



ARTISTIC RENDERING-FRONT



ARTISTIC RENDERING-REAR

ARCHITECT:
Grey Architecture + Design
PH: (512) 484-2297
Contact: Adam Steiner

CONTRACTOR:
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.

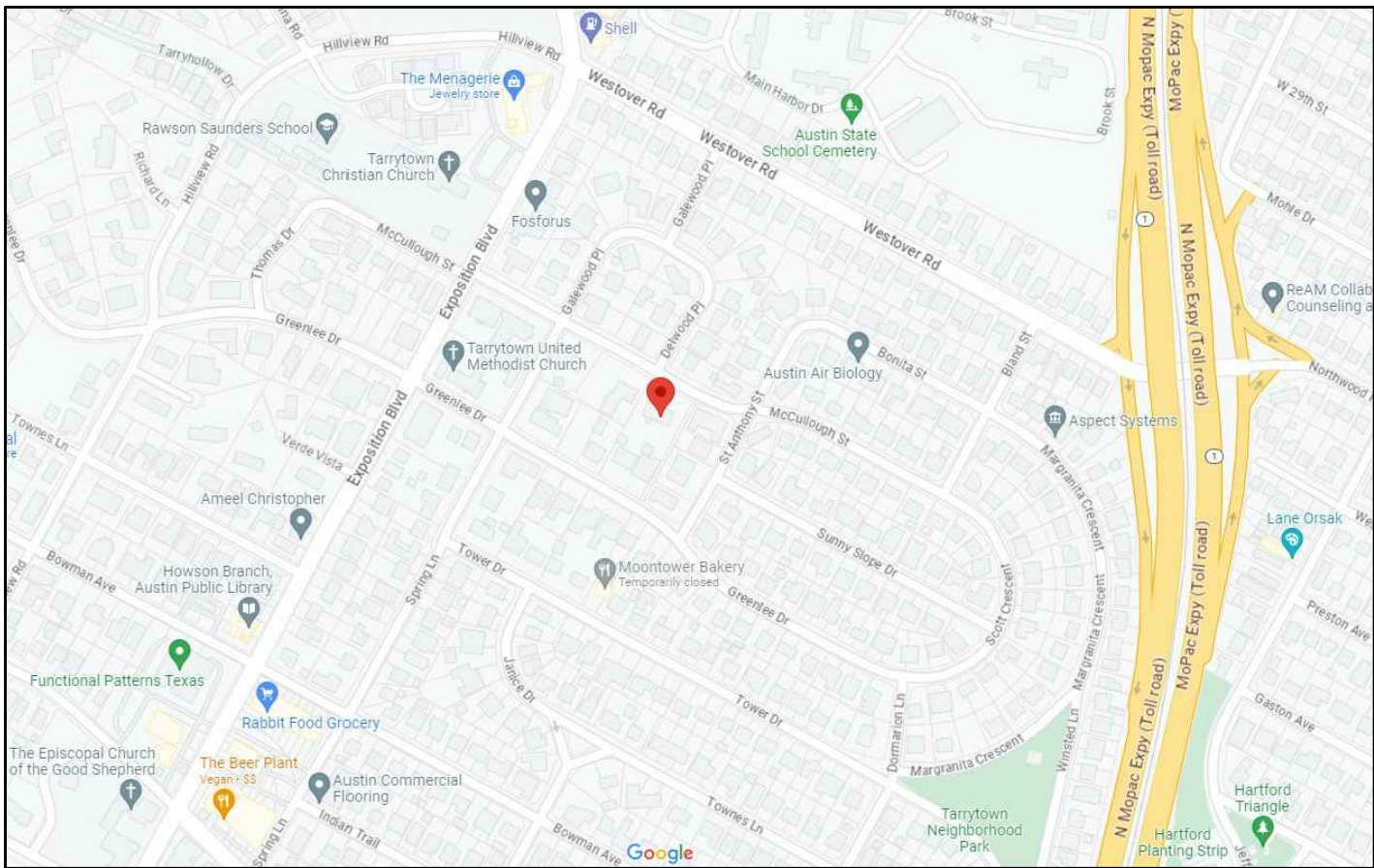
INTERIOR DESIGNER:
T.B.D.

LANDSCAPE ARCHITECT:
T.B.D.

INDEX OF DRAWINGS

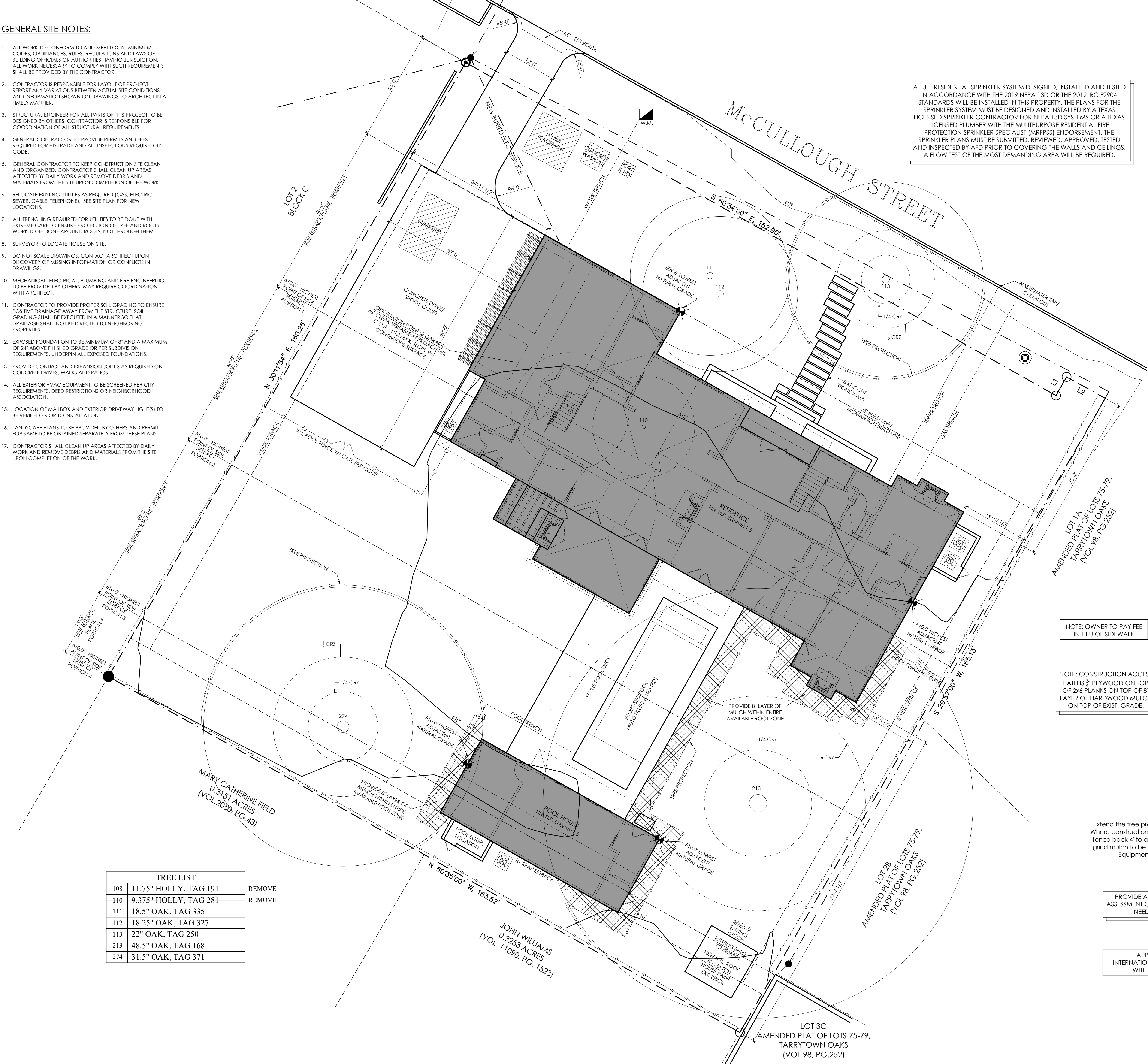
SHEET	DESCRIPTION	SHEET	DESCRIPTION
C-1	COVER SHEET	S-1	ENGINEERING
A-1	SITE PLAN	S-2	ENGINEERING
A-2	FIRST FLOOR NOTATION PLAN	S-3	ENGINEERING
A-3	FIRST FLOOR DIMENSION PLAN	S-4	ENGINEERING
A-4	SECOND FLOOR NOTATION PLAN	S-5	ENGINEERING
A-5	SECOND FLOOR DIMENSION PLAN	S-6	ENGINEERING
A-6	POOL HOUSE PLANS	S-7	ENGINEERING
A-7	ROOF PLAN	S-8	ENGINEERING
A-8	EXTERIOR ELEVATIONS	S-9	ENGINEERING
A-9	EXTERIOR ELEVATIONS	S-10	ENGINEERING
A-10	EXTERIOR ELEVATIONS		
A-11	EXTERIOR ELEVATIONS		
A-12	INTERIOR ELEVATIONS		
A-13	INTERIOR ELEVATIONS		
A-14	INTERIOR ELEVATIONS		
A-15	INTERIOR ELEVATIONS		
A-16	INTERIOR ELEVATIONS		
A-17	INTERIOR ELEVATIONS		
A-18	INTERIOR ELEVATIONS		
A-19	INTERIOR ELEVATIONS		
A-20	INTERIOR ELEVATIONS		
A-21	FIRST FLOOR ELECTRICAL PLAN		
A-22	SECOND FLOOR ELECTRICAL PLAN		

LOCATION MAP



GENERAL SITE NOTES:

1. ALL WORK TO CONFORM TO AND MEET LOCAL MINIMUM CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY THE CONTRACTOR.
2. CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF PROJECT. REPORT ANY VARIATIONS BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS TO ARCHITECT IN A TIMELY MANNER.
3. STRUCTURAL ENGINEER FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL STRUCTURAL REQUIREMENTS.
4. GENERAL CONTRACTOR TO PROVIDE PERMITS AND FEES REQUIRED FOR HIS TRADE AND ALL INSPECTIONS REQUIRED BY CODE.
5. GENERAL CONTRACTOR TO KEEP CONSTRUCTION SITE CLEAN AND ORGANIZED. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.
6. RELOCATE EXISTING UTILITIES AS REQUIRED (GAS, ELECTRIC, SEWER, CABLE, TELEPHONE). SEE SITE PLAN FOR NEW LOCATIONS.
7. ALL TRENCHING REQUIRED FOR UTILITIES TO BE DONE WITH EXTREME CARE TO ENSURE PROTECTION OF TREE AND ROOTS. WORK TO BE DONE AROUND ROOTS, NOT THROUGH THEM.
8. SURVEYOR TO LOCATE HOUSE ON SITE.
9. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS.
10. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE ENGINEERING TO BE PROVIDED BY OTHERS. MAY REQUIRE COORDINATION WITH ARCHITECT.
11. CONTRACTOR TO PROVIDE PROPER SOIL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE. SOIL GRADING SHALL BE EXECUTED IN A MANNER SO THAT DRAINAGE SHALL NOT BE DIRECTED TO NEIGHBORING PROPERTIES.
12. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
13. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
14. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OR NEIGHBORHOOD ASSOCIATION.
15. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
16. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
17. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.



A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2012 IRC F2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	EXISTING/ REMODELED	NEW/ ADDITION	EXEMPTION	TOTAL
1ST FLOOR MAIN AREA (INCL. MASONRY)	0'	4,097'	0'	4,097'
2ND FLOOR MAIN AREA (INCL. MASONRY)	0'	2,413'	0'	2,413'
1ST FLOOR POOL HOUSE AREA (INCL. MASONRY)	0'	874'	0'	874'
CEILINGS OVER 15' - DINING	0'	320'	0'	320'
ATTIC	0'	0'	0'	0'
GARAGE (ATTACHED)	0'	840'	-200'	640'
GARAGE (DETACHED)	0'	0'	0'	0'
CARPORT (ATTACHED)	0'	0'	0'	0'
CARPORT (DETACHED)	0'	0'	0'	0'
GROUND FLOOR PORCHES	0'	448'	-448'	0'
TOTAL GROSS FLOOR AREA	0'	8,992'	-648'	8,334'
TOTAL LOT AREA				26,193'

8,334' / 26,193' x 100 = 31.8% FLOOR-TO-AREA RATIO (FAR)
ALLOWABLE FAR: 26,193' x 40% = 10,477'

CITY OF AUSTIN - BUILDING COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
1ST FLOOR MAIN AREA	0'	4,097'	4,097'
1ST FLOOR POOL HOUSE AREA	0'	874'	874'
GARAGE/CARPORT	0'	840'	840'
ACCESSORY BUILDING (DETACHED)	0'	0'	0'
COVERED PORCHES	0'	448'	448'
TOTAL BUILDING COVERAGE	0'	6,259'	6,259'
TOTAL LOT AREA			26,193'

6,259' / 26,193' x 100 = 23.8% PERCENTAGE OF LOT
ALLOWABLE BUILDING COVERAGE: 26,193' x 40% = 10,477'

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
TOTAL BUILDING COVERAGE	0'	6,259'	6,259'
DRIVEWAY	0'	2,235'	2,235'
SIDEWALKS/WALKWAYS	0'	177'	177'
UNCOVERED PATIOS - O.D. KITCHEN	0'	117'	117'
SHED	145'	0'	145'
POOL EQUIP PAD	0'	32'	32'
OTHER:			
POOL DECK	0'	936'	936'
A/C & TRASH PADS	0'	141'	141'
PLANTER	0'	74'	74'
TOTAL IMPERVIOUS COVER	145'	9,971'	10,116'
TOTAL LOT AREA			26,193'

10,116' / 26,193' x 100 = 38.6% PERCENTAGE OF LOT
ALLOWABLE IMPERVIOUS COVERAGE: 26,193' x 45% = 11,786'

FRONT YARD IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
DRIVEWAY	0'	316'	316'
WALKWAY	0'	117'	117'
TOTAL IMPERVIOUS COVER	0'	432'	432'
TOTAL FRONT YARD AREA			4,120'

(432' / 4,120') x 100 = 10.4% PERCENTAGE OF FRONT YARD
ALLOWABLE FRONT YARD IMP. COVERAGE: 4,120' x 40% = 1,648'

PROVIDE TREE PROTECTION AS REQUIRED PER ENVIRONMENTAL CRITERIA. MANUAL SECT. 3.5.2. IN ORDER TO ASSURE THAT THE REMAINING ROOT ZONES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD BE INDICATED TO PROTECT THE ENTIRE CRZ AREA OR AS MUCH OF THE CRZ AS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN LINK MESH AT A MINIMUM HEIGHT OF 5 FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION IF THE CRZ. 2X4 OR GREATER SIZE PLANKS (6" TALL MIN.) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME ON THE PROJECT.

NOTE: OWNER TO PAY FEE IN LIEU OF SIDEWALK

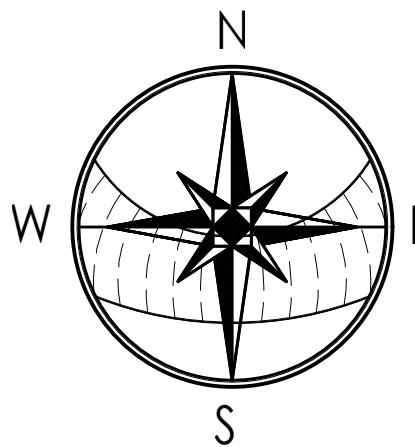
NOTE: CONSTRUCTION ACCESS PATH IS 3/4" PLYWOOD ON TOP OF 2x6 PLANKS ON TOP OF 8" LAYER OF HARDWOOD MULCH ON TOP OF EXIST. GRADE.

Extend the tree protection fence to full CRZ where possible. Where construction is adjacent to protected root zone, move fence back 4' to allow work zone access. 10' layer of rough grind mulch to be applied in work zone to buffer foot traffic. Equipment may not access the work zone.

PROVIDE A PRIVATE CERTIFIED ARBORIST ASSESSMENT OF THE PRUNING REQUIREMENTS NEEDED FOR THE PROJECT

APPLICABLE CODES: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS

LEGAL DESCRIPTION:
2407 McCULLOUGH STREET
N 140.5 FT OF LOT 3 BLK C MONTE
VISTA NO 2 & ADJ 10x160.5 FT SPE
AUSTIN, TX 78703
TRAVIS COUNTY



SITE PLAN

SCALE 1:10

TREE LIST		
108	11.75" HOLLY, TAG 191	REMOVE
110	9.375" HOLLY, TAG 281	REMOVE
111	18.5" OAK, TAG 335	
112	18.25" OAK, TAG 327	
113	22" OAK, TAG 250	
213	48.5" OAK, TAG 168	
274	31.5" OAK, TAG 371	

NOT FOR REGULATORY
APPROVAL PERMITTING OR
CONSTRUCTION

2407 McCULLOUGH ST.
SHEET NO.
A-1
1 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

Copyright © 2022
All Rights Reserved.
These design drawings are the sole
property of Adam Stalder and may
not be reproduced in any form, by
any means, without the prior written
permission of the architect.

GENERAL PLAN NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES.
- CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
- CONTRACTOR TO PROVIDE BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, HANDRAILS, WALL MOUNTED ITEMS, CEILING FANS, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR.
- DO NOT SCALE DRAWINGS - CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS.
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.
- PROVIDE SOUND INSULATING BATT INSULATION AT ALL BATHROOMS.
- LOCATIONS OF MECHANICAL SYSTEMS SHOWN ON PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.
- GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED SAFETY GLASS.
- ALL DOORS AND CASED OPENINGS TO BE 8'-0" H. UNLESS NOTED OTHERWISE.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
- CONTRACTOR TO PROVIDE 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:
LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALLS AND PATIOS.
- ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

VISITABILITY NOTES:

- VISITABLE BATHROOMS (R320.3) - AT LEAST 1 BATHROOM GROUP MUST CONTAIN THE FOLLOWING:
A) MINIMUM NET CLEAR OPENING OF 30"
B) 30"x30" CLEAR FLOOR AREA IN BATHROOM
C) LATERAL 2X6 BLOCKING, CENTERLINE 34" FROM FINISHED FLOOR, EXCEPT FOR THE PORTION BEHIND THE LAVATORY.
- VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS (R320.4) - THE FIRST FLOOR OF A DWELLING MUST CONTAIN THE FOLLOWING:
A) ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR
B) ALL OUTLETS AND RECEPTACLES SHALL BE INSTALLED NO LESS THAN 15" ABOVE FLOOR.
- VISITABLE BATHROOM ROUTE (R320.5) - ALL BATHROOMS DESIGNATED FOR VISITABILITY ON THE FIRST FLOOR WILL BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THRU THE LIVING ROOM, DINING ROOM AND KITCHEN.
- VISITABLE DWELLING ENTRANCE (R320.6) - A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE "NO-STEP" ENTRANCE AND THE DOOR SHALL HAVE A NET CLEAR OPENING OF 32"

THRESHOLD DETAIL:
THIS DETAIL TO BE USED IF FOUNDATION DESIGN CALLS FOR MORE THAN 1 1/2" DROP AT VISITABLE ENTRANCE. RE: CODE INTERPRETATION C2013-002 FOR ADDITIONAL INFORMATION.

DOOR SEAL
DOOR THRESHOLD
1 1/2" MAX.
1 1/2" MAX.
1 3/8" MAX.
TRANSITION STRIP
INTERIOR EXTERIOR

SQUARE FOOTAGE CALCULATIONS

MAIN HEATED	4,097 SF
UPPER HEATED	2,409 SF
POOL HOUSE HEATED	819 SF
TOTAL HEATED	7,325 SF
3-CAR GARAGE	840 SF
COVID ENTRY	87 SF
SCREENED PORCH	361 SF
OUTDOOR KITCHEN	117 SF
POOL STORAGE	55 SF
TOTAL UNHEATED	1,460 SF
TOTAL COVERED AREA	8,785 SF

POOL
14'-0" x 36'-0"

SPA
14'-0" x 5'-0"

SCREENED PORCH
FLR:STONE
12'-0" T&G CLG

OUTDOOR KITCHEN
FLR:STONE

NOTE: ALL WALLS TO BE
FRAMED W/ 4" STUDS U.N.O.

DRIVEWAY/
SPORTS COURT
FLR:CONCRETE
32'-0" x 60'-0"

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

FIRST FLOOR NOTATION PLAN

SCALE 1/4" = 1'-0"

24071 McCULLOUGH ST.
SHEET NO.
A-2
2 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

1. THESE DRAWINGS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SIGNED, SEAL AND DATED BY THE ARCHITECT.
3. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NON-COMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
4. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
5. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT DOES NOT RESPOND TO COVERING AUTHORITY OR INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
6. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
7. CONSTRUCTION MEANS, METHODS AND MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT DESCRIBED IN THESE PLANS. OTHER THAN THE DRAWN DETAILS SHOWN IN THE PLANS BY ARCHITECT AND/OR STRUCTURAL ENGINEER, EXACT DETAILING AND INSTALLATION OF ALL MATERIALS, FINISHES, PROPORTIONING, FRAMING, GRADING, FLASHING, ETC. ARE TO BE DETERMINED BY AND THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES. IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS CONTRACTOR IS TO CONTACT ARCHITECT PRIOR TO PURCHASE AND OR INSTALLATION OF MATERIALS FOR DIRECTION.
9. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
10. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFETY METHODS OR MEANS OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND MONITORING ALL SAFETY METHODS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
11. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THE DRAWINGS. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO FACE, UNLESS SPECIFIED OTHERWISE. THIS INCLUDES TO FACE OF CONCRETE, FACE OF MASONRY, OR CENTERLINE OF STEEL.
12. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY REFORM THE EMPLOYERS HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AND MAINTAIN ACCESS TO ALL AREAS TO MAINTAIN A CLEAR AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.
14. THE CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARISE FROM THEIR NEGLIGENCE OR THE NEGLIGENCE OF ANY SUB-CONTRACTOR HIRED BY THE CONTRACTOR AND/OR THEIR EMPLOYEES.
15. MINOR DETAILS NOT UNUSUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF WORK SHALL BE INCLUDED IN THE WORK. ANY WORK FOR THE PROPER COMPLETION OF THE PROJECT NOT SHOWN IN PLAN AND/OR ELEVATION OR OTHERWISE SPECIFIED SHALL BE DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

2407 McCULLOUGH ST

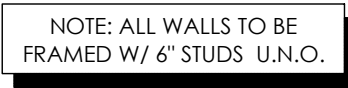
SHEET NO.

A-4
4 OF 22

PROJECT NO.	23010
DRAWN BY:	AS
DATE:	07.06.23
CHECKED BY:	
REVISION:	

Copyright © 2022
All Rights Reserved.
These designs/drawings are the sole
property of Adam Balmer and may
not be reproduced in any form, by
any method, for any purpose without
previous written permission.

SCALE 1/4" = 1'-0"



Copyright © 2022
All Rights Reserved.
These designs/drawings are the sole
property of Adam Bultner and may
not be reproduced in any form, by
any method, for any purpose without
previous written permission.

SECOND FLOOR DIMENSION PLAN

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

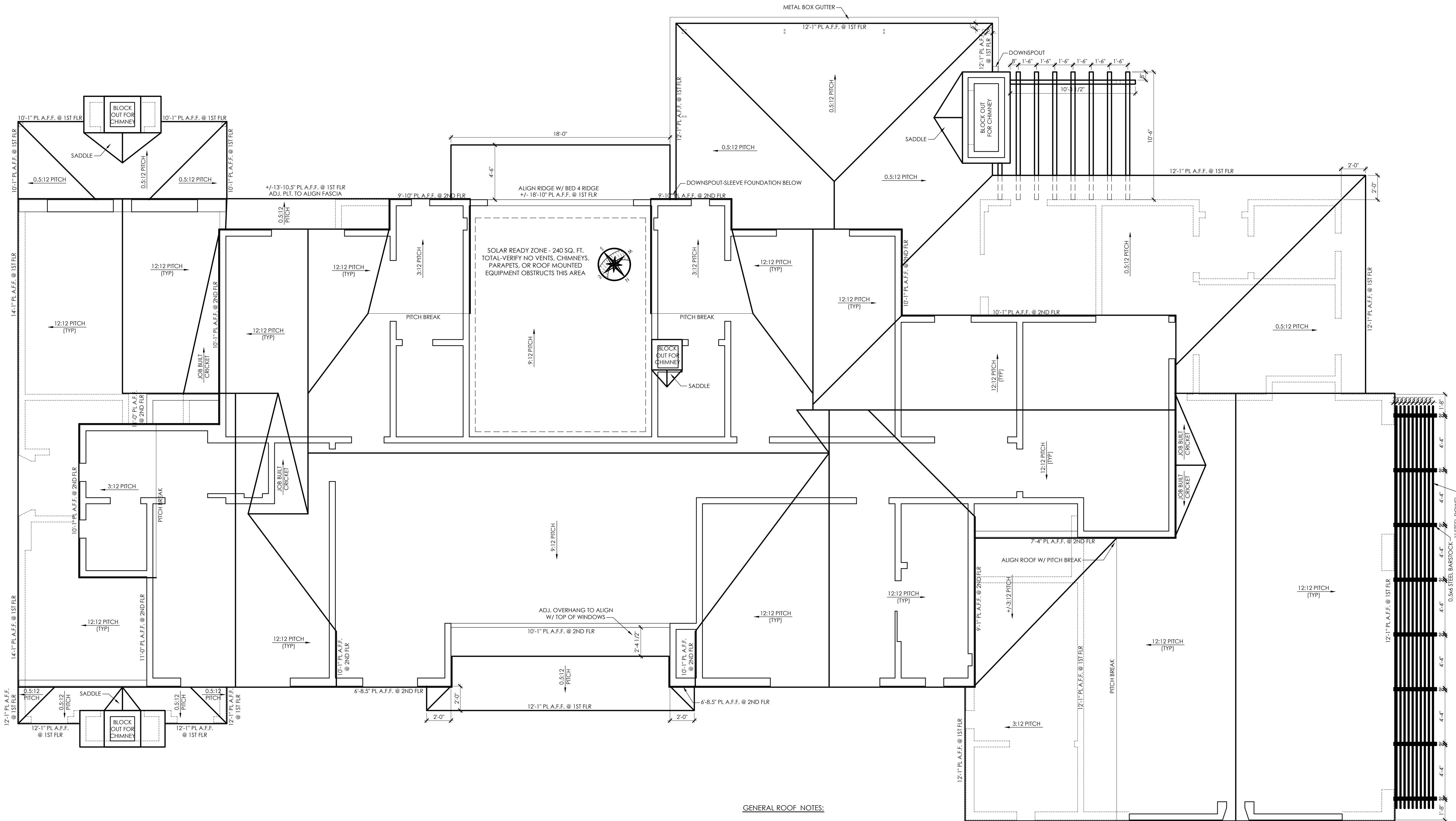
2407 McCULLOUGH ST.

SHEET NO.
A-6
6 OF 22

PROJECT NO.	23010
DRAWN BY:	AS
DATE:	07.06.23
CHECKED BY:	
REVISION:	

Copyright © 2022
All Rights Reserved.
These designs/drawings are the sole
property of Adam Stalner and may
not be reproduced in any form, by
any method, for any purpose without
previous written permission.

Copyright © 2022
All Rights Reserved.
These designs/drawings are the sole
property of Adam Stalner and may
not be reproduced in any form, by
any method, for any purpose without
previous written permission.



GENERAL ROOF NOTES:

1. PROVIDE ICE AND WATER SHIELD AT ALL PITCHES 3:12 AND LOWER.
2. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE AND GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
3. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT [ENGINEER/TRUSS MANUFACTURER, ETC.]

ROOF PLAN

SCALE 1/4" = 1'-0"

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

24071 McCULLOUGH ST.

SHEET NO.

A-7
1 OF 22

PROJECT NO.

23010

DRAWN BY:

AS

DATE:

07.06.23

CHECKED BY:

REVISION:



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



B RIGHT ELEVATION
SCALE 1/4" = 1'-0"

- GENERAL ELEVATION NOTES**
- ALL WINDOW HEADER HEIGHTS TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 - EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS, UNDERPIN ALL EXPOSED FOUNDATIONS.
 - STUCCO EXPANSION AND CONTROL JOINTS SHALL BE BASED UPON STUCCO INSTALLERS RECOMMENDED LOCATIONS TO MINIMIZE CRACKING. STUCCO INSTALLER TO PROVIDE ARCHITECT WITH REDLINED EXTERIOR ELEVATION DRAWINGS OF INTENDED JOINT LOCATIONS FOR AESTHETIC REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
 - CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENT PER CODE. BUILDER IS RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAINAGE FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
 - CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

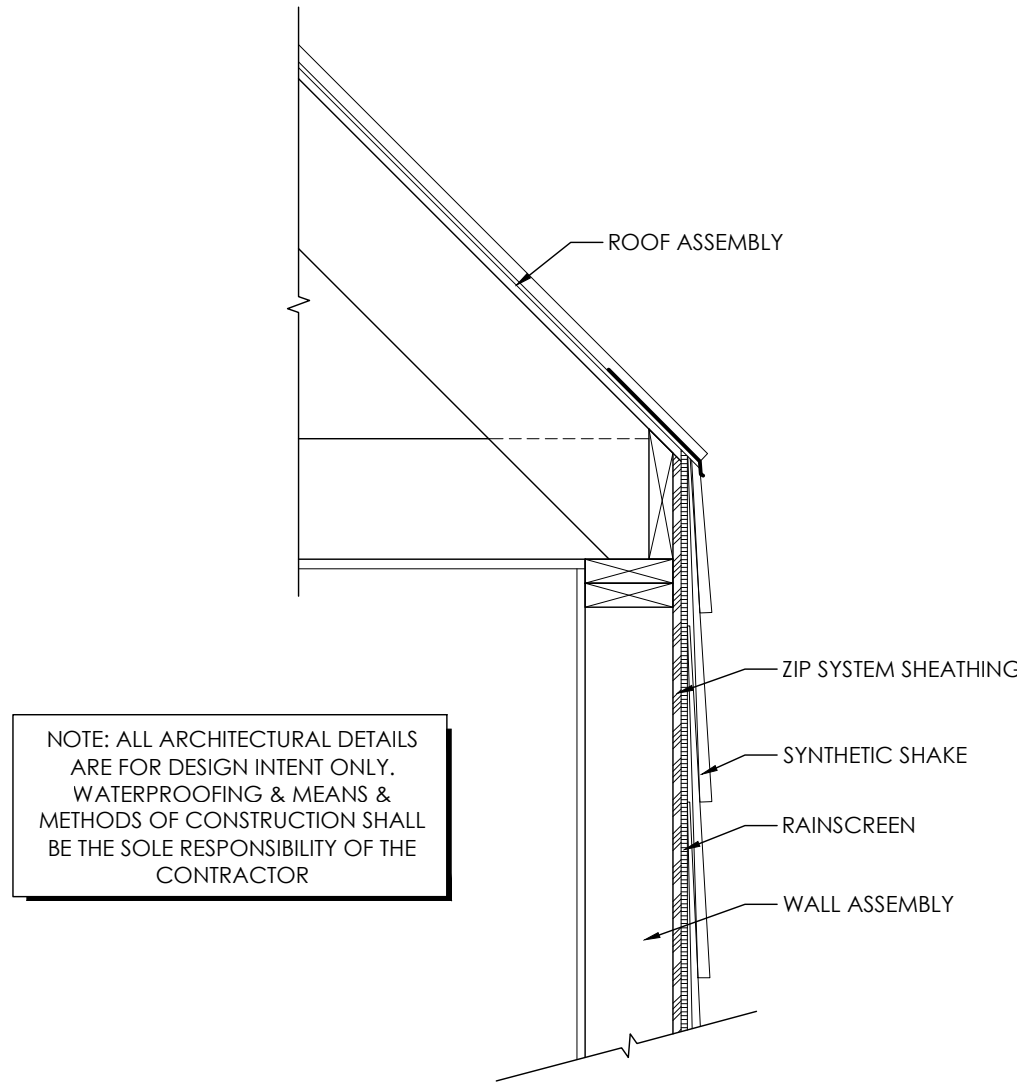


C REAR ELEVATION
SCALE 1/4" = 1'-0"

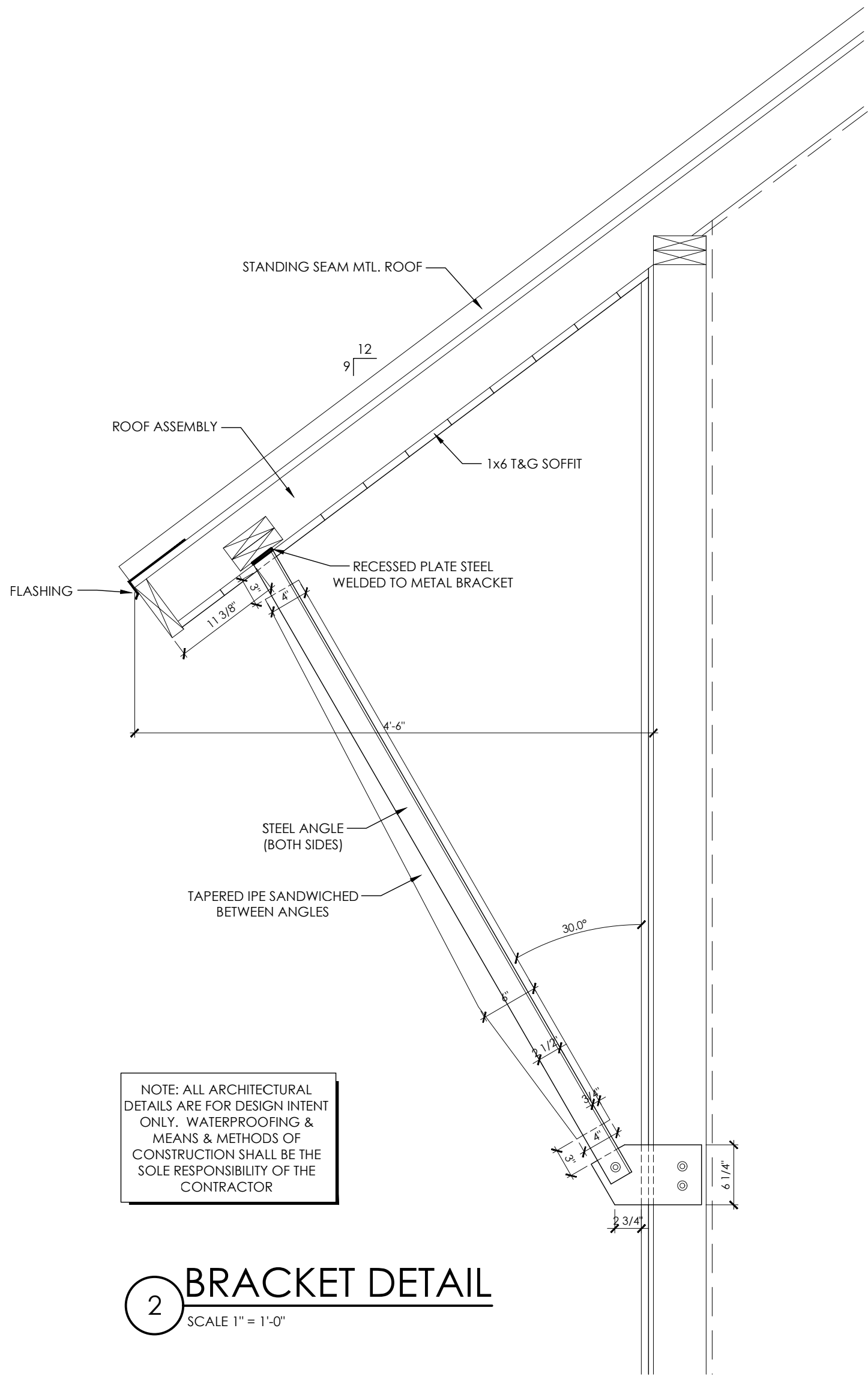


D LEFT ELEVATION
SCALE 1/4" = 1'-0"

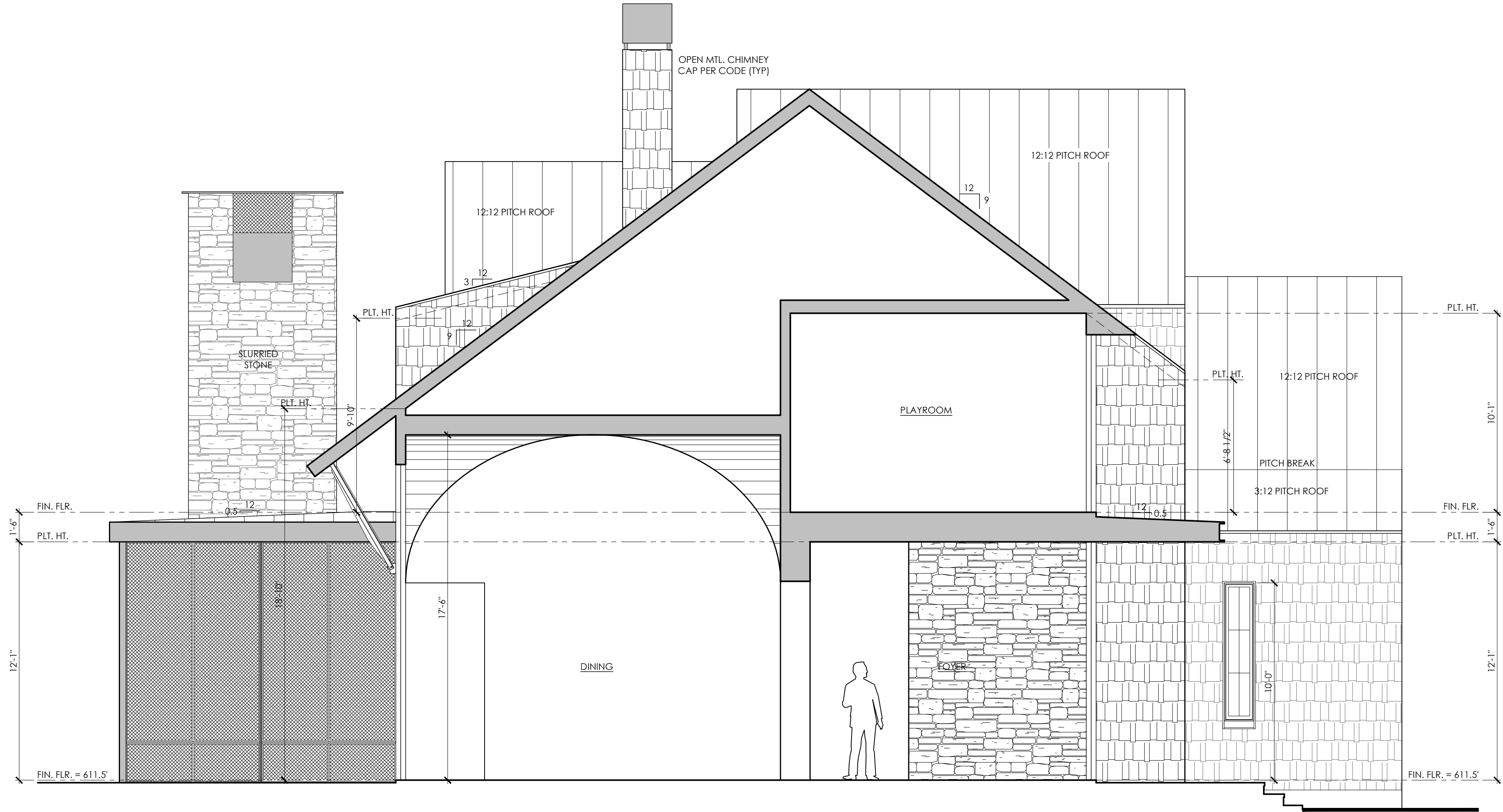
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION



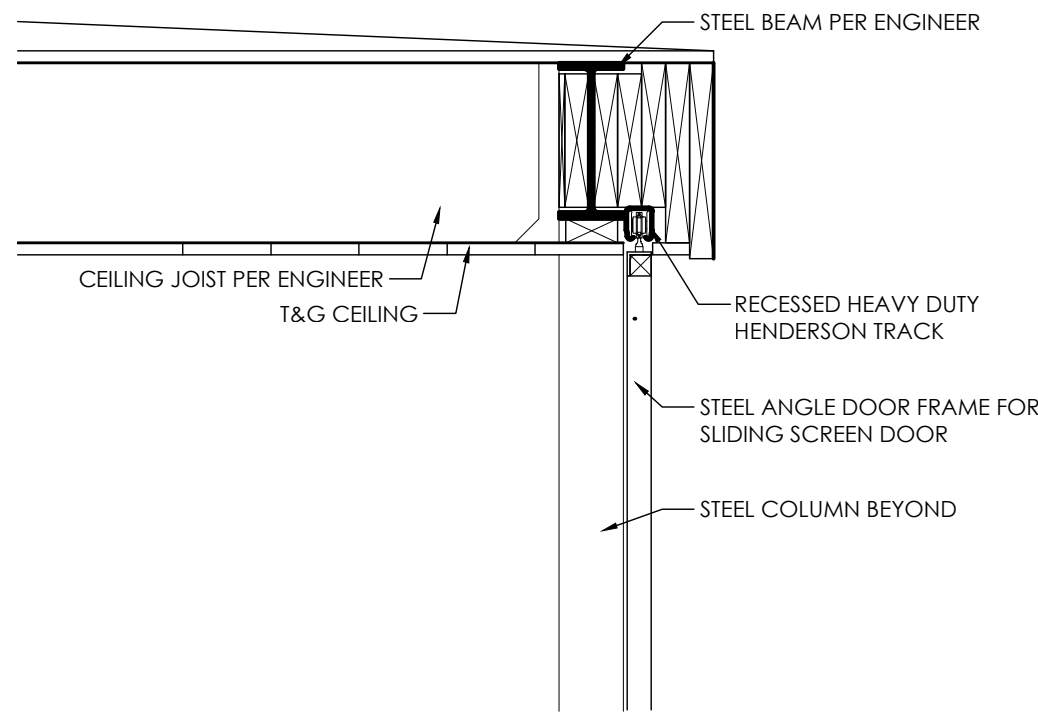
1 TYPICAL OVERHANG DETAIL
SCALE 1" = 1'-0"



2 BRACKET DETAIL
SCALE 1" = 1'-0"



E SECTION ELEVATION
SCALE 1/4" = 1'-0"



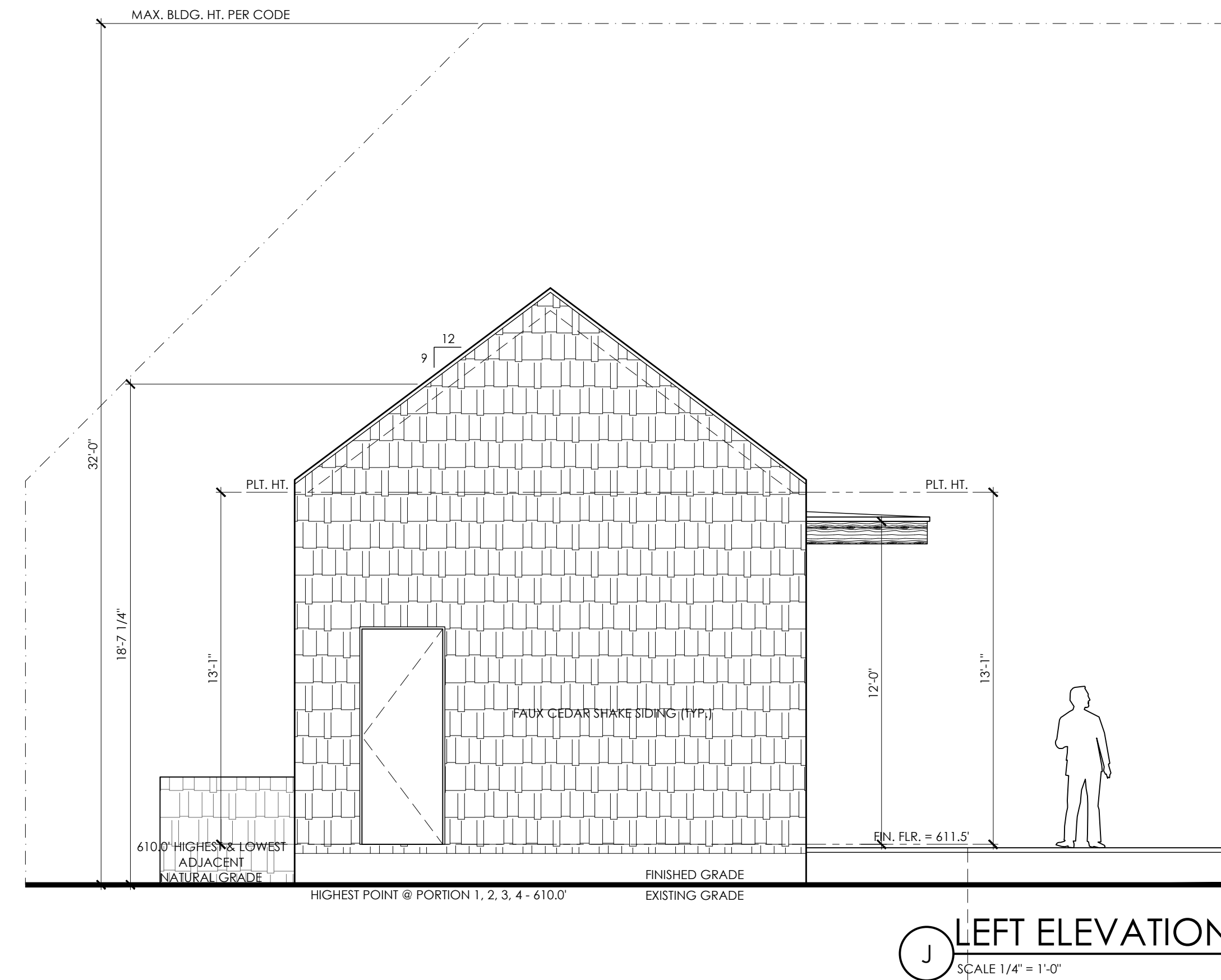
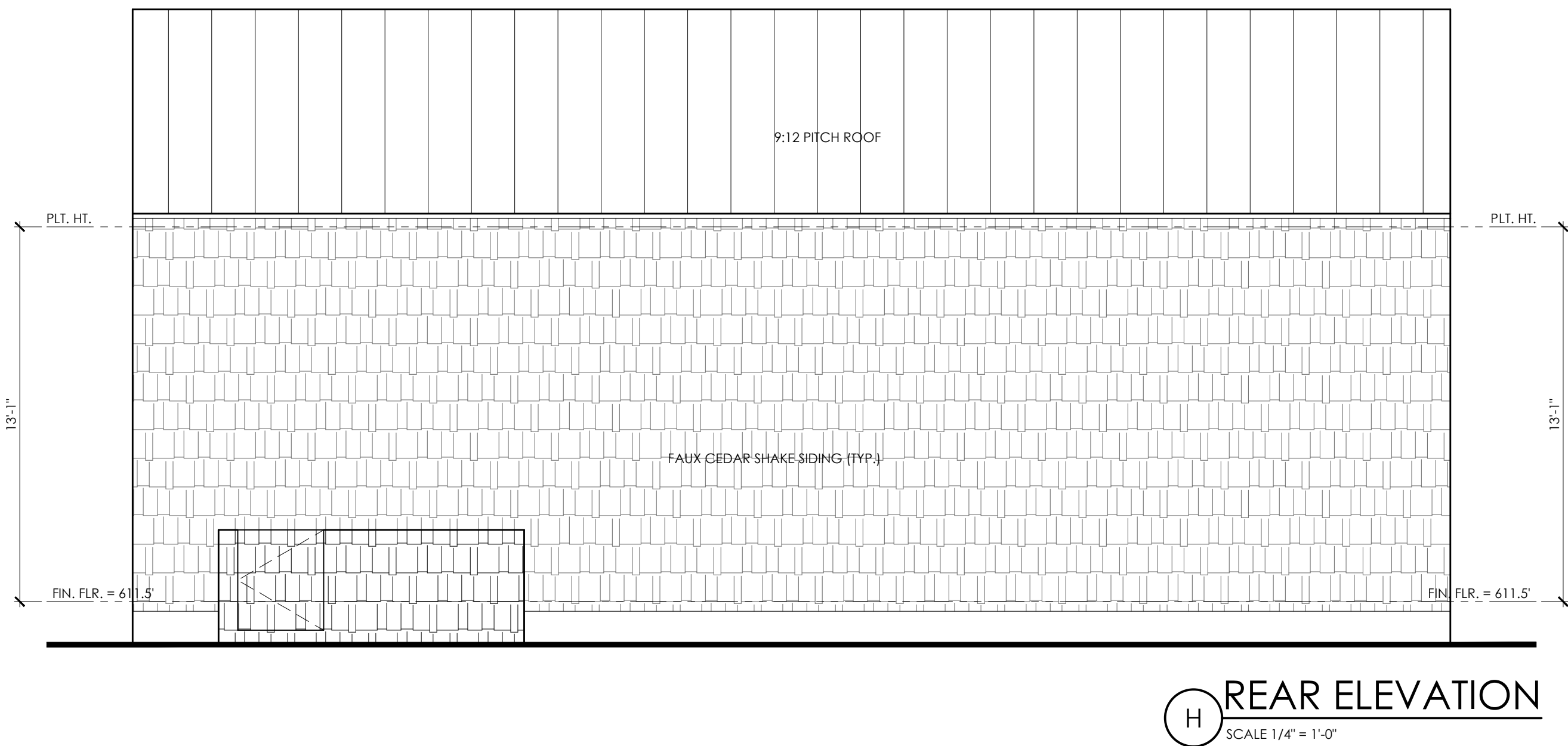
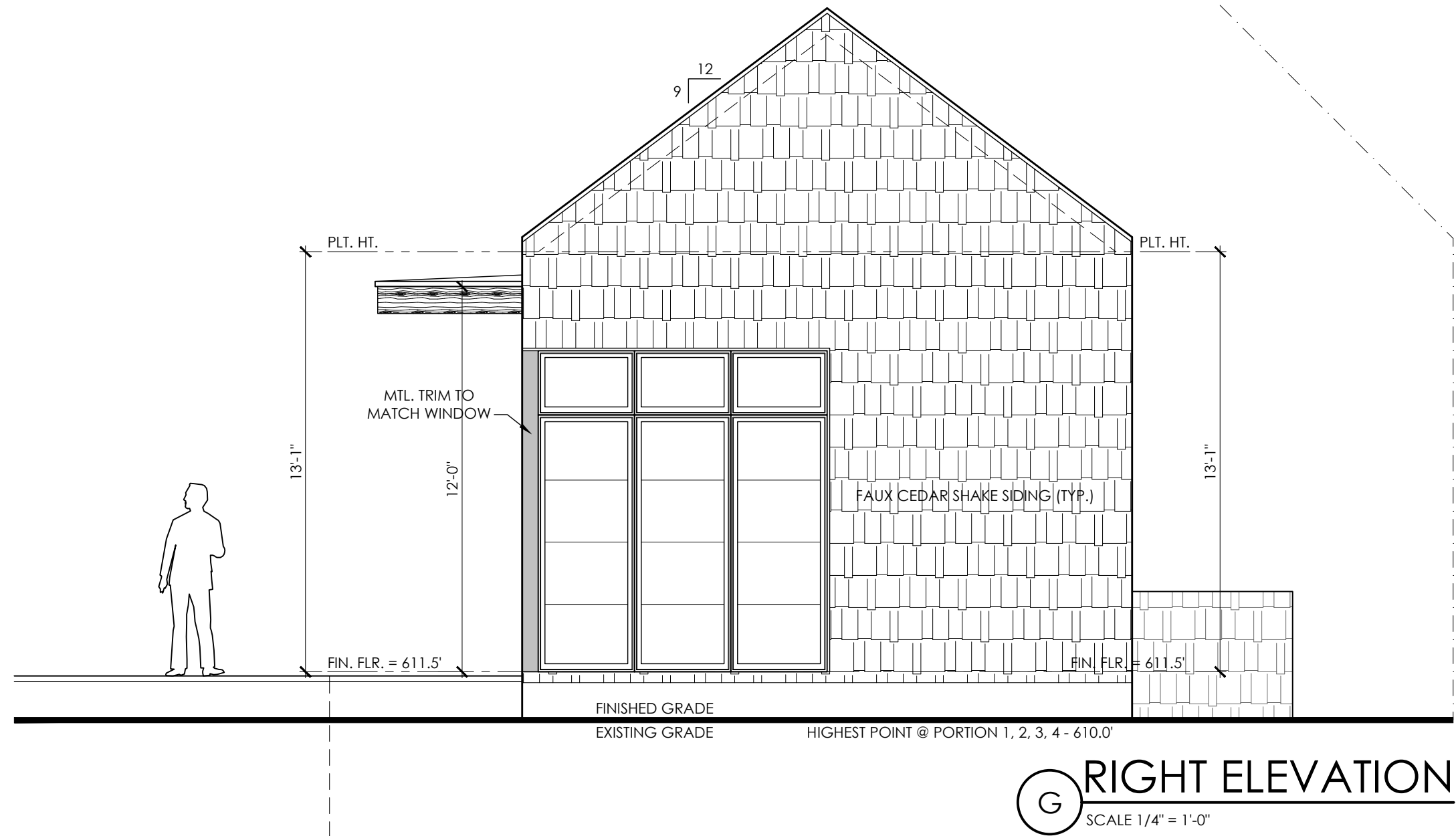
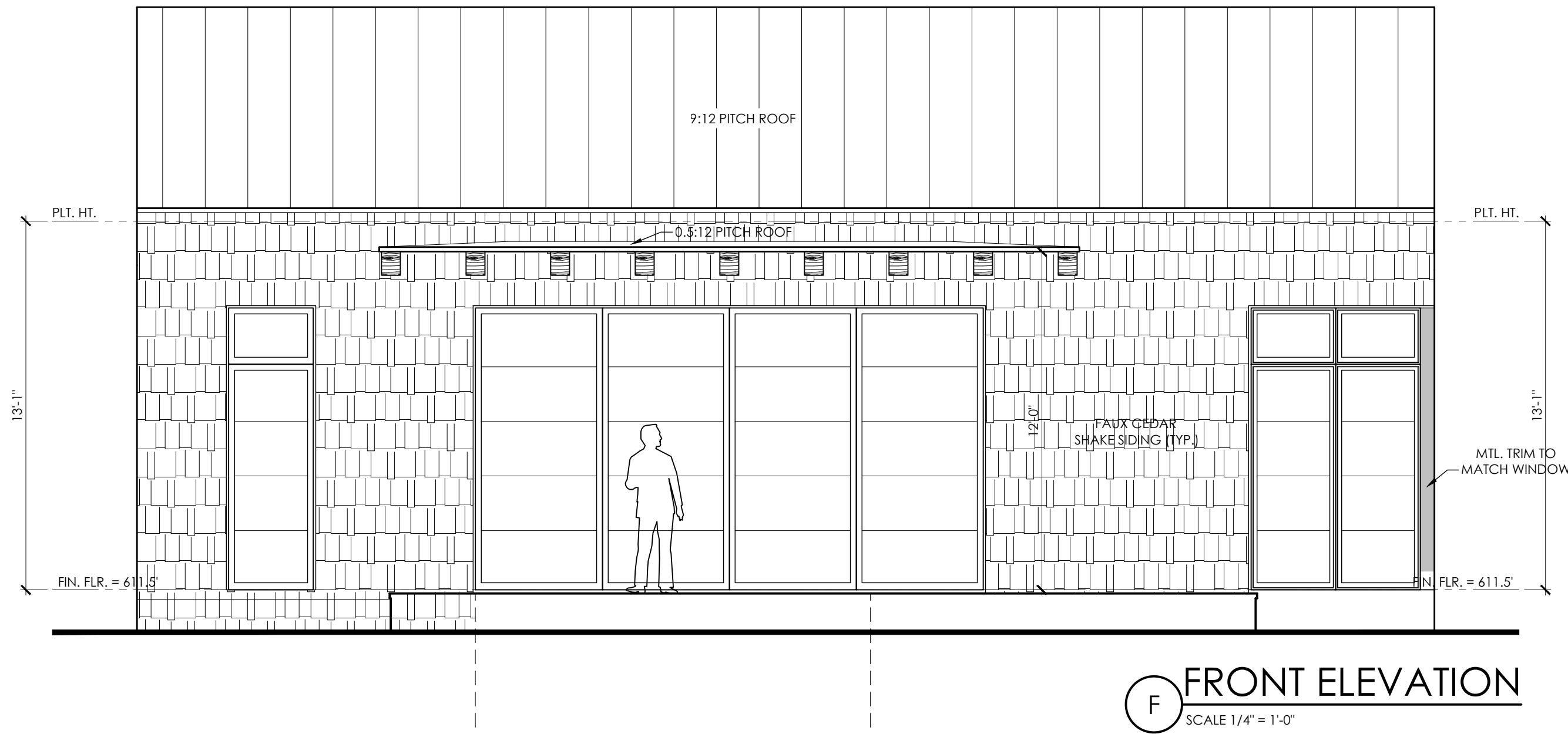
3 SLIDING SCREEN DOOR DETAIL
SCALE 1" = 1'-0"

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

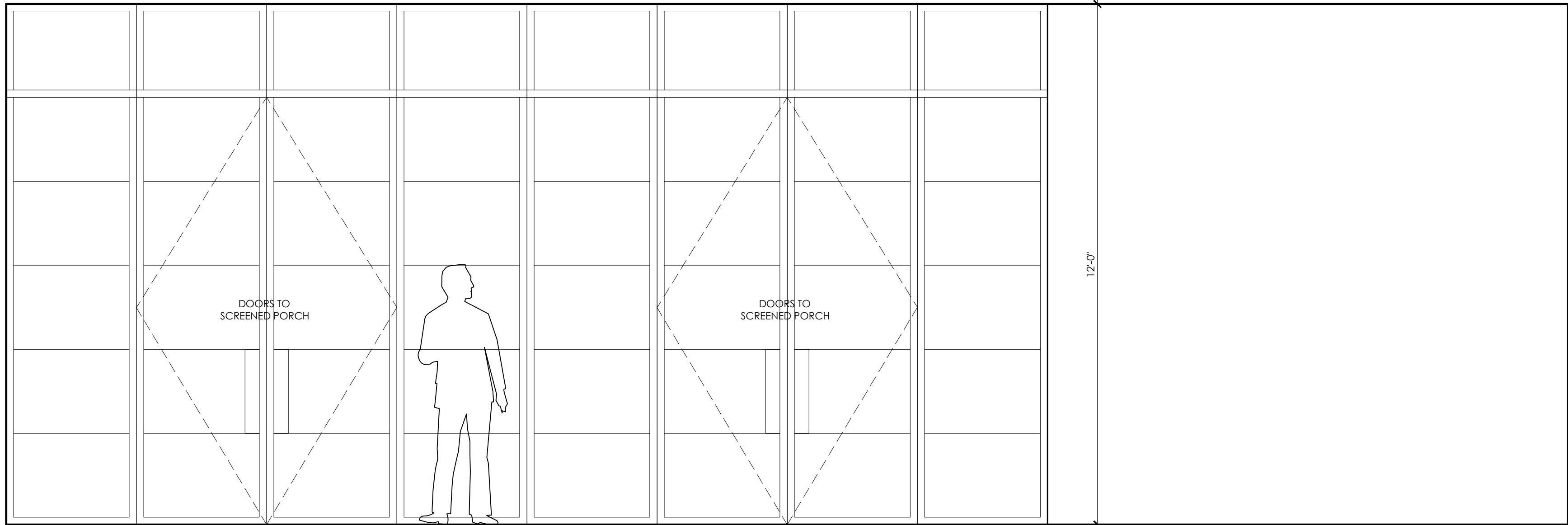
2407 McCULLOUGH ST.
SHEET NO.
A-10
10 OF 22

PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

Copyright © 2023
All rights reserved.
These design drawings are the sole
property of J. J. & J. J. and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.



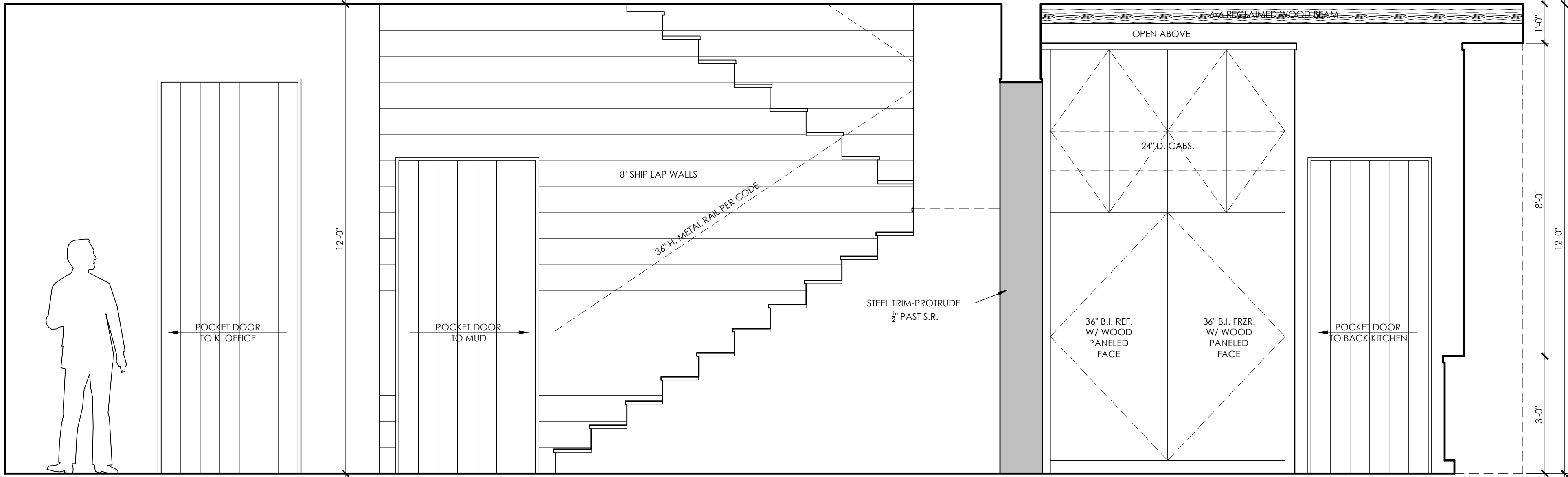
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION



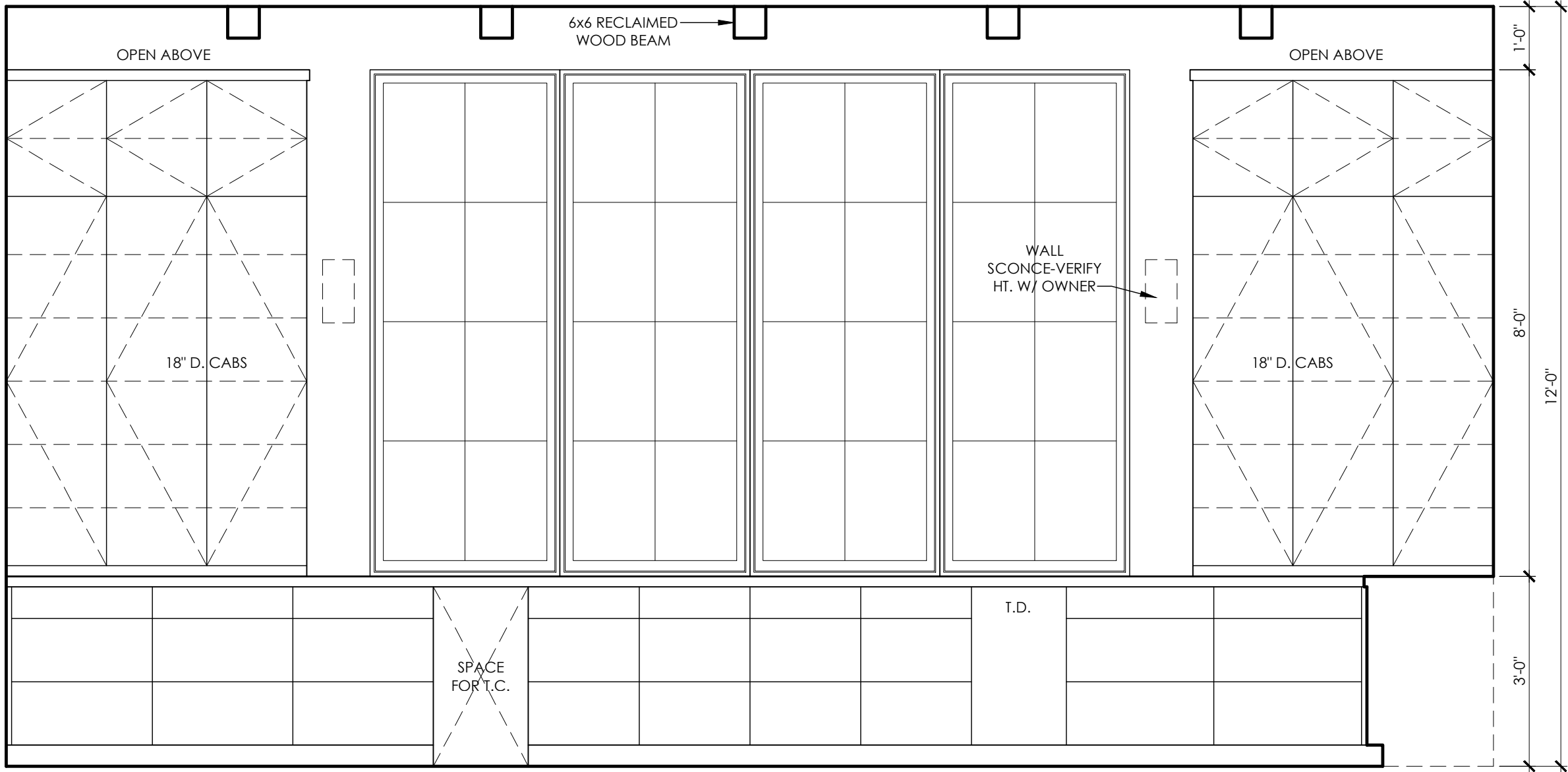
① LIVING

GENERAL INTERIOR ELEVATION NOTES

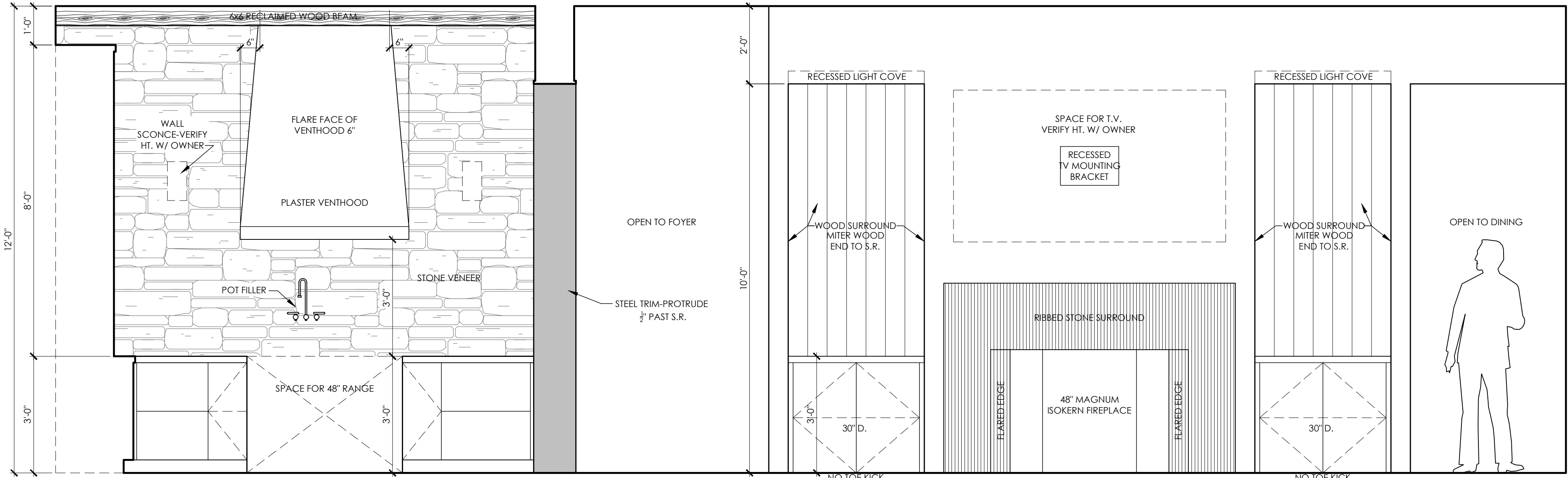
- MILLWORK/ CABINET CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
- VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER OR BUILDER. STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT, FRONTS & HARDWARE.
- SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.
- COORDINATION OF SELECTED COUNTERTOP MATERIALS/ THICKNESS AND TILE ADJACENCIES TO CABINETS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FABRICATOR.
- LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
- APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- ALL ADHESIVES AND SEALANTS USED FOR MILLWORK, PANELING OR VENEERING SHALL BE LOW VOC UNLESS OTHERWISE REQUIRED FOR SPECIFIC APPLICATIONS.
- PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
- PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES AT ENTERTAINMENT CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.
- CONTRACTOR TO PROVIDE SOLID BLOCKING IN WALLS FOR ALL CABINET LOCATIONS AND MILLWORK AS REQUIRED.
- CABINET CONTRACTOR TO PROVIDE AND INSTALL END PANELS TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT BAR LOCATIONS. PROVIDE SUPPORT AS REQUIRED FOR STURDY TOP SUPPORT.
- ALL INSTALLED MILLWORK AND CABINETS TO BE SITE PROTECTED BY CONTRACTOR AS NECESSARY TO NOT BE DAMAGED BY OTHER TRADES.
- CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
- SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.
- ALL CABINETS TO BE CONSTRUCTED OUT OF PLYWOOD UNLESS NOTED OTHERWISE.



② LIVING/ BREAKFAST/ KITCHEN



③ KITCHEN

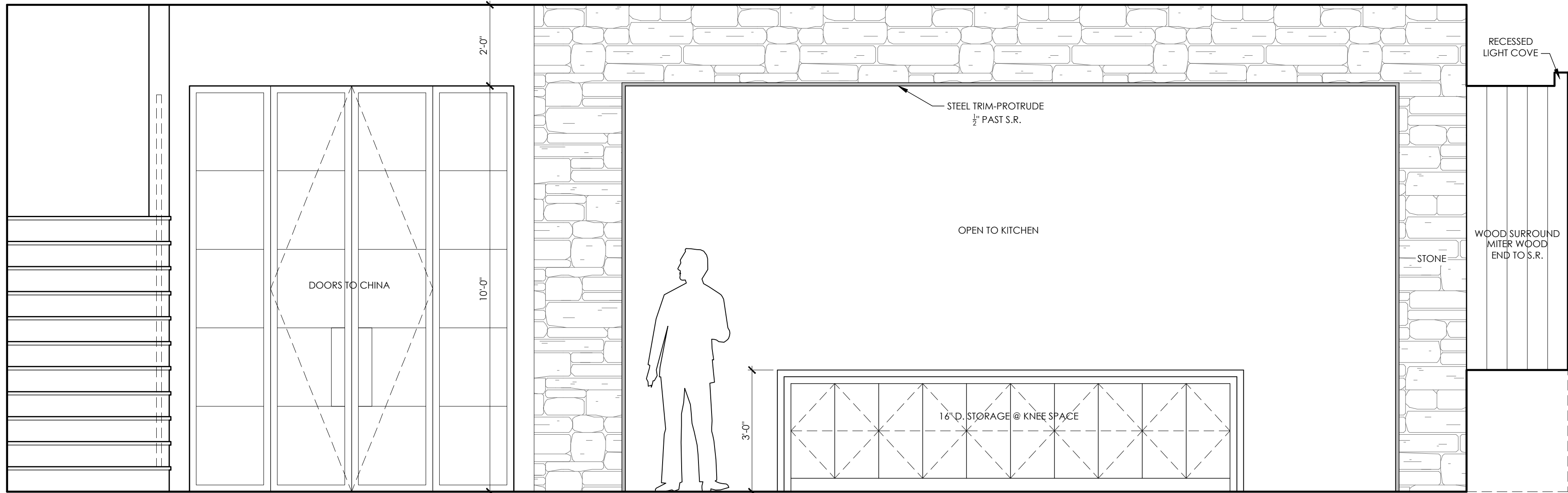


④ KITCHEN/ LIVING

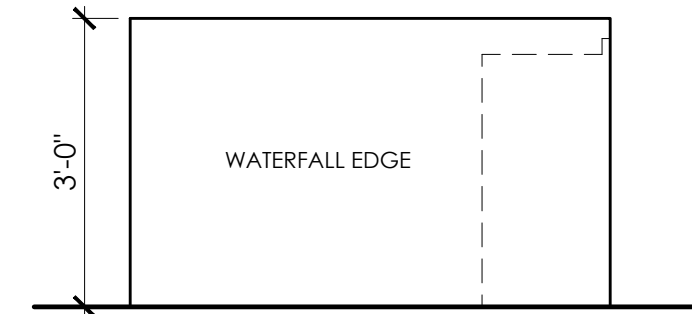
INTERIOR ELEVATIONS

SCALE 1/2" = 1'-0"

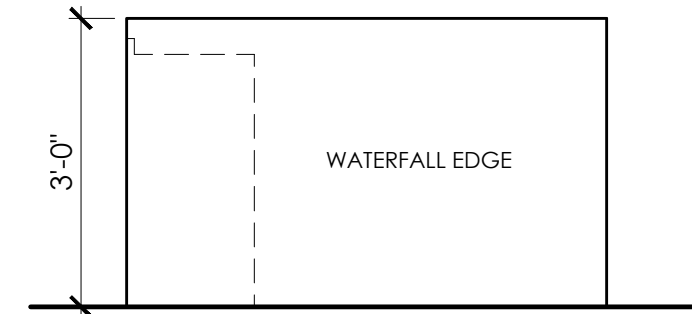
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION



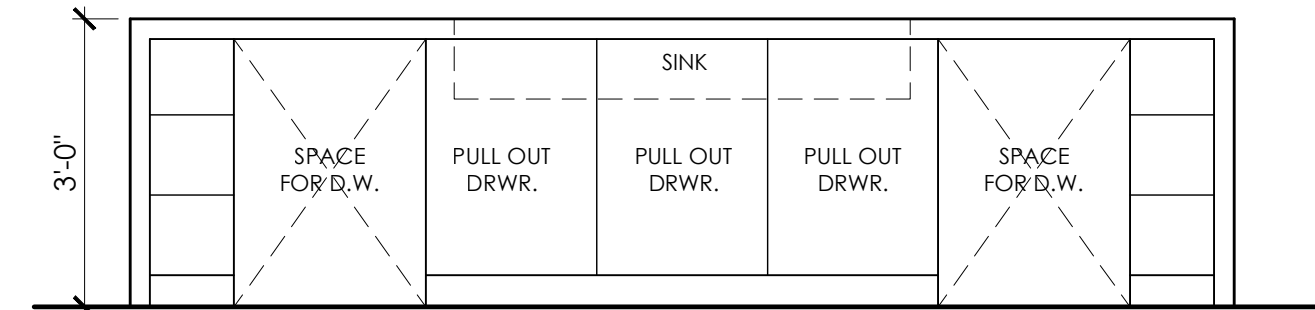
⑤ BREAKFAST/ LIVING



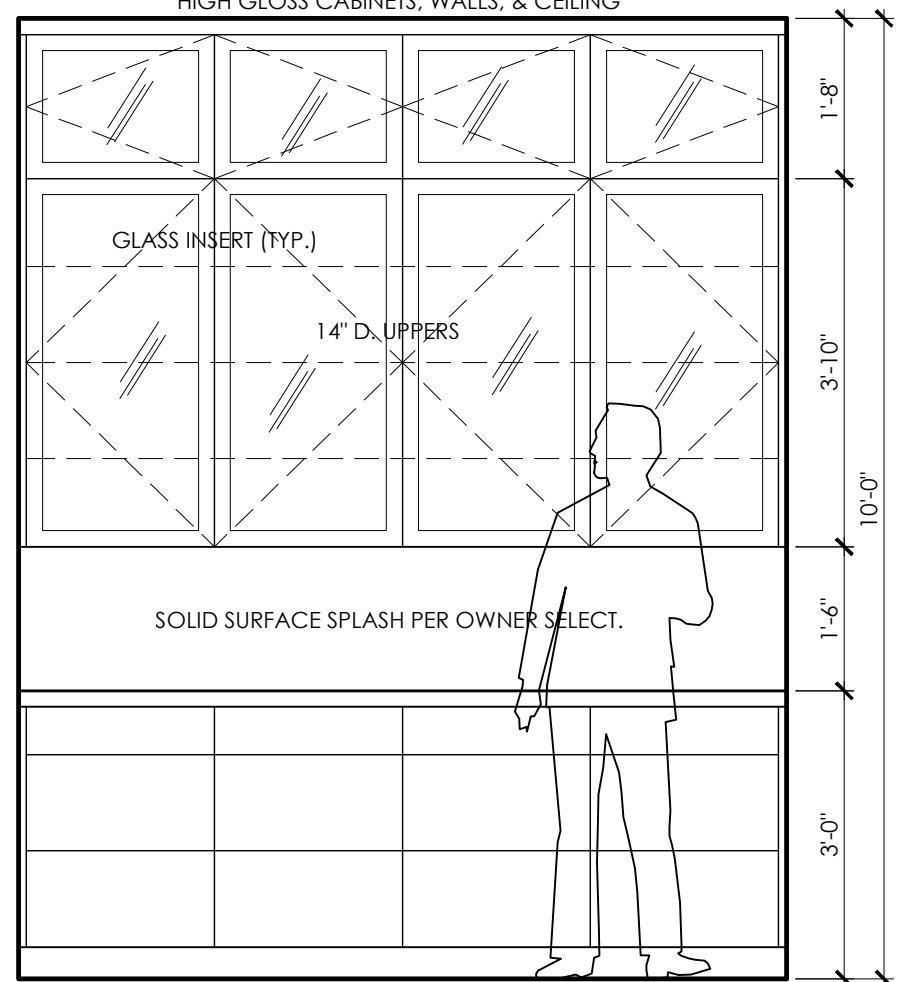
⑦ ISLAND



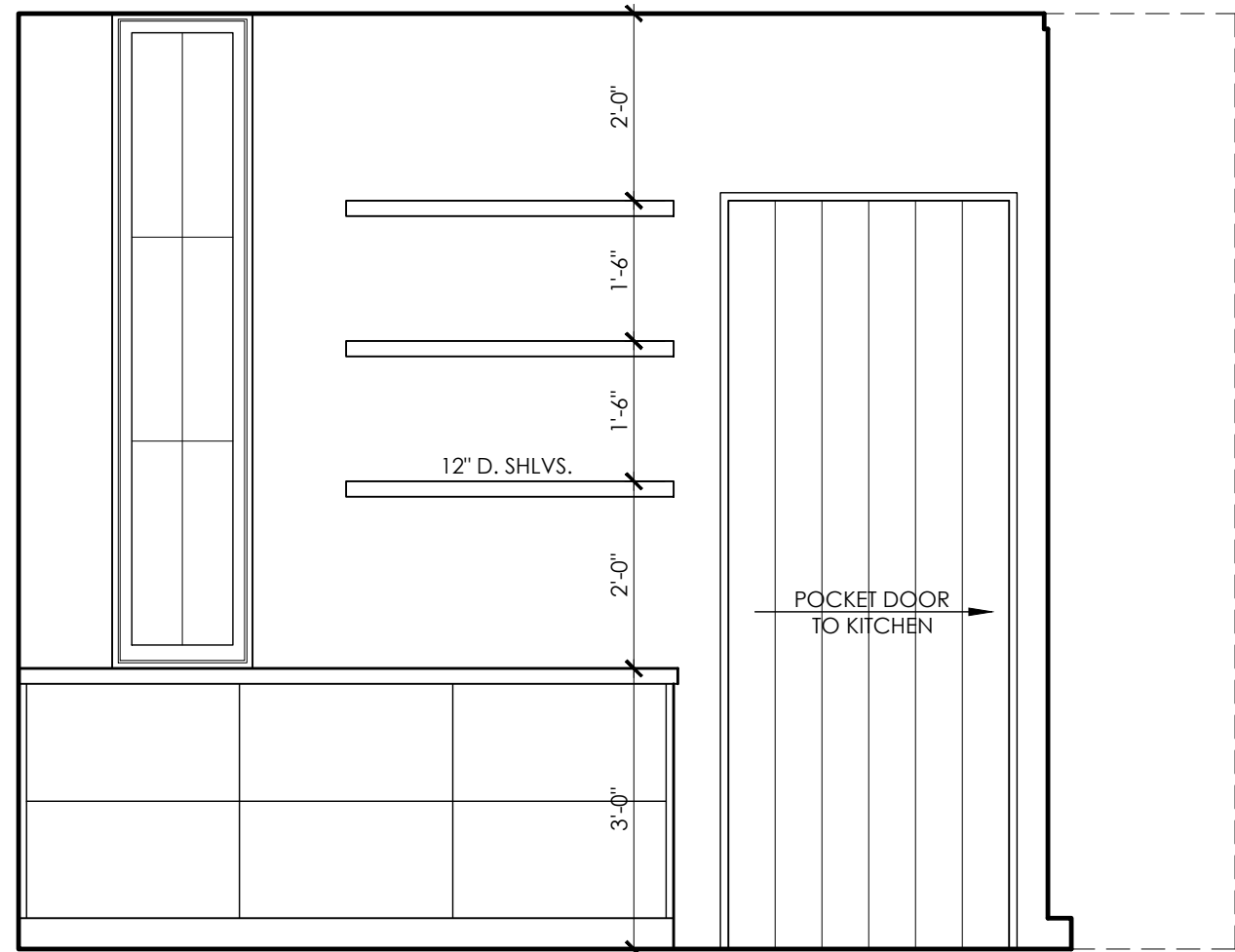
⑧ ISLAND



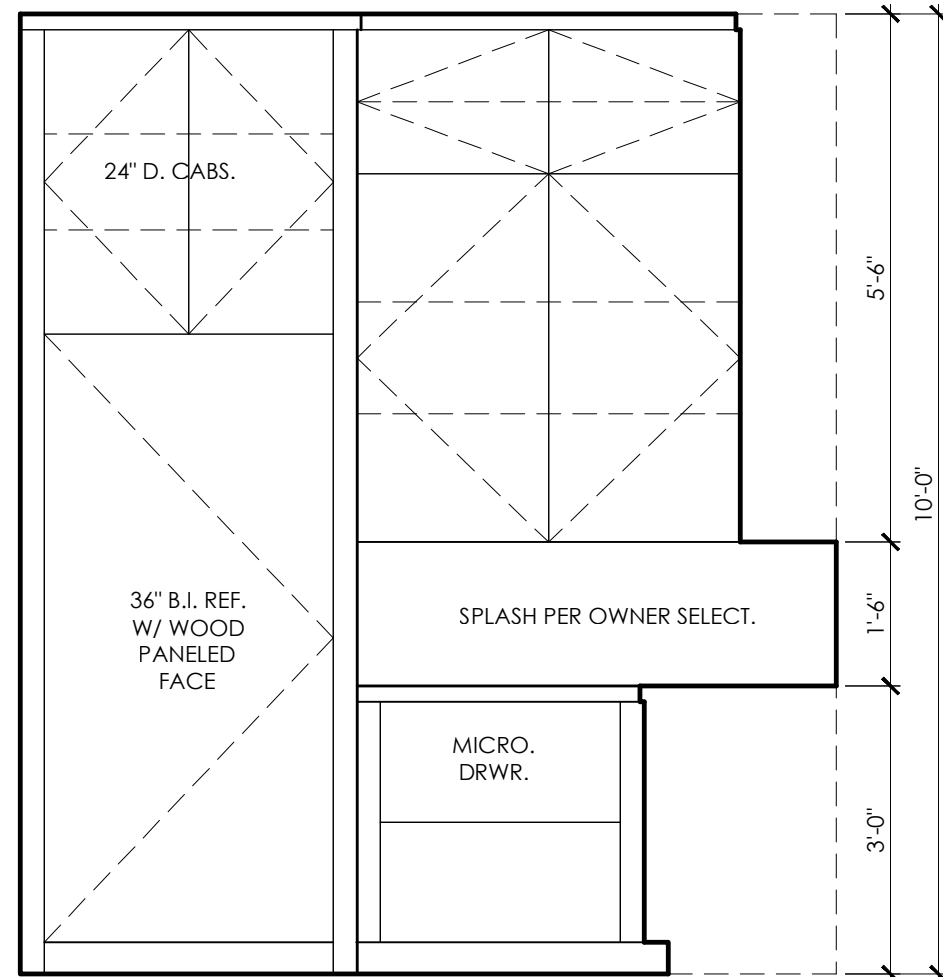
⑨ CHINA



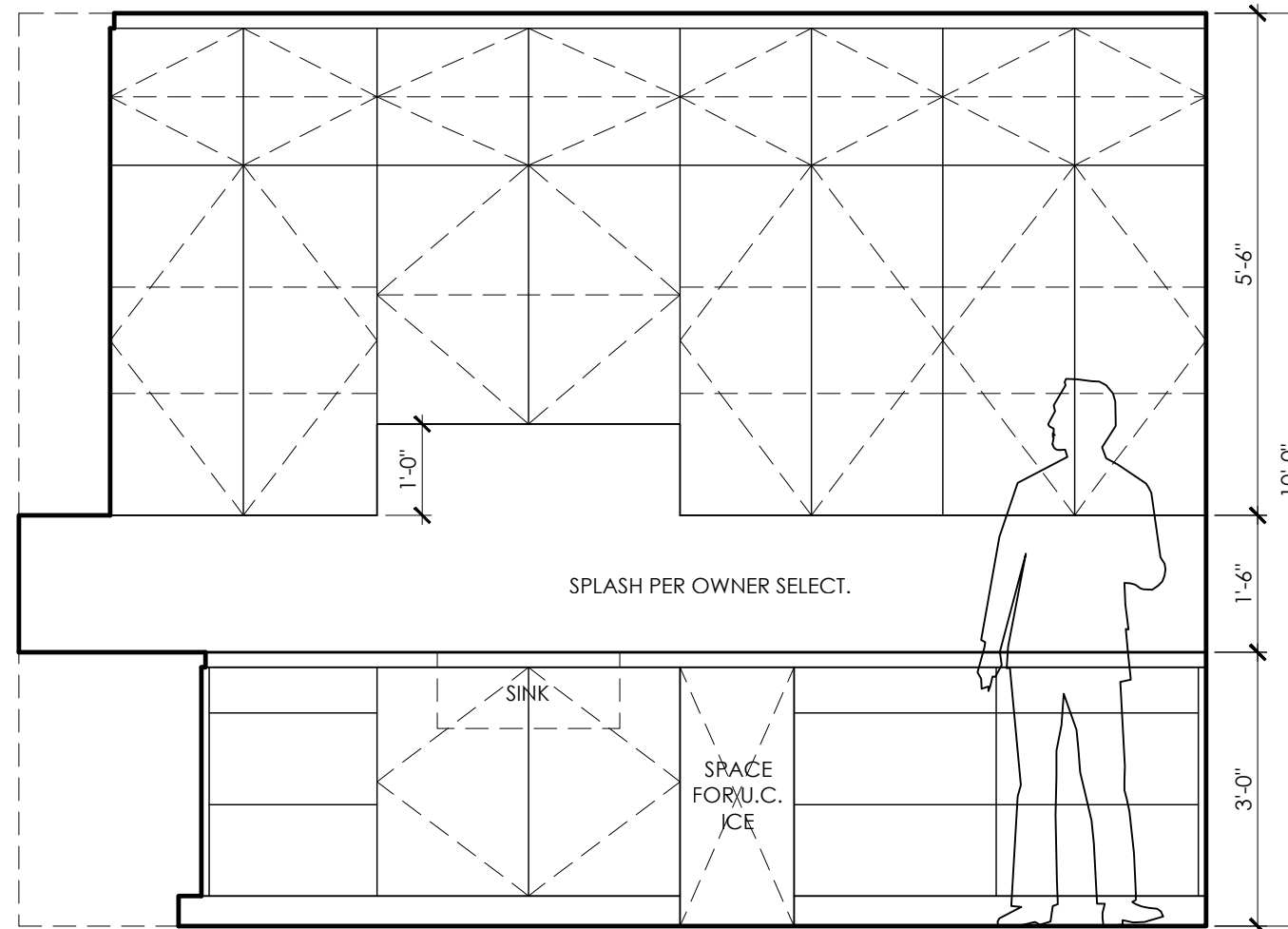
⑩ CHINA



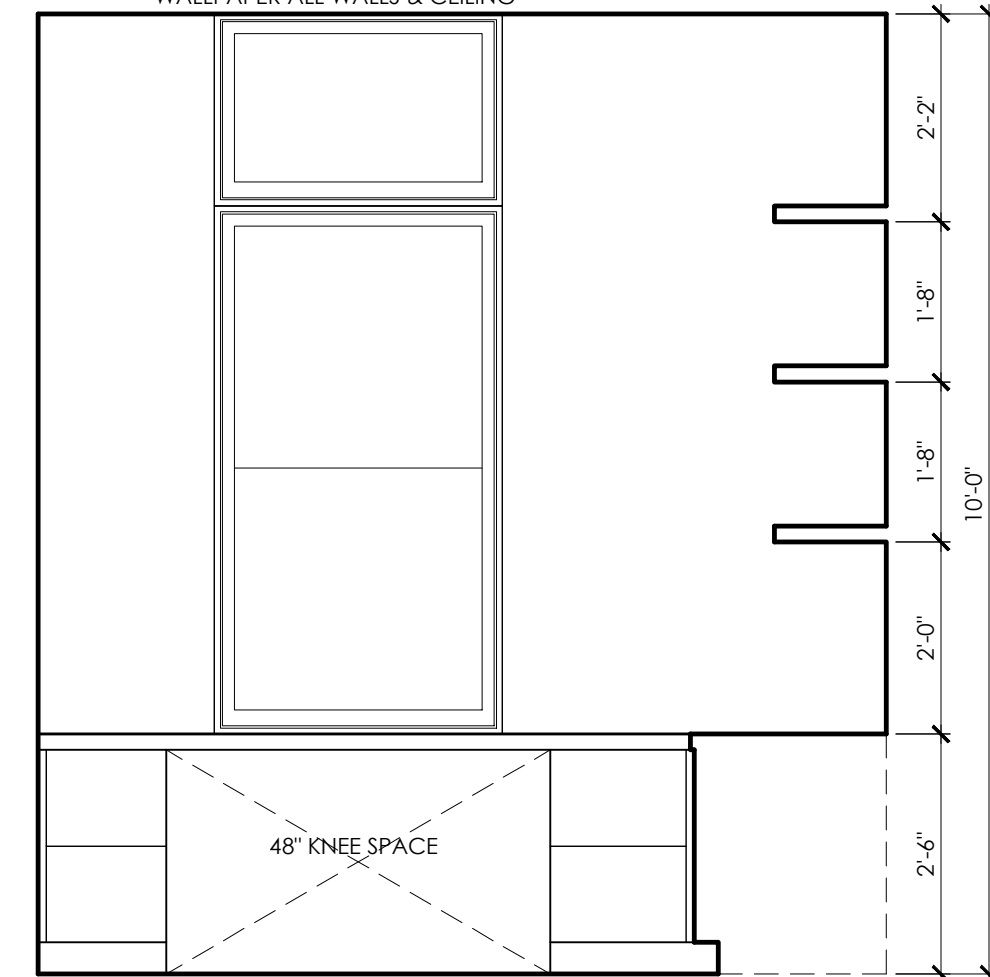
⑪ BACK KITCHEN



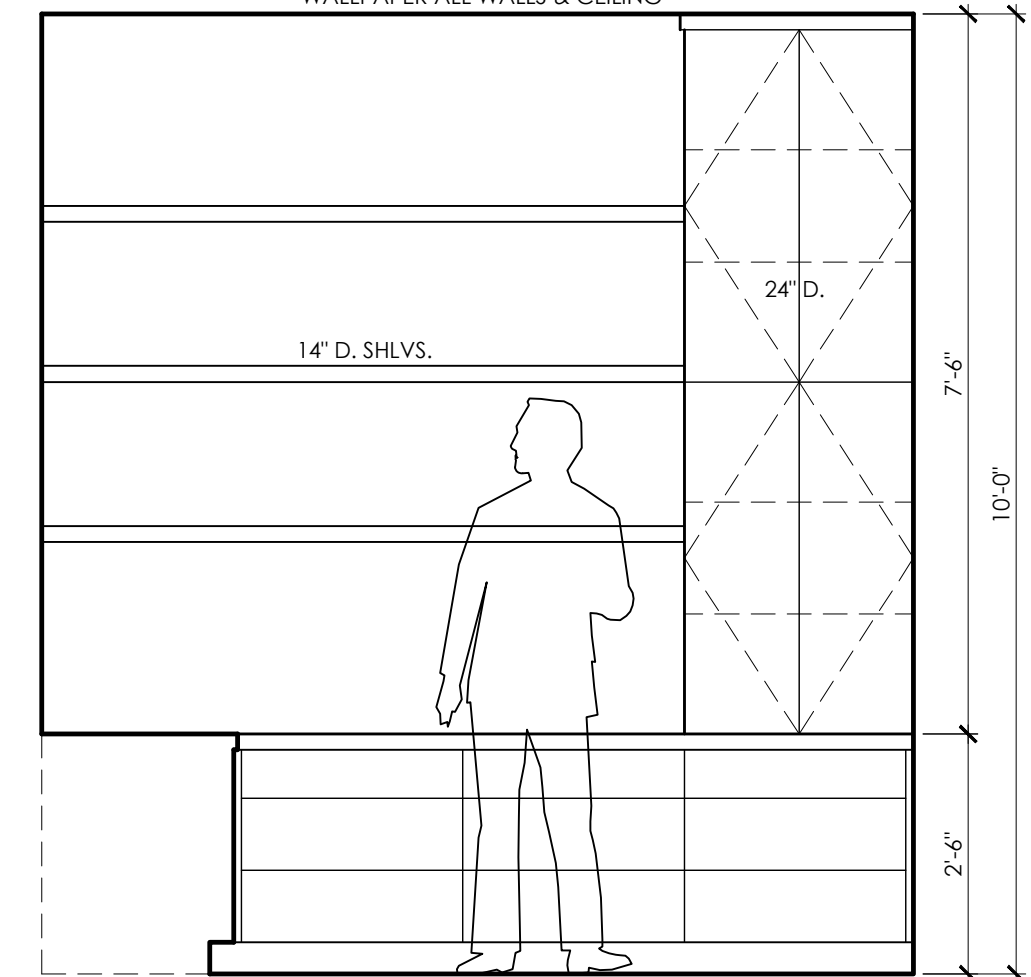
⑫ BACK KITCHEN



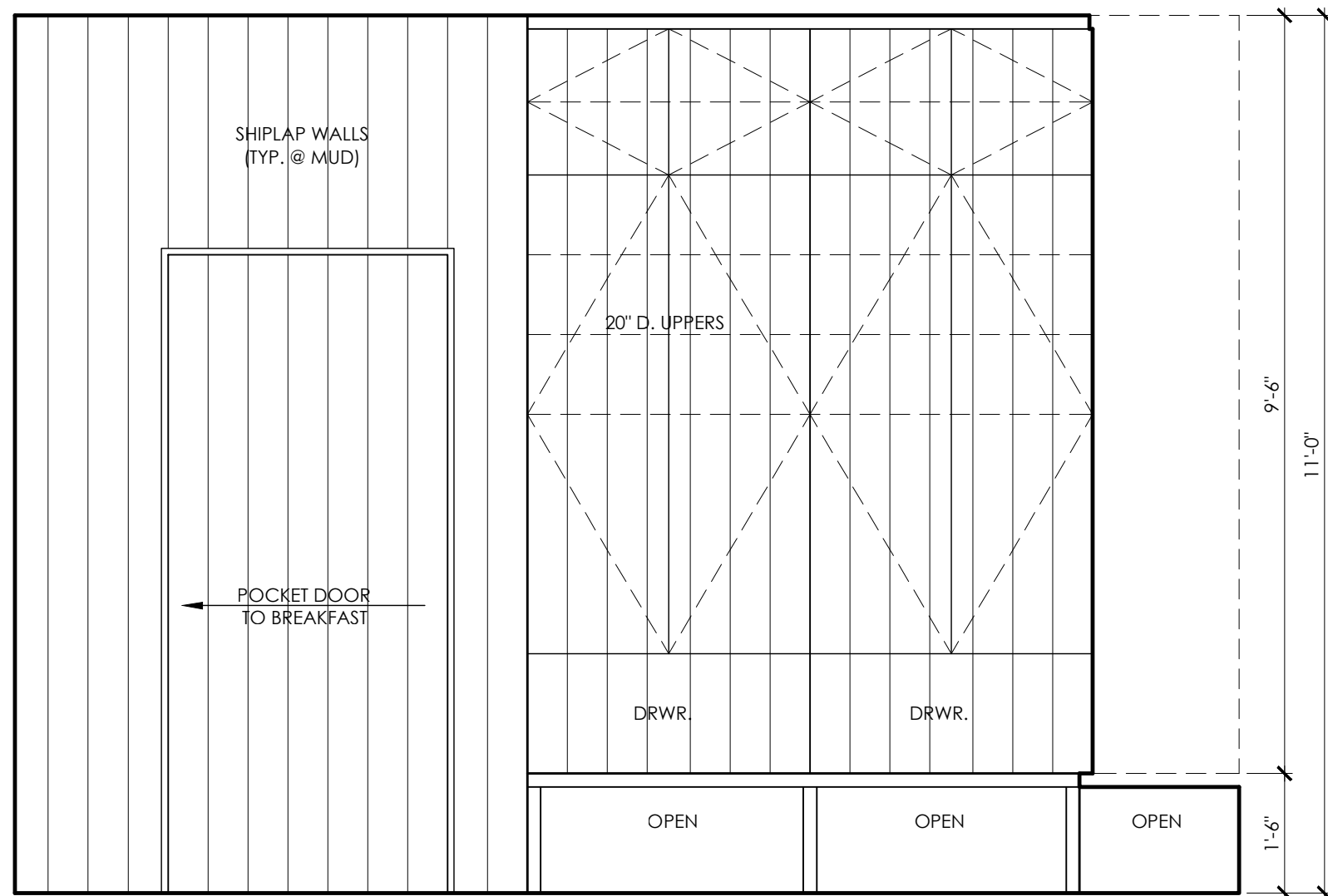
⑬ K. OFFICE



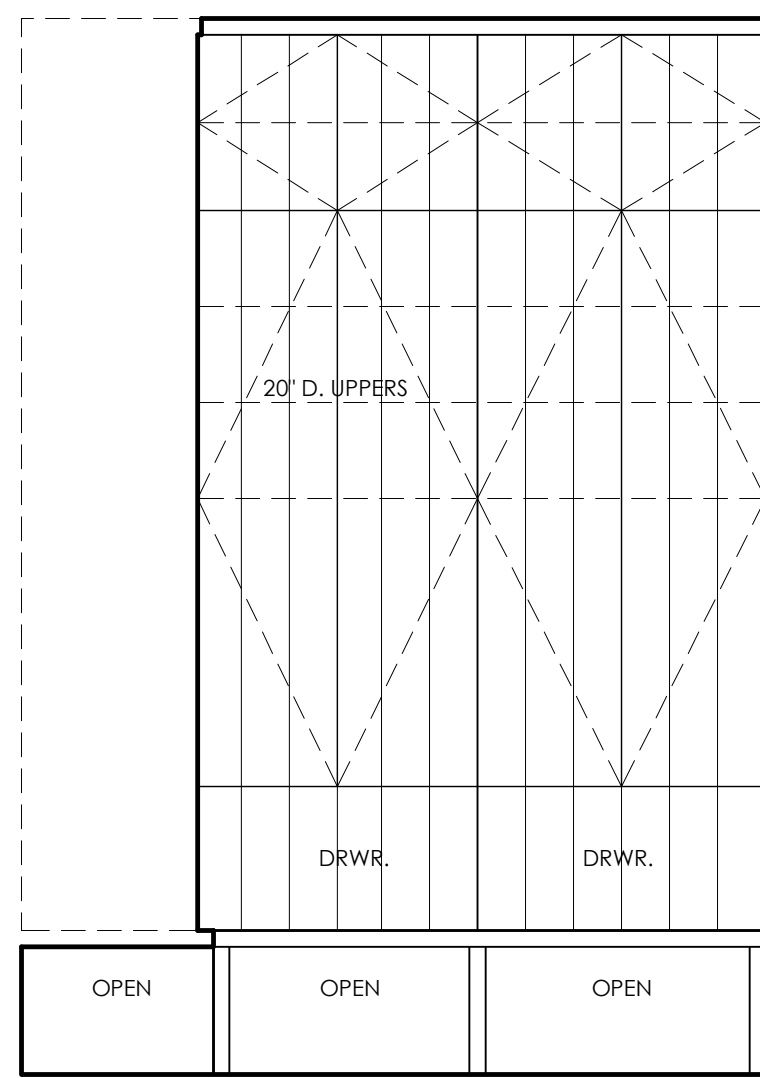
⑭ K. OFFICE



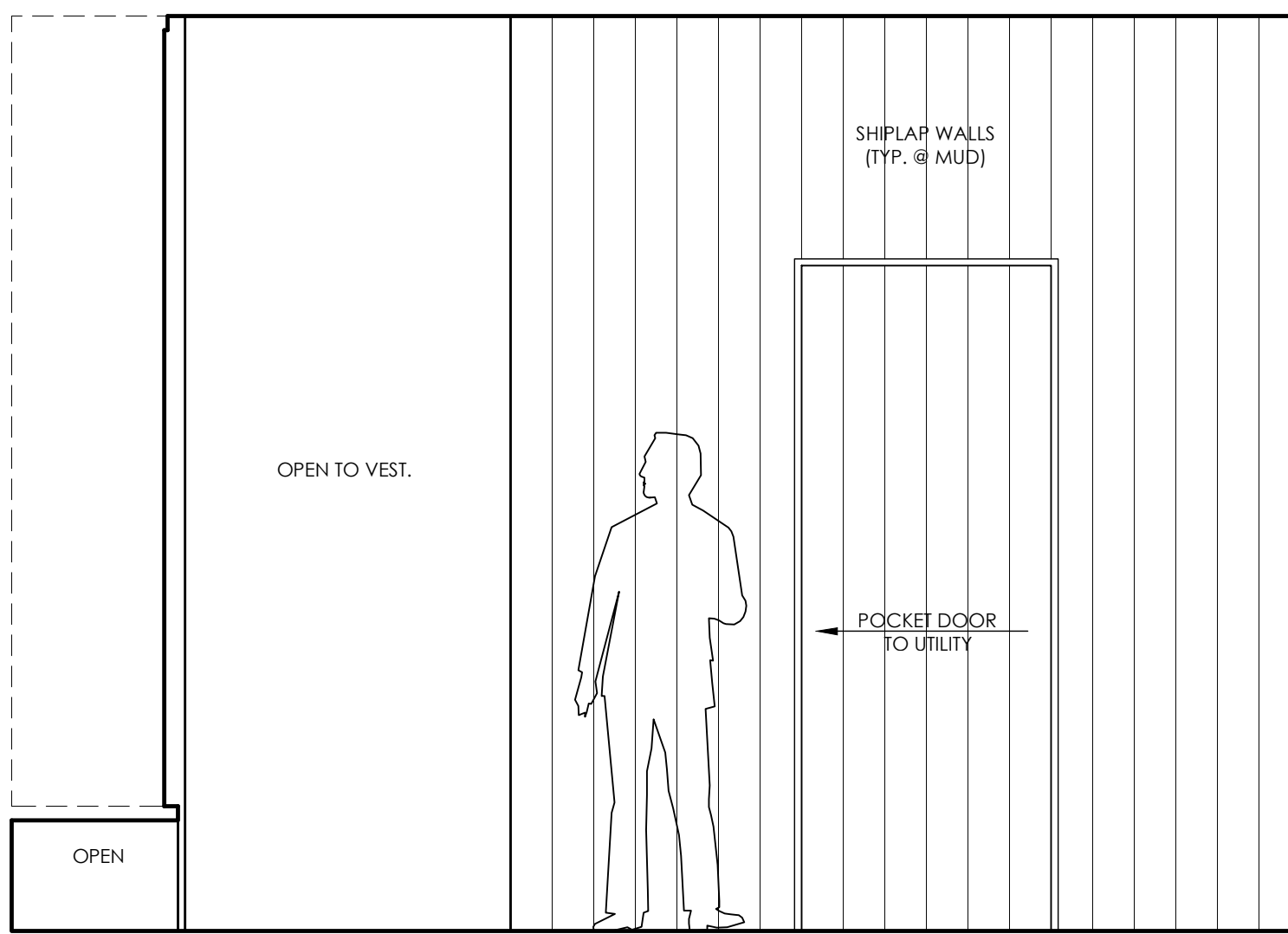
⑮ K. OFFICE



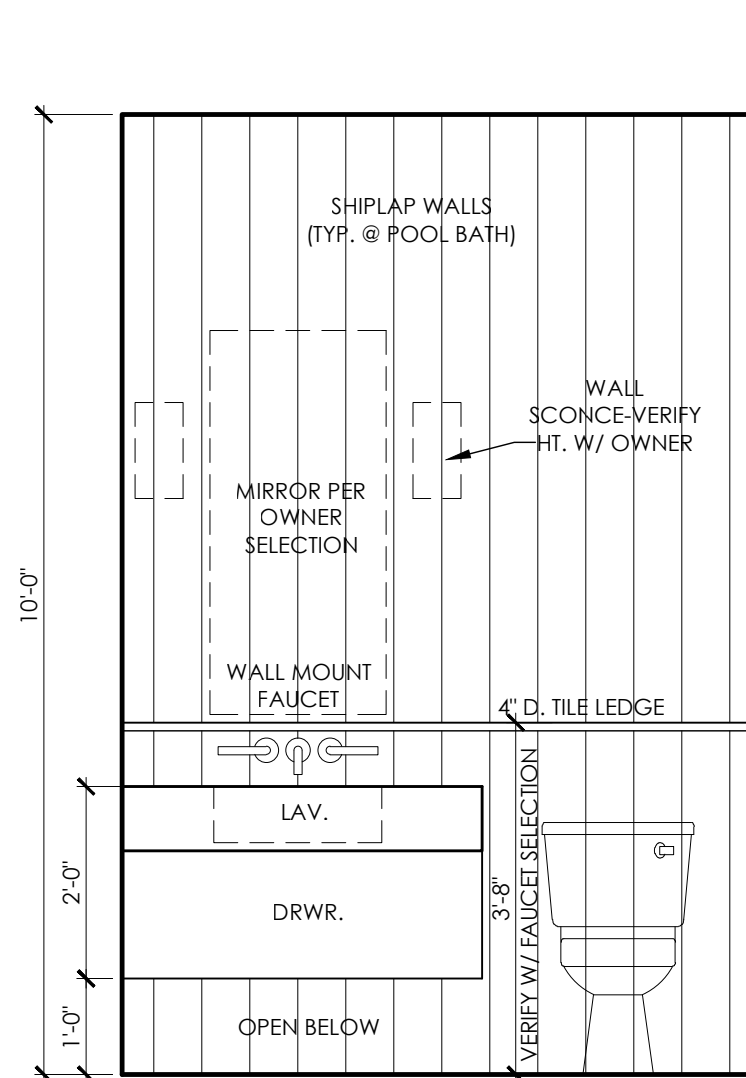
⑯ MUD



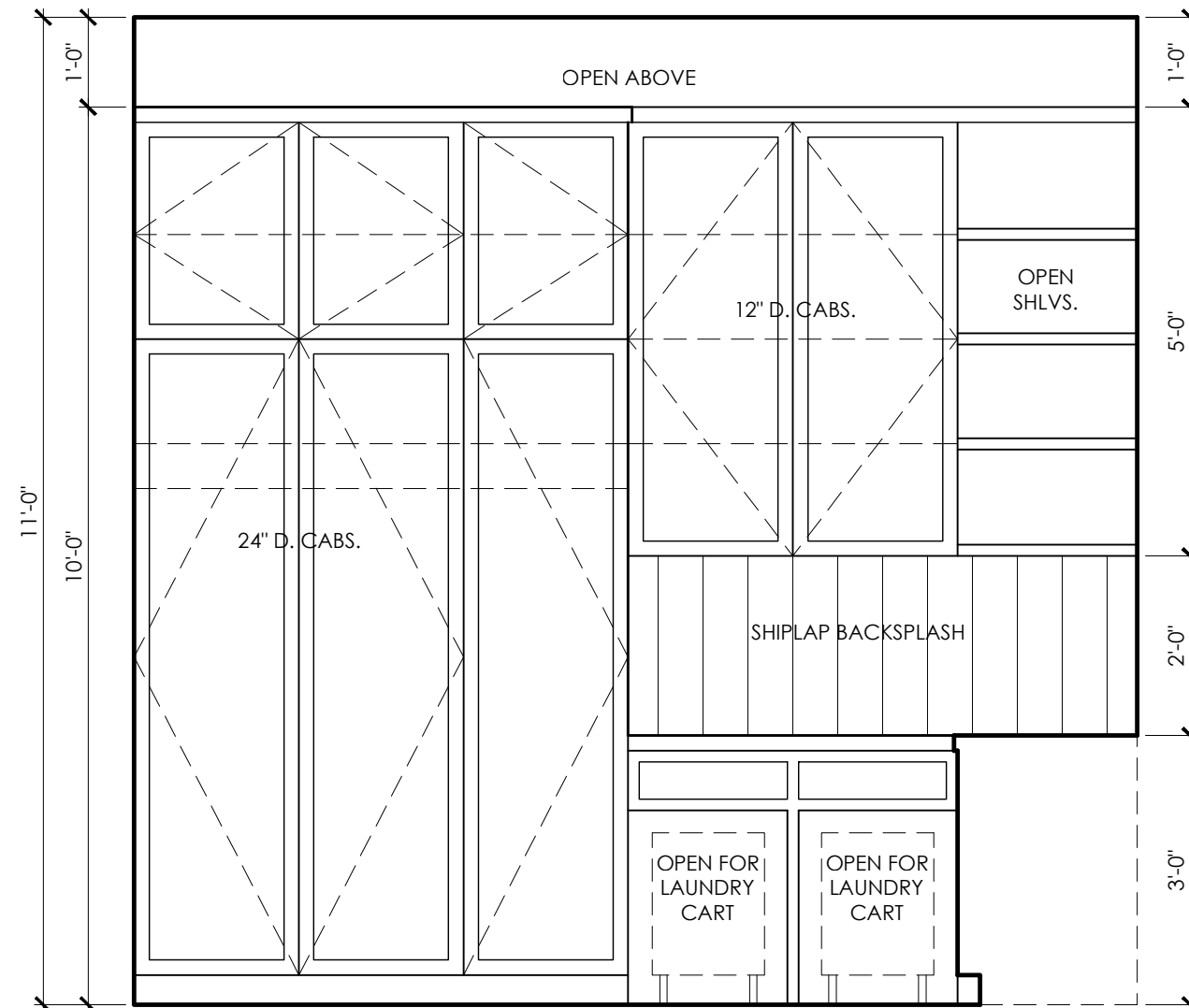
⑰ MUD



⑱ MUD



⑲ POOL BATH



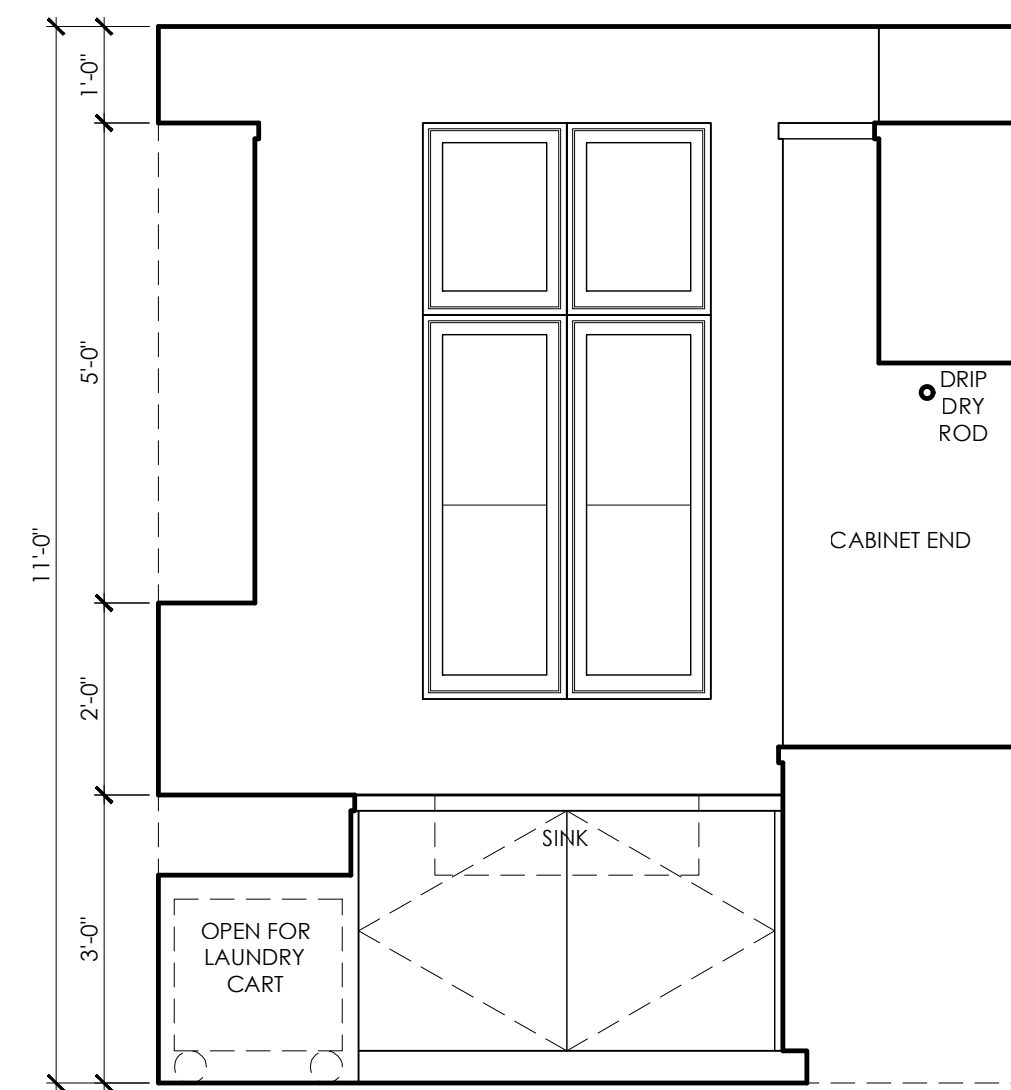
⑳ UTILITY

INTERIOR ELEVATIONS

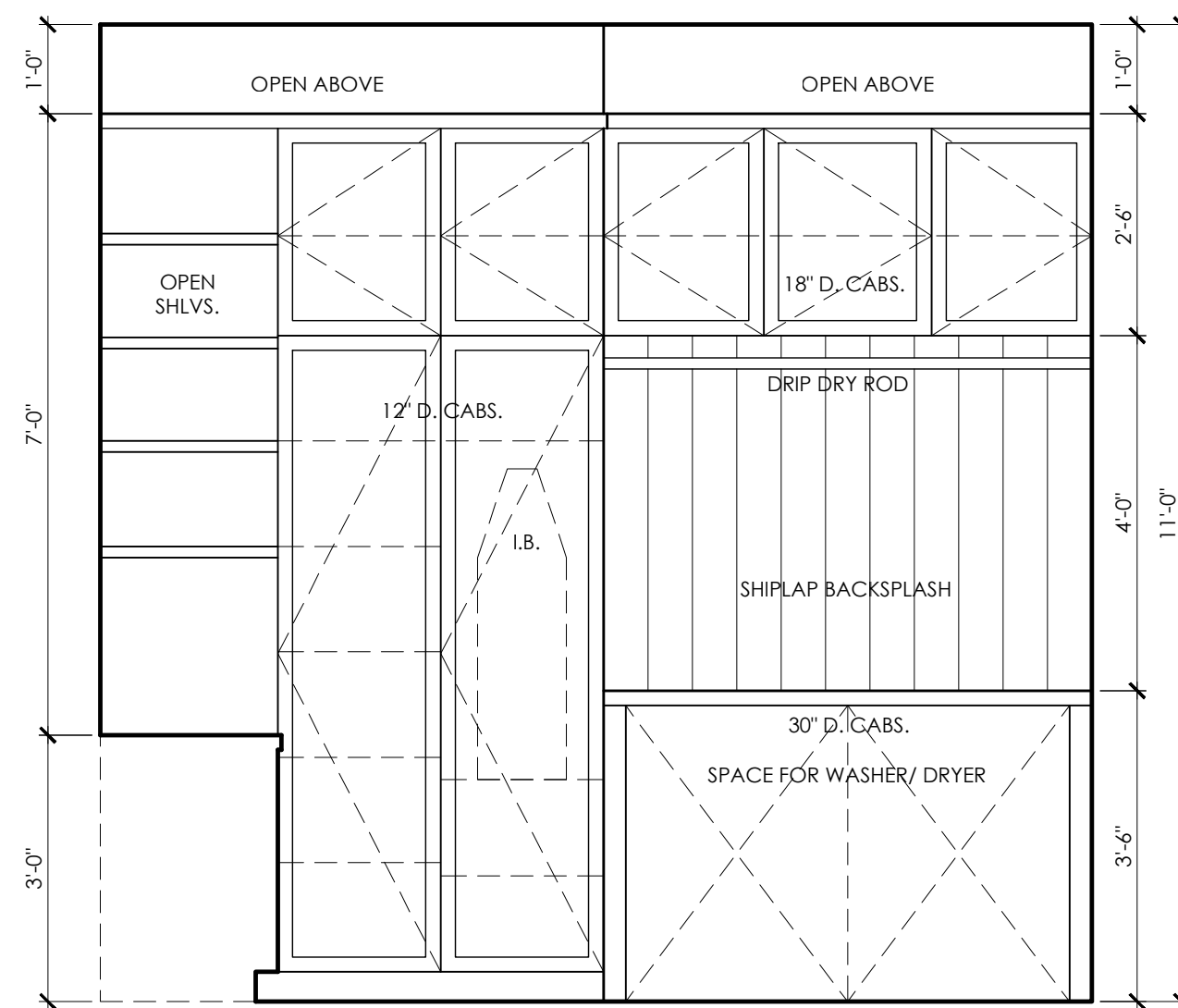
SCALE 1/2" = 1'-0"

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

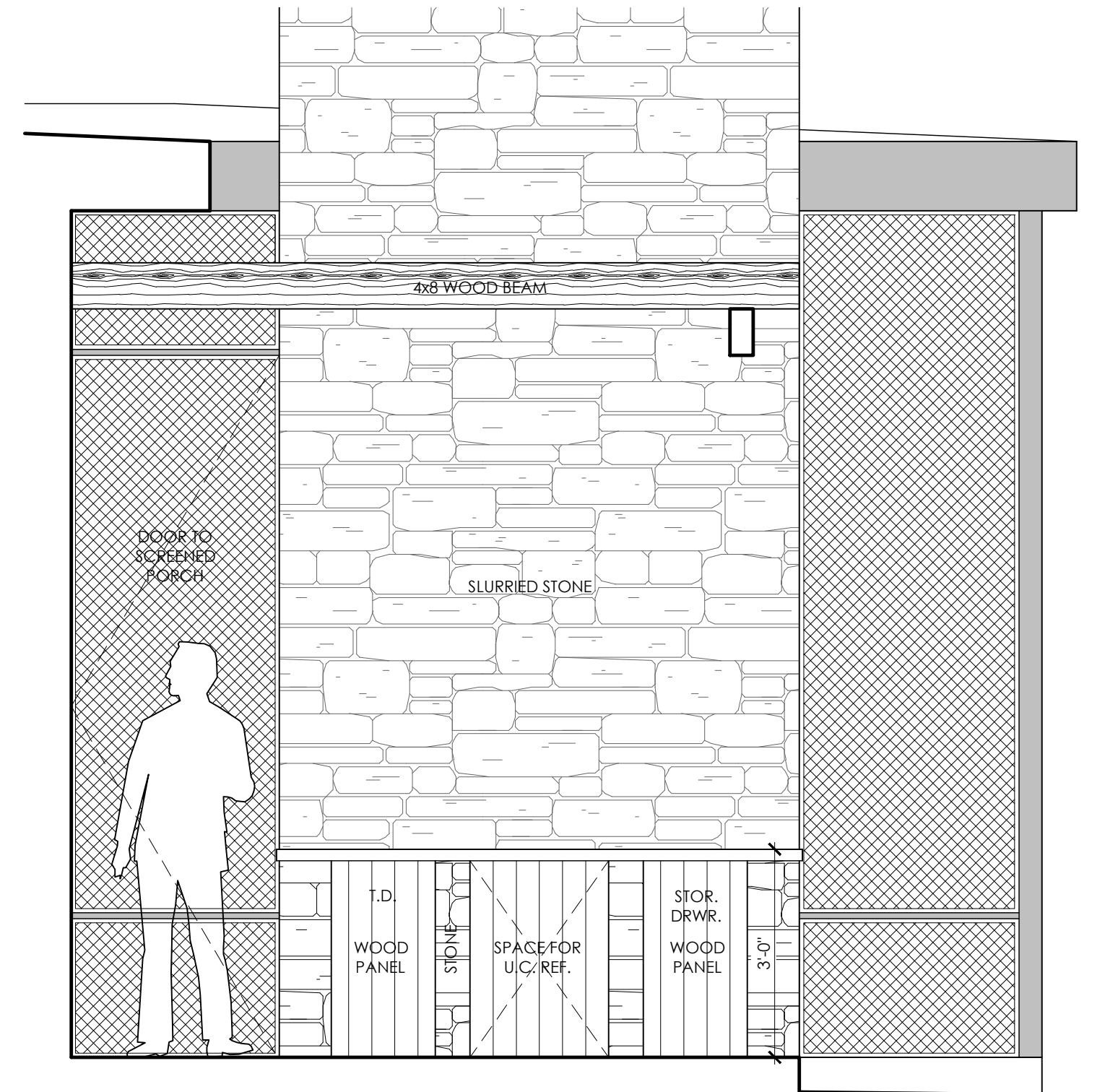
2401 McCULLOUGH ST.
SHEET NO. A-13
13 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:
Copyright © 2023
All rights reserved.
These design drawings are the sole
property of AS and may
not be reproduced in any form
without the written permission
of AS.



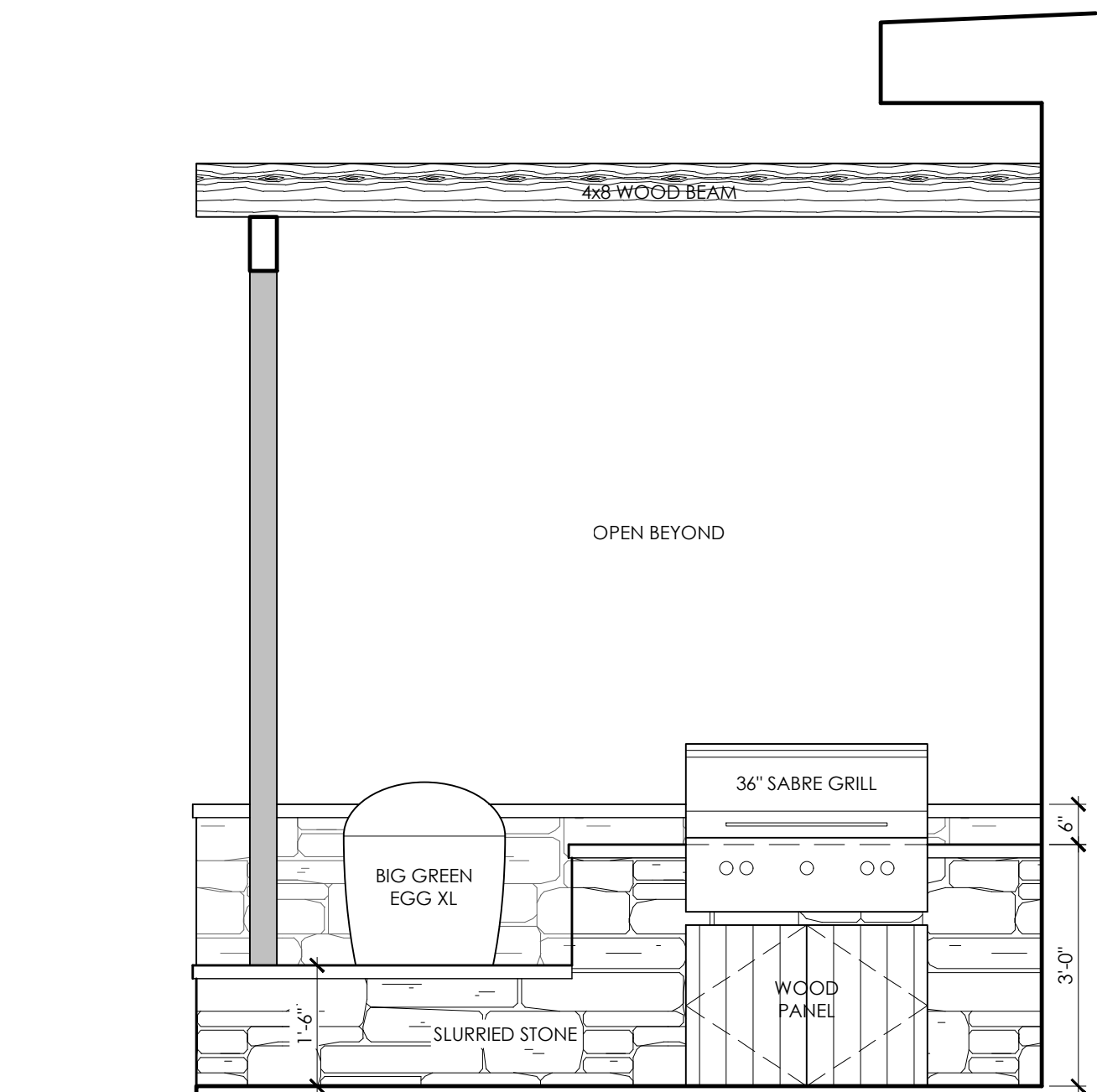
20 UTILITY



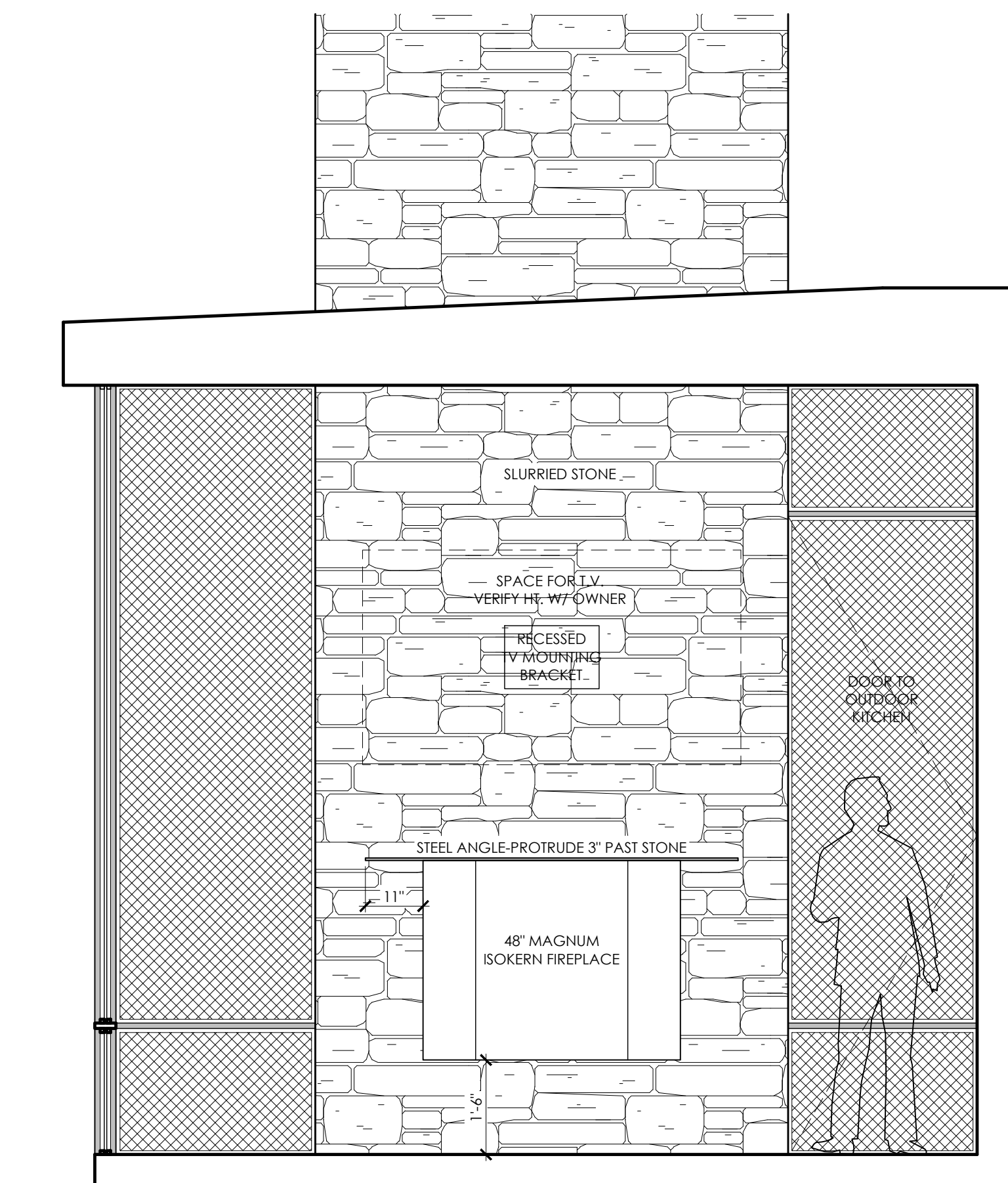
21 UTILITY



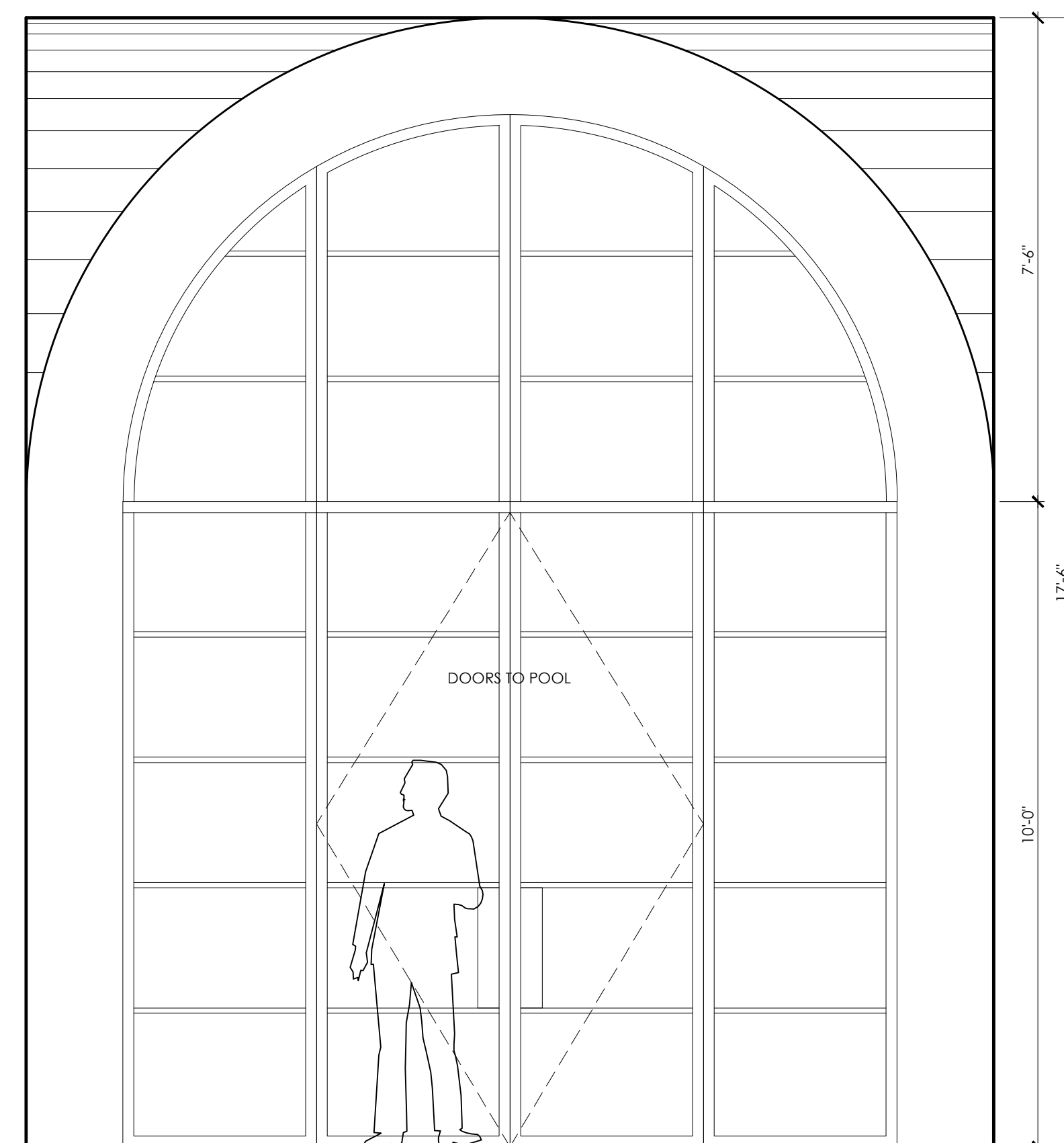
22 OUTDOOR KITCHEN



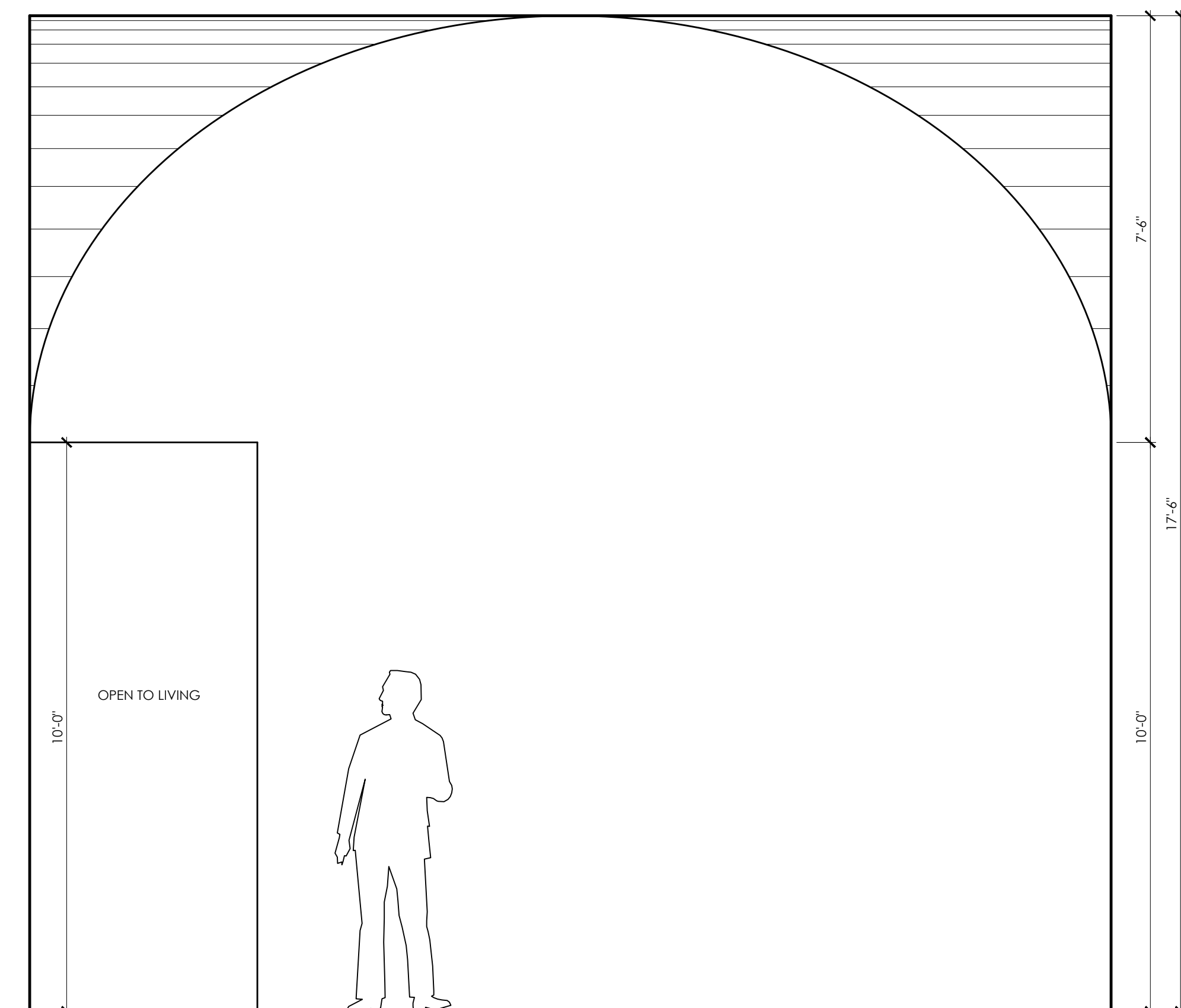
23 OUTDOOR KITCHEN



24 SCREENED PORCH



25 DINING



26 DINING

INTERIOR ELEVATIONS

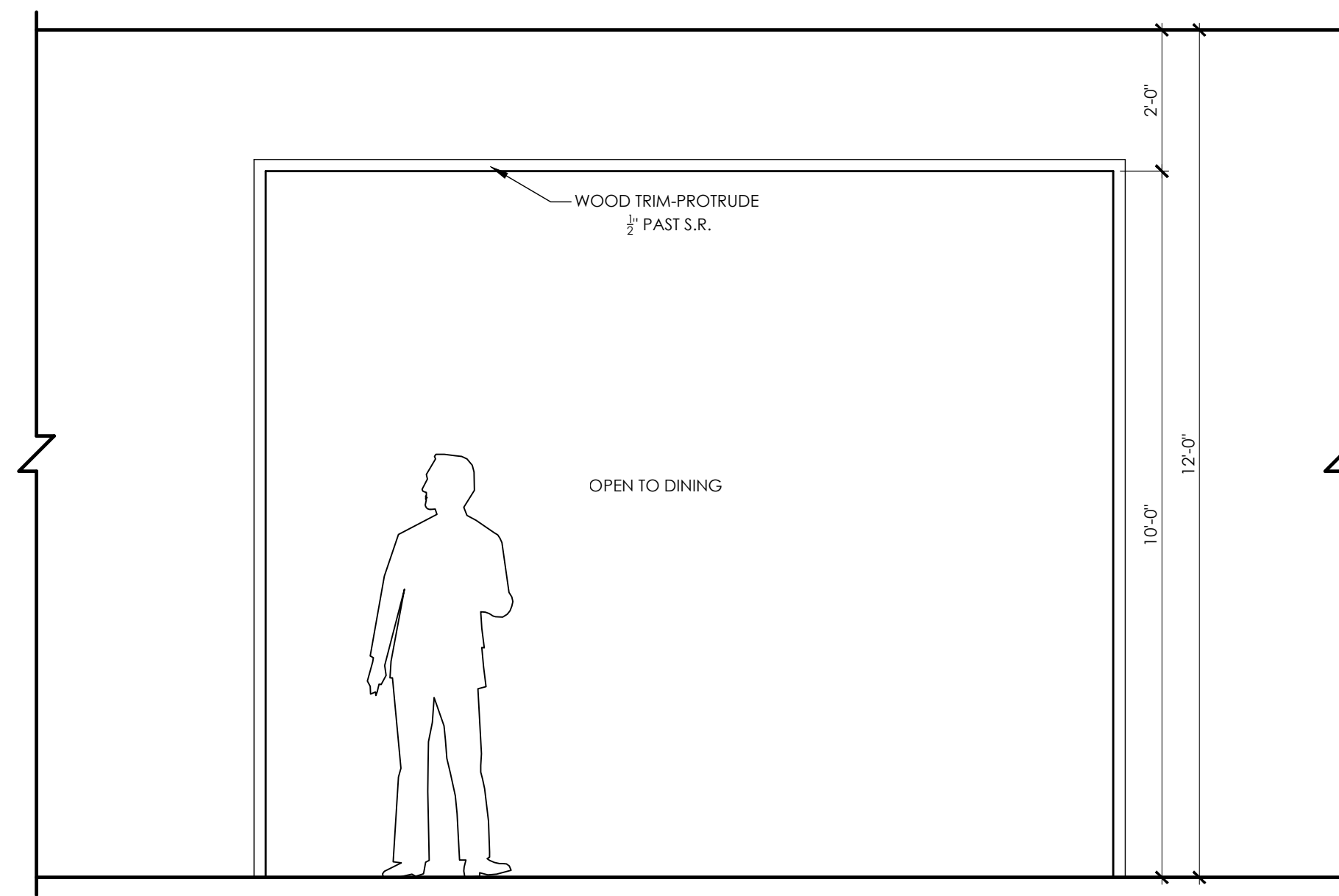
SCALE 1/2" = 1'-0"

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

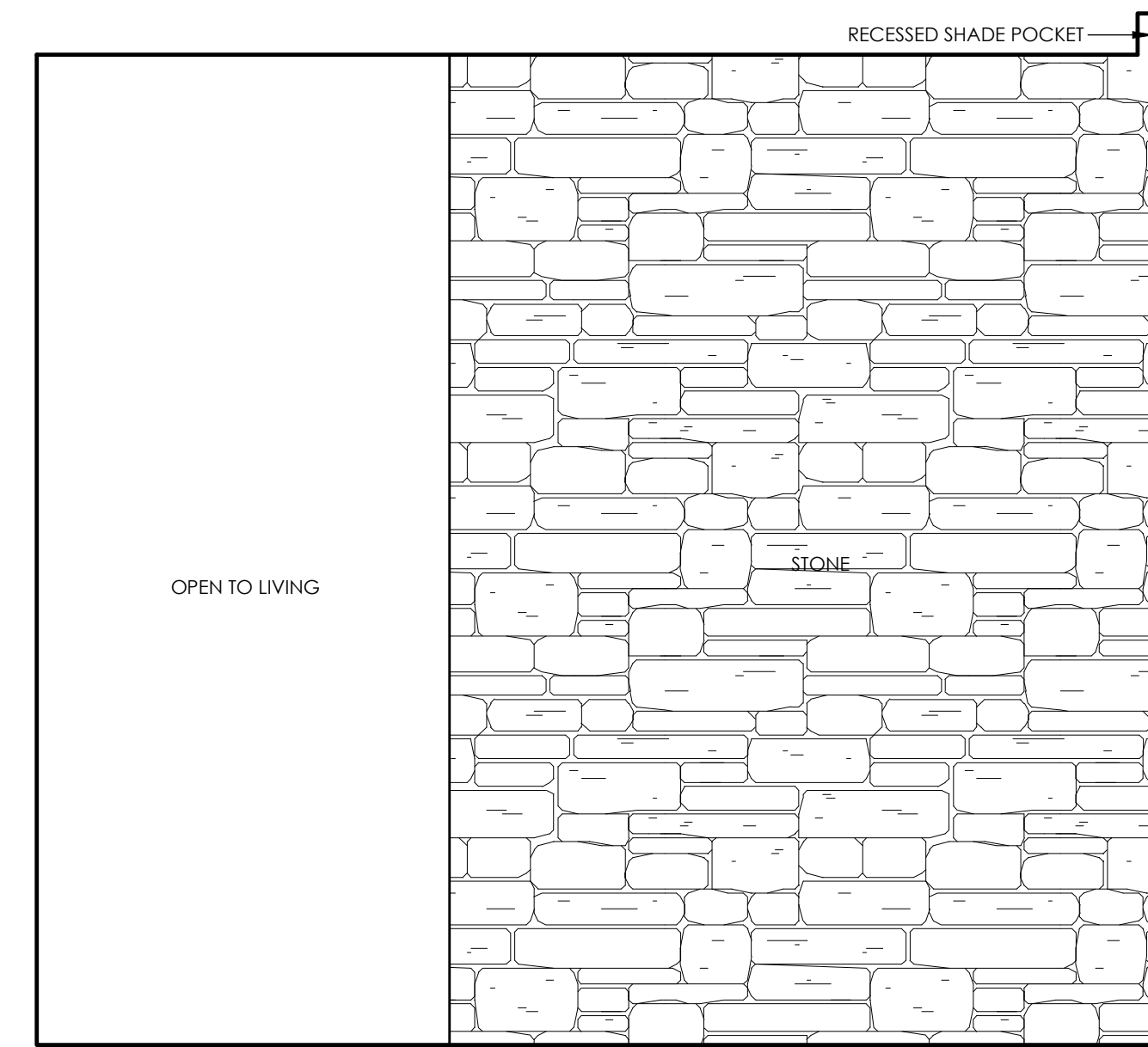
24071 McCULLOUGH ST.
SHEET NO.
A-14
14 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

ARCHITECTURE + DESIGN

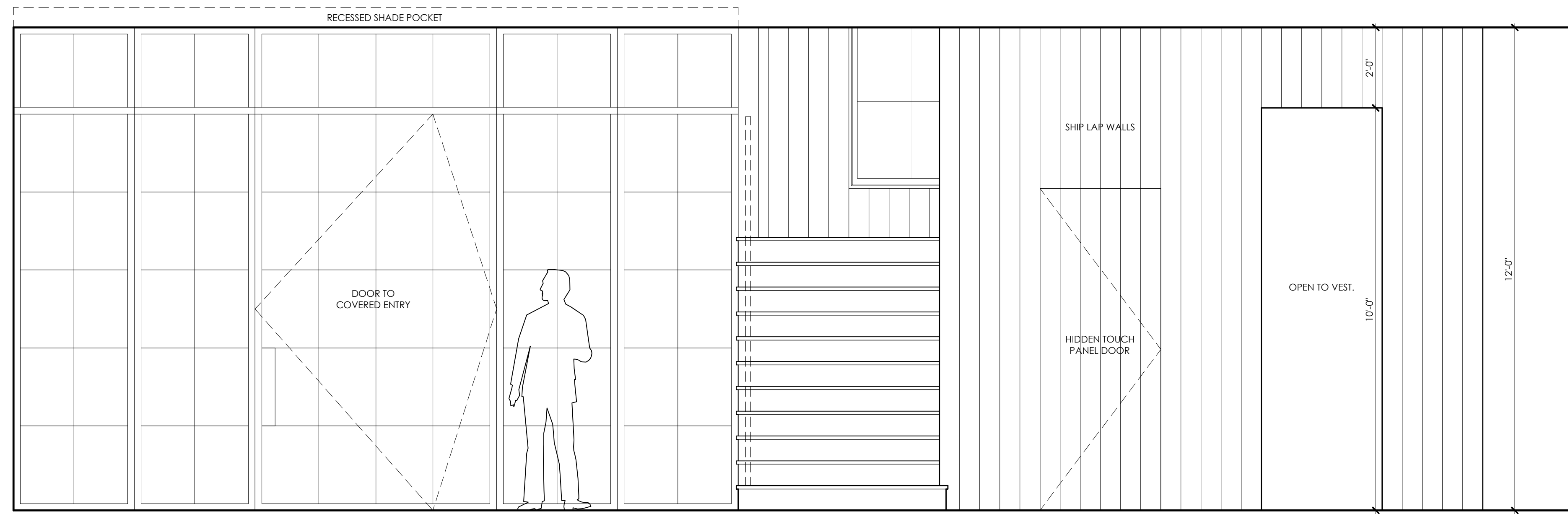
Copyright © 2023
All Rights Reserved
These design drawings are the sole
property of J. J. J. and may
not be reproduced in any form
without the prior written
permission of J. J. J.



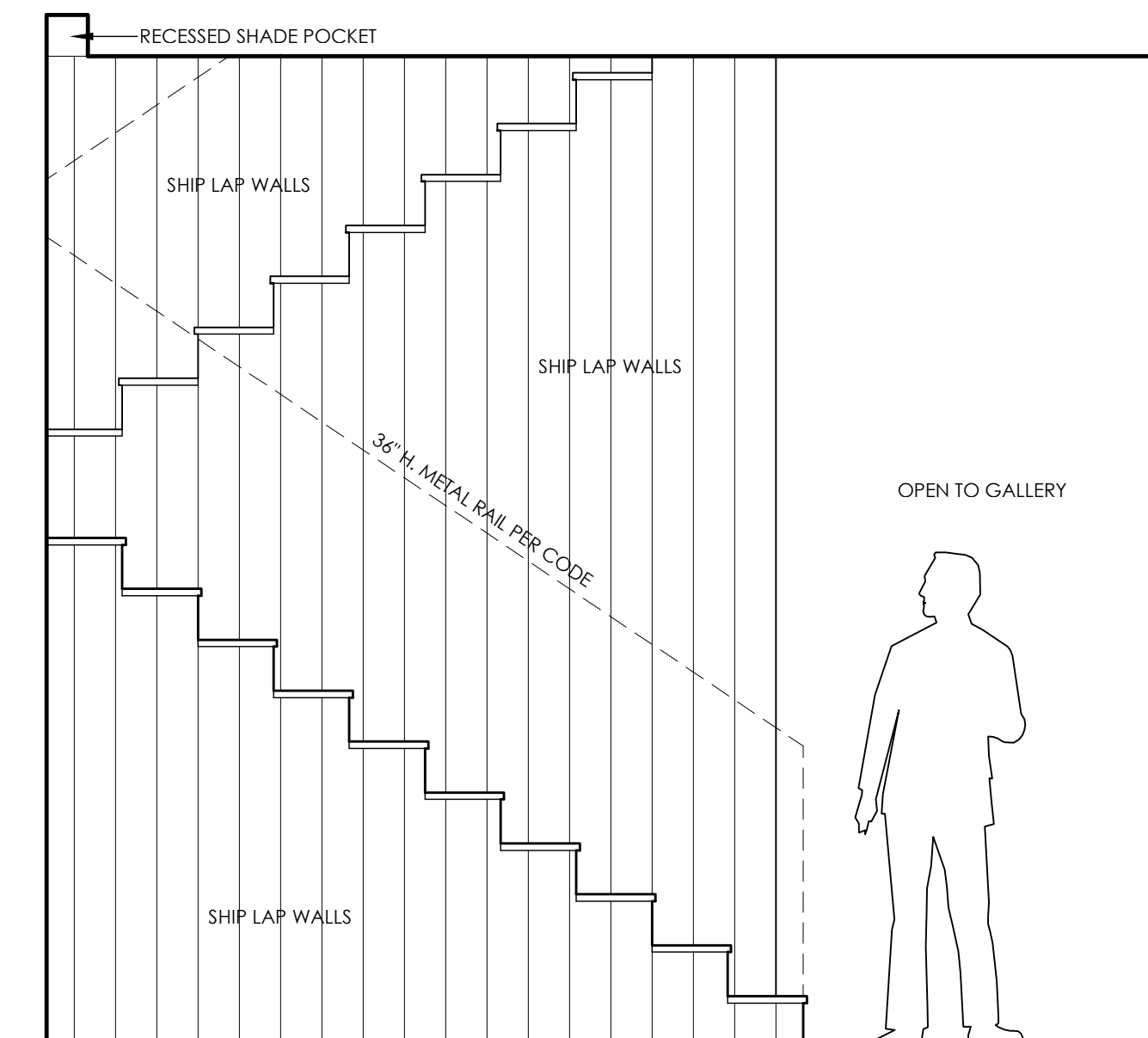
27 FOYER



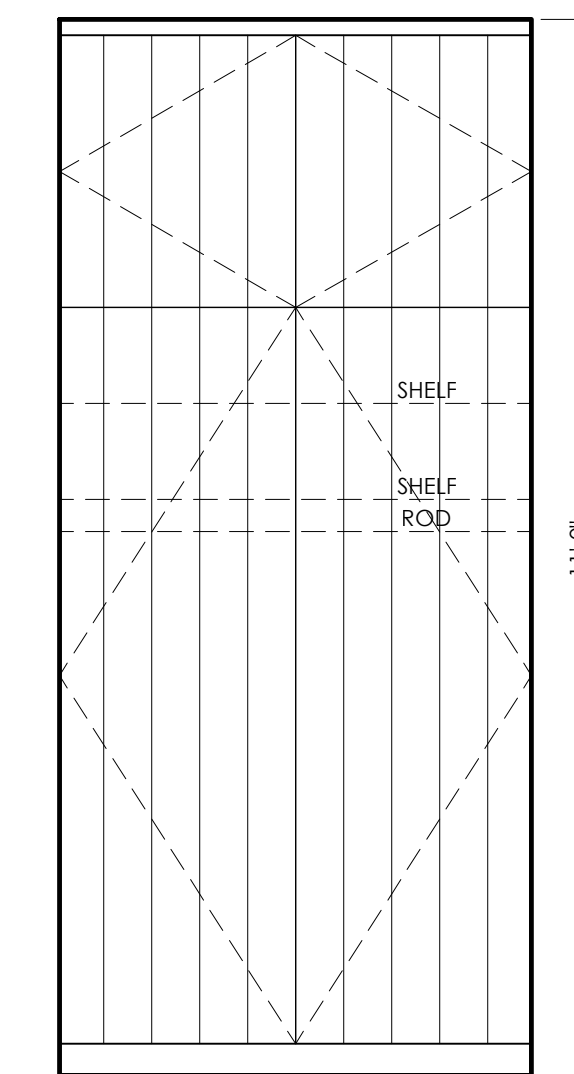
28 FOYER



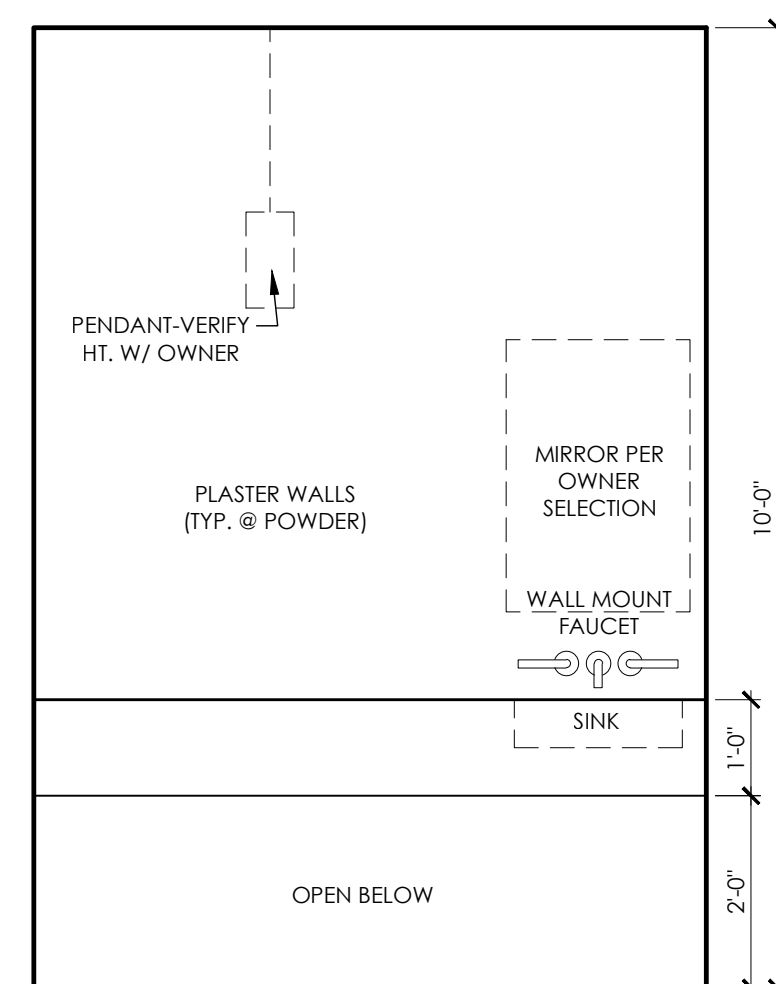
29 FOYER



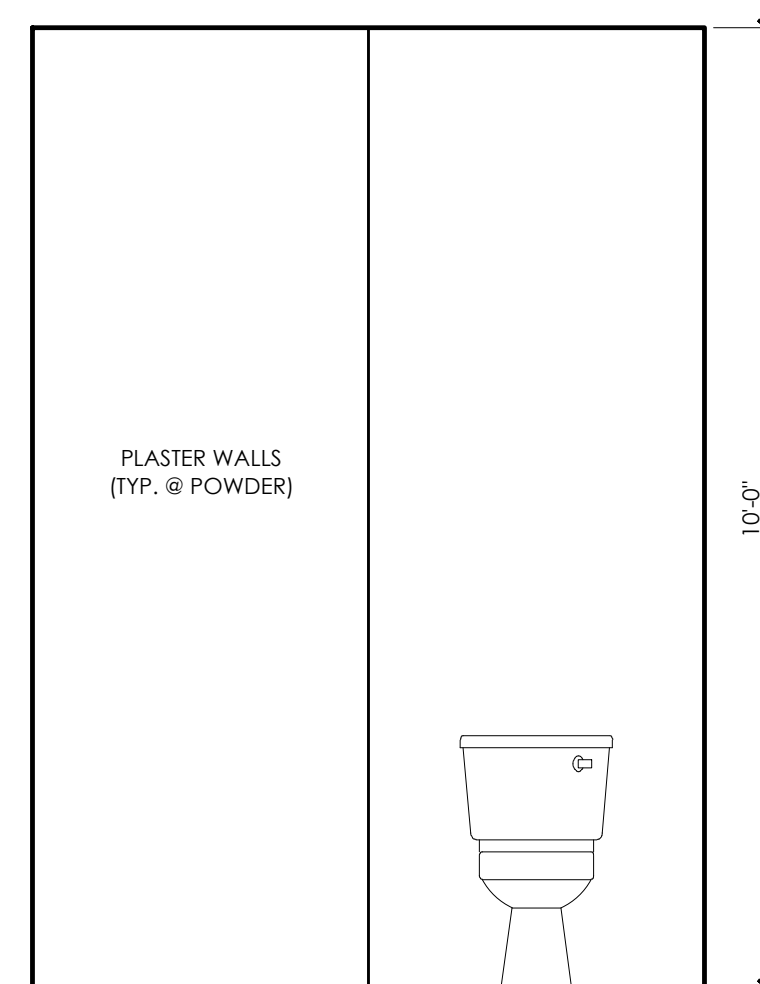
30 FOYER



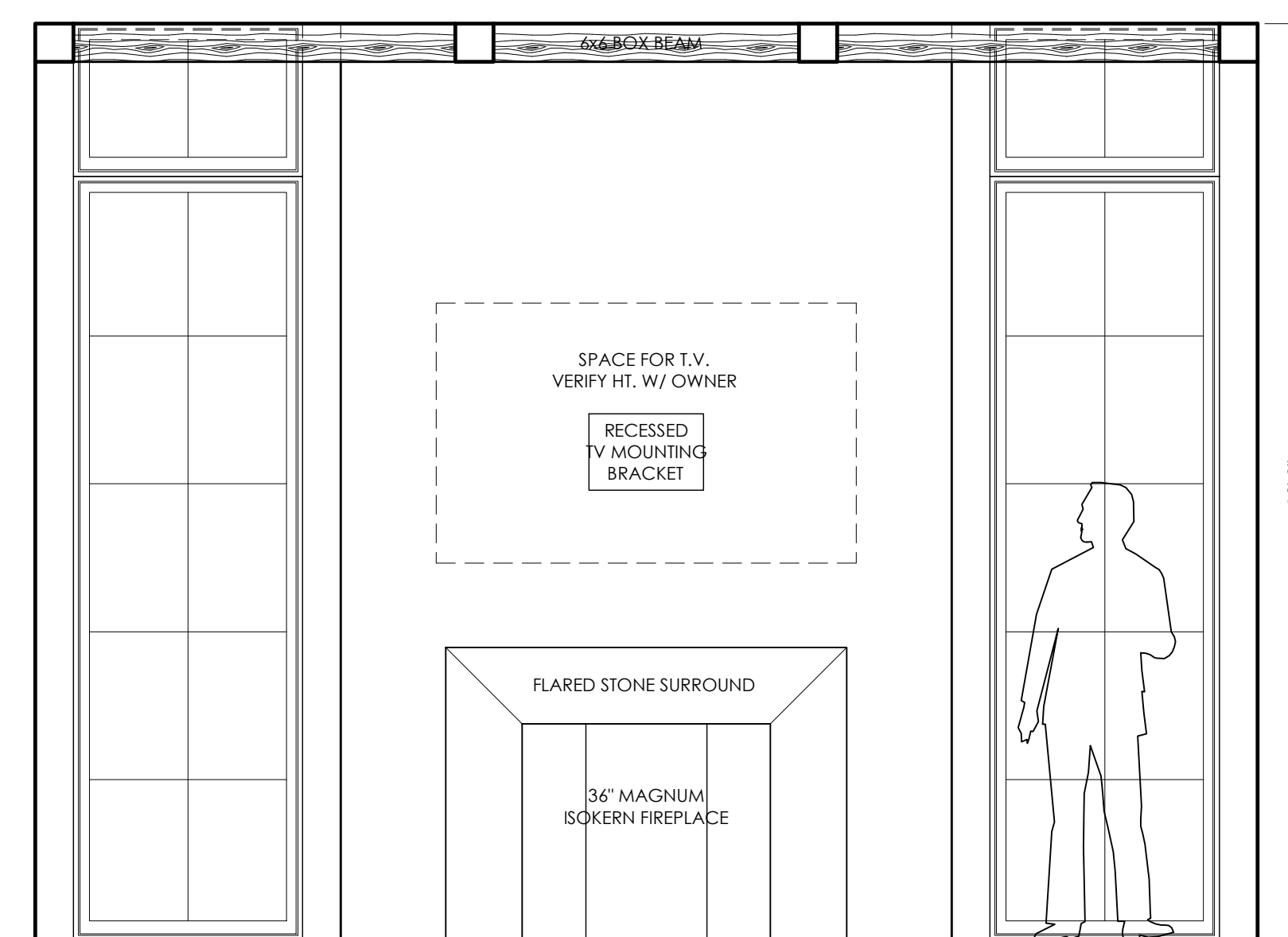
31 VEST.



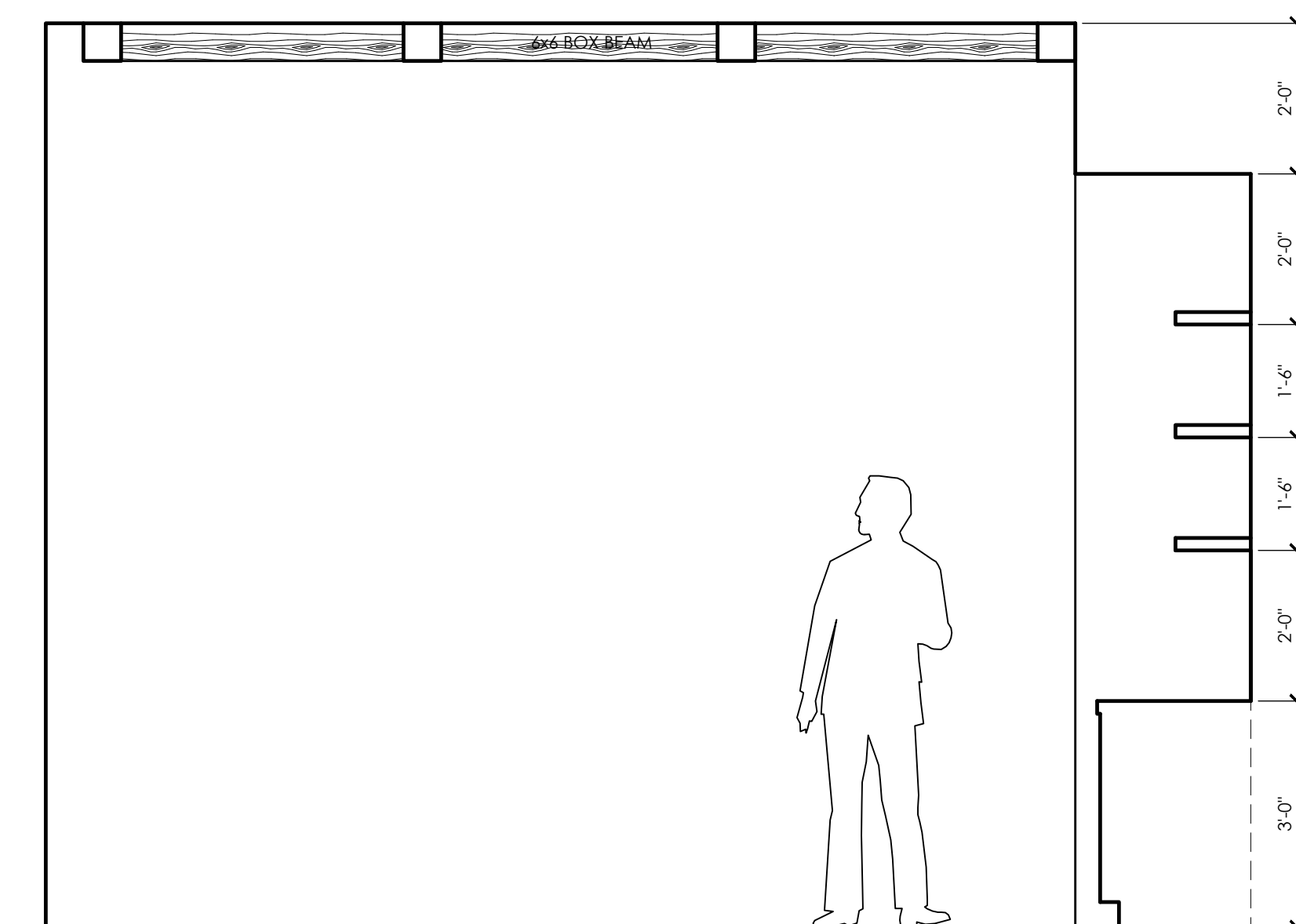
32 POWDER



33 POWDER



34 OFFICE/ LOUNGE



35 OFFICE/ LOUNGE

INTERIOR ELEVATIONS

SCALE 1/2" = 1'-0"

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

2401 McCULLOUGH ST.

SHEET NO.

A-15

15 OF 22

PROJECT NO. 23010

DRAWN BY: AS

DATE: 07.06.23

CHECKED BY:

REVISION:

Copyright © 2023

All rights reserved.

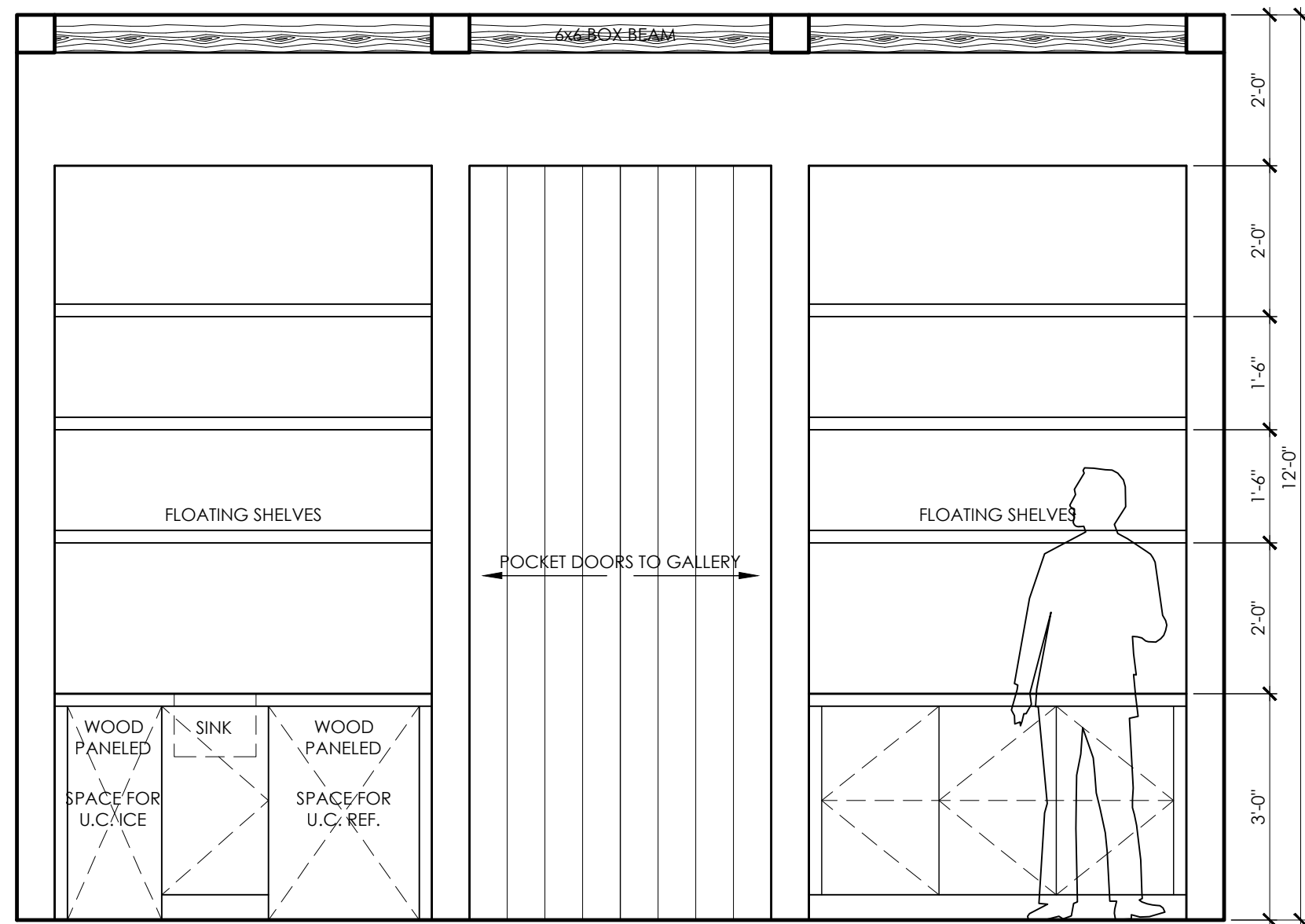
These design drawings are the sole

property of Jodie Salter and may

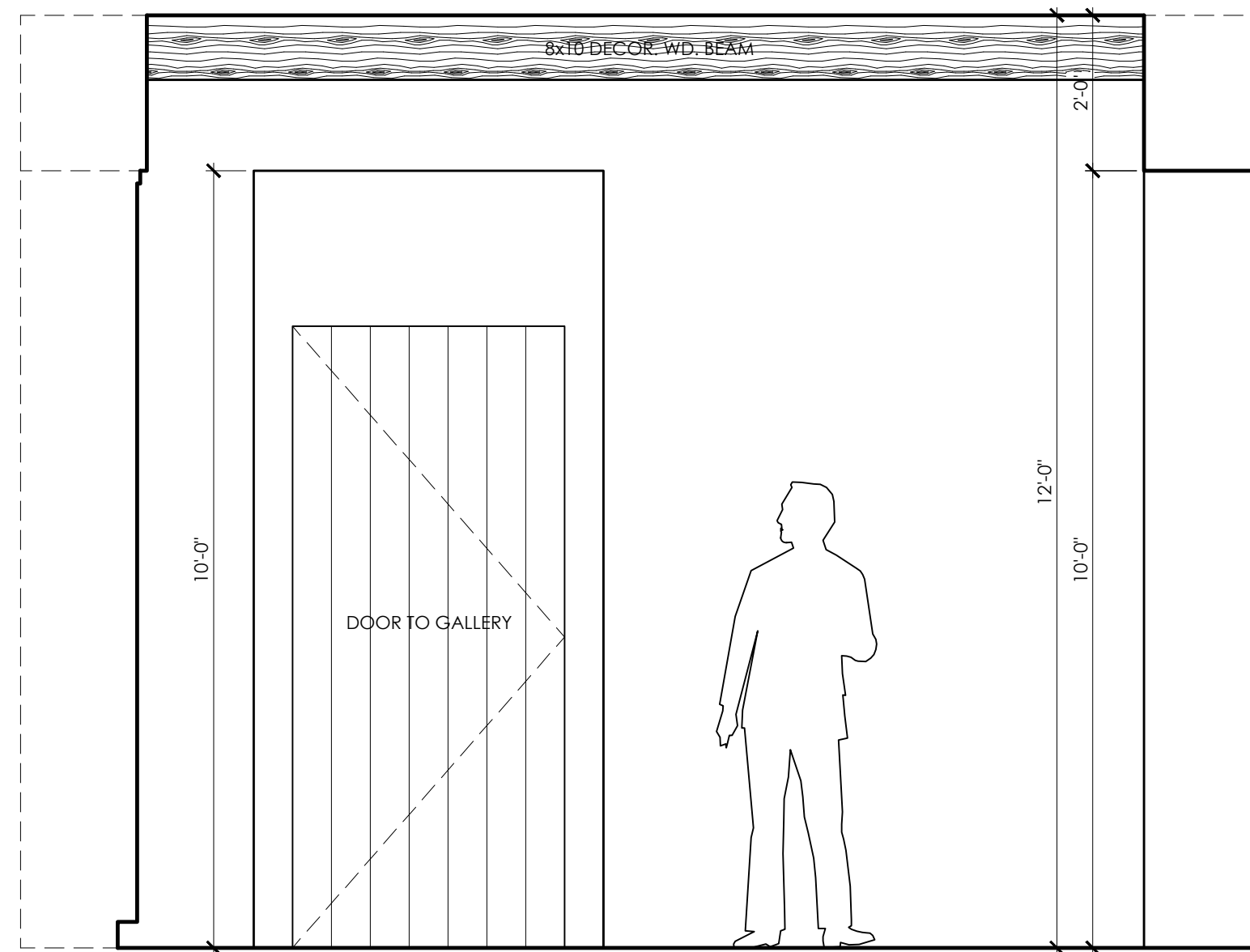
not be reproduced in any form, by

any means, for any purpose without

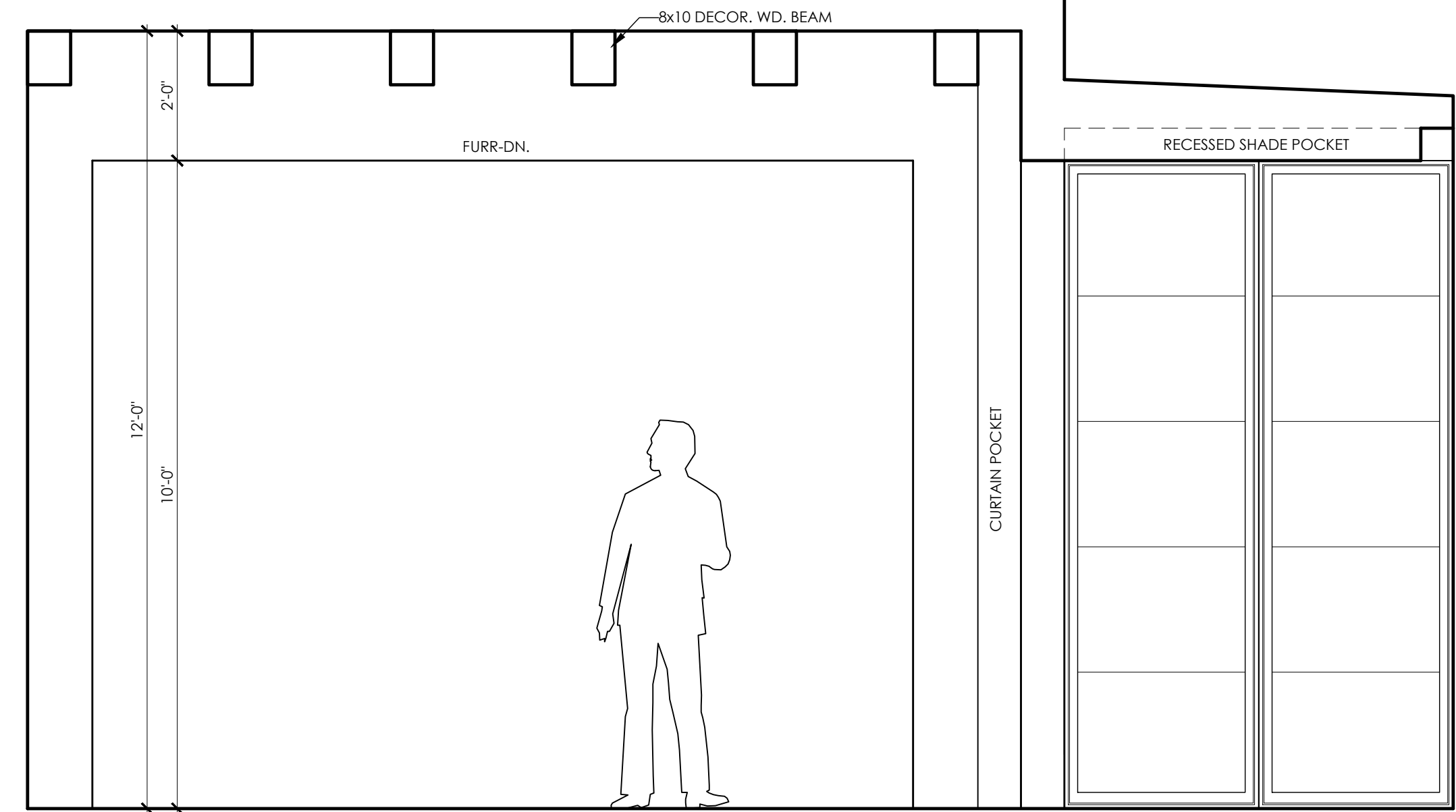
previous written permission.



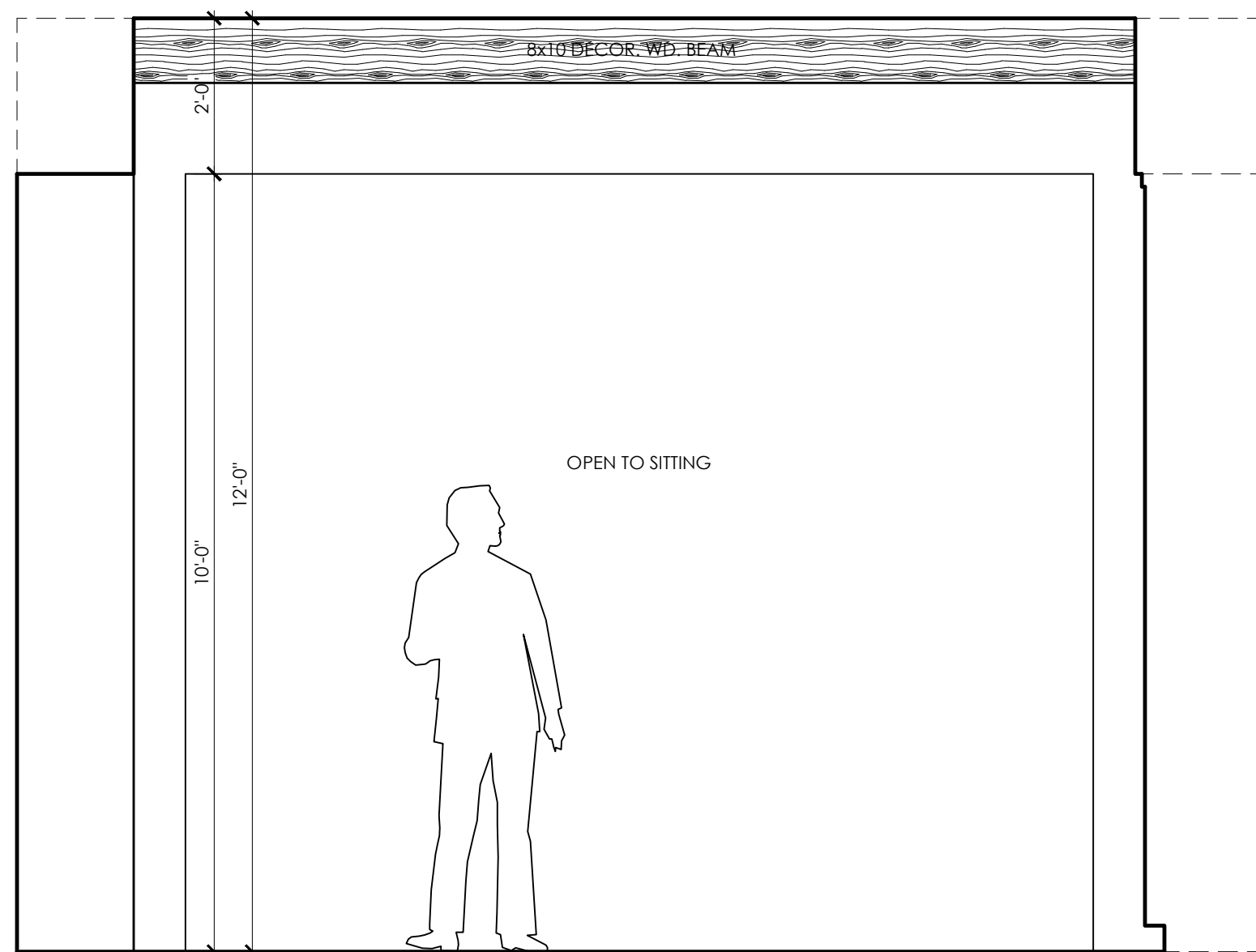
36 OFFICE/ LOUNGE



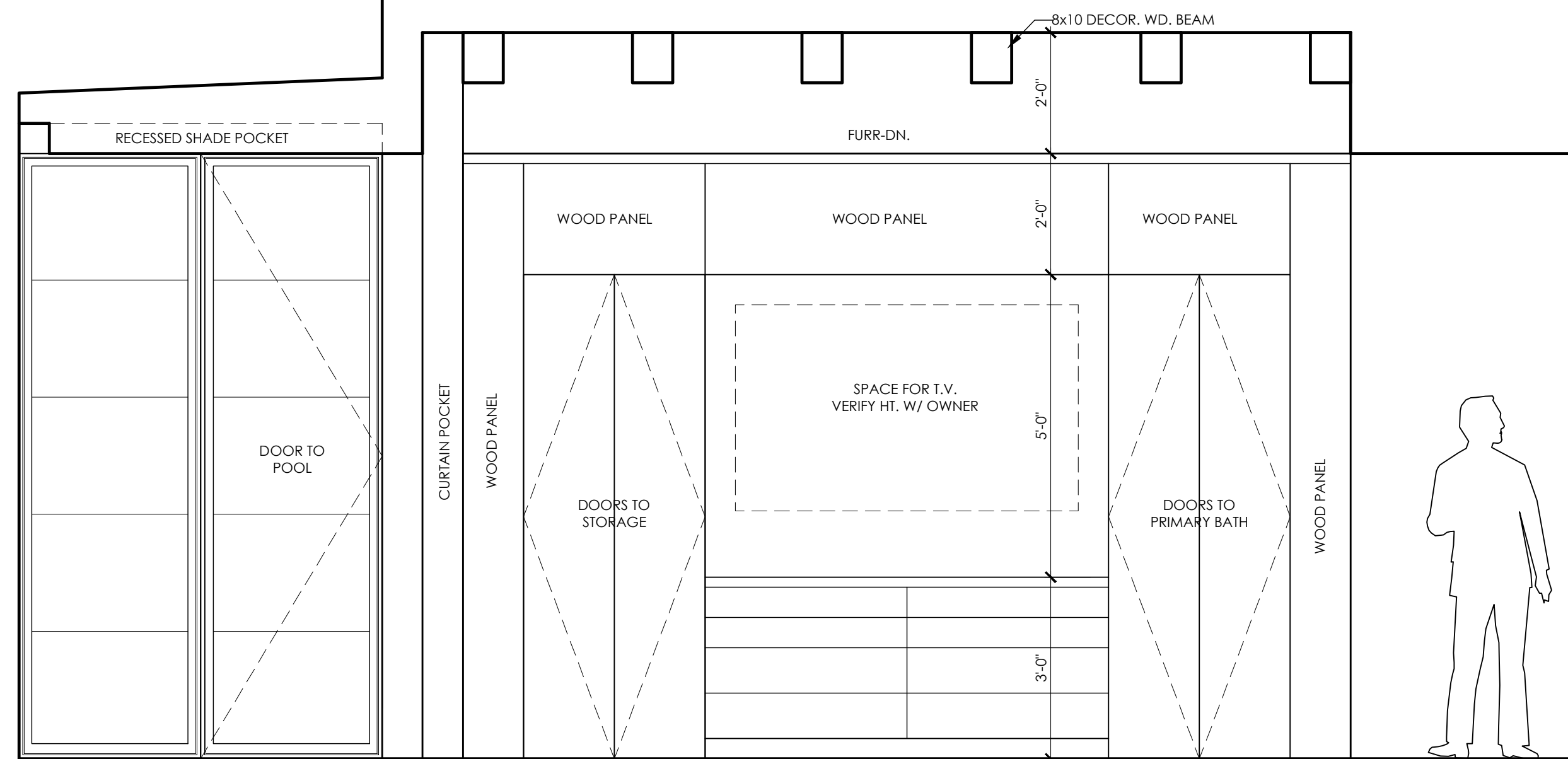
37 PRIMARY SUITE



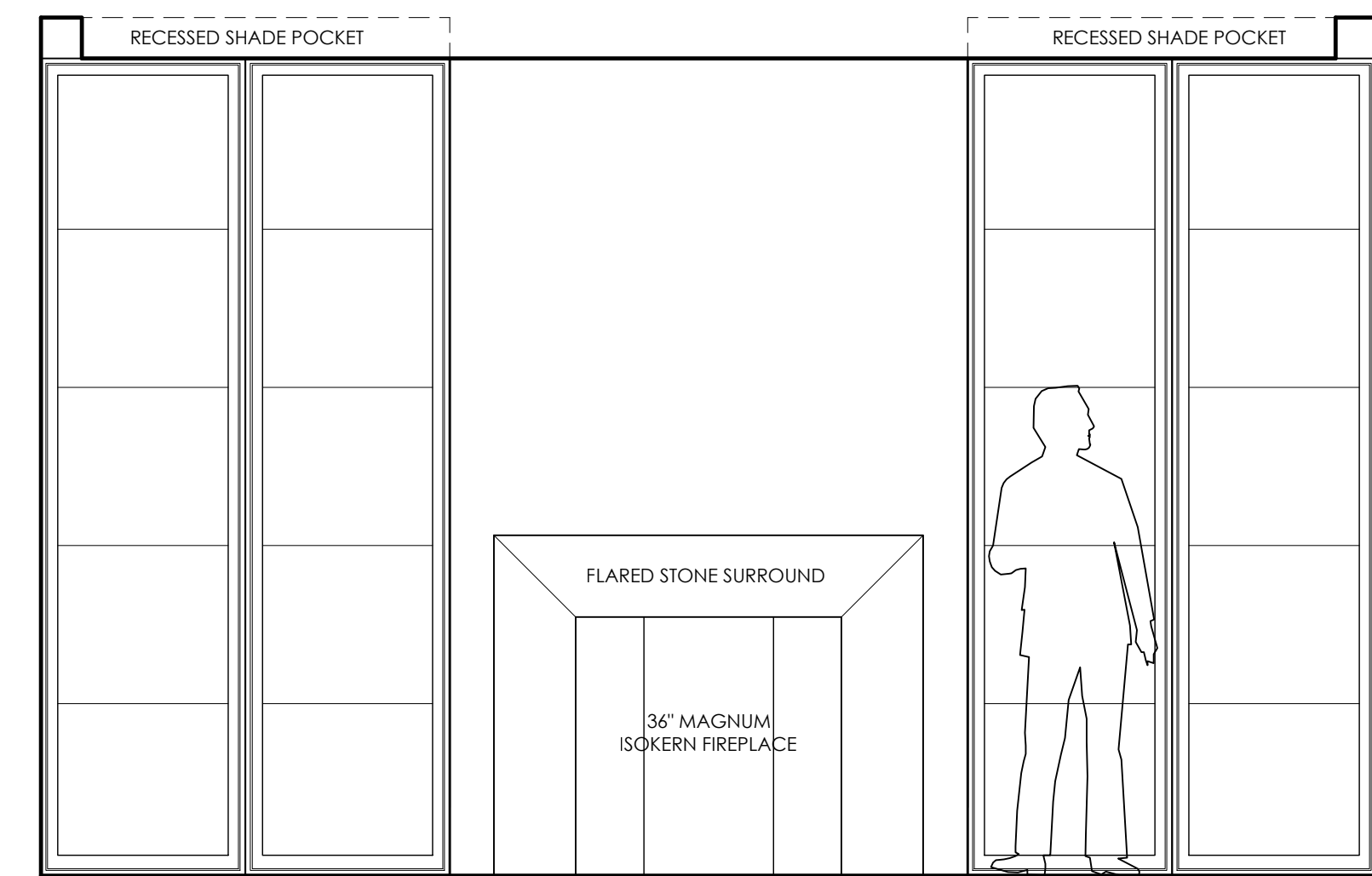
38 PRIMARY SUITE/ SITTING



39 PRIMARY SUITE



40 PRIMARY SUITE/ SITTING



41 SITTING

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

2401 McCULLOUGH ST.

SHEET NO.

A-16
16 OF 22

PROJECT NO. 23010

DRAWN BY: AS

DATE: 07.06.23

CHECKED BY:

REVISION:

Copyright © 2023

All rights reserved.

These design drawings are the sole

property of J. J. & J. J. and may

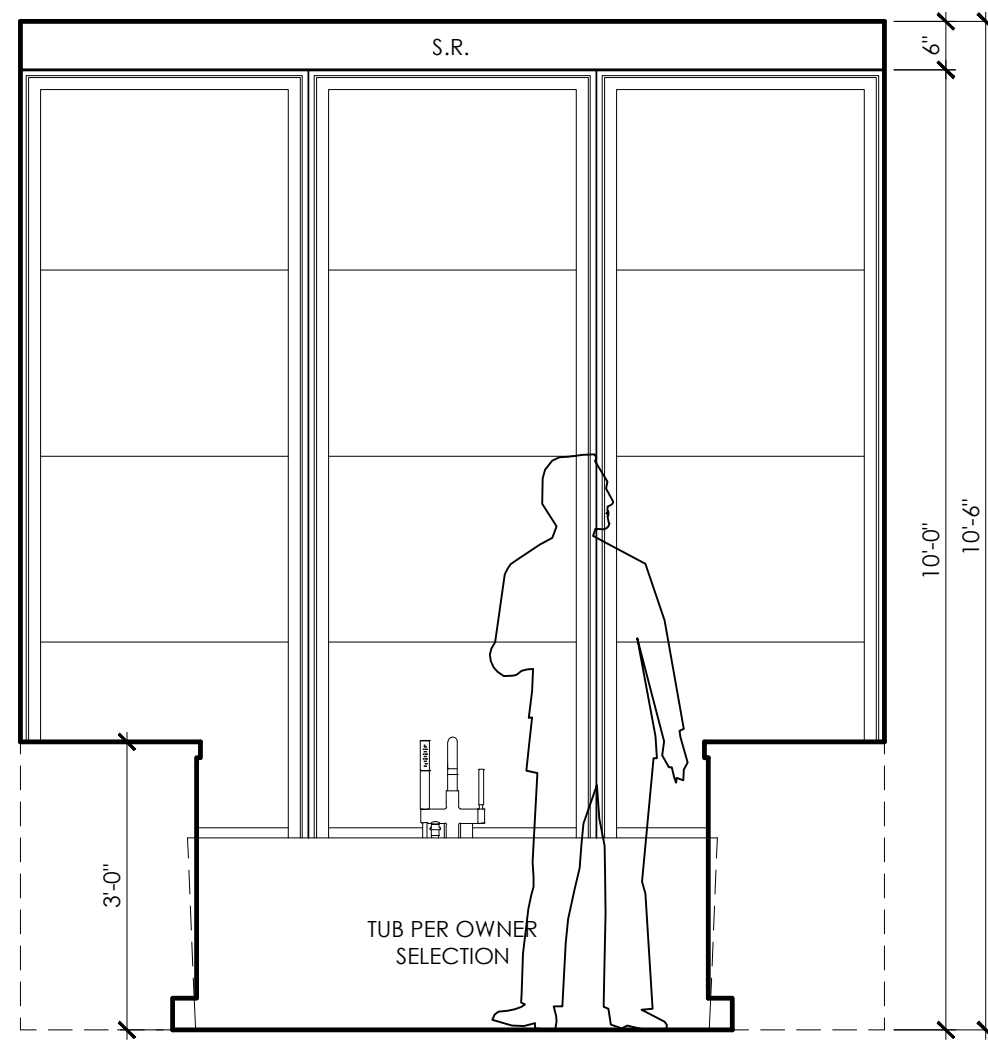
not be reproduced in any form, by

any means, for any purpose without

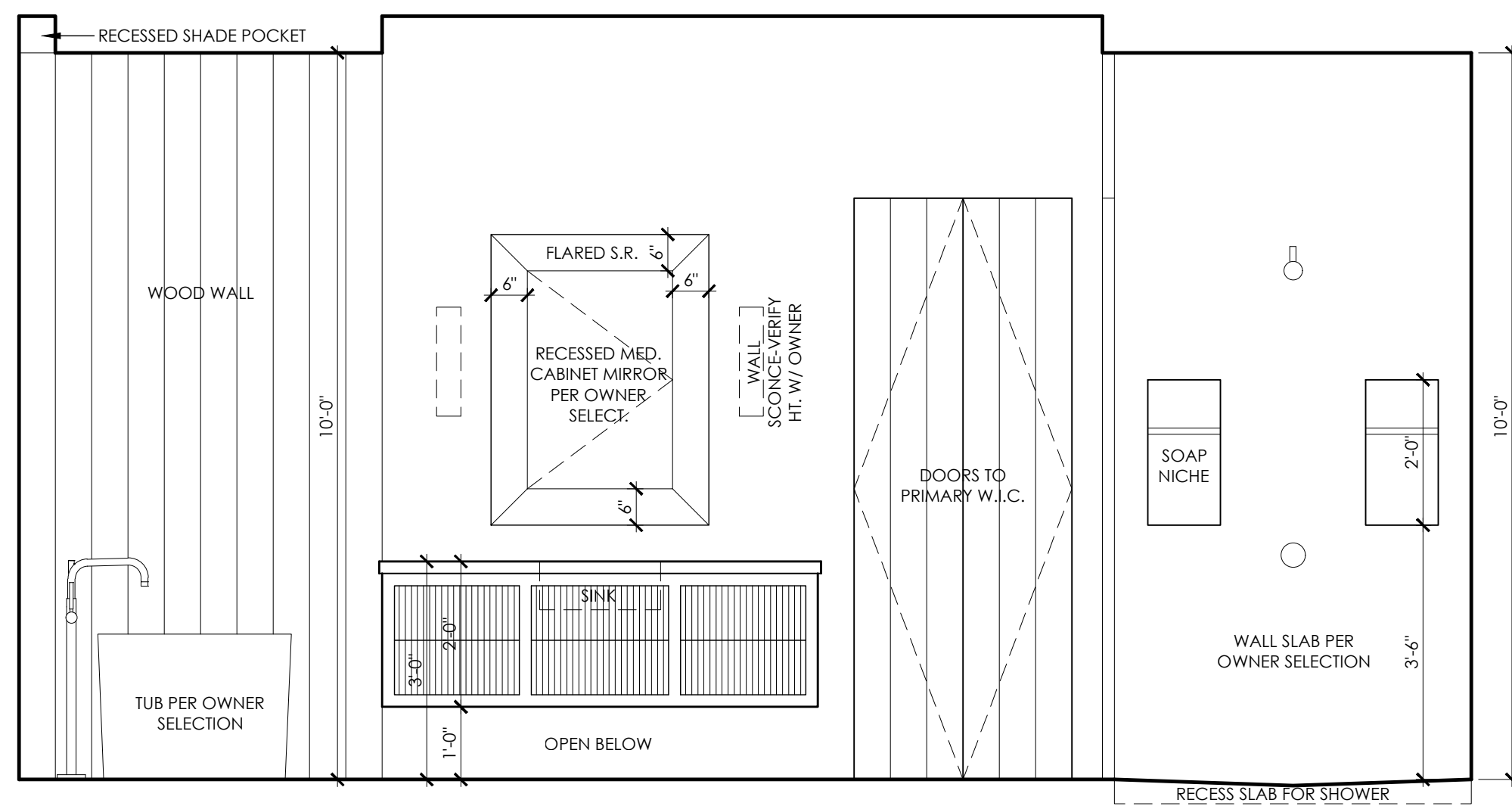
previous written permission.

INTERIOR ELEVATIONS

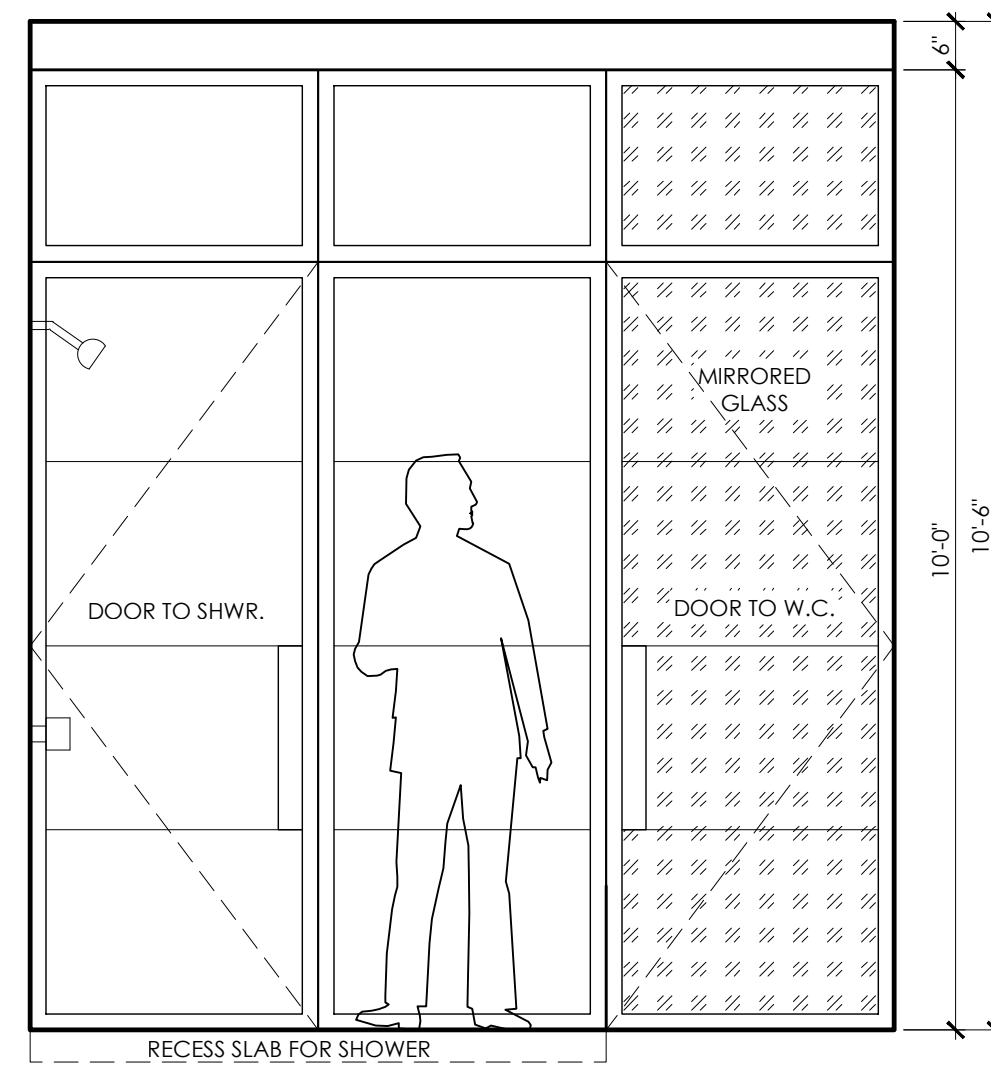
SCALE 1/2" = 1'-0"



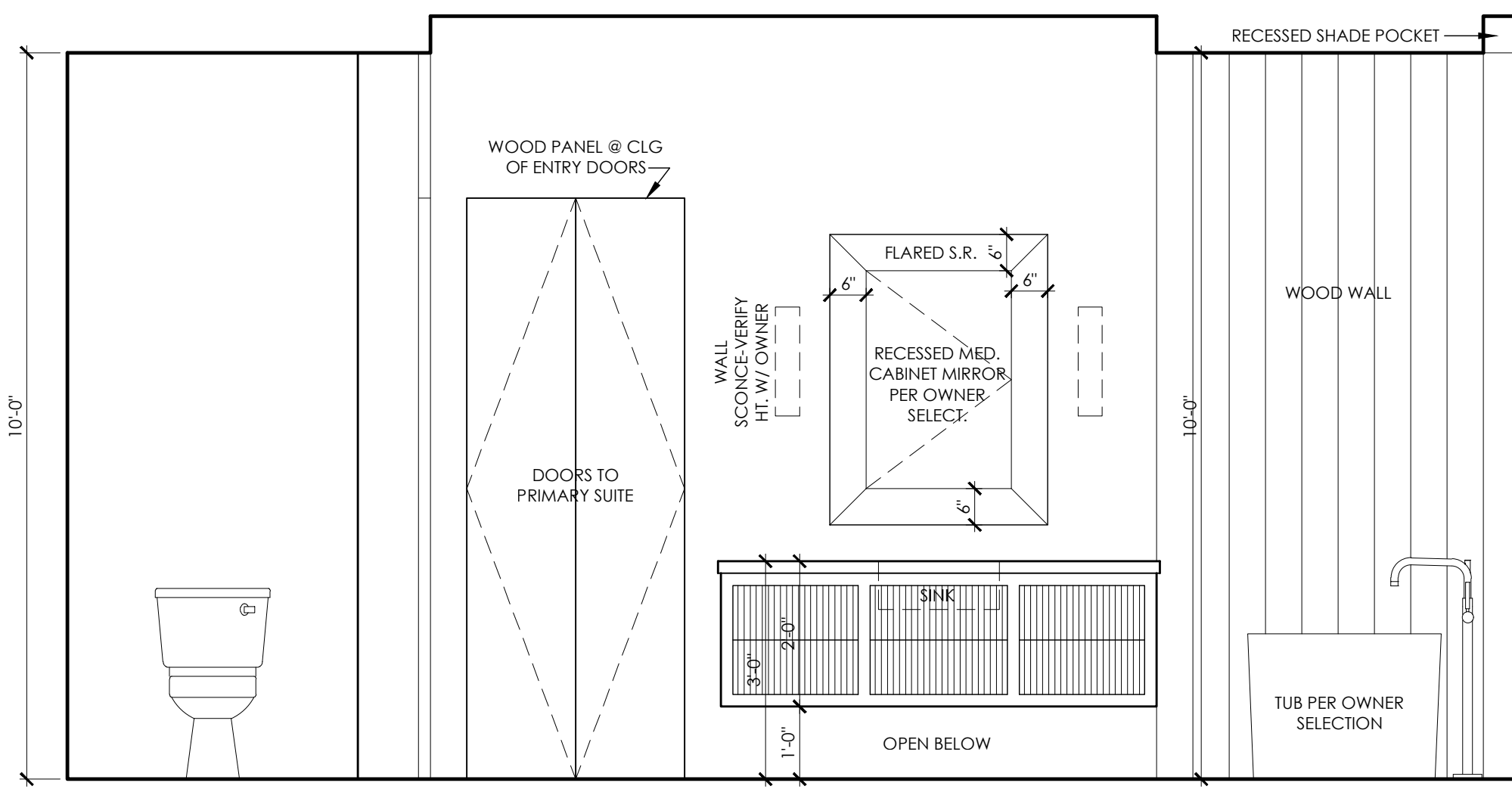
42 PRIMARY BATH



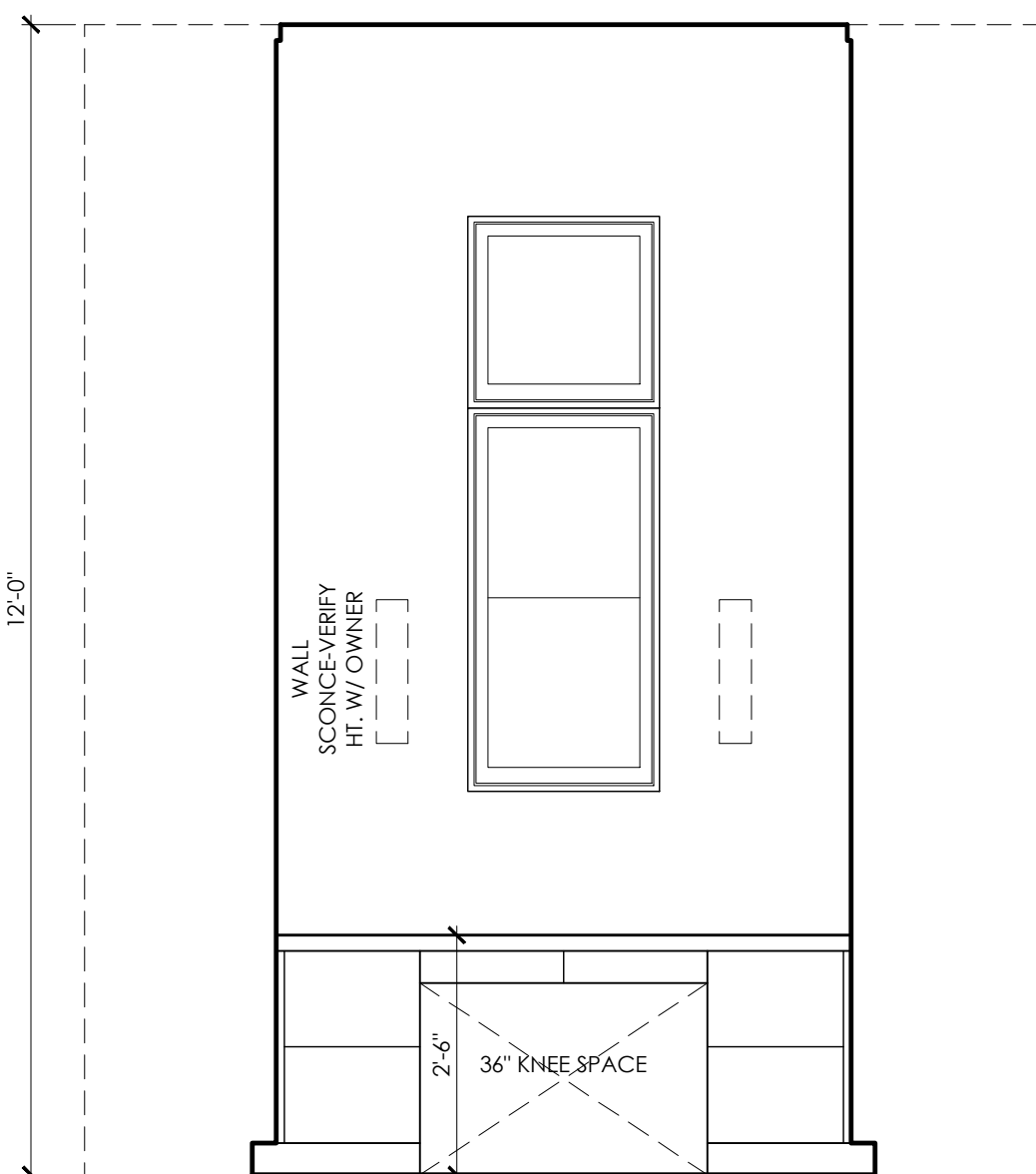
43 PRIMARY BATH



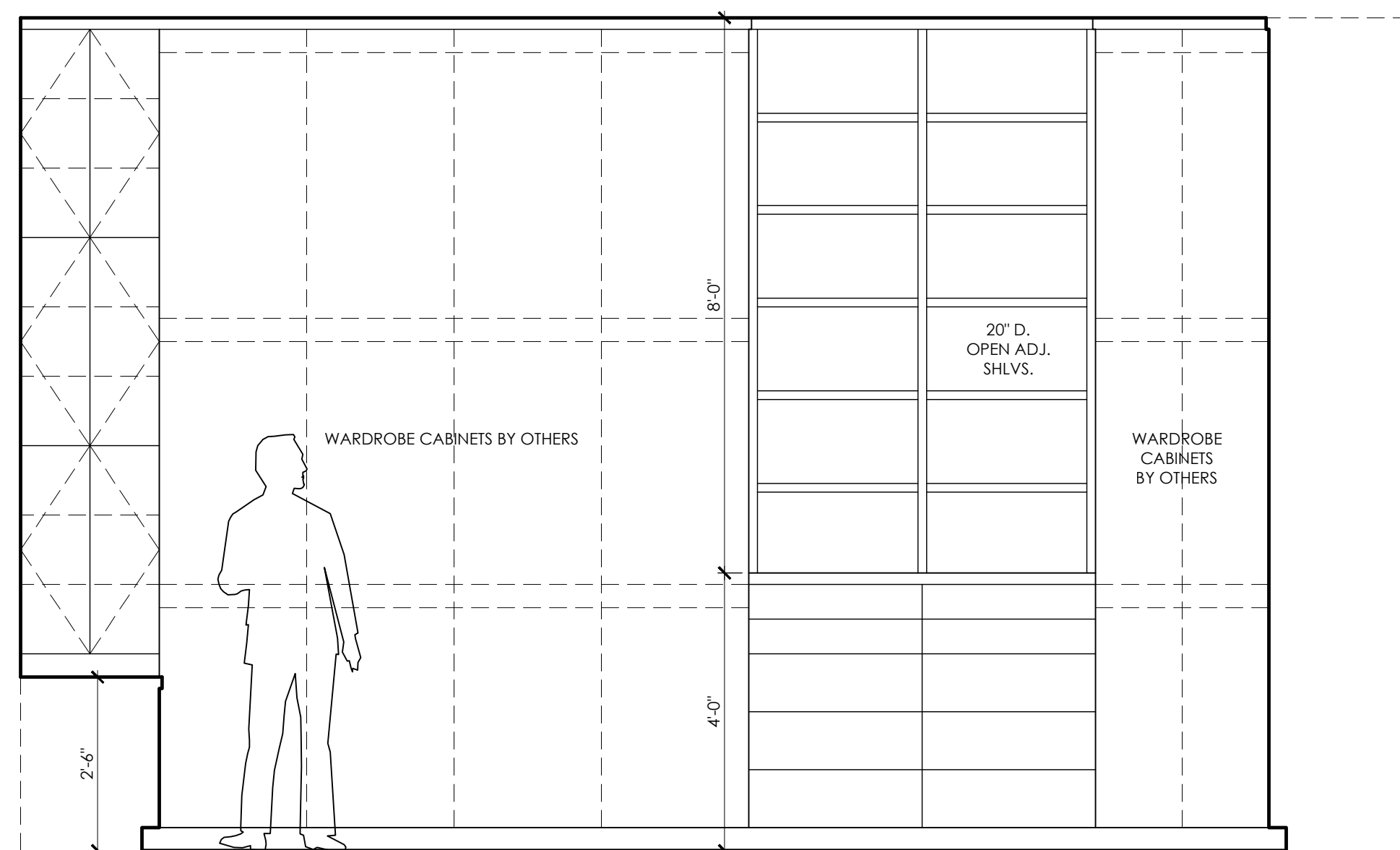
44 PRIMARY BATH



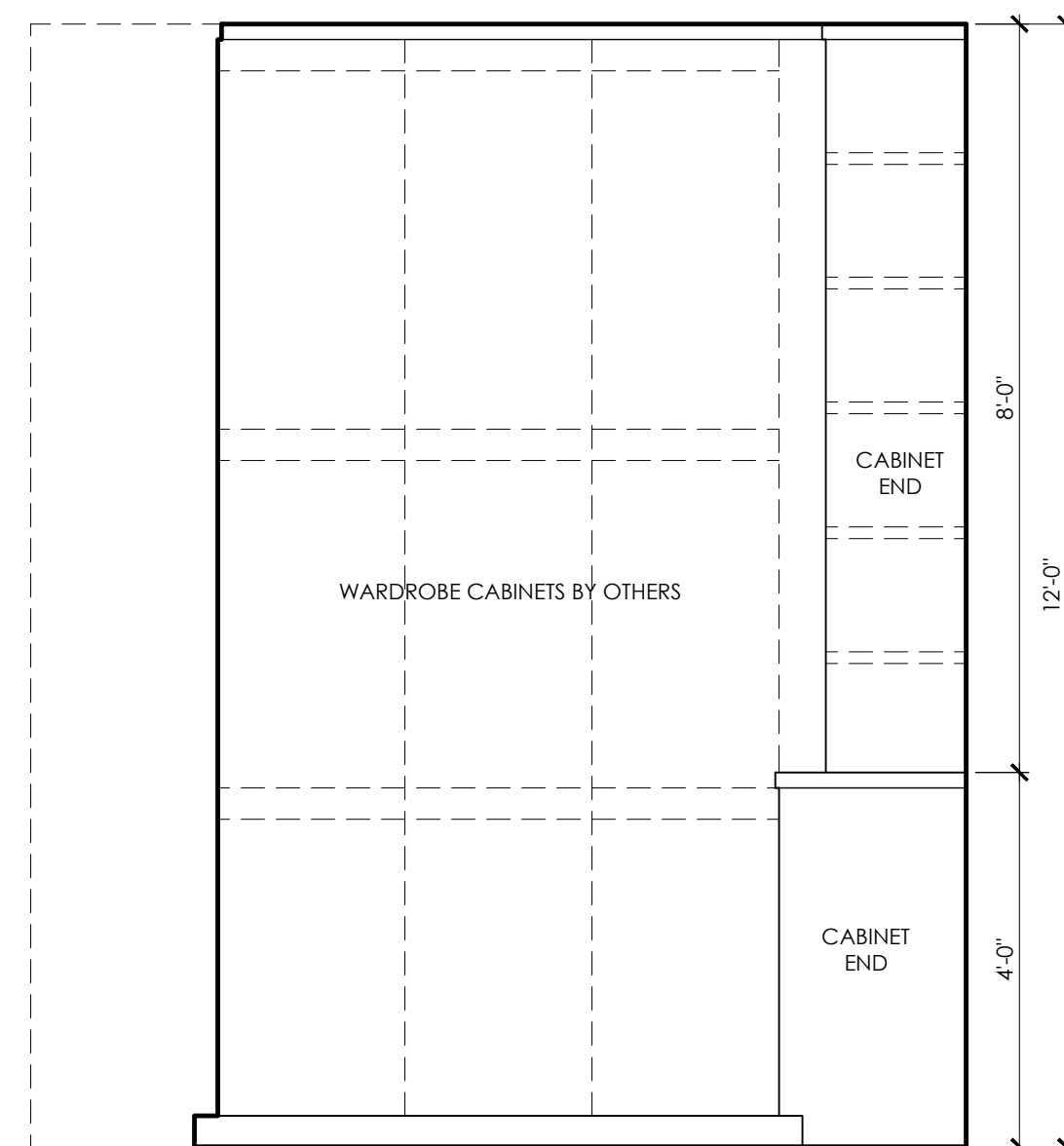
45 PRIMARY BATH



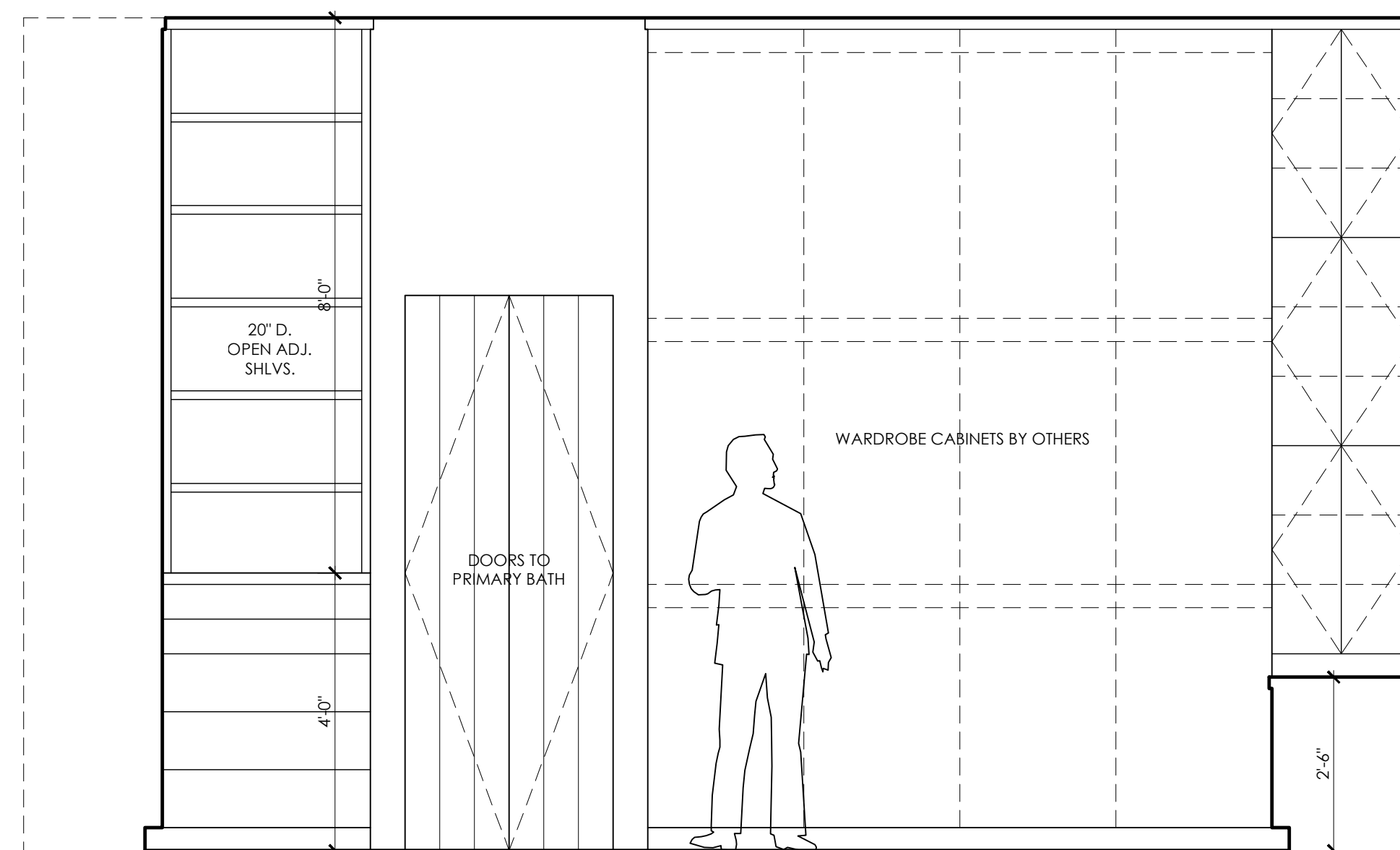
46 PRIMARY W.I.C.



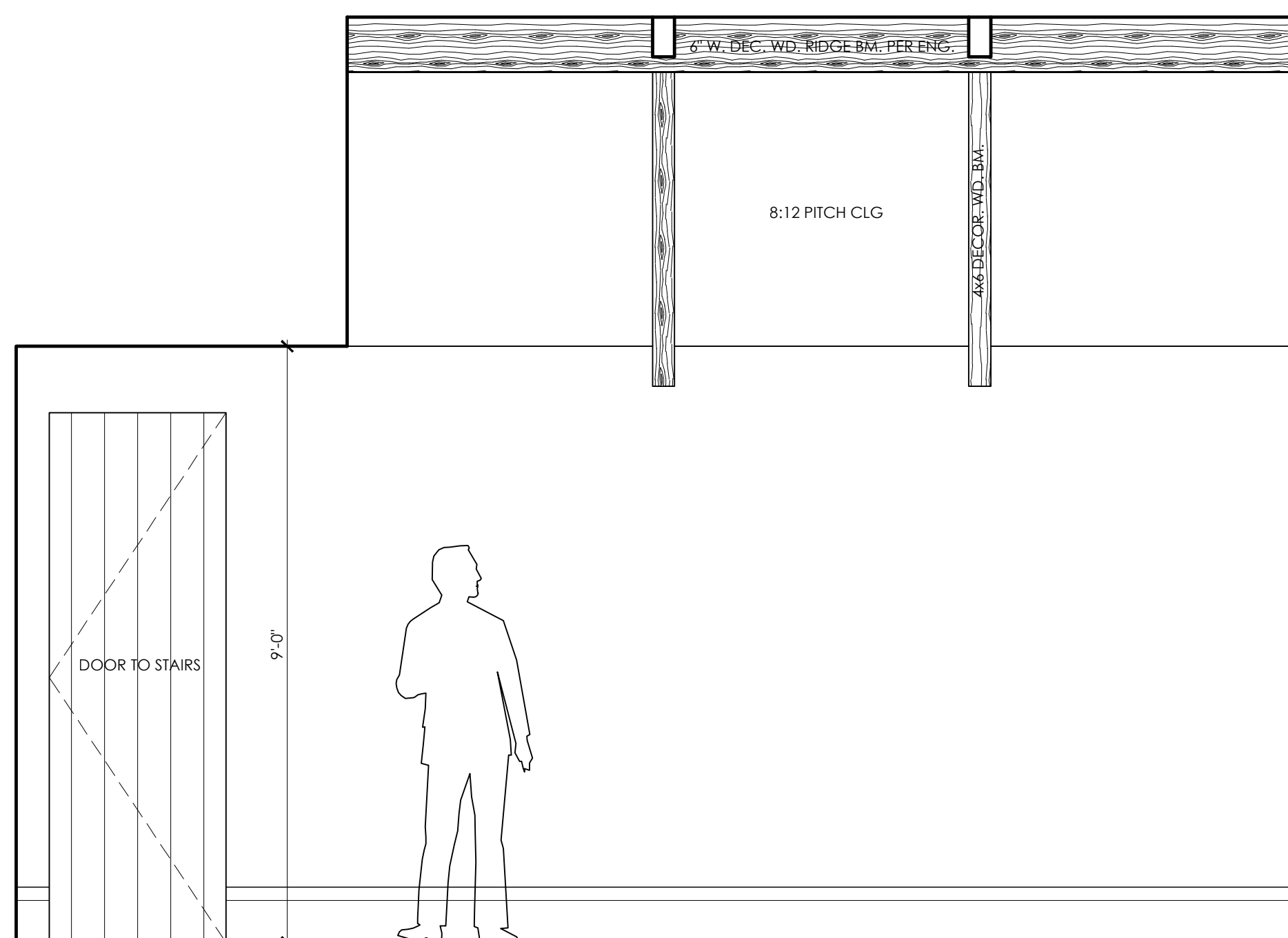
47 PRIMARY W.I.C.



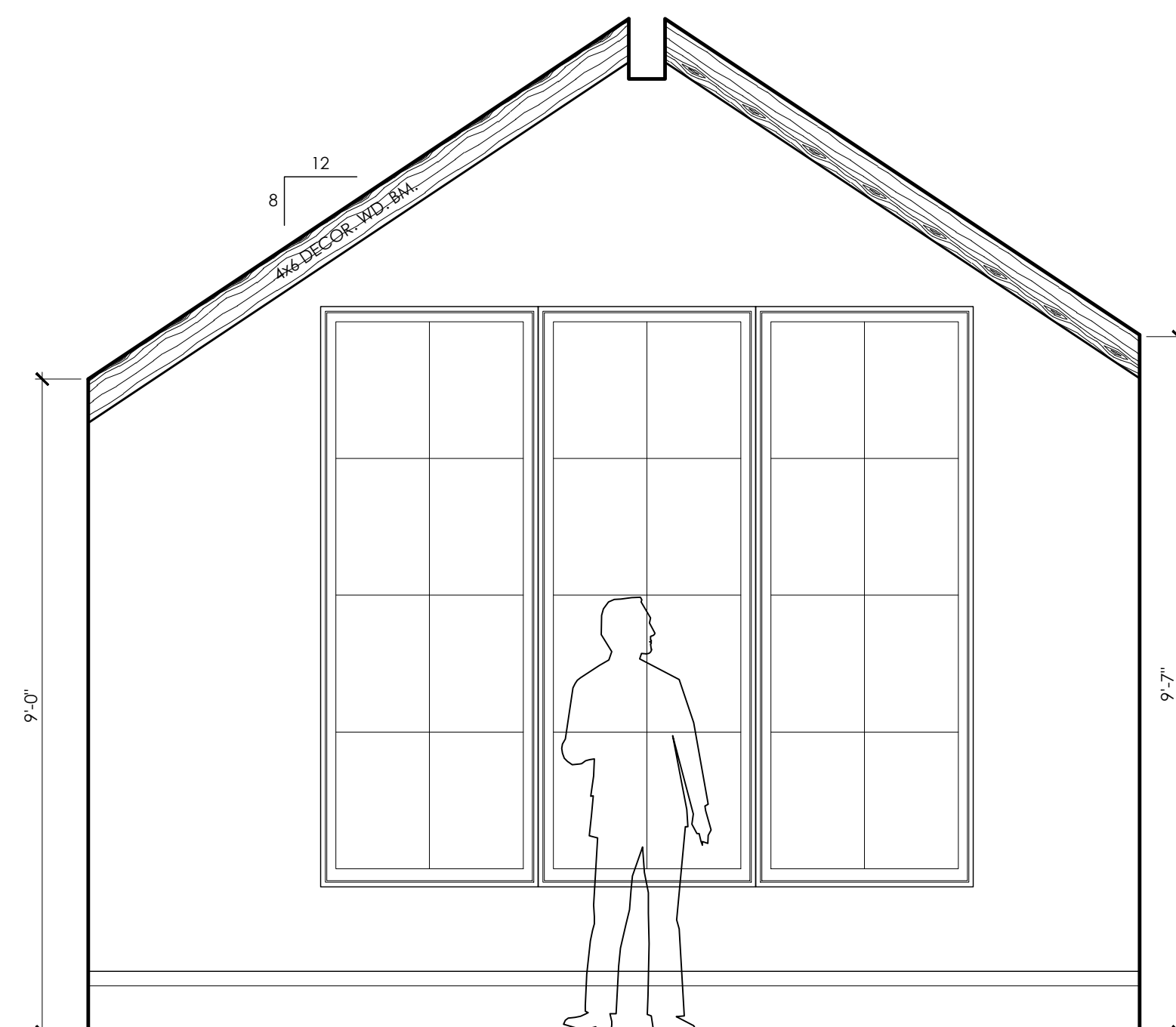
48 PRIMARY W.I.C.



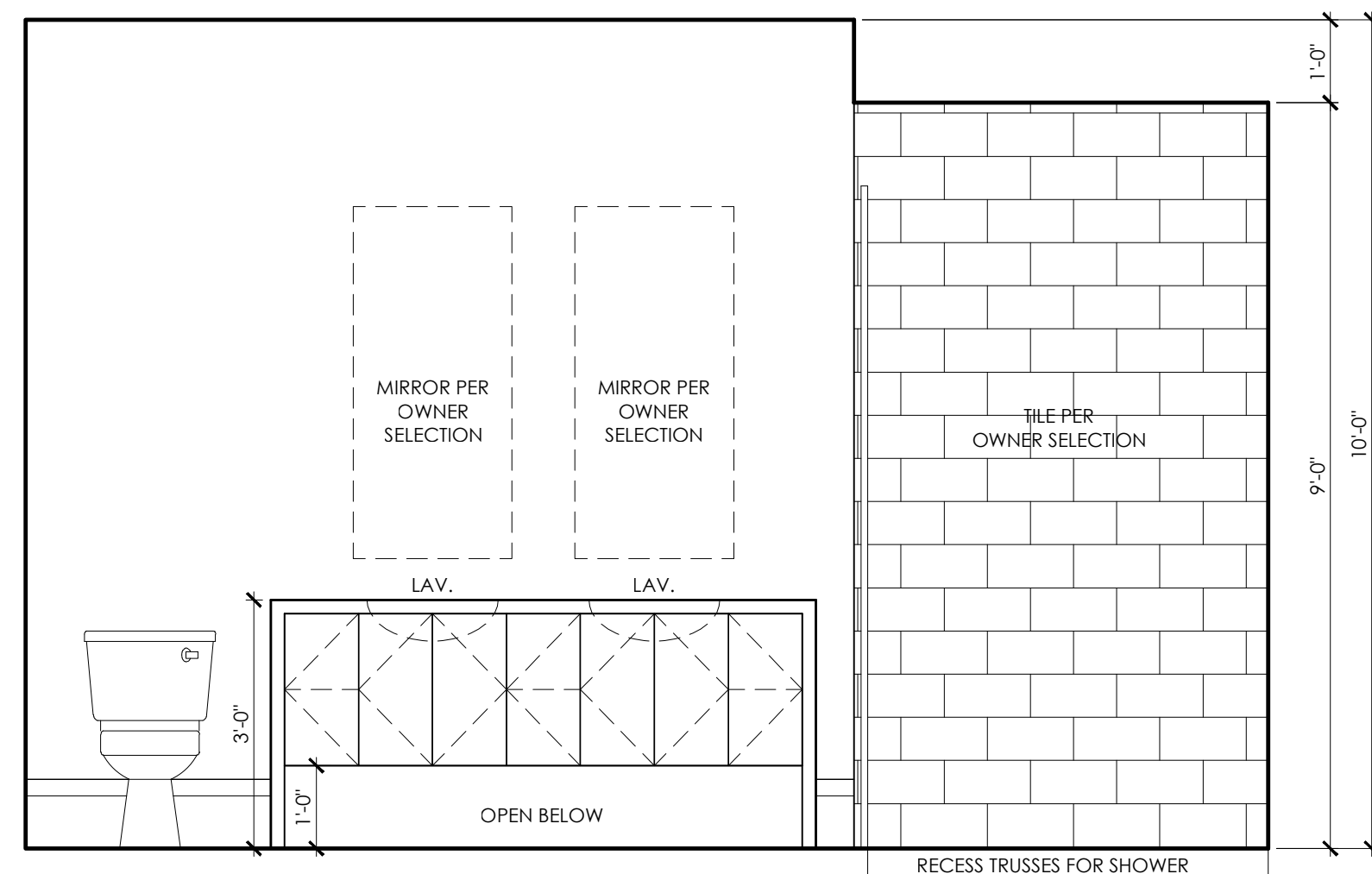
49 PRIMARY W.I.C.



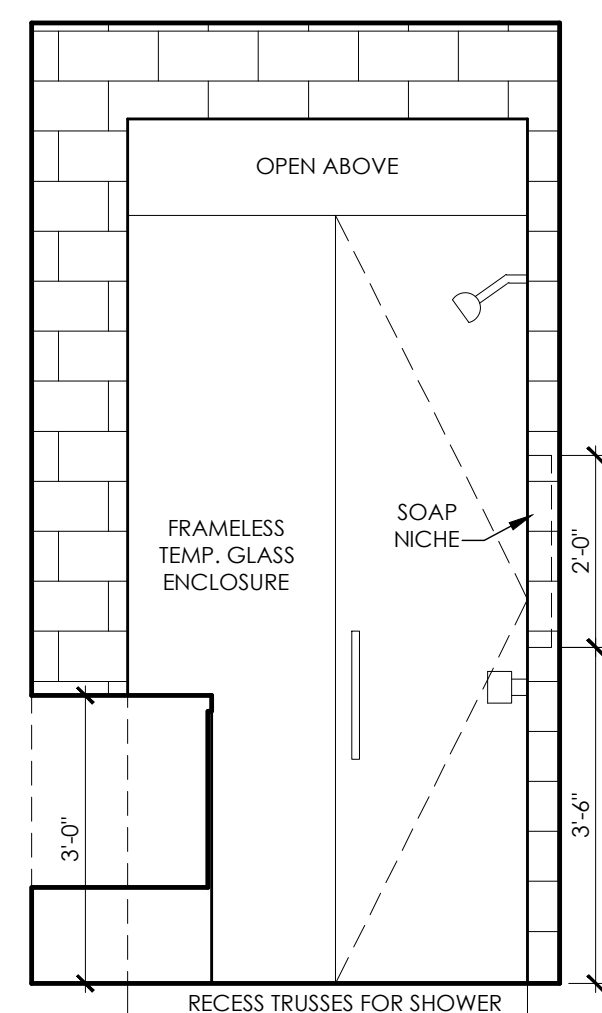
50 GUEST SUITE



51 GUEST SUITE



52 GUEST BATH



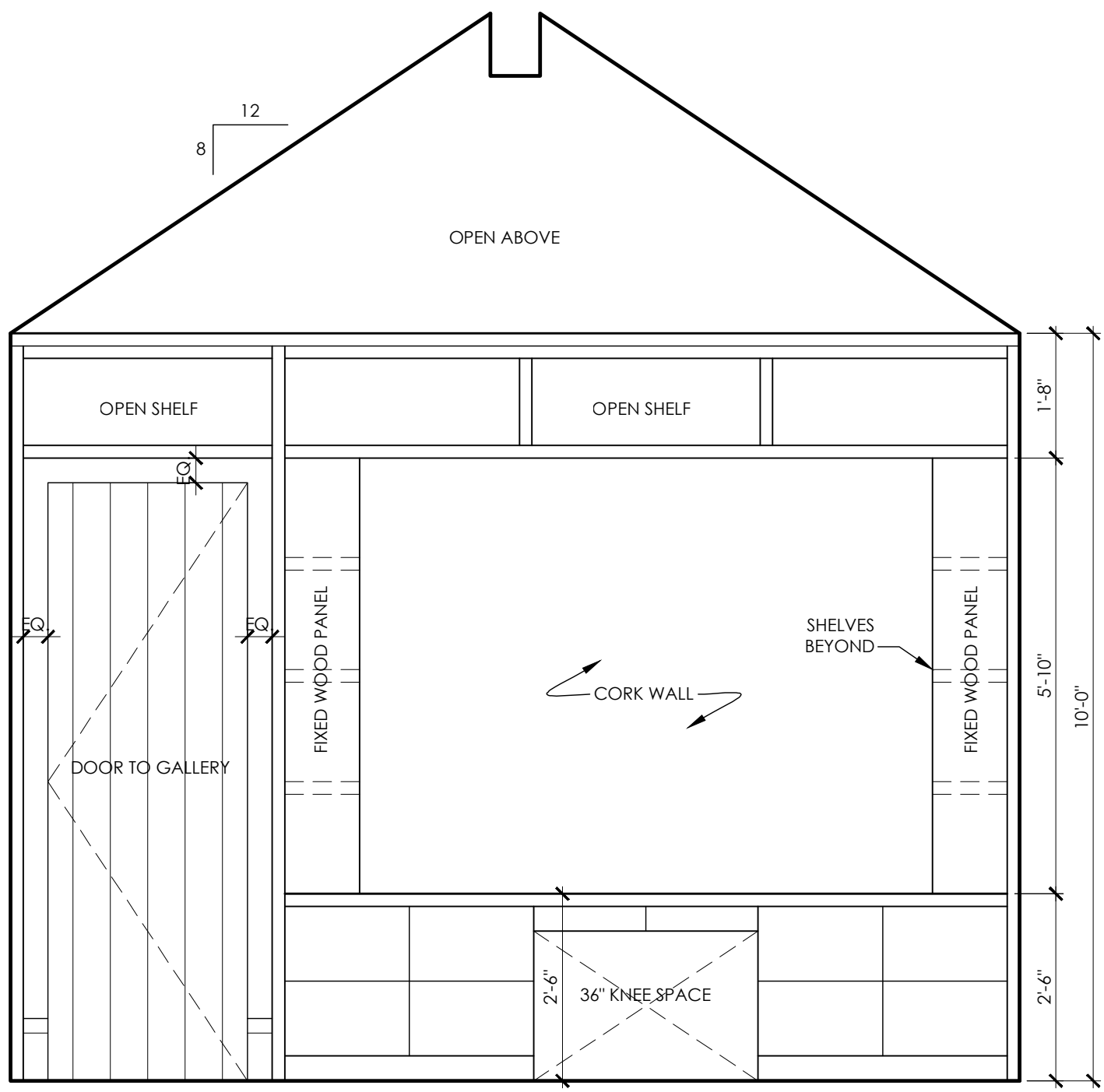
53 GUEST BATH

INTERIOR ELEVATIONS

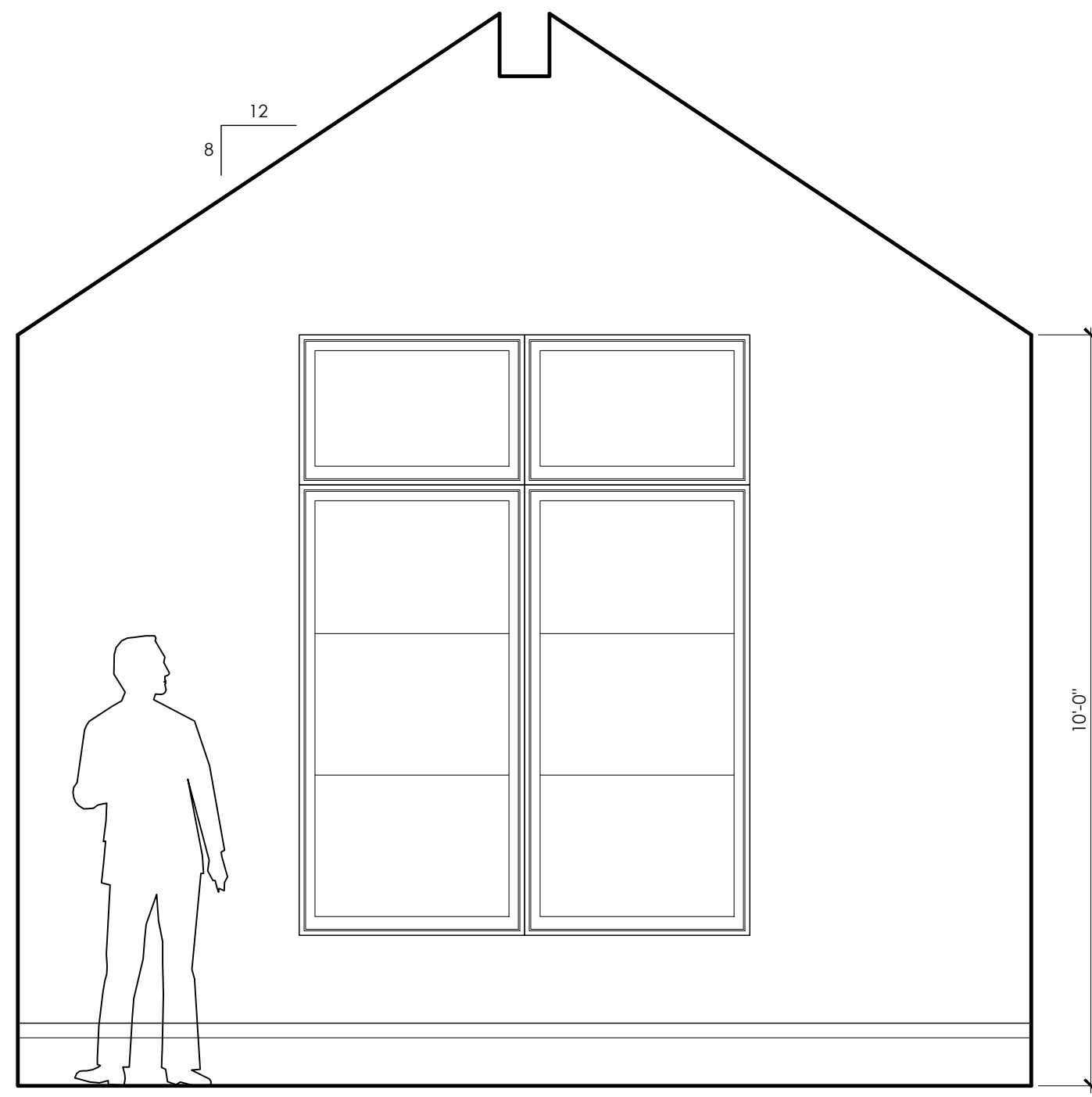
SCALE 1/2" = 1'-0"

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

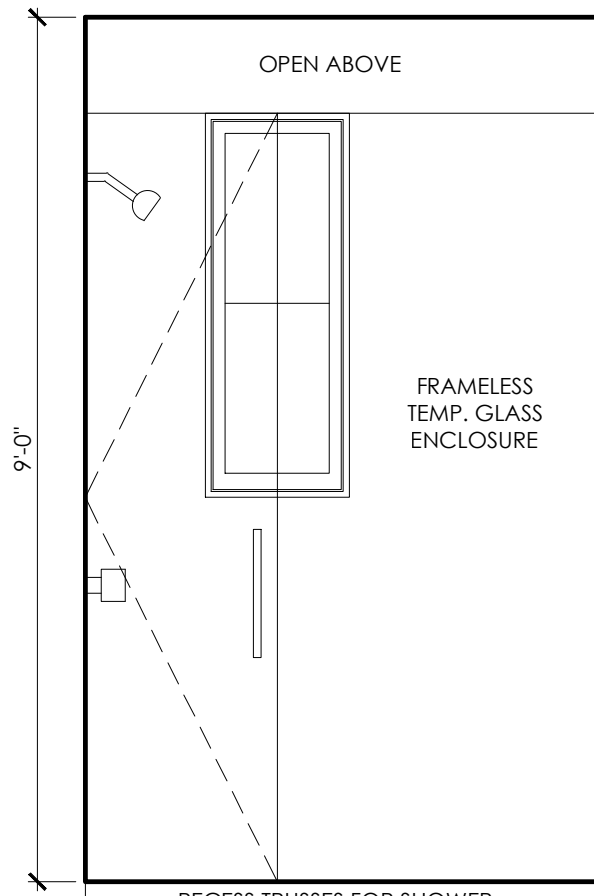
2401 McCULLOUGH ST.
SHEET NO. A-17
17 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:
Copyright © 2023
All rights reserved.
These design drawings are the sole
property of J. Lee & Son, Inc. and
may not be reproduced in any form
without the prior written permission
of J. Lee & Son, Inc.



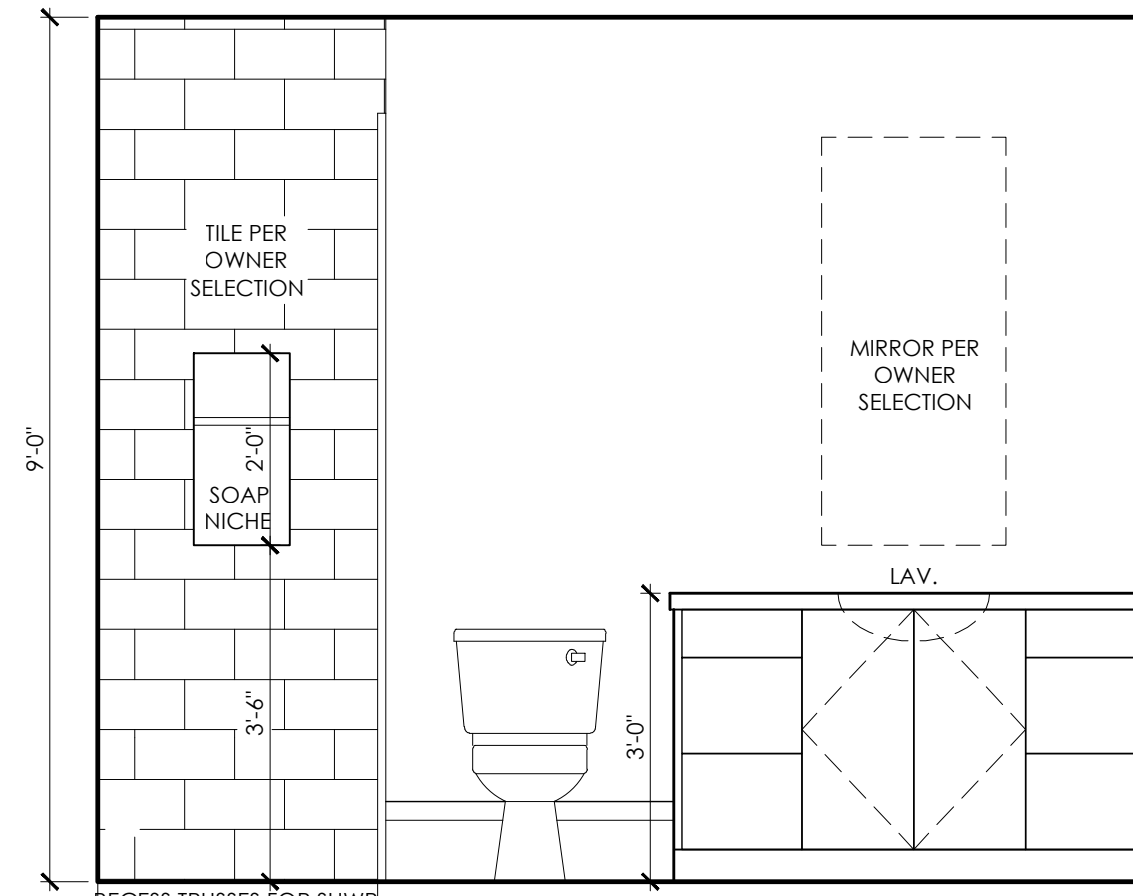
54 BEDROOM 2



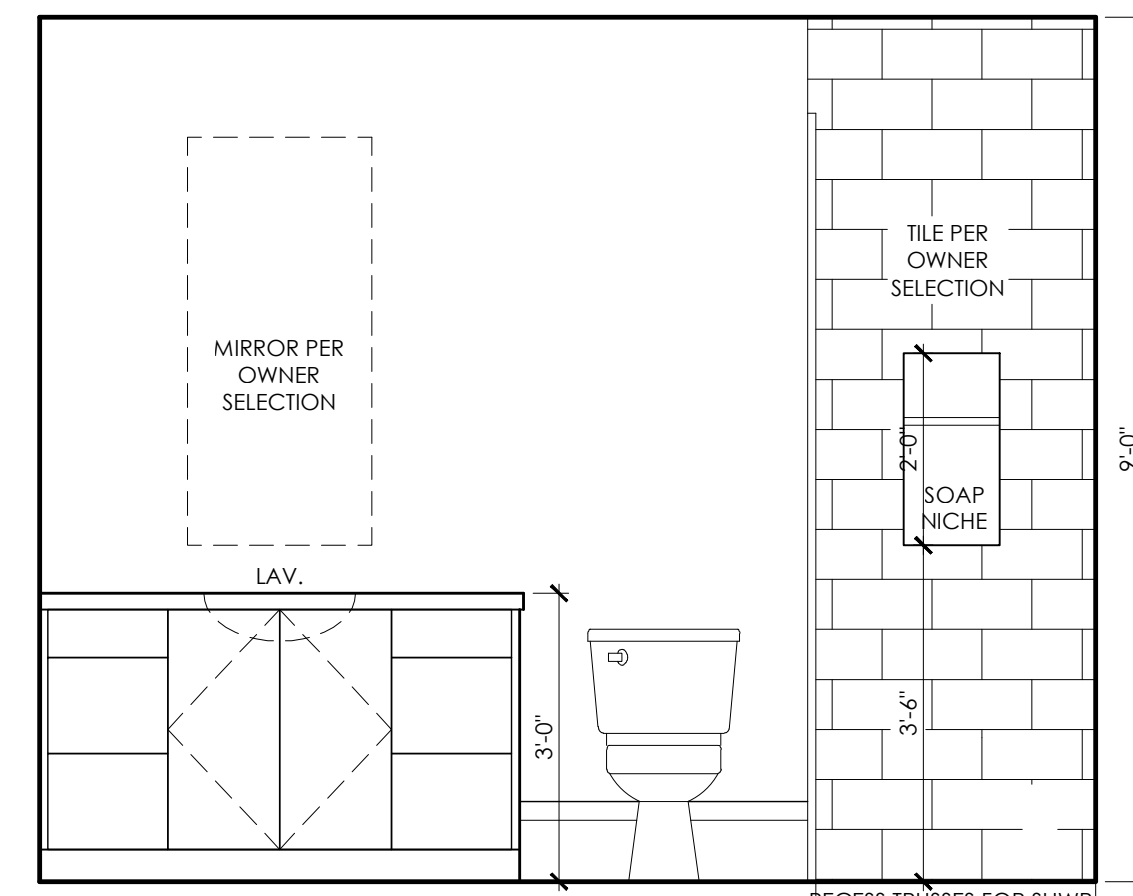
55 BEDROOM 2



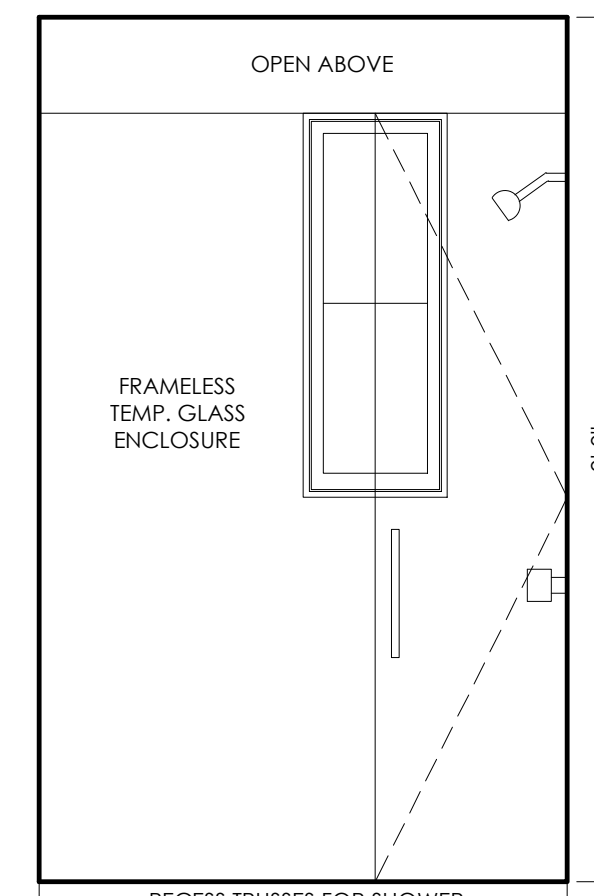
56 BATH 2



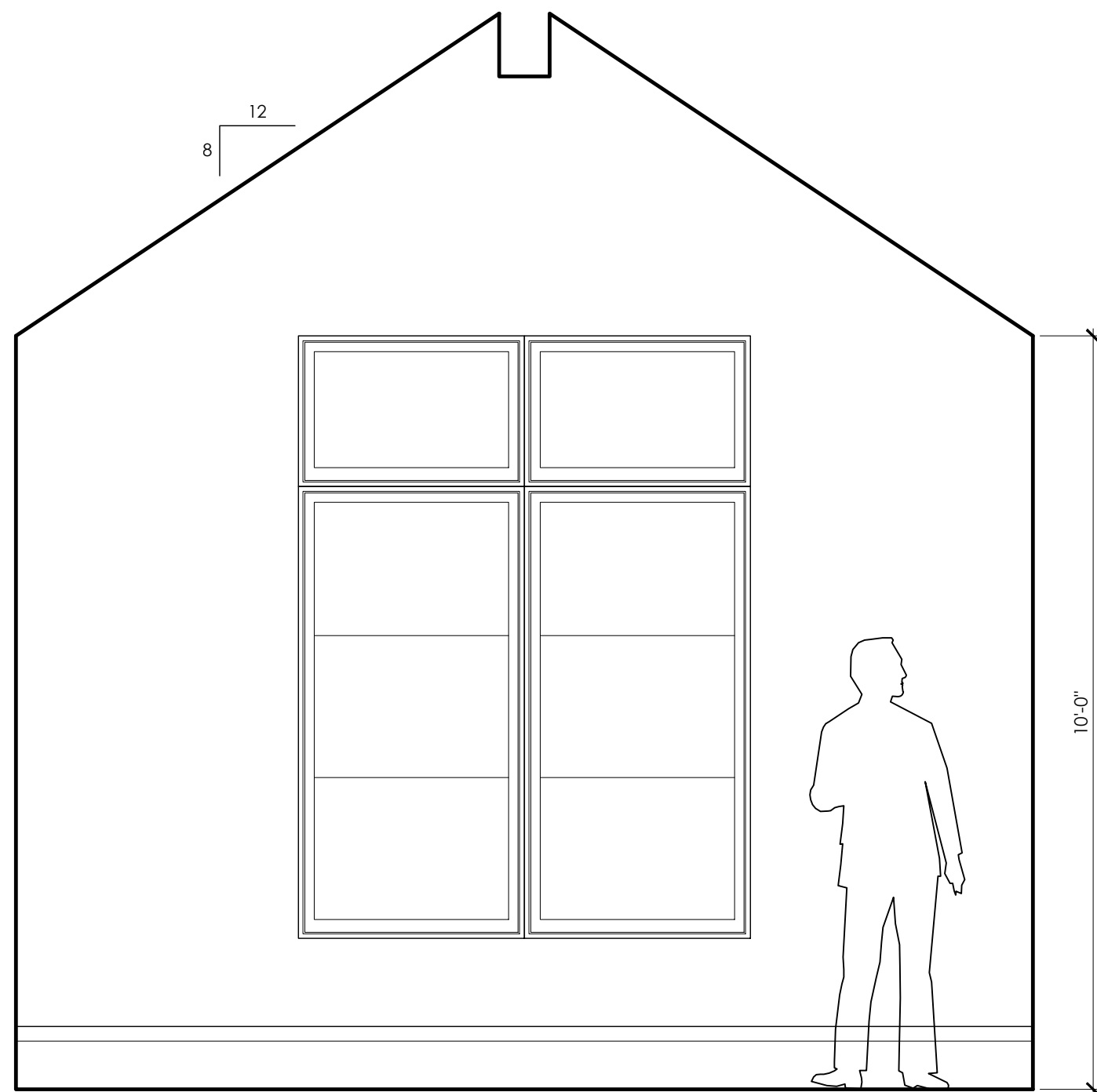
57 BATH 2



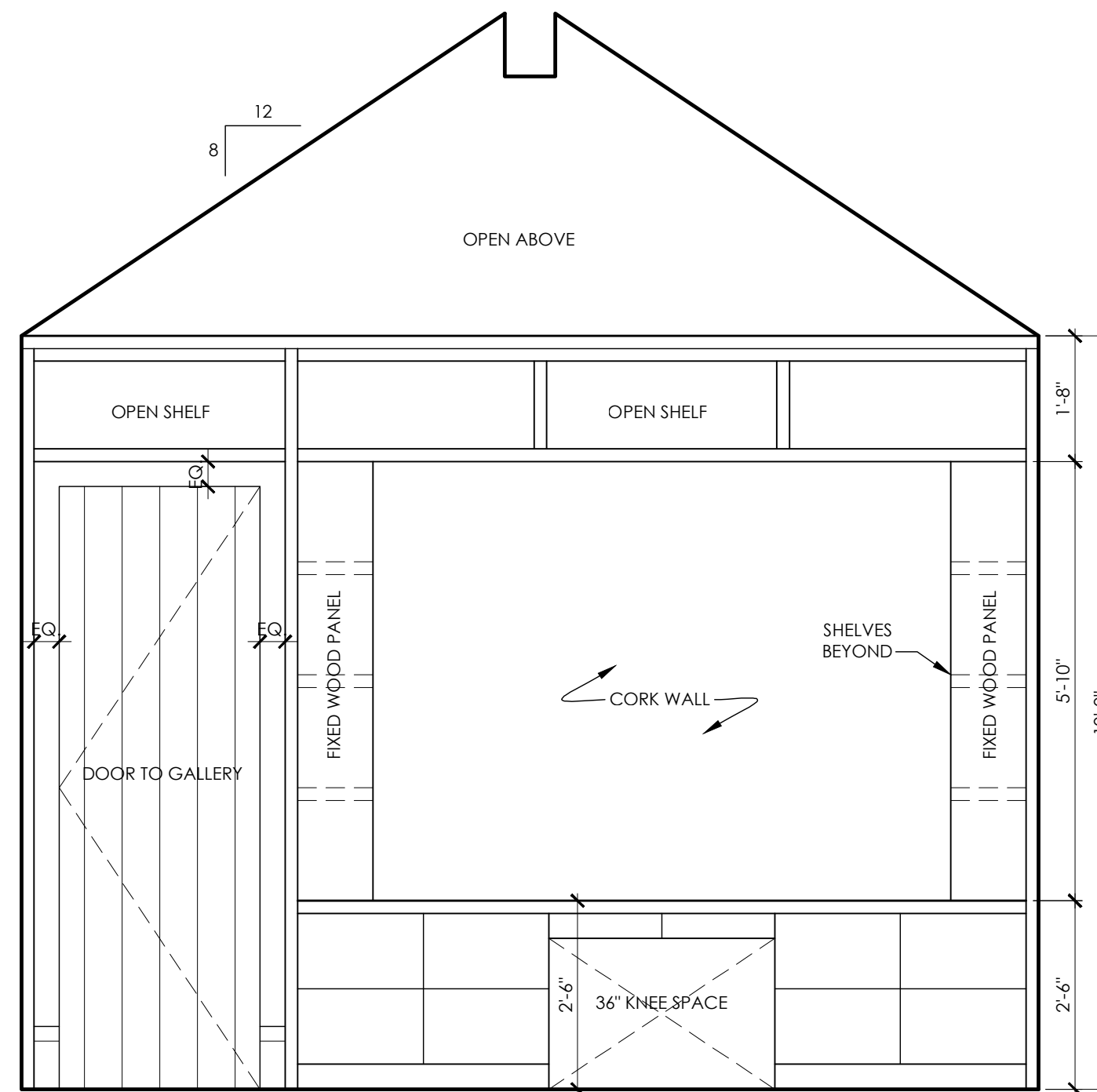
58 BATH 3



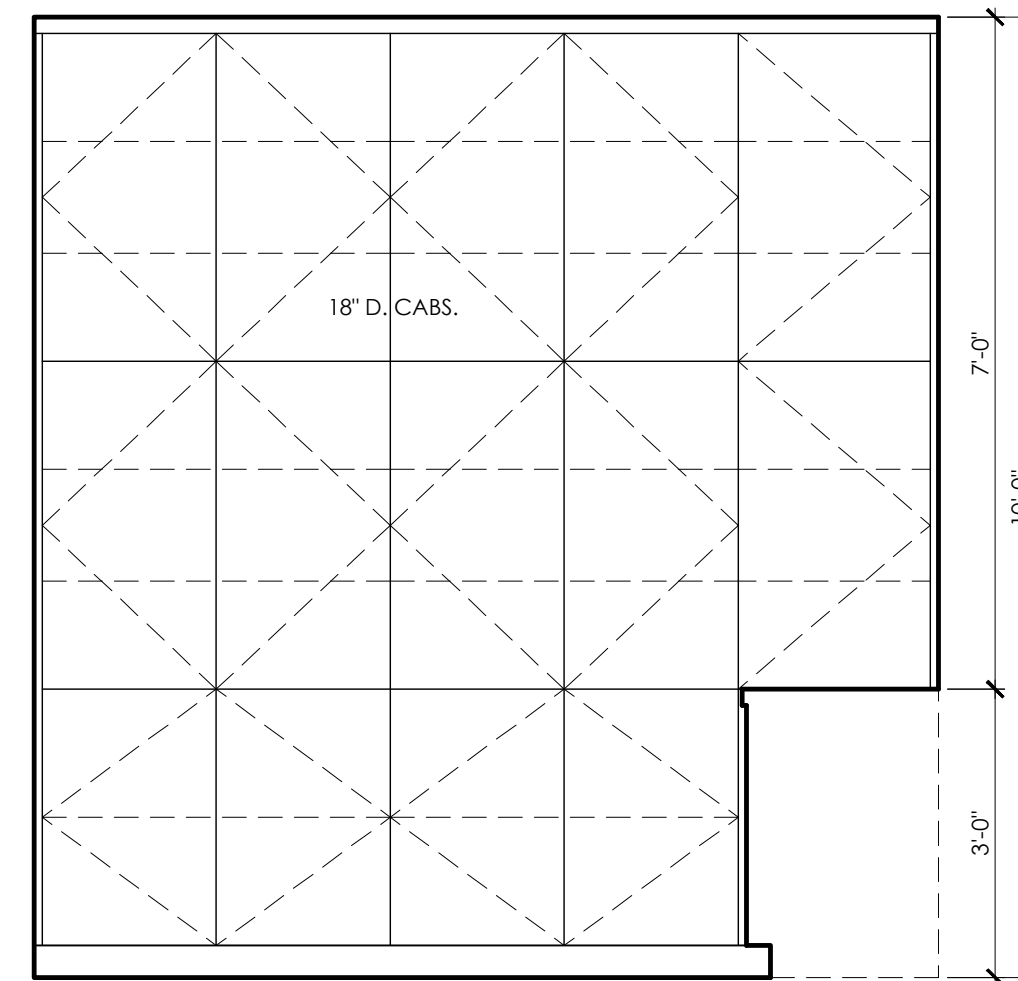
59 BATH 3



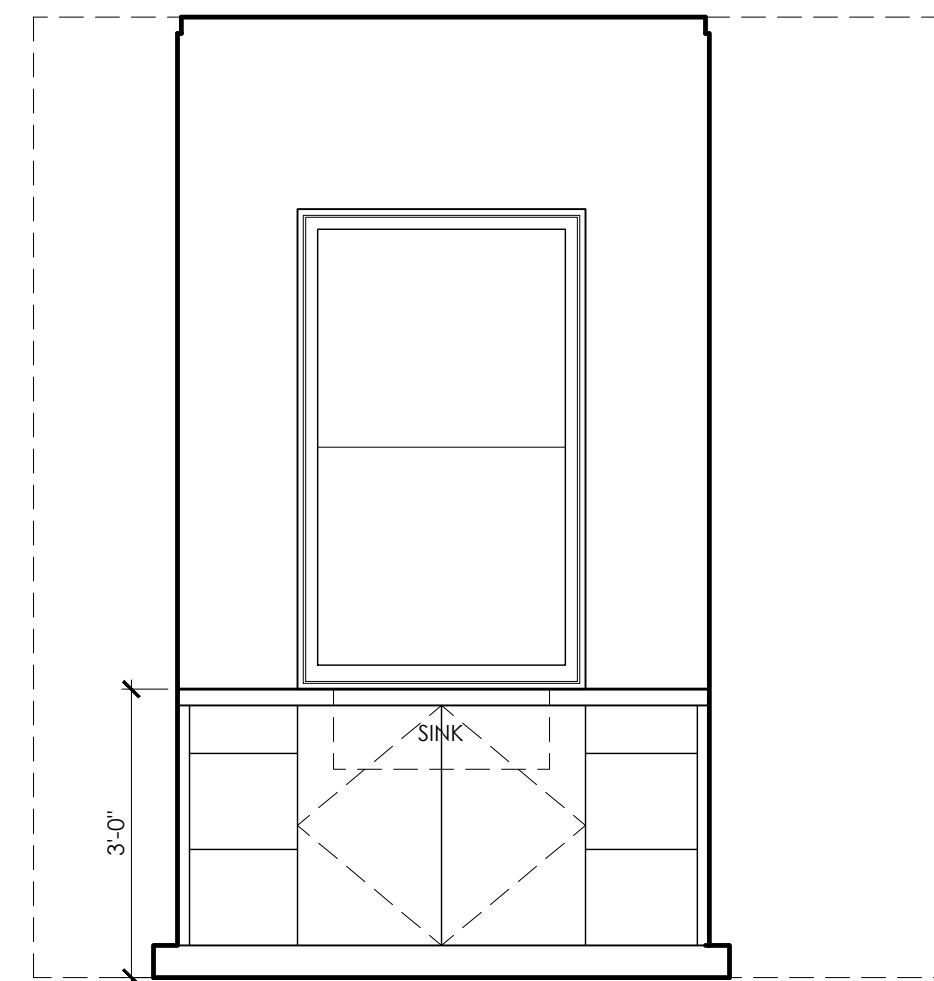
60 BEDROOM 3



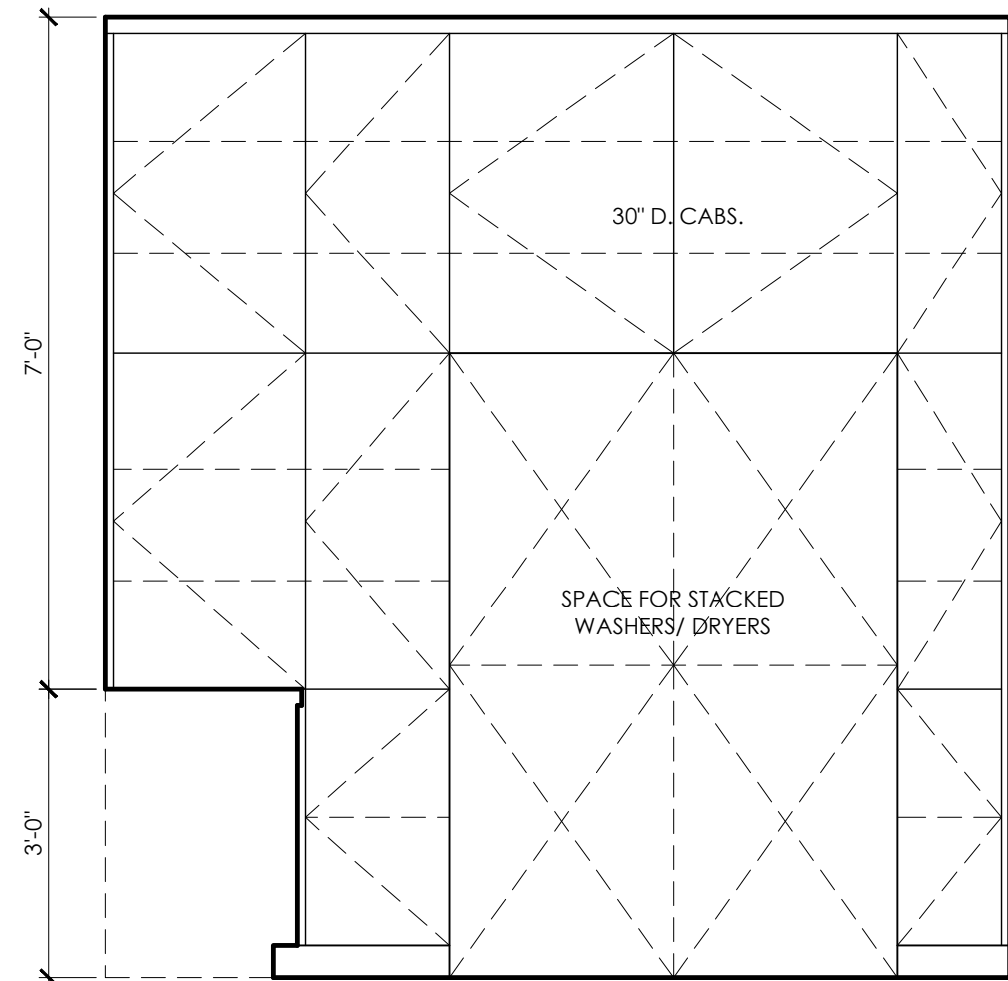
61 BEDROOM 3



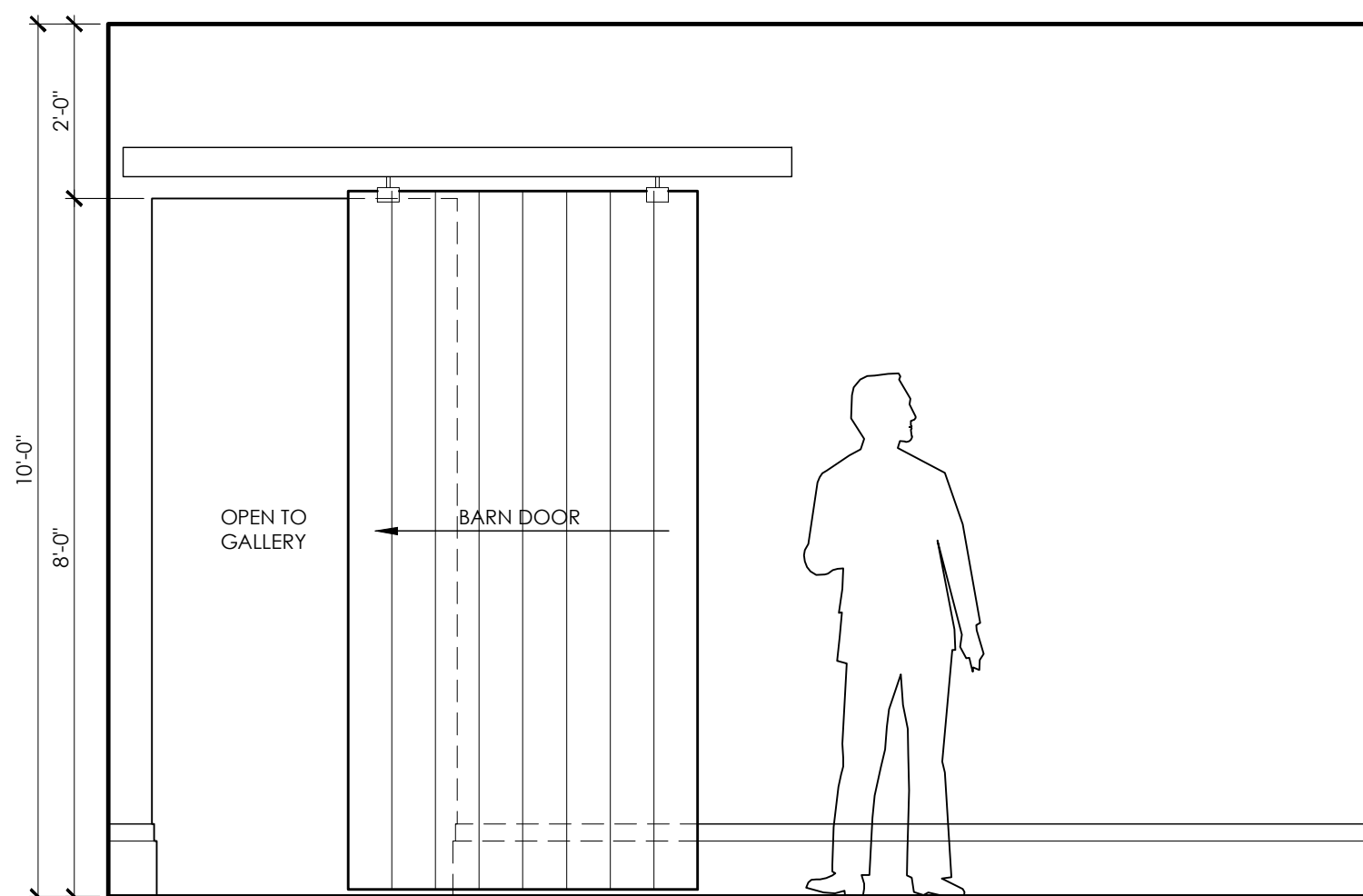
62 UTILITY 2



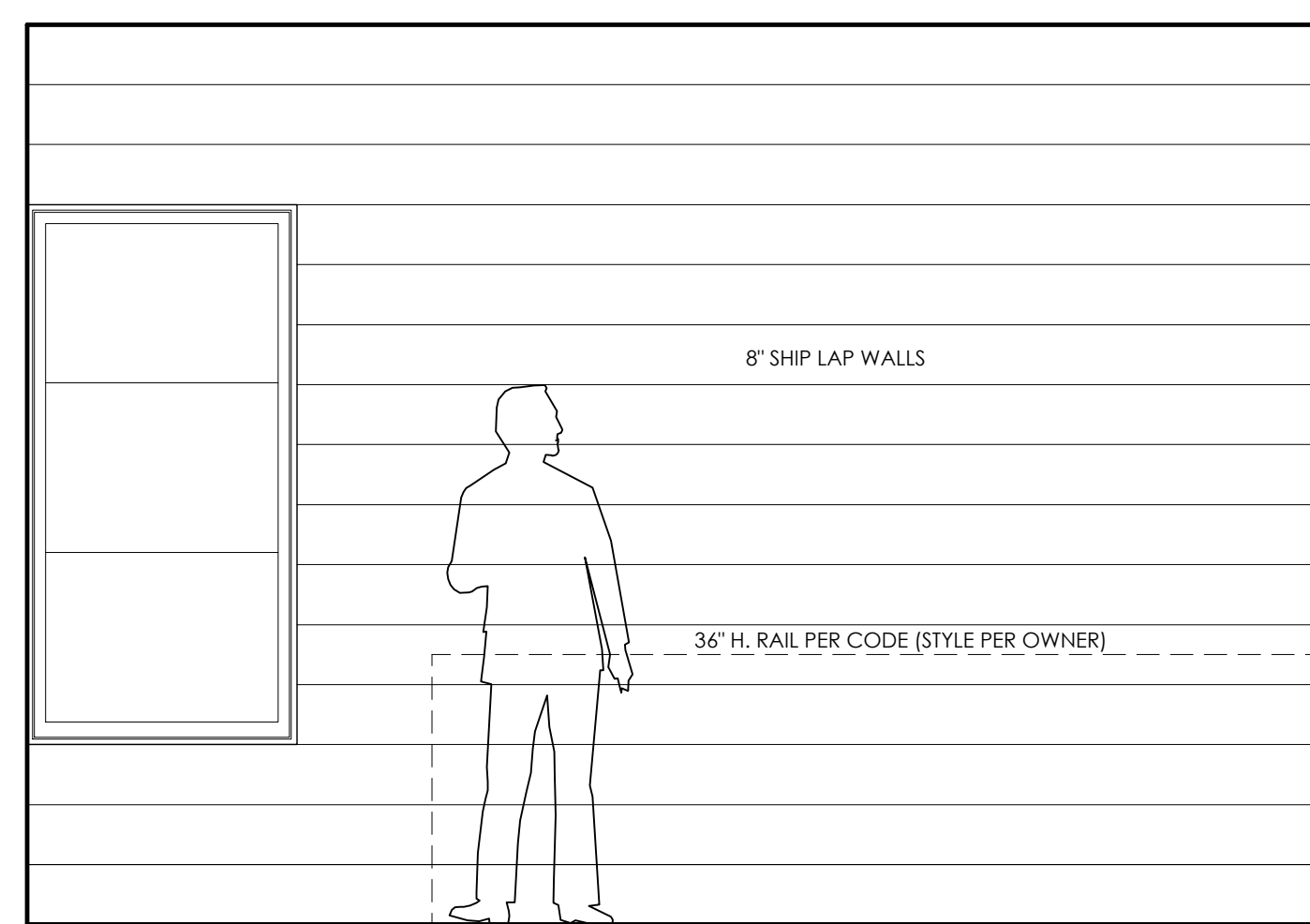
63 UTILITY 2



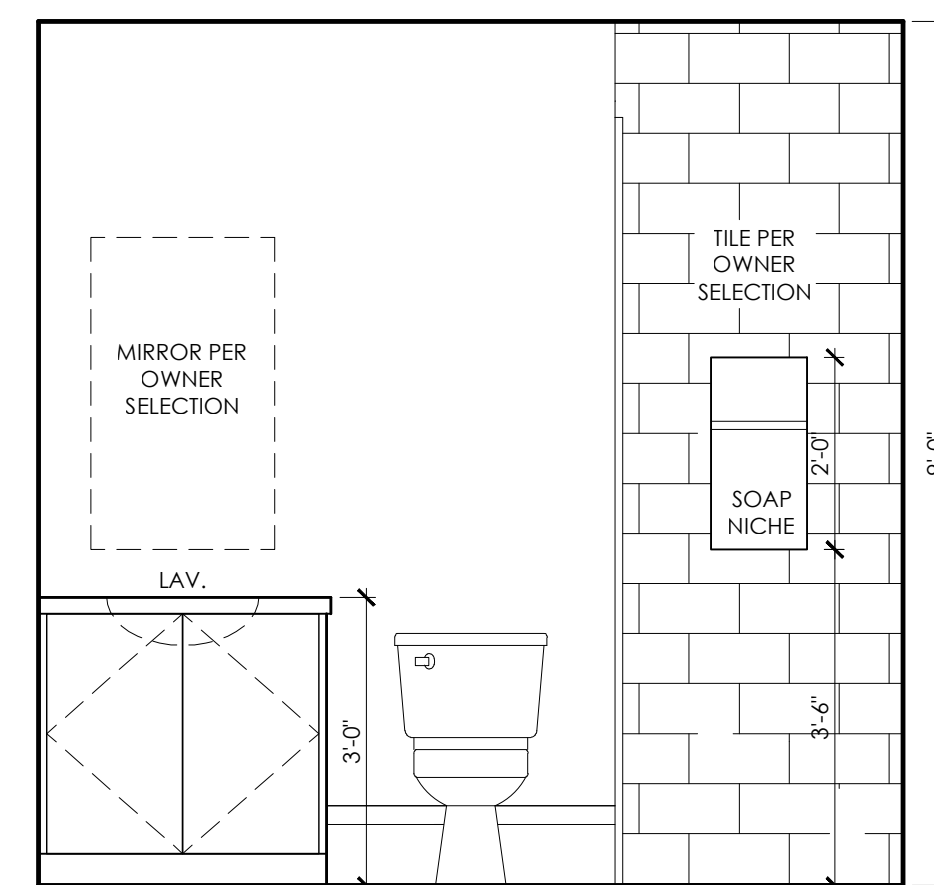
64 UTILITY 2



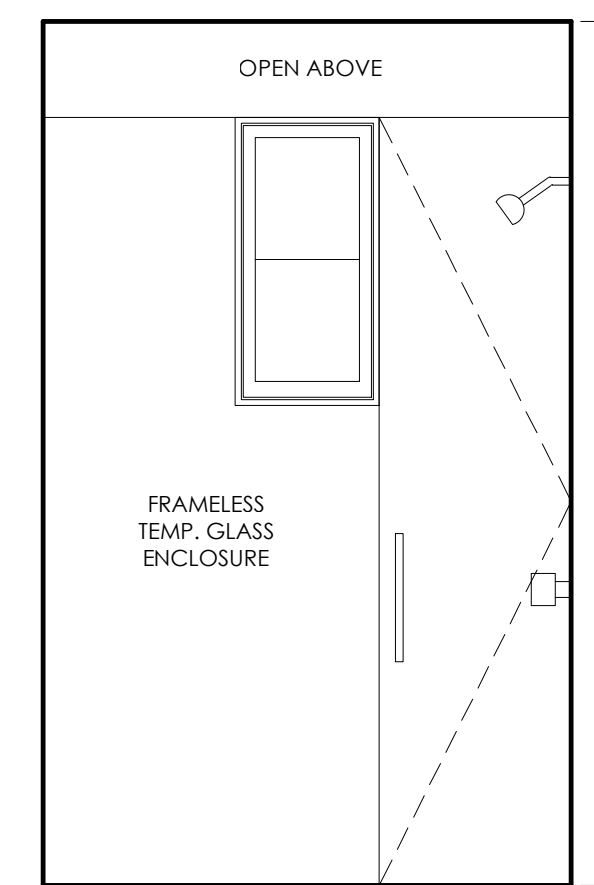
65 STAIRS



66 STAIRS



67 BATH 4



68 BATH 4

INTERIOR ELEVATIONS

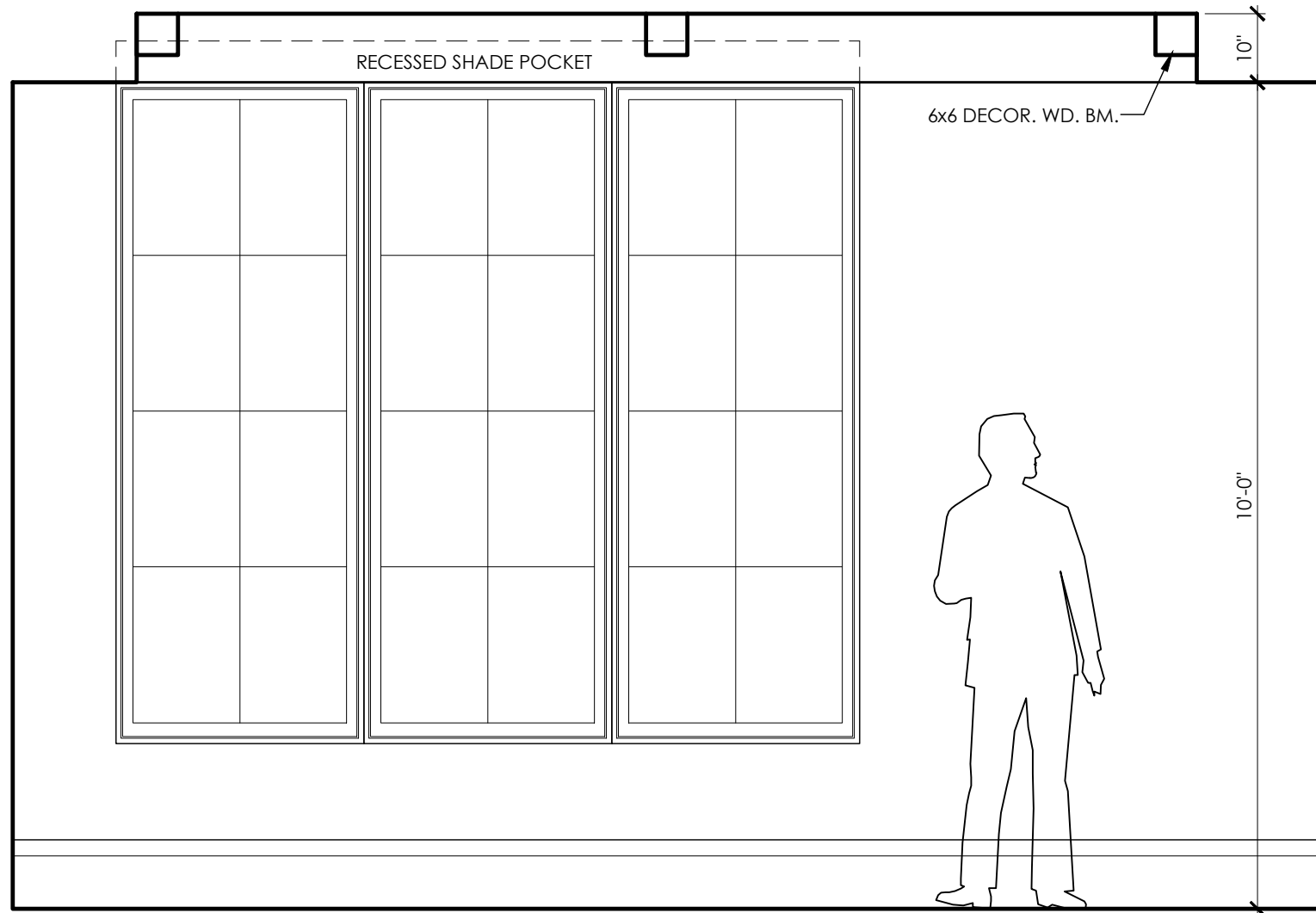
SCALE 1/2\"/>

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

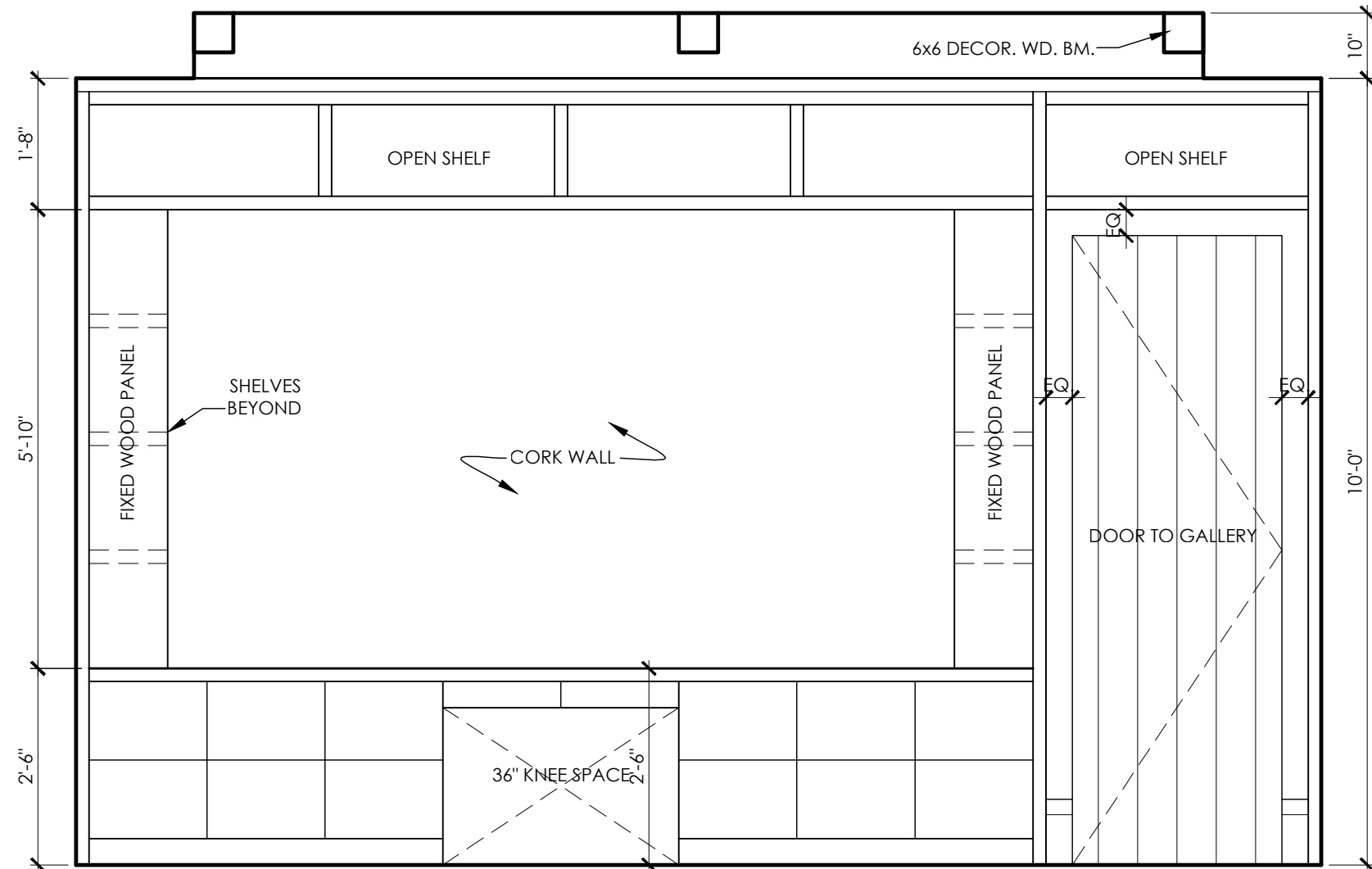
2401 McCULLOUGH ST.
SHEET NO.
A-18
18 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

ARCHITECTURE + DESIGN

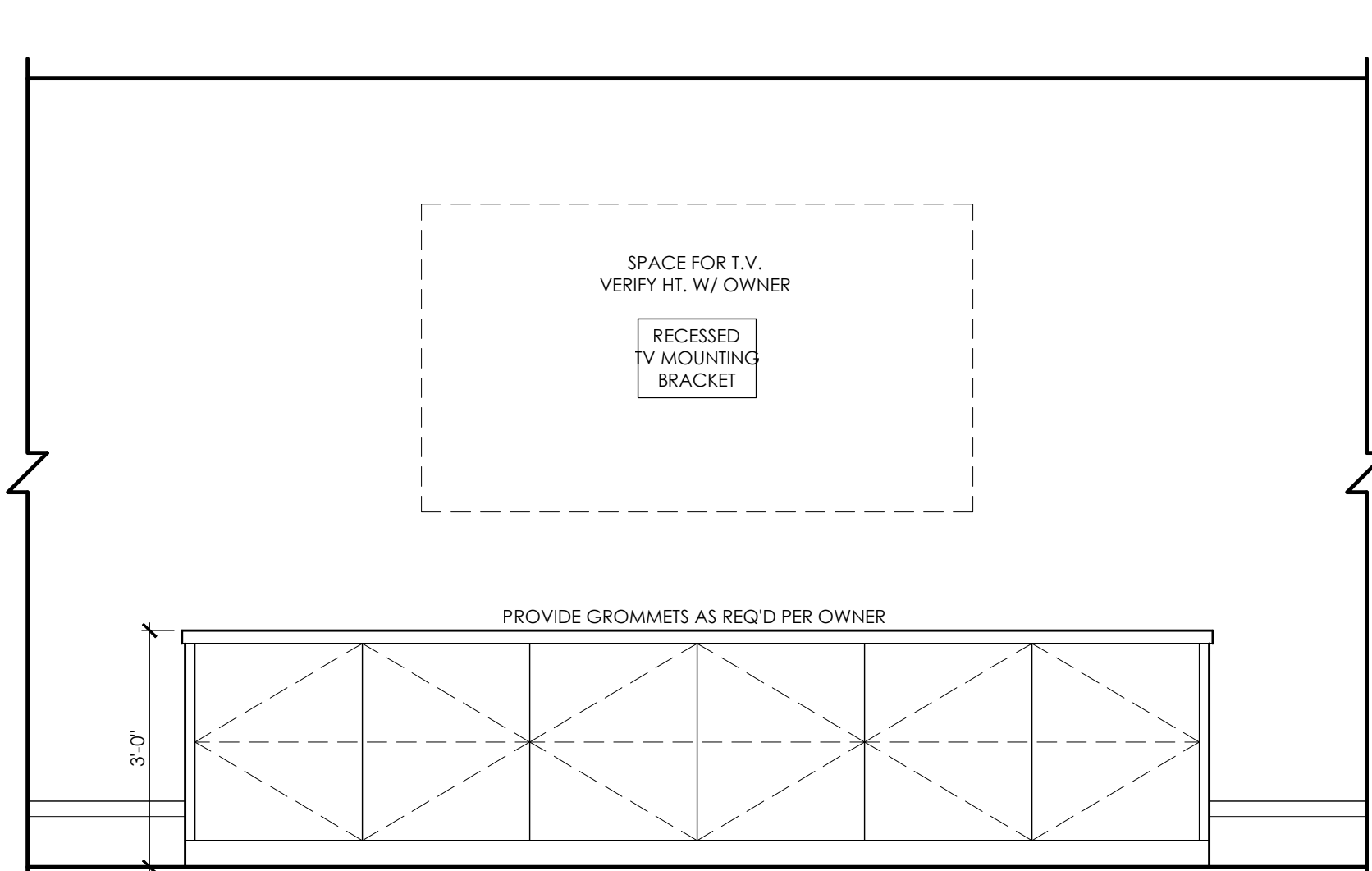
Copyright © 2023
All rights reserved.
These design drawings are the sole
property of Adler Salter and may
not be reproduced in any form (eg.
any medium) for any purpose without
previous written permission.



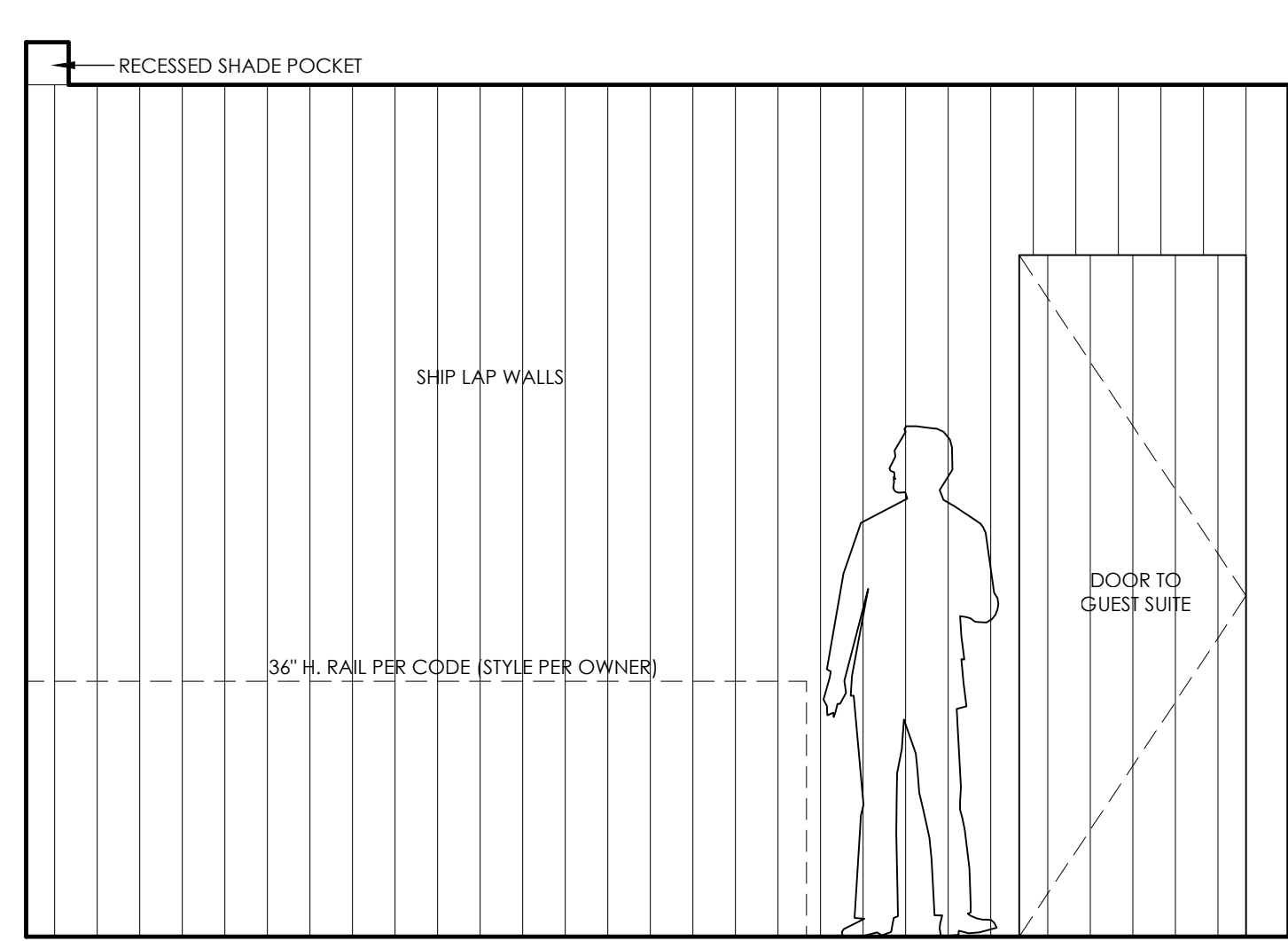
69 BEDROOM 4



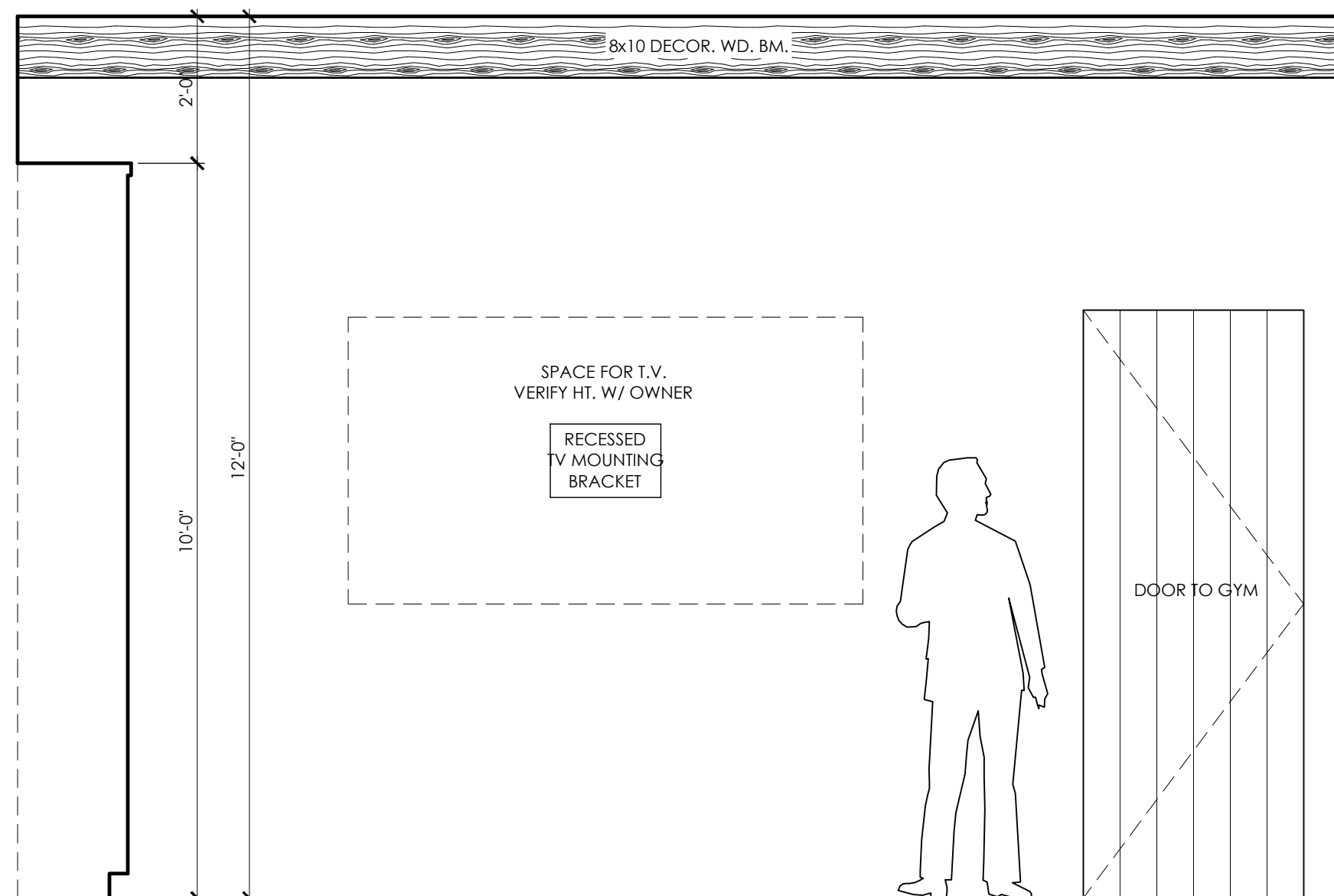
70 BEDROOM 4



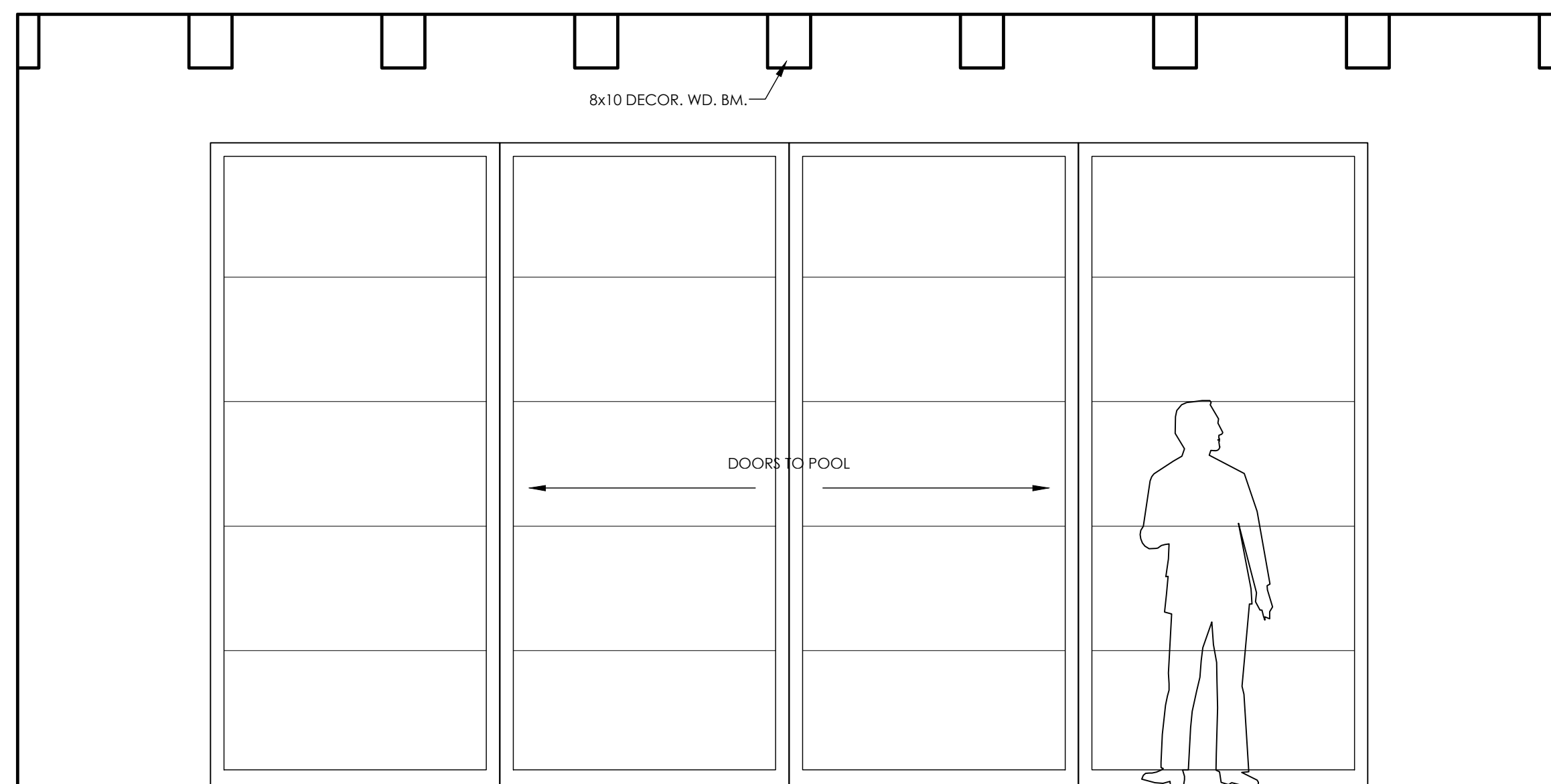
71 PLAYROOM



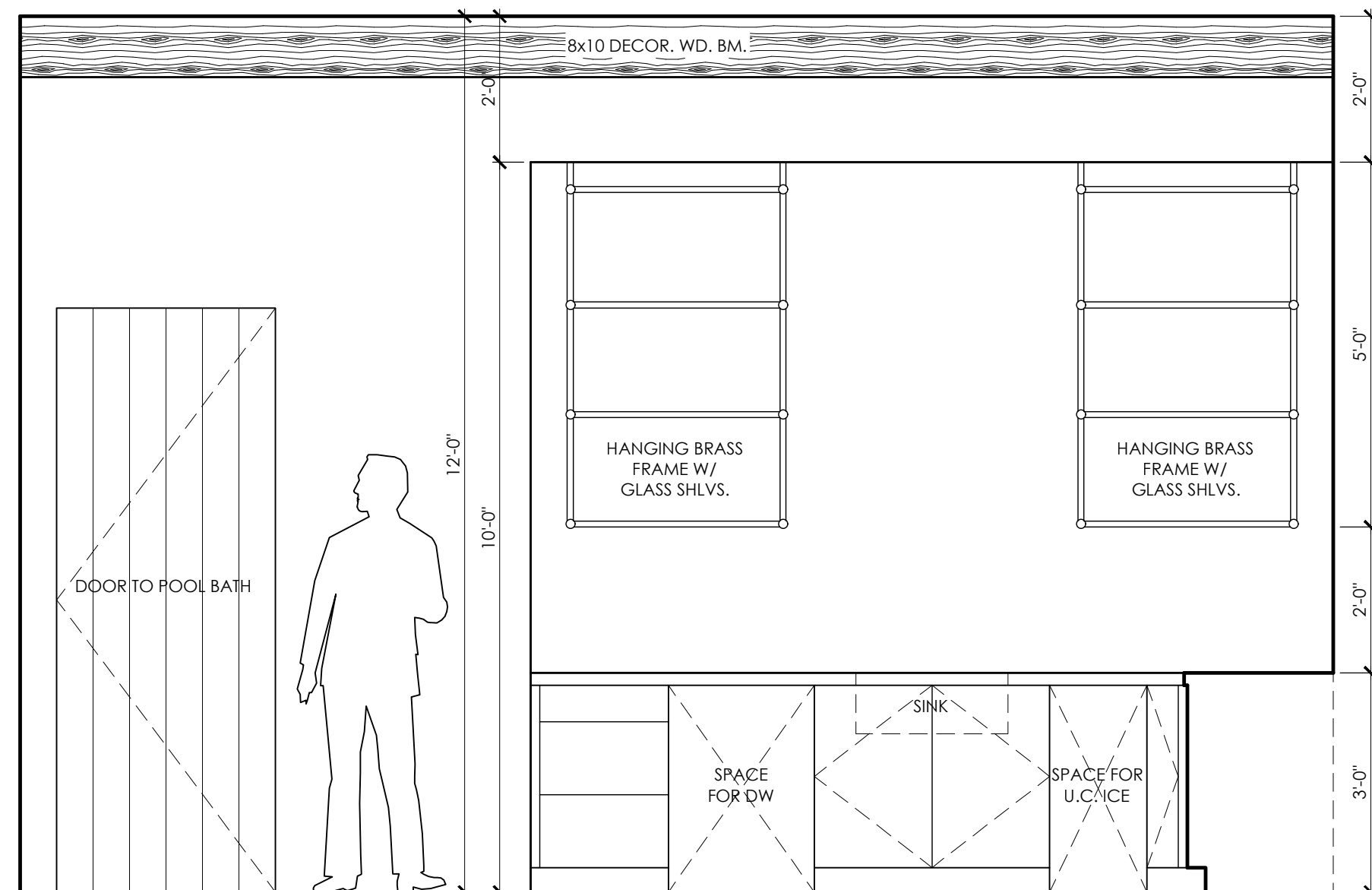
72 PLAYROOM



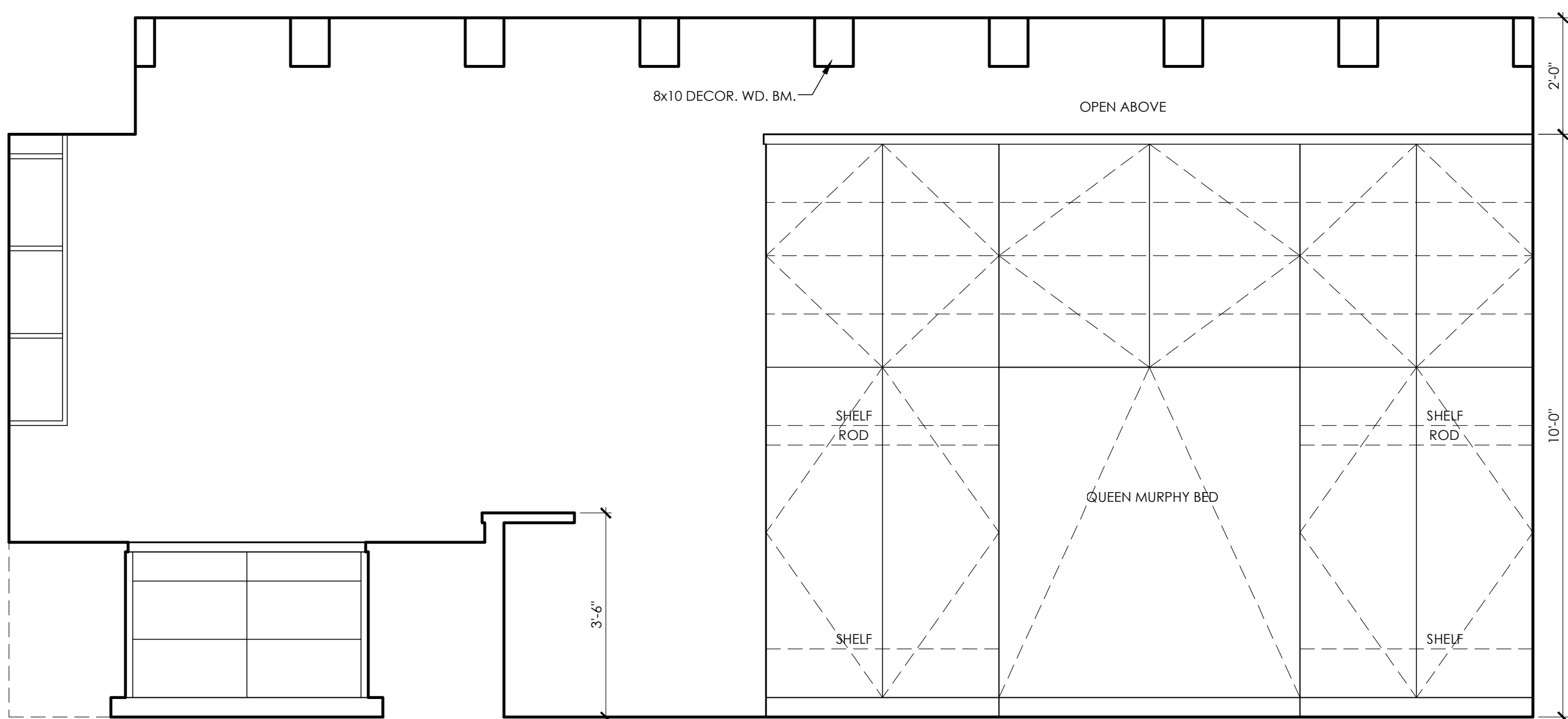
73 POOL HOUSE



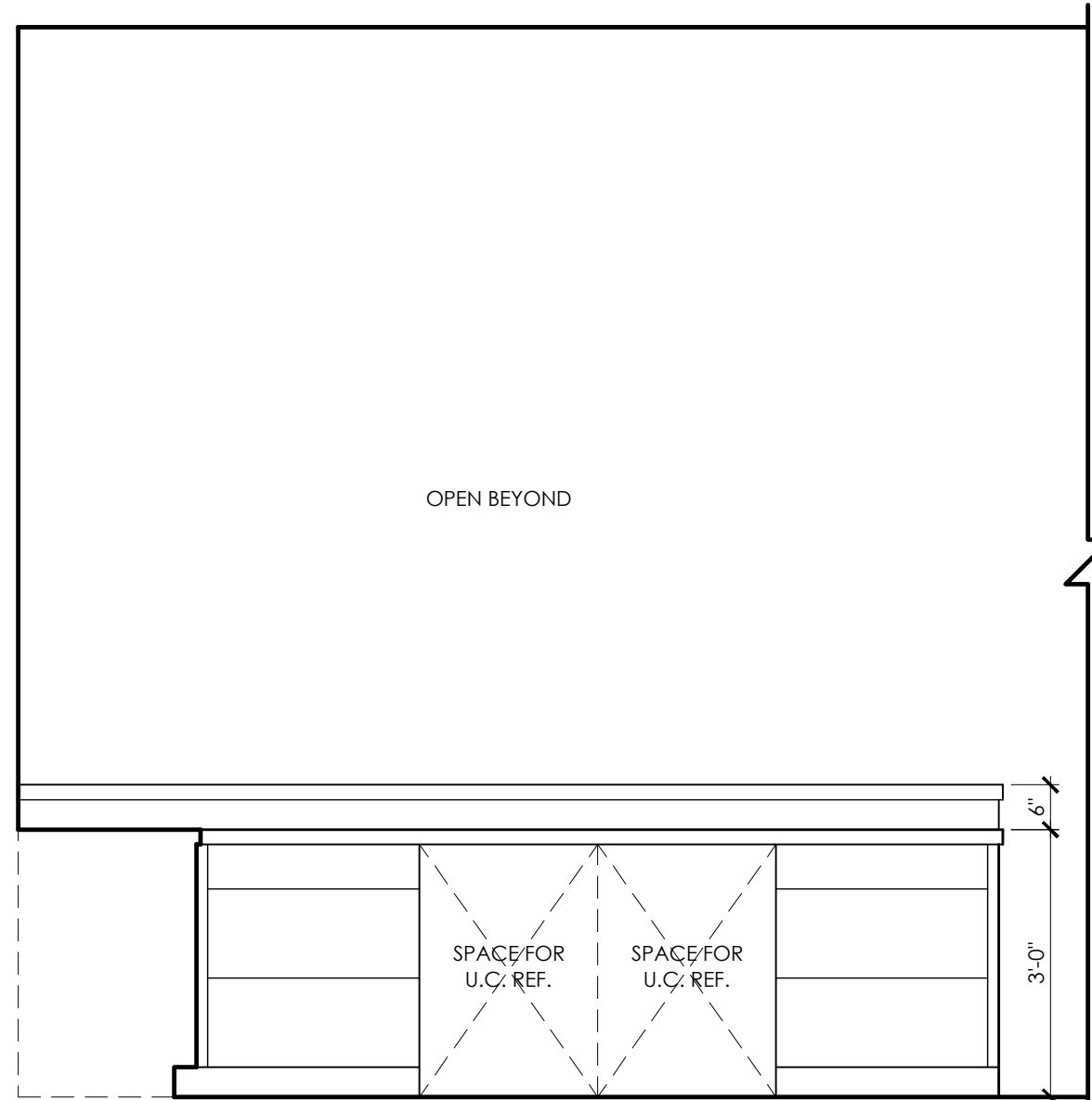
74 POOL HOUSE



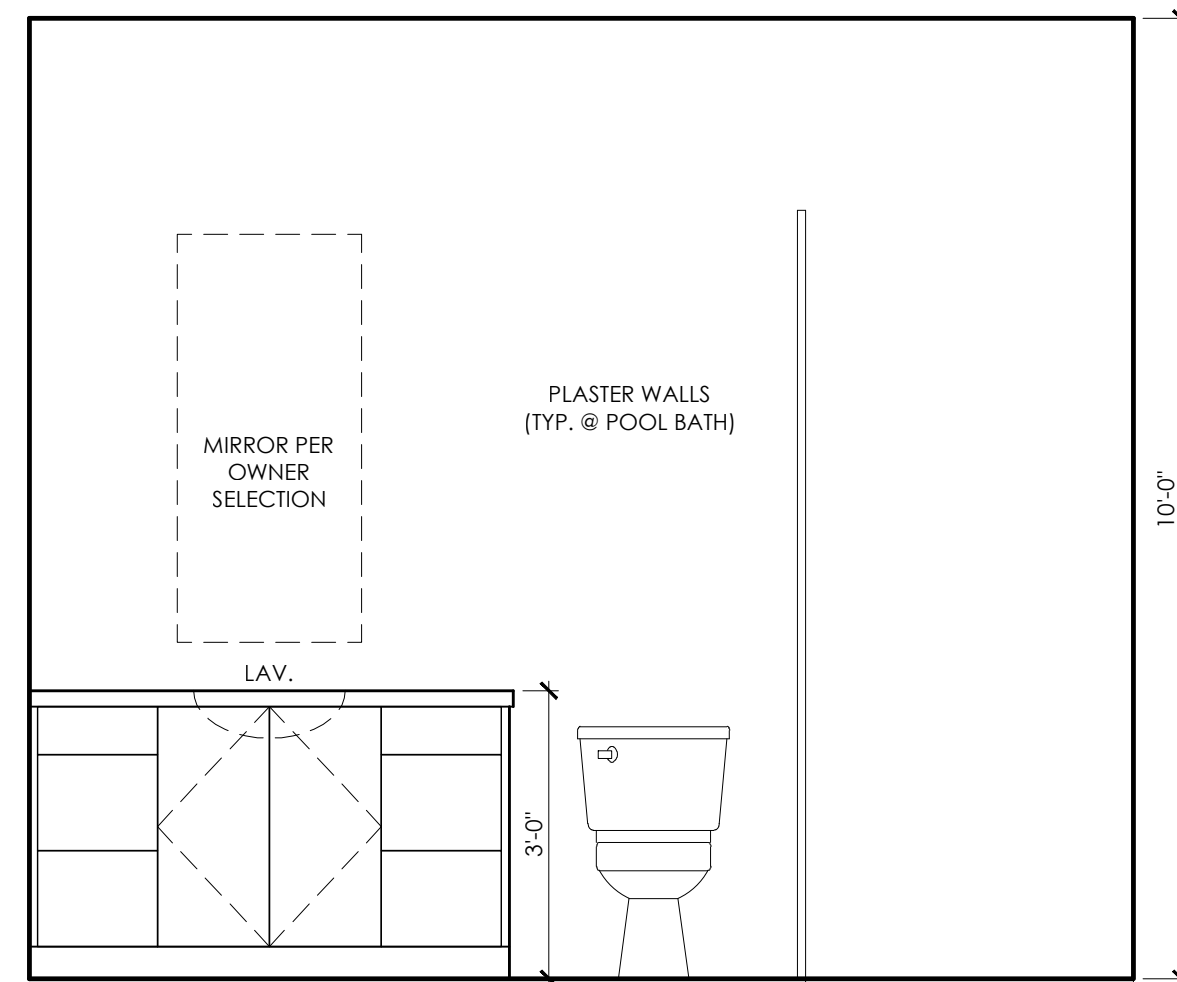
75 POOL HOUSE



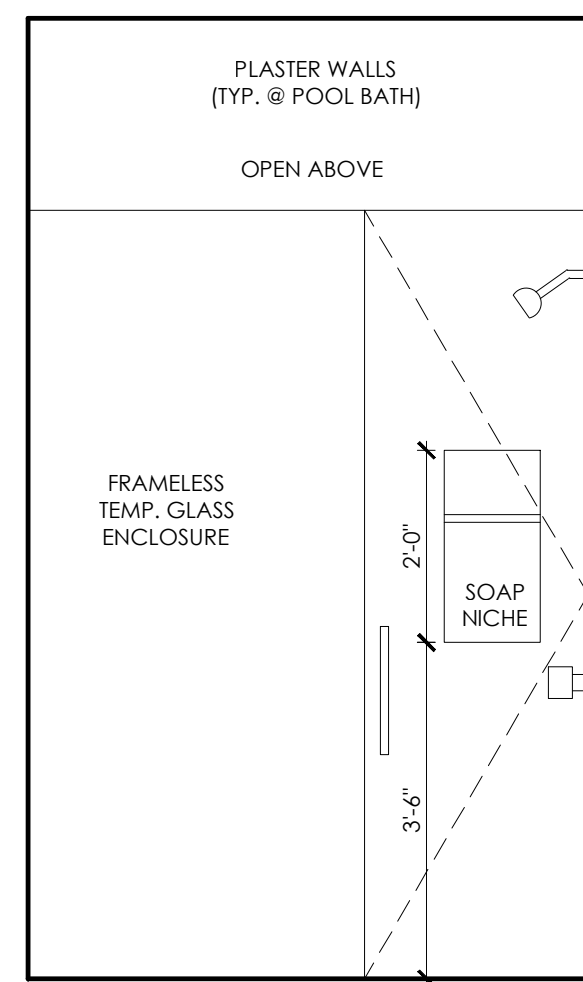
76 POOL HOUSE



77 POOL HOUSE



78 POOL BATH



79 POOL BATH

INTERIOR ELEVATIONS

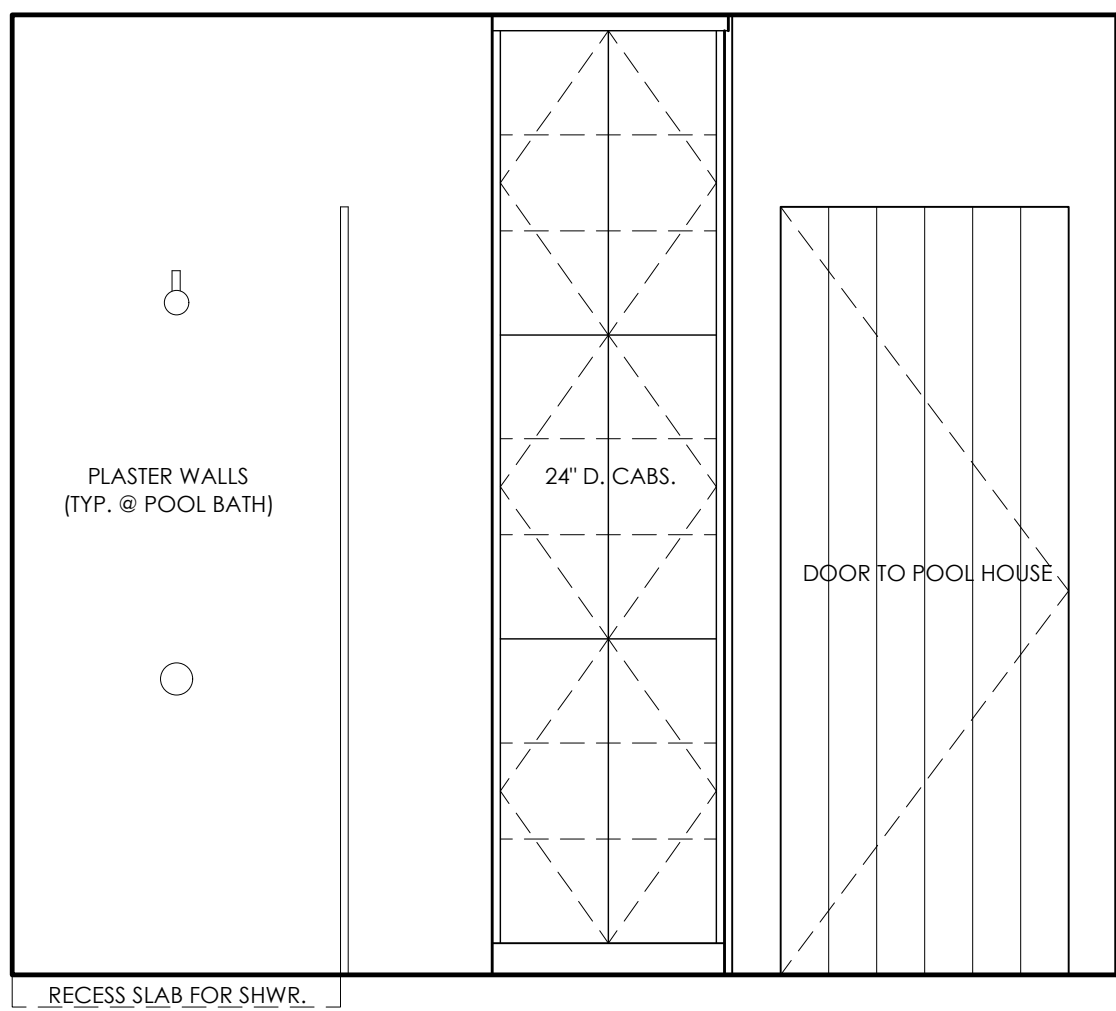
SCALE 1/2" = 1'-0"

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

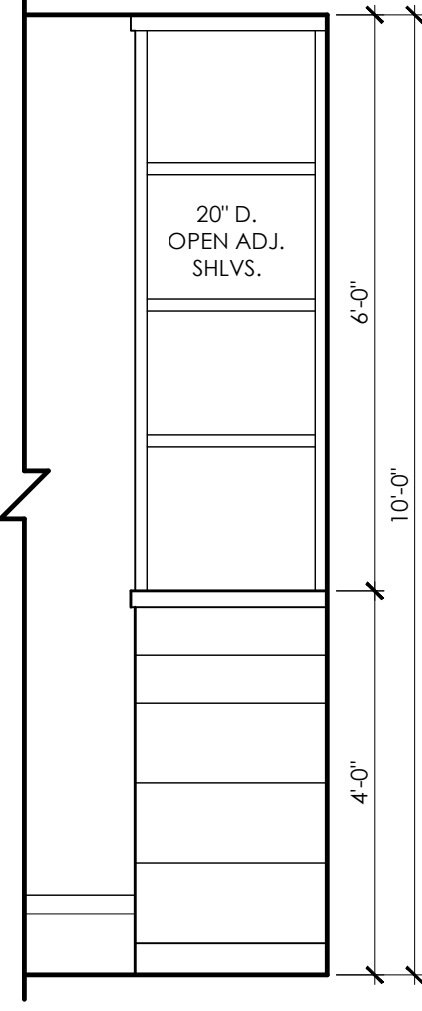
2401 McCULLOUGH ST.
SHEET NO.
A-19
19 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

ARCHITECTURE + DESIGN

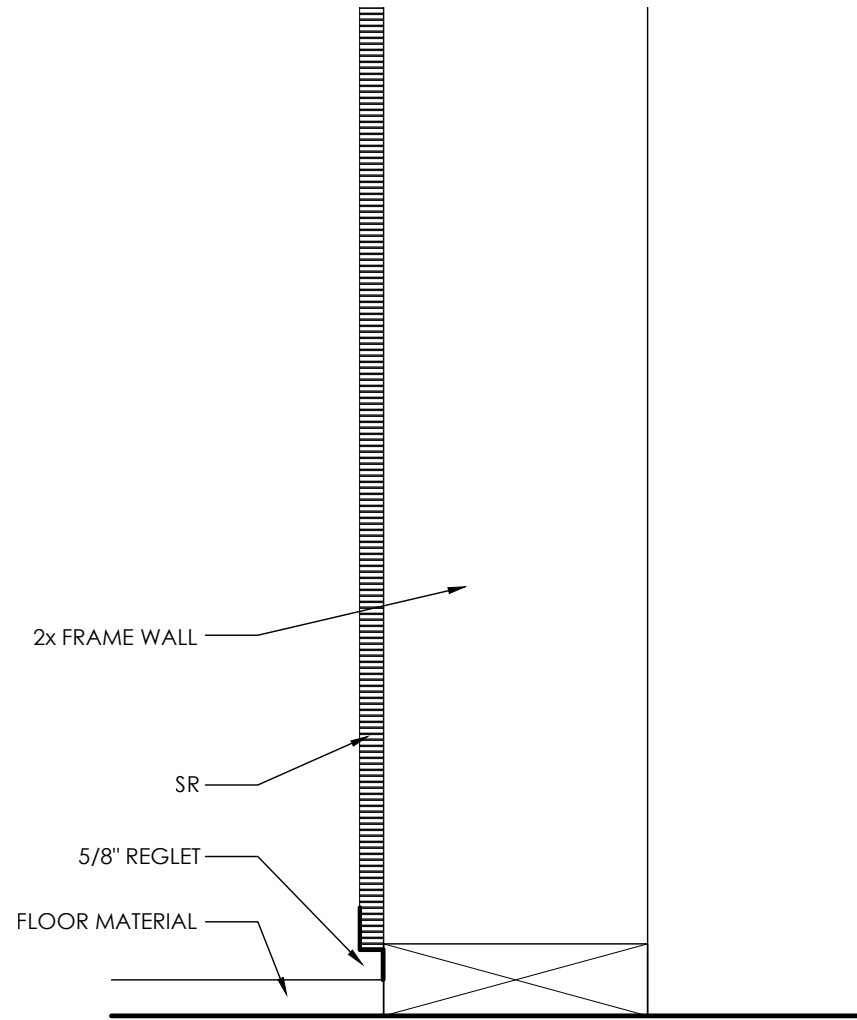
Copyright © 2023
All rights reserved.
These design drawings are the sole
property of the Architect and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.



80 POOL BATH



81 W.I.C.



A MAIN FLR & POOL HOUSE BASE DTL.
SCALE 3" = 1'-0"

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

2401 McCULLOUGH ST.

SHEET NO.

A-20
20 OF 22

PROJECT NO. 23010

DRAWN BY: AS

DATE: 07.06.23

CHECKED BY:

REVISION:

Copyright © 2023
All rights reserved.
These design drawings are the sole
property of J. J. & J. J. and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.

INTERIOR ELEVATIONS

SCALE 1/2" = 1'-0"

ELECTRICAL LEGEND

- ⌘ SWITCH : SUBSCRIPT
D - DIMMER
WP - WATERPROOF
M - MOTION

⌘ PUSH BUTTON

⌘ THERMOSTAT

⌘ JUNCTION BOX

⌘ DUPLEX OUTLET : SUBSCRIPT
CT - ABOVE COUNTER
WP - WATERPROOF
BLW - BELOW COUNTER

⌘ SWITCH TOP PLUG ONLY

⌘ FLOOR OUTLET

⌘ CEILING OUTLET

⌘ DOUBLE GANG

220V

⌘ DATA CONNECTION

⌘ PHONE

⌘ TELEVISION

⌘ COMBINATION SMOKE/
CARBON MONOXIDE
DETECTOR
- ⌘ DOORBELL CHIMES

⌘ SPEAKER

⌘ LIGHT - CEILING MOUNT

⌘ LIGHT - WALL MOUNT

⌘ LIGHT - RECESSED CAN
4" U.N.O.

⌘ LIGHT - PENDANT

⌘ LIGHT DIRECTIONAL

⌘ LIGHT - FLOOD

⌘ LIGHT - RECESSED
IN RISER / WALL

⌘ EXHAUST / VENT

⌘ HEAT LAMP

— LED STRIP LIGHT

— STRIP OUTLET

⌘ HEAT DETECTOR

⌘ ELECTRICAL PANEL

⌘ CEILING FAN
(WITHOUT LIGHT)

⌘ CEILING FAN
W/ LIGHT KIT

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR TO INCLUDE AND INSTALL ALL ELECTRICAL AS REQUIRED BY ALL APPLICABLE CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL OR ELECTRICAL PLANS.

2. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.

4. CONTRACTOR TO CONFIRM ALL ELECTRICAL OUTLETS, INCLUDING FLOOR AND CEILING OUTLETS AND SWITCH AND FUTURE LOCATIONS IN PERSON IN A WALK-THRU MEETING WITH THE OWNER PRIOR TO WIRING.

5. ALL RECESSED DOWN LIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH.

6. PROVIDE DIMMER SWITCHES TO ALL LIGHT FIXTURES AS REQ'D BY OWNER.

7. GANG ADJACENT SWITCHES, RECEPTACLES, DATA, COAXIAL OUTLETS IN SINGLE COVER PLATE WHEREVER MULTIPLE INSTANCES OCCUR.

8. ALL SWITCHES TO BE 3'-0" A.F.F. TO CENTER LINE OF SWITCH PLATE. ALL OUTLETS TO BE 1'-0" A.F.F. TO CENTER LINE OF OUTLET, UNLESS NOTED OTHERWISE.

9. ALL RECEPTACLES LOCATED WITHIN 6'-0" OF WET AREAS AND IN GARAGE TO BE GFCI PROTECTED. ALL EXTERIOR RECEPTACLES TO BE GFCI AND WEATHER PROTECTED.

10. OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.

11. VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.

12. ALL PREWIRE DESIGN FOR SOUND, INTERCOM AND ALARM SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY SUBCONTRACTOR AND SHALL BE COORDINATED WITH THE OWNER DURING ROUGH IN PRIOR TO INSTALLATION.

13. PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.

14. PROVIDE POWER FOR MOTORIZED SHADES AT OWNERS REQUEST. COORDINATE LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO INSTALL.

15. SUPPLY POWER TO ALL HVAC UNIT(S). PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.

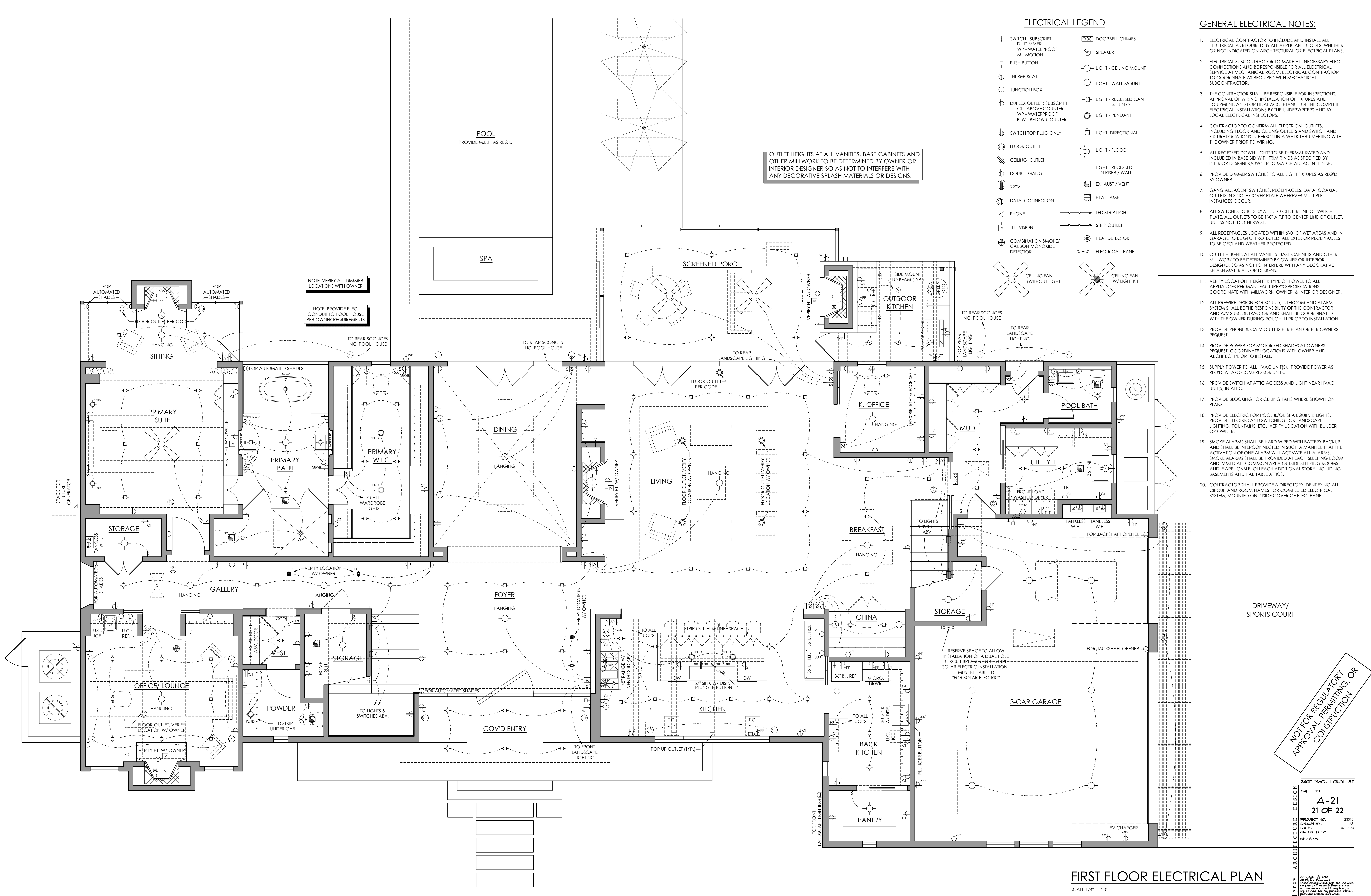
16. PROVIDE SWITCH AT ATTIC ACCESS AND LIGHT NEAR HVAC UNIT(S) IN ATTIC.

17. PROVIDE BLOCKING FOR CEILING FANS WHERE SHOWN ON PLANS.

18. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.

19. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. SMOKE ALARMS SHALL BE PROVIDED AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE SLEEPING ROOMS AND IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS.

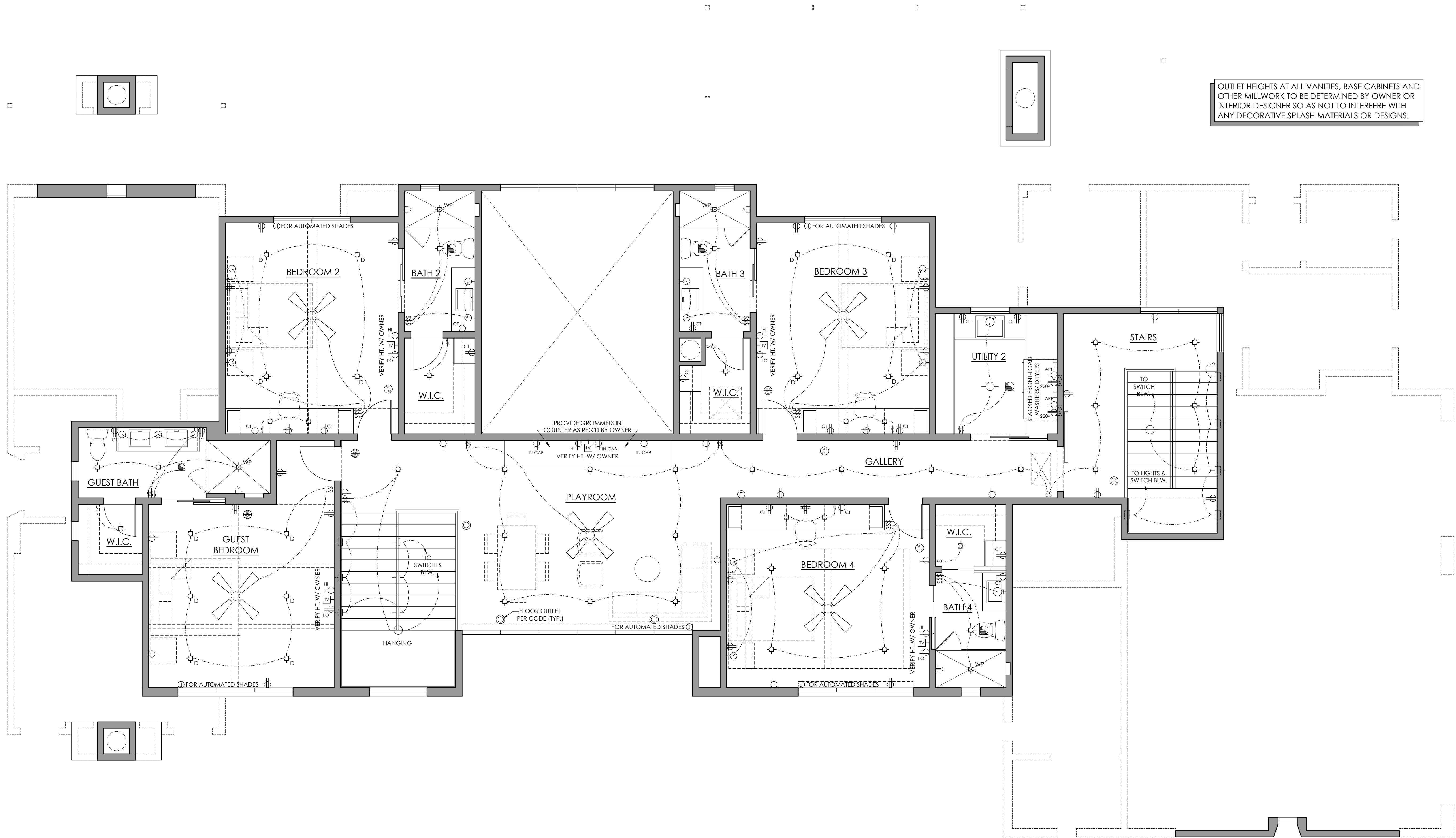
20. CONTRACTOR SHALL PROVIDE A DIRECTORY IDENTIFYING ALL CIRCUIT AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE COVER OF ELEC. PANEL.



FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NOT FOR REGULATORY
APPROVAL - PERMITTING - OR
CONSTRUCTION



OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

2401 McCULLOUGH ST.
SHEET NO.
A-22
22 OF 22
PROJECT NO. 23010
DRAWN BY: AS
DATE: 07.06.23
CHECKED BY:
REVISION:

Copyright © 2023
All rights reserved.
These design drawings are the sole
property of J. J. & J. J. and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.