

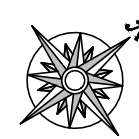
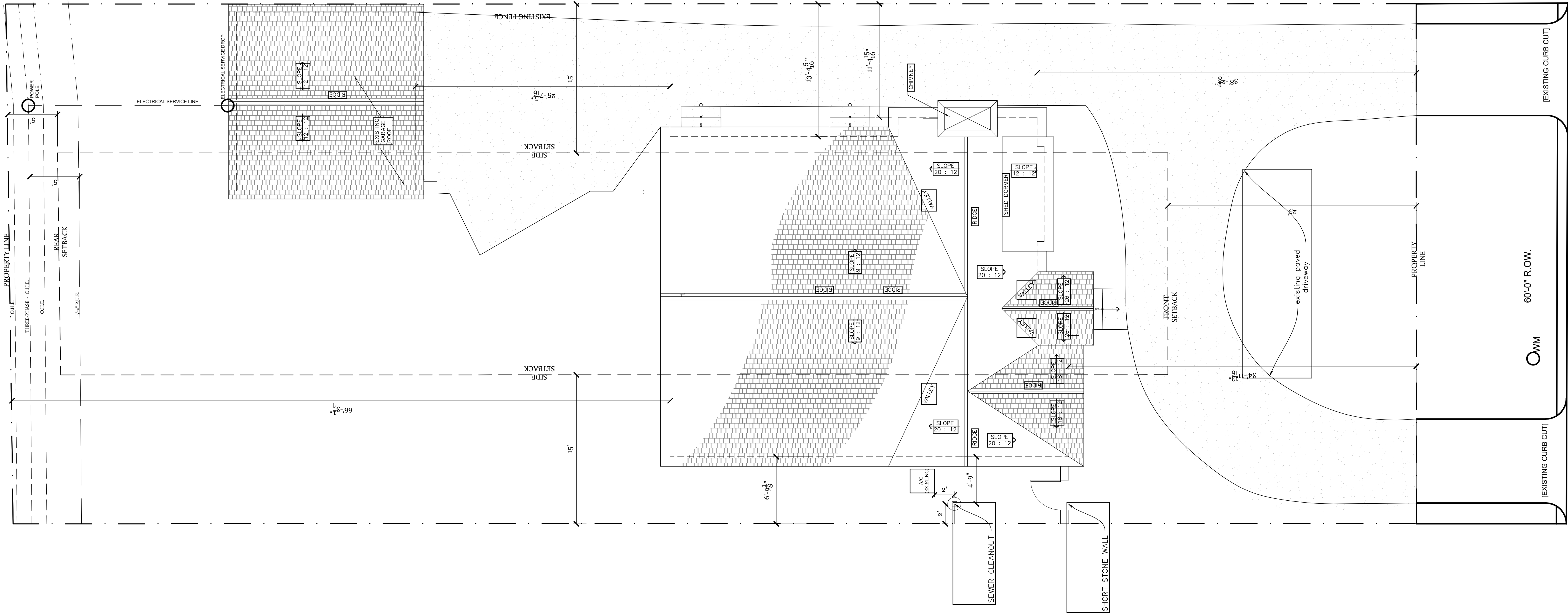
a renovation & addition for

E M I L E E K U N A S

1507 northwood road
austin, texas

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site plan - existing

1/8" = 1'-0"

885 ARAPAHOE AVENUE
SUITE 2
BOULDER, COLORADO 80302
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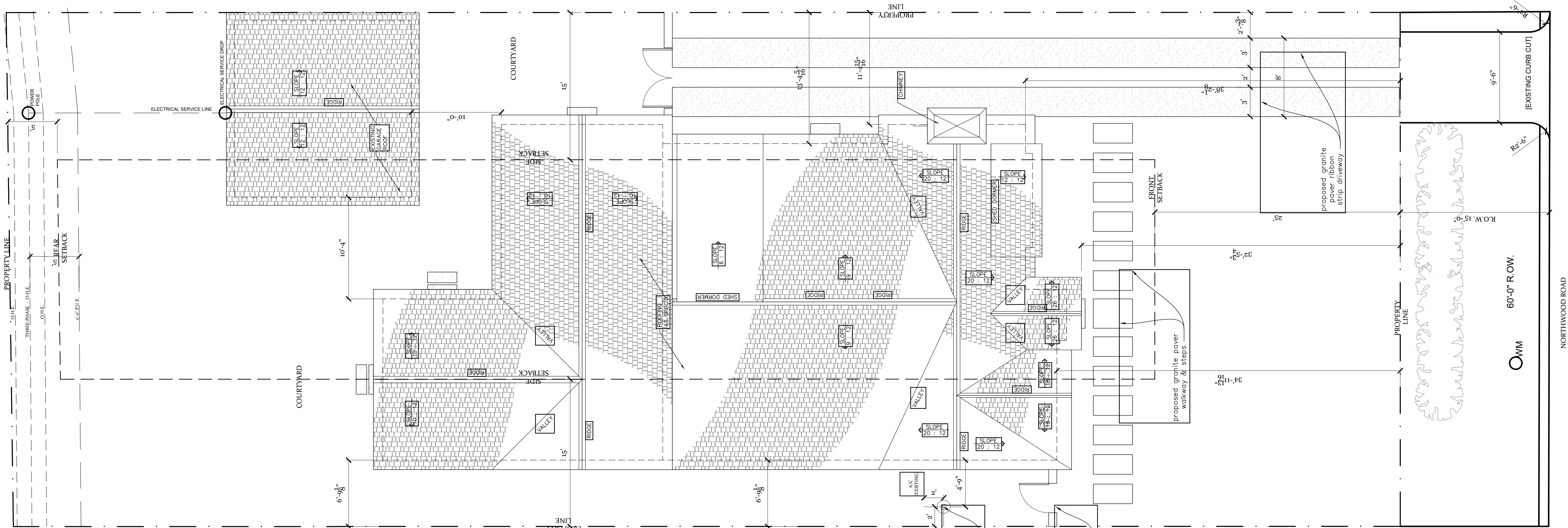
EXISTING SITE PLAN

TITLE

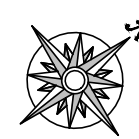
A0.1

SHEET NO

NORTHWOOD ROAD



F.A.R. CALCULATIONS - TOTAL BUILDABLE	
NET LOT AREA	7,420.45 SF / SF-3
MAXIMUM ALLOWED BUILDABLE AREA	2,968.18 SF / 40%
TOTAL GROSS FLOOR AREA	
- FIRST FLOOR CONDITIONED EXISTING	1,324.39 SF
- FIRST FLOOR CONDITIONED ADDITION	695.61 SF
- SECOND FLOOR CONDITIONED ADDITION	597.22 SF
- ENTRY COVERED PORCH	22 SF
- COVERED PARKING/GARAGE	325.4 SF
TOTAL GROSS FLOOR AREA	2,954.62 SF / 39.82%
* TOTAL GROSS FLOOR AREA W/SUBCHAPTER F-3.3.2 PARKING EXEMPTION = 2,629.22 SF / 35.43%	
LOT COVERAGE - TOTAL IMPERVIOUS	
MAXIMUM ALLOWED LOT COVERAGE	3,339.20 SF / 45%
TOTAL LOT COVERAGE	
- FIRST FLOOR CONDITIONED EXISTING	1,314.39 SF
- FIRST FLOOR CONDITIONED ADDITION	695.61 SF
- ENTRY COVERED PORCH	22 SF
- COVERED PARKING/GARAGE	325.4 SF
- DRIVEWAY	592.46 SF
- SIDEWALKS	154.91 SF
- AC PAD	5 SF
TOTAL IMPERVIOUS AREA	3,109.77 SF / 41.91%



site plan - proposed

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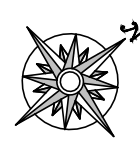
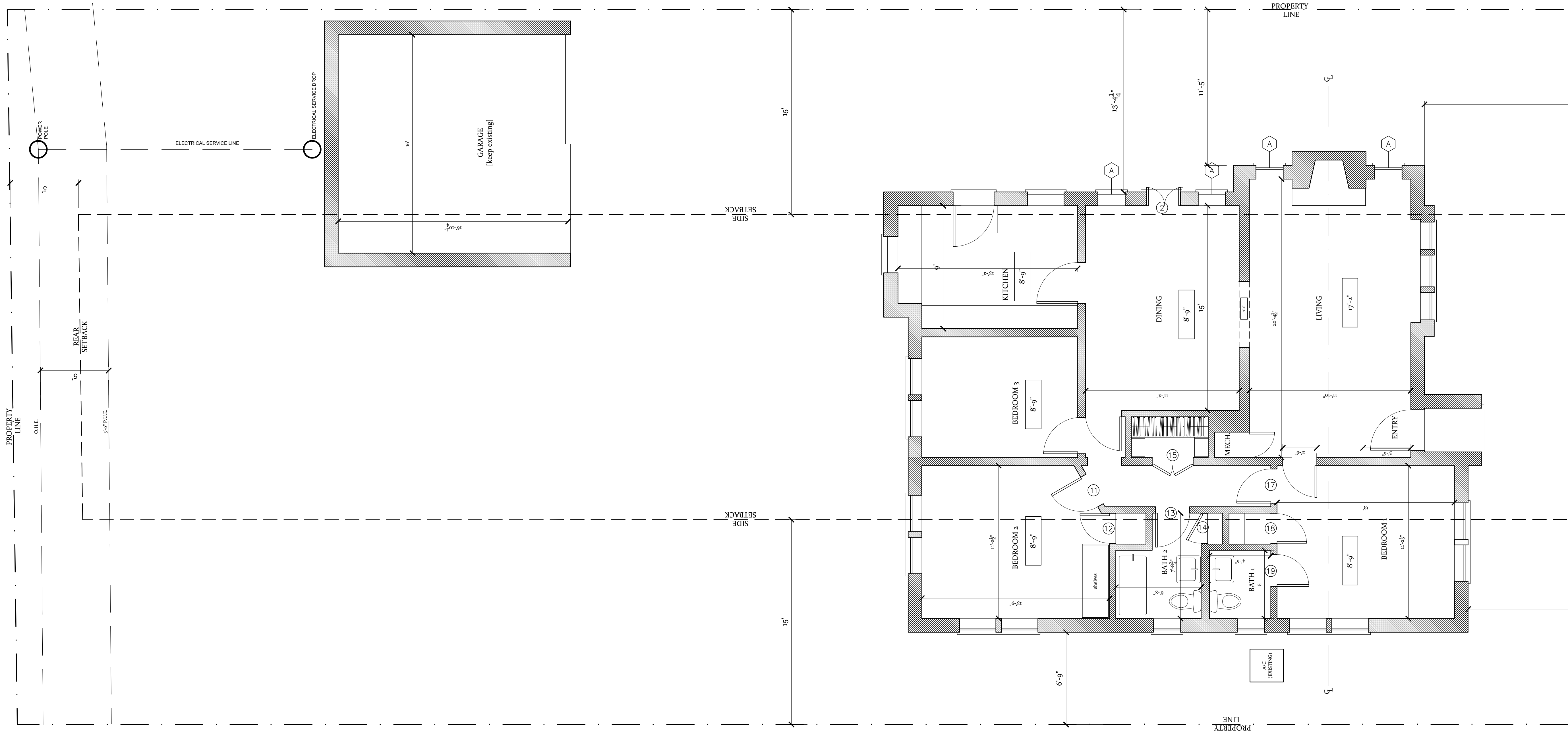
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PROPOSED SITE PLAN

SHEET NO

A0.2



first floor plan - existing

$\frac{1}{4}" = 1'-0"$
FIRST FLOOR EXISTING = 1336.39 sq.ft.
GARAGE EXISTING = 325.4 sq.ft.

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FIRST FLOOR PLAN -
EXISTING

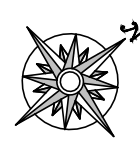
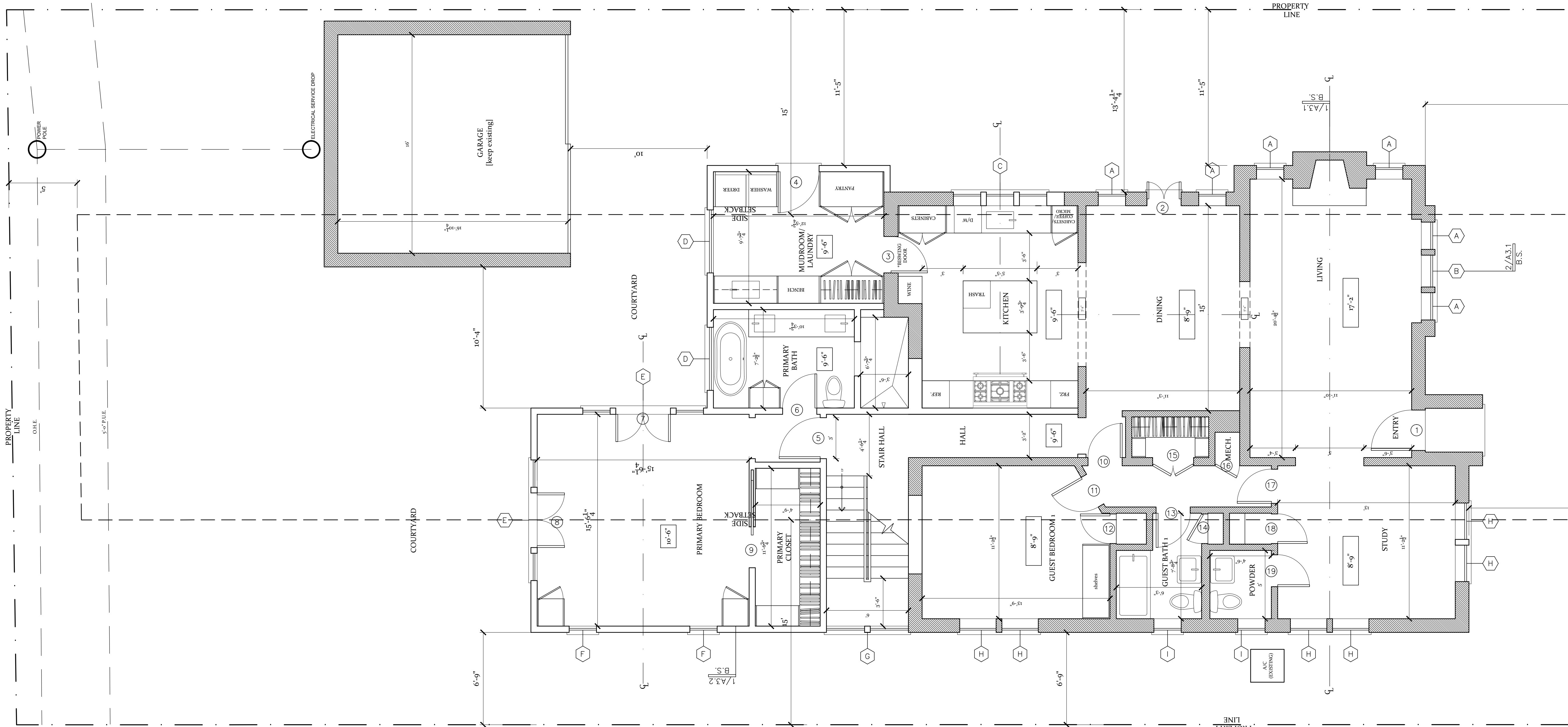
A1.0

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DATE

TITLE



first floor plan - proposed

1/4" = 1'-0"
FIRST FLOOR EXISTING = 1,336.39 sq.ft.
FIRST FLOOR ADDITION = 695.61 sq.ft.
FIRST FLOOR TOTAL = 2,032 sq.ft.
GARAGE (EXISTING) = 325.4 sq.ft.

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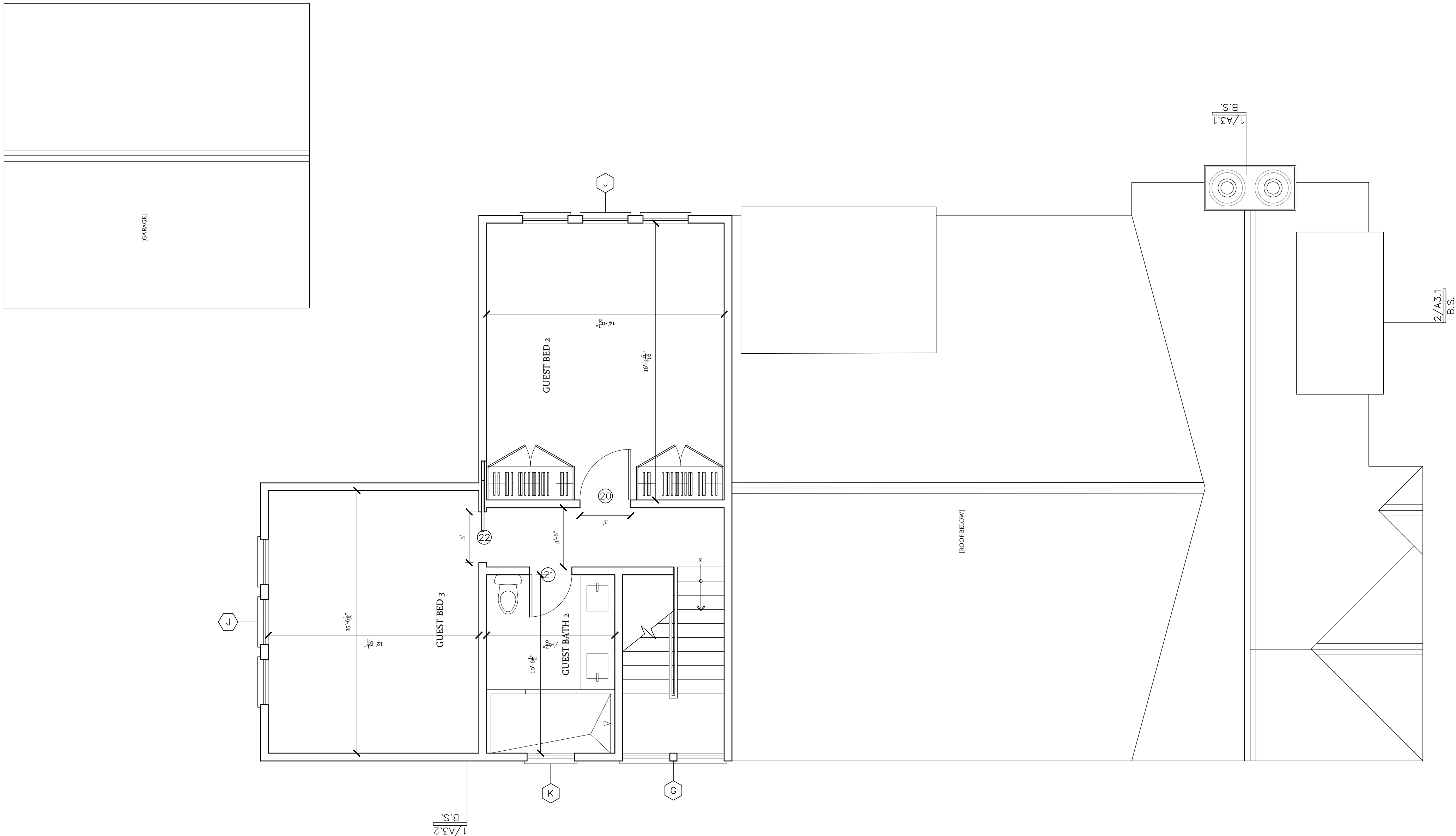
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FIRST FLOOR PLAN -
PROPOSED

A1.1

SHEET NO



second floor plan - proposed

$\frac{1}{4}'' = 1'-0''$
597.22 sq.ft.

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SECOND FLOOR PLAN -
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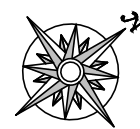
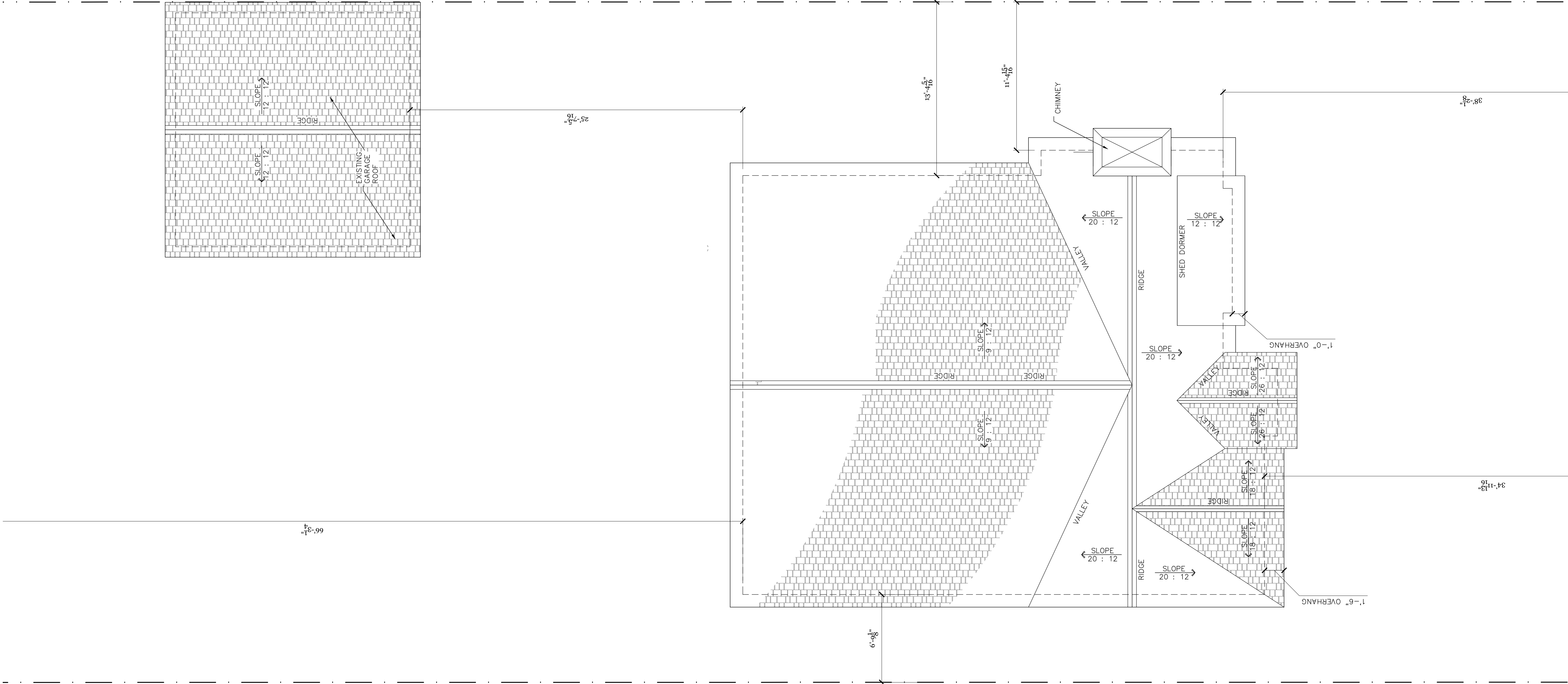
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SHEET No

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roof plan - existing

1/4" = 1'-0"

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ROOF PLAN -
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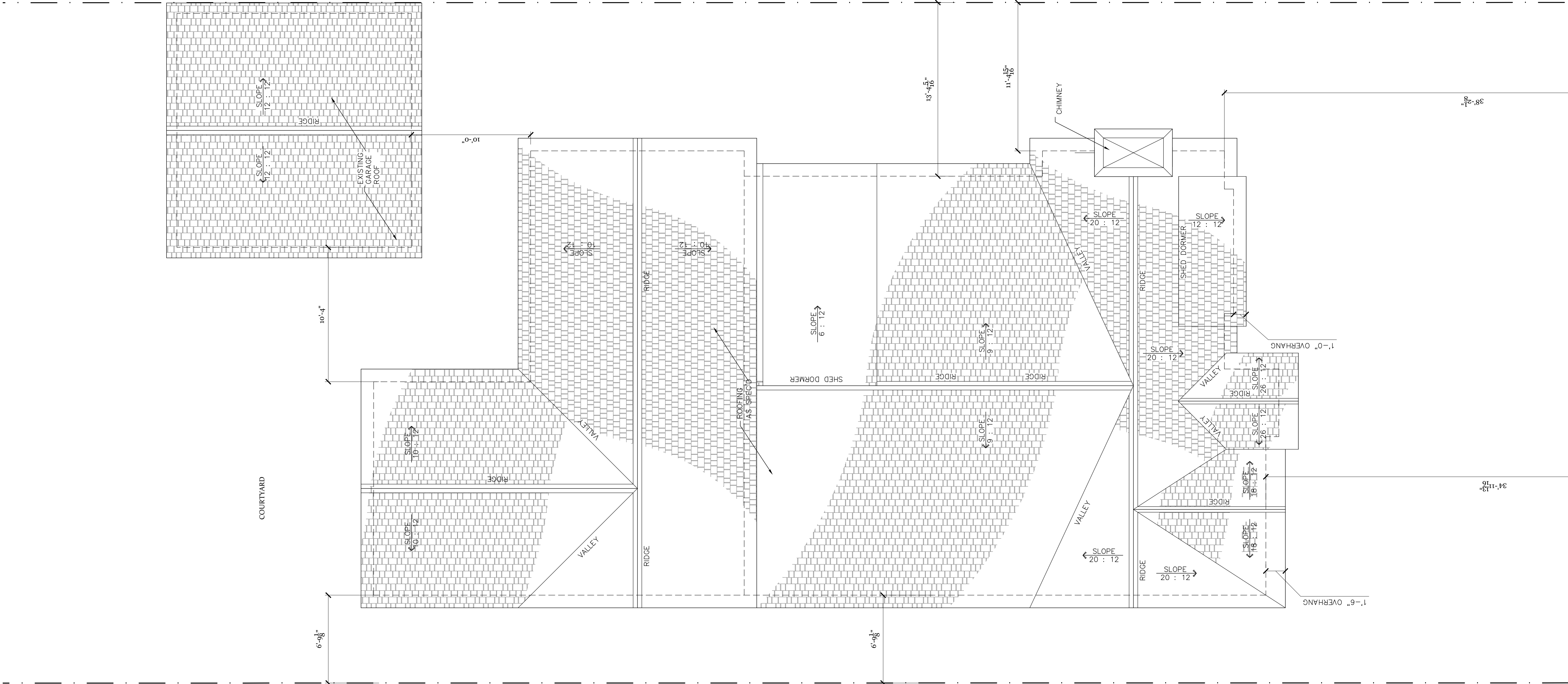
A1.3

SHEET No

PROJECT

TITLE

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roof plan - proposed

1/4" = 1'-0"

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ROOF PLAN -
PROPOSED

A1.4

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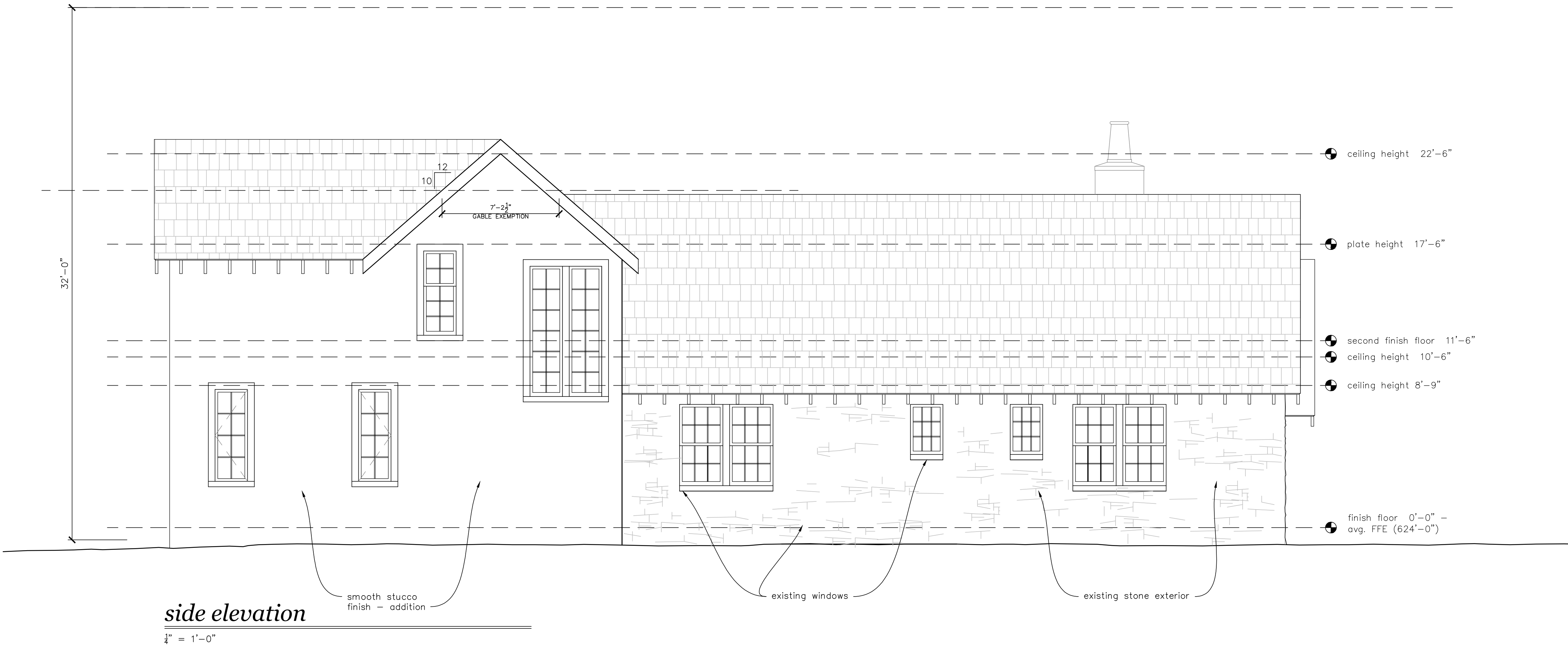
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EXTERIOR ELEVATIONS - PROPOSED

A2.1



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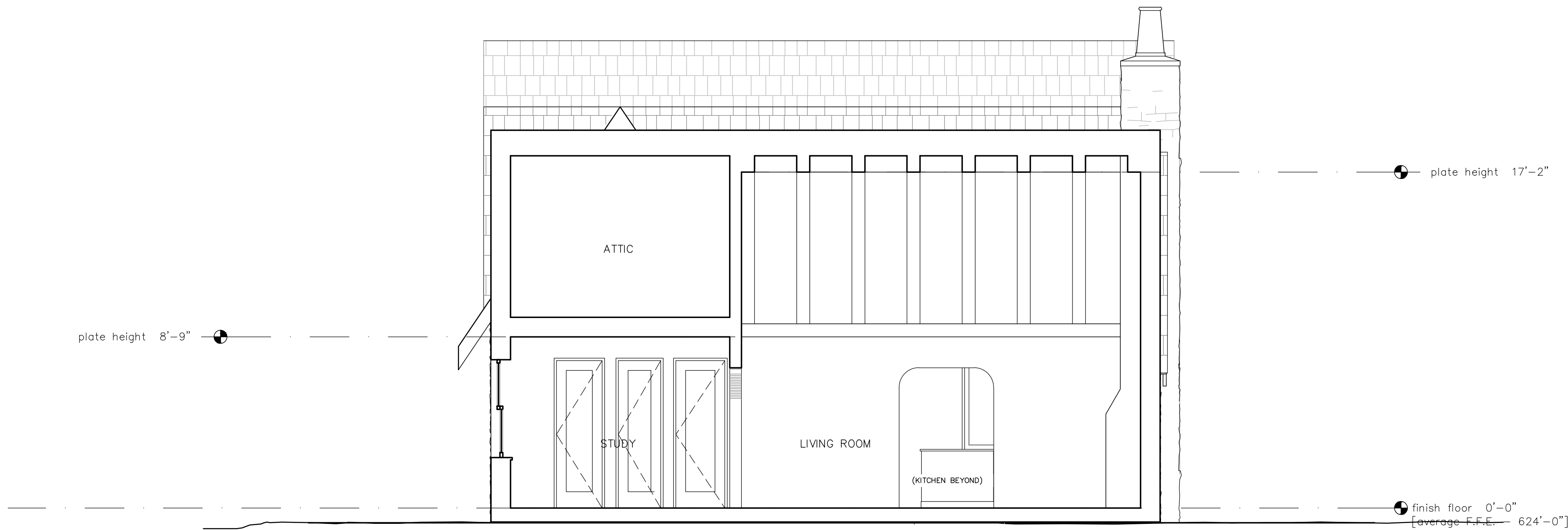
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EXTERIOR ELEVATIONS -
PROPOSED

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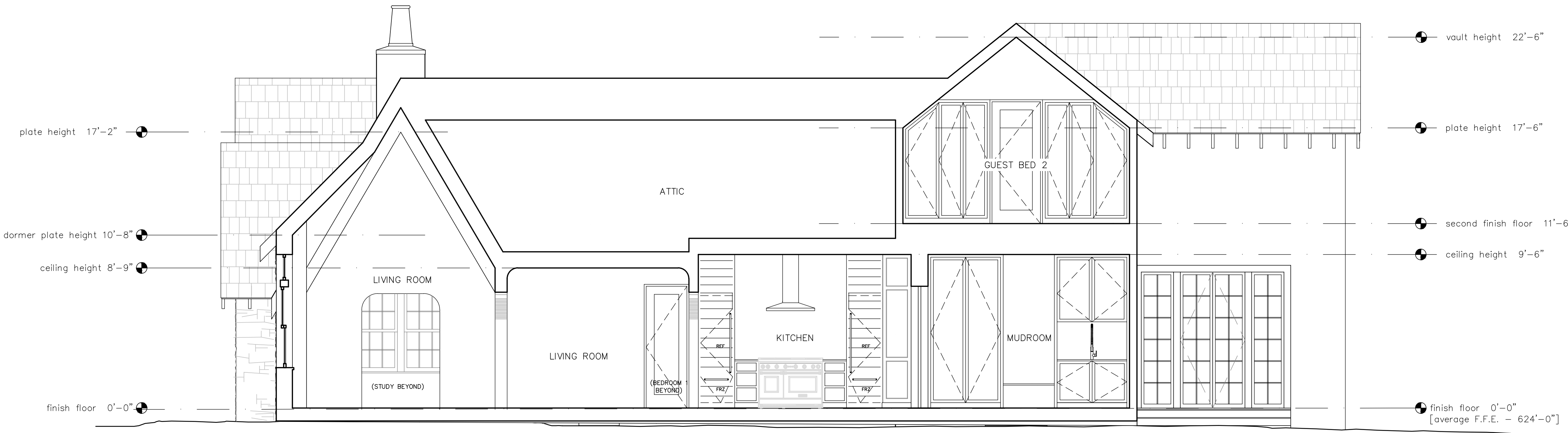
A2.2

SHEET No



1 building section

1/4" = 1'-0"



2 building section

1/4" = 1'-0"

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BUILDING SECTIONS -
PROPOSED



1 building section

1/4" = 1'-0"

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BUILDING SECTIONS	TITLE
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door schedule

NO.	SIZE	TYPE	THK.	MTL.	DESCRIPTION
1	3'-0" x 7'-2"	a	2-1/4"	WOOD	*EXISTING; SINGLE; RANDOM WIDTH PLANK; EXTERIOR
2	2'-6" x 7'-2"	b	2-1/4"	WOOD	PAIR; WOOD GLAZED DOOR; EXTERIOR
3	2'-8" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; BI-SWING; SEE INTERIOR ELEVATIONS
4	3'-0" x 7'-2"	d	2-1/4"	WOOD	SINGLE; WOOD GLAZED DOOR; EXTERIOR
5	3'-0" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
6	2'-8" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
7	4'-0" x 7'-2"	e	2-1/4"	WOOD	PAIR; WOOD GLAZED DOOR; EXTERIOR
8	4'-0" x 7'-2"	e	2-1/4"	WOOD	PAIR; WOOD GLAZED DOOR; EXTERIOR
9	3'-0" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; POCKET; SEE INTERIOR ELEVATIONS
10	2'-6" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
11	2'-6" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
12	2'-2" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
13	2'-6" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
14	2'-2" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
15	3'-0" x 7'-2"	f	1-3/4"	WOOD	PAIR; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
16	1'-10" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
17	2'-6" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
18	2'-2" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
19	2'-4" x 7'-2"	c	1-3/4"	WOOD	*EXISTING; SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
20	3'-0" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
21	2'-8" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS
22	3'-0" x 7'-2"	c	1-3/4"	WOOD	SINGLE; RECESSED ONE-PANEL; COORDINATE W/FINISH CARPENTRY; SEE INTERIOR ELEVATIONS

GENERAL DOOR AND WINDOW NOTES:

1. ALL DOOR AND WINDOW SIZES ARE SASH & SLAB SIZES, EXCLUSIVE OF FRAME AND SHIM SPACE. SEE FRAMING DIMENSIONS ON FLOOR PLANS. DIMENSIONS SHOULD BE FIELD VERIFIED WITH ACTUAL CONDITIONS IN FIELD, AND EXISTING ROUGH OPENINGS WHERE APPLICABLE.
2. SUBMIT FULL SHOP DRAWINGS FOR ARCHITECT’S APPROVAL. WINDOW AND DOOR SHOP DRAWINGS SHALL INCLUDE SUBMITTAL FOR ALL REQUIRED HARDWARE SUCH AS CREMONE BOLTS, HINGES, MORTISE LOCKS, CASEMENT STAYS, LATCHES, ETC.
3. ALL EXTERIOR WOOD DOORS AND WINDOWS CUSTOM MILLED OF SELECT MAHOGANY OR SPANISH CEDAR. INTERIOR WOOD DOORS CUSTOM MILLED OF SELECT PINE OR POPLAR. ALL UNITS BUILT IN SIZES AND CONFIGURATIONS AS SHOWN. CONFIRM ALL DIMENSIONS WITH ACTUAL CONDITIONS IN FIELD.
4. GLAZING IN INTERIOR WOOD DOORS AND WINDOWS SHALL BE SINGLE PANES OF 1/8 ” CLEAR GLASS, AND MUNTINS IN TRUE DIVIDED LITE FORMAT. EXTERIOR WOOD DOORS AND WINDOWS SHALL BE DETERMINED BY ARCHITECT AND CLIENT EITHER DOUBLE (INSULATED) PANES OF 1/8” CLEAR GLASS OR SINGLE, AND MUNTINS IN SIMULATED DIVIDED LITE FORMAT. USE TEMPERED GLAZING WHERE REQUIRED BY CODE, THOUGH GLAZING SHALL NOT BE ETCHED WITH LOGOS. STICKERS OR OTHER LABELS MAY BE USED FOR LATER REMOVAL, IN LIEU OF PERMANENT ETCHING.
5. WINDOW AND GLAZED DOOR MUNTINS ALIGN ACROSS ELEVATIONS. PANES ARE OF EQUAL PROPORTIONS UNLESS NOTED OTHERWISE.
6. PROVIDE SPRING BRONZE WEATHER STRIPPING AND ALL NECESSARY HARDWARE AS SPECIFIED, INCLUDING BRONZE INTERLOCKING WATER RETURNING THRESHOLDS WITH HOOK STRIPS RABBETTED TO BOTTOM RAIL OF EXTERIOR WOOD DOORS. USE PEMKO 145B BRONZE THRESHOLD WITH B61 DOOR CLIP, TYPICAL.
7. REFER TO FLOOR PLAN FOR DOOR SWING DIRECTION.
8. NEW EXTERIOR DOORS 2-1/4” THICK TYPICAL. NEW INTERIOR DOORS 1-3/4” TYPICAL. WHERE NEW INTERIOR OR EXTERIOR DOORS FIT IN EXISTING FRAMES WITH EXISTING STOPS, MATCH ORIGINAL DOOR THICKNESS, TYPICAL.
9. EXISTING WINDOWS TO BE REPLACED IF REQUIRED, ARE INTENDED TO FIT EXISTING JAMB OPENINGS. VERIFY ALL ACTUAL DIMENSIONS IN FIELD, AND SUBMIT ACTUAL SIZES IN SHOP DRAWINGS.
10. CONTRACTOR TO VERIFY EXISTING DOOR AND WINDOW MEASUREMENTS.

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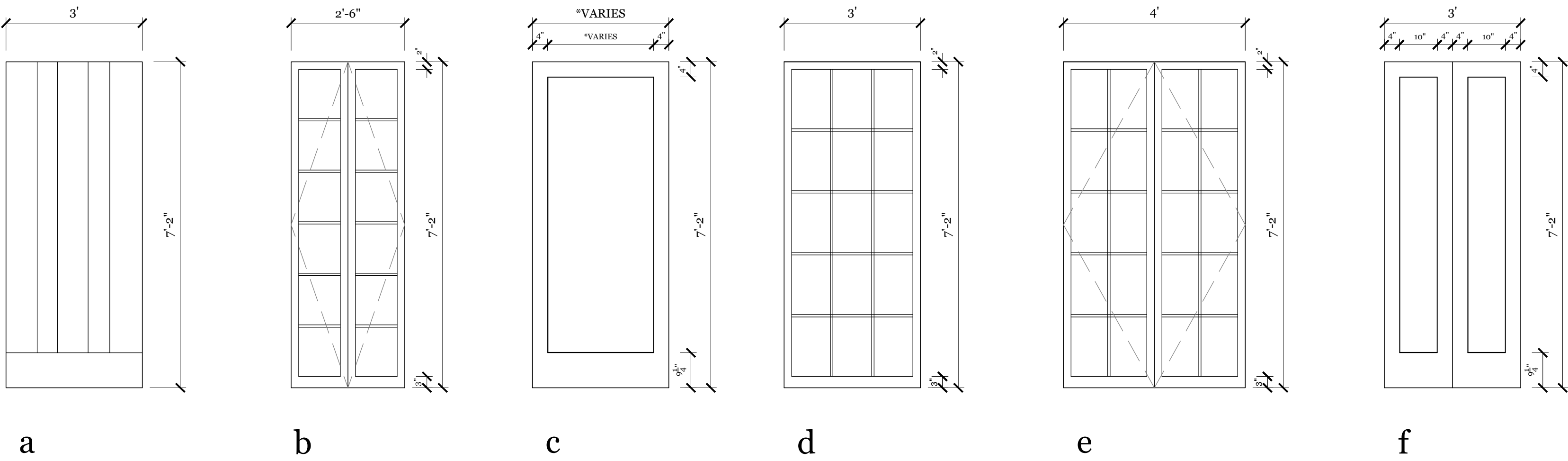
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DOOR & WINDOW
SCHEDULE
TITLE

A6.0
SHEET No

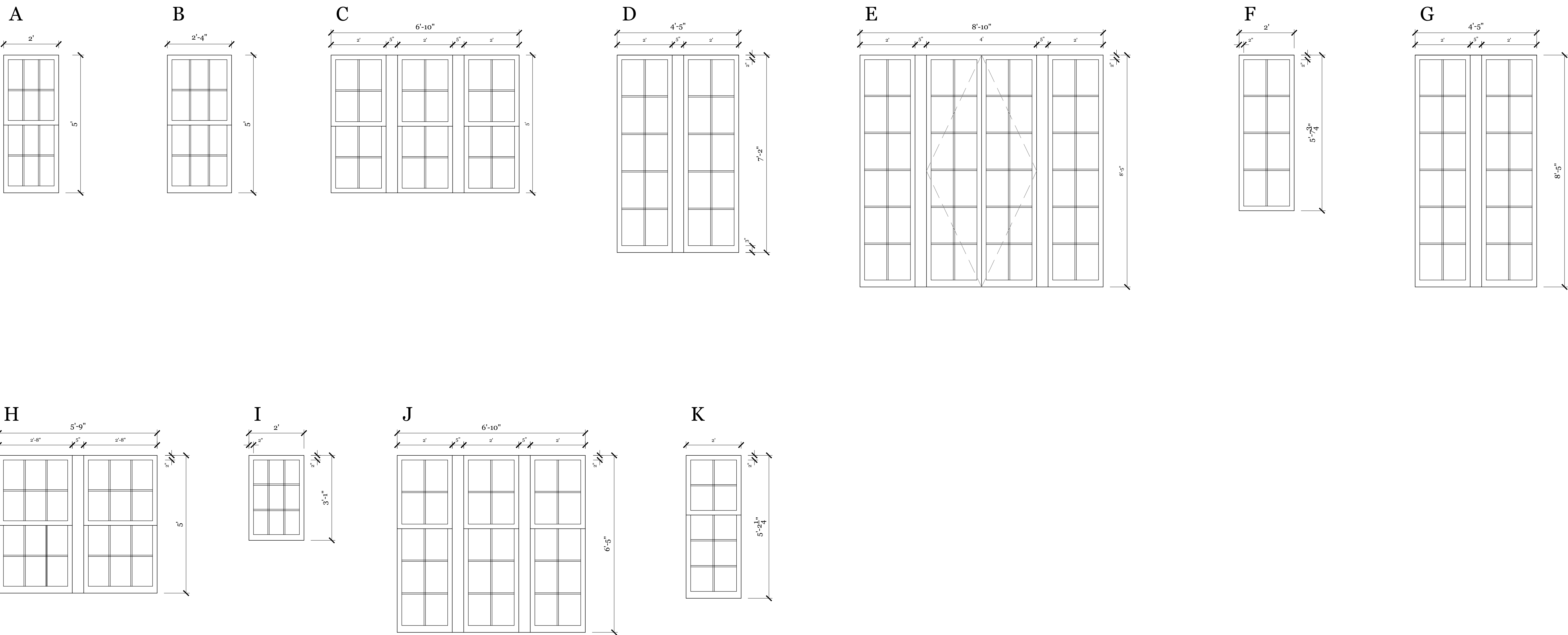
door schedule

1/2" = 1'-0"



window schedule

1/2" = 1'-0"



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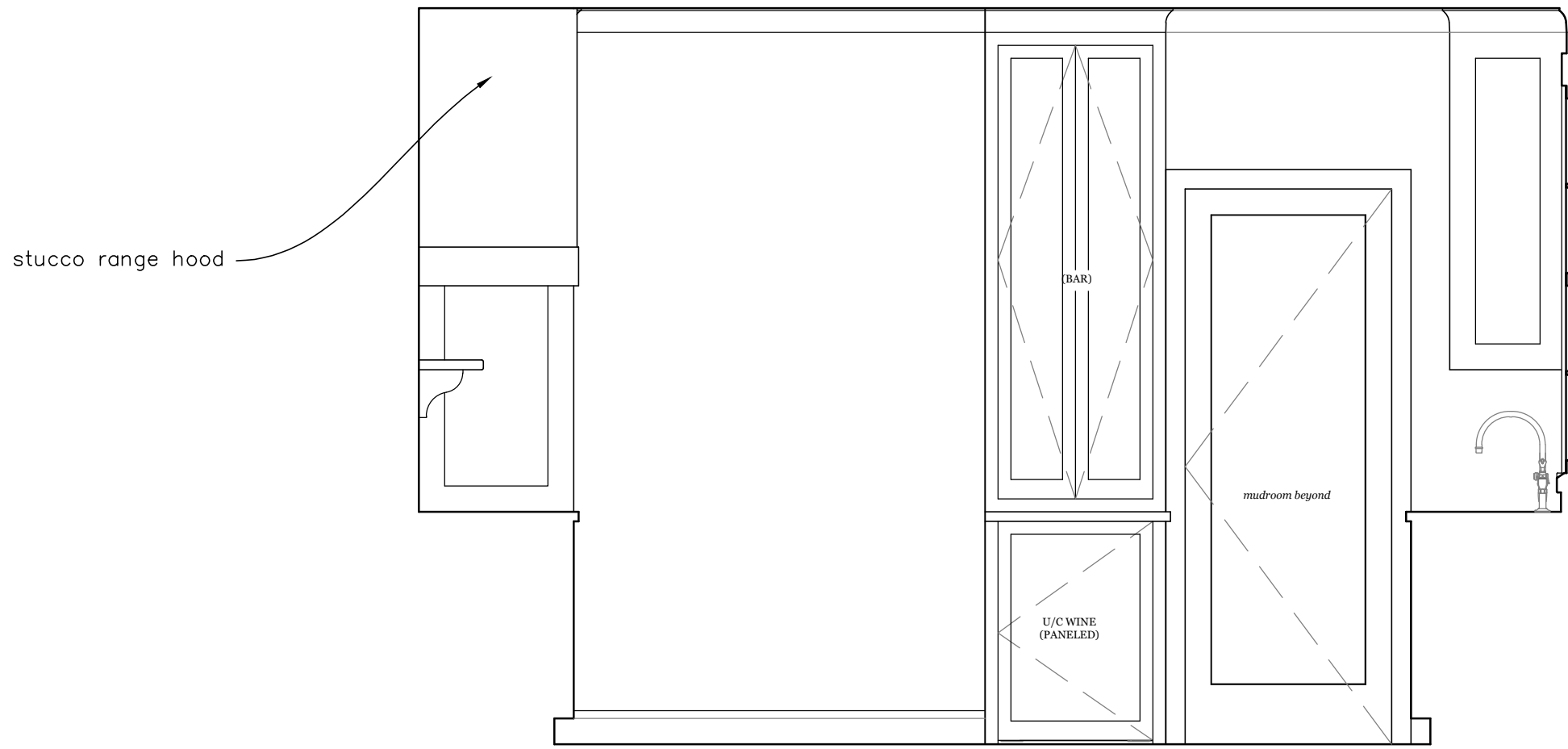
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DOOR & WINDOW
SCHEDULE

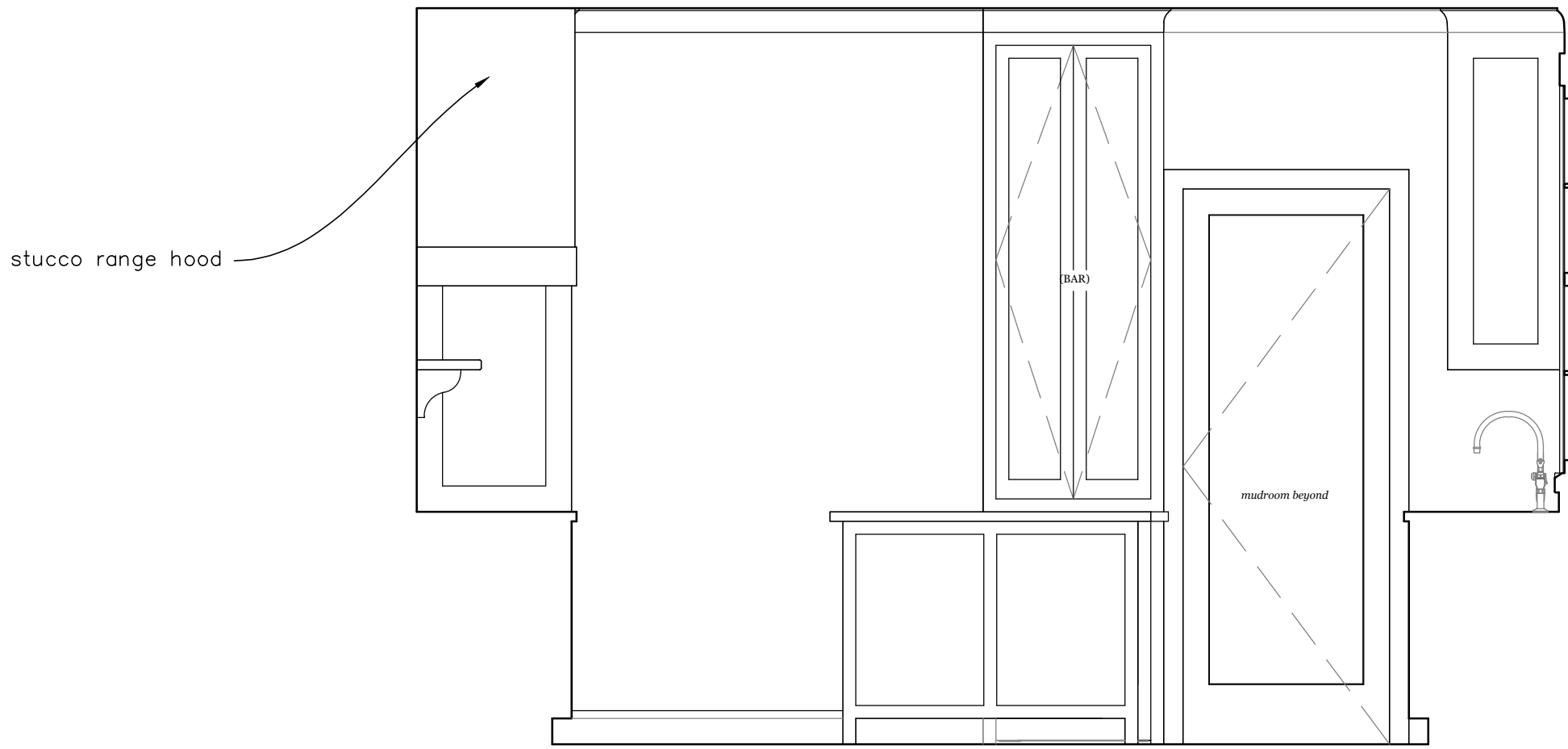
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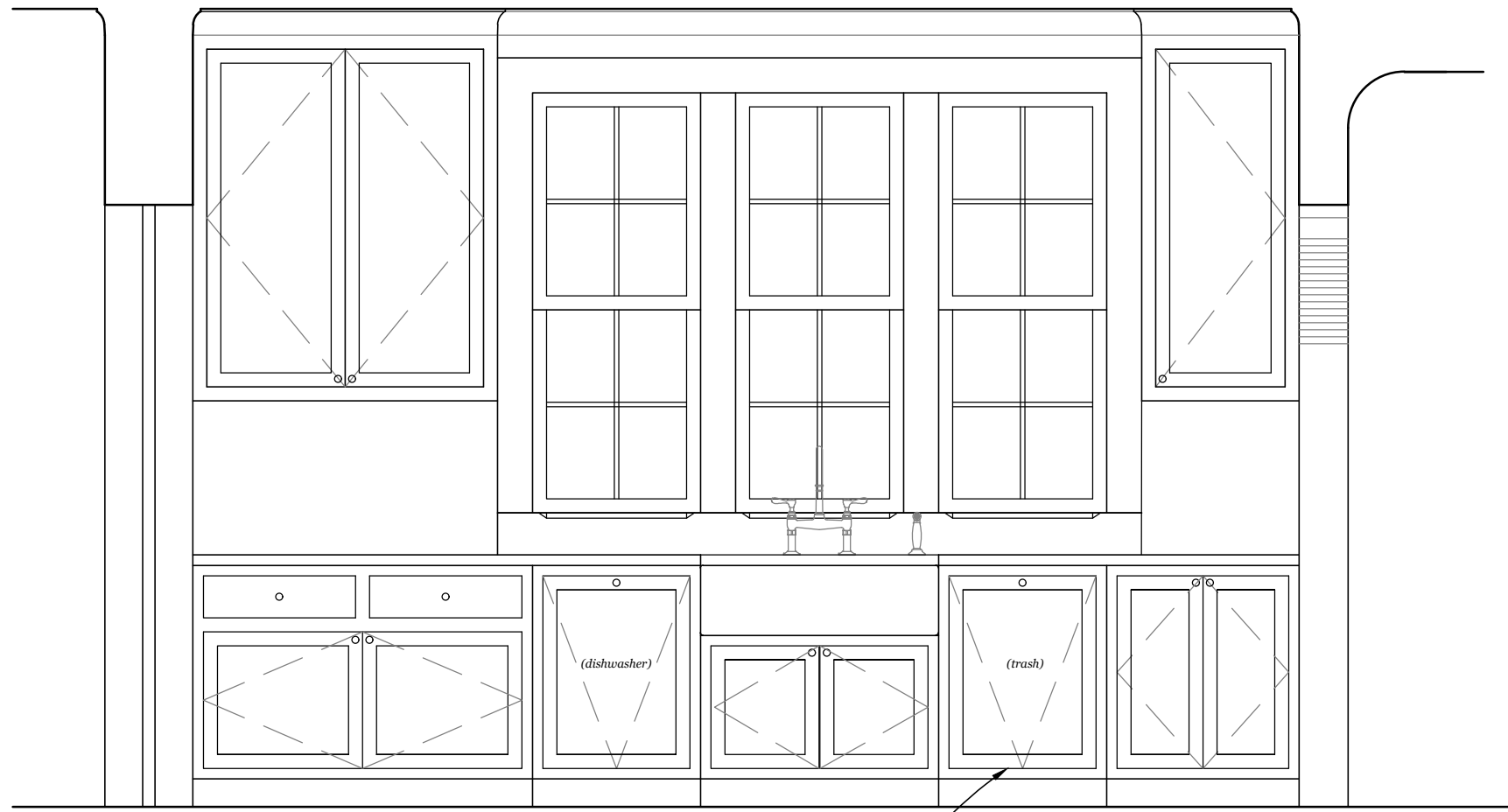
1 kitchen

1/2" = 1'-0"



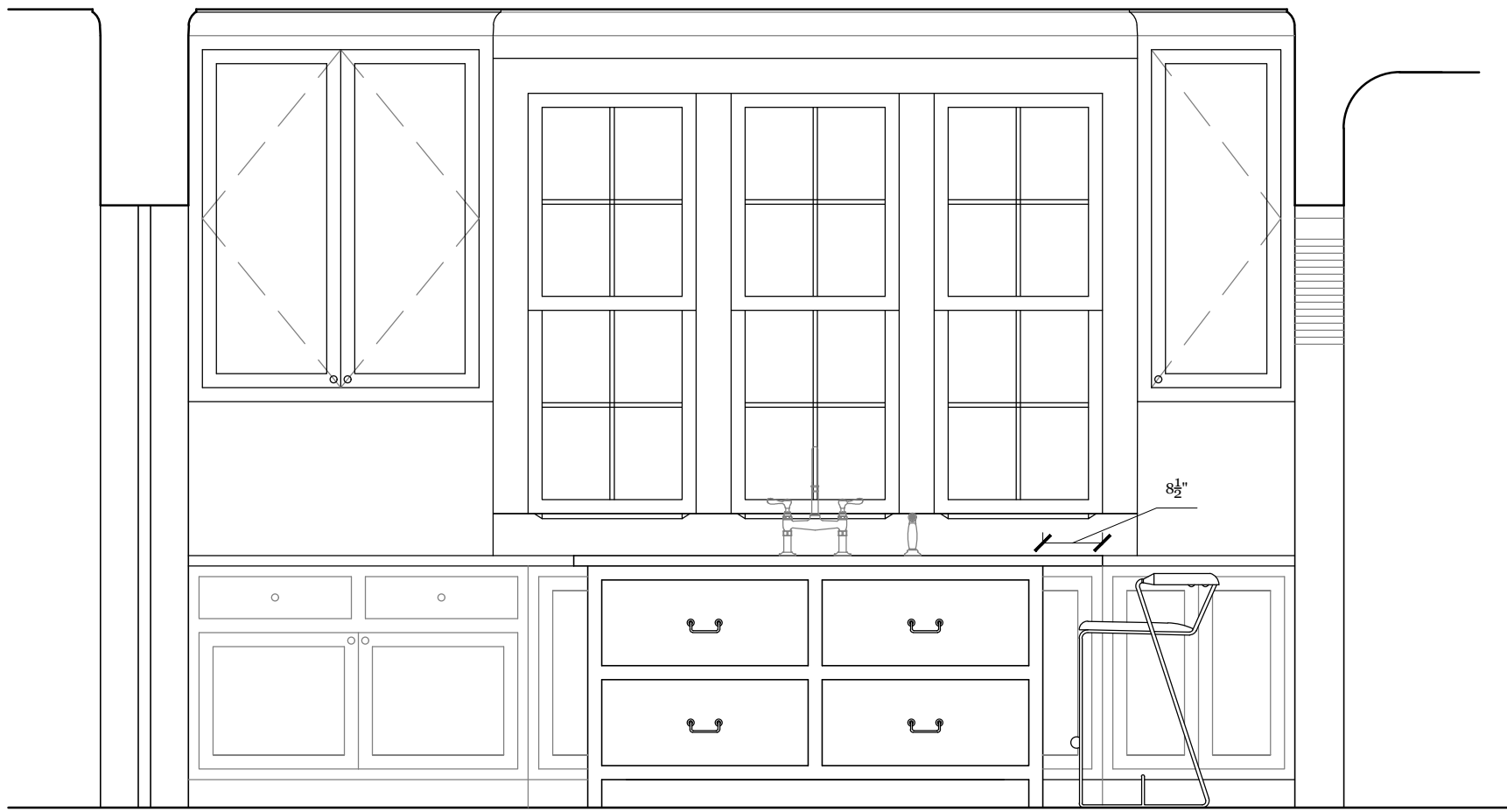
1a kitchen with island

1/2" = 1'-0"



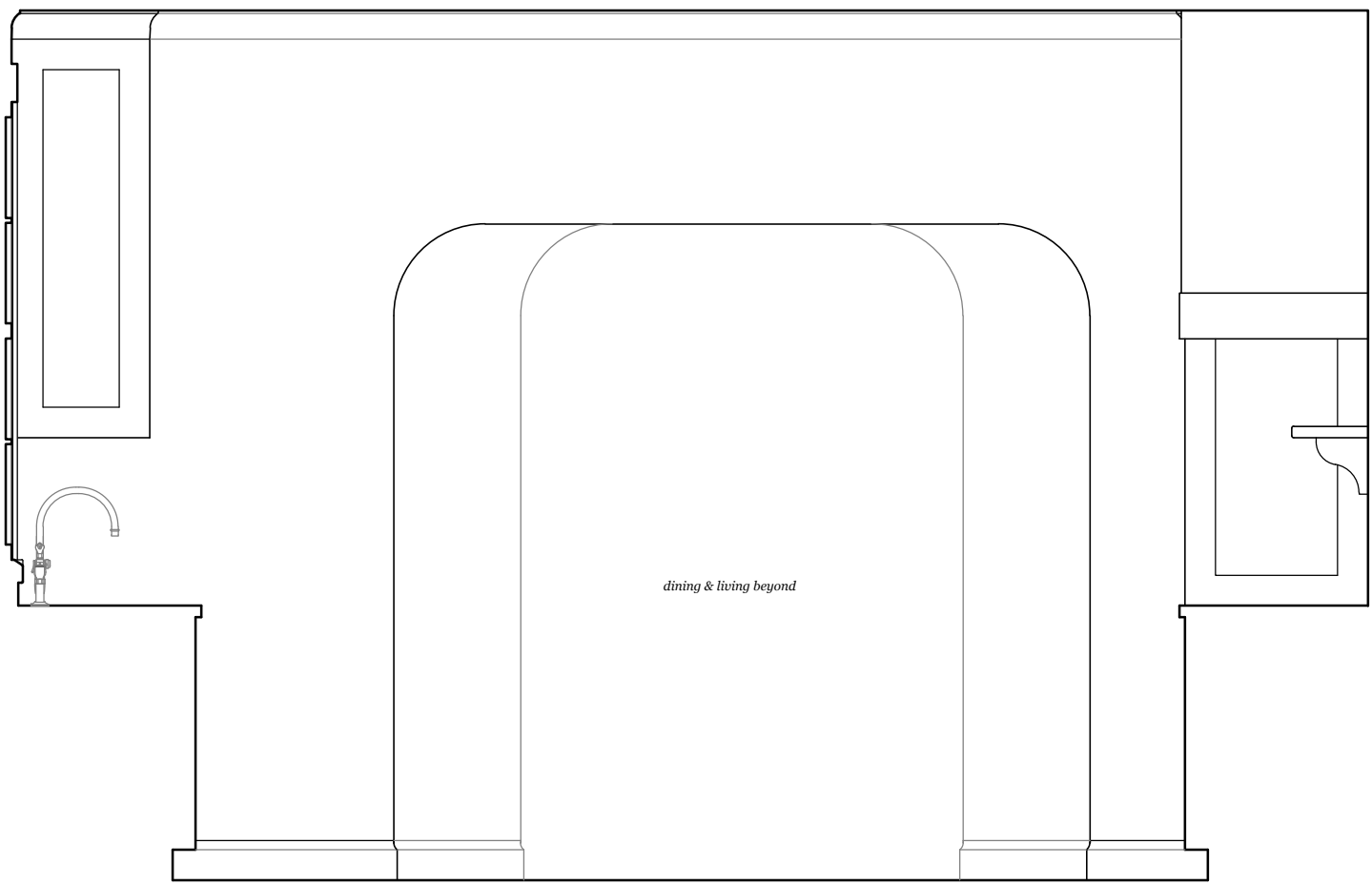
2 kitchen

1/2" = 1'-0"



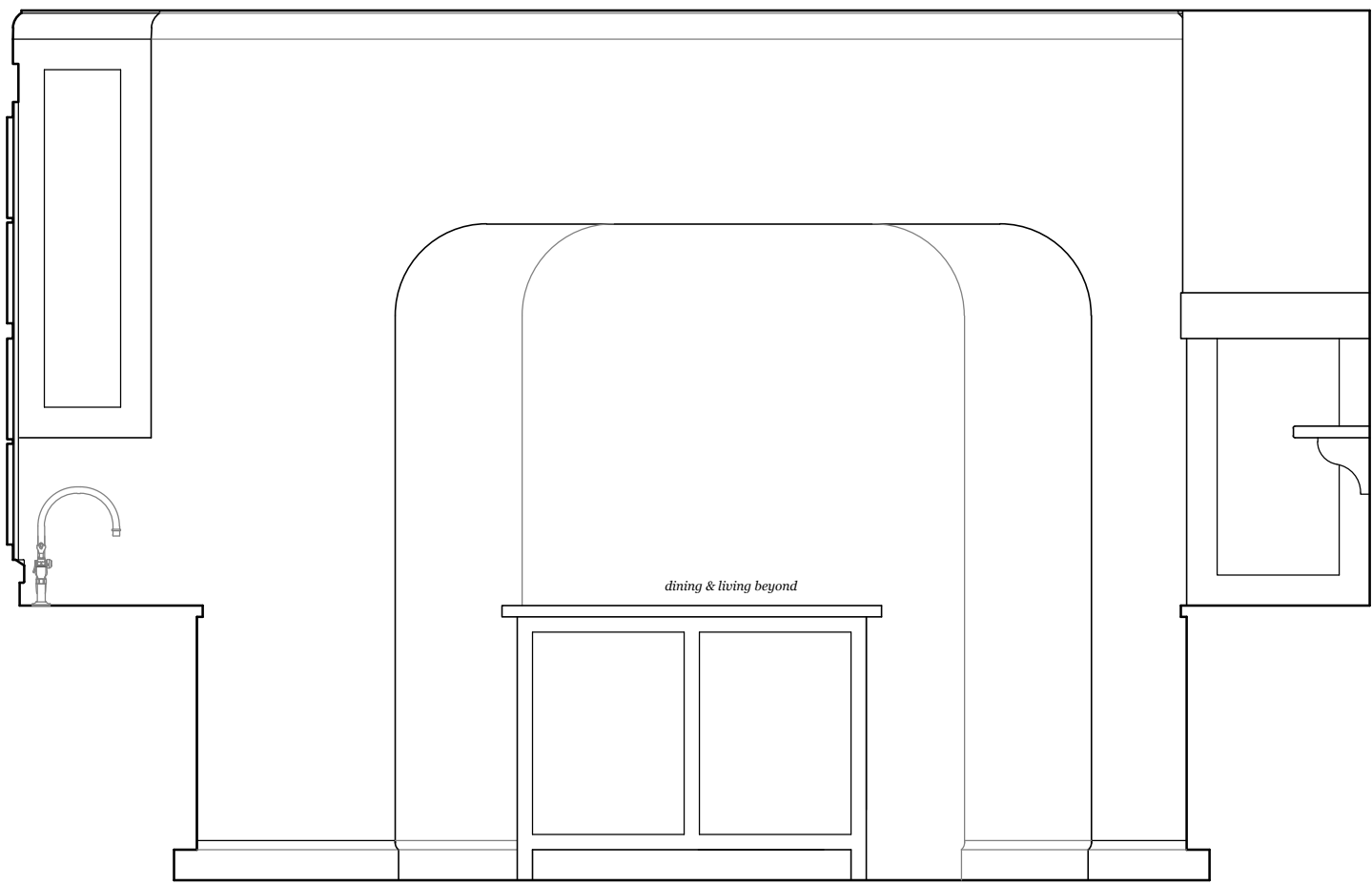
2a kitchen with island

1/2" = 1'-0"



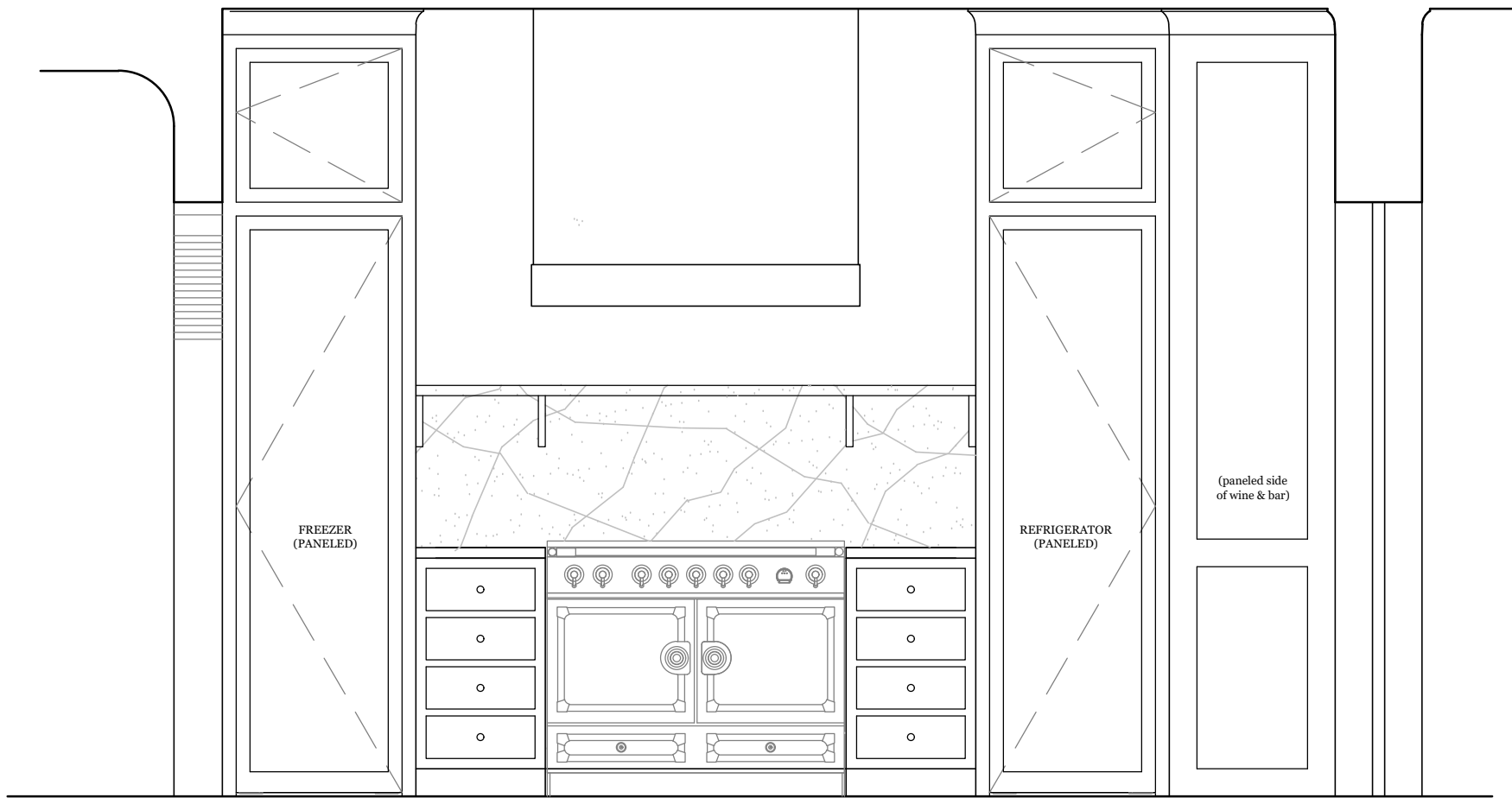
3 kitchen

1/2" = 1'-0"



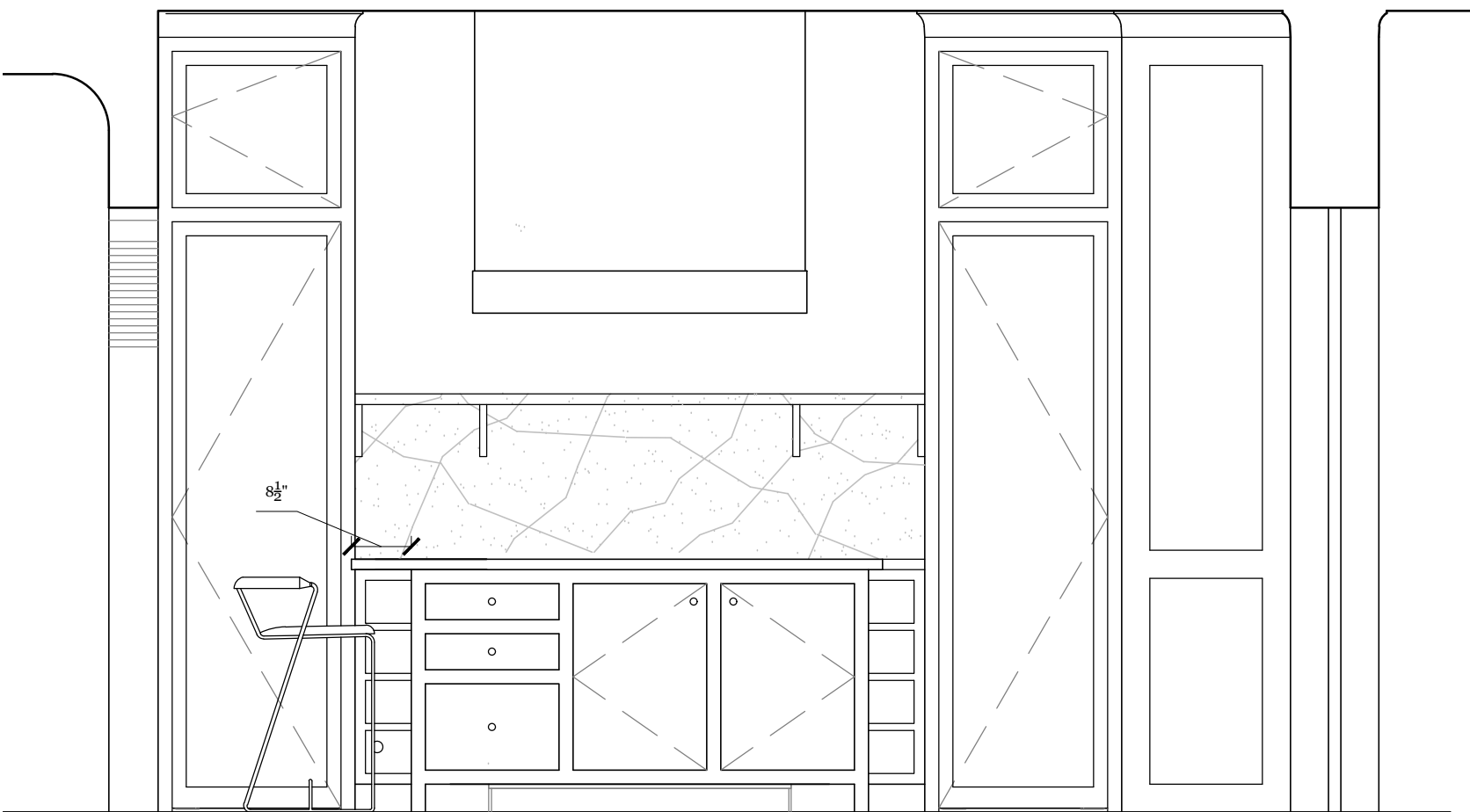
3a kitchen with island

1/2" = 1'-0"



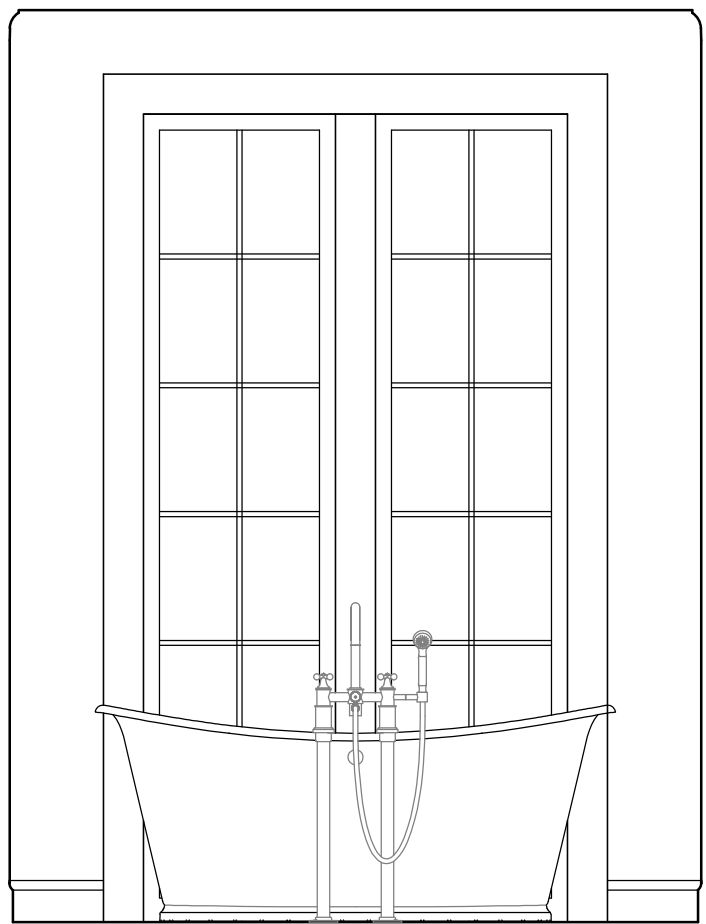
1 kitchen

1/2" = 1'-0"



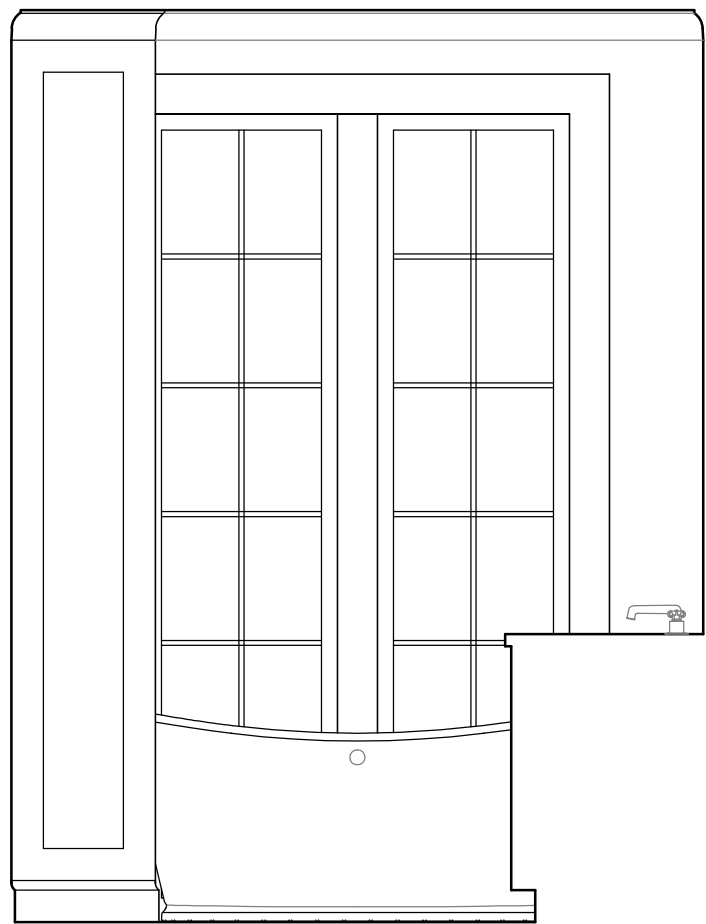
1a kitchen with island

1/2" = 1'-0"



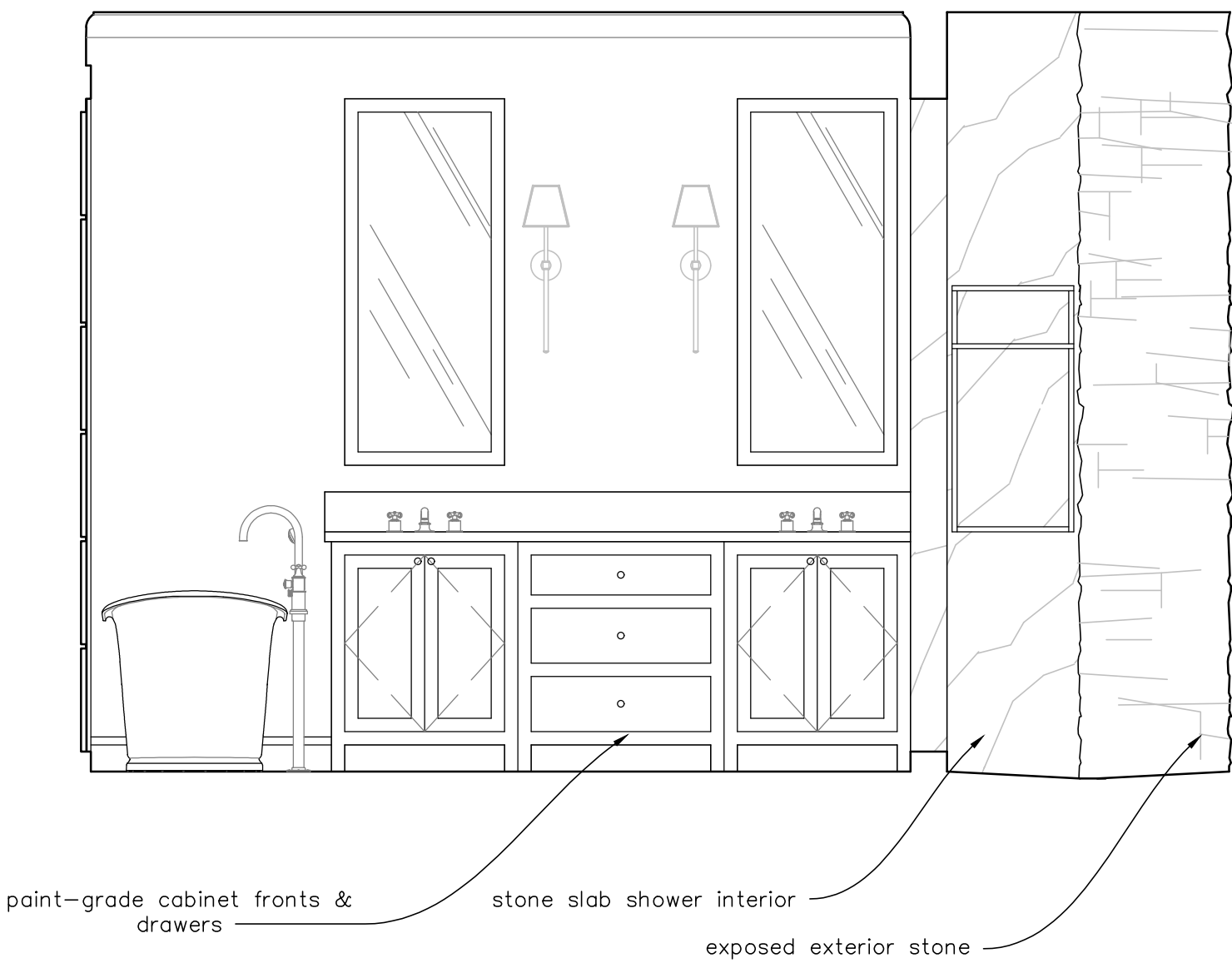
2 primary bath

1/2" = 1'-0"



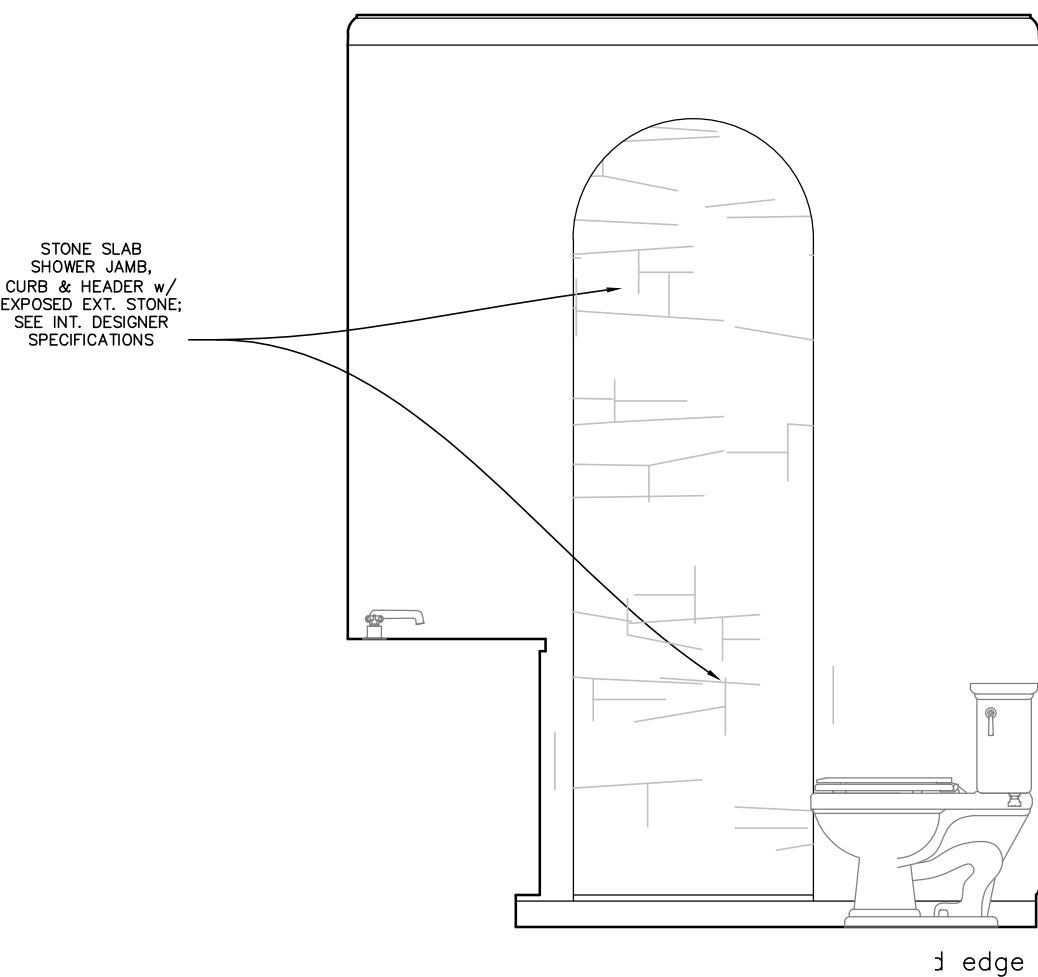
2a primary bath

1/2" = 1'-0"



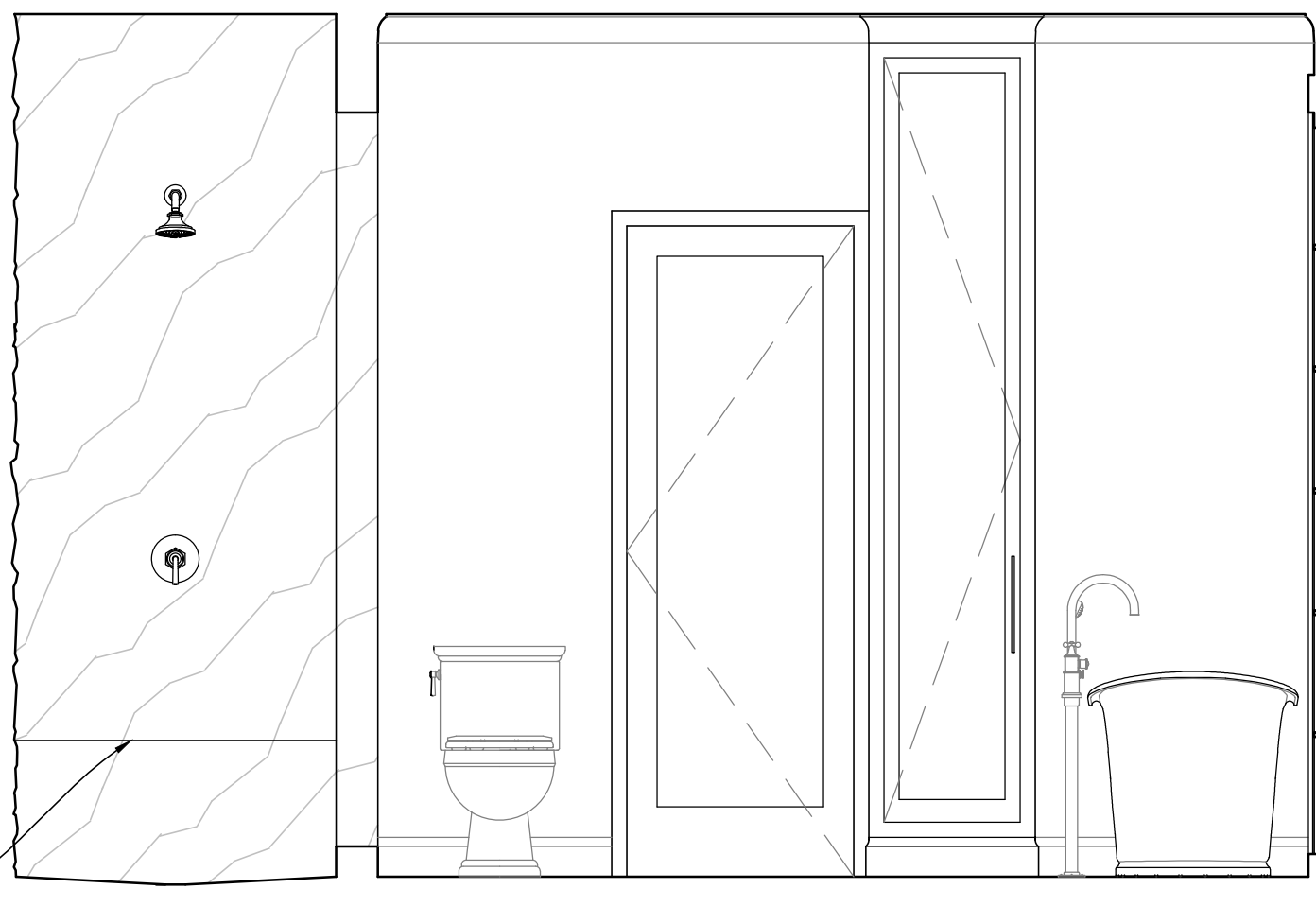
3 primary bath

1/2" = 1'-0"



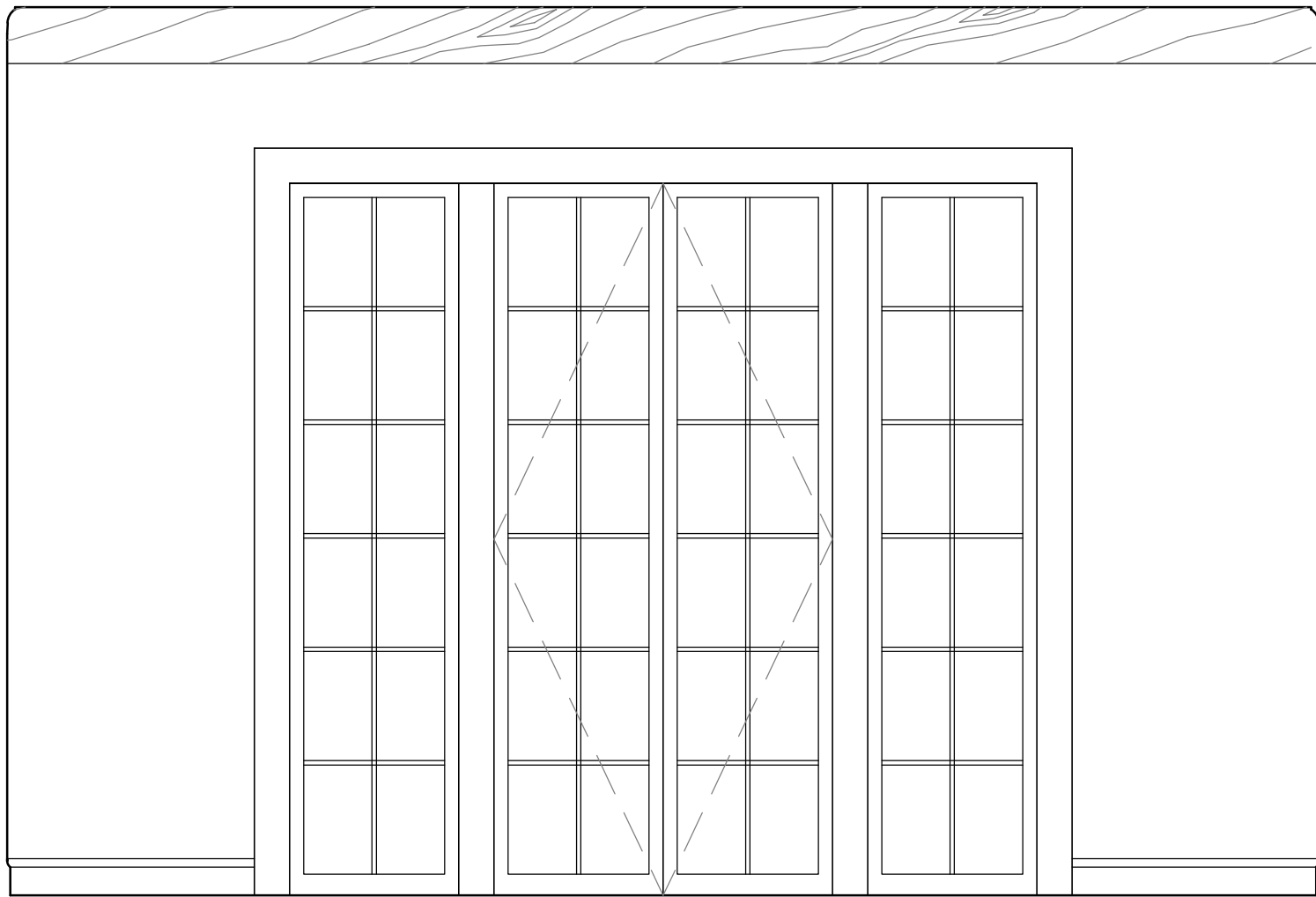
4 primary bath

1/2" = 1'-0"

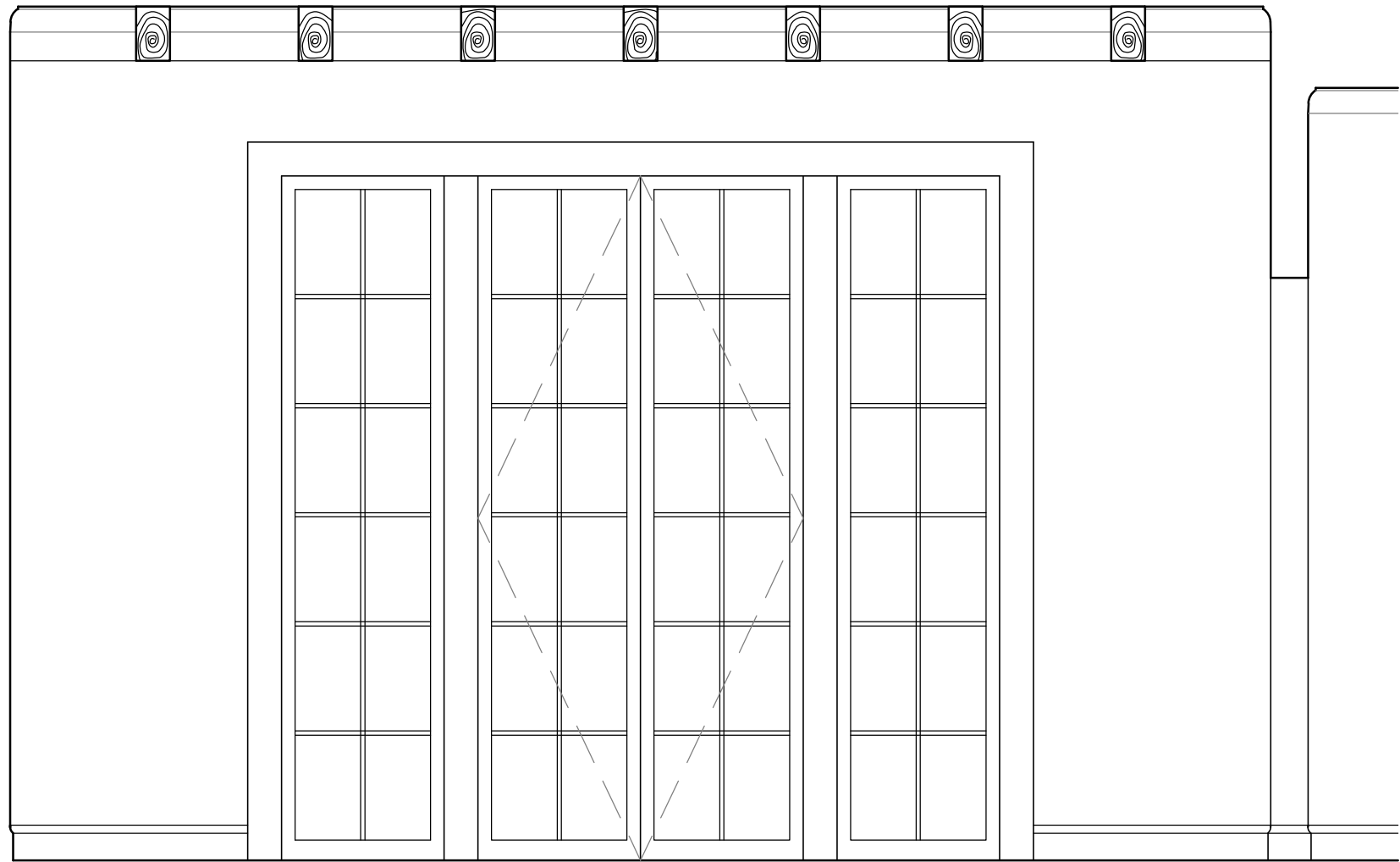


5 primary bath

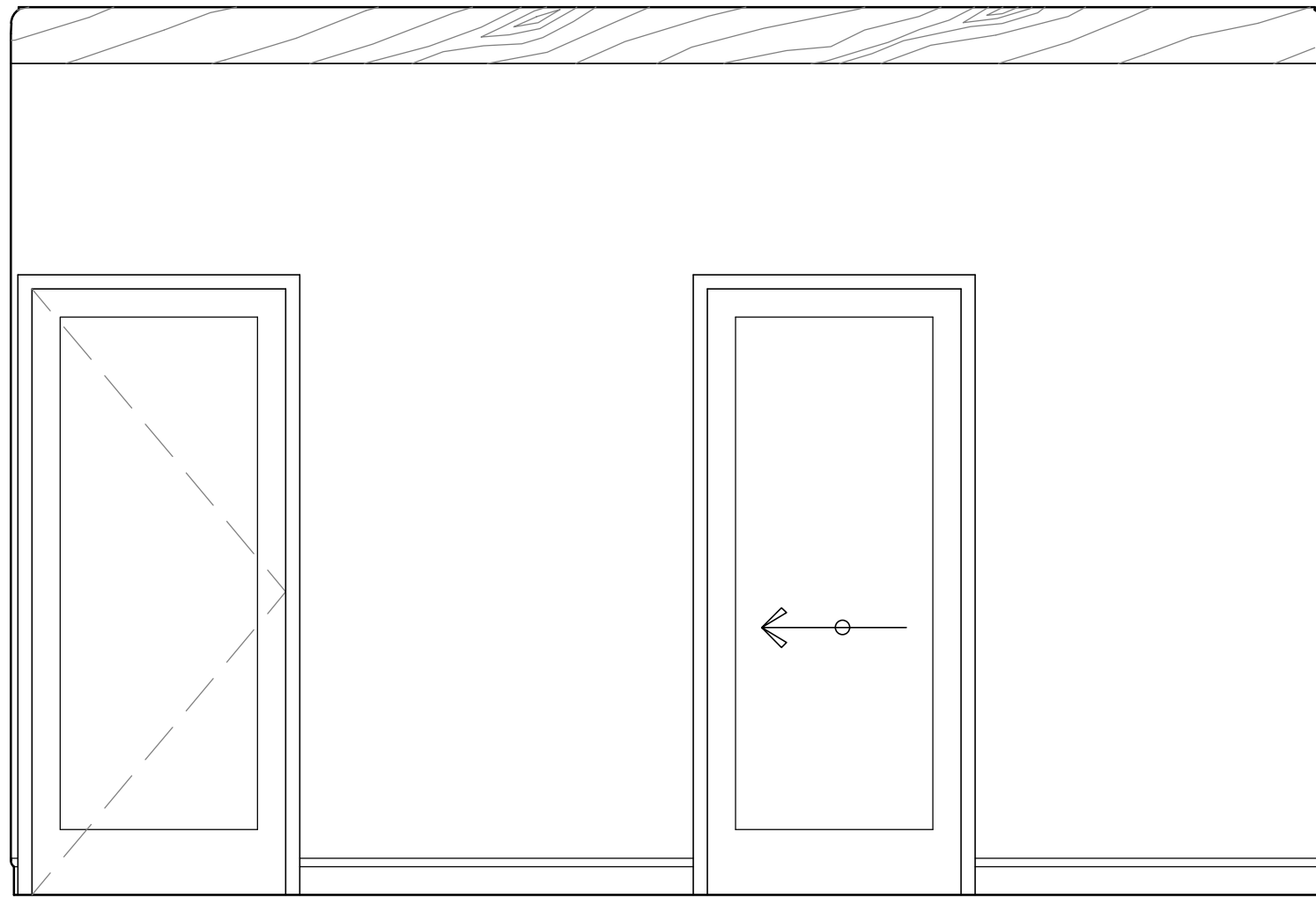
1/2" = 1'-0"



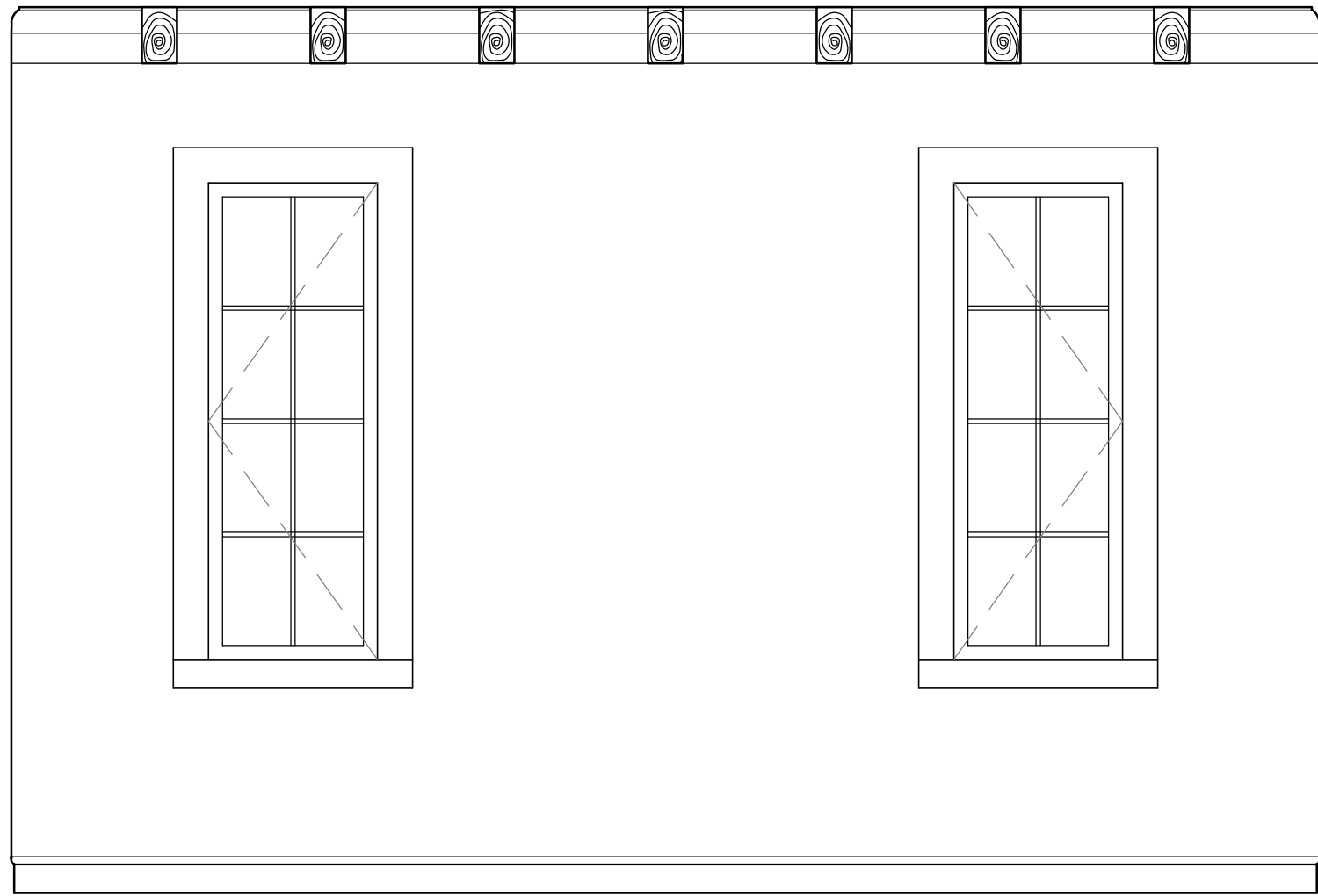
1 primary bedroom
 $\frac{1}{2}" = 1'-0"$



2 primary bedroom
 $\frac{1}{2}" = 1'-0"$



3 primary bedroom
 $\frac{1}{2}" = 1'-0"$



4 primary bedroom
 $\frac{1}{2}" = 1'-0"$

885 ARAPAHOE AVENUE
SUITE 2
BOULDER, COLORADO 80302
251.513.0110
GARRETTTHARDEE@GMAIL.COM

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additions

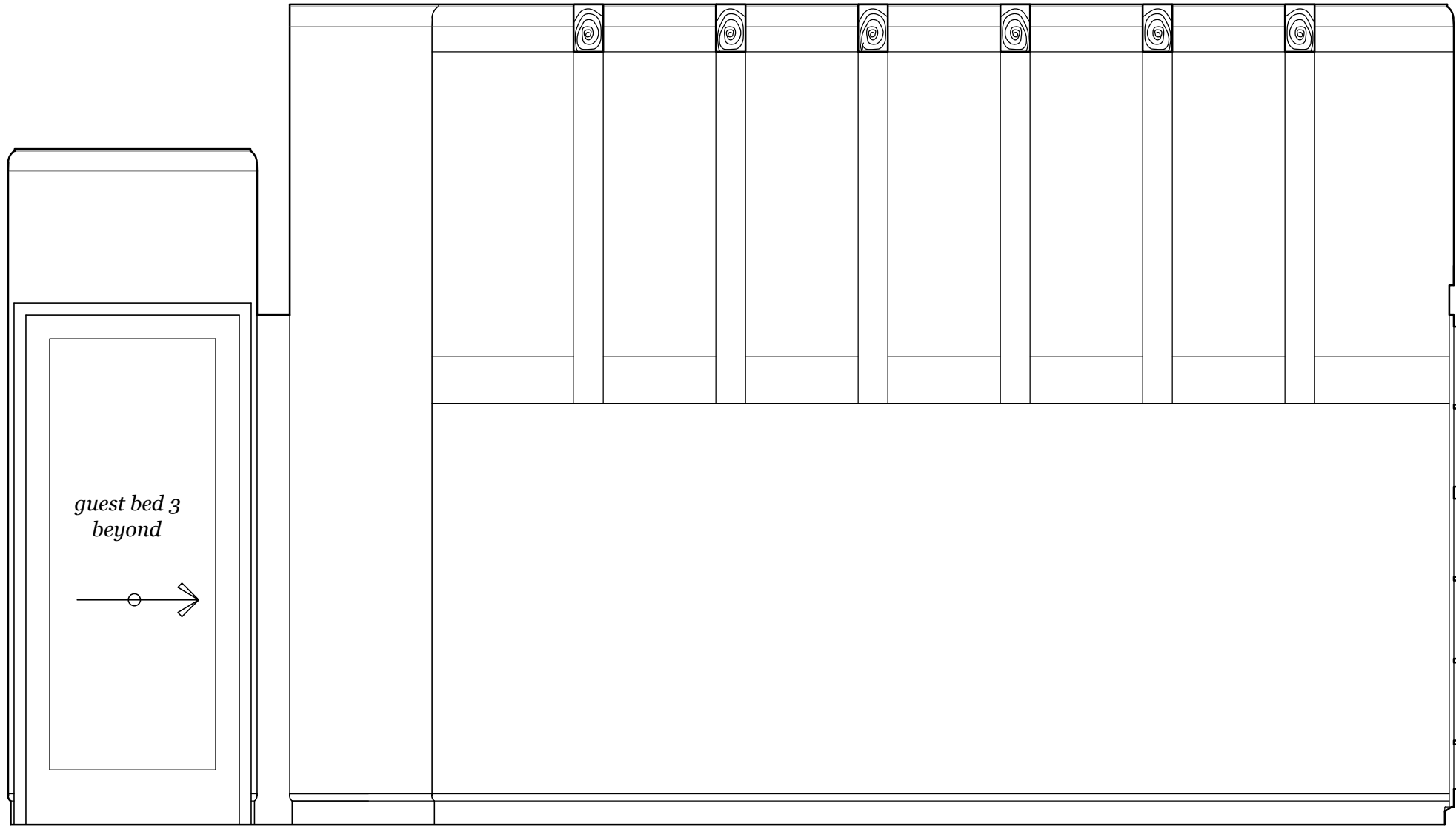
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Austin,
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DATE		
REV		DATE
REV		
REV		

INTERIOR ELEVATIONS
TITLE

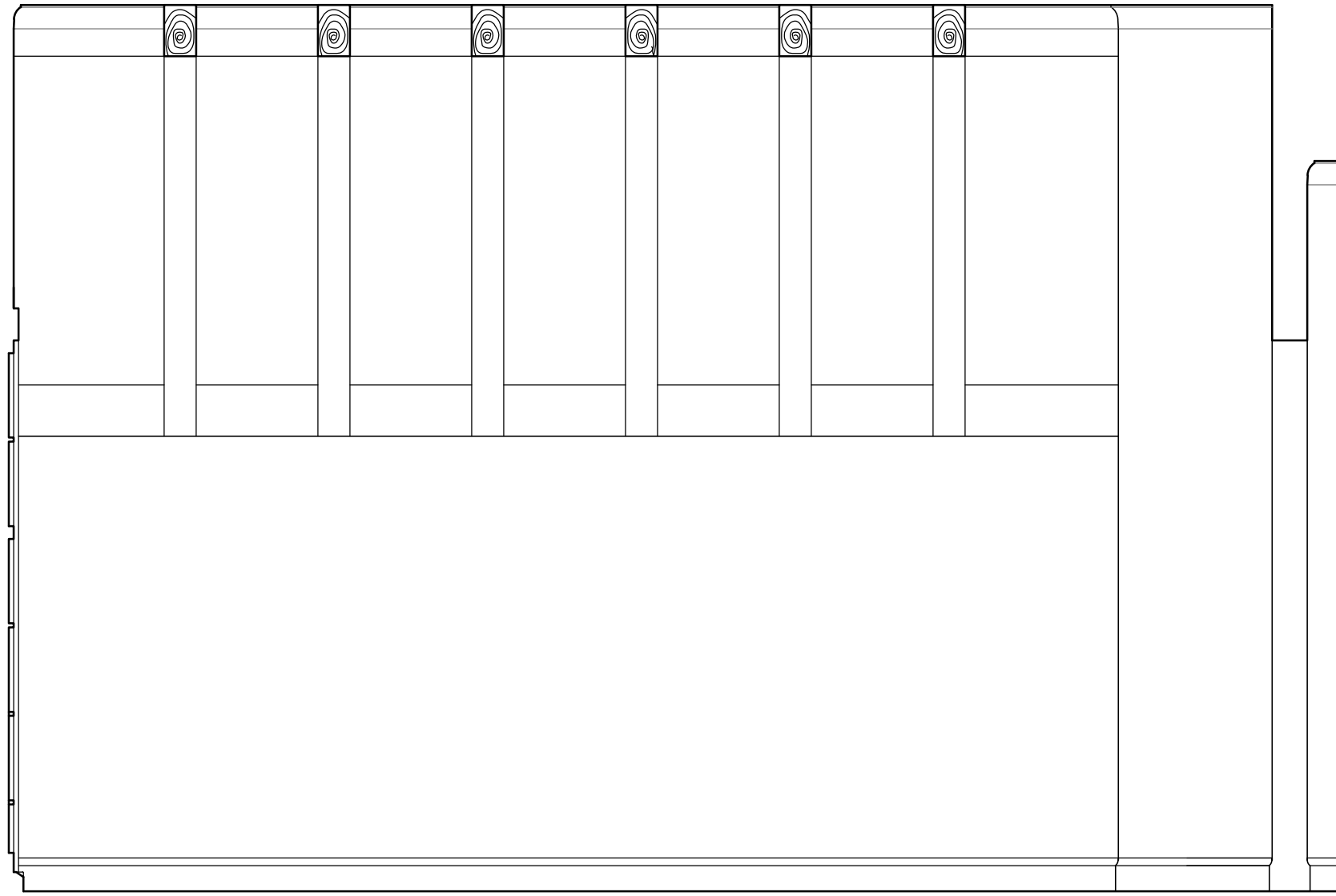
A7.3
SHEET No



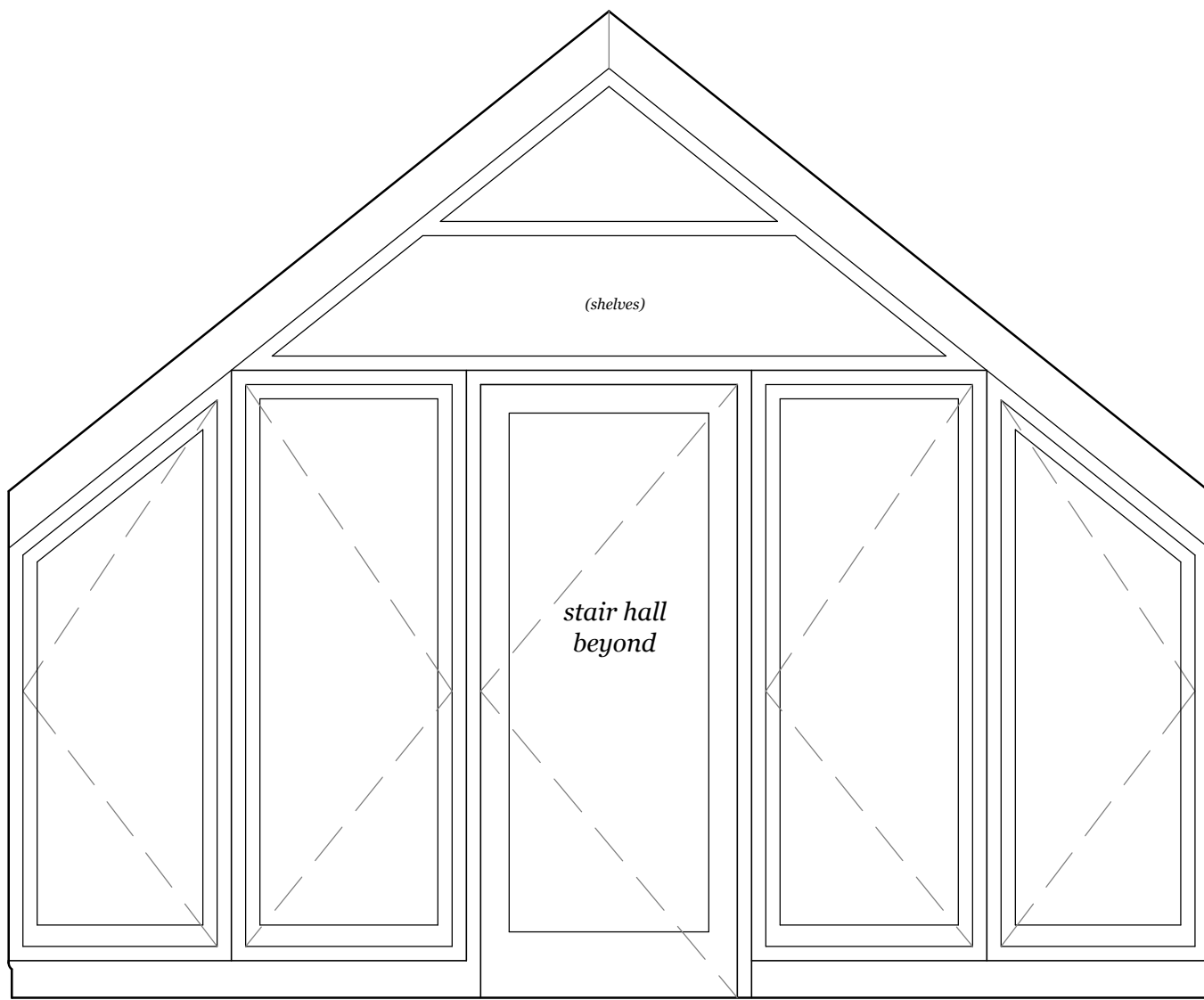
1 guest bedroom 2
1/2" = 1'-0"



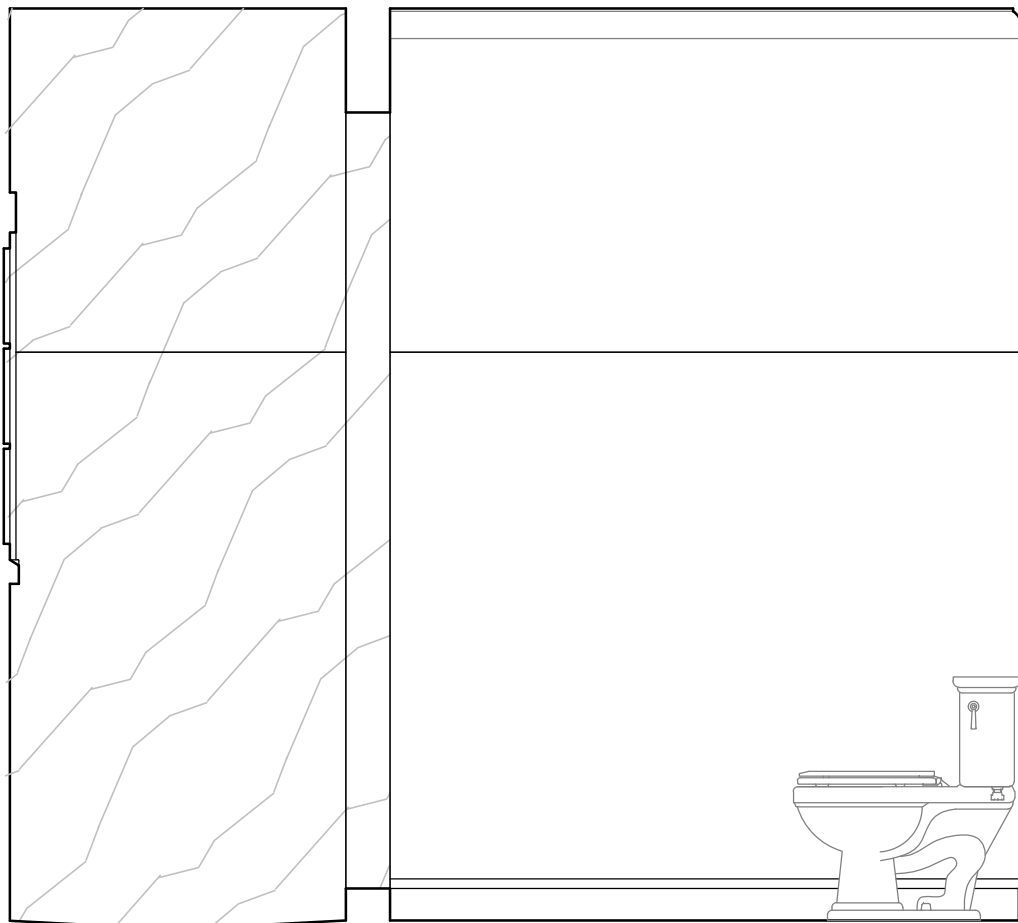
2 guest bedroom 2
1/2" = 1'-0"



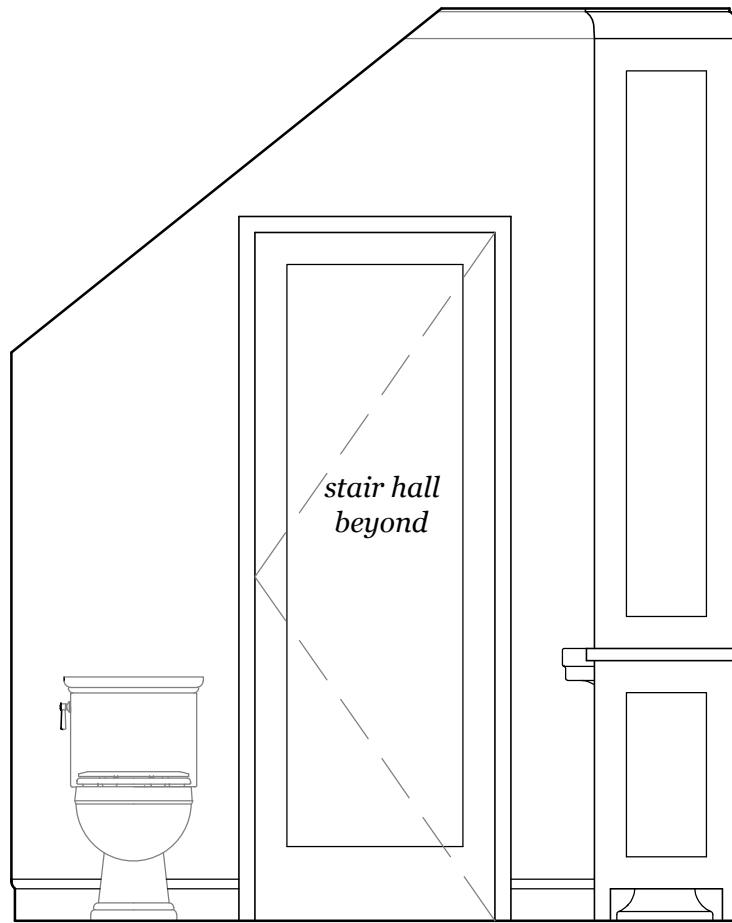
3 guest bedroom 2
1/2" = 1'-0"



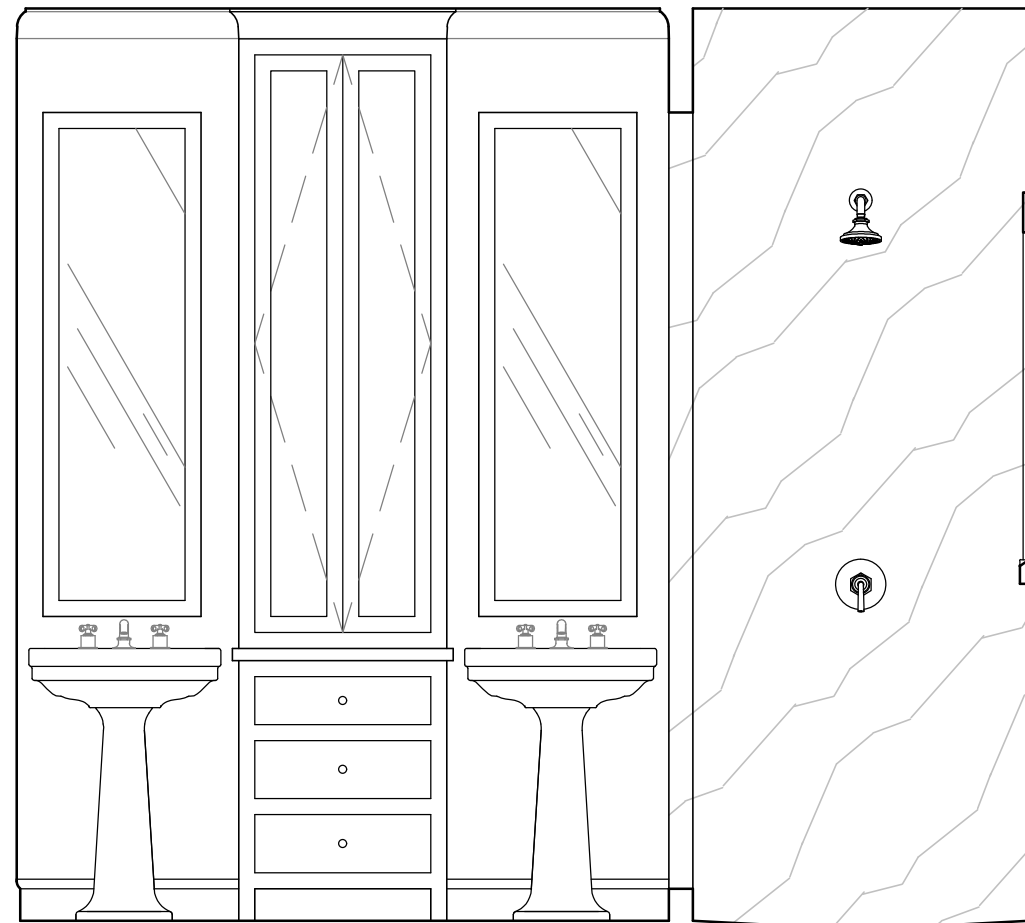
4 guest bedroom 2
1/2" = 1'-0"



5 guest bathroom 2
1/2" = 1'-0"



6 guest bathroom 2
1/2" = 1'-0"



7 guest bathroom 2
1/2" = 1'-0"



8 guest bathroom 2
1/2" = 1'-0"

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INTERIOR ELEVATIONS

TITLE

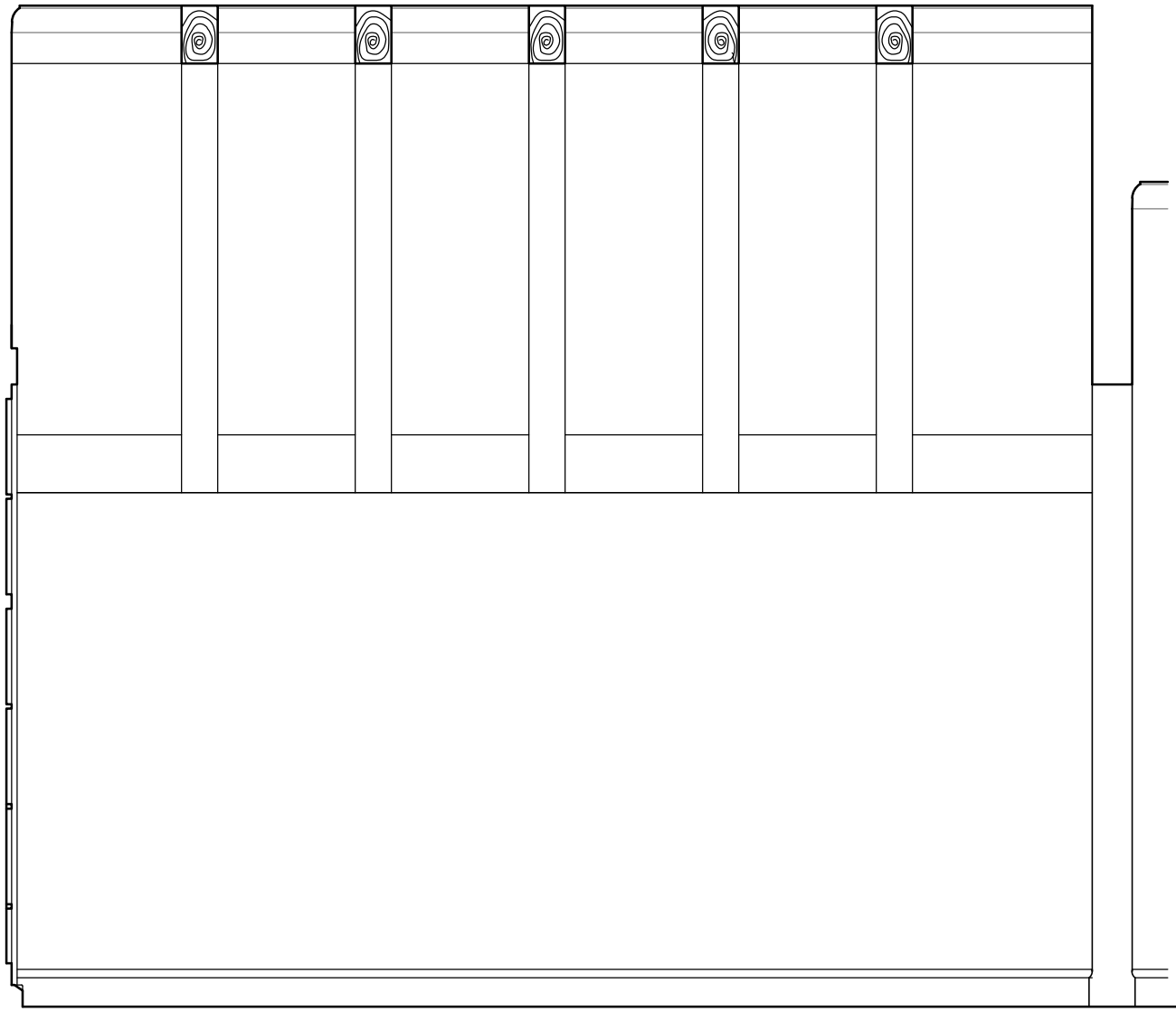
A7.4

SHEET No



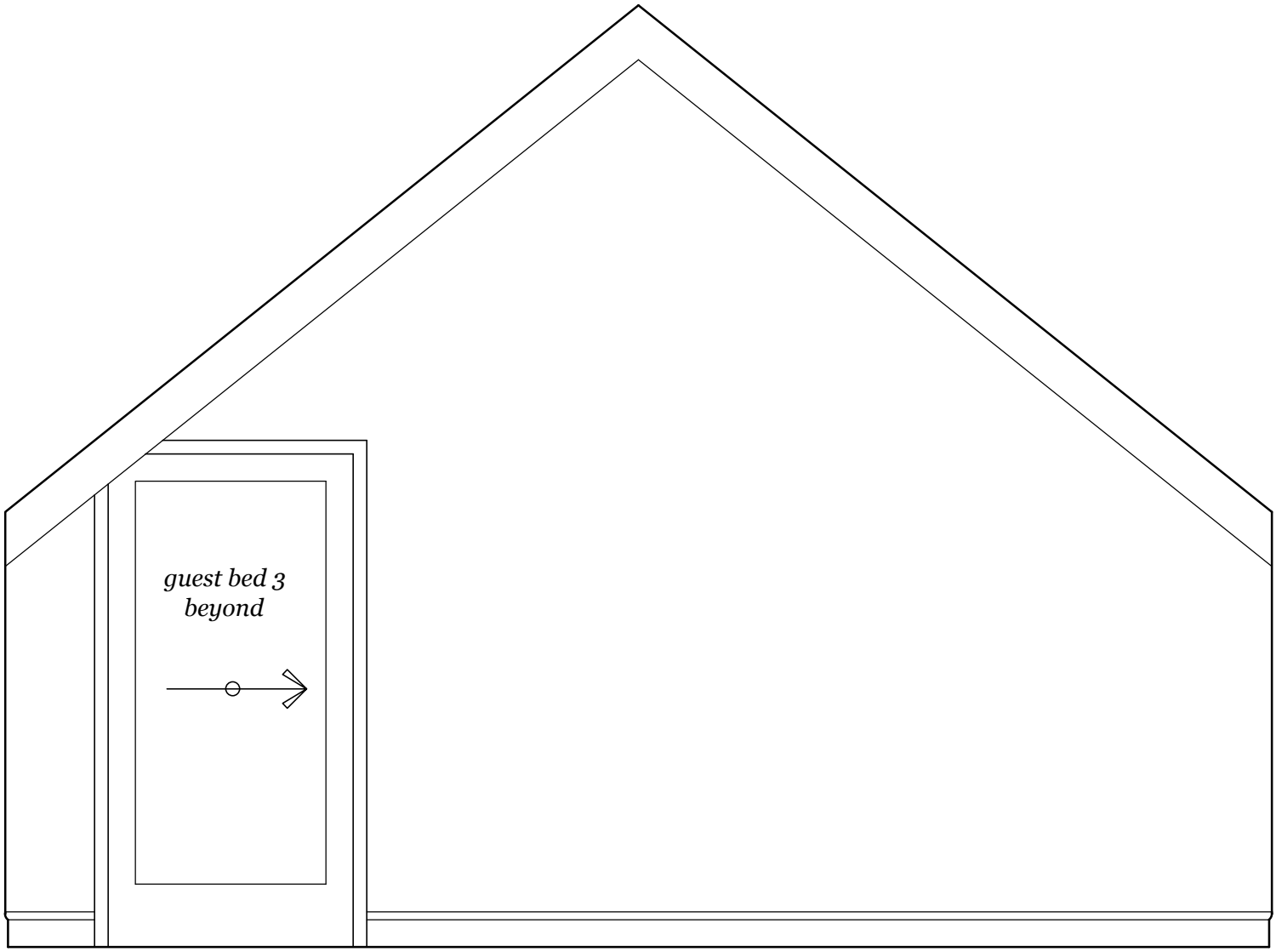
1 guest bedroom 3

$\frac{1}{2}" = 1'-0"$



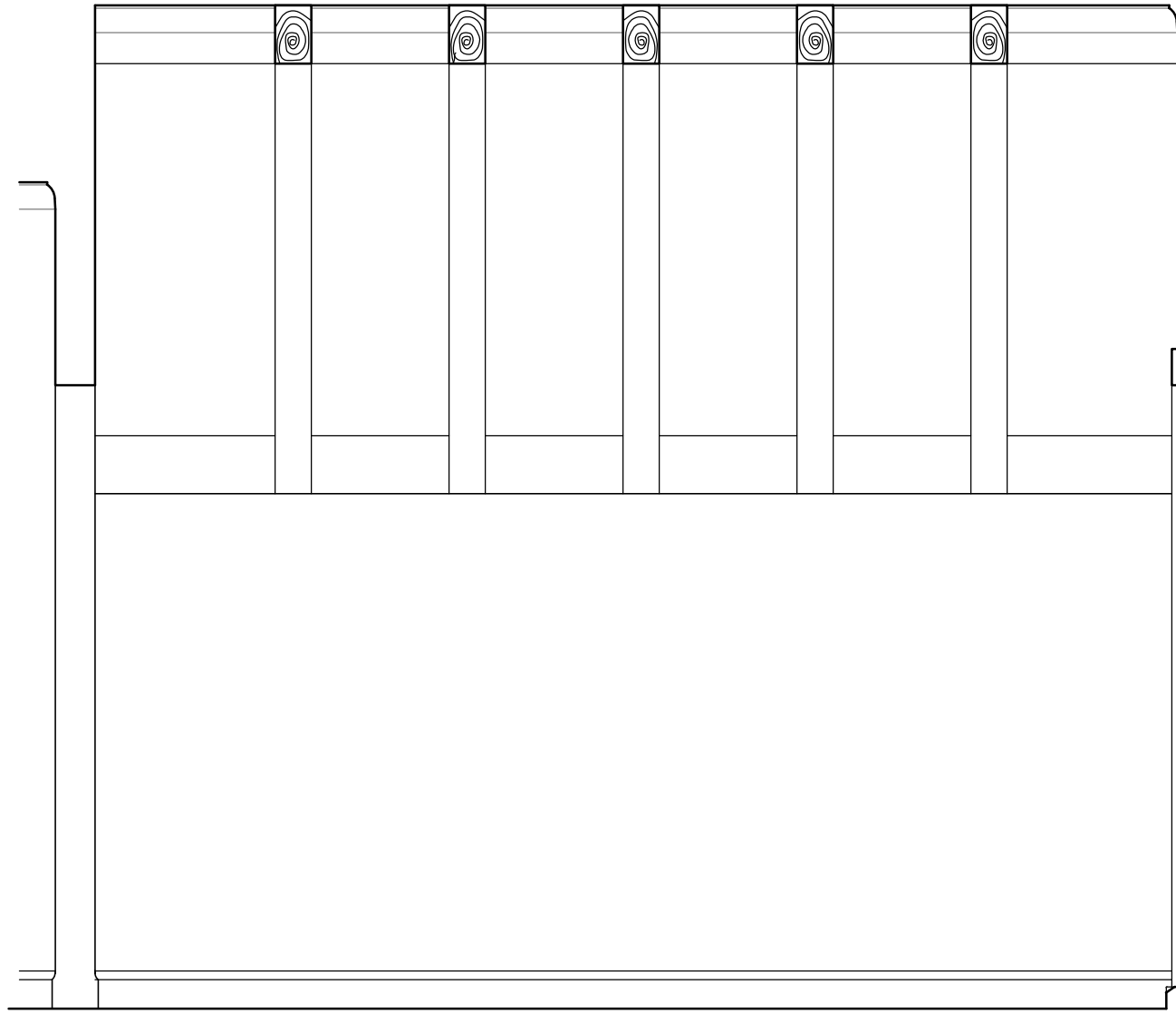
2 guest bedroom 3

$\frac{1}{2}" = 1'-0"$



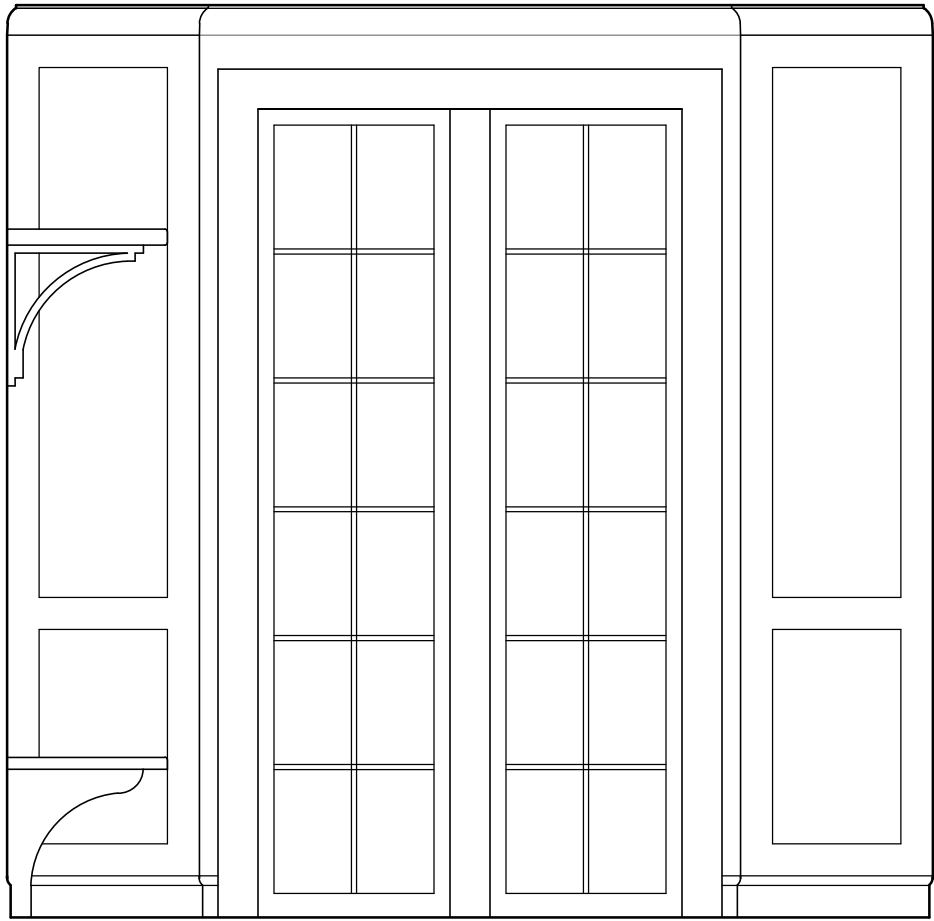
3 guest bedroom 3

$\frac{1}{2}" = 1'-0"$



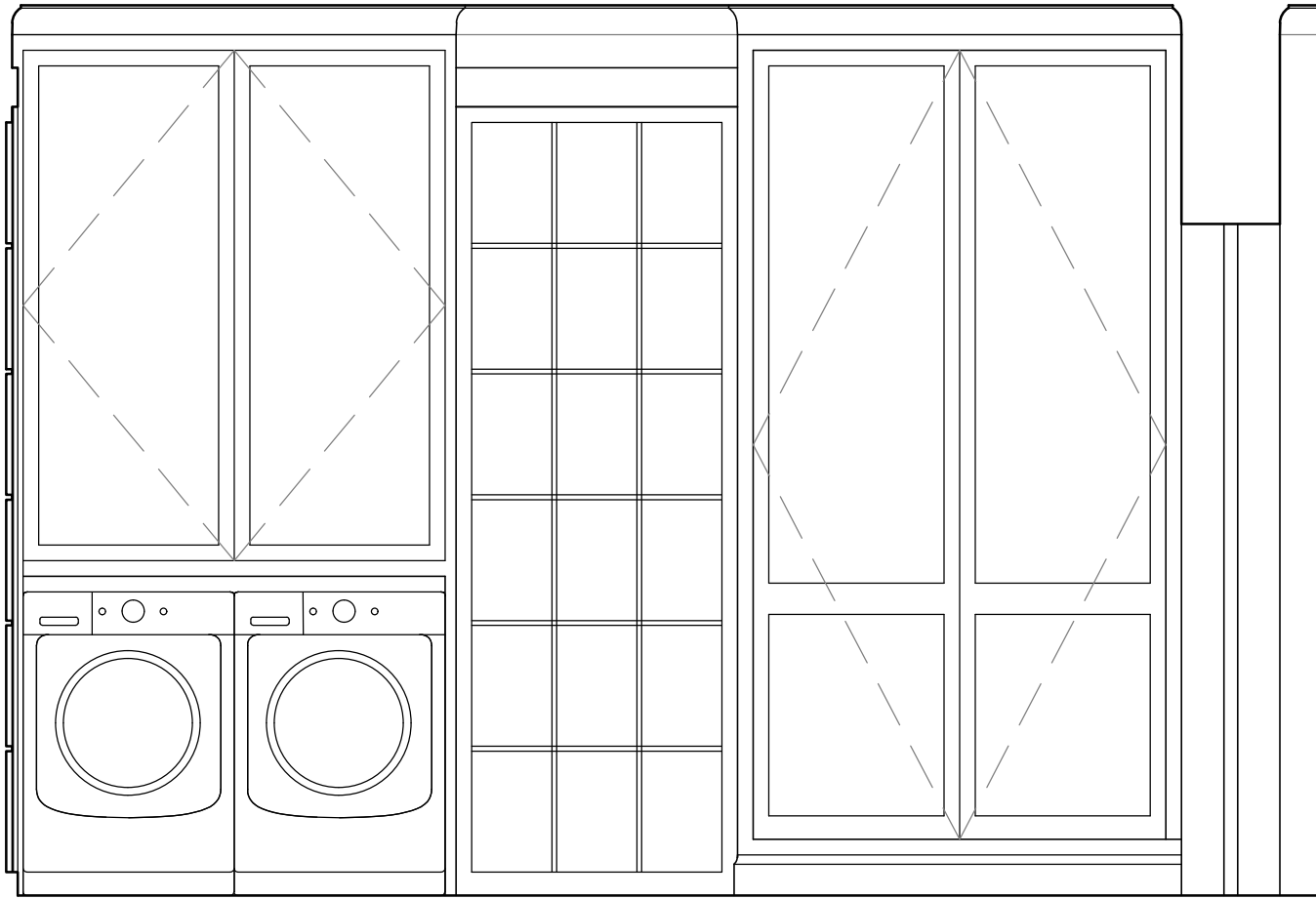
4 guest bedroom 3

$\frac{1}{2}" = 1'-0"$



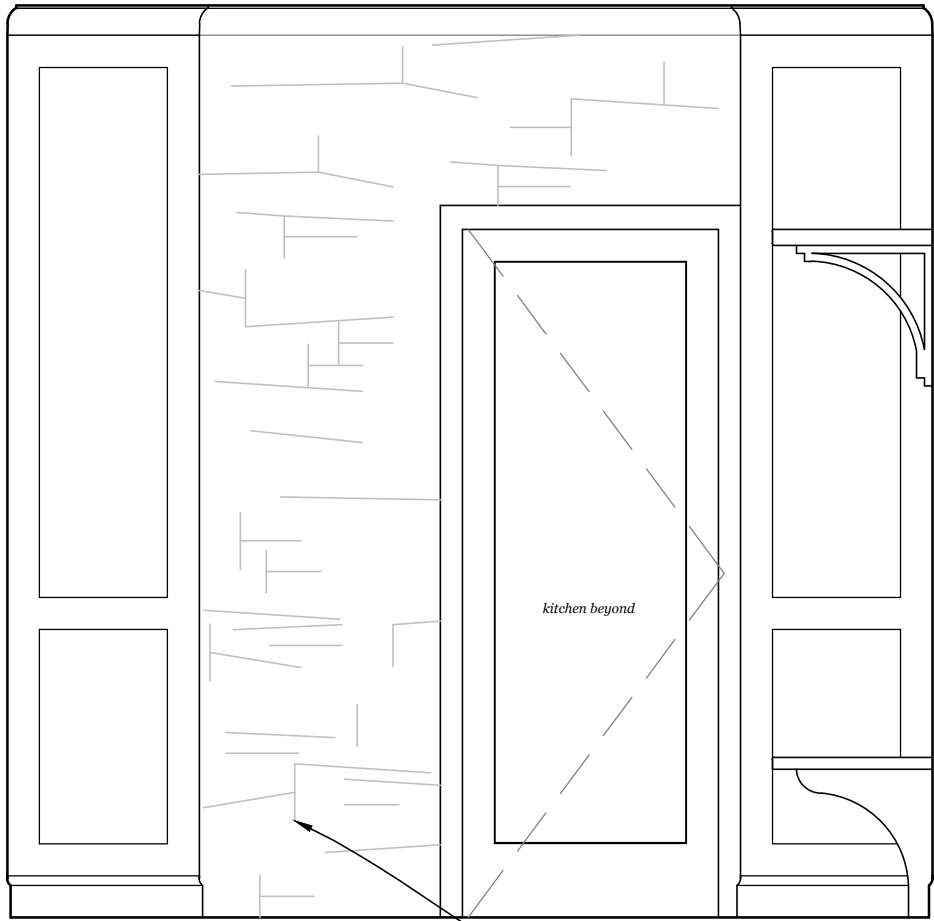
5 mudroom

$\frac{1}{2}" = 1'-0"$



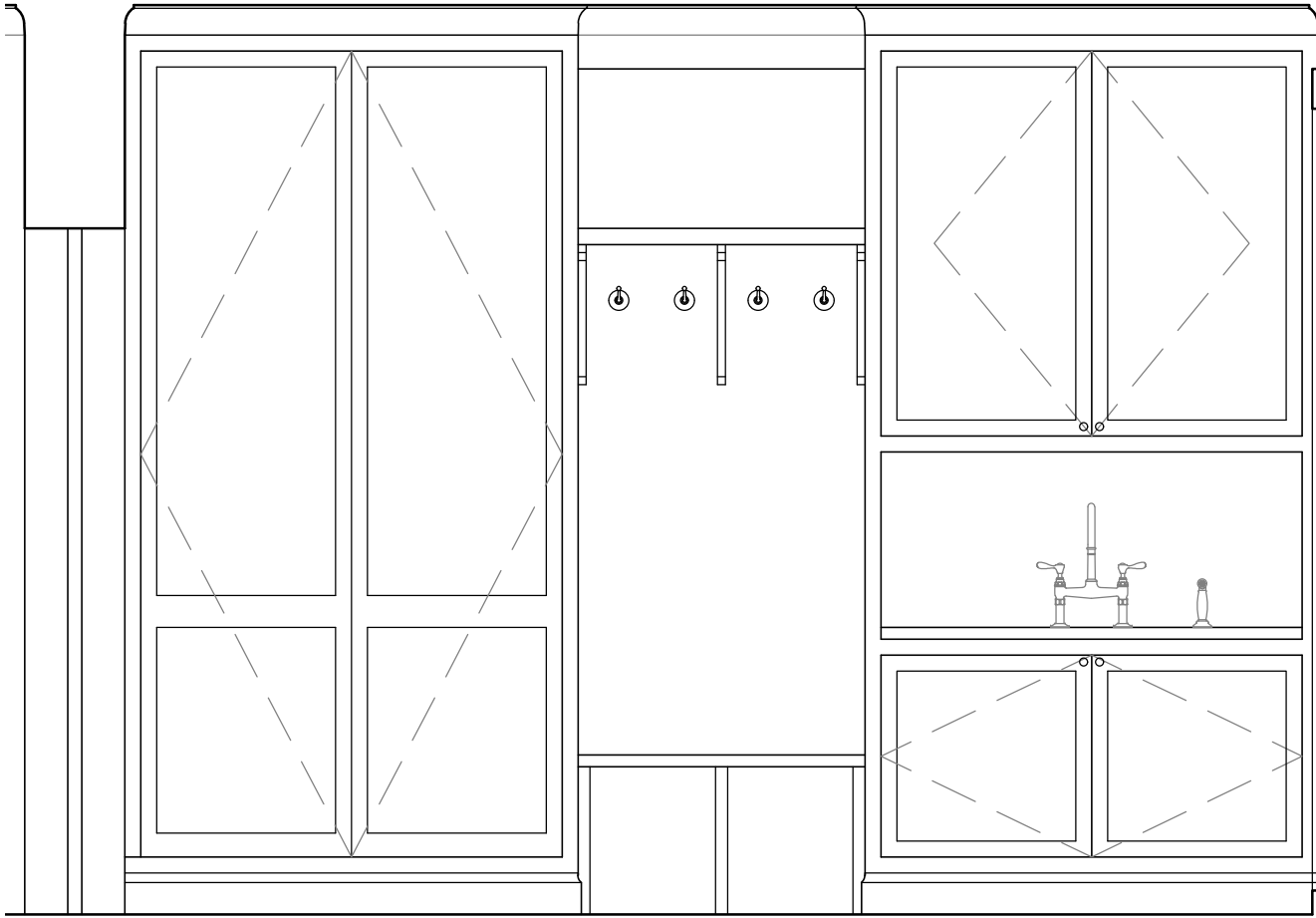
6 mudroom

$\frac{1}{2}" = 1'-0"$



7 mudroom

$\frac{1}{2}" = 1'-0"$



8 mudroom

$\frac{1}{2}" = 1'-0"$

special electrical notes:

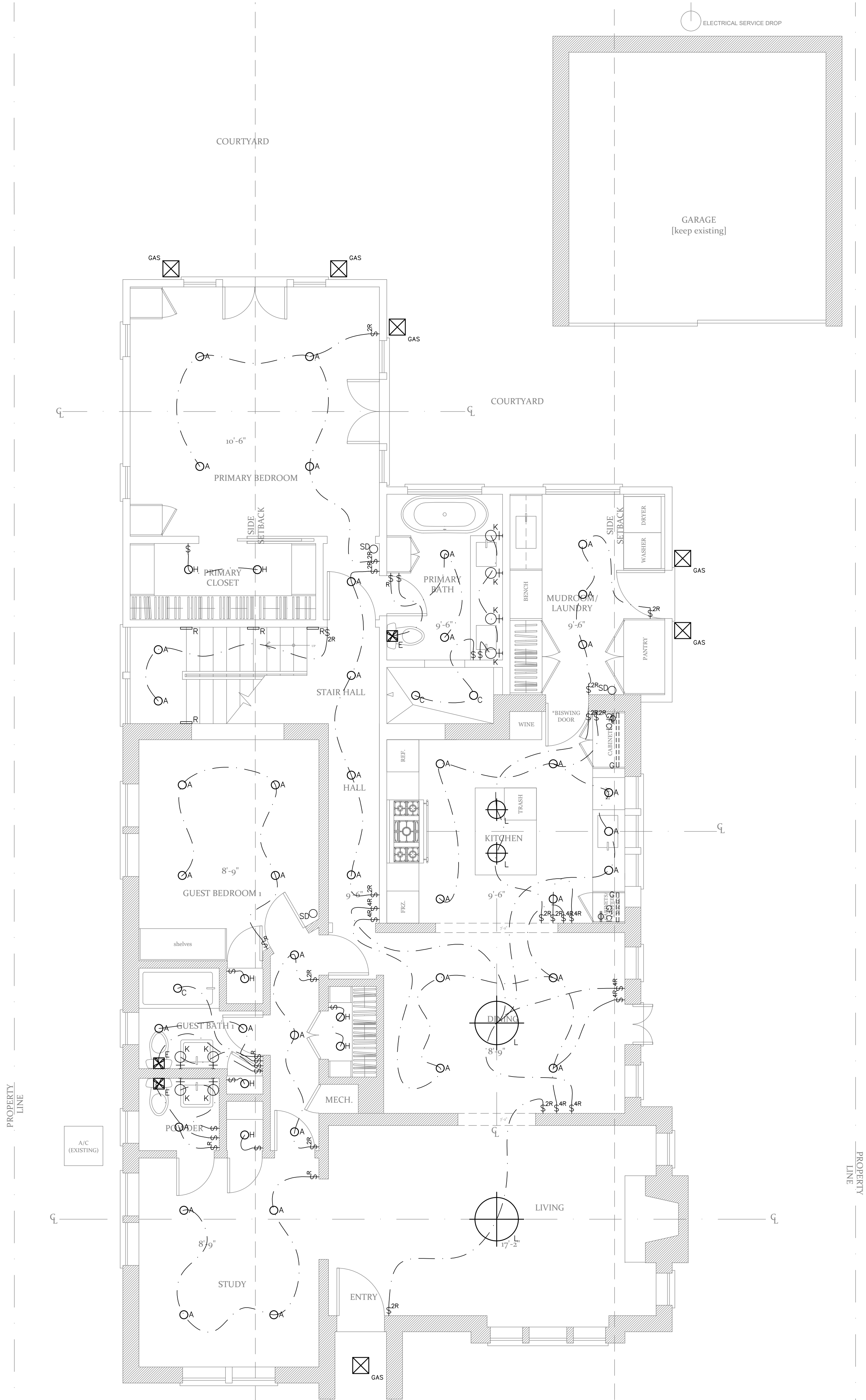
- 1) ARCHITECT / INTERIOR DESIGNER TO SELECT / SPECIFY ALL LIGHTING / ELECTRICAL FIXTURES, SWITCH PLATES, OUTLETS, AND ASSOCIATED COLORS AND FINISHES THEREOF. OWNER TO APPROVE.
- 2) REFER TO LANDSCAPE ARCH. FOR LANDSCAPE/HARDSCAPE, STEP AND POOL LIGHTING
- 3) MOUNT ALL ELECTRICAL OUTLETS HORIZONTALLY IN CENTER OF LARGEST PORTION OF BASEBOARD, U.N.O.
- 4) ALL LIGHT SWITCHES TO BE MOUNTED 36" AFF, U.N.O.
- 5) BRIDGE FRAME WHERE NECESSARY, TO ACHIEVE FIXTURE LOCATIONS AND CENTERLINES AS SHOWN IN DRAWINGS. DETERMINE CENTER OF FIXTURES PRIOR TO FRAMING, AND COORDINATE FRAMING TO ACCOMMODATE. FIXTURES OFF OF CENTERLINES WILL BE REQUIRED TO BE REPOSITIONED.
- 6) FOR CLARITY, NO OUTLETS ARE SHOWN AT ANY APPLIANCES OR EQUIPMENT. COORDINATE ELECTRICAL ROUGH-IN WITH APPLIANCE AND EQUIPMENT SPECIFICATIONS.
- 7) VERIFY WITH OWNER ANY REQUIREMENTS FOR SECURITY / VIDEO AND AUDIO / VIDEO SYSTEMS, AS THESE DO NOT FALL UNDER THE CONTRACT OF THE ARCHITECT.
- 8) ALL SWITCHED OUTLETS TO BE HALF-HOT TYPE, UNLESS OTHERWISE NOTED.
- 9) ELECTRICAL SYSTEM TO BE PROVIDED AS DESIGN-BUILD BY CONTRACTOR AND SUB-CONTRACTOR.
- 10) VERIFY WITH OWNER IF ANY NEED FOR BACKUP GENERATOR.
- 11) MECHANICAL SYSTEM TO BE PROVIDED AS DESIGN-BUILD BY CONTRACTOR AND SUB-CONTRACTOR. COORDINATE WITH ARCH'CT FOR ALL RETURN AND DIFFUSER LOCATIONS PRIOR TO ROUGH IN.
- 12) FURNISH INSULATED CEILING RATED FIXTURES WHERE CONDITIONS REQUIRE.
- 13) COORDINATE ELECTRICAL WALK THROUGH WITH OWNER/ARCHITECT WITH BOXES NAILED IN, BUT PRIOR TO PULLING ROUGH WIRING, FOR APPROVAL OF ALL DEVICE LOCATIONS.

electrical specifications

- NOTE: THIS IS A STANDARD FIXTURE SPECIFICATION. ALL FIXTURES LISTED BELOW MAY OR MAY NOT BE SPECIFIED IN THIS PARTICULAR PROJECT. SEE DRAWINGS FOR TYPES OF FIXTURES SPECIFIED.
- A. 3" recessed downlight
Element by Tech Lighting, 3" LED, Fixed, Square Flangeless, Bevel
- A1. 3" recessed downlight
Element by Tech Lighting, 3" LED, Wood Ceiling Application, Square Flangeless, Bevel
- B. 2" recessed adjustable downlight & wall wash
Element by Tech Lighting, 2" LED, Flat Flange
- C. 3" recessed shower/lensed downlight – wet rated
Element by Tech Lighting, 3" LED, Fixed, Square Flangeless, Flat
- D. 4" +/- recessed adjustable downlight & wall wash
Architect to select.
- E. Exhaust Fan
Nutone XN110
- F. Ceiling Fan
Matthews Fan Company, Bianca Directional. Verify color / finish and mounting height w/ Architect.
- G. Under Cabinet LED Lighting
Hafele, LOOX LED 2029 Strip, w/ Recessed Track 833.72.864, Milk
- H. Ceiling Mounted Closet Light
By Interior Designer / Owner, Installed by Contractor
- I. Exterior Gas Lantern, decorative
Custom shape/size by Bevolo, Architect to provide template drawing
- J. Wall Mounted Exterior Downlight
Lumiere by Cooper Lighting, Westwood 912 w/ 50W PAR 20.
- K. Wall Sconce, decorative
By Interior Designer / Owner, Installed by Contractor
- K1. Wall Sconce, decorative, round pan electrical box
By Interior Designer / Owner, Installed by Contractor
- L. Chandelier or Pendant, decorative
By Interior Designer / Owner, Installed by Contractor
- M. Wall Mounted Adjustable Exterior Downlight / Flood Light
Lumiere by Cooper Lighting, Cambria 203-CRS (Center Rear Swivel) w/ 50W MR16.
- N. "Keyless" Porcelain Socket, w/ 75W lamp
- O. "Jelly Jar" fixture with metal guard, w/ 75W lamp
- P. Surface Mounted Garage Light
Architect/Interior Designer to select
- Q. Surface Mounted Light
Architect/Interior Designer to select
- R. Recessed Step Light
WAC Flangeless Step Light

electrical symbols

SYMBOL	DESCRIPTION
	Recessed Canlight
	Recessed Downlight
	Ceiling Mounted Closet Light
	Wall Mounted Sconce or Lantern
	Chandelier / Hanging Fixture / Surface Pendant
	Gas Burning Chandelier / Hanging Fixture / Surface Pendant
	Under Cabinet Strip Lighting
	Exhaust Fan
	Switch (See Plan for 2-way, 3-way, 4-way)
	Dimmer Switch (See Plan for 2-way, 3-way, 4-way)
	Duplex Wall Outlet
	Duplex Recessed Floor Outlet
	Duplex Wall Outlet – Half Switch / Half Hot
	220 Volt Wall Outlet –
	Ground Fault Circuit Interrupter Outlet
	Exterior Rated Duplex Wall Outlet with Weatherproof Enclosure
	Smoke Detector
	Lantern – See specs for sizes and types.
	CATV
	Recessed clock outlet and height mounted.
	Ceiling fan.
	Recessed step light. WAC Flangeless Step Light.



first floor - electrical plan

1/4" = 1'-0"

885 ARAPAHOE AVENUE
SUITE 202
BOULDER, COLORADO 80302
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GARRETT@GMAIL.COM

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ISSUE
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REV

REV

REV

FIRST FLOOR -
ELECTRICAL PLAN

E1.1

SHEET NO

special electrical notes:

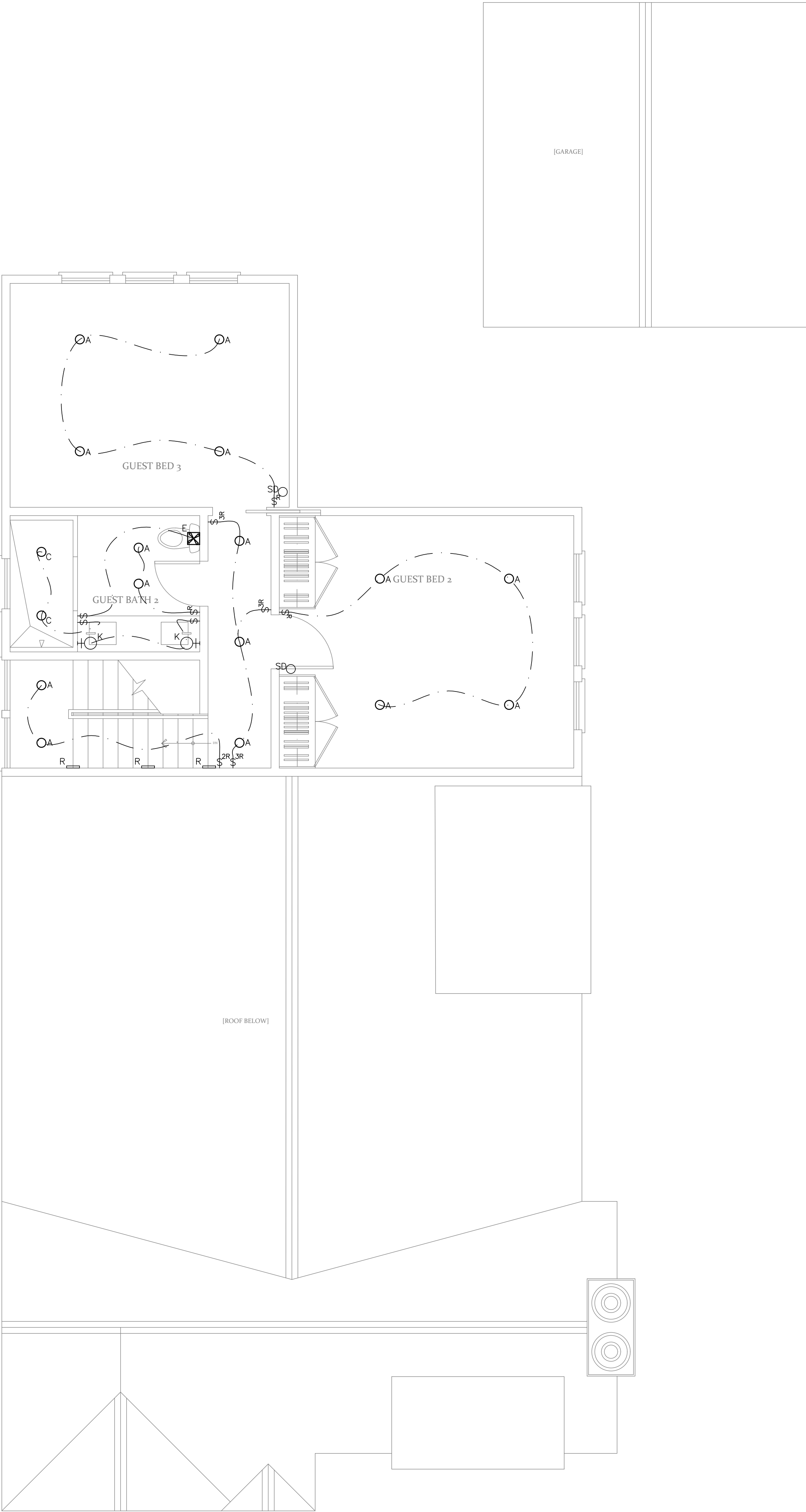
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- A1. 3" recessed downlight
Element by Tech Lighting, 3" LED, Wood Ceiling Application, Square Flangeless, Bevel
- B. 2" recessed adjustable downlight & wall wash
Element by Tech Lighting, 2" LED, Flat Flange
- C. 3" recessed shower/lensed downlight – wet rated
Element by Tech Lighting, 3" LED, Fixed, Square Flangeless, Flat
- D. 4" +/- recessed adjustable downlight & wall wash
Architect to select.
- E. Exhaust Fan
Nutone XN110
- F. Ceiling Fan
Matthews Fan Company, Bianca Directional. Verify color / finish and mounting height w/ Architect.
- G. Under Cabinet LED Lighting
Hafele, LOOX LED 2029 Strip, w/ Recessed Track 833.72.864, Milk
- H. Ceiling Mounted Closet Light
By Interior Designer / Owner, Installed by Contractor
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Custom shape/size by Bevolo, Architect to provide template drawing
- J. Wall Mounted Exterior Downlight
Lumiere by Cooper Lighting, Westwood 912 w/ 50W PAR 20.
- K. Wall Sconce, decorative
By Interior Designer / Owner, Installed by Contractor
- K1. Wall Sconce, decorative, round pon electrical box
By Interior Designer / Owner, Installed by Contractor
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By Interior Designer / Owner, Installed by Contractor
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- P. Surface Mounted Garage Light
Architect/Interior Designer to select
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Architect/Interior Designer to select
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	Duplex Wall Outlet – Half Switch / Half Hot
	220 Volt Wall Outlet –
	Ground Fault Circuit Interrupter Outlet
	Exterior Rated Duplex Wall Outlet with Weatherproof Enclosure
	Smoke Detector
	Lantern – See specs for sizes and types.
	CATV
	Recessed clock outlet and height mounted.
	Ceiling fan.
	Recessed step light. WAC Flangeless Step Light.



second floor - electrical plan

1/4" = 1'-0"

885 ARAPAHOE AVENUE
SUITE 2
BOULDER, COLORADO 80302
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REV

REV

SECOND FLOOR -
ELECTRICAL PLAN

E1.2

SHEET No