

Final For Construction



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CONTACTS:

American Eagle Builders
 23 S Main St. Suite 200
 Travelers Rest, SC 29690
 864-879-8081

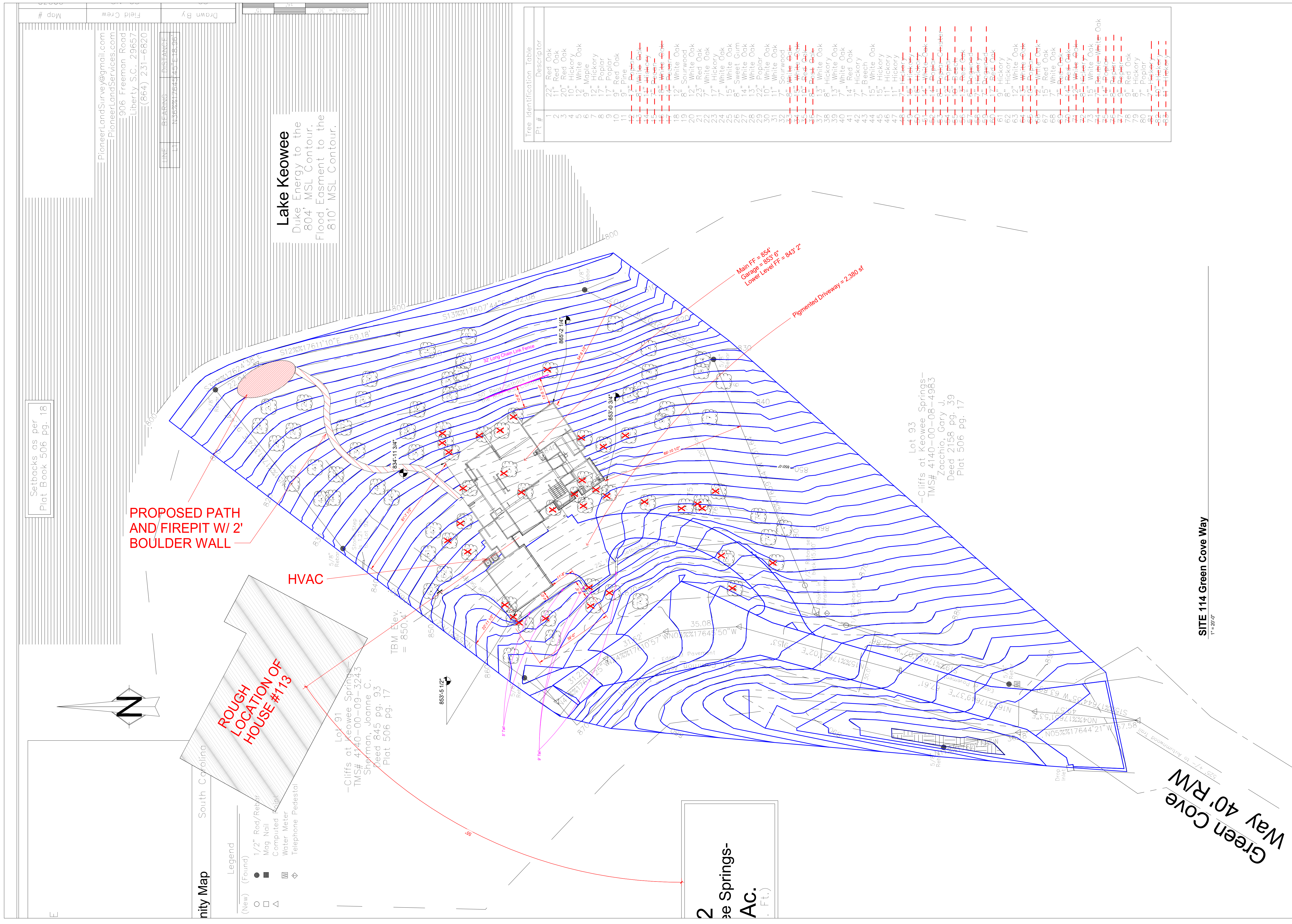
Arthur Rutenberg Homes
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03/12/2020 JC	CL	084
13/11/21		

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THE DEER VALLEY 1319F - R - Honvath Residence	Enter address here
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COVER SHEET <small>PLAN: 1319F-24011-X JOB: Deer Valley-1319F-21MA</small>	0
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Setbacks as per Plat Book 506 pg. 18

PROPOSED PATH AND FIREPIT W/ 2' BOULDER WALL

ROUGH LOCATION OF HOUSE #113

Lake Keowee
Duke Energy to the 804' MSL Contour.
Flood Easment to the 810' MSL Contour.

2 Acre Springs-AC. (Fl.)

Main FF = 854'
Garage = 853'
Lower Level FF = 843' 2"

Pigmented Driveway = 2,300 sf

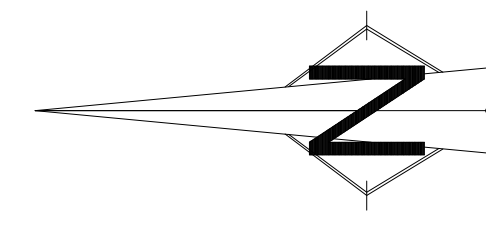
Lot 93
-Cliffs at Keowee Springs-
TMS# 4140-00-08-4983
Zacchio, Gary J.
Deed 2158 pg. 39
Plat 506 pg. 17

Green Cove Way 40' RMW

SITE 114 Green Cove Way
1" = 20'-0"

Pt #	Descriptor
1	22" Red Oak
2	11" Red Oak
3	20" Red Oak
4	10" Hickory
5	12" White Oak
6	9" Maple
7	12" Hickory
8	17" Poplar
9	17" Poplar
10	9" Red Oak
11	9" Pine
12	6" White Oak
13	6" White Oak
14	6" White Oak
15	6" White Oak
16	12" White Oak
17	6" Sourwood
18	6" Sourwood
19	12" White Oak
20	12" White Oak
21	23" Red Oak
22	7" White Oak
23	17" Hickory
24	7" White Oak
25	15" White Oak
26	8" Sweet Gum
27	14" White Oak
28	13" White Oak
29	22" Poplar
30	10" White Oak
31	11" White Oak
32	Sourwood
33	6" White Oak
34	6" White Oak
35	6" White Oak
36	6" White Oak
37	13" White Oak
38	6" Hickory
39	13" White Oak
40	7" White Oak
41	14" Red Oak
42	7" Hickory
43	7" Beech
44	15" White Oak
45	15" Hickory
46	11" Hickory
47	11" Hickory
48	7" Hickory
49	15" Hickory
50	14" White Oak
51	14" White Oak
52	14" White Oak
53	14" White Oak
54	14" White Oak
55	14" White Oak
56	14" White Oak
57	14" White Oak
58	14" White Oak
59	14" White Oak
60	17" Red Oak
61	9" Hickory
62	8" Hickory
63	12" White Oak
64	15" White Oak
65	15" White Oak
66	12" White Oak
67	15" White Oak
68	7" White Oak
69	7" White Oak
70	7" White Oak
71	7" White Oak
72	7" White Oak
73	15" White Oak
74	14" White Oak
75	14" White Oak
76	14" White Oak
77	14" White Oak
78	9" Red Oak
79	8" Hickory
80	7" Poplar
81	7" Hickory
82	7" Hickory
83	7" Hickory

- Legend**
- (New) (Found)
 - 1/2" Road/Rebar
 - Mag Nail
 - Computed Rod
 - △ Water Meter
 - ⊕ Telephone Pedestal

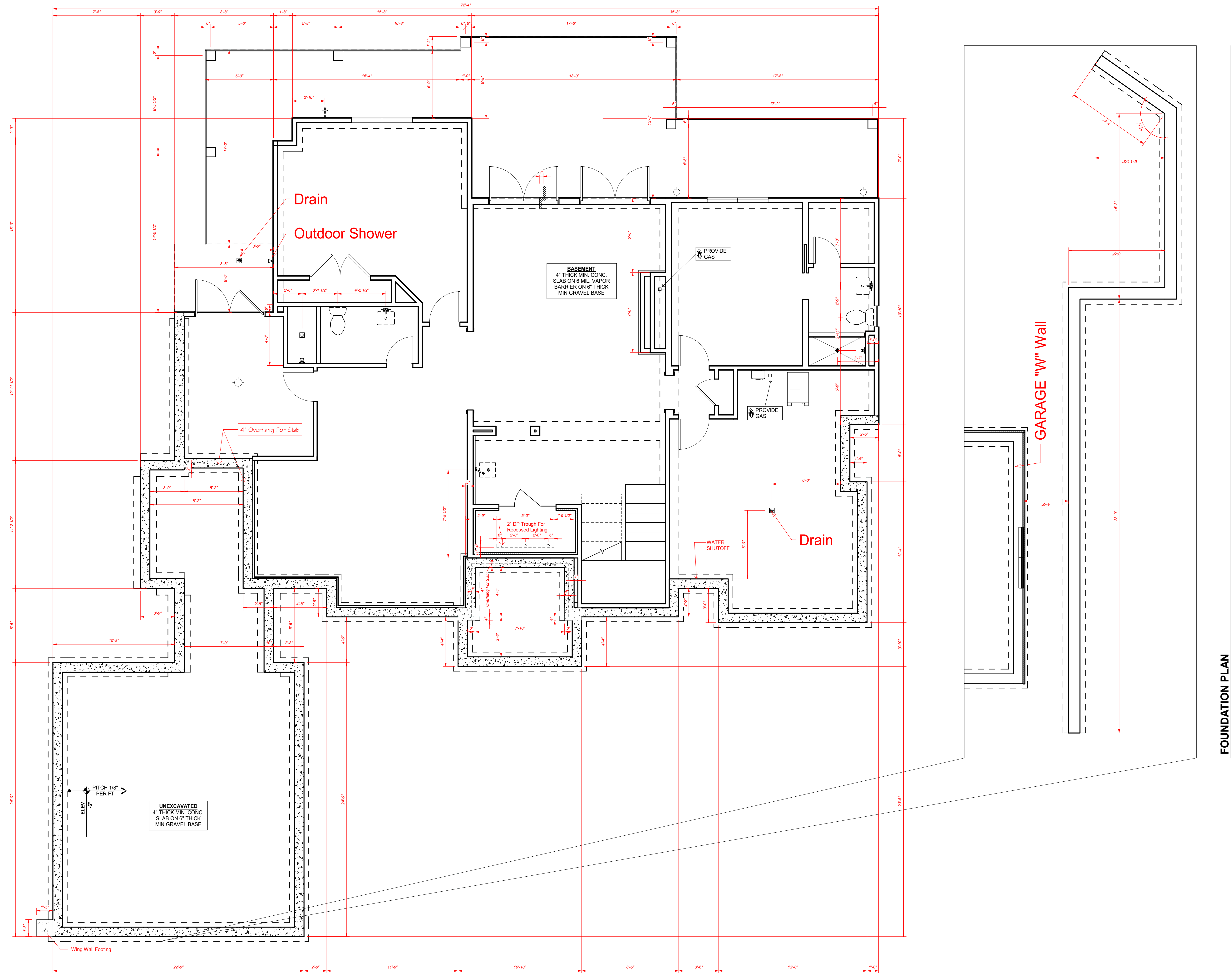


PioneerLandSurvey@gmail.com
PioneerLandServices.com
906 Freeman Road
Liberty S.C. 29657
(864) 231-6820

LINE	BEARING	DISTANCE
11	N3.62°E	1764.41
		45°E
		18.96

FOUNDATION PLAN

1/4" = 1'-0"



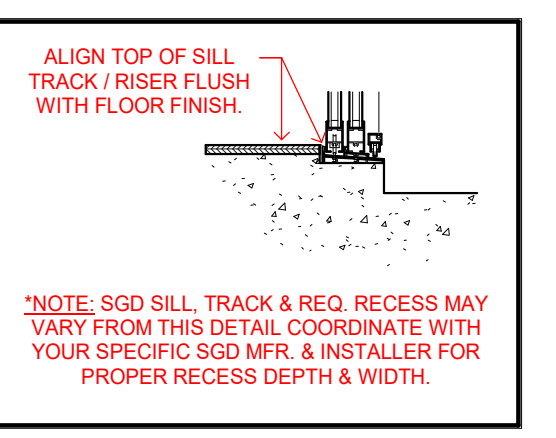
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1/4" = 1'-0"

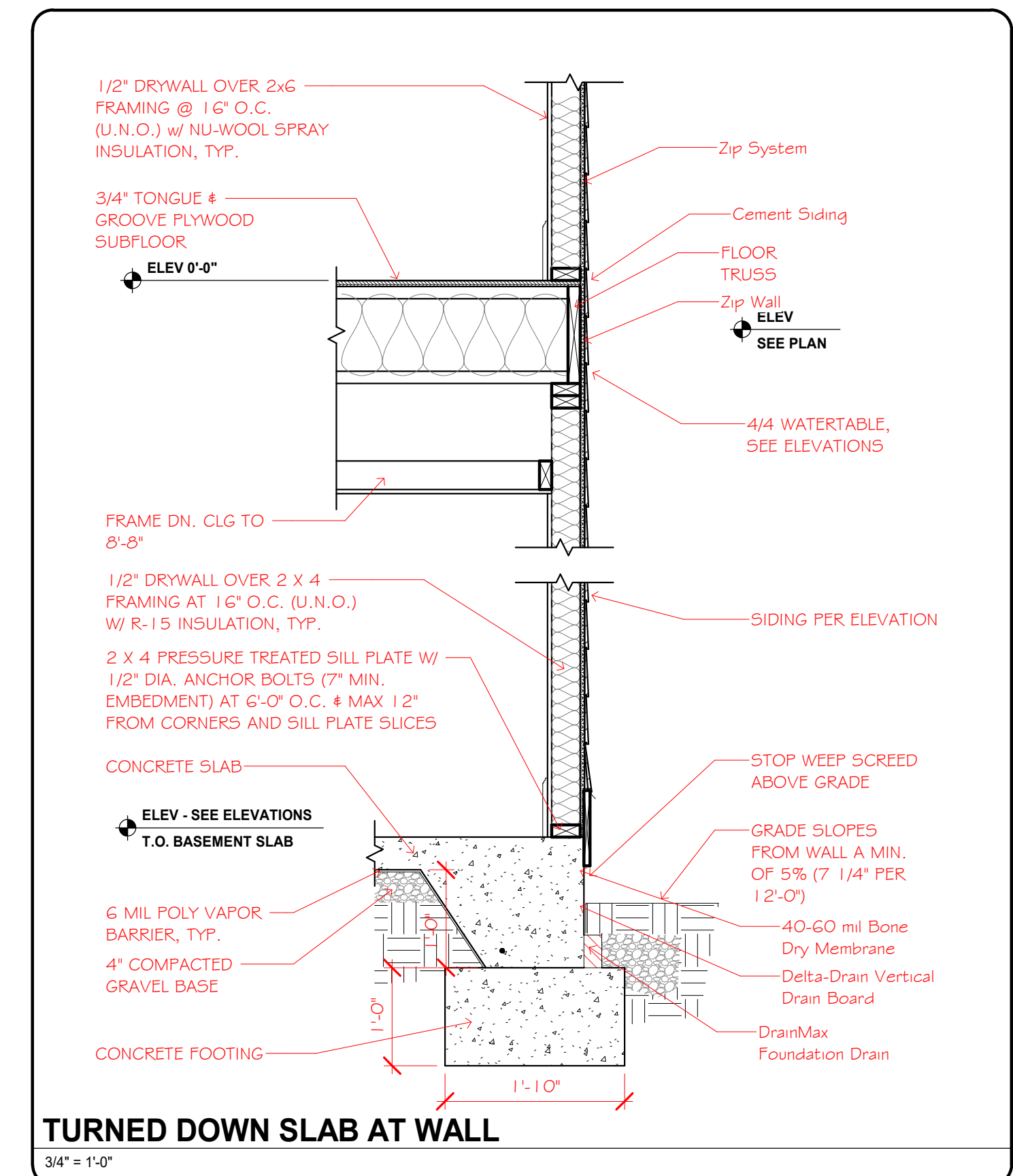
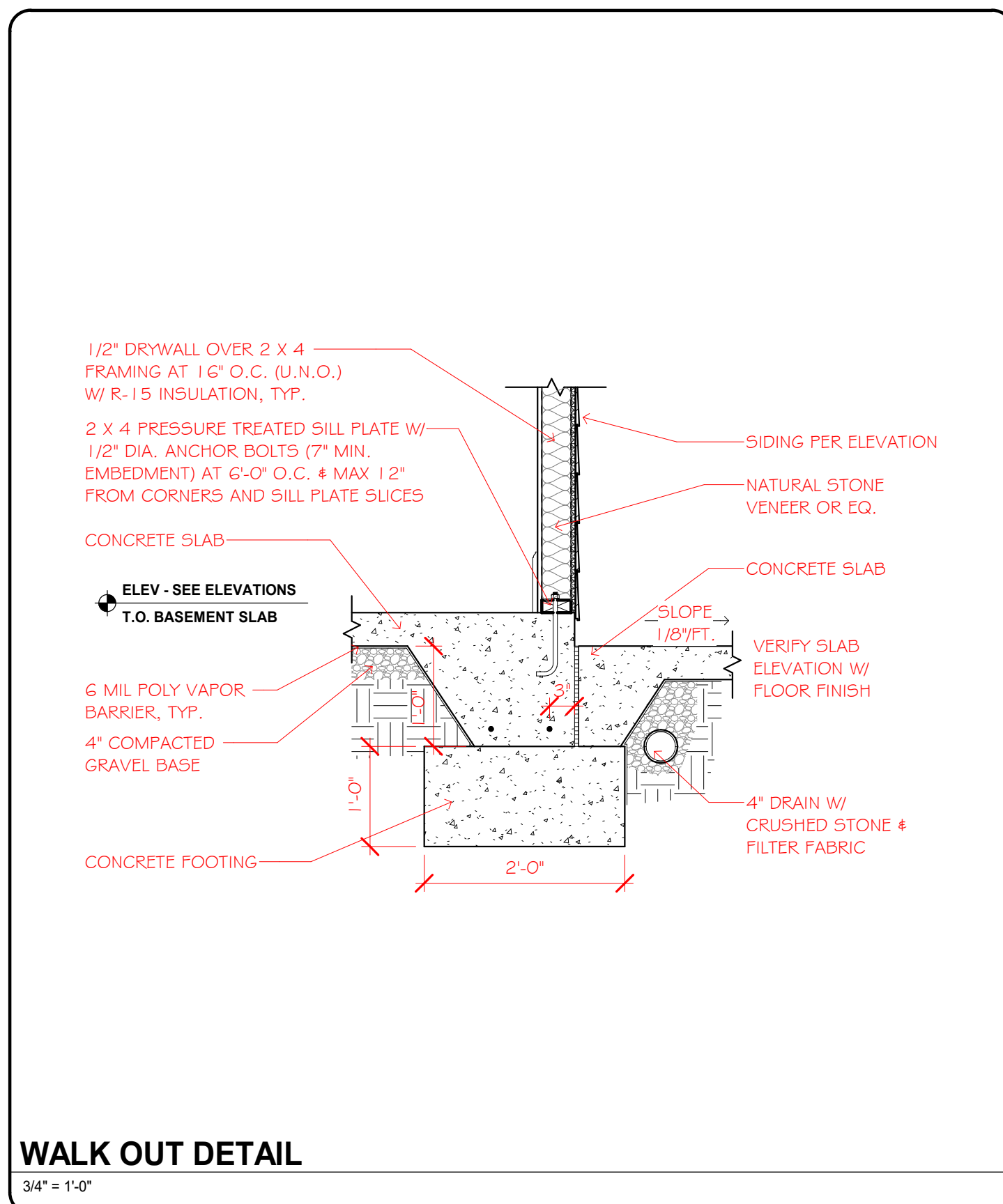
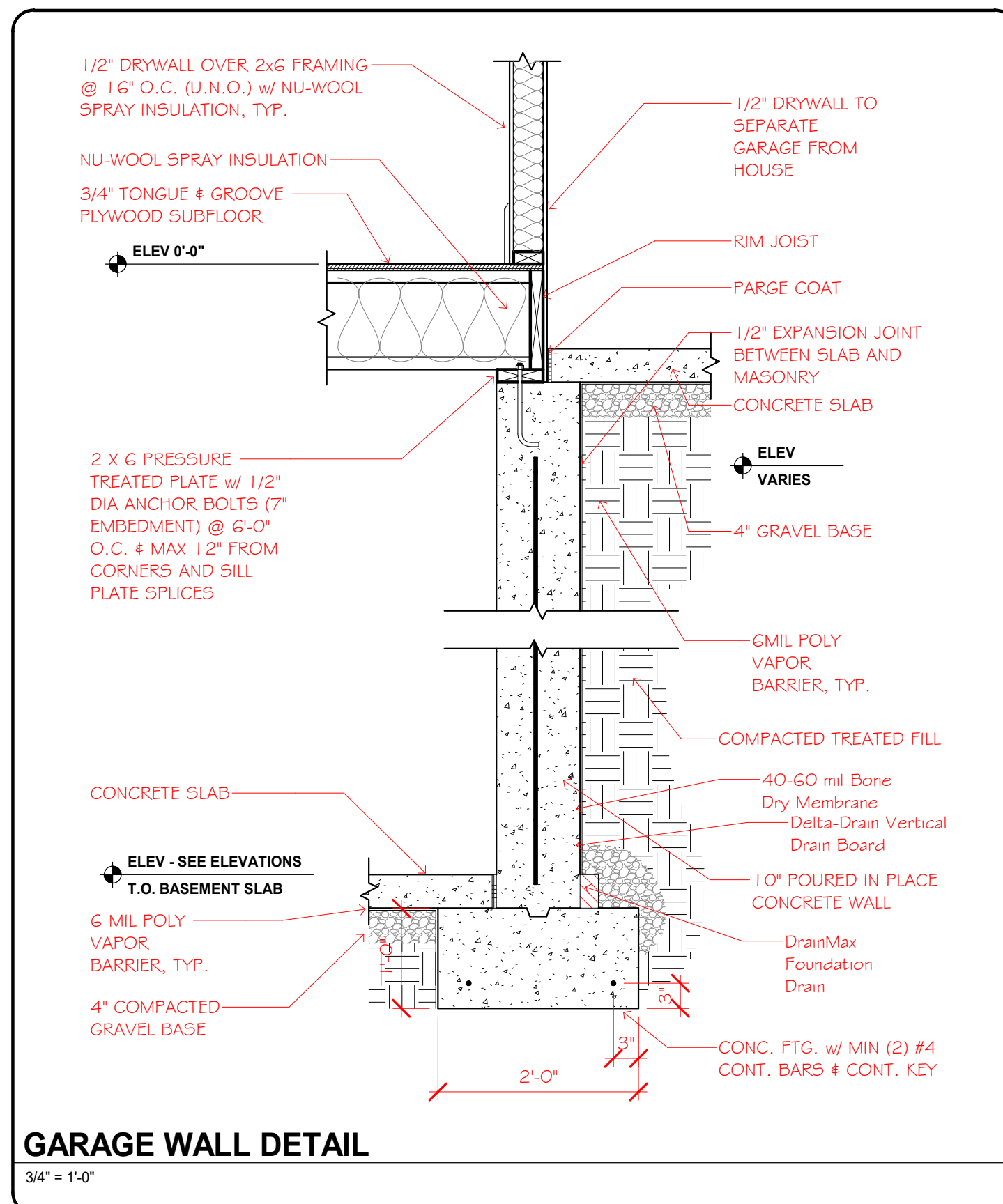
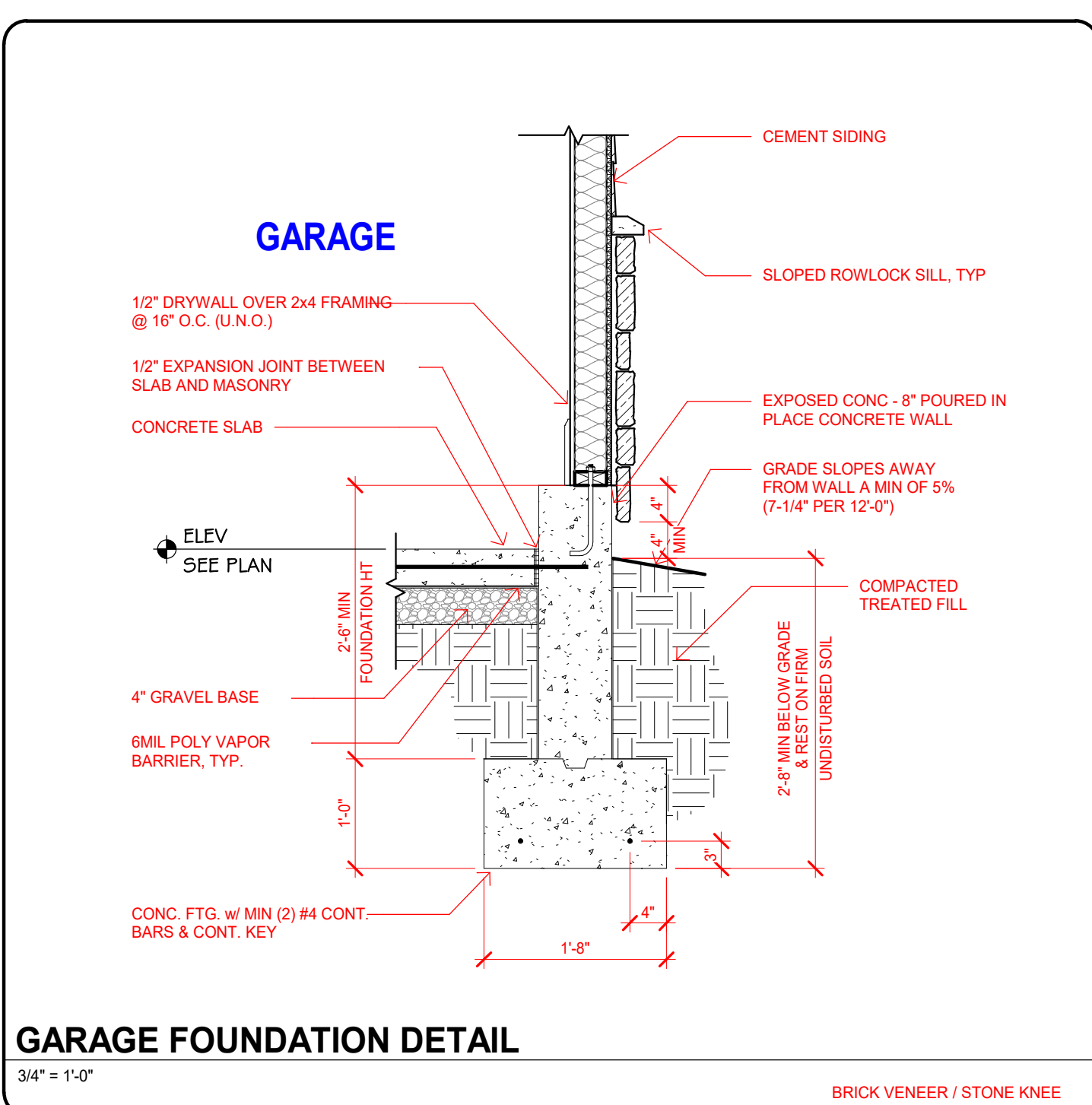
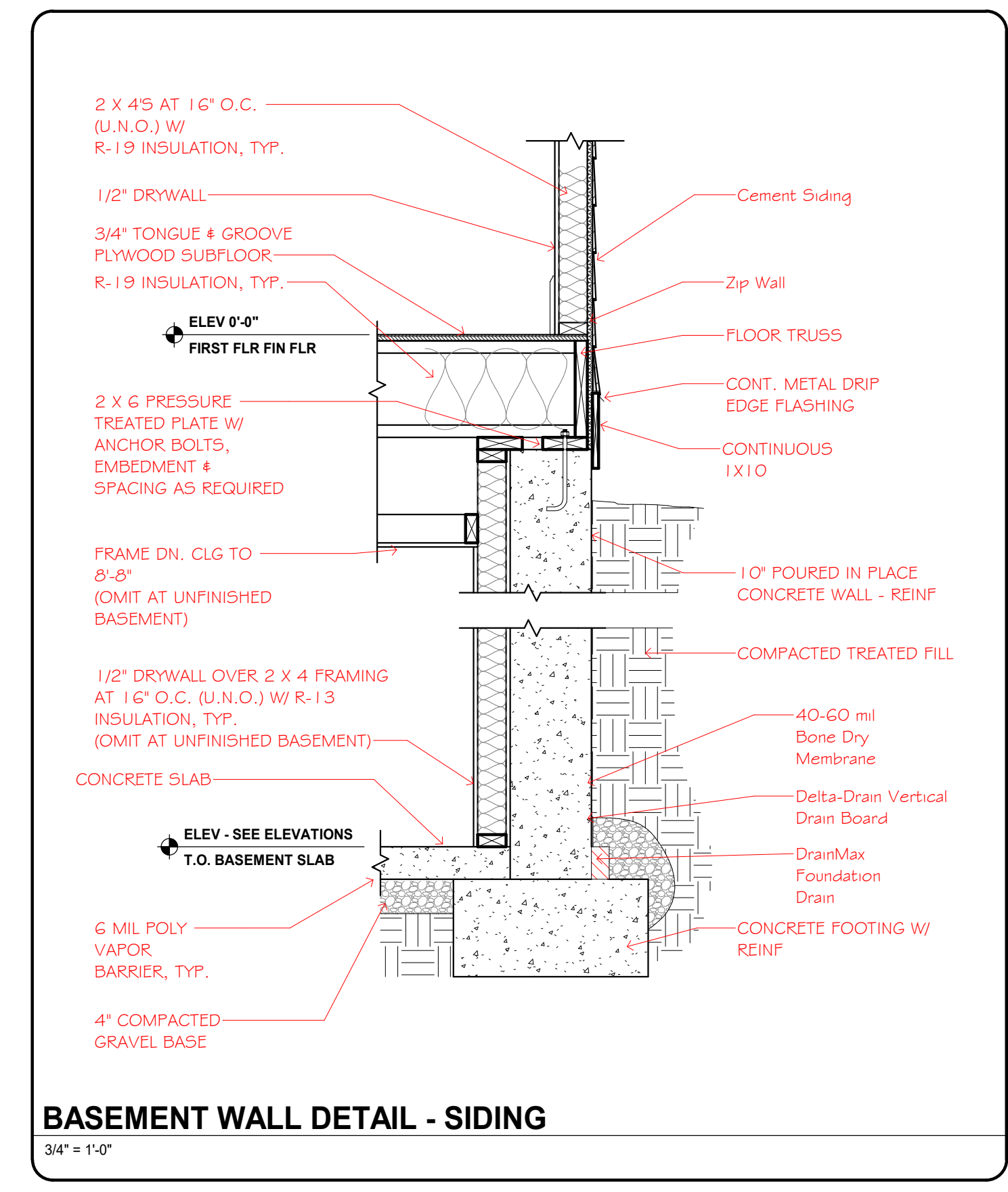
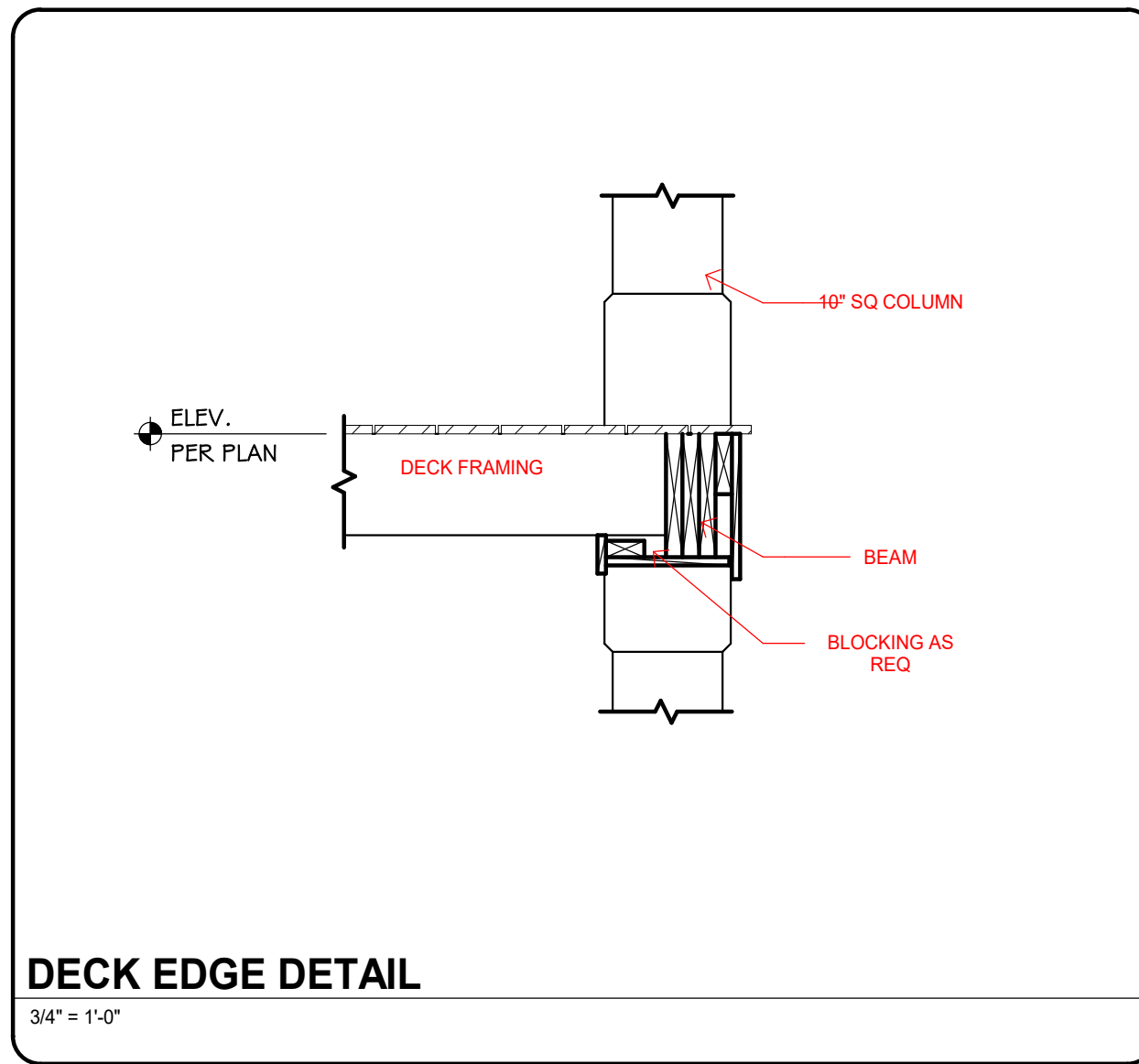
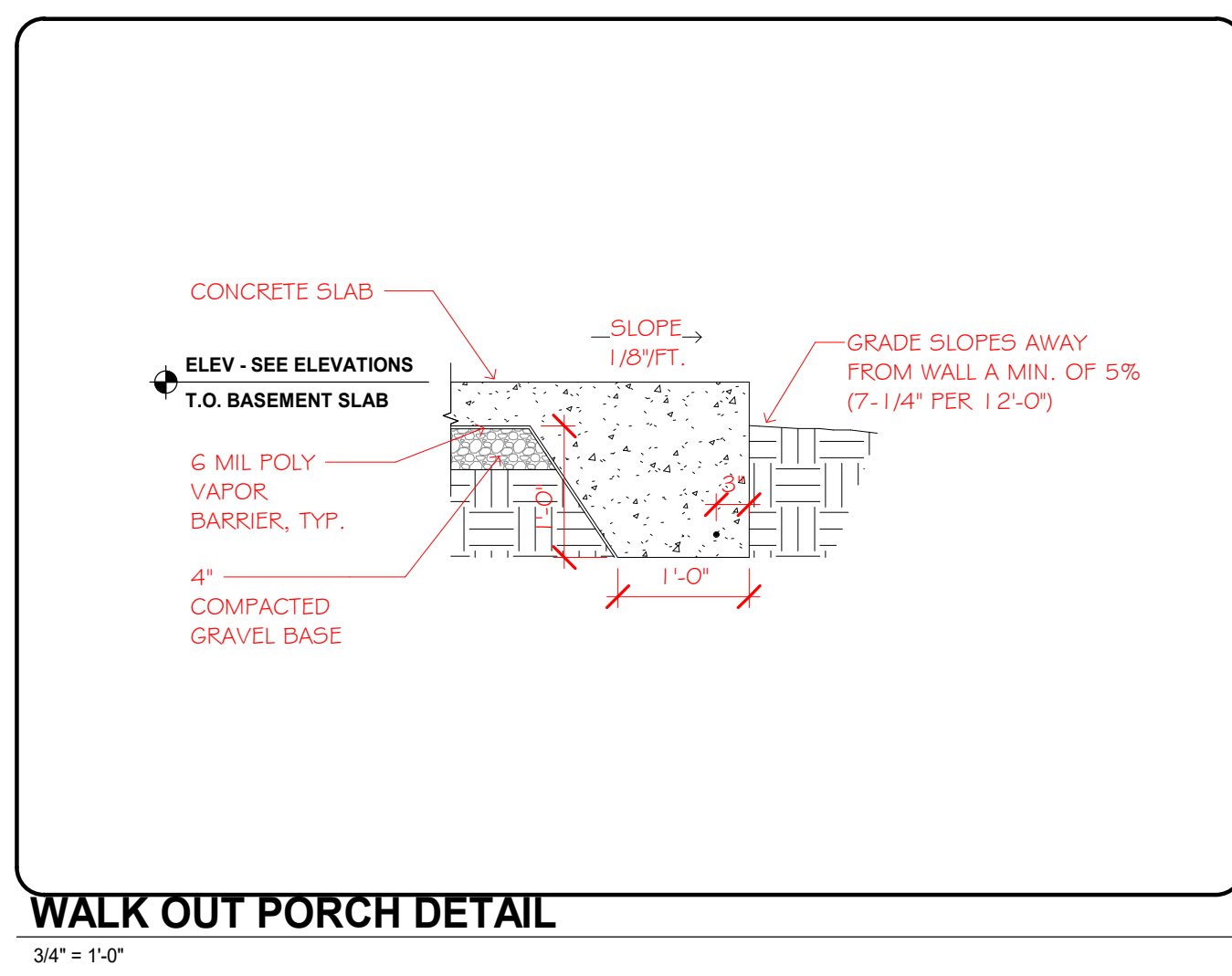
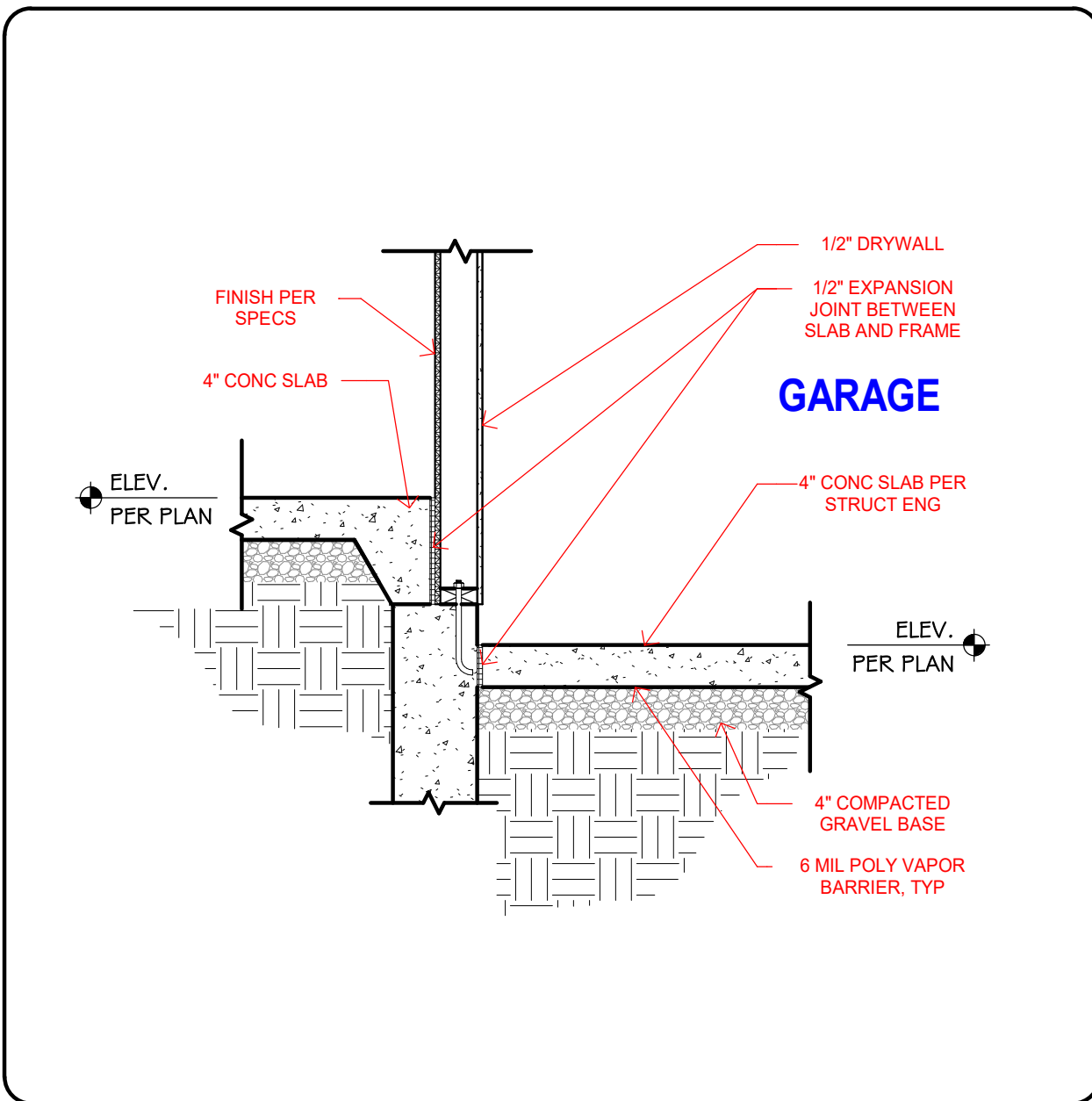
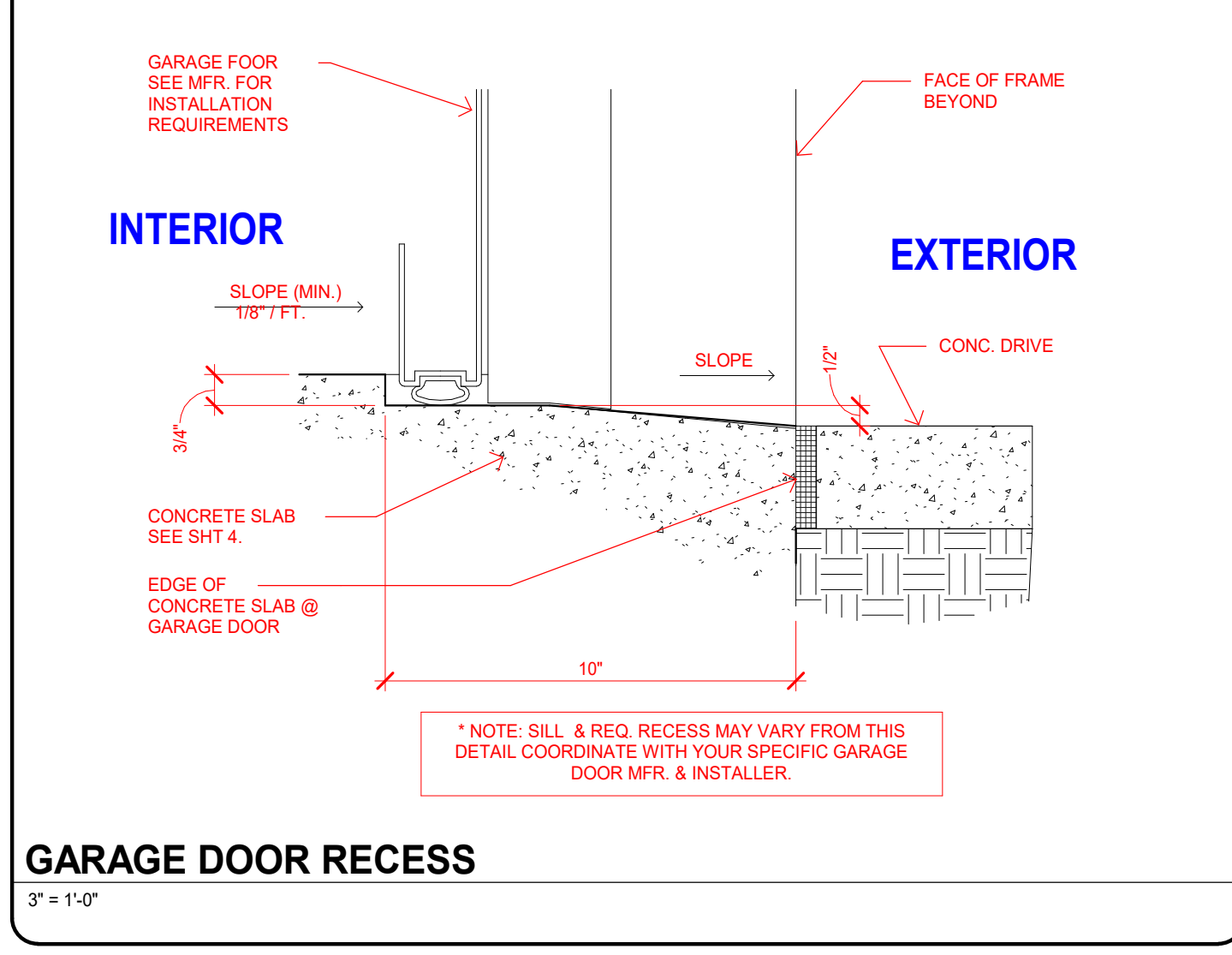
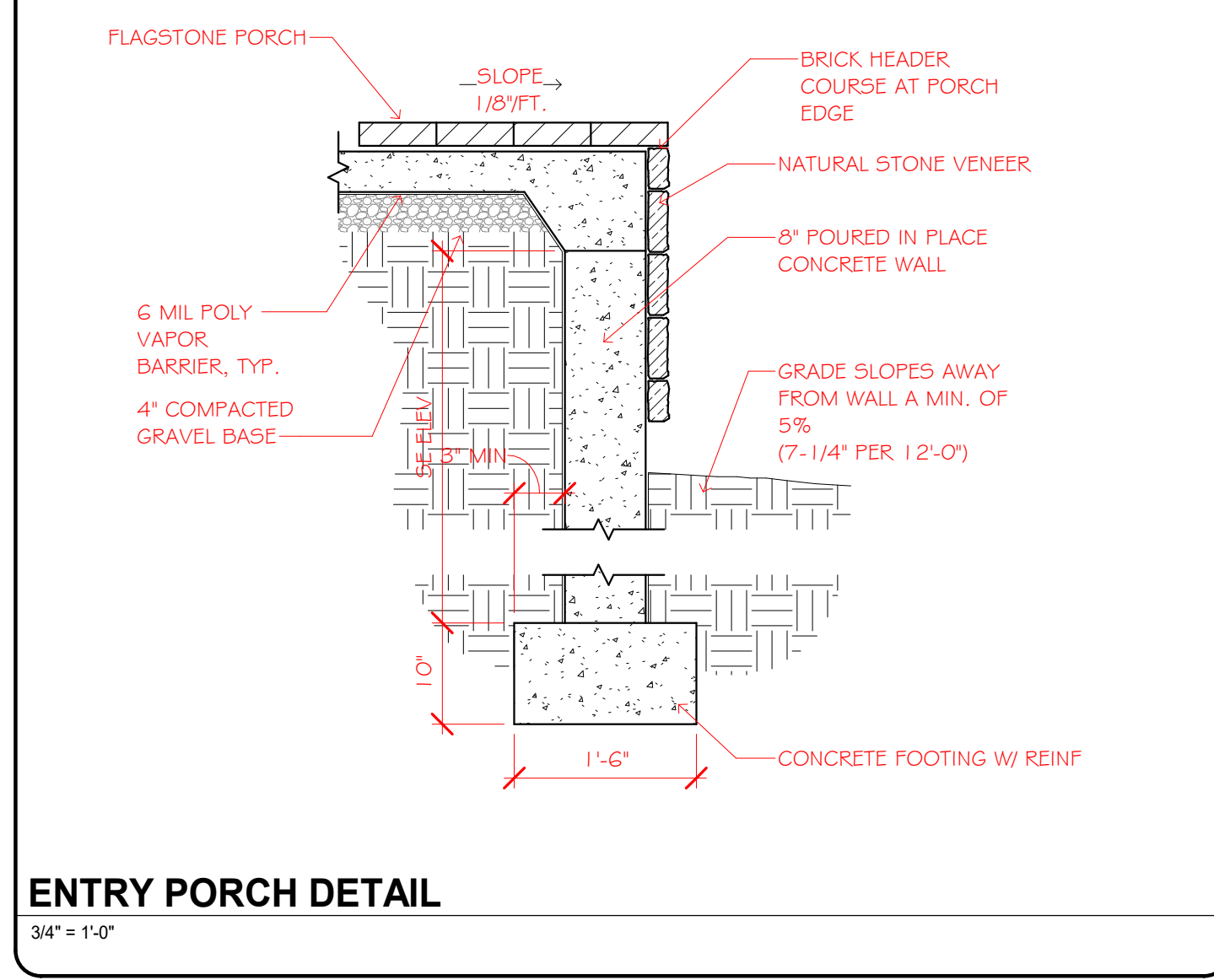
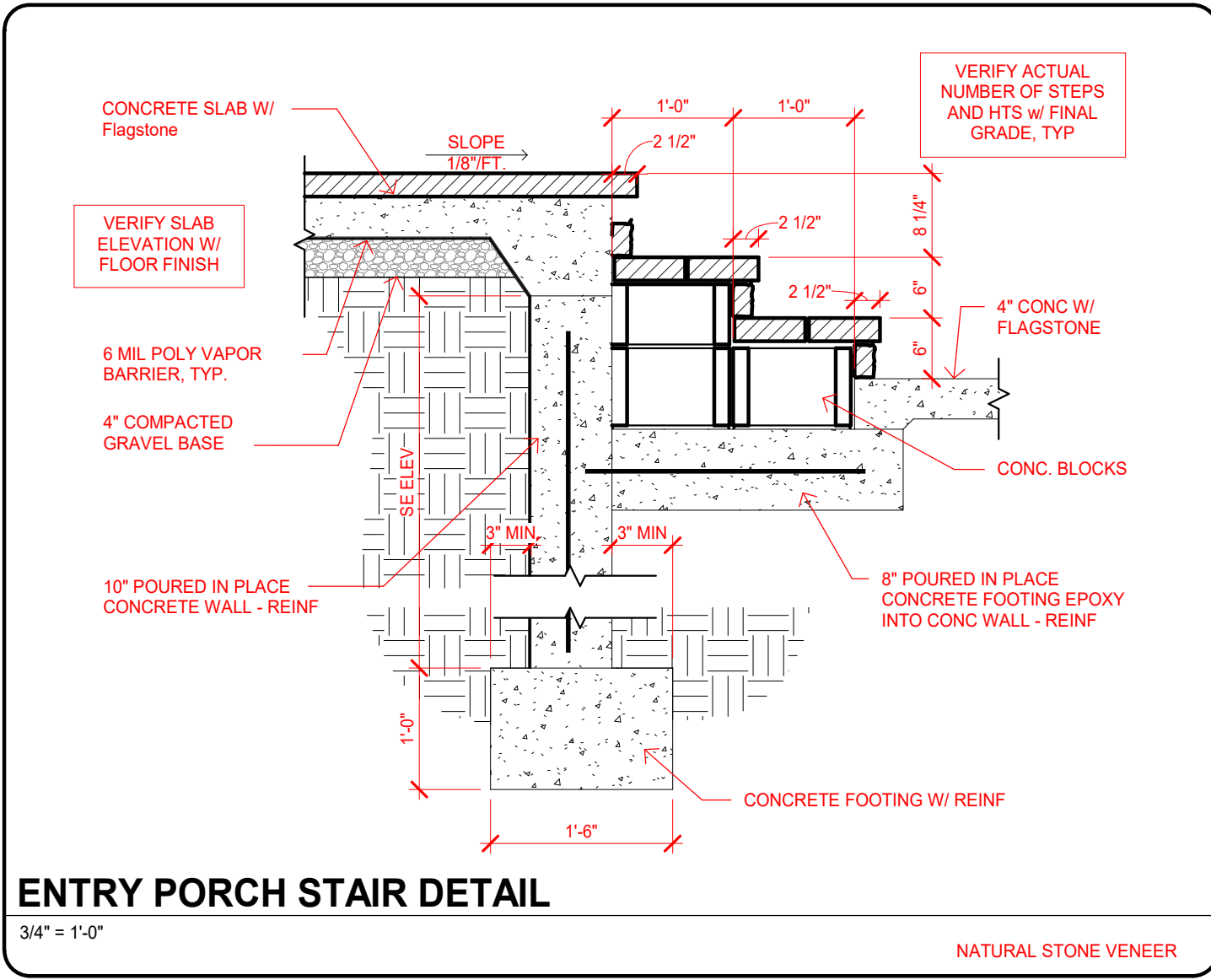
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THE FOUNDATION PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH GROUND FLOOR SURFACE CONDITIONS AND ESTABLISH VERTICAL ELEVATION DATA. ALL POTENTIAL BEARING LOCATIONS AND CONDITIONS ARE IN CONJUNCTION WITH FRAMING PLANS CONTAINED WITHIN THIS DRAWING SET AND ARE NOT INTENDED TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STANDARDS IN ALL RESPECTS INCLUDING STRENGTH, STRESSES, STRAINS, LOADS, CONNECTIONS AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

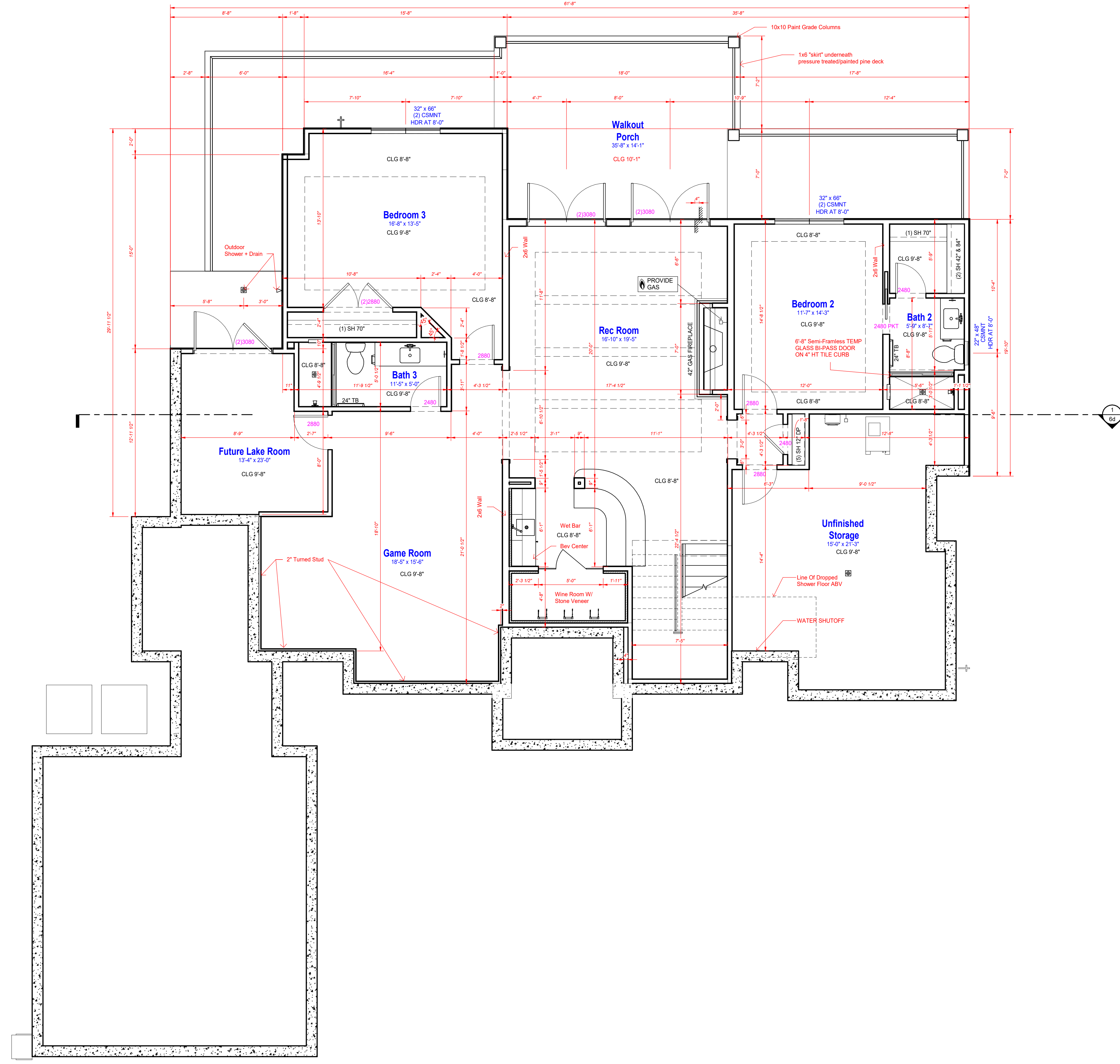
SLAB NOTES:
SLABS ON GRADE:
4" CONC. SLAB - 3000 PSI W/ FIBERMESH W/ 6 MIL VAPOR BARRIER OVER MECH. COMPACTED FILL.
PROVIDE CONTROL JOINTS AS REQUIRED
TREAT SOIL W/ TERMITES POISONING.

GENERAL NOTES:
SEE SHEET 6 FOR SPECIFIC ELEV. DETAILS.
VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.
SEE SHEET 10 FOR OPTIONAL OUTDOOR LIVING PACKAGE & DETAILS.
ALL PIER LOCATIONS TO BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER.

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) #68-P W/COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL.







Area Schedule - Frame Livable

Lower Level Living	1565 SF
Main Level Living	2122 SF
Total	3687 SF

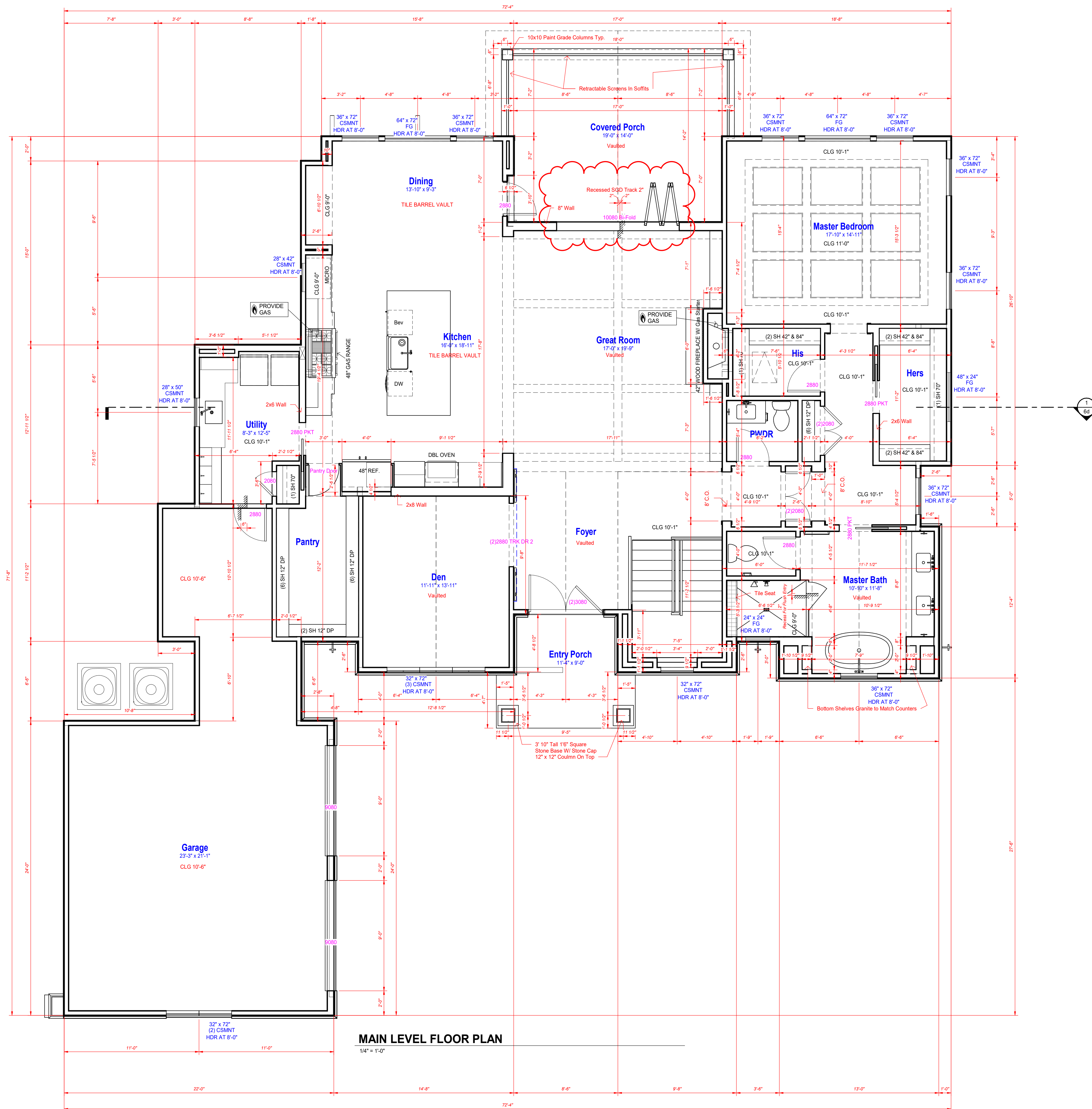
Area Schedule - Frame

Main Level Living	2122 SF
Lower Level Living	1565 SF
2-Car Garage	646 SF
Walkout Porch	394 SF
Unfinished Storage	312 SF
Covered Porch	267 SF
Lower open deck	248 SF
Lake Room	134 SF
Entry Porch	95 SF

LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

DISCLAIMER
PLAN IS SHOWN WITH A REPRESENTATION OF A FINISHED LOWER LEVEL AND IS NOT INCLUDED IN THE BASE COST OF THE HOME. VERIFY WITH YOUR LOCAL BUILDING COMPANY ON INCLUDED LOWER LEVEL FEATURES.

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Area Schedule - Frame Livable

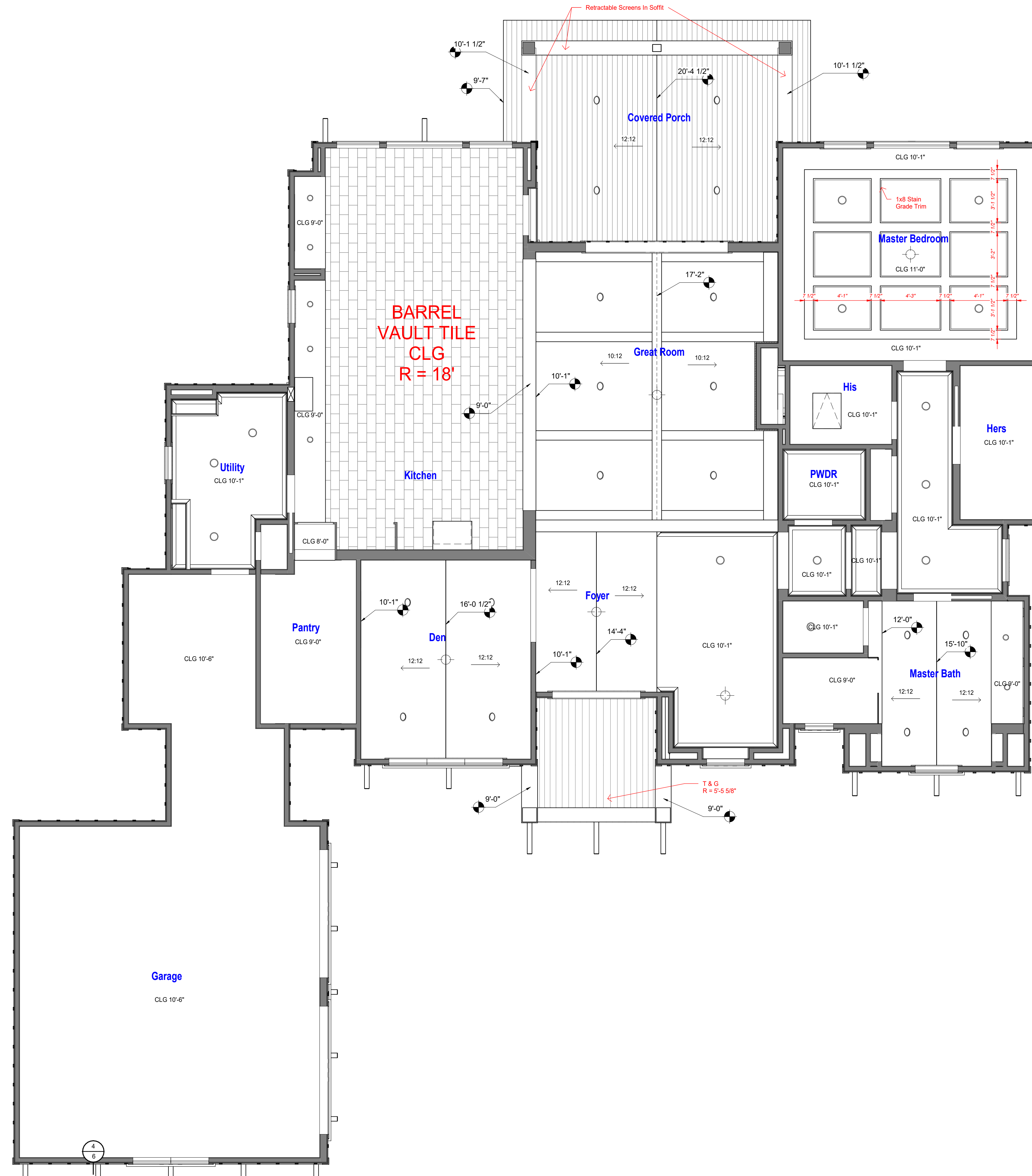
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Total	

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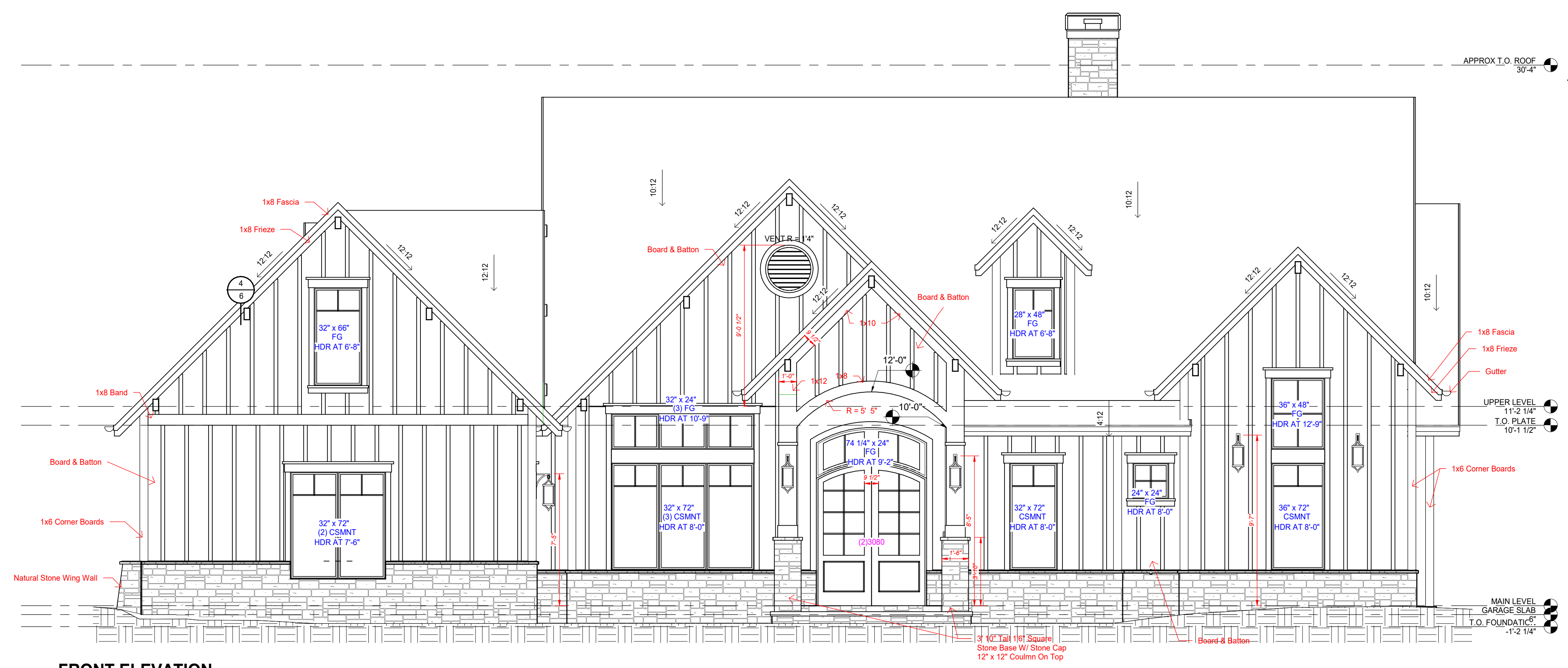
!! ATTENTION !!
 NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS

GENERAL NOTES:
 VERIFY ALL WDW & DR ROUGH OPNGS W/ MFR SPECS. SEE PLAN FOR WDW HDR HTS.
 ALL POCKET DOOR FRAMES TO BE SHEATHED WITH OSB.
 VERIFY DEPTH AND WIDTH OF SLAB RECESS AT ALL DOORS TO ACCOMMODATE PROPER ALIGNMENT WITH THRESHOLDS AND DOOR TRACKS WITH MFR. REQUIREMENTS IN RELATION TO FINISH FLOOR MATERIALS.
 REC CLG SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FIN. SEE SHEET 6 FOR SPECIFIC ELEV DETAILS.



MAIN LEVEL REFLECTED CEILING PLAN

1/4" = 1'-0"



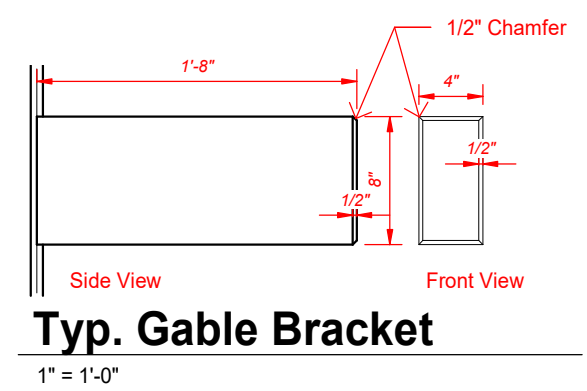
FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:
 . FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE.
 . VERIFY ALL WDW & DR ROUGH OPNGS W/ MFR SPECS.
 . LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.
 . ROOF VENTS SHOWN FOR LOCATION PURPOSE ONLY.
 . NUMBER OF ROOF VENTS TO BE DETERMINED BY BUILDER.

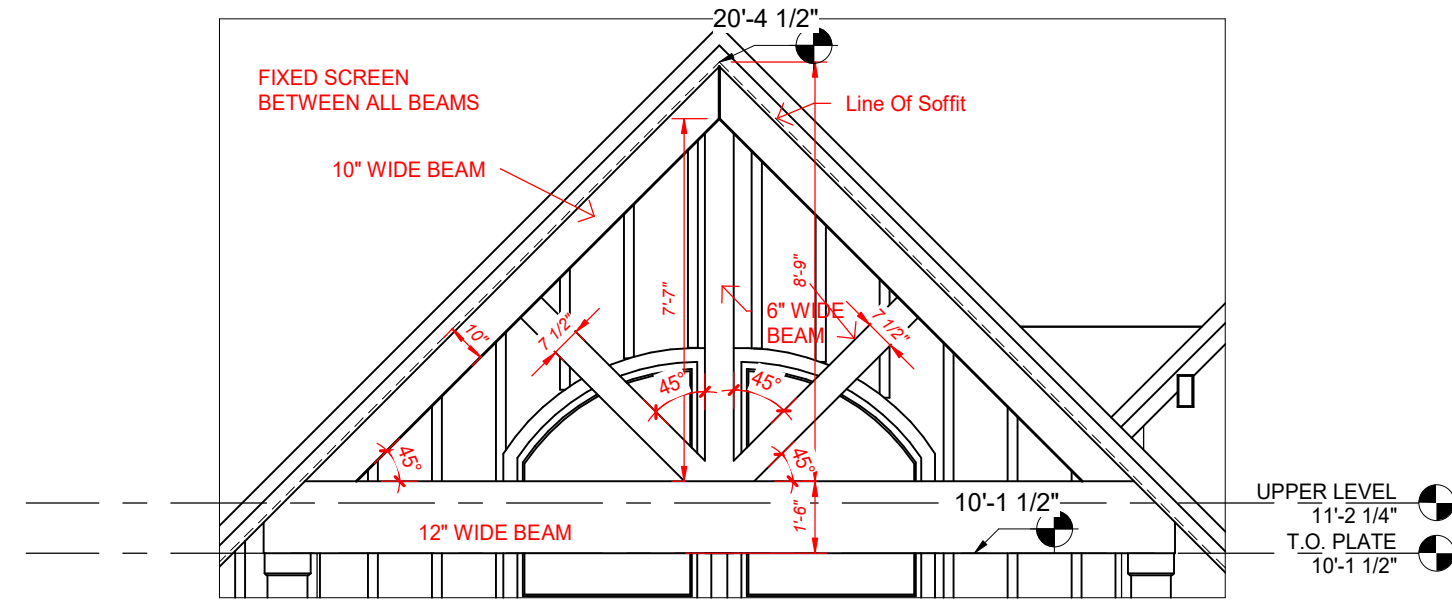
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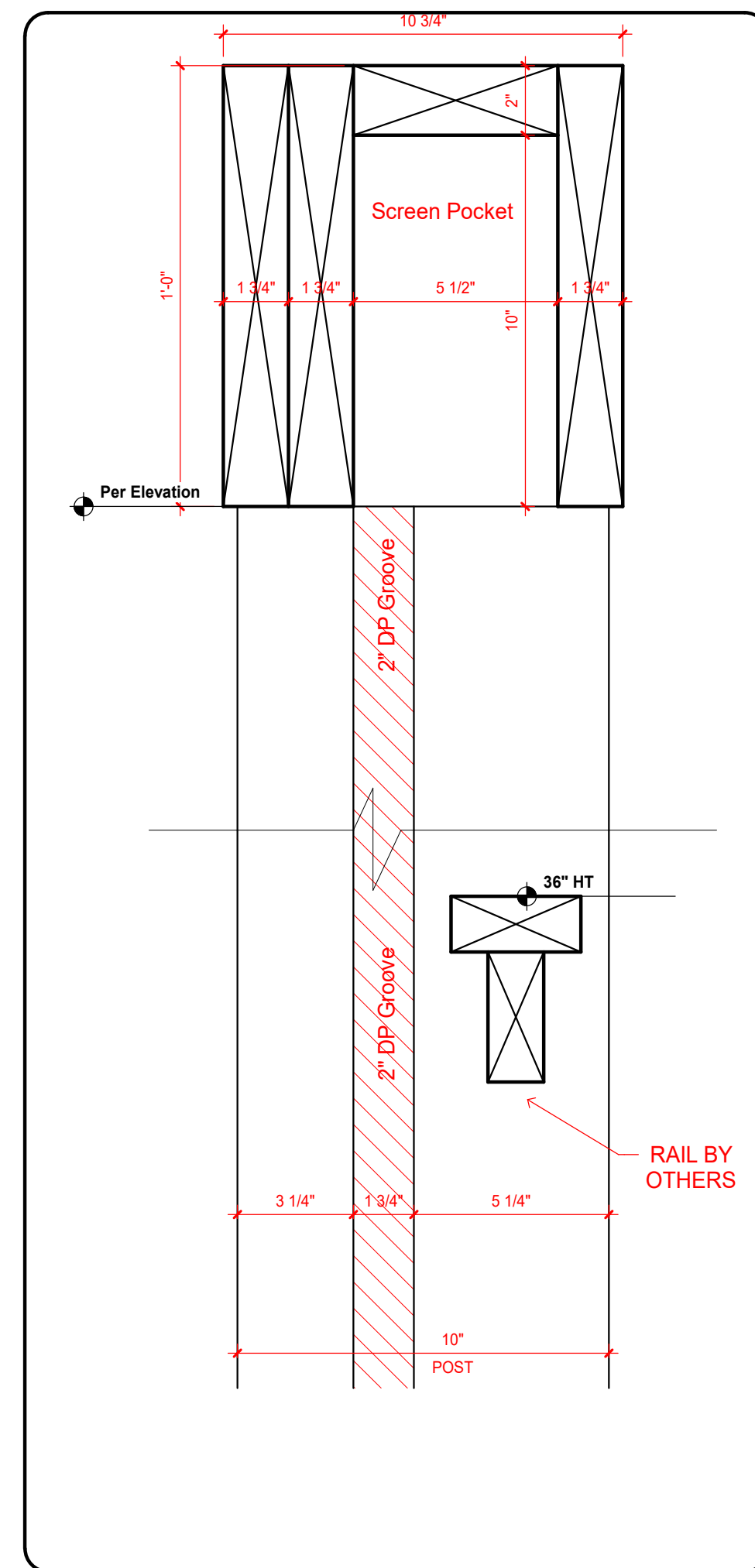
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Typ. Gable Bracket
1" = 1'-0"



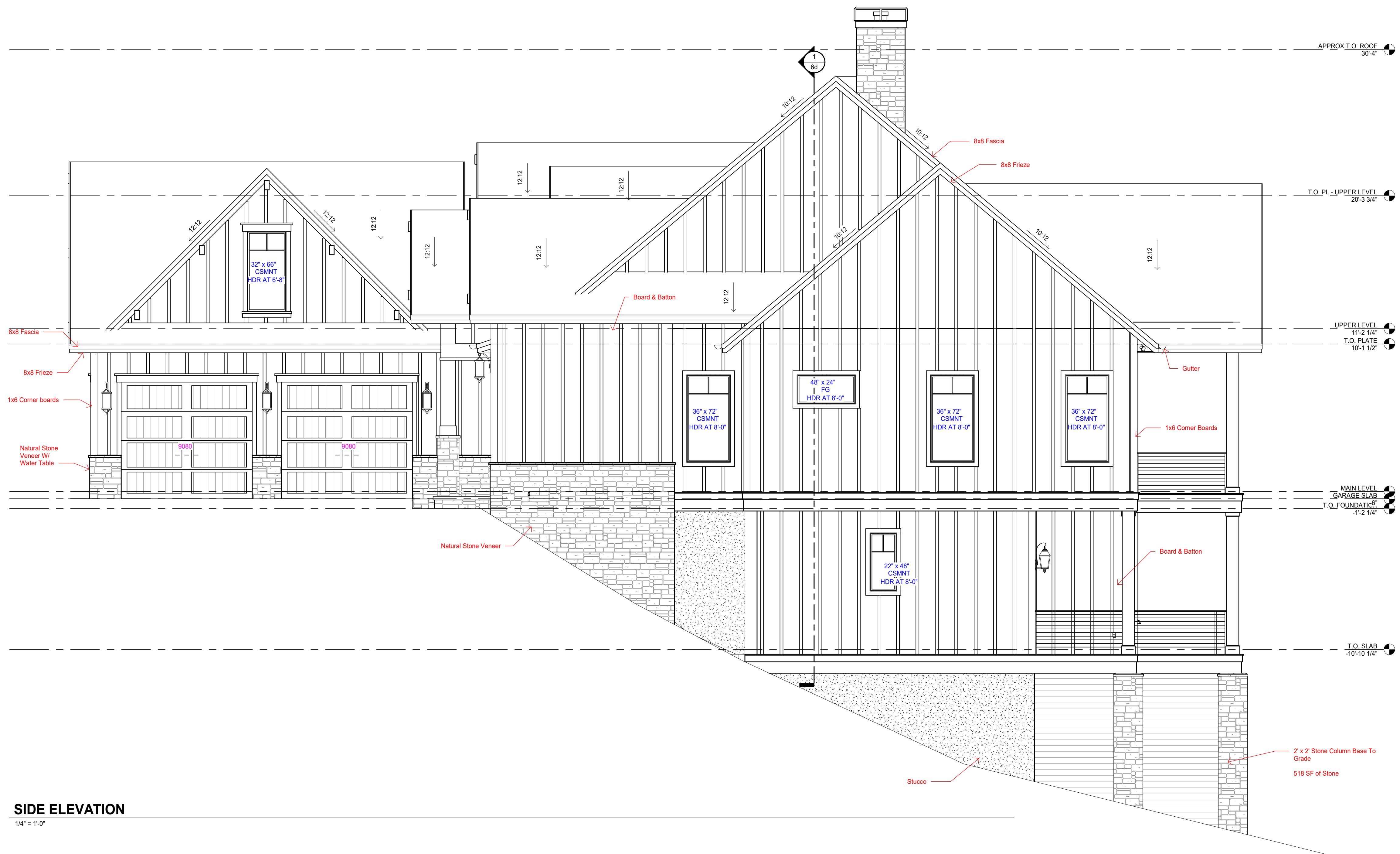
Rear Detail
1/4" = 1'-0"



Retractable Screen Det
3" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"

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GENERAL NOTES:
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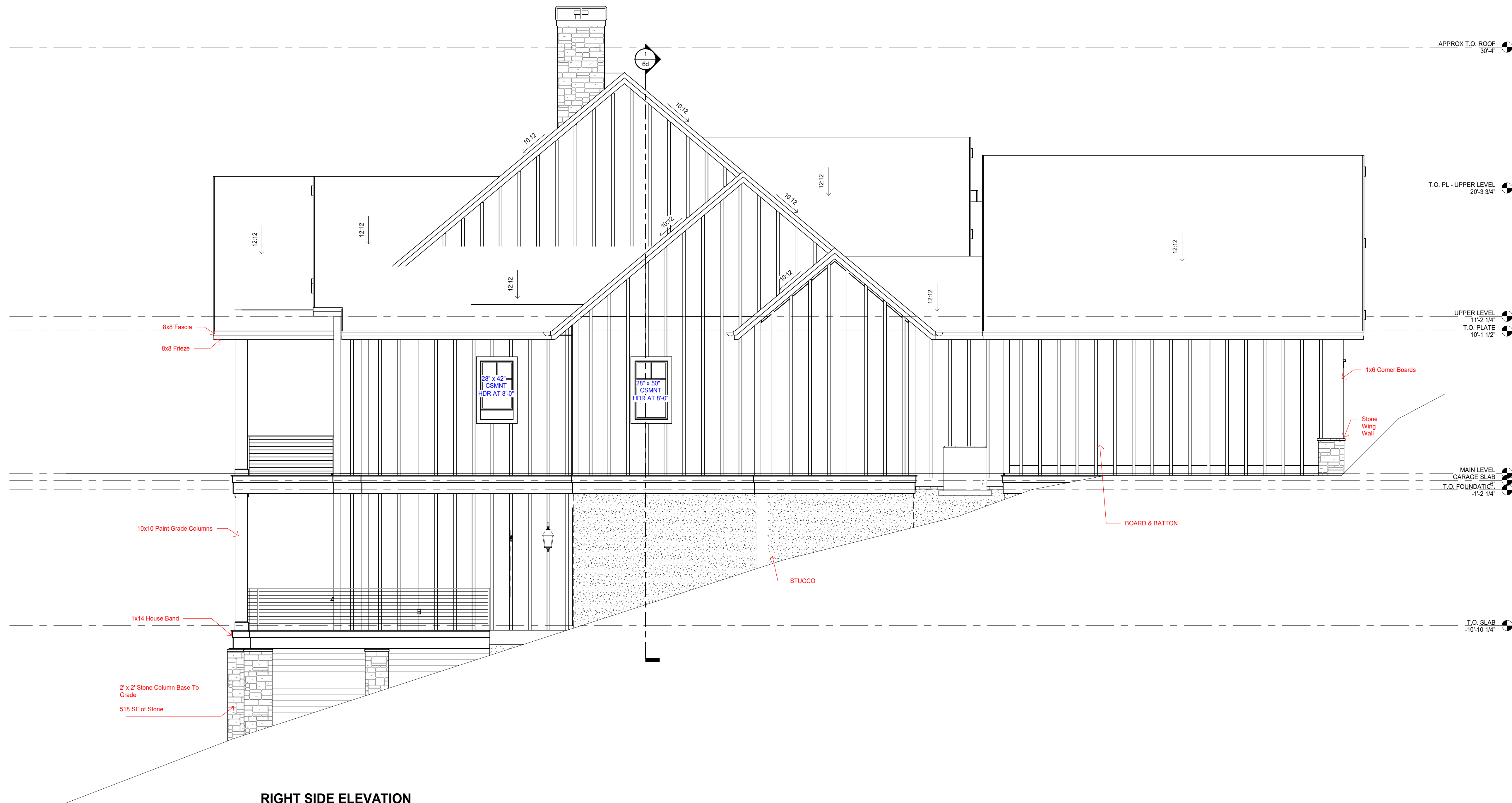
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THE DEER VALLEY 1319F - R -
Honath Residence
Enter address here

Right Elevation
PLAN: 1319F-2A017-X
JOB: Deer Valley 1319F-2A0A
Final For Construction



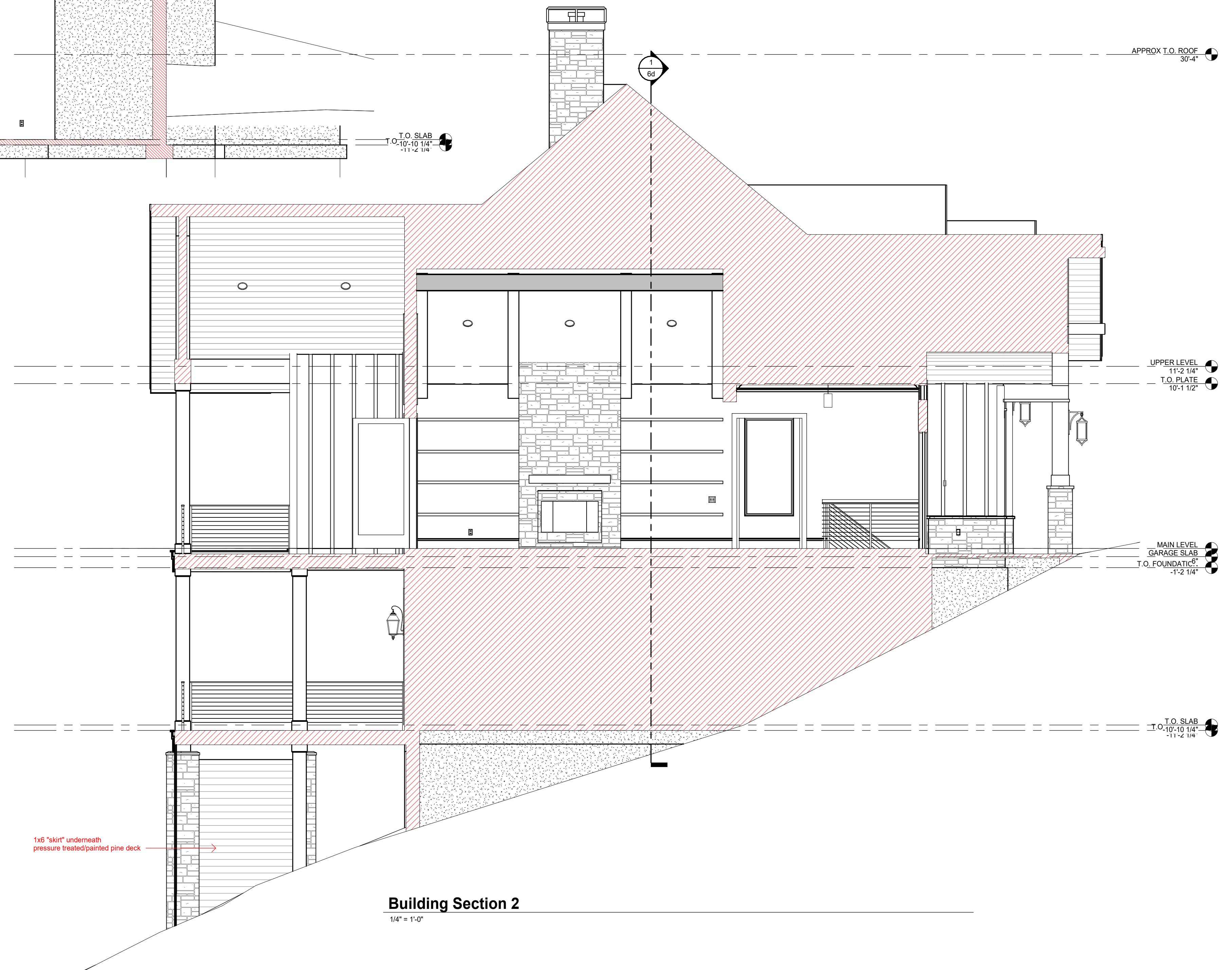
RIGHT SIDE ELEVATION

1/4" = 1'-0"



BUILDING SECTION 1

1/4" = 1'-0"



Building Section 2

1/4" = 1'-0"

MECHANICAL DISCLAIMER

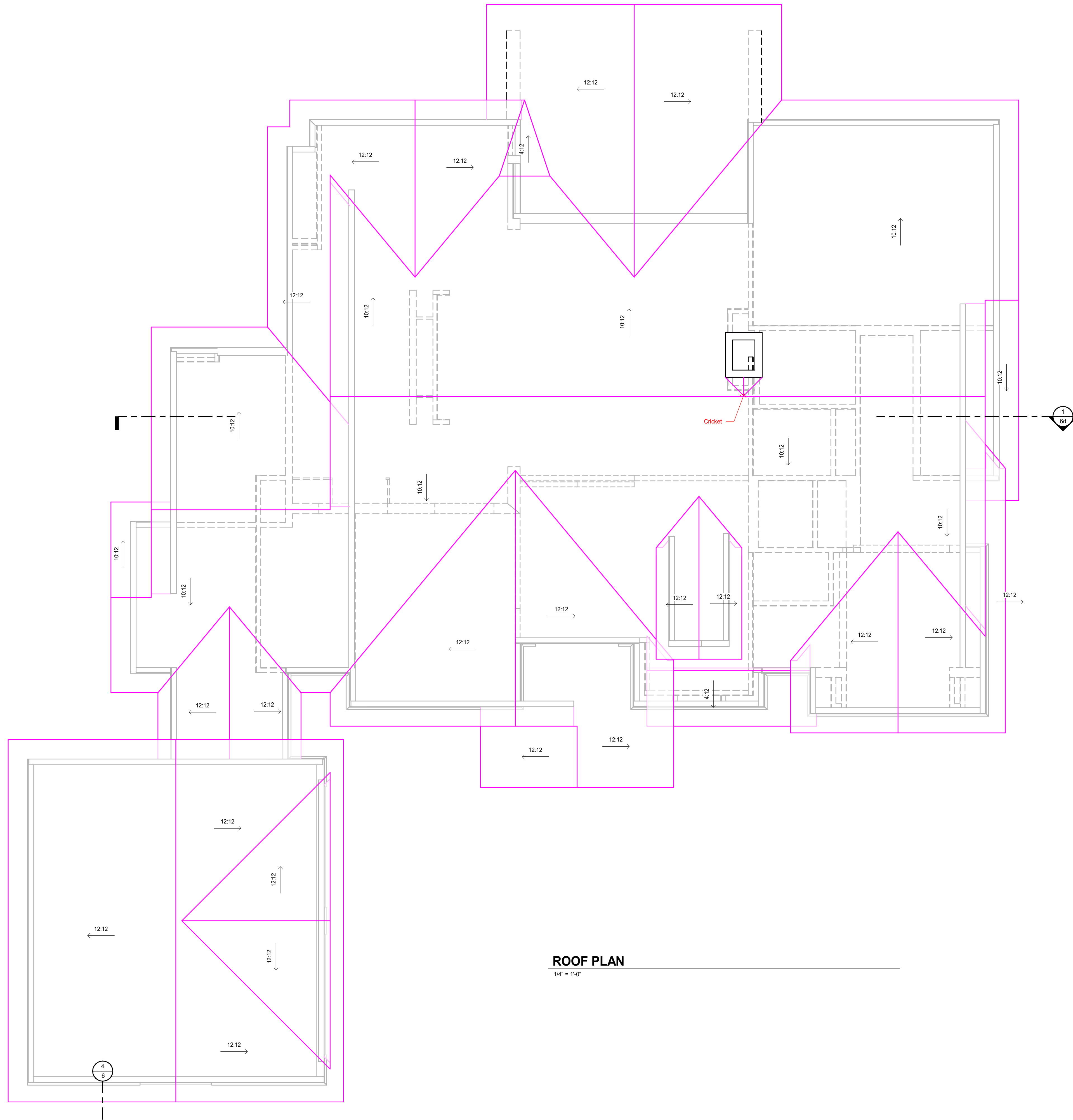
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!! ATTENTION !!

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ROOF PLAN
1/4" = 1'-0"

- PROVIDE SOLID BLOCKING BELOW ALL KNEEWALLS AND OVERFRAMING PER TRUSS MFR. AND STRUCT. ENG.
- SIZES OF ROOF RAFTERS AND CEILING JOISTS AND SPACING PER STRUCT. ENG.
- ALL OVERHANGS TO BE 12" O.H. FROM FRAME AT SIDING AND 16" FROM FRAME AT BRICK U.N.O.

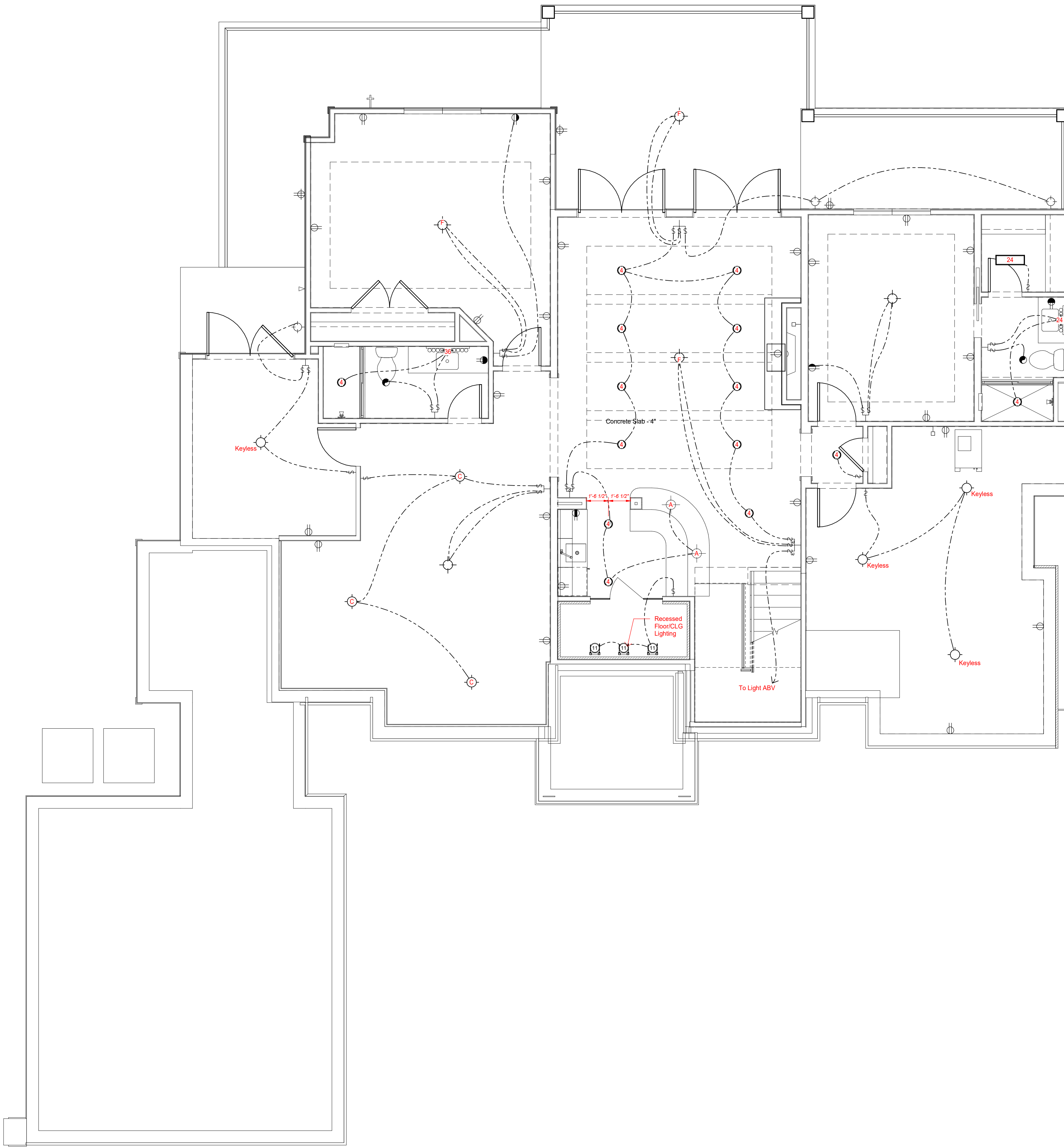
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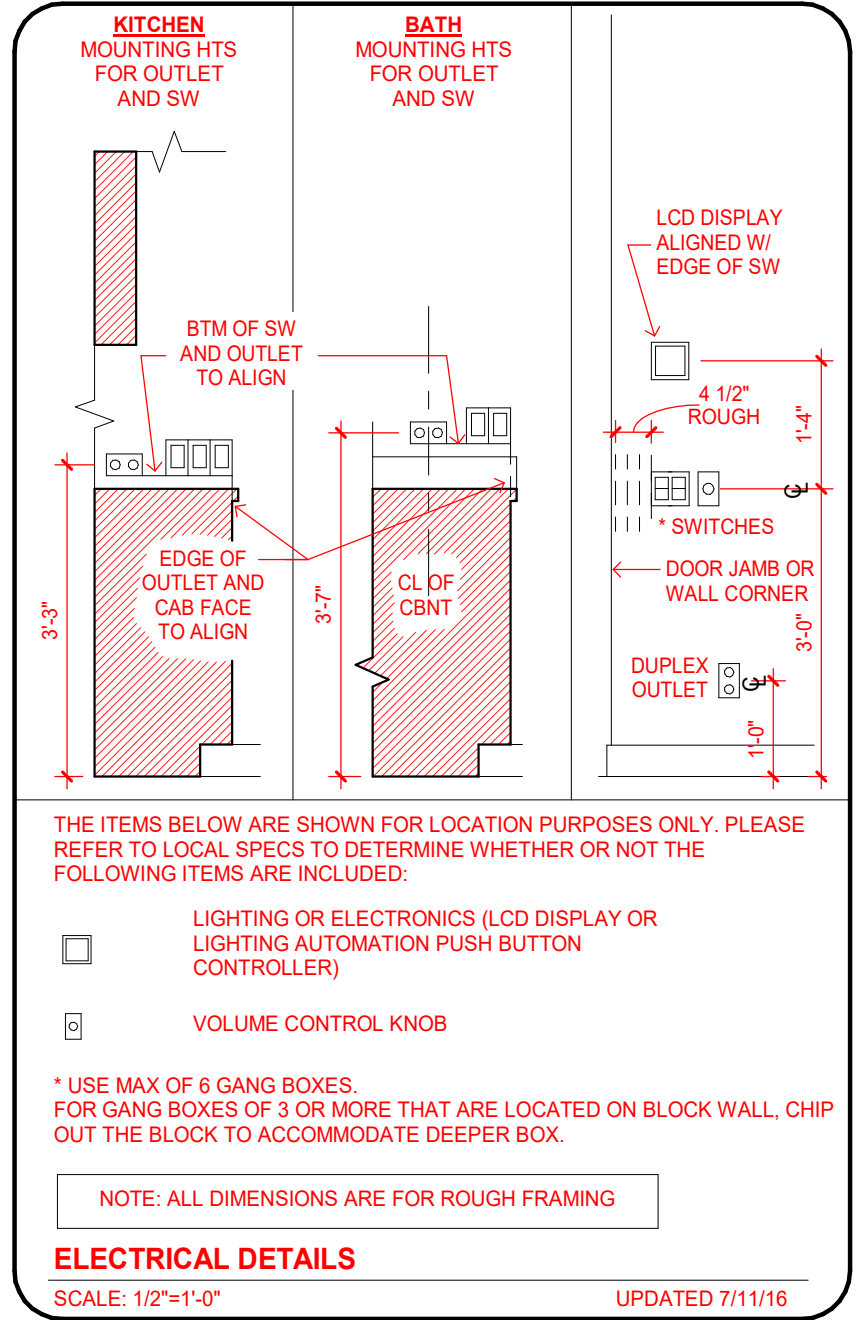
LOWER LEVEL ELECTRICAL PLAN

1/4" = 1'-0"



MECHANICAL DISCLAIMER
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FLOOR OUTLET NOTE:
 RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) #68-P W/COVER PLATE BY THOMAS & BETTS, INC. OR EQUAL

ELECTRICAL LEGEND

- DUPLEX OUTLET (110V AT 12" OR AS NTD)
- DUPLEX OUTLET (110V AT 39") *
- DUPLEX OUTLET (110V AT 43") *
- DUPLEX OUTLET (110V AT 45") *
- SPLIT DPLX OUTLET (110V AT 12") TOP IS "HOT"
- WEATHERPROOF DPLX OUTLET (110V AT 12")
- WEATHERPROOF DPLX OUTLET (110V AT 12") TOP PLUG IS "HOT"
- OUTLET w/ USB PORTS(110V AT 12" OR AS NTD)
- 220V OUTLET AT 30"
- RECESS FLOOR OUTLET
- SPECIAL PURPOSE CONN
- SW SEE ELEC DTL
- 3-WAY SW SEE ELEC DTL
- 4-WAY SW SEE ELEC DTL
- 1-GANG COMBINATION FAN / LIGHT SWITCH
- OCCUPANCY/MOTION DETECTOR SWITCH
- PUSH-BUTTON FOR GARAGE DOOR AT 60"
- DIMMER SW AT 36"
- PUSH-BUTTON DOORBELL
- CLG MNT LT FIXTURE
- CLG MNT PREWIRE - FIXTURE BY OWNER
- SURFACE MNT FIXTURE
- WALL MNT FIXTURE
- 6" ROUND RECESS 3000K LED RETROFIT TRIM W/OPEN BAFFLE
- 4" MINI ROUND RECESS 3000K LED RETROFIT TRIM W/OPEN BAFFLE
- 4" MINI ROUND RECESS 3000K LED EYEBALL TRIM
- 6" ROUND SLOPE CLG RECESS WITH 3000K LED BULB (INTERIOR SLOPED CLG)
- 2 1/2" MINI ROUND LED 3000K
- TELEPHONE OUTLET AT 12" OR AS NOTED
- CLG FAN/LIGHT PREWIRE AND SWITCHES
- SMOKE & CARBON MONOXIDE DETECTOR
- UNDER CABT LED 9"
- UNDER CABT LED 14"
- UNDER CABT LED 22"
- UNDER CABT LED 30"
- 24" CLG MNT FLUOR. LT, WRAPPED
- 48" CLG MNT FLUOR. LT, WRAPPED
- 24" VANITY LIGHTING (SEE SPECS)
- 36" VANITY LIGHTING (SEE SPECS)
- EXHAUST FAN / LIGHT FIXTURE COMBO
- EXHAUST FAN
- SOFFIT MNT FLOOD LIGHT
- CLG MNT SPEAKER
- CHIMES
- ELEC PANEL
- RETURN AIR grille
- A/C REGISTER
- THERMOSTAT
- SECURITY PAD

NOTE: ALL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY

NOTE: ALL 125V, 15 AND 20 AMP OUTLETS TO BE TAMPER-RESISTANT IN AREAS SPECIFIED BY NEC 2008 406.11.

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NOTE: LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES AND RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, WDWs AND HALLWAYS, TYP UNO

NOTE: SMOKE DETECTORS SHALL BE INSTALLED PER NFPA72.

NOTE: COORDINATE LOCATION OF ALL REQ. ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR. INSTALLATION REQ. FOR ALL FLAT PANEL DISPLAYS.

UPDATED 8/28/17

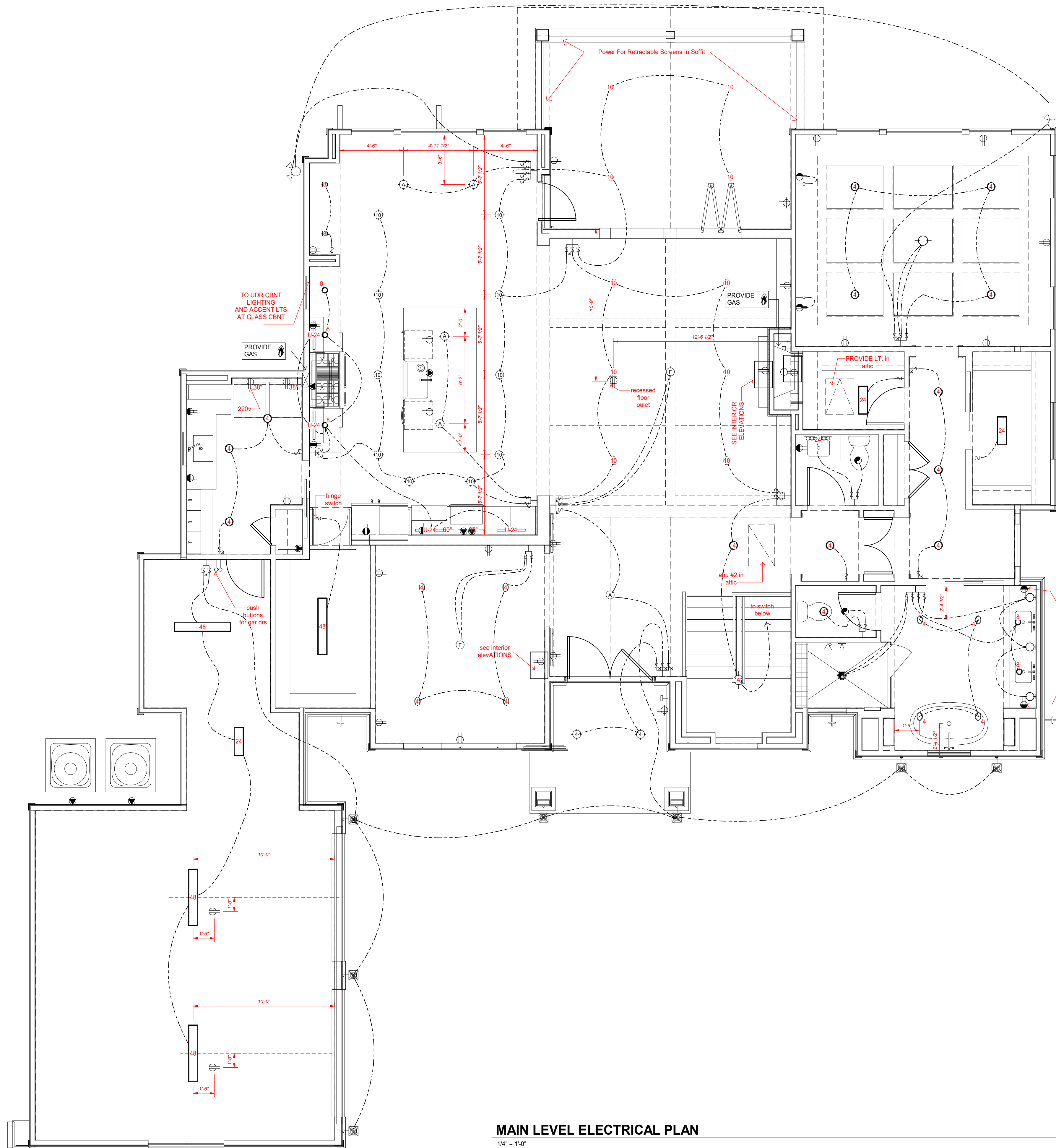
Arthur Rubenberg Homes
 CORPORATION
 ALL RIGHTS RESERVED, INC.

THE DEER VALLEY 1319F - R -
 Honath Residence
 Enter address here

LOWER LEVEL ELECTRICAL PLAN
 PLAN: 1319F-24017-X
 JOB: Deer Valley-1319F-240A
 (BASEMENT)

Final For Construction

7

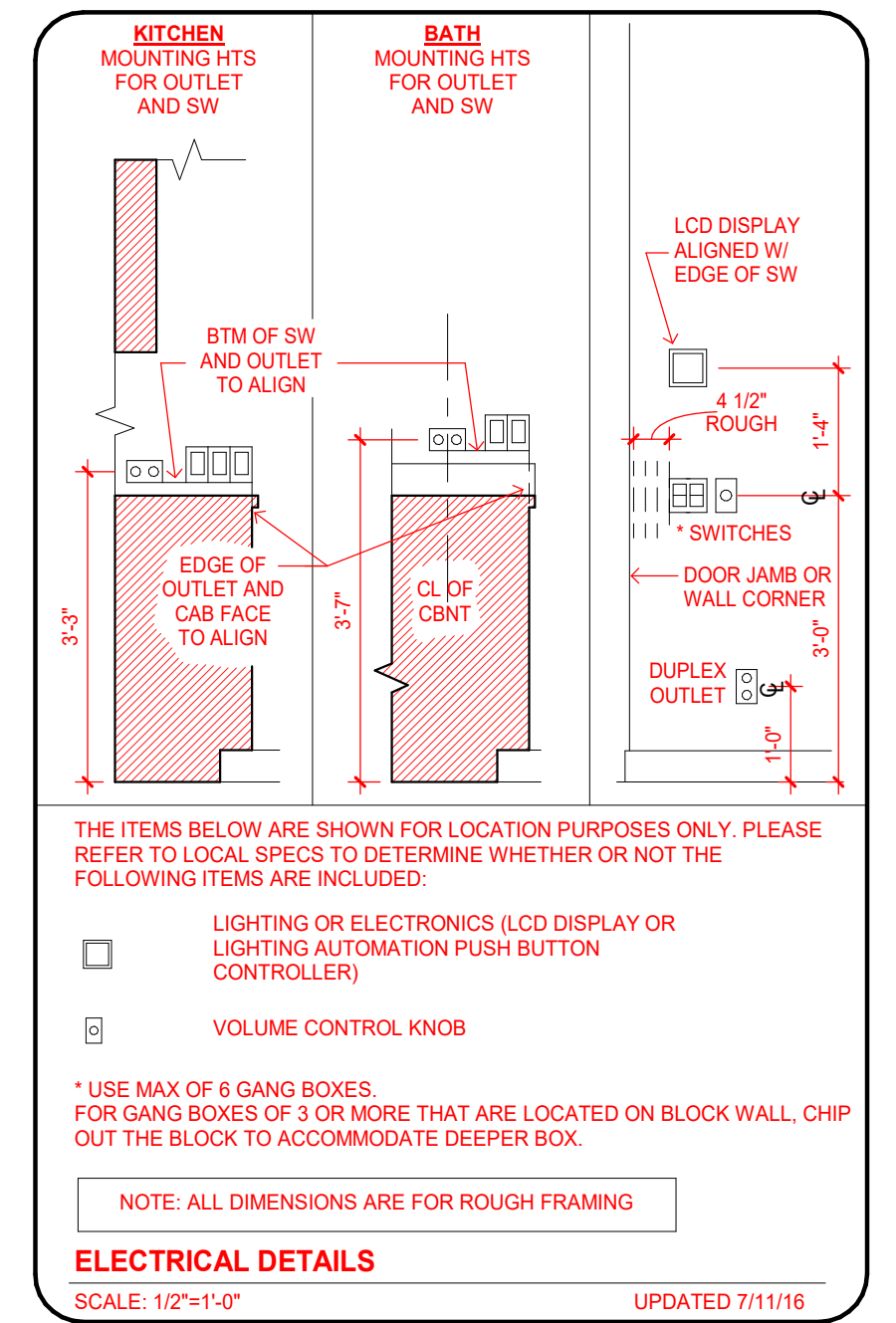


MAIN LEVEL ELECTRICAL PLAN

1/4" = 1'-0"

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- UPDATED 8/28/17

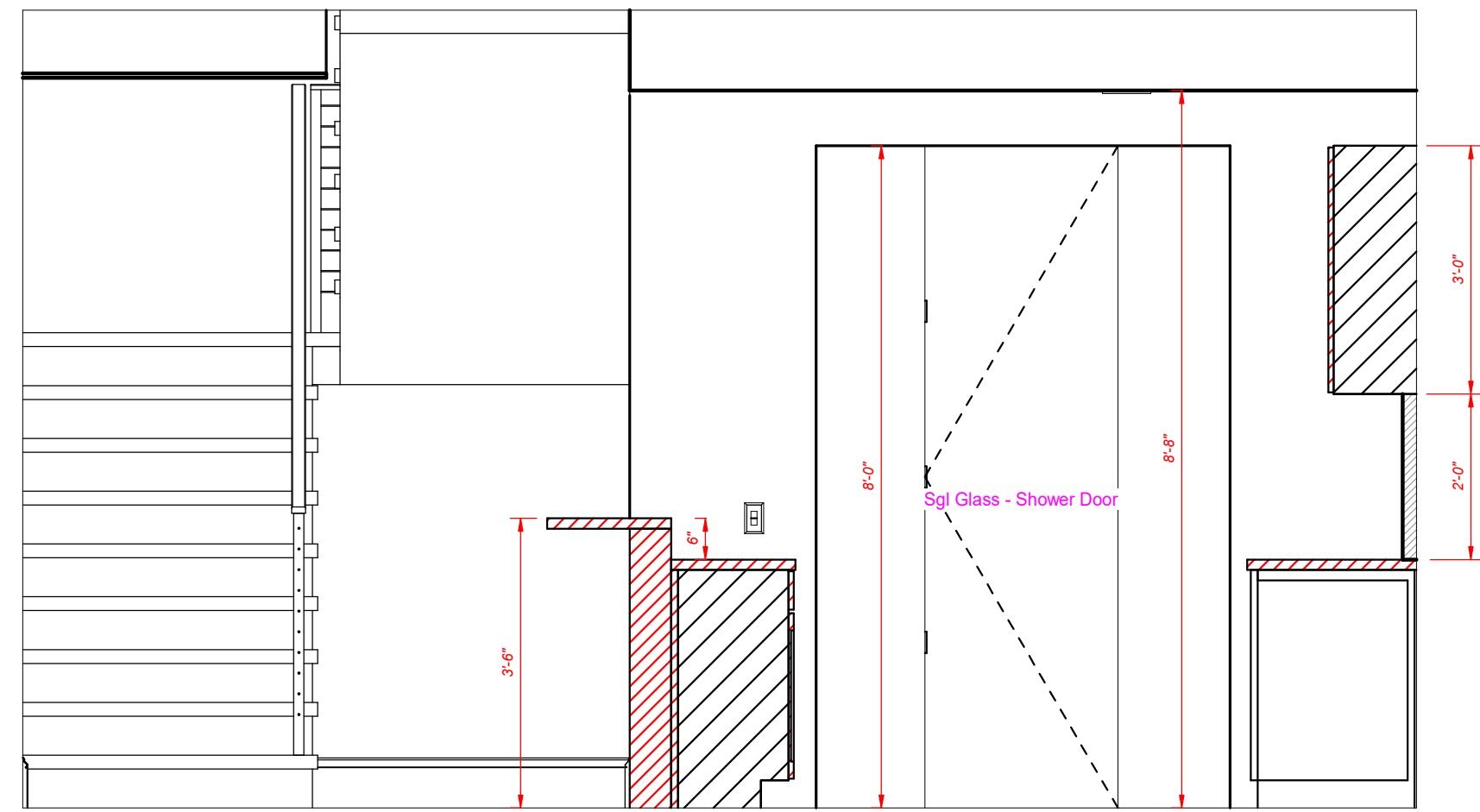
Arthur Rubenroberg Homes
 1319F-24017-X
 1319F-24017-X
 1319F-24017-X

THE DEER VALLEY 1319F - R -
 Enter address here
 Honath Residence

MAIN LEVEL ELECTRICAL PLAN
 PLAN: 1319F-24017-X
 JOB: Deer Valley 1319F-24017-X
 (BASEMENT)

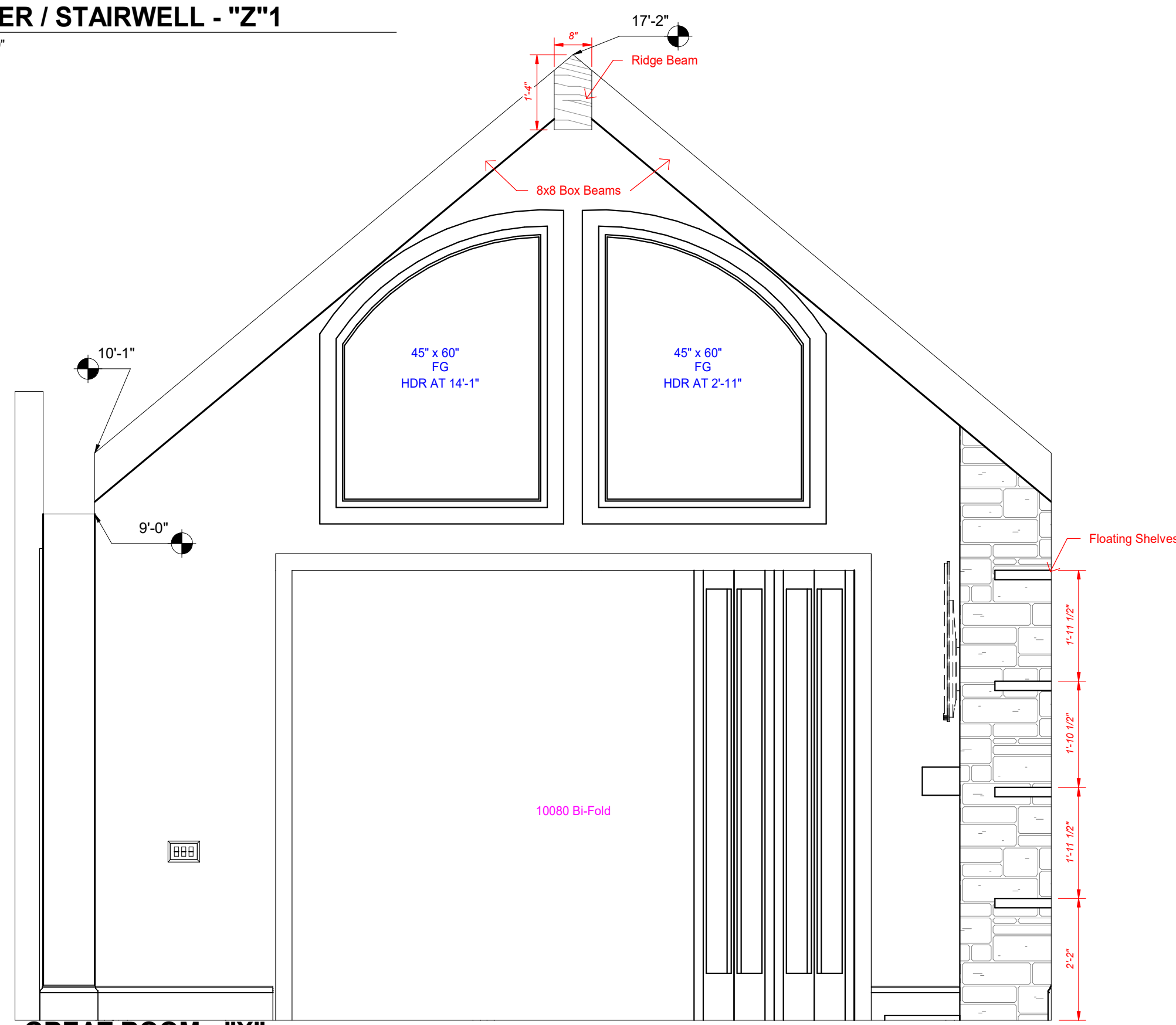
Final For Construction

7a



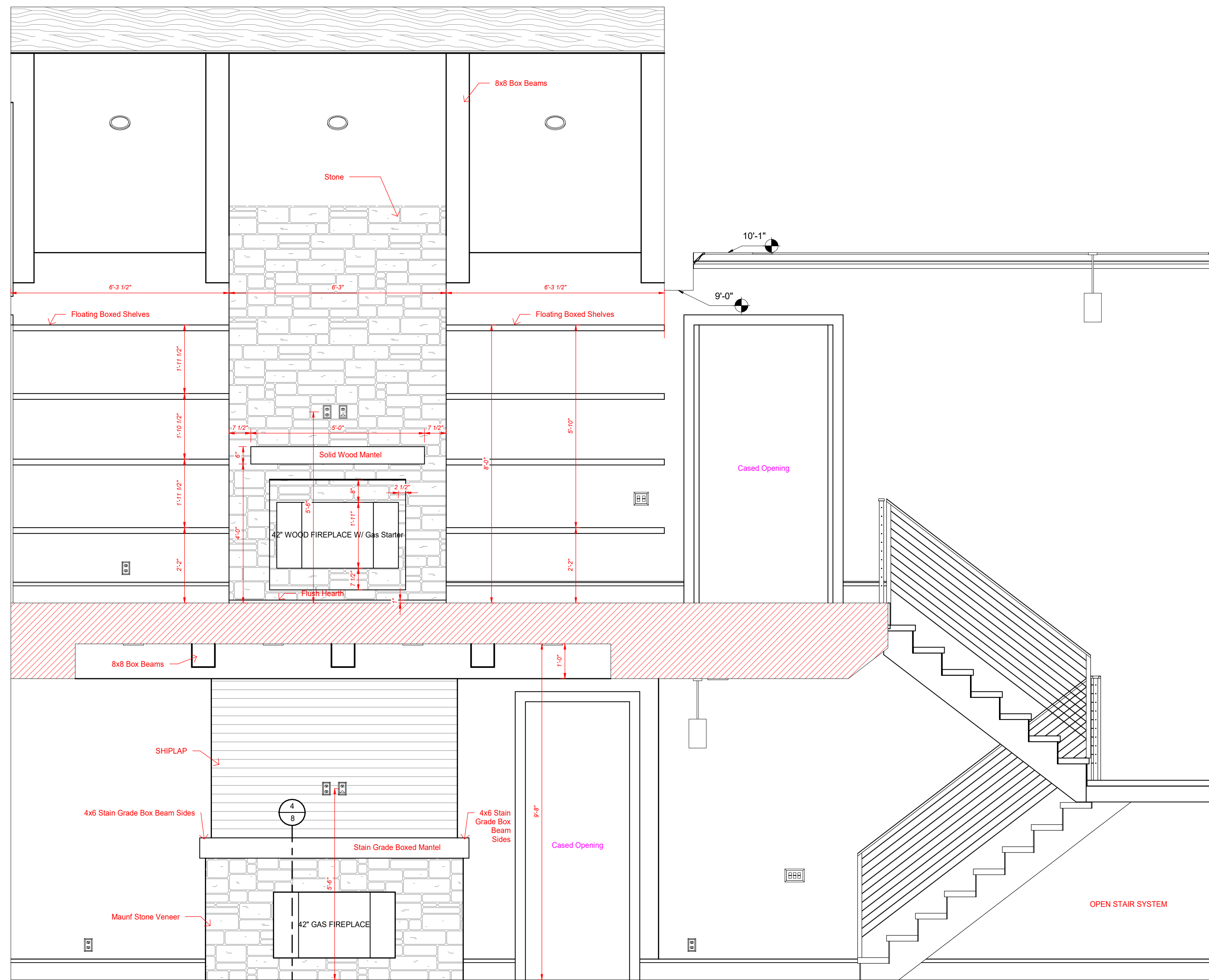
FOYER / STAIRWELL - "Z"1

1/2" = 1'-0"



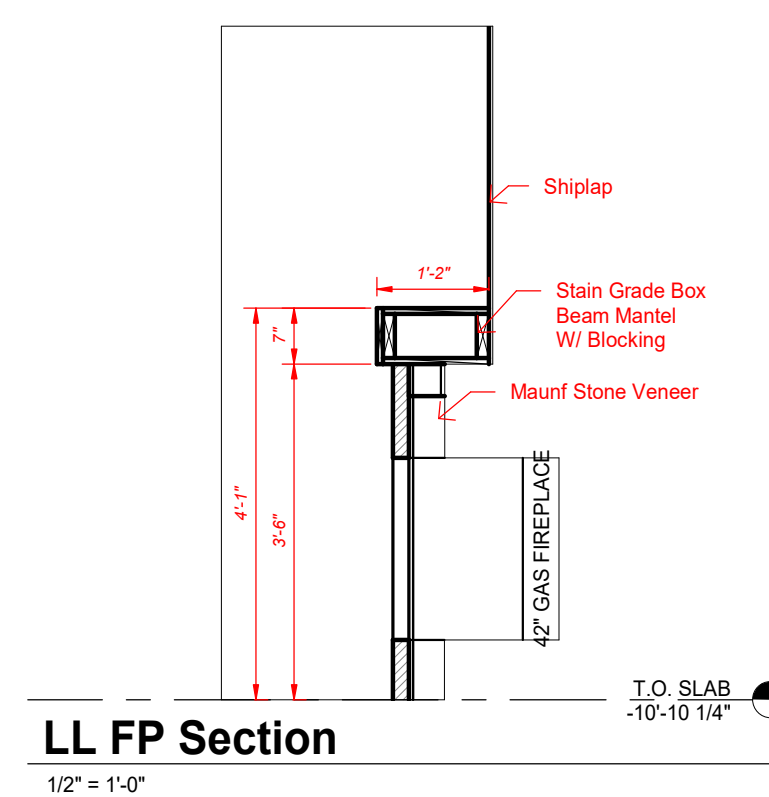
GREAT ROOM - "X"

1/2" = 1'-0"



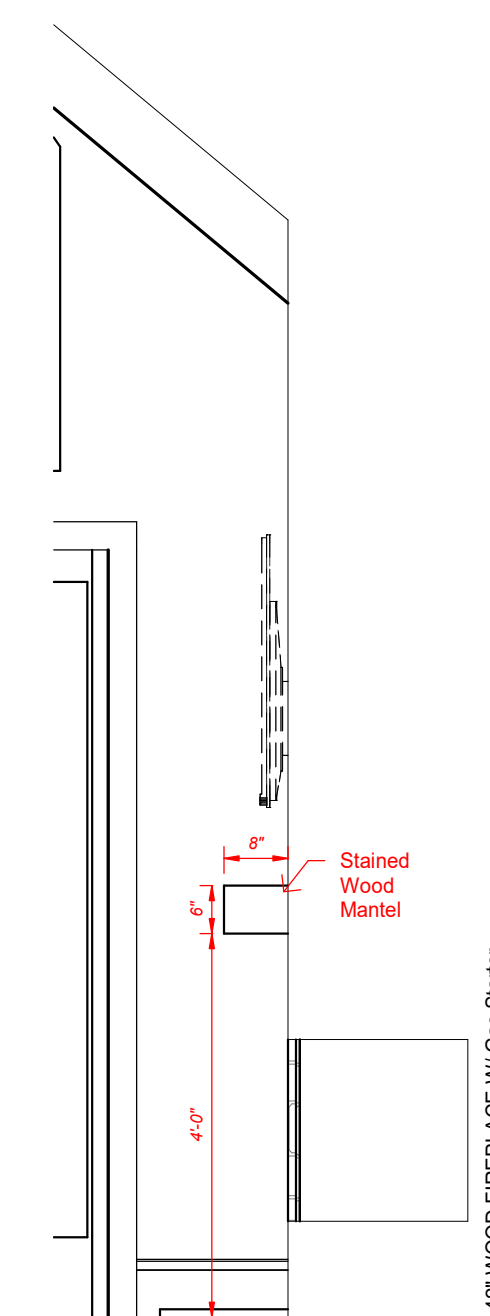
FOYER / STAIRWELL / GREAT ROOM / REC ROOM - "Y"

1/2" = 1'-0"



LL FP Section

1/2" = 1'-0"



FP SECTION - 3

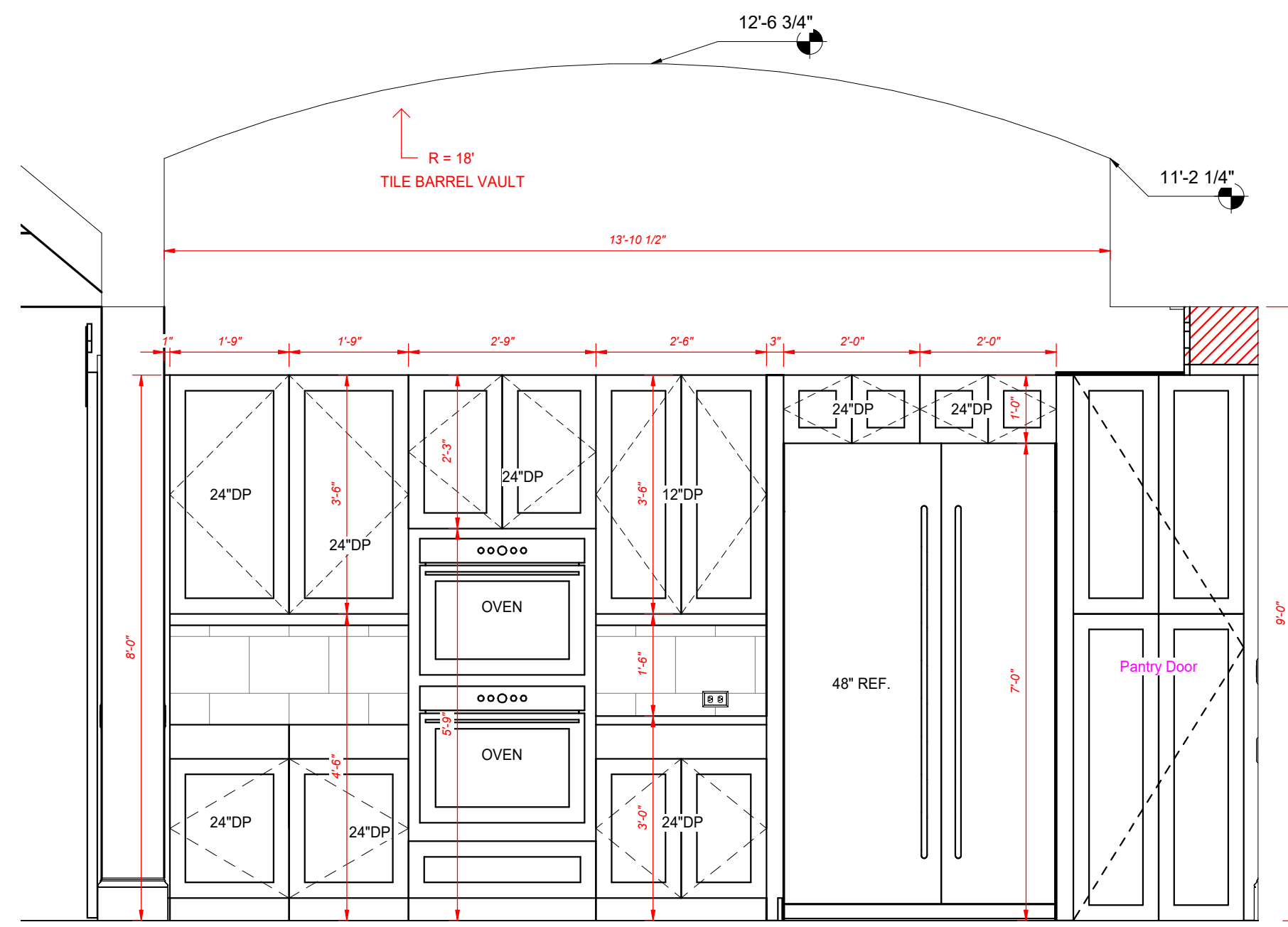
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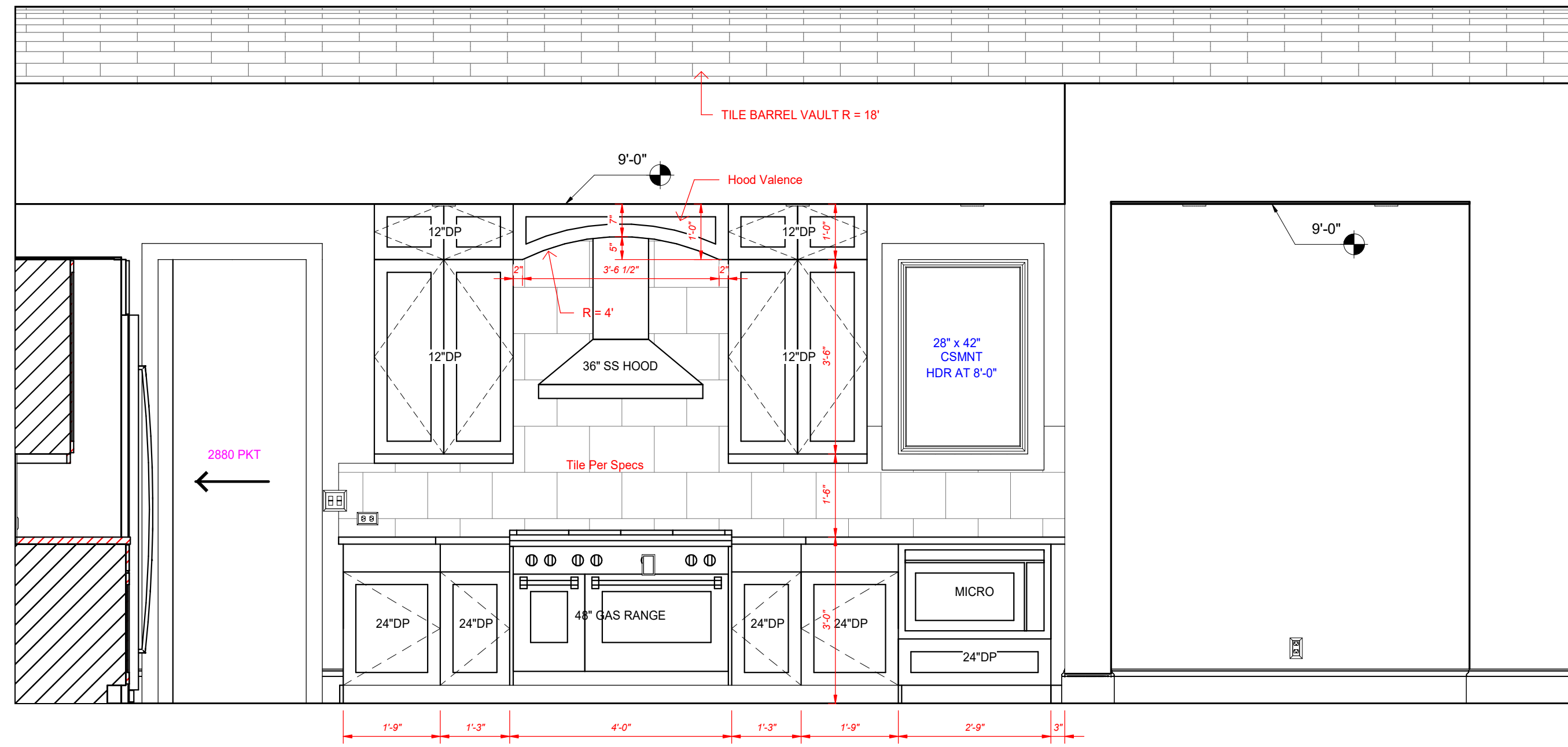
FOR STEPPED UPPER CABINETS: IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

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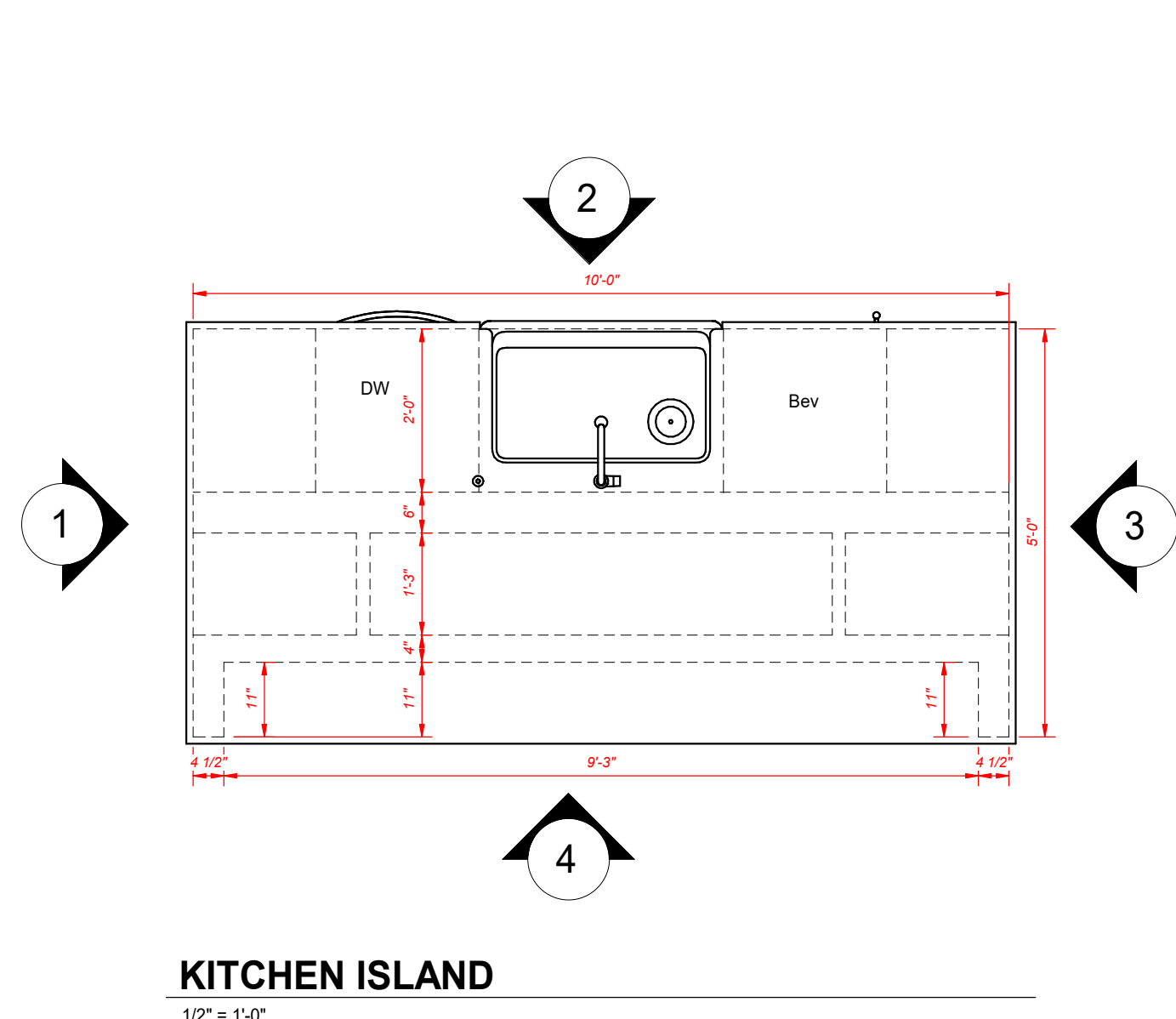
KITCHEN - "W"1
1/2" = 1'-0"



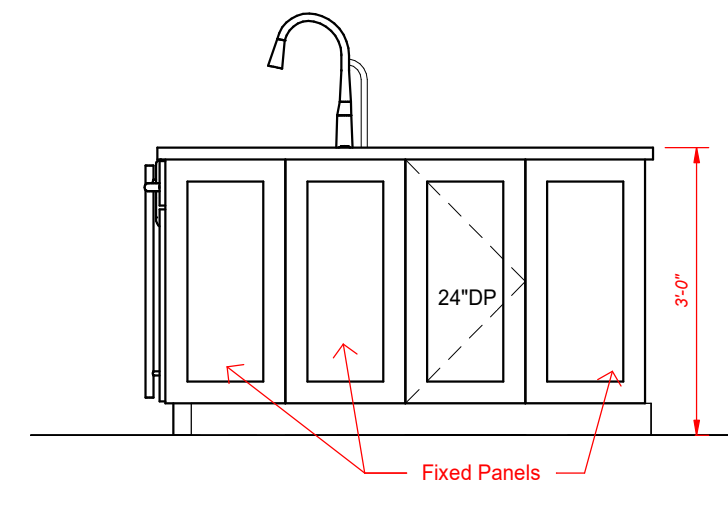
Kitchen "X"
1/2" = 1'-0"

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 THE TOE KICK IS 4".
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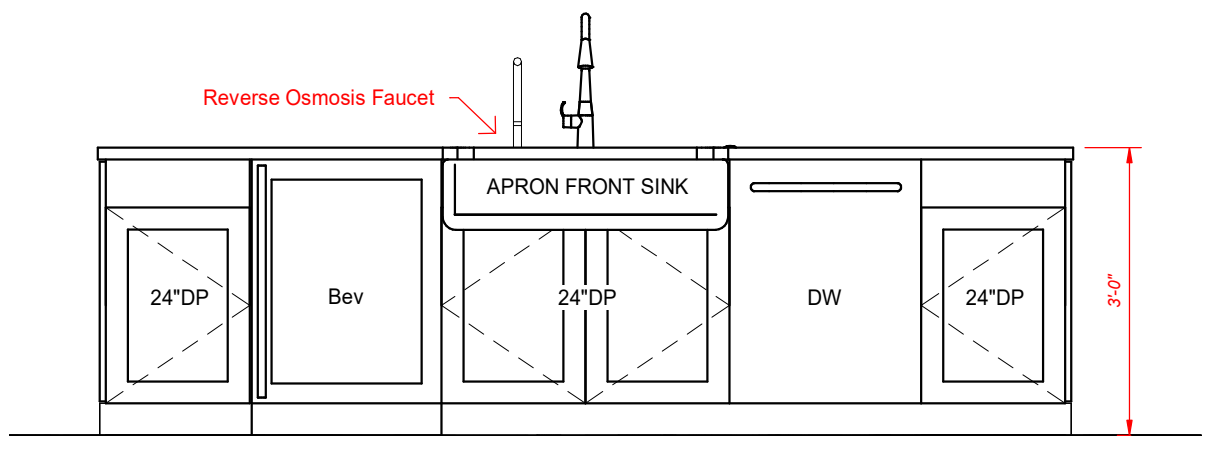
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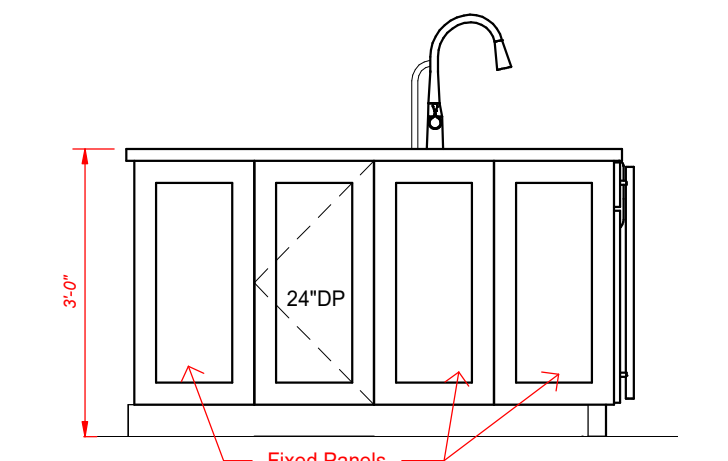
KITCHEN ISLAND
1/2" = 1'-0"



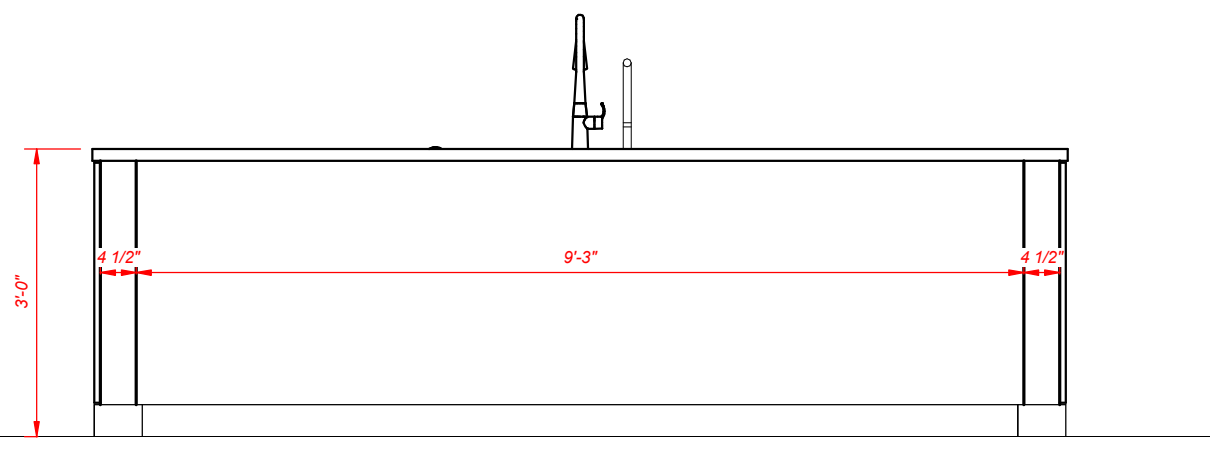
KITCHEN ISLAND 1
1/2" = 1'-0"



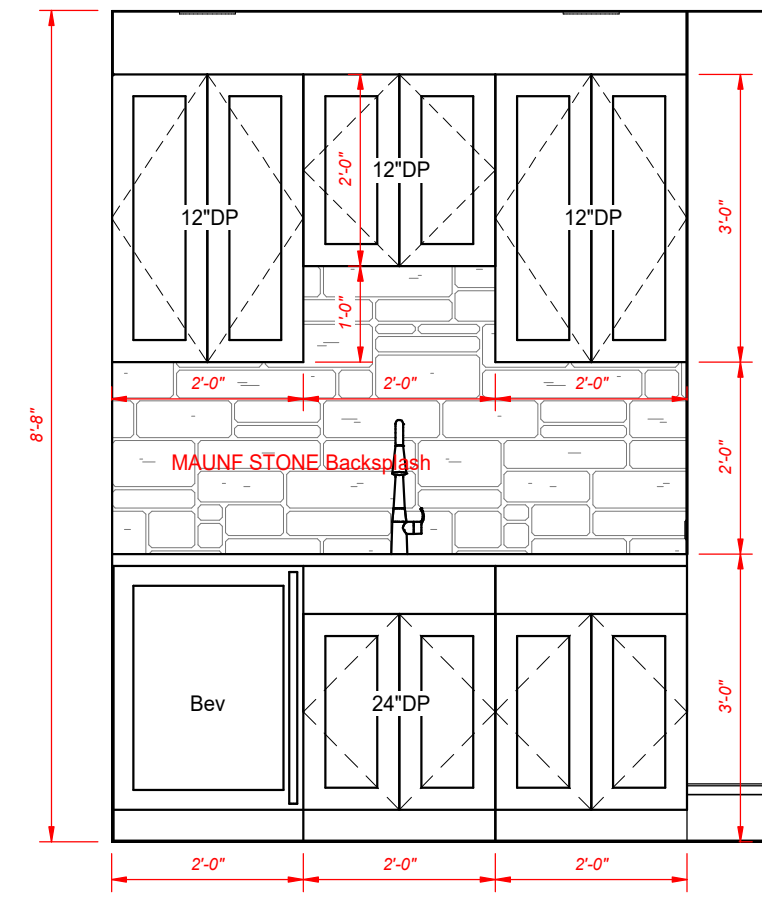
KITCHEN ISLAND 2
1/2" = 1'-0"



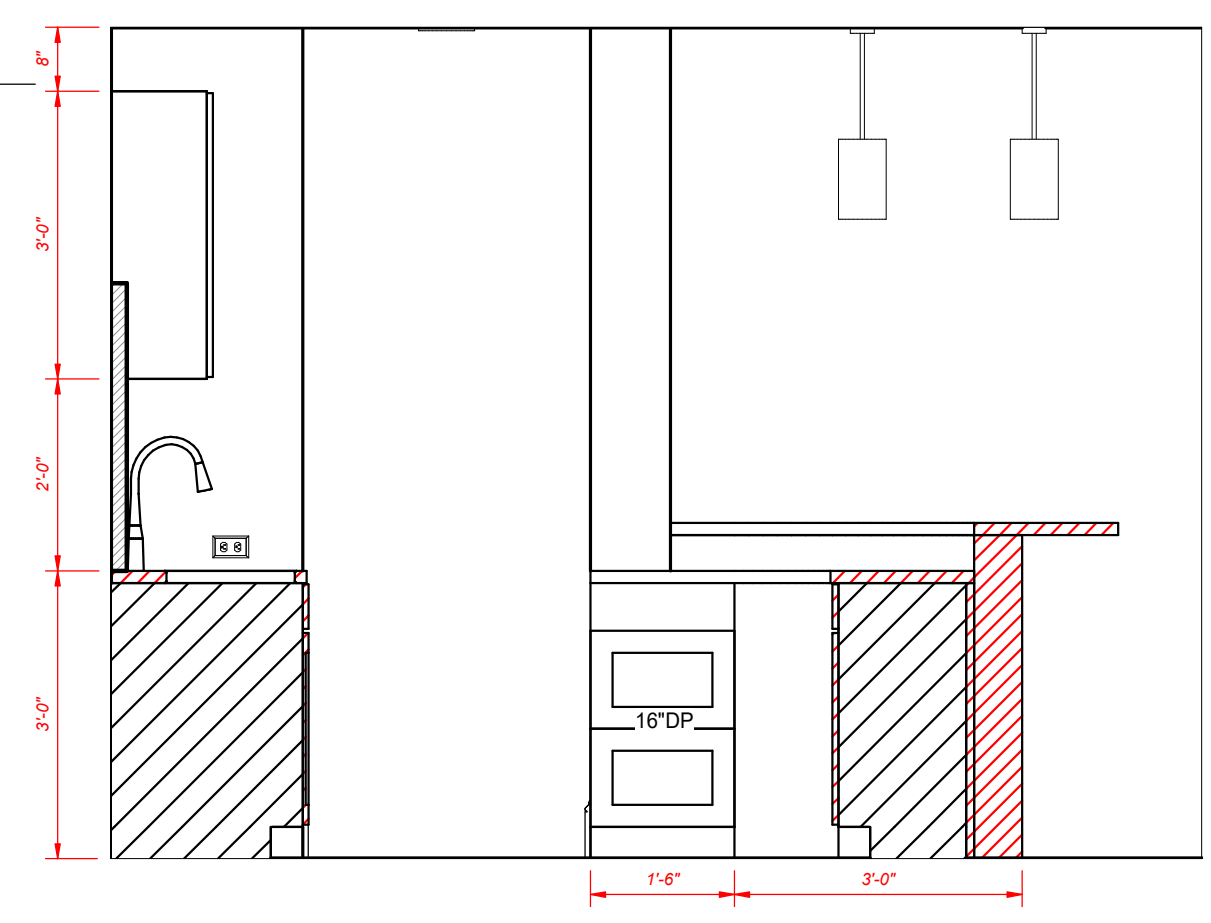
KITCHEN ISLAND 3
1/2" = 1'-0"



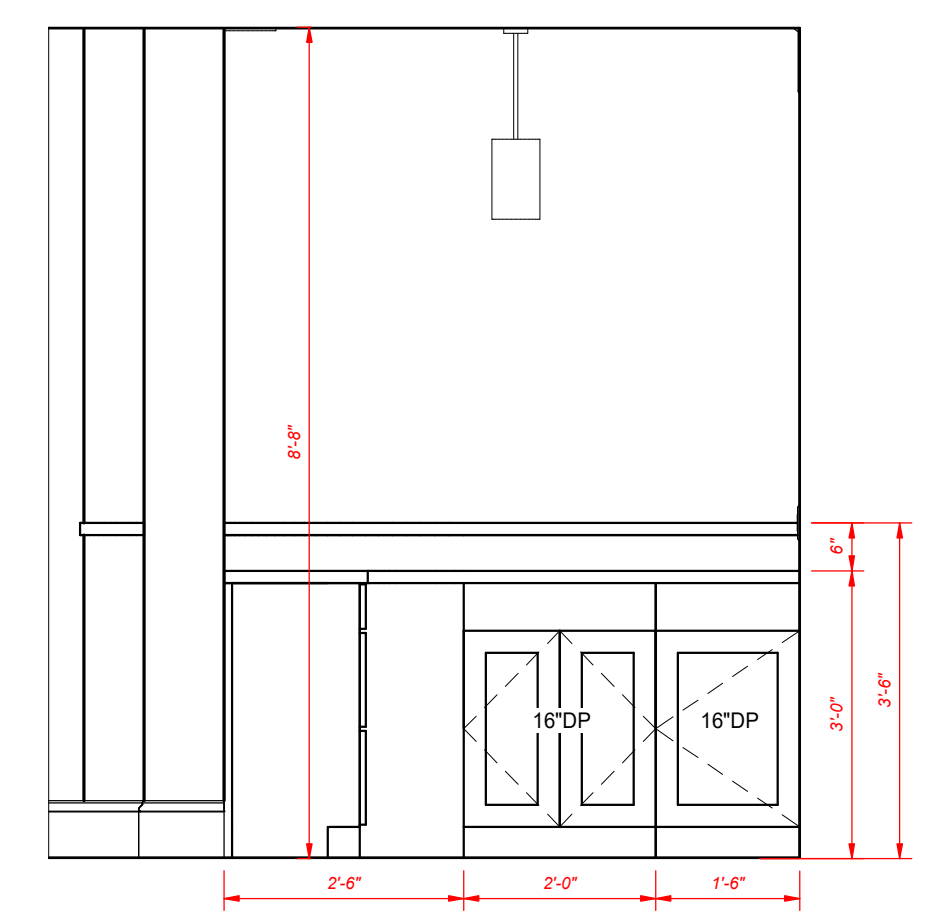
KITCHEN ISLAND 4
1/2" = 1'-0"



Wetbar "X"
1/2" = 1'-0"



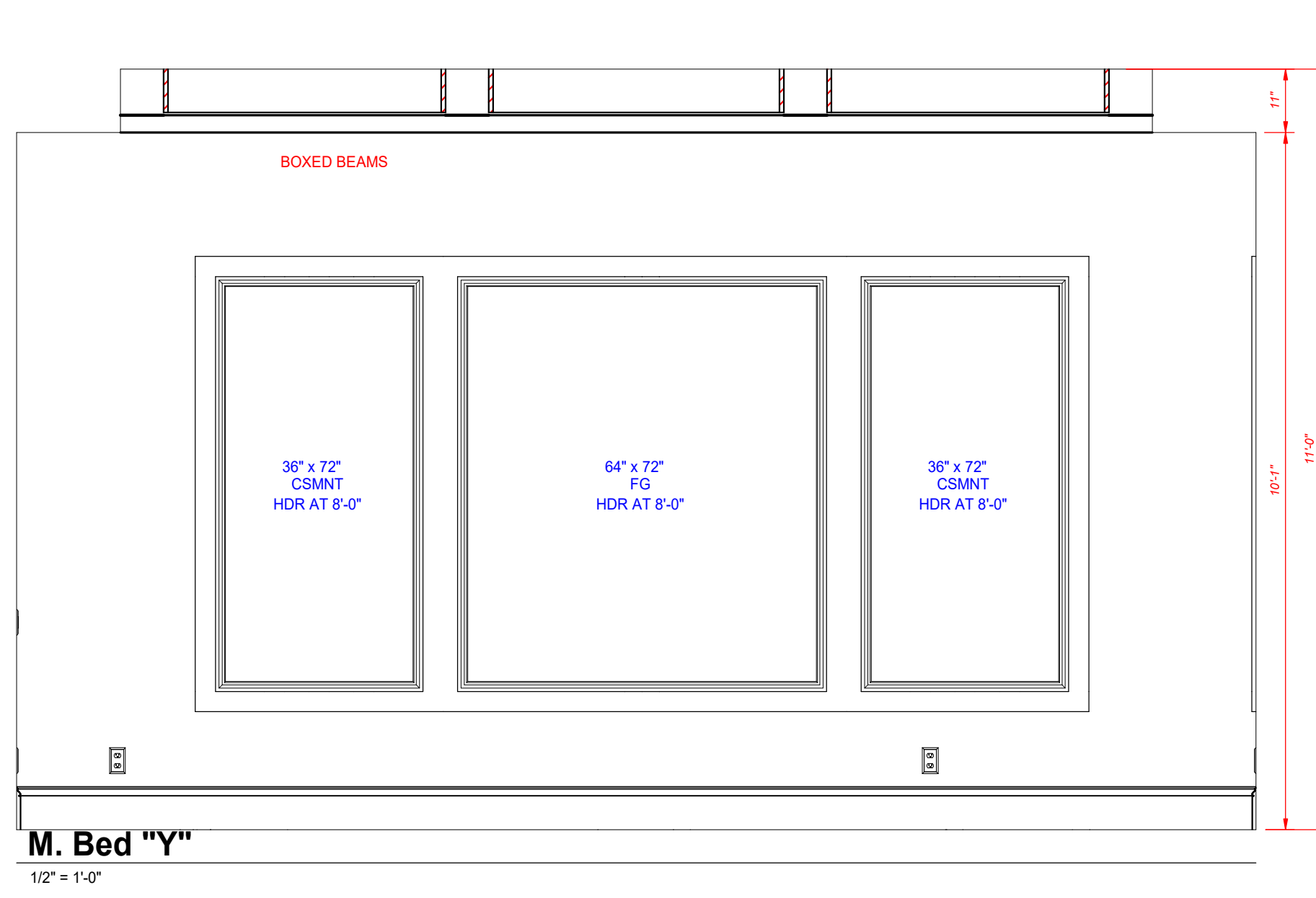
Wetbar "Y"
1/2" = 1'-0"



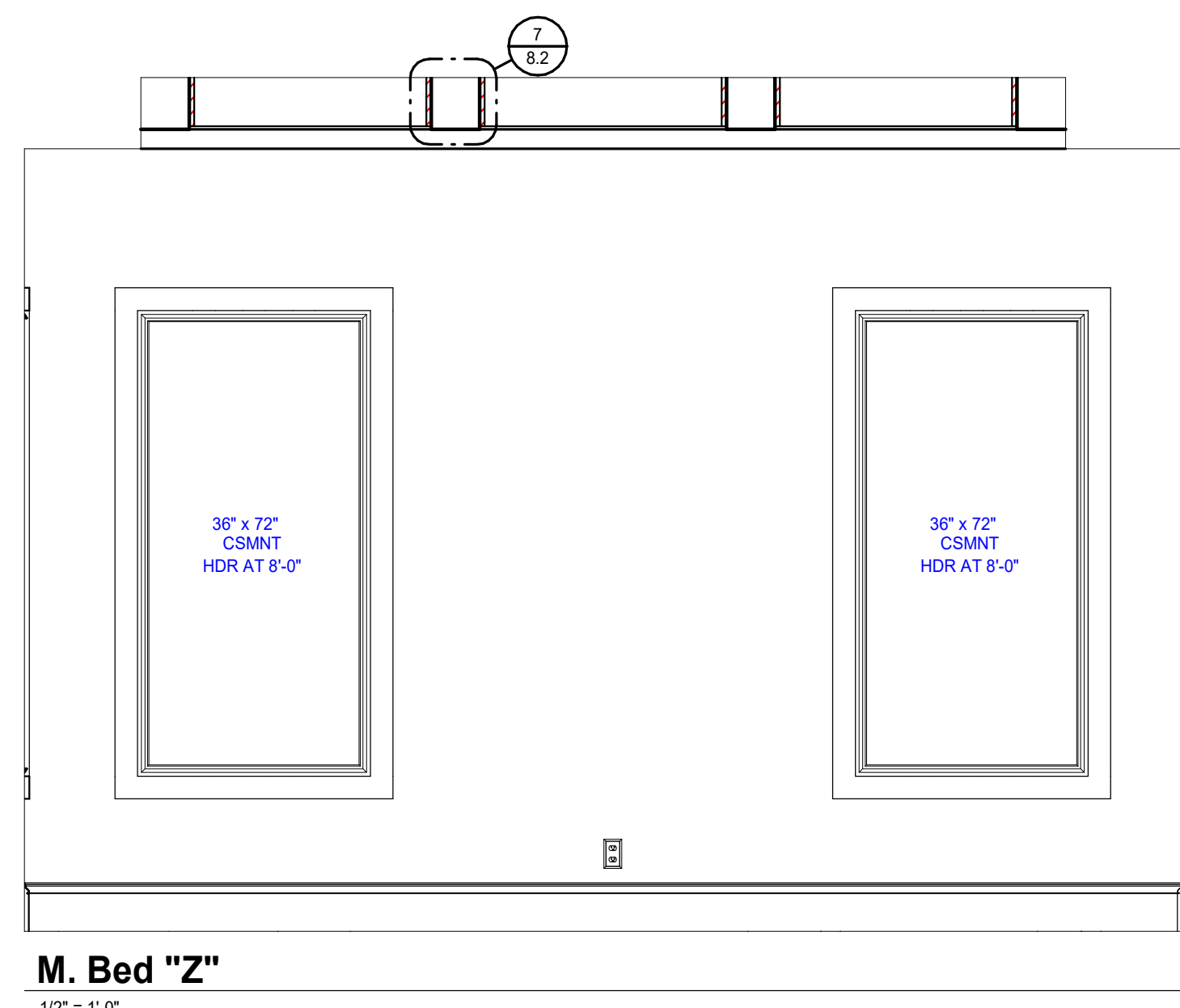
Wetbar "Z"
1/2" = 1'-0"

THE DEER VALLEY 1319F - R -
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 Honvath Residence

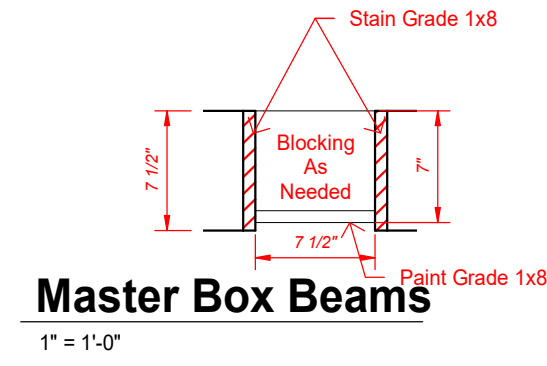
KITCHEN, WET BAR
 Final For Construction
 PLAN: 1319F-24011-X
 JOB: Deer Valley-1319F-24011-X



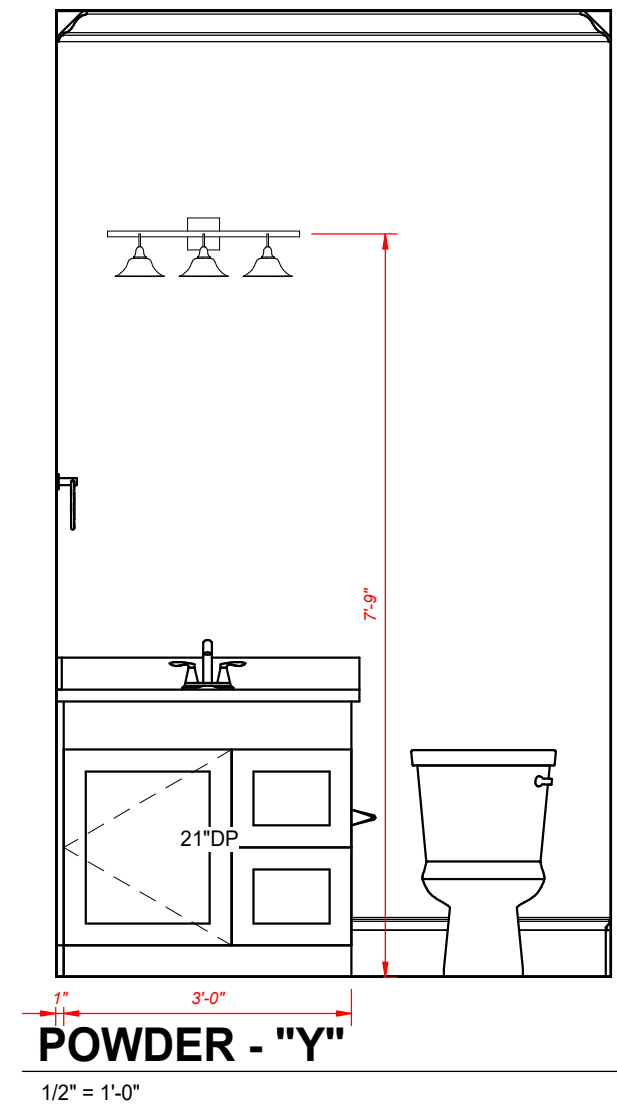
M. Bed "Y"
1/2" = 1'-0"



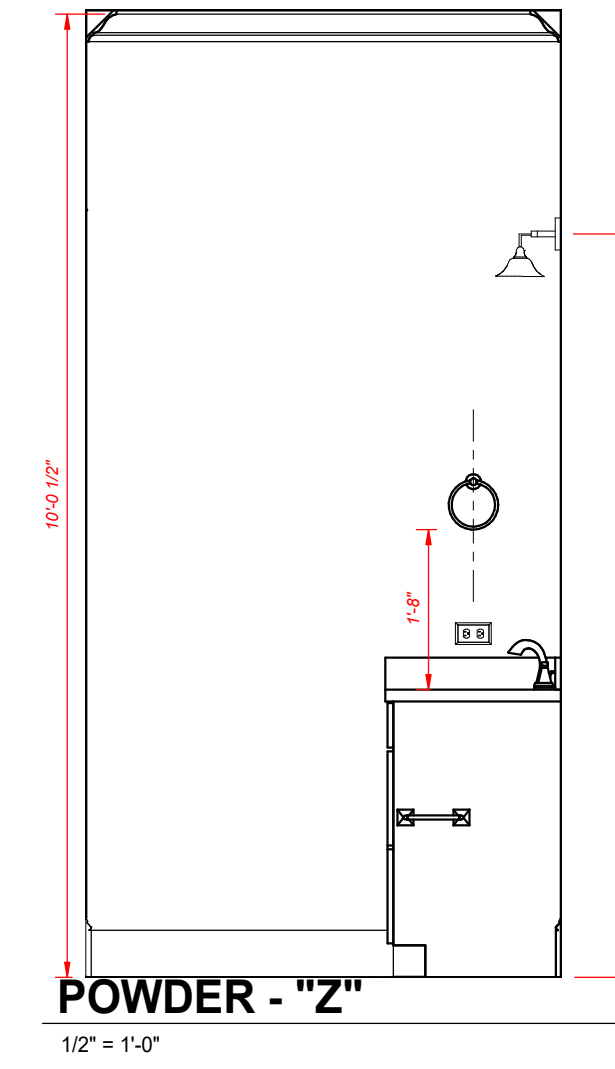
M. Bed "Z"
1/2" = 1'-0"



Master Box Beams
1" = 1'-0"



POWDER - "Y"
1/2" = 1'-0"



POWDER - "Z"
1/2" = 1'-0"

GENERAL NOTES:

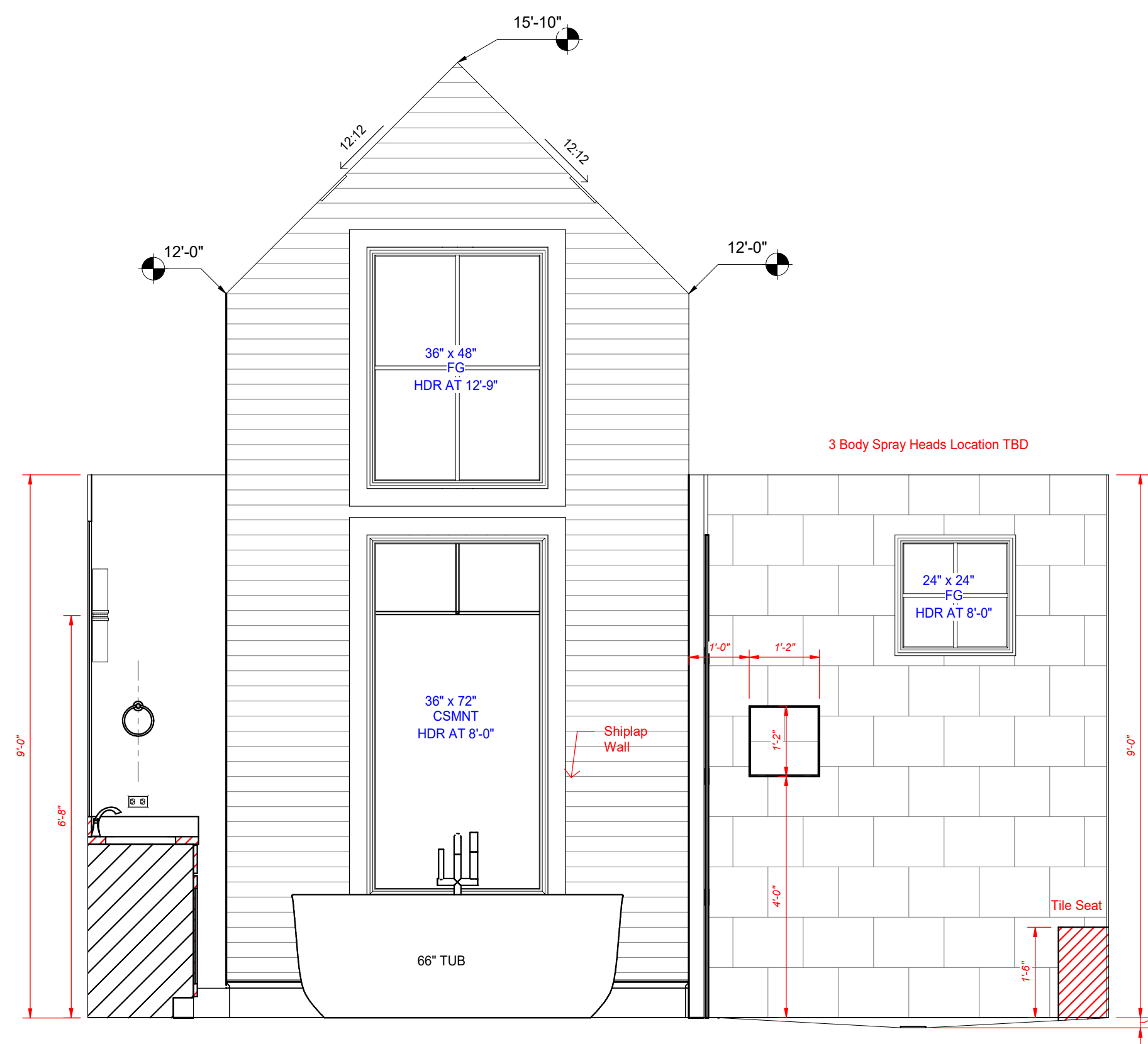
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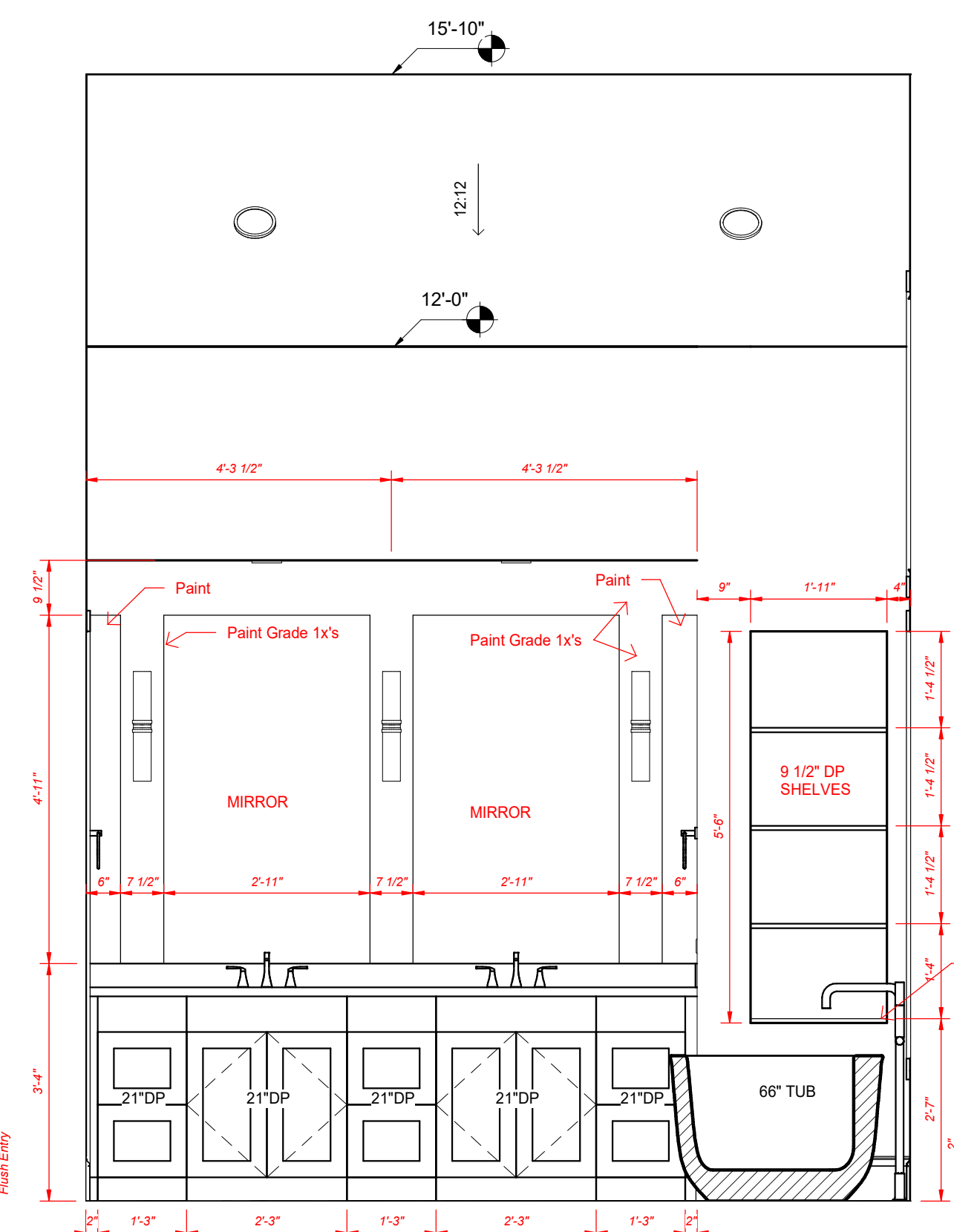
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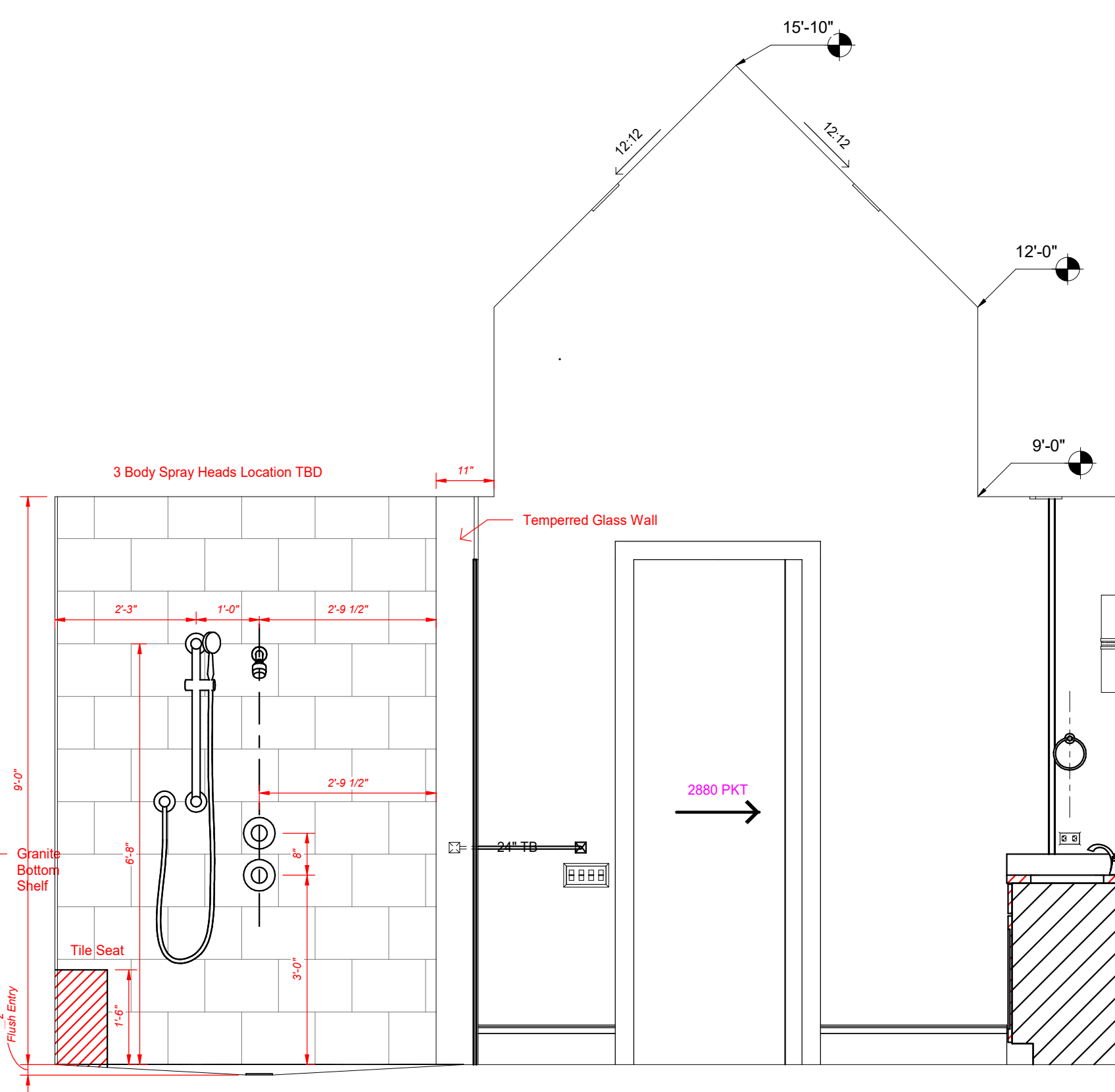
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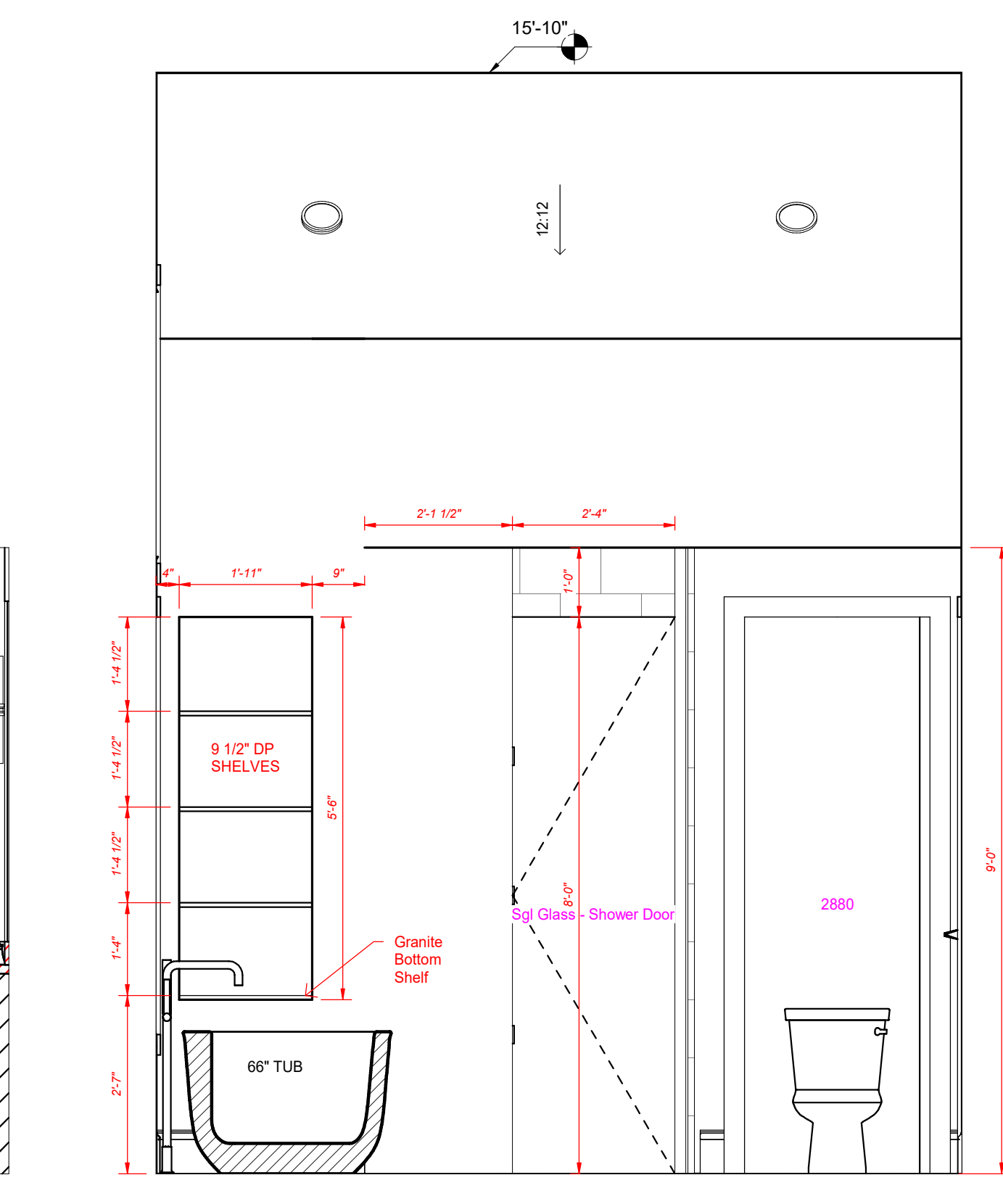
M. BATH / SHOWER - "W"
1/2" = 1'-0"



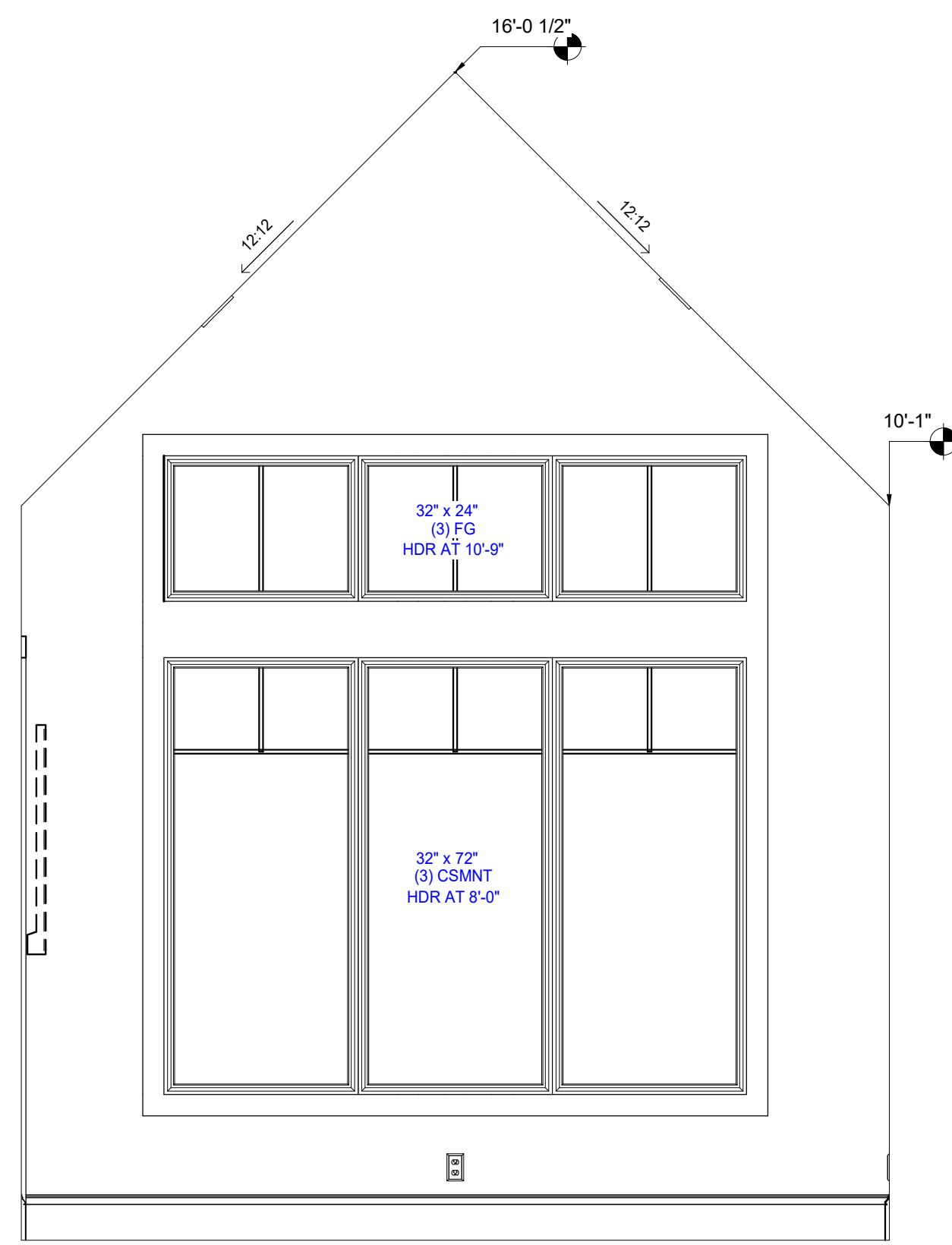
M. BATH - "X"
1/2" = 1'-0"



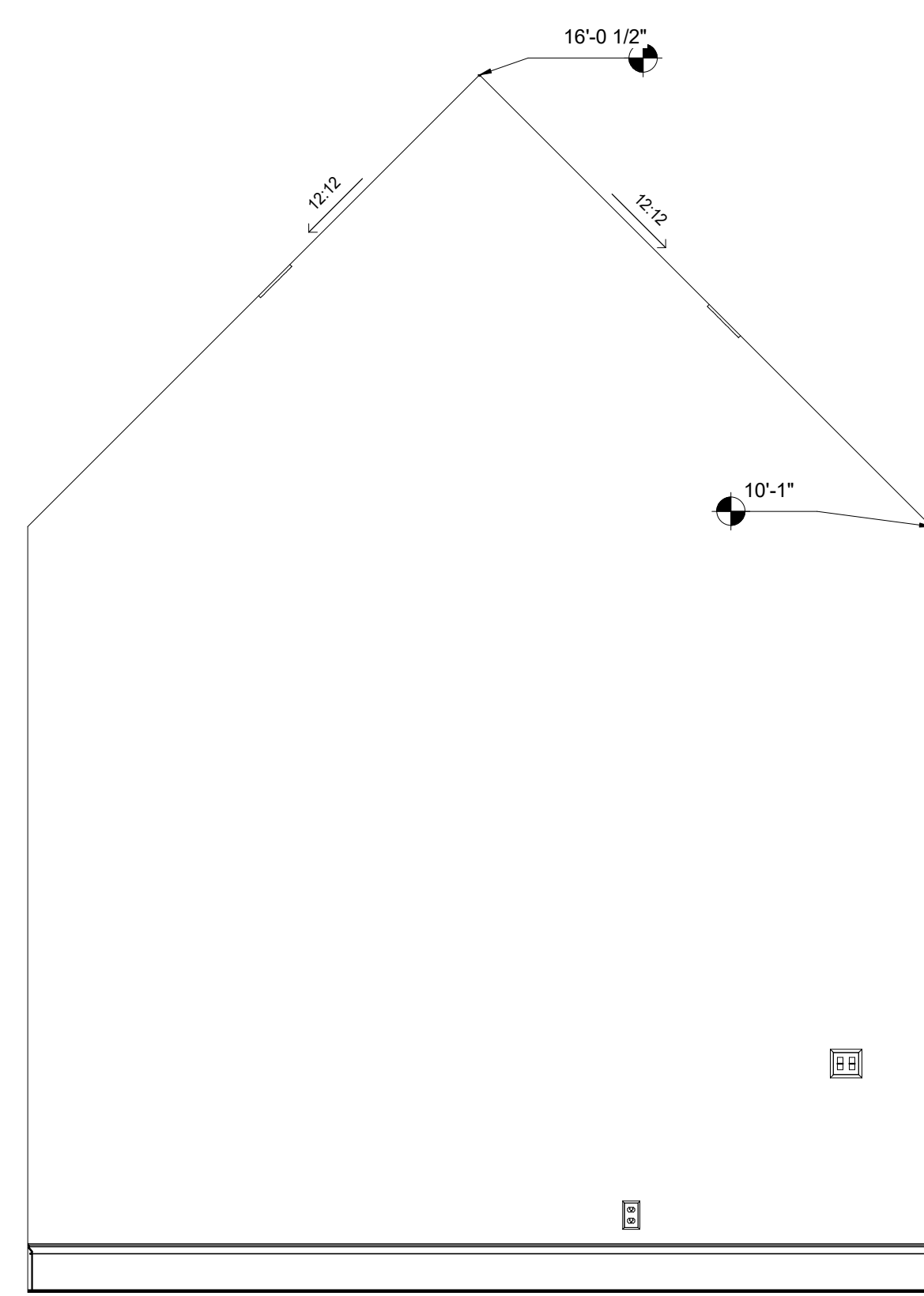
M. BATH / SHOWER - "Y"
1/2" = 1'-0"



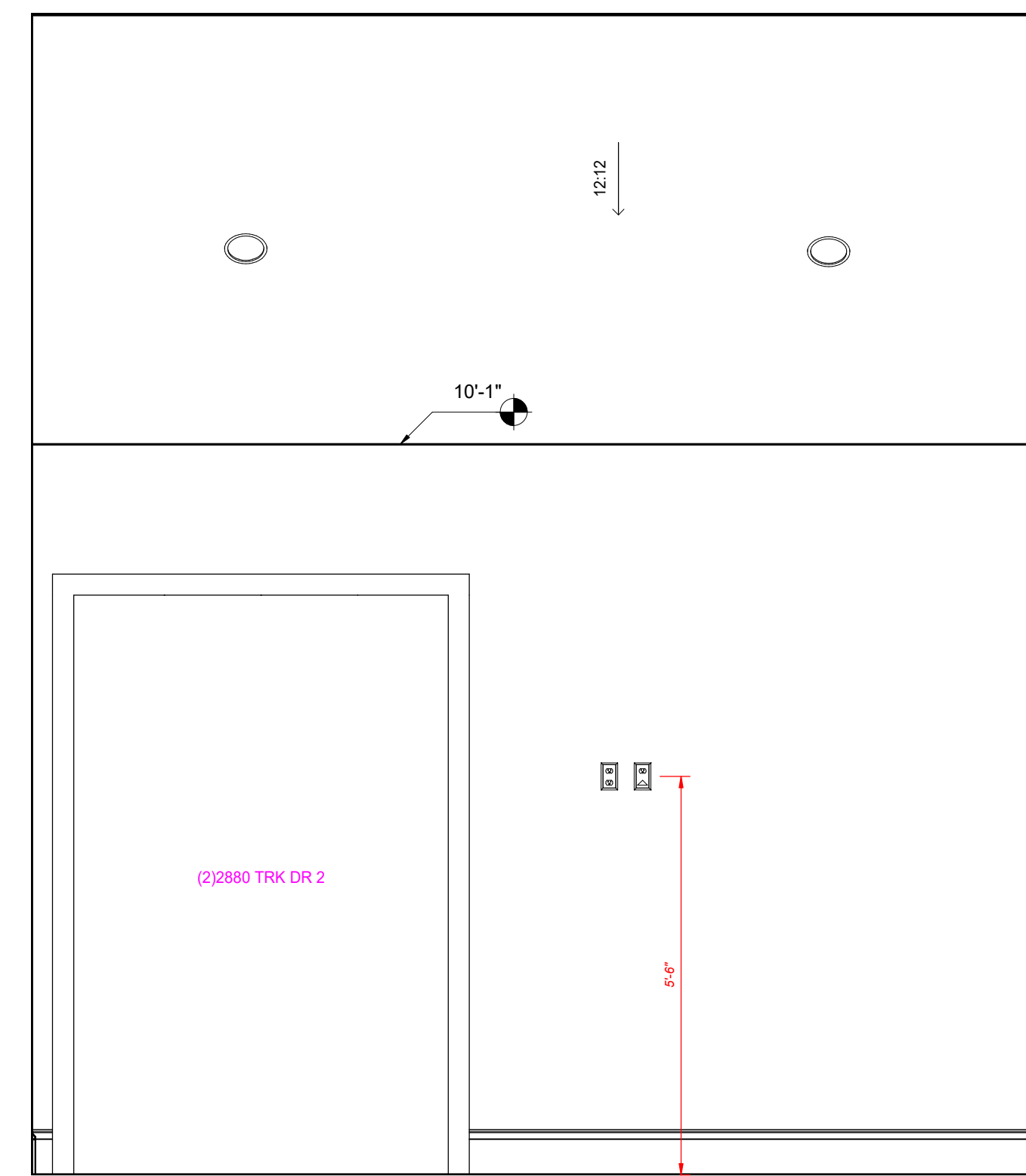
M. BATH / SHOWER - "Z"
1/2" = 1'-0"



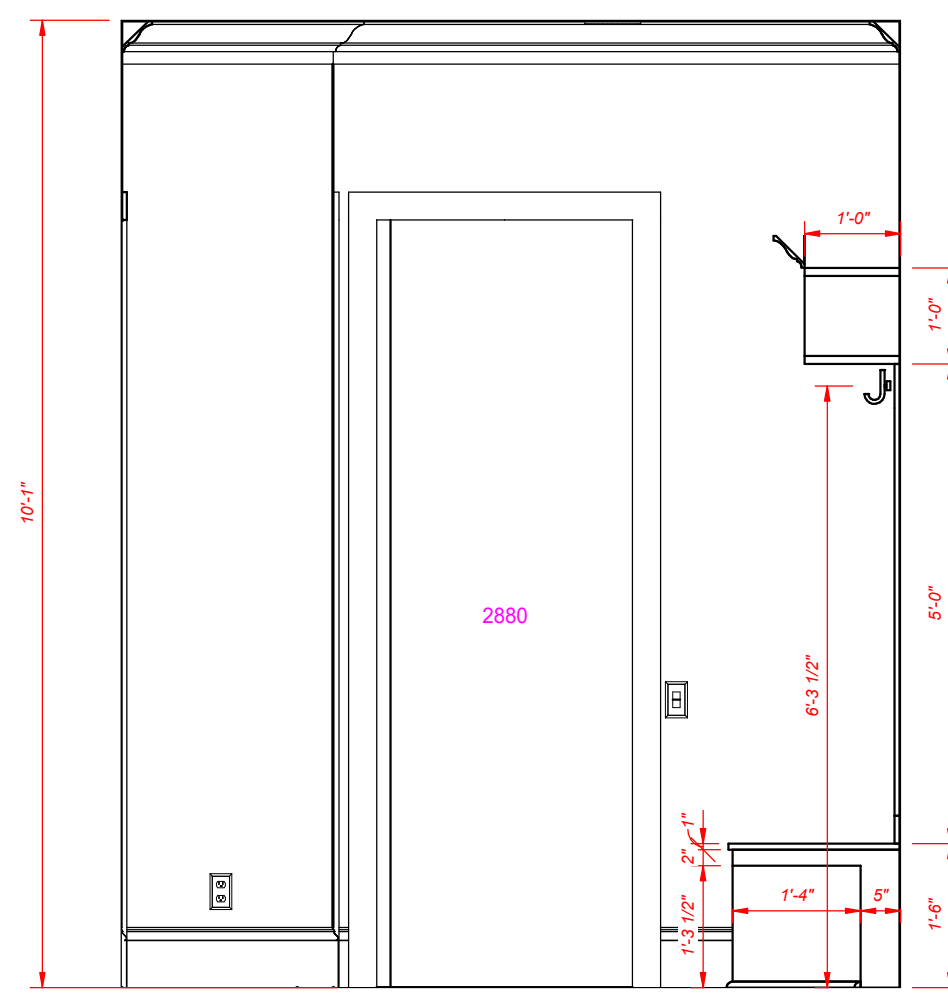
Den "W"
1/2" = 1'-0"



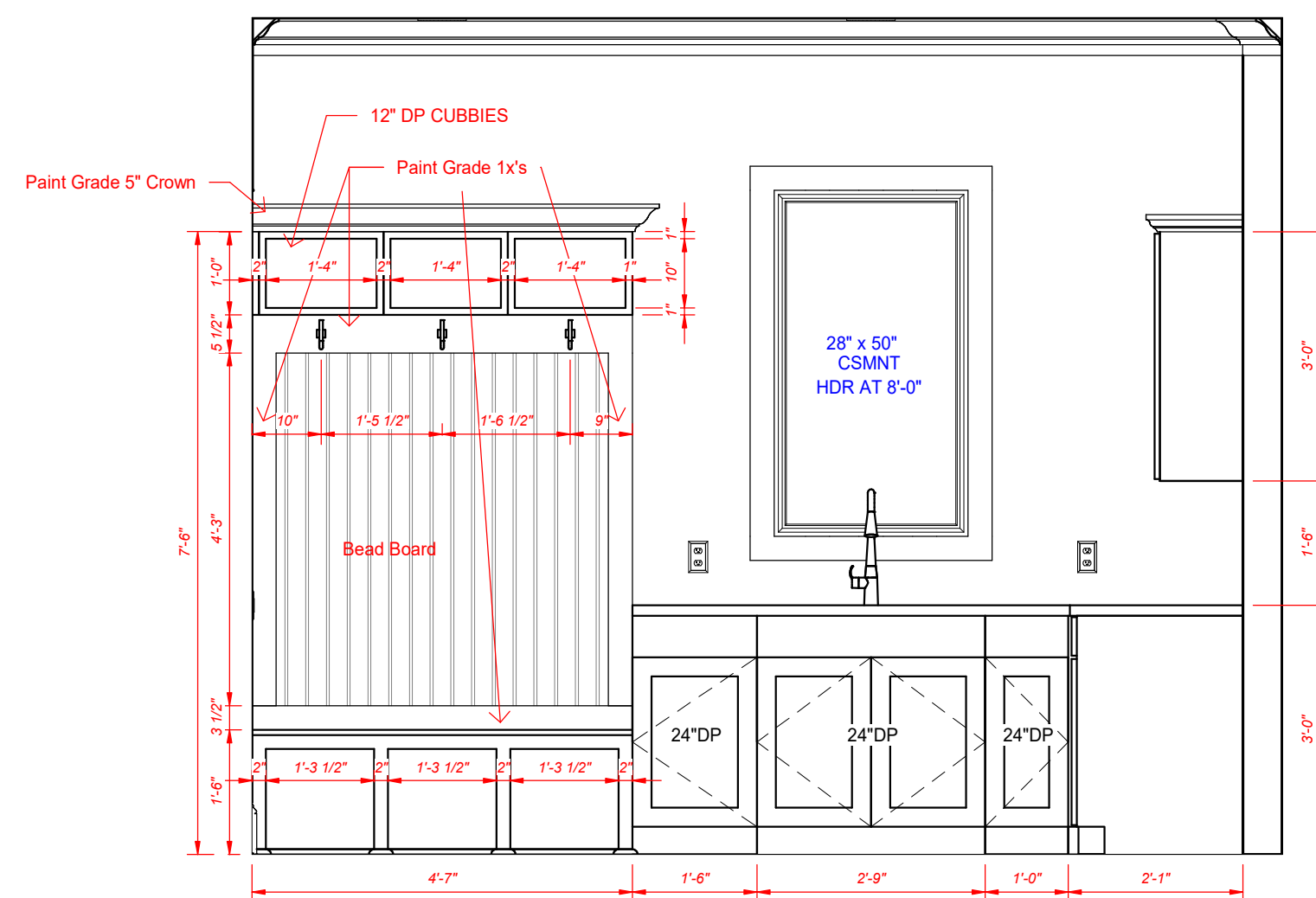
Den "Y"
1/2" = 1'-0"



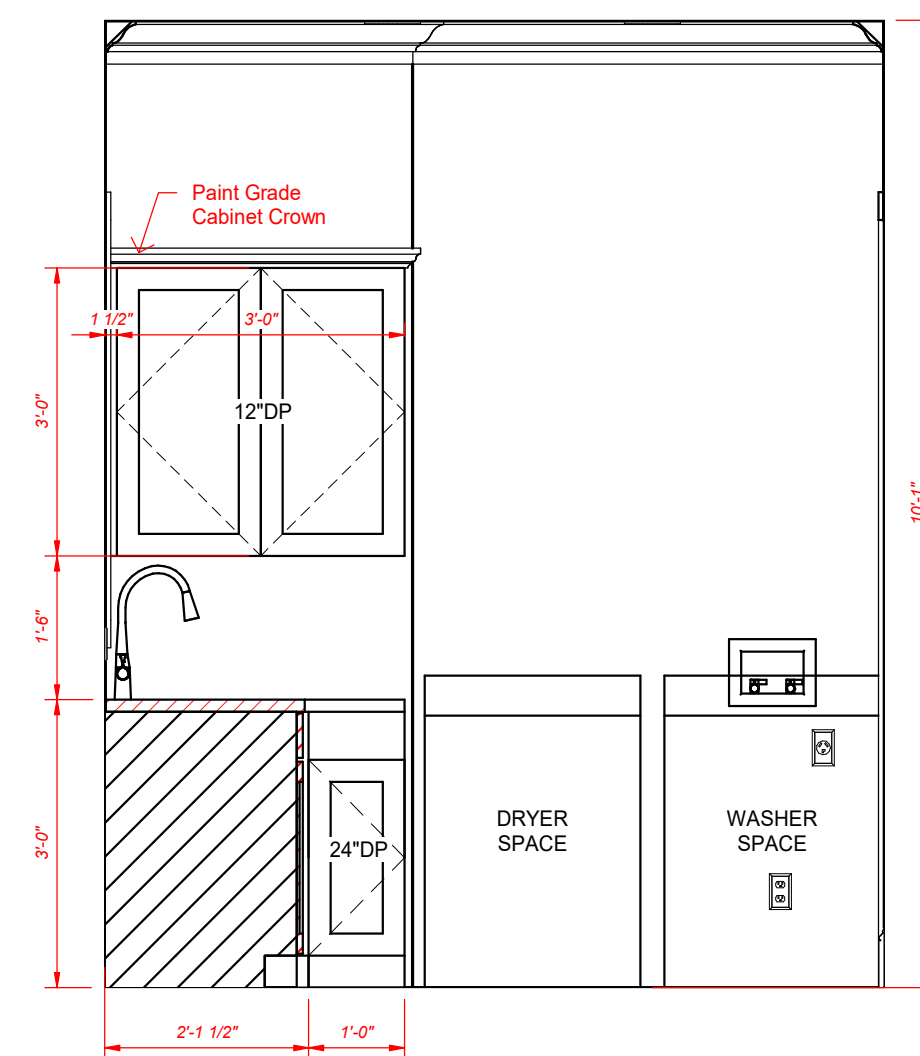
Den "Z"
1/2" = 1'-0"



UTILITY - "W"
1/2" = 1'-0"



UTILITY - "X"
1/2" = 1'-0"



UTILITY - "Y"
1/2" = 1'-0"

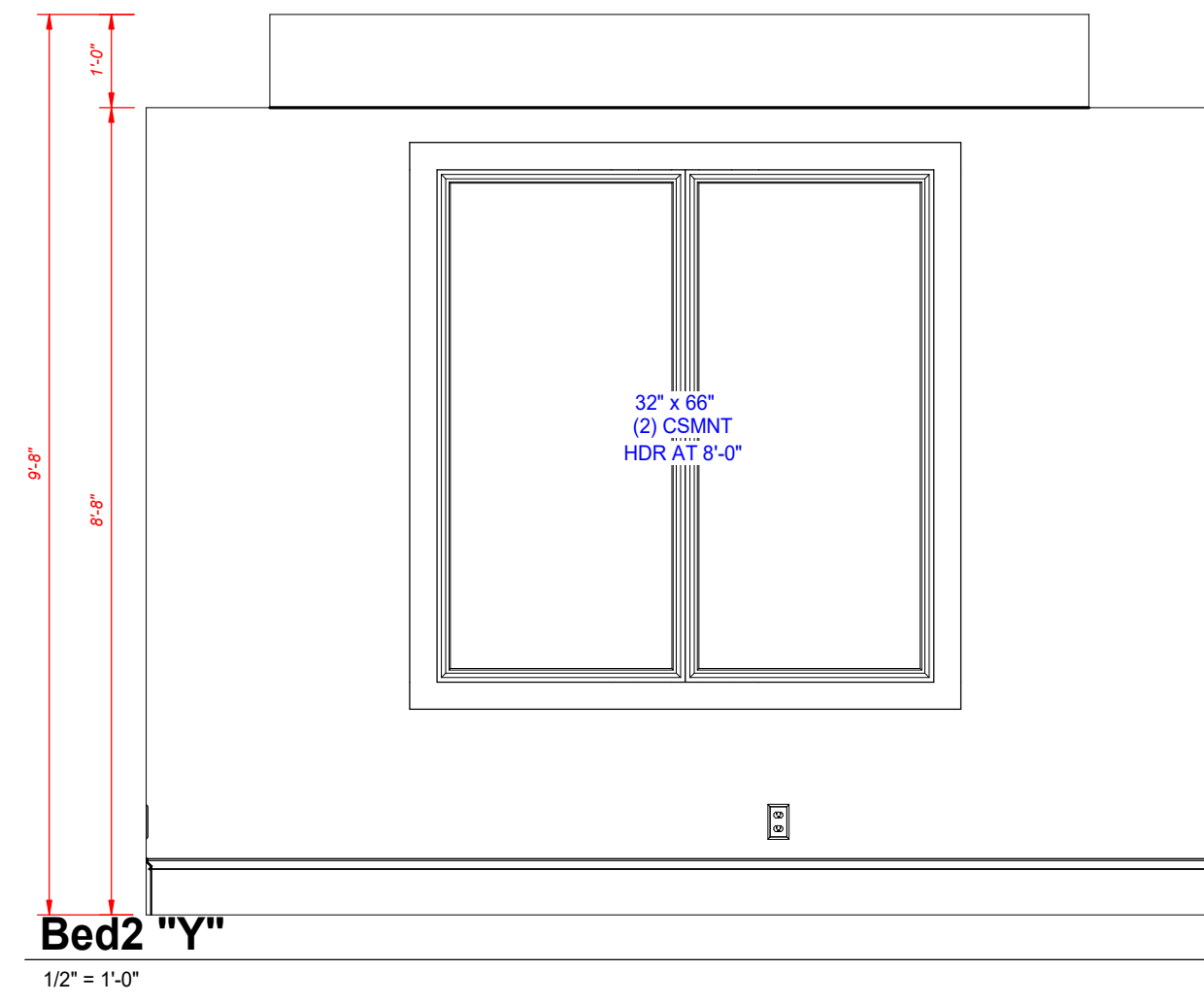
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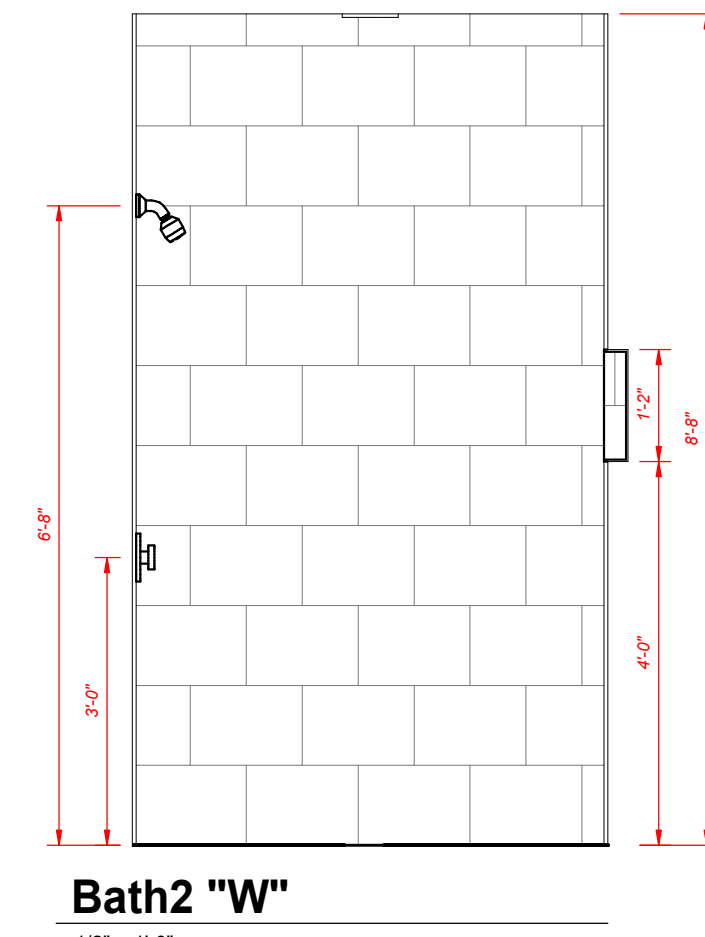
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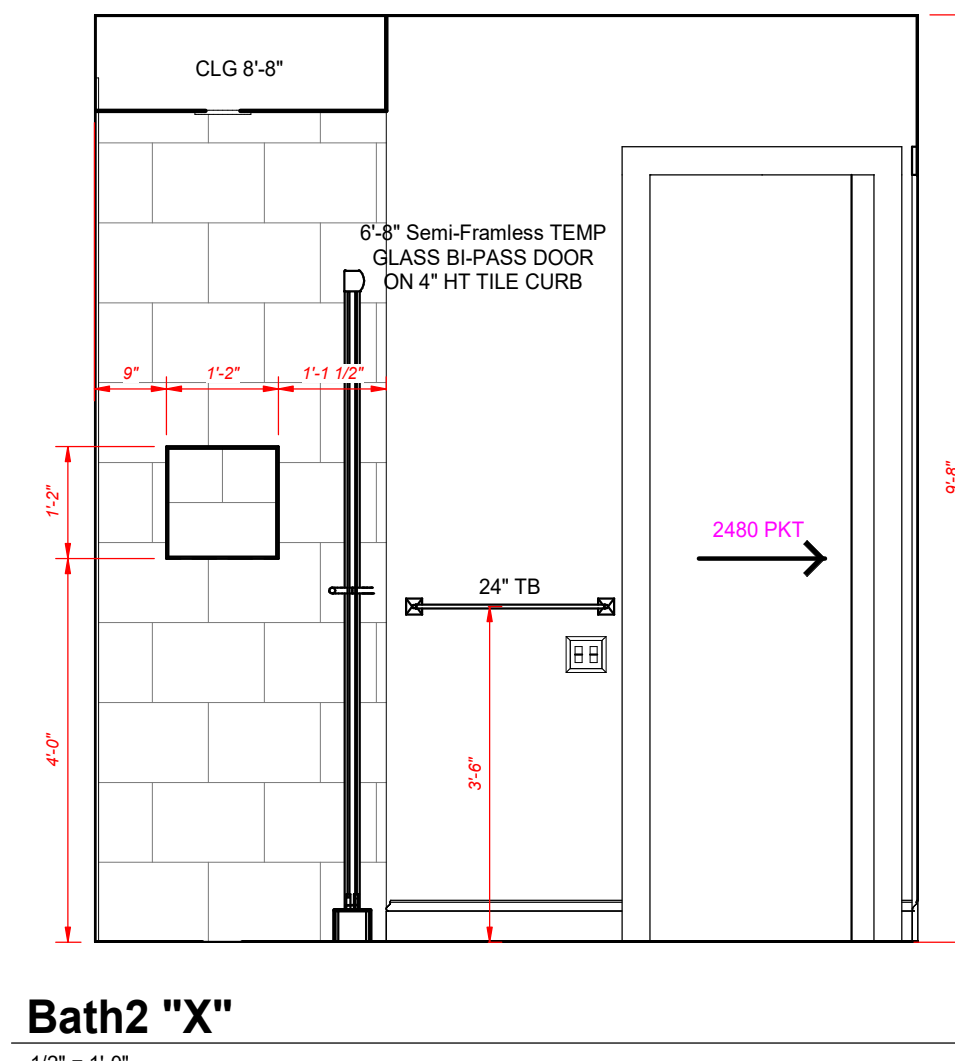
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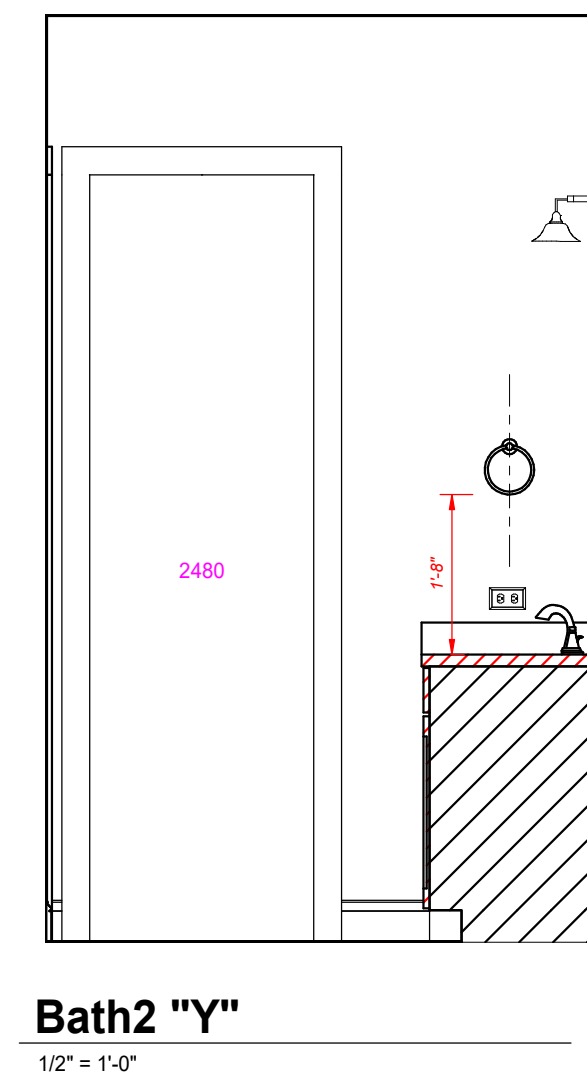
Bed2 "Y"
1/2" = 1'-0"



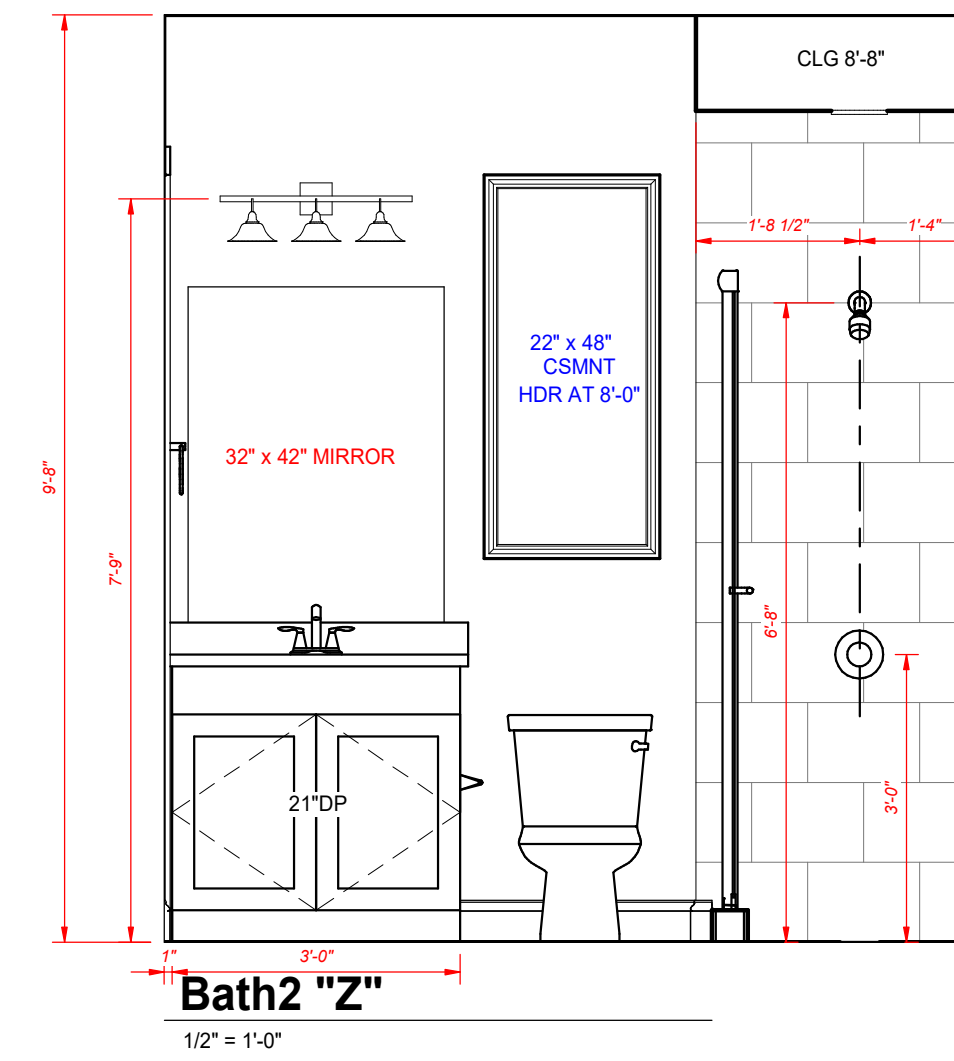
Bath2 "W"
1/2" = 1'-0"



Bath2 "X"
1/2" = 1'-0"



Bath2 "Y"
1/2" = 1'-0"



Bath2 "Z"
1/2" = 1'-0"

GENERAL NOTES:

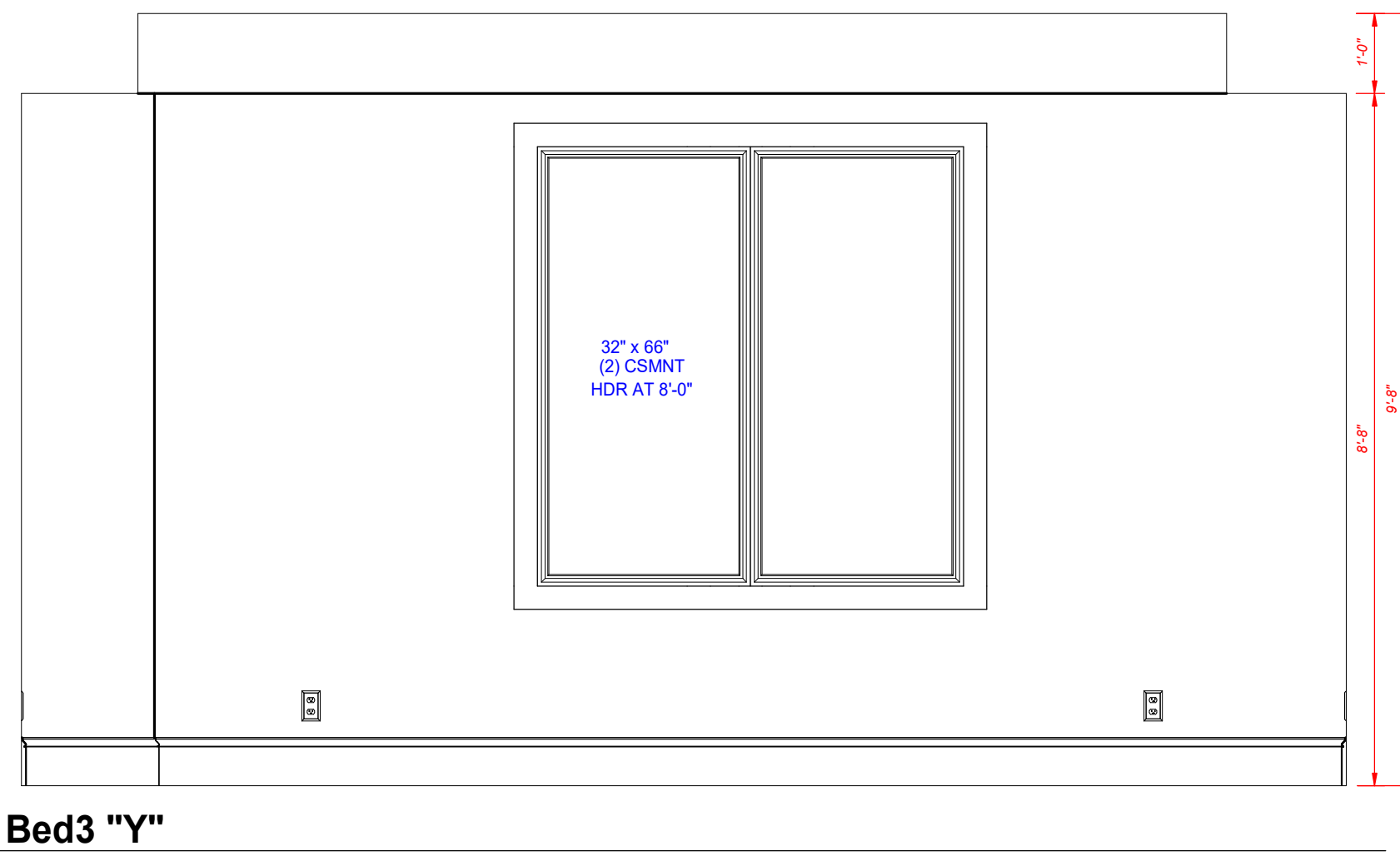
CABINET ELEVATIONS AND LIGHTING ARE GRAPHIC REPRESENTATIONS ONLY. REFERENCE SHOULD BE MADE TO THE ELECTRICAL SHEET, CABINET MFR DRAWINGS AND SPECS FOR FURTHER INFORMATION.

REFER TO CABINET SHOP DRAWINGS FOR CABINET & VANITY TOP DIMENSIONS

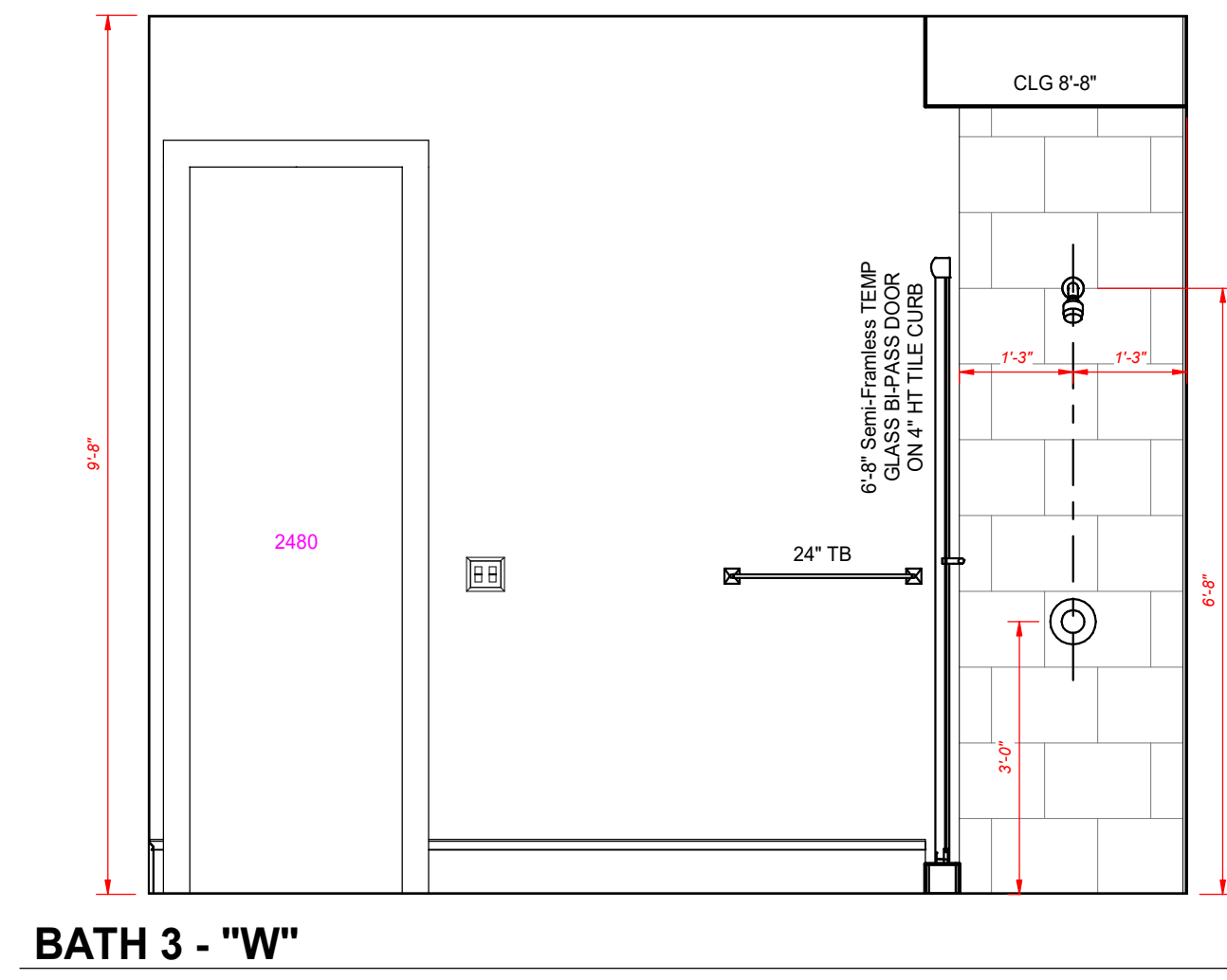
FOR STEPPED UPPER CABINETS: IF MODULAR CABINETS ARE SELECTED AND NOT AVAILABLE IN SPECIFIED DEPTHS THE WALLS BEHIND CABINETS WILL NEED TO BE BUILT OUT TO OBTAIN SPECIFIED DEPTH.

THE TOE KICK IS 4".

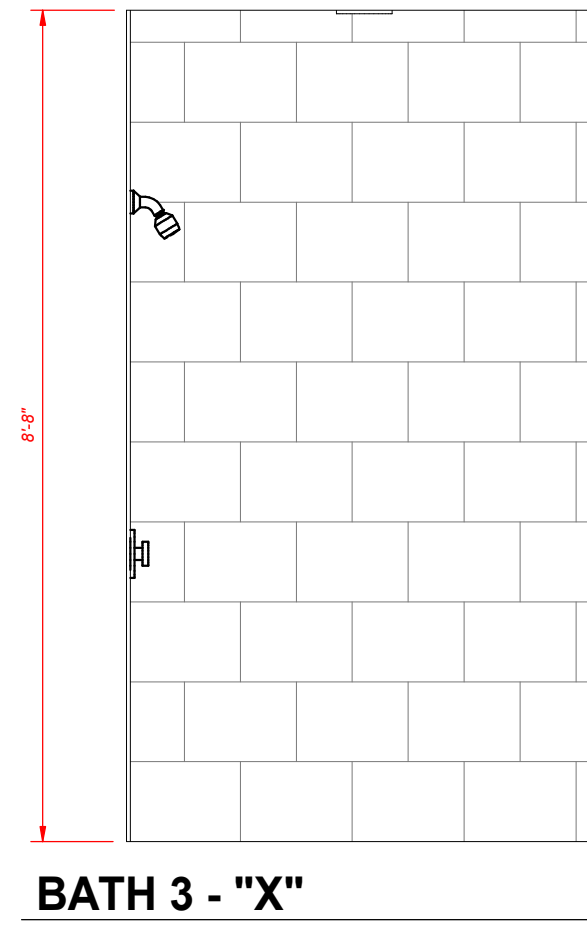
PLUMBING, TILE, BASE MLDG, DOOR CASING, & DECORATIVE LIGHTING & DECORATIVE MIRRORS ARE ILLUSTRATED FOR LOCATION PURPOSES ONLY. PLEASE REFER TO COMMUNITY STANDARDS FOR SIZES & SPECS.



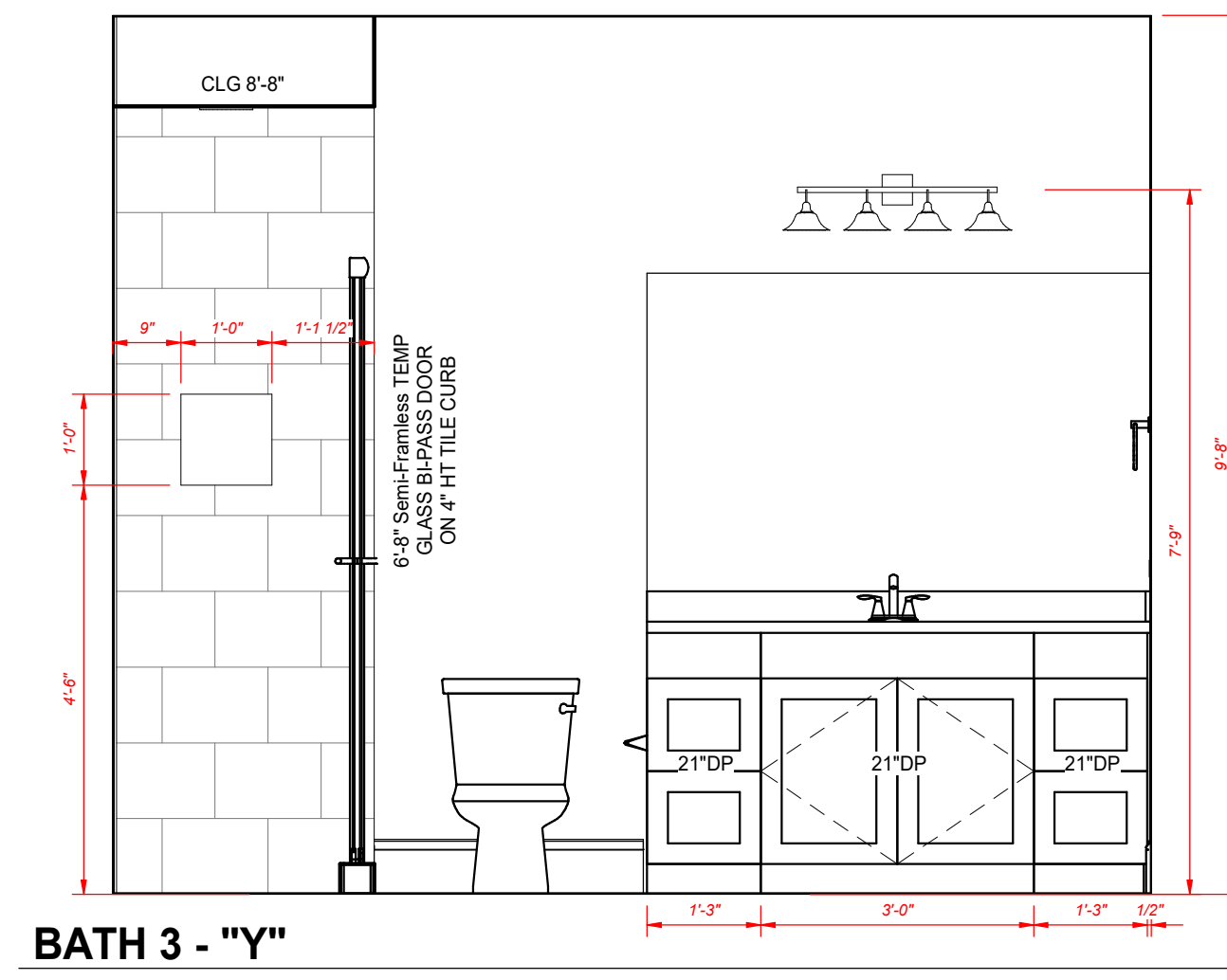
Bed3 "Y"
1/2" = 1'-0"



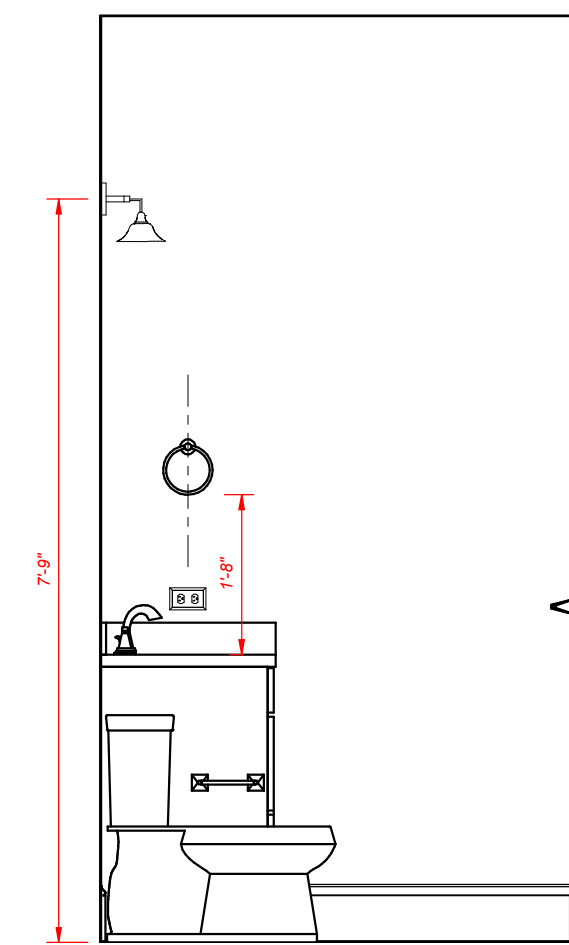
BATH 3 - "W"
1/2" = 1'-0"



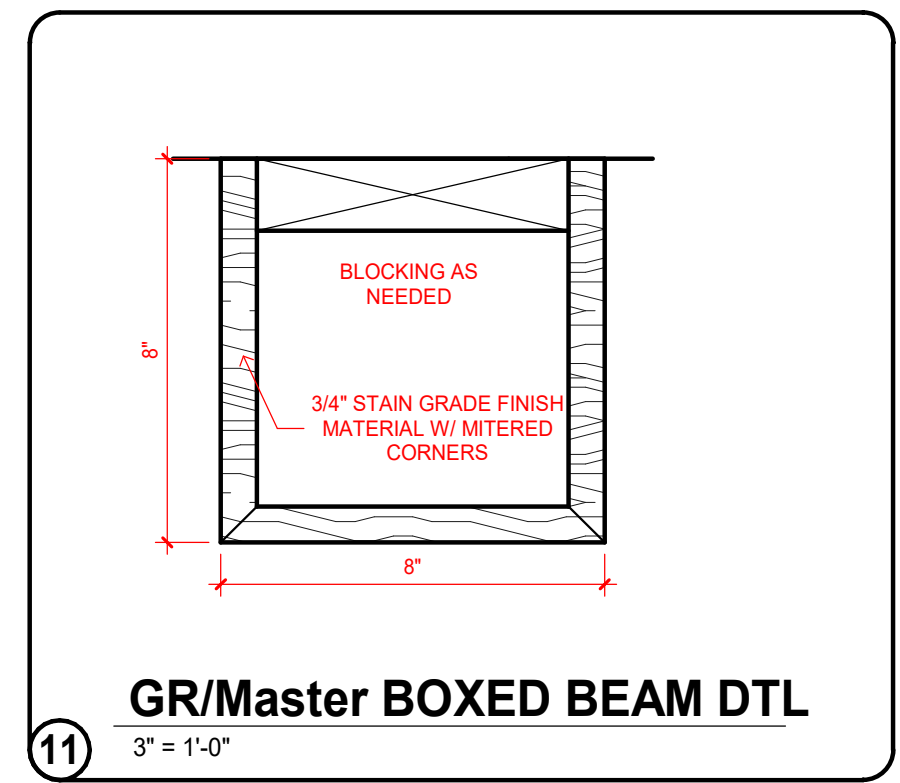
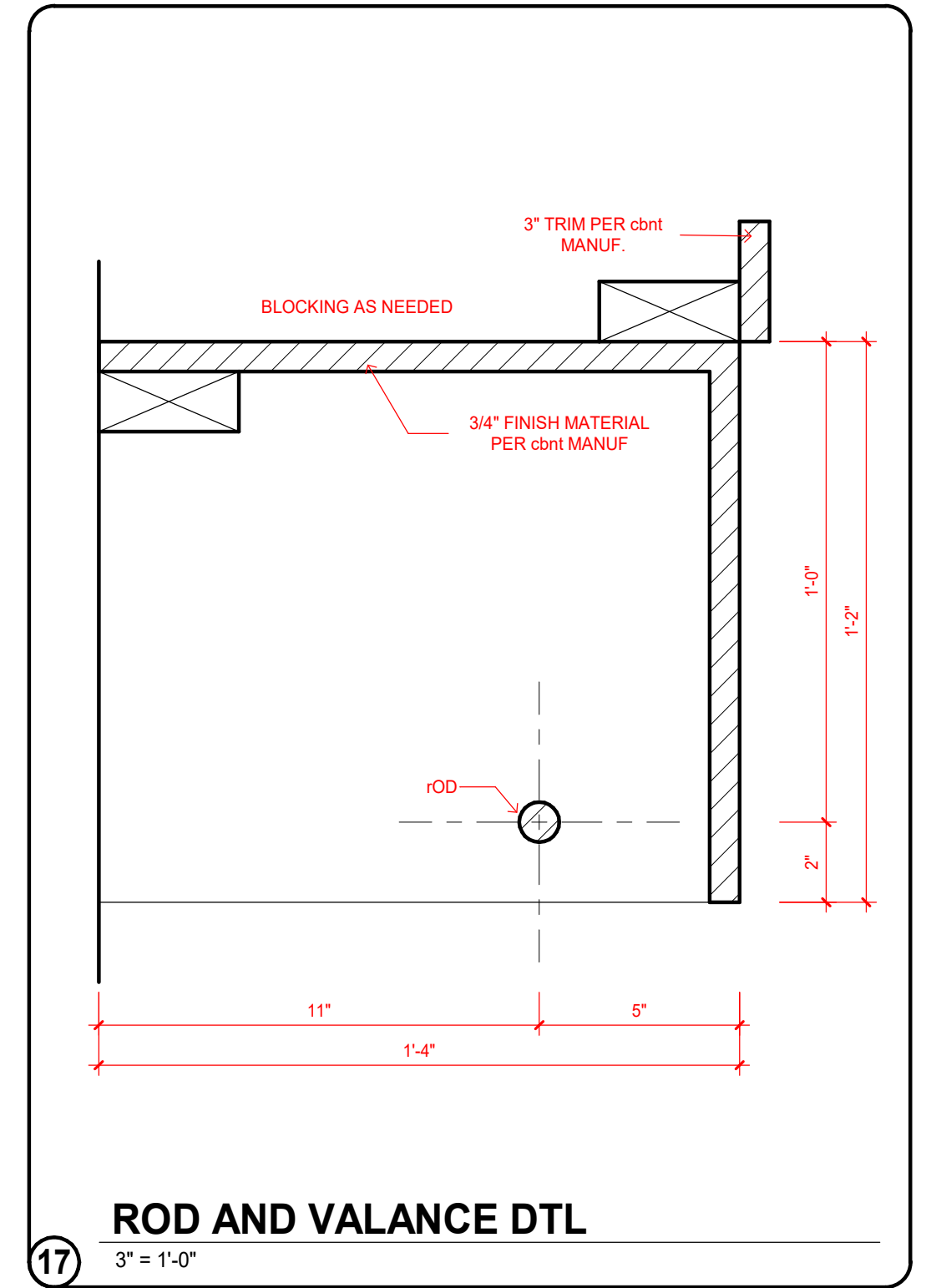
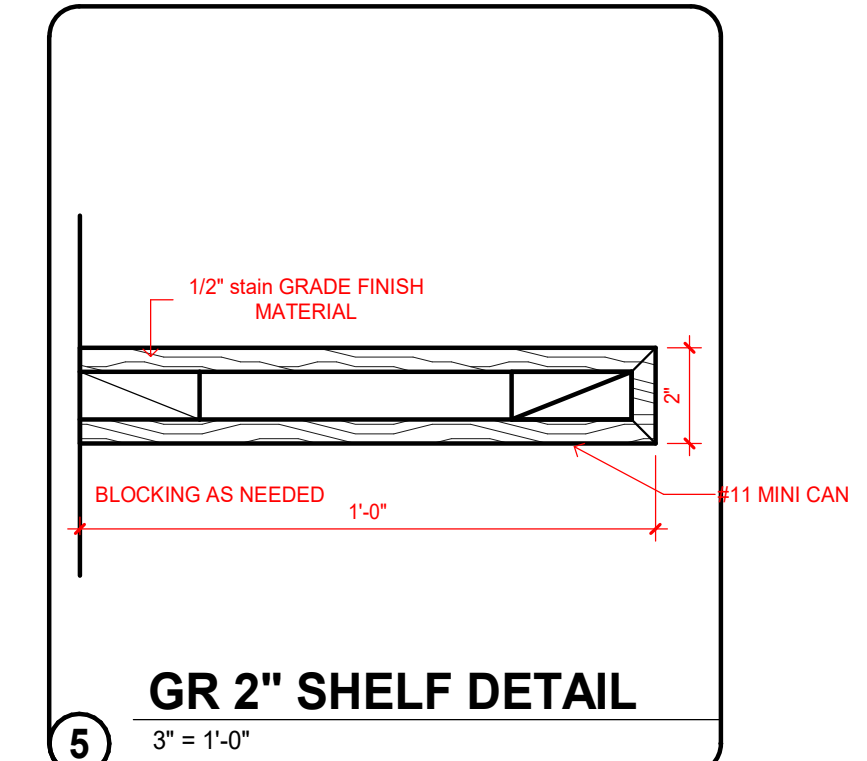
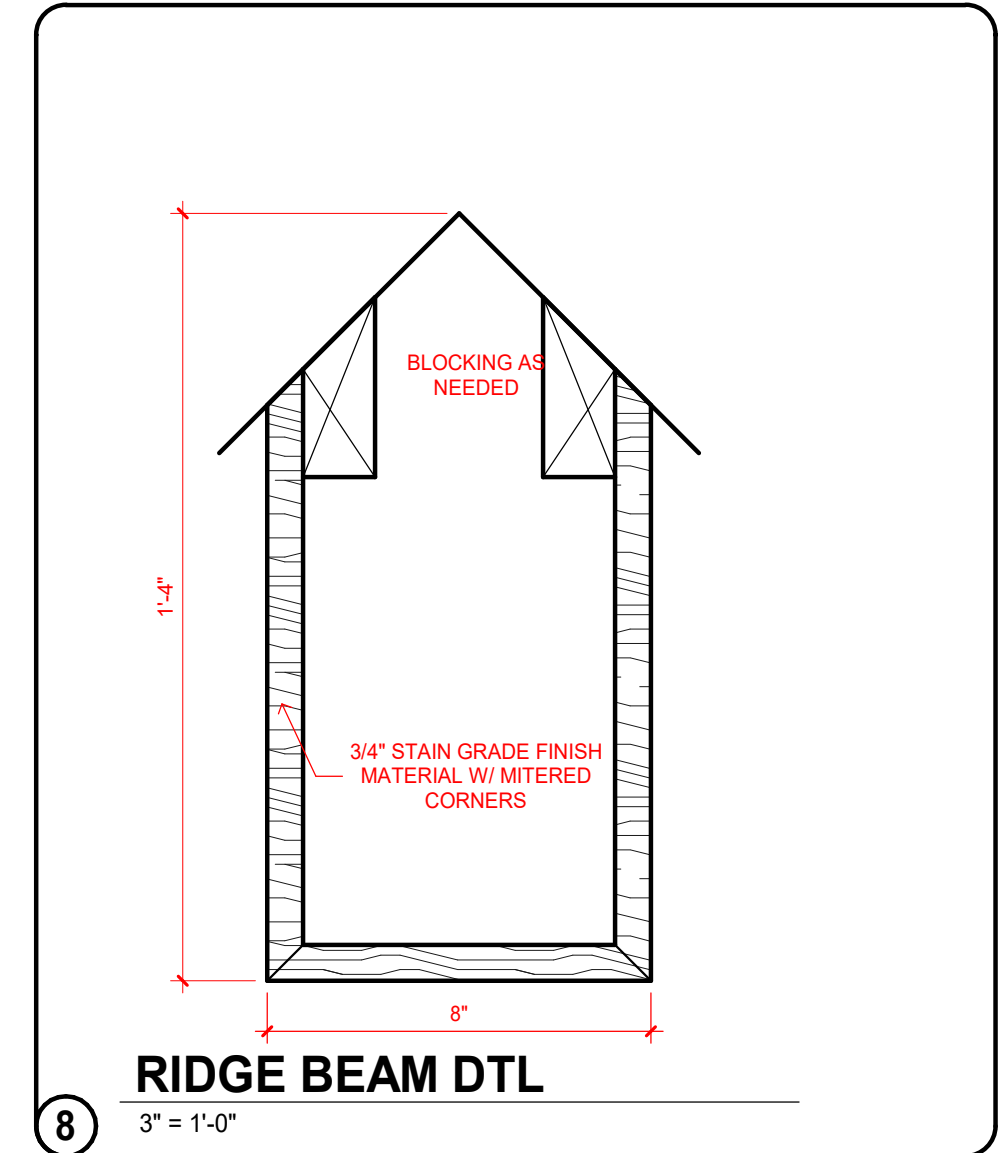
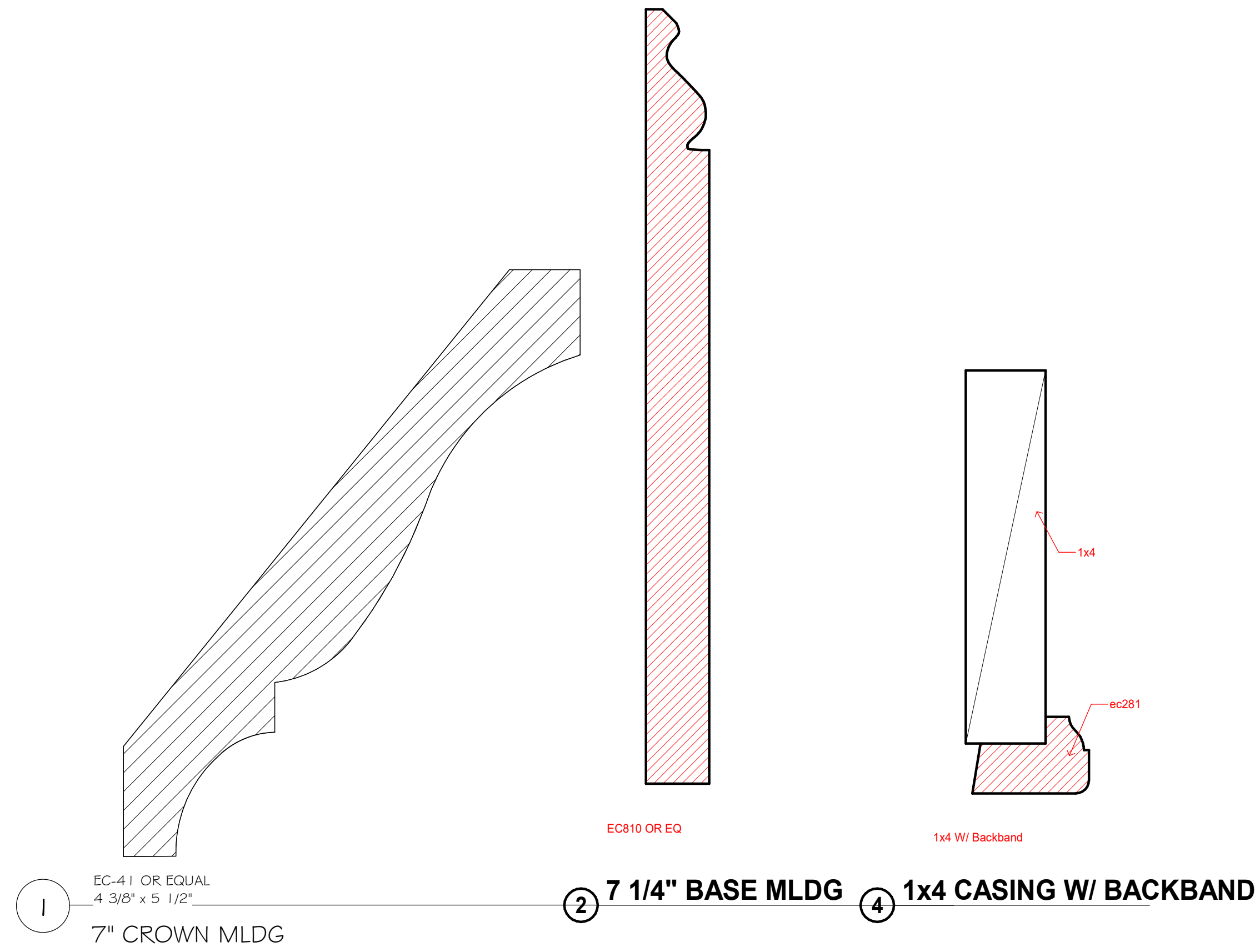
BATH 3 - "X"
1/2" = 1'-0"



BATH 3 - "Y"
1/2" = 1'-0"



BATH 3 - "Z"
1/2" = 1'-0"



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