1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2x4 WOOD STUDS AT 16" O.C., EXCEPT PLUMBING WALLS AND POCKET DOOR WALLS, WHICH ARE TO BE 2x6 WOOD STUDS, UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUDS, UNLESS NOTED OTHERWISE.
6. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
7. CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
8. ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, AND TYPE.
9. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
10. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
11. PROVIDE BLOCKING IN NEW WALLS TO BE 2x6 WOOD STUDS AT 16" O.C.
12. COVERS MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
13. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2", UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
14. NEW TOILET TO BE ULTRA-LOW-FLOW. NEW SINK AND SHOWER FAUCETS TO BE LOW-FLOW.
GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2X4 WOOD STUDS AT 16" O.C., EXCEPT PLUMBING WALLS AND OFFICE WALLS, WHICH ARE TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
5. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
6. SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
7. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE.
8. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2", UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
9. ISSUE DATE: 09 JAN 2020
10. PROJECT NUMBER: A120
11. HISTORIC REVIEW: 09 JAN 2020

FLOOR 02 PLAN COMPLETE

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ISSUE DATE: 09 JAN 2020
PROJECT NUMBER: A120
FLOOR 02 PLAN COMPLETE

««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»
GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2X4 WOOD STUDS AT 16" O.C., EXCEPT PLUMBING WALLS AND POCKET DOOR WALLS, WHICH ARE TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL INSTALL ALL NEW FIXTURES AND HARDWARE.
7. CONTRACTOR SHALL INSTALL ALL NEW FIXTURES AND HARDWARE.
8. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
9. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
10. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2", UNLESS OTHER THAN NOTED. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
11. CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
12. ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, AND TYPE.
13. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
14. CONTRACTOR SHALL VERIFY THAT ALL NEW FIXTURES AND HARDWARE MEET CURRENT CODE.
15. NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
16. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
17. CONTRACTOR SHALL INSTALL ALL NEW FIXTURES AND HARDWARE.
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19. CONTRACTOR SHALL INSTALL ALL NEW FIXTURES AND HARDWARE.
20. CONTRACTOR SHALL INSTALL ALL NEW FIXTURES AND HARDWARE.
GENERAL NOTES - ROOF

1. CONTRACTOR SHALL KEEP BUILDING WEATHER TIGHT.

2. ALL ROOFS SHALL SLOPE TO DRAIN.

3. CONTRACTOR SHALL PROVIDE ALL TRIM, FLASHING, UNDERLAYMENTS, FASTENERS AND ACCESSORIES NECESSARY TO ENSURE A COMPLETE, WARRANTABLE, AND WEATHERTIGHT CONSTRUCTED ROOF.

4. ALL ROOF PENETRATIONS TO BE PROPERLY FLASHED AND SEALED TO PREVENT WATER INTRUSION.

5. NEW ROOF SRI VALUE: IF SLOPE IS >2:12, ROOFING MATERIALS SHALL HAVE A MINIMUM SRI OF 29.

6. NEW ROOFS TO INCLUDE A RADIANT BARRIER WITH AN EMITTANCE OF .05 OR LESS, UNLESS ROOF IS COVERED WITH A MATERIAL HAVING A SOLAR REFLECTANCE OF 0.5 OR GREATER.

7. AIR IMPERMEABLE INSULATION OF R-25 OR GREATER MAY BE USED IF MECHANICAL EQUIPMENT AND AIR DISTRIBUTION SYSTEM ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. SEE AUSTIN AMENDMENTS TO THE BUILDING CODE. OTHERWISE, ROOFING INSULATION TO BE A MINIMUM OF R-38.

8. PROVIDED WEB CUTOUTS AND CORRUGATIONS TO GPU AND SLANT FROM RIDGE TO VALLEY.

9. INSTALL ALL BUILDING ENVELOPE ASSEMBLIES AS PER MANUFACTURER’S RECOMMENDATIONS AND STANDARD DETAILS TO ALLOW FOR PROPER FUNCTION, WEATHER PROTECTION AND WARRANTIES (WHERE AVAILABLE). ASSEMBLIES INCLUDE, BUT ARE NOT LIMITED TO, ROOFING, RADIANT BARRIER, SKYLIGHTS, WINDOWS, DOORS, SIDING, FLASHING, INSULATION, WEATHER BARRIERS, SEALANTS, ETC.

10. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED AND FLASHED TO PREVENT MOISTURE INTRUSION.
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
3. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
4. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR IN ALL BATHROOMS FOR FUTURE GRAB BAR INSTALLATION, EXCEPT BEHIND VANITIES.
5. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
6. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
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20. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
GENERAL NOTES - EXTERIOR ELEVATIONS

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
3. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
4. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR IN ALL BATHROOMS FOR FUTURE GRAB BAR INSTALLATION. STONE CHIMNEYS TO BE SHED OR MANTLE TO CUSTOMER SPECIFY.
5. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
6. FRAME FOR ALL SHOWER BENCHES AS NOTED IN BATHROOM ELEVATIONS.
7. OVERSIZE NICHES BY 2" DURING FRAMING TO ALLOW TILER TO CUSTOMIZE NICHE TO TILED DIMENSIONS.

1/4" = 1'-0" 
SOUTH ELEVATION
WEST ELEVATION