TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

2. These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one—time use authorized by a plan purchase, or any duplication, publication, sole or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.

4. Any use of these plans, or modifications thereto, by the purchaser, his or her builder or others is performed at their

5. Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography ond climate throughout the United States and Canada. Each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soll and seismic conditions and a wide range of other matters. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site ond, If necessary, make any changes or verifications required.

7. The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer, mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete piers and conventional wood framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site—specific foundation design.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, and local Building Codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

10. It is the builder's responsibility to assure that all manu—factured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified

11. It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

12. It is the builder's responsibility to check all plan dimension and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining

14. Moser Design Group, Inc. reserves the right to make changes to its models from time to time. therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

15. DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

16. LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

17. This agreement shall be construed in accordance with South

18. Amy legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties. In South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

2. Larger scale drawings supersede smaller scale drawings.

3. Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

4. Use materials appropriate to the application for maximum life and optimum appearance.

McCracker Farm Road 55 Stock Farm



SC-32-D-1

TRADITIONAL NEIGHBORHOOD HOME SERIES

DRAWING INDEX

G1.0 COVER SHEET / GENERAL INFORMATION

1.1 SITE PLAN - NOT INCLUDED

S1.0 FOUNDATION PLAN

S1.1 FLOOR FRAMING PLANS

A2.0 FLOOR PLANS

A2.1 ROOF PLAN

A3.0 ELEVATIONS

4.0 SECTIONS & WALL DETAILS

4.1 PORCH & WALL DETAILS

0 ELECTRICAL PLANS

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

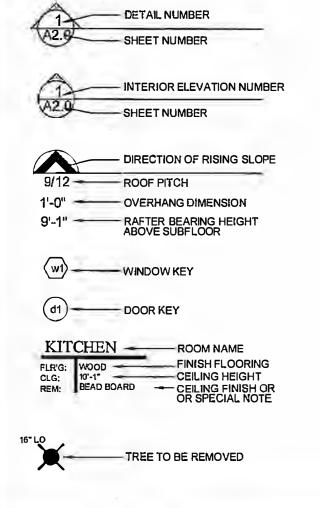
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS

H/C

HDR

HORZ



- DRAWING NUMBER

- SHEET NUMBER

ABOVE FINISHED FLOOR ABOVE SUBFLOOR ADJ ADJ BASE FLOOD ELEVATION CONTINUOUS CNTR CENTER CONSTRUCTION CONCRETE MASONRY UNIT CONCRETE DIAMETER DBL DOUBLE **DEGREES EXTERIOR** FINISHED FLOOR ELEVATION **FINISH FLOOR** FT FEET FACE OF STUD FOB FACE OF BLOCK HOSE BIBB HEATING, VENTILATION & AIR CONDITIONING HEIGHT

HANDICAP

HORIZONTAL

HEADER

ABOVE

INTERIOR INCHES JST **JOIST** MINIMUM MAX **MAXIMUM** NIC NOT IN CONTRACT OPN'G OPENING ON CENTER PSI POUNDS PER SQUARE INCH POUNDS PER SQUARE FOOT PT PRESSURE TREATED PNT PAINT RISER RIGHT OF WAY REQUIRED REM REMOVE SQUARE FEET TOP OF BLOCK TOS TOP OF STUD TRD TREAD TRT'D TREATED **VERTICAL GALVANIZED** STAINLESS STEEL

MAY 3, 2013 Ž GROUP, MOSER REVISIONS: NOV, 20, 2008 \square

ATTACHMENT 4

DO NOT CONSTRUCT FOUNDATION AS SHOWN. Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.

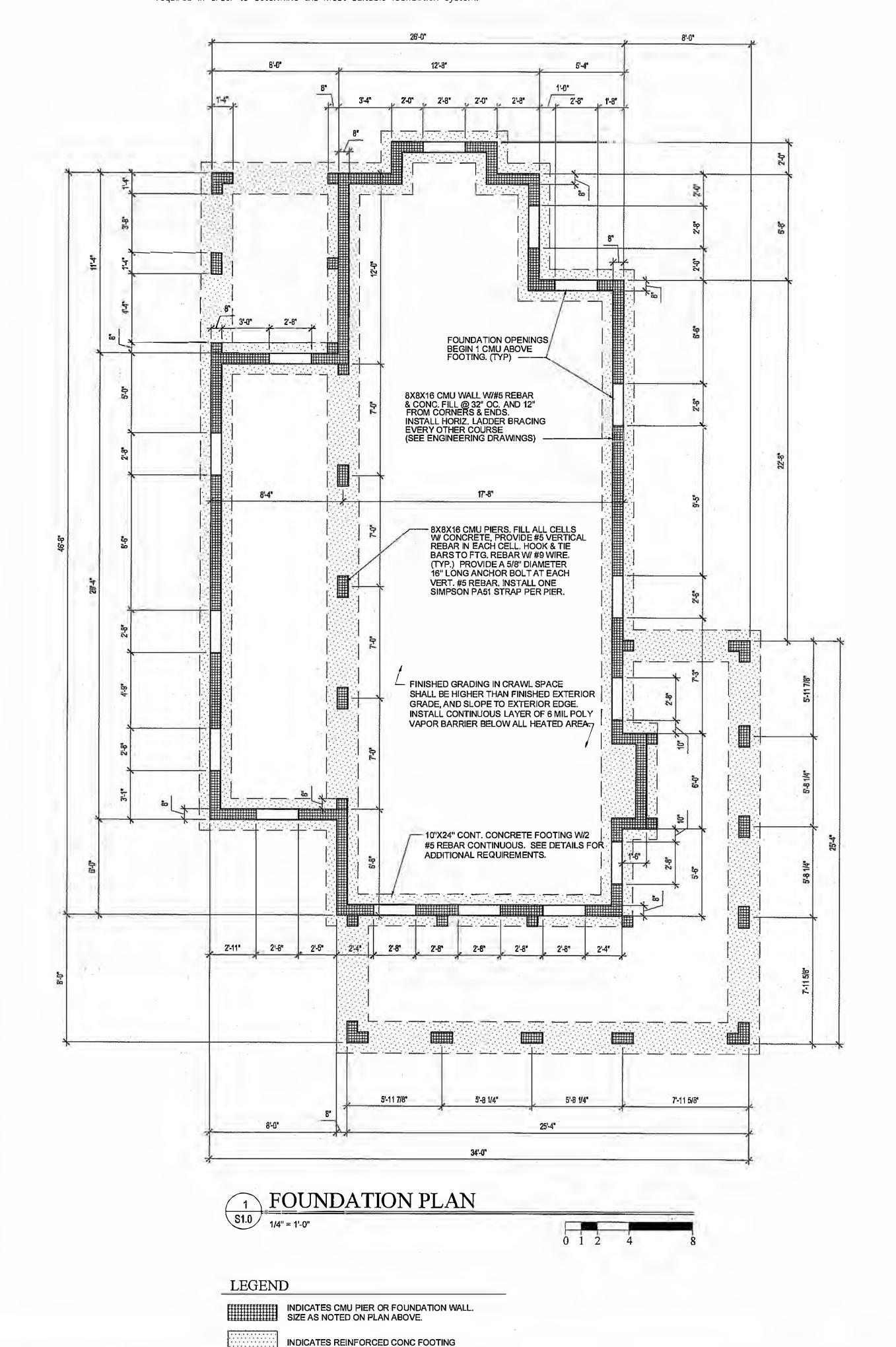
MAY 3, 2013

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REVISIONS:



GENERAL NOTES

1. All installations shall comply with local building codes if more stringent than the following provisions. All structural information shown is for purposes only. Builder or information shown is provided and purposes only. local licensed structural engineer shall review actual site conditions & verify and/or specify all structural elements.

Builder or local licensed structural engineer to verify and/or specify all stropping connections meet or exceed all applicable building codes.

CONCRETE

1. All concrete work shall be in accordance with A.C.I. 301, unless otherwise noted.

2. All poured in place concrete shall be rated 3000 psi at 28 days, maximum size of aggregate shall be 3/4" with a permissible slump of 4" + 1".

3. Admixtures shall not be permitted without written approval of the Engineer.

4. Formwork shall be clean and free of defects,

5. Minimum concrete cover shall be as follows; Poured an ground

= 3". Formed in contact with ground = 2

1. Concrete masonry units for load bearing walls shall conform to ASTM C-90. All other masonry units shall conform to ASTM C-129. 2. Mortar shall conform to ASTM C-270, type "M" (2500 psi).

MASONRY WALLS

REINFORCING STEEL

1. Reinforcing steel shall conform to the ASTM A-615, Grade 60, fabricated in accordance with the C.R.S.I. Manual and placed in accordance with the A.C.I. Manual.

2. Welded wire fabric shall conform to ASTM A-185.

FOUNDATION NOTES 1. All structural information shown is for reference purposes only. Builder or local licensed structural engineer shall review actual site conditions as well as verify and/or specify oil structural elements to be in compliance with local building codes.

2. Builder shall inspect site & excavated conditions prior to

beginning foundation construction. Builder shall notify owner and/or local licensed structural engineer of any non-typical conditions concerning soils, ground water or any other issue, which may require additional or special engineering design. STRUCTURAL WOOD 1. Wood exposed to the weather or in contact with concrete or masonry shall be pressure treated. Use stainless steel or manufacturer approved anchors and fasteners for corrosion resistance. No galvanized fasteners are to be used in contact with pressure—treated members.

2. Roof framing to be engineered roof trusses, all connections, sizes and spacing to be detailed by manufacturer. Connection of the truss to building is the responsibility of builder/owner and shall be designed by others.

3. Bridging is to be provided as required by code, but not less than one center bridging for spans over 10 ft and 8 ft o.c. for spans over 16 ft.

4. Metal connectors shall conform to the latest requirement of the applicable codes. Provide and install hurricane clips throughout as per code requirements.

Metal exposed to the weather, including nails, flashing and drip edges, shall be galvanized, unless otherwise noted.

FRAMING NOTES

1. Wood framing & blocking shall be s.y. pine, spruce, or fir, stud grode or better for 2x4's, #2 SPF or better for all other sizes. All framing & blocking lumber shall be kiln—dried to a moisture content of 19% or better. Wood blocking shall be solid & shall match the depth of the primary framing members.

2. All jaists installed crown up unless noted otherwise.

3. Provide solid blocking between joists at mid-span for joists exceeding 8'-0" between supports.

4. Provide solid blacking between joists above frame walls and Flush framed joists shall be secured to beams/girders with properly sized metal joist hangers.

6. Where frame walls are parallel to and rest on joists — provide 2 additional joists beneath wall.

7. Where frame walls are perpendicular to or at an angle to and rest on joists, provide solid blocking between joists at 24" oc. 8. In frame walls — provide solid blocking for all plywood sheathing edges which run perpendicular to wall studs. FRAMING NOTES (cont'd.)

9. Bird—mouth rafters to fit beams and walls as indicated on the details, tie each rafter to frame wall or beam with specifed "Simpson" hurricane anchor

a. Typical interior partition walls shall be 2x4 studs (3 1/2" thick) @16" o.c. unless noted

b. Typical exterior walls shall be 2x6 studs (5 1/2" thick) @ c. Plumbing wall to be 2x6 studs (5 1/2" thick) @ 16" o.c. d. Notch maximum 25% of Stud depth e. Bored hole maximum 40% Stud depth

11. All exterior stud walls to have 5/8" APA Exterior ply

12. Typical header to be (3) 2x8's over doors & windows

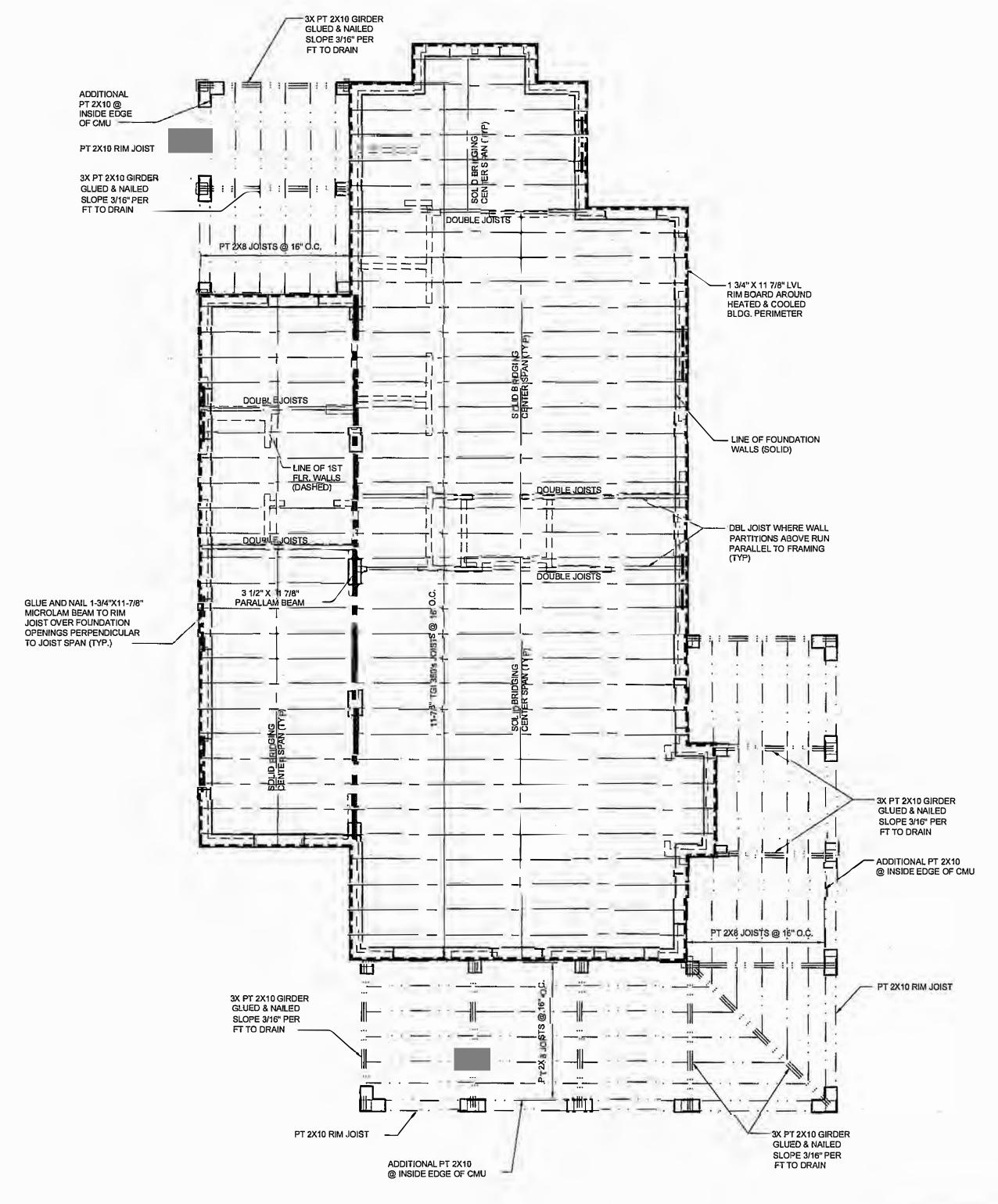
13. Dimensions shown are to the face of stud on interior walls or face of stud on exterior walls unless noted otherwise.

14. Coordinate truss design with rough frame opening for pull down attic stair.

NOTE:

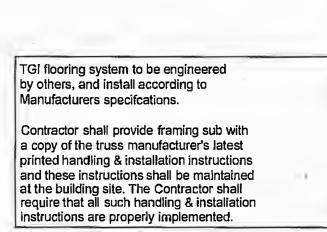
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

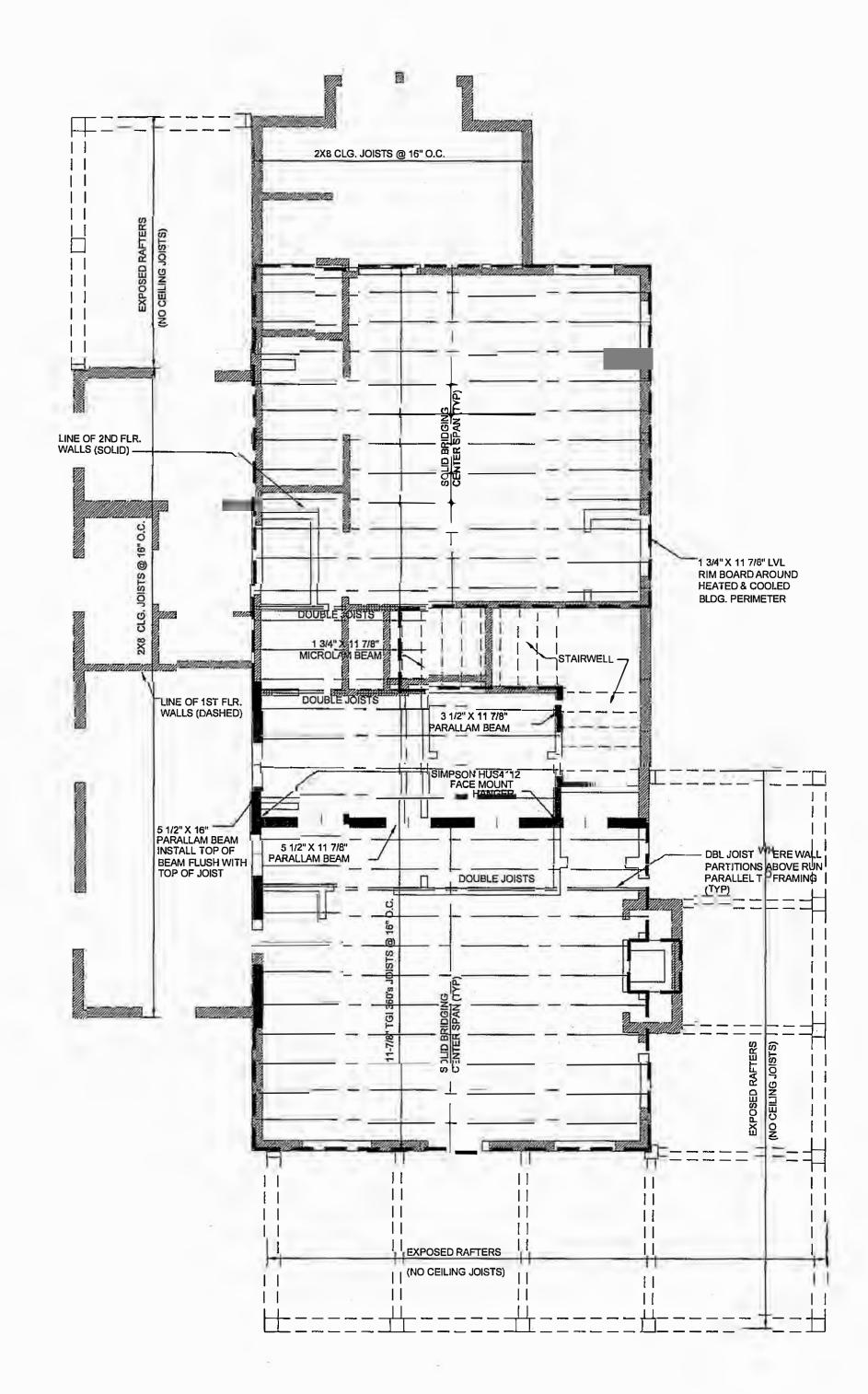
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES



FIRST FLOOR FRAMING PLAN

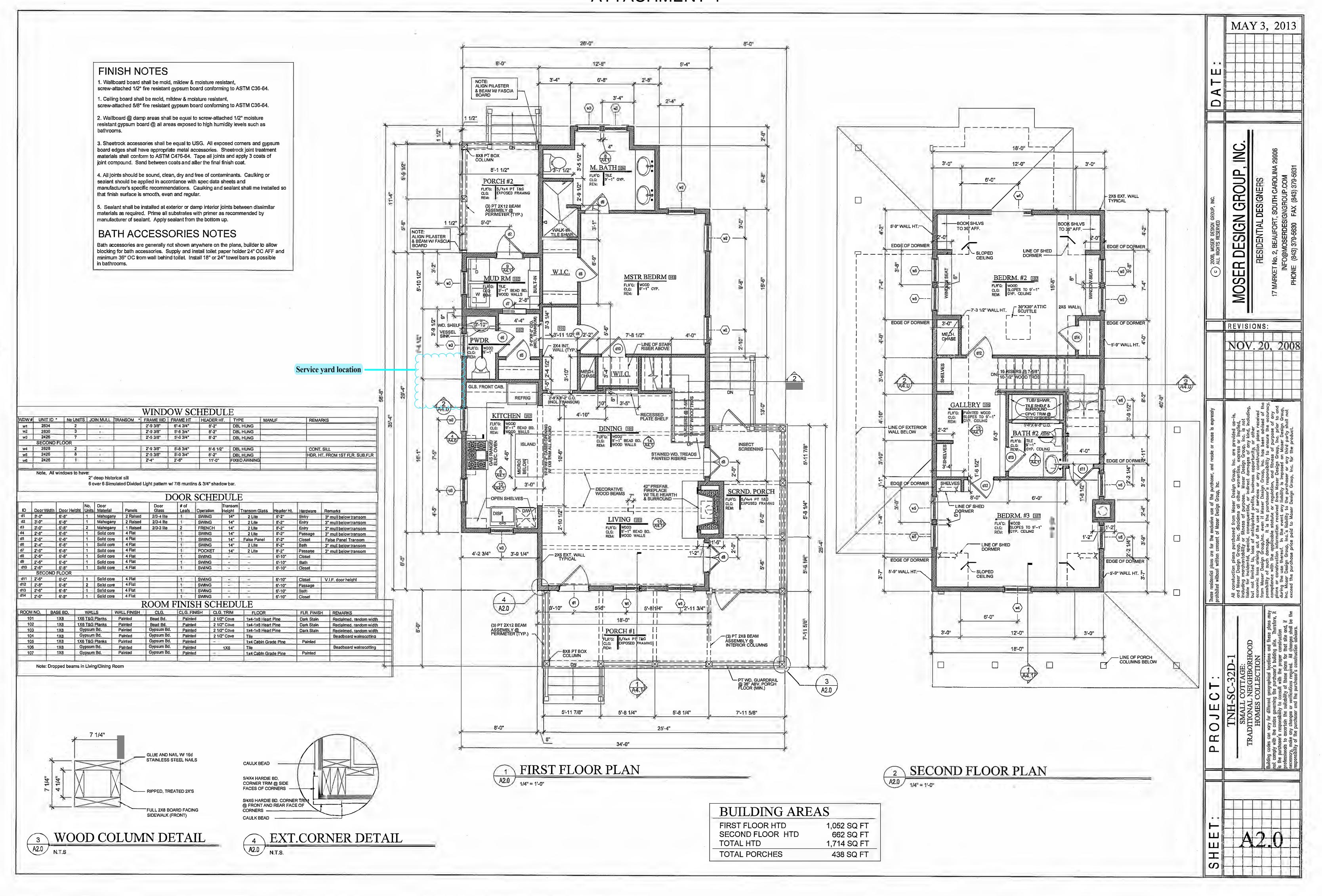
1/4" = 1'-0"

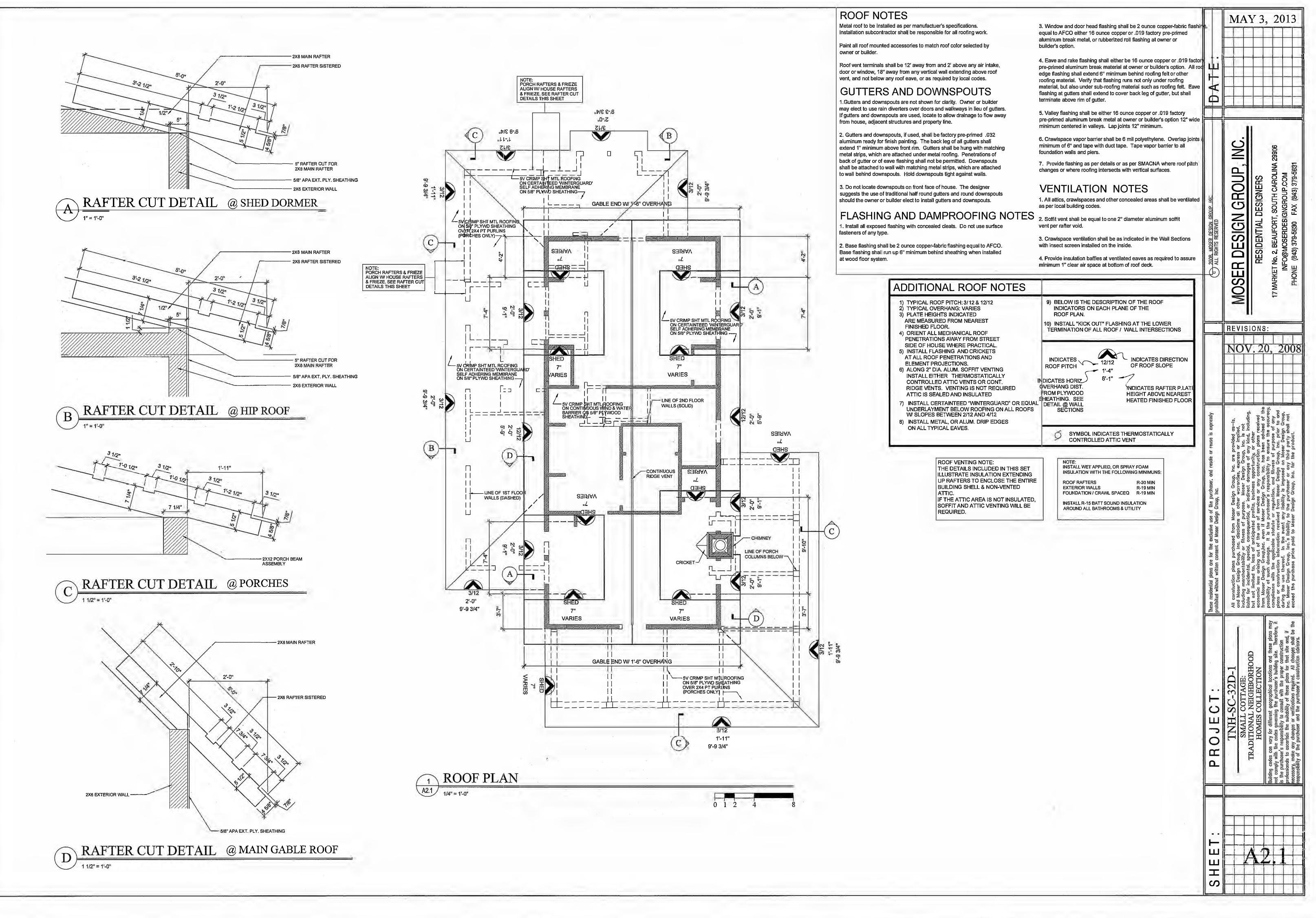




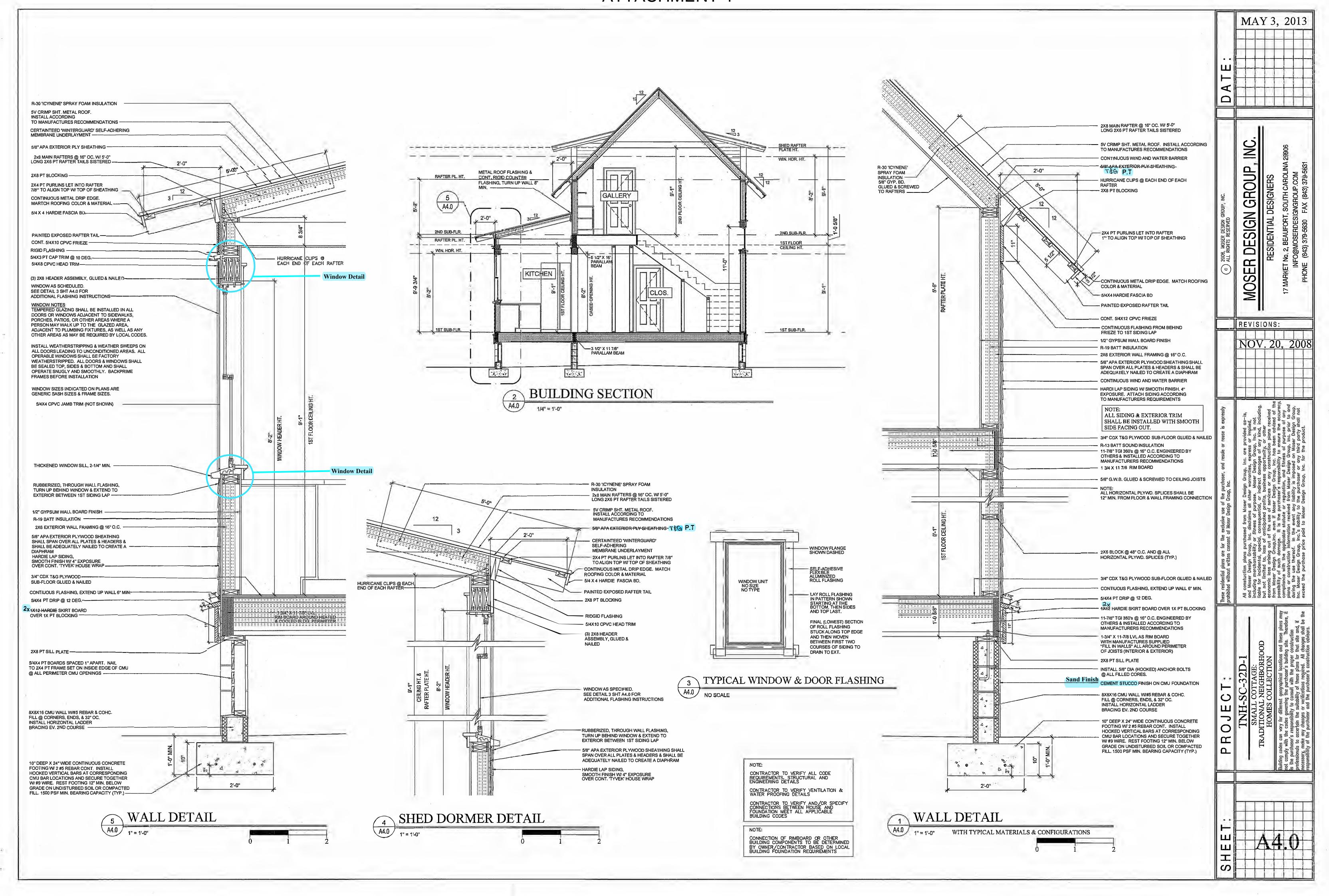
2 SECOND FLOOR	FRAMING PLAN
S1.1 1/4" = 1'-0"	TOMMINGTERM
	0 1 2 4

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TNH-SC-3 2D-1 SMALL COTTAGE: TRADITIONAL NEIGHBORHO OD HOMES COLLECTION Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's responsibility to consult with the proper construction professionals to ascertain the suitability of these plans for that site and, if necessary, make any changes or vertications required. All changes shall be the proper construction advisors.	These residential plans are for the exclusive use of the purchaser, and resole or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	All constuction plans purchased from Moser Design Group, Inc. ore provided as—is, and Moser Design Group, Inc. disclaims all other warranties, express or implied, including merchantability or fitness of purpose. Moser Design Group, Inc. is not liable for incidental, special, consequential, or indirect damages of any kind, including,	economic loss arising out of the use of services or any construction plans received from Maser Design Group, Inc. even if Moser Design Group, Inc. even if the our character of the construction plans and the construction of the	compliance with the applicable statute or regulation, and fitness of purpose of any plans or construction information received from Moser Design Group, Inc., prior to and during the use thereof. In the event any liability is imposed on Moser Design Group, Inc., a liability to the purchaser or any third party shall not
Build Build profe	JJECT:	TNH-SC-32D-1 SMALL COTTAGE: TRADITIONAL NEIGHBORHO OD		building codes can vary for different geographical lacations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction professionals to ascertain the suitability of these plans for that site and, if

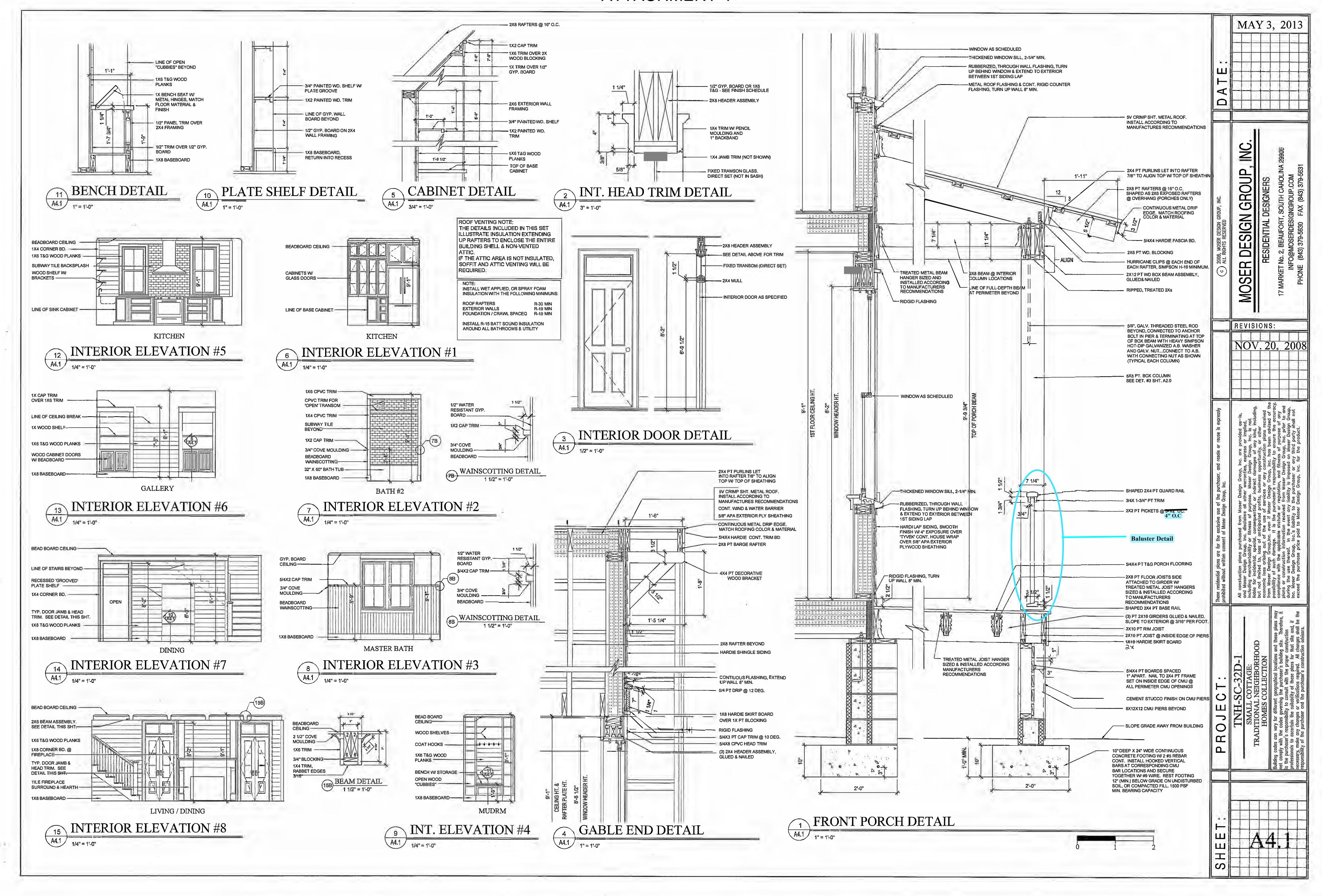








ATTACHMENT 4



PLUMBING NOTES

System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.

2. Insulate all domestic water supply fines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.

3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.

4. Cleanouts shall extend to surfaces or shall be provided with access doors or simialr devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.

5. Lead solder is not allowed on this project.

6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.

7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.

8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification or mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.

3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.

4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-lit area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.

5. Provide panel boards of proper voltage and ampacity for all electrical circuits.

6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.

7. Run all cable concealed in walls, ceiting or floors unless noted otherwise

8. Provide blocking for all fixtures.

Isulate and seal solidly behind receptacles in exterior walls.

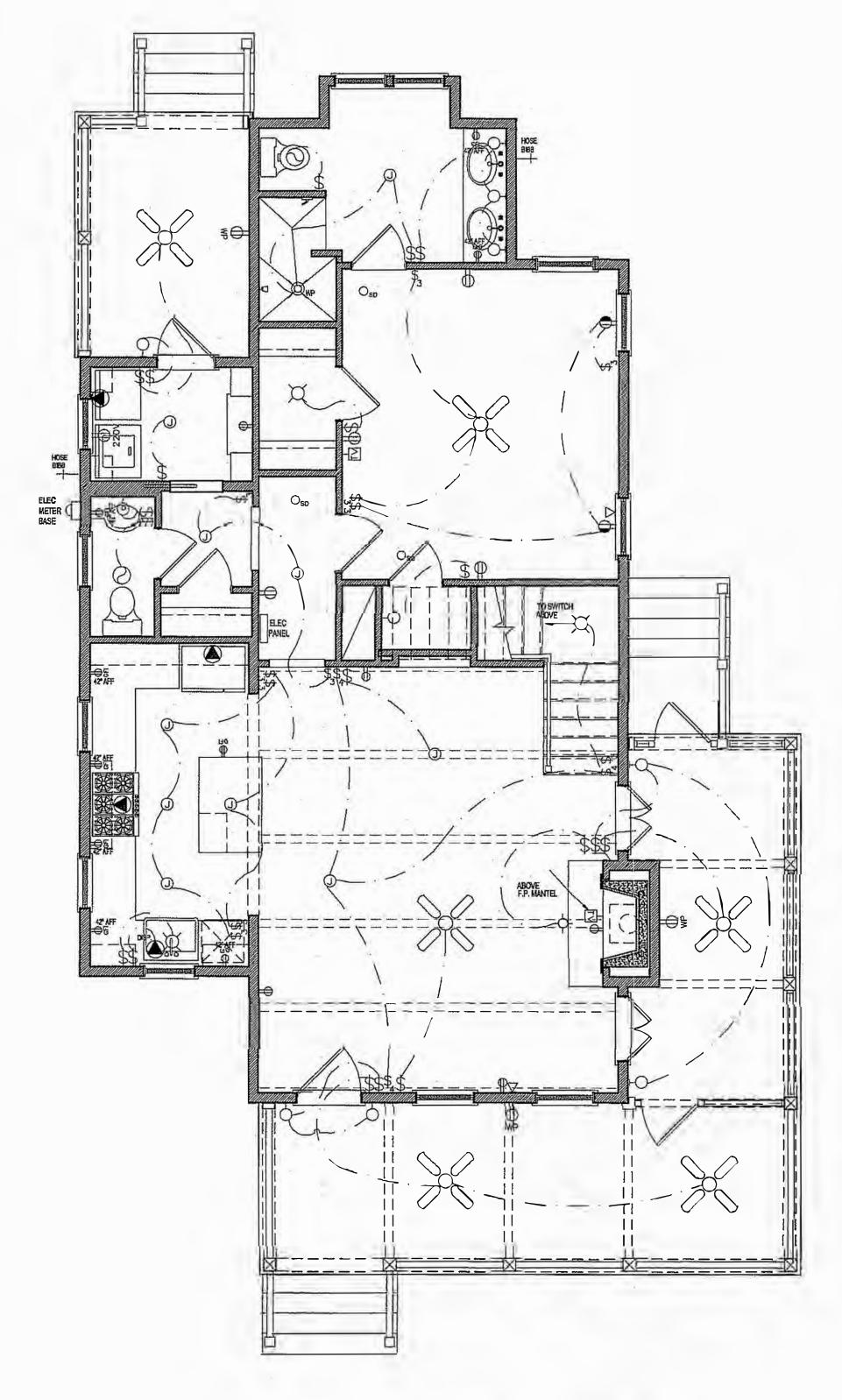
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.

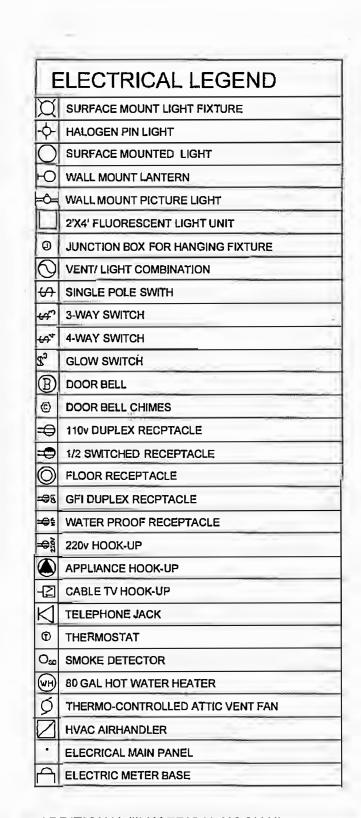
11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.

12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.





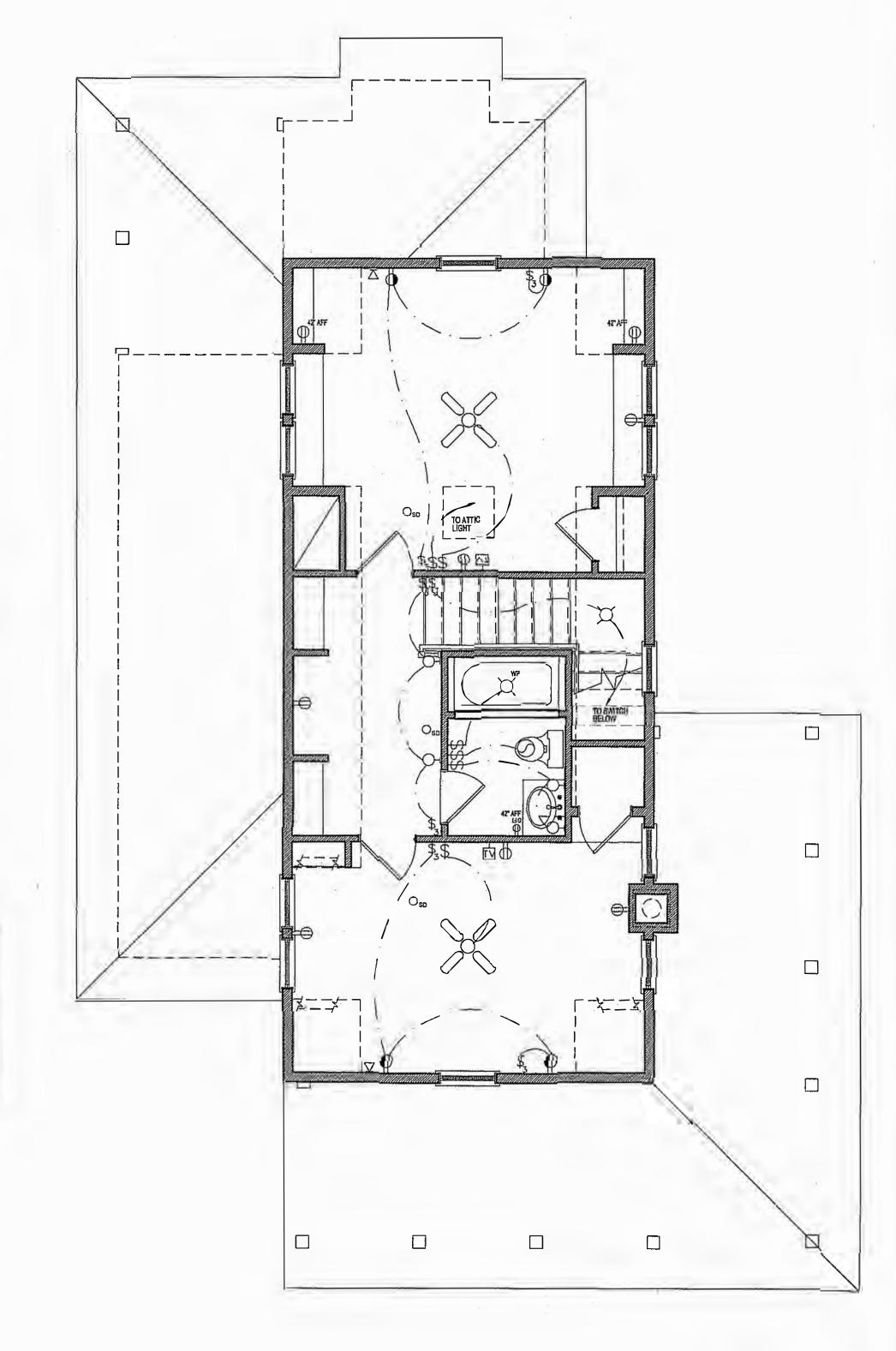
ADDITIONAL ELECTRICAL HOOK UP:

WATER HEATER HOOKUP IN ATTIC

ATTIC VENT FAN HOOKUP IN ATTIC

AIR HANDLER HOOKUP IN ATTIC

JUNCTION BOX
ELECTRICIAN TO PROVIDE LIGHT FIXTURE
OR CEILING FAN FOR EACH JUNCTION BOX
SHOWN ON PLAN PER OWNERS SELECTION...



FIRST ELECTRICAL PLAN

SECOND ELECTRICAL PLAN

1/4" = 1'-0"

0 1 2 4

MOSER REVISIONS: NOV. 20, 2008

GROUP

DESIGN

