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
	ABV	ABOVE
	A/C	AIR CONDITIONING
	ACC	ACCESS
	AC.T.	ACOUSTICAL TILE (CLG)
	AFF	ABOVE FINISH FLOOR
	A.D.	AREA DRAIN
	ADD	ADDENDUM
	ADH	ADHESIVE
	ADJ	ADJUSTABLE
	AGG	AGGREGATE
	A.H.U.	AIR HANDLING UNIT
	ALT	ALTERNATE
	ALUM or AL	ALUMINUM
	A.P.	ACCESS PANEL
	APX	APPROXIMATE
	ARCH.	ARCHITECT(URAL)
	ASPH	ASPHALT
	A.T.	ASPHALT TILE
	AUTO.	AUTOMATIC
	AVG	AVERAGE
	AWNG	AWNING
B	B36	36" WIDE BASE CAB.
	BD	BOARD
	BF	BI-FOLD (DOOR)
	BIT.	BITUMINOUS
	BLDG	BUILDING
	BLK	BLOCK (CMUs)
	BLKG	BLOCKING
	BM	BEAM
	B.M.	BENCH MARK
	BP	BI-PASS (DOOR)
	BRG	BEARING
	BRK	BRICK
	B.S.	BOTH SIDES
	BSMT	BASEMENT
	BTM or BOT	BOTTOM
	BTWN	BETWEEN
	BVL	BEVELED
	B.W.	BOTH WAYS
C	CAB	CABINET
	C.B.	CATCH BASIN
	CEM	CEMENT
	CER	CERAMIC
	CF	CUBIC FOOT
	CHAM	CHAMFER
	C.I.	CAST IRON
	C.I.P.	CAST-IN-PLACE
	CIR	CIRCLE
	CIRC	CIRCUMFERENCE
	C.J.	CONTROL JOINT or CONSTRUCTION JOINT
	CK	CAULK(ING)
	CL	CLOSET or CENTER LINE
	CLG	CEILING
	CLR	CLEAR(ANCE)
	CLS	CLOSURE or CLOSER (DOOR)
	CM	CENTIMETER(S)
	CMU	CONCRETE MASONRY UNIT
	CO	CARBON MONOXIDE
	C.O.	CASED OPENING
	COL	COLUMN
	COMB	COMBINATION
	CONC	CONCRETE
	COND	(A/C) CONDENSER
	CONST	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	CORR	CORRUGATED
	C or CPT	CARPET
	CRS	COURSE(S)
	CSMT	CASEMENT
	CSO	CASED OPENING
	C.ST.	CAST STONE
	C.T.	CERAMIC TILE
	CTR	CENTER or COUNTER
	CU	COPPER
	CY	CUBIC YARD
D	12"D	12" DEEP
	D	DRYER or DRAIN
	DBL	DOUBLE
	DECO	DECORATIVE
	DEM	DEMOLISH or DEMOLITION
	DEP	DEPRESSED
	DET	DETAIL
	D.F.	DRINKING FOUNTAIN
	DH	DOUBLE HUNG
	DIA	DIAMETER
	DIM	DIMENSION
	D.L.	DEAD LOAD
	DN	DOWN (STAIRS)
	D.P.	DAMP-PROOFING
	DR	DOOR
	DRY	DRYER-MACHINE
	DS	DOWNSPOUT
	D/S	DRAWER STACK (CABINET)
	D.T.	DRAIN TILE
	DTL	DETAIL
	DW	DISHWASHER
	DWG	DRAWING
	DWO	DRYWALL WRAP OPENING
	DWR	DRAWER
E	EA	EACH
	EB	EYEBROW (FLAT ARCH)
	E.F.	EACH FACE
	E.J.	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	E.P.	ELECTRIC PANEL
	EQ	EQUAL
	EST	ESTIMATE
	E.W.C.	ELECTRIC WATER COOLER
	EXG	EXISTING
	EXH	EXHAUST
	EXT	EXTERIOR
F	FAS	FASTEN(ER)
	F.B.	FACE BRICK
	F.B.O.	FURNISHED BY OTHERS
	F.D.	FLOOR DRAIN
	F.E.	FIRE EXTINGUISHER
	F.F.	FINISH FLOOR (LINE)
	F.G.	FIXED GLASS
	FGL	FIBERGLASS
	FIN	FINISH
	FLG	FLASHING
	FLR	FLOOR(ING)
	FLUOR	FLUORESCENT (LIGHT)
	FN	FENCE
	FND	FOUNDATION
	F.O.	FACE OF
	FP	FIRE PROOF
	FPHB	FREEZE PROOF HOSE BIBB
	FPL	FIREPLACE
	FR	FRAME(D)(ING)
	FS	FULL SIZE
	FTG	FOOTING
	FUR	FURRED(ING)
	FX	FIXED (WINDOW)
G	GA	GAUGE
	G.B.	GYPSUM (WALL) BOARD
	G.C.	GENERAL CONTRACTOR
	GD	GRADE or GRADING
	G.D.O.	GARAGE DOOR OPENER
	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	GL	GLASS or GLAZING
	GL.BK.	GLASS BLOCK
	G.I.	GALVANIZED IRON
	GT	GROUT
	GYP	GYPSUM
H	42"H	42" HIGH (WALL)
	HB	HOSE BIBB
	H.C.	HOLLOW CORE
	HD	HEAD or HARD
	H.D.	HEAT DETECTOR or HEAVY DUTY
	HDR	HEADER
	HDW	HARDWARE
	HGT	HEIGHT
	H.M.	HOLLOW METAL
	HORZ	HORIZONTAL
	HR	HOUR
	H.R.	HALF ROUND (WINDOW)
	HS	HORIZONTAL SLIDER
	HTG	HEATING
	HVAC	HEATING / VENTILATION / AIR CONDITIONING
	HWD	HARDWOOD (FLOORS)
I	I.B.	IRONING BOARD
	I.D.	INSIDE DIAMETER
	I.L.O.	IN LIEU OF
	I.M.	INSULATED METAL
	INSUL	INSULATED(TION)
	INT	INTERIOR
J	JST	JOIST (FLOOR or ROOF)
	JT	JOINT
K	KD	KNOCKDOWN (CEILING)
	KIT	KITCHEN
	KO	KNOCKOUT
	KPL	KICKPLATE (ON DOOR)
	K/S	KNEE SPACE
L	LAM.	LAMINATE(D)
	LAV	LAVATORY (SINK)
	L.B.O.	LOCATION BY OTHERS
	LIV	LIVING
	L.L.	LIVE LOAD
	L.P.	LAMINATED PLASTIC
	LSL	LAMINATED STRAND LUMBER
	LT	LIGHT
	L.T.	LAUNDRY TUB
	LTL	LINTEL
	LVL	LAMINATED VENEER LUMBER
	LVR	LOUVER
M	M	METER(S)
	MAX	MAXIMUM
	MAS	MASONRY
	MATL	MATERIAL
	MC	MEDICINE CABINET
	MECH	MECHANICAL
	MFR.	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	MLD	MOULDING
	MM	MILLIMETER
	MMB	MEMBRANE
	M.O.	MASONRY OPENING
	MOD	MODULAR
	MRB	MARBLE
	MSD	MULTI-SLIDE DOOR
	MTL	METAL
	MT	MOUNTED(ING)
	MULL	MULLION or MULLED
N	N/A	NOT APPLICABLE
	N.I.C.	NOT IN CONTRACT
	NL	NAILABLE
	NOM	NOMINAL
	N.T.S.	NOT TO SCALE
	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O	O	FIXED (WINDOW) (DOOR) (XO)
	o/	OVER
	OA	OVERALL
	OBS	OBSCURE (GLASS)
	o/c	ON CENTER
	O. CAB.	OVERHEAD CABINET
	O.D.	OUTSIDE DIAMETER
	OGD	OVERHEAD GARAGE DOOR
	OH	OVERHEAD
	OPNG	OPENING
	OPT	OPTIONAL
	OSB	ORIENTED STRAND BOARD
P	PAR	PARALLEL
	P.BD.	PARTICLE BOARD
	PC.	PRECAST
	P.E.	PORCELAIN ENAMEL
	PED	PEDESTAL (SINK)
	PERI	PERIMETER
	PKG	PARKING
	PL	PLATE (HEIGHT)
	P.LAM.	PLASTIC LAMINATE
	PLAS	PLASTER
	PNL	PANEL
	PNT	PAINT(ED)
	PR	PAIR (OF)
	PREFAB	PREFABRICATED
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PSL	PARALLEL STRAND LUMBER
	PTN	PARTITION
	P.T.	PRESSURE TREATED (WOOD)
	PV	PAVE(D) or PAVING
	PVC	POLYVINYL CHLORIDE (PIPE)
	PVMT	PAVEMENT
	PWD	PLYWOOD
Q	Q.T.	QUARRY TILE
R	R	RISER (ON STAIRS)
	R/A	RETURN AIR
	R.B.	RUBBER BASE
	RAD or R	RADIUS
	RBL	RUBBLE
	R.D.	ROOF DRAIN
	REF	REFRIGERATOR
	REQ	REQUIRED
	RES	RESILIENT
	REV	REVISION(S) or REVISED
	REINF	REINFORCED(ING)
	RFG	ROOFING
	RJB	REINFORCED JUNCTION BOX
	RLG	RAILING
	R&M	RANGE w/ MICROWAVE
	RM	ROOM
	R.O.	ROUGH OPENING
	R.O.W.	RIGHT OF WAY
	R/S or R&S	ROD AND SHELF
S	SC	SOLID CORE (DOOR)
	SCH	SCHEDULE
	SD	SMOKE DETECTOR
	SEC	SECTION
	S.F.	SQUARE FOOT (FEET)
	SF.GL.	SAFETY GLASS
	SGD	SLIDING GLASS DOOR
	SH	SINGLE HUNG or SHELF(VING)
	SHT	(DRAWING) SHEET
	SHTHG	SHEATHING
	SIM	SIMILAR
	SKL	SKYLIGHT
	SL	SIDELITE or SLEEVE
	SNT	SEALANT
	SPC	SPACER
	SPEC	SPECIFICATIONS
	SPK	(AUDIO) SPEAKER(S)
	S.ST.	STAINLESS STEEL
	STD	STANDARD
	STO	STORAGE
	STL	STEEL
	STR	STRUCTURAL
	SQ	SQUARE
	SUS	SUSPENDED
	S.W.	SHEAR WALL
T	T	TREAD (AT STAIRS) or TILE
	TB	TOWEL BAR
	T.B.D.	TO BE DETERMINED
	TC	TERRA COTTA
	T.C.J.	TROWELED CONTROL JOINT
	TEMP	TEMPERED (GLASS)
	T&G	TONGUE & GROOVE
	TEL	TELEPHONE
	THK	THICK(NESS)
	THR	THRESHOLD
	T.O.C.	TOP OF CONCRETE
	T.O.F.	TOP OF FOUNDATION
	T.O.M.	TOP OF MASONRY
	T.O.W.	TOP OF WINDOW
	TR or TRN	TRANSOM (WINDOW)
	TP	TOILET PAPER HOLDER
	TV	TELEVISION OUTLET or LOCATION
	TYP	TYPICAL
U	UC	UNDERCUT (DOOR)
	UNF	UNFINISHED
	U.N.O.	UNLESS NOTED OTHERWISE
V	VB	VANITY BASE
	V.B.	VAPOR BARRIER
	VB36	36" WIDE VANITY BASE
	VERT	VERTICAL
	VIN	(SHEET) VINYL
	V.S.	VEGETABLE SINK
	V.T.	VINYL TILE
W	W3630	36"W x 30"H WALL CABINET
	W	WIDE or WASHING MACHINE
	WC	WATER CLOSET
	WD	WOOD
	WF	WIDE FLANGE (STEEL BEAM)
	WH	WATER HEATER
	W.H.	WALL HUNG
	WI	WROUGHT IRON
	W.I.C.	WALK-IN CLOSET
	WIN	WINDOW
	w/	WITH
	w/o	WITHOUT
	WP	WATERPROOF(ING)
	W.R.	WATER RESISTANT
	W.S.	WATER SOFTENER
	WSCT	WAINSCOT
	W.T.W.	WALL TO WALL
	WWF	WELDED WIRE FABRIC
X	X	OPERABLE (WINDOW) (DOOR)
	XO	HORZ SLIDER (WINDOW)

PROJECT TEAM

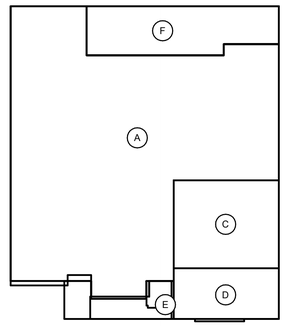
PROJECT NAME:	[SITE] [NN]' PRODUCT
LOCAL JURISDICTION:	CITY OF [XXX] [ADDRESS] [CITY], [STATE] [ZIP] PHONE: (NNN) NNN-NNNN
BUILDER / OWNER:	[BUILDER] [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [CONTACT] PHONE: (NNN) NNN-NNNN EMAIL: [EMAIL]
ARCHITECT:	BSB DESIGN, INC. [ADDRESS] [CITY], [STATE] [ZIP] CONTACT: [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

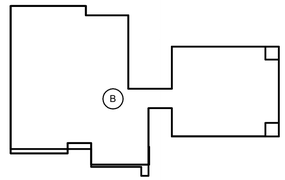
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	2763 SF
B	UPPER FLOOR LIVABLE	1426 SF
LIVABLE		4189 SF
B	3-CAR GARAGE	731 SF
C	PORCH	159 SF
D	PATIO	442 SF
NON-LIVABLE		1332 SF
ELEVATION A		5521 SF
ELEVATION B		
A	MAIN FLOOR LIVABLE	2756 SF
B	UPPER FLOOR LIVABLE	1438 SF
LIVABLE		4194 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	267 SF
E	PORCH	112 SF
F	PATIO	442 SF
NON-LIVABLE		1285 SF
ELEVATION B		5479 SF
ELEVATION C		
A	MAIN FLOOR LIVABLE	2779 SF
B	UPPER FLOOR LIVABLE	1437 SF
LIVABLE		4216 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	273 SF
E	PORCH	36 SF
F	PATIO	442 SF
NON-LIVABLE		1215 SF
ELEVATION C		5431 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
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. SLIDING BACK DOOR
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. SLIDING BACK DOOR
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:
REVISIONS

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Park Square HOMES
5200 Vineland Road
Suite 200
Orlando, FL 32811

PROGRESS SET - NOT FOR CONSTRUCTION - 08-25-2026

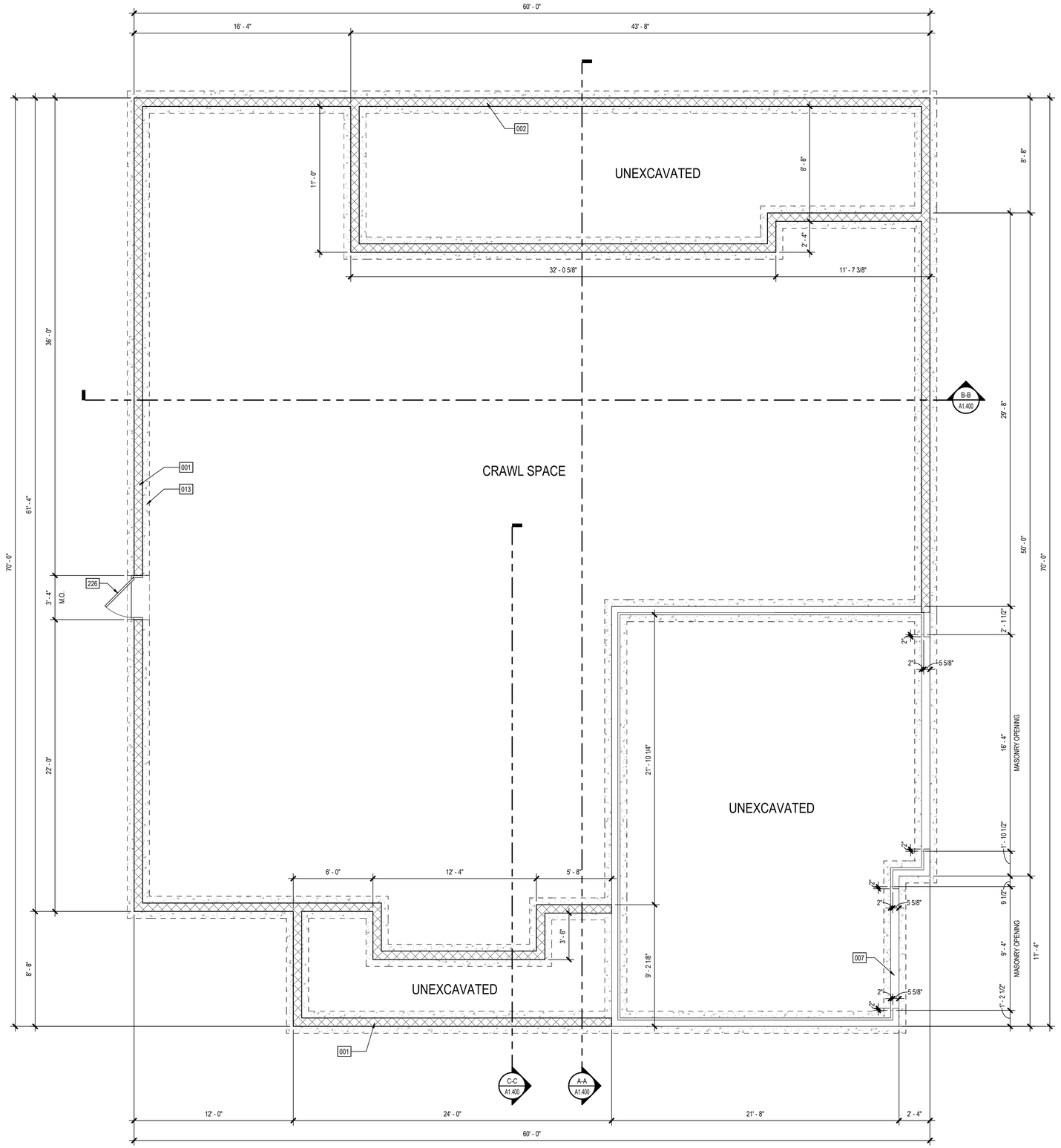
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Raleigh, NC

BSB DESIGN
BSBDESIGN.COM
300 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704 786 2328

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

PLAN 5
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	2763 SF
B	UPPER FLOOR LIVABLE	1426 SF
LIVABLE		4189 SF
B	3-CAR GARAGE	731 SF
C	PORCH	159 SF
D	PATIO	442 SF
NON-LIVABLE		1332 SF
ELEVATION A		5521 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.

PRELIMINARY

ISSUE DATE:
REVISIONS

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Park Square HOMES
5200 Vineland Road
Suite 200
Orlando, FL 32811

PROGRESS SET - NOT FOR CONSTRUCTION - 08-25-2026

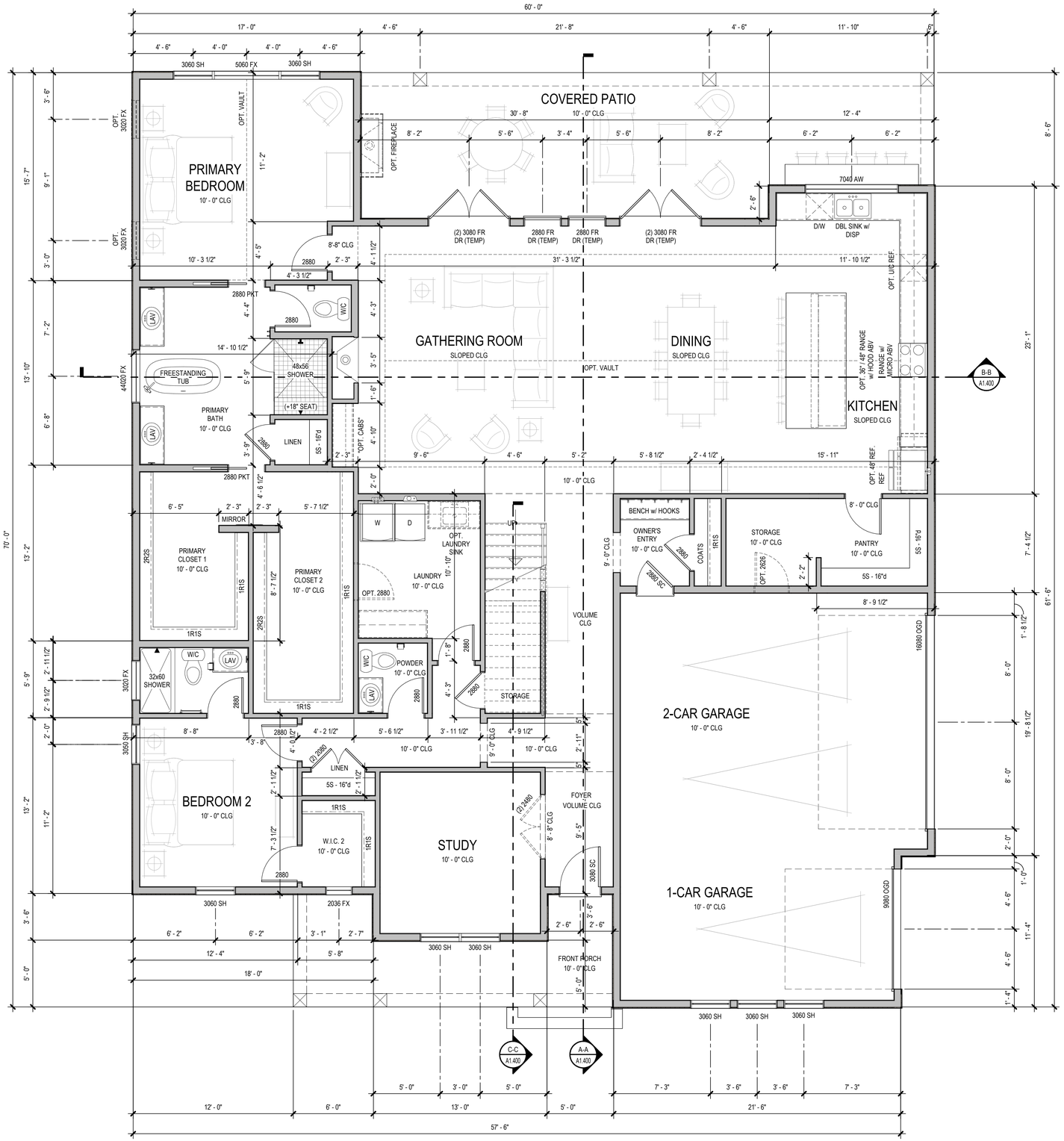
Carolina Acre
Raleigh, NC

BSB DESIGN
BSBDESIGN.COM
300 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704 786 2328

JOB NO: 26-0225 PROJ MGR: JIL
DRAWN: BSB CHECKED: DS
FOUNDATION PLAN - ELEVATION A

PLAN 5
A1.100

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Main Floor Plan

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

AREA SCHEDULE - STANDARD - ELEV A

AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	2763 SF
B	UPPER FLOOR LIVABLE	1426 SF
LIVABLE		4189 SF
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NON-LIVABLE		1332 SF
ELEVATION A		5521 SF

GENERAL FLOOR PLAN NOTES

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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 A - Farmhouse

PRELIMINARY

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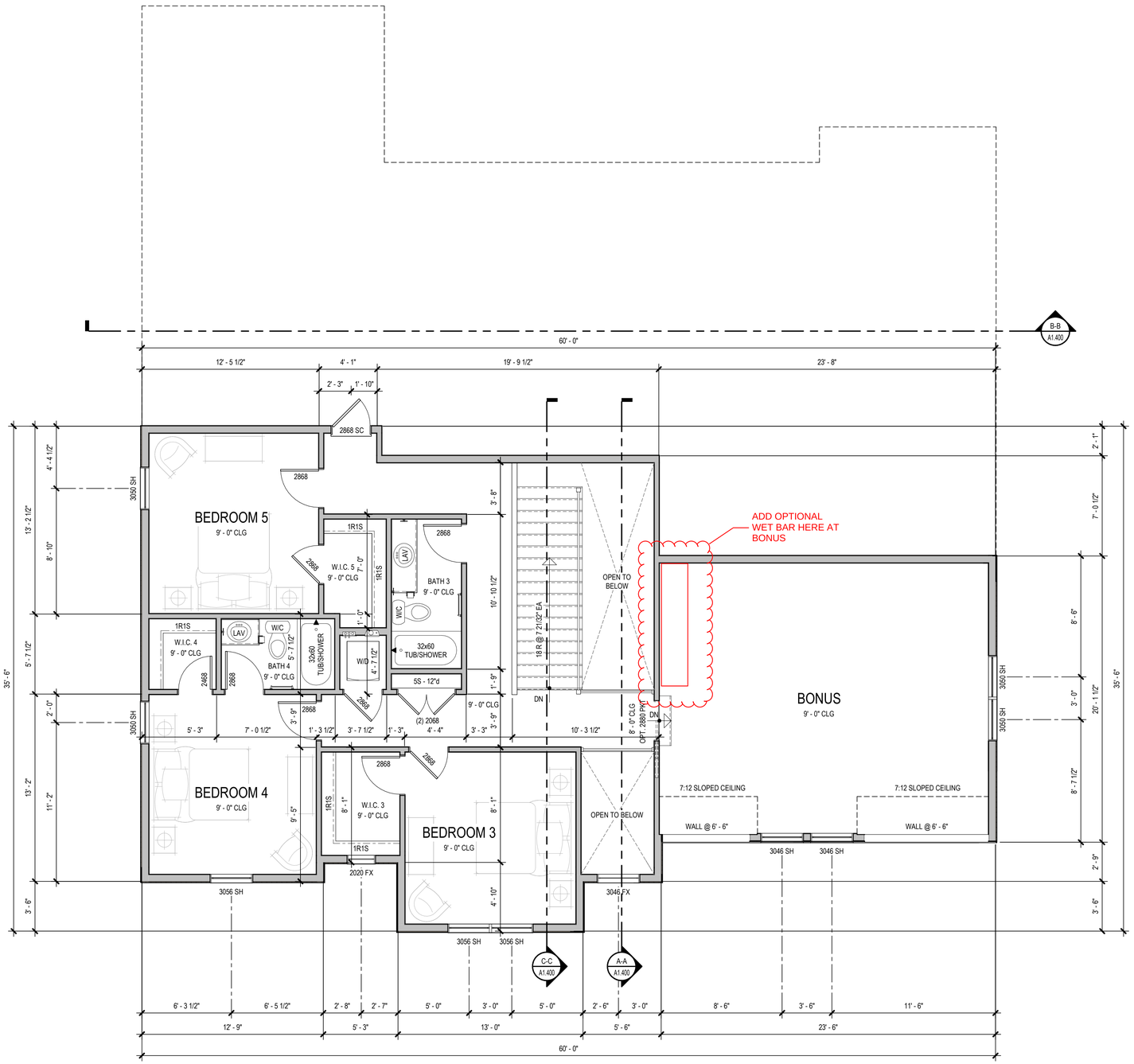
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MAIN FLOOR PLAN - ELEVATION A

PLAN 5
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	2763 SF
B	UPPER FLOOR LIVABLE	1426 SF
LIVABLE		4189 SF
B	3-CAR GARAGE	731 SF
C	PORCH	159 SF
D	PATIO	442 SF
NON-LIVABLE		1332 SF
ELEVATION A		5521 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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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

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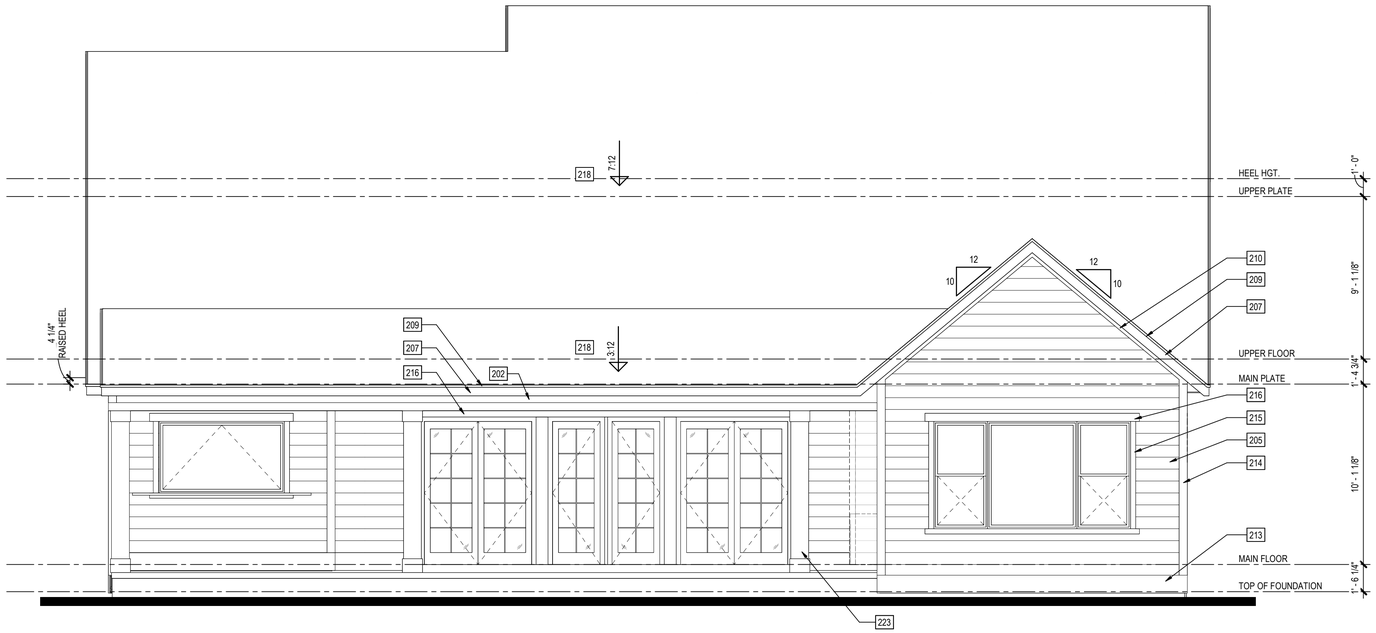
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UPPER FLOOR PLAN - ELEVATION A

PLAN 5
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 MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

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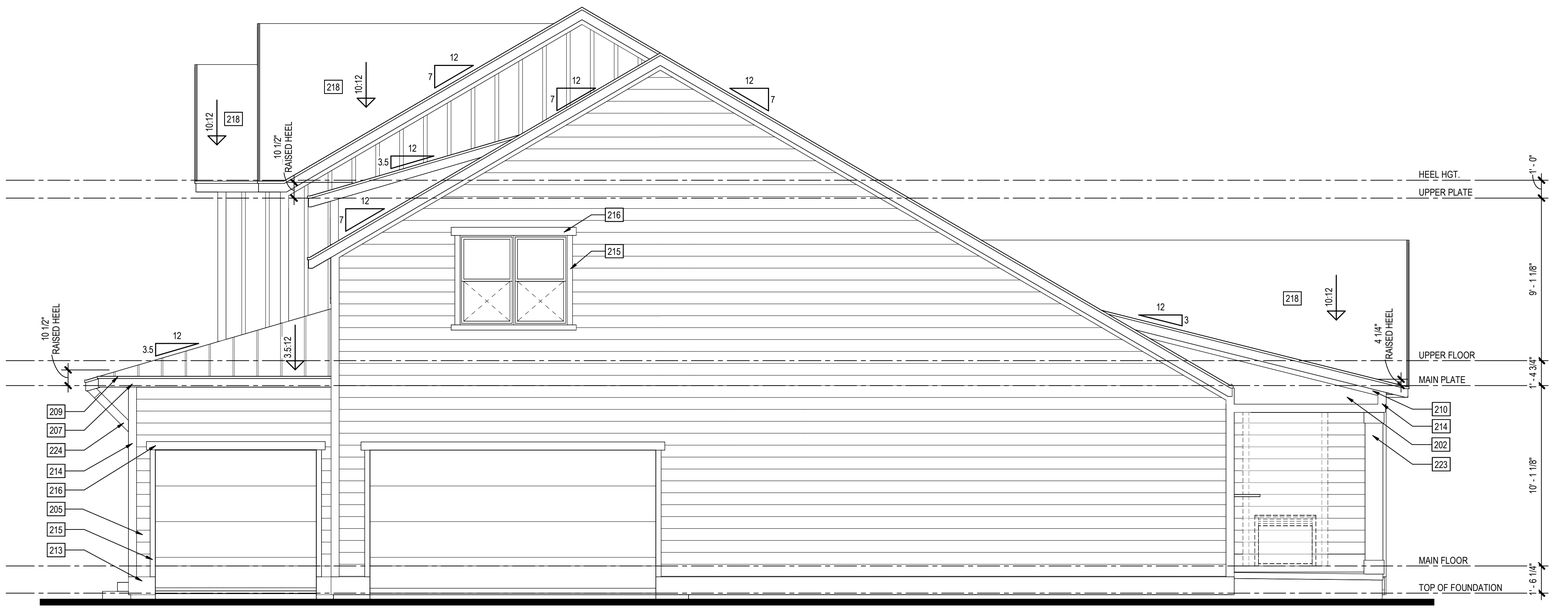
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EXTERIOR ELEVATIONS - ELEVATION A

PLAN 5
A1.200

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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.
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.
222 5 1/2" WIDTH x 24" HEIGHT x 18" 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".

Elevation A - Farmhouse

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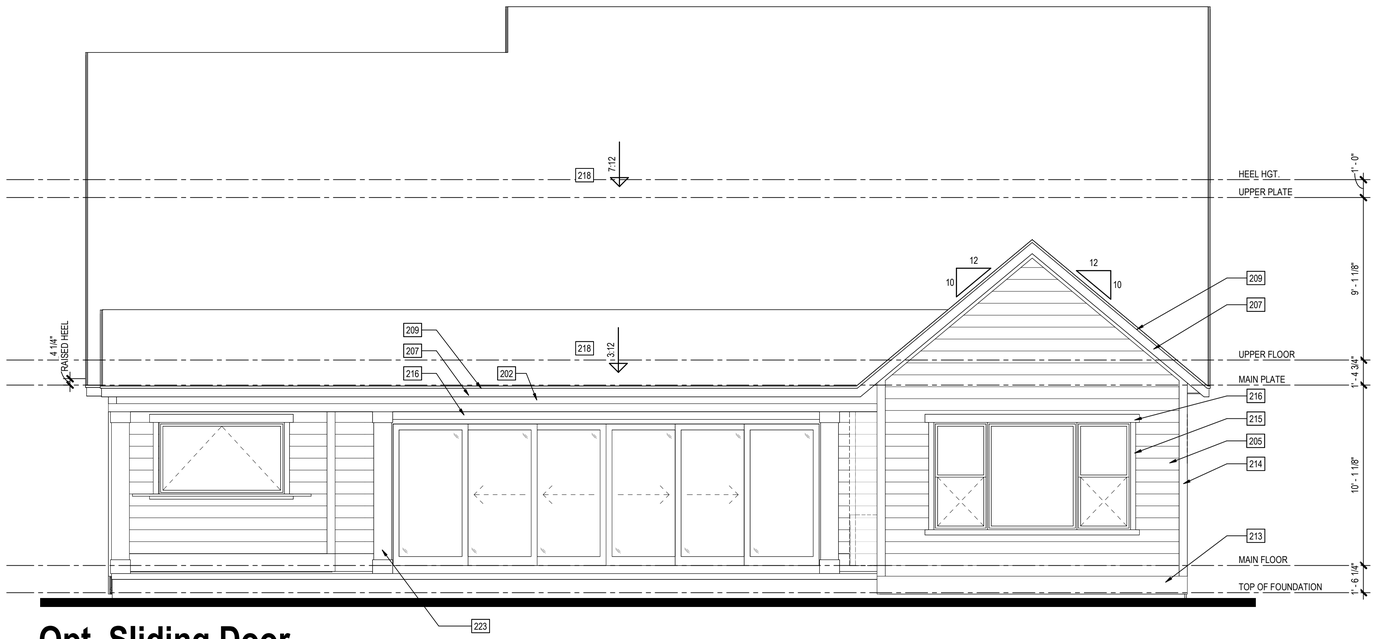
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EXTERIOR ELEVATIONS - ELEVATION A

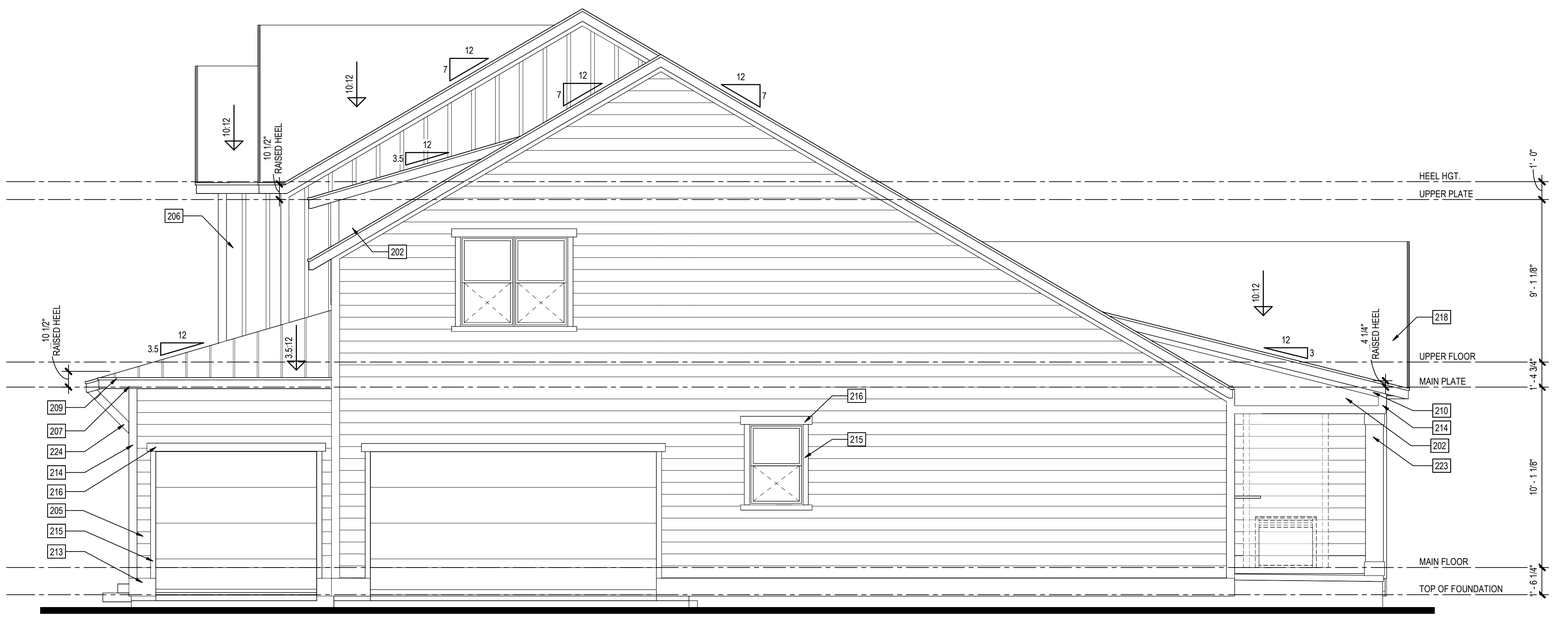
PLAN 5
A1.201

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Opt. Sliding Door
Rear Elevation

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



Opt. Prep Kitchen
Right Elevation

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

EXTERIOR ELEVATION NOTES

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225 3 5/8"+/- THICKNESS BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
226 CRAWL SPACE DOOR - 36" x 36".

Elevation A - Farmhouse

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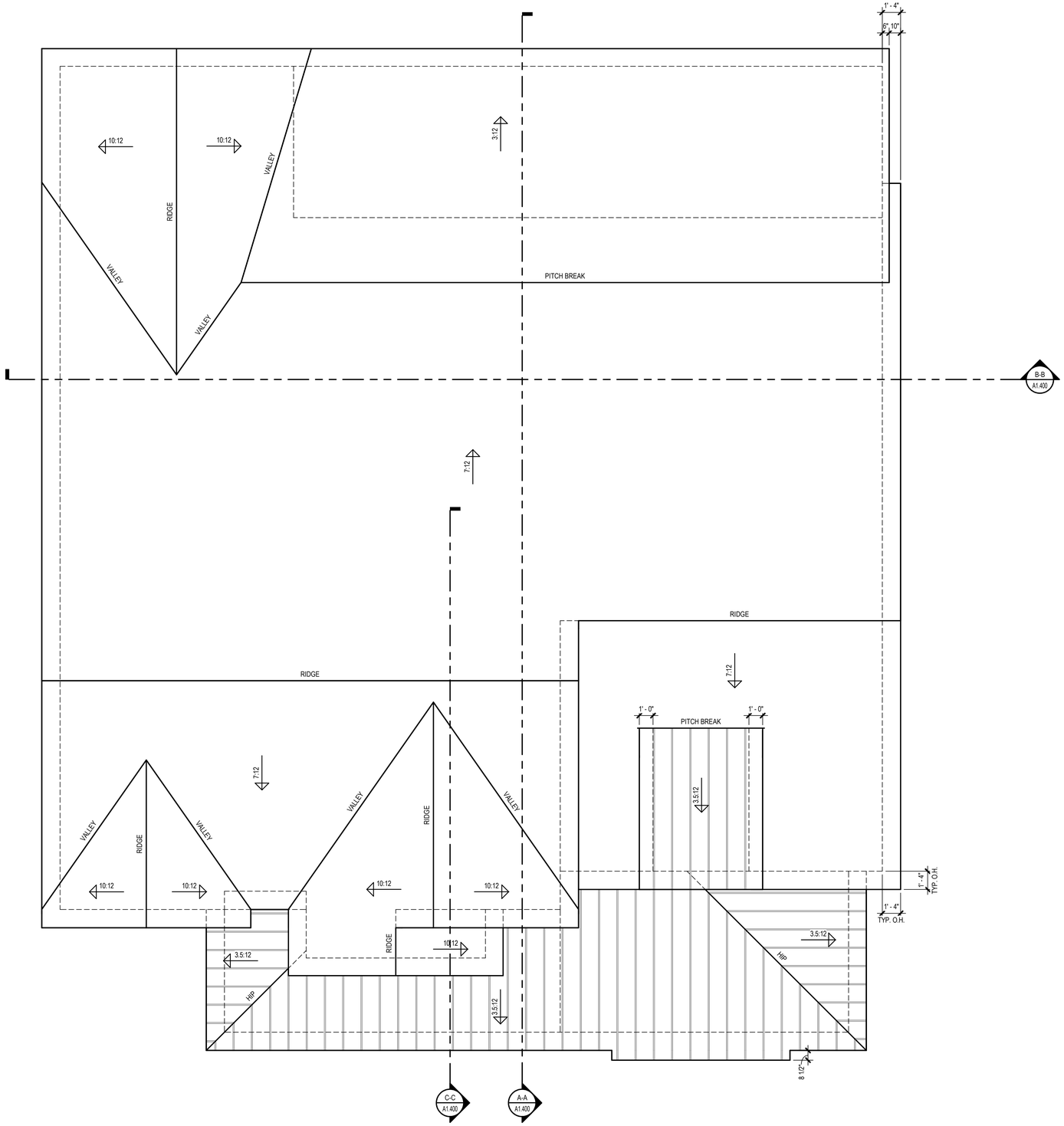
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EXTERIOR ELEVATIONS - ELEVATION A

PLAN 5
A1.202

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Roof Plan

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

Elevation A - Farmhouse

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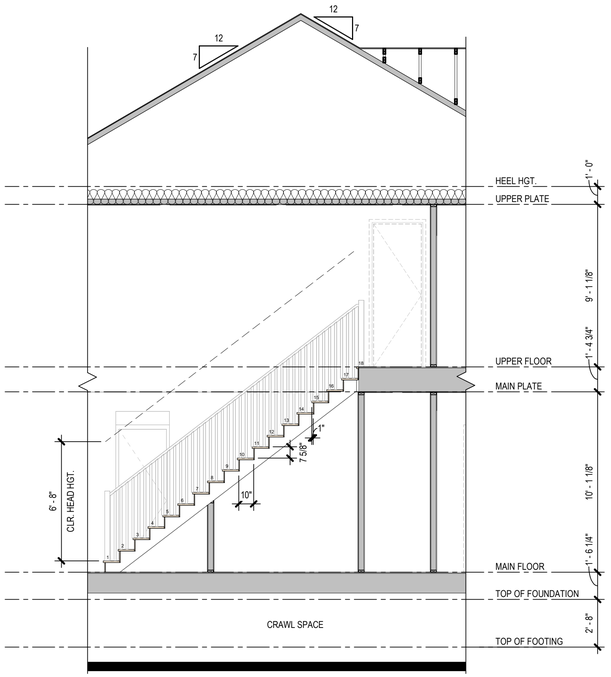
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ROOF PLAN - ELEVATION A

PLAN 5

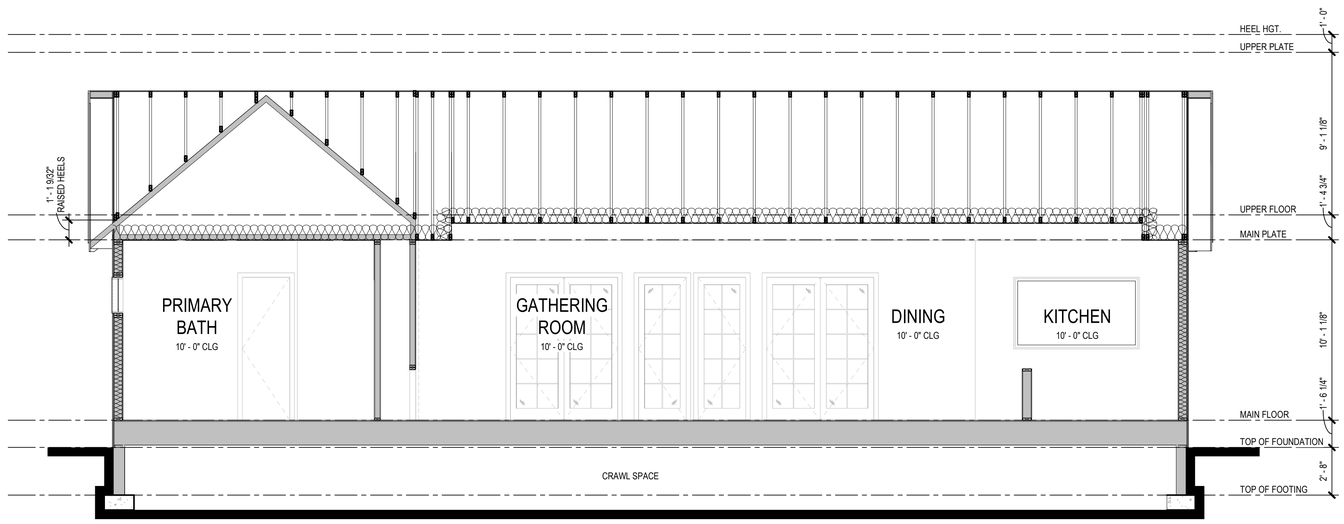
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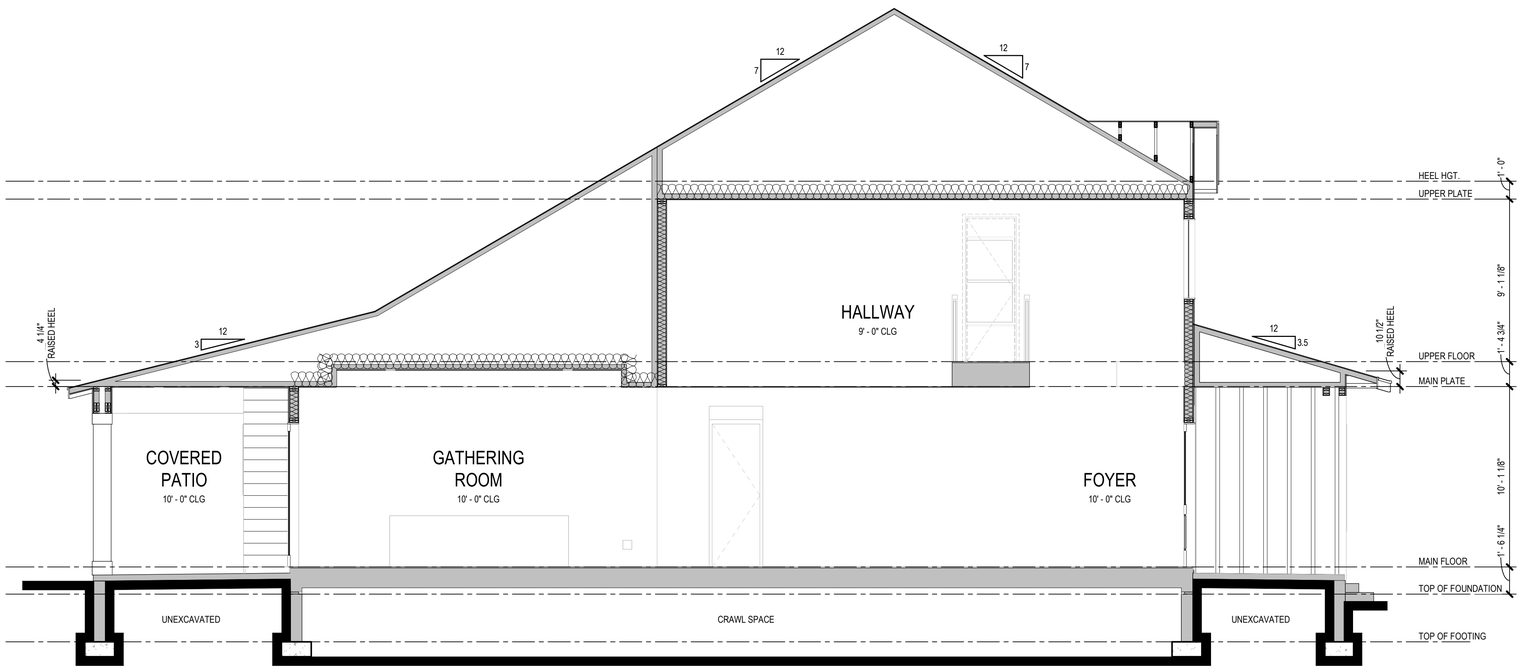
Section C-C

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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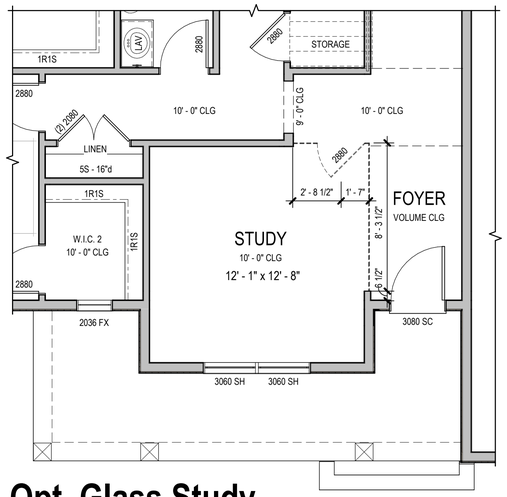
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BUILDING SECTIONS - ELEVATION A

PLAN 5

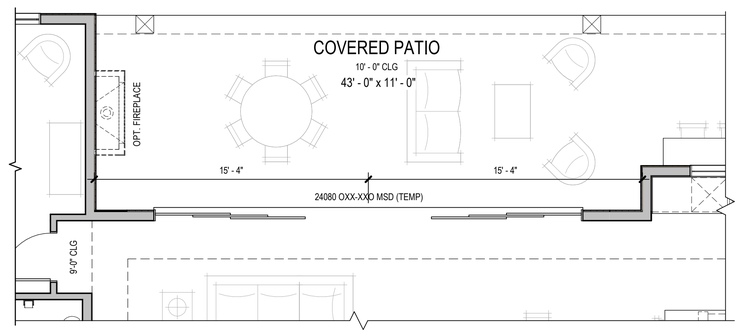
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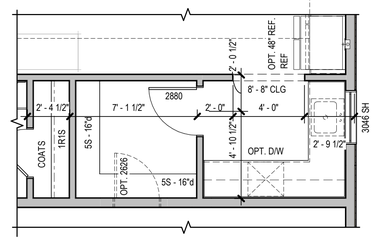
Opt. Glass Study

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



Opt. 24080 Slider

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



Opt. Prep Kitchen

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

Floor Plan Options

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.

WALL LEGEND

1 — 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2 — 2 x 6 WALL
3 — 2 x 8 WALL
4 — DOUBLE 2 x 4 WALL (7" THICK)
5 — 2 x 4 w/ 2 x 6 WALL (9" THICK)
6 — DOUBLE 2 x 4 WALL (12" THICK)
7 — DOUBLE 2 x 4 WALL (8" THICK)
8 — DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

FLOORING LEGEND

V/T — C
V - VINYL
T - TILE / HARD SURFACE
C - CARPET

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

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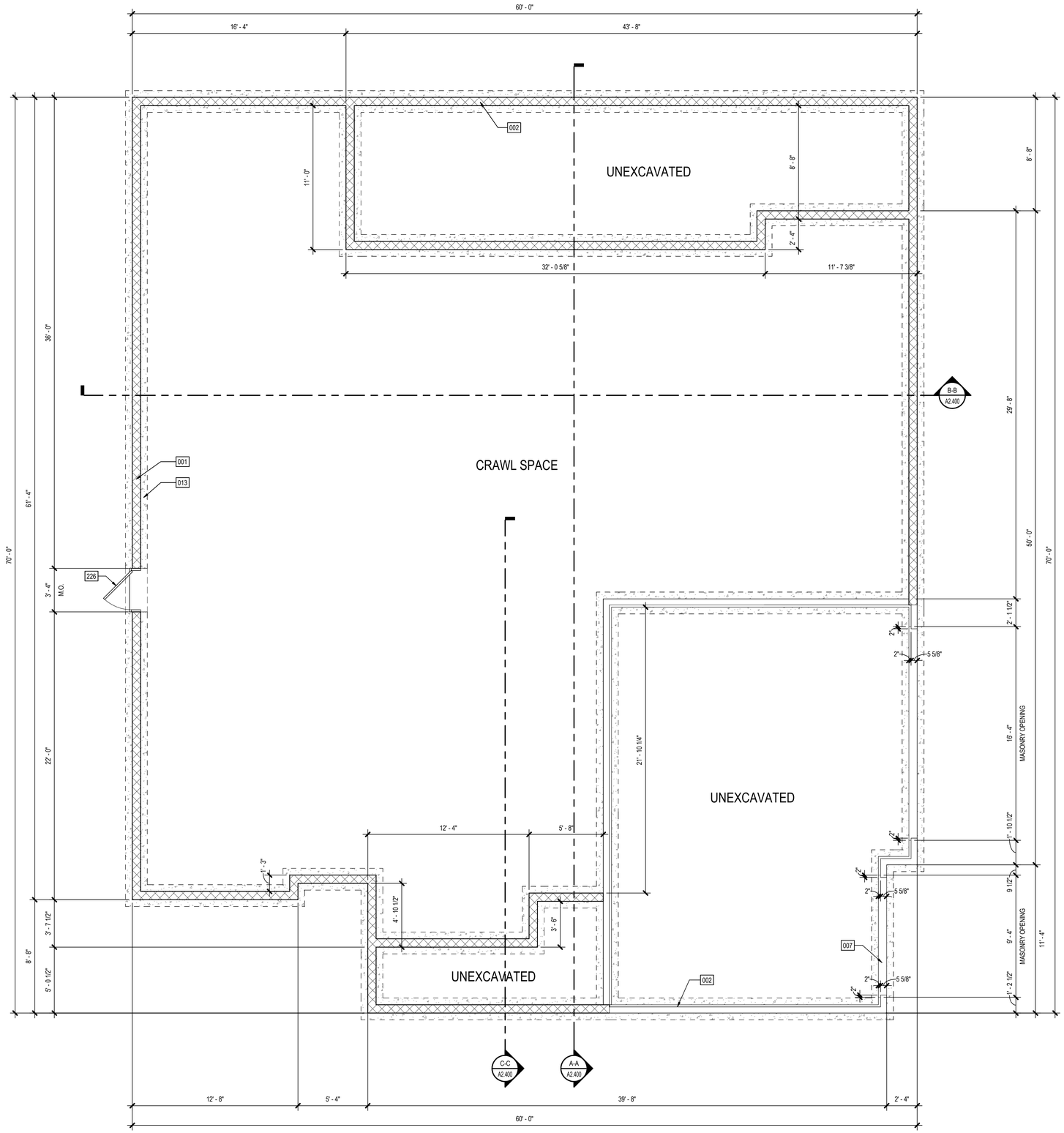
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FLOOR PLAN OPTIONS - ALL ELEVATIONS

PLAN 5
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	2756 SF
B	UPPER FLOOR LIVABLE	1438 SF
LIVABLE		4194 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	267 SF
E	PORCH	112 SF
F	PATIO	442 SF
NON-LIVABLE		1285 SF
ELEVATION B		5479 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.

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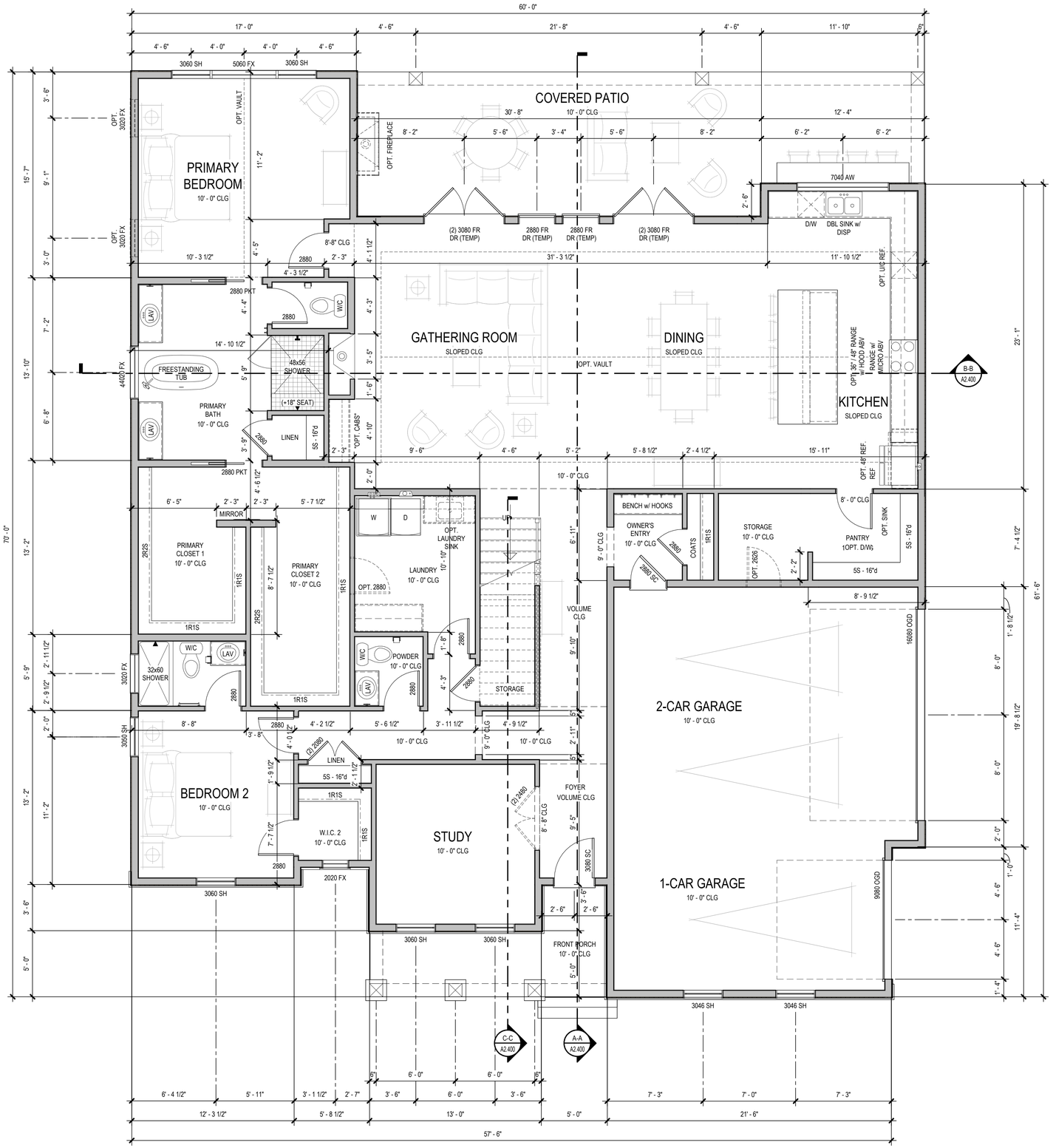
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FOUNDATION PLAN - ELEVATION B

PLAN 5
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	2756 SF
B	UPPER FLOOR LIVABLE	1438 SF
LIVABLE		4194 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	267 SF
E	PORCH	112 SF
F	PATIO	442 SF
NON-LIVABLE		1285 SF
ELEVATION B		5479 SF

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Elevation B - Craftsman

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MAIN FLOOR PLAN - ELEVATION B

PLAN 5
A2.110

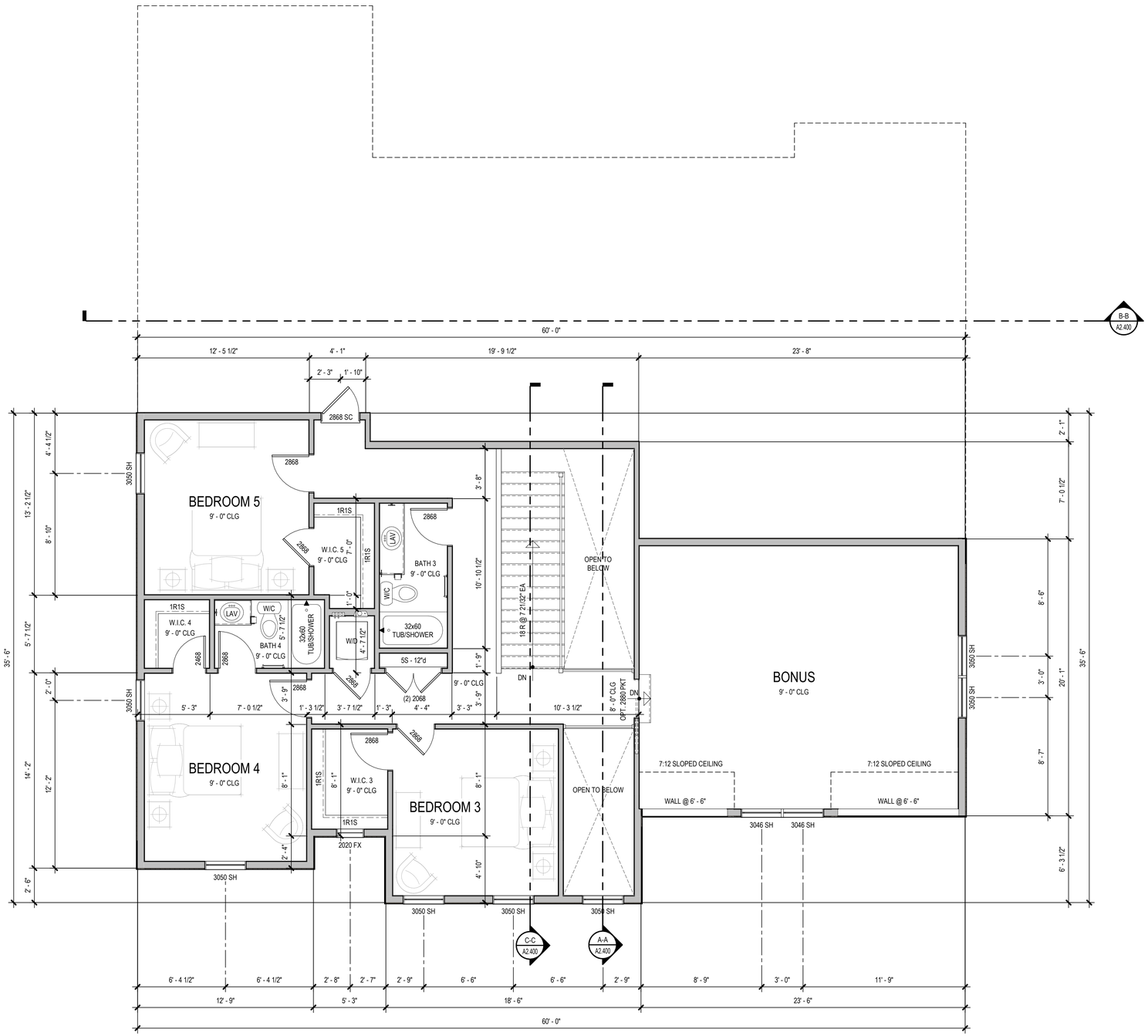
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AREA SCHEDULE - STANDARD - ELEV B

AREA KEY	AREA NAME	AREA
ELEVATION B		
A	MAIN FLOOR LIVABLE	2756 SF
B	UPPER FLOOR LIVABLE	1438 SF
LIVABLE		4194 SF
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NON-LIVABLE		1285 SF
ELEVATION B		5479 SF

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Upper Floor Plan

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

Elevation B - Craftsman

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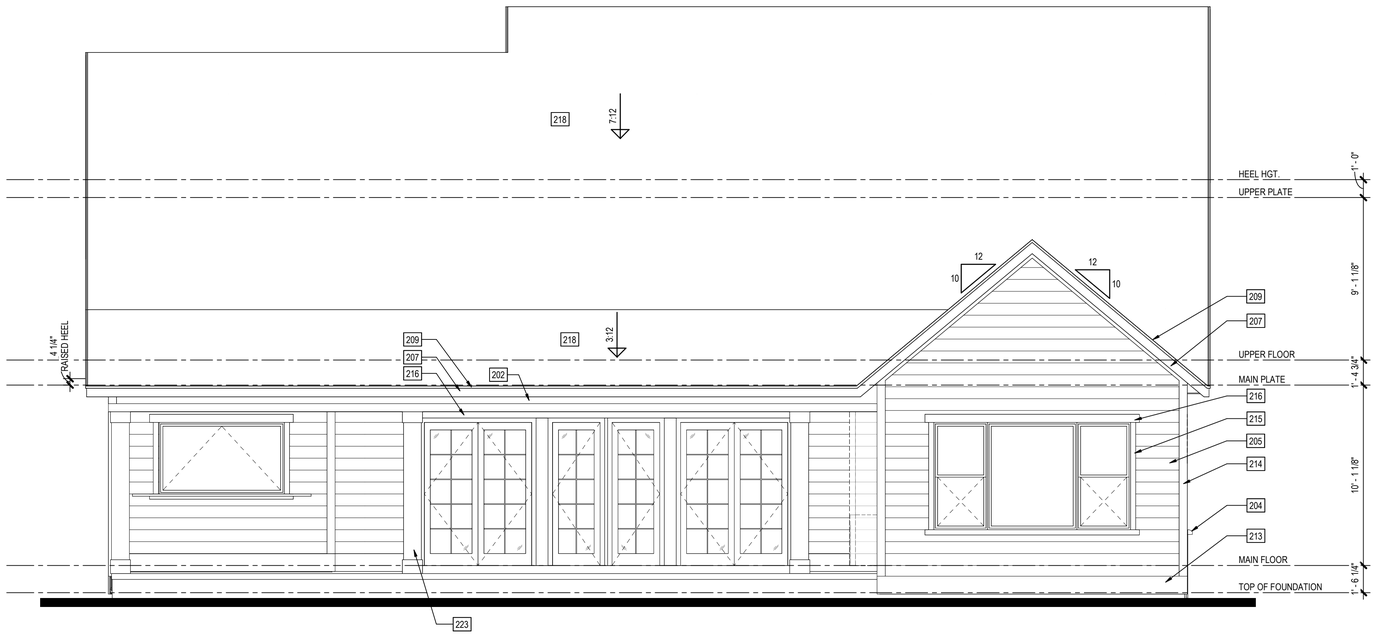
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UPPER FLOOR PLAN - ELEVATION B

PLAN 5
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.
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ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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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.
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221 3 1/2" WIDTH x 30" HEIGHT x 12" DEPTH DECORATIVE BRACKET.
222 5 1/2" WIDTH x 24" HEIGHT x 18" 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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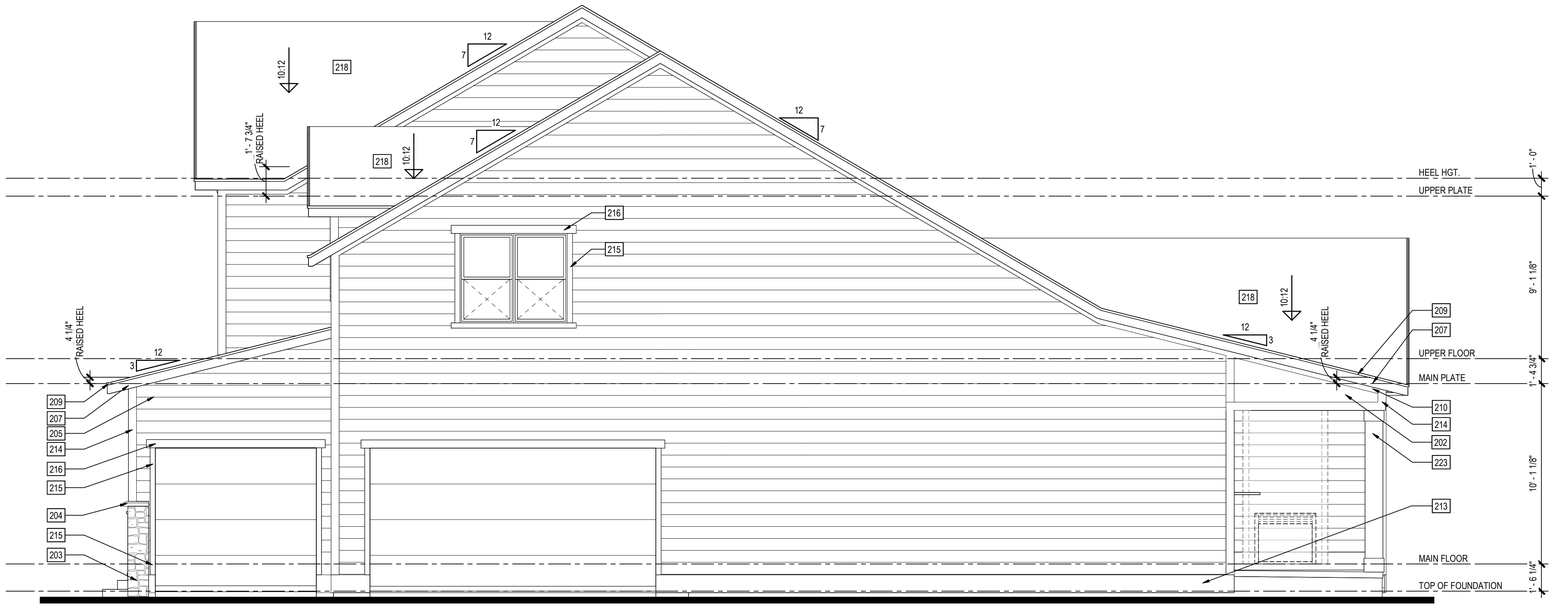
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EXTERIOR ELEVATIONS - ELEVATION B

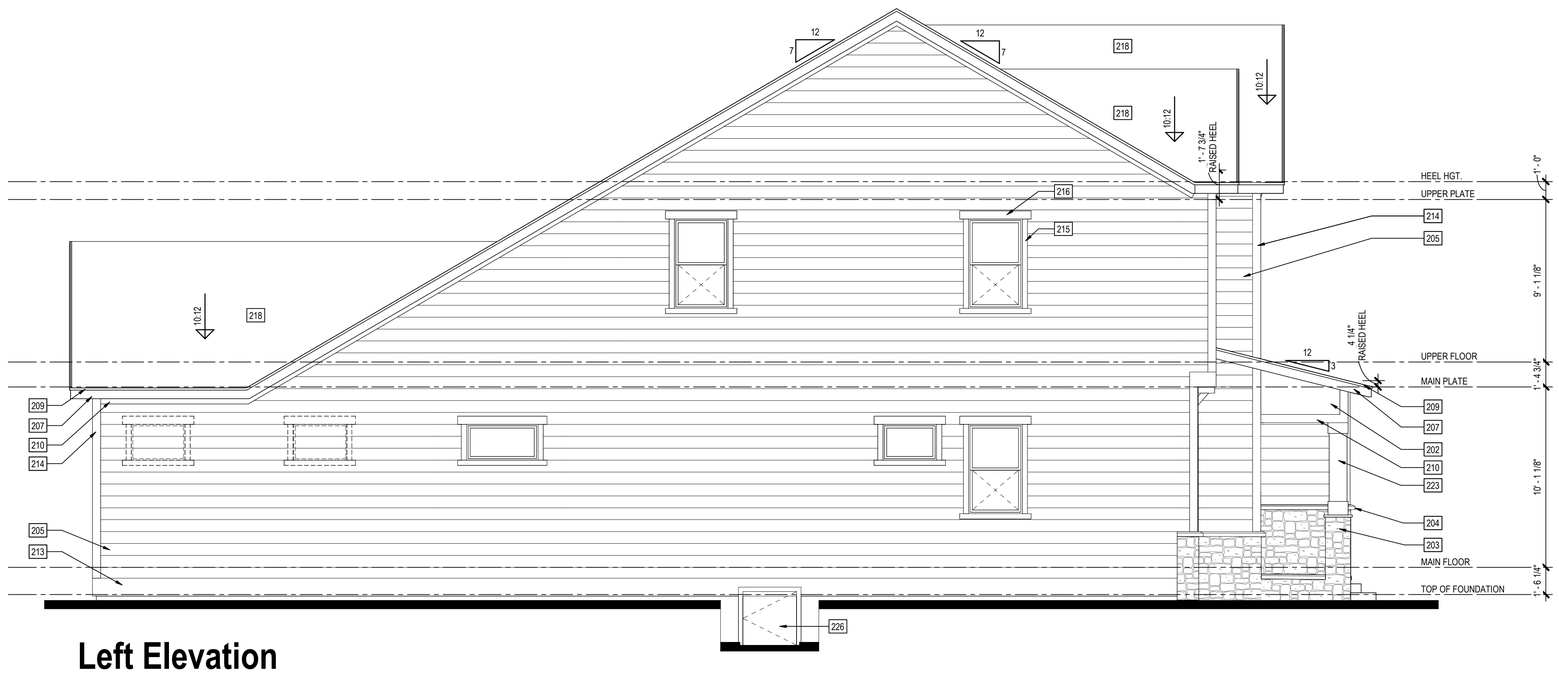
PLAN 5
A2.200

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Right Elevation

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



Left Elevation

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

Elevation B - Traditional

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
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225 3 5/8"+/- THICKNESS BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
226 CRAWL SPACE DOOR - 36" x 36".

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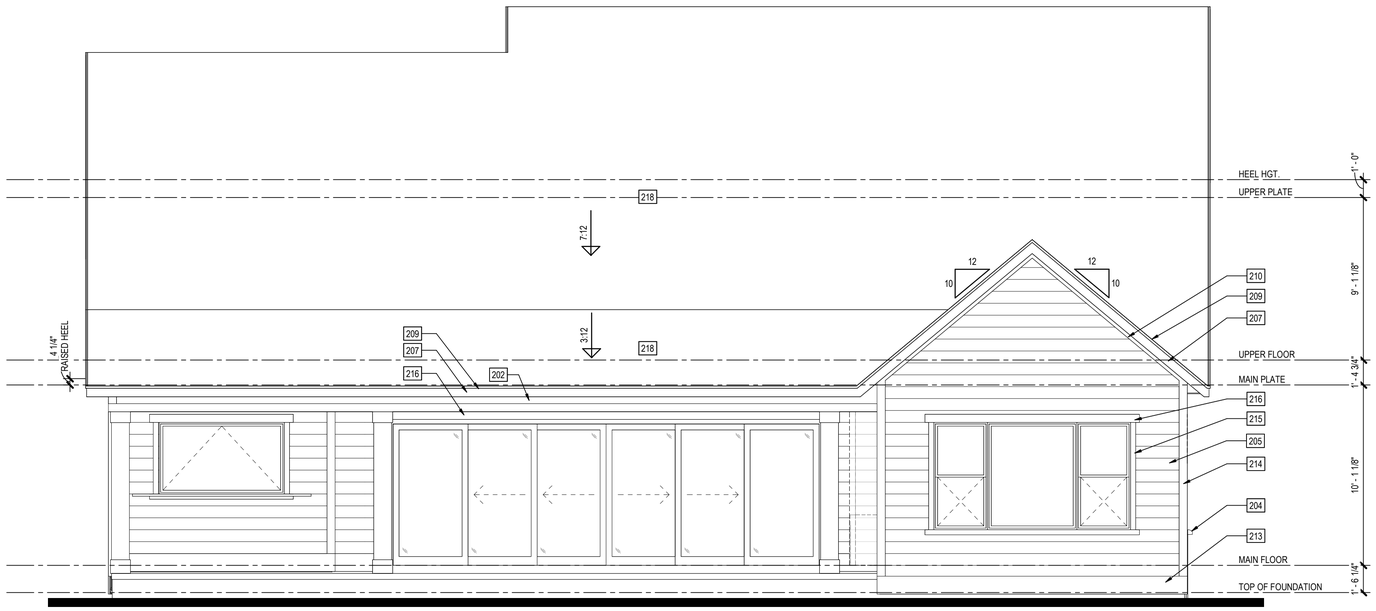
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EXTERIOR ELEVATIONS - ELEVATION B

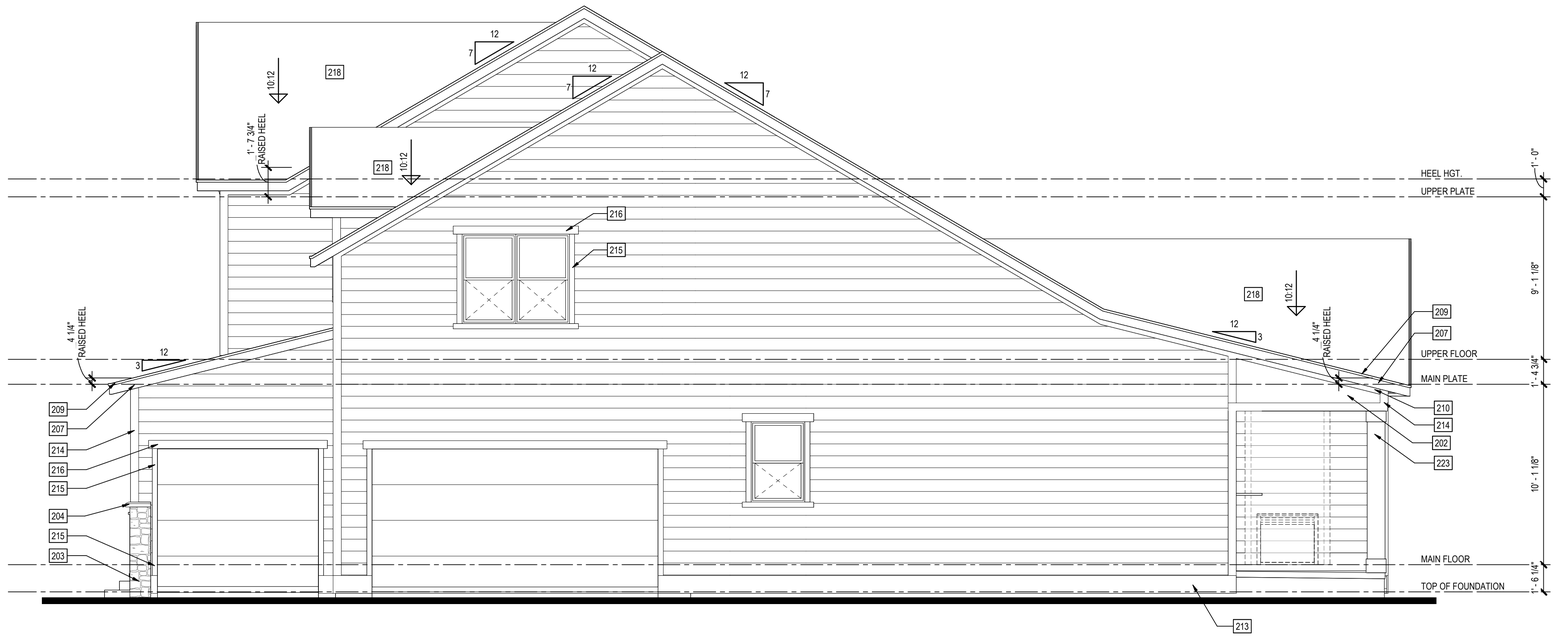
PLAN 5
A2.201

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Opt. Sliding Door
Rear Elevation

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



Opt. Prep Kitchen
Right Elevation

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

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Elevation B - Traditional

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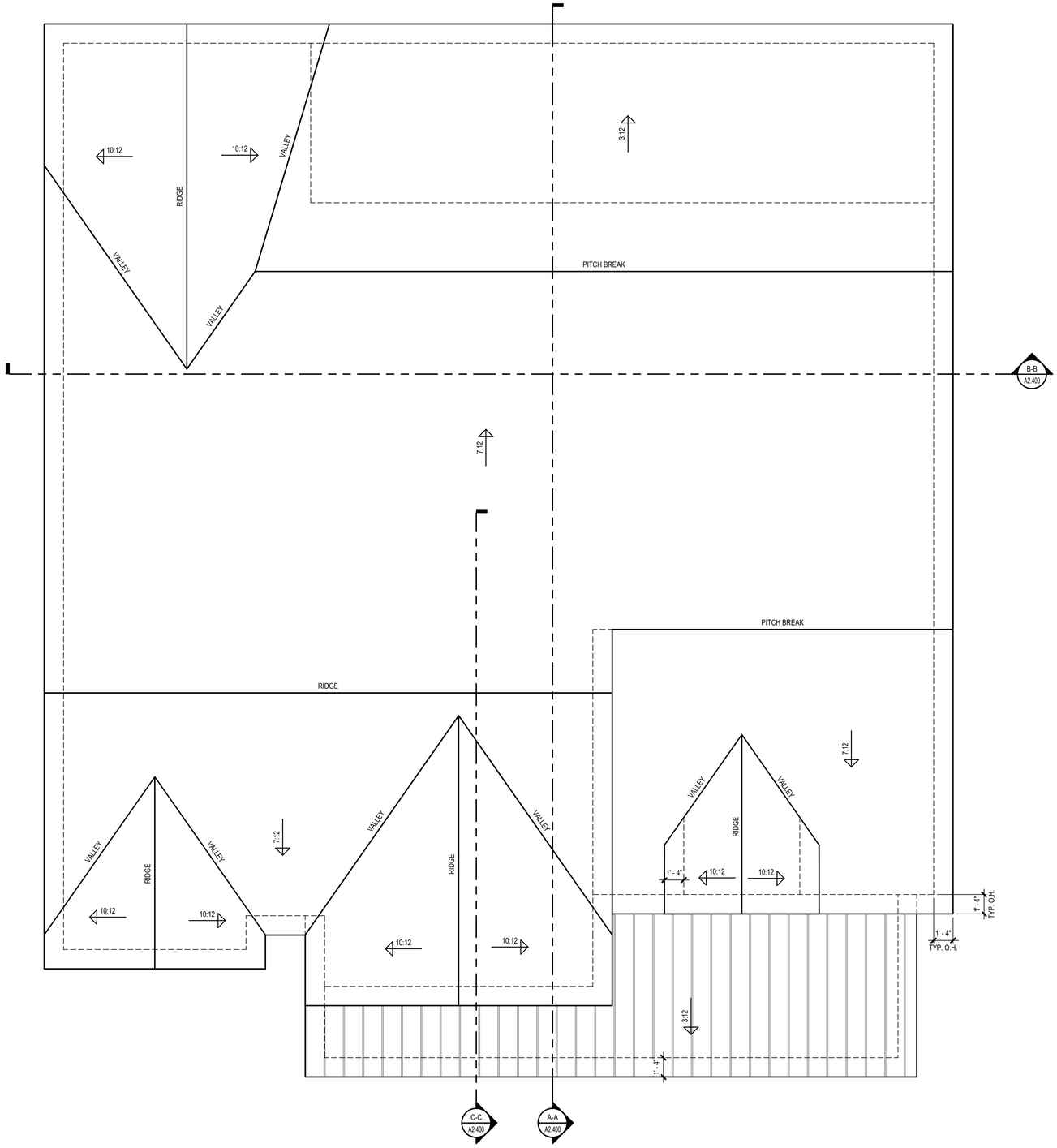
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EXTERIOR ELEVATIONS - ELEVATION B - OPT. SLIDING BACK DOOR

PLAN 5
A2.202

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Roof Plan

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

Elevation B - Craftsman

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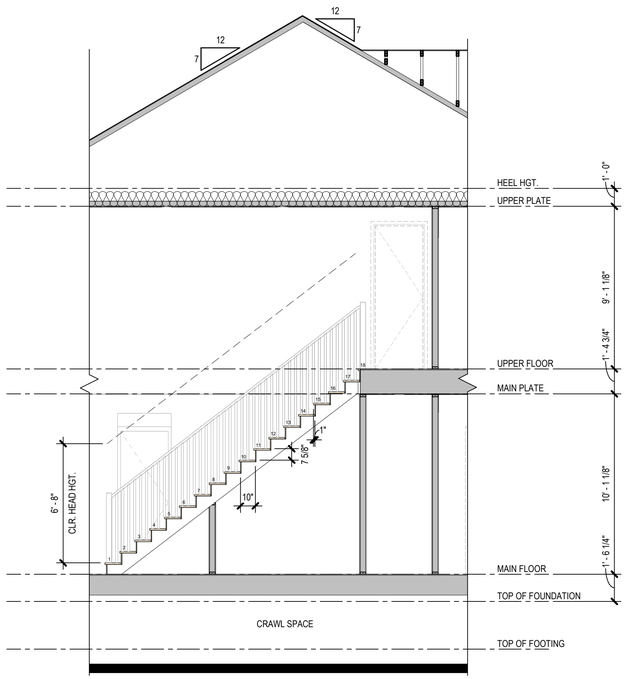
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ROOF PLAN - ELEVATION B

PLAN 5

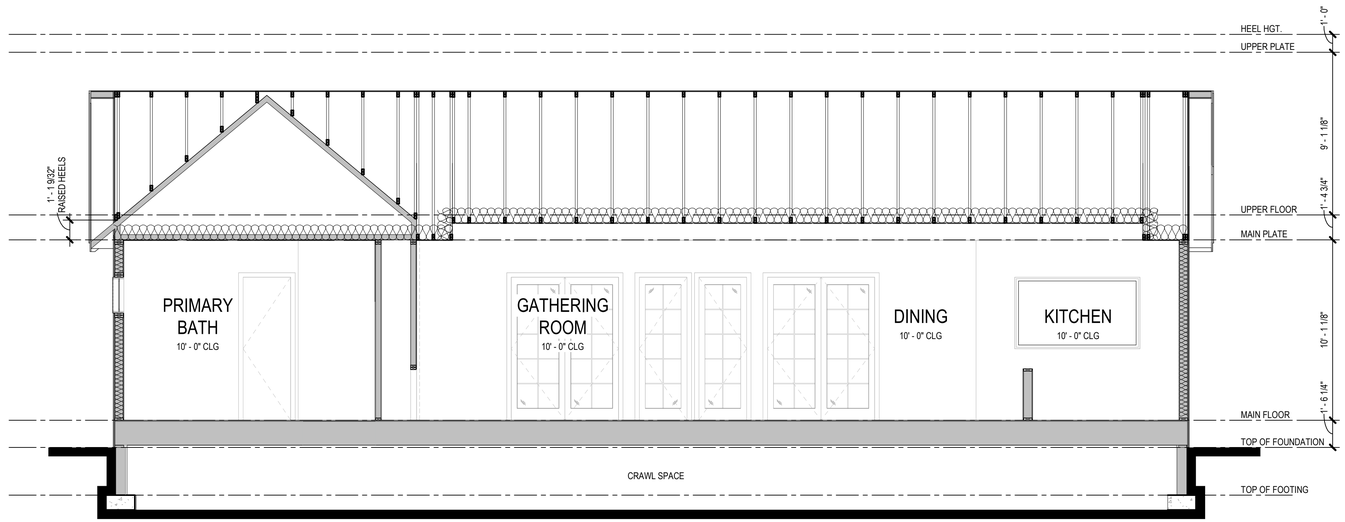
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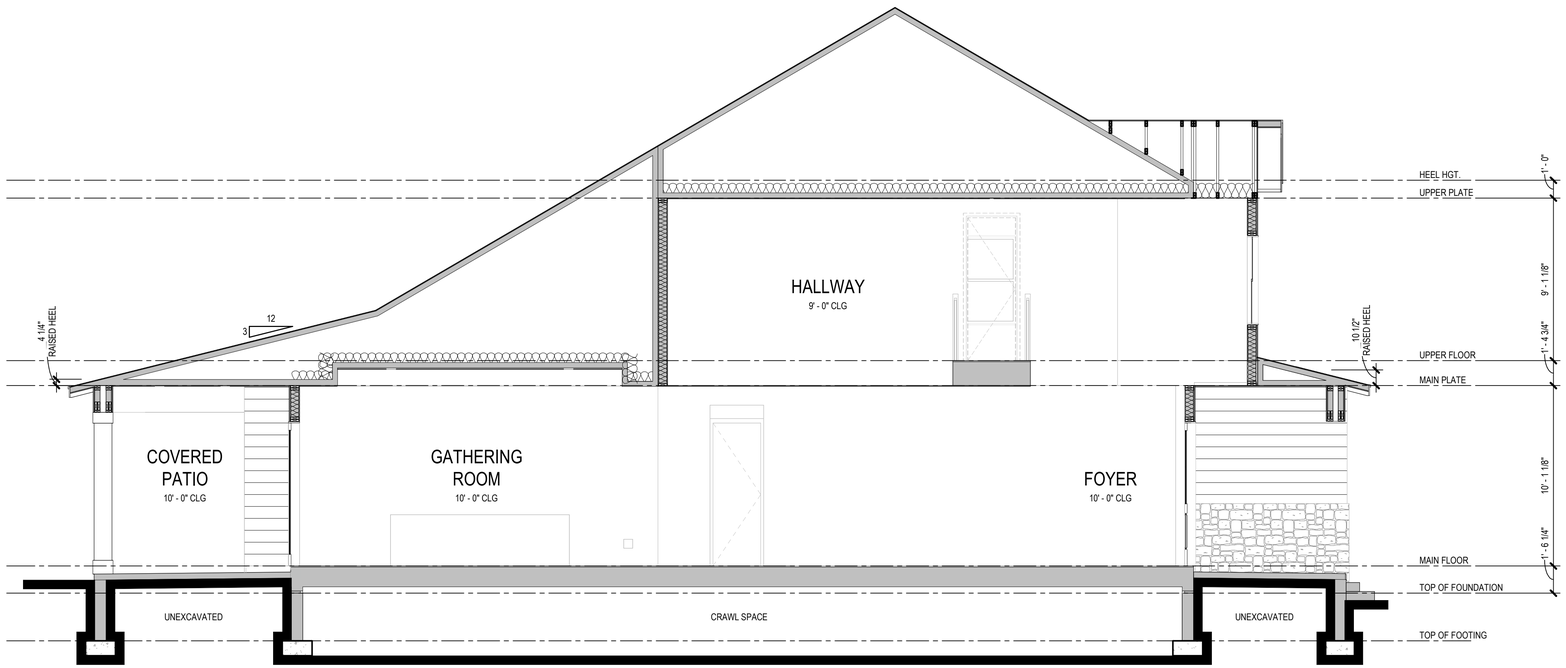
Section C-C

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



Section B-B

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



Section A-A

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

Building Sections
Elevation B - Traditional

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.

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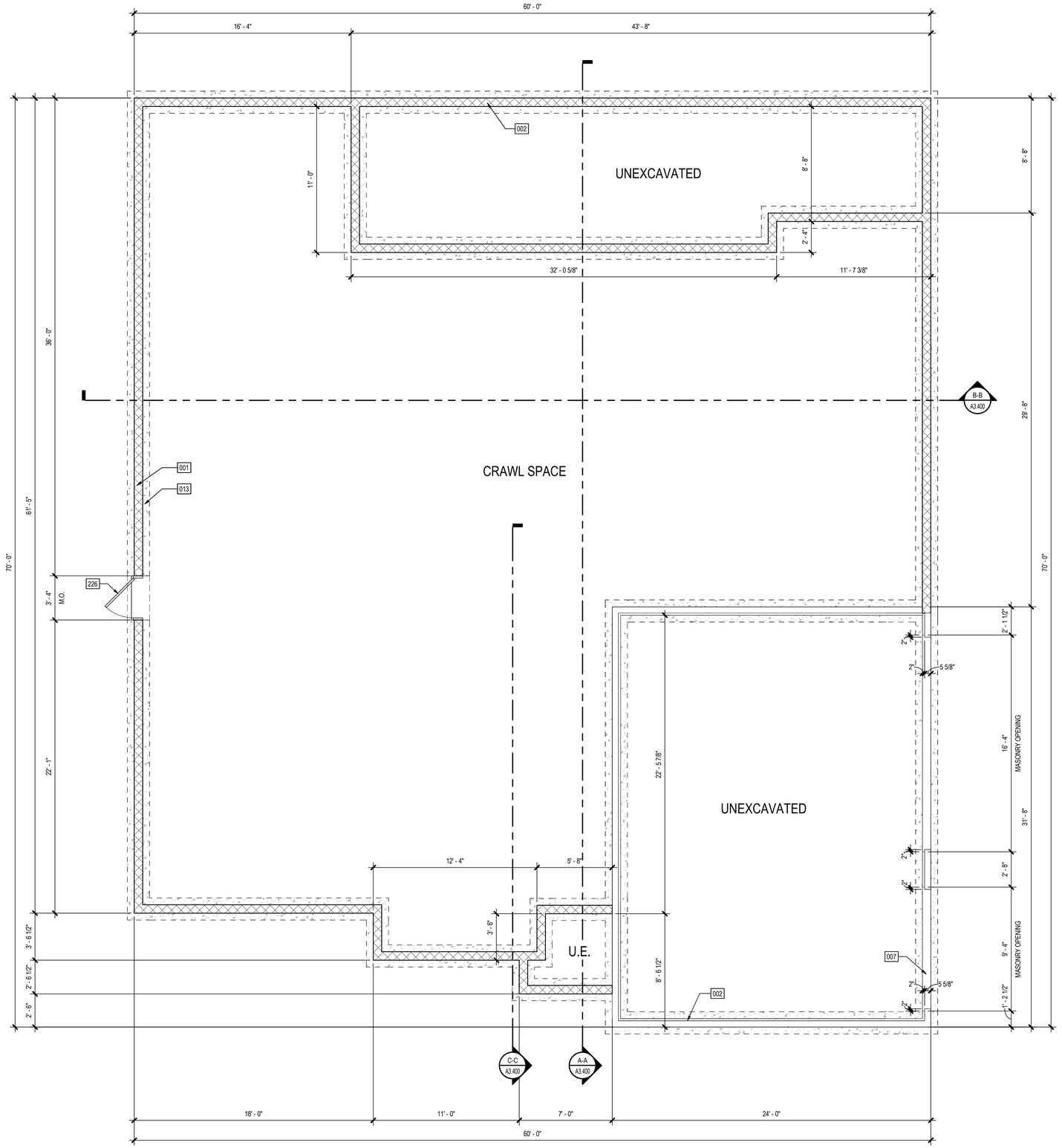
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BUILDING SECTIONS - ELEVATION B

PLAN 5

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	2779 SF
B	UPPER FLOOR LIVABLE	1437 SF
LIVABLE		4216 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	273 SF
E	PORCH	36 SF
F	PATIO	442 SF
NON-LIVABLE		1215 SF
ELEVATION C		5431 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.

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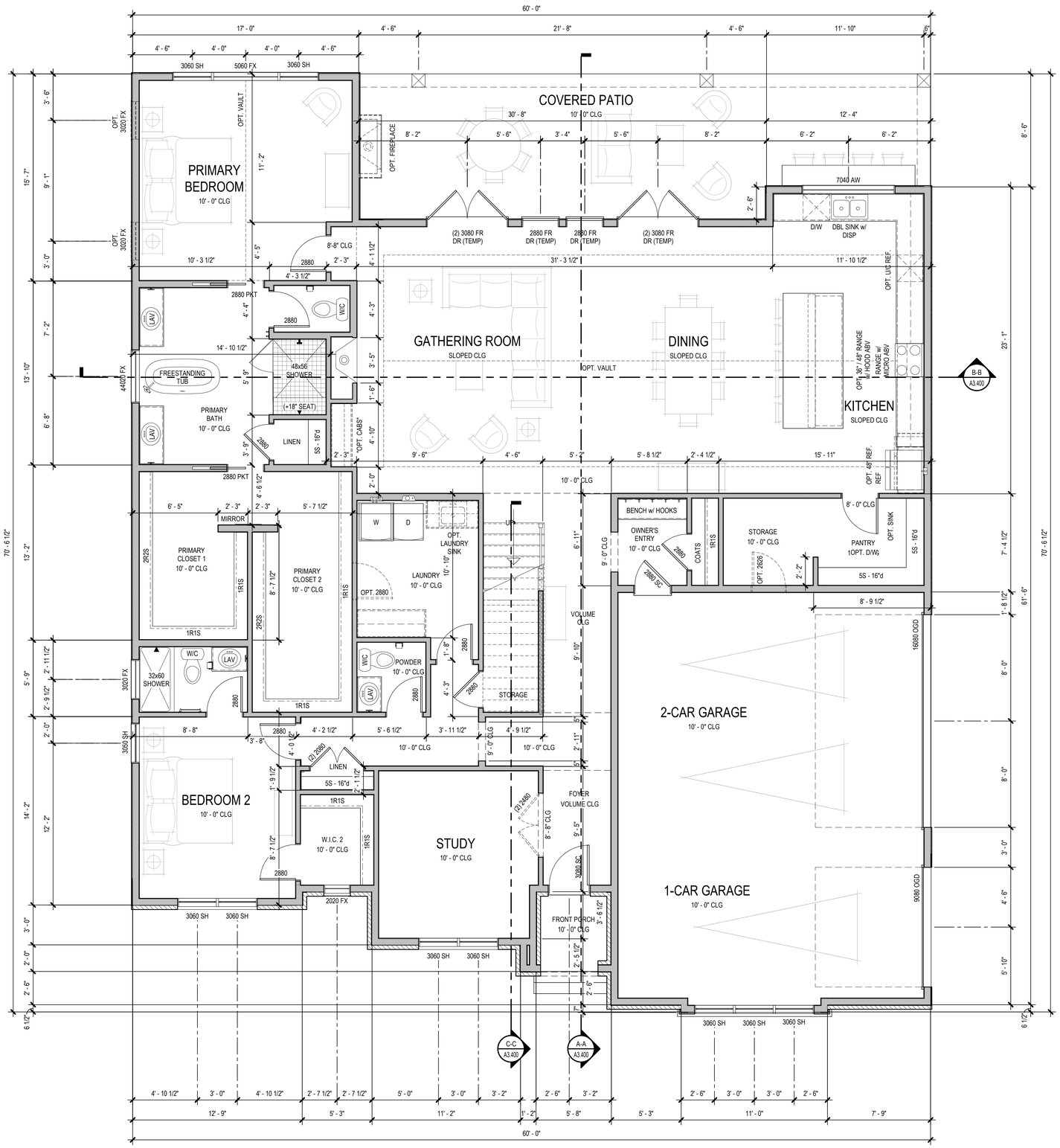
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FOUNDATION PLAN - ELEVATION C

PLAN 5
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	2779 SF
B	UPPER FLOOR LIVABLE	1437 SF
LIVABLE		4216 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	273 SF
E	PORCH	36 SF
F	PATIO	442 SF
NON-LIVABLE		1215 SF
ELEVATION C		5431 SF

GENERAL FLOOR PLAN NOTES

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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.)
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Elevation C - Transitional

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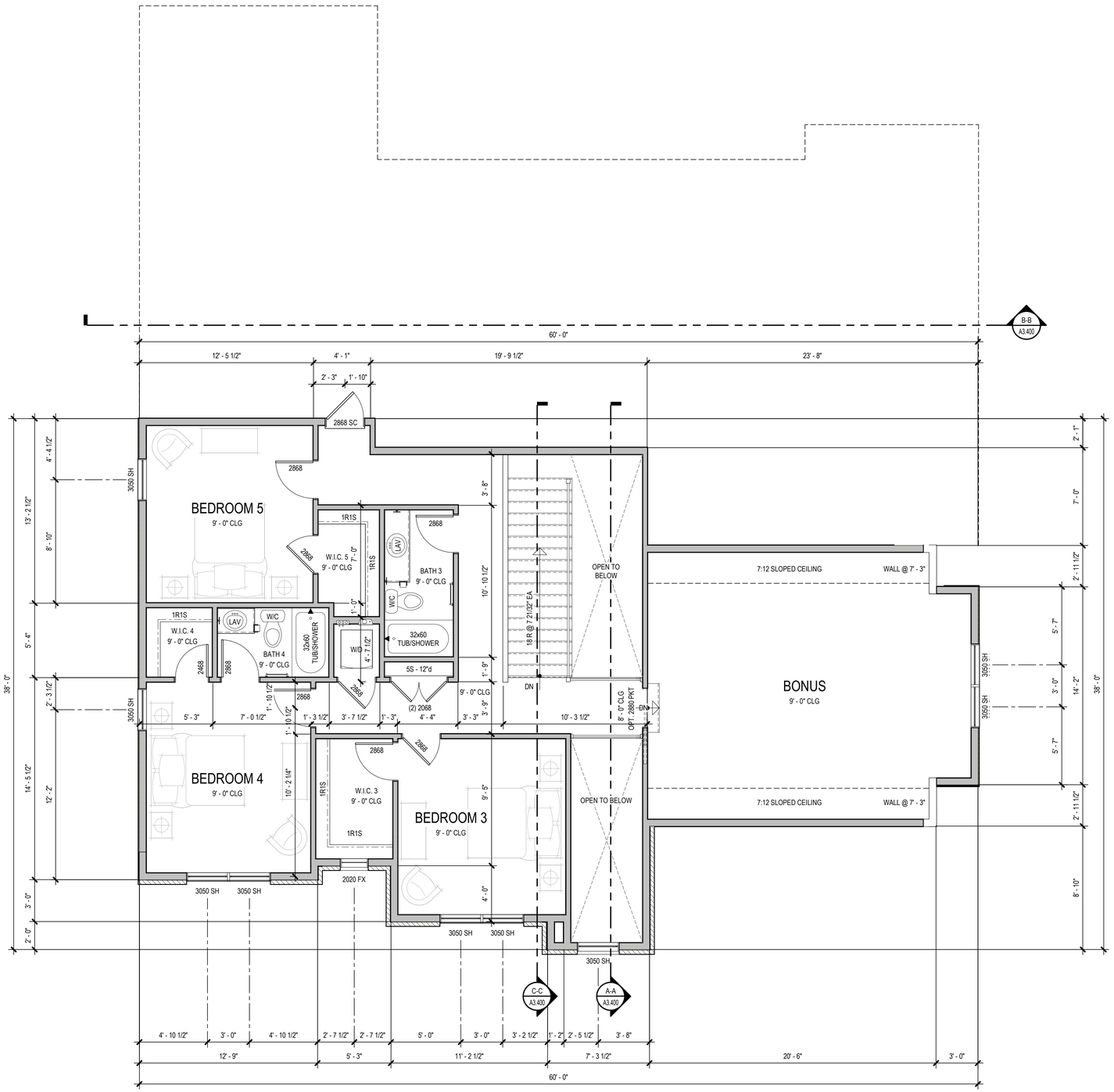
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MAIN FLOOR PLAN - ELEVATION C

PLAN 5
A3.110

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Upper Floor Plan - Elevation C

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

AREA SCHEDULE - STANDARD - ELEV C

AREA KEY	AREA NAME	AREA
ELEVATION C		
A	MAIN FLOOR LIVABLE	2779 SF
B	UPPER FLOOR LIVABLE	1437 SF
LIVABLE		4216 SF
C	2-CAR GARAGE	464 SF
D	1-CAR GARAGE	273 SF
E	PORCH	36 SF
F	PATIO	442 SF
NON-LIVABLE		1215 SF
ELEVATION C		5431 SF

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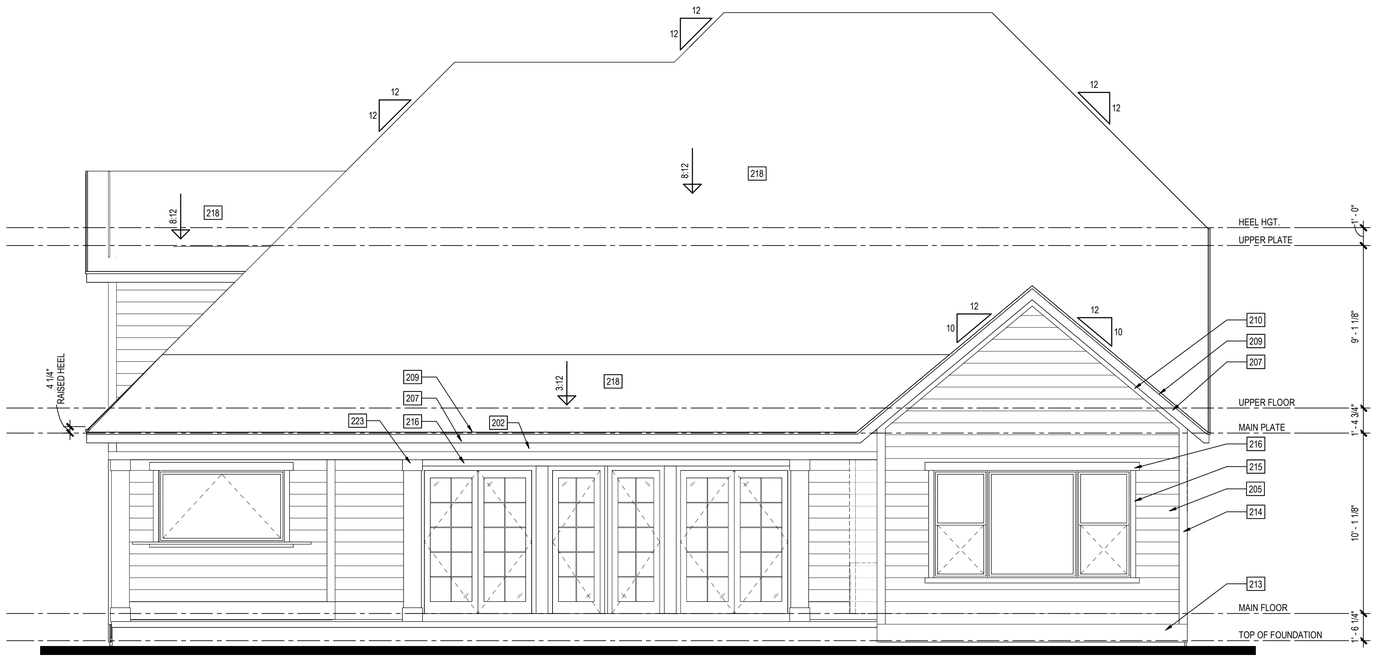
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UPPER FLOOR PLAN - ELEVATION C

PLAN 5

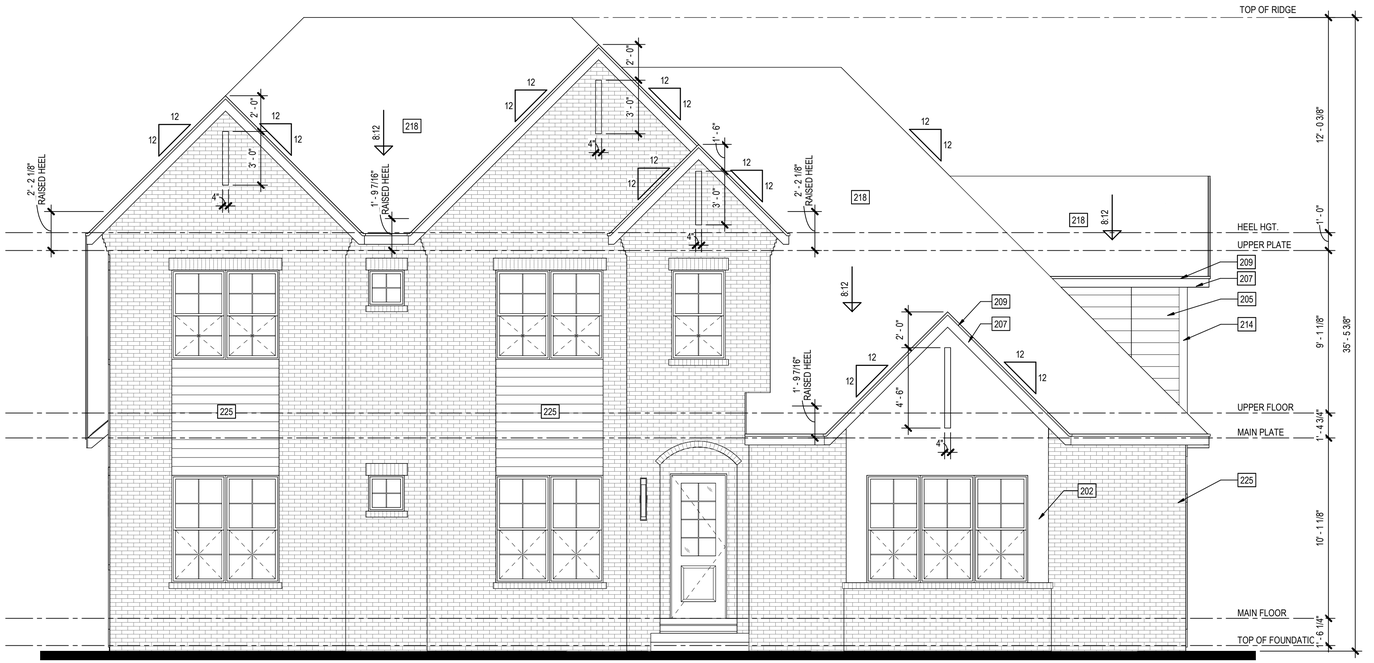
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Rear Elevation

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



Front Elevation

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



Front Perspective

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.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS 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.
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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.
222 5 1/2" WIDTH x 24" HEIGHT x 18" 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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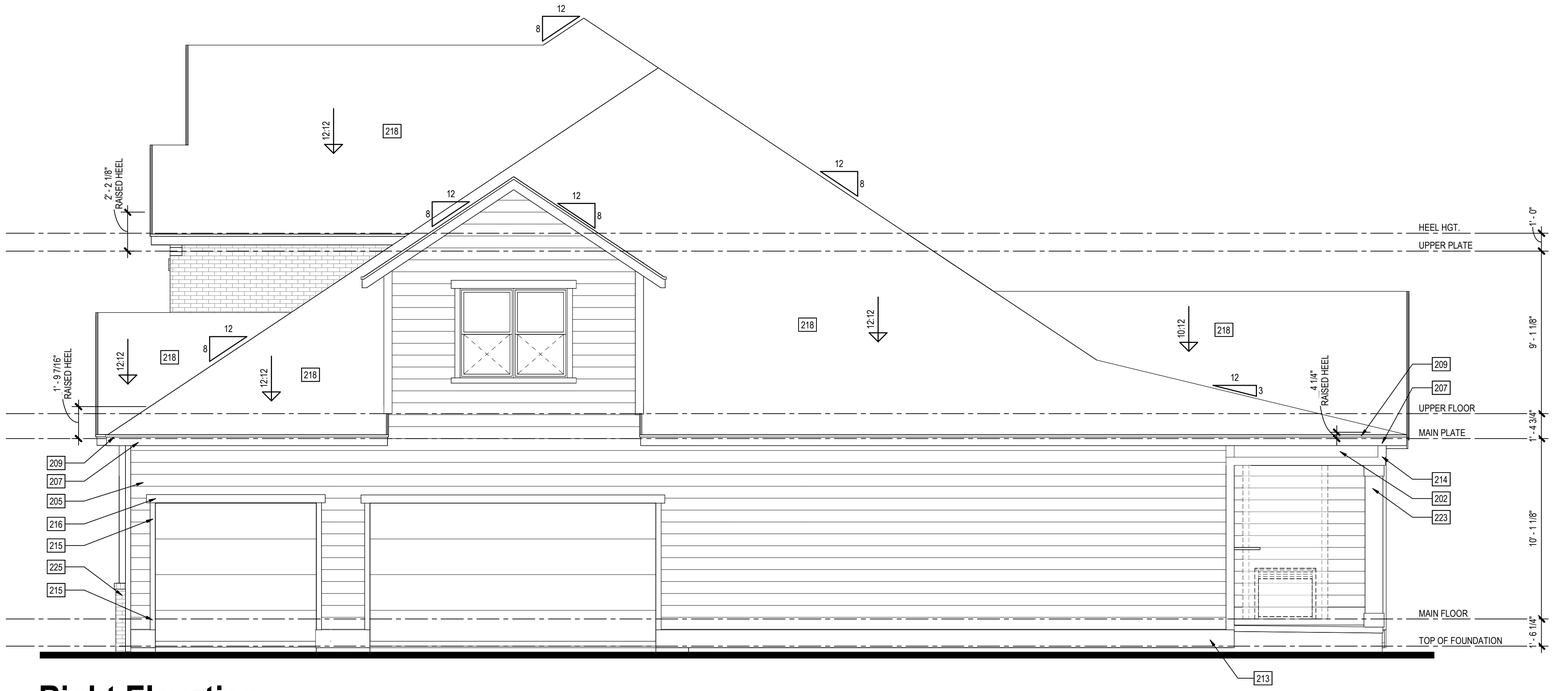
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EXTERIOR ELEVATIONS - ELEVATION C

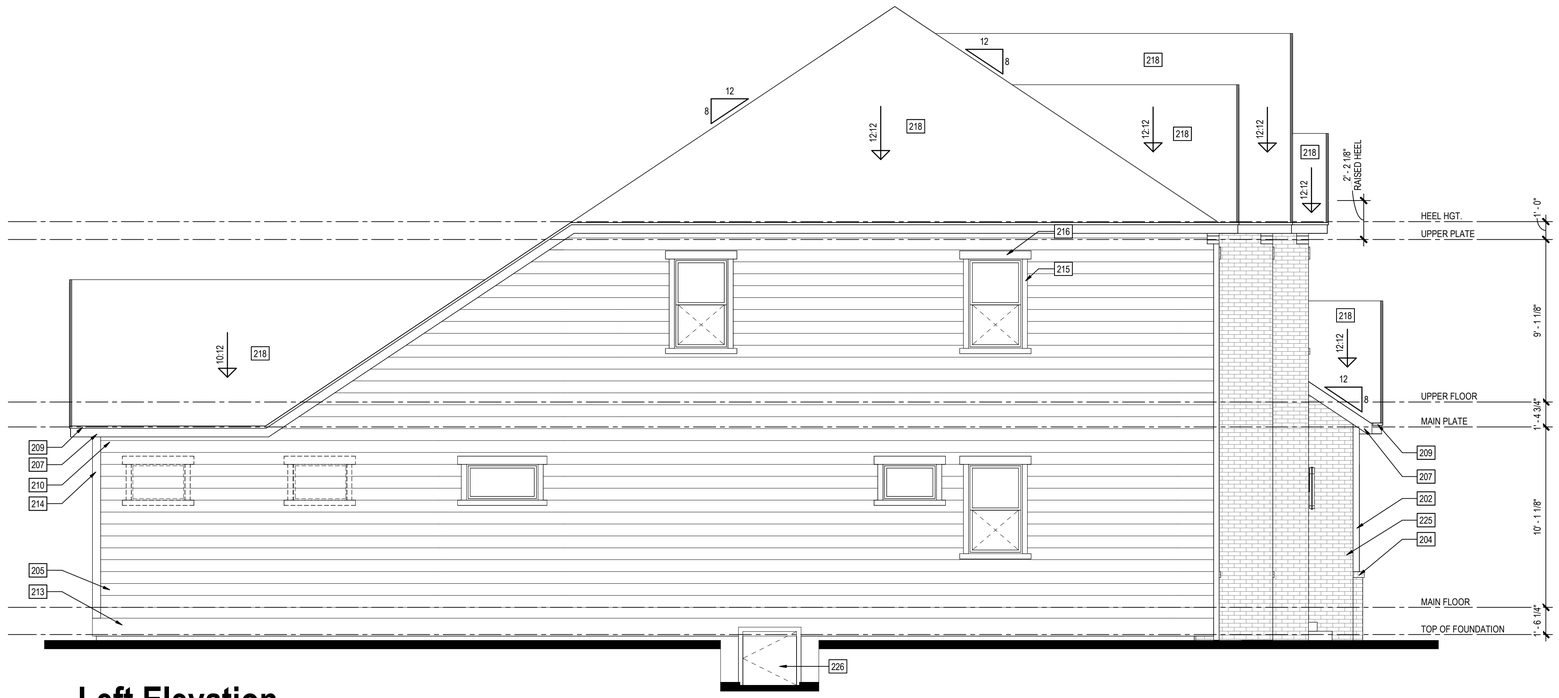
PLAN 5
A3.200

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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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EXTERIOR ELEV KEYNOTES

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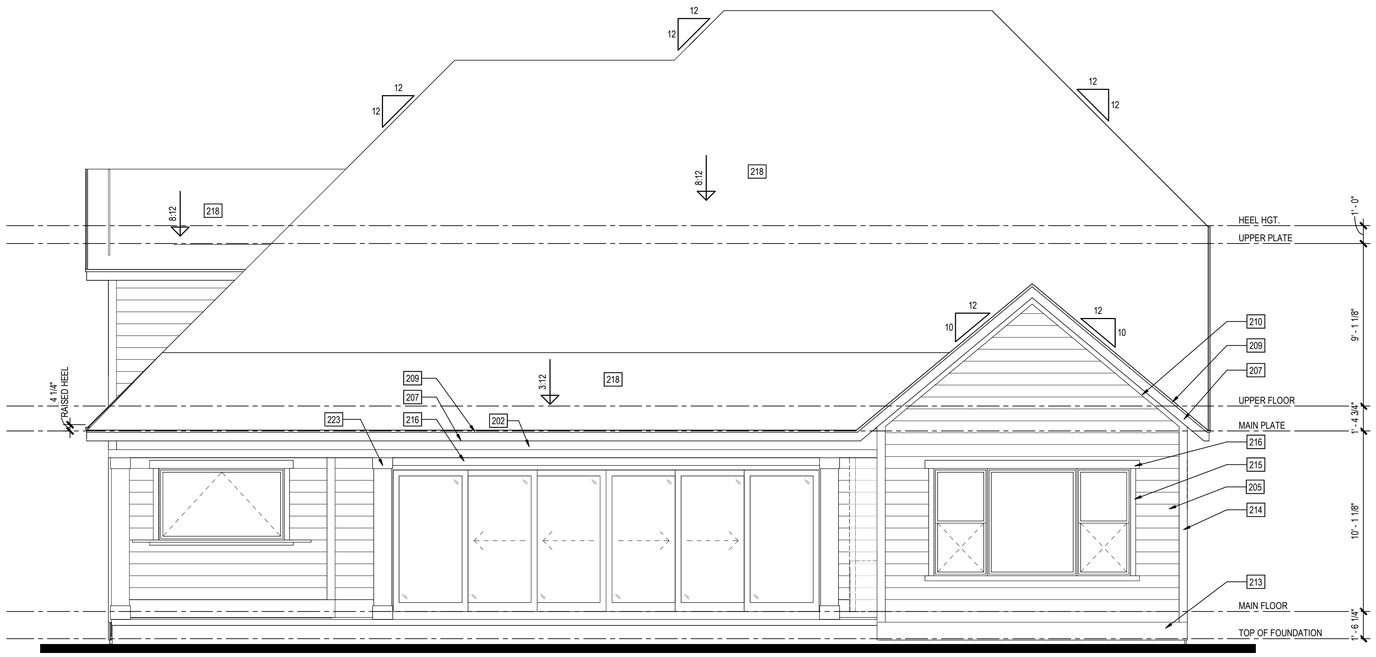
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EXTERIOR ELEVATIONS - ELEVATION C

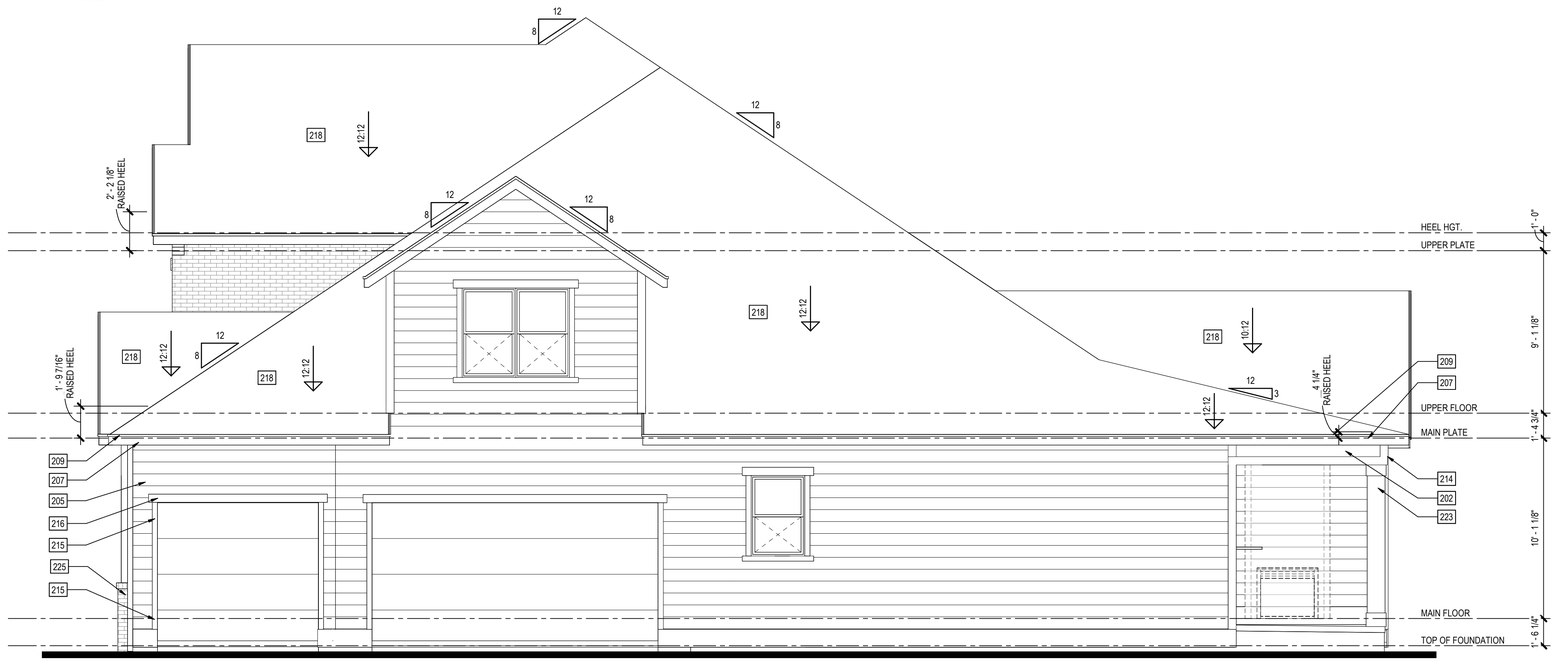
PLAN 5
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Opt. Sliding Door
Rear Elevation

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



Opt. Prep Kitchen
Right Elevation

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

EXTERIOR ELEVATION NOTES

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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.
222 5 1/2" WIDTH x 24" HEIGHT x 18" 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".

Elevation C - Transitional

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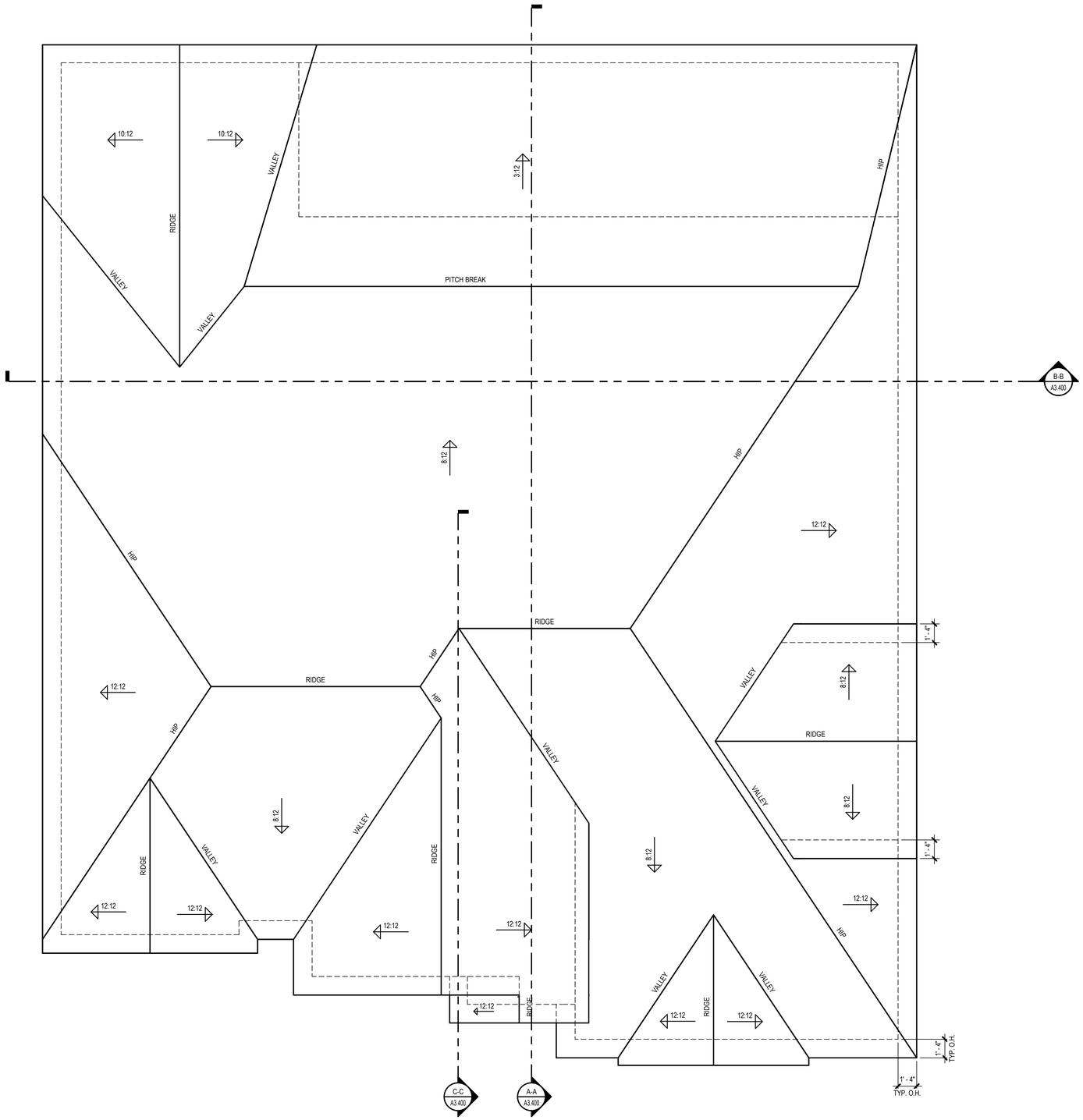
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EXTERIOR ELEVATIONS - ELEVATION C - OPT. SLIDING BACK DOOR

PLAN 5
A3.202

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Roof Plan

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

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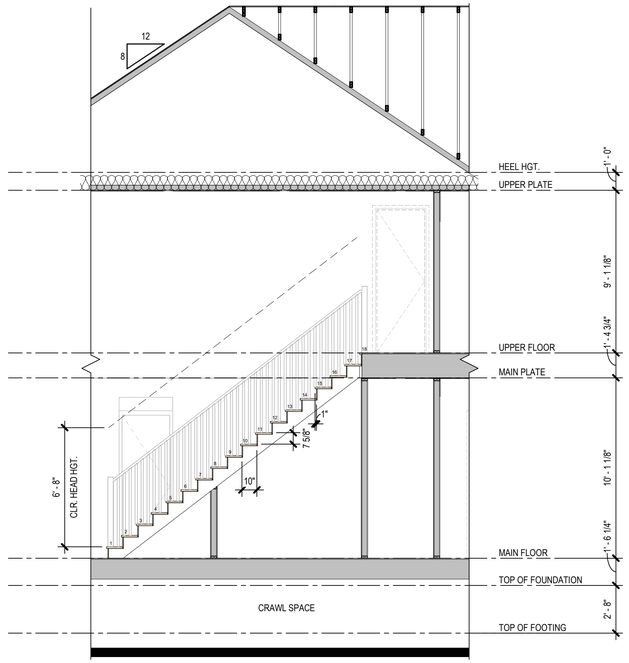
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ROOF PLAN - ELEVATION C

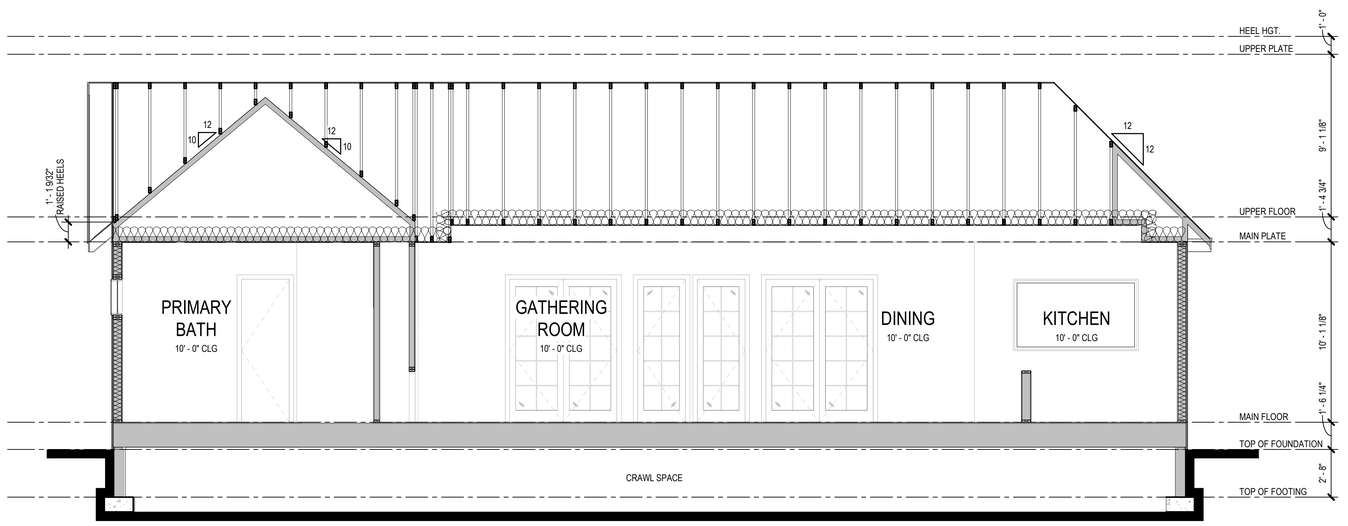
PLAN 5
A3.300

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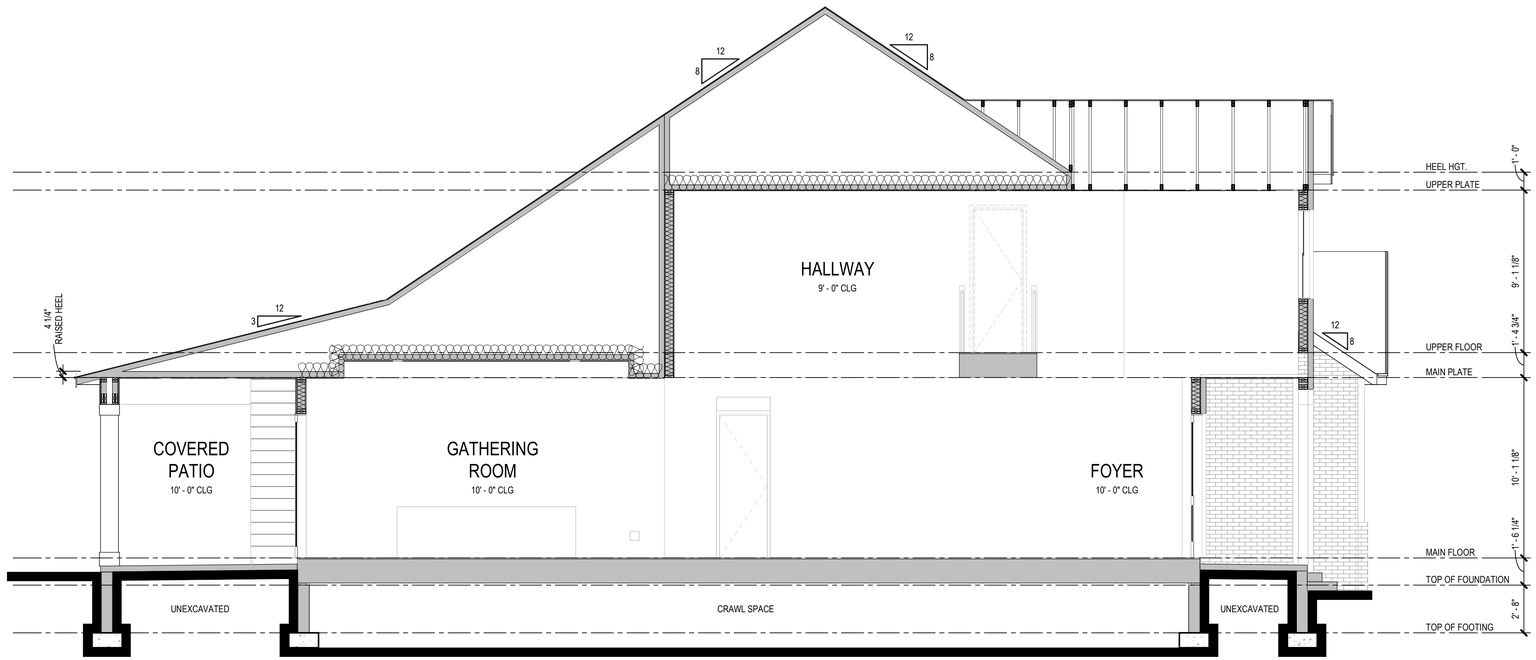
Section C-C

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



Section B-B

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



Section A-A

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

Building Sections
Elevation C - Transitional

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.

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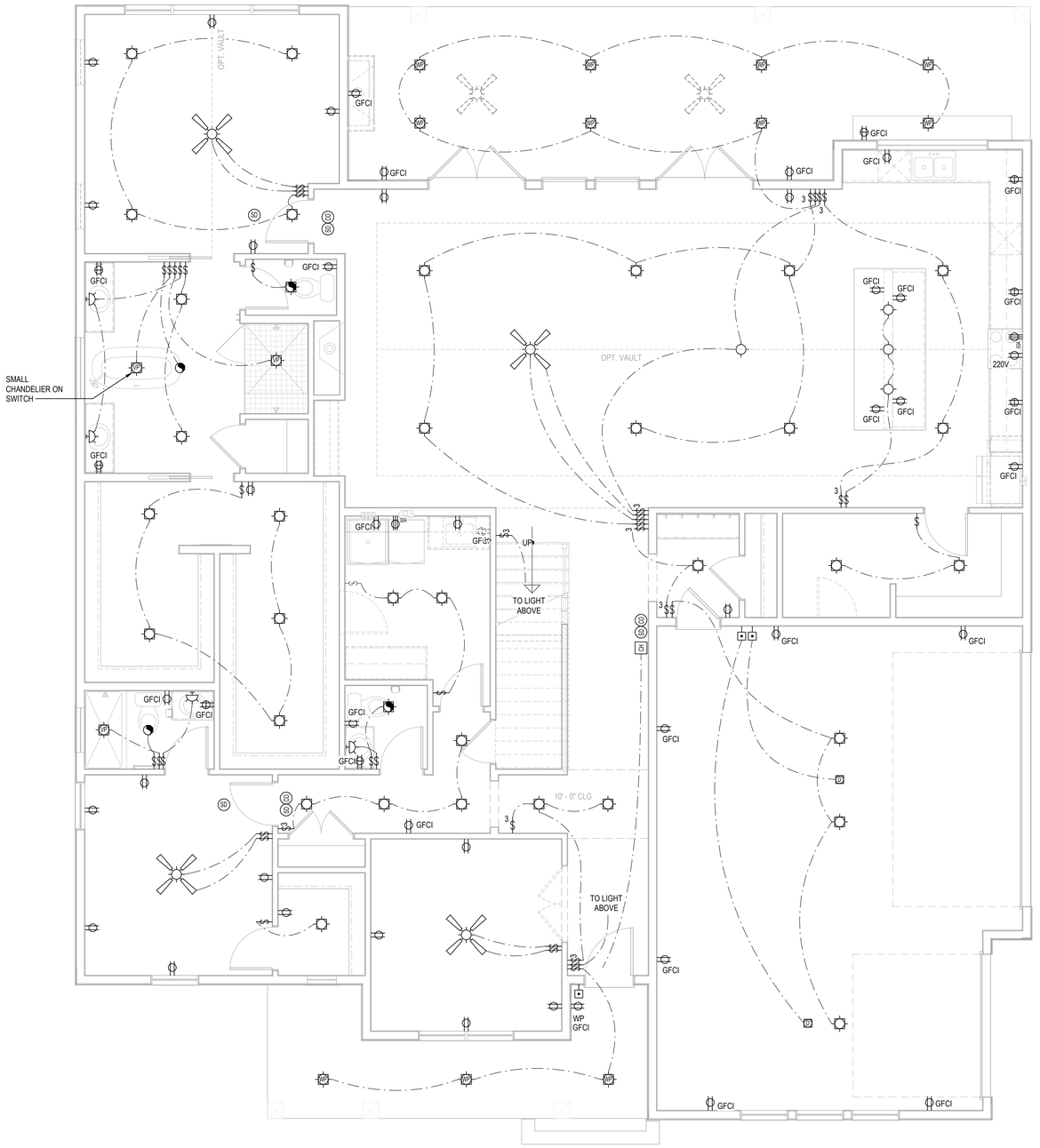
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BUILDING SECTIONS - ELEVATION C

PLAN 5

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 KEYNOTES

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP/GFCI — WEATHERPROOF DUPLEX OUTLET
- GFCI — GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- AFCI — ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- OVERHEAD DUPLEX OUTLET
- 220V — 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- USB — DUPLEX OUTLET w/ USB
- WALL SWITCH
- 3 — THREE-WAY WALL SWITCH
- 4 — FOUR-WAY WALL SWITCH
- RC — RHEOSTAT SWITCH
- D — DIMMER SWITCH
- 3D — THREE-WAY DIMMER SWITCH
- OS — OCCUPANCY SENSOR
- 3OS — THREE-WAY OCCUPANCY SENSOR
- S — SMART SWITCH
- 3S — THREE-WAY SMART SWITCH
- 4S — FOUR-WAY SMART SWITCH
- DS — DIMMER SMART SWITCH
- 3DS — THREE-WAY DIMMER SMART SWITCH
- 4DS — FOUR-WAY DIMMER SMART SWITCH
- PB — PUSH BUTTON
- KEYPAD — KEYPAD
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WP — WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED — WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP — CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- PEND — CEILING MOUNTED PENDANT LIGHT FIXTURE
- PC — CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ PULL CHAIN
- LED — CEILING MOUNTED LED LIGHT FIXTURE
- LED DISC — CEILING MOUNTED LED DISC LIGHT FIXTURE
- MINI PEND — CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- WP — RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WP — RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- FL — RECESSED FLUORESCENT LIGHT FIXTURE
- HE — RECESSED LIGHT FIXTURE w/ HIGH-EFFICACY LAMP
- LED — RECESSED LED LIGHT FIXTURE
- IC — RECESSED INCANDESCENT LIGHT FIXTURE - IC RATED
- MINI — MINI RECESSED INCANDESCENT LIGHT FIXTURE
- SD — 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO — CARBON MONOXIDE DETECTOR
- HD — HEAT DETECTOR
- SD/CO COMBO — 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- EXHAUST FAN w/ HEAT LAMP (VENT TO EXTERIOR)
- J — JUNCTION BOX
- RJB — REINFORCED JUNCTION BOX
- T — THERMOSTAT
- S — SPEAKER
- CV — CENTRAL VACUUM INLET
- CH — DOOR CHIMES
- TV — TELEVISION
- SW — STRUCTURED WIRING PANEL
- TR — LOW VOLTAGE TRANSFORMER
- 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
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, 125V & 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 "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
2 = MASTER BATH STANDARD 36" HIGH VANITY TO BE RAISED 4"

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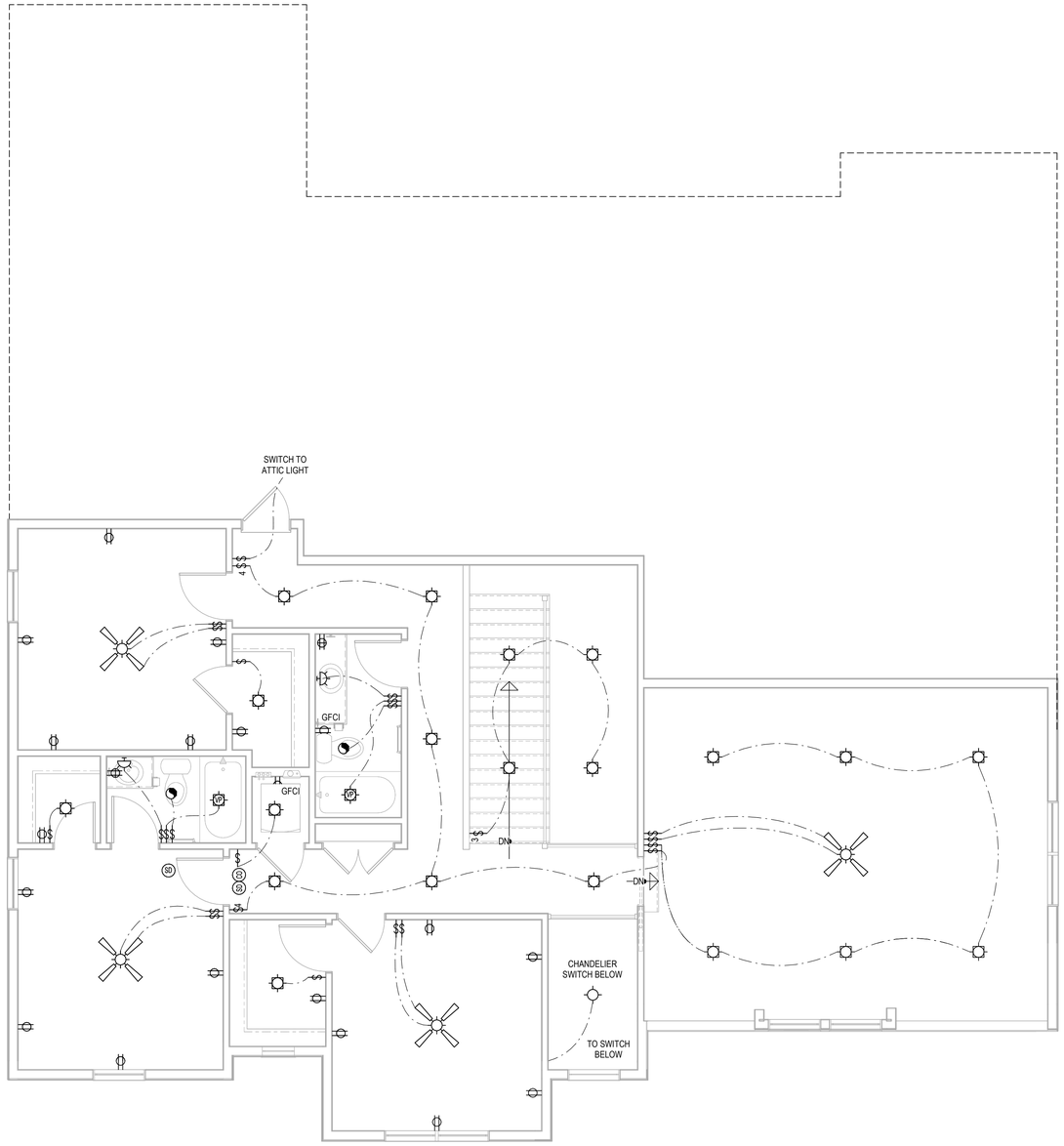
MAIN FLOOR ELECTRICAL PLAN - ELEVATION A

PLAN 5

E1.110

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Upper Floor Electrical Plan - Elevation A

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

ELECTRICAL KEYNOTES

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP/GFCI WEATHERPROOF DUPLEX OUTLET
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
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- 220V 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- USB DUPLEX OUTLET w/ USB
- WALL SWITCH
- 3 THREE-WAY WALL SWITCH
- 4 FOUR-WAY WALL SWITCH
- RC RHEOSTAT SWITCH
- D DIMMER SWITCH
- 3D THREE-WAY DIMMER SWITCH
- OS OCCUPANCY SENSOR
- 3OS THREE-WAY OCCUPANCY SENSOR
- S SMART SWITCH
- 3S THREE-WAY SMART SWITCH
- 4S FOUR-WAY SMART SWITCH
- DS DIMMER SMART SWITCH
- 3DS THREE-WAY DIMMER SMART SWITCH
- 4DS FOUR-WAY DIMMER SMART SWITCH
- PB PUSH BUTTON
- KEYPAD KEYPAD
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WP WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- PEND CEILING MOUNTED PENDANT LIGHT FIXTURE
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- LED CEILING MOUNTED LED LIGHT FIXTURE
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- IC RECESSED INCANDESCENT LIGHT FIXTURE - IC RATED
- MINI MINI RECESSED INCANDESCENT LIGHT FIXTURE
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- CO CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR
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- J JUNCTION BOX
- RJB REINFORCED JUNCTION BOX
- T THERMOSTAT
- S SPEAKER
- CV CENTRAL VACUUM INLET
- CH DOOR CHIMES
- TV TELEVISION
- SW STRUCTURED WIRING PANEL
- TR LOW VOLTAGE TRANSFORMER
- AL ALARM SYSTEM PANEL
- ALARM SYSTEM SIREN

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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.
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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 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
2 = MASTER BATH STANDARD 36" HIGH VANITY TO BE RAISED 4"

PRELIMINARY

1
ISSUE DATE: REVISIONS

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DRAWN: BSB CHECKED: DS

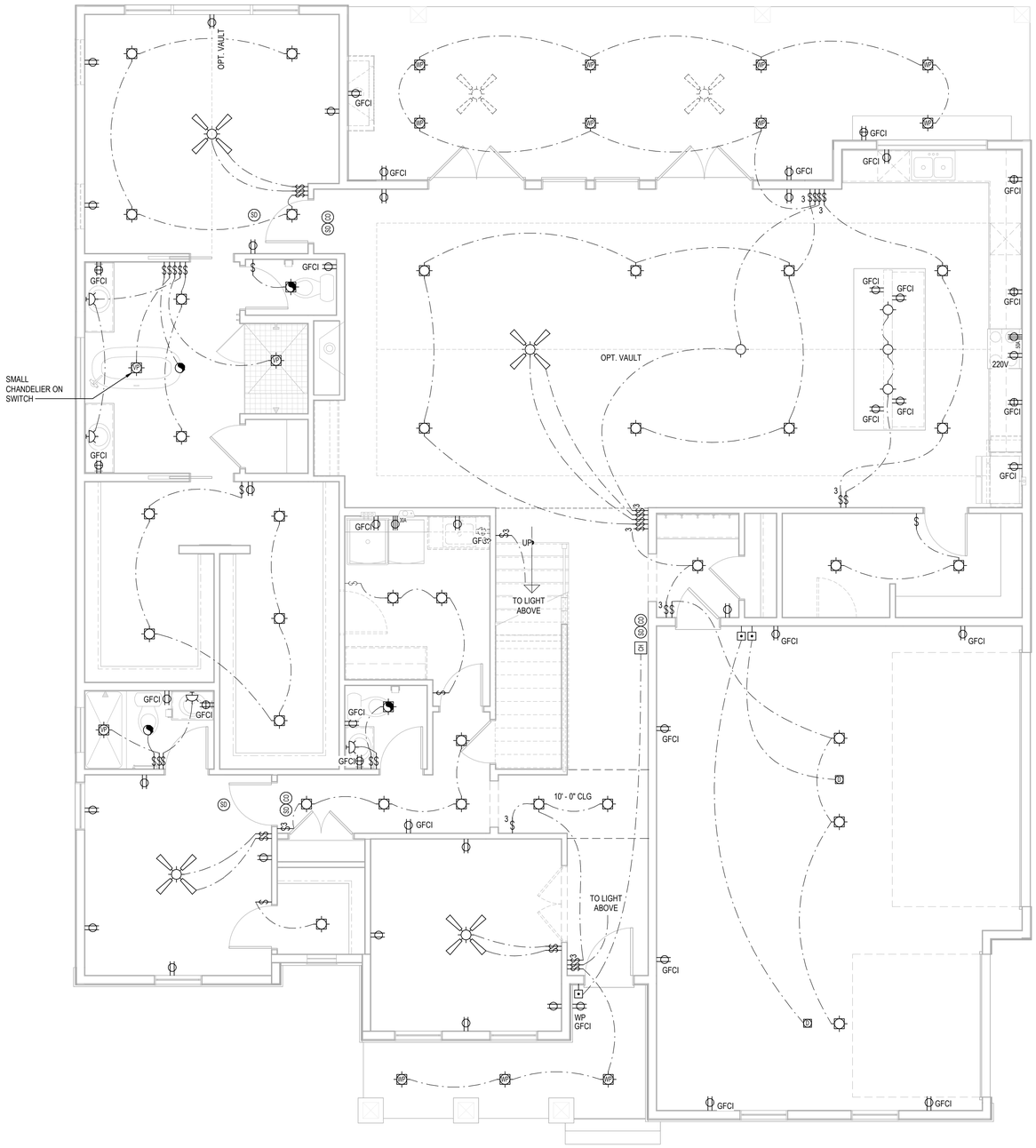
UPPER FLOOR ELECTRICAL PLAN - ELEVATION A

PLAN 5

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.



Main Floor Electrical Plan - Elevation B

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

ELECTRICAL KEYNOTES

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP/GFCI WEATHERPROOF DUPLEX OUTLET
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- AFCI ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- D OVERHEAD DUPLEX OUTLET
- 220V 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- USB DUPLEX OUTLET w/ USB
- WALL SWITCH
- 3 THREE-WAY WALL SWITCH
- 4 FOUR-WAY WALL SWITCH
- RC RHEOSTAT SWITCH
- D DIMMER SWITCH
- 3D THREE-WAY DIMMER SWITCH
- OS OCCUPANCY SENSOR
- 3OS THREE-WAY OCCUPANCY SENSOR
- S SMART SWITCH
- 3S THREE-WAY SMART SWITCH
- 4S FOUR-WAY SMART SWITCH
- DS DIMMER SMART SWITCH
- 3DS THREE-WAY DIMMER SMART SWITCH
- 4DS FOUR-WAY DIMMER SMART SWITCH
- PB PUSH BUTTON
- KEYPAD KEYPAD
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- PEND CEILING MOUNTED PENDANT LIGHT FIXTURE
- PC CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ PULL CHAIN
- LED CEILING MOUNTED LED LIGHT FIXTURE
- LED DISC CEILING MOUNTED LED DISC LIGHT FIXTURE
- MINI PEND CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- WPL RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WPI RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- FL RECESSED FLUORESCENT LIGHT FIXTURE
- HE RECESSED LIGHT FIXTURE w/ HIGH-EFFICACY LAMP
- LED RECESSED LED LIGHT FIXTURE
- IC RECESSED INCANDESCENT LIGHT FIXTURE - IC RATED
- MINI MINI RECESSED INCANDESCENT LIGHT FIXTURE
- SD 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR
- SD/CO COMBO 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
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- J JUNCTION BOX
- RJB REINFORCED JUNCTION BOX
- T THERMOSTAT
- S SPEAKER
- CV CENTRAL VACUUM INLET
- CH DOOR CHIMES
- TV TELEVISION
- SW STRUCTURED WIRING PANEL
- TR LOW VOLTAGE TRANSFORMER
- AL ALARM SYSTEM PANEL
- ALARM SYSTEM SIREN

GENERAL ELECTRICAL NOTES

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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.
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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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TELEVISION OUTLETS	12" TO CL
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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 "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
ISLAND / PENINSULA	LESS THAN 12" 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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704 786 2328

JOB NO: 26-0225 PROJ MGR: JL
DRAWN: BSB CHECKED: DS
MAIN FLOOR ELECTRICAL PLAN - ELEVATION B

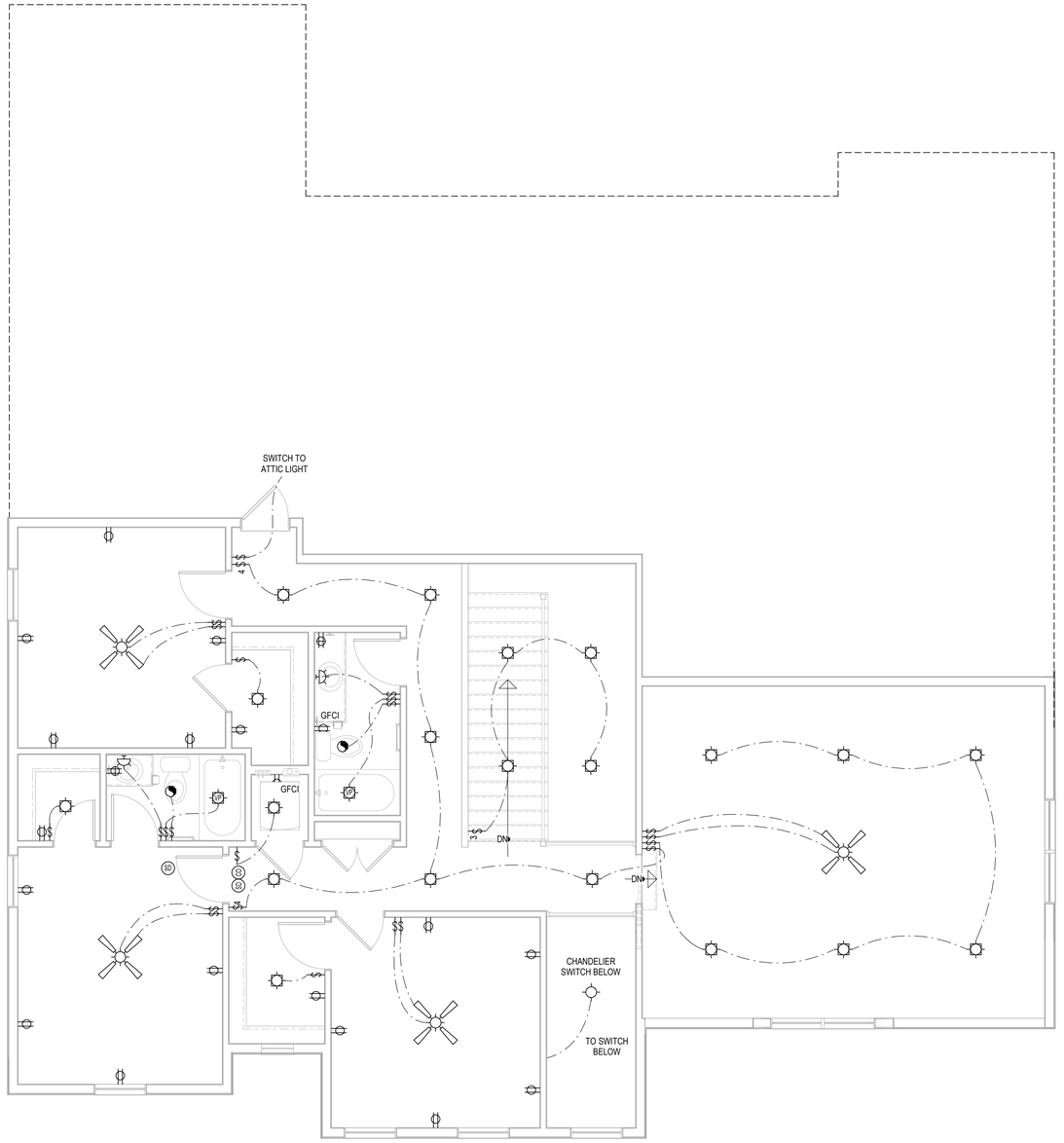
PLAN 5

E2.110

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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 B

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

ELECTRICAL KEYNOTES

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
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- D DIMMER SWITCH
- 3D THREE-WAY DIMMER SWITCH
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- KEYPAD KEYPAD
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- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- PEND CEILING MOUNTED PENDANT LIGHT FIXTURE
- PC CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ PULL CHAIN
- LED CEILING MOUNTED LED LIGHT FIXTURE
- LED, DISC CEILING MOUNTED LED DISC LIGHT FIXTURE
- MINI PEND CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- WPF RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WPF RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- FL RECESSED FLUORESCENT LIGHT FIXTURE
- HE RECESSED LIGHT FIXTURE w/ HIGH-EFFICACY LAMP
- LED RECESSED LED LIGHT FIXTURE
- IC RECESSED INCANDESCENT LIGHT FIXTURE - IC RATED
- MINI MINI RECESSED INCANDESCENT LIGHT FIXTURE
- SD 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR
- SD/CO COMBO 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
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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
2 = MASTER BATH STANDARD 36" HIGH VANITY TO BE RAISED 4"

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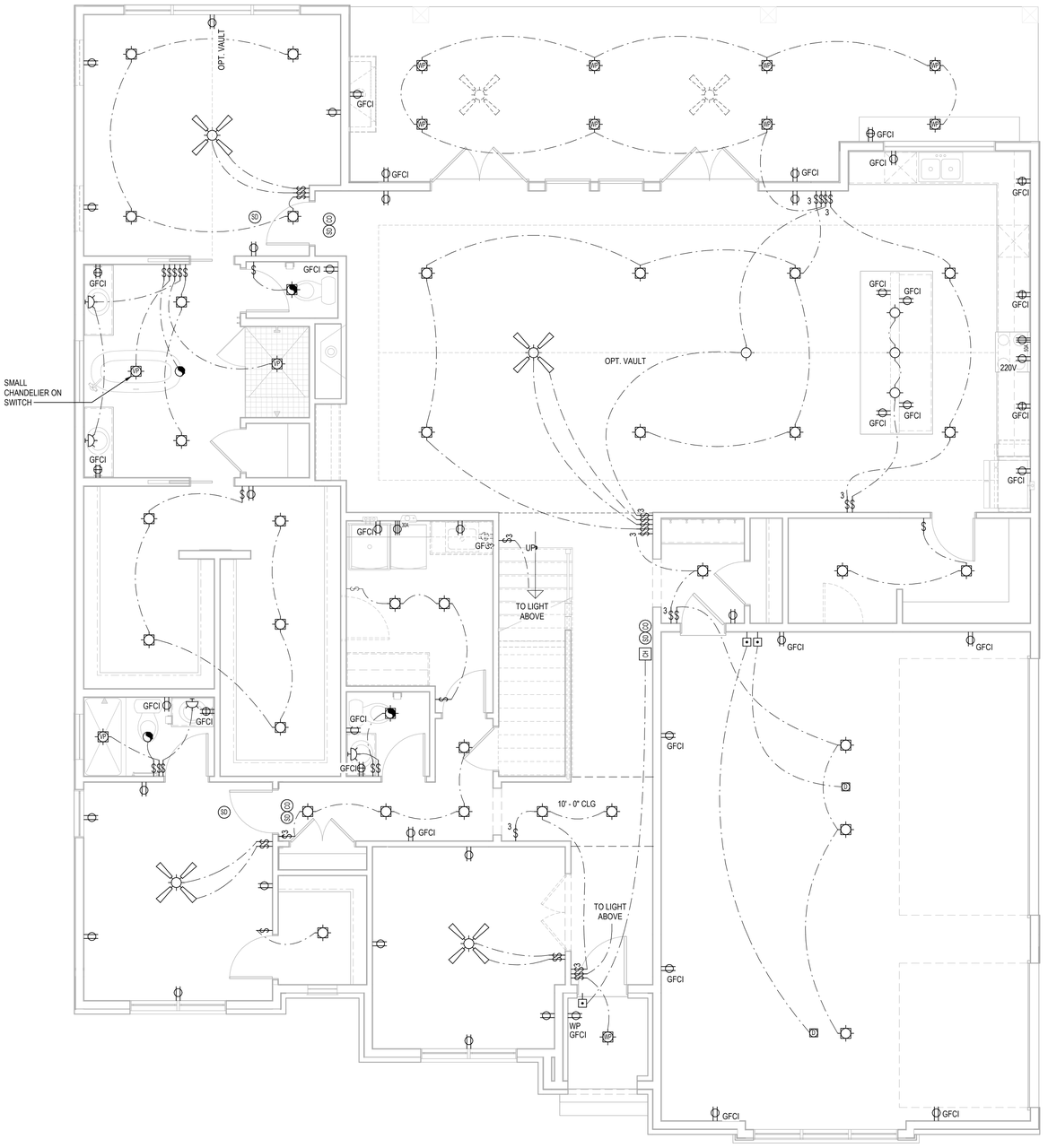
UPPER FLOOR ELECTRICAL PLAN - ELEVATION B

PLAN 5

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 KEYNOTES

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP/GFCI WEATHERPROOF DUPLEX OUTLET
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- AFCI ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- D OVERHEAD DUPLEX OUTLET
- 220V 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- USB DUPLEX OUTLET w/ USB
- WALL SWITCH
- 3 THREE-WAY WALL SWITCH
- 4 FOUR-WAY WALL SWITCH
- RC RHEOSTAT SWITCH
- D DIMMER SWITCH
- 3D THREE-WAY DIMMER SWITCH
- OS OCCUPANCY SENSOR
- 3OS THREE-WAY OCCUPANCY SENSOR
- S SMART SWITCH
- 3S THREE-WAY SMART SWITCH
- 4S FOUR-WAY SMART SWITCH
- DS DIMMER SMART SWITCH
- 3DS THREE-WAY DIMMER SMART SWITCH
- 4DS FOUR-WAY DIMMER SMART SWITCH
- PB PUSH BUTTON
- KEYPAD KEYPAD
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- PEND CEILING MOUNTED PENDANT LIGHT FIXTURE
- PC CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ PULL CHAIN
- LED CEILING MOUNTED LED LIGHT FIXTURE
- LED DISC CEILING MOUNTED LED DISC LIGHT FIXTURE
- MINI PEND CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- WPR RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WPR RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- RFL RECESSED FLUORESCENT LIGHT FIXTURE
- HE RECESSED LIGHT FIXTURE w/ HIGH-EFFICACY LAMP
- LED RECESSED LED LIGHT FIXTURE
- IC RECESSED INCANDESCENT LIGHT FIXTURE - IC RATED
- MINI MINI RECESSED INCANDESCENT LIGHT FIXTURE
- SD 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR
- SD/CO COMBO 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- EXHAUST FAN w/ HEAT LAMP (VENT TO EXTERIOR)
- J JUNCTION BOX
- RJB REINFORCED JUNCTION BOX
- T THERMOSTAT
- S SPEAKER
- CV CENTRAL VACUUM INLET
- CH DOOR CHIMES
- TV TELEVISION
- SW STRUCTURED WIRING PANEL
- TR LOW VOLTAGE TRANSFORMER
- 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
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, 125V & 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 "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
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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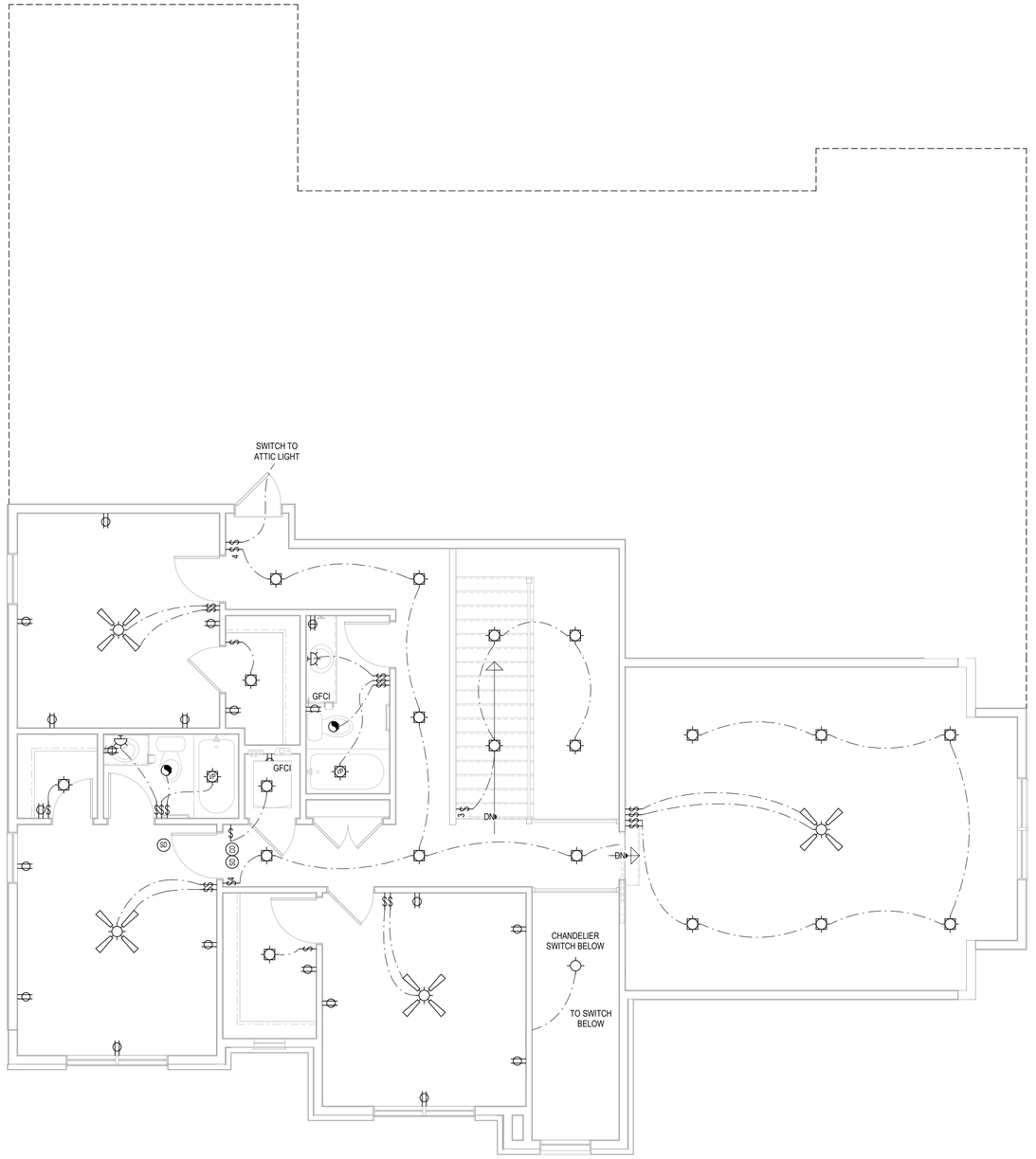
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DRAWN: BSB CHECKED: DS
MAIN FLOOR ELECTRICAL PLAN - ELEVATION C

PLAN 5

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 KEYNOTES

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP/GFCI WEATHERPROOF DUPLEX OUTLET
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- AFCI ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- OVERHEAD DUPLEX OUTLET
- 220V 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- USB DUPLEX OUTLET w/ USB
- WALL SWITCH
- 3 THREE-WAY WALL SWITCH
- 4 FOUR-WAY WALL SWITCH
- RC RHEOSTAT SWITCH
- D DIMMER SWITCH
- 3D THREE-WAY DIMMER SWITCH
- OS OCCUPANCY SENSOR
- 3OS THREE-WAY OCCUPANCY SENSOR
- S SMART SWITCH
- 3S THREE-WAY SMART SWITCH
- 4S FOUR-WAY SMART SWITCH
- DS DIMMER SMART SWITCH
- 3DS THREE-WAY DIMMER SMART SWITCH
- 4DS FOUR-WAY DIMMER SMART SWITCH
- PB PUSH BUTTON
- KEYPAD KEYPAD
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WP WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- LED WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WP CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- PEND CEILING MOUNTED PENDANT LIGHT FIXTURE
- PC CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ PULL CHAIN
- LED CEILING MOUNTED LED LIGHT FIXTURE
- LED DISC CEILING MOUNTED LED DISC LIGHT FIXTURE
- MINI PEND CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- WP RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- WP RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- FL RECESSED FLUORESCENT LIGHT FIXTURE
- HE RECESSED LIGHT FIXTURE w/ HIGH-EFFICACY LAMP
- LED RECESSED LED LIGHT FIXTURE
- IC RECESSED INCANDESCENT LIGHT FIXTURE - IC RATED
- MINI MINI RECESSED INCANDESCENT LIGHT FIXTURE
- SD 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CO CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR
- SD CO COMBO 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
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- J JUNCTION BOX
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- T THERMOSTAT
- S SPEAKER
- CV CENTRAL VACUUM INLET
- CH DOOR CHIMES
- TV TELEVISION
- SW STRUCTURED WIRING PANEL
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- AL ALARM SYSTEM PANEL
- ALARM SYSTEM SIREN

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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
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WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
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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
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UPPER FLOOR ELECTRICAL PLAN - ELEVATION C

PLAN 5

E3.120

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