

THE GLENS AT BALLANTRAE

63 UNIT DETACHED CONDOMINIUM PROJECT

Dublin, Ohio

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Engineer: American Structurepoint, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

Landscape Architect: Blendon Gardens
9590 South Old State Road
Lewis Center, Ohio 43035

Date: May 20, 2015

Revisions:



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400 SOUTH FIFTH STREET SUITE 400
COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
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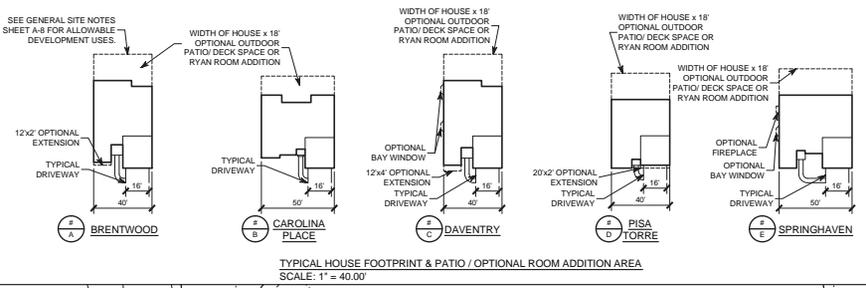
ZONING SET
 BID SET
 PERMIT SET
 CONSTRUCTION SET

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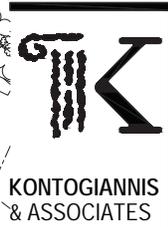
GENERAL NOTE:

01 SEE ADDITIONAL NOTES ON SHEET A-8.
 02 THE SITE LAYOUT HAS MAXIMIZED THE USE OF THE LARGEST HOMES (SPRINGHAVEN AND CAROLINA PLACE). THE OTHER HOMES (BRENTWOOD, DAVENTRY, AND PISA TORRE) CAN BE PLACED ON THE SPRINGHAVEN OR CAROLINA PLACE SITES. IF A BUYER SELECTS THESE LOCATIONS, THE SPRINGHAVEN AND CAROLINA PLACE CANNOT BE PLACED ON THE SMALLER SITES.
 03 THE SPRINGHAVEN AND CAROLINA PLACE CAN BE SWITCHED OUT AS THEY ARE OF THE SAME WIDTH.
 04 THE WIDTH OF THE PATIO / OPTIONAL ROOM ADDITION AREA IS 18'-0" DEEP BY THE WIDTH OF THE TYPE OF HOME SELECTED. THE HOME PURCHASER MAY ADD THE RYAN HOMES OPTIONS NOTED ON THE GENERAL NOTES SHEET ON A-8.
 05 SOME HOME SITES ARE RESTRICTED TO PATIOS, DECKS OR LIMITED ROOM ADDITIONS DUE TO SETBACKS OR UNDERGROUND UTILITY LOCATIONS. RESTRICTED SITES ARE AS FOLLOWS: (SEE LOCATIONS ON THIS SD-1 SHEET)
 06 HOUSES MAY BE EITHER LEFT OR RIGHT HAND.



TYPICAL HOUSE FOOTPRINT & PATIO / OPTIONAL ROOM ADDITION AREA
 SCALE: 1" = 40.00'

SITE LOCATION	PATIO / DECK ONLY	LIMITED PATIO OR ROOM ADDITIONS
47	X	X
49	X	X
60	X	X
61	X	X
62	X	X
63	X	X
56	X	X
14	X	X
28	X	X
30	X	X



KONTOGIANNIS & ASSOCIATES

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PROJECT:
THE GLENS AT BALLANTRAE
 63 UNIT DETACHED
 CONDOMINIUM PROJECT

DUBLIN, OHIO

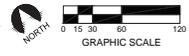
DRAWING TITLE:
 SITE PLAN

DATE: 05/20/2015
 REVISED:



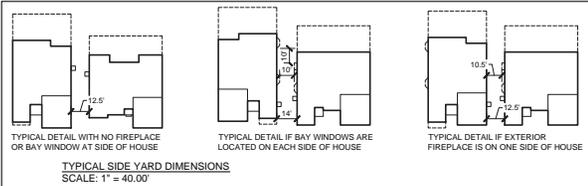
THE GLENS AT BALLANTRAE

SCALE: 1" = 60.00'
 63 UNIT DETACHED CONDOMINIUM PROJECT



SITE DEVELOPMENT DATA

TOTAL ACRES:	17.56 ACRES
DEDICATED RIGHT-OF-WAY:	0.08 ACRES
ROADWAY (PRIVATE):	1.91 ACRES
UNITS:	63
DENSITY:	3.6 UNITS/ACRE
ON-SITE PARKING:	26 SPACES



TYPICAL SIDE YARD DIMENSIONS
 SCALE: 1" = 40.00'

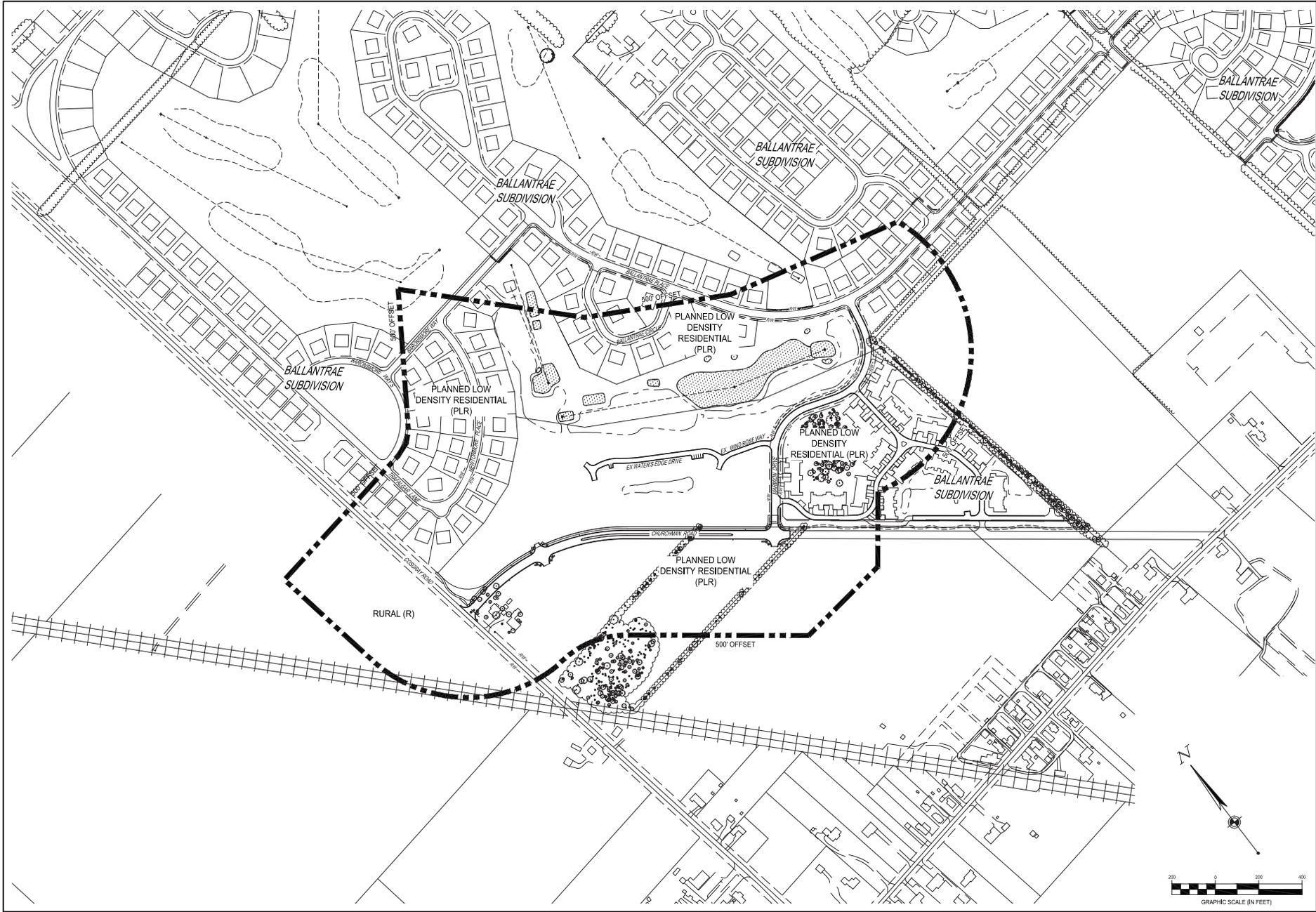
NOTE:
 1. DIMENSIONS ARE FACE OF FINISH MATERIAL WHEREVER POSSIBLE. AIR CONDITIONING UNITS SHALL BE LOCATED TO THE SIDE OF THE CONDOMINIUM AND THAT SIDE-LOCATED AIR CONDITIONING UNITS ON THE ADJACENT CONDOMINIUMS BE STAGGERED TO ALLOW ADEQUATE SPACE FOR MAINTENANCE AND PEDESTRIAN TRAFFIC.

BUILDING MIX AS SHOWN PER SHT. SP-1	HOME TYPE	QUANTITY	FRONT LOAD GARAGE	SIDE LOAD GARAGE
A	7	6	1	
B	0	0	0	
C	6	6	0	
D	22	19	3	
E	28	20	8	
TOTAL	63	51	12	

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ZONING SET 05/20/2015
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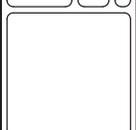
SP-1



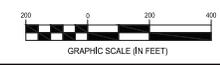
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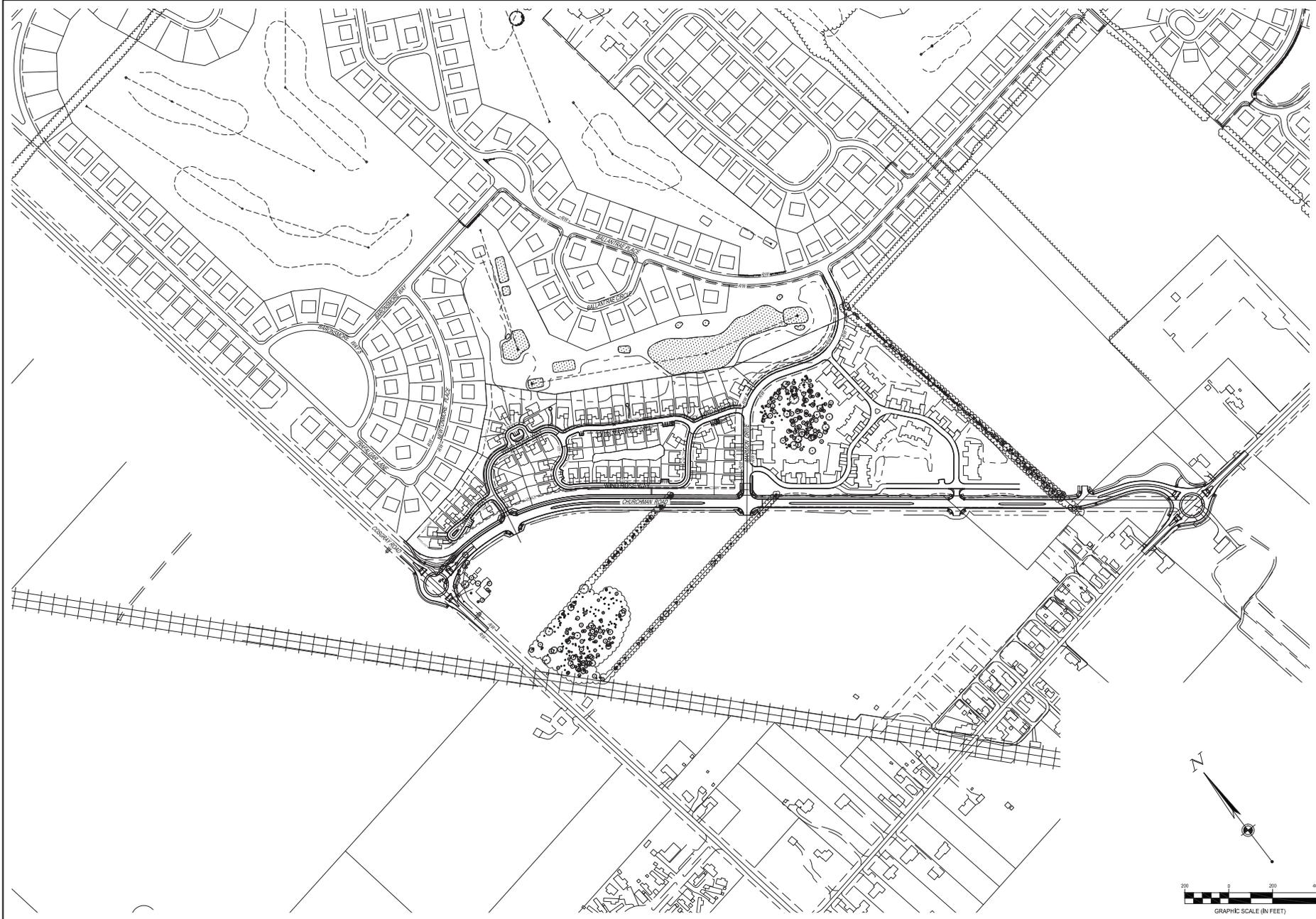
VICINITY MAP

THE GLENS AT BALLANTRAE
CITY OF DUBLIN OHIO



ISSUE:	
DATE:	05/19/15
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DRAWN:	JDL
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REVISIONS NO.	DATE	DESCRIPTION

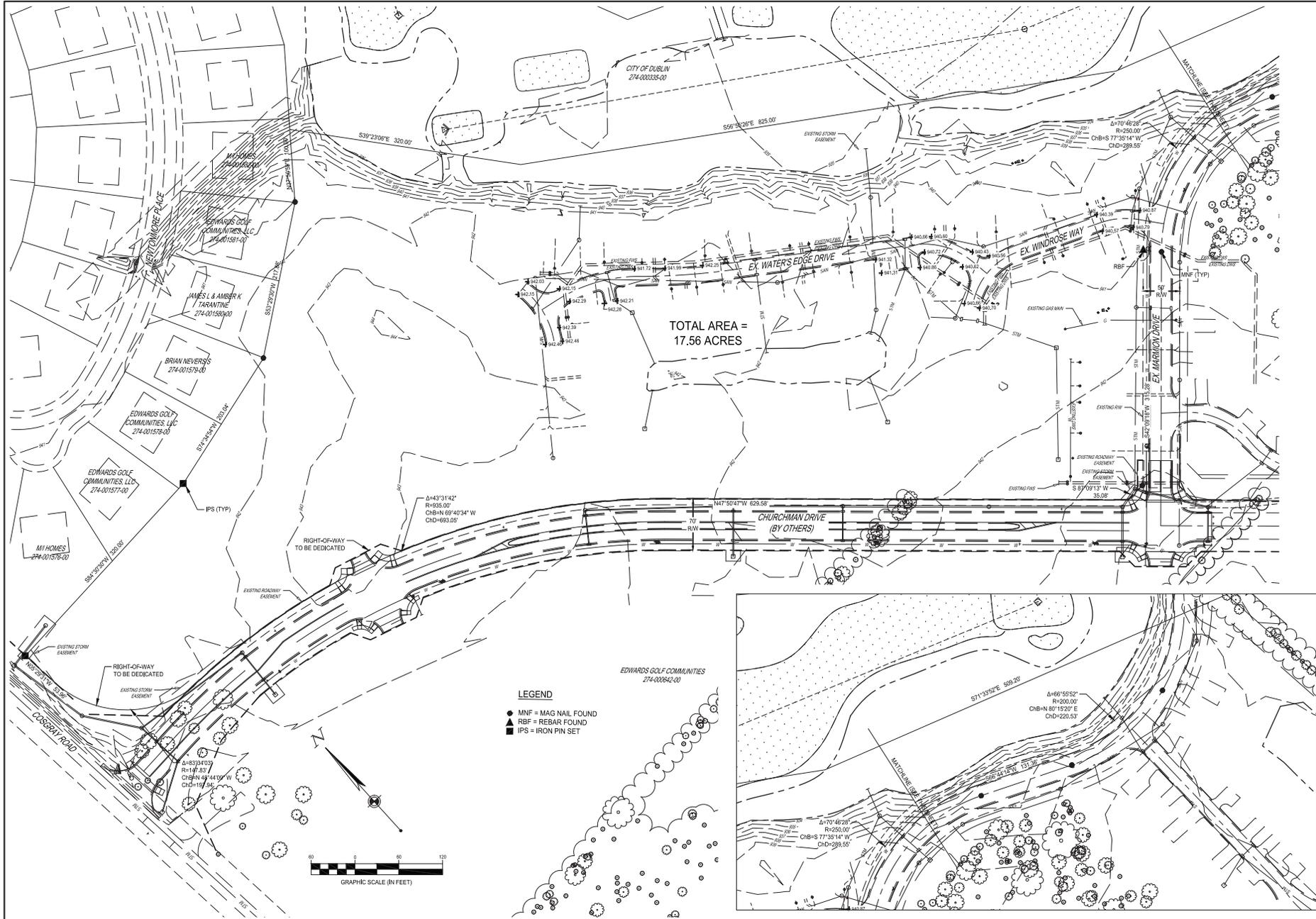
REGIONAL MAP

THE GLENS AT BALLANTRAE
CITY OF DUBLIN OHIO



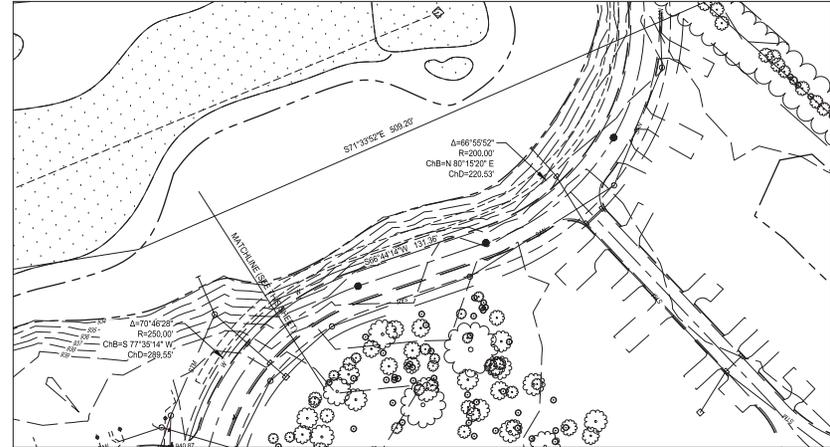
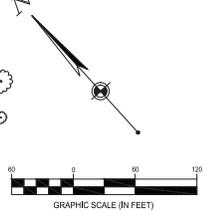
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TOTAL AREA =
17.56 ACRES

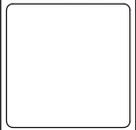
- LEGEND**
- MNF = MAG NAIL FOUND
 - ▲ RBF = REBAR FOUND
 - IPS = IRON PIN SET



NO.	DATE	DESCRIPTION

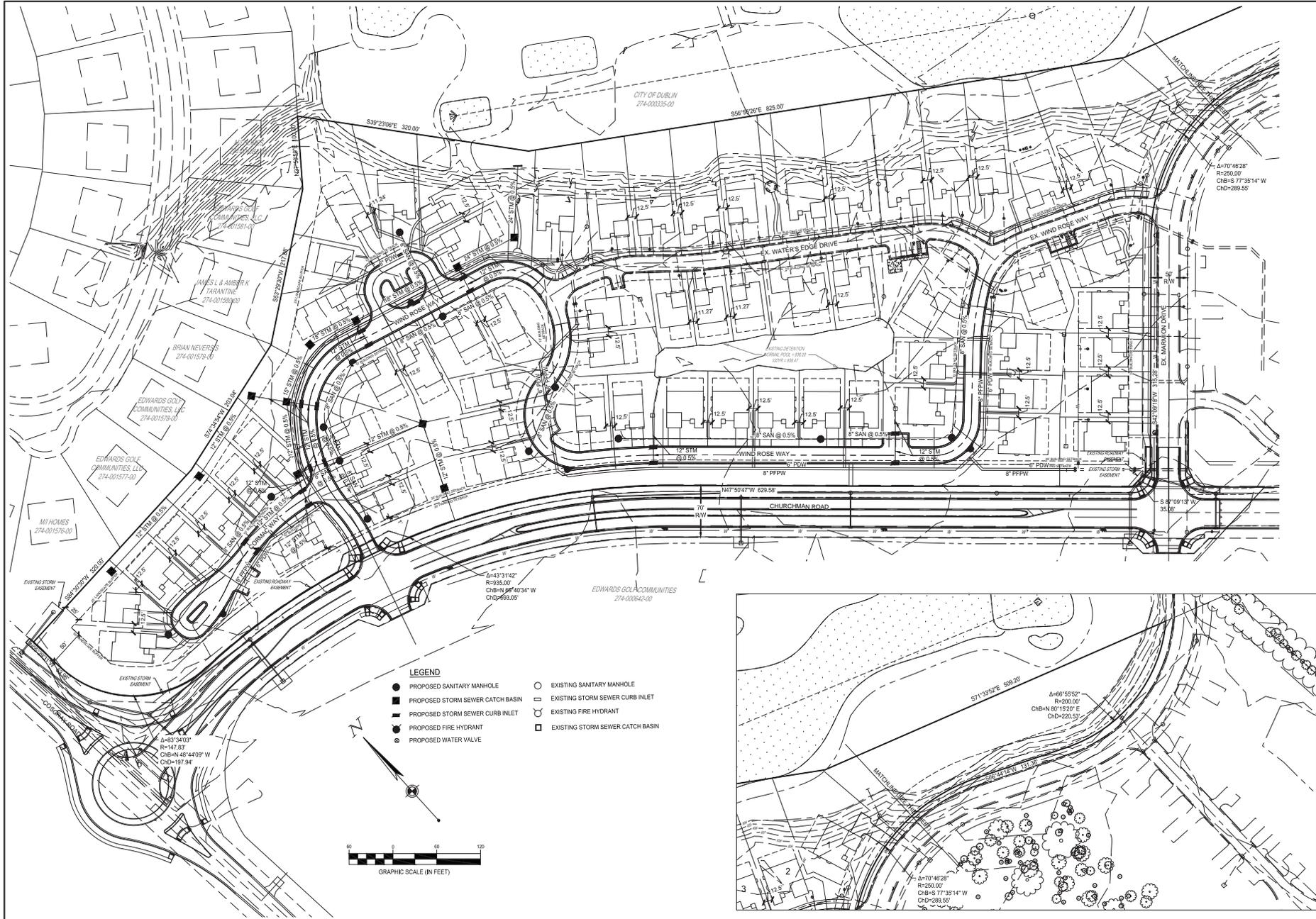
EXISTING CONDITIONS PLAN

THE GLENS AT BALLANTRAE
CITY OF DUBLIN, OHIO



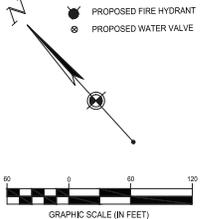
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LEGEND

- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER CATCH BASIN
- ▣ PROPOSED STORM SEWER CURB INLET
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- ▣ EXISTING STORM SEWER CURB INLET
- EXISTING FIRE HYDRANT
- ▣ EXISTING STORM SEWER CATCH BASIN



NO.	DATE	DESCRIPTION

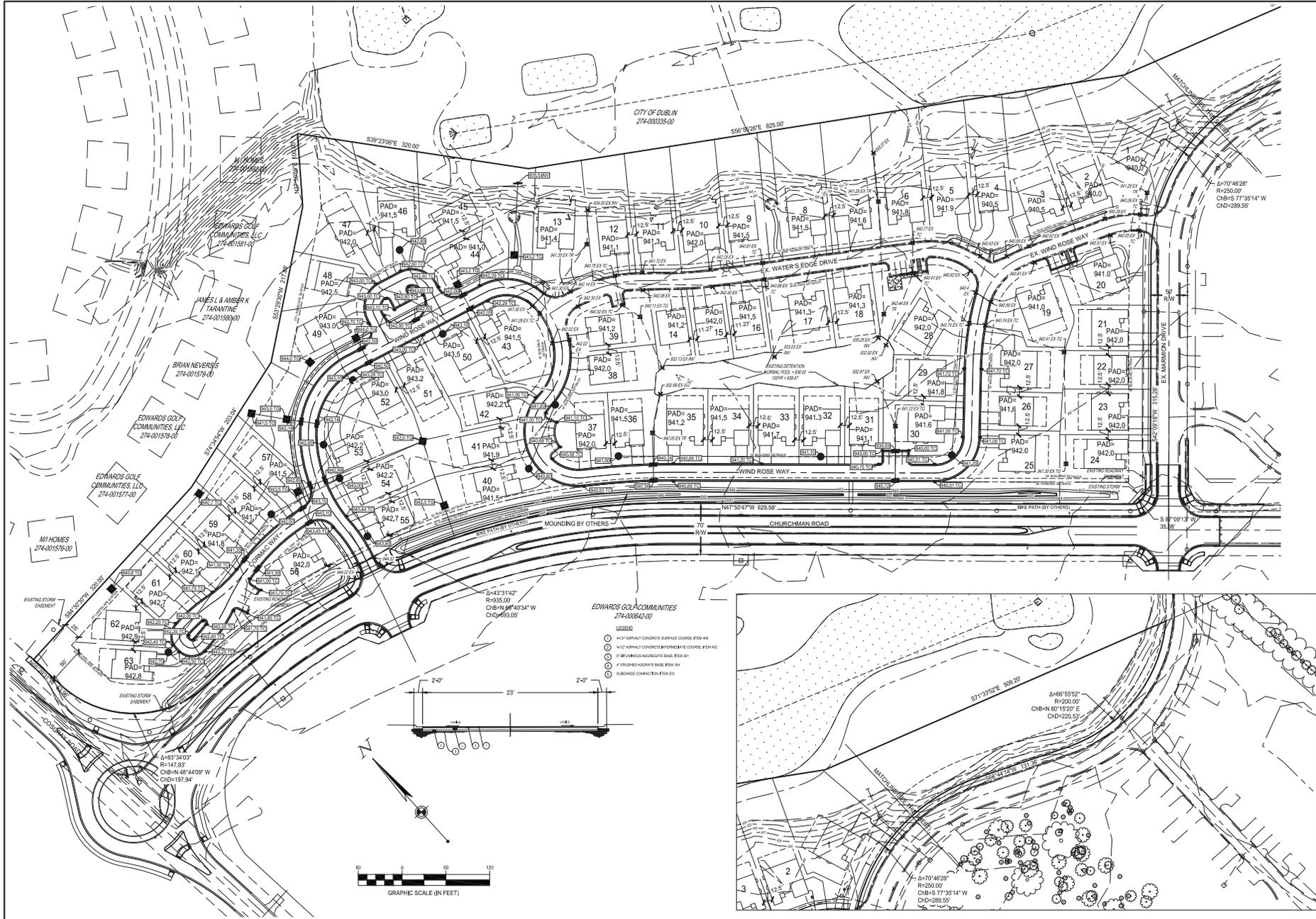
UTILITY PLAN

THE GLENS AT BALLANTRAE

CITY OF DUBLIN OHIO



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SHEET NO.:	5



NO.	DATE	DESCRIPTION

EDWARDS GOLF COMMUNITIES, LLC
274-001581-00

JAMES L & AMBER K TARANTINE
274-001580-00

BRIAN NEVERS'S
274-001578-00

EDWARDS GOLF COMMUNITIES, LLC
274-001578-00

EDWARDS GOLF COMMUNITIES, LLC
274-001577-00

MI HOMES
274-001575-00

GRADING PLAN

THE GLENS AT BALLANTRAE

CITY OF DUBLIN, OHIO

EDWARDS GOLF COMMUNITIES
274-000842-00



ISSUE:

DATE:	05/19/15
JOB NO.:	2015.00395
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SHEET NO.:	6



GENERAL PLANTING NOTES

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH, DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.
5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
6. ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
9. IN AREAS DESIGNATED "ANNUALS", LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM (IF APPLICABLE).
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.

SITE PLANT MATERIAL LIST- SEE ENLARGEMENT SHEETS SL-2 & SL-3

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LEGEND
STREET TREES @ 48" O.C.						
SH	62	Skyline Honeylocust	Gleditsia 'Skyline'	2" Cal.	B&B	
GL	21	Greenspire Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B	
SD	11	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	
EM	13	Exclamation London Plane Tree	Platanus acerifolia 'Morton Circle'	2" Cal.	B&B	
NORTH BUFFER						
2		Green Mtn. Sugar Maple	Acer saccharum 'Green Mountain'	2" Cal.	B&B	
2		Lacebark Elm	Ulmus parvifolia	2" Cal.	B&B	
2		Handy Rubber Tree	Eucornia ulmifolia	2" Cal.	B&B	
3		Flowering Crabapple	Malus floribunda	2" Cal.	B&B	
2		Washington Hawthorn	Crataegus phaenopynum	2" Cal.	B&B	
5		Winterking Hawthorn	Crataegus viridis 'Winter King'	2" Cal.	B&B	
3		Autumn Brilliance Serviceberry	Amelanchier grandiflora	2" Cal.	B&B	
16		Colorado Spruce	Picea pungens	6" Ht.	B&B	
13		Norway Spruce	Picea abies	6" Ht.	B&B	
9		White Spruce	Picea glauca	6" Ht.	B&B	
VEHICULAR PLANTING REQUIREMENTS- ALONG CHURCHMAN RD.- 18 REQUIRED						
SH	8	Skyline Honeylocust	Gleditsia 'Skyline'	2" Cal.	B&B	
SG	7	Sweetgum	Liquidambar styraciflua	2" Cal.	B&B	
FC	3	Flowering Crabapple	Malus floribunda	2" Cal.	B&B	
TREE PLANTING REQUIREMENTS- 50 REQUIRED						
SH	7	Skyline Honeylocust	Gleditsia 'Skyline'	2" Cal.	B&B	
SG	5	Sweetgum	Liquidambar styraciflua	2" Cal.	B&B	
GM	12	Green Mtn. Sugar Maple	Acer saccharum 'Green Mountain'	2" Cal.	B&B	
LE	5	Lacebark Elm	Ulmus parvifolia	2" Cal.	B&B	
GL	7	Greenspire Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B	
GL	10	London Plane Tree	Platanus acerifolia	2" Cal.	B&B	
FC	6	Flowering Crabapple	Malus floribunda	2" Cal.	B&B	
SITE TREE PLANTING REQUIREMENTS- MULTI-FAMILY 156 REQUIRED @ 3" CAL.						
SH	8	Skyline Honeylocust	Gleditsia 'Skyline'	3" Cal.	B&B	
SG	7	Sweetgum	Liquidambar styraciflua	3" Cal.	B&B	
GM	8	Green Mtn. Sugar Maple	Acer saccharum 'Green Mountain'	3" Cal.	B&B	
LE	10	Lacebark Elm	Ulmus parvifolia	3" Cal.	B&B	
GL	8	Greenspire Linden	Tilia cordata 'Greenspire'	3" Cal.	B&B	
LP	10	London Plane Tree	Platanus acerifolia	3" Cal.	B&B	
FC	11	Flowering Crabapple	Malus floribunda	3" Cal.	B&B	
WH	12	Washington Hawthorn	Crataegus phaenopynum	3" Cal.	B&B	
WK	10	Winterking Hawthorn	Crataegus viridis 'Winter King'	3" Cal.	B&B	
AS	17	Autumn Brilliance Serviceberry	Amelanchier grandiflora	3" Cal.	B&B	
CS	16	Colorado Spruce	Picea pungens	6" Ht.	B&B	
NS	20	Norway Spruce	Picea abies	6" Ht.	B&B	
WS	19	White Spruce	Picea glauca	6" Ht.	B&B	
INTERIOR PARKING SCREENING						
82		Sea Green Juniper	Juniperus chinensis 'Sea Green'	18"-24" SP.	B&B	
8		Dwarf Burningbush	Euroymus alatus 'Compactus'	18"-24" SP.	B&B	

GENERAL SITE NOTES:

- Tree Planting Requirements**
 (1 tree for every 500 sq. ft. of ground coverage)
 Total Ground Coverage: 245,612 sq. ft.
 50 trees at 2" cal. required and provided.
- Site Planting Requirements- Multi-Family**
 (1" in trunk size for every 500 sq. ft. of ground coverage by structure)
 140,000 sq. ft. = 467' required
 156 Site Trees @ 3" Cal. provided in open spaces
- Interior Landscaping for Vehicular Use**
 (For every 100 sq. ft. of vehicular use requires 5 sq. ft. of landscape)
 26 Parking Spaces provided requires 239 sq. ft. of landscape.
 1,195 sq. ft. of landscape has provided.
- Vehicular Use Screening Requirement**
 (1 tree per 40' Ht. & 5.5' Ht. mound or hedge)
 720 Ht. = 19 trees required
 18 Site Trees @ 2" Cal. provided along Churchman Rd.

NOTE:
 SEE SHEET SL-1 FOR PLANT LIST & GENERAL NOTES.
 SEE SHEET SL-4 & 5 FOR ENLARGEMENTS.
 SEE SHEET SD-1 FOR DETAILS.

SITE LANDSCAPE PLAN
 SCALE: 1" = 60'-0"

BLENDON GARDENS
 Landscape Architecture (LLP) (Landscape Architects)
 9590 SOUTH OLD STATE ROAD
 LEWIS CENTER, OHIO 43035
 P 614.840.0500 F 614.840.0504

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PROJECT:
The Glens at Ballantrae
 Dublin, Ohio

REVISIONS:

2.16.15	B. Thornton
3.12.15	B. Thornton
4.16.15	B. Thornton
5.6.15	B. Thornton

DATE: 12.30.14

DRAWN BY: B. THORNTON

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:

SL-1

PROVIDED TO THE CLIENT FOR INFORMATION ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION.

The Glens at Ballantrae
 Dublin, Ohio

REVISIONS

2.14.13	A	Revised
3.12.13	B	Revised
4.16.13	C	Revised
7.17.13	D	Revised

DATE: 12/14/13

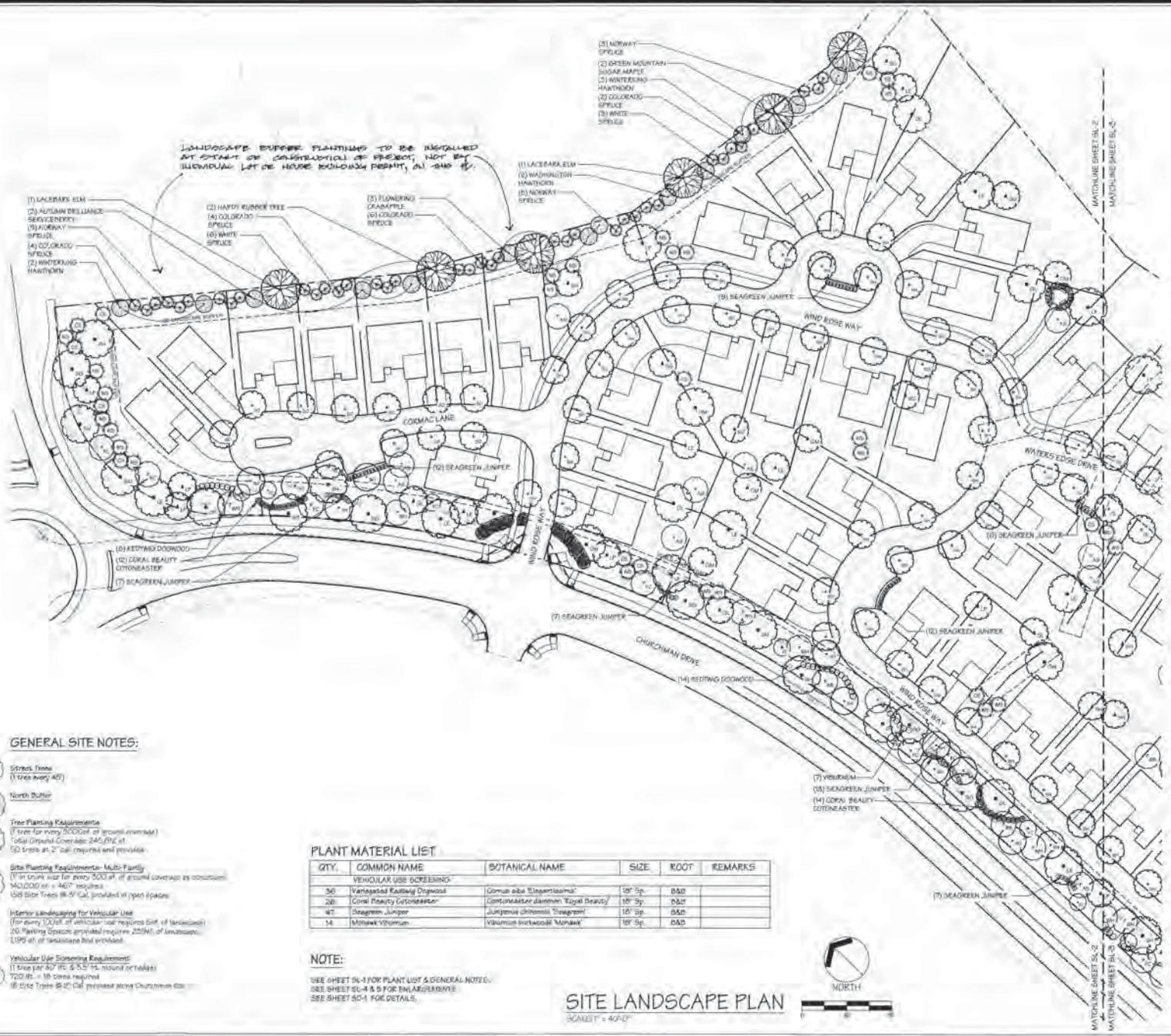
DRAWN BY: J. THOMAS

CHECKED BY: J. THOMAS

PROJECT NUMBER:

SHEET:

SL-2



LANDSCAPE BUFFER PLANTINGS TO BE INSTALLED AT FRONT OF CONSTRUCTION OF PROJECT, NOT BY INDIVIDUAL LOT OR HOUSE BUILDING PERMIT, AT 500 ft.

- (1) LAUREL ELM
- (2) ALPINE BELLICANE SERVICEBERRY
- (3) NORWAY SPRUCE
- (4) COLORADO SPRUCE
- (5) WATERING HAZEL
- (6) HARP HORN TREE
- (7) COLORADO SPRUCE
- (8) WHITE SPRUCE
- (9) FLOWERING CRABAPPLE
- (10) COLORADO SPRUCE
- (11) LAUREL ELM
- (12) WASHINGTON HAZEL
- (13) NORWAY SPRUCE

GENERAL SITE NOTES:

- Streets Trees (1 tree every 40')
- North Buffer
- Tree Planting Requirements**
 (1 tree for every 3000 sq ft of ground covered)
 Total Ground Covered: 245,000 sq ft
 50 trees at 2" cal. required and provided.
- Site Planting Requirements- Multi-Family**
 (1" in count size for every 500 sq ft of ground covered at maximum)
 140,000 sq ft = 42" required
 100 trees at 2" cal. provided at open spaces
- Interior Landscaping for Vehicular Use**
 (1 tree per 100 sq ft of vehicular use requires 50% of landscaped)
 250 parking spaces provided requires 250% of landscaped.
 125 trees at 2" cal. provided
- Vehicular Use Screening Requirements**
 (1 tree per 40' I.E. & 5.5' H.S. around or behind)
 700 I.E. = 18 trees required
 18 trees at 2" cal. provided along Churchman Dr.

PLANT MATERIAL LIST

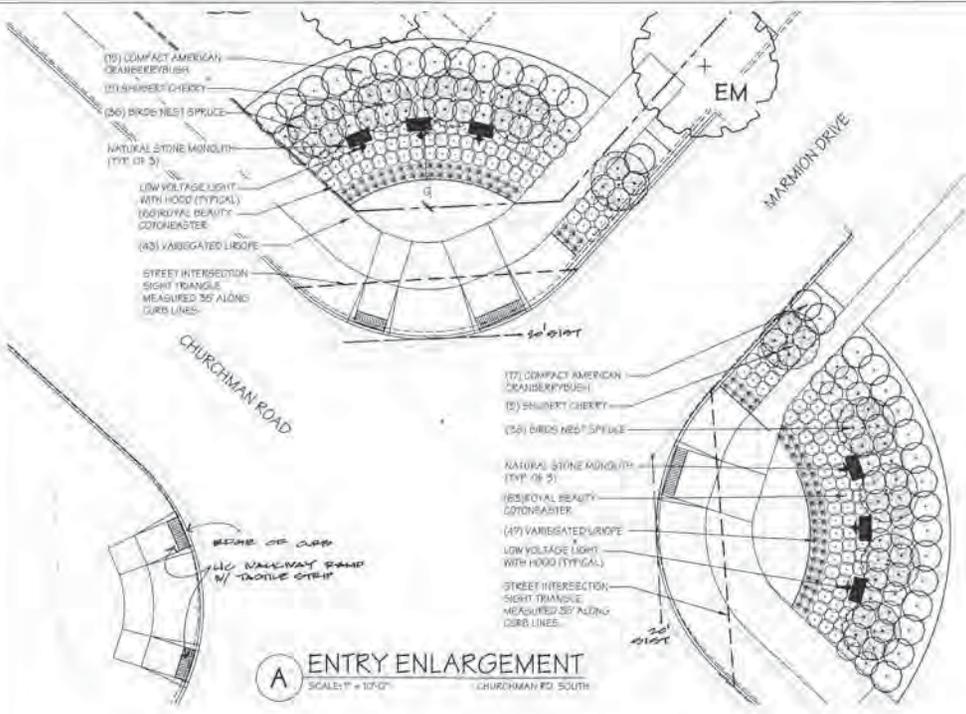
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
VEHICULAR USE SCREENING:					
36	Variagated Redwing Dogwood	<i>Cornus alba 'Elegantissima'</i>	18" Sp.	B&D	
28	Coral Beauty Cotoneaster	<i>Cotoneaster alaminii 'Royal Beauty'</i>	18" Sp.	B&D	
47	Seagreen Juniper	<i>Juniperus chinensis 'Seagreen'</i>	18" Sp.	B&D	
14	Miniwell Yucca	<i>Yucca baccata 'Miniwell'</i>	18" Sp.	B&D	

NOTE:

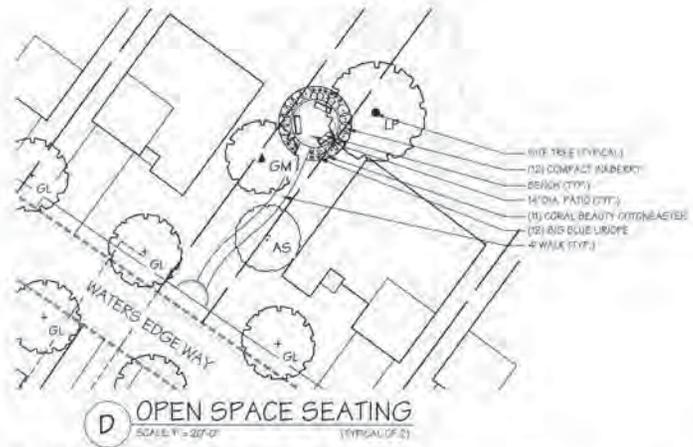
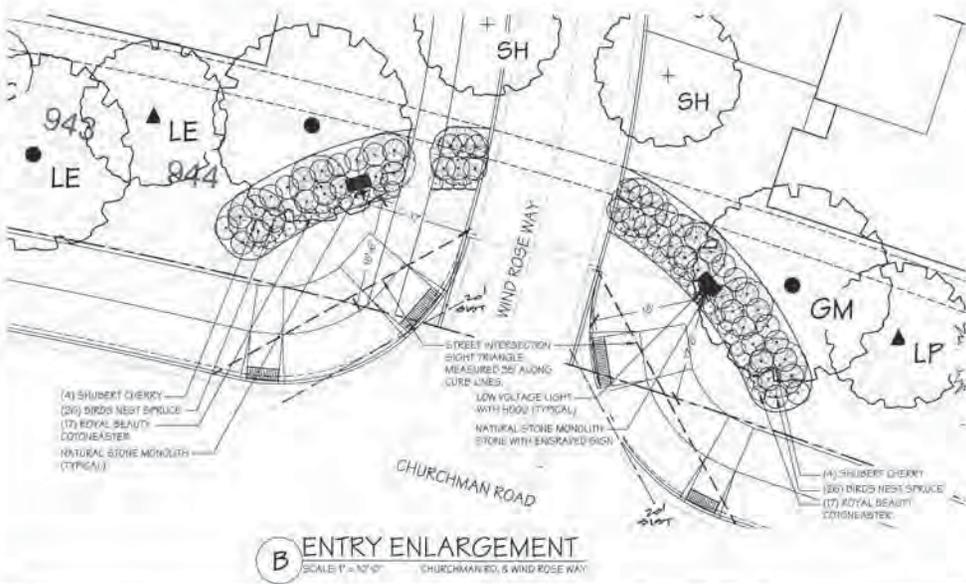
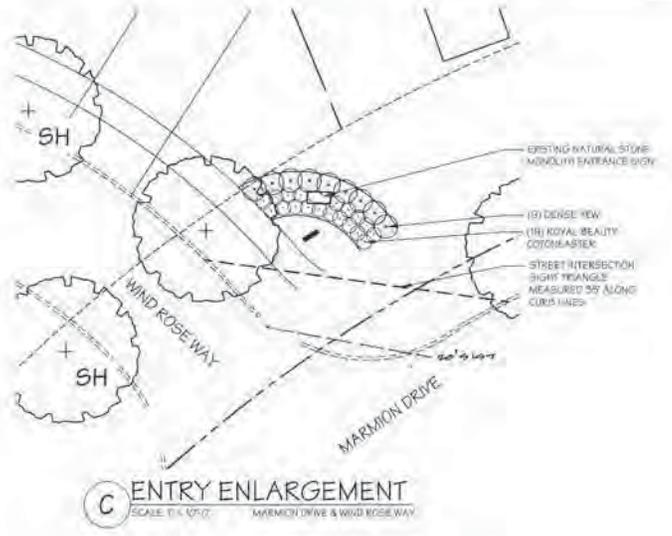
SEE SHEET SL-1 FOR PLANT LIST & GENERAL NOTES.
 SEE SHEET SL-4 & 5 FOR ENLARGEMENTS.
 SEE SHEET SL-3 FOR DETAILS.

SITE LANDSCAPE PLAN
 SCALE: 1" = 40'-0"





A ENTRY ENLARGEMENT
 SCALE: 1" = 10'-0"



ENTRANCE PLANT MATERIAL LISTS

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ENTRANCE "A"					
10	Shiburets Cherry	<i>Prunus virginiana 'Shiburets'</i>	2" Cal.	350	
32	Compact American Cranberypush	<i>Viburnum trilobum 'Compactum'</i>	18" Sp.	350	
74	Birds Nest Spruce	<i>Picea abies 'Nidiformis'</i>	18" Sp.	350	
123	Royal Beauty Cotoneaster	<i>Cotoneaster dammeri 'Royal Beauty'</i>	18" Sp.	350	
90	Variegated Liriope	<i>Liriope muscari 'Sunproof'</i>	1 Gal.	Cont.	
ENTRANCE "B"					
5	Shiburets Cherry	<i>Prunus virginiana 'Shiburets'</i>	2" Cal.	350	
52	Birds Nest Spruce	<i>Picea abies 'Nidiformis'</i>	18" Sp.	350	
34	Royal Beauty Cotoneaster	<i>Cotoneaster dammeri 'Royal Beauty'</i>	18" Sp.	350	
ENTRANCE "C"					
9	Dense Yew	<i>Taxus media 'Densiformis'</i>	18" Sp.	350	
19	Royal Beauty Cotoneaster	<i>Cotoneaster dammeri 'Royal Beauty'</i>	18" Sp.	350	
Open Space Seating					
24	Compact Inkberry	<i>Juniperus chinensis 'Saginion'</i>	18" Sp.	350	
32	Royal Beauty Cotoneaster	<i>Cotoneaster dammeri 'Royal Beauty'</i>	18" Sp.	350	
24	Variegated Liriope	<i>Liriope muscari 'Sunproof'</i>	1 Gal.	Cont.	

NOTES: SEE DETAILS ON SHEET 604

BLENDO GARDENS
 THE GLENS AT BALLANTRAE
 9580 SOUTH OLD STATE ROAD
 DUBLIN, OHIO 43015
 PH: 614.885.1400

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The Glens at Ballantrae
 Dublin, Ohio

REVISIONS:
 2.16.15 D. Thomson
 3.12.15 D. Thomson
 4.16.15 D. Thomson
 5.6.15 G. Thomson

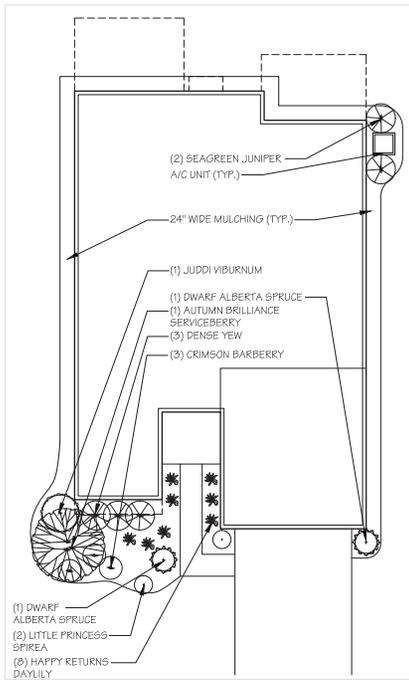
DATE: 12.31.14

DRAWN BY: G. THOMSON

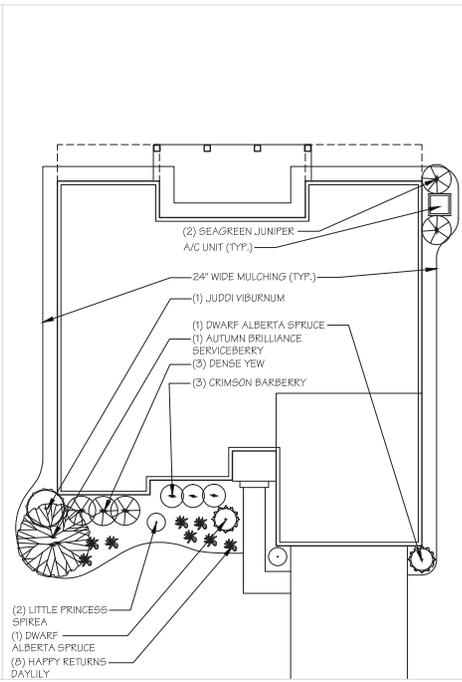
CHECKED BY: G. THOMSON

PROJECT NUMBER

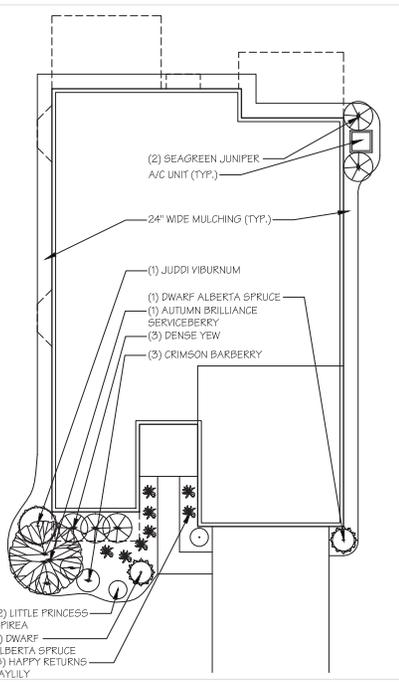
SHEET



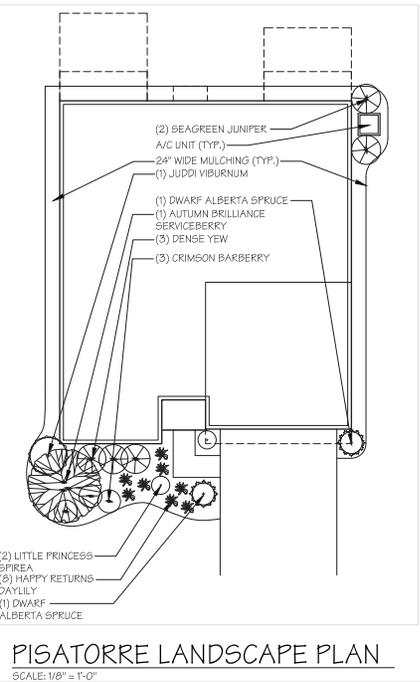
BRENTWOOD LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



CAROLINA LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



DAVENTRY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

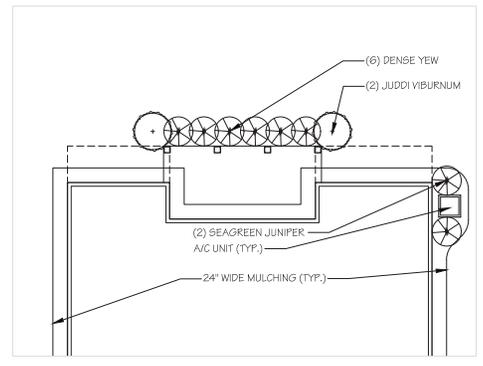


PISATORRE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

TYPICAL PLANT MATERIAL LIST- WITH OPTIONS 'A' & 'B'

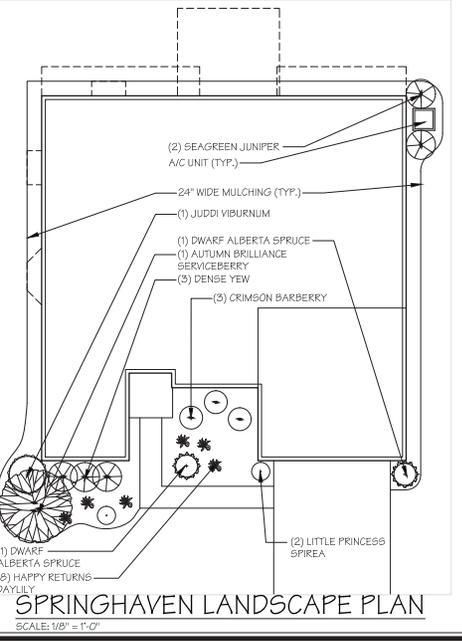
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ORNAMENTAL TREES					
1	Sugar Tyme Crabapple	<i>Malus 'Sugar Tyme'</i>	2' Cal.	B&B	OPTION 'A'
	Autumn Brilliance Serviceberry	<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	6'-8' Ht.	B&B	OPTION 'B'
PYRAMIDAL EVERGREEN SHRUBS					
2	Dwarf Alberta Spruce	<i>Picea glauca 'Conica'</i>	24" Ht.	Cont.	OPTION 'A' & 'B'
EVERGREEN SHRUBS					
3	Dense Yew	<i>Taxus media 'Denseformis'</i>	15"-24" Sp.	B&B	OPTION 'A'
2	Seagreen Juniper	<i>Juniperus chinensis 'Seagreen'</i>	15"-24" Sp.	B&B	OPTION 'A'
2	Dense Yew	<i>Taxus media 'Denseformis'</i>	15"-24" Sp.	B&B	OPTION 'B'
3	Seagreen Juniper	<i>Juniperus chinensis 'Seagreen'</i>	15"-24" Sp.	B&B	OPTION 'B'
DECIDUOUS SHRUBS					
2	Little Princess Spiraea	<i>Spiraea japonica 'Little Princess'</i>	#3 Gal.	Cont.	OPTION 'A'
3	Crimson Fyamy Barberry	<i>Berberis thunbergii var. atrop. 'Nana'</i>	#3 Gal.	Cont.	OPTION 'A'
3	Goldmound Spiraea	<i>Spiraea bumalda 'Goldmound'</i>	#3 Gal.	Cont.	OPTION 'B'
2	Crimson Fyamy Barberry	<i>Berberis thunbergii var. atrop. 'Nana'</i>	#3 Gal.	Cont.	OPTION 'B'
LARGE DECIDUOUS SHRUBS					
1	Burningbush	<i>Euonymus alatus 'Compactus'</i>	24" Sp.	Cont.	OPTION 'A'
	Juddi Viburnum	<i>Viburnum dilatatum 'Juddi'</i>	24" Sp.	Cont.	OPTION 'B'
GRASSES/ PERENNIALS					
8	Happy Return Daylily	<i>Heemerocallis 'Happy Return'</i>	#1 Gal.	Cont.	OPTION 'A'
	Blue Salvia	<i>Salvia nemorosa</i>	#1 Gal.	Cont.	OPTION 'B'

(NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN.)
(NOTE: ALL FOUNDATION PLANTINGS SHALL BE INSTALLED PRIOR TO OCCUPANCY.)
BARK MULCH FOR TREE SAUCERS, PLANT BEDS, & GROUNDCOVER BEDS IS TO BE DOUBLE PROCESSED HARDWOOD MULCH.



TYPICAL: REAR DECK SCREENING
SCALE: 1/8" = 1'-0"

NOTE:
TYPICAL REAR DECK SCREENING TO OCCUR ON LOTS BACKING UP TO THE GOLF COURSE ONLY.



SPRINGHAVEN LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

BLENDON GARDENS
Landscape Architecture (Landscape Architects)

9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
P 614.840.0500 F 614.840.0504

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The Glens at Ballantrae
Dublin, Ohio

PROJECT:

REVISIONS:

2.16.15	B. Thornton
3.12.15	B. Thornton
4.16.15	B. Thornton
5.6.15	B. Thornton

DATE: 12.30.14

DRAWN BY: B. THORNTON

CHECKED BY: B. THORNTON

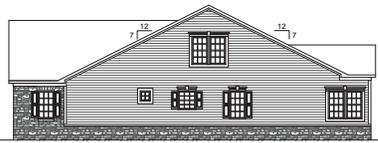
PROJECT NUMBER:

SHEET:



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



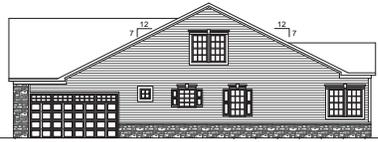
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



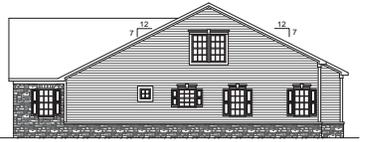
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



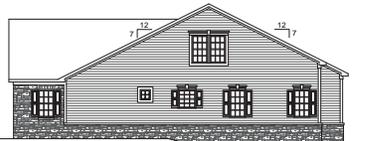
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



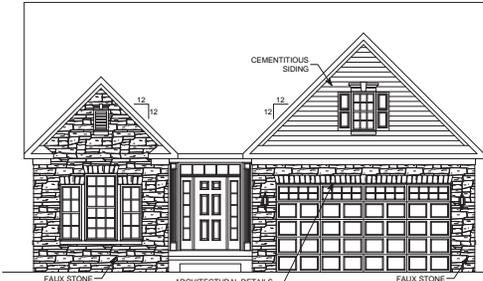
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION OPTION 1

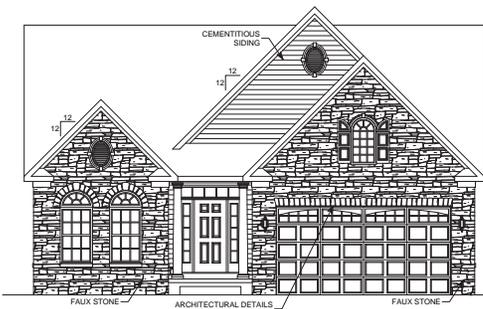
SCALE: 3/16" = 1'-0"

NOTE: SEE GENERAL NOTES SHEET A8



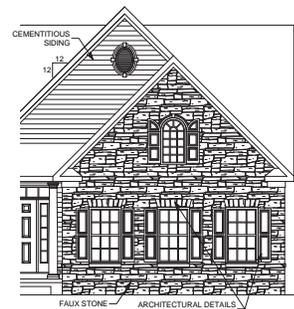
FRONT ELEVATION OPTION 1

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



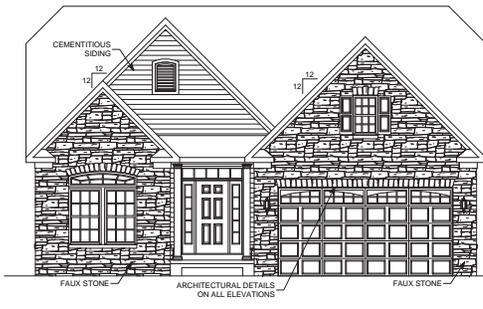
FRONT ELEVATION OPTION 2

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



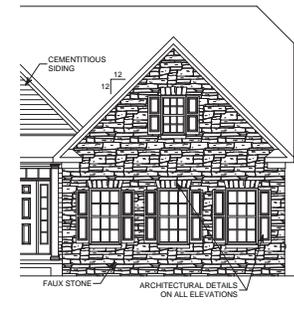
FRONT ELEVATION OPTION 2

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



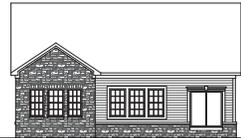
FRONT ELEVATION OPTION 3

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



FRONT ELEVATION OPTION 3

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



REAR ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

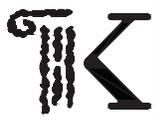


REAR ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL DECK AND RAILING NOTES

1. DECKS AND RAILINGS SHALL BE MADE OF COMPOSITE DECKING & RAILING SYSTEM FROM ONE MANUFACTURER TO PRESENT A UNIFIED PROJECT AESTHETIC
2. COLORS TO MATCH COLOR SCHEME OF HOUSE



KONTOGIANNIS & ASSOCIATES

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DESIGN

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PHONE: 614-224-2083
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PROJECT:
**THE GLENS AT
BALLANTRAE**
63 UNIT DETACHED
CONDOMINIUM PROJECT

DUBLIN, OHIO

DRAWING TITLE:
BRENTWOOD

DATE: 05/20/2015
REVISED:

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A1



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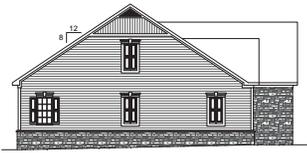
DRAWING TITLE:
CAROLINA PLACE

DATE: 05/20/2015
REVISED:

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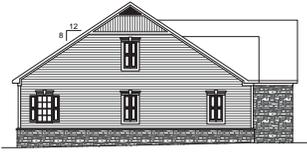
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



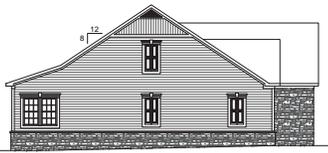
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



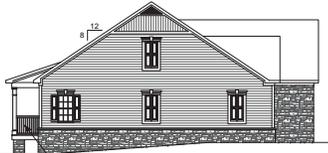
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

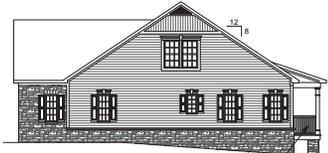
SCALE: 3/32" = 1'-0"



SEE GENERAL DECK &
RAILING NOTES.
STONE FACE DECK
SUPPORTS (TYP.)

LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



SEE GENERAL DECK &
RAILING NOTES.
STONE FACE DECK
SUPPORTS (TYP.)

RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

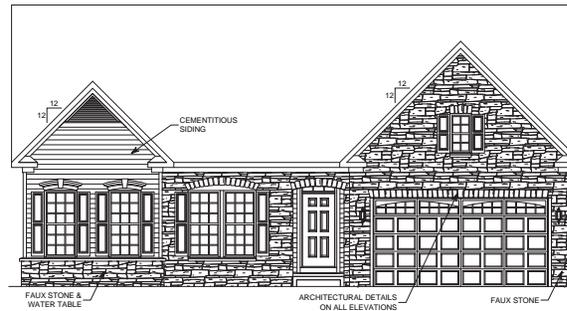


REAR ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL DECK AND RAILING NOTES

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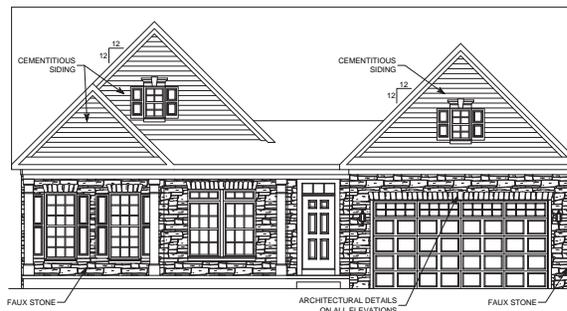
FRONT ELEVATION OPTION 1

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



FRONT ELEVATION OPTION 1

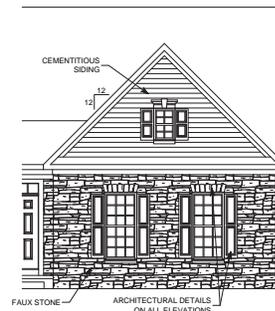
SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



FRONT ELEVATION OPTION 2

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

NOTE:
SEE GENERAL NOTES SHEET A8

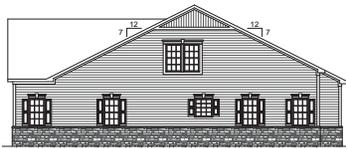


FRONT ELEVATION OPTION 2

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



BAY WINDOW OPTION SHOWN - NOT REQUIRED
LEFT SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



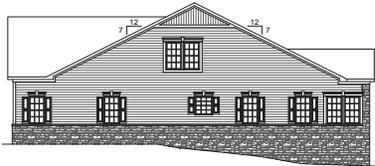
BAY WINDOW OPTION SHOWN - NOT REQUIRED
LEFT SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



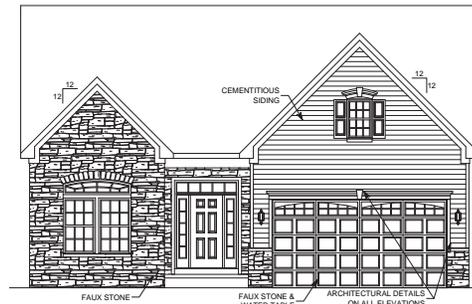
REAR ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"
 STONE FACE DECK SUPPORTS (TYP.)

GENERAL DECK AND RAILING NOTES

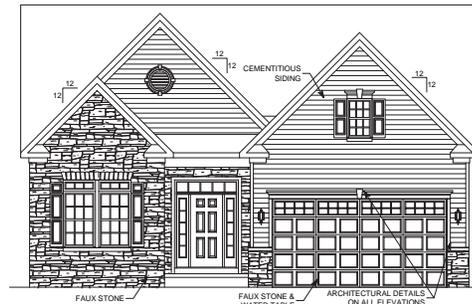
1. DECKS AND RAILINGS SHALL BE MADE OF COMPOSITE DECKING & RAILING SYSTEM FROM ONE MANUFACTURER TO PRESENT A UNIFIED PROJECT AESTHETIC
2. COLORS TO MATCH COLOR SCHEME OF HOUSE



FRONT ELEVATION OPTION 1
 SCALE: 3/16" = 1'-0"



FRONT ELEVATION OPTION 1
 SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



FRONT ELEVATION OPTION 2
 SCALE: 3/16" = 1'-0"



FRONT ELEVATION OPTION 2
 SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE

NOTE:
 SEE GENERAL NOTES SHEET A8



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 E-MAIL: architects@kontogiannis.com

PROJECT:

**THE GLENS AT
 BALLANTRAE**
 63 UNIT DETACHED
 CONDOMINIUM PROJECT

DUBLIN, OHIO

DRAWING TITLE:
 DAVENTRY

DATE: 05/20/2015
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PROJECT:

**THE GLENS AT
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63 UNIT DETACHED
CONDOMINIUM PROJECT

DUBLIN, OHIO

DRAWING TITLE:
PISA TORRE

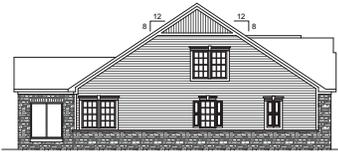
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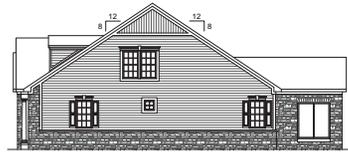
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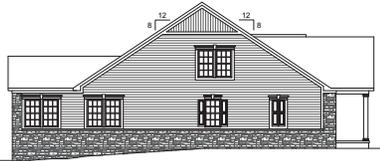
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



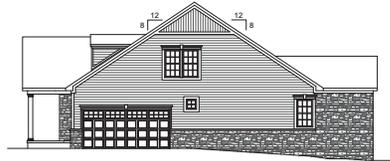
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



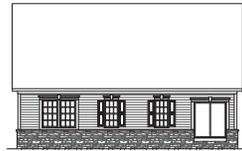
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL DECK AND RAILING NOTES

1. DECKS AND RAILINGS SHALL BE MADE OF COMPOSITE DECKING & RAILING SYSTEM FROM ONE MANUFACTURER TO PRESENT A UNIFIED PROJECT AESTHETIC
2. COLORS TO MATCH COLOR SCHEME OF HOUSE



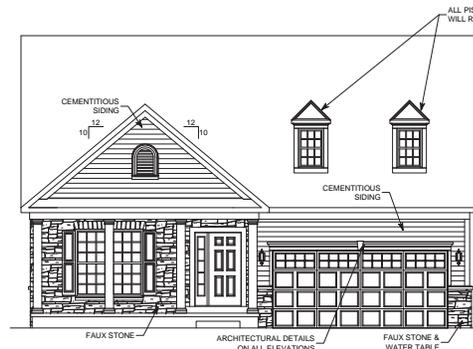
FRONT ELEVATION OPTION 1

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



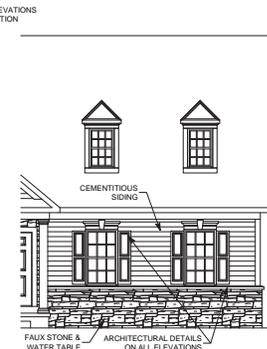
FRONT ELEVATION OPTION 1

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



FRONT ELEVATION OPTION 2

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

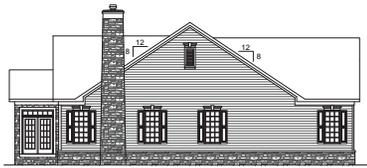


FRONT ELEVATION OPTION 2

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE

NOTE:
SEE GENERAL NOTES SHEET A8

ALL PISA TORRE FRONT ELEVATIONS
WILL REQUIRE CORNER OPTION



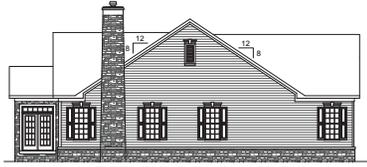
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



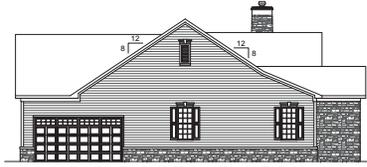
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



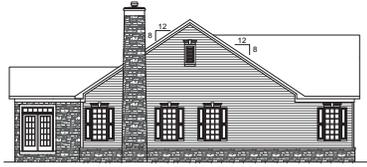
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



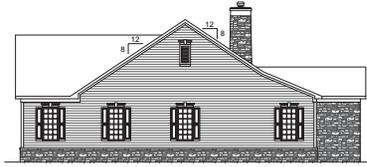
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



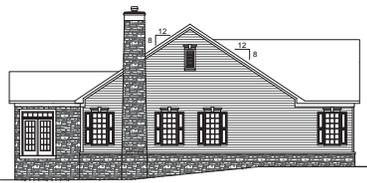
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



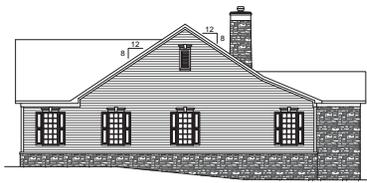
RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"



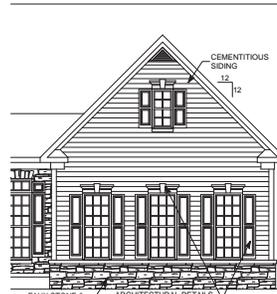
REAR ELEVATION

SCALE: 3/32" = 1'-0"



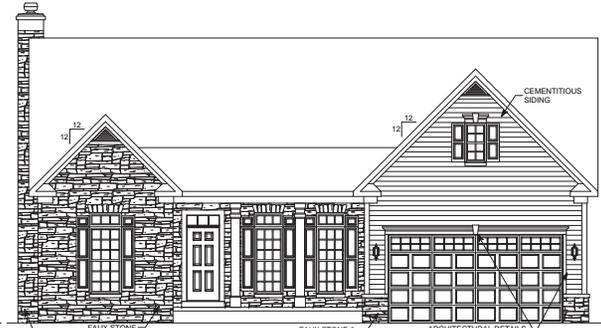
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION OPTION 1 & 2

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE

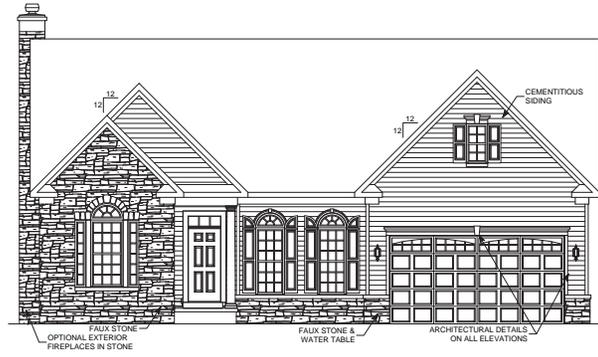


FRONT ELEVATION OPTION 1

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

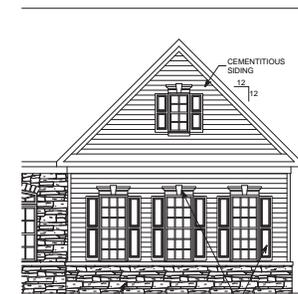
GENERAL FIREPLACE NOTES

1. ALL EXTERIOR FIREPLACE OPTIONS PURCHASED WILL BE BUILT PER ABOVE DRAWING
 2. ALL INTERIOR FIREPLACE OPTIONS SHALL BE DIRECT VENT THROUGH WALL
- GENERAL DECK AND RAILING NOTES
1. DECKS AND RAILINGS SHALL BE MADE OF COMPOSITE DECKING & RAILING SYSTEM FROM ONE MANUFACTURER TO PRESENT A UNIFIED PROJECT AESTHETIC
 2. COLORS TO MATCH COLOR SCHEME OF HOUSE



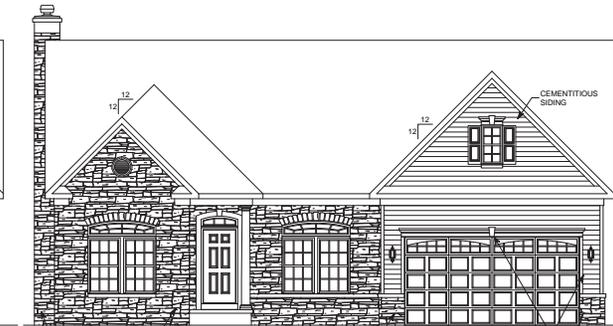
FRONT ELEVATION OPTION 2

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



FRONT ELEVATION OPTION 3

SCALE: 3/16" = 1'-0" SIDE LOAD GARAGE



FRONT ELEVATION OPTION 3

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

NOTE: SEE GENERAL NOTES SHEET A8



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PROJECT:

THE GLENS AT
BALLANTRAE
63 UNIT DETACHED
CONDOMINIUM PROJECT

DUBLIN, OHIO

DRAWING TITLE:
SPRINGHAVEN

DATE: 05/20/2015
REVISED:

GEORGE J. KONTOGIANNIS LICENSE #3794
EXPIRATION DATE 10/31/2015

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ZONING SET 05/20/2015

- BID SET
- PERMIT SET
- CONSTRUCTION SET

A5



FYPON
WINDOW HEAD



FYPON CROSSHEAD
WITH KEYSTONE



WINDOW
PLYGEM 2100 SERIES
VINYL WINDOW
8 LITE



FYPON
RECTANGULAR
NON-OPERABLE VENT



FYPON GABLE VENT



FYPON
PEAKED
NON-OPERABLE VENT



FYPON
8", 10" & 12"
ROUND COLUMN



FYPON
8", 10" & 12"
SQUARE COLUMN



LIGHT
PROGRESS
P5767-19



LIGHT
PROGRESS
P5933-20



GARAGE DOOR 1 WAYNE
(INCLUDES ALL HARDWARE)



GARAGE DOOR 2 WAYNE
(INCLUDES ALL HARDWARE)



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THE GLENS AT
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DUBLIN, OHIO

DRAWING TITLE:

DATE: DESIGNS
REVISED:

OWNER: L. B. BROWN, JR. & ASSOCIATES
ARCHITECTS & INTERIORS

DESIGNED BY: J. BROWN
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN

A6



**KONTOGIANNIS
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PROJECT:

**THE GLENS AT
BALLANTRAE**
63 UNIT DETACHED
CONDOMINIUM PROJECT

DUBLIN, OHIO

DRAWING TITLE:

DATE: 04/19/2011
REVISED:



FEDERAL
BROWN

TUXEDO
GREY

WICKER

CLAY

MIDAMERICA SHUTTER



MIDAMERICA SHUTTER DOG AND HINGE



TAMKO ROOFING
HERITAGE SERIES
30 YR. DIM. SHINGLE
WEATHERED WOOD



STONE
L&S STONE
OHIO LIMESTONE - HERITAGE

GENERAL NOTE:
ALTERNATE
MANUFACTURERS
FOR BRICK &
STONE OF SAME
COLOR, STYLE,
TEXTURE



SIDING COLOR 8
JAMES HARDIE
WOODSTOCK BROWN JH30-03
RYAN CODE - SMC
STONE MOUNTAIN CLAY



SIDING COLOR 4
JAMES HARDIE
NAVAJO BEIGE JH30-10
RYAN CODE - NA
NATURAL ALMOND

6"
EXPOSURE
LAP SIDING



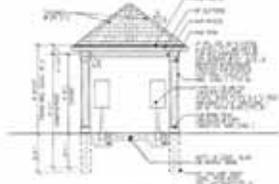
BATTEN
BOARD
SIDING





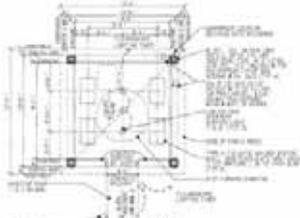
MAIL BUILDING
LEFT ELEVATION

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



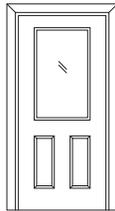
MAIL BUILDING
FRONT ELEVATION

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

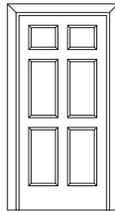


MAIL BUILDING PLAN

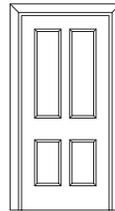
SCALE: 1/8" = 1'-0"



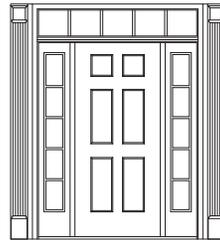
ENTRY DOOR
MASONITE - OAKCRAFT
WALNUT



ENTRY DOOR
MASONITE
6 PANEL



ENTRY DOOR
MASONITE
4 PANEL



ENTRY DOOR
MASONITE
6 PANEL
WITH SIDE LITES

GENERAL ARCHITECTURAL NOTES:

1. NO HOUSE OF THE SAME ELEVATION STYLE SHALL BE SITED ADJACENT (TO THE LEFT OR RIGHT) OF THAT SAME HOUSE.
2. NO HOUSE OF THE SAME ELEVATION STYLE SHALL BE SITED DIRECTLY ACROSS THE STREET FROM THAT SAME TYPE OF HOUSE ELEVATION.
3. ADDITIONAL PLAN TYPES WITH SIMILAR ELEVATIONS SHALL BE ALLOWED TO BE SUBMITTED, REVIEWED AND APPROVED ADMINISTRATIVELY BY DUBLIN PLANNING STAFF.
4. ALL HOUSES WILL HAVE FULL BASEMENTS, INCLUDING FULL BASEMENTS UNDER ALL OPTIONAL ROOM ADDITIONS.
5. ANY FUTURE ADDITIONAL MODELS SHALL HAVE THE SAME ARCHITECTURAL CHARACTER AND QUALITY AS THE PROPOSED MODELS, SUBJECT TO ADMINISTRATIVE STAFF PLANNING APPROVAL.
6. ADDITIONAL BUYER OPTIONS (BAY WINDOWS, DIFFERENT DOOR TRIMS OR OTHER NVR RYAN OPTIONS) CAN BE APPROVED BY CITY OF DUBLIN STAFF PER AN ADMINISTRATIVE REVIEW AS LONG AS THEY RELATE TO THE ARCHITECTURAL STYLE AND DETAILING OF THE INITIAL APPROVED ELEVATIONS.
7. ALL INTERIOR FIREPLACES SHALL BE ALLOWED TO USE DIRECT VENTING DETAILS WHEN NO ACTUAL EXTERIOR FIREPLACE STRUCTURE IS BUILT. WHEN OPTIONAL EXTERIOR FIREPLACE CHIMNEYS ARE BUILT, THEY SHALL BE VENTED VERTICALLY PER THE TYPICAL DRAWING ON SHEET A-5 AND SHALL HAVE A FOUNDATION UNDER THE FIREPLACE. NO CANTILEVERED FIREPLACES WILL BE PERMITTED.

GENERAL SITE NOTES:

1. ALL TRAFFIC CONTROL, IDENTIFICATION AND OTHER POLE MOUNTED SIGNS SHALL MATCH THE EXISTING SIGNS AT BALLANTRAE. SEE STRUCTURE POINT AMENDED FINAL DEVELOPMENT PLAN, SHEET NO. 4.
2. WHEREVER POSSIBLE, AIR CONDITIONING UNITS SHALL BE LOCATED TO THE SIDE OF THE CONDOMINIUM AND THAT SIDE-LOCATED AIR CONDITIONING UNITS ON THE ADJACENT CONDOMINIUMS BE STAGGERED PER NOTE ON SHEET SP-1. ALL HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED AND COMPLY WITH THE CITY OF DUBLIN LANDSCAPE CODES.
3. NO ACCESSORY STRUCTURES, SUCH AS BUT NOT LIMITED TO STORAGE SHEDS, MINI BARN OR TREE HOUSES SHALL BE PERMITTED. THE MAIL STRUCTURE SHOWN ON SHEET A-8 SHALL BE ALLOWED.
4. SEPARATION BETWEEN INDIVIDUAL HOUSES SHALL BE AS FOLLOWS:
 - A. SEE NOTES AND DRAWINGS ON SHEET SP-1 & REPEATED BUILDING DRAWINGS AND NOTES BELOW ON THIS SHEET (A-9).
5. NO FENCES OF ANY KIND SHALL BE PERMITTED WITHIN THE GLENS AT BALLANTRAE PROPERTY LIMITS.
6. ALL HOMES BACKING UP TO THE GOLF COURSE SHALL HAVE DECKS ONLY AS AN EXTERIOR SPACE. NO PATIOS AND ASSOCIATED RETAINING WALLS SHALL BE PERMITTED.
7. HOUSE 201E IS PROPOSED TO BE USED AS THE MODEL HOUSE (SEE SITE PLAN SP-1).

GENERAL NOTES ON 18'-0" DEEP X WIDTH OF HOUSE AREA BEHIND HOUSE RESERVED FOR PATIO / RYAN HOMES OPTIONAL ROOM ADDITIONS:

1. PATIOS AND DECKS WILL BE PERMITTED TO BE BUILT AFTER PURCHASE BY HOME OWNERS AND MUST BE IN PLACE WITHIN TWELVE MONTHS OF OCCUPANCY. ALL PATIOS AND DECKS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE HOUSE ARCHITECTURE. PATIOS AND DECKS WILL BE LIMITED IN SIZE TO A MAXIMUM OF 18'-0" DEEP BY THE WIDTH OF THE HOUSE. IF THE OWNER CHOOSES TO PURCHASE AN OPTIONAL RYAN HOMES ROOM ADDITION, THEN THE PATIO OR DECK WILL BE LIMITED IN SIZE BY THE SIZE OF THE ROOM ADDITION AND THE 18'-0" DEEP BY WIDTH OF HOUSE DELINEATED SPACE. ALLOWABLE USES IN REAR SPACE AS FOLLOWS:
 - A. 18'-0" DECK OR PATIO BY THE WIDTH OF THE HOUSE OR BY THE WIDTH & DEPTH SHOWN ON THE EXCEPTION LIST ON SHEET SP-1.
 - B. OPTIONAL RYAN HOME UPGRADES INCLUDING SUN ROOMS, FIREPLACES, MORNING ROOMS, SCREEN PORCHES, GREAT ROOM EXTENSIONS, DINING ROOM EXTENSIONS, BEDROOM EXTENSIONS, BAY WINDOWS AND OTHER SIMILAR HOME UPGRADES.
2. THE HOMEOWNERS ASSOCIATION SHALL APPROVE ALL PATIO AND DECK ADDITIONS PRIOR TO SUBMITTAL OF DRAWINGS TO THE DUBLIN BUILDING DEPARTMENT FOR PERMITTING.
3. OUTDOOR DECKS SHALL BE CONSTRUCTED OF COMPOSITE DECKING AND RAILING SYSTEMS.
4. ALL HOMES BACKING UP TO THE GOLF COURSE SHALL HAVE DECKS ONLY AS AN EXTERIOR SPACE. NO PATIOS AND ASSOCIATED RETAINING WALLS SHALL BE PERMITTED.
5. ALL PATIOS SHALL BE MASONRY PAVERS. NO CONCRETE SLABS OR SOLID SLABS OF MATERIALS SHALL BE PERMITTED.
6. ALL DECKS ON GOLF COURSE SHALL BE LANDSCAPED, SEE DETAIL SHEET SP-5. NO STORAGE OF ANY TYPE SHALL BE PERMITTED UNDER ANY DECKS WITHIN THE GLENS AT BALLANTRAE PROPERTY LIMITS.
7. NO TWO STORY DECKS WILL BE PERMITTED.



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PROJECT:

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63 UNIT DETACHED
CONDOMINIUM PROJECT

DUBLIN, OHIO

DRAWING TITLE:
GENERAL NOTES

DATE: 05/20/2015
REVISED:

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EXPIRATION DATE 12/31/2015
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ZONING SET 05/20/2015
 BID SET
 PERMIT SET
 CONSTRUCTION SET

A8

GENERAL NOTE:

- 01 SEE ADDITIONAL NOTES ON SHEET A-8.
- 02 THE SITE LAYOUT HAS MAXIMIZED THE USE OF THE LARGEST HOMES (SPRINGHAVEN AND CAROLINA PLACE). THE OTHER HOMES (BRENTWOOD, DAVENTRY, AND PISA TORRE) CAN BE PLACED ON THE SPRINGHAVEN OR CAROLINA PLACE SITES, BUT IF A BUYER SELECTS THESE LOCATIONS, THE SPRINGHAVEN AND CAROLINA PLACE CANNOT BE PLACED ON THE SMALLER SITES.
- 03 THE SPRINGHAVEN AND CAROLINA PLACE CAN BE SWITCHED OUT AS THEY ARE OF THE SAME WIDTH.
- 04 THE WIDTH OF THE PATIO / OPTIONAL ROOM ADDITION AREA IS 18'-0" DEEP X THE WIDTH OF THE TYPE OF HOME SELECTED. THE HOME PURCHASER MAY ADD THE RYAN HOMES OPTIONS NOTED ON THE GENERAL NOTES SHEET ON A-8.
- 05 SOME HOME SITES ARE RESTRICTED TO PATIOS OR DECKS ONLY DUE TO SETBACKS OR UNDERGROUND UTILITY LOCATIONS. RESTRICTED SITES ARE AS FOLLOWS:

SITE LOCATION	PATIO / DECK ONLY	LIMITED PATIO OR ADDITIONS
1	X	X
47	X	X
49	X	X
60	X	X
61	X	X
62	X	X
63	X	X
66	X	X
14	X	X
28	X	X
30	X	X

06 HOUSES MAY BE EITHER LEFT OR RIGHT HAND.

