

**ELFIE PROPERTIES, LLC**  
**dba Schlenker Developments**  
**404 Hamilton Rd Suite 2**  
**Wapakoneta, OH 45895**  
**419-738-8111**  
**419-236-0424 David's Cell**

**Stonegate Court**  
**Wapakoneta, OH 45895**

**Included are the following standard features:**

**Home Size:** The home is 1340 sq. ft.

**Site work:** Lawn, Landscaping, Concrete Driveway & walk, utility connections to all city utilities, Dominion East Ohio Gas, Time Warner Cable and TSC TV and Telephone, installation of mailbox.

**Low Maintenance Home Exterior:** Limited Lifetime Warranty Premium Laminated Asphalt Shingle Roof, Cultured Stone Front, Exterior Portfolio Dutch Lap Vinyl Siding with Lifetime Warranty. Exterior Portfolio Vented Vinyl Soffit and Concrete front Porch and Patio.

**Home Construction:**

The footers are cast in place concrete with 4 courses of 8" block foundation.

The floor system is 9 ½" I-Joist with ¾" OSB sub-floor glued and nailed.

The walls are 8' 2x4 with 7/16" OSB sheathing.

The roof construction is trussed rafters with ½" OSB sheathing, 15lb. felt below the shingles.

The roof has ridge vent and vented soffits.

The home is constructed "step free" with no steps from the front porch and garage into the home.

**Exterior Doors:** Masonite Insulated Steel Doors with the Masonite 25-year Warranty.

Single front door with window and sidelite-Georgian Style. Patio door is a single slider. The overhead garage door shall be an insulated door with two remote controls and a push button in the garage.

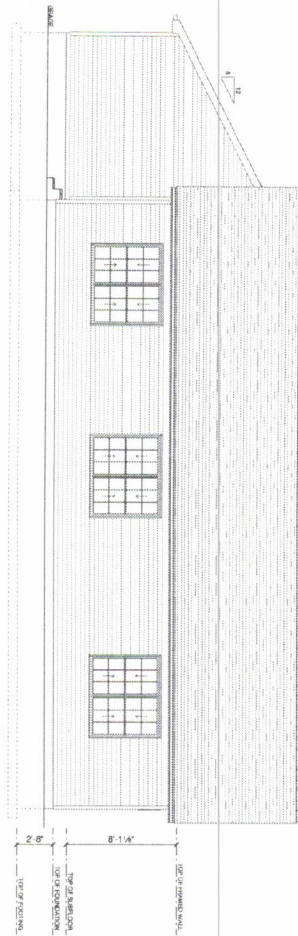
**Windows:** White, Tilt-wash, Doublehung, Low E, and Argon Filled Insulated glass with internal grills and screens with a limited lifetime warranty.

**Insulation:** R-50 Blown attic insulation in house and R-19 in Garage attic, R-15 Fiberglass Exterior House Wall Insulation except garage exterior wall shall be, R-13 and 2" Foam foundation insulation.

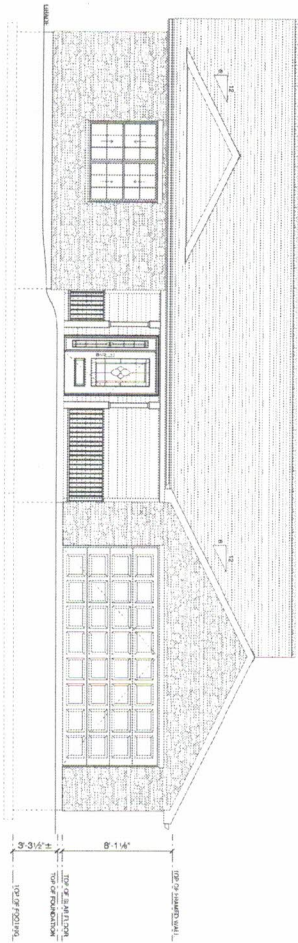
**Plumbing:** Plumbing fixtures are easy to clean one piece fiberglass tubs or showers with Moen faucets or similar, a stainless steel kitchen sink with a garbage disposal and a 40-gallon gas water heater.

**Heating and Air Conditioning:** A 70,000 BTU 95% Efficient Furnace with 2 ½ tons of electric Air Conditioning, ductwork and registers.

**Electric:** 200 Amp electric circuit breaker panel.



**REAR ELEVATION**



**FRONT ELEVATION**

Builder to Verify All Dimensions.
Builder to Verify All Materials.
Builder to Verify All Details to comply with
Current State & Local Building Code
Drawn By: Norman Lever
Project ID: ZBR MODEL
Date: September 5, 2023
Revisions:
SCALE: 1/4" = 1'-0"
Sheet No.

1 of 5

# Schlenker Developments

## 2-Bedroom Condo Model



1101 Delphos Avenue, Lima, Ohio 45805  
 (419-227-1020) www.iimalumber.com



**MAIN FLOOR PLAN**  
 MAIN LIVING AREA = 1340 Sq.Ft.  
 GARAGE & PORCH = 632 Sq.Ft.  
 TOTAL AREA = 1972 Sq.Ft.

NOTE:  
 EXTERIOR WALLS  
 2x4 STUDS 16" O.C.  
 WINDOW/HEADER  
 HEIGHT TO FINISH  
 OTHERWISE NOTED  
 EXTERIOR HEADERS  
 MIN. (2) 2x12 VP  
 OTHERWISE NOTED  
 OPENING 6'-0" OR  
 GREATER REQUIRES  
 MIN. (2) JACK STUDS  
 EACH SIDE  
 CEILING TO BE  
 FRAMED 8'-11 1/8"  
 HIGH UNLESS  
 NOTED OTHERWISE

# Schlenker Developments

## 2-Bedroom Condo Model



1101 Delphos Avenue, Lima, Ohio 45805  
 (419-227-1020) [www.limalumber.com](http://www.limalumber.com)

Builder to Verify All Dimensions, Bearing Points, Window Schedules, Current Status & Local Building Code
Drawn By: Norman Leifer
Project ID: ZBR MODEL
Date: September 5, 2023
REVISIONS:
SCALE: 1/4" = 1'-0"
Sheet No. 4 of 5