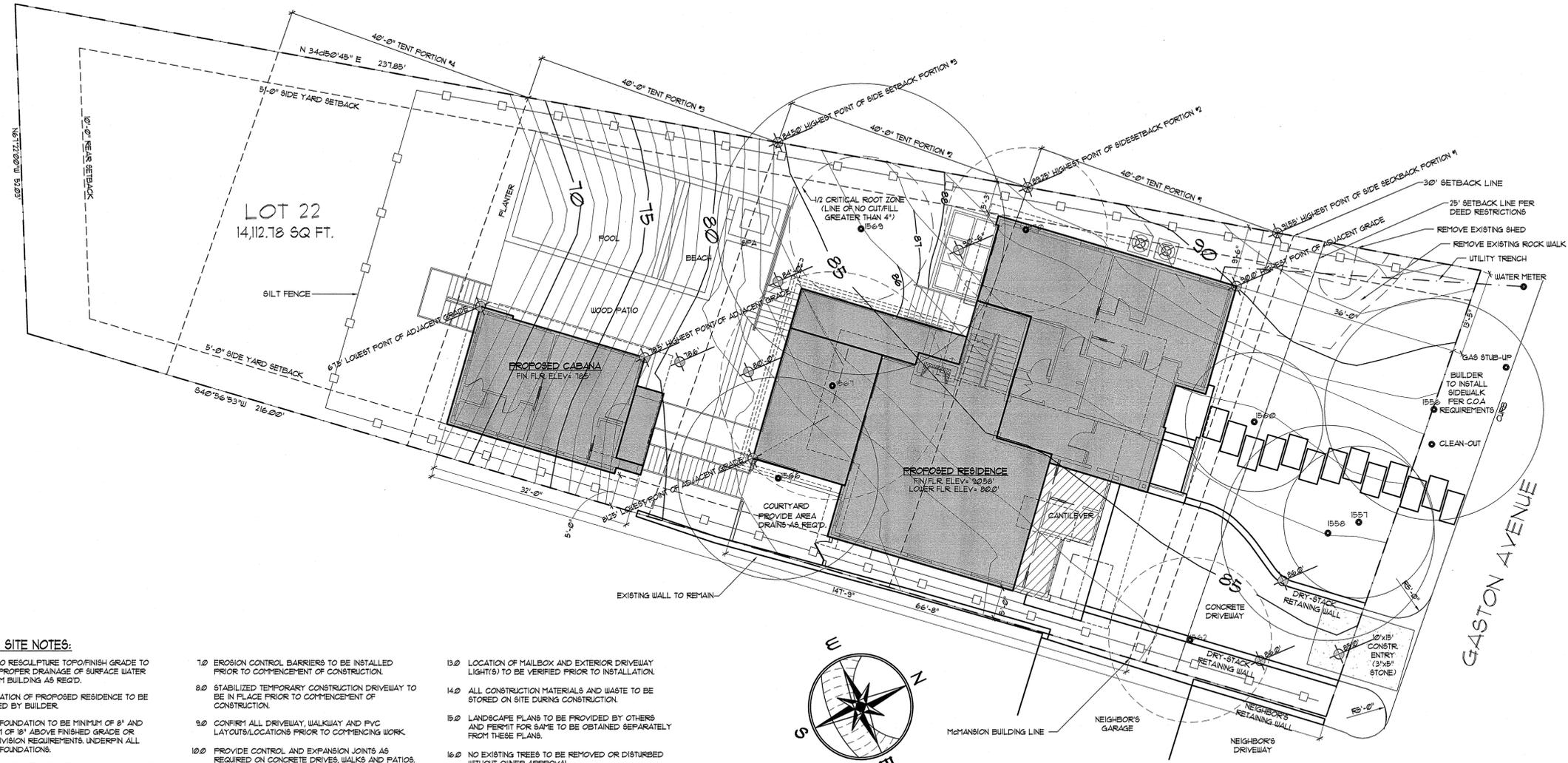


SHOAL CREEK PARK  
CITY OF AUSTIN



**SITE PLAN**  
SCALE 1/8" = 1'-0"

**GENERAL SITE NOTES:**

- 1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATE- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

**CITY OF AUSTIN - BUILDING COVERAGE**

	NEW/ADDITION	
A. MAIN LEVEL CONDITIONED AREA	2,036#	
B. MAIN LEVEL MASONRY	29#	
C. UPPER LEVEL CONDITIONED AREA	1,454#	
D. UPPER LEVEL MASONRY	0#	
E. LOWER LEVEL CONDITIONED AREA	116#	
F. LOWER LEVEL MASONRY	24#	
G. LOWER LEVEL UNCONDITIONED SPACE		
GARAGE	1,319#	
EXERCISE STORAGE	330#	
GARAGE ENTRY COVER	102#	
H. OFFICE / CABANA	21#	
I. OFFICE / CABANA MASONRY	5,039#	
J. APARTMENT	28#	
K. APARTMENT MASONRY	500#	
L. PATIO UNDER CABANA	0#	
M. WOOD DECK / (50%)	221#	624# / 312#
N. OUTDOOR LIVING / DINING	511#	
O. COVERED ENTRY	165#	
P. APARTMENT ENTRY	41#	
Q. CABANA ENTRY	26#	
R. STAIRS TO COVERED PATIO UNDER CABANA	71#	
S. SWIMMING POOLS (POOL SURFACE AREA)	100#	
	0#	
<b>TOTAL BUILDING AREA</b>	<b>8,309#</b>	
<b>TOTAL BUILDING COVERAGE ON LOT</b>	<b>3,718#</b>	
<b>24.43% OF LOT</b>	<b>14,113 SQ FT LOT</b>	

**TREE LEGEND**

1556	113" Cedar Elm	
1551	12" Live Oak	
1558	17" Live Oak	
1560	11" Live Oak	
REMOVE	1562	13" Cedar Elm
REMOVE	1566	16" Live Oak
REMOVE	1561	Two 12" Cedar Elms
REMOVE	1569	23" Live Oak
REMOVE	1570	13" Live Oak

\*PROTECTED / HERITAGE TREE\*

**CITY OF AUSTIN - FRONT YARD IMPERVIOUS COVERAGE**

AREA	TOTAL
PAVERS	11#
DRIVEWAY	399#
<b>TOTAL IMPERVIOUS COVER</b>	<b>509#</b>
<b>TOTAL AREA IN FRONT YARD</b>	<b>1,836#</b>

509# / 1,836# x 100 = 27.1% PERCENTAGE OF LOT  
ALLOWABLE IMPERVIOUS COVERAGE: 1,836# x 40% = 734#

**CITY OF AUSTIN - IMPERVIOUS COVERAGE**

AREA	NEW/ADDITION
TOTAL BUILDING COVERAGE	3,718#
DRIVEWAY (UNCOVERED)	73#
SIDEWALKS/WALKWAYS	364#
UNCOVERED PATIOS	0#
AC PADS	33#
RETAINING WALLS	50#
UNCOVERED WOOD DECKS (50%)	624# / 346#
<b>TOTAL IMPERVIOUS COVER</b>	<b>5,255#</b>
<b>TOTAL LOT AREA</b>	<b>14,113#</b>

5,255# / 14,113# x 100 = 37.2% PERCENTAGE OF LOT  
ALLOWABLE IMPERVIOUS COVERAGE: 14,113# x 40% = 5,645#

**CITY OF AUSTIN - GROSS FLOOR AREA**

AREA	NEW/ADDITION	EXEMPTION	TOTAL
MAIN LEVEL AREA (INCL. MASONRY)	2,125#		2,125#
UPPER LEVEL AREA (INCL. MASONRY)	1,454#		1,454#
LOWER LEVEL AREA (INCL. MASONRY)	200#		200#
GROUND FLOOR PORCHES			
FRONT PORCH	165#	-165#	0#
OUTDOOR LIVING / DINING	49#	-202#	29#
ACCESSORY BUILDING(S) (DETACHED)	1000#		1000#
CEILING OVER 15'	0#		0#
<b>TOTAL GROSS FLOOR AREA</b>	<b>5,924#</b>	<b>-105#</b>	<b>5,069#</b>
<b>TOTAL LOT AREA</b>			<b>14,113#</b>

5,069# / 14,113# x 100 = 35.9% FLOOR-TO-AREA RATIO (FAR)  
ALLOWABLE FAR: 14,113# x 40% = 5,645#

**LEGAL DESCRIPTION:**  
1009 GASTON AVENUE  
LOT 22  
SHOAL TERRACE  
AUSTIN, TX 78703  
TRAVIS COUNTY

NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

NOTE: BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.



VICINITY MAP

A CUSTOM RESIDENCE FOR:  
**MATT BUTTERFIELD**  
1009 GASTON AVENUE  
AUSTIN, TX 78703

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Butterfield Residence

SHEET **A1**  
1 of 13

PROJECT NO. 14162  
DRAWN BY: CRR  
DATE: 02/18/15  
CHECKED BY: -PC, AJS  
PROJECT MGR: CRR-

**cornerstone architects**  
7000 BEE CAVES RD., SUITE 200 AUSTIN TX 78746  
(512) 329-0007  
WWW.CGAPARTNERS.NET

**GENERAL PROJECT NOTES**

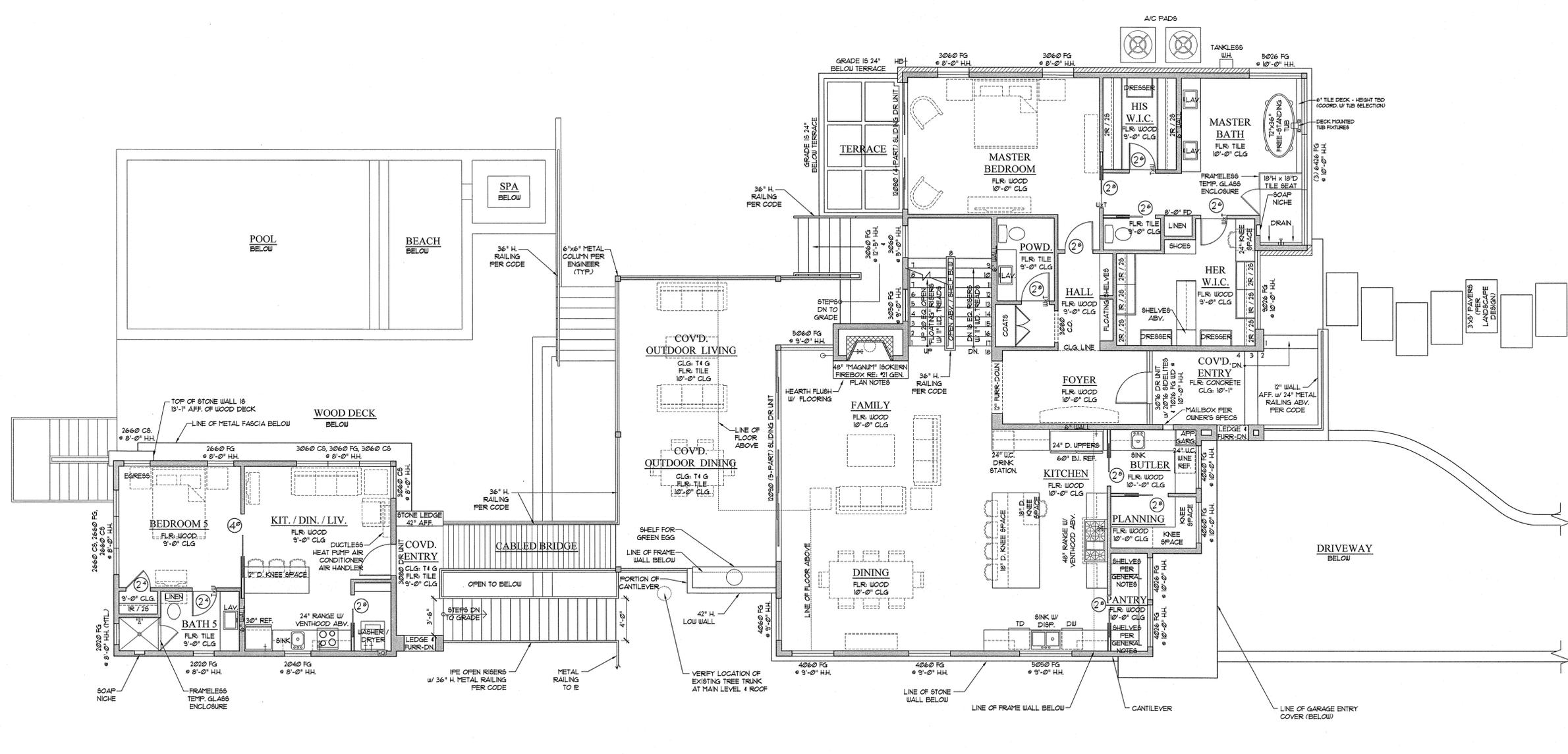
- 10 THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 20 ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- 30 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.
- 40 ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
- 50 WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS 4/OR SPECS.
- 60 PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
- 70 THESE DRAWINGS/SPECS 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.
- 80 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILINGS 4/OR WATERPROOFING.
- 90 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- 100 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- 110 ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- 120 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.
- 130 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- 140 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. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- 150 UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 160 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.

**GENERAL PLAN NOTES:**

- 10 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- 20 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- 30 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHSHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 40 WINDOW MANUFACTURER 4 BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- 50 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- 60 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 70 PROVIDE ELECTRIC FOR POOL 4/OR SPA EQUIP. 4 LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL 4/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 80 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES 4 RELATED COMPONENTS.
- 90 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 100 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATAWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- 110 IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 50 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 120 IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS 9'-0" OR LESS, ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION: IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
- 130 ALL PLUMBING, AFFLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREEVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 140 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 170 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- 180 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 PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- 190 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- 200 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
- 210 CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

- 170 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY 3 USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- 180 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 1'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- 200 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 210 ALL FIREPLACES TO HAVE 20" DEEP HEARTH 12" NON-COMBUSTIBLE SURROUND.

LEGEND:  
 G GAS KEY    S SHOWER HEAD    T TUB    B BIBB



**MAIN LEVEL NOTES PLAN**  
 SCALE 3/16" = 1'-0"

**WALL THICKNESS STANDARDS**  
 ALL EXTERIOR WALLS 8" UNL.  
 ALL INTERIOR WALLS 4" UNL.

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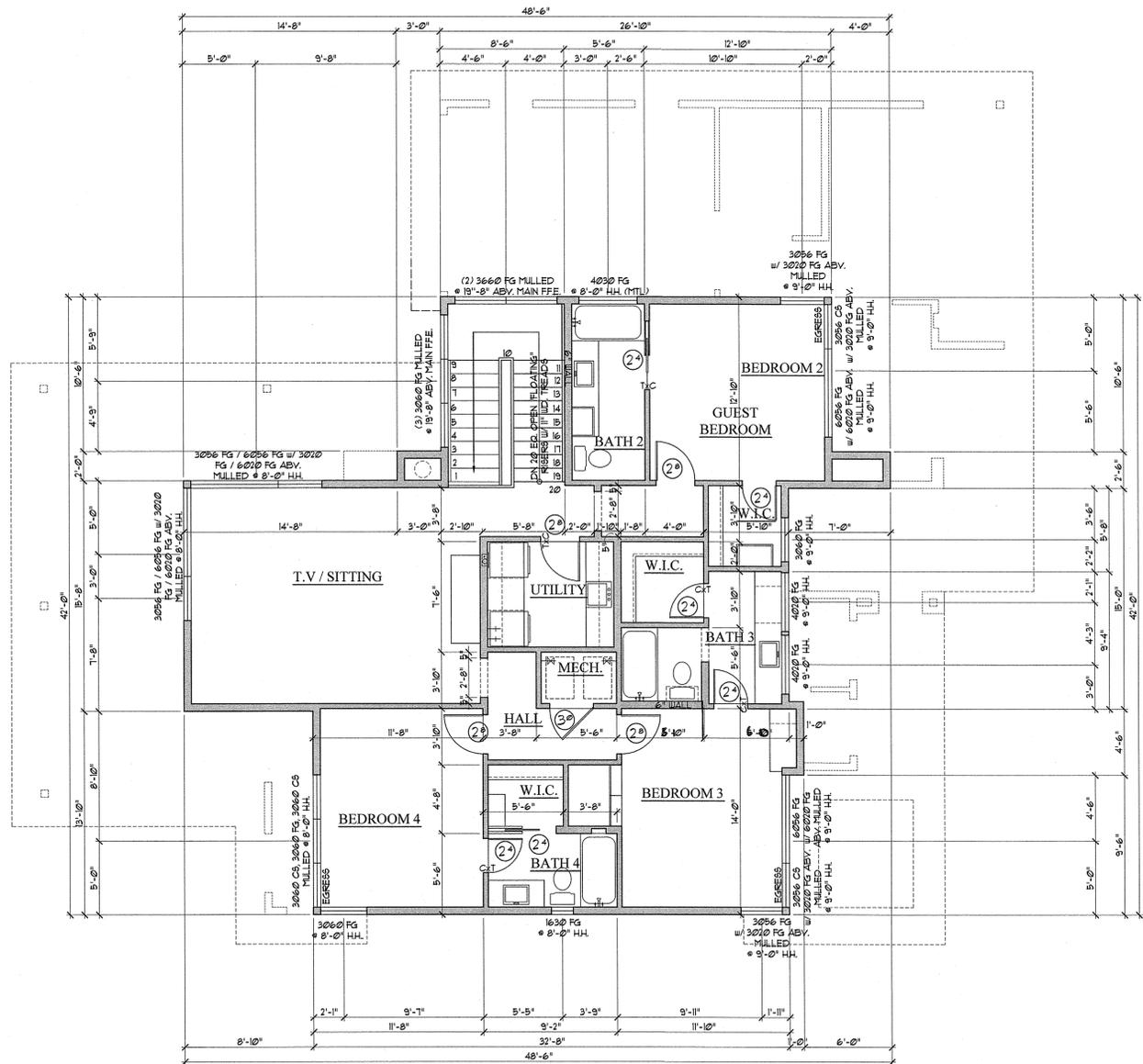
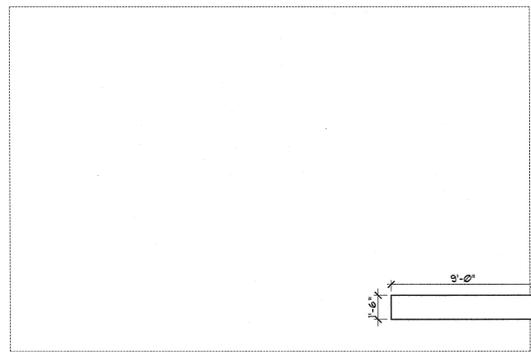
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SHEET **A-2**  
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UPPER LEVEL DIMENSION PLAN  
SCALE 3/16" = 1'-0"

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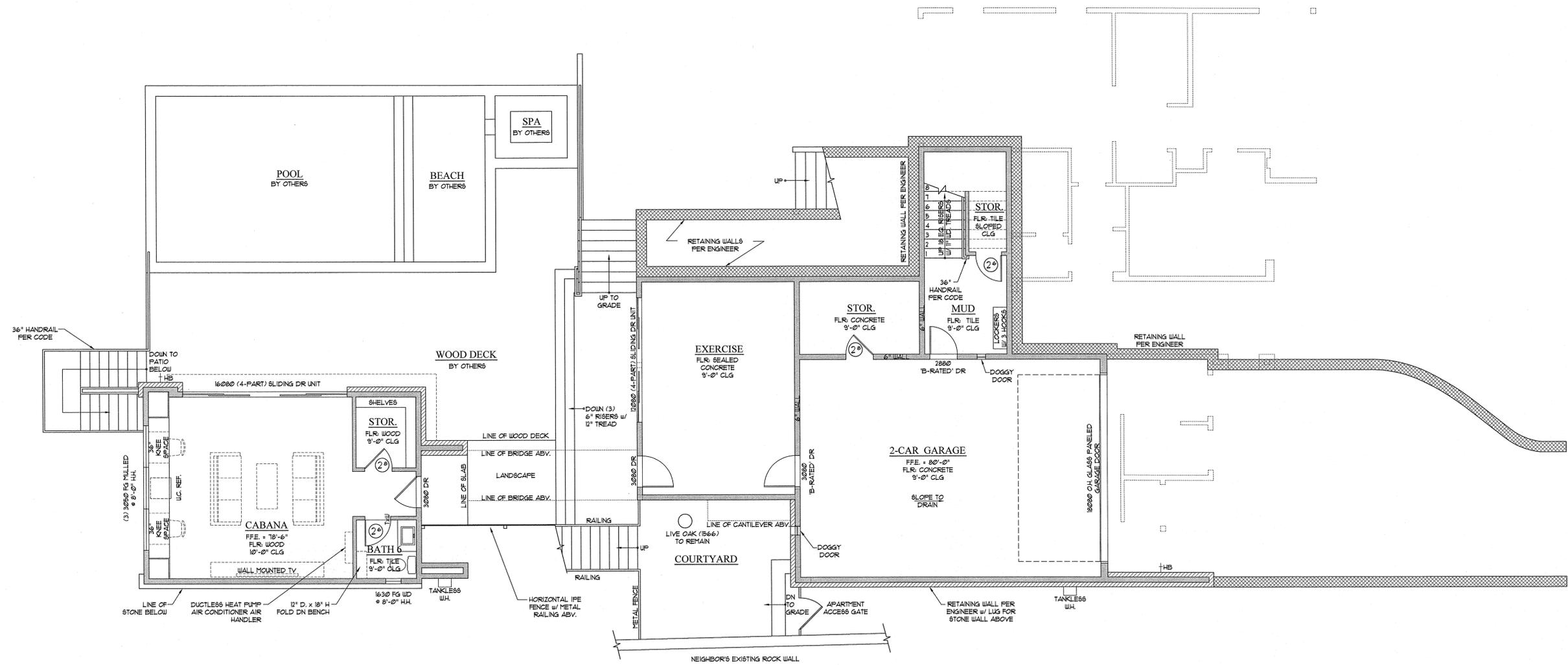
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**LOWER LEVEL NOTES PLAN**  
 SCALE 3/16" = 1'-0"

**WALL THICKNESS STANDARD**  
 ALL EXTERIOR WALLS 6" UNCL.  
 ALL INTERIOR WALLS 4" UNCL.

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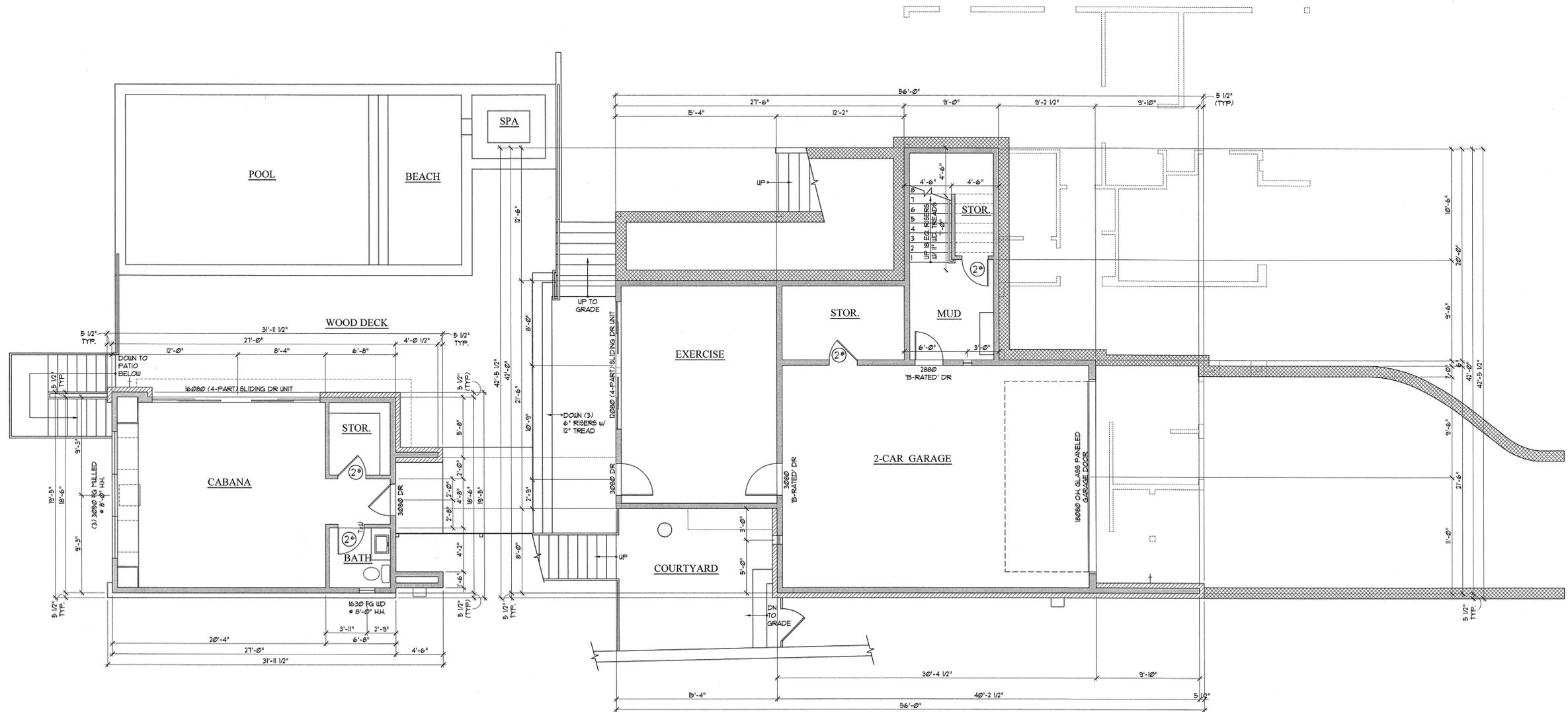
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 6 of 13

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**LOWER LEVEL DIMENSION PLAN**  
 SCALE 3/16" = 1'-0"

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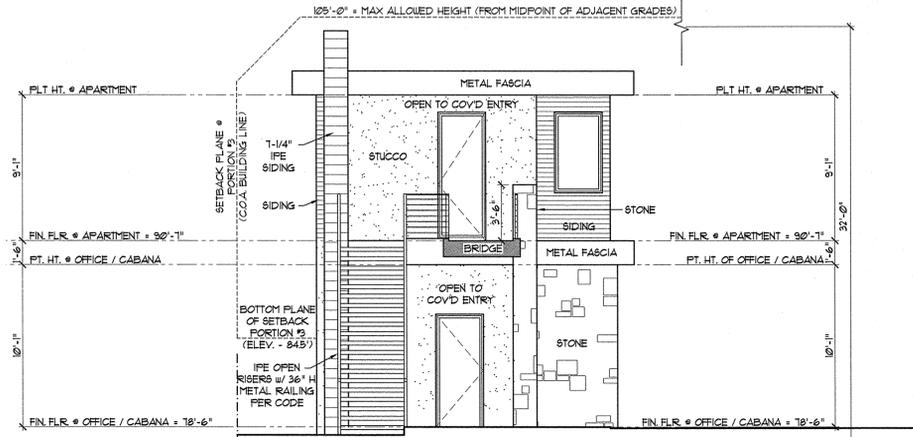
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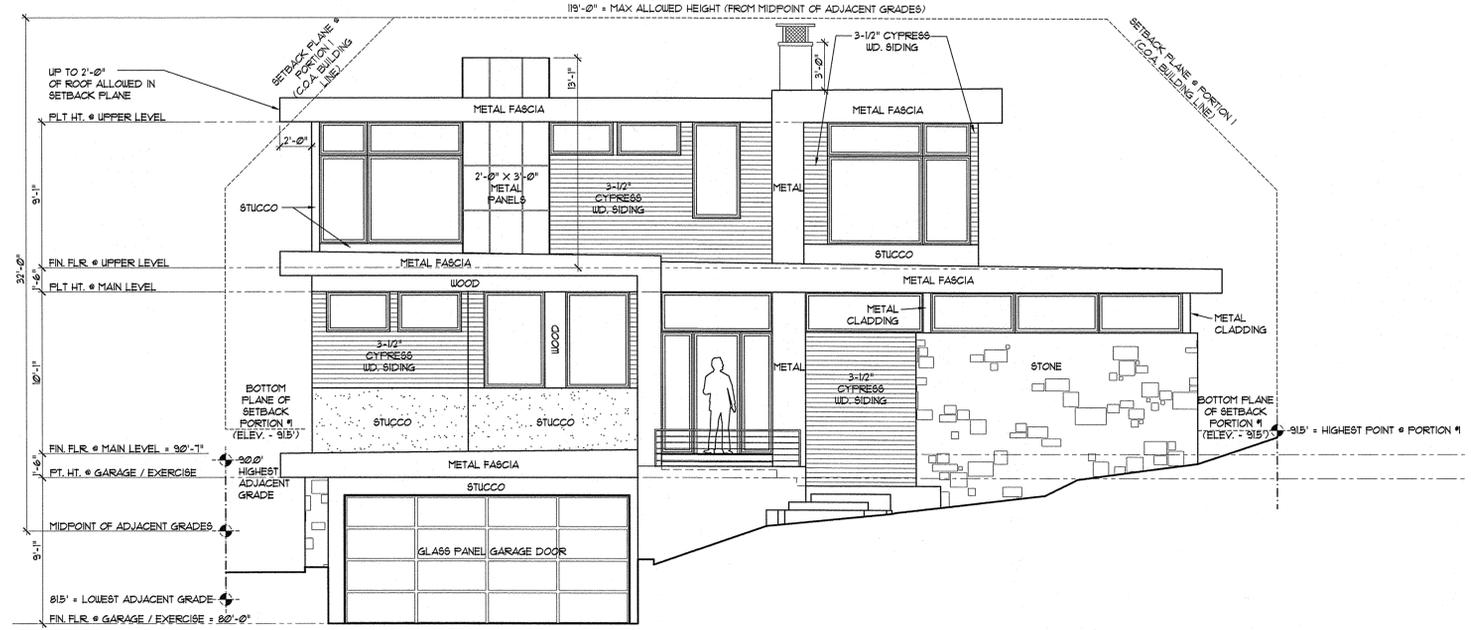
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**GENERAL ELEVATION NOTES**

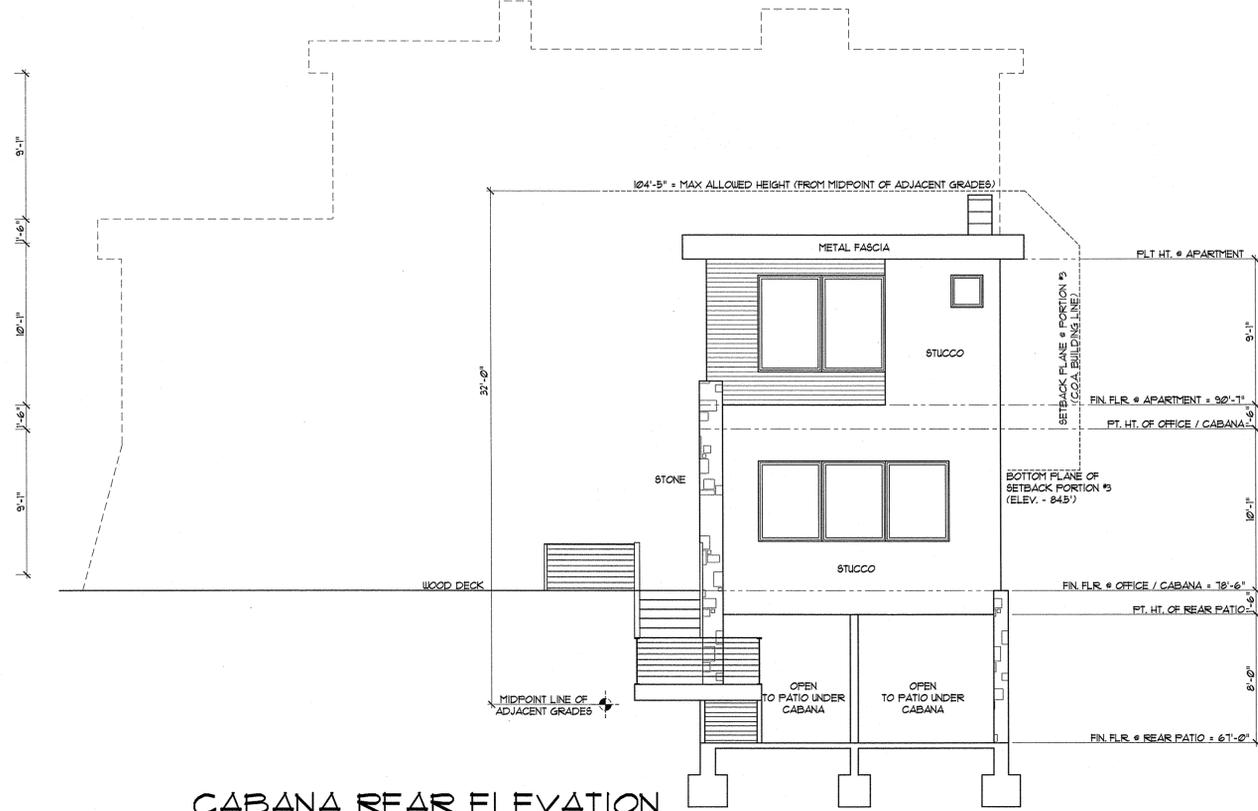
- 1.0 ALL WINDOW HDR. HTS. ON LOWER LEVEL, MAIN LEVEL, AND UPPER LEVEL TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- 2.0 STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS, UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
- 5.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
- 6.0 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.
- 7.0 CHIPNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIPNEY/FLUE TO ENSURE PROPER DRAU FOR FIREPLACE BASED ON HOUSE # SITE ORIENTATION VERSUS PREVAILING WINDS.
- 8.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.



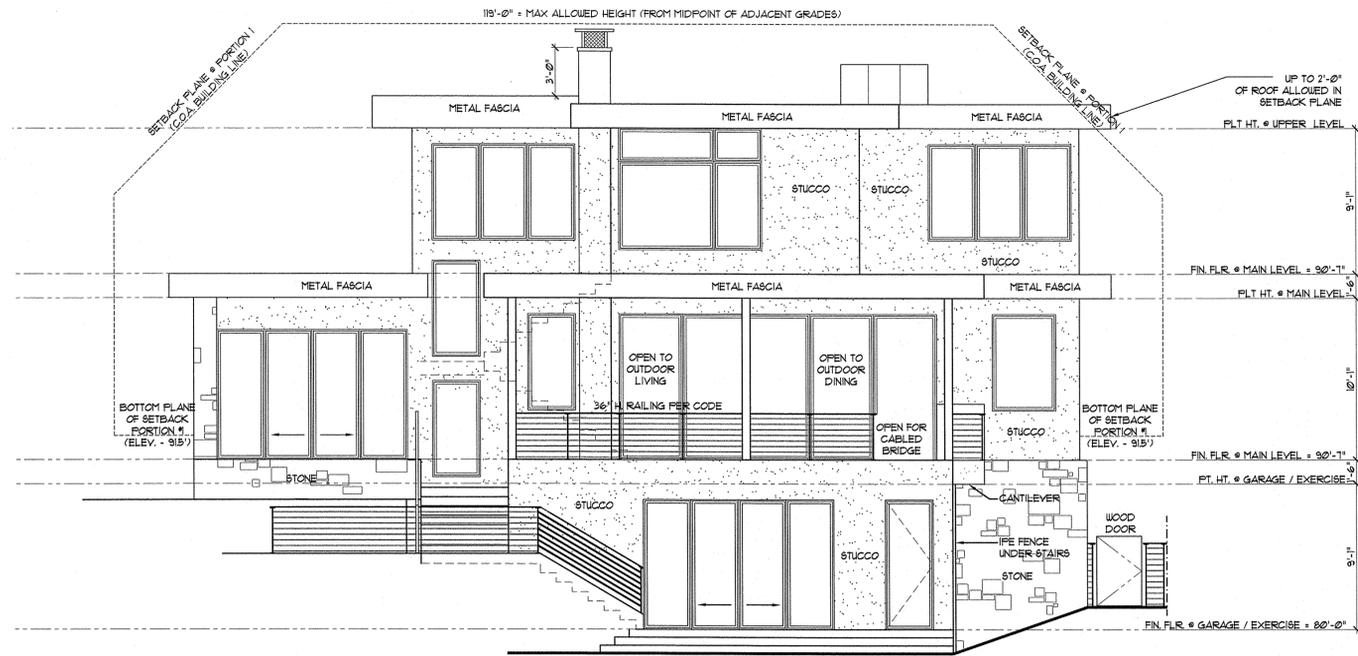
**CABANA FRONT ELEVATION**  
SCALE 3/16" = 1'-0"



**FRONT ELEVATION**  
SCALE 3/16" = 1'-0"



**CABANA REAR ELEVATION**  
SCALE 3/16" = 1'-0"



**REAR ELEVATION**  
SCALE 3/16" = 1'-0"

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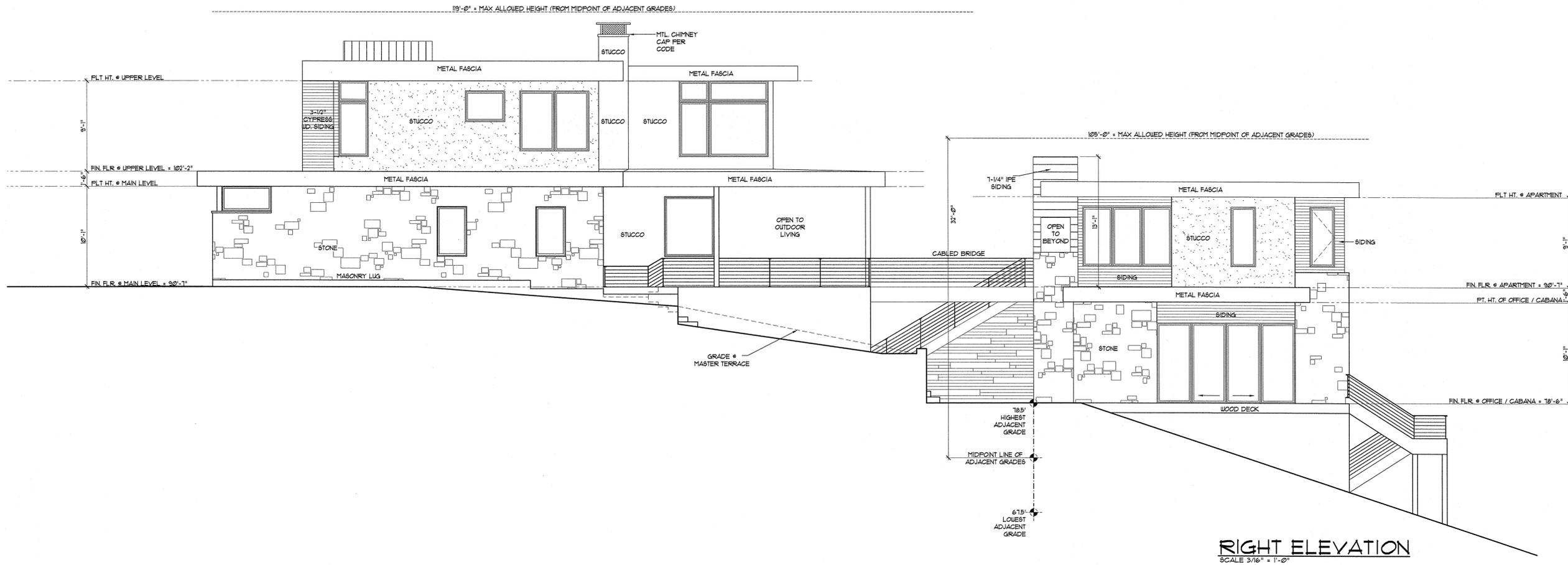
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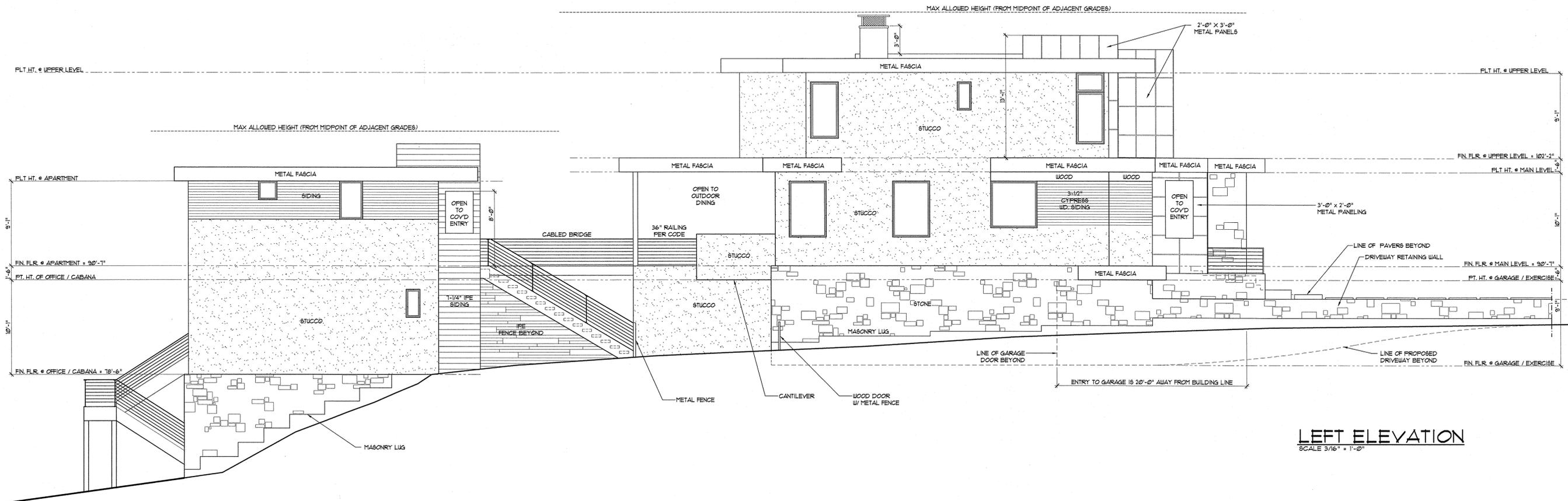


28 FEB 15  
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DATE: 02/18/15  
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**RIGHT ELEVATION**  
SCALE 3/16" = 1'-0"



**LEFT ELEVATION**  
SCALE 3/16" = 1'-0"

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**23 FEB 15**

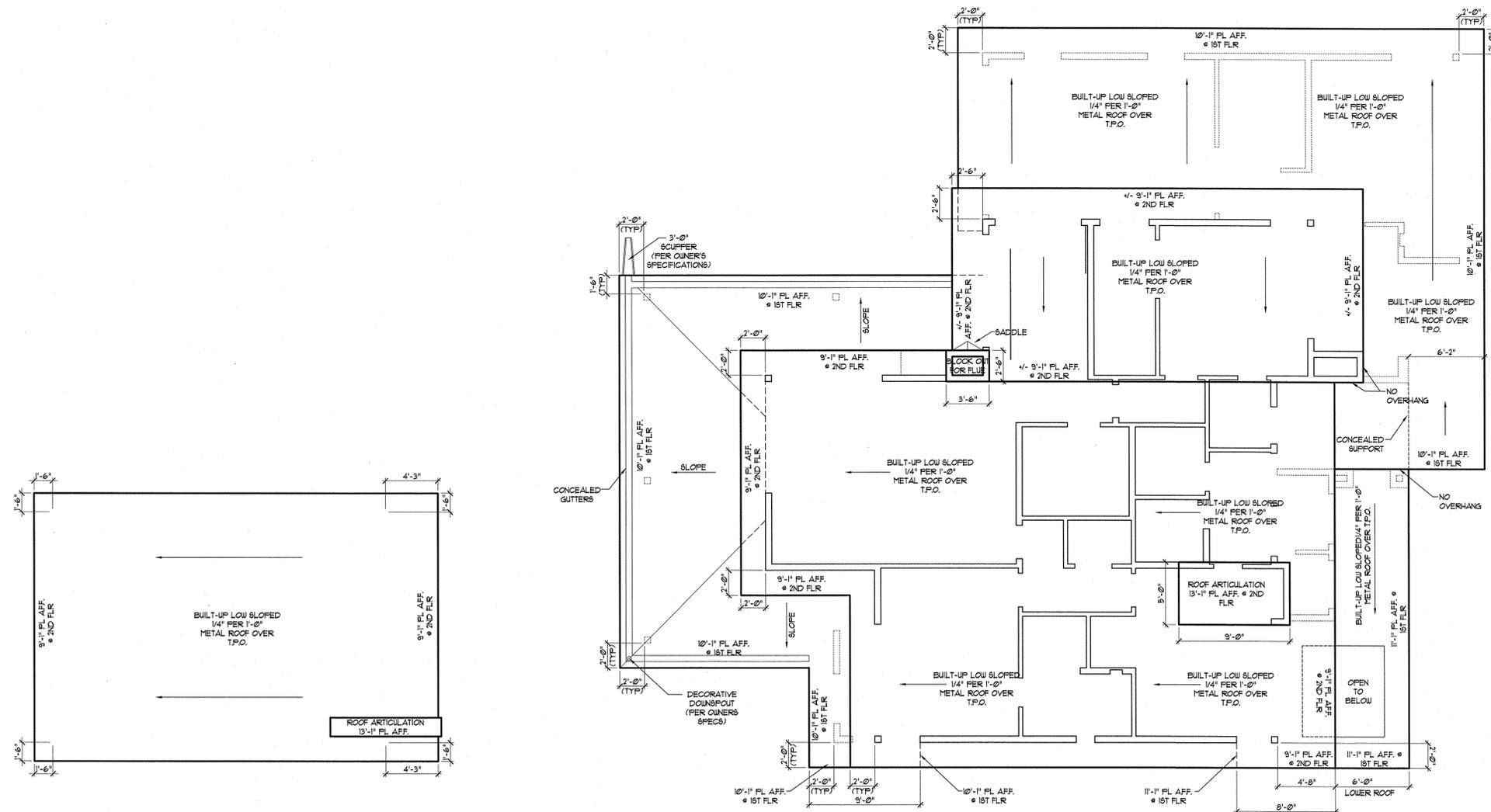
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 CHECKED BY: -PC  
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**GENERAL ROOF NOTES:**

- 1.0 FITCHES TO BE AS NOTED ON PLANS.
- 2.0 HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- 3.0 ALL PLUMBING, AFFLIANCE 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.
- 4.0 ALL OVERHANGS TO BE 24" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- 5.0 UNO. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- 6.0 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- 7.0 WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- 8.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- 9.0 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.
- 10.0 THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.



**ROOF PLAN**  
SCALE 3/16" = 1'-0"

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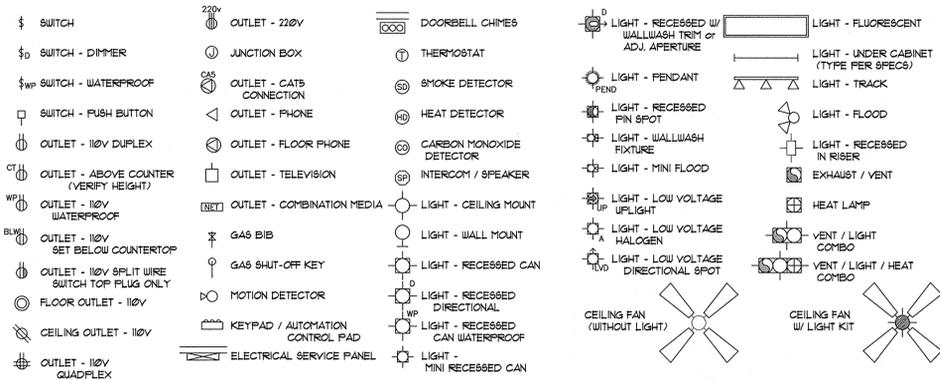
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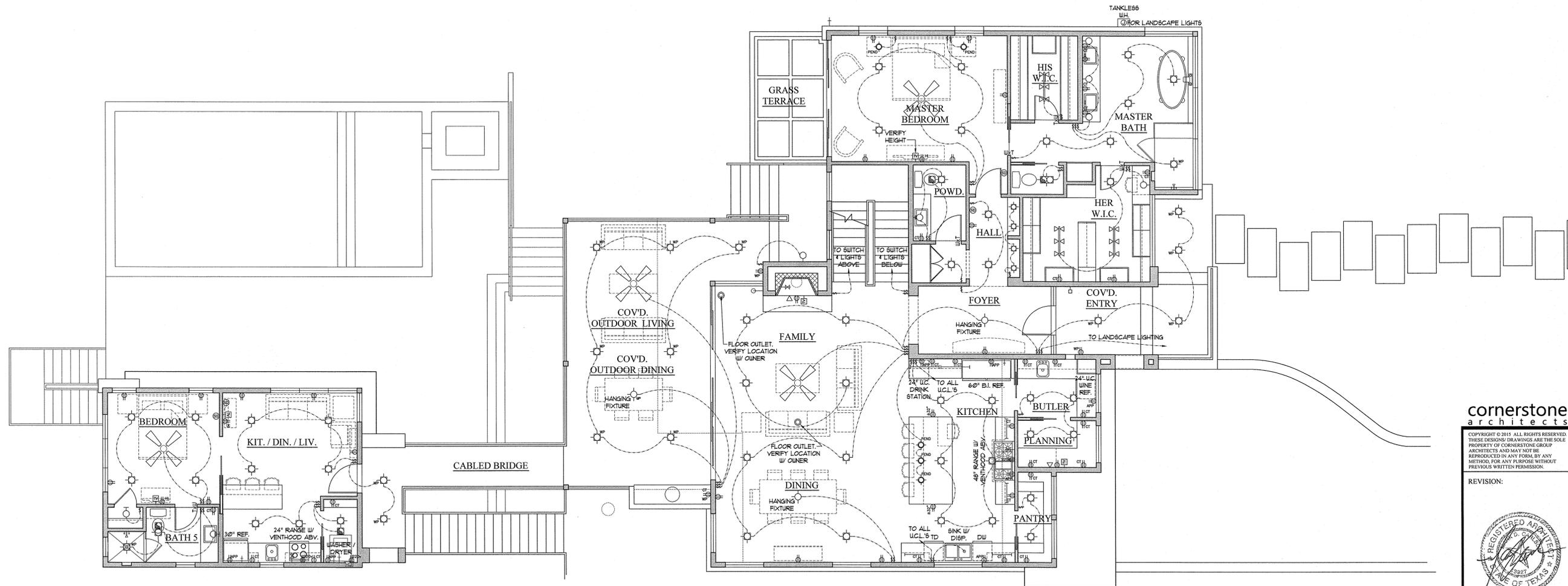
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**ELECTRICAL LEGEND**



**GENERAL ELECTRICAL NOTES:**

- ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- 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.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
- COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.
- ALL SWITCHES TO BE 3'-0" AFF. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.
- PREWIRE FOR SECURITY SYSTEM PER OWNER'S REQUEST.
- GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- VERIFY LOCATION HEIGHT & TYPE OF POWER TO ALL APPLIANCES, COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.
- OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A GFI. CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.
- NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.
- HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL UNLESS NOTED OTHERWISE.
- LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.
- PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNER'S REQUEST.
- NOTE TO SUBCONTRACTOR: CENTER LIGHT OVER FEDESTAL LAV. WHERE SHOWN.
- SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
- 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.
- PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTERTAINMENT CENTERS, MEDIA CENTERS & OR AUDIO/VIDEO CENTERS.
- MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.
- PROVIDE ELECTRIC FOR POOL & OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
- SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.



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.

**MAIN LEVEL ELECTRICAL PLAN**  
SCALE 3/16" = 1'-0"

**cornerstone architects**

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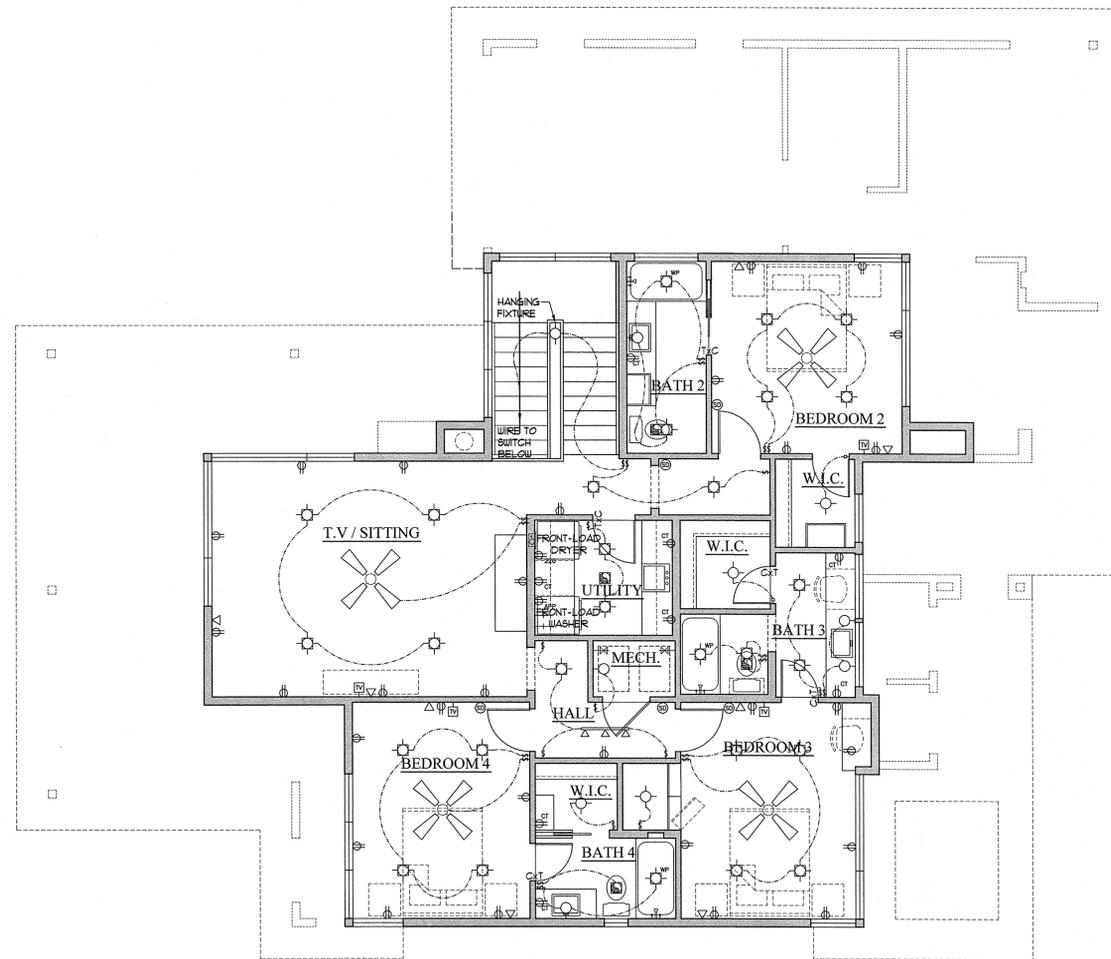
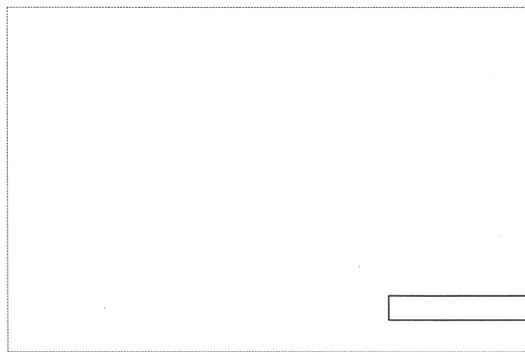
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**UPPER LEVEL ELECTRICAL PLAN**  
SCALE 3/16" = 1'-0"

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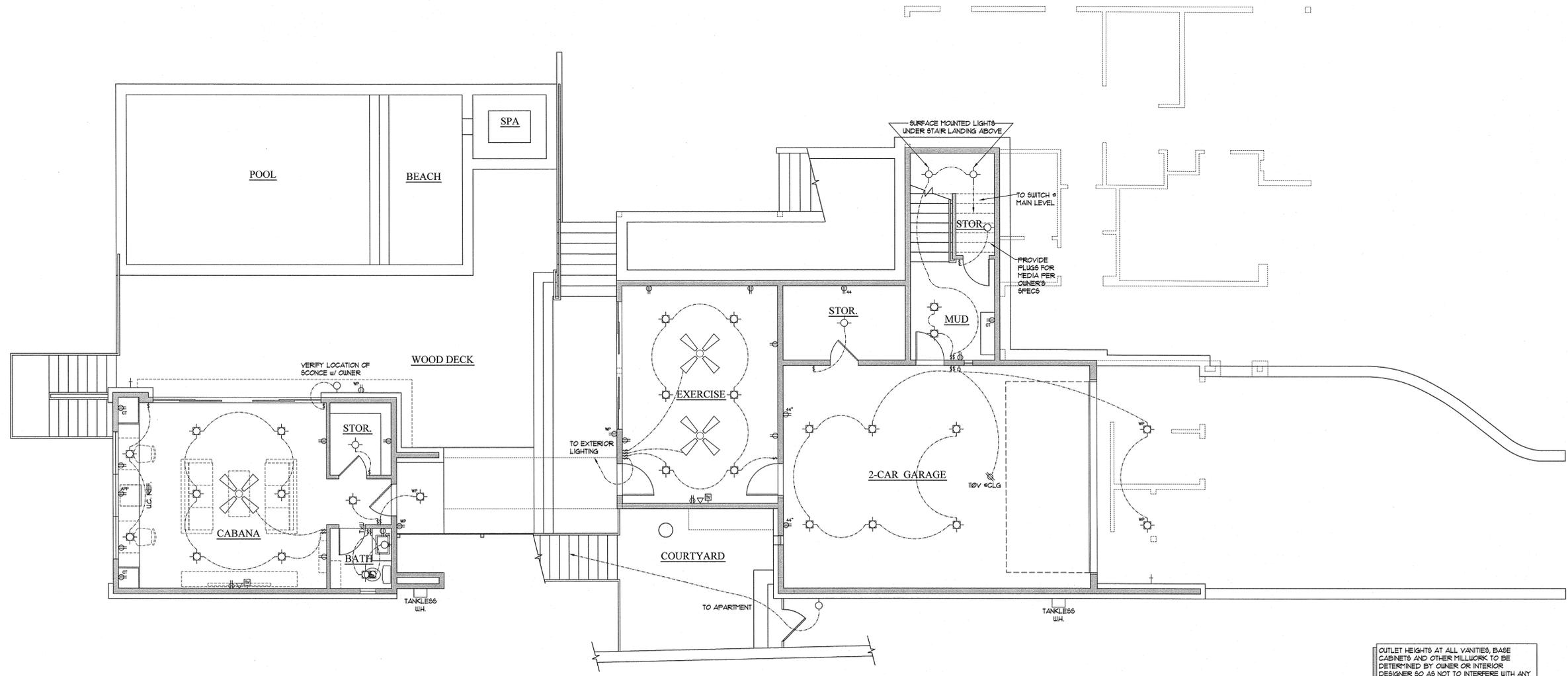


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**LOWER LEVEL ELECTRICAL PLAN**  
 SCALE 3/16" = 1'-0"

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