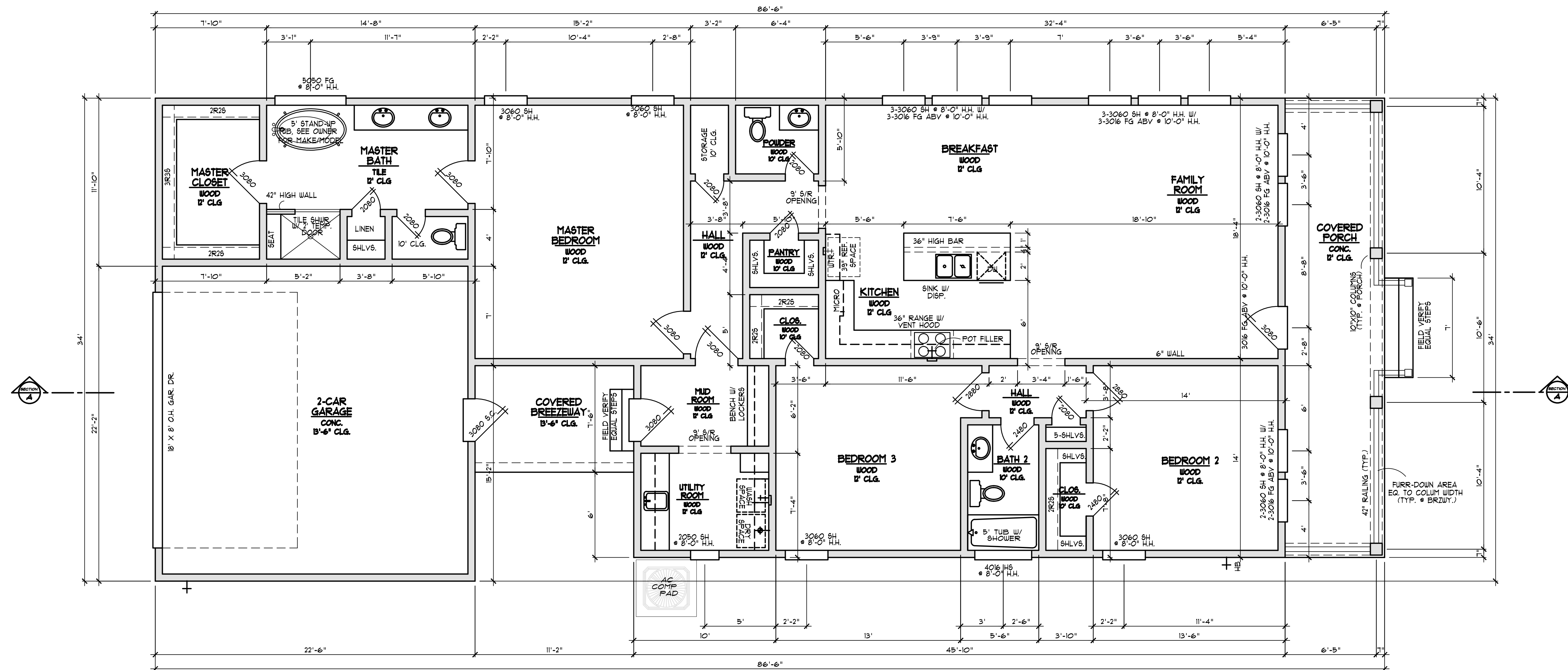


PLAN AREAS (SQ FT)	
FIRST FLOOR (LIVING AREA)	1965
TOTAL LIVING	1965
COVERED BREEZEWAY	82
COVERED PORCH/ ENTRY	226
GARAGE	495
TOTAL SLAB	2768

NOTES:

- HVAC UNIT/S & GAS W/H/S IN ATTIC. PROVIDE LIGHT FIXTURE NEAR EACH UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PANS WITH OUTSIDE DRAIN LINES. PROVIDE SUB-FLOOR WALKWAY TO & AROUND EACH UNIT CONFORMING TO APPLICABLE CODE.
- ALL VENTS, FLUES & ROOF JACKS SHALL NOT BE VISIBLE FROM FRONT OF HOUSE.
- HVAC CONTRACTOR TO DETERMINE TONNAGE & LOCATION'S OF RETURN AIR/S.
- HVAC CHASE LOCATION'S ARE APPROXIMATE AND MAY VARY.
- PLACEMENT OF HVAC CONDENSING UNITS DETERMINED AT ROUGH-IN BY HVAC CONTRACTOR.
- WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- ALL DOORS ARE 8'-0" TALL AT FIRST FLOOR, UNLESS NOTED OTHERWISE.
- BUILDER TO DETERMINE IDEAL LOCATION OF ALL ATTIC ACCESS.



FLOOR PLAN

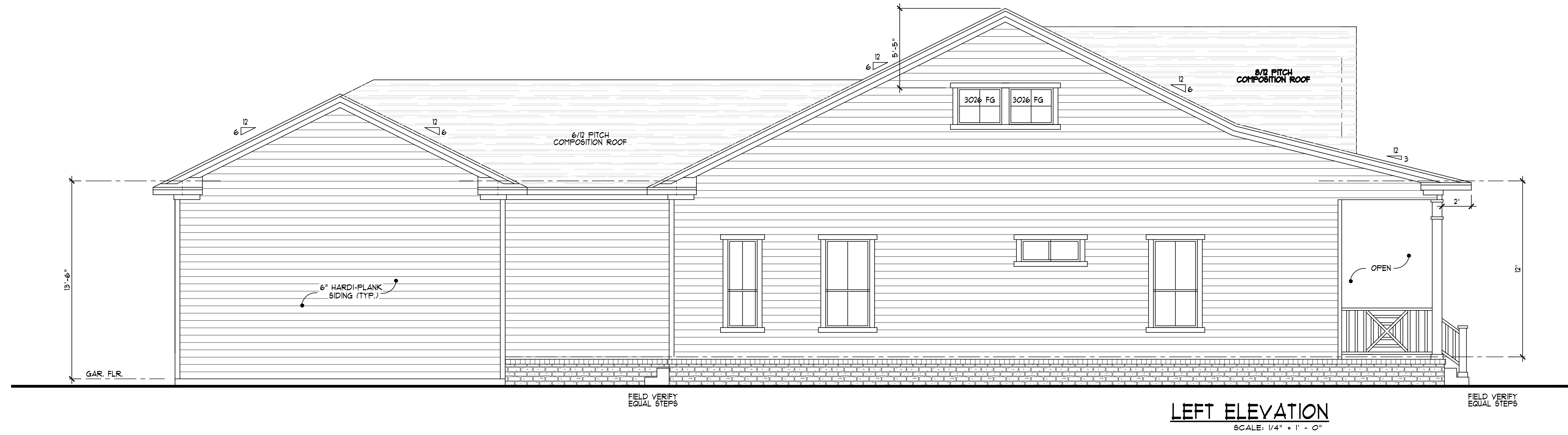
SCALE: 1/4"=1'-0"
 *ALL WALLS TO BE 2X6

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 Date: 1.6.2020
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FORD PROJECT
 13 COMPASS CIRCLE
 GALVESTON, TX.
 Proj. No.: 2768
 Job No.: 1965
 Lot: Blk: Sect:

FLOOR 1
 FORD PROJECT



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

- ELEVATION GENERAL NOTES**
1. FOR ALL **4:12 PITCH** OR LESS, PROVIDE ICE AND WATER SHIELD TYP.
 2. ALL WINDOWS AND DOORS, WHERE SIDING FINISHES ARE APPLIED, ARE TO RECEIVE 4" WOOD TRIM (BAND) UNLESS NOTED OTHERWISE.
 3. RIDGE VENTS PER COMPLYITY STANDARDS.
 4. ACTUAL DESIGN OF DOORS AND WINDOWS MAY VARY.



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

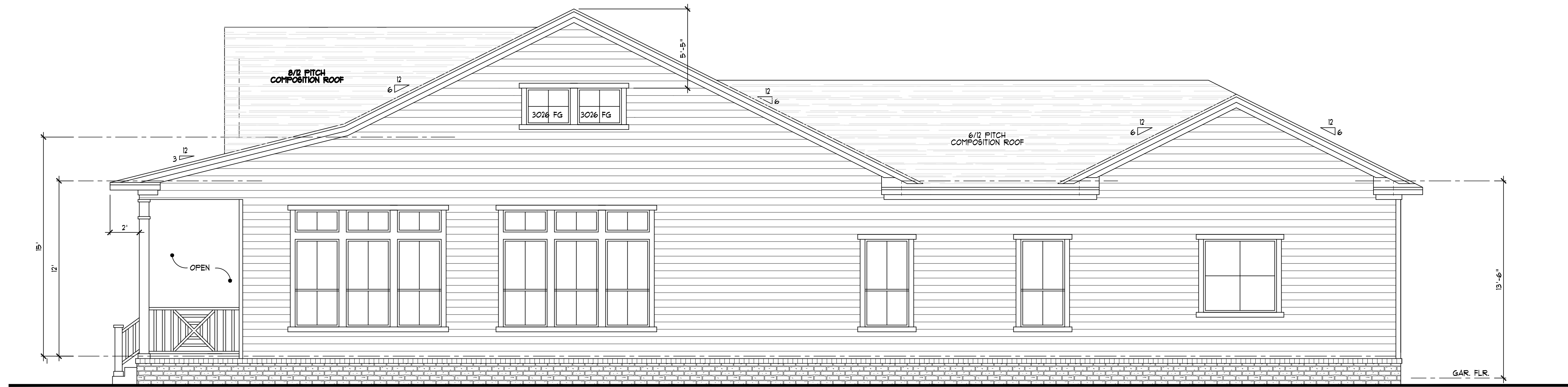
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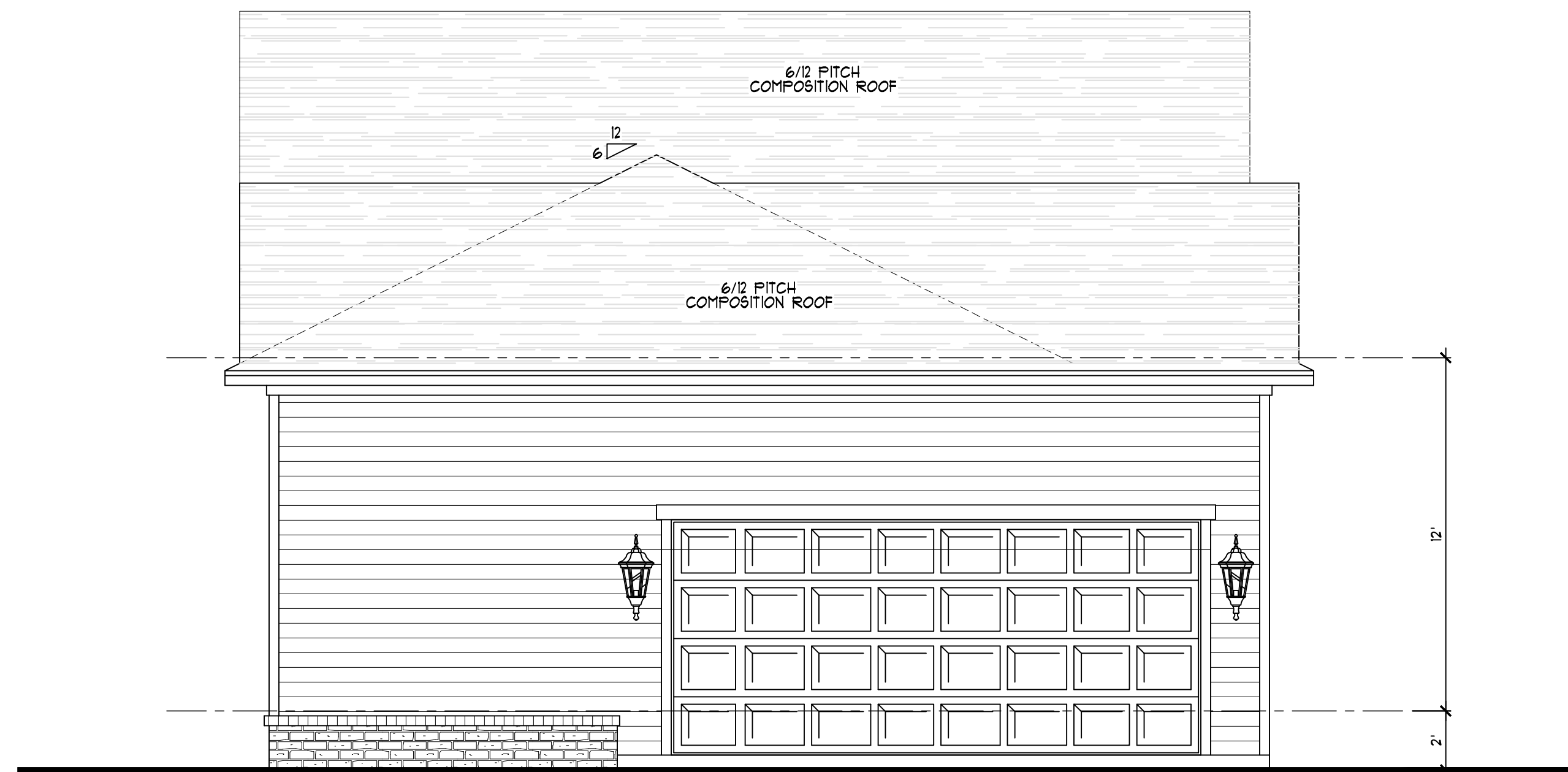
Proj. No.: 2768
Job No.: 1965
Lot: Blk: Sect:

FORD PROJECT
13 COMPASS CIRCLE
GALVESTON, TX.

ELEV. 1
FORD PROJECT



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



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

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GALVESTON, TX.
Proj. No.: 2768
Job No.: 1965
Lot:
Blk:
Sect:

ELEV. 2
FORD PROJECT

ELECTRICAL LEGEND

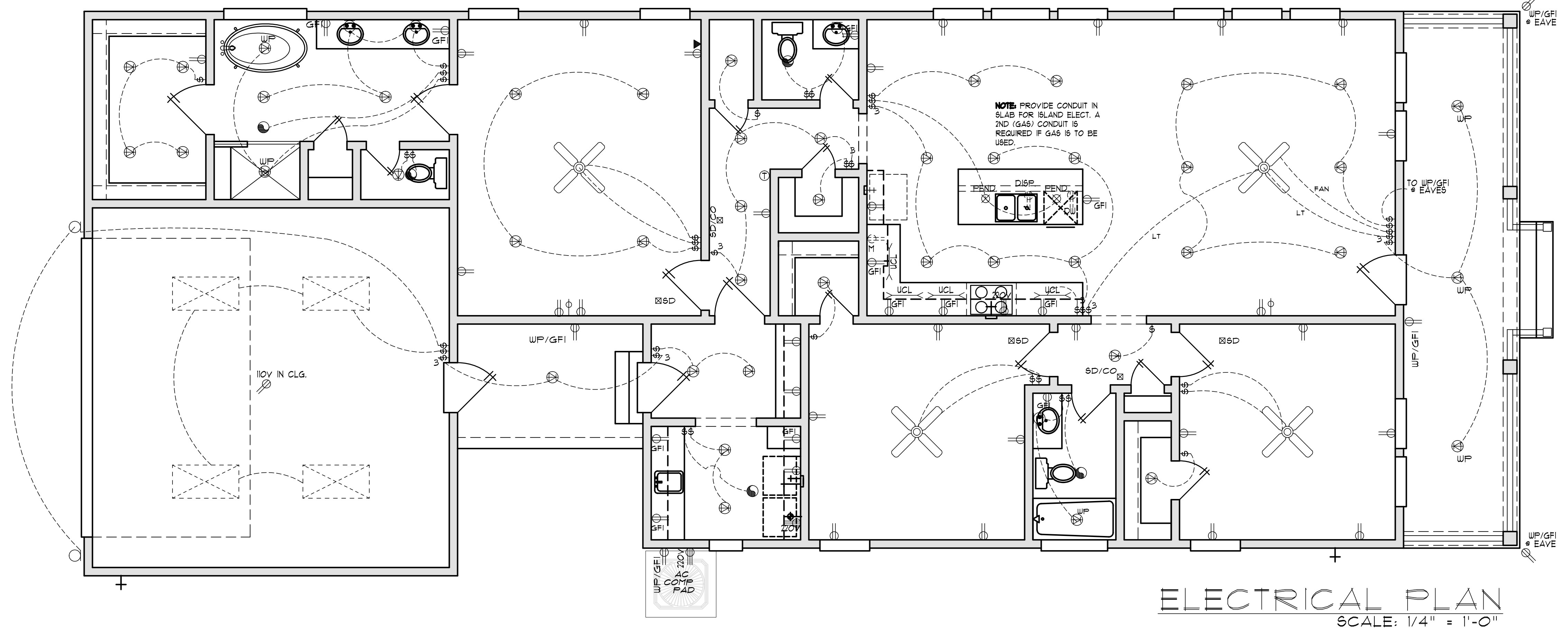
(ALL RECEPTALS TO BE TAMPER-RESISTANT PER 2012 IRC / 2014 NEC)

	AFCI 110 VOLT RECEPTACLE		WP WATERPROOF RECESSED CAN LIGHT
	AFCI 110 VOLT WATERPROOF RECEPTACLE		RECESSED EYEBALL SPOT LIGHT
	AFCI 110 VOLT IN CLG.		WALL MOUNTED LIGHT FIXTURE
	110 VOLT W/ GROUND FAULT INTERRUPTER		PORCELAIN FIXTURE W/ PULL CORD
	AFCI 110 VOLT IN FLOOR		FLOOD LIGHTS
	220 VOLT RECEPTACLE		EXHAUST FAN
	TELEVISION ANTENNA		EXHAUST FAN W/ LIGHT
	TELEPHONE OUTLET		EXHAUST FAN W/ HEAT LAMP
	SINGLE POLE SWITCH		EXHAUST FAN W/ HEAT LAMP & LT.
	THREE WAY SWITCH		KEYLESS CEILING MOUNTED LIGHT FIXTURE
	FOUR WAY SWITCH		ZONE SENSOR
	DIMMER SWITCH		CEILING FAN
	PUSH BUTTON		CEILING FAN W/ LIGHT
	SMOKE DETECTOR		CEILING LIGHT W/ FUTURE FAN
	CARBON MONOXIDE DETECTOR		2'X4' FLUORESCENT LIGHT
	THERMOSTAT		1'X4' FLUORESCENT LIGHT
	CHIMES		
	CEILING MOUNTED LIGHT FIXTURE		
	HANGING LIGHT		
	RECESSED CAN LIGHT		
	MINI RECESSED CAN LIGHT		
	LED LIGHT FIXTURE		
	UNDER COUNTER LIGHT		

ELECTRICAL GENERAL NOTES:

IN COMPLIANCE WITH 2012 IRC/2014 NEC

1. SMOKE DETECTORS MUST TIE INTO ELECTRICAL SYSTEM, HAVE BATTERY BACK UP, AND BE INTERCONNECTED PER 2012 IRC
2. ALL WIRING MUST BE COPPER
3. 8 GENERAL OUTLETS PER CIRCUIT.
4. 12/2 W.G. ON ALL GENERAL CIRCUITS.
5. 12/2 W.G. MAY BE USED FOR SWITCH LEGS ONLY.
6. FANS SHALL BE WIRED WITH NO. 12 WIRE.
7. LIGHTS SHALL BE 8'-0" MIN. & PROTECTED OVER TUB & SHOWER.
8. NO SWITCH SHALL BE WITH 5' MIN. REACH OF ANY TUB OR SHOWER.
9. ALL OUTLETS TO BE ARC FAULT PROTECTED.
10. PROVIDE G.F.I.C.I. PROTECTION AS REQUIRED BY ELECTRICAL CODES.
11. REFERENCE ELEVATION PAGES FOR LOCATIONS OF POWER ATTIC VENT PRE-WIRES.



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

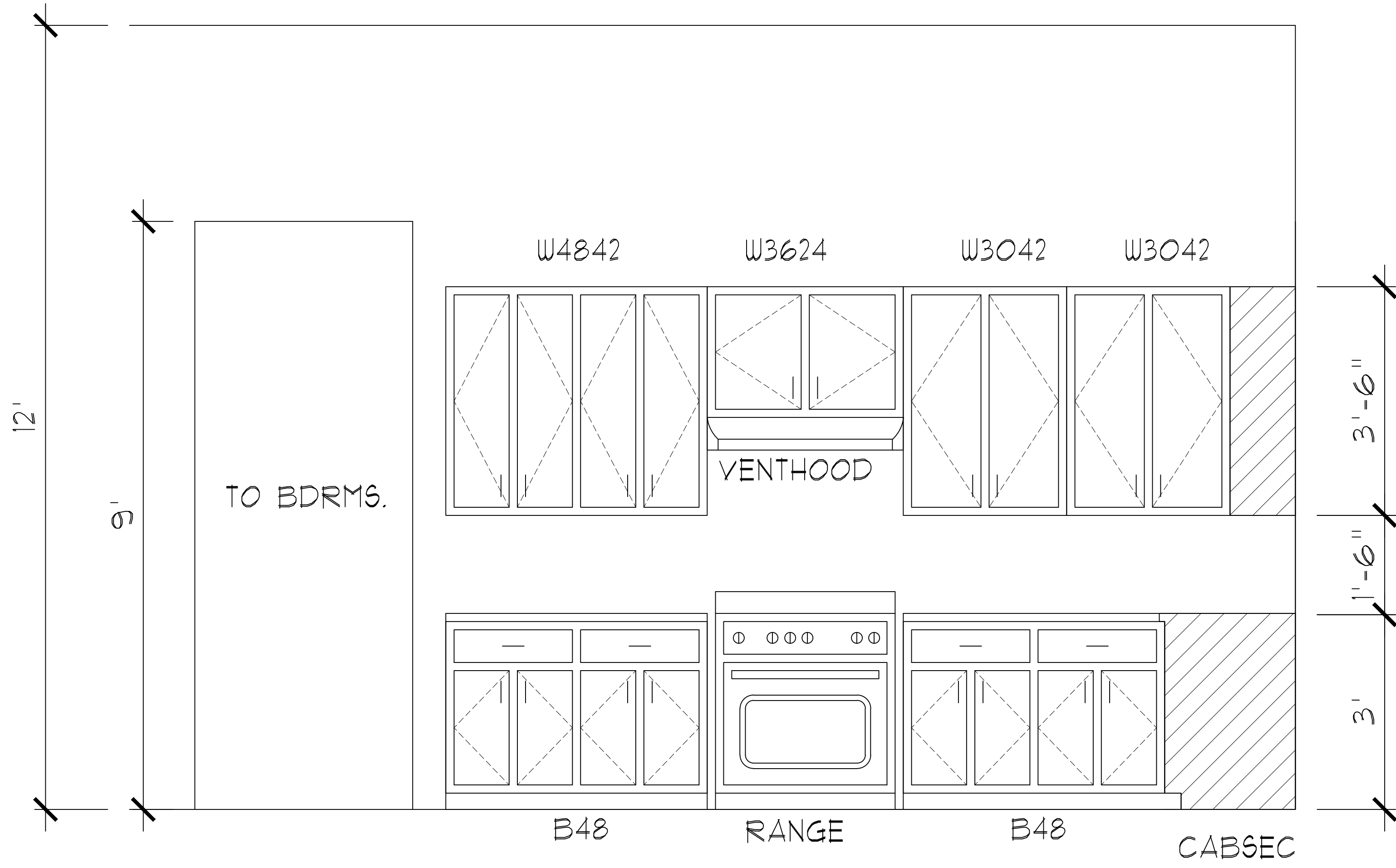
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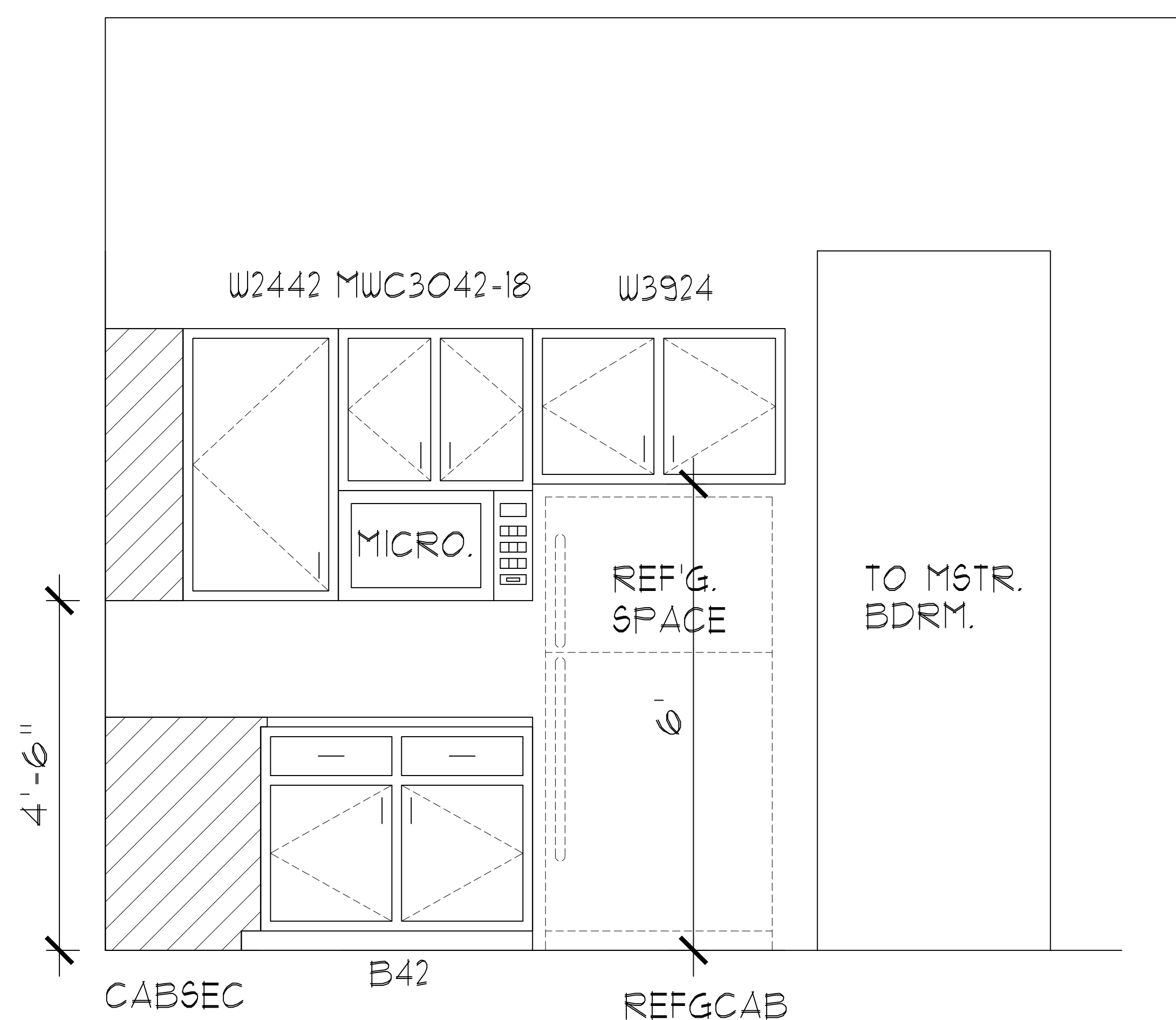
FORD PROJECT
 13 COMPASS CIRCLE
 GALVESTON, TX.
 Proj. No.: 2768 Lot:
 Job No.: 1965 Blk:
 Sect:

ELEC 1
 FORD PROJECT

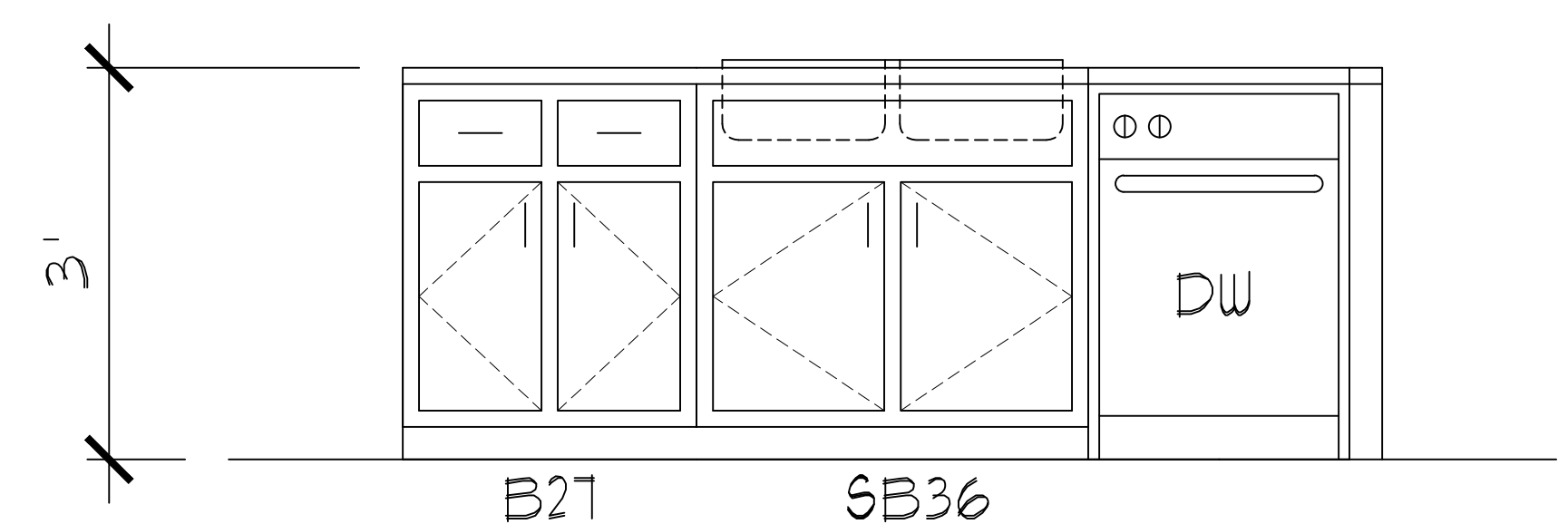
SEE INTERIORS 2 SHT. FOR ADDITIONAL NOTES



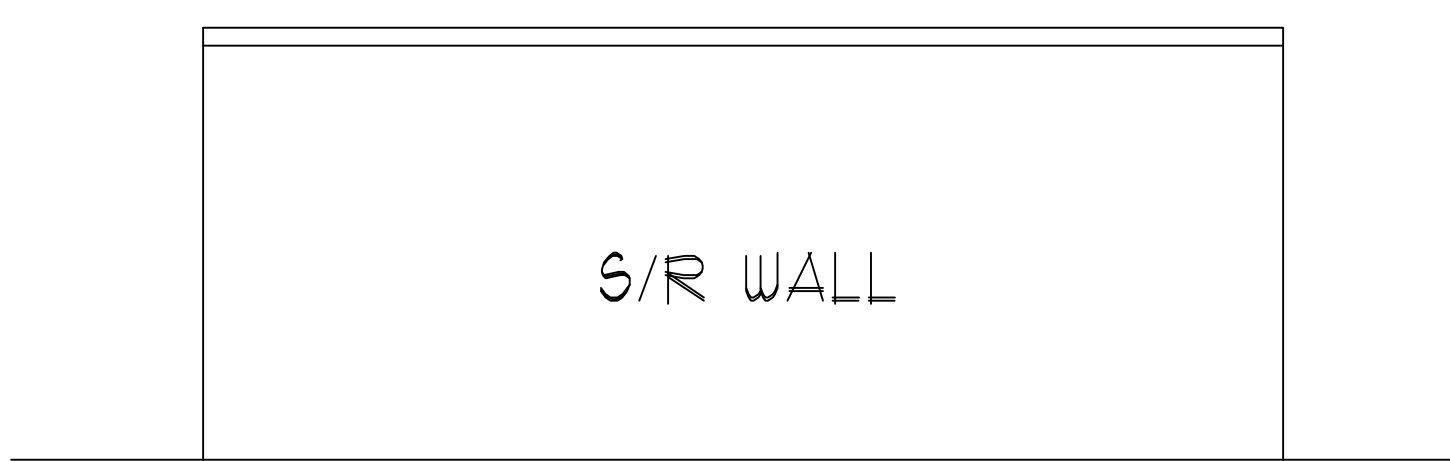
KITCHEN



KITCHEN

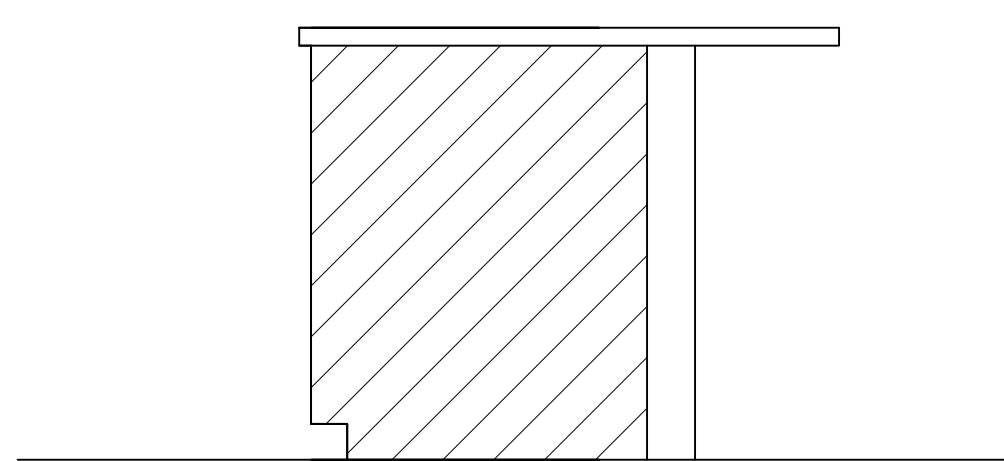


KITCHEN ISLAND



KITCHEN ISLAND

REAR



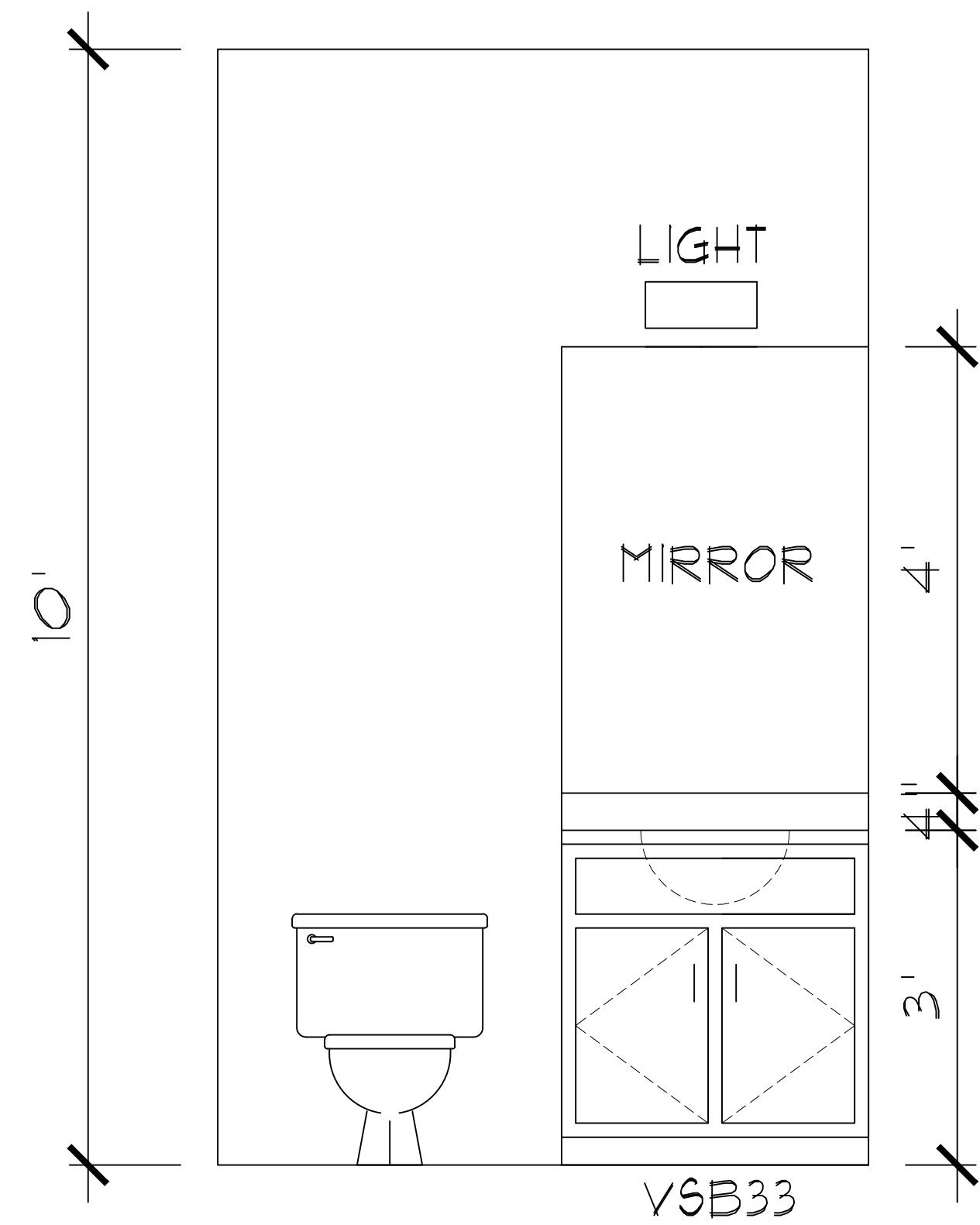
KITCHEN ISLAND

SIDE

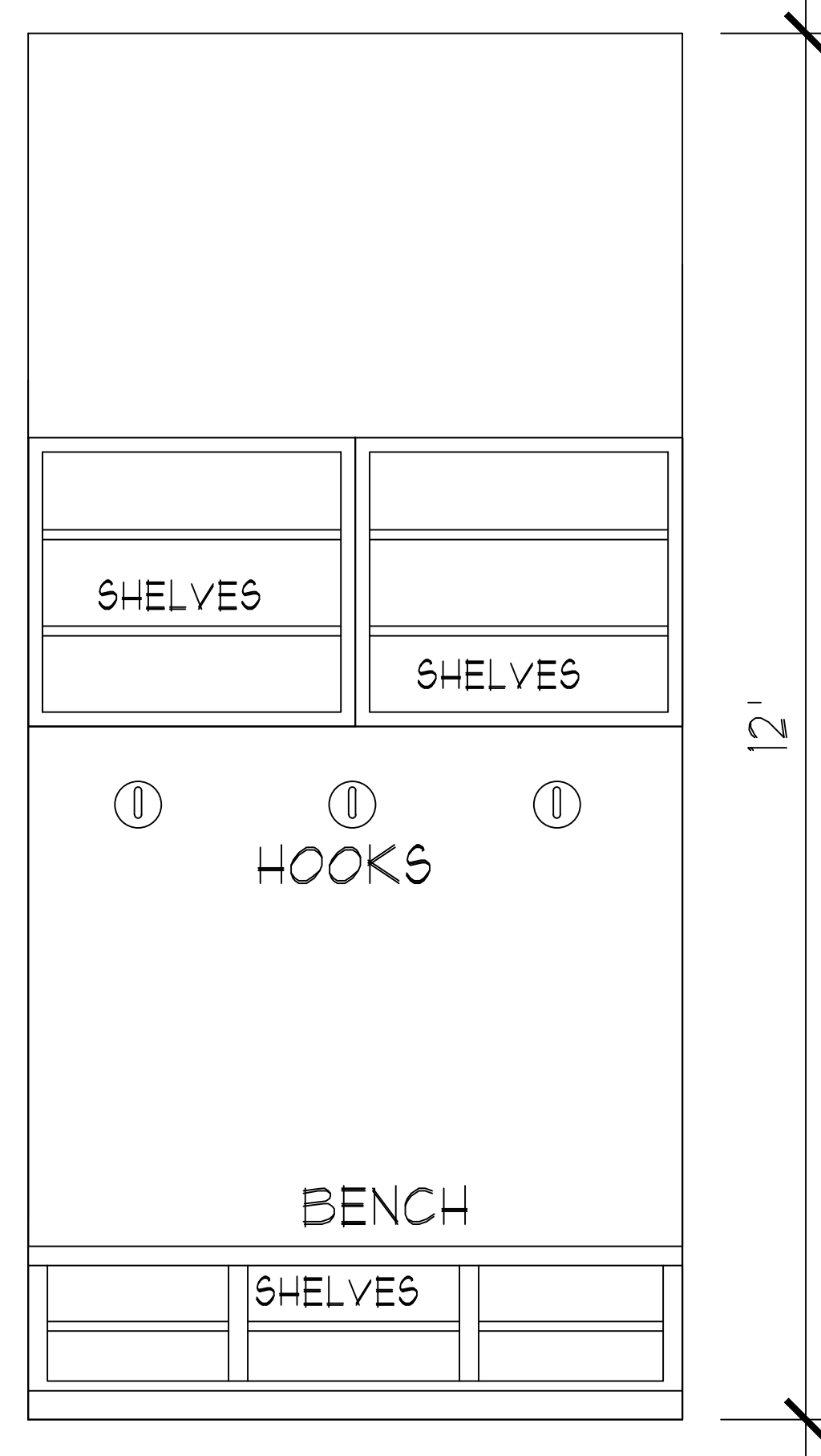
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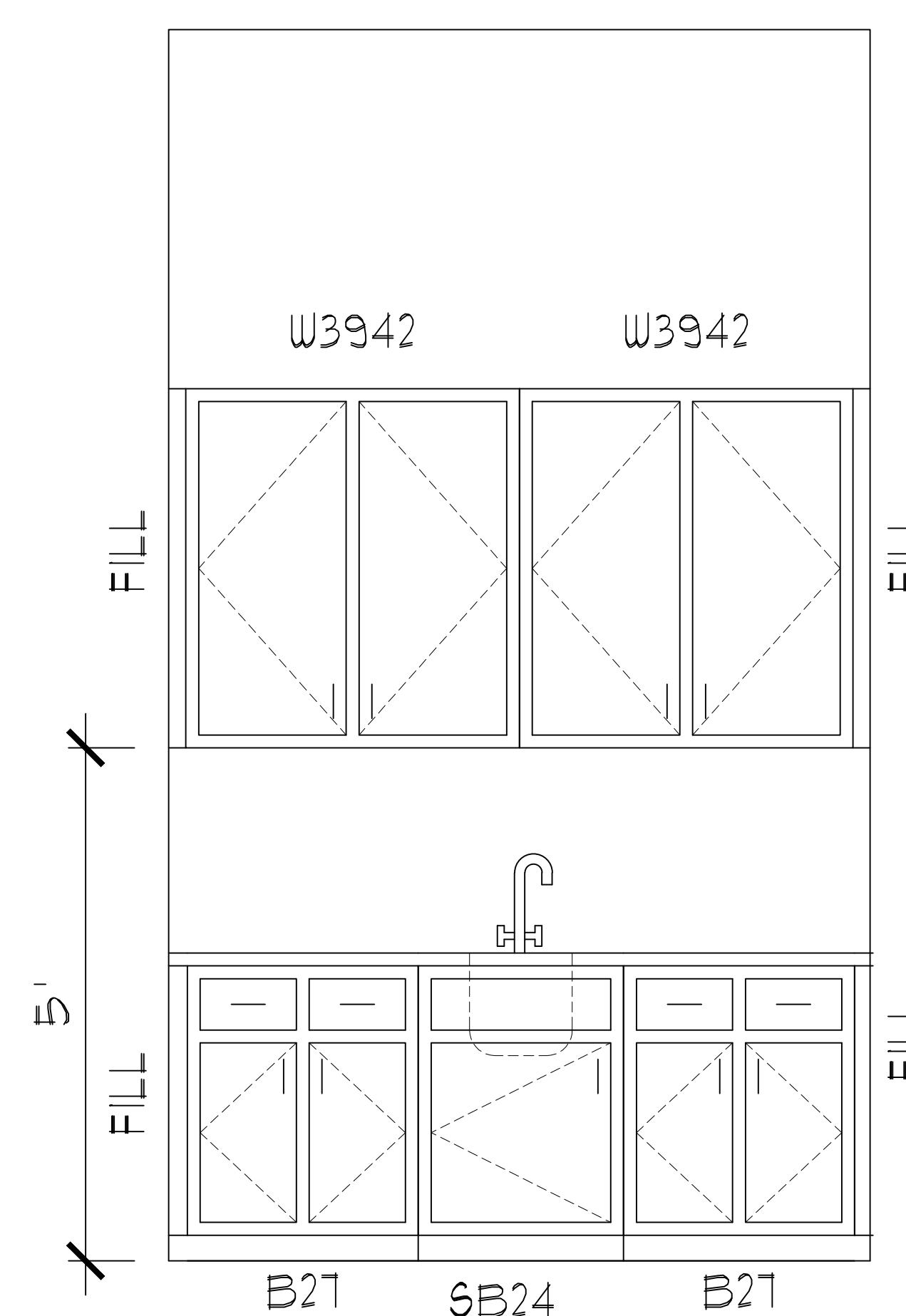
Proj. No.: 2768
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 Sect:
 FORD PROJECT
 13 COMPASS CIRCLE
 GALVESTON, TX.
 INTERIORS
 FORD PROJECT



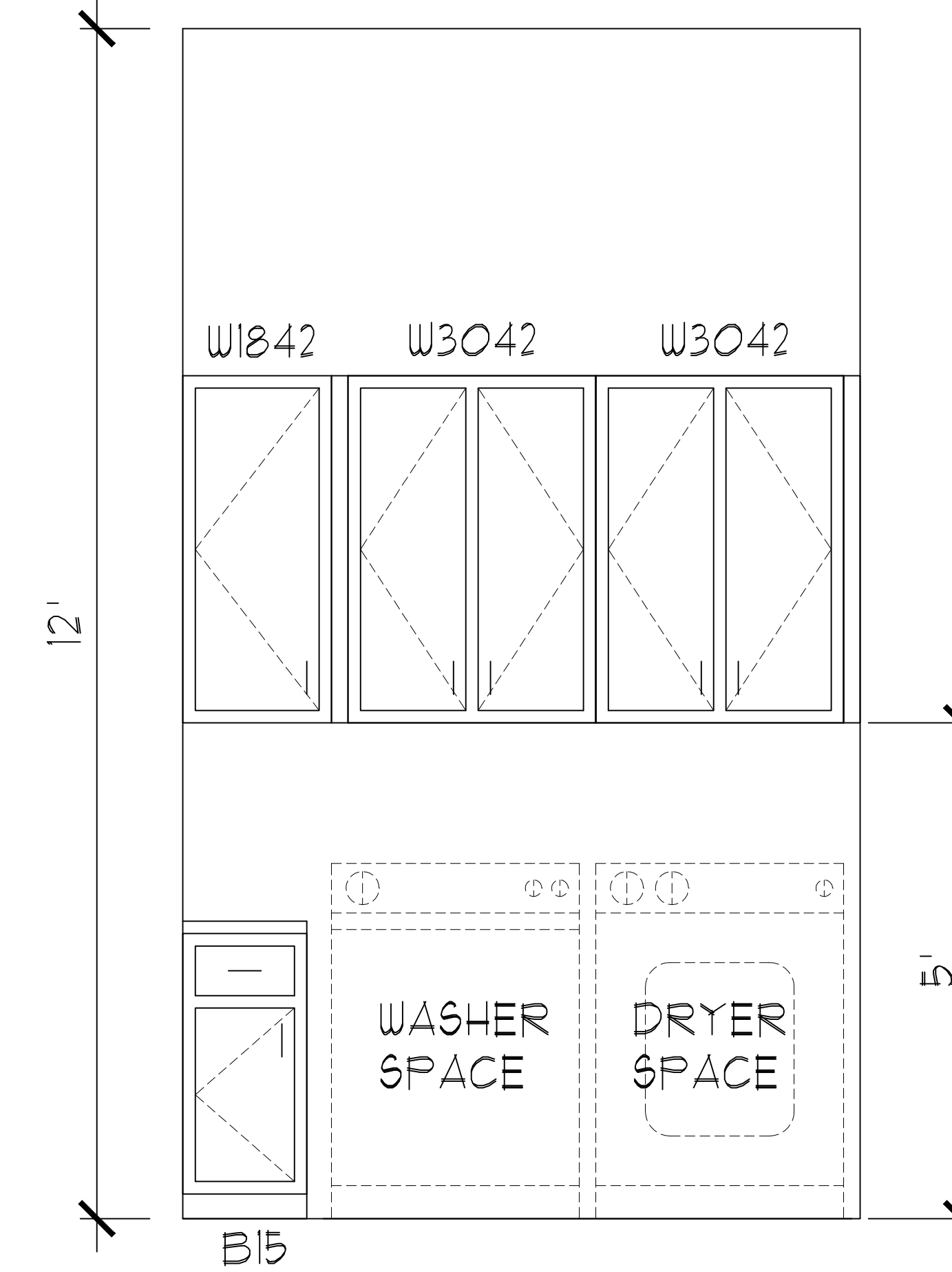
POWDER



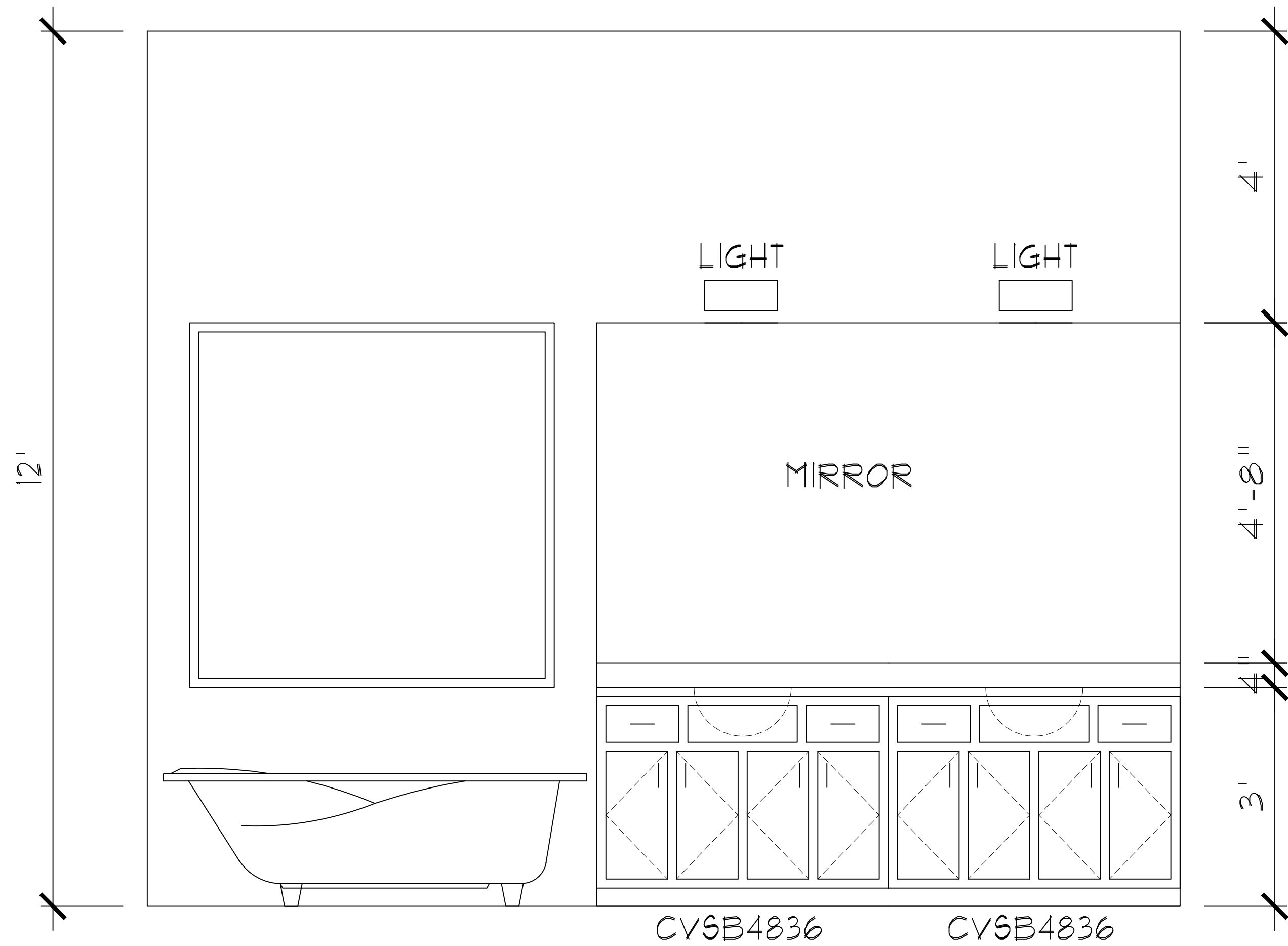
MUD ROOM



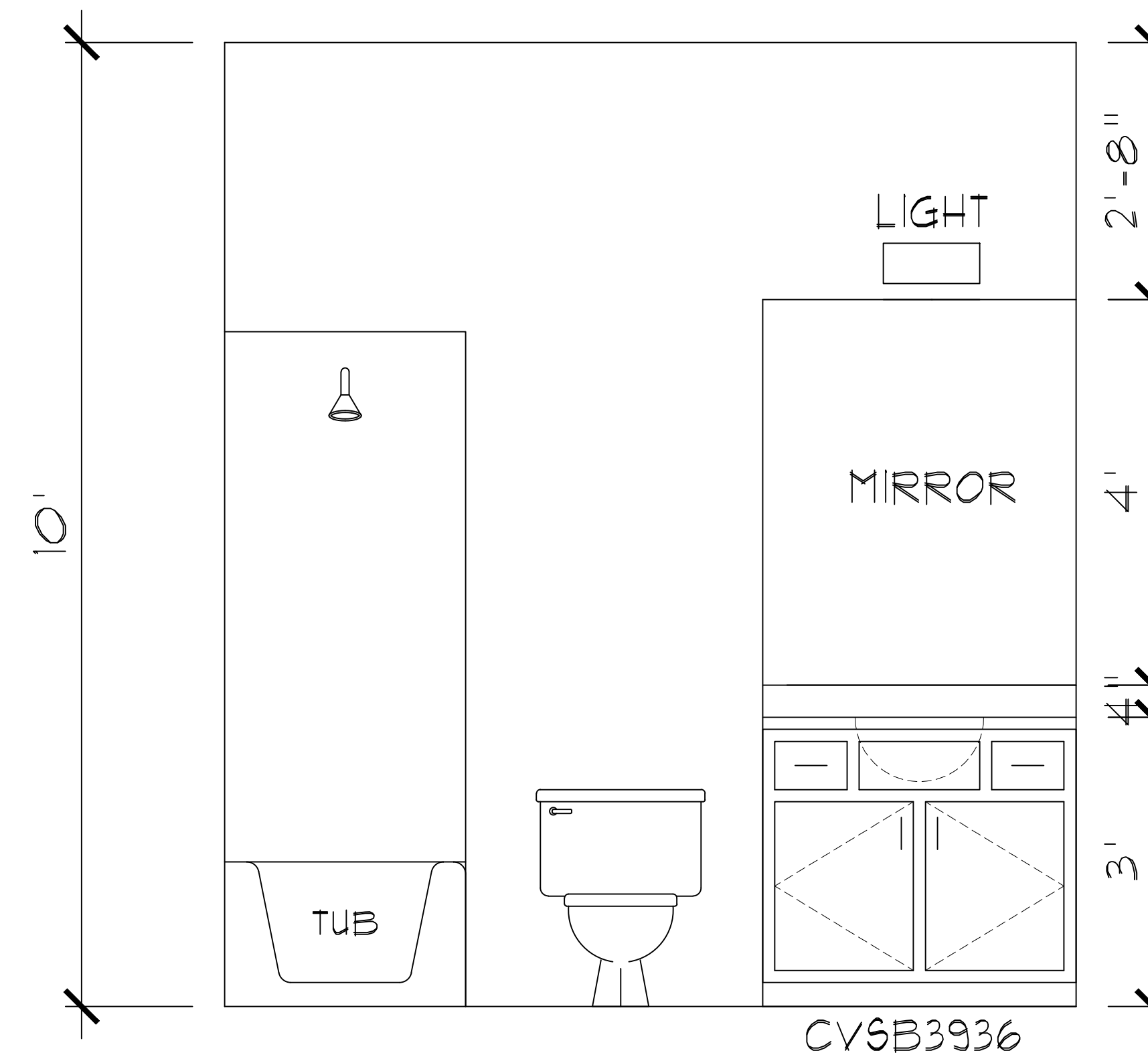
UTILITY



UTILITY



MASTER BATH



BATH 2

LEGEND:

- B BASE CAB.
- CT COOK TOP
- DB DRAWER BASE CAB
- F FILLER
- VB VANITY BASE
- VDB VANITY DRAWER BASE
- W WALL CABINET

NOTES:

- ALL CABINET DOOR STYLES, DRAWER STYLES, HARDWARE AND FINISHES ARE TO BE DETERMINED WITH HOME OWNER. TYPICAL FOR ALL.
- PROVIDE FALSE DRAWER FRONTS WHERE APPLICABLE.
- PROVIDE WOOD SKINS ON ALL CABINETS WITH EXPOSED END PANELS.
- BASE CABINETS AT ISLAND.
- SUPER TO CHECK VANITY CABINET DEPTH WITH GRANITE AND CASING PLACEMENT.

CABINET ELEVATIONS

SCALE: 3/4"=1'-0"

ELECTRICAL

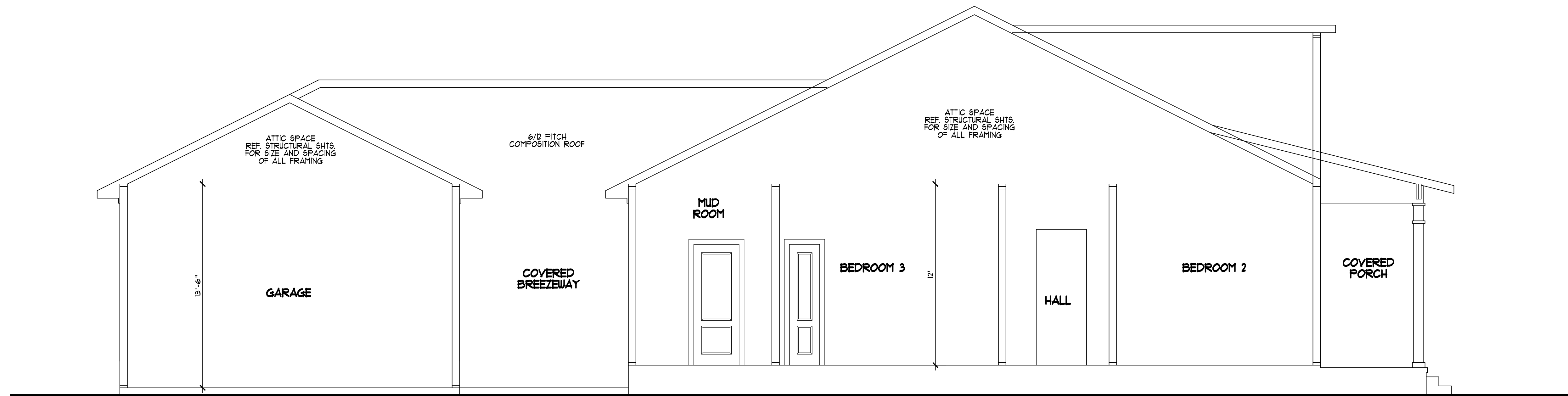
- (ALL RECEPTALS TO BE TAMPER-RESISTANT PER NEC)
- ⊕ AFCI 110 VOLT RECEPTACLE
 - ⊕WP AFCI 110 VOLT WATERPROOF RECEPTACLE
 - ⊕CLG. AFCI 110 VOLT IN CLG.
 - ⊕GFI 110 VOLT W/ GROUND FAULT INTERRUPTER

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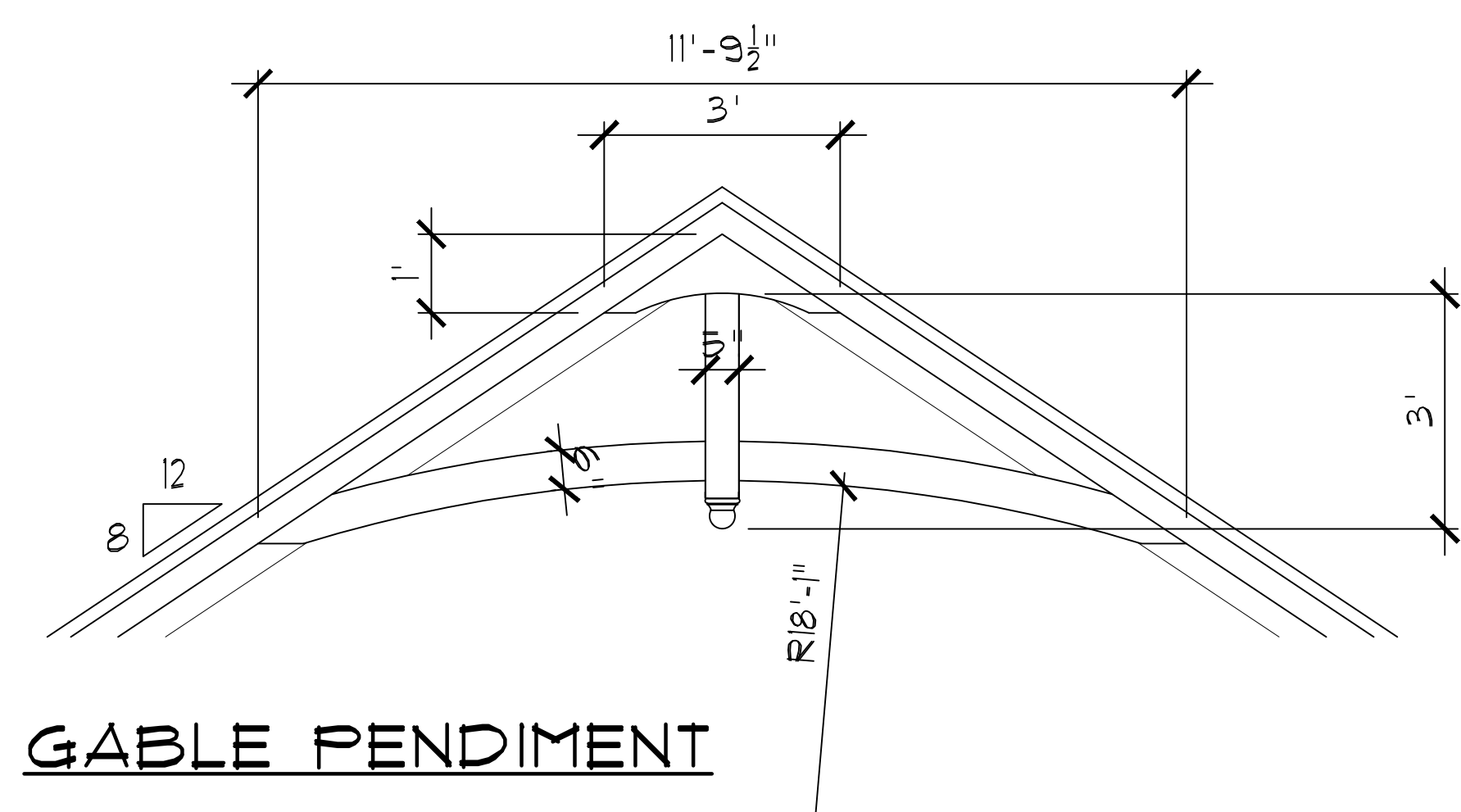
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Lot: Blk: Sect:
FORD PROJECT
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GALVESTON, TX.

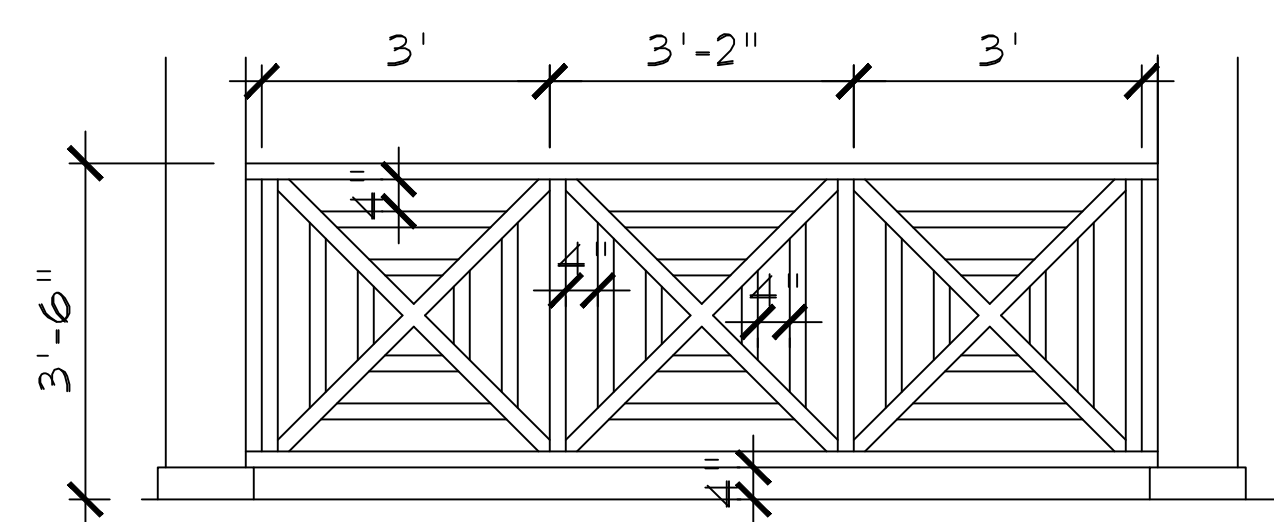
INTERIORS 2
FORD PROJECT



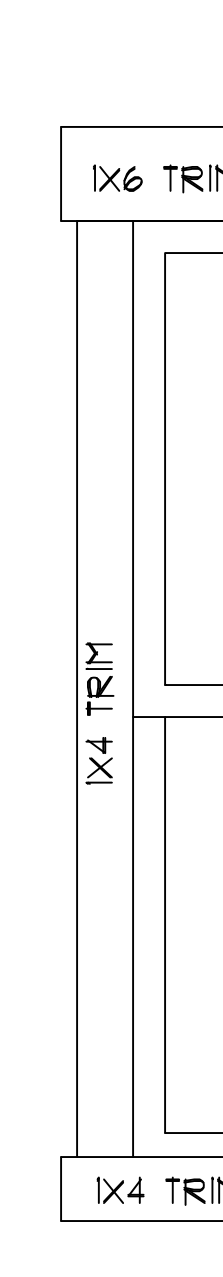
SECTION "A"
SCALE: 1/4" = 1'-0"



GABLE PENDIMENT



DECOR. RAIL DTL.



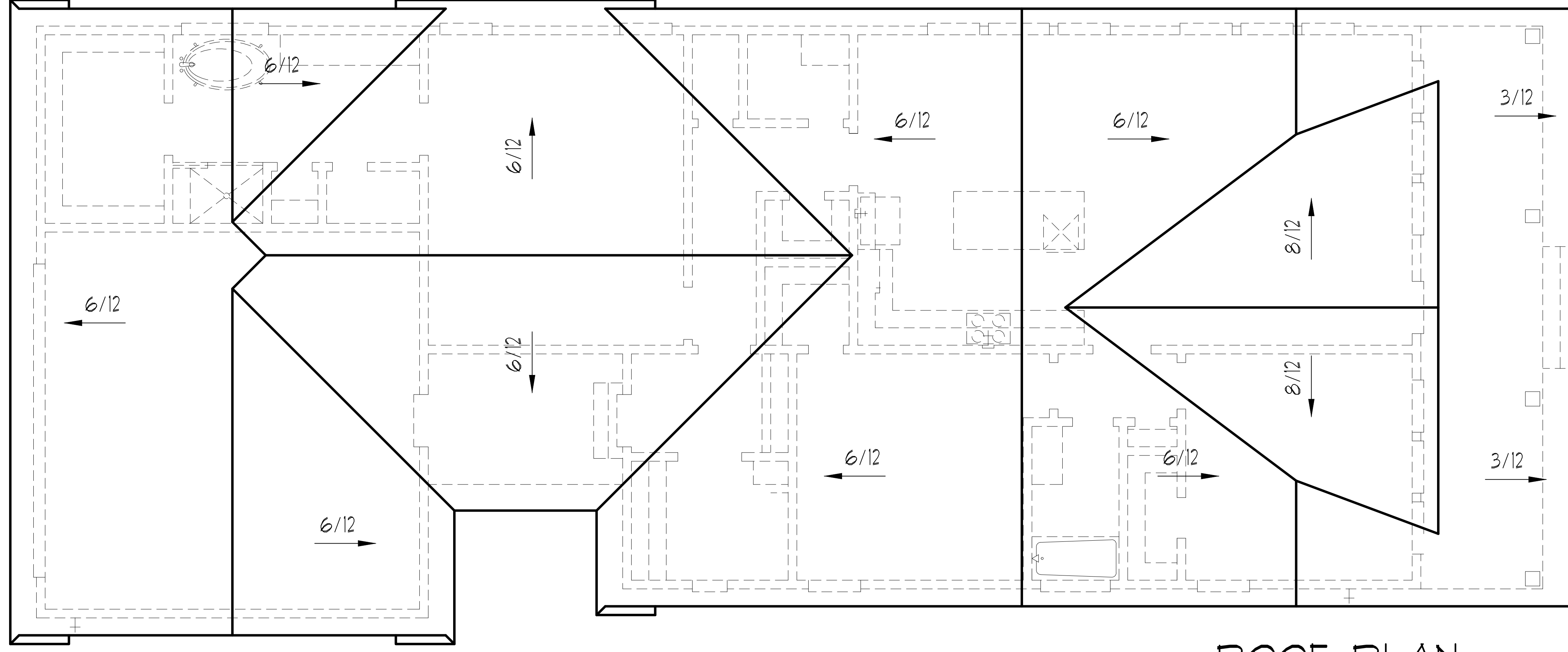
TYP. WDW TRIM
AT FRONT AND WHERE SHOWN

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DETAILS
FORD PROJECT



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

ROOF
FORD PROJECT

FORD PROJECT
13 COMPASS CIRCLE
GALVESTON, TX.

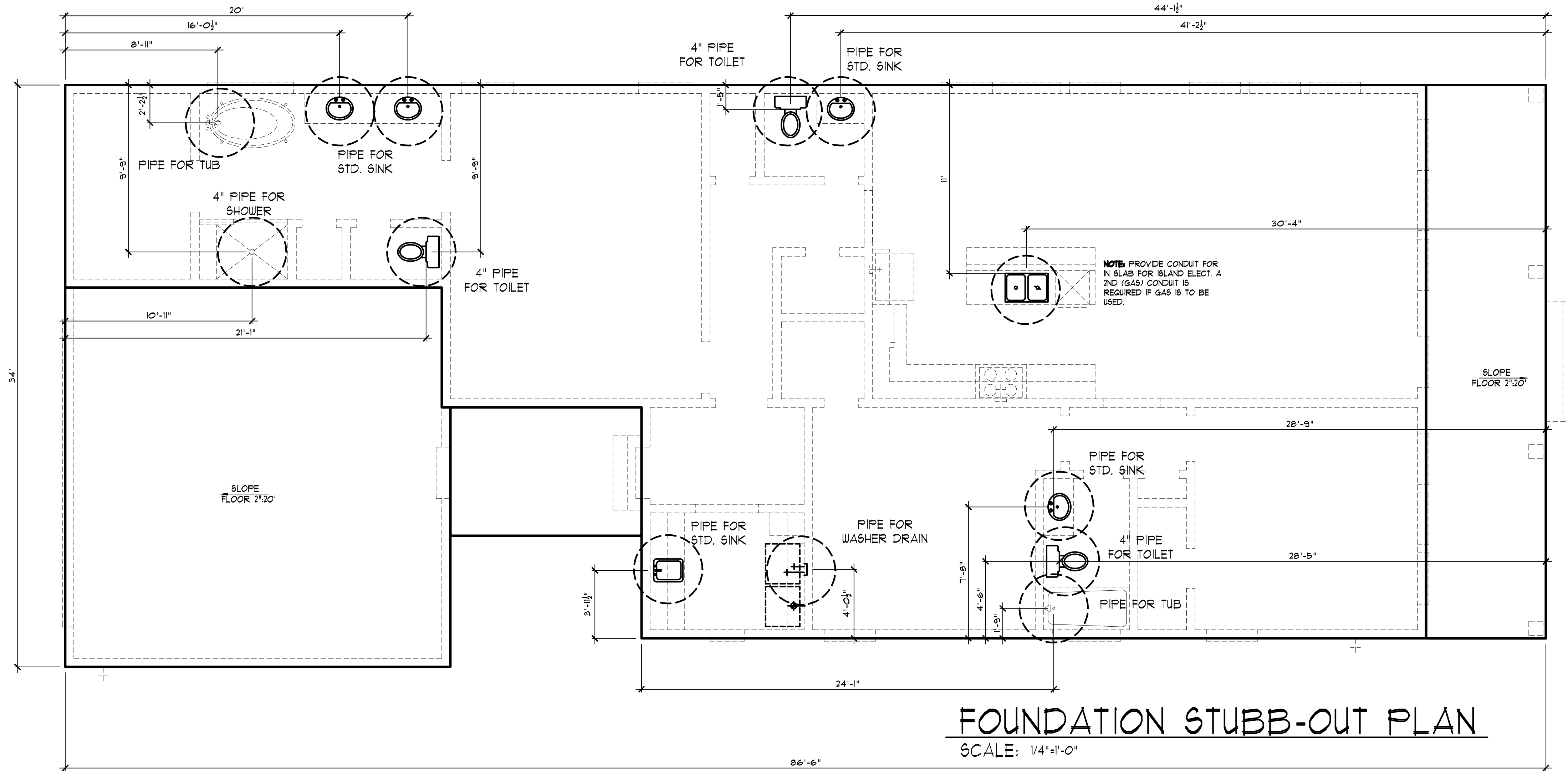
Proj. No.:	2768	Lot:	
Job No.:	1965	Blk:	
		Sect:	

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STUBB-OUT GENERAL NOTES:

1. ALL SINKS ARE DIMENSIONED TO THE SINK SIDE WALL, CENTERED ON THE SINK
2. ALL TOILETS ARE DIMENSIONED TO THE CENTER OF THE 4" DIA. PIPE
3. ALL SHOWERS AND TUBS ARE DIMENSIONED CENTER OF THE 3" DIA. PIPE
4. ALL FLOOR FLUGS ARE DIMENSIONED TO THE CENTER OF THE 1" DIA. PIPE
5. DOWN DRAFT COOKTOP PIPES ARE DIMENSIONED TO THE CENTER OF THE COOKTOP
6. 60" X 60" CORNER TUBS DRAINS AT THE CENTER IN THE FRONT. 42" X 60" CORNER TUBS DRAINS AT ONE END.



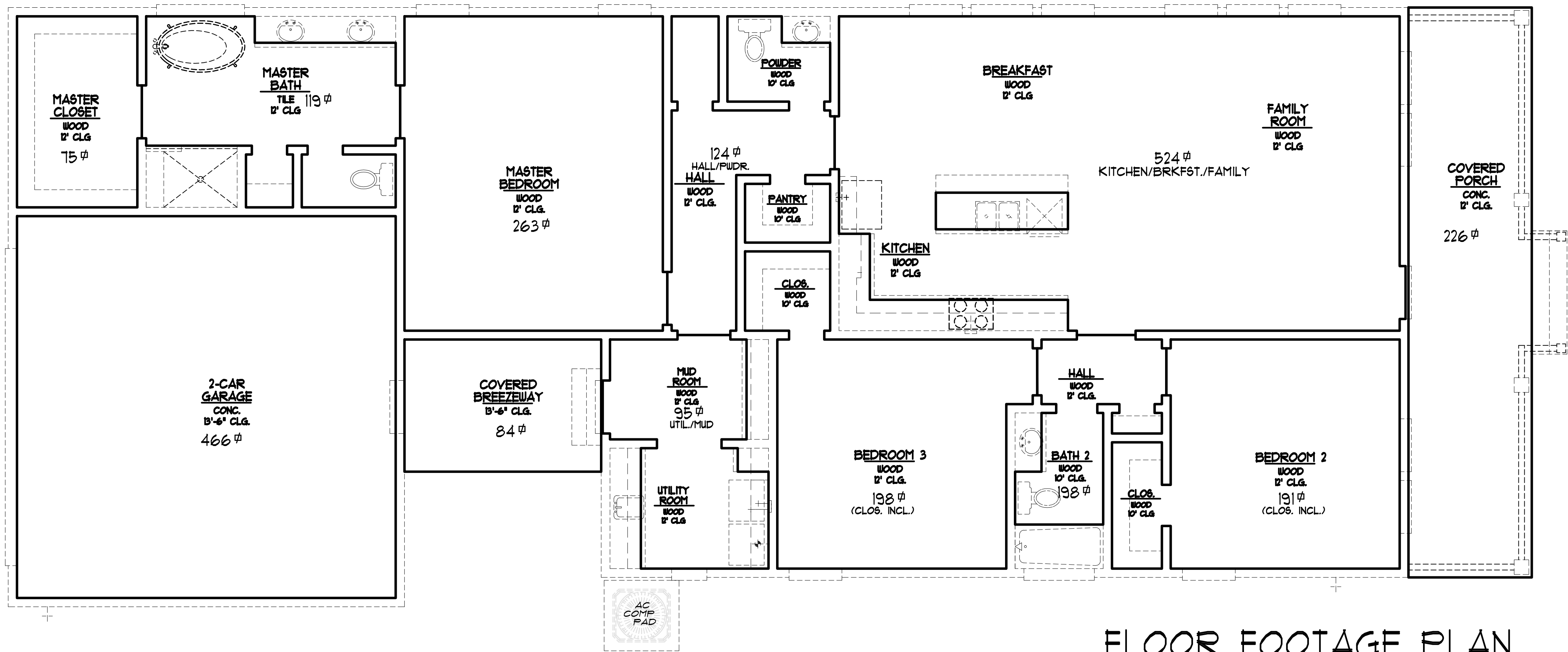
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STUBB
FORD PROJECT



FLOOR FOOTAGE PLAN

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

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