



ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

SEE SHEET D3 OF SDH TYPICAL DETAILS FOR SOFFIT DETAILS PER SOFFIT MATERIAL

# DUNCANS CROSSING LOT 1



REV	BY	DATE	REVISION



ELEVATIONS  
FRONT ELEVATION  
MCGINNIS

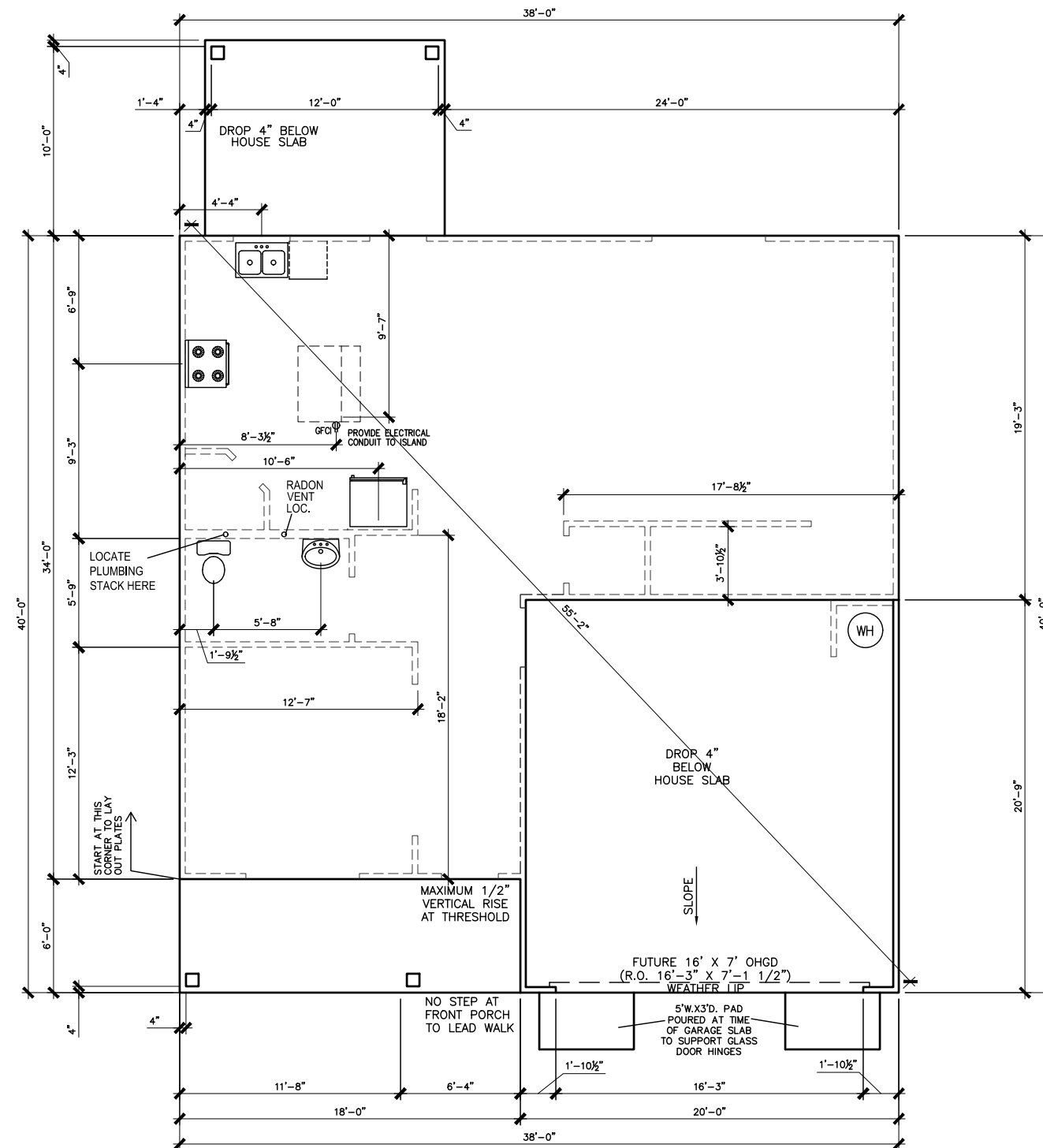
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PAGE NO: A1.1	



# DUNCANS CROSSING LOT 1



\*RADON VENT PROVIDED  
PER LOCAL CODE

REFER TO DETAIL 3/D1 FOR  
BRICK LEDGE DETAIL WHEN  
BRICK VENEER IS CHOSEN

SLAB PLAN

SCALE: 1/8" = 1'-0"

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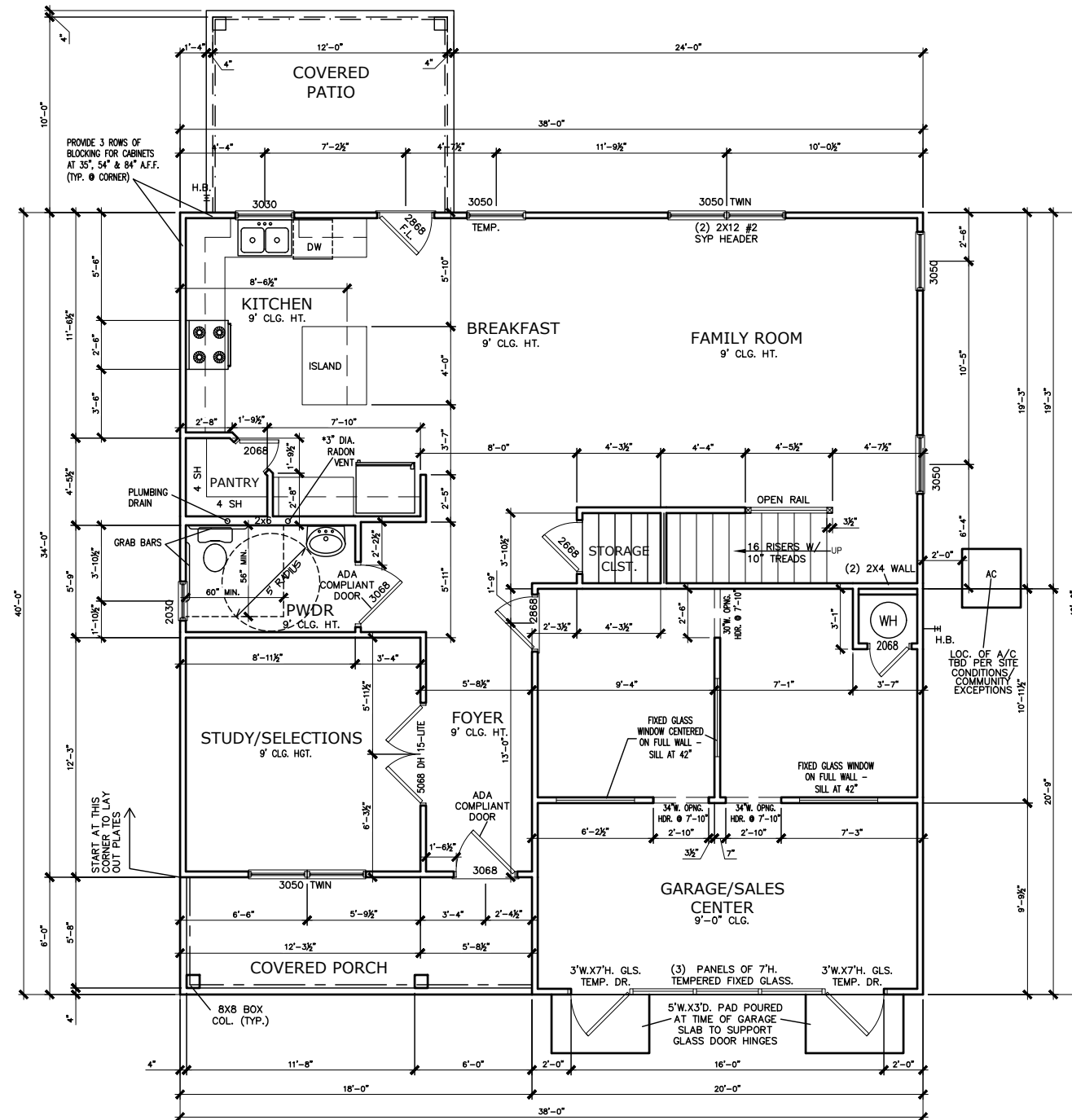
FOUNDATION PLAN  
SLAB PLAN  
MCGINNIS

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# DUNCANS CROSSING LOT 1

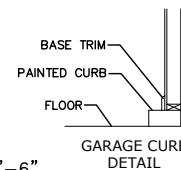


## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

### NOTES:

1. SALES CENTER FLOORING TO BE CARPET SQUARES (ALTERNATING SQUARES TO BREAK UP THE PATTERN)
2. CONCRETE GARAGE CURB TO BE PAINTED WITH BASE TRIM
3. INTERIOR TRIM AROUND STOREFRONT DOORS/FIXED GLASS
4. SIZE OF FIXED GLASS WINDOWS FOR OFFICES T.B.D. BY AFFILIATE
5. POWDER RM CONVERTED TO ADA - INCREASED 2'-6" AND REDUCED COAT CLOSET 2'-6"
6. SELECTIONS TO BE IN THE STUDY



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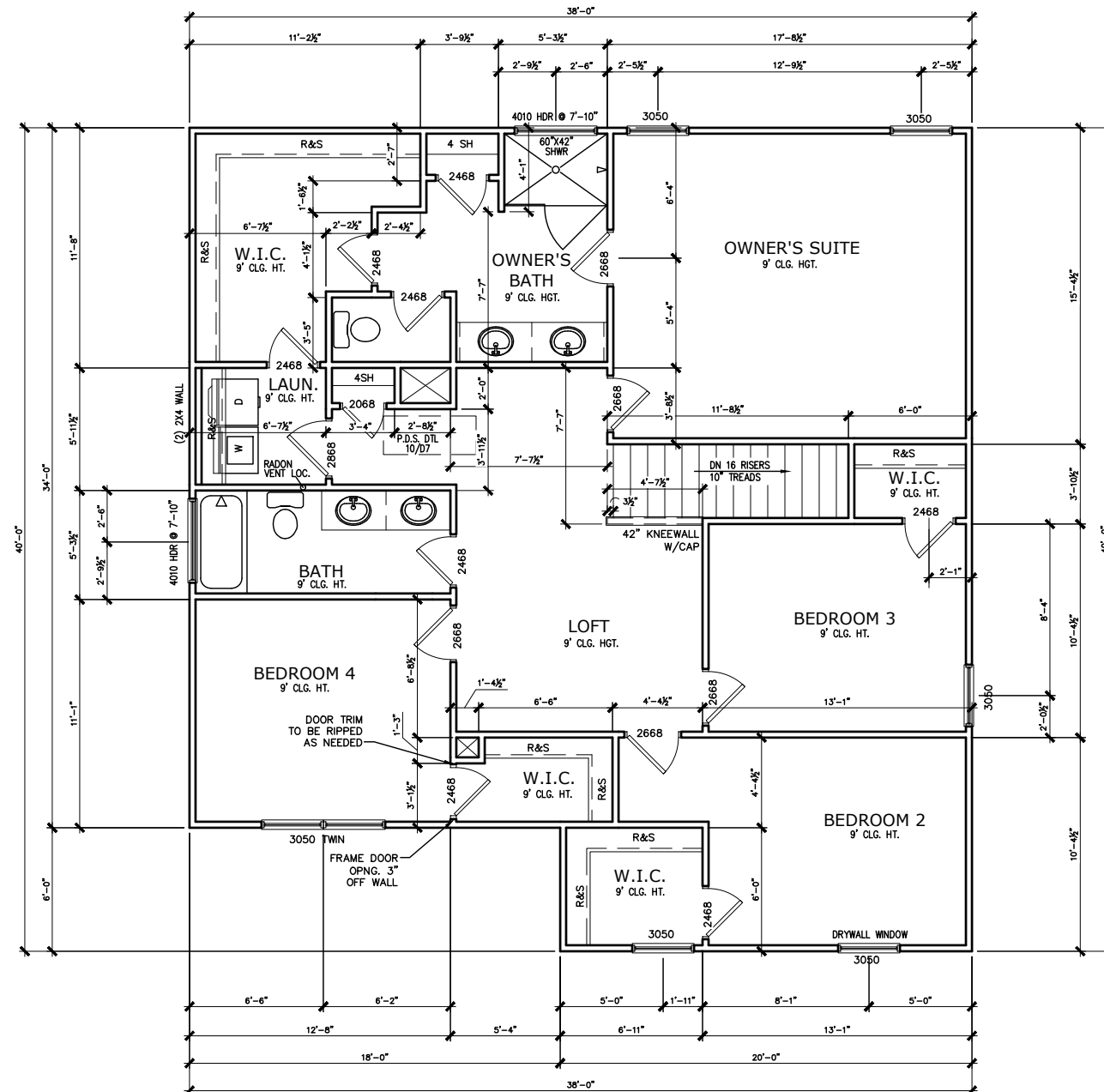
FLOOR PLAN  
**FIRST FLOOR**  
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# DUNCANS CROSSING LOT 1



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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REFER TO MANUFACTURER'S SPECS.  
FOR DRAIN LOCATIONS ON DETAIL  
SHEETS D12, D12.1, D12.2 & D12.3

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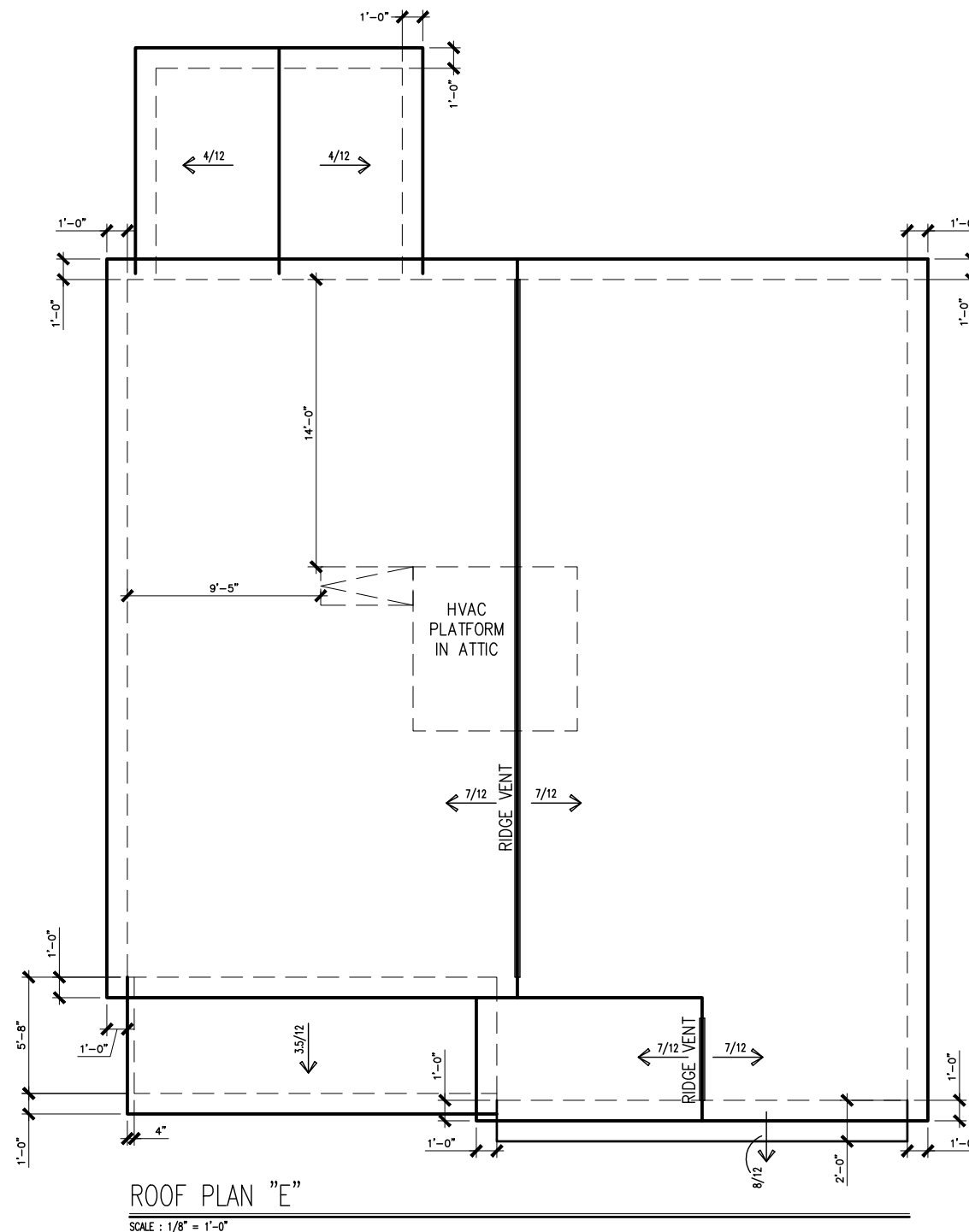
FLOOR PLANS  
SECOND FLOOR  
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# DUNCANS CROSSING LOT 1



ROOF PLAN "E"

SCALE : 1/8" = 1'-0"

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ROOF PLAN  
ROOF PLAN  
MCGINNIS

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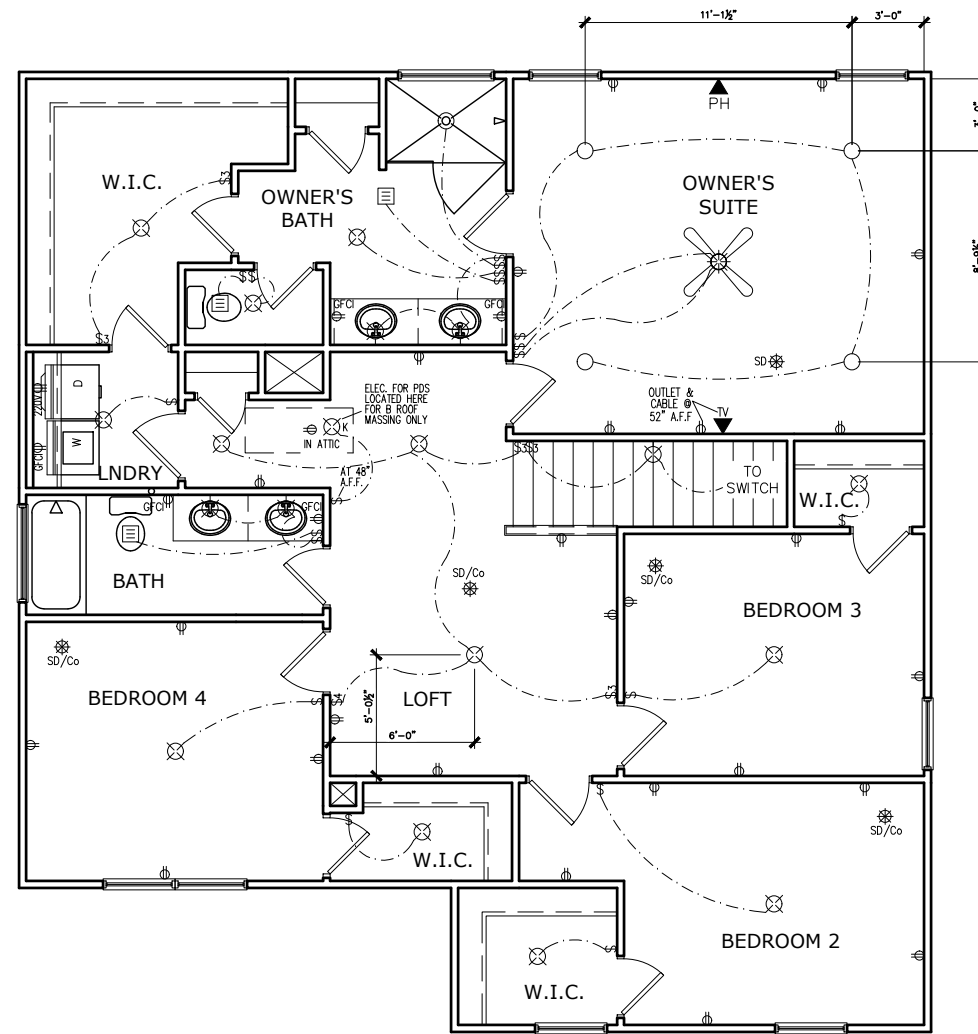
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# DUNCANS CROSSING LOT 1



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

## ELECTRICAL LEGEND

\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕ <sub>K</sub>	KEYLESS	⊕ <sub>GFCI</sub>	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊕ <sub>AFCI</sub>	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE
●	FLEX CONDUIT	† <sub>WL</sub>	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	▭	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊕	EXHAUST FAN	⊕	CEILING FIXTURE
⊕	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR

NOTE: FINAL PLACEMENT OF PHONE/CABLE T.B.D. ON SITE BY THE BUILDER

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ELECTRICAL PLAN  
SECOND FLOOR  
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# DUNCANS CROSSING LOT 1



TRIM LAYOUT FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

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FLOOR PLAN  
TRIM LAYOUT  
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# DUNCANS CROSSING LOT 1

**Smith Douglas Communities  
Home Definition Guide  
Duncans Crossing  
Lot: 000/0001**

<b>Community:</b> Duncans Crossing <b>Lot:</b> 000/0001	<b>Purchaser:</b> <b>Contract #:</b>
<b>Address:</b> 1234 Double Barrell Street Lillington, NC 27546	<b>Current Status:</b>
<b>Plan:</b> McGinnis E <b>CAD Version:</b> CAD Version Does Not Exist	<b>Lot Premium:</b>
<b>Bedrooms:</b> 4 <b>Bathrooms:</b> 2.5 <b>Sq. Footage:</b> 2,372	<b>Options:</b> <b>Adjustments:</b> <b>Total Price:</b>

Option Name	Option Description	Qty
Stone 10 A Ext(ColPkg/v)		1
Nickel Interior Finish Color Package	NOTE: If Laminate Kitchen Top, Upgrade K5 Faucet or it remains Chrome. Includes: SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (handles, bumps, knobs/levers, deadbolts), Plug (top) light fixtures, pewter oval mirror, if apply. Separate options also affected: shower door, bath hardware (towel bar/ing, tp holder), shower grab bar, cabinet hardware.	1
Study ILO Dining Room 10 Covered Patio-Regular Ilo Stoop-Vinyl	Study ILO Dining Room Optional Covered Patio-Regular-Vinyl Siding. Actual dimensions can vary per plan. Site Condition Exclusions may apply. ***Starting from 3rd concrete pad	1
Window Above Hall Bath Tub/Shower	Per plan option. Does not include blind or screen.	1
Window in Powder Room	Add window(s) to Breakfast Nook per plan option. See specific plan for details. Does not include blind.	1
Window(s) in Breakfast Nook	Add window(s) to Family Room per plan option. See specific plan for details. Does not include blind or screen.	1
Window(s) in Family Room	Upgrade from base house is panel door with peephole to 12-1/2x 3-1/4 glass front door.	1
FrontDoorUpgr-12-1/2x3-1/4	NOTE: Please See Appliance Sales PDF for Package Details Vent Microwave/Hood Combo to Outside. NOTE: Must be used with option Cabinet Bump above Microwave. If Cabinet Bump above Microwave is not standard, the option MUST be chosen.	1
Level 2 - Package Electric (from E1)		1
Vent Microwave/Hood Combo to Outside		1

Buyer's Signature \_\_\_\_\_ Seller's Signature \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_

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**Smith Douglas Communities  
Home Definition Guide  
Duncans Crossing  
Lot: 000/0001**

Option Name	Option Description	Qty
2.5S Side-by-Side Refr	Stainless Steel Standard-Depth Side-by-Side Refrigerator Multi-Level LED Lighting; PureSource 30 Ice & Water Filtration; 2 Fixed Flat Glass Shelves; 2 Store-More™ Adjustable Gallon Door Bin; Automatic Ice Maker; Energy Saver; Plus Technology	1
36" Cabinet 2nd Upgr w/ Hardware	Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match.	1
Cabinet above the Refrigerator per Plan	This includes a horizontal bump over the refrigerator. Also, per plan, includes the refrigerator end panel and 12" to 24" cabinet depth upgrade.	1
Cabinet Bump above Microwave	Cabinet Bump above Microwave	1
Crown Molding on Kitchen Cabinets		1
Optional Island 2nd Upgr	NOTE: Included Countertop to match standard Kitchen Countertop (per community). If Kitchen countertop is upgraded per lot, Island top upgrade option must also be picked.	1
Granite-Kitchen Countertops - Lot 1 (0)	Kitchen Granite Countertops - Level 1-where Laminate is Std.	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel sink upgrade for kitchen granite.	1
Granite-Optional Island Cab - Lot 1	Granite Top for Opt Island Cab - Level 1	1
Kitchen Faucet - Level 2 (0)	Upgrade to Level 2 Pull-down Kitchen Sink Faucet From Level 1 Faucet on Granite OR Solid Surface	1
Owner Bath Marble 1 Double Ilo LamSgl	***Includes Vanity Double Bowl Option Do Not Select Both*** Large shower with level 1 tile walls and framed clear glass door. ILO of standard bath. Prehab pan per plan. (cobah)	1
Shw Only Wall T1 Large Pan FD OBATHA		1
TileReconfig@bath OWNER LARGE 80" Shw	NOTE: ONLY AVAILABLE ON 80" W LARGE TILE OR LARGE ZERO ENTRY SHOWERS. DO NOT USE ON 80" W SHOWER. Bench is 14.5" Deep. Installed on wall opposite sprayer wall. Height is 18" from floor. Tile to match tile shower option picked. Plan and Shower Option picked determines Option Availability.	1
Hall Bath Marble 1 Double Ilo LamSgl	***Includes Vanity Double Bowl Option Do Not Select Both*** Stackable Front Load Washer, Energy Star-rated washer. Stackable Electric Dryer. See current Appliance Sales Sheet for details.	1
Front Load Washer/Dryer		1
FHPkg SEA-EVPT, StdCpt (IPkg1)	Flooring Package SEA - Enhanced Vinyl Plank 1, Standard Carpet (from Package 1)	1

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Date \_\_\_\_\_ Date \_\_\_\_\_

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**Smith Douglas Communities  
Home Definition Guide  
Duncans Crossing  
Lot: 000/0001**

Option Name	Option Description	Qty
FHPkg W1-OwnerBath Tile 1	Flooring Package - Owner Bath Tile 1	1
Front Door Smart Deadbolt	Schlage Series Smart Deadbolt - on front door only	1
2-Piece Crown in Main Living Area	Two-Piece Crown per Trim Plan Diagram locations	1
2-Piece Crown in Owner Bedroom	Two-Piece Crown at Walls of Owner Bedroom. Does not include tray Crown.	1
Dining Room - Chair Rail/Shadow Box		1
Foyer - Chair Rail/Shadow Box		1
Laundry Door to Owner WIC	Additional Door to Access the Laundry Room. Door Size Per Plan. Door to receive a privacy knob/be a lockable door.	1
Open Rail 1st Floor - Iron		1
Paint Interior Ceiling White	Upgrade Interior Paint Color on Walls and Ceilings for the whole house in lieu of base color	1
Paint Wall/Ceiling Color Upgrade	Comfort Height Toilet- All Bathrooms, Standard and Optional. Floor to base/17" high.	1
Comfort Height Toilets-All Bathrooms	One 2030 blind. For use when you've added a 2030 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blind per Optional 2030 Window	One 3050 blind. For use when you've added a 3050 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	2
Blind per Optional 3050 Single Window	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. Does not include blinds for any optional windows, including windows for optional second floors.	1
Blinds for Base House	Ceiling fan, including Light Kit. Does not include PreWire. This option is for use in Family Rooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Family Room	Ceiling fan, including Light Kit. Does not include PreWire. This option is for use in Owner Bedrooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Owner Bedroom	Pre-Wire a light location for a future ceiling fan.	1
PreWire for Ceiling Fan	NOTE: DON'T PICK TWICE. Rear Porch Exterior Ceiling Fan Including Light Kit. Includes Pre-Wire. For use on plans with included Covered Porches OR lots with Optional Rear Covered Porches. Includes credit for sit light.	1
RearPorchCeiling Fan w/Light and PreWire	(1) Ceiling Light over Kitchen sink.	1
Ceiling Light Over Kitchen Sink	Family/Owner Room Lights - Low Profile Flush Mount LED Lights per plan.	1
Family/Owner Room Ceiling Flush Lights	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Kitchen Ceiling Flush Lights ILO Std		1

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**Smith Douglas Communities  
Home Definition Guide  
Duncans Crossing  
Lot: 000/0001**

Option Name	Option Description	Qty
Light Over Tub or Shower	NOTE: As of 4/1/2020, any Home or Change Order processed will have LED-Light(s) ILO of recessed can light(s). Lighting - Low Profile Flush Mount LED Light.	1
Owner's Bedroom Ceiling Fixture Lights	Owner's Bedroom Lights - 4 Low Profile Flush Mount LED Lights.	1
Pendant Lights per Plan	Pendant Lights above Island/Bat Top per plan electrical diagram. To match lighting package selected. NOTE: Choose this option only once.	1
Study Ceiling Fixture Lights (6)	Study Lights - 4 Low Profile Flush Mount LED Lights.	1
Lighting Package Craftsman Add: Standard Interior Electric Outlet	Standard Interior Duplex Outlet. This is not an exterior weather proof outlet or a GFCI protected outlet. A quantity of 1 gives you one additional outlet.	2
Structure Wiring Package	Two rooms with Cat 6e data wiring connected includes a hub (aka data panel box). Does not include an Ethernet Data Switch/PortRouter.	1
Security System - Wireless	Includes keypad, 2 door sensors, and 1 motion detector	1
01 Base System 2.0 SmartHome	ClearOne Smart Home Controller Video Doorbell Integration of Optional Garage Door Opener Wi-Fi Thermostat Installation	1
02 Safe and Secure Pkg 2.0 SmartHome	NOTE: Must be Purchased with Base System Includes: (1) Wireless Motion Detector (3) Door/Window Sensors (1) Glass Break Sensor Labor, Installation, Programming	1
05 Entertain Music Pkg SmartHome	NOTE: Must be Purchased with Base System Includes: (1) SonosOne Wireless Speaker	2

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Date \_\_\_\_\_ Date \_\_\_\_\_

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**Smith Douglas Communities  
Home Definition Guide  
Duncans Crossing  
Lot: 000/0001**

Activity	Item	Selection	Accepted
Del/Instal AppliancePkg	Appliance Package Select - All	Appliance Package Selected	05/20/2022
Deliver & Install Blinds	Blind Color	White	05/20/2022
Deliver Windows-FirstOut	4040 Decorative Privacy Window	Aurora DF474LJRO	05/20/2022
Install Cabinets Complet	Cab Hdrer Type(2/3)ALL	Knob/Pull Combo	05/20/2022
Install Cabinets Complet	Cabinet Finish - Standard Axis	2nd-Upg Brnlin Purestyle-White	05/20/2022
Install Cabinets Complet	Kitchen Counter Tops - All	Master Bath Vanity Tops - All	05/20/2022
Install Cabinets Complet	Secondary Bath Vanity Tops-All	4824-38 White Carrera	05/20/2022
Install Carpet	Carpet - Standard ALL		05/20/2022
Install Granite Tops	RDU Granite CounterKitchenLvt1	Dallic-Ashen White	05/20/2022
Install Granite Tops	Refrigerator SS sink LVL 1	Single Bowl Sink	05/20/2022
Install Marble Tops	RDU Marble Vanity Top Lot 1	Master#153 White w/ice Grey w/oval bowl	05/20/2022
Paint Interior Complete	Interior Paint (Trim)	SW 7006 Extra White	05/20/2022
Paint Interior Complete	Interior Paint (Walls) - Base		
PM Install Vinyl Floor	VinylPkg-Common Areas		
PM Install Vinyl Floor	VinylPkg-Option Baths		
PM Install Vinyl Floor	VinylPkg-Owner Bath		
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry		

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DETAILS  
 LOT DEFINITION  
 MCGINNIS

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