkway
Dublin, OH 43017

Elevation & Floor Plan
(representative home)

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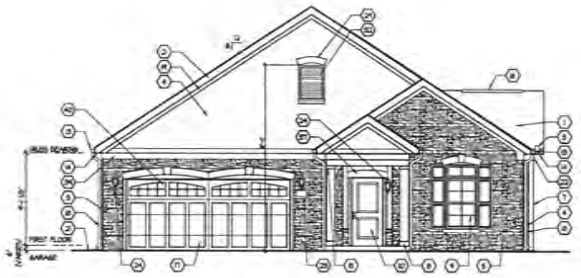
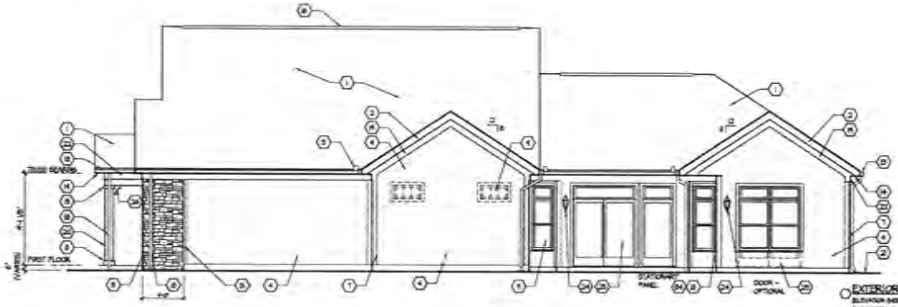
EPCON'S CLASSIC
COURTYARD
COLLECTION

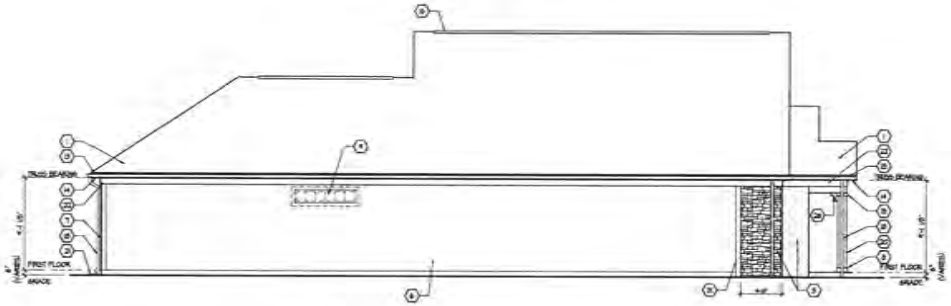
Portico



Ⓐ Elevation
Scale: 3/16" = 1'-0"

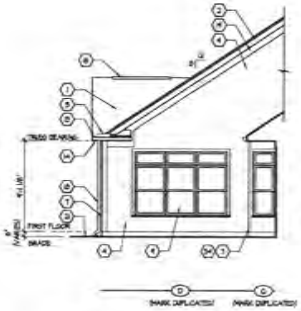


Ⓑ Elevation
Scale: 3/16" = 1'-0"



Ⓒ Elevation
Scale: 3/16" = 1'-0"

Ⓓ Elevation
Scale: 3/16" = 1'-0"



Ⓔ Elevation
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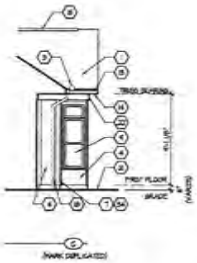

Ⓕ Elevation
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

ELEVATION SHEETS ONLY!
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER 1 LAYER OF 30 FELT - TYPICAL.
2. ALUMINUM CLAD WOOD SAKE EXTENSION - TYPICAL.
3. WATER FLOW DIVERTER - TYPICAL AT VALLEY BOX.
4. PRE-PAINTED GUNITEPATCH LAP SIDING BY LONGMAN PACIFIC (OR EQUAL).
5. COLORED STONE VENEER - COLOR, STYLE, MORTAR COLOR, CORDONS & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. THIN FLOORED STONE.
7. 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
8. 1 x 6 PAINTED COLUMN SHAKE TRIM WITH BEVELED TOP EDGE - TYPICAL.
9. VINYL WINDOW UNIT (TYPICAL) - SEE WINDOW DETAILS ON SHEET A.502 FOR SIZE AND TRIM INFORMATION.
10. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED - SEE DOOR SCHEDULE FOR MORE INFORMATION.
11. BRICK MOLDED SOLDIER COURSE AT DOOR HEAD OVER 5/4 SHOOTER SAWN CEDAR TRIM.
12. DORMER LOCATION, SEE DETAIL A ON SHEET A.204 FOR MORE INFORMATION.
13. 5" ALUMINUM GUTTER ON 2 x 4 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
14. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
15. 1 x 4 PAINTED COLUMN CAP TRIM - TYPICAL.
16. LOUVERED VENT VENT LOCATION - TYPICAL.
17. FINISHED OVERHEAD GARAGE DOOR - TYPICAL, SEE SHEET A.502 FOR DETAILS.
18. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE NOTED WATER FALLS AND PATIOS - TYPICAL.
19. 5/4 x 6 RAKE TRIM AT FACE OF WALL - TYPICAL, (5/4 x 4 RAKE TRIM FOR KEYSTONE STYLE).
20. 10" SEAMLESS SMLS-HP COLUMN/PILASTER - SEE DETAIL F, SHEET A.204 FOR MORE INFORMATION - TYPICAL.
21. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
22. 5/4 x 8 FRIEZE BOARD TRIM - TYPICAL.
23. ADDRESS PLAQUE - USE DOUBLE TRIMMERS TRIM AS SHOWN. MOUNT TOP 6 5'-0" AFF. ON WALL - TYPICAL.
24. EXTERIOR LIGHT FIXTURE - USE DOUBLE TRIMMERS TRIM AS SHOWN. MOUNT TOP 6 5'-7" AFF. ON WALL - TYPICAL.
25. ALUMINUM CLAD WOOD FRENCH SLIDING DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
26. DECORATIVE WALL BRACKET - TYPICAL SECTION.
27. SLOPED BRICK WATERLOX BELT COURSE (OR COLORED STONE BELT COURSE FOR KEYSTONE STYLE).
28. 5/4 PLANCIER TRIM - CUT TO FIT SCREEN WINDOWS.
29. 5/4 X 6 PAINTED LOUVER TRIM.
30. BRICK SOLDIER COURSE.
31. 5/4 x 6 PAINTED WOOD TRIM.
32. EXTERIOR LOUVER - 30" TYPICAL - 1/4" HIGH X 2'-6" WIDE OR EQUAL.
33. TRIMMER STOP FLASHING AND CORNER FLASHING KIT, 6" WIDE THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
34. HEAD AND SILL WINDOW TRIM TO CONTINUE TO ADJACENT CORNER TRIM. TRIM INFILL BETWEEN WINDOW JAMB AND CORNER TRIM OR CUT WINDOW TRIM AS REQUIRED - CORNER TRIM ALWAYS CONTINUES.
35. FLUSHED CONCRETE STOPS WITH 1" TREAD AND 8 1/4" RISER MAXIMUM.
36. 2 X 6 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
37. 2 X 10 PAINTED WOOD EXTENSION TRIM, END OF TRIM TO BE 2" LESS THAN HEIGHT OF 2X.
38. WOOD GUARD RAIL - SEE DETAIL B ON SHEET A.204.
39. 5/4 X 6 TRIM - SEE WALL SECTION D ON SHEET A.501.
40. WINDOWS IN GARAGE DOORS - OPTIONAL.
41. DORMER LOCATION SEE WALL SECTION ON SHEET A.204 FOR MORE INFORMATION.
42. VINYL SHAKE SIDING.

ALL SIDING & TRIM TO BE LONGMAN PACIFIC "SMMS SIDE" UNDER SHAKE "SIDING (UNLESS NOTED OTHERWISE) - SIZES AS INDICATED

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Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2365 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6668
FAX (614) 239-9868

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		5/22/13

Architect Project Number:
2013-022

Community Dates & Revisions
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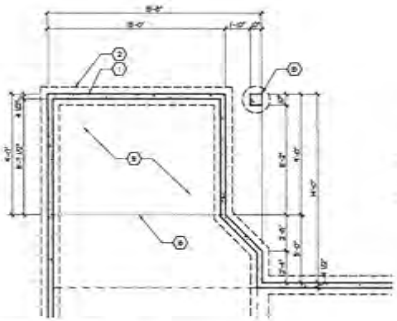
Revisions

Drawing Title
Exterior Elevations

Architectural Style
Keystone

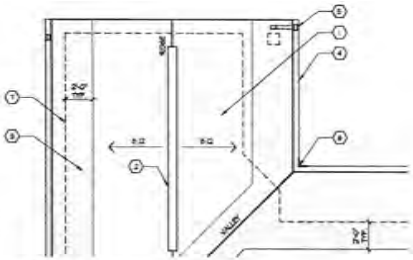
Sheet Number
A.201A
02 - 2010



Partial Foundation Plan

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

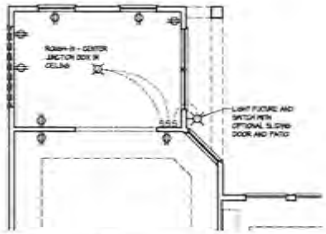
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

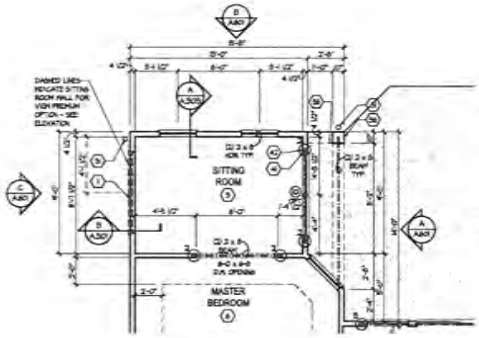
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

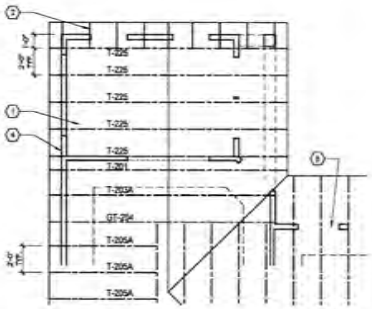
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

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

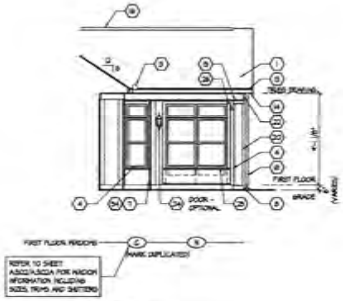
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Framing Plan

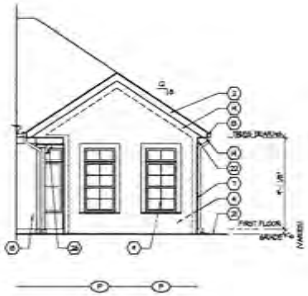
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



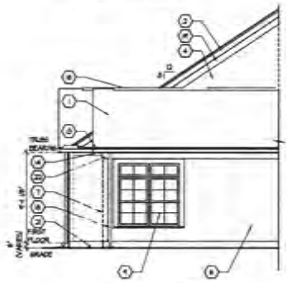
A Elevation

Scale: 3/16" = 1'-0"



B Partial Elevation

Scale: 3/16" = 1'-0"



C Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

EPCON Communities

Where Life Comes Together

DEAN A. WENZ
ARCHITECTS

2465 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-0868
FAX (614) 239-9868

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Prototype Dwg. No.	Interim Page Revisions	
	Revision	Date
		12/31/12

Architect Project Number
2013-022

Community Dates & Revisions

Date Originated 3 JUN 2013
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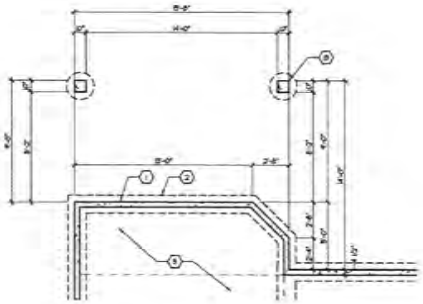
Permit
Construction
Revisions

Drawing Title
Sitting Room Option

Architectural Style
European Country

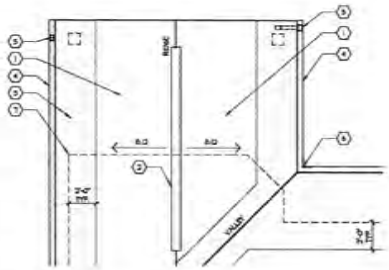
Sheet Number
A.601
D2 - 2010



Partial Foundation Plan

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

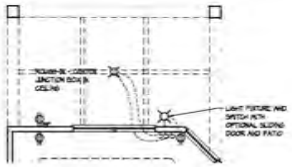
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

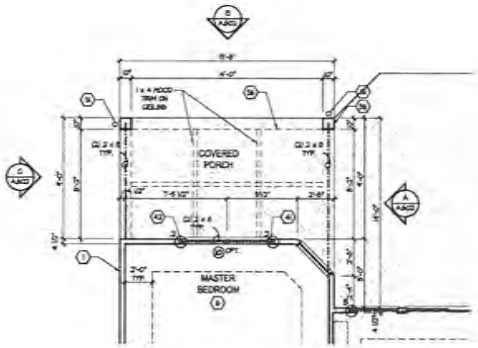
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

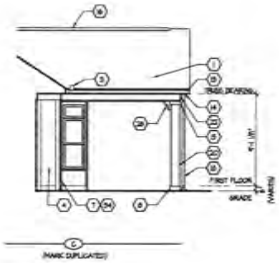
Scale: 1/4" = 1'-0"

SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.

Partial 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.

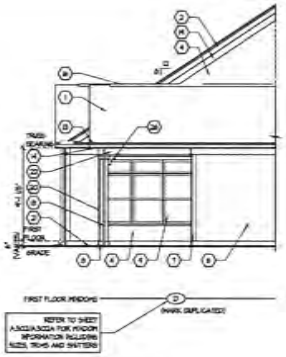


A Elevation

Scale: 3/16" = 1'-0"

B Partial Elevation

Scale: 3/16" = 1'-0"



C Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

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Where Life Comes Together

DEAN A. WENZ
ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-0808
FAX (614) 239-9808

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		12/31/12

Architect Project Number
2013-022

Community Dates & Revisions

Date Originated 3 JUN 2013
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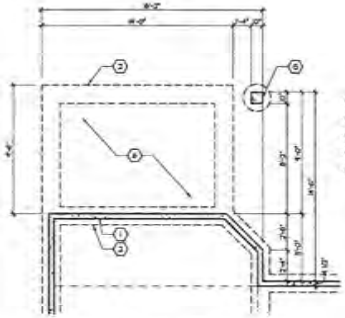
Permit
Construction

Revisions

Drawing Title
Covered Porch Option

Architectural Style
European Country

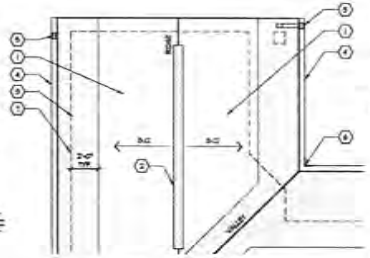
Sheet Number
A.602
D2 - 2010



Partial Foundation Plan

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

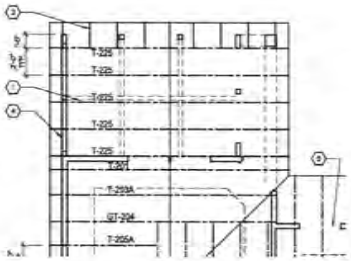
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

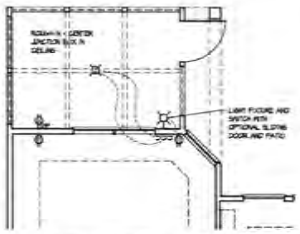
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Roof Framing Plan

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

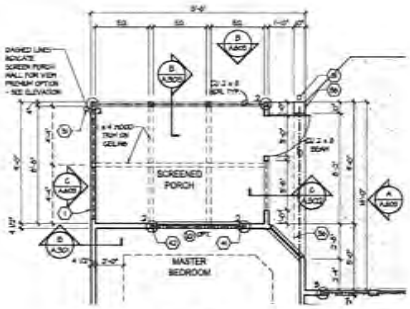
SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



Partial Electrical Plan

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

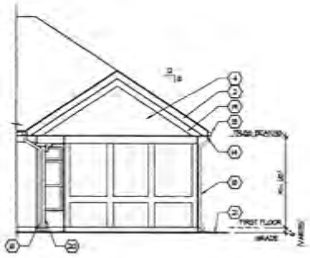
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

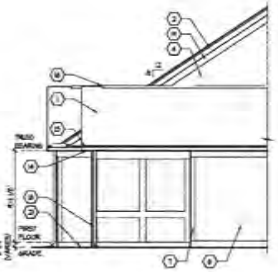
Scale: 1/4" = 1'-0"

SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



(B) Partial Elevation

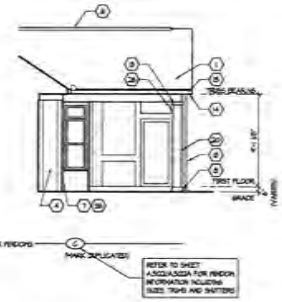
Scale: 3/16" = 1'-0"



(C) Partial Elevation

Scale: 3/16" = 1'-0"

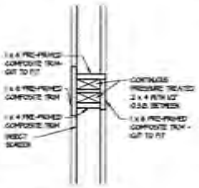
SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.



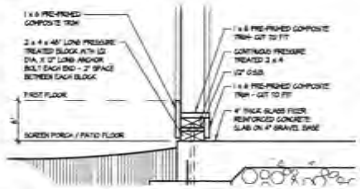
(A) Elevation

Scale: 3/16" = 1'-0"

ALL WOOD FOR SCREENED PORCH TO BE TREATED AND ALL FASTENERS TO BE IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE



HORIZONTAL POST DETAIL



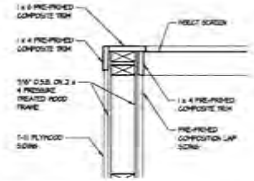
SILL DETAIL

(D) Screened Porch Detail

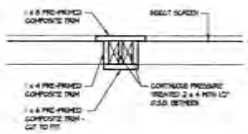
Scale: 1-1/2" = 1'-0"

(E) Screened Porch Detail

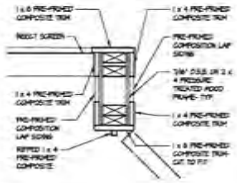
Scale: 1-1/2" = 1'-0"



REAR EXTERIOR CORNER



VERTICLE POST DETAIL



FRONT EXTERIOR CORNER

(F) Screened Porch Plan Details

Scale: 1-1/2" = 1'-0"

EPCON Communities

DEAN A. WENZ ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-9868
FAX (614) 239-9869

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Prototype Dwg. No.	Interim Page Revisions	
	Revision	Date
		12/31/12

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Community Dates & Revisions

Date Originated 3 JUN 2013
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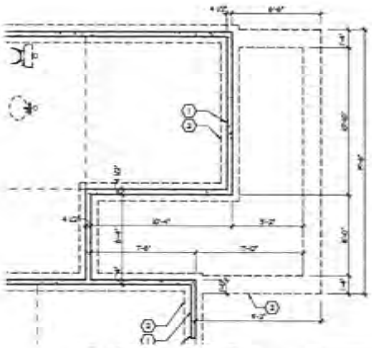
Permit
Construction
Revisions

Drawing Title:
Screened Porch Option

Architectural Style
European Country

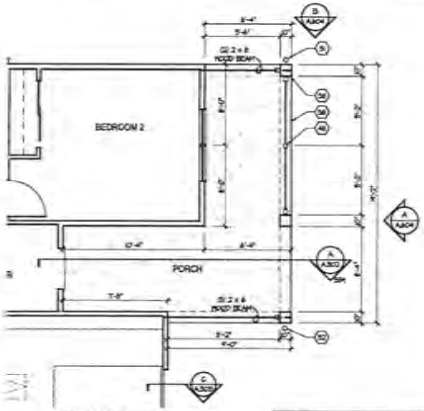
Sheet Number
A.603
D2 - 2010



Partial Foundation Plan

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

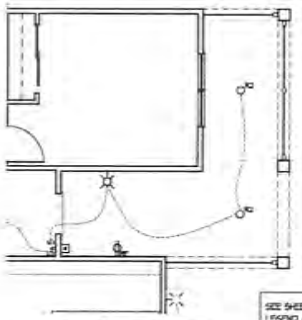
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Floor Plan

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

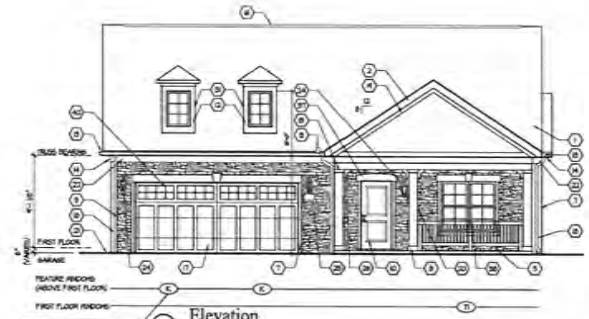
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Electrical Plan

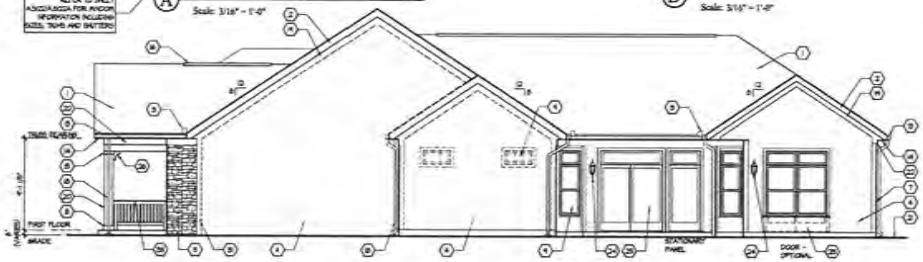
Scale: 1/4" = 1'-0"

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



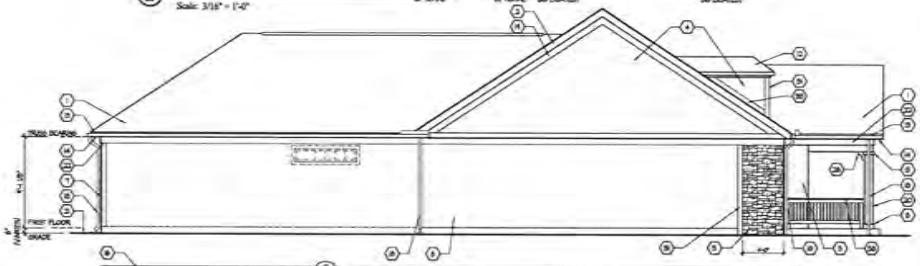
A Elevation

Scale: 3/16" = 1'-0"



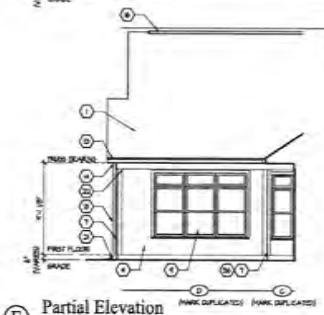
B Elevation

Scale: 3/16" = 1'-0"



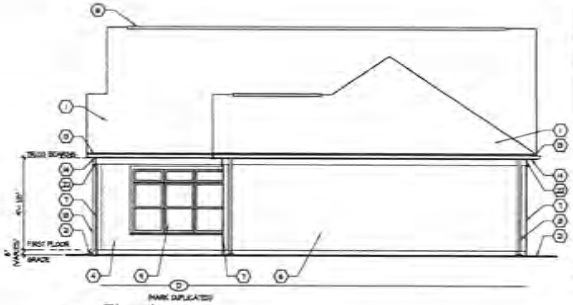
C Elevation

Scale: 3/16" = 1'-0"



E Partial Elevation

Scale: 3/16" = 1'-0"



D Elevation

Scale: 3/16" = 1'-0"

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

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DEAN A. WENZ

ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-6868

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

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Revisions

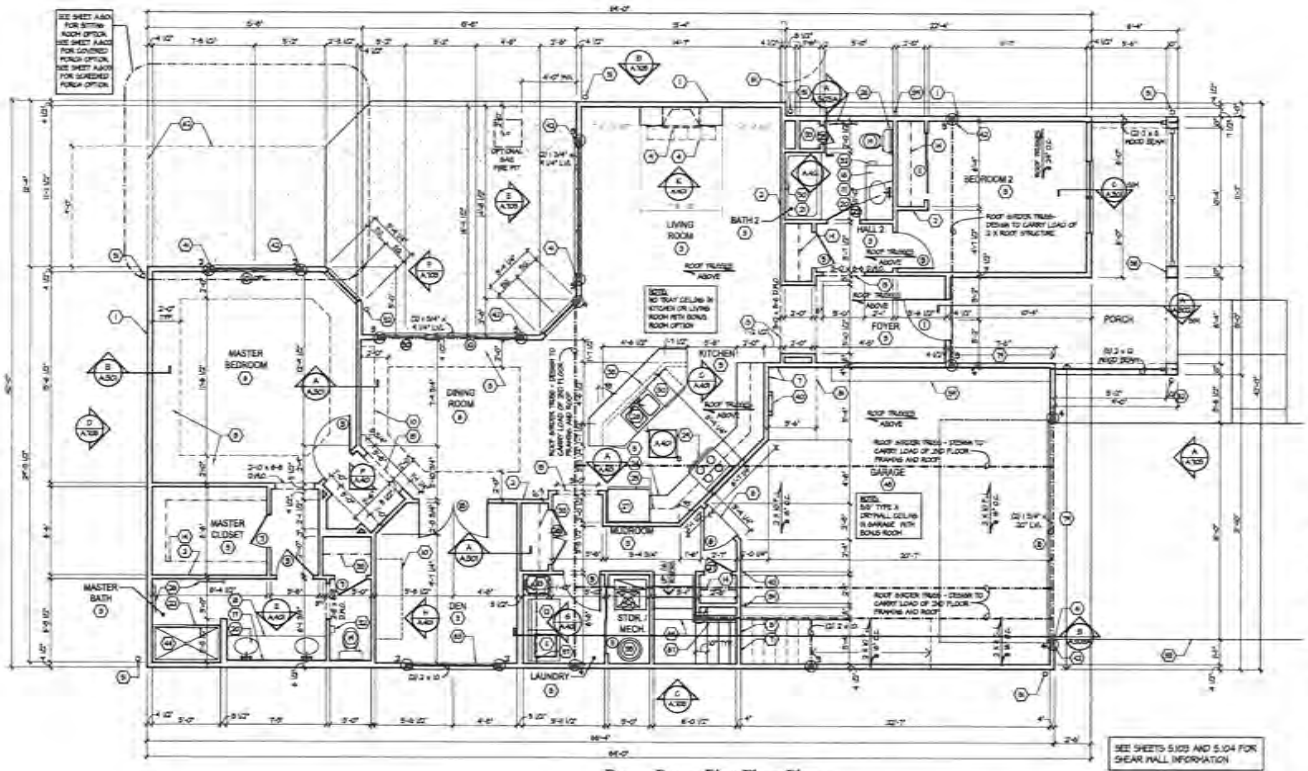
Drawing Title
Alternate Porch Plans And Elevations

Architectural Style
Keystone

Sheet Number
A.604A
D2 - 2010

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 5" FROM INTERSECTING WALLS.



Bonus Room First Floor Plan

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

SEE SHEET A.600 FOR ADDITIONAL OPTIONS.

FIRST FLOOR PLAN (GOOD) NOTES

FIRST FLOOR (NOT 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" SYSTEM "R-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" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
4. 12" DEEP CERAMIC TILE HEATER EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR NOTE.
5. SLAB GRID CABINETS & COUNTERTOP - FINISH ALL SIDES OF CABINETS & COUNTERTOP.
6. TRAY CEILING @ 10'-0" A.F.F.
7. PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
8. PROVIDE 8' PRIMARY ELEVATOR CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
9. OPTIONAL PRE-FABRICATED HEATH, THERMOS (BR): PROVIDE AND LINE, AND LOG SET AND SCREEN - REMOVE OPTIONAL SLOT FROM 8:30 (44" WIDE) & 12:00 (48" DEEP). [illegible]
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 (5'11/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
15. PANTRY OPTIONAL - SPRING POLE @ 7'-0" A.F.F. TOP OF WALL @ 8" ABOVE SPRING POLE.
16. LOCATION OF DOUBLE 2 X 4 STUD WALL.
17. FRAMELESS MIRROR LOCATION - 42" HIGH x 72" SHORTER THAN VANITY TOP (1" EACH SIDE) - 36" BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
18. VANITY BASE AND COUNTERTOP 5'-0" A.F.F.
19. TOILET & SEAT.
20. SELF-RIMMING CERAMIC LAVATORY AND FAUCET.
21. 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
23. 22" x 34" OPTIONAL PULL DOWN STAIR, LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE REMOVED WITH SURROUND INTO THE TOP & BOTTOM DOOR CROSS MEMBERS 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. 12" x 12" SOLID WOOD COLUMN - TYPICAL. SEE DETAIL 3 SHEET A.604 FOR MORE INFORMATION. [illegible]
32. TOILET PAPER DISPENSER.
33. 36" 8" DEEP WIRE SHELVES (24", 42", 60", 66" A.F.F.) - STANDARD SPACING, TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
34. FURNACE LOCATION.
35. WATER HEATER LOCATION - WITH PAN.
36. 12" x 12" SOLID WOOD COLUMN (PILASTER) - TYPICAL. SEE DETAIL 3 SHEET A.604 FOR MORE INFORMATION. [illegible]
37. 8'-0" x 8'-0" ATTIC ACCESSIBLE ABOVE - PROVIDE 54" WIDE, WALKED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES. OBE INSULATION RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATIVE.
38. 12 WALL TO UNDERSIDE OF BAR COUNTERTOP. [illegible]
39. HOSE BIBB LOCATION.
40. GARAGE MOUNTED ELECTRIC PANEL LOCATION.
41. PROVIDE 12" (MIN) WITH ALL WINDOWS IN OPENING OVER 60" WIDE - TYPICAL.
42. INDICATES MULTIPLE FULL-HEIGHT STUD COLUMN IN WALL - TYPICAL AT BEARING OF ALL WOOD BEAMS, UNLESS TRUSSED (UNLESS NOTED OTHERWISE). SEE PLAN FOR NUMBER OF STUDS REQUIRED.
43. MINIMUM 12" DRYWALL ON GARAGE SIDE.
44. 32" X 60" STANDARD SHOWER BASE.
45. CUSTOM TILED WALL-IN SHOWER BASE - SEE PLAN FOR SIZE.
46. WOOD BEAM WALL - SEE DETAIL 4 ON SHEET A.604.
47. HOT DECK.
48. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES ON FLOOR JOISTS.
49. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
50. SUMP DRAIN - 18" Max x 7" WIDE.
51. DOWNSPOUT LOCATION.
52. DOWNSPOUT DISCHARGE INTO BLACK PIPE AND ROUTED UNDER PAVERS ON PATIO.
53. EDGE OF DRIVEWAY.
54. 4" THICK SLAB TYPICAL @ CONCRETE PAVER/FOUNDATION.
55. CURBING - EDGED - TYPICAL.
56. DASHED LINES INDICATE BOXED BEAM ABOVE.
57. 12" DEEP WALL SHELF (54" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
58. SHOWER WALL - 6'-0" A.F.F.
59. OPTIONAL GARAGE SHELVING.
60. OPTIONAL DECK.
61. LOWERED GATE AND FENCE LOCATION.
62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
63. OPTIONAL PERGOLA.
64. 16 (2" DEEP WIRE SHELVES (24", 42", 60", 66" A.F.F.) - STANDARD SPACING.
65. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
66. VARIEGATED TRENCH AND HOBBS.
67. WOOD ARBOR(S) - 84" ABOVE STAIR TREADS. REFER BACK TO FULL ON ROOF PLAN.

68. SINGLE BOWL SINK AND FAUCET.
69. 30" RANGE LOCATION.
70. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
71. LINE OF BREAK UP SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES ON RAFTERS ABOVE.
72. SLOPED CEILING AREA ABOVE.
73. ATTIC ACCESS PANEL - 22" x 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE & LOCATED IN BACK WALL PANEL TO HAVE 1" SHAPED ROUND MOULDING AROUND EDGE. PANEL SHALL BE NON-CONSTRUCTED 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. HIDDEN TIE DOWNS REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 7'-0" A.F.F.
76. HALF WALL @ 36" A.F.F. (NOB) X 6 WAINSCOTT CAP.
77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
78. BACK WALL 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES, AND 1/4" OSB BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF TRUSSES.
79. [illegible]
80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
81. DASHED LINE INDICATES 8" CEILING SOFFIT FOR "SHEETROCK" LINED FROM BONUS ROOM.

EPCON Communities
Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2465 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9868

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[illegible]

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

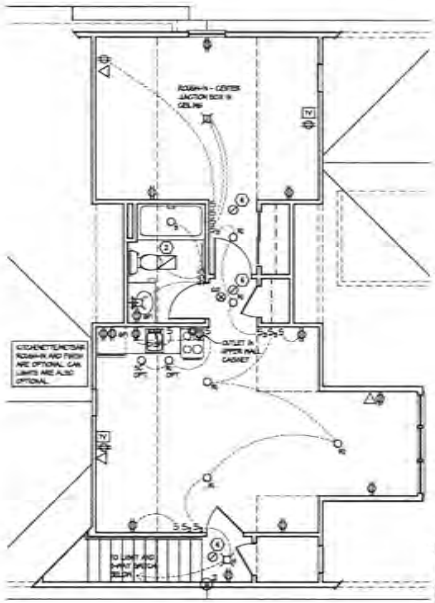
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated: 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
Bonus Room:
First Floor Plan

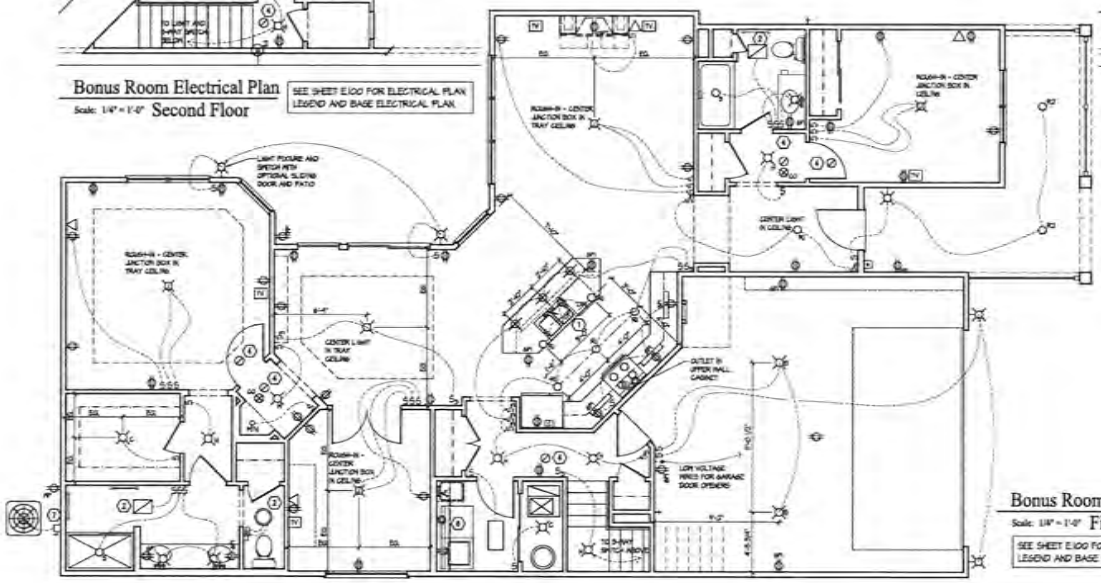
Architectural Style
European Country

Sheet Number
A.701
D2 - 2010



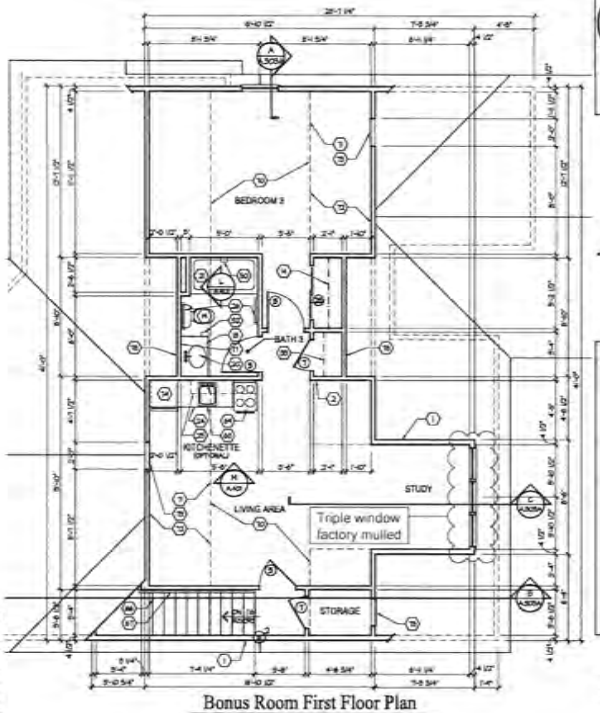
Bonus Room Electrical Plan
Scale: 1/4" = 1'-0" Second Floor

SEE SHEET E100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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

SEE SHEET E100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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

SEE SHEET A.0/A.701 FOR PLAN CODED NOTES AND ADDITIONAL OPTIONS. SEE SHEETS S.0/S2 & S.0/S FOR SHEAR WALL INFORMATION.

EPCON Communities
Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6008
FAX (614) 239-6008

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

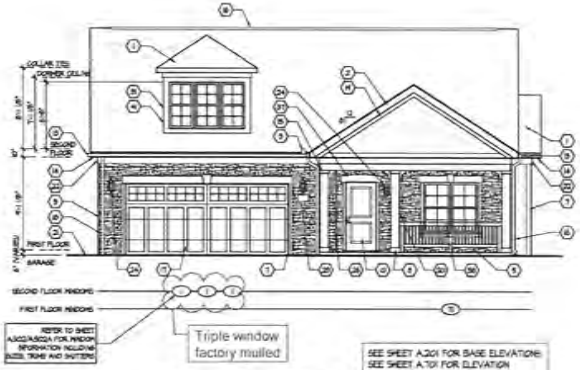
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions

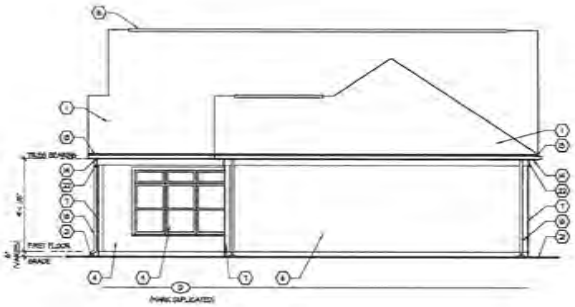
Drawing Title
Bonus Room:
Second Floor & Electrical

Architectural Style
European Country

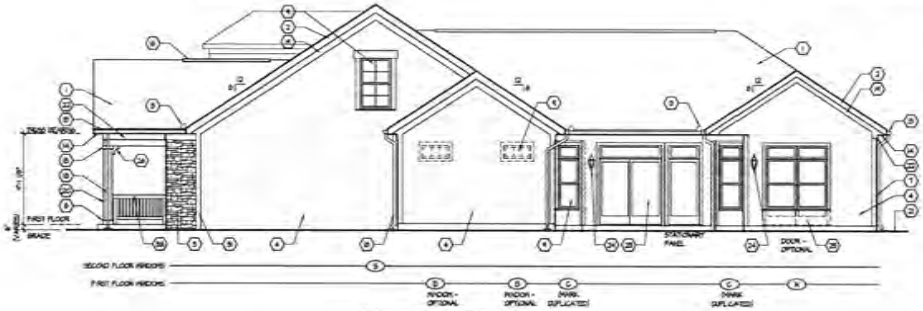
Sheet Number
A.702
D2 - 2010



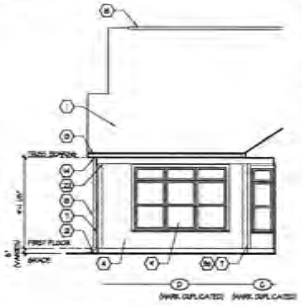
A Bonus Room Elevation
Scale: 3/16" = 1'-0"



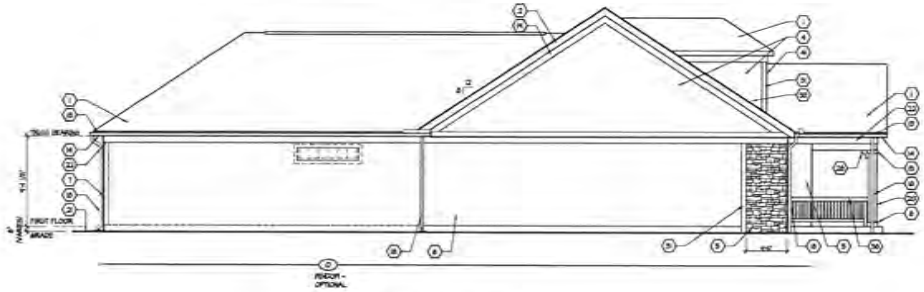
D Bonus Room Elevation
Scale: 3/16" = 1'-0"



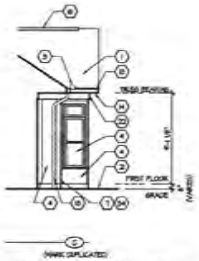
B Bonus Room Elevation
Scale: 3/16" = 1'-0"



E Bonus Room Elevation
Scale: 3/16" = 1'-0"



C Bonus Room Elevation
Scale: 3/16" = 1'-0"



F Bonus Room Elevation
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

ELEVATION SHEETS ONLY!
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER 1 LAYER OF 30# FELT - TYPICAL.
2. ALUMINUM CLAD WOOD RAKE EXTENSION - TYPICAL.
3. WATER FLOW DIVERSION - TYPICAL AT VALLEY ONLY.
4. PRE-FINISHED LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL).
5. CULTURED STONE VENEER, COLOR, STYLE, MORTAR COLOR, COVERAGE & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 1x6 PLYWOOD SOFFIT.
7. 5/4 x 6 CORNER TRIM - REF ONE SIDE TO ADHERE 5 1/2" OVERHANG EACH SIDE OF CORNER.
8. 1 x 6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE - TYPICAL.
9. VINYL WINDOW (SIM) (TYPICAL) - SEE WINDOW DETAILS ON SHEET A.602 FOR SIZE AND TRIM INFORMATION.
10. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
11. BRICK WINDOW SOLDIER COURSE AT DOOR HEAD OVER 5/4 SMOOTH SAWN CEDAR TRIM.
12. DORMER LOCATION, SEE DETAIL A ON SHEET A.204 FOR MORE INFORMATION.
13. 5" ALUMINUM GUTTER ON 2 x 6 ALUMINUM CLAD WOOD SIDE FASCIA - TYPICAL.
14. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
15. 1 x 4 PAINTED COLUMN CAP TRIM - TYPICAL.
16. CONTINUOUS RIDGE VENT LOCATION - TYPICAL.
17. PANELED OVERHEAD GARAGE DOOR - TYPICAL. SEE SHEET A.602 FOR DETAILS.
18. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE PAVED WALKWAYS AND PATIO) - TYPICAL.
19. 5/4 x 6 BASE TRIM AT FACE OF WALL - TYPICAL. 5/4 x 4 BASE TRIM FOR KEYSTONE STYLE.
20. 12" SQUARE BELT-NOP COLUMN/PILASTER - SEE DETAIL F, SHEET A.204 FOR MORE INFORMATION - TYPICAL.
21. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
22. 5/4 x 6 FRIEZE BOARD TRIM - TYPICAL.
23. ADDRESS PLAQUE - USE DOUBLE THICKNESS TRIM AS SHOWN. HEIGHT TOP @ 6'-0" A.F.F. ON WALL - TYPICAL.
24. EXTERIOR LIGHT FIXTURE - USE DOUBLE THICKNESS TRIM AS SHOWN. HEIGHT TOP @ 6'-7" A.F.F. ON WALL - TYPICAL.
25. ALUMINUM CLAD WOOD FRENCH SLIDING DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
26. DECORATIVE WALL BRACKET - TYPICAL.
27. SLOPED BRICK SOFFLOCK BELT COURSE (OR CULTURED STONE BELT COURSE FOR KEYSTONE STYLE).
28. 5/4 PLANTER TRIM - CUT TO FIT SCREWED WINDOWS.
29. 5/4 X 6 ARCHED CORNER TRIM.
30. BRICK SOLDIER COURSE.
31. 5/4 x 6 PAINTED WOOD TRIM.
32. EXTERIOR LOUVER - SIM TYPICAL - 14" WIDE X 24" HIGH OR EQUAL.
33. PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 8" WHERE THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
34. HEAD AND SILL WINDOW TRIM TO CONTINUE TO ADJACENT CORNER TRIM. TRIM SILL BETWEEN WINDOW JAMB AND CORNER TRIM OR CUT WINDOW TRIM AS REQUIRED - CORNER TRIM ALWAYS CONTINUES.
35. PAINTED CONCRETE STEPS WITH 1" TREAD AND 8 1/4" RISER MAXIMUM.
36. 2 x 8 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
37. 2 x 4 O PAINTED WOOD EYEBROW TRIM - STOP OF TRIM TO BE 2" LESS THAN HEIGHT OF 24.
38. WOOD GUARD RAIL - SEE DETAIL E ON SHEET A.204.
39. 5/4 x 6 x TRIM - SEE WALL SECTION D ON SHEET A.201.
40. WINDOWS IN GARAGE DOORS - OPTIONAL.
41. DORMER LOCATION, SEE WALL SECTION ON SHEET A.203A FOR MORE INFORMATION.
42. VINYL GRAVE SIDING

ALL NOTES # TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE (UNLESS NOTED OTHERWISE) - SIZES AS INDICATED.

EPCON Communities
Where Life Comes Together

DEAN A WENZ
ARCHITECTS
2465 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6068
FAX (614) 239-9868

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

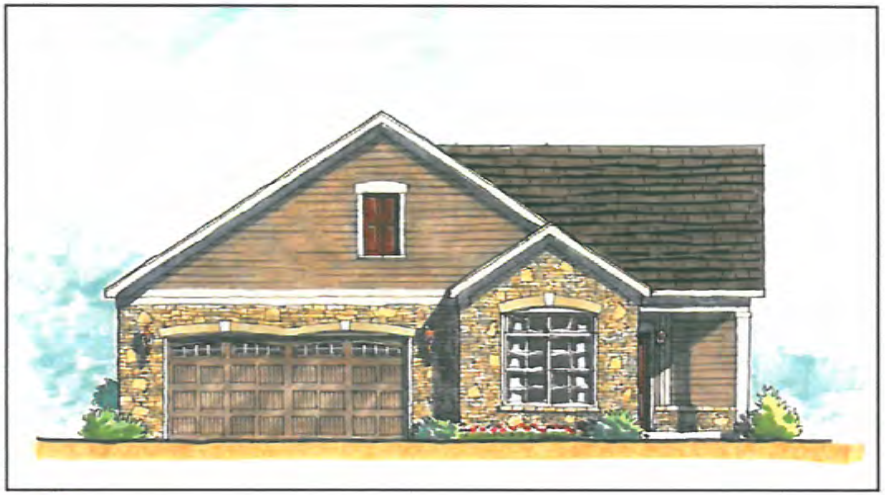
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
Bonus Room:
Exterior Elevations

Architectural Style
Keystone

Sheet Number
A.703A
02 - 2010



EPCON

EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade

Promenade—Standard Elevation

EPCON

EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade

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Promenade—Alternate Elevation

Base Promenade—1,995SF

EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade

Building Square Footage

1,995 - 2,769 sf

Developer:

Epcon Communities
500 Stonehenge Parkway
Dublin, OH 43017

Elevation & Floor Plan
(representative home)

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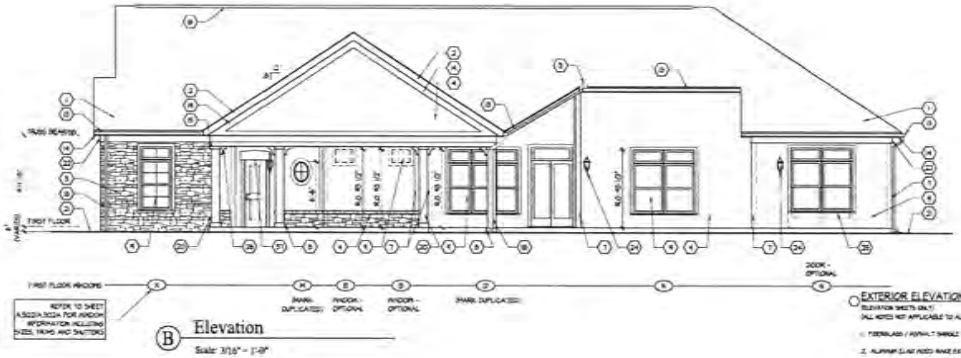
A Elevation
Scale: 3/16" = 1'-0"



B Elevation
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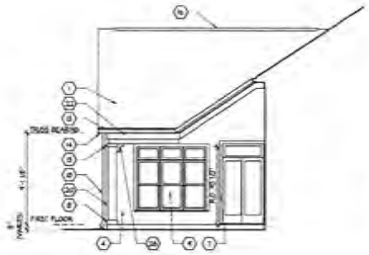

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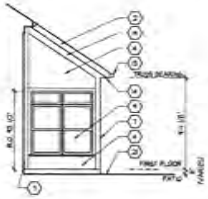

D Elevation
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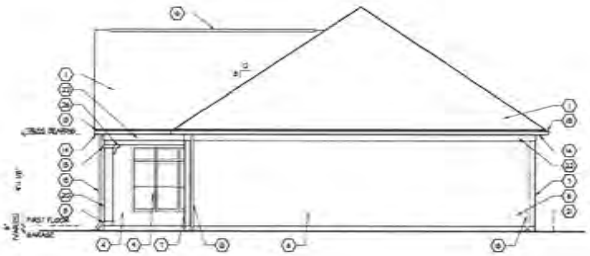

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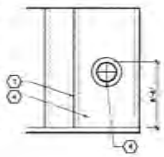

F Elevation
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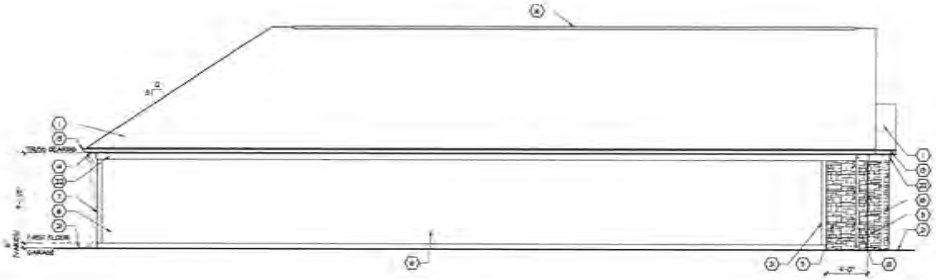
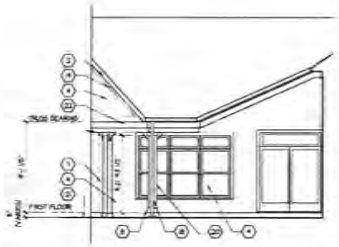


G Elevation
Scale: 3/16" = 1'-0"



H Elevation
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

ELEVATION SHEETS ONLY!
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER 1 LAYER OF 30 FELT - TYPICAL.
2. ALUMINUM CLAD WOOD WINDOWS EXTERIOR - TYPICAL.
3. WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
4. PRE-PAINTED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC OR EQUAL.
5. CULTURED STONE VENEER. COLOR, STYLE, MORTAR COLOR, COURSING, & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 1x10 PLYWOOD SIDING.
7. 5/4 x 6 CORNER TRIM - MIT ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
8. 1 x 6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE - TYPICAL.
9. VINYL WINDOW UNIT (TYPICAL) - SEE WINDOW DETAILS ON SHEET A.302 FOR SIZE AND TRIM INFORMATION.
10. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
11. BRICK MOLDED SOLDIER COURSE AT DOOR HEAD OVER 5/4 SHADOW DARK CEDAR TRIM.
12. DORMER LOCATION. SEE DETAIL A ON SHEET A.304 FOR MORE INFORMATION.
13. 5" ALUMINUM GUTTER OVER 2 X 6 ALUMINUM CLAD WOOD SOFFIT FASCIA - TYPICAL.
14. VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
15. 1 x 4 PAINTED COLUMN CAP TRIM - TYPICAL.
16. CONTINUOUS RIDGE VENT LOCATION - TYPICAL.
17. PANELED OVERHEAD GARAGE DOOR - TYPICAL. SEE SHEET A.301 FOR DETAILS.
18. DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS AND PATIO) - TYPICAL.
19. 5/4 x 6 BAND TRIM AT FACE OF WALL - TYPICAL. 5/4 x 4 BAND TRIM FOR KEYSTONE STYLE.
20. 12" SQUARE BALTAP COLUMN/PLASTER - SEE DETAIL F, SHEET A.304 FOR MORE INFORMATION - TYPICAL.
21. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH GRADER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
22. 5/4 x 8 FRIEZE BOARD TRIM - TYPICAL.
23. ADDRESS PLAQUE - USE DOUBLE THICKNESS TRIM AS BACKING. HEIGHT TOP @ 5'-0" A.F.F. ON WALL - TYPICAL.
24. EXTERIOR LIGHT FIXTURE - USE DOUBLE THICKNESS TRIM AS BACKING. HEIGHT TOP @ 6'-7" A.F.F. ON WALL - TYPICAL.
25. ALUMINUM CLAD WOOD FRENCH SLIDING DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
26. DECORATIVE WALL BRACKET - TYPICAL BETWEEN.
27. SLOPED BRICK REPRESENTS BELT COURSE (OR CULTURED STONE BELT COURSE FOR KEYSTONE STYLE).
28. 5/4 PLASTER TRIM - CAP 1/2 OF SEMICH WINDOWS.
29. 5/4 x 6 ARCHED LOWER TRIM.
30. BRICK SOLDIER COURSE.
31. 5/4 x 6 PAINTED WOOD TRIM.
32. DYSBROW LOUVER - DIY TYPICAL - 1'-6" WIDE A.2-6" HIGH OR EQUAL.
33. PROVIDE STEP FLASHING AND COUNTER FLASHING FOR 8" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
34. HEAD AND SILL WINDOW TRIM TO CONTINUE TO ADJACENT CORNER TRIM. TRIM WALL BETWEEN WINDOW JAMB AND CORNER TRIM OR CAP WINDOW TRIM AS NECESSARY - CORNER TRIM ALWAYS CONTINUOUS.
35. POURED CONCRETE STEPS WITH 11" TREAD AND 8 1/4" RISER MAXIMUM.
36. 2 x 8 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
37. 2 x 10 PAINTED WOOD EXTERIOR TRIM. END OF TRIM TO BE 2" LESS THAN HEIGHT OF 25.
38. WOOD GUARD RAIL - SEE DETAIL 4, ON SHEET A.304.
39. 5/4 x 3 TRIM - SEE WALL SECTION D ON SHEET A.301.
40. WINDOWS IN GARAGE DOORS - OPTIONAL.
41. DORMER LOCATION. SEE WALL SECTION ON SHEET A.303A FOR MORE INFORMATION.
42. VINYL SHAKE SIDING.

ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SHAKE" SIDE COLOR SHAKE TEXTURE UNLESS NOTED OTHERWISE - SIZES AS INDICATED.

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Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2464 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9868

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

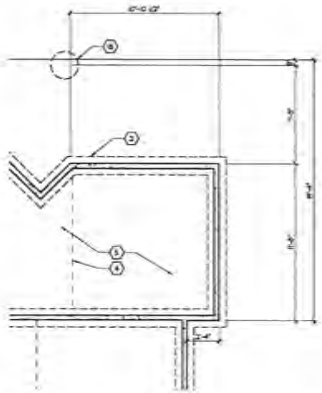
Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title:
Exterior Elevations

Architectural Style
Keystone

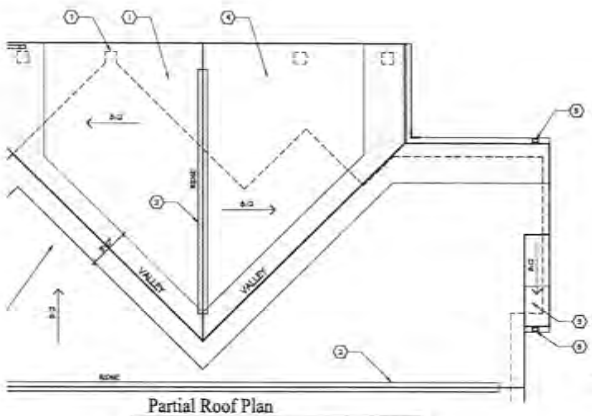
Sheet Number
A.201A
03 - 2010



Partial Foundation Plan

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

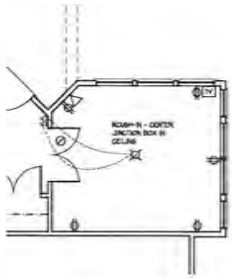
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

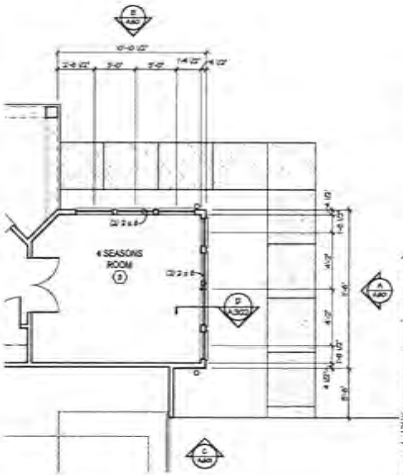
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

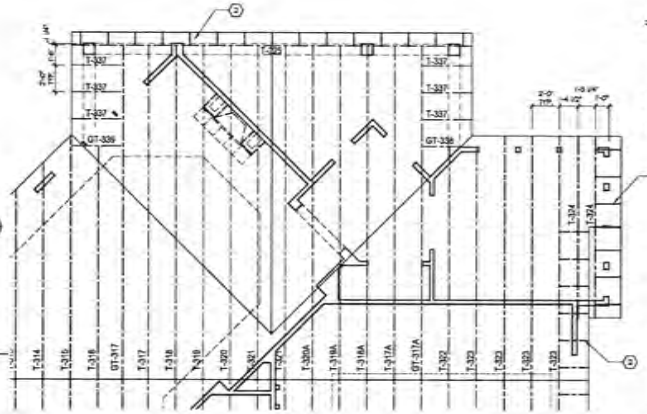
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

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

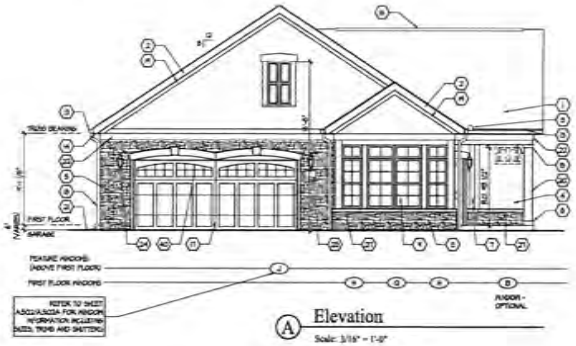
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Framing Plan

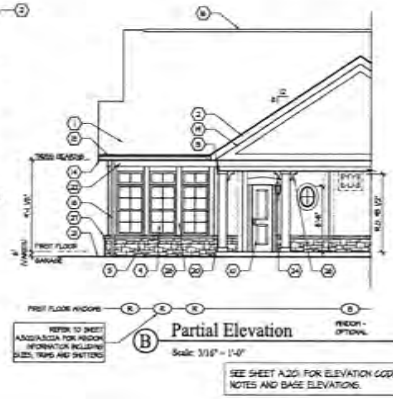
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



A Elevation

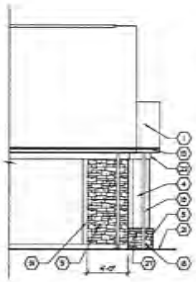
Scale: 3/16" = 1'-0"



B Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.



C Partial Elevation

Scale: 3/16" = 1'-0"

EPCON Communities

Where Life Comes Together

DEAN A. WENZ
ARCHITECTS

2464 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9861

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

Architect Project Number
2013-022

Community Dates & Revisions

Date Originated 3 JUN 2013
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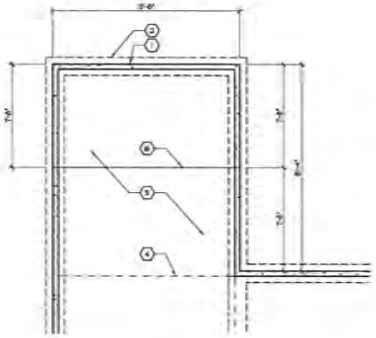
Permit
Construction
Revisions

Drawing Title
4 Seasons Room Option

Architectural Style
Keystone

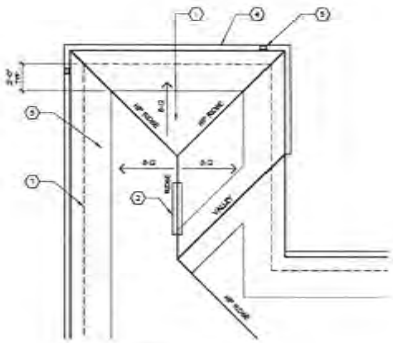
Sheet Number
A.601A
D3 - 2010



Partial Foundation Plan

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

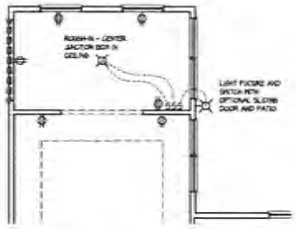
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

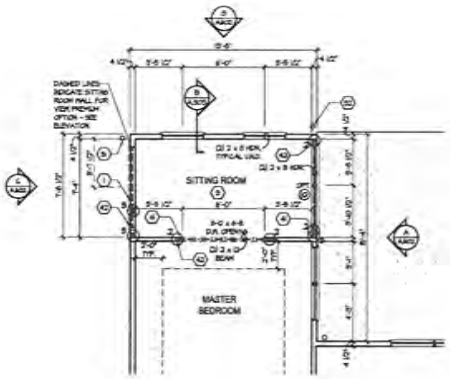
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

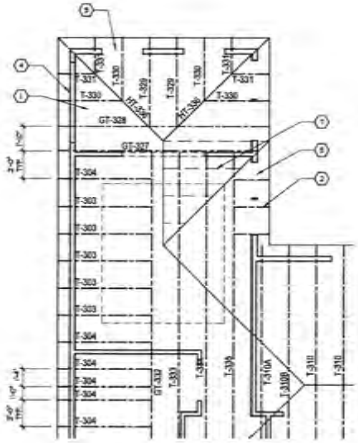
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

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

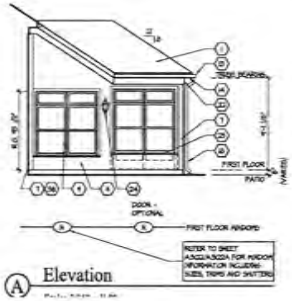
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.105, S.104 FOR SHEAR WALL INFO.



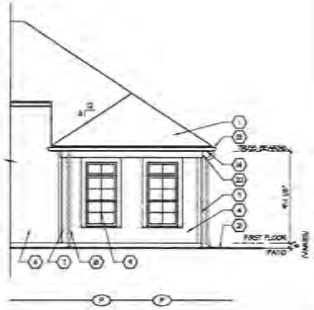
Partial Roof Framing Plan

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.

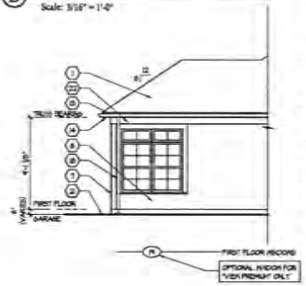


A Elevation



B Partial Elevation

Scale: 3/16" = 1'-0"



C Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

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DEAN A WENZ
ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9868

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		12/01/12

Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
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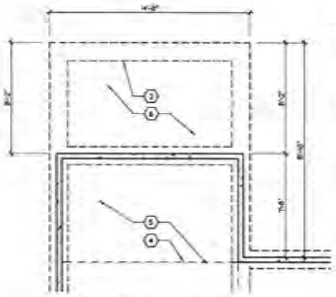
Permit
Construction
Revisions

Drawing Title
Sitting Room Option

Architectural Style
European Country

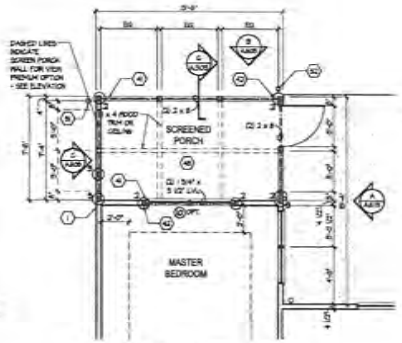
Sheet Number
A.602
D3 - 2010



Partial Foundation Plan

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

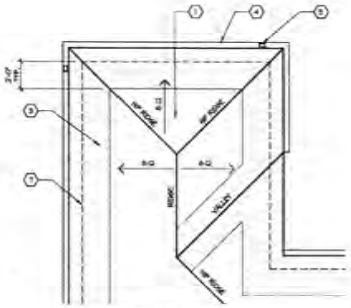
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Floor Plan

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

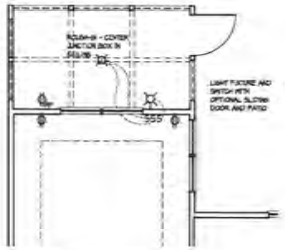
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Plan

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

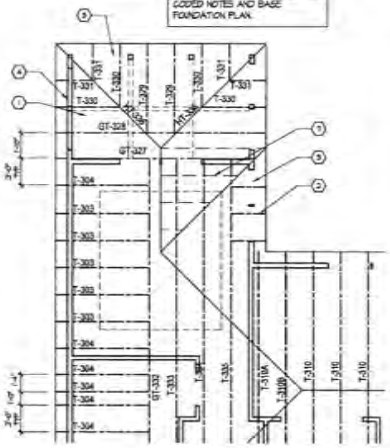
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

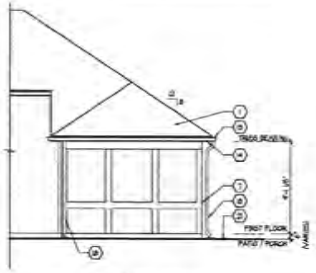
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Roof Framing Plan

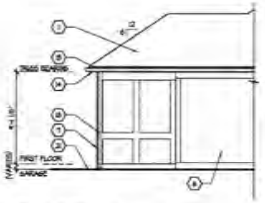
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES



(B) Partial Elevation

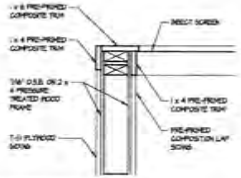
Scale: 3/16" = 1'-0"



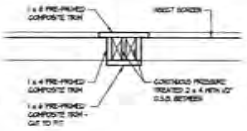
(C) Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

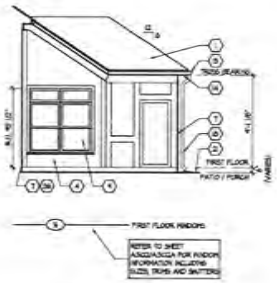


REAR EXTERIOR CORNER



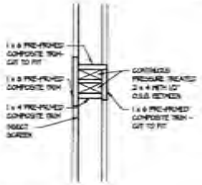
VERTICLE POST DETAIL

ALL WOOD FOR SCREENED PORCH TO BE TREATED AND ALL FASTENING TO BE IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE.



(A) Elevation

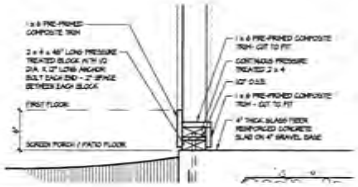
Scale: 3/16" = 1'-0"



HORIZONTAL POST DETAIL

(D) Screened Porch Detail

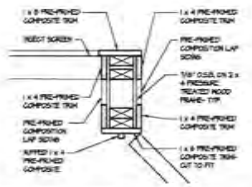
Scale: 1-1/2" = 1'-0"



SILL DETAIL

(E) Screened Porch Detail

Scale: 1-1/2" = 1'-0"



FRONT EXTERIOR CORNER

(F) Screened Porch Plan Details

Scale: 1-1/2" = 1'-0"

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DEAN A. WENZ
ARCHITECTS
2403 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6868
FAX (614) 239-9863

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		12/31/12

Architect Project Number
2013-022

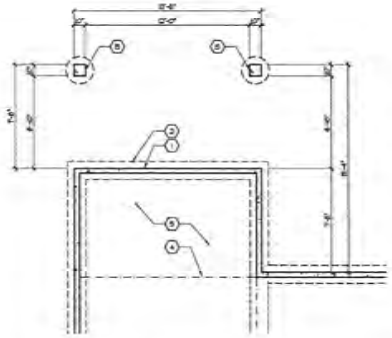
Community Dates & Revisions

Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions

Drawing Title
Screened Porch Option

Architectural Style
European Country

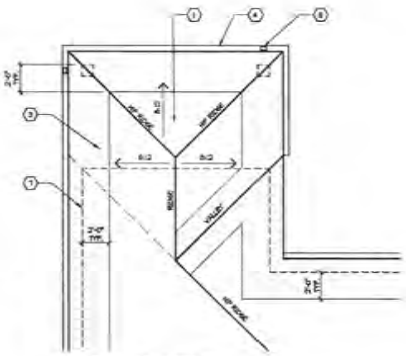
Sheet Number
A.603
D3 - 2010



Partial Foundation Plan

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

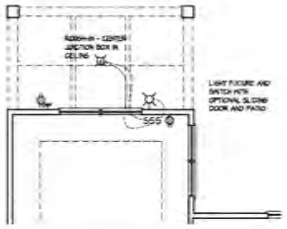
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

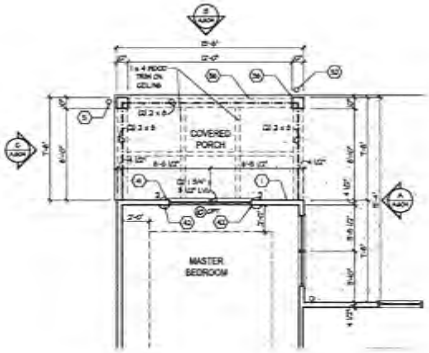
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

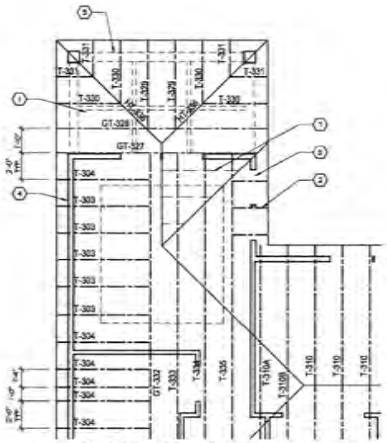
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial Floor Plan

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

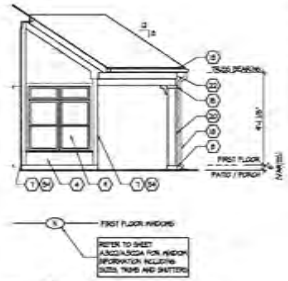
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Framing Plan

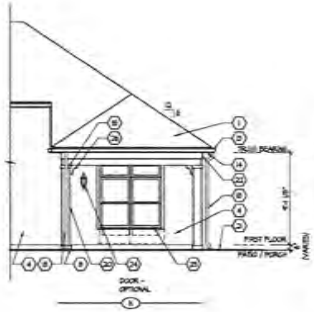
Scale: 1/4" = 1'-0"

SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



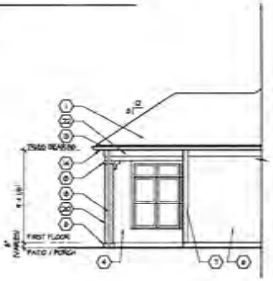
A Elevation

Scale: 3/16" = 1'-0"



B Partial Elevation

Scale: 3/16" = 1'-0"



C Partial Elevation

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

EPCON Communities

DEAN A. WENZ ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-0868
FAX (614) 239-9868

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
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Architect Project Number
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Community Dates & Revisions
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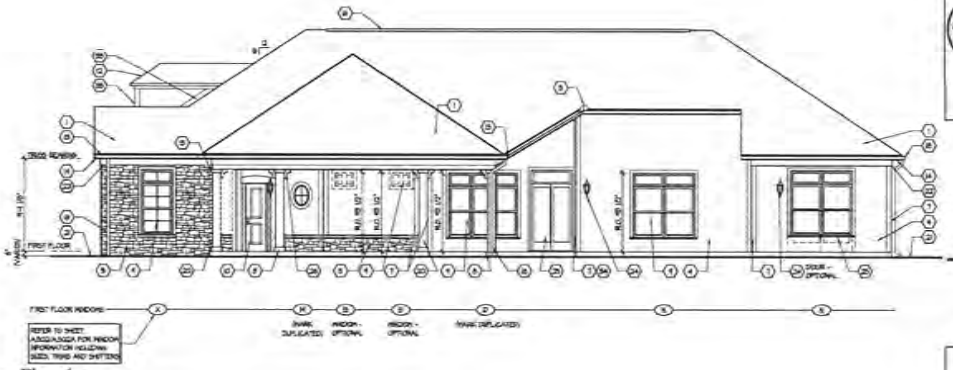
Revisions

Drawing Title
Covered Porch Option

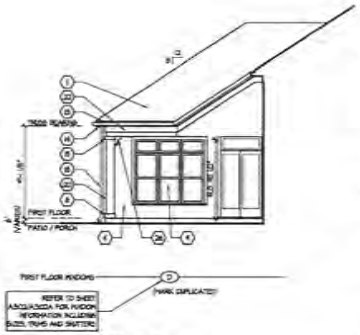
Architectural Style
European Country

Sheet Number
A.604
D3 - 2010

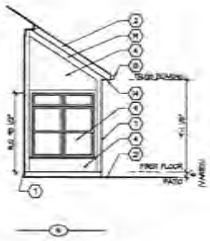
(A) Elevation
Scale: 3/16" = 1'-0"



(B) Elevation
Scale: 3/16" = 1'-0"



(C) Partial Elevation
Scale: 3/16" = 1'-0"



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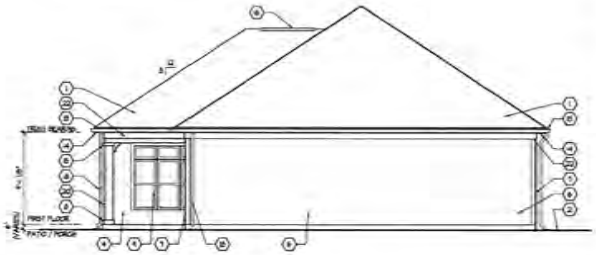

(E) Elevation
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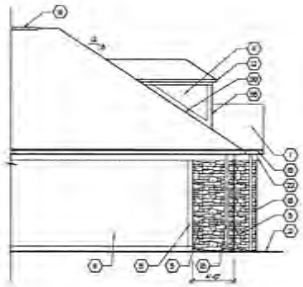

(G) Elevation
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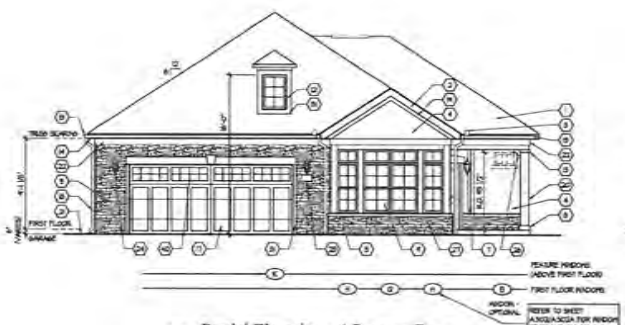
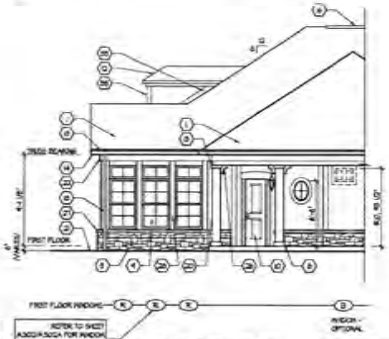


(A) Partial Elevation - 4 Seasons Room
Scale: 3/16" = 1'-0"



(B) Partial Elevation - 4 Seasons Room
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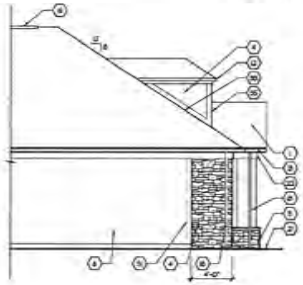

(G) Partial Elevation - 4 Seasons Room
Scale: 3/16" = 1'-0"

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

EPCON Communities
Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2465 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-4888
FAX (614) 239-9868

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Elevations

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Keystone

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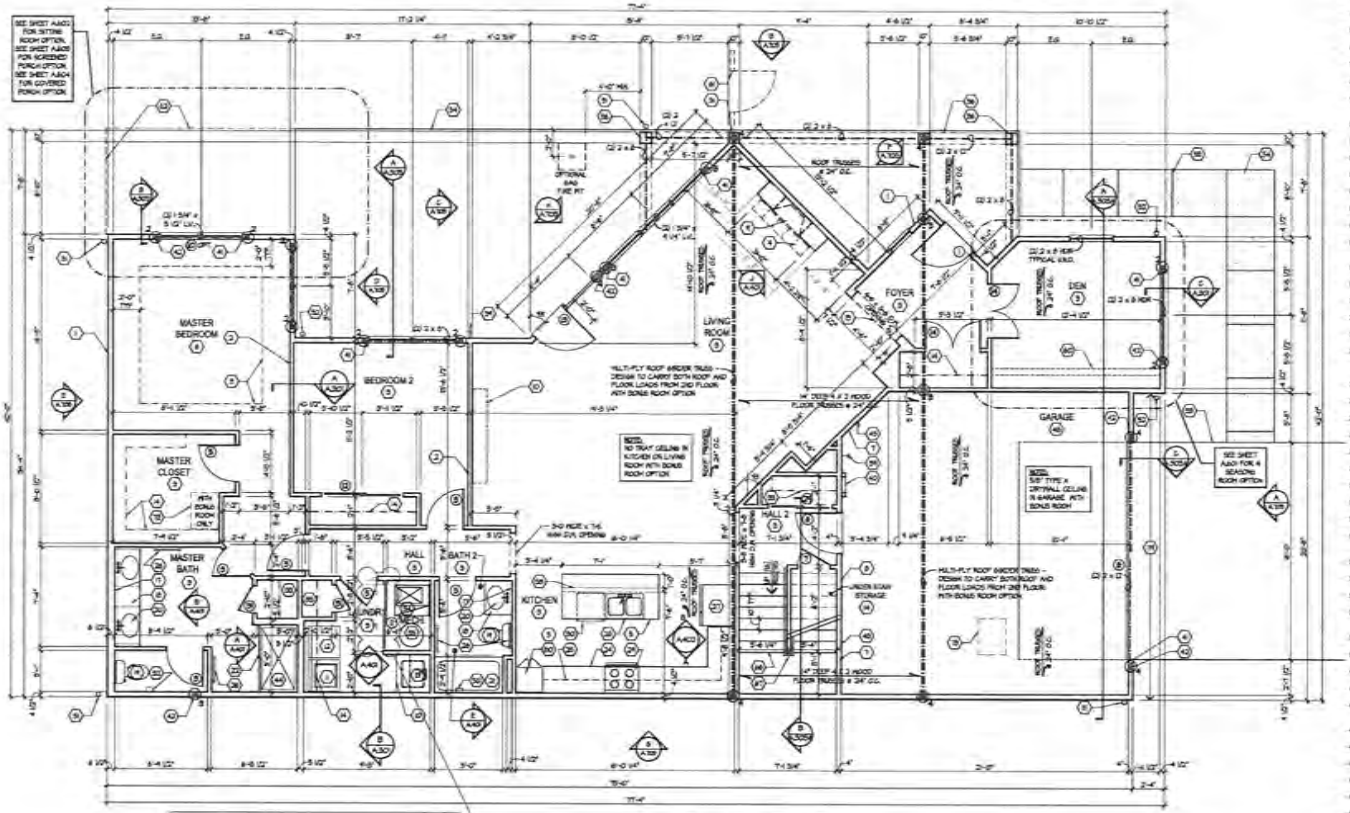

frame 4" return for utility closet so that jamb & reduce bi-pass doors to be two 2'-4" panels

Bonus Room First Floor Plan

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

SEE SHEET A.402 FOR ADDITIONAL OPTIONS.

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 ADJACENT WALLS.

FIRST FLOOR PLAN CODED NOTES

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

1. EXTERIOR 2X6 WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1" 2P EXTERIOR TR-SHEATHING ON EXTERIOR SURFACES - TYPICAL UNLESS NOTED OTHERWISE.
2. INTERIOR 2X4 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. 12" DEEP CERAMIC TILE BENCH EXTENSION - CENTERED ON FIREBOX. SEE FLOOR PLAN FOR HEIGHT.
5. ISLAND SINK CABINETS & COUNTERTOP - FINISH ALL SIDES OF CABINETS & COUNTERTOP.
6. TRAY CEILING @ 12'-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. OPTIONAL PRE-INSTALLED METAL FIREBOX INC. PROVIDE GAS LINE AND LOG SET AND SCREEN - ROUGH OPENING SO: 32" WIDE X 50 1/4" HIGH X 12 1/4" DEEP. (Contact Height Center Hy of Fireplace with Interior 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 - NO FULL PLUMBING ONLY.
14. SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
15. ARCHED OPENING: SPRING POINT @ 7'-0" A.F.F. TOP OF ARCH 8'-0" ABOVE SPRING POINT.
16. LOCATION OF DOUBLE 2 x 4 STUD WALL.
17. FRAMELESS MIRROR LOCATION - 42" min x 2" SHORTER THAN VANITY TOP 3" EACH SIDE - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
18. VANITY BASE AND COUNTERTOP 36 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. 22" x 54" OPTIONAL PULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR WALL BE HIGHER WITH SCREWS SPAC THE TOP & BOTTOM DOOR CAUSE SUPPORTS WITH THE CEILING ALLOW LEAVING NO SCREWS EXPOSED.
24. BASE CABINETS AND COUNTERTOP.
25. LINE OF WALL CABINETS ABOVE.
26. 24" LONG TOWEL BAR - 54" A.F.F. (36" A.F.F. ABOVE TOILET).
27. REFRIGERATOR LOCATION.
28. DOUBLE BOWL SINK AND FAUCET.
29. RANGE LOCATION.
30. DISHWASHER LOCATION.
31. 12" X 12" BUILT-UP COLUMN - TYPICAL. (SEE DETAIL 2 SHEET A.304 FOR MORE INFORMATION. 8 1/2" wide Plywood Fascia on Hidden Structural Support on Back of Beam)
32. TOILET PAPER DISPENSER.
33. (N) 12" DEEP WIRE SHELVES (24", 42", 59", 66" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
34. FURNACE LOCATION.
35. WATER HEATER LOCATION - WITH PAN.
36. 12" X 12" BUILT-UP COLUMN / PILASTER - TYPICAL. SEE DETAIL 7 SHEET A.304 FOR MORE INFORMATION.
37. 9"x2" & 9"x4" ATTIC STORAGE ABOVE - PROVIDE 3/4" AFA RATED OSB FLOORING ON BOTTOM CHORD OF TRUSSES. OSB SHEATHING RATED FOR 30 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
38. 1/2 WALL TO UNDERSIDE OF BAR COUNTERTOP. (To 1 1/2 Minimum Back Bar)
39. HOSE BIBB LOCATION.
40. SURFACE MOUNTED ELECTRIC PANEL LOCATION.
41. PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENING OVER 48" WIDE - TYPICAL.
42. INDICATES MULTIPLE FULL-HEIGHT STUD COLUMN IN WALL - TYPICAL AT BEARING OF ALL WOOD BEAMS, UNDER 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 "LIES WELL" IN SHOWER BASE - SEE PLAN FOR SIZE.
46. WOOD HANDRAIL - SEE DETAIL 6 ON SHEET A.304.
47. NOT USED.
48. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
49. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
50. SOAP DISH - 5" high x 7" wide.
51. DOWNSPOUT LOCATION.
52. DOWNSPOUT TRIGHANNED INTO BLACK PIPE AND BURIED UNDER HAULS OR PATIO.
53. EDGE OF DRIVEWAY.
54. 4" THICK SLAB TYPICAL @ CONCRETE HAULS/PORCHES/PATIOS.
55. CONTROL JOINTS - TYPICAL.
56. DASHED LINES INDICATE BOXED BEAM ABOVE.
57. 12" DEEP SHELF (54" A.F.F.) - VINYL COATED WIRE - STANDARD SPACING.
58. SHOWER WALL - 6'-0" A.F.F.
59. OPTIONAL GARAGE SHELVING.
60. OPTIONAL DESK.
61. CONTOURED BACK AND TOILET LOCATION.
62. DASHED LINE INDICATES OPTIONAL PATIO SECTION.
63. OPTIONAL KITCHEN.
64. (N) 12" DEEP WIRE SHELVES (24", 42", 59", 66" A.F.F.) - STANDARD SPACING.
65. 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
66. WHEELCHAIR TRACKS AND TRACKS.
67. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN BACK TO WALL OR NEWEL POST.
68. SINGLE SINK, SINK, AND FAUCET.
69. 30" 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" HIGH ABOVE BASE. PANEL LOCATED IN WIDE WALL PANEL TO HAVE 1" SMALLER ROUND HOLE WITH WOOD STOP. 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. HALF WALL @ 36" A.F.F. (WITH 1 X 6 WAINSCOT CAP.
77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
78. WOOD WALL: 2 x 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR SUBSTRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
79. NO TR-HIGH RAFTER REQUIRED THIS WALL. WALL TO HAVE STANDARD 1/2" GYP WALLBOARD. An Exterior Sheathing Is Always 1/2" Thick. Depth Measured Off Back Of Sheathing.
80. FULL HEIGHT PANTRY CABINET - SEE INTERIOR ELEVATIONS.
81. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SHEETROCK LINED FROM BONUS ROOM.

DEAN ALAN WENZ
REGISTERED ARCHITECT
BEXLEY, OH

EPCON Communities
Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2401 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-9868
FAX (614) 239-9868

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Bonus Room Option: First Floor Plan

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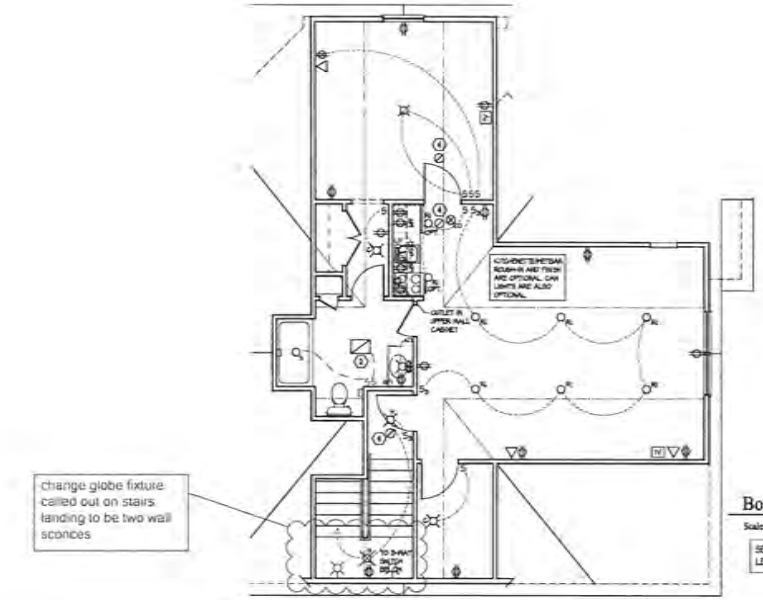
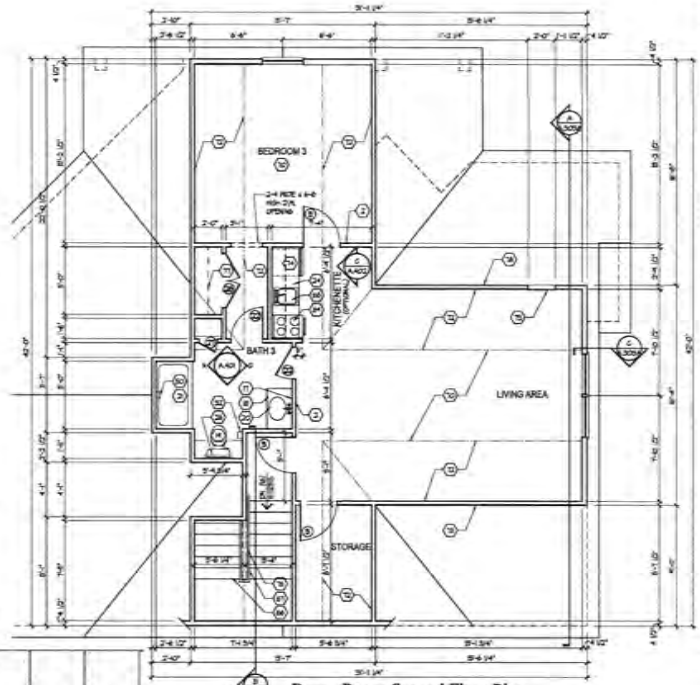


change globe fixture called out on stairs landing to be two wall sconces

Bonus Room Electrical Plan

Scale: 1/4" = 1'-0" **Second Floor**

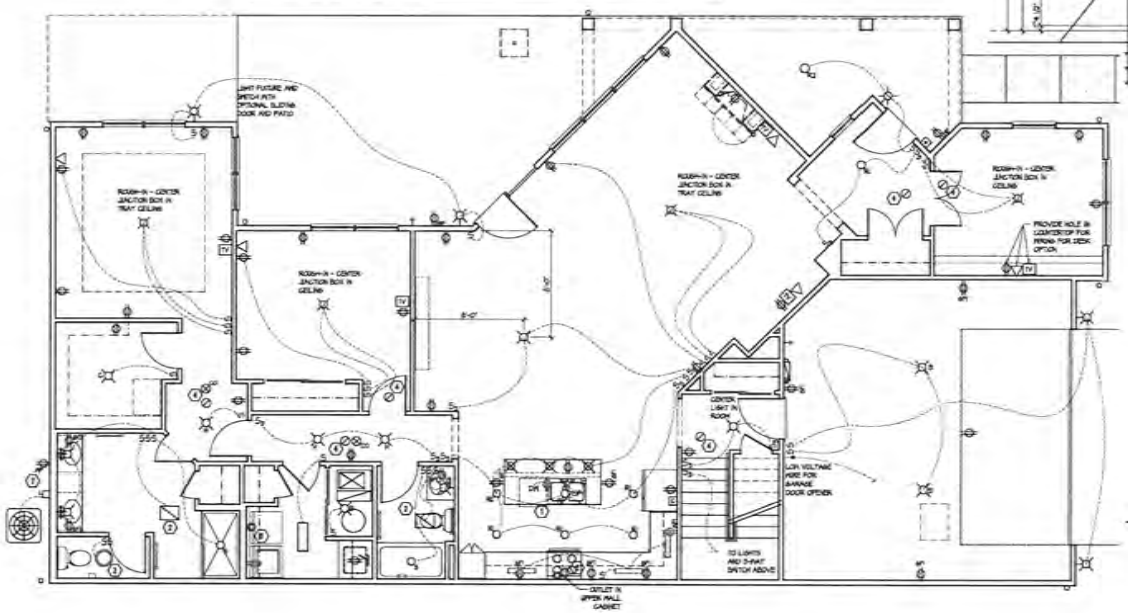
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Bonus Room Second Floor Plan

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

SEE SHEET A.101/A.701 FOR PLAN CODED NOTES AND ADDITIONAL OPTIONS. SEE SHEETS 5.102 & 5.105 FOR SHEAR WALL INFORMATION.



Bonus Room Electrical Plan

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

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.

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DEAN A. WENZ
ARCHITECTS

2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-6668
FAX (614) 239-9868

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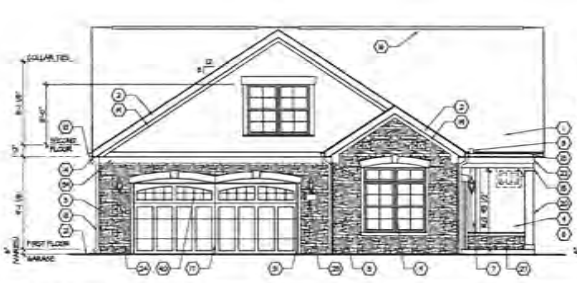
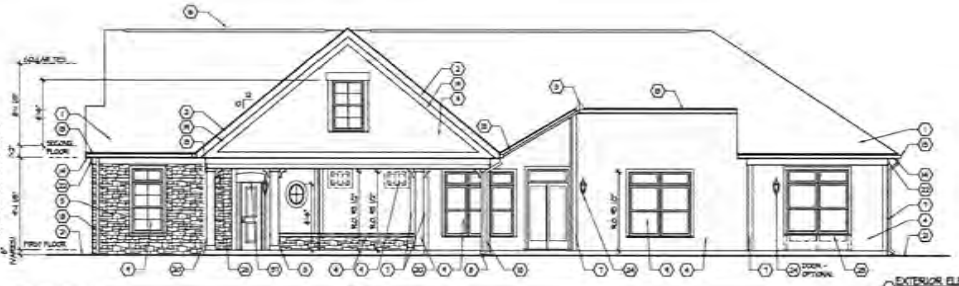
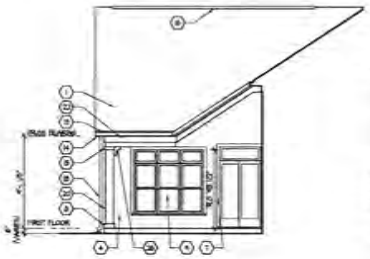


(A) Bonus Room Elevation
Scale: 3/16" = 1'-0"

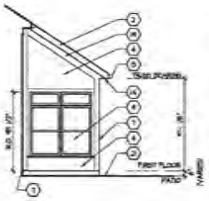


(B) Bonus Room Elevation
Scale: 3/16" = 1'-0"

SEE SHEET A201 FOR BASE ELEVATIONS.
SEE SHEET A701 FOR ELEVATION DESIGNATION MARKERS.



(C) Bonus Room Elevation
Scale: 3/16" = 1'-0"



(D) Bonus Room Elevation
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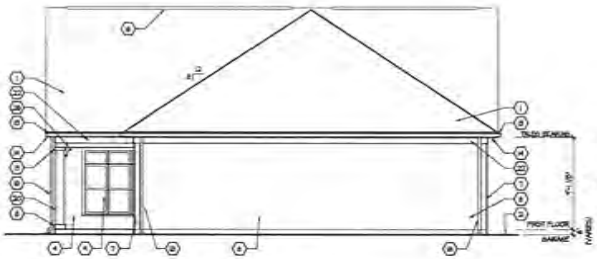

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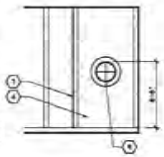

(F) Bonus Room Elevation
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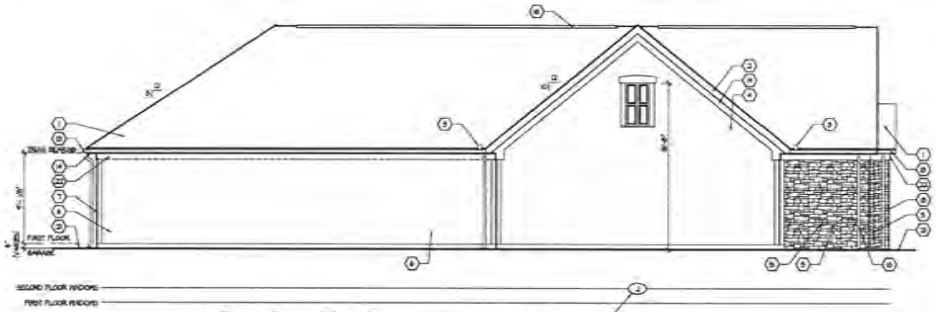
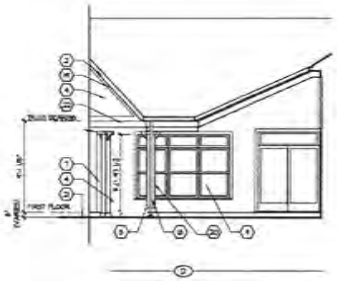


(G) Bonus Room Elevation
Scale: 3/16" = 1'-0"



(H) Bonus Room Elevation
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATION CODED NOTES

ELEVATION SHEETS ONLY
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER - LAYER OF ICE & WATER SHIELD - TYPICAL.
2. ALUMINUM CLAD WOOD WINDOW EXTERIOR - TYPICAL.
3. WOOD FLOOR DIVERSION - TYPICAL AT VALUET BOX.
4. PRE-FINISHED COMPOSITION LAP SIDING BY: LOUISIANA PACIFIC (SIN EQUAL)
5. CULTURED STONE VENEER, COLOUR, STYLE, MORTAR COLOUR, COURSING, & JOINT STYLE TO BE SELECTED BY THE OWNER.
6. 7-1/4 FLATWOOD SIDING.
7. 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ALLOWED 5 1/2" DIMENSION BACK SIDE OF CORNER.
8. 1 x 8 PAINTED COLUMN BASE TRIM WITH 1/2 SOLID TOP ZONE - TYPICAL.
9. VINYL HIGHLIGHT (TYPICAL) - SEE WINDOW DETAILS ON SHEET A.602 FOR SIZE AND TRIM INFORMATION.
10. PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
11. BRICK ARCHED SOLDIER COURSE AT DOOR HEAD OVER 5/4 SMOOTH MAHOGANY TRIM.
12. DORMER LOCATION. SEE DETAIL A ON SHEET A.604 FOR MORE INFORMATION.
13. 5" ALUMINUM GUTTER ON 2 x 6 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
14. 10 MIL ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
15. 1 x 4 PAINTED COLUMN CAP TRIM - TYPICAL.
16. CONTINUOUS RIDGE VENT LOCATION - TYPICAL.
17. PANELED OVERHEAD GARAGE DOOR - TYPICAL. SEE SHEET A.601 FOR DETAILS.
18. DOWNSPOUT LOCATION WITH SPLASH BLOCK OR SPLASH BLOCK WHERE ROUTED UNDER WALKS AND PATIOS - TYPICAL.
19. 5/4 x 8 RAKE TRIM AT FACE OF WALL - TYPICAL. 5/4 x 4 RAKE TRIM FOR REVERSE STYLE.
20. 12" GARAGE BELT UP COLUMN/PILASTER - SEE DETAIL F, SHEET A.604 FOR MORE INFORMATION - TYPICAL.
21. APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
22. 5/4 x 3 FRIEZE BOARD TRIM - TYPICAL.
23. ANDIRON FLAGS - USE DOUBLE THICKNESS TRIM AS BACKING. HEIGHT TOP 6 TO 8" A.F.F. ON WALL - TYPICAL.
24. EXTERIOR LIGHT FIXTURE - USE DOUBLE THICKNESS TRIM AS BACKING. HEIGHT TOP 6 TO 7" A.F.F. ON WALL - TYPICAL.
25. ALUMINUM CLAD WOOD FRENCH SLIDING DOOR (IN) - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
26. DECORATIVE WALL BRACKET - TYPICAL (KITCHEN).
27. SLOPED BRICK REPLACE BELT COURSE OR CULTURED STONE BELT COURSE FOR KEYSTONE STYLE.
28. 5/4 PLANTER TRIM - 12" TO 17" BETWEEN WINDOWS.
29. 5/4 x 6 ARCHED LOUVER TRIM.
30. BRICK SOLDIER COURSE.
31. 5/4 x 6 PAINTED WOOD TRIM.
32. EXTERIOR LOUVER - BY OTHERS - 1'-6" WIDE X 2'-6" HIGH OR EQUAL.
33. PROVIDE STOP FLASHING AND COUNTER FLASHING MIN. 4" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
34. HEAD AND SILL WINDOW TRIM TO CONTINUE TO ADJACENT CORNER TRIM. TRIM WILL BETWEEN WINDOW JAMB AND CORNER TRIM ON LOT WINDOW TRIM AS REQUIRED - CORNER TRIM ALWAYS CONTINUES.
35. POURED CONCRETE STEPS WITH 11" TREAD AND 6 1/4" RISER MAXIMUM.
36. 2 x 8 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
37. 2 x 10 PAINTED WOOD EXTERIOR TRIM. END OF TRIM TO BE 2" LESS THAN HEIGHT OF SILL.
38. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A.604.
39. 5/4 x 6 TRIM - SEE WALL SECTION D ON SHEET A.601.
40. WINDOWS IN GARAGE DOORS - OPTIONAL.
41. DORMER LOCATION. SEE WALL SECTION ON SHEET A.604A FOR MORE INFORMATION.
42. VINYL SHAKE SIDING.

ALL TRIM + TRIM TO BE LOUISIANA PACIFIC TRIMS SOFT CEDAR (NEW TO FUTURE UNLESS NOTED OTHERWISE - SIZES AS REQUIRED.

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THESE DRAWINGS SHALL BE USED IN CONFORMANCE WITH ALL LOCAL BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND SHALL ABUT THE DOCUMENTATION OF THE HEALTH DEPARTMENT, THE NATIONAL ASSOCIATION WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (NADAG), THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAG), AND SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH STATE AND LOCAL CODES AND REQUIREMENTS.

Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		5/22/13

Architect Project Number
2013-022

Community Dates & Revisions
Date Originated 3 JUN 2013
Bid
Permit
Construction
Revisions
△ △
△ △
△ △

Drawing Title
Bonus Room Option: Exterior Elevations

Architectural Style
Keystone

Sheet Number
A.703A
D3 - 2010

EPCON Communities
Where Life Comes Together

DEAN A. WENZ
ARCHITECTS
2463 E. MAIN STREET
BEXLEY, OHIO 43209
(614) 239-0869
FAX: (614) 239-9868

EPCON Communities

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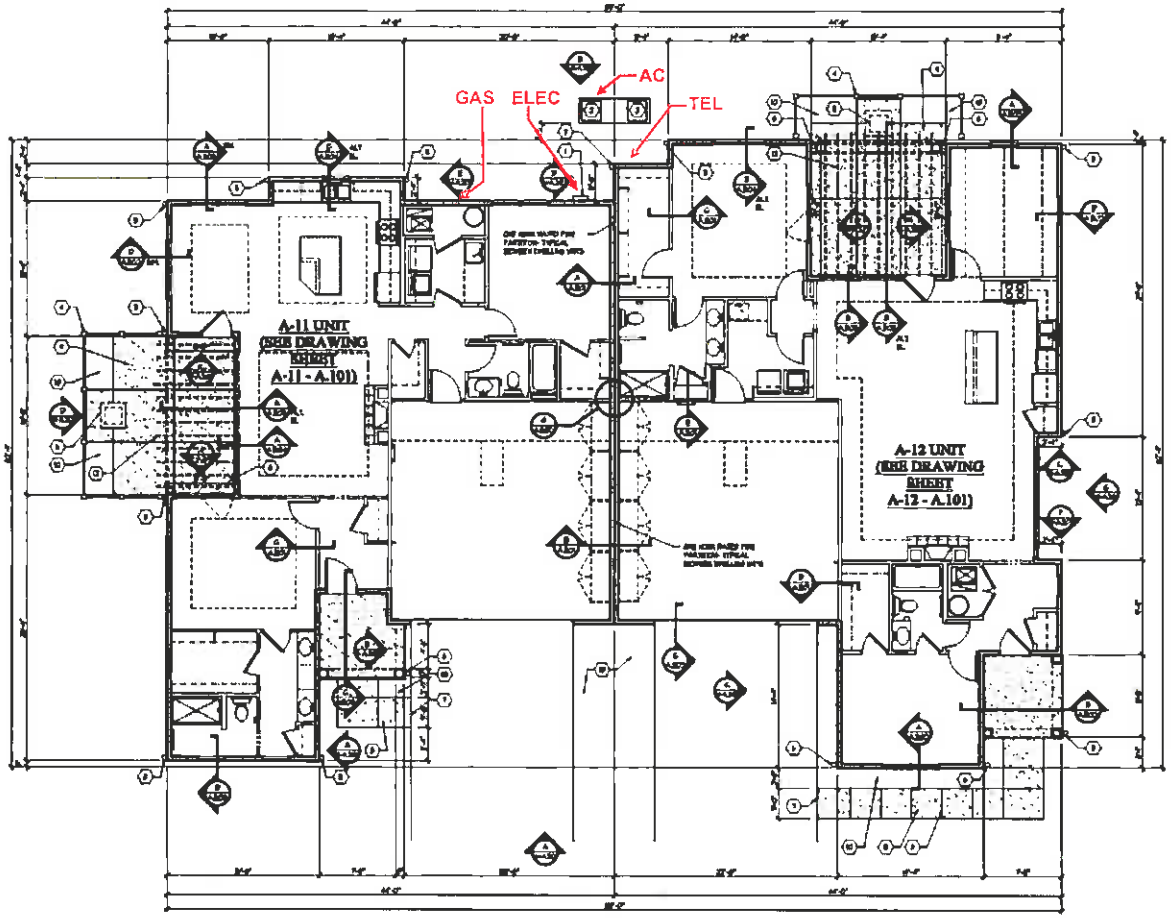
RECEIVED
JAN 28 2015
GC PLANNING COMMISSION

DUPLEX BUILDING - 41

Total Living Area - 3,098 SF

Maximum Height - 22'-6"



Unit—A-11

1470 SF Living Area

488 SF Garage

First Floor Plan

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

Unit—A-12

1628 SF Living Area

488 SF Garage

GENERAL NOTES

1. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND DIMENSIONS.
2. REFER TO TYPICAL UNIT PLANS AS REQUIRED FOR ADDITIONAL DESCRIPTION ON SITE ARCHITECTURE INCLUDING MECHANICAL EQUIPMENT, & PLANTER LAYOUTS.
3. CONCRETE CONTRACTOR WILL POUR THE SIDEWALK ON FULL 4" THE ENTIRE PARCEL WHERE THE CONCRETE IS REPRESENTED FROM THE SLAB BY AN EXPANSION JOINT. THE SIDEWALK MUST BE REPRINTED FROM THE PARCEL 4" OF SPACE, TO THE ORIGINAL FIXED BOX ADJACENT TO THE PARCEL, ALSO TOOL A JOINT PERPENDICULAR TO THE SIDEWALK THE FULL 4" LENGTH OF THE SIDEWALK.
4. SPRINKLER WALL PENETRATION PLACES DRAWING
5. REFER TO SITE LAYOUT PLAN FOR REPRESENTATIVE SITE ELEMENTS REFER TO SHEET PAGE 1 PERCENT AND 2 PERCENT SHEET SLOPES

PLAN CODED NOTES

ARE NOT APPLICABLE TO ALL PRELIMINARY TYPES

1. ELECTRIC SERVICE LOCATION - SEE SERVICE DRAWING.
2. WALL SPRINKLER PIPE LOCATION - ON 4" THICK CONCRETE SLAB.
3. 4" THICK CONCRETE SLAB TYPICAL AT PATIO.
4. FENCE - SEE DETAIL/ELEVATION, SHEET A-101.
5. WINDOW LEGEND - TYPICAL
6. SUPERVISED SPRINKLER PIPE BLACK PIPE AND PAINTED WHITE PIPE AND SPRINKLER PIPING.
7. SIGN OF DANGER
8. CONTROL JOINT - TYPICAL
9. 4" THICK SLAB PATIO REINFORCED CONCRETE SLAB WITH 4" GRAVEL BASE - TYPICAL AT PATIO.
10. PLANTING BED LOCATION
11. SPRINKLER PIPE-PIT LOCATION
12. CHANGE LINE DIAGRAM SPECIAL PENALTY STRUCTURE

EPCON

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

[redacted]

Revisions	Revision Date	Revision	Date

Architectural Project Number

Community Dates & Revisions

Date Originated

Bid

Permit

Construction

Revisions

Drawing Title

First Floor Plan

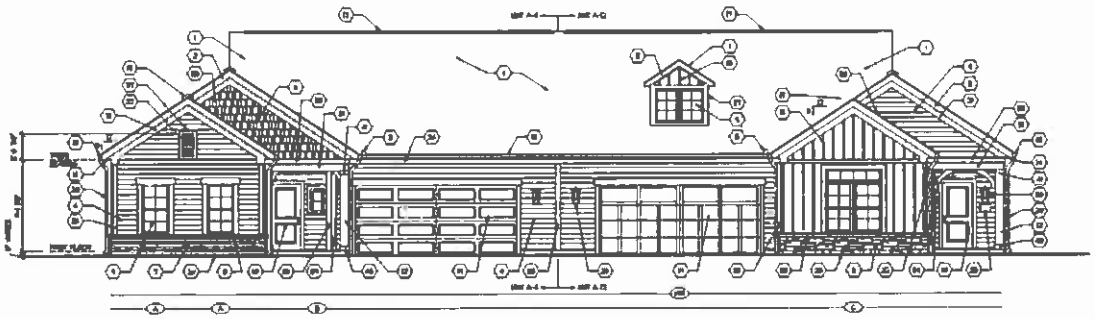
Architectural Style

European Country

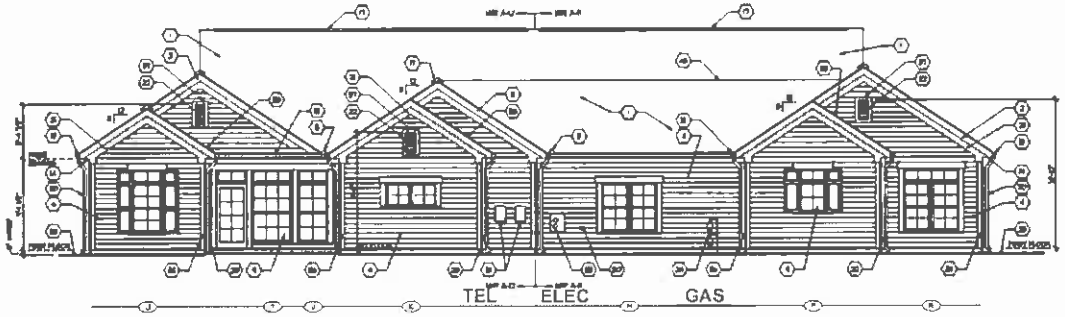
Sheet Number

41-A.102

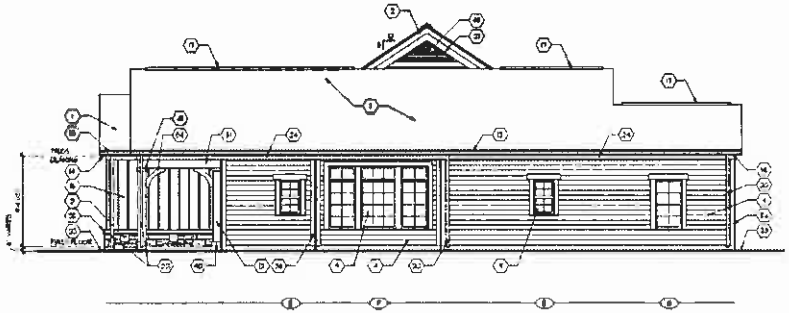
Building Type 41



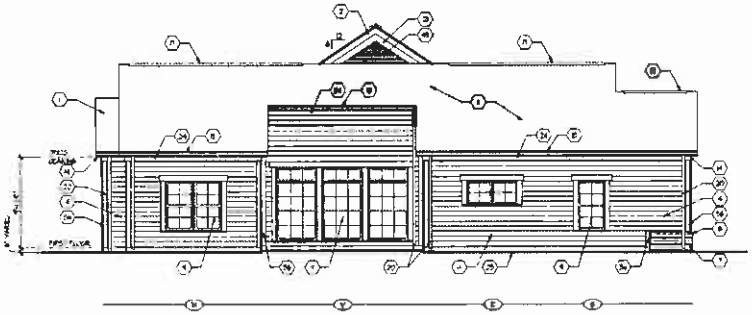
Ⓐ Front Elevation



Ⓑ Rear Elevation



Ⓒ Side Elevation



Ⓓ Side Elevation

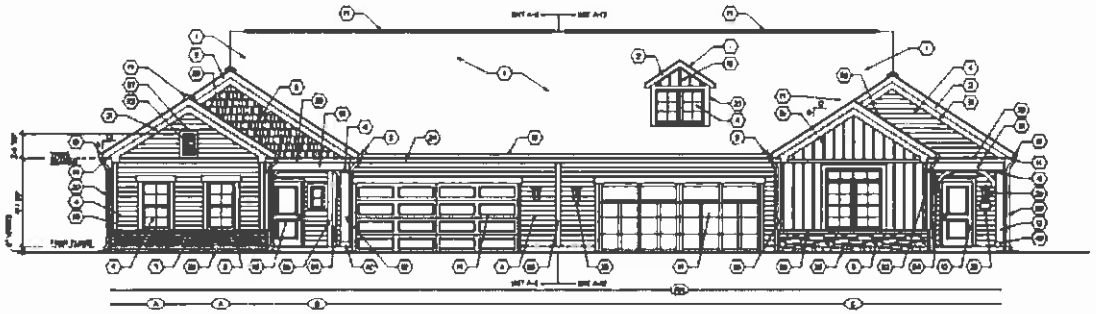
EXTERIOR ELEVATION GENERAL NOTES

EPCON

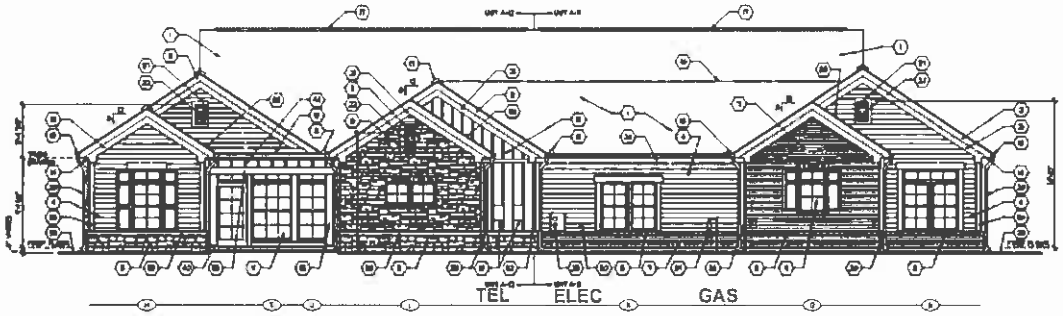
Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Drawing Title
Exterior Elevations

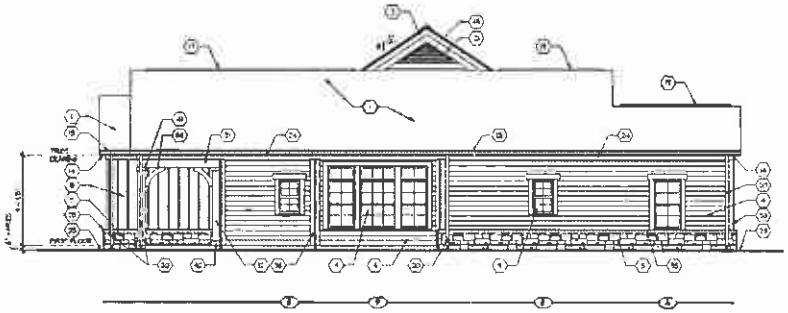
41-A.201



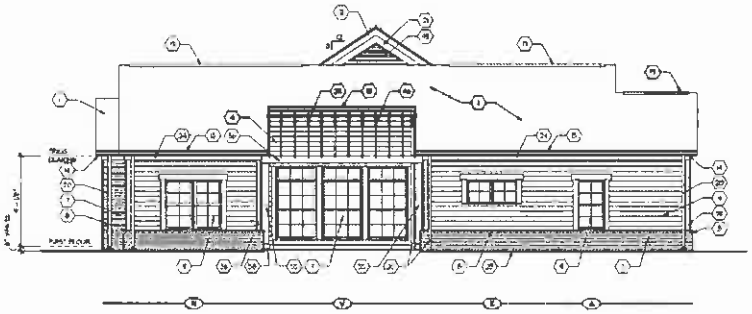
Ⓐ Alternate Front Elevation



Ⓑ Alternate Rear Elevation



Ⓒ Alternate Side Elevation



Ⓓ Alternate Side Elevation

EXTERIOR ELEVATION GENERAL NOTES

EPCON Communities

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Prototype Dwg. No.	Interior Page Revisions	
	Revision	Date
		1/1/15

Architect Project Number

Community Dates & Revisions
Date Original
Bid
Permit
Construction
Revisions

Drawing Title
Alternate
Exterior Elevations

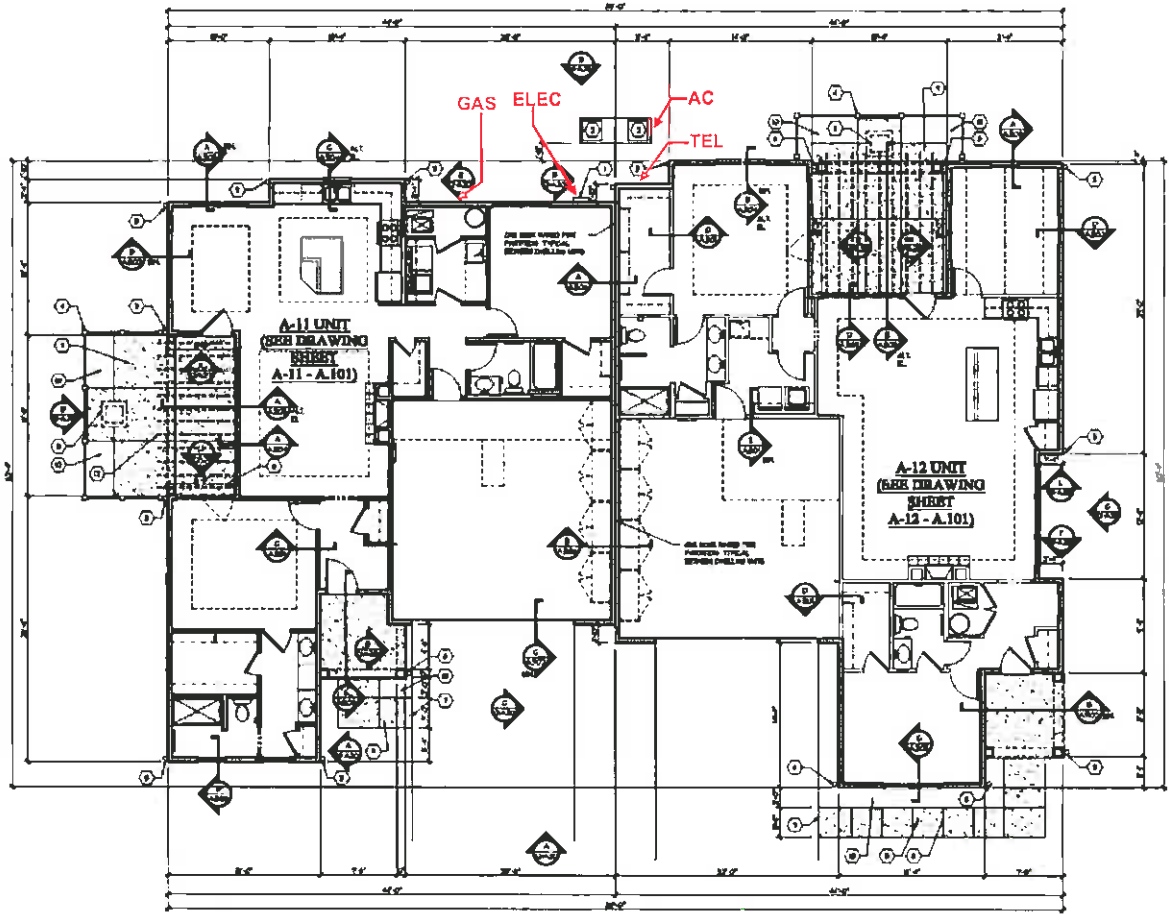
Architectural Style
European Country

Sheet Number
41-A.201a
Building Type 41

DUPLEX BUILDING - 42

Total Living Area - 3,098 SF

Maximum Height - 22'-6"



Unit—A-11

1470 SF Living Area

488 SF Garage

First Floor Plan

Scale: 3/16" = 1'-0"

Unit—A-12

1628 SF Living Area

488 SF Garage

GENERAL NOTES

1. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND DIMENSIONS.
2. REFER TO TYPICAL UNIT PLANS AND MECHANICAL FOR ADDITIONAL INFORMATION ON SITE IMPROVEMENTS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING LAYOUTS.
3. CONCRETE LANDING/STOOP WILL FIRST PITCH SCHEDULE TO FALL AT THE EXTERIOR FINISH THE SLAB BY AN EXPANSION JOINT. THE STOOP WILL NOT BE SEPARATED FROM THE FOUNDATION BY A JOINT IN ORDER TO PROVIDE THE STRUCTURAL SUPPORT FOR ADDING TO THE FOUNDATION. ALSO TOOL A CONTROL PROFILE JOINT IN THE SHOULD THE WALL OF LENGTH OF THE SCHEDULE.
4. EXTERIOR WALL DIMENSIONS INCLUDE SHEATHING.
5. REFER TO SITE LAYOUT PLAN FOR GENERAL PLANNED FIRST ELEVATION ALLOWS FOR TO BRING WITH 3 PERCENT AND 2 PERCENT (SEEN SLOPE)

PLAN CODED NOTES

(NOTES ARE APPLICABLE TO ALL DEVELOPMENT TYPES)

1. GENERAL SERVICE LOCATION - SEE SERVICE SERVICE DIAGRAM
2. GAS METER SEE LOCATION - ON 4" THICK CONCRETE SLAB.
3. 4" THICK CONCRETE SLAB TYPICAL AT SHEDS.
4. FENCE - SEE DETAIL/ELEVATIONS, SHEET A-A.NN
5. DRAINAGE LOCATION - TYPICAL
6. DOWNSPOUT DISCHARGE PIPE BLACK PVC PIPE PIPE FROM ROOF, WALL AND OPENING PIPES
7. ZONE 3" DRAINAGE
8. MATERIAL JOINT - TYPICAL
9. 4" THICK SLAB FIBER REINFORCED CONCRETE SLAB WITH 4" GRAVEL BASE - TYPICAL AT PATIOS
10. PLANTING BED LOCATION
11. OPTIONAL FIRE PIT LOCATION
12. DASHED LINES SHOWN OPTIONAL VENDOR'S INSTALLATION

EPCON Communities

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

[redacted]

Prototype Date Rev.	Revision	Date
		1/1/00

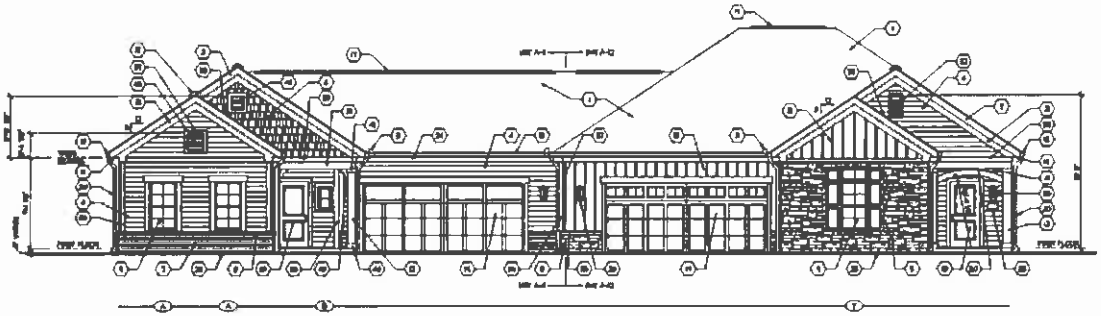
Architect Project Number

Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

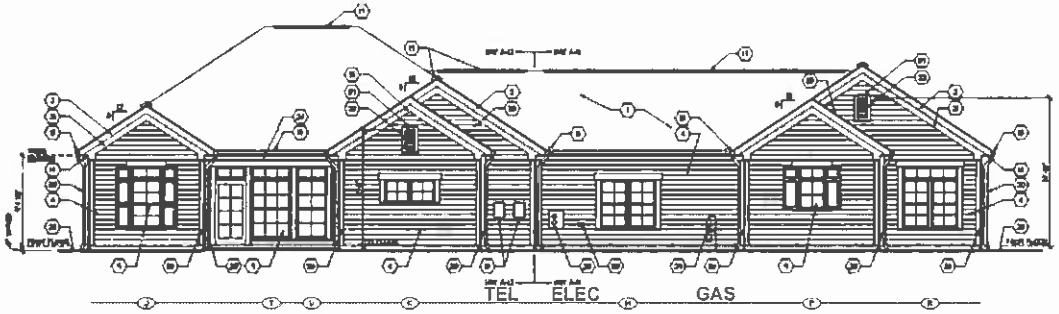
Drawing Title
First Floor Plan

Architectural Style
European Country

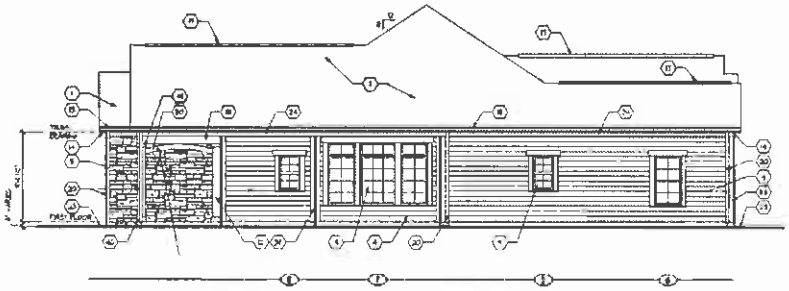
Sheet Number
42-A.102
Building Type 42



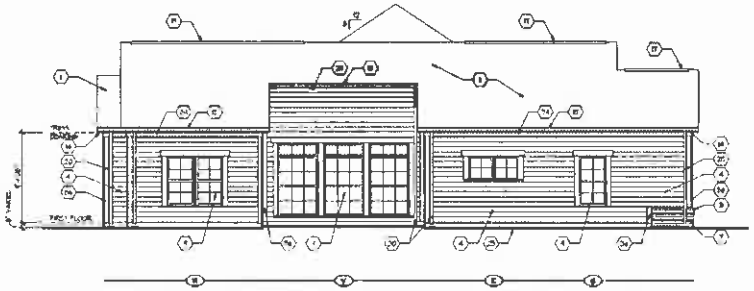
Ⓐ Front Elevation



Ⓑ Rear Elevation



Ⓒ Side Elevation



Ⓓ Side Elevation

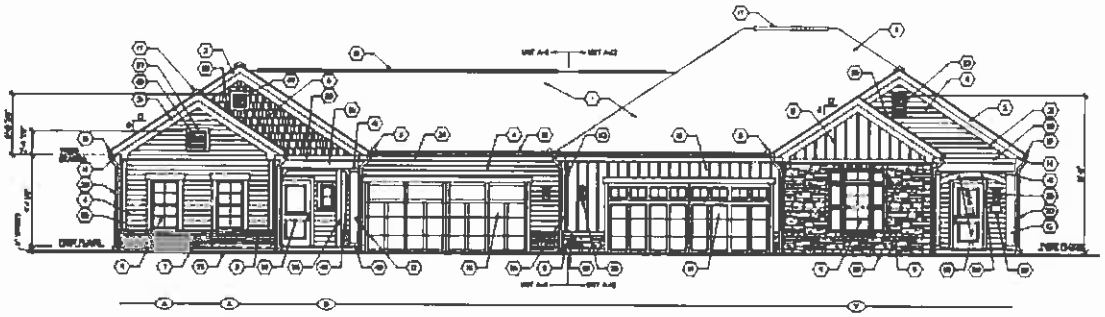
EXTERIOR ELEVATION CODED NOTES

EPCON

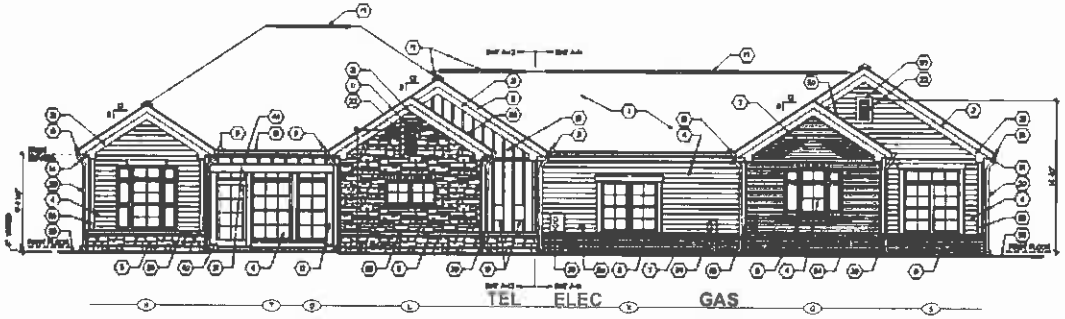
Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Drawing Title
Exterior Elevations

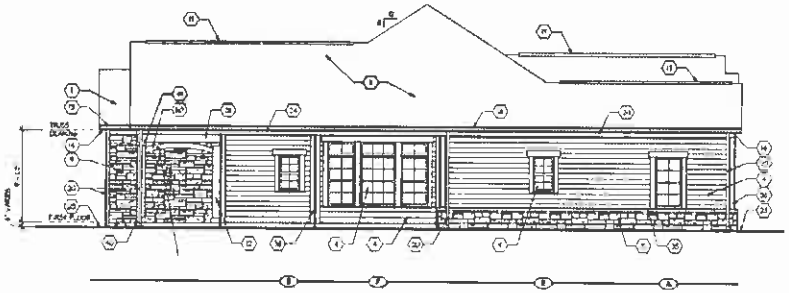
42-A.201



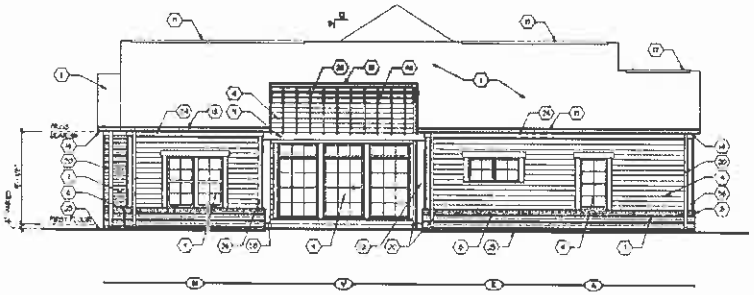
Ⓐ Alternate Front Elevation



Ⓑ Alternate Rear Elevation



Ⓒ Alternate Side Elevation



Ⓓ Alternate Side Elevation

EXTERIOR ELEVATION CODED NOTES

EPCON

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Prototype Disk No. | Interim Page Revisions | Revision | Date

Architect Project Number

Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Alternate
Exterior Elevations

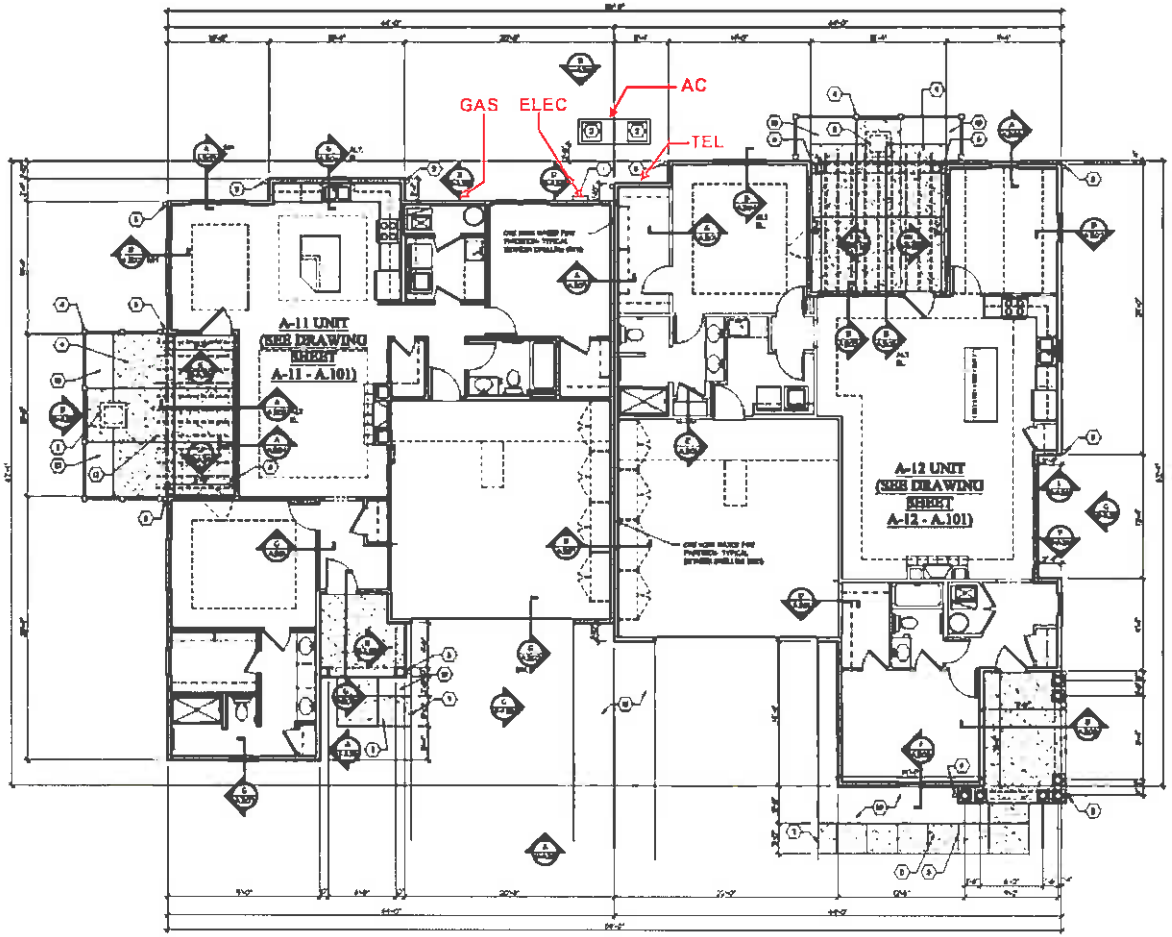
Architectural Style
European Country

Sheet Number
42-A.201a
Building Type 42

DUPLEX BUILDING - 43

Total Living Area - 3,098 SF

Maximum Height - 22'-6"



Unit—A-11

1470 SF Living Area

488 SF Garage

First Floor Plan

Scale: 1/8"=1'-0"

Unit—A-12

1628 SF Living Area

488 SF Garage

GENERAL NOTES

1. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATION AND ORIENTATION.
2. REFER TO TYPICAL SITE PLANS AS INCLUDED FOR ADDITIONAL INFORMATION ON UNIT CONSTRUCTION INCLUDING FOUNDATION, ELEVATIONS, & PLUMBING LAYOUTS.
3. CONCRETE SIDEWALK WILL FOLLOW THE MORTAR TO WALL, AS THE SIDEWALK MEETS THE CONCRETE IS SEPARATED FROM THE SLAB BY AN EXPANSION JOINT THE SIDEWALK MUST BE REPAIRED FROM THE FRONT BY 4" OF GRAVEL SO THE SIDEWALK DOES NOT ADHERE TO THE FOUNDATION. AS SHOWN, A JOINT PROFESSIONALLY TO THE FOUNDATION THE WALL 1" LENGTH OF THE SIDEWALK.
4. SIDEWALK WALL SHOWING MORE DETAILS.
5. REFER TO SITE LAYOUT PLAN FOR TERRACE/PATIO SPOT ELEVATIONS SLOPE WALK TO DRAIN MIN. 3 PERCENT AND 2 PERCENT CROSS SLOPE.

PLAN CODED NOTES

(NOTES NOT APPLICABLE TO ALL DRAWINGS/UNITS)

1. ELECTRIC SERVICE LOCATION - SEE SERVICE DRAWING DRAWING.
2. TUBE DIMENSION SET LOCATION - 4in 4" THICK CONCRETE SLAB.
3. 4" THICK CONCRETE SLAB TYPICAL AT GARAGE.
4. TYPICAL - SEE DETAIL/DIMENSIONAL SHEET A.401.
5. DOWNSPOUT LOCATION - TYPICAL.
6. DOWNSPOUT DIAGONALLY FROM BLACK PIPE AND SCHEDULE DRAINS AND SPECIAL PIPES.
7. EDGE OF DRIVEWAY.
8. CONTROL JOINT - TYPICAL.
9. 4" THICK SLAB FOR REINFORCED CONCRETE SLAB FOR 4" GRAVEL BASE- TYPICAL AT PATIOS.
10. PLANTING BED LOCATION.
11. OPTIONAL TEST PIT LOCATION.
12. SHADED LINE TO CHANGE OPTIONS, HERALD A DIRECTION.

EPCON Communities

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Prototype Plan No.	Revision	Date
		MM

Architect Project Number

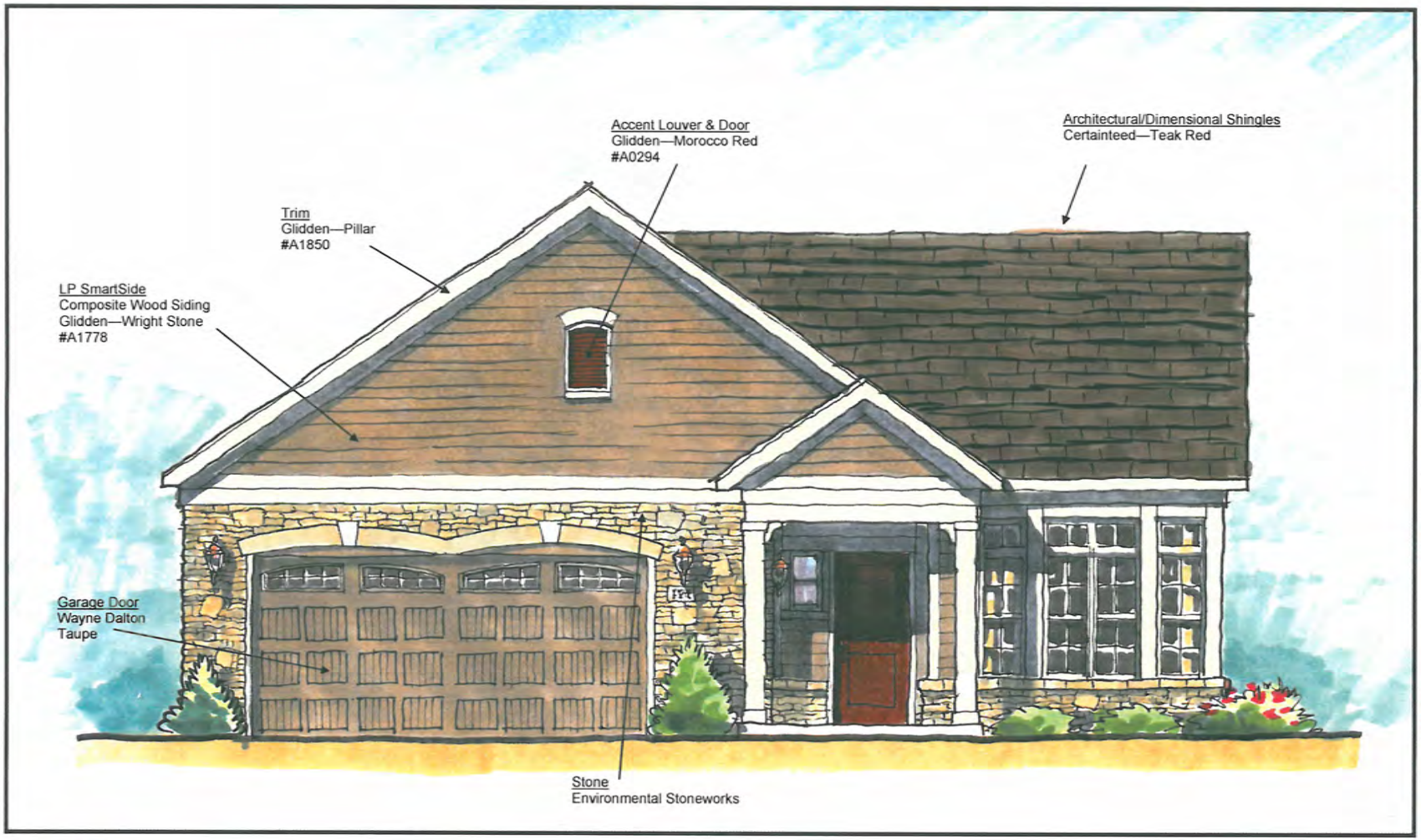
Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
First Floor Plan

Architectural Style
European Country

Sheet Number
43-A.102
Building Type 43

Materials and Colors



EXTERIOR MATERIAL FINISHES:

Stone-Environmental Stoneworks

Siding-Glidden-Wright Stone-#A1778

Trim-Glidden-Pillar- #A1850

Entry Door, Louvers & Shutters-Glidden—Morocco Red-#A0294

Roof Shingles-Certainteed -Teak

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Homes & Communities
Where Life Comes Together

Confidential
DO NOT DISTRIBUTE

EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

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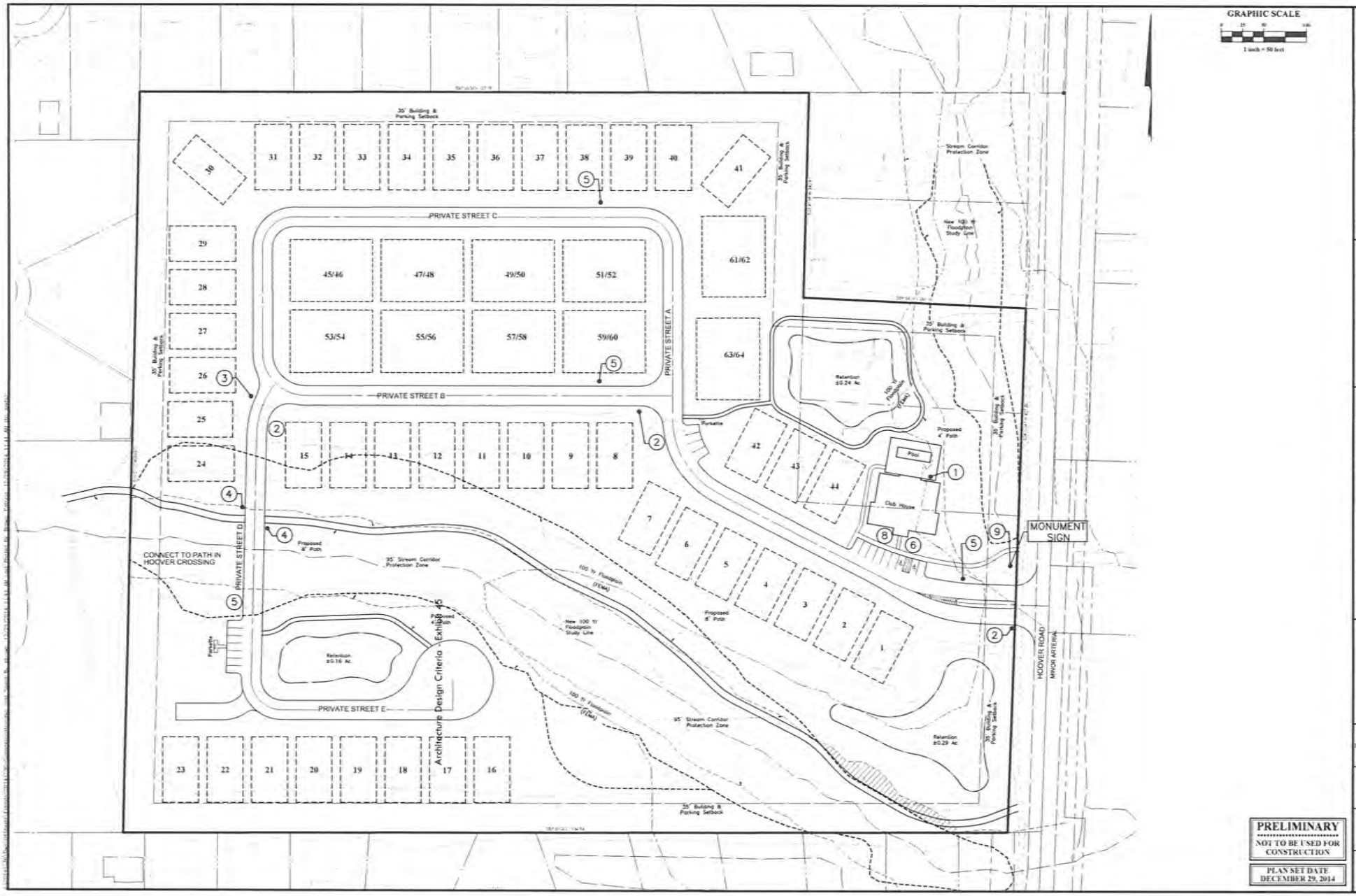
Keystone Series - Exterior Color Palettes

All exterior color on our homes falls within the blocked areas of the attached Munsell Color Charts. More specifically, the Glidden color number and color sample is shown below.

	Trim	Glidden Order #
1) Red Pallet	Pillar	# A1850
2) Grey Pallet	Pillar	# A1850
3) Green Pallet	Pillar	# A1850
4) Brown Pallet	Pillar	# A1850

	Siding	Glidden Order #
1) Red Pallet	Wright Stone	# A1778
2) Grey Pallet	Grey Tweed	# A1839
3) Green Pallet	Meadowlark	# A1838
4) Brown Pallet	Toast Brown	# A1736

	Accent	Glidden Order #
1) Red Pallet	Morocco Red	# A0294
2) Grey Pallet	Noble Grey	# A2002
3) Green Pallet	Pendulum	# A1911
4) Brown Pallet	Slate Brown	# A1792



REVISIONS

MARK	DATE	DESCRIPTION

EPCON CUMMUNITIES
500 Stonehenge Parkway
Dublin, Ohio 43017

GROVE CITY, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
THE COURTYARDS ON HOOVER
SIGNAGE LOCATION EXHIBIT

DATE
DECEMBER 29, 2014

SCALE
Full Size: 1"=50'
Half Size: 1"=100'

JOB NO.
20141236

SHEET
1/1

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
DECEMBER 29, 2014

EPCON COMMUNITIES

ENHANCED ELEVATIONS

Rear Enhanced Elevation
Minimum:
- 1 White Pine or Fat Albert Spruce 6'-7' Ht.
- 3 Green Velvet Boxwood 3 Gallon
- 2 Mohican Viburnum 5 Gallon

Side Enhanced Elevation
Minimum:
- 2 White Pine or Fat Albert Spruce 6'-7' Ht.
- 5 Green Velvet Boxwood 3 Gallon
- 3 Mohican Viburnum 5 Gallon

Palazzo with optional Screened Porch and shutter enhancements
Scale: N.T.S.

Palazzo with Garage window and additional shutter enhancements
Scale: N.T.S.

Portico with optional Covered Porch and additional shutter enhancements
Scale: N.T.S.

Promenade with optional Screened Porch and additional shutter enhancements
Scale: N.T.S.

DEAN A. WENZ
ARCHITECTS
2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 Fax (614) 239-9868

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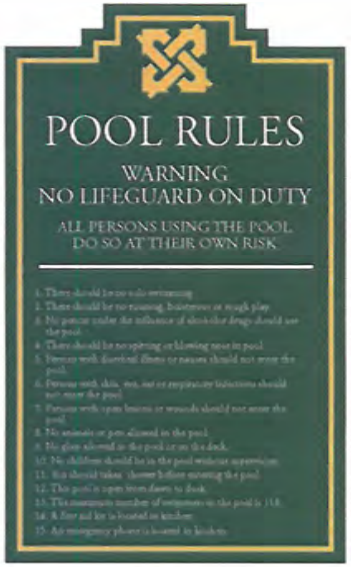


#1

#2

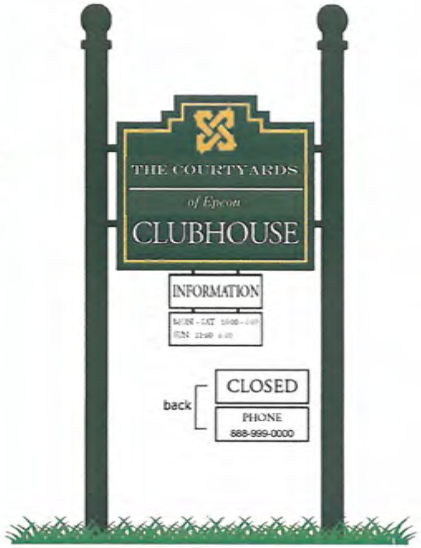
#3

#4

#5

#6

#7



#8

Address Plaque—each building
located on garage facade under coach light

Signage color is Glidden Pendulum #A1911 which is within the Munsell Color Charts
All posts shall be 3" round metal, color black, not to exceed 9' in height
Signs shall be mounted no less than 1' from top of post
All signs are medium density fiberboard, not to exceed 2'x2', except Sign 1 - Pool Rules, which shall not exceed 4'x6'

Sign #9

All posts shall be 3" round metal, color black, not to exceed 12' in height. Sign shall be mounted not less than 1' from top of post.

Sign shall be medium density fiberboard not to exceed 4'x8' with color graphic affixed to sign.

Six Foot
View Top
Vinyl Fence

Four Foot
View Top
Vinyl Fence

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For Illustrative Purposes Only

FENCING

Epcon Communities, Inc.
500 Stonehenge Parkway

For Illustrative Purposes Only

FENCING

Six Foot View Top Vinyl Fence w/ Black Metal Gate

Four Foot View Top Vinyl Fence w/ Black Metal Gate

Four Foot Picket Fence

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Epcon Communities, Inc.
500 Stonehenge Parkway

Four Foot Black Metal Fence

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500 Stonehenge Parkway

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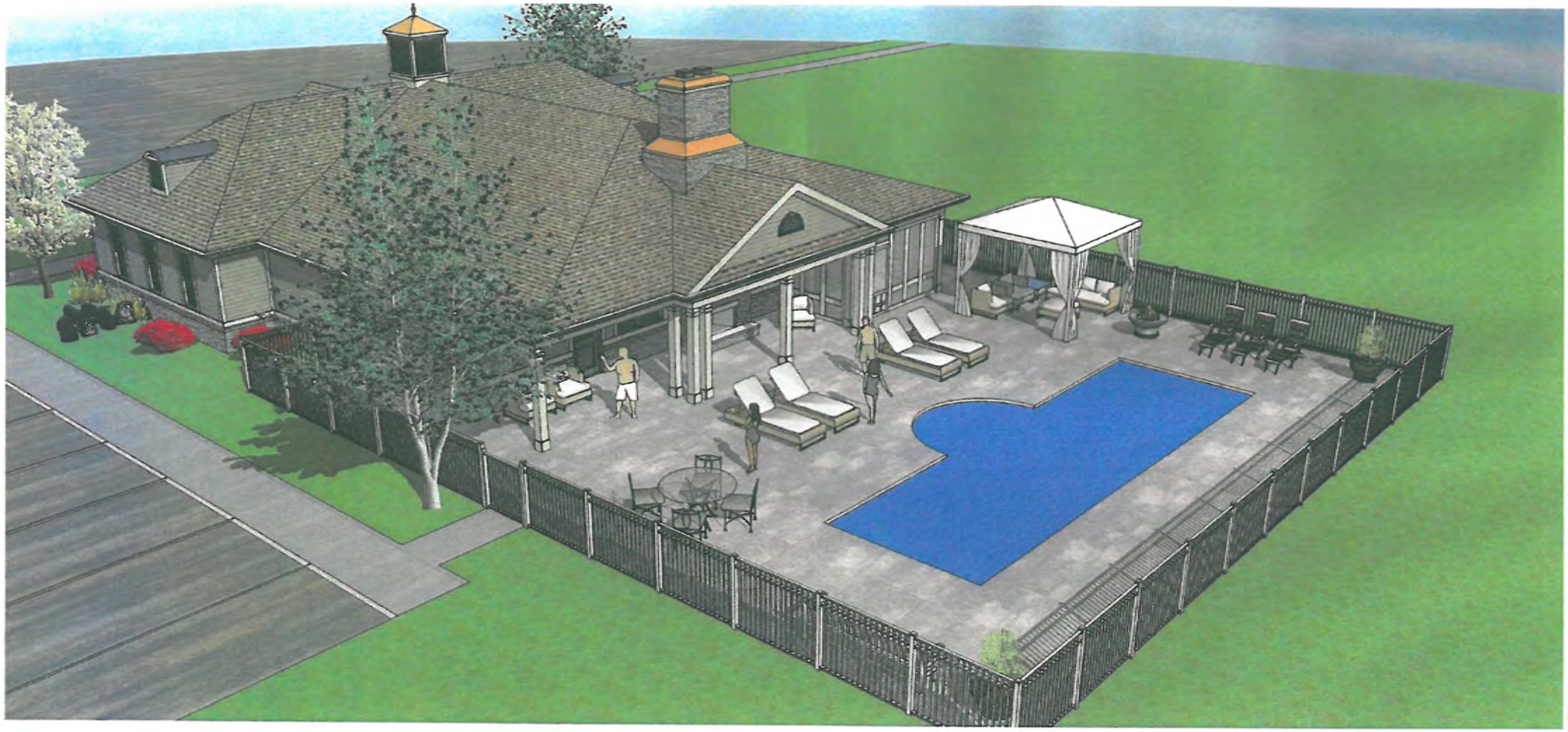
7/31/14

PROTOTYPE

CLUBHOUSE & POOL

Epcon Communities, Inc.
500 Stonehenge Parkway
Dublin, OH 43017



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PROTOTYPE
CLUBHOUSE & POOL

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Dublin, OH 43017

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PROTOTYPE
CLUBHOUSE & POOL

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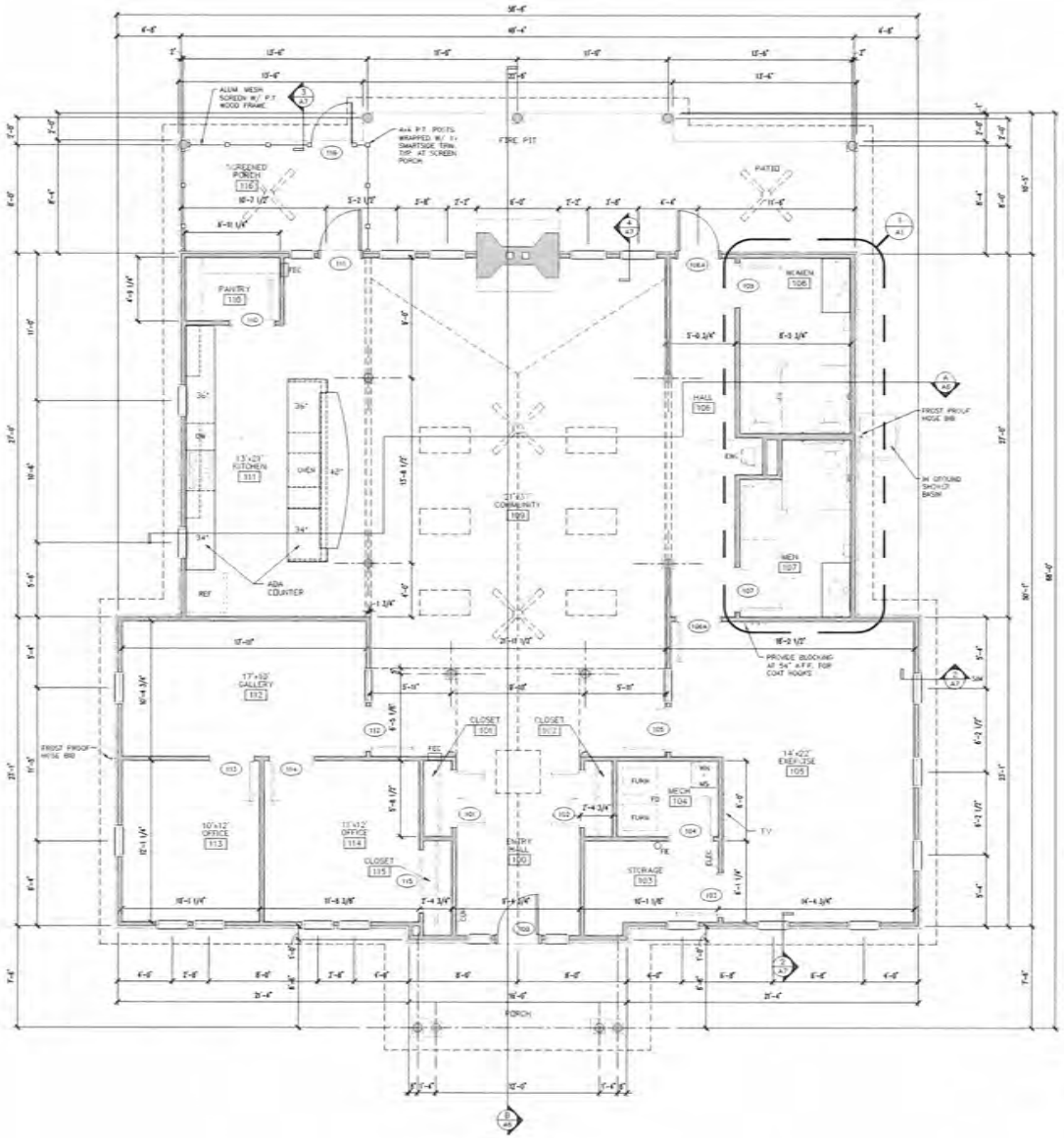
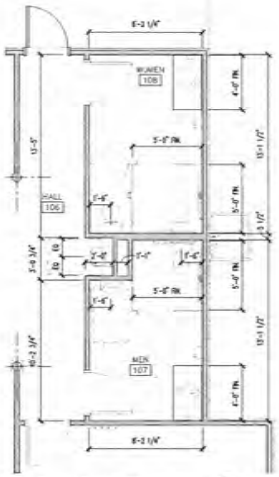


FLOOR PLAN



TOILET ROOM PLAN (A1 / 1)

Area Calcs:
- Interior Space: 2,702 s.f.
- Space Under Roof: 3,610 s.f.

LUSK architecture

A DIVISION OF LUSK, LLC

555 Metro Place North
suite 100
dublin, ohio 43017
614.827.6000

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NOT FOR CONSTRUCTION

PROJECT

Clubhouse Prototype
Street Name
City, State ZIP

PREPARED FOR

Epcon Communities Franchising, Inc
500 Stonehenge Parkway
Dublin, Ohio 43017
614-761-1010

SHEET TITLE

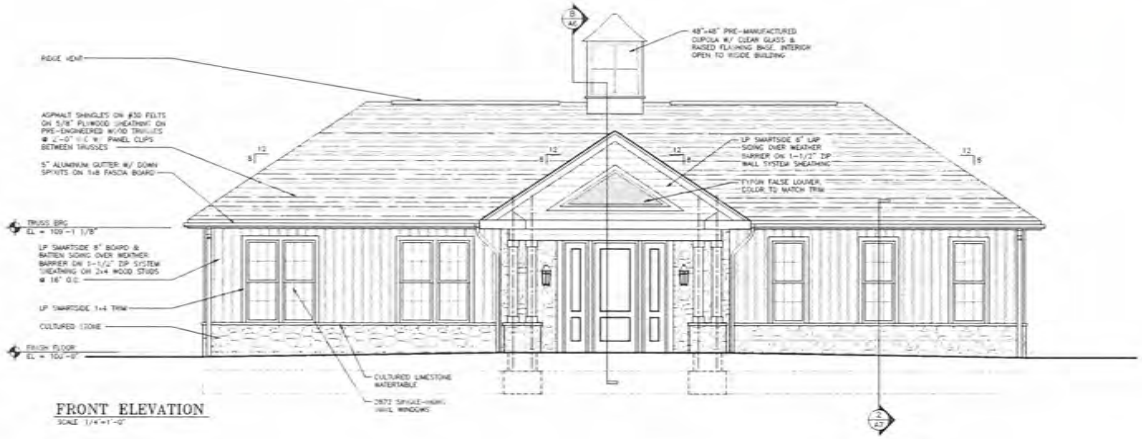
FLOOR PLAN

SHEET INFORMATION

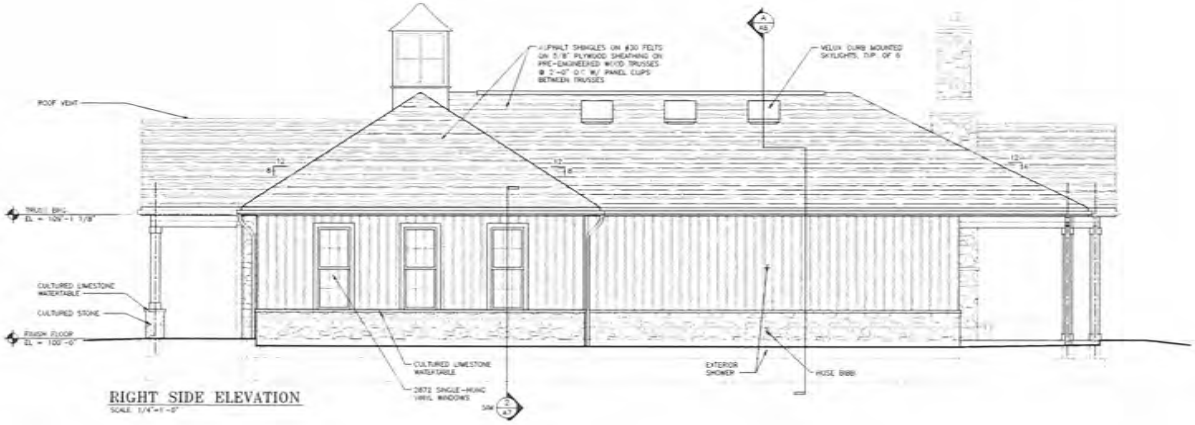
PROJECT NO	13024
SCALE	AS NOTED
ISSUED FOR	COORDINATION MEETING
DATE	02/06/2014
REVISIONS	

SHEET NUMBER

A1



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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PROJECT

Clubhouse Prototype
Street Name
City, State ZIP

PREPARED FOR

Epcon Communities Franchising, Inc
500 Stonehenge Parkway
Dublin, Ohio 43017
614-761-1010

SHEET TITLE

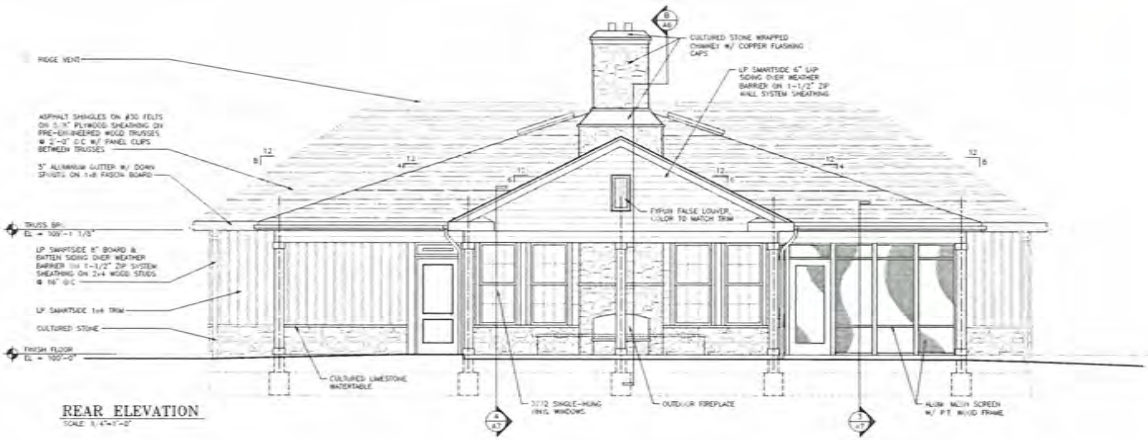
EXTERIOR ELEVATIONS

SHEET INFORMATION

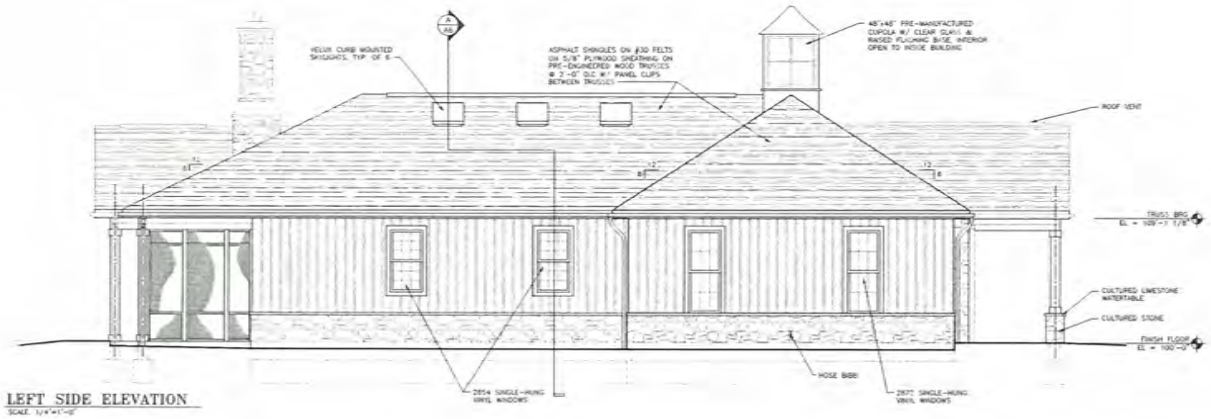
PROJECT NO	13038
SCALE	AS NOTED
ISSUED FOR	COORDINATION MEETING
DATE	02/06/2014
REVISIONS	

SHEET NUMBER

A4



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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PROJECT

Clubhouse Prototype
Street Name
City, State ZIP

PREPARED FOR

Epcon Communities Franchising, Inc
500 Stonehenge Parkway
Dublin, Ohio 43017
614-761-1010

SHEET TITLE

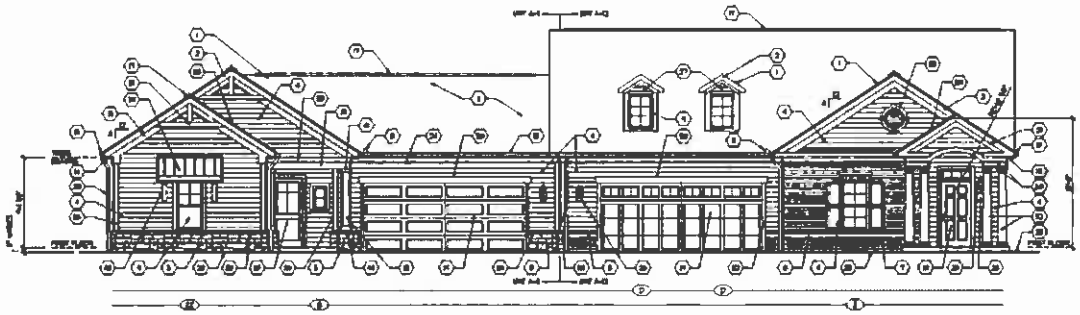
EXTERIOR ELEVATIONS

SHEET INFORMATION

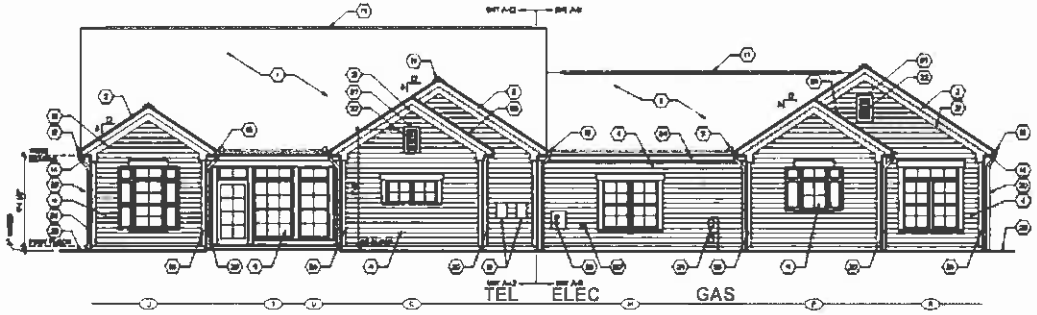
PROJECT NO.	13038
SCALE	AS NOTED
ISSUED FOR	COORDINATION MEETING
DATE	02/06/2014
REVISIONS	

SHEET NUMBER

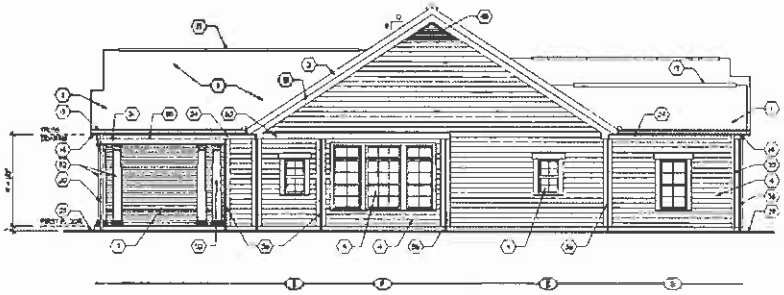
A5



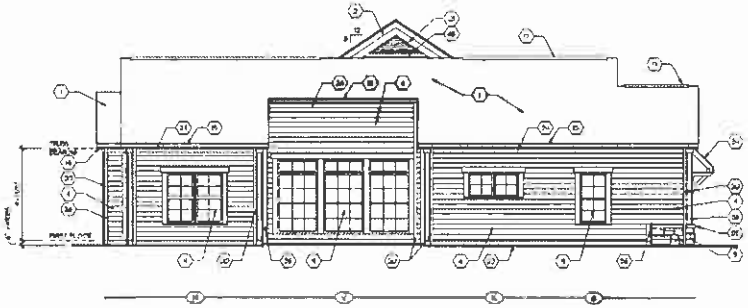
Ⓐ Front Elevation



Ⓑ Rear Elevation



Ⓒ Side Elevation



Ⓓ Side Elevation

EXTERIOR ELEVATION GENERAL NOTES

EPCON

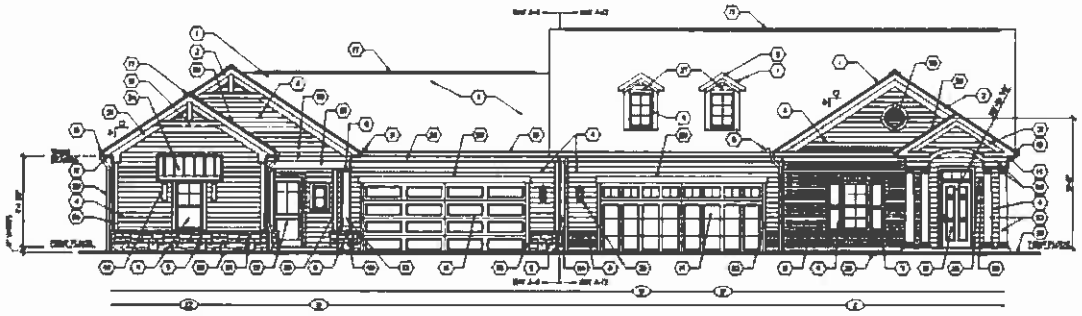
Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Architect Project Number

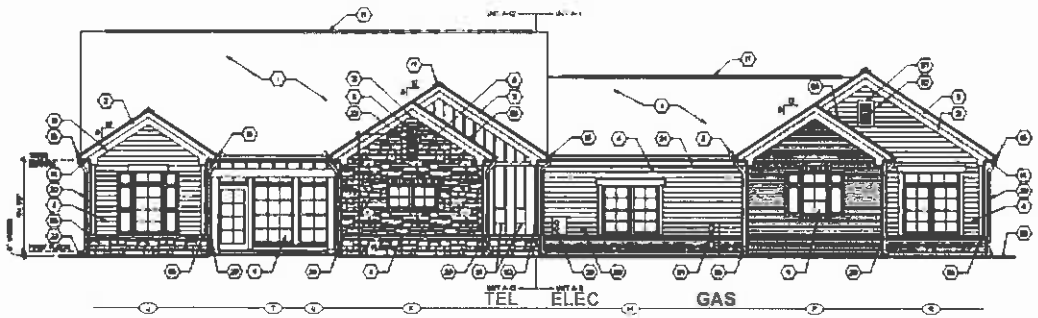
Community Name & Residential

Drawing Title
Exterior Elevations

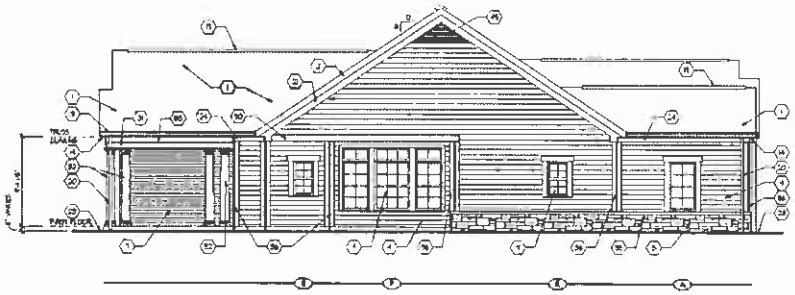
Sheet Number
43-A.201
Building Type 43



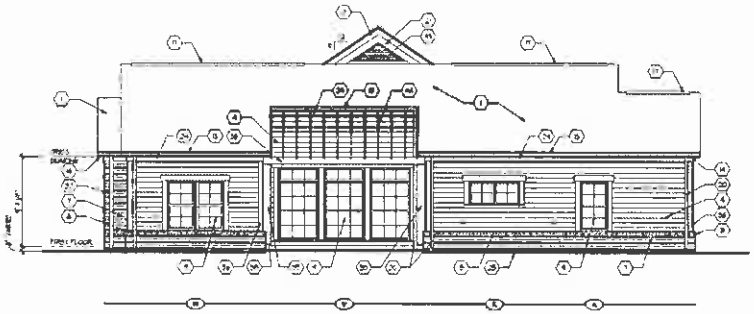
Ⓐ Alternate Front Elevation



Ⓑ Alternate Rear Elevation



Ⓒ Alternate Side Elevation



Ⓓ Alternate Side Elevation

EXTERIOR ELEVATION GENERAL NOTES

EPCON Communities

Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

Drawing Title
Alternate
Exterior Elevations

Architectural Style
European Country

Sheet Number
43-A.201a