

BUILDING TYPE Promenade (D3M Bonus - 2010)

8352 Park Place, West Chester, OH 45069 - Lot # 166

Epcon Communities - Villas at Park Place

DELUXE MASTER

Condominium



Where Life Comes Together™

Park Place West Chester, LLC
(513) 868-9800

CODE REVIEW INFORMATION

GOVERNING BUILDING CODE: 2013 RESIDENTIAL CODE OF OHIO

CONSTRUCTION TYPE: WOOD FRAME

NUMBER OF STORIES: 2 STORY

BUILDING AREAS: 2,487 SF TOTAL AREA - FIRST FLOOR

GENERAL BUILDING INFORMATION

THIS BUILDING IS A (1) UNIT SINGLE FAMILY DWELLING STRUCTURE. THE DWELLING UNIT CONTAINS:

2,009 SF OF FIRST FLOOR, 478 SF GARAGE AND 780 SF SECOND FLOOR LIVING SPACE IN EACH UNIT. TOTAL = 3,247 SF. THE TYPE D-3M BONUS UNIT IS A TWO STORY DESIGN.

THE OPTIONS BELOW WILL EACH ADD THE FOLLOWING SQUARE FOOTAGE:

SITTING ROOM - 105 SF -
EXTENDED MASTER SUITE - 189 SF

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BUILDING D-3M BONUS

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A.101B COVERED PORCH OPTION -
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S.101 ROOF FRAMING PLAN
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E.101 ELECTRICAL PLAN AND DETAILS - DELUXE KITCHEN

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.
- ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.
- ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.
- FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.
- PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 7/16" EXT. SHEATHING, ROUNDED TO THE NEAREST 1/4".
- FINISH FLOOR ELEV. @ FIRST FLOOR LEVEL IS SET AT 100'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.
- ALL INTERIOR PARTITIONS SHALL BE 2x4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 3 1/2" UNLESS NOTED OTHERWISE. PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS.
- ALL DRYWALL IN WET AREAS, AND AS A SUBSTRATE FOR TILE, SHALL BE MOISTURE RESISTANT 1/2" WATERBOARD OR GREENBOARD.
- ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

GENERAL SPECIFICATIONS

GENERAL

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING OR GUYS THAT MIGHT BE NECESSARY.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS:

ATTICS WITHOUT STORAGE	10 PSF
ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS	30 PSF
ATTICS WITH FIXED STAIRS	30 PSF
BALCONIES & DECKS	40 PSF
ROOMS OTHER THAN SLEEPING ROOMS	30 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF
ROOF	25 PSF (GROUND SNOW LOAD)
CEILING JOISTS (HIGH SLOPE RAFTERS)	20 PSF
CEILING JOISTS (LOW SLOPE/NO STORAGE)	10 PSF
WIND	90 MPH (3 SECOND GUST), EXP. B

CONCRETE

- STRUCTURAL CONCRETE:

FOOTINGS, INTERIOR SLABS	FC = 3000 PSI
EXPOSED WALLS, GARAGE SLABS	
AND EXTERIOR SLABS ON GRADE	FC = 4000 PSI (5% - 7% ENTRAINED AIR)
ALL DEFORMED REINFORCING BARS	FY = 60,000 PSI
- CONCRETE TO BE MIXED AND PLACED PER ACI SPECIFICATIONS.

MASONRY

- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT, AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.
- WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 1".
- SHEET METAL TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 7/8" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 2.61 SF OF WALL AREA.
- ADDITIONAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 8'-0" O.C., AND PLACED WITHIN 12" OF THE WALL OPENING.

VINYL SIDING

- VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3614 BY AN APPROVED QUALITY CONTROL AGENCY.
- VINYL SIDING, SOFFIT, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOFFIT PANELS SHALL BE INDIVIDUALLY FASTENED TO A SUPPORTING COMPONENT SUCH AS A NAILING STRIP, FASCIA, OR SUBFASCIA COMPONENT, OR AS SPECIFIED BY THE MANUFACTURER.

ASPHALT SHINGLES

- SHINGLE PACKAGING SHALL BEAR A LABEL TO INDICATE COMPLIANCE TO:

ASPHALT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D 7158. SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED.

MAXIMUM BASIC WIND SPEED	CLASSIFICATION REQUIREMENT PER ASTM D 7158
90 MPH	D, G OR H
100 MPH	G OR H
110 MPH	G OR H

STRUCTURAL LUMBER

- JOISTS, BEAMS, RAFTERS, AND 2 x 6 STUDS ARE TO BE A MINIMUM GRADE OF SPRUCE-PINE-FIR (SOUTH) NO. 2, WITH THE FOLLOWING MINIMUM PROPERTIES:

FB = 750 PSI
FV = 70 PSI
FC = 395 PSI (PERPENDICULAR)
FC = 975 PSI (PARALLEL)
E = 1,000,000 PSI
- 2 x 4 STUDS, UNLESS NOTED OTHERWISE, ARE TO BE A MINIMUM GRADE OF HEM-FIR STUD GRADE, WITH THE FOLLOWING MINIMUM PROPERTIES:

FB = 675 PSI FT
FV = 75 PSI
FC = 405 PSI (PERPENDICULAR)
FC = 800 PSI
E = 1,200,000 PSI
- LAMINATED VENEER LUMBER (LVL) SHALL BE "1.4 E MICROLAM LVL" AS MANUFACTURED BY TRUS JOIST MACMILLAN (OR EQUAL), WITH THE FOLLOWING DESIGN PROPERTIES:

FB = 2800 PSI (SINGLE 12" MEMBER)
FV = 285 PSI
FC = 750 PSI (PERPENDICULAR)
FC = 2000 PSI (PARALLEL TO GRAIN)
E = 1,900,000 PSI
- UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PRODUCT STANDARD PS-1-88 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
 - APA PWF-108 FOR STRUCTURAL USE PANELS, OR
 - PS 2-42 FOR WOOD-BASED STRUCTURAL USE PANELS
 - APA RESIDENTIAL CONSTRUCTION GUIDE
- TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, AND I-JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER.
- ANY DRILLING OR NOTCHING OF THE WALL DOUBLE TOP PLATES SHALL BE IN COMPLIANCE WITH THE BUILDING CODE.

MISCELLANEOUS

- USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEARINGS.
- USE ONE CRIPPLE STUD AND ONE FULL HEIGHT STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE STUD AND TWO FULL HEIGHT STUDS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.
- APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE DEMONSTRATED TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS:
 - A. TESTING OPTION: TESTED AIR LEAKAGE WITH A BLOWER DOOR TEST
 - B. VISUAL INSPECTION OPTION: INSPECTION OF ITEMS LISTED IN TABLE 1102.4.2. (SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
- FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.
- ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.
- WALL COVERINGS, BACKING MATERIALS, AND THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING WIND LOADS IN ACCORDANCE WITH THE FOLLOWING TABLES:
 - A. SEISMIC DESIGN CATEGORIES
 - B. WEATHERING PROBABILITY MAP FOR CONCRETE
- AN APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, BARRIER SHALL BE LAPPED NOT LESS THAN 6". THE BARRIER SHALL BE CONTINUOUS TO THE TOP OF THE WALL, AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.

STRUCTURAL STEEL

- ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED: ASTM A307.
- STRUCTURAL STEEL TO BE ASTM A36 WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL, AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.
- STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
- COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER, SCHEDULE 40 PIPE, MANUFACTURED IN ACCORDANCE WITH ASTM A 53 GRADE B, OR APPROVED EQUIVALENT.
- STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL, OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. THE ALLOWABLE SPAN SHALL NOT EXCEED THE FOLLOWING VALUES, WITH THE LONG LEG OF THE ANGLE IN THE VERTICAL POSITION:

ANGLE SIZE	NO STORY ABOVE	ONE STORY ABOVE
3" X 3" X 1/4"	6'-0"	4'-6"
4" X 3" X 1/4"	8'-0"	6'-0"
5" X 3-1/2" X 5/16"	10'-0"	8'-0"
6" X 3-1/2" X 5/16"	14'-0"	9'-6"

CONNECTIONS & FASTENERS

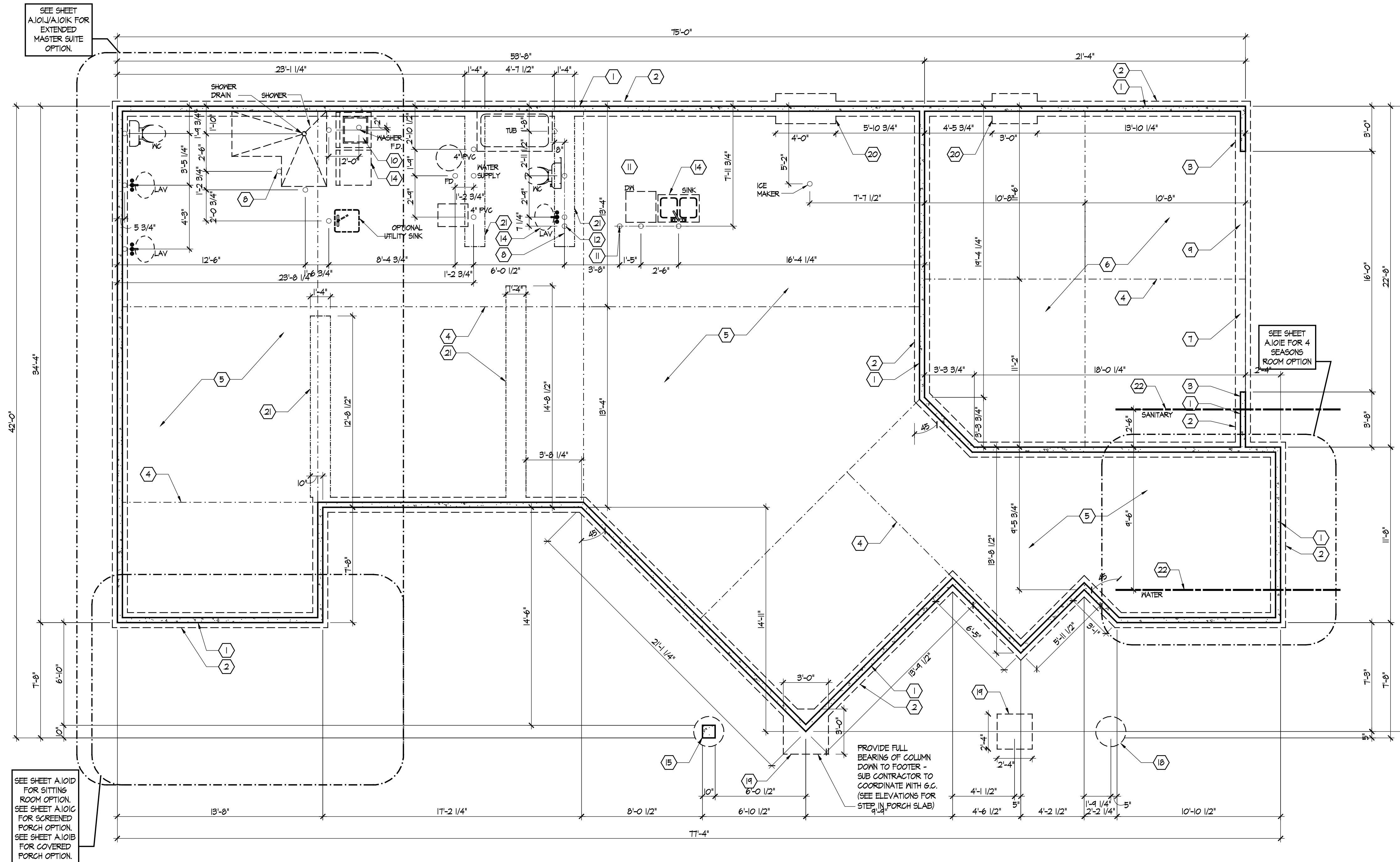
- JOISTS TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.
- ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON H8, WITH ALL NAIL HOLES FILLED; ONE PER TRUSS END.
- ROOF SHEATHING TO JOISTS/TRUSSES - USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF:
 - HOT DIPPED ZINC-COATED GALVANIZED STEEL
 - STAINLESS STEEL
 - SILICON BRONZE
 - COPPER

TRUSS NOTES

- LUMBER AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE SYP NO. 2, KD 15 PERCENT MC.
- CONNECTIONS: ALL INTERNAL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTORS SHALL BE DEFORMED PLATE TYPE, OF MINIMUM 20 GAUGE GALVANIZED STEEL SHEET. ALL JOINTS ARE TO BE DESIGNED USING METHODS AS SET FORTH IN TPI STANDARDS 1916.
- HANGERS: ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.
- SPECIFICATIONS AND REFERENCE STANDARDS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION, ERECTION, HANDLING AND BRACING REQUIREMENTS ARE TO BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS
 - TIMBER CONSTRUCTION STANDARDS
 - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES
 - TRUSS PLATE INSTITUTE PUBLICATION-B7M BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS
- ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD:	25 PSF (GROUND SNOW)
DEAD LOAD:	10 PSF
BOTTOM CHORD LIVE LOAD:	10 PSF
- WHERE TRUSSES ARE REQUIRED TO FRAME INTO OTHER TRUSSES, THE DESIGN OF THE HANGERS SHALL BE THE RESPONSIBILITY OF THE TRUSS SUPPLIER. THIS IS TO INCLUDE THE DESIGN OF THE HANGERS AND PROVISION IN THE SUPPORTING TRUSS TO ACCEPT THE TYPE OF HANGER PROVIDED.
- TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:
 - DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED
 - TRUSS HANGER TYPE AND LOCATION, FOR ALL TRUSSES FRAMING INTO TRUSSES
 - TRUSS DESIGN DRAWINGS SHALL BE STAMPED BY A REGISTERED ENGINEER
- ALL MEMBERS OF MULTIPLE TRUSSES ARE TO BE NAILED TOGETHER WITH 10D COMMON NAILS AT 8" O.C., FOR DOUBLE TRUSSES, OR WITH 16D COMMON NAILS AT 8" O.C. FROM EACH SIDE, FOR TRIPLE TRUSSES.

DELUXE MASTER ADD TO HOUSE !!



FOUNDATION CODED NOTES
(FOUNDATION PLAN ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
2. 12" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
3. PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
4. SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" WIDE x 1/4 DEEP - TYPICAL.
5. 4" POURED CONCRETE FLOOR SLAB OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
6. 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL IN GARAGES.
7. PROVIDE WEATHERLIP @ GARAGE DOOR OPENING - SEE DETAIL D, SHEET A301.
8. PIPE LOCATION CENTERED ON WALL ABOVE.
9. NO STEM WALL AT GARAGE DOOR OPENINGS.
10. WASHER ALWAYS LOCATED LEFT OF DRYER.
11. ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
12. ELECTRICAL CONDUIT SLAB PENETRATION.
13. NOT USED.
14. DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
15. 10" WIDE x 10" DEEP CONCRETE PIER WITH 24" DIA. FOOTING. MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF PIER SET 6" BELOW FINISHED FLOOR.
16. DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
17. 8" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS.
18. 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
19. 12" DEEP CONCRETE FOOTING WITH (2) NO. 5 REBAR EACH WAY - SEE PLANS FOR SIZE - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE. 12" THICKENED SLAB EDGE TO CONTINUE DOWN TO FOOTING.
20. 24" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
21. 12" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
22. PLUMBER TO PROVIDE 4" P.V.C SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.



Epcon Communities
Villas at Park Place
 By Park Place West Chester, LLC

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Foundation Plan

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

GENERAL FOUNDATION NOTES

1. SOIL BEARING CAPACITY ASSUMED TO BE 2500 PSF AND SHALL BE VERIFIED BY SOILS ENGINEER PRIOR TO PLACEMENT OF BUILDING FOUNDATION. CONSULT ARCHITECT WHEN INADEQUATE SOIL CAPACITIES ARE FOUND.
2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
3. HOLD DOWN TOP OF FOUNDATION WALL 6" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
4. PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
5. CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
6. CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
7. CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
8. CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SOWER OPTIONS.

Prototype Disk No.	Interim Page Revisions	Date
	Revision	8/1/10

Architect Project Number
2010-005

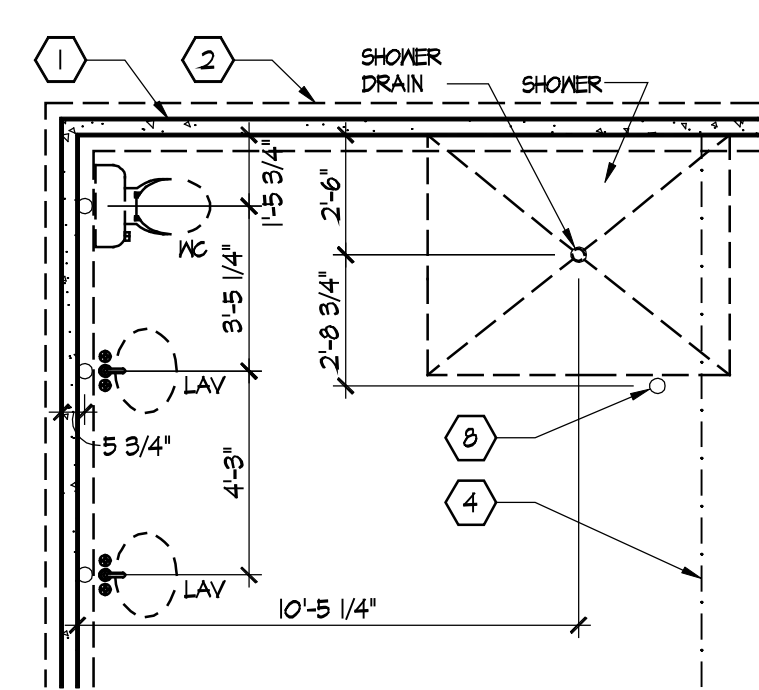
Community Dates & Revisions	
Date Originated	1 FEB 2015
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Construction	
Revisions	
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Drawing Title
Foundation Plan

Architectural Style
European Country
Sheet Number
A.100
D3M - 2010 Bonus

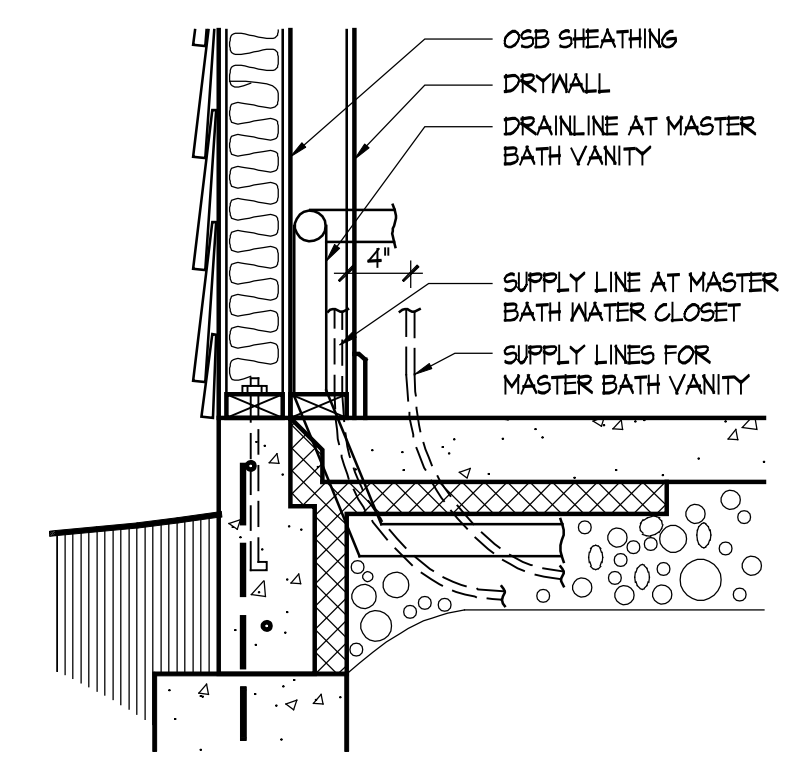
Master Bath - Optional Alternate Walk-In Shower

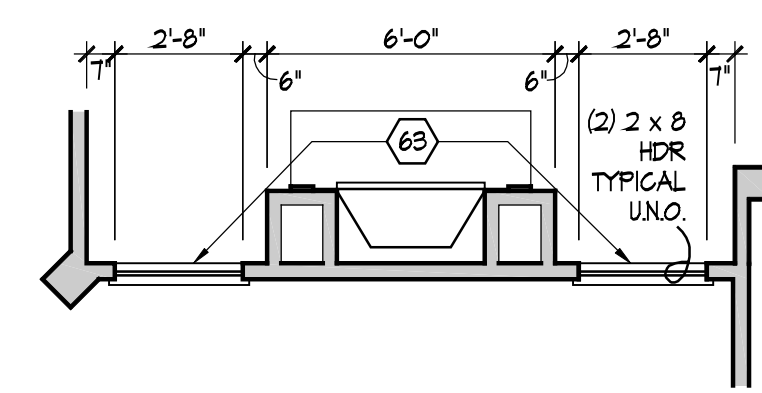
Scale: 1/4" = 1'-0"



Master Bath Plumbing Detail - Vanity/W.C.

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





Living Room - Optional Windows

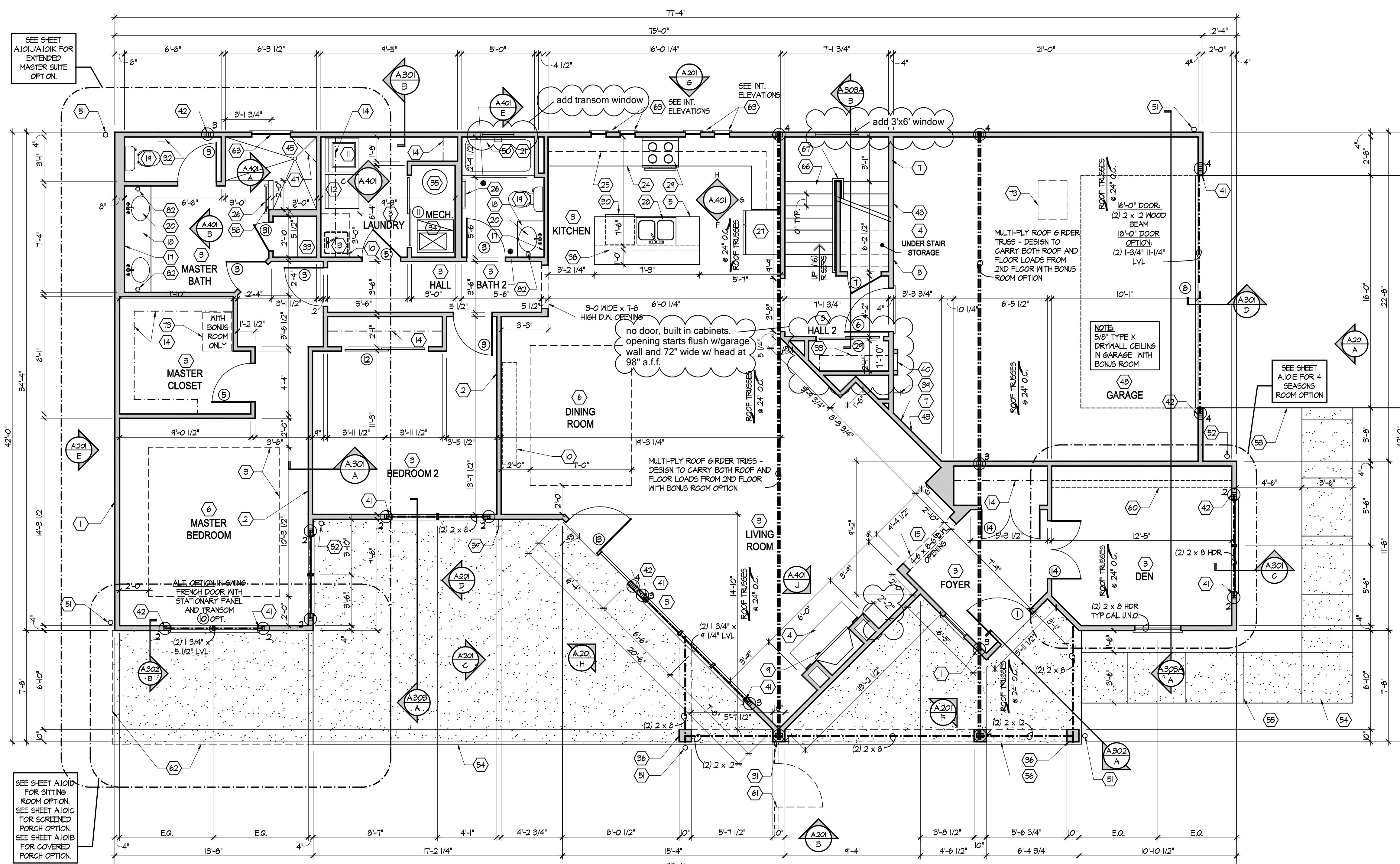
Scale: 1/4" = 1'-0"

GENERAL NOTES

- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
- REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3' FROM INTERSECTING WALLS.
- AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOISTS/TRUSSES - PROVIDE 2 X BLOCKING FULL DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS/TRUSSES @ 24" O.C.

FIRST FLOOR PLAN CODED NOTES

- (FIRST FLOOR UNIT PLANS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
- EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 7/16" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
 - INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
 - FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
 - 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
 - ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
 - TRAY CEILING @ 10'-0" A.F.F.
 - PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
 - MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
 - PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DV31322BI (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 31" WIDE X 34 3/4" HIGH X 18" DEEP (26" DEEP WITH BUILT-IN CABINETRY OPTION).
 - OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
 - WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL, WASHER ALWAYS LOCATED LEFT OF DRYER.
 - DRYER LOCATION - DRYER VENT IN WALL.
 - OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
 - SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 - ARCHED OPENING, SPRING POINT @ 7'-5" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 - LOCATION OF DOUBLE 2 X 4 STUD WALL.
 - FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
 - VANITY BASE AND COUNTERTOP 31 1/2" A.F.F.
 - TOILET & SEAT.
 - SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 - 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 - TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 - 22" X 54" OPTIONAL FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLUED LEAVING NO SCREWS EXPOSED.
 - BASE CABINETS AND COUNTERTOP.
 - LINE OF WALL CABINETS ABOVE.
 - 24" LONG TOWEL BAR - 54" A.F.F. (60" A.F.F. ABOVE TOILET).
 - REFRIGERATOR LOCATION.
 - DOUBLE BOWL SINK AND FAUCET.
 - RANGE LOCATION.
 - DISHWASHER LOCATION.
 - 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
 - TOILET PAPER DISPENSER.
 - (4) 16" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 - FURNACE LOCATION.
 - WATER HEATER LOCATION - WITH PAN.
 - 10" X 10" BUILT-UP COLUMN / PLASTER - TYPICAL. SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 - 16'-0" X 8'-0" 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.
 - 1/2" WALL TO UNDERSIDE OF BAR COUNTERTOP.
 - HOSE BIBB LOCATION.
 - SURFACE MOUNTED ELECTRIC PANEL LOCATION.
 - PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
 - INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARINGS OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
 - MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
 - 32" X 60" STANDARD SHOWER BASE.
 - CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
 - WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 - TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F. HIGH.
 - FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
 - FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 - SOAP DISH - 5" HIGH X 1" WIDE.
 - DOWNSPOUT LOCATION.
 - DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
 - EDGE OF DRIVEWAY.
 - 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS.
 - CONTROL JOINTS - TYPICAL.
 - DASHED LINES INDICATE BOXED BEAM ABOVE.
 - 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACINGS.
 - SHOWER WALL - 6'-0" A.F.F.
 - OPTIONAL GARAGE SHELVING.
 - OPTIONAL DESK.
 - COURTYARD GATE AND FENCE LOCATION.
 - DASHED LINE INDICATES OPTIONAL PATIO SECTION.
 - OPTIONAL WINDOW.
 - (4) 12" DEEP WIRE SHELVES (24", 42", 55", 68" A.F.F.) - STANDARD SPACINGS.
 - 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
 - HARDBOARD TREADS AND RISERS.
 - WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
 - SINGLE BOWL SINK AND FAUCET.
 - 20" RANGE LOCATION.



First Floor Plan

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

SEE SHEET A10/JA10/K FOR EXTENDED MASTER SUITE OPTION.

SEE SHEET A10/D FOR SITTING ROOM OPTION. SEE SHEET A10/G FOR SCREENED PORCH OPTION. SEE SHEET A10/B FOR COVERED PORCH OPTION.

- FLAT DRYWALL CEILING @ 8'-0" A.F.F.
- LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
- SLOPED CEILING AREA ABOVE.
- ATTIC ACCESS PANEL, 22" X 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE IF LOCATED IN KNEE WALL. PANEL TO HAVE 1" QUARTER ROUND MOLDING AROUND EDGE. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF IN THE CEILING, A Baffle IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
- UNDER THE COUNTER REFRIGERATOR LOCATION.
- FLAT DRYWALL CEILING @ 7'-0" A.F.F.
- 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 6 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
- SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
- KNEE WALL, 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
- NOT USED.
- NOT USED.
- DASHED LINE INDICATES 6" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TOWEL RING.



Epcon Communities
Villas at Park Place
By Park Place West Chester, LLC

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

Architect Project Number
2010-005

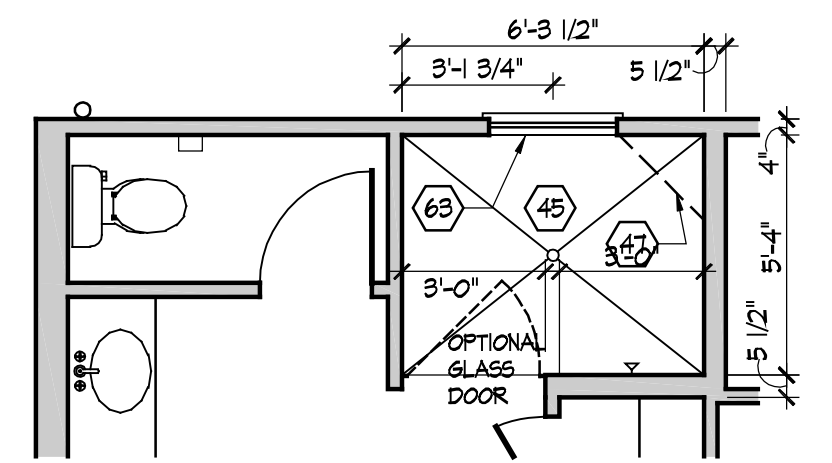
Community Dates & Revisions	
Date Originated	1 FEB 2015
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Drawing Title
First Floor Plan

Architectural Style
European Country
Sheet Number
A.101
D3M - 2010 Bonus

Master Bath - Optional Alternate Walk-In Shower

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

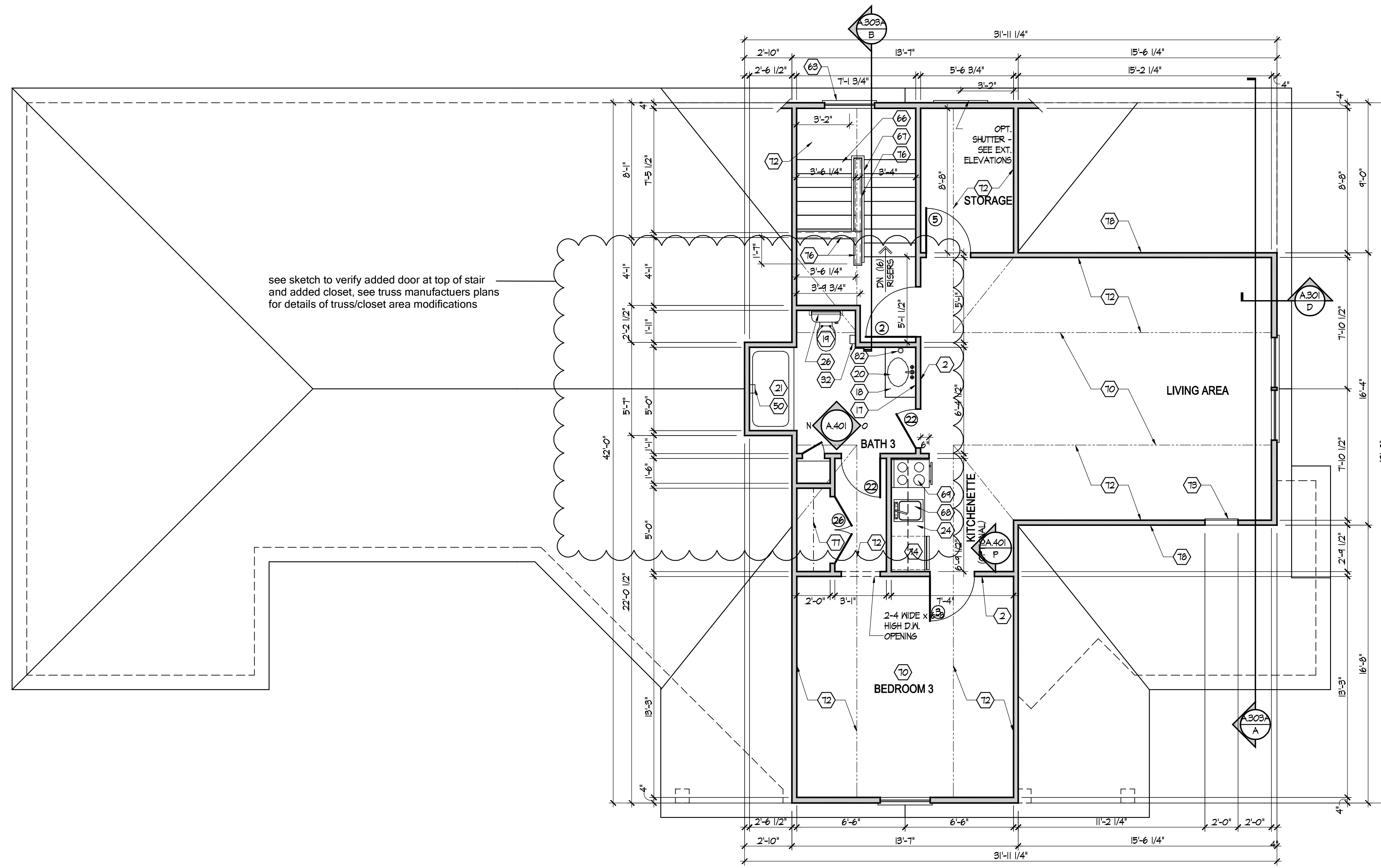


GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
2. REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
3. DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
4. AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOISTS/TRUSSES - PROVIDE 2 X BLOCKING FULL DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS/TRUSSES @ 24" O.C.

FIRST FLOOR PLAN CODED NOTES

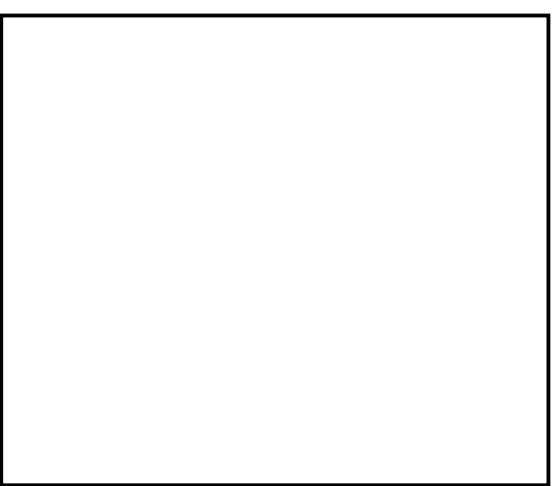
- (FIRST FLOOR UNIT PLANS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
1. EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/8" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
 2. INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
 3. FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
 4. 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
 5. ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
 6. TRAY CEILING @ 10'-0" A.F.F.
 7. PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
 8. MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
 9. PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DV31322BI (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 31" WIDE X 34 3/4" HIGH X 18" DEEP (26" DEEP WITH BUILT-IN CABINETRY OPTION).
 10. OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
 11. WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL, WASHER ALWAYS LOCATED LEFT OF DRYER.
 12. DRYER LOCATION - DRYER VENT IN WALL.
 13. OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
 14. SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 15. ARCHED OPENING, SPRING POINT @ 7'-5" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 16. LOCATION OF DOUBLE 2 X 4 STUD WALL.
 17. FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPASH.
 18. VANITY BASE AND COUNTERTOP 31 1/2" A.F.F.
 19. TOILET & SEAT.
 20. SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 21. 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 22. TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 23. 22" X 54" OPTIONAL FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER 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. (56" A.F.F. ABOVE TOILET).
 27. REFRIGERATOR LOCATION.
 28. DOUBLE BOWL SINK AND FAUCET.
 29. RANGE LOCATION.
 30. DISHWASHER LOCATION.
 31. 10" X 10" BUILT-UP COLUMN - TYPICAL. SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
 32. TOILET PAPER DISPENSER.
 33. (4) 16" DEEP WIRE SHELVES (24", 42", 59", 68" A.F.F.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 34. FURNACE LOCATION.
 35. WATER HEATER LOCATION - WITH PAN.
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 37. 16'-0" X 8'-0" 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 BAR COUNTERTOP.
 39. HOSE BIBB LOCATION.
 40. SURFACE MOUNTED ELECTRIC PANEL LOCATION.
 41. PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
 42. INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARINGS OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
 43. MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
 44. 32" X 60" STANDARD SHOWER BASE.
 45. CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
 46. WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 47. TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F. HIGH.
 48. FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
 49. FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 50. SOAP DISH - 5" HIGH X 7" WIDE.
 51. DOWNSPOUT LOCATION.
 52. DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
 53. EDGE OF DRIVEWAY.
 54. 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS.
 55. CONTROL JOINTS - TYPICAL.
 56. DASHED LINES INDICATE BOXED BEAM ABOVE.
 57. 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACINGS.
 58. SHOWER WALL - 6'-0" A.F.F.
 59. OPTIONAL GARAGE SHELVING.
 60. OPTIONAL DESK.
 61. COURTYARD GATE AND FENCE LOCATION.
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 64. (4) 12" DEEP WIRE SHELVES (24", 42", 59", 68" A.F.F.) - STANDARD SPACINGS.
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 66. HARDBOARD TREADS AND RISERS.
 67. WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
 68. SINGLE BOWL SINK AND FAUCET.
 69. 20" RANGE LOCATION.



First Floor Plan

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

70. FLAT DRYWALL CEILING @ 8'-0" A.F.F.
71. LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
72. SLOPED CEILING AREA ABOVE.
73. ATTIC ACCESS PANEL, 22" X 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE IF LOCATED IN KNEE WALL. PANEL TO HAVE 1" QUARTER ROUND MOLDING AROUND EDGE. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF IN THE CEILING, A Baffle IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
74. UNDER THE COUNTER REFRIGERATOR LOCATION.
75. FLAT DRYWALL CEILING @ 7'-0" A.F.F.
76. 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
77. SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
78. KNEE WALL: 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
79. NOT USED.
80. NOT USED.
81. DASHED LINE INDICATES 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
82. TOWEL RING.



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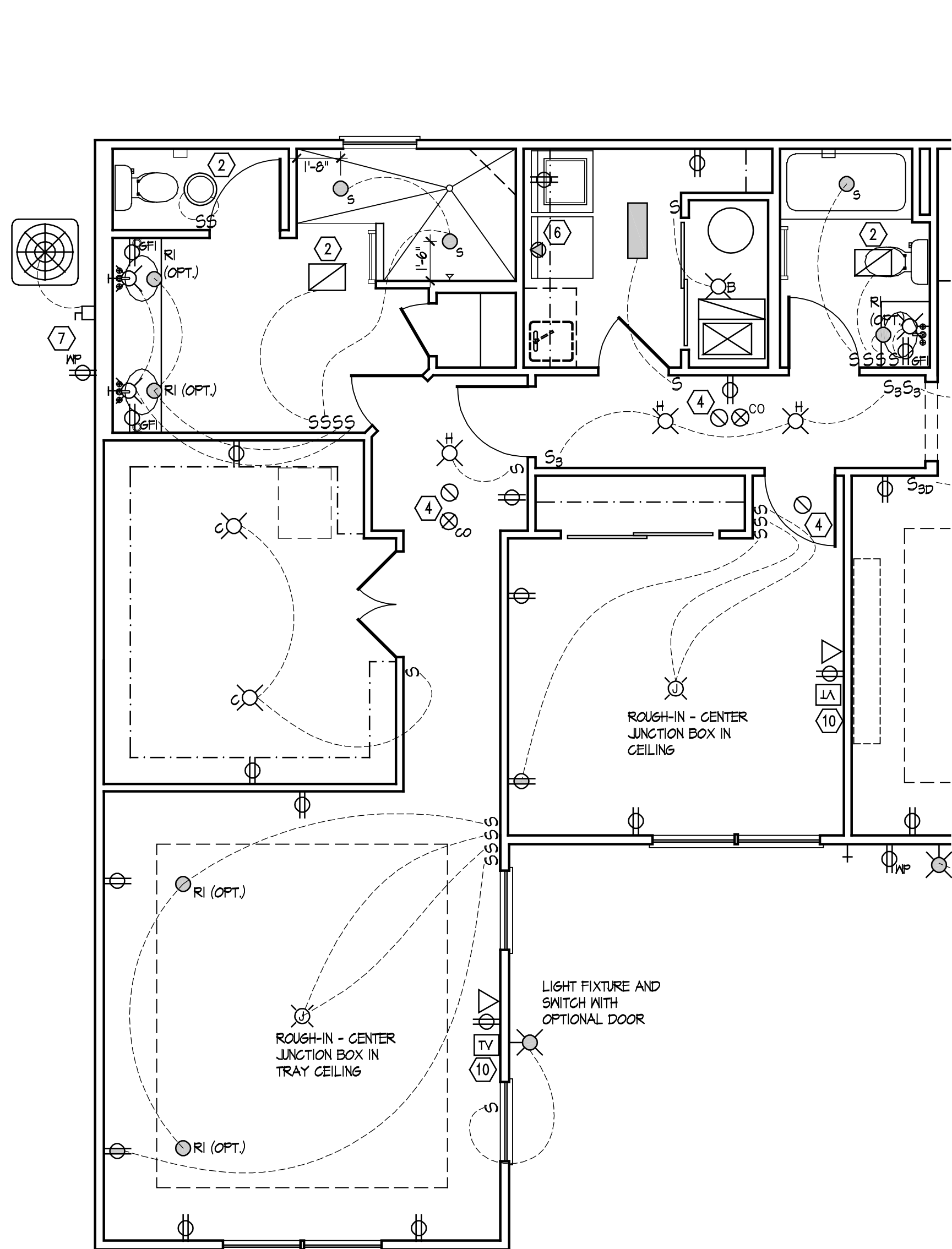
Prototype Disk No.	Interim Revision	Page	Revisions	Date
				2/17/12

Architect Project Number
2010-005

Community Dates & Revisions	
Date Originated	1 FEB 2015
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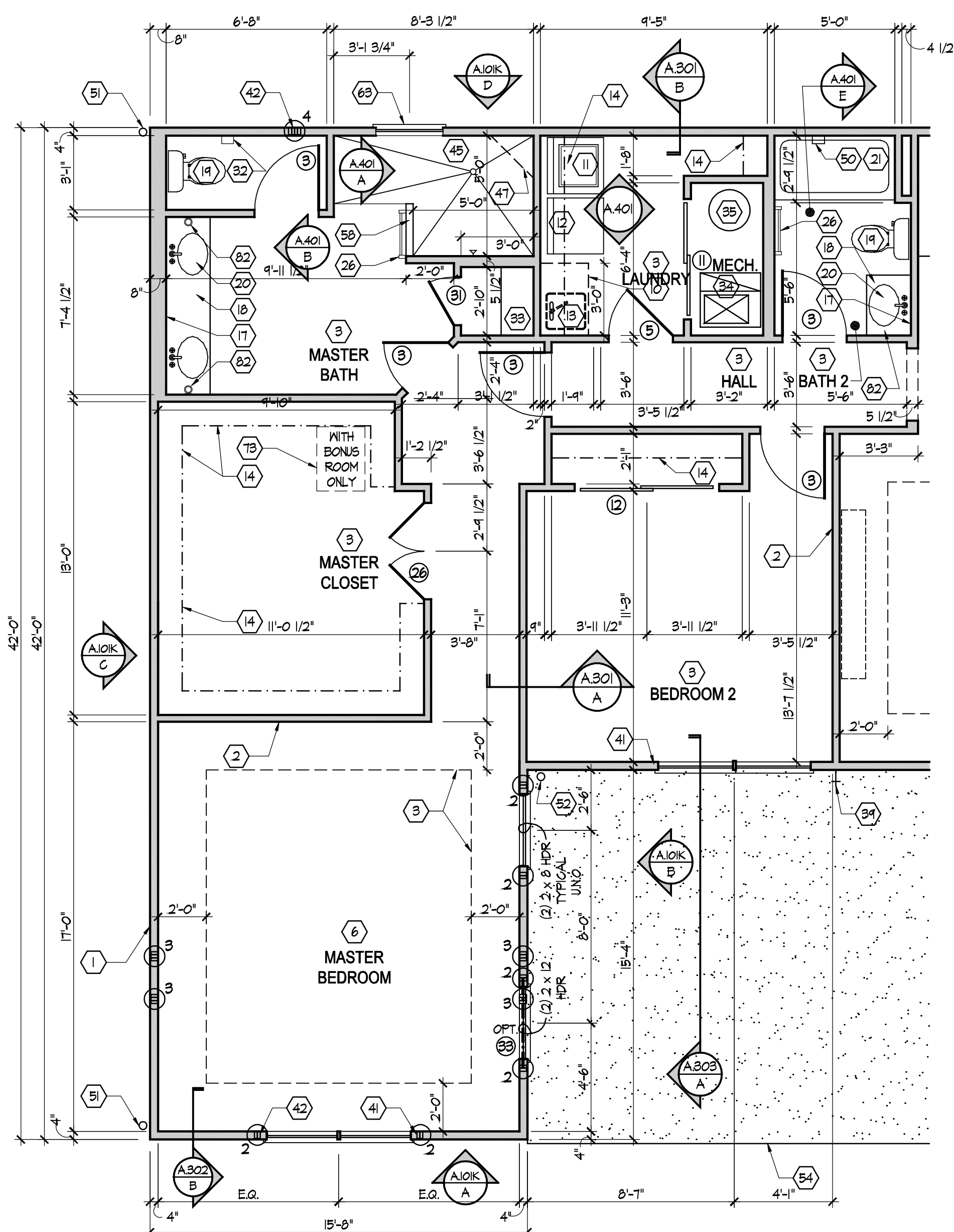
Drawing Title
Second Floor Plan

Architectural Style
European Country
Sheet Number
A.101A
D3M - 2010 Bonus



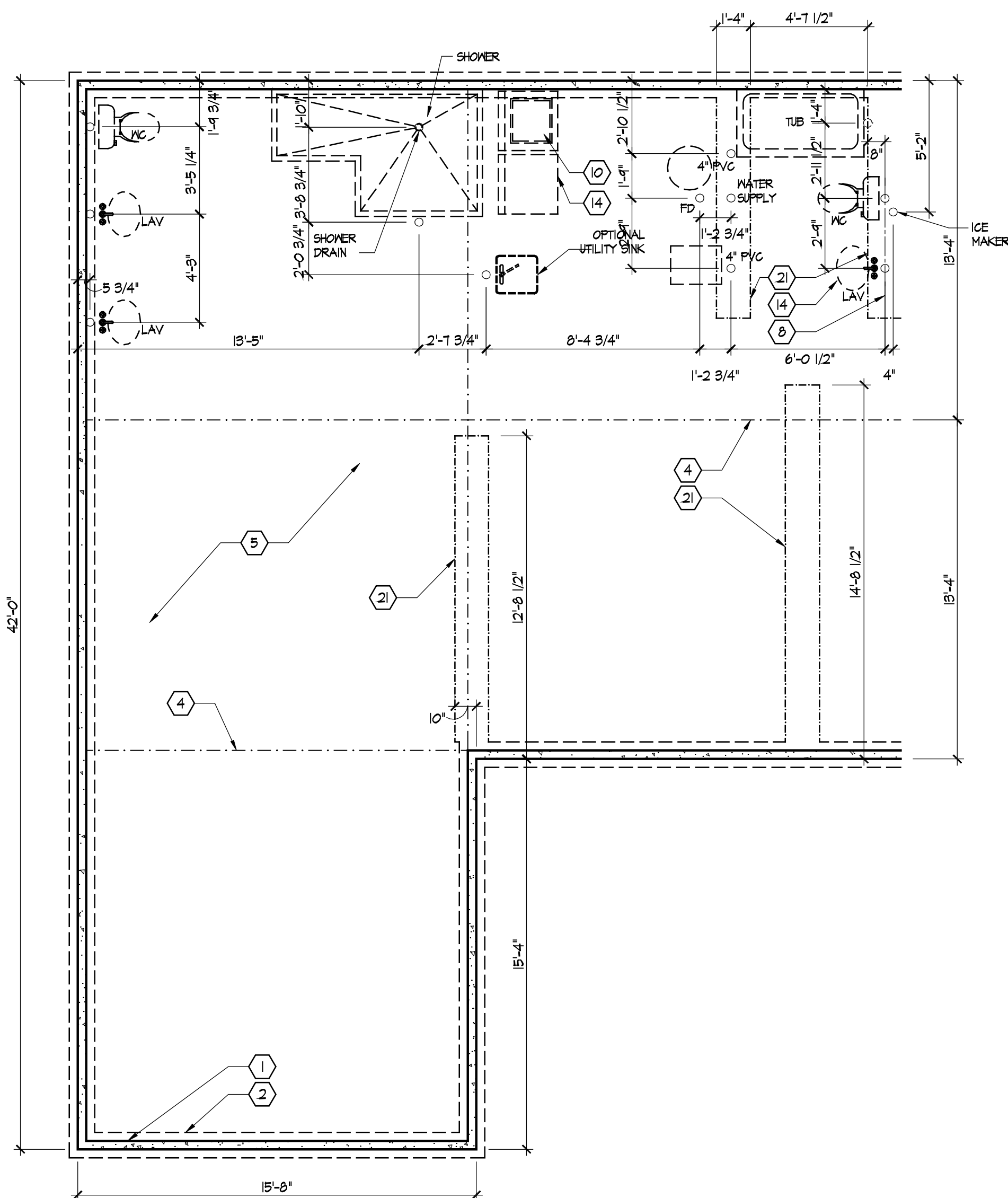
Electrical Plan - First Floor
Scale: 1/4" = 1'-0"

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



Partial First Floor Plan

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



Partial Foundation Plan

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

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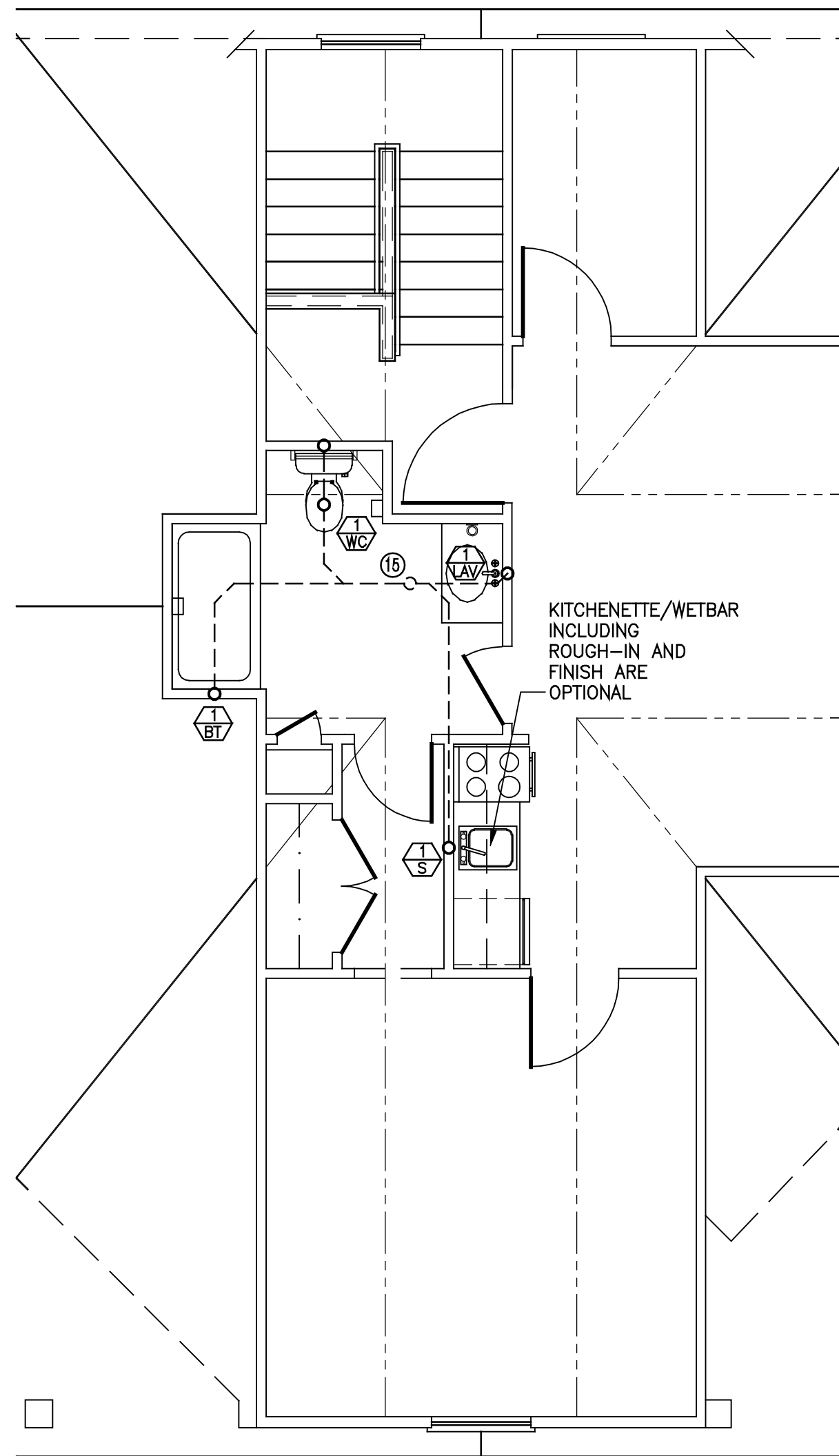
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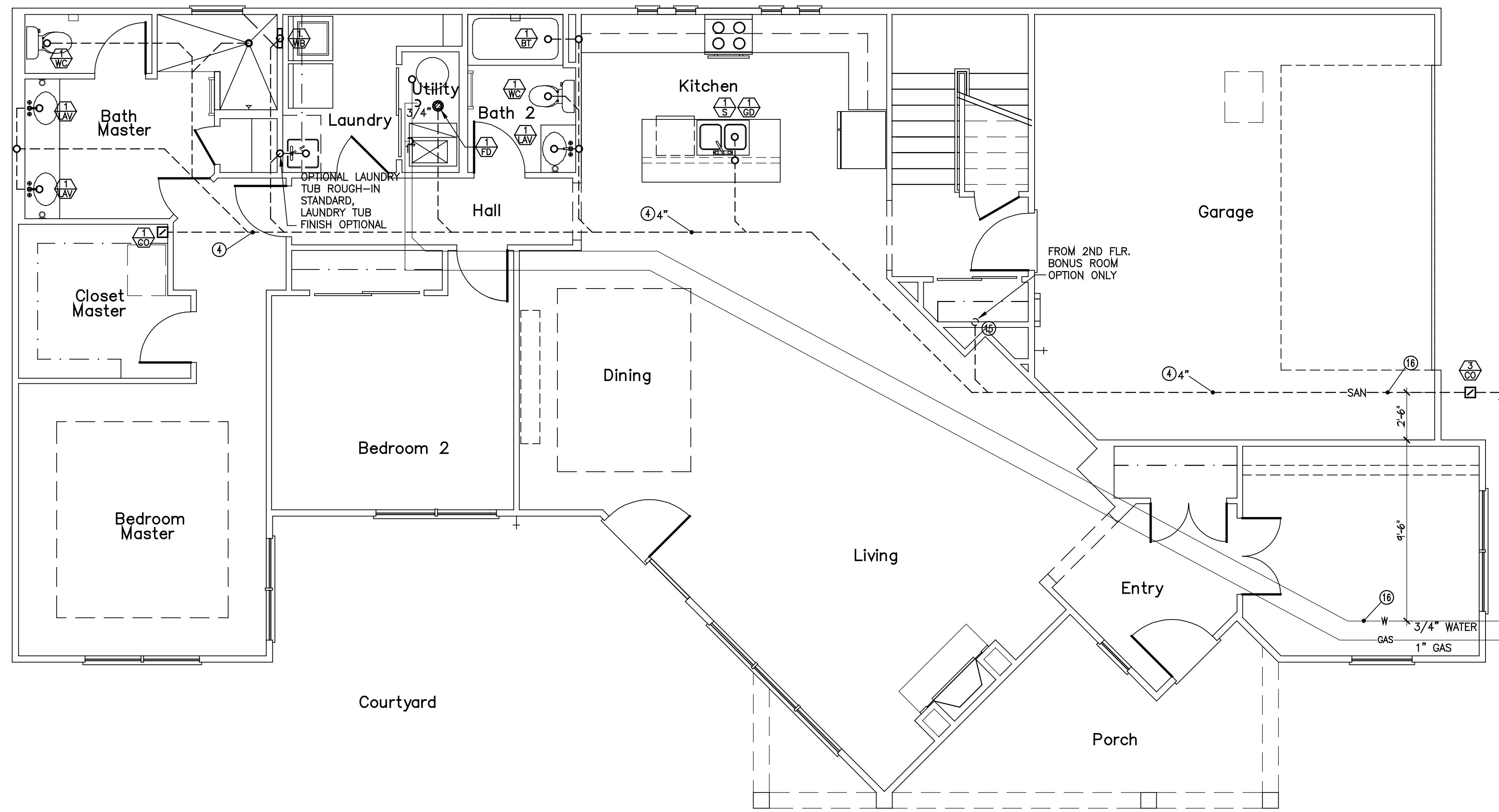
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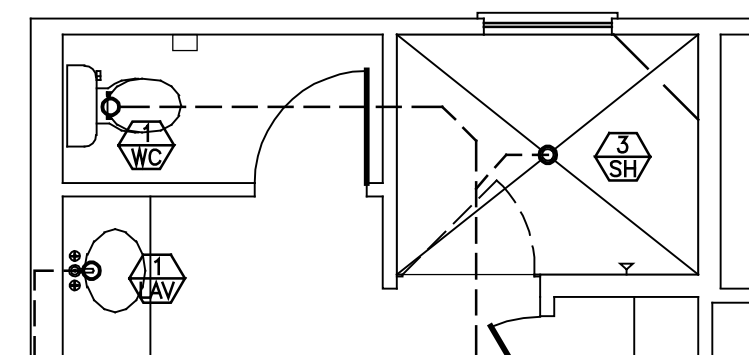
Drawing Title
Deluxe Master Suite Plans and Electrical



PDD-3 BONUS ROOM SANITARY PLUMBING PLAN
SCALE: 1/4" = 1'-0"



PDD-3 SANITARY PLUMBING PLAN
SCALE: 1/4" = 1'-0"

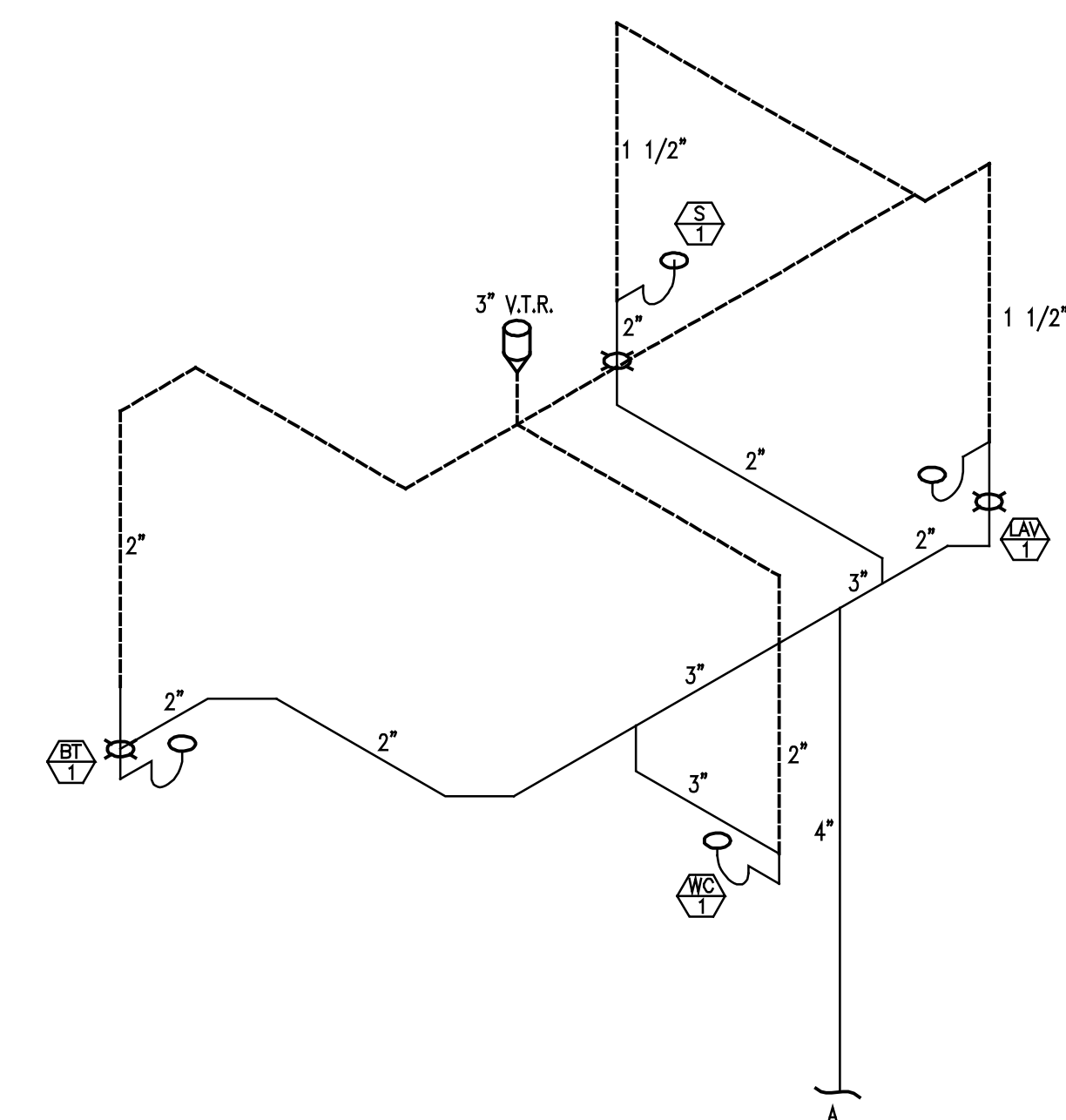


MASTER BATH - OPTIONAL ALT. WALK-IN SHOWER
SCALE: 1/4" = 1'-0"

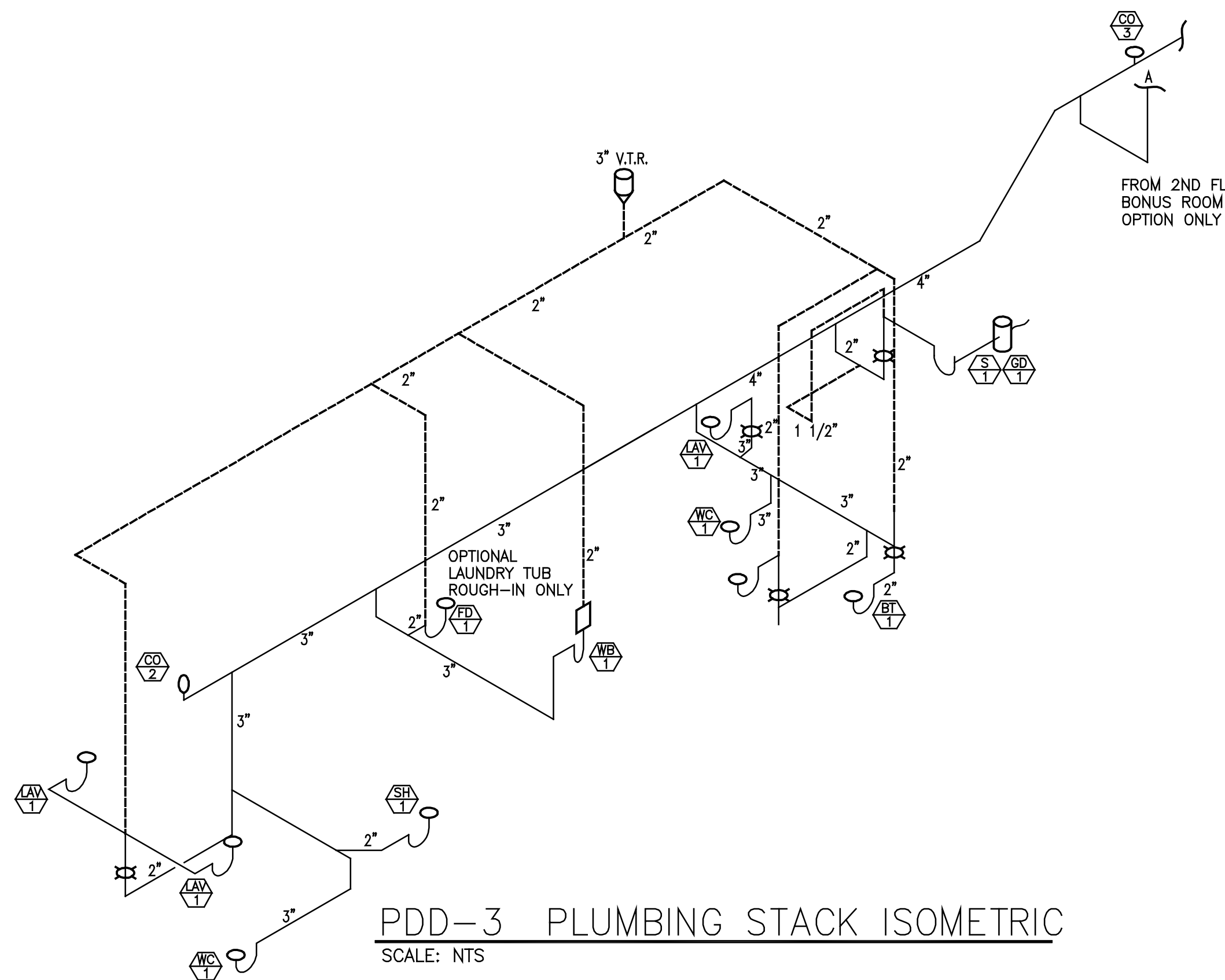
NOTE: PENETRATIONS OF FLOOR-CEILING ASSEMBLIES AND WALL ASSEMBLIES REQUIRED TO HAVE A FIRERESISTANCE RATING MUST MAINTAIN THE INTEGRITY OF THE FIRERESISTANCE-RATED ASSEMBLY AND LIMIT THE SPREAD OF FIRE AND SMOKE. FIRE/SMOKE STOPPING MATERIAL SHALL BE U.L. APPROVED AND SHALL BE RATED FOR THE TYPE OF FIRERESISTANT RATED ASSEMBLY AND THE MATERIAL TYPE OF THE PENETRANT.

NOTE: PVC DRAIN, WASTE AND VENT PIPING AND COPPER WATER PIPING PASSING THROUGH A STRUCTURAL MEMBER WITHIN 1-1/2" FROM THE NEAREST EDGE MUST BE PROTECTED BY A 1/16" STEEL PLATE TO PREVENT FASTENER PENETRATION.

NOTE: NO PIPING SHALL BE LOCATED DIRECTLY ABOVE ELECTRIC PANELS. SEE ELECTRIC PLANS FOR LOCATIONS.



PDD-3 PLUMBING STACK ISOMETRIC BONUS ROOM
SCALE: NTS



PDD-3 PLUMBING STACK ISOMETRIC
SCALE: NTS

PLUMBING DESIGN CRITERIA

- SANITARY BUILDING SERVICES SHALL BE SDR-35 AND AS APPROVED FOR USE BY LOCAL UTILITY.
- SANITARY DRAIN WASTE AND VENT PIPING SHALL BE SCHEDULE #40 PVC SOLVENT WELD PIPE AND FITTINGS. PIPING SHALL BE SLOPED AS FOLLOWS:
3" AND SMALLER: 1/4" PER FT.
4" AND LARGER: 1/8" PER FT.
- WATER SERVICE SUPPLY PIPING SHALL BE POLYETHYLENE TUBING OR TYPE "K" SOFT COPPER AND AS APPROVED FOR USE BY LOCAL UTILITY.
- PROVIDE 3/4" WATER SERVICE TO EACH BUILDING. COORDINATE WITH LOCAL WATER UTILITY.
- PROVIDE WATTS NO. 70 BACKFLOW DEVICE ON WATER SERVICE TO EACH INDIVIDUAL UNIT.
- PROVIDE MINIMUM 1/2" WATER SUPPLY PIPE TO EACH PLUMBING FIXTURE. PIPING TO BE INSTALLED BELOW FLOOR SLAB. (NO FITTINGS PERMITTED BELOW SLAB). WATER SUPPLY PIPING SHALL BE AS FOLLOWS:
o TYPE "K" SOFT COPPER TUBING - BELOW SLAB.
o TYPE "L" HARD COPPER TUBING - ABOVE SLAB.
o CPVC COILED PLASTIC TUBING - BELOW SLAB.
o CPVC RIGID PLASTIC TUBING - ABOVE SLAB.
- GAS SERVICE SUPPLY PIPING SHALL BE AS REQUIRED BY LOCAL GAS UTILITY.
- PROVIDE GAS METER AND RISER ASSEMBLY FOR EACH UNIT PER LOCAL GAS UTILITY REQUIREMENTS.
- PROVIDE MINIMUM 1/2" GAS SUPPLY PIPE TO EACH DESIGNATED PIECE OF EQUIPMENT. PIPING TO BE INSTALLED IN VENTILATED ATTIC. GAS SUPPLY PIPING SHALL BE AS FOLLOWS:
o SCHEDULE #40 BLACK STEEL PIPE.
o CSST TUBING.
- PROVIDE GAS SUPPLY PIPE TO THE FOLLOWING EQUIPMENT:
o FURNACE
o WATER HEATER
o FIREPLACE
o RANGE
o FIRE PIT
- ALL PIPING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND INSTALLATION OF PLUMBING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS.
- WATER HEATER SHALL BE 40 GALLON GAS FIRED WITH 35,000 BTU/H GAS INPUT.
o INSTALL CODE APPROVED, SELF CLOSING TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE INDIRECTLY INTO HUB DRAIN.
o INSTALL HEAT TRAPS ON CW AND HW SUPPLY PIPES.
o INSTALL THERMAL EXPANSION TANK ON CW SUPPLY PIPE TO WATER HEATER.
- WATER HEATER SHALL BE ADJUSTED TO DELIVER NO MORE THAN 120° F HW.
- SHOWER VALVES SHALL BE THERMOSTATIC/PRESSURE BALANCE TYPE MIXING VALVES WITH MAXIMUM WATER TEMPERATURE ADJUSTED TO DELIVER NO MORE THAN 110° F HW.
- EACH FIXTURE OR PIECE OF EQUIPMENT SHALL BE INSTALLED WITH INDIVIDUAL SHUT-OFF VALVES.
- SHOCK ARRESTORS SHALL BE INSTALLED ON WATER SUPPLY PIPING WHERE QUICK CLOSING VALVES ARE CONNECTED TO THE SYSTEM. (I.E. DISHWASHER/WASHING MACHINE).
- PROVIDE 1/2" CW SUPPLY PIPE WITH 1/4 TURN BALL VALVE PVC VALVE BOX FOR ICE MAKER.
- PROVIDE 1/2" HW SUPPLY PIPE WITH 1/4 TURN BALL VALVE FOR DISHWASHER.
- PROVIDE 5/8" DRAIN LINE FROM DISHWASHER TO GARBAGE DISPOSAL.
- INSTALL 1/3 H.P. GARBAGE DISPOSAL IN SINK COMPARTMENT CLOSEST TO DISHWASHER.
EXCEPTION: ON SINK UPGRADE, G.D. TO BE INSTALLED IN VEGETABLE BOWL.
- PROVIDE 1/2" CW/HW SUPPLY PIPES WITH 1/4 TURN VALVES. 2" DRAIN LINE AND PVC BOX FOR WASHING MACHINE.
- NO WATER PIPING TO BE LOCATED IN EXTERIOR WALL. PIPE ROUGH-INS SHALL BE LOCATED IN BASE CABINET BELOW FIXTURE.
- INSTALL CLEANOUTS ON BUILDING SANITARY DRAINS AT MAXIMUM 100FT. O.C. AND CHANGES GREATER THAN 45°.
- INSTALL FLOOR DRAIN IN WATER HEATER CLOSET.
- PROVIDE TRAP PRIMER VALVE FOR ALL FLOOR DRAINS AND HUB DRAINS.

PLUMBING PLAN NOTES

- 4" SANITARY BUILDING DRAIN LOCATED BELOW FLOOR SLAB. SLOPE MINIMUM 1/8" PER FT.
- 3/4" WATER SUPPLY PIPING LOCATED BELOW FLOOR SLAB. INSTALL MINIMUM 48" BELOW GRADE.
- 1/2" (2LB.) CSST GAS SUPPLY PIPE FROM METER SET TO MANIFOLD. INSTALL IN VENTILATED ATTIC.
- SANITARY BRANCH PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB.
- HOT AND COLD WATER PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB. (NO FITTINGS BELOW SLAB).
- GAS PIPING FOR 1st FLOOR EQUIPMENT TO BE LOCATED IN VENTILATED ATTIC. EXTEND INDIVIDUAL "CSST" GAS SUPPLY PIPES FROM MANIFOLD TO EACH INDIVIDUAL PIECE OF EQUIPMENT. (NO FITTINGS).
- DISHWASHER. PROVIDE 1/2" VALVED HW WITH FLEX HOSE TO DW. PROVIDE 5/8" FLEX DRAIN LINE FROM D.W. TO G.D.
- ICE MAKER VALVE BOX. PROVIDE 1/2" VALVED CW WITH 3/8" FLEX HOSE TO ICE MAKER.
- FURNACE. PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO FURNACE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- WATER HEATER. PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO WATER HEATER. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- RANGE (OPTIONAL). PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO RANGE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- FIREPLACE. PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO VENTED FIREPLACE. INSTALL BRASS SHUT-OFF VALVE AND KEY.
- FIRE PIT (OPTIONAL). PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO FIRE PIT. INSTALL BRASS SHUT-OFF VALVE AND KEY AT 18" ABOVE GRADE. (VERIFY EXACT LOCATION WITH G.C.).
- 1/2" TYPE "K" FLEX COPPER GAS SUPPLY PIPE. INSTALL IN PVC CONDUIT 12"-18" BELOW GRADE. COORDINATE INSTALLATION WITH G.C.
- 4" SANITARY DOWN IN CHASE TO TIE INTO FIRST FLOOR SANITARY.
- PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.



Epcon Communities
Villas at Park Place
By Park Place West Chester, LLC

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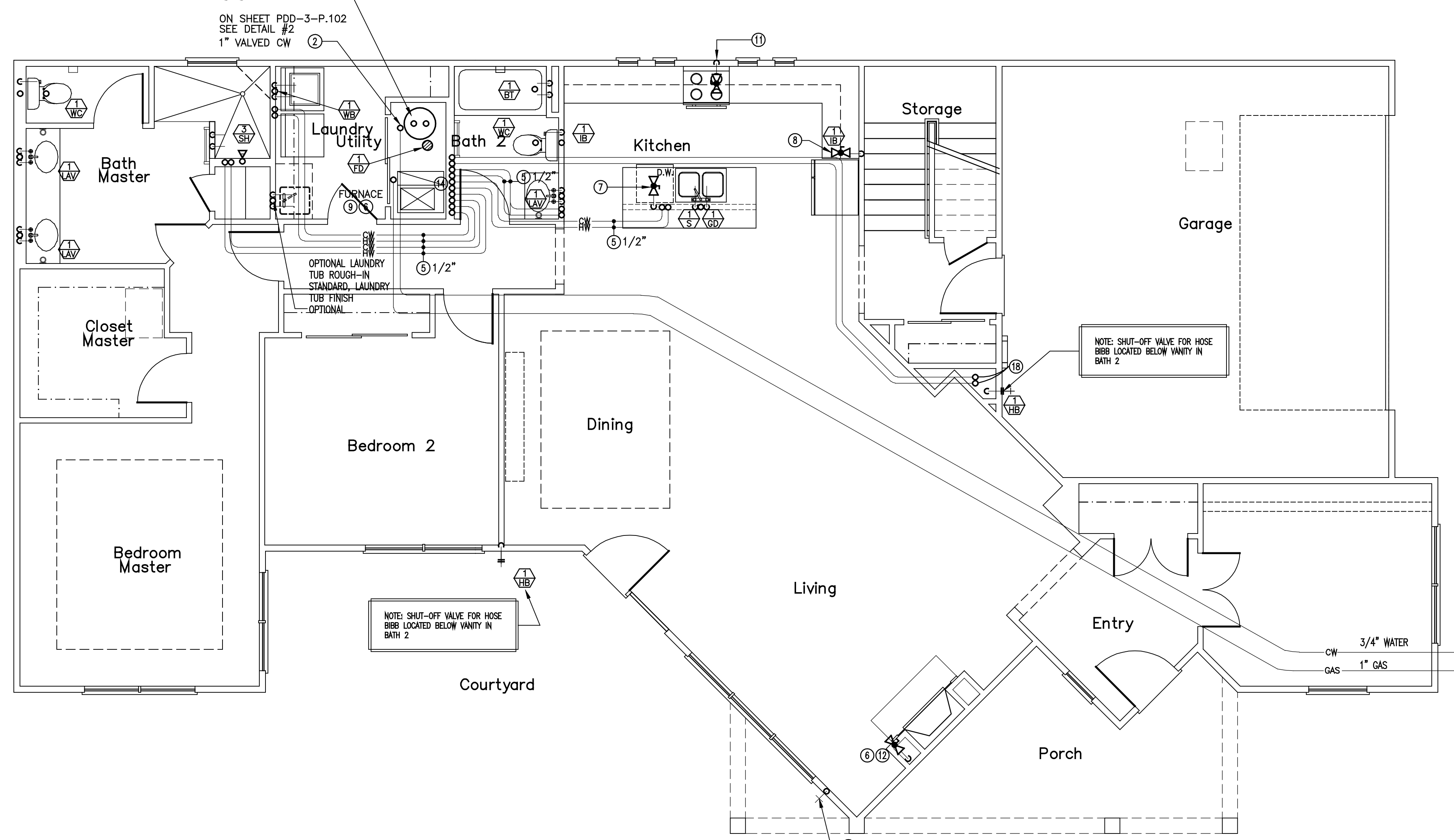
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	Revision	2/17/12

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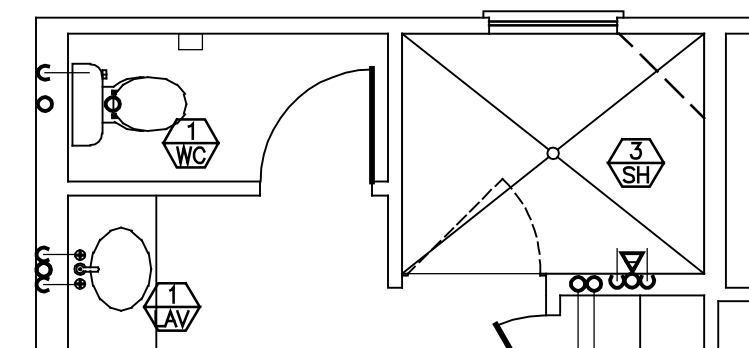
Community Dates & Revisions
Date Originated 1 FEB 2015
Bid Permit Construction Revisions

Drawing Title
Plumbing Plans

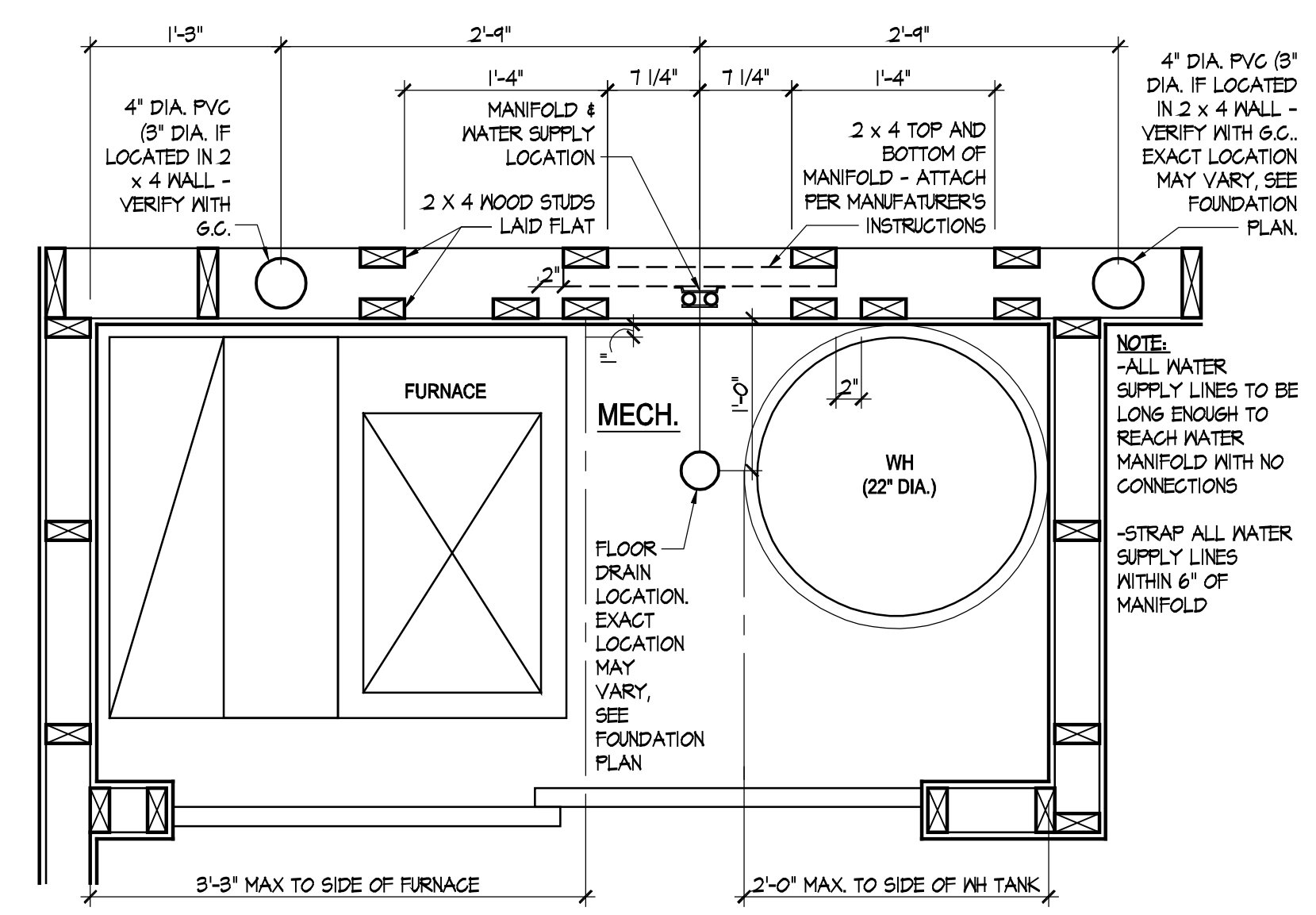
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European Country
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P.100
D3M - 2010 Bonus



PDD-3 PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



MASTER BATH - OPTIONAL ALT.
SCALE: 1/4" = 1'-0"
WALK-IN SHOWER

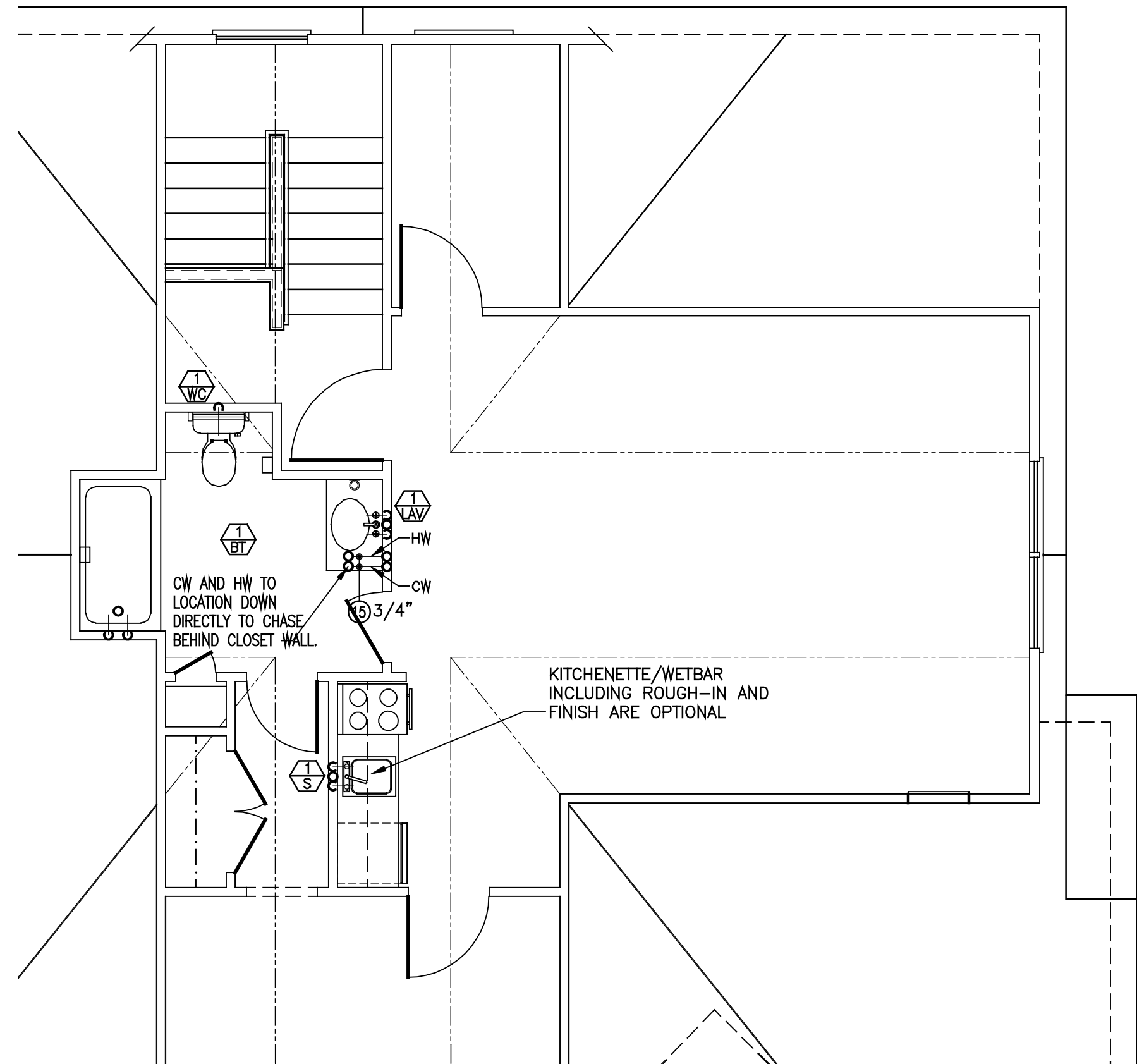


MANIFOLD DETAIL
SCALE: 1" = 1'-0"

NOTE: PENETRATIONS OF FLOOR-CEILING AND WALL FIRE BLOCKING ARE REQUIRED TO HAVE U.L. APPROVED FIRESTOP SEALANTS AND MUST MAINTAIN THE INTEGRITY OF THE FIRE BLOCK TO LIMIT THE SPREAD OF FIRE AND SMOKE.

NOTE: PVC DRAIN, WASTE AND VENT PIPING AND COPPER WATER PIPING PASSING THROUGH A STRUCTURAL MEMBER WITHIN 1-1/2" FROM THE NEAREST EDGE MUST BE PROTECTED BY A 1/16" STEEL PLATE TO PREVENT PENETRATION.

NOTE: NO PIPING SHALL BE LOCATED DIRECTLY ABOVE ELECTRIC PANELS. SEE ELECTRIC PLANS FOR LOCATIONS.



PLUMBING DESIGN CRITERIA

- SANITARY BUILDING SERVICES SHALL BE SDR-35 AND AS APPROVED FOR USE BY LOCAL UTILITY.
- SANITARY DRAIN WASTE AND VENT PIPING SHALL BE SCHEDULE #40 PVC SOLVENT WELD PIPE AND FITTINGS. PIPING SHALL BE SLOPED AS FOLLOWS:
3" AND SMALLER: 1/4" PER FT.
4" AND LARGER: 1/8" PER FT.
- WATER SERVICE SUPPLY PIPING SHALL BE POLYETHYLENE TUBING OR TYPE "K" SOFT COPPER AND AS APPROVED FOR USE BY LOCAL UTILITY.
- PROVIDE 3/4" WATER SERVICE TO EACH BUILDING. COORDINATE WITH LOCAL WATER UTILITY.
- PROVIDE WATTS NO. 7D BACKFLOW DEVICE ON WATER SERVICE TO EACH INDIVIDUAL UNIT.
- PROVIDE MINIMUM 1/2" WATER SUPPLY PIPE TO EACH PLUMBING FIXTURE. PIPING TO BE INSTALLED BELOW FLOOR SLAB. (NO FITTINGS PERMITTED BELOW SLAB). WATER SUPPLY PIPING SHALL BE AS FOLLOWS:
o TYPE "K" SOFT COPPER TUBING - BELOW SLAB.
o TYPE "L" HARD COPPER TUBING - ABOVE SLAB.
o CPVC COILED PLASTIC TUBING - BELOW SLAB.
o CPVC RIGID PLASTIC TUBING - ABOVE SLAB.
- GAS SERVICE SUPPLY PIPING SHALL BE AS REQUIRED BY LOCAL GAS UTILITY.
- PROVIDE GAS METER AND RISER ASSEMBLY FOR EACH UNIT PER LOCAL GAS UTILITY REQUIREMENTS.
- PROVIDE MINIMUM 1/2" GAS SUPPLY PIPE TO EACH DESIGNATED PIECE OF EQUIPMENT. PIPING TO BE INSTALLED IN VENTILATED ATTIC. GAS SUPPLY PIPING SHALL BE AS FOLLOWS:
o SCHEDULE #40 BLACK STEEL PIPE.
o CSST TUBING.
- PROVIDE GAS SUPPLY PIPE TO THE FOLLOWING EQUIPMENT:
o FURNACE
o WATER HEATER
o FIREPLACE
o RANGE
o FIRE PIT
- ALL PIPING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND INSTALLATION OF PLUMBING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS.
- WATER HEATER SHALL BE 40 GALLON GAS FIRED WITH 35,000 BTUH GAS INPUT.
o INSTALL CODE APPROVED, SELF CLOSING TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE INDIRECTLY INTO HUB DRAIN.
o INSTALL HEAT TRAPS ON CW AND HW SUPPLY PIPES.
o INSTALL THERMAL EXPANSION TANK ON CW SUPPLY PIPE TO WATER HEATER.
- WATER HEATER SHALL BE ADJUSTED TO DELIVER NO MORE THAN 120° F HW.
- SHOWER VALVES SHALL BE THERMOSTATIC/PRESSURE BALANCE TYPE MIXING VALVES WITH MAXIMUM WATER TEMPERATURE ADJUSTED TO DELIVER NO MORE THAN 110° F HW.
- EACH FIXTURE OR PIECE OF EQUIPMENT SHALL BE INSTALLED WITH INDIVIDUAL SHUT-OFF VALVES.
- SHOCK ARRESTORS SHALL BE INSTALLED ON WATER SUPPLY PIPING WHERE QUICK CLOSING VALVES ARE CONNECTED TO THE SYSTEM. (I.E. DISHWASHER, WASHING MACHINE).
- PROVIDE 1/2" CW SUPPLY PIPE WITH 1/4 TURN BALL VALVE PVC VALVE BOX FOR ICE MAKER.
- PROVIDE 1/2" HW SUPPLY PIPE WITH 1/4 TURN BALL VALVE FOR DISHWASHER.
PROVIDE 5/8" DRAIN LINE FROM DISHWASHER TO GARBAGE DISPOSAL.
- INSTALL 1/3 H.P. GARBAGE DISPOSAL IN SINK COMPARTMENT CLOSEST TO DISHWASHER.
EXCEPTION: ON SINK UPGRADE, G.D. TO BE INSTALLED IN VEGETABLE BOWL.
- PROVIDE 1/2" CW/HW SUPPLY PIPES WITH 1/4 TURN VALVES, 2" DRAIN LINE AND PVC BOX FOR WASHING MACHINE.
- NO WATER PIPING TO BE LOCATED IN EXTERIOR WALL. PIPE ROUGH-INS SHALL BE LOCATED IN BASE CABINET BELOW FIXTURE.
- INSTALL CLEANOUTS ON BUILDING SANITARY DRAINS AT MAXIMUM 100FT. O.C. AND CHANGES GREATER THAN 45°.
- INSTALL FLOOR DRAIN IN WATER HEATER CLOSET.
- PROVIDE TRAP PRIMER VALVE FOR ALL FLOOR DRAINS AND HUB DRAINS.

PLUMBING PLAN NOTES

- 1 4" SANITARY BUILDING DRAIN LOCATED BELOW FLOOR SLAB. SLOPE MINIMUM 1/8" PER FT.
- 2 1" WATER SUPPLY PIPING LOCATED BELOW FLOOR SLAB. INSTALL MINIMUM 48" BELOW GRADE.
- 3 1/2" (2LB.) CSST GAS SUPPLY PIPE FROM METER SET TO MANIFOLD. INSTALL IN VENTILATED ATTIC.
- 4 SANITARY BRANCH PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB.
- 5 HOT AND COLD WATER PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB. (NO FITTINGS BELOW SLAB).
- 6 GAS PIPING FOR 1st FLOOR EQUIPMENT TO BE LOCATED IN VENTILATED ATTIC. EXTEND INDIVIDUAL "CSST" GAS SUPPLY PIPES FROM MANIFOLD TO EACH INDIVIDUAL PIECE OF EQUIPMENT. (NO FITTINGS).
- 7 DISHWASHER: PROVIDE 1/2" VALVED HW WITH FLEX HOSE TO DW. PROVIDE 5/8" FLEX DRAIN LINE FROM D.W. TO G.D.
- 8 ICE MAKER VALVE BOX. PROVIDE 1/2" VALVED CW WITH 3/8" FLEX HOSE TO ICE MAKER.
- 9 FURNACE: PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO FURNACE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 10 WATER HEATER: PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO WATER HEATER. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 11 RANGE (OPTIONAL): PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO RANGE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 12 FIREPLACE: PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO VENTED FIREPLACE. INSTALL BRASS SHUT-OFF VALVE AND KEY.
- 13 OPTIONAL GAS BIB - PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE. INSTALL PER ALL APPLICABLE CODES. (VERIFY EXACT LOCATION WITH G.C.).
- 14 SEE DETAIL THIS SHEET FOR EXACT MANIFOLD LOCATION.
- 15 HOT AND COLD WATER PIPING FOR 2nd FLOOR FIXTURES TO BE ROUTED UP TO 2nd FLOOR JOIST SPACE.



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