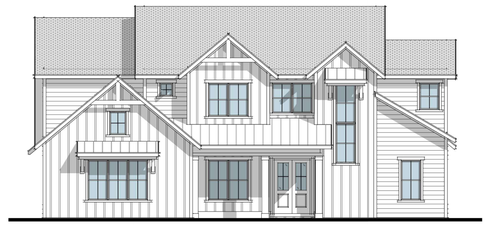
Carolina Acre - Raleigh, NC



ELEVATION A - FARMHOUSE



ELEVATION B - TRADITIONAL



ELEVATION C - TRANSITIONAL

VICINITY MAP

SITE LOCATION

DEFERRED SUBMITTALS

TRUSS DESIGN
.

SPECIAL INSPECTIONS REQUIRED

POST-TENSIONED SLAB ON GRADE
EPOXY ANCHORS AND OTHER CONCRETE ANCHORS / HIGH-STRENGTH BOLTING
GEOTECHNICAL INSPECTION OF THE BUILDING PAD
ENGINEERED BACKFILL COMPACTION REPORT
STRUCTURAL STEEL WELDING / STEEL MOMENT FRAMES
PROVIDE TRUSS REPAIR REPORT, WHEN REQUIRED

PROJECT INFORMATION

BUILDING CODES:	THE PROJECT SHALL COMPLY WITH THE FOLLOWING: • 2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC) • 2018 INTERNATIONAL BUILDING CODE (2018 IBC) • 2018 INTERNATIONAL MECHANICAL CODE (2018 IMC) • 2018 INTERNATIONAL PLUMBING CODE (2018 IPC) • 2018 INTERNATIONAL FIRE CODE (2018 IFC) • 2018 INTERNATIONAL ENERGY CONSERVATION CODE (2018 IECC) • 2017 NATIONAL ELECTRICAL CODE (2017 NEC) • ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ALL LOCAL AMENDMENTS.
OCCUPANCY GROUP:	R-3 / U-1
TYPE OF CONSTRUCTION:	TYPE V-B

BSB ABBREVIATIONS

A	A.B.	ANCHOR BOLT	**D**	12"D	12" DEEP	**H**	42"H	42" HIGH (WALL)	**O**	O	FIXED (WINDOW) (DOOR) (XO)
	ABV	ABOVE		D	DRYER or DRAIN		HB	HOSE BIBB		o/	OVER
	A/C	AIR CONDITIONING		DBL	DOUBLE		H.C.	HOLLOW CORE		OA	OVERALL
	ACC	ACCESS		DECO	DECORATIVE		HD	HEAD or HARD		OBS	OBSCURE (GLASS)
	AC.T.	ACOUSTICAL TILE (CLG)		DEM	DEMOLISH or DEMOLITION		H.D.	HEAT DETECTOR or HEAVY DUTY		o/c	ON CENTER
	AFF	ABOVE FINISH FLOOR		DEP	DEPRESSED		HDR	HEADER		O. CAB.	OVERHEAD CABINET
	A.D.	AREA DRAIN		DET	DETAIL		HDW	HARDWARE		O.D.	OUTSIDE DIAMETER
	ADD	ADDENDUM		D.F.	DRINKING FOUNTAIN		HGT	HEIGHT		OGD	OVERHEAD GARAGE DOOR
	ADH	ADHESIVE		DH	DOUBLE HUNG		H.M.	HOLLOW METAL		OH	OVERHEAD
	ADJ	ADJUSTABLE		DIA	DIAMETER		HORZ	HORIZONTAL		OPNG	OPENING
	AGG	AGGREGATE		DIM	DIMENSION		HR	HOUR		OPT	OPTIONAL
	A.H.U.	AIR HANDLING UNIT		D.L.	DEAD LOAD		H.R.	HALF ROUND (WINDOW)		OSB	ORIENTED STRAND BOARD
	ALT	ALTERNATE		DN	DOWN (STAIRS)		HS	HORIZONTAL SLIDER			
	ALUM or AL	ALUMINUM		D.P.	DAMP-PROOFING		HTG	HEATING	**P**	PAR	PARALLEL
	A.P.	ACCESS PANEL		DR	DOOR		HVAC	HEATING / VENTILATION / AIR CONDITIONING		P.BD.	PARTICLE BOARD
	APX	APPROXIMATE		DRY	DRYER-MACHINE		HWD	HARDWOOD (FLOORS)		PC.	PRECAST
	ARCH.	ARCHITECT(URAL)		DS	DOWNSPOUT					P.E.	PORCELAIN ENAMEL
	ASPH	ASPHALT		D/S	DRAWER STACK (CABINET)	**I**	I.B.	IRONING BOARD		PED	PEDESTAL (SINK)
	A.T.	ASPHALT TILE		D.T.	DRAIN TILE		I.D.	INSIDE DIAMETER		PERI	PERIMETER
	AUTO.	AUTOMATIC		DTL	DETAIL		I.L.O.	IN LIEU OF		PKG	PARKING
	AVG	AVERAGE		DW	DISHWASHER		I.M.	INSULATED METAL		PL	PLATE (HEIGHT)
	AWNG	AWNING		DWG	DRAWING		INSUL	INSULATED(TION)		P.LAM.	PLASTIC LAMINATE
				DWO	DRYWALL WRAP OPENING		INT	INTERIOR		PLAS	PLASTER
B	B36	36" WIDE BASE CAB.		DWR	DRAWER					PNL	PANEL
	BD	BOARD				**J**	JST	JOIST (FLOOR or ROOF)		PNT	PAINT(ED)
	BF	BI-FOLD (DOOR)	**E**	EA	EACH		JT	JOINT		PR	PAIR (OF)
	BIT.	BITUMINOUS		EB	EYEBROW (FLAT ARCH)					PREFAB	PREFABRICATED
	BLDG	BUILDING		E.F.	EACH FACE	**K**	KD	KNOCKDOWN (CEILING)		PSF	POUNDS PER SQUARE FOOT
	BLK	BLOCK (CMUs)		E.J.	EXPANSION JOINT		KIT	KITCHEN		PSI	POUNDS PER SQUARE INCH
	BLKG	BLOCKING		EL	ELEVATION		KO	KNOCKOUT		PSL	PARALLEL STRAND LUMBER
	BM	BEAM		ELEC	ELECTRIC(AL)		KPL	KICKPLATE (ON DOOR)		PTN	PARTITION
	B.M.	BENCH MARK		E.P.	ELECTRIC PANEL		K/S	KNEE SPACE		P.T.	PRESSURE TREATED (WOOD)
	BP	BI-PASS (DOOR)		EQ	EQUAL					PV	PAVE(D) or PAVING
	BRG	BEARING		EST	ESTIMATE	**L**	LAM	LAMINATE(D)		PVC	POLYVINYL CHLORIDE (PIPE)
	BRK	BRICK		E.W.C.	ELECTRIC WATER COOLER		LAV	LAVATORY (SINK)		PVMT	PAVEMENT
	B.S.	BOTH SIDES		EXG	EXISTING		L.B.O.	LOCATION BY OTHERS		PWD	PLYWOOD
	BSMT	BASEMENT		EXH	EXHAUST		LIV	LIVING			
	BTM or BOT	BOTTOM		EXT	EXTERIOR		L.L.	LIVE LOAD	**Q**	Q.T.	QUARRY TILE
	BTWN	BETWEEN					L.P.	LAMINATED PLASTIC			
	BVL	BEVELED	**F**	FAS	FASTEN(ER)		LSL	LAMINATED STRAND LUMBER	**R**	R	RISER (ON STAIRS)
	B.W.	BOTH WAYS		F.B.	FACE BRICK		LT	LIGHT		R/A	RETURN AIR
				F.B.O.	FURNISHED BY OTHERS		L.T.	LAUNDRY TUB		R.B.	RUBBER BASE
C	CAB	CABINET		F.D.	FLOOR DRAIN		LTL	LINTEL		RAD or R	RADIUS
	C.B.	CATCH BASIN		F.E.	FIRE EXTINGUISHER		LVL	LAMINATED VENEER LUMBER		RBL	RUBBLE
	CEM	CEMENT		F.F.	FINISH FLOOR (LINE)		LVR	LOUVER		R.D.	ROOF DRAIN
	CER	CERAMIC		F.G.	FIXED GLASS					REF	REFRIGERATOR
	CF	CUBIC FOOT		FGL	FIBERGLASS	**M**	M	METER(S)		REQ	REQUIRED
	CHAM	CHAMFER		FIN	FINISH		MAX	MAXIMUM		RES	RESILIENT
	C.I.	CAST IRON		FLG	FLASHING		MAS	MASONRY		REV	REVISION(S) or REVISED
	C.I.P.	CAST-IN-PLACE		FLR	FLOOR(ING)		MATL	MATERIAL		REINF	REINFORCED(ING)
	CIR	CIRCLE		FLUOR	FLUORESCENT (LIGHT)		MC	MEDICINE CABINET		RFG	ROOFING
	CIRC	CIRCUMFERENCE		FN	FENCE		MECH	MECHANICAL		RJB	REINFORCED JUNCTION BOX
	C.J.	CONTROL JOINT or CONSTRUCTION JOINT		FND	FOUNDATION		MFR.	MANUFACTURER		RLG	RAILING
				F.O.	FACE OF		MH	MANHOLE		R&M	RANGE w/ MICROWAVE
	CK	CAULK(ING)		FP	FIRE PROOF		MIN	MINIMUM		RM	ROOM
	CL	CLOSET or CENTER LINE		FPHB	FREEZE PROOF HOSE BIBB		MIR	MIRROR		R.O.	ROUGH OPENING
	CLG	CEILING		FPL	FIREPLACE		MISC	MISCELLANEOUS		R.O.W.	RIGHT OF WAY
	CLR	CLEAR(ANCE)		FR	FRAME(D)(ING)		MLD	MOULDING		R/S or R&S	ROD AND SHELF
	CLS	CLOSURE or CLOSER (DOOR)		FS	FULL SIZE		MM	MILLIMETER			
	CM	CENTIMETER(S)		FTG	FOOTING		MMB	MEMBRANE			
	CMU	CONCRETE MASONRY UNIT		FUR	FURRED(ING)		M.O.	MASONRY OPENING			
	CO	CARBON MONOXIDE		FX	FIXED (WINDOW)		MOD	MODULAR			
	C.O.	CASED OPENING					MRB	MARBLE			
	COL	COLUMN	**G**	GA	GAUGE		MSD	MULTI-SLIDE DOOR			
	COMB	COMBINATION		G.B.	GYPSUM (WALL) BOARD		MTL	METAL			
	CONC	CONCRETE		G.C.	GENERAL CONTRACTOR		MT	MOUNTED(ING)			
	COND	(A/C) CONDENSER		GD	GRADE or GRADING		MULL	MULLION or MULLED			
	CONST	CONSTRUCTION		G.D.O.	GARAGE DOOR OPENER						
	CONT	CONTINUOUS		GFCI	GROUND FAULT CIRCUIT INTERRUPTER	**N**	N/A	NOT APPLICABLE			
	CONTR	CONTRACTOR					N.I.C.	NOT IN CONTRACT			
	CORR	CORRUGATED		GL	GLASS or GLAZING		NL	NAILABLE			
	C or CPT	CARPET		GL.BK.	GLASS BLOCK		NOM	NOMINAL			
	CRS	COURSE(S)		G.I.	GALVANIZED IRON		N.T.S.	NOT TO SCALE			
	CSMT	CASEMENT		GT	GROUT		N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM			
	CSO	CASED OPENING		GYP	GYPSUM						
	C.ST.	CAST STONE									
	C.T.	CERAMIC TILE									
	CTR	CENTER or COUNTER									
	CU	COPPER									
	CY	CUBIC YARD									

PROJECT TEAM

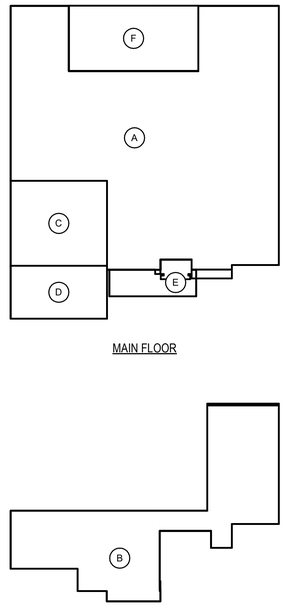
PROJECT NAME:	[SITE] [NN]' PRODUCT
LOCAL JURISDICTION:	CITY OF [XXX] [ADDRESS] [CITY], [STATE] [ZIP] PHONE: (NNN) NNN-NNNN
BUILDER / OWNER:	[BUILDER] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
ARCHITECT:	BSB DESIGN, INC. [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
STRUCTURAL ENGINEER:	[COMPANY] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
MECHANICAL CONSULTANT:	[COMPANY] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
PLUMBING CONSULTANT:	[COMPANY] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
ELECTRICAL CONSULTANT:	[COMPANY] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
ENERGY CONSULTANT:	[COMPANY] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
FIRE PROTECTION CONSULTANT:	[COMPANY] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]

AREA SCHEDULE - STANDARD

AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	2665 SF
B	UPPER FLOOR LIVABLE	1052 SF
LIVABLE		3717 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	131 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1219 SF
ELEVATION A		4936 SF
ELEVATION B		
A	MAIN FLOOR LIVABLE	2664 SF
B	UPPER FLOOR LIVABLE	1058 SF
LIVABLE		3722 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	130 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1218 SF
ELEVATION B		4940 SF
ELEVATION C		
A	MAIN FLOOR LIVABLE	2682 SF
B	UPPER FLOOR LIVABLE	1057 SF
LIVABLE		3739 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	PORCH	30 SF
F	COVERED REAR PORCH	425 SF
NON-LIVABLE		1119 SF
ELEVATION C		4858 SF

Area Key Plan

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



MAIN FLOOR

UPPER FLOOR

SHEET INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A0.000	COVER SHEET
A1.100	FOUNDATION PLAN - ELEVATION A
A1.110	MAIN FLOOR PLAN - ELEVATION A
A1.120	UPPER FLOOR PLAN - ELEVATION A
A1.200	EXTERIOR ELEVATIONS - ELEVATION A
A1.201	EXTERIOR ELEVATIONS - ELEVATION A
A1.202	EXTERIOR ELEVATIONS - ELEVATION A - OPT. FRENCH DOORS
A1.300	ROOF PLAN - ELEVATION A
A1.400	BUILDING SECTIONS - ELEVATION A
A1.900	FLOOR PLAN OPTIONS - ALL ELEVATIONS
A2.100	FOUNDATION PLAN - ELEVATION B
A2.110	MAIN FLOOR PLAN - ELEVATION B
A2.120	UPPER FLOOR PLAN - ELEVATION B
A2.200	EXTERIOR ELEVATIONS - ELEVATION B
A2.201	EXTERIOR ELEVATIONS - ELEVATION B
A2.202	EXTERIOR ELEVATIONS - ELEVATION B - OPT. FRENCH DOORS
A2.300	ROOF PLAN - ELEVATION B
A2.400	BUILDING SECTIONS - ELEVATION B
A3.100	FOUNDATION PLAN - ELEVATION C
A3.110	MAIN FLOOR PLAN - ELEVATION C
A3.120	UPPER FLOOR PLAN - ELEVATION C
A3.200	EXTERIOR ELEVATIONS - ELEVATION C
A3.201	EXTERIOR ELEVATIONS - ELEVATION C
A3.202	EXTERIOR ELEVATIONS - ELEVATION C - OPT. FRENCH DOORS
A3.300	ROOF PLAN - ELEVATION C
A3.400	BUILDING SECTIONS - ELEVATION C
ELECTRICAL	
E1.110	MAIN FLOOR ELECTRICAL PLAN - ELEVATION A
E1.120	UPPER FLOOR ELECTRICAL PLAN - ELEVATION A
E2.110	MAIN FLOOR ELECTRICAL PLAN - ELEVATION B
E2.120	UPPER FLOOR ELECTRICAL PLAN - ELEVATION B
E3.110	MAIN FLOOR ELECTRICAL PLAN - ELEVATION C
E3.120	UPPER FLOOR ELECTRICAL PLAN - ELEVATION C
TOTAL NUMBER OF SHEETS: 32	

PRELIMINARY

ISSUE DATE:
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5200 Vineland Road
Suite 200
Orlando, FL 32811

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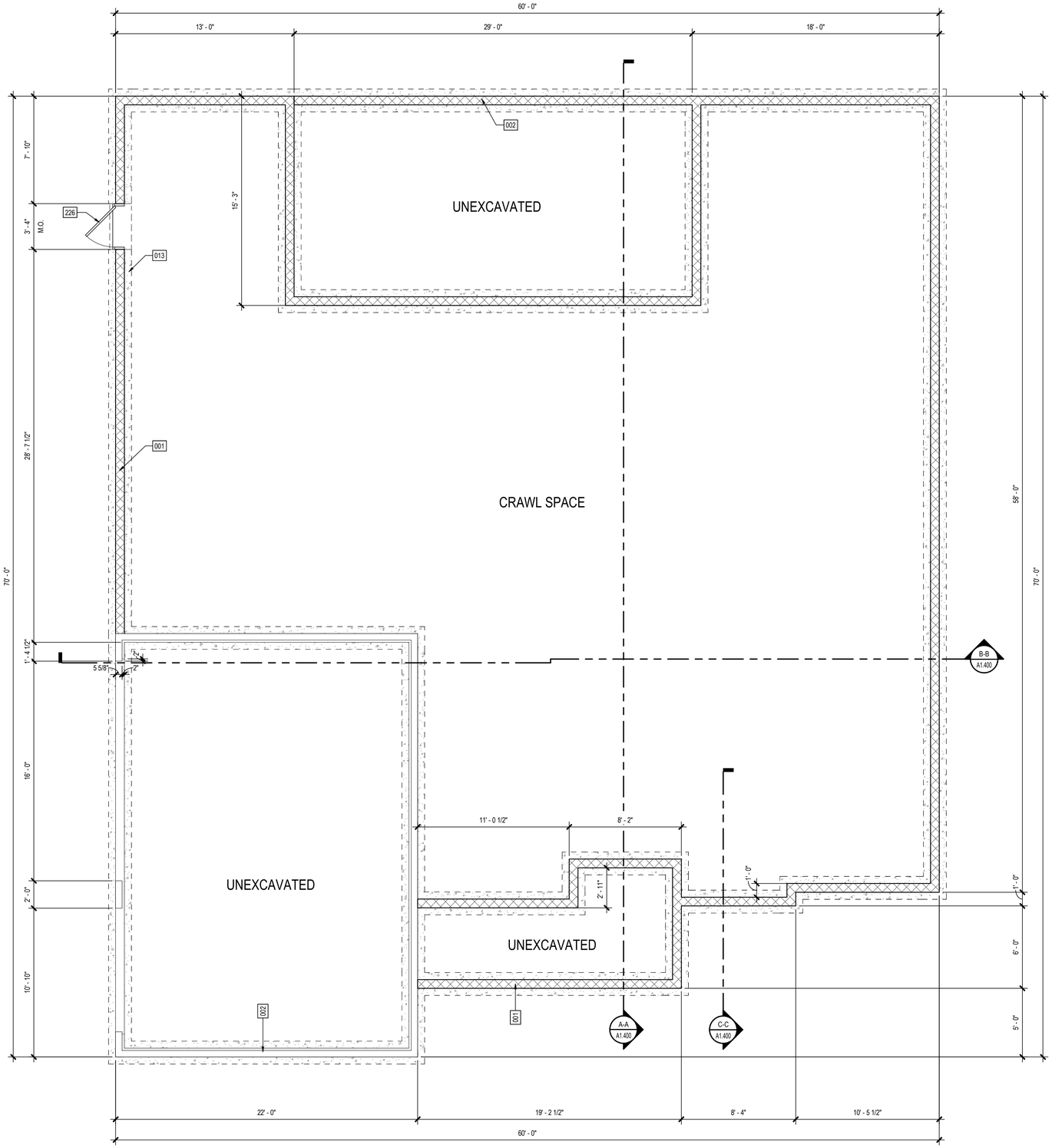
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Charlotte, North Carolina 28203
704 786 2328

JOB NO: 26-0225 PROJ MGR: JL
DRAWN: BSB CHECKED: DS
COVER SHEET

PLAN 4
A0.000

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Foundation Plan - Elevation A

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

AREA SCHEDULE - STANDARD - ELEV A

AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	2665 SF
B	UPPER FLOOR LIVABLE	1052 SF
LIVABLE		3717 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	131 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1219 SF
ELEVATION A		4936 SF

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FOUNDATION KEYNOTES

001 8" CONCRETE FOUNDATION WALL PER STRUCTURAL.
002 8" CONCRETE FOUNDATION WALL w/ 2" GARAGE/PORCH SLAB BEARING AND 6" CONCRETE FOUNDATION WALL ABOVE, PER STRUCTURAL.
007 DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
013 CONCRETE FOOTING PER STRUCTURAL.

Elevation A - Farmhouse

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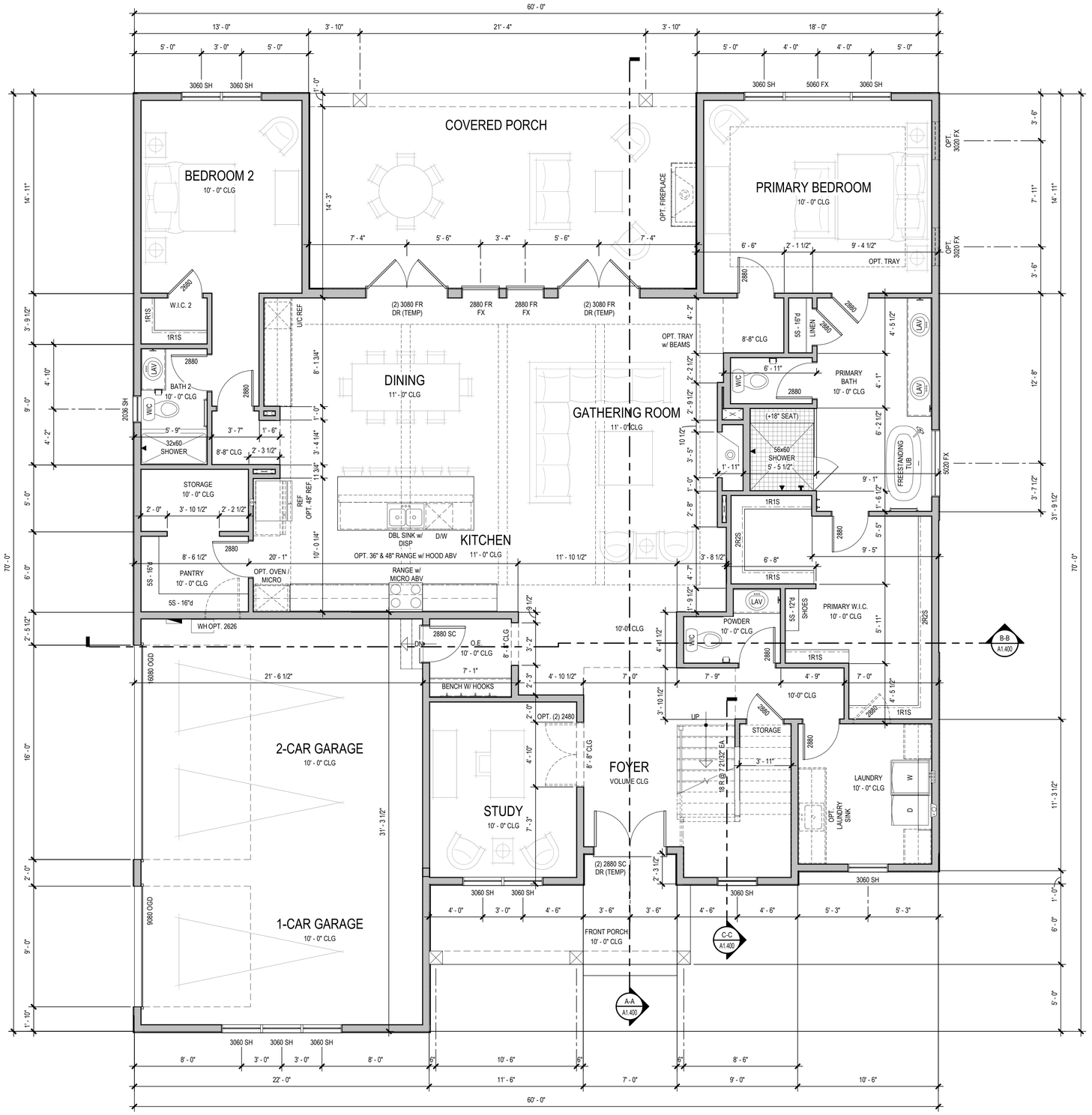
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FOUNDATION PLAN - ELEVATION A

PLAN 4
A1.100

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Main Floor Plan

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

Elevation A - Farmhouse

AREA SCHEDULE - STANDARD - ELEV A

AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	2665 SF
B	UPPER FLOOR LIVABLE	1052 SF
LIVABLE		3717 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	131 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1219 SF
ELEVATION A		4936 SF

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
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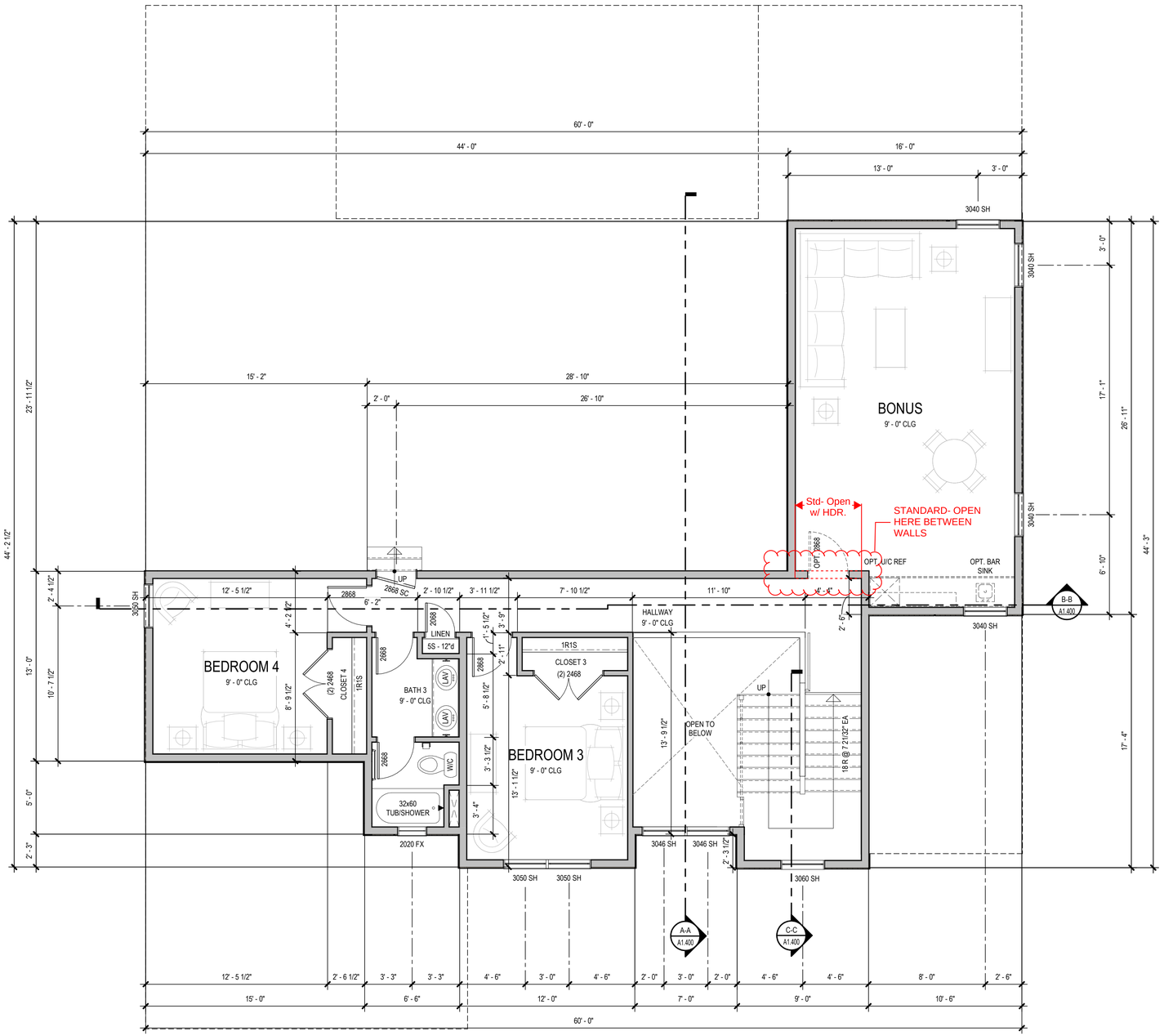
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MAIN FLOOR PLAN - ELEVATION A

PLAN 4
A1.110

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Upper Floor Plan

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

AREA SCHEDULE - STANDARD - ELEV A

AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	2665 SF
B	UPPER FLOOR LIVABLE	1052 SF
LIVABLE		3717 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	131 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1219 SF
ELEVATION A		4936 SF

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
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E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

Elevation A - Farmhouse

PRELIMINARY

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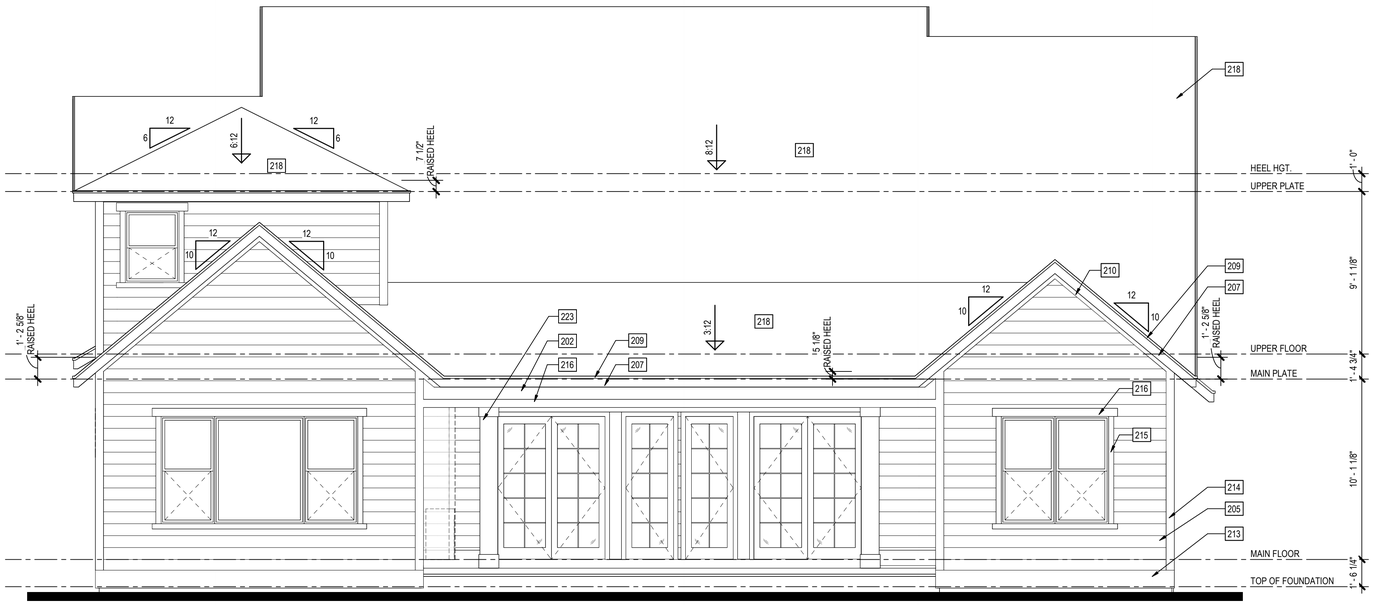
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UPPER FLOOR PLAN - ELEVATION A

PLAN 4
A1.120

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Rear Elevation

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



Front Elevation

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



Front Perspective

Elevation A - Farmhouse

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.
E. TYP. HEEL HGT. 1' - 0"

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

201 DECORATIVE 5/4" x 6" BRACKET PER BUILDER SPECS.
202 FIBER CEMENT SMOOTH PANEL PRIMED.
203 2"+/- THICKNESS ADHERED STONE VENEER (SEE GENERAL NOTES IV.B) AS SELECTED BY DEVELOPER (ESR-2380 OR EQUAL). HEIGHT AS NOTED. SEE DETAILS.
204 3 1/4" HGT. x 3" DEPTH +/- STONE CAP AS SELECTED BY DEVELOPER.
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213 FIBER CEMENT TRIM: 5/4" x 11 1/4" TRIM BAND.
214 FIBER CEMENT TRIM: 5/4" x 3 1/2" EXTERIOR CORNER BOARDS.
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224 DECORATIVE OVERHANG BRACKET BUILT PER BUILDER SPECS.
225 3 5/8"+/- THICKNESS BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
226 CRAWL SPACE DOOR - 36" x 36".

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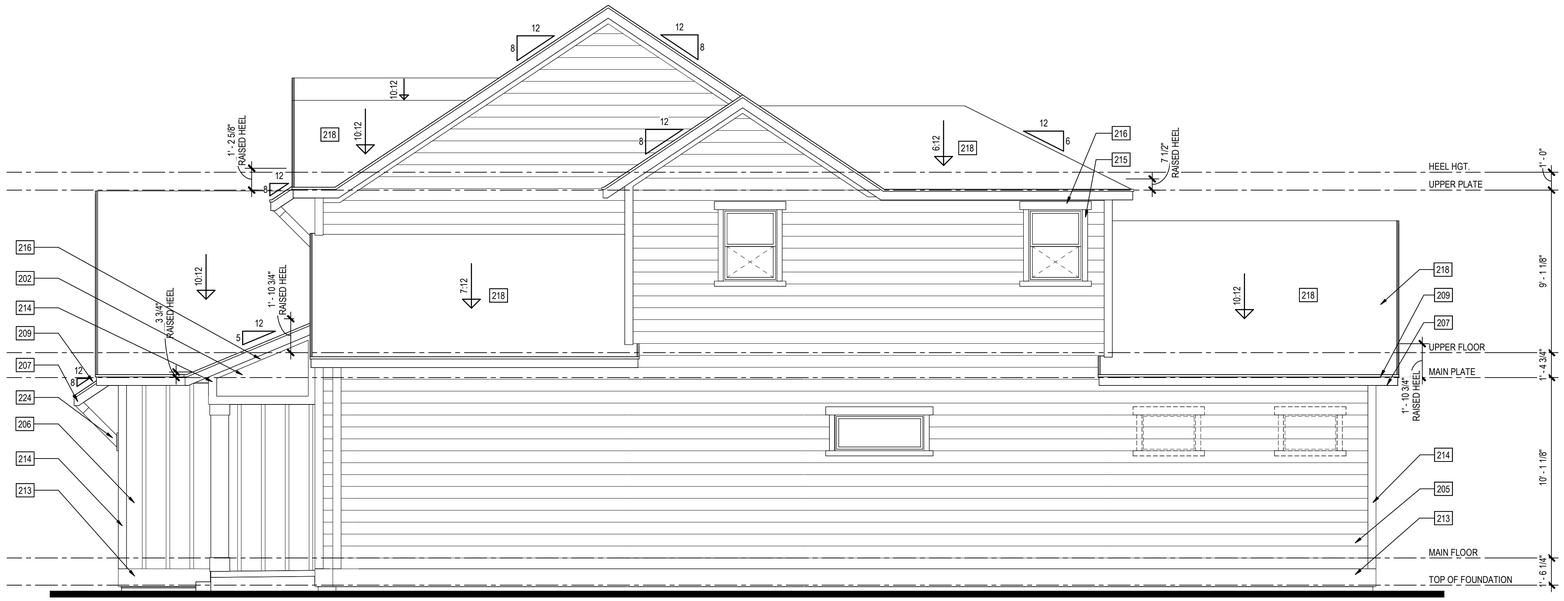
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EXTERIOR ELEVATIONS - ELEVATION A

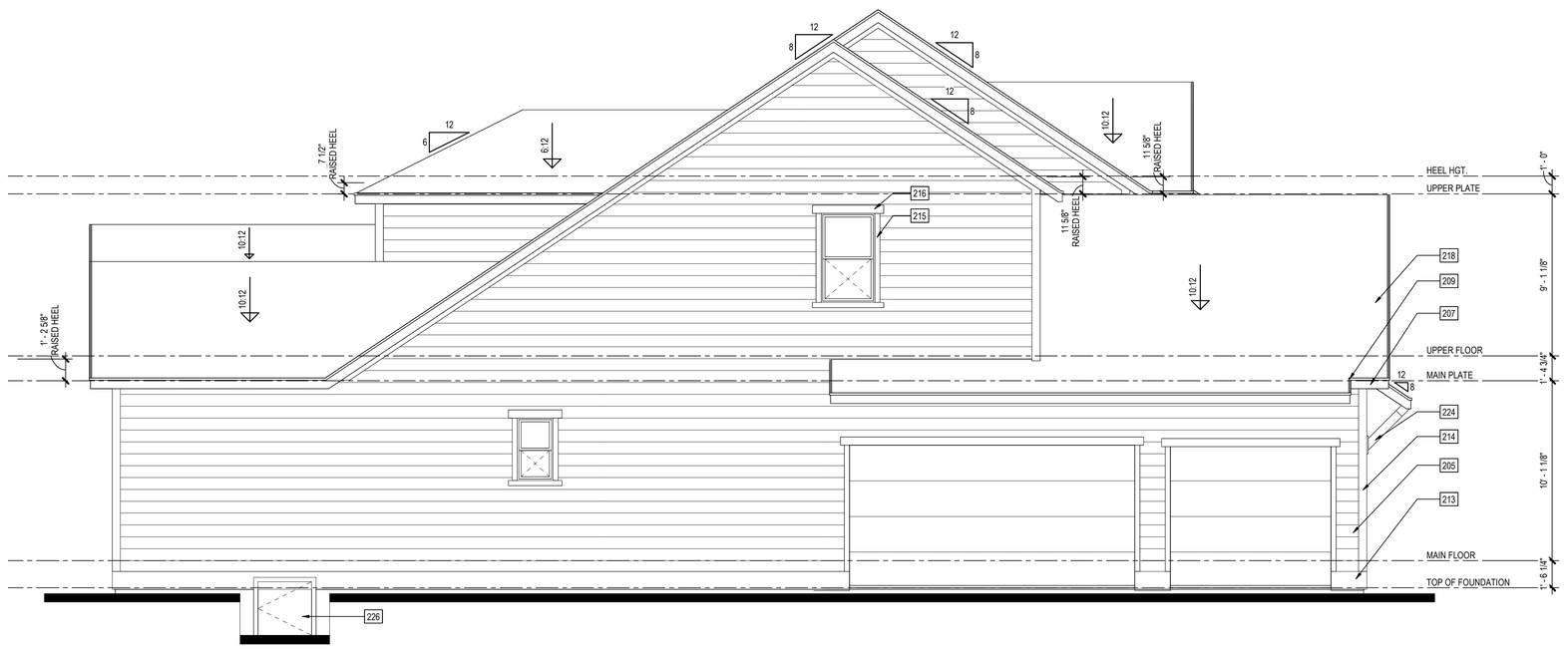
PLAN 4
A1.200

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Right Elevation

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



Left Elevation

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

EXTERIOR ELEVATION NOTES

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226 CRAWL SPACE DOOR - 36" x 36".

Elevation A - Farmhouse

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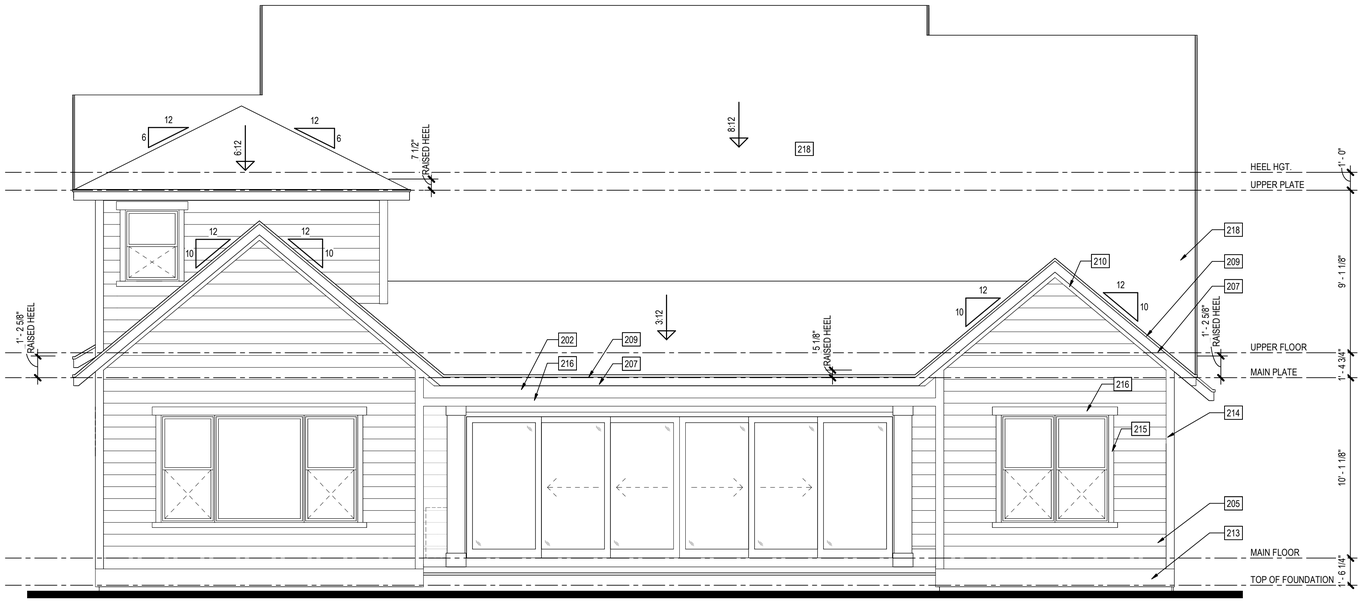
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EXTERIOR ELEVATIONS - ELEVATION A

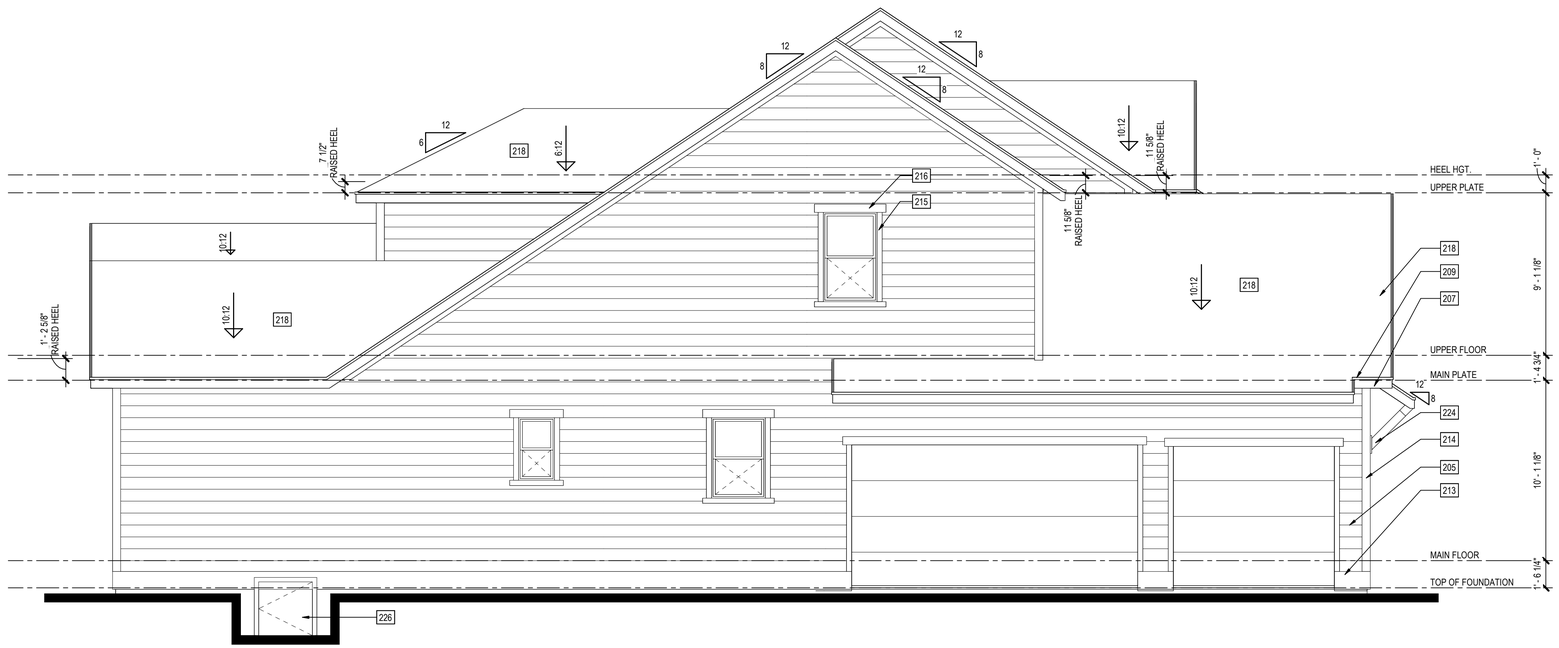
PLAN 4
A1.201

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Opt. 24080 Slider
Rear Elevation

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



Opt. Prep Kitchen
Left Elevation

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

Elevation A - Farmhouse

EXTERIOR ELEVATION NOTES

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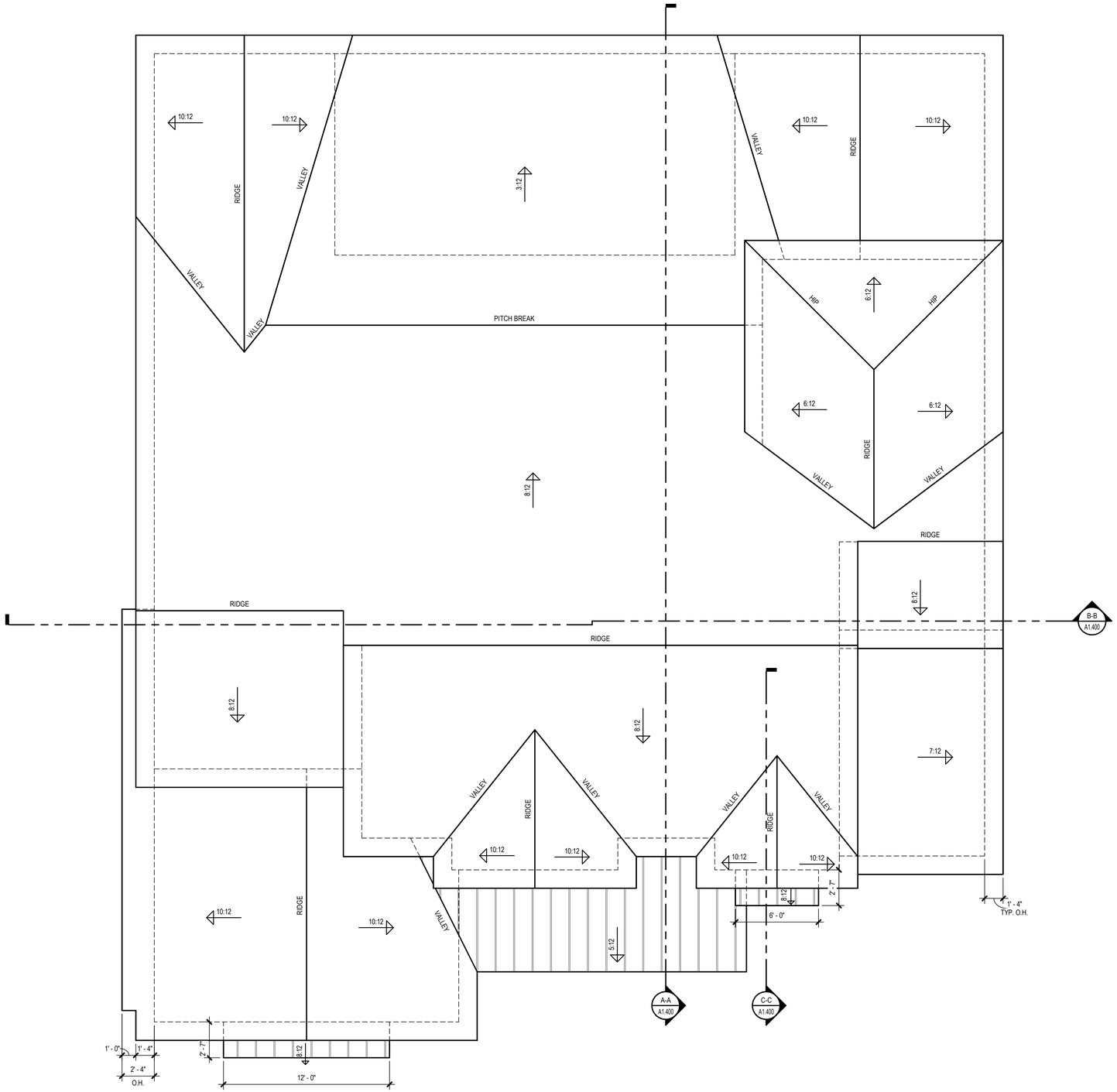
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EXTERIOR ELEVATIONS - ELEVATION A - OPT. FRENCH DOORS

PLAN 4
A1.202

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Roof Plan

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

Elevation A - Farmhouse

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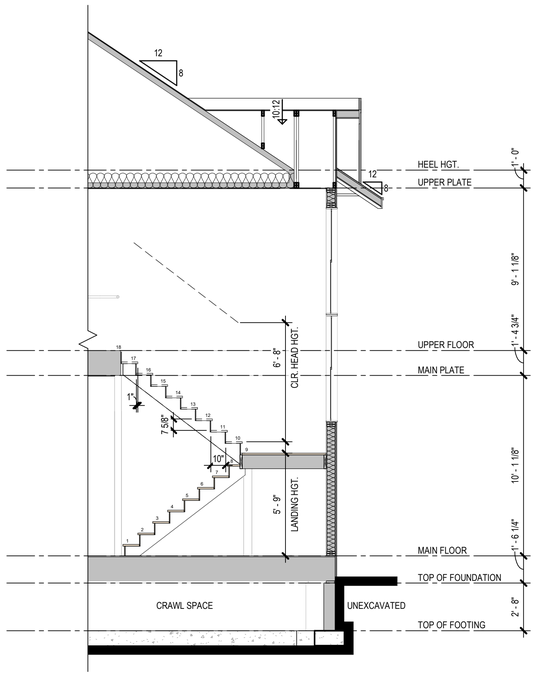
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ROOF PLAN - ELEVATION A

PLAN 4

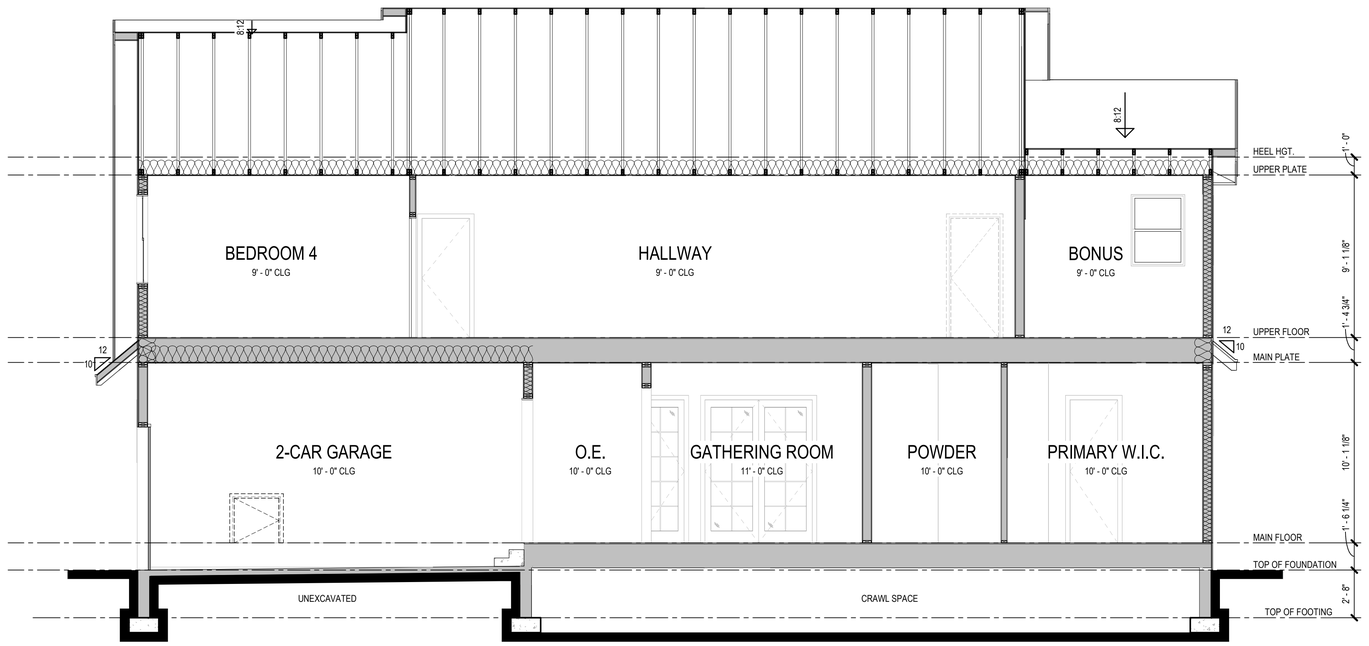
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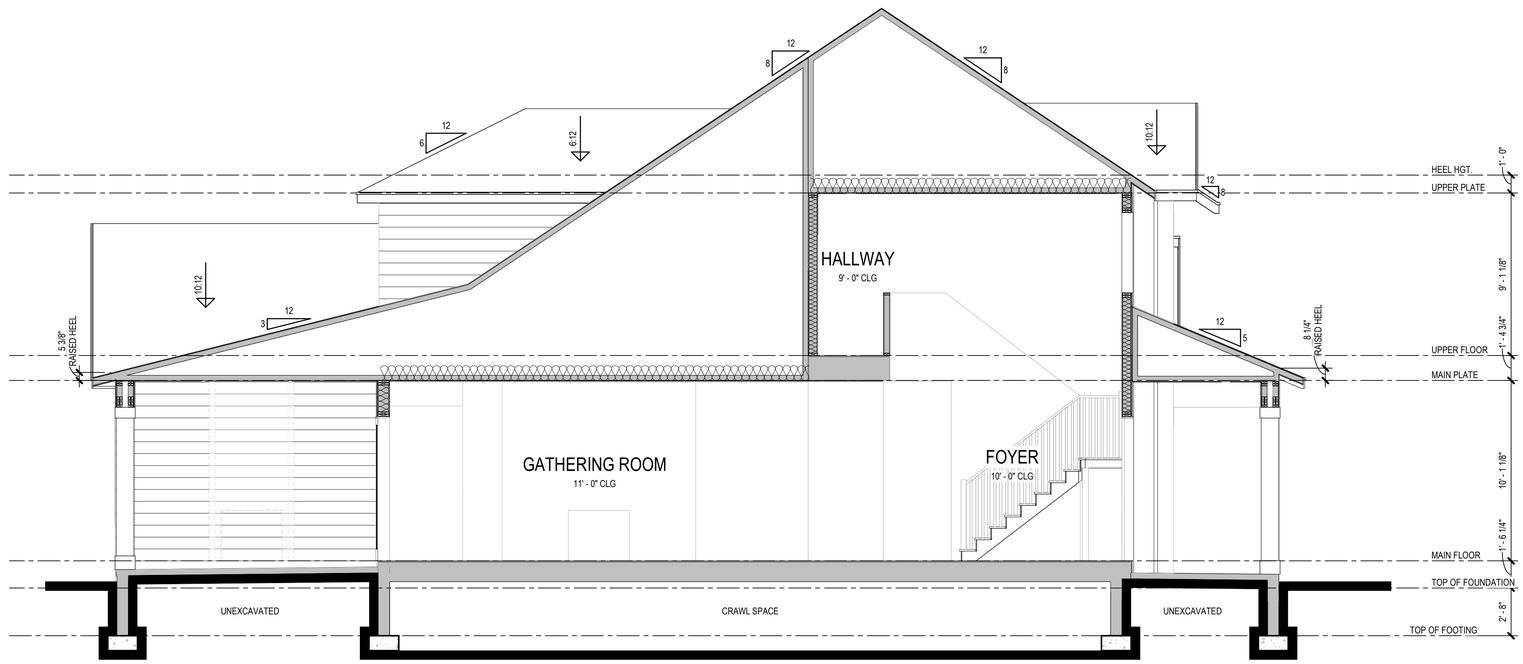
Section C-C

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



Section B-B

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



Section A-A

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

BUILDING SECTION NOTES

A. BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, DETAILS, AND CALCULATIONS BY OTHERS FOR ALL STRUCTURAL INFORMATION.

B. TYPICAL FOUNDATION CONSTRUCTION: FOUNDATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY, AND SHALL BE PER STRUCTURAL DRAWINGS AND DETAILS.

C. TYPICAL EXTERIOR WALL CONSTRUCTION: STUCCO SYSTEM ON 2x STUDS @ 16" o.c. MAXIMUM w/ INSULATION - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICC / ES NUMBERS.

D. TYPICAL ROOF CONSTRUCTION: CONCRETE TILE ROOF - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICC / ES NUMBERS. FRAMING MEMBERS PER STRUCTURAL DRAWINGS AND DETAILS.

E. TYPICAL FLOOR CONSTRUCTION (2-STORY): PER STRUCTURAL DRAWINGS AND DETAILS.

F. TYPICAL INTERIOR WALLS: 2x4 STUDS @ 24" o.c. (U.N.O.) AT NON-BEARING WALLS ONLY.

G. TYPICAL PLUMBING WALLS: 2x6 STUDS @ 24" o.c. (U.N.O.).

H. PROVIDE GYPSUM WALL BOARD WHERE REQUIRED - SEE GENERAL NOTES FOR SPECIFICATIONS.

I. PROVIDE SOLID BLOCKING @ POP-OUTS GREATER THAN 4" AS REQUIRED.

J. WHEN ATTIC INSULATION IS INSTALLED ON THE ROOF DECK, THERE SHALL BE NO HOLES CUT THROUGH OVER-FRAMING.

K. ALL VERTICAL WALLS SUBDIVIDING ATTIC SPACE SHALL BE INSULATED WITH R-13 (3 1/2" THICKNESS) MINIMUM INSULATION, PER BUILDER SPECIFICATIONS.

L. SPRAY FOAM ATTIC INSULATION INSTALLED PER ICC ESR-1926.

1. ICYNENE INSULATION MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS AND THIS REPORT. A COPY OF THE INSTRUCTIONS MUST BE AVAILABLE AT ALL TIMES ON THE JOB SITE DURING INSTALLATION. THE SUBSTRATES TO WHICH THE INSULATION IS APPLIED MUST BE CLEAN, DRY, AND FREE OF FROST, ICE, LOOSE DEBRIS, OR CONTAMINATES THAT WILL INTERFERE WITH ADHESION OF THE SPRAY FOAM INSULATION. THE INSULATION MUST BE APPLIED WHEN THE AMBIENT AND SUBSTRATE TEMPERATURE IS BETWEEN 40° F (4° C) AND 120° F (49° C), AND MUST BE PROTECTED FROM THE WEATHER DURING AND AFTER APPLICATION. THE INSULATION MUST NOT BE APPLIED IN ELECTRICAL BOXES.
2. ALL GABLE ENDS SHALL BE INSULATED WITH R-20 (5 1/2" THICKNESS) MINIMUM INSULATION, PER BUILDER SPECIFICATIONS.

Building Sections
Elevation A - Farmhouse

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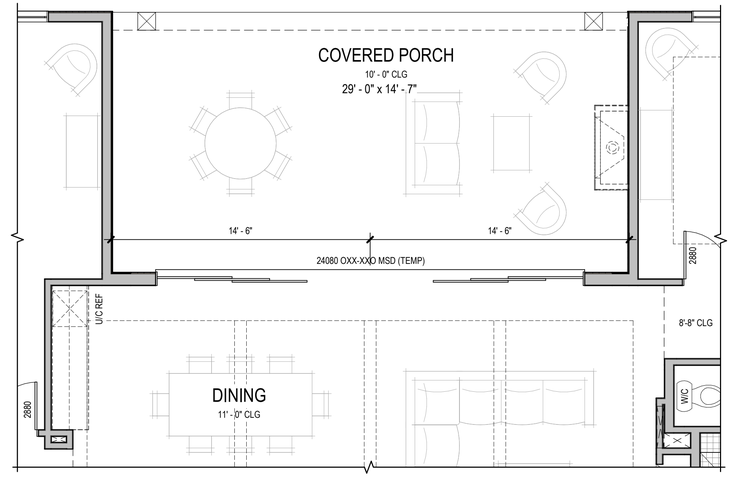
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BUILDING SECTIONS - ELEVATION A

PLAN 4
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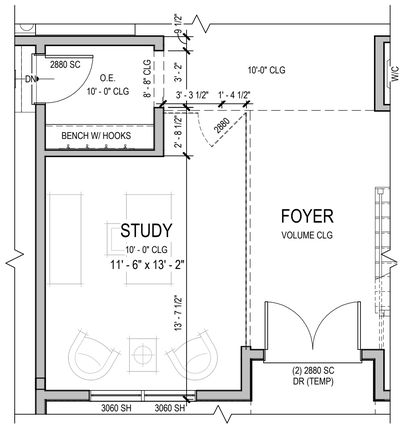
GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
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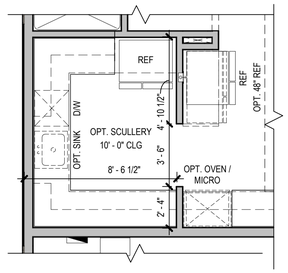
Opt. 24080 Slider

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



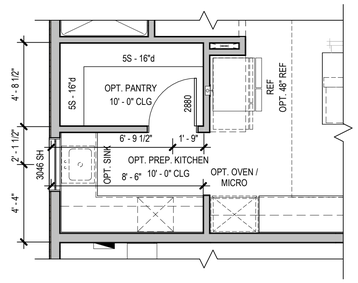
Opt. Glass Study

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



Opt. Scullery

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



Opt. Prep Kitchen

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

Floor Plan Options

PRELIMINARY

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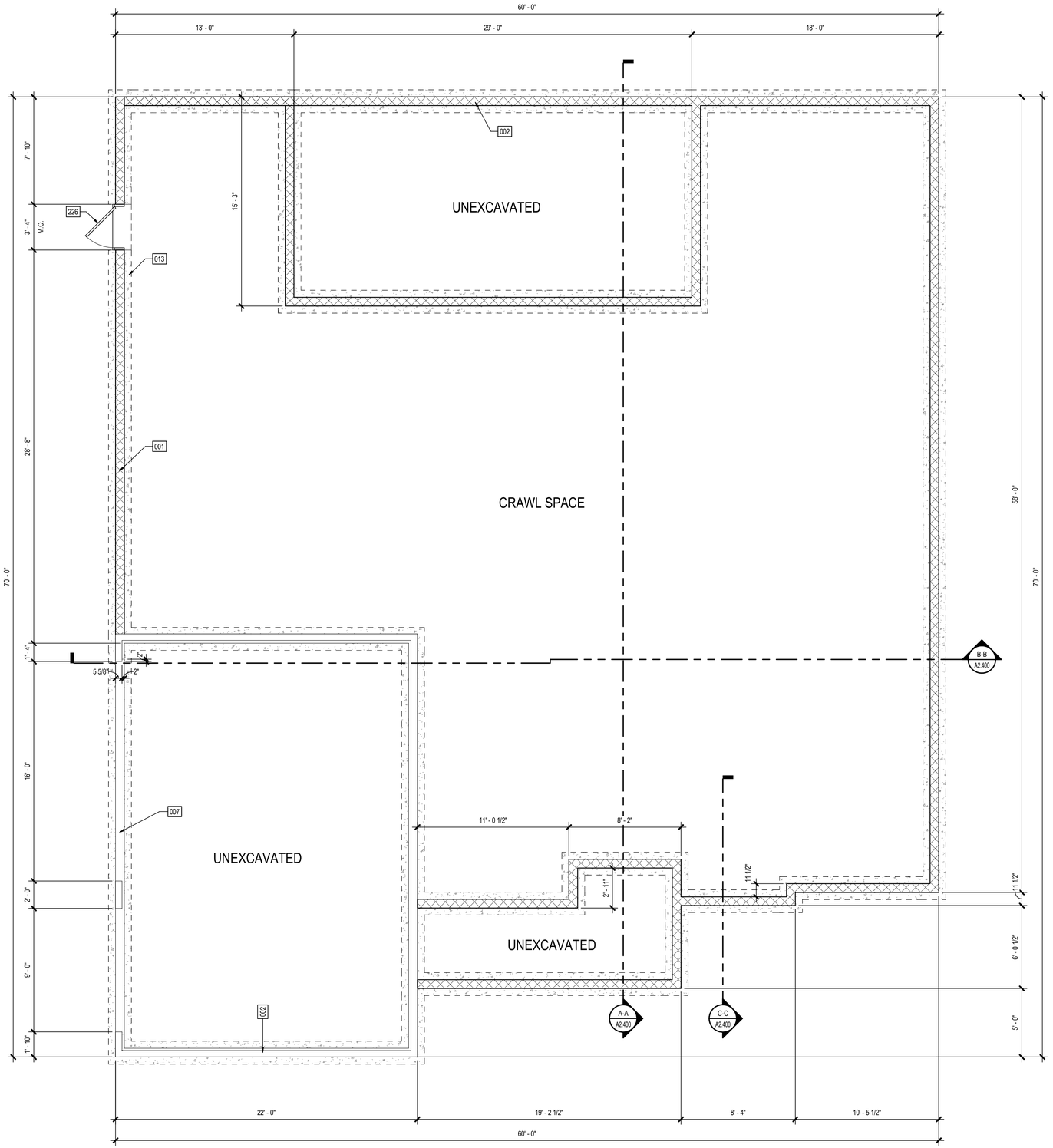
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FLOOR PLAN OPTIONS - ALL ELEVATIONS

PLAN 4
A1.900

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Foundation Plan - Elevation B

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

AREA SCHEDULE - STANDARD - ELEV B

AREA KEY	AREA NAME	AREA
ELEVATION B		
A	MAIN FLOOR LIVABLE	2664 SF
B	UPPER FLOOR LIVABLE	1058 SF
LIVABLE		3722 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	130 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1218 SF
ELEVATION B		4940 SF

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FOUNDATION KEYNOTES

001 8" CONCRETE FOUNDATION WALL PER STRUCTURAL.
002 8" CONCRETE FOUNDATION WALL w/ 2" GARAGE/PORCH SLAB BEARING AND 6" CONCRETE FOUNDATION WALL ABOVE, PER STRUCTURAL.
007 DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
013 CONCRETE FOOTING PER STRUCTURAL.

Elevation B - Traditional

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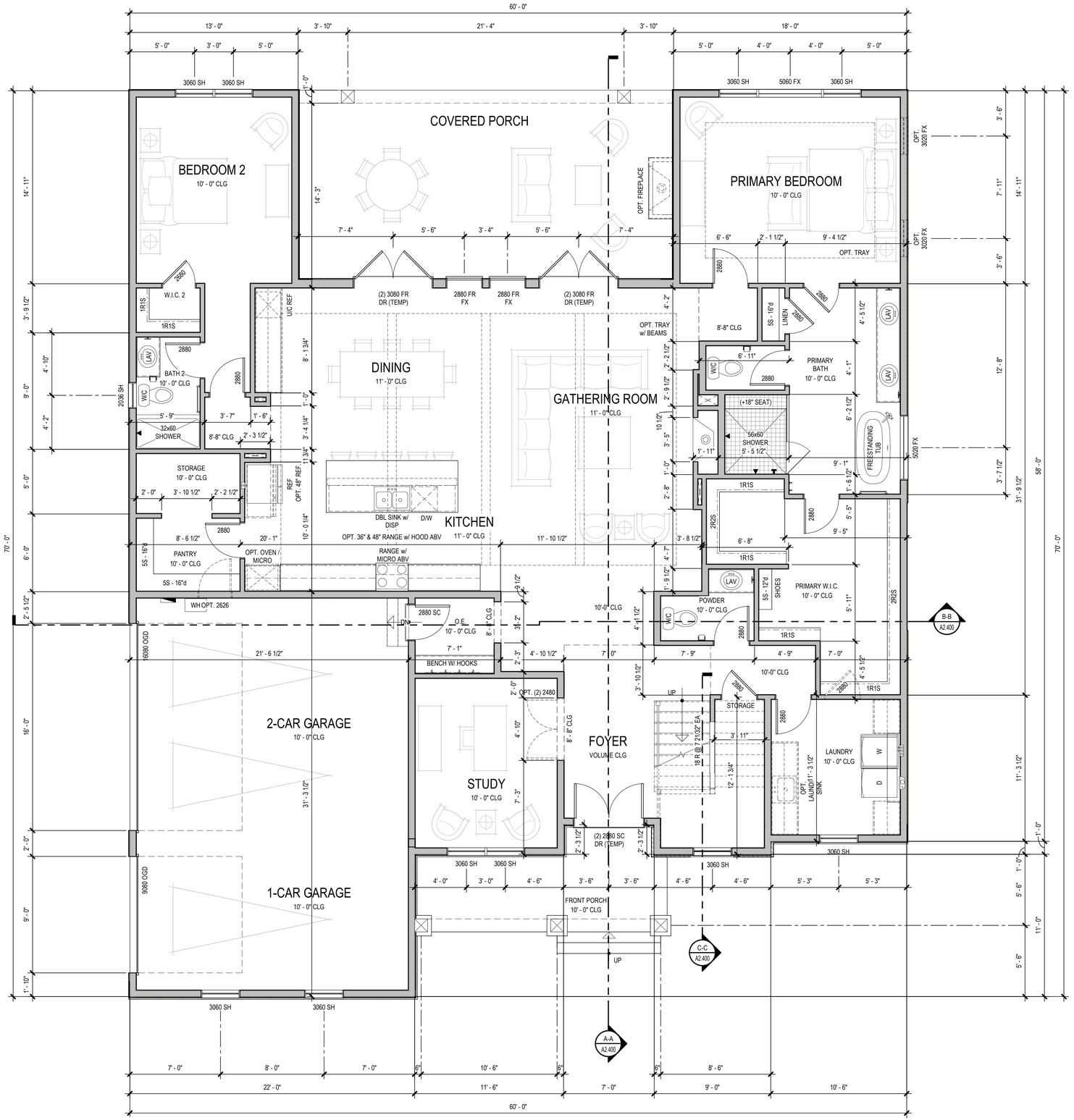
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FOUNDATION PLAN - ELEVATION B

PLAN 4
A2.100

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Main Floor Plan

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

AREA SCHEDULE - STANDARD - ELEV B

AREA KEY	AREA NAME	AREA
ELEVATION B		
A	MAIN FLOOR LIVABLE	2664 SF
B	UPPER FLOOR LIVABLE	1058 SF
LIVABLE		3722 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	130 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1218 SF
ELEVATION B		4940 SF

GENERAL FLOOR PLAN NOTES

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Elevation B - Traditional

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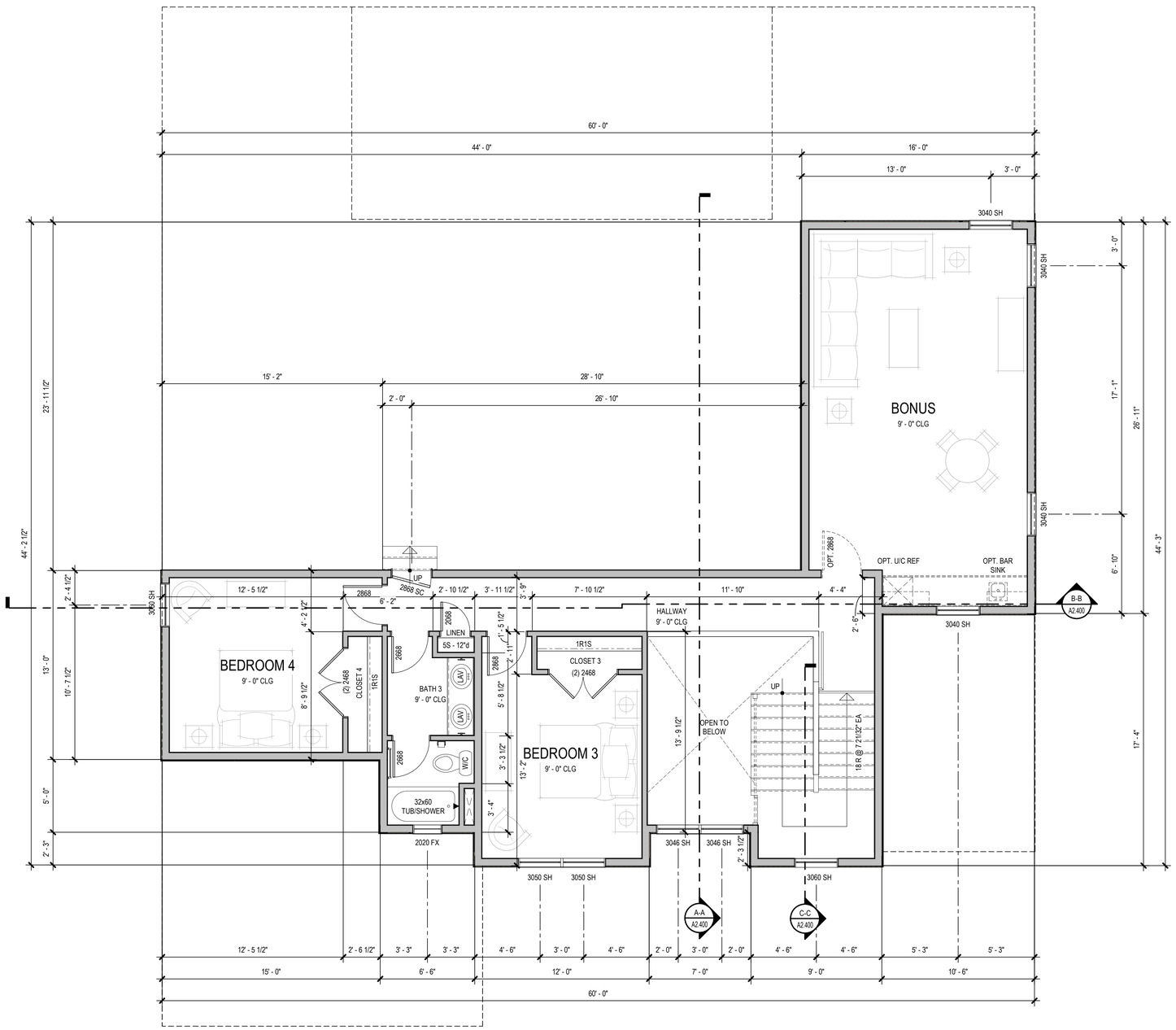
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MAIN FLOOR PLAN - ELEVATION B

PLAN 4
A2.110

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Upper Floor Plan

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

AREA SCHEDULE - STANDARD - ELEV B

AREA KEY	AREA NAME	AREA
ELEVATION B		
A	MAIN FLOOR LIVABLE	2664 SF
B	UPPER FLOOR LIVABLE	1058 SF
LIVABLE		3722 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	FRONT PORCH	130 SF
F	COVERED REAR PORCH	424 SF
NON-LIVABLE		1218 SF
ELEVATION B		4940 SF

GENERAL FLOOR PLAN NOTES

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I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

Elevation B - Traditional

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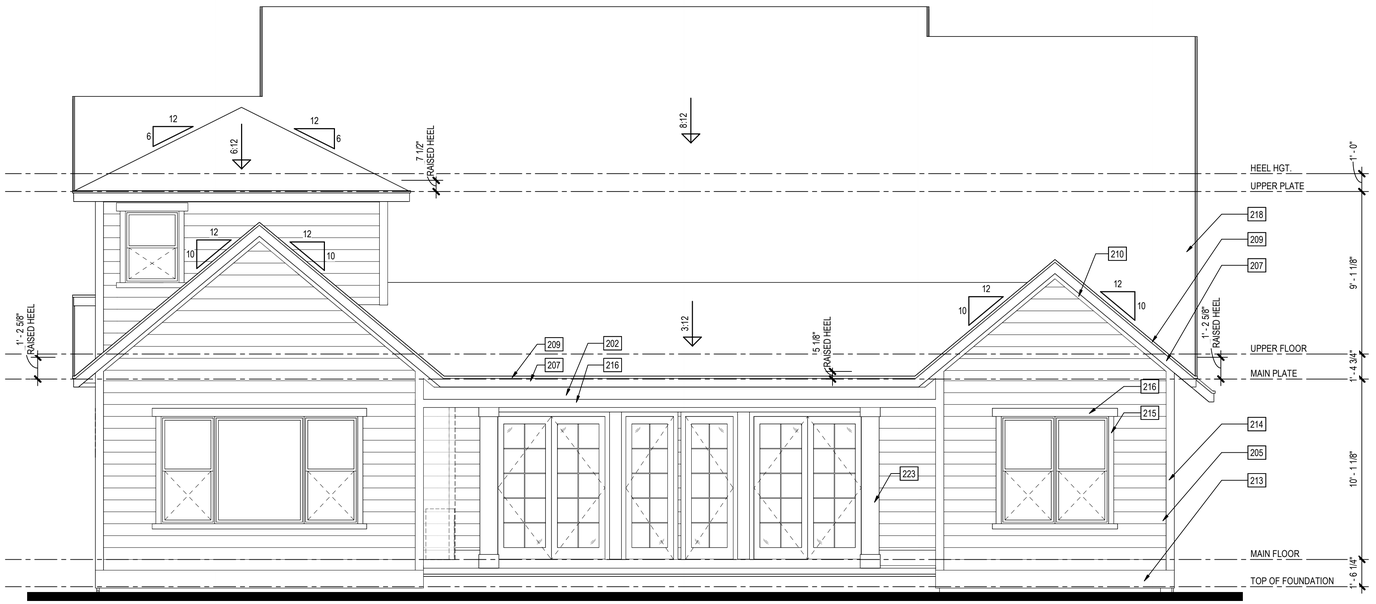
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UPPER FLOOR PLAN - ELEVATION B

PLAN 4
A2.120

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Rear Elevation

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



Front Elevation

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



Front Perspective

Elevation B - Traditional

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

201 DECORATIVE 5/4" x 6" BRACKET PER BUILDER SPECS.
202 FIBER CEMENT SMOOTH PANEL PRIMED.
203 2"+/- THICKNESS ADHERED STONE VENEER (SEE GENERAL NOTES IV.B) AS SELECTED BY DEVELOPER (ESR-2380 OR EQUAL). HEIGHT AS NOTED. SEE DETAILS.
204 3 1/4" HGT. x 3" DEPTH +/- STONE CAP AS SELECTED BY DEVELOPER.
205 LAP SIDING: HardiePlank 'SELECT CEDARMILL' LAP SIDING (ESR-2290) w/ 8" EXPOSURE, or EQUAL.
206 BOARD & BATTEN SIDING: HardieTrim 'RUSTIC' BATTEN BOARDS @ 16" o/c o/ HardiePanel 'SELECT CEDARMILL' VERTICAL SIDING.
207 FIBER CEMENT TRIM: 4/4" x 7 1/4" FASCIA.
209 FIBER CEMENT TRIM: 4/4" x 1 1/2" SHINGLE MOULDING/DRIP EDGE.
210 FIBER CEMENT TRIM: 5/4" x 5 1/2" FRIEZE BOARD.
213 FIBER CEMENT TRIM: 5/4" x 11 1/4" TRIM BAND.
214 FIBER CEMENT TRIM: 5/4" x 3 1/2" EXTERIOR CORNER BOARDS.
215 FIBER CEMENT TRIM: 5/4" x 3 1/2" TRIM WRAP.
216 FIBER CEMENT TRIM: 5/4" x 5 1/2" TRIM WRAP.
217 METAL ROOF SYSTEM PER BUILDER SPECS. INSTALL PER MANUFACTURER INSTRUCTIONS.
218 FIBERGLASS SHINGLE ROOF SYSTEM PER BUILDER SPECS. INSTALL PER MANUFACTURER INSTRUCTIONS.
221 3 1/2" WIDTH x 30" HEIGHT x 12" DEPTH DECORATIVE BRACKET.
223 9" x 9" +/- SITE BUILT COLUMN PER BUILDER SPECS.
224 DECORATIVE OVERHANG BRACKET BUILT PER BUILDER SPECS.
225 3 5/8"+/- THICKNESS BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
226 CRAWL SPACE DOOR - 36" x 36".

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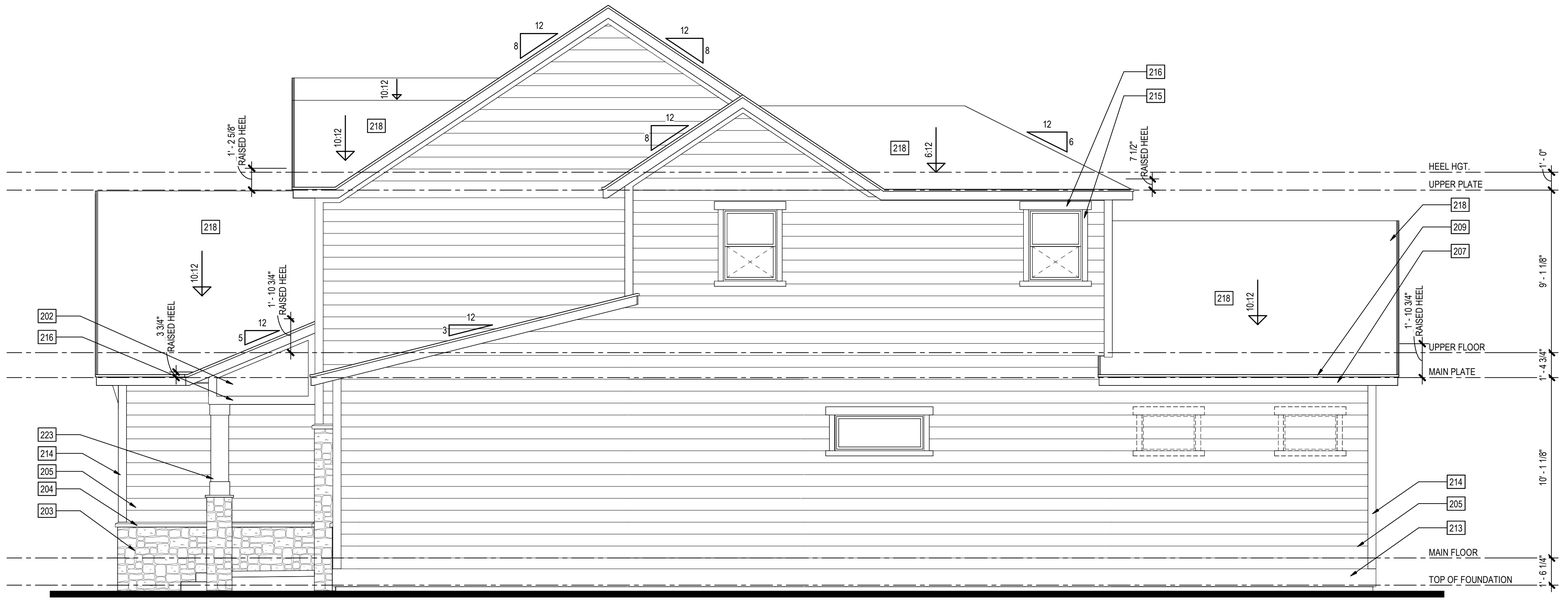
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EXTERIOR ELEVATIONS - ELEVATION B

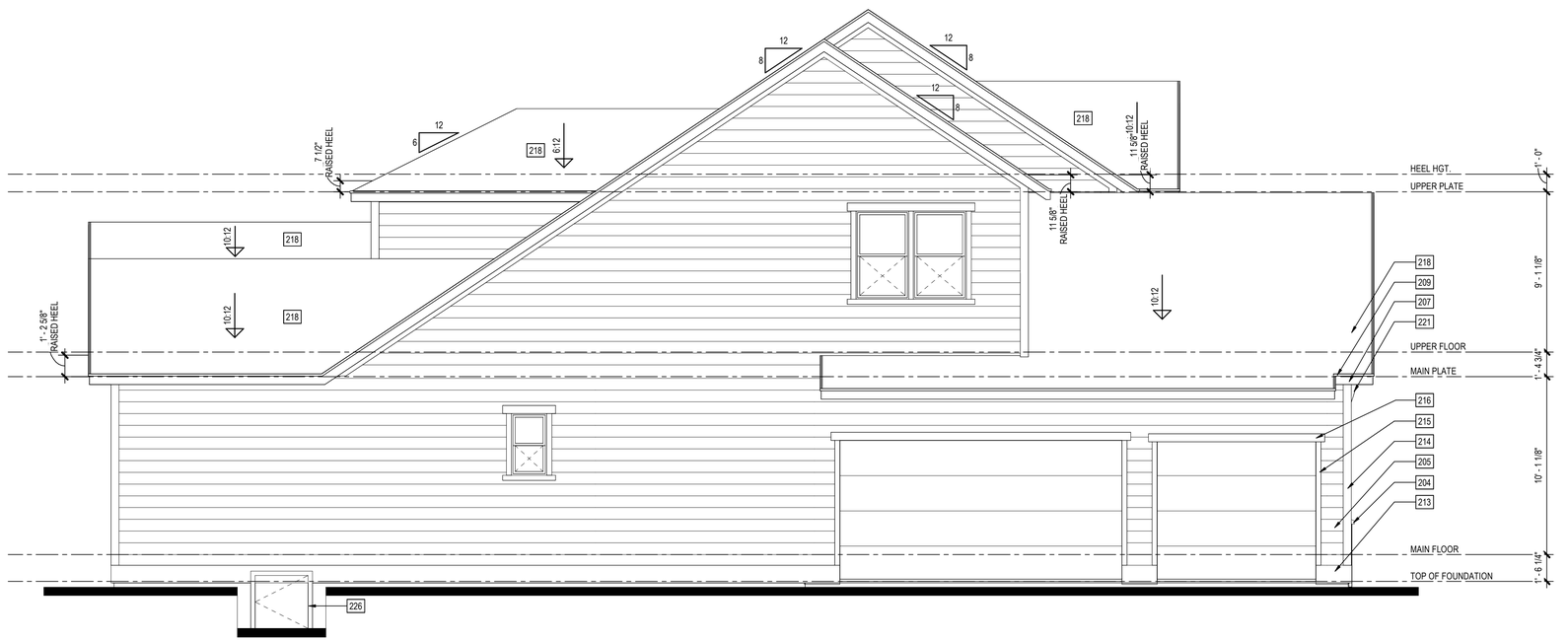
PLAN 4
A2.200

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Right Elevation

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



Left Elevation

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

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
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ALL ITEMS SHOWN ARE STANDARD U.N.O.

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224 DECORATIVE OVERHANG BRACKET BUILT PER BUILDER SPECS.
225 3 5/8"+/- THICKNESS BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
226 CRAWL SPACE DOOR - 36" x 36".

Elevation B - Traditional

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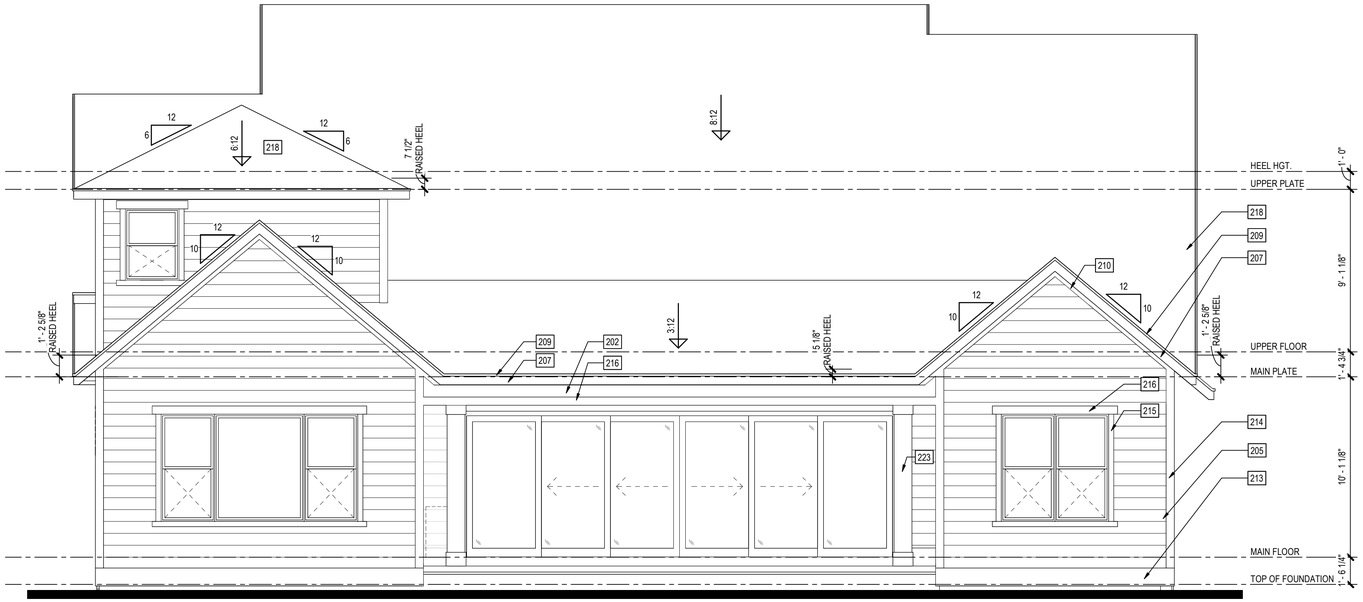
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EXTERIOR ELEVATIONS - ELEVATION B

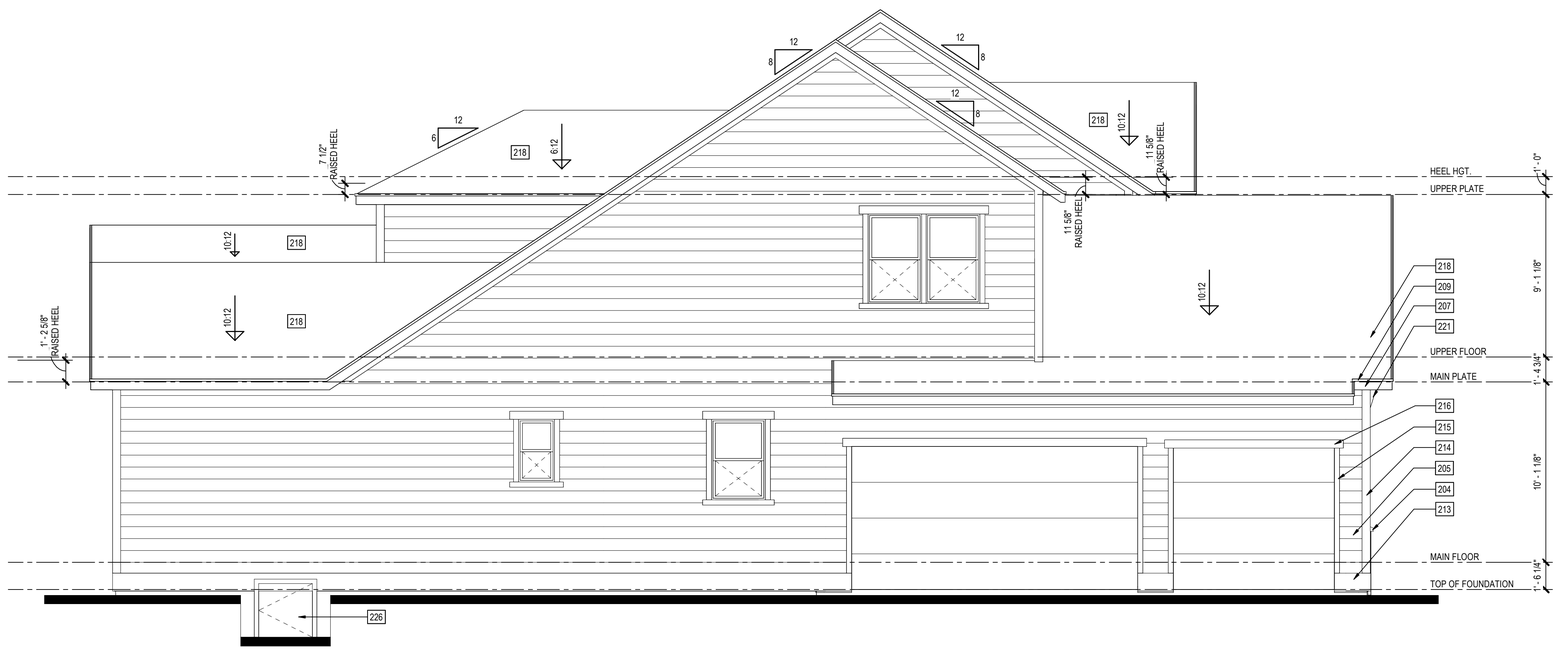
PLAN 4
A2.201

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Opt. 24080 Slider
Rear Elevation

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



Opt. Prep Kitchen
Left Elevation

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

EXTERIOR ELEVATION NOTES

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Elevation B - Traditional

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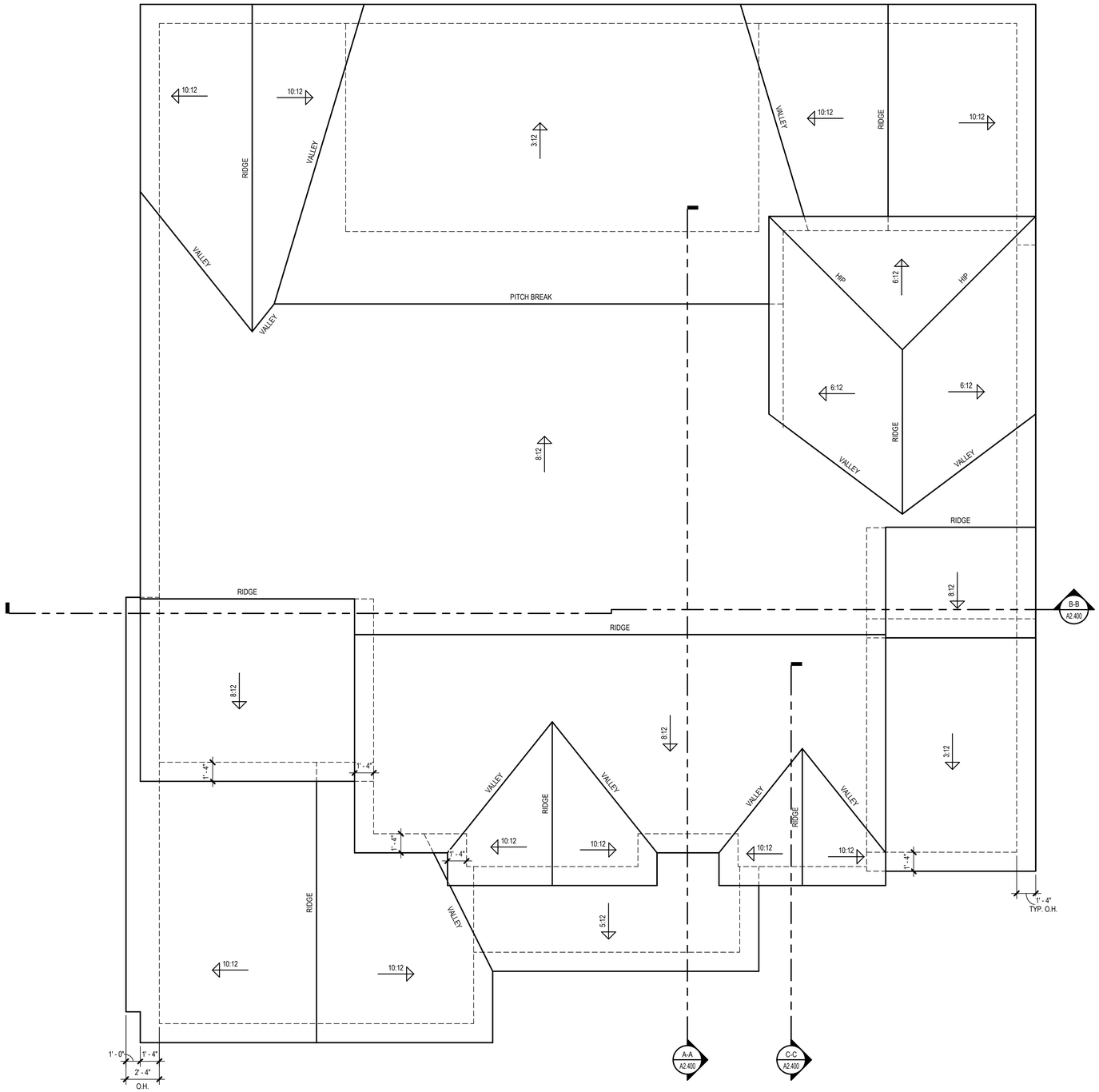
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EXTERIOR ELEVATIONS - ELEVATION B - OPT. FRENCH DOORS

PLAN 4
A2.202

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Roof Plan

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

Elevation B - Traditional

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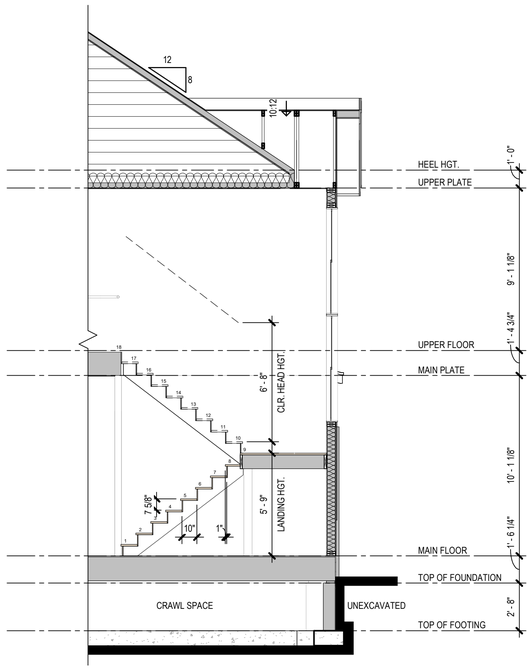
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ROOF PLAN - ELEVATION B

PLAN 4

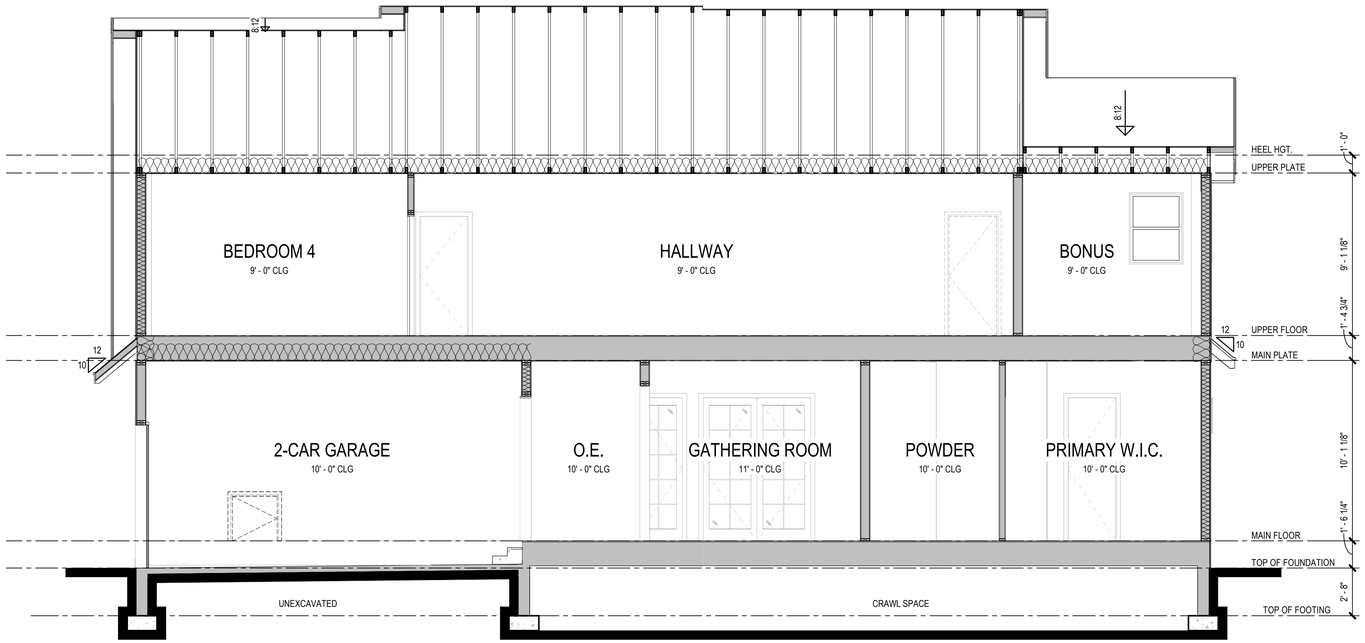
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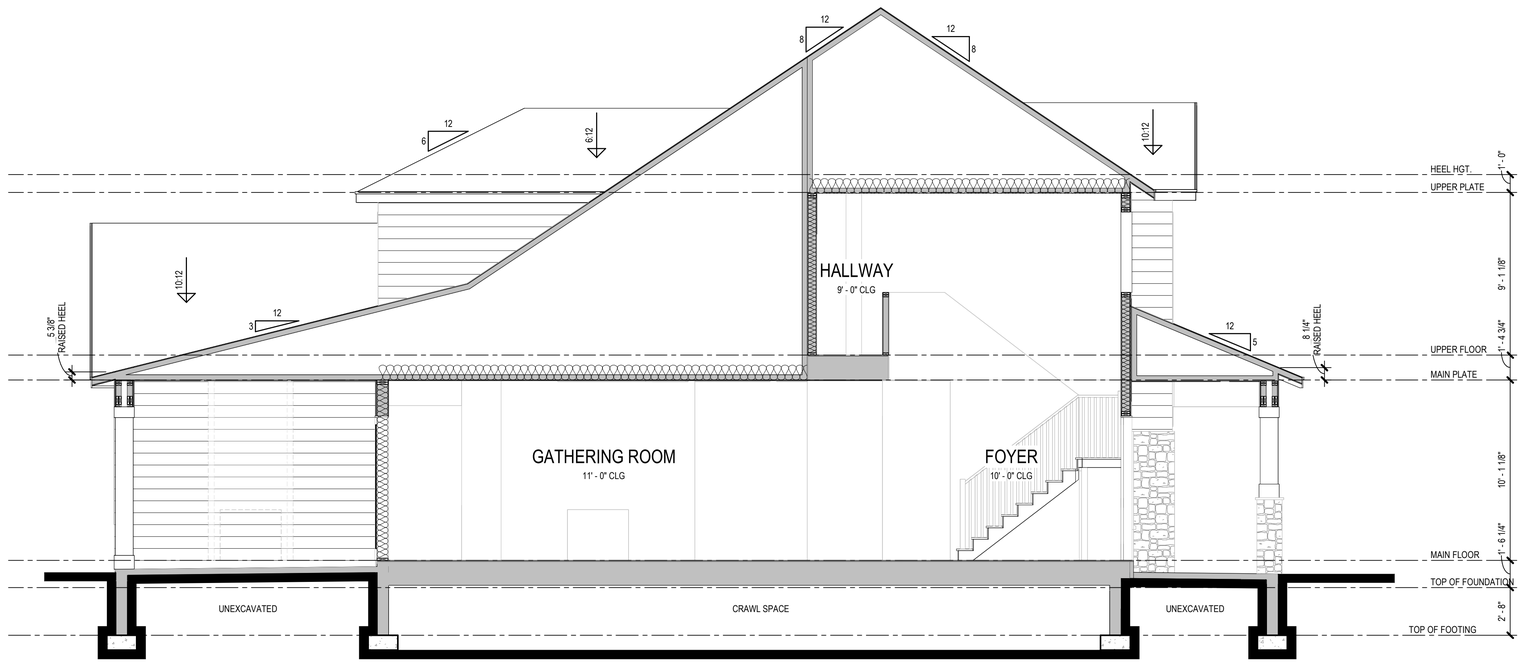
Section C-C

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



Section B-B

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



Section A-A

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

BUILDING SECTION NOTES

A. BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, DETAILS, AND CALCULATIONS BY OTHERS FOR ALL STRUCTURAL INFORMATION.

B. TYPICAL FOUNDATION CONSTRUCTION: FOUNDATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY, AND SHALL BE PER STRUCTURAL DRAWINGS AND DETAILS.

C. TYPICAL EXTERIOR WALL CONSTRUCTION: STUCCO SYSTEM ON 2x STUDS @ 16" o.c. MAXIMUM w/ INSULATION - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICC / ES NUMBERS.

D. TYPICAL ROOF CONSTRUCTION: CONCRETE TILE ROOF - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICC / ES NUMBERS. FRAMING MEMBERS PER STRUCTURAL DRAWINGS AND DETAILS.

E. TYPICAL FLOOR CONSTRUCTION (2-STORY): PER STRUCTURAL DRAWINGS AND DETAILS.

F. TYPICAL INTERIOR WALLS: 2x4 STUDS @ 24" o.c. (U.N.O.) AT NON-BEARING WALLS ONLY.

G. TYPICAL PLUMBING WALLS: 2x6 STUDS @ 24" o.c. (U.N.O.).

H. PROVIDE GYPSUM WALL BOARD WHERE REQUIRED - SEE GENERAL NOTES FOR SPECIFICATIONS.

I. PROVIDE SOLID BLOCKING @ POP-OUTS GREATER THAN 4" AS REQUIRED.

J. WHEN ATTIC INSULATION IS INSTALLED ON THE ROOF DECK, THERE SHALL BE NO HOLES CUT THROUGH OVER-FRAMING.

K. ALL VERTICAL WALLS SUBDIVIDING ATTIC SPACE SHALL BE INSULATED WITH R-13 (3 1/2" THICKNESS) MINIMUM INSULATION, PER BUILDER SPECIFICATIONS.

L. SPRAY FOAM ATTIC INSULATION INSTALLED PER ICC ESR-1926.
   1. ICYNENE INSULATION MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS AND THIS REPORT. A COPY OF THE INSTRUCTIONS MUST BE AVAILABLE AT ALL TIMES ON THE JOB SITE DURING INSTALLATION. THE SUBSTRATES TO WHICH THE INSULATION IS APPLIED MUST BE CLEAN, DRY, AND FREE OF FROST, ICE, LOOSE DEBRIS, OR CONTAMINATES THAT WILL INTERFERE WITH ADHESION OF THE SPRAY FOAM INSULATION. THE INSULATION MUST BE APPLIED WHEN THE AMBIENT AND SUBSTRATE TEMPERATURE IS BETWEEN 40° F (4° C) AND 120° F (49° C), AND MUST BE PROTECTED FROM THE WEATHER DURING AND AFTER APPLICATION. THE INSULATION MUST NOT BE APPLIED IN ELECTRICAL BOXES.
   2. ALL GABLE ENDS SHALL BE INSULATED WITH R-20 (5 1/2" THICKNESS) MINIMUM INSULATION, PER BUILDER SPECIFICATIONS.

Building Sections
Elevation B - Traditional

PRELIMINARY

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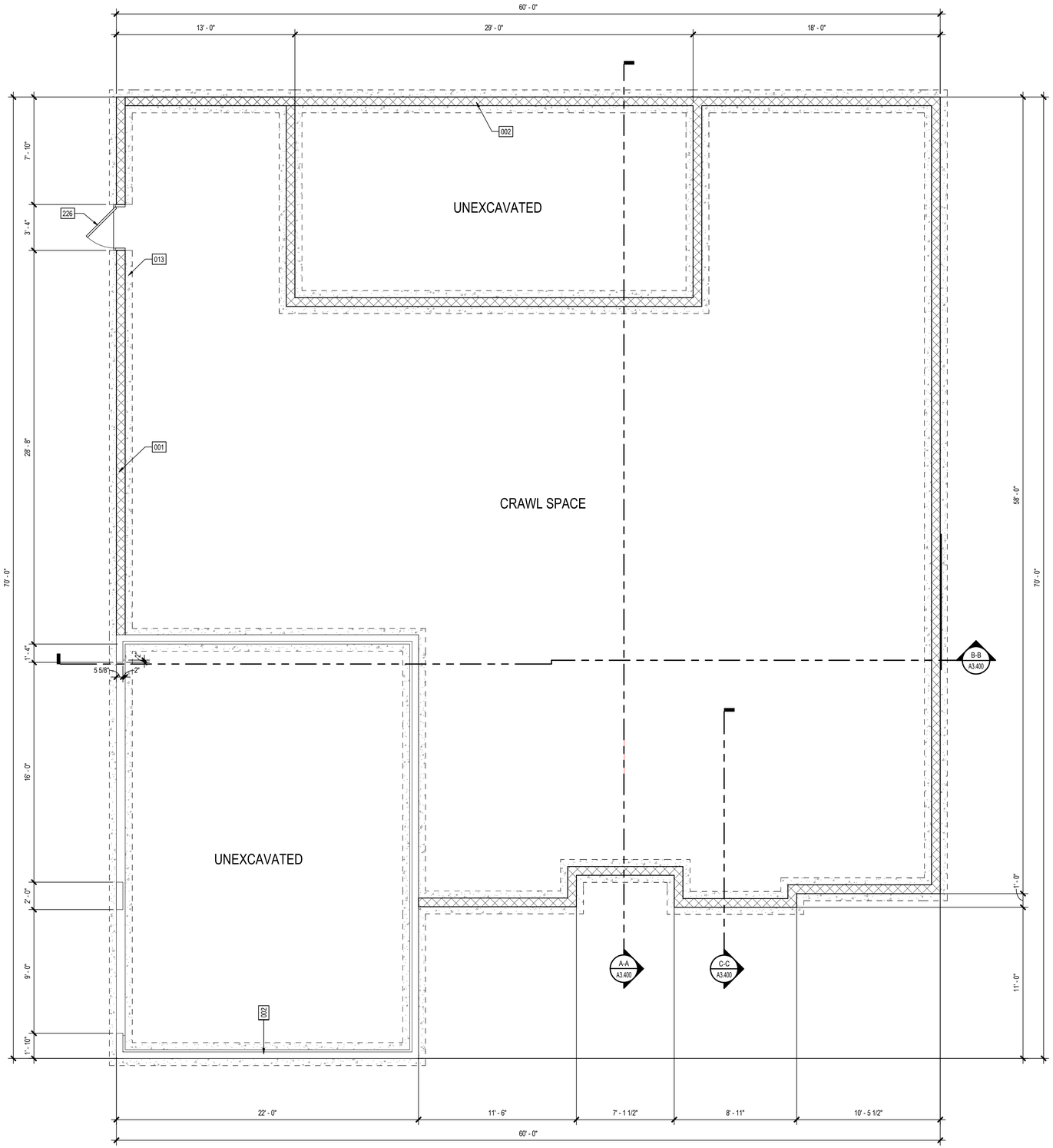
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BUILDING SECTIONS - ELEVATION B

PLAN 4
A2.400

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Foundation Plan - Elevation C

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

AREA SCHEDULE - STANDARD - ELEV C

AREA KEY	AREA NAME	AREA
ELEVATION C		
A	MAIN FLOOR LIVABLE	2682 SF
B	UPPER FLOOR LIVABLE	1057 SF
LIVABLE		3739 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	PORCH	30 SF
F	COVERED REAR PORCH	425 SF
NON-LIVABLE		1119 SF
ELEVATION C		4858 SF

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FOUNDATION KEYNOTES

001 8" CONCRETE FOUNDATION WALL PER STRUCTURAL.
002 8" CONCRETE FOUNDATION WALL w/ 2" GARAGE/PORCH SLAB BEARING AND 6" CONCRETE FOUNDATION WALL ABOVE, PER STRUCTURAL.
007 DROP TOP OF FOUNDATION AT OVERHEAD GARAGE DOOR.
013 CONCRETE FOOTING PER STRUCTURAL.

Elevation C - Transitional

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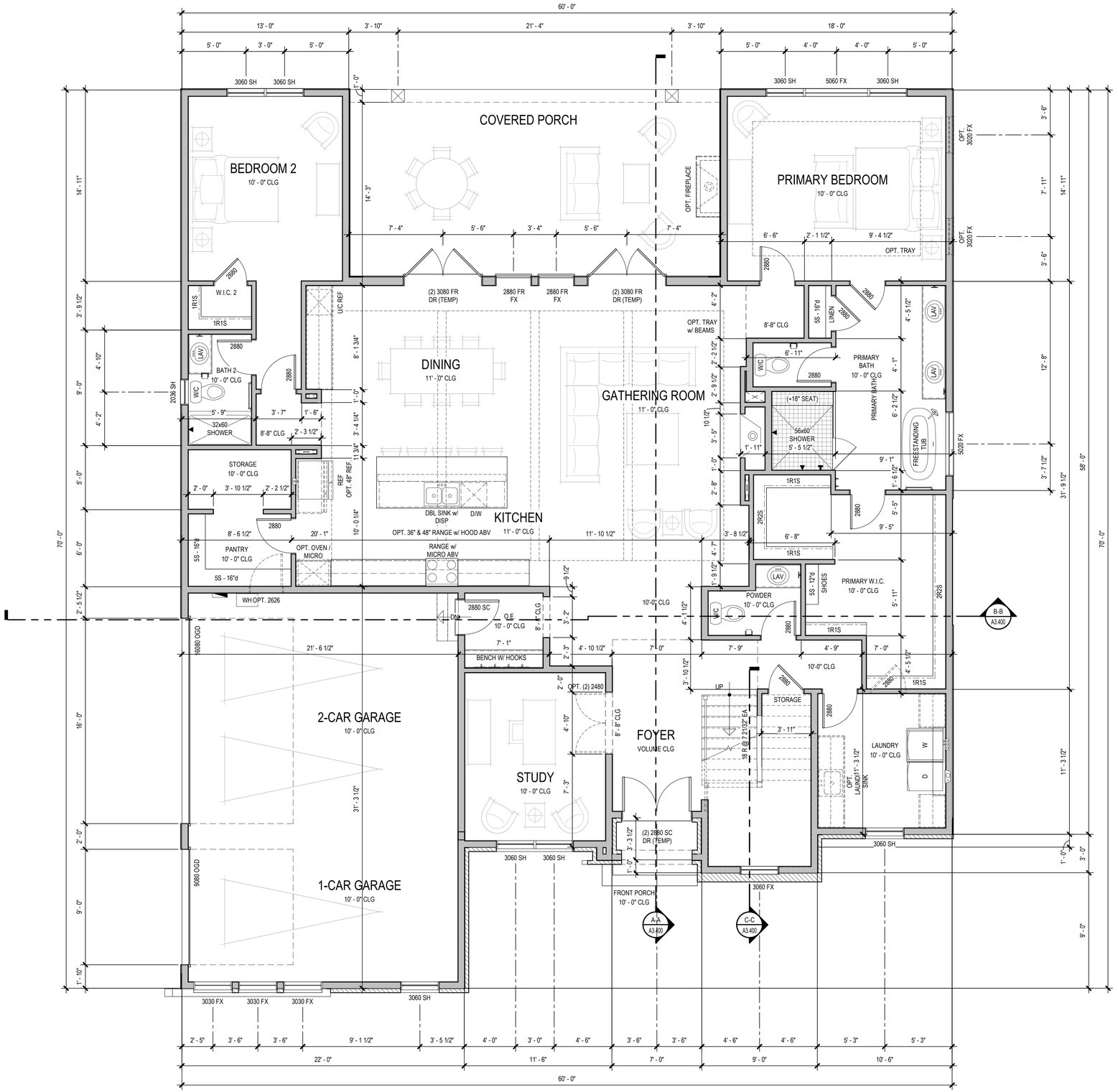
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FOUNDATION PLAN - ELEVATION C

PLAN 4
A3.100

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Main Floor Plan

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

AREA SCHEDULE - STANDARD - ELEV C

AREA KEY	AREA NAME	AREA
ELEVATION C		
A	MAIN FLOOR LIVABLE	2682 SF
B	UPPER FLOOR LIVABLE	1057 SF
LIVABLE		3739 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	PORCH	30 SF
F	COVERED REAR PORCH	425 SF
NON-LIVABLE		1119 SF
ELEVATION C		4858 SF

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

Elevation C - Transitional

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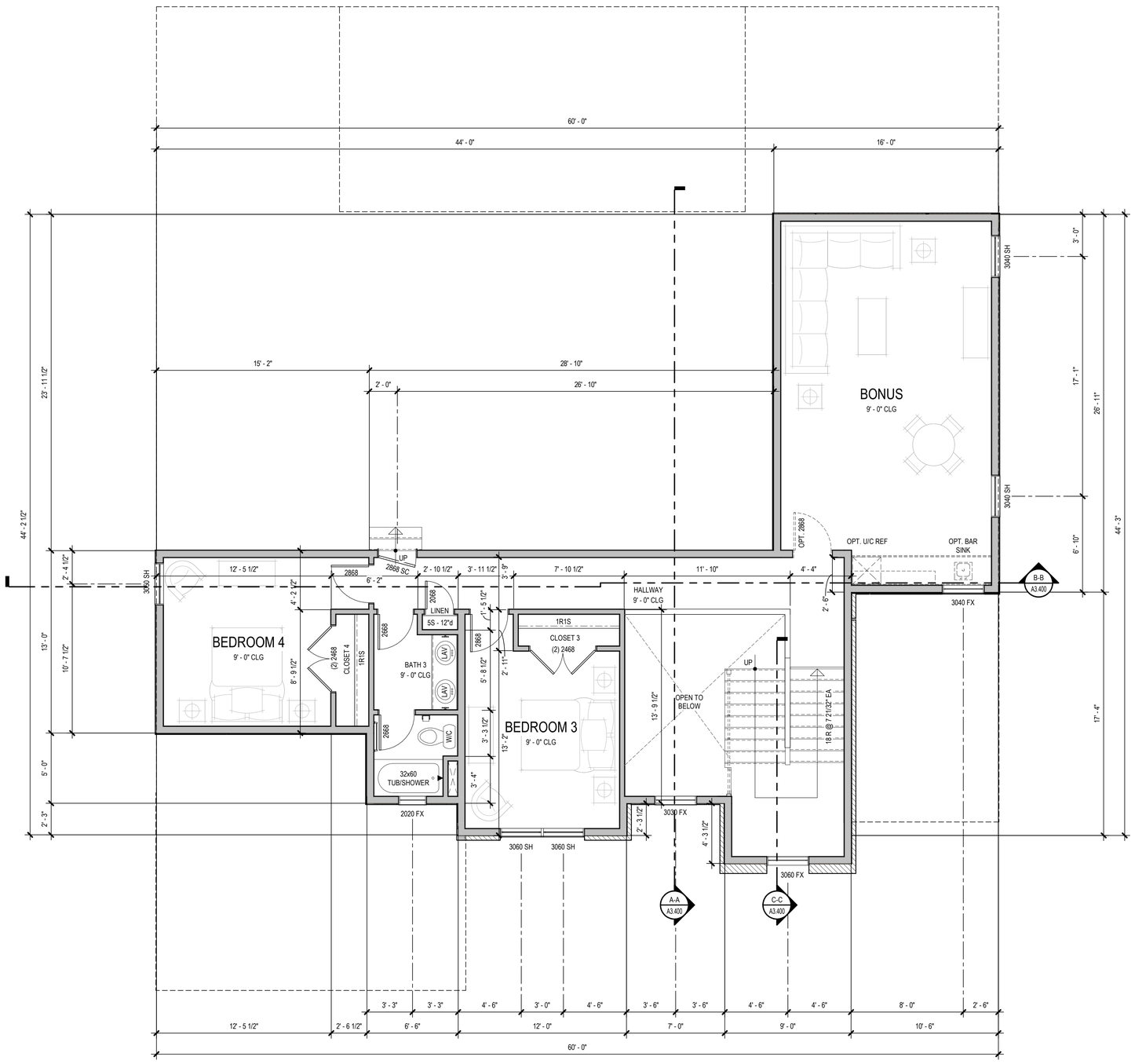
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MAIN FLOOR PLAN - ELEVATION C

PLAN 4
A3.110

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Upper Floor Plan

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

AREA SCHEDULE - STANDARD - ELEV C

AREA KEY	AREA NAME	AREA
ELEVATION C		
A	MAIN FLOOR LIVABLE	2682 SF
B	UPPER FLOOR LIVABLE	1057 SF
LIVABLE		3739 SF
C	2-CAR GARAGE	409 SF
D	1-CAR GARAGE	255 SF
E	PORCH	30 SF
F	COVERED REAR PORCH	425 SF
NON-LIVABLE		1119 SF
ELEVATION C		4858 SF

GENERAL FLOOR PLAN NOTES

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I. CENTER-LINE OF WATER CLOSET SHALL BE A MINUMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

Elevation C - Transitional

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UPPER FLOOR PLAN - ELEVATION C

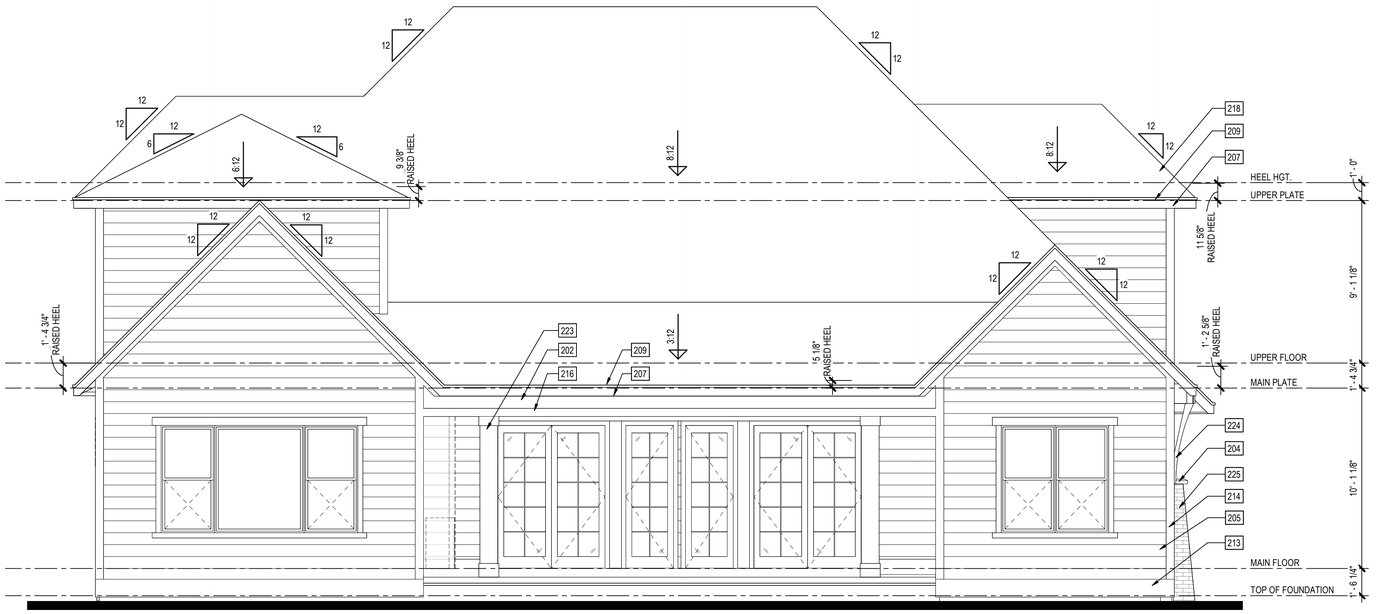
PLAN 4
A3.120

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EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.



Rear Elevation

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



Front Elevation

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



Front Perspective

Elevation C - Transitional

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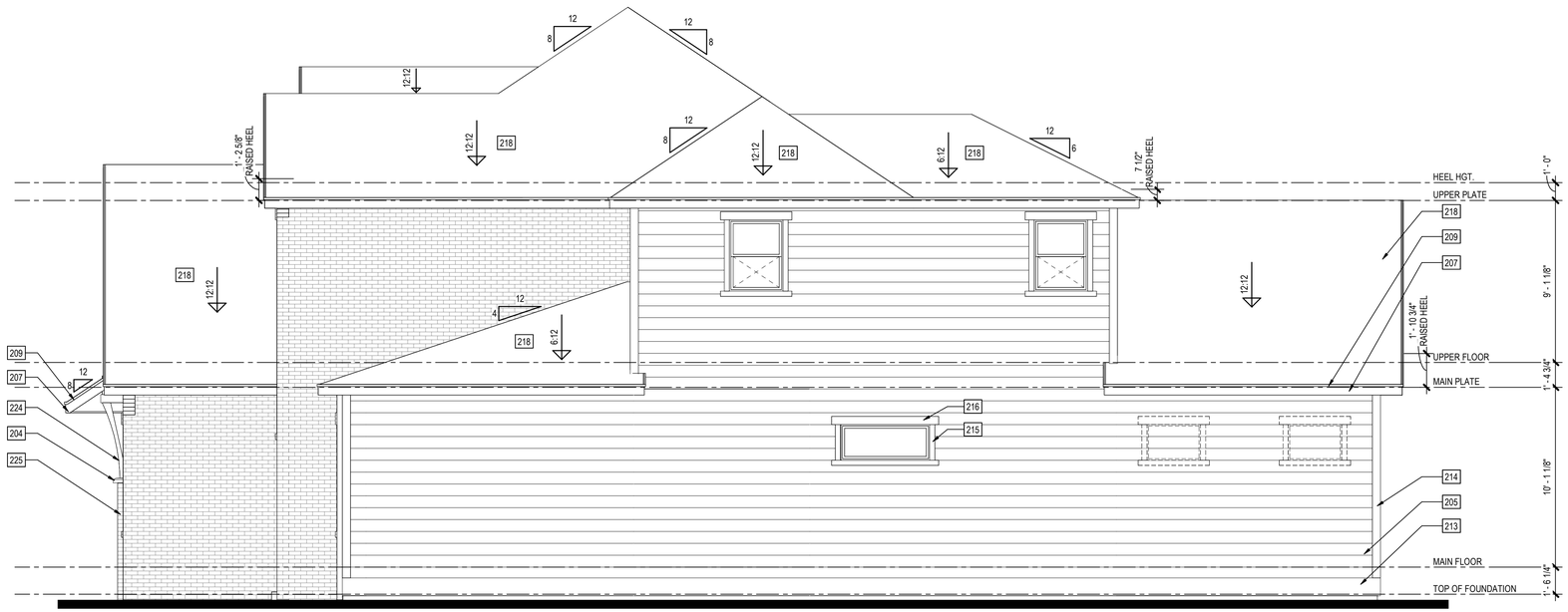
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EXTERIOR ELEVATIONS - ELEVATION C

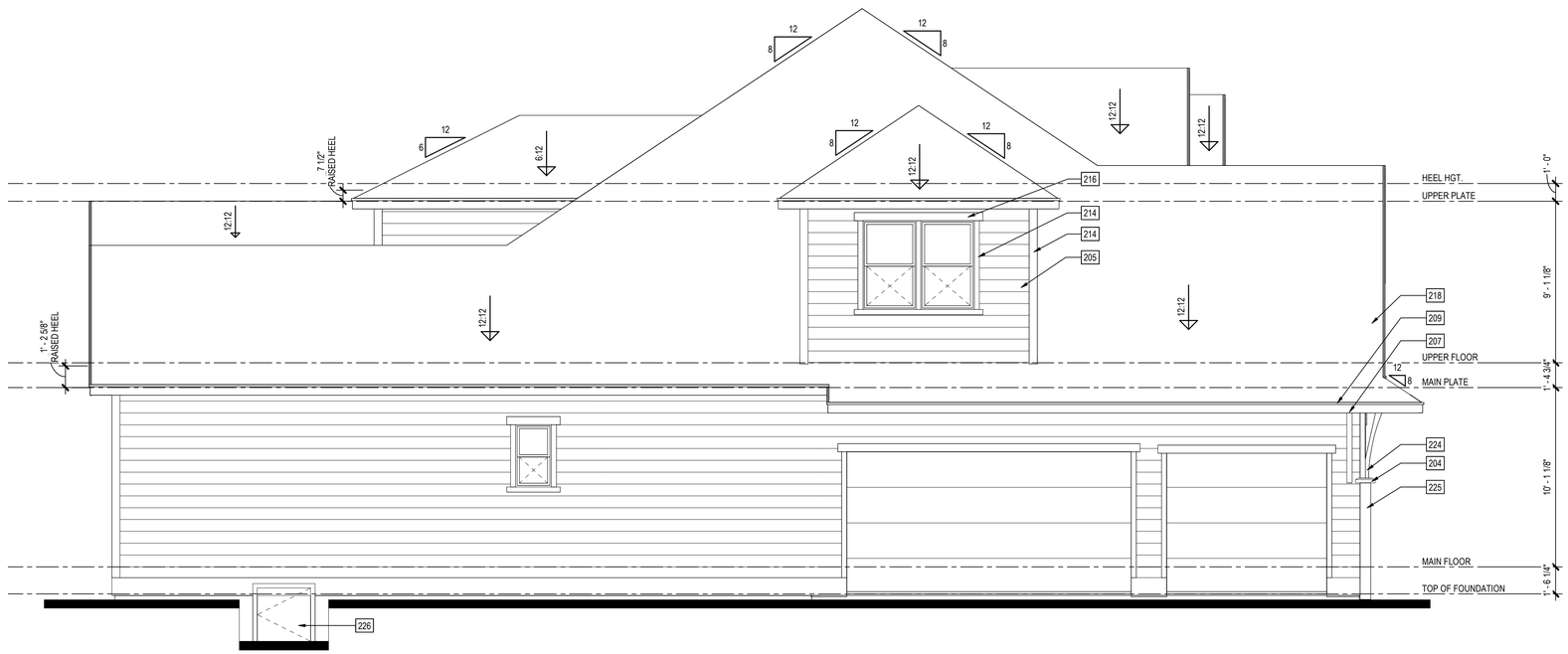
PLAN 4
A3.200

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Right Elevation

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



Left Elevation

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

Elevation C - Transitional

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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ALL ITEMS SHOWN ARE STANDARD U.N.O.

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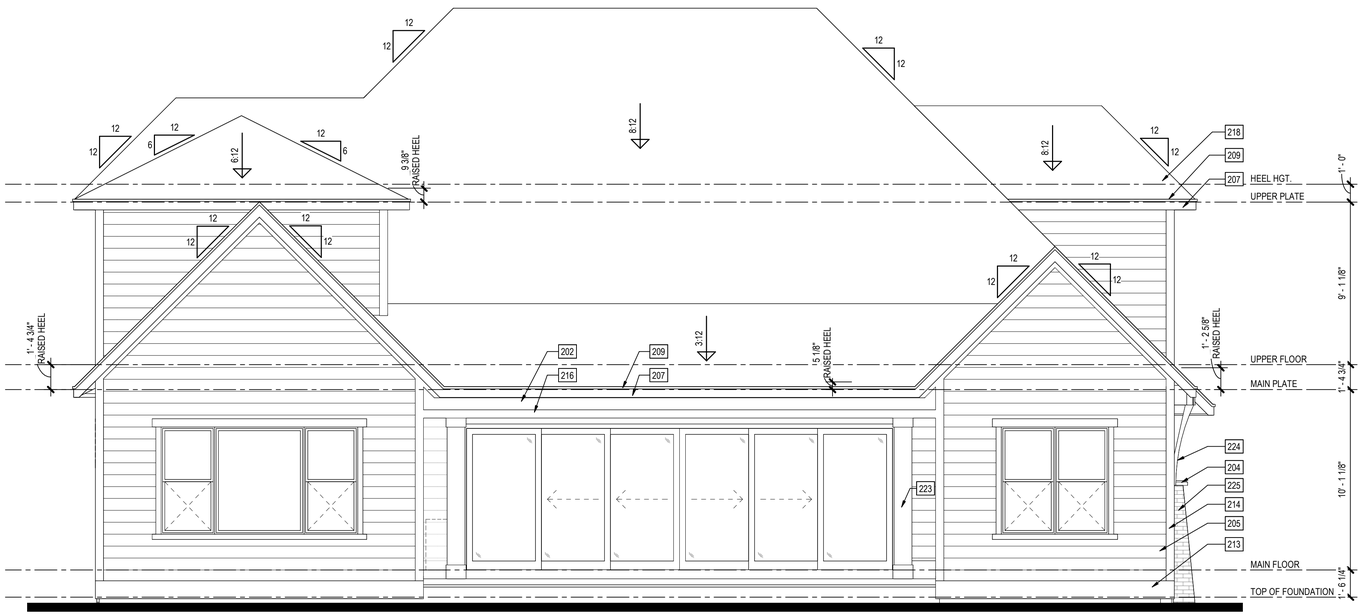
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EXTERIOR ELEVATIONS - ELEVATION C

PLAN 4

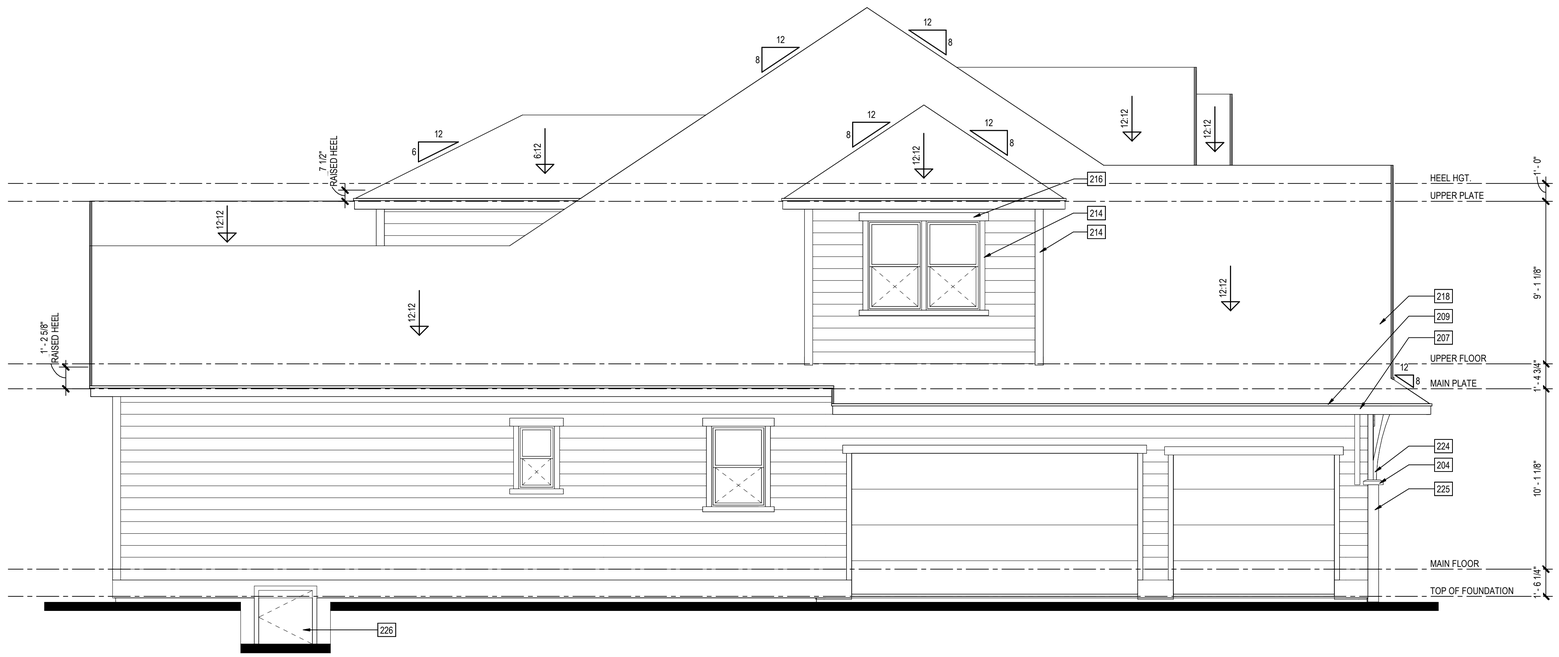
A3.201

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Opt. Slider
Rear Elevation

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



Opt. Prep Kitchen
Left Elevation

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

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

201 DECORATIVE 5/4" x 6" BRACKET PER BUILDER SPECS.
202 FIBER CEMENT SMOOTH PANEL PRIMED.
203 2"+/- THICKNESS ADHERED STONE VENEER (SEE GENERAL NOTES IV.B) AS SELECTED BY DEVELOPER (ESR-2380 OR EQUAL). HEIGHT AS NOTED. SEE DETAILS.
204 3 1/4" HGT. x 3" DEPTH +/- STONE CAP AS SELECTED BY DEVELOPER.
205 LAP SIDING: HardiePlank "SELECT CEDARMILL" LAP SIDING (ESR-2290) w/ 8" EXPOSURE, or EQUAL.
206 BOARD & BATTEN SIDING: HardieTrim 'RUSTIC' BATTEN BOARDS @ 16" o/c o/ HardiePanel "SELECT CEDARMILL' VERTICAL SIDING.
207 FIBER CEMENT TRIM: 4/4" x 7 1/4" FASCIA.
209 FIBER CEMENT TRIM: 4/4" x 1 1/2" SHINGLE MOULDING/DRIP EDGE.
210 FIBER CEMENT TRIM: 5/4" x 5 1/2" FRIEZE BOARD.
213 FIBER CEMENT TRIM: 5/4" x 11 1/4" TRIM BAND.
214 FIBER CEMENT TRIM: 5/4" x 3 1/2" EXTERIOR CORNER BOARDS.
215 FIBER CEMENT TRIM: 5/4" x 3 1/2" TRIM WRAP.
216 FIBER CEMENT TRIM: 5/4" x 5 1/2" TRIM WRAP.
217 METAL ROOF SYSTEM PER BUILDER SPECS. INSTALL PER MANUFACTURER INSTRUCTIONS.
218 FIBERGLASS SHINGLE ROOF SYSTEM PER BUILDER SPECS. INSTALL PER MANUFACTURER INSTRUCTIONS.
221 3 1/2" WIDTH x 30" HEIGHT x 12" DEPTH DECORATIVE BRACKET.
223 9" x 9" +/- SITE BUILT COLUMN PER BUILDER SPECS.
224 DECORATIVE OVERHANG BRACKET BUILT PER BUILDER SPECS.
225 3 5/8"+/- THICKNESS BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
226 CRAWL SPACE DOOR - 36" x 36".

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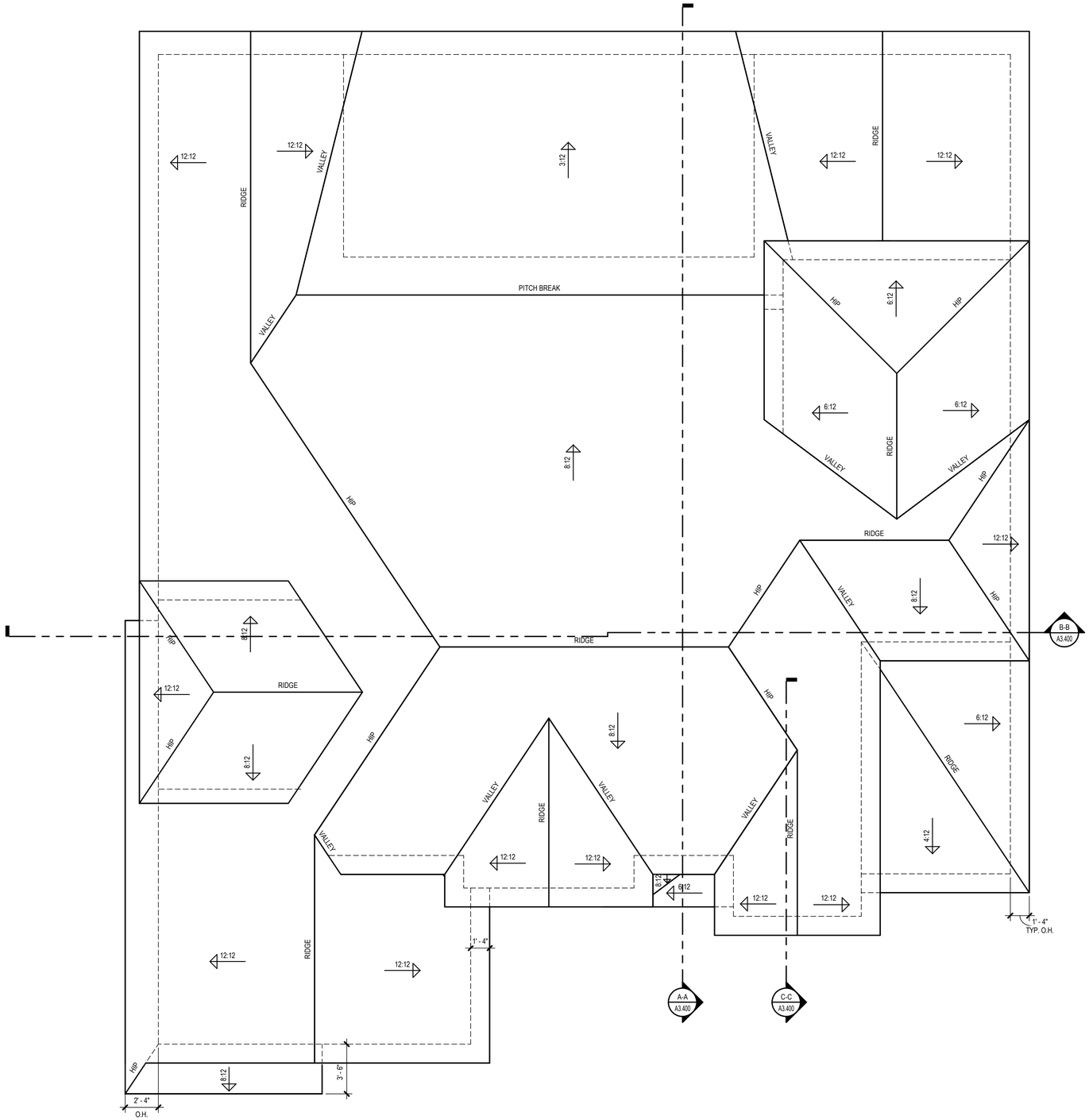
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EXTERIOR ELEVATIONS - ELEVATION C - OPT. FRENCH DOORS

PLAN 4
A3.202

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Roof Plan

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

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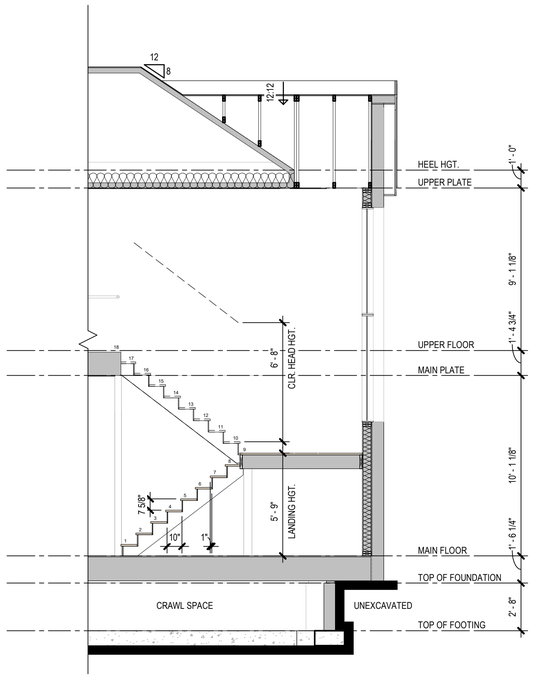
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ROOF PLAN - ELEVATION C

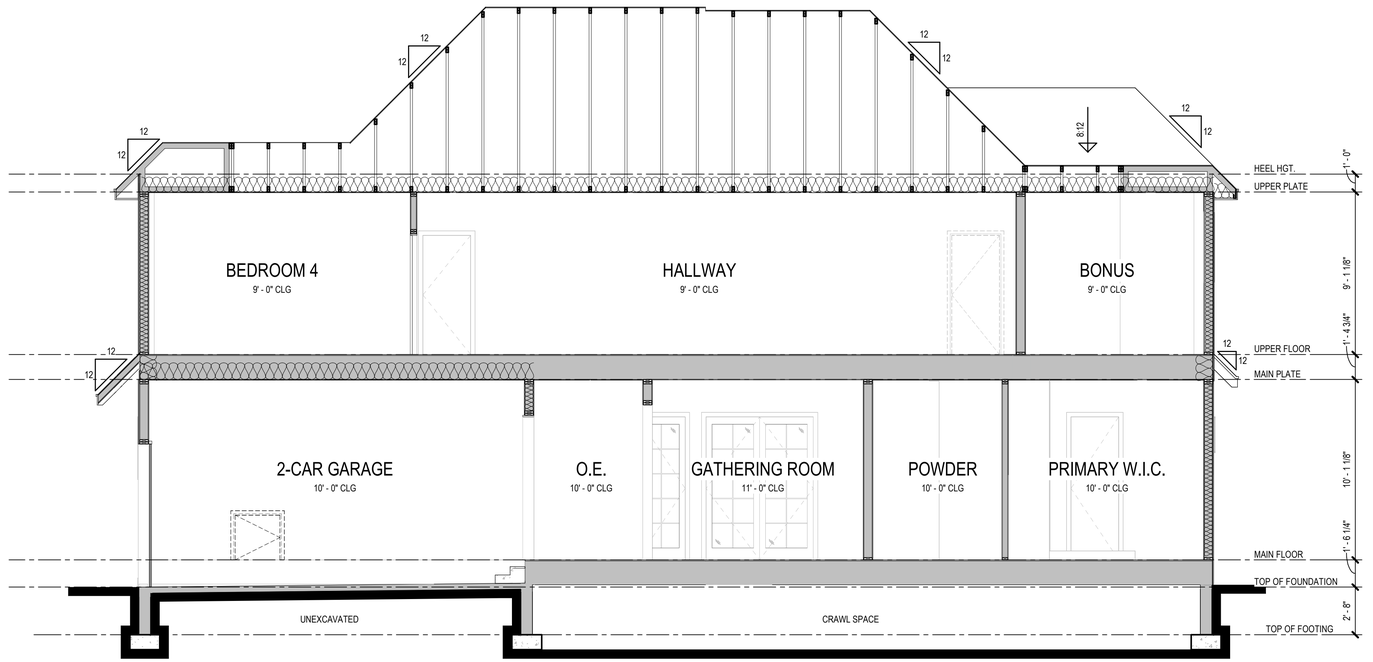
PLAN 4
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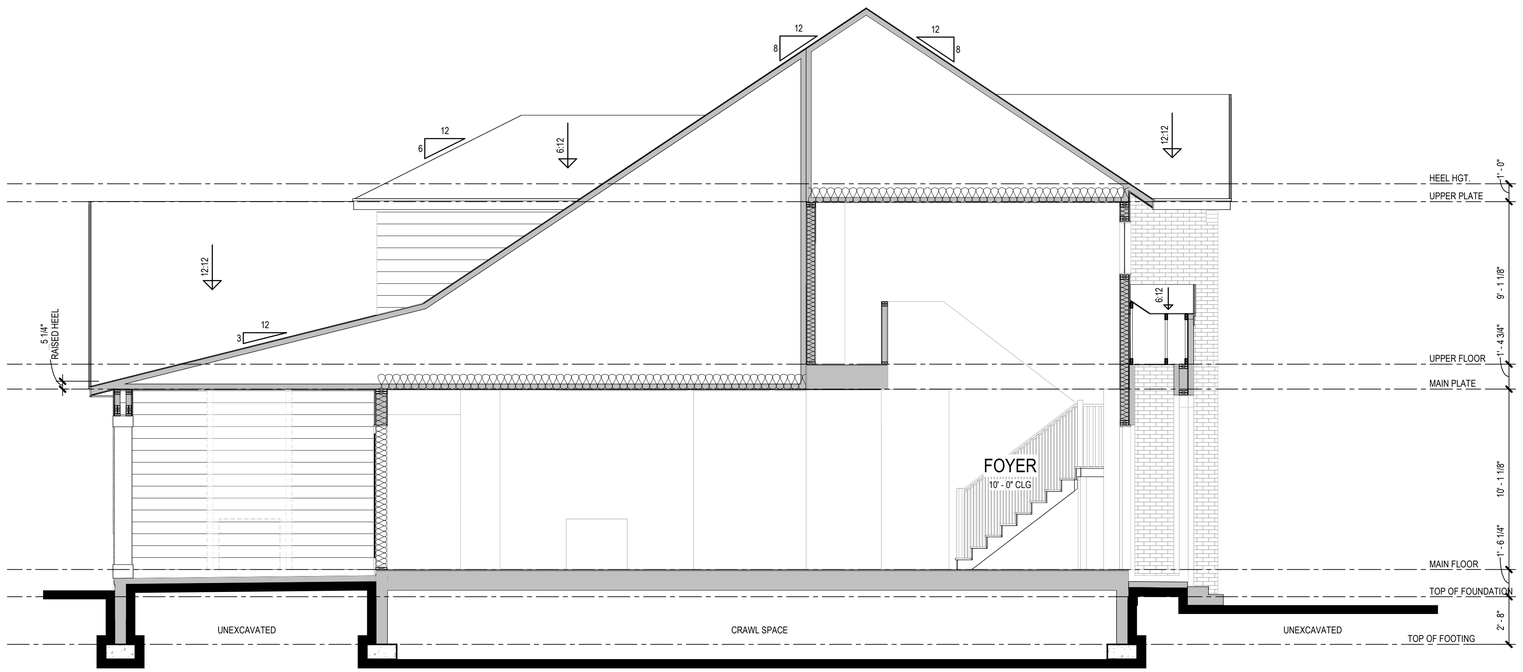
Section C-C

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



Section B-B

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



Section A-A

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

BUILDING SECTION NOTES

A. BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, DETAILS, AND CALCULATIONS BY OTHERS FOR ALL STRUCTURAL INFORMATION.

B. TYPICAL FOUNDATION CONSTRUCTION: FOUNDATION SHOWN IS FOR GRAPHIC REPRESENTATION ONLY, AND SHALL BE PER STRUCTURAL DRAWINGS AND DETAILS.

C. TYPICAL EXTERIOR WALL CONSTRUCTION: STUCCO SYSTEM ON 2x STUDS @ 16" o.c. MAXIMUM w/ INSULATION - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICC / ES NUMBERS.

D. TYPICAL ROOF CONSTRUCTION: CONCRETE TILE ROOF - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICC / ES NUMBERS. FRAMING MEMBERS PER STRUCTURAL DRAWINGS AND DETAILS.

E. TYPICAL FLOOR CONSTRUCTION (2-STORY): PER STRUCTURAL DRAWINGS AND DETAILS.

F. TYPICAL INTERIOR WALLS: 2x4 STUDS @ 24" o.c. (U.N.O.) AT NON-BEARING WALLS ONLY.

G. TYPICAL PLUMBING WALLS: 2x6 STUDS @ 24" o.c. (U.N.O.).

H. PROVIDE GYPSUM WALL BOARD WHERE REQUIRED - SEE GENERAL NOTES FOR SPECIFICATIONS.

I. PROVIDE SOLID BLOCKING @ POP-OUTS GREATER THAN 4" AS REQUIRED.

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K. ALL VERTICAL WALLS SUBDIVIDING ATTIC SPACE SHALL BE INSULATED WITH R-13 (3 1/2" THICKNESS) MINIMUM INSULATION, PER BUILDER SPECIFICATIONS.

L. SPRAY FOAM ATTIC INSULATION INSTALLED PER ICC ESR-1926.
   1. ICYNENE INSULATION MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS AND THIS REPORT. A COPY OF THE INSTRUCTIONS MUST BE AVAILABLE AT ALL TIMES ON THE JOB SITE DURING INSTALLATION. THE SUBSTRATES TO WHICH THE INSULATION IS APPLIED MUST BE CLEAN, DRY, AND FREE OF FROST, ICE, LOOSE DEBRIS, OR CONTAMINATES THAT WILL INTERFERE WITH ADHESION OF THE SPRAY FOAM INSULATION. THE INSULATION MUST BE APPLIED WHEN THE AMBIENT AND SUBSTRATE TEMPERATURE IS BETWEEN 40° F (4° C) AND 120° F (49° C), AND MUST BE PROTECTED FROM THE WEATHER DURING AND AFTER APPLICATION. THE INSULATION MUST NOT BE APPLIED IN ELECTRICAL BOXES.
   2. ALL GABLE ENDS SHALL BE INSULATED WITH R-20 (5 1/2" THICKNESS) MINIMUM INSULATION, PER BUILDER SPECIFICATIONS.

Building Sections
Elevation C - Transitional

PRELIMINARY

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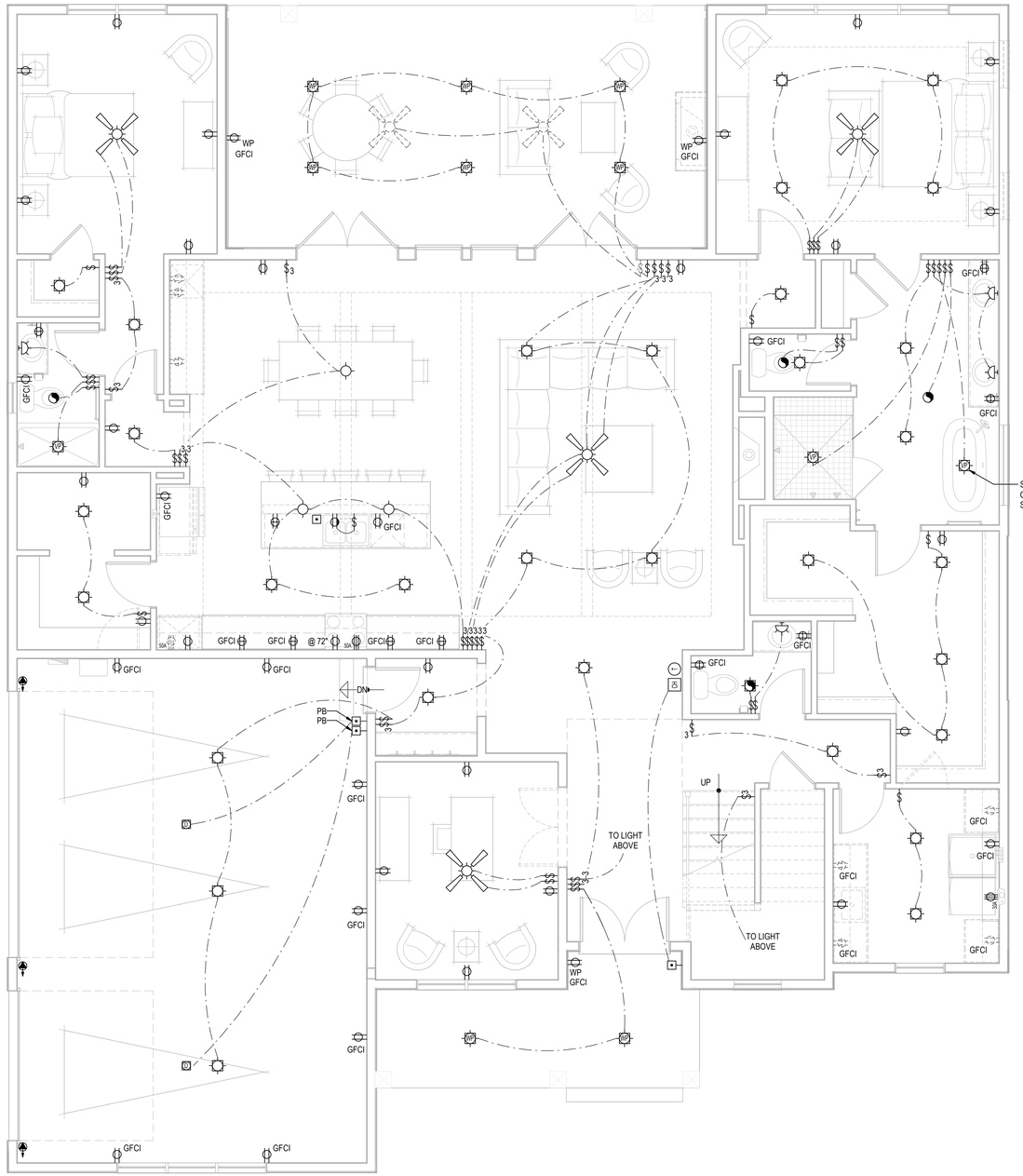
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BUILDING SECTIONS - ELEVATION C

PLAN 4
A3.400

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NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.



Main Floor Electrical Plan - Elevation A

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- WP/GFCI WEATHERPROOF DUPLEX OUTLET
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- PB PUSH BUTTON
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- WP RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WP RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED RECESSED LED LIGHT FIXTURE
- SD 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR
- SD/CO COMBO 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- J JUNCTION BOX
- T THERMOSTAT
- CH DOOR CHIMES
- TV TELEVISION
- AL ALARM SYSTEM PANEL
- ALARM SYSTEM SIREN

GENERAL ELECTRICAL NOTES

A. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
B. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY 2018 IRC E3901 & E3902 AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
C. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS.
D. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
E. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
F. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER IRC SECTION E3902.16.
G. FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED AND COMPLY w/ 2018 IRC E4003.12 REGARDING DISTANCES AND TYPE OF FIXTURE.
H. KITCHEN OVEN / RANGE AND ELECTRIC DRYER SHALL BE SUPPLIED BY 4-WIRE RECEPTACLE.
I. ALL RECEPTACLE AND FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY PER 2018 IRC E3902.
J. ALL PRE-WIRED, CEILING-MOUNTED OUTLET BOXES SHALL BE LISTED IN ACCORDANCE WITH 2018 IRC E3905.8 TO SUPPORT A CEILING FAN, WHERE ACCEPTABLE. CEILING FANS NOT EXCEEDING 70 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED FOR SUCH USE PER 2018 IRC SECTION E3905.8.
K. CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS PER 2018 IRC SECTION E4003.9.
L. SPAS AND HYDRO-MASSAGE TUBS SHALL COMPLY WITH 2018 IRC SECTIONS E4208 & E4209.
M. ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION.
N. ARTIFICIAL LIGHTING MUST BE CAPABLE OF ILLUMINATION NO LESS THAN 1 FOOT-CANDLE, MEASURED AT CENTER OF TREADS AND LANDINGS
O. PROVIDE TAMPER RESISTANT RECEPTACLES PER IRC SECTION E4002.14. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT: 1) RECEPTACLES LOCATED MORE THAN 5'-6" ABOVE THE FLOOR. 2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE. 3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED, AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER.
P. PROVIDE DISCONNECT AT ALL HVAC EQUIPMENT WITH CLEAR ACCESS 30" WIDE BY 36" IN FRONT, WITHIN LINE OF SIGHT OF EQUIPMENT.
Q. OUTLET BOXES IN WALLS USED AS LUMINAIRE OR LAMPHOLDER OR CEILING OUTLET BOXES USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS, EXCEPT WALL OUTLETS WHEN PROPERLY LABELED.
R. LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRTIGHT, TYPE IC MAX 2 CFM LEAKAGE, OR NON-IC IN AIRTIGHT BOX. NON-IC REQUIRES CLEARANCE TO COMBUSTIBLES. IRC N1102.4.5 & E4004.8.
S. UNDERGROUND FEEDER CABLE TYPE UF REQUIRED FOR ANY UNDERGROUND INSTALLATIONS PER IRC SECTION E3803.
T. NM WIRE SIZING PER IRC SECTIONS E3705.1 & E3705.4.4:
30 AMPS: #10 CU or #8 AL
40 AMPS: #8 CU or #6 AL
45 AMPS: #6 CU or #4 AL
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U. CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED W/ AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN SYSTEM IS NOT IN USE.
V. ALL 15A & 20A, 120V & 240V RECEPTACLES, INSTALLED OUTDOORS IN DAMP AND WET LOCATIONS, SHALL BE LISTED WEATHER-RESISTANT TYPE, WEATHER-PROOF COVER, AND TAMPER-RESISTANT PER 2018 IRC E4002.8, E4002.9, & E4002.10.

ELECTRICAL DEVICE	ABOVE FINISHED FLOOR
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL[1,2]
WATER SOFTENER & SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFCI OUTLETS	12" TO CL
GARAGE GFCI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	84" TO CL 64" TO BTM
DINING AND NOOK FIXTURE	OF FIXTURE 96" TO BTM
FOYER AND STAIRWAY FIXTURE	OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL LEVEL w/
DOORBELL BUTTON	DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
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KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
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ISLAND / PENINSULA	BELOW COUNTER
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CL = CENTER LINE
1 = FIELD VERIFY
2 = MASTER BATH STANDARD 36" HIGH VANITY TO BE RAISED 4"

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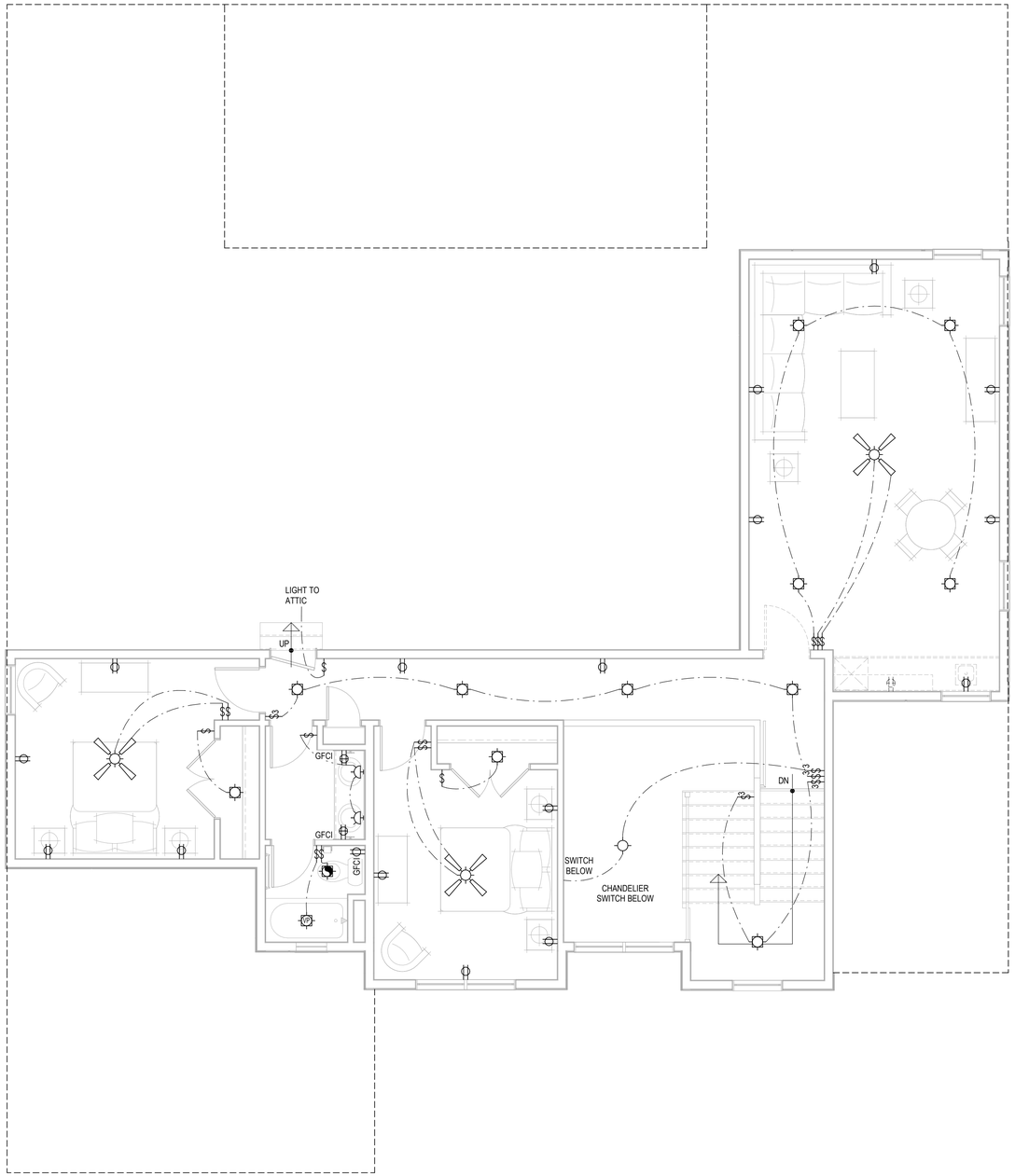
MAIN FLOOR ELECTRICAL PLAN - ELEVATION A

PLAN 4

E1.110

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Upper Floor Electrical Plan - Elevation A

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
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- WP/GFCI — WEATHERPROOF DUPLEX OUTLET
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DINING AND NOOK FIXTURE	64" TO BTM OF FIXTURE
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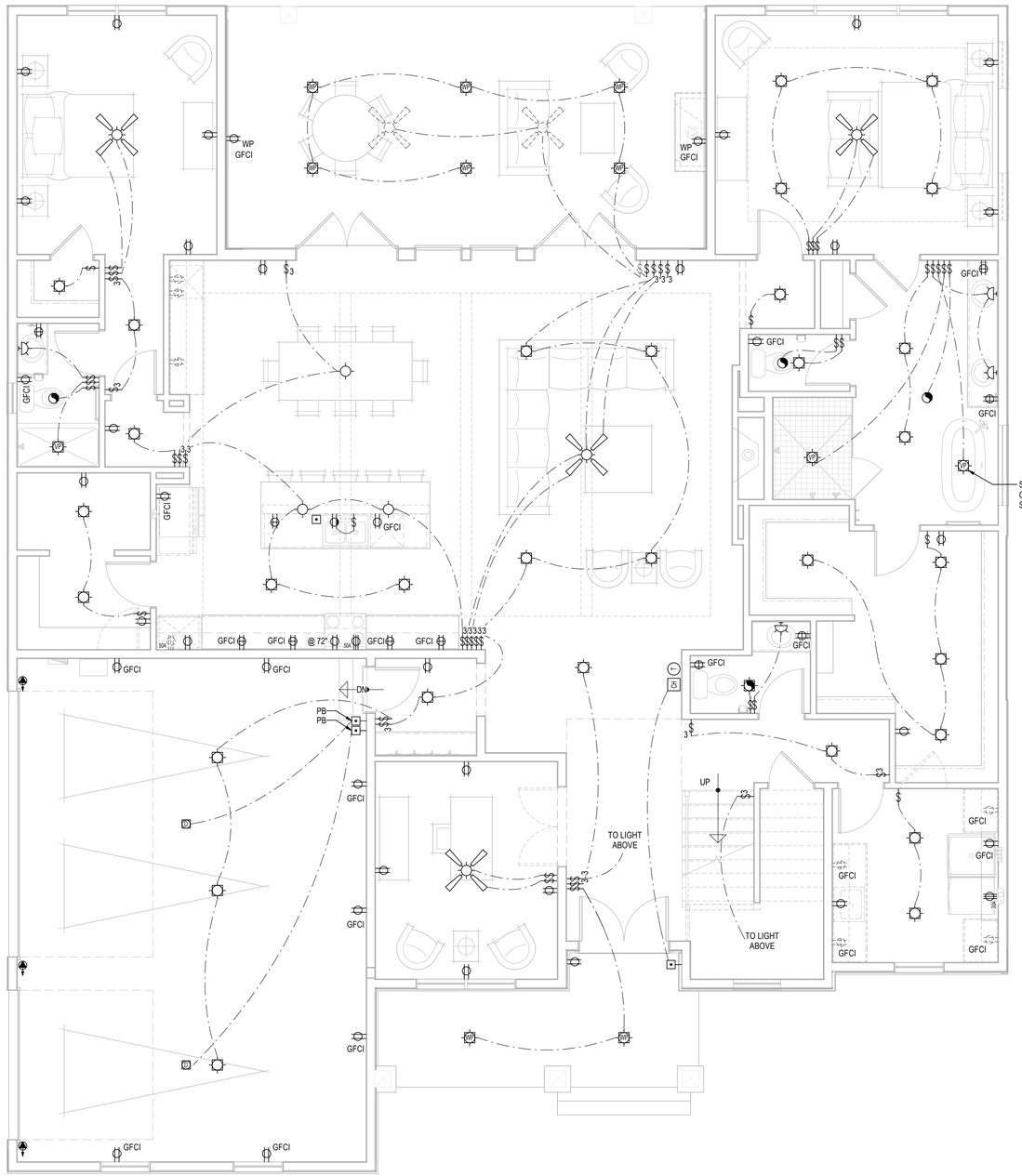
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DRAWN: BSB CHECKED: DS
UPPER FLOOR ELECTRICAL PLAN - ELEVATION A

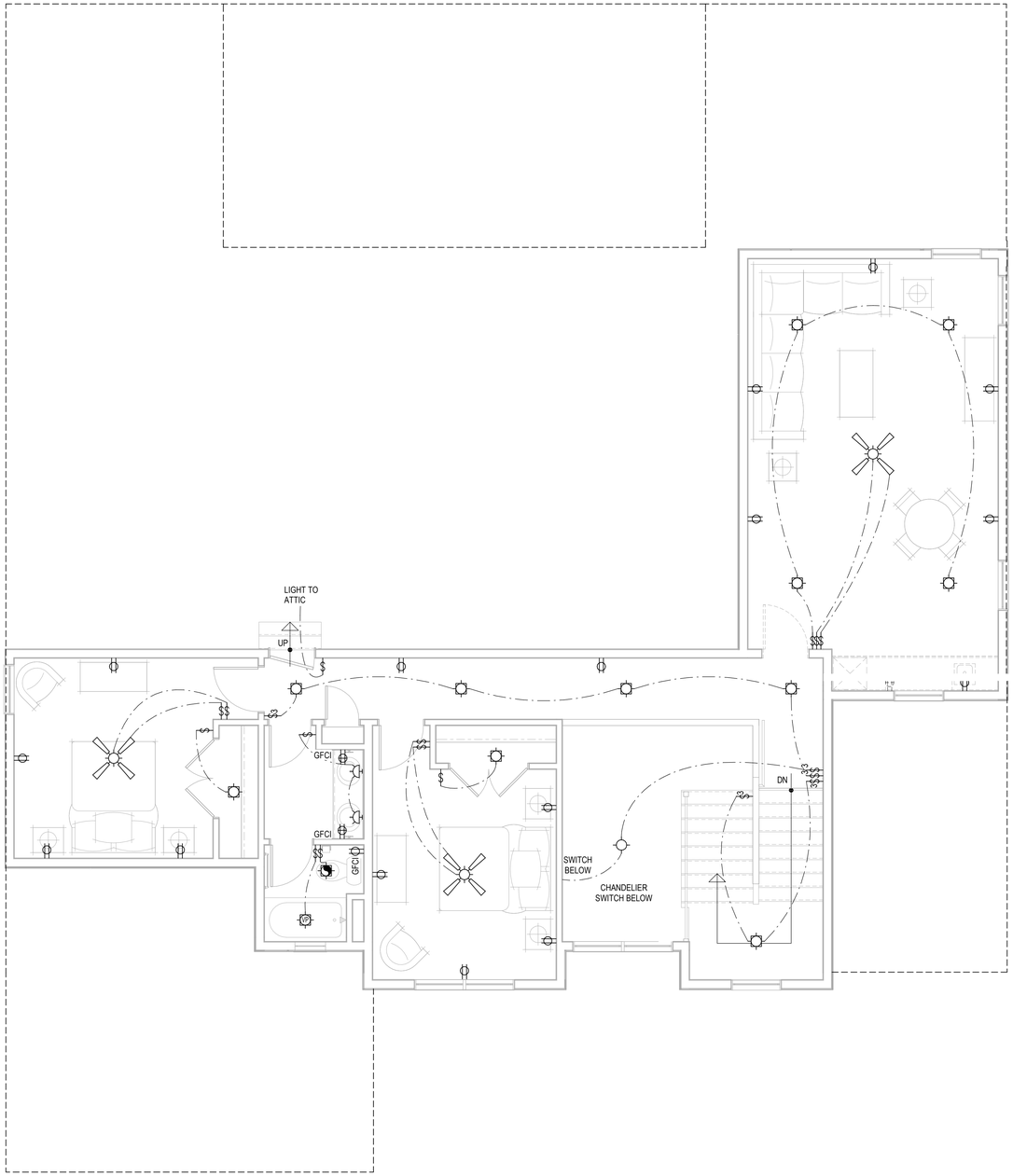
PLAN 4
E1.120

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NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.


WP GFCI
WP GFCI
GFCI
GFCI

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Upper Floor Electrical Plan - Elevation B

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
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N. ARTIFICIAL LIGHTING MUST BE CAPABLE OF ILLUMINATION NO LESS THAN 1 FOOT-CANDLE, MEASURED AT CENTER OF TREADS AND LANDINGS
O. PROVIDE TAMPER RESISTANT RECEPTACLES PER IRC SECTION E4002.14. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT: 1) RECEPTACLES LOCATED MORE THAN 5'-6" ABOVE THE FLOOR. 2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE. 3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED, AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER.
P. PROVIDE DISCONNECT AT ALL HVAC EQUIPMENT WITH CLEAR ACCESS 30" WIDE BY 36" IN FRONT, WITHIN LINE OF SIGHT OF EQUIPMENT.
Q. OUTLET BOXES IN WALLS USED AS LUMINAIRE OR LAMPHOLDER OR CEILING OUTLET BOXES USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS, EXCEPT WALL OUTLETS WHEN PROPERLY LABELED.
R. LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRTIGHT, TYPE IC MAX 2 CFM LEAKAGE, OR NON-IC IN AIRTIGHT BOX. NON-IC REQUIRES CLEARANCE TO COMBUSTIBLES. IRC N1102.4.5 & E4004.8.
S. UNDERGROUND FEEDER CABLE TYPE UF REQUIRED FOR ANY UNDERGROUND INSTALLATIONS PER IRC SECTION E3803.
T. NM WIRE SIZING PER IRC SECTIONS E3705.1 & E3705.4.4:

30 AMPS:	#10 CU or #8 AL
40 AMPS:	#8 CU or #6 AL
45 AMPS:	#6 CU or #4 AL
50 AMPS:	#6 CU or #4 AL
60 AMPS:	#4 CU or #3 AL
100 AMPS:	#1 CU or 1/0 AL

U. CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED w/ AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN SYSTEM IS NOT IN USE.
V. ALL 15A & 20A, 120V & 240V RECEPTACLES, INSTALLED OUTDOORS IN DAMP AND WET LOCATIONS, SHALL BE LISTED WEATHER-RESISTANT TYPE, WEATHER-PROOF COVER, AND TAMPER-RESISTANT PER 2018 IRC E4002.8, E4002.9, & E4002.10.

ELECTRICAL DEVICE	ABOVE FINISHED FLOOR
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL[1,2]
WATER SOFTENER & SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFCI OUTLETS	12" TO CL
GARAGE GFCI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	84" TO CL
DINING AND NOOK FIXTURE	64" TO BTM OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BTM OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL w/ DR HANDLE
KITCHEN HOOD FAN 'VHIP'	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
ISLAND / PENINSULA	LESS THAN 12" BELOW COUNTER
WASHER / DRYER OUTLET	48" TO CL

CL = CENTER LINE
1 = FIELD VERIFY
2 = MASTER BATH STANDARD 36" HIGH VANITY TO BE RAISED 4"

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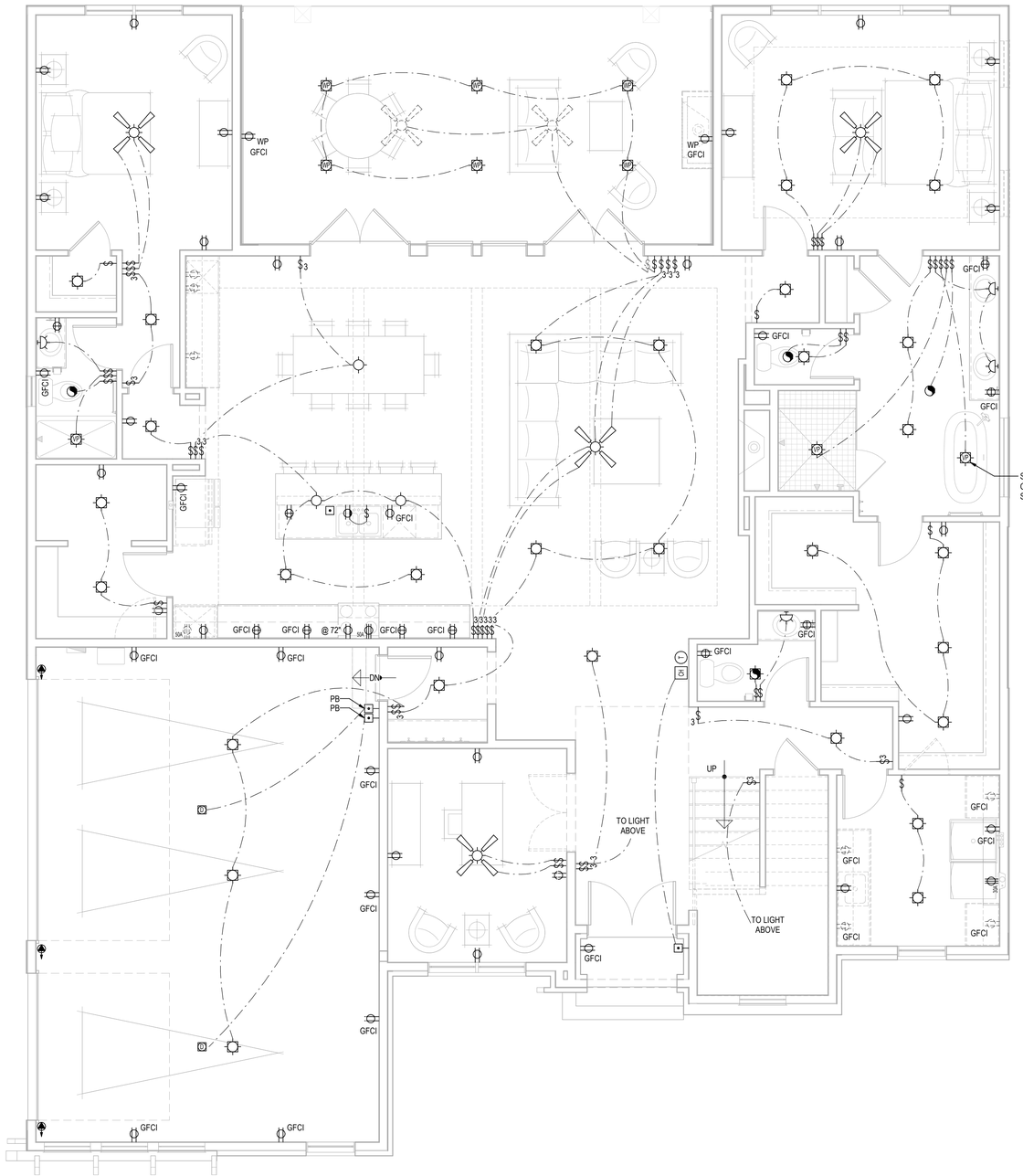
UPPER FLOOR ELECTRICAL PLAN - ELEVATION B

PLAN 4

E2.120

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NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.



Main Floor Electrical Plan - Elevation C

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- WP/GFCI WEATHERPROOF DUPLEX OUTLET
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- PB PUSH BUTTON
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- WP RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WP RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED RECESSED LED LIGHT FIXTURE
- SD 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR
- SD/CO COMBO 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- J JUNCTION BOX
- T THERMOSTAT
- CH DOOR CHIMES
- TV TELEVISION
- AL ALARM SYSTEM PANEL
- ALARM SYSTEM SIREN

GENERAL ELECTRICAL NOTES

A. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
B. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY 2018 IRC E3901 & E3902 AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
C. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS.
D. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
E. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
F. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER IRC SECTION E3902.16.
G. FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED AND COMPLY w/ 2018 IRC E4003.12 REGARDING DISTANCES AND TYPES OF FIXTURE.
H. KITCHEN OVEN / RANGE AND ELECTRIC DRYER SHALL BE SUPPLIED BY 4-WIRE RECEPTACLE.
I. ALL RECEPTACLE AND FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY PER 2018 IRC E3902.
J. ALL PRE-WIRED, CEILING-MOUNTED OUTLET BOXES SHALL BE LISTED IN ACCORDANCE WITH 2018 IRC E3905.8 TO SUPPORT A CEILING FAN. WHERE ACCEPTABLE. CEILING FANS NOT EXCEEDING 70 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED FOR SUCH USE PER 2018 IRC SECTION E3905.8.
K. CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS PER 2018 IRC SECTION E4003.9.
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U. CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED W/ AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN SYSTEM IS NOT IN USE.
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ELECTRICAL DEVICE	ABOVE FINISHED FLOOR
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL[1,2]
WATER SOFTENER & SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFCI OUTLETS	12" TO CL
GARAGE GFCI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	84" TO CL 64" TO BTM
DINING AND NOOK FIXTURE	OF FIXTURE 96" TO BTM
FOYER AND STAIRWAY FIXTURE	OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL LEVEL w/
DOORBELL BUTTON	DR HANDLE
KITCHEN HOOD FAN 'WHIP'	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL LESS THAN 12"
ISLAND / PENINSULA	BELOW COUNTER
WASHER / DRYER OUTLET	48" TO CL

CL = CENTER LINE
1 = FIELD VERIFY
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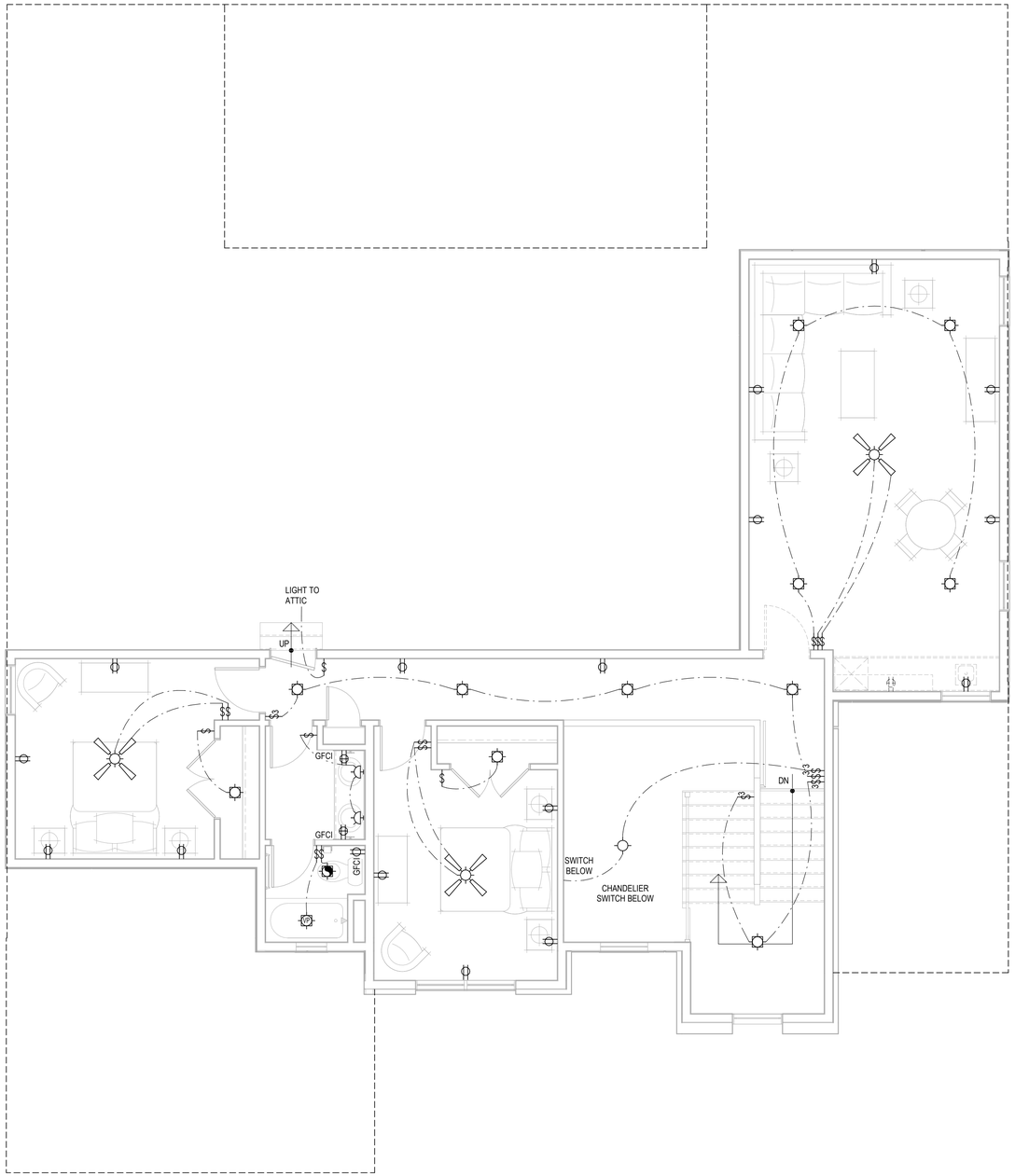
MAIN FLOOR ELECTRICAL PLAN - ELEVATION C

PLAN 4

E3.110

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NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.



Upper Floor Electrical Plan - Elevation C

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- WP/GFCI — WEATHERPROOF DUPLEX OUTLET
- GFCI — GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- PB — PUSH BUTTON
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED — WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP — CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- VP — RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WP — RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED — RECESSED LED LIGHT FIXTURE
- SD — 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO — CARBON MONOXIDE DETECTOR
- SD/CO COMBO — 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- J — JUNCTION BOX
- T — THERMOSTAT
- CH — DOOR CHIMES
- TV — TELEVISION
- AL — ALARM SYSTEM PANEL
- ALARM SYSTEM SIREN

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UPPER FLOOR ELECTRICAL PLAN - ELEVATION C

PLAN 4

E3.120

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