

Z-117
(2016)

NOT ISSUED FOR CONSTRUCTION

DATE
03-23-2017

1855 HURT ROAD
PROPOSED RA-6 ZONING
COBB COUNTY, GEORGIA
DISTRICT: 197H
BHD JOB#: 10053 BHD FILE NAME: C9P5

Engineering, Inc.
280 HERITAGE WALK
WOOSTROOK, GEORGIA 30188

SUBMITTALS

REVISIONS
11-15-2016
01-20-2017
02-22-2017

SETBACKS
FRONT: 10 FT
SIDE: 5 FT
REAR: 5 FT
MINIMUM: 5 FT



SHEET: ZONING PLAN
C-01

APPLICANT:
HICKS BUSINESS ENTERPRISES, LLC
1855 HURT ROAD
CANTON, GA 30115



Cemetery Preservation
The Cobb County Cemetery Commission reserves the right to...
Site Notes
This site is located in Cobb County, Georgia...
Signage Fee
Signage shall be installed by the applicant...
CDOT Notes
Surrender of title shall be completed by the applicant...
CCOB County Fire Notes
Fire hydrant access shall be provided by the applicant...
Typical Lot (N.T.S.)
Setbacks: Front 10', Side 5', Rear 5', Minimum 5'.

Engineering, Inc.
280 HERITAGE WALK
WOOSTROOK, GEORGIA 30188
SUBMITTALS
REVISIONS
SETBACKS
PROFESSIONAL SEAL



VICINITY MAP
N.T.S.
24 HOUR EMERGENCY CONTACT: BRENNEN HICKS 678-462-4021

Signage Fee
Signage shall be installed by the applicant...
CDOT Notes
Surrender of title shall be completed by the applicant...
CCOB County Fire Notes
Fire hydrant access shall be provided by the applicant...
Typical Lot (N.T.S.)
Setbacks: Front 10', Side 5', Rear 5', Minimum 5'.

COBB COUNTY FIRE NOTES
Fire hydrant access shall be provided by the applicant...
CDOT NOTES
Surrender of title shall be completed by the applicant...
**CASE #Z-117
CURRENT ZONING: R-20
PROPOSED ZONING: RA-6
±41.21 ACRES**



REVISIONS
SETBACKS
PROFESSIONAL SEAL
VICINITY MAP
**CASE #Z-117
CURRENT ZONING: R-20
PROPOSED ZONING: RA-6
±41.21 ACRES**
REVISOR

APPLICANT: Hicks Business Enterprises, LLC
PHONE#: (678) 462-4021 **EMAIL:** bhicks@bhdeng.com
REPRESENTATIVE: J. Kevin Moore
PHONE#: (770) 429-1499 **EMAIL:** jkm@mijs.com
TITLEHOLDER: The Estate of Freeman Alexander Moon

PETITION NO: Z-117
HEARING DATE (PC): 12-06-16
HEARING DATE (BOC): 12-20-16
PRESENT ZONING: R-20

PROPERTY LOCATION: South side of Hurt Road, east of
Tramore Park
(1855 Hurt Road)

PROPOSED ZONING: RM-8

ACCESS TO PROPERTY: Hurt Road

PROPOSED USE: Single-family Residential

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped
acreage

SIZE OF TRACT: 41.21 acres

DISTRICT: 19

LAND LOT(S): 784,785

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20 & R-15/Single-family houses;
R-15/Kingscourt West
- SOUTH:** R-20/Cherokee Trails; RM-10T/Main Station Townhomes
- EAST:** R-20/Single-family house; RM-10T/Main Station Townhomes
- WEST:** RA-4/Tramore Park

Adjacent Future Land Use:
 North: Low Density Residential (LDR)
 Southeast: Medium Density Residential (MDR)
 South: Medium Density Residential (MDR)
 Northwest: Park / Recreation / Conservation (PRC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

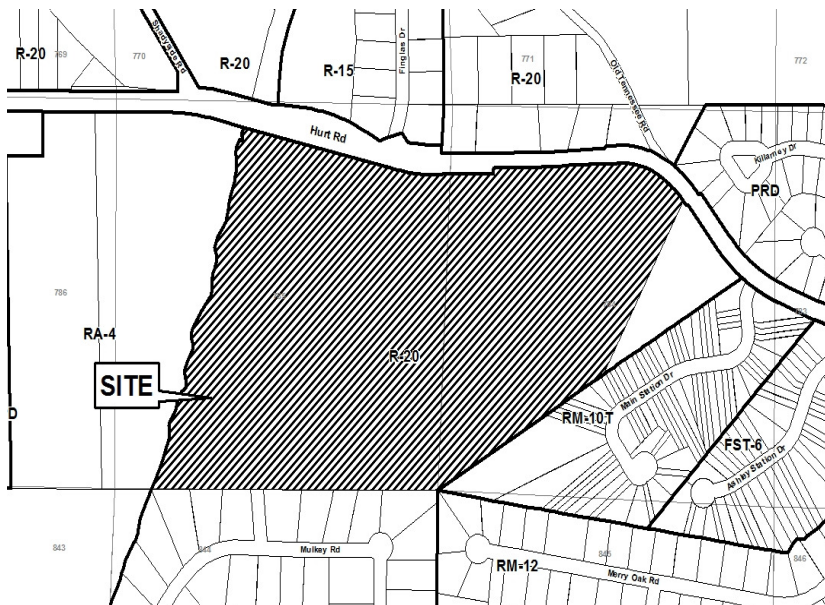
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

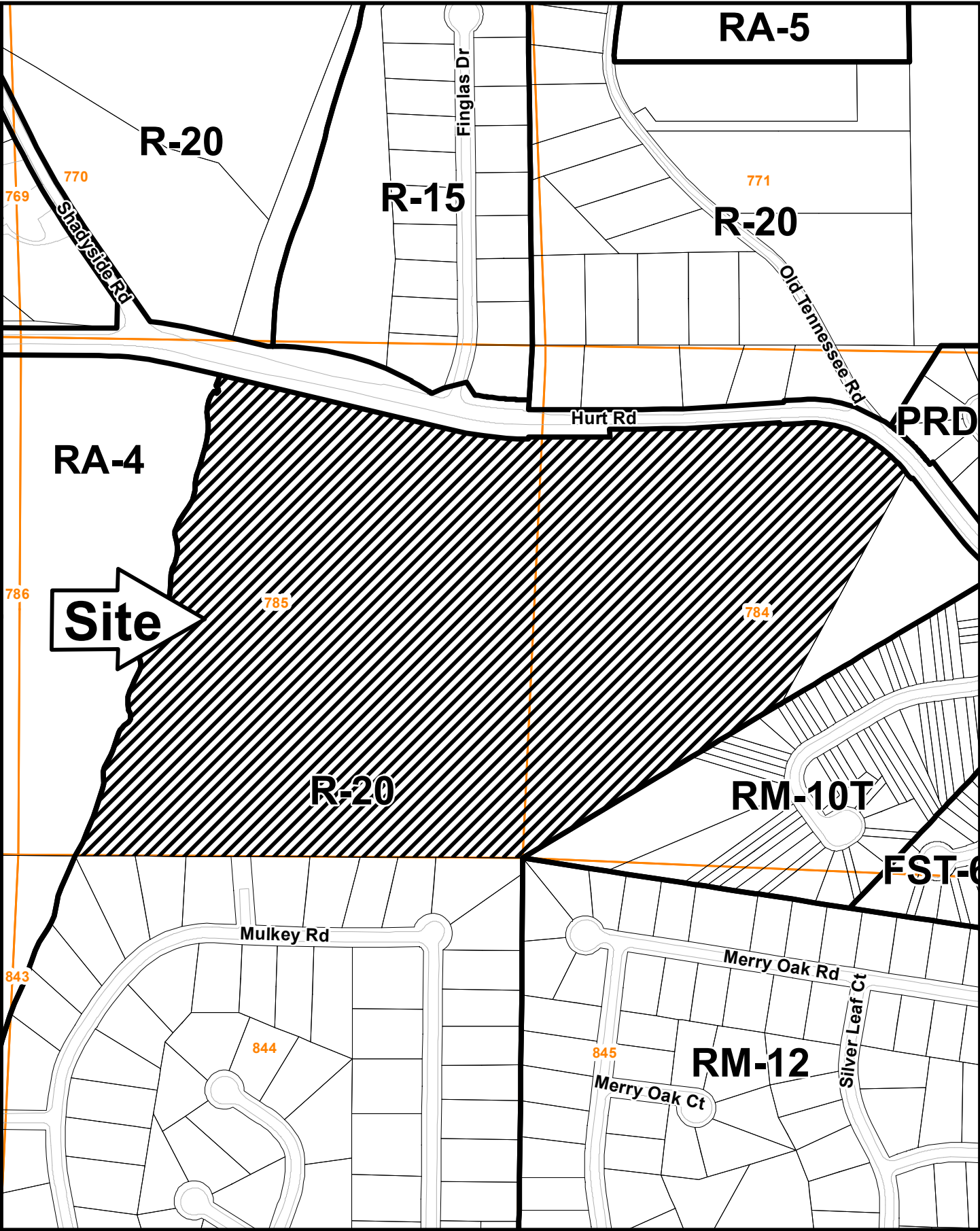
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

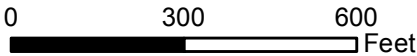
STIPULATIONS:



Z-117-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



- City Boundary
- Zoning Boundary

APPLICANT: Hicks Business Enterprises, LLC

PETITION NO.: Z-117

PRESENT ZONING: R-20

PETITION FOR: RM-8

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Medium Density Residential (2.5-5 units per acre)

Proposed Number of Units: 93 **Overall Density:** 3.88 **Units/Acre**

Staff estimate for allowable # of units: 42 **Units*** **Increase of:** 51 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the RM-8 zoning district for the purpose of developing a 117-lot single-family subdivision. The houses will range in size from 1,800 square feet to 2,500 square feet and greater. The prices will start in the low \$200,000s. There will be open space commonly owned throughout the proposed subdivision.

The proposed site plan will require the following contemporaneous variances:

1. Waiver of the rear yard setbacks for exterior lots from the required 40 feet to 20 feet;
2. Waiver of the rear yard setbacks for interior lots from the required 30 feet to 20 feet;
3. Waiver of the front yard setback from 40 feet to 25 feet
4. Waiver of the major side setback to 5 feet; and
5. Waiver of the minimum lot size from 7,000 square feet to 6,000.

Cemetery Preservation: Zoning petition Z-117, 2016 (in land lots 784 and 785 of the 19th district) shows the presence of Unidentified #8 cemetery located on the south side of Hurt Road, to the right of and very close to the home of Mr. Freeman Moon, 1855 Hurt Road. One lone grave is marked with head and footstones made of fieldstone. It is on a steep hill overlooking Olley Creek. This grave is suspected to be that of a Civil War soldier.

The Cobb County Cemetery Preservation Commission recommends:

- A. Prepare a site plan identifying the full boundaries with a metes and bounds description;
- B. Provide a fifteen (15) foot undisturbed natural buffer from the common property line; or a fifteen (15) foot undisturbed natural buffer around the perimeter of the outermost burials of the cemetery; whichever provides the greatest protection for the cemetery;
- C. Provide and install a permanent six (6) foot chain link fence on the outer perimeter of the fifteen foot undisturbed buffer with walk through access gate. Fence must be 9 gauge with top and bottom rails and fence posts must be set in concrete. Fence may be upgraded to black vinyl coated chain link and/or wrought iron.
- D. Provide and install an orange protective fence on the outer perimeter of the fifteen (15) foot undisturbed buffer before beginning construction. The protective fence to be maintained in good repair throughout the development phase of the project. At completion of the project, the orange protective fence shall be removed from the premises;
- E. Compliance with all State and local laws and ordinances; and
- F. All Cemetery Preservation requirements must be site plan specific.

APPLICANT: Hicks Business Enterprises, LLC

PETITION NO.: Z-117

PRESENT ZONING: R-20

PETITION FOR: RM-8

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Sanders</u>	<u>749</u>	<u>794</u>	<u> </u>
Elementary			
<u>Garrett</u>	<u>907</u>	<u>867</u>	<u> </u>
Middle			
<u>South Cobb</u>	<u>2050</u>	<u>2612</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will cause concern for Cobb County School District, as it will result in a nominal impact on the enrollment for schools already over capacity.

APPLICANT: Hicks Business Enterprises

PETITION NO.: Z-117

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

GUEST PARKING: When projects contemplate less than 20-foot separation between units, guest parking shall be provided at a ratio of one-half space for each dwelling unit (1 space/ 2 units).

APPLICANT: Hicks Business Enterprises, LLC

PETITION NO.: Z-117

PRESENT ZONING: R-20

PETITION FOR: RM-8

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to RM-8 for the purpose of single family residential. The 41.21 acre site is located on the south side of Hurt Road, east of Tramore Park (1855 Hurt Road).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Medium Density Residential (MDR) future land use category, with R-20 zoning designation. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Low Density Residential (LDR)
Southeast: Medium Density Residential (MDR)
South: Medium Density Residential (MDR)
Northwest: Park / Recreation / Conservation (PRC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No
The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

APPLICANT: Hicks Business Enterprises, LLC

PRESENT ZONING: R-20

PETITION NO.: Z-117

PETITION FOR: RM-8

PLANNING COMMENTS:

CONT.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Hicks Business Enterprises, LLC

PETITION NO. Z-117

PRESENT ZONING R-20

PETITION FOR RM-8

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 8" AC / N side of Hurt Rd

Additional Comments: Development Standards call for secondary water feed

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Traversing site

Estimated Waste Generation (in G.P.D.): A D F= 18,720 Peak= 46,800

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Sewer flow study may be required at Plan Review Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Hicks Business Enterprises, LLC

PETITION NO.: Z-117

PRESENT ZONING: R-20

PETITION FOR: RM-8

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone AE/X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: within and adjacent to stream channels

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, **75'**, 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving stream.

APPLICANT: Hicks Business Enterprises, LLC

PETITION NO.: Z-117

PRESENT ZONING: R-20

PETITION FOR: RM-8

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located south of Hurt Road and to the east of Olley Creek. The site is heavily wooded with a mixture of hard and soft woods. Average slopes on the site range from approximately 6 to 30%. The entire site drains to the east into the floodplain of Olley Creek. The 100-year floodplain of Olley Creek and a small tributary that bisects the site encumbers approximately 17.2 acres.
2. Olley Creek is listed by EPD as an impaired stream and has a TMDL limit established for fecal coliform. Elevated water quality measures or expanded undisturbed buffers will be required.
3. Cobb County’s Flood Damage Prevention Ordinance requires that a minimum of 12,500 sf of each lot be above the 100-year floodplain. Since the proposed lot areas are less than 12,500 sf the entire lot must be out of the floodplain. This will impact the layout of lots 58, and 105 – 107.

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PETITION NO.: Z-117

PRESENT ZONING: R-20

PETITION FOR: RM-8

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hurt Road	12,600	Major Collector	35 mph	Cobb County	80'

Based on 2007 traffic counting data taken by Cobb County DOT for Hurt Road.

COMMENTS AND OBSERVATIONS

Hurt Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Hurt Road, a minimum of 40' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend curb, gutter, and sidewalk along the frontage of Hurt Road.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

As necessitated by this development, recommend Hurt Road access include deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

Recommend a traffic impact study.

Recommend a no access easement along the Hurt Road frontage.

STAFF RECOMMENDATIONS

Z-117 HICKS BUSINESS ENTERPRISES, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area are developed for single-family houses, townhomes and a park.
- B. It is Staff's opinion that the applicant's rezoning proposal may not have an adverse effect on the usability of adjacent or nearby property. The proposed development would be consistent with other uses in the area.
- C. It is Staff's opinion that the applicant's rezoning proposal may result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Medium Density Residential (MDR) land use category, having densities ranging from 2.5-5 units per acre. The proposed site plan indicates a net density of 3.88 units per acre. Other single-family subdivisions in the area include: Kingscourt West (zoned R-15 at 2.2 units per acre); Woodmere Subdivision, Unit One (zoned RM-12 {developed as detached residential units following RA-5} at approximately 2.85 units per acre); Main Station Townhouses (zoned RM-10T at 7.47 units per acre); and Tramore Cottage (zoned PRD at 3.36 units per acre).
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal. Staff believes the applicant's proposed density of 3.88 units per acre is compatible when compared to the densities listed above. Staff believes deleting to RA-5 will be more consistent with other single-family zoning districts in this area.

Based on the above analysis, Staff recommends **DELETION** to RA-5 subject to the following conditions:

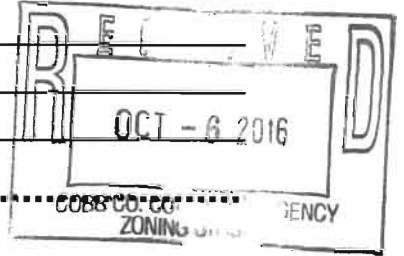
1. Site plan received March 14, 2017, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Cemetery Preservation Commission's comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns; and
8. Variances as mentioned in the Zoning Comments.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1,800 - 2,800 square feet, and greater
b) Proposed building architecture: Samples to be provided
c) Proposed selling prices(s): Beginning low \$200s
d) List all requested variances: None known at this time



.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Not Applicable
b) Proposed building architecture: Not Applicable
c) Proposed hours/days of operation: Not Applicable
d) List all requested variances: Not Applicable

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

.....
*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.

OPTION CODES	
51TR001	OPTIONAL UNFINISHED BASEMENT
51TR002	OPTIONAL FINISHED BASEMENT
51TR003	OPTIONAL SIDE LOAD GARAGE (2'-0" SIDE EXTENSION)
51TR010	OPTIONAL 3 CAR SIDE LOAD GARAGE (TANDEM/BOLT ON)
51TR015	OPTIONAL 3 CAR FRONT LOAD GARAGE (TANDEM/BOLT ON)
51TR020	OPTIONAL TRAY CEILING - MASTER BEDROOM
51TR025	GOURMET KITCHEN OPTION
51TR030	OPTIONAL OWNERS BATH 1 - GARDEN TUB AND SHOWER
51TR035	OPTIONAL OWNERS BATH 2 - SUPER SHOWER, 440 SET
51TR040	OPTIONAL MASTER BEDROOM BAY - FIRST FL. ONLY
51TR045	OPTIONAL TRAY CEILING - MASTER BEDROOM
51TR050	OPTIONAL LAUNDRY TUB
51TR055	OPTIONAL LAUNDRY CABINETS - UPPER
51TR060	OPTIONAL LAUNDRY CABINETS - LOWER
51TR065	OPTIONAL BEDROOM (#'S PER PLAN)
51TR070	OPTIONAL SECOND SINK IN SECONDARY BATH
51TR075	OPTIONAL SCREEN PORCH
51TR080	OPTIONAL SANITARY - INTEGRATED
51TR085	OPTIONAL PATIO @ BASEMENT
51TR090	OPTIONAL EXTENDED DECK
51TR095	OPTIONAL TRAY CEILING - Foyer
51TR100	OPTIONAL POCKET OFFICE
51TR105	OPTIONAL DROP ZONE

SQUARE FOOTAGES	Elevation A, F, J		Elevation B, G		Elevation C		Elevation D, H		Elevation E, K	
	1513	1513	1513	1513	1513	1513	1513	1513	1513	1513
MAIN FLOOR LIVING	747	827	747	827	747	827	747	827	747	827
UPPER FLOOR LIVING	230	230	230	230	230	230	230	230	230	230
TOTAL LIVING	415	415	415	415	415	415	415	415	415	415
GARAGE	116	116	116	116	116	116	116	116	116	116
PORCH	101	101	101	101	101	101	101	101	101	101
COVERED PATIO/DECK										
PLAN OPTIONS										
OPT 3 CAR FRONT LOAD GARAGE	+240	+240	+240	+240	+240	+240	+240	+240	+240	+240
OPT 3 CAR SIDE LOAD GARAGE	+41	+41	+41	+41	+41	+41	+41	+41	+41	+41
OPT 3 CAR SIDE LOAD GARAGE	+321	+321	+321	+321	+321	+321	+321	+321	+321	+321
OPT FINISHED BASEMENT	+456	+456	+456	+456	+456	+456	+456	+456	+456	+456
OPT OWNERS SUITE BAY	+24	+24	+24	+24	+24	+24	+24	+24	+24	+24
OPT EXPANDED PATIO/DECK	101	101	101	101	101	101	101	101	101	101
OPT BENT IN OWNERS SUITE BAY	+28	+28	+28	+28	+28	+28	+28	+28	+28	+28
OPT BENT IN SUNROOM	+401	+401	+401	+401	+401	+401	+401	+401	+401	+401

PROJECT INFORMATION	
PROJECT NAME:	40' PRODUCT
LOCATION:	SOUTHEASTERN UNITED STATES
PROJECT TYPE:	SINGLE FAMILY
THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:	
	-2012 INTERNATIONAL RESIDENTIAL CODE
	-2012 INTERNATIONAL FIRE CODE
	-2012 INTERNATIONAL PLUMBING CODE
	-2012 INTERNATIONAL MECHANICAL CODE
	-2012 INTERNATIONAL FUEL GAS CODE
	-2009 INTERNATIONAL ENERGY CODE
-ALL APPLICABLE STATE AND LOCAL CODES	

40' Single Family South Region Product



ISSUE DATE: 05-26-2018



Caldwell
40' Single Family Product



11111 West Park Mall, Suite 1000
Houston, TX 77036
Tel: 281-412-1000
Fax: 281-412-1001

Z-117 (2016)
Proposed
Elevations



Chesterfield
40' Single Family Product



PROJECT INFORMATION

PROJECT NAME: 40' PRODUCT
 LOCATION: SOUTHEASTERN UNITED STATES
 PROJECT TYPE: SINGLE FAMILY
 THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:
 -2012 INTERNATIONAL RESIDENTIAL CODE
 -2012 INTERNATIONAL PLUMBING CODE
 -2012 INTERNATIONAL MECHANICAL CODE
 -2014 NATIONAL FUEL GAS CODE
 -2014 NATIONAL ELECTRICAL CODE
 -2009 INTERNATIONAL ENERGY CODE
 -ALL APPLICABLE STATE AND LOCAL CODES.

SQUARE FOOTAGES

	Elevation A, F, J	Elevation B, G	Elevation C	Elevation D, H	Elevation E, K
MAIN FLOOR LIVING	1208	1208	1208	1208	1208
OFFER FLOOR LIVING	1535	1535	1535	1535	1535
TOTAL LIVING	2743	2743	2743	2743	2743
GARAGE	470	470	470	470	470
POORCH	28	114	114	114	48
COVERED PATIO/DECK	120	120	120	120	120
PLAN OPTIONS					
OPT BONUS SPACE	+441	N/A	+441	N/A	N/A
OPT 2 CAR SIDE LOAD GARAGE	+43	+43	+43	+43	+43
OPT 3 CAR SIDE LOAD GARAGE	+322	+322	+322	+322	+322
OPT 3 CAR FRONT LOAD GARAGE	+240	+240	+240	+240	+240
OPT SUN ROOM	+120	+120	+120	+120	+120
OPT SCREENED PORCH	+120	+120	+120	+120	+120
OPT EXT PATIO/DECK	+182	+182	+182	+182	+182
OPT EXT PATIO/DECK	+354	+354	+354	+354	+354
OPT BASEMENT PBRN ROOM	+128	+128	+128	+128	+128

40' Single Family South Region Product

OPTION CODES

ST1001 OPTIONAL UNFINISHED BASEMENT
 ST1002 OPTIONAL FINISHED BASEMENT
 ST1005 OPTIONAL SIDE LOAD GARAGE (1'-0" SIDE EXTENSION)
 ST1010 OPTIONAL 3 CAR SIDE LOAD GARAGE (TANDERBOLT ON)
 ST1015 OPTIONAL 3 CAR FRONT LOAD GARAGE (TANDERBOLT ON)
 ST1020 GOURMET KITCHEN OPTION
 ST1025 OPTIONAL CABINETS IN KITCHEN / DINING
 ST1030 OPTIONAL OWNERS BATH 1 - GARDEN TUB AND SHOWER
 ST1035 OPTIONAL OWNERS BATH 2 - SAFER SHOWER, MID SET
 ST1040 OPTIONAL TRAY CEILING - MASTER BEDROOM
 ST1045 OPTIONAL LAUNDRY TUB
 ST1050 OPTIONAL LAUNDRY CABINETS - UPPER
 ST1055 OPTIONAL LAUNDRY CABINETS - LOWER
 ST1060 OPTIONAL BEDROOM (#'S PER PLAN)
 ST1065 OPTIONAL FULL BATH I/O OF POWDER
 ST1070 OPTIONAL SECOND SINK IN SECONDARY BATH
 ST1075 OPTIONAL STUDY WITH DEL DOORS, 2/ 2-6 SOLID
 ST1080 PATIO/DECK
 ST1085 OPTIONAL COVERED PATIO
 ST1090 OPTIONAL COVERED DECK
 ST1095 OPTIONAL GARDEN TUB
 ST1100 OPTIONAL SIDE LOAD GARAGE
 ST1105 OPTIONAL PATIO # BASEMENT
 ST1110 OPTIONAL EXTENDED DECK
 ST1115 POP TOP
 ST1120 OPTIONAL POP TOP
 ST1125 OPTIONAL POP TOP BEDROOM
 ST1130 OPTIONAL TRAY CEILING - Foyer
 ST1135 OPTIONAL DROP ZONE

Elevation A - Traditional Elevation B - Farmhouse Elevation C - Low Country Elevation D - Craftsman Elevation E - Cottage Elevation F - Traditional

OPTION CODES	
STR001	OPTIONAL UNFINISHED BASEMENT
STR002	OPTIONAL FINISHED BASEMENT
STR003	OPTIONAL SIDE LOAD GARAGE (7'-0" SIDE EXTENSION)
STR004	OPTIONAL 3 CAR SIDE LOAD GARAGE (TANDY/BOLT ON)
STR005	OPTIONAL 3 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR006	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR007	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR008	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR009	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR010	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR011	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR012	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR013	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR014	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR015	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR016	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR017	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR018	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR019	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR020	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR021	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR022	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR023	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR024	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR025	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR026	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR027	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR028	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR029	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR030	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR031	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR032	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR033	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR034	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR035	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR036	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR037	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR038	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR039	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR040	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR041	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR042	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR043	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR044	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR045	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR046	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR047	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR048	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR049	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR050	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR051	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR052	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR053	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR054	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR055	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR056	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR057	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR058	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR059	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR060	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR061	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR062	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR063	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR064	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR065	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR066	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR067	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR068	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR069	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR070	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR071	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR072	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR073	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR074	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR075	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR076	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR077	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR078	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR079	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR080	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR081	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR082	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR083	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR084	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR085	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR086	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR087	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR088	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR089	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR090	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR091	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR092	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR093	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR094	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR095	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR096	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR097	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR098	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR099	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)
STR100	OPTIONAL 2 CAR FRONT LOAD GARAGE (TANDY/BOLT ON)

40' Single Family South Region Product

SQUARE FOOTAGES	
MAIN FLOOR LIVING	1127
UPPER FLOOR LIVING	1464
TOTAL LIVING	2591
GARAGE	500
PATIO/DECK	120
PLAN OPTIONS	
OPT 1 CAR FRONT LOAD GARAGE	+240
OPT 2 CAR SIDE LOAD GARAGE	+40
OPT 3 CAR SIDE LOAD GARAGE	+320
OPT 3 CAR SIDE LOAD GARAGE	+120
OPT FINISHED BASEMENT	+801
OPT COVERED PATIO/DECK	+120
OPT 1850 FT ² IN SUNROOM	+120

PROJECT INFORMATION	
PROJECT NAME:	40' PRODUCT
LOCATION:	SOUTHEASTERN UNITED STATES
PROJECT TYPE:	SINGLE FAMILY
THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:	
2012 INTERNATIONAL RESIDENTIAL CODE	
2012 INTERNATIONAL MECHANICAL CODE	
2012 INTERNATIONAL PLUMBING CODE	
2012 INTERNATIONAL MECHANICAL CODE	
2012 INTERNATIONAL FUEL GAS CODE	
2014 NATIONAL ELECTRICAL CODE	
2009 INTERNATIONAL ENERGY CODE	
ALL APPLICABLE STATE AND LOCAL CODES	

Elevation A - Traditional Elevation B - Farmhouse Elevation C - Low Country Elevation D - Craftsman Elevation E - Cottage

Elevation F - Traditional Elevation G - Farmhouse Elevation H - Craftsman Elevation J - Traditional Elevation K - Cottage

OPTION CODES	
STR001	OPTIONAL UNFINISHED BASEMENT
STR002	OPTIONAL FINISHED BASEMENT
STR003	OPTIONAL SIDE LOAD GARAGE (2'-0" SIDE EXTENSION)
STR004	OPTIONAL (HIGH) BUILT-INS - SIDE FAMILY FIREPLACE
STR005	OPTIONAL (LOW) BUILT-INS - SIDE FAMILY FIREPLACE
STR006	OPTIONAL (LOW) BUILT-INS - DINING
STR007	SOBRINET KITCHEN OPTION
STR008	OPTIONAL CABINETS IN KITCHEN / DINING
STR009	OPTIONAL OWNERS BATH - GARDEN TUB AND SHOWER
STR010	OPTIONAL MASTER BEDROOM BAY - BUILT IN ONLY
STR011	OPTIONAL TRAY CEILING - MASTER BEDROOM
STR012	OPTIONAL LAUNDRY TUB
STR013	OPTIONAL LAUNDRY CABINETS - UPPER
STR014	OPTIONAL LAUNDRY CABINETS - LOWER
STR015	OPTIONAL SECOND SINK IN SECONDARY BATH
STR016	OPTIONAL STUDY WITH DOOR DOORS, 2) 2-6 SOLID
STR017	OPTIONAL SCREEN PORCH
STR018	OPTIONAL WALKOUT - UNDEVELOPED
STR019	OPTIONAL PATIO/DECK - BAY
STR020	OPTIONAL EXTENDED DECK
STR021	OPTIONAL TRAY CEILING - Foyer
STR022	OPTIONAL DROP ZONE
STR023	OPTIONAL HALF WALL, I.O. FILL WALL

SQUARE FOOTAGES					
	Dimension A/F	Dimension B/D	Dimension C	Dimension D/H	Dimension E/K
MAIN FLOOR LIVING	1674	1674	1674	1674	1674
UPPER FLOOR LIVING	405	405	405	405	405
TOTAL LIVING	2079	2079	2079	2079	2079
GARAGE	462	462	462	462	462
PORCH	36	81	116	121	40
PATIO/DECK	136	136	136	136	136
PLAN OPTIONS					
OPT 2 CAR SIDE LOAD GARAGE	+42	+42	+42	+42	+42
OPT 3 CAR SIDE LOAD GARAGE	+31	+31	+31	+31	+31
OPT 3 CAR FRONT LOAD GARAGE	+240	+240	+240	+240	+240
OPT EXT PATIO/DECK	+304	+304	+304	+304	+304
OPT OWNERS BATH	+156	+156	+156	+156	+156
OPT OWNERS BATH	+24	+24	+24	+24	+24
OPT EXT PATIO/DECK	+362	+362	+362	+362	+362
OPT FIN BSM IN 5th ROOM	+130	+130	+130	+130	+130

PROJECT INFORMATION	
PROJECT NAME	40' SINGLE PRODUCT
LOCATION	SOUTHEASTERN UNITED STATES
PROJECT TYPE	SINGLE FAMILY
THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:	
-2012 INTERNATIONAL RESIDENTIAL CODE	
-2012 INTERNATIONAL PLUMBING CODE	
-2012 INTERNATIONAL MECHANICAL CODE	
-2014 INTERNATIONAL FUEL GAS CODE	
-2014 NATIONAL ELECTRICAL CODE	
-2009 INTERNATIONAL ENERGY CODE	
-ALL APPLICABLE STATE AND LOCAL CODES	

40' Single Family South Region Product



DATE	DESCRIPTION
05-09-2018	ISSUE DATE



Marshall
40' Single Family Product



BSB
1111 1111 1111
1111 1111 1111

Z-117 (2016)
Proposed
Elevations



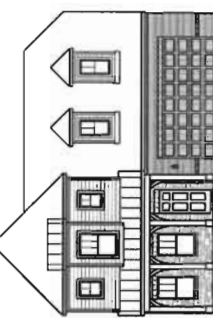
1100 West Northshore Blvd.
West Palm Beach, FL 33411
407.777.2222



DATE	05-28-2016
REVISIONS	

OPTION CODES		SQUARE FOOTAGES				PROJECT INFORMATION	
OPTION CODE	DESCRIPTION	Elevation A,F,I	Elevation G	Elevation H	Elevation J	Elevation K	Elevation L
ST1001	OPTIONAL UNFINISHED BASEMENT	10271	10271	10271	10271	10271	10271
ST1002	OPTIONAL FINISHED BASEMENT	10290	10411	10290	10290	10290	10290
ST1003	OPTIONAL SIDE LOAD GARAGE (2'-0" SIDE EXTENSION)	20251	20665	20251	20251	20665	20251
ST1004	OPTIONAL 3 CAR SIDE LOAD GARAGE (TANDEM/BOLT ON)	4671	4671	4671	4671	4671	4671
ST1005	OPTIONAL 3 CAR FRONT LOAD GARAGE (TANDEM/BOLT ON)	120	120	120	120	120	120
ST1006	OPTIONAL (HIGH) BUILT-IN - SIDE FAMILY FIREPLACE	441	441	441	441	441	441
ST1007	OPTIONAL (LOW) BUILT-IN - SIDE FAMILY FIREPLACE	379	379	379	379	379	379
ST1008	GOURMET KITCHEN OPTION	249	249	249	249	249	249
ST1009	OPTIONAL OWNERS BATH - GARDEN TUB AND SHOWER	578	578	578	578	578	578
ST1010	OPTIONAL TRAY CEILING - MASTER BEDROOM	120	120	120	120	120	120
ST1011	OPTIONAL SECOND SINK IN SECONDARY BATH	113	113	113	113	113	113
ST1012	OPTIONAL STUDY WITH DBL. DOORS, 2) 2-6 SOLID						
ST1013	OPTIONAL COVERED PATIO						
ST1014	OPTIONAL COVERED DECK						
ST1015	OPTIONAL SCREEN PORCH						
ST1016	OPTIONAL SUNROOM - TACK ON						
ST1017	OPTIONAL PATIO @ BASEMENT						
ST1018	OPTIONAL EXTENDED DECK						
ST1019	OPTIONAL TRAY CEILING - FOTER						
ST1020	OPTIONAL DROP ZONE						

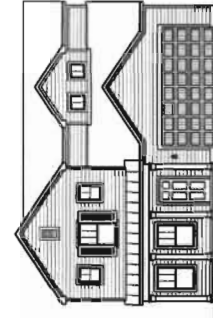
40' Single Family South Region Product



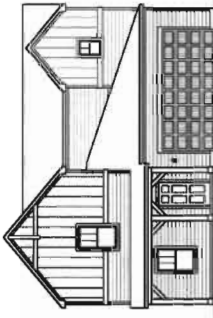
Elevation A - Traditional



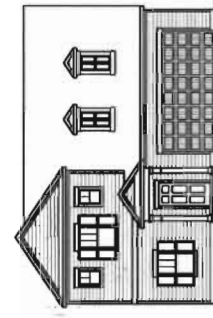
Elevation B - Farmhouse



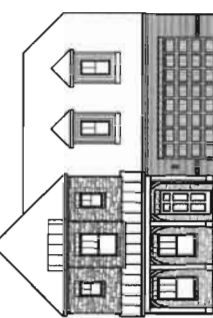
Elevation C - Low Country



Elevation D - Craftsman



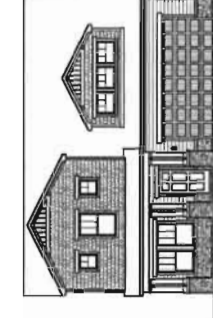
Elevation E - Cottage



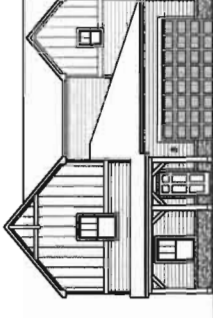
Elevation F - Traditional



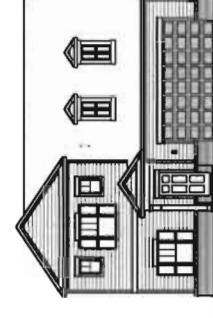
Elevation G - Farmhouse



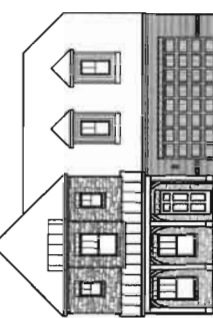
Elevation H - Craftsman



Elevation I - Traditional



Elevation J - Traditional



Elevation K - Cottage

OPTION CODES	
51R001	OPTIONAL UNFINISHED BASEMENT
51R002	OPTIONAL FINISHED BASEMENT
51R003	OPTIONAL SIDE LOADING GARAGE (2'-0" SIDE EXTENSION)
51R010	OPTIONAL 3 CAR SIDE LOAD GARAGE (TANDEM/BOLT ON)
51R015	OPTIONAL 3 CAR FRONT LOAD GARAGE (TANDEM/BOLT ON)
51R020	OPTIONAL (LOW) BUILT-INS - SIDE FAMILY FIREPLACE
51R025	GOURMET KITCHEN OPTION
51R030	OPTIONAL BUTLER'S PANTRY
51R035	OPTIONAL OWNERS BATH I - GARDEN TUB AND SHOWER
51R040	OPTIONAL OWNERS BATH II - SUPER SHOWER, MID SET
51R045	OPTIONAL TRAY CEILING - MASTER BEDROOM
51R050	OPTIONAL LAUNDRY TUB
51R055	OPTIONAL LAUNDRY CABINETS - UPPER
51R060	OPTIONAL LAUNDRY CABINETS - LOWER
51R065	OPTIONAL BEDROOM (#5 PER PLAN)
51R070	OPTIONAL FULL BATH I/O OF POWDER
51R075	OPTIONAL SECOND SINK IN SECONDARY BATH
51R080	OPTIONAL STUDY WITH DBL DOORS, 2/ 2-6 SOLID
51R085	PATIO/DECK
51R090	OPTIONAL COVERED PATIO
51R095	OPTIONAL COVERED DECK
51R100	OPTIONAL SCREEN PORCH
51R105	OPTIONAL SINKROOM - TACK ON
51R110	OPTIONAL PATIO @ BASEMENT
51R115	OPTIONAL EXTENDED DECK
51R120	OPTIONAL TRAY CEILING - Foyer
51R125	OPTIONAL DROP ZONE

SQUARE FOOTAGES	Elevation A-F		Elevation G		Elevation H		Elevation I		Elevation J		Elevation K	
	12R4	12R4	12R4	12R4	12R4	12R4	12R4	12R4	12R4	12R4	12R4	12R4
MAIN FLOOR LIVING	1294	1294	1294	1294	1294	1294	1294	1294	1294	1294	1294	1294
UPPER FLOOR LIVING	1770	1770	1770	1770	1770	1770	1770	1770	1770	1770	1770	1770
TOTAL LIVING	3064	3064	3064	3064	3064	3064	3064	3064	3064	3064	3064	3064
GARAGE	562	562	562	562	562	562	562	562	562	562	562	562
PORCH	70	70	70	70	70	70	70	70	70	70	70	70
PATIO/DECK	120	120	120	120	120	120	120	120	120	120	120	120
PLAN OPTIONS												
OPT 3 CAR SIDE LOAD GARAGE	+40	+40	+40	+40	+40	+40	+40	+40	+40	+40	+40	+40
OPT 3 CAR SIDE LOAD GARAGE	+32	+32	+32	+32	+32	+32	+32	+32	+32	+32	+32	+32
OPT 3 CAR FRONT LOAD GARAGE	+240	+240	+240	+240	+240	+240	+240	+240	+240	+240	+240	+240
OPT FINISHED BASEMENT	+60	+60	+60	+60	+60	+60	+60	+60	+60	+60	+60	+60
OPT FINISHED BASEMENT 2	+115	+115	+115	+115	+115	+115	+115	+115	+115	+115	+115	+115
OPT FINISHED BASEMENT TV SUNROOM	+120	+120	+120	+120	+120	+120	+120	+120	+120	+120	+120	+120
OPT SUN ROOM	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100
OPT EXT PATIO/DECK	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100

PROJECT INFORMATION	
PROJECT NAME:	40' PRODUCT
LOCATION:	SOUTHEASTERN UNITED STATES
PROJECT TYPE:	SINGLE FAMILY
THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:	
	-2012 INTERNATIONAL RESIDENTIAL CODE
	-2012 INTERNATIONAL FIRE CODE
	-2012 INTERNATIONAL PLUMBING CODE
	-2012 INTERNATIONAL MECHANICAL CODE
	-2012 INTERNATIONAL FUEL GAS CODE
	-2003 INTERNATIONAL ENERGY CODE
-ALL APPLICABLE STATE AND LOCAL CODES	

40' Single Family South Region Product



ISSUE DATE	REVISIONS
08-09-2018	



Williamson
40' Single Family Product



Z-117 (2016)
Proposed
Elevations