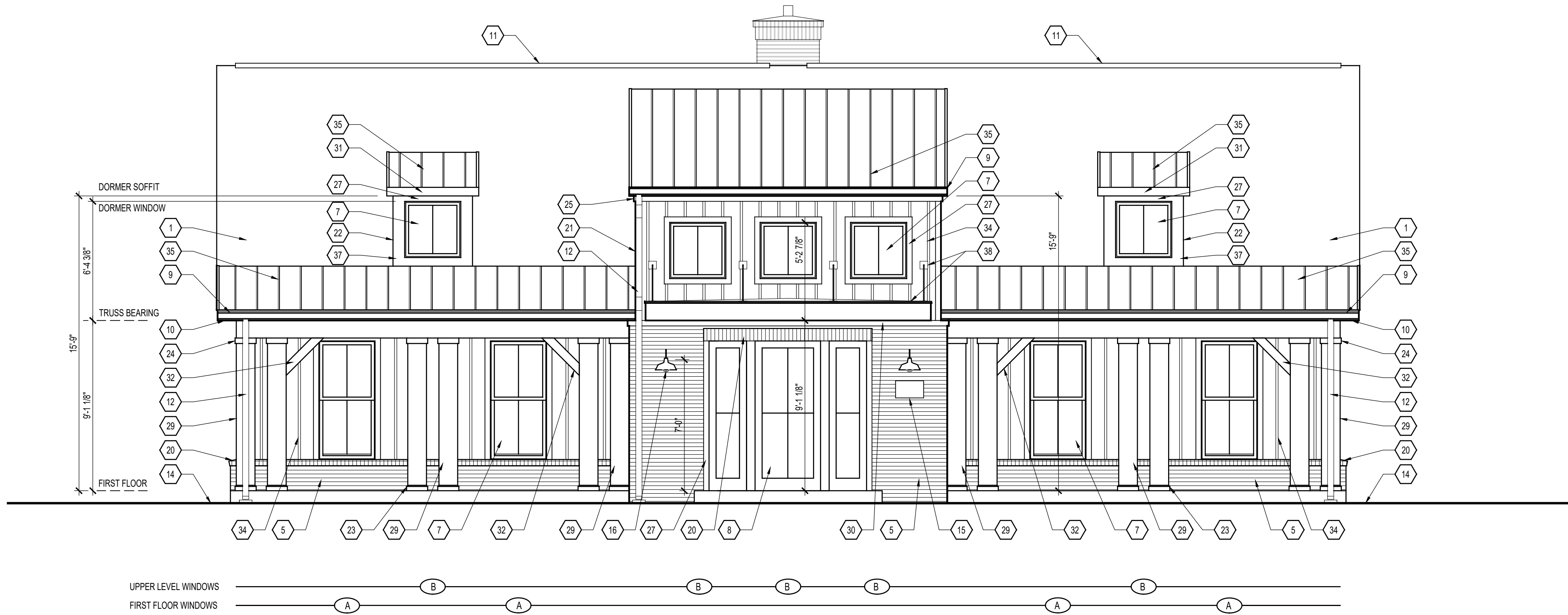




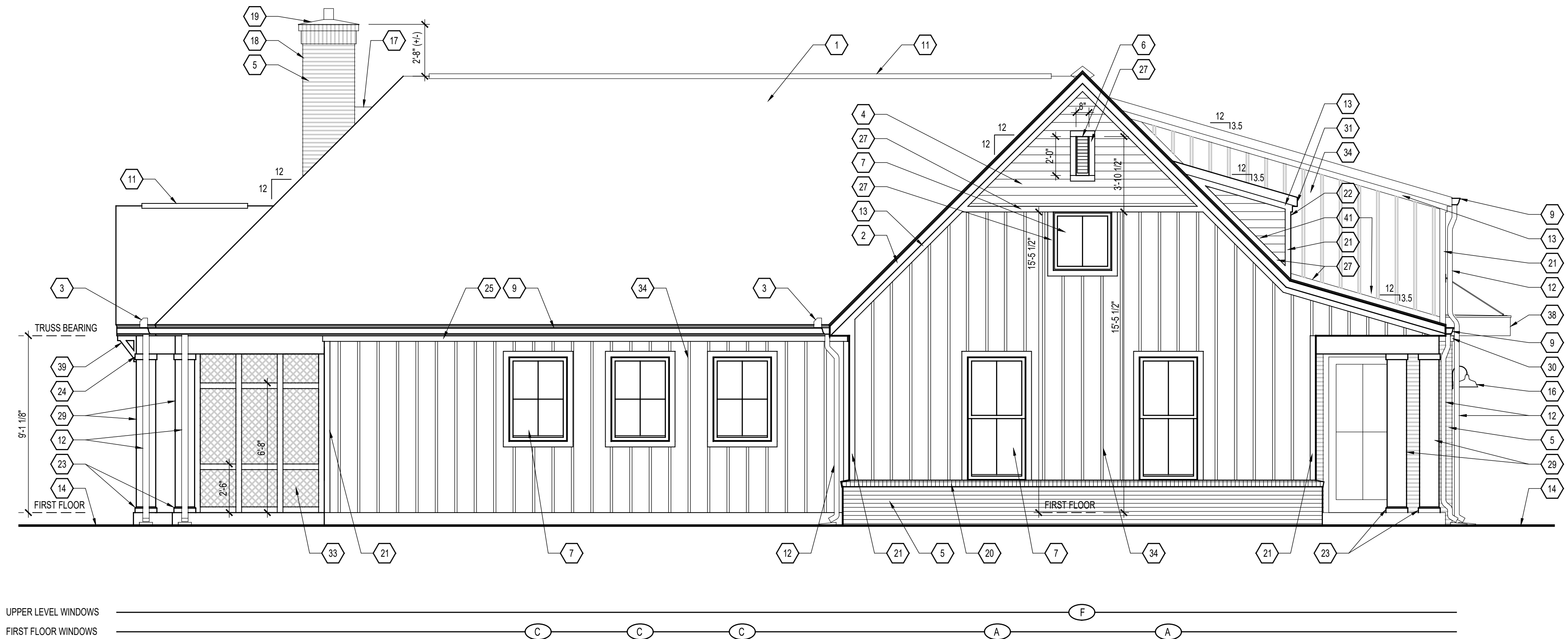
Medium Clubhouse

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EXHIBIT F-3

* HEIGHT OF CLUBHOUSE NOT TO EXCEED 35 FEET



A Front Elevation
Scale: 1/4" = 1'-0"



B Left Side Elevation
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES
(CLUBHOUSE ELEVATION SHEETS ONLY)

- FIBERGLASS / ASPHALT SHINGLE ROOFING.
- ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
- WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
- PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL).
- BRICK VENEER - TO BE SELECTED BY OWNER.
- DECORATIVE LOUVER.
- VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
- PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
- 5" ALUMINUM OGEE GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA (OR AS SPECIFIED ON WALL SECTION) - TYPICAL.
- VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
- CONTINUOUS RIDGE-VENT LOCATION.
- DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS).
- 5/4 x 4 RAKE TRIM.
- APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 8" BELOW FIRST FLOOR.
- ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-3" A.F.F. AND CENTER ON WALL - TYPICAL.
- EXTERIOR LIGHT FIXTURE - TOP OF LIGHT TO LINE UP WITH TOP OF DOOR, OR AS SHOWN. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
- CHIMNEY CRICKET.
- SEE WALL SECTION FOR MORE INFORMATION ON CHIMNEY DETAILS.
- METAL CHIMNEY CAP & FLASHING - SEE WALL SECTION FOR DETAILS.
- SLOPED BRICK ROWLOCK BELT COURSE.
- 5/4 x 4 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 3 1/2" DIMENSION EACH SIDE OF CORNER.
- FAUX DORMER - SEE ROOF PLAN AND WALL SECTIONS.
- 1 x 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
- 1 x 4 PAINTED COLUMN CAP TRIM.
- 5/4 X 4 FRIEZE BOARD TRIM.
- SCREENED PORCH BEYOND. SEE DOOR SCHEDULE FOR SCREENED DOOR DETAILS.
- 5/4 X 4 TRIM.
- FAUX SUTTERS - SEE WINDOW DETAILS SHEET.
- 12" SQUARE BUILT-UP COLUMN - SEE DETAIL E ON SHEET A.302.
- 5/4 X 4 FRIEZE BOARD TRIM - TYPICAL. BLOCKING AS SHOWN ON WALL SECTIONS FOR BRICK VENEER AREAS.
- 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA.
- KNEE BRACE - SEE DETAIL C ON SHEET A.302.
- INSECT SCREEN IN FRAMED WOOD. FOR SCREENED PORCH DETAILS SEE SHEET A.301.
- BOARD AND BATTEN SIDING.
- STANDING SEAM METAL ROOF.
- STONE HEARTH - MIN. 2" THICK.
- 5/4 X TRIM.
- FABRICATED METAL AWNING WITH (4) STEEL ROD SUPPORTS.
- WALL BRACKET - SEE DETAIL B ON SHEET A.302.
- DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL); PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 16" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.

ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE - SIZES AS INDICATED. TRIM IN DIRECT CONTACT WITH CONCRETE TO BE PVC PRODUCT EQUIVALENT.



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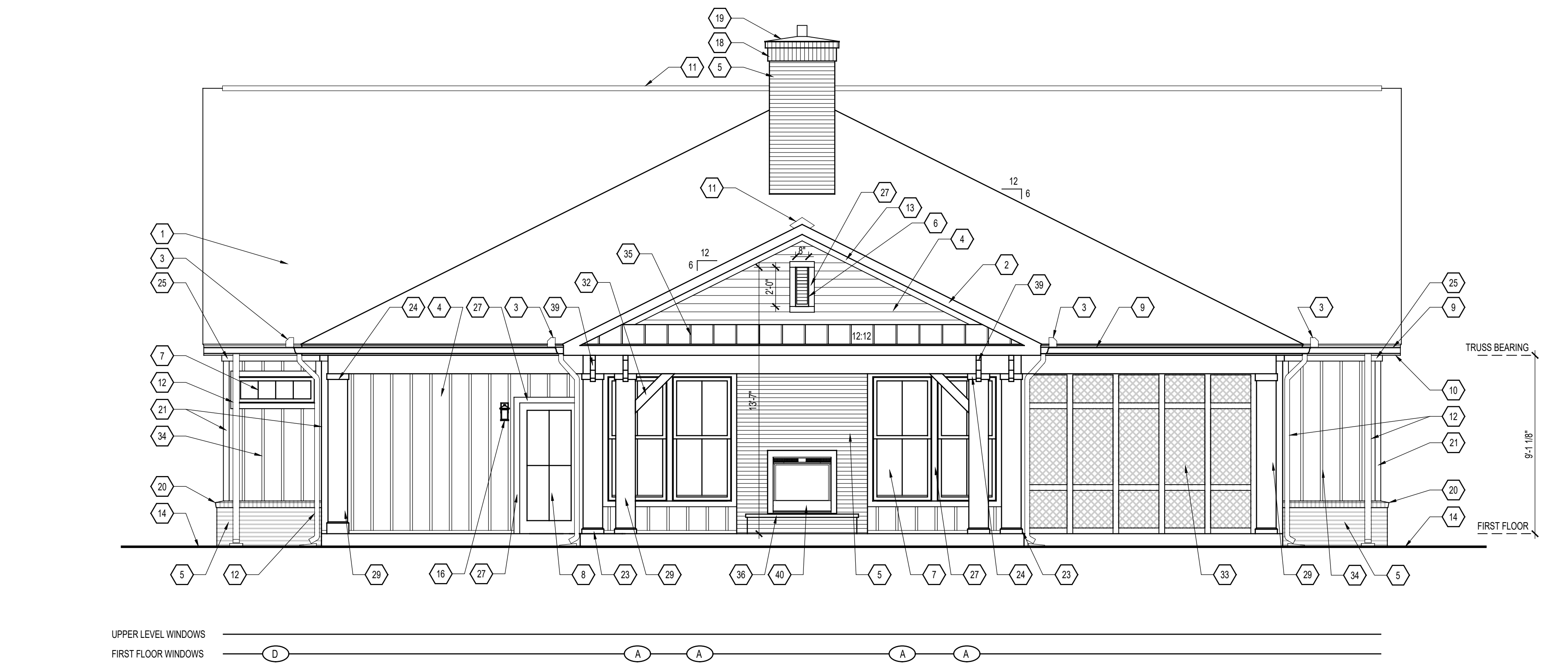
Drawing Title
Exterior Elevations

Architectural Style
Farmhouse

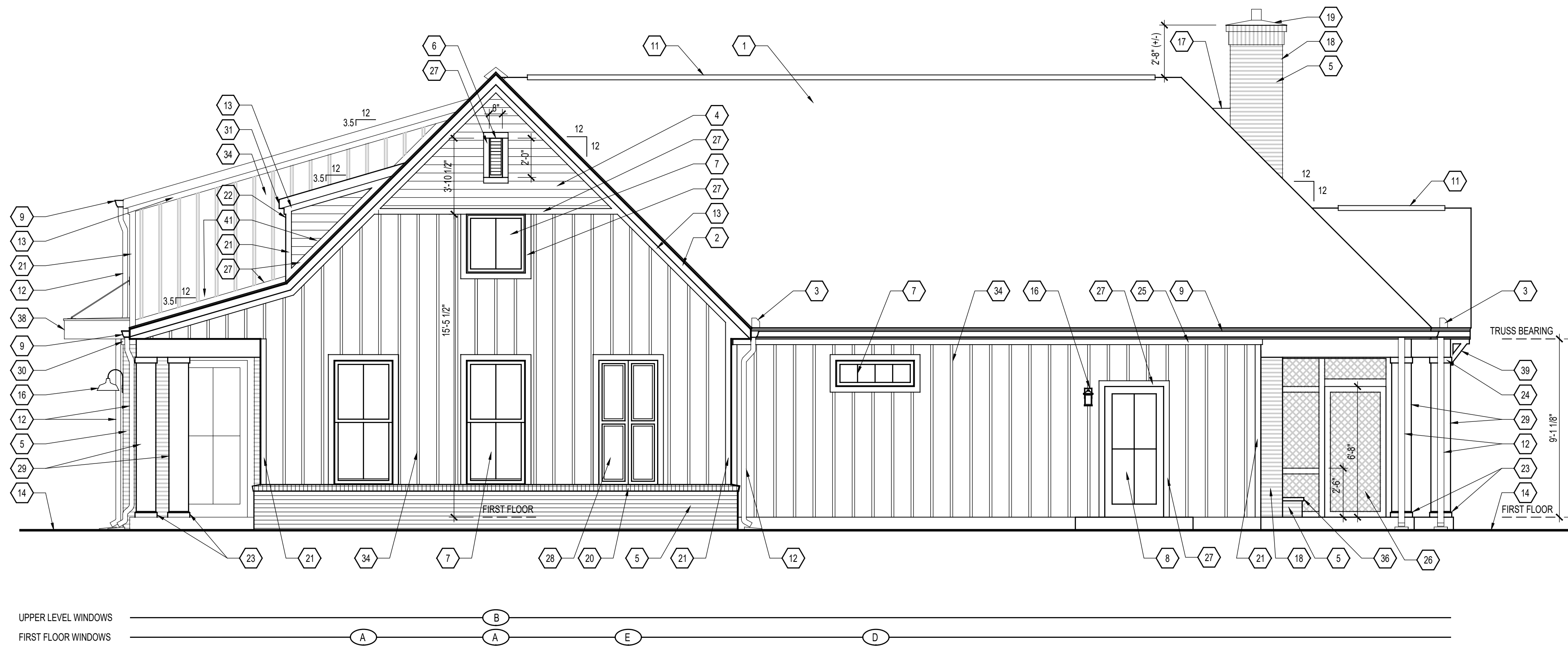
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A.201
Clubhouse 'Medium'

* HEIGHT OF CLUBHOUSE NOT TO EXCEED 35 FEET



A Rear Elevation
Scale: 1/4" = 1'-0"



B Right Side Elevation
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES
(CLUBHOUSE ELEVATION SHEETS ONLY)

- FIBERGLASS / ASPHALT SHINGLE ROOFING.
- ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
- WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
- PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL).
- BRICK VENEER. TO BE SELECTED BY OWNER.
- DECORATIVE LOUVER.
- VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
- PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
- 5" ALUMINUM OGEE GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA (OR AS SPECIFIED ON WALL SECTION) - TYPICAL.
- VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
- CONTINUOUS RIDGE VENT LOCATION.
- DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS).
- 5/4 X 4 RAKE TRIM.
- APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 8" BELOW FIRST FLOOR.
- ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. AND CENTER ON WALL - TYPICAL.
- EXTERIOR LIGHT FIXTURE - TOP OF LIGHT TO LINE UP WITH TOP OF DOOR, OR AS SHOWN. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
- CHIMNEY CRICKET.
- SEE WALL SECTION FOR MORE INFORMATION ON CHIMNEY DETAILS.
- SLOPED BRICK ROWLOCK BELT COURSE.
- 5/4 X 4 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 3 1/2" DIMENSION EACH SIDE OF CORNER.
- FAUX DORMER - SEE ROOF PLAN AND WALL SECTIONS.
- 1 X 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
- 1 X 4 PAINTED COLUMN CAP TRIM.
- 5/4 X 4 FRIEZE BOARD TRIM.
- SCREENED PORCH BEYOND. SEE DOOR SCHEDULE FOR SCREENED DOOR DETAILS.
- 5/4 X 4 TRIM.
- FAUX SUTTERS - SEE WINDOW DETAILS SHEET.
- 12" SQUARE BUILT-UP COLUMN - SEE DETAIL E ON SHEET A.302.
- 5/4 X 4 FRIEZE BOARD TRIM - TYPICAL. BLOCKING AS SHOWN ON WALL SECTIONS FOR BRICK VENEER AREAS.
- 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA.
- KNEE BRACE - SEE DETAIL C ON SHEET A.302.
- INSECT SCREEN IN FRAMED WOOD. FOR SCREENED PORCH DETAILS SEE SHEET A.301.
- BOARD AND BATTEN SIDING.
- STANDING SEAM METAL ROOF.
- STONE HEARTH - MIN. 2" THICK.
- 5/4 X TRIM.
- FABRICATED METAL AWNING WITH (4) STEEL ROD SUPPORTS.
- WALL BRACKET - SEE DETAIL B ON SHEET A.302.
- DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES TWILIGHT II INDOOR/OUTDOOR FIREPLACE OR EQUAL); PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 16" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.

ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE - SIZES AS INDICATED. TRIM IN DIRECT CONTACT WITH CONCRETE TO BE PVC PRODUCT EQUIVALENT.

*** HEIGHT OF CLUBHOUSE NOT TO EXCEED 35 FEET**



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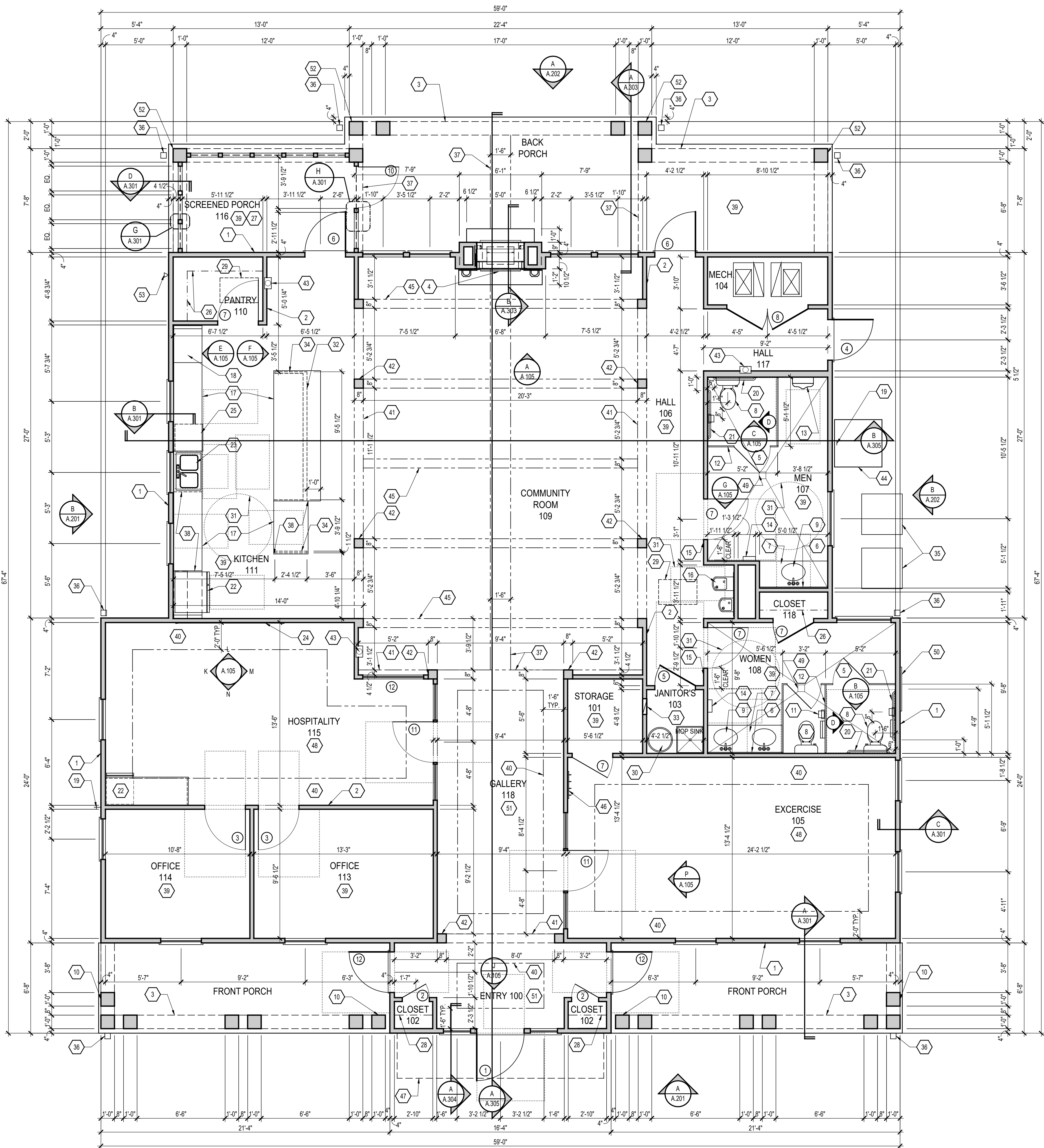
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Drawing Title
Exterior Elevations

Architectural Style
Farmhouse

Sheet Number

A.202
Clubhouse "Medium"



First Floor Plan
Scale: 1/4" = 1'-0"

FIRST FLOOR PLAN CODED NOTES
(DRAWING SHEET A.102 ONLY)

- EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 7/16" ZIP SYSTEM SHEATHING ON EXTERIOR SURFACES. TYPICAL UNLESS NOTED OTHERWISE.
- INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
- BUILT-UP WOOD BEAM - SEE WALL SECTIONS FOR DETAILS AND STRUCTURAL DRAWINGS FOR BEAM SIZES.
- DIRECT VENT GAS THRU FIREPLACE (OUTDOOR LIFESTYLES, TWILIGHT II INDOOR/OUTDOOR FIREPLACE (OR APPROVED EQUAL) LAUREL W/C MANTEL (WHITE) AND BLUE TUNDRA MARBLE SURROUND AND HEARTH (INTERIOR SIDE) PROVIDE GAS LINE & GAS LOG SET - CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AND CLEARANCES WITH MANUFACTURER'S INSTRUCTIONS.
- ACCESSIBLE TOILET COMPARTMENT DOORS TO HAVE A MIN. CLEAR OPENING WIDTH OF 32" (EXACT DOOR SIZE TO BE DETERMINED BY MANUFACTURER), CLOSER AND GRASPABLE LATCH PER APPLICABLE ANSI STANDARDS & CODE REQUIREMENTS.
- FRAMELESS MIRROR LOCATION.
- VANITY COUNTERTOP 34" (MAX.) A.F.F.
- ADA COMPLIANT TOILET & SEAT.
- ADA COMPLIANT COUNTER LAVATORY AND FAUCET.
- 12" X 12" BUILT-UP COLUMN - SEE ELEVATIONS AND WALL SECTIONS (E ON SHEET B-A.302) FOR DETAILS.
- TOILET TISSUE DISPENSER - MOUNT WITH CENTER AT 22" A.F.F..
- TOILET PARTITION - PROVIDE 2 X 6 BLOCKING IN WALL FOR MOUNTING AS NEEDED.
- URINAL - SET RIM AT 17" A.F.F..
- ADA COMPLIANT TOWEL DISPENSER TO BE WALL MOUNTED AT 48" MAX. A.F.F. (MIN. 15" A.F.F.) TO DISPENSER. MAX PROTRUSION FROM WALL - 4".
- ADA COMPLIANT SIGNAGE AS SHOWN IN DETAIL ON SHEET A.104. SIGNAGE IS TO COMPLY WITH ALL NATIONAL AND LOCAL CODES. MOUNT AT 60" A.F.F. TO CENTER OF SIGN. SIGN TO BE LOCATED ON LATCH SIDE OF DOOR.
- ADA COMPLIANT DRINKING FOUNTAIN.
- BASE CABINETS AND COUNTERTOP AT 36" A.F.F. OR 34" A.F.F. - SEE INTERIOR ELEVATIONS. FINISH ALL EXPOSED EDGES.
- MICRO/ CONVECTION OVEN COMBO.
- HOSE BIB LOCATION.
- 36" LONG GRAB BAR - MOUNT HORIZONTALLY WITH CENTER AT 34" A.F.F..
- 42" LONG GRAB BAR - MOUNT HORIZONTALLY WITH CENTER AT 34" A.F.F..
- REFRIGERATOR LOCATION.
- DOUBLE BOWL SINK AND FAUCET WITH 30" MIN. WIDE WHEEL CHAIR SPACE BELOW.
- 8'-0" WIDE X 9'-0" HIGH SHIPLAP WALL W/ 1 X 2 PAINTED CORNER TRIM - CENTERED ON WALL. 8'-0" WIDE X 9'-0" HIGH SHIPLAP WALL W/ 1 X 2 PAINTED CORNER TRIM - CENTERED ON WALL.
- DISHWASHER LOCATION.
- (4) 16" DEEP WIRE SHELVES (29", 42", 55", 68" A.F.F.) - STANDARD SPACING.
- SEE SHEET A.301 FOR SCREENED PORCH DETAILS.
- SINGLE CLOSET ROD & SHELF (67 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACING.
- ATTIC ACCESS IN CEILING ABOVE 22" X 30" MINIMUM. PROVIDE MIN. 30" CLEAR HEADROOM AT OPENING. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF IN THE CEILING, A BAFFLE IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
- WATER HEATER LOCATION WITH PAN. SEE PLUMBING SHEETS FOR MORE INFORMATION.
- DOTTED LINE INDICATES AREA OF REQUIRED CLEARANCE FOR A.D.A. COMPLIANCE.
- 1/2" WALL TO UNDERSIDE OF COUNTERTOP.
- RECESSED ELECTRIC PANEL LOCATION.
- 2 X 4 WOOD STUDS AT 16" O.C. LAID FLAT WITH 1/2" DRYWALL ON ALL FINISHED SURFACES.
- HVAC CONDENSOR UNIT LOCATION - CONTRACTOR TO COORDINATE PADS (AND LOCATION) WITH HVAC CONTRACTOR - LOCATE UNITS PER APPLICABLE CODES AND MANUFACTURER'S INSTRUCTIONS.
- INDICATES DOWNSPOUT LOCATION.
- INDICATES LINE OF BREAK IN CEILING PLANE ABOVE.
- ADA COMPLIANT COUNTERTOP AT 34" A.F.F. WITH 30" MIN. WIDE WHEEL CHAIR SPACE BELOW - SEE INTERIOR ELEVATIONS.
- FLAT DRYWALL CEILING @ 9'-0" A.F.F.
- TRAY CEILING @ 9'-0" A.F.F.
- BUILT-UP BEAM. BOTTOM OF BEAM (TOP OF COLUMN) AT 8'-0" A.F.F. - SEE DETAIL E ON SHEET A.104.
- INTERIOR COLUMN/PILASTER - SEE SHEET A.104.
- SEMI-RECESSED MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER AND CABINET - 2-A-10-B-C RATING MINIMUM. FIRE EXTINGUISHER TO BE ADA COMPLIANT - MOUNT TO ACHIEVE MAX. 48" A.F.F. TO HANDLE. AND MAX. 4" PROTRUSION FROM WALL. EXACT LOCATION TO BE DETERMINED BY LOCAL AUTHORITY.
- 42" X 42" SLAB - SLOPE AWAY FROM BUILDING.
- FAUX WOOD BEAM (8" WIDE X 12" HIGH) - SEE INTERIOR ELEVATIONS.
- PROVIDE BLOCKING AT 54" A.F.F. FOR COAT HOOKS.
- METAL AWNING - SEE ELEVATIONS AND STRUCTURAL DRAWINGS.
- FLAT DRYWALL CEILING @ 10'-0" A.F.F.
- FLOOR DRAIN LOCATION - SLOPE FLOOR NO LESS THAN 1/4" PER FOOT TOWARDS DRAIN.
- FAUX SHUTTER LOCATION - SEE INTERIOR ELEVATIONS.
- FLAT DRYWALL CEILING @ 11'-0" A.F.F.
- 8'-0" WIDE X 9'-0" HIGH SHIPLAP WALL W/ 1 X 2 PAINTED CORNER TRIM - CENTERED ON WALL.
- OUTDOOR RINSING SHOWER LOCATION - EXACT LOCATION TO BE COORDINATED WITH SITE PLAN.

GENERAL NOTES

- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
- REFER TO SITE LAYOUT PLAN & POOL PLANS FOR POOL LOCATIONS IF APPLICABLE.
- REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING MIN. 4" FROM INTERSECTING WALLS.
- REFER TO SITE PLAN FOR SIDEWALK/PORCH SPOT ELEVATIONS & LAYOUT.
- DOORS OPENING DIRECTLY TO THE POOL AREA MUST BE SELF-LATCHING WITH ACTUATING DEVICE A MIN. 54" A.F.F..
- ALL APPLIANCES SHALL BE POSITIONED SO THAT THEY PROVIDE REQUIRED CODE CLEARANCES FOR MAINTENANCE.



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Drawing Title
First Floor Plan

Architectural Style
Farmhouse
Sheet Number
A.102
Clubhouse 'Medium'