

COLEMAN

HARRINGTON PLACE
LOT 1



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

PLAN ID 060121.1201

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATION
A5.1	FIRST FLOOR PLANS & DETAILS
A5.2	SECOND FLOOR PLANS & DETAILS
A6.1	ROOF PLANS
A7.2-A7.3	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUTS

AREA TABULATION	
FIRST FLOOR	838
SECOND FLOOR	1215
TOTAL	2053
GARAGE	702
FRONT PORCH (COVERED)	84
REAR PATIO (COVERED)	120

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
10/30/2021	AW	Prototype walk revisions - see revision sheet	ALL
4/1/2022	AW	Final walk revisions - see revision sheet	A5.2, A5.2, A7.3
11/1/2022	AW	PCR #4985 Change 2x6 wall in laundry to 2-2x4s - takes 1.5" out of hall/linen	A5.2, A7.3
12/1/2022	AW	PCR #5030 Added 8" in depth to kitchen (pantry & around island) - reduced Dining/Study 8" in depth	A3.1, A5.1, A7.2, A8.1

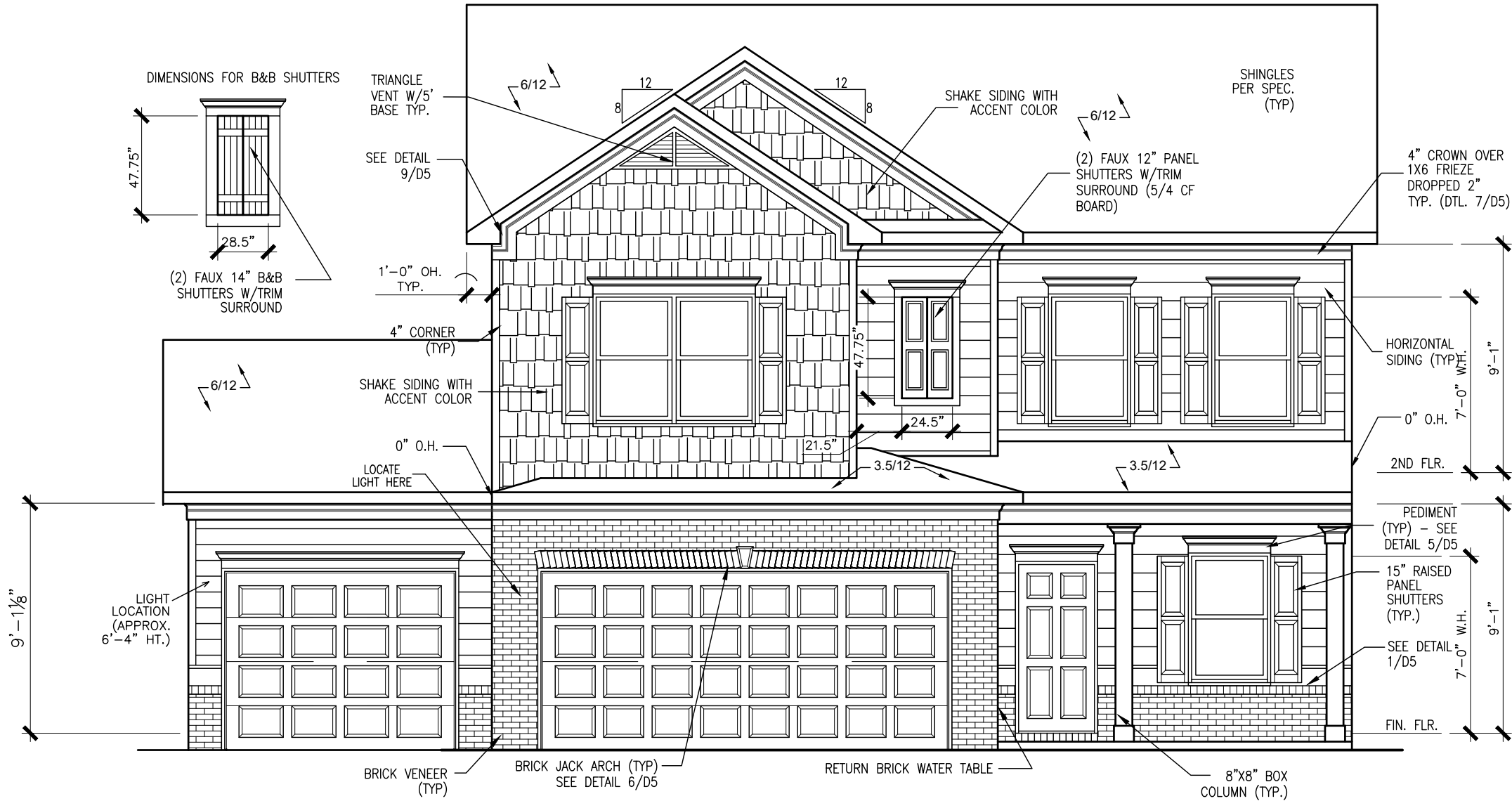
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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

HARRINGTON PLACE
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FRONT ELEVATION "D"

SCALE: 3/16"=1'-0"

BY	REVISION	DATE
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ELEVATIONS

FRONT ELEVATION

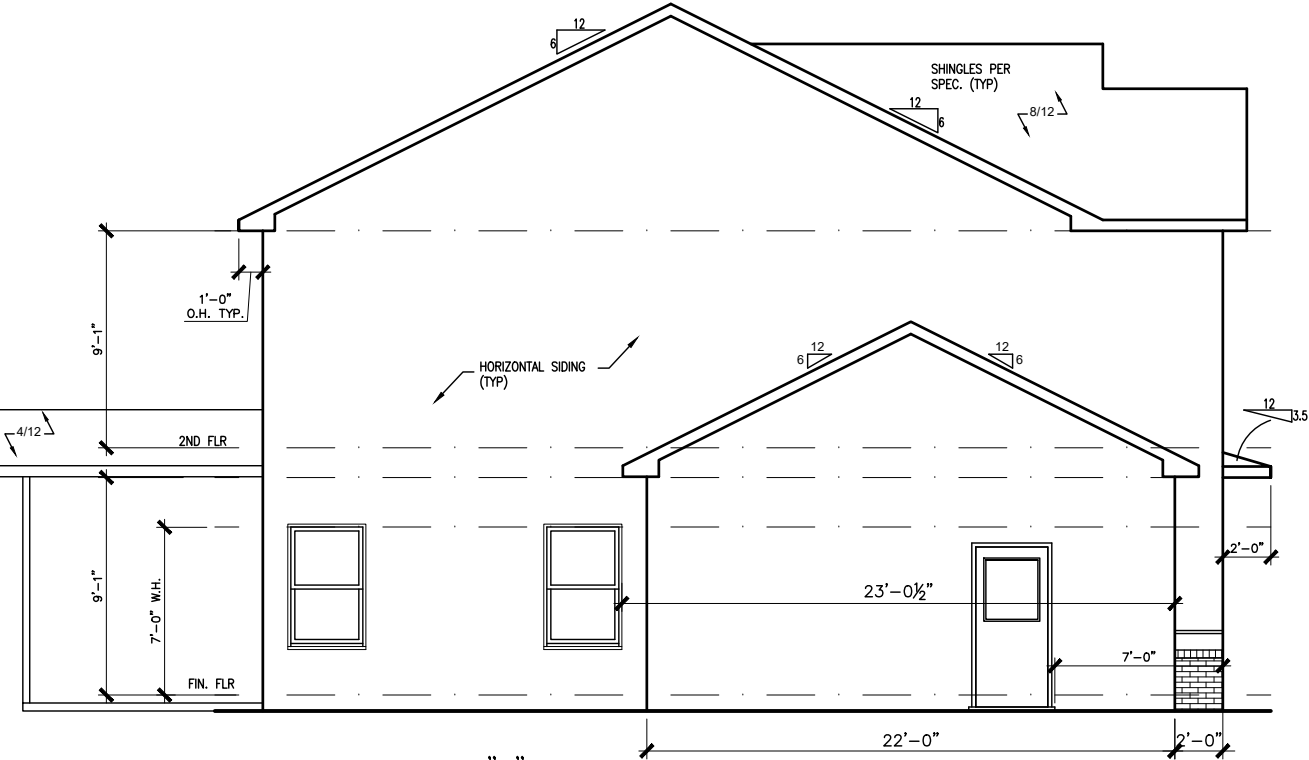
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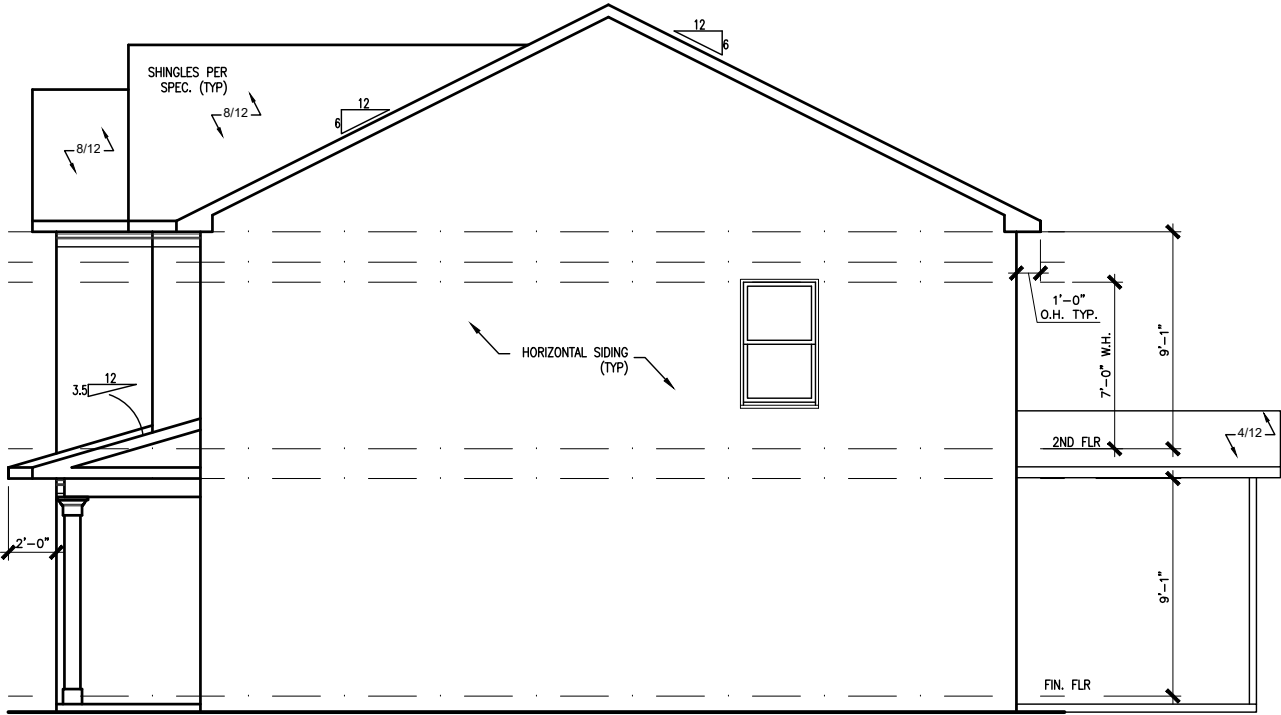
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DATE:	7/26/23		
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PLAN ID:			
FND:	ALL	ELEV:	D
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HARRINGTON PLACE
LOT 1



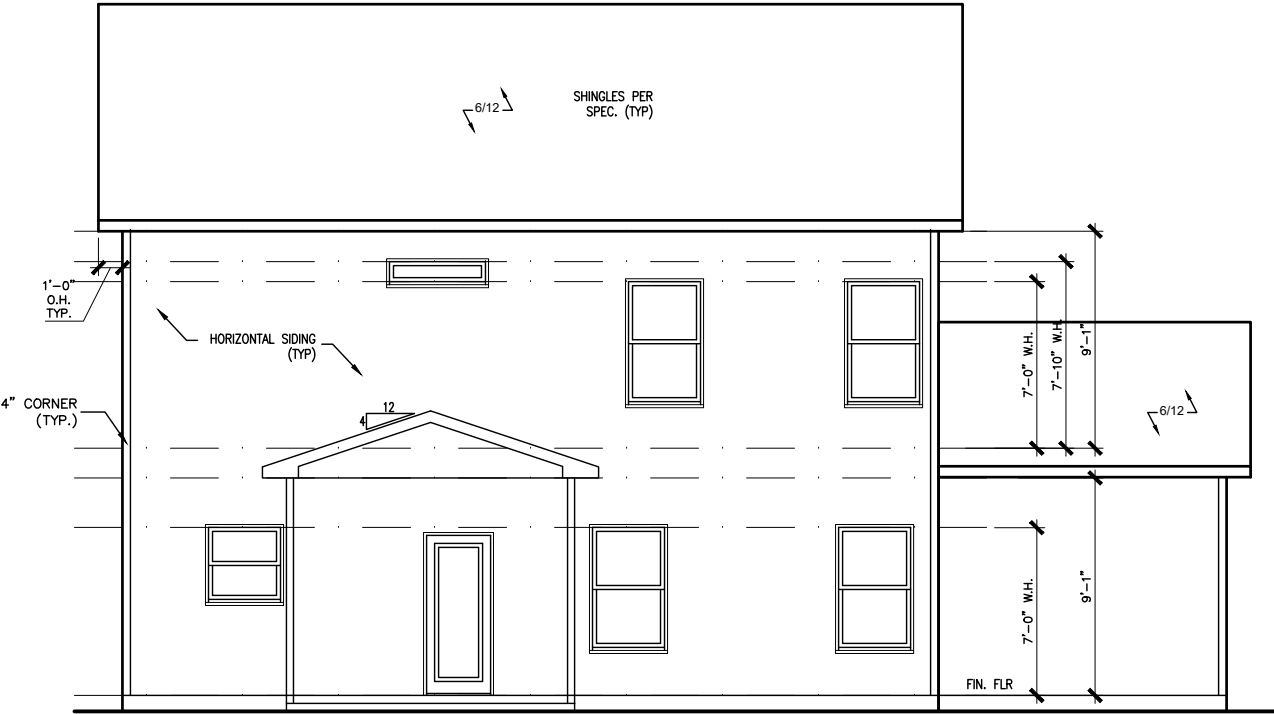
LEFT ELEVATION "D"

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



RIGHT ELEVATION "D"

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



REAR ELEVATION "D"

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

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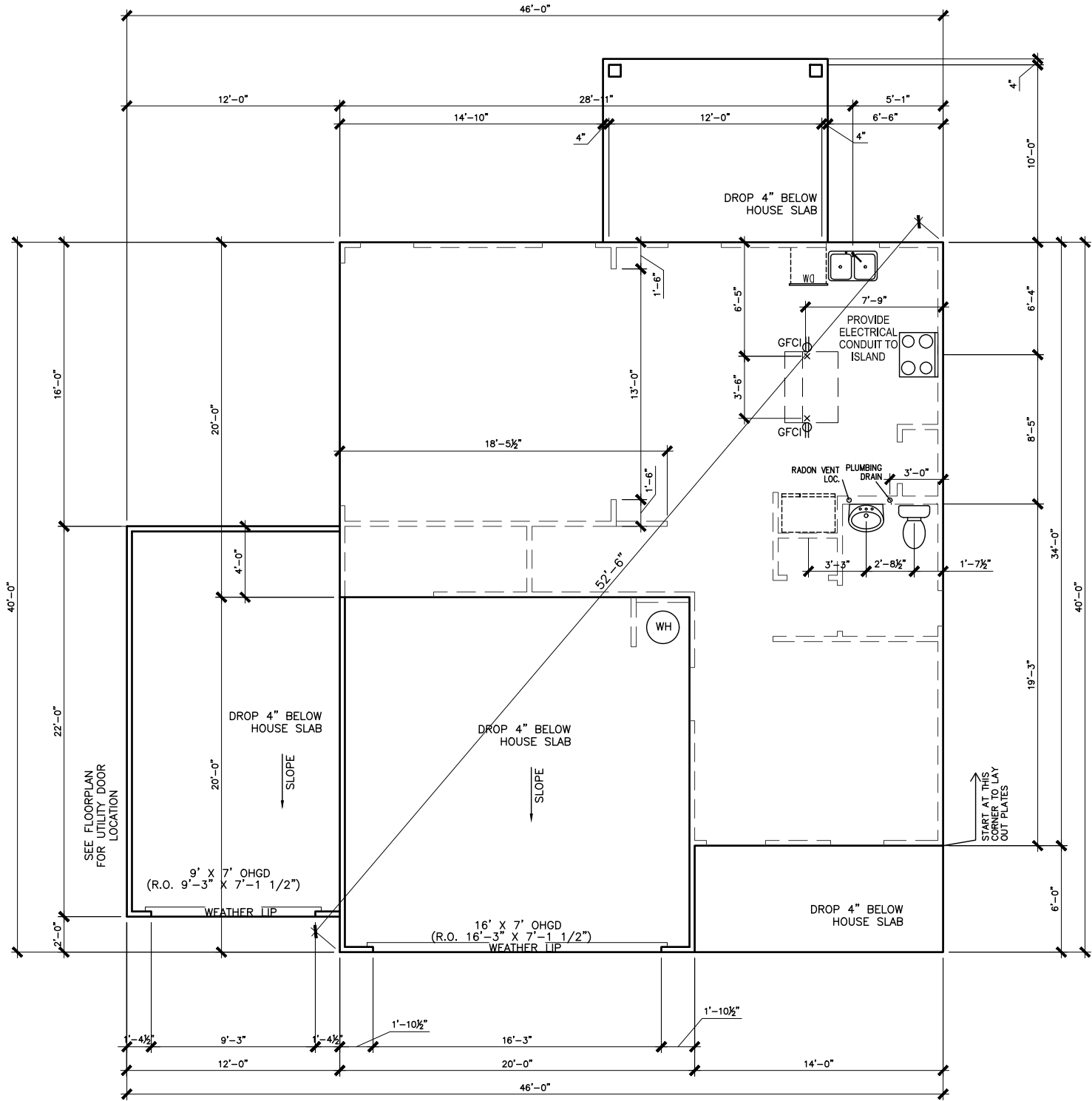
ELEVATIONS
SIDES AND REAR
COLEMAN

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HARRINGTON PLACE
LOT 1



SLAB PLAN

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

*RADON VENT PROVIDED
PER LOCAL CODE

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

DATE	BY	REVISION
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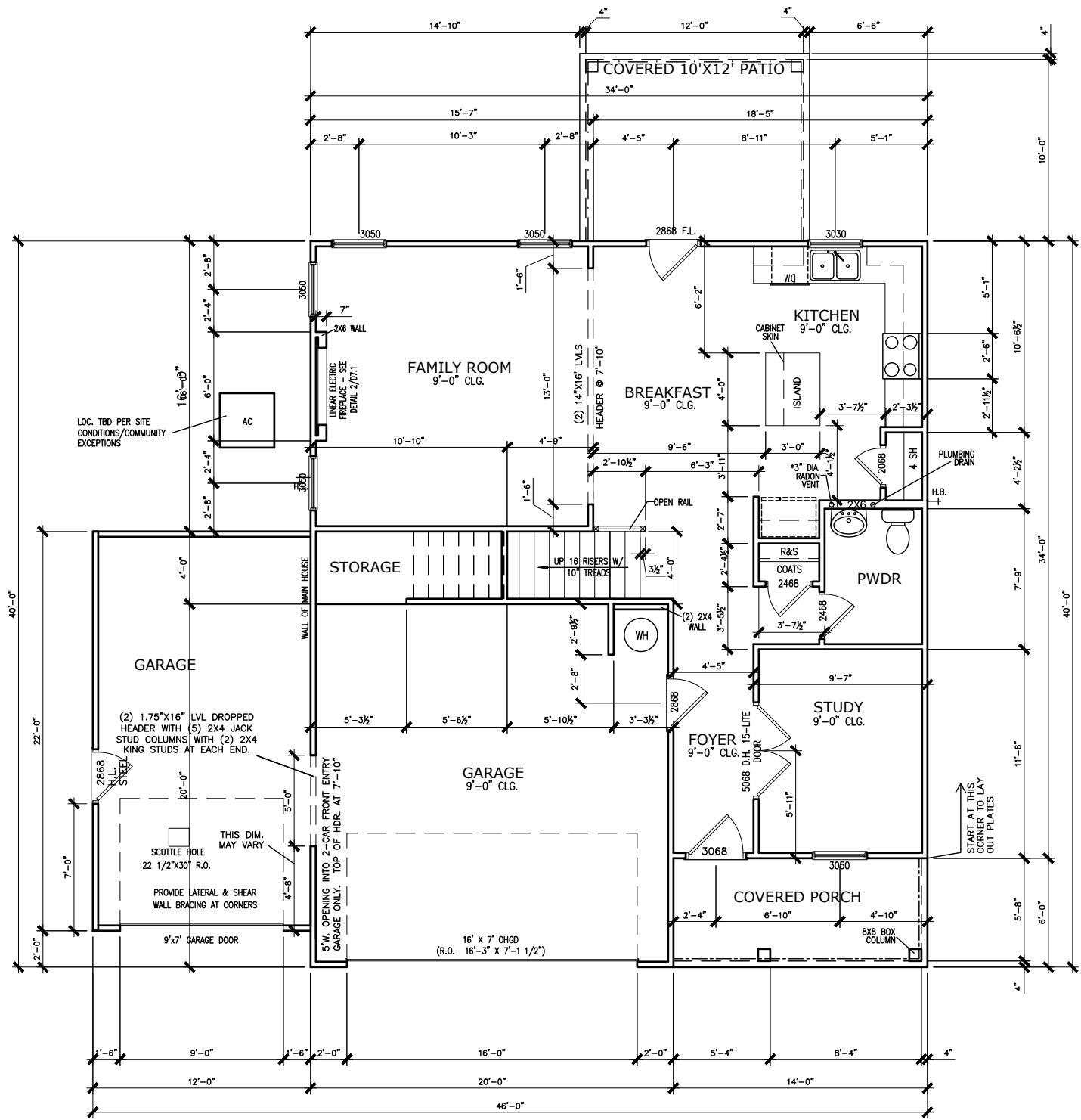
FOUNDATION PLAN
SLAB PLAN
COLEMAN

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PAGE NO: A3.1	

HARRINGTON PLACE
LOT 1



FIRST FLOOR PLAN

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

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FLOOR PLAN

FIRST FLOOR

COLEMAN

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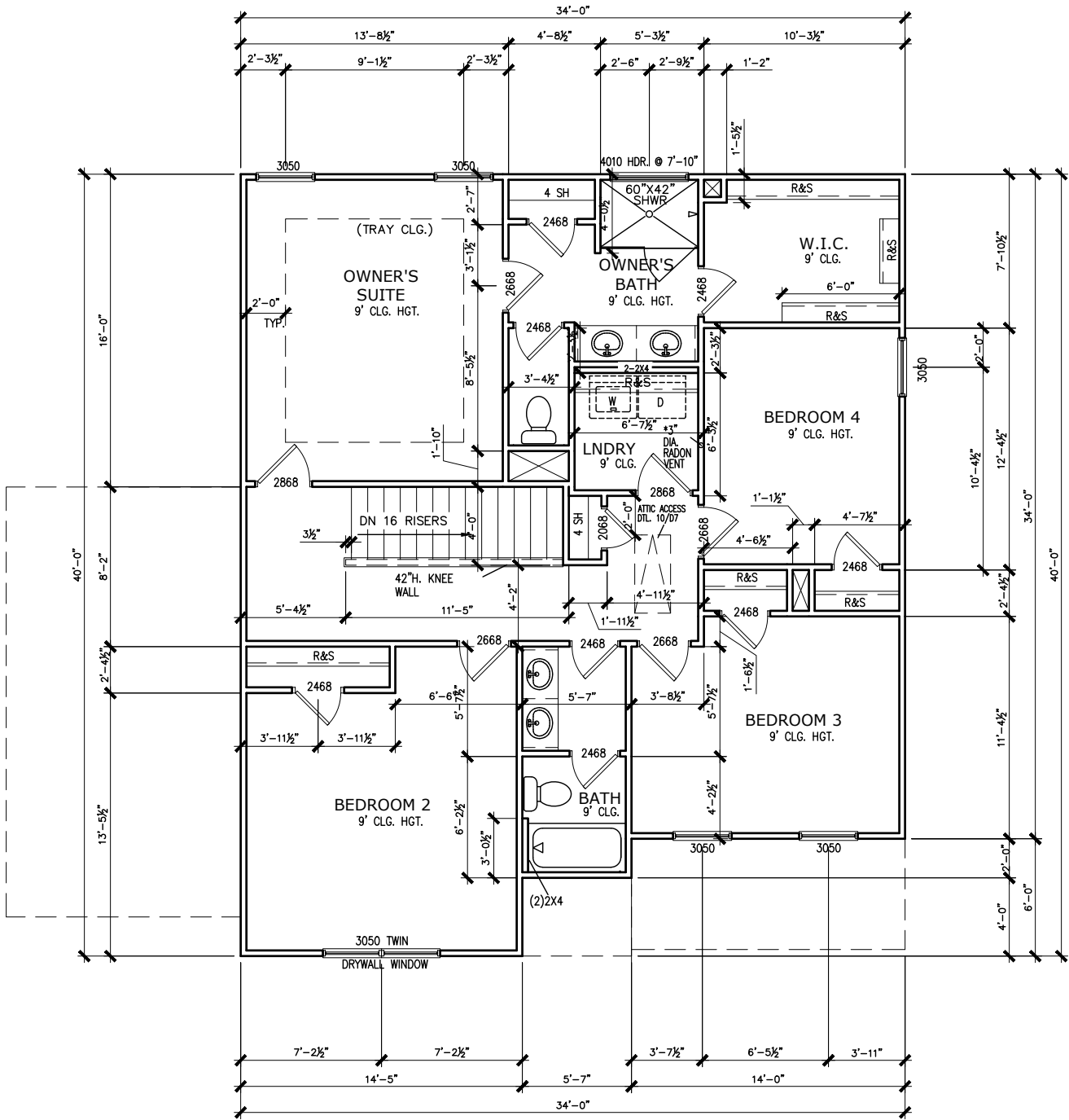
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HARRINGTON PLACE
LOT 1



SECOND FLOOR PLAN

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

*RADON VENT PROVIDED
PER LOCAL CODE

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

DATE	BY	REVISION
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FLOOR PLAN

SECOND FLOOR

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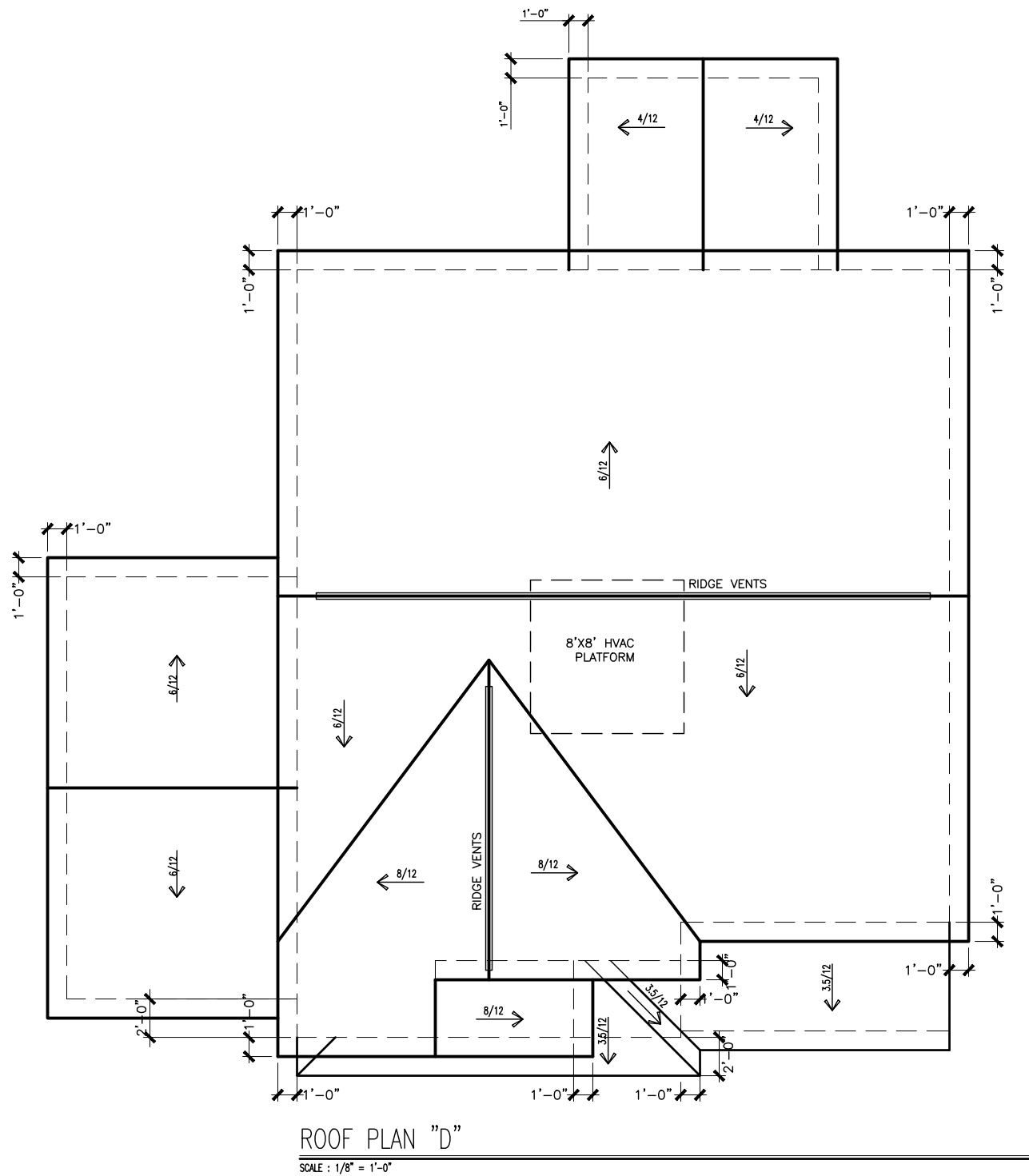
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HARRINGTON PLACE
LOT 1



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ROOF PLAN

ROOF PLAN

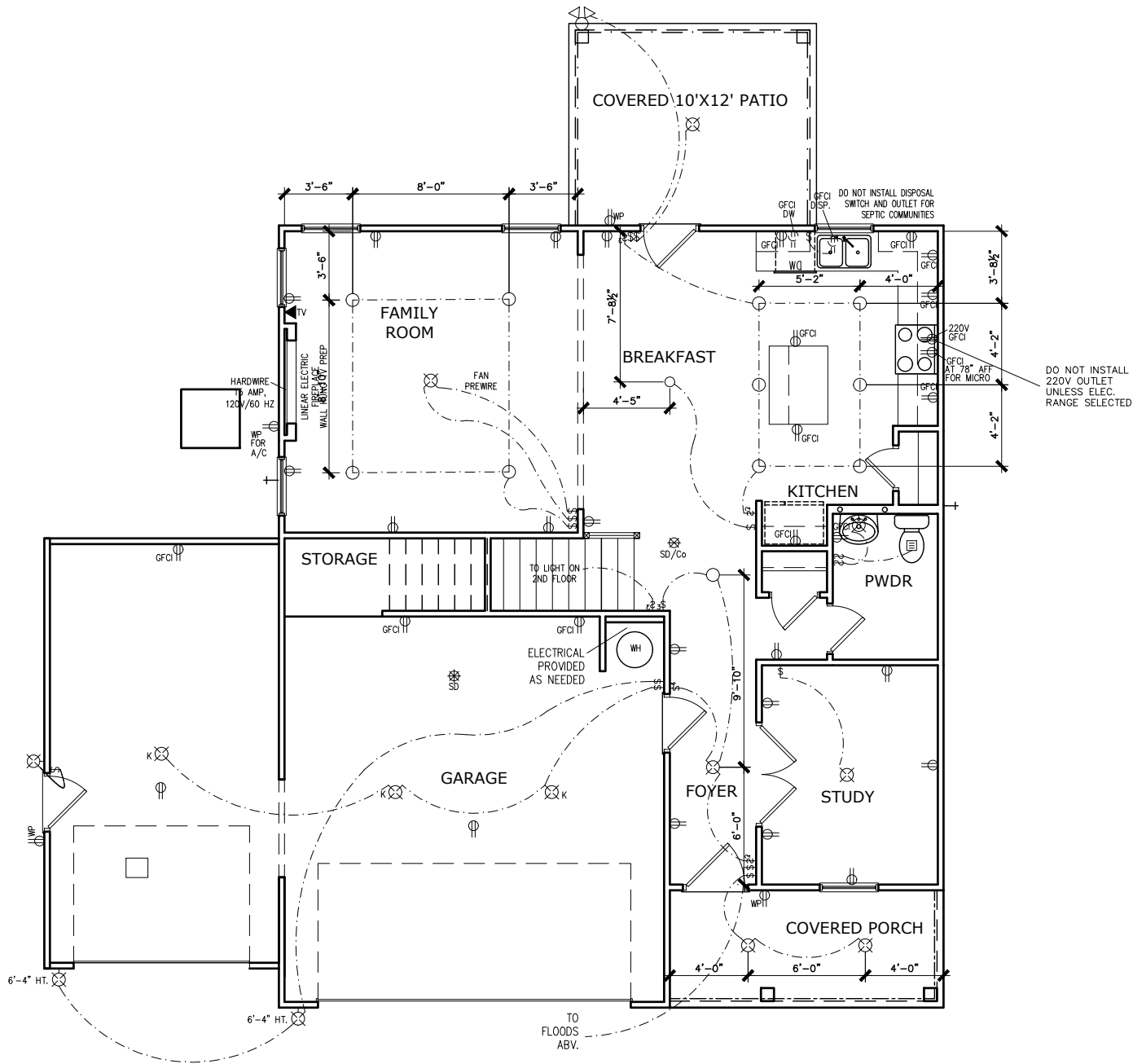
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HARRINGTON PLACE
LOT 1



FIRST 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
⊕ _K	KEYLESS	GFCI	OUTLET
⊗	WALL MOUNT FIXTURE	ARCH	FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	GL	GAS LINE
●	FLEX CONDUIT	WL	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

BY	REVISION	DATE
#	#	#
#	#	#
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ELECTRICAL PLAN

FIRST FLOOR

COLEMAN

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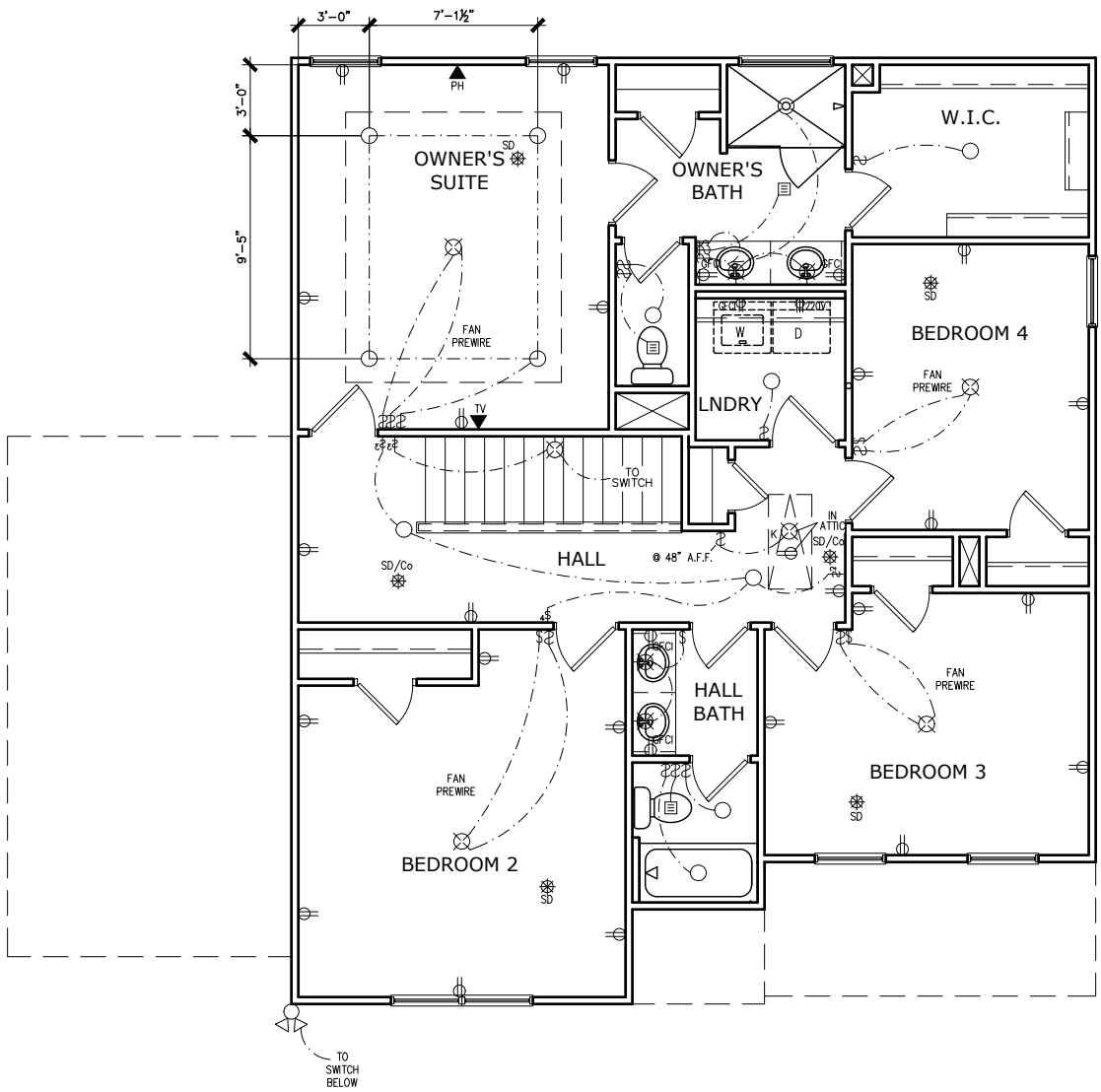
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PAGE NO: A7.2

HARRINGTON PLACE
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
⊕ _K	KEYLESS	⊕ _{GF}	GFCI OUTLET
⊕ _W	WALL MOUNT FIXTURE	⊕ _{AF}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	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

BY	REVISION	DATE
#	#	#
#	#	#
#	#	#
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ELECTRICAL PLAN

SECOND FLOOR

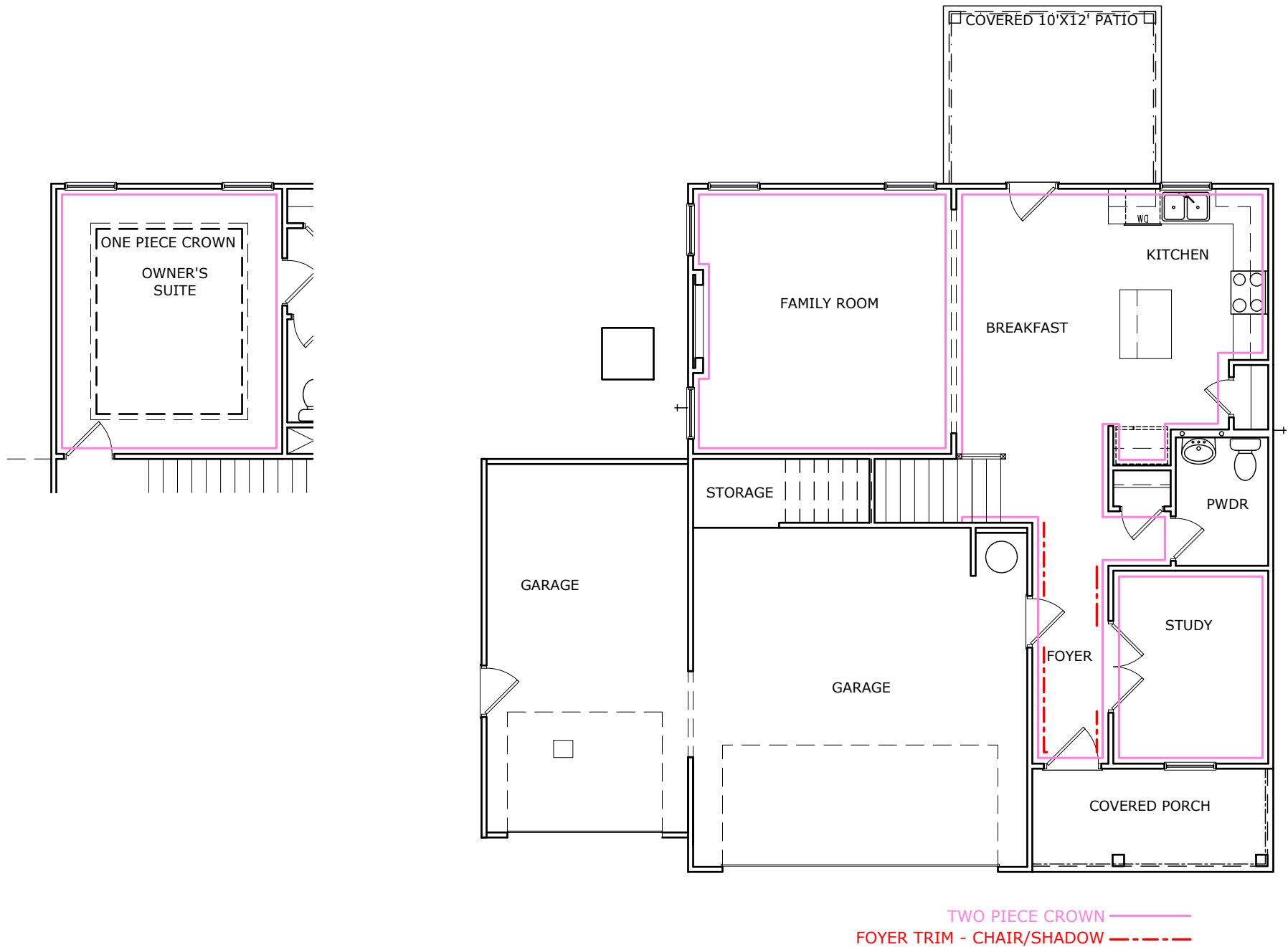
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HARRINGTON PLACE
LOT 1



TRIM LAYOUT FIRST FLOOR PLAN

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

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FLOOR PLAN

TRIM LAYOUT

COLEMAN

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PAGE NO:	A8.1		

HARRINGTON PLACE
LOT 1

Lot Definition

Project: Harrington Place
Building: 000
Unit: 0001

Plan: Coleman D
Orientation: Garage Left
Bedrooms: 4
Address: 1234 Liam Drive
Broadway
NC 27505

CAD Version: 060121.1201

Community: Harrington Place
Builder: SMART Support
Status: Model Home

RTeam: Raleigh West
Slot: 7135
Permit:
Notes:

CAD Notes:

Sales Data

Contract: 118363
Buyer:
Sales Agent: Salvatore DeStefano Jr

Dates

Ratified: 07/20/2023
Original Start: 08/18/2023
Start: 08/18/2023
Scheduled Complete: 12/06/2023

Option Category	Option	Description	Qty
01Exterior Colors	Brck 13 B ExtColPkg(v)		1
01Interior Finish Colors	Nickel Interior Finish Color Package	NOTE: If Laminate Kitchen top, Upgrade Kit Faucet or it remains Chrome. Includes SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (hinges, bumps, knobs/levers, deadbolts), light fixtures per Sales Sheets, & pewter oval mirror if applies. Separate options also affected: shower door, shower grab bar, cabinet hardware	1
02Structural	Study ILO Dining Room	Study ILO Dining Room	1
02Structural	Tray Ceiling - Owner's Bedroom		1
02StructuralDecksPatios	1C Covered Patio-Regular Ilo Stoop-Vinyl	Optional Covered Patio-Regular-Vinyl Siding. Actual dimensions can vary per plan. Site Condition Exclusions may apply. ***Starting from 3x3 concrete pad	1
02StructuralFireplace	Linear Electric Fireplace		1
02StructuralGarage	3rd-Car Garage-FRONT Entry Home-Vinyl	Attached 3rd Car Garage on front entry home w/Vinyl Siding. NOTE: Location must be on Contract Exhibit floor plan and side plan. NOTE: Includes opening to std. garage and extra driveway. Builder must approve in writing per lot. Site Exclusions may apply.	1
02StructuralGarage	Garage Utility Service Door	Add 2868 1/2-lite door at garage exterior wall. Includes wall exterior fixture light and 3' walkway from door to driveway as noted on plan.	1

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Database: SmithDouglasCommunities

1 of 4
08:35:46 AM

07/26/2023

Lot Definition

02StructuralGarage

Insulate Garage Carriage Door/Walls (c)

Upgrade from uninsulated carriage panel door to insulated carriage panel door and insulate exterior garage walls. Not for use with Third Car Garage.

2

02StructuralWindows

Window(s) in Family Room

Add window(s) to Family Room per plan option. See specific plan for details. Does not include blind or screen.

1

02StructuralWindows

Window(s) in Hallway

Optional Window(s) in Hallway. Does not include Blind or screen.

1

03ExteriorOptions

FrontDoorUpgr-3/4 Glass No Grid

Upgrade from base house 6-panel door with peephole to 1-lite 3/4 glass front door.

1

03KitchenAppliancePkgs

Level 2 - Package Electric (from E1)

NOTE: Please See Appliance Sales PDF for Package Details

1

03KitchenApplianceRefr

2 SS Side-by-Side Refr

Stainless Steel Standard-Depth Side-by-Side Refrigerator Multi-Level LED Lighting; PureSource 38" Ice & Water Filtration; 2 Fixed Flat Glass Shelves; 2 Store-More™ Adjustable Gallon Door Bins; Automatic Ice Maker; Energy Saver Plus Technology

1

03KitchenBacksplash

Tile - Kit Backsplash LVL 2 Brick Lay

1

03KitchenCabinetUpgr

36" Cabinet 3rd Upgr w/ Hardware

Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match

1

03KitchenTopFaucSinkS

Kitchen Faucet-Lvl2 (forSOLIDSURFACETop)

Upgrade to Level 2 Pulldown Kitchen Sink Faucet From Level 1 Faucet on Solid Surface

1

03KitchenTopFaucSinkS

Solid Surface-Kitchen Countertops (I)

Kitchen Solid Surface Countertops from Laminale

1

03KitchenTopFaucSinkS

Solid Surface-Kitchen Sink Level 1 S

Level 1 Undermount rectangular stainless steel sink upgrade for kitchen solid surface.

1

03Opt IsldrPeninsula&Top

Opt Island 3rd Upgr w/SolidS Top

Optional Island in 3rd Upgrade Styles/Colors. Includes SolidSrlc Top. NOTE: Island Granite Level must match kitchen. NOTE: Pendant Lights are a separate option per plan.

1

04OwnerBathCabsTops

Owner Bath Marble 1 Double Ilo LamSgl

Includes Vanity Double Bowl Option Do Not Select Both

1

04OwnerBathCabsTops

Raise Single OwnerVanity I/32.5" to 35"

Raise Single OwnerVanity from 32.5" to 35". NOTE: If you have selected any Double Bowl upgrade for Owner Bath or if owner double is standard, DO NOT USE this option.

1

04OwnerBathShower

Shwr Only Wall T1 Large Pan FD 0BATHA

Large shower with level 1 tile walls and framed clear glass door ILO of standard bath. Prefab pan per plan. (obatha)

1

05BathShowerTileAdd

TileRectangleBench OWNER LARGE 60"W Shwr

NOTE: ONLY AVAILABLE ON 60"W LARGE TILE OR LARGE ZERO ENTRY SHOWERS. DO NOT USE ON 42"W SHOWER. Bench Seat 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

05StandSecBathsCabsTo ps

Hall Bath Marble 1 Double Ilo LamSgl

Includes Vanity Double Bowl Option Do Not Select Both

1

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Lot Definition

05StandSecBathsCabsTo ps

Raise Single SecondaryBath Vanity 32.5"to 35"

Raise a Single Secondary Bath Vanity from 32.5" to 35" NOTE: Per Vanity Cabinet. Note which bath(s) on plan exhibit. NOTE: If you have selected any Double Bowl upgrade for Hall Bath, DO NOT USE this option for that location.

1

06Laundry

Front Load Washer/Dryer

Stackable Front Load Washer. Energy Star-rated washer. Stackable Electric Dryer. See current Appliance Sales Sheet for details.

1

07Floor Pkg

FlPkg 2EC-Vinyl PK L2. Upgr2Cpt (FlPkg1)

Flooring Package 2EC - Vinyl Plank Level 2. Upgrade 2 Carpet. Upgrade Pad (from Package 1)

1

07Floor Pkg-Opt Rooms

FlPkg Opt-Powder Vinyl PK L2

Flooring Package - Option Powder Room Enhanced Vinyl Plank Level 2

1

07Floor Pkg-StdBathLntry

FlPkg W2-AlStdBaths/Laundry Tile 2

Flooring Package - All Standard Baths and Laundry - Tile 2. Does not include powder room or bathrooms which are parts of globally optional space. See Flooring Package Layouts for details. Includes Owners Bath.

1

08TrimHardware

Door Hardware-Levers

Upgrade Door Hardware - Levers. Door Hardware ONLY; Locks, Hinges, Bumps. Standard House Only. Finished Basement area is a separate option.

1

08TrimInteriorTrim

1-Piece Crown in Owner Bedroom Tray

One-Piece Crown in Tray of Owner Bedroom. Note: must have Tray to use.

1

08TrimInteriorTrim

2-Piece Crown in Main Living Area

Two-Piece Crown per Trim Plan Diagram locations. Note: Main Living Area includes all locations indicated by the solid (pink) lines on sheet A6.1 (Optional Trim Layout First Floor Plan) of each plan set on the Process Model. Owner's Bedroom may be purchased as a separate option, per plan.

1

08TrimInteriorTrim

2-Piece Crown in Owner Bedroom

Two-Piece Crown at Walls of Owner Bedroom. Does not include tray Crown.

1

08TrimInteriorTrim

Foyer - Chair Rail/Shadow Box

1

08TrimInteriorTrim

Open Rail 1st Floor - Iron

1

08TrimPaint

Paint Interior Ceiling White

1

08TrimPaint

Paint Wall/Ceiling Color Upgrade

Upgrade Interior Paint Color on Walls and Ceilings for the whole house in lieu of base color

1

08TrimPlumbing

Comfort Height Toilets-All Bathrooms

Comfort Height Toilet- All Bathrooms, Standard and Optional. Floor to bowl=17" high

1

08TrimWindowBlinds/Scr ns

Blind per Optional 3050 Single 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.

3

08TrimWindowBlinds/Scr ns

Blinds for Base House

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

08TrimWindowBlinds/Scr ns

Screen Per Optional 3050 Window

Note: If the optional window is a 3050 twin, it needs two screens.

3

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3 of 4
08:35:46 AM

07/26/2023

Lot Definition

08TrimWindowBlinds/Scr ns

Screens Base House Single Family

Add window screens to all operable standard windows on single family home. NOTE: Does not include screens for windows for optional-2nd-floors, side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.

1

09Electr-Ceiling Fan

PreWire for Ceiling Fan

Pre-wire a light location for a future ceiling fan.

3

09Electr-Lighting Add

Exterior Flood Lights

2

09Electr-Lighting Add

Family/Great Room Ceiling Fixture Lights

Family/Great Room Lights - Low Profile Flush Mount LED Lights per plan.

1

09Electr-Lighting Add

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.

2

09Electr-Lighting Add

Owner's Bedroom Ceiling Fixture Lights

Owner's Bedroom Lights - 4 Low Profile Flush Mount LED Lights.

1

09Electr-Lighting Pkg

Lighting Package Transitional

1

10Electr-GarageDoorOpenr

Automatic Garage Door Opener

Garage Door Opener - Per Door

2

10Electr-Phone/TV/Data

Wall Hung TV Prep

Flat panel TV prep. Conduit from outlet height to TV Mount Height at locations noted. NOTE: Does not include additional Cable connection. Includes electric outlet.

1

Activity	Description	Selection Description
Ceramic Tile Set - Bath	TILEBath/ShwrWalls-1stUpgr ALL	Absolute Solace 100 (13x13)/Bone 00017
Ceramic Tile Set-Kitchen	TILEKitchenBS - 2nd Upgrade	Sinhng4x122Ebrino155/BrightWhite00010
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Deliver & Install Blinds	Blind Color	White
Install Cabinets Complet	Cab Hrdwr Type(2/3)ALL	Knob/Pull Combo
Install Cabinets Complet	Cabinet Finish - Upgrade 3Aris	3td-Upg Winstead Maple-Burlap (New)
Install Carpet	Carpet - 2ndUpgr ALL	Grand Turk Magnolia Bloom 00120
Install Laminate Tops	Secondary Bath Vanity Tops-All	Selection not Needed
Install Marble Tops	RDU Marble Vanity Top Lvl 1	1.5 CM Quartz - Plain White
Install SolidSurfaceTops	RDU Rectangular SS sink LVL 1	Single Bowl Sink-Chemcore Radial ZS-300
Install SolidSurfaceTops	RDU Solid Surface Kitchen	Daltile Quartz-White Ice-NC90
Install Vinyl Plank Lvl2	Vinyl Plank Level 2	Auburn Plus 7" Plank Riverside 1031
Paint Interior Complete	Interior Paint (Trim)-Ceiling	SW 7006 Extra White
Paint Interior Complete	Interior Paint (Walls) - Upgrd	SW 7631 City Loft
PM - Tile Floor Complete	TILE Floor-2ndUpgr ALL	Absolute Solace 100 (12x24)/Bone 00017
PM Install Vinyl Floor	VinylPkg-Common Areas	Selection not needed
Stain Handrails	Hand Rail Stain - All	MW-Classic Gray [LVP-1031 Riverside]

User Name: Jennifer Davis
Database: SmithDouglasCommunities

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07/26/2023

BY	REVISION						
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SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

DETAILS

LOT DEFINITION

COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

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ELEV: D
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CHK: AW
DATE: 7/26/23
FACADE OPT: A
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