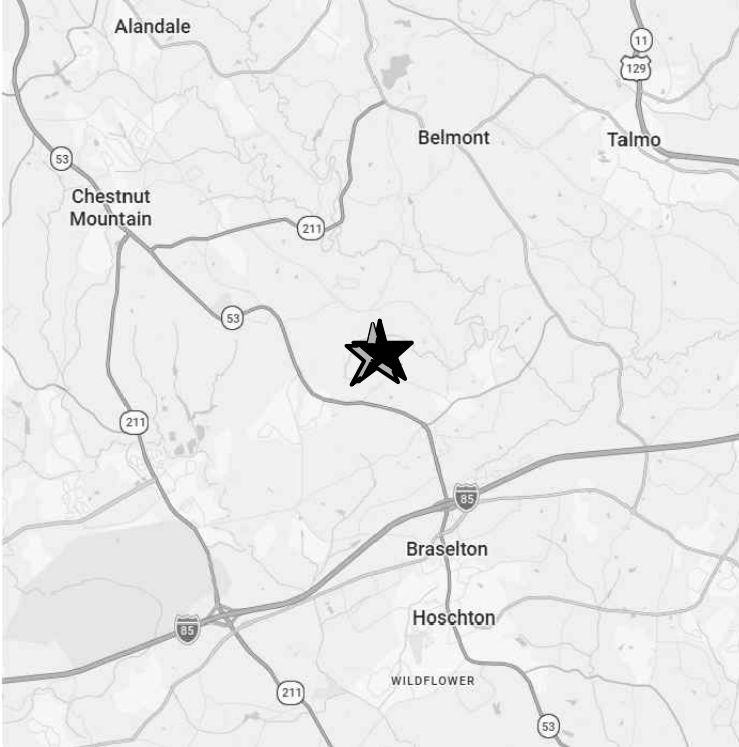




LOCATION MAP:



LOT LOCATION MAP:



NOT TO SCALE

SHEET INDEX:

A-0.0	Cover Sheet	A-5.1	Details
A-1.1	Site Plan	A-5.2	Details
A-2.1	Basement Floor Plan	A-5.3	Details
A-2.2	1st Floor Plan	A-6.1	Interior Elevations
A-2.3	2nd Floor Plan	A-6.2	Interior Elevations
A-2.4	Roof Plan	E-1	Electrical
A-3.1	Exterior Elevations	E-2	Electrical
A-3.2	Exterior Elevations	E-3	Electrical
A-3.3	Exterior Elevations		
A-4.1	Bldg. Sections		
A-4.2	Bldg. Sections		
A-4.3	Bldg. Sections		

OWNER:

DESIGN:

GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO EACH SHEET.
- THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.
- VERIFY THAT ALL CONDITIONS ALLOW FOR CONSTRUCTION AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL NOTIFY THE DESIGNER OF RECORD OF ANY AND ALL OMISSIONS, CONFLICTS, ERRORS OR DISCREPANCIES AS SOON AS THEY ARE DISCOVERED AND PRIOR TO CONTINUING WITH THE WORK.
- ALL DIMENSIONS ARE TO THE FACE OF STUD, EDGE OF SLAB, OR CENTER OF OPENINGS UNLESS SPECIFICALLY INDICATED OR NOTED OTHERWISE.
- GANG ALL VENTS THROUGH ROOF AS MUCH AS POSSIBLE TO MINIMIZE ROOF PENETRATIONS.
- ALL EXTERIOR WALLS 2X6 WOOD FRAMING WITH R-23 INSULATION
- ALL INTERIOR WALLS 2X4 WOOD FRAMING UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS BEHIND TOILETS AND LAVATORIES SHALL BE 2x6.
- ROOF INSULATION R-38
- REFERENCE STRUCTURAL DRAWINGS FOR SIZING OF STRUCTURAL MEMBERS.
- PROVIDE CONCEALED WOOD BLOCKING AT ALL WALL HUNG AND CEILING MOUNTED ITEMS.
- SIZES GIVEN IN THESE CONSTRUCTION DOCUMENTS ARE NOMINAL UNLESS INDICATED OR NOTED OTHERWISE. VERIFY EXACT SIZES BEFORE PLACING ORDERS.
- COORDINATE THE PROVISION AND INSTALLATION OF SECURITY AND AUDIO/VISUAL SYSTEMS w/OWNER.
- PROVIDE MATERIALS AND CONSTRUCTION THAT MEET OR EXCEED THE STANDARDS SET BY APPLICABLE QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCIES AND NATIONALLY RECOGNIZED TRADE STANDARDS.
- CONTRACTOR SHALL ENSURE ALL WORK COMPLIES WITH THE CURRENT INTERNATIONAL AND LOCAL BUILDING CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

SYMBOL LEGEND:

	EXTERIOR ELEVATIONS
	BUILDING SECTION
	INTERIOR ELEVATION
	LARGER SCALE PLAN DETAIL
	DETAIL
	NEW WINDOW KEY
	DOOR KEY
	SECTION

SQUARE FOOTAGES:

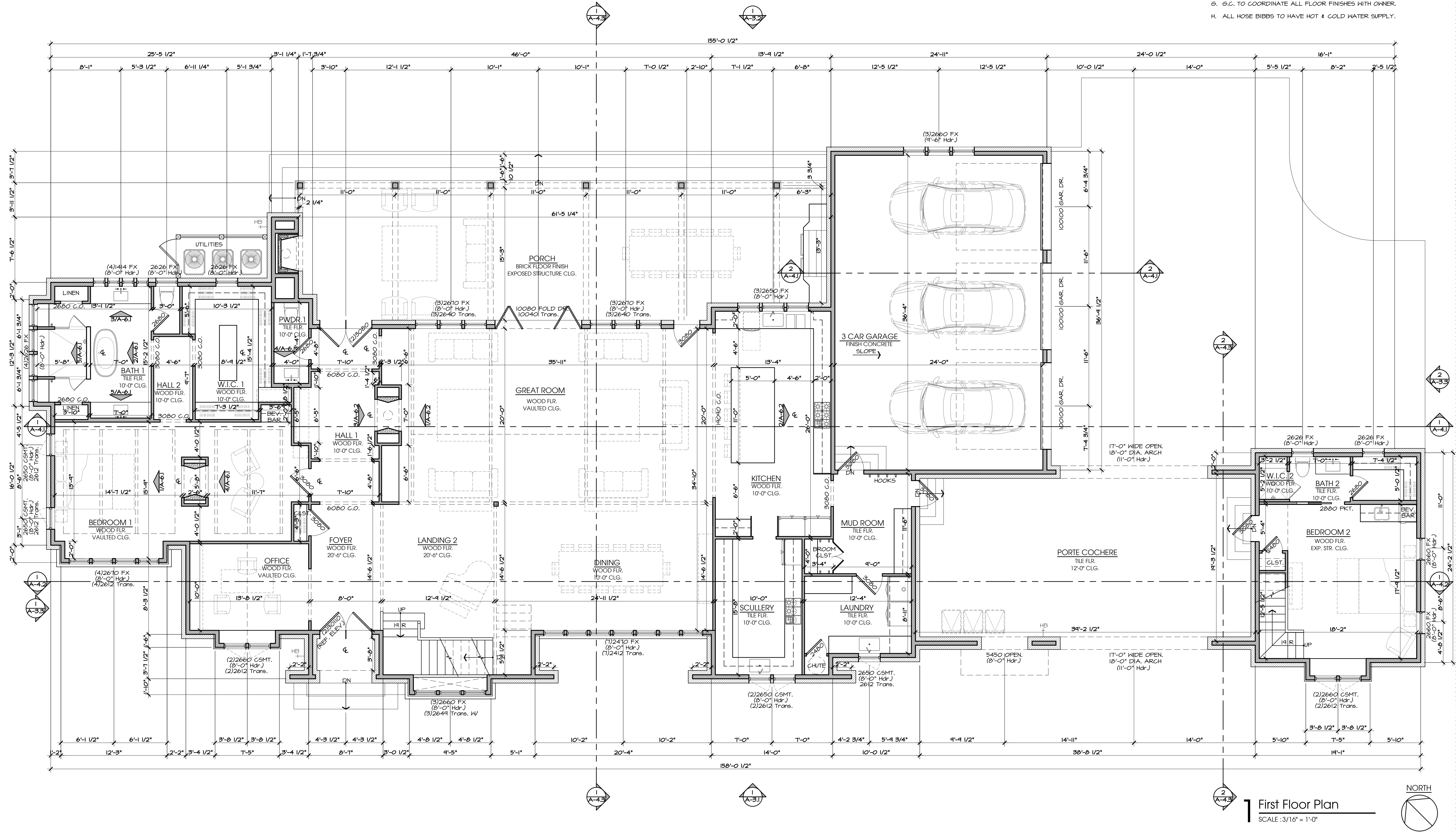
CONDITIONED AREA	
1st FLOOR	4,148 s.f.
2nd FLOOR	2,467 s.f.
TOTAL	6,615 s.f.
NON CONDITIONED AREA	
1st FLOOR	2,744 s.f.
TOTAL	2,744 s.f.
TOTAL COVERED AREA	9,358 s.f.

Borza Residence

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General Notes

- A. ALL EXTERIOR WALLS SHALL BE 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED.
- B. ALL PLUMBING WALLS BEHIND TOILETS & LAVATORIES SHALL BE 2X6.
- C. ALL INTERIOR WALLS TO BE 2X 4 UNLESS OTHERWISE NOTED.
- D. NOMINAL DOOR & WINDOW SIZES NOTED ON PLANS. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR/ WINDOW MANUFACTURER. VERIFY WINDOW TYPE, EXTERIOR & INTERIOR DOOR TYPE WITH OWNER. GLASS TO BE INSULATED.
- E. G.C. MEET OR EXCEED ALL APPLICABLE CODES PROVIDE A WATERPROOF ENVELOPE.
- F. G.C. TO COORDINATE HOSE BIBB LOCATIONS WITH OWNER.
- G. G.C. TO COORDINATE ALL FLOOR FINISHES WITH OWNER.
- H. ALL HOSE BIBBS TO HAVE HOT & COLD WATER SUPPLY.



SHEET HISTORY

NOTE: Revisions are inclusive. Revisions below may or may not be applicable to this sheet.

PRINTED:
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SHEET

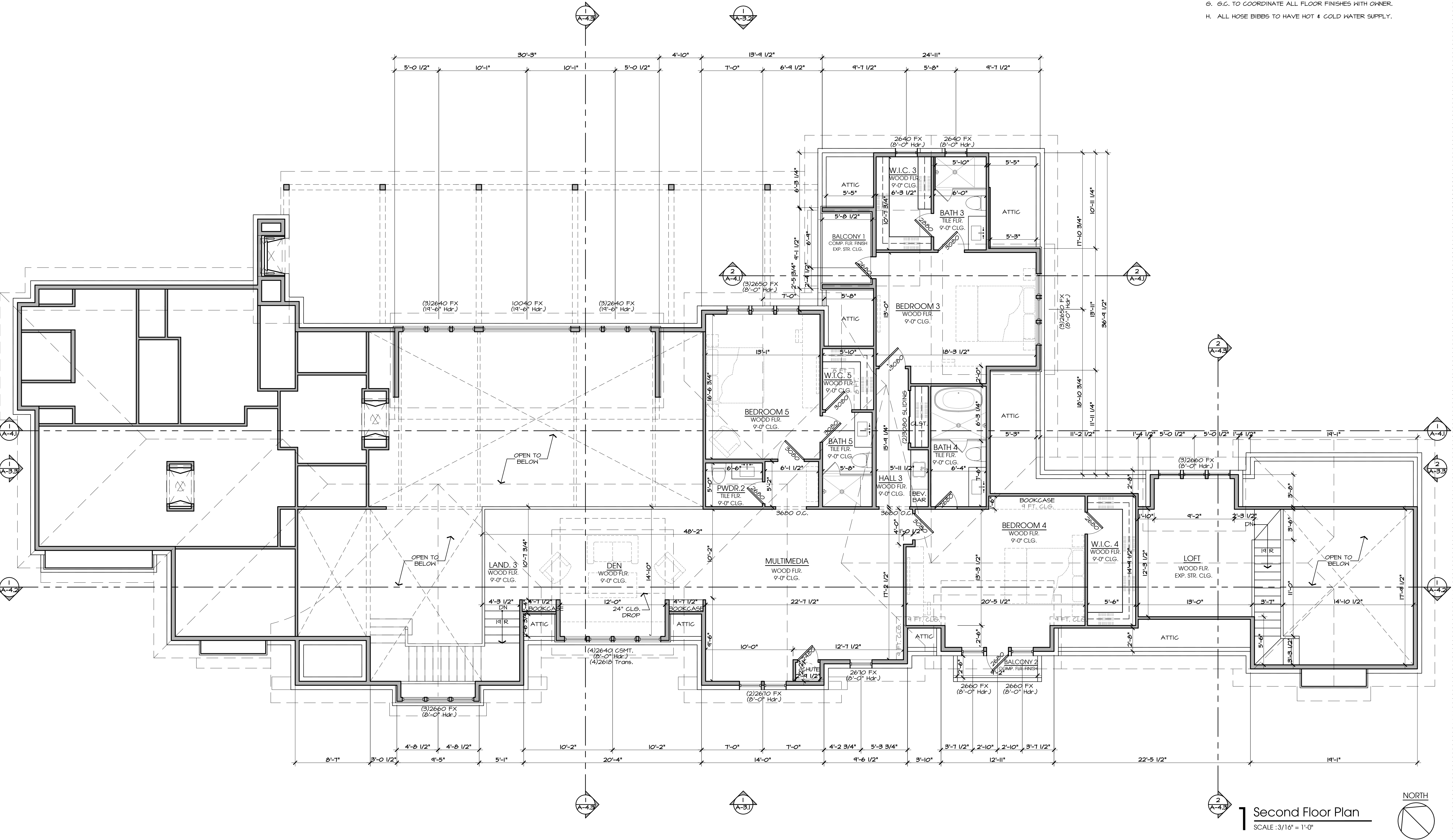
A-2.2

Floor Plans

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RESIDENCE

General Notes

- A. ALL EXTERIOR WALLS SHALL BE SHALL BE 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED.
- B. ALL PLUMBING WALLS BEHIND TOILETS & LAVATORIES SHALL BE 2X6.
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- E. G.C. MEET OR EXCEED ALL APPLICABLE CODES PROVIDE A WATERPROOF ENVELOPE.
- F. G.C. TO COORDINATE HOSE BIBB LOCATIONS WITH OWNER.
- G. G.C. TO COORDINATE ALL FLOOR FINISHES WITH OWNER.
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SHEET HISTORY

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PRINTED:
Apr 23, 2026

SHEET

1 Second Floor Plan
SCALE : 3/16" = 1'-0"



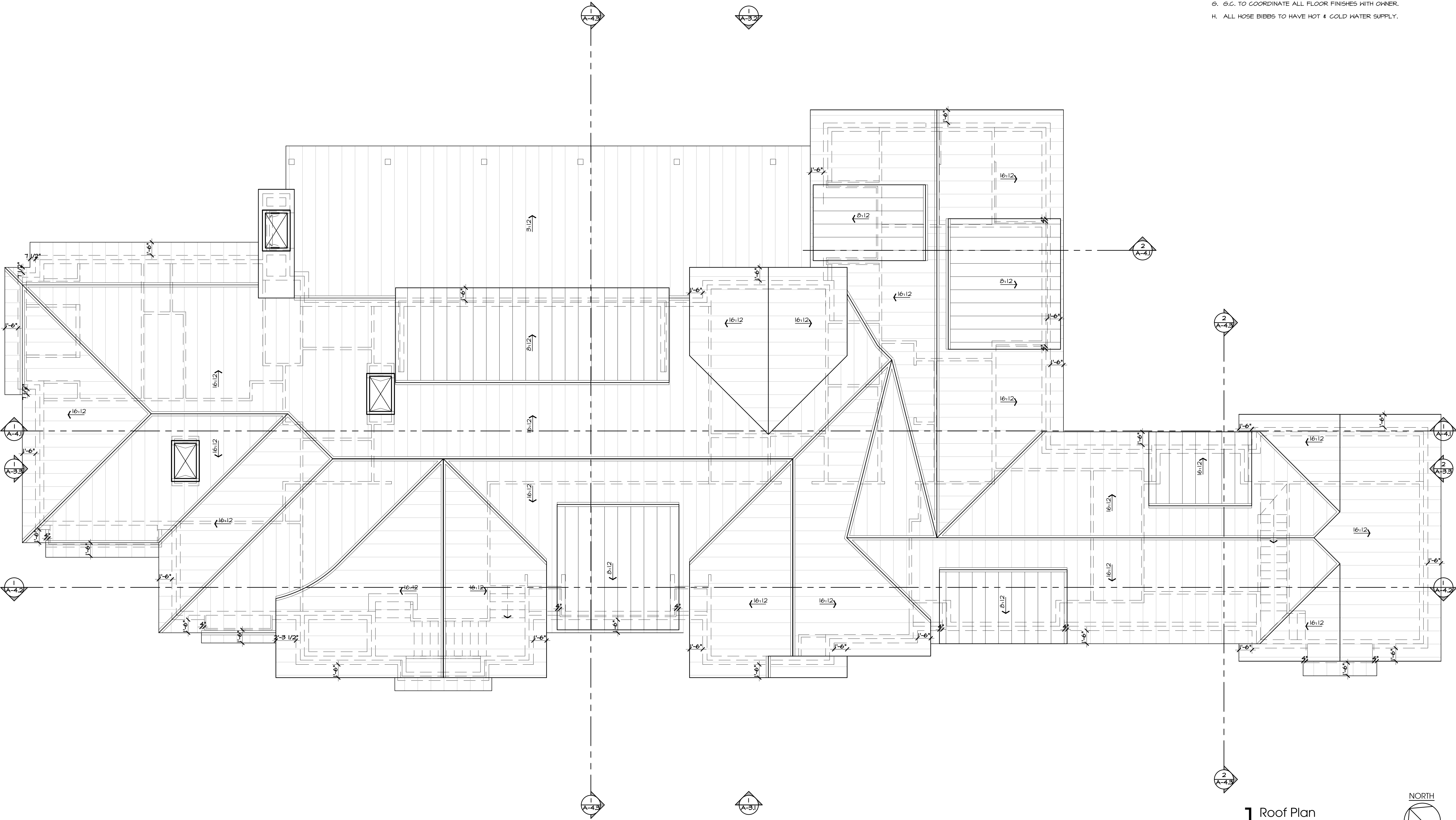
A-2.3

Floor Plans

BORZA
RESIDENCE

General Notes

- A. ALL EXTERIOR WALLS SHALL BE SHALL BE 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED.
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- E. S.C. MEET OR EXCEED ALL APPLICABLE CODES PROVIDE A WATERPROOF ENVELOPE.
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- G. S.C. TO COORDINATE ALL FLOOR FINISHES WITH OWNER.
- H. ALL HOSE BIBBS TO HAVE HOT & COLD WATER SUPPLY.

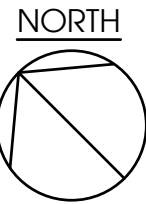


SHEET HISTORY

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PRINTED:
Apr 22, 2026

SHEET



1 Roof Plan
SCALE : 3/16" = 1'-0"

A-2.4

Floor Plans

BORZA
RESIDENCE

General Notes

- A. ALL TRIM WILL BE 1.5" THICK TYPICAL IN ALL WINDOW/DOOR TRIM, CORNER BOARDS, BELT COURSES, ETC. (EXCEPT AS NOTED).
- B. ALL RAFTER TAILS WILL BE EXPOSED TYPICAL.

KEYNOTES

1. ARCHITECTURAL ASPHALT ROOF SHINGLES
2. TREATED WOODEN FASCIA BOARD WITH SLOPED T&G SOFFIT (RAKED EAVE)
3. BRICK WALL
4. BRICK SOLDIER COURSE
5. 1.5"X 5.5" THICK ARTISAN FIBER-CEMENT TRIM
6. 1.5"X 5.5" THICK ARTISAN FIBER-CEMENT BOARD CORNER TRIM
7. BAND TRIM COMPOSED OF ARTISAN FIBER-CEMENT TRIM 1.5" THICK (VARIABLE THICKNESS REF. ELEVATIONS)
8. TREATED WOOD CLADDING
9. TREATED 6X6 WD. BRACKET
10. TREATED WOOD GUARD RAIL
11. TREATED BEAM, REF. STRUCTURAL
12. BRICK STEPS
13. TREATED 8" WOOD COLUMN
14. LIGHT FIXTURE
15. 5'-0" TALL SCREEN WALL
16. VERTICAL BOARD & BATTEN SIDING (1.5" WIDE BATTENS AT 12" O.C.)
17. TREATED WOOD CORBEL
18. TREATED WOOD LOUVERS
19. 2" DIA. STEEL GUARDRAIL
20. ROOF CRICKET (MATCHING KEYNOTE 1)
21. ALUMINUM STANDING SEAM ROOF



1 Front Elevation
SCALE : 3/16" = 1'-0"

SHEET HISTORY

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General Notes

- A. ALL TRIM WILL BE 1.5" THICK TYPICAL IN ALL WINDOW/DOOR TRIM, CORNER BOARDS, BELT COURSES, ETC. (EXCEPT AS NOTED).
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16. VERTICAL BOARD & BATTEN SIDING (1.5" WIDE BATTENS AT 12" O.C.)
17. TREATED WOOD CORBEL
18. TREATED WOOD LOUVERS
19. 2" DIA. STEEL GUARDRAIL
20. ROOF CRICKET (MATCHING KEYNOTE 1)
21. ALUMINUM STANDING SEAM ROOF



1 South Elevation
SCALE : 3/16" = 1'-0"

SHEET HISTORY

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SHEET

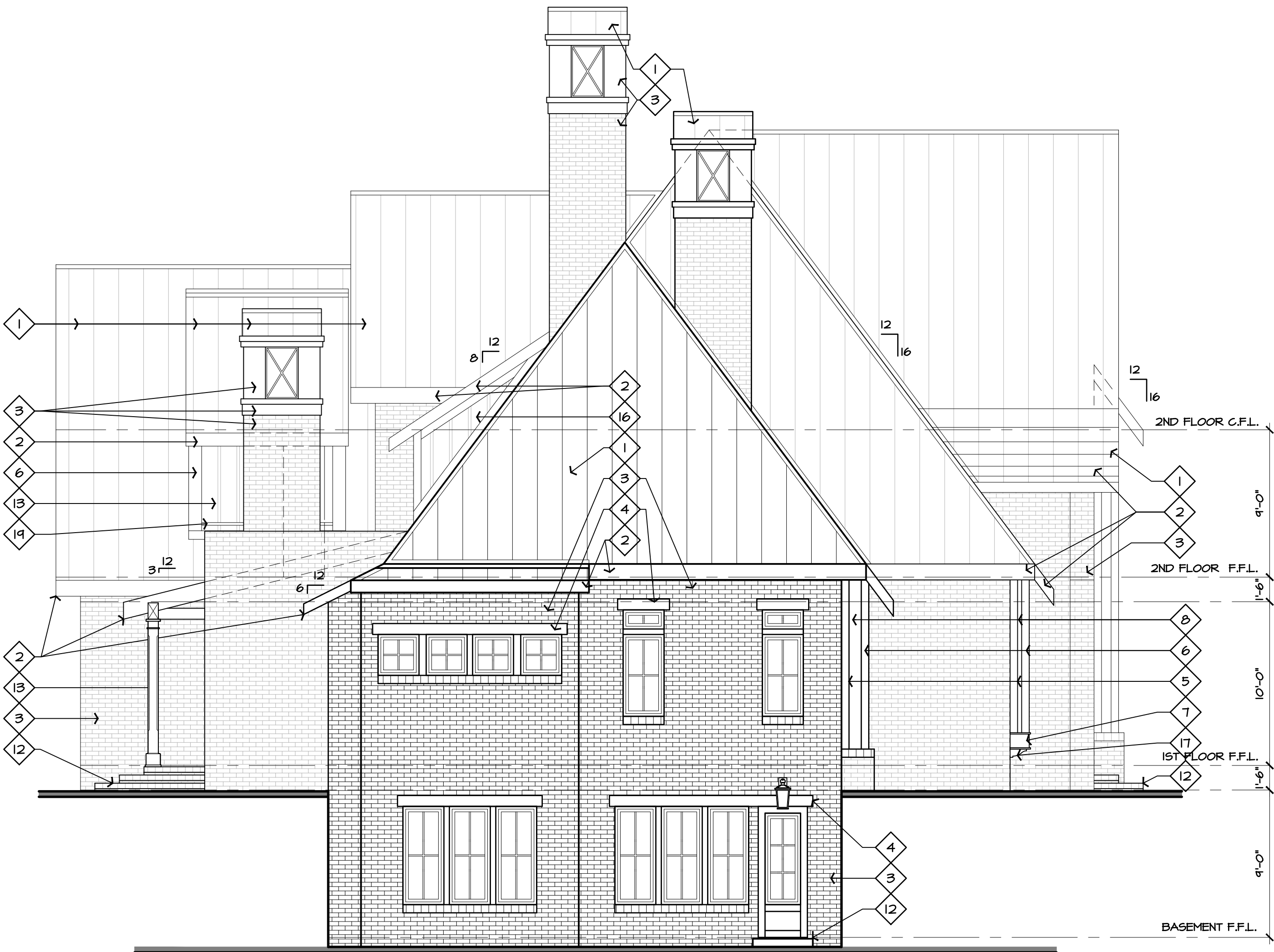
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RESIDENCE

General Notes

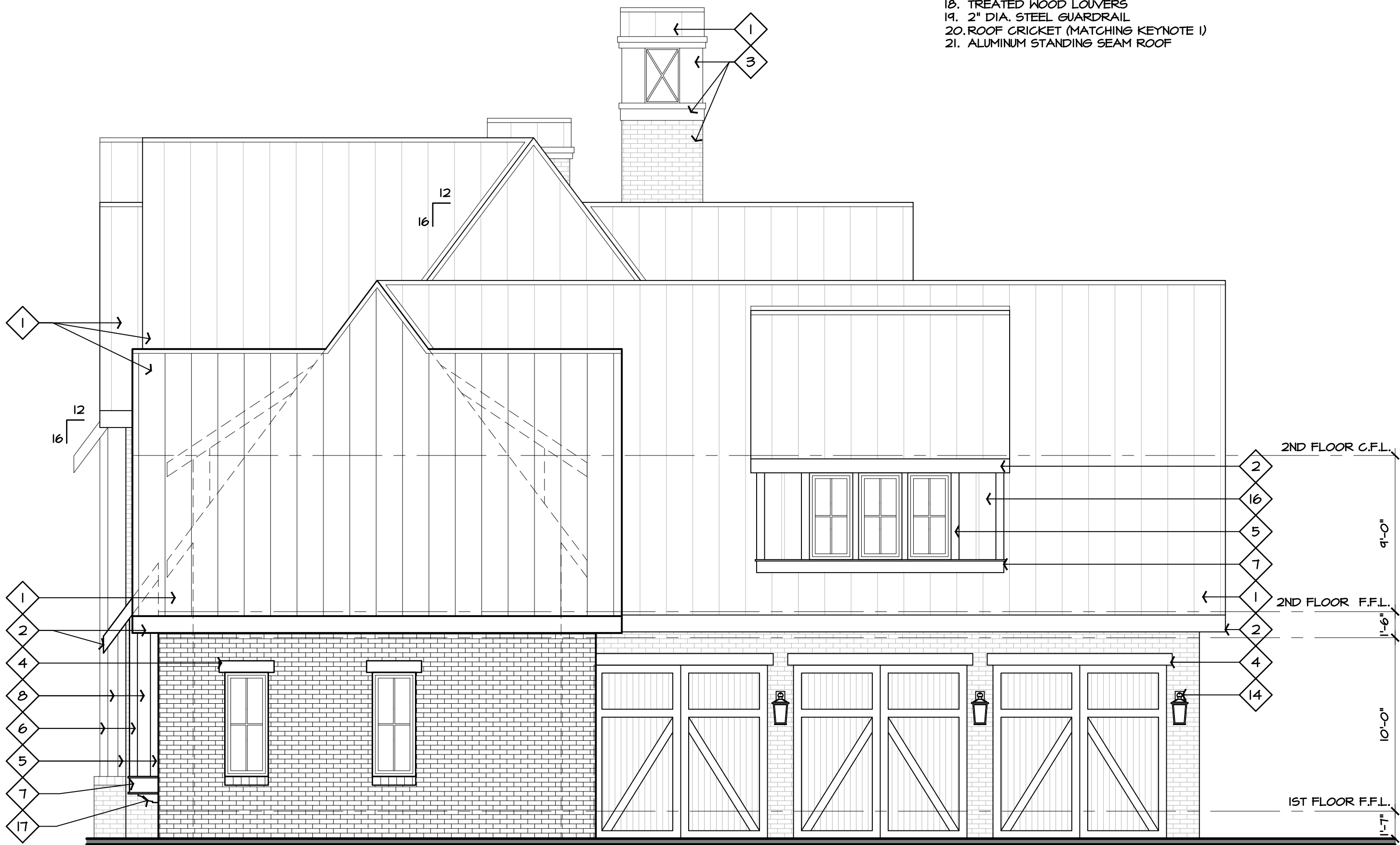
- A. ALL TRIM WILL BE 1.5" THICK TYPICAL IN ALL WINDOW/DOOR TRIM, CORNER BOARDS, BELT COURSES, ETC. (EXCEPT AS NOTED).
- B. ALL RAFTER TAILS WILL BE EXPOSED TYPICAL.

KEYNOTES

1. ARCHITECTURAL ASPHALT ROOF SHINGLES
2. TREATED WOODEN FASCIA BOARD WITH SLOPED T&G SOFFIT (RAKED EAVE)
3. BRICK WALL
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7. BAND TRIM COMPOSED OF ARTISAN FIBER-CEMENT TRIM 1.5" THICK (VARIABLE THICKNESS REF. ELEVATIONS)
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9. TREATED 6X6 WD. BRACKET
10. TREATED WOOD GUARD RAIL
11. TREATED BEAM, REF. STRUCTURAL
12. BRICK STEPS
13. TREATED 8" WOOD COLUMN
14. LIGHT FIXTURE
15. 5'-0" TALL SCREEN WALL
16. VERTICAL BOARD 4 BATTEN SIDING (1.5" WIDE BATTENS AT 12" O.C.)
17. TREATED WOOD CORBEL
18. TREATED WOOD LOUVERS
19. 2" DIA. STEEL GUARDRAIL
20. ROOF CRICKET (MATCHING KEYNOTE 1)
21. ALUMINUM STANDING SEAM ROOF



1 Side Elevation
SCALE : 3/16" = 1'-0"



2 Side Elevation
SCALE : 3/16" = 1'-0"

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Apr 22, 2026

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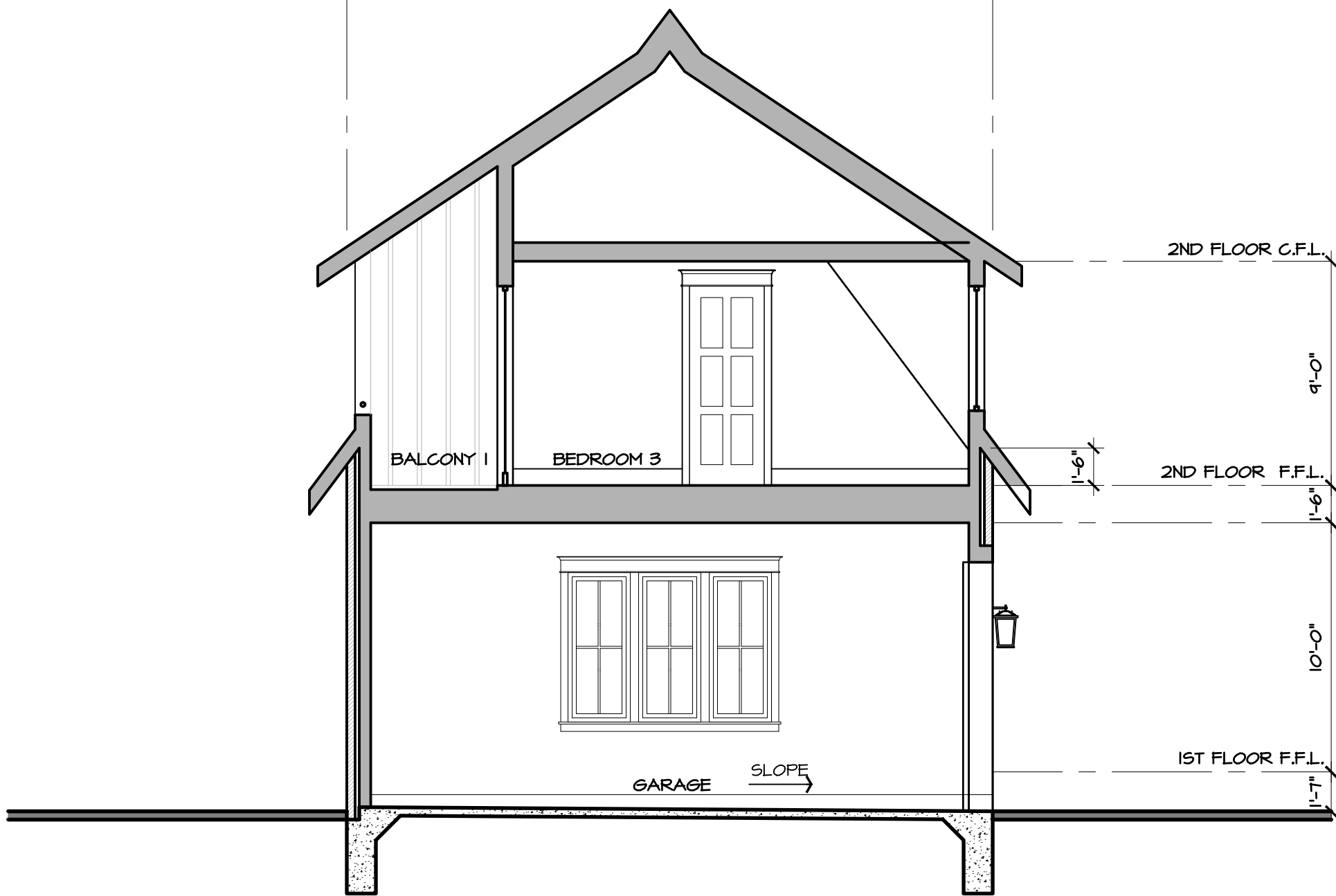
A-3.3

Exterior Elevations

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1 Building Section
SCALE : 3/16" = 1'-0"



2 Building Section
SCALE : 3/16" = 1'-0"

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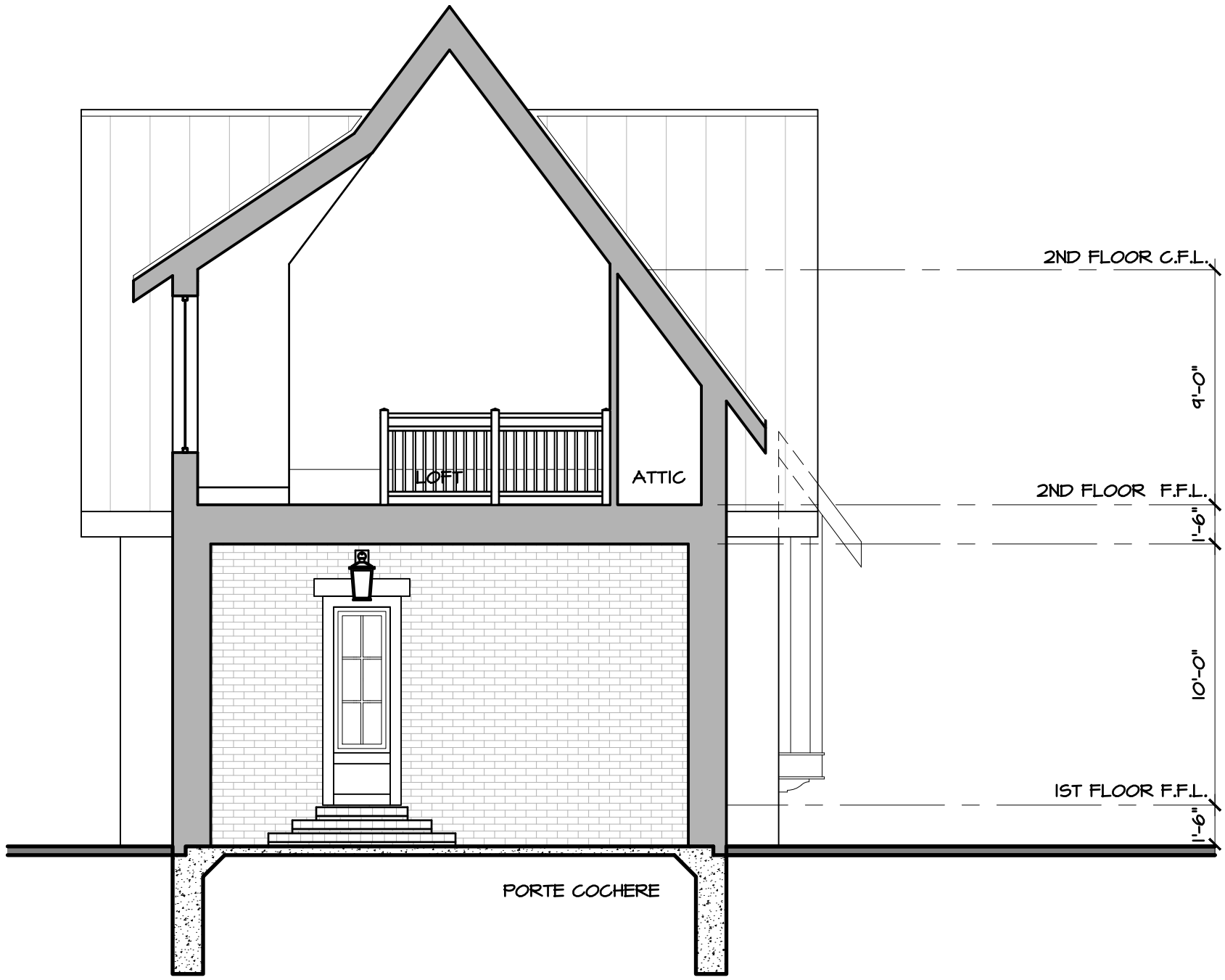
A-4.1

Building Sections

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1 Building Section
SCALE : 3/16" = 1'-0"



2 Building Section
SCALE : 3/16" = 1'-0"

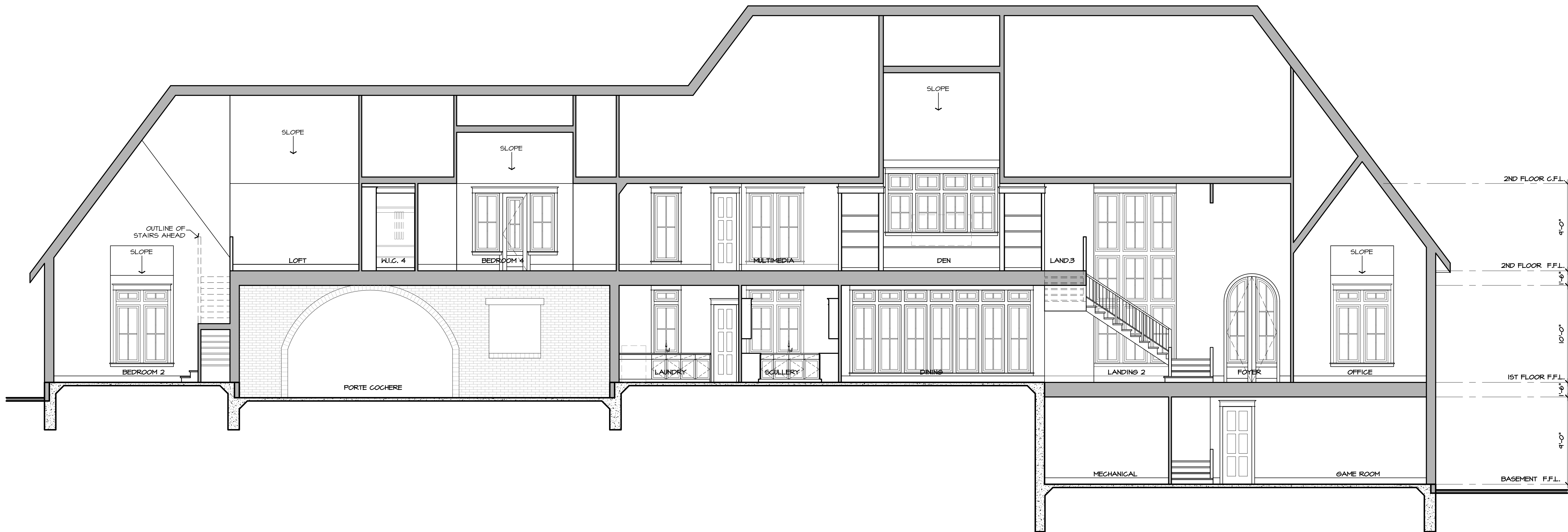
SHEET HISTORY

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Apr 23, 2026

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1 Building Section
SCALE : 3/16" = 1'-0"

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A-4.2

Building Sections

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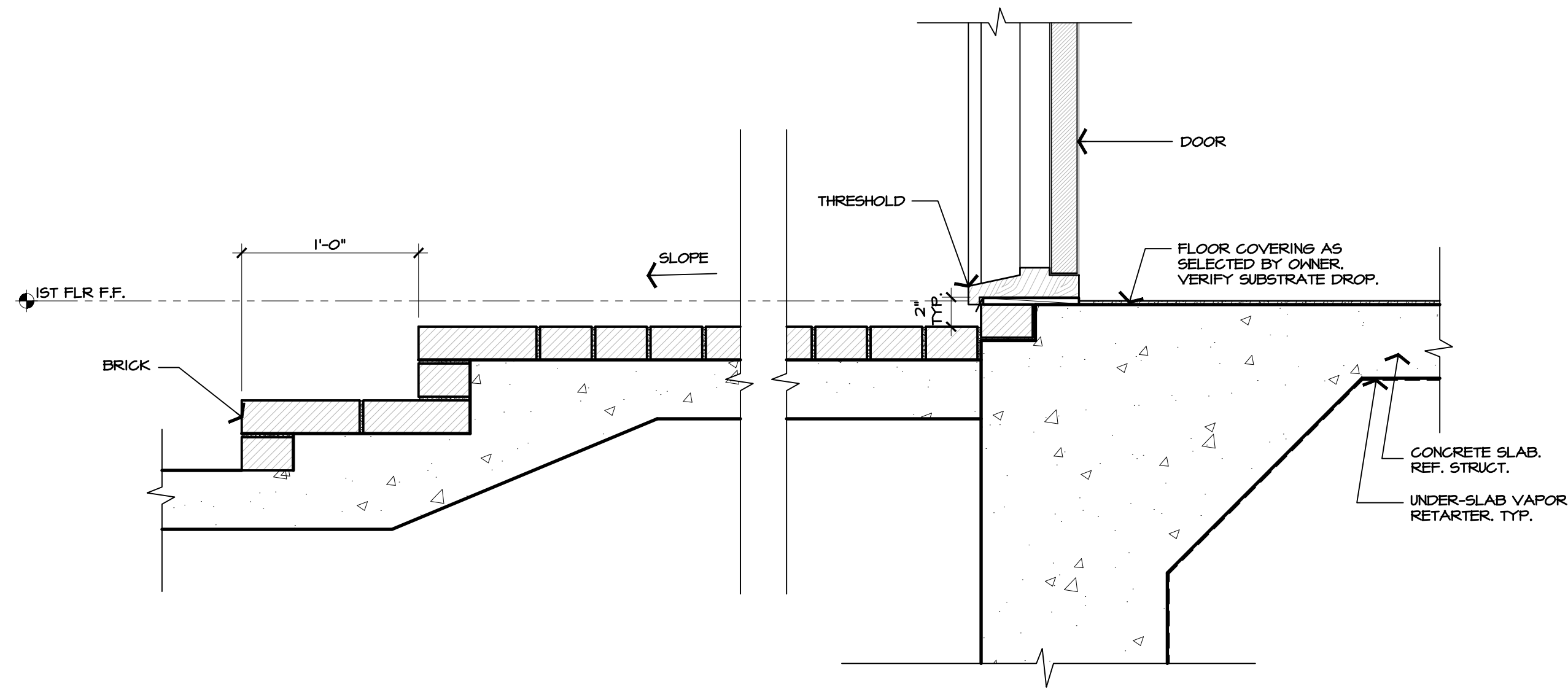
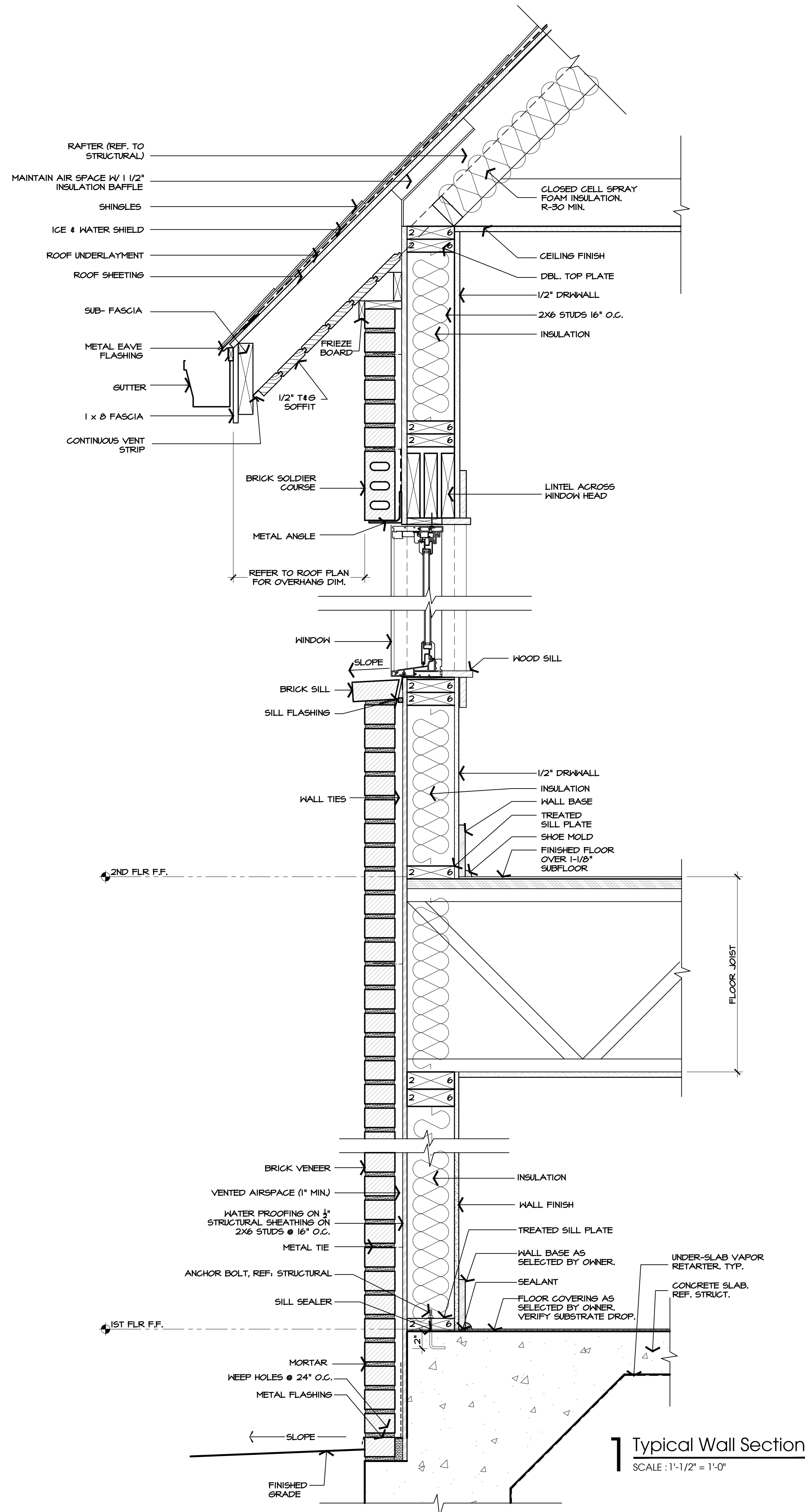
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NOTE: Revisions are inclusive. Revisions below may or may not be applicable to this sheet.

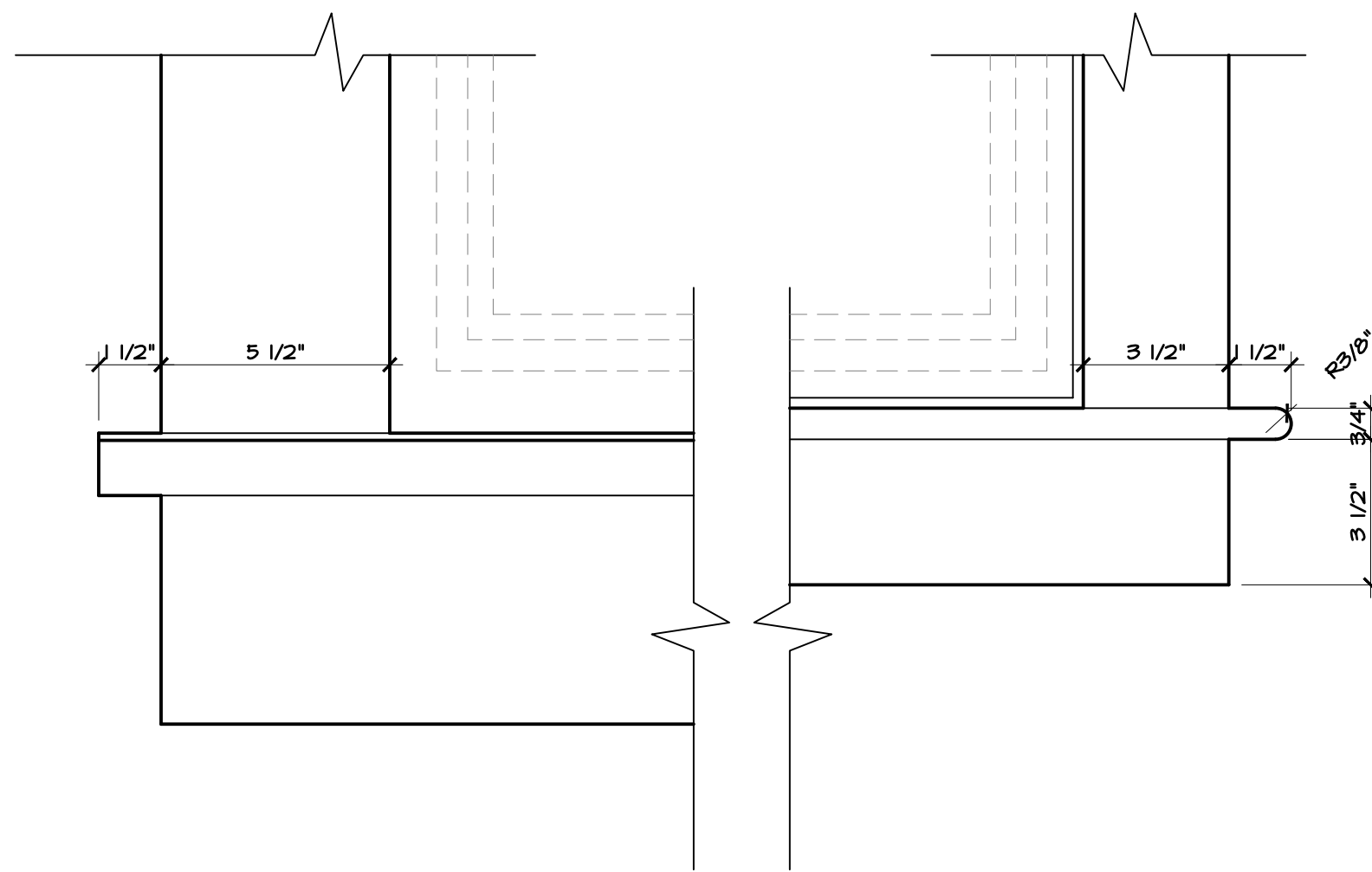
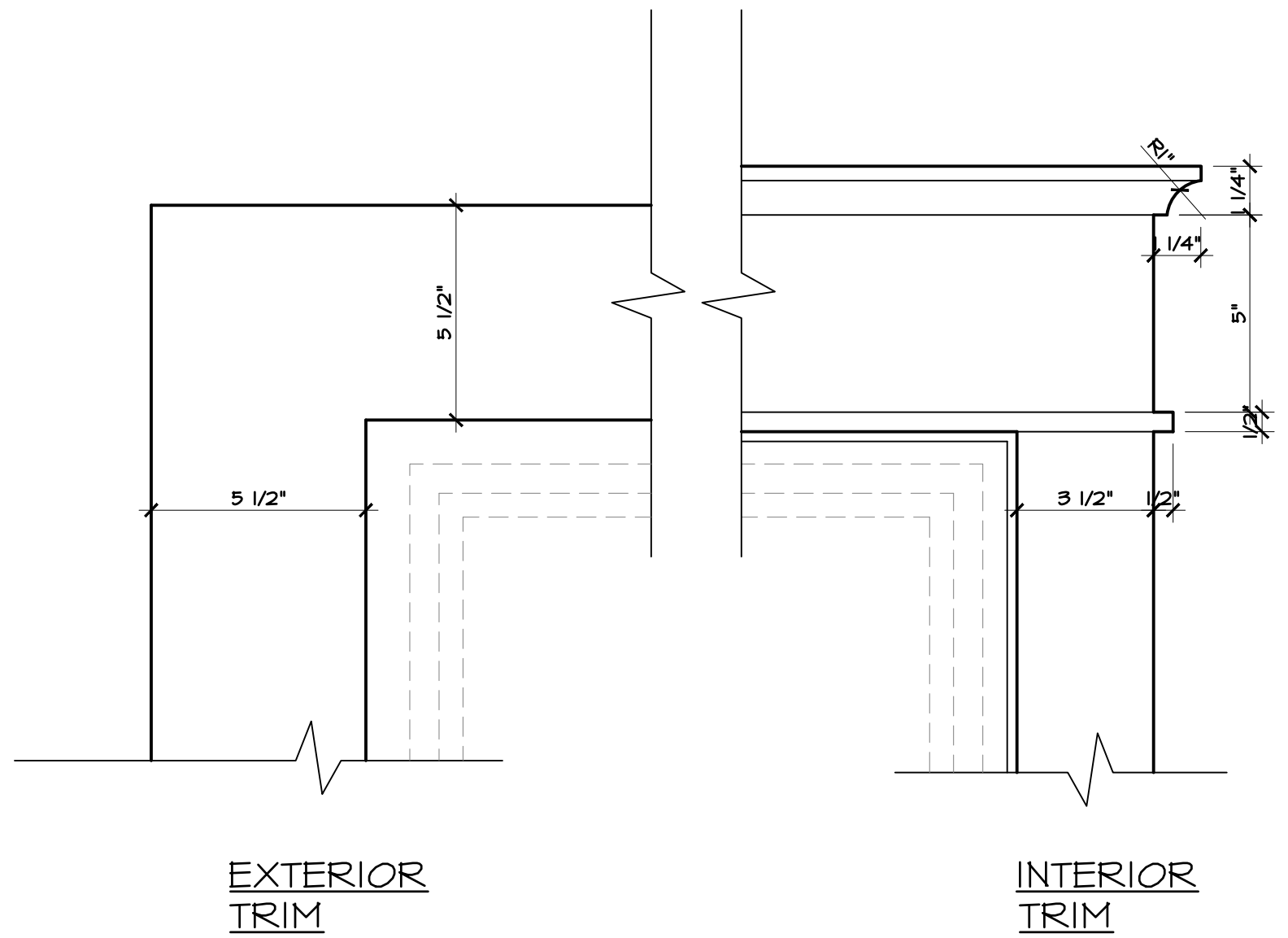
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Apr 21, 2026

SHEET

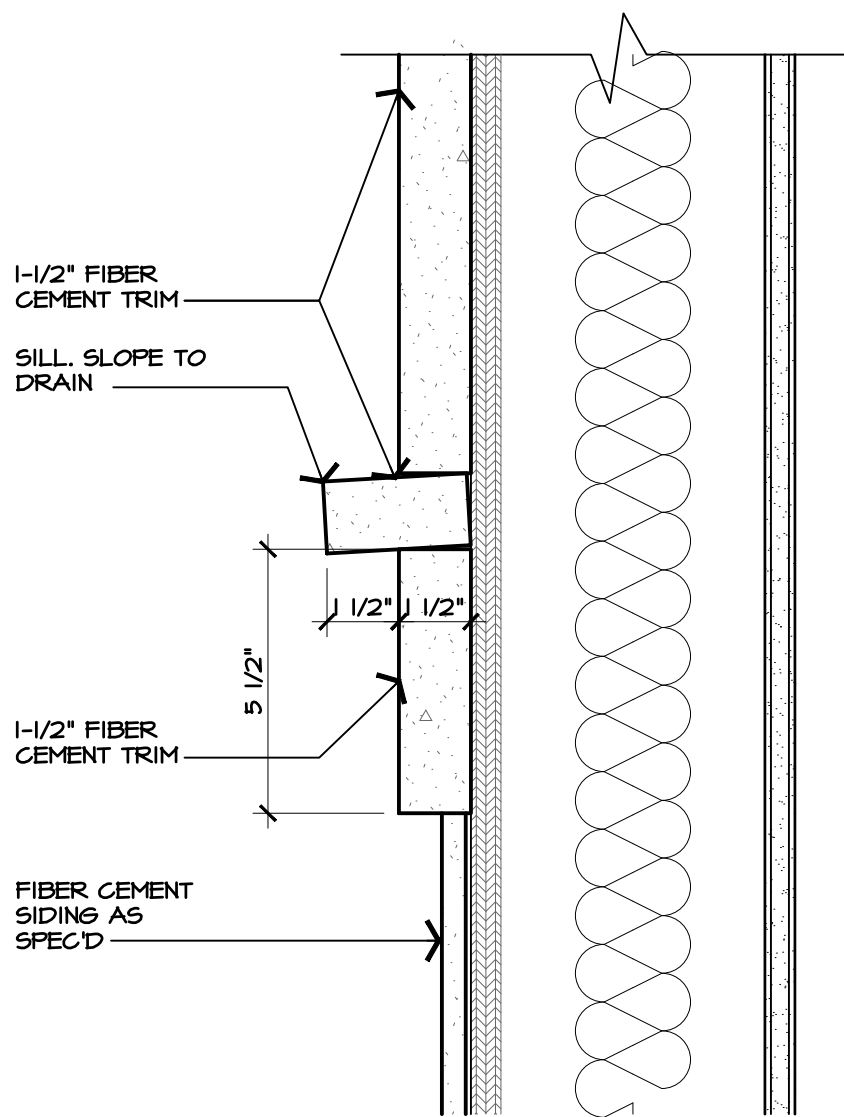
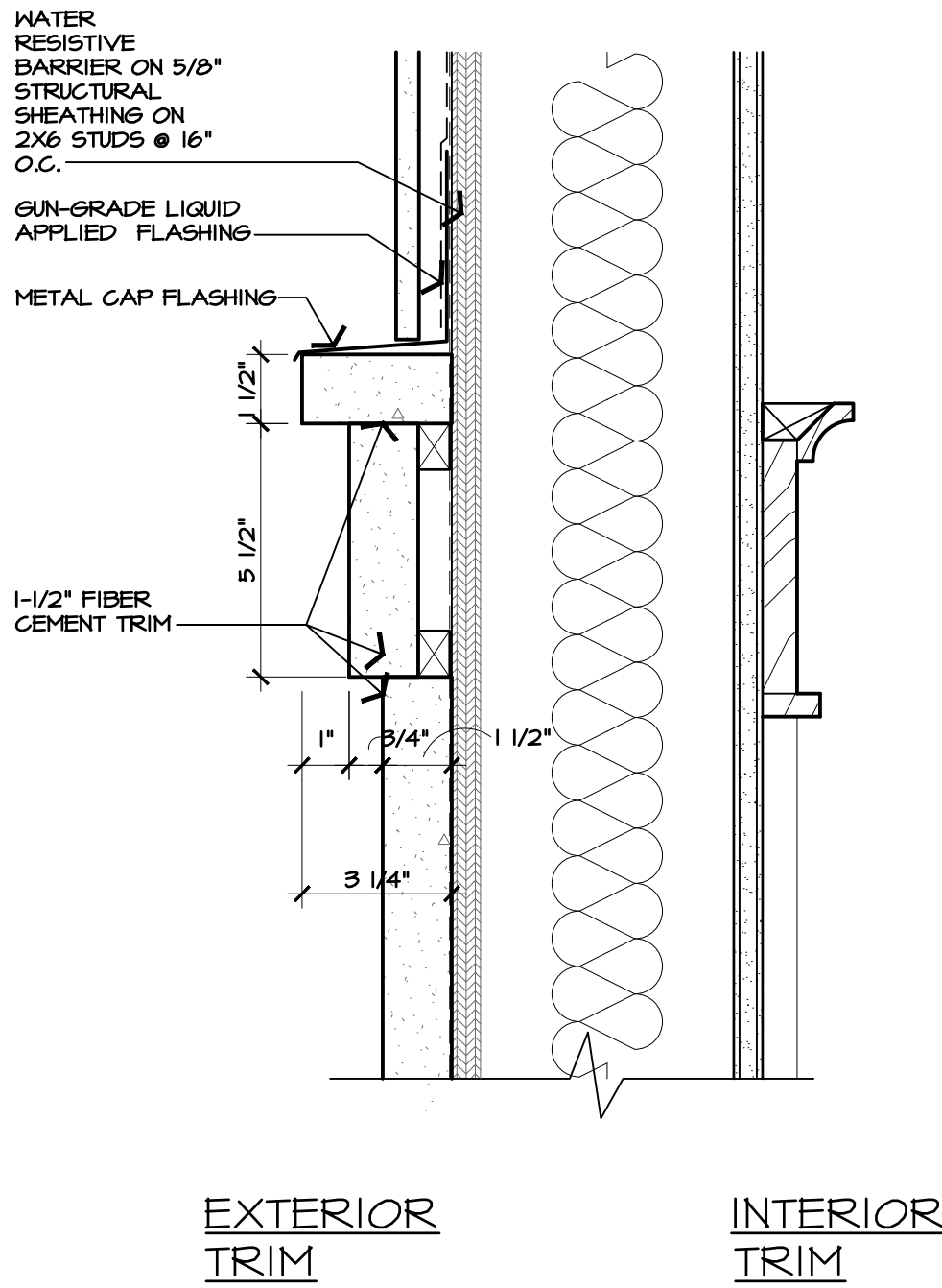
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Details



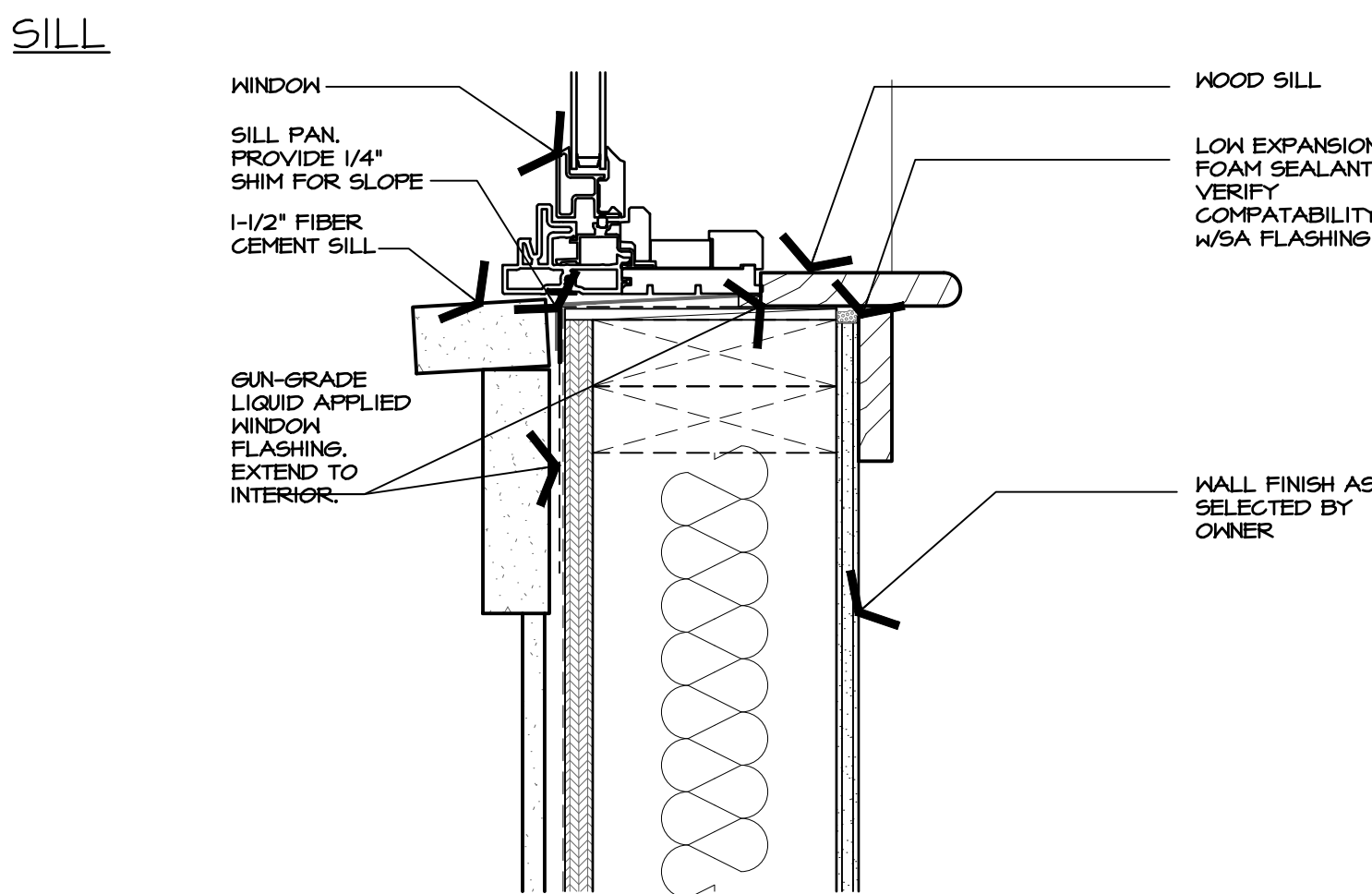
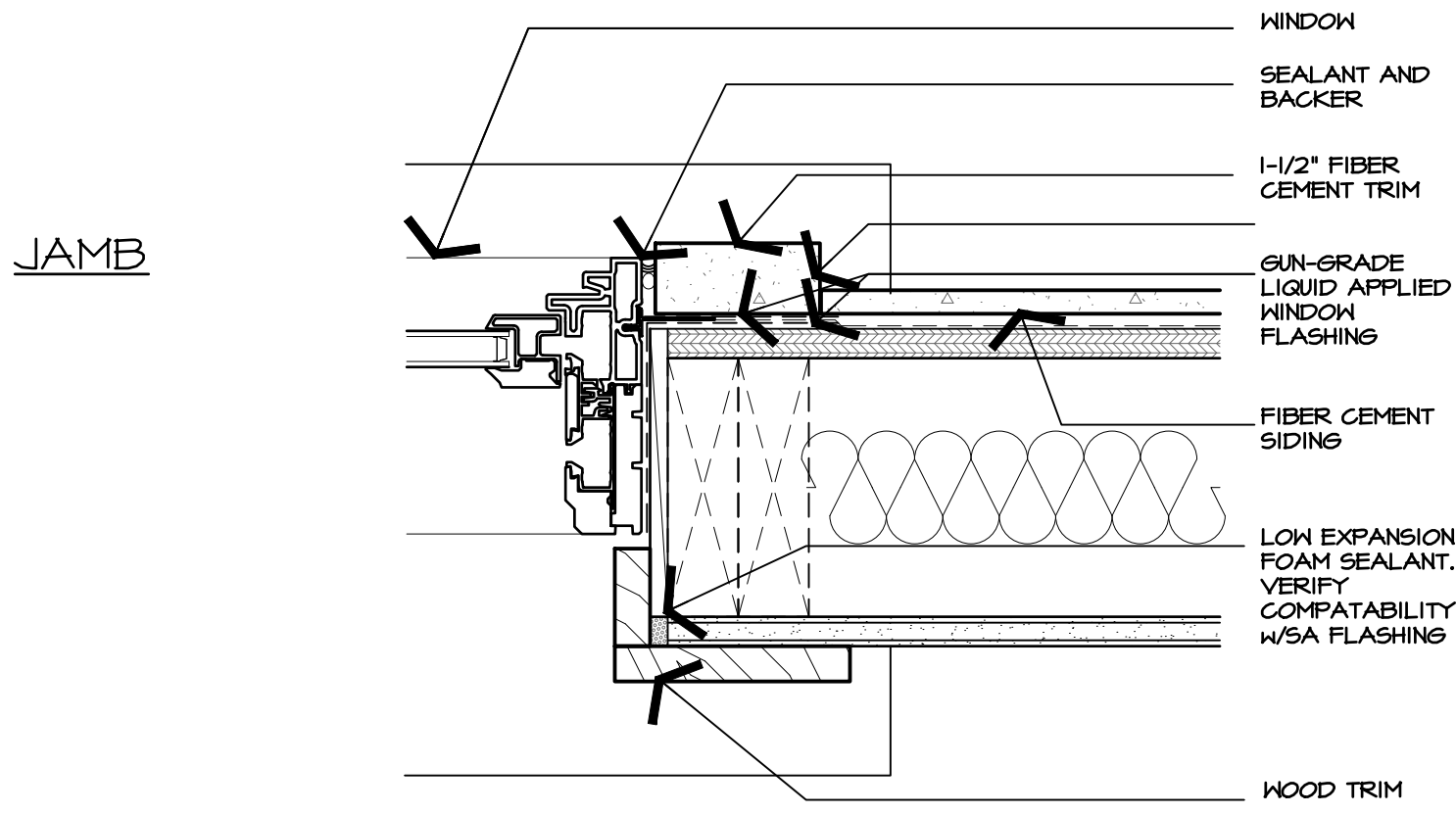
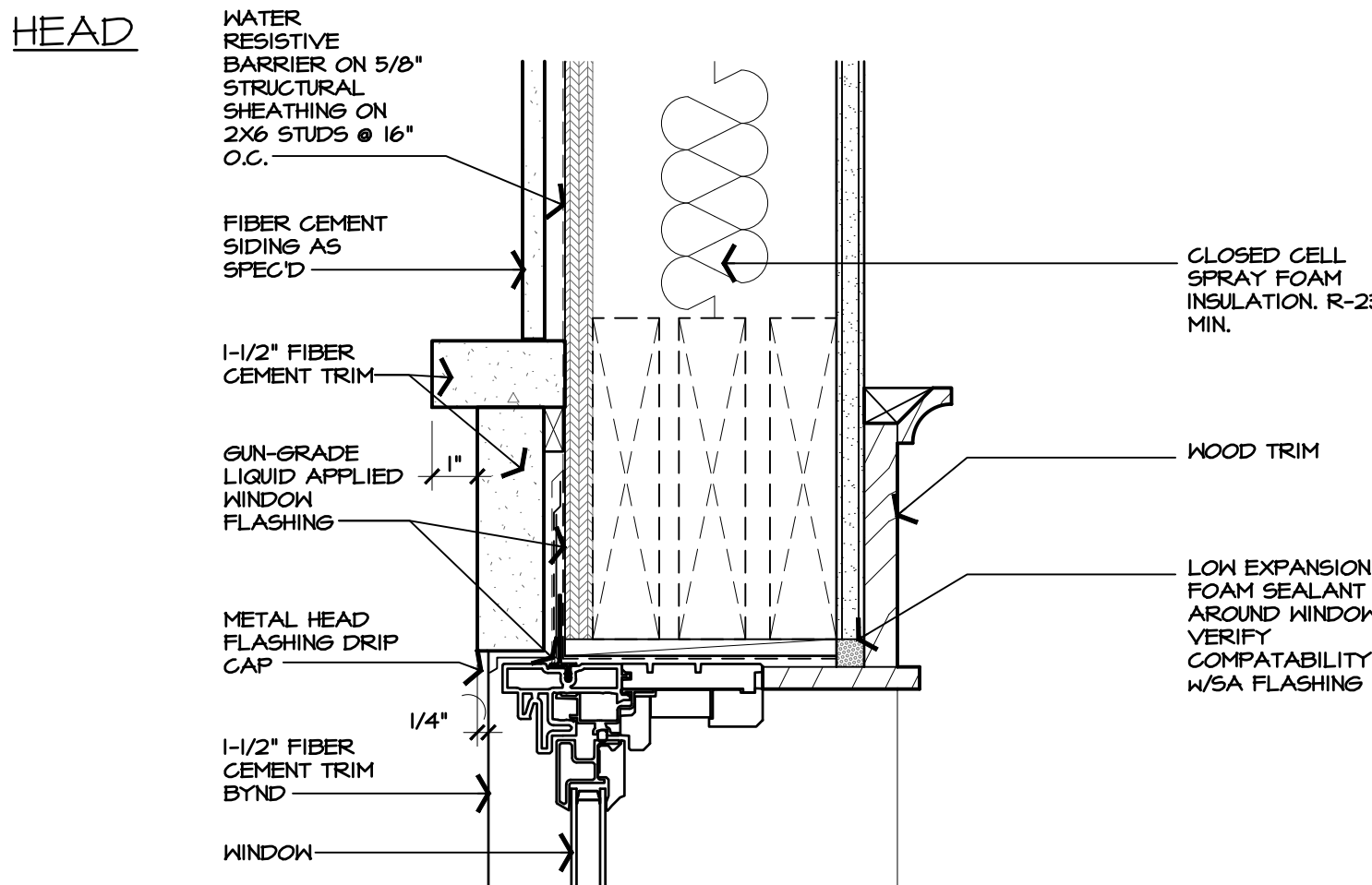
BORZA
RESIDENCE



1 Window Trim - Elevation
SCALE : 3" = 1'-0"



2 Window Trim - Section
SCALE : 3" = 1'-0"



3 Window Flashing - Section/Detail
SCALE : 3" = 1'-0"

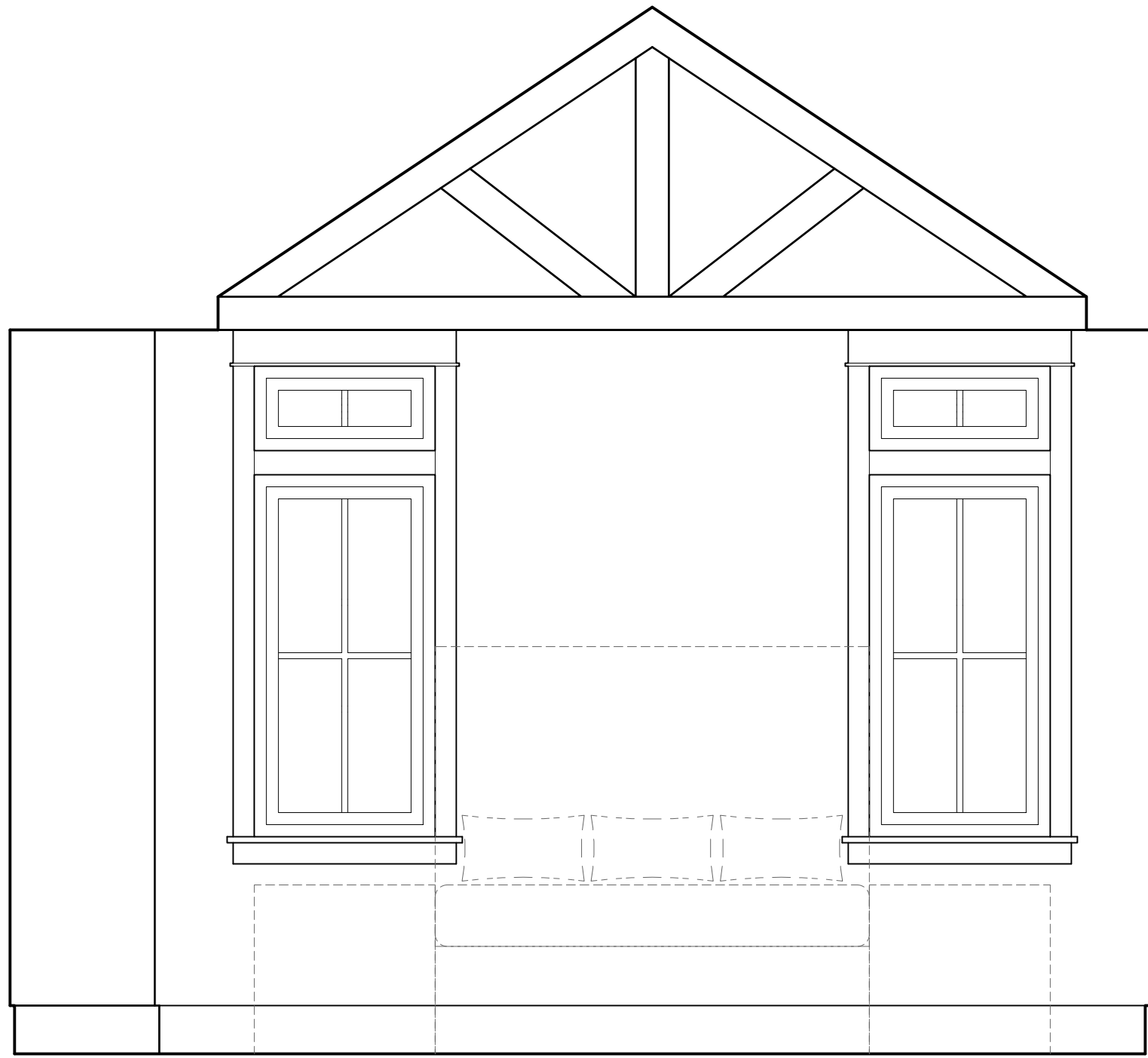
SHEET HISTORY

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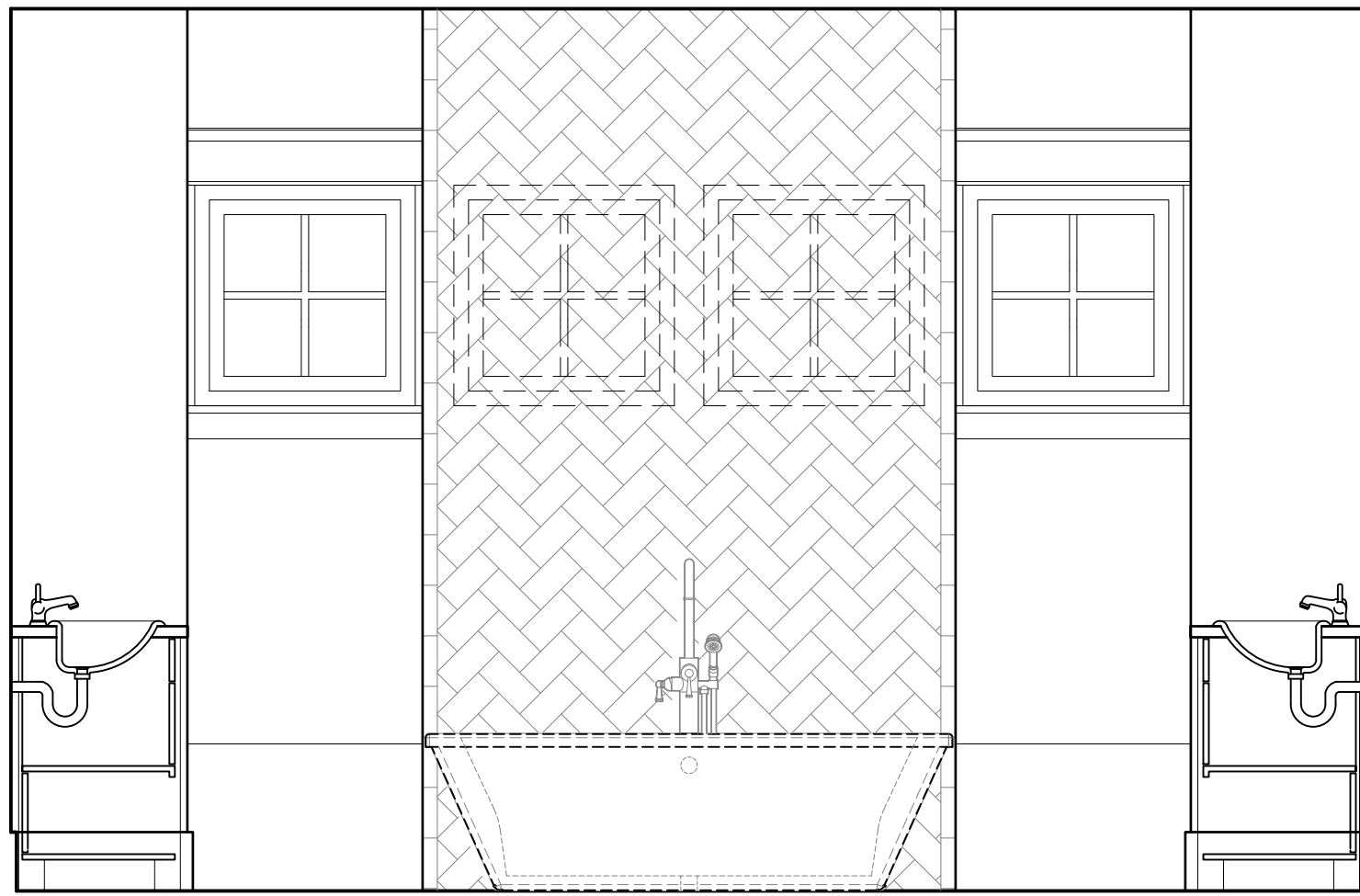
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Apr 21, 2026

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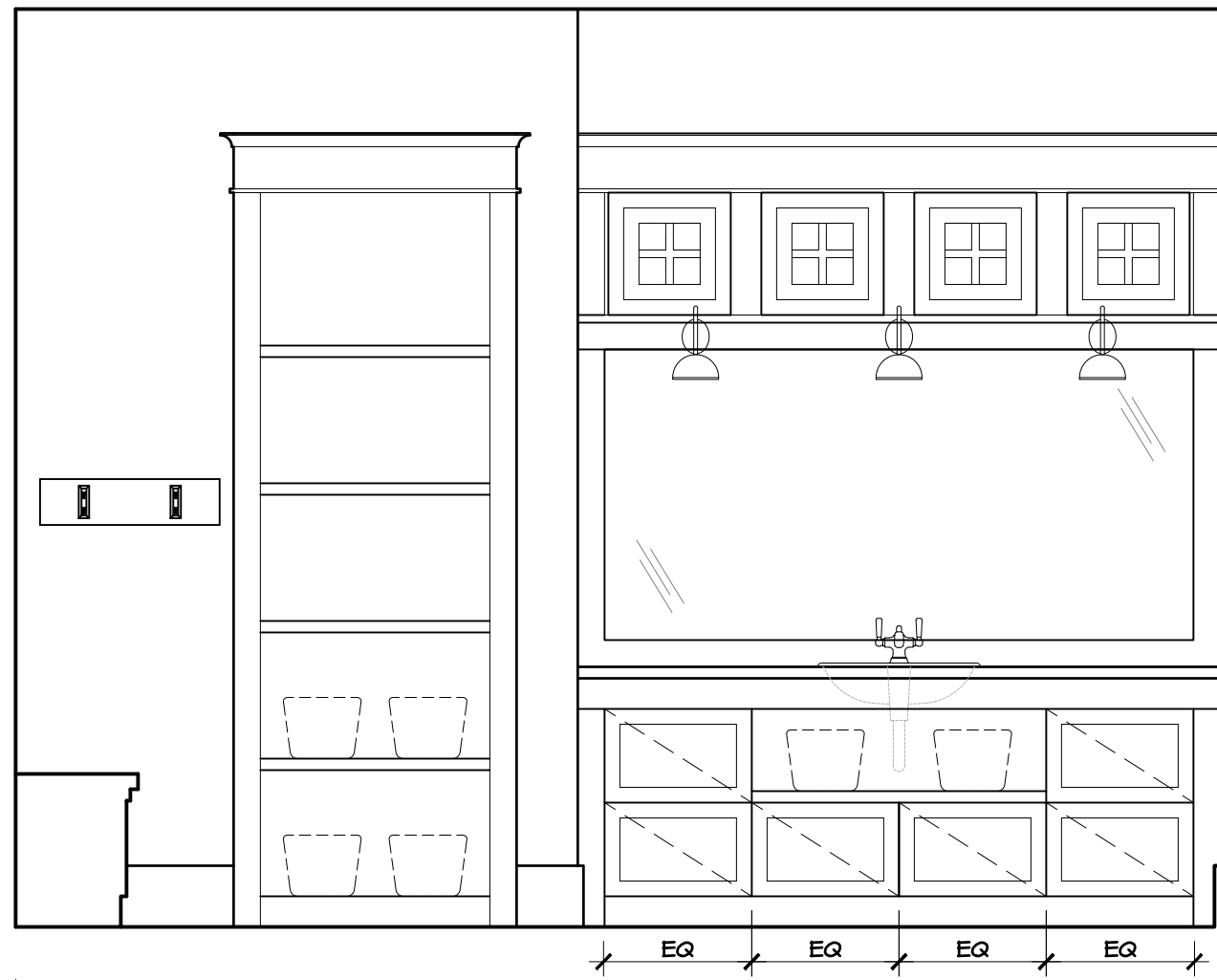
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RESIDENCE



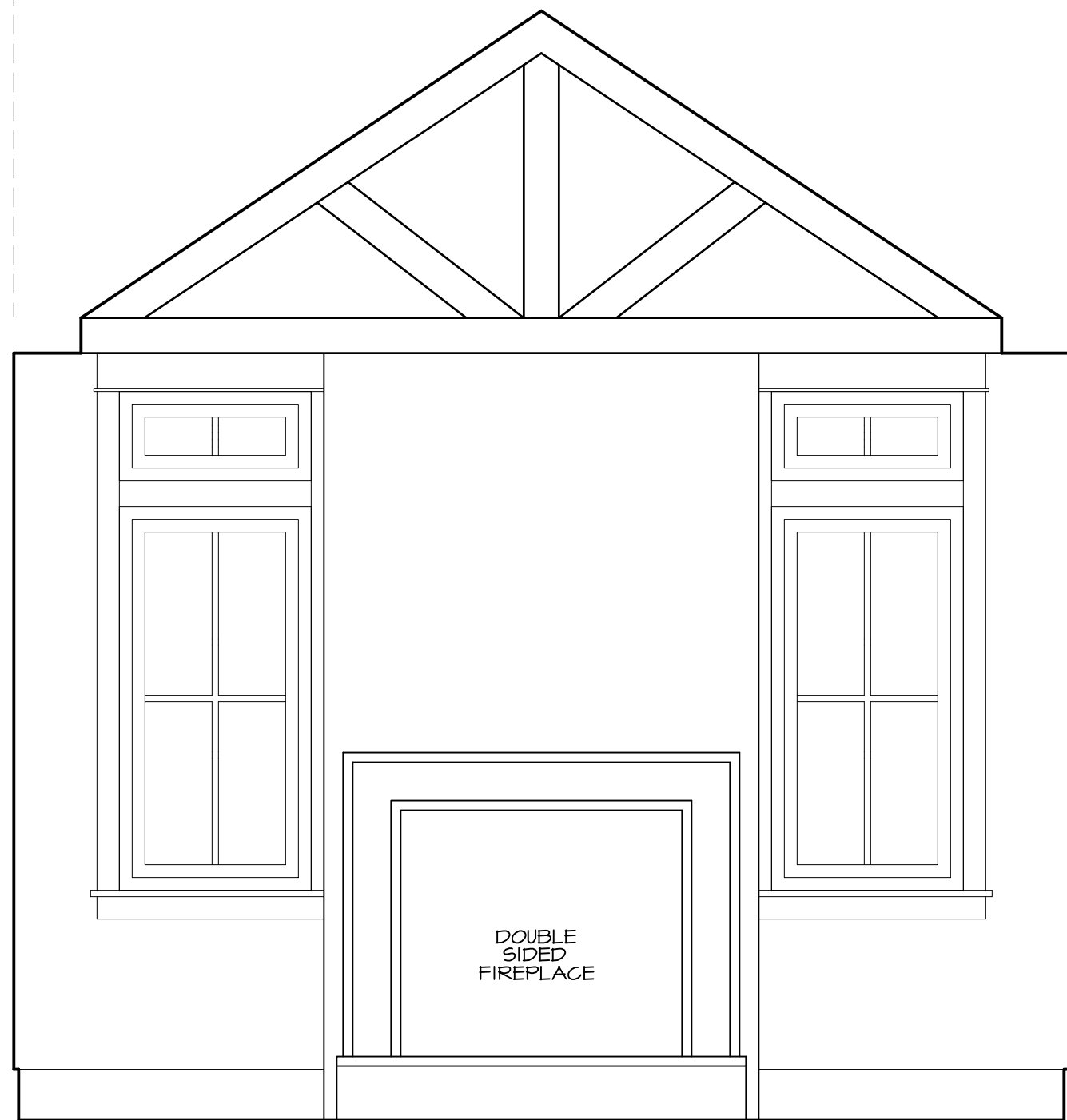
1 Bedroom 1
SCALE :SCALE 1/2" = 1'-0"



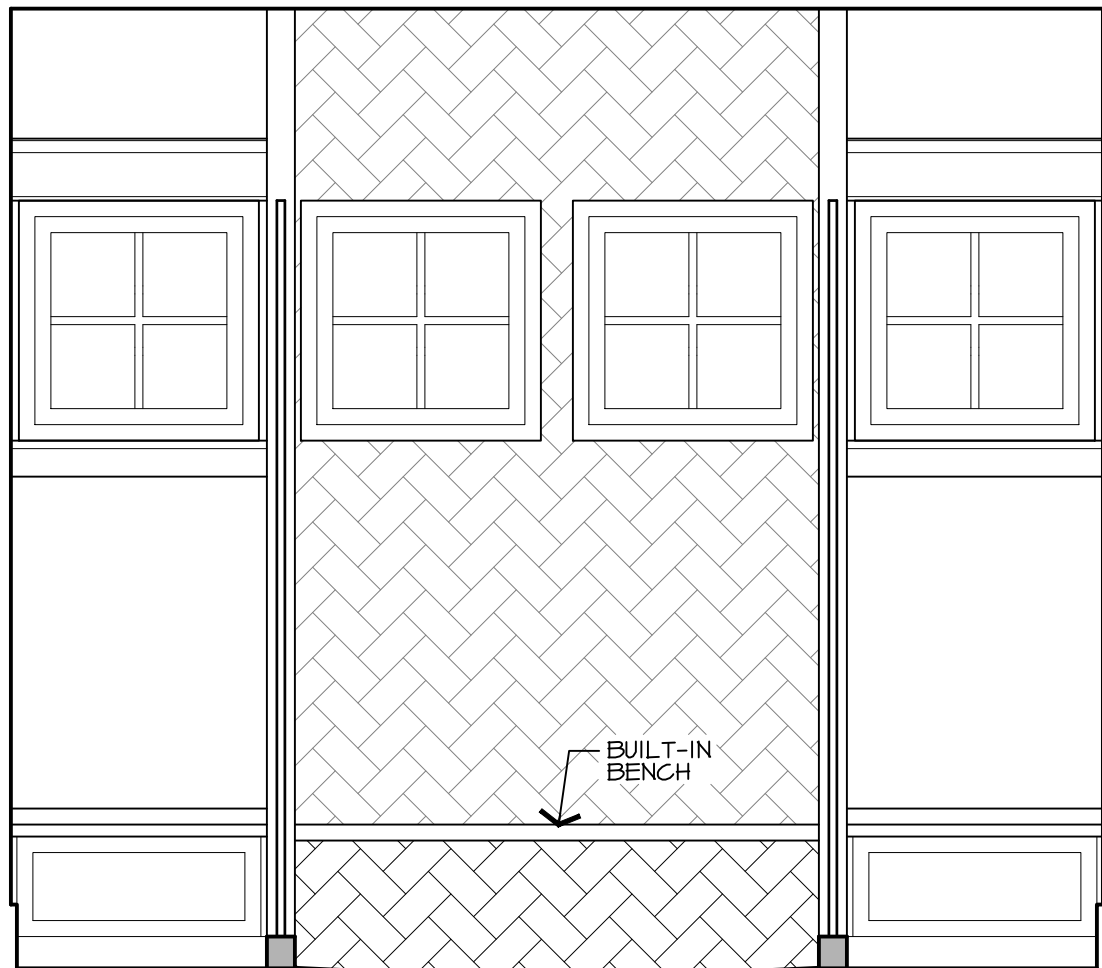
2 Bath 1 - Tub
SCALE :SCALE 1/2" = 1'-0"



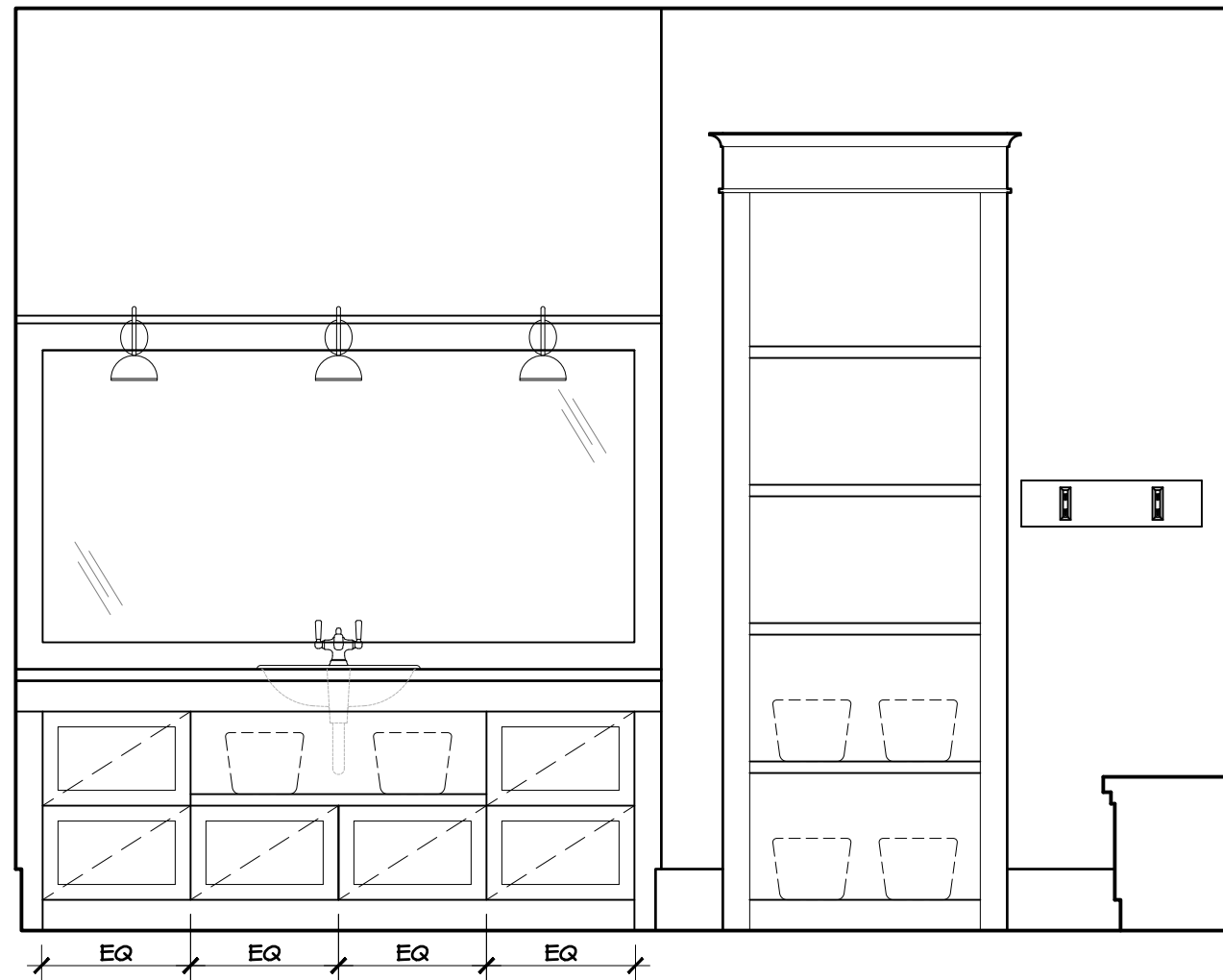
3 Bath 1 - Vanity
SCALE :SCALE 1/2" = 1'-0"



4 Bedroom 1 - Fireplace
SCALE :SCALE 1/2" = 1'-0"



5 Bath 1 - Shower
SCALE :SCALE 1/2" = 1'-0"



6 Bath 1 - Vanity
SCALE :SCALE 1/2" = 1'-0"

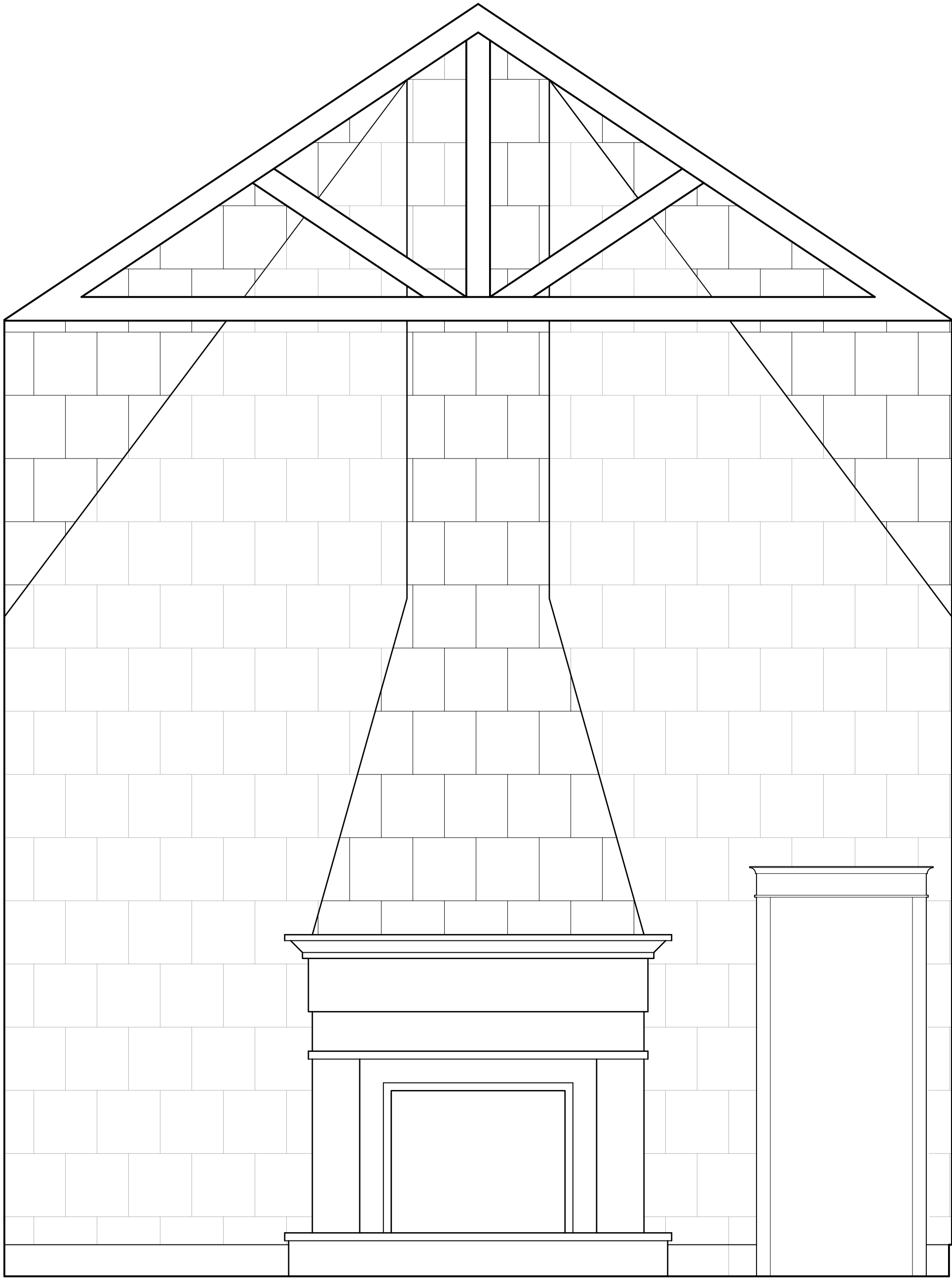
SHEET HISTORY

NOTE: Revisions are inclusive. Revisions below may or may not be applicable to this sheet.

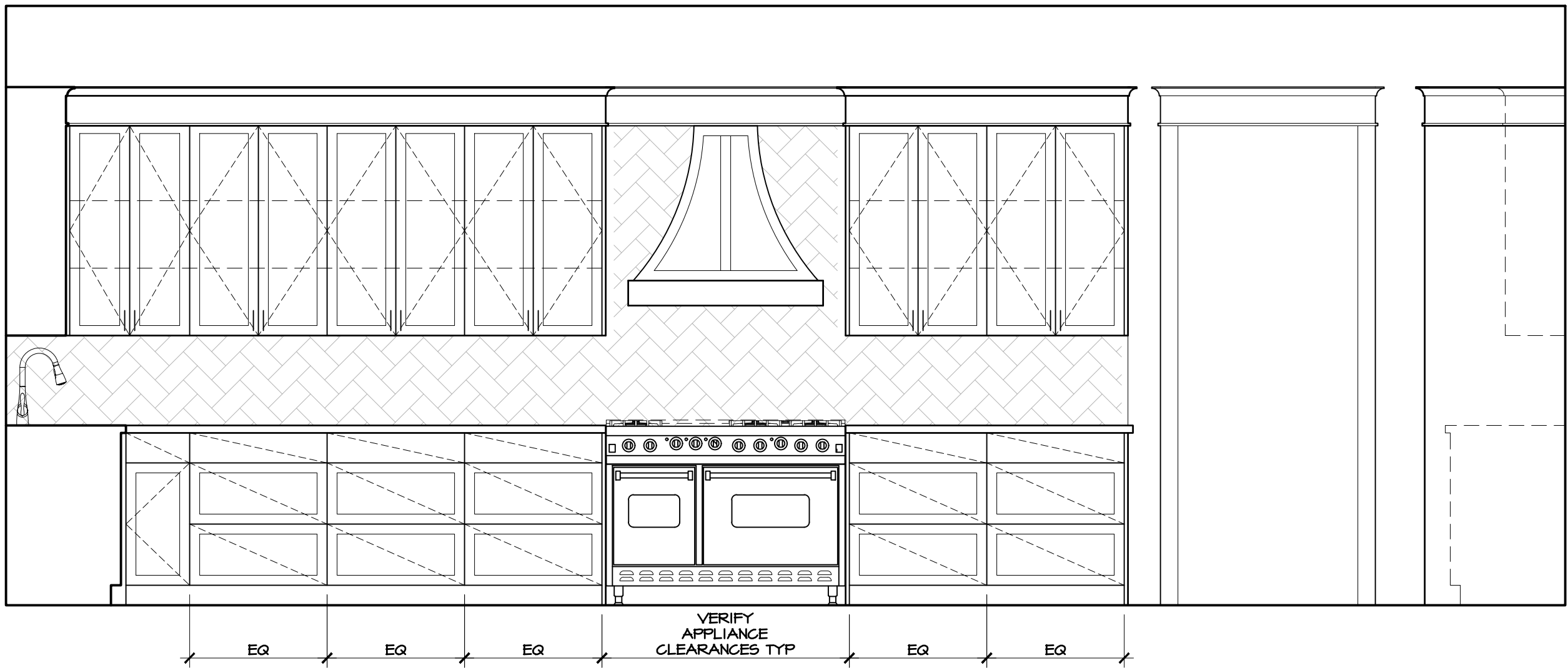
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SHEET

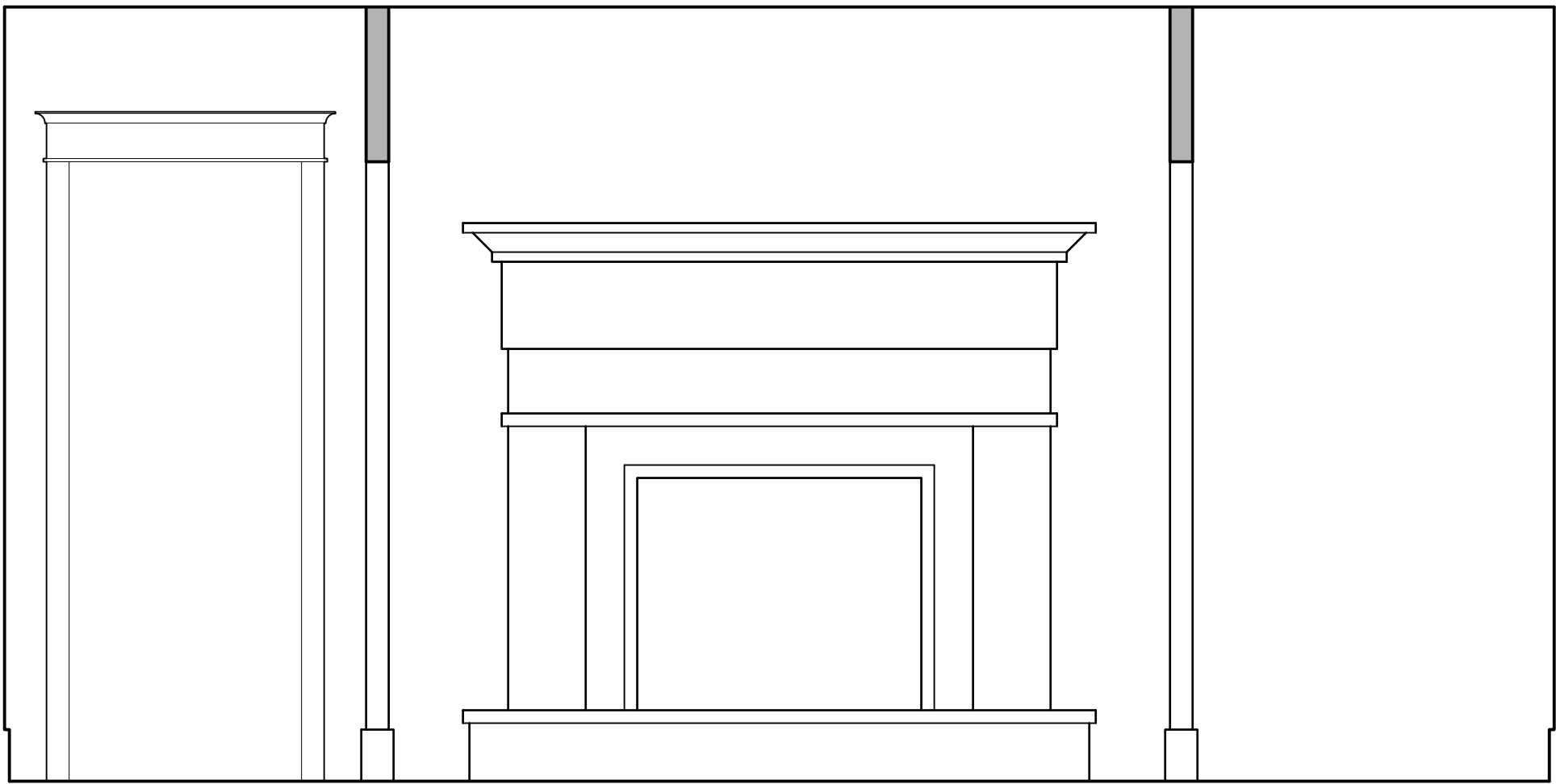
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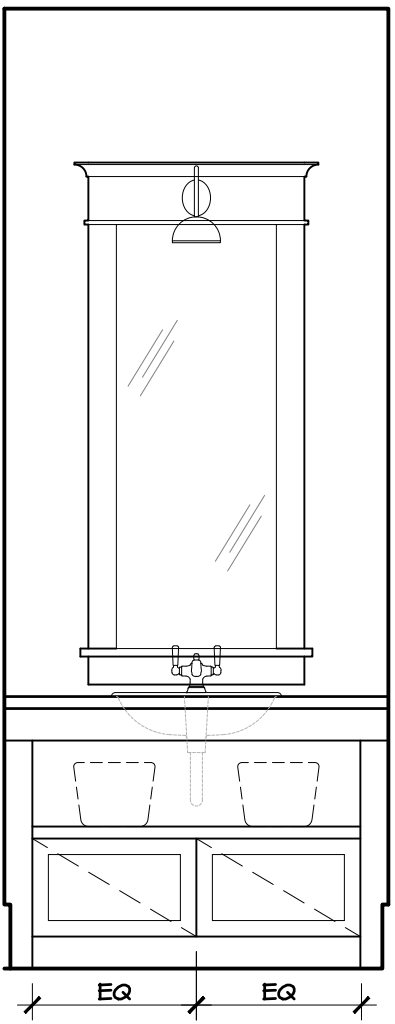
1 Great Room Fireplace
SCALE :SCALE 1/2" = 1'-0"



2 Ktchen - Range / Hood
SCALE :SCALE 1/2" = 1'-0"



3 Hall 1 Fireplace
SCALE :SCALE 1/2" = 1'-0"



4 Powder Room 1
SCALE :SCALE 1/2" = 1'-0"

SHEET HISTORY

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SHEET

BORZA
RESIDENCE

SHEET HISTORY

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Apr 23, 2026

SHEET

E-2

Electrical Plans

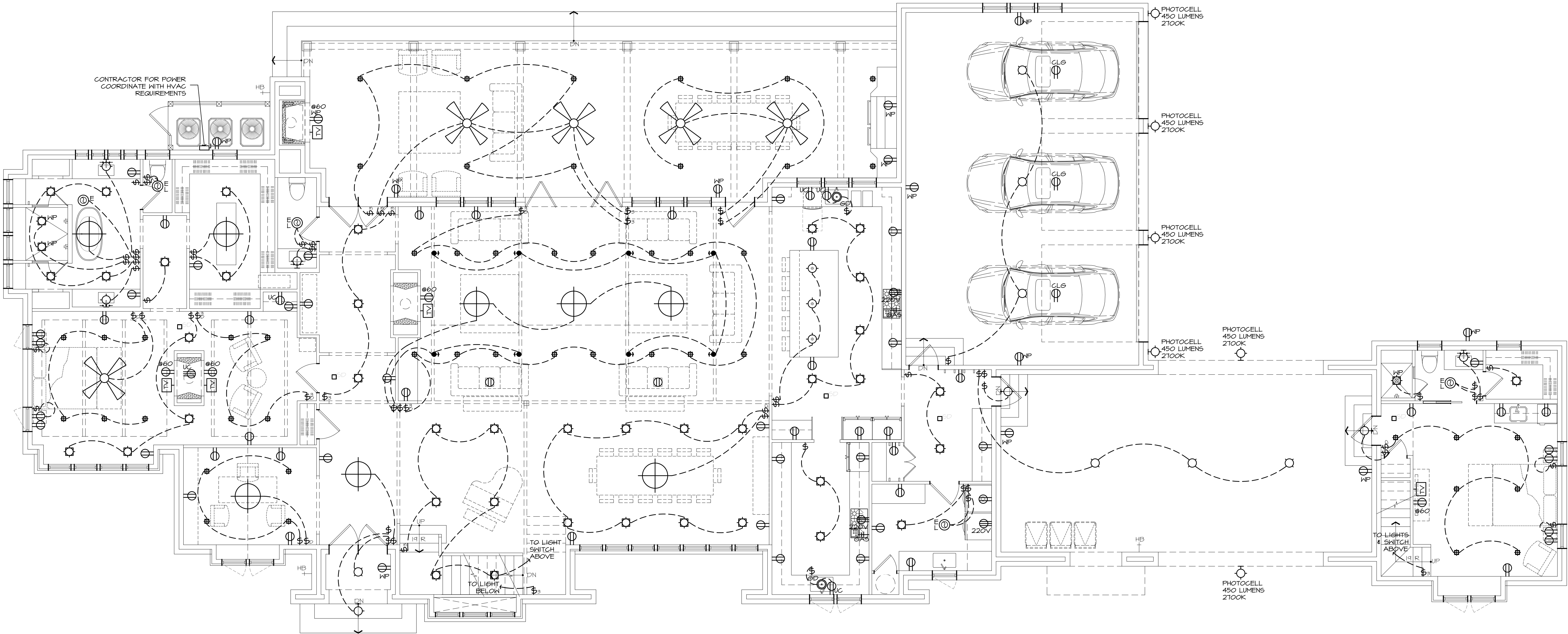
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND 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.
3. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELECTRICAL CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL CONTRACTOR.
4. G.C. SHALL PROVIDE ELECTRICAL FOR A/G UNITS.
5. ALL FIXTURES TO BE SELECTED BY OWNER.
6. G.C. COORDINATE COMMUNICATION AND SECURITY SYSTEM REQUIREMENTS WITH OWNER. PRE-WIRE FOR SECURITY SYSTEM IF APPLICABLE.
7. DISHWASHER OUTLET BOX TO BE WALL MOUNTED BEHIND UNIT, 6" A.F.F.
8. G.C. VERIFY LOCATION & TYPE OF POWER TO APPLIANCES.
9. ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH MILLWORK TO INSURE PROPER PLACEMENT OF OUTLETS, SWITCHES, PHONE JACKS, CATV OUTLETS, ETC.
10. PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.
11. SMOKE DETECTORS SHALL BE HARDWIRED TO PRIMARY ELECTRICAL SERVICES WITH A BATTERY BACK-UP.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELEC'L AND PLUMBING CONNECTIONS FOR KITCHEN EQUIPMENT.
13. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
14. ALL SWITCHES TO BE MOUNTED 44" TO BOTTOM OF PLATE A.F.F. UNLESS OTHERWISE NOTED.
15. OUTLETS TO BE 15" A.F.F. UNLESS OTHERWISE NOTED. SPECIFY MOUNTING HEIGHTS ARE TO CENTER LINE OF OUTLETS.
16. MOUNT OUTLETS AT COUNTERTOP 2 INCHES ABOVE COUNTERTOP OR BACKPLASH.
17. ALL OUTLETS WITHIN 6FT. OF A WATER SOURCE SHALL BE ON A G.F.C.I. CIRCUIT. ADDITIONAL G.F.C.I. AS REQ'D BY CODE.

Electrical Legend

NOTE: NOT ALL SYMBOLS ARE USED ON PLAN

	RECESSED FLUSH FLOOR DUPLEX		4" RECESSED DOWN LIGHT
	110V DUPLEX RECEPTACLE		3" ADJUSTABLE RECESSED LIGHT, SHALLOW HOUSING
	220V RECEPTACLE		ADJUSTABLE BULLET
	SPECIAL PURPOSE OUTLET		WALL WASH/ ART LIGHT
	G - GENERATOR		SCONCE
	E - EXHAUST H - HEATER L - LIGHT		SURFACE MOUNTED FIXTURE
	DISCONNECT SWITCH		PENDANT FIXTURE
	ELECTRICAL PANEL		JAR LIGHT
	SMOKE DETECTOR W. ALARM		WALL MOUNT ART LIGHT
	SWITCH		TRACK LIGHT
	MOTION SENSOR SWITCH		CHANDELIER
	DIMMER SWITCH		UNDER COUNTER LIGHT
	3-WAY SWITCH		CEILING FAN
	3-WAY DIMMER SWITCH		
	4-WAY SWITCH		
	DOOR SWITCH		
	COMBO OUTLET -CAT 5/CABLE/ SATELLITE T.V./ PHONE		



1 First Floor Plan
SCALE : 3/16" = 1'-0"

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SHEET HISTORY

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Apr 23, 2026

SHEET

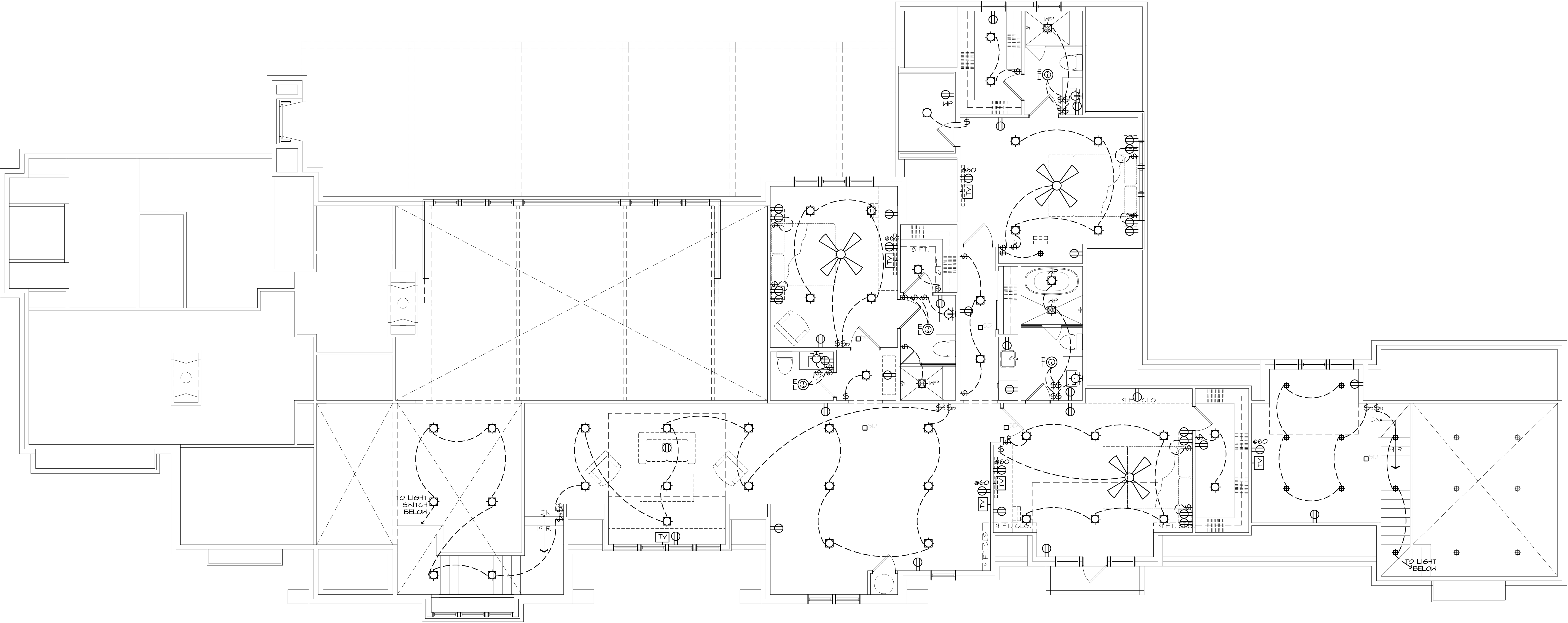
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND 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.
3. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELECTRICAL CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL CONTRACTOR.
4. G.C. SHALL PROVIDE ELECTRICAL FOR A/G UNITS.
5. ALL FIXTURES TO BE SELECTED BY OWNER.
6. G.C. COORDINATE COMMUNICATION AND SECURITY SYSTEM REQUIREMENTS WITH OWNER. PRE-WIRE FOR SECURITY SYSTEM IF APPLICABLE.
7. DISHWASHER OUTLET BOX TO BE WALL MOUNTED BEHIND UNIT, 6" A.F.F.
8. G.C. VERIFY LOCATION & TYPE OF POWER TO APPLIANCES.
9. ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH MILLWORK TO INSURE PROPER PLACEMENT OF OUTLETS, SWITCHES, PHONE JACKS, CATV OUTLETS, ETC.
10. PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.
11. SMOKE DETECTORS SHALL BE HARDWIRED TO PRIMARY ELECTRICAL SERVICES WITH A BATTERY BACK-UP.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELEC'L AND PLUMBING CONNECTIONS FOR KITCHEN EQUIPMENT.
13. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
14. ALL SWITCHES TO BE MOUNTED 44" TO BOTTOM OF PLATE A.F.F. UNLESS OTHERWISE NOTED.
15. OUTLETS TO BE 15" A.F.F. UNLESS OTHERWISE NOTED. SPECIFY MOUNTING HEIGHTS ARE TO CENTER LINE OF OUTLETS.
16. MOUNT OUTLETS AT COUNTERTOP 2 INCHES ABOVE COUNTERTOP OR BACKPLASH.
17. ALL OUTLETS WITHIN 6FT. OF A WATER SOURCE SHALL BE ON A G.F.C.I. CIRCUIT. ADDITIONAL G.F.C.I. AS REQ'D BY CODE.

Electrical Legend

NOTE: NOT ALL SYMBOLS ARE USED ON PLAN

	RECESSED FLUSH FLOOR DUPLEX		4" RECESSED DOWN LIGHT
	110V DUPLEX RECEPTACLE		3" ADJUSTABLE RECESSED LIGHT, SHALLOW HOUSING
	220V RECEPTACLE		ADJUSTABLE BULB
	SPECIAL PURPOSE OUTLET		WALL WASH/ ART LIGHT
	G - GENERATOR		SCONCE
	E - EXHAUST		SURFACE MOUNTED FIXTURE
	H - HEATER		PENDANT FIXTURE
	L - LIGHT		JAR LIGHT
	DISCONNECT SWITCH		WALL MOUNT ART LIGHT
	ELECTRICAL PANEL		TRACK LIGHT
	SMOKE DETECTOR W. ALARM		CHANDELIER
	BACKUP BATTERY		UNDER COUNTER LIGHT
	SWITCH		CEILING FAN
	MOTION SENSOR SWITCH		
	DIMMER SWITCH		
	3-WAY SWITCH		
	3-WAY DIMMER SWITCH		
	4-WAY SWITCH		
	DOOR SWITCH		
	COMBO OUTLET -CAT 5/CABLE/ SATELLITE T.V./ PHONE		



1 Second Floor Plan
SCALE : 3/16" = 1'-0"