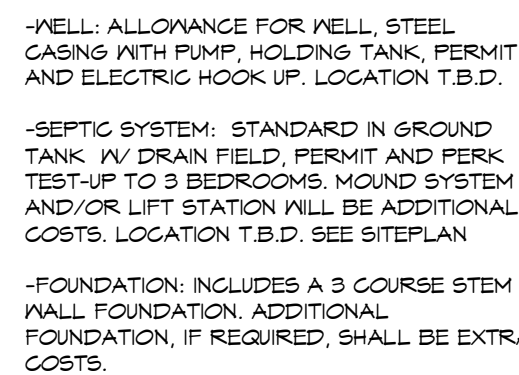




RECESSED CEILING SURFACES, BOTH HORIZONTAL AND VERTICAL, SHALL HAVE SMOOTH FINISH.

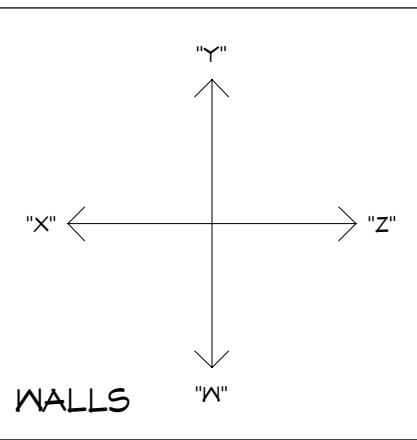
1/4" = 1'-0"

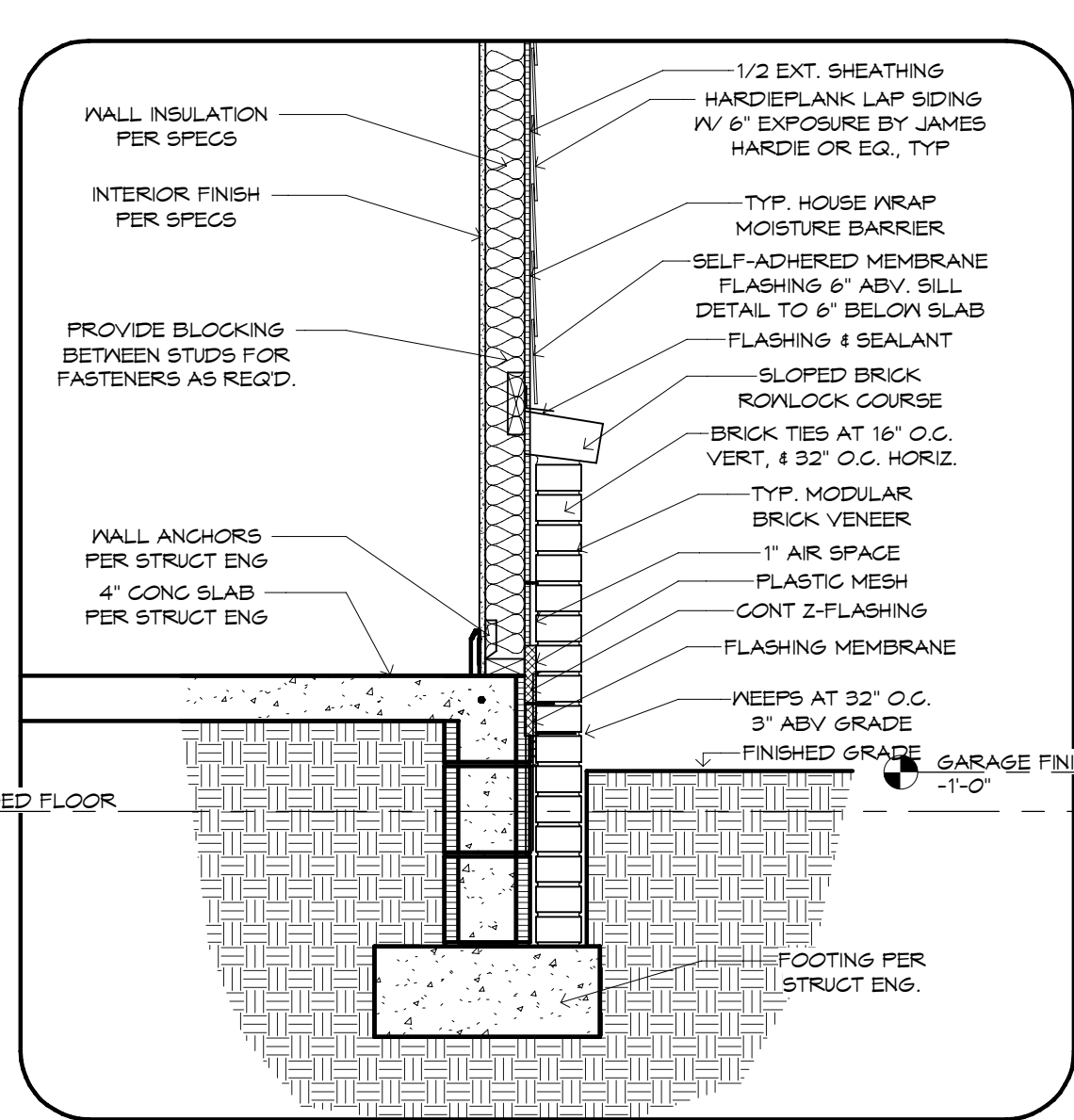


HAULTED CLG SURFACES, SLOPES
HORIZONTAL AND VERTICAL, SHALL
HAVE SMOOTH FINISH

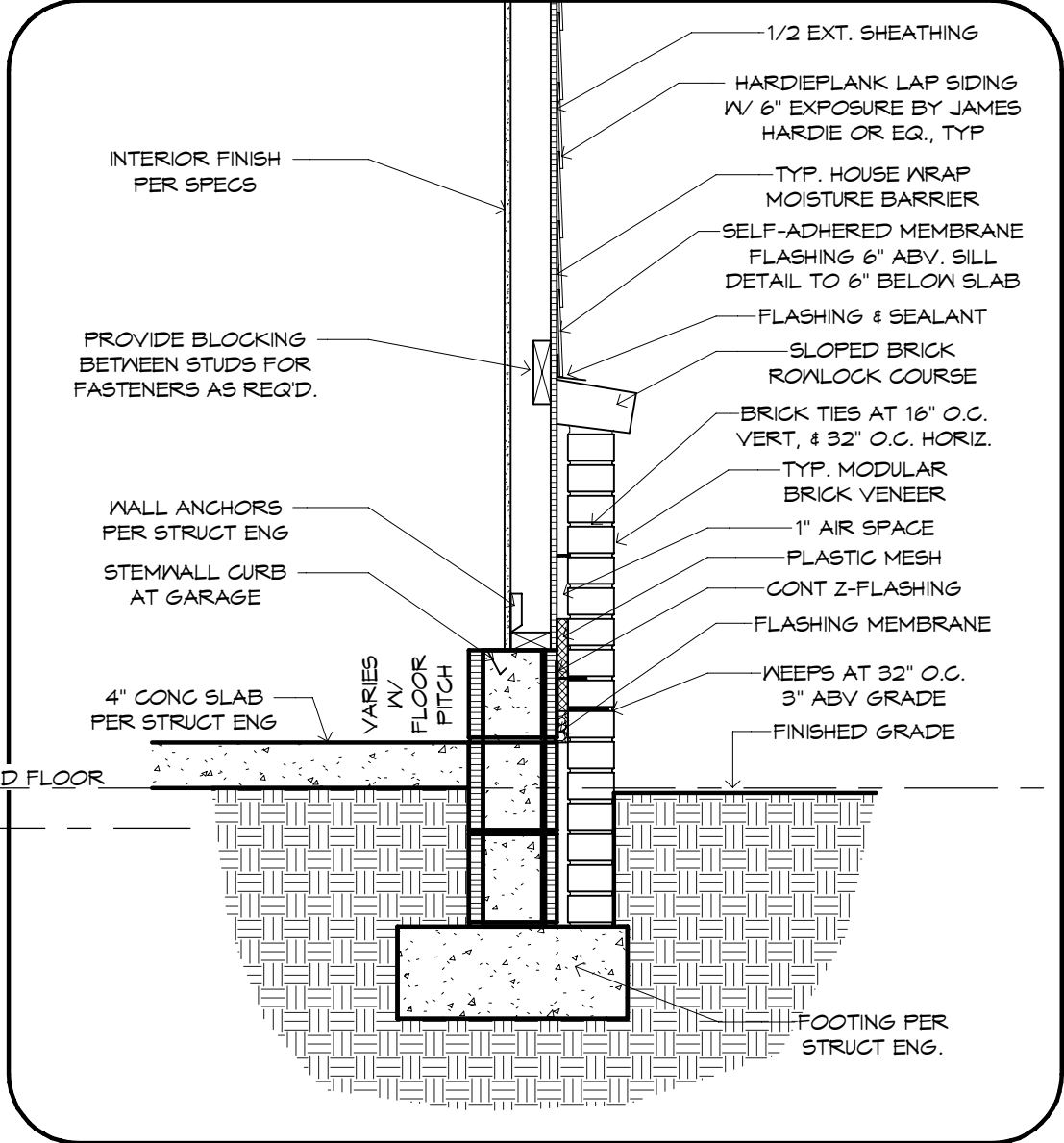
RECESSED CLG SURFACES, BOTH
HORIZONTAL AND VERTICAL, SHALL
HAVE SMOOTH FINISH

VERIFY CLEARANCE OF TRIM IN ALL
CEILINGS AND SOFFITS WITH
RECESSED CAN, A/C SUPPLY AND
RETURN GRILLE LOCATIONS

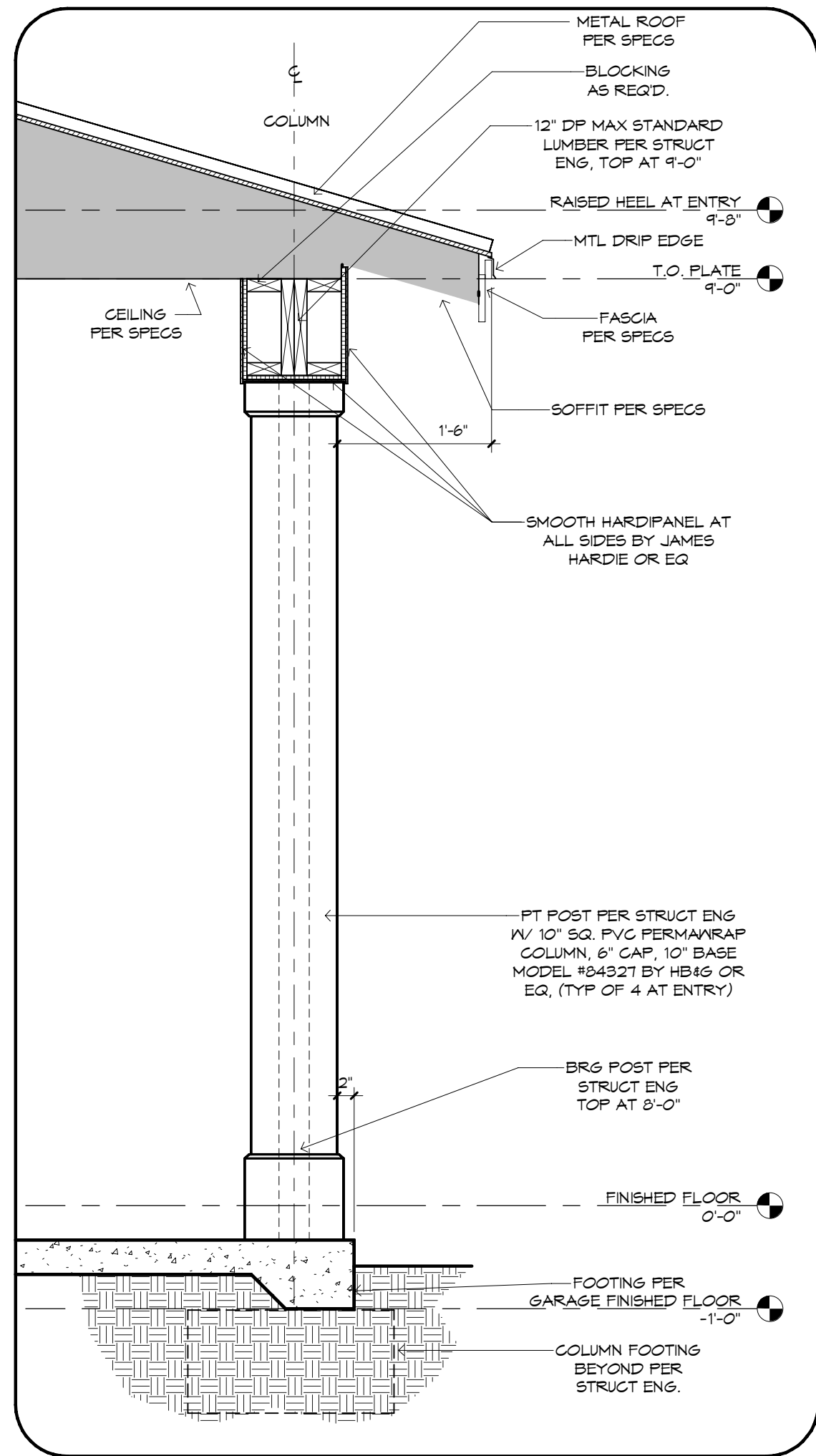




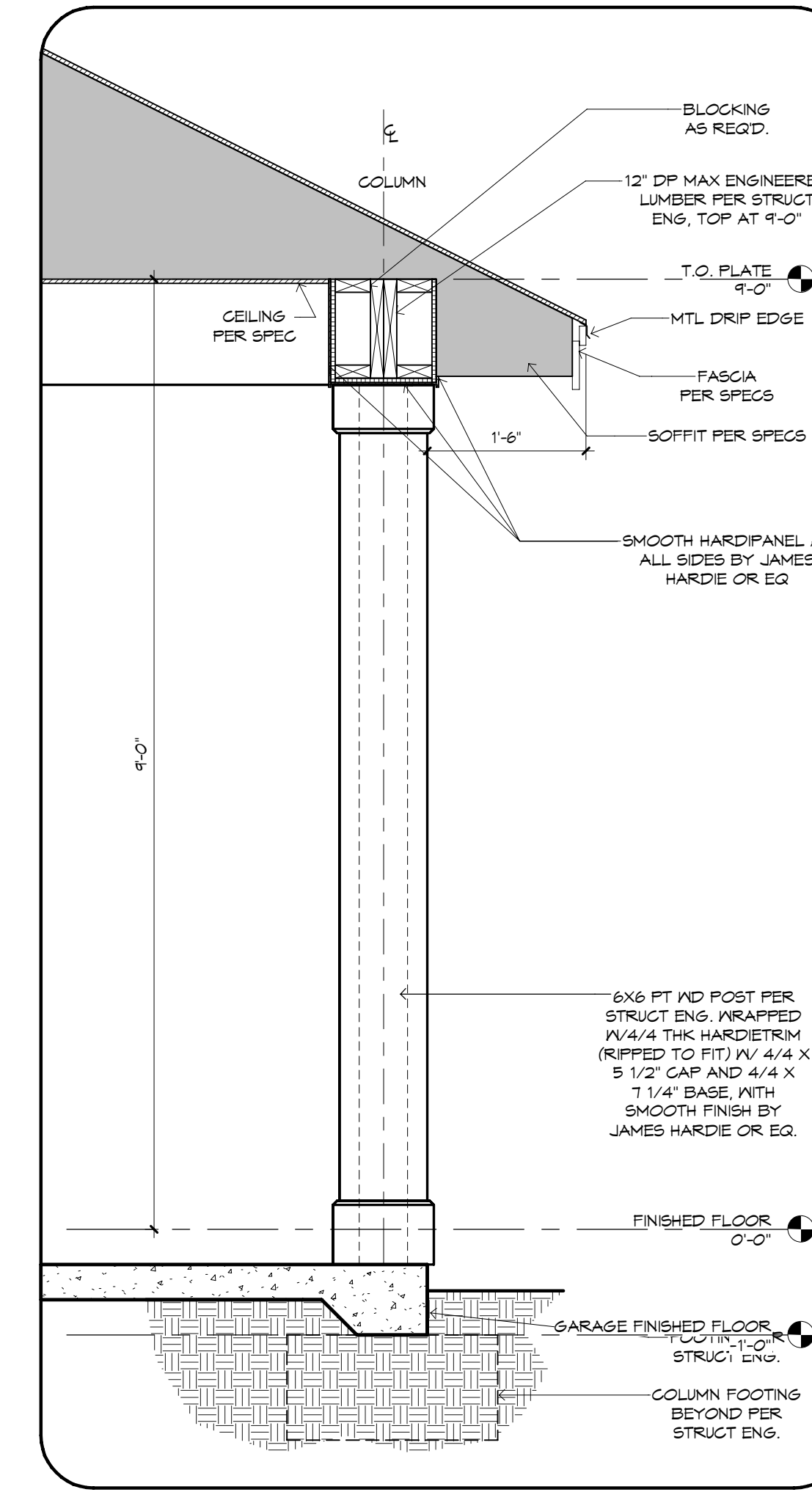
3 BRICK WAINSCOT AT SLAB
3/4" = 1'-0"



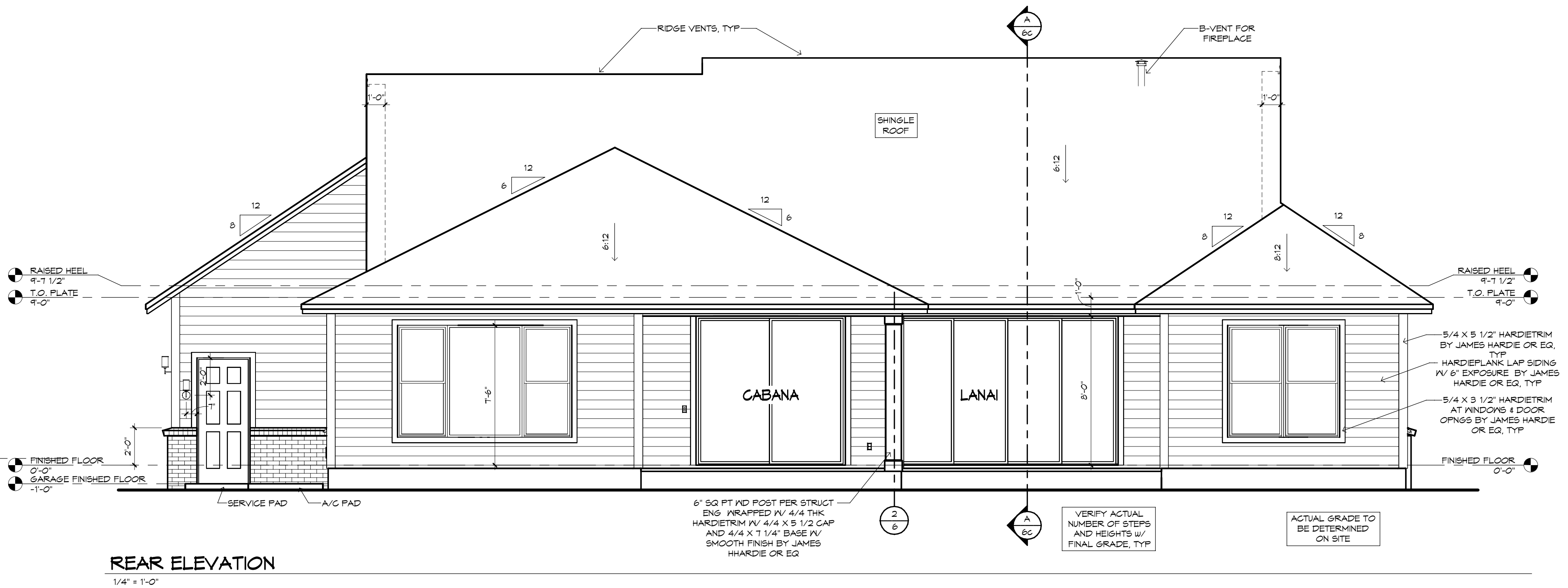
4 BRICK WAINSCOT DETAIL AT GARAGE
3/4" = 1'-0"



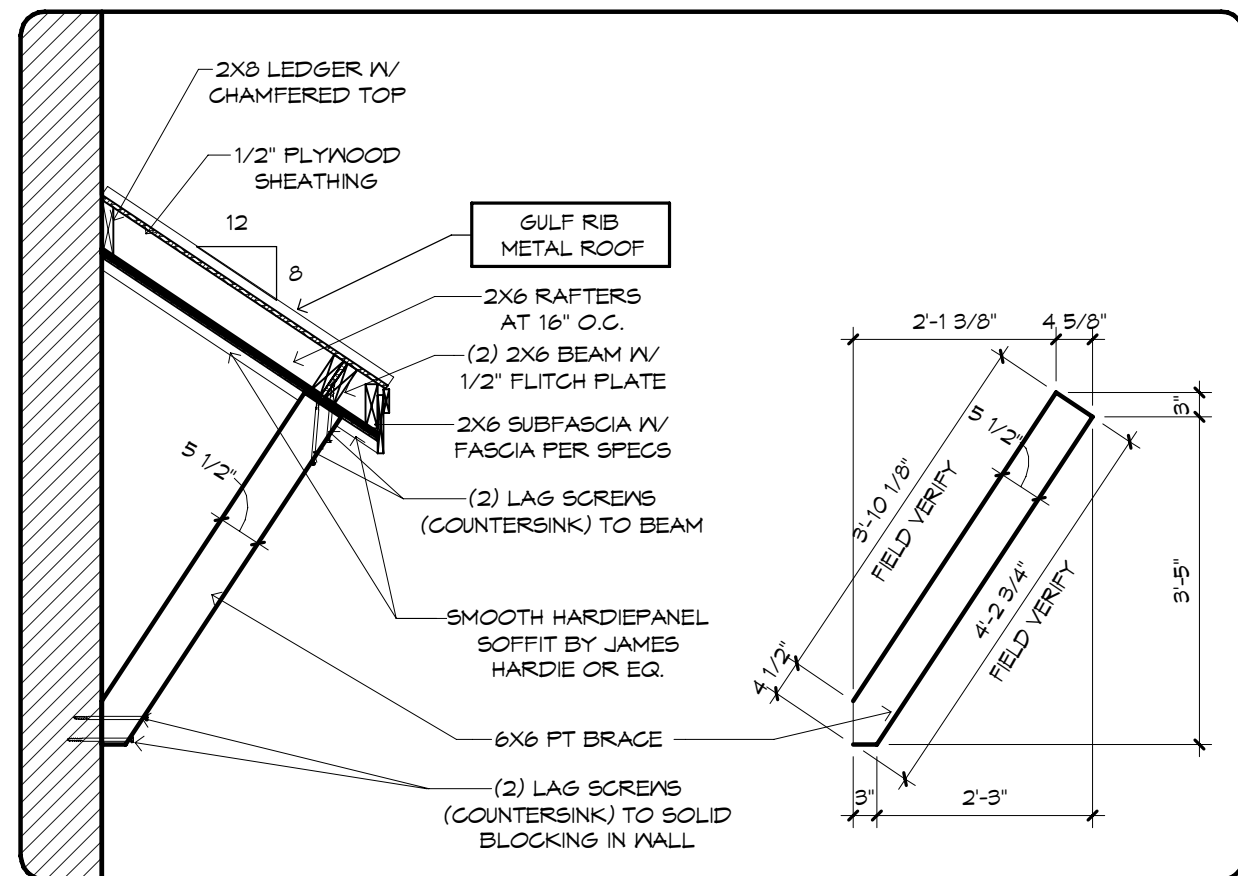
1 COLUMN DETAIL AT ENTRY
3/4" = 1'-0"



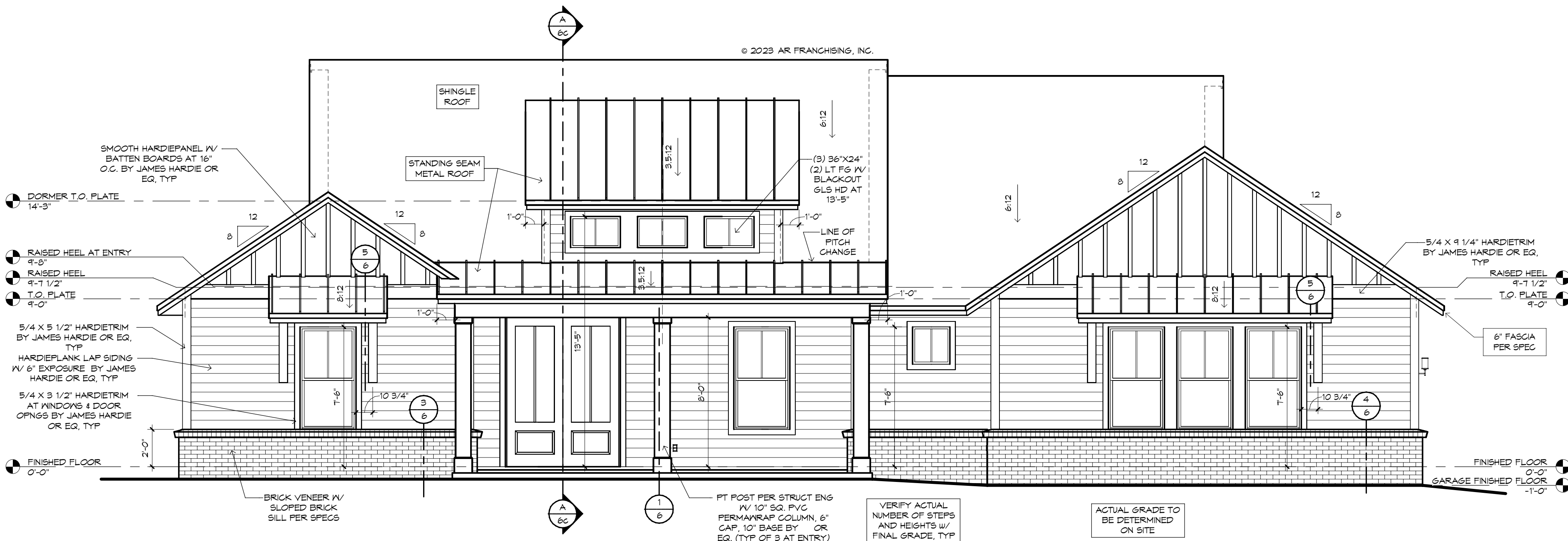
2 COLUMN DETAIL AT LANAI
3/4" = 1'-0"



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



5 SHED ROOF DETAIL
1/2" = 1'-0"



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

!!! ATTENTION !!!

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:

FLAT SOFFIT AT PERIMETER OF HOUSE UNLESS NOTED OTHERWISE

VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS W/MFR SPECS.

LOCATE ALL PLUMBING STACKS BEYOND THE FRONT ELEV ROOF RIDGES, IF ALLOWABLE PER CODE.

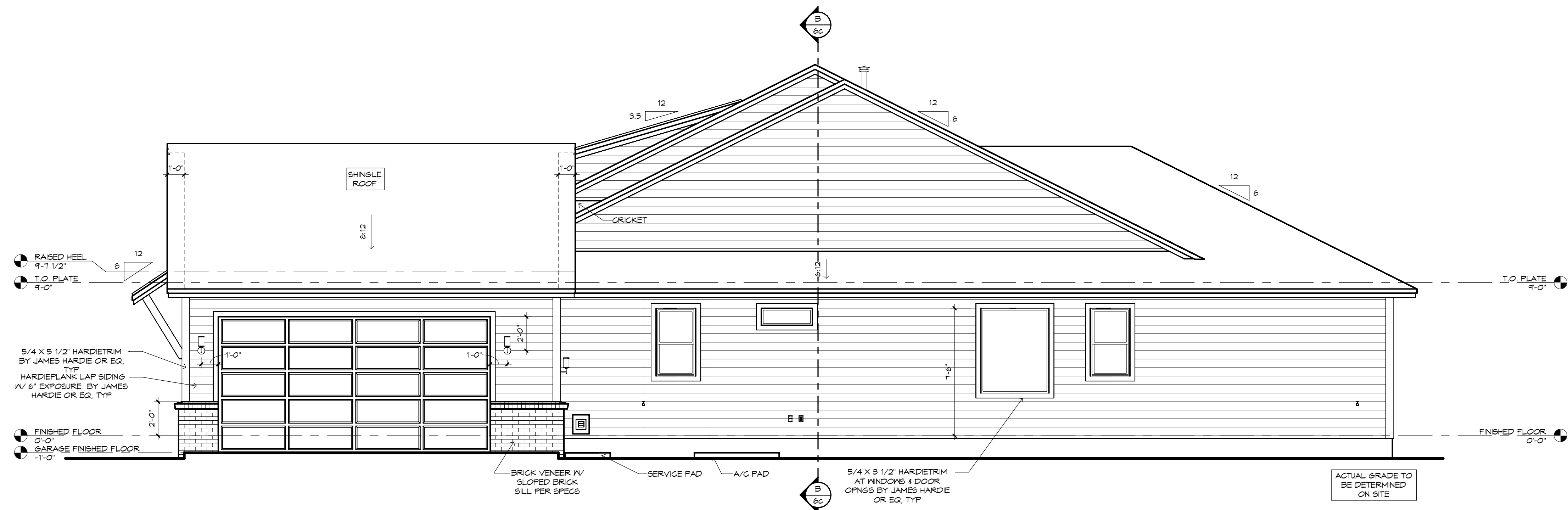
VERIFY LOCATION AND POSSIBLE ADDITION OF FILLED CELLS.

MECHANICAL DISCLAIMER:

ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE FIRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

FRAMING PLAN DISCLAIMER:

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.



GARAGE SIDE ELEVATION

1/4" = 1'-0"

MECHANICAL DISCLAIMER:

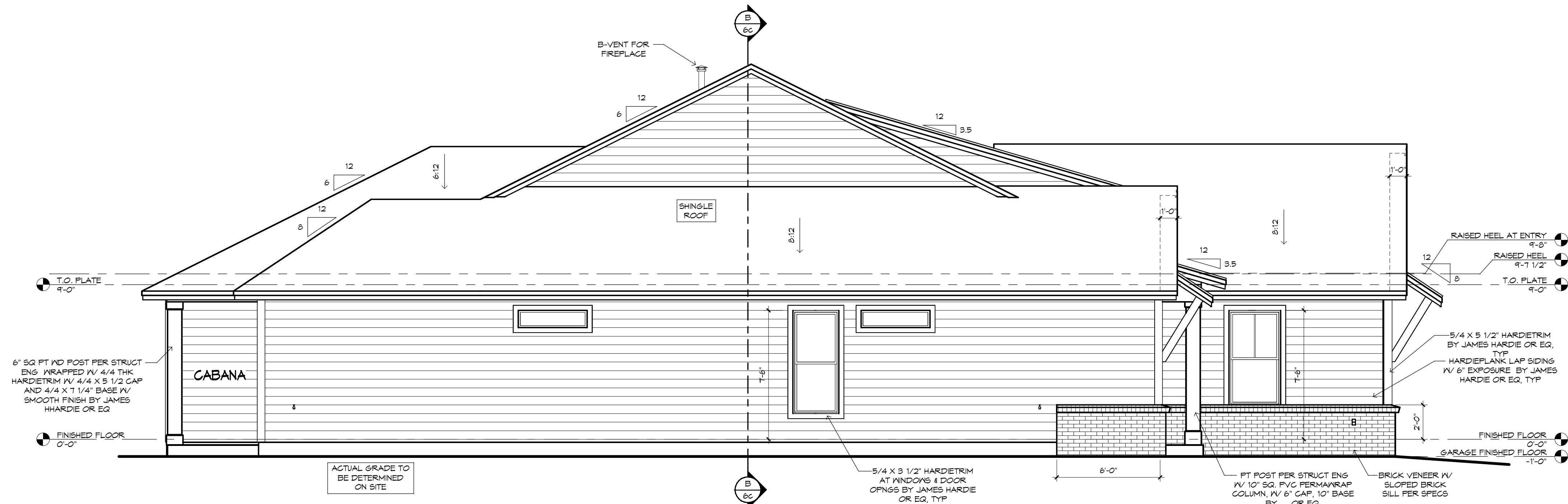
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE FIRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

FRAMING PLAN DISCLAIMER:

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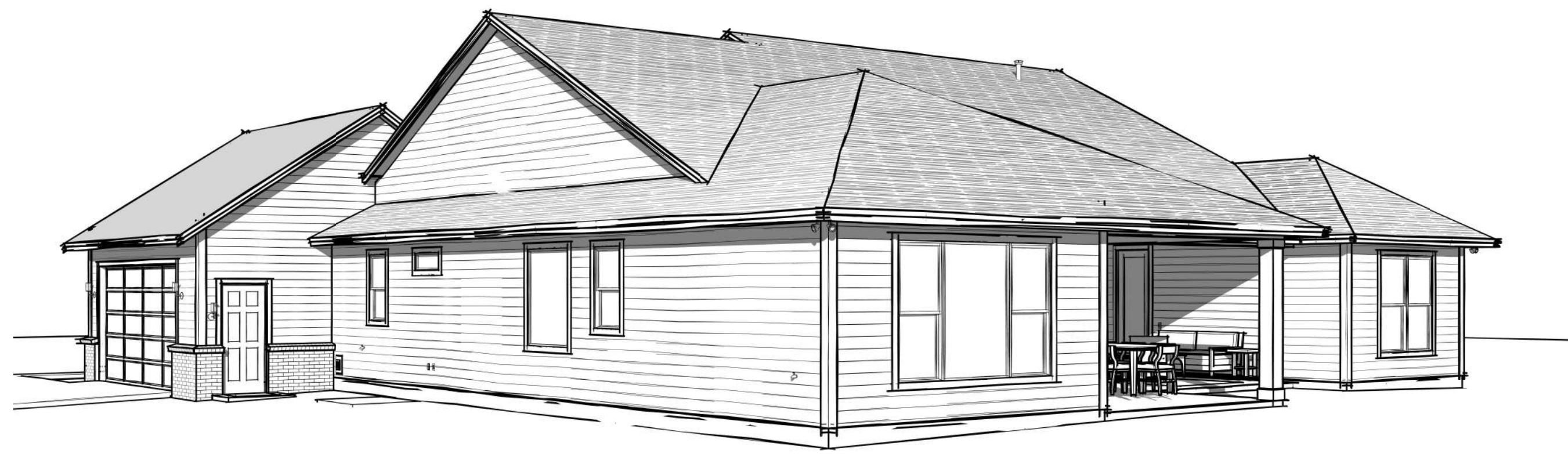
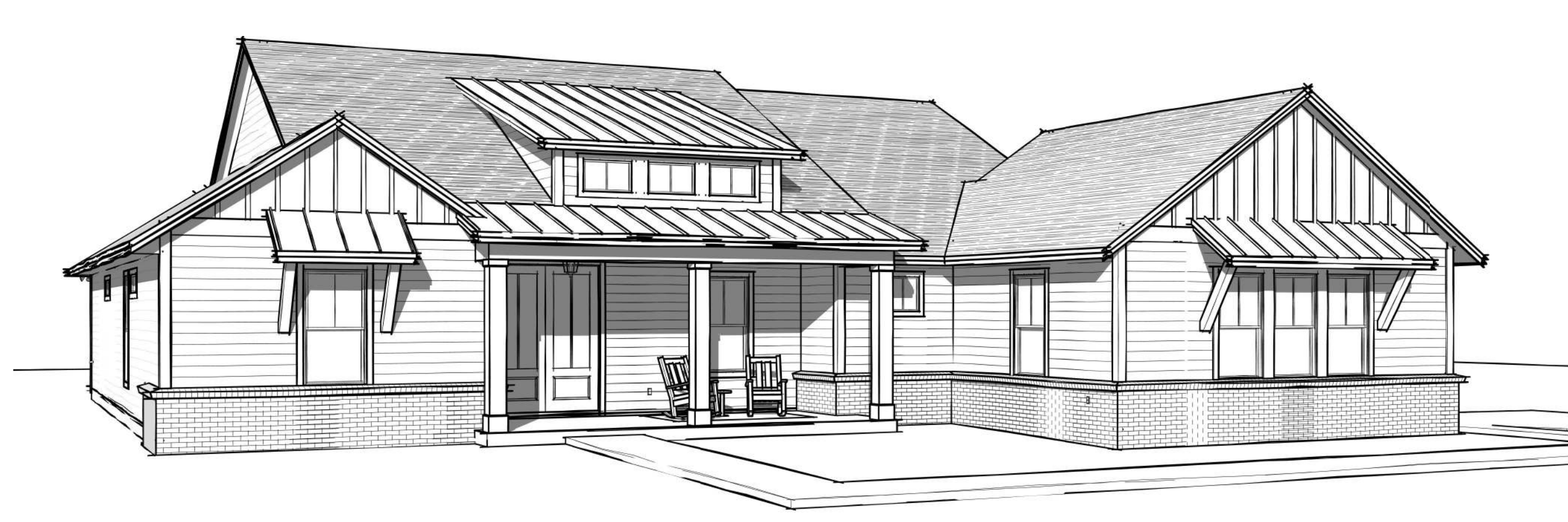
!! ATTENTION !!

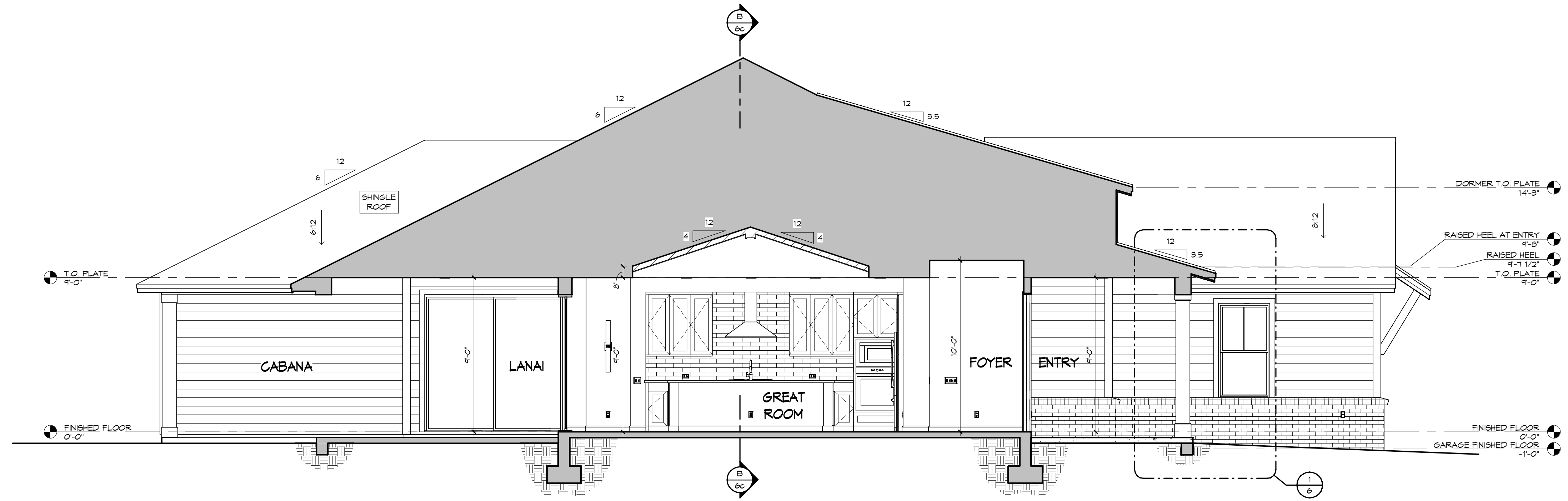
IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE THE INSTALLATION OF ALL WATER PROOFING METHODS NECESSARY TO PROVIDE A WATER TIGHT BUILDING ENVELOPE. REFER TO MFR. INSTALLATION RECOMMENDATION FOR ALL SELECTED WATERPROOFING MATERIALS, FLASHING, SEALERS AND AD-MIX COMPONENTS



SIDE ELEVATION

1/4" = 1'-0"





BUILDING SECTION - "A"

1/4" = 1'-0"

MECHANICAL DISCLAIMER:

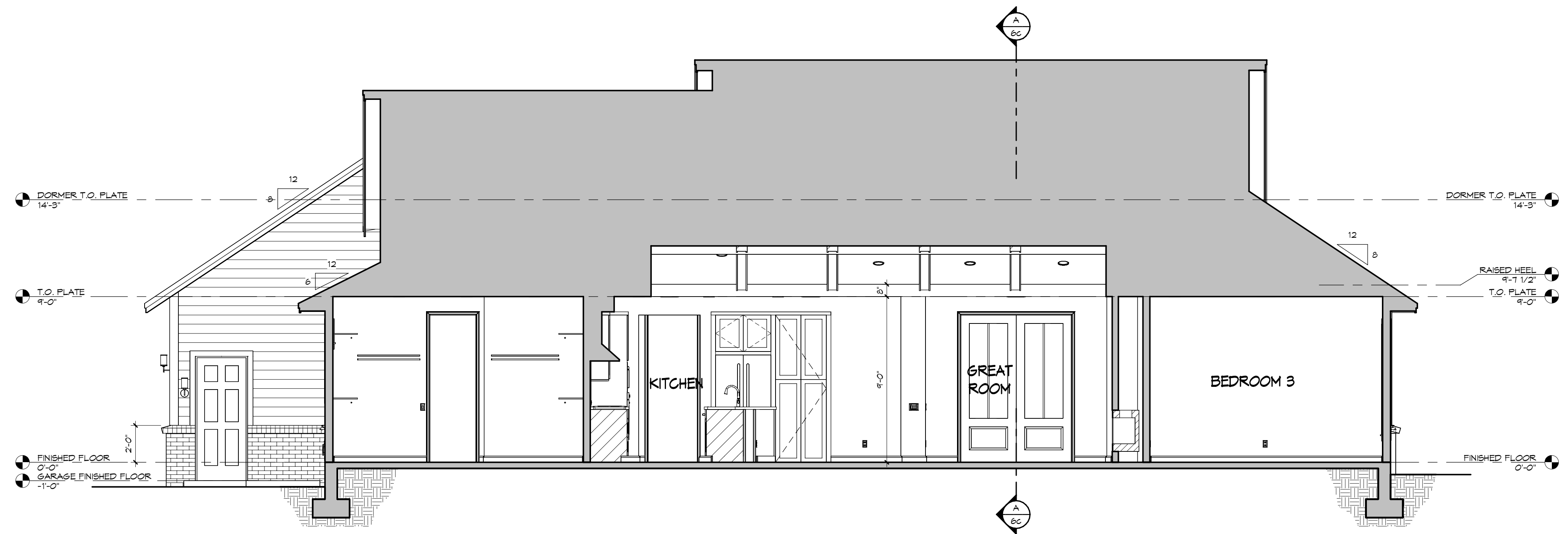
ANY DUCT ROUTING AND HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE DIAGNAMTIC ONLY. THE BUILDER IS SOLELY RESPONSIBLE FOR COORDINATING ALL ASPECTS OF MECHANICAL INSTALLATION WITH ALL TRADES. THE BUILDER SHALL COORDINATE BETWEEN THE PRE ENGINEERED TRUSS MFR. AND/OR FRAMING REQUIREMENTS WITH THE MECHANICAL CONTRACTOR TO ENSURE ADEQUATE SPACE FOR DUCT ROUTING AND EQUIPMENT PLACEMENT AND SUPPORT. HVAC INSTALLATION SHALL BE INSTALLED ACCORDING TO ALL CURRENT STATE AND LOCAL MECHANICAL CODES.

FRAMING PLAN DISCLAIMER:

THE FRAMING PLANS REPRESENTED IN THESE DRAWINGS ARE INTENDED TO ESTABLISH PROPOSED FRAMING MEMBER LOCATIONS, FRAMING MEMBER DEPTH, POTENTIAL BEARING LOCATIONS AND ELEVATIONS, AND IS IN NO WAY INTENDED OR TO BE INTERPRETED AS STRUCTURAL ENGINEERED DRAWINGS. THE CONTRACTOR (BUILDER) SHALL ENSURE THAT THE STRUCTURE CONFORMS TO THOSE STRAINS, LOADS, CONNECTIONS, AND STABILITY. REFER TO PLAN DISCLAIMER LOCATED ON THIS SHEET FOR ADDITIONAL STIPULATIONS AND REQUIREMENTS.

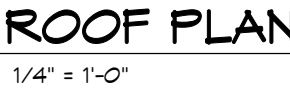
!! ATTENTION !!

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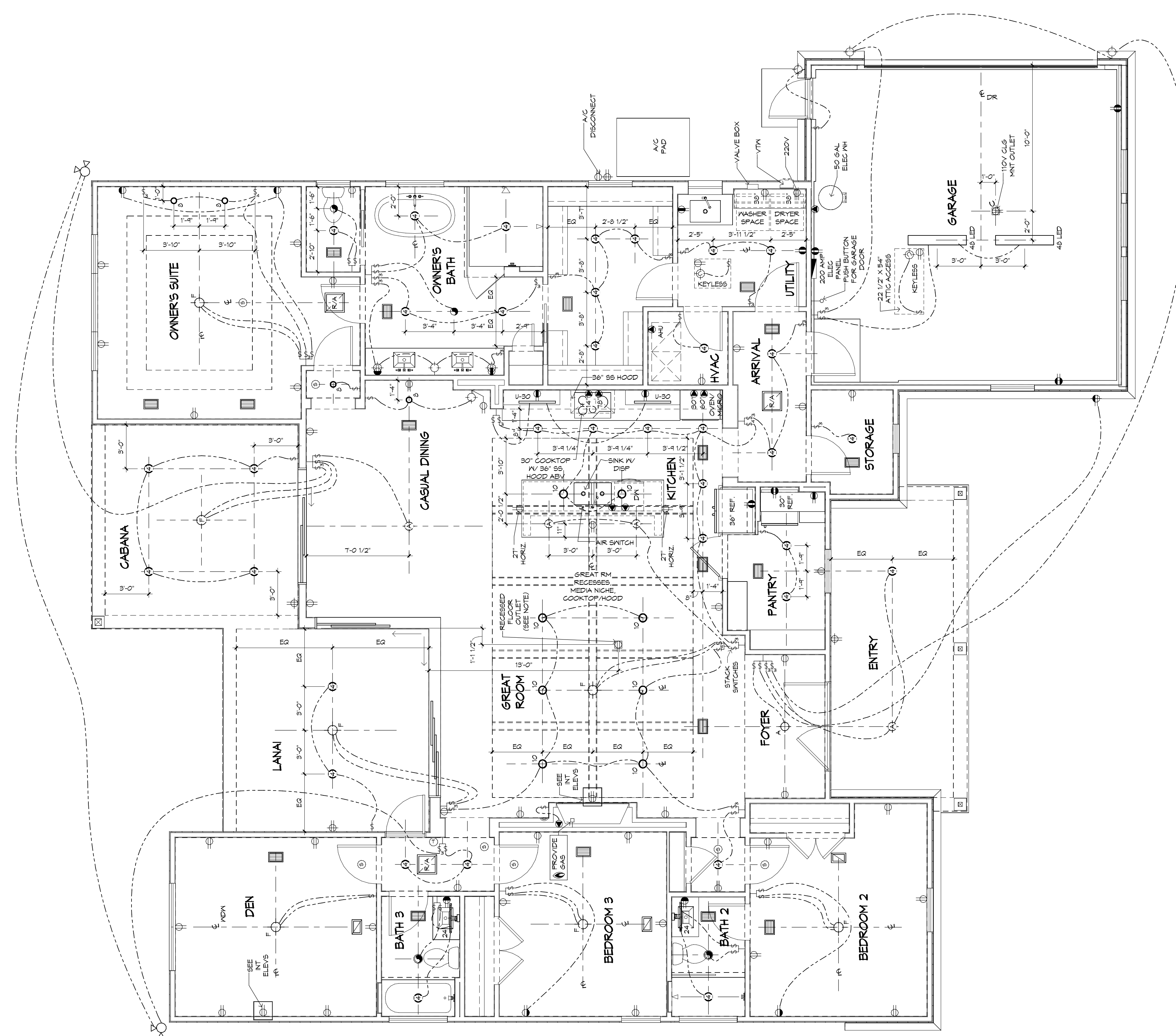
BUILDING SECTION - "B"

1/4" = 1'-0"

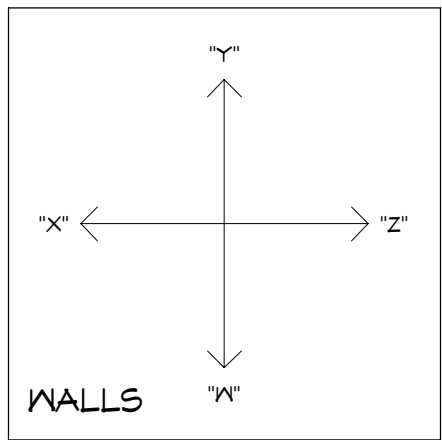

$$1/4'' = 1'-0''$$

$$1'' = 1' - O''$$

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



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



LOW VOLTAGE NOTE:
BUILDING COMPANY TO COORDINATE ALL TV & CABLE OUTLETS W/LOW VOLTAGE CONTRACTOR

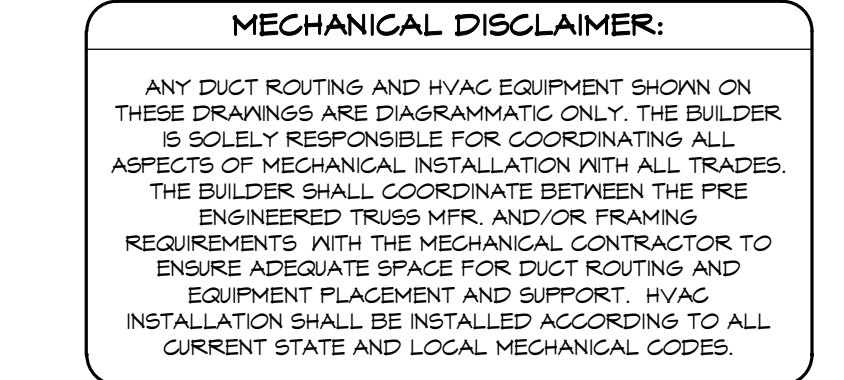
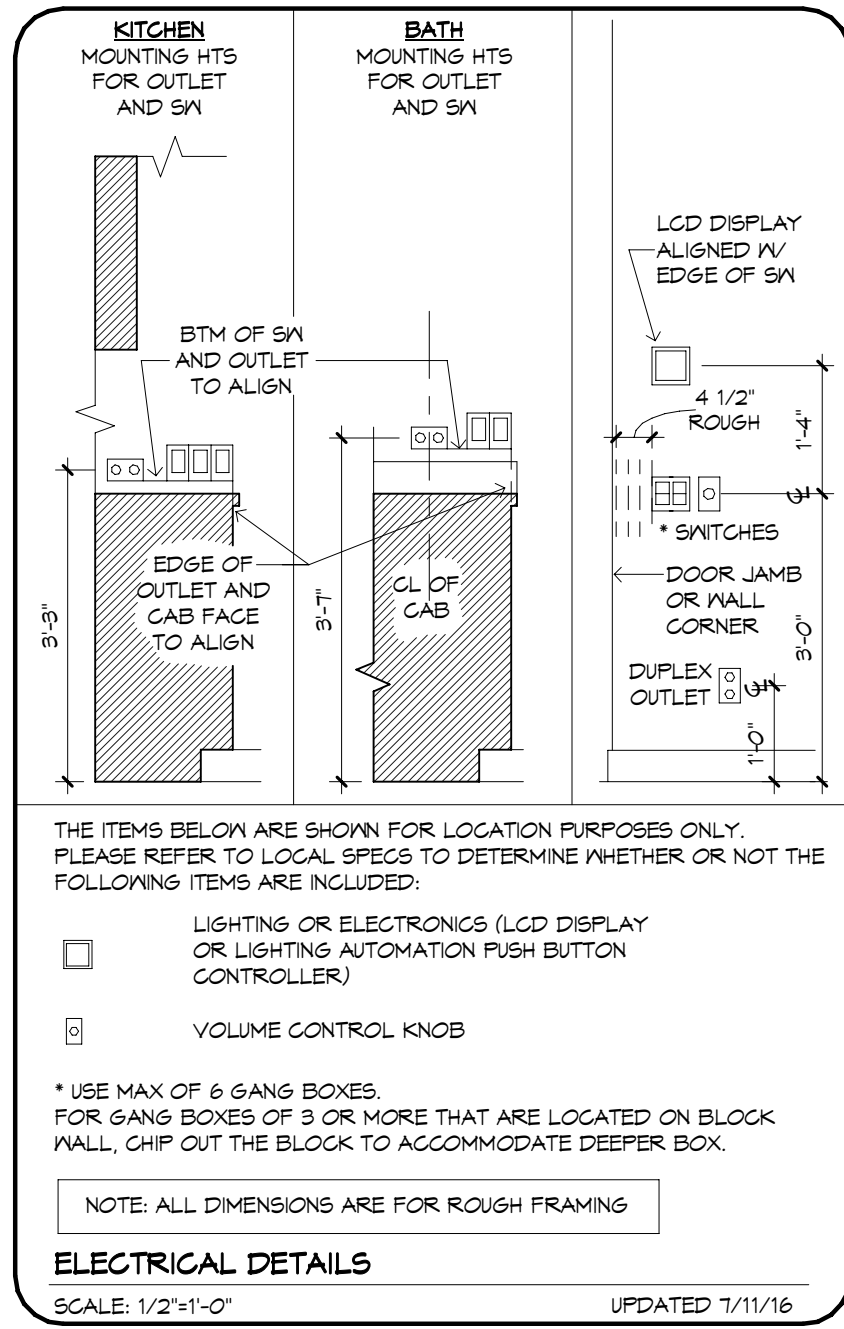
NOTE:
VERIFY CLEARANCE OF TRIM IN ALL CEILINGS AND SOFFITS WITH RECESSED CAN, A/C SUPPLY AND RETURN GRILLE LOCATIONS

RECESSED CAN NOTE:
ALL RECESSED CANS MUST BE LED. SEE ELECTRICAL LEGEND FOR SIZE AND COLOR TEMPERATURE

FLOOR OUTLET NOTE:
RECESSED FLOOR OUTLET (FULLY CONCEAL BELOW FLOOR LEVEL) 160-P IN COVER PLATE BY: THOMAS & BETTS, INC. OR EQUAL

WATER HEATER NOTE:
INSTALL WATER HEATER PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND CURRENT APPLICABLE CODES

LED LIGHTING NOTE:
ALL LED LIGHTING, INCLUDING RECESSED CAN BULBS, LED TAPE LIGHT, UNDER CABINET LIGHTING AND ACCENT LIGHTING SHALL BE 2,700K



ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET (110V AT 12" OR AS NOTED)
- ⊕ DUPLEX OUTLET (110V AT 34") *
- ⊕ DUPLEX OUTLET (110V AT 45") *
- ⊕ 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 IS HOT
- ⊕ OUTLET W/ USB PORTS (110V AT 12" OR AS NOTED)
- ⊕ 220V OUTLET
- ⊕ RECESSED FLOOR OUTLET
- ⊕ RECESSED CEILING OUTLET (110V)
- ⊕ SPECIAL PURPOSE CONN
- ⊕ SWITCH SEE ELEC DTL
- ⊕ 3-WAY SWITCH SEE ELEC DTL
- ⊕ 4-WAY SWITCH SEE ELEC DTL
- ⊕ 1-GANG COMBINATION FAN / LIGHT SWITCH
- ⊕ OCCUPANCY / MOTION DETECTOR SWITCH
- ⊕ PUSH-BUTTON FOR GARAGE DOOR AT 60"
- ⊕ DIMMER SWITCH AT 36"
- ⊕ PUSH-BUTTON DOORBELL
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ 7" SURFACE MOUNTED 3000K, 1000 LUMEN, LED FIXTURE
- ⊕ SURFACE MOUNTED FIXTURE
- ⊕ KEYLESS
- ⊕ WALL MOUNTED FIXTURE
- ⊕ 6" ROUND RECESSED 2700K LED RETROFIT TRIM W/OPEN BAFFLE
- ⊕ 6" ROUND RECESSED ULTRA THIN LED
- ⊕ 4" MINI ROUND RECESSED 2700K LED RETROFIT TRIM W/OPEN BAFFLE
- ⊕ 4" MINI ROUND RECESSED ULTRA THIN LED
- ⊕ 6" ROUND SLOPE CEILING RECESSED WITH 2700K LED BULB (INTERIOR SLOPED CLG)
- ⊕ 4" MINI ROUND SLOPE CEILING RECESSED WITH 2700K LED BULB (INTERIOR SLOPED CLG)
- ⊕ 2" MINI ROUND RECESSED 2700K LED
- ⊕ TELEPHONE OUTLET AT 12" OR AS NOTED
- ⊕ CLG FAN/LIGHT FIXTURE AND SWITCHES
- ⊕ SMOKE DETECTOR OR COMBO SMOKE & CARBON MONOXIDE DETECTOR PER CODE
- ⊕ UNDER CAB LED 4"
- ⊕ UNDER CAB LED 14"
- ⊕ UNDER CAB LED 30"
- ⊕ 24" LED
- ⊕ 48" LED
- ⊕ 24" OR 48" CLG MNT 3000K, LED FIXTURE
- ⊕ 24" & 36" VANITY LIGHTING (SEE SPECS)
- ⊕ EXHAUST FAN / LIGHT FIXTURE COMBO
- ⊕ EXHAUST FAN
- ⊕ SOFFIT MOUNTED FLOOD LIGHT
- ⊕ CEILING MOUNTED SPEAKER
- ⊕ CHIMES
- ⊕ ELEC PANEL
- ⊕ RETURN AIR GRILLE
- ⊕ SUPPLY DIFFUSER
- ⊕ LINEAR DIFFUSER - LENGTH IN INCHES
- ⊕ 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 2020 406.12.

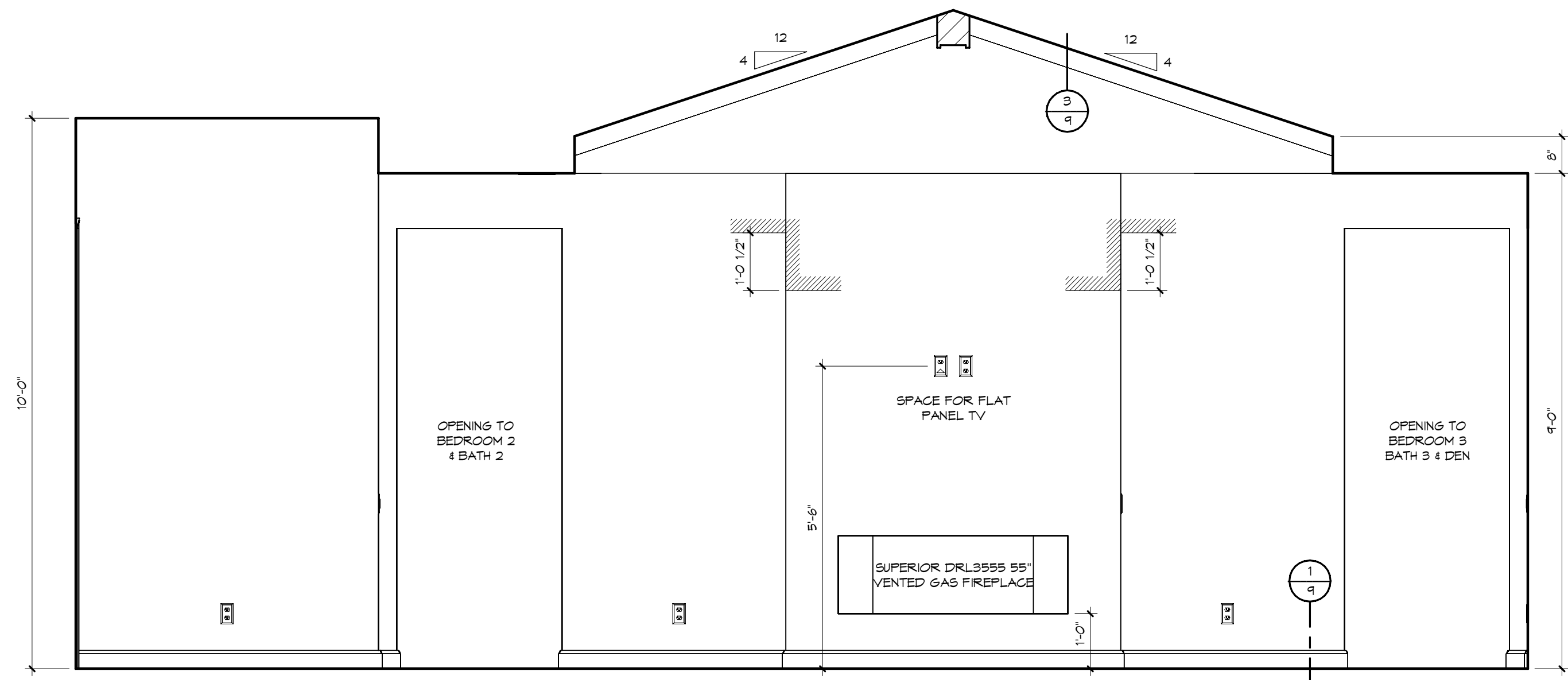
NOTE: ALL EXTERIOR OUTLETS, OUTLETS IN GARAGE, WALL OUTLETS IN KITCHENS AND BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE GFI. ALL NON-GFI OR 220V OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. ALL HEIGHTS TO CENTERLINE AFF.

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

NOTE: COMBINATION SMOKE & CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER NFPA72 CHAPTER 24 AND FBC-R, 7TH EDITION, SECTION R314 & 315.

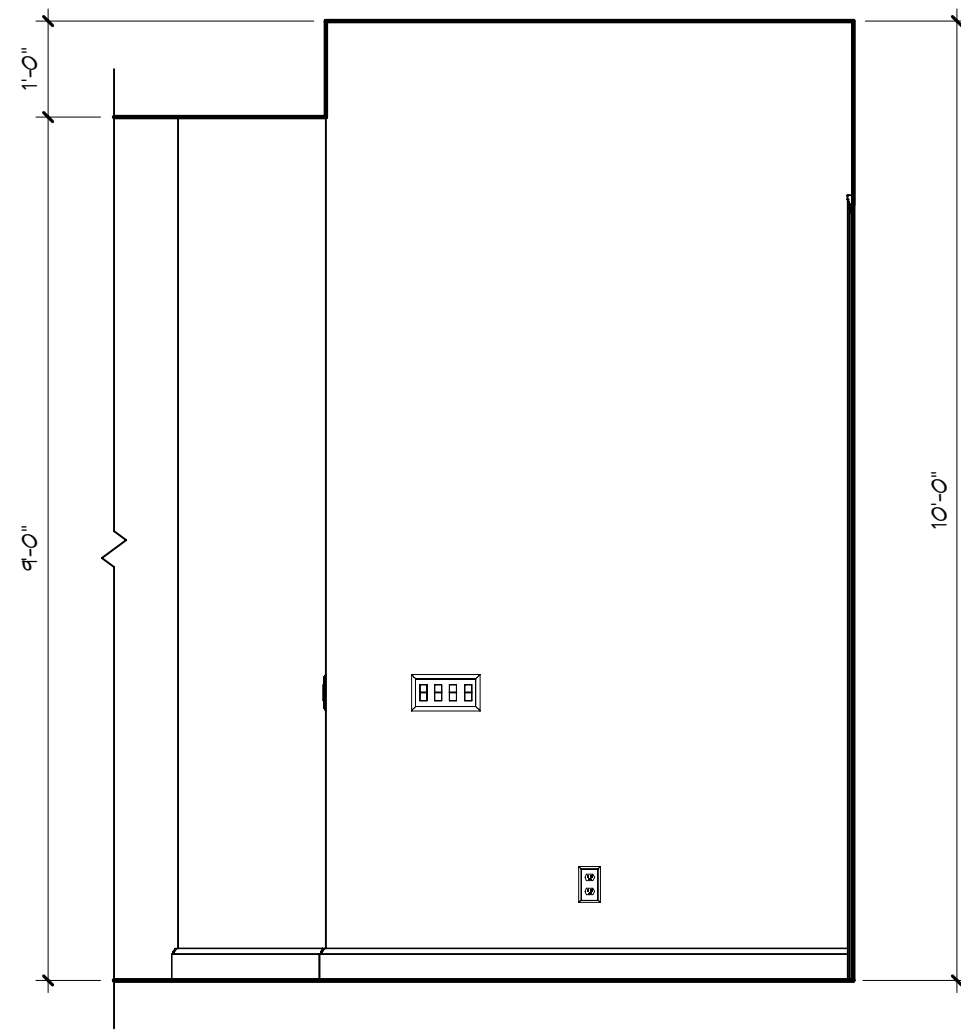
NOTE: COORDINATE LOCATION OF ALL REG ELECTRICAL, CABLE, AUDIO/VIDEO & DATA RECEPTACLES W/ MOUNTING HARDWARE & MFR INSTALLATION REQ FOR ALL FLAT PANEL DISPLAYS.

UPDATED: 10/16/2023



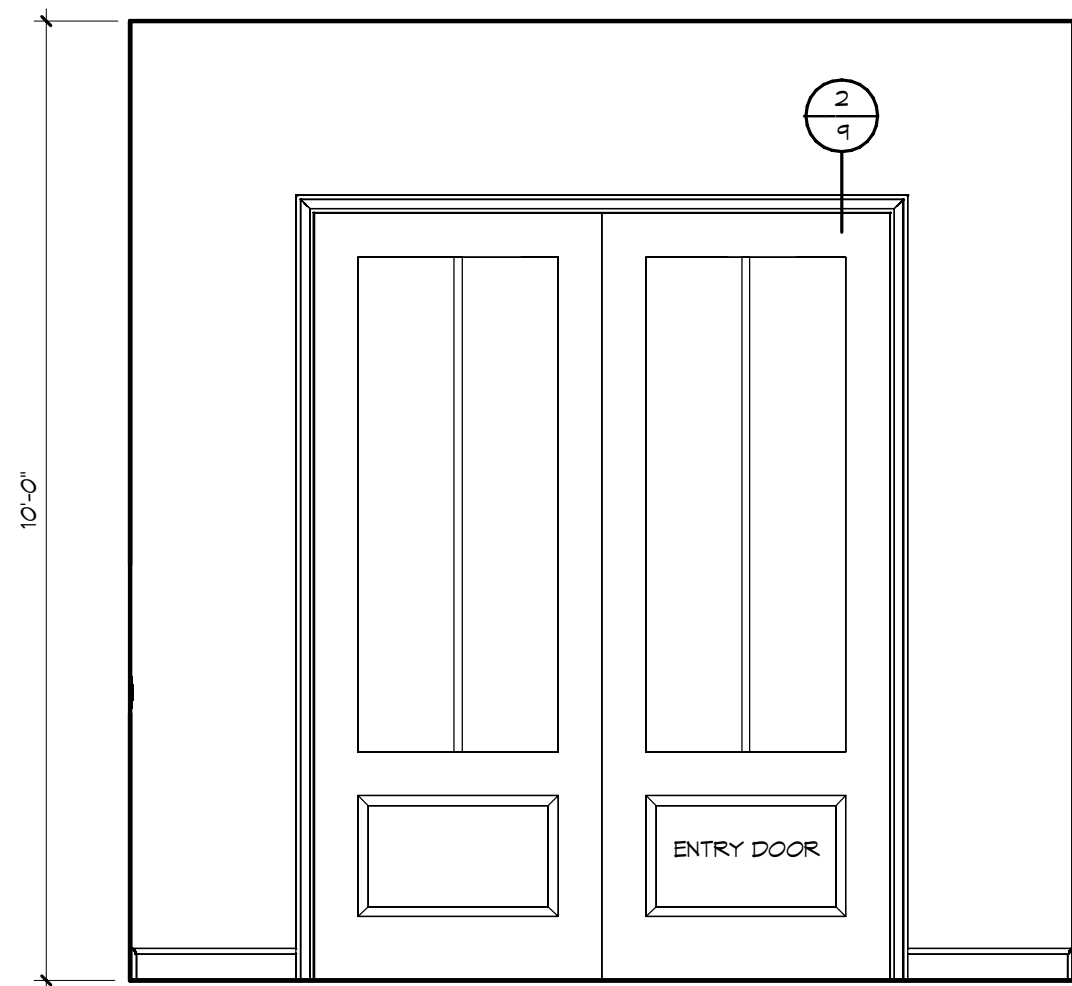
FOYER / GREAT ROOM - "W"

1/2" = 1'-0"



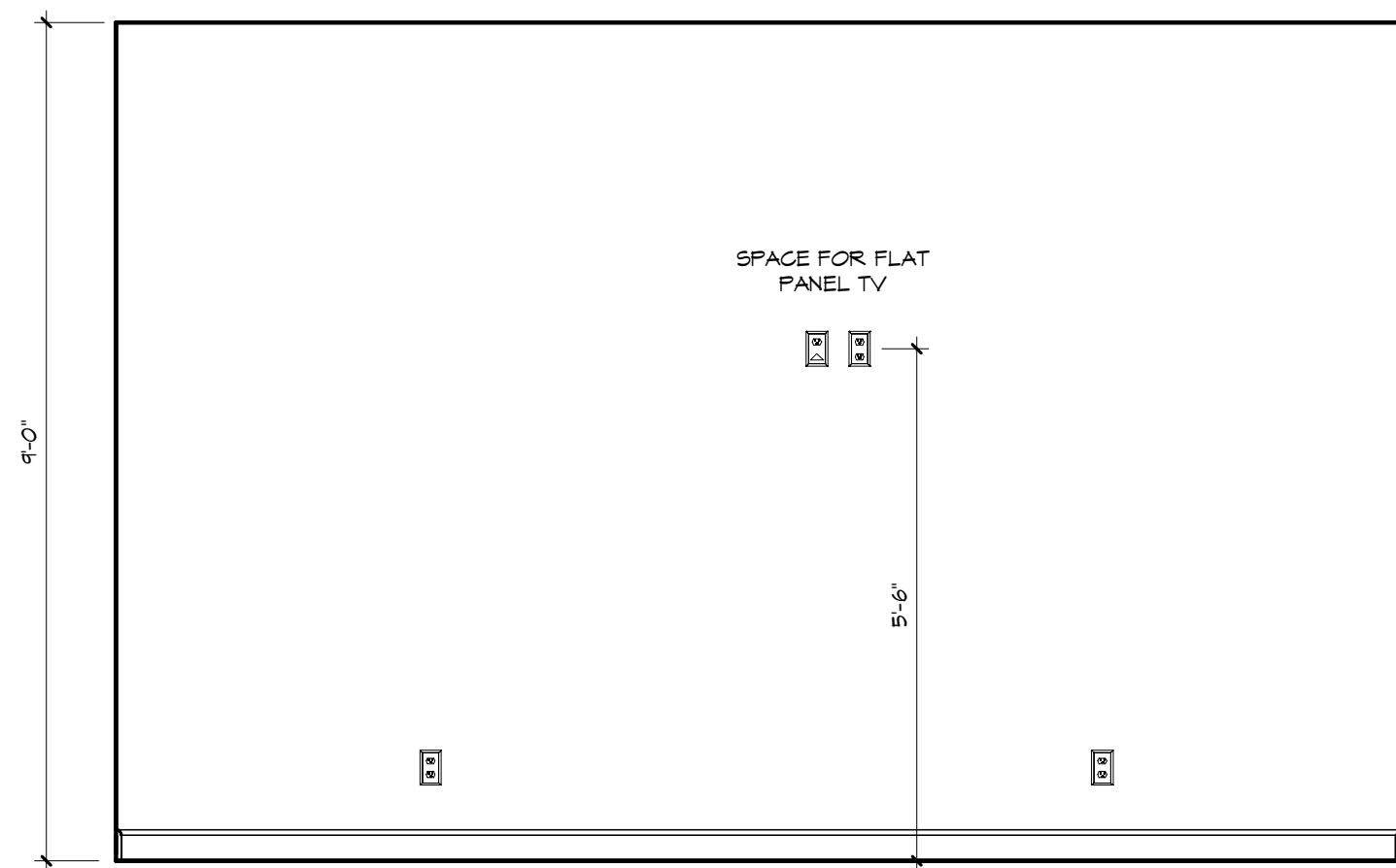
FOYER - "Y"

1/2" = 1'-0"



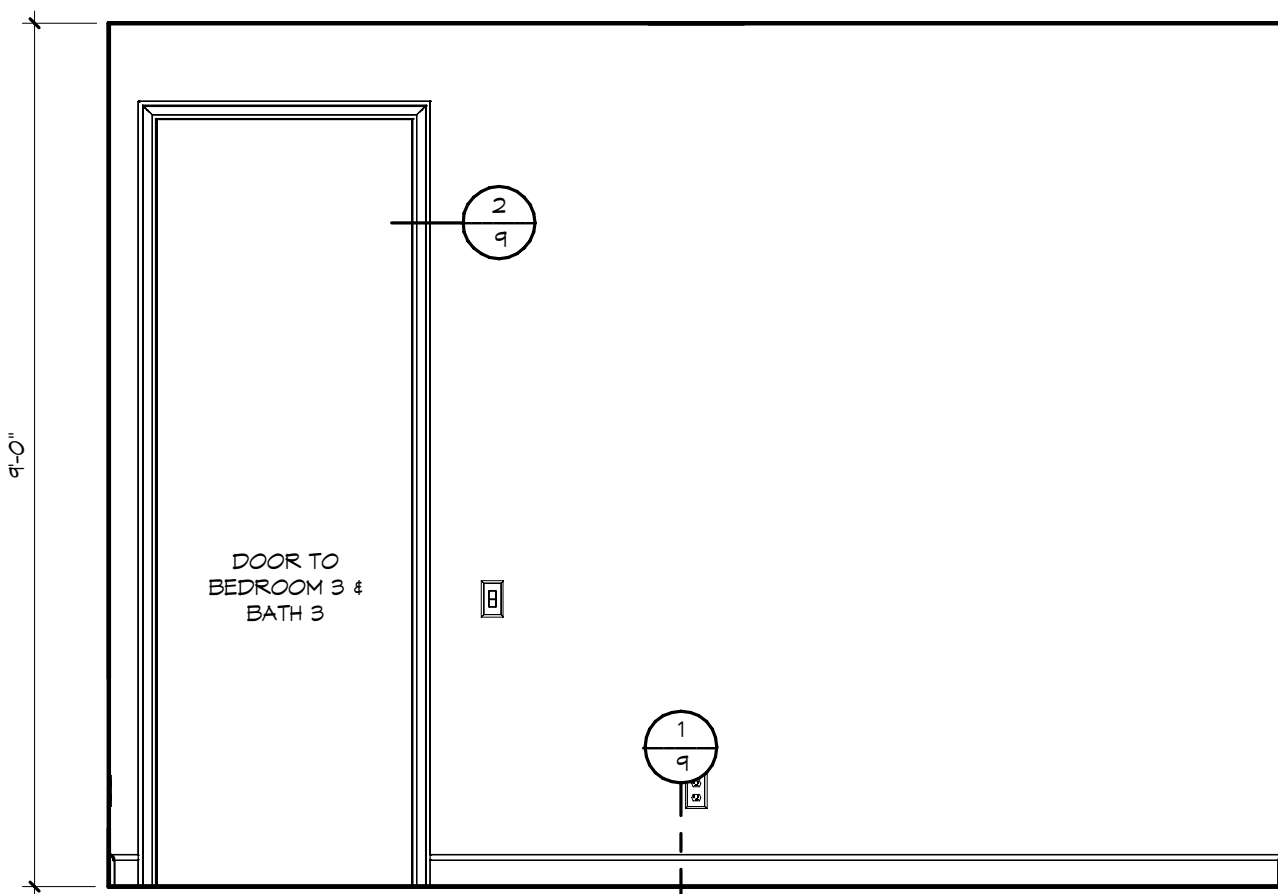
FOYER - "Z"

1/2" = 1'-0"



DEN - "W"

1/2" = 1'-0"

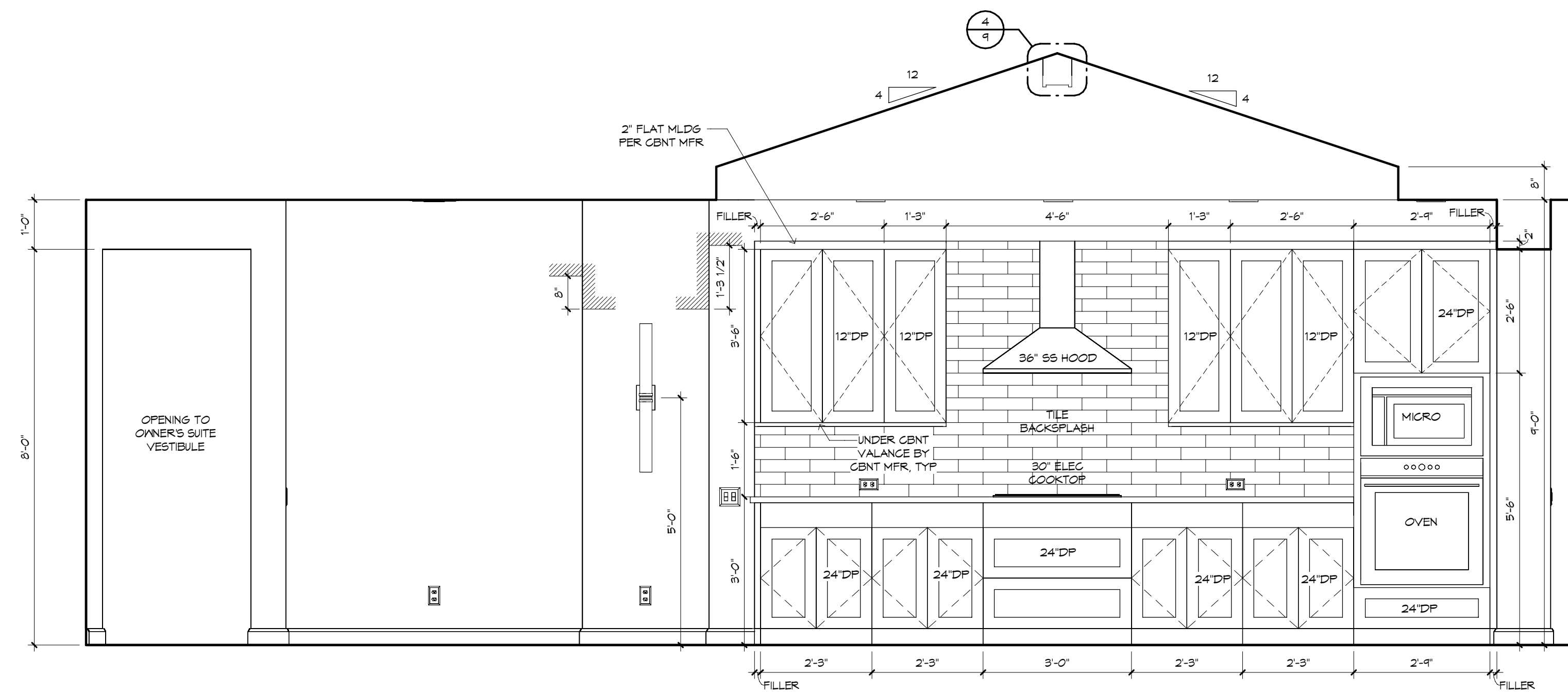


DEN - "Z"

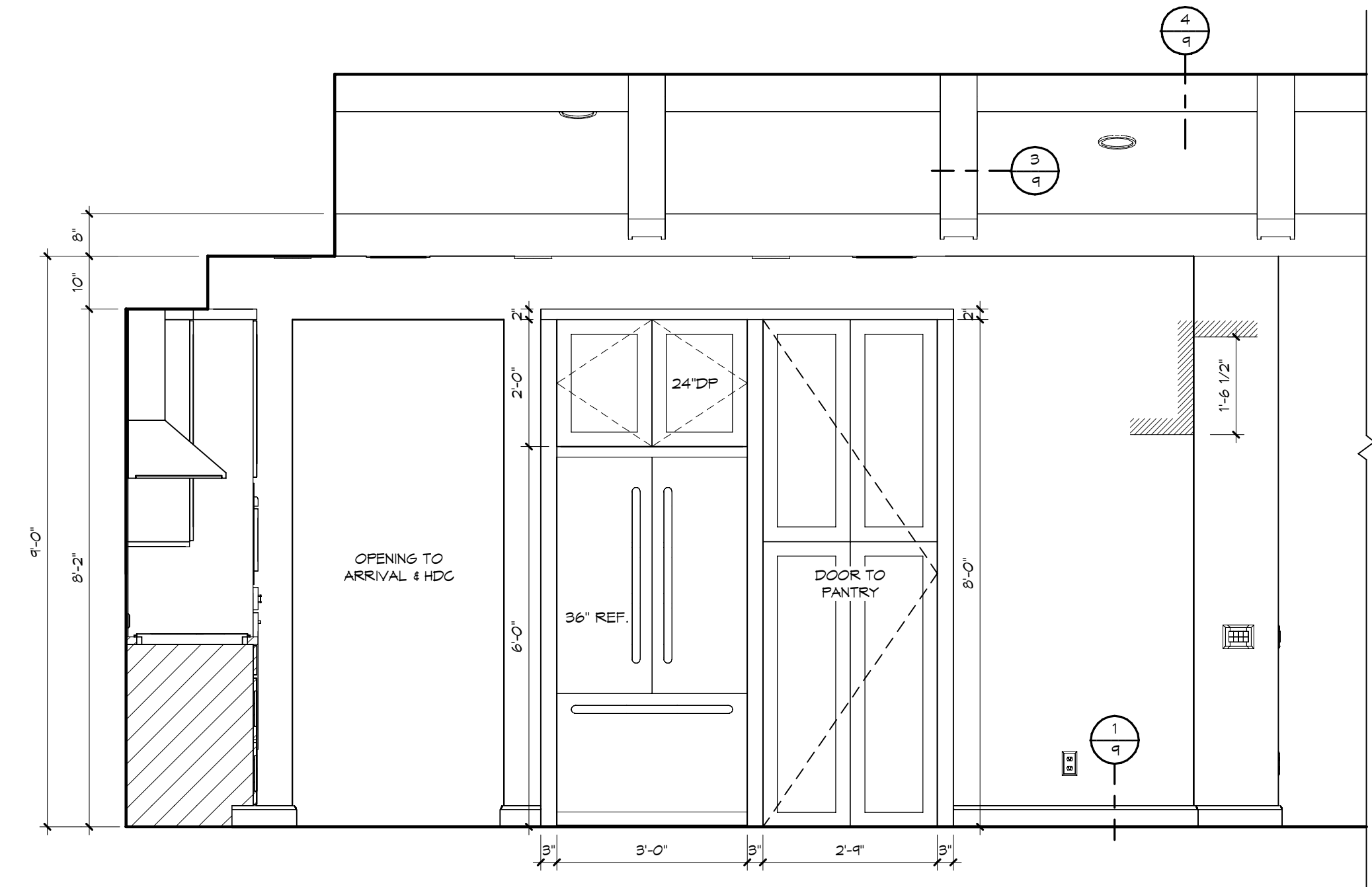
1/2" = 1'-0"



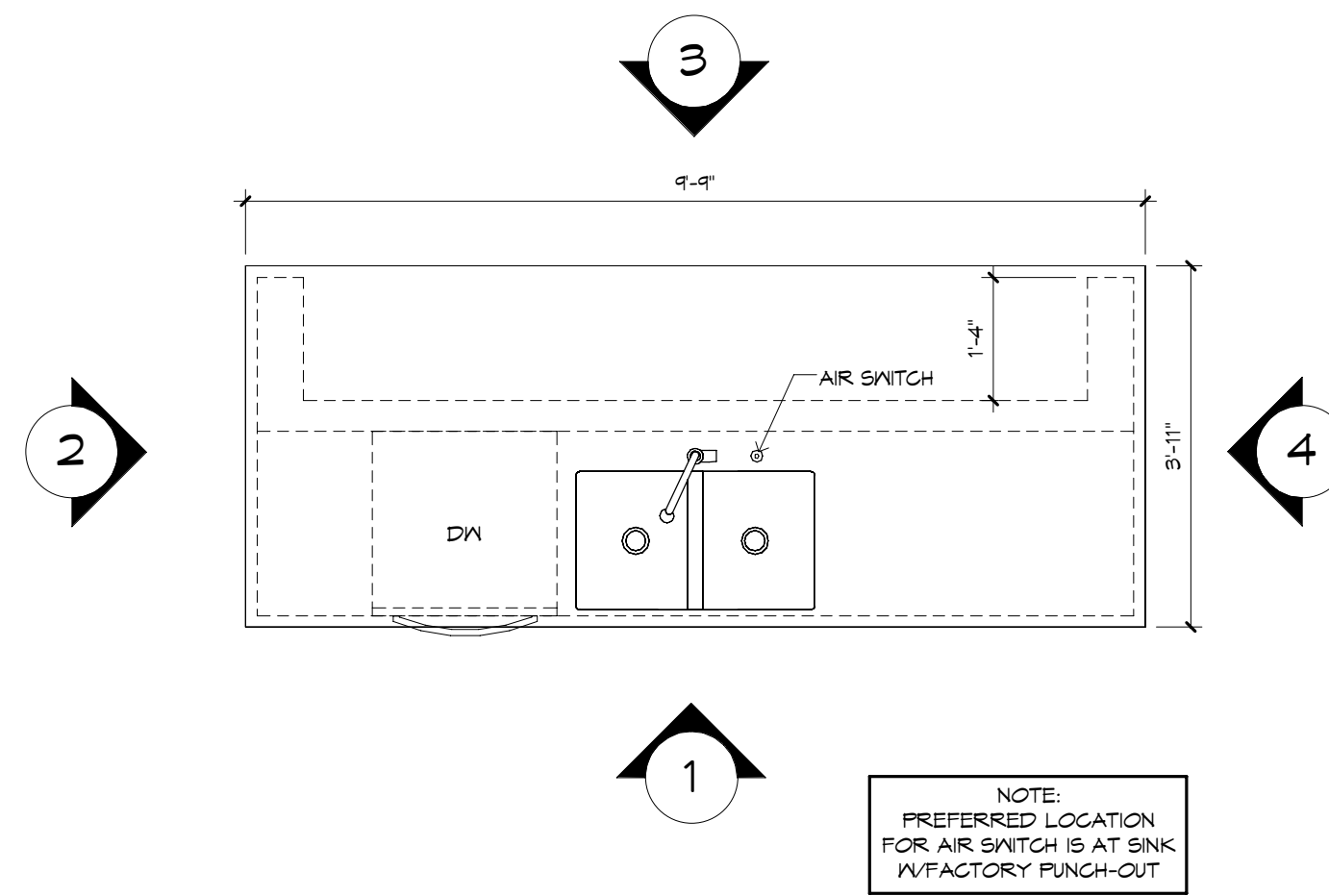
GREAT ROOM 150



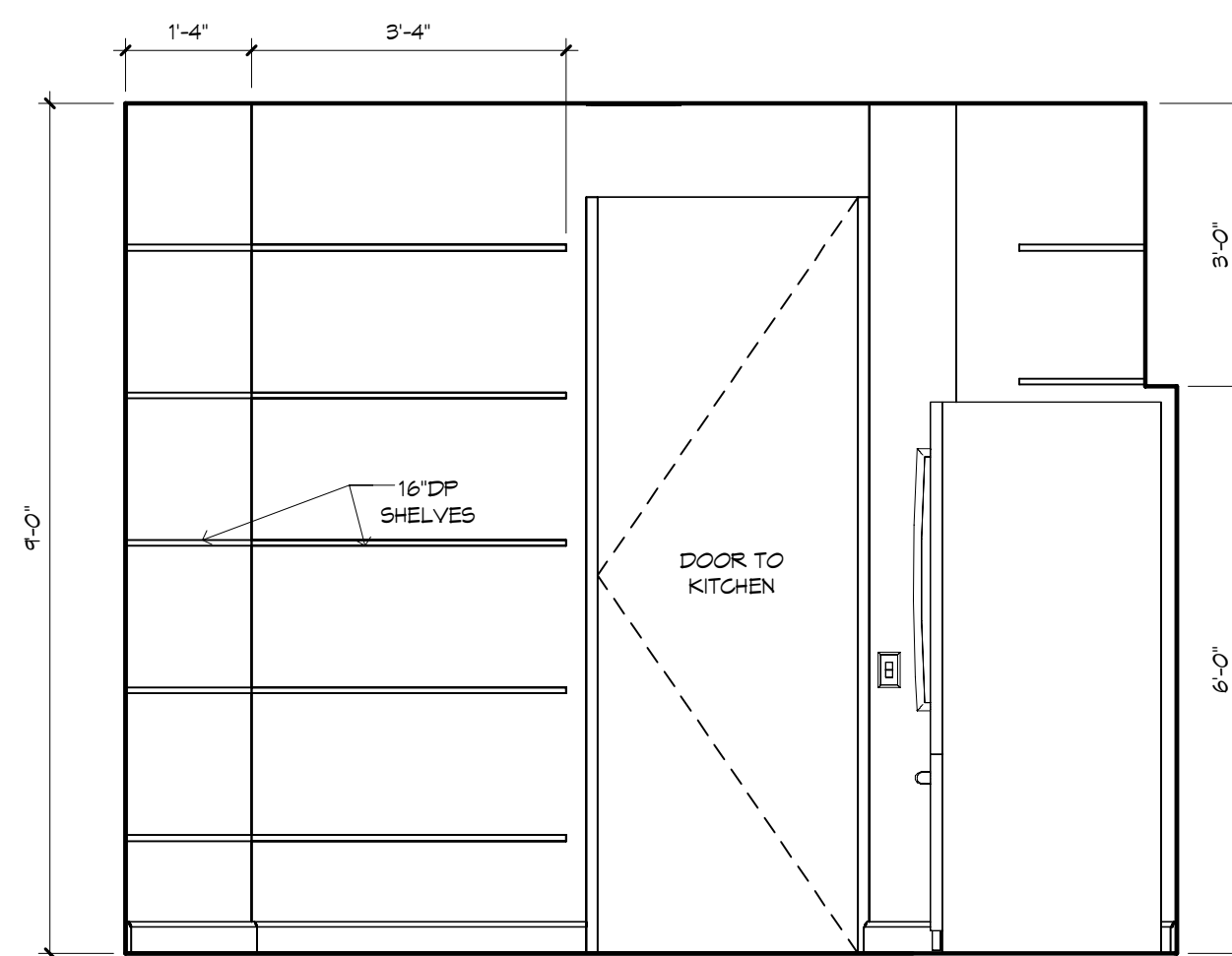
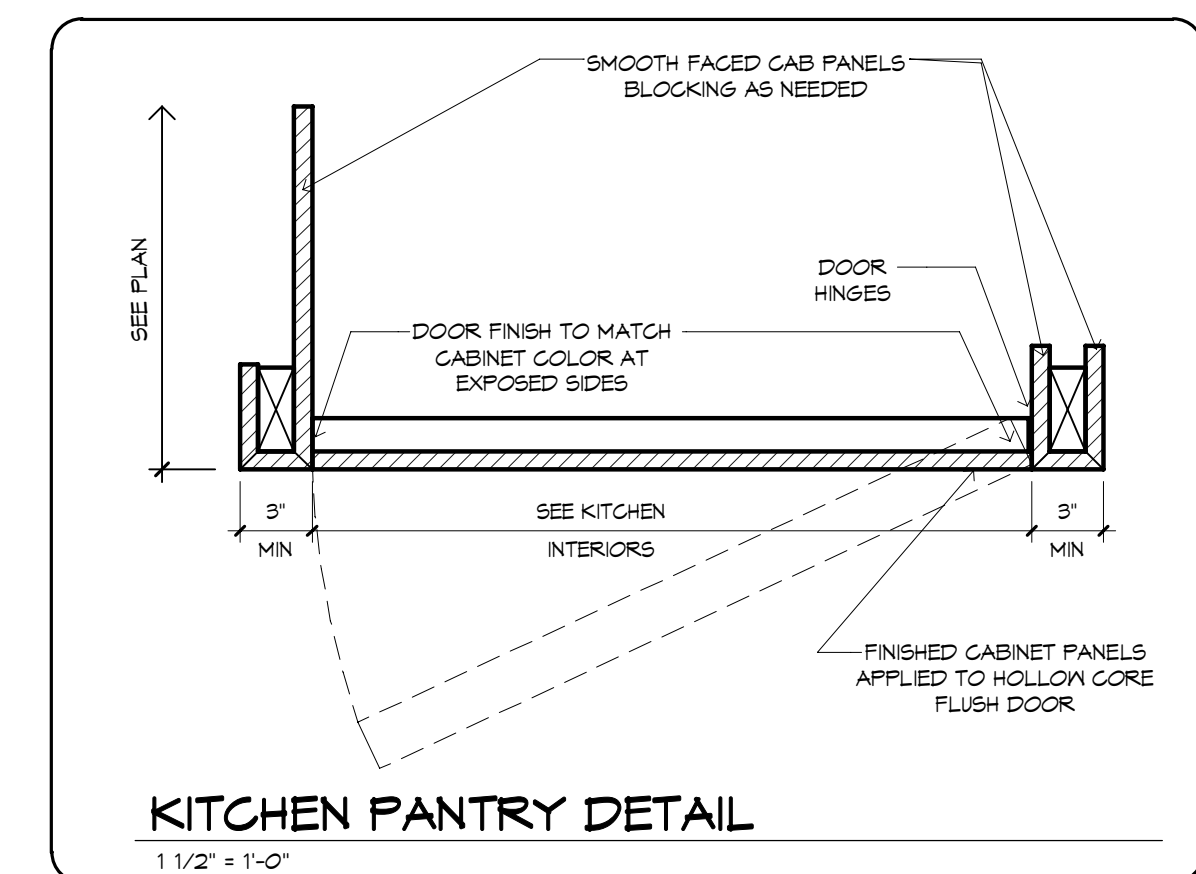
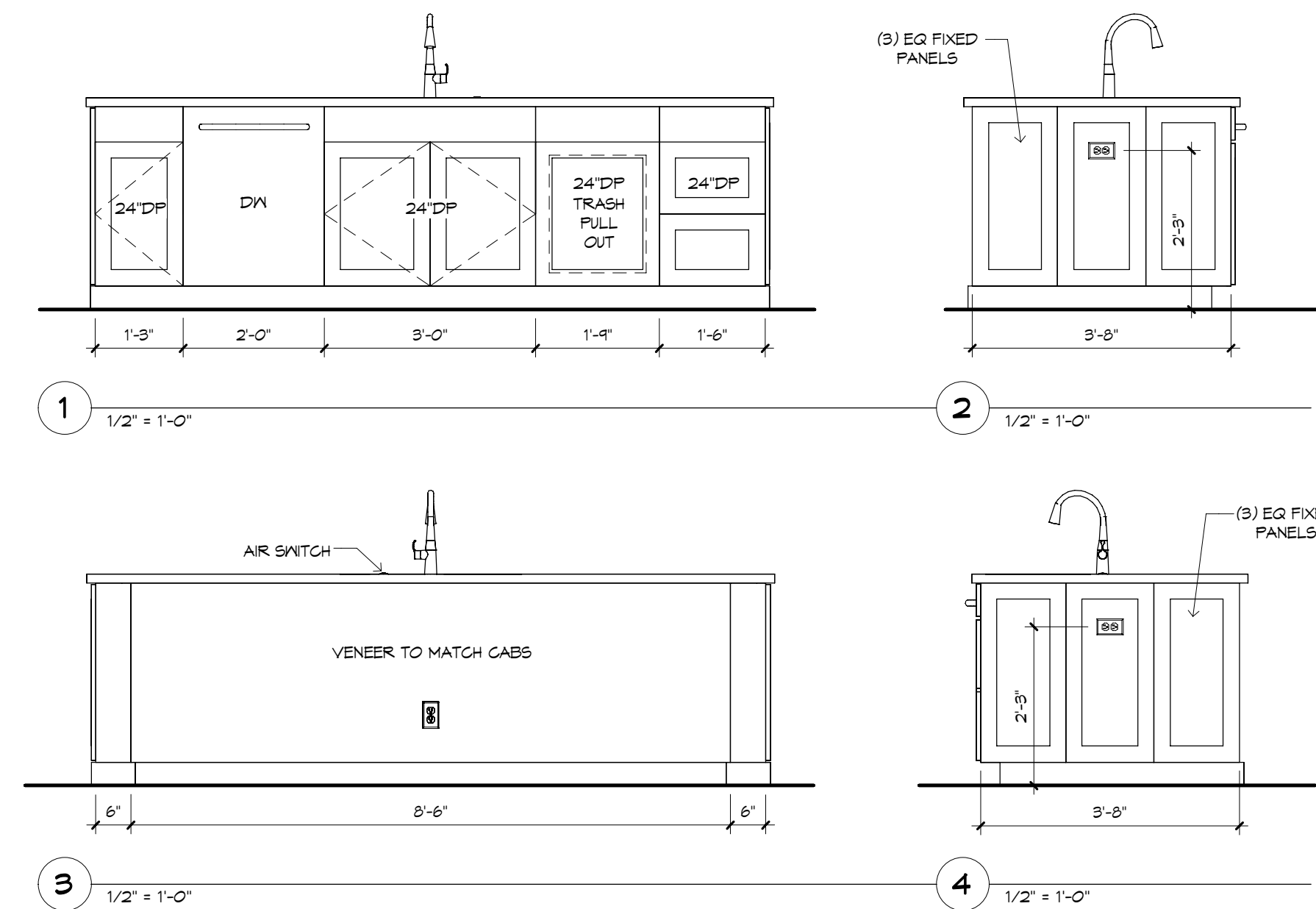
CASUAL DINING / KITCHEN - "Y"
1/2" = 1'-0"



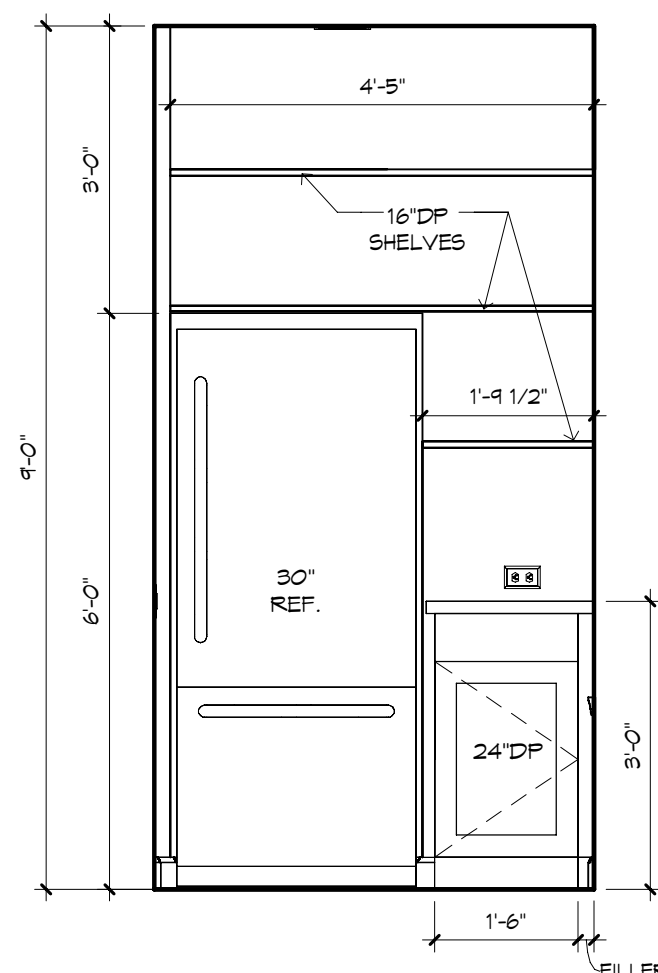
KITCHEN - "Z"
1/2" = 1'-0"



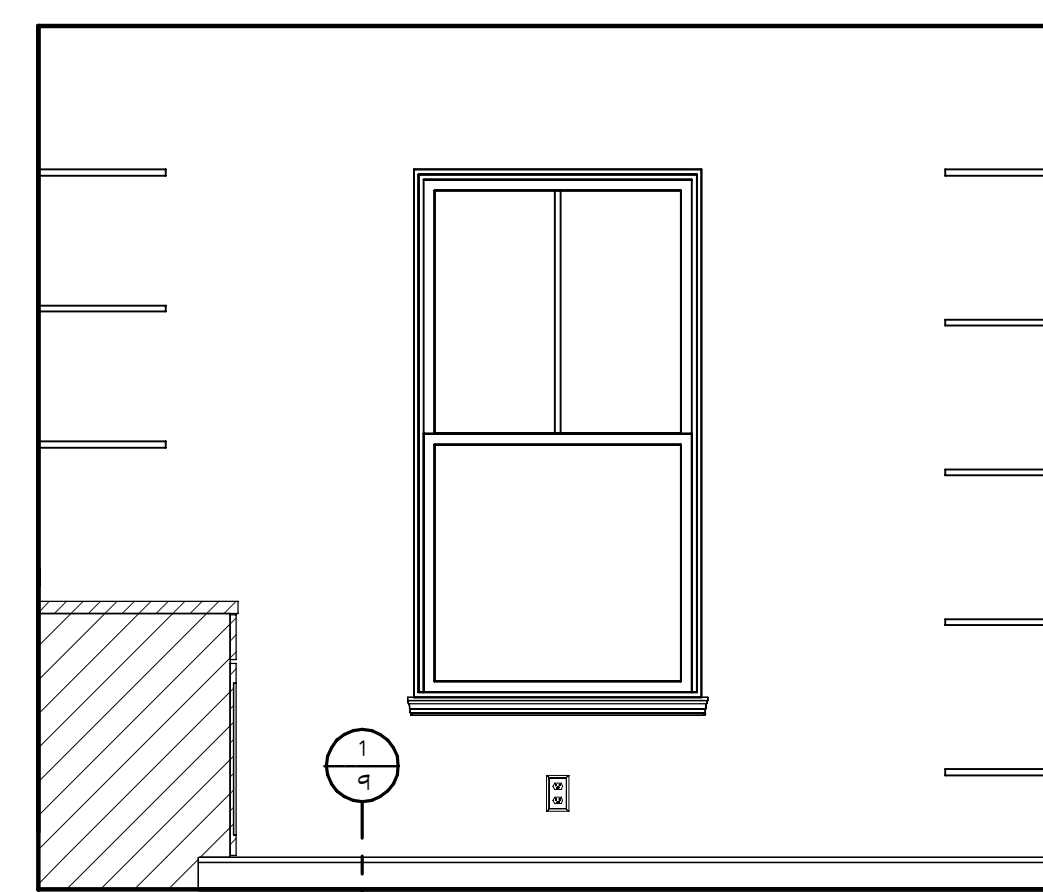
KITCHEN ISLAND FLOOR PLAN
1/2" = 1'-0"



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



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

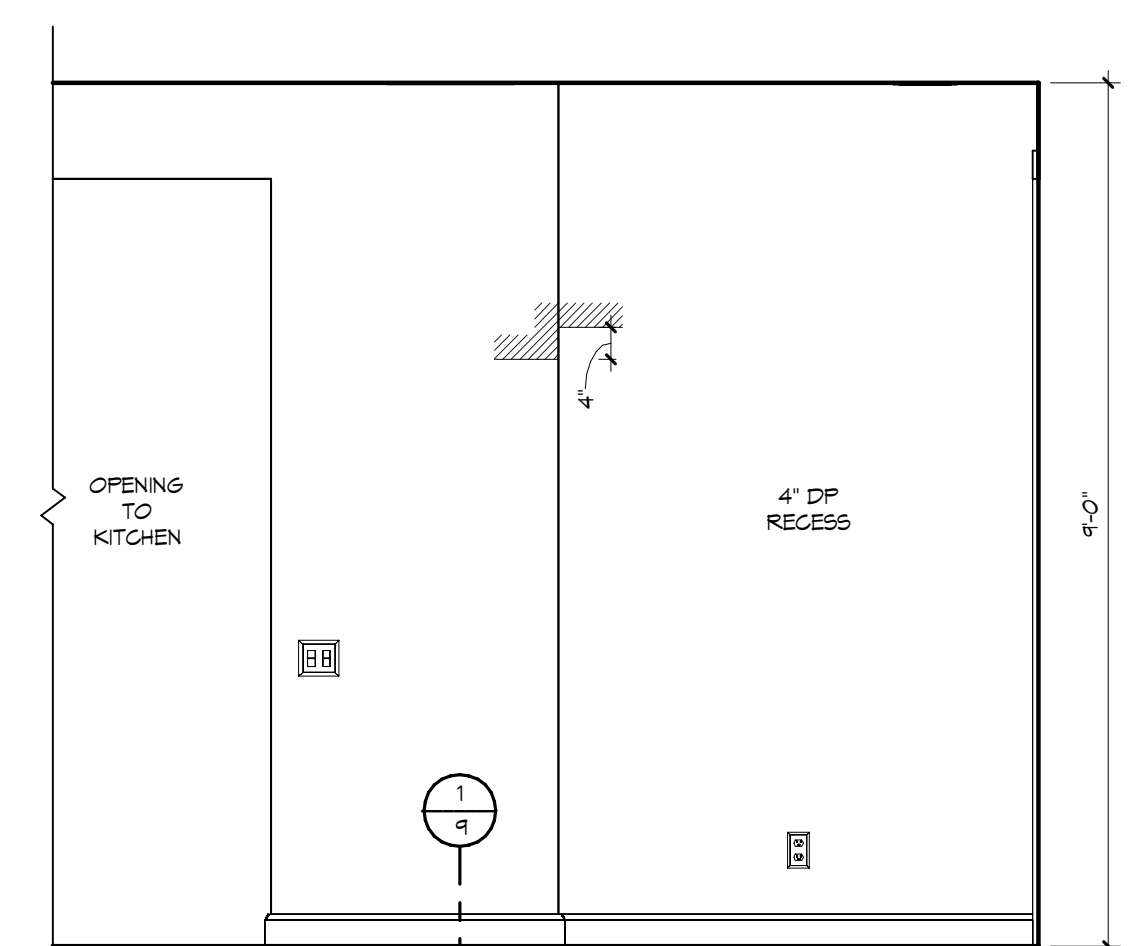
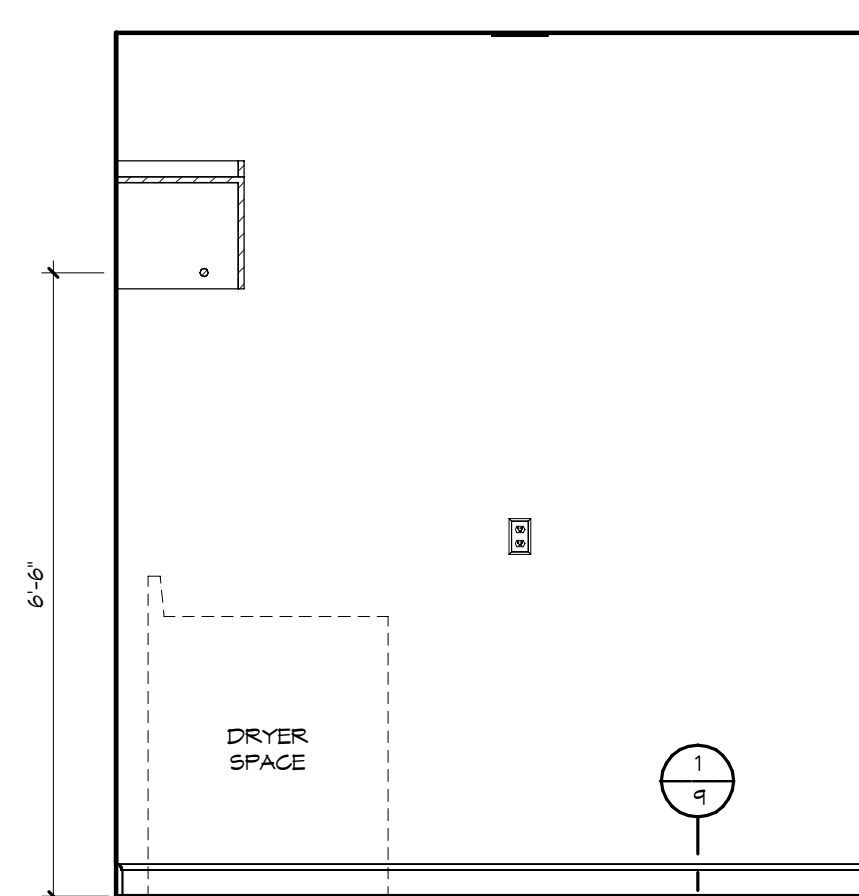
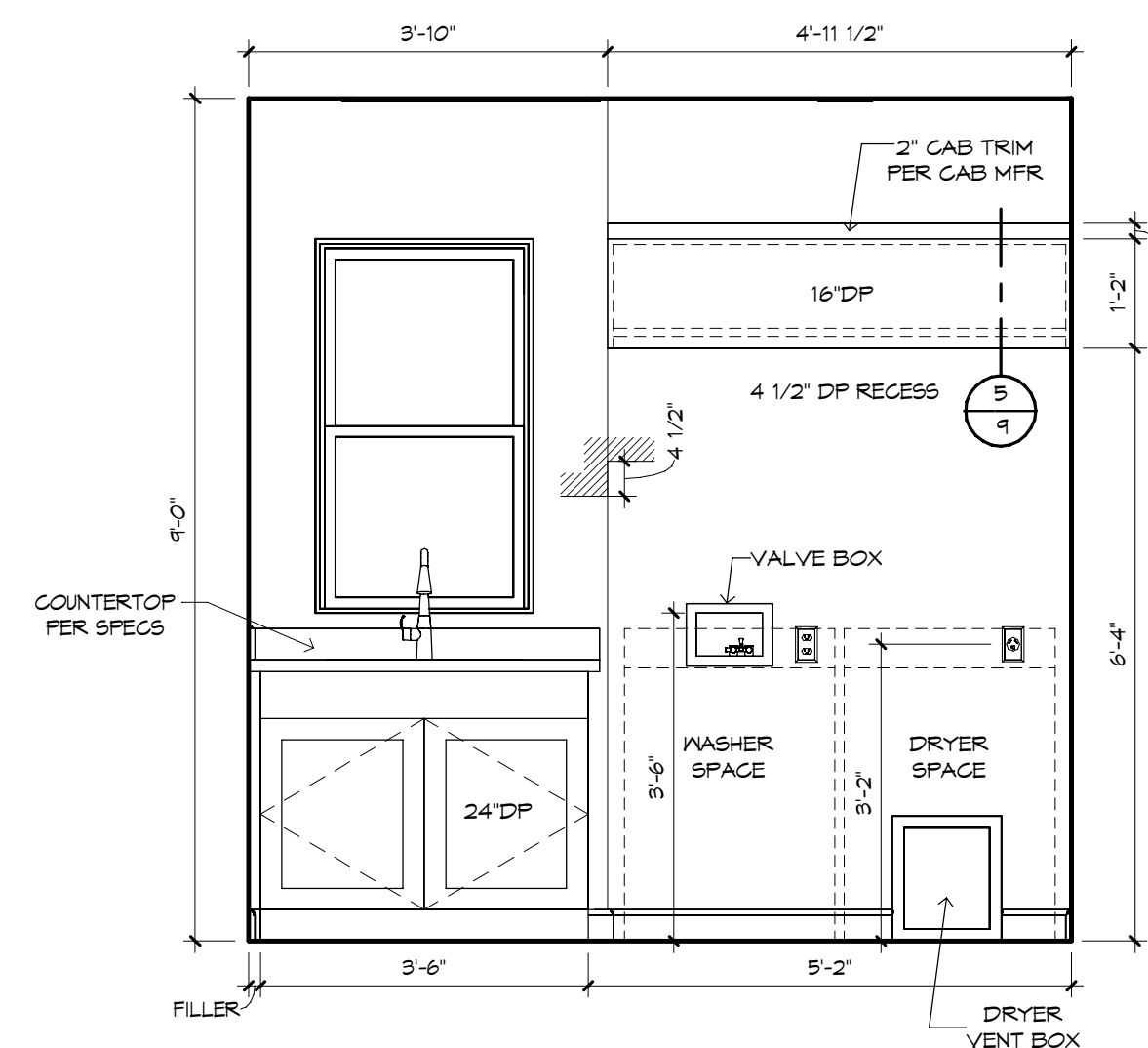
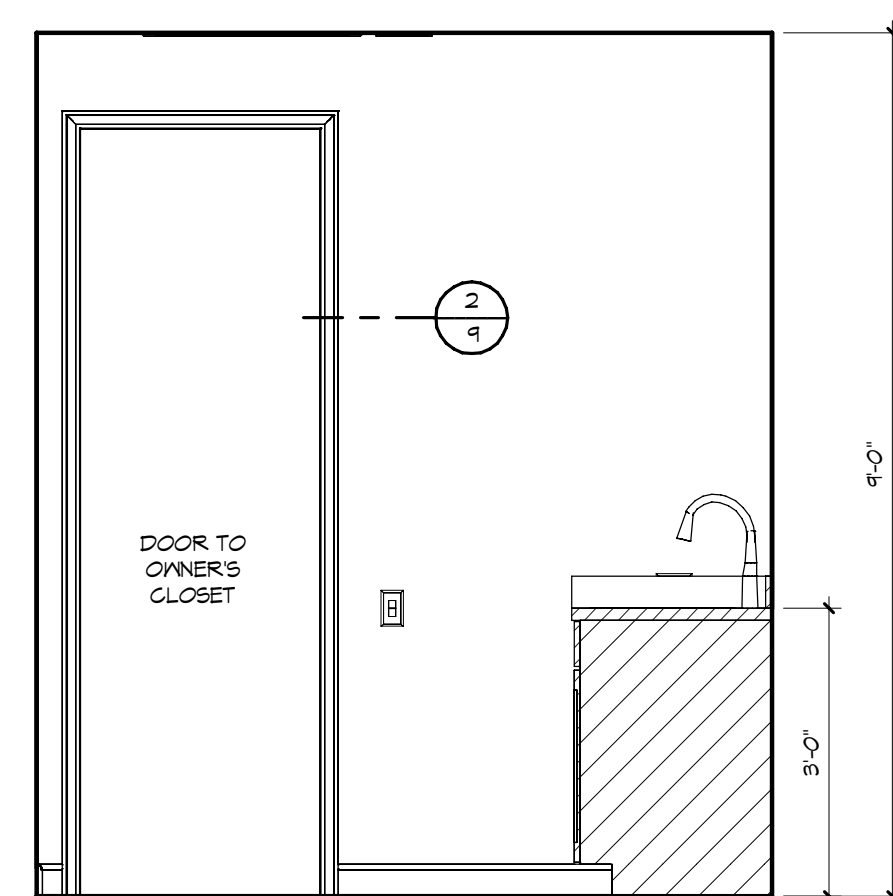
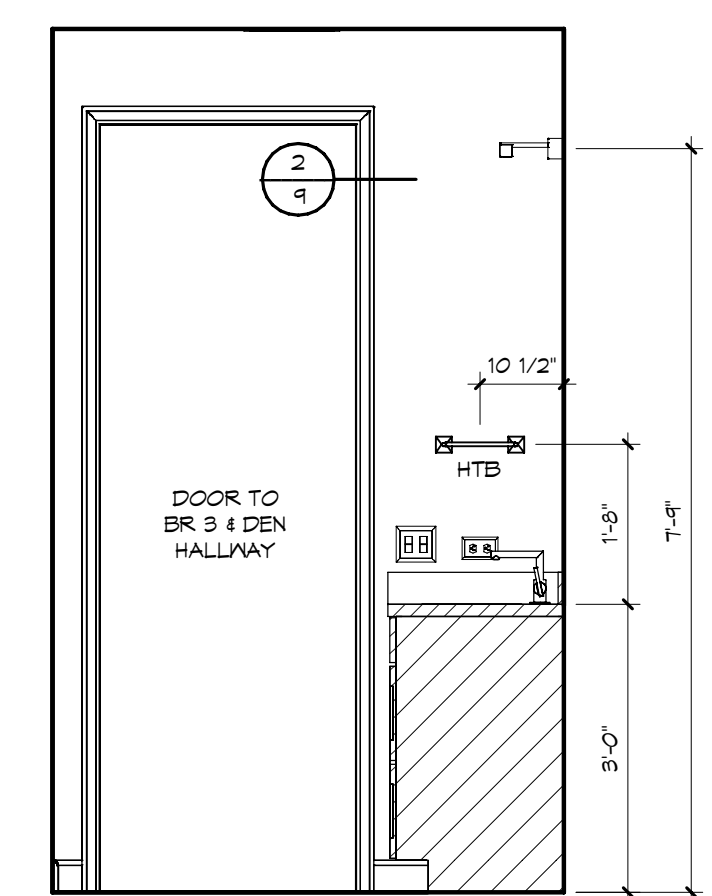
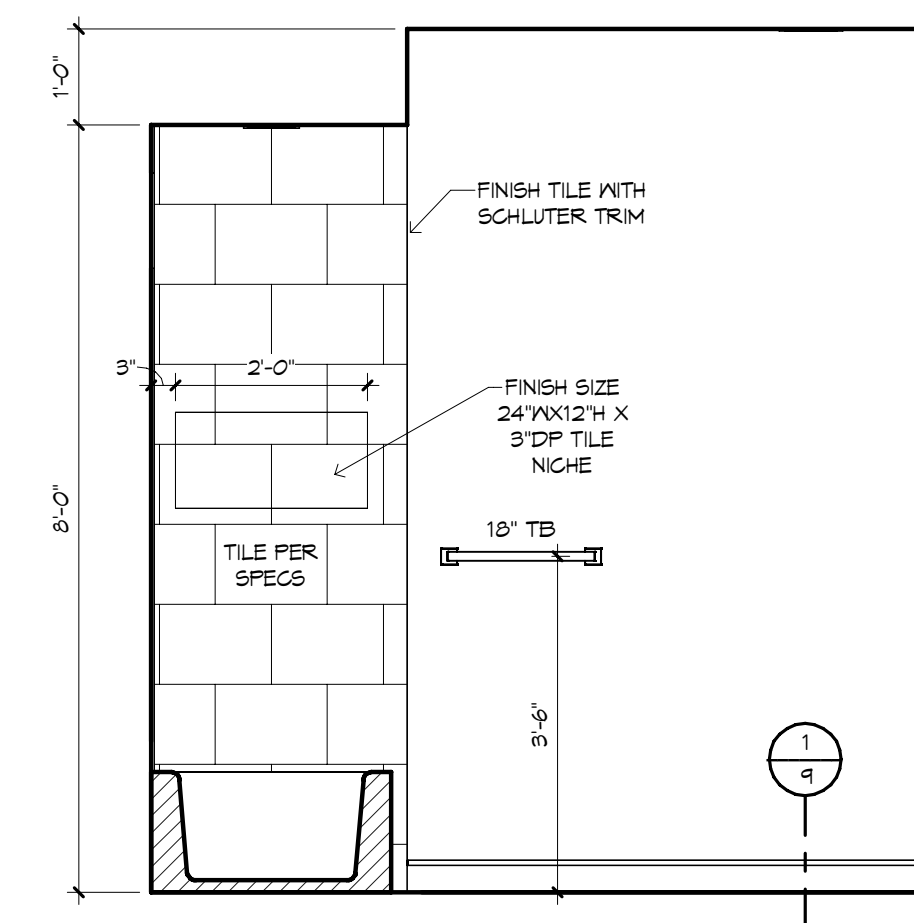
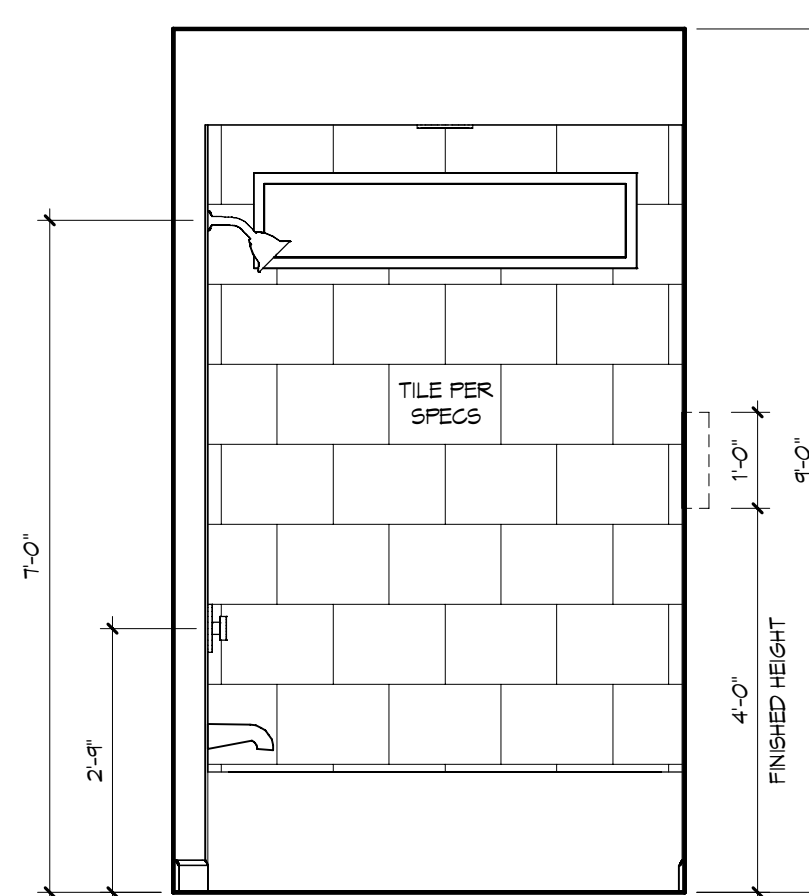
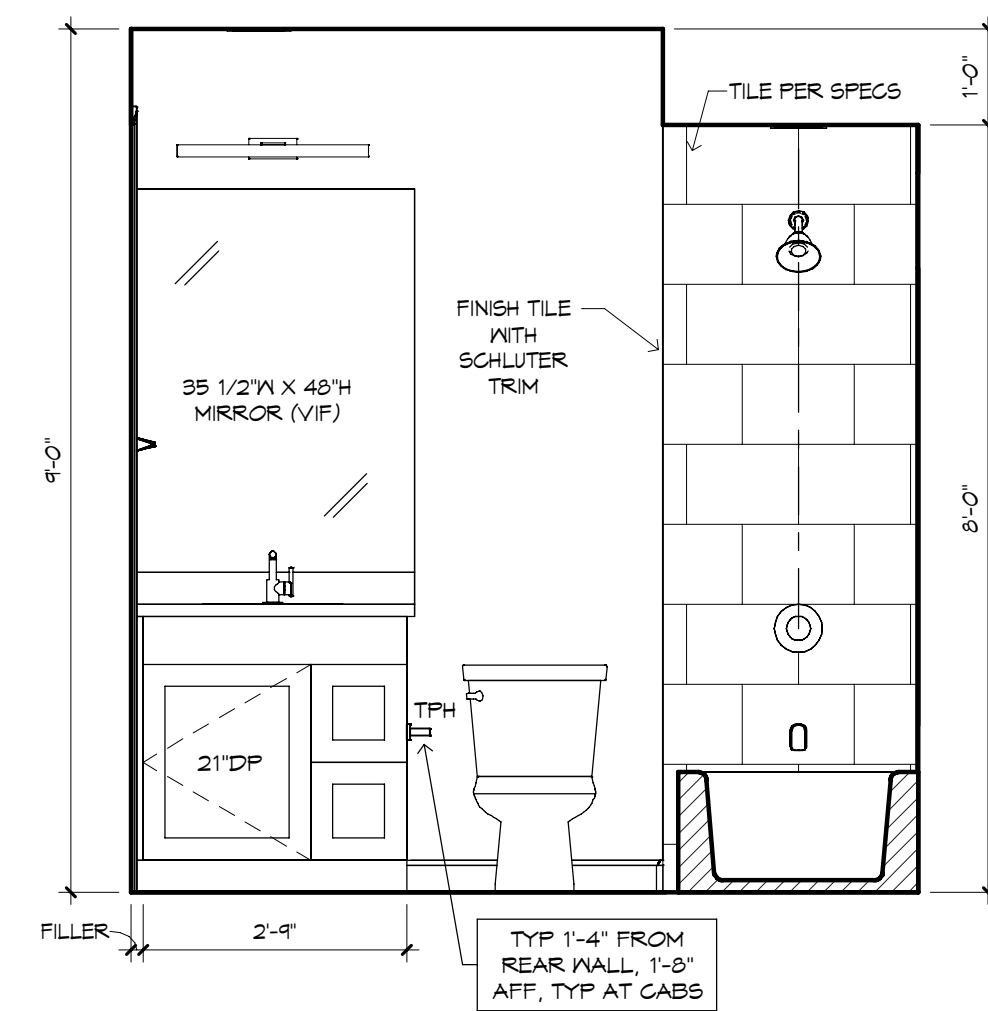
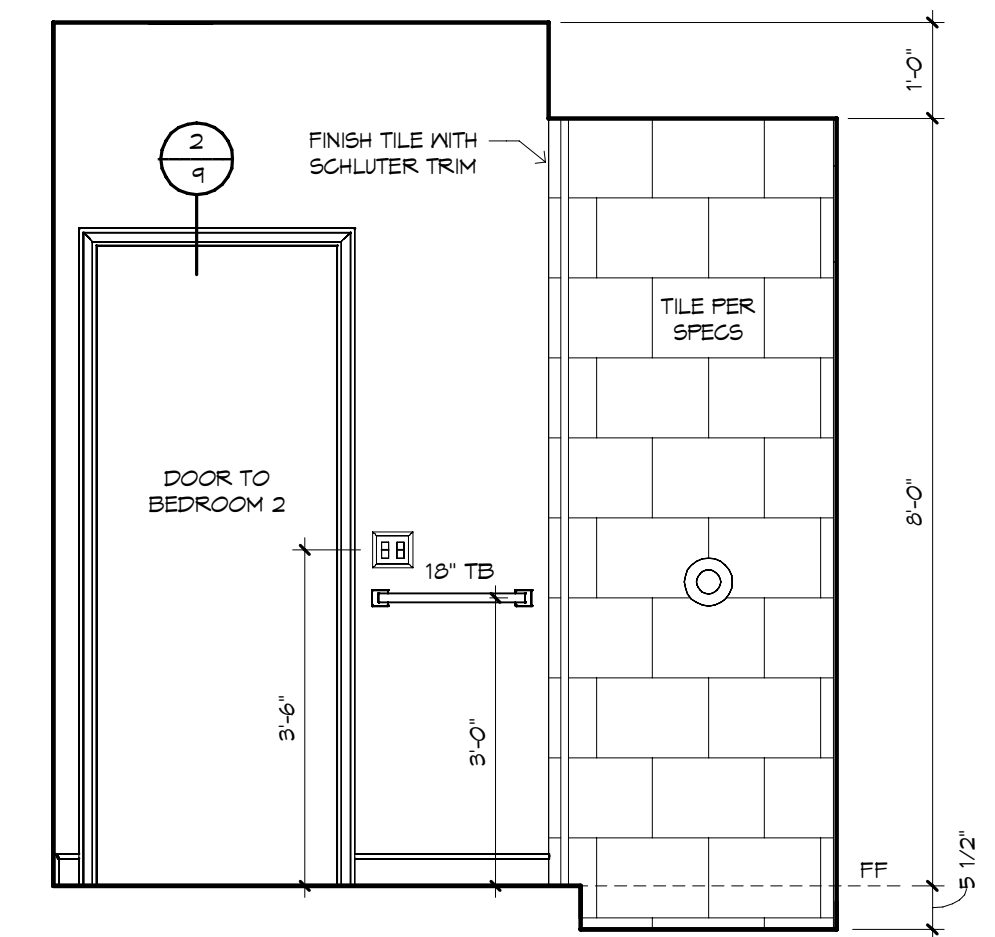
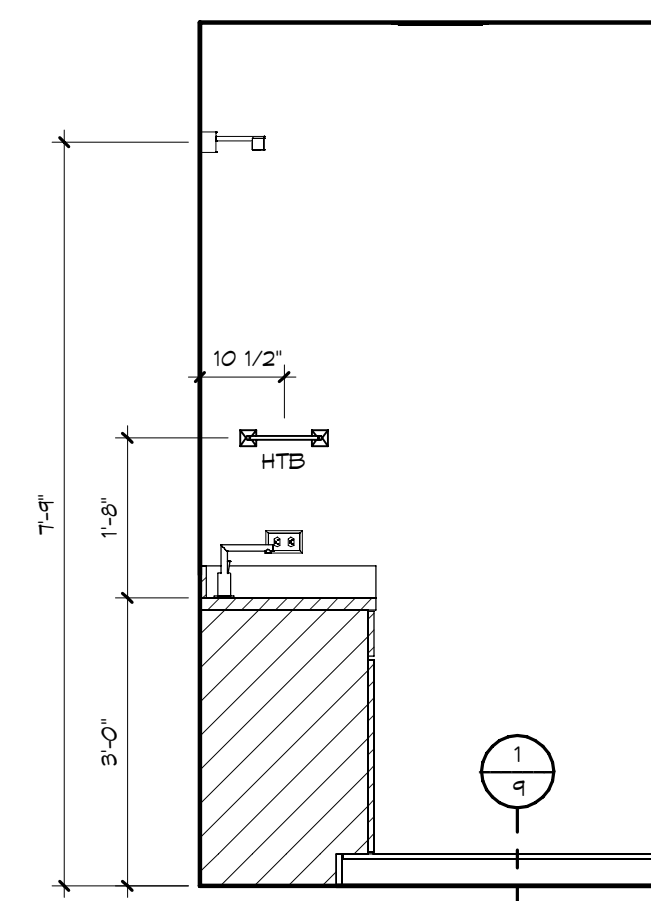
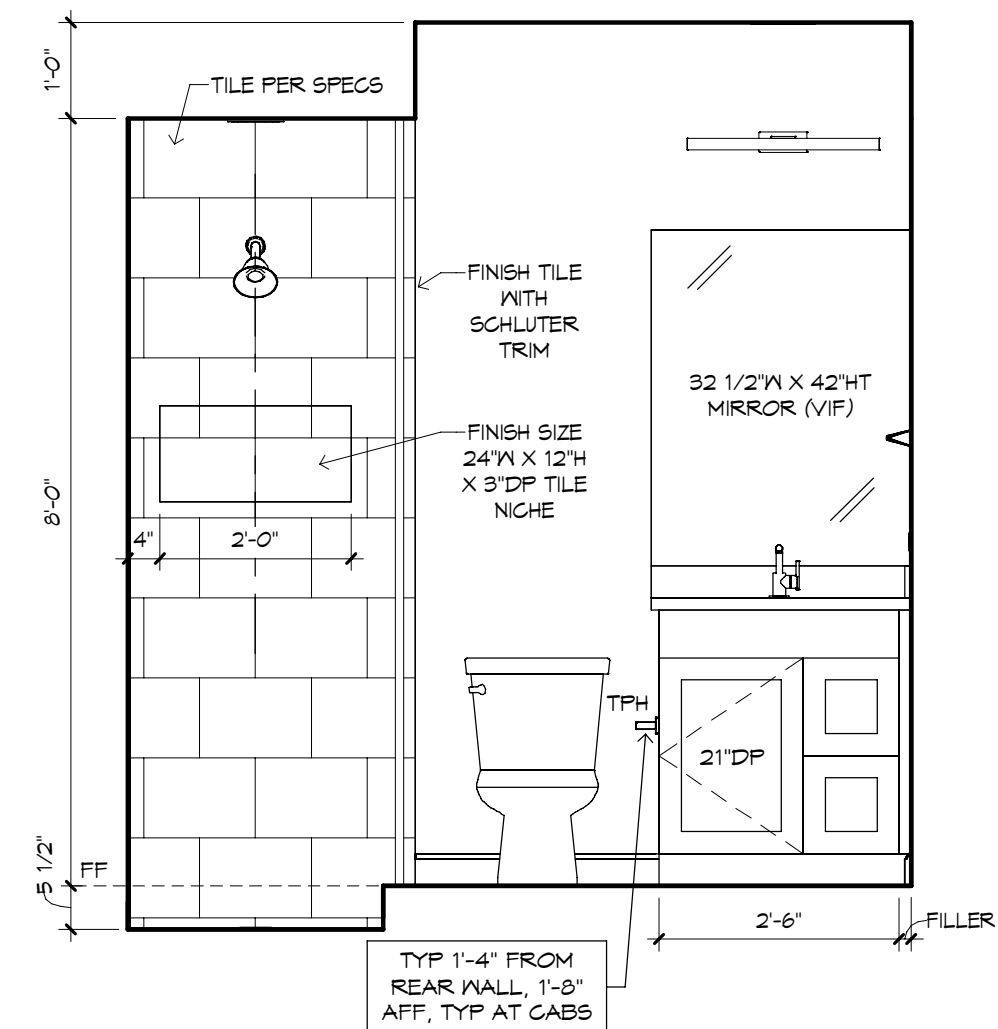
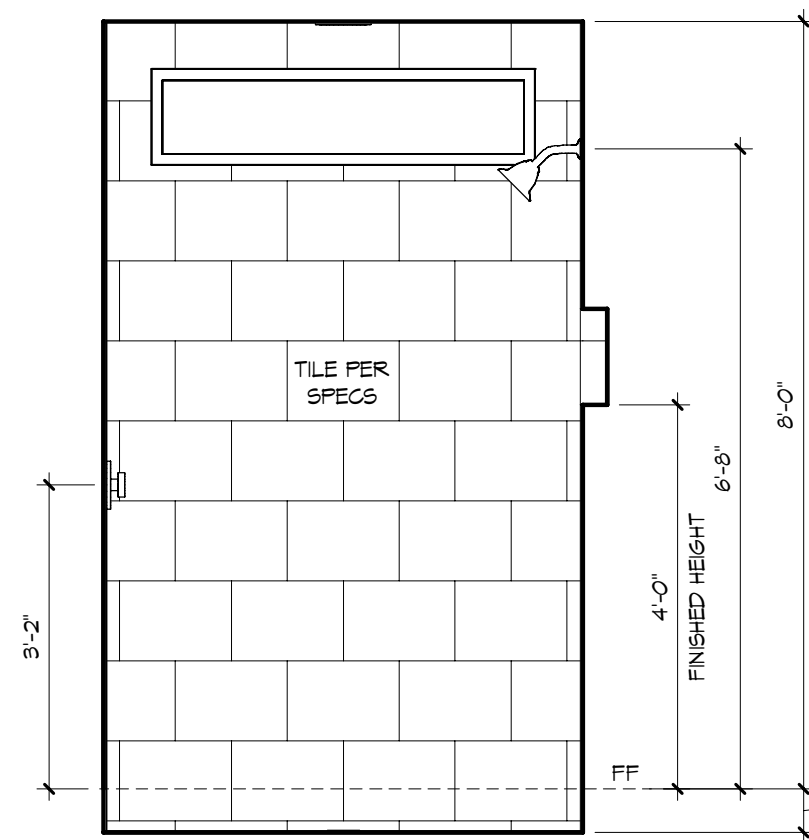
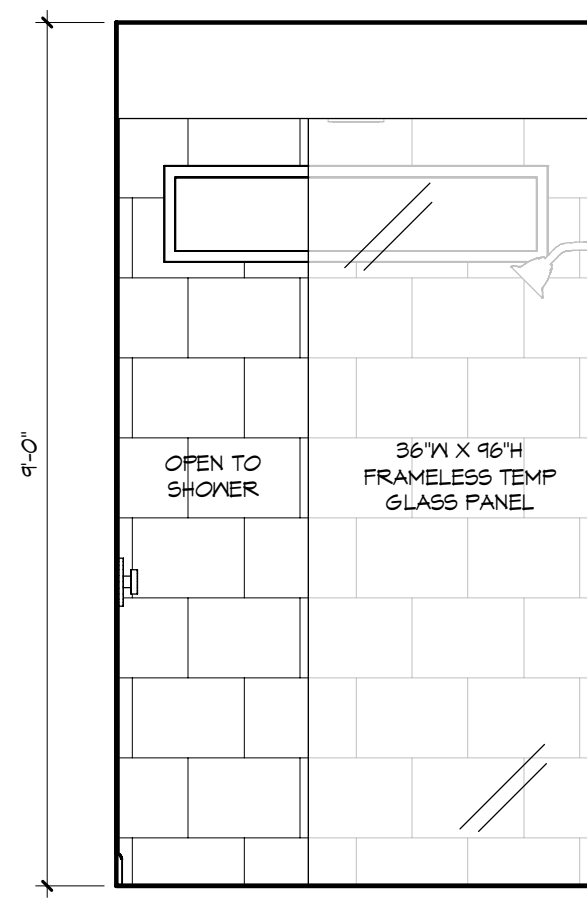


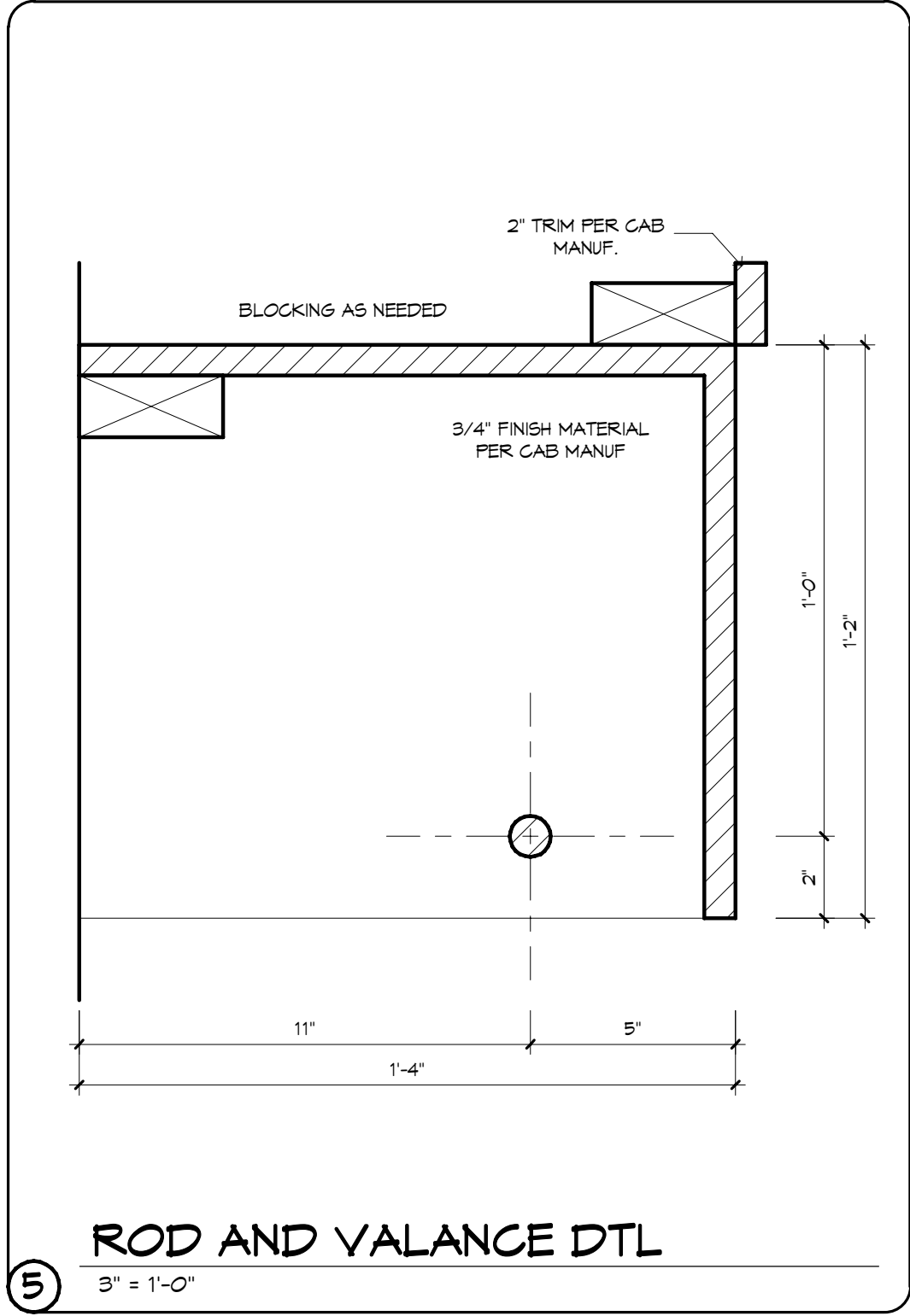
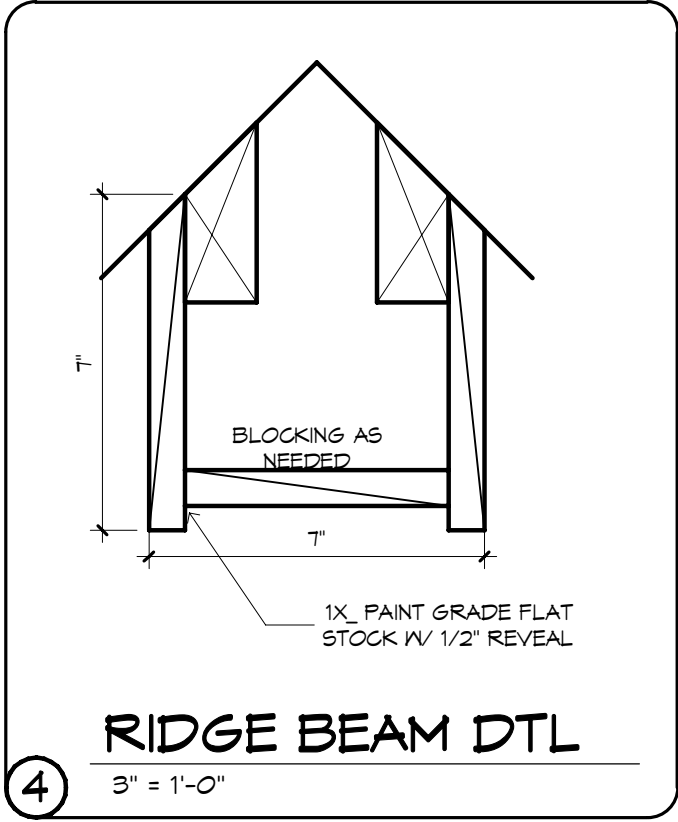
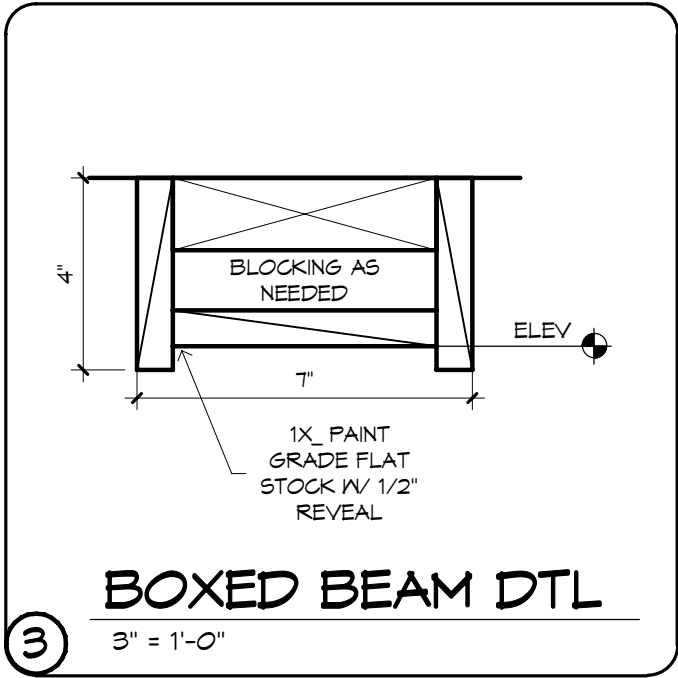
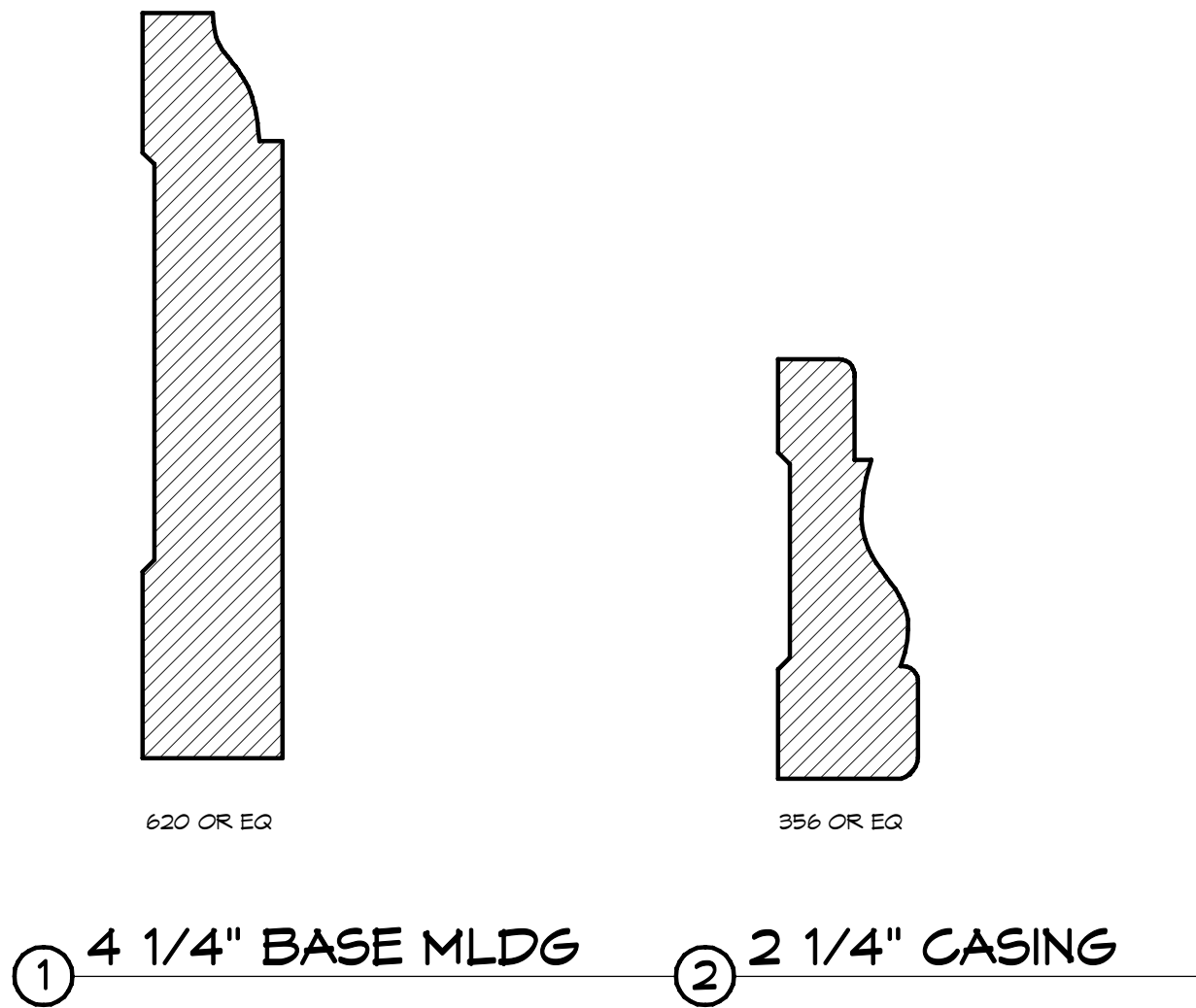
PANTRY - "Z"
1/2" = 1'-0"



KITCHEN ISO







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

THE TOE KICK IS 4".

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