REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: September 18, 2023

Agenda Item: 7D	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: September 13, 2023
Subject: Amendment to the Barefoot Resort Planned Development District (PDD) creating Barefoot Lakes [Z-23-11]	Division: Planning and Development

Background:

In 1999, the area now known as Barefoot Resort was annexed into the City of North Myrtle Beach as part of a ±2,345 acre Planned Unit Development. Highways 22 and 31 opened to traffic in 2001 and 2002, but a few small parcels of land remained between the boundaries of the Barefoot PDD and the intersection of these highways. In March of 2012, a request to develop these remaining unincorporated parcels failed to gather enough support to pass and was withdrawn by the applicant.

Proposed Changes:

The applicant, Robert "Shep" Guyton, agent for the current property owner and Barefoot Resort Residential Owners Association, Inc., has requested an amendment to the Barefoot Resort PDD adding the two adjacent, parcels requesting annexation into the Barefoot Resort PDD and with the third, existing "Open Space" parcel creating the Barefoot Lakes development. Envisioned as a single-family residential enclave, the development consists of 84 homes oriented towards a private loop road backing up to a large pond at the Highway 22/31 interchange with 35.5 acres (58.2%) of open space. A single, variable-width right-of-way access is provided to the development from Marsh Glen Drive. As this right-of-way leaves Marsh Glen Drive, it is 100' feet in width with a divided median and 5' sidewalk. When the right-of-way reaches the newly annexed parcel it drops to a smaller 50' residential right-of-way.

Large tracts of open space and buffers provide screening to the proposed new community. At the Marsh Glen Drive intersection, a three-way stop with crosswalk providing access to the existing Barefoot Resort pedestrian network will be installed. A flashing signal will be installed at this location to notify oncoming traffic of the impending stop, and street lighting will adequately light the area, including a wall pack lighting system for the underside of the Highway 31 overpass at Marsh Glen Drive. Additionally, the developer will install a 4' berm with 6' hedge at the entry to the project to prevent headlight intrusion for the first houses bordering the new development's entrance. The architecture is Coastal Lowcountry Vernacular Style, similar to the nearby Del Webb development (with no association to Del Webb) with fiber cement siding, treated wood siding, brick or tabby. The home sizes are detailed in the table below:

Plan	Base Size (SF)	Max Size (SF)	Garage Size (SF)
Prosperity	1,600	2,347	455
Mystique	1,809	3,037	579
Palmary	1,858	2,802	428
Mainstay	1,872	2,898	535
Prestige	1,987	2,838	433
Average	**1,825**	**2,784**	**486**

Planning Commission Action:

The Planning Commission conducted a public hearing on July 18, 2023 and voted 6-1 to recommend denial of the request. There was substantial public comment from a full room. These comments were also addressed by the applicant at a workshop held August 16, 2023. Both the comments (**bold**) and applicant's responses (*italics*) are summarized below:

1. **Concerns why the proposed parcels were not included in the original PDD.** *The original entitlement process included the reservation of a potential road corridor for what is now SC Highway 31, the final road corridor did not include this property as originally anticipated.*
2. **Possibility of annexing the proposed parcels without approving the PDD proposal.** *All annexed property must be assigned a zoning designation. If the zoning designation is not acceptable to both the property owner and the City, the petition for annexation and zoning would be withdrawn.*
3. **When would the Barefoot Association take control after annexation?** *If annexed, the property would be subjected to the Residential Declaration simultaneously with the annexation and zoning of the property since control by the Association is a condition to approval of both zoning and the Development Agreement.*
4. ***Concerns that Letter of Agency was signed by Jerome Saxon, equitable owner and Association President.*** *The Association joined in the application for the PDD amendment to confirm jurisdiction over the property by the Association. At least two planning commissioners and equitable owners voted on the proposal without recusal.*
5. **Concerns over ongoing stormwater/drainage litigation elsewhere within the PDD.** *The subject property is not a party to any litigation, and, under the codes of both the City of North Myrtle Beach and State of South Carolina, the post-development runoff volumes cannot exceed the pre-development storm drainage volumes.*
6. ***Concerns that the PDD was complete and planned to its capacity with no room for additions.*** *A PDD is a flexible zoning district that is negotiated between the property owner(s) and the City. The Barefoot Resort PDD has been amended more than 50 times, recent amendments include Sea Glass Cottages, Dye Cottages, Dye Townhomes, and the Barefoot Townhomes on the former hotel site. All these amendments have resulted in an overall reduction in the originally approved density by approximately 40%. At the time of the original approval, Water Tower Road was unimproved and was not available for the purpose of calculating the acceptable levels of traffic. Since the original approval, PDD density and traffic have been decreased, and available access has increased.*
7. **Concerns that the neighborhood does not meet the City's fire access standards requiring two access points.** *Land development regulations within the City are applicable to property within the City but allow for waivers with approval and design modifications under PDD zoning. Here, staff has approved a design modification increasing the width of the access ROW from 50' to 100' in lieu of providing a second entrance.*
8. **Concerns that there are no plans for amenities included with the development and no way to ensure that the funds going to the HOA are used to improve community amenities.** *A part of the negotiations between the property owner, Pulte Homes, and the HOA has been regarding the option between installing small, on-site amenities for this project or expanding the existing amenities under the control of the HOA. Both the PDD and the Development Agreement obligate the owner to pay the HOA $1,167,600, to allow for expansion and improvement of the existing amenities. The HOA elected leaders have or are developing a plan for the funds to be paid, which is not something the City of the developer is equipped or willing to determine on behalf of the Association.*
9. **Concerns regarding existing deteriorating outfalls within the Barefoot Resort PDD.** *The post-development runoff volumes in this project cannot exceed the pre-development storm drainage volumes. Stormwater from the development must be retained and treated on-site before being released into the downstream watershed.*
10. **Typical park enhancement fee of $300 per Residential Unit should be included.** *If Council believes this fee should be charged, the property owner will agree to that amendment.*
11. **Setbacks from property line should be eave to eave and not wall to wall, minimum separation of 10'.** *Developer agrees to an eave-to-eave separation of 10'.*

12. **Provision of 5'sidewalk on one side of the street does not match Barefoot community; the community also needs shuttle stop and bicycle accommodations.** *At the Council's discretion, the developer will increase the sidewalk width to 8'. The 100' ROW does allow for a shuttle stop, which the developer will include as approved by the City Engineer.*
13. **Development does not fit site; board does not speak for all residents.** *The Association board is authorized, under the Declaration and By-laws, to speak for the residents subject to those documents. To the extent any individual disagrees with the decision of the board, those complaints can be addressed to the board.*
14. **Concerns regarding 2009 wildfires and new intersection traffic.** *The undeveloped, unmanaged property is more hazardous to fire because of the build-up of additional fuel. Additionally, the proposed development must comply with the "Firewise Community" provisions and the new 100'ROW is specifically designed to ensure the ability for both residents and emergency vehicles to access the project. The traffic generated from the proposed 84 homes and the proposed intersection do not materially impact the service level of the existing roadway which was designed for higher densities throughout the PDD.*
15. **When were the traffic studies conducted; is the MUTCD being followed; what are the backgrounds of the reviewers?** *The traffic counts are as of May 2023, and they do not justify a traffic study by SCDOT standards (100 peak hour trips, or 90 single family homes) Both the project engineer and the City engineer have reviewed the proposed improvements.*
16. **Concerns regarding distracted drivers and excessive speeds.** *Posted speed limits and responsible driving are enforcement issues, not design issues. Developers engineer did perform a 24-hour speed study with a mean average speed, both North and South, of 26 MPH. The 85th percentile was 32 MPH, because of outliers, one of which was traveling at 61-65 MPH at 3:30 AM.*
17. **Sink holes on Water Tower Road are deteriorating, how would they stop this neighborhood from deteriorating?** *Water Tower Road is developed in accordance with Horry County standards, these roads would be developed in accordance with the City's more aggressive standards.*

An additional issue raised at the workshop was how the size of lots in this neighborhood compare to other neighborhoods in Barefoot; that analysis has been provided in Tab 13 of the PDD document in the "Lot Matrix" exhibit.

Recommended Actions:
Approve or deny the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney

Council Action:
Motion By_____2nd By_____ To_____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING THE BAREFOOT RESORT PLANNED DEVELOPMENT DISTRICT (PDD) CREATING BAREFOOT LAKES.

Section 1:
That the Barefoot Resort PDD be amended to include updated plans, elevations, and narrative for the Barefoot Lakes development as depicted in Exhibit A attached and included in this ordinance.

Section 2:
That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF_____, 2023.

ATTEST: Mayor Marilyn Hatley

_____
City Clerk

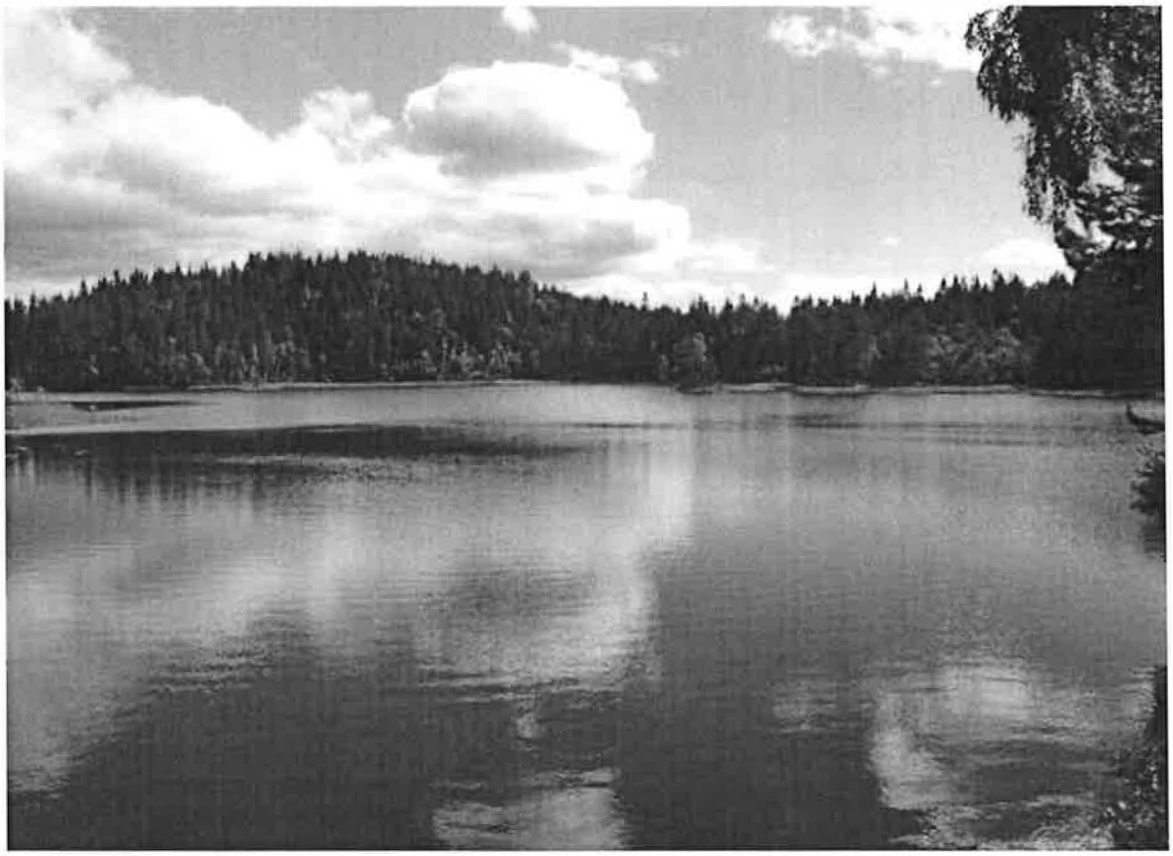
APPROVED AS TO FORM:

_____ FIRST READING: 9.18.2023
City Attorney SECOND READING: _____

REVIEWED:

_____ ORDINANCE: _____
City Manager

BAREFOOT LAKES
PDD AMENDMENT NARRATIVE



CITY OF NORTH MYRTLE BEACH
BAREFOOT RESORT & GOLF PDD

ROBERT S. GUYTON, P.C.
4605 B OLEANDER DRIVE, SUITE 202
MYRTLE BEACH, SC 29577

AND

DEVELOPMENT RESOURCE GROUP
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577

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BAREFOOT RESORT & GOLF PLANNED DEVELOPMENT DISTRICT

BAREFOOT LAKES

PDD AMENDMENT

DEVELOPMENT REGULATIONS

September 8, 2023

INTRODUCTION

Barefoot Lakes (the "***Project***") is envisioned as a single family residential enclave, lying between S. C. Highway 22 and Marsh Glen Drive within Barefoot Resort & Golf Planned Development District (the "***PDD***"), within the City of North Myrtle Beach, South Carolina (the "***City***"). A portion of the Project, identified as Horry County TMS/PIN No.: 142-00-01-319/359-15-02-0014 currently lies within the PDD and the City (the "***Access Road Parcel***"), and a portion of the Project, identified as Horry County TMS/PIN No.: 142-00-01-225/359-00-00-0005 is being annexed into both the PDD and the City (the "***Lake Parcel***"). The portion of the district comprising this Project is limited to Eighty Four (84) detached single family homes, to be improved in not more than two phases, each of which shall comprise not less than Forty (40) lots for construction of single family homes, although the individual homes may be constructed individually, or in any number of sequences all of which are within the Lake Parcel, totaling approximately 59.35 acres, inclusive of a large lake area, and a public access boulevard the right-of-way of which shall be 100' in width, lying within the Access Road Parcel, the compiled boundary survey of which is included in an Exhibit Supplement submitted with this amendment. The parcel is generally lying between Marsh Glen Drive, S. C. Highway 31, S. C. Highway 22 and the existing Greg Norman Golf Course.

PROJECT DEVELOPER

The Lake Parcel portion of the Project , which was originally excluded from the PDD, is being annexed into the City, and incorporated into the PDD by this amendment. The Access Road Parcel portion of the Project was originally included in the PDD, and is now being amended to reflect a change from wetland/open space designation, to include the construction of the public access boulevard for entry to the Project. In addition, a third parcel identified as Horry County TMS/PIN No.: 142-00-01-326/359-00-00-0004 (the "***Open Space Parcel***") was originally included in the PDD , and will be conveyed by the Developer, as defined below, to Barefoot Resort Residential Owners Association, Inc., a South Carolina non-profit corporation ("***Master Association***"), the current designated use of wetlands/open space is not proposed for amendment. Each of the above referenced parcels, which collectively comprise the Project, are currently owned by, and proposed for development by Blu Water Investments LLC, a Wyoming limited liability company (the "***Developer***"), with the individual homes to be constructed by Pulte Home Company, LLC, a Michigan limited liability company, successor to Centex Homes, who was, and remains the primary home builder within the PDD. The Project infrastructure is intended to be improved in not more than two development phases, each of which will include not less than Forty (40) lots

for detached single family homes, with the individual homes being built in up to Twenty One (21) separate sub-phases, each sub-phase consisting of Four (4) separate detached single family homes.

MASTER SITE PLAN

The parcel was not included in the most recent amendment to the PDD, and therefore the PDD is being amended by the inclusion of the Master Site Plan for the Project as a part of the PDD. The Master Site Plan for the Project reflects Eighty Four (84) detached single family homes, to be improved upon individual lots of not less than 7,000 square feet. The Master Site Plan for the Project is included as **Exhibit "C"**, in a separate Exhibit Supplement submitted with this Amendment shall be deemed the controlling plan for this portion of the PDD, together with this narrative, unless and until further amended.

PROJECT PHASING

The Project sitework and infrastructure is anticipated to be developed in not more than two separate phases, each consisting of not less than Forty (40) lots for detached single family homes, with the individual homes being constructed in up to Twenty One (21) separate sub-phases, each consisting of Four (4) separate detached single family homes. The minimum square footage of the homes shall be not less than One Thousand Six Hundred (1,600) square feet of conditioned space and not less than Two Thousand (2,000) square feet under roof. The anticipated build-out schedule for the entire Project is Five (5) years, based upon a period of Eighteen (18) months for permitting and approvals, and approximately Three (3) years thereafter to complete construction of the Eighty Four (84) homes, although the actual build-out schedule may be accelerated based upon demand.

DEVELOPMENT DESCRIPTION

The location of the Project is shielded from the general public, but is prominent as it is adjacent to S. C. Highway 22 and S. C. Highway 31, both of which are elevated roadways, making the Project visible to the general public. The Project will be subject to the governance of the Master Association, and therefore no amenity is planned within the Project itself, as the Developer will make certain contributions to the Master Association in order to enhance the existing facilities and services available to members of Master Association. There are Two (2) existing areas, identified as a portion of the Access Road Parcel, and a parcel identified as Horry County TMS/PIN No.: 142-00-01-326/359-00-00-0004, each of which is reflected on **Exhibit "H"** within the Exhibit Supplement submitted with this Amendment, and which will be conveyed to the Master Association, not later than the first anniversary of the approval of this Amendment, for exclusive ownership, management and control. In addition, existing mature perimeter vegetation is being maintained and supplemented in an effort to provide a sense of place, and to provide some level of privacy between the existing neighborhoods within the PDD, and the Project. Specifically with regard to potential vehicle headlights, the Developer will install a hedge along the entry to the Project to inhibit the path of such headlights within the neighboring properties. Architecturally the Project pattern book is also submitted within the Supplement submitted with this Amendment, and reflects the same homes as approved for the Del Webb North Myrtle Beach community, although this Project will not be branded as a Del Webb community. The Project will incorporate materials that are suitable for and durable enough to withstand the demands of both the coastal

environmental and to minimize the scope of future maintenance. Public components of the Project, including public right-of-way, water and sewer distribution lines, will be dedicated to the City, while private components, such as landscaping and other improvements which would not be maintained by the City, will be maintained by the developer of the Project initially, and by the Master Association, in perpetuity.

City services for trash and refuse will be provided with roll out containers for each individual home. The public right-of-way will provide adequate width and turning capacity to allow the City to provide services to the visitors of the Project.

INFRASTRUCTURE AND COMMON SPACES

Storm drainage will incorporate both underground and above ground drainage systems. Electrical services, cable television, internet and telephone services will be installed underground. These facilities will be maintained by the property owner(s) and the utility companies providing services. Water and Sewer facilities will be dedicated to the City. Landscaping, lighting and pavers, whether within the public right-of-way or within the common areas of the Project, will be maintained by the property owners association, in keeping with design and maintenance standards established by the Developer, and together with any private roadways, parking areas, walkways, open spaces, common areas and other features of the Project.

The Developer will provide for the maintenance and control of the Project, including any roadways, pathways, driveways, open spaces, common areas, and parking areas by restrictive covenants recorded in the public records of Horry County, South Carolina and applicable to the Project. In addition, the Developer, or the property owners association, as successor to the Developer, may establish rules and regulations from time to time, governing the occupants of the buildings within the Project, which would be comparable to rules and regulations established in other high quality accommodations within the City.

DIMENSIONAL STANDARDS

The dimensional standards set forth below will apply to the Project.

TABLE 1
PROPOSED DIMENSIONAL STANDARDS CHART

Permitted Uses	**Min. Site Area S.F.**		**Setbacks (Feet)**		**Max. Height***	**Impervious Surface**	**Separation of Structures*** **
		Front	**Side**	**Rear**			
Detached Single Family Homes	7,000 SF	25	5	10	35	65%	10
Auxiliary Buildings	N/A**	10	5	10	35	65%	10

*Maximum Height shall be measured in accordance with the ordinances of the City of North Myrtle Beach.

**Auxiliary Buildings may share the same site area with the primary Building, provided the minimum combined site area is 7,000 square feet.

***Auxiliary Buildings shall maintain a minimum 10' separation from the primary Building. Separation figures are minimums and are measured from wall to wall.

BUILDING MATERIALS AND LANDSCAPE MATERIALS

The Developer has chosen both building materials and landscape materials intended to reinforce the South Carolina Lowcountry image of the Project, while being highly compatible with the existing buildings and both pedestrian and vehicular traffic, as well as being sustainable in light of periodically intense use. The Landscape Materials List is included in the separate Exhibit Supplement submitted with this Amendment.

DIRECTIONAL SIGNAGE AND LIGHTING

Directional signage will be consistent, in both its material, coloring and numbering schemes. The size, location and content will be consistent with the signage ordinances of the City, with representative depictions of the Project signage, including building signage, directional signage and monument signage included in a separate Exhibit Supplement submitted with this Amendment. Lighting will be in keeping with the existing lighting within the PDD, together with landscape lighting and signage lighting as including in a separate Exhibit Supplement submitted with this Amendment.

PUBLIC BENEFIT

1. **Additional Amendments**. As a condition to the approval of the PDD, the City and the Developer have agreed that the following obligations and commitment shall be included herein:

(A) **Residential Units**. The residential units to be constructed upon the Property, pursuant to the PDD, shall be detached single family homes, and the total number of residential units to be constructed upon the Property shall not exceed Eighty Four (84) detached single family residential homes (individually a "***Residential Unit***" collectively the "***Residential Units***"). For purposes of this Agreement, a Residential Unit shall be deemed to include any auxiliary building.

(B) **Beachfront Parking Enhancement Fee**. As a public benefit, for the Property, the Developer, or the then current owner, shall pay to the City, as to each Residential Unit within the Property, a beach parking fee (the "***Beachfront Parking Enhancement Fee***") in an amount equal to $1,100 for each Residential Unit, to be paid at the time of issuance of the building permit for each such Residential Unit within the Property.

(C) **CPI Index**. Developer further agrees that, as a public benefit, the Beach Access Parking Fee referenced above shall be subject to annual increase, beginning January 1, 2025, in an amount equal to the lesser of (i) the increase in the Consumer Price Index, published by the U.S. Bureau of Labor Statistics ("***CPI***") between the beginning and end of the most recent calendar year; or (ii) Two (2%) percent per annum, which increase is intended to ensure that the Beach Access Parking Fee continues to reflect the City's on-going increases in the costs of services provided.

(D) **Barefoot Resort Service Enhancement Fee**. As a private agreement between the Master Association and the Developer, , as the owner of the Property, the Developer, or the then current owner, shall also pay to the Barefoot Resort Residential Owners Association, Inc., a South Carolina non-profit corporation (the "***Master Association***"), as a means to enhance the amenities and services available to the property owners who are members of the Master Association, as to each Residential Unit within the Property, a service enhancement fee (the "***Barefoot Resort Service Enhancement Fee***") in any amount equal to $13,900 for each Residential Unit within the Property, to be paid prior to the application for the building permit for each Residential Unit within the Property, thereby lessening the amount of services to be provided by the City for such amenities and services. The Master Association agrees that, upon the payment of the Barefoot Resort Service Enhancement Fee, the funds received by the Master Association from the Developer will be "restricted", segregated and otherwise used only to enhance the amenities and services available to the owners of single-family residences which are members of the Master Association.

The Developer and the Master Association agree that the City shall have no responsibility with regards to the deposit, segregation, use or oversight of such Barefoot Resort Service Enhancement Fee, in any manner or any degree whatsoever. The Developer and the Master Association further agree that, in the event a dispute arises between the Developer and the Master Association with regards to this Agreement or any separate agreement between the Developer and the Master Association, that the City shall have no obligations with regards to such dispute, and that such dispute shall not constitute a default hereunder and the City shall have not obligation to exercise any of its rights provided herein, including, but not limited to the right to withhold building permits, unless and until a Developer Default shall have occurred under the Development Agreement or this Amendment.

The City shall have no responsibility to confirm, demand, collect, pay or disburse any Barefoot Resort Service Enhancement Fee, which shall be solely a private contractual arrangement between Developer and the Master Association.

(E) **Prior Amendment Fees**. The City and the prior property owners within the PDD entered into that certain instrument amending the Development Agreement recorded March 22, 2000, in Deed Book 2244 at Page 922, in the Office of the Register of Deeds for Horry County, South Carolina, as amended (the "***Barefoot Resort Development Agreement***") entitled "Minor Amendments to the Modification to Development Agreement" dated August 1, 2003 and The Sewer and Water Extension Agreement dated August 2, 2003 (the "***Prior Amendment***"), which Prior Amendment provides, among other things for fees as follows: (a) Police/Fire Substation Fee in an amount equal to Four Hundred Fifty and No/100 ($450.00) Dollars per Density Unit (the "***Fire Station Fee***"); (b) a Water Extension Fee in an amount equal to Five Hundred and No/100 ($500.00) Dollars per Density Unit (the "***Water Extension Fee***"); and (c) a Sewer Extension Fee in an amount

equal to One Hundred Seventy Five and No/100 ($175.00) Dollars per Density Unit (the "***Sewer Extension Fee***"), each of the Fire Station Fee, Water Extension Fee and Sewer Extension Fee to be paid at the time of issuance of the building permit for each such Residential Unit within the Property Developer acknowledges and agrees that, as a public benefit, the Fire Station Fee, the Water Extension Fee and the Sewer Extension Fee are and shall also be applicable to the Property, and that, for purposes of this Amendment, Density Unit shall be deemed equivalent to the Residential Units otherwise described herein.

(F) **Uses and Density**. As a public benefit, development of the Property shall be determined in accordance with the Code of Ordinances, as the same may be amended from time to time pursuant to this Agreement, provided that the Property and the applicable approved Master Site Plan shall provide for not more than 84 total Residential Units, at a maximum height not to exceed 35 feet.

(G) **Off-Site Road Improvements**. As an obligation, the City and Developer acknowledge that Developer shall make certain off-site improvements to Marsh Glen Drive, providing access to the Project, which will include a three (3) way stop, and a flashing signal to warn oncoming traffic of the impending stop, street lighting to adequately light the area of the three (3) way stop, including a wall pack lighting system for the underside of the S. C. Highway overpass at Marsh Glen Drive, together with the maintenance of visual sight triangles in accordance with the applicable standards of the City, as such jurisdiction is applicable, and following such improvements and acceptance by the City, such improvements shall be deemed to have been completed in accordance with the terms of this Agreement. The proposed public roadway improvements within the Property shall be completed in accordance with the applicable standards of the City, as a part of the subdivision plat approval process, and in accordance with subdivision regulations of the City for the Project, to the extent the Project is developed in one or more phases, the respective portions of the roadways within each such phase of the Project shall be platted together with the Residential Units for the particular phase in which such roadway is located. Developer shall be responsible for satisfying the requirements of the City with regards to such roadways, including, but not limited to the issuance of any encroachment permits from such roadways to any portion of the Property, together with any necessary easements for storm drainage related to such roadways, as shown on **Exhibit "D"** (the "***Roadway Improvement Exhibit***") within the separate Exhibit Supplement submitted with this Amendment. The Off-Site Road Improvements described above, shall be complete prior to the date on which the initial building permit for Residential Units within the Property is issued. The costs of platting, dedicating, conveying and recording such public roadways, shall be the sole expense of Developer.

(H) **Road Standards and Traffic Impact**. As an obligation, all public roads within the Project shall be constructed to City specifications. The exact location, alignment, and name of any public road within the Project, shall be subject to review and approval by the City Planning Commission as part of the subdivision platting process. The Developer shall be responsible for maintaining all public roads until such roads are offered to, and accepted by the City, for public ownership and maintenance.

(I) **Construction Traffic Hours**. The Developer shall limit all construction delivery traffic both to and from the Property by way of Marsh Glen Drive to the hours of 7:00

AM to 6:00 PM, Monday through Friday, and excepting any public holidays.

(J) **Development Activity, Clearing and Grading**. As an obligation, Development Activity, Clearing and Grading, as defined in Article II and Article II of the Code of Ordinances, shall conform to the following:

(i) It is the desire of the Developer and the City that the impacts of Development Activity within the Property to areas outside of the Property be minimized, therefore initial clearing within the Property shall be limited to infrastructure for the Property, including roadways, water and sewer distribution and service lines, and storm drainage facilities in accordance with each phase.

(ii) Following the issuance of the initial permits associated with Clearing and Grading set forth in Section (i) above, subsequent permits may include any remaining portion of the infrastructure for the Property, including roadways, water and sewer distribution and service lines, and storm drainage facilities in the respective phase of the Property, shown on the preliminary plat.

(iii) Permits may be issued concurrently, as the Developer may have commenced, but not have completed the scope of one permit, prior to commencing additional phases of the Property for which an additional permit is required.

(iv) The above standards have been established so as to minimize the number of trips generated by construction vehicles, including and particularly high-capacity vehicles removing or delivering materials from or to the Property which are more disruptive to the existing communities surrounding the Property during Development Activities, including Clearing and Grading.

(K) **Prohibition Against Conservation Easements and Other Restrictions on the Property**. As a public benefit, Developer specifically covenants and agrees not to subject the Property to a conservation easement or other restrictive covenant, whereby any portion of the Property shown as single family homes or amenities on the approved Concept Plan is restricted for future development of such portion of the Property, the same shall also constitute a Developer Default hereunder, provided that, for purposes of this Agreement any conveyance to the Owners Association shall not be deemed such an easement or restriction, and shall not constitute a Developer Default hereunder, and shall not be deemed a conservation easement or restrictive covenants prohibited by this provision. Notwithstanding the above restriction, the parties agree that, for purposes of this Agreement any conveyance by Developer of a portion of the Property which has been shown or depicted as common area, buffer, ponds, lakes, open spaces or the like to any property owners association shall not be deemed such an easement or restriction, and shall not constitute a default by Developer, provided that such portion of the Property so conveyed, prior to the date of such conveyance to any property owners association, has been clearly designated on a map or site plan submitted to the City, and approved by the City, as not being a portion of the Property to be developed for any residential or commercial use as a part of the development anticipated by this Agreement.

(L) **General Maintenance and Mowing**. As an obligation, Developer must maintain the portion of the Property located within Two Hundred (200) feet of Marsh Glen Drive consistent with the Code of Ordinances of the City, provided that, at a minimum, once any portion of the Property is cleared, Developer will thereafter mow the cleared but undeveloped Property no less than Eight (8) times per year until the Project is fully developed. The mowing shall occur in the periods between March 1 and November 30 of each calendar year. In addition, until the Project is fully developed, the Developer shall remove any fallen trees on the Property, such tree removal to occur during the same periods set out for mowing above. The Developer shall be given a reasonable period of time to be determined by the City Manager or his designee, to mow the Property and remove fallen trees on the Property in the event of a hurricane, rain event or other force majeure that prevents the Developer from complying with the mowing/maintenance schedule referenced above.

If the Developer fails to comply with the scheduled time frames for mowing and removal of fallen trees, as determined by the City Manager or his designee, then the City shall have the right to enter the Property for the purpose of mowing and removing any fallen trees, and the Developer shall reimburse the City for the costs of such mowing and/or tree removal in an amount equal to One Hundred (100%) percent of such the costs incurred by the City for mowing and/or tree removal. In the event Developer should fail to reimburse the City within Thirty (30) days of the date an invoice is delivery by the City to the Developer, the City may place a lien upon the Property, which lien shall be enforceable in the same manner as a property tax lien, which may only be satisfied by payment thereof, and the City may elect to withhold the issuance of any further building permits or certificates of occupancy for Residential Units within the Property until such time as the lien is paid in full.

(M) **Minimum Rental Term**. As a public benefit, Developer, or the then current owner of the Project agree that the minimum term of any rental agreement for Residential Units constructed upon the Property shall be One (1) year.

(N) **Stormwater and Drainage**. As an obligation, Developer shall provide stormwater conveyance and retention facilities sufficient in capacity to accommodate the storm water generated from the Property, and provide the City with evidence of the necessary and required permanent and perpetual easements necessary to facilitate such drainage from the Property.

(O) **Jurisdictional and Non-Jurisdictional Waters**. As an obligation, Jurisdictional and Non-Jurisdictional Waters of the State of South Carolina and the United States within the Project which are not mitigated, filled or otherwise modified, shall be surrounded by a water quality buffer of not less than Twenty (20) feet in width. Developer will convey all Jurisdictional and Non-Jurisdictional Waters of the State of South Carolina and the United States located within the Project to the property owners association established to govern the Project for maintenance and operation not later than the date on which the Project is complete.

(P) **Firewise Community**. As an obligation, development of the Project will address the requirements for "**Firewise Communities**" as to materials and conditions which are appropriate for the avoidance of fire hazards, which will include the avoidance of pine straw as a

landscaping material, the use of fire resistant roofing materials and exterior wall materials, maintain exterior building surfaces to avoid vegetation or other "fuels", incorporating landscaping materials that reduce the flammability of the site, and maintain adequate separations between the building and the property boundary, including the use of storm water retention as a fire buffer.

(Q) **Open Space Requirement**. As an obligation, Developer agrees that the Project shall incorporate not less than Twenty (20%) percent open space, which for purposes of this Agreement shall include protected wetlands, required buffers, ponds, lakes, amenity lots and parcels, open spaces, green space or other undeveloped acreage which is within the Project.

(R) **Approved Materials and Building Elements**. As an obligation, Developer further agrees that certain materials shall be prohibited for incorporation in the Transient Units or other buildings constructed as part of the Project, and those prohibited materials and encouraged building elements are set forth on **Exhibit "G"** in a separate Exhibit Supplement submitted with this Amendment (the "***Approved Elements***").

(S) **Home Plans**. As an obligation, Developer has identified those home plans approved for the Project, which plans are identified as Pulte Plans Prosperity, Mystique, Palmary, Mainstay and Prestige, previously approved by the City for the existing Del Webb North Myrtle Beach community, which shall also be the plans approved for the Project, notwithstanding the fact that the Project will not be branded as a Del Webb community. A summary of the plans is included on **Exhibit "N"** in a separate Exhibit Supplement submitted with this Amendment.

(T) **Approved Builder**. As an obligation, Developer has designated Pulte Home Company, LLC ("***Pulte***") as the homebuilder for the Project. Any change in the designated homebuilder for the Project shall be deemed a major amendment to the PDD, requiring approval in accordance with the ordinances of the City.

(U) **Transfer of Wetlands and Open Space**. As a public benefit, Developer agrees to preserve and transfer for maintenance to the Master Association, the wetlands and open spaces surrounding the Property, together with the additional real property owned by Developer and located West of S.C. Highway 31, as shown on **Exhibit "H"** in a separate Exhibit Supplement submitted with this Amendment (the "***Wetland and Open Space Transfer Exhibit***").

(V) **Entry Vegetated Hedge Maintenance**. As a public benefit, Developer agrees to preserve and maintain a vegetated hedge, in order to mitigate vehicle headlights, in the areas of the Property shown on **Exhibit "I"**, in a separate Exhibit Supplement submitted with this Amendment, such exhibit also including a drawing depicting the dimensions of such vegetated hedge (the "***Hedge Exhibit***").

(W) **Street Lights**. As an obligation, Developer shall install or cause to be installed, street lights within the Property shown on the Master Site Plan, in accordance with the Code of Ordinances. The monthly cost for each street light shall be assumed by the City, provided, however that any additional charges associated with an enhanced street light fixture, if any, shall be borne by the Developer and/or any owners association established by Developer for the Property shown on the Master Site Plan.

(X) **Easements**. As an obligation, Developer shall be responsible for obtaining, at Developer's cost, all easement, access rights and other instruments that will enable the Developer to tie into current or future water and sewer infrastructure on adjacent properties.

(Y) **Ponds and Lakes**. As an obligation, Developer shall install pond(s) or lake(s) as reflected on the approved Master Site Plan. The City agrees to cooperate with the Developer in the permitting process for such pond(s) and lake(s), it being understood that the City will not accept maintenance responsibility or any other liability for such pond(s) and lake(s), and that such pond(s) and lake(s) shall either be maintained by Developer, or conveyed to a property owners association for on-going maintenance following completion of the development on the Property.

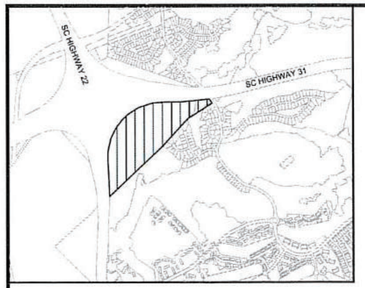
(Z) **Amendment to Barefoot Declaration**. As an obligation, and a condition to the effectiveness of this Amendment, Developer shall subject to the Project to the jurisdiction of the Declaration of Covenants, Conditions and Restrictions for Barefoot Resort Residential Properties, recorded April 13, 2000, in Deed Book 2251 at Page 384, in the Office of the Register of Deeds for Horry County (the "***Barefoot Declaration***"), as amended, which amendment shall provide, among other things, for the management of all common areas of the Project by the Barefoot Resort Residential Owners Association, Inc., a South Carolina non-profit corporation (the "***Master Association***") and which shall specifically provide for the designation of the real property within the Project as common areas, lots, open space, roadways and utility easements, etc., as such amendments may be necessary based upon prior designations of any portion of the Project previously subjected to the Barefoot Declaration.

AMENDMENT AND ENFORCEMENT

Upon final approval by the City, the Developer will cause this amendment to the PDD to be recorded in the public records of Horry County, South Carolina. Expansions of and further amendments to the Project shall be permitted only upon approval by the Zoning Administrator of the City and submittal of an appropriate minor or major planned development district, in accordance with the ordinance of the City.

Exhibits: **SEE SEPARATE EXHIBIT SUPPLEMENT.**

Exhibit "A"	Intentionally Omitted
Exhibit "B-1"	**Survey of Property**
Exhibit "B-2"	**Annexed Property**
Exhibit "C"	**Master Site Plan**
Exhibit "D"	**Roadway Improvement Exhibit**
Exhibit "E"	Intentionally Omitted
Exhibit "F"	Intentionally Omitted
Exhibit "G"	**Approved Materials and Building Elements and Home Pattern Book**
Exhibit "H"	**Wetland and Open Space Transfer Exhibit**
Exhibit "I"	**Hedge Exhibit**
Exhibit "J"	**Roadway Sections**
Exhibit "K"	**Master Utility Plan**
Exhibit "L"	**Master Drainage Plan**
Exhibit "M"	**Barefoot Resort Lot Size Summary**
Exhibit "N"	**Approved Plan Option Summary**
Exhibit "O"	**Additional Submittals for Information Purposes Only**

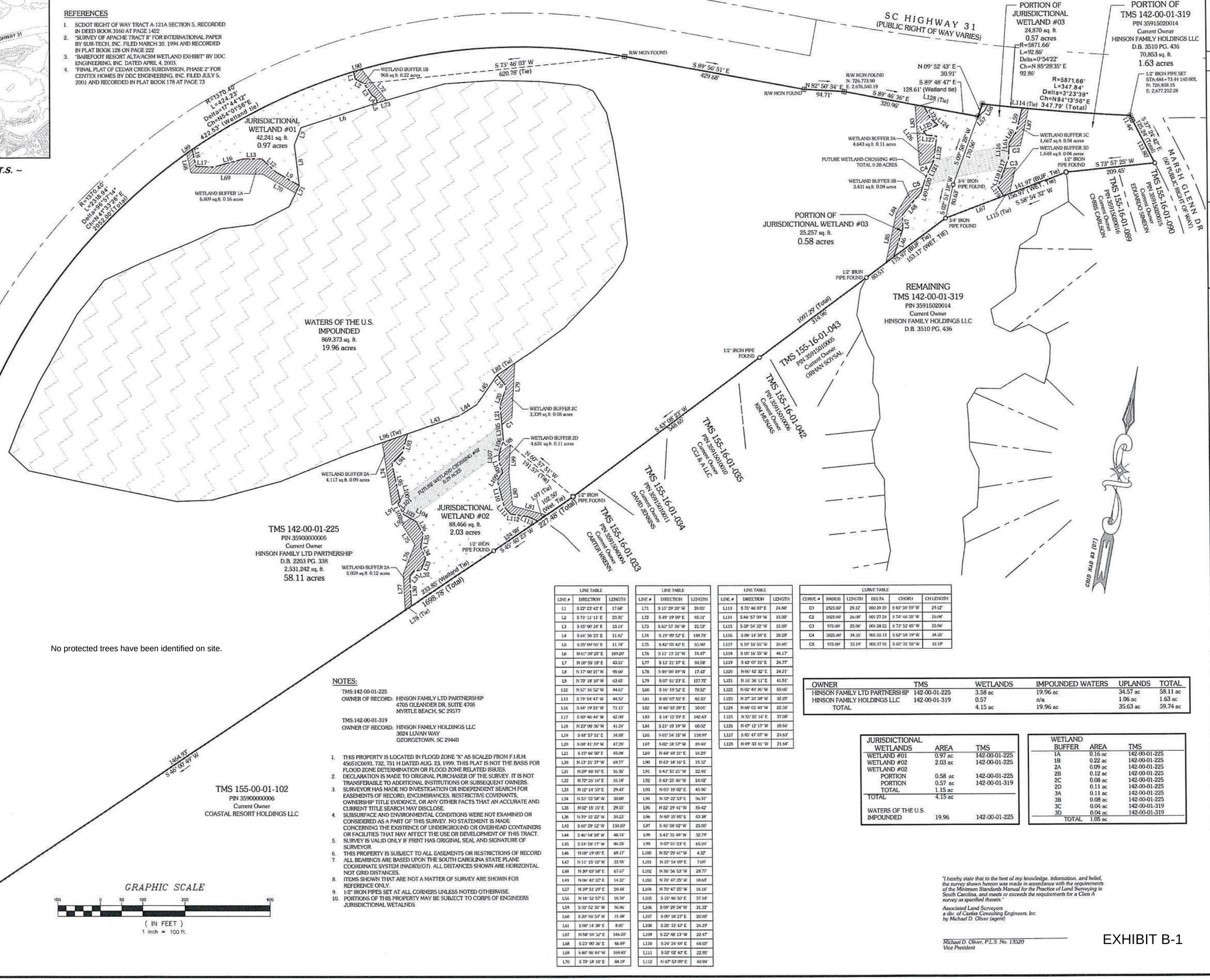


~VICINITY MAP N.T.S.~

REFERENCES

1. SCDOT RIGHT OF WAY TRACT A-121A SECTION 5, RECORDED IN DEED BOOK 3160 AT PAGE 1422
2. "SURVEY OF APACHE TRACT II" FOR INTERNATIONAL PAPER BY SUR-TECH, INC. FILED MARCH 30, 1994 AND RECORDED IN PLAT BOOK 128 ON PAGE 222
3. "BAREFOOT RESORT, ALTA/ACSM WETLAND EXHIBIT" BY DDC ENGINEERING, INC. DATED APRIL 4, 2003.
4. "FINAL PLAT OF CEDAR CREEK SUBDIVISION, PHASE 2" FOR CENTEX HOMES BY DDC ENGINEERING, INC. FILED JULY 5, 2001 AND RECORDED IN PLAT BOOK 178 AT PAGE 73

LEGEND
- IRON PIPE FOUND
- IRON PIPE SET
- R/W MONUMENT



No protected trees have been identified on site.

NOTES:

TMS:142-00-01-225
OWNER OF RECORD: HINSON FAMILY LTD PARTNERSHIP
4705 OLEANDER DR, SUITE 4705
MYRTLE BEACH, SC 29577

TMS:142-00-01-319
OWNER OF RECORD: HINSON FAMILY HOLDINGS LLC
3024 LUVAN WAY
GEORGETOWN, SC 29440

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SCALED FROM F.I.R.M. 45051C0693, 732, 751 H DATED AUG. 23, 1999. THIS PLAT IS NOT THE BASIS FOR FLOOD ZONE DETERMINATION OR FLOOD ZONE RELATED ISSUES.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR RESTRICTIONS OF RECORD
7. ALL BEARINGS ARE BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83)(07). ALL DISTANCES SHOWN ARE HORIZONTAL NOT GRID DISTANCES.
8. ITEMS SHOWN THAT ARE NOT A MATTER OF SURVEY ARE SHOWN FOR REFERENCE ONLY.
9. 1/2" IRON PIPES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
10. PORTIONS OF THIS PROPERTY MAY BE SUBJECT TO CORPS OF ENGINEERS JURISDICTIONAL WETALNDS

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 22° 23' 43" E	17.68'
L2	S 73° 11' 11" E	23.31'
L3	S 45° 00' 34" E	33.14'
L4	S 64° 36' 23" E	11.41'
L5	S 25° 09' 05" E	11.74'
L6	N 61° 39' 25" E	199.20'
L7	N 10° 55' 18" E	43.51'
L8	N 17° 00' 21" W	95.60'
L9	N 70° 18' 10" W	63.65'
L12	N 57° 16' 52" W	44.67'
L13	S 79° 24' 47" W	44.52'
L16	S 64° 19' 21" W	71.13'
L17	S 80° 46' 44" W	42.00'
L18	N 22° 00' 36" W	41.24'
L19	S 48° 57' 51" E	34.88'
L20	S 08° 41' 39" W	47.28'
L21	S 15° 46' 50" E	45.08'
L30	N 13° 21' 37" W	69.77'
L31	N 29° 48' 41" E	16.36'
L32	N 72° 26' 16" E	16.18'
L33	N 12° 14' 33" E	29.43'
L34	N 33° 15' 58" W	30.00'
L35	N 02° 15' 15" E	29.55'
L36	N 39° 15' 22" W	34.23'
L43	S 60° 29' 12" W	130.20'
L44	S 46° 54' 58" W	48.74'
L45	S 24° 28' 17" W	84.28'
L46	N 08° 19' 05" E	69.17'
L47	N 11° 15' 10" W	33.95'
L48	N 39° 03' 58" E	67.67'
L49	N 06° 42' 32" E	14.32'
L57	N 39° 51' 29" E	20.48'
L58	N 16° 52' 57" E	16.34'
L59	S 03° 52' 31" W	56.86'
L60	S 23° 56' 59" W	31.48'
L61	S 08° 14' 38" E	8.81'
L67	N 58° 54' 32" E	146.20'
L68	S 23° 00' 36" E	96.89'
L69	S 80° 56' 44" W	169.85'
L70	S 70° 18' 10" E	88.19'
L71	S 15° 29' 20" W	20.05'
L72	S 49° 19' 09" E	93.31'
L73	S 63° 57' 36" W	22.53'
L74	S 19° 09' 52" E	148.75'
L75	S 42° 05' 42" E	55.98'
L76	S 11° 13' 51" W	24.47'
L77	S 13° 21' 37" E	84.58'
L78	S 46° 00' 49" W	17.43'
L79	S 07° 01' 23" E	127.72'
L80	S 16° 19' 52" E	78.52'
L81	S 85° 07' 55" E	82.33'
L82	N 46° 03' 28" E	50.01'
L83	S 14° 12' 59" E	142.43'
L84	S 21° 10' 19" W	60.02'
L85	S 01° 54' 15" W	118.99'
L87	S 02° 18' 57" W	89.60'
L89	N 44° 49' 31" E	16.20'
L90	N 63° 18' 16" E	19.32'
L91	S 42° 33' 21" W	22.46'
L92	S 43° 25' 46" W	24.02'
L93	N 05° 10' 02" E	45.96'
L94	N 32° 22' 53" E	36.31'
L95	N 22° 29' 41" W	85.42'
L96	N 60° 35' 05" E	63.38'
L97	S 46° 08' 02" W	25.05'
L98	S 43° 35' 48" W	32.79'
L99	S 07° 01' 23" E	65.26'
L100	N 22° 29' 41" W	4.32'
L101	N 37° 54' 09" E	7.08'
L102	N 36° 56' 53" W	28.77'
L103	N 70° 47' 25" W	18.63'
L104	N 70° 47' 25" W	16.16'
L105	S 15° 46' 50" E	37.16'
L106	S 06° 29' 54" W	31.32'
L107	S 09° 18' 27" E	20.00'
L108	S 25° 13' 43" E	26.29'
L109	S 22° 48' 13" W	22.47'
L110	S 24° 24' 48" E	64.05'
L111	S 52° 02' 40" E	22.95'
L112	N 87° 53' 09" E	40.94'
L113	S 75° 46' 07" E	24.88'
L114	S 64° 57' 00" W	15.00'
L115	S 58° 54' 32" W	15.00'
L116	S 08° 14' 38" E	26.28'
L117	S 10° 16' 55" W	26.80'
L118	S 10° 16' 55" W	46.17'
L119	S 43° 07' 31" E	24.77'
L120	N 06° 42' 32" E	24.21'
L121	N 16° 36' 11" E	41.51'
L122	N 02° 49' 36" W	59.05'
L123	N 37° 33' 38" W	32.25'
L124	N 60° 03' 40" W	22.36'
L125	N 55° 25' 14" E	37.08'
L126	N 47° 12' 17" W	10.84'
L127	S 85° 47' 07" W	24.63'
L128	N 89° 33' 41" W	21.64'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	CH LENGTH
C1	2525.00'	29.12'	000 39 39	S 43° 56' 59" W	29.12'
C2	1025.00'	26.08'	001 27 24	S 74° 46' 35" W	26.08'
C3	975.00'	25.06'	001 28 22	S 73° 52' 45" W	25.06'
C4	1025.00'	34.35'	001 55 13	S 62° 58' 19" W	34.35'
C5	975.00'	33.19'	001 57 01	S 63° 31' 56" W	33.18'

OWNER	TMS	WETLANDS	IMPOUNDED WATERS	UPLANDS	TOTAL
HINSON FAMILY LTD PARTNERSHIP	142-00-01-225	3.58 ac	19.96 ac	34.57 ac	58.11 ac
HINSON FAMILY HOLDINGS LLC	142-00-01-319	0.57	n/a	1.06 ac	1.63 ac
TOTAL		4.15 ac	19.96 ac	35.63 ac	59.74 ac

JURISDICTIONAL WETLANDS	AREA	TMS
WETLAND #01	0.97 ac	142-00-01-225
WETLAND #02	2.03 ac	142-00-01-225
WETLAND #02		
PORTION	0.58 ac	142-00-01-225
PORTION	0.57 ac	142-00-01-319
TOTAL	1.15 ac	
TOTAL	4.15 ac	
WATERS OF THE U.S.		
IMPOUNDED	19.96	142-00-01-225

WETLAND BUFFER	AREA	TMS
1A	0.16 ac	142-00-01-225
1B	0.22 ac	142-00-01-225
2A	0.09 ac	142-00-01-225
2B	0.12 ac	142-00-01-225
2C	0.08 ac	142-00-01-225
2D	0.11 ac	142-00-01-225
3A	0.11 ac	142-00-01-225
3B	0.08 ac	142-00-01-225
3C	0.04 ac	142-00-01-319
3D	0.04 ac	142-00-01-319
TOTAL	1.05 ac	

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

Associated Land Surveyors
a div. of Castles Consulting Engineers, Inc.
by Michael D. Oliver (agent)

Michael D. Oliver, P.L.S. No. 13520
Vice President

EXHIBIT B-1

DATE	No.	REVISION

JOB No.: 12519
DATE: JULY 30, 2012
DRAWN BY: P.T.H.
CHECKED BY: M.D.O.
SCALE: 1" = 100'
FILE: 12003_WETLAND MAP

WETLAND MAP OF TAX PARCELS 142-00-01-225 AND 319

HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
HINSON FAMILY LTD PARTNERSHIP

SOUTH CAROLINA ASSOCIATED LAND SURVEYORS No. C00333 CERTIFICATE OF AUTHORIZATION

CASTLESENGINEERING.COM

Associated Land Surveyors
A DIVISION OF CASTLES CONSULTING ENGINEERS, INC.
5201 N. Kings Hwy., Suite 22A Myrtle Beach, SC 29577
Telephone: 843-626-7263 FAX: 843-448-0869

12519

9/7/2023 11:05 AM

P:\22158 - BLU WATER INVESTMENTS - BAREFOOT LAKES ENTITLEMENTS\DESIGN\DRAWINGS\22158 2023-09-07 LAND PLAN PD EXHIBITS.DWG

ANNEXED PROPERTY
TRACT A: PIN 359-00-00-0004
TRACT B: PIN 359-00-00-0005

TRACT A
11.64± AC

TRACT B
58.3± AC

TRACT C
7.45± AC

GRID NAD 83 (2011)

GRAPHIC SCALE

200 0 200 400 800

(IN FEET)
1 inch = 200 ft.

DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

ANNEXED PROPERTY

BAREFOOT LAKES

JOB NO:	22.158
SCALE:	1"=200'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	09/07/2023
EXHIBIT NUMBER:	

B-2

SITE DATA:

PARCEL PINS:	TRACT A	359-00-00-0004
	TRACT B	359-00-00-0005
	TRACT C	359-15-02-0014
TOTAL PROJECT BOUNDARY:		60.99± ACRES
WETLAND/CRITICAL AREA		TBD
POND AREA		19.75 ± ACRES (13%)
OPEN SPACE		35.5± ACRES
LOTS 60'x120' (7,200 sqft min.)		84

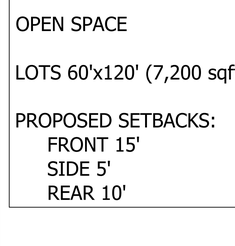
PROPOSED SETBACKS:
- FRONT 15'
- SIDE 5'
- REAR 10'

NOTES:

1. THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
2. LOT DIMENSIONS WERE PROVIDED BY THE CLIENT. THESE DIMENSIONS ARE SUBJECT TO CHANGE.
3. A CIVIL DESIGN AND STORMWATER ANALYSIS HAS NOT BEEN COMPLETED FOR THIS PLAN AND ONCE COMPLETED MAY AFFECT DESIGN AND/OR YIELD.

ASSUMPTIONS:

1. A GEOTECHNICAL REPORT WILL NEED TO BE COMPLETED TO DETERMINE A STORMWATER STRATEGY.
2. THIS SITE IS TO BE ANNEXED INTO THE CITY OF NORTH MYRTLE BEACH, SC.
3. THE SITE IS PROPOSED TO BE ZONED PDD.
4. THIS PLAN ASSUMES NO ADDITIONAL ROW DEDICATION IS REQUIRED ALONG THE FRONTAGE.

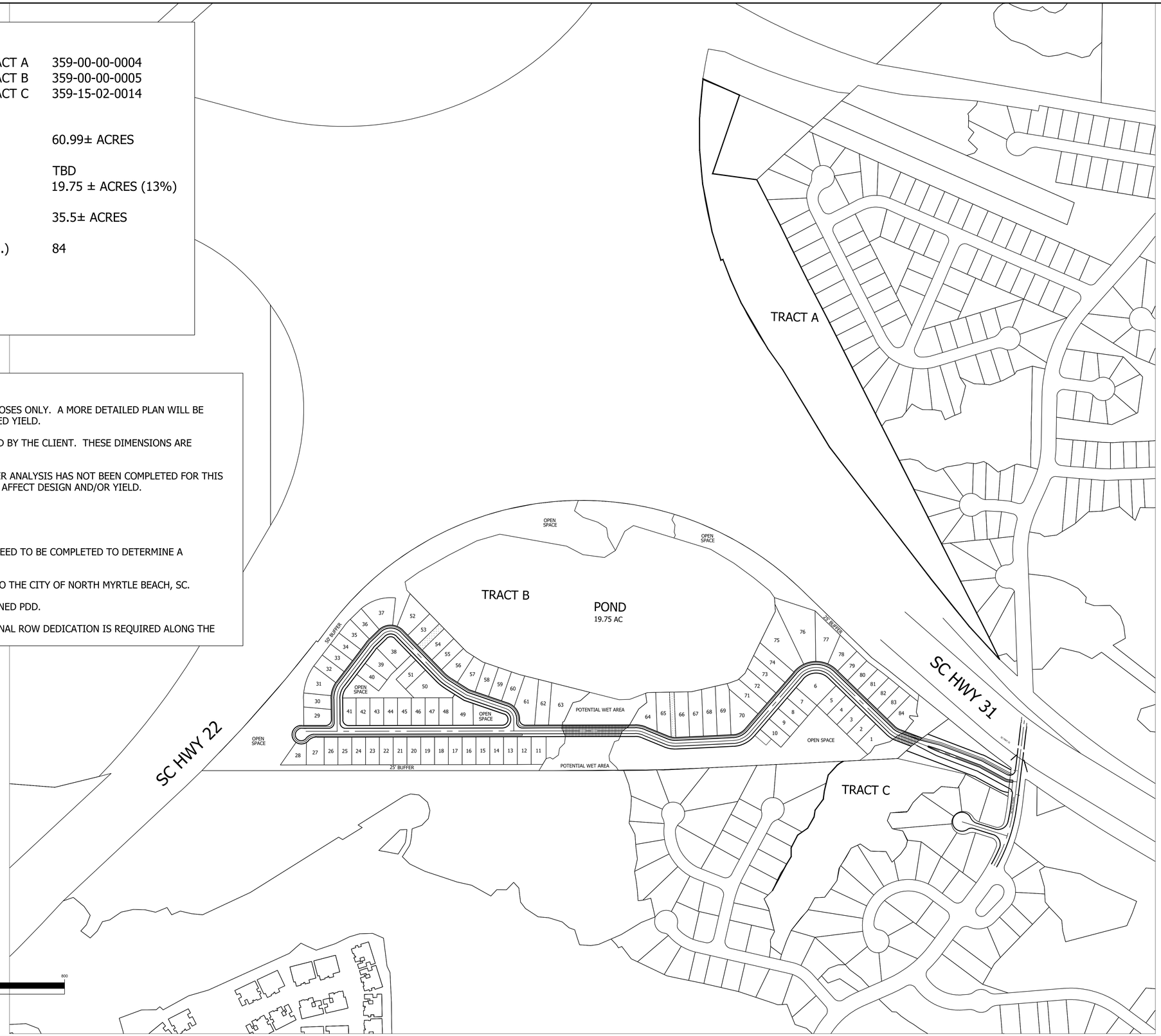


GRAPHIC SCALE

200 0 200 400 800

(IN FEET)

1 inch = 200 ft.



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

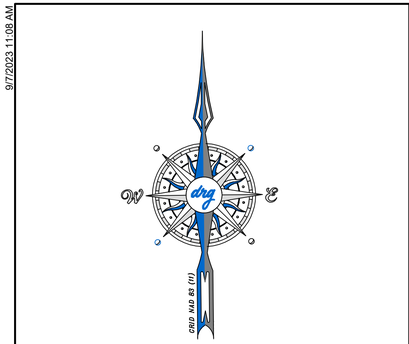
MASTER SITE PLAN

BAREFOOT LAKES

JOB NO:	22.158
SCALE:	1"=200'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	09/07/2023
EXHIBIT NUMBER:	

C

9/7/2023 11:08 AM



SC HWY 31

ENHANCED BRIDGE LIGHTING LED
WALL PACKS PLACED MIDWAY
BOTH SIDES OF BRIDGE (2 TOTAL)

24.00'

STRIPED CROSSWALK

SOLAR POWERED
FLASHING BEACON
(TAPCO SOLAR BEACON)

R25.00'

3 WAY STOP

PIN: 359-15-02-0013
TMS: 142-00-01-265
Current Owner
BRGC LLC
4980 BAREFOOT RES
BRIDGE RD
N MYRTLE BEACH, SC
29582

SOLAR POWERED
FLASHING BEACON
(TAPCO SOLAR BEACON)

REMAINDER OF
PIN: 359-15-02-0014
Current Owner
BLU WATER
INVESTMENTS LLC
1204 SUNSET FARMS RD
WHITTIER, NC 28789
Deed Book 4555
Deed Page 2680

6.0'
SIDEWALK
18.00'
PROPOSED
PUBLIC 100' R/W
MEDIAN
18.00'
100.00'
8.00'
100.00'
R50.0'
R25.00'
8.46'

MARSH GLEN DR.

EXISTING LANDSCAPE BERM

PIN: 359-00-00-0008
TMS: 142-00-01-264
Current Owner
BRGC LLC
4980 BAREFOOT RES BRIDGE RD
N MYRTLE BEACH, SC 29582

3:1 LANDSCAPED BERM 4' TALL

4.35'

PIN: 359-15-02-0016
TMS: 155-16-01-089
Current Owner
KEVIN G MCQUADE ETAL
17 SUGAR MAPLE RD
LEVITTOWN, NY 11756
Deed Book 4255
Deed Page 81

PIN: 359-15-02-0015
TMS: 155-16-01-090
Current Owner
EDUARDO A & LAURA K
SIMEON
5700 SEABIRD CT
N MYRTLE BEACH, SC
29582
Deed Book 2584
Deed Page 663

PIN: 359-15-02-0017
TMS: 155-16-01-088
Current Owner
LAWRENCE M & JANICE O
MURPHY

SEABIRD CT
50' R/W

DEVELOPMENT RESOURCE GROUP, LLC
1101 JOHNSON AVENUE, SUITE 300A
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

ROADWAY IMPROVEMENT EXHIBIT

BAREFOOT LAKES

SCALE:	1"=20'
DATE:	09/07/2023
EXHIBIT NUMBER:	D

P:\22158 - BLU WATER INVESTMENTS - BAREFOOT LAKES ENTITLEMENTS\DESIGN\DRAWINGS\22158 2023-09-07 LAND PLAN PD EXHIBITS.DWG

Approved Materials and Building Elements

1. For Residential Units Porches and patios are required.

2. All Residential Units shall be clad in wood siding, Cementous fiberboard, brick or tabby.

3. Vinyl siding, metal siding, concrete block, fiberglass, plastic, asphalt siding, logs and other siding materials not set forth in Section 2 above, shall be strictly prohibited.

4. Large expanses of blank walls on the front and rear elevations should be avoided.

5. Window sizing should be proportionate with the wall area where window is installed.

9/7/2023 11:10 AM

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WETLAND AND OPEN SPACE TRANSITION

TRACT A: PIN 359-00-00-0004
TRACT B: PIN 359-00-00-0005
TRACT C: PIN 359-15-02-0014

PARCELS INTENDED FOR TRANSFER FROM DEVELOPER TO AN OWNERS ASSOCIATION DESIGNATED BY BFRROA.

TOTAL OPEN SPACE: 35.5± ACRES

TRACT A

TRACT B

TRACT C

GRAPHIC SCALE

200 0 200 400 800

(IN FEET)

1 inch = 200 ft.

DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

WETLAND AND OPEN SPACE TRANSITION EXHIBIT

BAREFOOT LAKES

JOB NO:	22.158
SCALE:	1"=200'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	09/07/2023
EXHIBIT NUMBER:	

H

9/7/2023 11:11 AM

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

SC HWY 31

10' TALL LANDSCAPED BUFFER
4' TALL EARTHEN BERM WITH 6' TALL PLANTING

MARSH GLEN DR.

NOTE:
NO INVASIVE SPECIES.
NATIVE SPECIES PREFERED.
BERM PLANTINGS TO BE 6' AT TIME OF PLANTING.

DEVELOPMENT RESOURCE GROUP, LLC
1101 JOHNSON AVENUE, SUITE 300A
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

HEDGE EXHIBIT

BAREFOOT LAKES

SCALE:	1"=20'
DATE:	09/07/2023
EXHIBIT NUMBER:	

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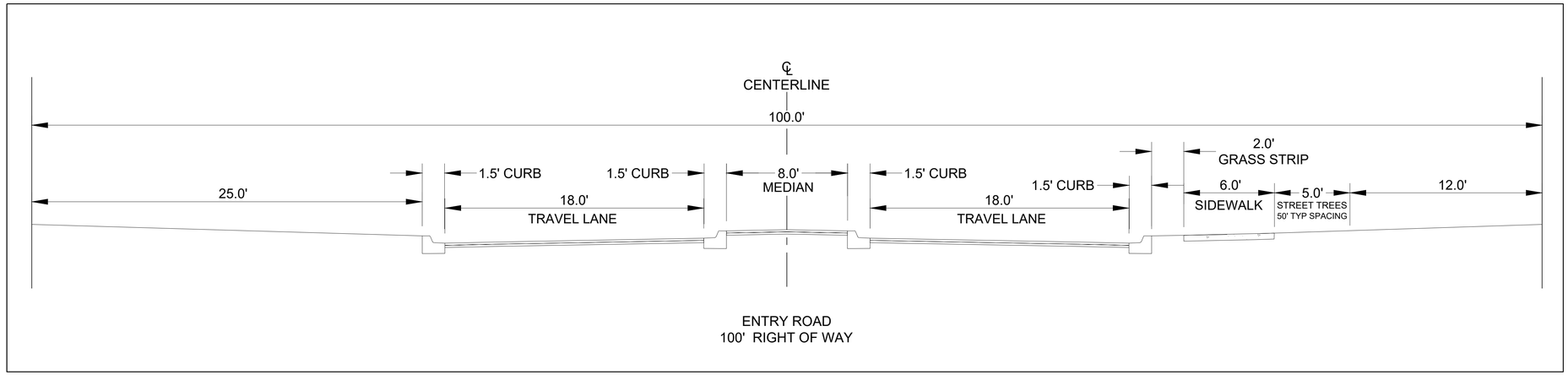

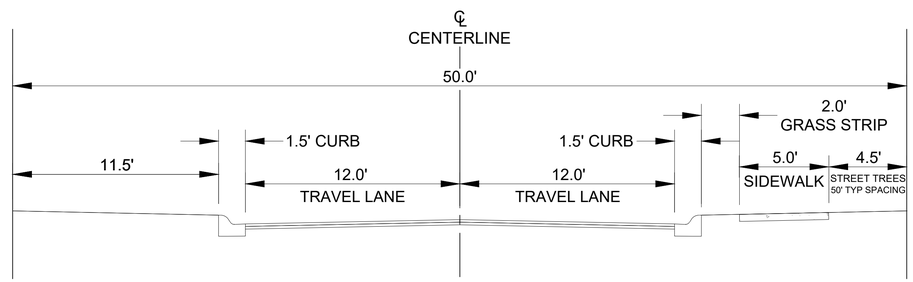

DEVELOPMENT RESOURCE GROUP, LLC
1101 JOHNSON AVENUE, SUITE 300A
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

ROADWAY SECTIONS

BAREFOOT LAKES

SCALE: 1"=20'
DATE: 09/07/2023
EXHIBIT NUMBER:

J

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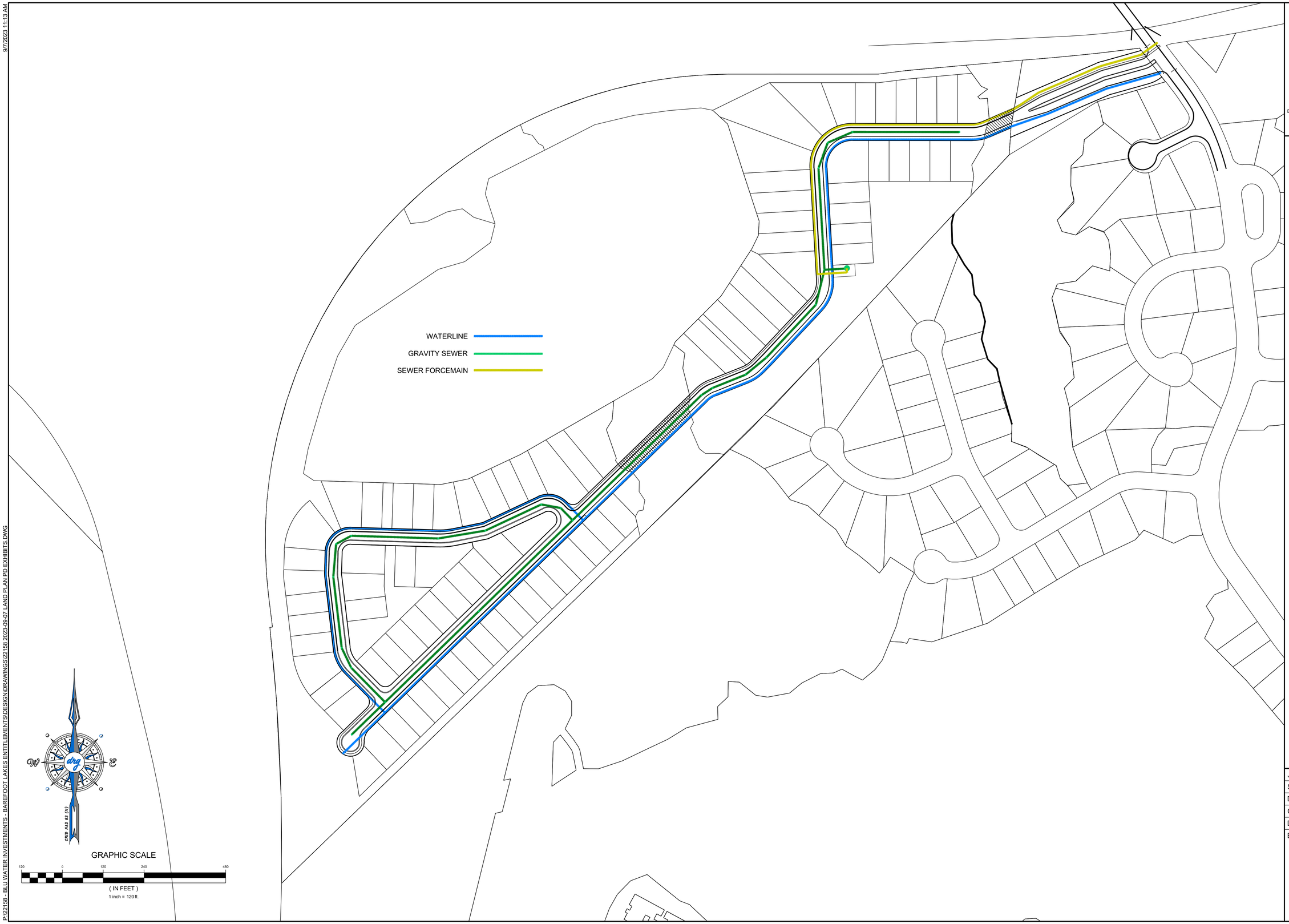

DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

MASTER UTILITY PLAN

BAREFOOT LAKES

JOB NO:	22.158
SCALE:	1"=120'
DRAWN BY:	PTH
CHECKED BY:	RFW
DATE:	09/07/2023
EXHIBIT NUMBER:	

K

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REGIONAL FLOW PATH

SC HWY 31

WETLAND CROSSING

DISCHARGE TO
EXISTING POND
(TYPICAL)

EXISTING POND

OUTFALL WEIR
OUTFALL SIZED TO ACCOUNT FOR
REGIONAL OFF-SITE / PASS THROUGH
FLOW AS WELL AS INCREASED FLOW
DUE TO DEVELOPMENT

DISCHARGE TO
EXISTING POND
(TYPICAL)

WETLAND CROSSING

REGIONAL FLOW PATH
AICWW 0.5± MILES

NAD 83 (01)

GRAPHIC SCALE

200 0 200 400 800

(IN FEET)

1 inch = 200 ft.

DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

MASTER DRAINAGE PLAN

BAREFOOT LAKES

JOB NO:	22.158
SCALE:	1"=200'
DRAWN BY:	PTH
CHECKED BY:	RFW
DATE:	09/07/2023
EXHIBIT NUMBER:	

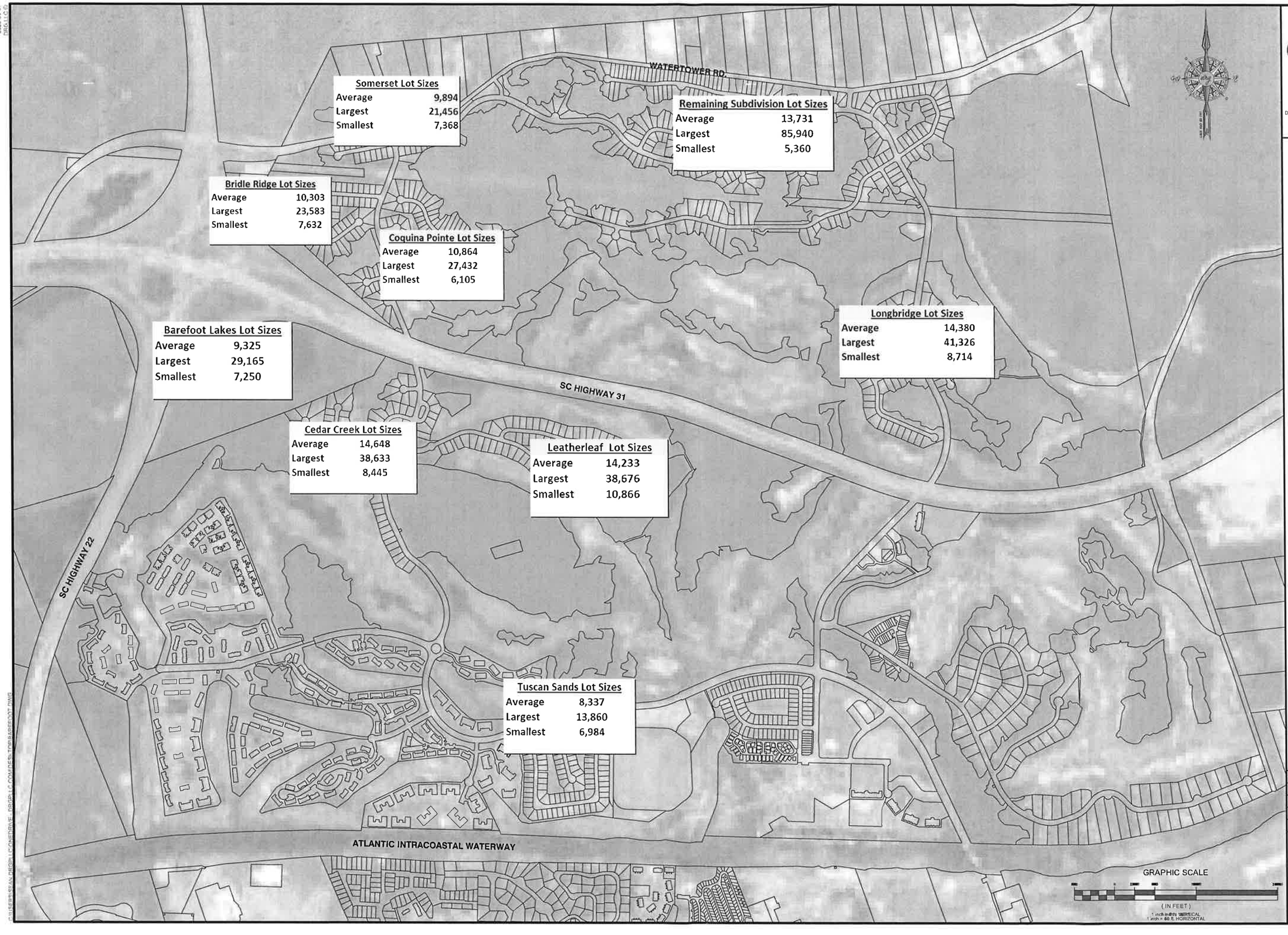
L

Home Plan	Base SF	Max SF	Garage SF
Prosperity	1,600	2,347	455
Mystique	1,809	3,037	579
Palmary	1,858	2,802	428
Mainstay	1,872	2,898	535
Prestige	1,987	2,838	433
Average	**1825**	**2784**	**486**

PULTEGROUP
COASTAL CAROLINAS

BAREFOOT LAKES PLAN OPTION SUMMARY

Base Plan	Opt. 1	Opt. 2	Opt. 3	Opt. 4	Opt. 5	Opt. 6	Opt. 7	Opt. 8	Opt. 9	Opt.10	Opt. 11	Opt. 12	Opt. 13	Opt. 14	Opt. 15	Opt. 16	Opt. 17
Prosperity 1,600 SF	LC101 1,648 SF	LC102 1,167 SF	LC201 1,811 SF	LC311 1,811 SF	LC202 1,805 SF	LC111 1,648 SF	LC112 1,167 SF	LC312 1,811 SF	LC113 1,648 SF	LC114 1,167 SF	LC211 1,811 SF	LC313 1,811 SF	LC212 1,805 SF	LC213 1,811 SF	LC214 1,805 SF	LC314 1,811 SF	LC121 1,648 SF
Mystique 1,809 SF	LC101 1,847 SF	LC102 1,856 SF	LC201 2,008 SF	LC202 2,222 SF	LC111 1,847 SF	LC112 1,856 SF	LC113 1,847 SF	LC114 1,856 SF	LC211 2,008 SF	LC212 2,222 SF	LC213 1,809 SF	LC214 2,222 SF					
Palmary 1,858 SF	LC101 1,912 SF	LC102 1,929 SF	LC201 2,104 SF	LC202 2,117 SF	LC203 2,103 SF	LC204 2,117 SF	LC113 1,912 SF	LC114 1,929 SF	LC215 2,104 SF	LC211 2,104 SF	LC212 2,117 SF	LC 213 2,104 SF	LC214 2,117 SF				
Mainstay 1,872 SF	LC101 1,932 SF	LC102 1,932 SF	LC201 2,021 SF	LC202 2,032 SF	LC111 1,932 SF	LC112 1,932 SF	LC113 1,932 SF	LC114 1,932 SF	LC211 2,021 SF	LC212 2,032 SF	LC213 2,017 SF	LC214 2,031 SF	LC311 2,043 SF	LC312 2,061 SF	LC313 2,021 SF	LC314 2,021 SF	LC122 1,932 SF
Prestige 1,987 SF	LC101 2,071 SF	LC102 2,071 SF	LC201 2,226 SF	LC202 2,229 SF	LC111 2,071 SF	LC112 2,071 SF	LC113 2,071 SF	LC114 2,071 SF	LC211 2,226 SF	LC212 2,229 SF	LC213 2,226 SF	LC214 2,229 SF	LC122 2,071 SF				



drg
DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPI.LLC.COM

LOT MATRIX

BAREFOOT RESORT

JOB NO:	TBD
SCALE:	1"=500'
DESIGNED BY:	SCH
CHECKED BY:	RFW
DATE:	09/07/2023
EXHIBIT NUMBER:	1

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

AGREEMENT REGARDING DEVELOPMENT OF BAREFOOT LAKES

THIS AGREEMENT REGARDING DEVELOPMENT OF BAREFOOT LAKES ("***Agreement***") is made and entered this ___ day of _____, 2023, by and between **BLU WATER INVESTMENTS LLC**, a Wyoming limited liability company, its affiliates, subsidiaries, successors and assigns ("***Developer***") and **BAREFOOT RESORT RESIDENTIAL OWNERS ASSOCIATION, INC.**, a South Carolina non-profit corporation ("***Master Association***"). The purpose of this Agreement is to facilitate the development of Barefoot Lakes, Barefoot Resort & Golf PDD, North Myrtle Beach, Horry County, South Carolina.

WHEREAS, Developer has applied to the City of North Myrtle Beach ("***City***") for the annexation and amendment to the Barefoot Resort & Golf PDD (the "***PDD***"), with regards to certain real property identified as Horry County TMS/PIN No.: 142-00-01-225/359-00-00-0005, consisting of approximately 59.35 acres +/-, Developer also being the owner of certain real property identified as Horry County TMS/PIN No.: 142-00-01-319/359-15-02-0014, consisting of approximately 7.47 acres +/-, and the real property identified as Horry County TMS/PIN No.: 142-00-01-326/359-00-00-0004, consisting of approximately 11.64 acres +/- (collectively the "***Property***"); and

WHEREAS, as a part of the annexation and zoning of the Property, the City, the Developer and the Master Association have entered into a development agreement (the "***Development Agreement***"), in accordance with the "South Carolina Local Government Development Agreement Act", as set forth in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976), as; and

WHEREAS, the Master Association is the owner of various common areas and amenities within the PDD, and is the entity empowered with the jurisdiction and management authority over certain residential areas within the PDD; and

WHEREAS, despite each of Developer and the Master Association being parties to the Development Agreement, this Agreement is being made and entered into between Developer and the Master Association, for the purpose of providing assurances to the City, that the rights and obligations of the Developer and the Master Association referenced in the Development Agreement as being outside the scope of authority and enforcement on the part of the City, have, nevertheless been agreed to by and between Developer and the Master Association, enforceable in accordance with the terms of this Agreement, in addition to the rights of enforcement set forth in the Development Agreement;

NOW THEREFORE, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both the Developer and Master Association by entering this Agreement, the receipt and sufficiency of such consideration being hereby acknowledged, the Developer and the Master Association hereby agree as follows:

1. **INCORPORATION**. The above recitals are hereby incorporated into this Agreement, together with the terms and conditions of the Development Agreement, the final approved copy of which is attached hereto as **Exhibit "A"**.

2. **DEFINITIONS**. Terms used herein shall have the meanings set forth in the Development Agreement, unless such terms are not defined in the Development Agreement, in which case the same shall have the meaning typically and ordinarily assigned in accordance with the laws and practices of the City of North Myrtle Beach, Horry County, South Carolina.

3. **TERM**. The Term of this Agreement shall extend for the later to occur of (i) the date which is Five (5) years from the date of this Agreement; or (ii) the expiration date of the Development Agreement, as the same may be extended from time to time.

4. **DEVELOPMENT OF THE PROPERTY**. The Property shall be developed in accordance with this Agreement, the Code of Ordinances, the Development Agreement and other applicable land development regulations required by the City, State, and/or Federal Government. The City shall, throughout the Term, maintain or cause to be maintained a procedure for the processing of reviews as contemplated by this Agreement and the Code of Ordinances. The City shall review applications for development approval based on the development standards adopted as a part of the Code of Ordinances, unless such standards are superseded by the terms of this Agreement, in which case the terms of this Agreement shall govern.

(A) **Ponds and Lakes**. As an obligation, Developer shall install pond(s) or lake(s) as shown on the approved Master Site Plan for the Property and that such pond(s) and lake(s) shall either be maintained by the Developer or conveyed to the Master Association for on-going maintenance following completion of the Project.

(B) **Wetlands and Streams**. As an obligation, in accordance with any applicable laws and regulations, the Master Association Association shall, at the time of conveyance to the Master Association of any wetlands and streams within the Project, assume the obligation of maintenance and control, which shall include, but not be limited to the removal of fallen trees and debris following a storm event, and for the removal and maintenance of any dams or other obstructions to naturally flowing water which is caused or created by beavers and beaver habitat.

5. **FEES AND OBLIGATIONS**. The Developer, and its respective successors and assigns agree that the then current owner of the Property or any portion thereof, shall pay to the Master Association as a private agreement between the Master Association and the Developer, and as a benefit to the Master Association, for the Property, the Developer, or the then current owner, as a means to enhance the amenities and services available to the property owners who are members of the Master Association, as to each Residential Unit within the Property, a service enhancement fee (the "***Barefoot Resort Service Enhancement Fee***") in any amount equal to $13,900 for each Residential Unit within the Property, to be paid prior to the application of the building permit for each such Residential Unit within the Property, thereby lessening the amount of services to be provided by the City for such amenities and services. The Master Association agrees that, upon the payment of the Barefoot Resort Service Enhancement Fee, the funds received by the Master Association from the Developer will be "restricted", segregated and otherwise used only to enhance the amenities and services available to the owners of single-family residences which are members of the Master Association.

The Developer and the Master Association acknowledge that the City shall have no responsibility with regards to the deposit, segregation, use or oversight of such Barefoot Resort Service Enhancement Fees, in any manner or to any degree whatsoever. The Developer and the Master Association further agree that, in the event a dispute arises between Developer and the Master Association with regards to the

Development Agreement or this Agreement, that the City shall have no obligations with regards to such dispute and that such dispute shall not constitute a default under the Development Agreement and that the City shall have no obligation to exercise any of its rights provided therein, including, but not limited to the right to withhold building permits, unless and until a Developer Default has occurred under the Development Agreement.

The Master Association further agrees that, upon the payment of such Barefoot Resort Service Enhancement Fee for any respective Residential Unit, the Master Association shall issue an estoppel certificate, in a form reasonably acceptable to Developer (the "***Master Association Estoppel Certificate***"), and solely for the benefit of the Developer. Developer agrees solely as a benefit ot the Master Association, and not as an obligation to the City, that, prior to the submittal of each building permit application for a Residential Unit, Developer shall have secured a Master Association Estoppel Certificate, provided however, that the Developer shall not present such Master Association Estoppel Certificate to the City, and the City shall not require such Master Association Estoppel Certificate at the time of each building permit application for a Residential Unit, this requirement being solely to confirm compliance by Developer with the private agreement between the Developer and the Master Association. The parties acknowledge that the City shall have no role or responsibility to confirm, demand, collect, pay or disburse any Barefoot Resort Service Enhancement Fee, which shall be solely a private contractual arrangement between Developer and the Master Association, and the failure of Developer to obtain any such Master Association Estoppel Certificate shall not form the basis for the withholding of building permits by the City for any Residential Unit. In addition to the payment of the Barefoot Resort Service Enhancement Fee(s), Developer and the Master Association also agree to the following conditions and obligations:

(A) **Uses, Home Size and Density**. Development of the Property shall be determined in accordance with the Code of Ordinances, as the same may be amended from time to time pursuant to this Agreement, provided that the Property and the applicable approved Master Plan shall provide for not more than 84 total single-family detached Residential Units, at a maximum height not to exceed 35 feet. Individual single-family detached Residential Units shall not be less than 1,600 square feet of conditioned living space, and not less than 2,000 square feet under roof.

(B) **Construction Traffic Hours**. The Developer shall limit all construction delivery traffic both to and from the Property by way of Marsh Glen Drive to the hours of 7:00 AM to 6:00 PM, Monday through Friday, and excepting any public holidays.

(C) **Minimum Rental Term**. Developer, or the then current owner of the Project agree that the minimum term of any rental agreement for Residential Units constructed upon the Property shall be One (1) year.

(D) **Jurisdictional and Non-Jurisdictional Waters**. Jurisdictional and Non-Jurisdictional Waters of the State of South Carolina and the United States within the Project which are not mitigated, filled or otherwise modified, shall be surrounded by an undisturbed water quality buffer of not less than Twenty (20) feet in width. Developer will convey all Jurisdictional and Non-Jurisdictional Waters of the State of South Carolina and the United States located within the Project to the Master Association for maintenance and operation not later than the date on which the Project is complete.

(E) **Firewise Community**. Development of the Project will address the

requirements for "**Firewise Communities**" as to materials and conditions which are appropriate for the avoidance of fire hazards, which will include the avoidance of pine straw as a landscaping material, the use of fire resistant roofing materials and exterior wall materials, maintain exterior building surfaces to avoid vegetation or other "fuels", incorporating landscaping materials that reduce the flammability of the site, and maintain adequate separations between the building and the property boundary, including the use of storm water retention as a fire buffer.

(F) **Approved Builder**. Developer has designated Pulte Home Company, LLC ("***Pulte***") as the homebuilder for the Project. Any change in the designated homebuilder for the Project shall be deemed an amendment, requiring approval by the Master Association, which approval shall not be unreasonably withheld or delayed.

(G) **Transfer of Wetlands and Open Space**. As benefit to the Master Association, Developer agrees to preserve and transfer for maintenance to the Master Association, the wetlands and open spaces surrounding the Property, together with the additional real property owned by Developer and located West of S.C. Highway 31, as shown on **Exhibit "H"** attached to the Development Agreement.

(H) **Entry Berm and Vegetated Hedge Maintenance**. As a benefit to the Master Association, Developer agrees to construct an earthen berm of not less than Four (4) feet in height, together with an opaque shrub line at the peak of such berm, of not less than Six (6) feet in height, at stabilization not later than Two (2) years following installation, and to also preserve and maintain a vegetated hedge, in order to mitigate vehicle headlights, in the areas of the Property shown on **Exhibit "I"**, attached to the Development Agreement.

(I) **Amendment to Barefoot Declaration**. As an obligation, and a condition to the effectiveness of this Amendment, Developer shall subject to the Project to the jurisdiction of the Declaration of Covenants, Conditions and Restrictions for Barefoot Resort Residential Properties, recorded April 13, 2000, in Deed Book 2251 at Page 384, in the Office of the Register of Deeds for Horry County (the "***Barefoot Declaration***"), as amended, which amendment shall provide, among other things, for the management of all common areas of the Property by the Master Association and which shall specifically provide for the designation of the real property within the Project as common areas, lots, open space, roadways and utility easements, etc., as such amendments may be necessary based upon prior designations of any portion of the Property previously subjected to the Barefoot Declaration.

6. **DEFAULTS**. The failure of the Developer to comply with the terms of this Agreement shall constitute a default, entitling the Master Association to pursue such remedies as deemed appropriate, including but not limited to injunctive relief, and specific performance, provided however that no default may be declared by the Master Association absent its according the Developer written notice and opportunity to cure for a period of Ten (10) days following delivery of such written notice by a nationally recognized courier, signature required.

7. **MODIFICATION OF AGREEMENT**. This Agreement may be modified or amended only by the written agreement of the Developer and the Master Association. No statement, action or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom such change, amendment,

waiver, modification, discharge, termination or abandonment is sought to be enforced.

8. **NOTICES**. Any notice, demand, request, consent, approval or communication which a signatory party is required to or may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by generally recognized nationwide overnight delivery service, signature required, on the date of such signature on behalf of the recipient , addressed as hereinafter provided. In addition to the required overnight notice above, as a courtesy, and not as official notice, an electronic mail copy shall also be provided to such recipient. All notices, demands, requests, consents, approvals or communications shall be addressed as follows:

To the Master Association:	Barefoot Resort Residential Owners Association, Inc. c/o Ponderosa Management, LLC P.O. Box 1706 North Myrtle Beach, SC 29598 Attention: Kelly White Email: kwhite@pm-llc.com
With a copy to:	Robert E. Lee, Esq. P.O. Box 1096 Marion, South Carolina 29571 Attention: Robert E. Lee, Esq. Email: rel@rellawfirm.com
And to the Developer at:	Blu Water Investments LLC _____ _____ Attention: _____ Email: _____
With a copy to:	Robert S. Guyton, Esq. Robert S. Guyton, P.C. 4605 B Oleander Drive, Suite 202 Myrtle Beach, SC 29577 Email: rsguyton@guytonlawfirm.com

9. **GENERAL**.

(A) **Entire Agreement**. This Agreement sets forth, and incorporates by reference all of the agreements, conditions and understandings between the Developer and the Master Association relative to the Property and its development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein.

(B) **No Partnership or Joint Venture**. Nothing in this Agreement shall be deemed to create a partnership or joint venture between the Developer and the Master Association or to render such party liable in any manner for the debts or obligations of another party.

(C) **Construction**. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

(D) **Transfer of Title**. Transfers of title to the Property, in whole or in part, may be made, at any time and to any person or entity, without the consent of the Master Association.

(E) **Binding Effect**. The parties hereto agree that this Agreement shall be binding upon their respective successors and/or assigns.

(F) **Governing Law**. This Agreement shall be governed by the laws of the State of South Carolina, and the parties further agree that venue shall be proper, without regards to any conflict of law principals, in a court of competent jurisdiction in Horry County, or such other jurisdiction in South Carolina as is appropriate and necessary under the circumstances.

(G) **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

(H) **No Third Party Beneficiaries**. The provisions of this Agreement may be enforced only by the Developer and the Master Association. No other persons shall have any rights hereunder, unless specified in this Agreement.

(I) **Release of Developer**. In the event of conveyance of all or a portion of the Property, the Developer shall be released from any obligations and liabilities with respect to this Agreement as to the portion of Property so transferred, and the transferee shall be substituted as the Developer under the Agreement as to the portion of the Property so transferred.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the day and year first above written.

DEVELOPER:

WITNESSES:

BLU WATER INVESTMENTS LLC, a Wyoming limited liability company

_____
Name: _____

By: _____
Name: _____
Title : _____

_____
Name: _____

STATE OF _____)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by _____, as _____ of BLU WATER INVESTMENTS LLC, a Wyoming limited liability company. He or she personally appeared before me and is personally known to me.

_____
Notary Public
Name: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the day and year first above written.

MASTER ASSOCIATION:

WITNESSES:

BAREFOOT RESORT RESIDENTIAL OWNERS ASSOCIATION, INC., a South Carolina non-profit corporation

_____
Name: _____

By: _____
Name: _____
Title : _____

_____
Name: _____

STATE OF _____)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by _____, as _____ of BAREFOOT RESORT RESIDENTIAL OWNERS ASSOCIATION, INC., a South Carolina non-profit corporation. He or she personally appeared before me and is personally known to me.

_____
Notary Public
Name: _____
My Commission Expires: _____

EXHIBIT "A"

Form of Development Agreement Approved by the City

[TO BE ATTACHED]

The PRESTIGE

DRAWING INDEX

Sheet List Table

Sheet Number	Sheet Title
CS-100.01	COVER SHEET COASTAL SC
CS-100.02	COVER SHEET RALEIGH NC
CS-100.03	COVER SHEET ATL
CS-100.004	ELEVATION INDEX
RL-100.01	REVISION LOG SOUTHEAST
A0-1.01	UNFINISHED BASEMENT
A0-1.02	UNFINISHED BASEMENT REAR OPTIONS
A0-1.03	FINISHED BASEMENT
A0-1.04	FINISHED BASEMENT REAR OPTIONS
A1-1.01	FIRST FLOOR PLAN
A1-1.02	FIRST FLOOR PLAN OPTIONS
A1-1.03	FIRST FLOOR PLAN OPTIONS
A1-1.04	FIRST FLOOR PLAN OPTIONS
A1-1.05	FIRST FLOOR PLAN OPTIONS
A1-1.06	FIRST FLOOR PLAN OPTIONS
A1-1.07	FIRST FLOOR PLAN OPTIONS
A1-1.08	FIRST FLOOR PLAN OPTIONS
A1-1.09	FIRST FLOOR PLAN OPTIONS
A1-1.10	FIRST FLOOR PLAN OPTIONS
A1-1.11	FIRST FLOOR PLAN OPTIONS
A1-1.12	FIRST FLOOR PLAN OPTIONS
A2-1.01	SECOND FLOOR PLAN OPTION
A2-1.02	BUILDING SECTIONS AND STAIRS
A2-1.03	BUILDING SECTIONS AND STAIRS
A3-LC101-ST.01	ELEVATION LC101 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC101-ST.02	ELEVATION LC101 SIDES AND REAR TYPICAL
A3-LC101-ST.04	ELEVATION LC101 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC101-ST.05	ELEVATION LC101 LOFT, SIDES AND REAR TYPICAL, BRICK FRONT
A3-LC101-ST.06	ELEVATION LC101 GARAGE 4' EXTENSION
A3-LC101-ST.08	ELEVATION LC101 PARTIAL PLAN, ELEVATION, ROOF PLAN, BRICK FRONT
A3-LC101-ST.10	ELEVATION LC101 SIDES AND REAR TYPICAL, BRICK FRONT
A3-LC101-ST.11	ELEVATION LC101 LOFT, PARTIAL PLAN, ELEVATION, ROOF, BRICK FRONT
A3-LC101-ST.12	ELEVATION LC101 LOFT, SIDES AND REAR TYPICAL, BRICK FRONT
A3-LC101-ST.13	ELEVATION LC101 GARAGE 4' EXTENSION, BRICK FRONT
A3-LC201-ST.01	ELEVATION LC201 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC201-ST.02	ELEVATION LC201 SIDES AND REAR TYPICAL
A3-LC201-ST.04	ELEVATION LC201 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC201-ST.05	ELEVATION LC201 LOFT SIDES AND REAR TYPICAL
A3-LC201-ST.06	ELEVATION LC201 GARAGE 4' EXTENSION
A3-LC202-ST.01	ELEVATION LC202 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC202-ST.02	ELEVATION LC202 SIDES AND REAR TYPICAL
A3-LC202-ST.04	ELEVATION LC202 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC202-ST.05	ELEVATION LC202 LOFT, SIDES AND REAR TYPICAL
A3-LC202-ST.06	ELEVATION LC202 GARAGE 4' EXTENSION
A3-LC203-ST.01	ELEVATION LC203 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC203-ST.02	ELEVATION LC203 SIDES AND REAR TYPICAL
A3-LC203-ST.04	ELEVATION LC203 LOFT PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC203-ST.05	ELEVATION LC203 LOFT, SIDES AND REAR TYPICAL
A3-LC203-ST.06	ELEVATION LC203 GARAGE 4' EXTENSION
A3-LC204-ST.01	ELEVATION LC204 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC204-ST.02	ELEVATION LC204 SIDES AND REAR TYPICAL
A3-LC204-ST.04	ELEVATION LC204 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC204-ST.05	ELEVATION LC204 LOFT, SIDES AND REAR TYPICAL
A3-LC204-ST.06	ELEVATION LC204 GARAGE 4' EXTENSION
A3-LC111-ST.01	ELEVATION LC111 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC111-ST.02	ELEVATION LC111 SIDES AND REAR TYPICAL
A3-LC111-ST.04	ELEVATION LC111 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC111-ST.05	ELEVATION LC111 LOFT, SIDES AND REAR TYPICAL
A3-LC111-ST.06	ELEVATION LC111 GARAGE 4' EXTENSION
A3-LC119-ST.01	ELEVATION LC119 PARTIAL PLAN, ELEVATION, ROOF PLAN, BRICK FRONT
A3-LC119-ST.02	ELEVATION LC119 SIDES AND REAR TYPICAL, BRICK FRONT
A3-LC119-ST.04	ELEVATION LC119 LOFT, PARTIAL PLAN, ELEVATION, ROOF, BRICK FRONT
A3-LC119-ST.05	ELEVATION LC119 LOFT, SIDES AND REAR TYPICAL, BRICK FRONT
A3-LC119-ST.06	ELEVATION LC119 GARAGE 4' EXTENSION, BRICK FRONT
A3-LC211-ST.01	ELEVATION LC211 2 CAR SIDE GAR, PARTIAL PLAN, ELEV., ROOF PLAN
A3-LC211-ST.02	ELEVATION LC211 2 CAR SIDE GAR, SIDES AND REAR TYPICAL
A3-LC211-ST.04	ELEVATION LC211 LOFT 2 CAR SIDE GAR, PARTIAL PLAN, ELEV., ROOF
A3-LC211-ST.05	ELEVATION LC211 LOFT 2 CAR SIDE GAR, SIDES AND REAR TYPICAL
A3-LC211-ST.06	ELEVATION LC211 2 CAR SIDE GAR, 4' GARAGE EXTENSION
A3-LC211-ST.08	ELEVATION LC211 2 CAR SIDE GAR, PARTIAL PLAN, ELEV., ROOF PLAN
A3-LC211-ST.10	ELEVATION LC211 2 CAR SIDE GAR, SIDES AND REAR TYP., BRICK FRONT
A3-LC211-ST.11	ELEVATION LC211 LOFT 2 CAR SIDE GAR, PARTIAL PLAN, ELEV., ROOF
A3-LC211-ST.12	ELEVATION LC211 LOFT 2 CAR SIDE GAR SIDES, REAR TYP., BRICK FRONT
A3-LC211-ST.13	ELEVATION LC211 2 CAR SIDE GAR 4' GARAGE EXTENSION, BRICK FRONT
A3-LC113-ST.01	ELEVATION LC113 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC113-ST.02	ELEVATION LC113 SIDES AND REAR TYPICAL
A3-LC113-ST.04	ELEVATION LC113 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC113-ST.05	ELEVATION LC113 LOFT, SIDES AND REAR TYPICAL
A3-LC113-ST.06	ELEVATION LC113 GARAGE 4' EXTENSION
A3-LC212-ST.01	ELEVATION LC212 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC212-ST.02	ELEVATION LC212 SIDES AND REAR TYPICAL
A3-LC212-ST.04	ELEVATION LC212 LOFT PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC212-ST.05	ELEVATION LC212 LOFT SIDES AND REAR TYPICAL
A3-LC212-ST.06	ELEVATION LC212 GARAGE 4' EXTENSION, BRICK FRONT
A3-LC122-ST.01	ELEVATION LC122 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC122-ST.02	ELEVATION LC122 SIDES AND REAR TYPICAL
A3-LC122-ST.04	ELEVATION LC122 LOFT PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC122-ST.05	ELEVATION LC122 LOFT SIDES AND REAR TYPICAL
A3-LC122-ST.06	ELEVATION LC122 GARAGE 4' EXTENSION
A3-LC219-ST.01	ELEVATION LC219 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC219-ST.02	ELEVATION LC219 SIDES AND REAR TYPICAL
A3-LC219-ST.04	ELEVATION LC219 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC219-ST.05	ELEVATION LC219 LOFT SIDES AND REAR TYPICAL
A3-LC219-ST.06	ELEVATION LC219 GARAGE 4' EXTENSION
A3-LC211-ST.08	ELEVATION LC211 2-CAR SIDE GAR, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC211-ST.10	ELEVATION LC211 2-CAR SIDE GAR, SIDES AND REAR TYPICAL
A3-LC211-ST.11	ELEVATION LC211, 2-CAR SIDE GAR LOFT PARTIAL PLAN ELEV ROOF
A3-LC211-ST.05	ELEVATION LC211, 2-CAR SIDE GAR, LOFT, SIDES AND REAR TYPICAL
A3-LC211-ST.06	ELEVATION LC211 SIDE LOAD GAR 4FT GAR EXT PART PLAN ELEV ROOF
A3-LC212-ST.01	ELEVATION LC212 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC212-ST.02	ELEVATION LC212 SIDES AND REAR TYPICAL
A3-LC212-ST.04	ELEVATION LC212 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC212-ST.05	ELEVATION LC212 LOFT, SIDES AND REAR TYPICAL
A3-LC212-ST.06	ELEVATION LC212 GARAGE 4' EXTENSION
A3-LC212-ST.01	ELEVATION LC212, 2-CAR SIDE GAR, PARTIAL PLAN, ELEV, ROOF PLAN
A3-LC212-ST.02	ELEVATION LC212, 2-CAR SIDE GARAGE, SIDES AND REAR TYPICAL
A3-LC212-ST.04	ELEVATION LC212, 2-CAR SIDE GAR, LOFT, SIDES AND REAR TYPICAL
A3-LC212-ST.05	ELEVATION LC212 SIDE LOAD GAR 4FT GAR EXT PART PLAN ELEV ROOF
A3-LC213-ST.01	ELEVATION LC213 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC213-ST.02	ELEVATION LC213 SIDES AND REAR TYPICAL
A3-LC213-ST.04	ELEVATION LC213 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC213-ST.05	ELEVATION LC213 LOFT, SIDES AND REAR TYPICAL
A3-LC213-ST.06	ELEVATION LC213 GARAGE 4' EXTENSION
A3-LC214-ST.01	ELEVATION LC214 PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC214-ST.02	ELEVATION LC214 SIDES AND REAR TYPICAL
A3-LC214-ST.04	ELEVATION LC214 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN
A3-LC214-ST.05	ELEVATION LC214 LOFT, SIDES AND REAR TYPICAL
A3-LC214-ST.06	ELEVATION LC214 GARAGE 4' EXTENSION
A4-1.01	SUNROOM
A4-1.01	SUNROOM
A4-1.02	EXTENDED COVERED PATIO
A4-1.02	EXTENDED COVERED PATIO
A4-1.03	SCREENED PATIO
A4-1.03	SCREENED PATIO
A4-1.04	EXTENDED SCREENED PATIO
A4-1.04	EXTENDED SCREENED PATIO
A4-1.05	SUNROOM WITH SCREENED PATIO
A4-1.05	SUNROOM WITH SCREENED PATIO
A4-1.01	SUNROOM
A4-1.22	EXTENDED COVERED PATIO
A4-1.23	SCREENED PATIO
A4-1.24	EXTENDED SCREENED PATIO
A4-1.25	SUNROOM WITH SCREENED PATIO
A4-1.31	SUNROOM
A4-1.32	EXTENDED COVERED PATIO
A4-1.33	SCREENED PATIO
A4-1.34	EXTENDED SCREENED PATIO
A4-1.35	SUNROOM WITH SCREENED PATIO
A0-1.01	UNFINISHED BASEMENT UTILITY PLAN
A0-1.02	UNFINISHED BASEMENT REAR OPTIONS UTILITY PLAN
A0-1.03	FINISHED BASEMENT UTILITY PLAN
A0-1.04	FINISHED BASEMENT REAR OPTIONS UTILITY PLAN
A0-1.05	FINISHED BASEMENT OPTIONAL UTILITY PLAN
A1-1.01	FIRST FLOOR UTILITY PLAN
A1-1.02	FIRST FLOOR OPTIONAL UTILITY PLAN OPTIONS
A1-1.03	FIRST FLOOR OPTIONAL UTILITY PLAN
A1-1.04	FIRST FLOOR OPTIONAL UTILITY PLAN OPTIONS
A2-1.01	SECOND FLOOR UTILITY PLAN
A2-1.02	SECOND FLOOR OPTIONAL UTILITY PLAN
FL-2.1	FINISHED BASEMENT FLOORING LAYOUT
FL-1.1	FIRST FLOOR FLOORING LAYOUT
FL-1.2	FIRST FLOOR FLOORING LAYOUT - OPTIONS
FL-2.1	SECOND FLOOR FLOORING LAYOUT
T2-1.1	FIRST FLOOR TRIM ZONES
T2-1.2	SECOND FLOOR TRIM ZONES
A0-1.1	ARCHITECTURAL DETAILS
A0-1.2	ARCHITECTURAL DETAILS
A0-1.3	ARCHITECTURAL DETAILS

M1-1.1	FIRST FLOOR HVAC PLAN
M1-1.2	FIRST FLOOR OPTIONS HVAC PLAN
M1-1.3	FIRST FLOOR LOFT HVAC PLAN
M1-1.4	FIRST FLOOR OPTIONS LOFT HVAC PLAN
M1-2.1	SECOND FLOOR HVAC PLAN

GENERAL INFORMATION

BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION – WITH ALL SOUTH CAROLINA AMENDMENTS

THIS PLAN SHALL CONFORM TO ALL PULTE CONSTRUCTION STANDARDS

BUILDING CODE ANALYSIS

USE GROUP : ONE & TWO FAMILY DWELLING

CONSTRUCTION CLASS : UNPROTECTED

HEIGHT & AREA LIMITATION : 2 STORY MAXIMUM HGT 40 FEET

EMERGENCY ESCAPE : EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY : 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GARAGE CEILING W/HABITABLE SPACE ABOVE & 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS :
LIVE LOAD:
ROOF = 20 PSF
FLOOR = 40 PSF
DECKS = 40 PSF
BALCONIES = 60 PSF
DEAD LOAD:
FLOOR = 15 PSF
ROOF = 7 PSF
BASIC WIND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

SQUARE FOOTAGES

SQUARE FOOTAGE AREAS ELEVATION LC101

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC202

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	242

SQUARE FOOTAGE AREAS ELEVATION LC113

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC212

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	242

SQUARE FOOTAGE AREAS ELEVATION LC122

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC102

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC111

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC114

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC213

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	239

LIVING SPACE - ADDITIONAL (ADDED TO BASE)	SQ. FT.
OPT. LOFT	662
OPT. SUNROOM	189

SQUARE FOOTAGE AREAS ELEVATION LC201

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	239

SQUARE FOOTAGE AREAS ELEVATION LC112

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	84

SQUARE FOOTAGE AREAS ELEVATION LC211

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	239

SQUARE FOOTAGE AREAS ELEVATION LC214

BASE LIVING SPACE	SQ. FT.
1st FLOOR	1987
PORCH	242

BASE NON-LIVING SPACE	SQ. FT.
COVERED PATIO	185
GARAGE	433
SCREENED PATIO	185

NON-LIVING SPACE - ADDITIONAL (ADDED TO BASE)	SQ. FT.
COVERED PATIO WITH SUNROOM	85
EXT. COVERED PATIO	274
EXT. SCREENED PATIO	274
OPT 3RD CAR BOLT ON	264
OPT 4' GARAGE EXTENSION	516
SCREENED PATIO WITH SUNROOM	85

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
COVER SHEET COASTAL SC

PRODUCT MANAGER:
CURRENT RELEASE DATE: 08/15/2022

REV.	DATE/DESCRIPTION
△	
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PROJECT TYPE: Single Family

SPECIFICATION LEVEL

PLAN NAME: Prestige
NPC NUMBER: 2697.200

SHEET: CS-100.01

PLOTTED: August 12, 2022 / ccabrera / CS-100.01 COVER SHEET COASTAL SC.dwg

REVISION LOG

Rev. #	Rev. Date	TB ID #	Revised By	Zone	Description	Sheet Change
01	10/18/2019	2423	H.O.	All	Raise Bath wall tile to 84" A.F.F. and set shower head at 80" A.F.F.	TCG10 Details
01	10/18/2019	2434	BIMaire	SE	Add farm house sink options on all cabinet plans with layouts 4 & 5 only	Cabinet Drawings
01	10/18/2019	2435	BIMaire	All	Changed "Boot Bench" option name to "Bench"	A1-1.03
01	10/18/2019	2457	BIMaire	SE	SE Only-Need to create a South East version of all of the slider doors. Updating wall configurations to allow use of SE contracted slider door (PGT 470 series) which requires a wider wall system for the slider door track	A1-1.03
01	10/18/2019	2507	BIMaire	All	Plan corrections to align w/ other plans; 1. Update Owner's shower seat to 1'-4" deep 2. Update HVAC closet door to 2/10	A1-1.01
01	10/18/2019	2591	BIMaire	All	Add smoke detector at Double Doors w/ Flex option to align w/ other plans per code.	U1-1.2
01	10/18/2019	2592	BIMaire	SE	Update Loft elevations per original design sketches	A3-LC102-2F.04, A3-LC102-2F.05, A3-LC102-2F.11, A3-LC102-2F.12, A3-LC201-2F.04, A3-LC201-2F.05, A3-LC202-2F.04, A3-LC202-2F.05, A3-LC203-2F.04, A3-LC203-2F.05, A3-LC204-2F.04, A3-LC204-2F.05
02	12/2/2019	2543	BIMaire	All	Add header to help conceal RAG from view at foyer and eliminated one LED light.	A1-1.01, U1-1.1, FL-1.1, TZ-1.1
02	12/1/2019	2651	BIMaire	All	Update Electrical Mounting Heights SWP note to set top at 78"	Utility Sheets
					Move SWP to behind HVAC closet	U1-1.1
02	12/1/2019	2644	BIMaire	All	Move Optional Ceiling Fans to the options sheets and show the capped plate block on base floorplan	Utility Sheets
02	12/1/2019	2654	BIMaire	All	Kitchen Cabinet review: Layout 3-Adjust range centerline 1 1/2". Layout 4 & 5-Adjust cooktop centerline 1 1/2". Correct REF cabinet to 24" deep.	A1-1.01, A1-1.03
02	12/1/2019	2657	BIMaire	SE	Update 2 Fypon parts modeled on elevations.	Elevations Sheets
02	12/1/2019	2656	BIMaire	All	Adjust stairs to accommodate 10' plate, add 1 riser.	All Floorplan Sheets
03	4/1/2020	2740	BIMaire	All	Update Dishwasher CAD block to show a dashed X on the CD sets and brochures	A1-1.01, Kitchen Options
03	4/1/2020	2879	BIMaire	All	Review kitchen islands and all cabinets to align w/ National cabinet layouts: Layout 3-Reduce island kneewall 1". Top is the same. Layout 4 & 5-Reduce island kneewall 1". Adjust wall cabinets at cooktop be 3" short.	A1-1.01, Kitchen Options
03	4/1/2020	2860	BIMaire	SE	Add recessed light option in HVAC closets and update electrical notes to call out this light as local muni requirements only	U1-1.1
03	4/1/2020	2742	BIMaire	SE	Add Optional Open Rail to all loft half walls.	A1-2.01
03	4/1/2020	2858	BIMaire	SE	Move Towel bar to be centered above toilets to reduce risk of conflict with shower doors. (loft baths not applicable)	A1-1.01, Options
03	4/1/2020	2839	BIMaire	SE	Loft, Moved TV/Data to front wall.	U1-2.1
03	4/1/2020	2747	BIMaire	SE	Move location of attic storage platform with Walk-Up attic garage storage option to allow more headroom	A1-1.05
03	4/1/2020	2749	BIMaire	All	Moved Can lights in Kitchen 6" to align with placement from other plans in series. Moved switches in owner's bath to behind door to owner's bath.	U1-1.1, U1-1.2
03	4/1/2020	2683	BIMaire	All	Gathering Room: Add 4-way switch to Gathering Room standard light fixture from Owner's suite access.	U1-1.1
03	4/1/2020	2859	BIMaire	All	Detail Book Update - Add standard detail showing electrical and gas stub out in cabinet(s) to either side of Kitchen Layout 5	TCG10 Details
03	4/1/2020	2899	BIMaire	All	Create detail for Garage Carriage Light display	TCG10 Details
03	4/1/2020	2900	BIMaire	All	Create detail for Address Plate detail	TCG10 Details
03	4/1/2020	2690	BIMaire	SE	Add Roll in Fiberglass shower pan option in Owner's Bath. New Layout 5	A1-1.03, U1-1.2
03	4/1/2020	2857	BIMaire	SE	Adjust optional recessed light locations to reduce strobe effect at these options- Covered Patio w/ Sunroom, Extended Covered Patio, Loft Bedroom 4	U1-1.4.1, U1-2.2
03	4/1/2020	2968	BIMaire	SE	Make changes to the electrical based on model walk to meet code. Move outlets at Owner's Suite & Gathering SGD option, Add outles at Sunroom opt.(s)	U1-1.1, U1-1.2, U1-1.2.1
04	11/30/2020	3253	BIMaire	SE	Updated all rear covered/screened patio slabs to be 3" offset from porch soffit line.	FL, TZ, A1, A4, U1, U2, M
04	11/30/2020	3140	BIMaire	SE	Updated location of door bell chimes due to kitchen cabinet conflicts	U1, U2
04	11/30/2020	3223	BIMaire	SE	Updated Plans for new NEC code for electrical outlet requirements at kitchen islands and bathrooms	U1, U2
05	02/28/2021	3406	Tiffany. M	All	Move rear wall of HVAC closet on ranch version back 5" to allow for proper space for vertical HVAC equipment	A1-1.01, U1-1.1, FL-1.1, TZ-1.1,M1-1.1
06	08/10/2021			SE	Add new elevations and modify existing elevations	Cover Sheets, Elevations Sheets
07	9/30/2021	3650	FAE	All	Updated Owner's Bath 4 shower. Updated elevations lc111 & lc112 so side to side pitches on elevations are 6.75 in lieu of 7. corrected call-out on elevation lc212 for fixed window at gable to 2-8x5-0 fx.	A1-1.03
08	2/23/2022		FAE	All	Added Owner's Bath layout 6 , Updated brochures	A1-1.03, U1-1.2, FL-1.2,
09	4/6/2022		MITEK VN	All	Updated windows	Floor plan sheets, Elevations Sheets
10	4/13/2022		MITEK VN	All	Revised Location Of Attic Access Panel Due To Placement Of Hvac Units Encroaching Initial Location Of Panel	A1-2.01,U1-2.1 ,U2-2.2,FL-2.1, TZ-2.1
11	9/23/2022		FIELDSTONE	All	ADDED ELEVATION LC311, LC312, LC313 & LC314. ADDED KNEEWALL UNDER STAIRS @ ATTIC STORAGE	A1-1.15, A3-LC311-2F.01, A3-LC311-2F.02, A3-LC312-2F.01, A3-LC312-2F.02, A3-LC313-2F.01, A3-LC313-2F.02, A3-LC314-2F.01, A3-LC314-2F.02,
12	8/15/2022		FAE	INT	ADDED ELEVATION LC122	A3-LC122-2F.01, A3-LC122-2F.02, A3-LC122-2F.04, A3-LC122-2F.05, A3-LC122-2F.08

Southeast Zone
2475 Northwinds Pkwy, Suite 600
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PulteGroup

The Prestige
REVISION LOG SOUTHEAST

PRODUCT MANAGER

CURRENT RELEASE
DATE:08/15/2022

REV#	DATE/DESCRIPTION
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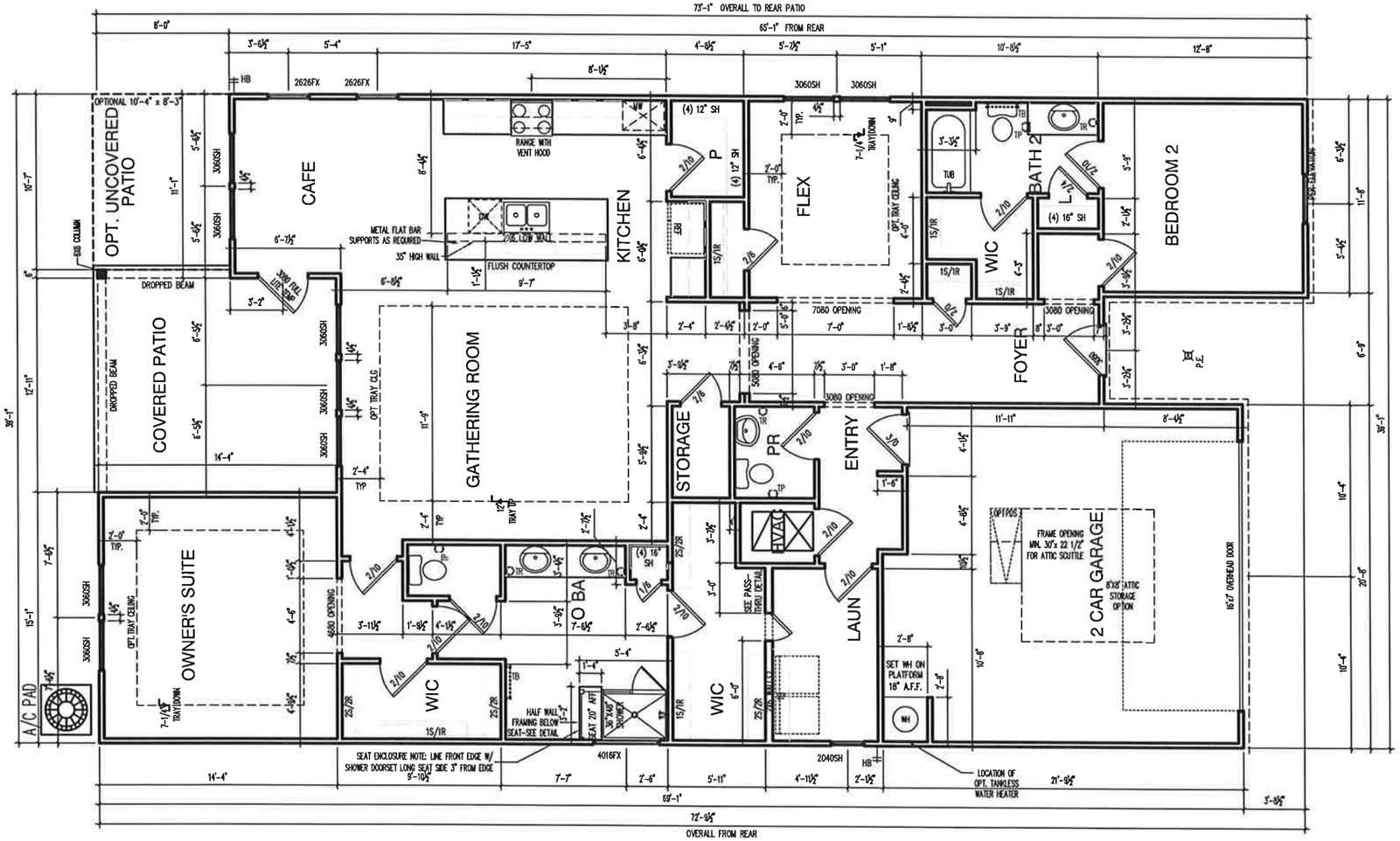
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
RL-100.01

PLOTTED: August 12, 2022 / cadrera / RL-100.01 REVISION LOG SOUTHEAST.dwg



1ST FLOOR PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

FLOOR PLAN NOTES

#	EXPLANATION
1.	ALL INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITIES ADOPTED CODES.
2.	THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF PULTE HOMES, INC. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF PULTE HOMES, INC. IS STRICTLY PROHIBITED.
3.	ALL FRAMED WALLS SHALL BE 2X4 UNLESS NOTED OTHERWISE.
4.	THERE SHALL BE NO STEP AT GARAGE ENTRANCE DOOR AS ALLOWED BY GRADE CONDITION. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS PER IRC.
5.	GARAGE CONCRETE SLAB TO SLOPE 1/8" PER LINEAR FOOT FROM GARAGE ENTRY DOOR TOWARDS GARAGE OVERHEAD DOOR. PROVIDE 12" X 16'-3" X 3/4" GARAGE SLAB LEAVEOUT.
6.	ALL PORCH AND PATIO CONCRETE SLABS TO DROP 3 1/2" AND SLOPE 1/8" PER LINEAR FOOT TOWARDS EXTERIOR.
7.	A/C PAD IS THE APPROXIMATE LOCATION IN FIELD – MOVE AS REQUIRED BY LOCAL CODE OR DRAINAGE RESTRICTIONS (ADD ADDITIONAL PADS PER HVAC REQUIREMENTS AS SPECIFIED BY HVAC CONTRACTOR)
8.	ALL HVAC's LOCATED IN CLOSETS TO BE FINISHED: – DRYWALL @ WALLS (TAPED/MUD ONLY, NO PAINT) – DRWALL @ CEILING (TAPED/MUD ONLY, NO PAINT) – FIRE BLOCK CEILING – NO BASEBOARD TRIM – NO FLOORING, EXPOSED CONCRETE OR SUBFLOOR – CONDENSATE DRAIN REQ'D TO TIE INTO PLUMBING PER MANF. SPEC.
9.	2ND FLOOR WINDOWS: ANY OPERABLE WINDOW THAT IS MORE THAN 72" ABOVE GRADE MUST COMPLY PER IRC CODE – MIN. 24" SILL HEIGHT.
10.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE. THE GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE NOT LESS THAN 5/8" TYPE "X" GYP. BOARD OR EQUIVALENT. ALL WALLS AND CEILINGS WHICH ARE ADJACENT TO AIR CONDITIONED SPACE SHALL BE INSULATED PER ENERGY CALCULATIONS.
11.	SHOWER DOORS TO BE 24" TEMPERED U.N.O. SHOWER ENCLOSURES ARE REQUIRED TO BE TEMPERED PER IRC.
12.	ALL GUARDRAILS TO BE MIN. 36" A.F.F. w/MAXIMUM SPINDLE SPACING OF 4" PER IRC.
13.	PROVIDE MIN. 1/2" GYP. BOARD ON BOTTOM SIDE OF STAIRS PER IRC.
14.	DRYER TO BE LOCATED TO THE RIGHT OF WASHING MACHINE.
15.	OPT. TANKLESS WATER HEATER TO BE INSTALLED ON EXTERIOR WALL IN GARAGE IN PLACE OF WATER HEATER LOCATION.
16.	OPT. WATER SOFTENER TO BE INSTALLED AT REAR WALL OF GARAGE ADJACENT TO WATER HEATER.

OPTION NUMBERS:

65574 - UNCOVERED PATIO
69162 - TRAY @ OWNER'S SUITE
69161 - TRAY @ GATHERING RM
39709 - TRAY @ FLEX RM
69600 - 8X8 STORAGE

Southeast Zone
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PulteGroup

The Prestige
FIRST FLOOR PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
△	
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PROJECT TYPE
Single Family

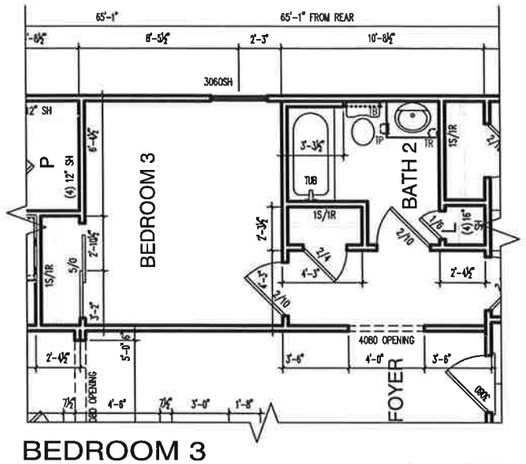
SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

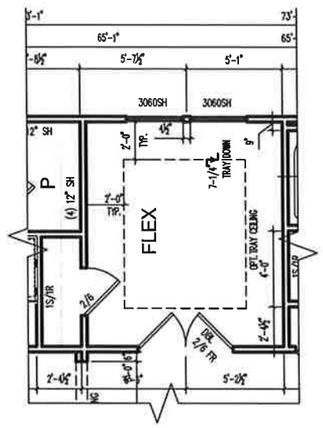
SHEET
A1-1.01

PLOTTED: July 1, 2022 / dos.hayeh / A1-1.01 FIRST FLOOR PLAN.dwg



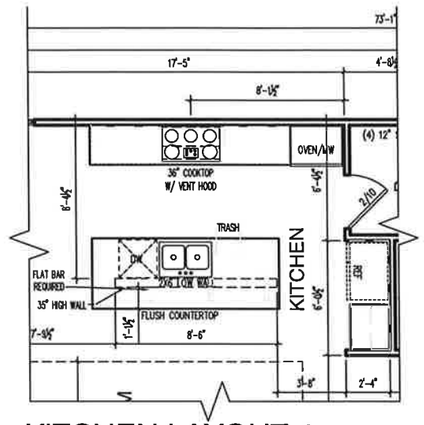
BEDROOM 3 ILO FLEX (69826)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



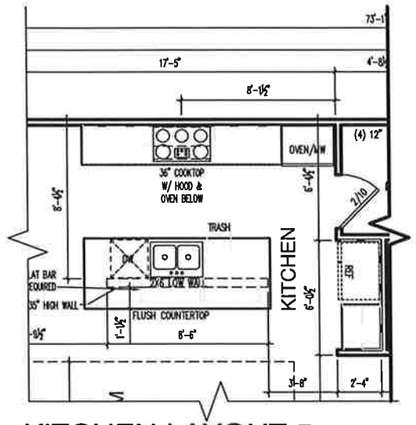
DBL. DOORS @ FLEX (21692)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



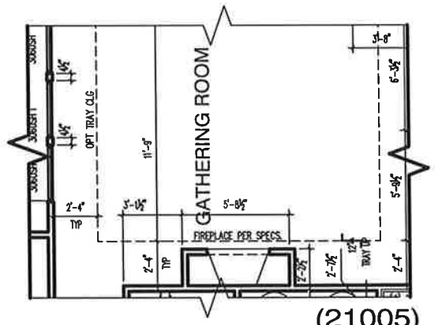
KITCHEN LAYOUT 4

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



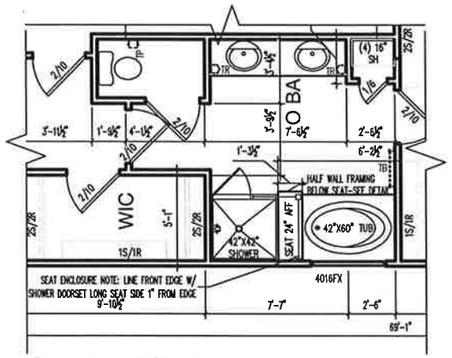
KITCHEN LAYOUT 5

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



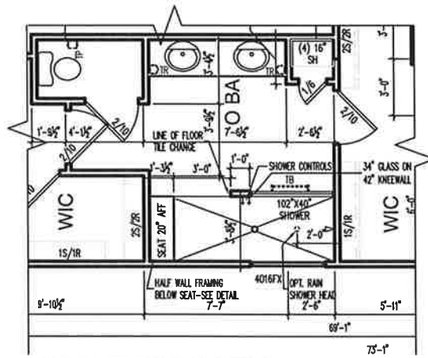
FIREPLACE @ GATHERING ROOM (21005) (21006) (21008)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



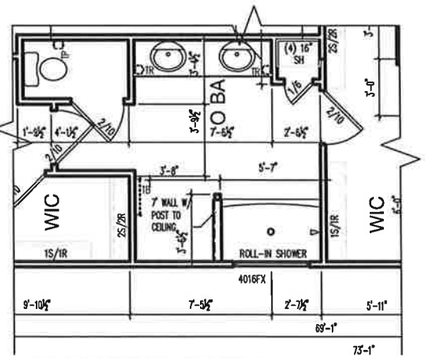
OWNER'S BATH LAYOUT 3 (63165)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



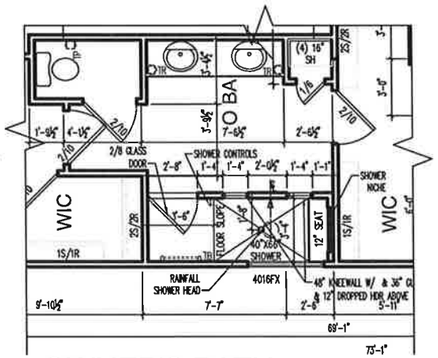
OWNER'S BATH LAYOUT 4 (69895)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



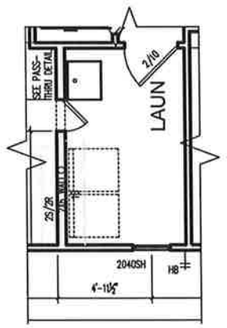
OWNER'S BATH LAYOUT 5 (69555)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



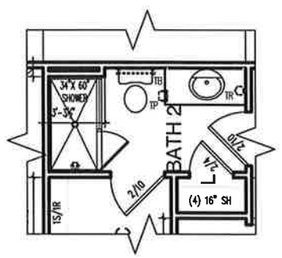
OWNER'S BATH LAYOUT 6 (68283)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



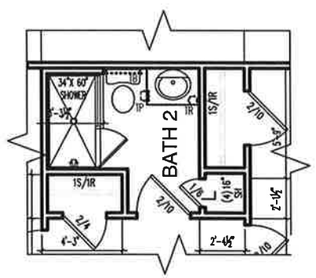
LAUNDRY LAYOUT 2

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



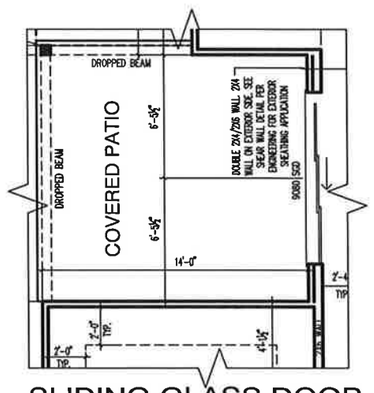
SHOWER @ BATH 2 (21565)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



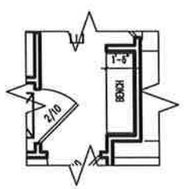
SHOWER @ BATH 2 W/ BEDROOM 3 (21565)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



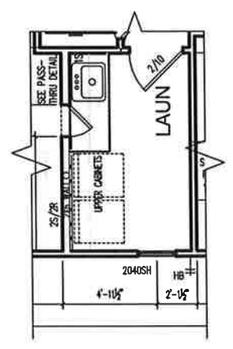
SLIDING GLASS DOOR (63328) @ GATHERING ROOM (26358 W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



BENCH @ OWNER'S ENTRY (65025)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LAUNDRY LAYOUT 3

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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PulteGroup

The Prestige
FIRST FLOOR PLAN OPTIONS

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV	DATE/DESCRIPTION
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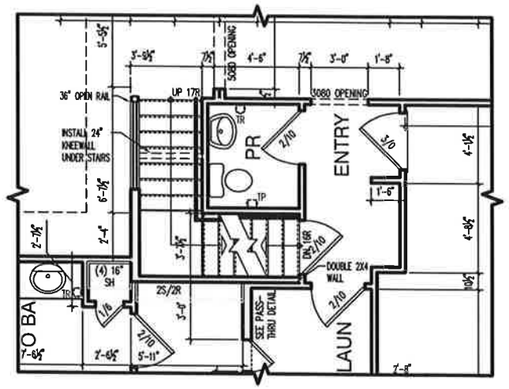
PROJECT TYPE: Single Family

SPECIFICATION LEVEL

PLAN NAME: Prestige
NPC NUMBER: 2697.200

SHEET: A1-1.03

PLOTTED: July 1, 2022 / tbonzagyem3 / A1-1.03 FIRST FLOOR PLAN OPTIONS.dwg



BASEMENT OPTION w/ LOFT OPTION

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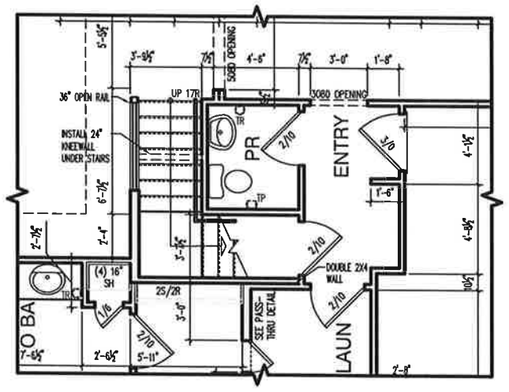
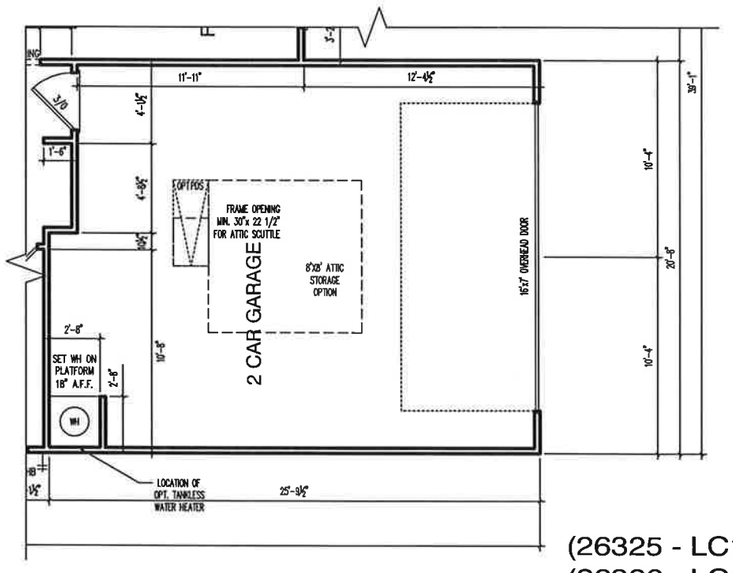


LOFT OPTION

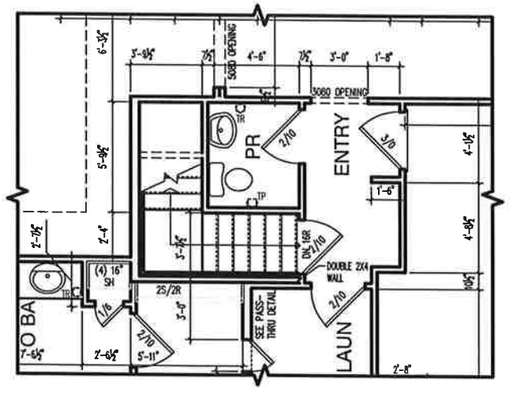
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN W/ GARAGE 4' FRONT EXTENSION

(26325 - LC101)
(26326 - LC102)
(26327 - LC201)
(26328 - LC202)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



BASEMENT OPTION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
FIRST FLOOR PLAN OPTIONS

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

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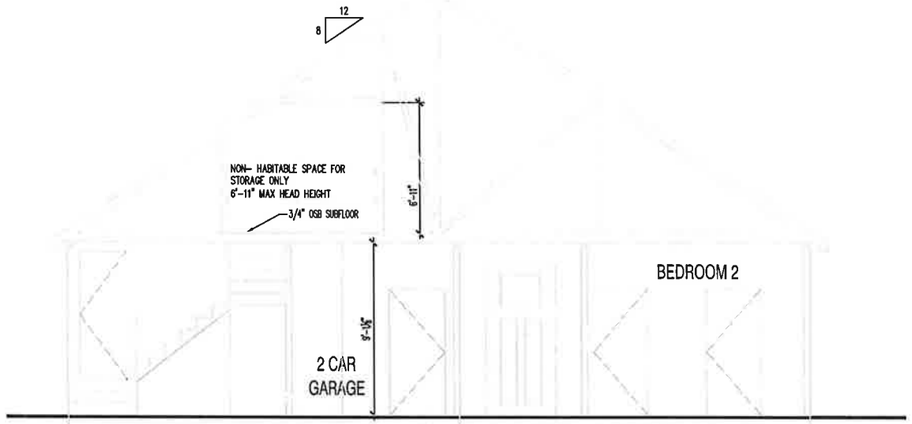
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

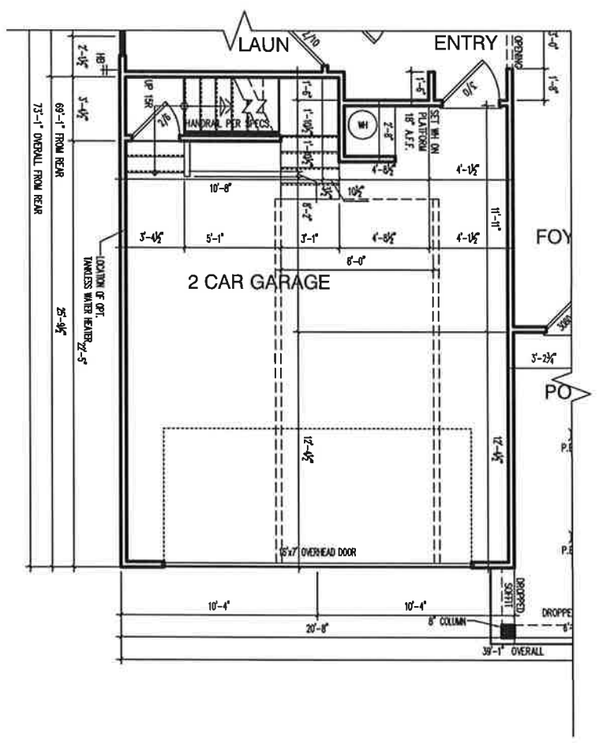
SHEET
A1-1.04

PLOTTED: July 1, 2022 / sgubin / A1-1.04 FIRST FLOOR PLAN OPTIONS.dwg



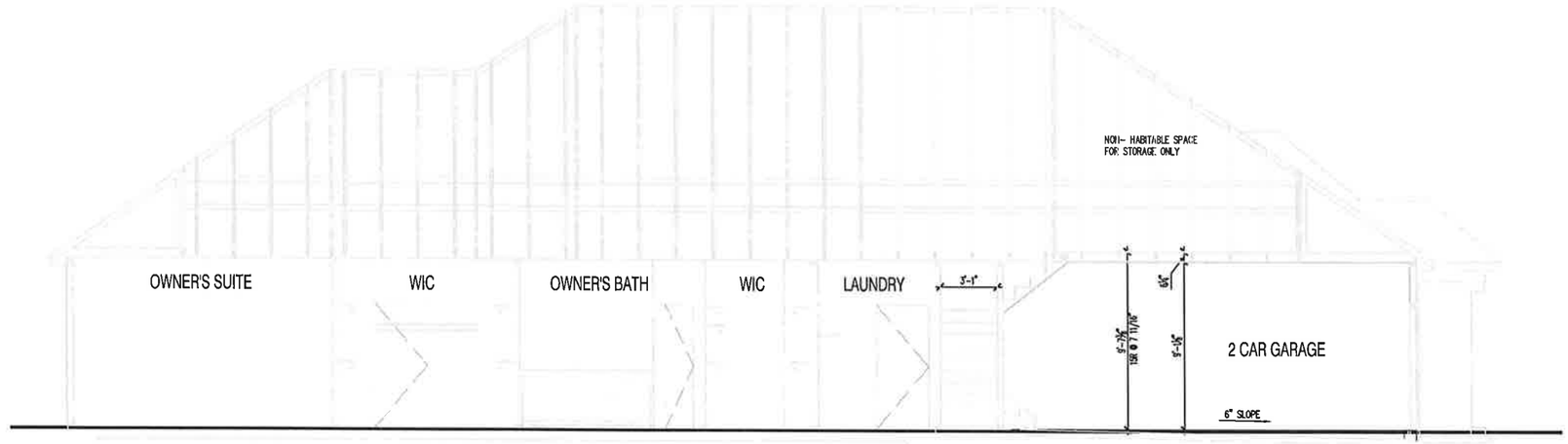
OPTION GARAGE ATTIC STORAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN W/ GARAGE ATTIC STORAGE & 4' GARAGE EXTENSION (69456)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
*ONLY AVAILABLE WITH 4FT GARAGE EXTENSION



OPTION GARAGE ATTIC STORAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

OPTION RESTRICTIONS

THIS OPTION IS NOT AVAILABLE WITH THE FOLLOWING OPTIONS AND ELEVATIONS

-LOFT OPTION
-ELEVATION LC111

Southeast Zone
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The Prestige
FIRST FLOOR PLAN OPTIONS ELEV. 101, 102, 201, 202, 203, 204

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

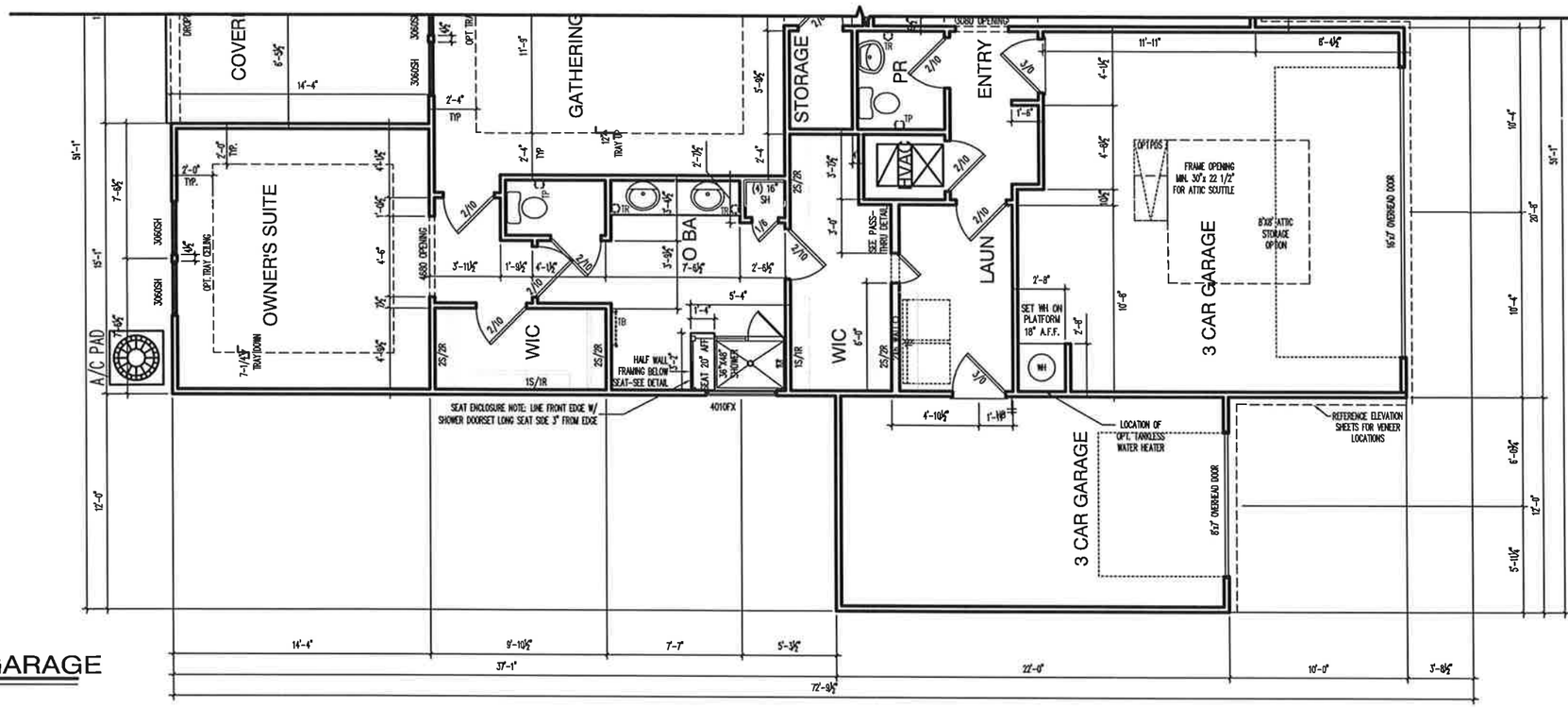
SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

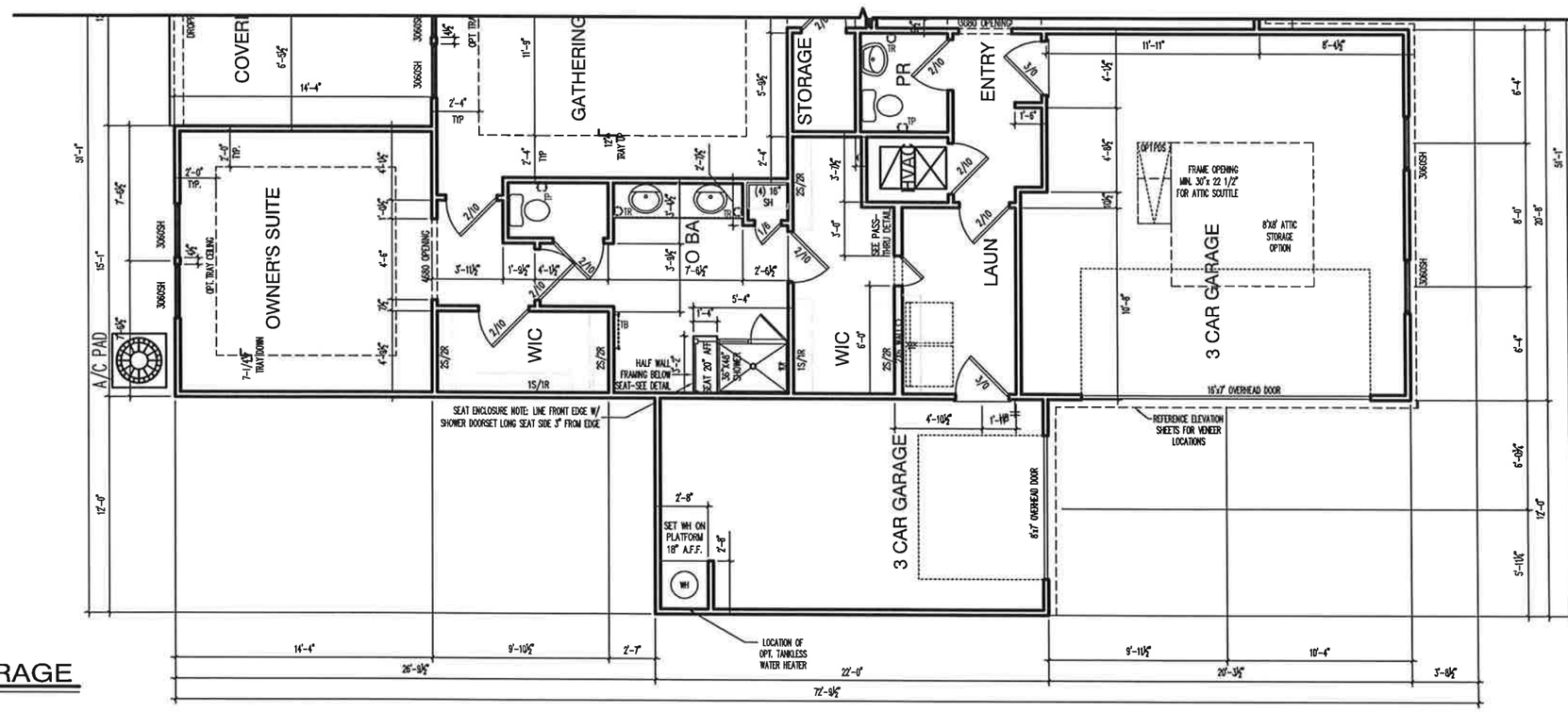
SHEET
A1-1.05

PLOTTED: July 1, 2022 / jmccormick / A1-1.05 FIRST FLOOR PLAN OPTIONS.dwg



1ST FLOOR PLAN
3RD CAR FRONT LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



1ST FLOOR PLAN
3RD CAR SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

PLOTTED: July 1, 2022 / bgant / A1-1.06 FIRST FLOOR PLAN OPTIONS.dwg

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The Prestige
FIRST FLOOR PLAN OPTIONS

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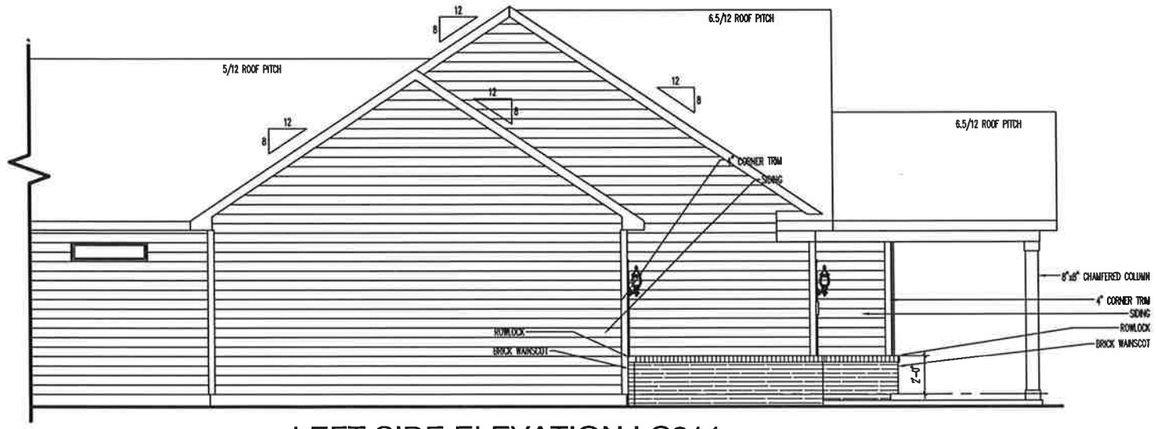
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

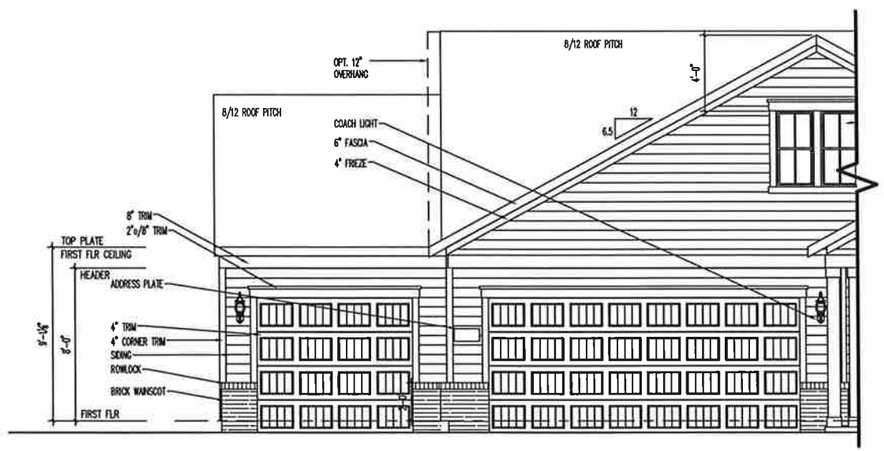
SHEET
A1-1.06



LEFT SIDE ELEVATION LC211
3-CAR FRONT LOAD GARAGE

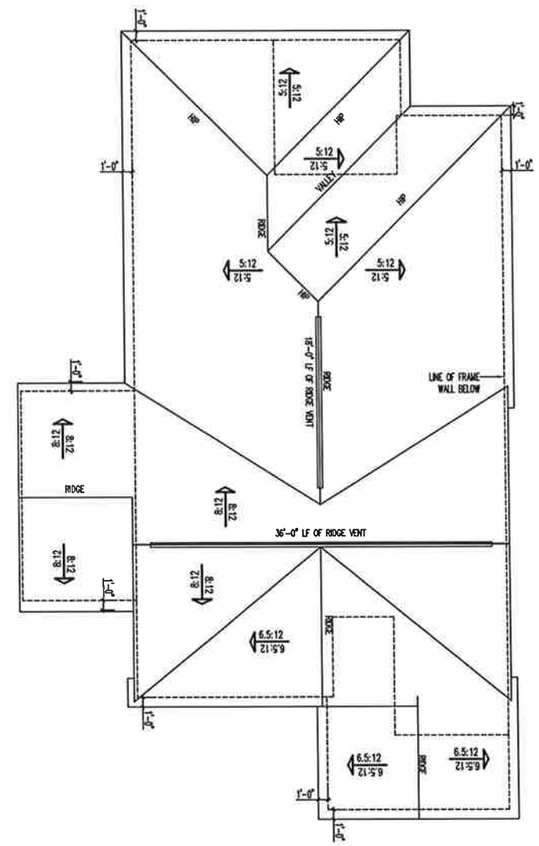
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

NOTE: TYPICAL 3-CAR EXAMPLE SHOWN. REFERENCE ELEVATION SHEETS FOR WINDOW, DOOR, MASONRY AND GARAGE ROOF CONTENT INFORMATION



FRONT ELEVATION LC211
3-CAR FRONT LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC211
3-CAR FRONT LOAD GARAGE

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

PLOTTED: July 1, 2022 / jmccormick / A1-1.07 FIRST FLOOR PLAN OPTIONS.dwg

Southeast Zone
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The Prestige
FIRST FLOOR PLAN OPTIONS

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PROJECT TYPE
Single Family

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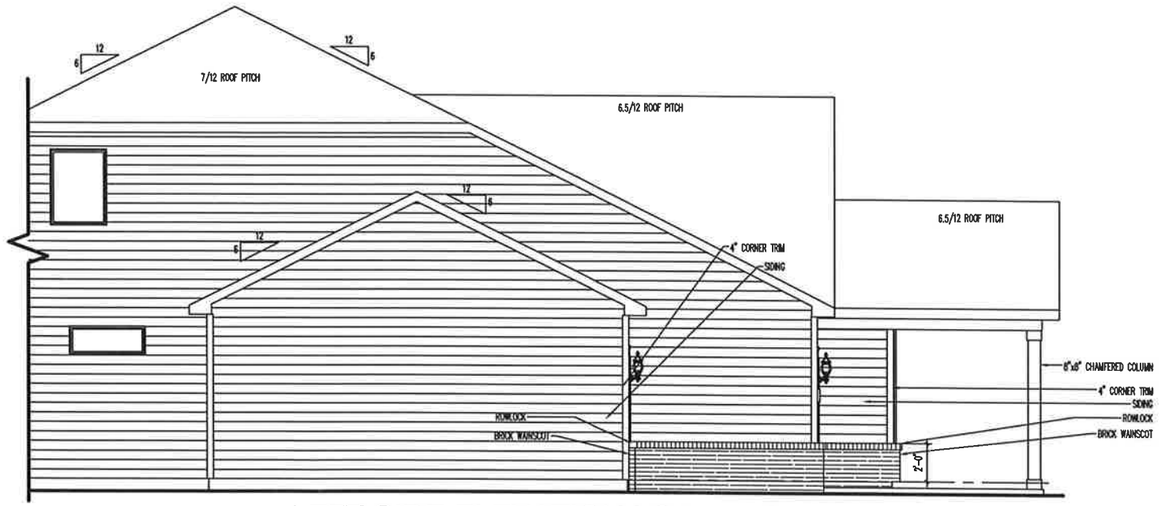
Prestige
NPC NUMBER
2697.200

SHEET
A1-1.07



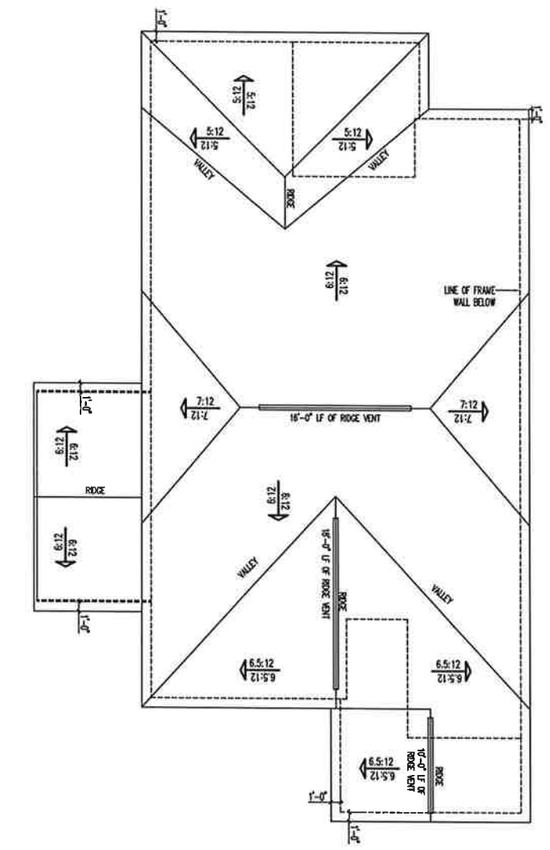
LEFT SIDE ELEVATION LC211- LOFT
3-CAR FRONT LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

NOTE: TYPICAL 3-CAR EXAMPLE SHOWN. REFERENCE ELEVATION SHEETS FOR WINDOW, DOOR, MASONRY AND GARAGE ROOF CONTENT INFORMATION

FRONT ELEVATION LC211- LOFT
3-CAR FRONT LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC211- LOFT
3-CAR FRONT LOAD GARAGE

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE

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The Prestige
FIRST FLOOR PLAN OPTIONS

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PROJECT TYPE
Single Family

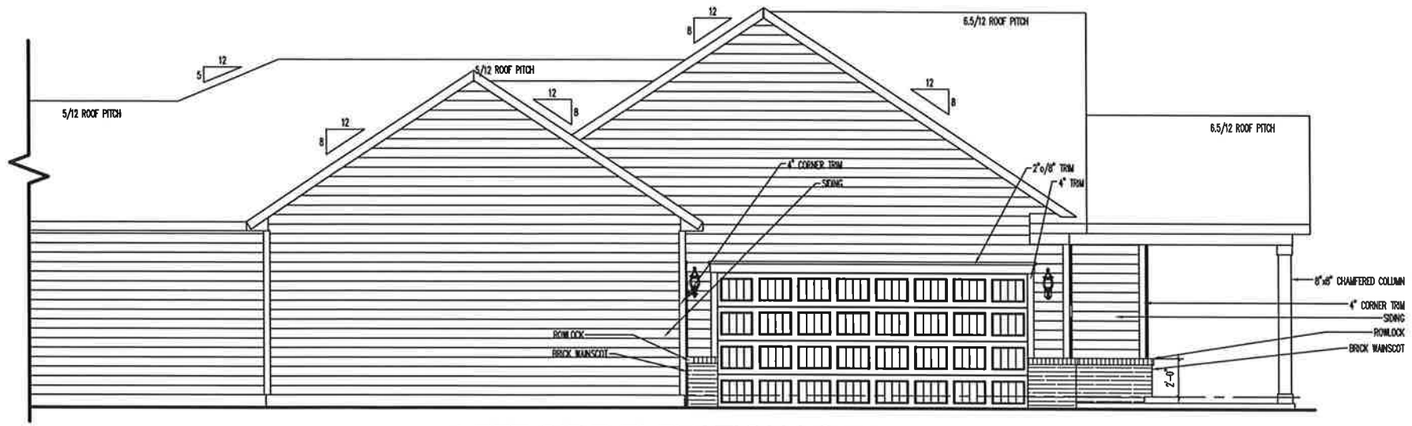
SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A1-1.08

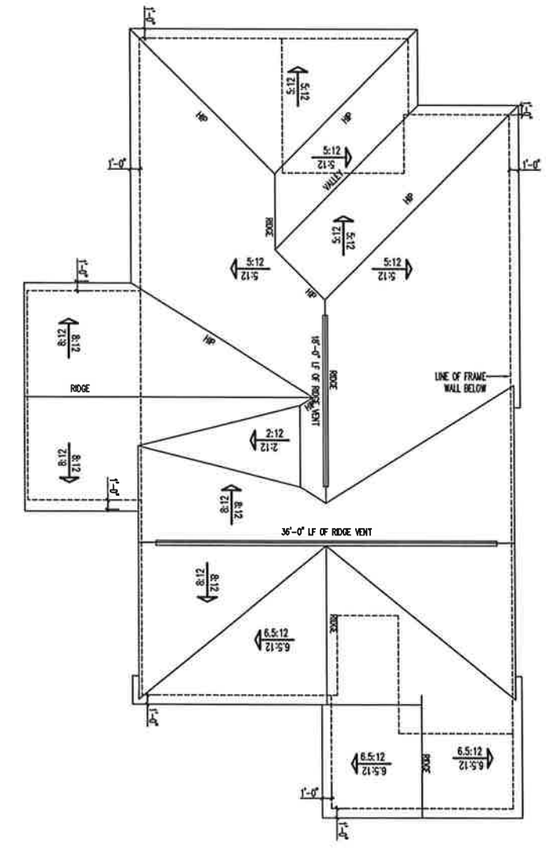
PLOTTED: July 1, 2022 / bcon.nayan3 / A1-1.08 FIRST FLOOR PLAN OPTIONS.dwg



LEFT SIDE ELEVATION LC211
3-CAR FRONT LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

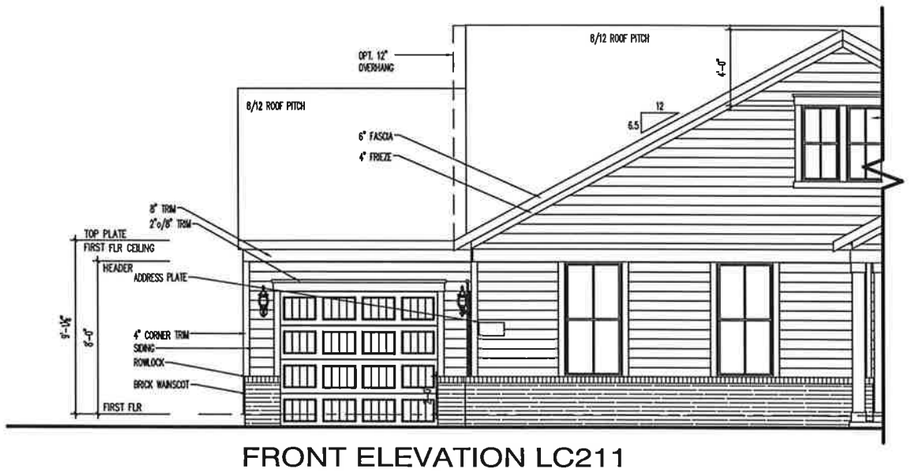
NOTE: TYPICAL 3-CAR EXAMPLE SHOWN. REFERENCE ELEVATION SHEETS FOR WINDOW, DOOR, MASONRY AND GARAGE ROOF CONTENT INFORMATION



ROOF PLAN @ ELEVATION LC211
3-CAR SIDE LOAD GARAGE

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



FRONT ELEVATION LC211
3-CAR SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
FIRST FLOOR PLAN OPTIONS

PRODUCT MANAGER

CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

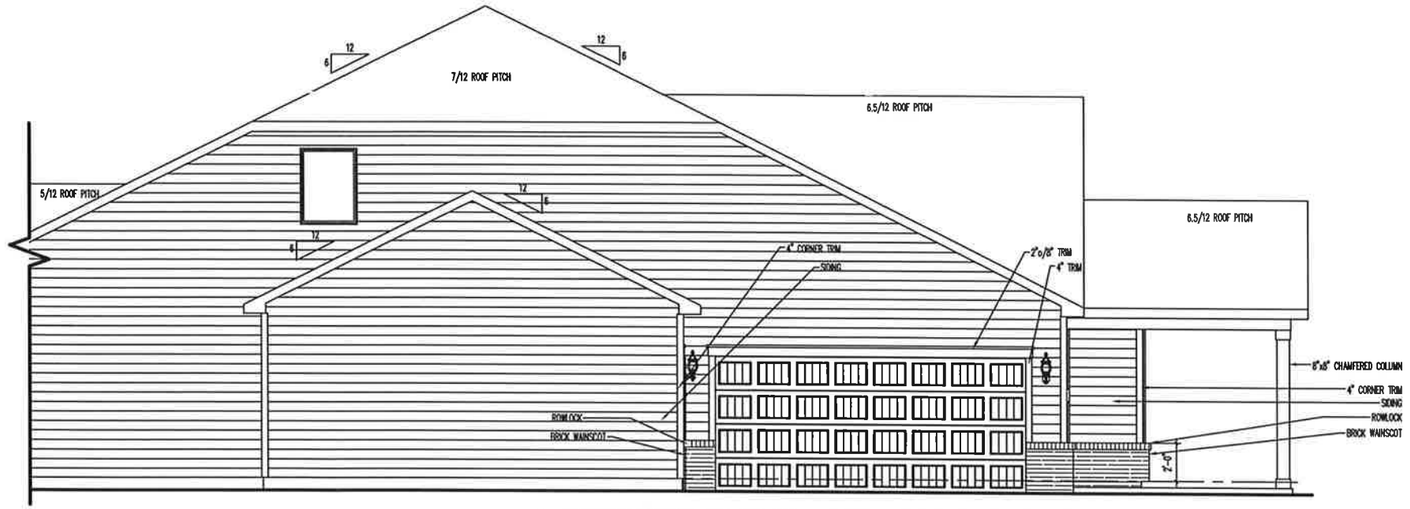
SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A1-1.09

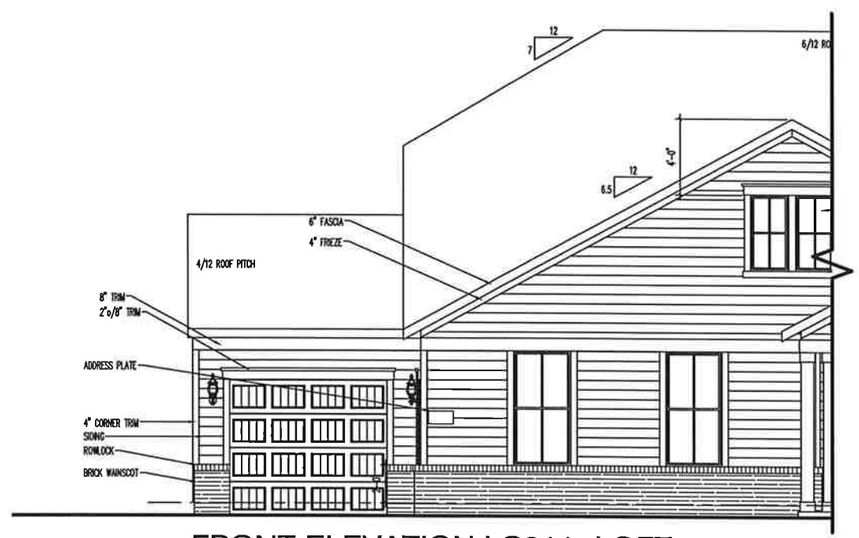
PLOTTED: July 1, 2022 / jmccormick / A1-1.09 FIRST FLOOR PLAN OPTIONS.dwg



LEFT SIDE ELEVATION LC211- LOFT
3-CAR FRONT LOAD GARAGE

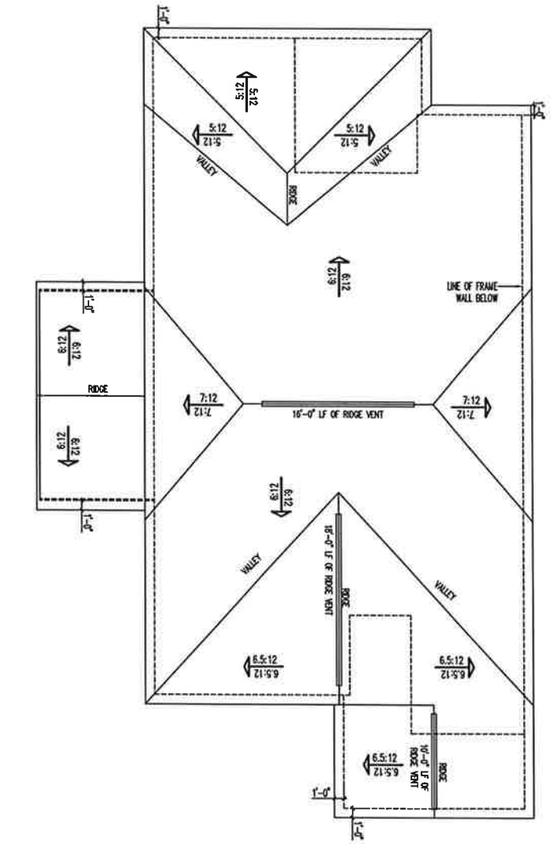
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

NOTE: TYPICAL 3-CAR EXAMPLE SHOWN. REFERENCE ELEVATION SHEETS FOR WINDOW, DOOR, MASONRY AND GARAGE ROOF CONTENT INFORMATION



FRONT ELEVATION LC211- LOFT
3-CAR SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC211- LOFT
3-CAR SIDE LOAD GARAGE

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE

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The Prestige
FIRST FLOOR PLAN OPTIONS

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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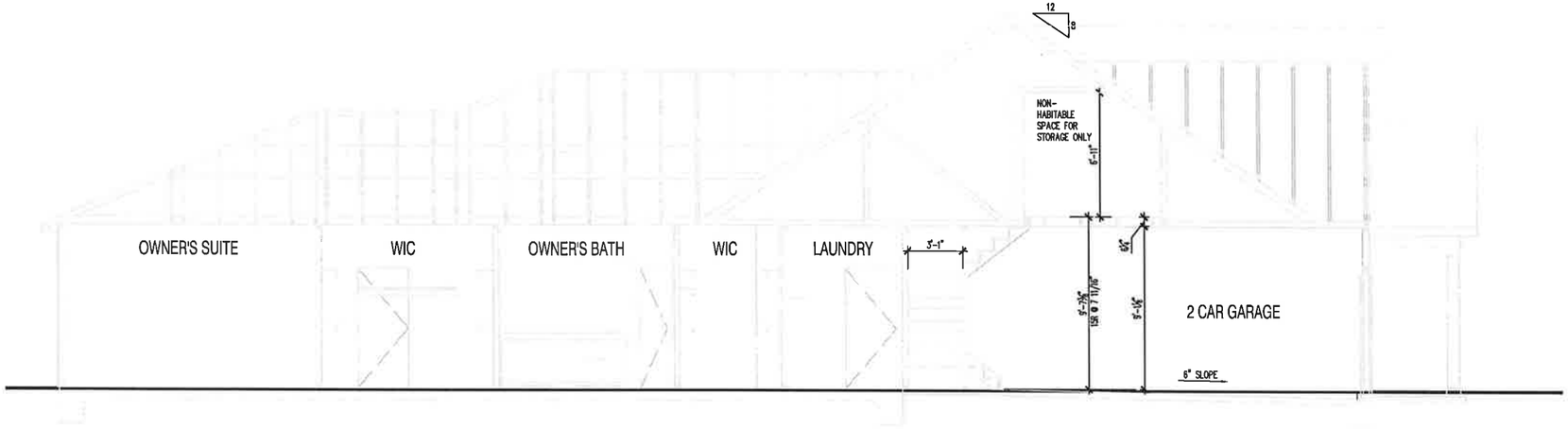
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

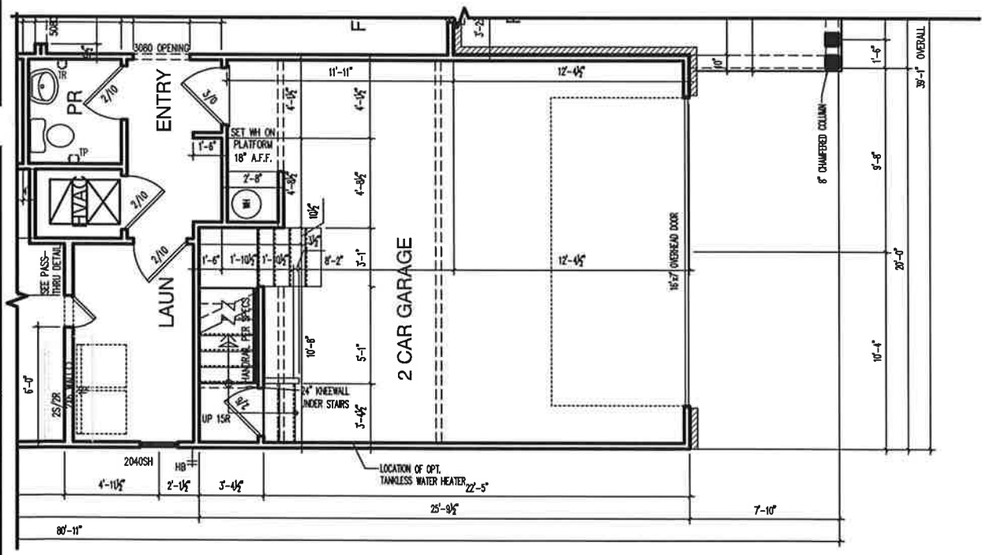
SHEET
A1-1.10

PLOTTED: July 1, 2022 / jmccormick / A1-1.10 FIRST FLOOR PLAN OPTIONS.dwg



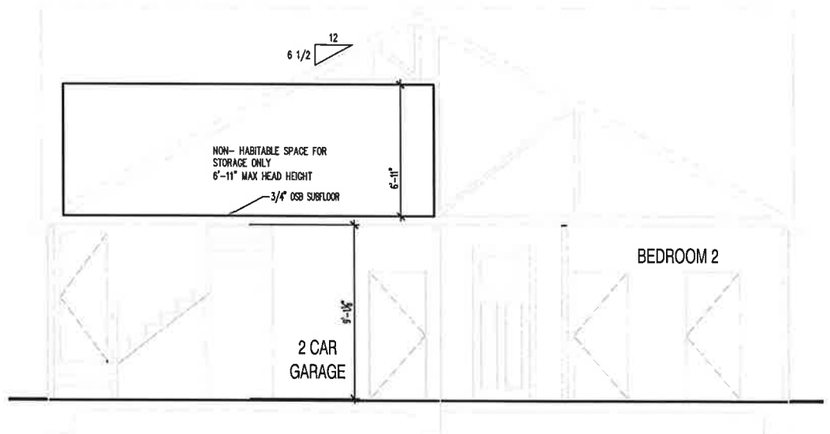
OPTION GARAGE ATTIC STORAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN W/ GARAGE ATTIC STORAGE & 4' GARAGE EXTENSION (69456)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
*ONLY AVAILABLE WITH 4FT. GARAGE EXTENSION



OPTION GARAGE ATTIC STORAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ELEVATIONS: LC211, LC212, LC213, LC214

OPTION RESTRICTIONS

THIS OPTION IS NOT AVAILABLE WITH THE FOLLOWING OPTIONS AND ELEVATIONS

-LOFT OPTION
-BED 3 ILO GARAGE STORAGE
-LC111
-LC112
-LC113
-LC114

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The Prestige
FIRST FLOOR PLAN OPTIONS ELEV. 111, 112, 211, 212, 213, 214, 113, 114

PRODUCT MANAGER
CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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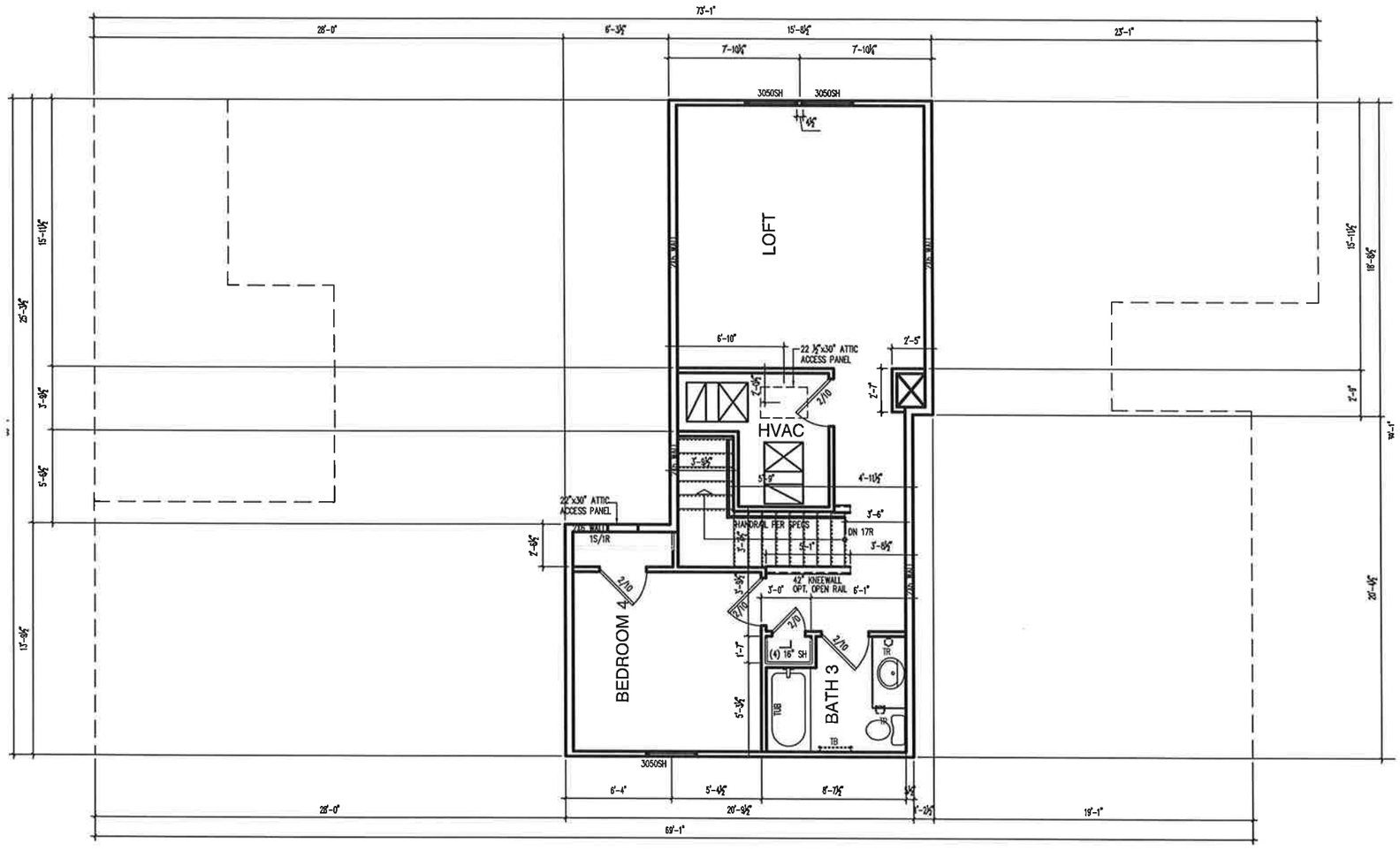
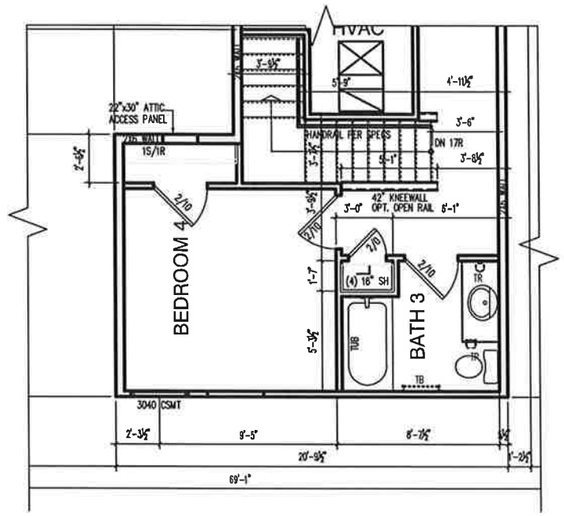
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A1-1.15

PLOTTED: July 1, 2022 / ccabrera / A1-1.15 FIRST FLOOR PLAN OPTIONS.dwg



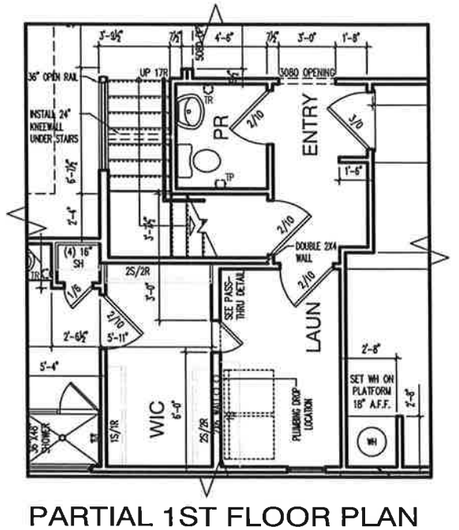
2ND FLOOR PLAN OPTION

SCALE ########## (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
*SEE ELEVATION PARTIALS FOR OPTION NUMBER



OPT. 2ND FLOOR W/OPT. 3-CAR GARAGE W/ SIDE LOAD

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN W/ OPT. 2ND FLOOR

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
SECOND FLOOR PLAN OPTION

PRODUCT MANAGER
CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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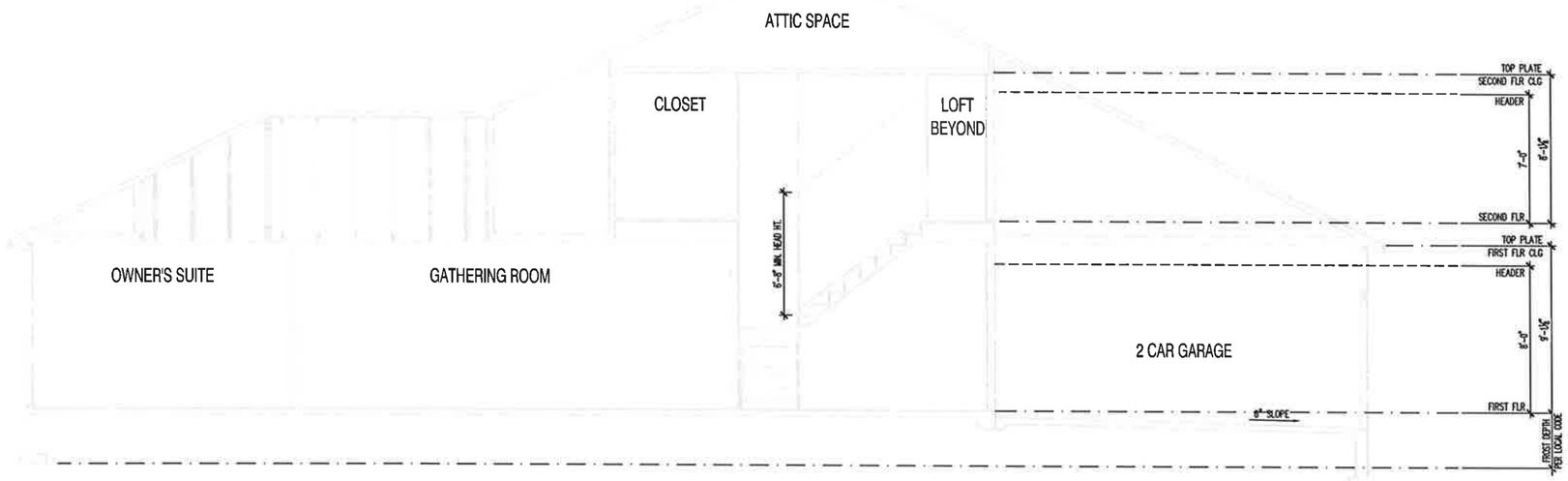
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

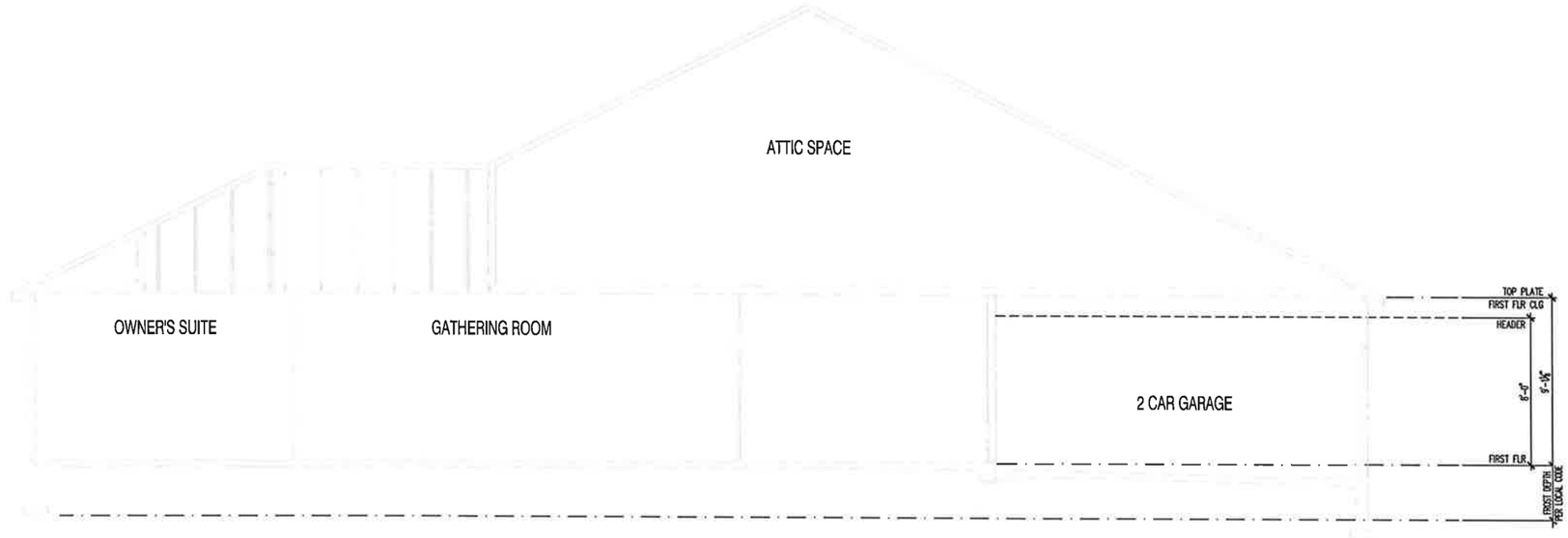
SHEET
A1-2.01

PLOTTED: July 1, 2022 / dwon.lx2 / A1-2.01 SECOND FLOOR PLAN OPTION.dwg



SLAB BUILDING SECTION w/ LOFT OPTION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SLAB BUILDING SECTION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
BUILDING SECTIONS AND STAIRS

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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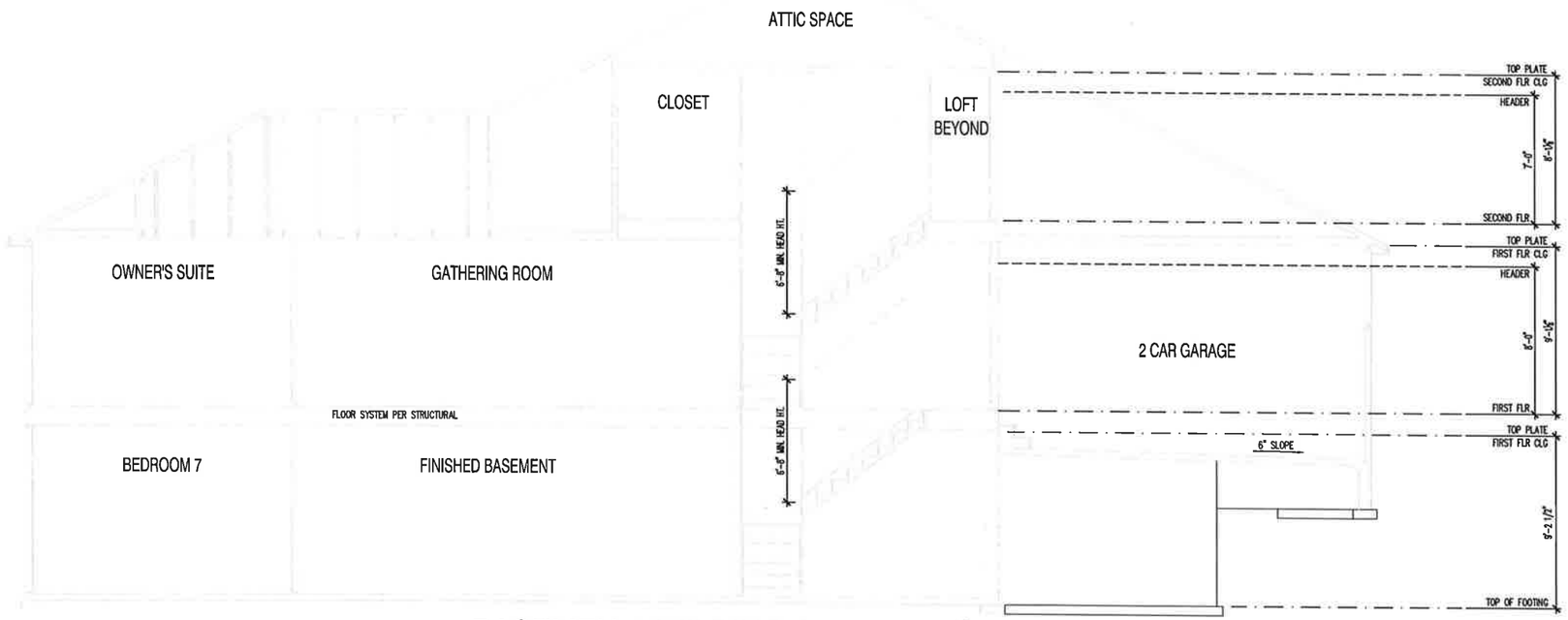
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

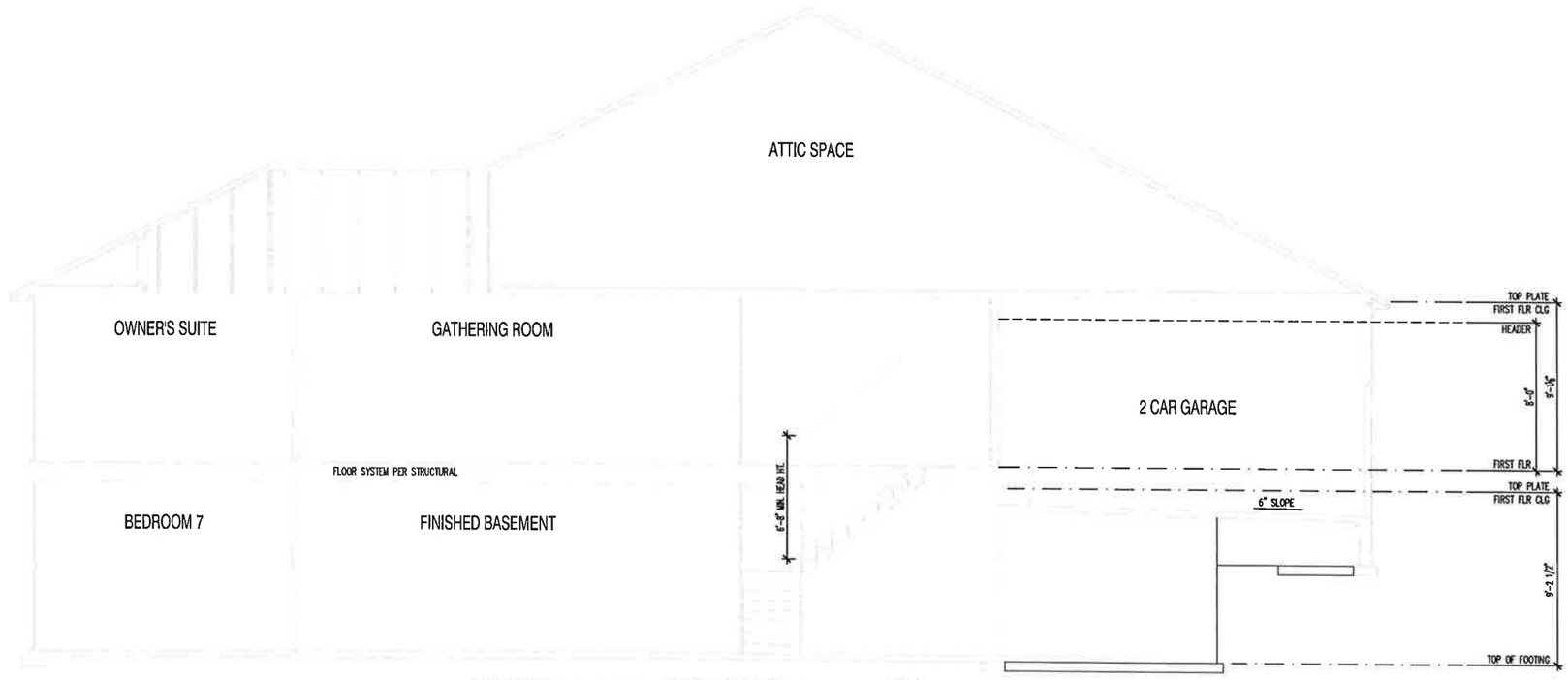
SHEET
A2-1.01

PLOTTED: July 1, 2022 / ScottCampbell / A2-1.02 BUILDING SECTIONS AND STAIRS.dwg



BASEMENT BUILDING SECTION w/ LOFT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



BASEMENT BUILDING SECTION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
BUILDING SECTIONS AND STAIRS

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A2-1.02

PLOTTED: July 1, 2022 / ScottCampbell / A2-B2 BUILDING SECTION - BASEMENT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

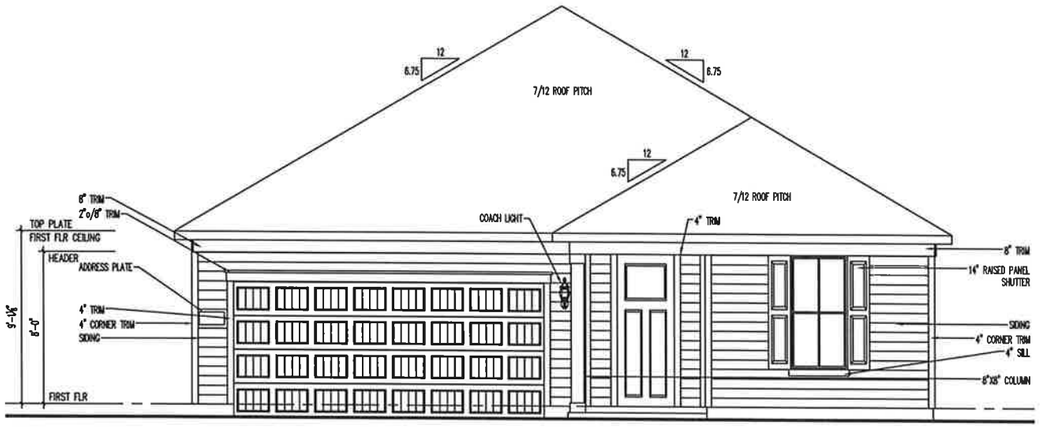
8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
4.488 SQ FT / 0.125 SQ FT = 35.9 FEET OF RIDGE VENT

OR W/ HIP. BOX VENT
4.488 SQ FT / 0.3472SQ FT = 12.9 BOX VENT(S)

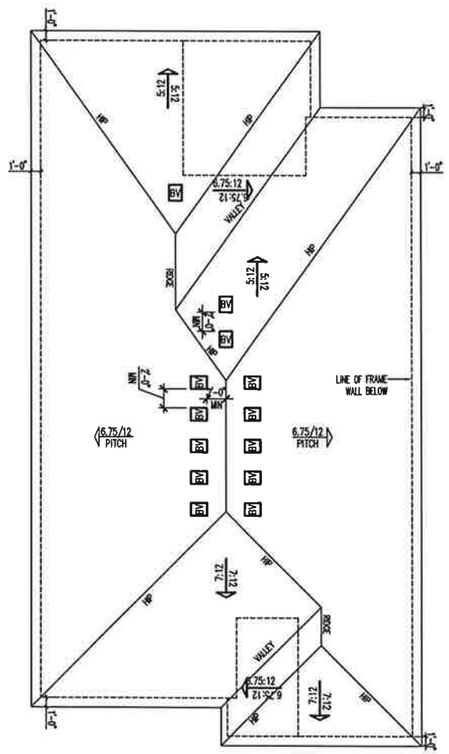
SOFFIT VENT
4.488 SQ FT / 0.0625SQ FT = 71.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



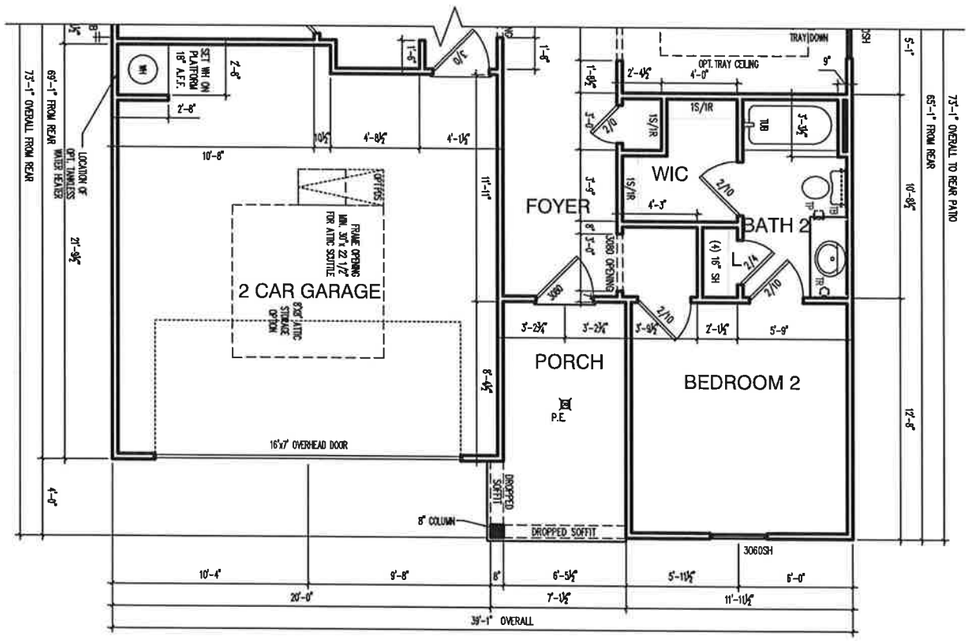
FRONT ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 (26321)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
ELEVATION LC111 PARTIAL PLAN, ELEVATION,
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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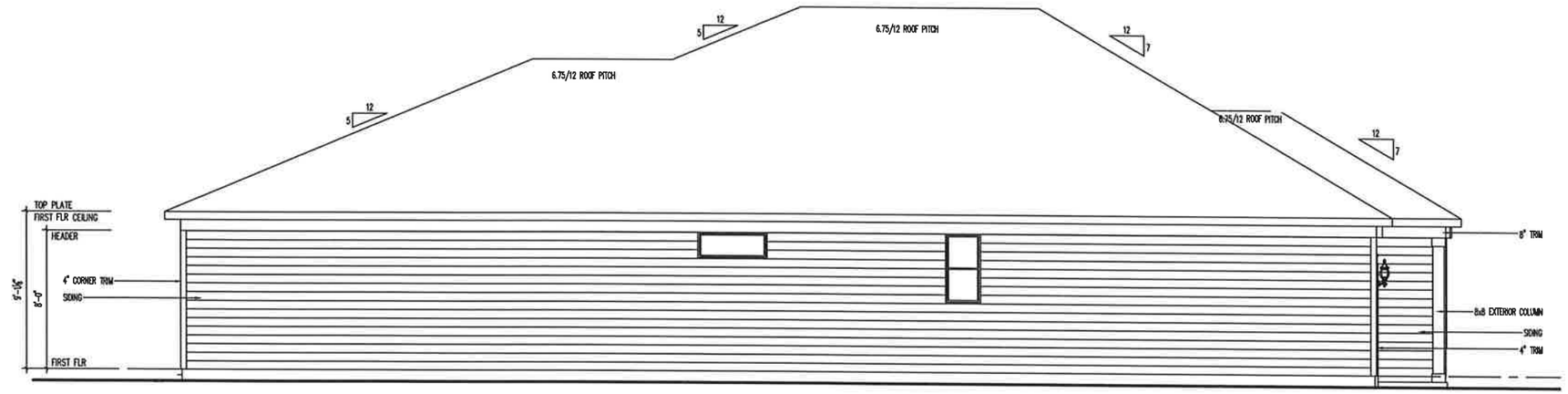
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

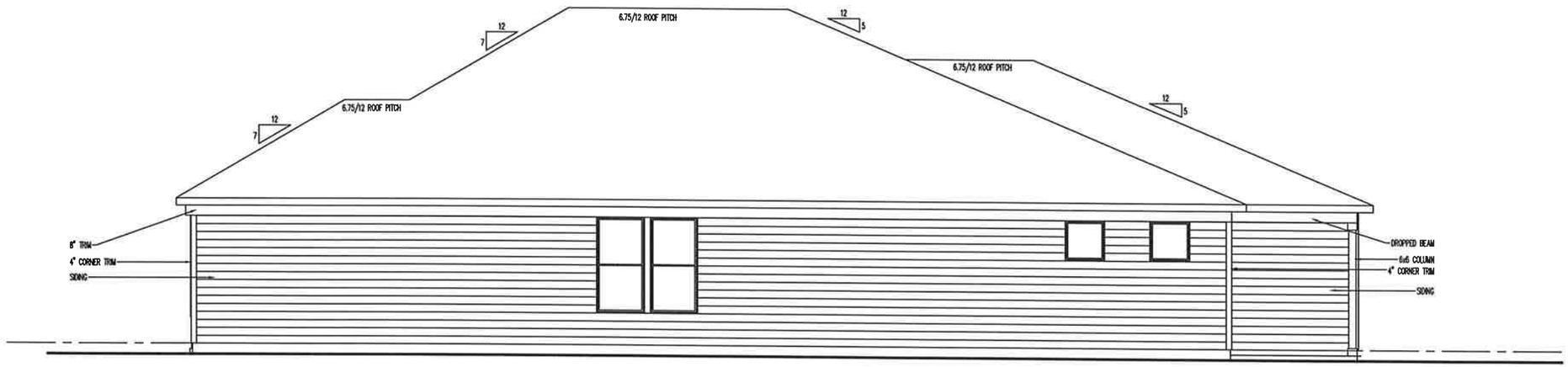
SHEET
A3-LC111-2F.01

PLOTTED: July 1, 2022 / jsignorelli / A3-LC111-2F.01 ELEVATION LC111 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



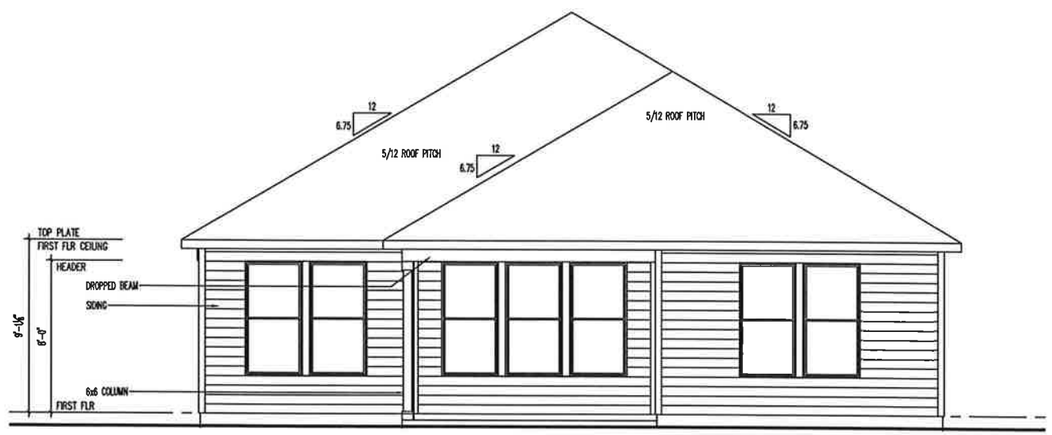
LEFT SIDE ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
ELEVATION LC111 SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC111-2F.02

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2F.02 ELEVATION LC111 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

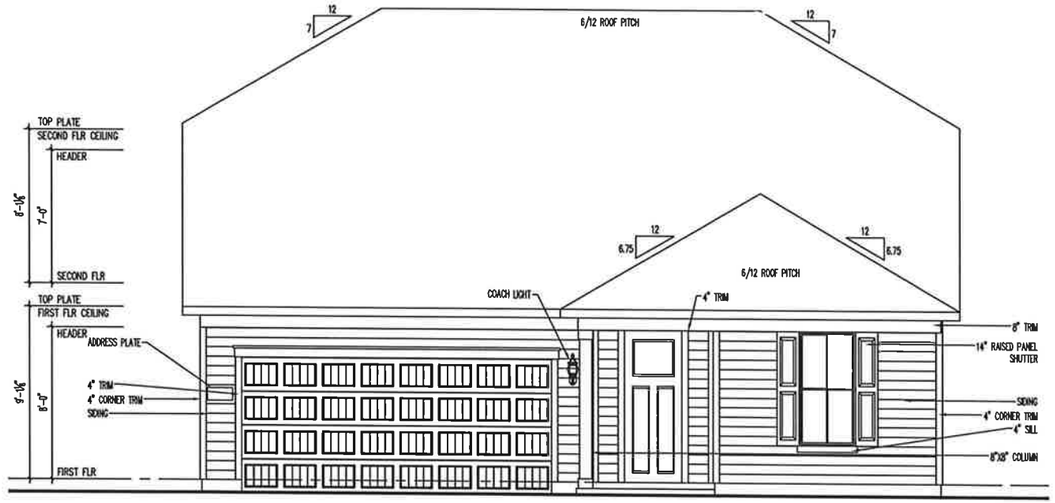
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT = 12.9 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

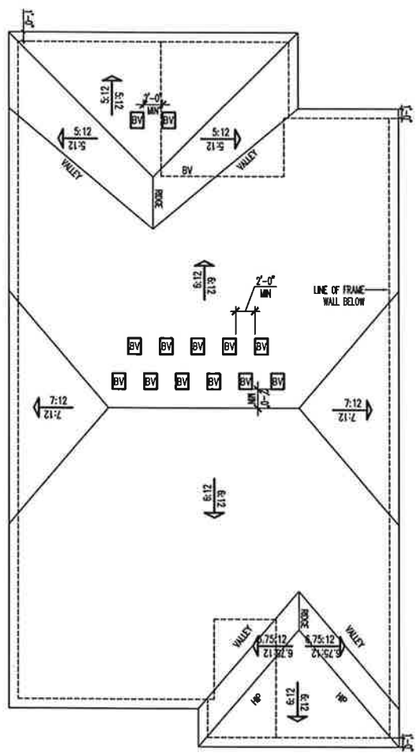
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC111 LOFT (26329)

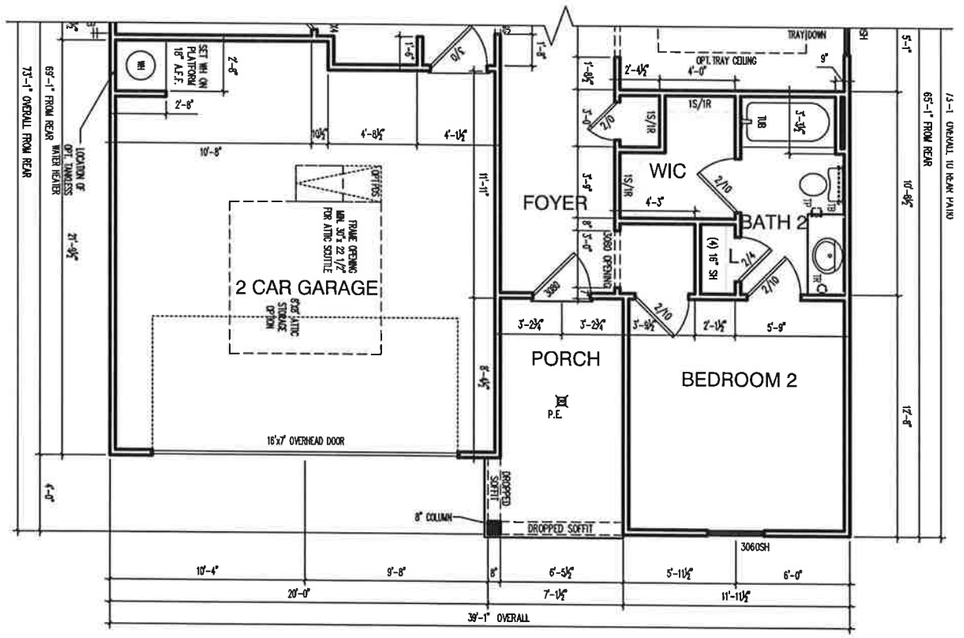
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN
ELEVATION LC111 LOFT (26329)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
ELEVATION LC111 LOFT, PARTIAL PLAN,
ELEVATION, ROOF PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

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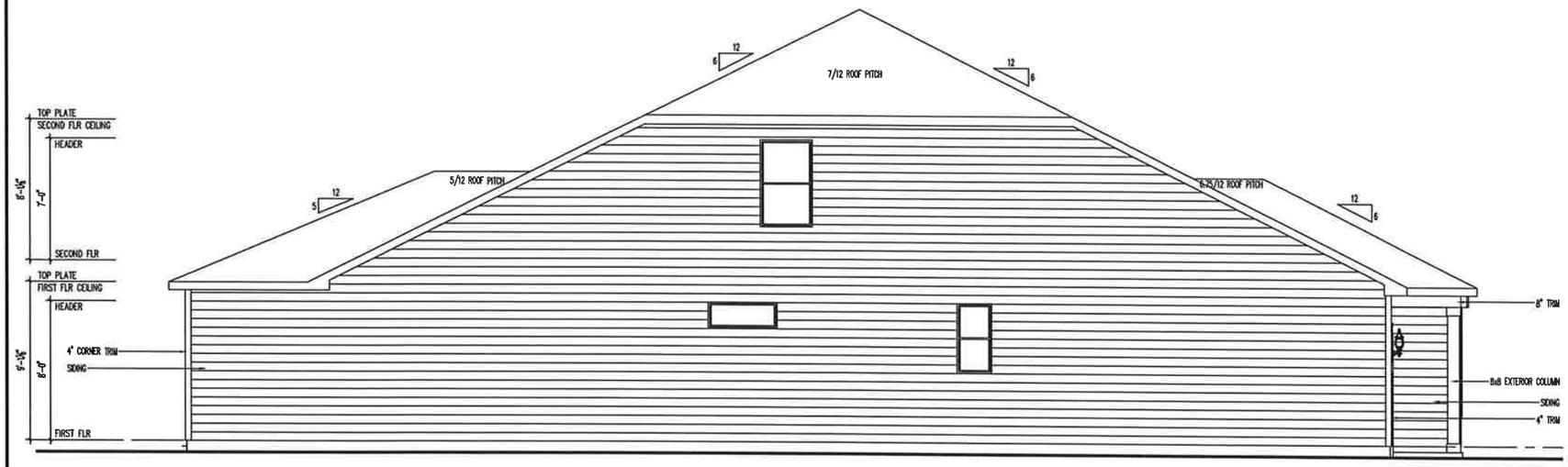
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

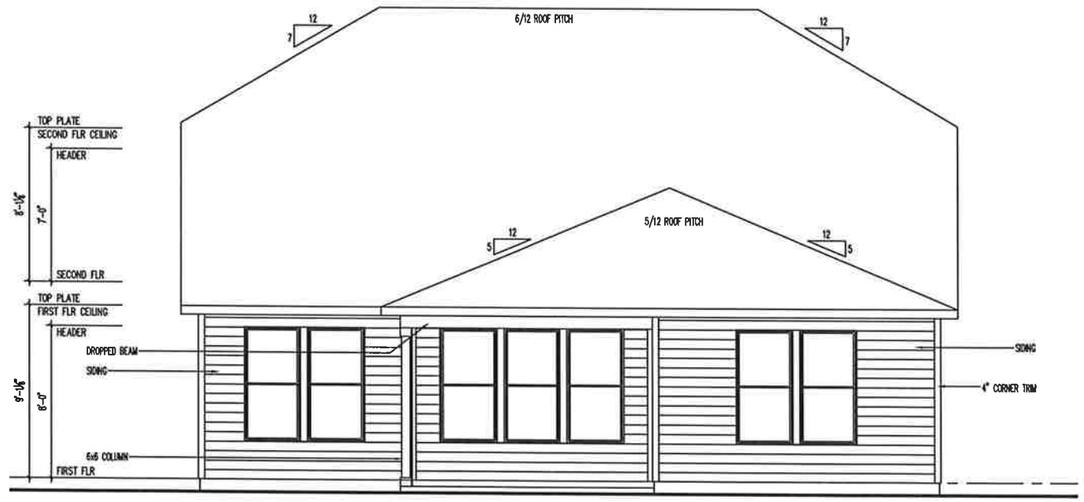
SHEET
A3-LC111-2F.04

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2F.04 ELEVATION LC111 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



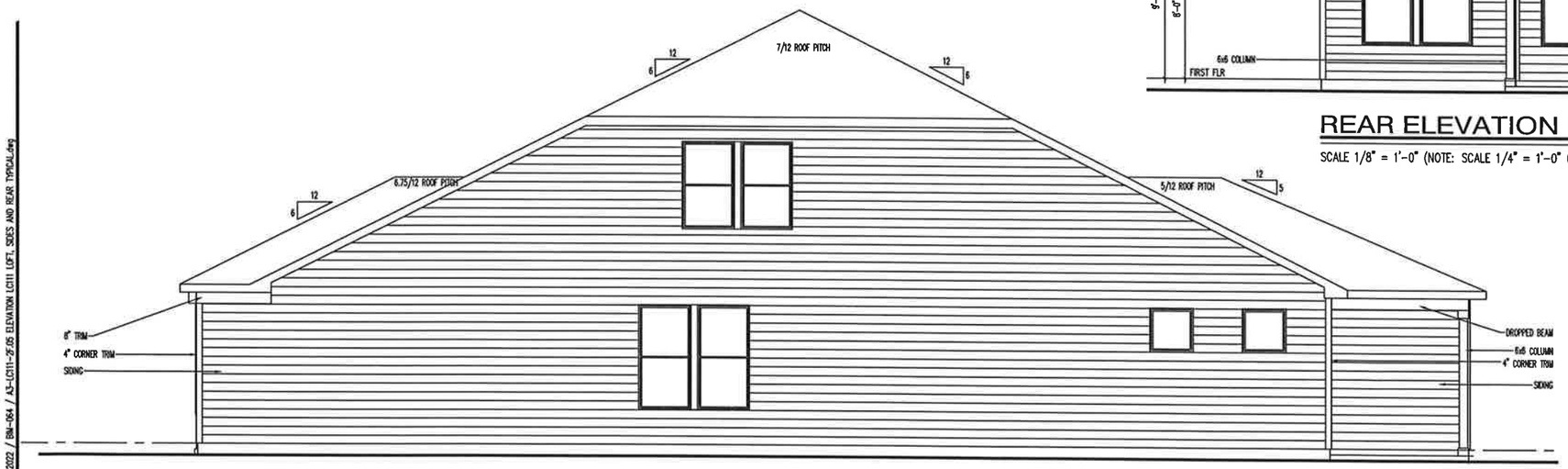
LEFT SIDE ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
ELEVATION LC111 LOFT, SIDES AND REAR
TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2F.05

PLOTTED: July 1, 2022 / BM-064 / A3-LC111-2F.05 ELEVATION LC111 LOFT, SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2800SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

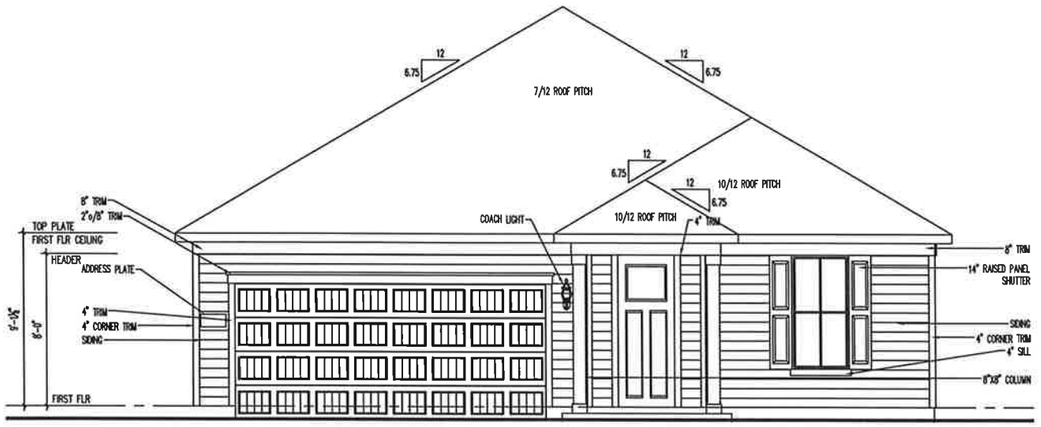
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.33 SQ FT x 50 % = 4.667SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667SQ FT SOFFIT

RIDGE VENT — OR W/ HIP BOX VENT
4.667 SQ FT = 37.3 FEET OF RIDGE VENT / 0.125 SQ FT
4.667 SQ FT = 13.4 BOX VENT(S) / 0.3472SQ FT

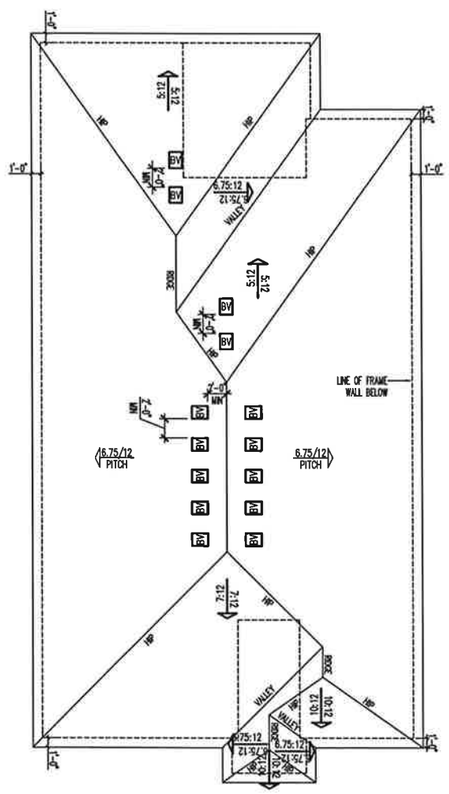
SOFFIT VENT
4.667 SQ FT = 74.7 FEET OF SOFFIT VENT / 0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



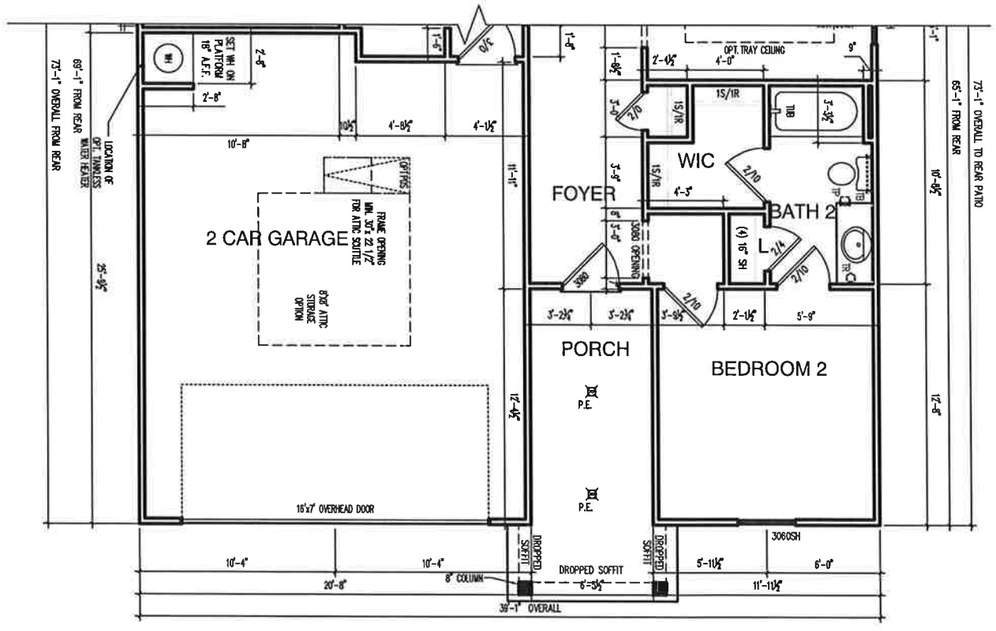
FRONT ELEVATION LC111 GARAGE 4' EXTENSION (26325)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 (26325)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 GARAGE 4' EXTENSION (26325)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 GARAGE 4' EXTENSION

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2F.08

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2F.08 ELEVATION LC111 GARAGE 4' EXTENSION.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

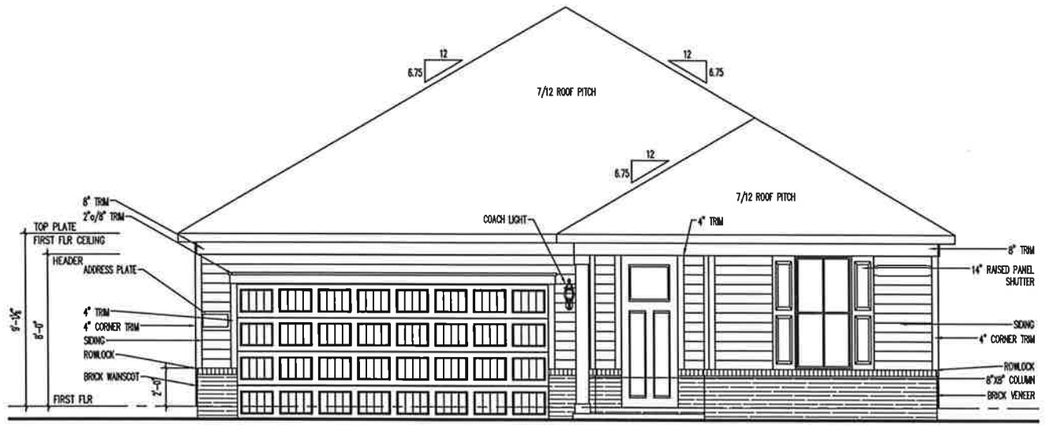
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.488 SQ FT / 0.125 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT / 0.3472SQ FT = 12.9 BOX VENT(S)

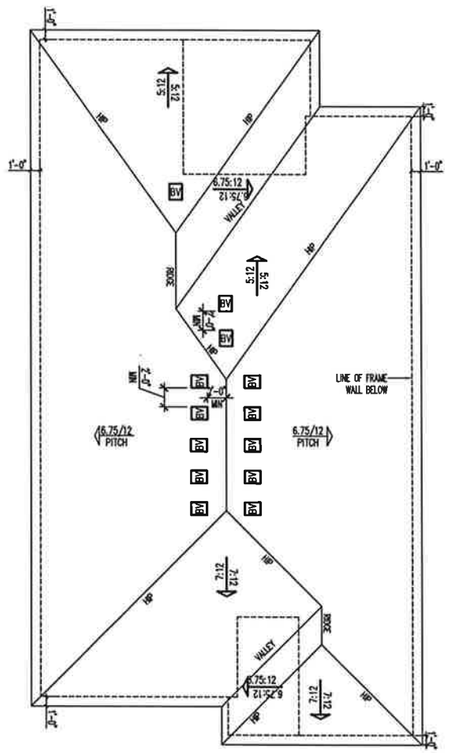
SOFFIT VENT
4.488 SQ FT / 0.0625SQ FT = 71.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



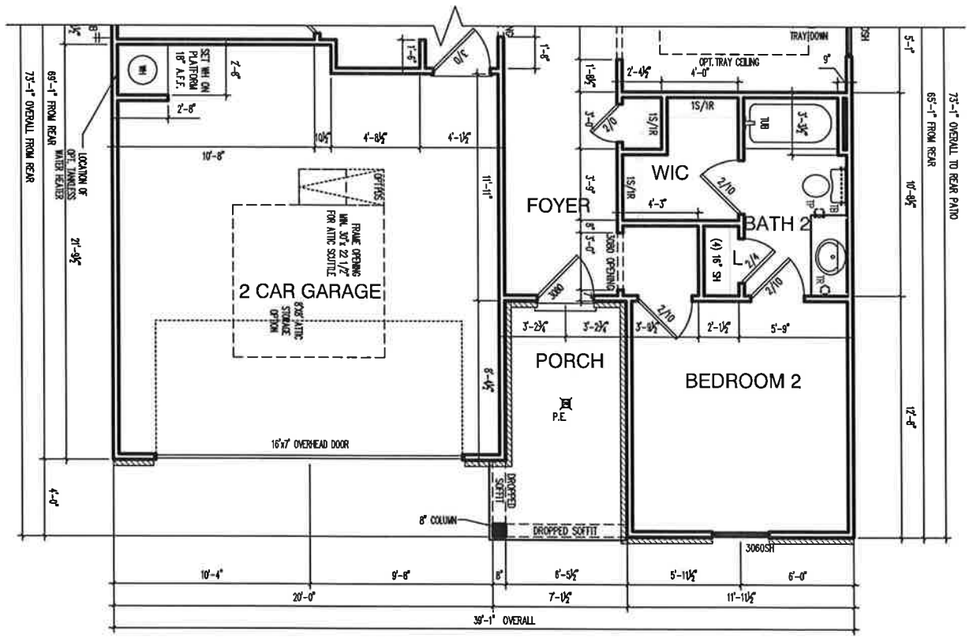
FRONT ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 PARTIAL PLAN, ELEVATION,
ROOF PLAN, BRICK FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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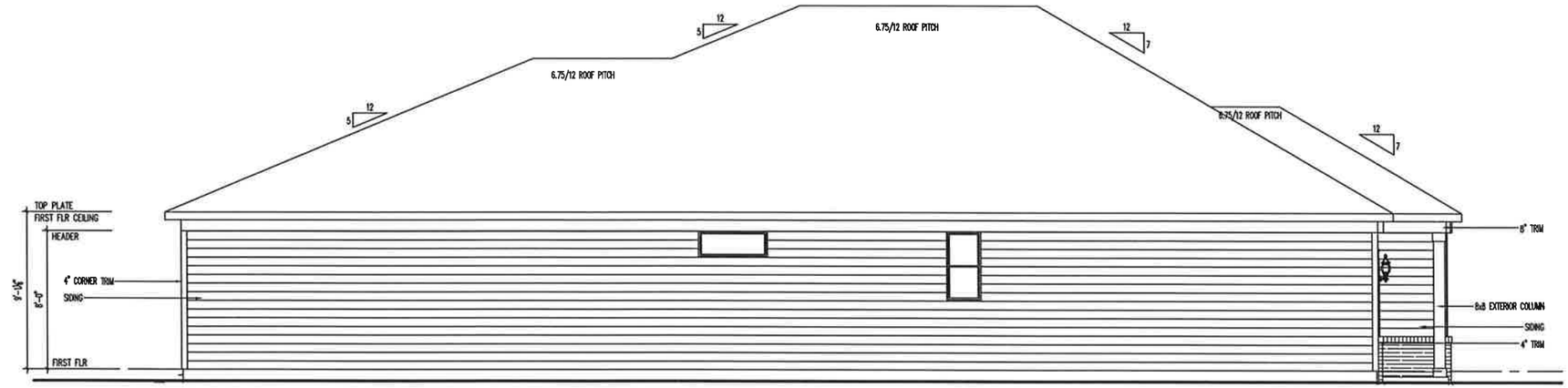
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

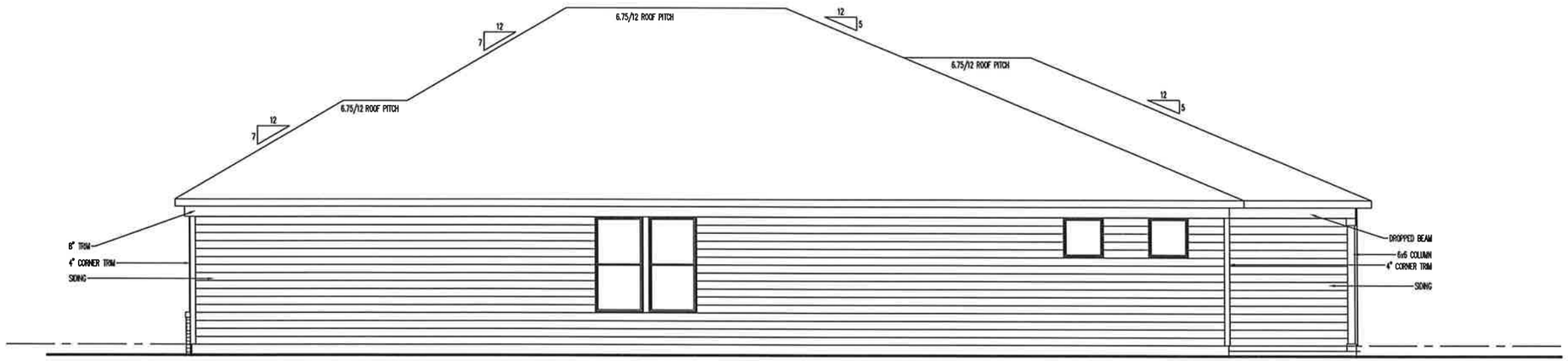
SHEET
A3-LC111-2F.09

PLOTTED: July 1, 2022 / nwizaez / A3-LC111-2F.09 ELEVATION LC101 PARTIAL PLAN, ELEVATION, ROOF PLA.dwg



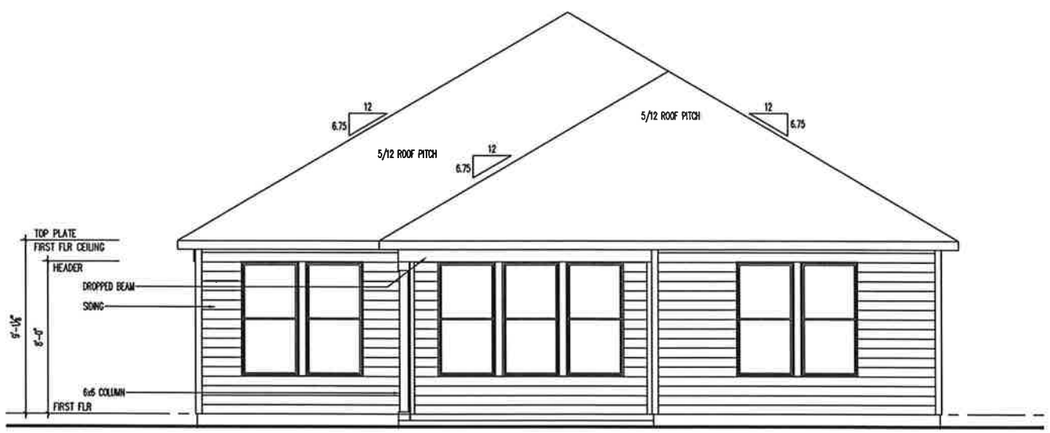
LEFT SIDE ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 SIDES AND REAR TYPICAL,
BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2F.10

PLOTTED: July 1, 2022 / BM-664 / A3-LC111-2F.10 ELEVATION LC111 SIDES AND REAR TYPICAL, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

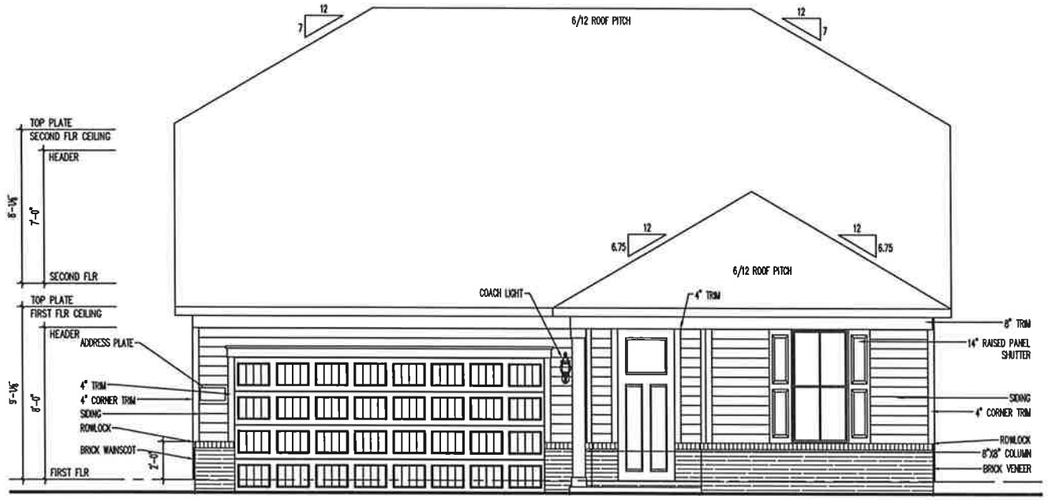
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT = 12.9 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

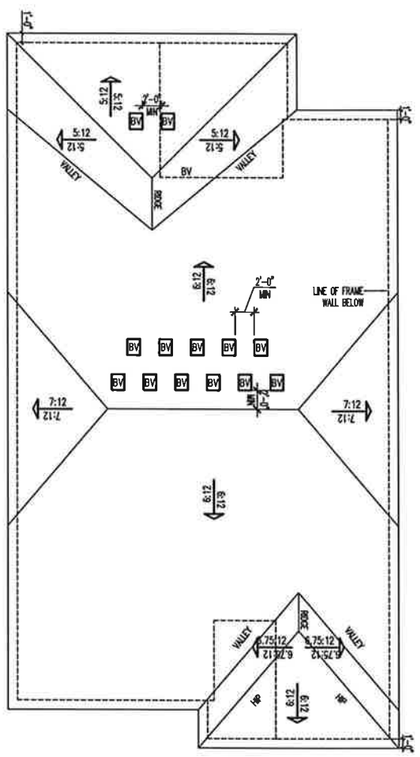
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC111 LOFT W/ BRICK WAINSCOT

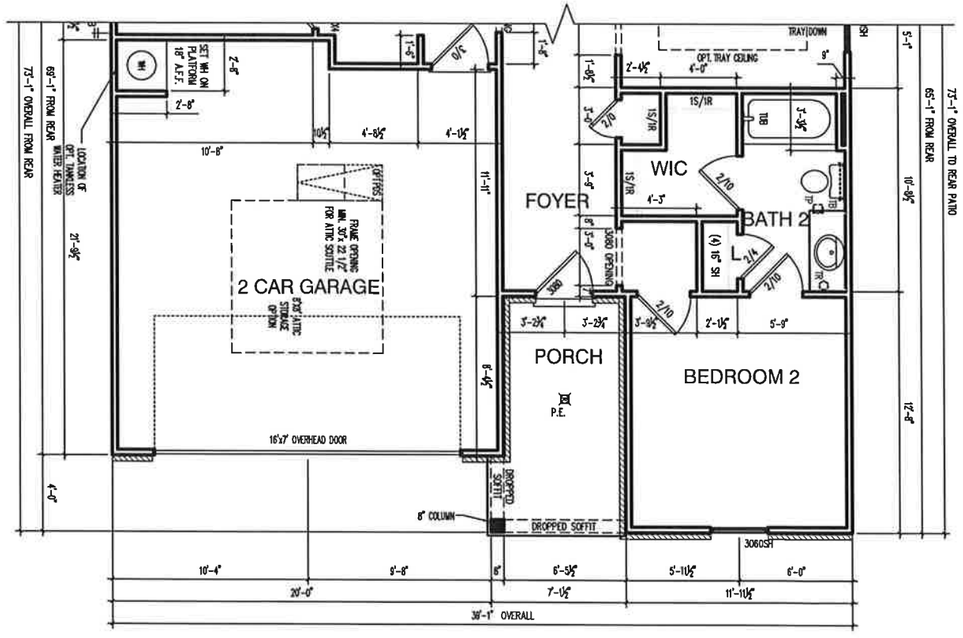
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION
LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION
LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 LOFT, PARTIAL PLAN,
ELEVATION, ROOF, BRICK FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV	DATE/DESCRIPTION
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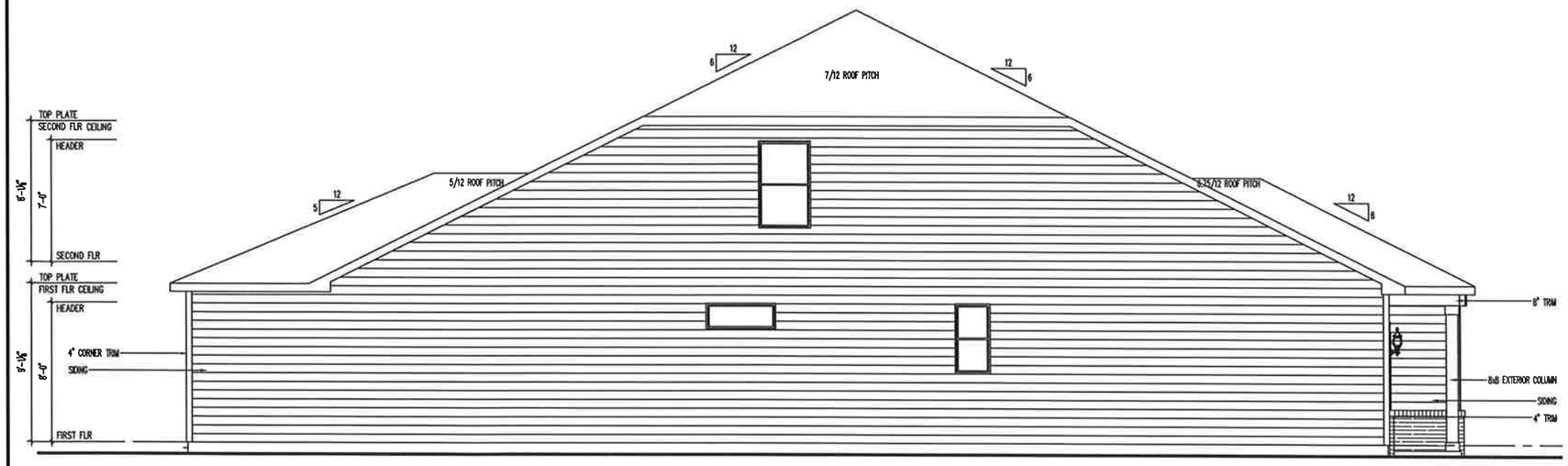
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

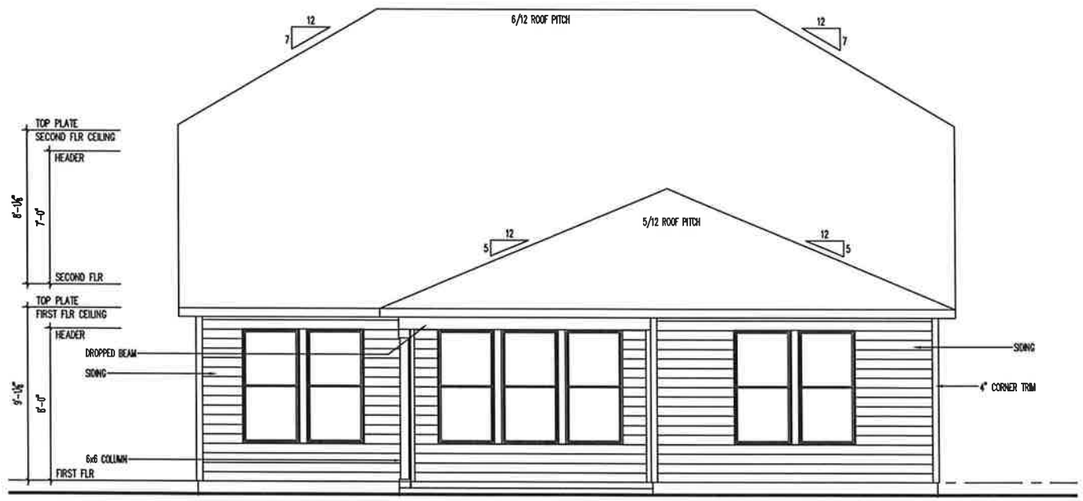
SHEET
A3-LC111-2F.1

PLOTTED: July 1, 2022 / jsignorelli / A3-LC111-2F.1 ELEVATION LC111 LOFT, PARTIAL PLAN, ELEVATION, ROOF, BRICK FRONT.dwg



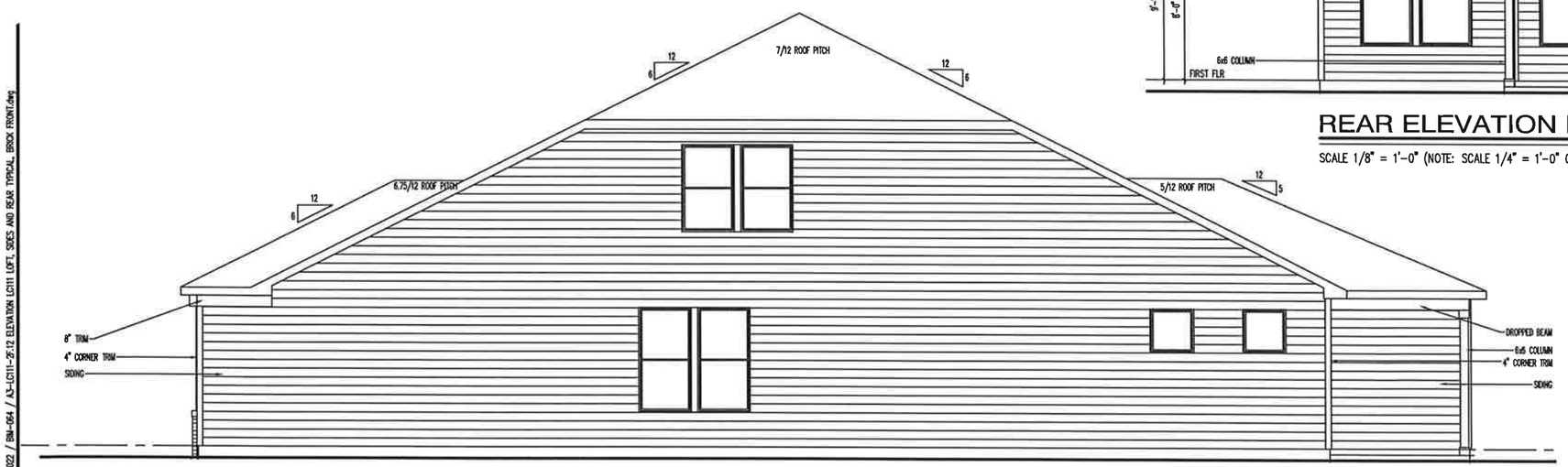
LEFT SIDE ELEVATION LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 LOFT, SIDES AND REAR
TYPICAL, BRICK FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2F.12

PLOTTED: July 1, 2022 / BM-064 / A3-LC111-2F.12 ELEVATION LC111 LOFT, SIDES AND REAR TYPICAL, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2800 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

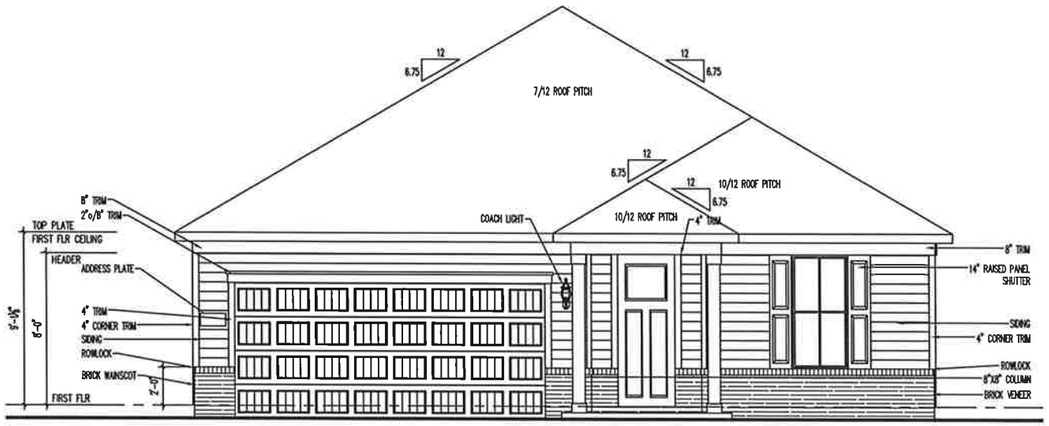
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.33 SQ FT x 50 % = 4.667 SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667 SQ FT SOFFIT

RIDGE VENT — OR W/ HIP. BOX VENT
4.667 SQ FT = 37.3 FEET OF RIDGE VENT (0.125 SQ FT) — 4.667 SQ FT = 13.4 BOX VENT(S) (0.3472 SQ FT)

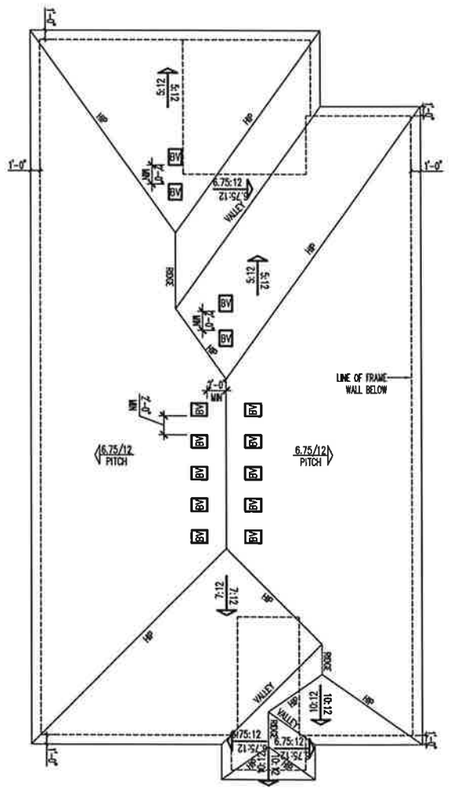
SOFFIT VENT
4.667 SQ FT = 74.7 FEET OF SOFFIT VENT
0.0625 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



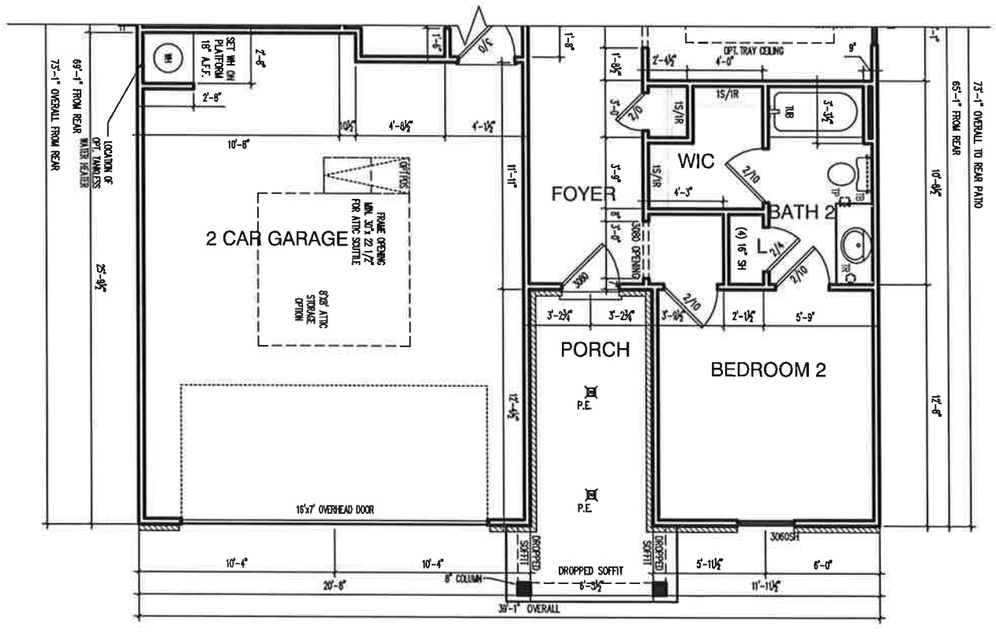
FRONT ELEVATION LC111 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 GARAGE 4' EXTENSION, BRICK
FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC111-2F.13

PLOTTED: July 1, 2022 / jpignatelli / A3-LC111-2F.13 ELEVATION LC111 GARAGE 4' EXTENSION, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

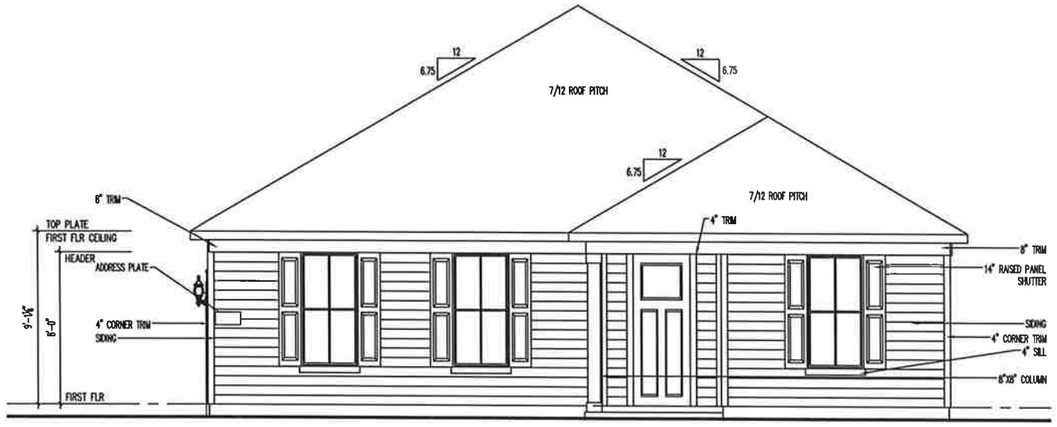
8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.488 SQ FT = 12.9 BOX VENT(S)
0.3472SQ FT

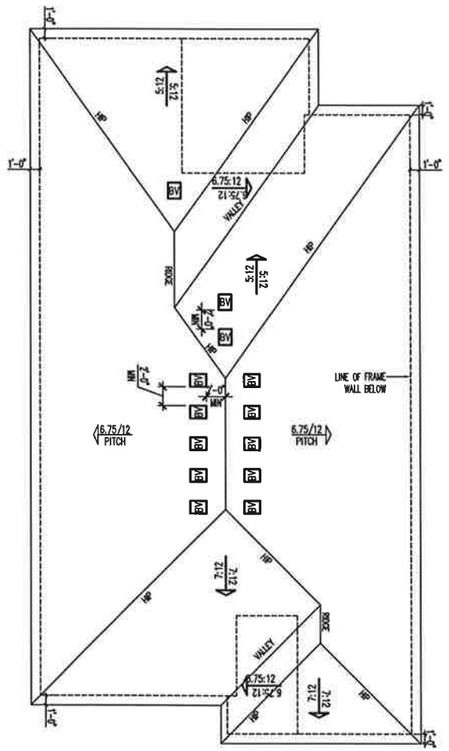
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



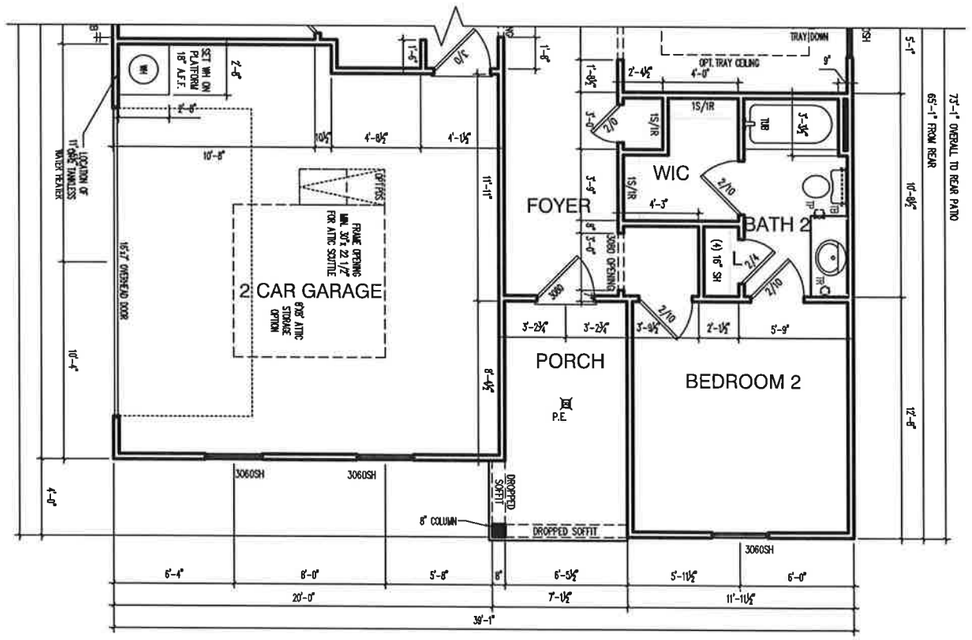
FRONT ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 (26321)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 2 CAR SIDE GAR. PARTIAL
PLAN, ELEV., ROOF PLA

PRODUCT MANAGER
CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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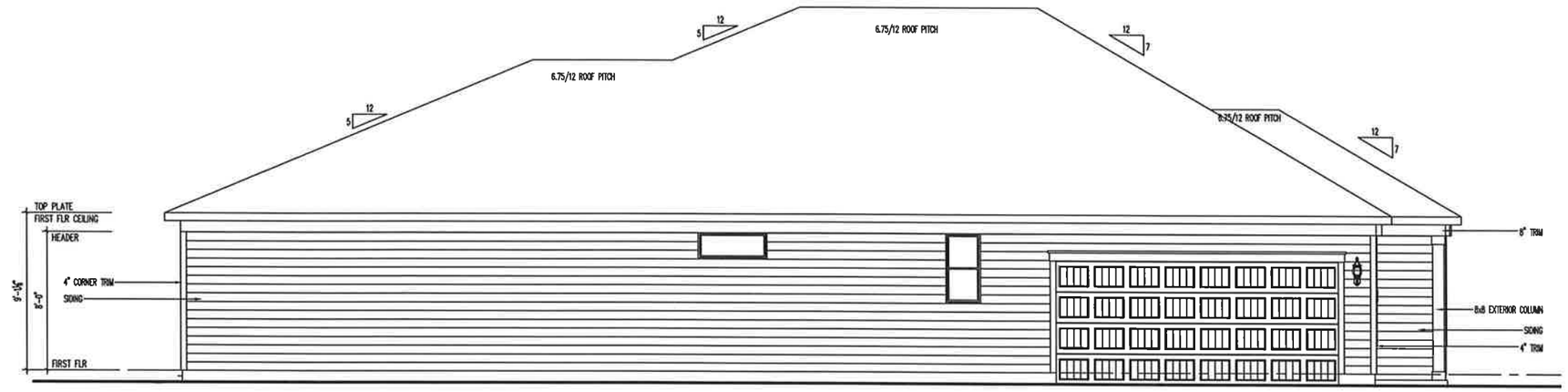
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

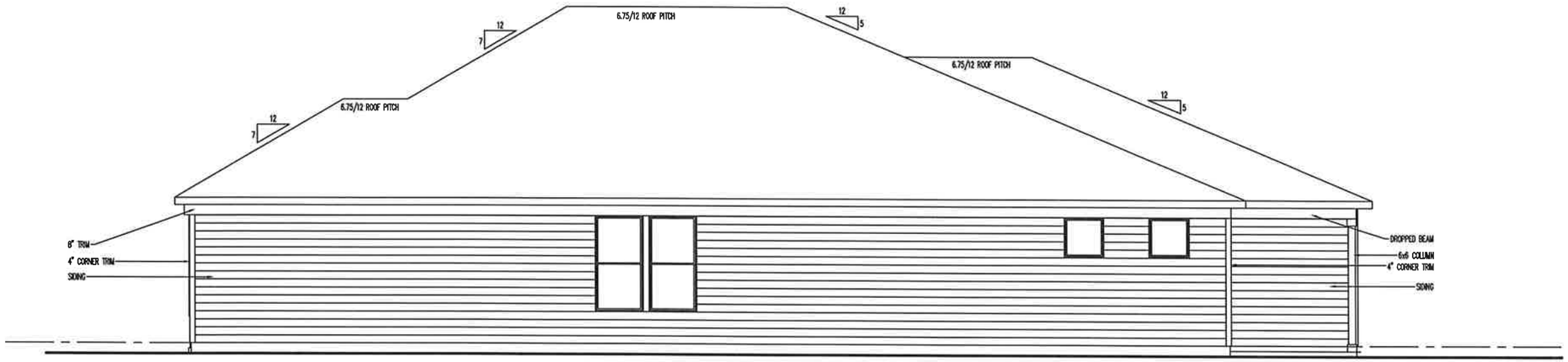
SHEET
A3-LC111-2S.01

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2S.01 ELEVATION LC111 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF PLA.dwg



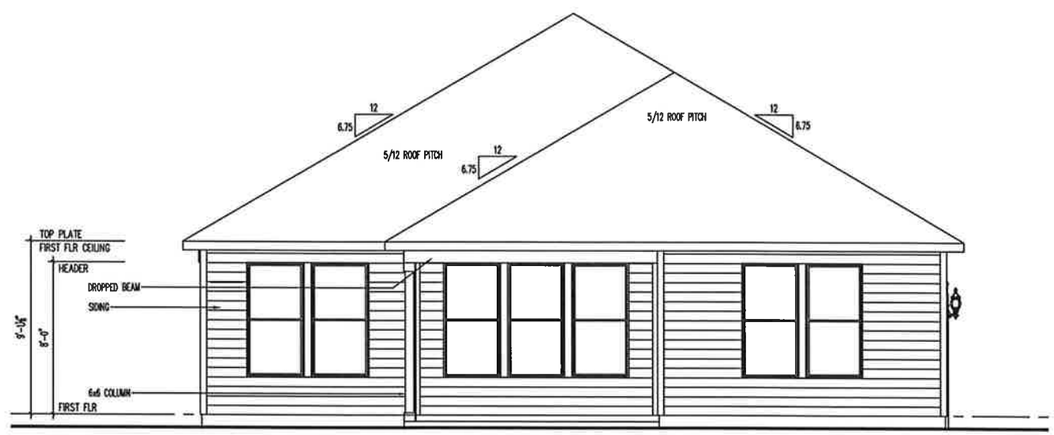
LEFT SIDE ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 2 CAR SIDE GAR. SIDES AND
REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC111-2S.02

PLOTTED: July 1, 2022 / mdalo2 / A3-LC111-2S.02 ELEVATION LC111 2 CAR SIDE GAR. SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

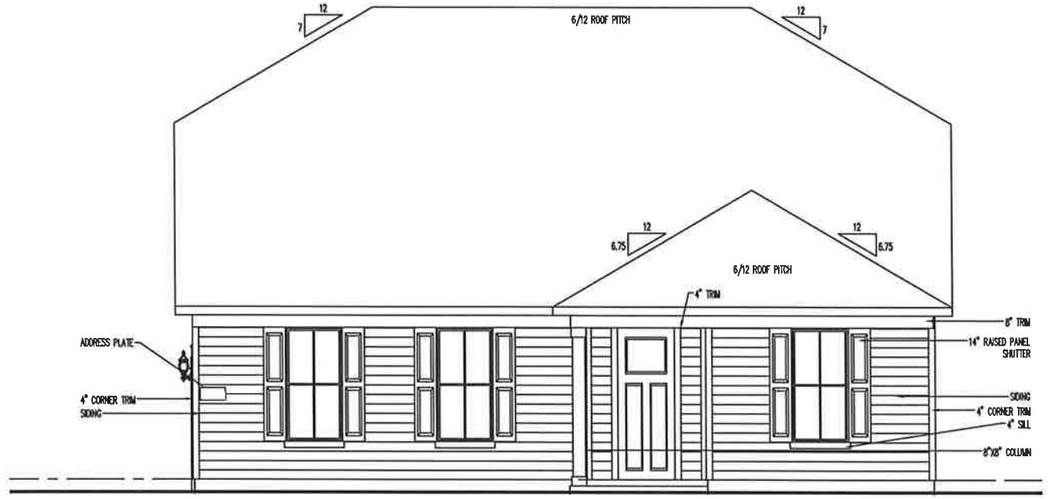
RIDGE VENT 1B SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP. BOX VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT = 12.9 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

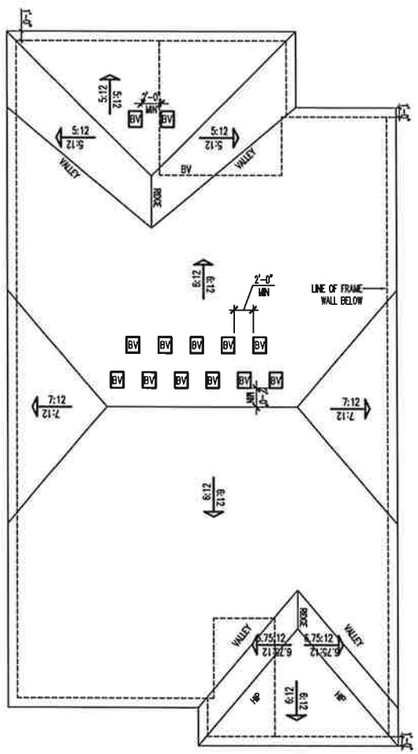
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC111 LOFT (26329)

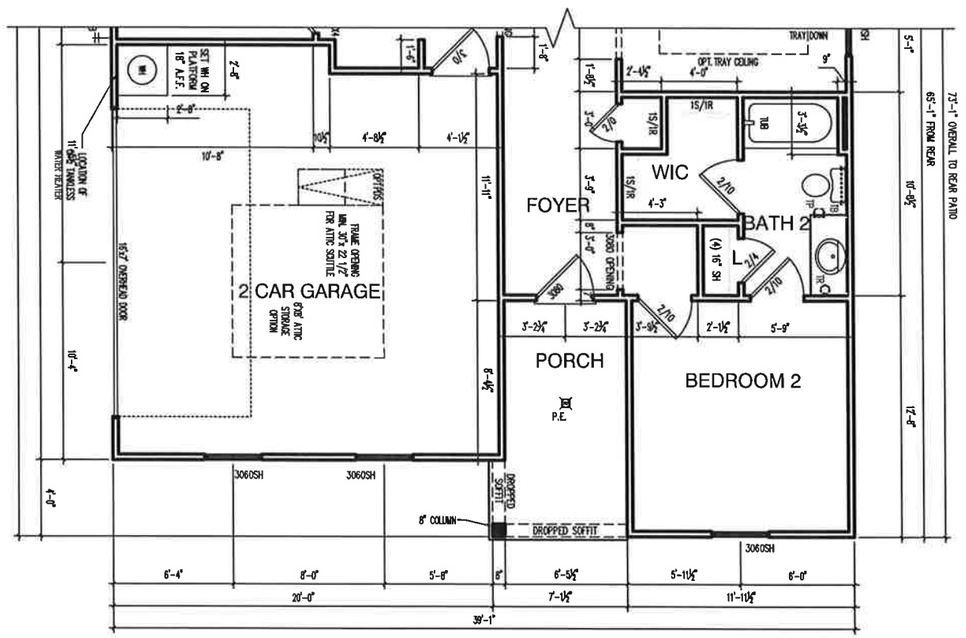
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN
ELEVATION LC111 LOFT (26329)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 LOFT 2 CAR SIDE GAR.,
PARTIAL PLAN, ELEV., ROOF

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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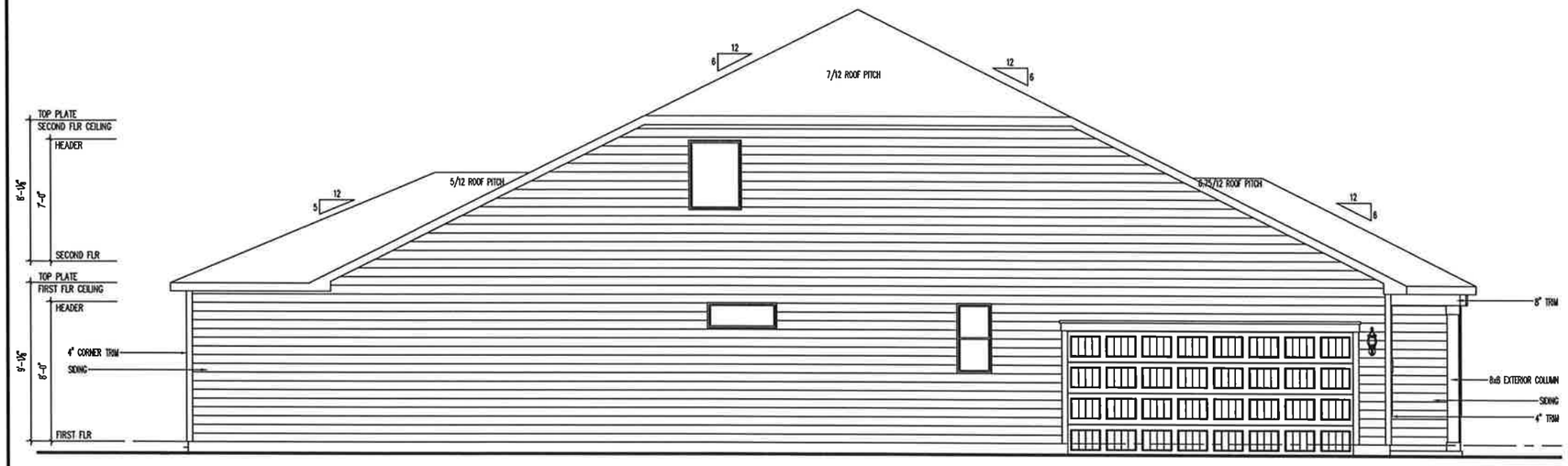
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

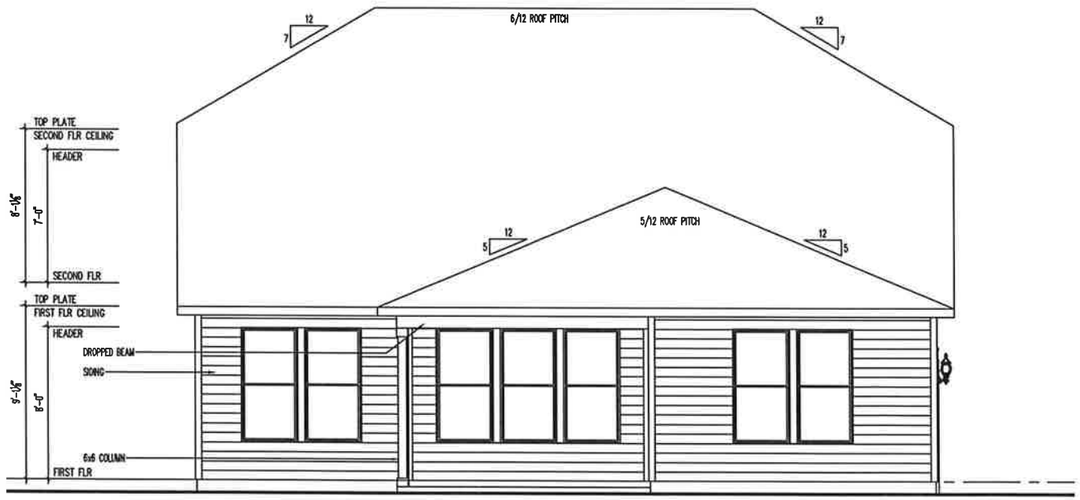
SHEET
A3-LC111-2S.04

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2S.04 ELEVATION LC111 LOFT 2 CAR SIDE GAR., PARTIAL PLAN, ELEV., ROOF.dwg



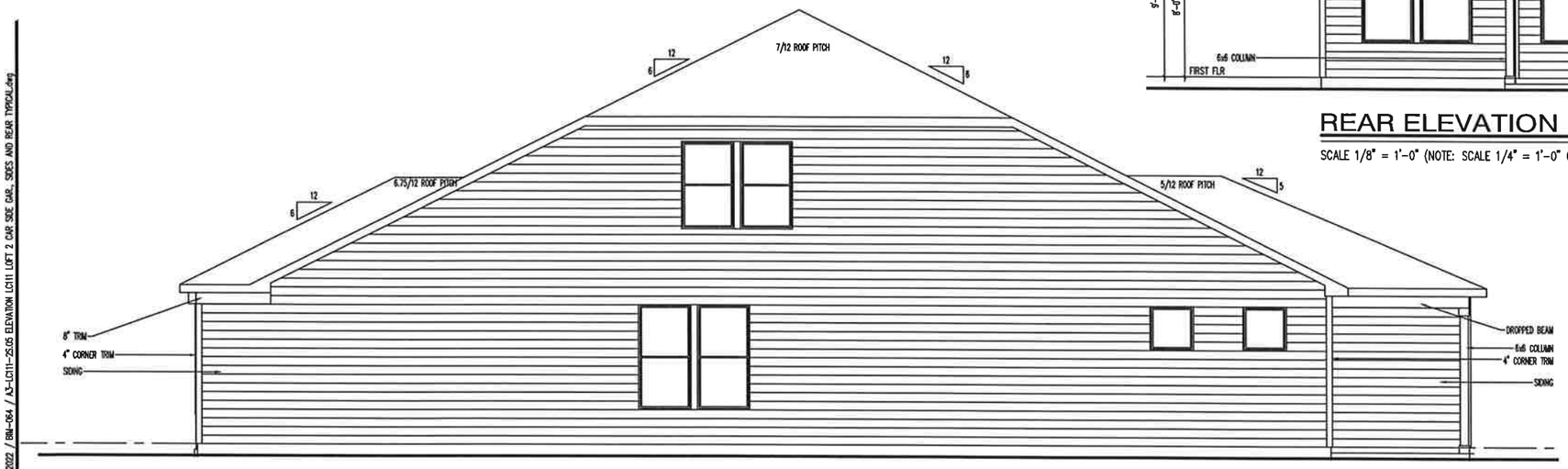
LEFT SIDE ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 LOFT (26329)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 LOFT 2 CAR SIDE GAR., SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2S.05

PLOTTED: July 1, 2022 / BM-064 / A3-LC111-2S.05 ELEVATION LC111 LOFT 2 CAR SIDE GAR., SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2800SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

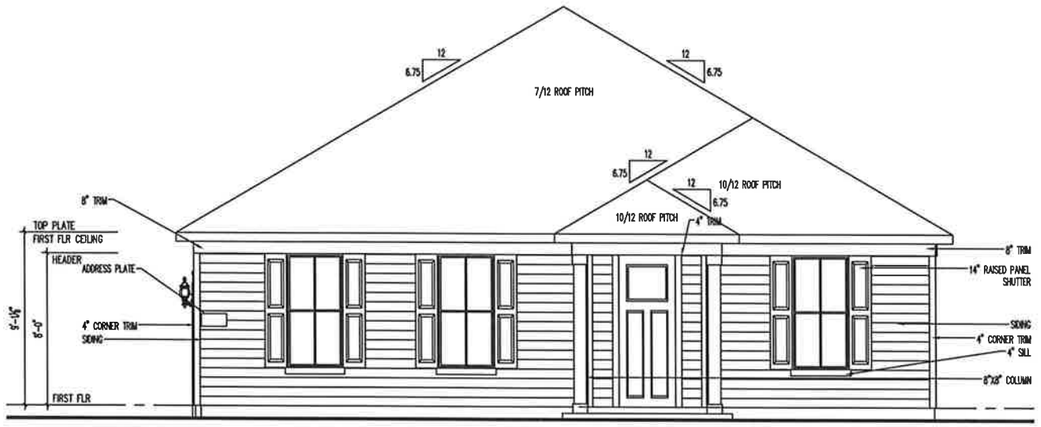
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.33 SQ FT x 50 % = 4.667SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667SQ FT SOFFIT

RIDGE VENT — OR W/ HIP IROX VENT
4.667 SQ FT = 37.3 FEET OF RIDGE VENT — 4.667 SQ FT = 13.4 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

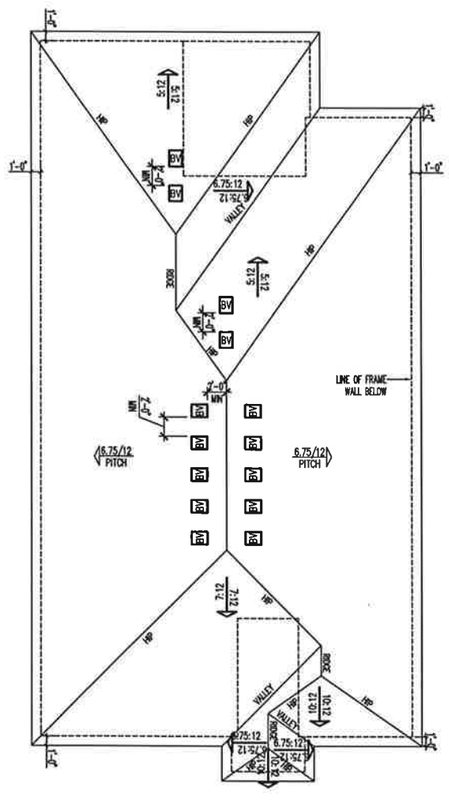
SOFFIT VENT
4.667 SQ FT = 74.7 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



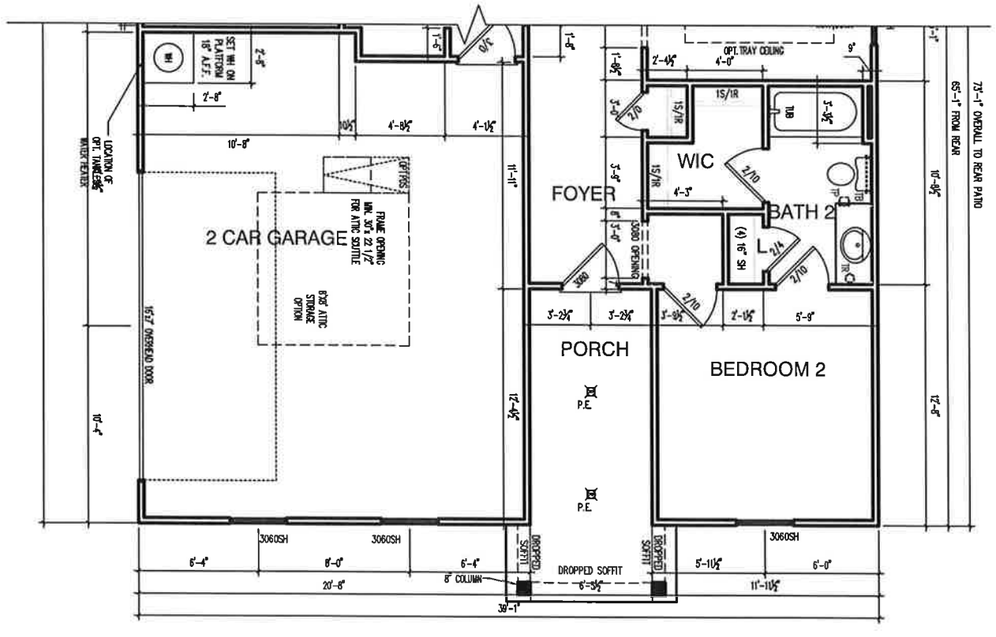
FRONT ELEVATION LC111 GARAGE 4' EXTENSION (26325)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 (26325)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 GARAGE 4' EXTENSION (26325)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 2 CAR SIDE GAR. 4' GARAGE EXTENSION

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC111-2S.08

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2S.08 ELEVATION LC111 2 CAR SIDE GAR. 4' GARAGE EXTENSION.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

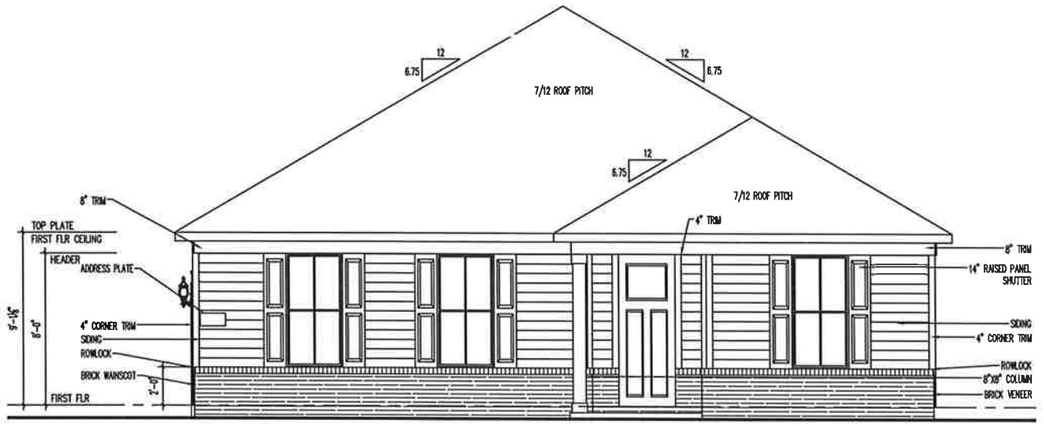
8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
4.488 SQ FT / 0.125 SQ FT = 35.9 FEET OF RIDGE VENT

OR W/ HIP. BOX VENT
4.488 SQ FT / 0.3472SQ FT = 12.9 BOX VENT(S)

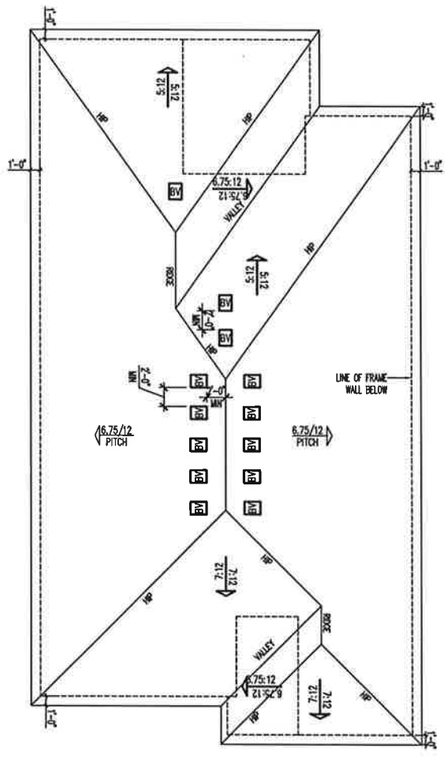
SOFFIT VENT
4.488 SQ FT / 0.0625SQ FT = 71.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



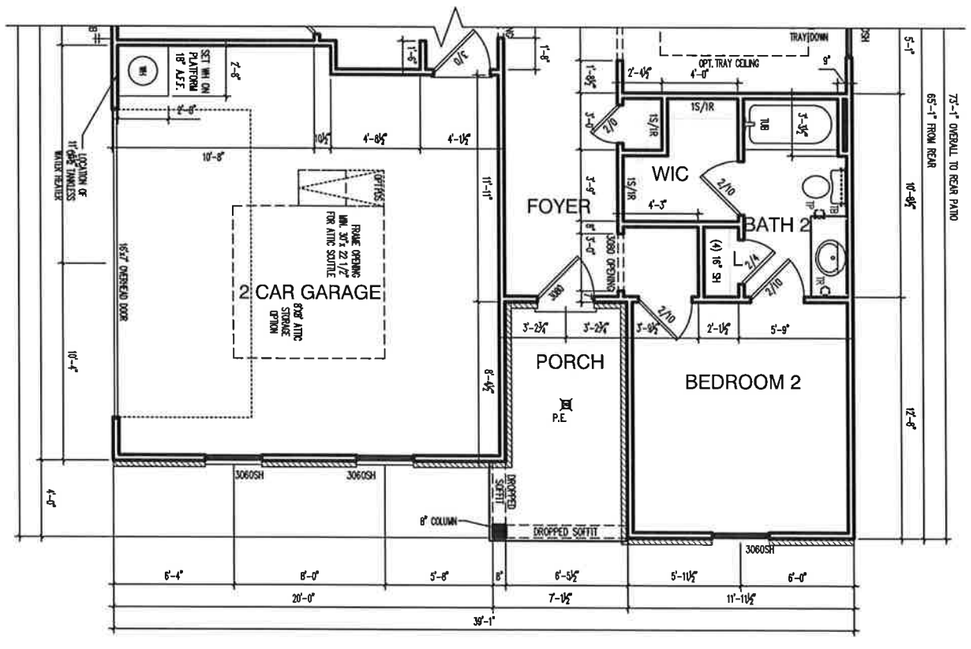
FRONT ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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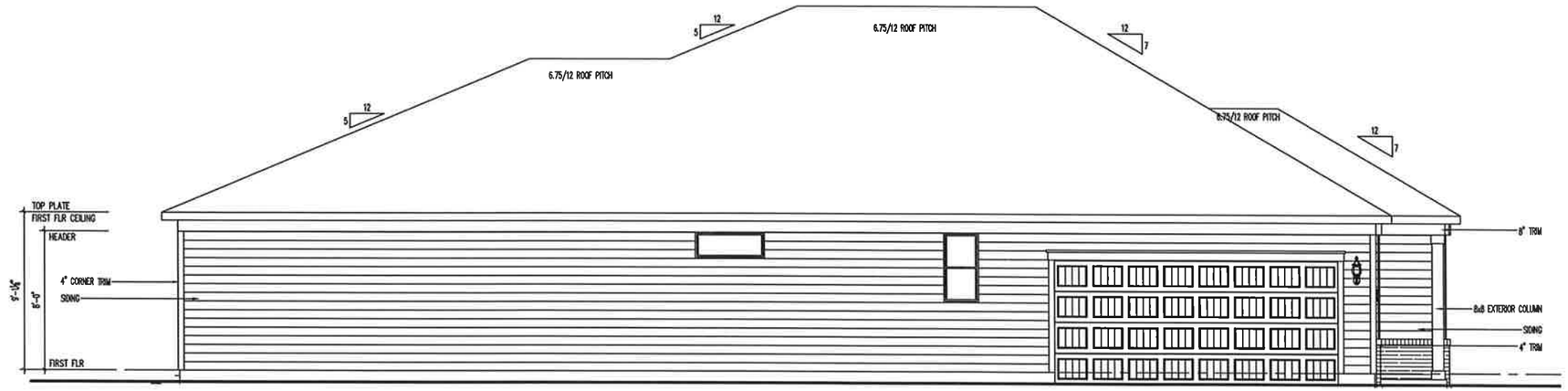
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

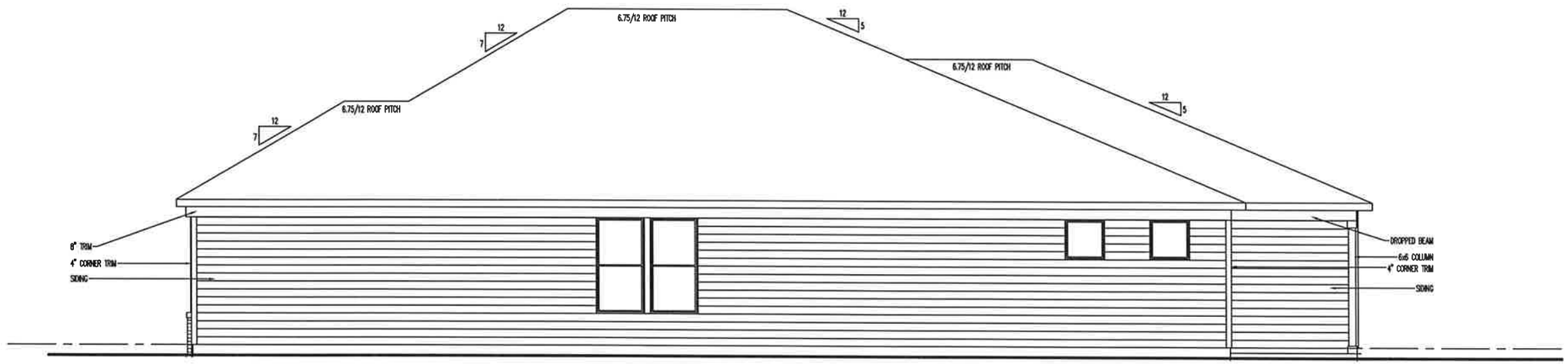
SHEET
A3-LC111-2S.00

PLOTTED: July 1, 2022 / nezquez / A3-LC111-2S.00 ELEVATION LC111 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF PLAN.dwg



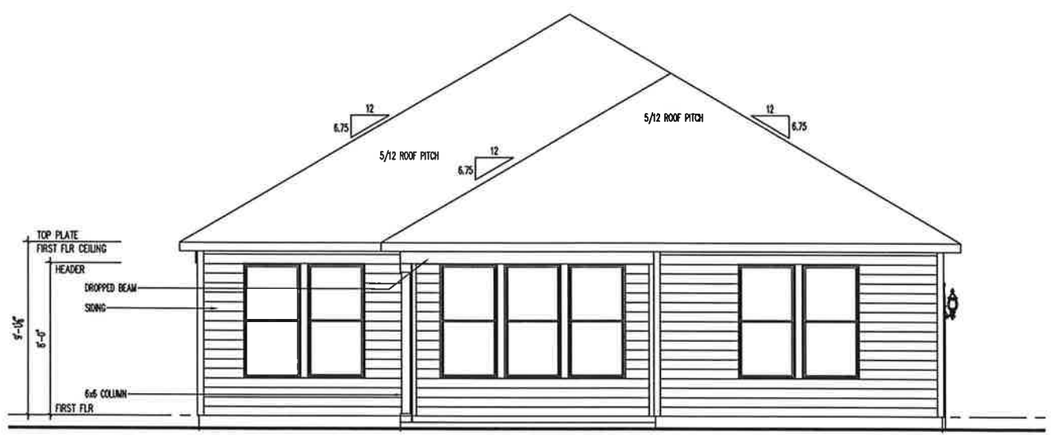
LEFT SIDE ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 2 CAR SIDE GAR. SIDES AND REAR TYP, BRICK FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2S.10

PLOTTED: July 1, 2022 / BM-064 / A3-LC111-2S.10 ELEVATION LC111 2 CAR SIDE GAR. SIDES AND REAR TYP, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC111" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

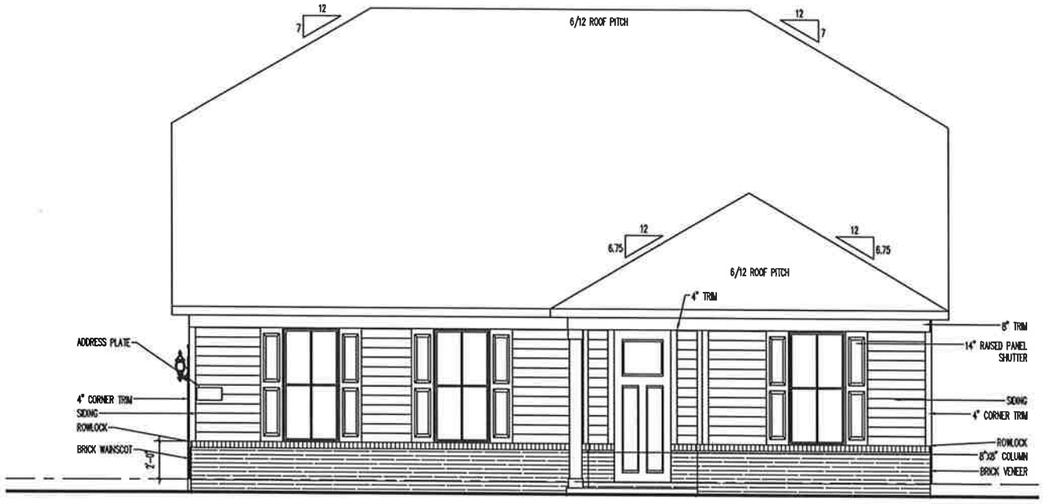
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP. BOX VENT
4.488 SQ FT / 0.125 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT / 0.3472SQ FT = 12.9 BOX VENT(S)

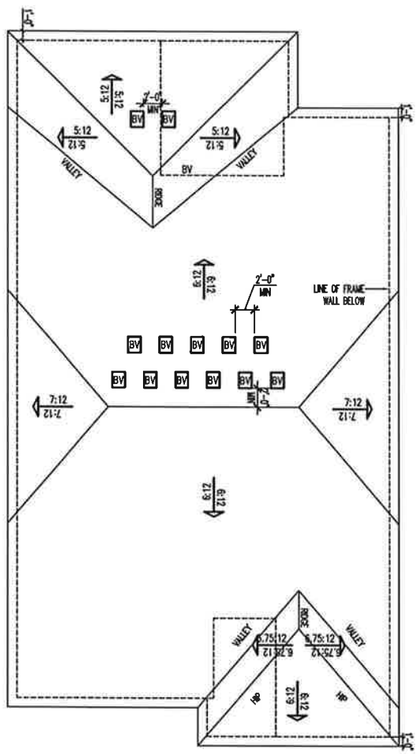
SOFFIT VENT
4.488 SQ FT / 0.0625SQ FT = 71.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC111 LOFT W/ BRICK WAINSCOT

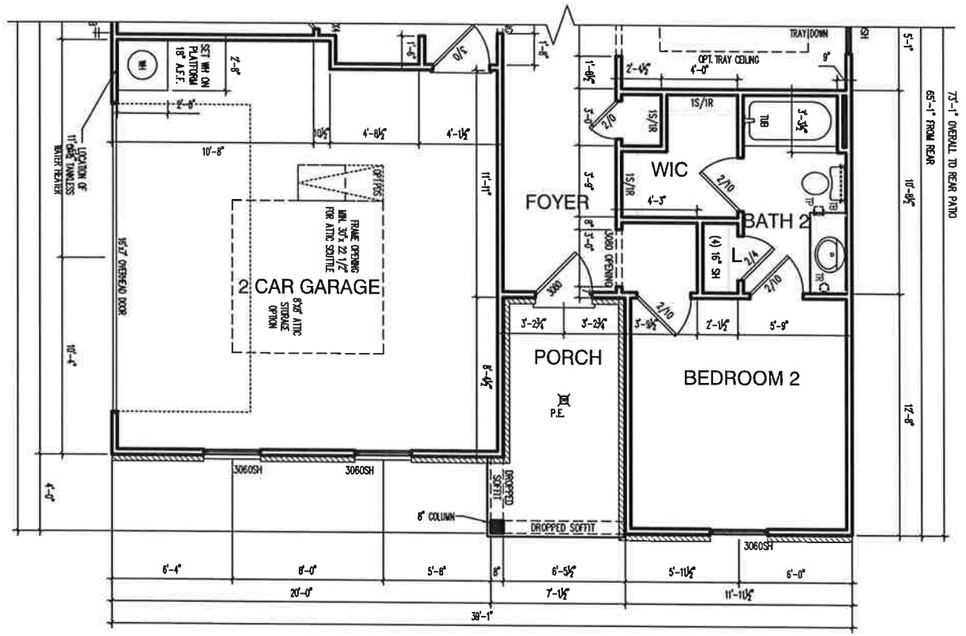
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION
LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION
LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 LOFT 2 CAR SIDE GAR.
PARTIAL PLAN, ELEV., ROOF

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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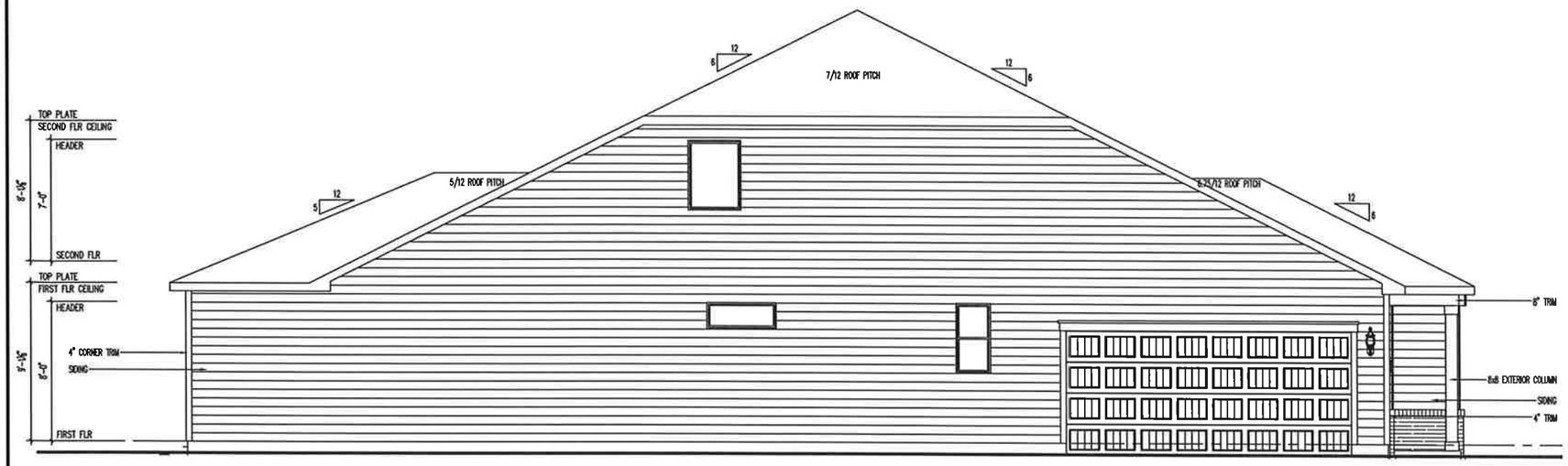
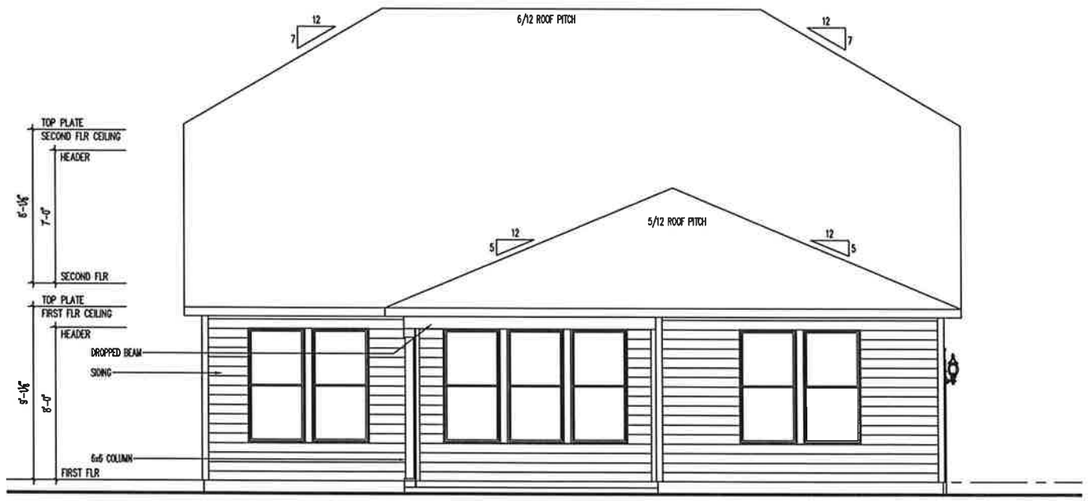
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC111-2S.11

PLOTTED: July 1, 2022 / Scott Campbell / A3-LC111-2S.11 ELEVATION LC111 LOFT 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF.dwg



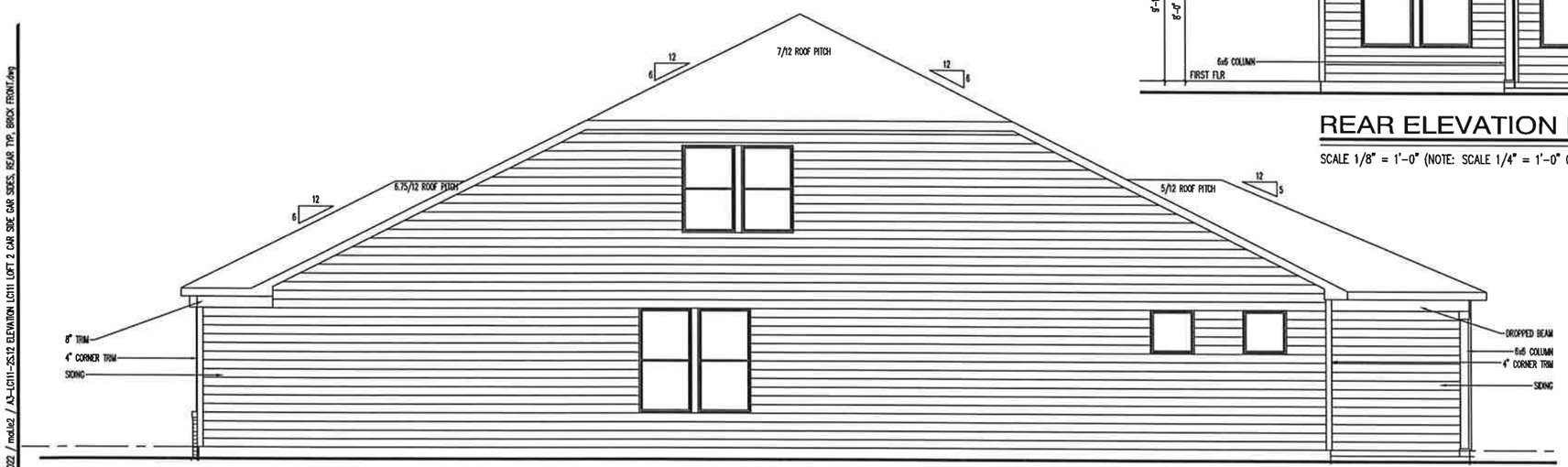
LEFT SIDE ELEVATION LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC111 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 LOFT 2 CAR SIDE GAR SIDES,
REAR TYP, BRICK FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2S.12

PLOTTED: July 1, 2022 / mdukz / A3-LC111-2S.12 ELEVATION LC111 LOFT 2 CAR SIDE GAR SIDES, REAR TYP, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

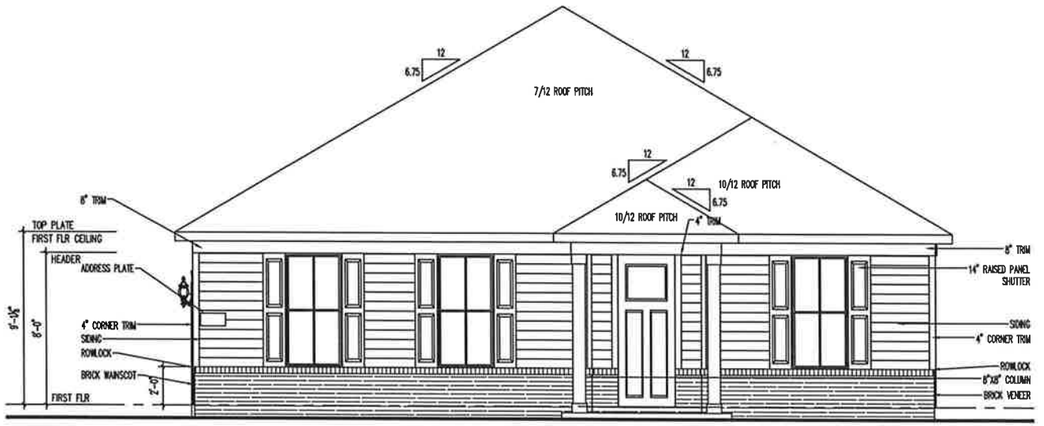
ELEVATION "LC111" 2800SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.33 SQ FT x 50 % = 4.667SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667SQ FT SOFFIT

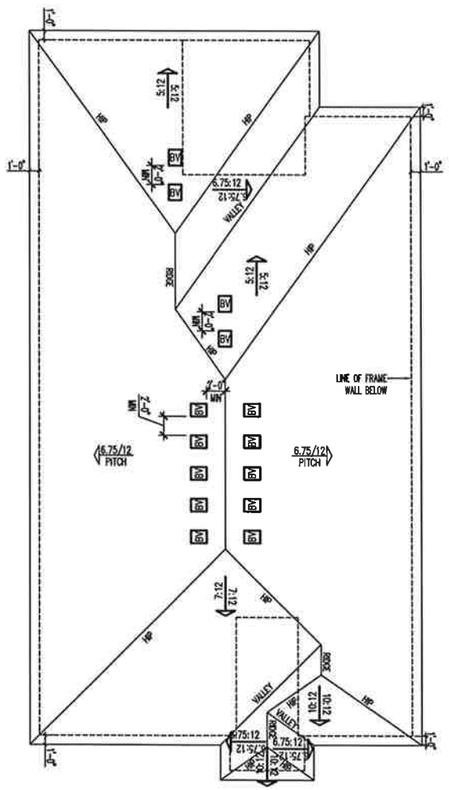
RIDGE VENT: 4.667 SQ FT / 0.125 SQ FT = 37.3 FEET OF RIDGE VENT
OR W/ HIP. BOX VENT: 4.667 SQ FT / 0.3472SQ FT = 13.4 BOX VENT(S)
SOFFIT VENT: 4.667 SQ FT / 0.0625SQ FT = 74.7 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



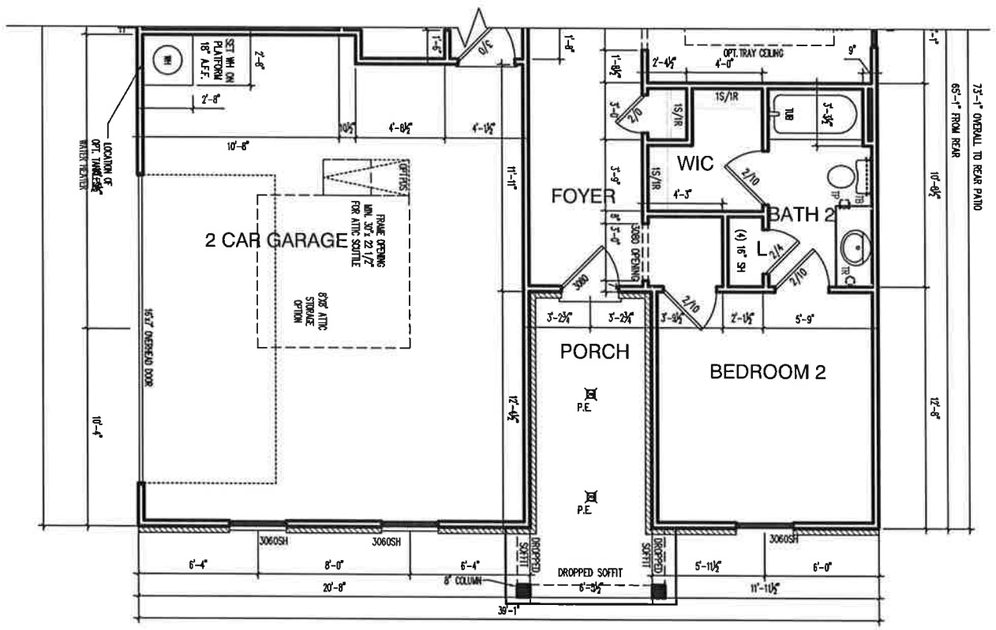
FRONT ELEVATION LC111 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC111 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC111 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC111 2 CAR SIDE GAR 4' GARAGE EXTENSION, BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC111-2S.13

PLOTTED: July 1, 2022 / BM-064 / A3-LC111-2S.13 ELEVATION LC111 2 CAR SIDE CAR 4' GARAGE EXTENSION, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

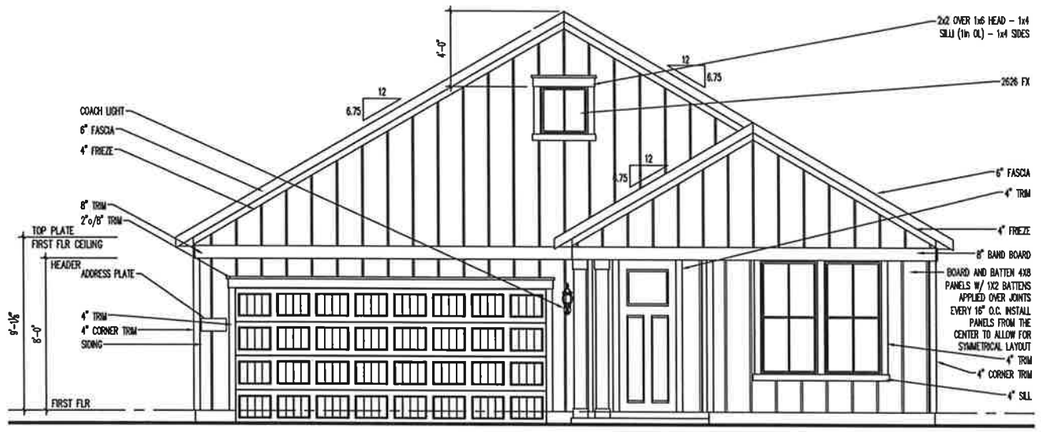
8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.488 SQ FT = 12.9 BOX VENT(S)
0.3472SQ FT

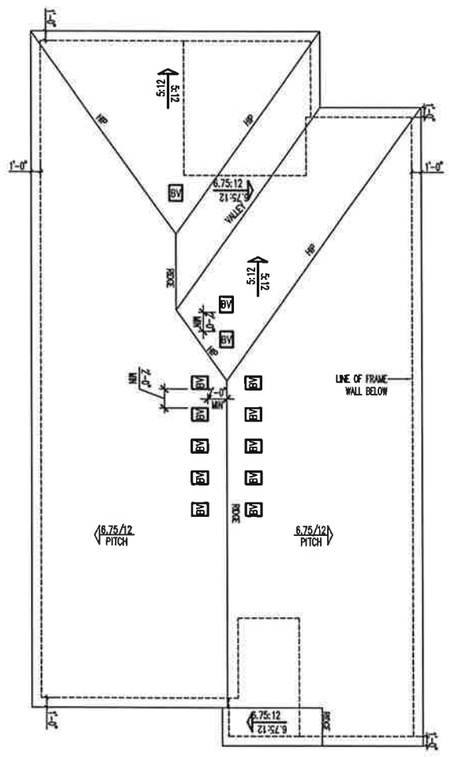
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



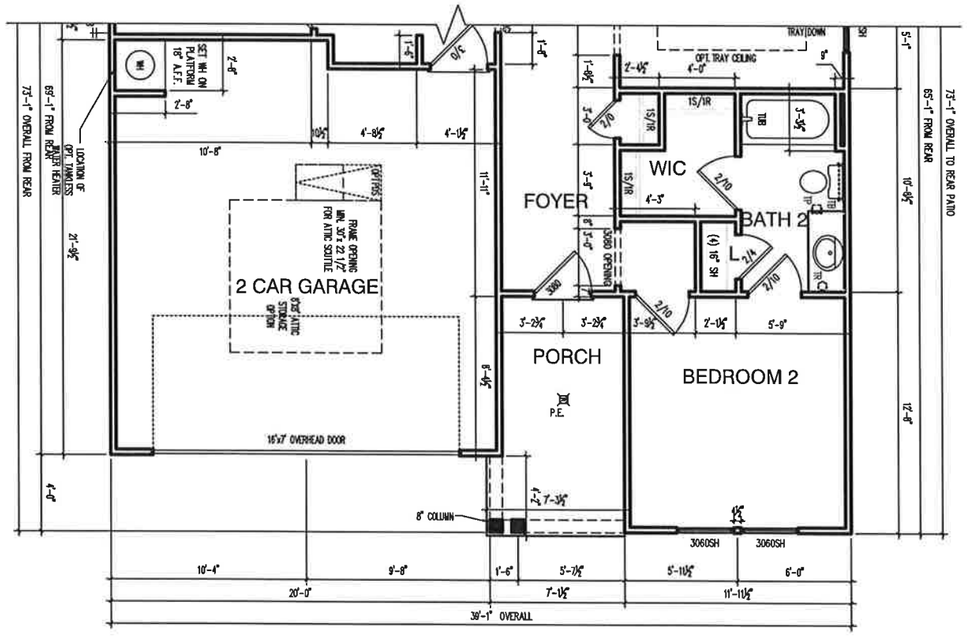
FRONT ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC112 (26322)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 PARTIAL PLAN, ELEVATION,
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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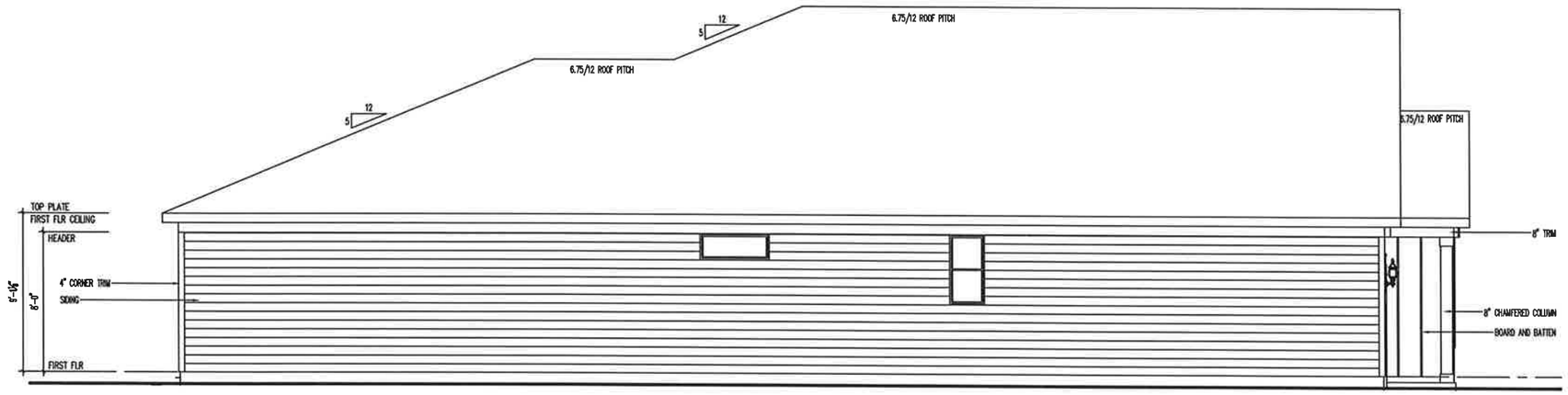
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

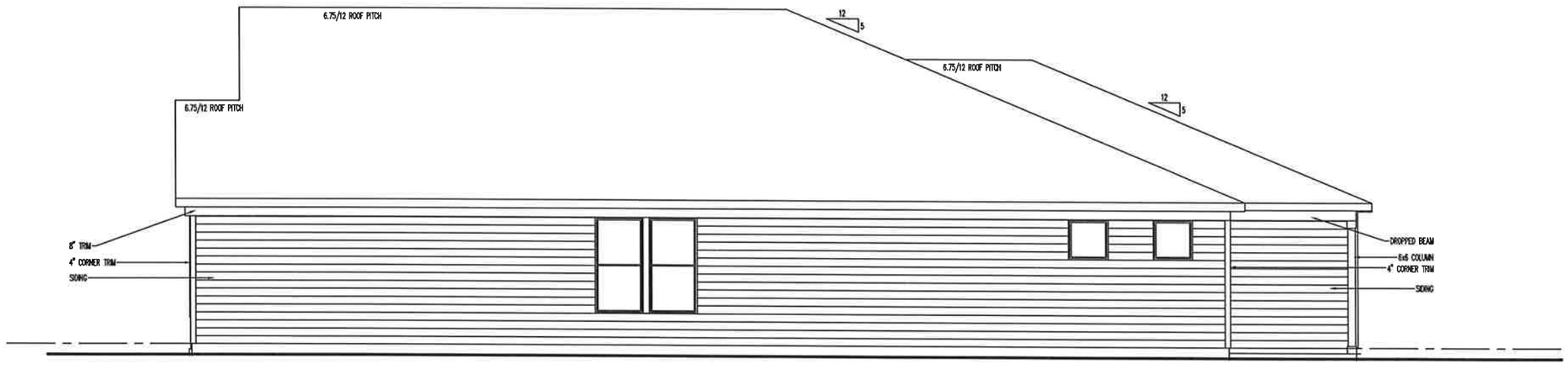
SHEET
A3-LC112-2F.01

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2F.01 ELEVATION LC112 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



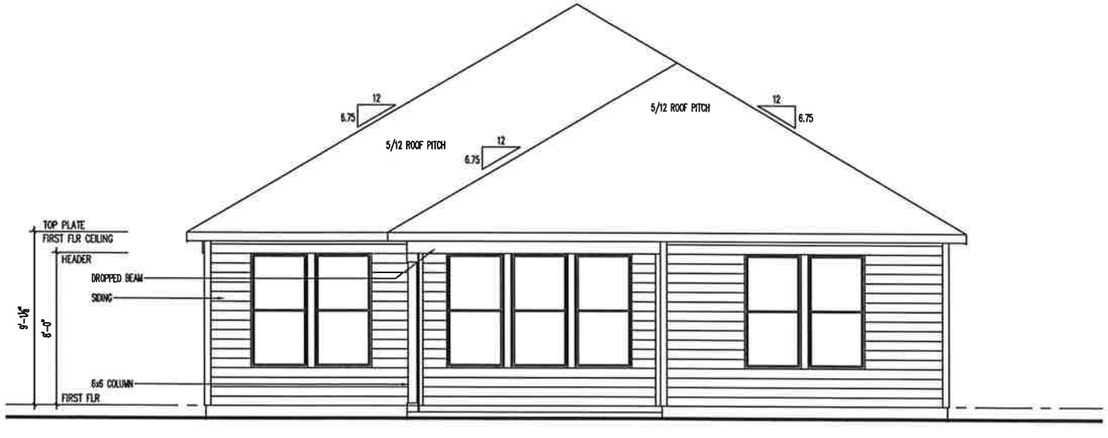
LEFT SIDE ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2F.02

PLOTTED: July 1, 2022 / sgaiken / A3-LC112-2F.02 ELEVATION LC112 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION: (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

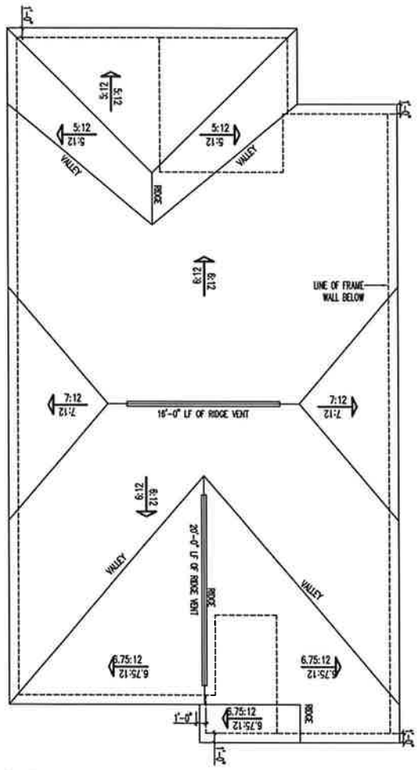
8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.488 SQ FT = 12.9 BOX VENT(S)
0.3472SQ FT

SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

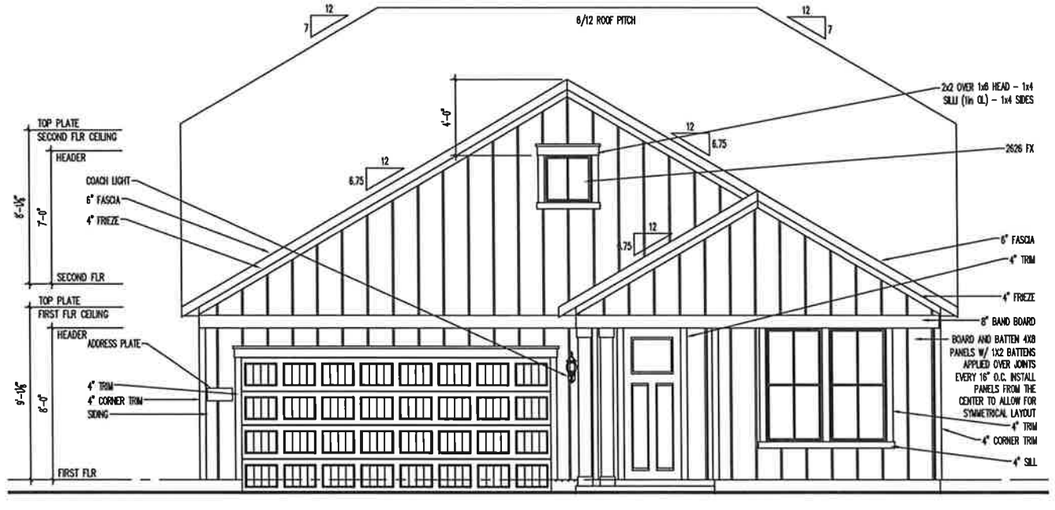
*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



ROOF PLAN
ELEVATION LC112 LOFT (26330)

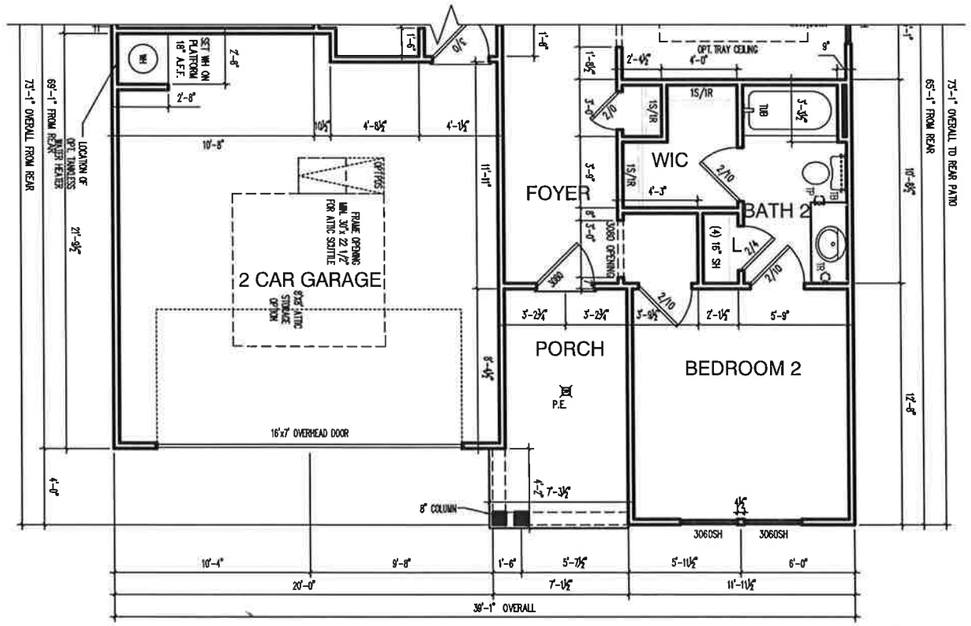
SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



FRONT ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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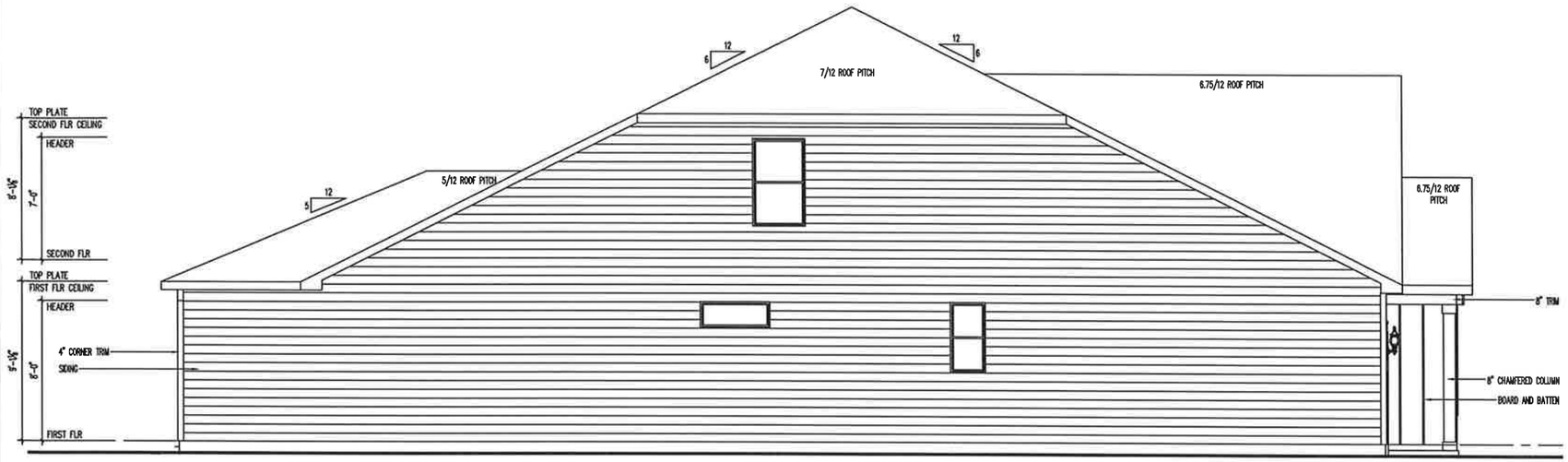
PROJECT TYPE: Single Family

SPECIFICATION LEVEL:

PLAN NAME: Prestige
NPC NUMBER: 2697.200

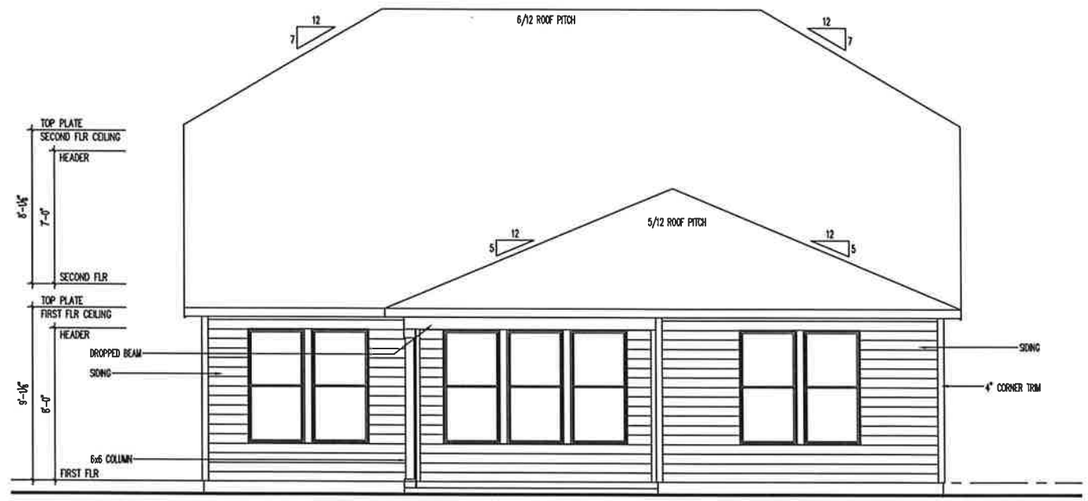
SHEET: A3-LC112-2F.04

PLOTTED: July 1, 2022 / cookevre / A3-LC112-2F.04 ELEVATION LC112 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



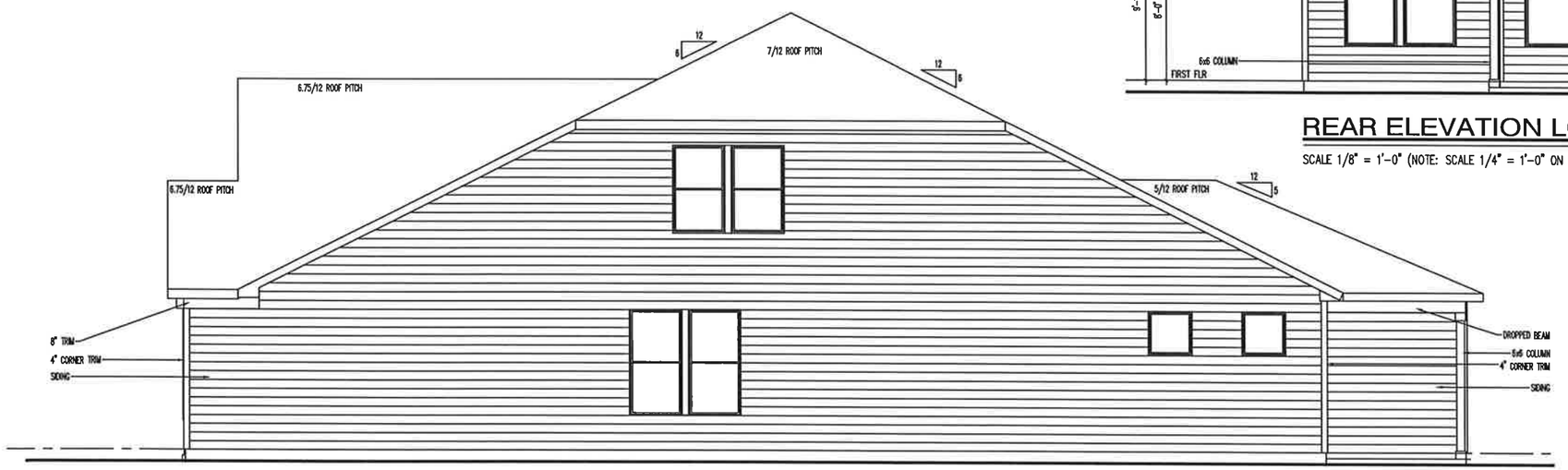
LEFT SIDE ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT, SIDES AND REAR
TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC112-2F.05

PLOTTED: July 1, 2022 / squblek / A3-LC112-2F.05 ELEVATION LC112 LOFT, SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2800SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

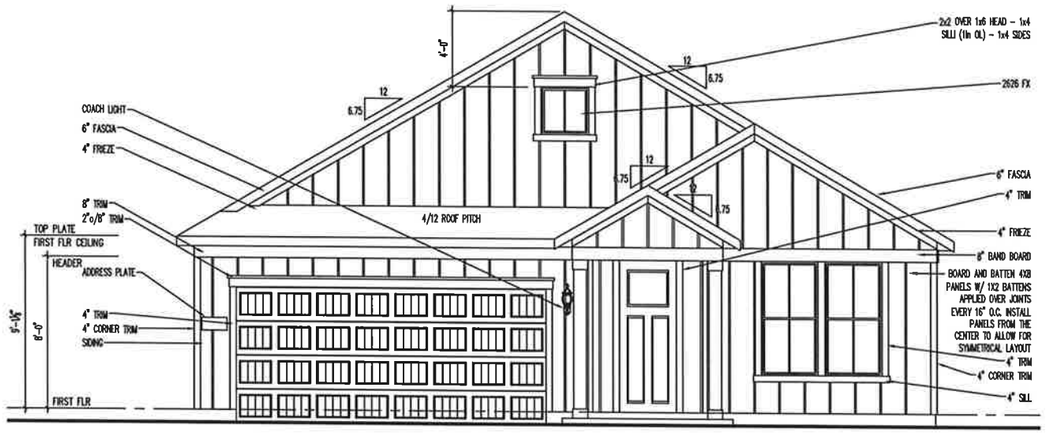
9.33 SQ FT x 50 % = 4.667SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667SQ FT SOFFIT

RIDGE VENT
4.667 SQ FT = 37.3 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.667 SQ FT = 13.4 BOX VENT(S)
0.3472SQ FT

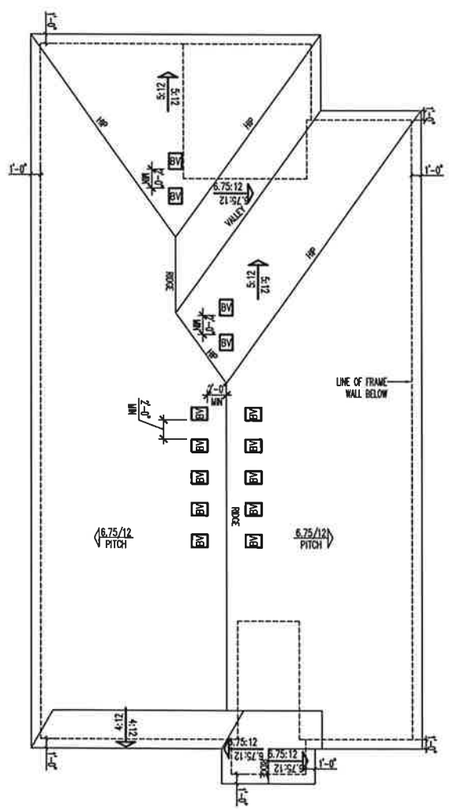
SOFFIT VENT
4.667 SQ FT = 74.7 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC112 GARAGE 4' EXTENSION (26326)

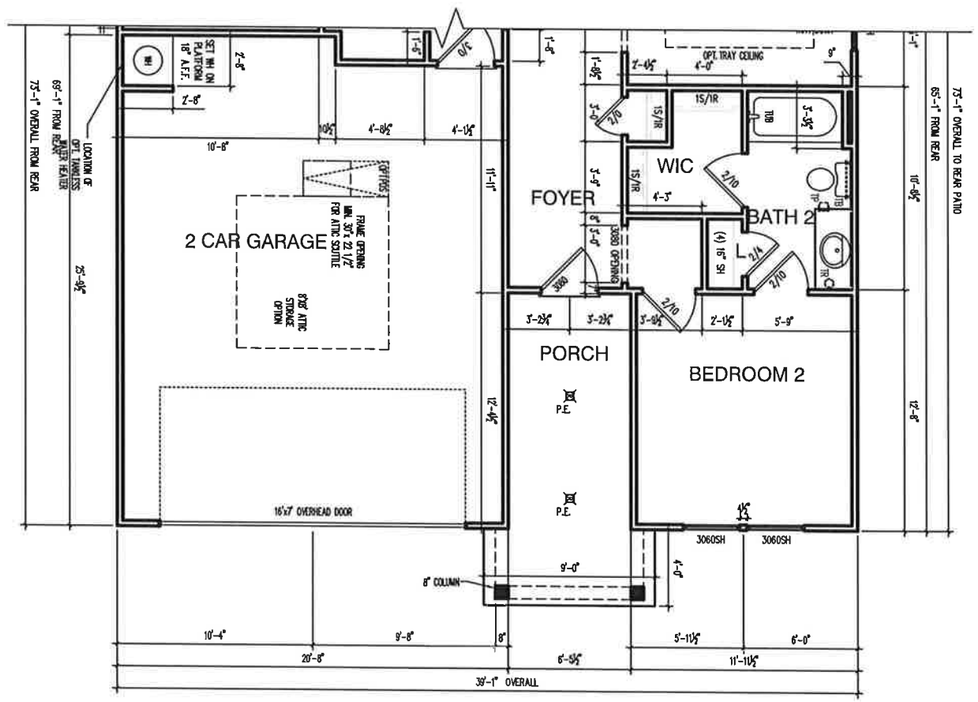
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION LC112 GARAGE 4' EXTENSION (26326)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC112 GARAGE 4' EXTENSION (26326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 GARAGE 4' EXTENSION

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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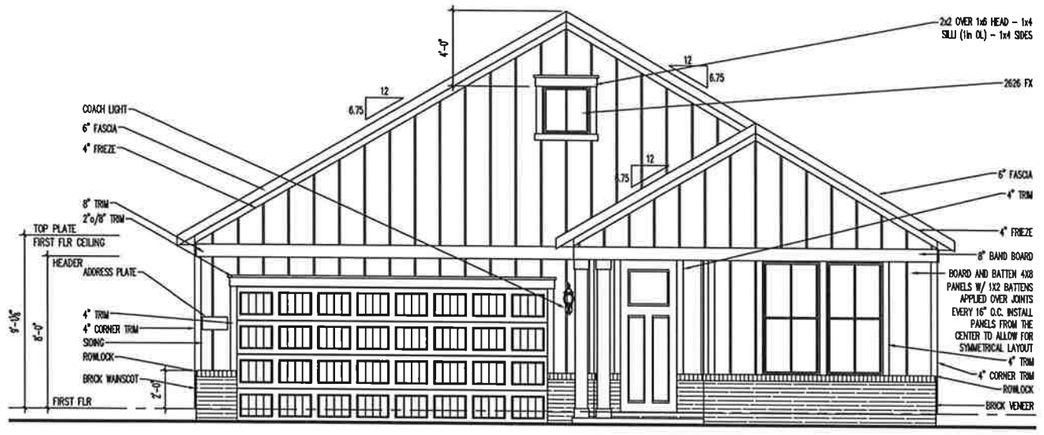
PROJECT TYPE
Single Family

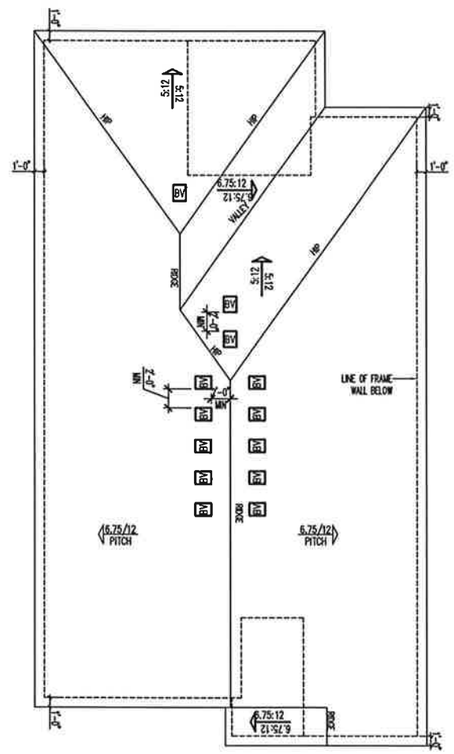
SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2F.08

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2F.08 ELEVATION LC112 GARAGE 4' EXTENSION.dwg





ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
$\frac{4.488 \text{ SQ FT}}{0.125 \text{ SQ FT}}$ = 35.9 FEET OF RIDGE VENT

OR W/ HIP, BOX VENT
$\frac{4.488 \text{ SQ FT}}{0.3472 \text{SQ FT}}$ = 12.9 BOX VENT(S)

SOFFIT VENT
$\frac{4.488 \text{ SQ FT}}{0.0625 \text{SQ FT}}$ = 71.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

FRONT ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF PLAN @ ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

PARTIAL 1ST FLOOR PLAN @ ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 PARTIAL PLAN, ELEVATION,
ROOF PLAN, BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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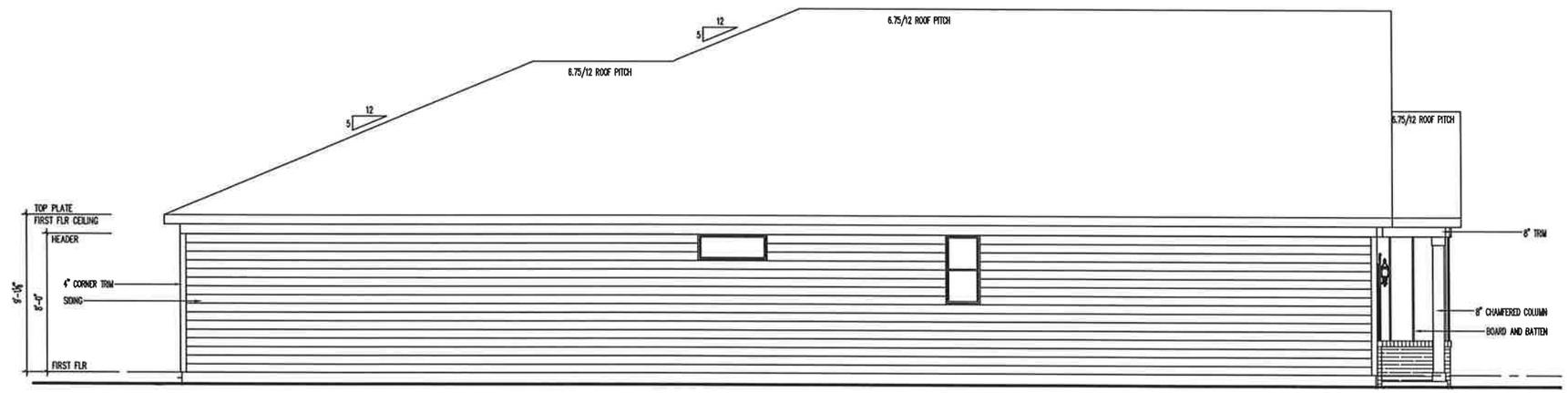
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

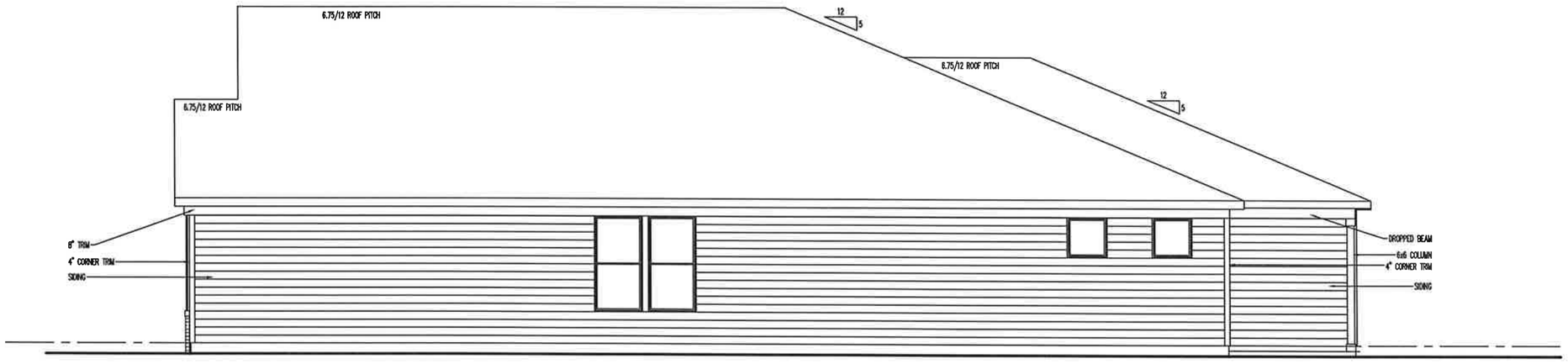
SHEET
A3-LC112-2F.09

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2F.09 ELEVATION LC112 PARTIAL PLAN, ELEVATION, ROOF PLAN, BRICK FRONT.dwg



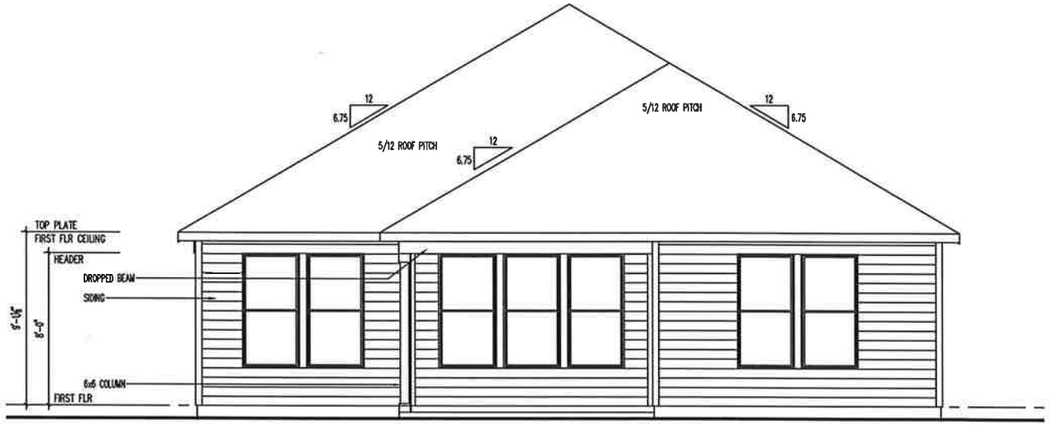
LEFT SIDE ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 SIDES AND REAR TYPICAL,
BRICK FRONT

PRODUCT MANAGER:
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2F.10

PLOTTED: July 1, 2022 / BM-064 / A3-LC112-2F.10 ELEVATION LC112 SIDES AND REAR TYPICAL, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

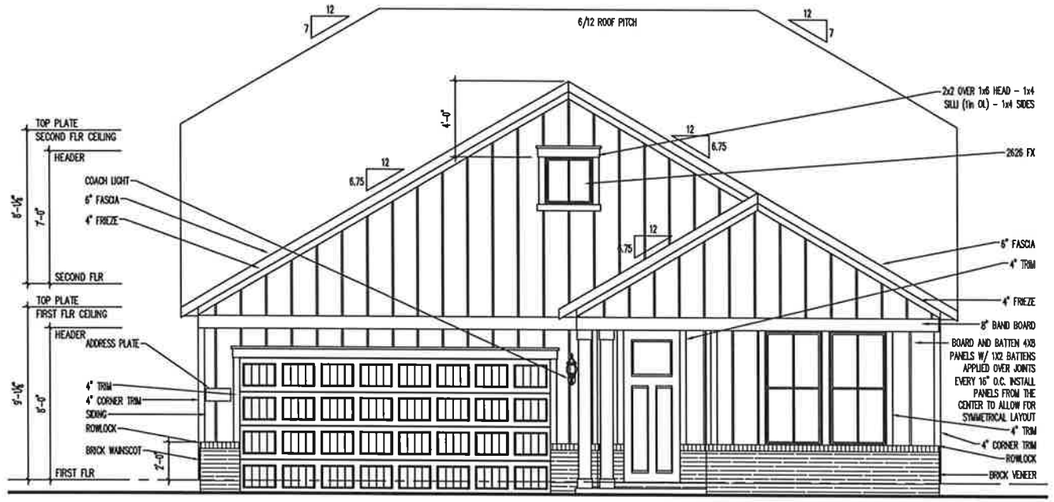
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT = 12.9 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

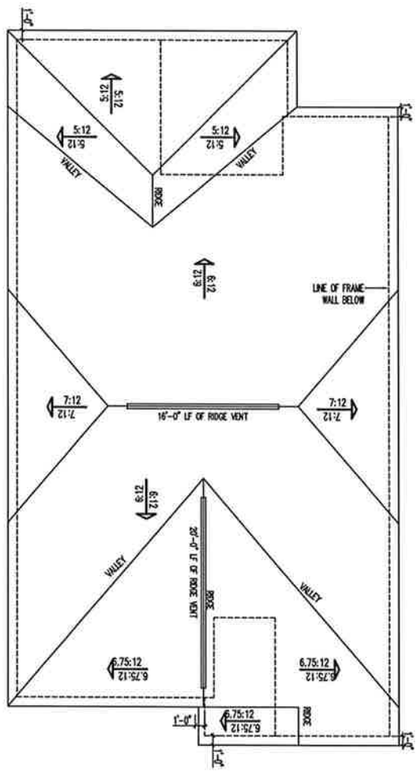
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC112 LOFT W/ BRICK WAINSCOT

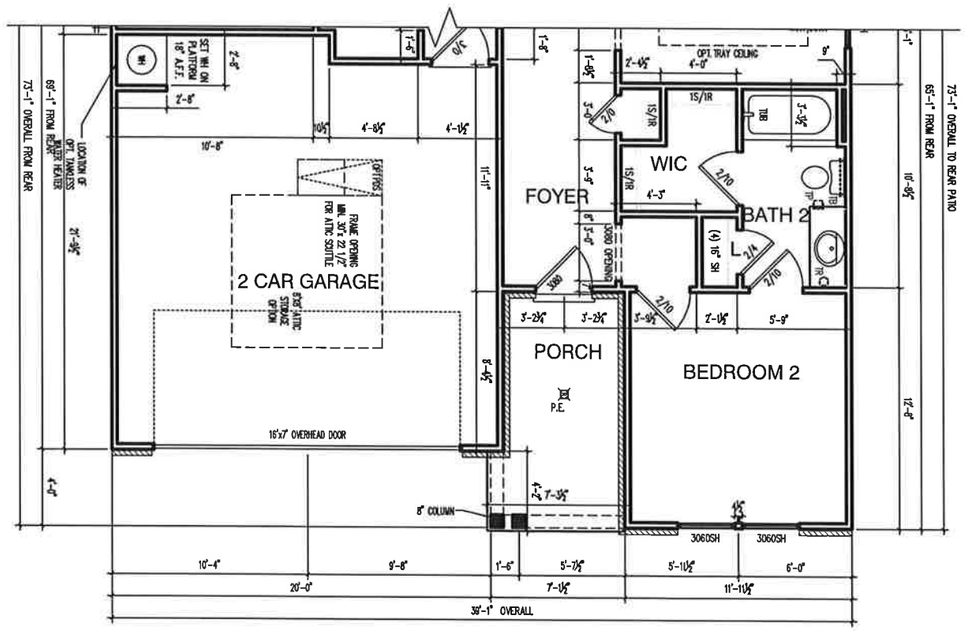
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION
LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION
LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT, PARTIAL PLAN,
ELEVATION, ROOF, BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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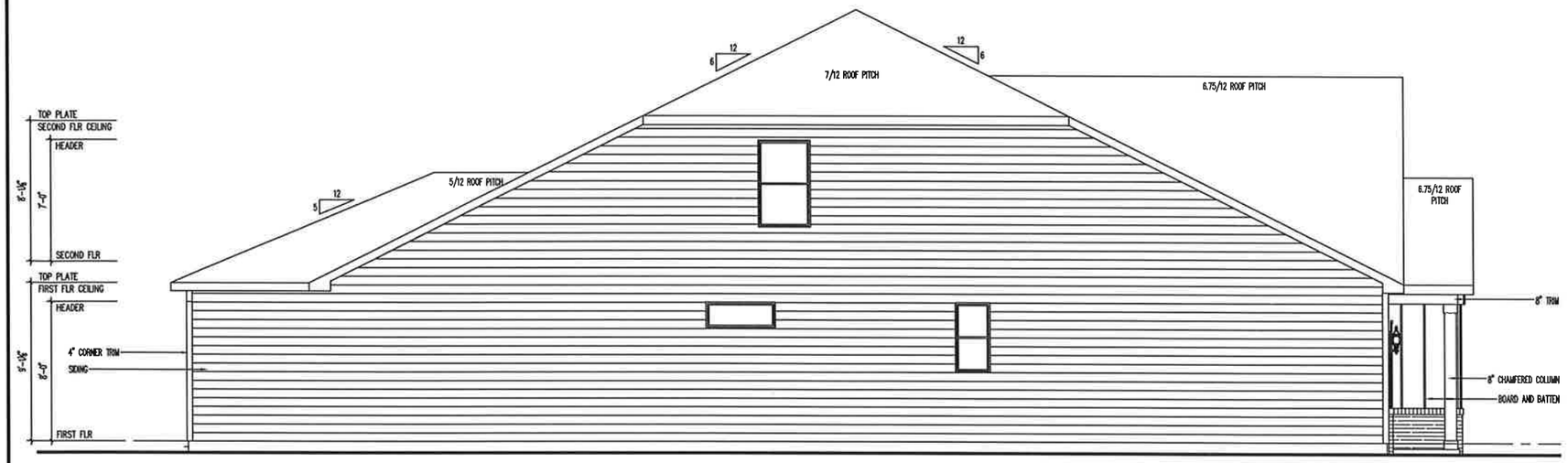
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

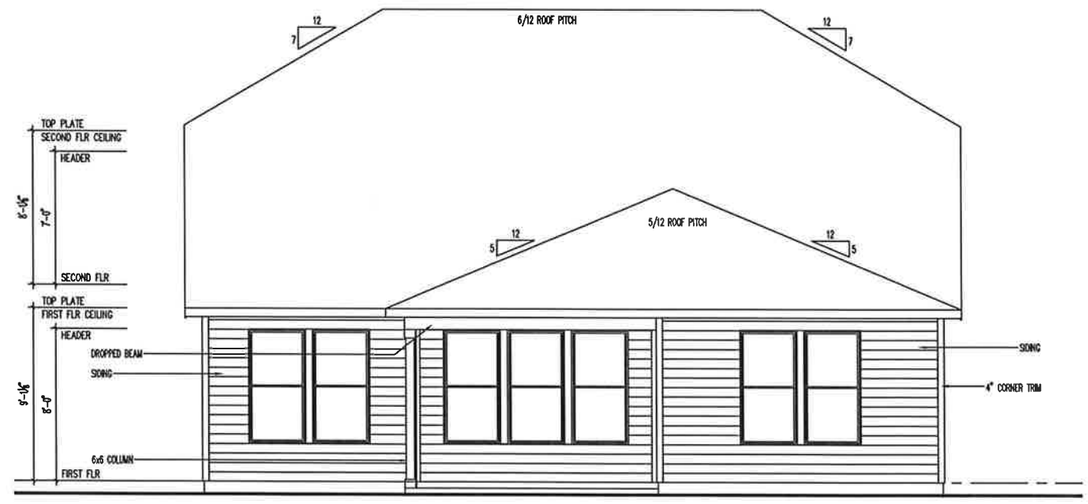
SHEET
A3-LC112-2F.11

PLOTTER: July 1, 2022 / ccabrera / A3-LC112-2F.11 ELEVATION LC112 LOFT, PARTIAL PLAN, ELEVATION, ROOF, BRICK FRONT.dwg



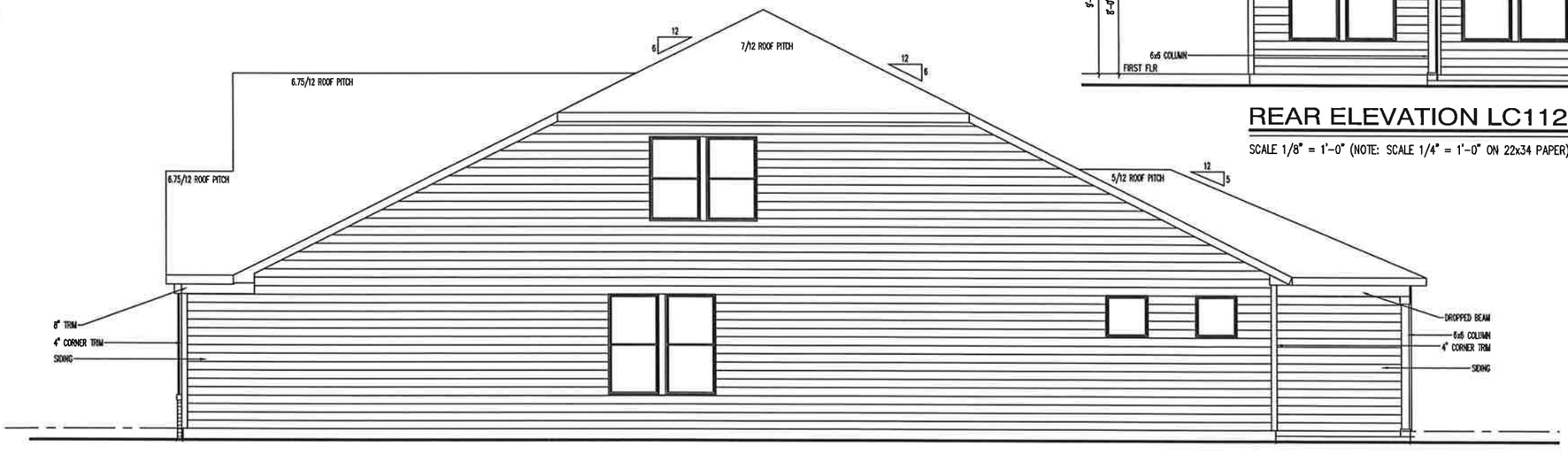
LEFT SIDE ELEVATION LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT, SIDES AND REAR
TYPICAL, BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2F.12

PLOTTED: July 1, 2022 / BM-064 / A3-LC112-2F.12 ELEVATION LC112 LOFT, SIDES AND REAR TYPICAL, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2800SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

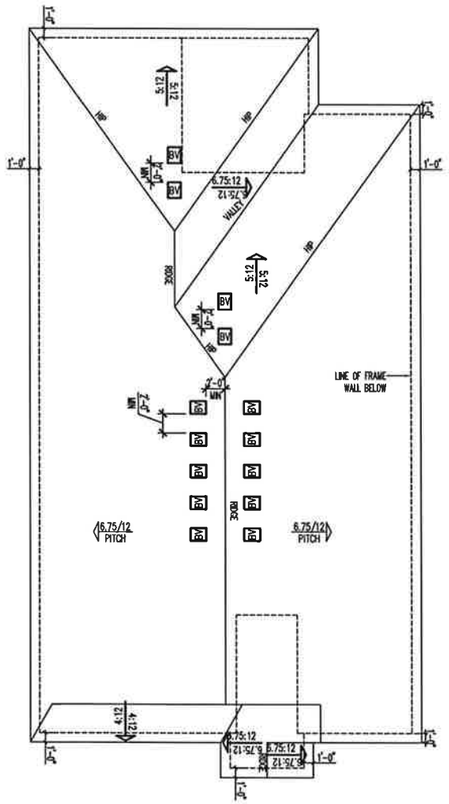
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.33 SQ FT x 50 % = 4.667SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667SQ FT SOFFIT

RIDGE VENT
4.667 SQ FT / 0.125 SQ FT = 37.3 FEET OF RIDGE VENT
OR W/ HIP BOX VENT
4.667 SQ FT / 0.3472SQ FT = 13.4 BOX VENT(S)

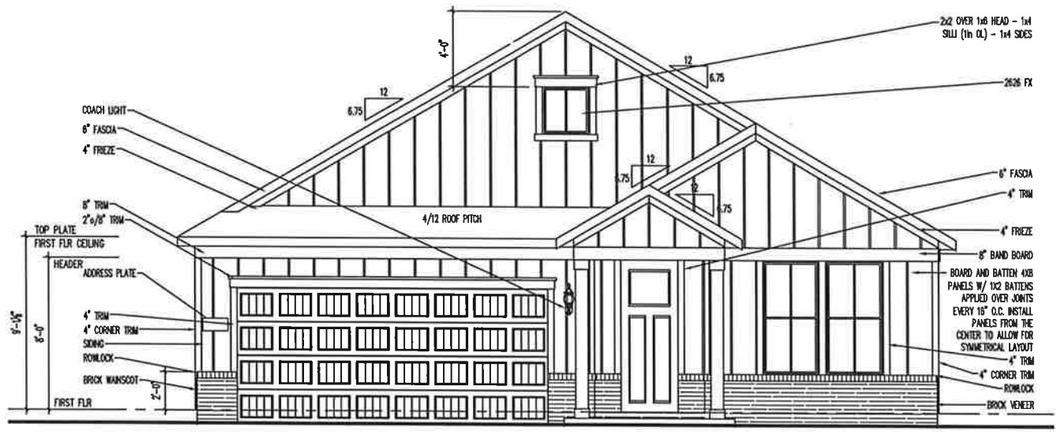
SOFFIT VENT
4.667 SQ FT / 0.0625SQ FT = 74.7 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



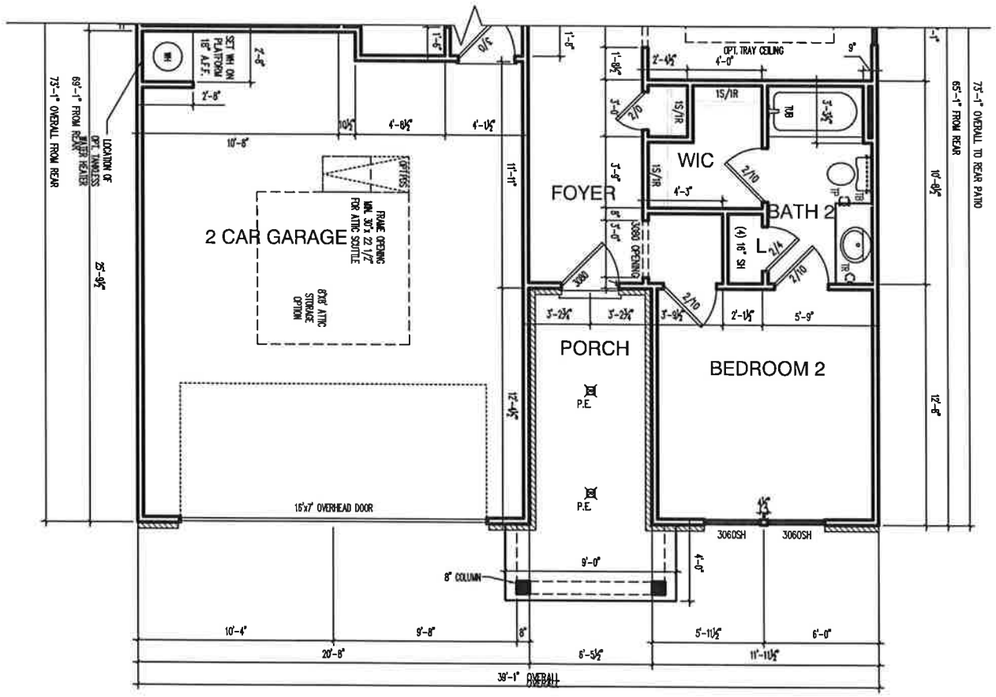
ROOF PLAN @ ELEVATION LC112 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



FRONT ELEVATION LC112 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC112 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 GARAGE 4' EXTENSION, BRICK
FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2F.13

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2F.13 ELEVATION LC112 GARAGE 4' EXTENSION, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

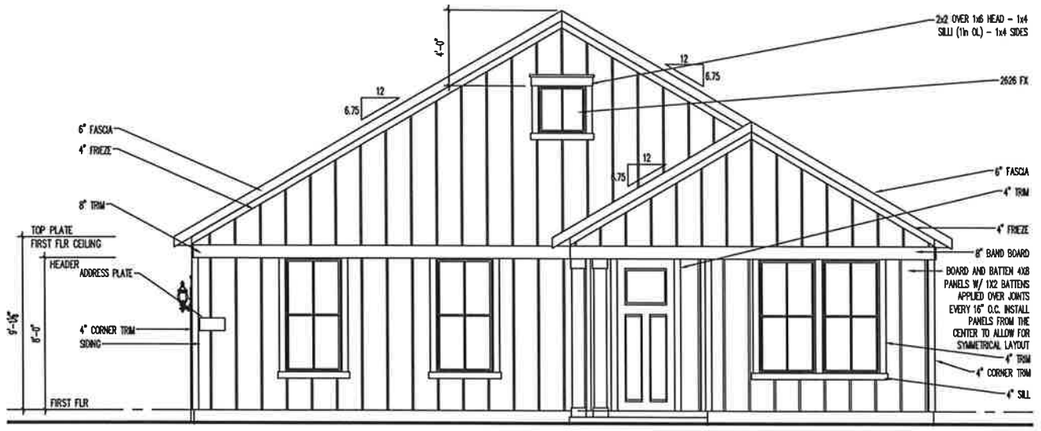
8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP, BOX VENT
4.488 SQ FT = 12.9 BOX VENT(S)
0.3472SQ FT

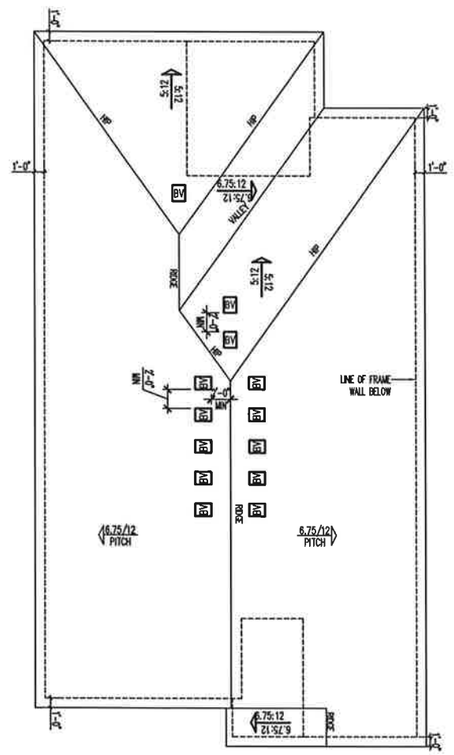
SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



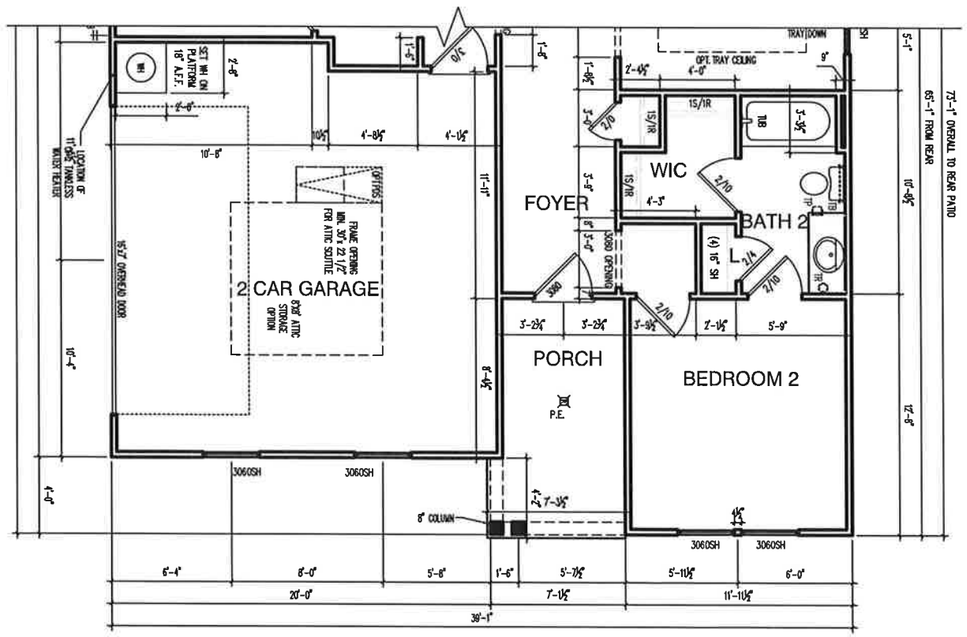
FRONT ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC112 (26322)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 2 CAR SIDE GAR. PARTIAL
PLAN, ELEV, ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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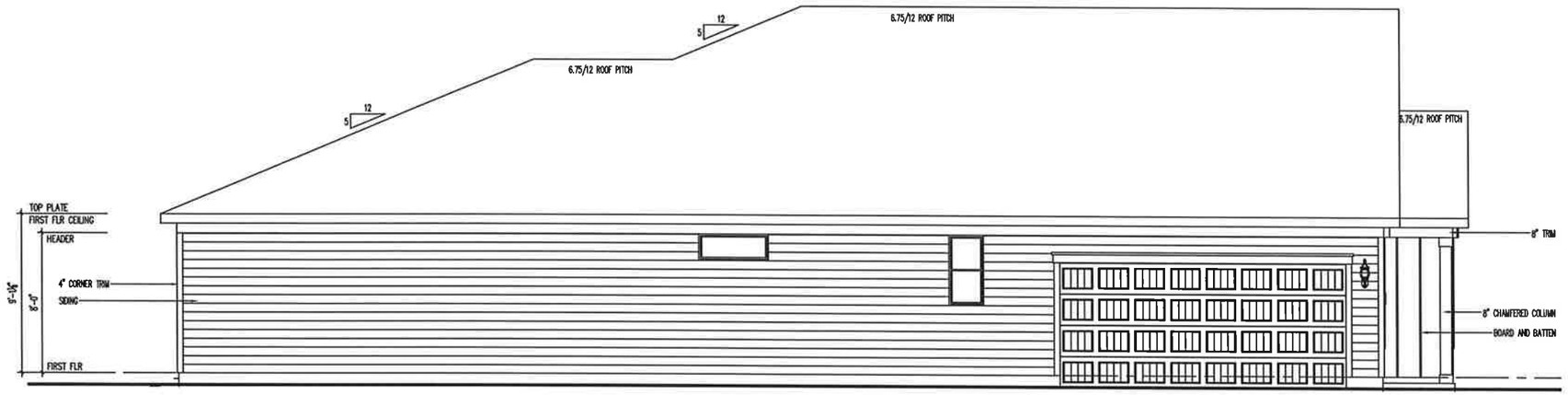
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

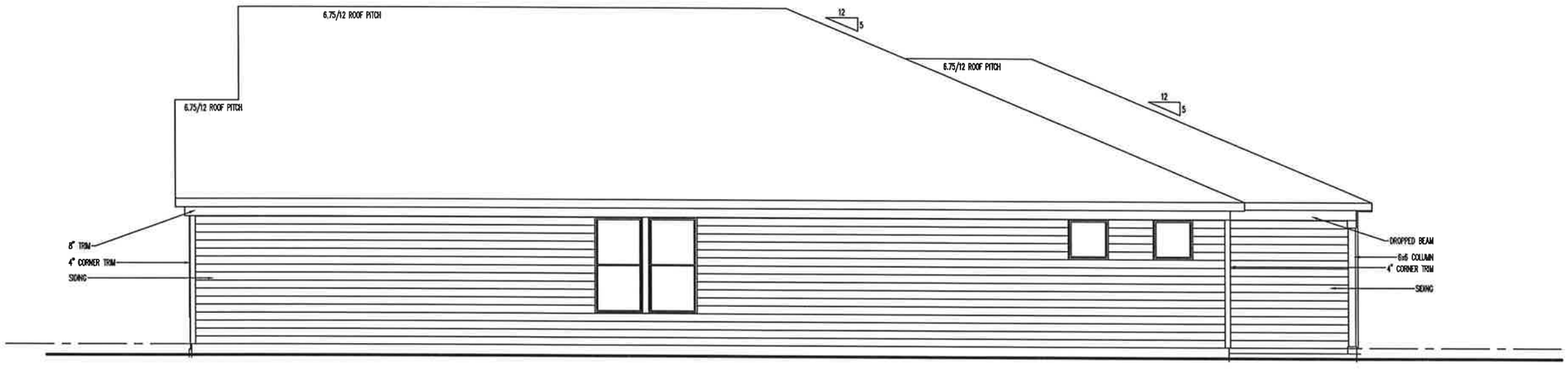
SHEET
A3-LC112-2S.01

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2S.01 ELEVATION LC112 2 CAR SIDE GAR. PARTIAL PLAN, ELEV, ROOF PLAN.dwg



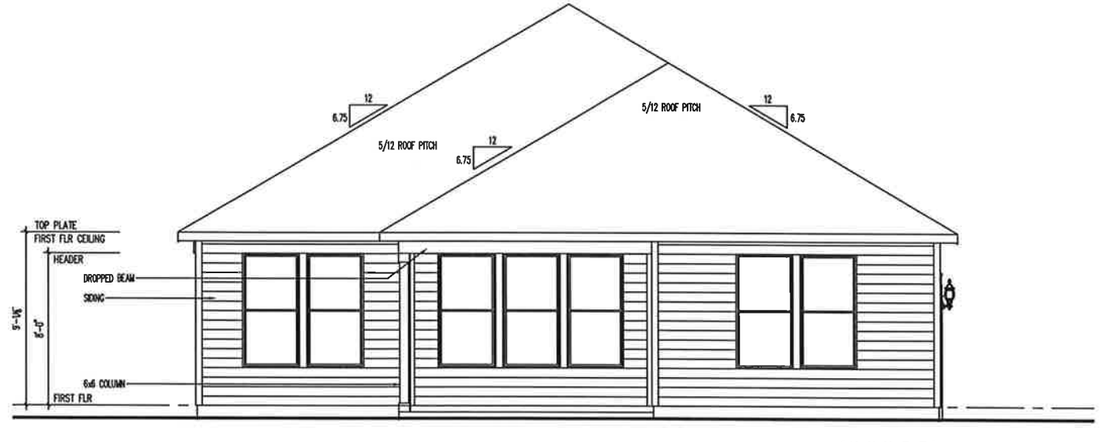
LEFT SIDE ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 (26322)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 2 CAR SIDE GAR. SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC112-2S.02

PLOTTED: July 1, 2022 / melakz / A3-LC112-2S.02 ELEVATION LC112 2 CAR SIDE GAR. SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

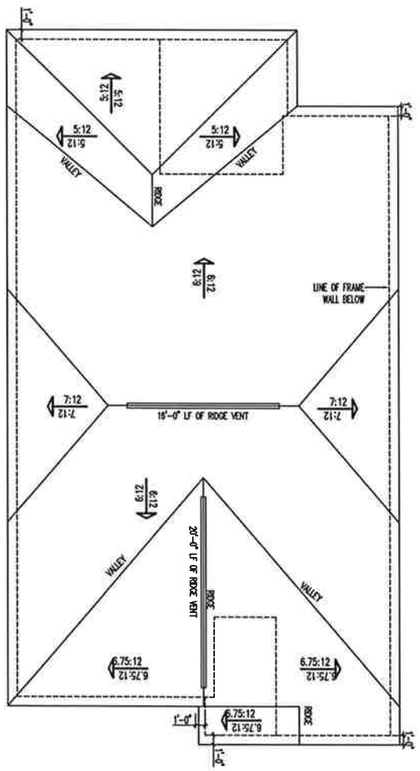
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP BOX VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT — 4.488 SQ FT = 12.9 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

SOFFIT VENT
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT
0.0625SQ FT

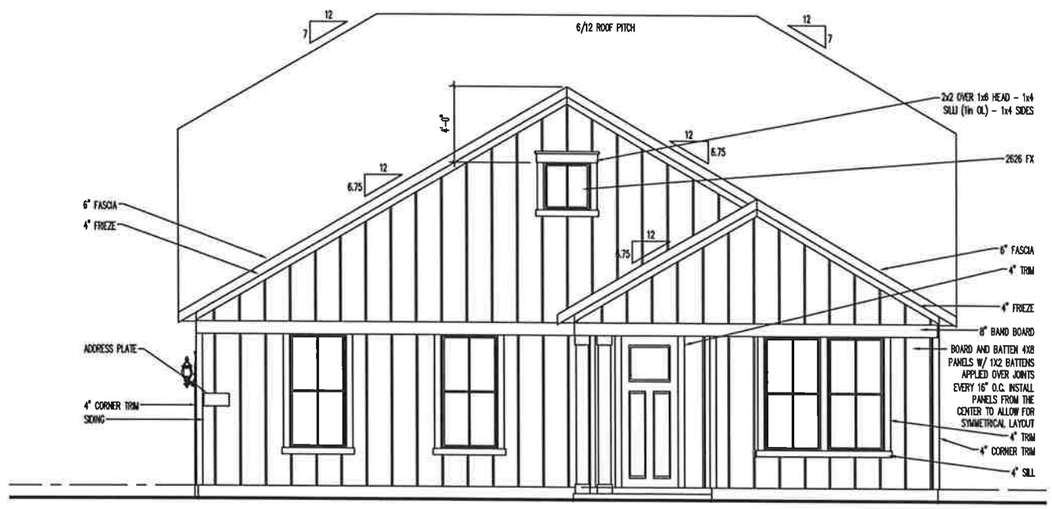
*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



ROOF PLAN
ELEVATION LC112 LOFT (26330)

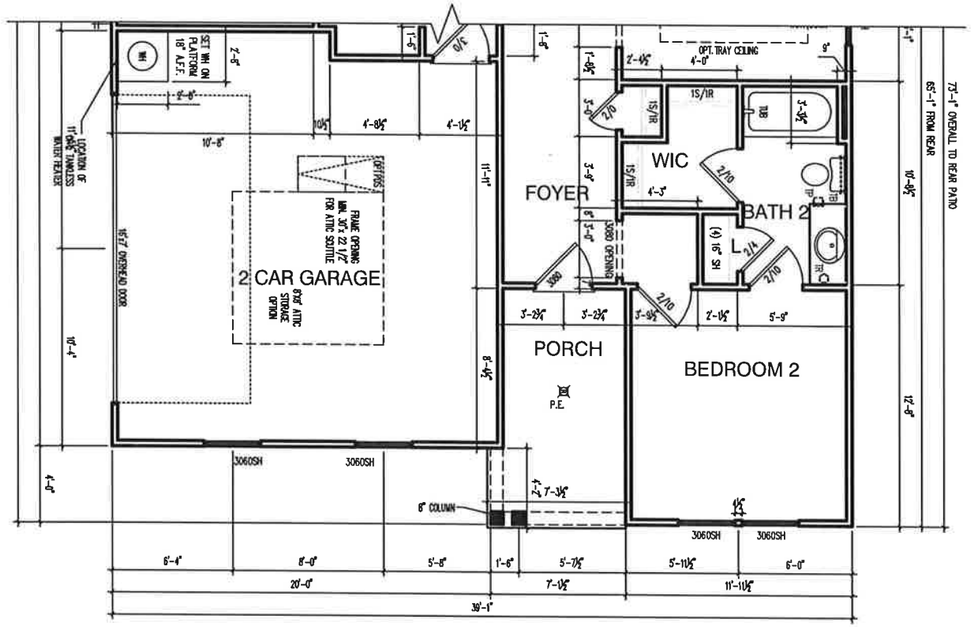
SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



FRONT ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT 2 CAR SIDE GAR.
PARTIAL PLAN, ELEV., ROOF

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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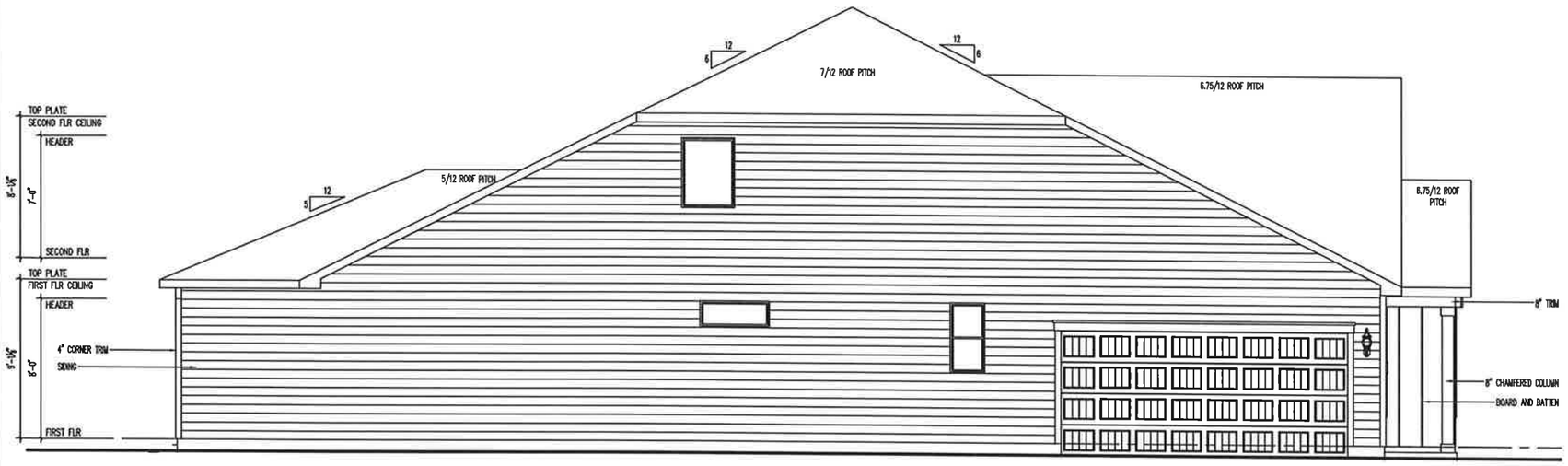
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

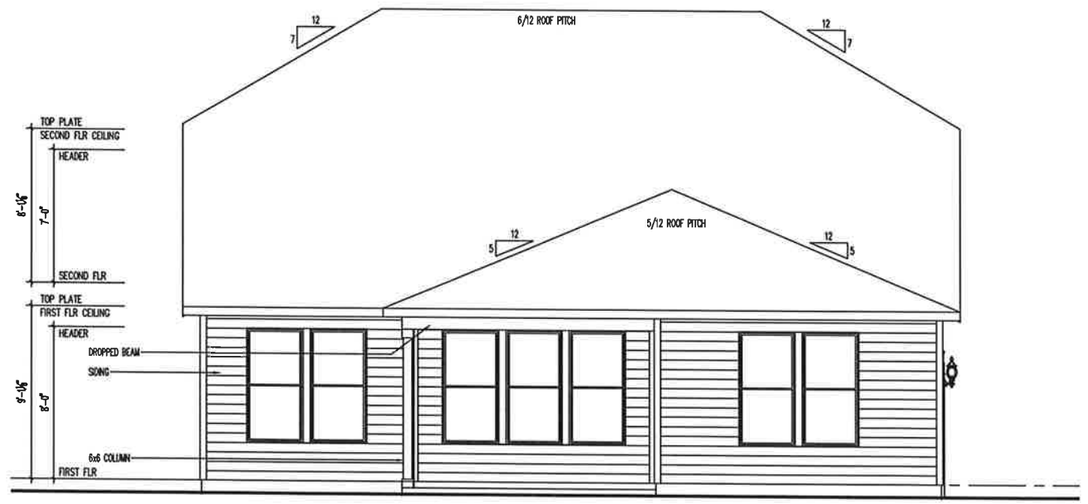
SHEET
A3-LC112-2S.04

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2S.04 ELEVATION LC112 LOFT 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF.dwg



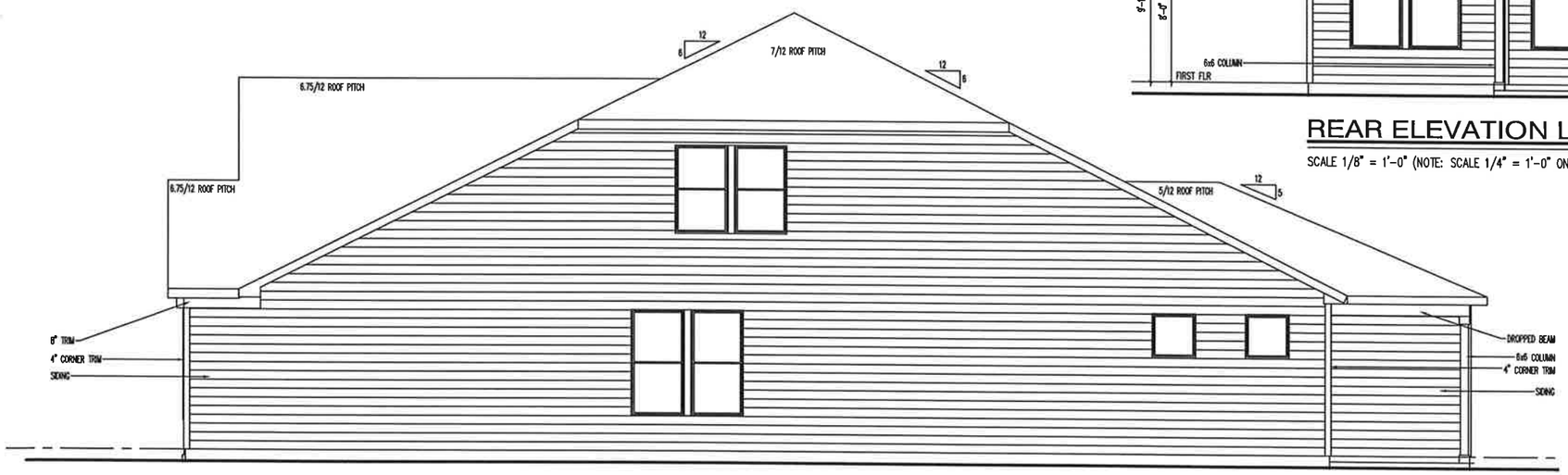
LEFT SIDE ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 LOFT (26330)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT2 CAR SIDE GAR. SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-25.05

PLOTTED: July 1, 2022 / sgubbe / A3-LC112-25.05 ELEVATION LC112 LOFT2 CAR SIDE GAR. SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2800SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

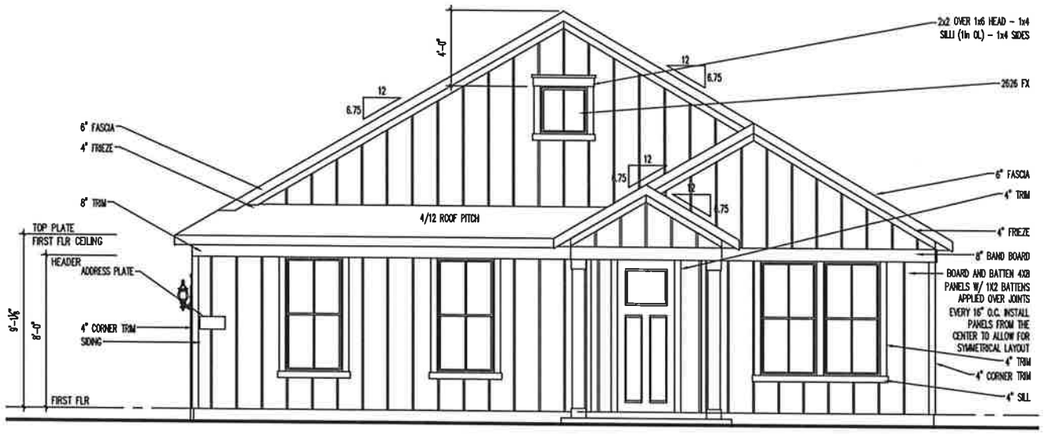
9.33 SQ FT x 50 % = 4.667SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667SQ FT SOFFIT

RIDGE VENT
4.667 SQ FT = 37.3 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP BOX VENT
4.667 SQ FT = 13.4 BOX VENT(S)
0.3472SQ FT

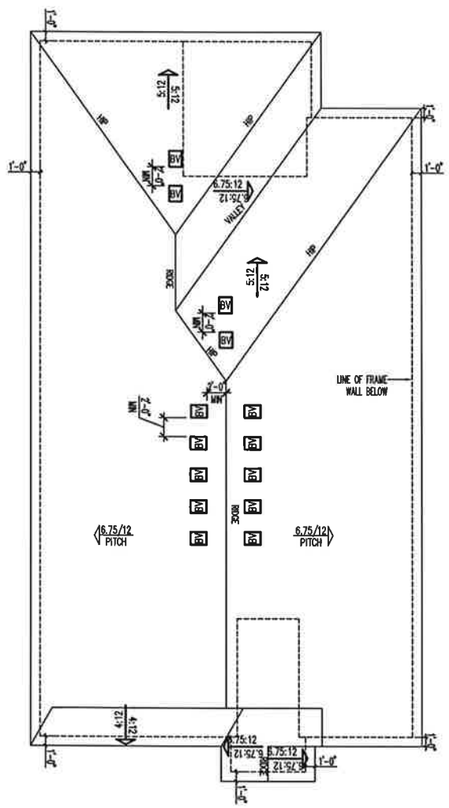
SOFFIT VENT
4.667 SQ FT = 74.7 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC112 GARAGE 4' EXTENSION (26326)

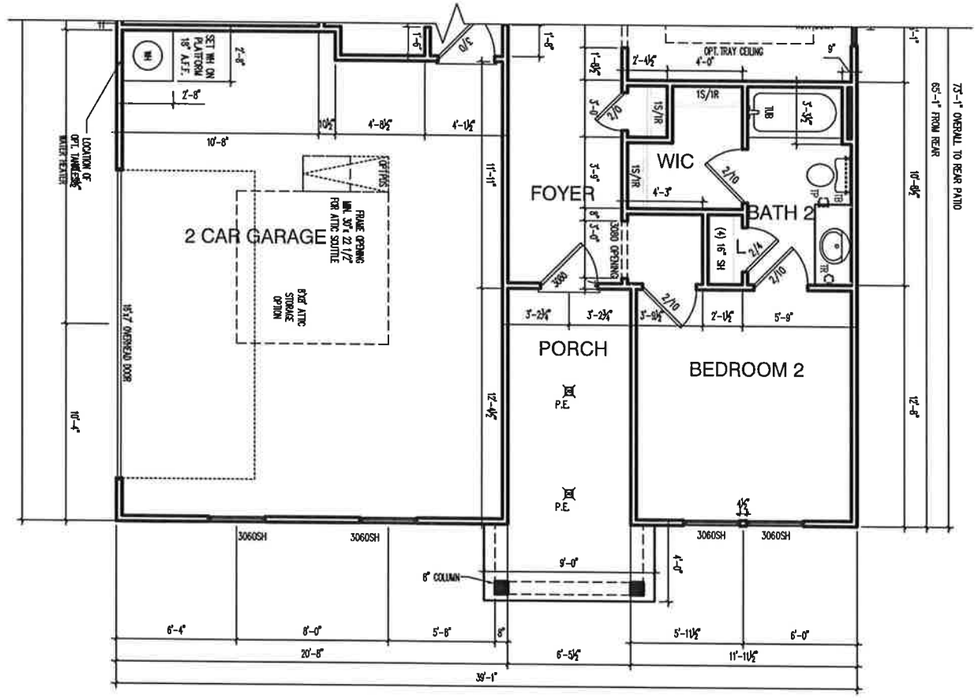
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION LC112 GARAGE 4' EXTENSION (26326)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC112 GARAGE 4' EXTENSION (26326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 2 CAR SIDE GAR 4' GARAGE EXTENSION

PRODUCT MANAGER
CURRENT RELEASE
DATE 09/23/2022

REV	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2S.08

PLOTTED: July 1, 2022 / cadavers / A3-LC112-2S.08 ELEVATION LC112 2 CAR SIDE GAR 4' GARAGE EXTENSION.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

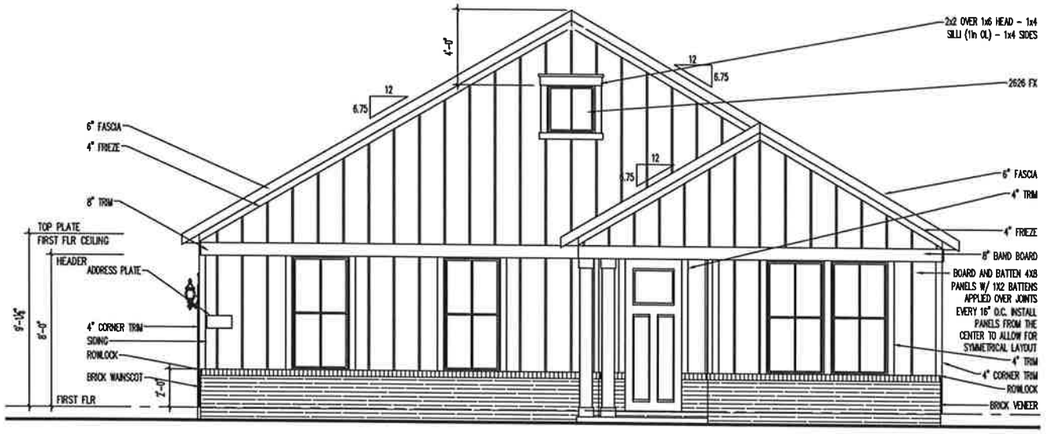
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.488 SQ FT / 0.125 SQ FT = 35.9 FEET OF RIDGE VENT
4.488 SQ FT / 0.3472SQ FT = 12.9 BOX VENT(S)

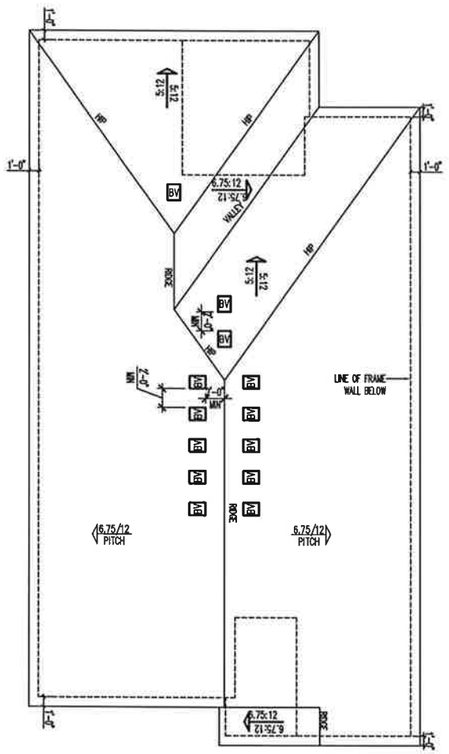
SOFFIT VENT
4.488 SQ FT / 0.0625SQ FT = 71.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



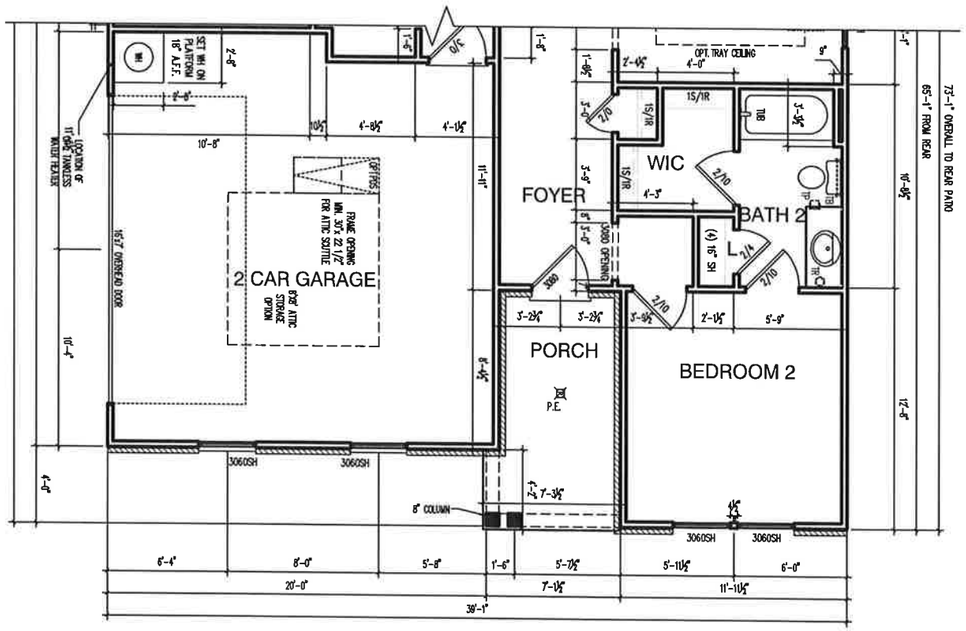
FRONT ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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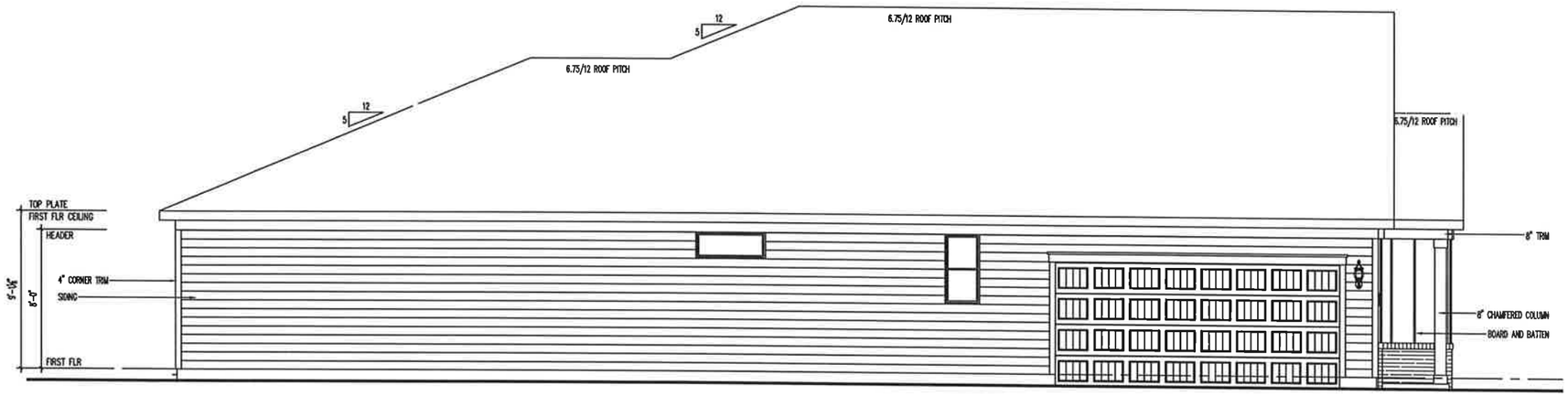
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

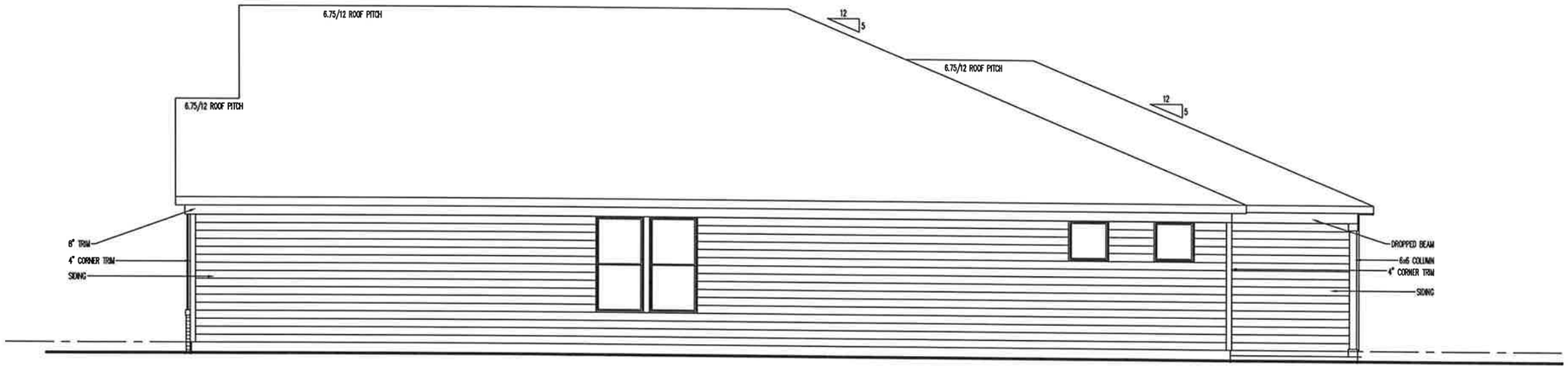
SHEET
A3-LC112-25.09

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-25.09 ELEVATION LC112 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF PLAN.dwg



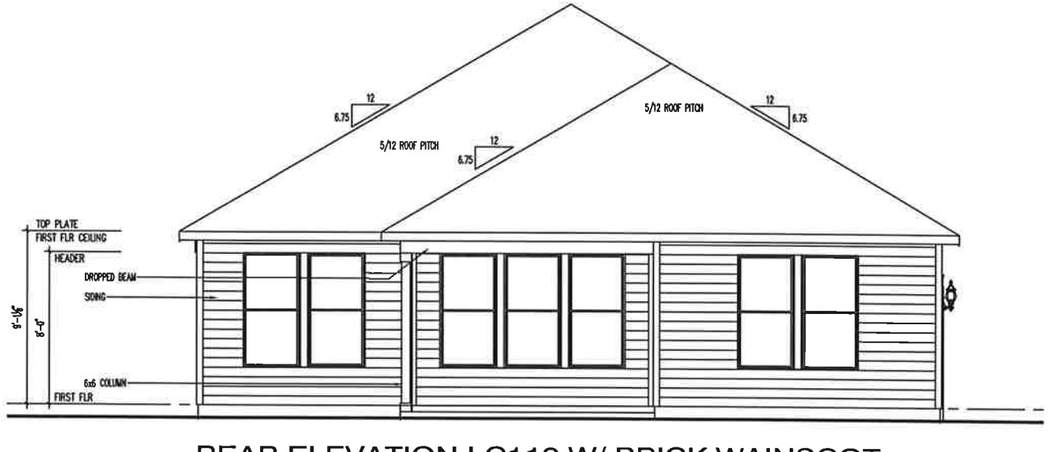
LEFT SIDE ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 2 CAR SIDE GAR SIDES AND REAR TYP, BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2S.10

PLOTTED: July 1, 2022 / jbiancarelli / A3-LC112-2S.10 ELEVATION LC112 2 CAR SIDE GAR SIDES AND REAR TYP, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

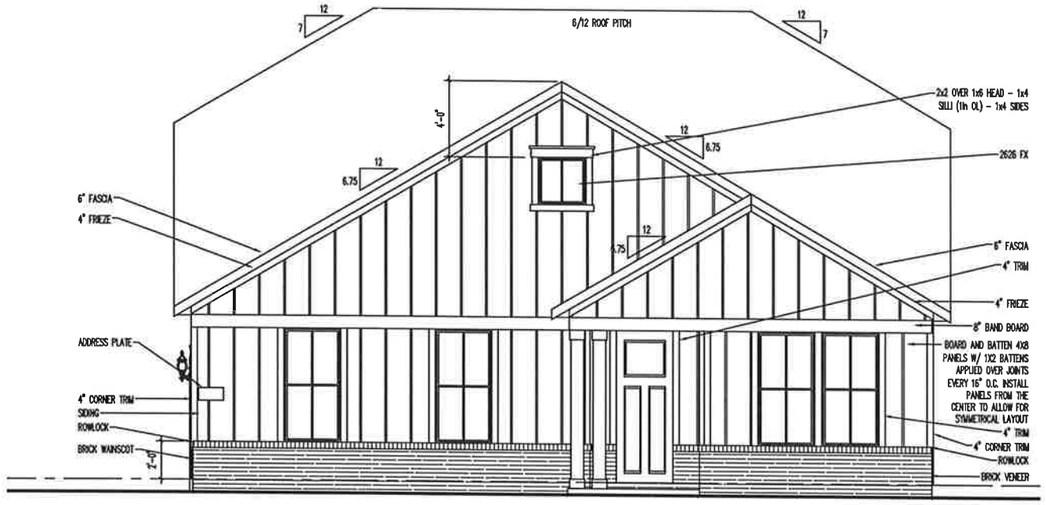
ELEVATION "LC112" 2693SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.98 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.98 SQ FT x 50 % = 4.488SQ FT RIDGE, 8.98 SQ FT x 50 % = 4.488SQ FT SOFFIT

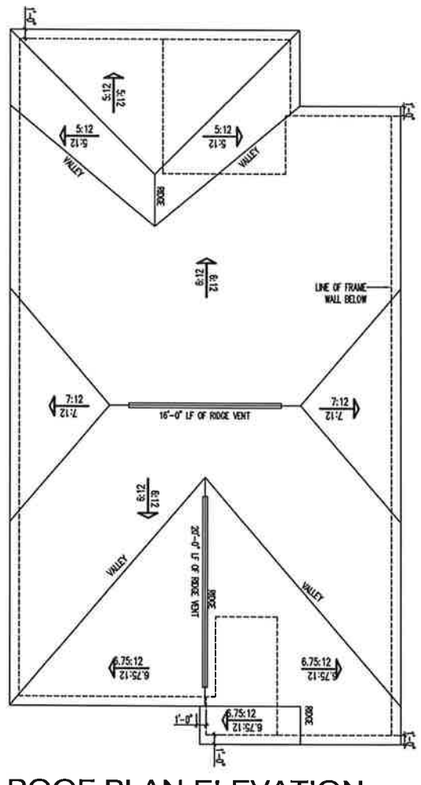
RIDGE VENT	OR W/ HIP. BOX VENT
4.488 SQ FT = 35.9 FEET OF RIDGE VENT	4.488 SQ FT = 12.9 BOX VENT(S)
0.125 SQ FT	0.3472SQ FT
SOFFIT VENT	
4.488 SQ FT = 71.8 FEET OF SOFFIT VENT	
0.0625SQ FT	

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC112 LOFT W/ BRICK WAINSCOT

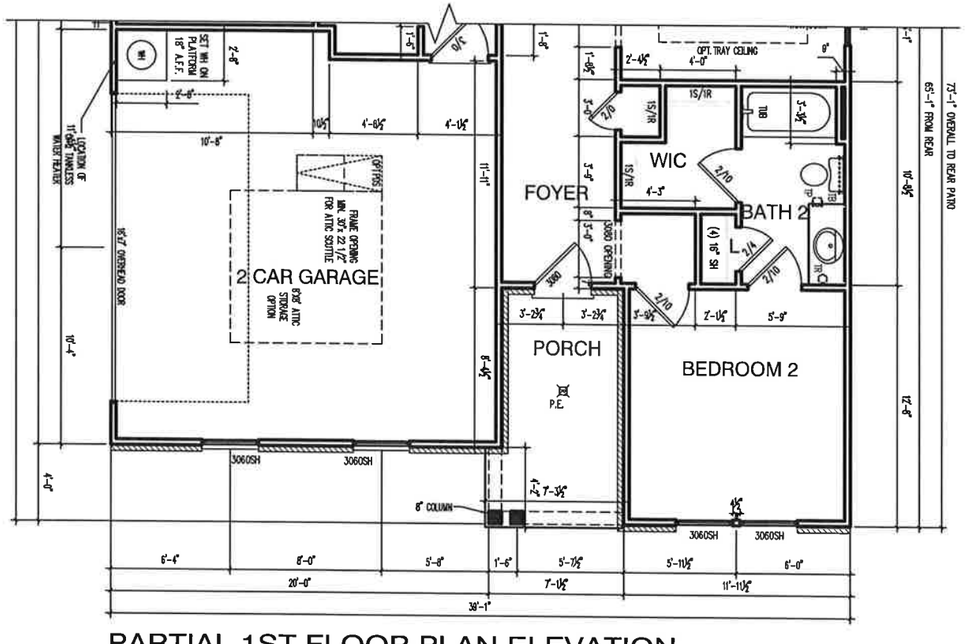
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION
LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION
LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT 2 CAR SIDE GAR.
PARTIAL PLAN, ELEV., ROOF

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV	DATE/DESCRIPTION
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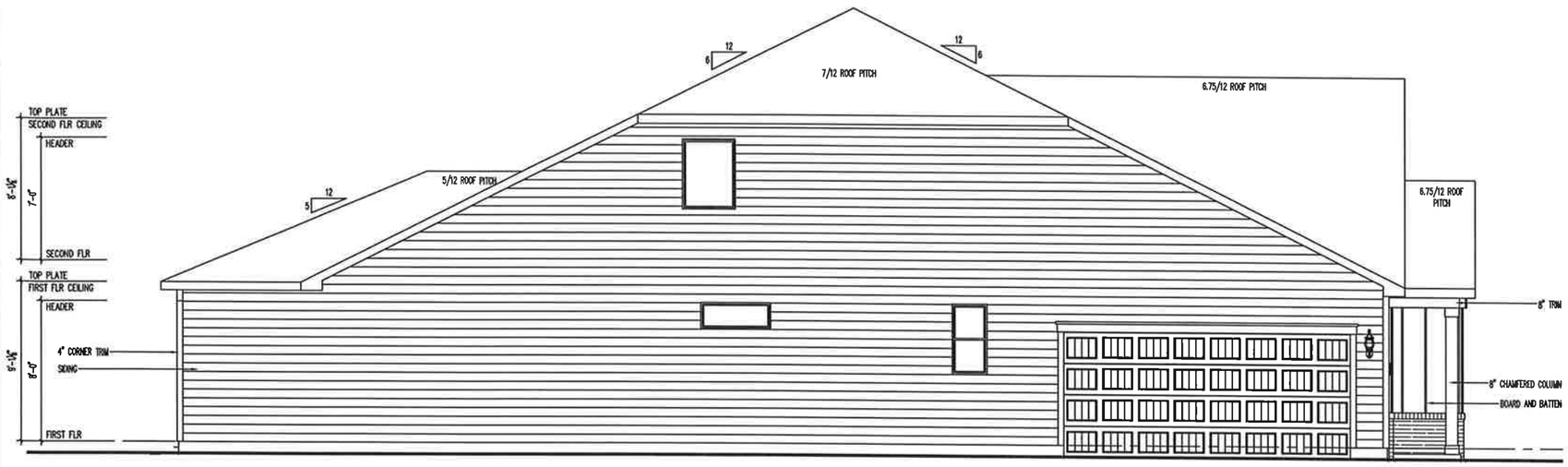
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

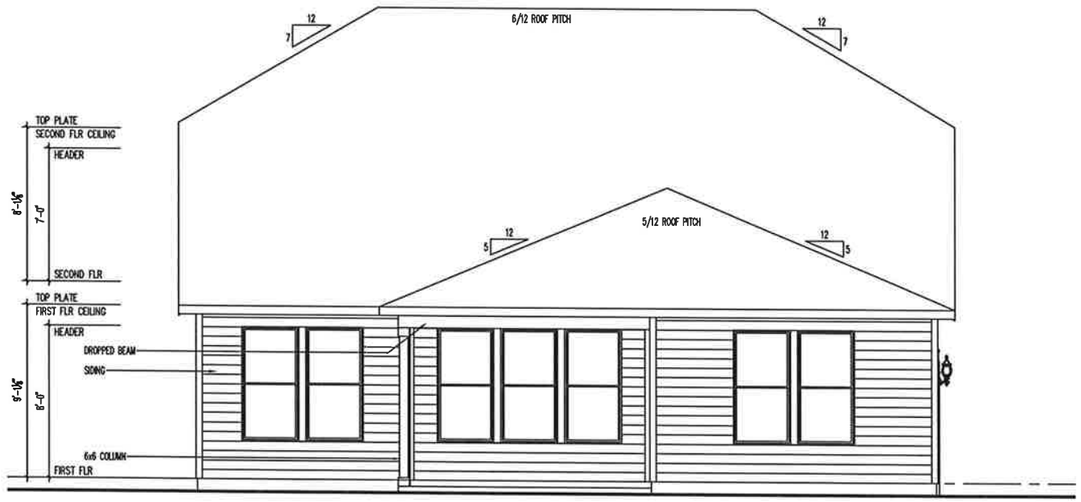
SHEET
A3-LC112-2S.11

PLOTTED: July 1, 2022 / cadbarea / A3-LC112-2S.11 ELEVATION LC112 LOFT 2 CAR SIDE GAR. PARTIAL PLAN, ELEV., ROOF.dwg



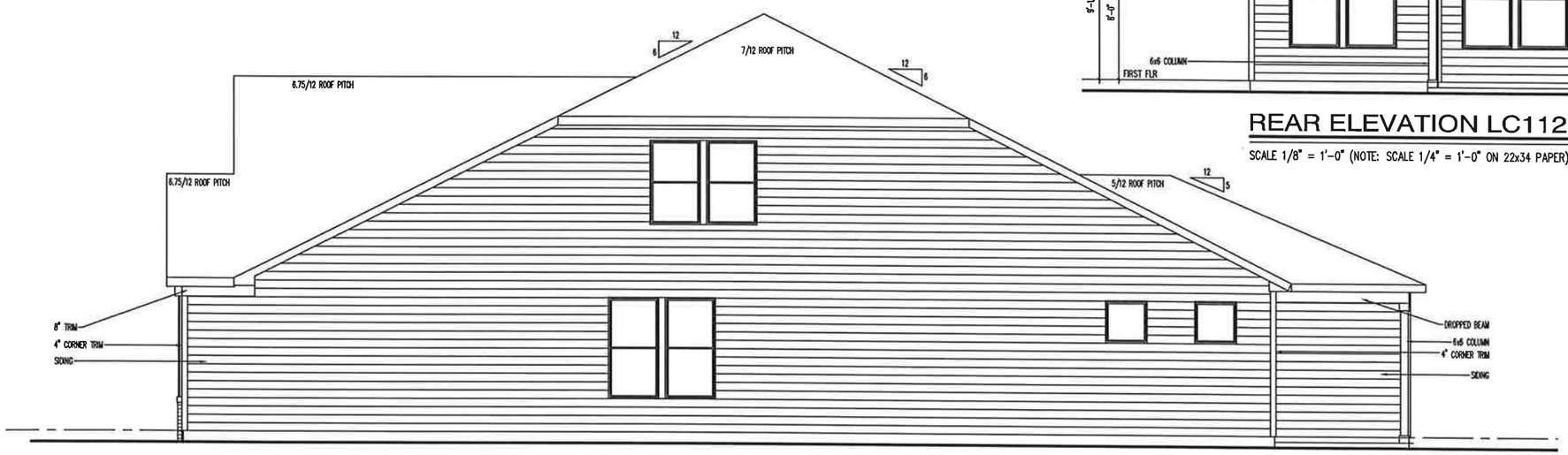
LEFT SIDE ELEVATION LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC112 LOFT W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 LOFT 2 CAR SIDE GAR SIDES,
REAR TYP, BRICK FRONT

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2S.12

PLOTTED: July 1, 2022 / BM-064 / A3-LC112-2S.12 ELEVATION LC112 LOFT 2 CAR SIDE GAR SIDES, REAR TYP, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC112" 2800 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.33 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

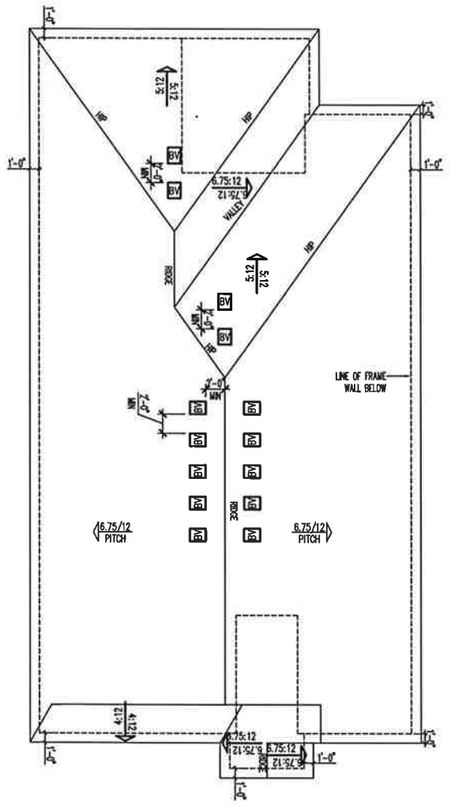
9.33 SQ FT x 50 % = 4.667 SQ FT RIDGE, 9.33 SQ FT x 50 % = 4.667 SQ FT SOFFIT

RIDGE VENT
4.667 SQ FT / 0.125 SQ FT = 37.3 FEET OF RIDGE VENT

OR W/ HIP. BOX VENT
4.667 SQ FT / 0.3472 SQ FT = 13.4 BOX VENT(S)

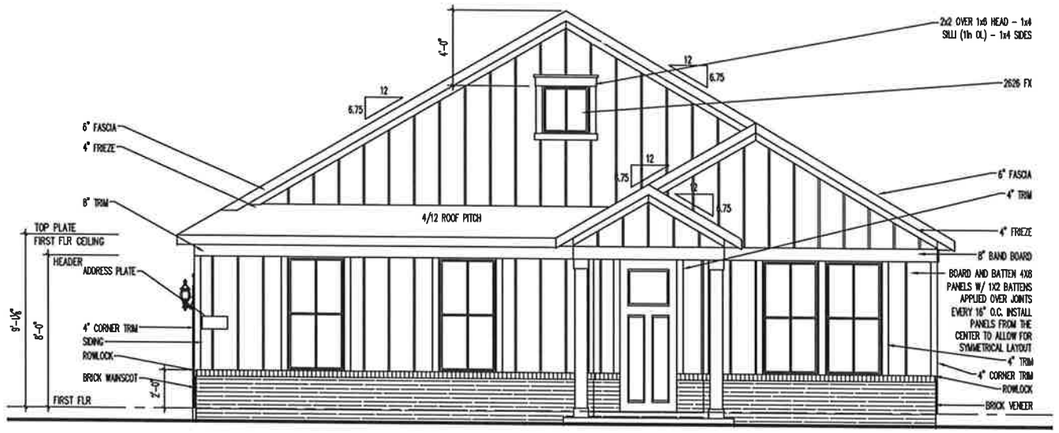
SOFFIT VENT
4.667 SQ FT / 0.0625 SQ FT = 74.7 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



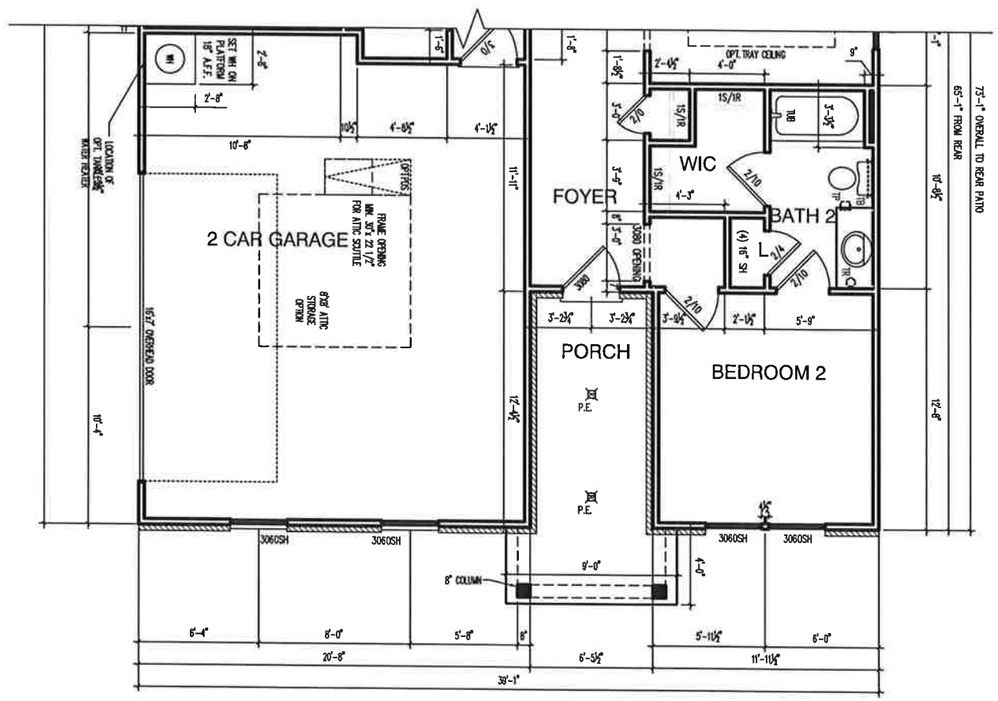
ROOF PLAN @ ELEVATION LC112 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



FRONT ELEVATION LC112 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC112 GARAGE 4' EXTENSION W/ BRICK WAINSCOT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC112 2 CAR SIDE GAR 4' GARAGE EXTENSION, BRICK FRONT

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC112-2S.13

PLOTTED: July 1, 2022 / ccabrera / A3-LC112-2S.13 ELEVATION LC112 2 CAR SIDE GAR 4' GARAGE EXTENSION, BRICK FRONT.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC211" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

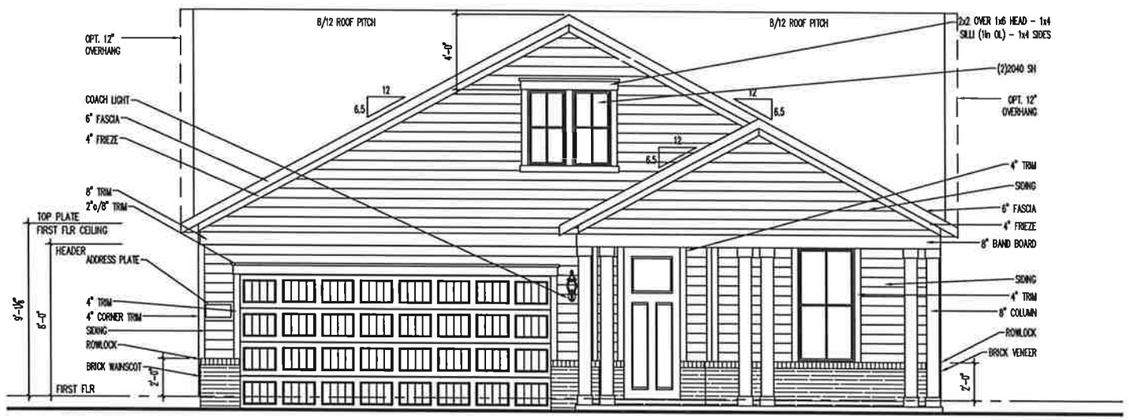
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT — OR W/ MP. BOX VENT
4.735 SQ FT / 0.125 SQ FT = 37.9 FEET OF RIDGE VENT
4.735 SQ FT / 0.3472SQ FT = 13.6 BOX VENT(S)

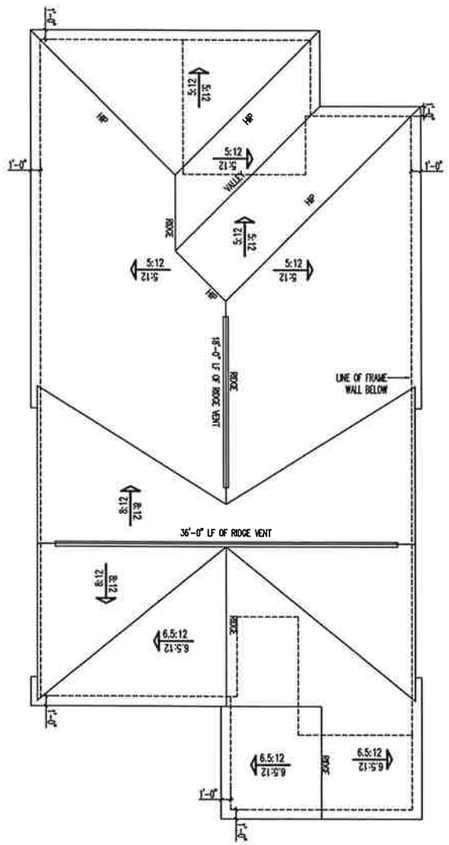
SOFFIT VENT
4.735 SQ FT / 0.0625SQ FT = 75.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



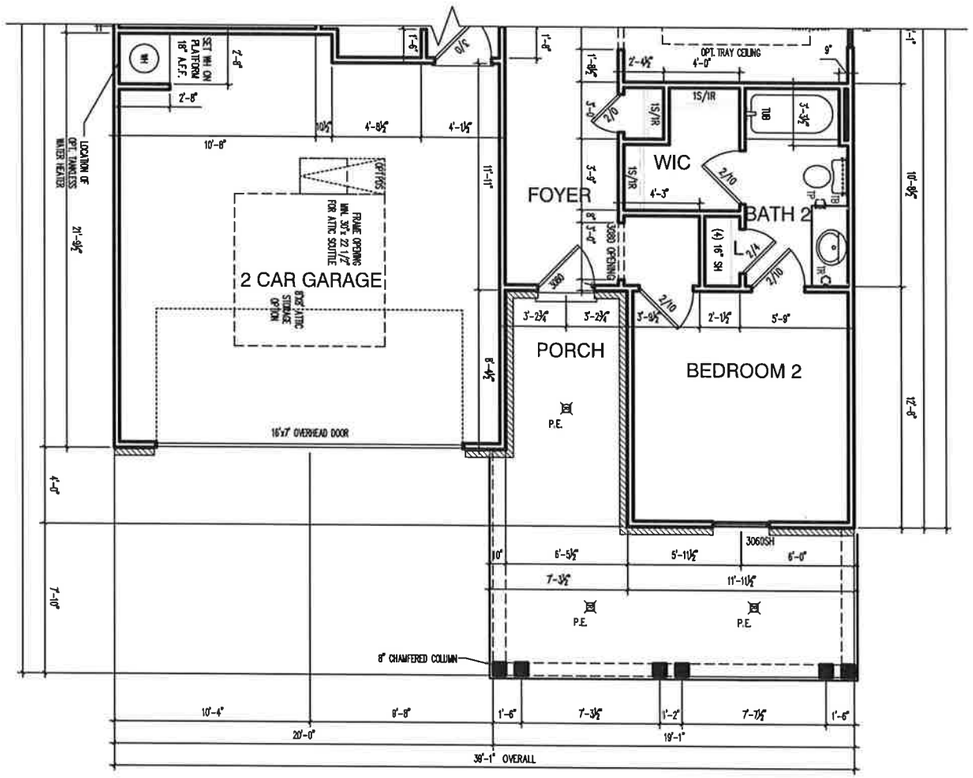
FRONT ELEVATION LC211 (26323)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC211 (26323)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0 1/2"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC211 (26323)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 PARTIAL PLAN, ELEVATION,
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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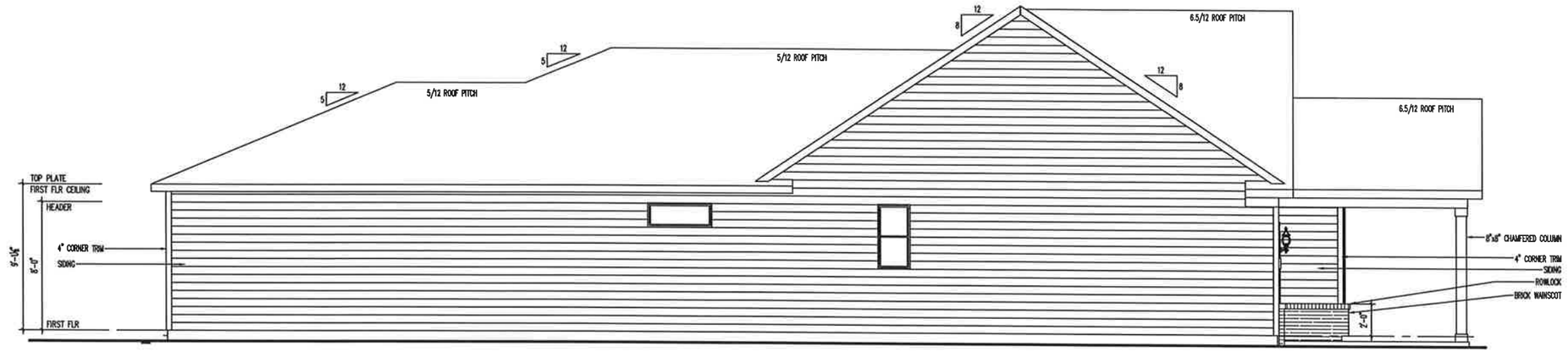
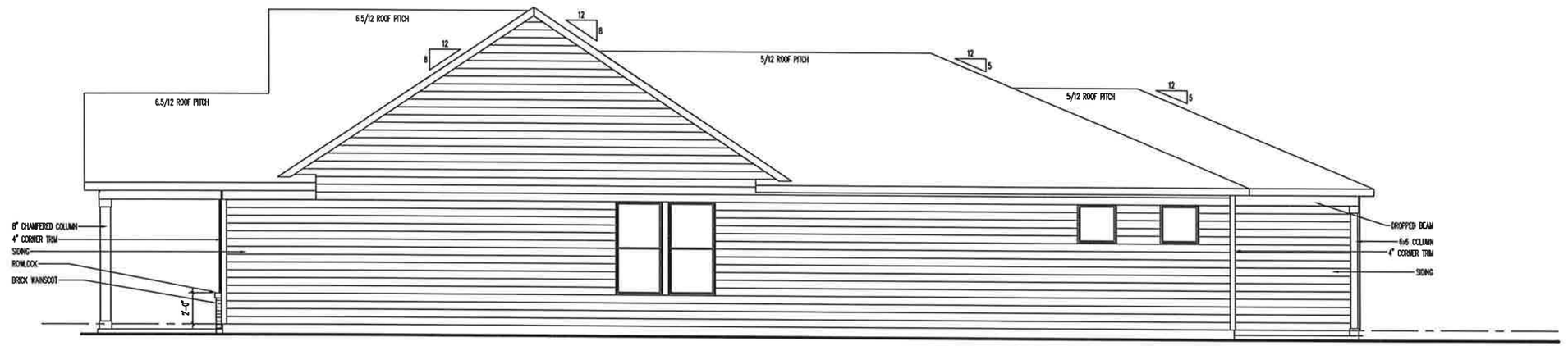
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC211-2F.01

PLOTTED: July 1, 2022 / qsmith2 / A3-LC211-2F.01 ELEVATION LC211 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



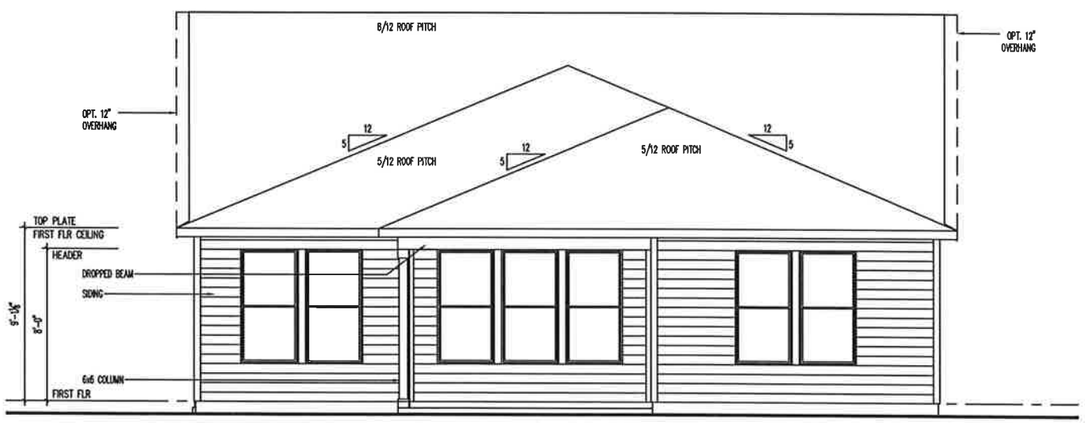
LEFT SIDE ELEVATION LC211 (26323)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC211 (26323)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC211 (26323)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC211-2F.02

PLOTTED: July 1, 2022 / ax:n1x2 / A3-LC211-2F.02 ELEVATION LC211 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC211" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

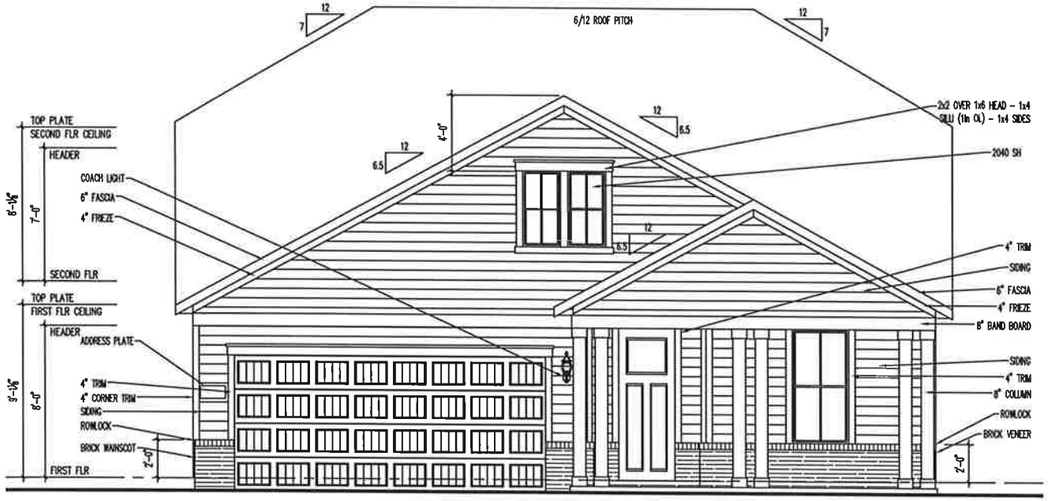
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT — OR W/ HIP BOX VENT
4.735 SQ FT / 0.125 SQ FT = 37.9 FEET OF RIDGE VENT
4.735 SQ FT / 0.3472SQ FT = 13.6 BOX VENT(S)

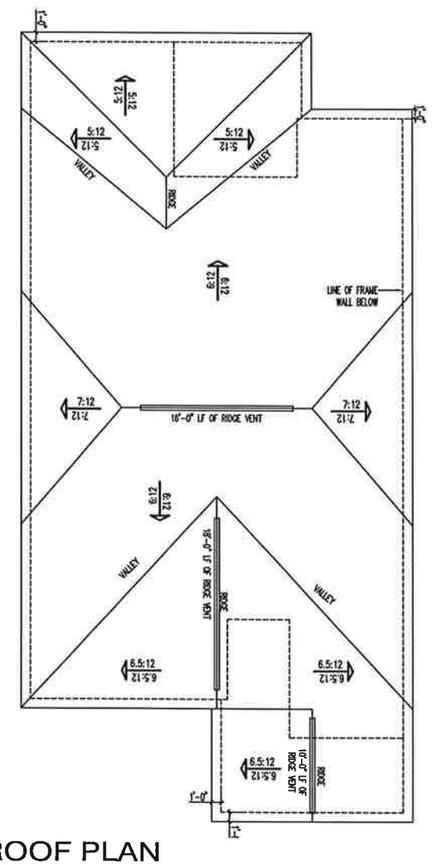
SOFFIT VENT
4.735 SQ FT / 0.0625SQ FT = 75.8 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC211 LOFT (26331)

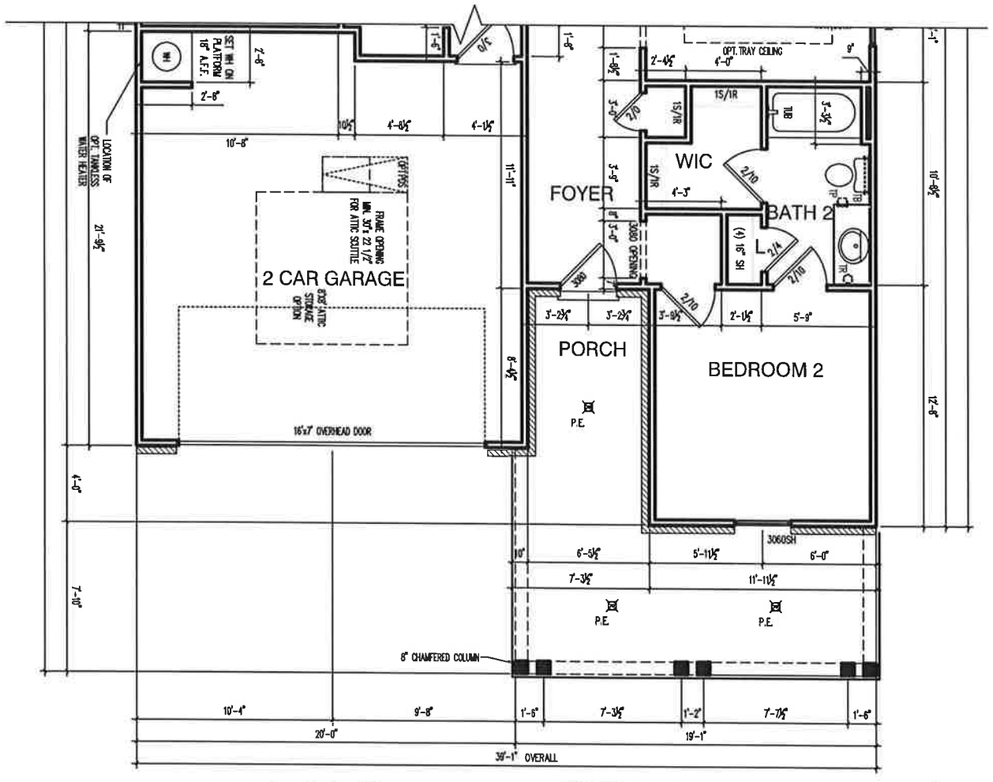
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN
ELEVATION LC211 LOFT (26331)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC211 LOFT (26331)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 LOFT, PARTIAL PLAN,
ELEVATION, ROOF PLAN

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

REV#	DATE/DESCRIPTION
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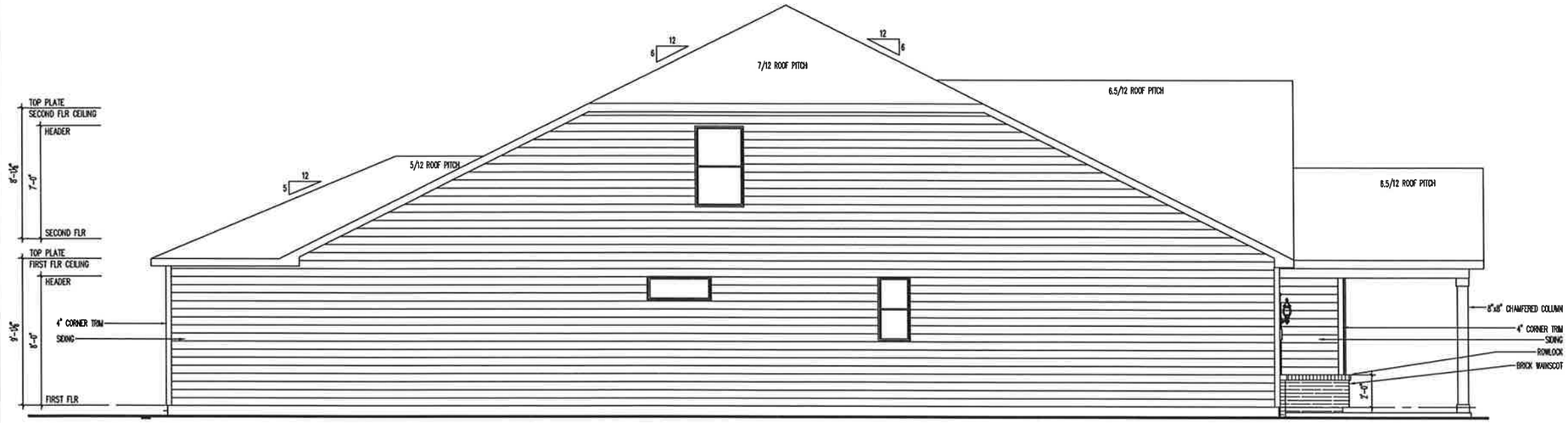
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

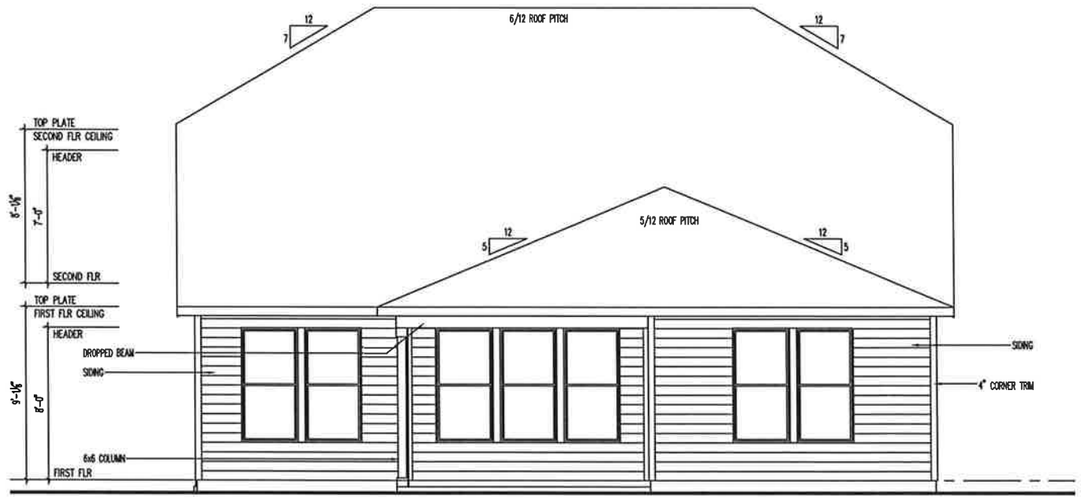
SHEET
A3-LC211-2F.04

PLOTTED: July 1, 2022 / dpunk362 / A3-LC211-2F.04 ELEVATION LC211 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



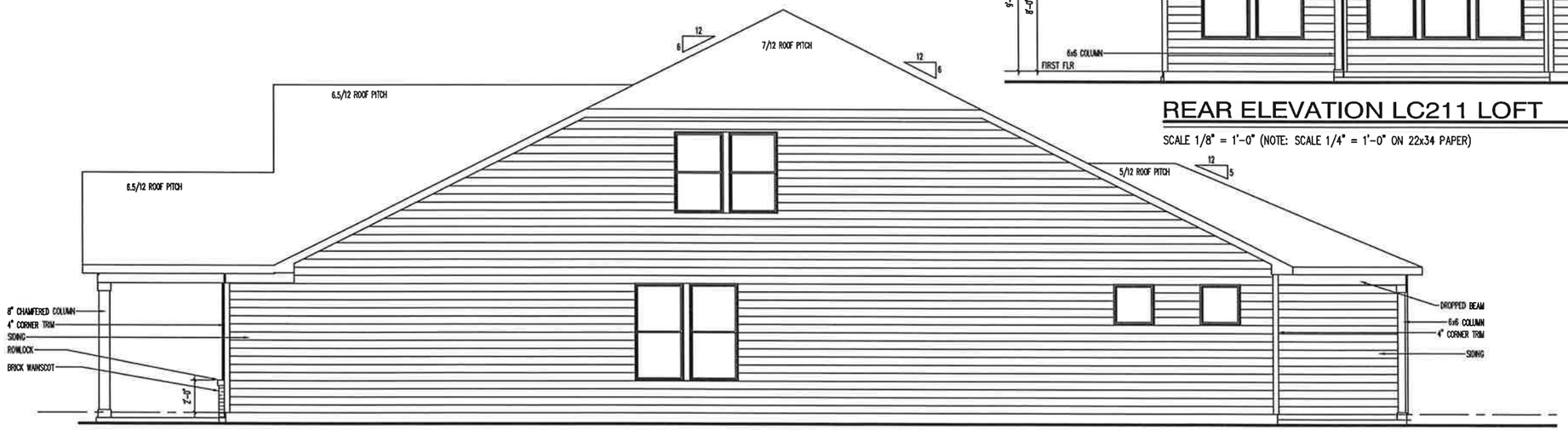
LEFT SIDE ELEVATION LC211 LOFT (26331)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC211 LOFT (26331)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC211 LOFT (26331)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 LOFT SIDES AND REAR
TYPICAL

PRODUCT MANAGER
CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC211-2F.05

PLOTTED: July 1, 2022 / qpark.kd2 / A3-LC211-2F.05 ELEVATION LC211 LOFT SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC211" 2921SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.74 SQ FT VENTILATION

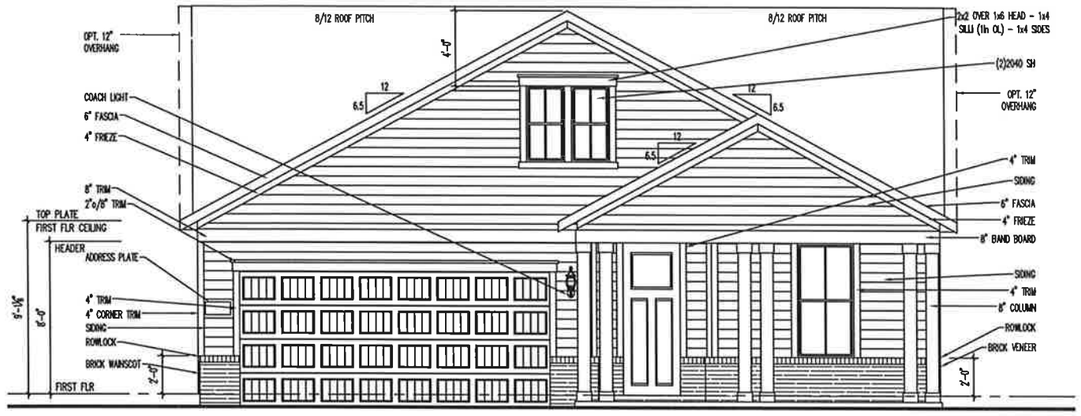
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.74 SQ FT x 50 % = 4.868SQ FT RIDGE, 9.74 SQ FT x 50 % = 4.868SQ FT SOFFIT

RIDGE VENT: 4.868 SQ FT / 0.125 SQ FT = 38.9 FEET OF RIDGE VENT
OR W/ HIP. BOX VENT: 4.868 SQ FT / 0.3472SQ FT = 14.0 BOX VENT(S)

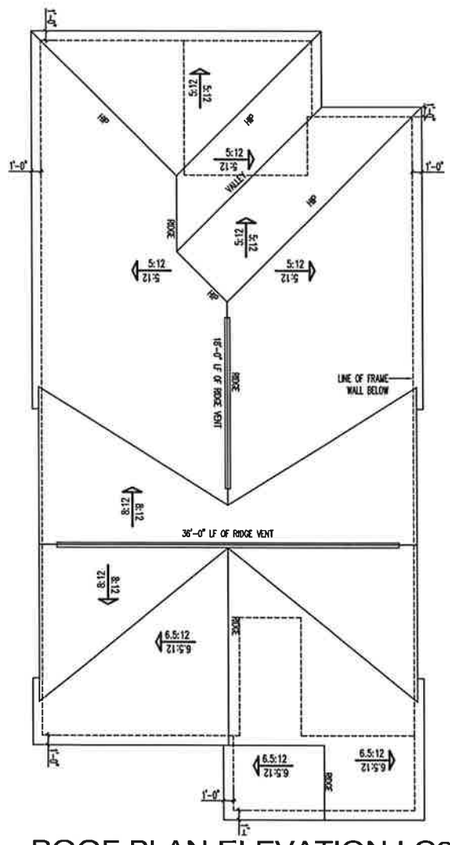
SOFFIT VENT: 4.868 SQ FT / 0.0625SQ FT = 77.9 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC211
GARAGE 4' EXTENSION (26327)

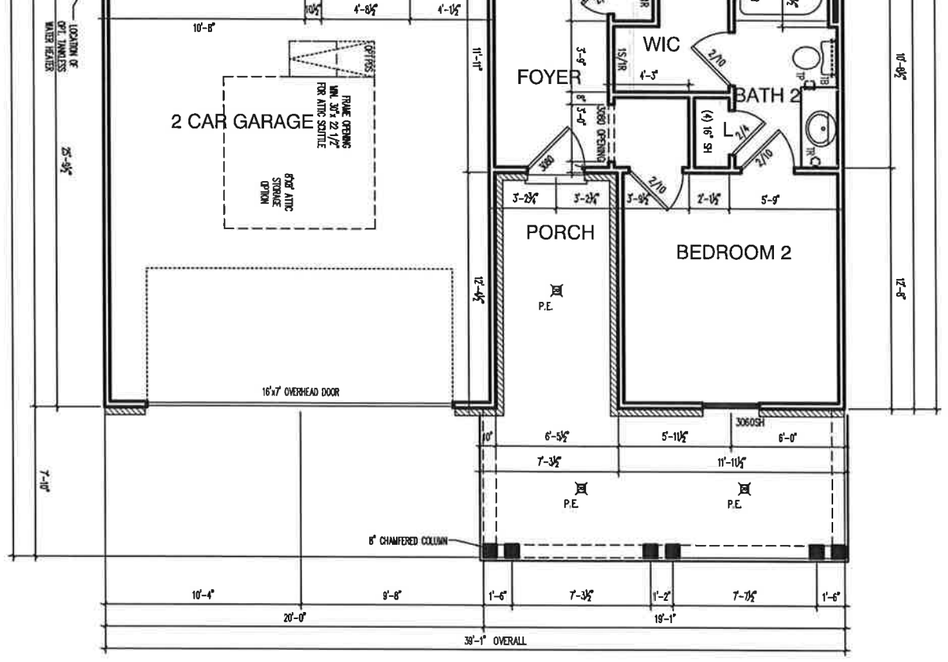
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION LC211
GARAGE 4' EXTENSION (26327)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC211
GARAGE 4' EXTENSION (26327)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 GARAGE 4' EXTENSION

PRODUCT MANAGER
CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC211-2F.08

PLOTTED: July 1, 2022 / qoon.lv2 / A3-LC211-2F.08 ELEVATION LC211 GARAGE 4' EXTENSION.dwg

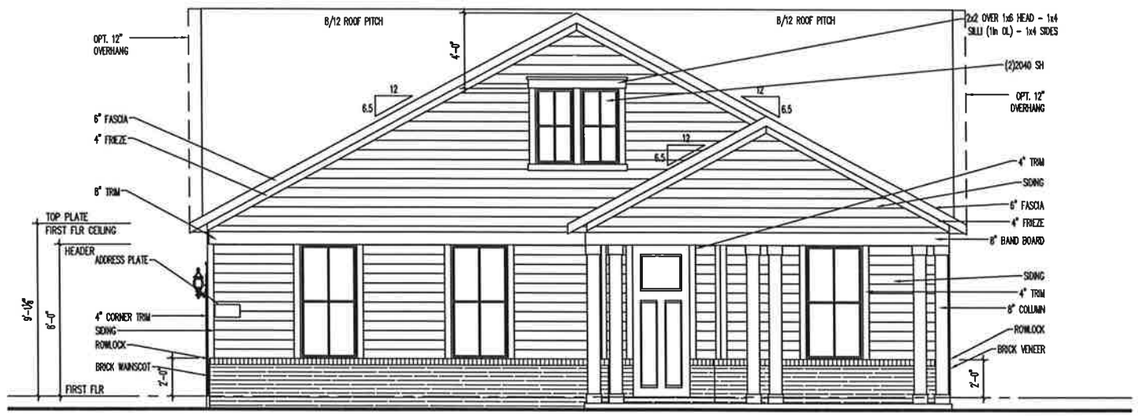
ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC211" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

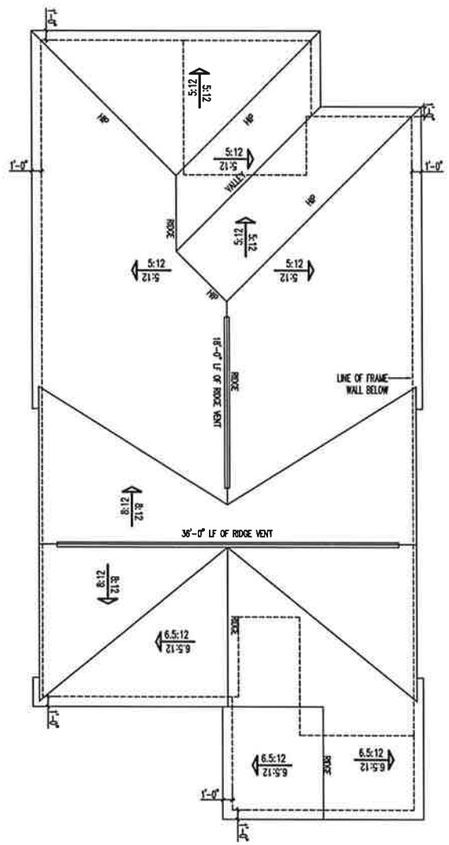
9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT
RIDGE VENT OR W/ HIP- BOX VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT 4.735 SQ FT = 13.6 BOX VENT(S)
0.125 SQ FT 0.3472SQ FT
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



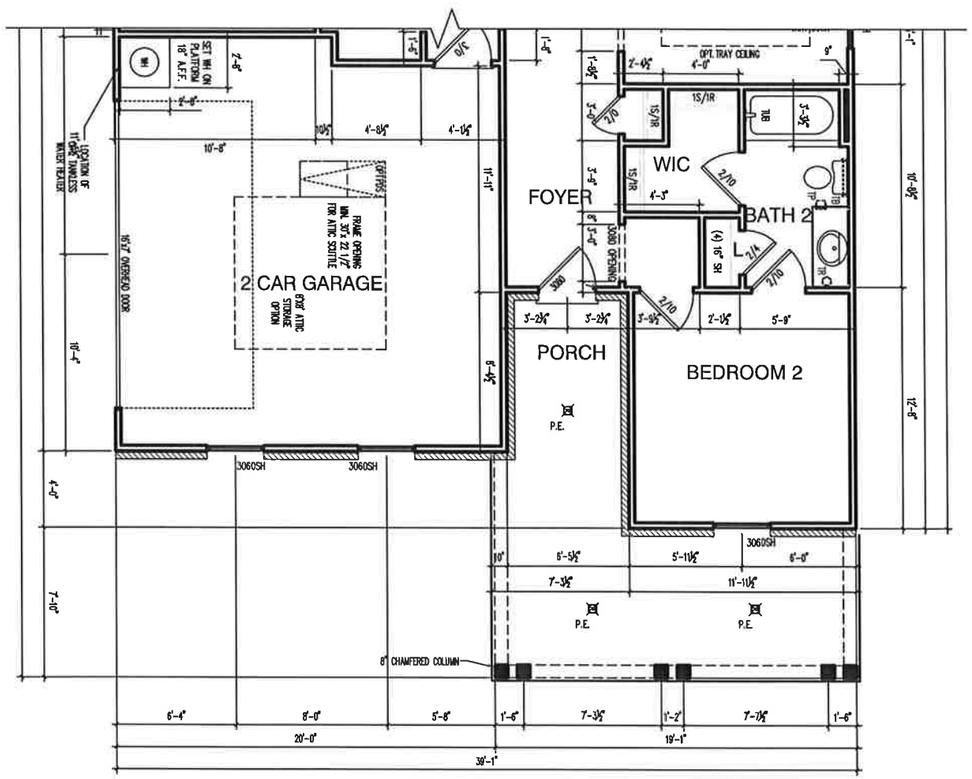
FRONT ELEVATION LC211 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC211

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0 1/2"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC211 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 2-CAR SIDE GAR, PARTIAL
PLAN, ELEVATION, ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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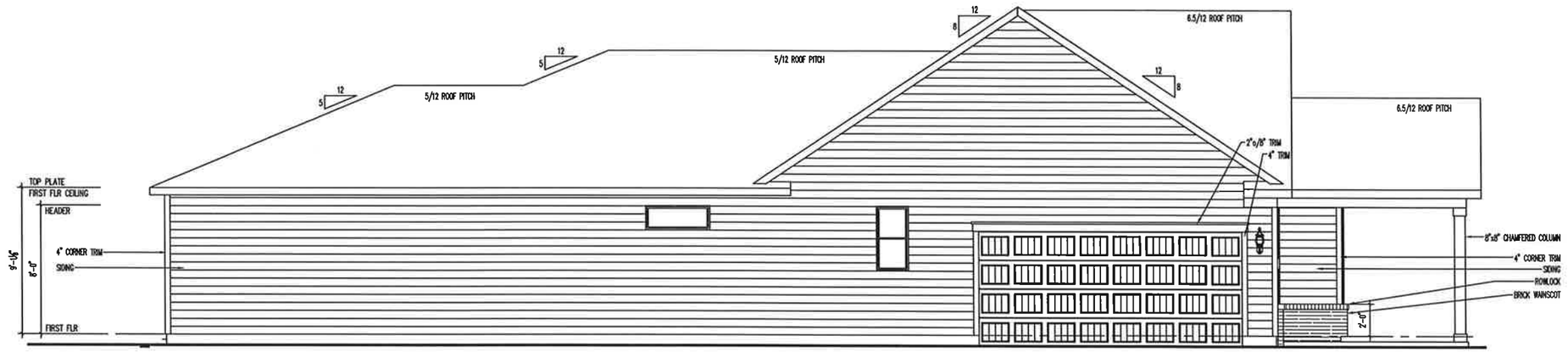
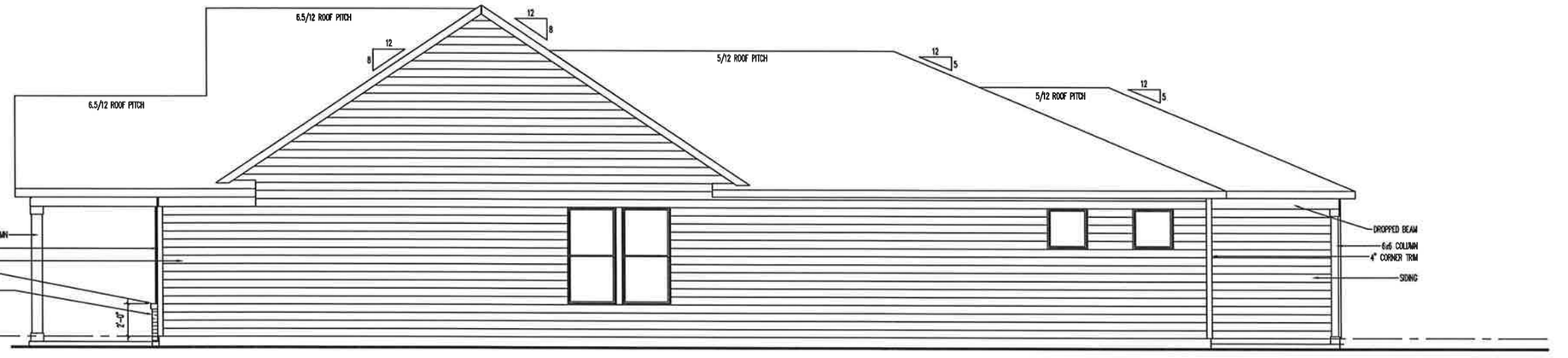
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC211-2S.01

PLOTTED: July 1, 2022 / dwgname2 / A3-LC211-2S.01 ELEVATION LC211 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



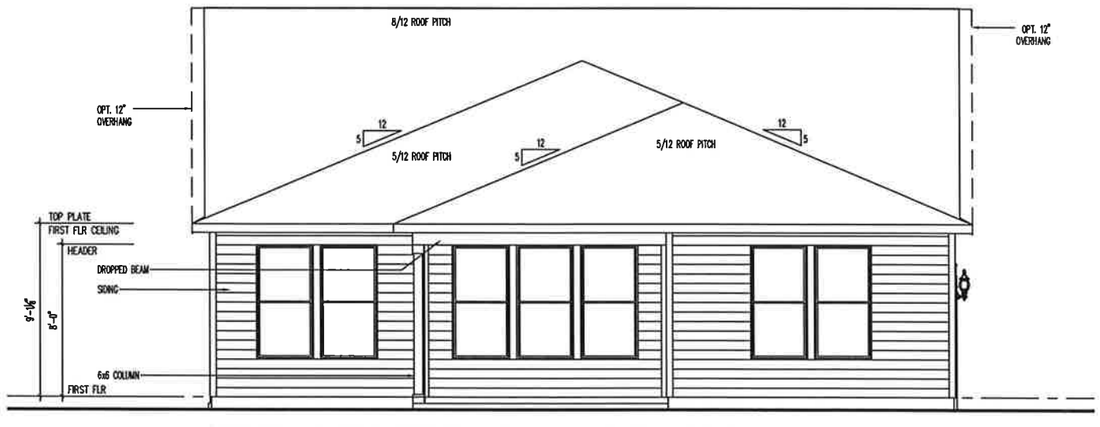
LEFT SIDE ELEVATION LC211 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC211 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC211 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 2-CAR SIDE GARAGE, SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV.	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC211-2S.02

PLOTTED: July 1, 2022 / qconlv2 / A3-LC211-2S.02 ELEVATION LC211 2-CAR SIDE GARAGE, SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC211" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

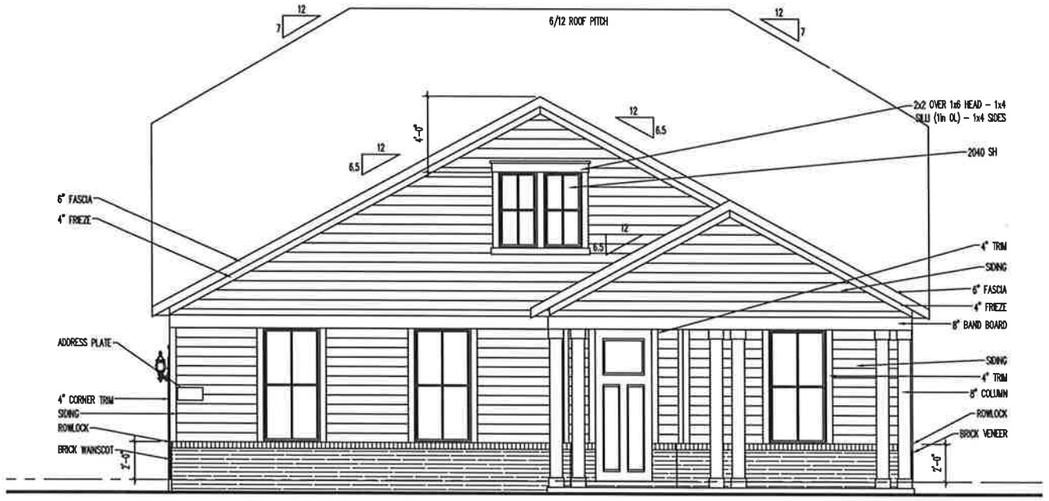
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT	OR W/ HIP. BOX VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT	4.735 SQ FT = 13.6 BOX VENT(S)
0.125 SQ FT	0.3472SQ FT

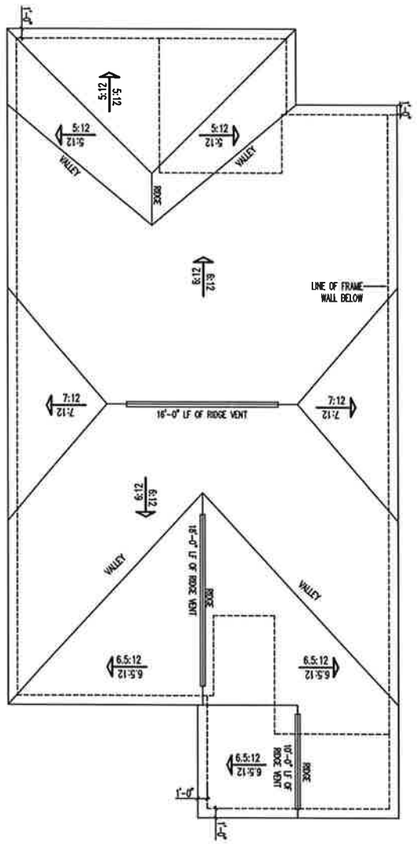
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC211 LOFT w/ SIDE LOAD GARAGE

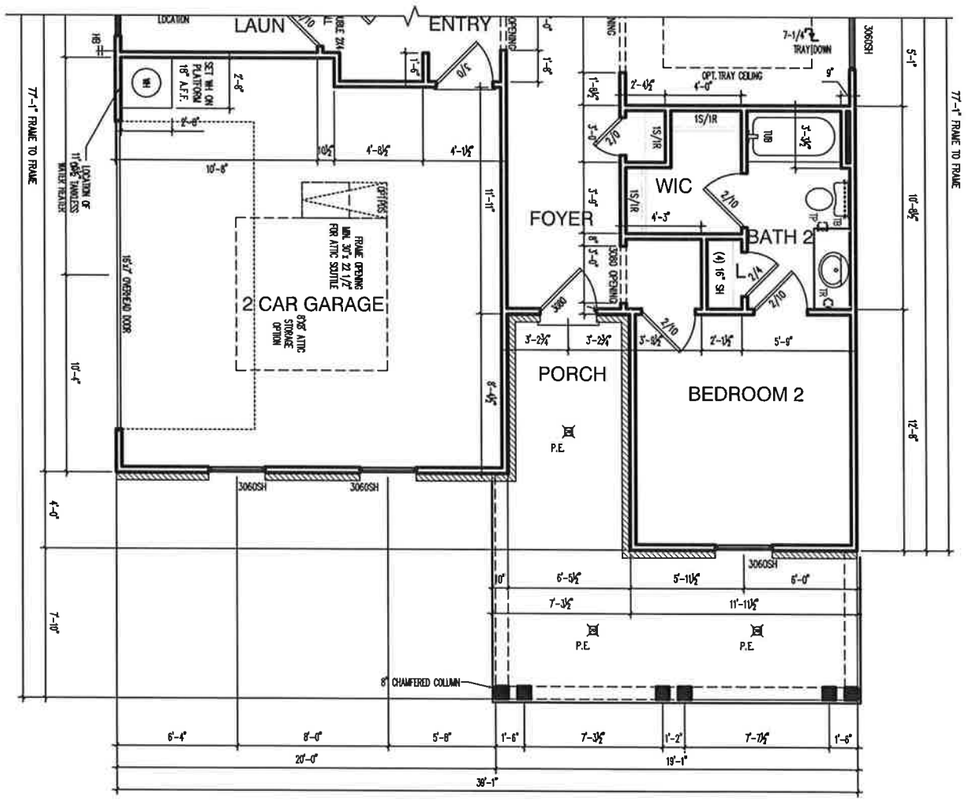
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION LC211 LOFT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC211 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211, 2-CAR SIDE GAR LOFT
PARTIAL PLAN ELEV ROOF

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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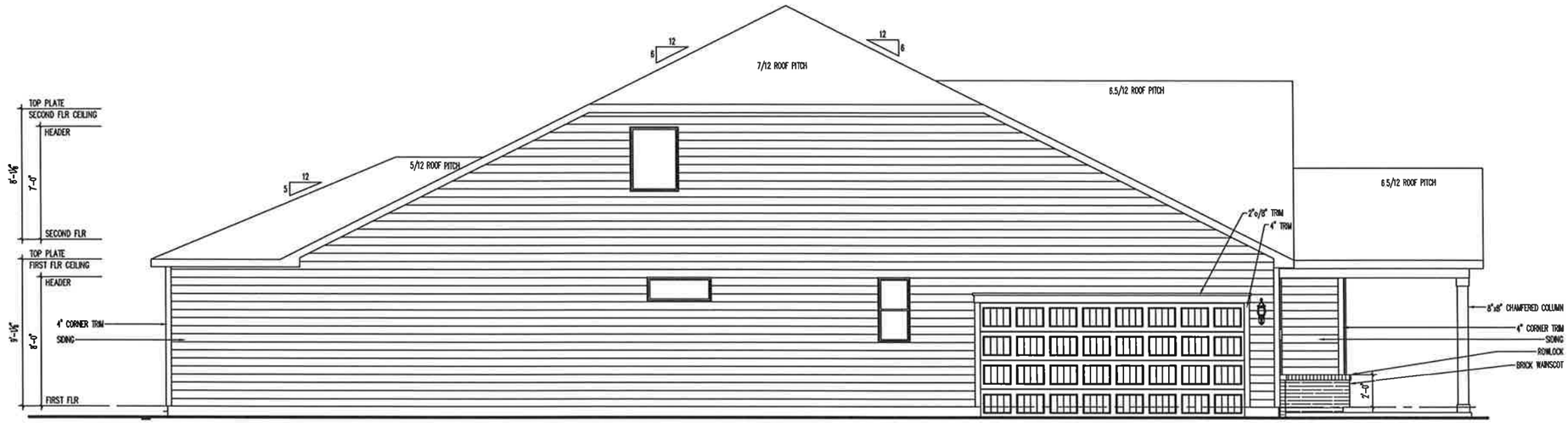
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

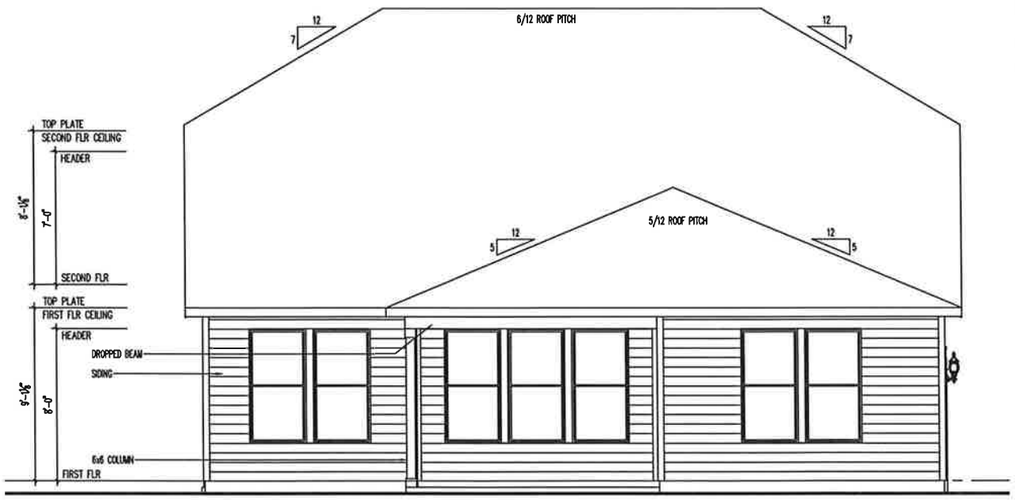
SHEET
A3-LC211-2S.04

PLOTTED: July 1, 2022 / qpalm02 / A3-LC211-2S.04 ELEVATION LC211, 2-CAR SIDE GAR LOFT PARTIAL PLAN ELEV ROOF.dwg



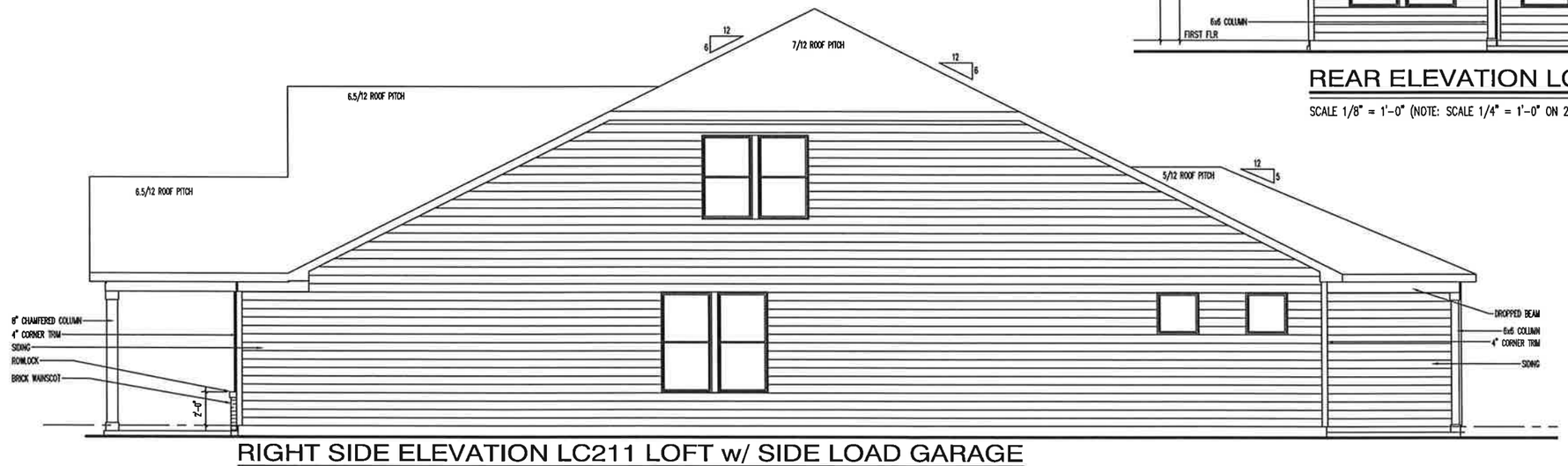
LEFT SIDE ELEVATION LC211 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC211 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC211 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211, 2-CAR SIDE GAR, LOFT, SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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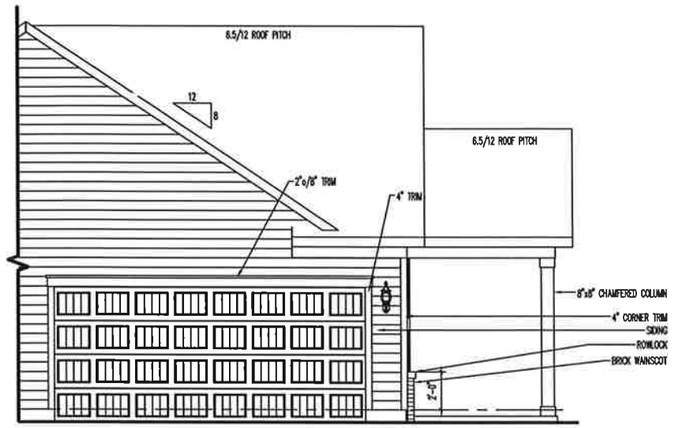
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

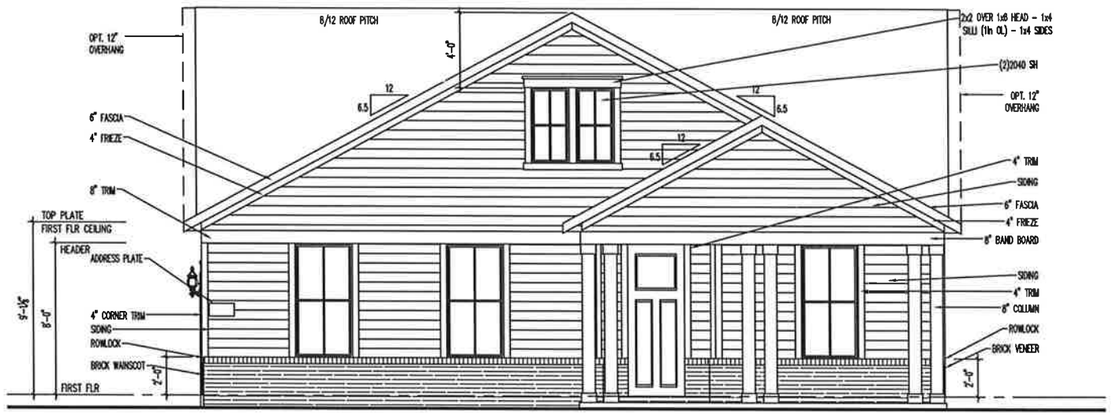
SHEET
A3-LC211-2S.05

PLOTTED: July 1, 2022 / quan.lw2 / A3-LC211-2S.05 ELEVATION LC211, 2-CAR SIDE GAR, LOFT, SIDES AND REAR TYPICAL.dwg



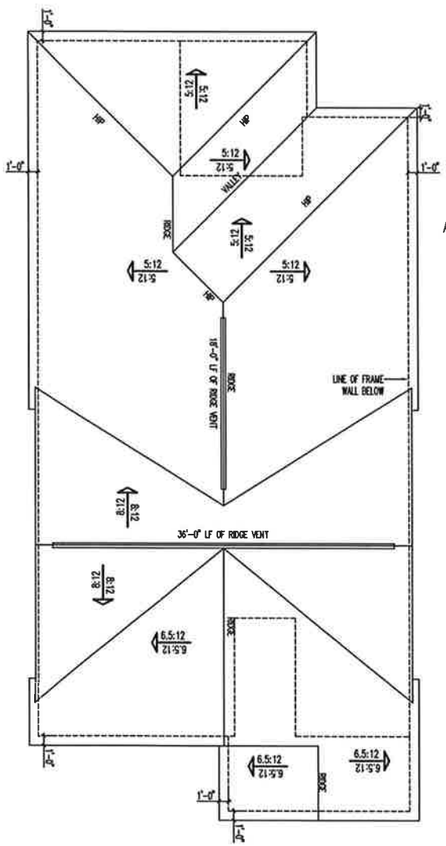
LEFT ELEVATION LC211
W/ 4' GARAGE EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



FRONT ELEVATION LC211 W/ 4' GARAGE EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC211" 2921SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.74 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.74 SQ FT x 50 % = 4.868SQ FT RIDGE, 9.74 SQ FT x 50 % = 4.868SQ FT SOFFIT

RIDGE VENT
4.868 SQ FT = 38.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.868 SQ FT = 14.0 BOX VENT(S)
0.3472SQ FT

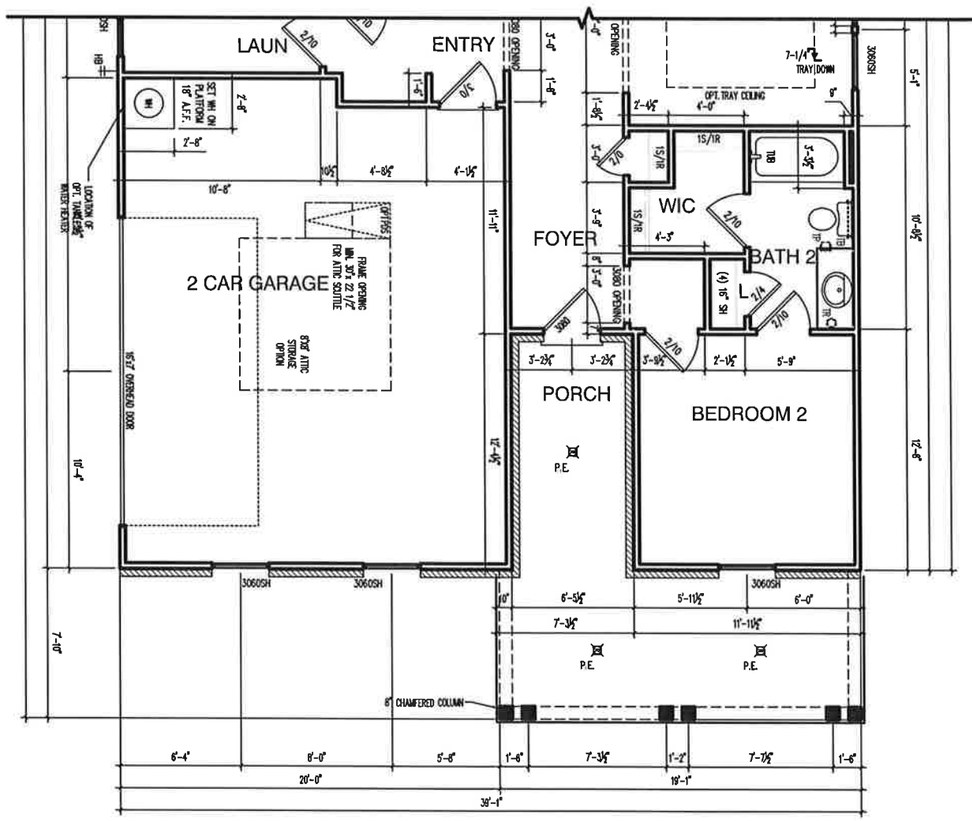
SOFFIT VENT
4.868 SQ FT = 77.9 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

ROOF PLAN ELEVATION LC211
W/ 4' GARAGE EXTENSION

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC211
W/ 4' GARAGE EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC211 SIDE LOAD GAR 4FT GAR EXT
PART PLAN ELEV ROOF

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC211-2S.08

PLOTTED: July 1, 2022 / toon.tuyaerts / A3-LC211-2S.03 ELEVATION LC211 SIDE LOAD GAR 4FT GAR EXT PART PLAN ELEV ROOF.dwg

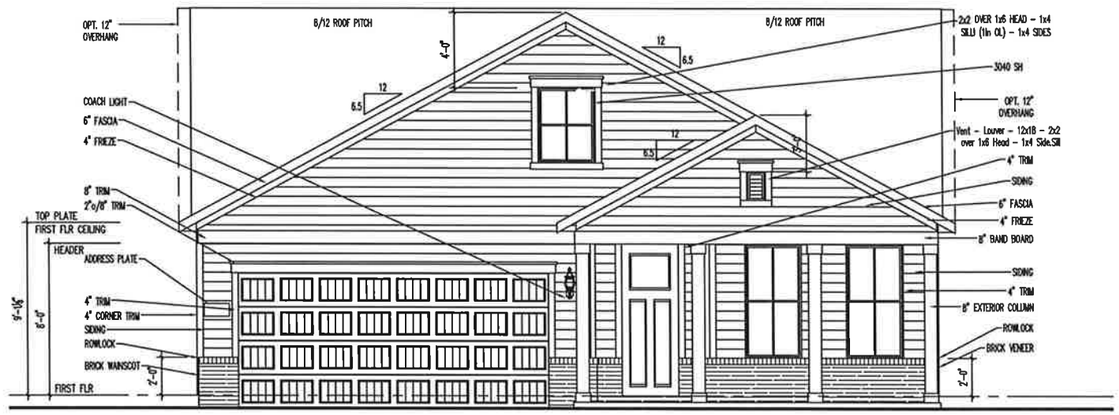
ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC212" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

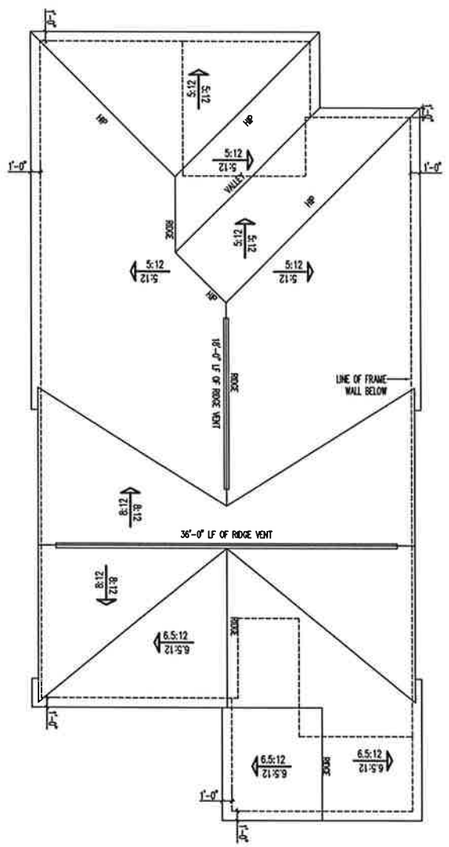
9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT
RIDGE VENT OR W/ HIP. BOX VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT 4.735 SQ FT = 13.6 BOX VENT(S)
0.125 SQ FT 0.3472SQ FT
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



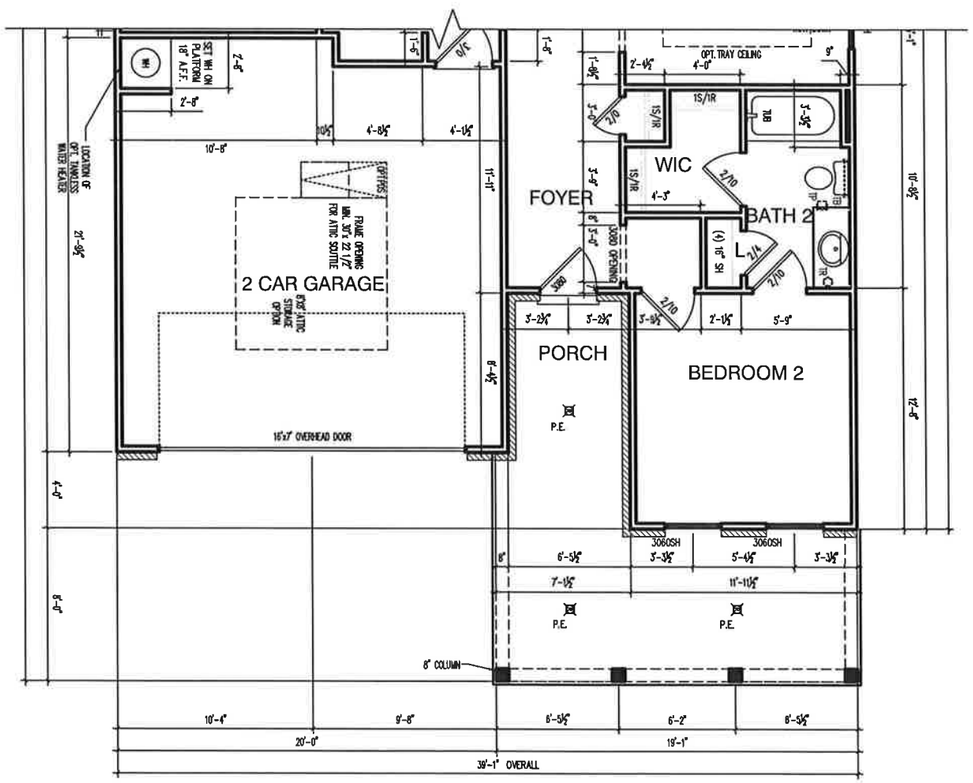
FRONT ELEVATION LC212 (26324)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC212 (26324)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0 1/2"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC212 (26324)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 PARTIAL PLAN, ELEVATION,
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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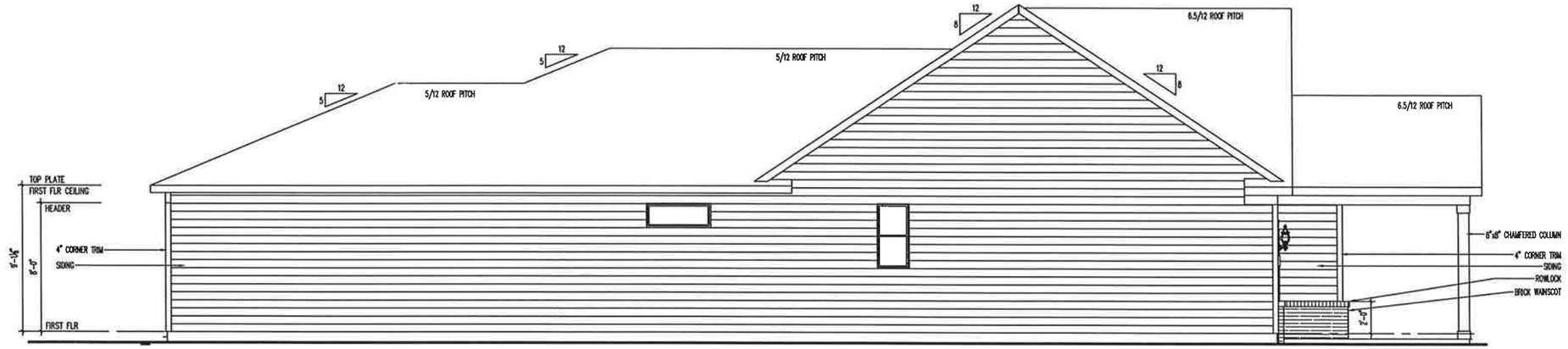
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

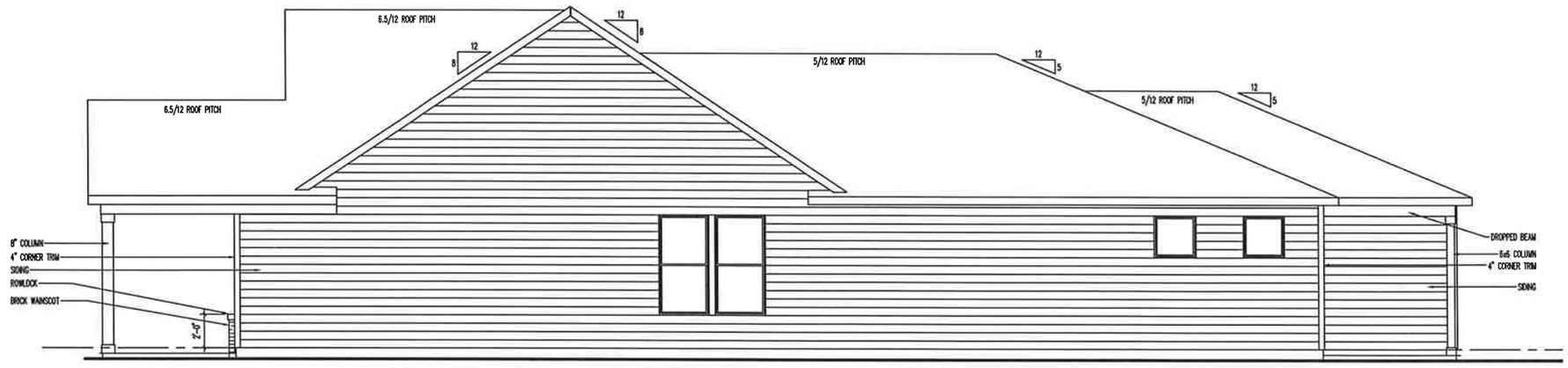
SHEET
A3-LC212-2F.01

PLOTTED: July 1, 2022 / qpcm.lw2 / A3-LC212-2F.01 ELEVATION LC212 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



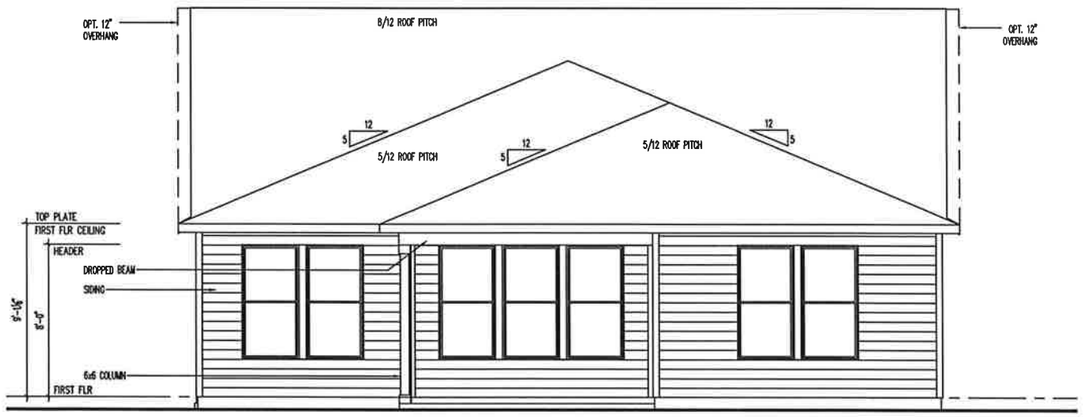
LEFT SIDE ELEVATION LC212 (26324)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC212 (26324)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC212 (26324)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
A3-LC212-2F.02

PLOTTED: July 1, 2022 / qpam.ld2 / A3-LC212-2F.02 ELEVATION LC212 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC212" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

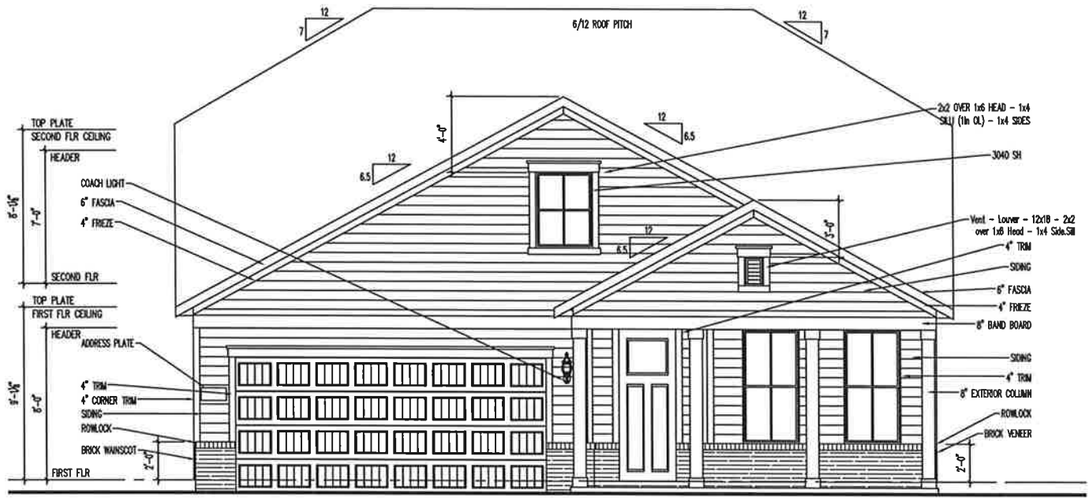
9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP BOX VENT
4.735 SQ FT = 13.6 BOX VENT(S)
0.3472SQ FT

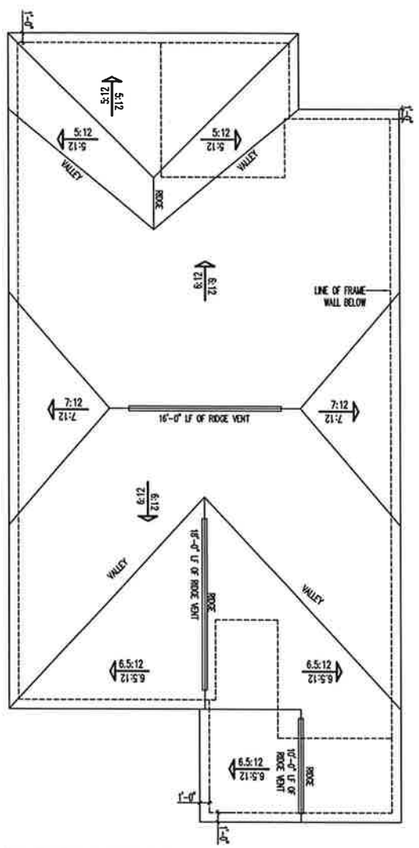
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC212 LOFT (26332)

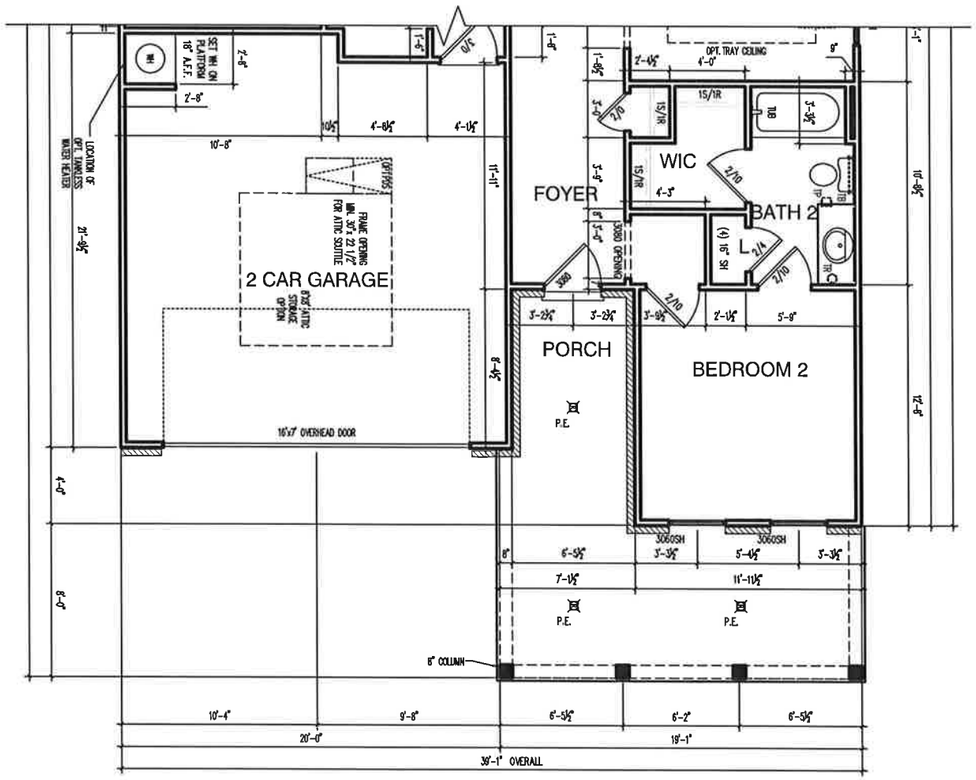
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN
ELEVATION LC212 LOFT (26332)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC212 LOFT (26332)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 LOFT, PARTIAL PLAN,
ELEVATION, ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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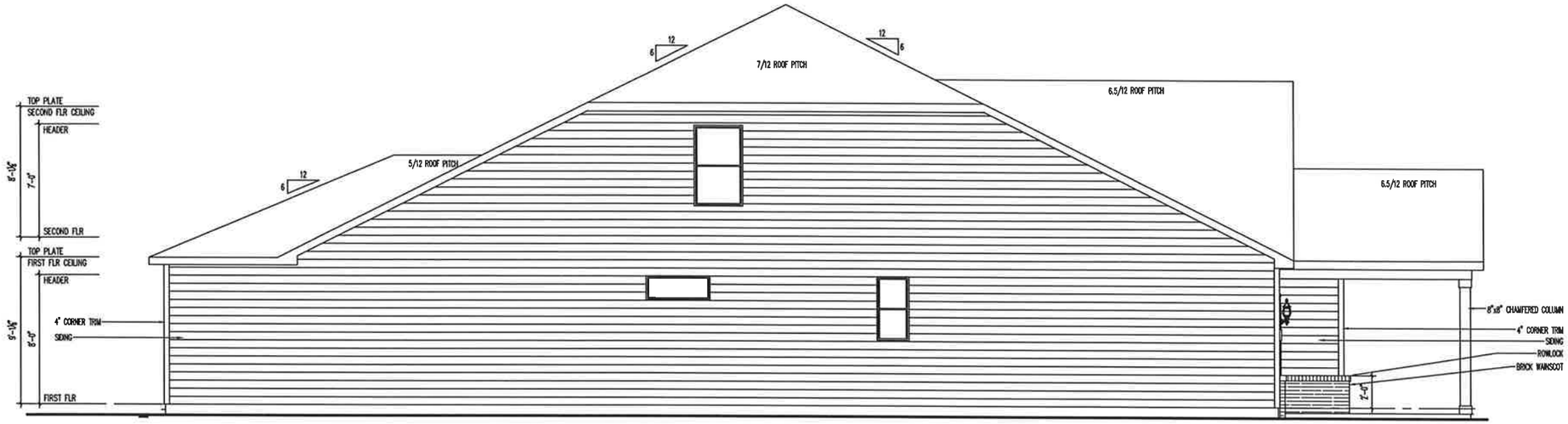
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

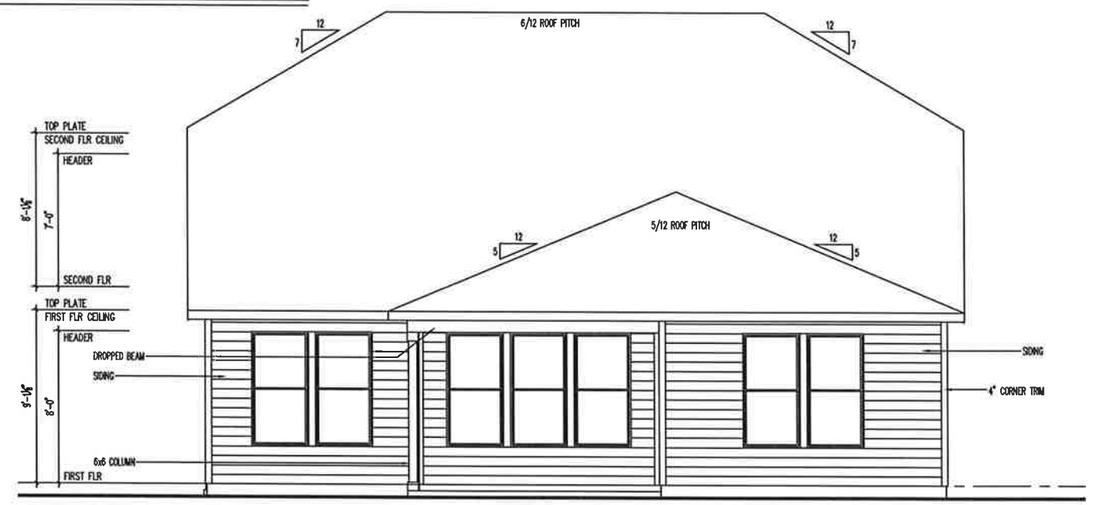
SHEET
A3-LC212-2F.04

PLOTTED: July 1, 2022 / qpaulk2 / A3-LC212-2F.04 ELEVATION LC212 LOFT, PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



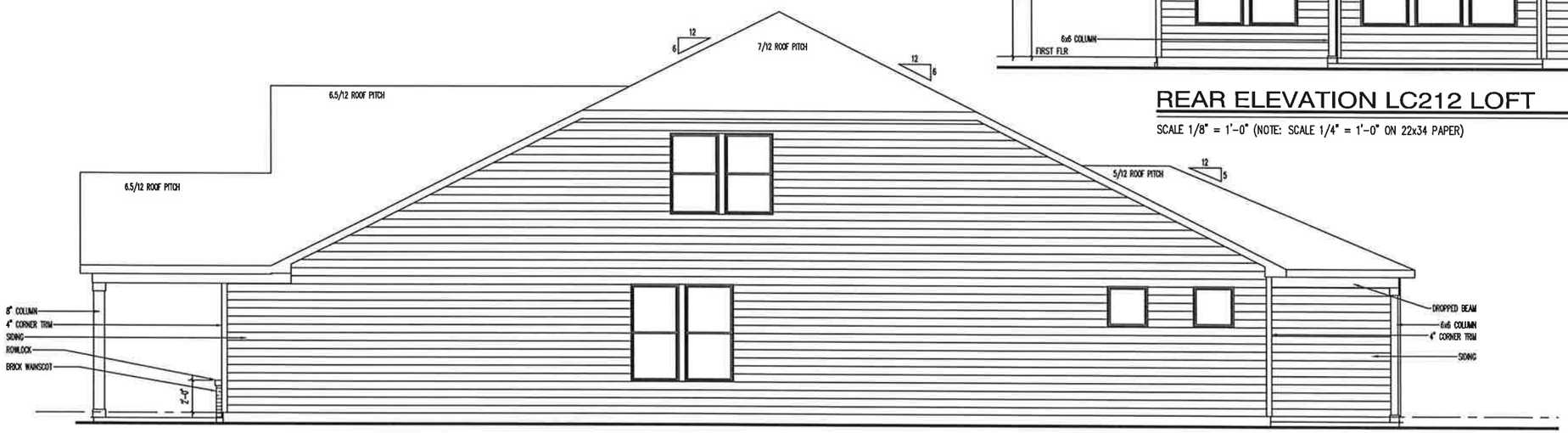
LEFT SIDE ELEVATION LC212 LOFT (26332)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC212 LOFT (26332)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC212 LOFT (26332)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 LOFT, SIDES AND REAR
TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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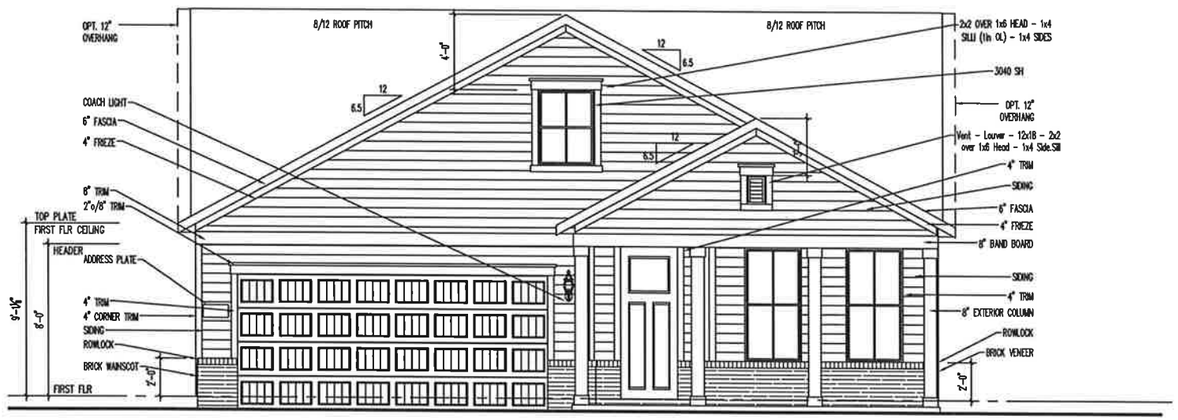
PROJECT TYPE
Single Family

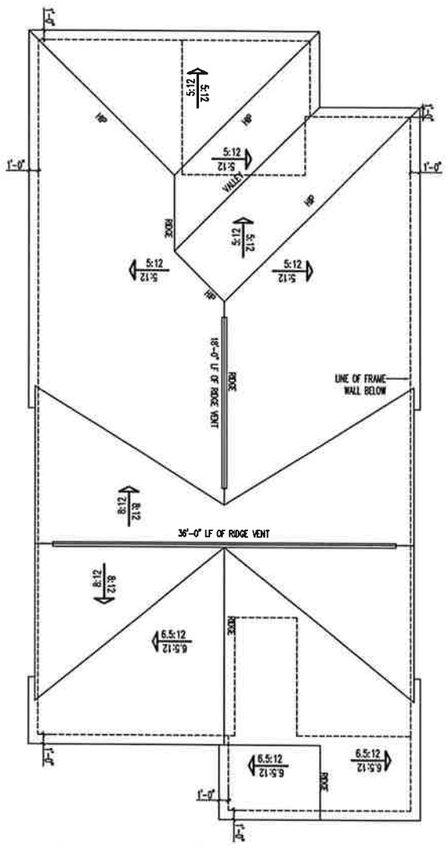
SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC212-2F.05

PLOTTED: July 1, 2022 / qpan.lw2 / A3-LC212-2F.05 ELEVATION LC212 LOFT, SIDES AND REAR TYPICAL.dwg





ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC212" 2941SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.80 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.80 SQ FT x 50 % =4.902SQ FT RIDGE, 9.80 SQ FT x 50 % =4.902SQ FT SOFFIT

RIDGE VENT
$\frac{4.902 \text{ SQ FT}}{0.125 \text{ SQ FT}}$ = 39.2 FEET OF RIDGE VENT

OR W/ HIP. BOX VENT
$\frac{4.902 \text{ SQ FT}}{0.3472 \text{ SQ FT}}$ = 14.1 BOX VENT(S)

SOFFIT VENT
$\frac{4.902 \text{ SQ FT}}{0.0625 \text{ SQ FT}}$ = 78.4 FEET OF SOFFIT VENT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

FRONT ELEVATION LC212 GARAGE 4' EXTENSION (26328)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF PLAN ELEVATION LC212 GARAGE 4' EXTENSION (26328)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

PARTIAL 1ST FLOOR PLAN ELEVATION LC212 GARAGE 4' EXTENSION (26328)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

PLOTTED: July 1, 2022 / quon.le2 / A3-LC212-2F.08 ELEVATION LC212 GARAGE 4' EXTENSION.dwg

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 GARAGE 4' EXTENSION

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC212-2F.08

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC212" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

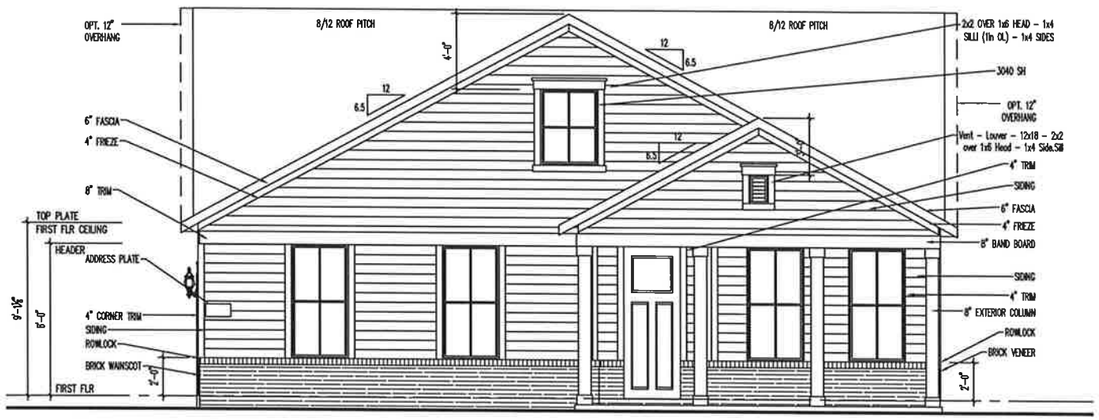
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT — 4.735 SQ FT = 13.6 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

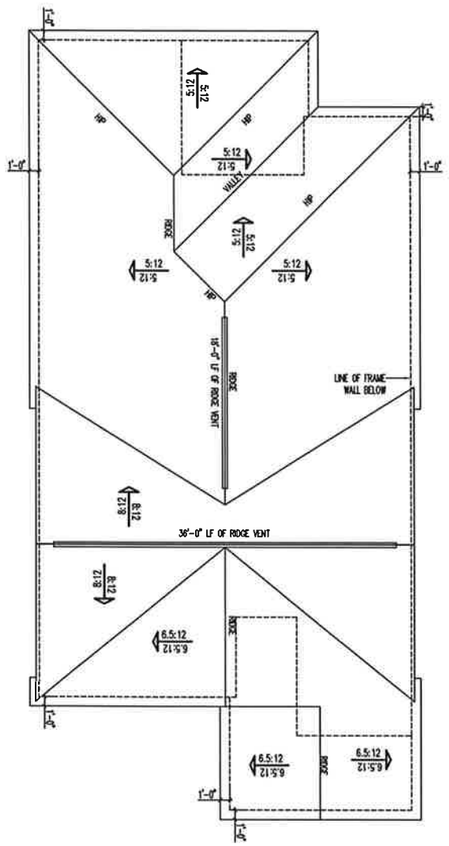
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION 1RC R806.2



FRONT ELEVATION LC212 w/ SIDE LOAD GARAGE

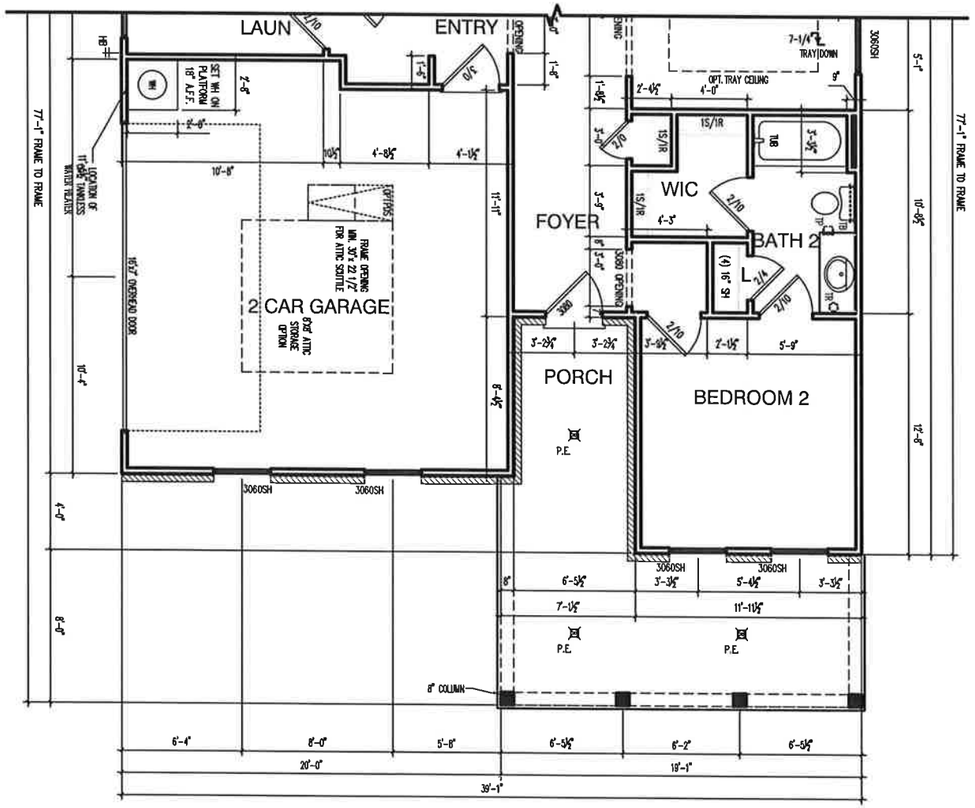
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC212

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC212 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212, 2-CAR SIDE GAR, PARTIAL
PLAN, ELEV, ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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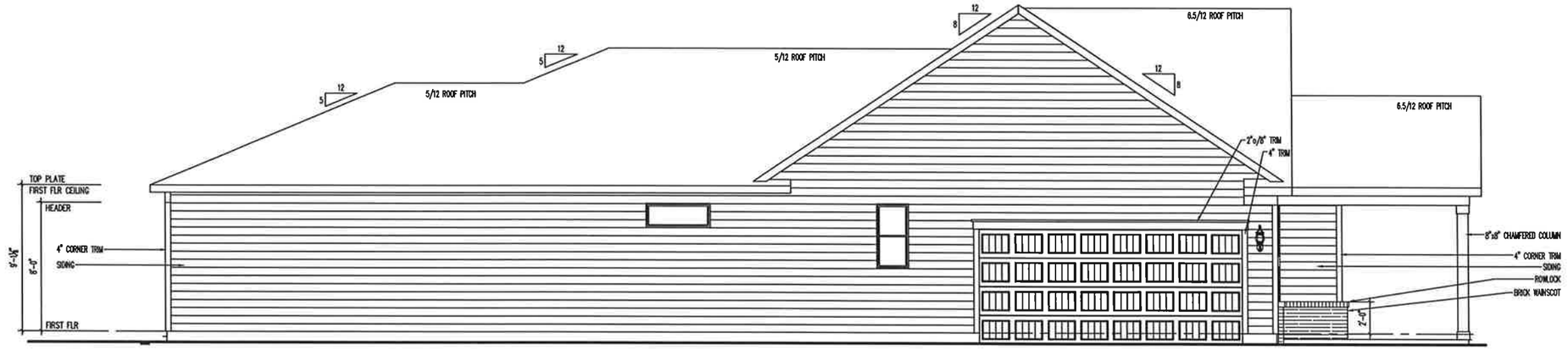
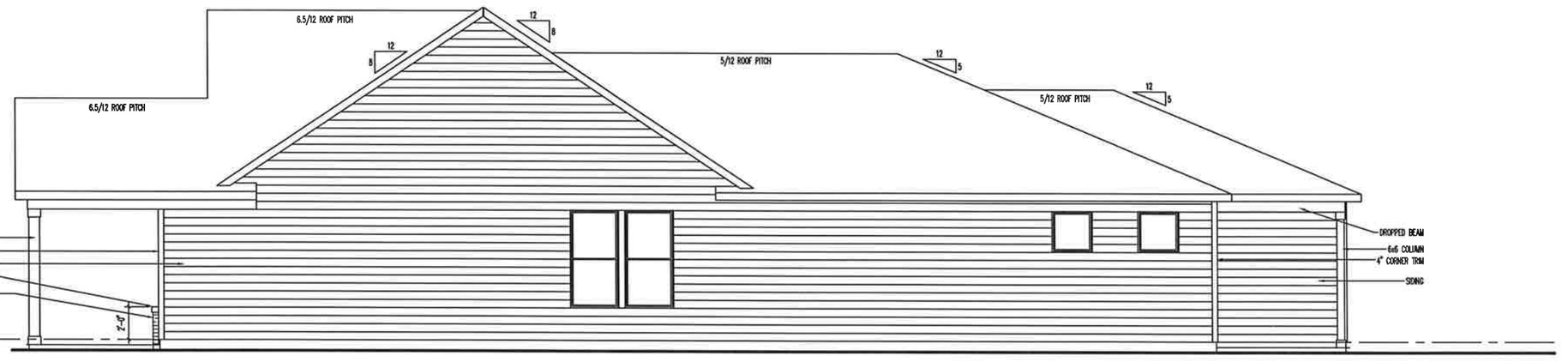
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC212-2S.01

PLOTTED: July 1, 2022 / qcann.lw2 / A3-LC212-2S.01 ELEVATION LC212, 2-CAR SIDE GAR, PARTIAL PLAN, ELEV, ROOF PLAN.dwg



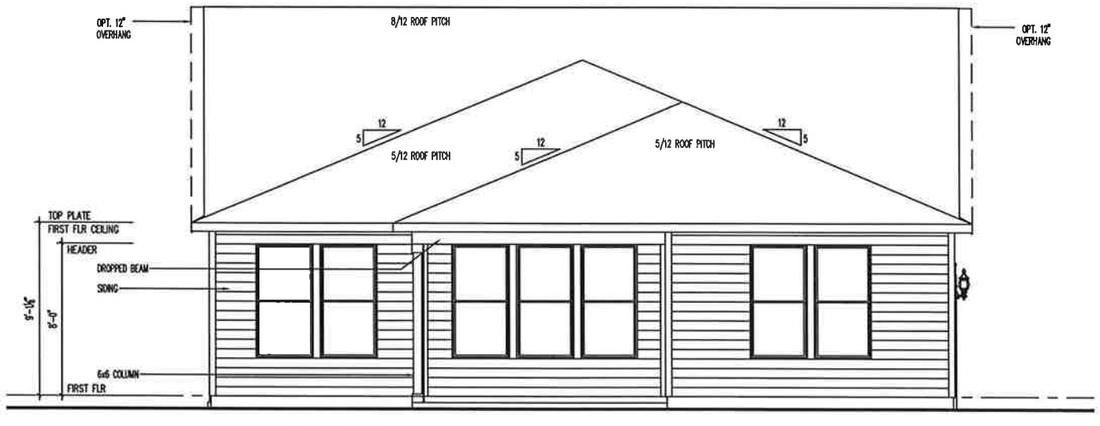
LEFT SIDE ELEVATION LC212 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC212 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC212 w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 2-CAR SIDE GARAGE, SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC212-2S.02

PLOTTED: July 1, 2022 / qoonlw2 / A3-LC212-2S.02 ELEVATION LC212 2-CAR SIDE GARAGE, SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC212" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

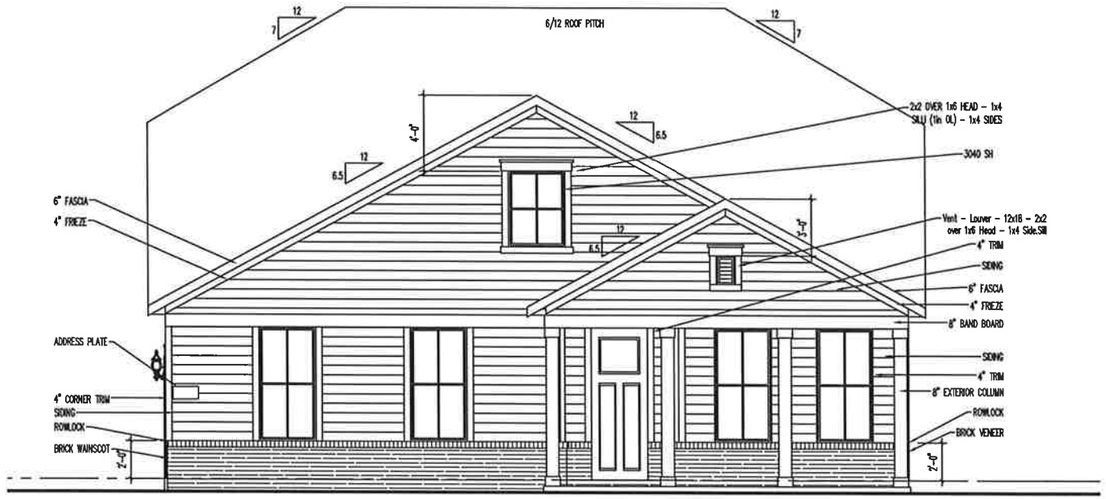
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT — 4.735 SQ FT = 13.6 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

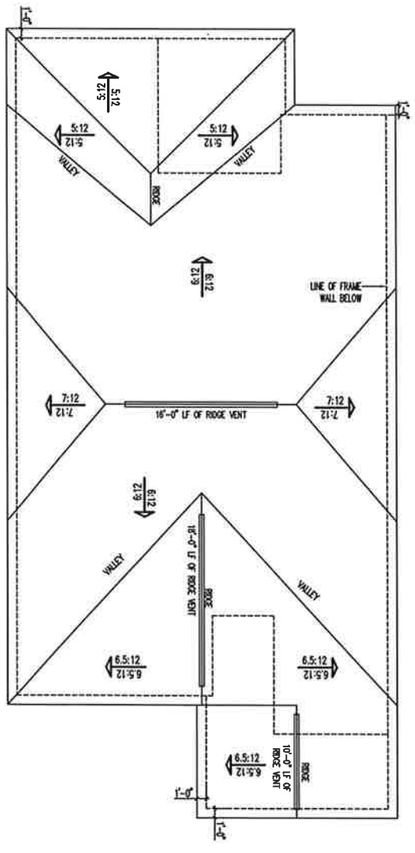
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ELEVATION LC212 LOFT w/ SIDE LOAD GARAGE

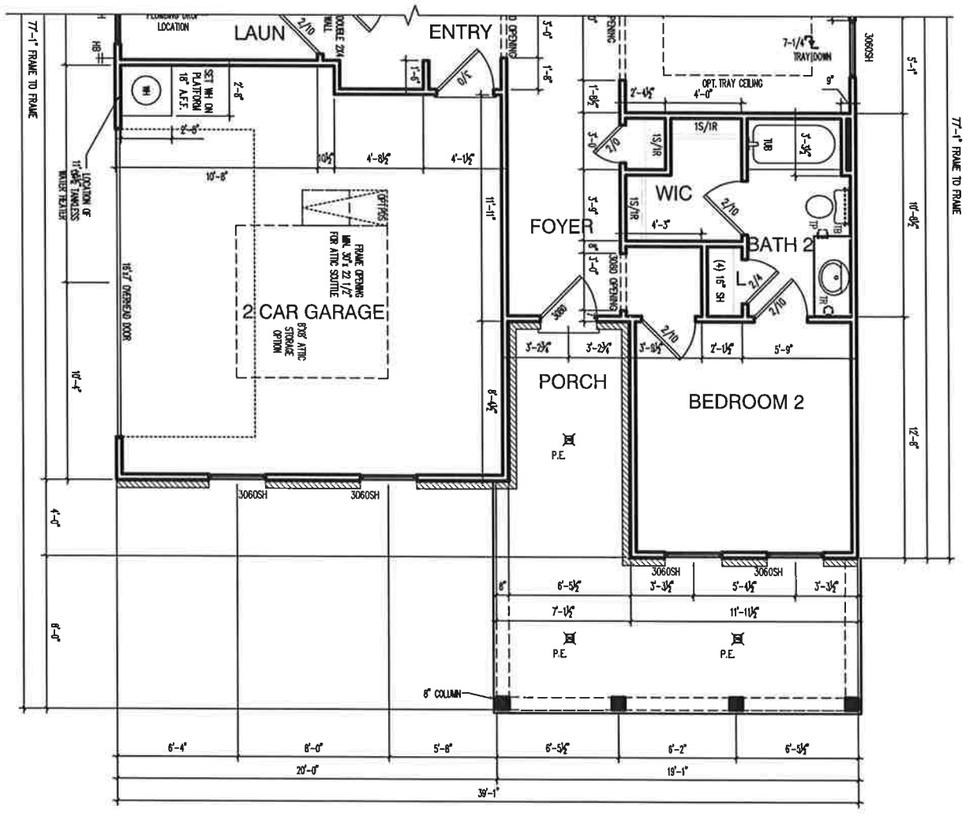
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN ELEVATION LC212 LOFT

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC212 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212, 2-CAR SIDE GAR LOFT
PARTIAL PLAN ELEV ROOF

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV	DATE/DESCRIPTION
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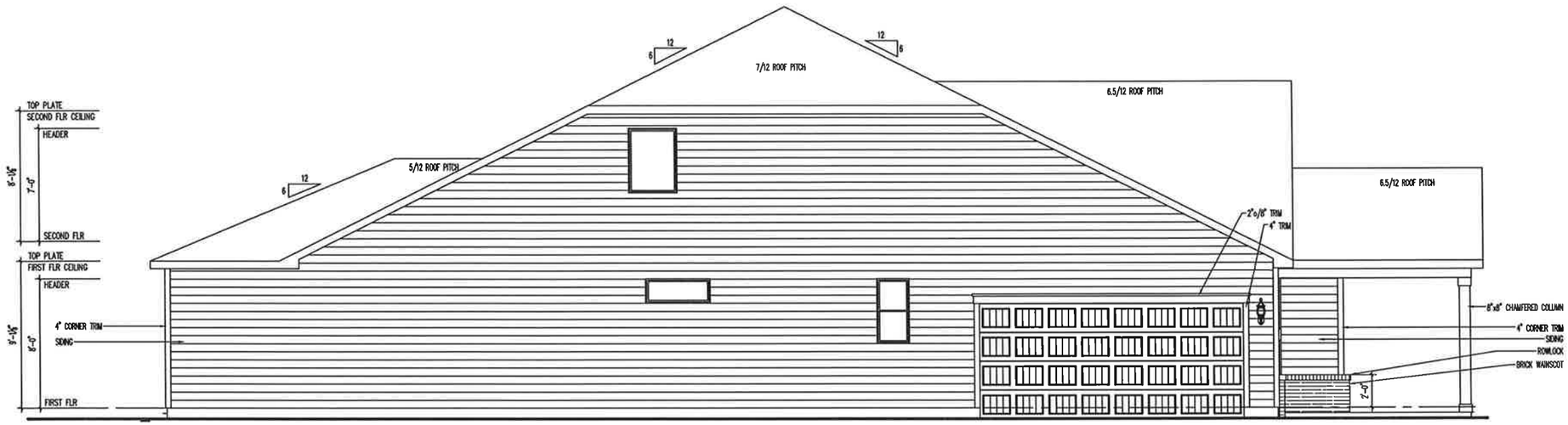
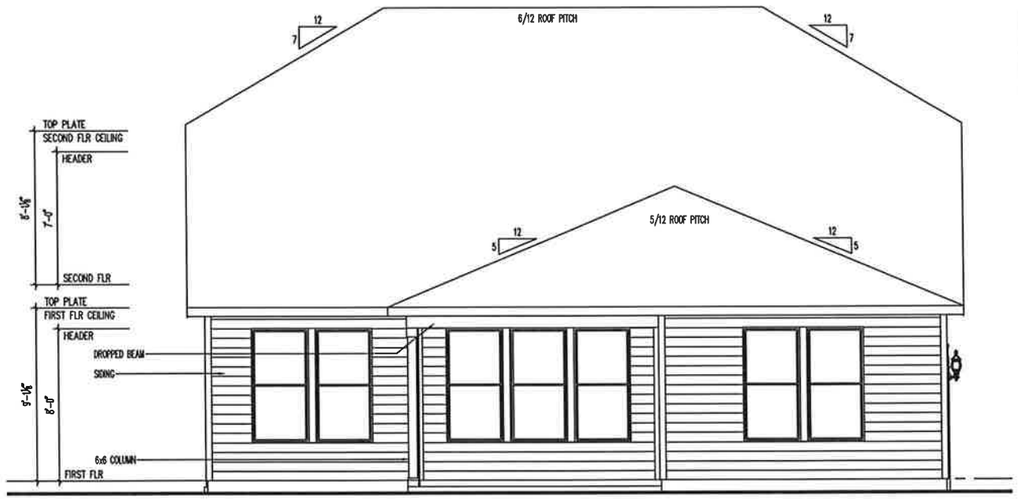
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC212-2S.04

PLOTTED: July 1, 2022 / acorn.tx2 / A3-LC212-2S.04 ELEVATION LC212, 2-CAR SIDE GAR LOFT PARTIAL PLAN ELEV ROOF.dwg



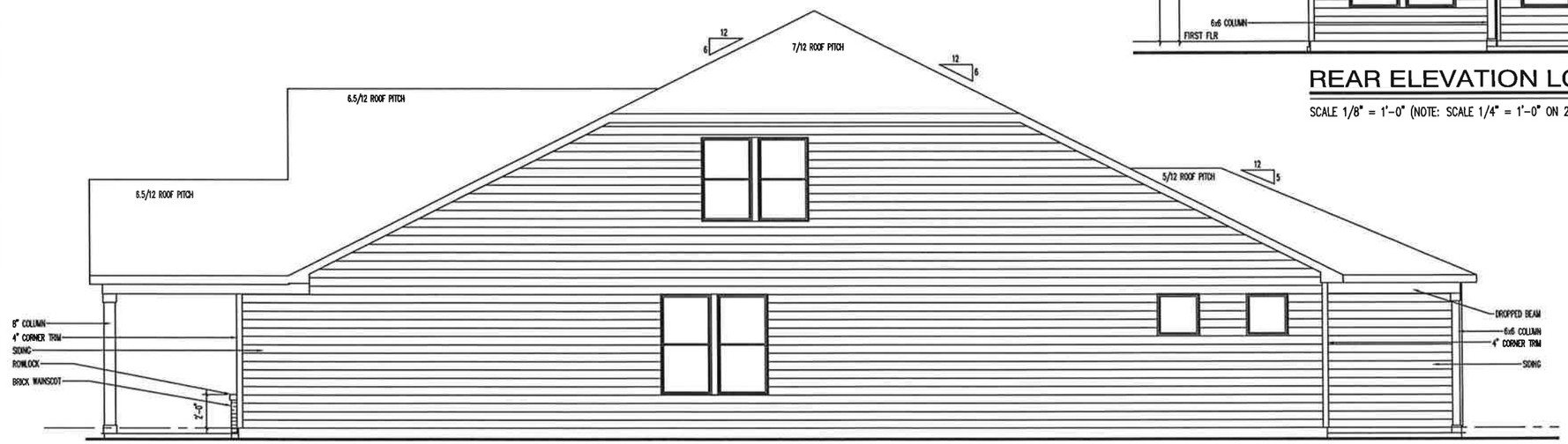
LEFT SIDE ELEVATION LC212 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC212 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC212 LOFT w/ SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212, 2-CAR SIDE GAR, LOFT, SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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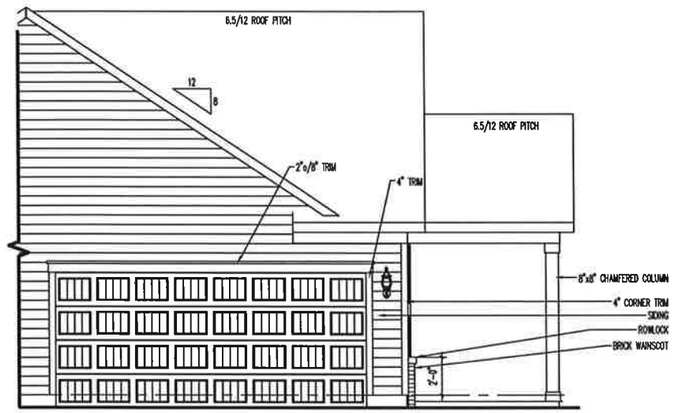
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

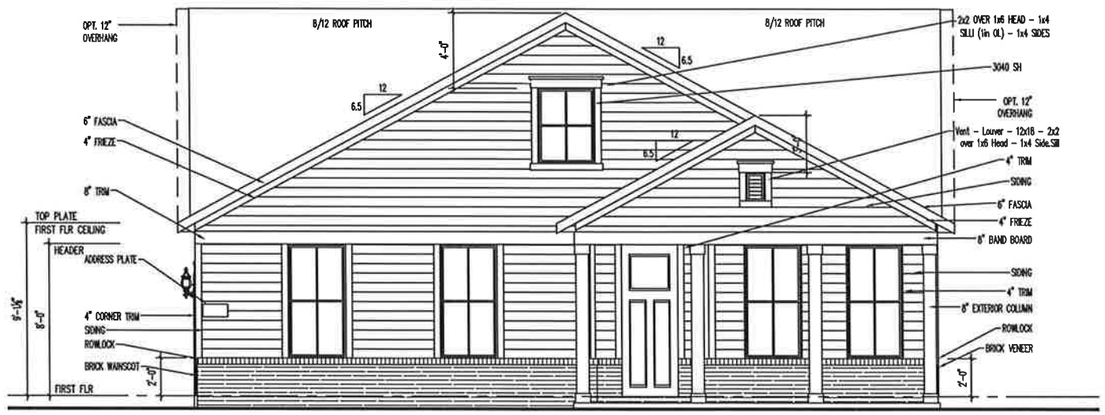
SHEET
A3-LC212-2S.05

PLOTTED: July 1, 2022 / cpoon.lc2 / A3-LC212-2S.05 ELEVATION LC212, 2-CAR SIDE GAR, LOFT, SIDES AND REAR TYPICAL.dwg



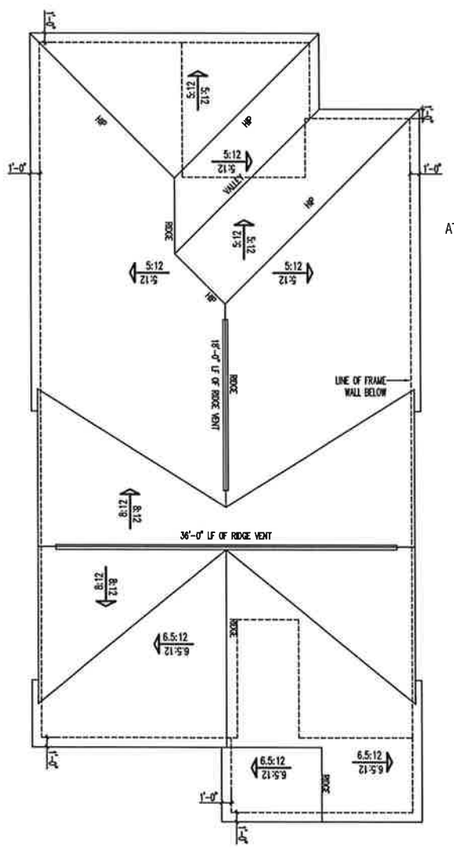
LEFT ELEVATION LC212
W/ 4' GARAGE EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



FRONT ELEVATION LC212 W/ 4' GARAGE EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC212" 2941SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.80 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.80 SQ FT x 50 % = 4.902SQ FT RIDGE, 9.80 SQ FT x 50 % = 4.902SQ FT SOFFIT

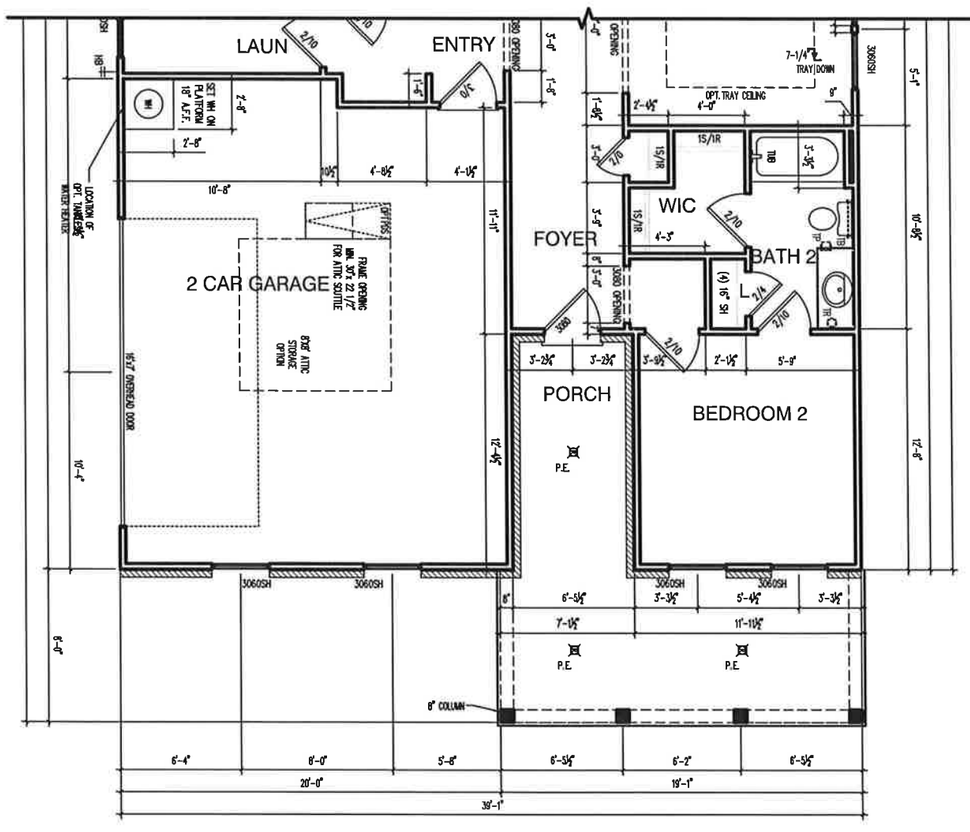
RIDGE VENT	OR W/ HIP, BOX VENT
4.902 SQ FT = 39.2 FEET OF RIDGE VENT	4.902 SQ FT = 14.1 BOX VENT(S)
0.125 SQ FT	0.3472SQ FT
SOFFIT VENT	
4.902 SQ FT = 78.4 FEET OF SOFFIT VENT	
0.0625SQ FT	

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

ROOF PLAN ELEVATION LC212
W/ 4' GARAGE EXTENSION

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN ELEVATION LC212
W/ 4' GARAGE EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC212 SIDE LOAD GAR 4FT GAR EXT
PART PLAN ELEV ROOF

PRODUCT MANAGER	
CURRENT RELEASE DATE	09/23/2022

REV	DATE/DESCRIPTION
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PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC212-2S.08

PLOTTED: July 1, 2022 / tsosnguyen3 / A3-LC212-2S.08 ELEVATION LC212 SIDE LOAD GAR 4FT GAR EXT PART PLAN ELEV ROOF.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC311" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

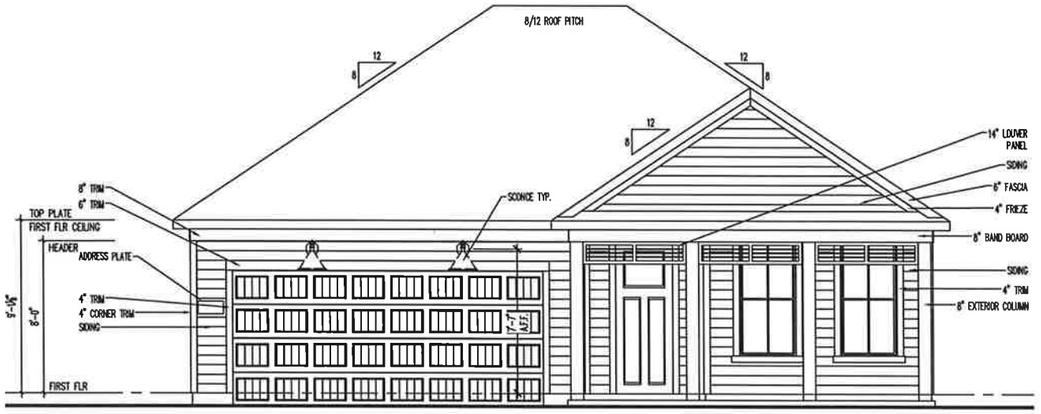
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT — OR W/ HIP BOX VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT / 0.125 SQ FT
4.735 SQ FT = 13.6 BOX VENT(S) / 0.3472SQ FT

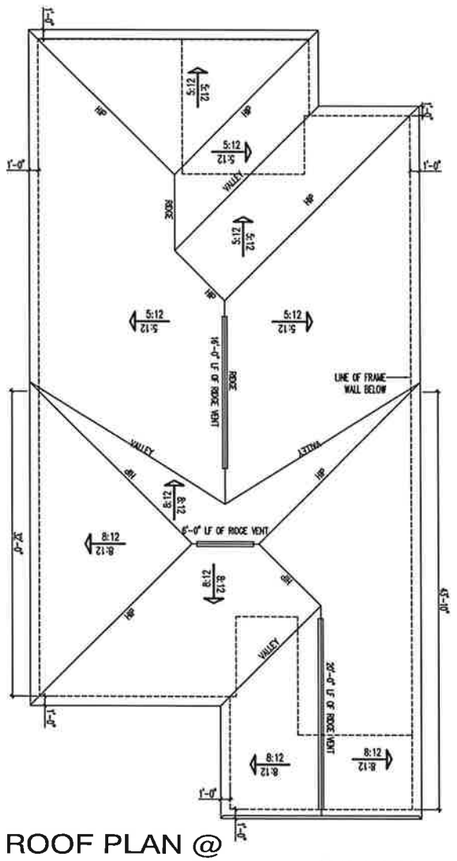
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT / 0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



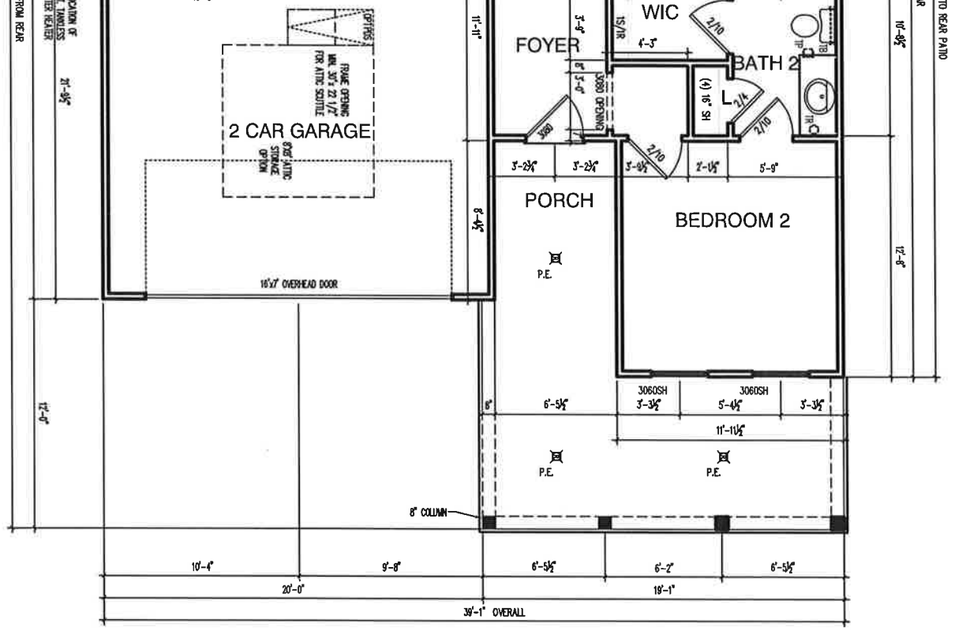
FRONT ELEVATION LC311 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC311 (26321)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC311 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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PulteGroup

The Prestige
ELEVATION LC311 PARTIAL PLAN ELEVATION
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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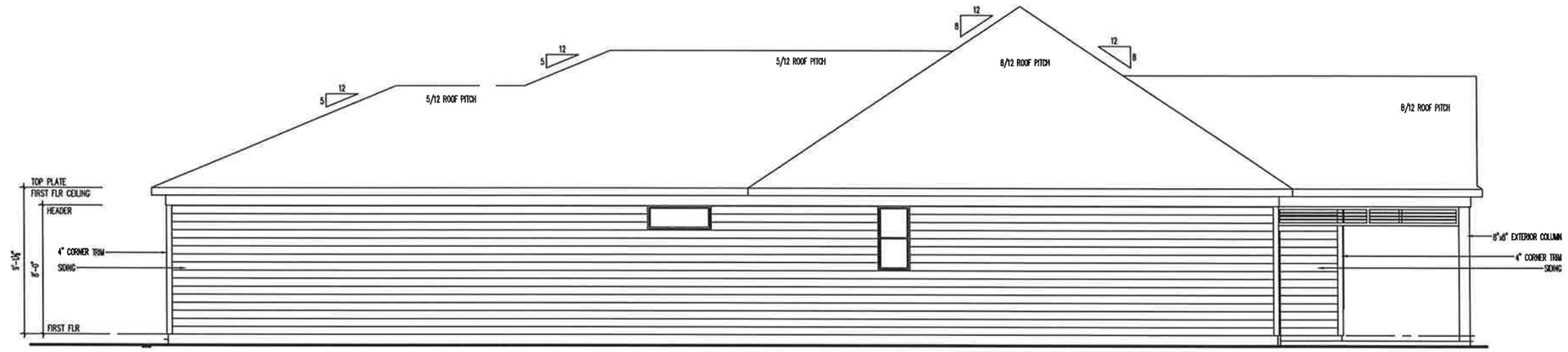
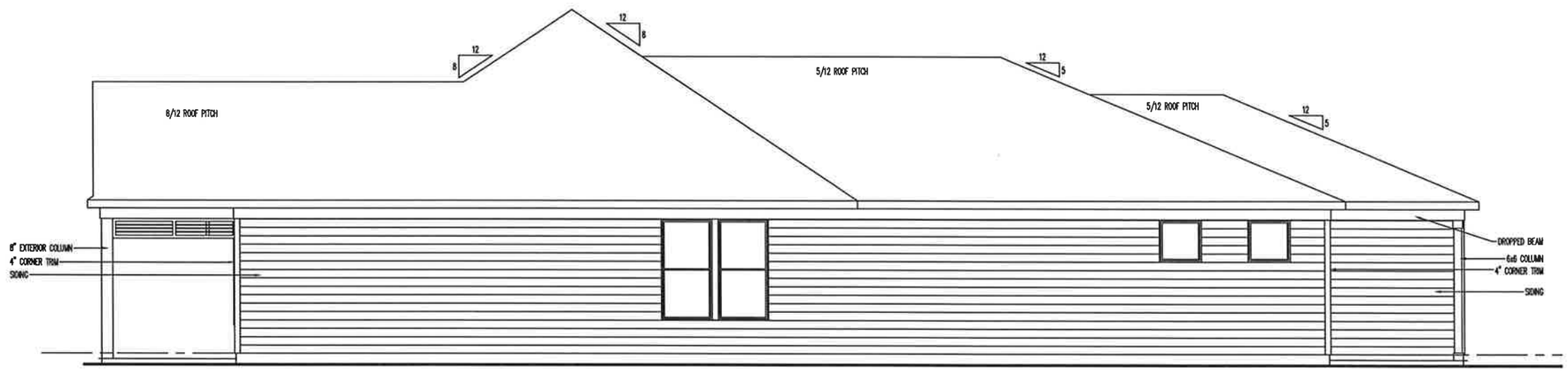
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A3-LC311-2F.01

PLOTTED: July 1, 2022 / ccabrera / A3-LC311-2F.01 ELEVATION LC311 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



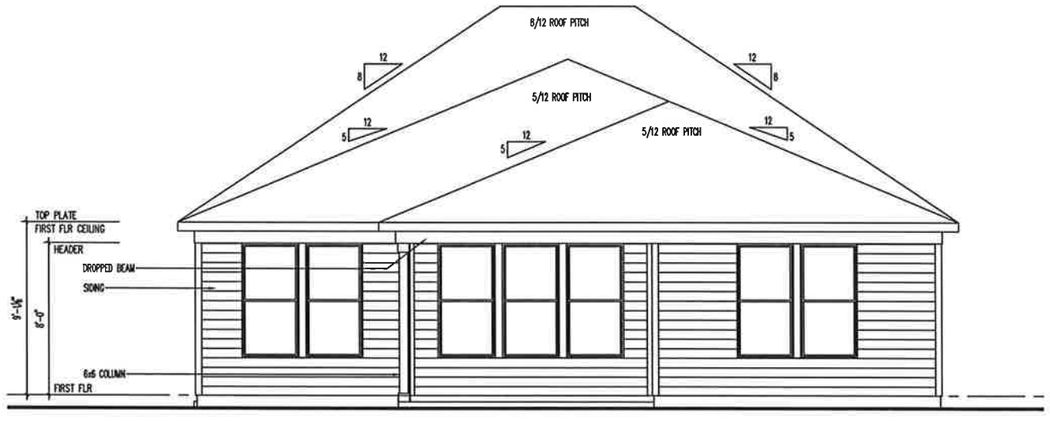
LEFT SIDE ELEVATION LC311 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC311 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC311 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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PulteGroup

The Prestige
ELEVATION LC311 SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC311-2F.02

PLOTTED: July 1, 2022 / ccadenera / A3-LC311-2F.02 ELEVATION LC311 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC312" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

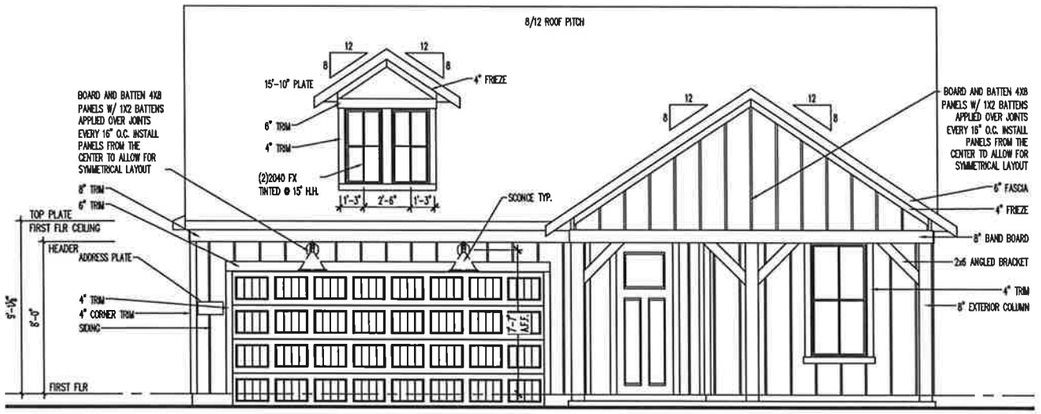
9.47 SQ FT x 50 % = 4,735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4,735SQ FT SOFFIT

RIDGE VENT
4,735 SQ FT = 37.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP BOX VENT
4,735 SQ FT = 13.6 BOX VENT(S)
0.3472SQ FT

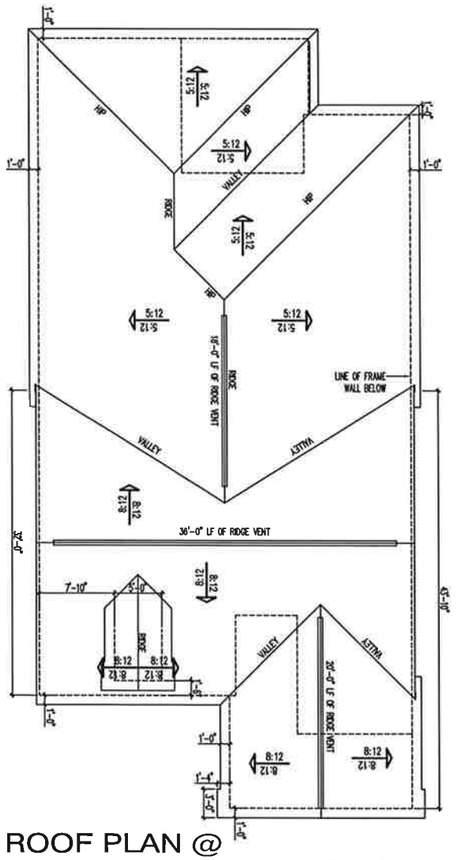
SOFFIT VENT
4,735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



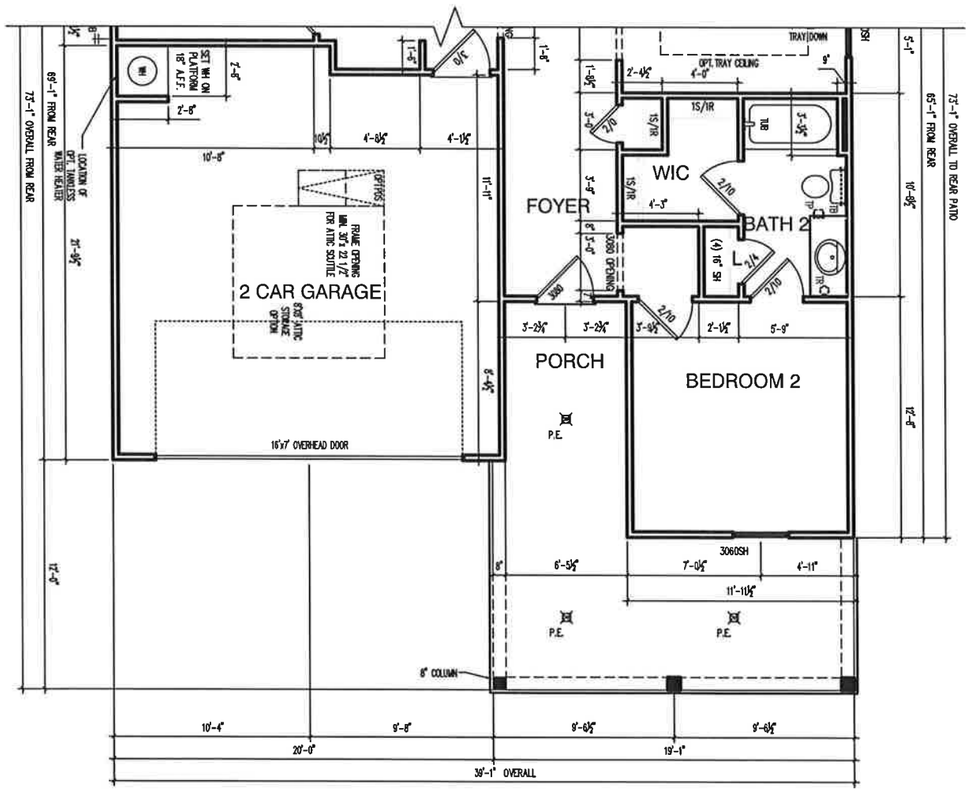
FRONT ELEVATION LC312 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC312 (26321)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC312 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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PulteGroup

The Prestige
ELEVATION LC312 PARTIAL PLAN ELEVATION
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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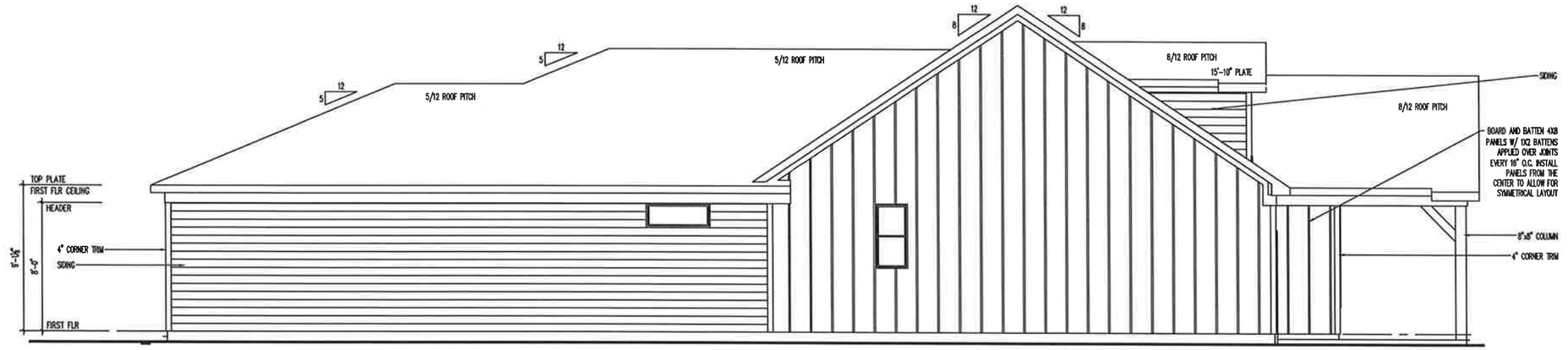
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

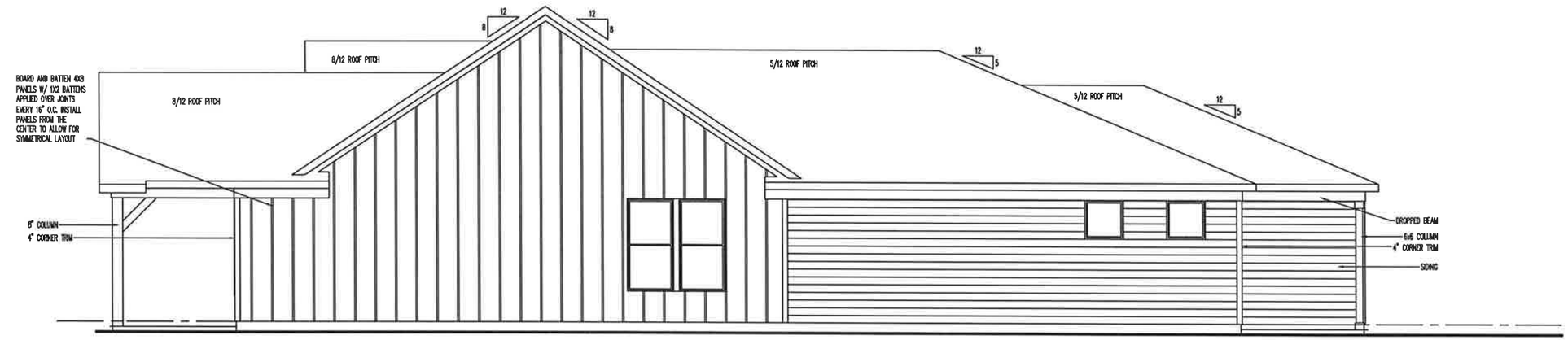
SHEET
A3-LC312-2F.01

PLOTTED: July 1, 2022 / ccabrera / A3-LC312-2F.01 ELEVATION LC312 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



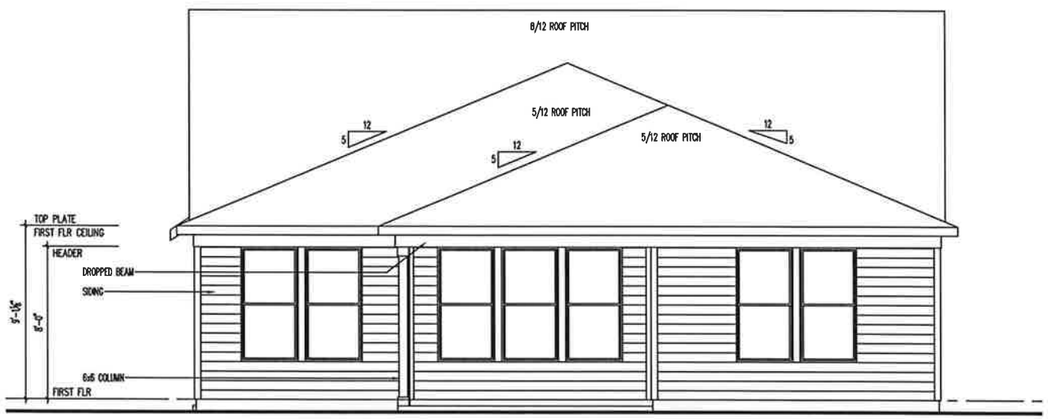
LEFT SIDE ELEVATION LC312 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC312 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC312 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC312 SIDES AND REAR TYPICAL

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC312-2F.02

PLOTTED: July 1, 2022 / ccabrera / A3-LC312-2F.02 ELEVATION LC312 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC313" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

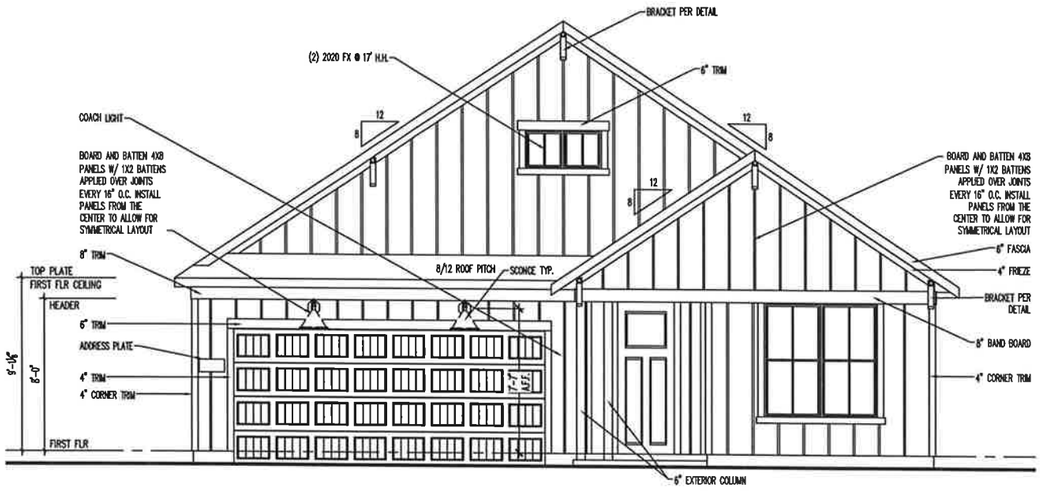
9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.735 SQ FT = 13.6 BOX VENT(S)
0.3472SQ FT

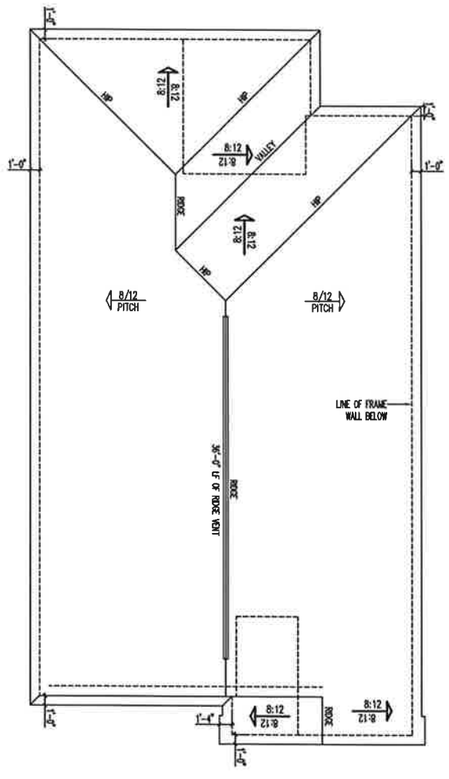
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



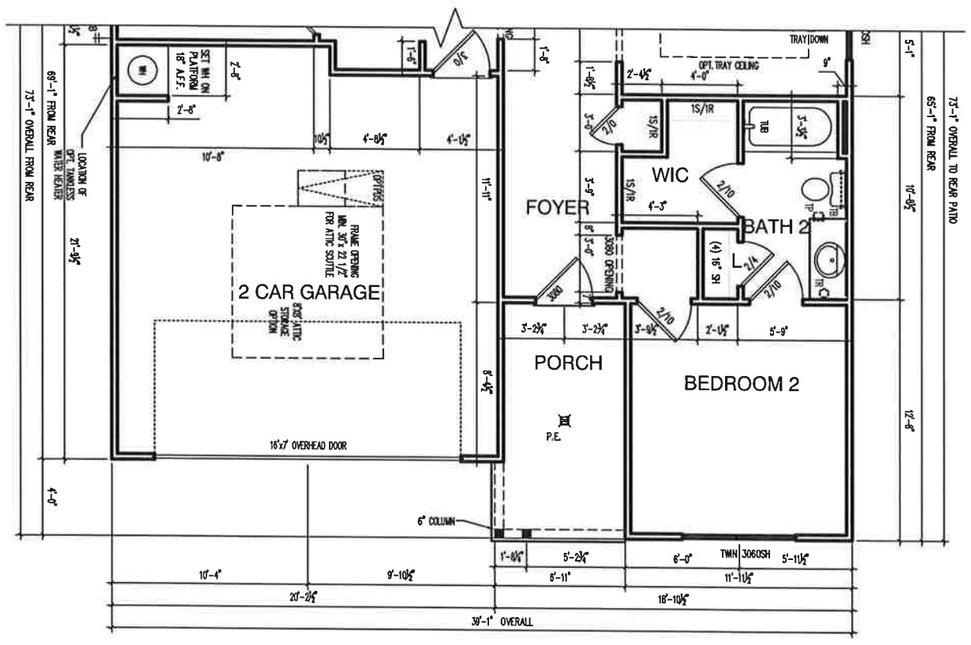
FRONT ELEVATION LC313 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC313 (26321)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC313 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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PulteGroup

The Prestige
ELEVATION LC313 PARTIAL PLAN ELEVATION
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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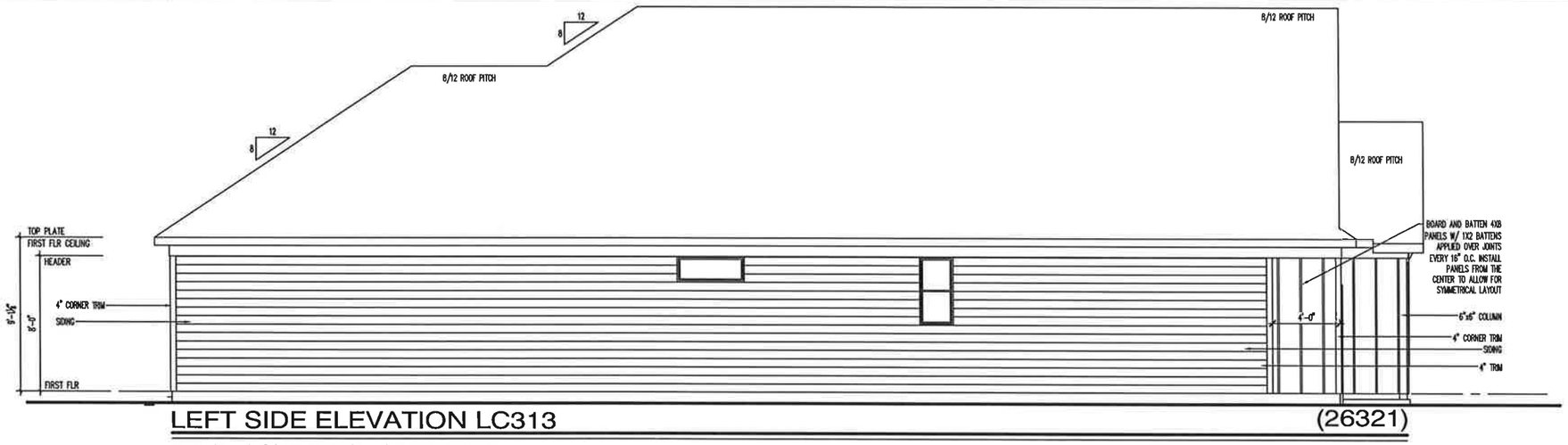
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

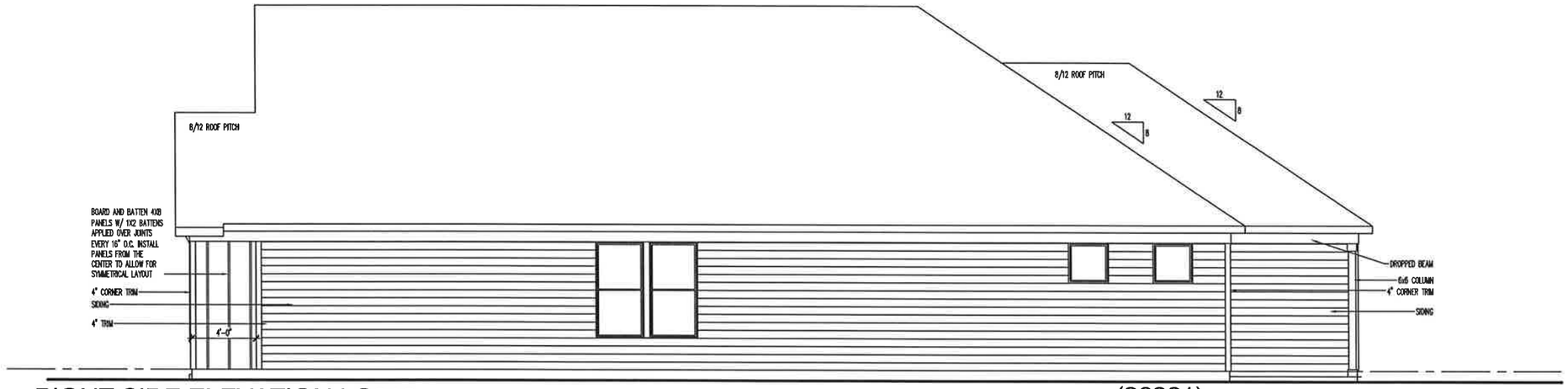
SHEET
A3-LC313-2F.01

PLOTTED: July 1, 2022 / ccabrera / A3-LC313-2F.01 ELEVATION LC313 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



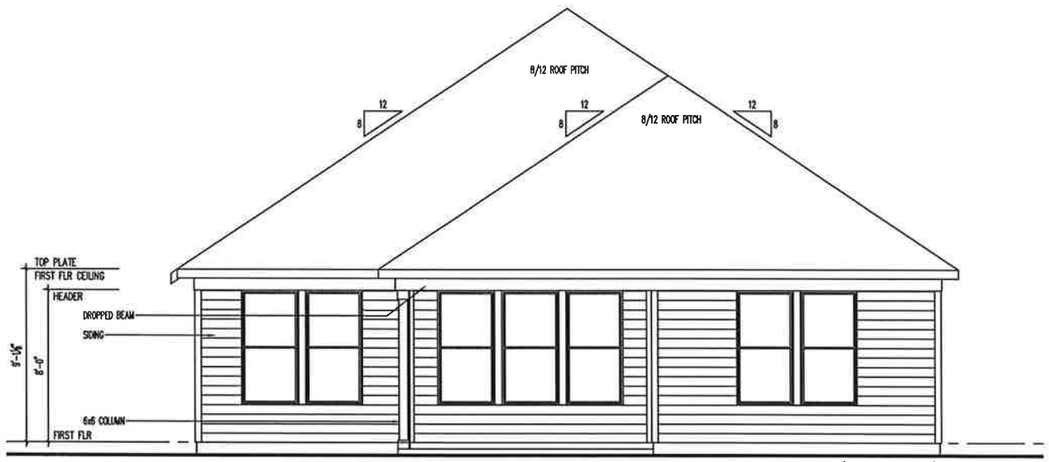
LEFT SIDE ELEVATION LC313 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC313 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC313 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
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The Prestige
ELEVATION LC313 SIDES AND REAR TYPICAL

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A3-LC313-2F.02

PLOTTED: July 1, 2022 / ccobrero / A3-LC313-2F.02 ELEVATION LC313 SIDES AND REAR TYPICAL.dwg

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "LC314" 2841SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 9.47 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

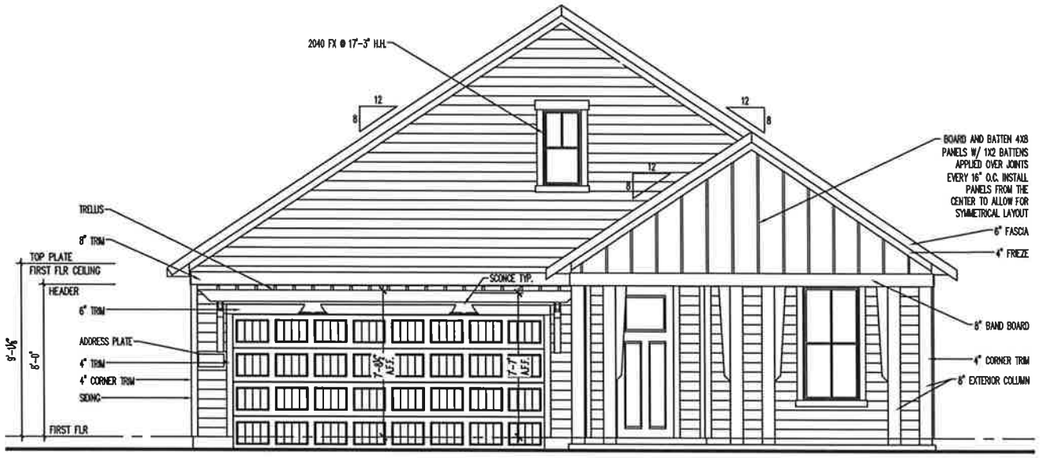
9.47 SQ FT x 50 % = 4.735SQ FT RIDGE, 9.47 SQ FT x 50 % = 4.735SQ FT SOFFIT

RIDGE VENT
4.735 SQ FT = 37.9 FEET OF RIDGE VENT
0.125 SQ FT

OR W/ HIP. BOX VENT
4.735 SQ FT = 13.6 BOX VENT(S)
0.3472SQ FT

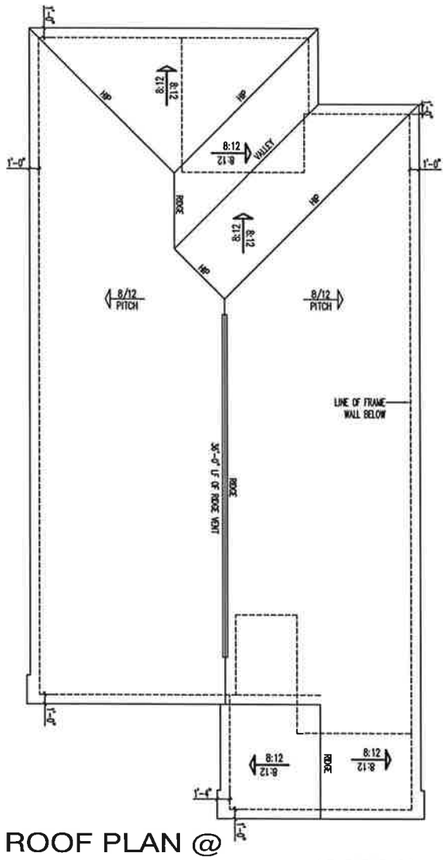
SOFFIT VENT
4.735 SQ FT = 75.8 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



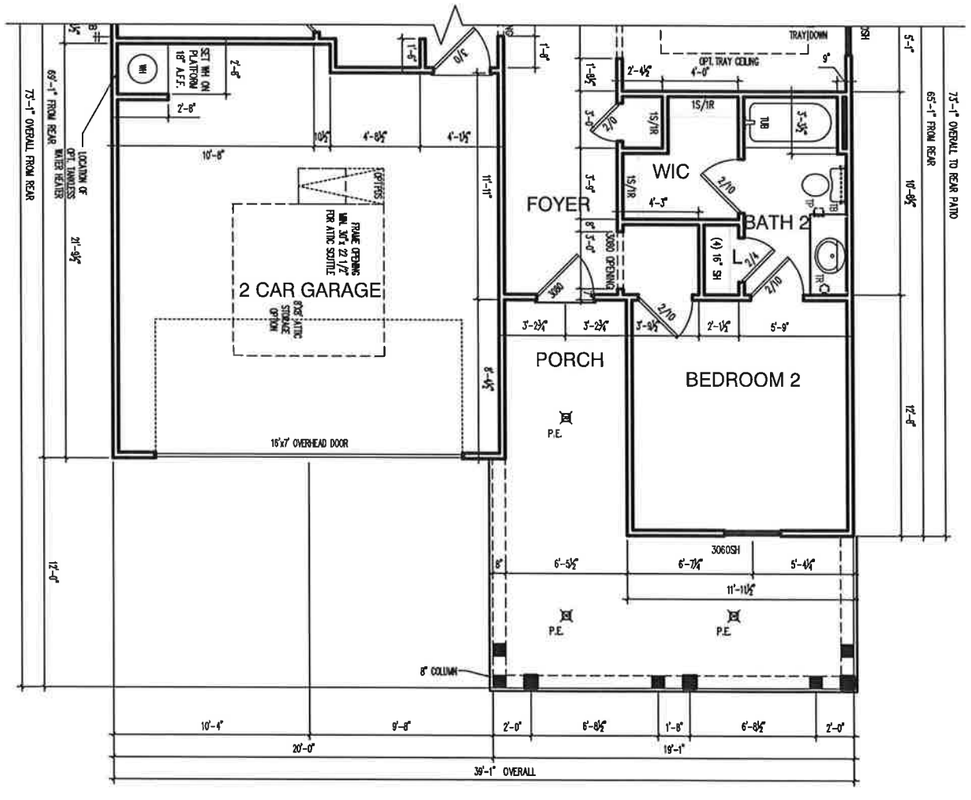
FRONT ELEVATION LC314 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN @ ELEVATION LC314 (26321)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE



PARTIAL 1ST FLOOR PLAN @ ELEVATION LC314 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC314 PARTIAL PLAN ELEVATION
ROOF PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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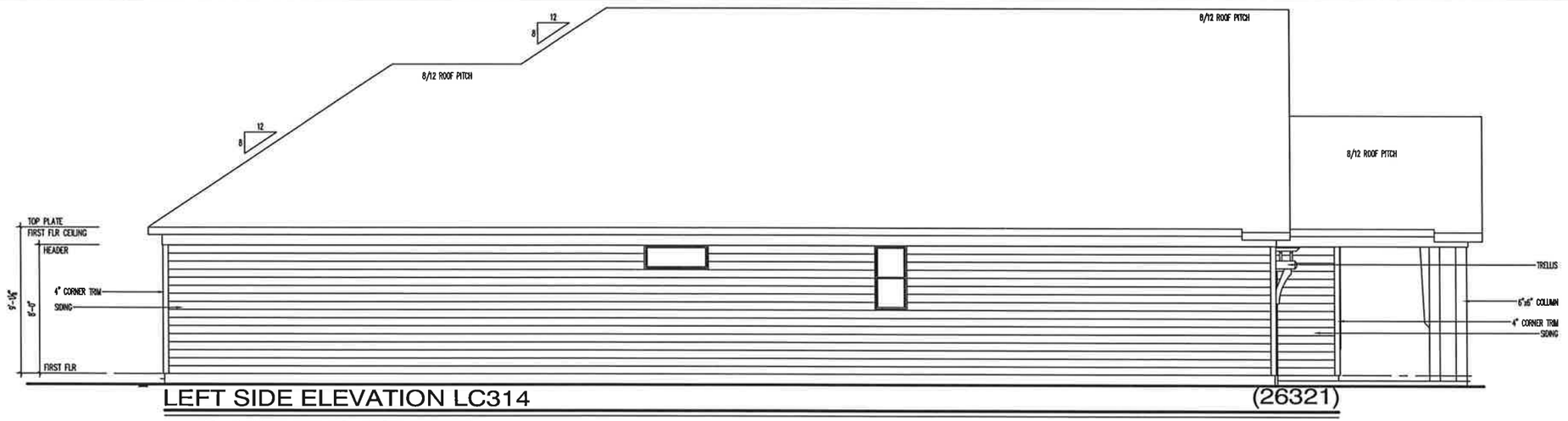
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

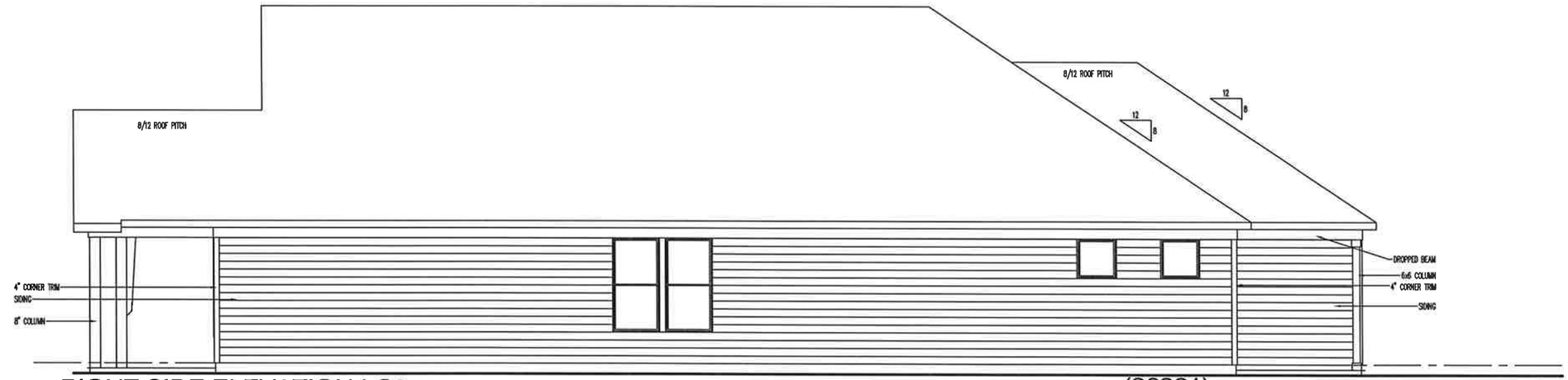
SHEET
A3-LC314-2F.01

PLOTTED: July 1, 2022 / cazbarra / A3-LC314-2F.01 ELEVATION LC314 PARTIAL PLAN, ELEVATION, ROOF PLAN.dwg



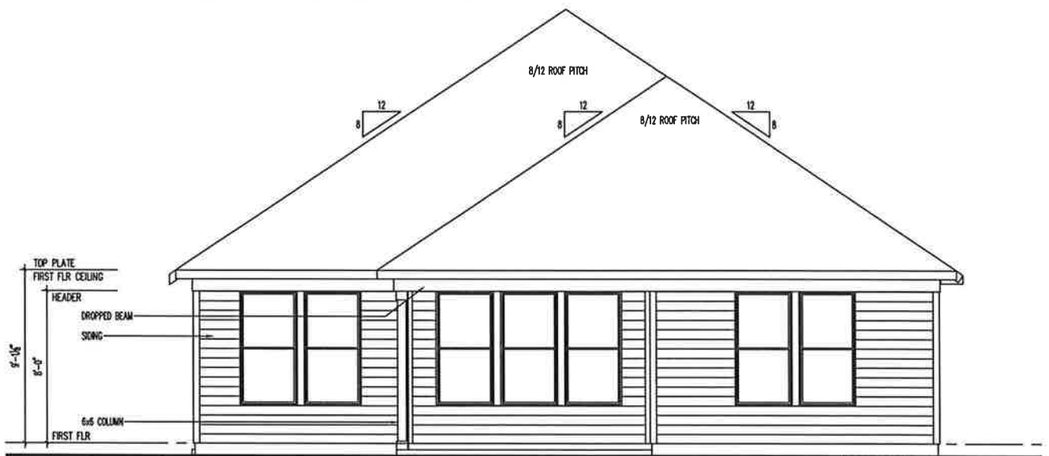
LEFT SIDE ELEVATION LC314 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



RIGHT SIDE ELEVATION LC314 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEVATION LC314 (26321)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
ELEVATION LC314 SIDES AND REAR TYPICAL

PRODUCT MANAGER
CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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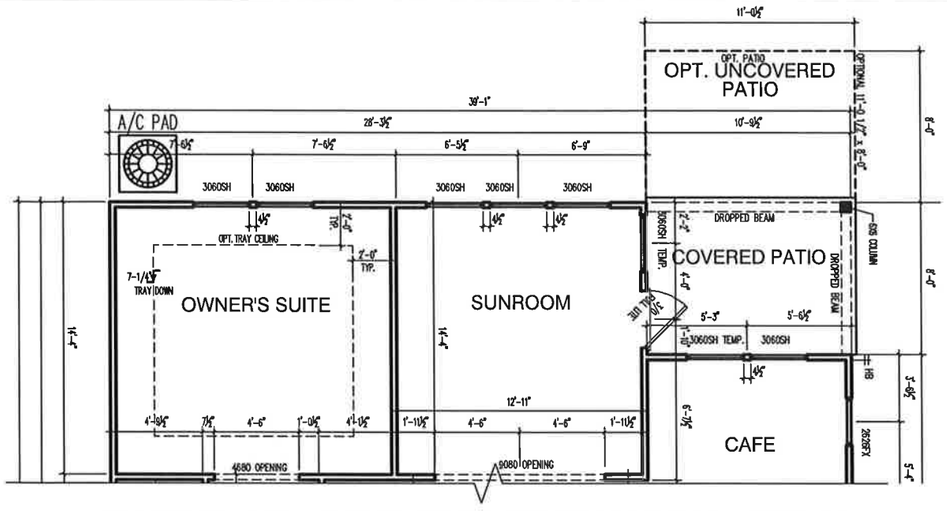
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

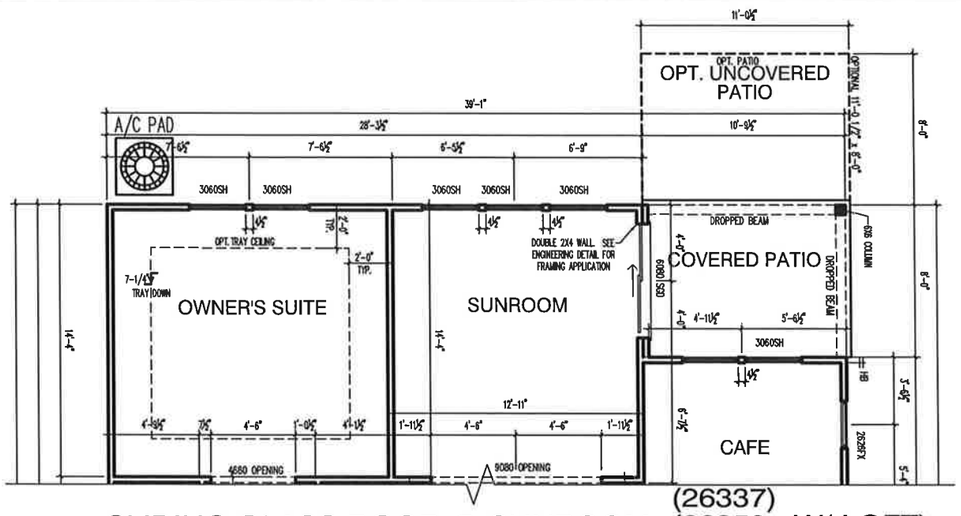
SHEET
A3-LC314-2F.02

PLOTTED: July 1, 2022 / cooberm / A3-LC314-2F.02 ELEVATION LC314 SIDES AND REAR TYPICAL.dwg



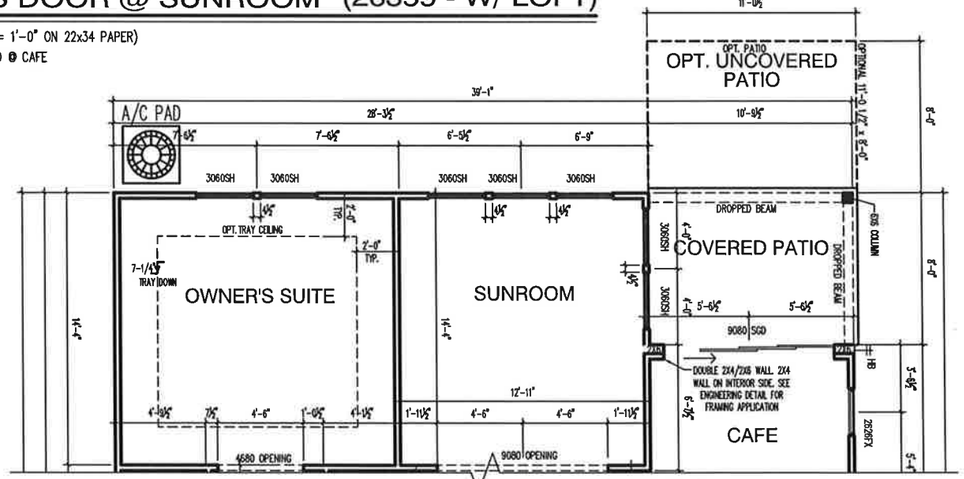
PARTIAL 1ST FLOOR PLAN W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



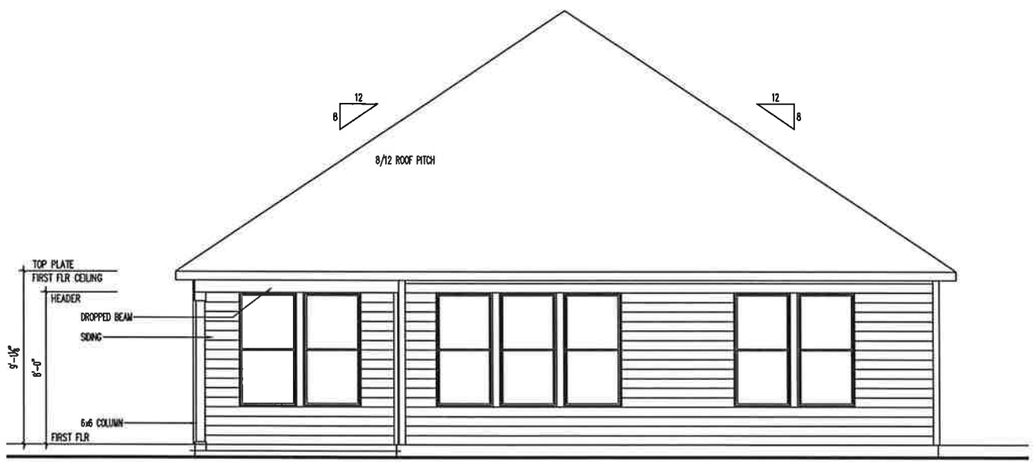
SLIDING GLASS DOOR @ SUNROOM (26337) (26359 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ SUNROOM NOT AVAILABLE WITH SGD @ CAFE



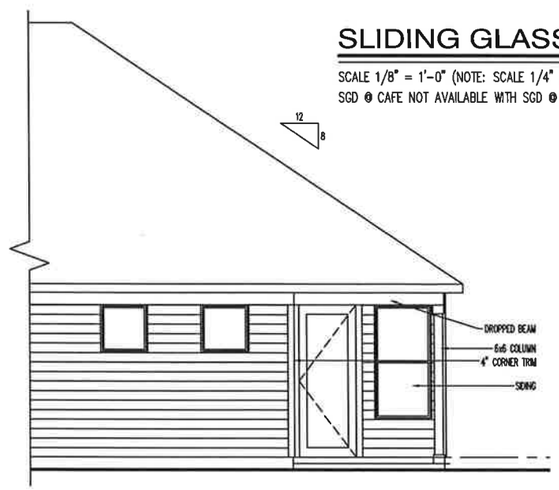
SLIDING GLASS DOOR @ CAFE (63327) (26356 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ CAFE NOT AVAILABLE WITH SGD @ SUNROOM



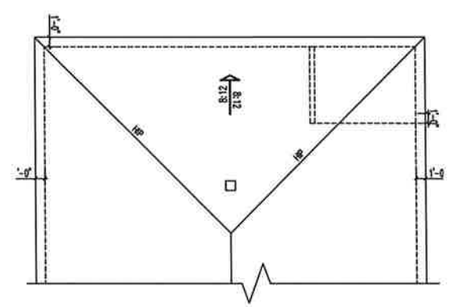
REAR ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ SUNROOM (69455)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM ELEVATIONS 101, 102, 201, 202, 203, 204, 313, 314

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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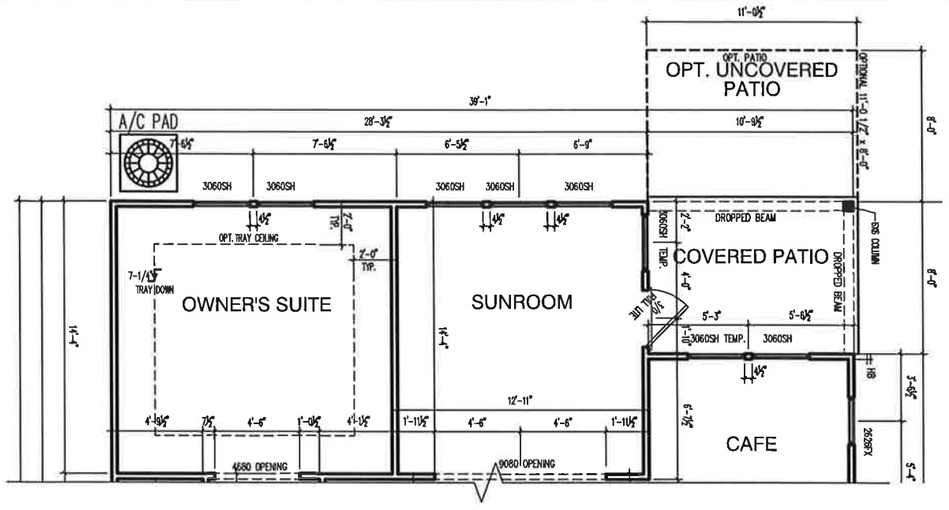
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

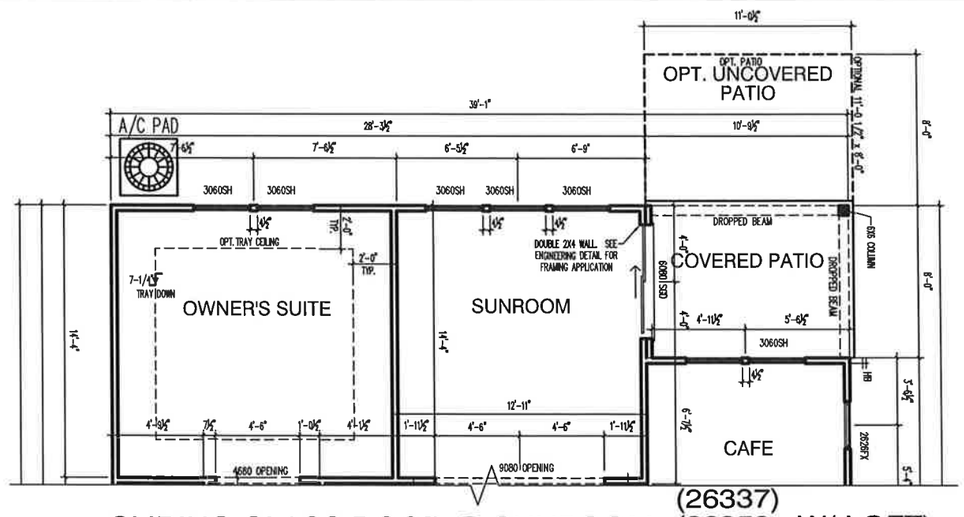
SHEET
A4-1.01

PLOTTED: July 1, 2022 / ccobrero / A4-1.01 SUNROOM.dwg



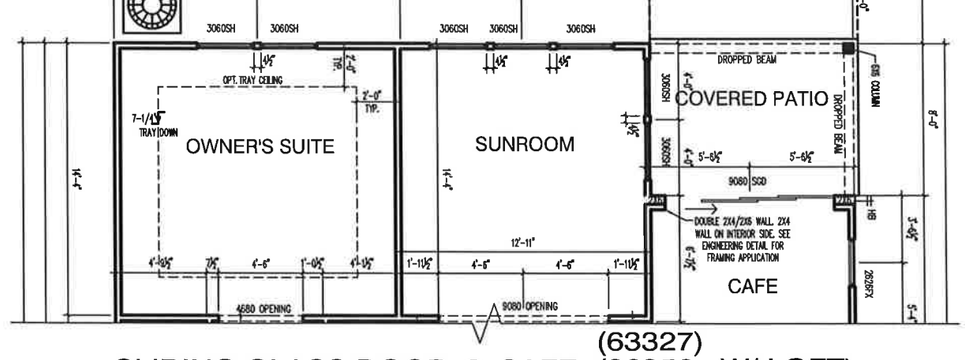
PARTIAL 1ST FLOOR PLAN W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



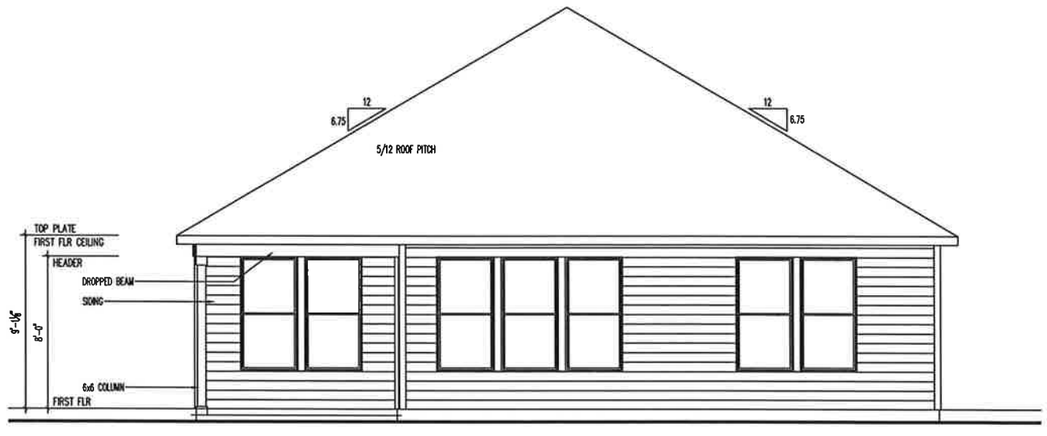
SLIDING GLASS DOOR @ SUNROOM (26337) (26359 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ SUNROOM NOT AVAILABLE WITH SGD @ CAFE



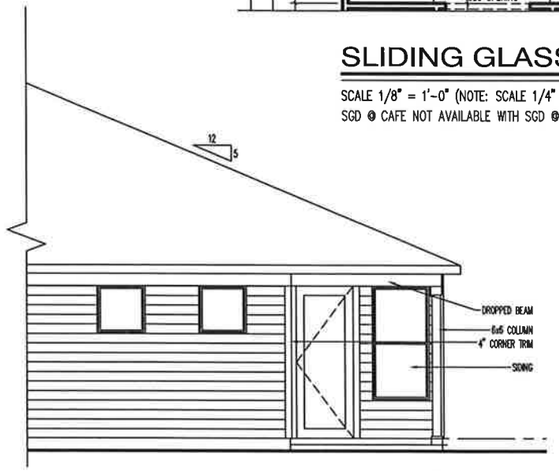
SLIDING GLASS DOOR @ CAFE (63327) (26356 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ CAFE NOT AVAILABLE WITH SGD @ SUNROOM



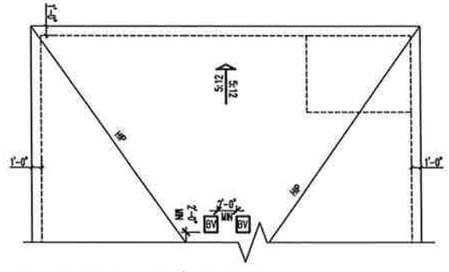
REAR ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ SUNROOM (69455)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
LC111 SHOWN

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM ELEVATIONS LC111, LC112, LC122, LC211, LC212, LC213, LC214, LC113, LC114

PRODUCT MANAGER

CURRENT RELEASE
DATE:08/15/2022

REV#	DATE/DESCRIPTION
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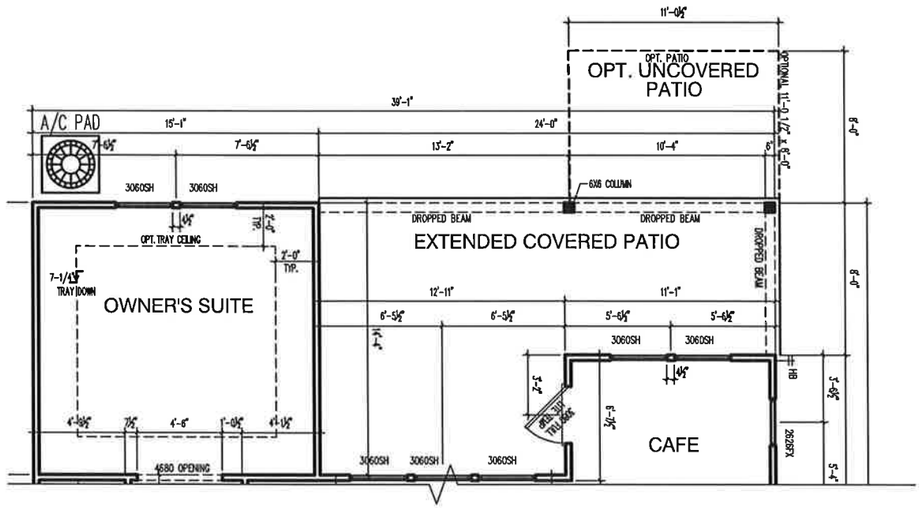
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
HPC NUMBER
2697.200

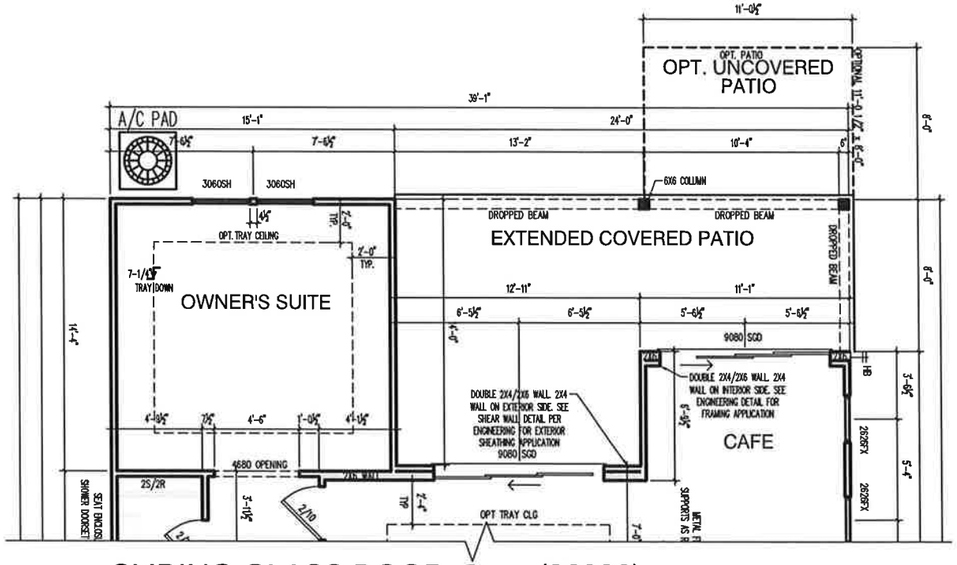
SHEET
A4-1.11

PLOTTED: August 12, 2022 / ccabrera / A4-1.11 SUNROOM.dwg



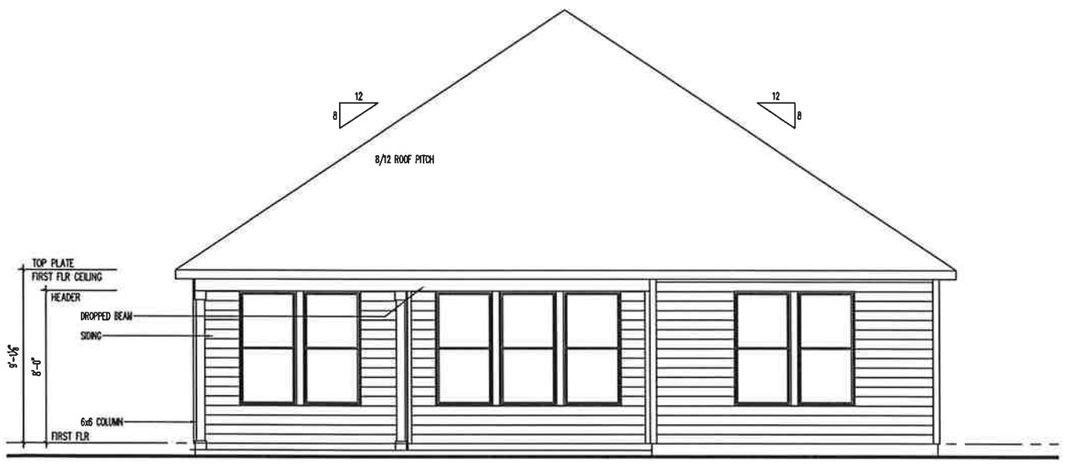
PARTIAL 1ST FLOOR PLAN W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



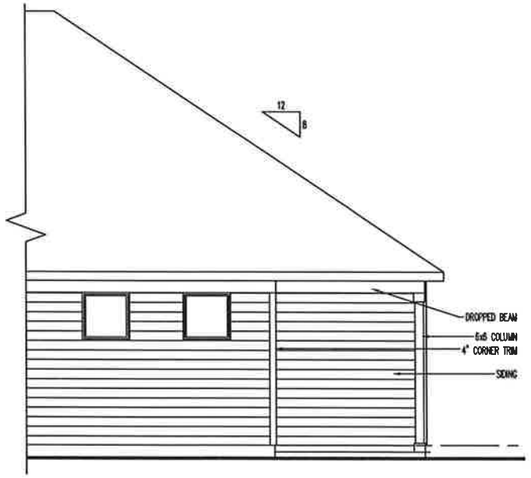
SLIDING GLASS DOOR @ GATHERING ROOM & CAFE (26338) (26357 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
CAFE SLIDER REQUIRES SLIDER AT GATHERING ROOM



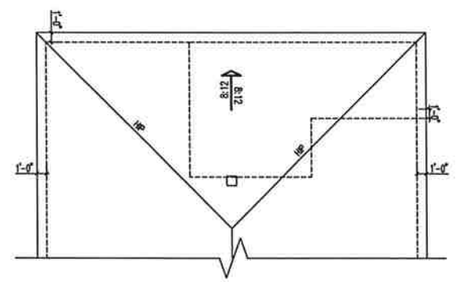
REAR ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ EXTENDED COVERED PATIO (65415)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
EXTENDED COVERED PATIO ELEV. 101, 102, 201, 202, 203, 204, 313, 314

PRODUCT MANAGER	
CURRENT RELEASE DATE:	09/23/2022

REV#	DATE/DESCRIPTION
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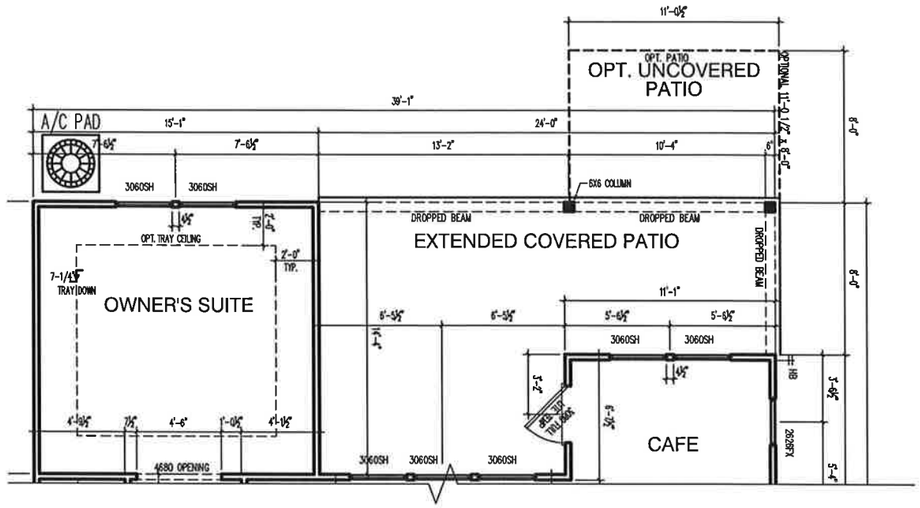
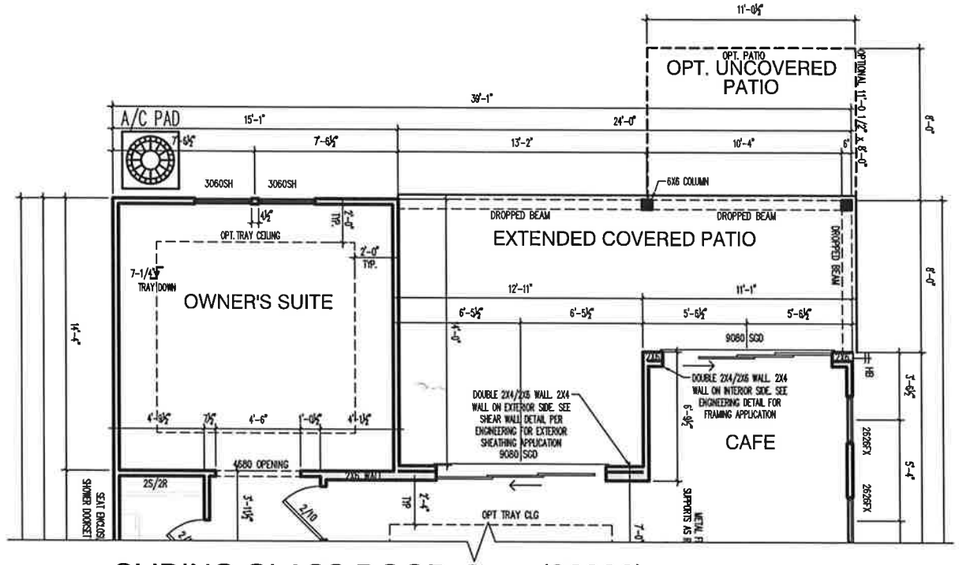
PROJECT TYPE	Single Family
SPECIFICATION LEVEL	
PLAN NAME	Prestige
NPC NUMBER	2697.200
SHEET	A4-1.02

PLOTTED: July 1, 2022 / coobarea / A4-1.02 EXTENDED COVERED PATIO.dwg



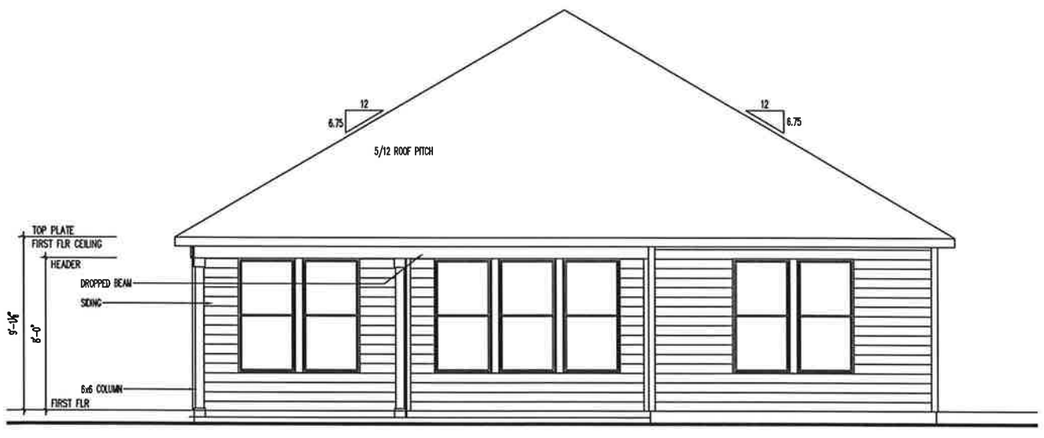
PARTIAL 1ST FLOOR PLAN W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



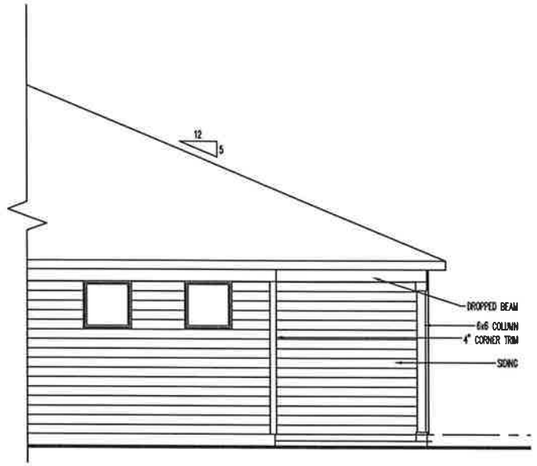
SLIDING GLASS DOOR @ GATHERING ROOM & CAFE (26338) (26357 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
CAFE SLIDER REQUIRES SLIDER AT GATHERING ROOM



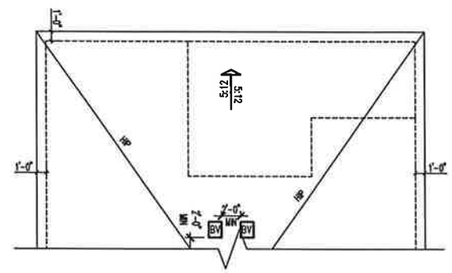
REAR ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ EXTENDED COVERED PATIO (65415)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
LC111 SHOWN

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
EXTENDED COVERED PATIO ELEV. LC111, LC112, LC122, LC211, LC212, LC213, LC214, LC113, LC114

PRODUCT MANAGER
CURRENT RELEASE DATE:08/15/2022

REV#	DATE/DESCRIPTION
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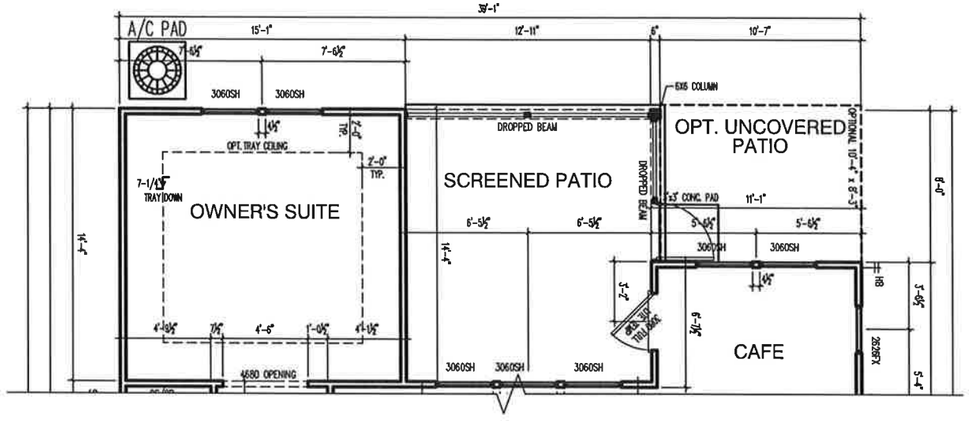
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

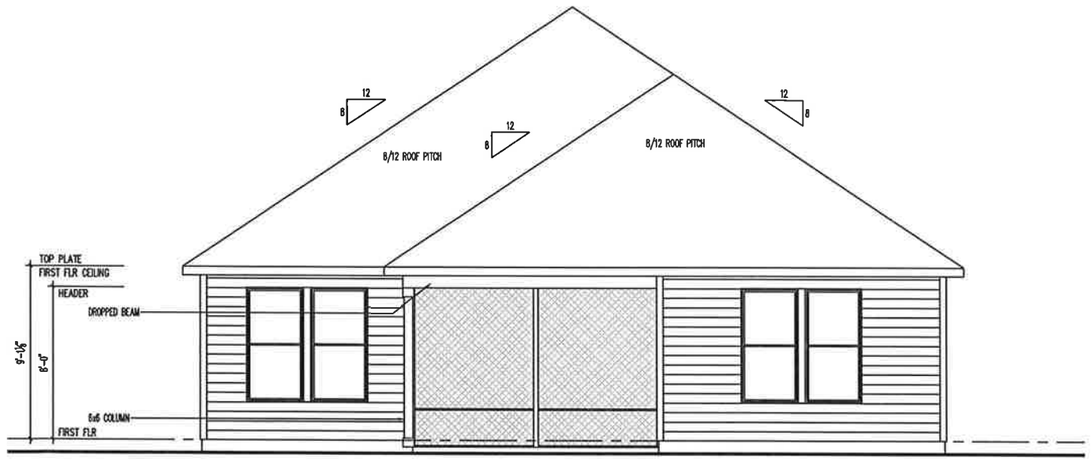
SHEET
A4-1.12

PLOTTED: August 12, 2022 / ccabrera / A4-1.12 EXTENDED COVERED PATIO.dwg



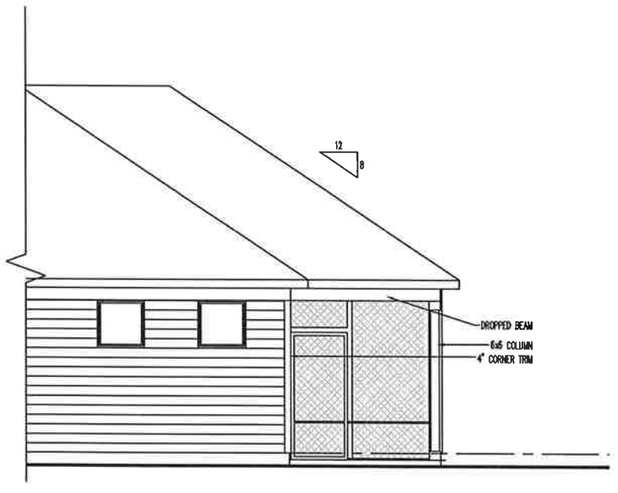
PARTIAL 1ST FLOOR PLAN W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



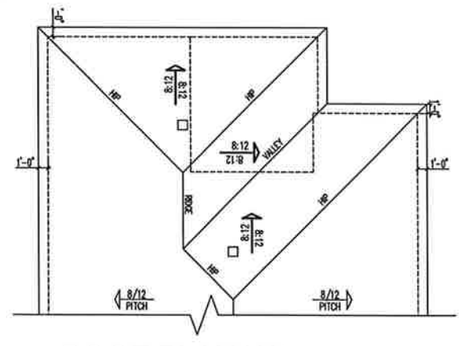
REAR ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SCREENED PATIO (63326)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SCREENED PATIO ELEV. 101, 102, 201, 202, 203, 204,
313, 314

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV	DATE/DESCRIPTION
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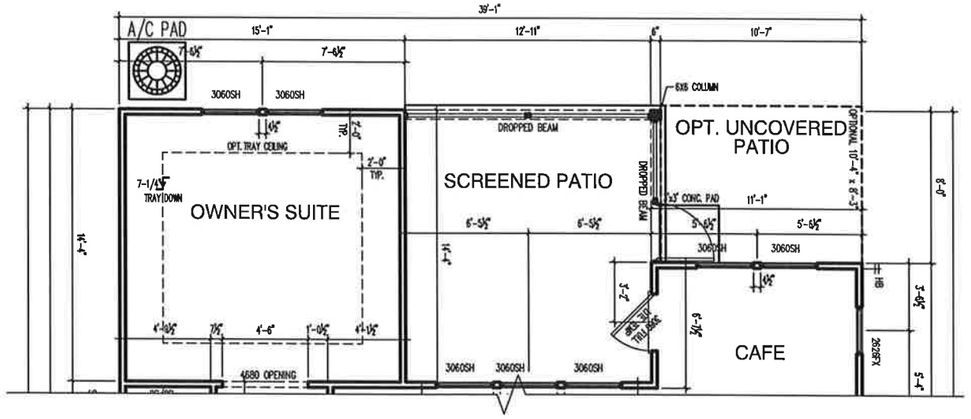
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

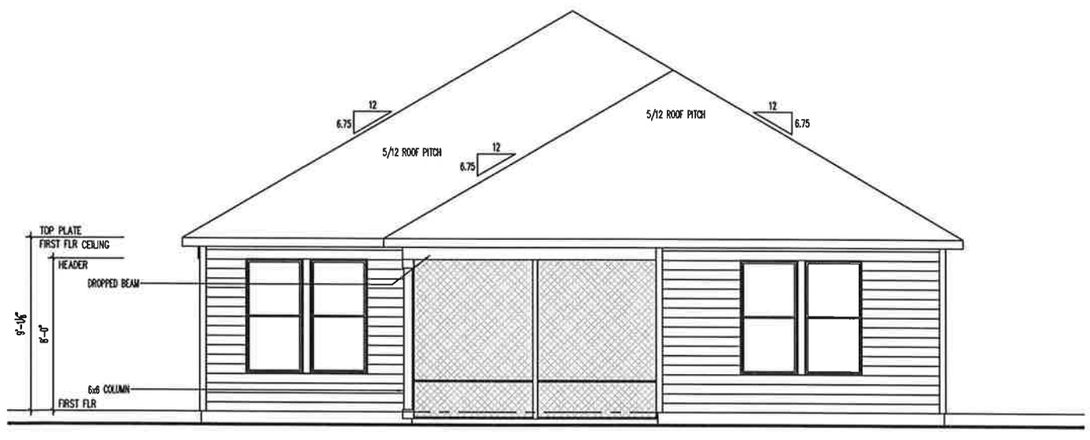
SHEET
A4-1.03

PLOTTED: July 1, 2022 / ccobrera / A4-1.03 SCREENED PATIO.dwg



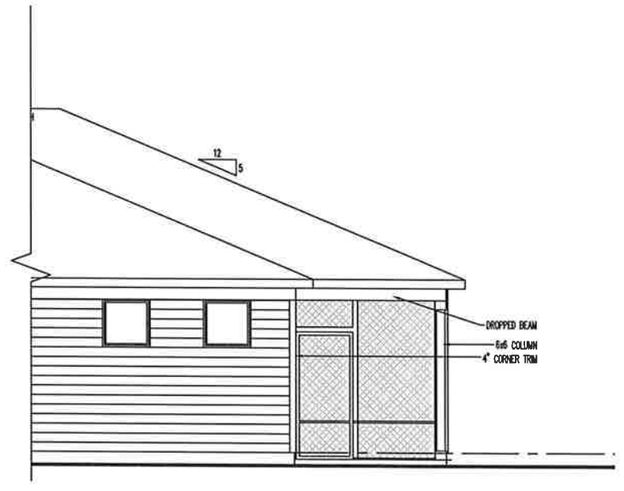
PARTIAL 1ST FLOOR PLAN W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



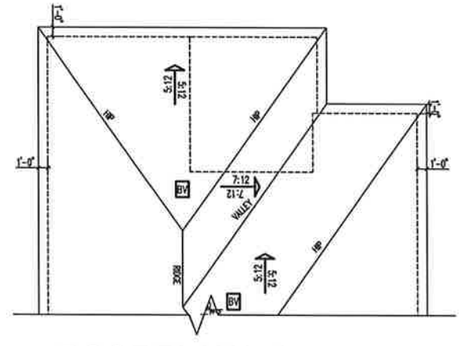
REAR ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SCREENED PATIO (63326)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
LC111 SHOWN
ROOF OVERHANGS 1'-0" FROM FRAME WALL TYPICAL UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SCREENED PATIO ELEV. LC111, LC112, LC122, LC211, LC212, LC213, LC214, LC113, LC114

PRODUCT MANAGER

CURRENT RELEASE
DATE:08/15/2022

REV#	DATE/DESCRIPTION
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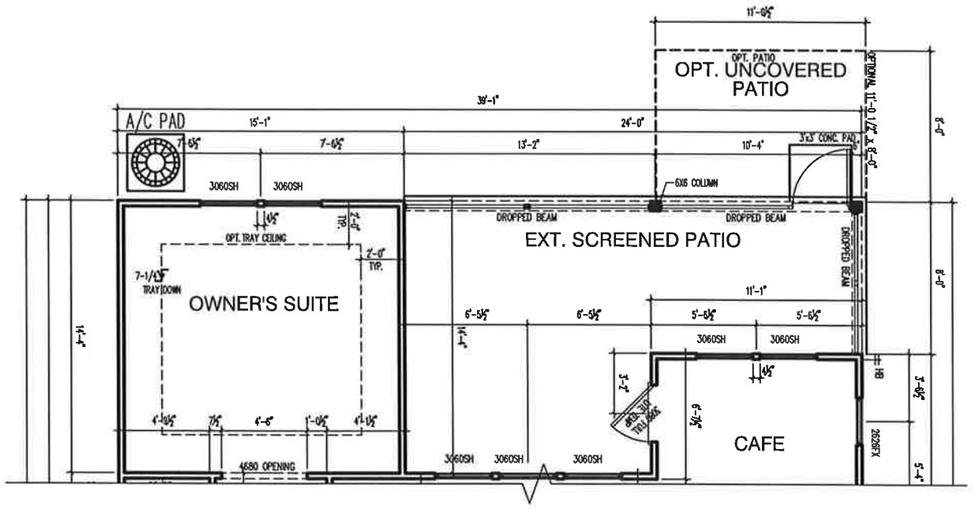
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

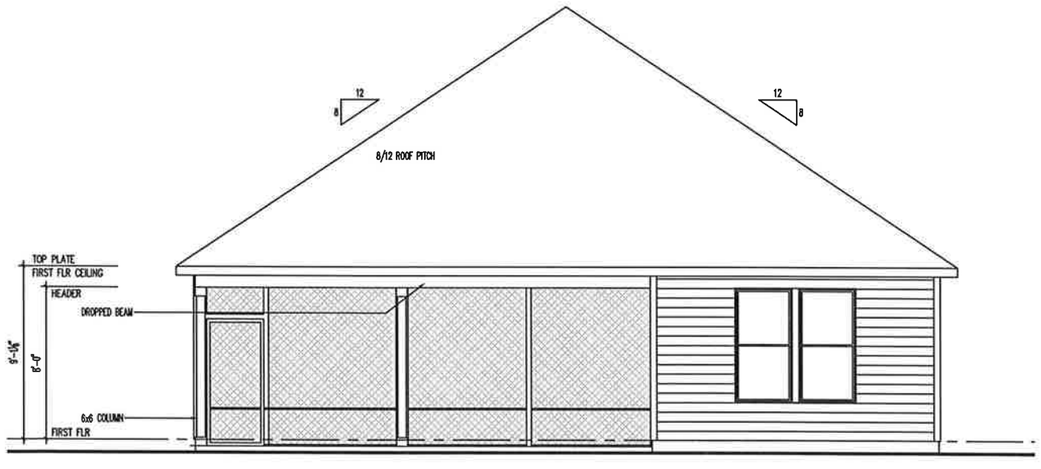
SHEET
A4-1.13

PLOTTED: August 12, 2022 / ccobrera / A4-1.13 SCREENED PATIO.dwg



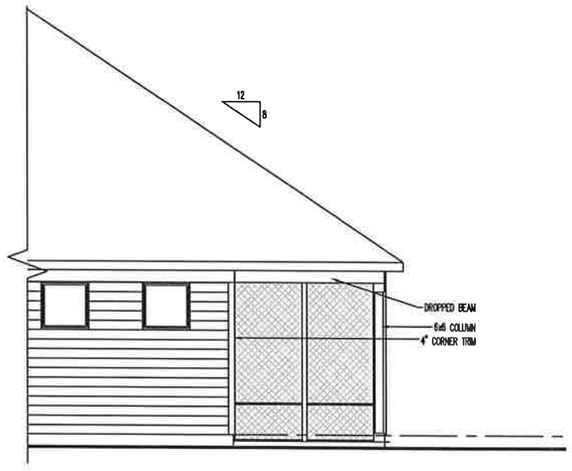
PARTIAL 1ST FLOOR PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



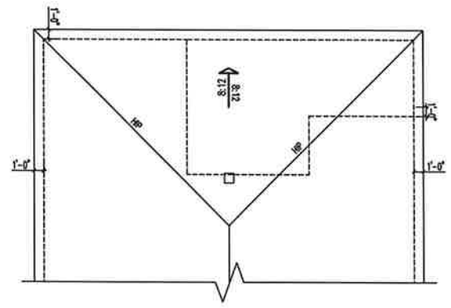
REAR ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
EXTENDED SCREENED PATIO ELEV. 101, 102, 201,
202, 203, 204, 313, 314

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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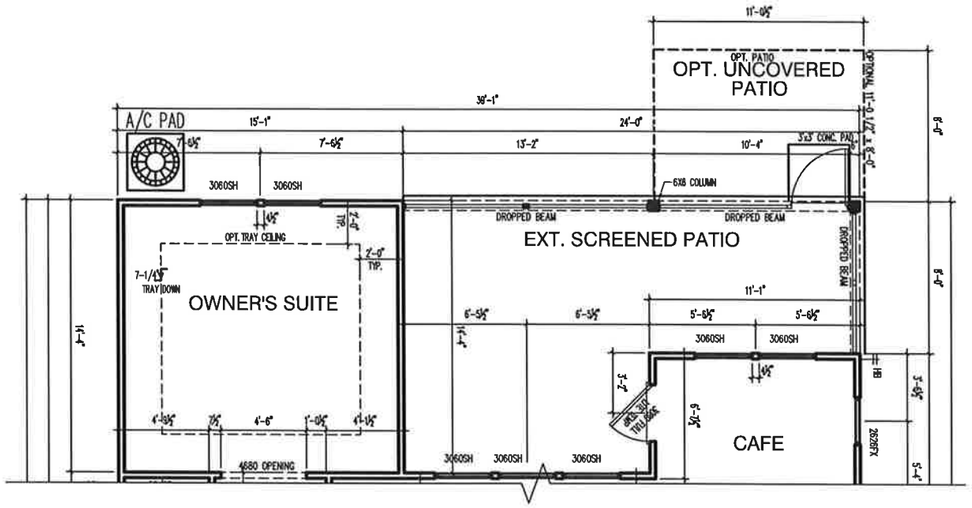
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

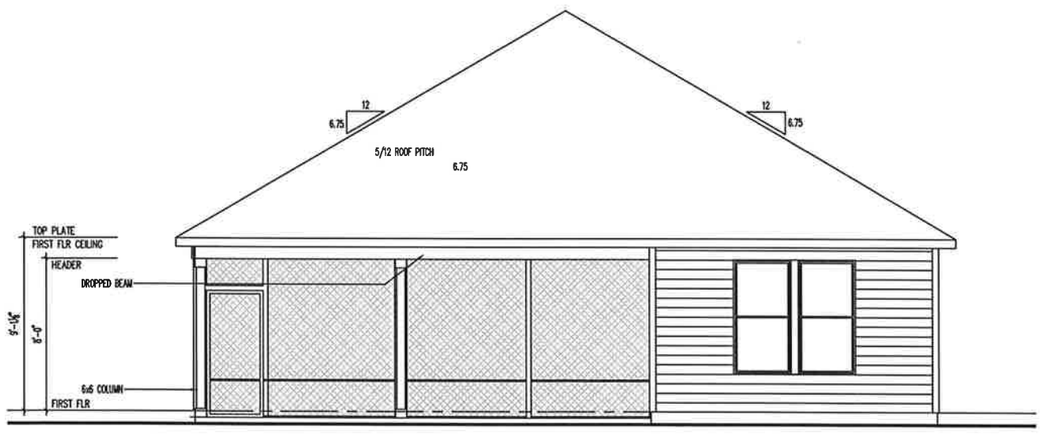
SHEET
A4-1.04

PLOTTED: July 1, 2022 / ccabrera / A4-1.04 EXTENDED SCREENED PATIO.dwg



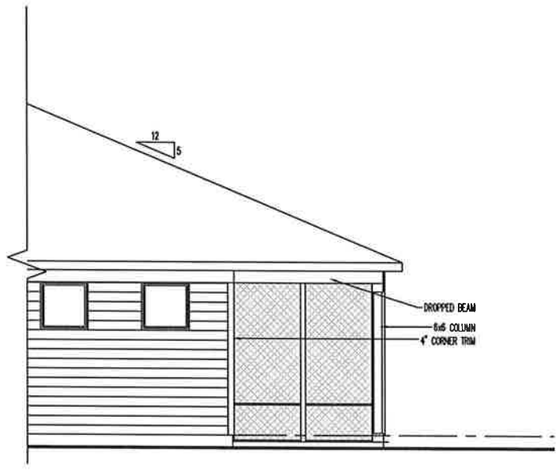
PARTIAL 1ST FLOOR PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



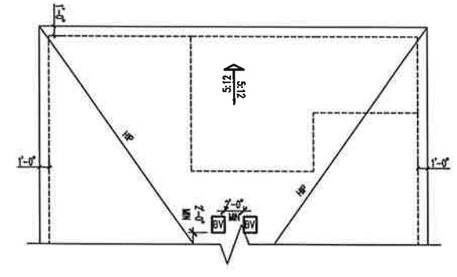
REAR ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE
LC111 SHOWN

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
EXTENDED SCREENED PATIO ELEV. LC111, LC112, LC122, LC211, LC212, LC213, LC214, LC113, LC114

PRODUCT MANAGER

CURRENT RELEASE
DATE:08/15/2022

REV#	DATE/DESCRIPTION
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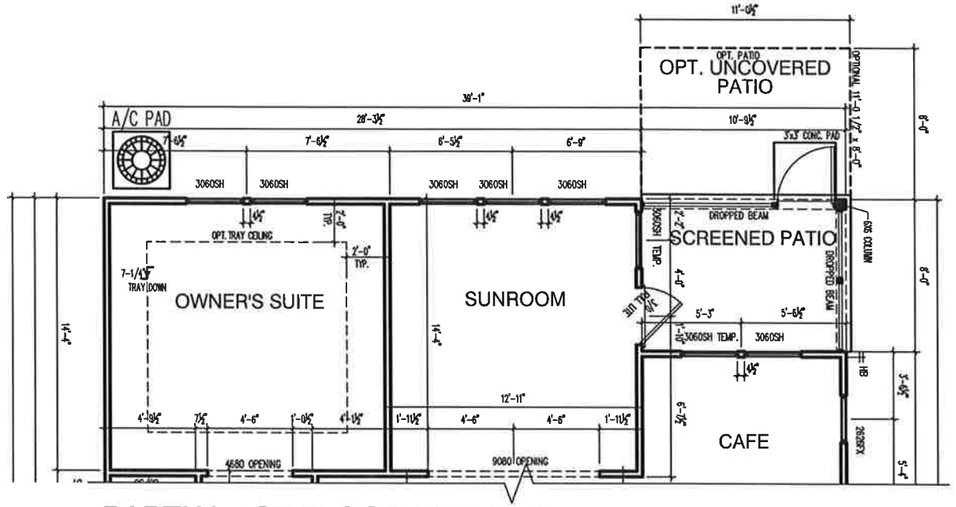
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

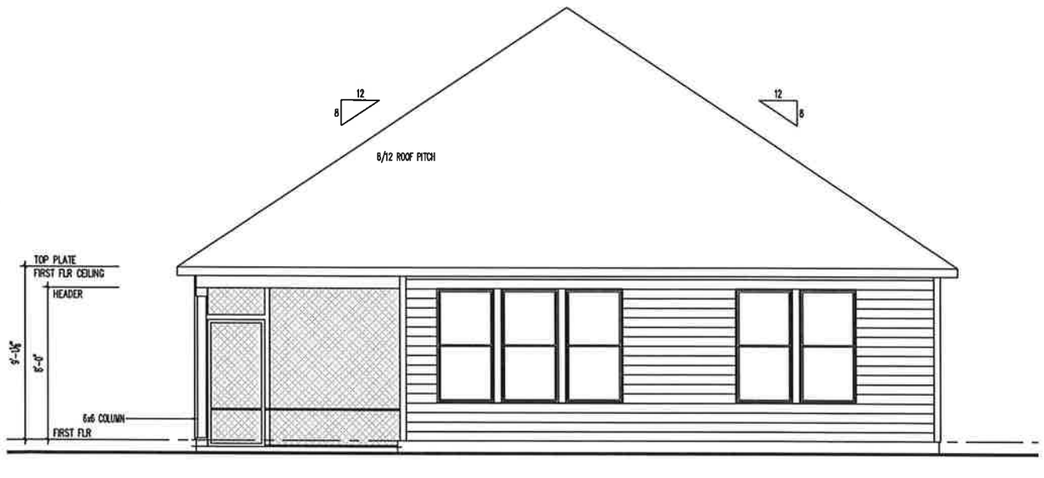
SHEET
A4-1.14

PLOTTED: August 12, 2022 / cookevm / A4-1.14 EXTENDED SCREENED PATIO.dwg



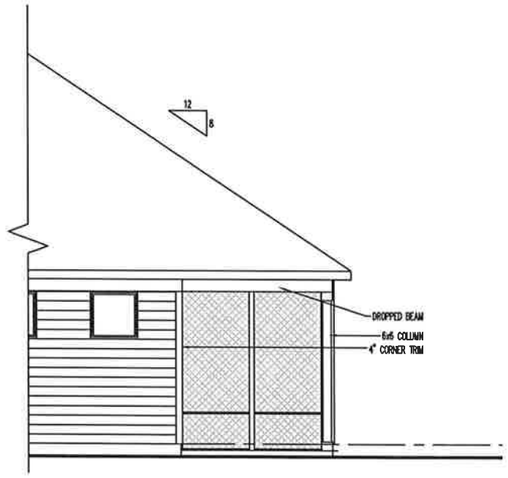
PARTIAL 1ST FLOOR PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



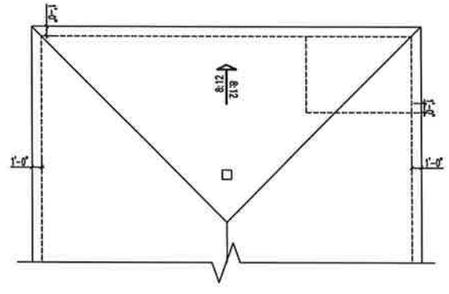
REAR ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM WITH SCREEDED PATIO ELEV. 101, 102, 201, 202, 203, 204, 313, 314

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

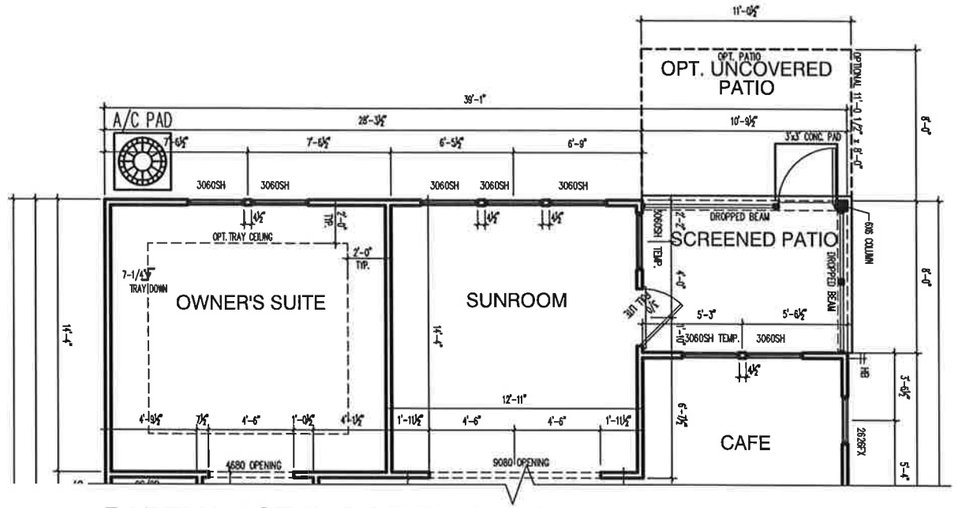
SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

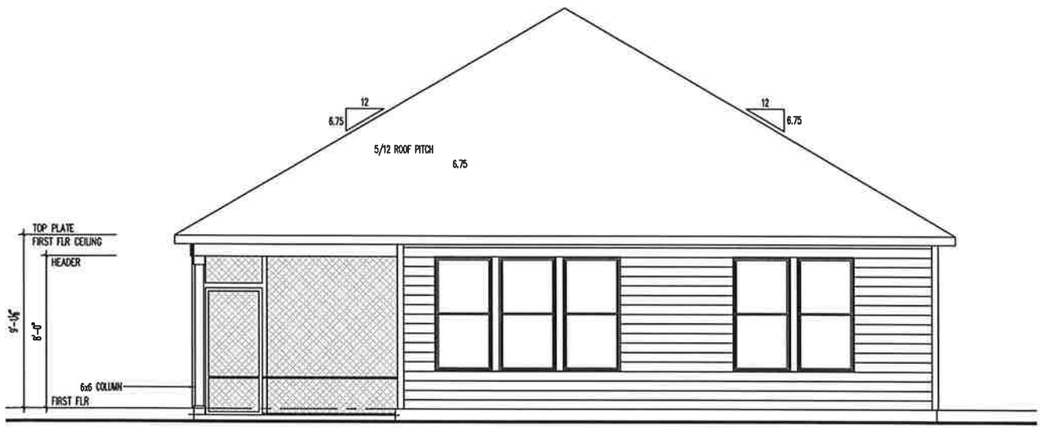
SHEET
A4-1.05

PLOTTED: July 1, 2022 / ccabrera / A4-1.05 SUNROOM WITH SCREEDED PATIO.dwg



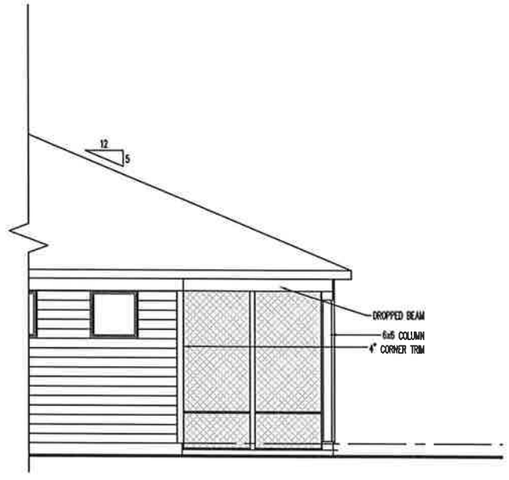
PARTIAL 1ST FLOOR PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



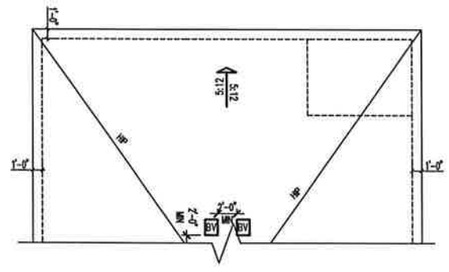
REAR ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE
LC111 SHOWN

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM WITH SCREEDED PATIO ELEV. LC111, LC112, LC122, LC211, LC212, LC213, LC214, LC113, LC114

PRODUCT MANAGER

CURRENT RELEASE
DATE:08/15/2022

REV#	DATE/DESCRIPTION
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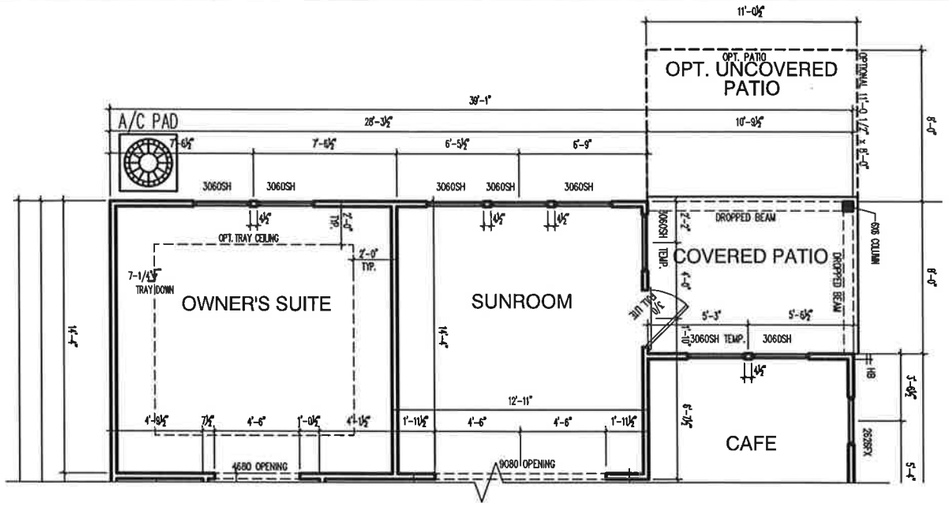
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

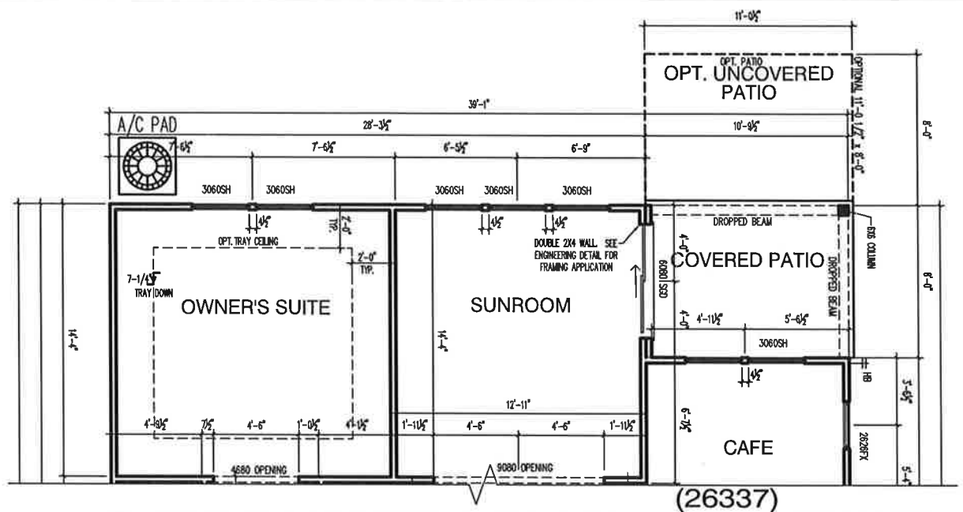
SHEET
A4-1.15

PLOTTED: August 12, 2022 / ccabrera / A4-1.15 SUNROOM WITH SCREENED PATIO.dwg



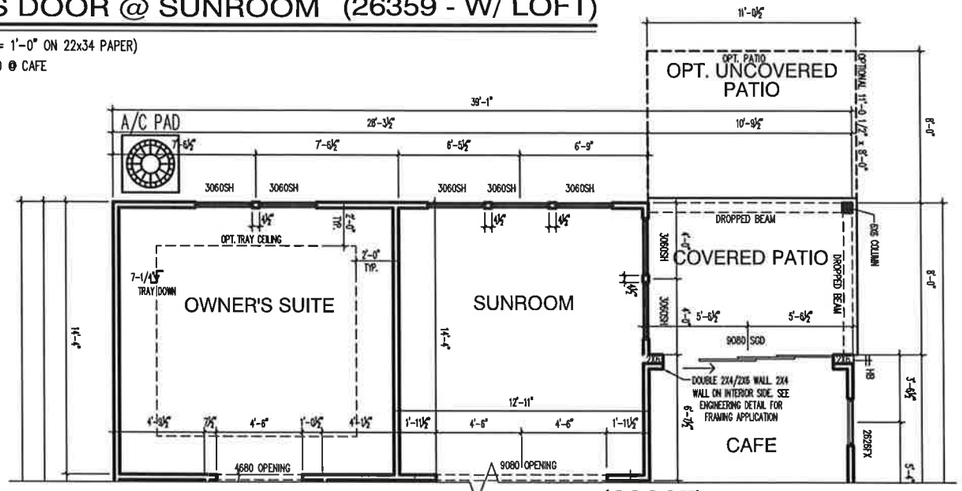
PARTIAL 1ST FLOOR PLAN W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



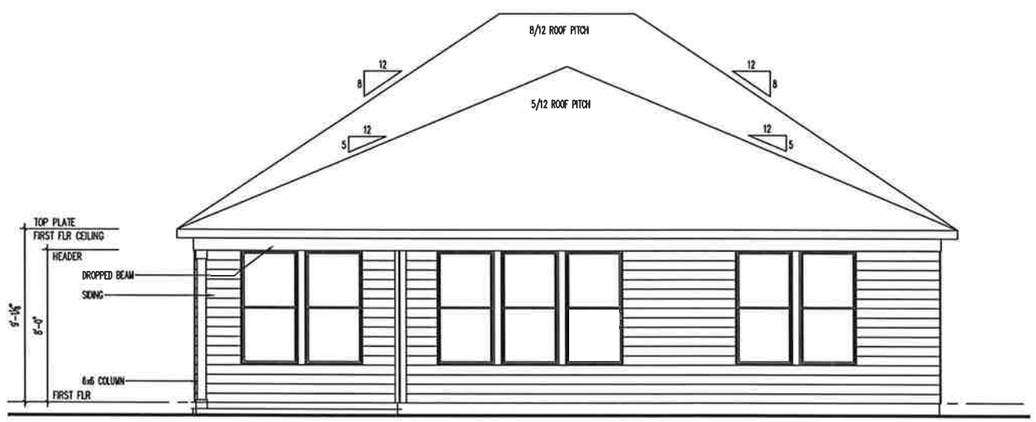
SLIDING GLASS DOOR @ SUNROOM (26359 - W/ LOFT) (26337)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ SUNROOM NOT AVAILABLE WITH SGD @ CAFE



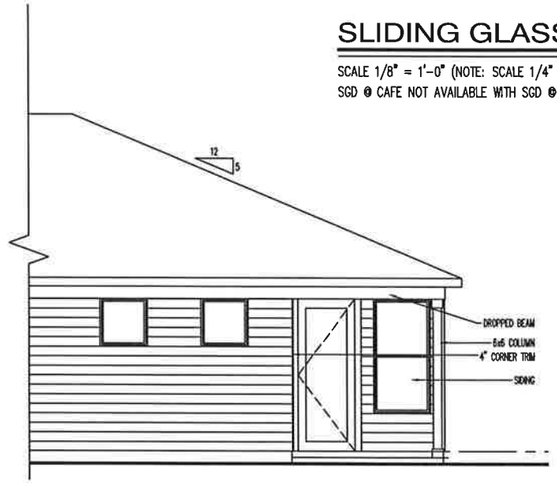
SLIDING GLASS DOOR @ CAFE (26356 - W/ LOFT) (63327)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ CAFE NOT AVAILABLE WITH SGD @ SUNROOM



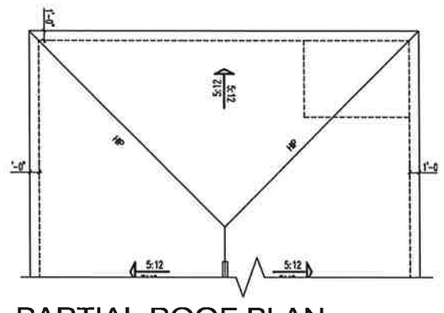
REAR ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ SUNROOM (69455)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM ELEVATIONS 311

PRODUCT MANAGER	
CURRENT RELEASE DATE	09/23/2022

REV#	DATE/DESCRIPTION
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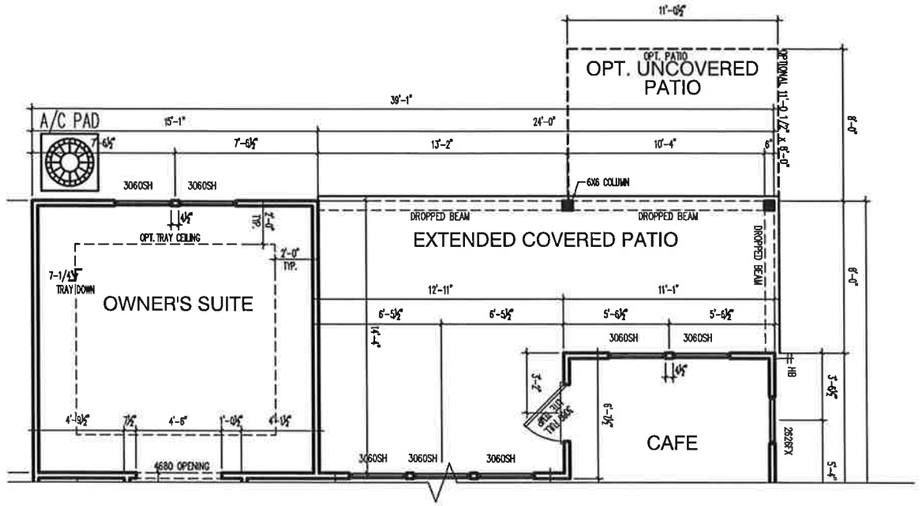
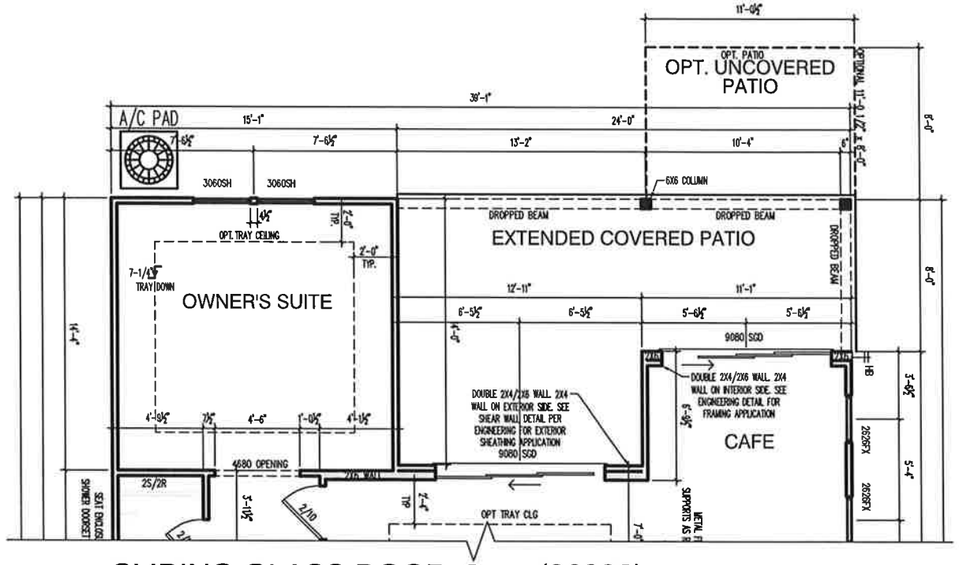
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A4-1.21

PLOTTED: July 1, 2022 / coobrere / A4-1.21 SUNROOM.dwg



PARTIAL 1ST FLOOR PLAN W/ EXTENDED COVERED PATIO (65415)

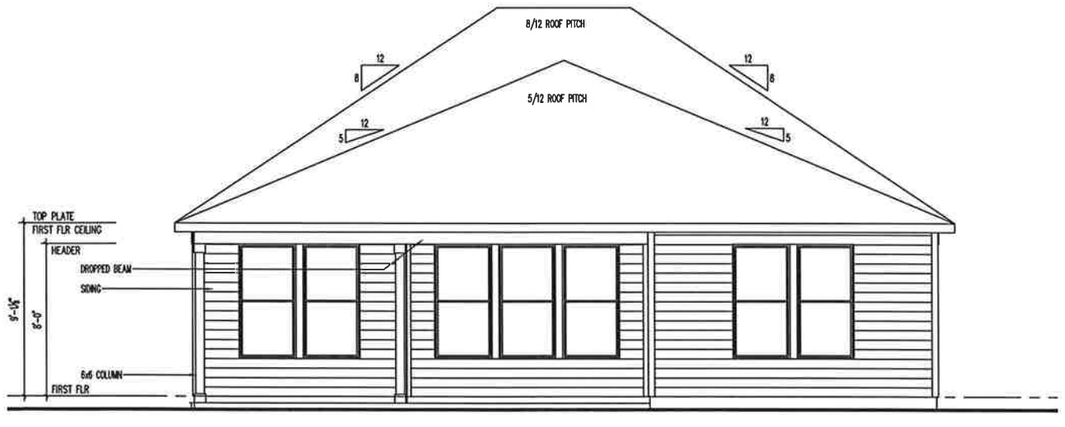
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SLIDING GLASS DOOR @ GATHERING ROOM & CAFE (26338) (26357 - W/ LOFT)

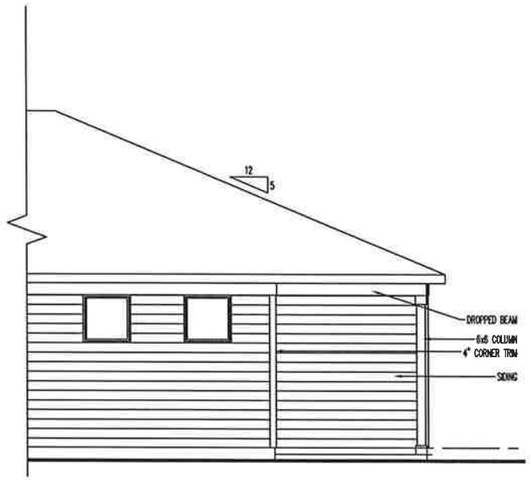
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

CAFE SLIDER REQUIRES SLIDER AT GATHERING ROOM



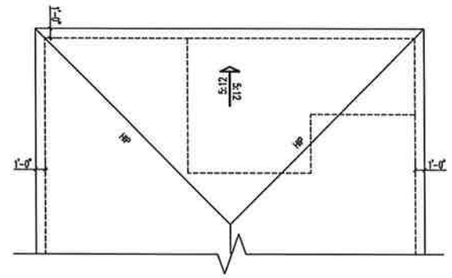
REAR ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ EXTENDED COVERED PATIO (65415)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
EXTENDED COVERED PATIO ELEV. 311

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

REV#	DATE/DESCRIPTION
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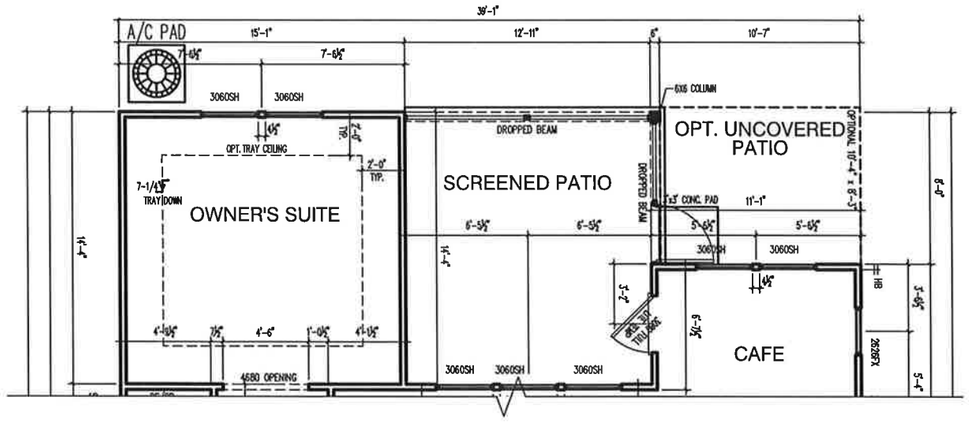
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

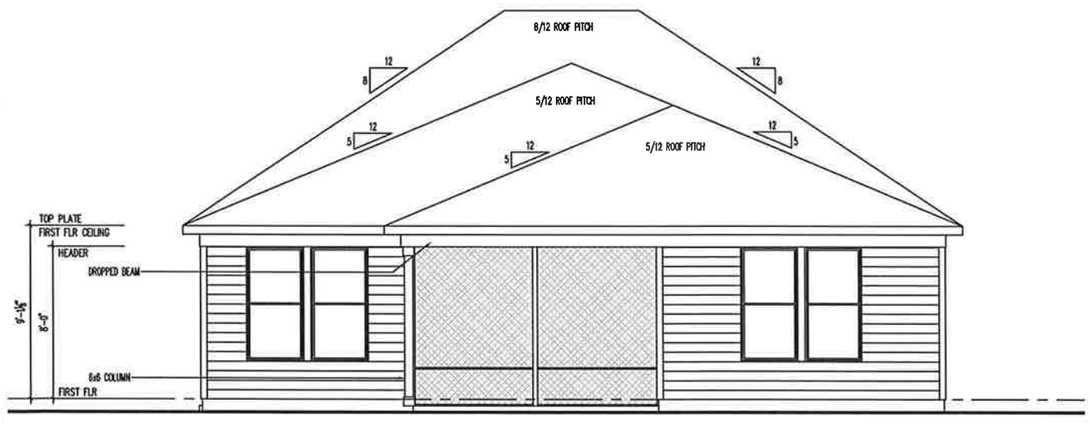
SHEET
A4-1.22

PLOTTED: July 1, 2022 / ccabrera / A4-1.22 EXTENDED COVERED PATIO.dwg



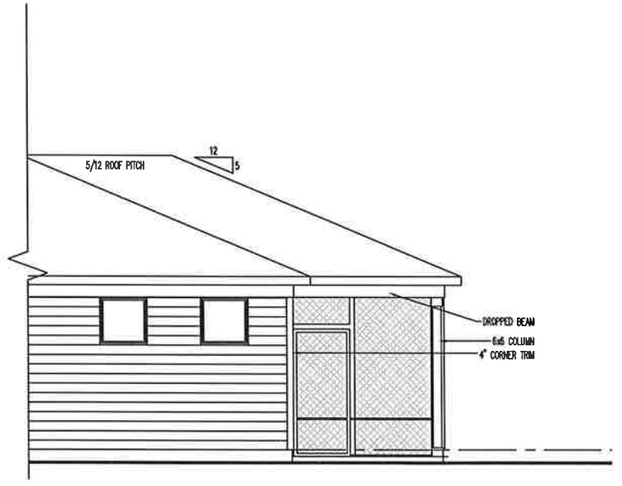
PARTIAL 1ST FLOOR PLAN W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



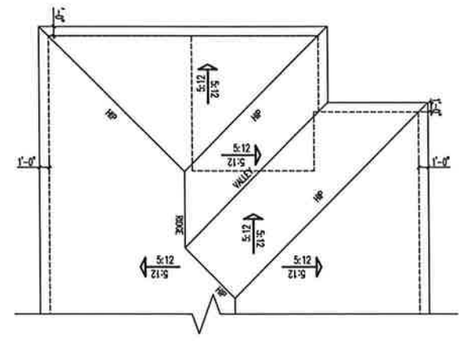
REAR ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SCREENED PATIO (63326)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SCREENED PATIO ELEV. 311

PRODUCT MANAGER
CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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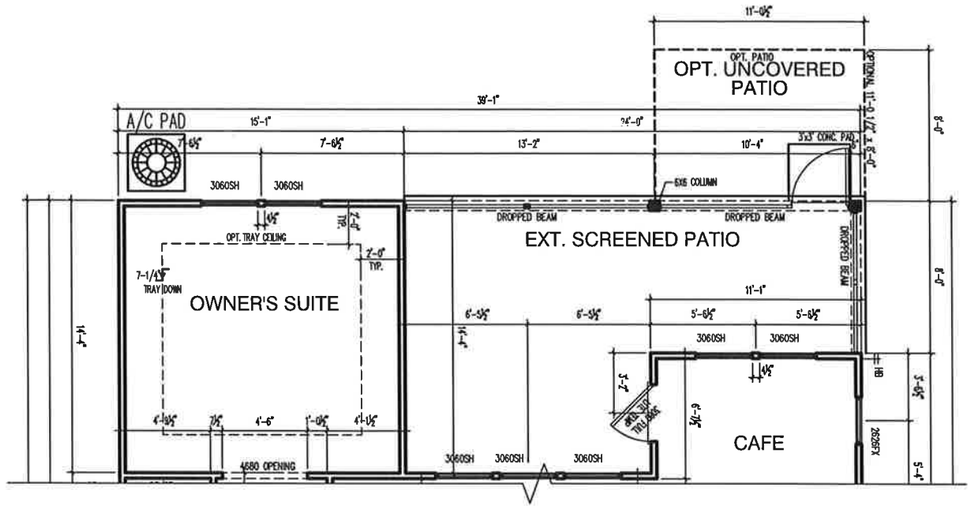
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

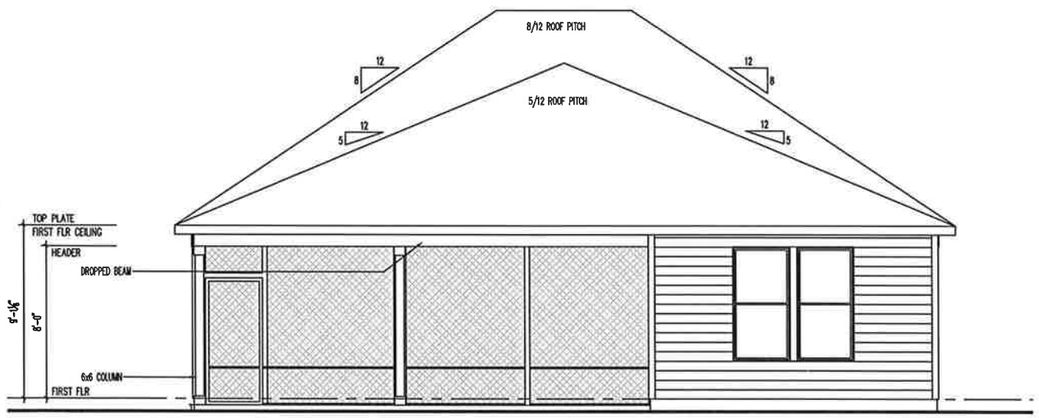
SHEET
A4-1.23

PLOTTED: July 1, 2022 / ccabrera / A4-1.23 SCREENED PATIO.dwg



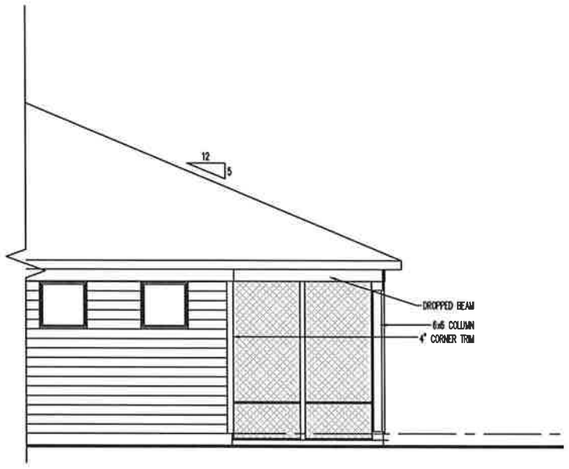
PARTIAL 1ST FLOOR PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



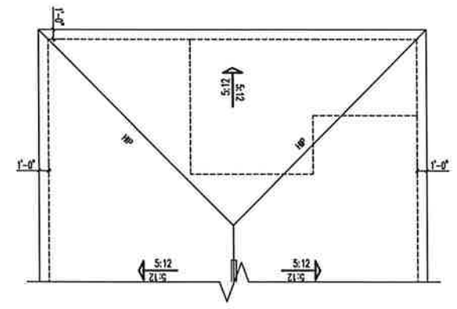
REAR ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
EXTENDED SCREENED PATIO ELEV. 311

PRODUCT MANAGER
CURRENT RELEASE DATE09/23/2022

REV#	DATE/DESCRIPTION
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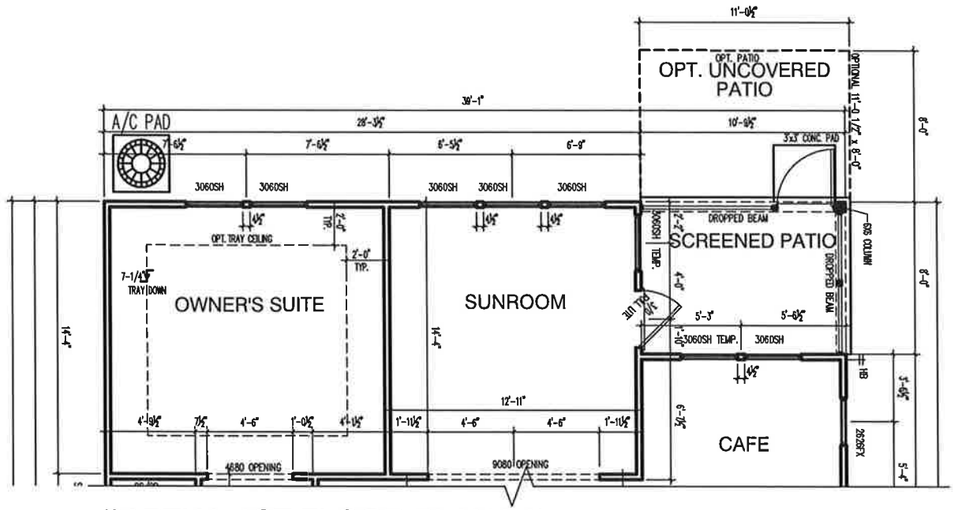
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

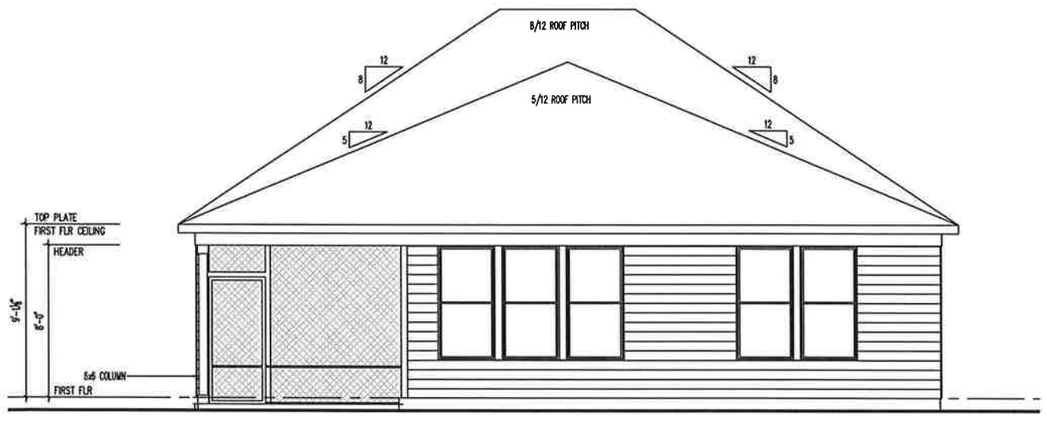
SHEET
A4-1.24

PLOTTED: July 1, 2022 / ccabrera / A4-1.24 EXTENDED SCREENED PATIO.dwg



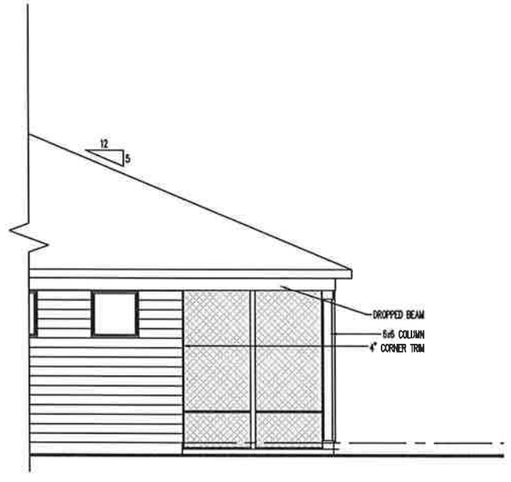
PARTIAL 1ST FLOOR PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



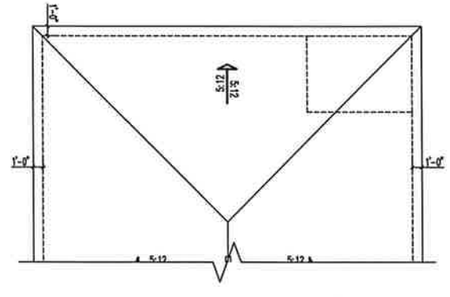
REAR ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM WITH SCREEDED PATIO ELEV. 311

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
△	
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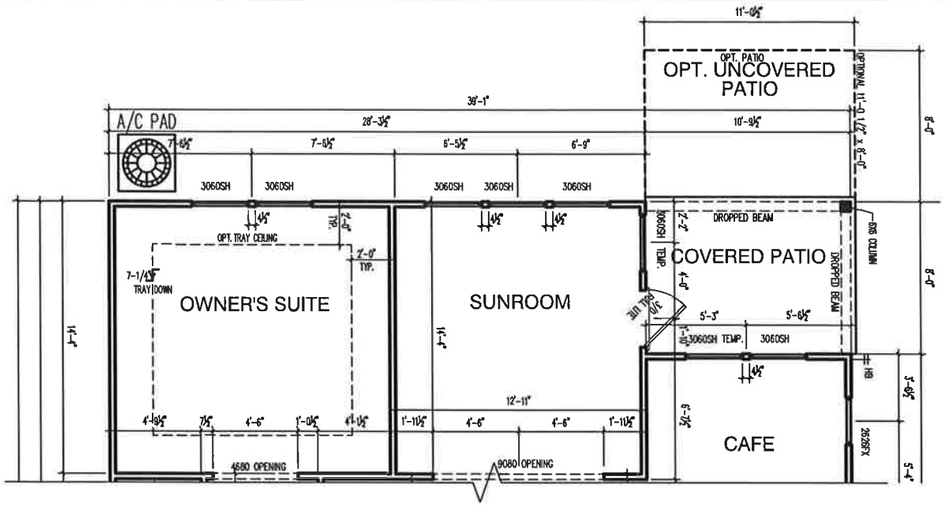
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

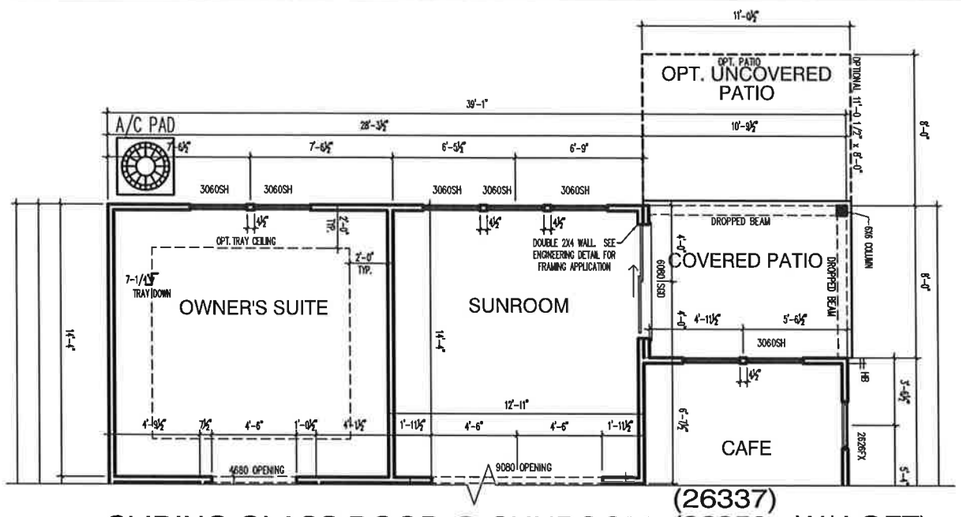
SHEET
A4-1.25

PLOTTED: July 1, 2022 / ccabrera / A4-1.25 SUNROOM WITH SCREEDED PATIO.dwg



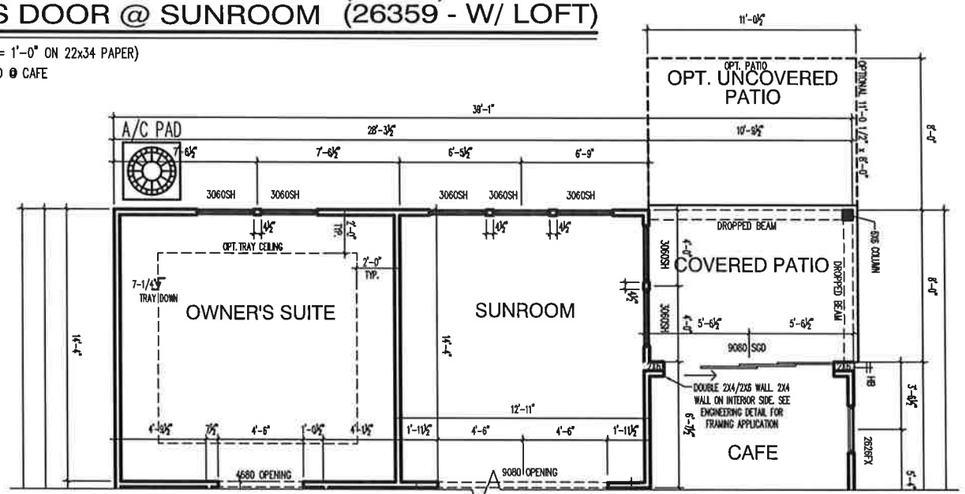
PARTIAL 1ST FLOOR PLAN W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



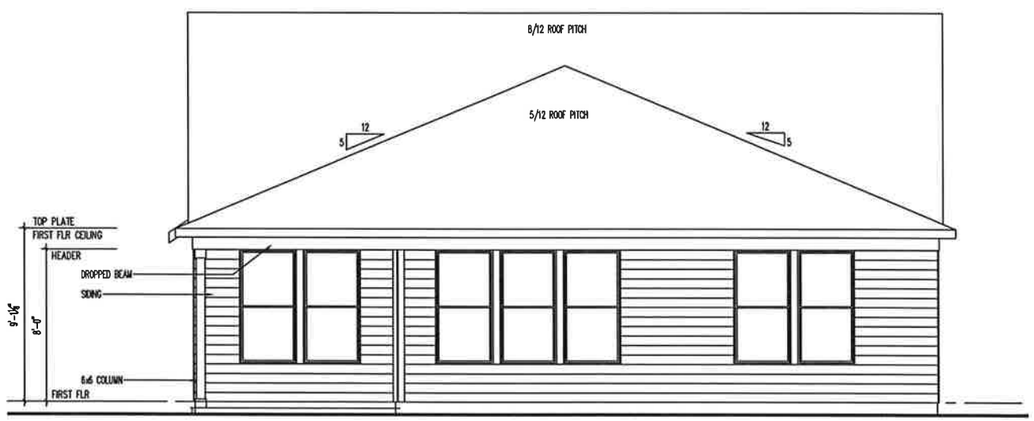
SLIDING GLASS DOOR @ SUNROOM (26337) (26359 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ SUNROOM NOT AVAILABLE WITH SGD @ CAFE



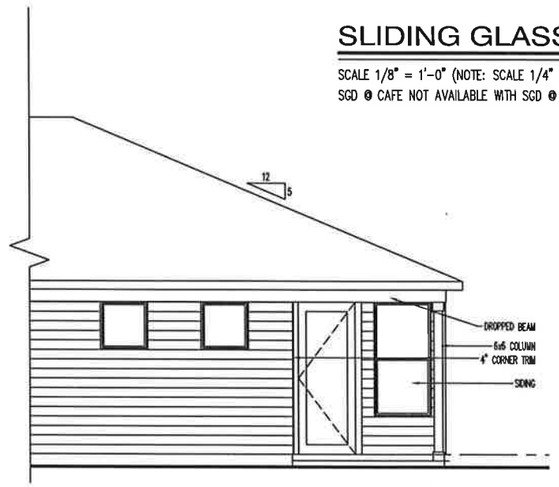
SLIDING GLASS DOOR @ CAFE (63327) (26356 - W/ LOFT)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)
SGD @ CAFE NOT AVAILABLE WITH SGD @ SUNROOM



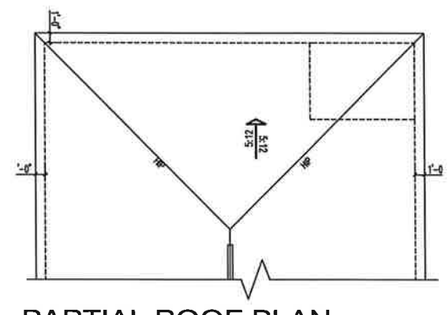
REAR ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SUNROOM (69455)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ SUNROOM (69455)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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Alpharetta, GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SUNROOM ELEVATIONS 312

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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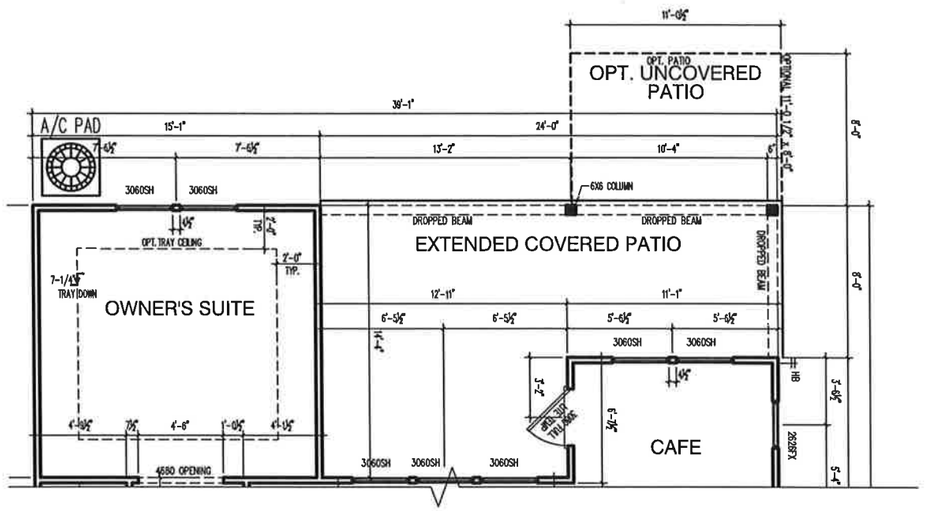
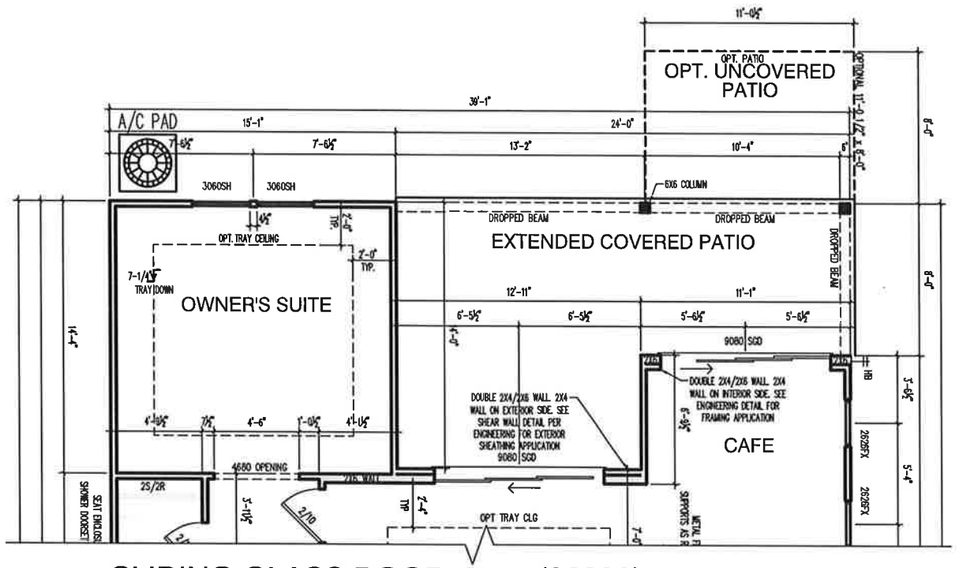
PROJECT TYPE: Single Family
SPECIFICATION LEVEL:
PLAN NAME: Prestige
NPC NUMBER: 2697.200
SHEET: A4-1.31

PLOTTED: July 1, 2022 / coobarez / A4-1.31 SUNROOM.dwg



PARTIAL 1ST FLOOR PLAN W/ EXTENDED COVERED PATIO (65415)

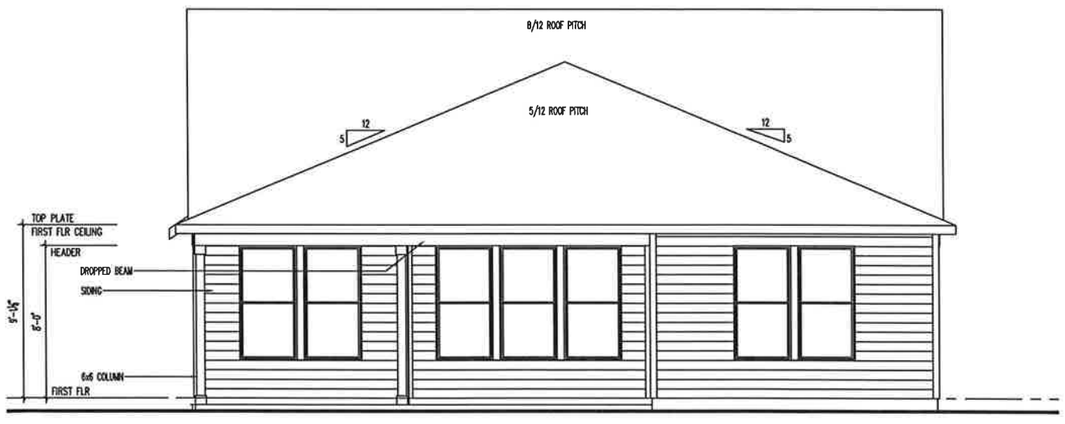
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SLIDING GLASS DOOR @ GATHERING ROOM & CAFE (26338) (26357 - W/ LOFT)

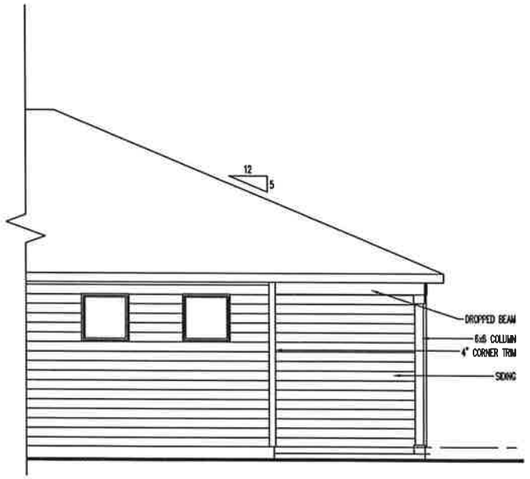
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

CAFE SLIDER REQUIRES SLIDER AT GATHERING ROOM



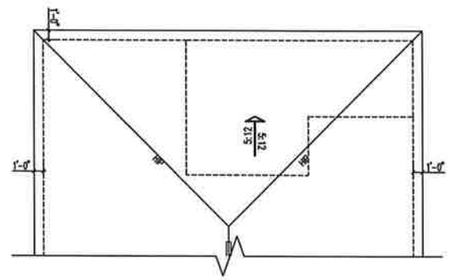
REAR ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED COVERED PATIO (65415)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL ROOF PLAN W/ EXTENDED COVERED PATIO (65415)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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PulteGroup

The Prestige
EXTENDED COVERED PATIO ELEV. 312

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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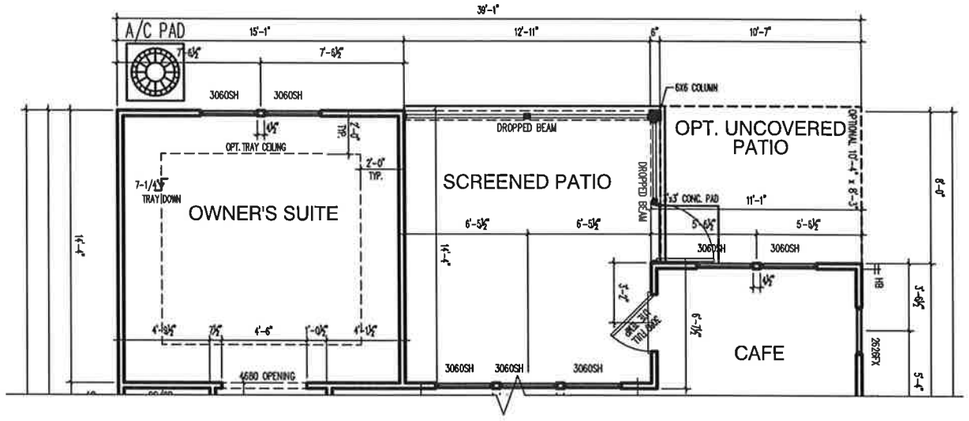
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

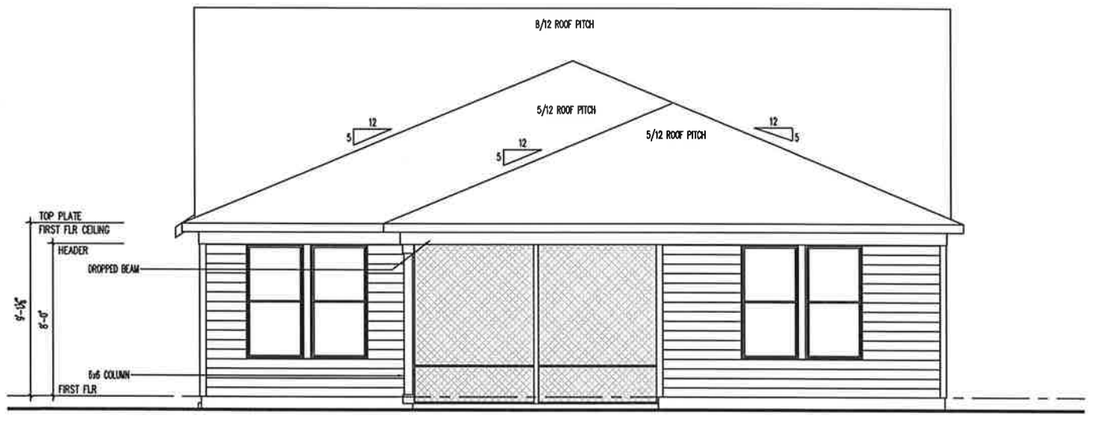
SHEET
A4-1.32

PLOTTED: July 1, 2022 / ccabrera / A4-1.32 EXTENDED COVERED PATIO.dwg



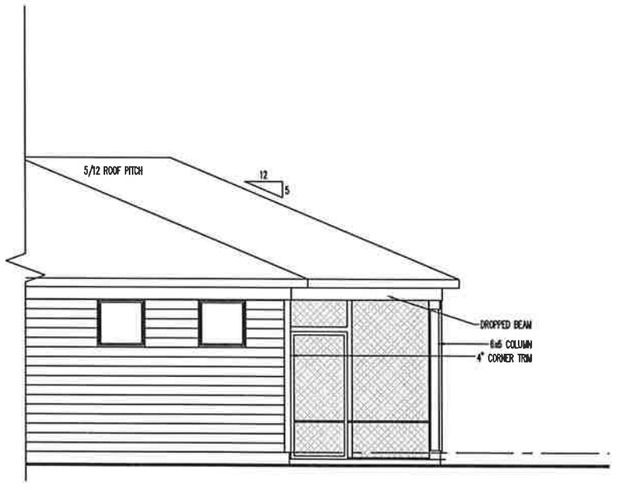
PARTIAL 1ST FLOOR PLAN W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



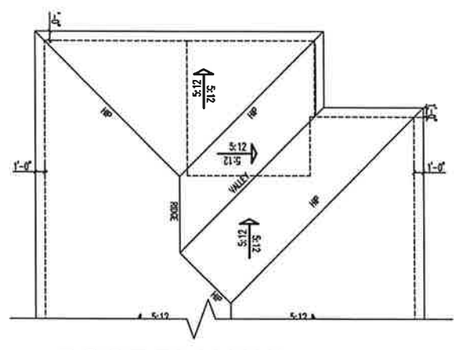
REAR ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ SCREENED PATIO (63326)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ SCREENED PATIO (63326)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
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PulteGroup

The Prestige
SCREENED PATIO ELEV. 312

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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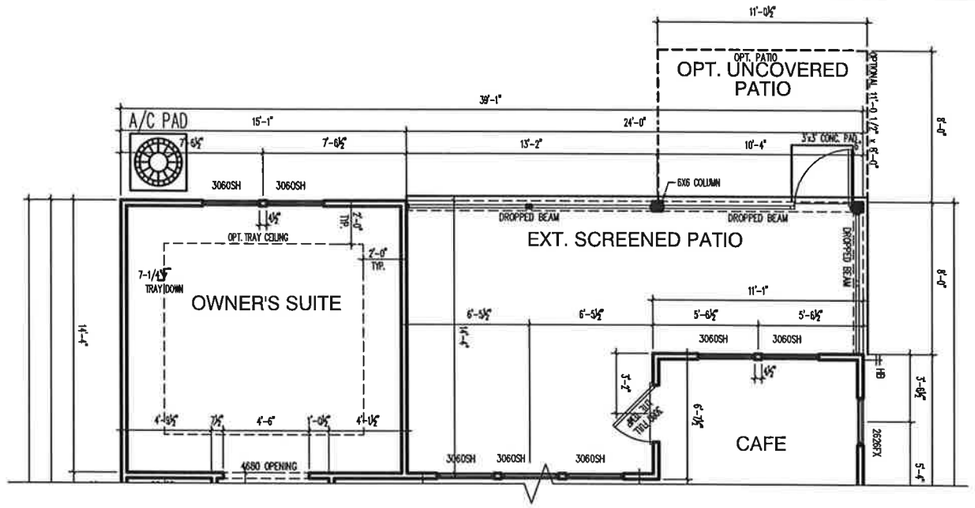
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

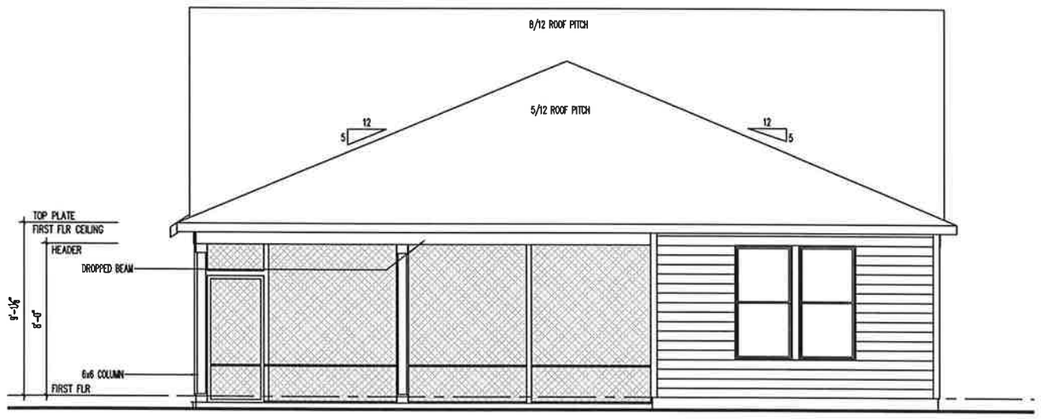
SHEET
A4-1.33

PLOTTED: July 1, 2022 / ccabrera / A4-1.33 SCREENED PATIO.dwg



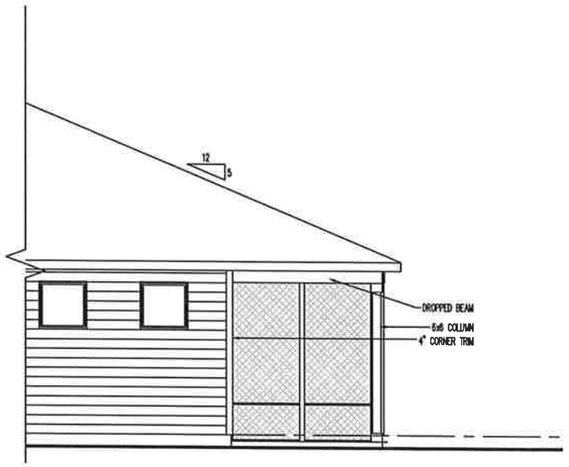
PARTIAL 1ST FLOOR PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



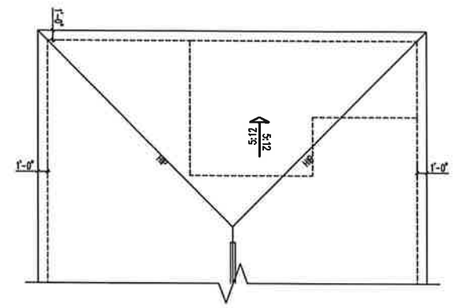
REAR ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LEFT ELEV. W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



ROOF PLAN W/ EXTENDED SCREENED PATIO (65462)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

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The Prestige
EXTENDED SCREENED PATIO ELEV. 312

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

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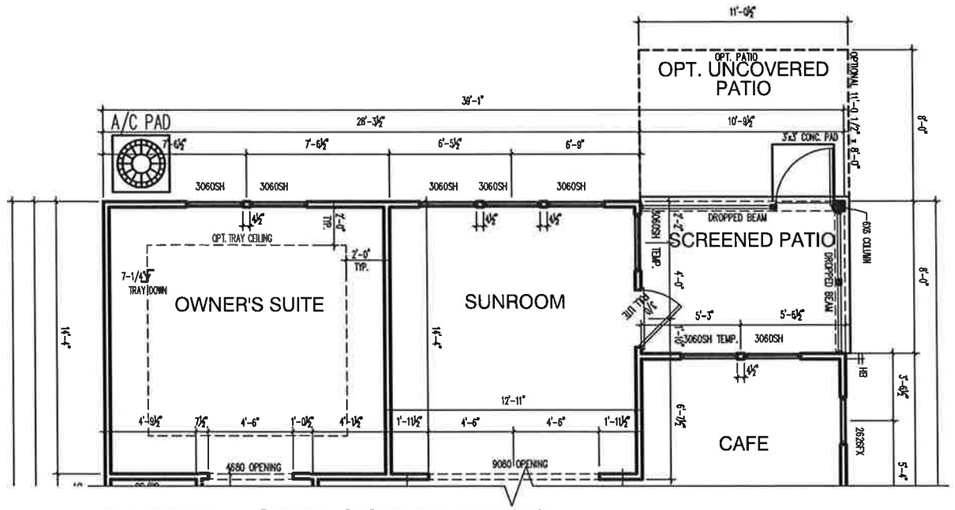
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

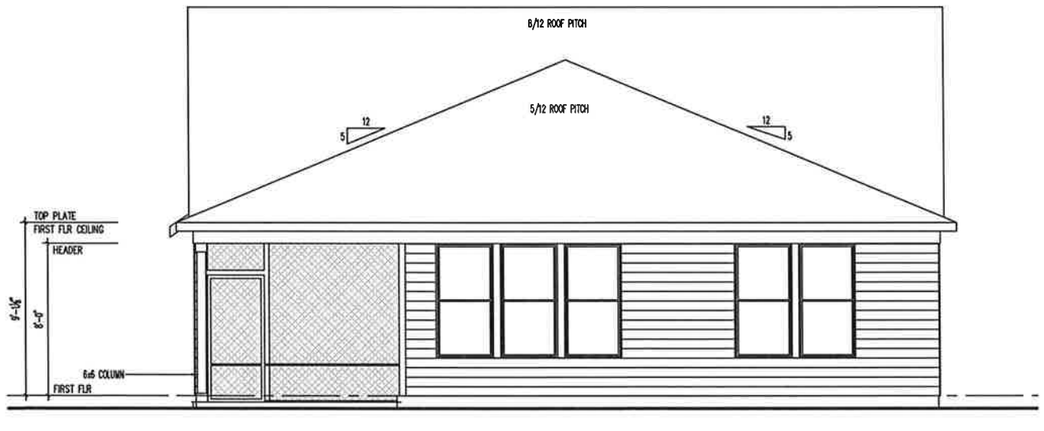
SHEET
A4-1.34

PLOTTED: July 1, 2022 / ccoblentz / A4-1.34 EXTENDED SCREENED PATIO.dwg



PARTIAL 1ST FLOOR PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



REAR ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

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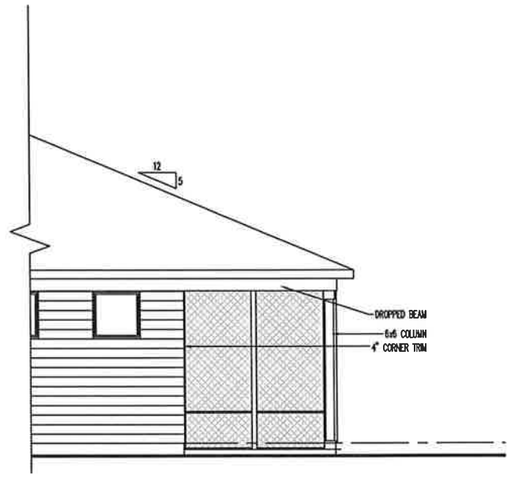

LEFT ELEV. W/ SUNROOM AND SCREENED PATIO (69251)

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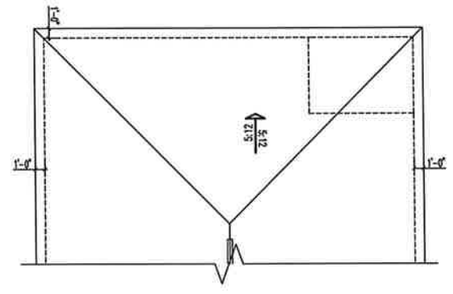

ROOF PLAN W/ SUNROOM AND SCREENED PATIO (69251)

SCALE 1/16" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ROOF OVERHANGS 1'-0"
FROM FRAME WALL TYPICAL
UNLESS NOTED OTHERWISE

Southeast Zone
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PulteGroup

The Prestige
SUNROOM WITH SCREEDED PATIO ELEV. 312

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

REV#	DATE/DESCRIPTION
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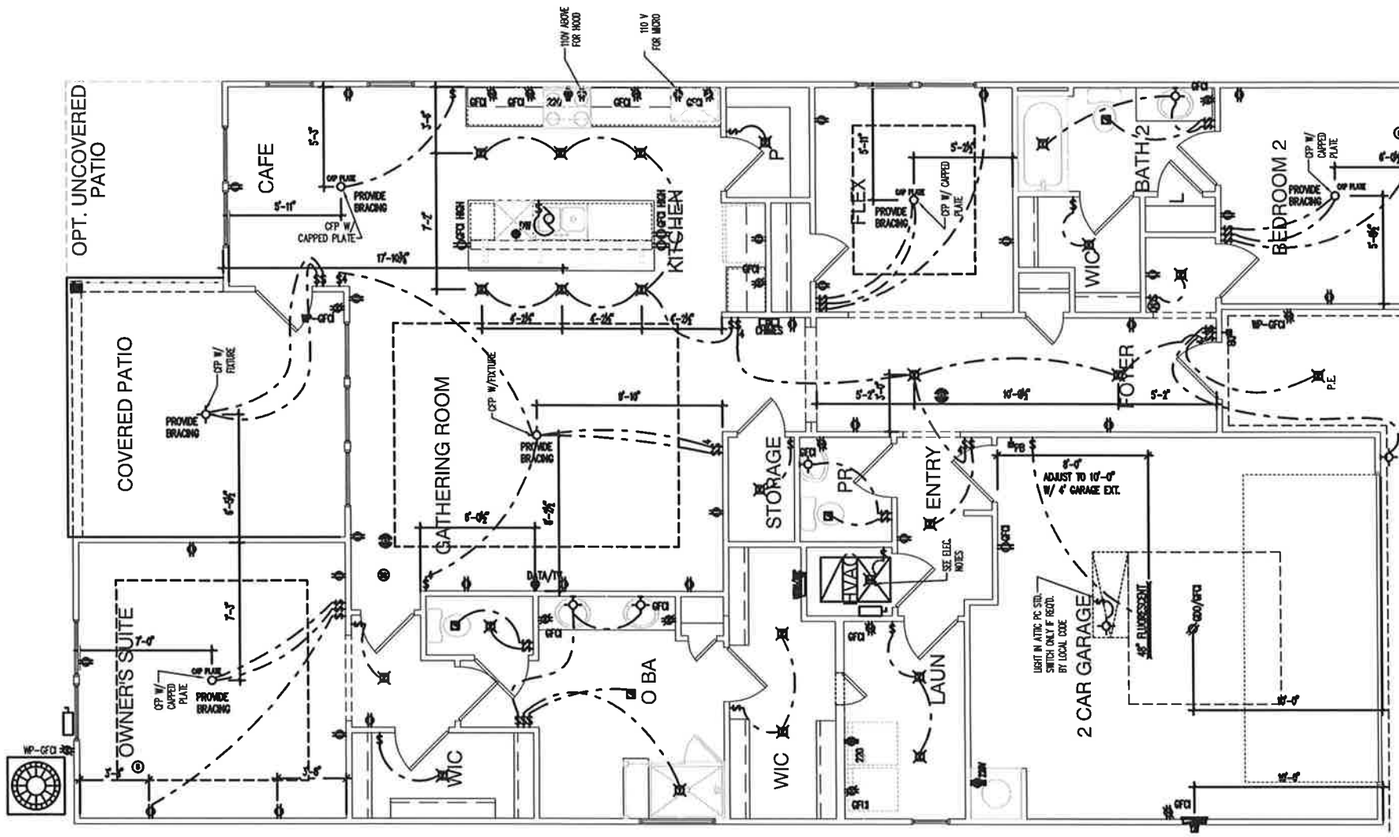
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
A4-1.35

PLOTTED: July 1, 2022 / cozaberra / A4-1.35 SUNROOM WITH SCREENED PATIO.dwg



1ST FLOOR UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ELECTRICAL SYMBOLS

- STANDARD AFCI 110 OUTLET (TAMPER RESISTANT)
- STANDARD AFCI 110 OUTLET – 1/2 SWITCHED (TAMPER RESISTANT)
- GFCI STANDARD 110 OUTLET – GROUND FAULT CIRCUIT INTERRUPTER
- WP-GFCI STANDARD 110 OUTLET – WATERPROOF / G.F.C.I.
- SWITCHED FLOOR OUTLET
- 220 STANDARD AFCI 220 OUTLET
- DW DISHWASHER OUTLET (GFCI PROTECTED)
- $, ^{3}, ^{4} SWITCH, SWITCH = 3-WAY, SWITCH = 4-WAY
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- LIGHT FIXTURE – PENDANT
- PC LIGHT FIXTURE – PULL CORD
- LIGHT FIXTURE – COACH LIGHT
- LIGHT FIXTURE – EXTERIOR WALL MOUNT
- LIGHT FIXTURE – DOWNLIGHT
- LIGHT FIXTURE / VAPOR PROOF
- LIGHT FIXTURE / EXTERIOR FLOOD LIGHT
- LIGHT FIXTURE / FAN COMBINATION (EXTERIOR VENTED)
- EXHAUST FAN (EXTERIOR VENTED)
- CAP PLATE CAPPED PLATE
- LIGHT FIXTURE – FLUORESCENT
- LIGHT FIXTURE – FLUORESCENT–UNDERCOUNTER
- OPTIONAL PADDLE FAN / LIGHT COMBINATION PREWIRE PROVIDE FRAMING SUPPORT FOR FIXTURE
- S SMOKE DETECTOR (AFCI PROTECTED)
- SM SMOKE/CARBON MONOXIDE COMBO DETECTOR(AFCI PROTECTED)
- T THERMOSTAT
- PB PUSH BUTTON SWITCH
- DIS GARBAGE DISPOSAL (GFCI PROTECTED)
- GDO GARAGE DOOR OPENER
- MEDIA /SWP BOX
- ELECTRIC PANEL
- ELECTRIC METER
- DISCONNECT
- EMERGENCY LIGHT
- TV TELEVISION OUTLET
- PH TELEPHONE OUTLET
- DBC DOOR BELL CHIMES
- WIFI HOTSPOT
- DATA/TV DATA /TV OUTLET

ELECTRIC MOUNTING HEIGHTS

STANDARD RECEPTACLES INTERIOR	18" AFF
STANDARD RECEPTACLES EXTERIOR	18" AFF
STANDARD SWITCHES	44" AFF
DEDICATED OUTLET FOR WASHER AND DRYER	32" AFF
VENT HOOD	90" AFF
MICROWAVE @ UPPER CABINET	63" AFF
STRUCTURAL WIRING PANEL	SET TOP AT 78" AFF

NOTE: MOUNTING HEIGHTS ARE TO THE CENTER U.N.O.

ELECTRICAL NOTES

#	EXPLANATION
1.	ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITIES ADOPTED CODES.
2.	THE ELECTRICAL OPENINGS AND FIXTURES ON THIS DRAWING ARE ALL SHOWN IN APPROXIMATE LOCATIONS. LOCATIONS ARE NOT TO BE SCALED FROM THIS DRAWING. PULTE STANDARDS AND ANY CODE REQUIREMENTS THAT APPLY ARE TO BE FOLLOWED FOR ACTUAL PLACEMENT OF OPENINGS AND FIXTURES IN THE FIELD.
3.	REPLACE 220V WITH 110V AT WATER HEATER WHEN GAS & CAN BE VENTED PROPERLY.
4.	CARBON MONOXIDE DETECTORS ARE IN APPROXIMATE LOCATIONS. CHECK WITH LOCAL MUNICIPALITY FOR REQUIREMENTS.
5.	REPLACE 220V WITH 110V & GAS STUB AT COOKTOP/ RANGE WHEN GAS IS OFFERED.
6.	INSTALL OPT. IRRIGATION SYSTEM ADJACENT TO STANDARD GFI OUTLET ON EXTERIOR SIDE WALL OF GARAGE.
7.	WITH OPTIONAL GAS DRYER KEEP 220V AND ADD 1 ADDITIONAL 110V OUTLET.
8.	INSTALL LIGHT IN HVAC CLOSET IF REQ'D PER LOCAL MUNICIPALITY

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The Prestige
FIRST FLOOR UTILITY PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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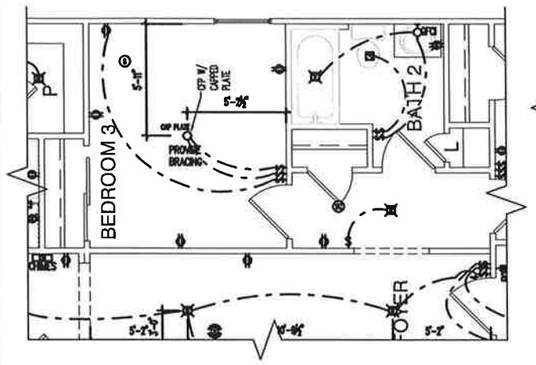
PROJECT TYPE: Single Family

SPECIFICATION LEVEL

PLAN NAME: Prestige
NPC NUMBER: 2697.200

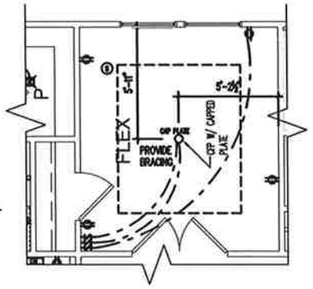
SHEET: U1-1.1

PLOTTED: July 1, 2022 / tmcdowell / U1-1.1 FIRST FLOOR UTILITY PLAN.dwg



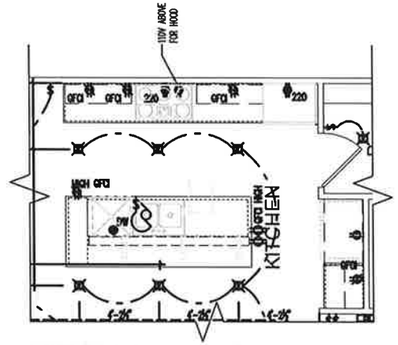
BEDROOM 3 ILO FLEX

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



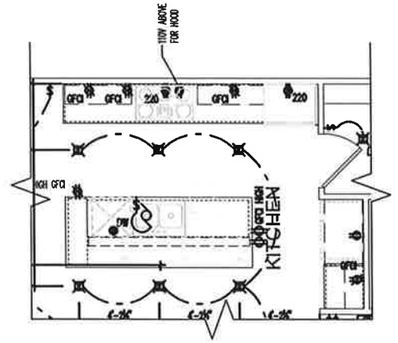
DBL. DOORS @ FLEX

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



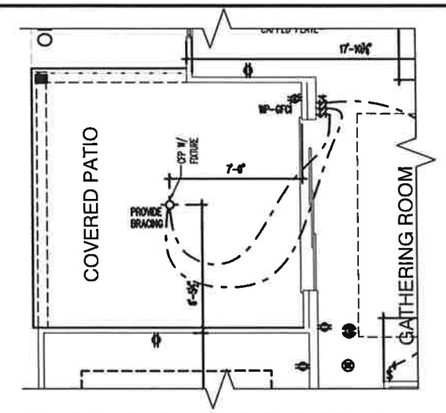
KITCHEN LAYOUT 4

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



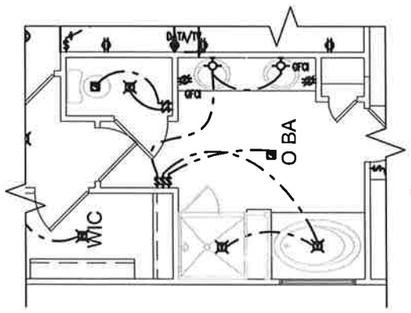
KITCHEN LAYOUT 5

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



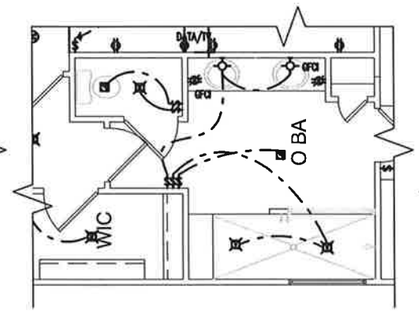
SLIDING GLASS DOOR @ GATHERING ROOM

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



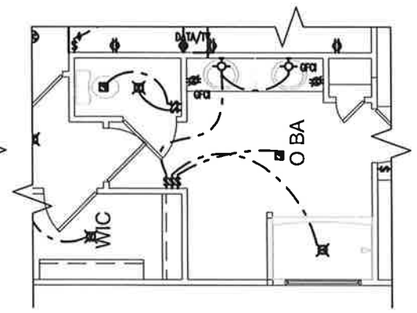
OWNER'S BATH LAYOUT 3

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



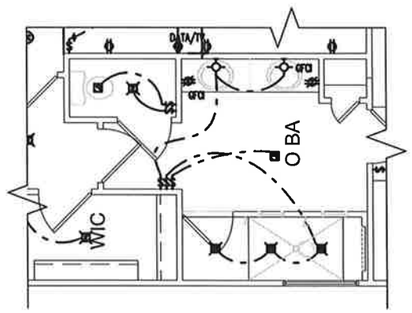
OWNER'S BATH LAYOUT 4

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



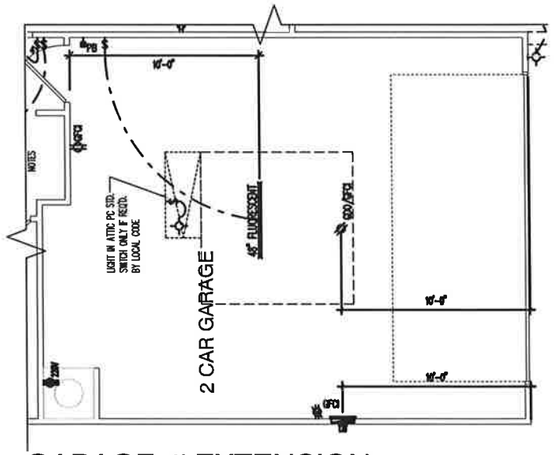
OWNER'S BATH LAYOUT 5

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



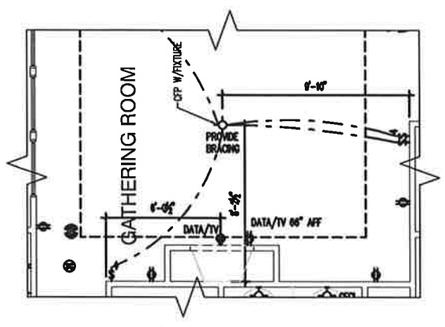
OWNER'S BATH LAYOUT 6

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



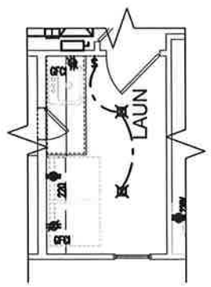
GARAGE 4' EXTENSION

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



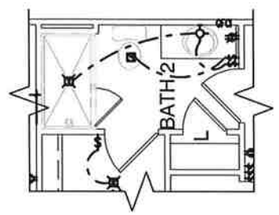
FIREPLACE @ GATHERING ROOM

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



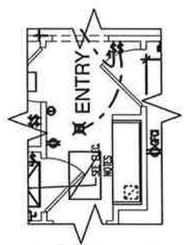
LAUNDRY LAYOUT 3

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



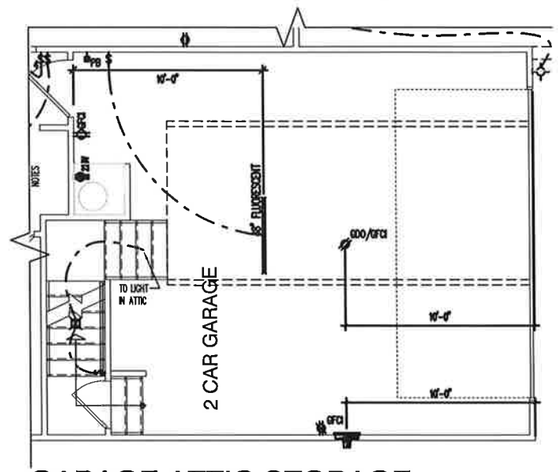
SHOWER @ BATH 2

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



BENCH @ OWNER'S ENTRY

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



GARAGE ATTIC STORAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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PulteGroup

The Prestige
FIRST FLOOR OPTIONAL UTILITY PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV.	DATE/DESCRIPTION
△	
△	
△	
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
U1-1.2

PLOTTED: July 1, 2022 / tcox.sqyen3 / U1-1.2 FIRST FLOOR OPTIONAL UTILITY PLAN.dwg

SUNROOM

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

EXTENDED COVER PATIO

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

SCREENED PATIO

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

EXTENDED SCREENED PATIO

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

SUNROOM AND SCREENED PATIO

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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FIRST FLOOR UTILITY PLAN OPTIONS

PRODUCT MANAGER

CURRENT RELEASE
DATE09/23/2022

REV#	DATE/DESCRIPTION
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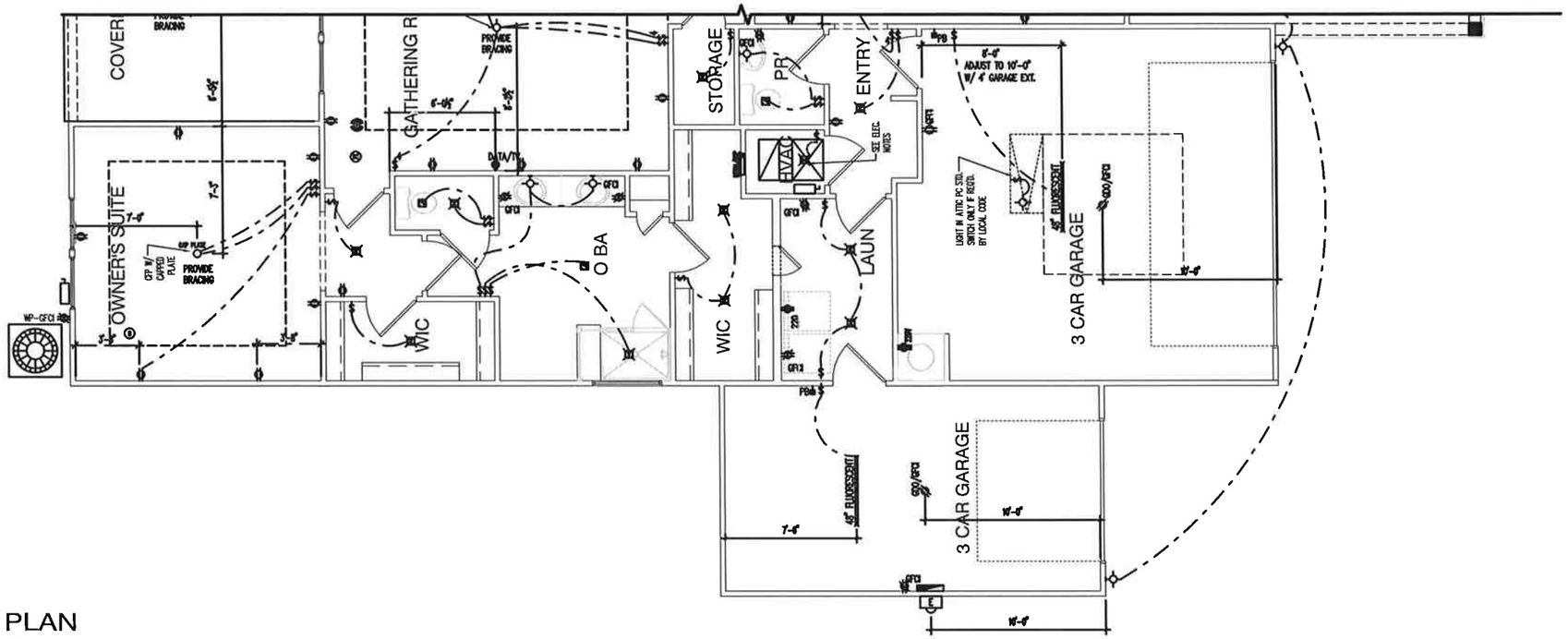
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

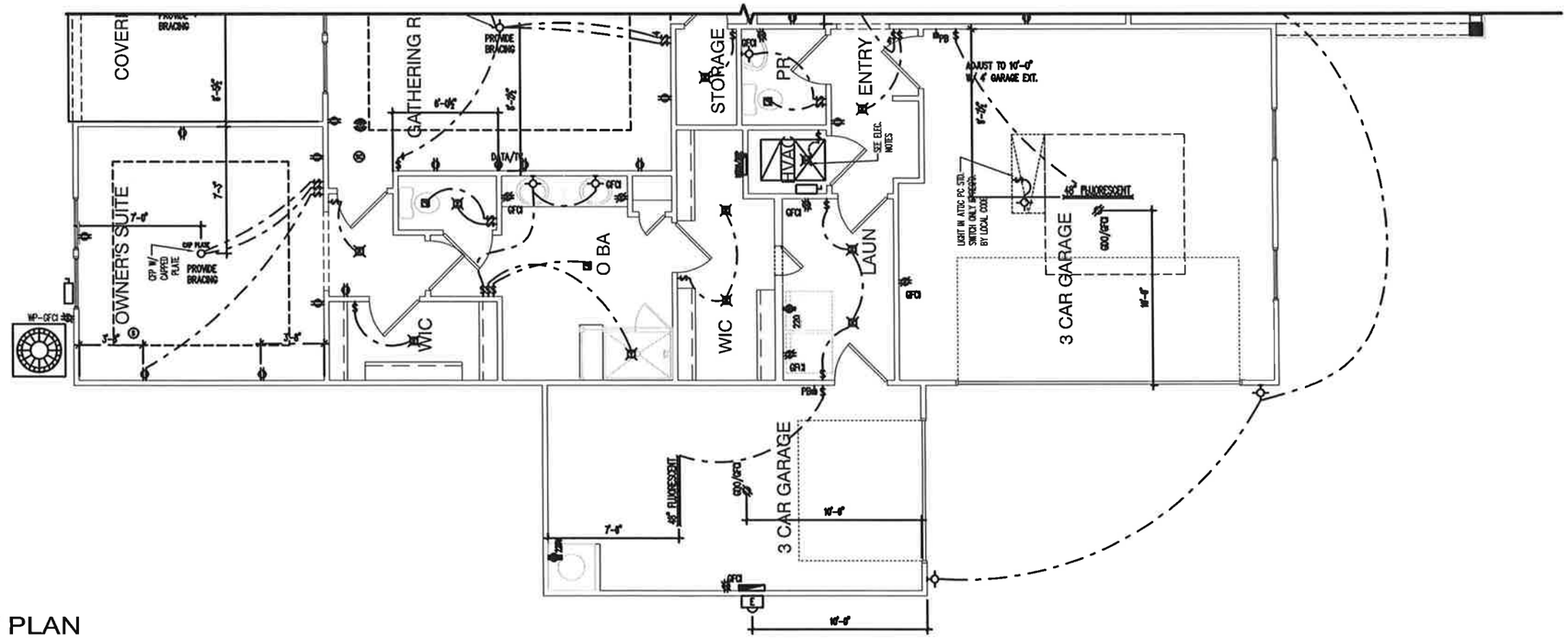
SHEET
U1-1.2.1

PLOTTED: July 1, 2022 / srgallon / U1-1.2.1 FIRST FLOOR UTILITY PLAN OPTIONS.dwg



1ST FLOOR UTILITY PLAN
3RD CAR FRONT LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



1ST FLOOR UTILITY PLAN
3RD CAR SIDE LOAD GARAGE

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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FIRST FLOOR UTILITY PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

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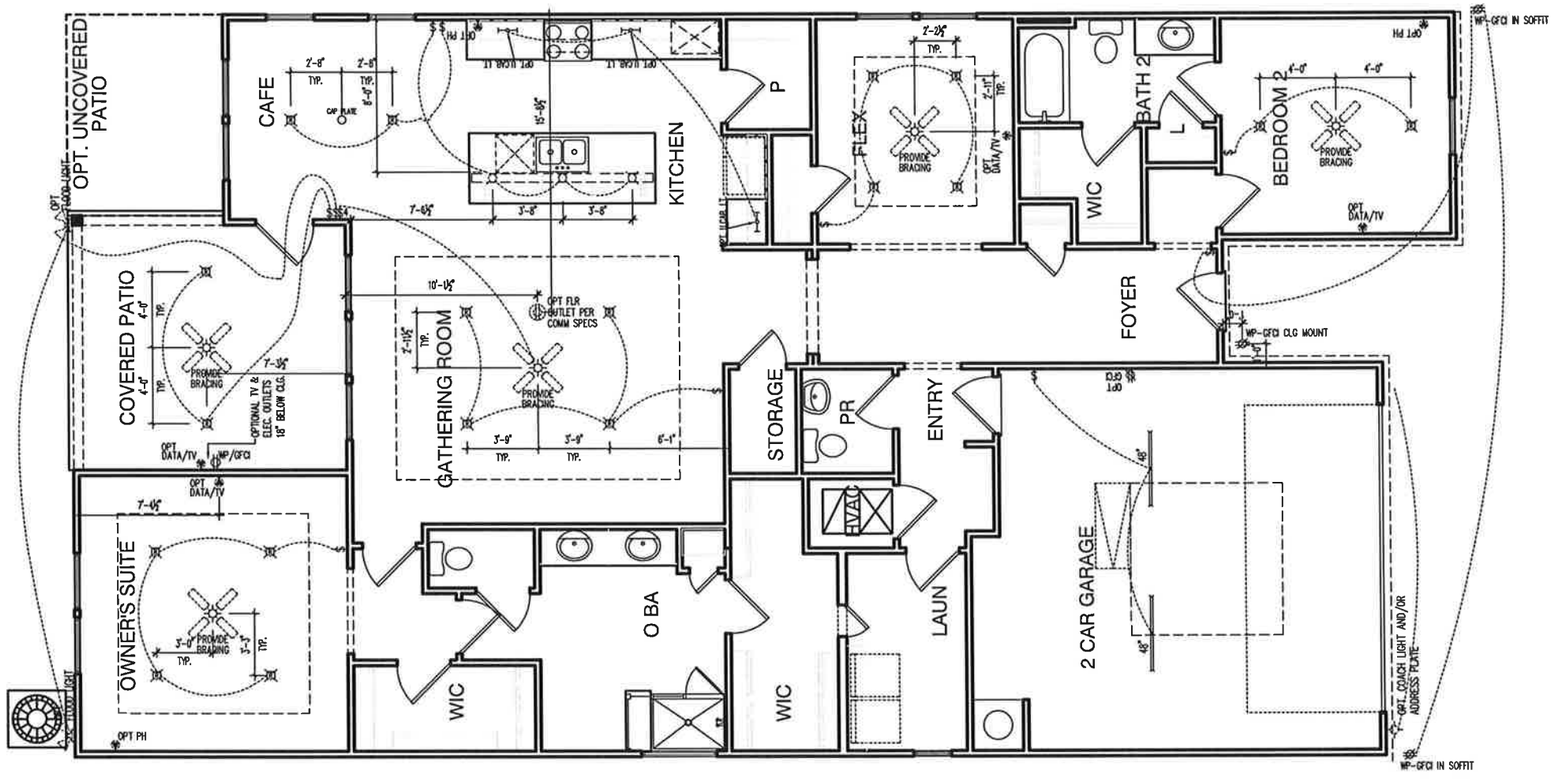
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
U1-1.2.2

PLOTTED: July 1, 2022 / ScottCampbell / U1-1.2.2 FIRST FLOOR UTILITY PLAN.dwg



1ST FLOOR OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

ELECTRICAL SYMBOLS

- STANDARD AFCI 110 OUTLET (TAMPER RESISTANT)
- STANDARD AFCI 110 OUTLET – 1/2 SWITCHED (TAMPER RESISTANT)
- GFCI STANDARD 110 OUTLET – GROUND FAULT CIRCUIT INTERRUPTER
- WP-GFCI STANDARD 110 OUTLET – WATERPROOF / G.F.C.I.
- SWITCHED FLOOR OUTLET
- 220 STANDARD AFCI 220 OUTLET
- DW DISHWASHER OUTLET (GFCI PROTECTED)
- $, ^{3}, ^{4} SWITCH, SWITCH = 3-WAY, SWITCH = 4-WAY
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- LIGHT FIXTURE – PENDANT
- LIGHT FIXTURE – PULL CORD
- LIGHT FIXTURE – COACH LIGHT
- LIGHT FIXTURE – EXTERIOR WALL MOUNT
- LIGHT FIXTURE – DOWNLIGHT
- LIGHT FIXTURE / VAPOR PROOF
- LIGHT FIXTURE / EXTERIOR FLOOD LIGHT
- LIGHT FIXTURE / FAN COMBINATION (EXTERIOR VENTED)
- EXHAUST FAN (EXTERIOR VENTED)
- CAP PLATE CAPPED PLATE
- LIGHT FIXTURE – FLUORESCENT
- LIGHT FIXTURE – FLUORESCENT–UNDERCOUNTER
- OPTIONAL PADDLE FAN / LIGHT COMBINATION PREWIRE PROVIDE FRAMING SUPPORT FOR FIXTURE
- S SMOKE DETECTOR (AFCI PROTECTED)
- SC SMOKE/CARBON MONOXIDE COMBO DETECTOR(AFCI PROTECTED)
- T THERMOSTAT
- PB PUSH BUTTON SWITCH
- DIS GARBAGE DISPOSAL (GFCI PROTECTED)
- GDO GARAGE DOOR OPENER
- MEDIA MEDIA /SWP BOX
- ELECTRIC PANEL
- M ELECTRIC METER
- DISCONNECT
- EMERGENCY LIGHT
- TV TELEVISION OUTLET
- PH TELEPHONE OUTLET
- DOOR BELL CHIMES
- WIFI HOTSPOT
- DATA/TV DATA /TV OUTLET

ELECTRIC MOUNTING HEIGHTS

STANDARD RECEPTACLES INTERIOR	18" AFF
STANDARD RECEPTACLES EXTERIOR	18" AFF
STANDARD SWITCHES	44" AFF
DEDICATED OUTLET FOR WASHER AND DRYER	32" AFF
VENT HOOD	90" AFF
MICROWAVE @ UPPER CABINET	63" AFF
STRUCTURAL WIRING PANEL	SET TOP AT 78" AFF

NOTE: MOUNTING HEIGHTS ARE TO THE CENTER U.N.O.

ELECTRICAL NOTES

#	EXPLANATION
1.	ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITIES ADOPTED CODES.
2.	THE ELECTRICAL OPENINGS AND FIXTURES ON THIS DRAWING ARE ALL SHOWN IN APPROXIMATE LOCATIONS. LOCATIONS ARE NOT TO BE SCALED FROM THIS DRAWING. PULTE STANDARDS AND ANY CODE REQUIREMENTS THAT APPLY ARE TO BE FOLLOWED FOR ACTUAL PLACEMENT OF OPENINGS AND FIXTURES IN THE FIELD.
3.	REPLACE 220V WITH 110V AT WATER HEATER WHEN GAS & CAN BE VENTED PROPERLY.
4.	CARBON MONOXIDE DETECTORS ARE IN APPROXIMATE LOCATIONS. CHECK WITH LOCAL MUNICIPALITY FOR REQUIREMENTS.
5.	REPLACE 220V WITH 110V & GAS STUB AT COOKTOP/ RANGE WHEN GAS IS OFFERED.
6.	INSTALL OPT. IRRIGATION SYSTEM ADJACENT TO STANDARD GFI OUTLET ON EXTERIOR SIDE WALL OF GARAGE.
7.	WITH OPTIONAL GAS DRYER KEEP 220V AND ADD 1 ADDITIONAL 110V OUTLET.
8.	INSTALL LIGHT IN HVAC CLOSET IF REQ'D PER LOCAL MUNICIPALITY

Southeast Zone
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The Prestige
FIRST FLOOR OPTIONAL UTILITY PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE: 09/23/2022

REV#	DATE/DESCRIPTION
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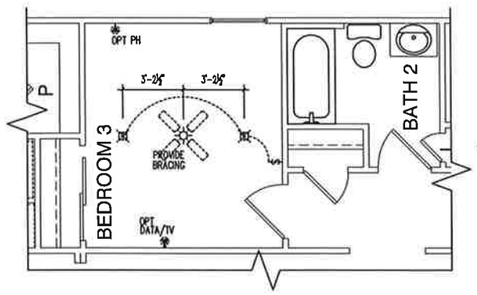
PROJECT TYPE: Single Family

SPECIFICATION LEVEL:

PLAN NAME: Prestige
NPC NUMBER: 2697.200

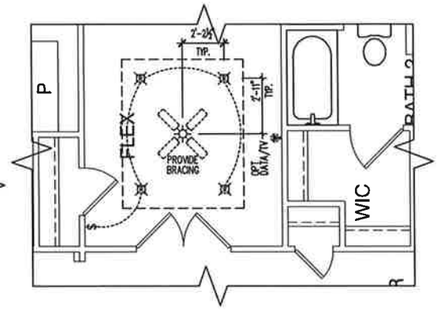
SHEET: U1-1.3

PLOTTED: July 1, 2022 / cathe / U1-1.3 FIRST FLOOR OPTIONAL UTILITY PLAN.dwg



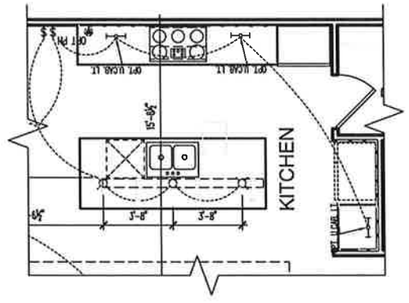
BEDROOM 3 ILO FLEX
OPT UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



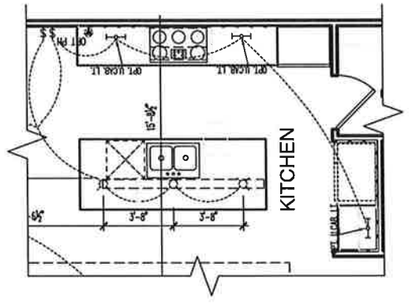
DBL. DOORS @ FLEX
OPT UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



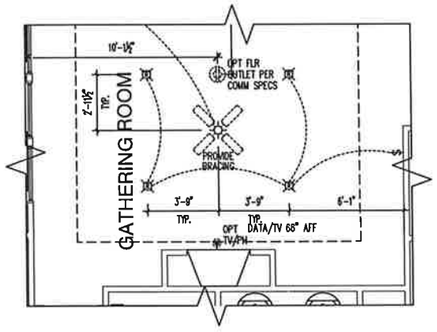
KITCHEN LAYOUT 4
OPT UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



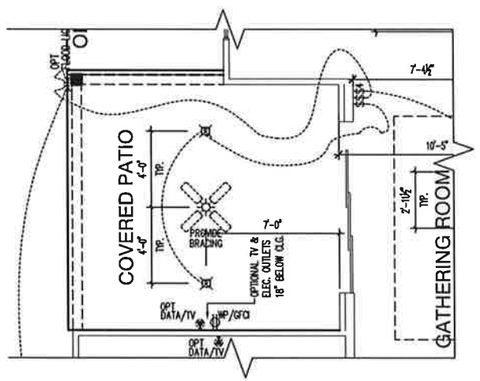
KITCHEN LAYOUT 5
OPT UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



FIREPLACE @
GATHERING ROOM
OPT UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SLIDING GLASS DOOR
@ GATHERING ROOM

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
FIRST FLOOR OPTIONAL UTILITY PLAN OPTIONS

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

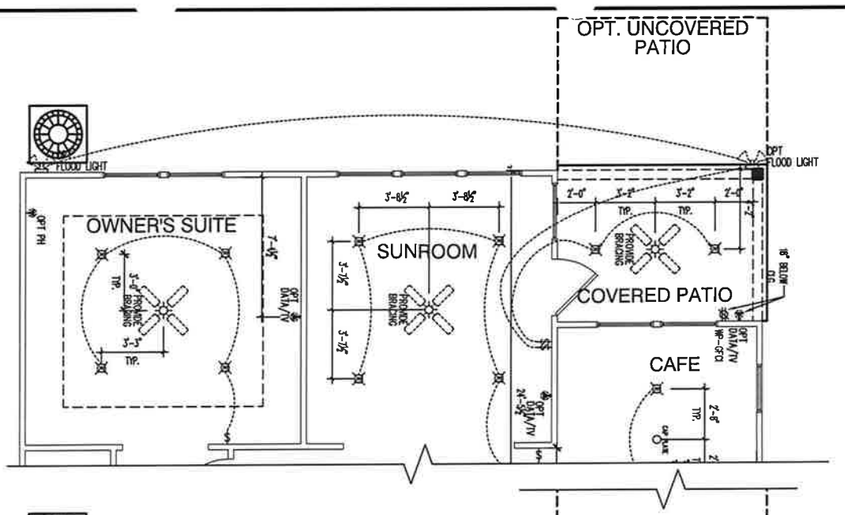
PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
U1-1.4

PLOTTED: July 1, 2022 / zgullen / U1-1.4 FIRST FLOOR OPTIONAL UTILITY PLAN OPTIONS.dwg

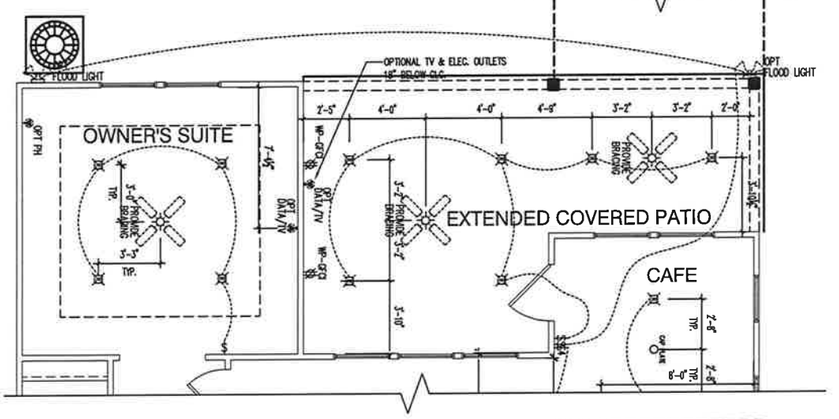
SUNROOM OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



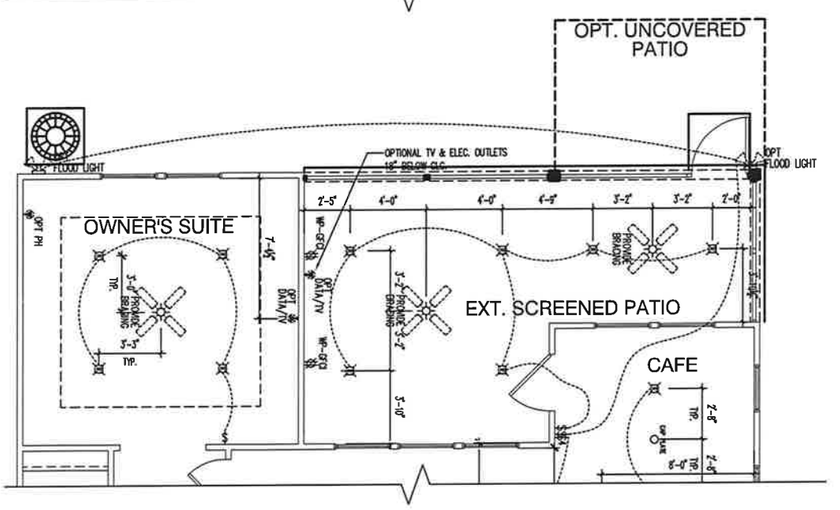
EXTENDED COVER PATIO OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



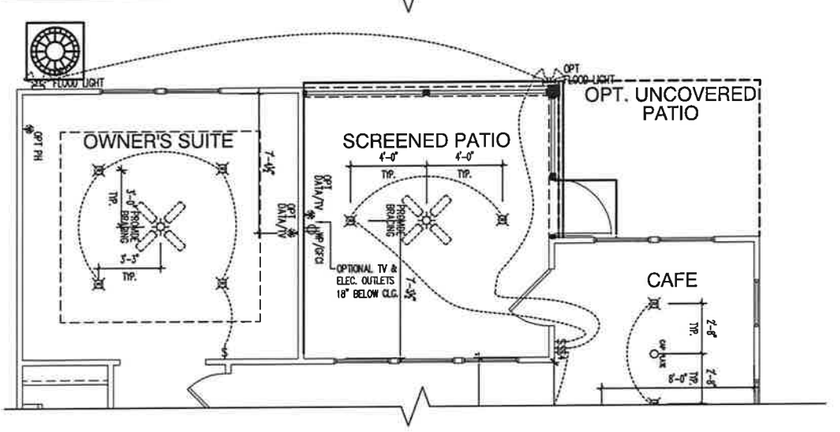
EXTENDED SCREENED PATIO OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



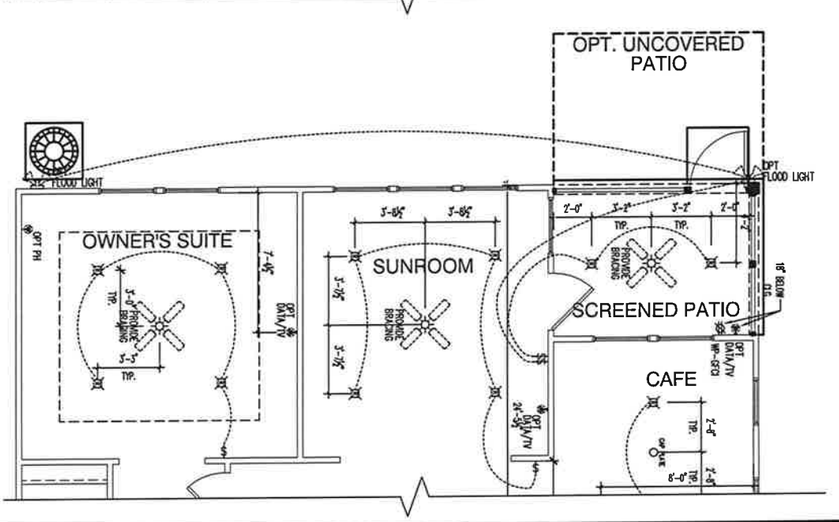
SCREENED PATIO OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SUNROOM AND SCREENED PATIO OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



SHEET U1-1.4.1

PLAN NAME Prestige
MPC NUMBER 2697.200

PROJECT TYPE Single Family
SPECIFICATION LEVEL

NO.	DATE/DESCRIPTION
1	09/23/2022

PRODUCT MANAGER
CURRENT RELEASE
DATE

The Prestige
FIRST FLOOR OPTIONAL UTILITY PLAN OPTIONS

PulteGroup

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

ELECTRICAL NOTES

#	EXPLANATION
1.	ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL MUNICIPALITIES ADOPTED CODES.
2.	THE ELECTRICAL OPENINGS AND FIXTURES ON THIS DRAWING ARE ALL SHOWN IN APPROXIMATE LOCATIONS. LOCATIONS ARE NOT TO BE SCALED FROM THIS DRAWING. PULTE STANDARDS AND ANY CODE REQUIREMENTS THAT APPLY ARE TO BE FOLLOWED FOR ACTUAL PLACEMENT OF OPENINGS AND FIXTURES IN THE FIELD.
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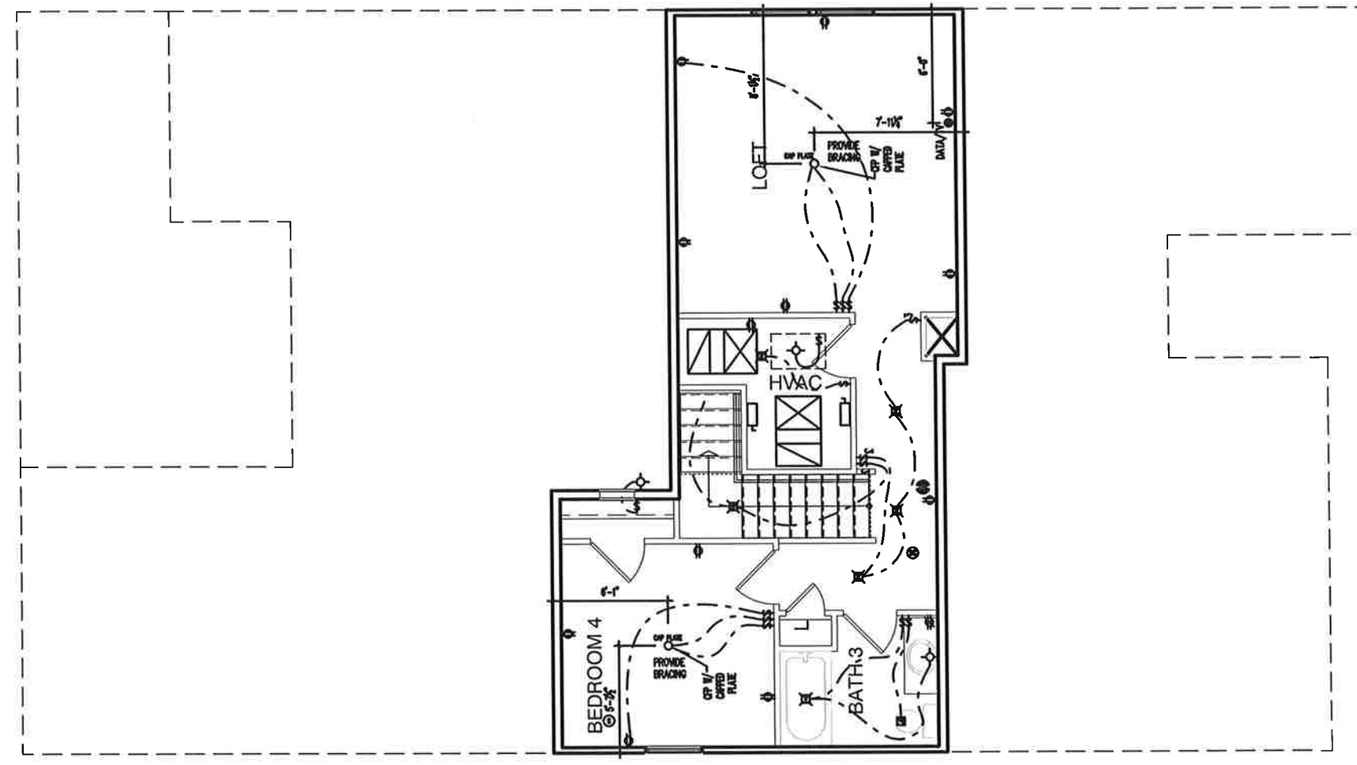
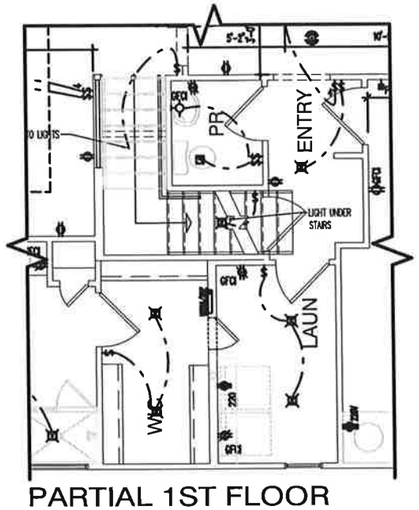


2ND FLOOR UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

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The Prestige
SECOND FLOOR UTILITY PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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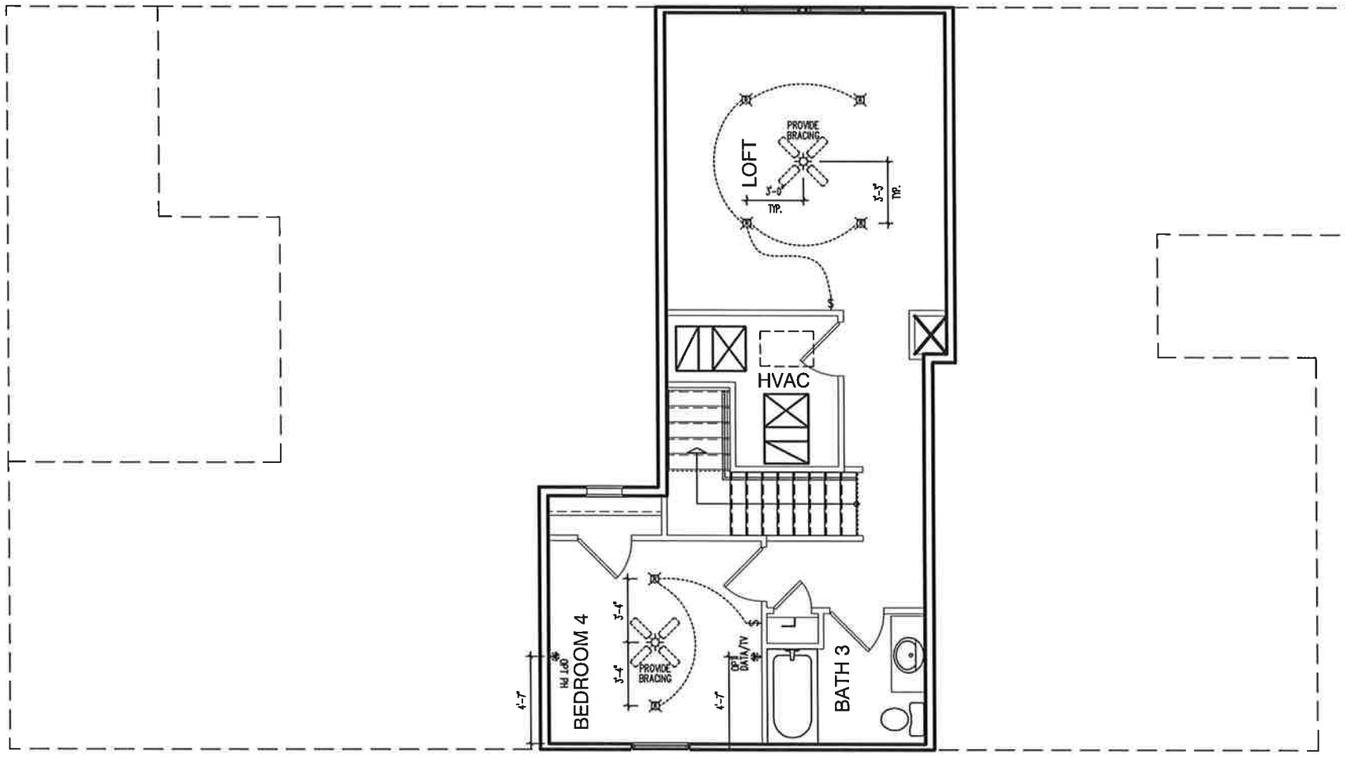
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
U1-2.1

PLOTTED: July 1, 2022 / chi-vp / U1-2.1 SECOND FLOOR UTILITY PLAN.dwg



2ND FLOOR OPTIONAL UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
SECOND FLOOR OPTIONAL UTILITY PLAN

PRODUCT MANAGER
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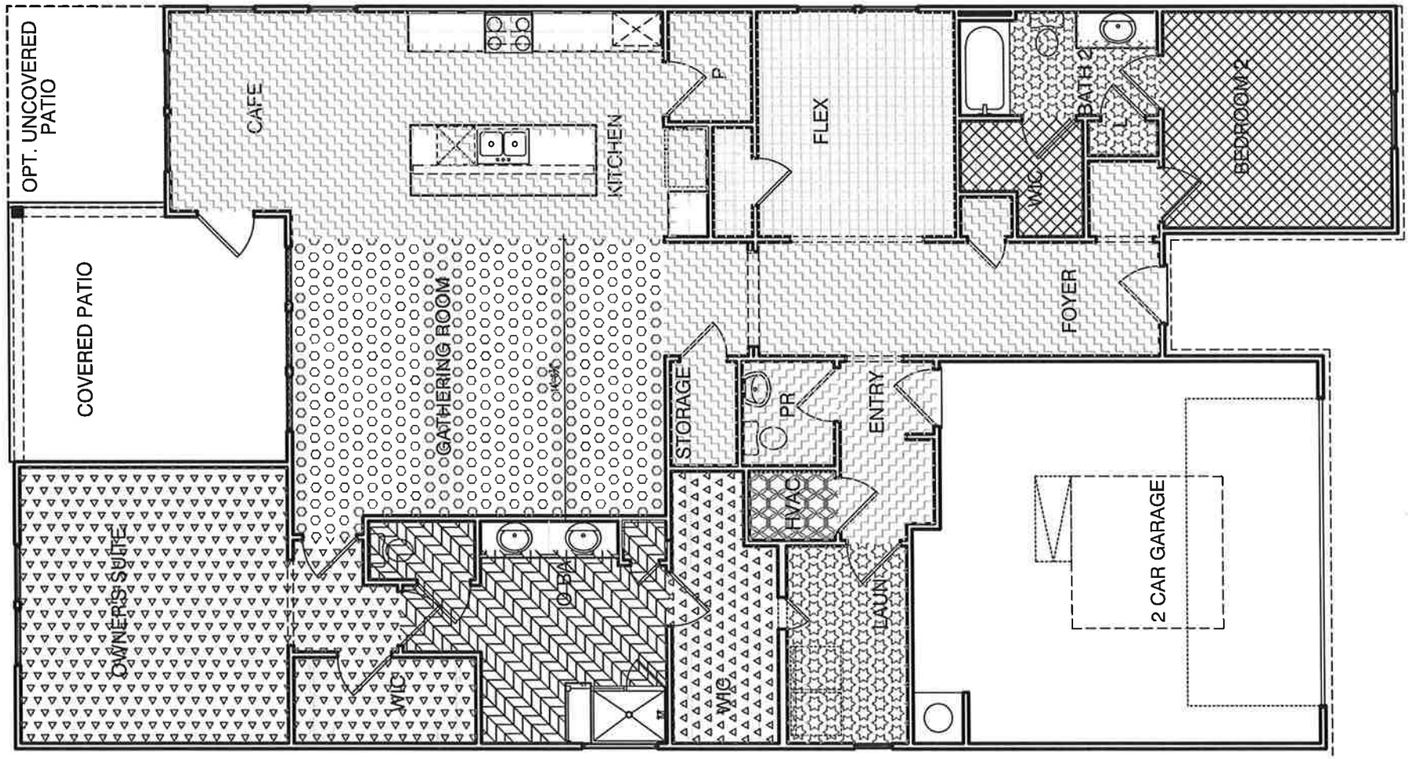
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
U1-2.2

PLOTTED: July 1, 2022 / dbl.w / U1-2.2 SECOND FLOOR OPTIONAL UTILITY PLAN.dwg



1ST FLOOR FLOORING ZONE PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

FLOORING LEGEND

- Zone 03
- Zone 6
- Zone 04
- Zone 36
- Zone 05
- Zone 38
- Zone 06
- Zone 46
- Zone 6
- Zone 72
- Zone 36
- Zone 82
- Zone 38
- Zone 83

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
FIRST FLOOR FLOORING LAYOUT

PRODUCT MANAGER
CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
△	
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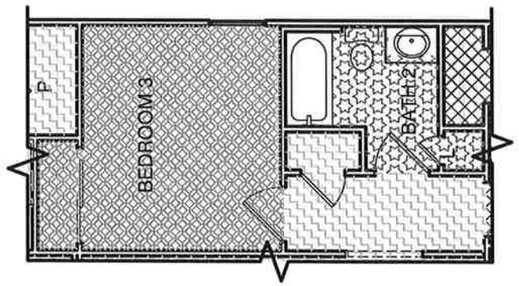
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

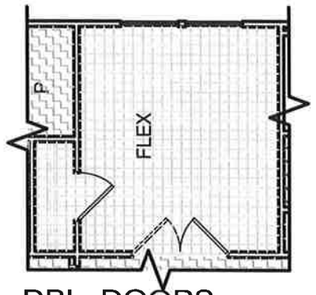
SHEET
FL-1.1

PLOTTED: July 1, 2022 / asanchez / FL-1.1 FIRST FLOOR FLOORING LAYOUT.dwg



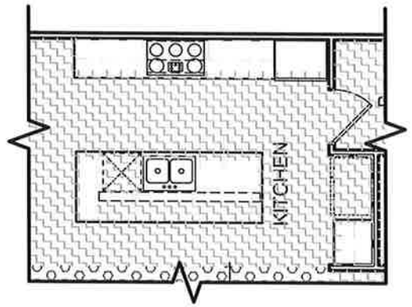
BEDROOM 3 ILO FLEX

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



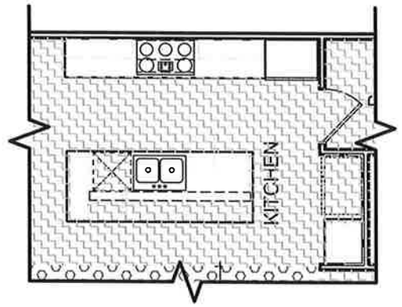
DBL. DOORS @ FLEX

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



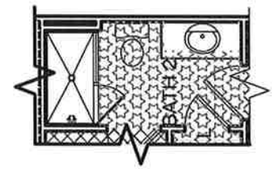
KITCHEN LAYOUT 4

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



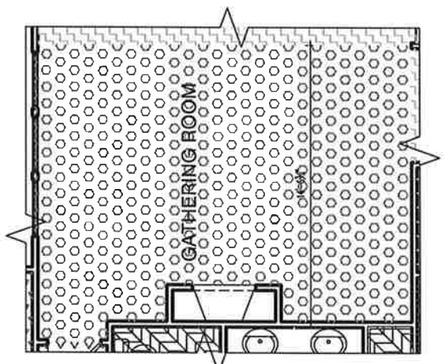
KITCHEN LAYOUT 5

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



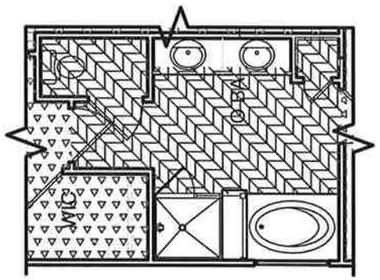
SHOWER @ BATH 2

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



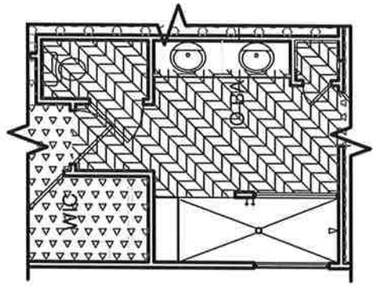
FIREPLACE @ GATHERING ROOM

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



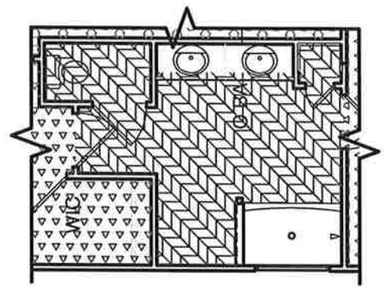
OWNER'S BATH LAYOUT 3

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



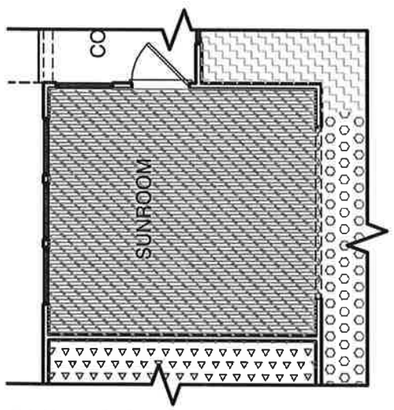
OWNER'S BATH LAYOUT 4

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



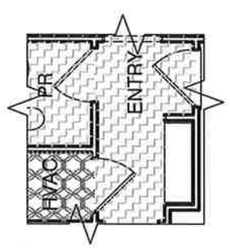
OWNER'S BATH LAYOUT 5

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



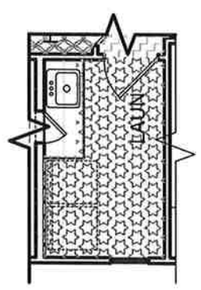
SUNROOM

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



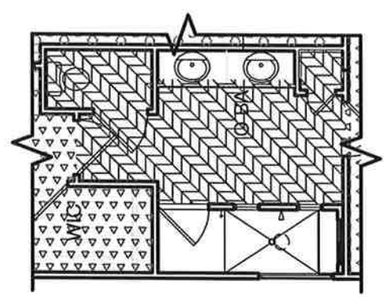
BENCH @ OWNER'S ENTRY

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



LAUNDRY LAYOUT 3

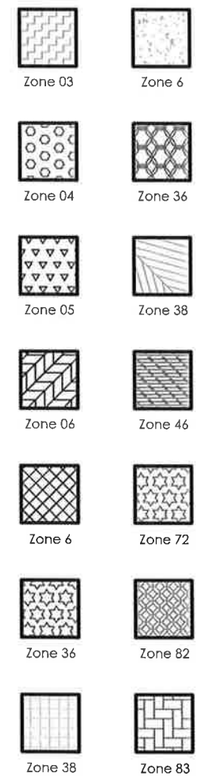
SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



OWNER'S BATH LAYOUT 6

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

FLOORING LEGEND



1) 40' SERIES DOES NOT OFFER OWNER'S BATH LAYOUT 2
2) 40' SERIES DOES NOT OFFER LAUNDRY LAYOUT 2

Southeast Zone
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The Prestige
FIRST FLOOR FLOORING LAYOUT - OPTIONS

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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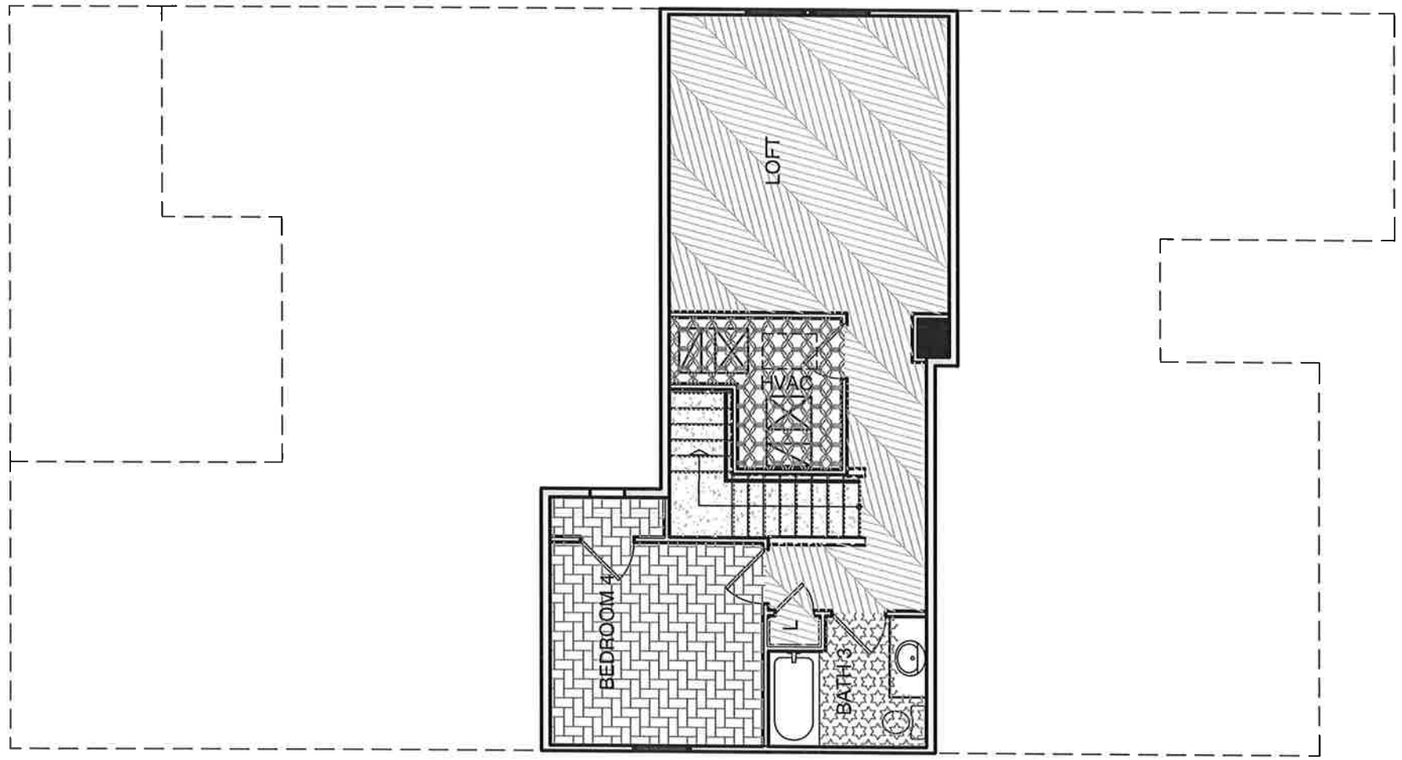
PROJECT TYPE
Single Family

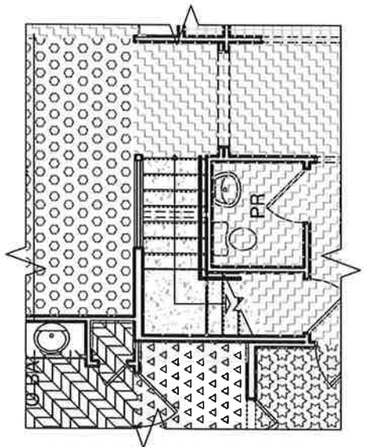
SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
FL-1.2

PLOTTED: July 1, 2022 / tcarruyers3 / FL-1.2 FIRST FLOOR FLOORING LAYOUT - OPTIONS.dwg





PARTIAL 1ST FLOOR
FLOORING ZONE PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

2ND FLOOR FLOORING ZONE PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
SECOND FLOOR FLOORING LAYOUT

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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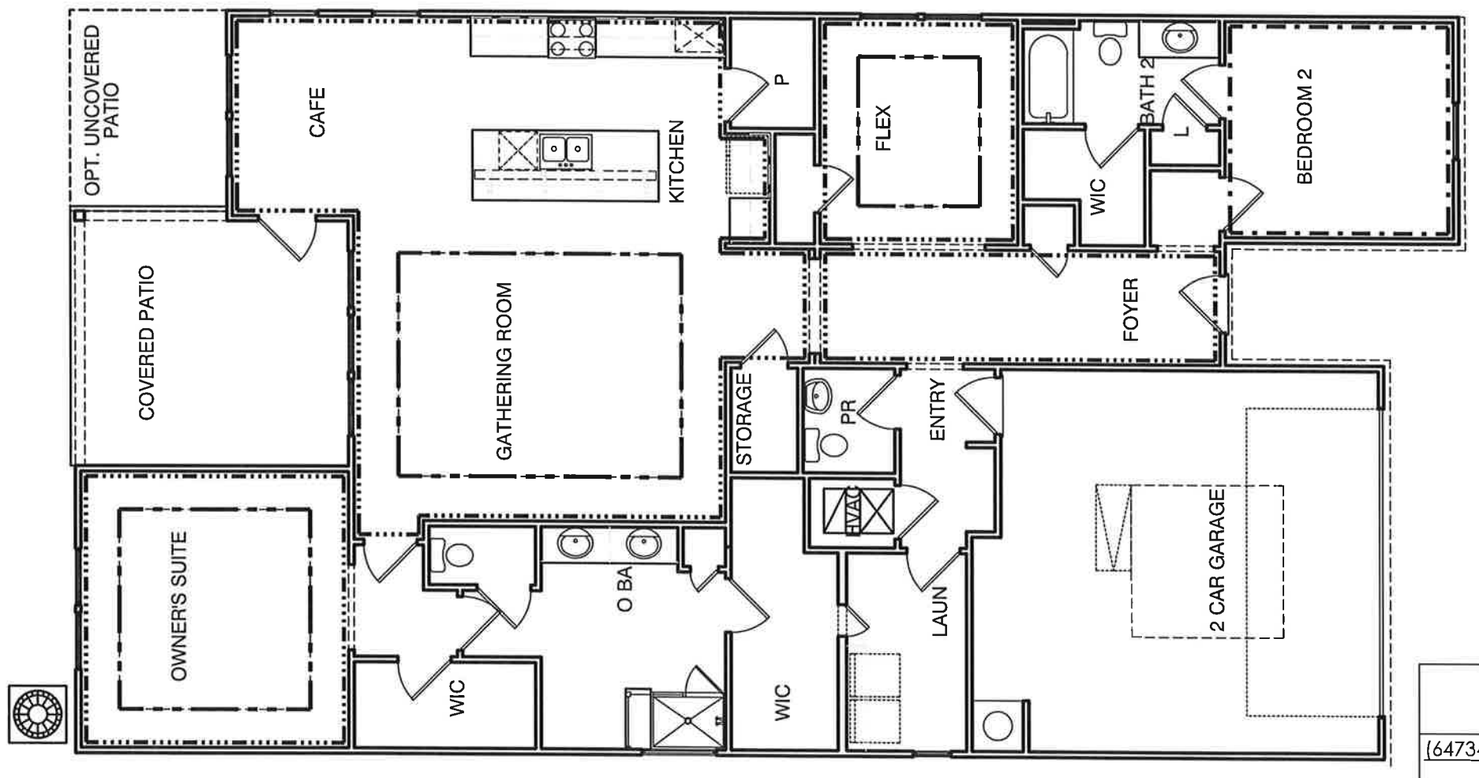
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
FL-2.1

PLOTTED: July 1, 2022 / drive / FL-2.1 SECOND FLOOR FLOORING LAYOUT.dwg



1ST FLOOR TRIM ZONES

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

	TRIM LEGEND
(64734)	OPTIONAL CROWN PRIMARY
(68436)	OPTIONAL CROWN SECONDARY BEDROOMS ADDED TO PRIMARY CROWN LOCATIONS
	OPTIONAL CROWN WITH TRAY CLNG OPTION LOCATION OF CROWN WHEN OPT. TRAY IS SELECTED. CROWN MOVES TO INSIDE TRAY IN LIEU OF ROOM PERIMETER.
	STANDARD HANDRAIL 36" OPEN RAIL AT STAIR - 1ST FLOOR
	(SUNROOM - 64744)

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The Prestige
FIRST FLOOR TRIM ZONES

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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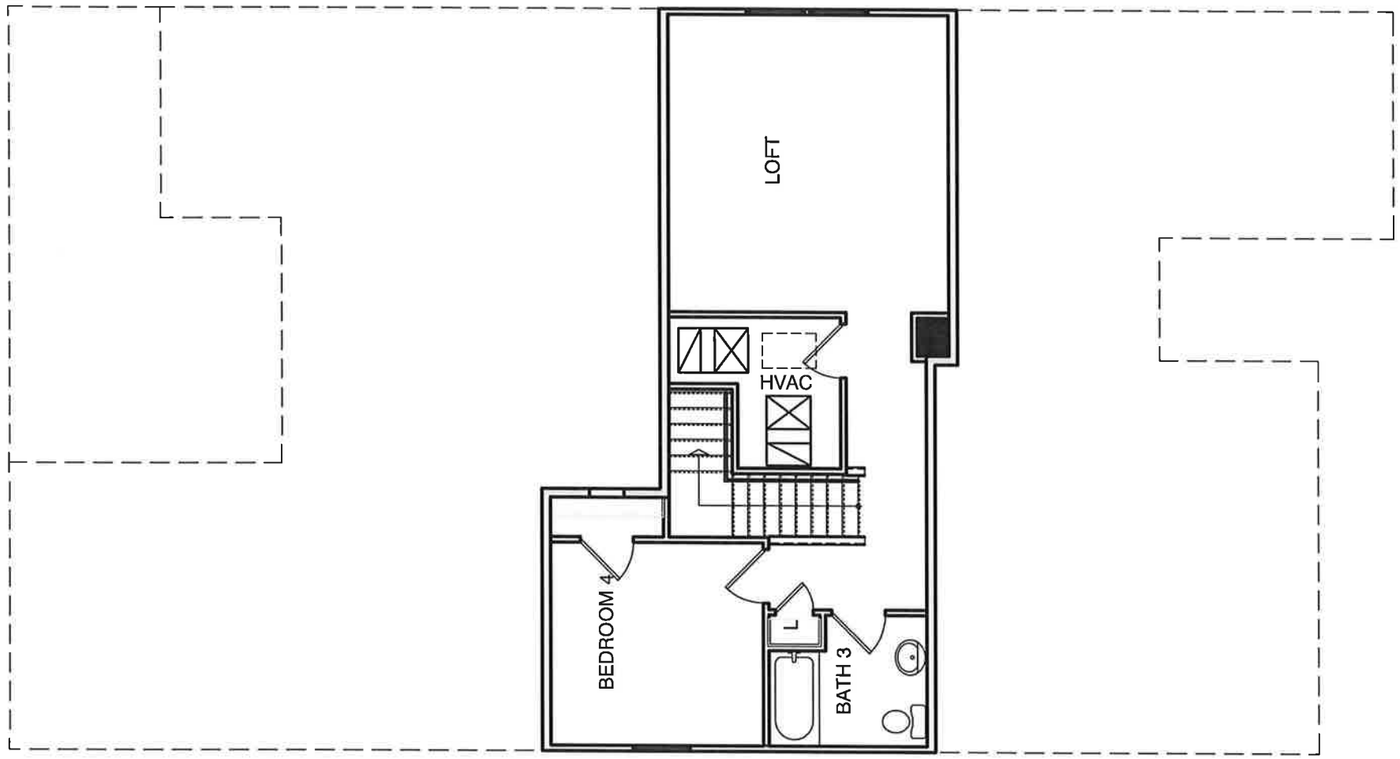
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

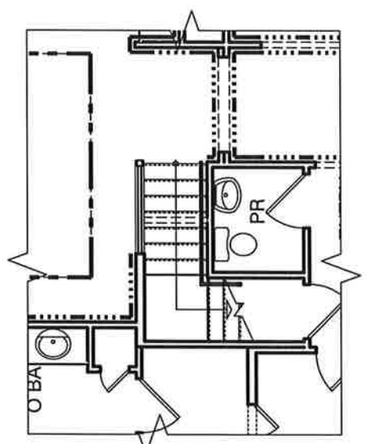
SHEET
TZ-1.1

PLOTTED: July 1, 2022 / Scott Campbell / TZ-1.1 FIRST FLOOR TRIM ZONES.dwg



2ND FLOOR TRIM ZONES

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL 1ST FLOOR TRIM ZONES

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
SECOND FLOOR TRIM ZONES

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

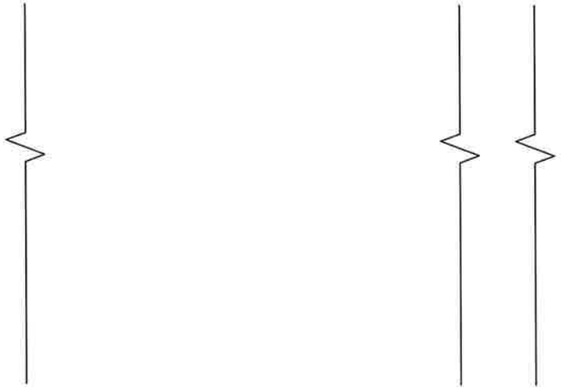
PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
TZ-2.1

PLOTTED: Jun 1, 2022 / dklve / TZ-2.1 SECOND FLOOR TRIM ZONES.dwg

TYPICAL GRAB BAR DETAIL @ TUB/SHOWER COMBO

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)



TYPICAL GRAB BAR DETAIL @ SHOWER WITH SEAT

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)

TYPICAL GRAB BAR DETAIL @ TOILET

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)

TYPICAL GRAB BAR DETAIL @ TUB WITH SEPARATE SHOWER

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)

TYPICAL GRAB BAR DETAIL @ WALK-IN SHOWER

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)

BATH LAYOUT VARIES PER PLAN

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

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The Prestige
ARCHITECTURAL DETAILS

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

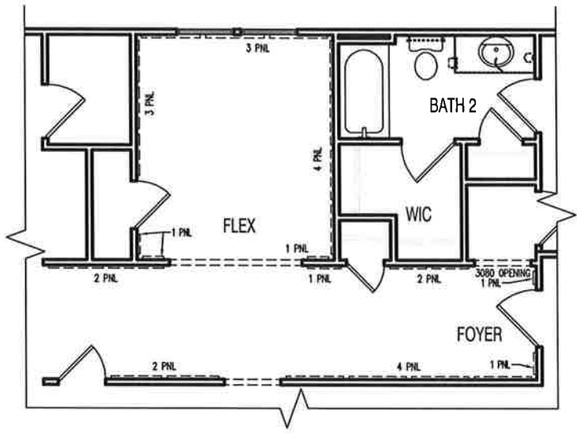
PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
AD-1.1

PLOTTED: July 1, 2022 / jmccormick / AD-1.1 ARCHITECTURAL DETAILS.dwg

CHAIRS & SQUARES DETAIL

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)



FOYER & FLEX ROOM PANEL LAYOUT (65342 - FLEX)
FOR CHAIRS AND SQUARES (36347 - FOYER)

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/2" = 1'-0" ON 22x34 PAPER)

Southeast Zone
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The Prestige
ARCHITECTURAL DETAILS

PRODUCT MANAGER

CURRENT RELEASE
DATE 09/23/2022

REV#	DATE/DESCRIPTION
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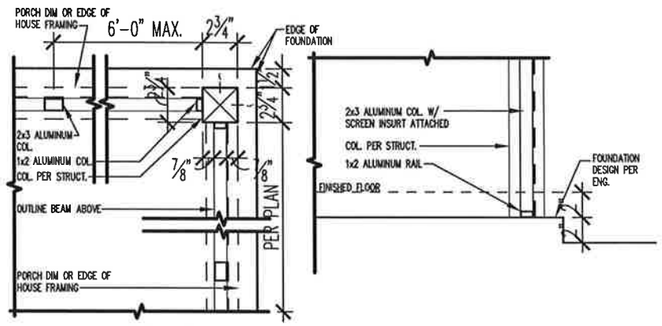
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

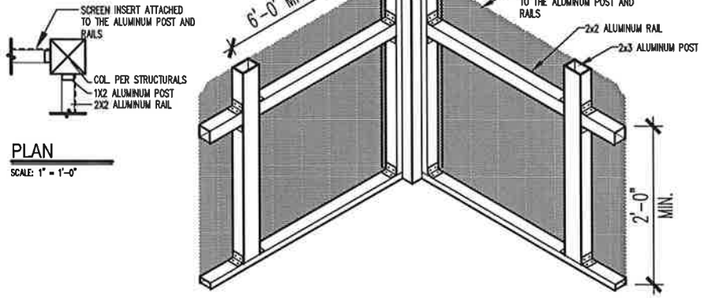
SHEET
AD-1.2

PLOTTED: July 1, 2022 / jmccormick / AD-1.2 ARCHITECTURAL DETAILS.dwg



ALUMINUM SCREEN PORCH BASE

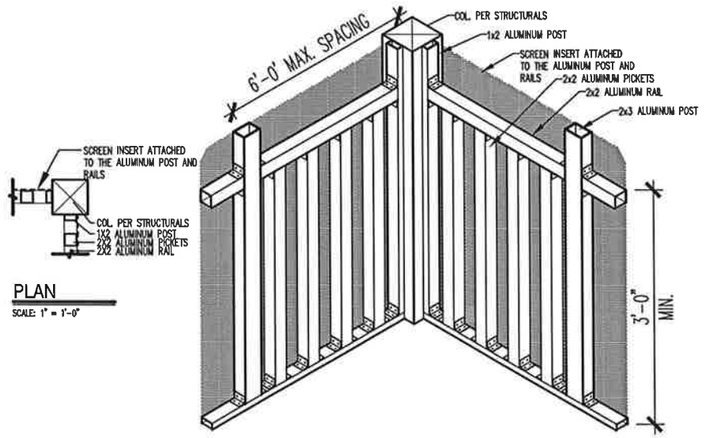
SCALE: 1" = 1'-0"



ALUMINUM SCREENED PORCH DETAILS

SCALE: 1" = 1'-0"

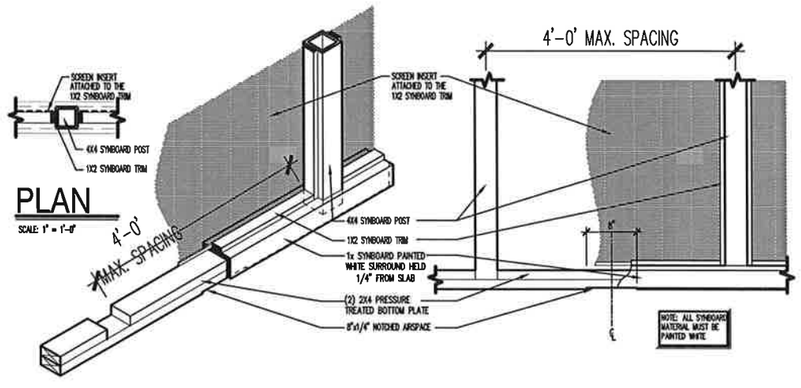
SLAB CONDITION



ALUMINUM SCREENED PORCH DETAILS

SCALE: 1" = 1'-0"

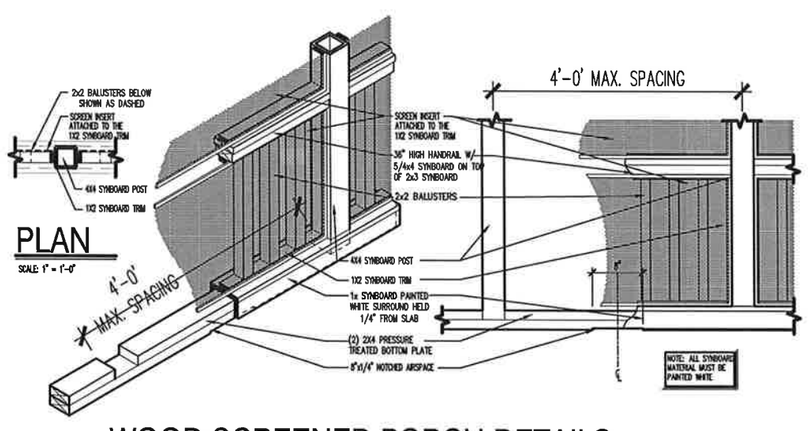
BASEMENT CONDITION



WOOD SCREENED PORCH DETAILS

SCALE: 1" = 1'-0"

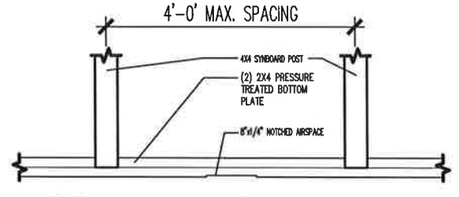
SLAB CONDITION



WOOD SCREENED PORCH DETAILS

SCALE: 1" = 1'-0"

BASEMENT CONDITION



WOOD FRAMING ELEVATION

SCALE: 1" = 1'-0"

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta, GA. 30009 (770) 381-3450

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The Prestige
ARCHITECTURAL DETAILS

PRODUCT MANAGER

CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
△	
△	
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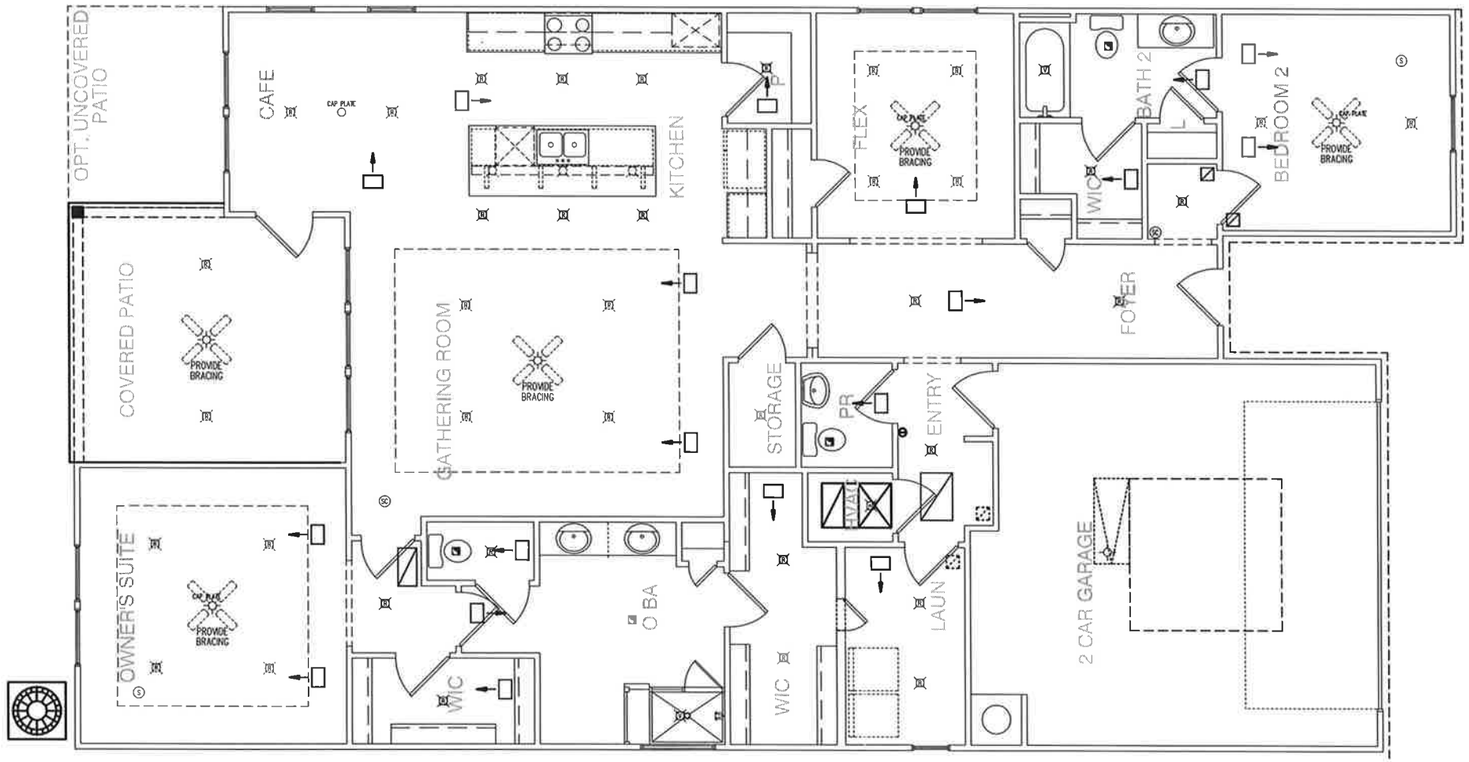
PROJECT TYPE: Single Family

SPECIFICATION LEVEL

PLAN NAME: Prestige
NPC NUMBER: 2697.200

SHEET: AD-1.3

PLOTTED: July 1, 2022 / Scott Campbell / AD-1.3 ARCHITECTURAL DETAILS.dwg



1ST FLOOR HVAC PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

CURVED BLADE REGISTER SCHEDULE					
AIRFLOW (CFM)	VELOCITY (FPM)	THROW (FT)	FLOOR REGISTERS	CEILING REGISTERS	SIDEWALL REGISTERS
0–75	700	14	8X4	8X4	8X4
76–85	700	15	8X6	8X6, 10X4	8X6
86–95	700	16	10X6	10X6, 12X4	10X6
96–130	700	16	12X6	12X6, 10X8	12X6
131–150	700	16	12X8	14X6, 12X8	12X8
151–170	700	20	12X12	14X8	12X12
6" TOLERANCE FOR VARIATION TO EXACT SUPPLY AND RETURN REGISTER LOCATION					
THERMOSTAT(S) SHALL BE LOCATED WITHIN 7' FROM WALL CORNERS OR OPENINGS.					
SMOKE DETECTOR LOCATIONS MAY VARY BASED UPON LOCAL MUNICIPAL REQUIREMENTS.					

RETURN GRILLE SCHEDULE		
STANDARD GRILLE		
AIRFLOW (CFM)	FACE VELOCITY (FPM)	GRILLE SIZE
0–265	400	12X12
266–523	400	12X24
524–722	400	16X25
723–935	400	20X25
936–1076	400	20X30
FILTER GRILLE		
AIRFLOW (CFM)	FACE VELOCITY (FPM)	GRILLE SIZE
0–199	300	12X12
200–393	300	12X24
394–542	300	16X25
543–700	300	20X25
701–810	300	20X30

Southeast Zone
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PulteGroup

The Prestige
FIRST FLOOR HVAC PLAN

PRODUCT MANAGER
CURRENT RELEASE DATE 09/23/2022

REV#	DATE/DESCRIPTION
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△	
△	
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△	

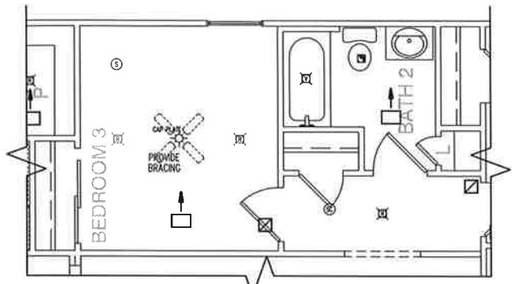
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

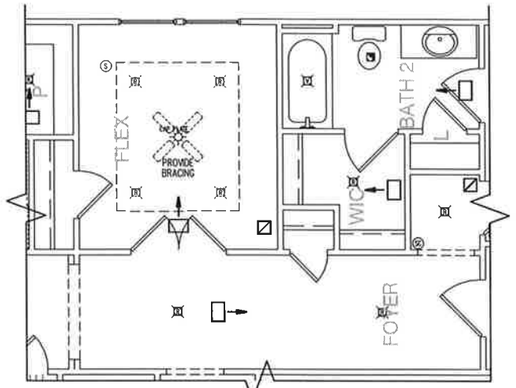
SHEET
M1-1.1

PLOTTED: July 1, 2022 / tmcdowell / M1-1.1 FIRST FLOOR HVAC PLAN.dwg



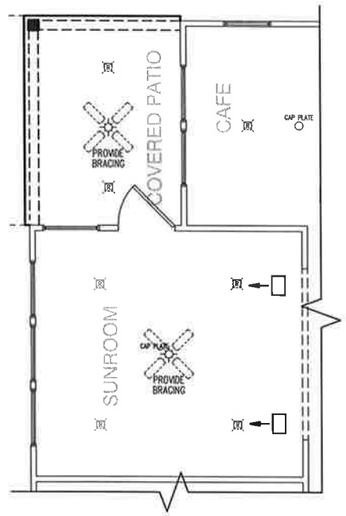
PARTIAL OPT. BEDROOM 3
ILO FLEX LAYOUT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL OPT. DOORS
AT FLEX LAYOUT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)



PARTIAL OPT. SUNROOM
HVAC LAYOUT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
FIRST FLOOR OPTIONS HVAC PLAN

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV#	DATE/DESCRIPTION
△	
△	
△	
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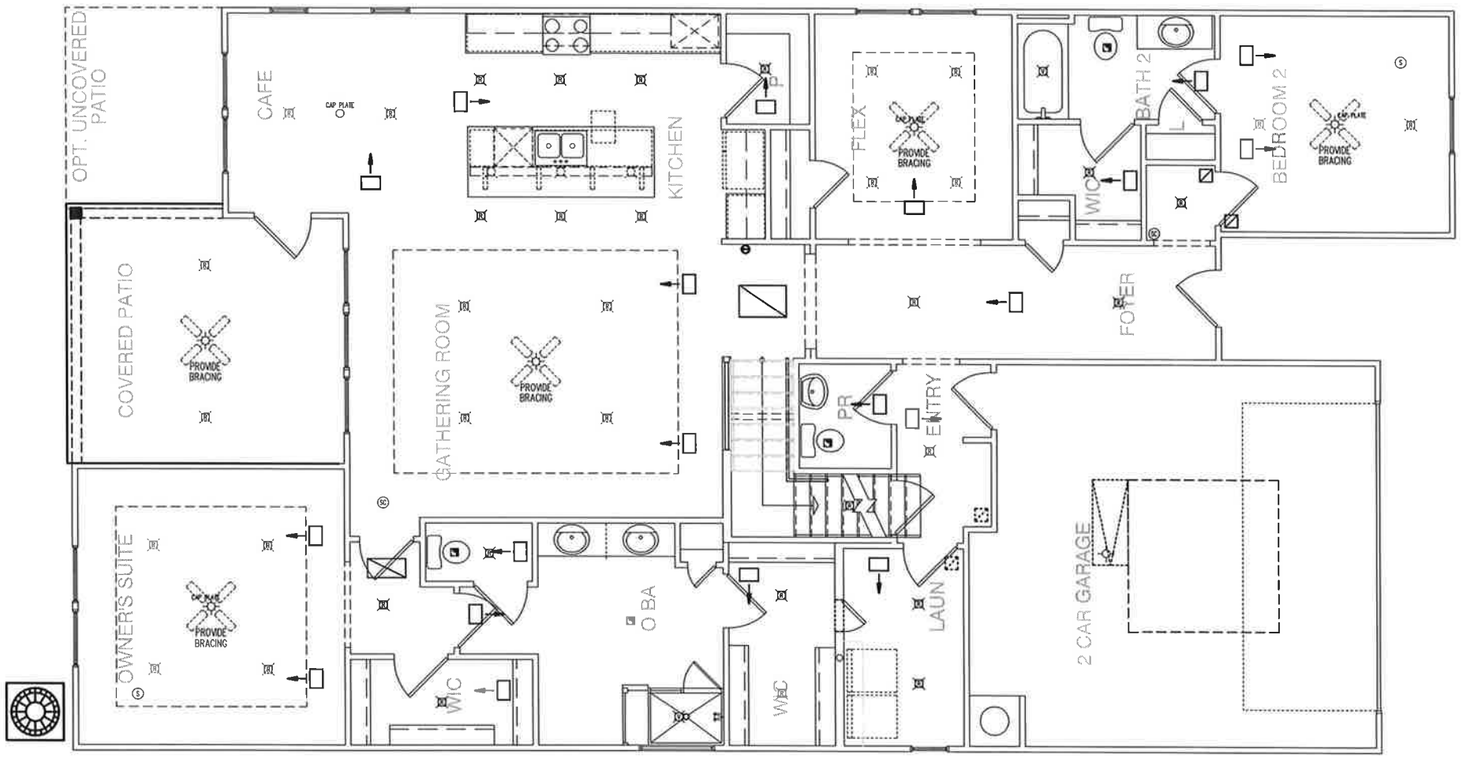
PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
M1-1.2

PLOTTED: July 1, 2022 / Scott Campbell / M1-1.2 FIRST FLOOR OPTIONS HVAC PLAN.dwg



1ST FLOOR LOFT HVAC PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

CURVED BLADE REGISTER SCHEDULE					
AIRFLOW (CFM)	VELOCITY (FPM)	THROW (FT)	FLOOR REGISTERS	CEILING REGISTERS	SIDEWALL REGISTERS
0-75	700	14	8X4	8X4	8X4
76-85	700	15	8X6	8X6, 10X4	8X6
86-95	700	16	10X6	10X8, 12X4	10X8
96-130	700	16	12X8	12X6, 10X8	12X6
131-150	700	16	12X8	14X6, 12X8	12X8
151-170	700	20	12X12	14X8	12X12
6" TOLERANCE FOR VARIATION TO EXACT SUPPLY AND RETURN REGISTER LOCATION					
THERMOSTAT(S) SHALL BE LOCATED WITHIN 7' FROM WALL CORNERS OR OPENINGS.					
SMOKE DETECTOR LOCATIONS MAY VARY BASED UPON LOCAL MUNICIPAL REQUIREMENTS.					

RETURN GRILLE SCHEDULE		
STANDARD GRILLE		
AIRFLOW (CFM)	FACE VELOCITY (FPM)	GRILLE SIZE
0-265	400	12X12
266-523	400	12X24
524-722	400	16X25
723-935	400	20X25
936-1076	400	20X30
FILTER GRILLE		
AIRFLOW (CFM)	FACE VELOCITY (FPM)	GRILLE SIZE
0-199	300	12X12
200-363	300	12X24
394-542	300	16X25
543-700	300	20X25
701-810	300	20X30

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
FIRST FLOOR LOFT HVAC PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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△	
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PROJECT TYPE
Single Family

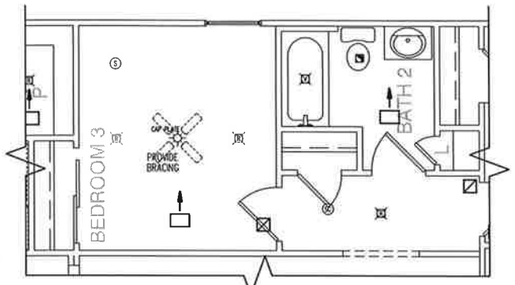
SPECIFICATION LEVEL

PLAN NAME
Prestige

NPC NUMBER
2697.200

SHEET
M1-1.3

PLOTTED: July 1, 2022 / Scott Campbell / M1-1.3 FIRST FLOOR LOFT HVAC PLAN.dwg



PARTIAL OPT. BEDROOM 3
ILO FLEX LAYOUT

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
FIRST FLOOR OPTIONS LOFT HVAC PLAN

PRODUCT MANAGER

CURRENT RELEASE
DATE:09/23/2022

REV	DATE/DESCRIPTION
△	
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

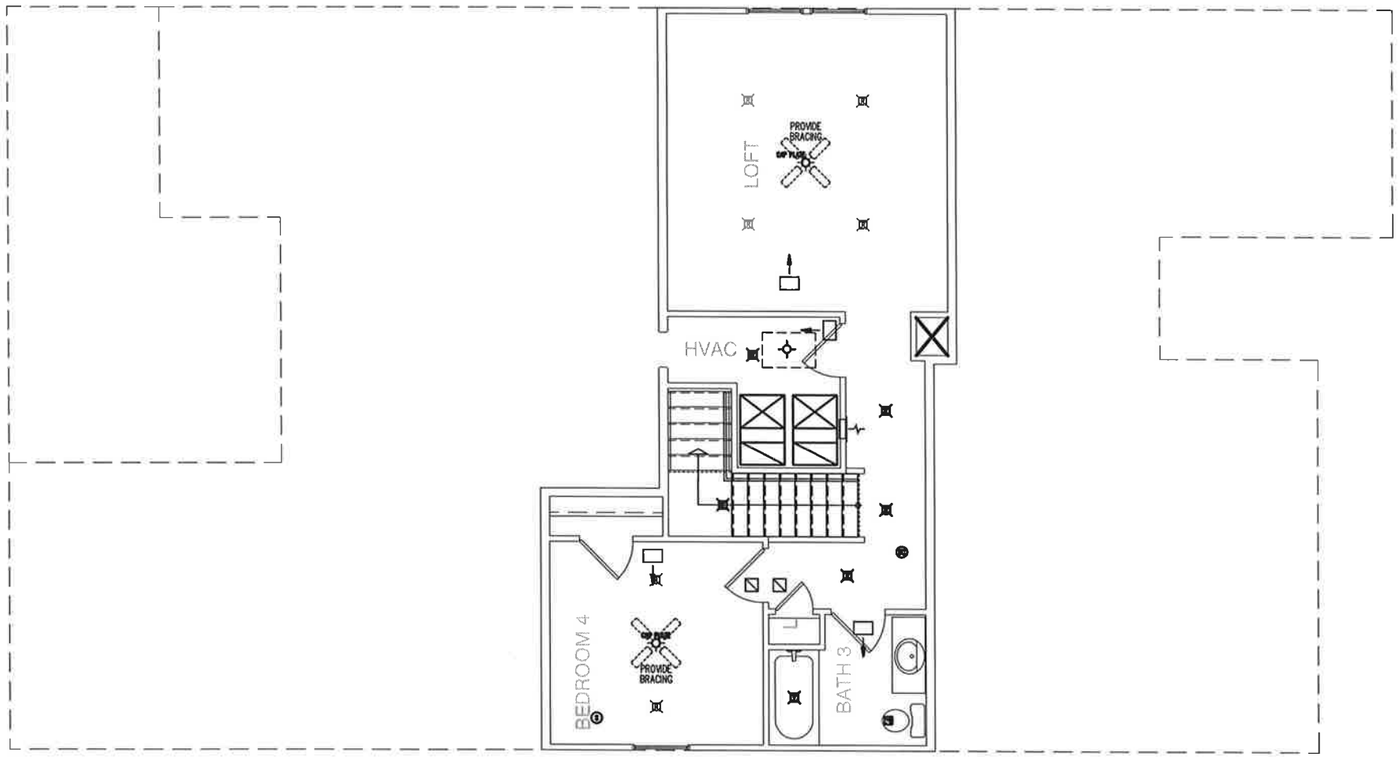
PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
M1-1.4

PLOTTED: July 1, 2022 / Scott Campbell / M1-1.2 FIRST FLOOR OPTIONS LOFT HVAC PLAN.dwg

CURVED BLADE REGISTER SCHEDULE					
AIRFLOW (CFM)	VELOCITY (FPM)	THROW (FT)	FLOOR REGISTERS	CEILING REGISTERS	SIDEWALL REGISTERS
0-75	700	14	8X4	8X4	8X4
76-85	700	15	8X6	8X6, 10X4	8X6
86-95	700	16	10X6	10X6, 12X4	10X6
96-130	700	16	12X8	12X6, 10X8	12X6
131-150	700	16	12X8	14X6, 12X8	12X8
151-170	700	20	12X12	14X8	12X12
6" TOLERANCE FOR VARIATION TO EXACT SUPPLY AND RETURN REGISTER LOCATION					
THERMOSTAT(S) SHALL BE LOCATED WITHIN 7" FROM WALL CORNERS OR OPENINGS.					
SMOKE DETECTOR LOCATIONS MAY VARY BASED UPON LOCAL MUNICIPAL REQUIREMENTS.					

RETURN GRILLE SCHEDULE		
STANDARD GRILLE		
AIRFLOW (CFM)	FACE VELOCITY (FPM)	GRILLE SIZE
0-265	400	12X12
266-523	400	12X24
524-722	400	16X25
723-935	400	20X25
936-1076	400	20X30
FILTER GRILLE		
AIRFLOW (CFM)	FACE VELOCITY (FPM)	GRILLE SIZE
0-199	300	12X12
200-393	300	12X24
394-542	300	16X25
543-700	300	20X25
701-810	300	20X30



2ND FLOOR UTILITY PLAN

SCALE 1/8" = 1'-0" (NOTE: SCALE 1/4" = 1'-0" ON 22x34 PAPER)

Southeast Zone
2475 Northwinds Pkwy, Suite 600
Alpharetta , GA. 30009 (770) 381-3450

PulteGroup

The Prestige
SECOND FLOOR HVAC PLAN

PRODUCT MANAGER

CURRENT RELEASE DATE:09/23/2022

REV#	DATE/DESCRIPTION
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PROJECT TYPE
Single Family

SPECIFICATION LEVEL

PLAN NAME
Prestige
NPC NUMBER
2697.200

SHEET
M1-2.1

PLOTTED: July 1, 2022 / Scott Campbell / M1-2.1 SECOND FLOOR HVAC PLAN.dwg

6B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-11: City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the existing common space to accommodate roadway and creating Barefoot Lakes, an 84-unit, single-family home community through changes to the governing documents.

History & Background

In 1999, the area now known as Barefoot Resort was annexed into the City of North Myrtle Beach as part of a ±2,345 acre Planned Unit Development. In 2000 and 2001, the final plats for Cedar Creek Phases 1 and 2 in Barefoot Resort were approved by Planning Commission creating 84 lots in total. Highways 22 and 31 opened to traffic in 2001 and 2002, but a few small parcels of land remained between the boundaries of the Barefoot PDD and the intersection of these highways. In March of 2012, a request to develop these remaining unincorporated parcels failed to gather enough support to pass and was withdrawn by the applicant.

Proposed Changes

The applicant, Robert "Shep" Guyton, agent for the current property owner and Barefoot Resort Residential Owners Association, Inc., has requested an amendment to the Barefoot Resort PDD adding the two adjacent, annexed parcels into the Barefoot Resort PDD and with the third, existing "Open Space" parcel creating the Barefoot Lakes development. Envisioned as a single-family residential enclave, the development consists of 84 homes oriented towards a private loop road backing up to a large pond at the Highway 22/31 interchange. The minimum lot size is 7,000 square feet with homes with a minimum of 1,600 square feet of conditioned space, 2,000 square feet minimum under roof. A single, variable-width right-of-way access is provided to the development from Marsh Glen Drive. As this right-of-way leaves Marsh Glen Drive, it is 100' feet in width with a divided median and 5' sidewalk. When the right-of-way reaches the newly annexed parcel it drops to a smaller 50' residential right-of-way.

Large tracts of open space and buffers provide screening to the proposed new community. At the Marsh Glen Drive intersection, a three-way stop with crosswalk providing access to the existing Barefoot Resort pedestrian network will be installed. A flashing signal will be installed at this location to notify oncoming traffic of the impending stop, and street lighting will adequately light the area, including a wall pack lighting system for the underside of the Highway 31 overpass at Marsh Glen Drive. Additionally, the developer will install a 4' berm with 6' hedge at the entry to the project to prevent headlight intrusion for the first houses bordering the new development's entrance. The project will have a minimum 20% open space, though the amount shown on the master plan including the large pond far exceeds that percentage. The architecture shown in the Pattern Book is in the Coastal Lowcountry Vernacular Style with fiber cement siding, treated wood siding, brick or synthetic stone siding and asphalt shingles, fiberglass shingles, or metal roofing.

Staff Review

Planning & Development, Planning Division

The Planning Department is reviewing the proposed amendment and will provide comments at the workshop. However, staff would like to note that three parcels are being used to create the new development: 2 newly annexed into the PDD and one existing "open space" parcel. The access road is being routed through the existing open space parcel, so it's use will no longer primarily be as open space for the PDD.

Planning & Development, Zoning Division

The Zoning Administrator is reviewing the proposed amendment and will provide comments at the workshop.

Public Works
The Public Works Department is reviewing the proposed amendment and will provide comments at the workshop.

Public Safety
The Fire Marshal is reviewing the proposed amendment and will provide comments at the workshop.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for August 22, 2023.

Planning Commission Action
The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

Alternative Motions

1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Barefoot Resort PDD creating Barefoot Lakes [Z-23-11] as submitted.

   OR

2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Barefoot Resort PDD creating Barefoot Lakes [Z-23-11] as submitted.

   OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$0.00 on
FILE NUMBER:	Z-23-11
Complete Submittal Date:	

Notice Published:	June 29, 2023
Planning Commission:	July 18, 2023
First Reading:	August 21, 2023
Second Reading:	September 18, 2023

City of North Myrtle Beach, SC

Application for a Major Amendment to a Planned Development District (PDD)

GENERAL INFORMATION	
Date of Request: May 24, 2023	**Property PIN(S): 35900000005, 35915020014, 35900000004**
Property Owner(s): Blu Water Investments LLC	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: Intersection of S.C. Highway 22 and S.C. Highway 31	**Project Contact: Robert Guyton**
Contact Phone Number: 8438392100	**Contact Email Address: rsguyton@guytonlawfirm.com**
PDD Name:	**Total Area of Property: 78 Acres**
Proposed Amendment: This annexation and zoning application is for a single family detached community of 84 homes, together with two parcel currently located within the City for inclusion within the Barefoot Resort & Golf PDD	

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

Applicant's E-signature: Robert Guyton

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581

LETTER OF AGENCY

To: City of North Myrtle Beach

Re: Horry County PIN No.: 359-00-00-0005; 359-15-02-0014 and 359-00-00-0004

Property Location: Intersection of S. C. Highway 22 and S. C. Highway 31.

Property Owners: Blu Water Investments LLC (Fee Simple Owner)

Barefoot Resort Residential Owners Association, Inc. (Equitable Owner of a portion of Property, and current property owner within the Barefoot Resort & Golf PDD)

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for annexation, zoning and zoning amendments, including PDD Amendments, Development Agreements, site plans, rights-of-way, and for purposes of signing for recordation any combination plats and subdivision plats for the above referenced properties as may be required.

Authorized Agent: Robert S. Guyton of Robert S. Guyton, P.C. and Development Resource Group, LLC

Agent's Address: Guyton: 4605 B Oleander Drive, Suite 202
Myrtle Beach, SC 29577

DRG: 4703 Oleander Drive
Myrtle Beach, SC 29577

Agent's Telephone: Guyton: (843) 839-2100

DRG: (843) 839-3350

FEE SIMPLE OWNER:

BLU WATER INVESTMENTS, LLC

By: _____
Name: JOHN J KENNEDY
Title: Sole Member

1204 Sunset Farms Road
Whittier, NC 28789
Phone: _____

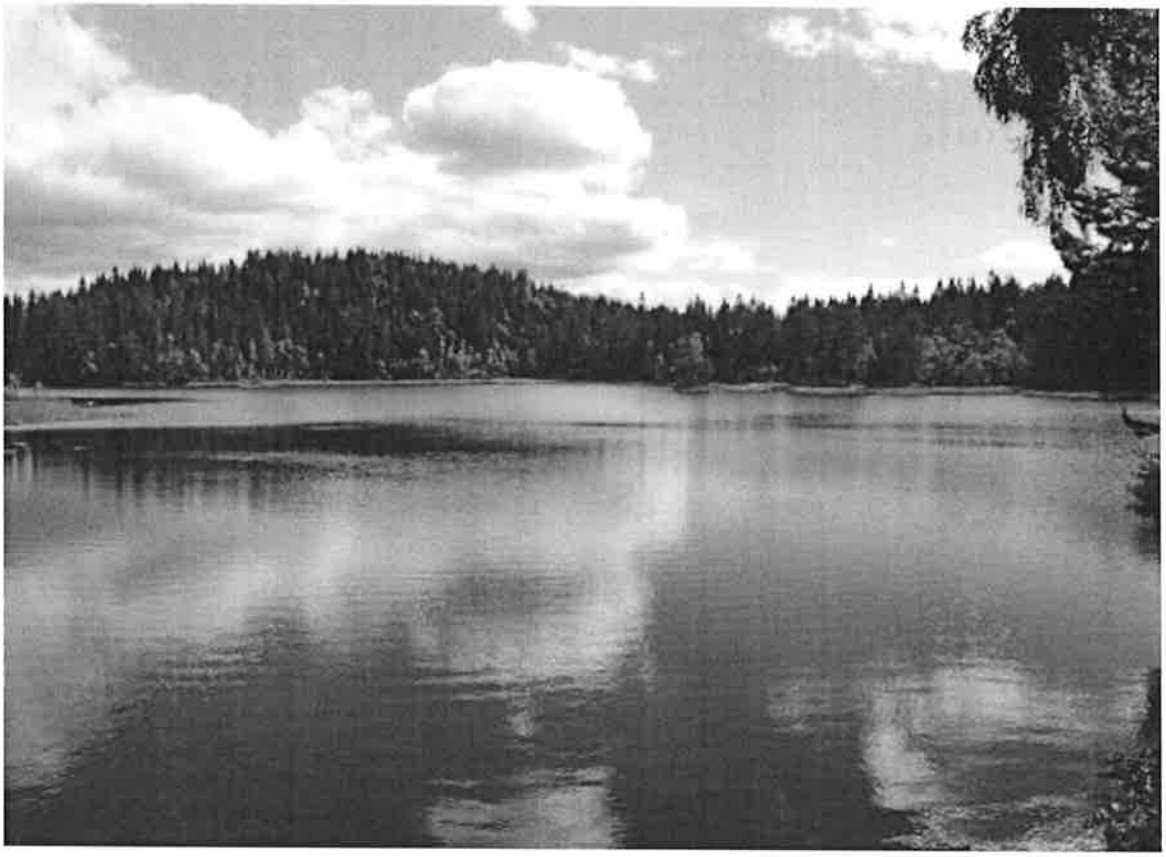
EQUITABLE OWNER:

BAREFOOT RESORT RESIDENTIAL OWNERS ASSOCIATION, INC.

By: _____
Name: JEROME SAXON
Title: PRESIDENT, BRRA

P.O. Box 1706
North Myrtle Beach, SC 29598
Phone: _____

BAREFOOT LAKES
PDD AMENDMENT NARRATIVE



CITY OF NORTH MYRTLE BEACH
BAREFOOT RESORT & GOLF PDD

ROBERT S. GUYTON, P.C.
4605 B OLEANDER DRIVE, SUITE 202
MYRTLE BEACH, SC 29577

AND

DEVELOPMENT RESOURCE GROUP
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577