

SUBDIVISION NAME

Model Complex

EXAMPLE

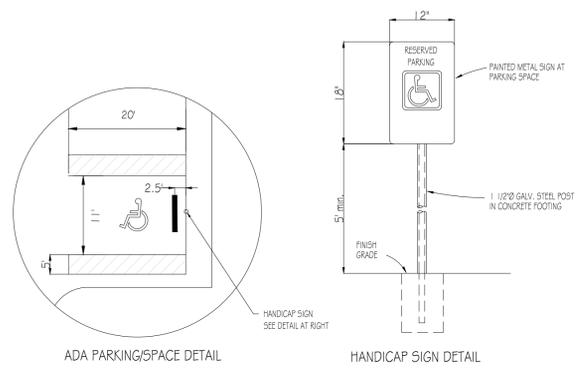


THIS PROJECT

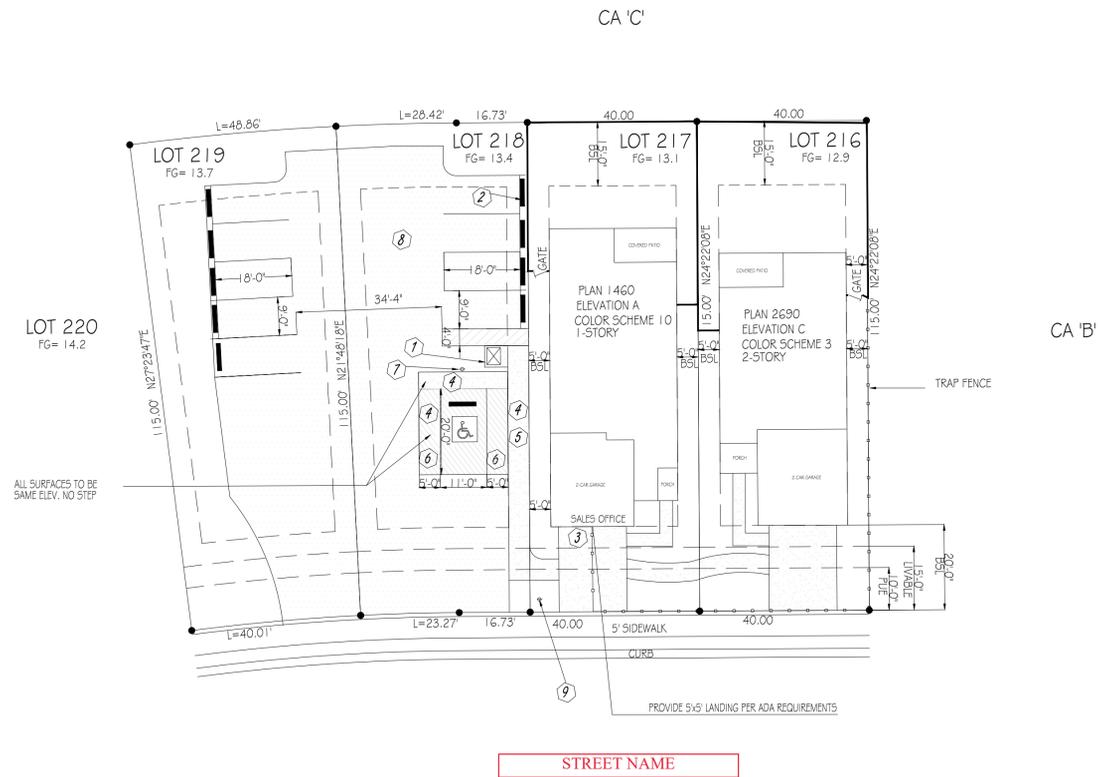
LOCATION MAP
NOT TO SCALE
SECTION 14, T-17-S, R-13-E
PIMA COUNTY, ARIZONA

KEYNOTES

- ① H/C ACCESSIBLE RESTROOM
DISTANCE FROM SALES OFFICE TO RESTROOM APPROX. 36'
PROVIDE MIN. 5x5' LANDING PER ICC/ANSI A117.1, 2009 EDT, SEC. 404.2.3, FIG. 404.2.3.2 (A), SLOPE SHALL NOT EXCEED 1:48 (2%) PER SEC. 404.2.3.1
- ② PARKING BUMPERS, TYP.
- ③ PROVIDE ADA COMPLIANT ACCESS POINT AT SALES OFFICE DOOR, MAX. CHANGE IN VERTICAL ELEV. SHALL BE 1/4" & A 5x5' LANDING, PER ICC/ANSI A117.1, 2009 EDT, SEC. 303.2
- ④ ASPHALT OR CONCRET SURFACE.
- ⑤ MIN. 5'-0" WIDE PATH FOR H/C ACCESSIBLE ROUTE. 1:20 (5%) GRADE MAX W/ 1:20 MAX. GRADE AT ENTRY. MAX CROSS SLOPE CANNOT EXCEED 1:48 (2%) PER ICC/ANSI A117.1, 2009 EDT SEC. 403.3
- ⑥ THE 5' AISLE SURFACE & CONNECTOR WALKWAY, SHALL BE FLUSH ALONG WITH THE SLOPE OF THE ADA PARKING STALL & 5' ACCESS AISLE, AND THE CONNECTOR SIDEWALK SHALL BE NO STEEPER THAT 1:48 (2% SLOPE) PER ICC/ANSI A117.1, 2009 DET. SEC. 502.5
- ⑦ HANDICAP SIGN, SEE DETAIL THIS SHEET.



① DENOTES HANDICAP PARKING SPACE
11' WIDE x 20' LONG, WITH VERTICAL HANDICAP RESERVES SIGNAGE.
ALL OTHER SPACES TO BE 9' WIDE x 18' LONG FOR STANDARD PARKING.



ADA NOTES:
THE ROUTE OF TRAVEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. THE ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE 1:48
2. ROUTES OF TRAVEL COMPLYING WITH THIS SECTION ARE NOT REQ. TO HAVE HANDRAILS
3. THE ENTRY TO THE MODEL HOME SHALL HAVE A MANEUVERING SPACE OF A MIN. OF 60°/60°
4. THE THRESHOLD AT THE ENTRY SHALL NOT EXCEED 1/2"
5. THE ROUTE OF TRAVEL SHALL BE A FIRM, STABLE AND SLIP RESISTANT SURFACE FOR A MIN. WIDTH OF 36" CONTINUOUS AND CLEAR FOR A HEIGHT OF 7' ABOVE THE ROUTE.
6. THE NO STEP ENTRY SHALL BE IDENTIFIED BY READILY VIEWABLE SIGNAGE.

NOTES:
1. ALL WORK SHALL COMPLY WITH LOCAL CODES AND ORDINANCES.
2. ALL SIDEWALK AREAS MUST BE HANDICAP ACCESSIBLE.
5. PARKING AREA WILL NOT BE REMOVED OR REDEVELOPED UNTIL THE SALES OFFICE HAS BEEN VACATED.

SUBDIVISION NAME
LOT NUMBERS

June 15, 2022

BUILDER LOGO
ADDRESS
PHONE NUMBER

ADDRESS:

SALES MODEL COMPLEX

LOT:

Lots 216-219

SUBDIVISION NAME
Town of Sahuarita, Pima County



NOTES

1. DRAWINGS AND SPECIFICATIONS ARE FOR PURPOSES OF COMMUNICATING DESIGN INTENT. SOME ITEMS NOTED ARE NOT INDICATED ON THE FLOOR PLAN. REFER TO THE FABRICATION AGREEMENT FOR ADDITIONAL INFORMATION.
2. ALL PERMITS REQUIRED FOR CONSTRUCTION SHALL BE SECURED BY THE CLIENT'S GENERAL CONTRACTOR OR THEIR AGENT(S).
3. ALL PORTIONS OF THIS SALES OFFICE SHALL COMPLY WITH LOCAL AND FEDERAL ACCESSIBILITY REQUIREMENTS.

**DESIGNER
NAME
PHONE #**

PROJECT NO:

DRAWN BY:

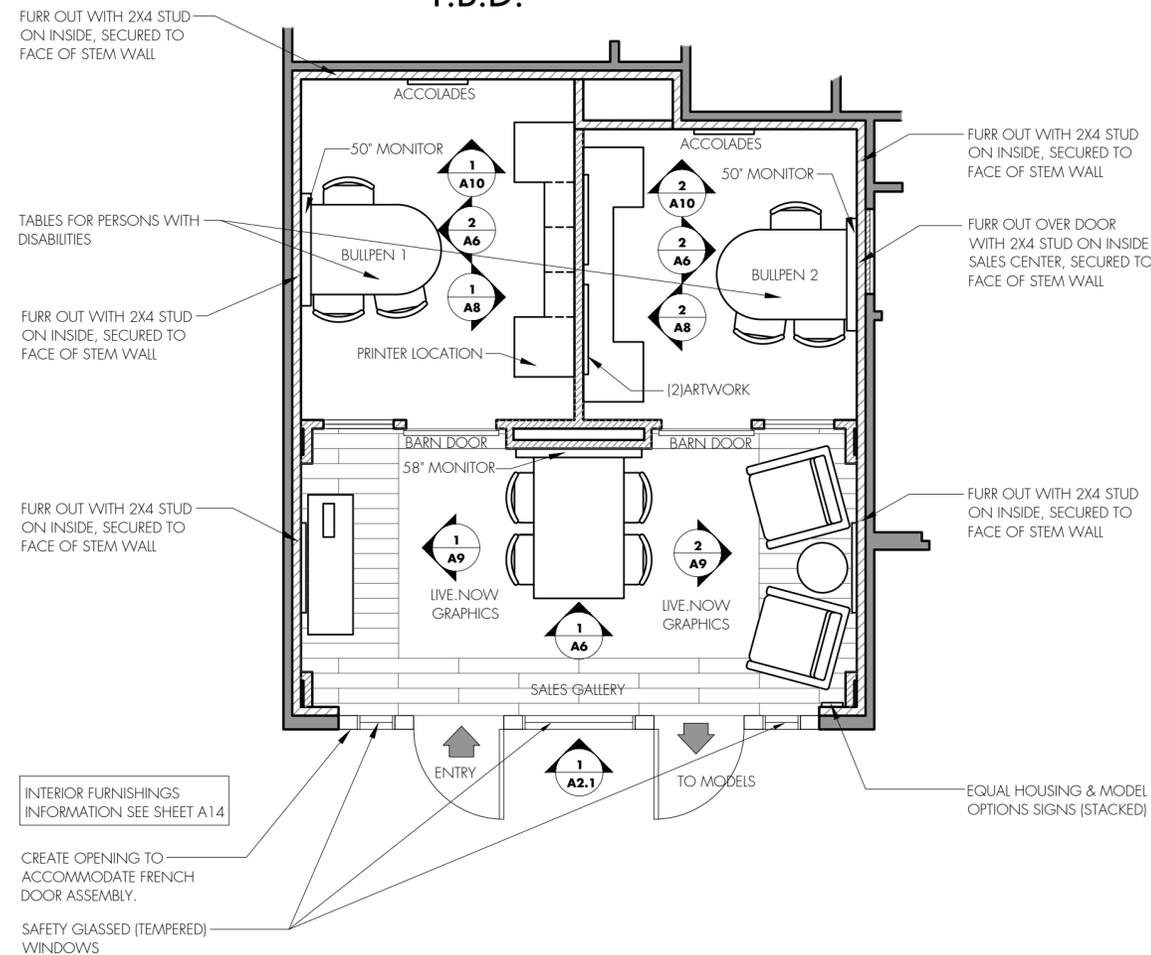
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06/20/22

**FIRE RISER LOCATION
T.B.D.**



SALES OFFICE SPACE PLAN

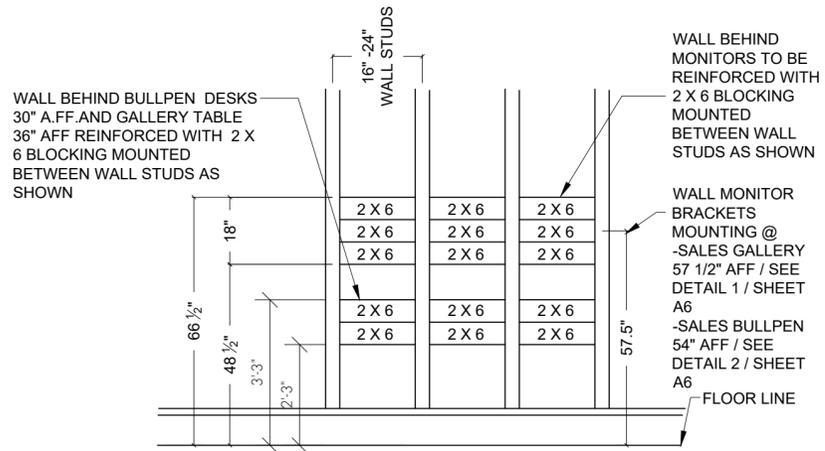
MODEL PLAN NUMBER / ELEVATION LETTER / GARAGE SIDE / SF: XXX SCALE: XXXXXXXX

**BUILDER NAME
SUBDIVISION NAME**

SPACE PLAN

SHEET:

A1



1 ELEVATION - SALES GALLERY MONITOR WALL AND BULLPEN MONITOR WALL
Scale: 3/8" = 1'

CONSTRUCTION NOTES:

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3. ALL PORTIONS OF THIS SALES OFFICE SHALL COMPLY WITH LOCAL AND FEDERAL ACCESSIBILITY REQUIREMENTS.
4. OMIT CONCRETE TIRE STOP AT GARAGE CONSTRUCTION, WHERE APPLICABLE.
5. PROVIDE FURRING AT ALL PERIMETER STEM WALLS FOR A FLUSH CONDITION, WHERE REQUIRED.
6. FINISHED DIMENSIONS AFTER DRYWALL

**DESIGNER
NAME
PHONE #**

PROJECT NO:

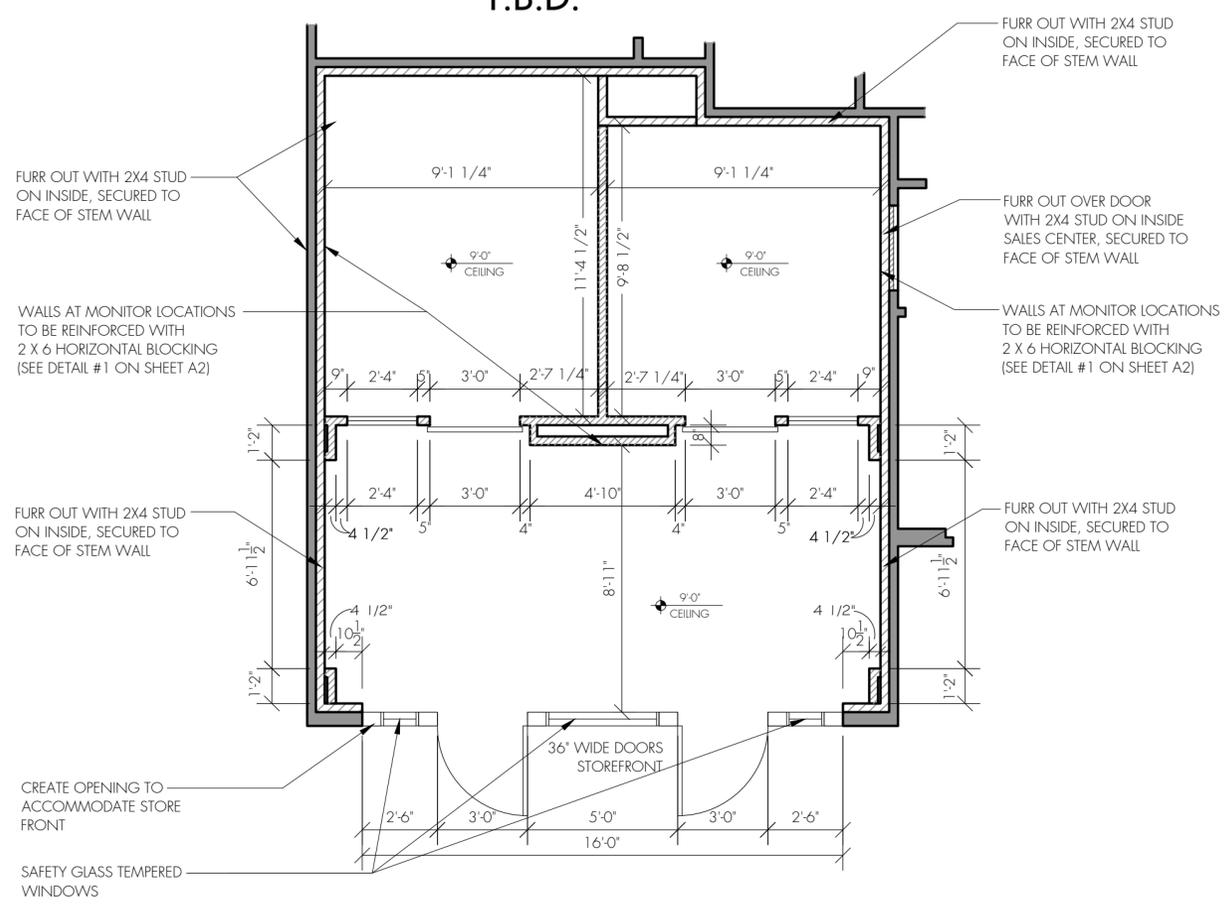
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06/20/22

**FIRE RISER LOCATION
T.B.D.**



SALES OFFICE DIMENSION PLAN

MODEL PLAN NUMBER / ELEVATION LETTER / GARAGE SIDE / SF: XXX SCALE: XXXXXXXX

**BUILDER NAME
SUBDIVISION NAME**

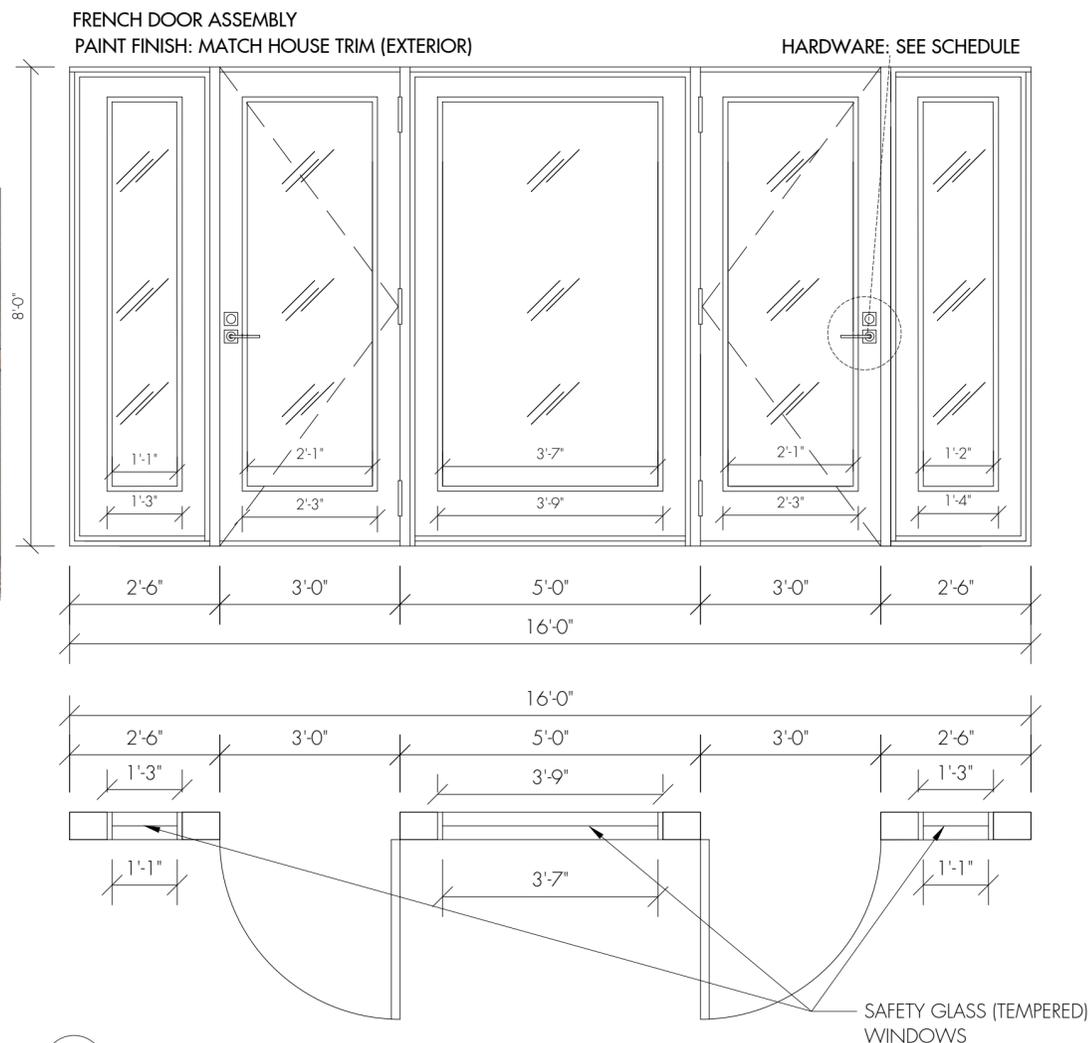
FRAMING

SHEET:

A2



TYPICAL STOREFRONT INSTALLATION



1 ELEVATION - FRENCH DOOR ASSEMBLY
Scale: 1/2" = 1'

FRENCH DOOR STOREFRONT

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**DESIGNER
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PROJECT NO:

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STOREFRONT DOOR HARDWARE

MAIN ENTRY TO SALES CENTER

PRODUCT: HALIFAX DOOR LEVER, KEYED ENTRY
ITEM: # 156HFL SQT SMT15
SIGNATURE SERIES
FINISH: SATIN NICKEL

PRODUCT: HALIFAX SINGLE CYLINDER DEADBOLT
ITEM: # 158 SQT 155MT
SIGNATURE SERIES
FINISH: SATIN NICKEL

DOOR TO/FROM MODEL COMPLEX

PRODUCT: HALIFAX DOOR LEVER, PRIVACY
BED/BATH LEVER
ITEM: # 155HFL SQT 15
SIGNATURE SERIES
FINISH: SATIN NICKEL

PRODUCT: HALIFAX SINGLE CYLINDER DEADBOLT
ITEM: # 158 SQT 155MT
SIGNATURE SERIES

**BUILDER NAME
SUBDIVISION NAME**

STOREFRONTS

SHEET:

A2.1

**DESIGNER
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PROJECT NO:

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06/20/22

**BUILDER NAME
SUBDIVISION NAME**

PAINT FINISHES PLAN

SHEET:

A3

CONSTRUCTION NOTES:

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6. FINISHED DIMENSIONS AFTER DRYWALL

COLOR SCHEDULE:

OVERALL PAINT:

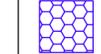
GENERAL WALLS:
 MFR: SHERWIN WILLIAMS,
 COLOR: SW 7641, COLONADE GRAY,
 SHEEN: EGGSHELL

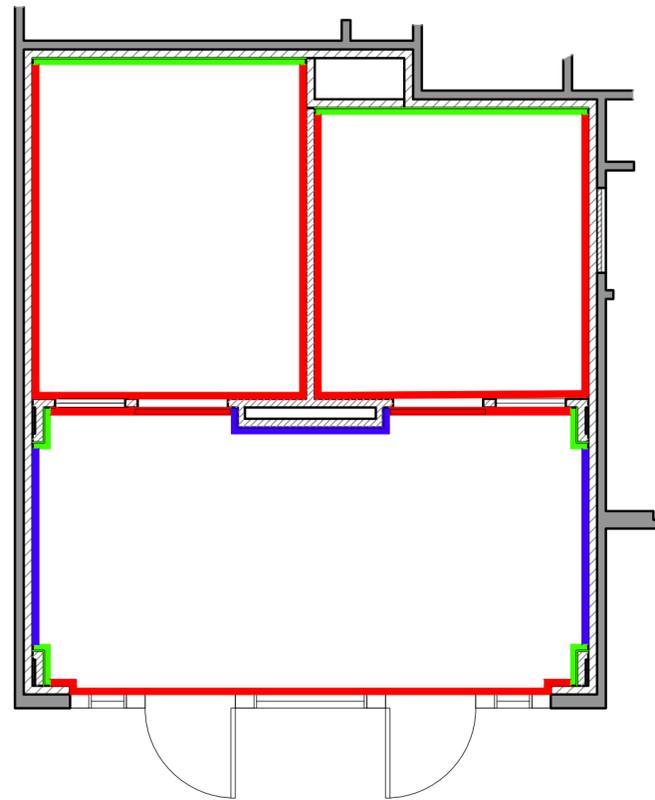
DOORS AND TRIM:
 MFR: SHERWIN WILLIAMS
 COLOR: SW 7006, EXTRA WHITE
 SHEEN: SEMI-GLOSS

ACCENT WALLS:
 MFR: SHERWIN WILLIAMS,
 COLOR: SW 6236, GRAYS HARBOR
 SHEEN: EGGSHELL

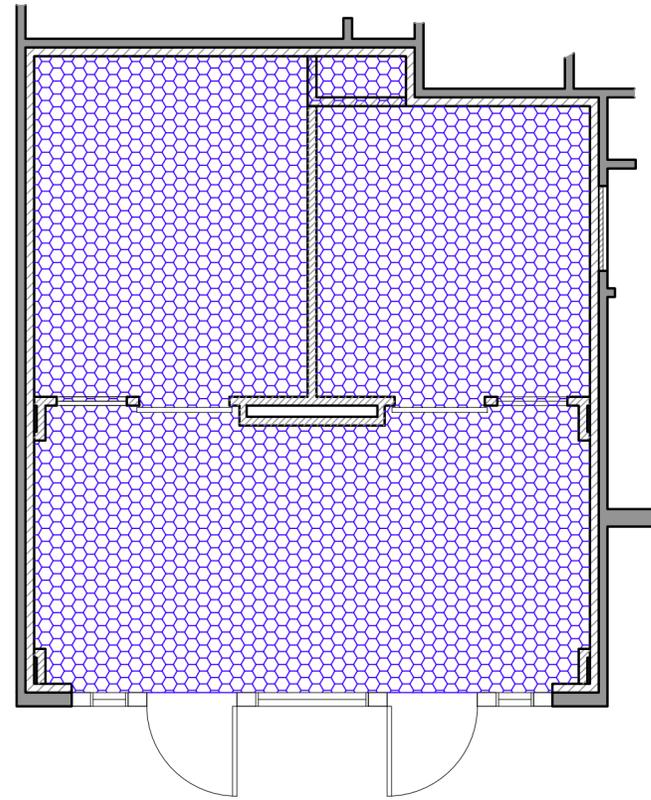
ACCENT WALLS:
 MFR: SHERWIN WILLIAMS
 COLOR: SW 7006, EXTRA WHITE
 SHEEN: EGG SHELL

CEILING FINISHES

 C100 PAINT
 MFR: SHERWIN WILLIAMS,
 COLOR: SW 7006, EXTRA WHITE,
 SHEEN: FLAT



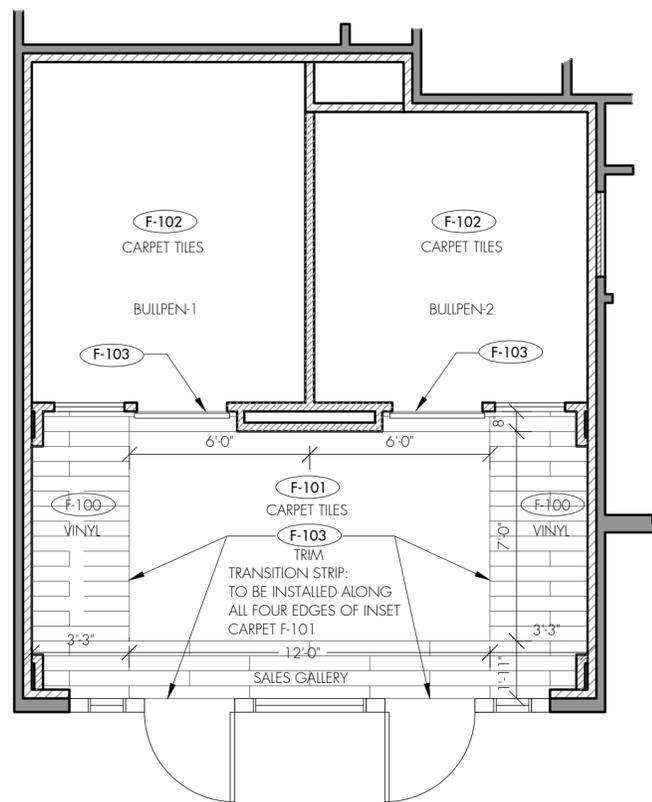
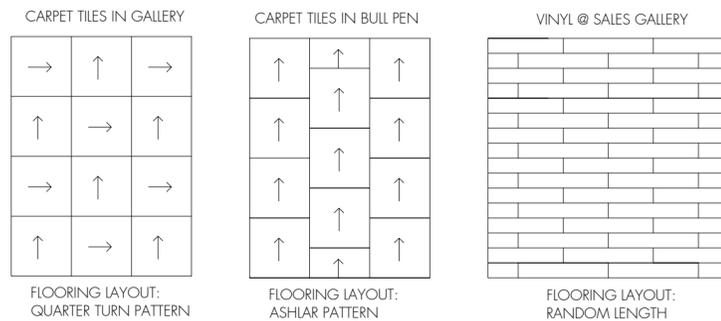
SALES OFFICE WALL PAINT PLAN



SALES OFFICE CEILING PAINT PLAN

SALES OFFICE PAINT FINISHES PLAN

MODEL PLAN NUMBER / ELEVATION LETTER / GARAGE SIDE / SF: XXX SCALE: XXXXXXXX



SALES OFFICE FLOOR FINISH PLAN

MODEL PLAN NUMBER / ELEVATION LETTER / GARAGE SIDE / SF: XXX SCALE: XXXXXXXX

NOTES TO CONSTRUCTION:

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4. OMIT CONCRETE TIRE STOP AT GARAGE CONSTRUCTION, WHERE APPLICABLE.
5. PROVIDE FURRING AT ALL PERIMETER STEM WALLS FOR A FLUSH CONDITION, WHERE REQUIRED.

FLOOR FINISHES:

NOTE: DESIGN CENTER TO ORDER AND INSTALL
NOTE: 2 WEEK MINIMUM ORDER LEAD TIME ON MATERIALS

VINYL PLANK- F100:

MFR: SHAW HARD SURFACE,
STYLE: VE221 DOWNTOWN USA 12 MIL
COLOR: 740 BROADWAY
SIZE: 6" X 48" NOMINAL
LAY: RANDOM
CONSTRUCTION: 20 MIL LVT

CARPET- F101:

MFR: SHAW
STYLE: IMMERSE-JO187
COLOR: B7400-FOCUS
LAY: QUARTER TURN

CARPET 102:

MFR: SHAW
STYLE: IMMERSE-JO187
COLOR: B7400-FOCUS
LAY: ASHLAR

BACKUP CARPET TILE:

NOTE: NEEDS MARKETING MANAGER APPROVAL
MFR: SHAW
STYLE: WIRED 54492
COLOR: 92598-STARTLED
LAY: QUARTER TURN IN GALLERY; ASHLAR IN BULL PEN

TRANSITION STRIP TRIM- F103:

MFR: SCHLUTER SYSTEMS
STYLE: SCHIENE
SIZE: 3/16"
FINISH: SATIN ANODIZED ALUMINUM, AE45

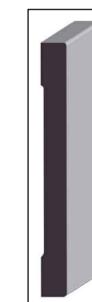
NOTE: CONTRACTOR TO VERIFY TRIM PER SLAB THICKNESS AND FLOORING THICKNESS
NOTE: FLOOR FINISHES-DESIGN CENTER TO ORDER AND INSTALL
NOTE: TWO WEEK MINIMUM LEAD TIME ON FINISHES



BASEBOARD:

R.E. BASE
1/2" X 5 1/2"
MDF - 206A PRIMED MDF OR SIMILAR

NOTE: INSTALL BASEBOARD IN BULLPENS AFTER CABINETS ARE INSTALLED



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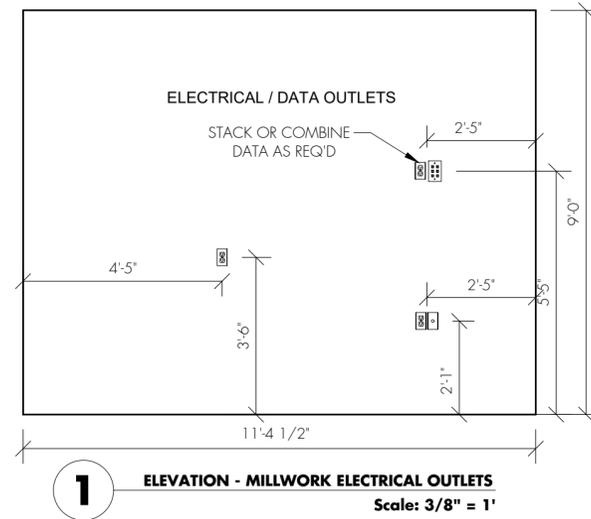
06/20/22

**BUILDER NAME
SUBDIVISION NAME**

FLOOR FINISH PLAN

SHEET:

A4



1 ELEVATION - MILLWORK ELECTRICAL OUTLETS
Scale: 3/8" = 1'

ELECTRICAL OUTLETS VARY DEPENDENT ON MILLWORK SELECTION. SEE DETAILS #1 OR #2 SHEET A5

SUPPLY:
(1) DUPLEX OUTLET @ 25" AFF AND
(1) CAT-5E OUTLET @ 25" AFF (SEE DETAIL #1 ON SHEET A5 FOR OUTLET DETAILS)

SUPPLY:
(1) DUPLEX OUTLET @ 65" AFF AND
(5) CAT-5E OUTLETS @ 65" AFF:
W/ 1 WAP
W/ 1 STRUCTURED CAN (RED CABLE AND RED PORT)
W/ 1 EXTERNAL DMARC
W/1 PRINTER
W/1 NVR
AND
(1)RG-6 OUTLET@ 65" AFF (SEE DETAIL #1 ON SHEET A5 FOR OUTLET DETAILS) RUN THESE BACK TO EXTERNAL DMARC.
RUN ALL SALES OFFICE WIRING HERE AT 65" NEXT TO 6 PORT (5-CAT-5E AND 1- RG-6) WALL PLATE. SHOULD TERMINATE WITH A 5 PORT CAT-5E WALL PLATE

SUPPLY:
(1) DUPLEX OUTLET @ 18" AFF AND
(1) CAT-5E OUTLET @ 18" AFF AND
(1) DUPLEX OUTLET @ 46 1/2" ON CENTER (SEE DETAIL #2 ON SHEET A6 FOR OUTLET DETAILS)

SUPPLY: FOR SECURITY (OPTIONAL)
(1) DUPLEX OUTLET @ 90" AFF AND
(1) CAT-5E OUTLET @ 90" AFF

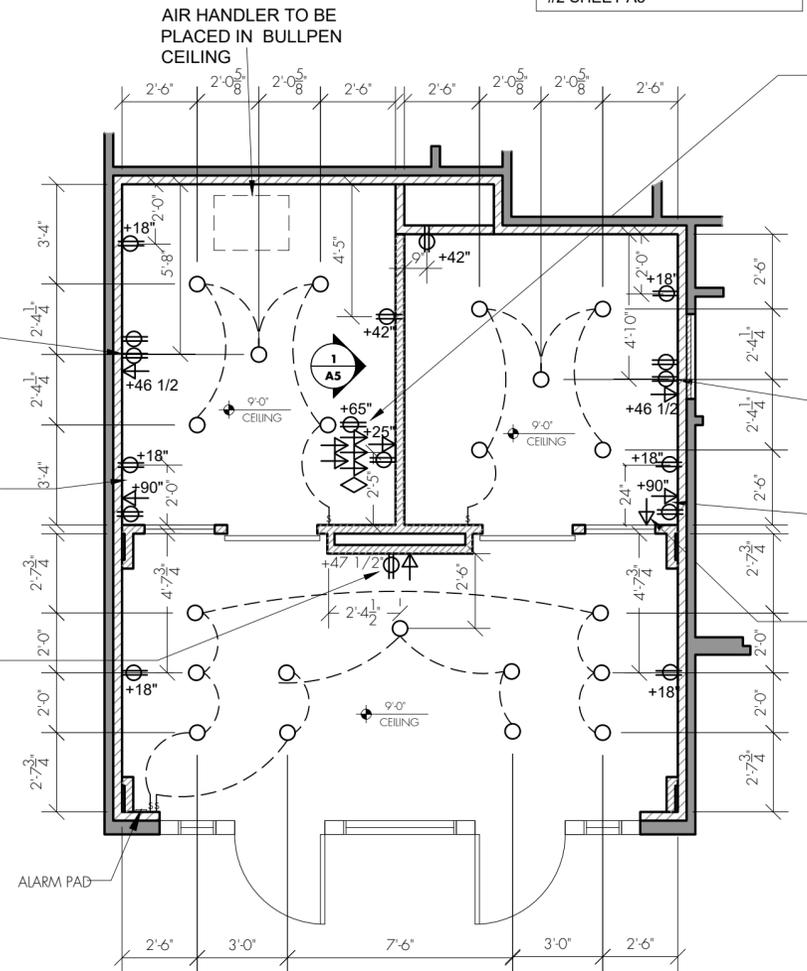
SUPPLY SINGLE CAT-5E IN CEILING FOR WAP, 12" FROM WALLS. TERMINATE WITH RJ-45 IN V-BOX AND TRIM W/ SINGLE BLANK PLATE. SHOULD BE IN BULLPEN, CLOSEST TO FRONT DOOR.

SUPPLY:
(1) DUPLEX OUTLET @ 18" AFF AND
(1) CAT-5E OUTLET @ 18" AFF AND
(1) DUPLEX OUTLET @ 46 1/2" ON CENTER (SEE DETAIL #2 ON SHEET A6 FOR OUTLET DETAILS)

SUPPLY: FOR SECURITY (OPTIONAL)
(1) DUPLEX OUTLET @ 90" AFF AND
(1) CAT-5E OUTLET @ 90" AFF

SUPPLY:
(1) DUPLEX OUTLET @ 47 1/2" AFF AND
(1) CAT-5E OUTLET @ 47 1/2" AFF (SEE DETAIL #1 ON SHEET A6 FOR OUTLET DETAILS)

NOTE: ELECTRICAL PANEL AND SOLAR MUST NOT BE LOCATED IN SALES OFFICE



SALES OFFICE LIGHTING/ELECTRICAL PLANS

MODEL PLAN NUMBER / ELEVATION LETTER / GARAGE SIDE / SF: XXX SCALE: XXXXXXXX

NOTES

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COORDINATE EXTERIOR FIXTURE SELECTION WITH BUILDERS HOME DESIGNS.

ELECT. SYMBOL LEGEND

- MFR: SEAGULL LIGHTING COLLECTION: LED WAFER LIGHT SPEC: 3000K 90CRI WHITE
- ⊕ DUPLEX RECEPTACLE
- ▽ CAT-5E DATA
- ◇ RG - 6

GENERAL NOTES:

- A. ALL ELECTRICAL COMPONENTS TO BE INSTALLED PER 2002 NEC REQUIREMENTS.
- B. THE GENERAL CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED TO PERFORM ALL ELECTRICAL WORK.

**DESIGNER
NAME
PHONE #**

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REVISION:

06/20/22

**BUILDER NAME
SUBDIVISION NAME**

LIGHTING / ELECTRICAL & LOW VOLTAGE PLAN

SHEET:

A5

| REVISIONS | BY |
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DESIGNER
NAME PHONE
#

COMPANY NAME
ADDRESS
PHONE #

BUILDER NAME
WHAT IS PLAN FOR
SUBDIVISION NAME

DRAWN
CHECKED
DATE
08/10/2022
SCALE
1/4"=1'-0"
FILE NO.
SQ. FT.
418
SHEET
M-1

MANUAL J CALCULATIONS

| | | |
|-----------------|-------|-----------------|
| BUILDER: | PLAN: | DATE: |
| HEAT GAIN BTU/H | | HEAT LOSS BTU/H |
| SENSIBLE: | 12555 | |
| LATENT: | 1221 | |
| TOTALS: | 13777 | 7061 |

14 SEER EQUIPMENT SELECTION

HEAT PUMP

2 TON SPLIT SYSTEM HEAT PUMP SEER14 C
CONDENSER MAX FUSE: 25
AIR HANDLER MAX FUSE: 20
WEIGHT (LB): 120

HOODS: ROUGH-IN EF-1 = 50 CFM, EF-2 = 80 CFM
FLEX: R-6 EF-3 = 110 CFM, EF-4 = 150 CFM
BACKDRAFT DAMPER STANDARD
REGISTERS: RRAC 800-50/150 R/A GRILLES: RRAC 50GH-5FF
NOTE: R-6 OK PER IRC CODE N103.2 EXEMPTION 2.4
DESIGN CONDITIONS

WINTER SUMMER
OUTSIDE TEMPERATURE 34DB OUTSIDE TEMPERATURE: 108DB - 71WB
INSIDE TEMPERATURE 74DB INSIDE TEMPERATURE: 75DB - 63WB
LOAD CALCULATED IN ACCORDANCE WITH AIR CONDITIONING CONTRACTORS OF AMERICAN MANUAL J 8TH EDITION

GRILL LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---------------------------------|----------------------------------|--|---|
| XXXXCD | CEILING DIFFUSER - SIZE NOTED | XXXXR | WALL REGISTER - SIZE NOTED |
| XXXX RAG | RETURN AIR GRILL - SIZE NOTED | XXXX RAG W/FF | RETURN AIR GRILL W/ FILTER FRAME - SIZE NOTED |
| 2 - 14X14 T.G. WITH 12" DUCT | | 2 - 24X8 T.G. ABOVE DOOR | |
| 2 - 16X16 T.G. WITH 14" DUCT | | 2 - 30X8 T.G. ABOVE DOOR | |
| 2 - 20X20 T.G. WITH 16" DUCT | | 2 - 14X14 T.G. WITH 12" DUCT TO 1 - 30X20 T.G. | |
| 2 - 30X20 T.G. WITH 20" DUCT | | 2 - 16X16 T.G. WITH 14" DUCT TO 1 - 30X20 T.G. | |
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| ○ | OUTSIDE AIR INTAKE AT RETURN | □ | IN-LINE VENTILATOR AT RETURN |

VENT LEGEND

| SYMBOL | DESCRIPTION |
|---------------|--|
| 7" ⌀ | HOOD VENT THROUGH ROOF (H-VTR) / HOOD VENT THROUGH WALL (H-VTW) GALV. IRON METAL DUCT. |
| 3" ⌀ | BATHROOM EXHAUST FAN, 3" ⌀ / 4" ⌀ VENT THROUGH ROOF (VTR) / VENT THROUGH WALL (VTW). |
| 4" ⌀ | VENT THROUGH ROOF (VTR) / VENT THROUGH WALL (VTW). |
| 3" W/HF VTR | 3" ⌀ WATER HEATER FLUE, VENT THROUGH ROOF |
| 4" ⌀ DVTR AOR | 4" ⌀ DRYER VENT THROUGH ROOF / (AOR) ALWAYS ON RIGHT / (ATP) ALWAYS THIS POSITION |
| 4" ⌀ DVTW AOR | 4" ⌀ DRYER VENT THROUGH WALL / (AOR) ALWAYS ON RIGHT / (ATP) ALWAYS THIS POSITION |

NOTE: DUCT LAYOUT, EQUIPMENT STYLE, AND FAN LOCATIONS MAY VARY TO CONFORM TO LOCAL CODES OR ACTUAL FIELD CONDITIONS AND BUILDERS OPTION. DUCT LAYOUT IS SCHEMATIC. DUCTWORK TO BE SHEETMETAL OR MANUFACTURED FLEX AS SPACE DICTATES.

