

Date:
10-14-2019

Drawn By:
SWQ

Checked By:
SWQ



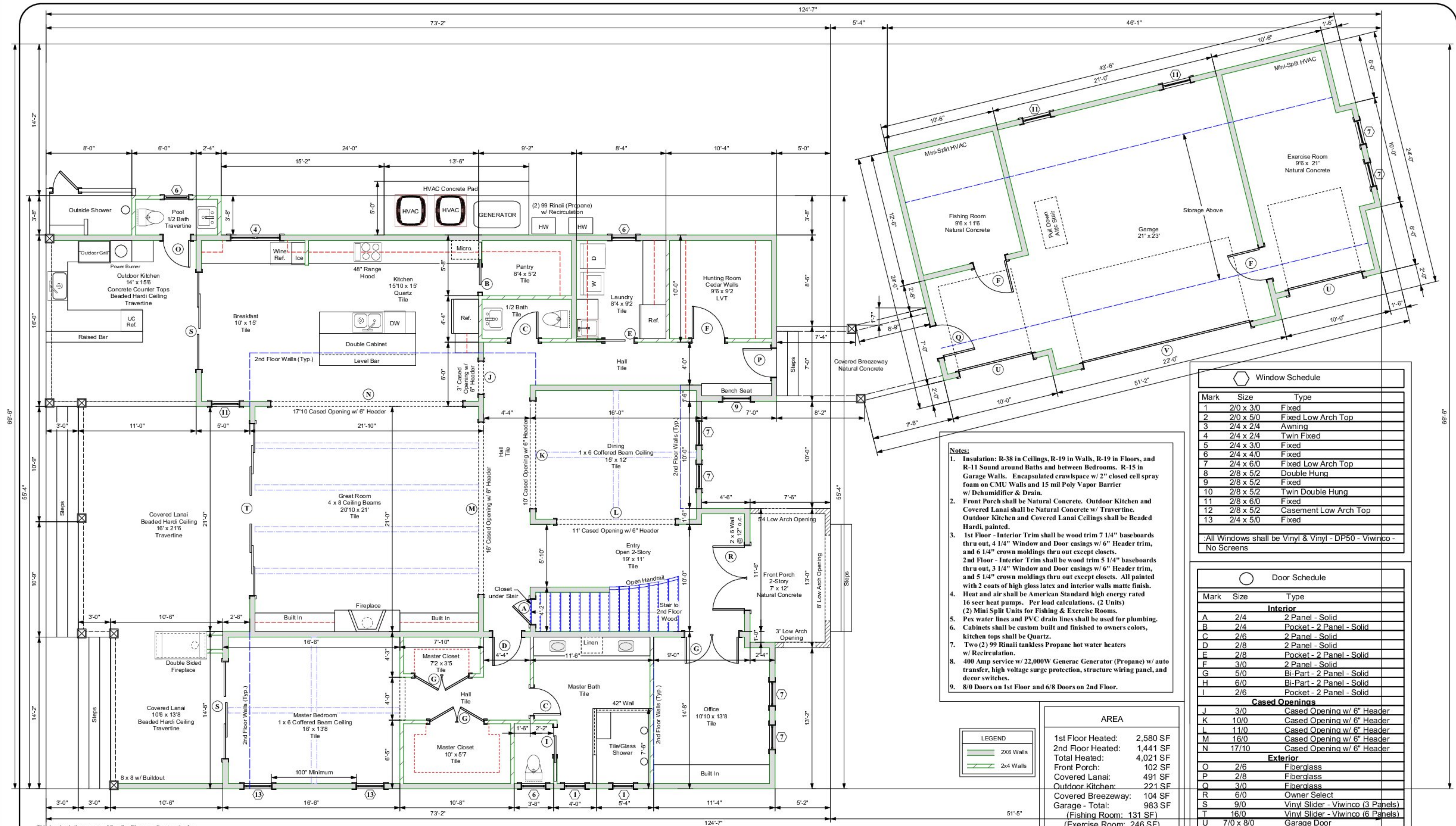
Carolina Bluewater Construction, Inc.

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Scale:
1/4" = 1'

Residence for Eddie & Renee Julian
Floor Plan
305 Shoreline Dr., Sunset Beach, North Carolina

1
8



Notes:

- Insulation: R-38 in Ceilings, R-19 in Walls, R-19 in Floors, and R-11 Sound around Baths and between Bedrooms. R-15 in Garage Walls. Encapsulated crawlspace w/ 2" closed cell spray foam on CMU Walls and 15 mil Poly Vapor Barrier w/ Dehumidifier & Drain.
- Front Porch shall be Natural Concrete. Outdoor Kitchen and Covered Lanai shall be Natural Concrete w/ Travertine. Outdoor Kitchen and Covered Lanai Ceilings shall be Beaded Hardi, painted.
- 1st Floor - Interior Trim shall be wood trim 7 1/4" baseboards thru out, 4 1/4" Window and Door casings w/ 6" Header trim, and 6 1/4" crown moldings thru out except closets.
2nd Floor - Interior Trim shall be wood trim 5 1/4" baseboards thru out, 3 1/4" Window and Door casings w/ 6" Header trim, and 5 1/4" crown moldings thru out except closets. All painted with 2 coats of high gloss latex and interior walls matte finish.
Heat and air shall be American Standard high energy rated 16 seer heat pumps. Per load calculations. (2 Units)
(2) Mini Split Units for Fishing & Exercise Rooms.
- Pex water lines and PVC drain lines shall be used for plumbing.
- Cabinets shall be custom built and finished to owners colors, kitchen tops shall be Quartz.
- Two (2) 99 Rinnai tankless Propane hot water heaters w/ Recirculation.
- 400 Amp service w/ 22,000W Generac Generator (Propane) w/ auto transfer, high voltage surge protection, structure wiring panel, and decor switches.
- 8/0 Doors on 1st Floor and 6/8 Doors on 2nd Floor.



AREA

1st Floor Heated:	2,580 SF
2nd Floor Heated:	1,441 SF
Total Heated:	4,021 SF
Front Porch:	102 SF
Covered Lanai:	491 SF
Outdoor Kitchen:	221 SF
Covered Breezeway:	104 SF
Garage - Total:	983 SF
(Fishing Room: 131 SF)	
(Exercise Room: 246 SF)	

Window Schedule

Mark	Size	Type
1	2/0 x 3/0	Fixed
2	2/0 x 5/0	Fixed Low Arch Top
3	2/4 x 2/4	Awning
4	2/4 x 2/4	Twin Fixed
5	2/4 x 3/0	Fixed
6	2/4 x 4/0	Fixed
7	2/4 x 6/0	Fixed Low Arch Top
8	2/8 x 5/2	Double Hung
9	2/8 x 5/2	Fixed
10	2/8 x 5/2	Twin Double Hung
11	2/8 x 6/0	Fixed
12	2/8 x 5/2	Casement Low Arch Top
13	2/4 x 5/0	Fixed

All Windows shall be Vinyl & Vinyl - DP50 - Viwinco - No Screens

Door Schedule

Mark	Size	Type
Interior		
A	2/4	2 Panel - Solid
B	2/4	Pocket - 2 Panel - Solid
C	2/6	2 Panel - Solid
D	2/8	2 Panel - Solid
E	2/8	Pocket - 2 Panel - Solid
F	3/0	2 Panel - Solid
G	5/0	Bi-Part - 2 Panel - Solid
H	6/0	Bi-Part - 2 Panel - Solid
I	2/6	Pocket - 2 Panel - Solid
Cased Openings		
J	3/0	Cased Opening w/ 6" Header
K	10/0	Cased Opening w/ 6" Header
L	11/0	Cased Opening w/ 6" Header
M	16/0	Cased Opening w/ 6" Header
N	17/10	Cased Opening w/ 6" Header
Exterior		
O	2/6	Fiberglass
P	2/8	Fiberglass
Q	3/0	Fiberglass
R	6/0	Owner Select
S	9/0	Vinyl Slider - Viwinco (3 Panels)
T	16/0	Vinyl Slider - Viwinco (6 Panels)
U	7/0 x 8/0	Garage Door
V	16/0 x 8/0	Garage Door

8/0 Doors - 1st Floor 6/8 Doors - 2nd Floor

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1ST FLOOR-FLOOR PLAN
10' Wall Heights