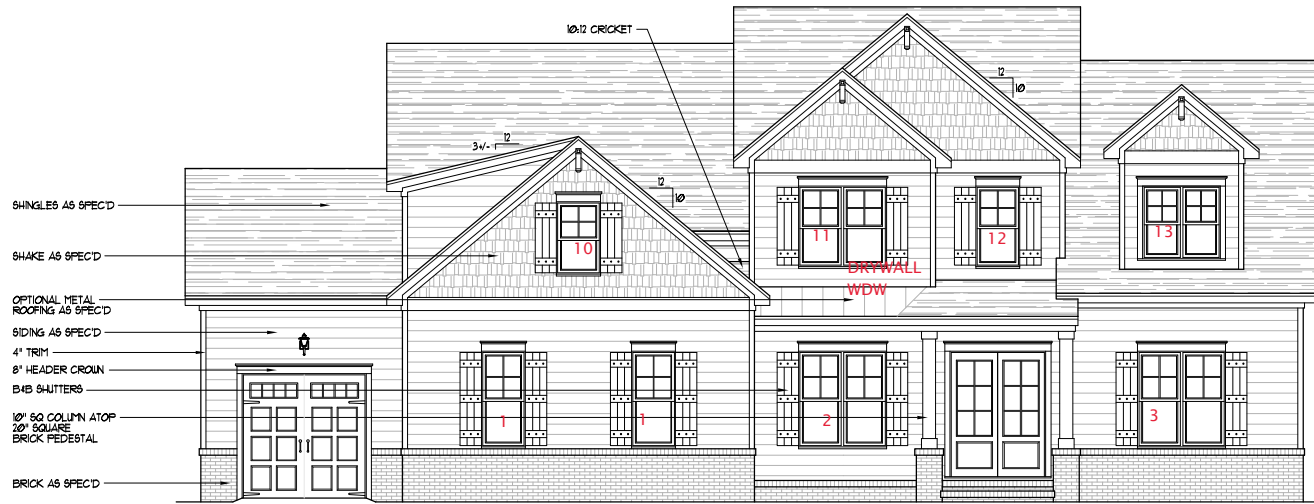


Permit #I-24-2452



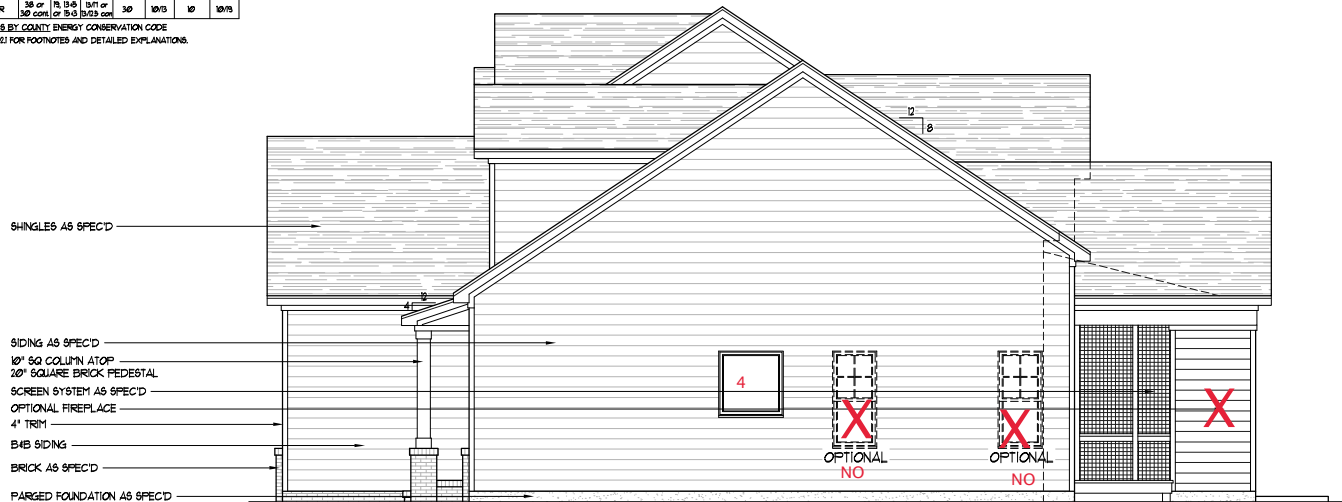
FRONT ELEVATION "B"
SCALE: 1/8" = 1'-0"

TABLE 402.1.1 ENERGY CONSERVATION CODE
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE	DOOR R-VALUE	GLAZING U-FACTOR	GLAZING SHADE COEFFICIENT	SCREEN SYSTEM R-VALUE	SCREEN SYSTEM U-FACTOR	SCREEN SYSTEM SHADE COEFFICIENT
3	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
4	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
5	0.35	0.35	NR	NR	NR	NR	NR	NR	NR

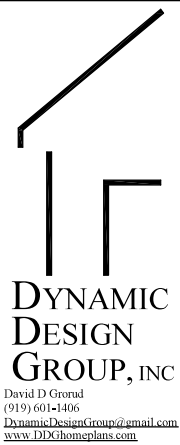
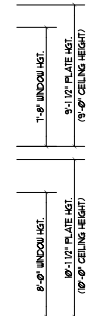
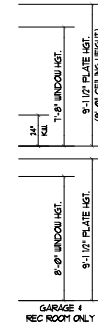
SEE TABLE 401.1 CLIMATE ZONES BY COUNTY ENERGY CONSERVATION CODE
SEE FOOTNOTES OF TABLE 402.1.1 FOR FOOTNOTES AND DETAILED EXPLANATIONS.

THIS PLAN CONFORMS TO THE LATEST EDITION OF THE
I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.



RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"

NO F.P.
ON S.P.



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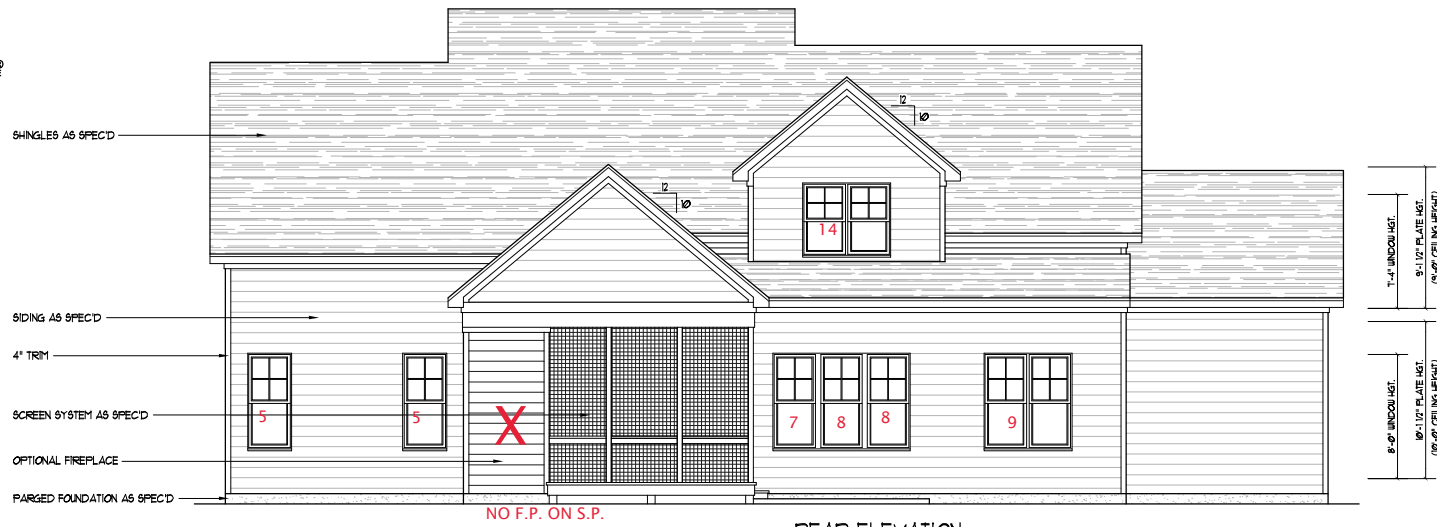
PROJECT FOR: JCG
LOCATION: ---
LOT: ---
SUBDIVISION: ---
COUNTY: ---

JACKSON
PLAN NAME
B-3293-58GL
PLAN I.D.
3.28.22
DATE

A-1A
SHEET

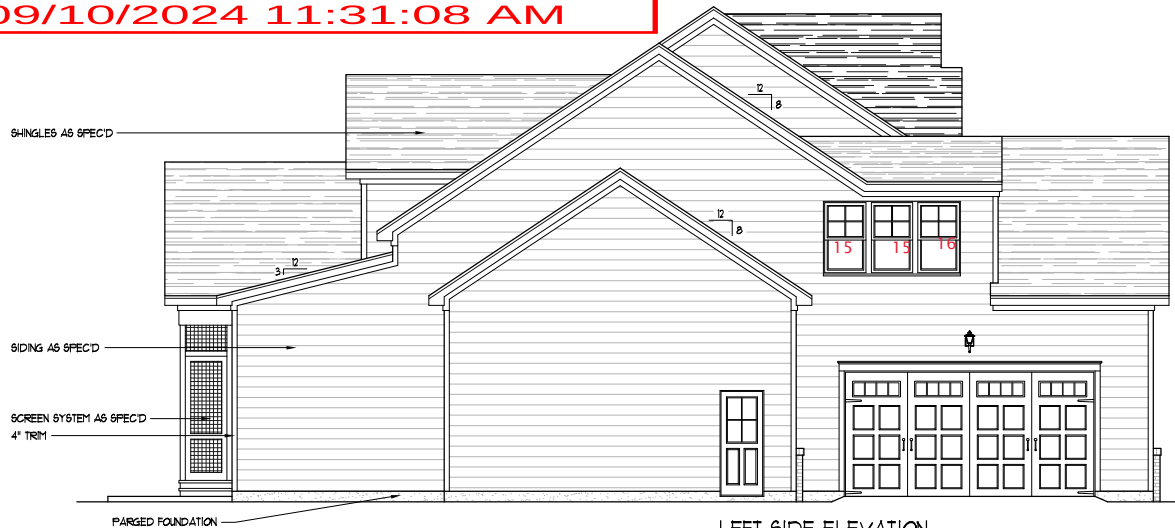
**REVIEWED FOR CODE COMPLIANCE
FRANKLIN COUNTY NORTH CAROLINA**
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REAR ELEVATION
SCALE: ----- 1/16" = 1'-0"

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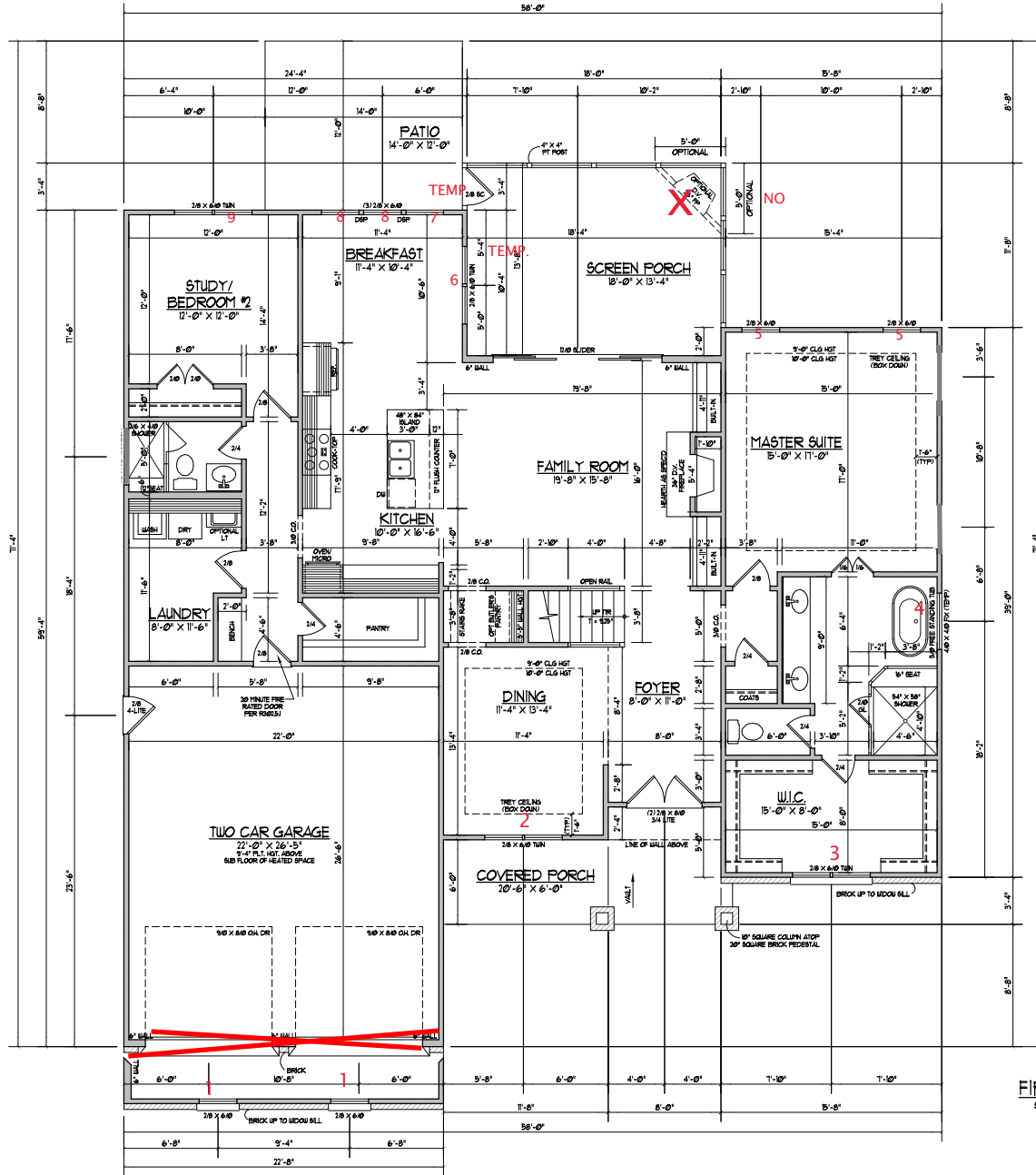
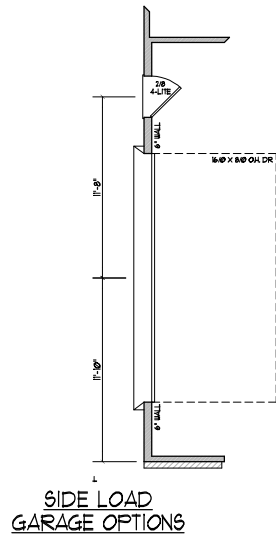
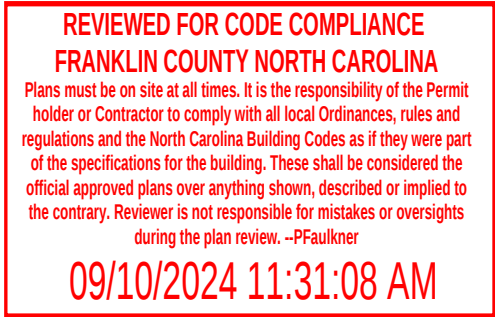
LEFT SIDE ELEVATION
SCALE: ----- 1/16" = 1'-0"



~~OPTIONAL TWO DOORS~~
~~SCALE: ----- 1/8" = 1'-0"~~

A-1B

SHEET



ELEVATION "B"
FIRST FLOOR PLAN
SCALE: ----- 1/8" = 1'-0"

2022 HEATED SQ. FT.
608 SQ. FT. GARAGE
139 SQ. FT. COVERED PORCH
251 SQ. FT. SCREEN PORCH
168 SQ. FT. PATIO

- NOTES:**
- 1) 10'-0" CLG. HGT. (10' - 1 1/2" FLT. HGT.)
UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS FIGURED AT 4" WIDTHS
 - 3) SET WINDOW AT 8'-0" ASF.
UNLESS OTHERWISE NOTED.
 - 4) DIMENSIONS ARE TO FRAMING
UNLESS OTHERWISE NOTED.
 - 5) CONSULT WINDOW MANUFACTURER'S
SPECS. FOR EGRESS REQUIREMENTS,
PRESSURE RATINGS, & ROUGH OPEN'GS.
 - 6) ELECTRICAL LAYOUT BY BUILDER
- SD = SMOKE DETECTOR
CO = CARBON MONOXIDE DETECTOR



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DynamicDesignGroup@gmail.com
www.DDGhomeplans.com

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PROJECT FOR: ICG
LOCATION: ---
LOT: ---
SUBDIVISION: ---
COUNTY: ---

JACKSON	PLAN NAME	3.28.22	DATE
B-3293-58GL	PLAN I.D.		

A-2B

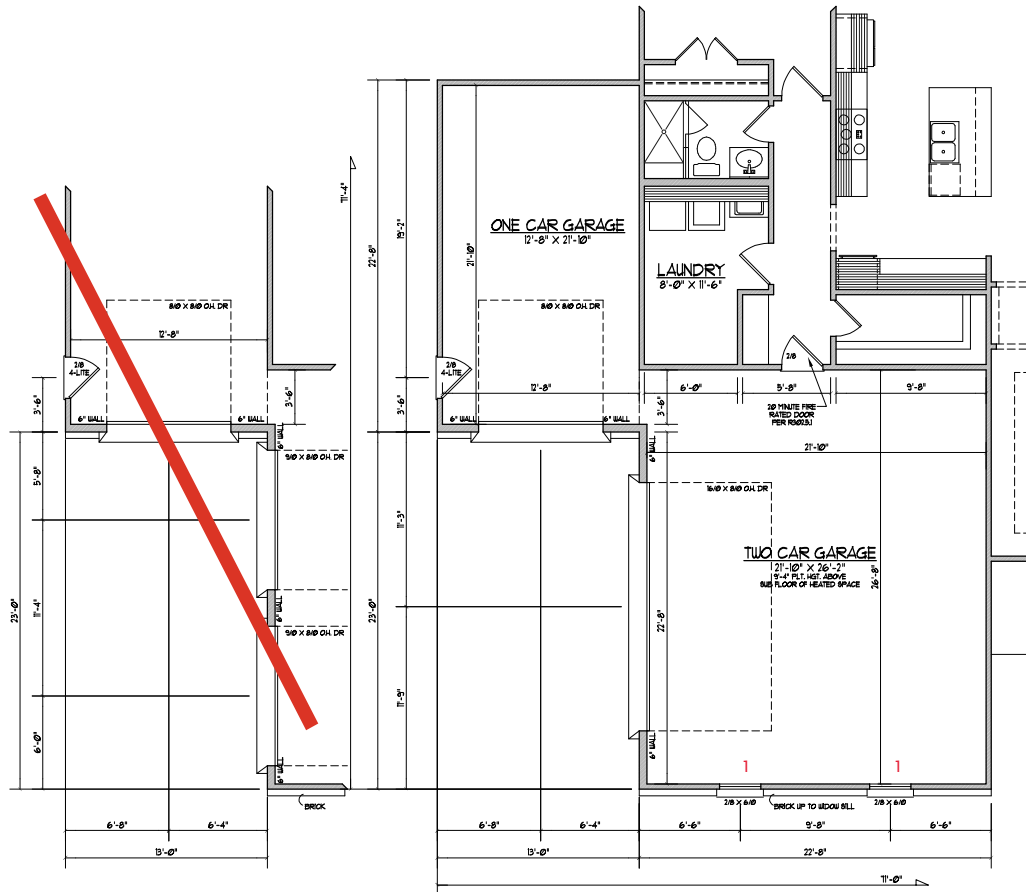
SHEET



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OPT. 3rd CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"

809 SQ. FT. GARAGE

ELEVATION "B"

NOTES:

- 1) 10'-0" CLG. HGT. (10' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
- 2) ALL WALLS DRAIN AT 4" WIDTHS
- 3) SET WINDOWS AT 8'-0" A.S.F. UNLESS OTHERWISE NOTED.
- 4) DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
- 5) CONSULT WINDOW MANUFACTURERS SPEC'S FOR EXCESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.
- 6) ELECTRICAL LAYOUT BY BUILDER

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Dimensions govern over scale, code governs over dimensions.

PROJECT FOR: JCG

LOCATION: ---

LOT: ---

SUBDIVISION: ---

COUNTY: ---

JACKSON

PLAN NAME

B-3293-58GL

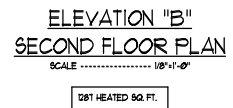
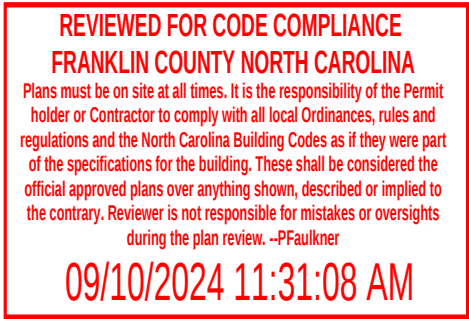
PLAN I.D.

3.28.22

DATE

A-2B

SHEET



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PROJECT FOR: ICG

LOCATION: ---

LOT: ---

SUBDIVISION: ---

COUNTY: ---

A-3B

JACKSON

3-28-22

B-3293-58GL

DATE

PLAN NAME

PLAN I.D.

SHEET

PROJECT #
22-1479 (4GF)

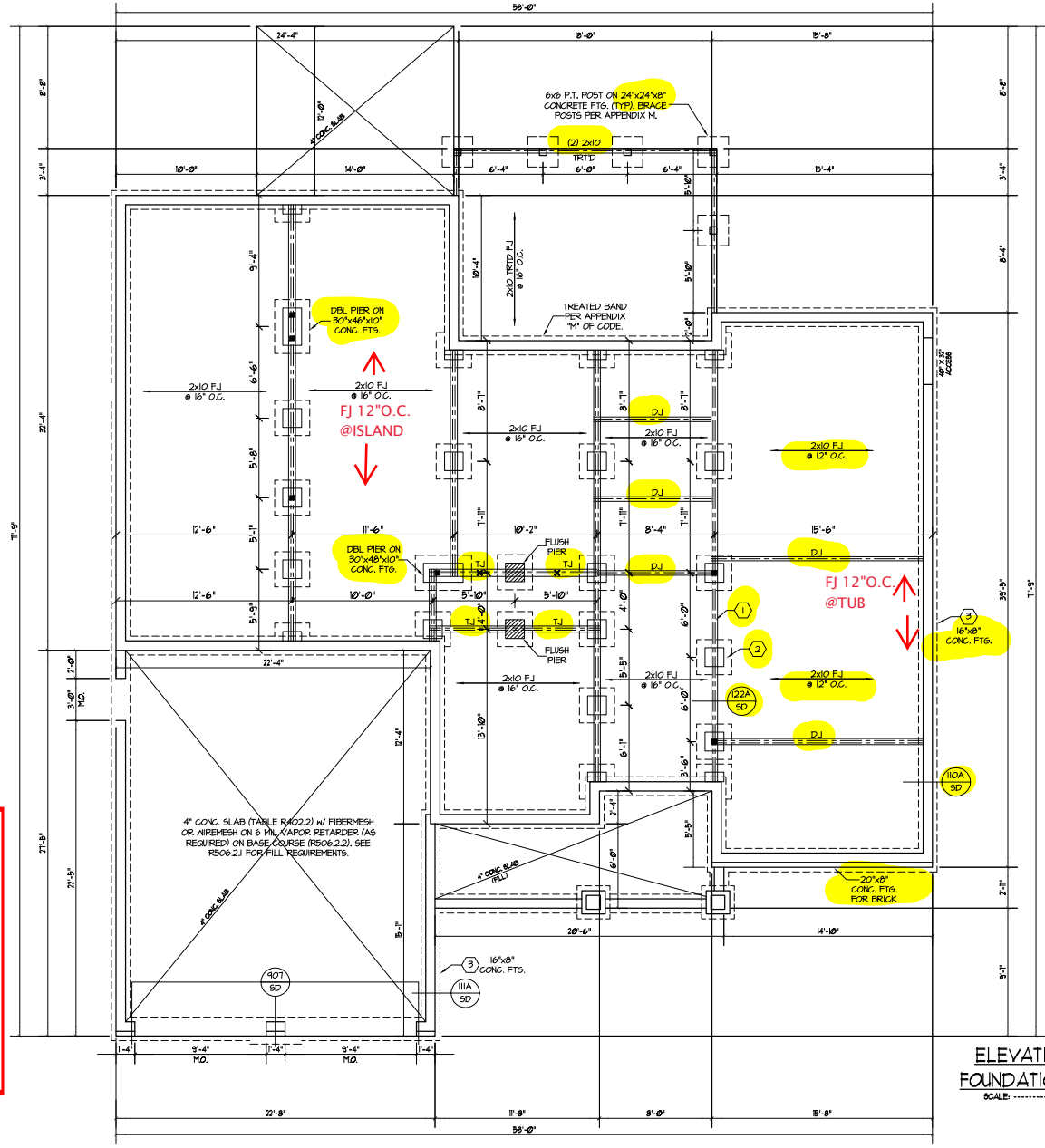
Engineers seal applies only to structural components on this plan. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the attention of the Engineer. Failure to do so will constitute a breach of contract. Seal is valid for projects permitted one year from date of seal. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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Lot 4, Grandiflora
"Judson-B-Gl"
ICG HOMES

S-1.1

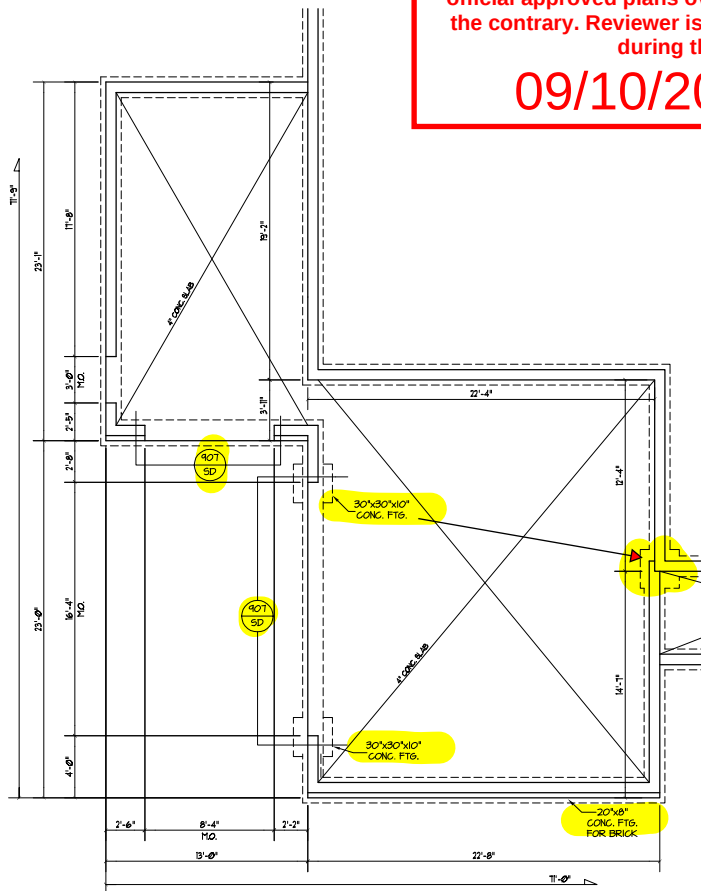


ELEVATION "B"
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

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FRANKLIN COUNTY NORTH CAROLINA

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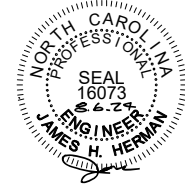


OPT. 3rd CAR SIDE LOAD GARAGE
SCALE: 1/4"=1'-0"

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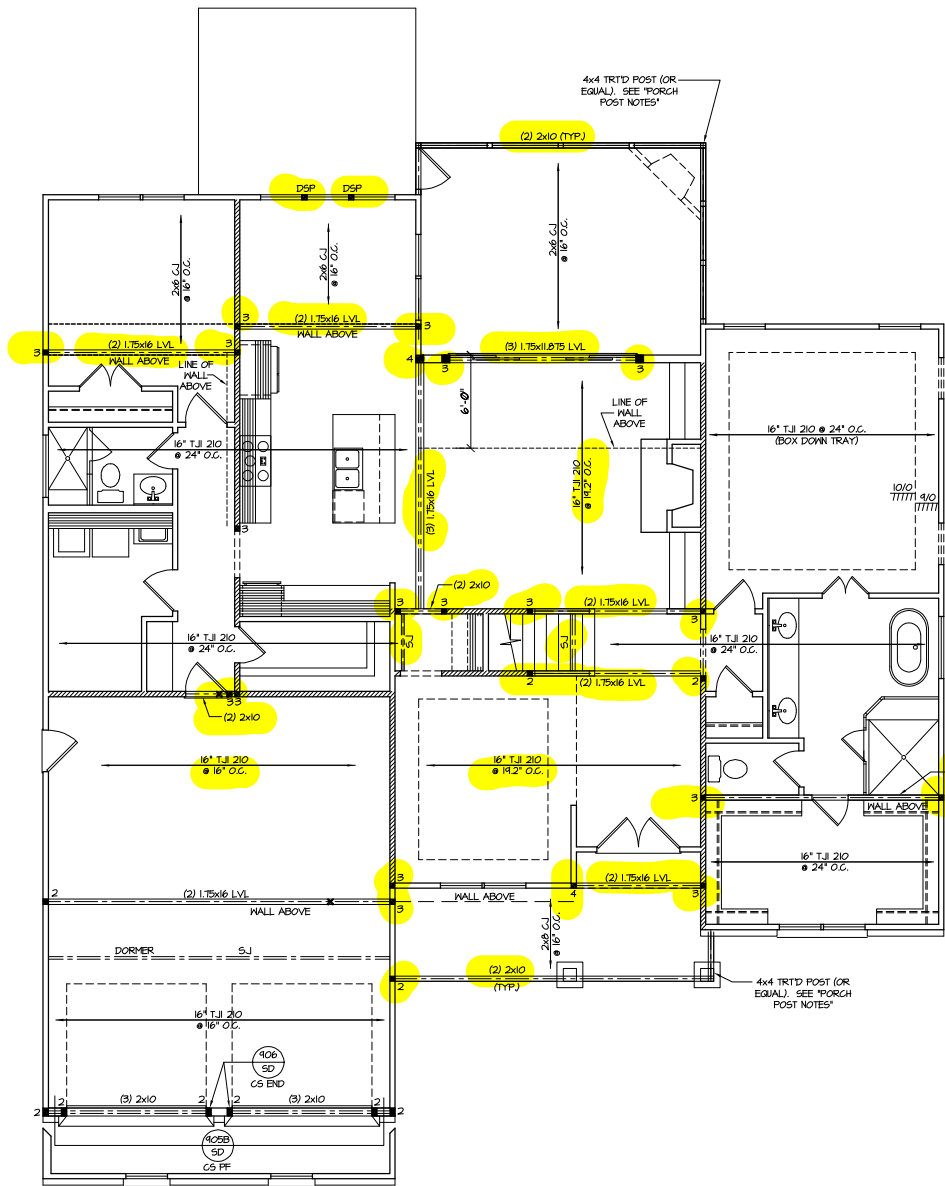
Lot 4, Grandiflora
"Tadpole-B-Gl"
ICG HOMES

S-1.2

ELEVATION "B"
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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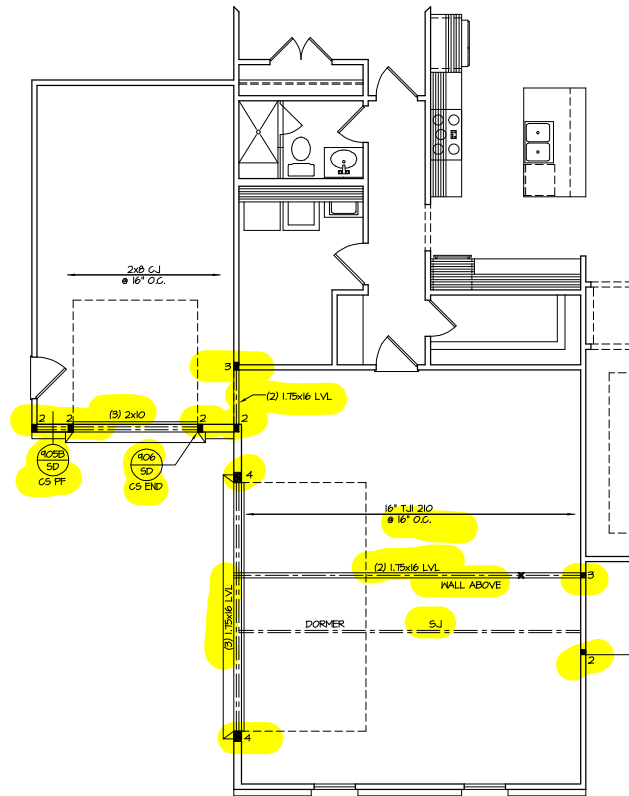
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ELEVATION "B"
FIRST FLOOR CEILING /
STRUCTURAL PLAN
 SCALE: 1/8" = 1'-0"



PROJECT # 22-1479 (4GF)	
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DYNAMIC DESIGN GROUP	
Lot 4, Grandiflora <i>"Tudor-B-Gl"</i> ICG HOMES	
S-2.1	

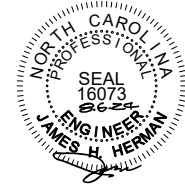


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FRANKLIN COUNTY NORTH CAROLINA**

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ELEVATION "B"
FIRST FLOOR CEILING /
STRUCTURAL PLAN
SCALE: 1/8" = 1'-0"



PROJECT #
22-1479 (4GF)

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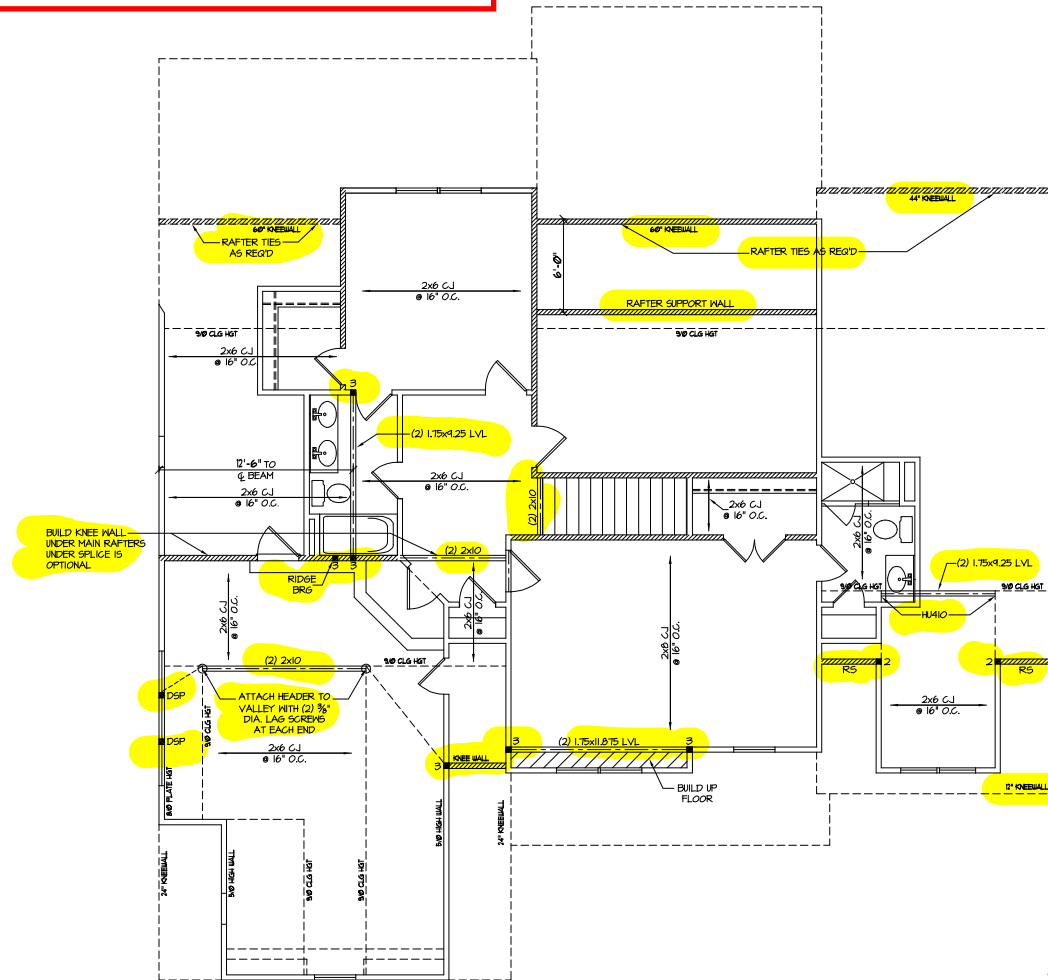
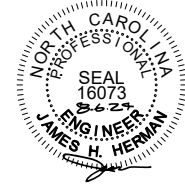
Lot 4, Grandiflora
"Tudor-B-Gl"
ICG HOMES

S-2.2

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ELEVATION "B"
SECOND FLOOR CEILING/
STRUCTURAL PLAN

SCALE: 1/8" = 1'-0"

PROJECT #
22-1479 (4GF)

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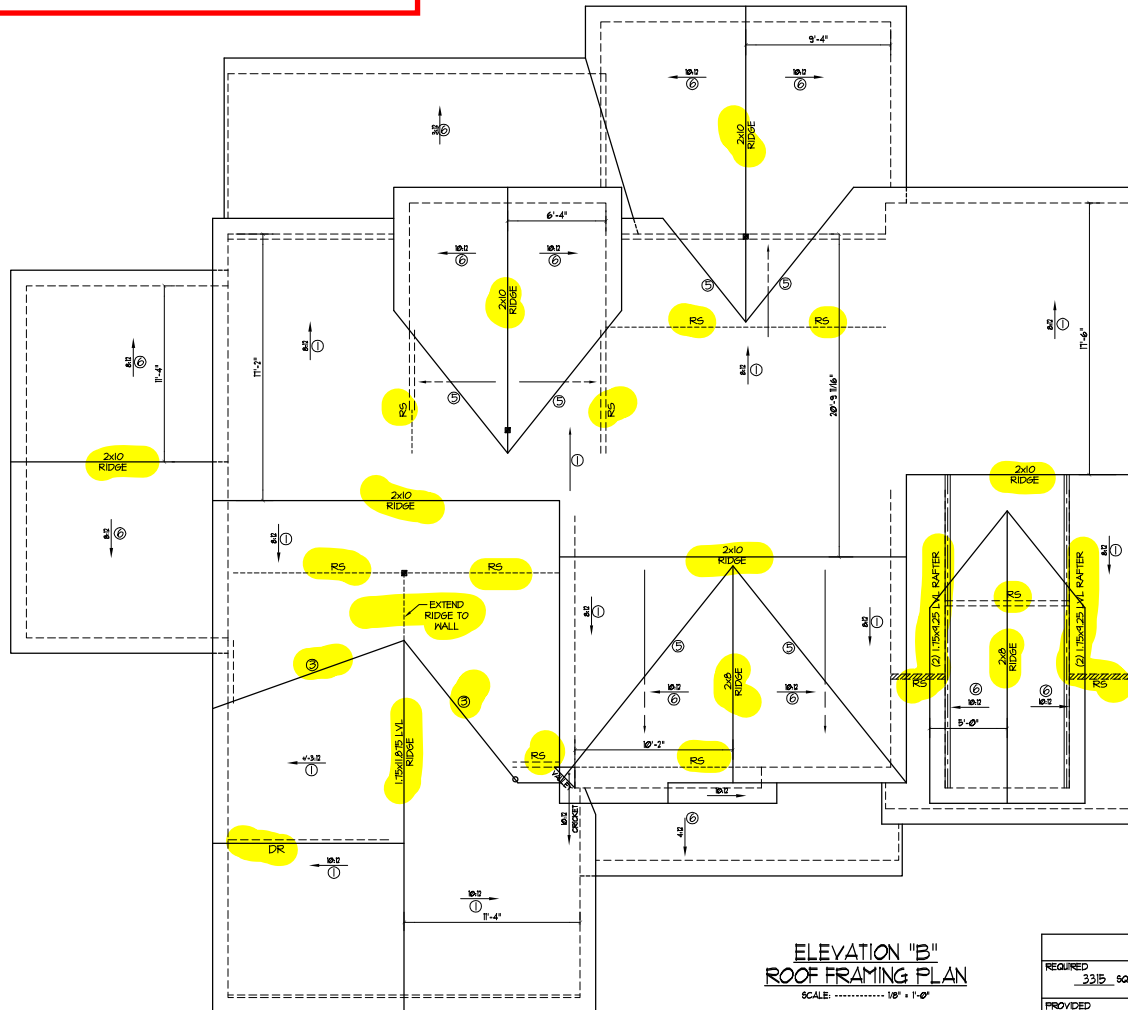
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"Tudor-B-Gl"
ICG HOMES

S-3

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**ELEVATION "B"
ROOF FRAMING PLAN**
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION	
REQUIRED	
33.15	50 FT. OF ATTIC / 300 = 11.05
	50 FT. OF INLET + OUTLET
PROVIDED	
(INLET)	
SOFFIT	0.71
50 FT. PER X	138
LINEAR FT. OF VENT.	LINEAR FT. OF VENT.
45	55
(TOTAL OF INLET)	(TOTAL OF OUTLET)
11	11
50 FT. PER X	149
LINEAR FT. OF VENT.	LINEAR FT. OF VENT.
45	55
(TOTAL OF INLET)	(TOTAL OF OUTLET)
26.05	26.05
TOTAL	TOTAL
50 FT.	50 FT.

ROOF FRAMING NOTES:

NC (2018 NRC), Wind: 115-120 mph

- 2x6 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
- (2) 2x10 OR 1.75x10.25 LVL HIP, (2) 2x10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER.
- (2) 2x10 OR 1.75x10.25 LVL VALLEY, DO NOT SPLICE VALLEYS.
- 1.75x10.25 LVL OR (2) 1.75x10.25 LVL VALLEY.
- FALSE FRAME VALLEY ON 2x10 FLAT PLATE.
- 2x6 RAFTERS @ 16" O.C. IV 2x10 RIDGE, UNO.
- 2x10 RAFTERS @ 16" O.C. IV 2x12 RIDGE, UNO.
- EXTEND RIDGE 12" BEYOND INTERSECTION.
- "SR" = SINGLE RAFTER.
- "DR" = DOUBLE RAFTER.
- "TR" = TRIPLE RAFTER.
- "RS" = ROOF SUPPORT.
- "R" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2x6 STUDS OR 6x6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT).
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS, SIMPSON "H-25A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
- INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R602.3.1 OF THE 2018 NC RESIDENTIAL CODE.



**PROJECT #
22-1479 (4GF)**

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**Lot 4, Grandiflora
"Tudor-B-Gl"**
ICG HOMES

S-4

STRUCTURAL NOTES

NC (2018 NCRG), Wind: 115-120 mph

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE FURNISHED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L360)
 - SLEEPING ROOMS: (30 PSF, 10 PSF, L360)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L360)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L360)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L240)
 - STAIRS: (40 PSF, 10 PSF, L360)
 - DECKS AND EXTERIOR BALCONIES: (40 PSF, 10 PSF, L360)
 - PASSENGER VEHICLE GARAGES: (30 PSF, 10 PSF, L360)
 - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES (UNLESS NOTED OTHERWISE (NO)). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/3 (I.E. 4" CONCRETE SLABS SHALL HAVE 1 1/2" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPF #2 (#2 = 875 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (#3(perp) = 425 PSI - MIN).
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9X10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0X10⁶ PSI.
 - S.L.S. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55X10⁶ PSI.INSTALL ALL CONNECTIONS PER MANUFACTURERS' INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 8 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TIE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 16" O.C. ALL STEEL TUBING SHALL BE ASTM A500.
- REBAR SHALL BE DEFORMED STEEL, ASTM#615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A528) WITH WAFERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x5 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION R103.8.3 LINTELS.
- METAL CONNECTORS REFERENCED ON PLANS CORRESPOND TO SIMPSON STRONG-TIE BRAND CONNECTORS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE. CORROSION RESISTANCE PER CODE AND AS RECOMMENDED BY MANUFACTURER.

PORCH POST NOTES:

- 4x4 (6x6) TREATED POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
- POST CAP: SIMPSON ACP-MAX (AC6-MAX)
- POST CAP AT CORNERS: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
- POST BASE: SIMPSON ABU44 (ABU66).
- 3.1. 120x2 3/8" ANCHOR (EMBED 1")
- 3.2. 120x2 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
- POST BASE, WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.
- NOTE: THE ABOVE CONNECTORS ARE SUGGESTIONS. EQUIVALENT CONNECTORS THAT MEET THE REQUIREMENTS OF THE NC RESIDENTIAL BUILDING CODE, LOCAL CODES, AND/OR ARE APPROVED BY THE BUILDING INSPECTOR MAY BE SUBSTITUTED.

HEADER/BEAM & COLUMN NOTES:

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD ROCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM 1" IN TABLE R602.3(5) OR AS BELOW PER NC2001 COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020:
 - UP TO 3' SPAN: (1) KING STUD
 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

WOOD I-JOISTS:

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s LB BY BC
- BLI 40 BY ONCENTER
- ALL I-JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

NOTE: I-JOISTS MAY BE SUBSTITUTED WITH FLOOR TRUSSES DESIGNED BY SUPPLIER (SAME DEPTH AND LAYOUT).

LVL CONNECTION LEGEND

- (2) PLY 1.75" LVL BEAMS:
 - (3) ROWS OF 10d NAILS @ 12" O.C. OR
 - (2) ROWS OF SIMPSON SDW22330 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22330 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
- (3) PLY 1.75" LVL BEAMS:
 - (3) ROWS OF 10d NAILS @ 8" O.C. ON EACH SIDE OR
 - (2) ROWS OF SIMPSON SDW22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
- (4) PLY 1.75" LVL BEAMS:
 - (2) ROWS OF SIMPSON SDW22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".

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REVIEWED FOR CODE COMPLIANCE FRANKLIN COUNTY NORTH CAROLINA

Plans must be on site at all times. It is the responsibility of the Permit holder or Contractor to comply with all local Ordinances, rules and regulations and the North Carolina Building Codes as if they were part of the specifications for the building. These shall be considered the official approved plans over anything shown, described or implied to the contrary. Reviewer is not responsible for mistakes or oversights during the plan review. --PFaulkner

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PROJECT #
22-1479 (4GP)

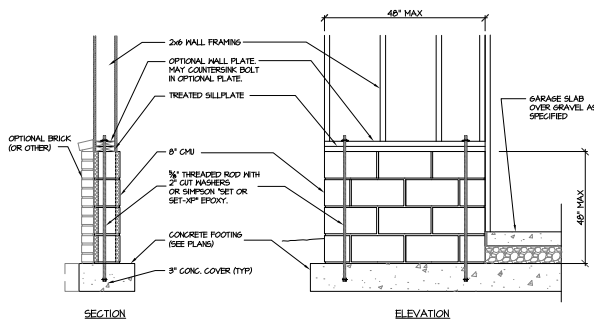
Engineers seal applies only to structural components on this plan. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the attention of the Engineer. Failure to do so will constitute a breach of contract. Seal is valid for projects permitted one year from date of seal. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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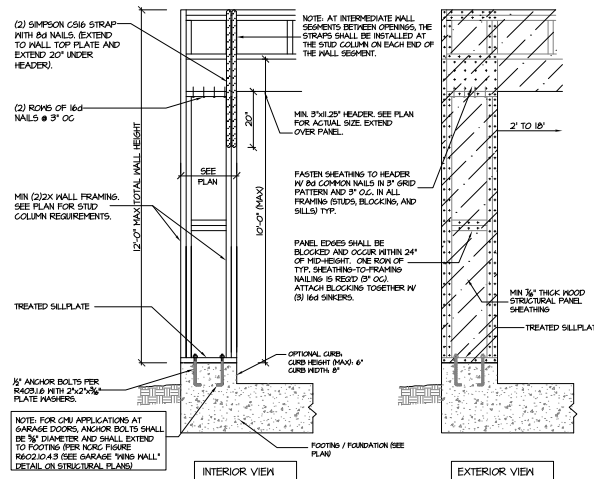
DYNAMIC
DESIGN
GROUP

Lot 4, Grandiflora
"Tribeca-B-G" ICG HOMES

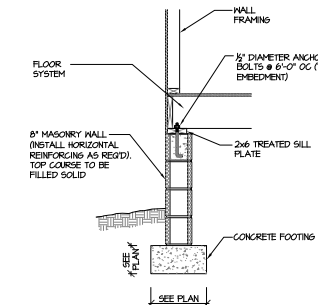
SD



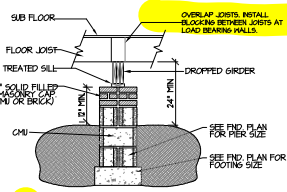
4071 SD GARAGE 'WING WALL' REINFORCING
PER IRC FIGURE R602.10.4.3



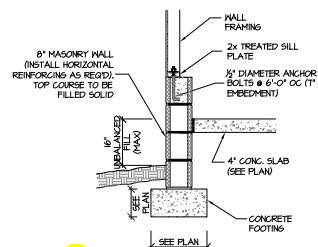
405B SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



115-120 110A SD CRAWL SPACE FOOTING
(SIDING OR EQUAL)



122A SD DROPPED GIRDER
NTS



115-120 111A SD GARAGE WALL FOOTING
(SIDING OR EQUAL)

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FRANKLIN COUNTY NORTH CAROLINA**
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**PROJECT #
22-1479 (4GF)**

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**DYNAMIC
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**Lot 4, Grandiflora
"The B-G-L"
ICG HOMES**

SD