

## ABBREVIATIONS

ABV	ABOVE	L	LENGTH
A/G	AIR CONDITIONING	LA	LAUNDRY
A.D.	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LVR	LOUVER
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
BA	BATHROOM	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BFD	BEDROOM (DOOR)	N	NOTES
BLDG	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK (CM's)	O.G.D.	OVERHEAD GARAGE DOOR
BLW	BELOW	OF	OVERHEAD
BM	BEAM	OPT	OPTIONAL
BPD	BAGS (DOOR)	PAR	PARALLEL
BOT	BOTTOM	P.B.	PUSH BUTTON
BTWN	BETWEEN	PDR	POWDER
CAB	CABINET	PED	PEDIMENTAL
CER	CERAMIC	PLATE	PLATE
CLJ	CONTROL JOINT OR CONSTRUCTION JOINT	PR	PLATE
CLN	CLIQUE OR CENTER LINE	P.T.	PRESSURE TREATED WOOD
CLG	CEILING	PVC	POLYVINYL CHLORIDE PIPE
CLR	CLEAR	PVC	PVC PIPE
CMU	CONCRETE MASONRY UNIT	PWT	PRE-WIRE
COL	COLUMN	PWD	PLYWOOD
CONC	CONCRETE	R	REAR
CARP	CARPET	RAO	RETURN AIR GRILL
CRS	CORROSION RESISTANT	REF	REFERENCE
CST	CASEMENT	REFR	REFRIGERATOR
C.T.	CERAMIC TILE	REQ	REQUIRED
D	DRYER	S	SOUTH
DBL	DOUBLE	SD	SMOKE DETECTOR
DH	DOOR HING	S.F.	SQUARE FEET
DIM	DIMENSION	SGD	SINGLE GLASS DOOR
DISP	DISPOSAL	SH	SINGLE HUNG OR SHELF
DN	DOWN	SIM	SIMILAR
DR	DRIVE	SIP	SLOPE, INCLINE AND PITCH
DS	DOORS	SPEC	SPECIFICATIONS
DW	DISHWASHER	STD	STANDARD
DWG	DRAWING	STY	STYLIZED
EA	EACH	SQ	SQUARE
ELEV	ELEVATION	SYM	SYMBOL
ELEC	ELECTRICAL	S45	SMOOTH FOUR SIDES
EQ	EQUAL	T	STAIR (AT STAIRS) OR TILE
EXT	EXTERIOR	T.B.	TOWER BAR
FAU	FORCED AIR UNIT	TEMP.	TEMPERED (GLASS)
F.C.	FLOOR CHANGE	T&G	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.O.C.	TOP OF CURE
FFL	FINISH FLOOR LINE	TYP	TELEVISION
F.G.	FLOOR GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FLR	FLOORING	V.B.	VAPOR BARRIER
FND	FOUNDATION	VERT	VERTICAL
F.O.S.	FACE OF STUD	V.T.R.	VENT THRU ROOF
FTG	FOOT	W	WALL
FX	FIXED GLASS	W.M.	WAVING MACHINE
GALV	GALVANIZED	WD	WOOD
GAS	GAS	WDA	WINDOW
GB	GRADE BOARD	WH	WATER HEATER
GD	GRADE OR GRADING	WIC	WALK-IN CLOSET
GDO	GARAGE DOOR OPENER	W/O	WITH OR WITHOUT
GFI	GROUND FAULT INTERRUPTER	WP	WATERPROOFING
GL	GLASS OR GLAZING	WWM	WELDED WIRE MESH
GYP BD	GYPSUM BOARD	P	PROPERTY LINE
HB	HOSE BIB	Ø	ROD / DIAMETER
HD	HEAD OR HARD	AND	
HDR	HEADER	CL	CENTERLINE
HGT	HEIGHT	‡	POUND / NUMBER
HVAC	HEATING/VENTILATING/AIR COND.		
HWD	HARDWOOD		
INT	INTERIOR		
JOE	JOE		
JT	JOINT		
KIT	KITCHEN		

# WAKEFIELD

NO: DATE: REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:  
**Wakefield**

## CONSULTANTS:

LOCAL JURISDICTION:	BUILDER:	DESIGNER:	STRUCTURAL ENGINEER:
	CHAFIN COMMUNITIES 5230 BELLE WOOD CT., SUITE A BUFORD, GA 30518 PHONE: (770) 831-0844 CONTACT: DARYL CHAFIN		

## GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PREDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN, TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE, A 40 MIL SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL.

INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED

INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER

IRC SECTION R311.8 AND R312

## AREA CALCULATIONS:

'WAKEFIELD' PLAN SQUARE FOOTAGE					
AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'	ELEV 'D'	ELEV 'PBI'
1ST FLOOR	1,146 SF	1,156 SF	1,146 SF	1,146 SF	1,146 SF
2ND FLOOR	1,478 SF	1,496 SF	1,500 SF	1,489 SF	1,496 SF
HEATED SF	2,624 SF	2,652 SF	2,646 SF	2,635 SF	2,642 SF
GARAGE	501 SF	501 SF	501 SF	501 SF	501 SF
PORCH - FRONT	105 SF	101 SF	106 SF	106 SF	105 SF
PORCH - REAR	192 SF	192 SF	192 SF	192 SF	192 SF
TOTAL FRAMING	3,422 SF	3,446 SF	3,445 SF	3,434 SF	3,444 SF
OPT BSMNT	1,062 SF	1,062 SF	1,062 SF	1,062 SF	1,062 SF
*ROOM COUNT TOTALS	ROOMS - 5		BEDS - 4		BATHS - 3

**CHAFIN**  
COMMUNITIES

SHEET TITLE:

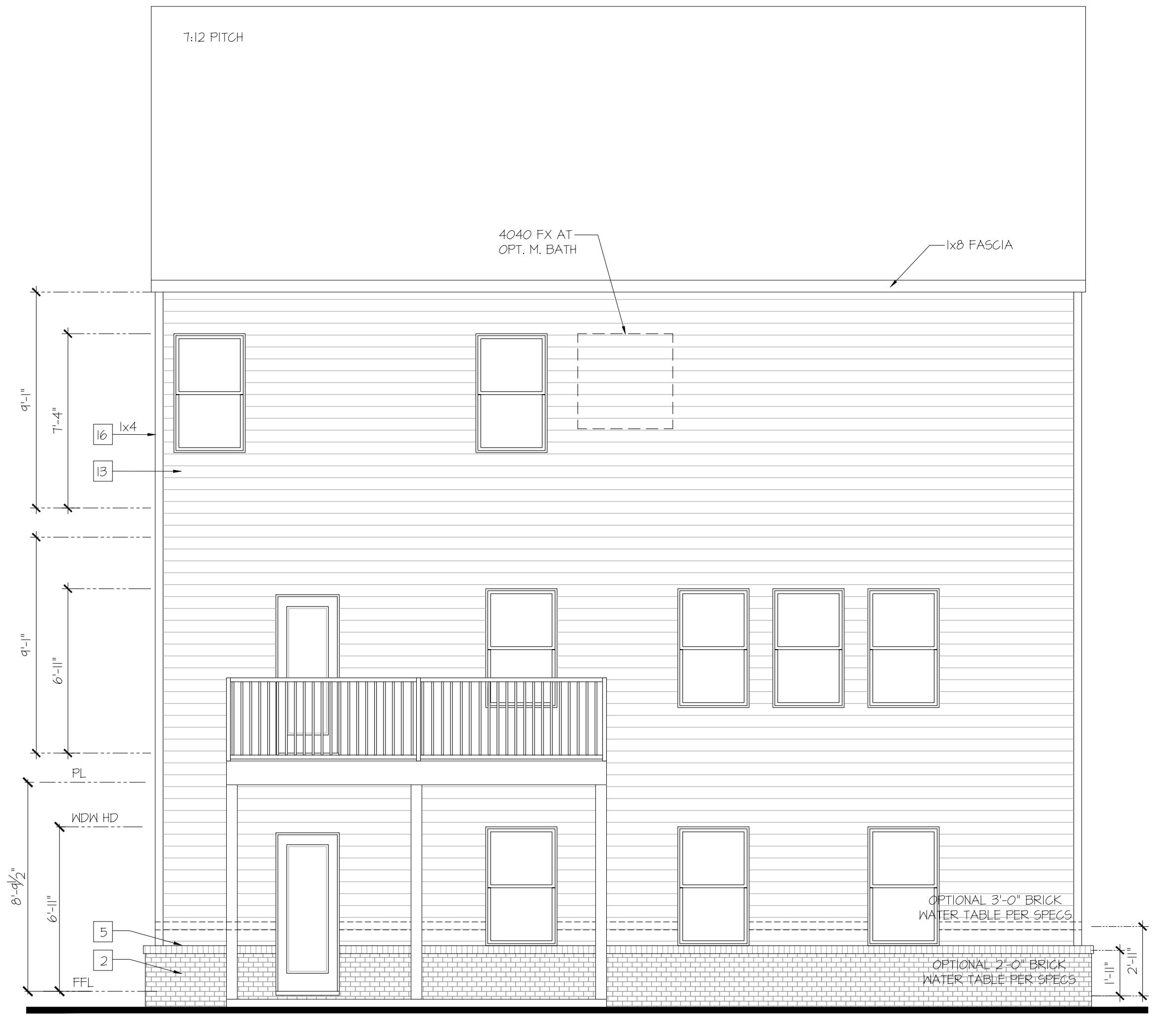
**TITLE SHEET**

SHEET NO:

**T-1**







# Rear Elevation

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## Opt. Basement

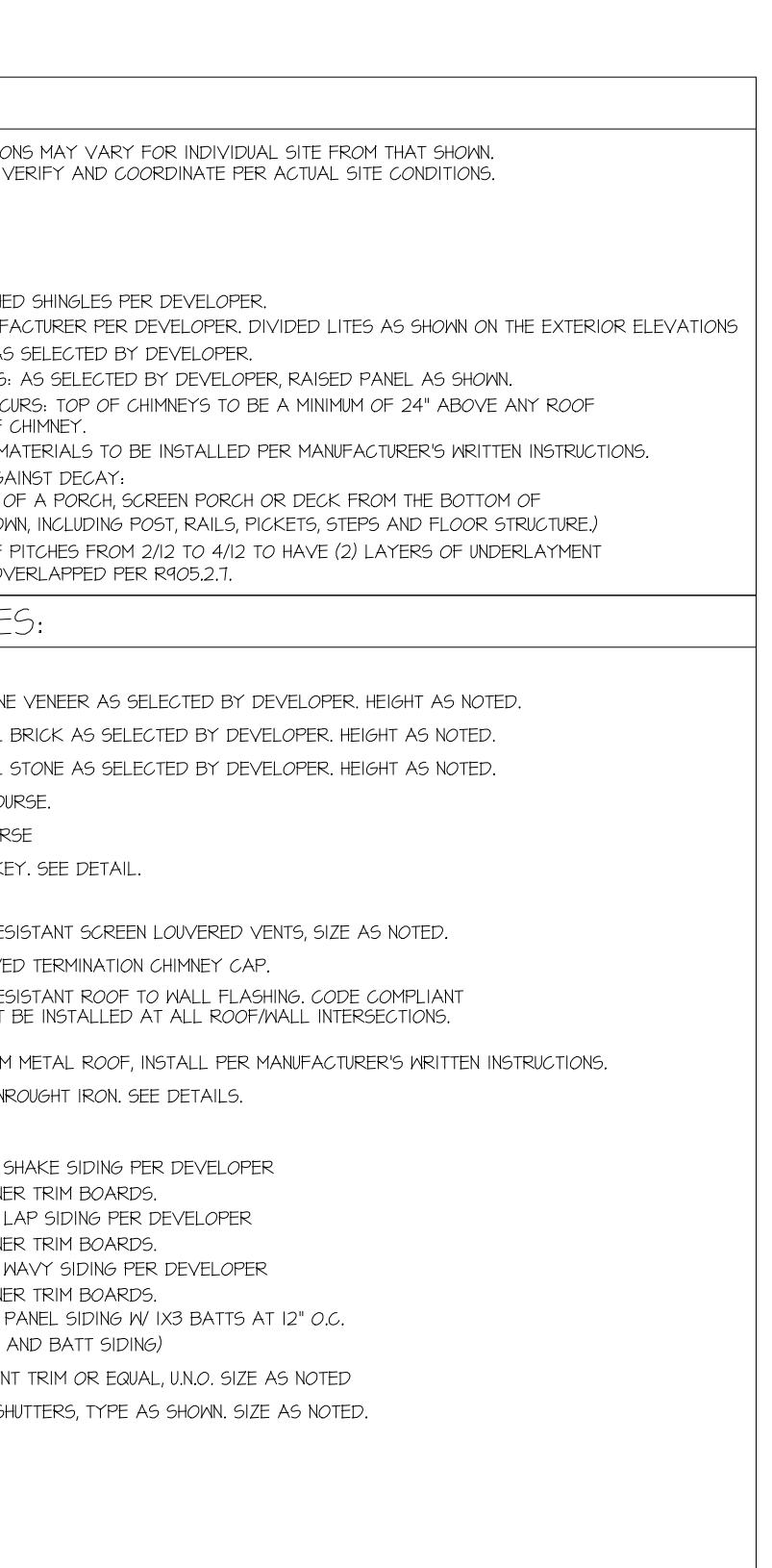
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SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



**NOTES:**

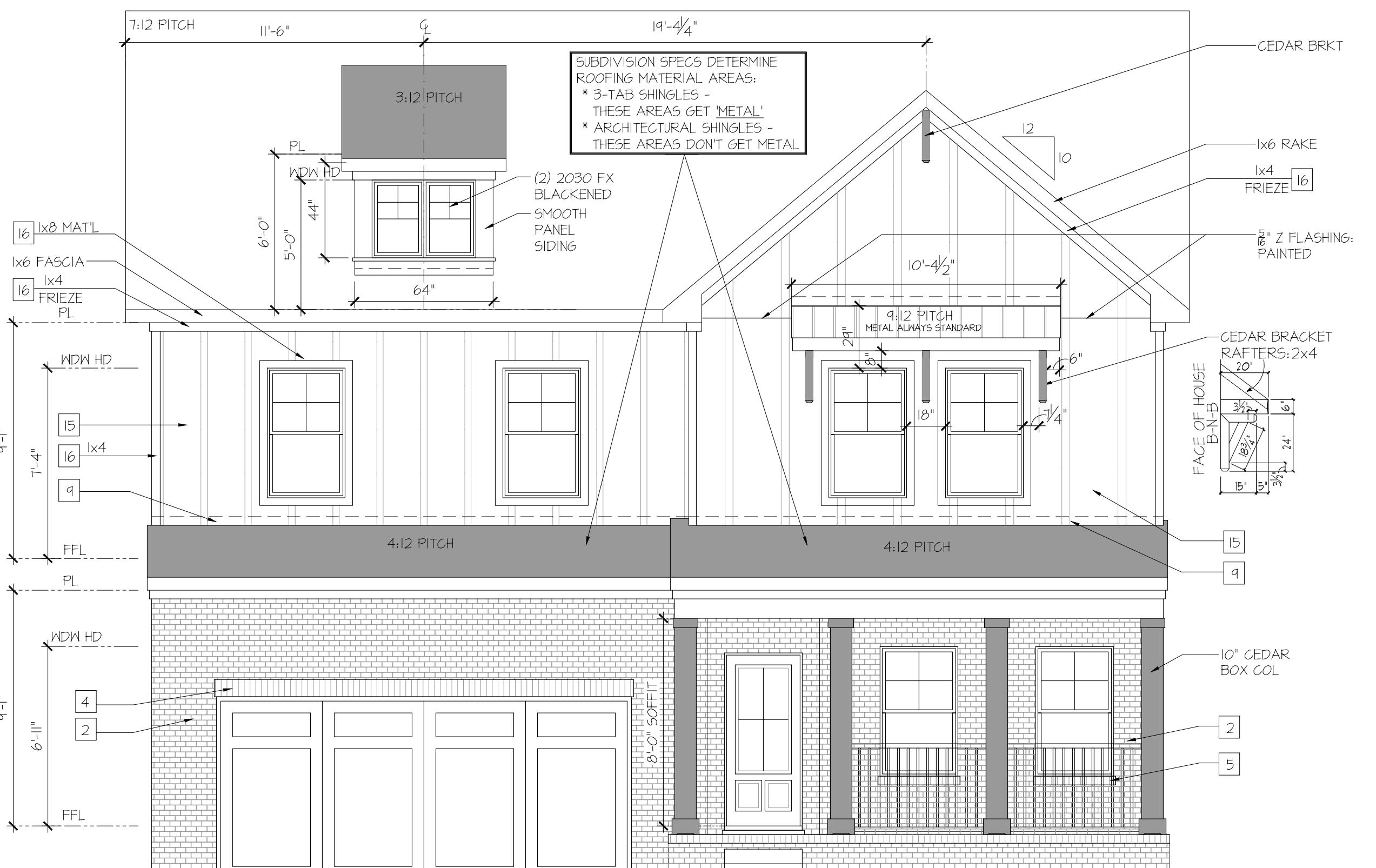
- 1ST FLOOR:  
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:  
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



NO: DATE: REVISION:

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PROJECT TITLE:  
**Wakefield**



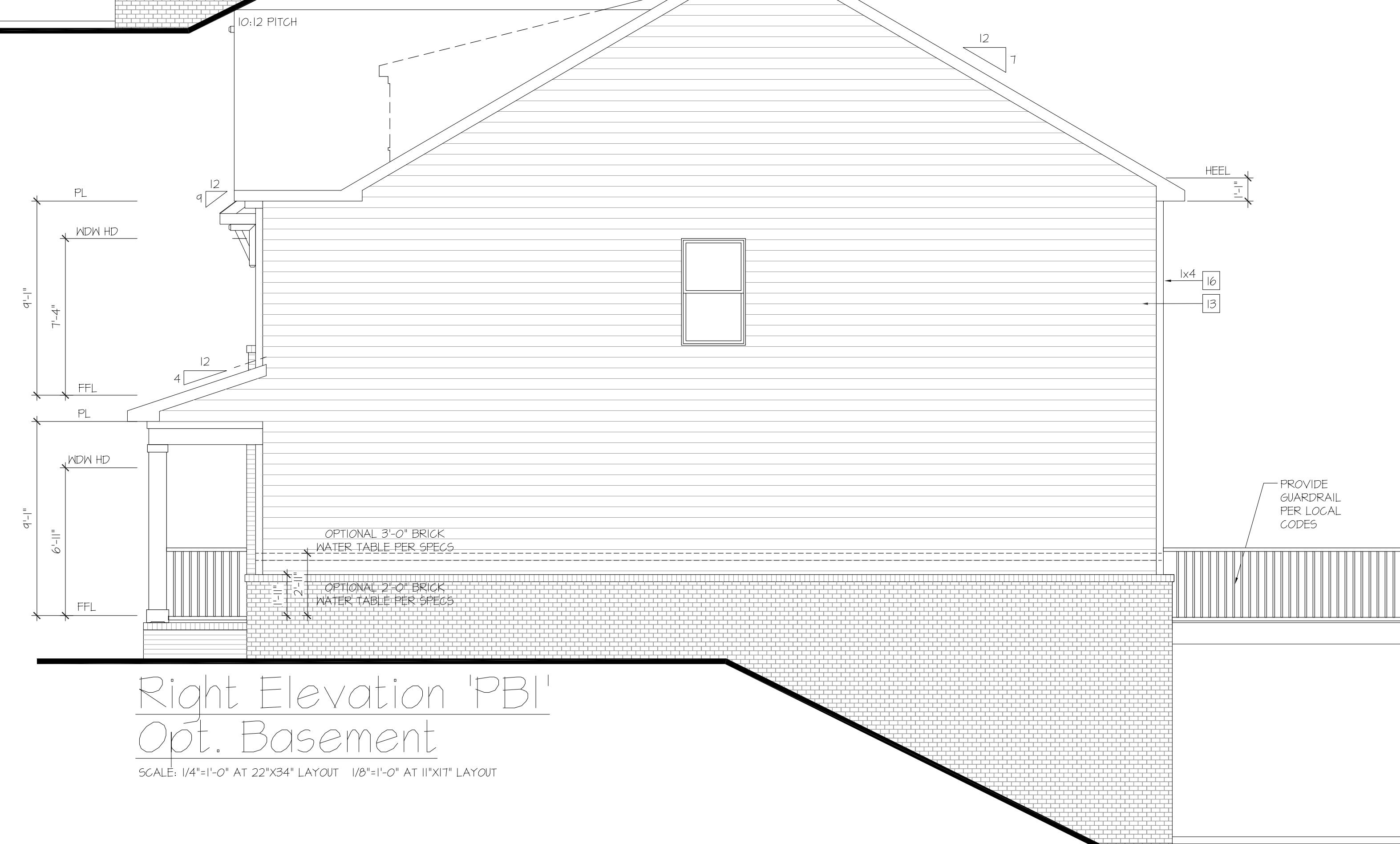
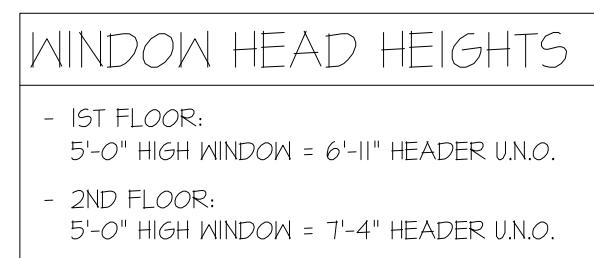
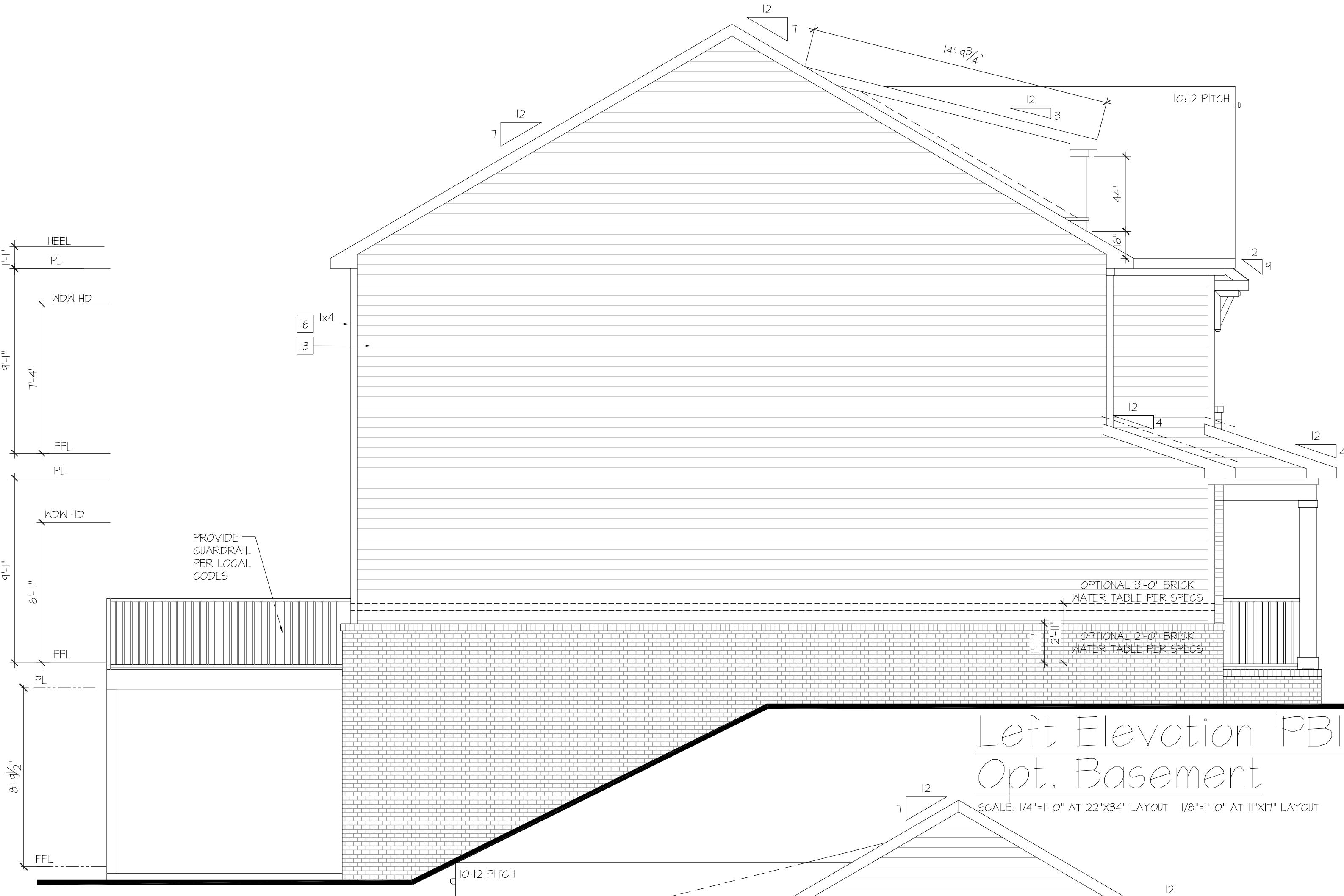
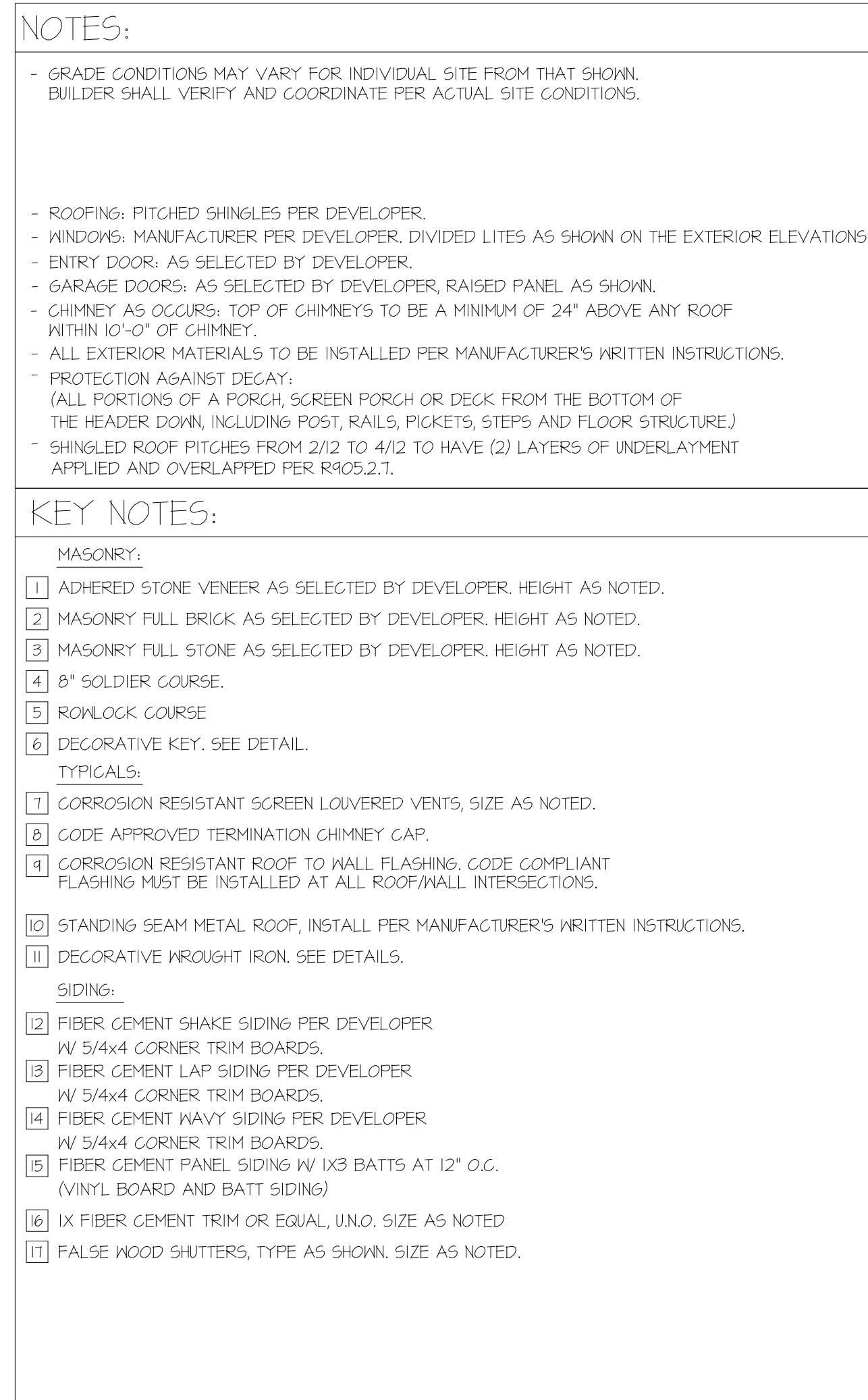
# Front Elevation 'PBI'

## Opt. Basement

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SCALE: 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11"X17" LAYOUT

MASONRY PERCENTAGES			
FRONT ELEV TOTAL SF		616 SF	
BRICK	53 %	329 SF	
STONE	0 %	0 SF	
SIDING	0 %	0 SF	
SHAKE	0 %	0 SF	
B-N-B	47 %	281 SF	



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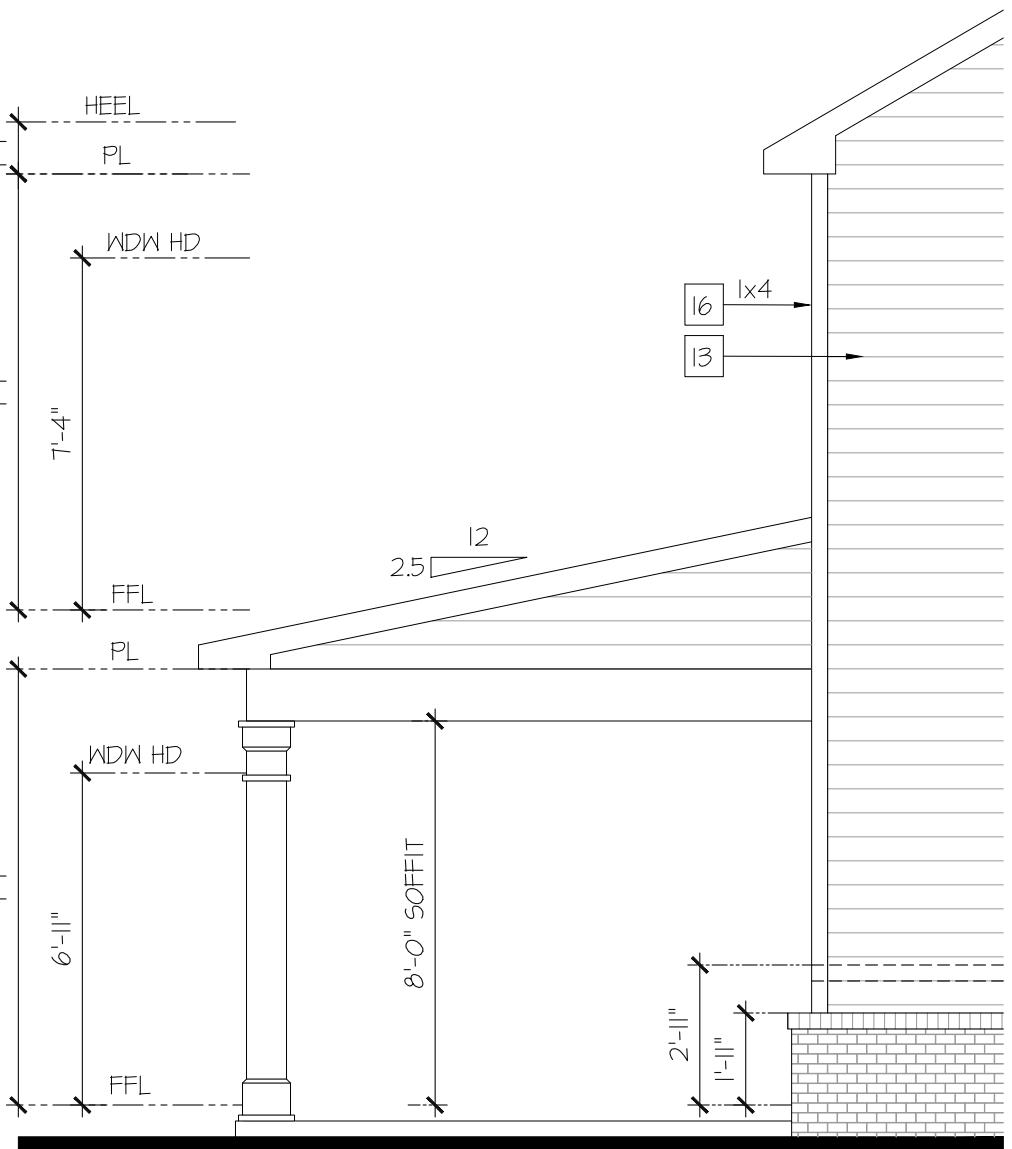
PROFESSIONAL SEAL:

PROJECT TITLE:  
**Wakefield**

**CHAFIN**  
COMMUNITIES

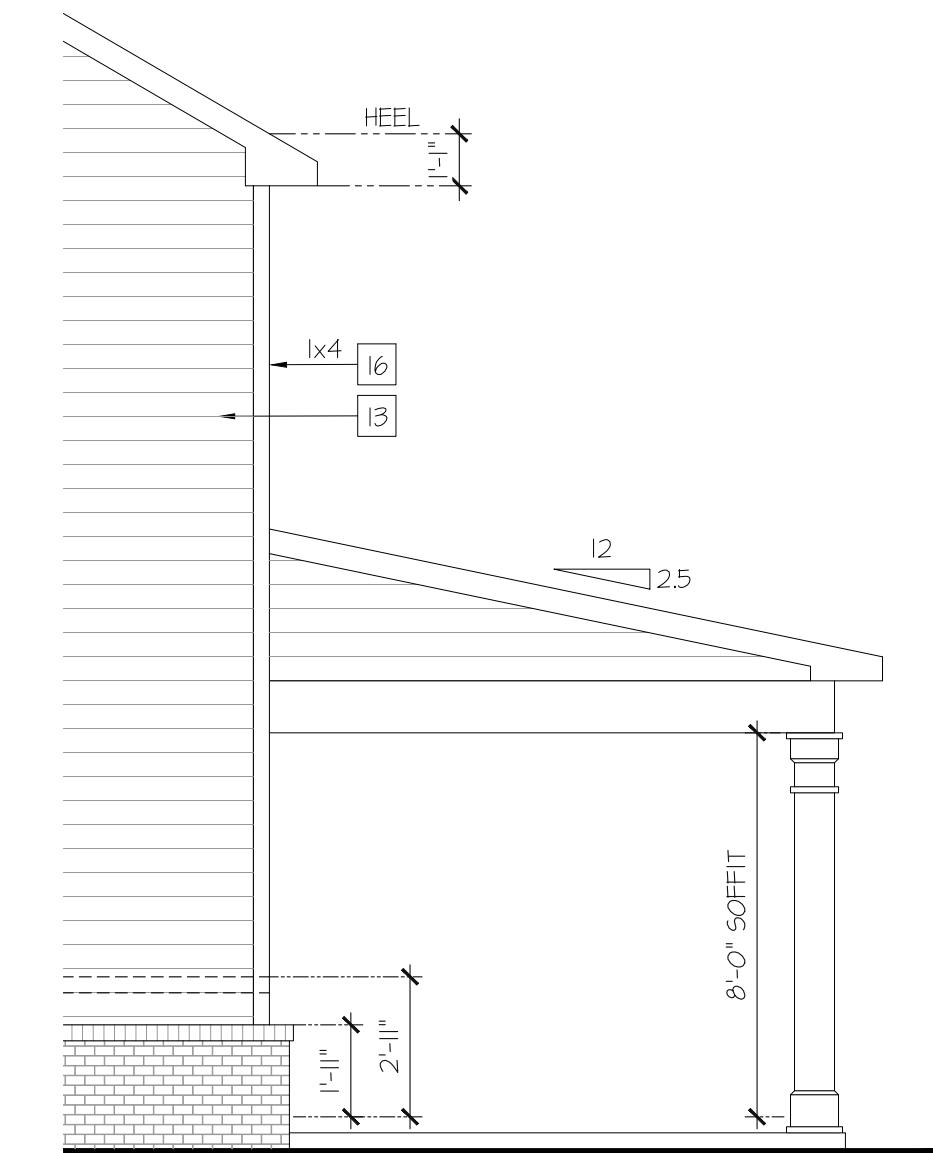
SHEET TITLE:  
**WAKEFIELD**  
**EXTERIOR**  
**ELEVATIONS**  
**PB1**

SHEET NO:  
**A1.9.3**



# Partial Left Elevation w/ Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



# Partial Right Elevation w/ Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

## NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLayment APPLIED AND OVERLAPPED PER R905.2.1

## KEY NOTES:

MASONRY

- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:
  - 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
  - 8 CODE APPROVED TERMINATION CHIMNEY CAP.
  - 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
  - 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
  - 13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
  - 14 FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
  - 15 FIBER CEMENT PANEL SIDING W/ IX3 BATT'S AT 12" O.C. (VINYL BOARD AND BATT SIDING)
  - 16 IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
  - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

## WINDOW HEAD HEIGHTS

- 1ST FLOOR:  
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:  
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.



# Rear Elevation w/ Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO: DATE: REVISION:

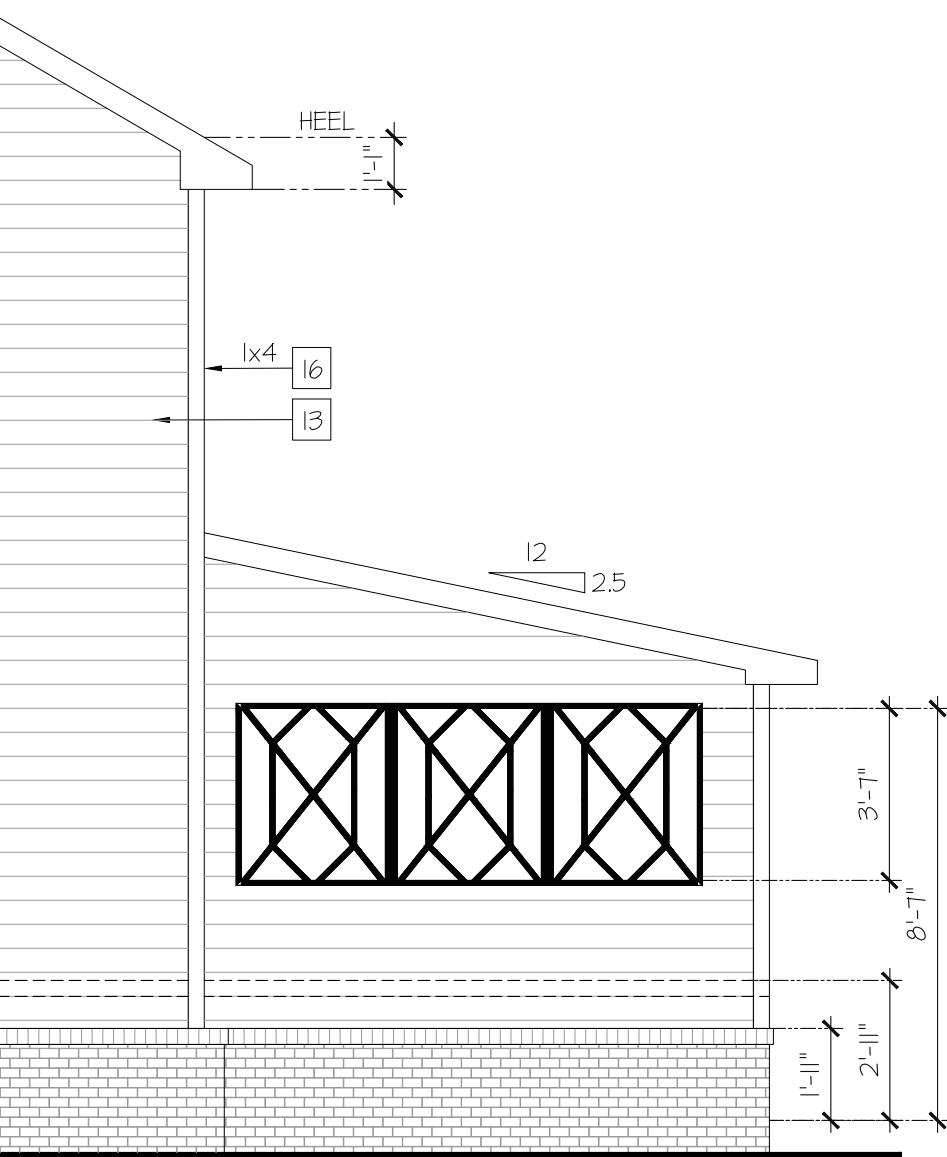
PROFESSIONAL SEAL:

## PROJECT TITLE:

# CHAFIN COMMUNITIES

**SHEET TITLE:**  
**WAKEFIELD**  
**EXTERIOR**  
**ELEVATIONS**

SHEET NO:



# Partial Right Elevation w/ Opt. Covered Patio & Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

## NOTES

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.  
BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF  
WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF  
THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLayment  
APPLIED AND OVERLAPPED PER R905.2.7.

## KEY NOTES:

MASONRY

- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

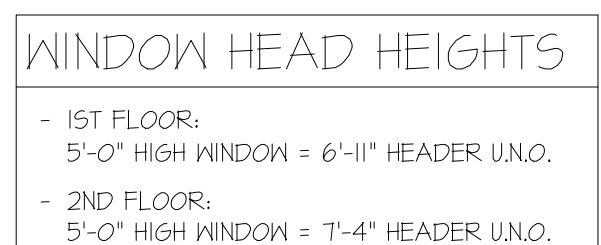
4 8" SOLDIE

- 5 ROWLOCK COURSE
- 6 DECORATIVE KEY. SEE DETAIL.  
TYPICALS:
- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.

10 GRANDI

- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
- 13 FIBER CEMENT LAP SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
- 14 FIBER CEMENT WAVY SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
- 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATT S. AT 12" O.C.  
(VINYL BOARD AND BATT SIDING)

16 IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED  
 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



# Rear Elevation w/ Opt. Covered Patio & Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO: DATE: REVISION:

**PROFESSIONAL SEAL:**

PROJECT TITLE:

# CHAFIN COMMUNITIES

SHEET TITLE:  
**WAKEFIELD  
EXTERIOR  
ELEVATIONS**

SHEET NO:

NO: DATE: REVISION:

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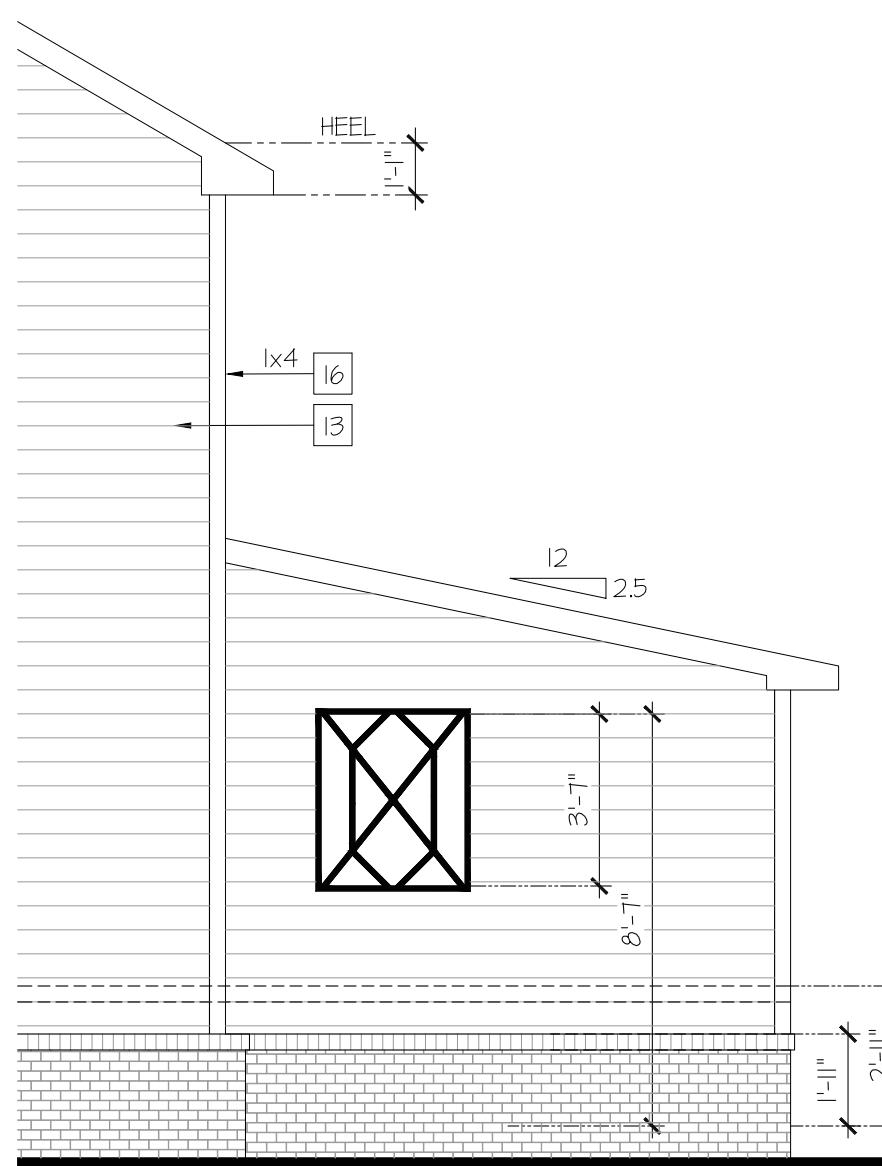
PROJECT TITLE:

**Wakefield**

**CHAFIN**  
COMMUNITIES

SHEET TITLE:  
**WAKEFIELD**  
**EXTERIOR**  
**ELEVATIONS**

SHEET NO:  
**A1.5.7**



#### WINDOW HEAD HEIGHTS

- 1ST FLOOR:  
5'-0" HIGH WINDOW = 6'-11" HEADER U.N.O.
- 2ND FLOOR:  
5'-0" HIGH WINDOW = 7'-4" HEADER U.N.O.

### Partial Right Elevation w/ Opt. Covered Patio Fireplace & Privacy Wall

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

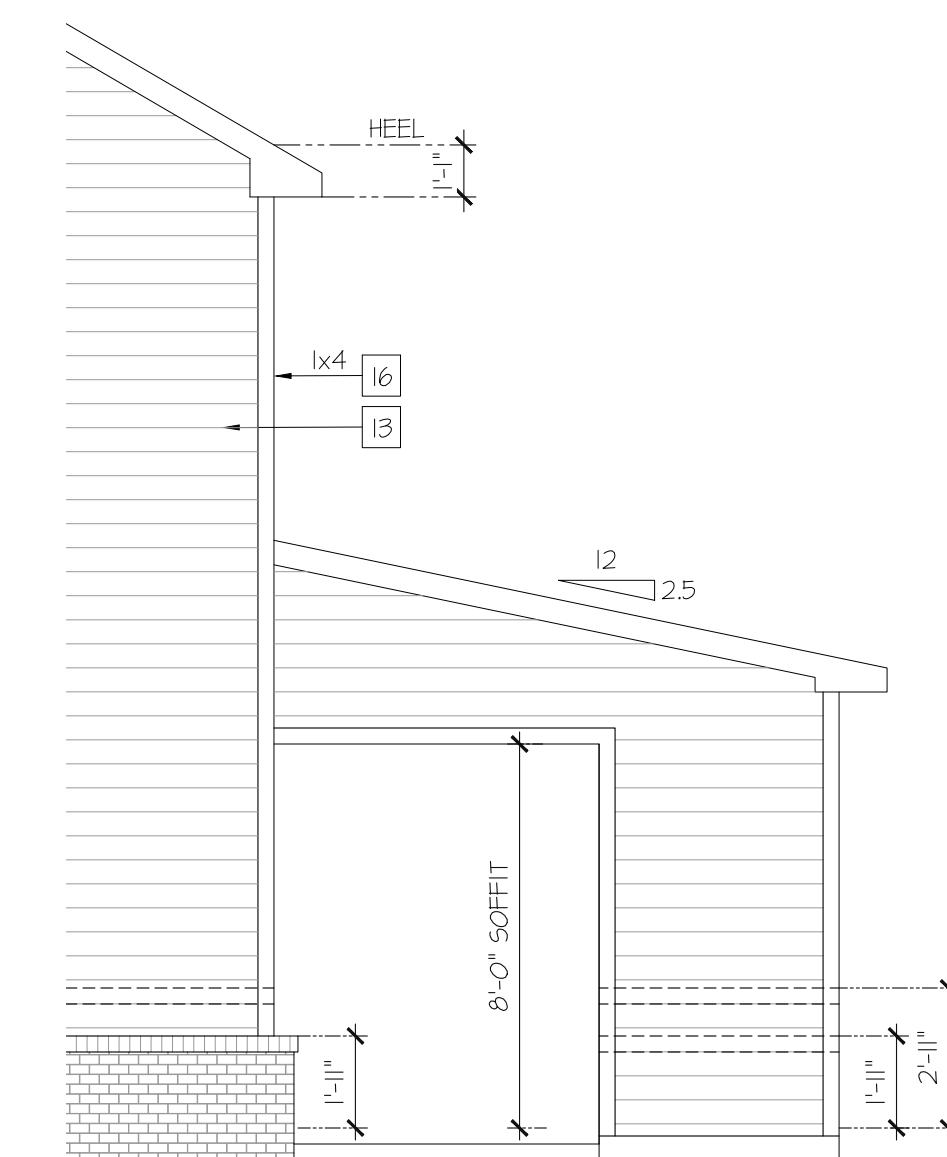
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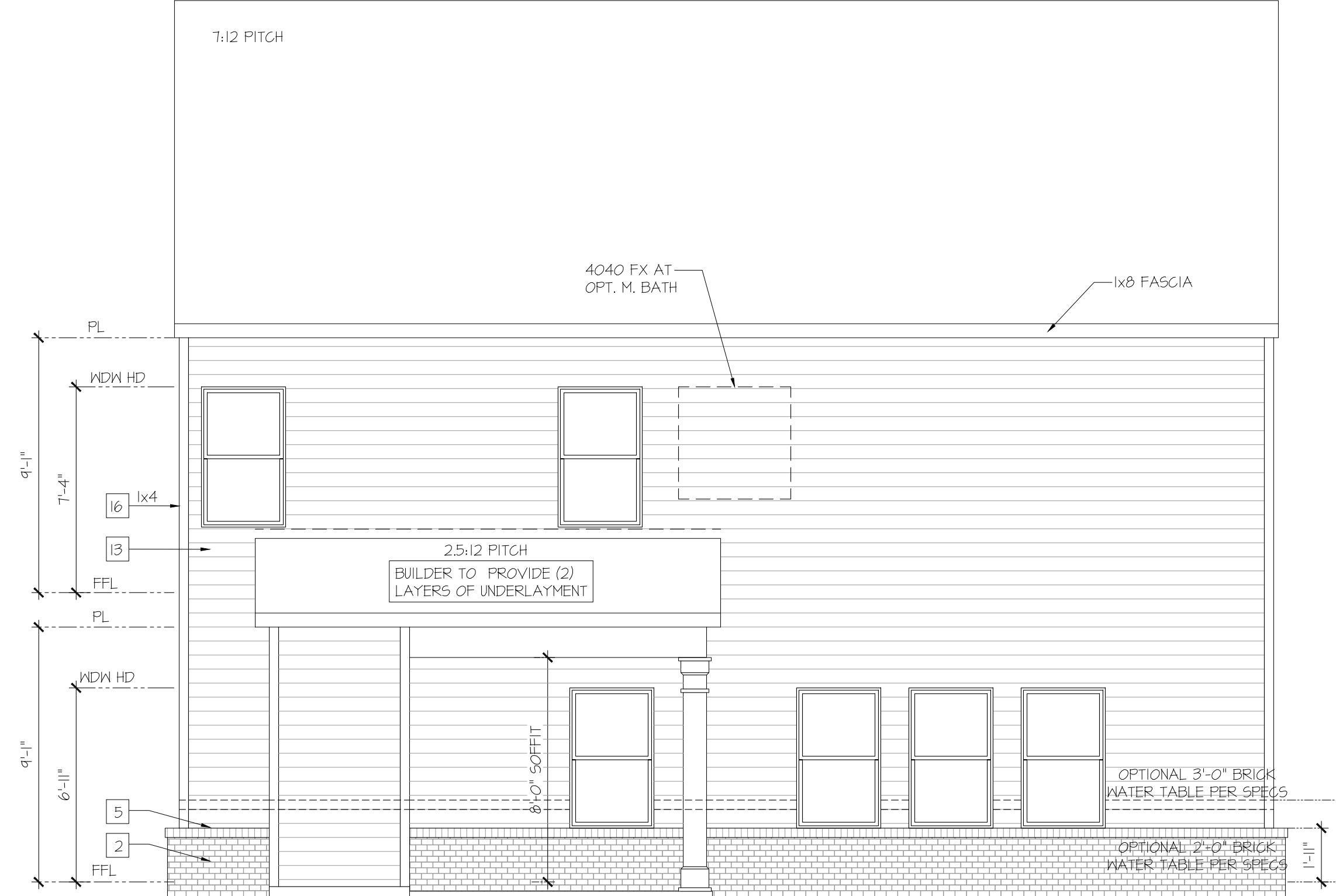
#### KEY NOTES:

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  - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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  - 5 ROWLOCK COURSE
  - 6 DECORATIVE KEY. SEE DETAIL.
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  - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
  - 12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4X4 CORNER TRIM BOARDS.
  - 13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4X4 CORNER TRIM BOARDS.
  - 14 FIBER CEMENT WAY SIDING PER DEVELOPER W/ 5/4X4 CORNER TRIM BOARDS.
  - 15 FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. (VINYL BOARD AND BATT SIDING)
  - 16 1X FIBER CEMENT TRIM OR EQUAL. U.N.O. SIZE AS NOTED
  - 17 FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.



### Partial Right Elevation w/ Opt. Covered Patio & Fireplace

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



### Rear Elevation w/ Opt. Covered Patio & Fireplace

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT