

Residence for

Adams Homes AEC, LLC

Plan 3320 "B" FE (R) KC075

GENERAL NOTES

- ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREIN SHOWN AS N.C.S.R.B.C.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS.
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R308.4
- ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTIONS R-303.1 AND R-310.1
- ALL WALLS SHOWN ON FLOOR PLANS ARE 2x4 FRAME UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45° UNLESS NOTED OTHERWISE.
- ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., 2018 EDITION, TABLE 301.2(6).
- ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION, AS SHOWN IN TABLES N110.2 AND N110.2.1.
- TERMITE TREATMENT - BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" AFF.

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COVER SHEET	
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RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- HOUSE IS DESIGNED FOR 120 MPH, 3 SECOND GUST (93 MPH FASTEST WIND), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATION'S EXCEPT AT GARAGE LUG FTG.
- MEAN ROOF HEIGHT: 24'-0"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:
MEAN ROOF HGT: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'
ZONE 1 16.5, -18.0 17.3, -18.9 18.0, -19.6 18.5, -20.2
ZONE 2 16.5, -21.0 17.3, -22.1 18.0, -22.9 18.5, -23.5
ZONE 3 16.5, -21.0 17.3, -22.1 18.0, -22.9 18.5, -23.5
ZONE 4 18.0, -19.5 18.9, -20.5 19.6, -21.3 20.2, -21.8
ZONE 5 18.0, -24.1 18.9, -25.3 19.6, -26.3 20.2, -27.0
- MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 4
- MAXIMUM GLAZING U-FACTOR: 0.35
- INSULATING VALUES: CEILING: R-30 / WALLS: R-15 / FLOOR: R-19 / SLABS: R-10. CODE REFERENCE: TABLE N110.2.1
- FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8 OF THE N.C.R.B.C.
- FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.8 OF THE N.C.R.B.C.
- DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.12 OF THE N.C.R.B.C.

MATERIALS LEGEND

	EARTH/COMPACT FILL		FINISH WOOD
	CONCRETE		ROUGH WOOD
	BRICK		BLOCKING
	CONCRETE BLOCK/STONE		PLYWOOD
	STEEL		BATT INSULATION
	ALUMINUM		RIGID INSULATION

TOILET ACCESSORIES LEGEND

PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:

TB	TOWEL BAR
TP	TOILET PAPER HOLDER
TR	TOWEL RING
MC	MEDICINE CABINET
MR	MAGAZINE RACK

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. ANY ERRORS AND/OR OMISSIONS FOUND IN THIS SET SHOULD IMMEDIATELY BE REPORTED TO ADAMS HOMES FOR CLARIFICATION OR CORRECTION. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

AREA CALCULATIONS

HEATED (SQ. FT.)	UNHEATED (SQ. FT.)	UNFINISHED (SQ. FT.)
BASEMENT: N/A	GARAGE: 449	BASEMENT: N/A
1ST FLOOR: 2010	DECK/PATIO: 140	OPT. COV. PORCH: 224
2ND FLOOR: 1310	PORCH: 123	ATTIC: N/A
REC ROOM: N/A	SCREEN PORCH: N/A	STORAGE: N/A
REC ROOM: N/A	STORAGE: N/A	
ATTIC: N/A	BRICK: N/A	
TOTAL: 3320	TOTAL: 762	

OVERALL DIMENSIONS	
WIDTH:	41'-0"
DEPTH:	56'-6"

FOUNDATION VENTING CALCULATIONS

NOT NEEDED WITH SLAB FOUNDATION

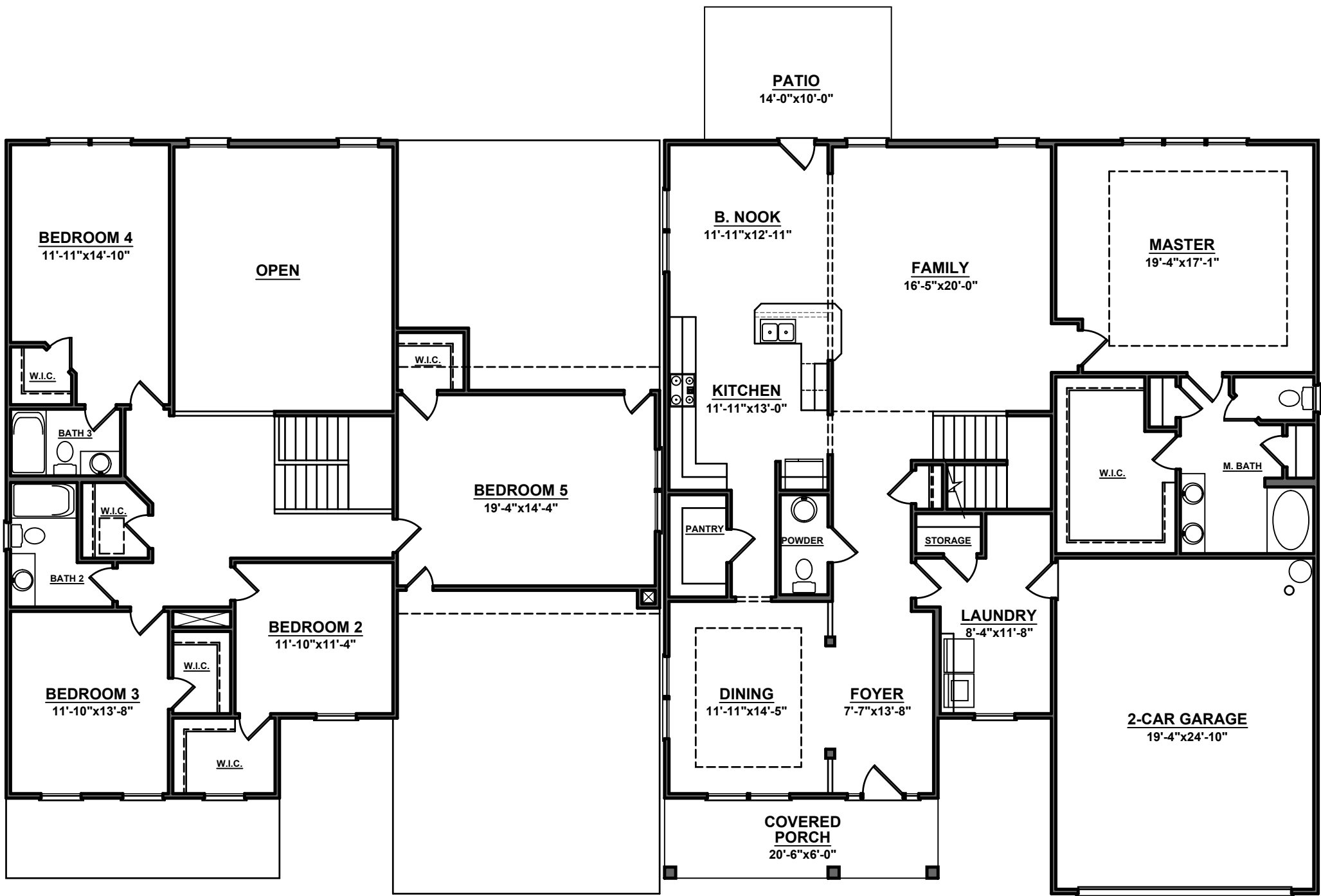
ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION CALCULATIONS
2632 SQ. FT. = 17.55 SQ. FT. VENT REQ'D.
150

BUILDER TO PROVIDE APPROPRIATE
VENTILATING AS REQUIRED PER CODE

POWER ROOF VENTILATOR CALCULATIONS
2632 SQ. FT. = 8.77 SQ. FT. VENT REQ'D.
300

BUILDER TO PROVIDE APPROPRIATE
VENTILATING AS REQUIRED PER CODE



7869



HOMES

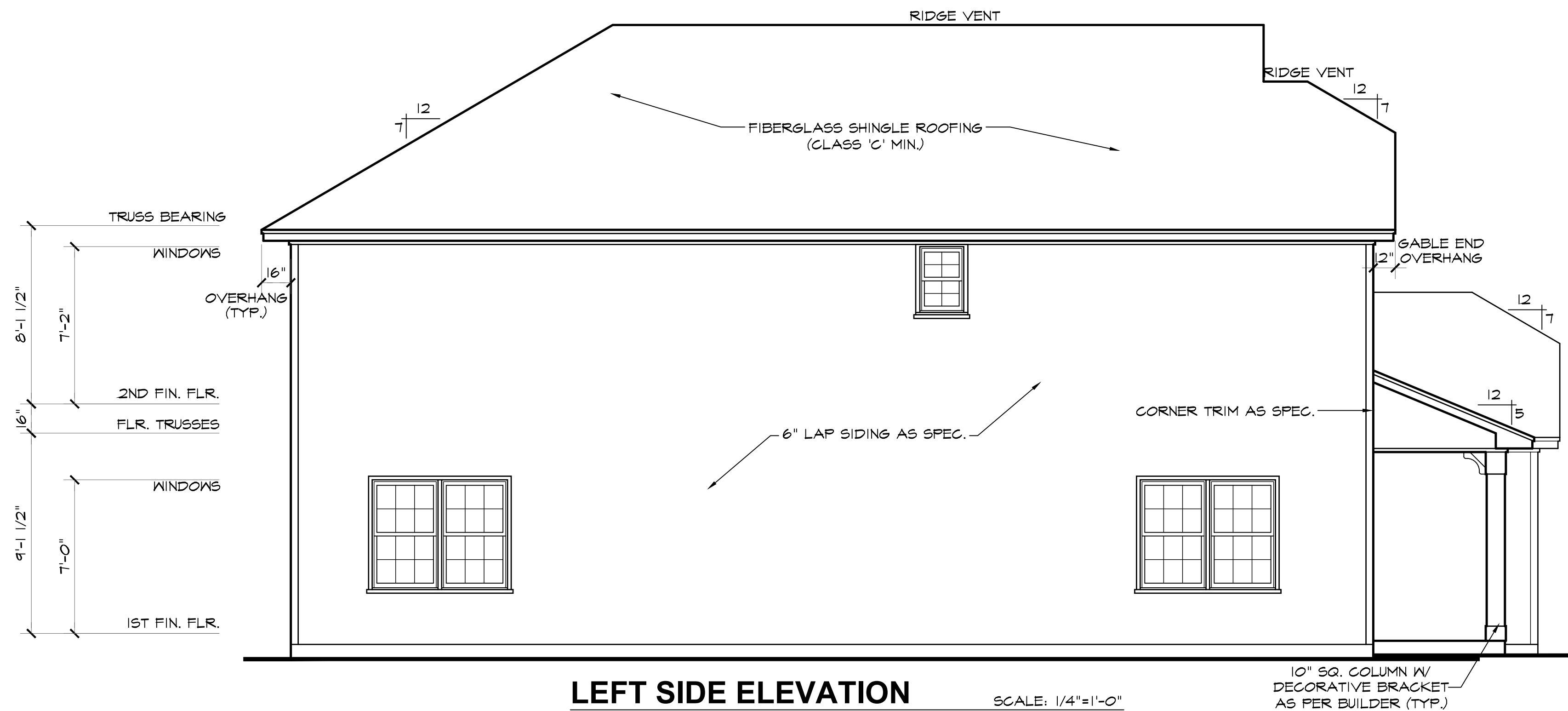
AEC, LLC



FRONT ELEVATION B

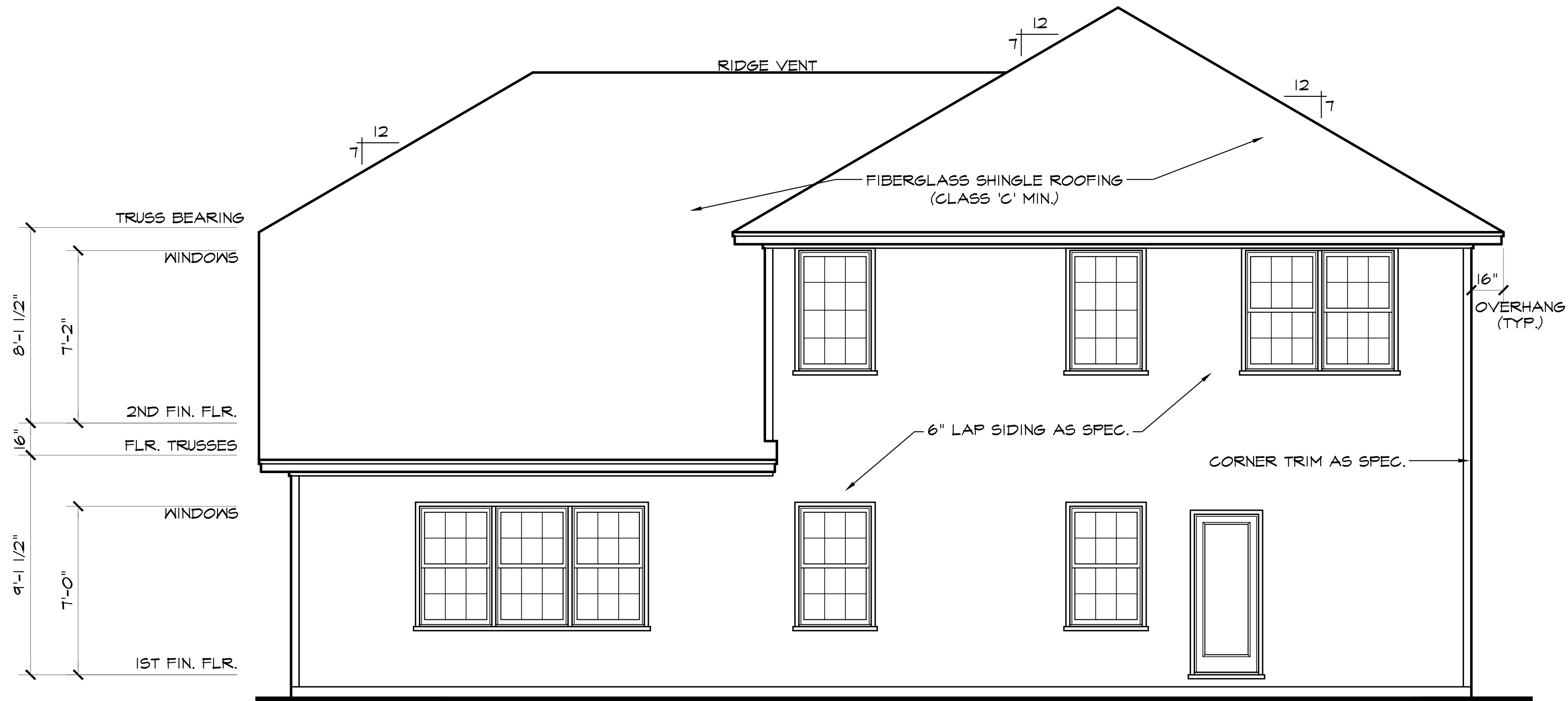
SCALE: 1/4"=1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



LEFT SIDE ELEVATION

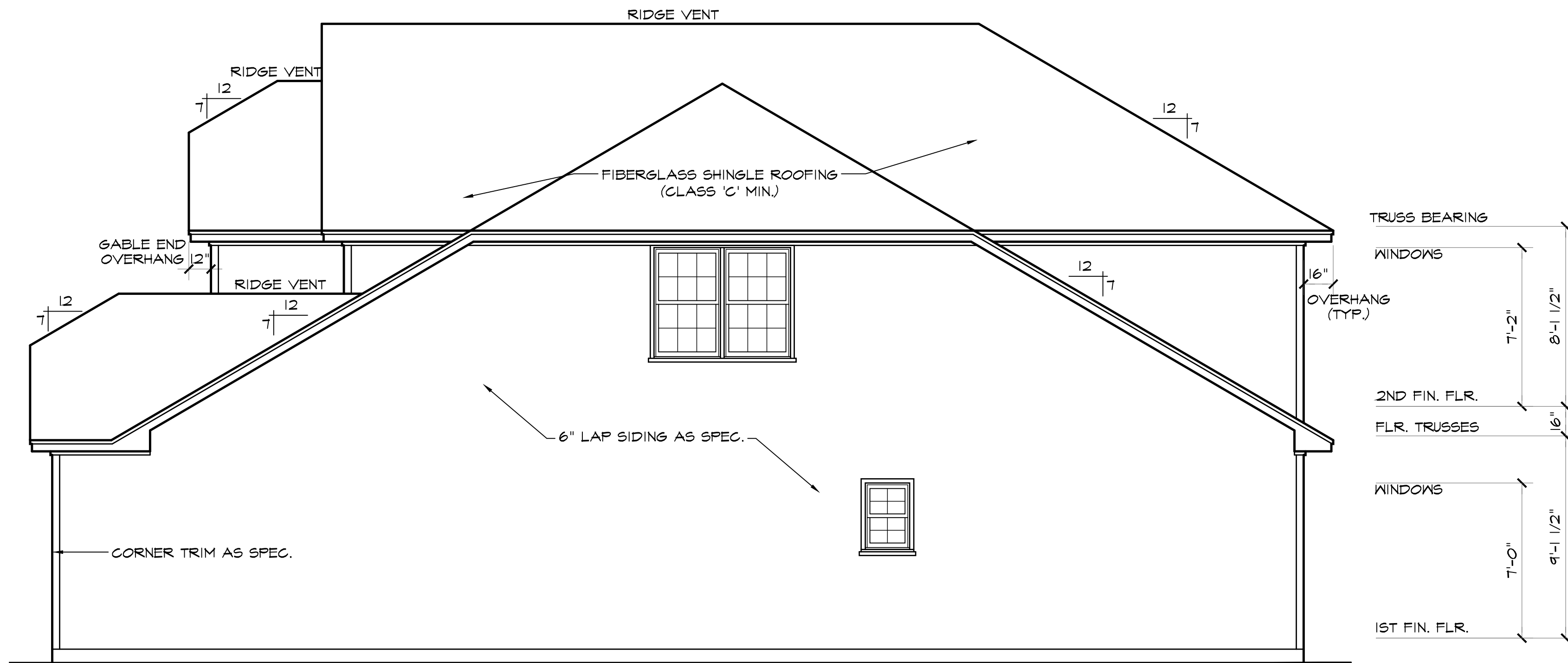
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REAR ELEVATION

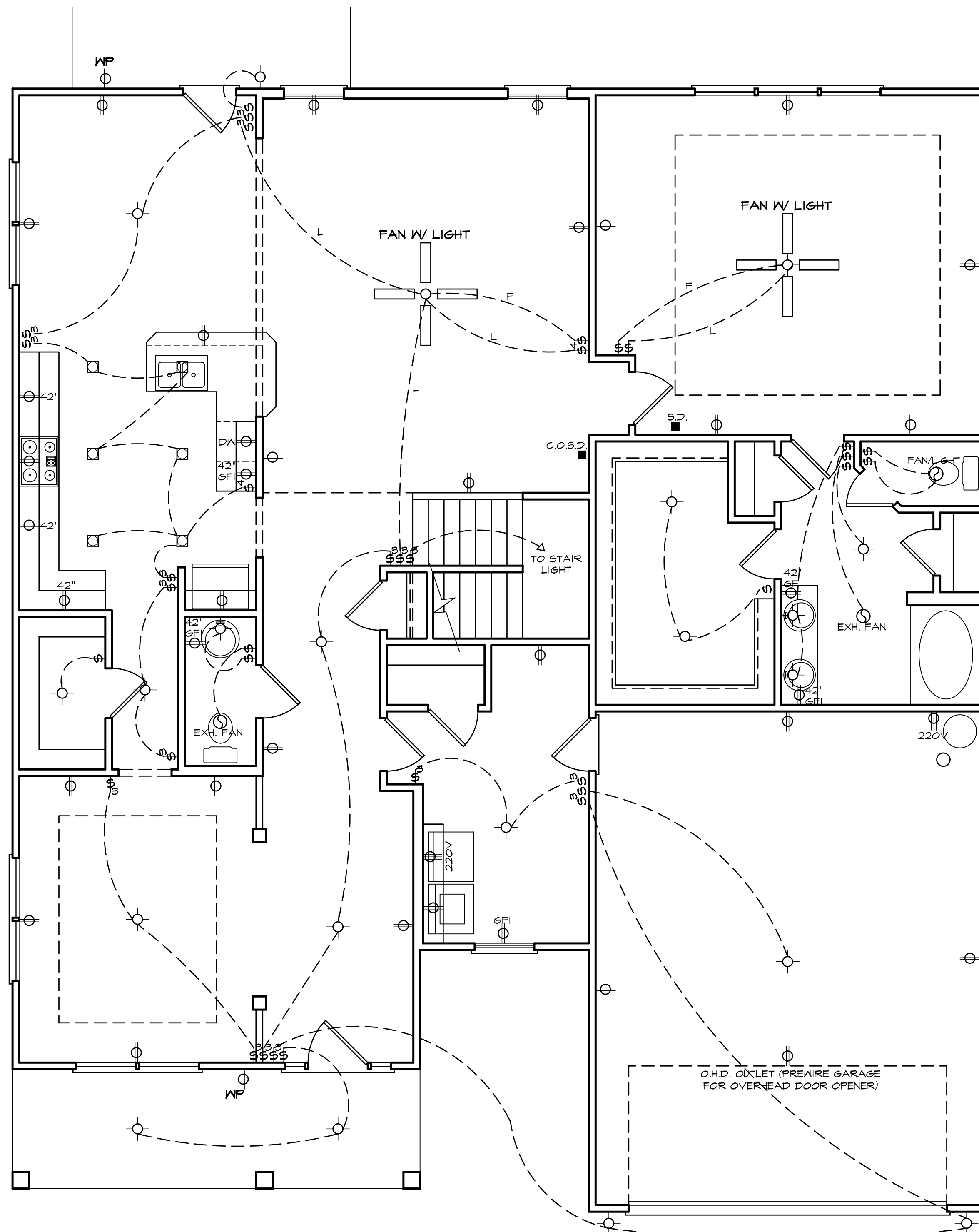
SCALE: 1/4"=1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



RIGHT SIDE ELEVATION

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



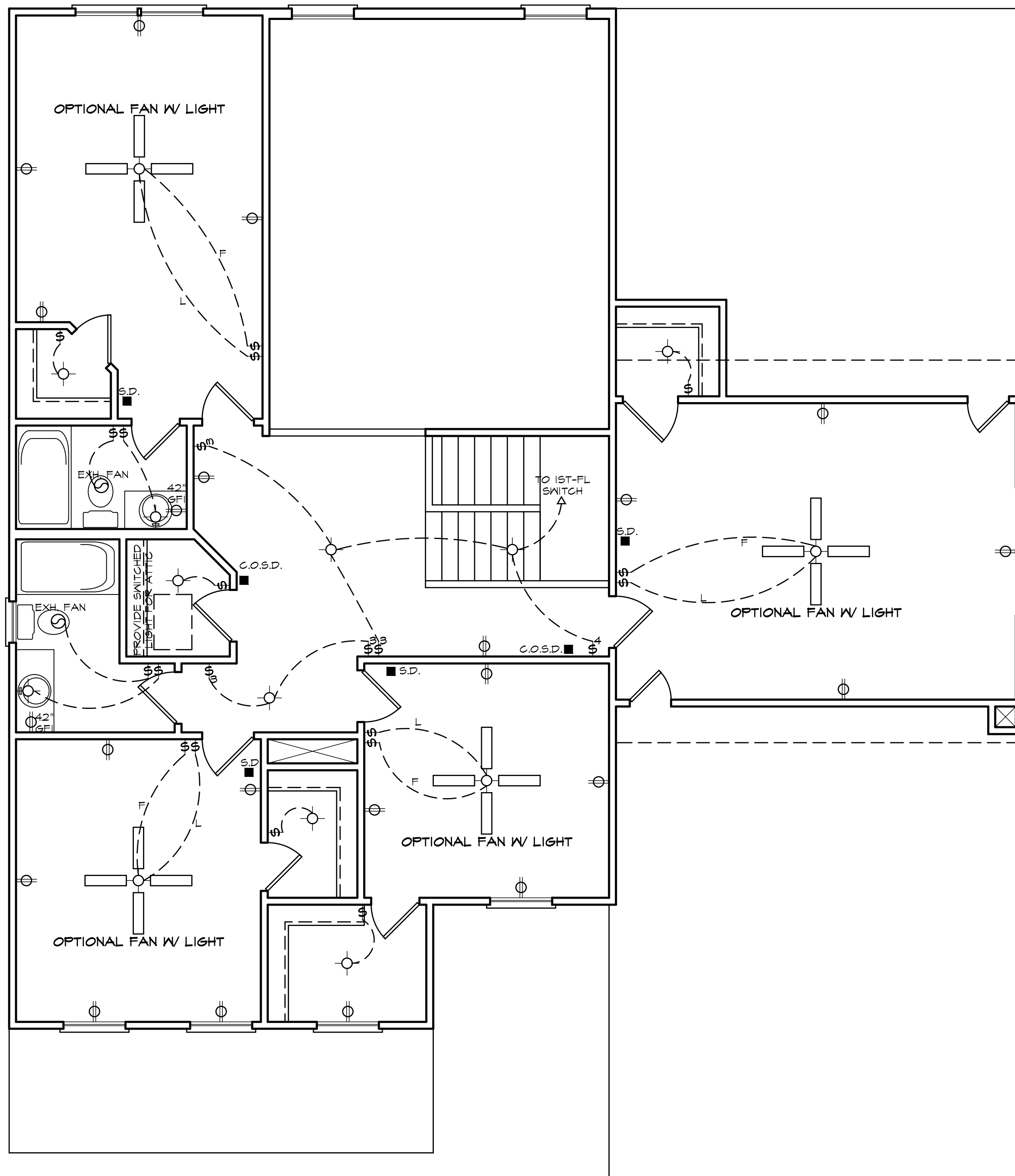
ELECTRICAL LEGEND

- - LIGHT FIXTURE
- - FAN/LIGHT
- ⊕WP - WATERPROOF OUTLET
- - RECESSED LIGHTING
- \$ - SINGLE PULL SWITCH
- \$₃ - 3-WAY SWITCH
- \$₄ - 4-WAY SWITCH
- \$₆ - DIMMER SWITCH
- - SMOKE DETECTOR
- ⚡ - FLOOD LIGHTS
- ▽ - EYEBALL SPOTS
- ⊕ - DUPLEX RECEPTACLE (110V)
- ⊕ - 220 VOLT RECEPTACLE
- ⊕ - SWITCHED RECEPTACLE (TOP WIRE ONLY)
- ⊕GFI - GROUND FAULT CIRCUIT INTERRUPTOR
- ⊕ - CLG FAN/LIGHTS
- - TRACK LIGHTS
- — — - FLUORESCENT LIGHTING
- - CABLE OUTLET
- ▲ - TELEPHONE OUTLET
- △ - COMPUTER DATA OUTLET
- ⊠ - BURGLAR ALARM
- - INTERCOM

NOTE: ALL ELECTRICAL TO BE
VERIFIED BY OWNER/BUILDER
BEFORE ROUGH-IN.

FIRST FLOOR ELECTRICAL PLAN

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS
SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER
AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER
EXCEPT WHERE CODE REQUIREMENTS APPLY.



ELECTRICAL LEGEND

- - LIGHT FIXTURE
- - FAN/LIGHT
- ⊕WP - WATERPROOF OUTLET
- - RECESSED LIGHTING
- \$ - SINGLE FULL SWITCH
- \$₃ - 3-WAY SWITCH
- \$₄ - 4-WAY SWITCH
- \$₆ - DIMMER SWITCH
- - SMOKE DETECTOR
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- ⊕GFI - GROUND FAULT CIRCUIT INTERRUPTOR

⊕ - CLG FAN/LIGHTS

—○— - TRACK LIGHTS

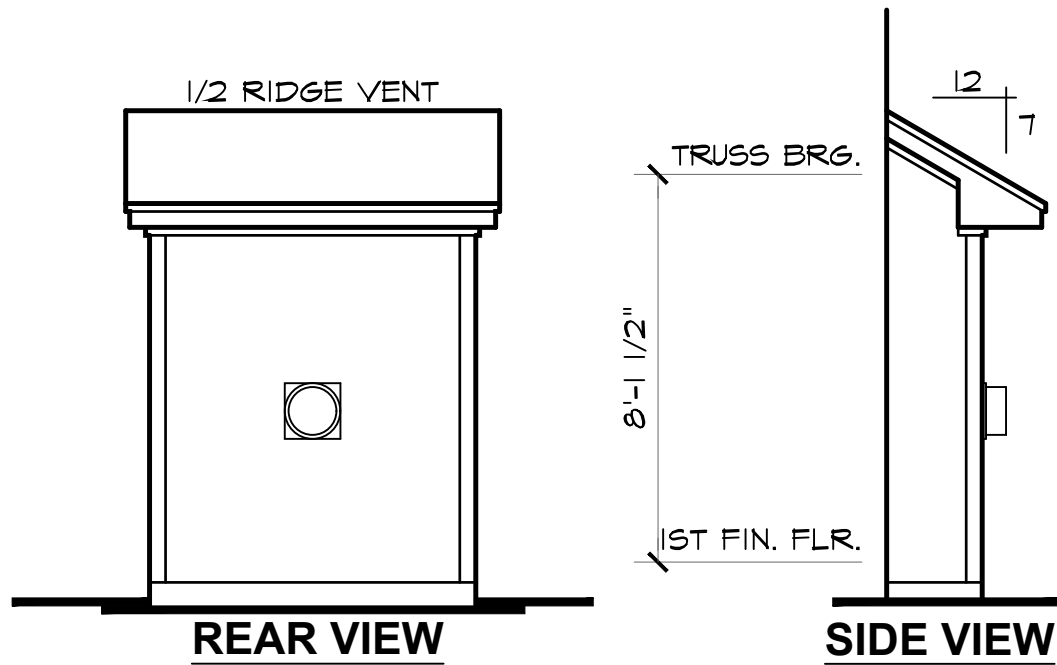
— — — - FLUORESCENT LIGHTING

- - CABLE OUTLET
- ▲ - TELEPHONE OUTLET
- △ - COMPUTER DATA OUTLET
- ⊠ - BURGLAR ALARM
- - INTERCOM

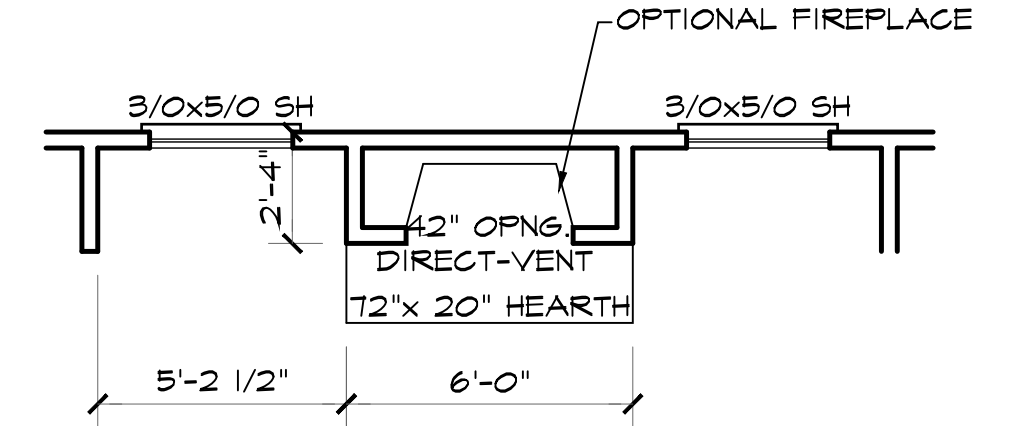
NOTE: ALL ELECTRICAL TO BE
VERIFIED BY OWNER/BUILDER
BEFORE ROUGH-IN.

SECOND FLOOR ELECTRICAL PLAN

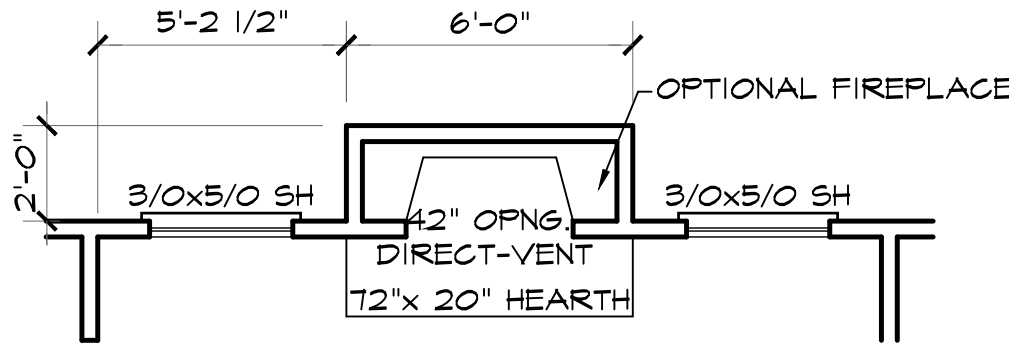
NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.



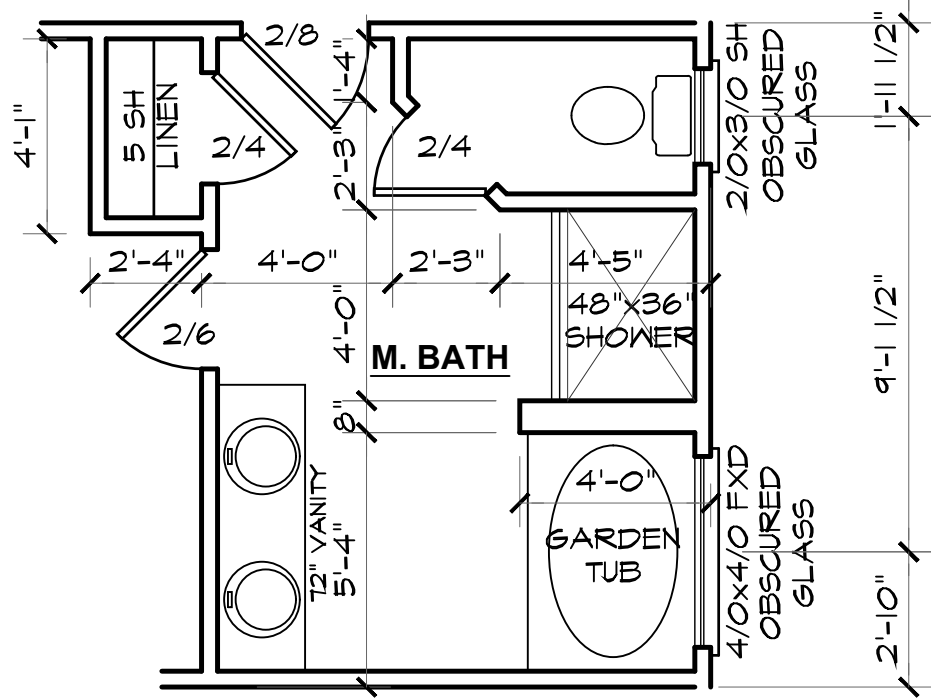
OPTIONAL FIREPLACE BUMP OUT



FAMILY
OPTIONAL FIREPLACE



FAMILY
PLAN VIEW



OPTIONAL MASTER BATH

Y	N	OPTIONAL MASTER BATH
		4' X 3' (1) PC. FIBERGLASS SHOWER IN LIEU OF LINEN CLOSET
		4' X 4' FIXED OBSCURED GLASS WINDOW

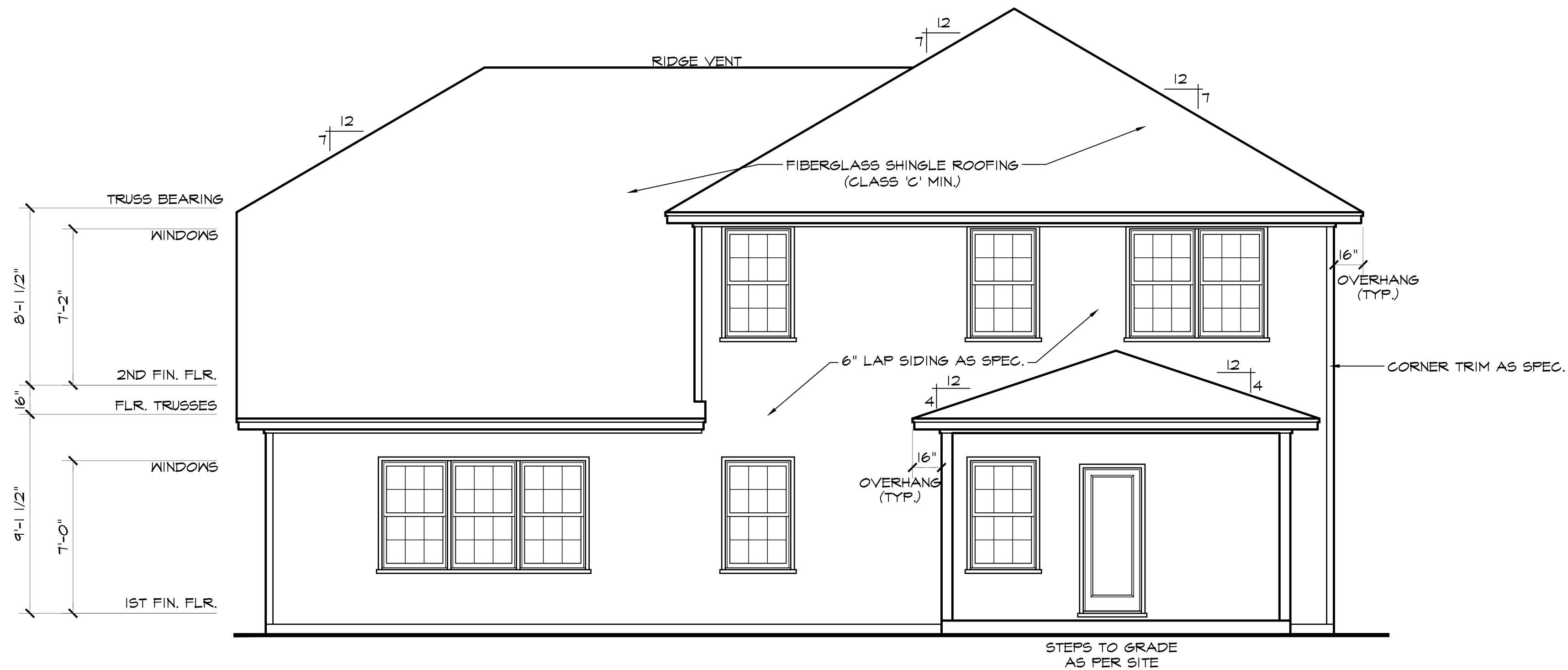
FLOOR PLAN OPTION SHEET

3320 "B" FE (R) KC075

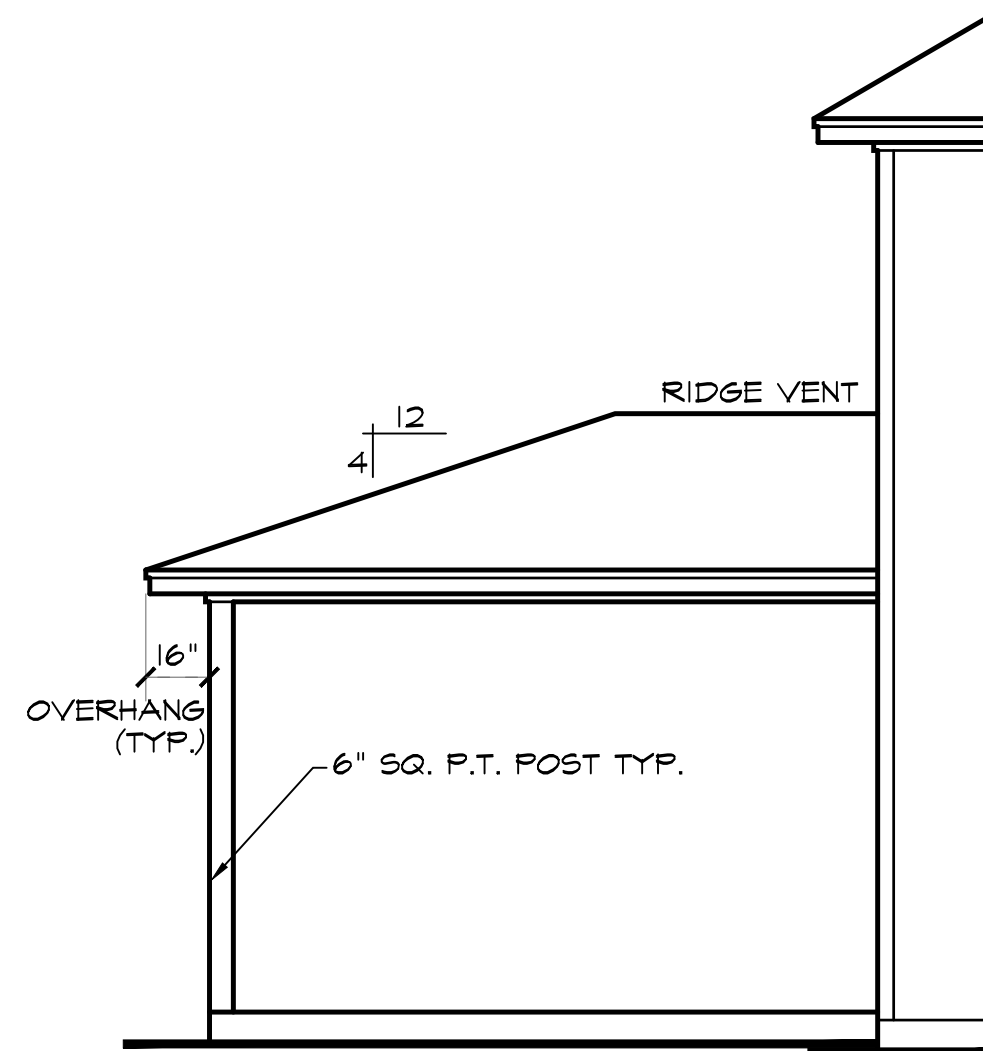
DATE DRAWN
10/8/2025
PROJECT
7869
REVISIONS

SHEET
opt1

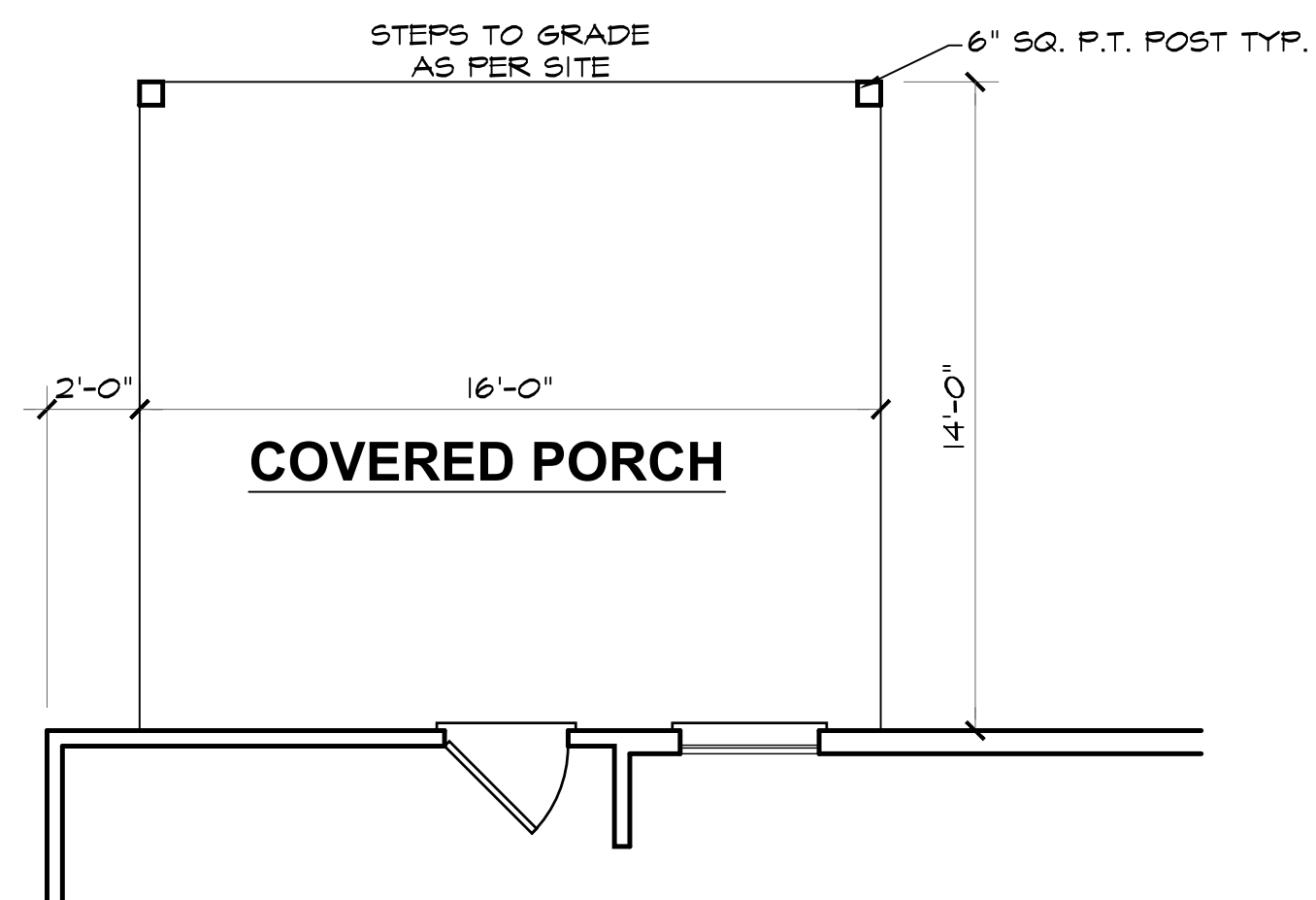




REAR ELEVATION SCALE: 1/4"=1'-0"
 NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"
 (RIGHT SIDE OPPOSITE)



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

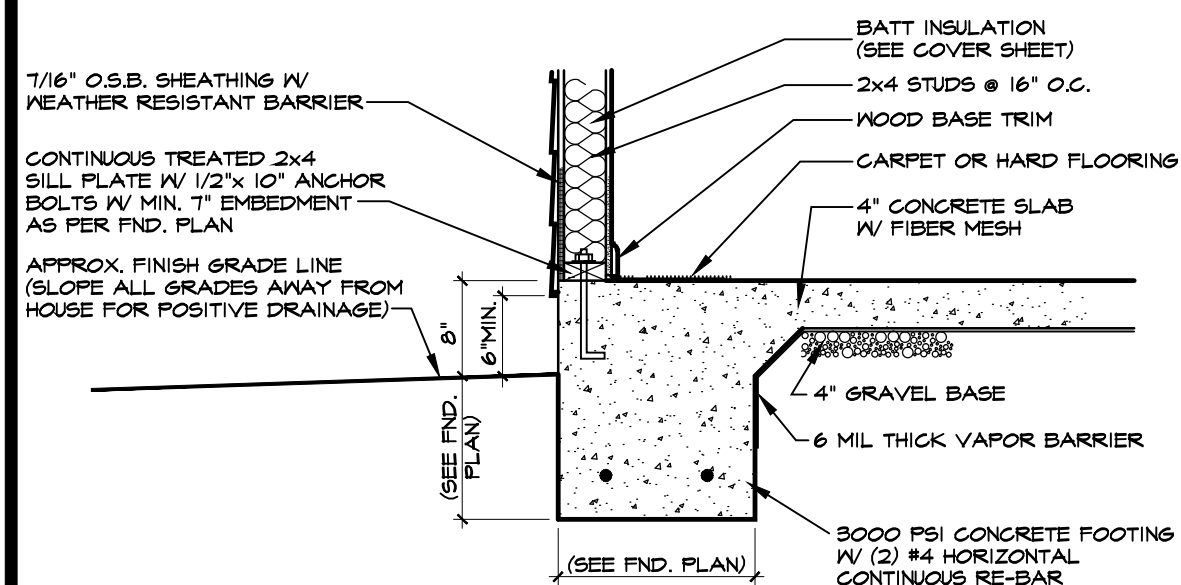
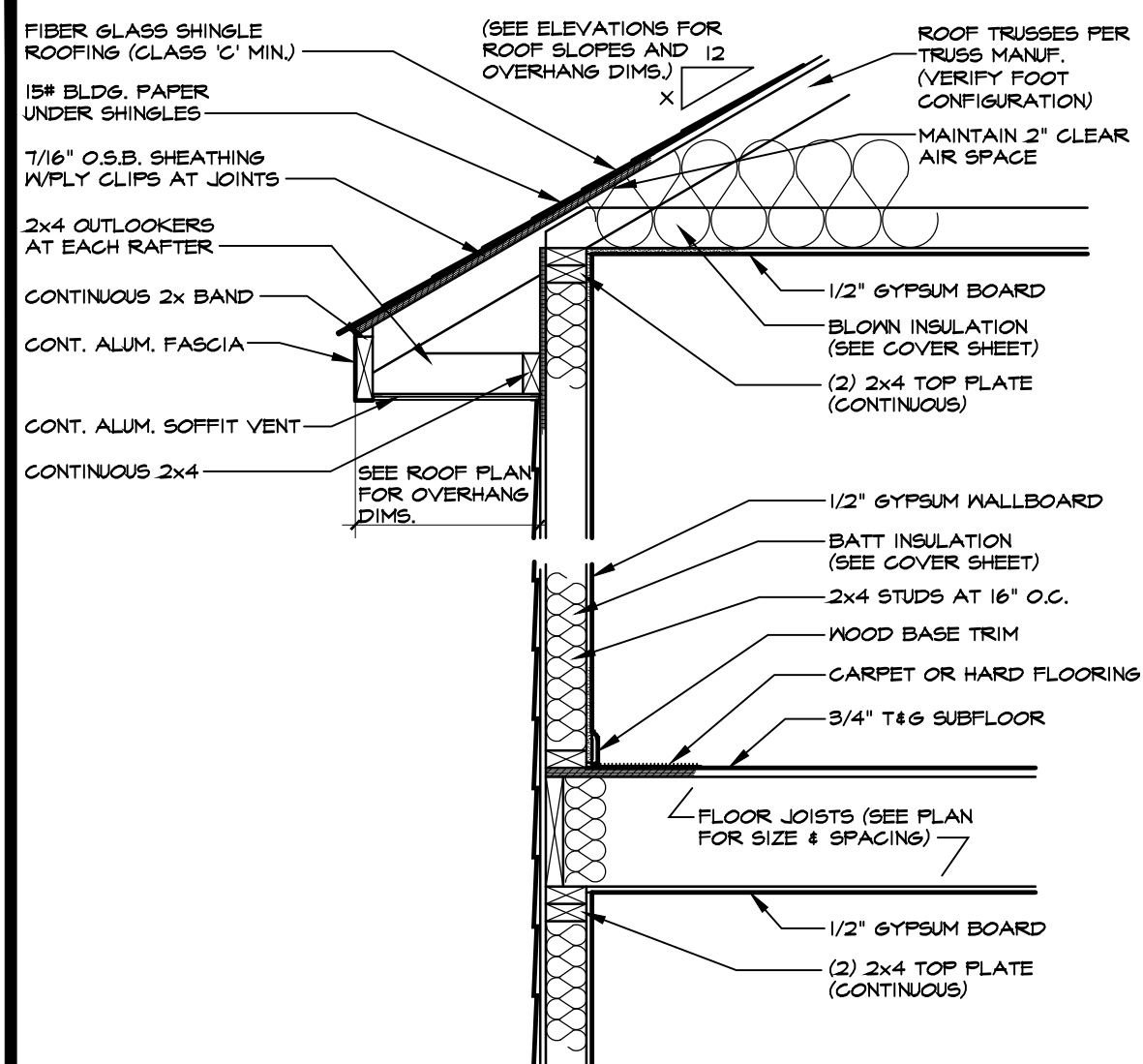
REAR PORCH OPTION SHEET

3320 "B" FE (R) KC075

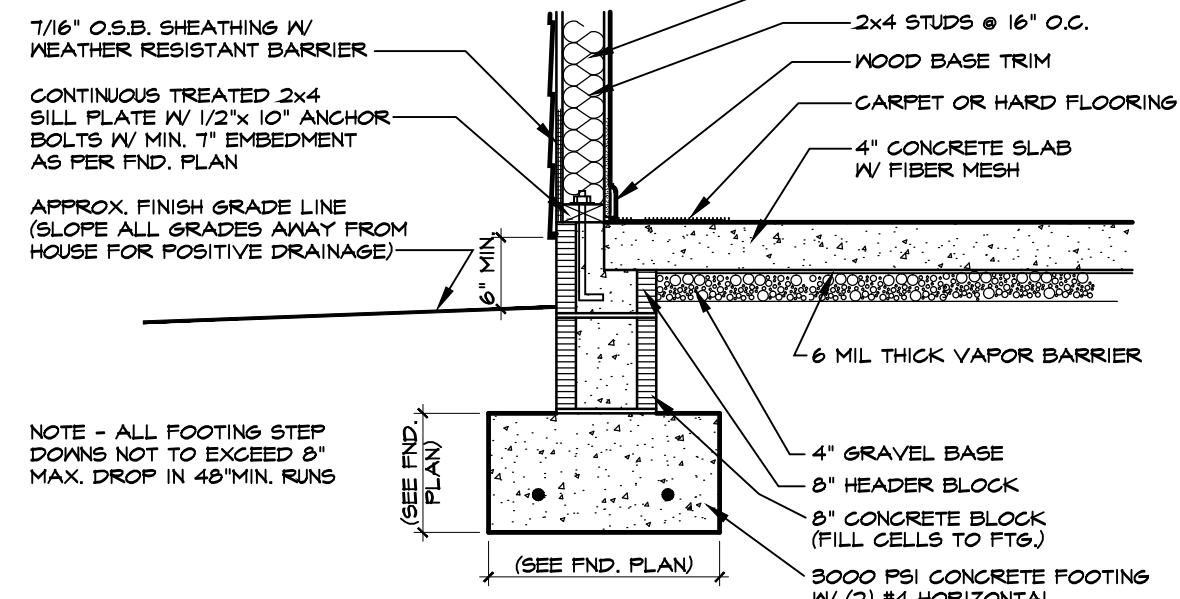
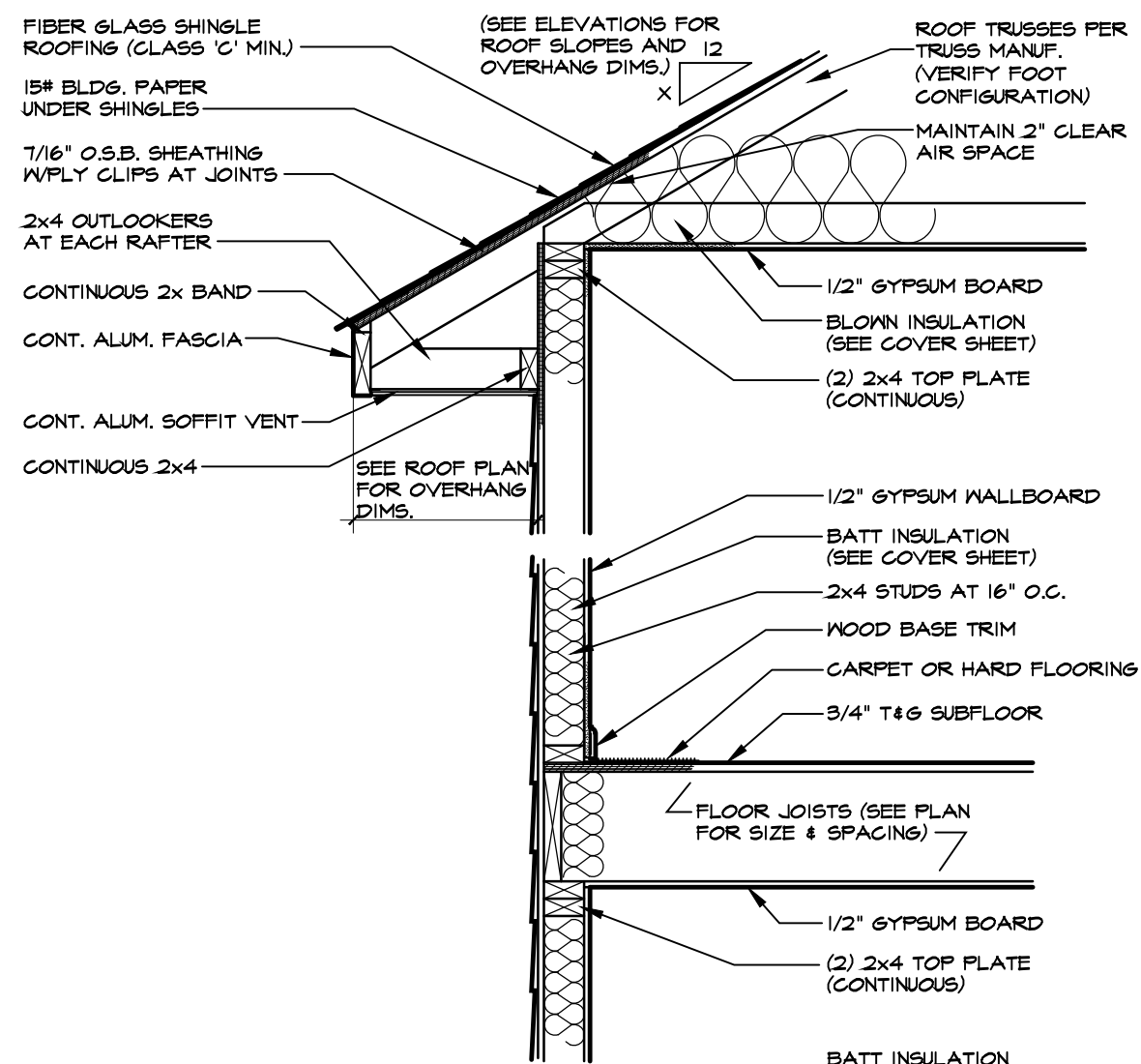
DATE DRAWN
10/8/2025
PROJECT
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REVISIONS

SHEET

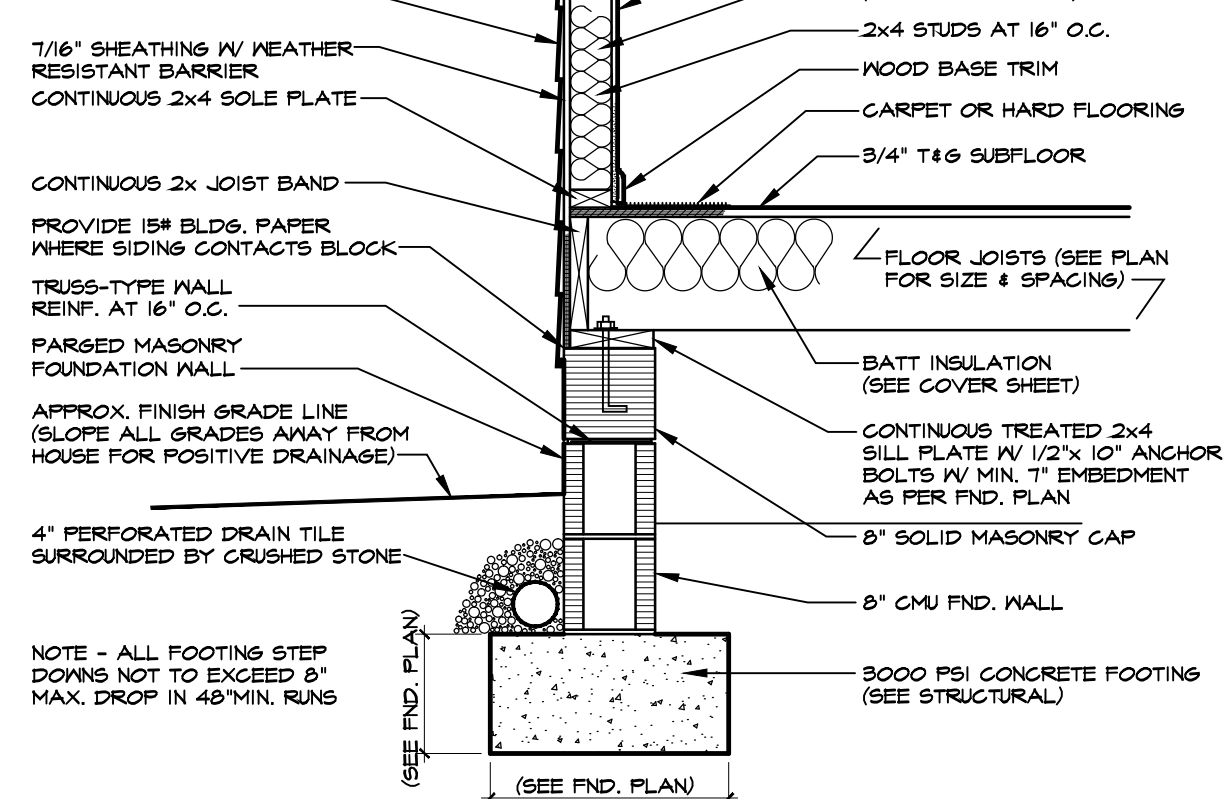
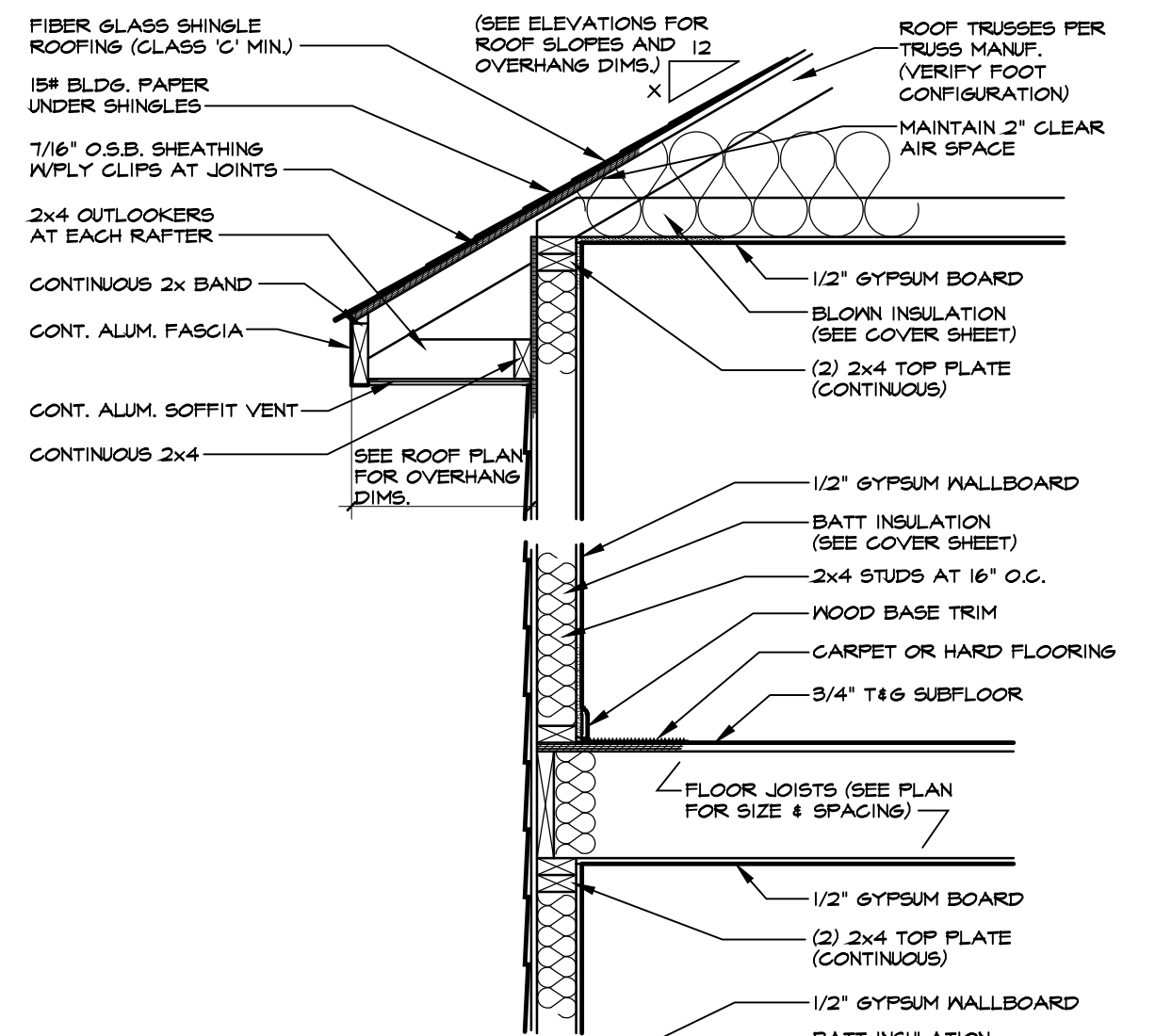
opt2



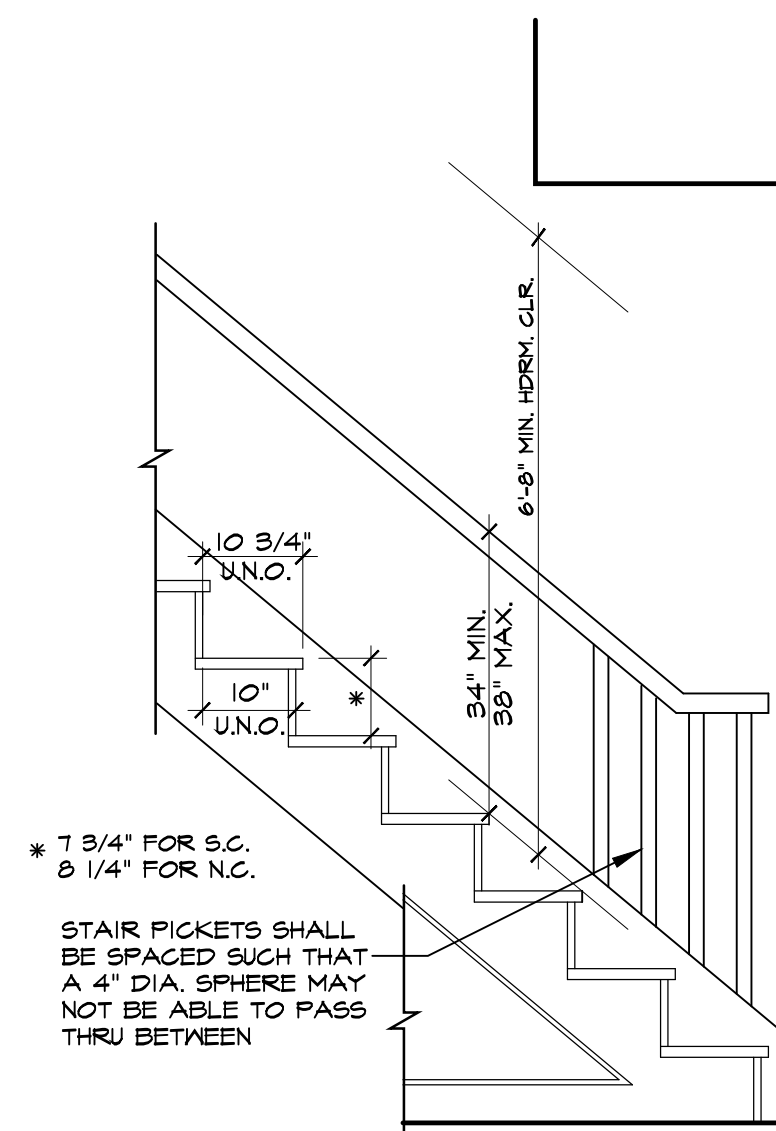
1 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0"



2 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0"



3 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0" (PARGE MASONRY FOUNDATION)



4 TYPICAL STAIR DETAIL

BL #CNC 1330140

GARNER, NC 27529
919-233-6747 (office) 919-233-6780 (fax)

HOMES



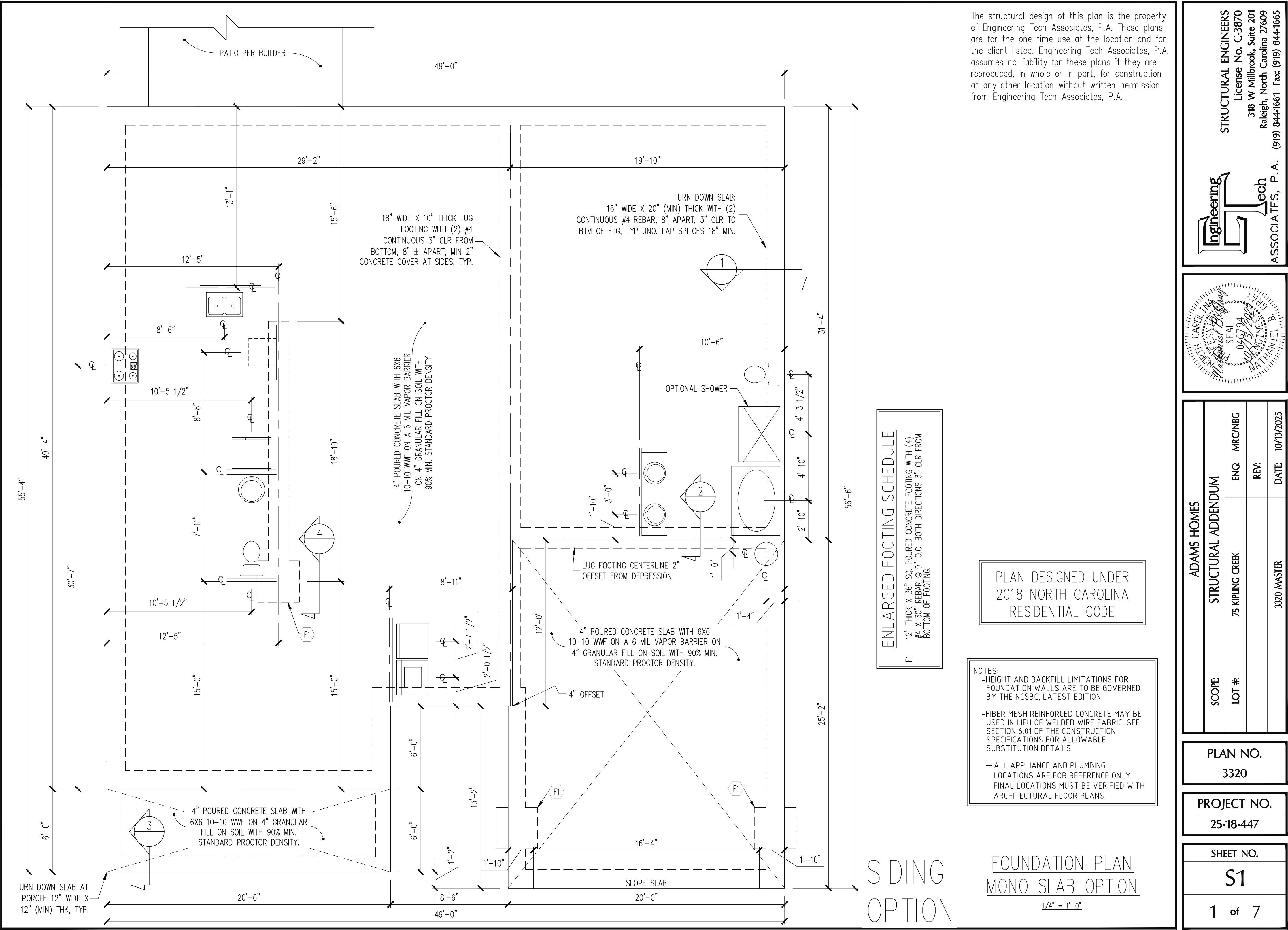
TYPICAL DETAIL SHEET

DATE DRAWN

REVISIONS

SHEET

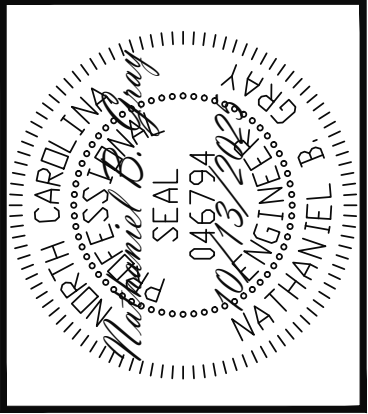
D1



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STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook, Suite 201
Raleigh, North Carolina 27609
(919) 844-1661 Fax: (919) 844-1665

Engineering Tech ASSOCIATES, P.A.



ENLARGED FOOTING SCHEDULE	
F1	12" THICK X 36" SQ. POURED CONCRETE FOOTING WITH (4) #4 X 30" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.

PLAN DESIGNED UNDER
2018 NORTH CAROLINA
RESIDENTIAL CODE

- NOTES:
- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
 - FIBER MESH REINFORCED CONCRETE MAY BE USED IN LIEU OF WELDED WIRE FABRIC. SEE SECTION 6.01 OF THE CONSTRUCTION SPECIFICATIONS FOR ALLOWABLE SUBSTITUTION DETAILS.
 - ALL APPLIANCE AND PLUMBING LOCATIONS ARE FOR REFERENCE ONLY. FINAL LOCATIONS MUST BE VERIFIED WITH ARCHITECTURAL FLOOR PLANS.

ADAMS HOMES			
STRUCTURAL ADDENDUM			
SCOPE	LOT #:	ENG:	REV:
	75 KIPLING CREEK	MRC/NBG	
3320 MASTER		DATE: 10/13/2025	

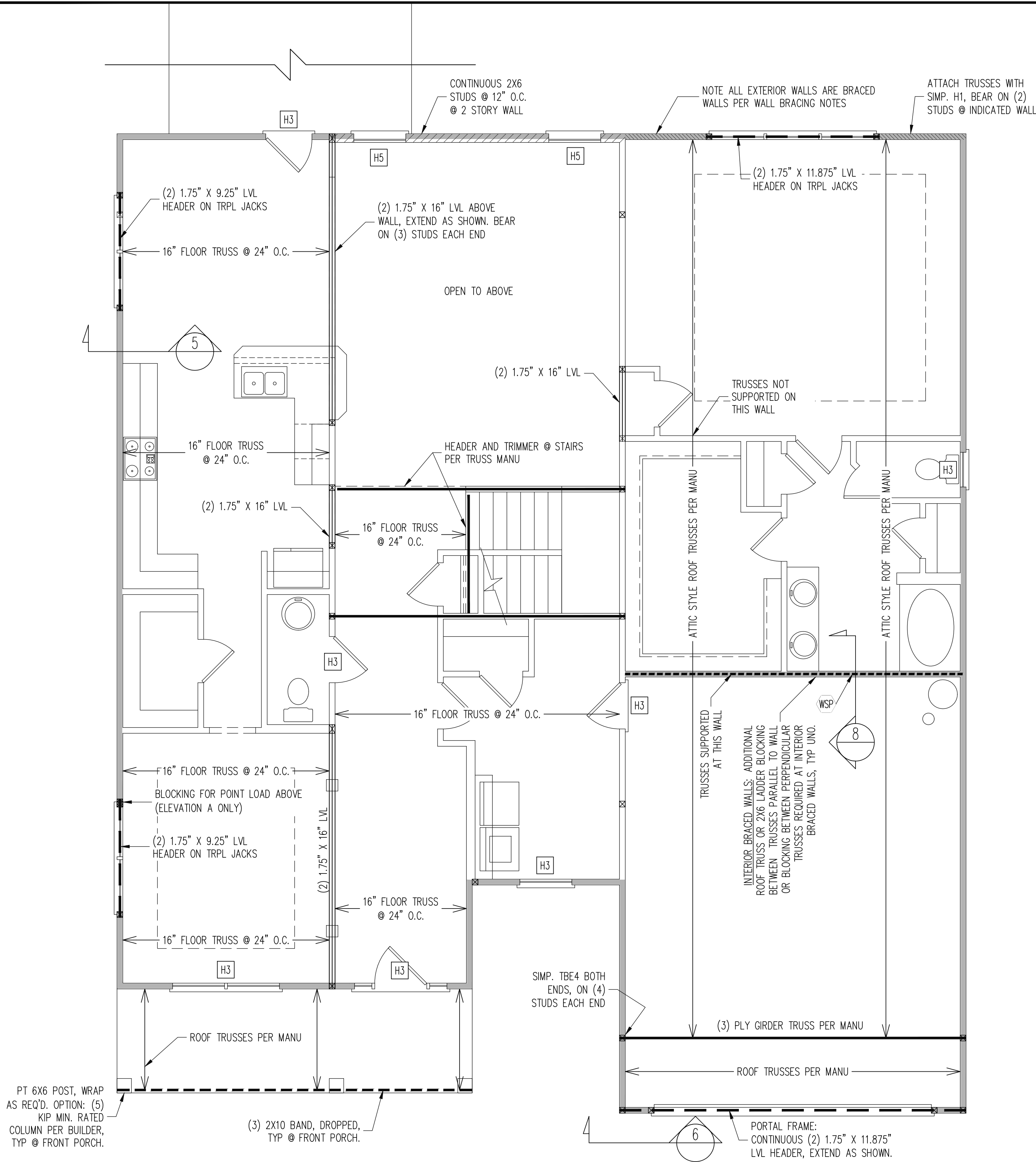
PLAN NO.
3320

PROJECT NO.
25-18-447

SHEET NO.
S1
1 of 7

SIDING
OPTION

FOUNDATION PLAN
MONO SLAB OPTION
1/4" = 1'-0"



REQUIRED STUDS FOR
BEAM SUPPORT

REFER TO SECTIONS 5.02 – 5.06 OF THE
CONSTRUCTION SPECIFICATIONS FOR REQUIRED
NUMBER OF STUDS FOR BEAM SUPPORT, TYP UNO.

- HEADER SCHEDULE
- H1 SINGLE 2X4 TURNED FLAT (A)
- H2 (2) 2X4'S ON SINGLE JACKS (B)
- H3 (2) 2X10'S ON SINGLE JACKS (C)
- H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
- H5 (3) 2X10'S ON SINGLE 2X6 JACKS
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING
WALLS ONLY, ROUGH OPENING 38" MAX.
- (B) TYPICAL FOR INTERIOR NON LOAD BEARING
WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
- (C) TYPICAL FOR ALL CONDITIONS NOT LISTED
IN (A) OR (B) UNO.
- NOTES:
- HEADERS IN NON LOAD BEARING INTERIOR
WALLS ARE NOT LABELED.
 - KING STUDS EXTERIOR WALLS:
SINGLE KING STUDS FOR 6' MAX OPENINGS.
DBL KING STUDS FOR 10' MAX OPENINGS.
TRPL KING STUDS FOR 14' MAX OPENINGS.
QUAD KING STUDS FOR 18' MAX OPENINGS.
FOR 2X6 WALLS, ONE HALF THE AMOUNT OF
KING STUDS REQUIRED (ROUND UP) UNO

WALL BRACING

ALL EXTERIOR STUD WALLS ARE TO BE
CONTINUOUSLY SHEATHED WITH 7/16 APA RATED
OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT
PANEL EDGES, 12" O.C. IN PANEL FIELD.

SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING
OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW
ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO
TOP PLATE WITH 8d TOE NAILS @ 6" O.C. NAIL
SOLE PLATE OF BRACED WALL TO BLOCKING BELOW
WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT
HORIZONTAL JOINTS IN BRACED WALL LINES ONLY
REQUIRED AT SHADED WALLS, UNO.

SHADED WALLS:

WSP – INTERIOR BRACED WALL WITH $\frac{3}{8}$ " MIN.
THICKNESS WOOD STRUCTURAL PANELING, (1)
SIDE. ATTACH WSP TO STUD WALL WITH 8d
NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN
PANEL FIELD. BLOCK AT ALL PANEL EDGES.

PROVIDED CONTINUOUS SHEATHING = 214' MIN.

–WALL BRACING IS BY ENGINEERED DESIGN AND
NOT PRESCRIPTIVE PER SECTION 602.10 OF THE
2018 NCR. CONTINUOUS SHEATHING HAS BEEN
PROVIDED, ALONG WITH ALTERNATIVE METHODS TO
INSURE THE MINIMUM INTENT OF SECTION 602.10 OF
THE 2018 NCR HAS BEEN MET AND EXCEEDED.

–BRACED WALL PANELS SHALL BE FASTENED IN
ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE
CONTINUOUS PANEL UPLIFT RESISTANCE AND
COMPLIANCE WITH NCRBC R602.3.5 AND R802.11
UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

1ST FLOOR FRAMING PLAN

WALLS AND CEILING
1/4" = 1'-0"

SIDING OPTION
ELEVATION B

STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook, Suite 201
Raleigh, North Carolina 27609
(919) 844-1661 Fax: (919) 844-1665

Engineering Tech
ASSOCIATES, P.A.

ADAMS HOMES	
SCOPE	STRUCTURAL ADDENDUM
LOT #:	75 KIPLING CREEK
ENG:	MRC/NBG
REV:	
DATE:	10/13/2025
3320 MASTER	

PLAN NO.
3320

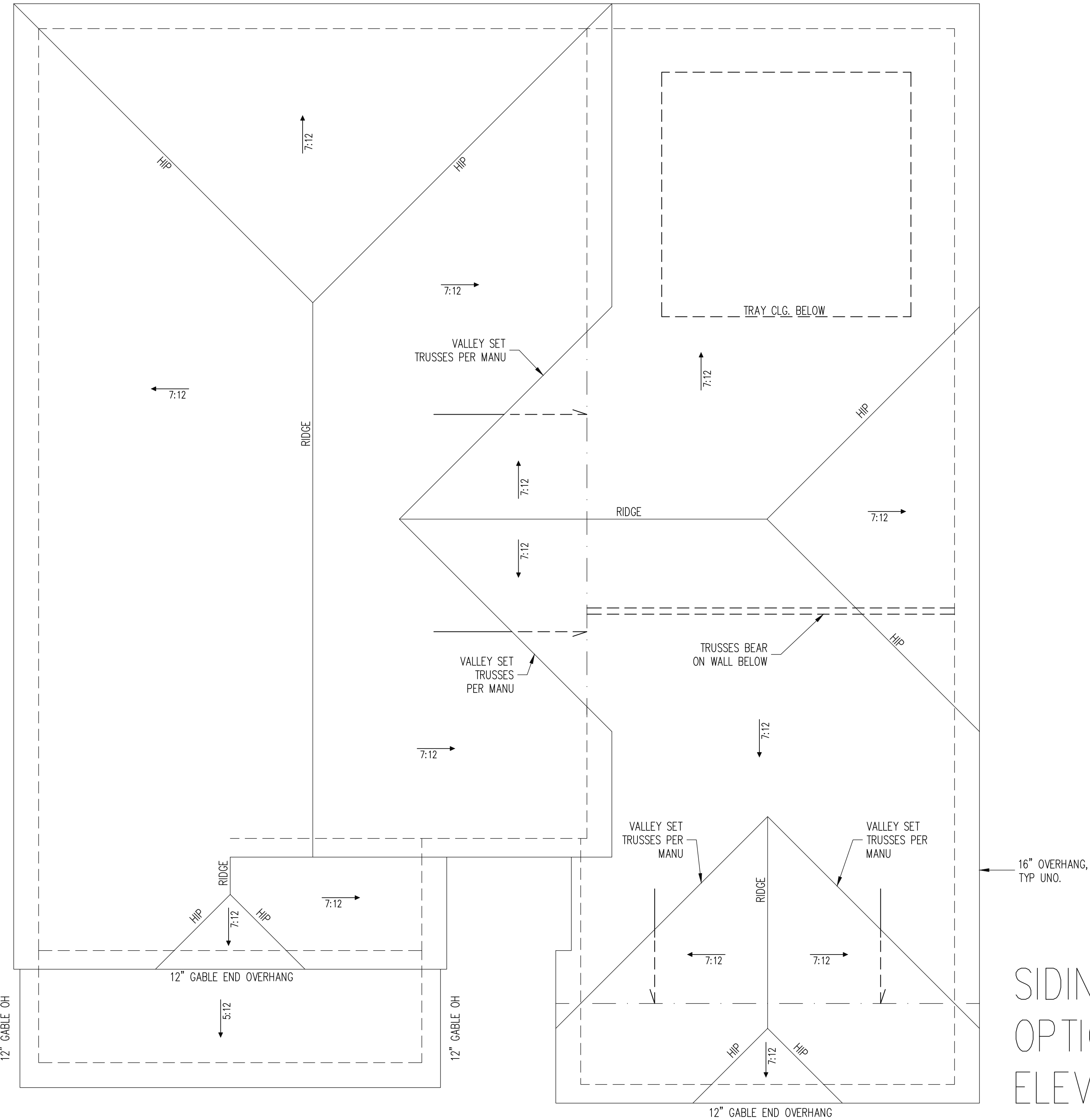
PROJECT NO.
25-18-447

SHEET NO.
S2
2 of 7



WALLS AND CEILING
1/4" = 1'-0"

of 7



SIDING
OPTION
ELEV B

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TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.
ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.
CONNECTOR
NAILING PER TABLE 602.3(1)
NCRBC 2018 EDITION
(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM
OVER 18'

FRAMING NOTES

- ROOF ONLY
-ROOF TRUSSES PER MANU. TYPICAL U.N.O.
-ROOF PITCHES 7:12 TYP U.N.O.
-VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

ROOF FRAMING PLAN

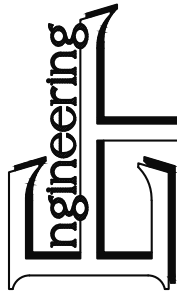
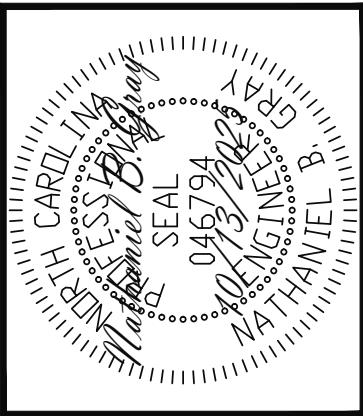
1/4" = 1'-0"

ADAMS HOMES			
STRUCTURAL ADDENDUM			
SCOPE			
LOT #:	75 KIPLING CREEK	ENG:	MRC/NBG
		REV:	
	3320 MASTER	DATE:	10/13/2025

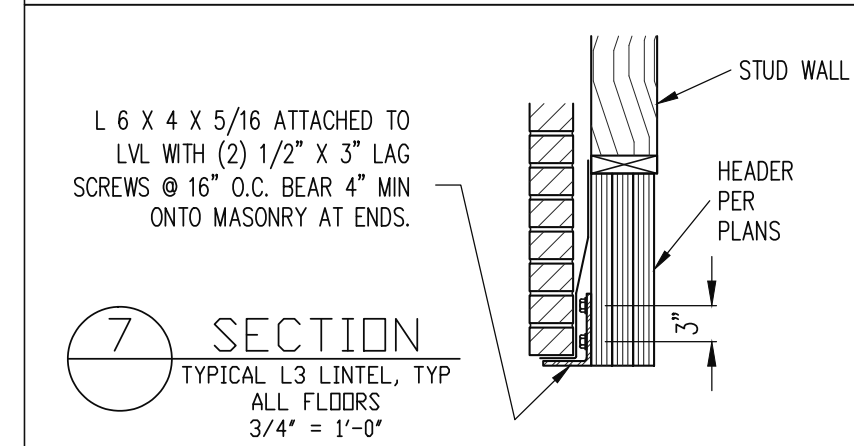
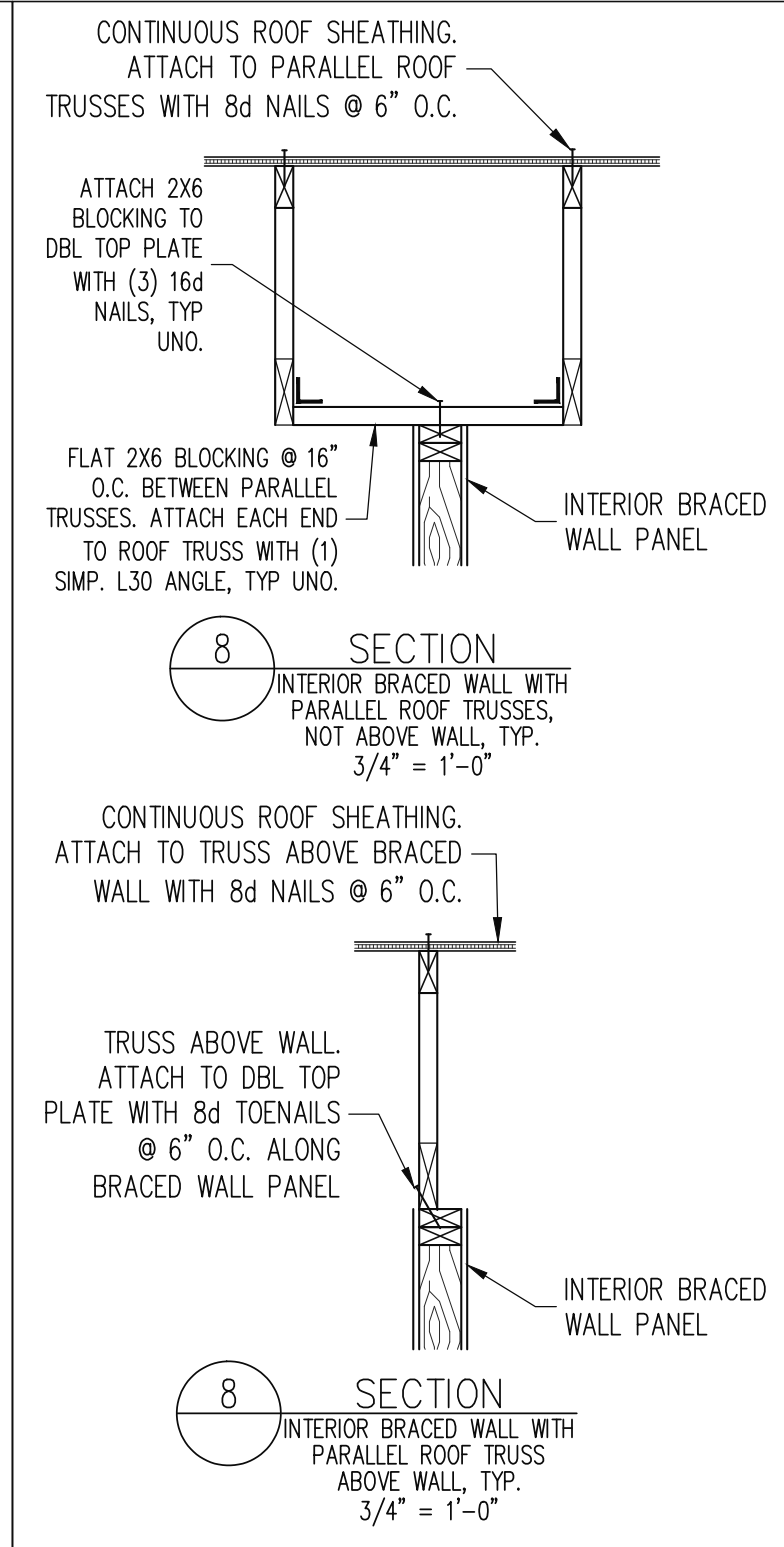
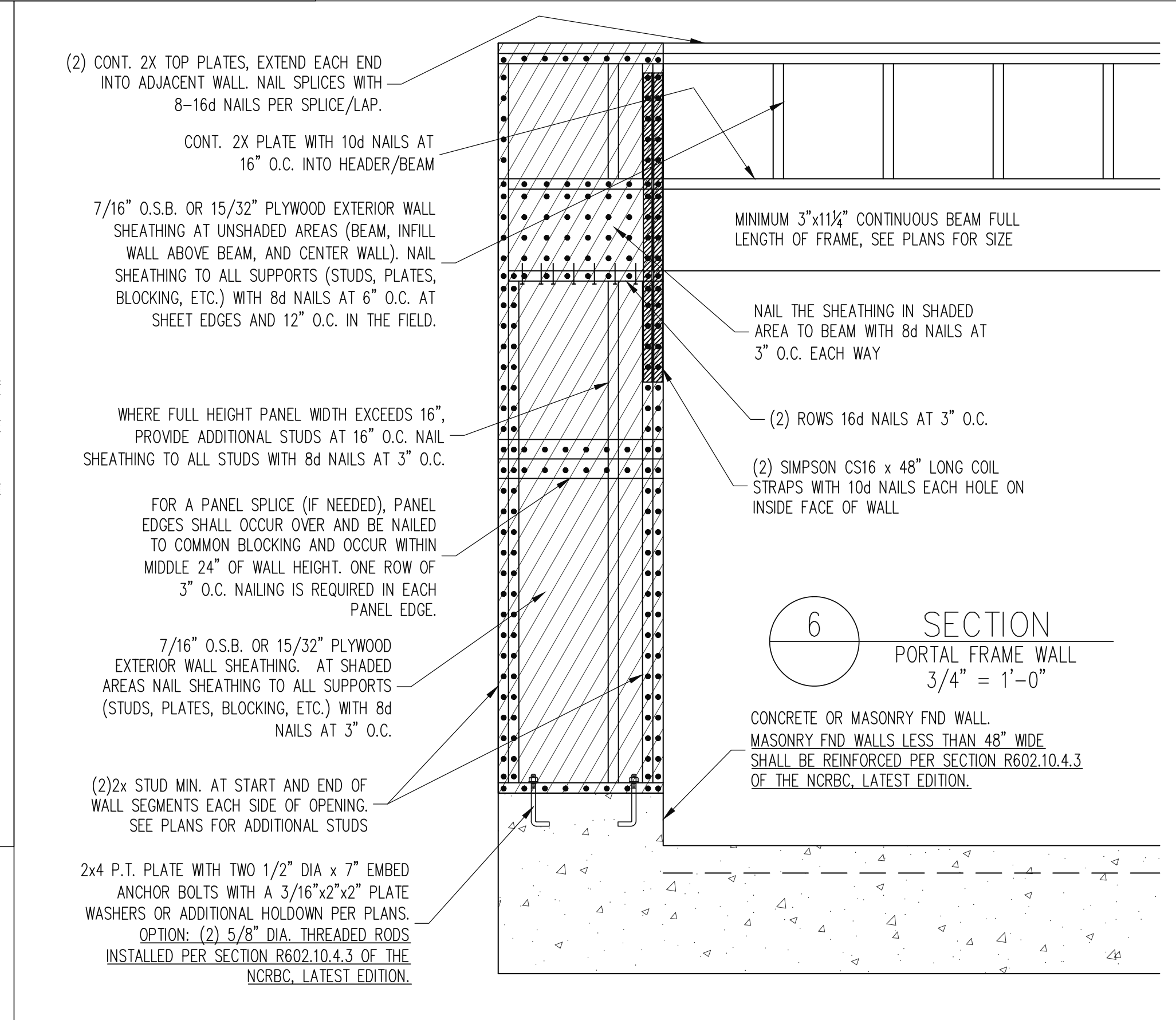
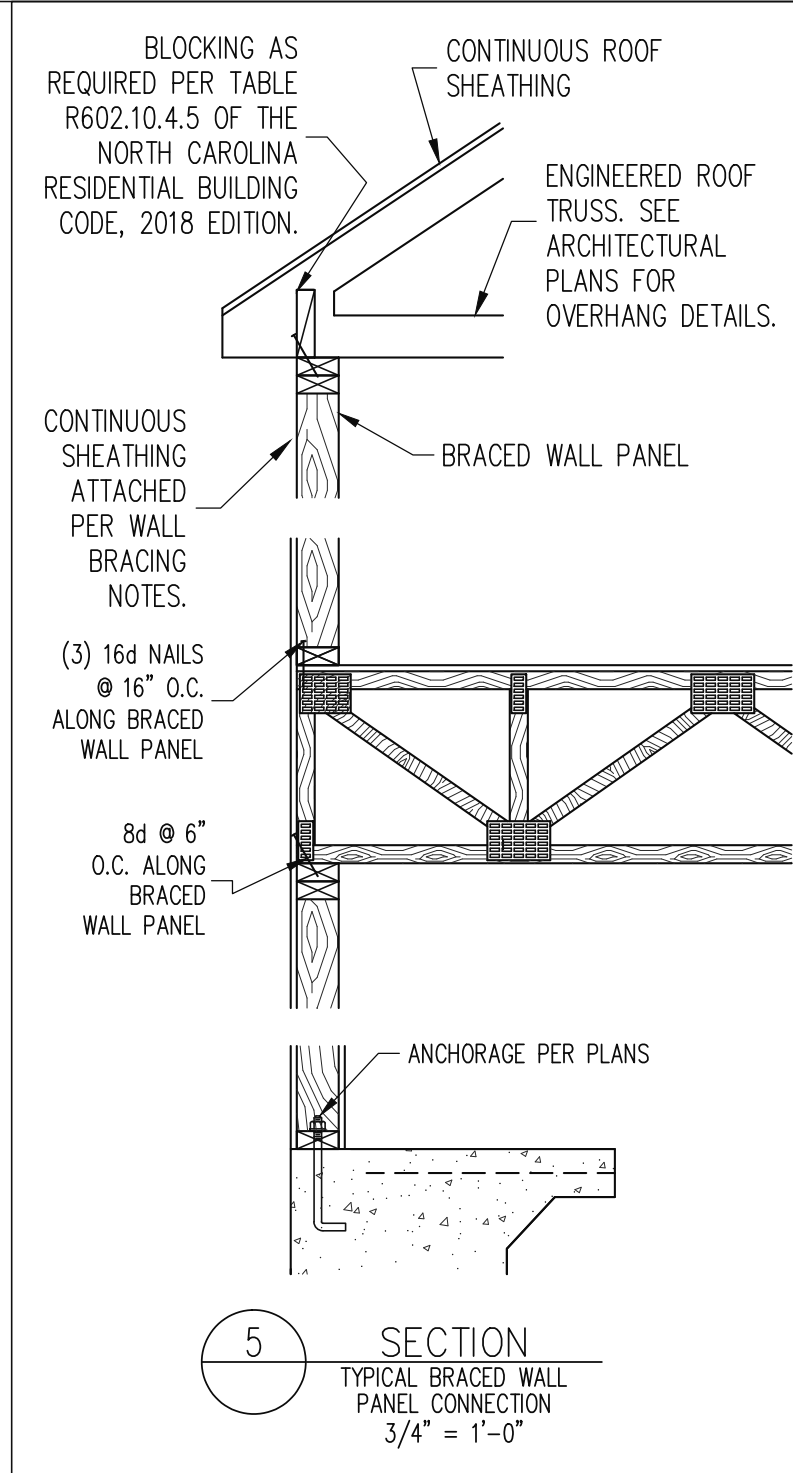
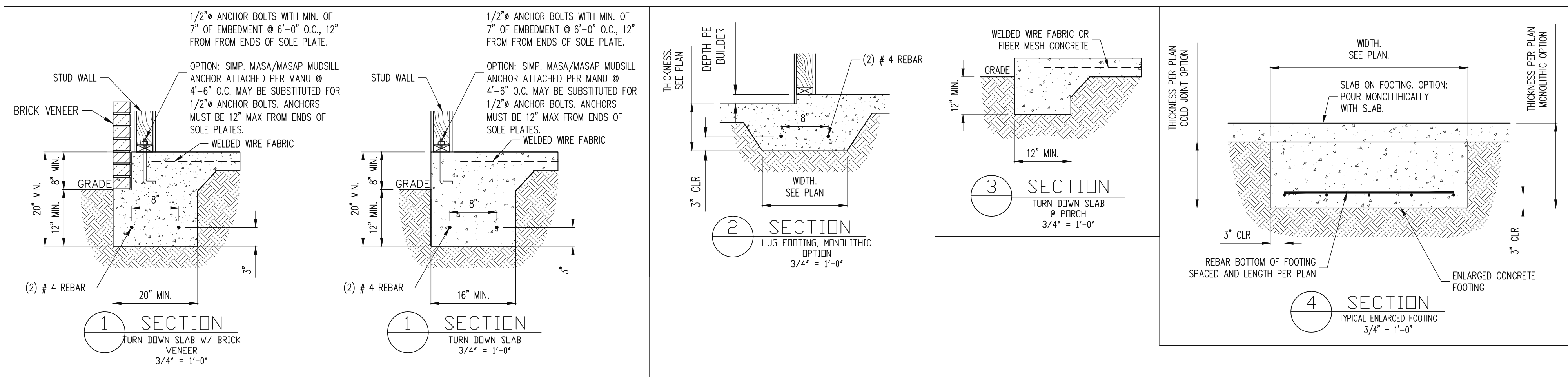
PLAN NO.
3320

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25-18-447

SHEET NO.
S4
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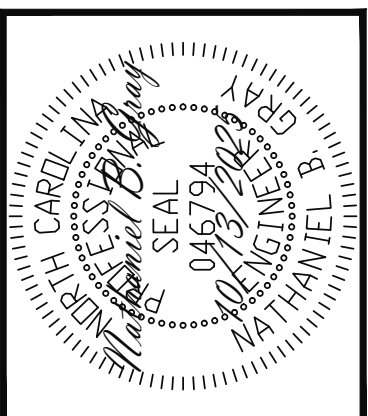
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Raleigh, North Carolina 27609
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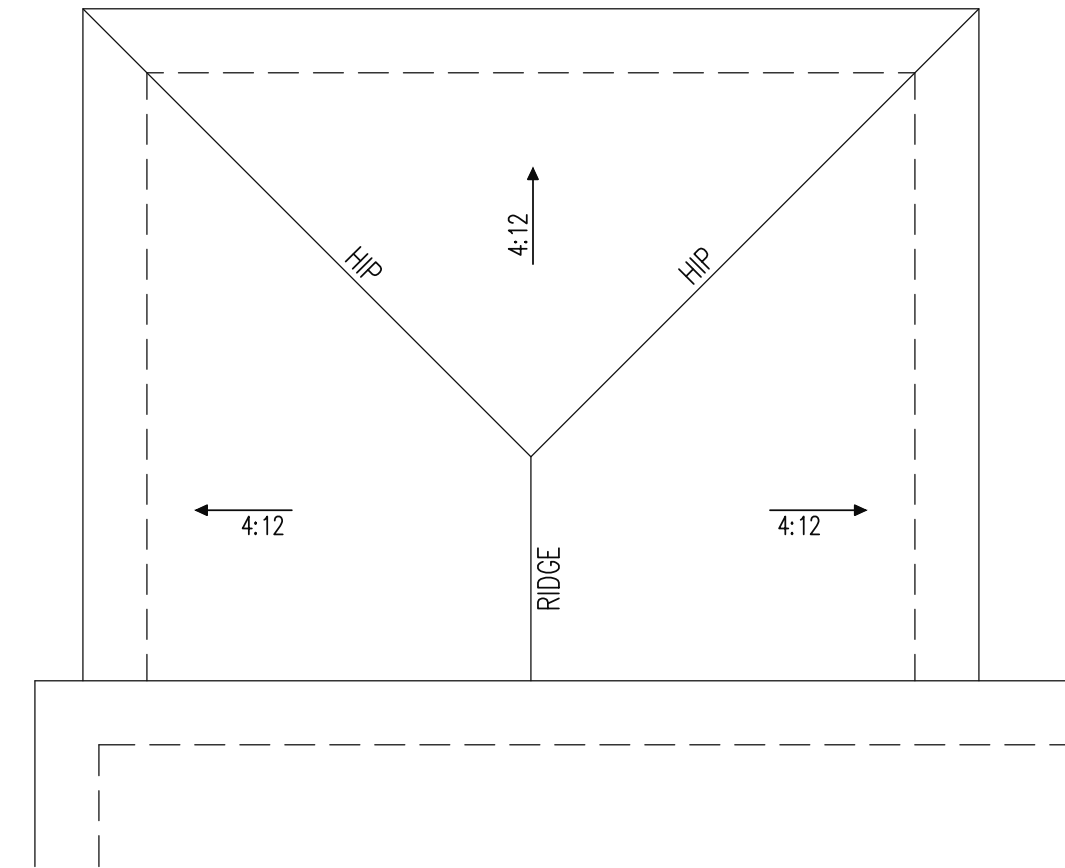
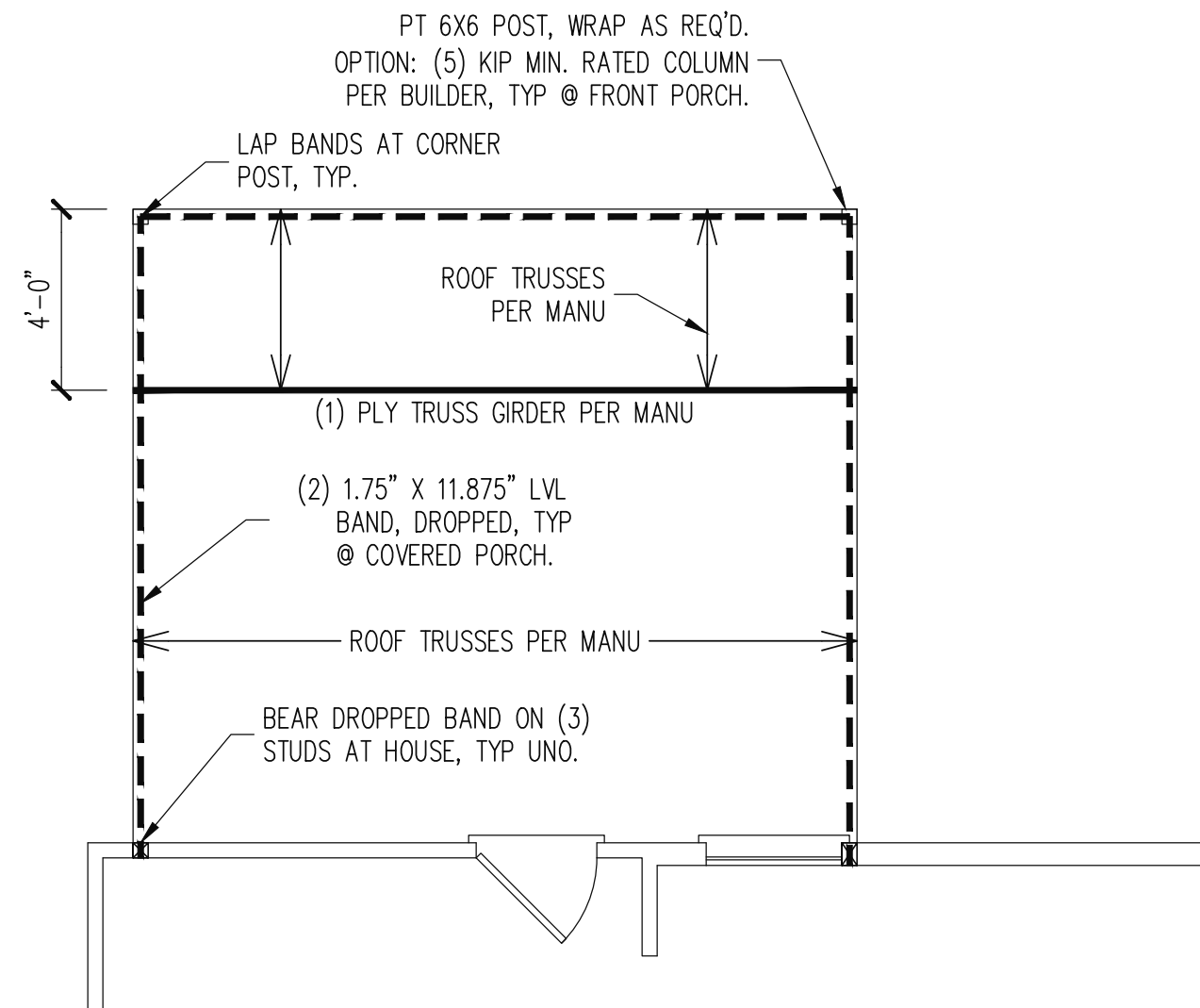
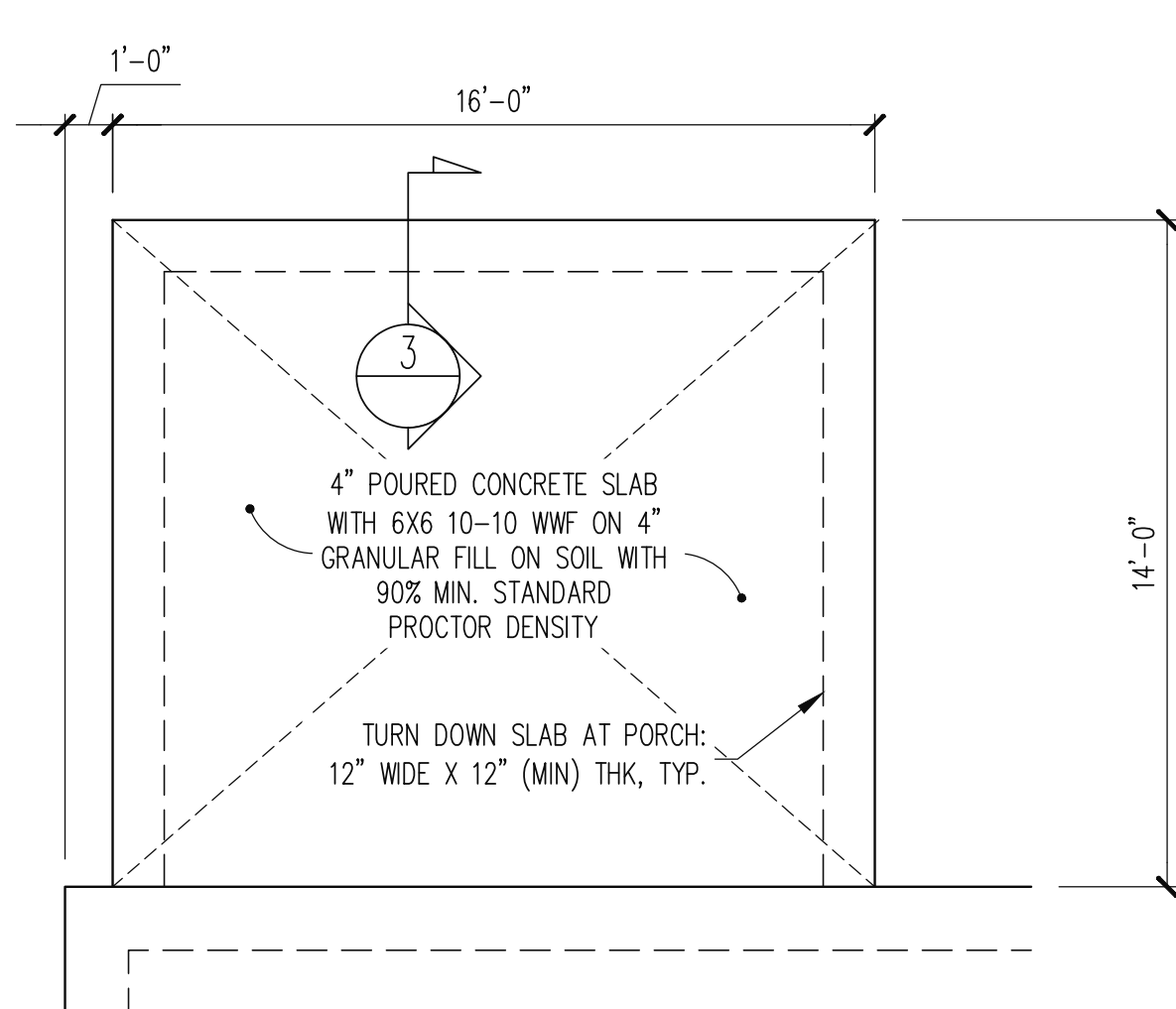
ADAMS HOMES			
SCOPE:	STRUCTURAL ADDENDUM		
LOT #:	75 KIPLING CREEK	ENG:	MRC/NBG
		REV:	
	3320 MASTER	DATE:	10/13/2025

PLAN NO.
3320

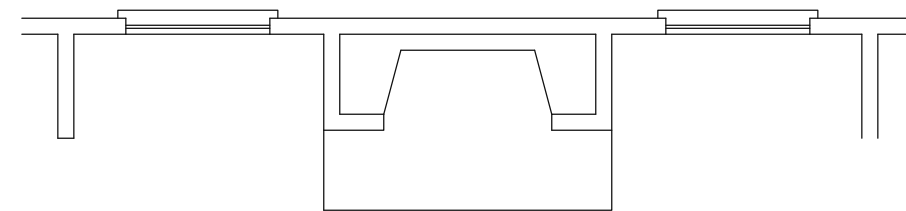
PROJECT NO.
25-18-447

SHEET NO.
SD1

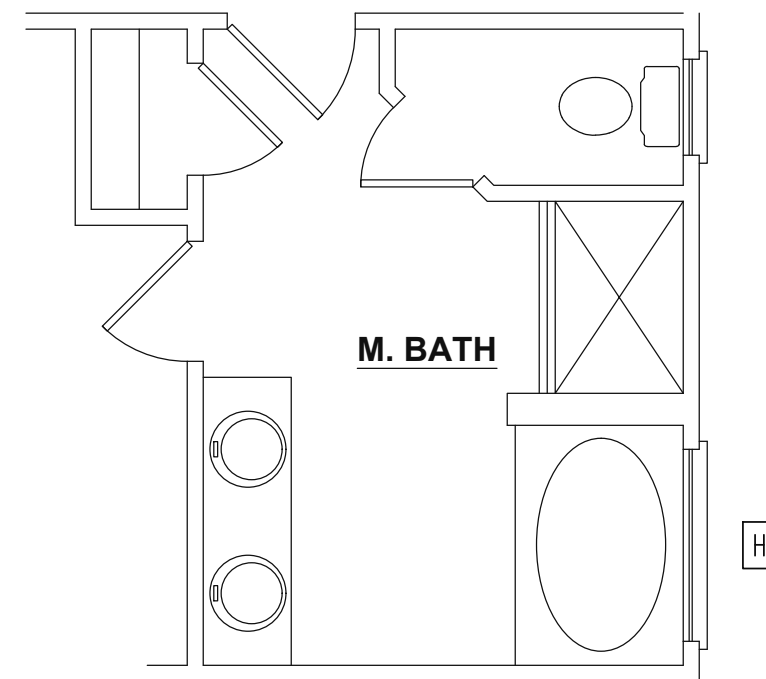
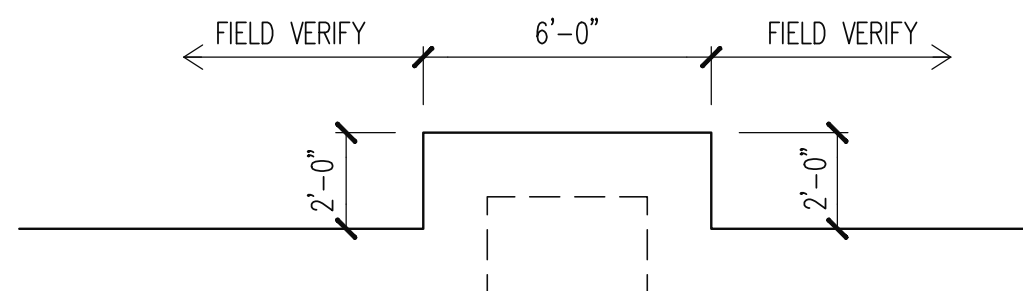
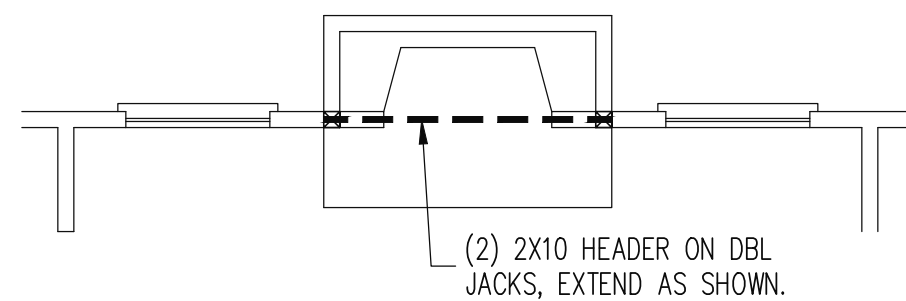
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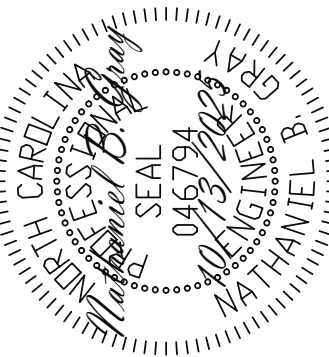
COVERED PORCH SCALE: 1/4"=1'-0"



OPTIONAL FIREPLACE



OPTIONAL MASTER BATH



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 Raleigh, North Carolina 27609
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ADAMS HOMES	STRUCTURAL ADDENDUM			ENG: MRC/NBG	REV:	DATE: 10/13/2025
SCOPE:	LOT #:	75 KIPLING CREEK				
			3320 MASTER			

PLAN NO.
3320

PROJECT NO.
25-18-447

SHEET NO.
S7