

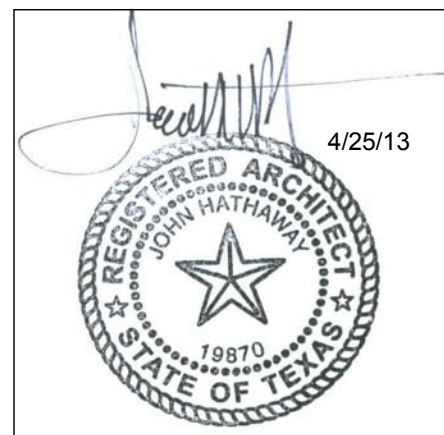


VANGUARD STUDIO INC

www.vanguardstudio.com

Schuele Residence 4448 Eck Lane Austin TX 78734 Lot 2 Block A

Masters Touch Custom Homes 311 Ranch Road 620 Suite 101 Lakeway, TX 78734 512-999-5591



Revision Date General Information Project Number -- Date Scale 1/4" = 1'-0"

# SCHUELE RESIDENCE



## General Notes

- 1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND ALL EXISTING ON-SITE CONDITIONS. THE CONTRACTOR SHALL REPORT TO VSI ANY ERRORS, INCONSISTENCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK IN QUESTION.
2. REPORT ALL DISCREPANCIES, ERRORS, OR OMISSIONS IN THE DOCUMENTS TO VSI OR BUILDER PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR COMMENCEMENT OF CONSTRUCTION.
3. ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND/OR REGULATIONS HAVING JURISDICTION OVER THE WORK AND SHALL BE PERFORMED IN A GOOD WORKMANSHIP LIKE MANNER IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS BY EXPERIENCED CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.
4. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE PROJECT. THE GENERAL CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
5. GENERAL CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR PLANS SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE GENERAL CONTRACTOR OR ANY OF THEIR REPRESENTATIVES.
6. FINAL SELECTIONS FOR ALL FINISHES, FINISH MATERIALS, COLORS, TEXTURES, ETC. SHALL BE MADE BY THE OWNER.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT COMPLIANCE WITH ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ACHIEVED, UNLESS NOTED OTHERWISE.
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
9. PROVIDE ATTIC VENTING AS REQUIRED BY LOCAL CODES.
10. TEMPERED GLASS SHALL BE USED AT WINDOWS ABOVE BATHS, SHOWERS, ANY WINDOWS IN DOORS, ANY WINDOWS WITHIN 24" OF DOORS, AND AT ALL WINDOWS GREATER THAN 9 SQUARE FEET THAT ARE WITHIN 18" OF THE FLOOR.
11. ALL ANGLED WALLS 45° UNLESS OTHERWISE NOTED.
12. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. PLEASE REPORT ERRORS OR QUESTIONS TO VSI FOR CLARIFICATION.
13. MECHANICAL, ELECTRICAL AND PLUMBING SHOWN ON THE PLAN ARE SCHEMATIC AND INDICATE INTENT AND SCOPE OF WORK ONLY. EACH SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLING EQUIPMENT WHICH MEETS ALL APPLICABLE CODES.
14. ALL DIMENSIONS ARE TO FACE OF FRAME UNLESS NOTED OTHERWISE.
15. ALL UNBRACED STUD WALLS IN EXCESS OF 11'-0" TALL WILL BE MIN. OF 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED. ALL OTHER WOOD STUD WALLS WILL BE 2X4 CONSTRUCTION UNLESS NOTED OTHERWISE.
16. PROVIDE SOUND ATTENUATING BATTS AROUND ALL BATHROOMS AND MECHANICAL EQUIPMENT SPACES, TYPICAL.
17. VERIFY AND COORDINATE ALL HVAC AND PLUMBING VENTS, DUCTS AND REGISTERS WITH STRUCTURAL DRAWINGS AND NOTES PRIOR TO CONSTRUCTION.
18. ALL ELEVATION PLATE HEIGHTS INDICATED ARE NOMINAL DIMENSIONS.
19. DOOR LOCATIONS - UNLESS NOTED OTHERWISE, PLACE DOORS 8" FROM ADJACENT WALL OR IN CENTER OF TWO ADJACENT WALLS SUCH AS IN A HALLWAY.
20. VERIFY FINAL SLAB DROPS WITH FINAL FLOOR MATERIAL SELECTIONS BY OWNER.
21. FINAL WINDOW SIZES MAY VARY WITH MANUFACTURER CHOSEN. IF WINDOW SIZE CHANGES MORE THAN 4", PLEASE NOTIFY VSI FOR CONFIRMATION OF SIZE FOR DESIGN INTENT.
22. ROOF VENT - PLACE ALL VERTICAL PIPES TO REAR OF BUILDING WHERE POSSIBLE.
23. ROOF OVERHANGS - ALL ROOF OVERHANGS ARE MEASURED FROM THE OUTSIDE FACE OF FRAMING STUDS.
24. DOORS FROM THE GARAGE INTO THE RESIDENCE SHALL BE EITHER 1 3/8" SOLID WOOD, 1 3/8" SOLID STEEL, 1 3/8" HONYCOMB STEEL, OR 20 MINUTE FORD RATED.
25. GARAGES WITH HABITABLE ROOMS ABOVE MUST USE 5/8" TYPE X GYPSUM BOARD OR EQUIVARIANT TO SEPARATE ALL HABITABLE SPACES.
26. WHEN PLAN INCLUDES ELEVATOR, BUILDER TO VERIFY ALL SPECIFICATIONS INC. ELECTRICAL REQUIREMENTS WITH THE MANUFACTURER.
27. WINDOW SIZES SHOWN AT EGRESS AREAS MEET GENERAL EGRESS REQUIREMENTS. HOWEVER BUILDER TO VERIFY WITH INDIVIDUAL MANUFACTURER. INSTALL PER MANUFACTURER REQUIREMENTS.
28. EXTERIOR PLASTER - INSTALL PER LOCAL CODES. THIS SHALL INCLUDE CONTROL JOINTS AS PER ASTM C1063 AND WEEP SCREDS PER ASTM C926.
29. ATTIC ACCESS - PROVIDE MINIMUM 22" X 30" ACCESS AS NOTED AND WHERE REQUIRED BY CODE.
30. FOR ALL CITY OF AUSTIN PERMITTED PROJECTS ONE FIRST FLOOR POWDER OR BATH MUST HAVE MINIMUM 30" CLEAR OPENINGS AND BLOCKING AT WALLS FOR FUTURE HAND RAILS. FOR SPECIFIC DETAILS REFER TO CITY OF AUSTIN ORDINANCE NO. 20080519-094

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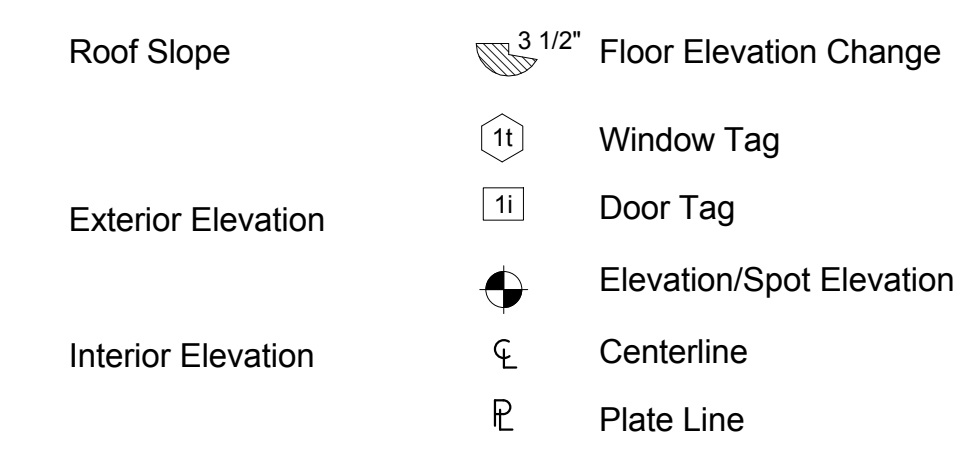
## Electrical Notes

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2. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES, IRC 2009 AND THE NATIONAL ELECTRIC CODE 2008.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
4. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" AFF. U.N.O.
5. OUTLETS MOUNTED ABOVE CABINETS TO BE 8" ABOVE THE NOMINAL WORKING SURFACE U.N.O. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE. ALL NOTED HEIGHTS ARE TO CENTER OF OUTLET.
6. REFRIGERATOR AND APPLIANCE OUTLETS TO BE INSTALLED AT HEIGHT RECOMMENDED BY MANUFACTURER.
7. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" AFF. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2"-8").
8. ALL OUTLETS WITHIN 6'-0" OF WET AREA TO BE GFI.
9. MICROWAVE OUTLETS SHALL BE 20 AMP SEPARATE RECEPTAL @ 78" AFF.
10. SWITCH BOXES TO BE MOUNTED @ 54" AFF TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
11. ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS.
12. WASHER TO HAVE SEPARATED 20 AMP DUPLEX OUTLET
13. DRYER TO HAVE SEPARATED 220 V 30 AMP SINGLE OUTLET
14. ALL OUTLETS IN GARAGE TO BE GFI UNLESS NOTED FOR APPLIANCE.
15. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.
16. TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" AFF. OR 8" ABOVE COUNTER UNO), COVER PLATE. 6C WIRE, TERMINATE NEAR PANEL.
17. ALL KITCHEN OUTLETS THAT SERVE COUNTERTOPS MUST BE GFCI PROTECTED INCLUDING ISLANDS.
18. TYPICALLY LOCATE CEILING LIGHT FIXTURES, FANS, ETC. IN CENTER OF ROOM OR BEAM FURR DOWNS UNLESS NOTED OTHERWISE.
19. GANG ELECTRICAL SWITCHES WHERE POSSIBLE.
20. ALL BATHROOMS MUST HAVE SEPARATE 20 AMP BRANCH CIRCUIT.
21. LAUNDRY ROOM TO HAVE SEPARATE 20 AMP BRANCH CIRCUIT.
22. BEDROOMS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
23. REFER TO APPLIANCE MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS AND LOCATION.
24. ELEVATORS - CONSULT MANUFACTURER FOR REQUIRED ELECTRICAL AND PHONE FOR UNIT.
AFF Above Finish Floor
Addn. Additional
A.H.U. Air Handling Unit
Alum. Aluminum
Approx. Approximate
Arch. Architect, Architectural
Bm. Beam
Brg. Bearing
Bkg. Blocking
Bd. Board
Bldg. Building
B.L. Building Line
B.O.S. Bottom of Steel
Cab. Cabinet
Cant. Cantilever
Cct. Circuit
Ctg. Ceiling
C.T. Ceramic Tile
Clo. Closet
Col. Column
Conc. Concrete
C.M.U. Concrete Masonry Unit
C.J. Control joint
Cont. Continuous
Det. Detail
Dia. Diameter
Dim. Dimension
DBL. Double
Dn. Downspout
D.S. Downspout
Dwg. Drawing
DR. Dryer
L.L. Light
Lins. Linens
Ea. Each
E.J. Expansion Joint
Elec. Electrical
Elev. Elevation
Equip. Equipment
Exist. Existing
Ex. Expansion
Ext. Extension
Esh. Exhaust fan
F.A.R. Framing As Required
F.L.D. Floor Drain
Fdn. Foundation
Fin. Finish
Fxt. Fixture
Flex. Flexible
Flr. Floor
Fig. footing
Furr. Furring
F.D. Furr Down
F.V. Field verify
F.F. Finish floor
Ga. Gauge
Galv. Galvanized
Gen. General
Gl. Glass, glazing
Gyp. Gypsum
GWB Gypsum Wallboard
H.B. Hose Bibb
H.C. Hollow Core
Hdw. Hardware
Hd. Head
Honz. Horizontal
Ht. Height
H.H. Head height
I.M. Ice Maker
I.D. Inside Diameter
Insul. Insulation
Jst. Joist
Jnt. Joint
Lam. Laminated
Lav. Lavatory
L.L. Light
Lins. Linens
R. Radius, Riser
R.D. Roof Drain
R.W. Washer
Ref. Reference
Refr. Refrigerator
Reinf. Reinforce
Reqt. Required
Rm. Room
R.O. Rough opening
R.H. Ridge Height
Mfr. Manufacturer
Mas. Masonry
Max. Maximum
M.C. Medicine Cabinet
Matl. Material
Mech. Mechanical
Mtl. Metal
Mr. Manufacturer
Micro. Microwave
M.W. Microwave
Min. Minimum
Mr. Mirror
Misc. Miscellaneous
M.O. Masonry opening
Mtd. Mounted
N.I.C. Not in contract
Nom. Nominal
O.C. On Center
O.D. Outside Diameter
Off. Office
Opp. Opposite
Opp. Opposite
O.T.O. Out to Out
U.N.O. Unless Noted Otherwise
Util. Utility
W.I.C. Walk in Closet
Wd. Width
Wd. Window
W.Washer
W.H. Water Heater
W.R. Water Resistant
W.W.M. Wetbed wire Mesh
Pnt. Paint
P.T. Pressure Treated
P.V.C. Polyvinyl Chloride
Q.T. Quarry tile
Qtr. Quarter
R. Radius, Riser
R.D. Roof Drain
R.W. Washer
Ref. Reference
Refr. Refrigerator
Reinf. Reinforce
Reqt. Required
Rm. Room
R.O. Rough opening
R.H. Ridge Height

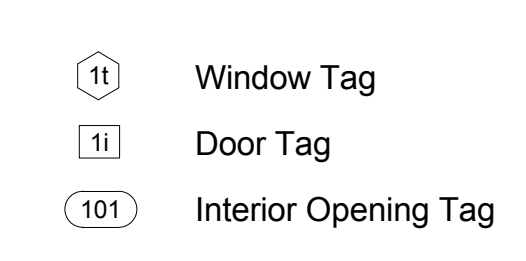
## Standard Abbreviations

Table of standard abbreviations for construction documents, including terms like AFF, Addn., A.H.U., Alum., Approx., Arch., Bm., Brg., Bkg., Bd., Bldg., B.L., B.O.S., Cab., Cant., Cct., Ctg., C.T., Clo., Col., Conc., C.M.U., C.J., Cont., Det., Dia., Dim., DBL., Dn., D.S., Dwg., DR., L.L., Lins., Ea., E.J., Elec., Elev., Equip., Exist., Ex., Ext., Esh., F.A.R., F.L.D., Fdn., Fin., Fxt., Flex., Flr., Fig., Furr., F.D., F.V., F.F., Ga., Galv., Gen., Gl., Gyp., GWB, H.B., H.C., Hdw., Hd., Honz., Ht., H.H., I.M., I.D., Insul., Jst., Jnt., Lam., Lav., L.L., Lins., R., R.D., R.W., Ref., Refr., Reinf., Reqt., Rm., R.O., R.H.

## Graphic Symbols



## Opening Keys



Door Schedule table with columns: Mark, Width, Height, Operation, Description, Level, From Room, To Room, Handing, Lockset, Comments. Includes entries for Porch, Garage, Smoker, Dining, Family, Study, Den, Wine, Storage, Powder, Pantry, Nook, Study, Master, Hall, Utility, Pockets, Master Bath, WC, Master Bath, Her, Media, Storage, Bath, Guest, Closet, Guest, Coat, Nook, BR 3, BR 3 Bath, Den, BR 4, BR 4 Bath, Nook, BR 4 Bath, BR 4 Bath.

Window Schedule table with columns: Type, Count, Width, Height, Description, Head Height, Comments. Includes entries for various window types like A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, ZA, ZB, ZC, ZD, ZE.

Interior Opening Schedule table with columns: Mark, Width, Height, Description. Includes entries for rough opening sizes and descriptions.

Masonry table with columns: Level, Area. Includes entries for First Floor, Second Floor, Total Living, Covered Porches, Garage, Garage Storage, Safe Room, Smoker, Total Non-Living, Total Covered.







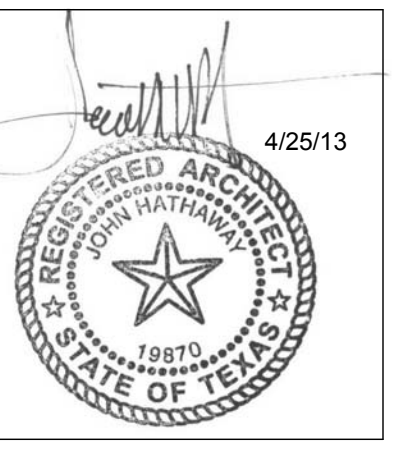


# Schuele Residence

4448 Eck Lane Austin TX 78734 Lot 2 Block A

Masters Touch Custom Homes

311 Ranch Road 620  
Suite 101  
Lakeway, TX 78734  
512-999-5591



Revision Date


First Floor Plan - Dimensional Control

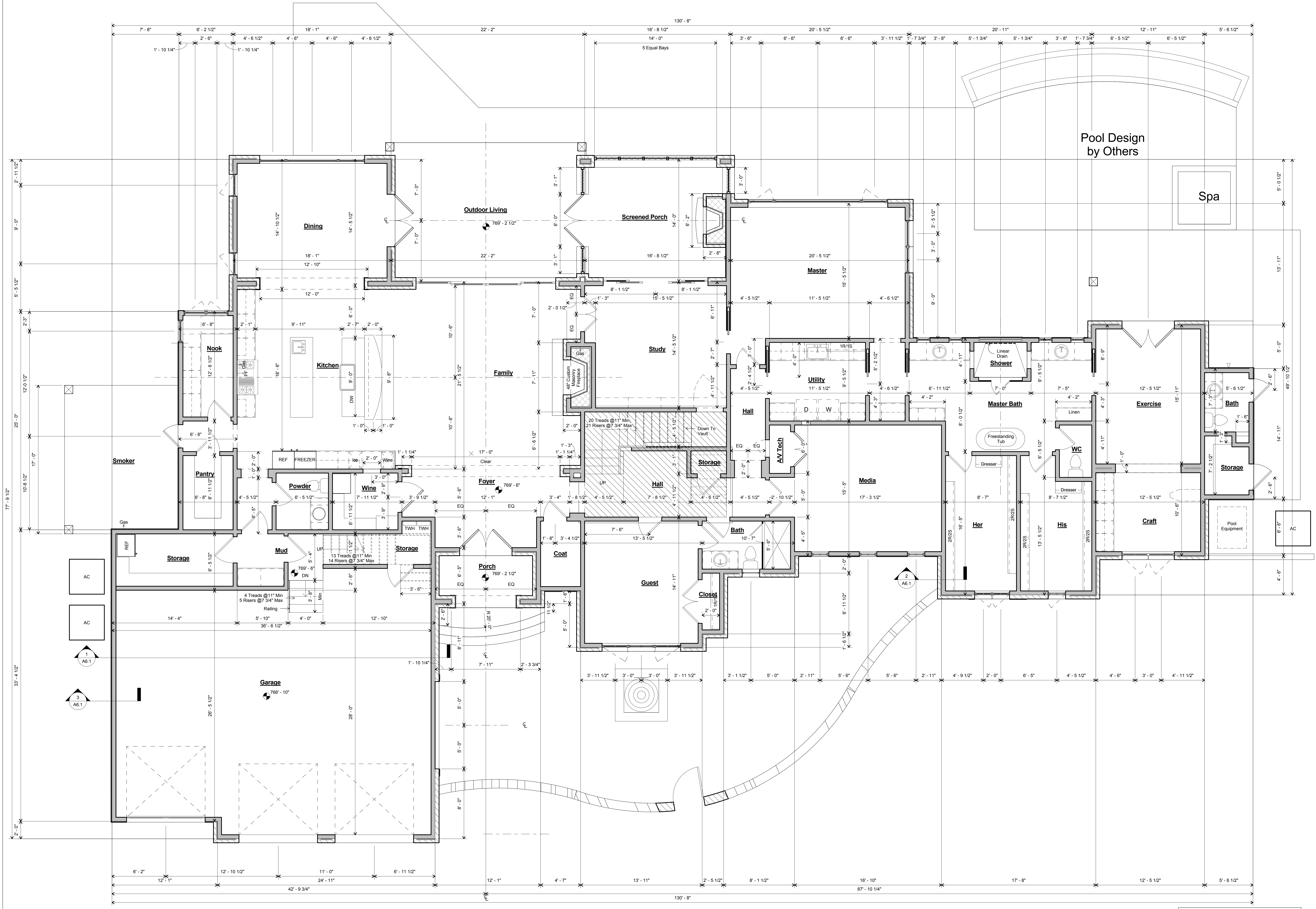
Project Number -

Date

# A2.1

Scale 1/4" = 1'-0"

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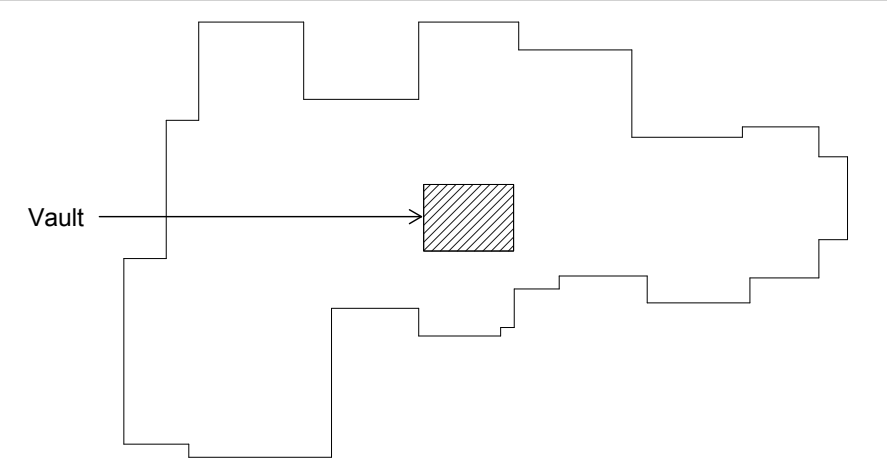


FIRST FLOOR DIMENSION  
1/4" = 1'-0"

### Wall Legend

- 4" Stud
- 6" Stud
- 8" Stud
- Stone on 6" Stud
- Stucco on 6" Stud
- Stucco on 8" Stud

Masonry	
First Floor	4425 SF
Second Floor	1230 SF
<b>Total Living</b>	<b>5654 SF</b>
Covered Porches	876 SF
Garage	1175 SF
Garage Storage	378 SF
Safe Room	235 SF
Smoker	220 SF
<b>Total Non-Living</b>	<b>2884 SF</b>
<b>Total Covered</b>	<b>8538 SF</b>



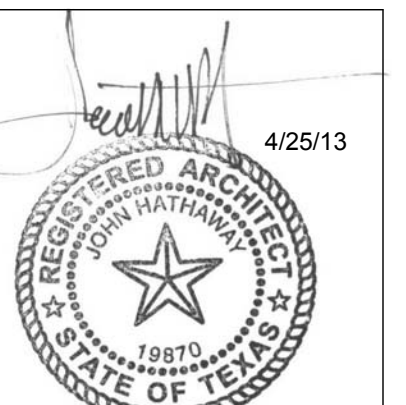


# Schuele Residence

4448 Eck Lane Austin TX 78734 Lot 2 Block A

## Masters Touch Custom Homes

311 Ranch Road 620 Suite 101 Lakeway, TX 78734 512-999-5591



Revision Date

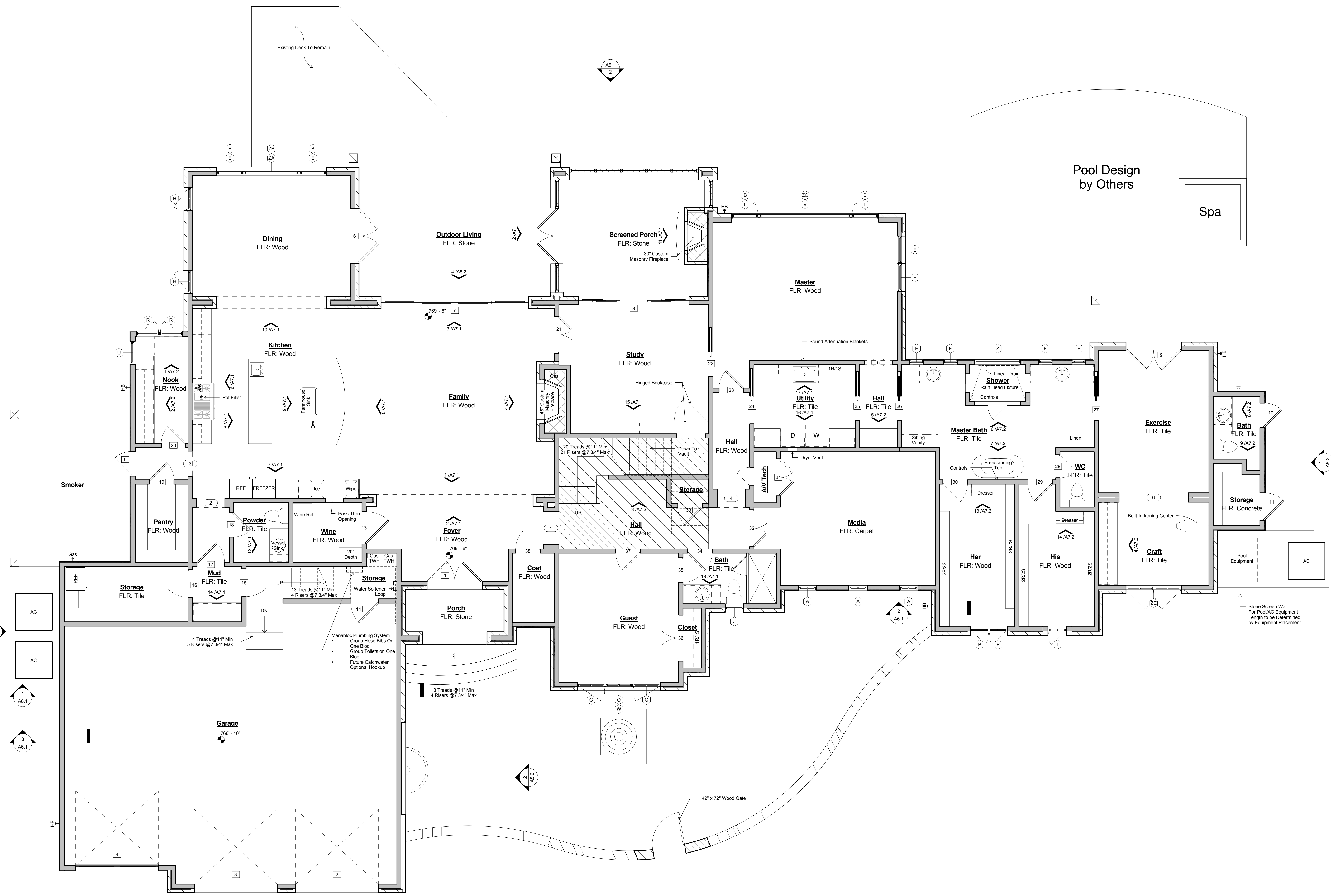
### First Floor Plan - Notation

Project Number -  
Date

# A2.2

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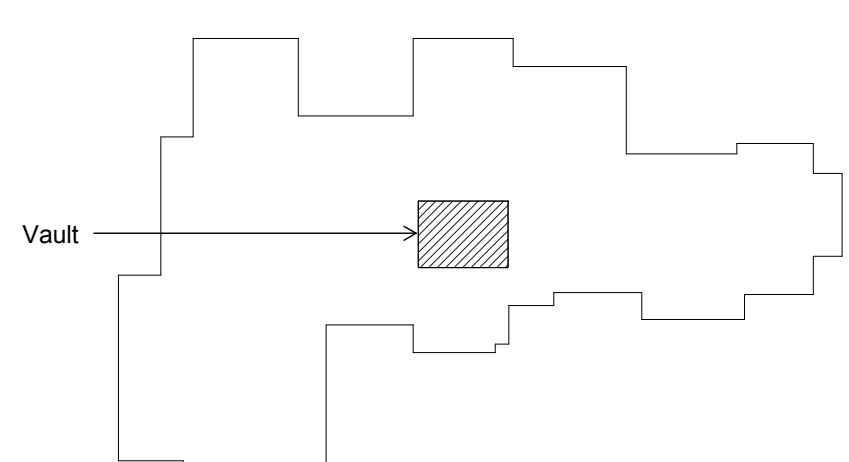
FIRST FLOOR NOTATION  
1/4" = 1'-0"

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**Masonry**

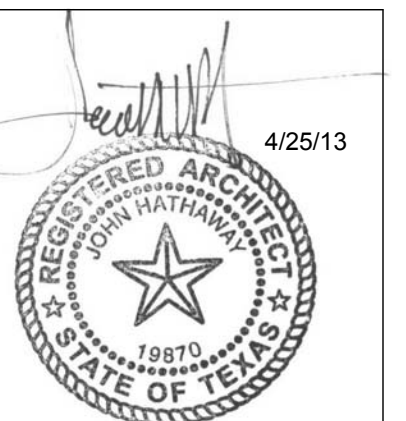
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Pool Design by Others  
Spa

Stone Screen Wall For Pool/AC Equipment  
Length to be Determined by Equipment Placement

AS.1



Revision Date

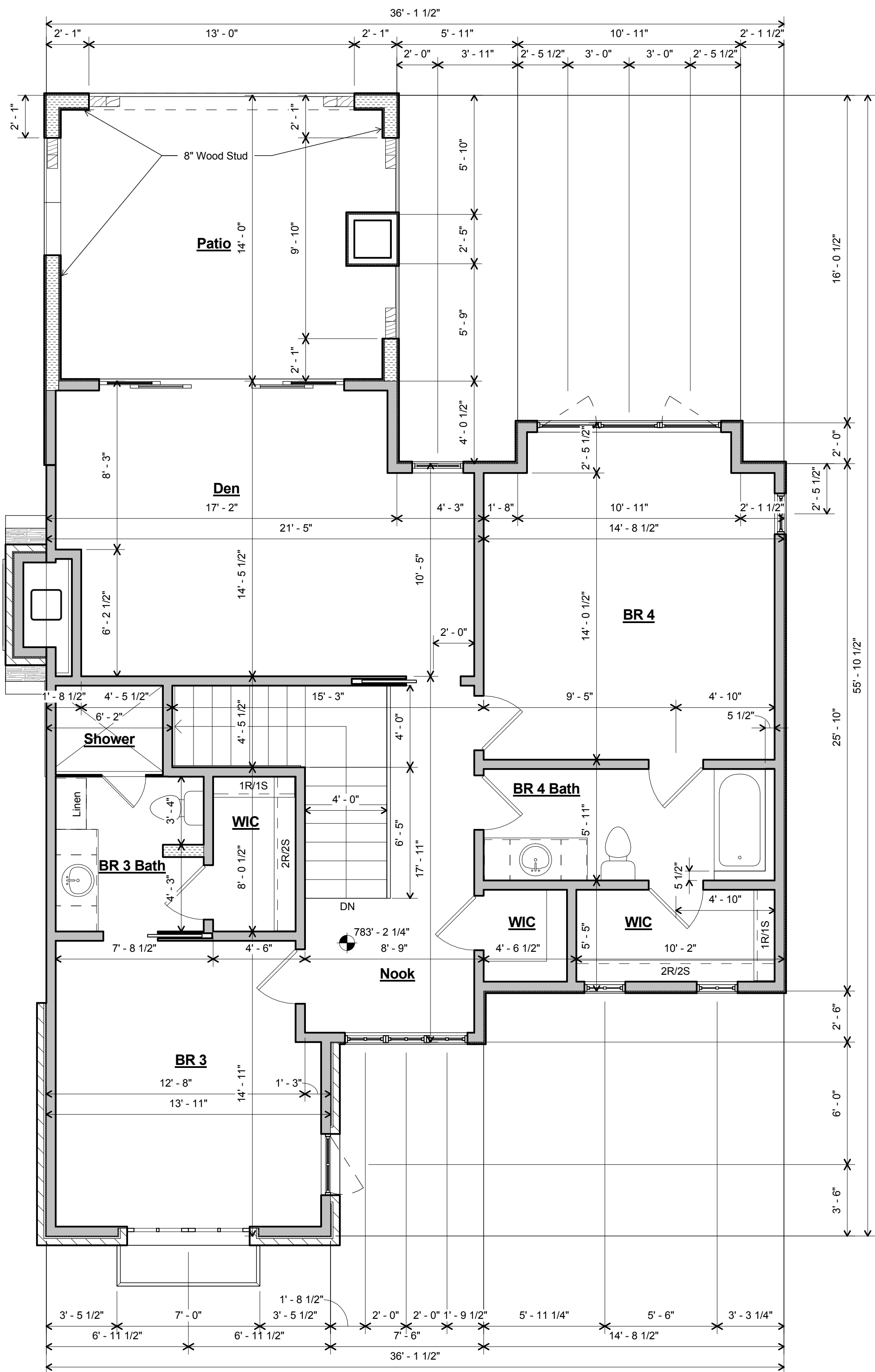
Second Floor, Vault,  
& Storage Plans

Project Number -

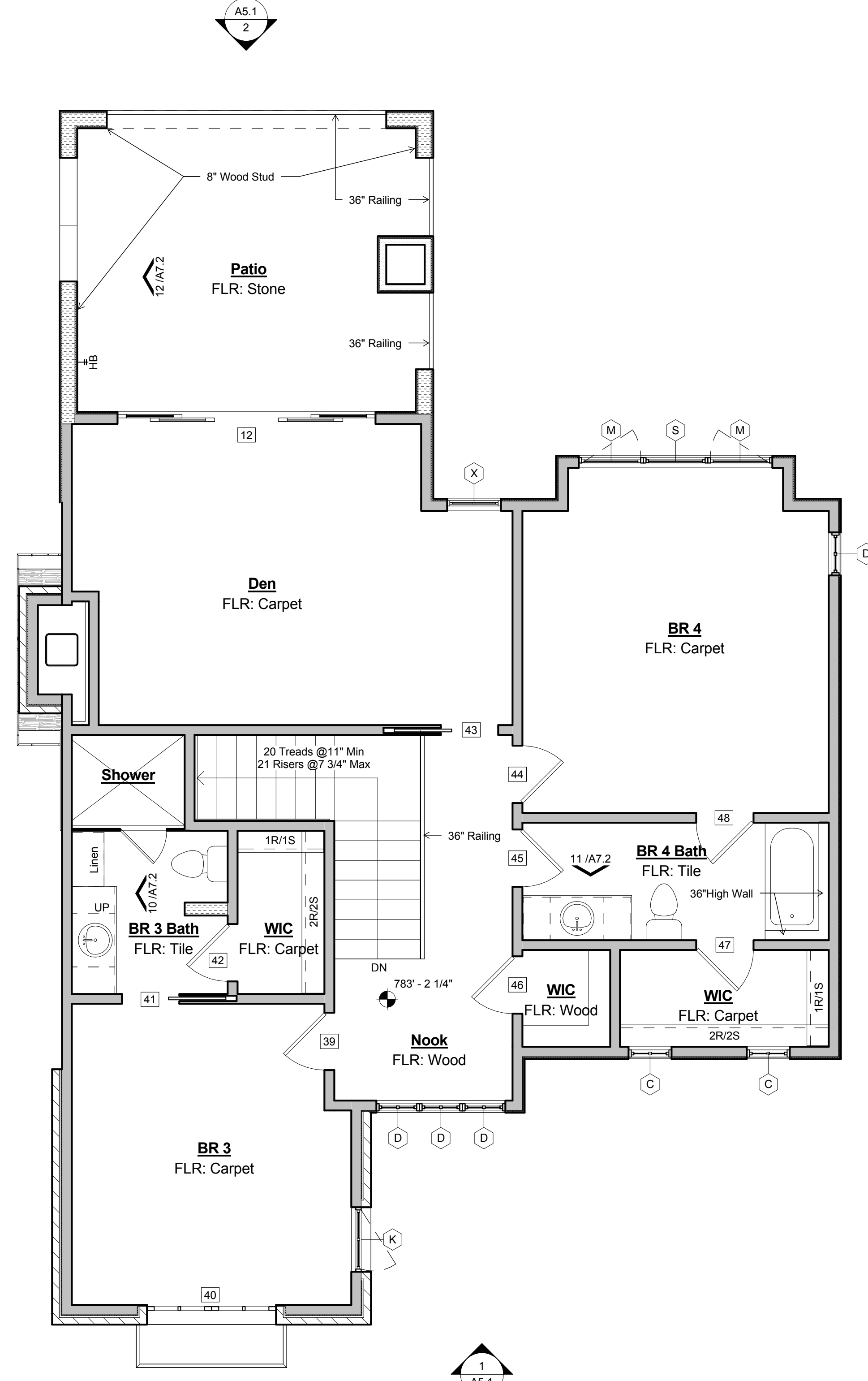
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A2.3

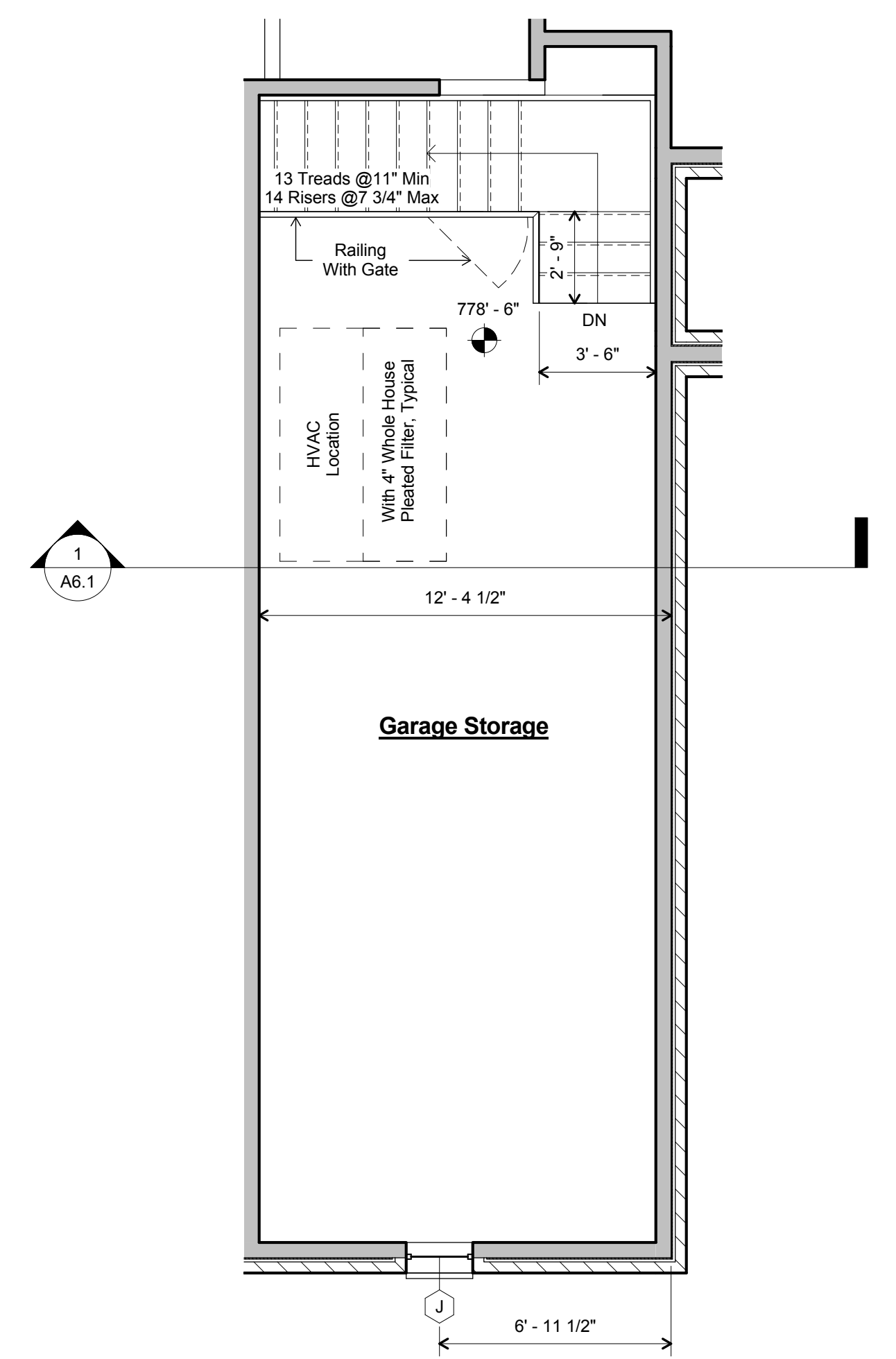
Scale 1/4" = 1'-0"



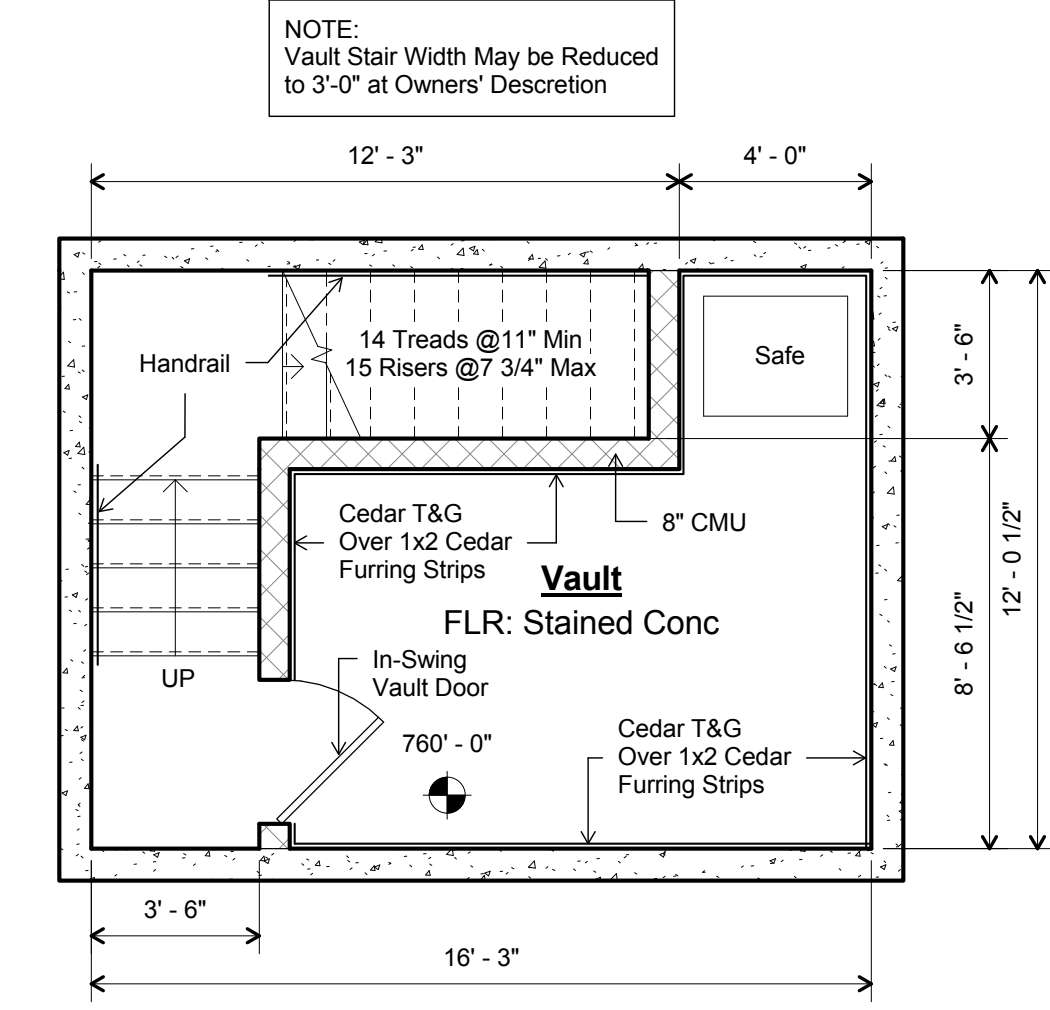
SECOND FLOOR DIMENSION  
1/4" = 1'-0"



SECOND FLOOR NOTATION  
1/4" = 1'-0"



GARAGE STORAGE  
1/4" = 1'-0"



Vault  
1/4" = 1'-0"

**Wall Legend**

- 4" Stud
- 6" Stud
- 8" Stud
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- Stucco on 8" Stud

**Masonry**

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