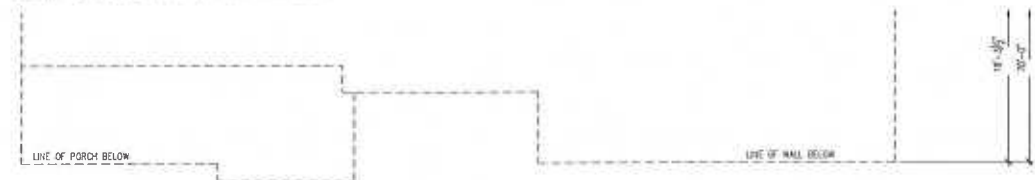


NOTES:	
-	SEAL CONDITIONS MAY VARY FOR VERTICAL SIPS FROM THAT SHOWN. BRACKET SHALL VERIFY AND CORRECT FOR ACTUAL SEALING.
-	WINDUW HEAD BOARDS: 1) 1ST FLOOR = 8'-0" BARS ON 16" SPACING 2ND FLOOR = 7'-0" BARS ON 16" SPACING
-	ROOFING: WINDUW HEAD BOARDS PER SCHEDULE
-	ROOFING: MANUFACTURER PER DEVELOPER. BRIDGE LATH IS SHOWN ON THE EXTERIOR ELEMENTS
-	TRUSS ROOF AS INDICATED BY DEVELOPER
-	SHIMME COINGS: AS SELECTED BY DEVELOPER. FINISH PANEL AS SHOWN
-	CHIMNEY AS SHOWN. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITH 12'-0" OF CHIMNEY.
-	ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
-	PROVISIONAL PLUMBING: ALL PIPING TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
-	ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
KEY NOTES:	
MATERIALS:	
1	ADDITIONAL STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED
2	WINDUW FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED
3	WINDUW FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED
4	4" SOLID CORE
5	4" SOLID CORE
6	4" SOLID CORE
7	4" SOLID CORE
8	4" SOLID CORE
9	4" SOLID CORE
10	4" SOLID CORE
11	4" SOLID CORE
12	4" SOLID CORE
13	4" SOLID CORE
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91	4" SOLID CORE
92	4" SOLID CORE
93	4" SOLID CORE
94	4" SOLID CORE
95	4" SOLID CORE
96	4" SOLID CORE
97	4" SOLID CORE
98	4" SOLID CORE
99	4" SOLID CORE
100	4" SOLID CORE



Front Elevation 'B'

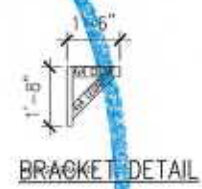
SCALE: 1/4"=1'-0" AT 22'9 1/2" LAYOUT 1/8"=1'-0" AT 17'0 1/2" LAYOUT



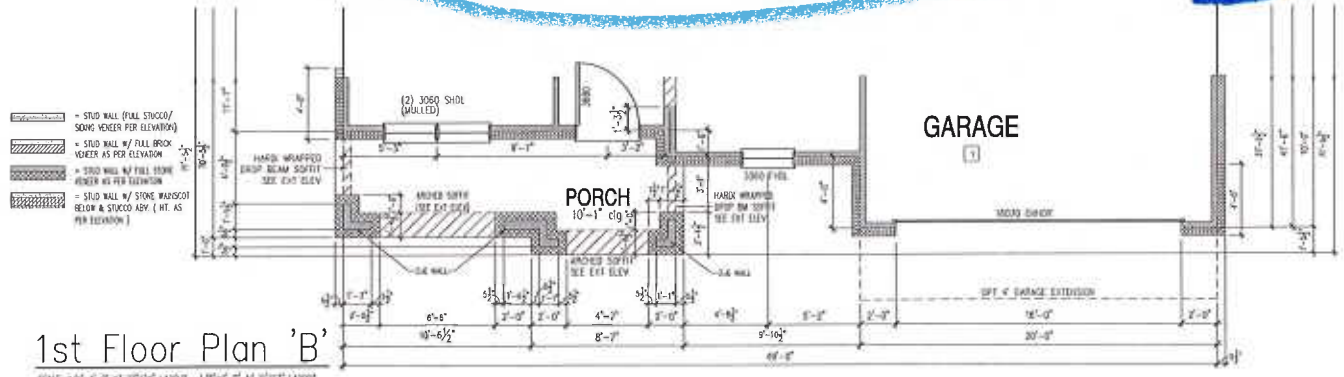
2nd Floor Plan 'B'

SCALE: 1/4"=1'-0" AT 22'9 1/2" LAYOUT 1/8"=1'-0" AT 17'0 1/2" LAYOUT

DS
KLF
DS
DZ
DS
RBL




BRACKET DETAIL



1st Floor Plan 'B'

SCALE: 1/4"=1'-0" AT 22'9 1/2" LAYOUT 1/8"=1'-0" AT 17'0 1/2" LAYOUT

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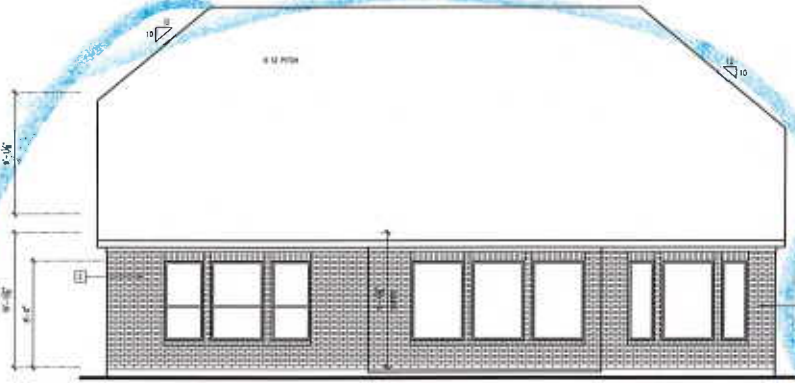
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Item	Date
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▲	12-15-2018
▲	01-05-2017
▲	03-07-2017

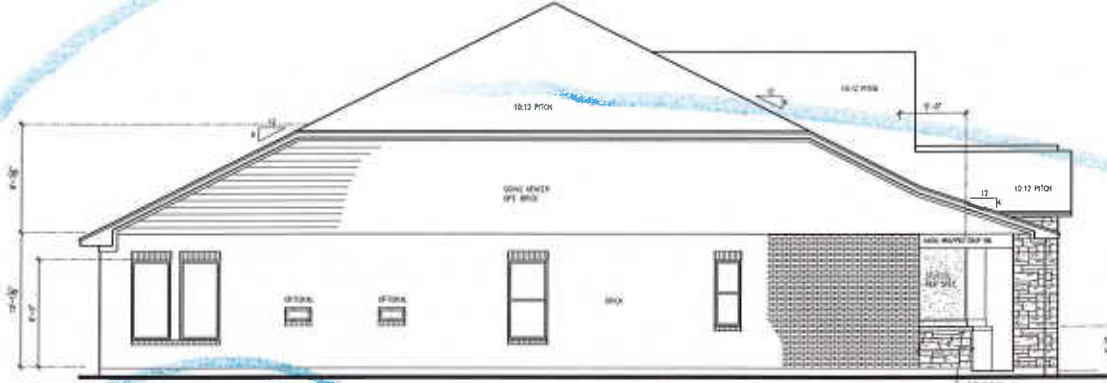
Drawn By: CMD/WJS
Checked By: EPC
Project No:
Plan No: 3178-60
Revision Date: 01/14/2020
Sheet:

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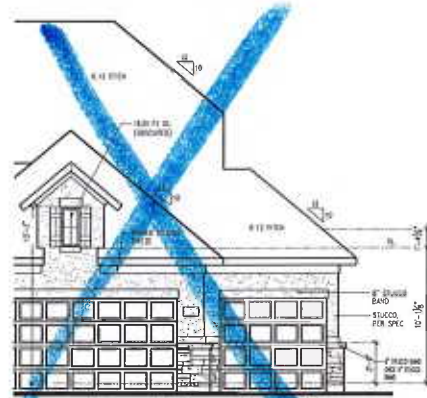
Rear Elevation 'B'



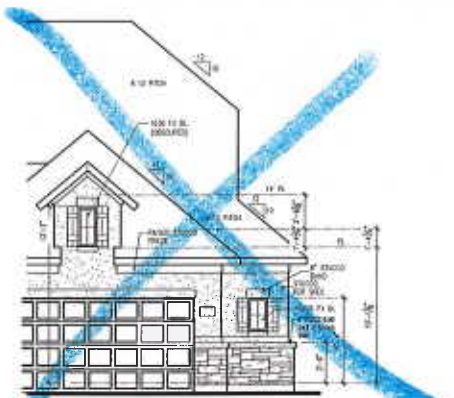
Left Elevation 'B'



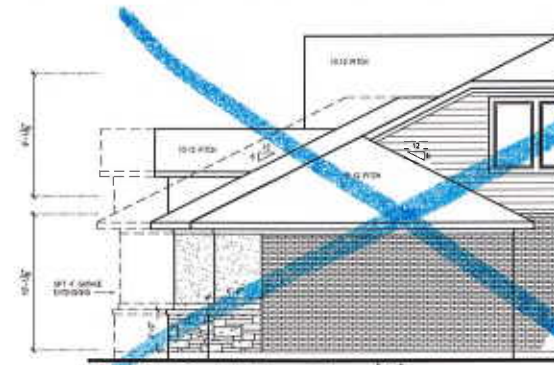
Right Elevation 'B'



~~Front Elevation 'B'
w/ Optional Garage~~



~~Front Elevation 'B'
w/ Opt. Garage Storage~~



~~Partial Right Elevation 'B'
w/ Optional Garage~~

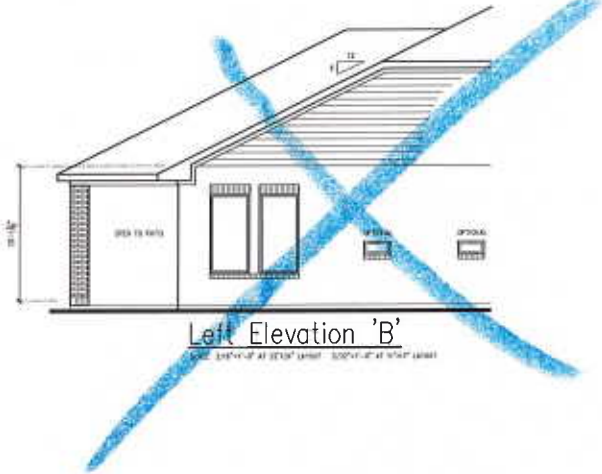
DS
RBL



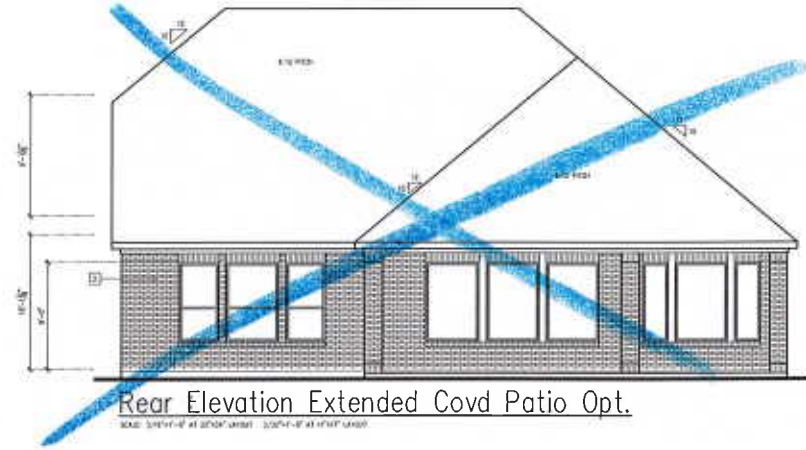
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Project Location	
Issue	Date
▲	11-30-2016
▲	12-15-2016
▲	01-05-2017
▲	03-07-2017
Drawn By GMD/WJS	
Checked By EPC	
Project No	
Plan No 3178-60	
Revision Date 01/14/2020	
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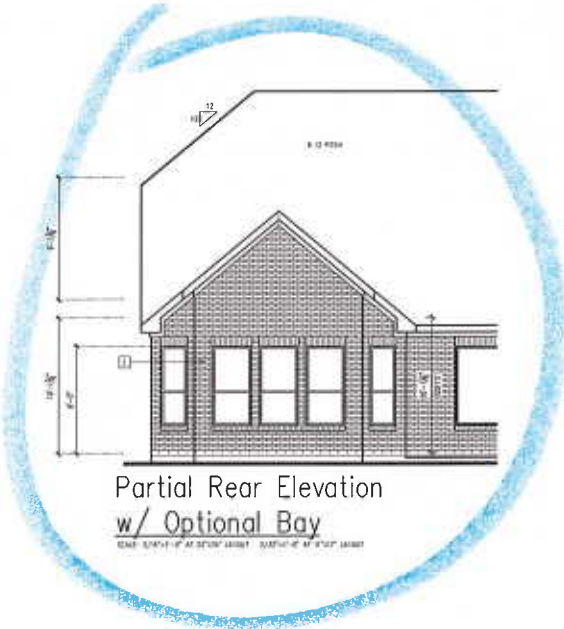
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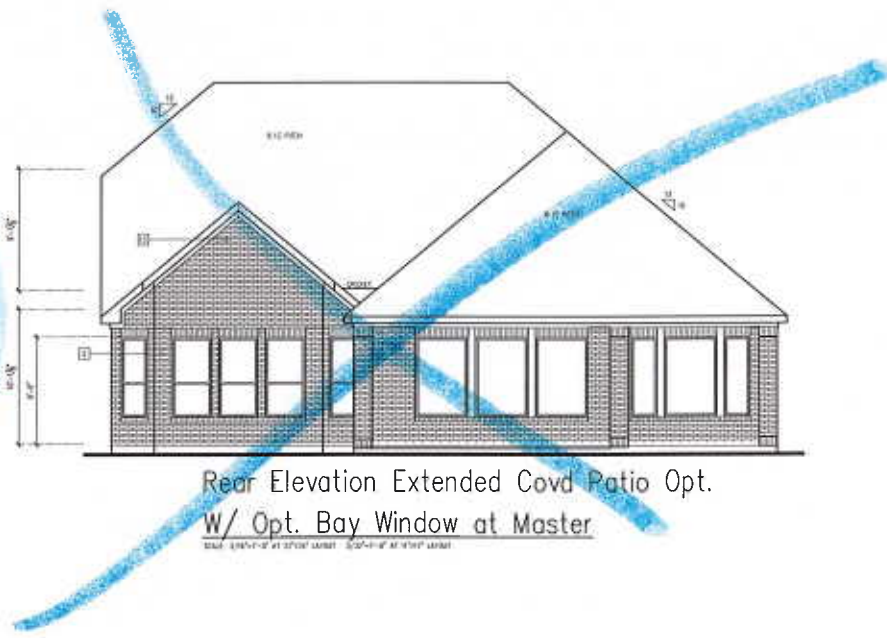
Rear Elevation Extended Coved Patio Opt.



Partial Right Elevation
w/ Optional Bay



Partial Rear Elevation
w/ Optional Bay



Rear Elevation Extended Coved Patio Opt.
W/ Opt. Bay Window at Master

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Project Location

No.	Date
△	11-30-2016
△	12-15-2016
△	01-05-2017
△	03-07-2017

Drawn By GMD/WJS

Checked By EPC

Project No

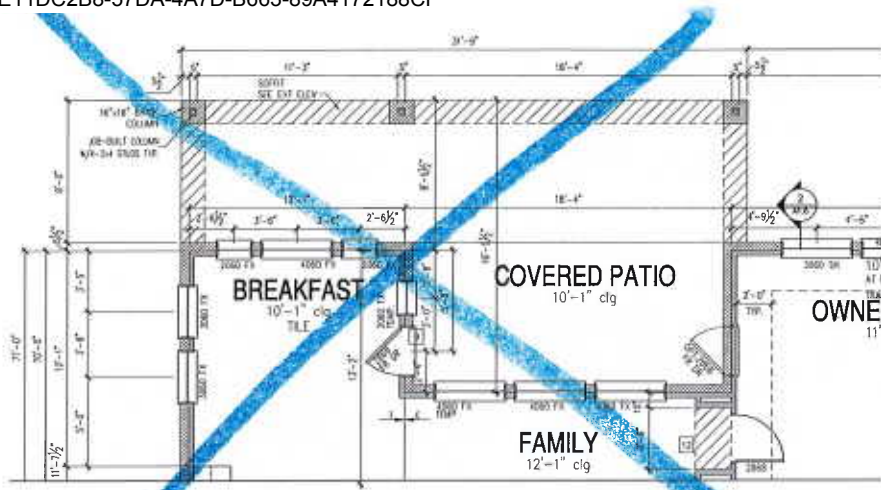
Plan No 3178-60

Revision Date 01/14/2020

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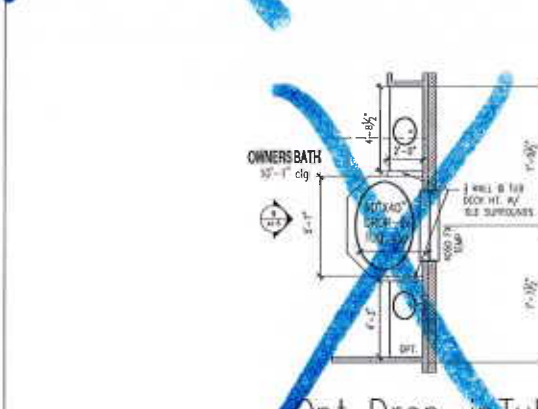
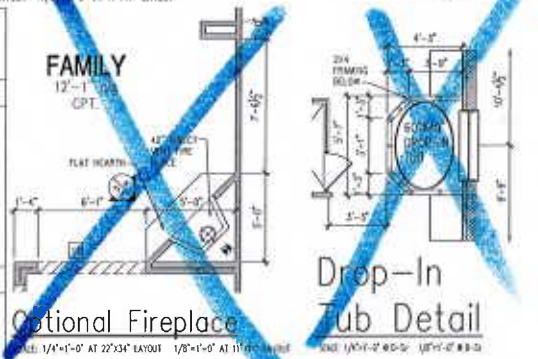
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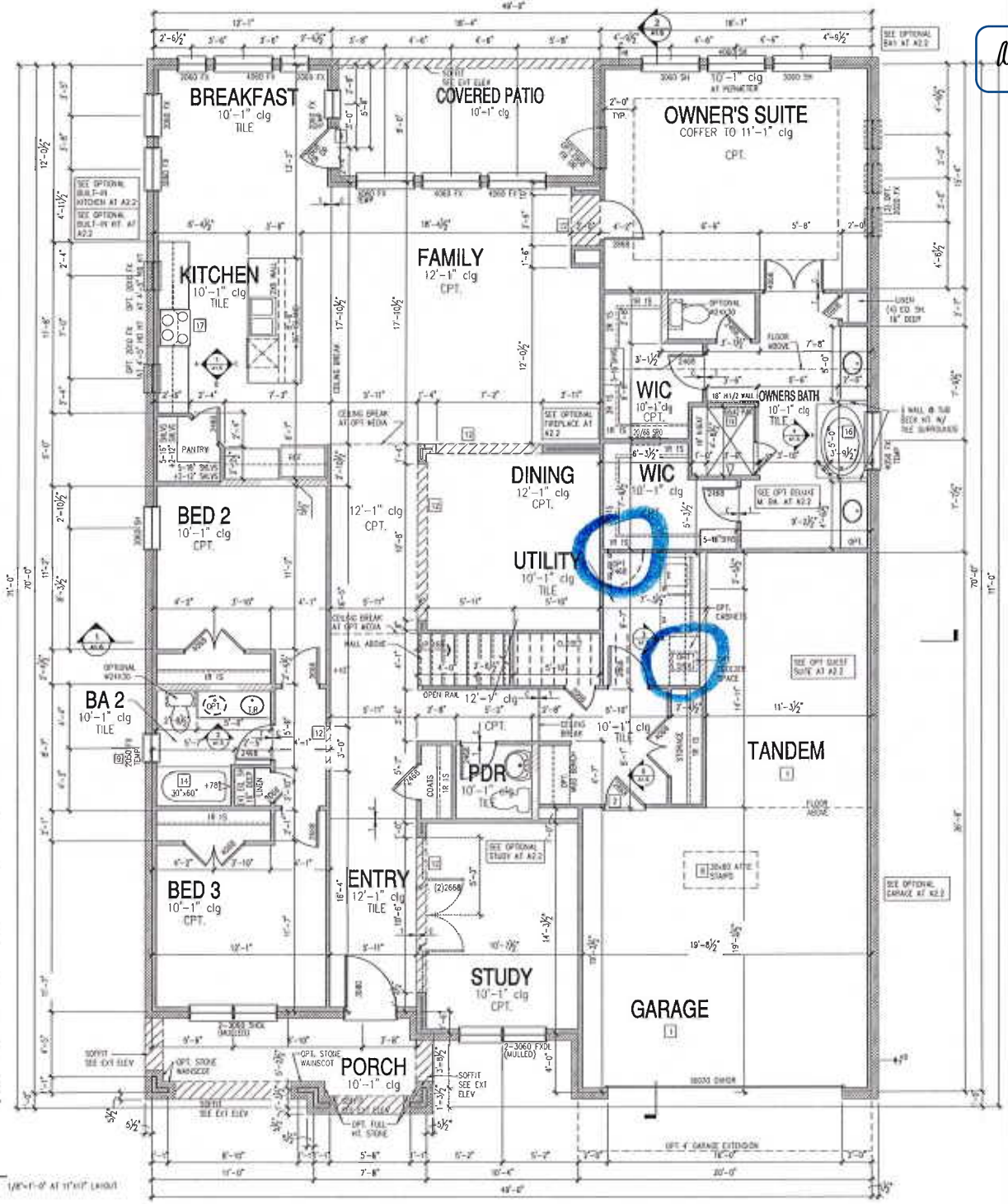
Extended Covd Patio Opt.

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
 - WINDOW HEADS/LEADS:
 1ST FLOOR = 2" A.O.C. OR ELEVATIONS
 2ND FLOOR = 7'-0" U.O.C. OR ELEVATIONS
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- WALL LEGEND:**
- 1/2" GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED
 - 2" X 4" WOOD STUD PARTITION
 - 2" X 6" WOOD STUD PARTITION
 - 2" X 4" WOOD STUD PARTITION WITH 1/2" GYPSUM BOARD
 - 2" X 6" WOOD STUD PARTITION WITH 1/2" GYPSUM BOARD
 - 2" X 4" WOOD STUD PARTITION WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
 - 2" X 6" WOOD STUD PARTITION WITH 1/2" GYPSUM BOARD AND 1/2" GYPSUM BOARD
- KEY NOTES:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD (PER IRC SECTION R302.4)
 - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYPSUM BOARD (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR (PER IRC SECTION R302.4)
 - BENEATH STAIRS AND LAMBORIGS 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS (PER IRC SECTION R302.7)
 - M.E.P.'S
 - GAS WATER HEATER ON 18" HIGH PLATFORM (PER IRC SECTION P2801.6)
 - FAN 6"x8" PLATFORM VERIFY WITH TRUSS MANUFACTURER (5'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x4" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
 - A/C CONDENSER PAD (VERIFY)
 - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x20" (FIRE RATED) ACCESS AS NOTED. (PER IRC SECTION M1205.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (30" x 60" MIN. SIZE)
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 9'-0" U.O.C. SPL = 7'-6" U.O.C. (BATES)
 - SHOWER: TEMPERED GLASS ENCLOSURE.
 - TUB-SHOWER COMBO: TEMPERED GLASS ENCLOSURE.
 - CERAMIC TILE SHOWER AND FLOOR: TEMPERED GLASS ENCLOSURE.
 - 42"x60" ACRYLIC TUB W/ CERAMIC PLATFORM
- NOTES:**
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND WASH VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



10'-1" STAIR NOTE:
 SIZE 12" T4 WITH 5/8" PL WOOD SERRATORS
 17 TREADS AT 10" EACH VENTY
 18 RISERS AT 4 1/2" X 3 1/4" = 123 3/4" TOTAL
 RISE VERIFY

Floor Plan



DS
REL

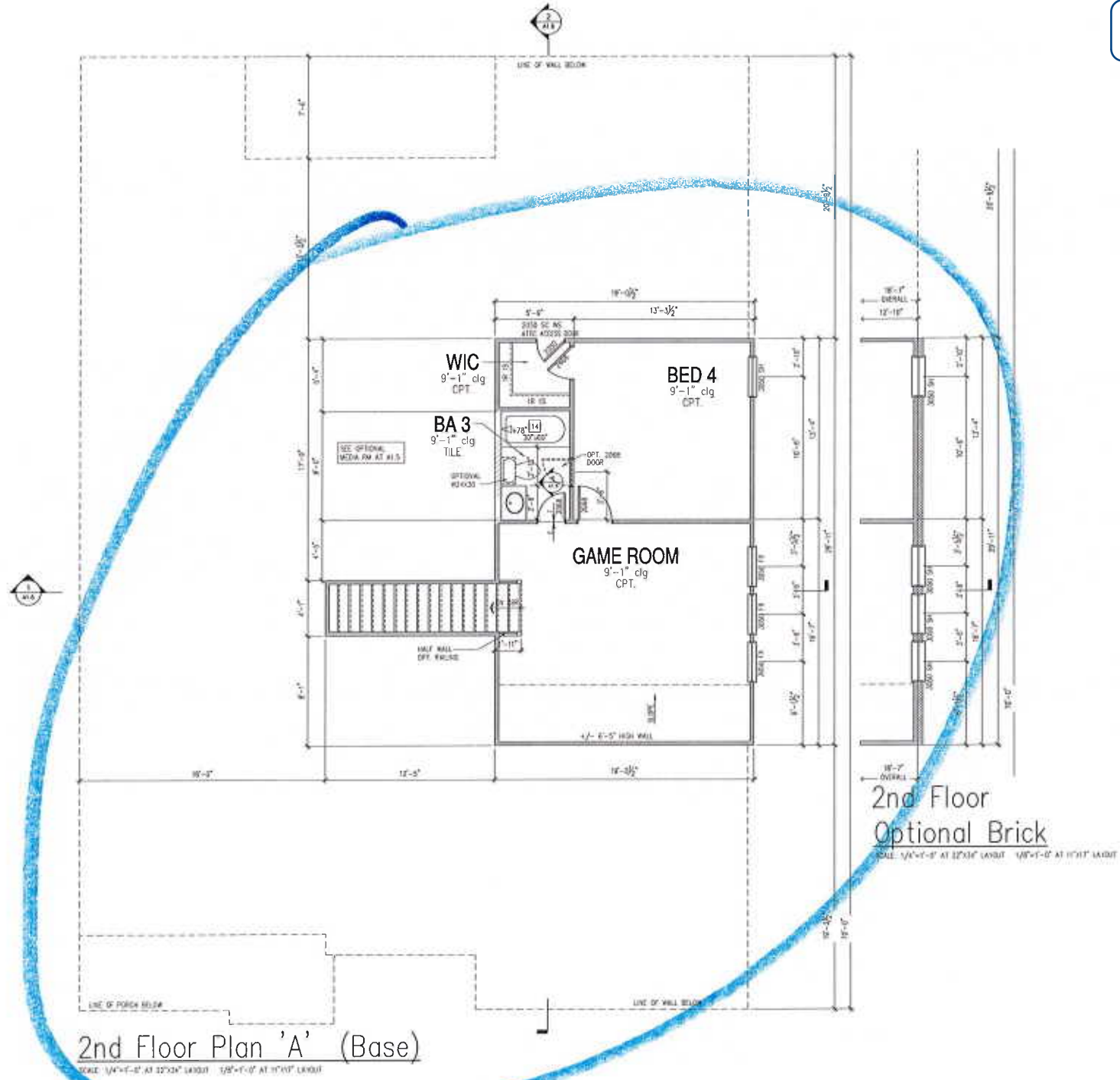
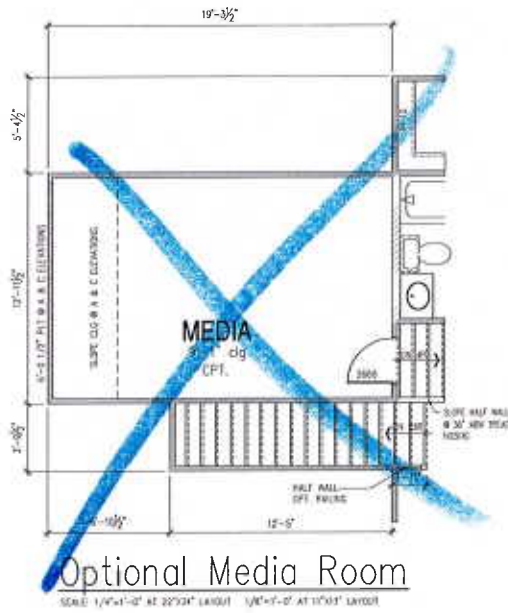
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Rev	Date
1	11-05-2018
2	12-15-2018
3	01-05-2017
4	03-07-2017

Drawn By GMDAWJS
 Checked By EPC
 Project No
 Plan No 3178-60
 Revision Date 01/14/2020
 Sheet **A2.0**

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**2nd Floor
Optional Brick**
 SCALE: 1/4"=1'-0" AT 22'x24" LAYOUT 1/8"=1'-0" AT 10'x11" LAYOUT

DS
REL

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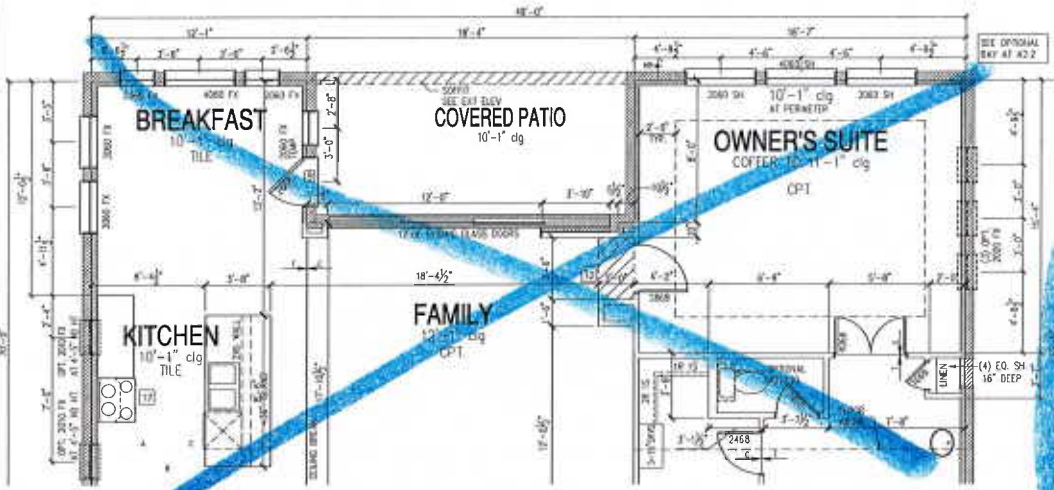
Project Location

Rev.	Date
1	11-30-2016
2	12-15-2016
3	01-05-2017
4	03-07-2017

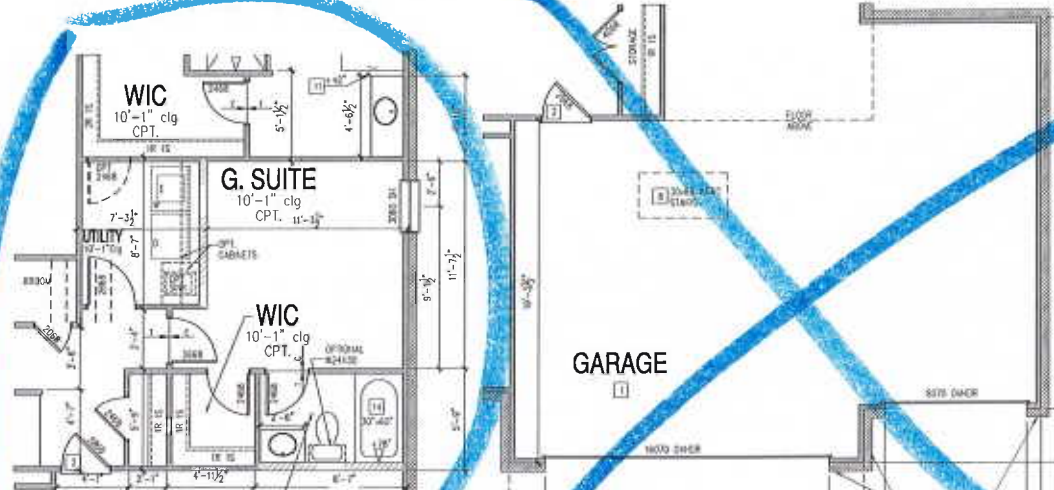
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 Checked By: LPC
 Project No:
 Plan No: 3178-60
 Revision Date: 01/14/2020
 Sheet

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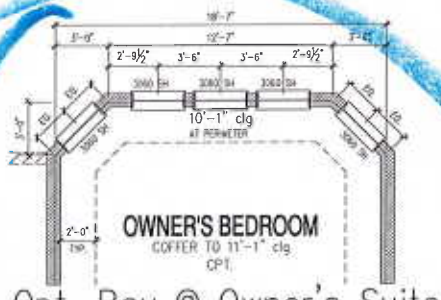


OPT. Sliding Glass Doors



Optional Guest Suite ILO Tandem Garage

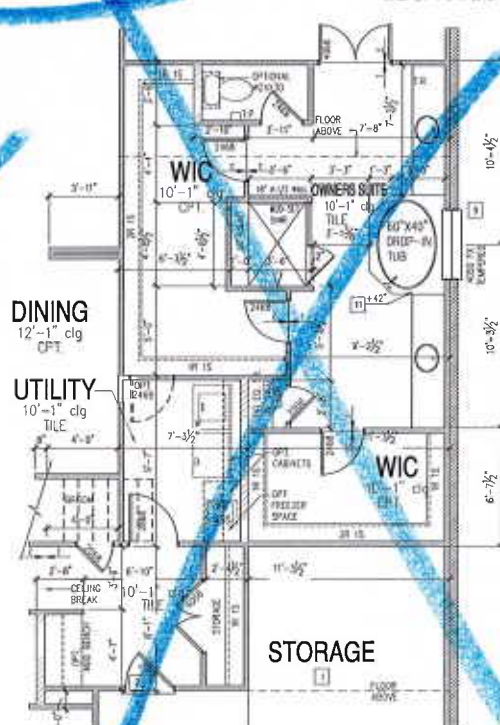
Optional 3 Car Garage



Opt. Bay @ Owner's Suite



Opt. Deluxe Owners Bath W/ Extended Shower ILO Tandem Garage



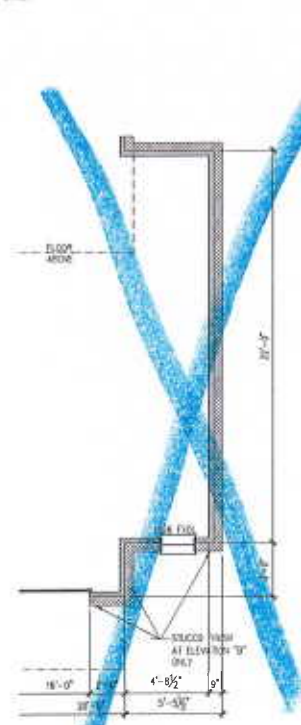
Optional Deluxe Owners Bath ILO Tandem Garage



Opt. Built-In Kitchen



Opt. 3 Sided Fireplace



Opt. Garage Storage

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