



FINISHED SQUARE FOOTAGE:
FIRST FLOOR: 1546 S.F.
SECOND FLOOR: 1277 S.F.
BONUS ROOM OVER GARAGE W/ BATH: 351
TOTAL: 3174 S.F.

UNFINISHED SQUARE FOOTAGE:
FRONT PORCH: 653 S.F.
REAR COVERED PORCH: 168 S.F.
UNFINISHED MECH./STORAGE: APPROX. 150 S.F.



9245 SHADY GROVE RD., SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2818

THE CHARLOTTE PLAN

HULA, LOT 1, SECTION 2

EMERALD SERIES - ELEVATION D

REVIEW SET - REVISION - 8/19/2024



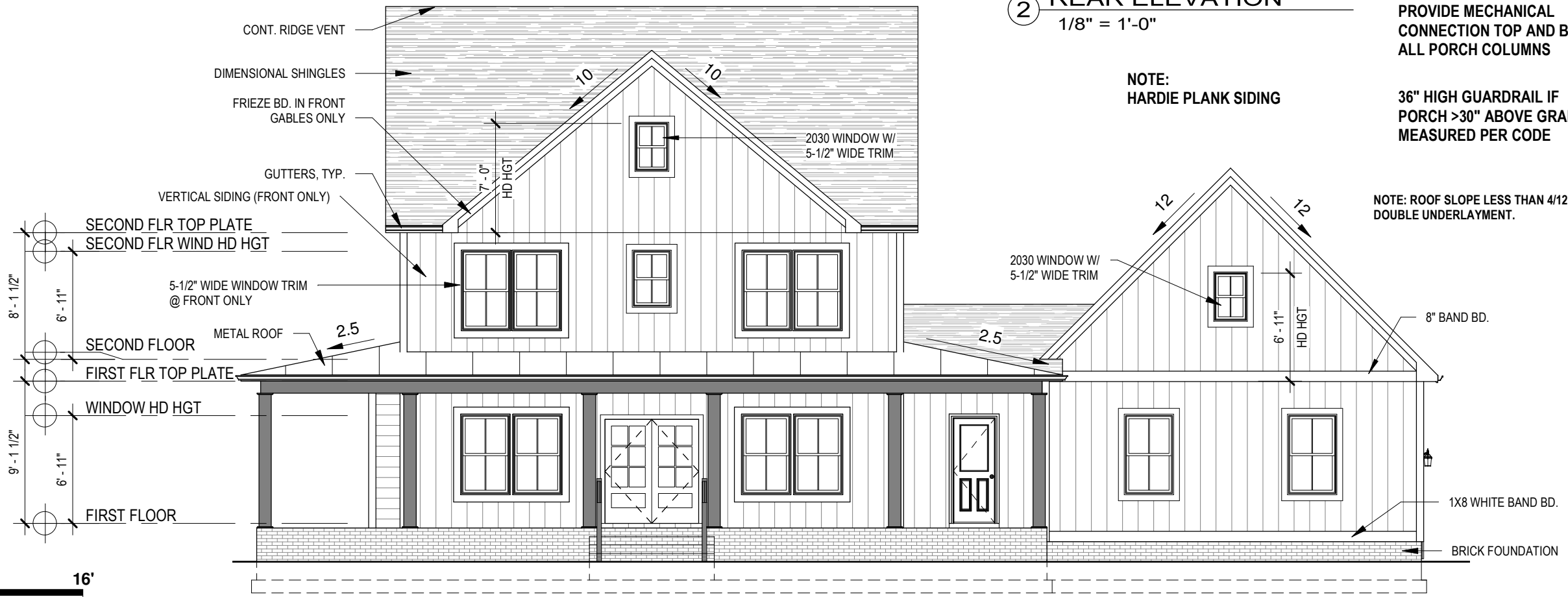
2 REAR ELEVATION
1/8" = 1'-0"

PROVIDE MECHANICAL CONNECTION TOP AND BOTTOM OF ALL PORCH COLUMNS

36" HIGH GUARDRAIL IF PORCH >30" ABOVE GRADE MEASURED PER CODE

NOTE: HARDIE PLANK SIDING

NOTE: ROOF SLOPE LESS THAN 4/12 REQUIRES DOUBLE UNDERLAYMENT.



1 FRONT ELEVATION
1/8" = 1'-0"



9245 SHADY GROVE RD.
SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2818



THE CHARLOTTE PLAN
FRONT & REAR ELEVATIONS
HULA, LOT 1, SECTION 2

DRAWN BY:
CW

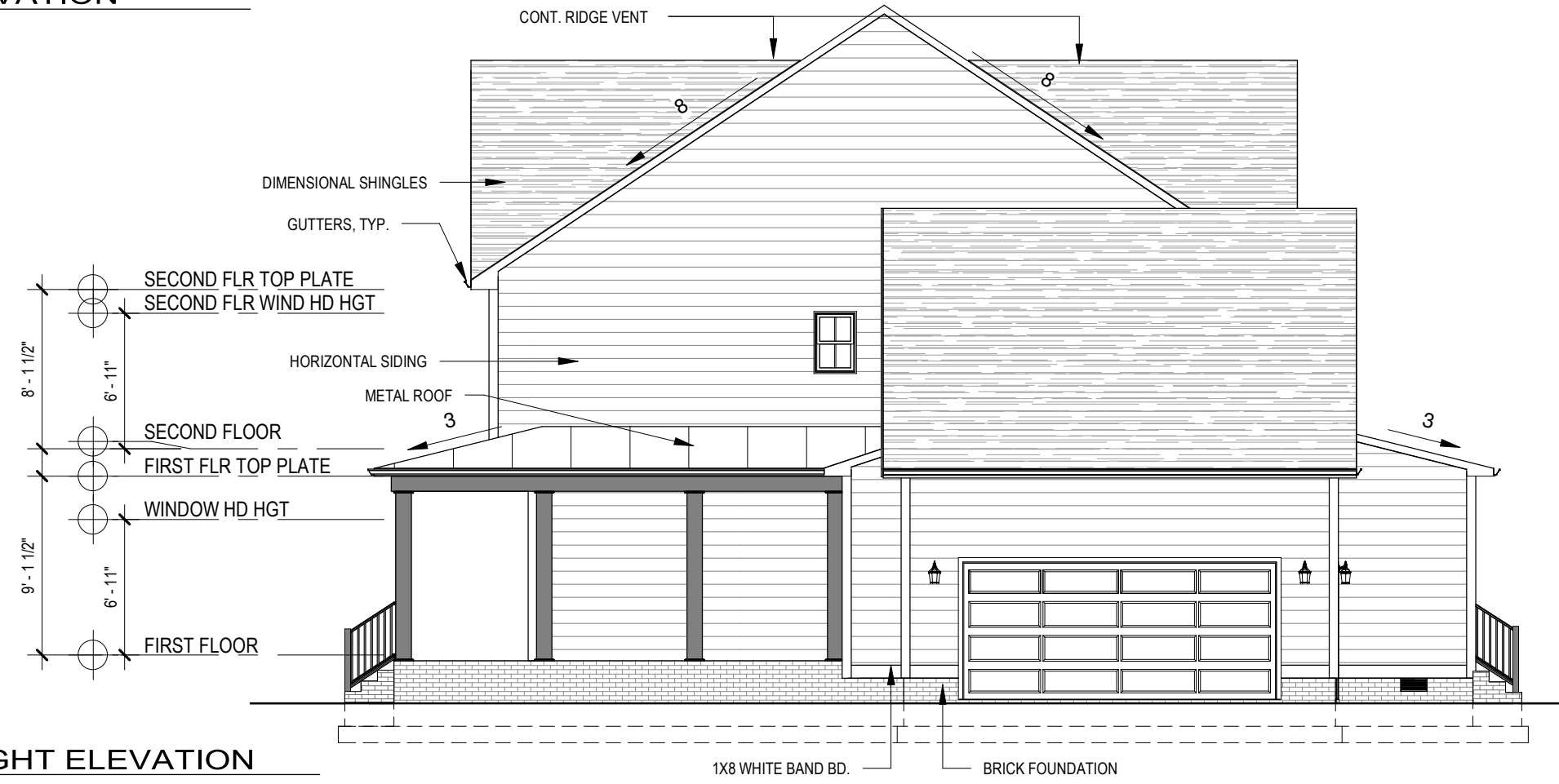
DATE:
8/19/2024

REVISION

A2.1



2 LEFT ELEVATION
1/8" = 1'-0"



1 RIGHT ELEVATION
1/8" = 1'-0"

NOTE: ROOF SLOPE LESS THAN 4/12 REQUIRES
DOUBLE UNDERLAYMENT.



9245 SHADY GROVE RD.
SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2818



THE CHARLOTTE PLAN

SIDE ELEVATIONS
HULA, LOT 1, SECTION 2

EMERALD SERIES - ELEVATION D

DRAWN BY:
CW

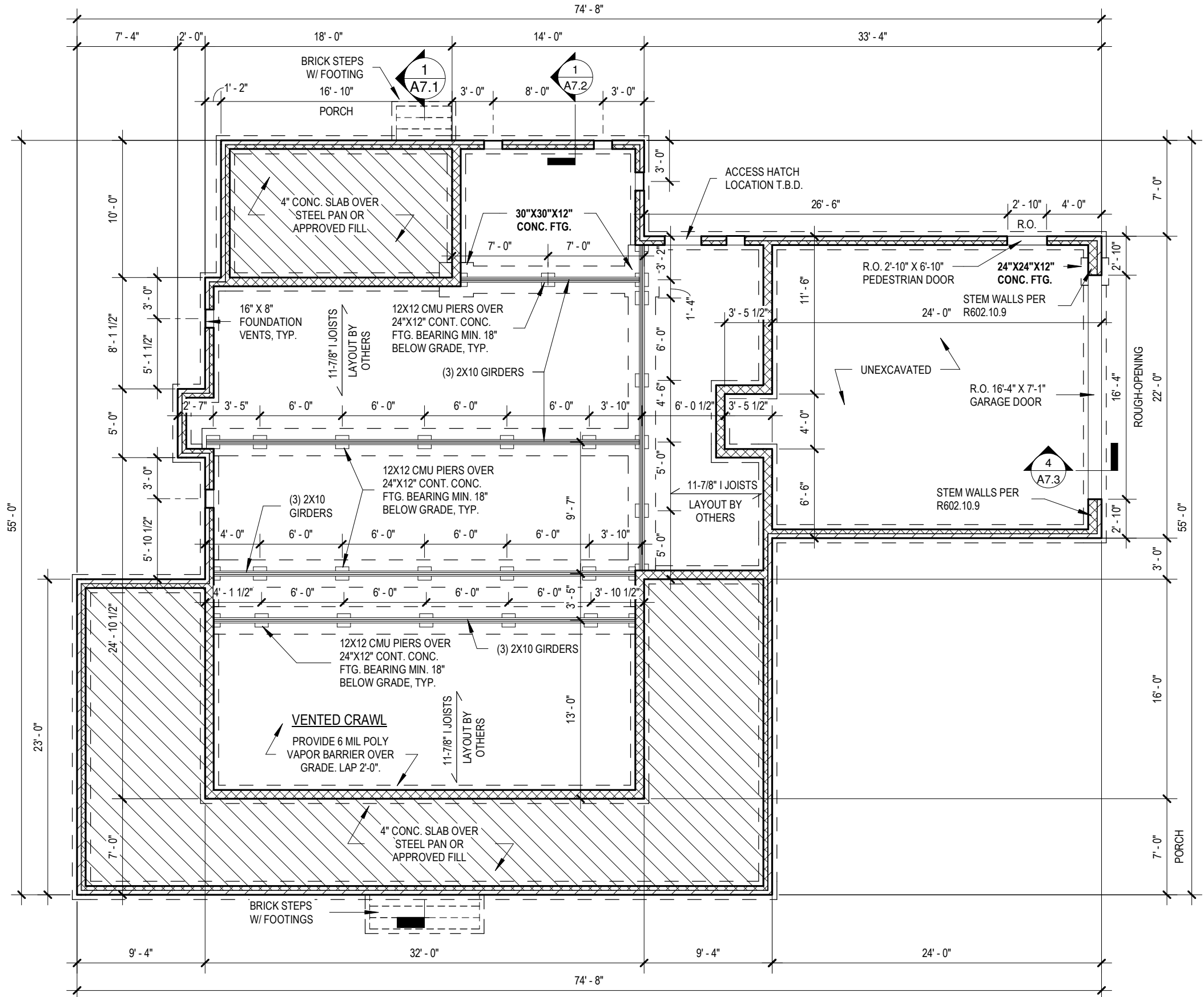
DATE:
8/19/2024

REVISION

A2.2

FOUNDATION LEGEND

- 4" BRICK & 8" CMU
- 4" BRICK & 4" CMU
- 8" CMU
- 12" CMU
- FOOTING BELOW



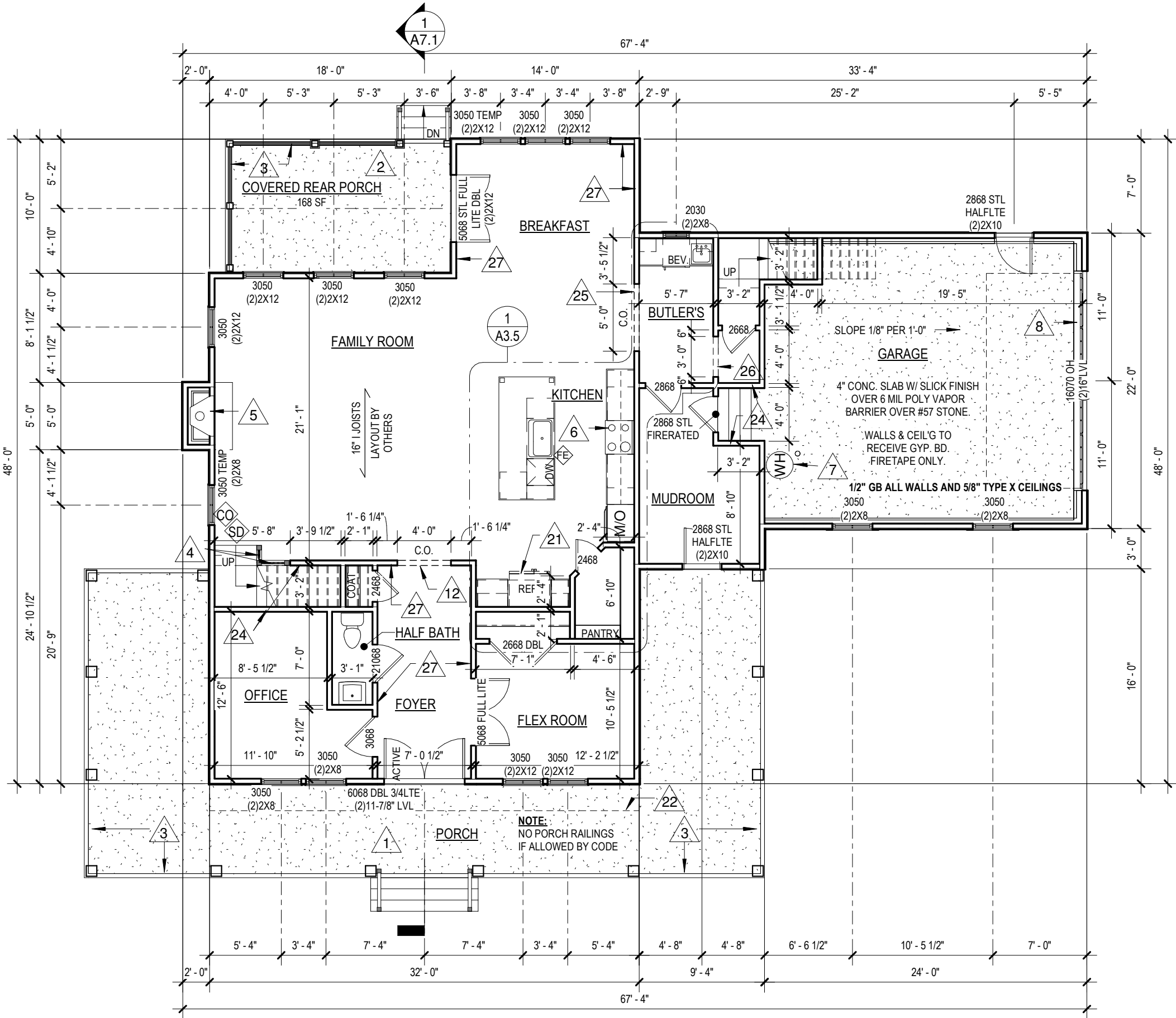
1 FOUNDATION PLAN
1/8" = 1'-0"

PLAN NOTES	
NUM	NOTE
1	MASONRY/CONC. COVERED PORCH W/ BRICK STEPS & FOOTINGS. STEPS TO BE 8'-0" WIDE. W/ 10"X10" WOOD COLUMNS WRAPPED IN PVC. NO RAILINGS IF ALLOWED BY CODE. IF REQUIRED, RAILINGS TO BE BLACK POWDER COATED ALUMINUM. CEILING TO BE STAINED
2	MASONRY/CONC. REAR COVERED PORCH W/ 6X6 PT WOOD COLUMNS W/ VINYL SLEEVES AND BRICK STEPS. BRICK STEPS TO BE 4'-0" WIDE. RAILINGS TO BE WHITE VINYL
3	(2)2X10 BEAM ABOVE
4	RAIL W/ PICKETS
5	GAS FIREPLACE W/ SURROUND + MANTEL. PROVIDE SPECS.
6	GAS RANGE W/ HOOD ABOVE & POT FILLER. VENT HOOD TO EXTERIOR
7	WATER HEATER W/ PARKING BOLLARD
8	R.O. 16'-4" X 7'-1" GARAGE DOOR. CARRIAGE STYLE
9	42" VANITY W/ DRAWER STACK
10	60" VANITY W/ DRAWER STACK
11	30" VANITY
12	4'-0" WIDE X 8'-0" HIGH CASED OPENING
13	CERAMIC SHOWER W/ BENCH AND GLASS DOOR. INSTALL TILE UP TO CEILING
14	32"X60" FIBERGLASS TUB/SHOWER
15	22-1/2" X 54" PULL DOWN STAIRS. FIELD LOCATE
16	42" HIGH KNEEWALL W/ CAP
17	2X6 STUD WALL
18	INSULATE PER CODE ACCESS HATCH. SCREW TO FRAMING. DO NOT NAIL TO FRAMING
19	APPROX. 8'-0" HIGH CEILING LINE
20	KNEEWALL
21	ROUGH-IN FOR REFRIGERATOR
22	2'-0" SECOND FLOOR CANTILEVER
23	ROUGH-IN FOR WASHER AND DRYER
24	BEARING WALL
25	5'-0" WIDE X 8'-0" HIGH CASED OPENING
26	3'-0" WIDE X 6'-8" HIGH CASED OPENING
27	MID HEIGHT BOARD & BATTEN

NOTE: ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD OR CENTERLINE OF WALL, U.N.O.



1 FIRST FLOOR FRAMING PLAN
1/8" = 1'-0"



9245 SHADY GROVERD.
SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2818



THE CHARLOTTE PLAN

FRAMING PLAN

HULA, LOT 1, SECTION 2

EMERALD SERIES - ELEVATION D

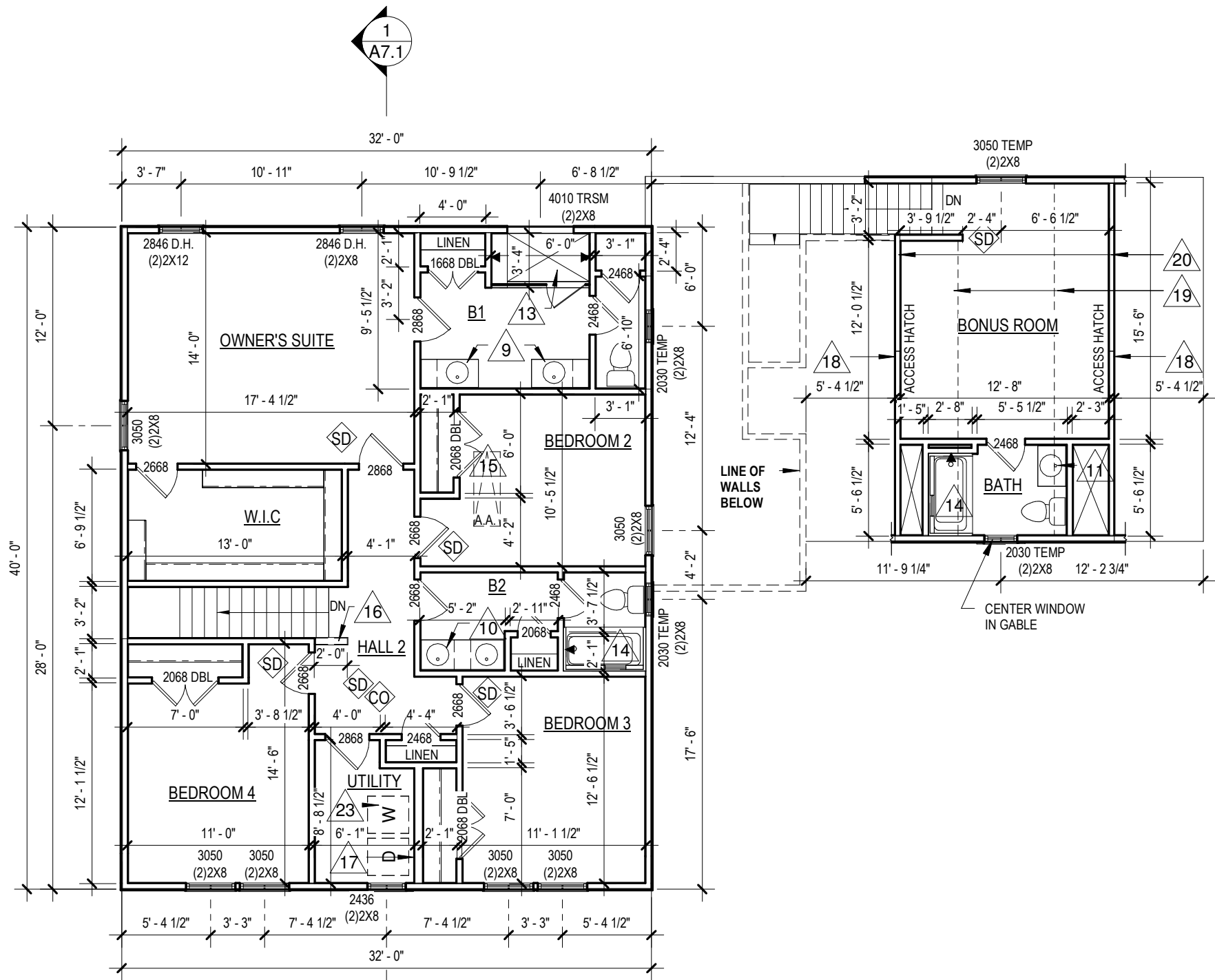
DRAWN BY:
CW

DATE:
8/19/2024

REVISION

A3.1

PLAN NOTES	
NUM	NOTE
1	MASONRY/CONC. COVERED PORCH W/ BRICK STEPS & FOOTINGS. STEPS TO BE 8'-0" WIDE. W/ 10"X10" WOOD COLUMNS WRAPPED IN PVC. NO RAILINGS IF ALLOWED BY CODE. IF REQUIRED, RAILINGS TO BE BLACK POWDER COATED ALUMINUM. CEILING TO BE STAINED
2	MASONRY/CONC. REAR COVERED PORCH W/ 6X6 PT WOOD COLUMNS W/ VINYL SLEEVES AND BRICK STEPS. BRICK STEPS TO BE 4'-0" WIDE. RAILINGS TO BE WHITE VINYL
3	(2)2X10 BEAM ABOVE
4	RAIL W/ PICKETS
5	GAS FIREPLACE W/ SURROUND + MANTEL. PROVIDE SPECS.
6	GAS RANGE W/ HOOD ABOVE & POT FILLER. VENT HOOD TO EXTERIOR
7	WATER HEATER W/ PARKING BOLLARD
8	R.O. 16'-4" X 7'-1" GARAGE DOOR. CARRIAGE STYLE
9	42" VANITY W/ DRAWER STACK
10	60" VANITY W/ DRAWER STACK
11	30" VANITY
12	4'-0" WIDE X 8'-0" HIGH CASED OPENING
13	CERAMIC SHOWER W/ BENCH AND GLASS DOOR. INSTALL TILE UP TO CEILING
14	32"X60" FIBERGLASS TUB/SHOWER
15	22-1/2" X 54" PULL DOWN STAIRS. FIELD LOCATE
16	42" HIGH KNEEWALL W/ CAP
17	2X6 STUD WALL
18	INSULATE PER CODE ACCESS HATCH. SCREW TO FRAMING. DO NOT NAIL TO FRAMING
19	APPROX. 8'-0" HIGH CEILING LINE
20	KNEEWALL
21	ROUGH-IN FOR REFRIGERATOR
22	2'-0" SECOND FLOOR CANTILEVER
23	ROUGH-IN FOR WASHER AND DRYER
24	BEARING WALL
25	5'-0" WIDE X 8'-0" HIGH CASED OPENING
26	3'-0" WIDE X 6'-8" HIGH CASED OPENING
27	MID HEIGHT BOARD & BATTEN



NOTE: ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD OR CENTERLINE OF WALL, U.N.O.



1 SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

9245 SHADY GROVE RD.
SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2818



THE CHARLOTTE PLAN

FRAMING PLAN

HULA, LOT 1, SECTION 2

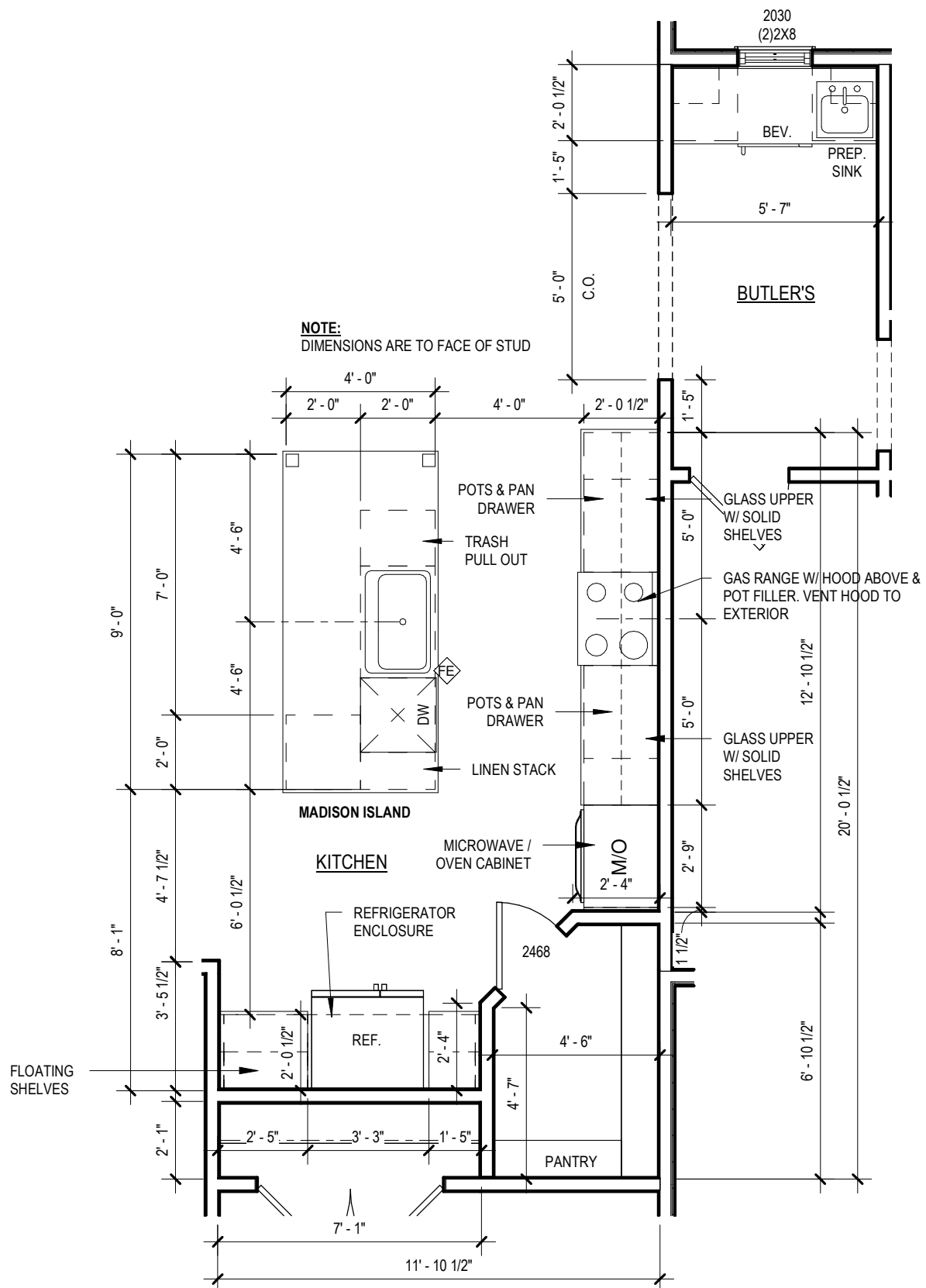
EMERALD SERIES - ELEVATION D

DRAWN BY:
CW

DATE:
8/19/2024

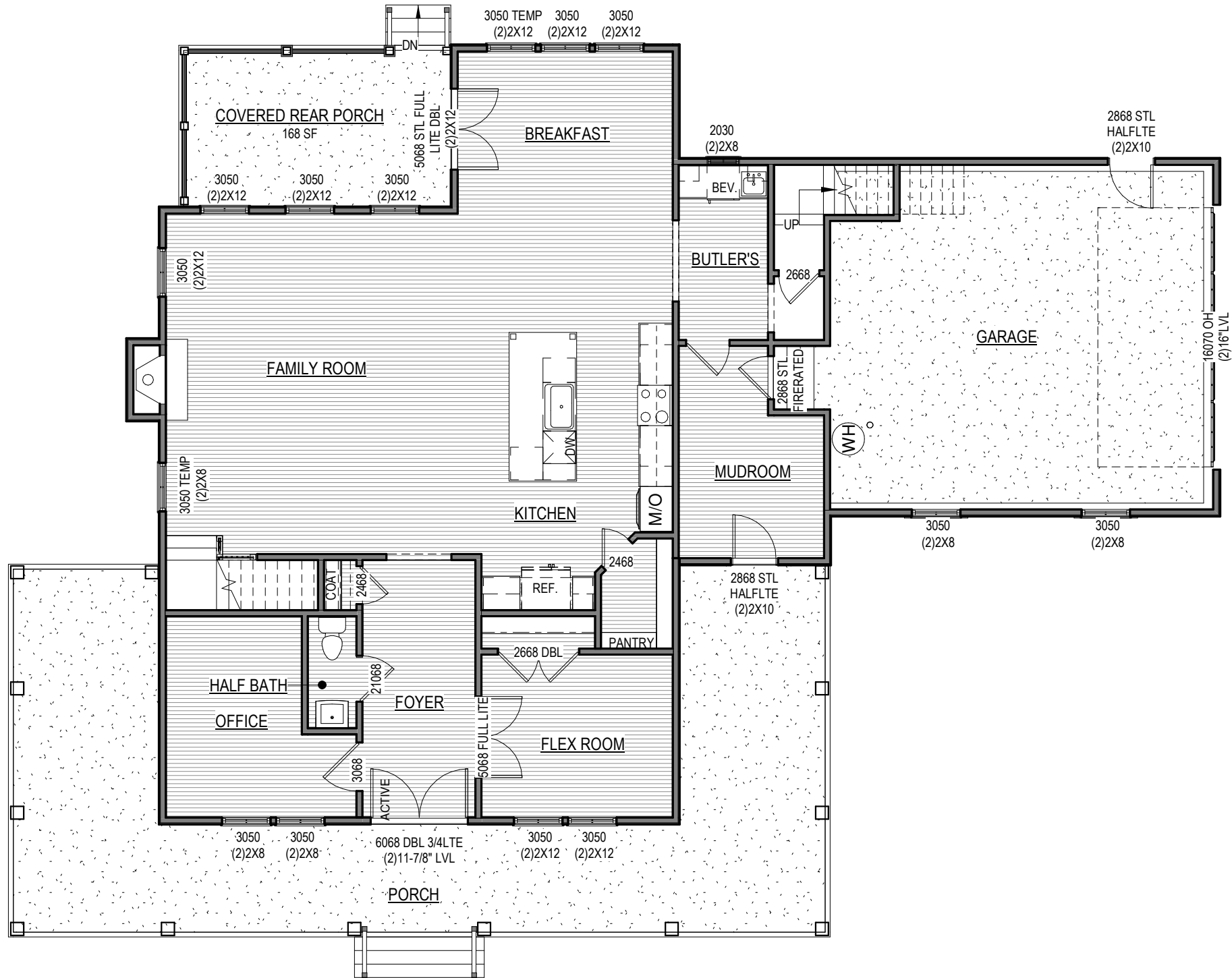
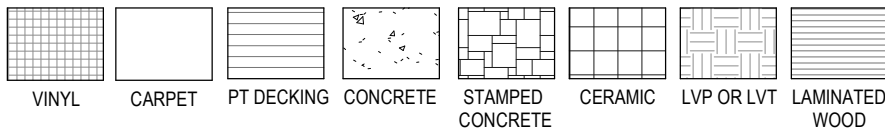
REVISION

A3.3



1 ENLARGED KITCHEN PLAN
1/4" = 1'-0"

PLAN SYMBOL LEGEND



1 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

THE CHARLOTTE PLAN

FINISH PLAN

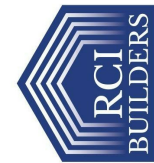
HULA, LOT 1, SECTION 2

DRAWN BY:
CW

DATE:
8/19/2024

REVISION

A4.1



9245 SHADY GROVE RD.
SUITE 200
MECHANICSVILLE, VA 23116
PHONE: 804-249-2818

EMERALD SERIES - ELEVATION D

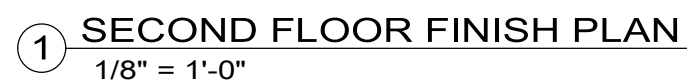


FINISH PLAN

EMERALD SERIES - ELEVATION D

REVISION

A4.2



 PULL DOWN STEPS
 ATTIC ACCESS
 (FIELD LOCATE)

 FIRE EXTINGUISHER

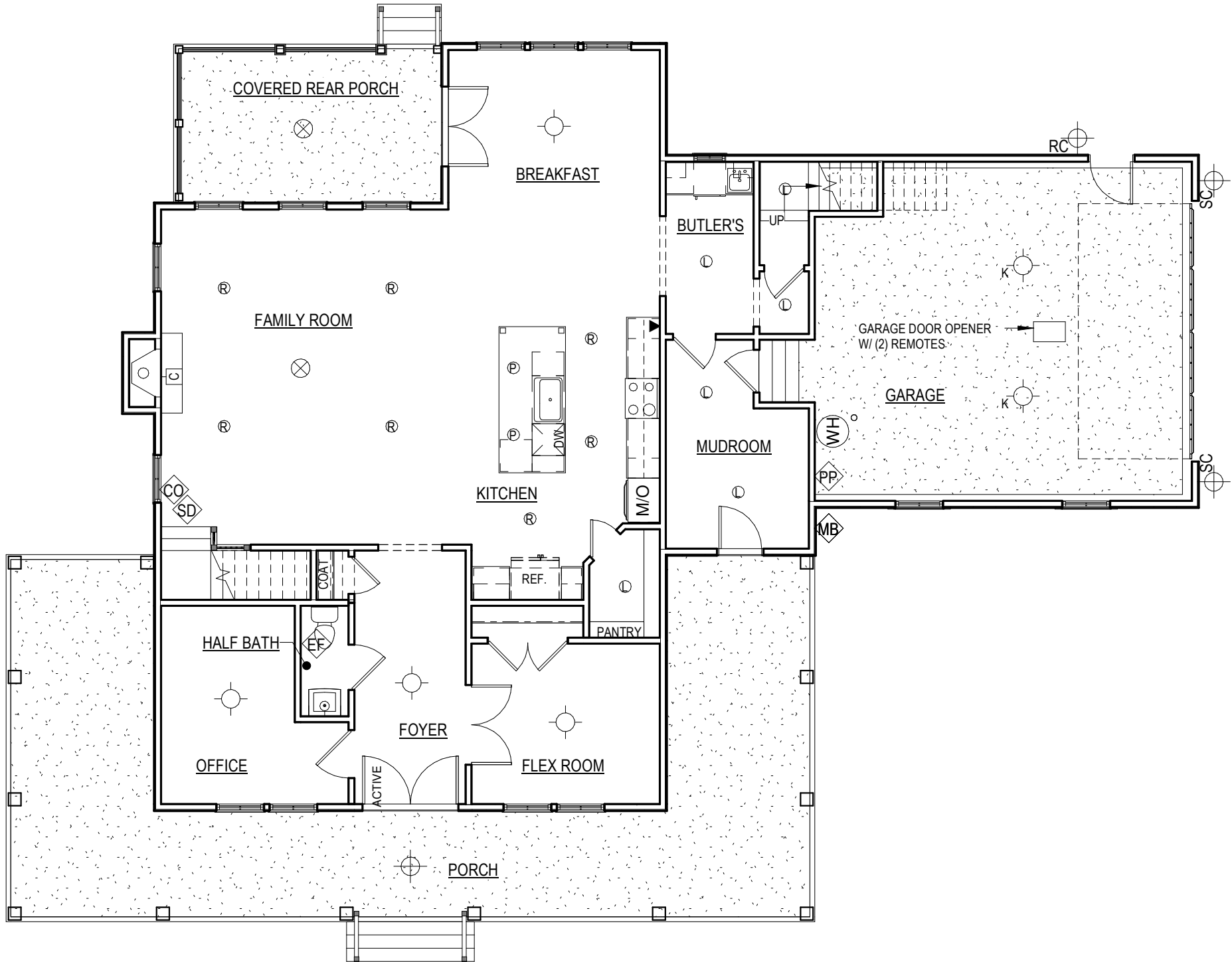


ELECTRICAL FIXTURES		
DESCRIPTION	COUNT	COMMENTS
CABLE JACK	5	
CEILING FAN	3	
CEILING LIGHT	8	
CEILING LIGHT - KEYLESS	2	
CO DETECTOR	2	
EXHAUSTED FAN	5	
EXTERIOR REAR COACH LIGHT	1	
EXTERIOR SIDE COACH LIGHT	2	
LED LIGHT	14	
METER BASE	2	
PENDANT	2	
PHONE JACK	1	
POWER PANEL	1	
RECESSED LIGHT	7	(7)STD.
SCONCE	6	
SMOKE DETECTOR	7	
SPOT LIGHT	1	
SURFACE MOUNT	1	

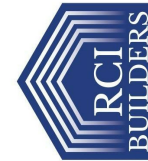
ELECTRICAL SYMBOL LEGEND

SD	SMOKE DETECTOR	⊗	CEILING FAN/LIGHT
CO	CO DETECTOR	⊙	CEILING LIGHT
MB	METER BASE	○	VANITY SCONCE
PP	POWER PANEL	Ⓛ	LED LIGHT
SPOTLIGHT		FC	EXTERIOR FRONT COACH
C	CABLE JACK	RC	EXTERIOR REAR COACH
▼	PHONE JACK	SC	EXTERIOR SIDE COACH
EF	EXHAUST FAN	Ⓡ	RECESSED LIGHTING
		Ⓟ	PENDANT LIGHT
		⊙K	CEILING LIGHT/KEYLESS
		⊙	EXTERIOR SURFACE MOUNT
		⊙RI	CEILING FAN ROUGH-IN

NOTES:
1. ELECTRICAL OUTLETS INSTALLED PER V.R.C. 2018 CODE.
2. ELECTRICAL FIXTURES NOTED ON PLANS ARE FOR SELECTIONS PURPOSES ONLY. EXACT LOCATIONS OF FIXTURES TO BE VERIFIED AT ELECTRICAL WALK THRU AND MAY NOT BE INSTALLED AS NOTED ON PLANS.



1 FIRST FLOOR LIGHTING PLAN
1/8" = 1'-0"

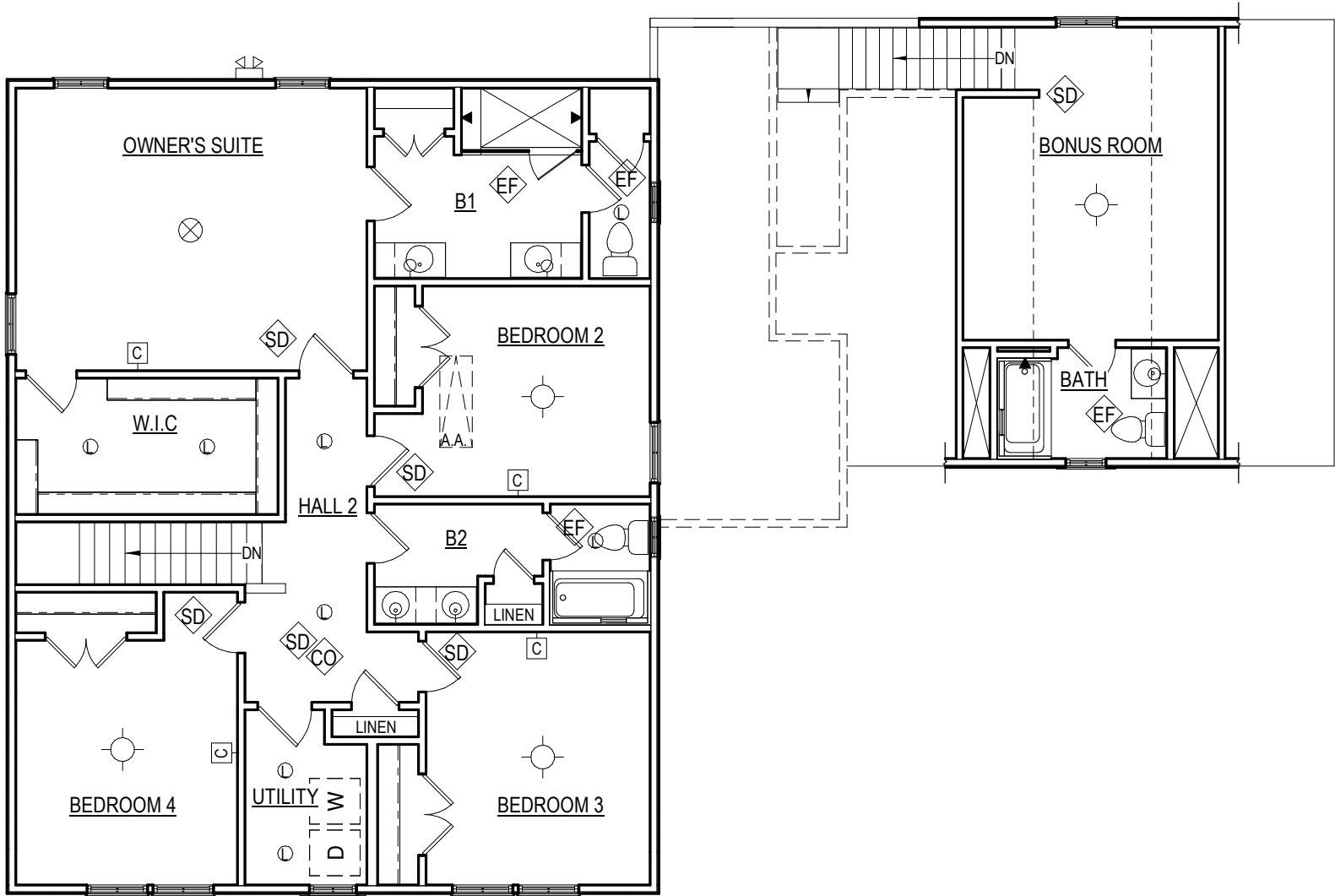


ELECTRICAL FIXTURES		
DESCRIPTION	COUNT	COMMENTS
CABLE JACK	5	
CEILING FAN	3	
CEILING LIGHT	8	
CEILING LIGHT - KEYLESS	2	
CO DETECTOR	2	
EXHAUSTED FAN	5	
EXTERIOR REAR COACH LIGHT	1	
EXTERIOR SIDE COACH LIGHT	2	
LED LIGHT	14	
METER BASE	2	
PENDANT	2	
PHONE JACK	1	
POWER PANEL	1	
RECESSED LIGHT	7	(7)STD.
SCONCE	6	
SMOKE DETECTOR	7	
SPOT LIGHT	1	
SURFACE MOUNT	1	

ELECTRICAL SYMBOL LEGEND

	SMOKE DETECTOR		CEILING FAN/LIGHT
	CO DETECTOR		CEILING LIGHT
	METER BASE		VANITY SCONCE
	POWER PANEL		LED LIGHT
	SPOTLIGHT		EXTERIOR FRONT COACH
	CABLE JACK		EXTERIOR REAR COACH
	PHONE JACK		EXTERIOR SIDE COACH
	EXHAUST FAN		RECESSED LIGHTING
			PENDANT LIGHT
			CEILING LIGHT/KEYLESS
			EXTERIOR SURFACE MOUNT
			CEILING FAN ROUGH-IN

NOTES:
1. ELECTRICAL OUTLETS INSTALLED PER V.R.C. 2018 CODE.
2. ELECTRICAL FIXTURES NOTED ON PLANS ARE FOR SELECTIONS PURPOSES ONLY. EXACT LOCATIONS OF FIXTURES TO BE VERIFIED AT ELECTRICAL WALK THRU AND MAY NOT BE INSTALLED AS NOTED ON PLANS.



1 SECOND FLOOR LIGHTING PLAN
1/8" = 1'-0"

