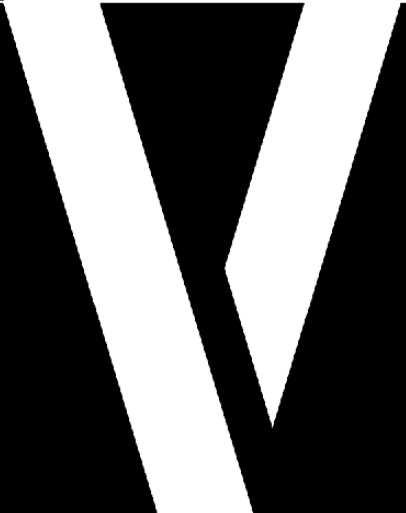




SHEET LIST

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E1.1	Electrical Guidelines



VANGUARD
STUDIO

6601 VAUGHT RANCH RD.
SUITE G-10
AUSTIN TX, 78730
512.918.8312

VANGUARDSTUDIO.COM

ARCHITECTURE

Mellon Residence
27619 Sunset Loop,
Lot 185, Ramble Ridge, Comal County TX

CONTACT INFORMATION

Builder: Jenkins & Associates Custom
Homes, LLC.
19501 FM 3009, Suite 2B
Garden Ridge, TX 78266
210-651-6800

Architect: Vanguard Studio, Inc
6601 Vaught Ranch Rd
Suite G-10
Austin, TX 78730
512.918.8312

Engineer:

Landscape:

PROJECT NO. 20008



DATE 08/05/2020

REVISIONS

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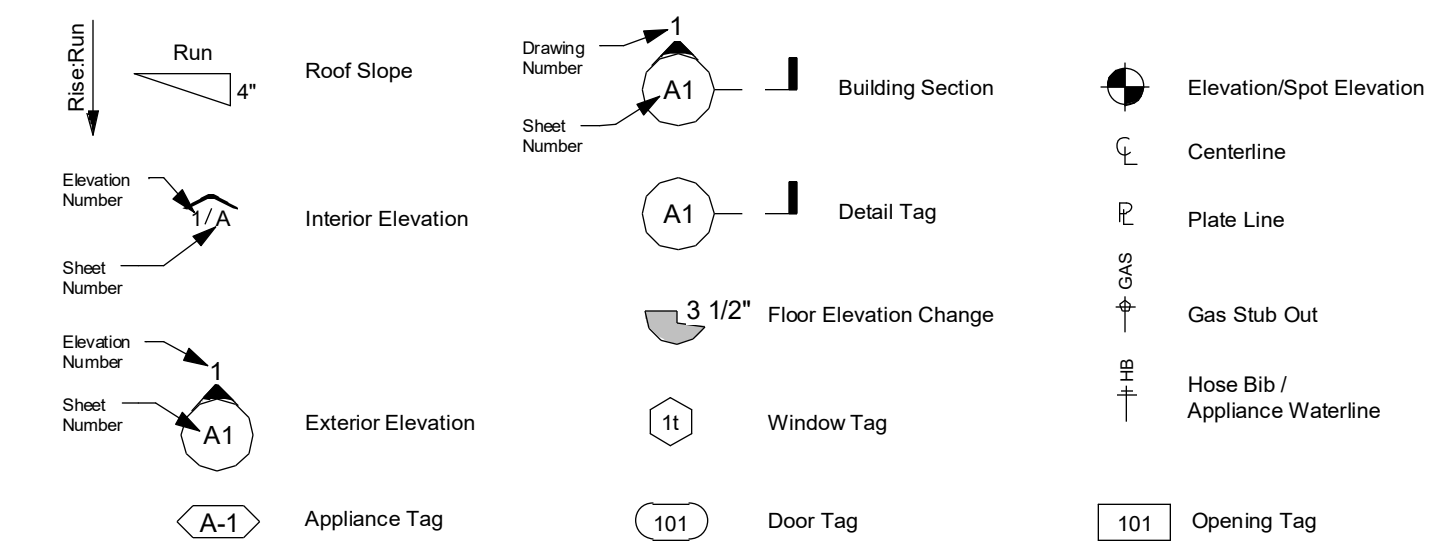
A0.0

Cover

3D RENDERINGS FOR
DEMONSTRATIVE PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

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Graphic Symbols



Standard Abbreviations

AFF Above Finish Floor	Ea Each	Manf. Manufacturer	Sched. Schedule
Adm. Additional	E.J. Expansion Joint	Max. Maximum	Sect. Section
AHU Air Handling Unit	Elev. Elevation	Sh. Sheet	Shlvs. Bookshelves
Alum. Aluminum	Equip. Equipment	Mech. Mechanical	Sim. Similar
Approx. Approximate	Exist. Existing	Metl. Metal	Spec. Specifications
Arch. Architect, Architectural		Micro. Microwave	S.S. Stainless steel
		Min. Minimum	Std. Standard
Bkg. Blocking	Fdn. Foundation	Misc. Miscellaneous	Stl. Steel
Bd. Board	Fin. Finish	MUD Mud Room	Struct. Structural
Bldg. Building	Fixt. Fixture	N.J.C. Not in contact	Sbr. Sbr.
B.L. Building Line	Flr. Floor	Norm. Nominal	Susp. Suspended
B.O. Bottom of	Furr. Furring	T. Tread	Tele. Telephone
	F.D. Furr Down	T.O. Top of	Temp. Tempered
	F.F. Finish Floor	T.O.W. Top of Wall	Typ. Typical
	F.P. Fireplace	T.O.S. Top of Steel	T.O. Top of
CaB. Cabinet		Typ. Triple	T.O.S. Top of Steel
Cpt. Carpet	H. High / Height	U.N.O. Unless Noted Otherwise	
Cls. Ceiling	H.B. Hose Bibb	Util. Utility	
Cl. Column	Hdr. Header	Quad. Quadruple	
Col. Column	Horiz. Horizontal	R. Radius, Riser	V.I.F. Verify in Field
Conc. Concrete	HL. Height	R.D. Roof Drain	VSI Vanguard Studio, Inc.
CL Centerline	HL. Height	Ref. Reference	
CMU Concrete Masonry Unit	HVAC Heating, Ventilation, and Air Conditioning	Refr. Refrigerator	W.I.C. Walk In Closet
C.J. Control Joint	IM. Ice Maker	Reinf. Reinforce	w/ With
Cont. Continuous	I.D. Inside Diameter	Reqd. Required	Wd. Wood
	Insul. Insulation	Rm. Room	Wind. Window
Det. Detail	Lin. Linen(s)	R.O. Rough opening	W.N. Water Heater
Dia. Diameter			
Dm. Dimension			
DN. Down			
Dns. Down			
D.S. Downspout			
Dwg. Drawing			
D. Dryer			
D. Dryer			
DW Dishwasher			

General Notes

- PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND ALL EXISTING ON-SITE CONDITIONS. THE CONTRACTOR SHALL REPORT TO VSI ANY ERRORS, INCONSISTENCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK IN QUESTION.
- REPORT ALL DISCREPANCIES, ERRORS, OR OMISSIONS IN THE DOCUMENTS TO VSI OR BUILDER PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR COMMENCEMENT OF CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND/OR REGULATIONS HAVING JURISDICTION OVER THE WORK AND SHALL BE PERFORMED IN A GOOD WORKMANSHIP LIKE MANNER IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS BY EXPERIENCED CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE PROJECT. THE GENERAL CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- GENERAL CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR PLANS SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE GENERAL CONTRACTOR OR ANY OF THEIR REPRESENTATIVES.
- FINAL SELECTIONS FOR ALL FINISHES, FINISH MATERIALS, COLORS, TEXTURES, ETC. SHALL BE MADE BY THE OWNER.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS NOTED OTHERWISE. INSTALL DOORS AND WINDOWS PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
- PROVIDE ATTIC VENTING AS REQUIRED BY LOCAL CODES AND AS NECESSARY DEPENDING ON INSULATION REQUIREMENTS.
- TEMPERED GLASS SHALL BE USED AT WINDOWS ABOVE BATHS, SHOWERS, ANY WINDOWS IN DOORS, ANY WINDOWS WITHIN 24" OF DOORS, AND AT ALL WINDOWS GREATER THAN 9 SQUARE FEET THAT ARE WITHIN 18" OF THE FLOOR.
- ALL ANGLED WALLS 45° UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. PLEASE REPORT ERRORS OR QUESTIONS TO VSI FOR CLARIFICATION.
- MECHANICAL, ELECTRICAL AND PLUMBING SHOWN ON THE PLANS ARE SCHEMATIC AND INDICATE INTENT AND SCOPE OF WORK ONLY. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER SELECTION OF EQUIPMENT WHICH MEETS ALL APPLICABLE CODES.
- ALL DIMENSIONS ARE TO FACE OF FRAME UNLESS NOTED OTHERWISE.
- ALL EXTERIOR STUD WALLS IN EXCESS OF 10'-0" TALL SHALL BE MIN. 2x6 CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO STRUCTURAL DRAWINGS.
- ALL UNBRACED STUD WALLS IN EXCESS OF 11'-0" TALL WILL BE MIN. OF 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED. ALL OTHER WOOD STUD WALLS WILL BE 2X4 CONSTRUCTION UNLESS NOTED OTHERWISE.
- PROVIDE SOUND ATTENUATING BATTS AROUND ALL BATHROOMS AND MECHANICAL EQUIPMENT SPACES, TYPICAL.
- VERIFY AND COORDINATE ALL HVAC AND PLUMBING VENTS, DUCTS AND REGISTERS WITH STRUCTURAL DRAWINGS AND NOTES PRIOR TO CONSTRUCTION.
- ALL ELEVATION PLATE HEIGHTS INDICATED ARE NOMINAL DIMENSIONS.
- DOOR LOCATIONS - UNLESS NOTED OTHERWISE, PLACE DOORS 6" FROM ADJACENT WALL OR IN CENTER OF TWO ADJACENT WALLS SUCH AS IN A HALLWAY.
- VERIFY FINAL SLAB DROPS WITH FINAL FLOOR MATERIAL SELECTIONS BY OWNER.
- FINAL WINDOW SIZES MAY VARY WITH MANUFACTURER CHOSEN. IF WINDOW SIZE CHANGES MORE THAN 4", PLEASE NOTIFY VSI FOR CORRECTION OF SIZE FOR DESIGN INTENT.
- ROOF VENT - PLACE ALL VERTICAL PIPES TO REAR OF BUILDING WHERE POSSIBLE.
- ROOF OVERHANGS - ALL ROOF OVERHANGS ARE MEASURED FROM THE OUTSIDE FACE OF FRAMING STUDS.
- DOORS FROM THE GARAGE INTO THE RESIDENCE SHALL BE EITHER 1 3/8" SP. WOOD, 1 3/8" SOLID STEEL, 1 3/8" HONEYCOMB STEEL, OR 20 MINUTE FIRE RATED WITH SELF CLOSING HINGE.
- GARAGES WITH HABITABLE ROOMS ABOVE MUST USE 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT TO SEPARATE ALL HABITABLE SPACES.
- WHEN PLAN INCLUDES ELEVATOR, BUILDER TO VERIFY ALL SPECIFICATIONS AND CONSTRUCTION, AND PIT REQUIREMENTS WITH THE MANUFACTURER.
- WINDOW SIZES SHOWN AT EGRESS AREAS MEET GENERAL EGRESS REQUIREMENTS, HOWEVER BUILDER TO VERIFY WITH INDIVIDUAL MANUFACTURER.
- ATTIC ACCESS - PROVIDE MINIMUM 22" X 30" ACCESS AS NOTED AND WHERE REQUIRED BY CODE.
- FOR ALL CITY OF AUSTIN PERMITTED PROJECTS ONE FIRST FLOOR POWDER OR BATH MUST HAVE MINIMUM 32" CLEAR OPENING, 32" CLEAR ROUTE THROUGH LIVING, DINING, AND KITCHEN AND BE LEVEL, BEVELED OR RAMMED. WALLS TO HAVE BLOCKING FOR FUTURE HAND RAILS THERE MUST BE ONE NO STEP ENTRANCE WITH REVELED THRESHOLD ON 12" OR LESS AND DOOR WITH CLEAR OPENING OF 32" MIN. AT FRONT, REAR, SIDE OR GARAGE. FOR SPECIFIC DETAILS REFER TO CITY OF AUSTIN ORDINANCE NO. 20140135-021.
- DROP INDICATORS ARE FROM CONCRETE TO CONCRETE UNLESS DOORS SWING TOWARDS THE OUTSIDE, THEN 1 1/2" DROP MAXIMUM FINISH TO FINISH.
- STUCCO WEEP SCREDS AND CONTRAL JOINTS TO BE INSTALLED PER ASTM C926 AND C1063 STANDARDS. IN GENERAL, JOINT SPACING SHOULD NOT BE GREATER THAN 18 FEET. NO PANEL SHOULD EXCEED 144 SQ. FT. ON VERTICAL APPLICATIONS.

Wall Legend

4" STUD	STONE W/ STUCCO ABOVE ON 4"
6" STUD	STONE W/ STUCCO ABOVE ON 6"
STONE ON 4"	
STONE ON 6"	
STONE W/ STUCCO ABOVE ON 4"	
STONE W/ STUCCO ABOVE ON 6"	

Electrical Notes

- PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND ALL EXISTING ON-SITE CONDITIONS. THE CONTRACTOR SHALL REPORT TO VSI ANY ERRORS, INCONSISTENCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK IN QUESTION.
- ALL INSTALLATIONS TO BE IN ACCORDANCE WITH CURRENT LOCAL CODES PER JURISDICTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
- CONVENIENCE OUTLETS TO BE MOUNTED @ 12" AFF. U.N.O.
- OUTLETS MOUNTED ABOVE CABINETS TO BE 6" ABOVE THE NOMINAL WORKING SURFACE U.N.O. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE. ALL NOTED HEIGHTS ARE TO CENTER OF OUTLET.
- REFRIGERATOR AND APPLIANCE OUTLETS TO BE INSTALLED AT HEIGHT RECOMMENDED PER MANUFACTURER.
- BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 42" AFF. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2'-8").
- ALL OUTLETS WITHIN 6'-0" OF WET AREA TO BE GFI.
- MICROWAVE OUTLETS SHALL BE 20 AMP SEPARATE RECEPTACLE.
- SWITCH BOXES TO BE MOUNTED @ 48" AFF TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
- ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS. SWITCH BOX MOUNTED @ ENTRY POINT OF WORKSPACE.
- WASHER TO HAVE SEPARATED 20 AMP DUPLEX OUTLET.
- DRYER TO HAVE SEPARATE 220 V 30 AMP SINGLE OUTLET.
- ALL OUTLETS IN GARAGE TO BE GFI - INCLUDING GARAGE DOOR OPENER.
- ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
- TELEPHONE OUTLETS - PROVIDE BOX (MOUNT TYP. @ 12" AFF. OR ABOVE COUNTER UNO), COVER PLATE, & IC WIRE, TERMINATE NEAR PANEL.
- ALL KITCHEN OUTLETS THAT SERVE COUNTERTOPS MUST BE GFCI PROTECTED INCLUDING ISLANDS.
- TYPICALLY LOCATE CEILING LIGHT FIXTURES, FANS, ETC. IN CENTER OF ROOM OR BEAM FUR DOWNS UNLESS NOTED OTHERWISE.
- GANG ELECTRICAL SWITCHES WHERE POSSIBLE.
- ALL BATHROOMS MUST HAVE SEPARATE 20 AMP BRANCH CIRCUIT.
- LAUNDRY ROOM TO HAVE SEPARATE 20 AMP BRANCH CIRCUIT. OUTLETS TO BE GFCI PROTECTED.
- ALL NON-GFI OUTLETS (ALL INHABITABLE ROOMS EXCEPT BATHROOMS, KITCHEN, AND LAUNDRY) TO HAVE ARC-FAULT CIRCUIT INTERRUPTER.
- REFER TO APPLIANCE MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS AND LOCATION.
- ELEVATORS - CONSULT MANUFACTURER FOR REQUIRED ELECTRICAL AND PHONE FOR UNIT.
- ALL RECEPTACLE OUTLETS TO BE LISTED AS TAMPER RESISTANT.
- ANY HANGING FIXTURES ABOVE TUBS TO BE NO LOWER THAN 8' ABOVE THE TOP SURFACE OF TUB/TUB DECK.
- FOR ALL PROJECTS WITHIN THE CITY OF AUSTIN ALL FIRST FLOOR ALL SWITCHES, AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48". OUTLETS AND RECEPTABLES TO BE INSTALLED AT A MIN. HEIGHT OF 16" WITH EXCEPTION OF FLOOR OUTLETS AND RECEPTABLES.
- ALL CAN LIGHTS LOCATED ABOVE TUBS AND SHOWERS TO BE WATERPROOF.
- FOR ALL PROJECTS WITHIN THE CITY OF AUSTIN THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND MUST BE LABELED "FOR SOLAR ELECTRIC". THE RESERVED SPACE MUST BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEED LOCATION OR MAIN CIRCUIT LOCATION.

AREA CALCULATIONS

First Floor	2732 SF
Second Floor	819 SF
TOTAL LIVING	3551 SF
Garage	974 SF
Front Porch	246 SF
Outdoor Living	706 SF
TOTAL NONLIVING	1926 SF
TOTAL AREAS	5477 SF
TOTAL SLAB AREA	4659 SF

APPLIANCE SCHEDULE

A-1	1	48" Refr.
A-2	1	48" Cooktop
A-3	1	48" Raised Ventilation in Stainless Steel
A-4	1	Dishwasher
A-5	1	Garbage Disposal
A-6	1	Double Oven
A-7	1	Microwave
A-8	1	Coffee Maker
A-9	1	Washer By Others
A-10	1	Dryer By Others
FP-1	1	42" Majestic Marquis II See Thru F.P

IMPERVIOUS LOT

LOT SIZE	60869 SF
A/C PAD	23 SF
RETAINING WALL	67 SF
FOOTPRINT	4659 SF
DRIVEWAY & WALKWAY	3564 SF
A/C PAD	49 SF
TOTAL IMPERVIOUS	8361 SF

PERCENT IMPERVIOUS 14%
MAX ALLOWED IMPERVIOUS 20%

DOOR SCHEDULE NOTES

- PASSAGE SETS TO CONTAIN THUMB LOCKS AT ALL BEDROOMS AND BATHROOMS, EXCEPT FOR DOUBLE DOOR LOCATIONS
- ALL DOORS FROM GARAGE INTO HOUSE TO BE FIRE RATED ACCORDING TO CURRENT IRC REGULATIONS
- POCKET DOORS TO HAVE CONTINUING PLW/WORKING ENCLOSING POCKET UNIT
- LEAF COUNT INDICATES NUMBER OF LEAVES COMPRISING THE DOOR UNIT. LEAF WIDTHS ARE EQUAL UNLESS OTHERWISE NOTED. WIDTH DIMENSIONS ARE OVERALL SIZES. DIVIDE WIDTH BY LEAF COUNT TO GET INDIVIDUAL LEAF WIDTH.
- MISSING ID NUMBERS ARE INTENTIONAL. THOSE DOORS NOT USED.

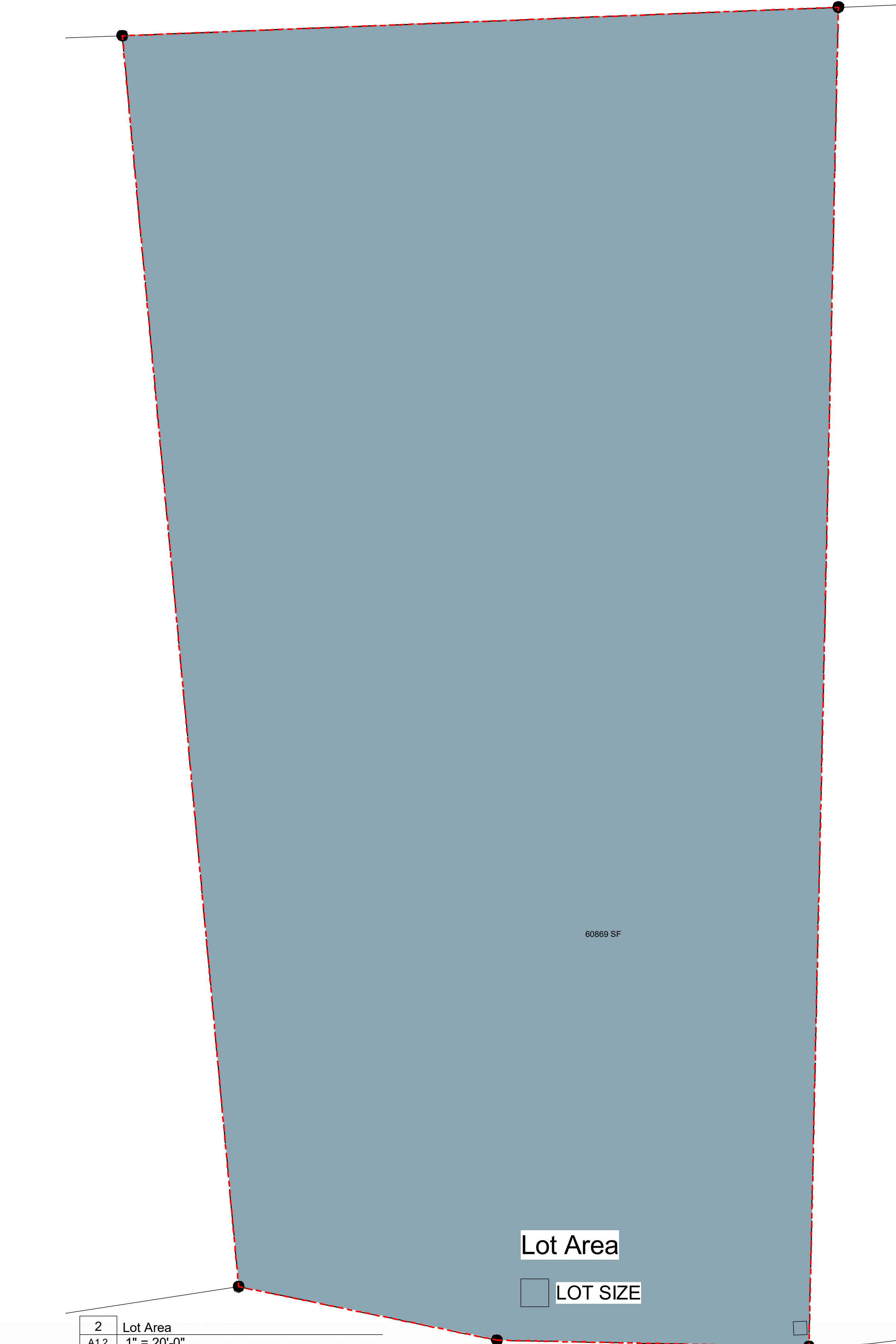
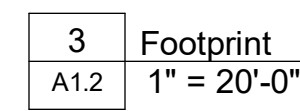
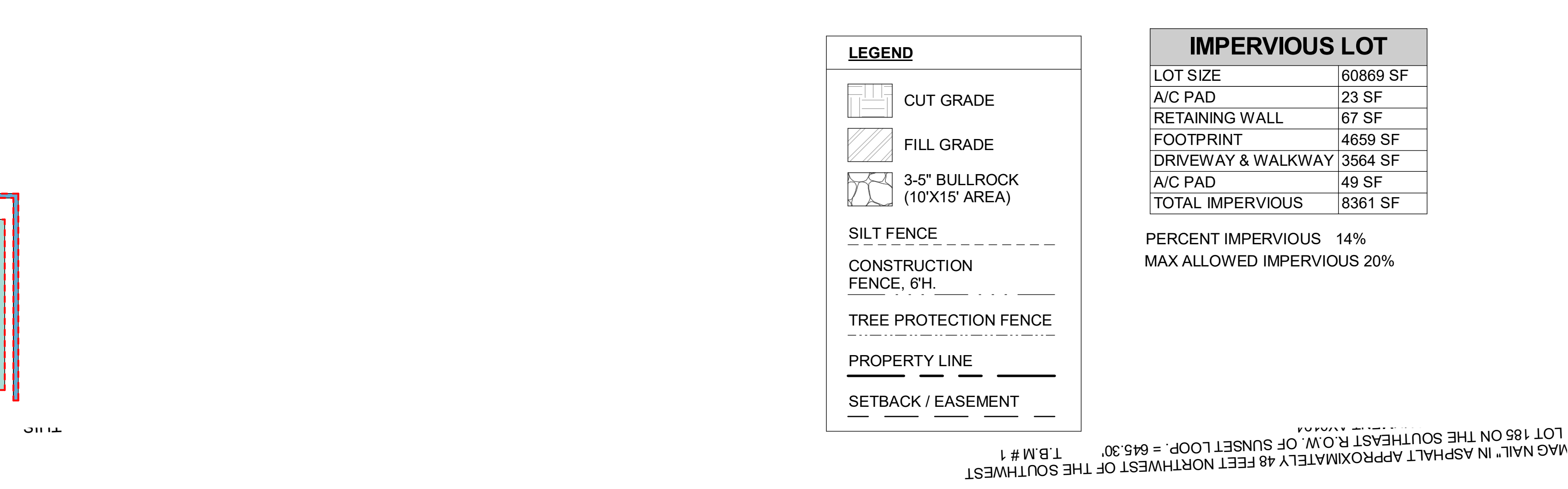
DOOR SCHEDULE

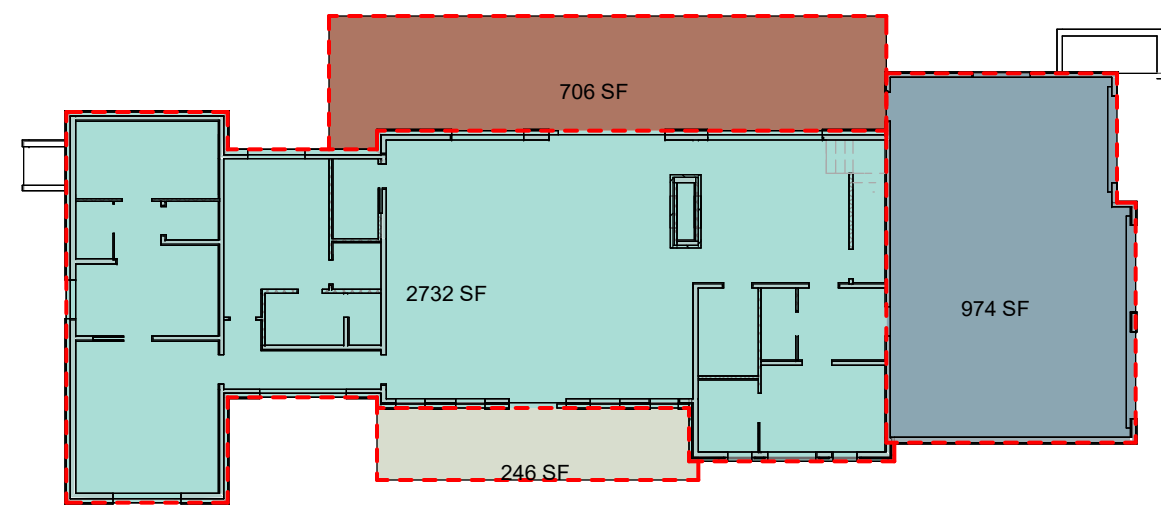
ID	Width	Height	Type	Leaf Count	Operation	Room	Level	Function	Lockset	Material	Comments
101	6' - 0"	8' - 0"	French	2	Swing	ENTRY	1st Floor	Exterior	Dead Bolt	Wood	
102	12' - 0"	8' - 0"	French	4	Sliding	FAMILY	1st Floor	Exterior	Dead Bolt	Wood	
103	3' - 0"	8' - 0"	Panel	1	Swing	MUD	1st Floor	Exterior	Dead Bolt	Wood	
104	3' - 0"	8' - 0"	Panel	1	Swing	GARAGE	1st Floor	Exterior	Dead Bolt	Wood	
105	3' - 0"	8' - 0"	Panel	1	Swing	OFFICE	1st Floor	Interior	Passage	Wood	
106	3' - 0"	8' - 0"	Panel	1	Swing	STOR. 2	1st Floor	Interior	Passage	Wood	
107	2' - 6"	8' - 0"	Panel	1	Pocket	PANTRY	1st Floor	Interior	N/A	Wood	
108	2' - 6"	8' - 0"	Panel	1	Pocket	PDR.	1st Floor	Interior	N/A	Wood	
109	3' - 0"	8' - 0"	Panel	1	Swing	MUD	1st Floor	Interior	Passage	Wood	
110	3' - 0"	8' - 0"	Panel	1	Pocket	STOR. 1	1st Floor	Interior	N/A	Wood	
111	2' - 8"	8' - 0"	Panel	1	Swing	BEDROOM 2	1st Floor	Interior	Passage	Wood	
112	2' - 6"	8' - 0"	Panel	1	Swing	BATH 2	1st Floor	Interior	Passage	Wood	
113	2' - 6"	8' - 0"	Panel	1	Swing	W.I.C.2	1st Floor	Interior	Passage	Wood	
114	3' - 0"	8' - 0"	Panel	1	Swing	MASTER BEDROOM	1st Floor	Interior	Passage	Wood	
115	3' - 0"	8' - 0"	Panel	1	Pocket	MASTER BATH	1st Floor	Interior	N/A	Wood	
116	3' - 0"	8' - 0"	Panel	1	Swing	MASTER BATH	1st Floor	Interior	Passage	Wood	
117	3' - 0"	8' - 0"	Panel	1	Swing	MASTER CLOSET	1st Floor	Interior	Passage	Wood	
200	3' - 0"	8' - 0"	Panel	1	Swing	COMMON ROOM	2nd Floor	Interior	Passage	Wood	
201	2' - 8"	8' - 0"	Panel	1	Swing	BEDROOM 4	2nd Floor	Interior	Passage	Wood	
202	2' - 6"	8' - 0"	Panel	1	Swing	W.I.C. 4	2nd Floor	Interior	Passage	Wood	
203	2' - 6"	8' - 0"	Panel	1	Swing	VANITY 4	2nd Floor	Interior	Passage	Wood	
204	2' - 6"	8' - 0"	Panel	1	Pocket	BATH 3	2nd Floor	Interior	N/A	Wood	
205	2' - 6"	8' - 0"	Panel	1	Pocket	BATH 3	2nd Floor	Interior	N/A	Wood	
206	2' - 6"	8' - 0"	Panel	1	Swing	VANITY 3	2nd Floor	Interior	Passage	Wood	
207	2' - 8"	8' - 0"	Panel	1	Swing	BEDROOM 3	2nd Floor	Interior	Passage	Wood	
208	2' - 8"	8' - 0"	Panel	1	Swing	W.I.C. 3	2nd Floor	Interior	Passage	Wood	
209	2' - 8"	8' - 0"	Panel	1	Swing	LINEN	2nd Floor	Interior	Passage	Wood	
300	9' - 0"	8' - 0"	Plank Style		Overhead	GARAGE	1st Floor	Exterior	N/A	Wood	
301	9' - 0"	8' - 0"	Plank Style		Overhead	GARAGE	1st Floor	Exterior	N/A	Wood	
302	9' - 0"	8' - 0"	Plank Style		Overhead	GARAGE	1st Floor	Exterior	N/A	Wood	

WINDOW SCHEDULE NOTES

- MISSING ID LETTERS ARE INTENTIONAL. THOSE WINDOWS NOT USED.
- WINDOW LOCATED IN WET AREAS SHALL BE OF NON-WOOD MATERIAL. EXTERIOR COLOR SHALL MATCH PRIMARY SELECTION OF THE PROJECT.
- UNIT COUNT INDICATES NUMBER OF UNITS MULLED SIDE BY SIDE. UNIT WIDTHS ARE EQUAL UNLESS OTHERWISE NOTED. WIDTH DIMENSIONS ARE OVERALL SIZES. DIVIDE WIDTH BY UNIT COUNT TO GET INDIVIDUAL UNIT WIDTH.
- ALL WINDOWS WITHIN THE SAME ROOM TO MATCH.

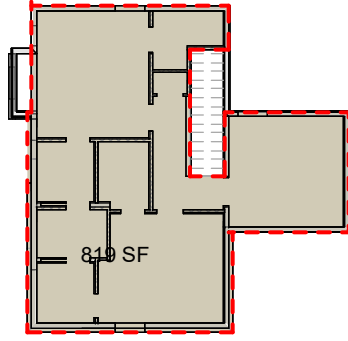
WINDOW SCHEDULE										
ID	Count	Unit Count	Window Size		Type	Head Height	Room	Level		Comments
			Width	Height						
A	1	1	2' - 0"	2' - 0"	Fixed	8' - 0"	VANITY 3	2nd Floor		
B	1	1	2' - 6"	4' - 6"	Fixed	8' - 0"	STOR. 1	1st Floor		
B	1	1	2' - 6"	4' - 6"	Fixed	8' - 0"	UTILITY	1st Floor		
C	2	1	2' - 0"	3' - 0"	Fixed	8' - 0"	BEDROOM 3	2nd Floor		
C	1	1	2' - 0"	3' - 0"	Fixed	8' - 0"	BEDROOM 4	2nd Floor		
C	3	1	2' - 0"	3' - 0"	Fixed	8' - 0"	GARAGE	1st Floor		
C	2	1	2' - 0"	3' - 0"	Fixed	8' - 0"	MASTER BEDROOM	1st Floor		
C	2	1	2' - 0"	3' - 0"	Fixed	8' - 0"	MASTER CLOSET	1st Floor		
C	2	1	2' - 0"	3' - 0"	Fixed	8' - 0"	VANITY 4	2nd Floor		
C	1	1	2' - 0"	3' - 0"	Fixed	8' - 0"	W.I.C. 3	2nd Floor		
D	1	2	5' - 0"	4' - 6"	Fixed	8' - 0"	UTILITY	1st Floor		
E	2	2	6' - 0"	2' - 6"	Fixed	15' - 6"	CLERESTORY	1st Floor		H.H. From 1st Floor
F	1	1	4' - 0"	6' - 0"	Fixed	8' - 0"	MASTER BATH	1st Floor		
G	1	2	6' - 0"	6' - 0"	Fixed	8' - 0"	GARAGE	1st Floor		
H	1	3	9' - 0"	6' - 0"	Fixed	8' - 0"	HALL	1st Floor		
J	1	1	3' - 0"	3' - 0"	Fixed	8' - 0"	MASTER BATH	1st Floor		
K	1	1	3' - 0"	1' - 6"	Fixed	9' - 6"	MASTER BEDROOM	1st Floor		
K	1	1	3' - 0"	1' - 6"	Fixed	9' - 6"	OFFICE	1st Floor		
L	1	2	6' - 0"	3' - 6"	Fixed	8' - 0"	COMMON ROOM	2nd Floor		
M	1	3	7' - 6"	5' - 0"	Bi-Fold	8' - 0"	KITCHEN	1st Floor		
N	1	1	3' - 0"	4' - 6"	Single Hung	8' - 0"	COMMON ROOM	2nd Floor		
P	1	1	3' - 0"	6' - 0"	Single Hung	8' - 0"	BEDROOM 3	2nd Floor		
P	1	1	3' - 0"	6' - 0"	Single Hung	8' - 0"	BEDROOM 4	2nd Floor		
P	2	1	3' - 0"	6' - 0"	Single Hung	8' - 0"	DINING	1st Floor		
P	2	1	3' - 0"	6' - 0"	Single Hung	8' - 0"	ENTRY	1st Floor		
Q	1	2	6' - 0"	6' - 0"	Single Hung	8' - 0"	BEDROOM 2	1st Floor		
R	1	2	7' - 0"	6' - 0"	Single Hung	8' - 0"	MASTER BEDROOM	1st Floor		
S	1	4	12' - 0"	6' - 0"	Single Hung	8' - 0"	DEN	1st Floor		





Areas

- First Floor
- Front Porch
- Garage
- Outdoor Living



Areas

- Second Floor

AREA CALCULATIONS	
First Floor	2732 SF
Second Floor	819 SF
TOTAL LIVING	3551 SF
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TOTAL NONLIVING	1926 SF
TOTAL AREAS	5477 SF
TOTAL SLAB AREA	4659 SF

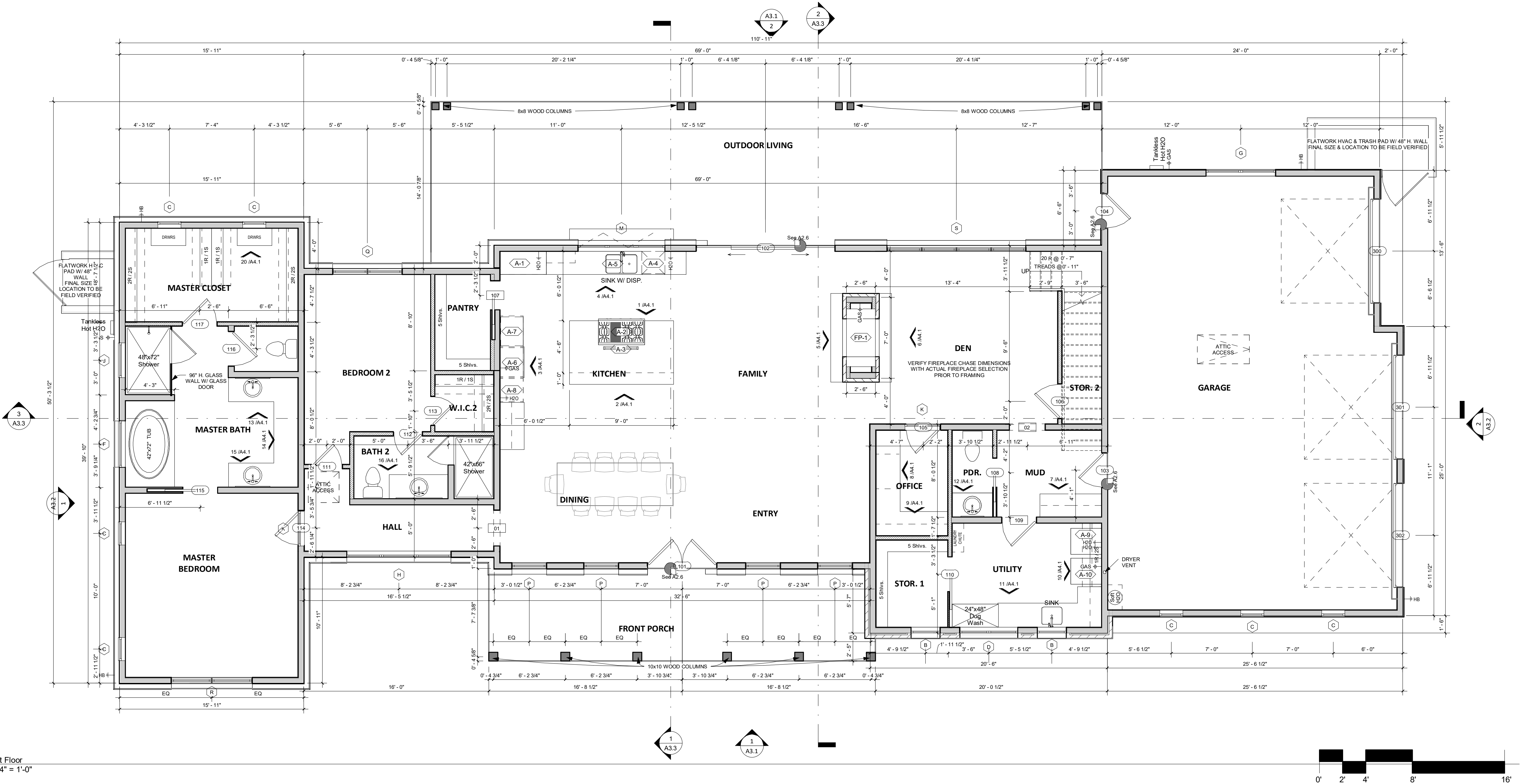
Wall Legend

- 6" STUB
- 6" SOLID
- STONE ON 4"
- STONE ON 6"
- STONE W/ STUCCO ABOVE ON 4"
- STONE W/ STUCCO ABOVE ON 6"

APPLIANCE SCHEDULE		
A-1	1	48" Refr.
A-2	1	48" Cooktop
A-3	1	48" Raised Ventilation in Stainless Steel
A-4	1	Dishwasher
A-5	1	Garbage Disposal
A-6	1	Double Oven
A-7	1	Microwave
A-8	1	Coffee Maker
A-9	1	Washer By Others
A-10	1	Dryer By Others
FP-1	1	42" Majestic Marquis II See Thru F.P.

2 1st Floor Areas
A2.1 1" = 20'-0"

3 2nd Floor Areas
A2.1 1" = 20'-0"



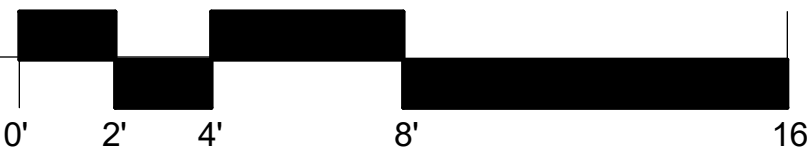
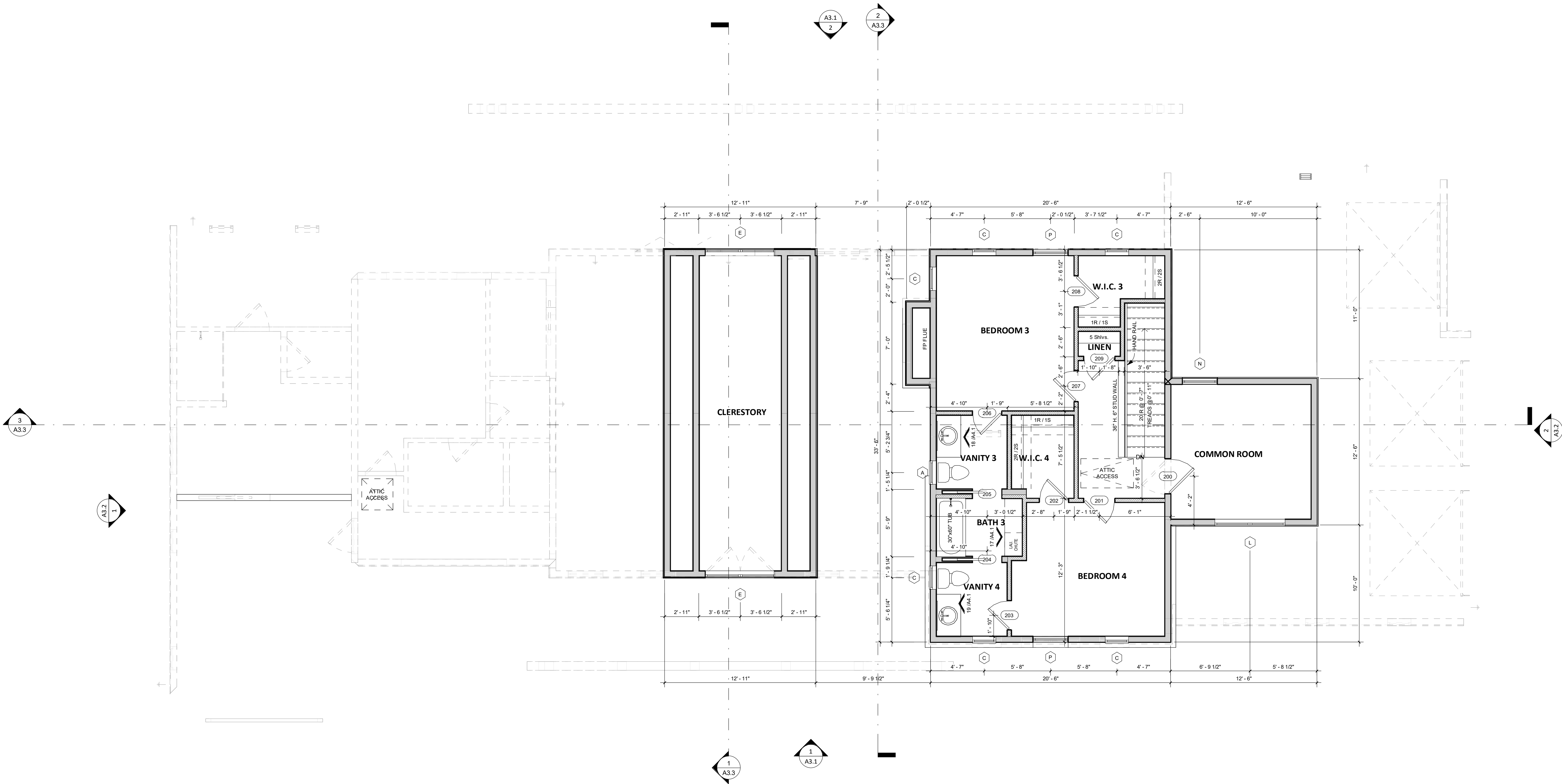
1 1st Floor
A2.1 1/4" = 1'-0"

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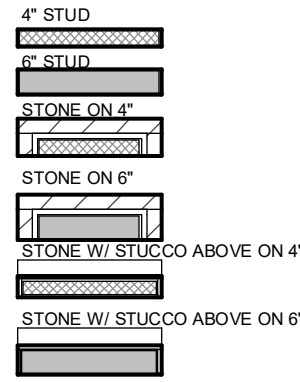
PROJECT NO. 20008
REGISTERED ARCHITECT
DATE 08/05/2020
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A2.1
1st Floor Plan



Wall Legend



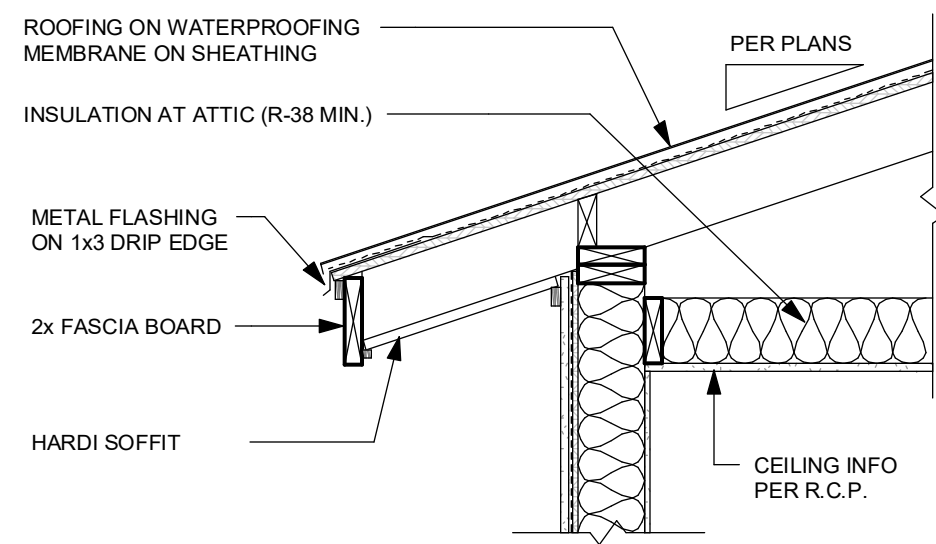
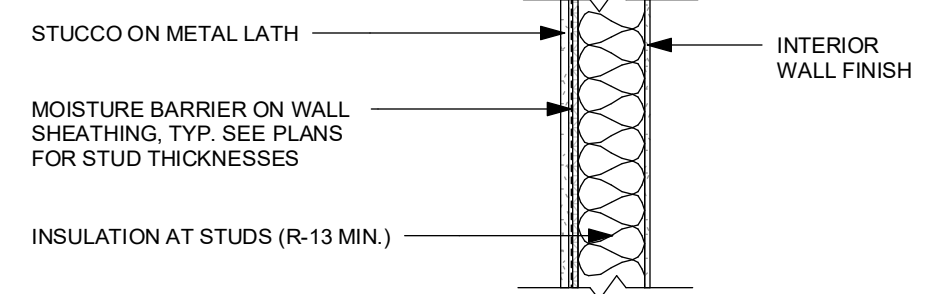
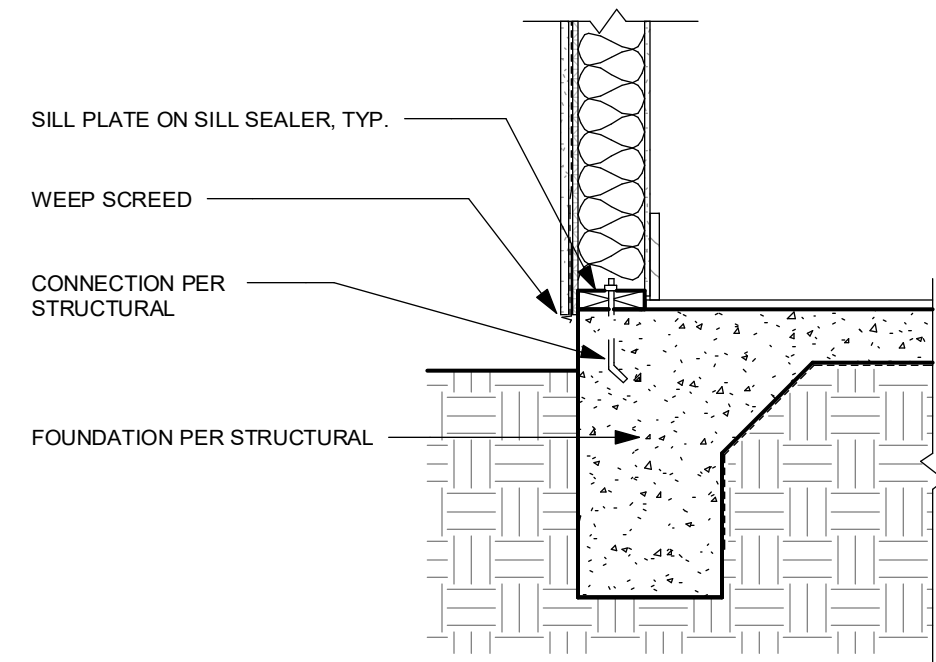
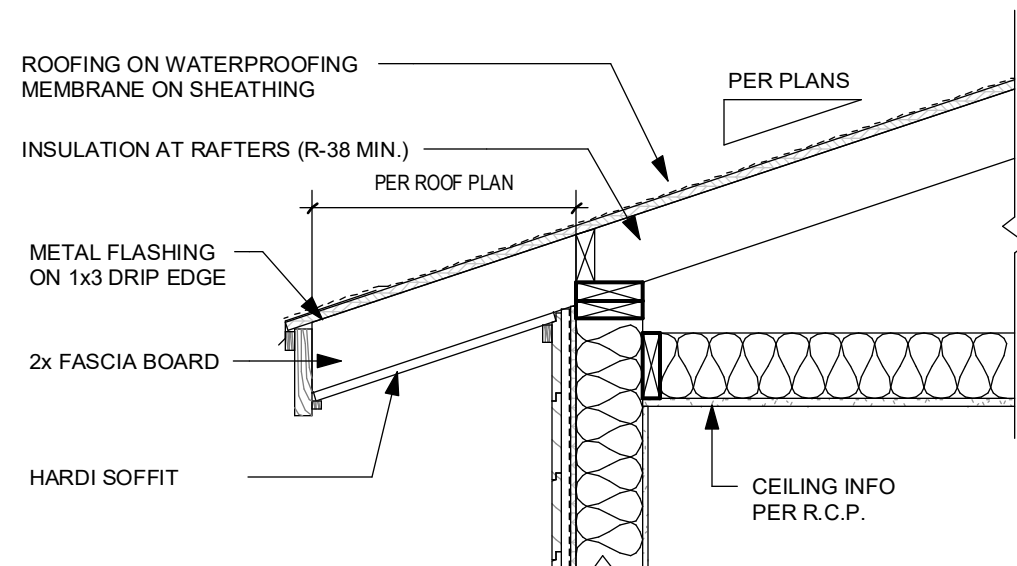
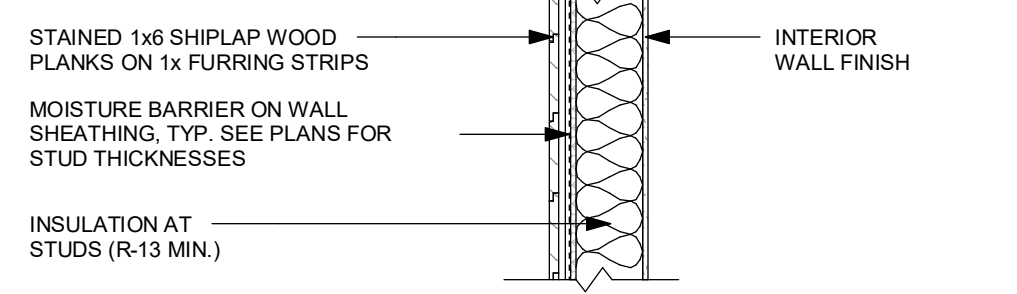
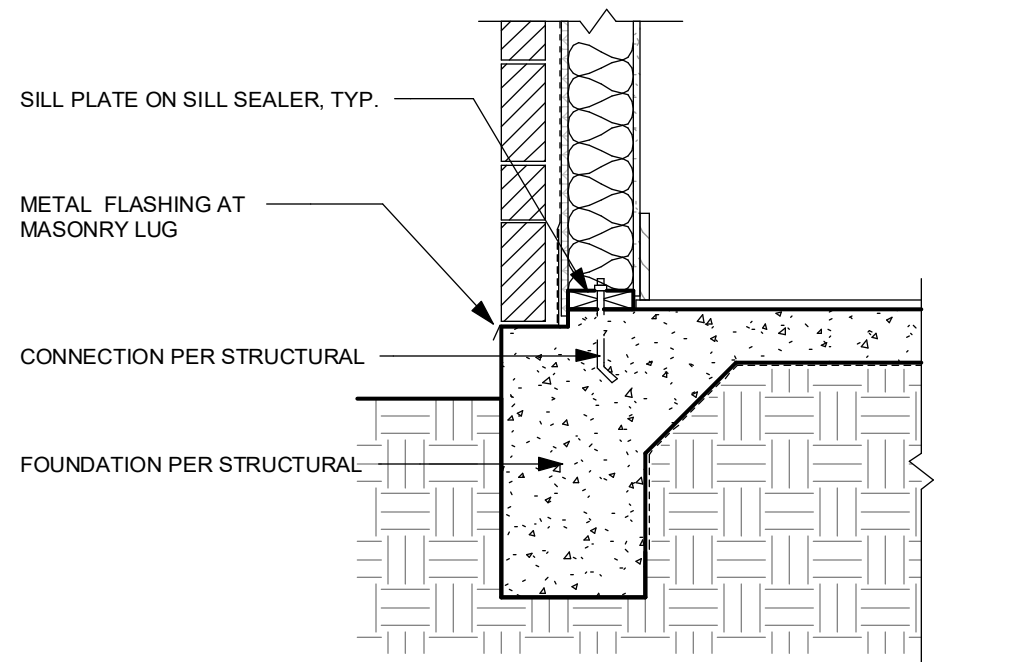
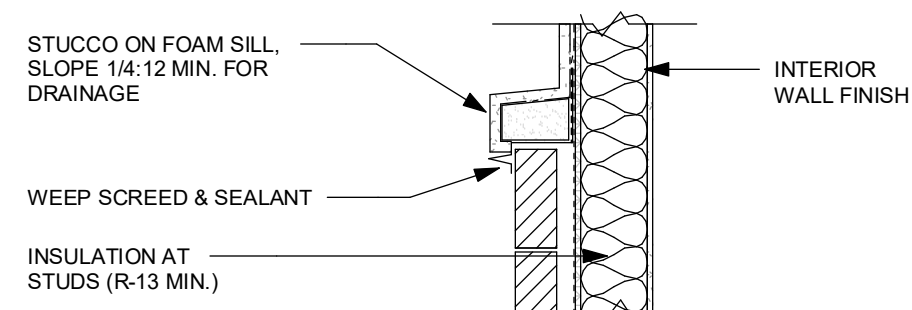
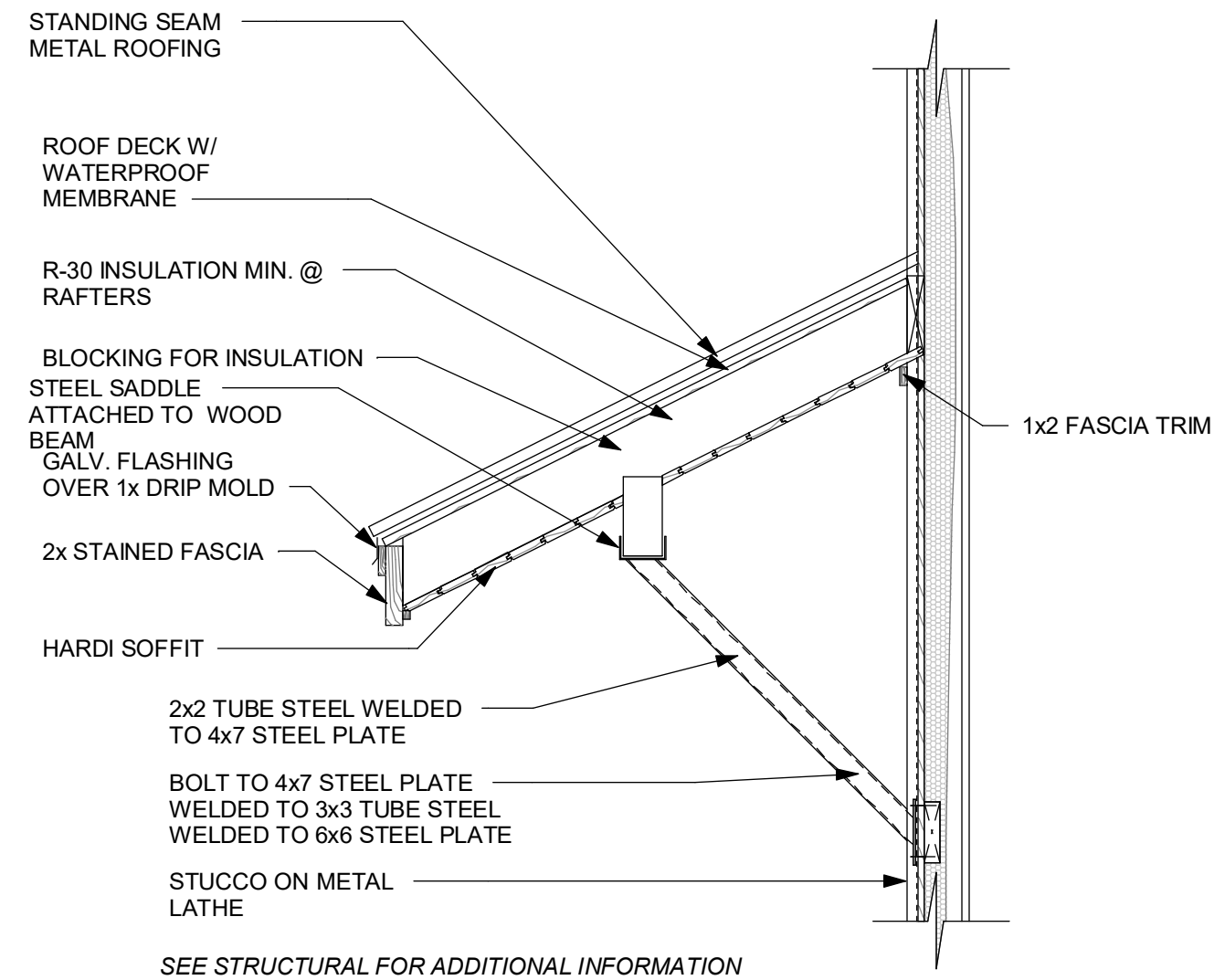
APPLIANCE SCHEDULE

A-1	1	48\"/>
A-2	1	48\"/>
A-3	1	48\"/>
A-4	1	Dishwasher
A-5	1	Garbage Disposal
A-6	1	Double Oven
A-7	1	Microwave
A-8	1	Coffee Maker
A-9	1	Washer By Others
A-10	1	Dryer By Others
FP-1	1	42\"/>

AREA CALCULATIONS

First Floor	2732 SF
Second Floor	819 SF
TOTAL LIVING	3551 SF
Garage	974 SF
Front Porch	246 SF
Outdoor Living	706 SF
TOTAL NONLIVING	1926 SF
TOTAL AREAS	5477 SF

TOTAL SLAB AREA	4659 SF
-----------------	---------

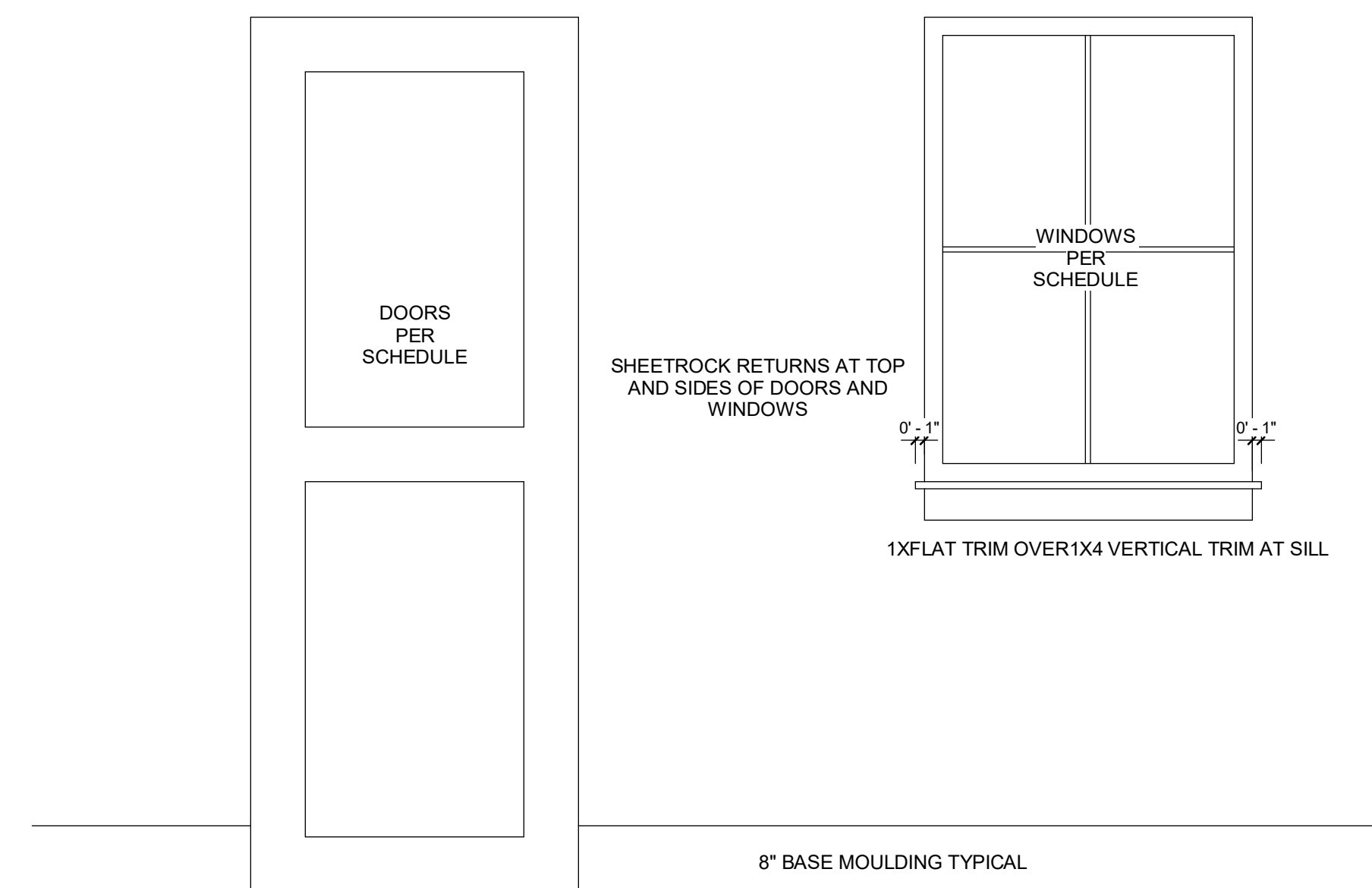


4
A2.3

AWNING DETAIL
3/4" = 1'-0"

GENERAL NOTES:

1. VENTS PENETRATING ROOF PER LOCAL CODES TO BE LOCATED AT REAR OF HOME.
2. ATTIC VENTILATION PER MANUFACTURER RECOMMENDATIONS AND TO MEET LOCAL CODES, IF PENETRATING ROOF TO BE AT REAR OF HOME.
3. REFER TO ROOF MANUFACTURER SPECIFICATIONS FOR INSTALLATION ON PITCHES LOWER THAN 4:12 FOR TILE AND 3:12 FOR METAL AND SHINGLE.
4. DIMENSIONS ARE TO EXTERIOR FACE OF FRAMING.

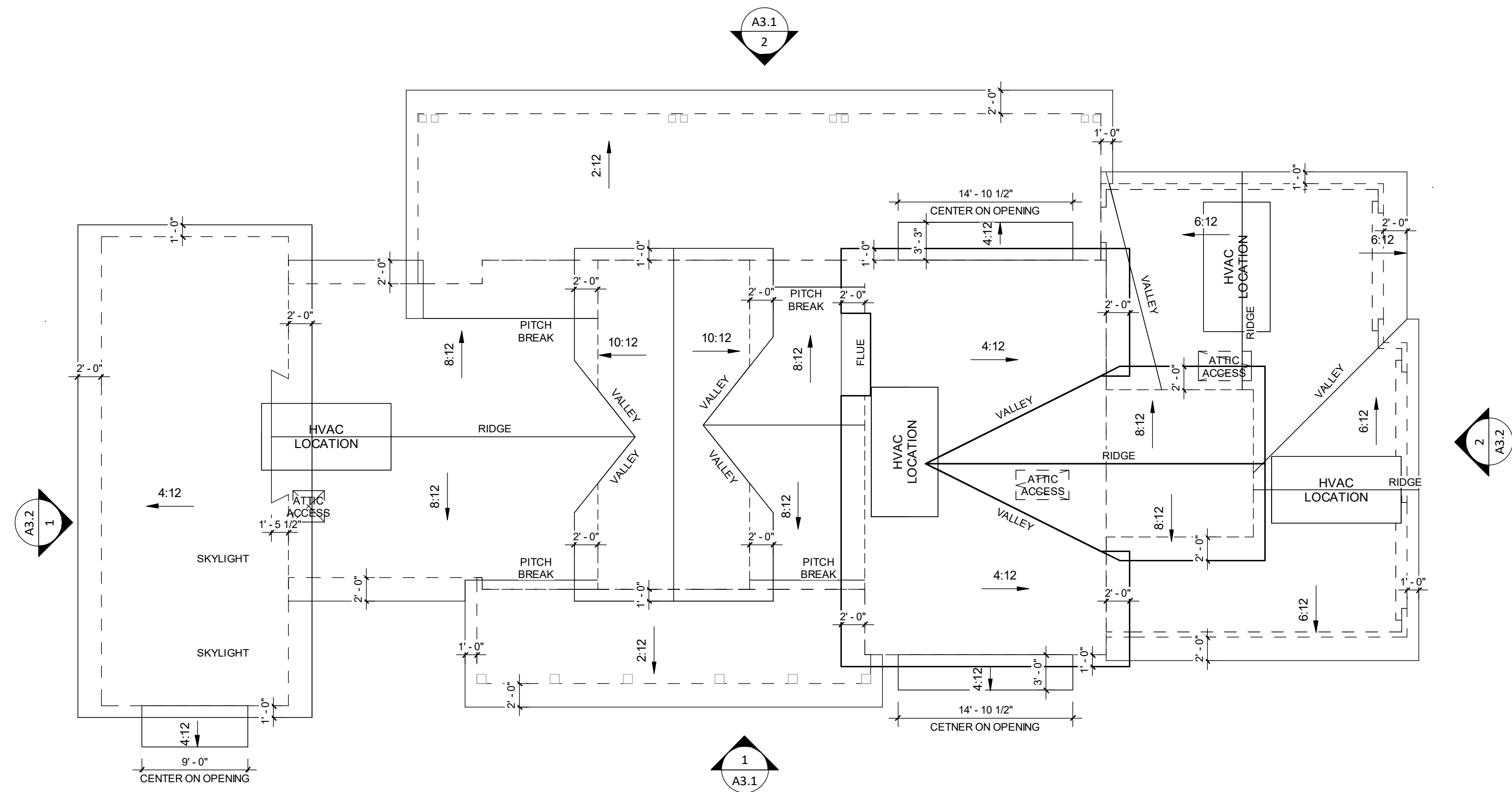


2
A2.3

Typical Interior
Door/Window/Base Detail
3/4" = 1'-0"

1
A2.3

Roof Plan
1/8" = 1'-0"



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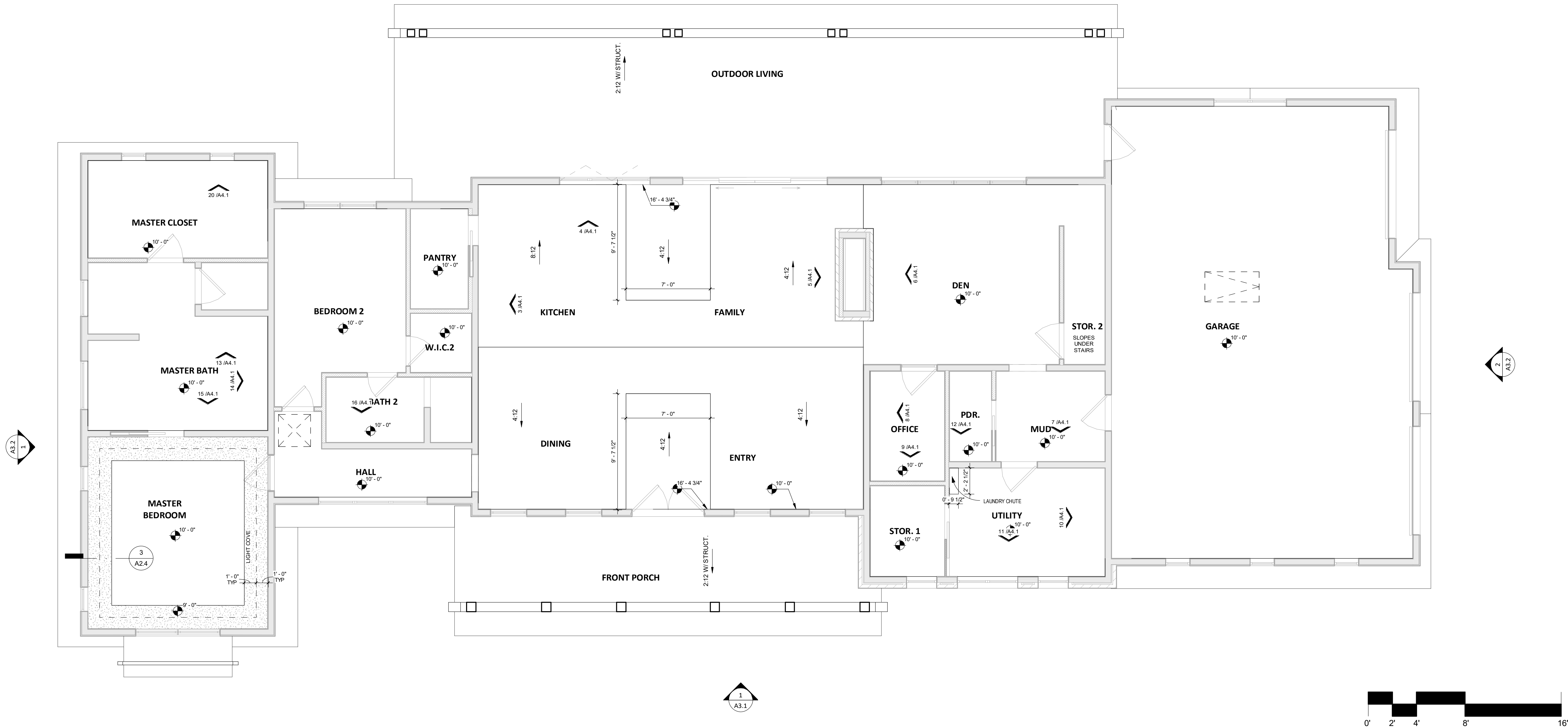
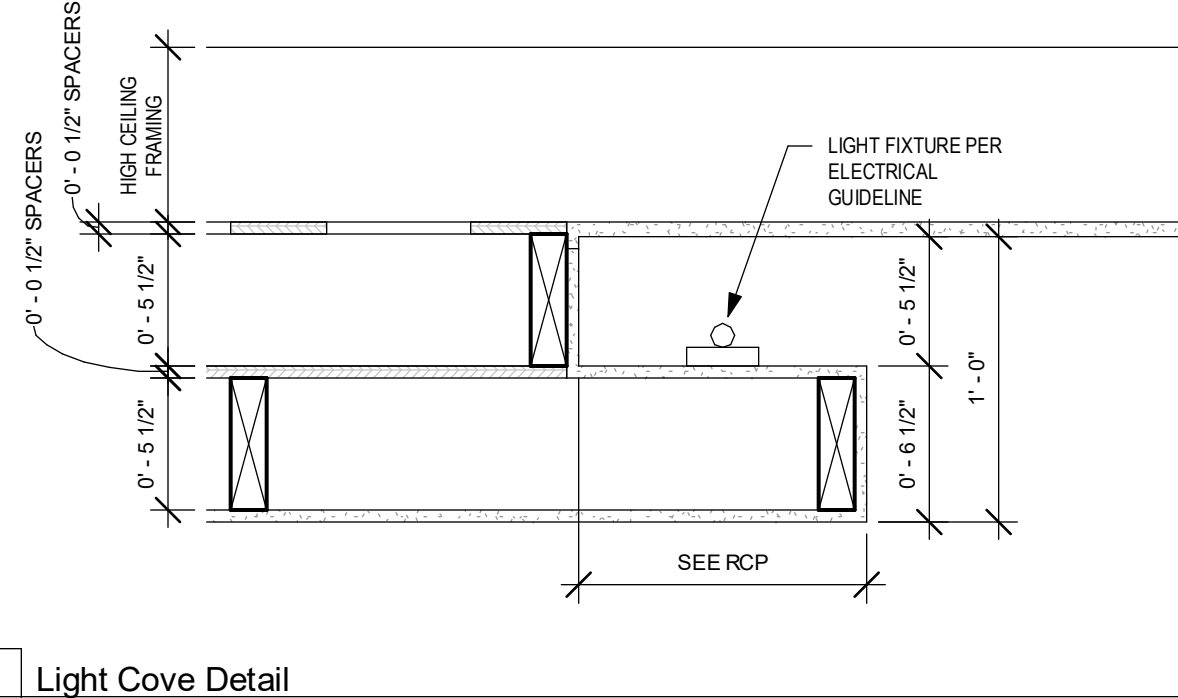
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A2.3

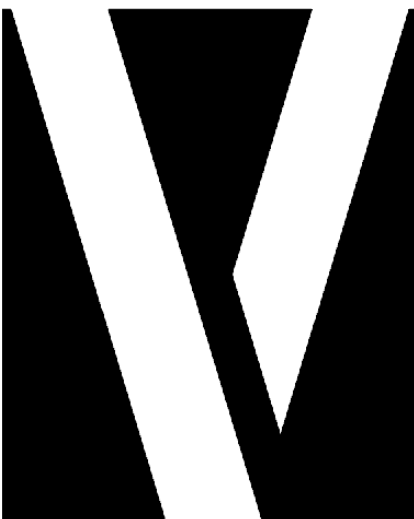
Roof Plan /
Details



RCP LEGEND

F.D. = FURR DOWN





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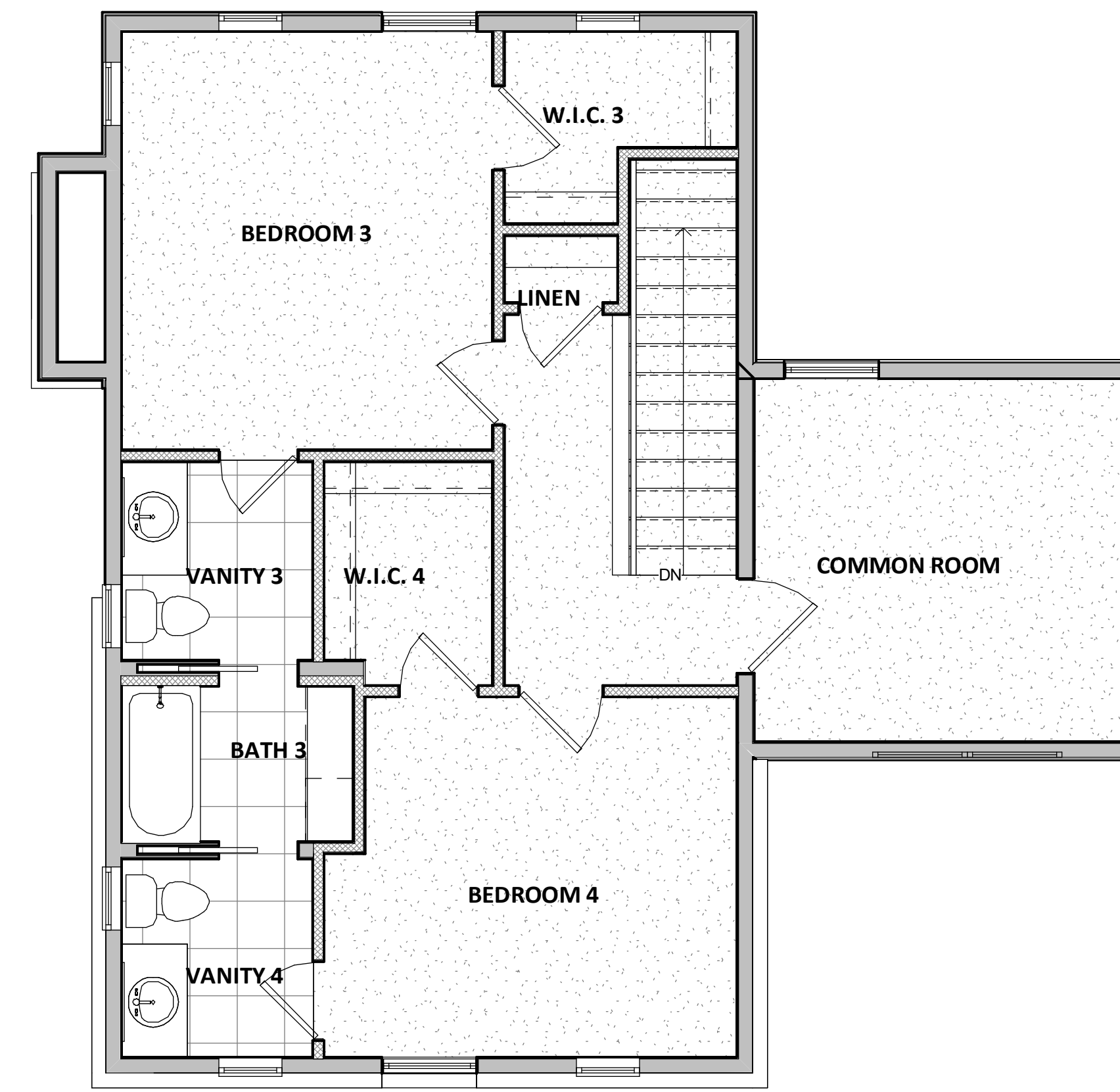
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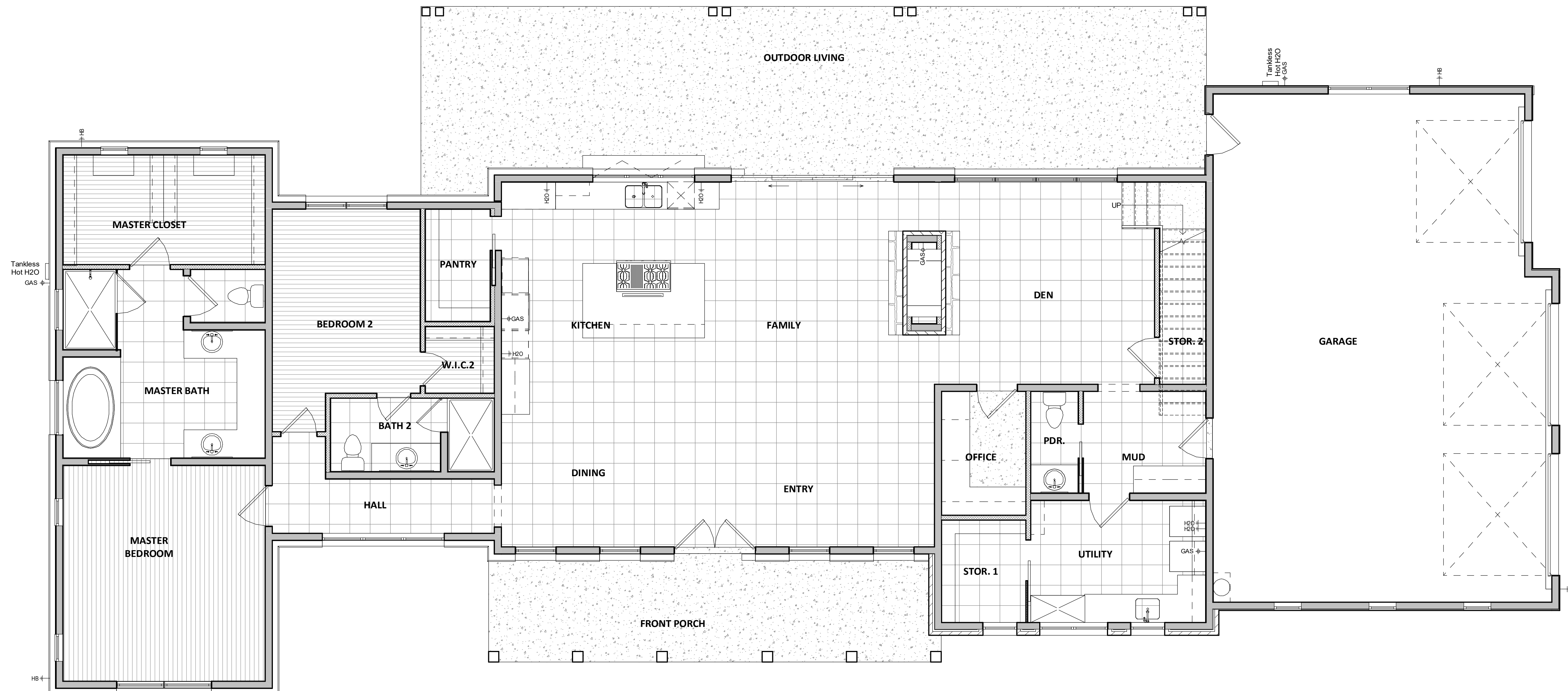
A2.5
Floor Finish
Plans

FLOORING LEGEND

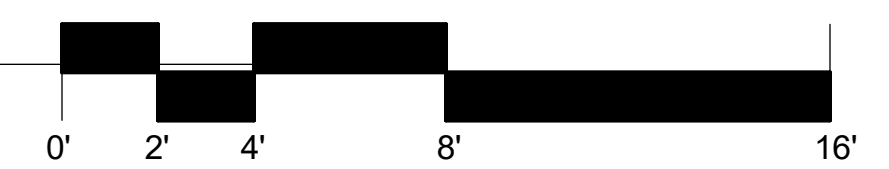
- TILE
- WOOD
- CARPET
- CONCRETE



2 2nd Floor Finishes
A2.5 1/4" = 1'-0"



1 1st Floor Finishes
A2.5 1/4" = 1'-0"





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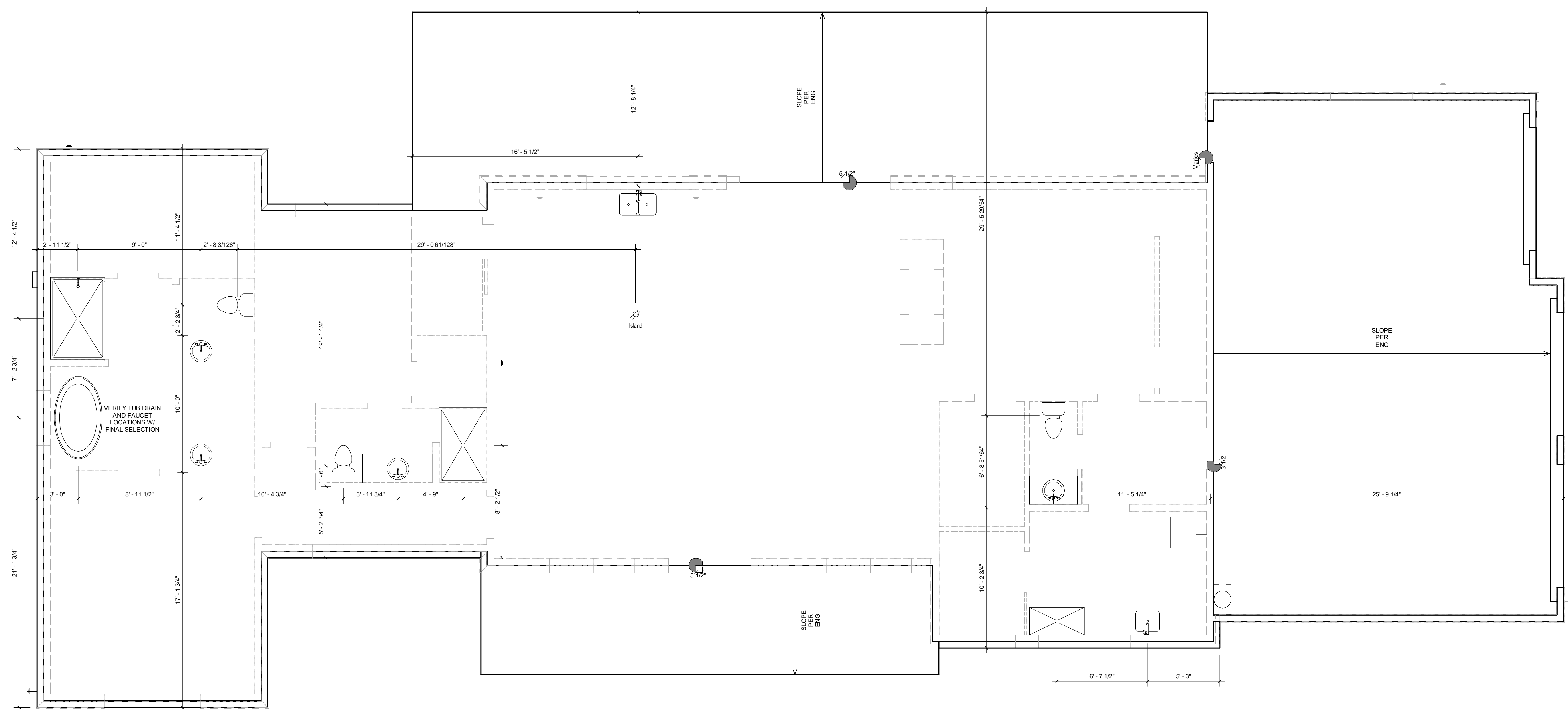
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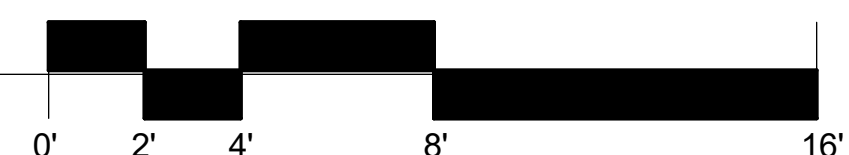
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A2.6

Arch Foundation

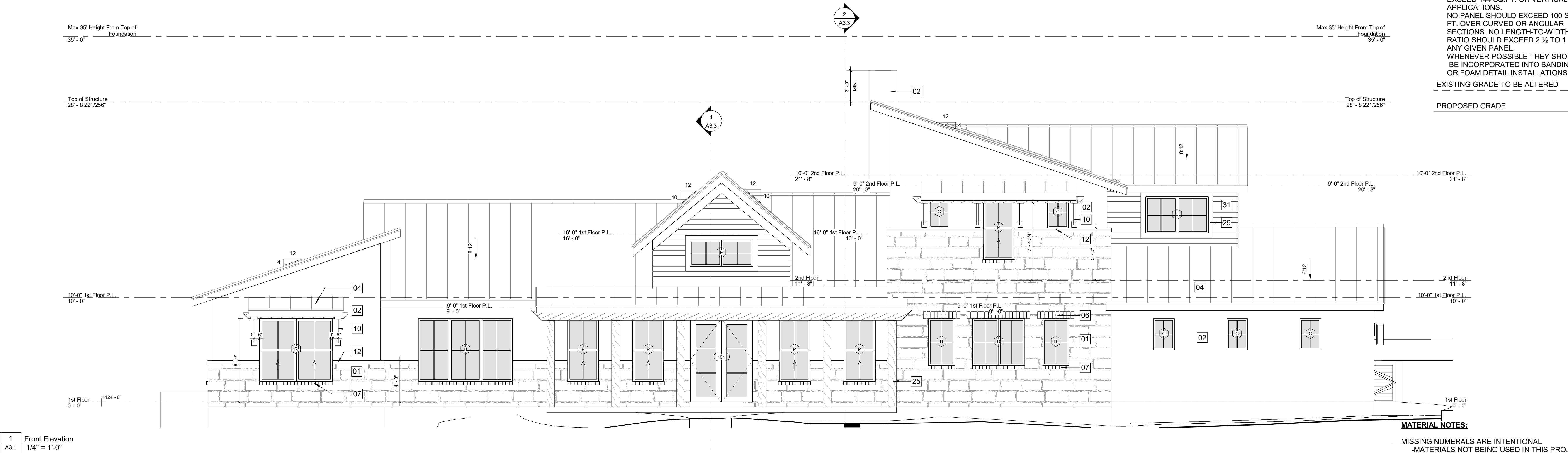


1	Architectural Foundation Plan
A2.6	1/4" = 1'-0"

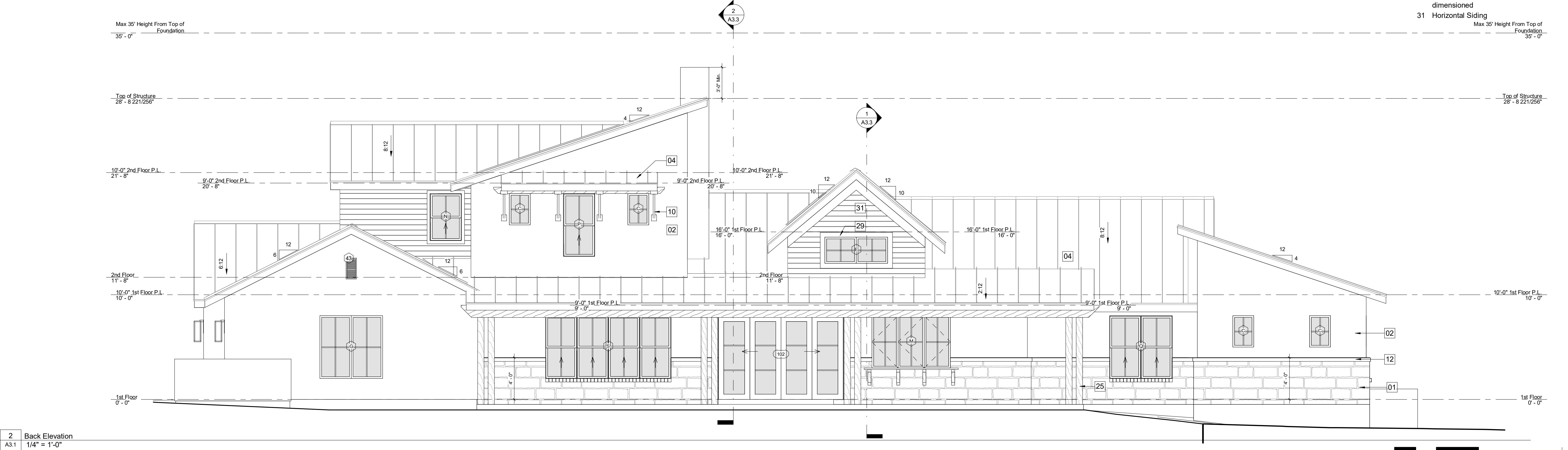


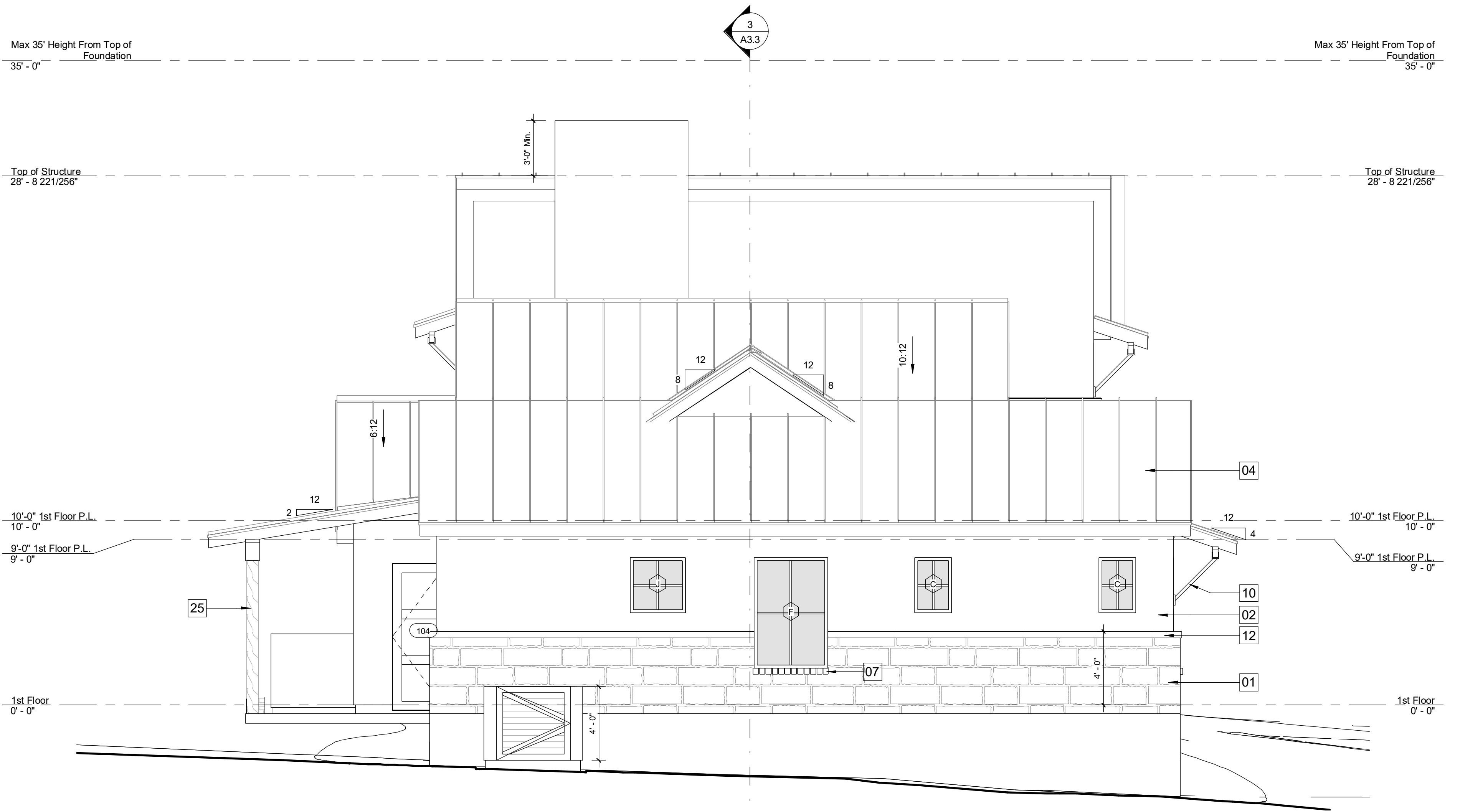
VENT SCHEDULE				
ID	Width	Height	Rise	Head Height
43	1' - 0"	2' - 0"		13' - 0"

- NOTES:**
1. NO MORE THAN 24" OF FOUNDATION TO SHOW ABOVE GRADE.
 2. NO EXPOSED GALVANIZED FLASHING ALLOWED.
 3. STUCCO WEEP SCREEDS AND CONTROL JOINTS TO BE INSTALLED PER ASTM C926 AND C1063 STANDARDS. IN GENERAL JOINT SPACING SHOULD NOT BE GREATER THAN 18 FEET. NO PANEL SHOULD EXCEED 144 SQ.FT. ON VERTICAL APPLICATIONS. NO PANEL SHOULD EXCEED 100 SQ. FT. OVER CURVED OR ANGULAR SECTIONS. NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 ½ TO 1 IN ANY GIVEN PANEL. WHENEVER POSSIBLE THEY SHOULD BE INCORPORATED INTO BANDING OR FOAM DETAIL INSTALLATIONS. EXISTING GRADE TO BE ALTERED
- PROPOSED GRADE

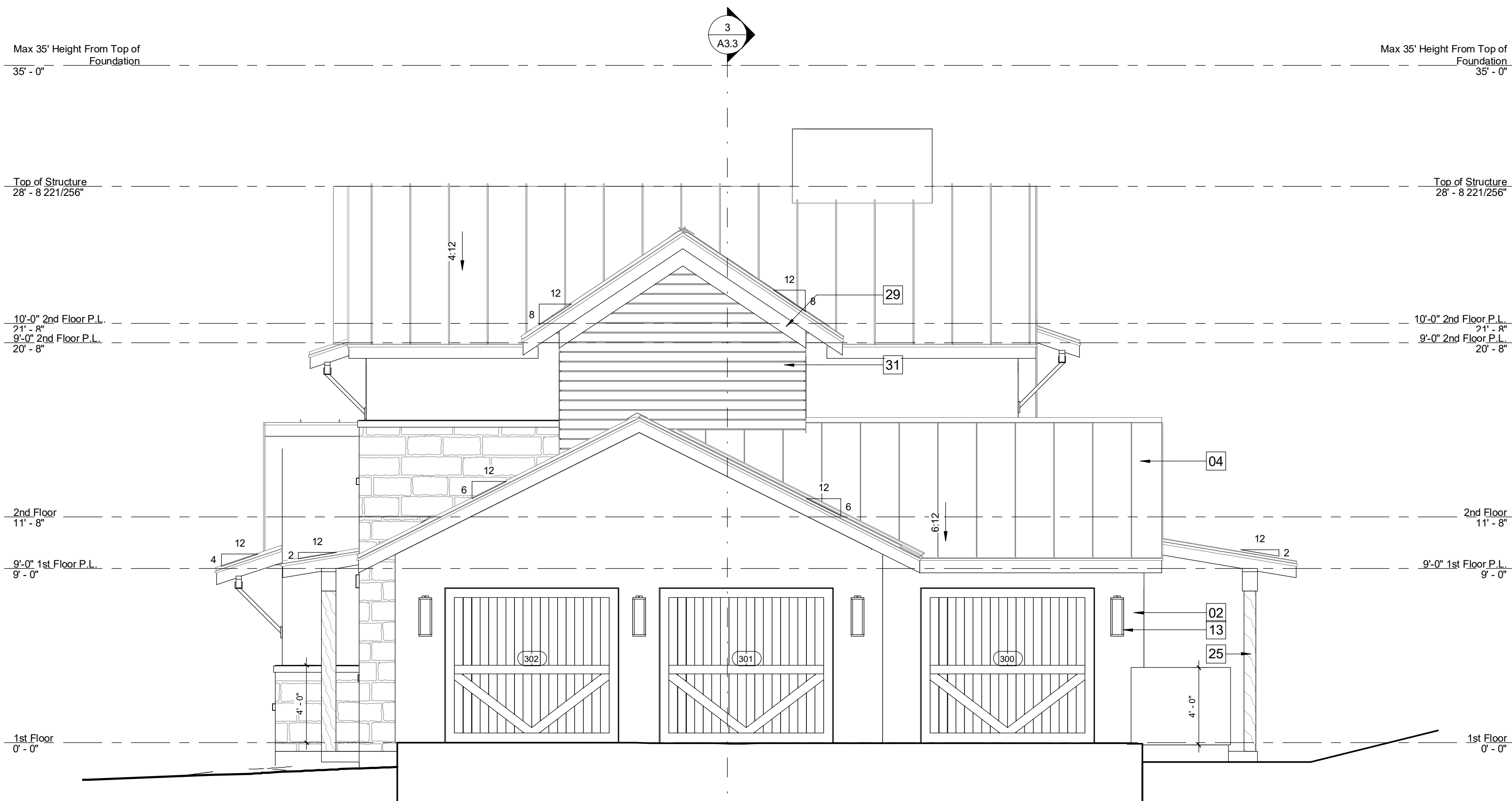


- MATERIAL NOTES:**
- MISSING NUMERALS ARE INTENTIONAL
-MATERIALS NOT BEING USED IN THIS PROJECT
- 01 Stone
 - 02 Stucco
 - 04 Standing Seam Metal Roof
 - 06 Masonry Soldier 1" Projection Typical 6" Side Extension Typical
 - 07 Masonry Rowlock 1" Projection Typical
 - 10 4x8 Wood Beam With Iron Brackets
 - 12 4" Stucco Cap With 1" Projection Typical Slope Top For Drainage
 - 13 Exterior Lighting Fixture
 - 25 Wood Column - See A2.1 For sizes
 - 29 Trim 1x6 unless otherwise dimensioned
 - 31 Horizontal Siding





1 Left Side Elevation
A3.2 1/4" = 1'-0"



2 Right Side Elevation
A3.2 1/4" = 1'-0"

NOTES:

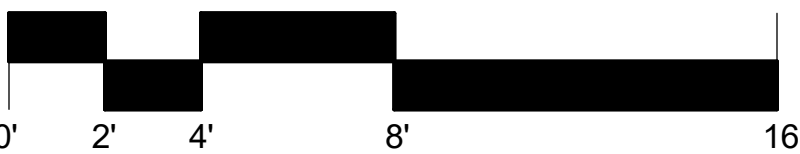
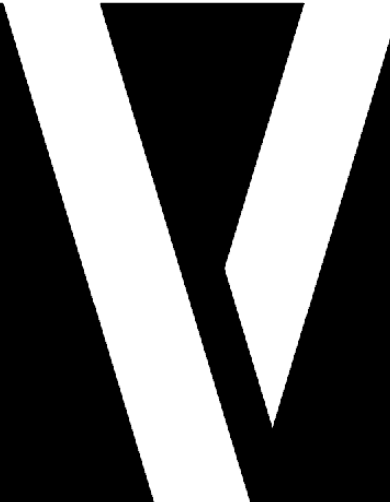
1. NO MORE THAN 24" OF FOUNDATION TO SHOW ABOVE GRADE.
2. NO EXPOSED GALVANIZED FLASHING ALLOWED.
3. STUCCO WEEP SCREEDS AND CONTROL JOINTS TO BE INSTALLED PER ASTM C926 AND C1063 STANDARDS. IN GENERAL JOINT SPACING SHOULD NOT BE GREATER THAN 18 FEET. NO PANEL SHOULD EXCEED 144 SQ.FT. ON VERTICAL APPLICATIONS. NO PANEL SHOULD EXCEED 100 SQ. FT. OVER CURVED OR ANGULAR SECTIONS. NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL. WHENEVER POSSIBLE THEY SHOULD BE INCORPORATED INTO BANDING OR FOAM DETAIL INSTALLATIONS. EXISTING GRADE TO BE ALTERED

PROPOSED GRADE

MATERIAL NOTES:

MISSING NUMERALS ARE INTENTIONAL
-MATERIALS NOT BEING USED IN THIS PROJECT

- 01 Stone
- 02 Stucco
- 04 Standing Seam Metal Roof
- 06 Masonry Soldier 1" Projection
- 07 Masonry Rowlock 1" Projection
- 10 4x8 Wood Beam With Iron Brackets
- 12 4" Stucco Cap With 1" Projection Typical Slope Top For Drainage
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- 25 Wood Column - See A2.1 For sizes
- 29 Trim 1x6 unless otherwise dimensioned
- 31 Horizontal Siding



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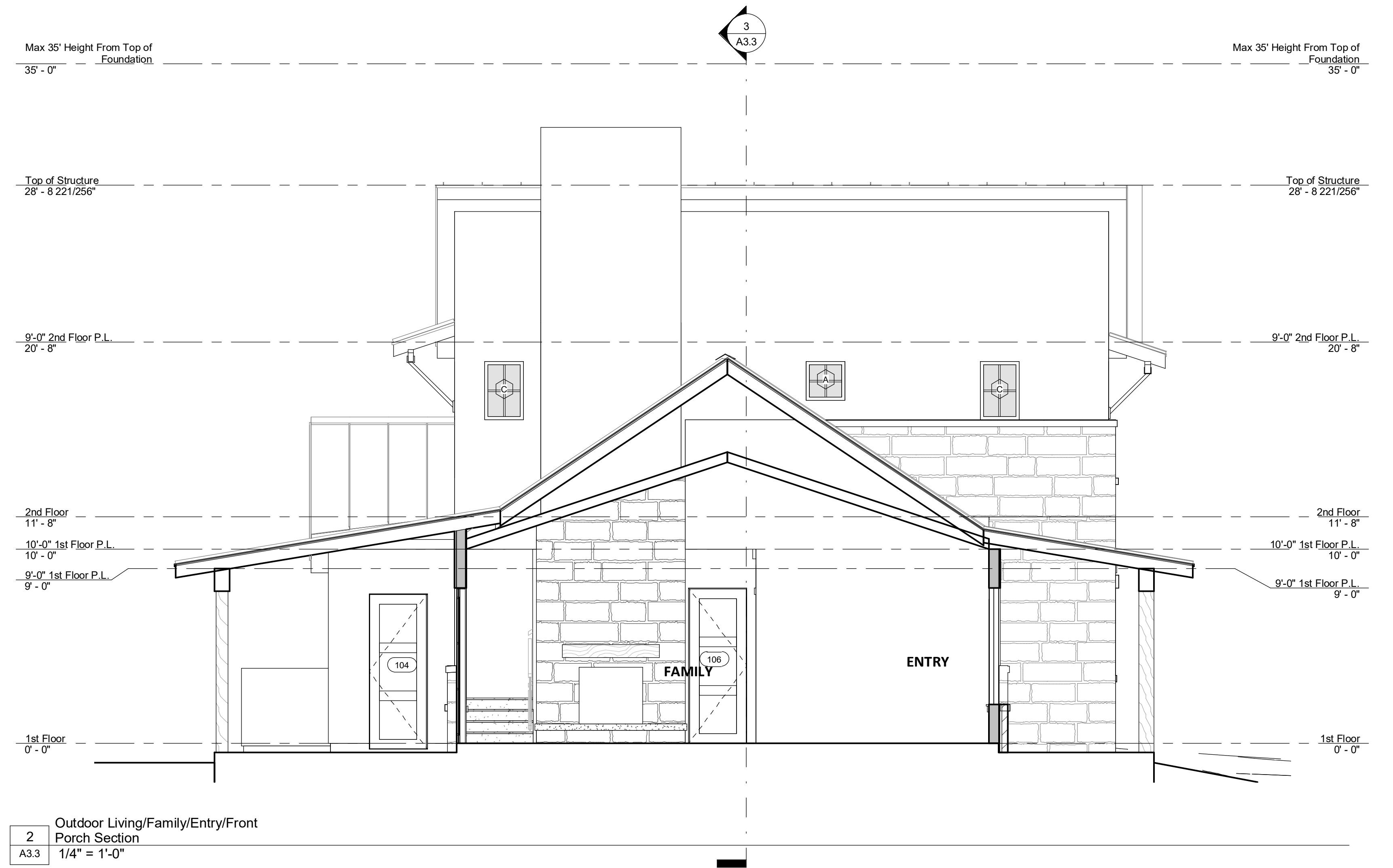
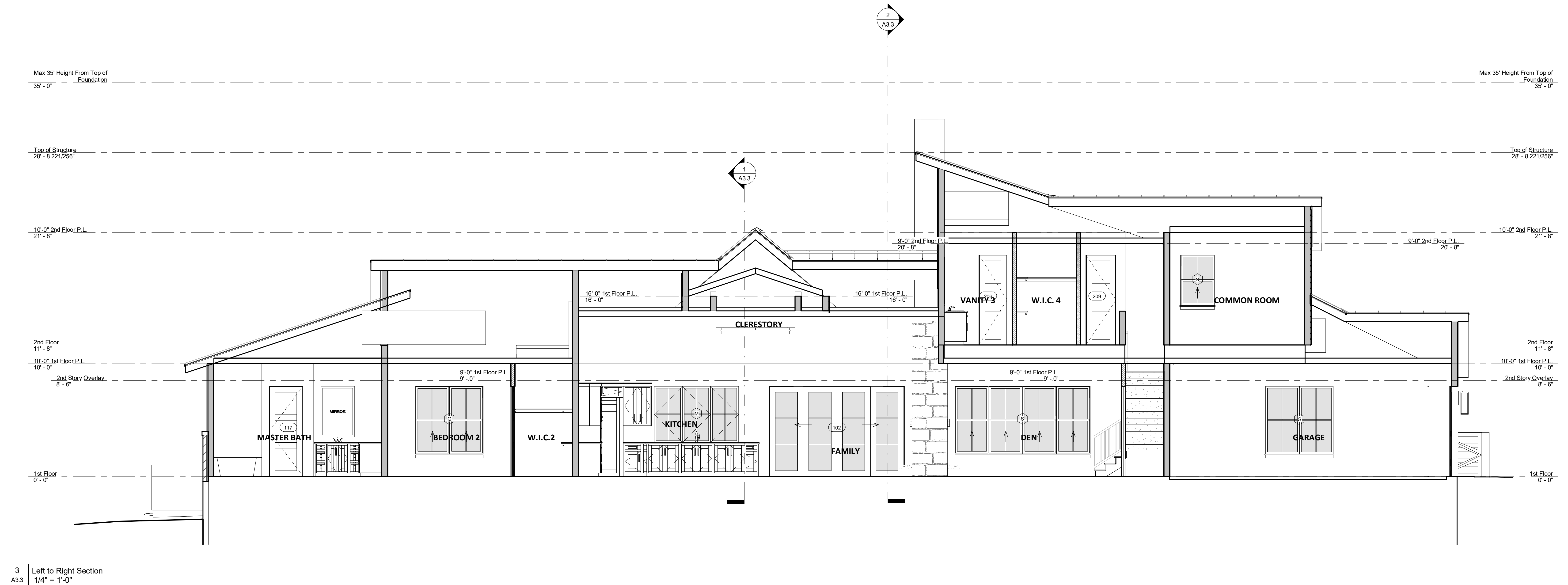
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A3.2

Exterior
Elevations



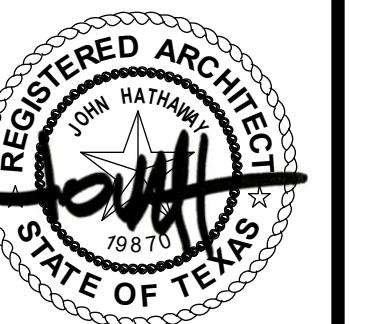
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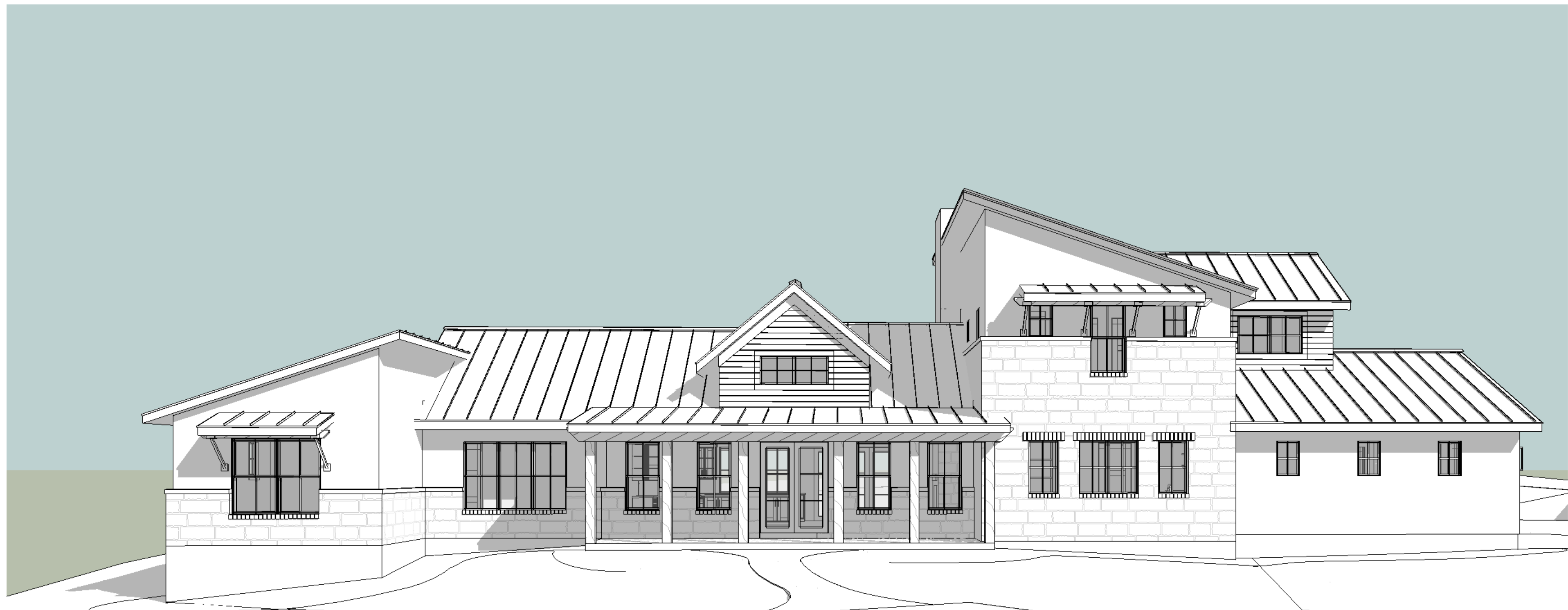


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A3.3
Sections



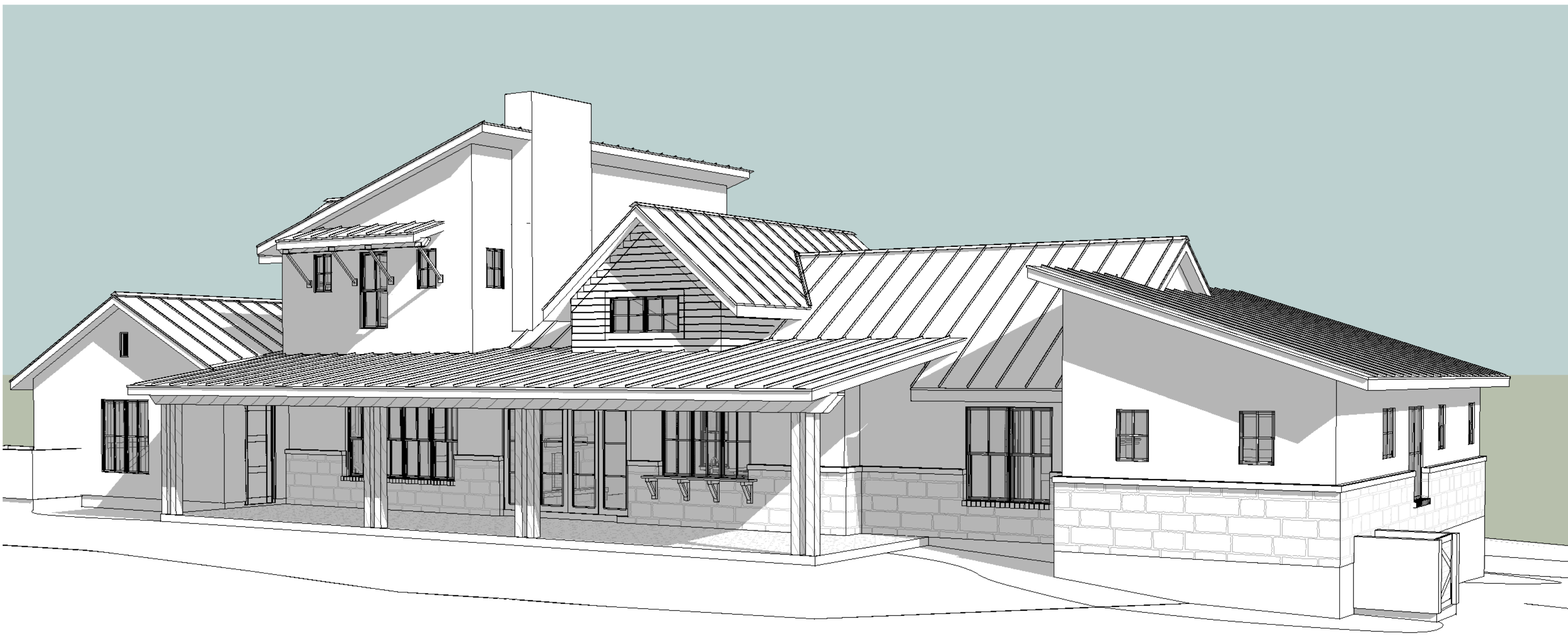
Front



Front Left



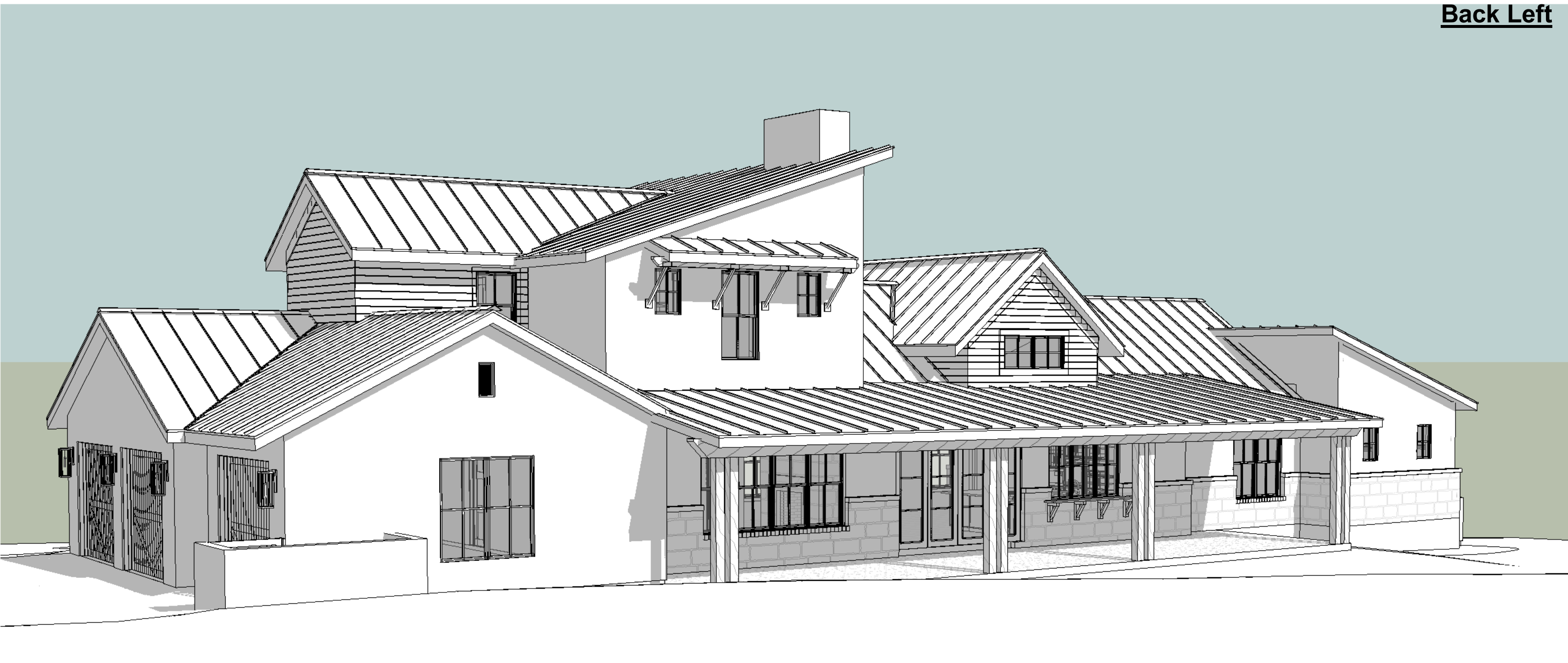
Front Right



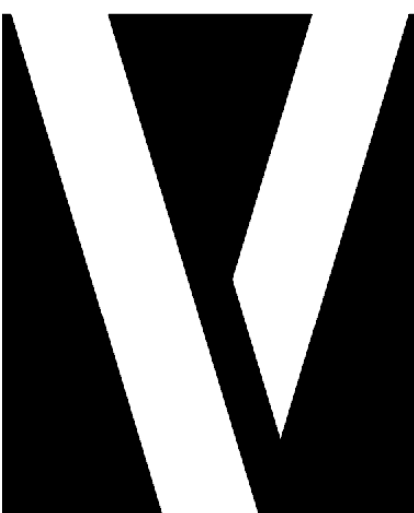
Back Left



Back



Back Right



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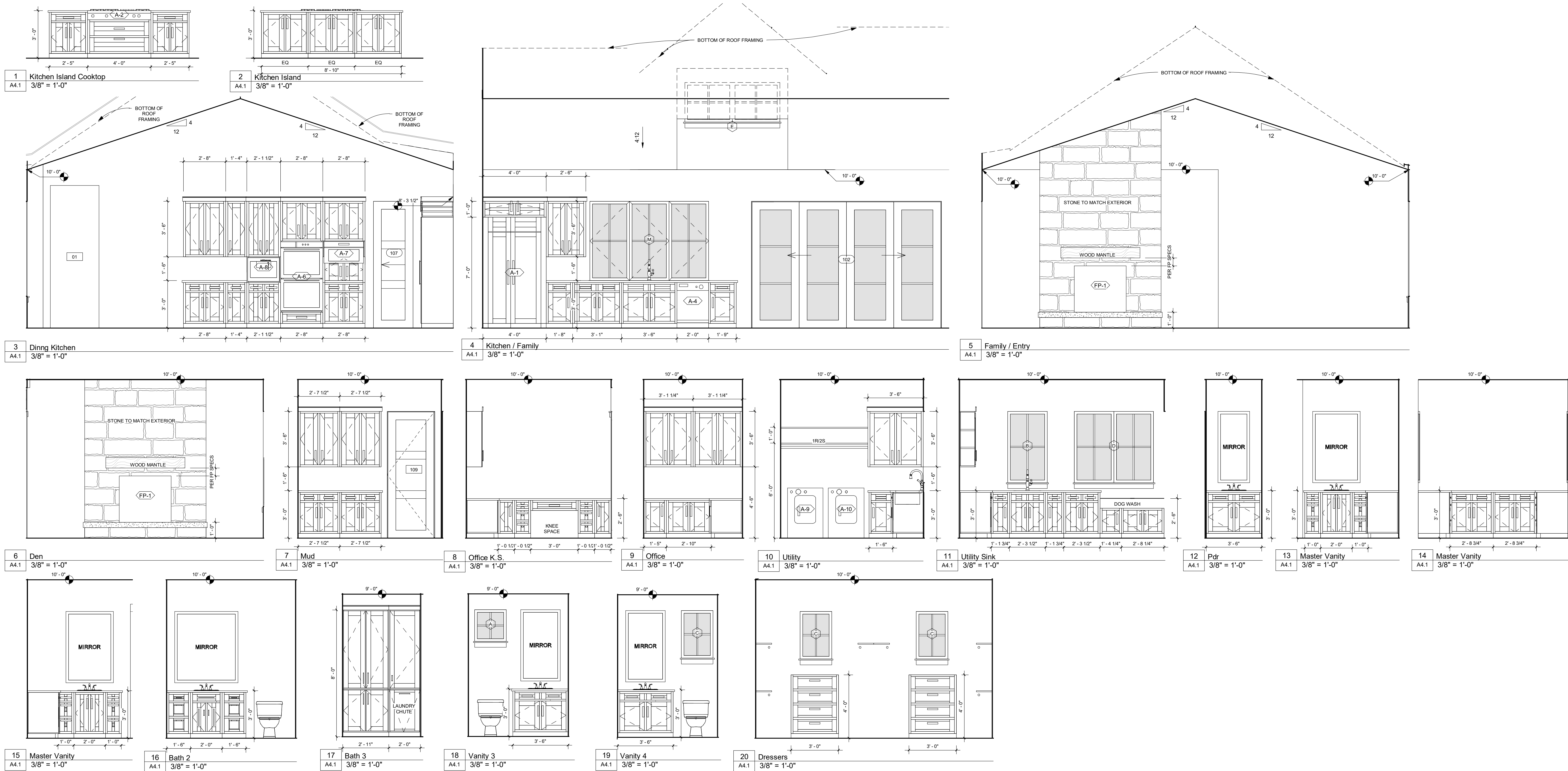
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A3.4

Exterior 3D



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A4.1
Interior
Elevations



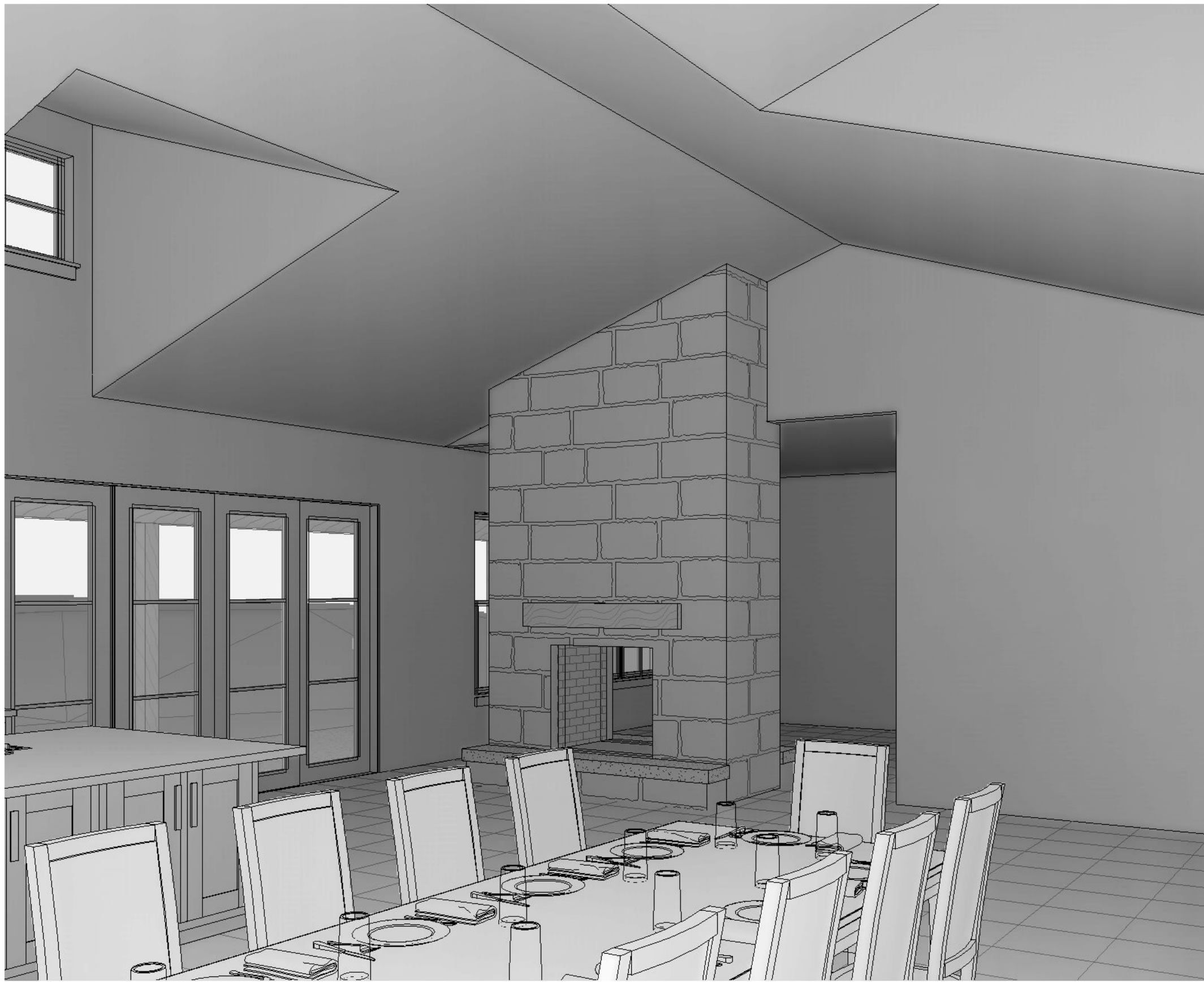
Kitchen



Dining Kitchen



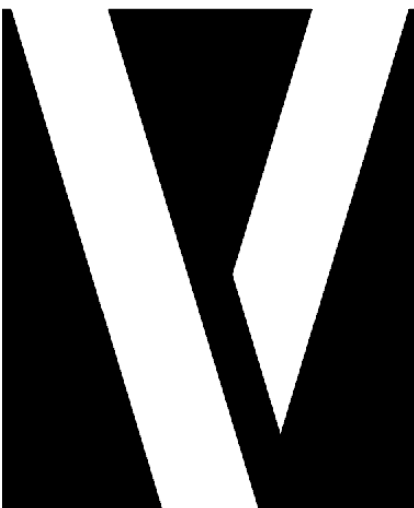
Kitchen / Family



Family



Master Bath



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A4.2

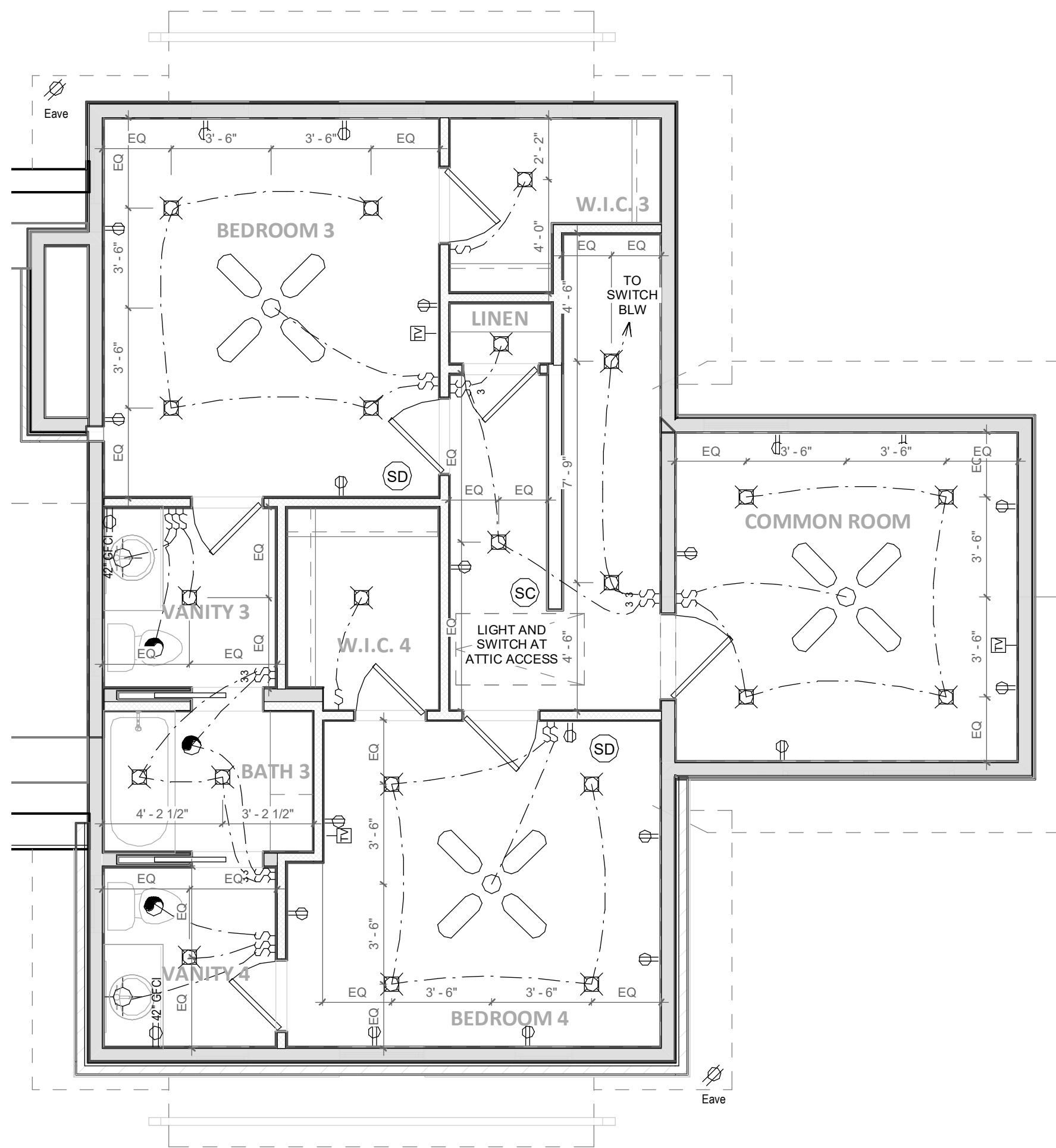
Interior 3D

Electrical Legend

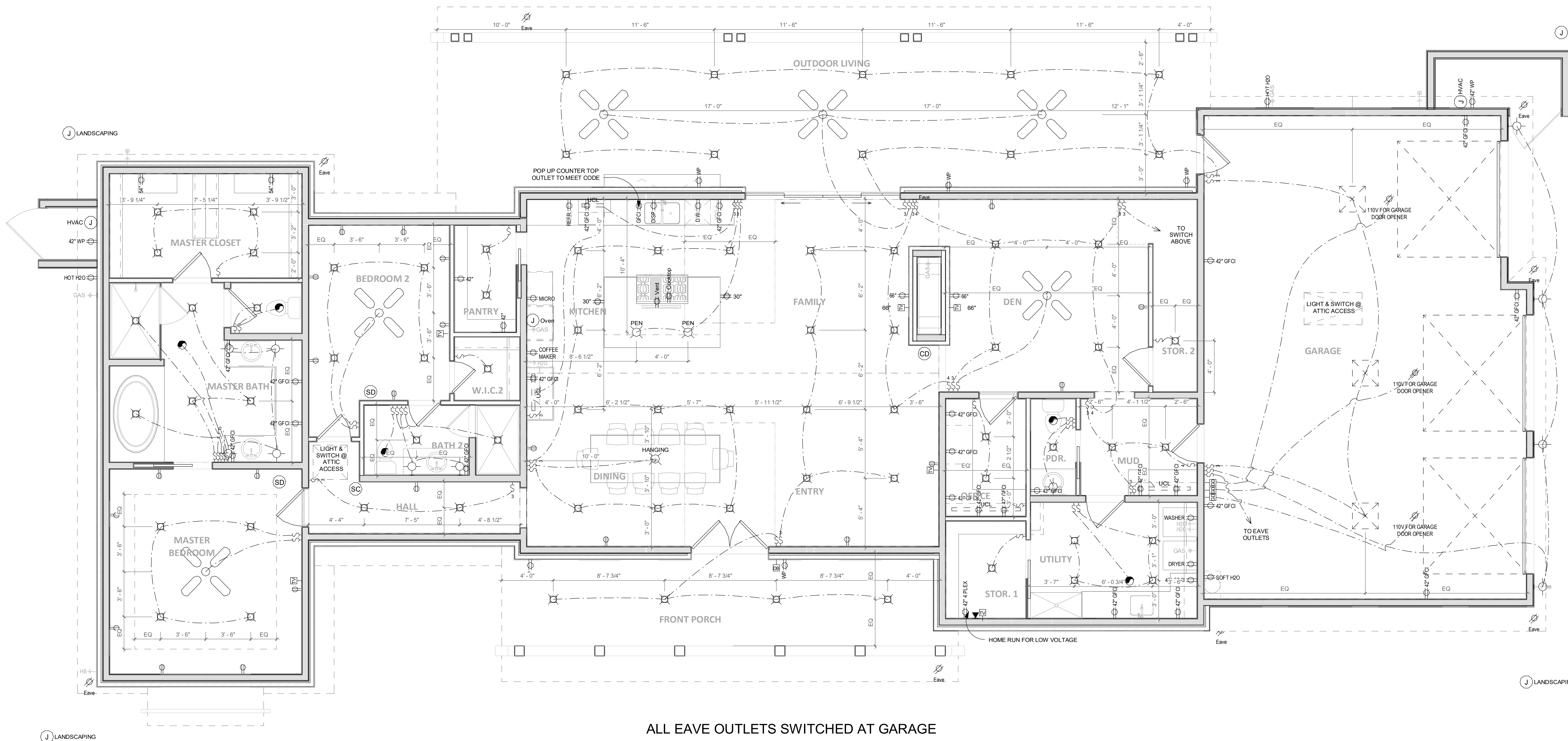
Note: Not All Devices Are Necessarily Used

- ⊕ Duplex Convenience Outlet, 12" A.F.F.
- ⊕ WP Weather Proof Duplex Outlet (GFCI)
- ⊕ GFI Ground Fault Circuit Interrupter (GFCI)
- ⊕ U.C. Locate Underside of Cabinet Above
- ⊕ A.C.L. Associated Appliance, Power per Manufac. Spec.
- ⊕ A.F.F. A.F.F.
- ⊕ In Drawer
- ⊕ Locate Below Counter
- ⊕ 220 220 Volt Outlet
- ⊕ Duplex Receptacle Floor/Ceiling Outlet
 - Floor At Floor
 - Ceiling At Ceiling
 - U.C. Locate Underside of Cabinet Above
 - Eave At Roof Eave (GFCI)
 - ⊕ Cab. Power for Cabinet Lighting, Coordinate w/ Cabinet Designer
- ⊕ Wall Switch
 - Light Switching Controlled by Panel - Actual Panel Locations TBD by Lighting Specialist
 - 3 Way
 - 4 Way
 - ⊕ Dimmer
 - ⊕ Motion
- ⊕ Ceiling Mounted Light Fixture
 - Pendant
 - Hanging / Chandelier, Provide Adequate Support
 - P.C. Pull Chain
- ⊕ Wall Mounted Light Fixture
 - Flush LED Light Fixture
 - ⊕ Recessed Light Fixture - Directional
 - ⊕ Recessed Light Fixture - sloped
 - ⊕ Mini Can
- ⊕ Under and Above Cabinet Light Fixture
 - U.C.L. Under Cabinet Only
 - A.C.L. Above Cabinet Only
 - ⊕ Cove Cove Lighting
- ⊕ Exhaust Fan (Vent to Exterior)
- ⊕ Exhaust Fan Light/Heat Fixture (Vent to Exterior)
- ⊕ Television / Cable Connection
- ⊕ Phone/Data Jack
- ⊕ Door Bell
- ⊕ Garage Door Push Button
- ⊕ Junction Box
- ⊕ Ceiling Fan Provide Adequate Support
- ⊕ Smoke Alarm
- ⊕ Heat Detector
- ⊕ Carbon Monoxide Detector
- ⊕ Combination Smoke and Carbon Monoxide Detector
- ⊕ Tread/Wall Recessed Lighting
- ⊕ LED Pad Size Per Bldr Specs
- ⊕ LANDSCAPING
- ⊕ Security Keypad

2 2nd Floor Electrical Guideline
E1.1 1/4" = 1'-0"



2 2nd Floor Electrical Guideline
E1.1 1/4" = 1'-0"



ALL EAVE OUTLETS SWITCHED AT GARAGE

1 1st Floor Electrical Guideline
E1.1 1/4" = 1'-0"

