

# GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE

2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF THE WOOD FRAME OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.O.).

5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE FRAMING AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.

6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.

7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.

8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM ITEMS, FIRE EXTINGUISHERS, BRACING AT CEILING FANS, AND ALL OTHER ITEMS OR MISCELLANEOUS EQUIPMENT.

9. ALL INTERIOR PARTITION WALLS EXTEND TO THE BOTTOM OF THE CEILING/ FLOOR FRAMING OR ROOF FRAMING, UNLESS NOTED OTHERWISE, AND BRACED TO THE STRUCTURE AS REQUIRES TO PREVENT MOVEMENT OR DEFLECTION.

10. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.

11. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.

13. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.

14. DIMENSIONS SHOWN ARE FOR ROUGH OPENINGS; FRAMERS SHALL ALLOW NOMINAL OPENING CLEARANCES AS REQUIRED.

15. 12" FLASHING TAPE (PEEL & STICK MEMBRANE), TO BE APPLIED TO SEAL ALL CORNERS AND OPENINGS OF THE BUILDING

## VISITABILITY NOTES

1. IN ACCORDANCE WITH R320.6 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE ONE NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF 3/8" OR LESS AND A MINIMUM 32" CLEAR OPENING DOOR.

2. IN ACCORDANCE WITH R320.3 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE VISITABLE BATHROOM WITH MINIMUM CLEAR OPENING OF 30 INCHES. LATERAL 2X6 OR LARGER WOOD BLOCKING INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO INTERIOR FLOOR LEVEL, EXCEPT PORTION DIRECTLY BEHIND THE LAVATORY.

3. IN ACCORDANCE WITH R320.4 OF THE VISITABILITY ORDINANCE NO.20140130-021, FIRST FLOOR LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE PLACED AT A MAXIMUM OF 48" ABOVE FINISH FLOOR. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE FINISH FLOOR, EXCEPT FLOOR OUTLETS AND RECEPTACLES.

4. IN ACCORDANCE WITH R320.5 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE MINIMUM 32" CLEAR PATH ACCESS STARTING FROM ENTRANCE (R320.6) AND ALLOWING ACCESS THROUGHOUT FIRST FLOOR AND TO THE FIRST FLOOR BATHROOM DESIGNATED UNDER R320.3

5. IN ACCORDANCE WITH R320.7 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE A VISIBLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE.

## RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.

2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.

5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.

6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.

7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.

8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.

9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.

10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.

11. USE 2"x4" FRAMING FOR ALL FURR DOWNS.

## ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.

2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.

3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.

5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.

6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.

7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.

8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.

9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.

10. OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.

11. WIRING DEVICES: SWITCHES AND RECEPTACLES: UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE. DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.

12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.

13. IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.

14. FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

15. ALL OUTLETS IN ALL LOCATIONS SHOULD BE ARC FAULT PER 210.12 OF NFPA 70 (IBC 2012), UNLESS NOTED OTHERWISE.

16. ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, ACCESSORY BUILDINGS AND EXTERIOR TO BE GROUND-FAULT CIRCUIT INTERRUPT. AS WELL AS ALL LOCATIONS IN A KITCHEN THAT SERVICE COUNTERTOP SURFACES AND WITHIN 6FT OF THE EDGE OF SINK, BATHTUB, OR SHOWER STALL.

17. ALL OUTDOOR OUTLETS AND LIGHTS SHOULD BE ON A GROUND FAULT BREAKER.

## PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.

2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.

3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.

4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: "AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505X0NG" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).

5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.

6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED

7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

## MECHANICAL NOTES

1. HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.

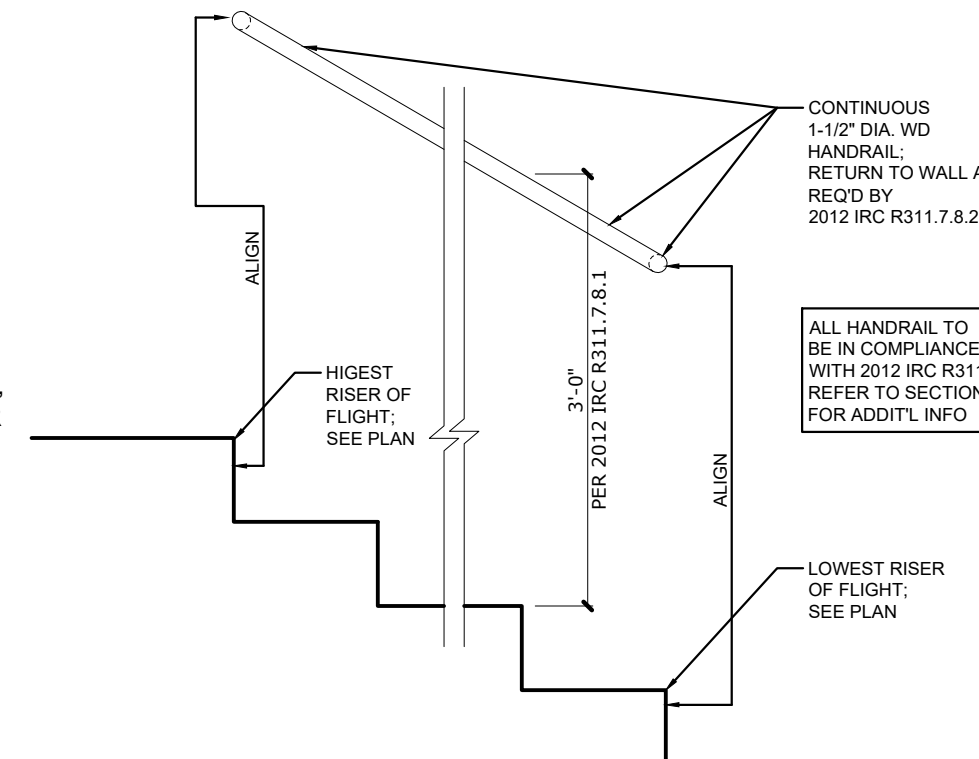
2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.

3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.

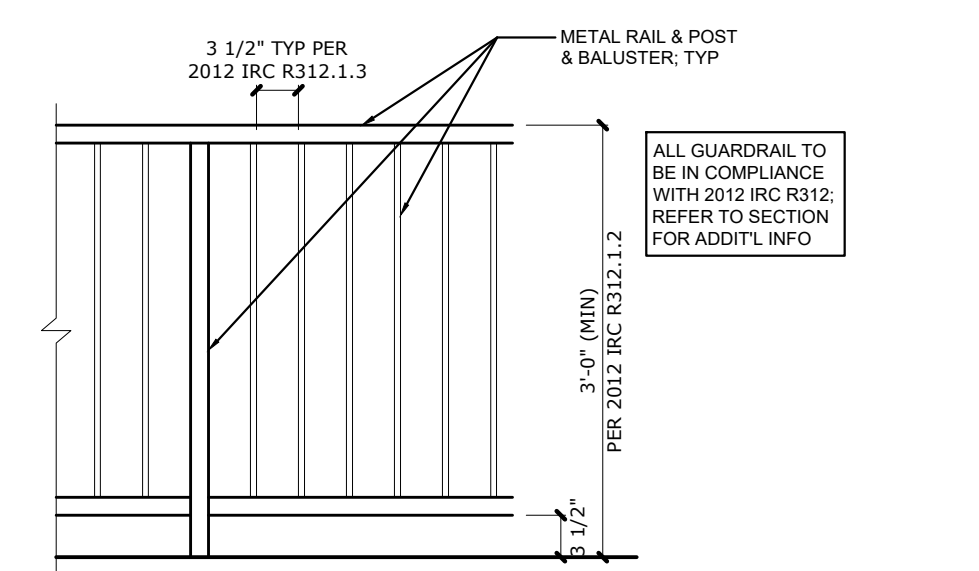
4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.

5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

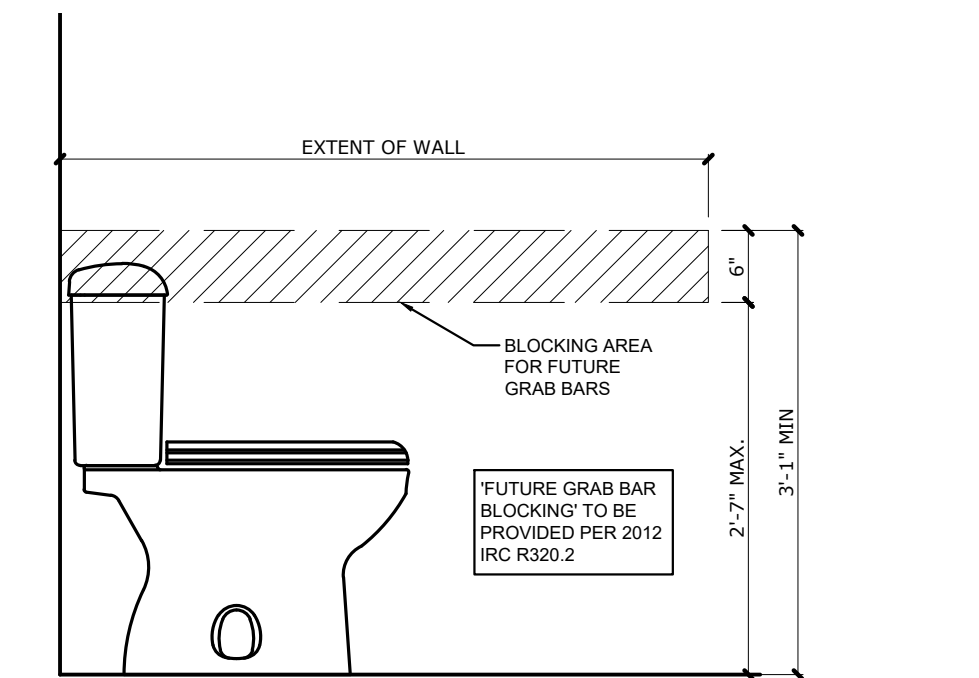
6. MECHANICAL DESIGN/BUILD CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PRODUCT DATA INFORMATION, PRIOR TO ORDERING EQUIPMENT OR MATERIALS, FOR APPROVAL BY THE OWNER AND ARCHITECT, DESCRIBING ALL OF THE MECHANICAL EQUIPMENT, DUCTWORK, INSULATION, PIPING, DIFFUSERS, GRILLES AND REGISTERS, THERMOSTATS, ACCESSORIES AND OTHER ITEMS REQUIRED TO COMPLETE THE MECHANICAL SYSTEM WORK. INDICATE ALL DUCTWORK CONSTRUCTION MATERIALS, DUCT SIZES AND AIR VOLUME CAPACITIES IN CFM AT ALL DIFFUSERS, GRILLES AND REGISTERS, TURNING VANES, LOCATIONS OF FLEX AND FIXED CONNECTIONS, VIBRATION ISOLATION DEVICES, AND OTHER APPLICABLE INFORMATION.



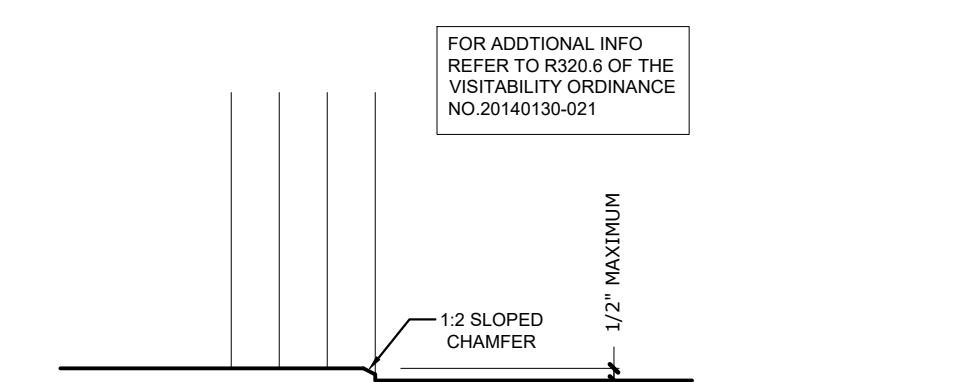
**4 TYPICAL HANDRAIL DETAIL**  
FULL SIZE SCALE: 3/4"=1'-0"  
HALF SIZE SCALE: 3/8"=1'-0"



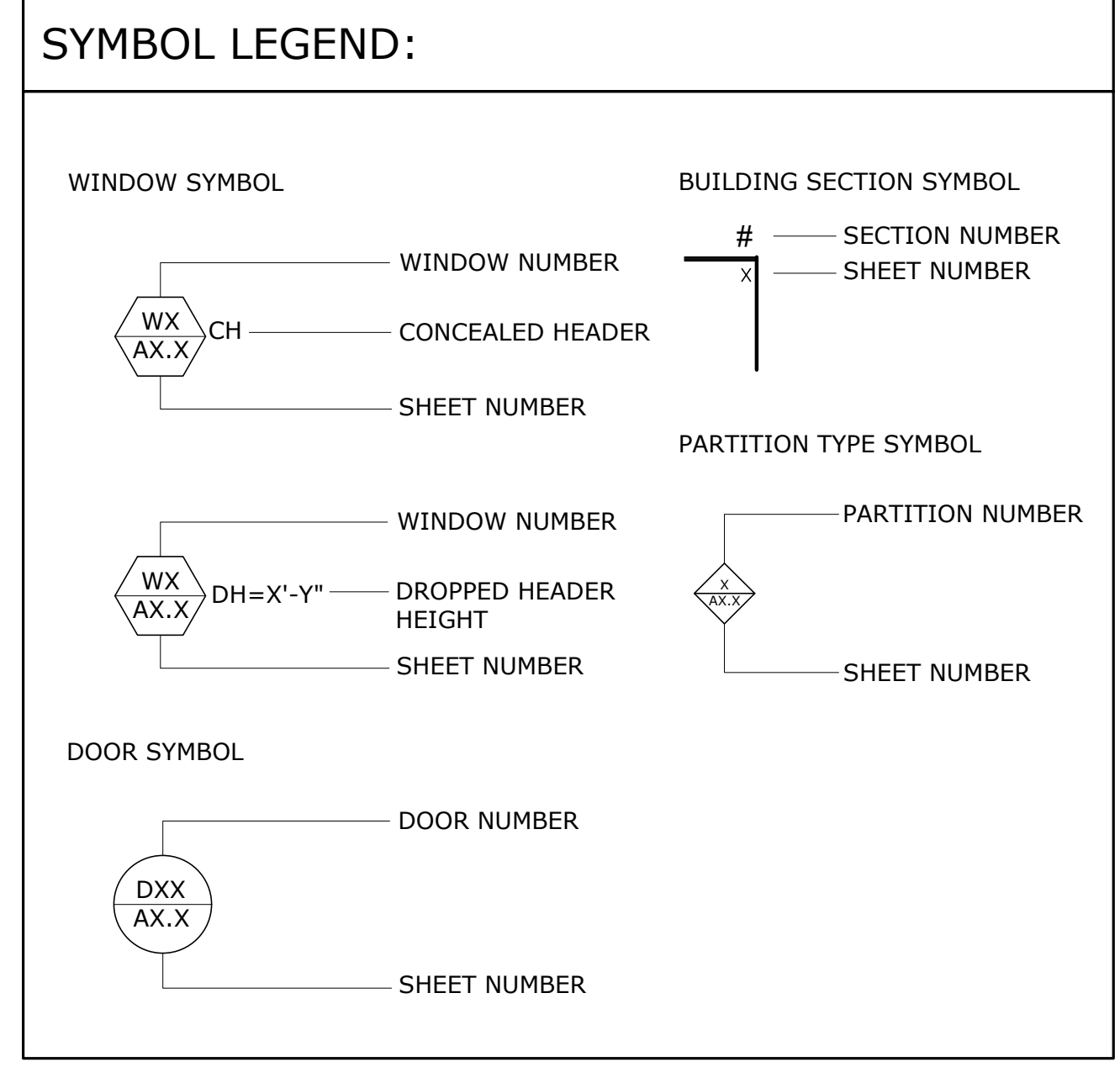
**3 TYPICAL GUARDRAIL DETAIL**  
FULL SIZE SCALE: 3/4"=1'-0"  
HALF SIZE SCALE: 3/8"=1'-0"



**2 TYP ADA BLOCKING @ TOILET DETAIL**  
FULL SIZE SCALE: 3/4"=1'-0"  
HALF SIZE SCALE: 3/8"=1'-0"

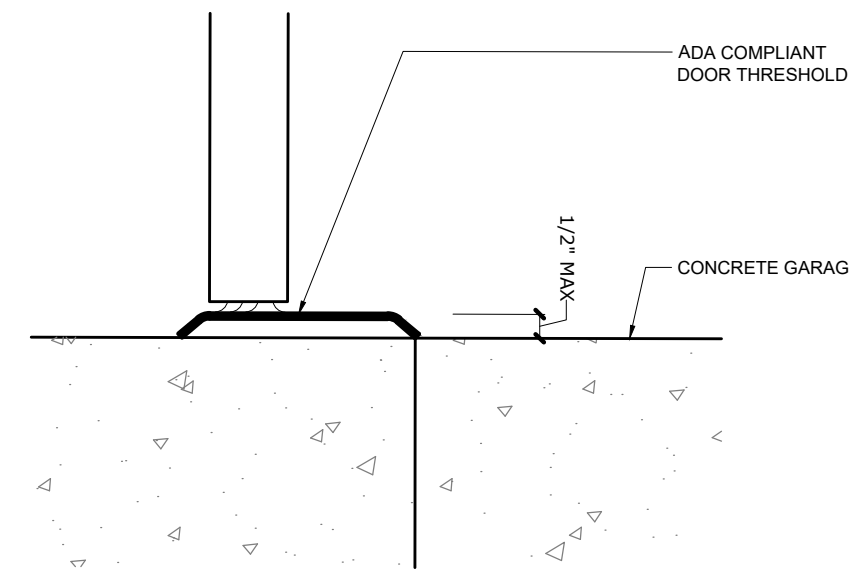


**1 ADA COMPLIANT ENTRANCE**  
FULL SIZE SCALE: 1-1/2"=1'-0"  
HALF SIZE SCALE: 3/4"=1'-0"



PROJECT OXFORD AVE SPEC
OWNER GREATER AUSTIN BUILDERS
SEAL & SIGNATURE
DESIGNER <b>PROSPECT</b> ARCHITECTURE / DEVELOPMENT 1107 S 8TH STREET AUSTIN, TX 78704 512-796-5995 RYAN@PROSPECTSW.COM
<b>2004 OXFORD AVE</b> AUSTIN, TEXAS 78704
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CONTACT: RR
DATE: 11/10/2018
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SHEET TITLE GENERAL NOTES
SHEET NUMBER <b>A0.1</b>





**3 THRESHOLD DETAIL @ ENTRANCE**  
24X36 SIZE SCALE: 3" = 1'-0" (11X17 SIZE SCALE: 1 1/2"=1'-0")

**VISITABILITY NOTES:**

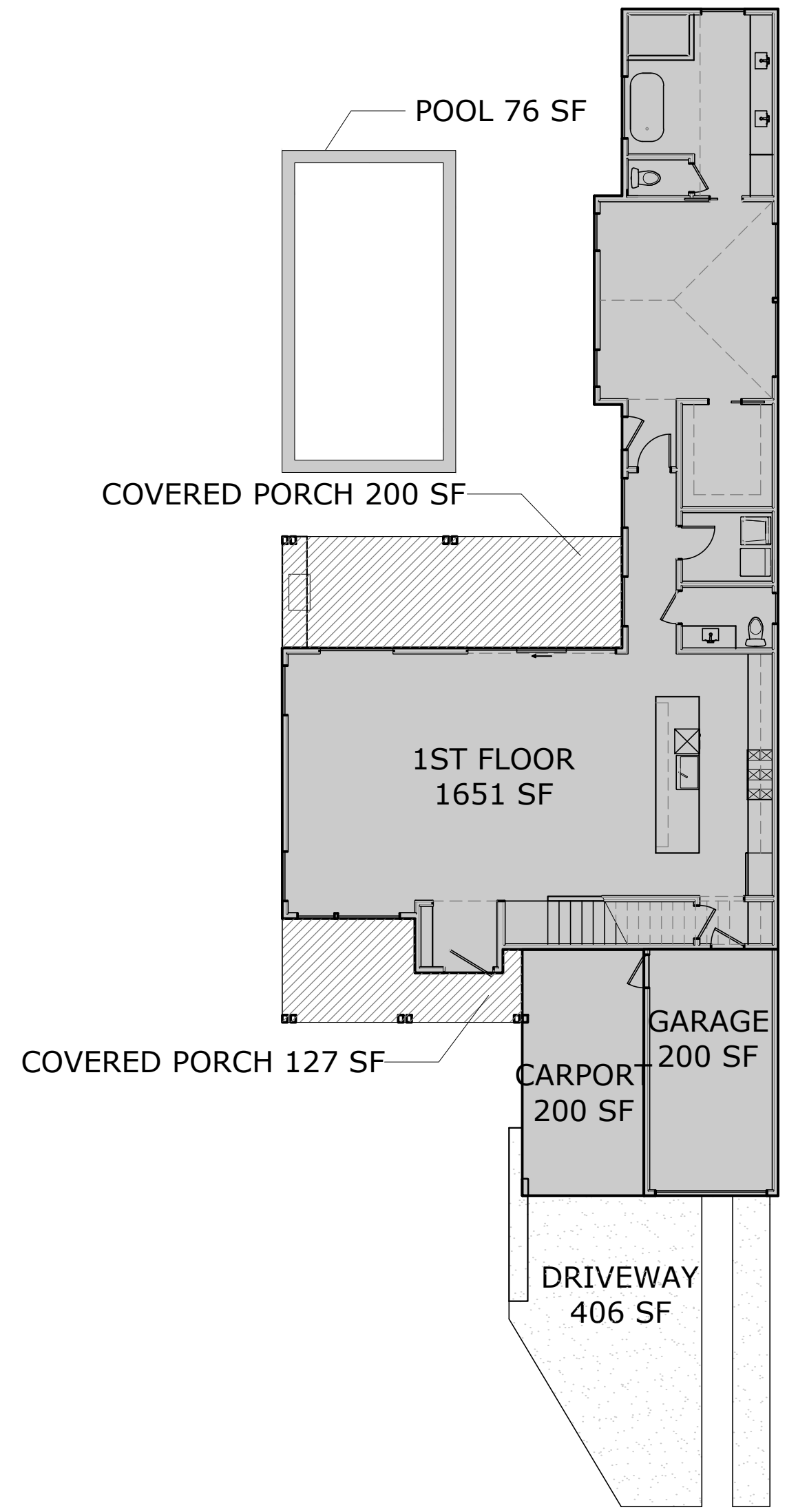
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

**VISITABILITY ENTRANCE:**

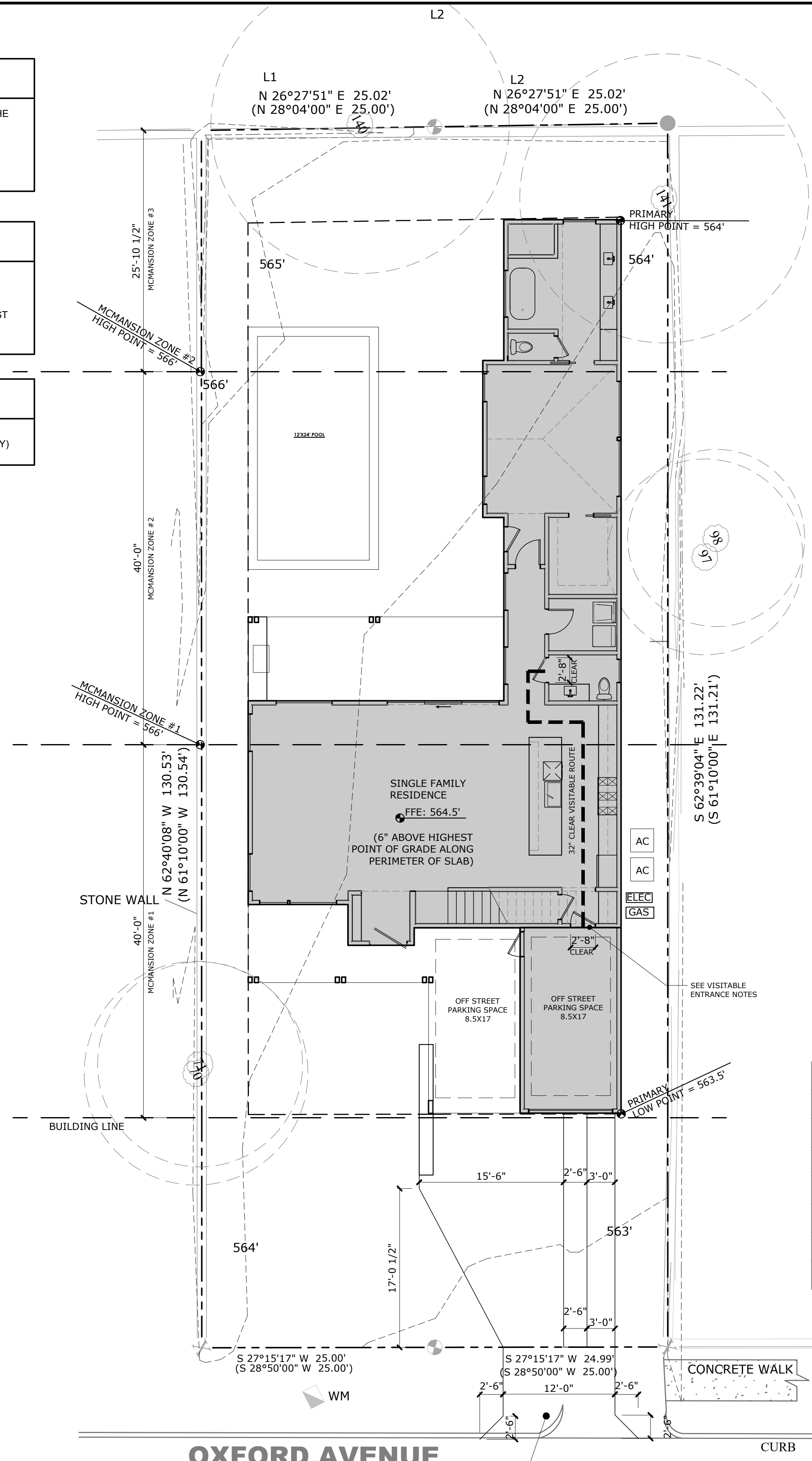
- DOOR 3'X8'
- VISITABLE NO STEP ENTRY MAX 1/2" BEVELED THRESHOLD; SEE DETAIL 2/-
- 3'X3' LANDING WITH MAX SLOPE 1/4" / FT
- IF FOUNDATION PLAN SHOWS MORE THAN 1-1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL.

**VISITABILITY BATHROOM:**

- DOOR 3'X8'
- 2X6 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXPECT BEHIND LAVATORY)



**2 AREA CALCULATIONS**



**1 SITE PLAN**  
24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

LINE TABLE

LINE	BEARING	LENGTH
L1	N 62°39'41" W	130.88'
(L1)	(N 61°10'00" W)	(130.87')
L2	S 62°39'41" E	130.88'
(L2)	(S 61°10'00" E)	(130.87')

TREE LIST

70	12" HACKBERRY
71	11" HACKBERRY
78	16.5" PECAN
97	10.5" HACKBERRY
98	9.5" HACKBERRY
140	16" HACKBERRY
141	15.5" HACKBERRY

PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

DESIGNER  
**PROSPECT**  
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1107 S 8TH STREET  
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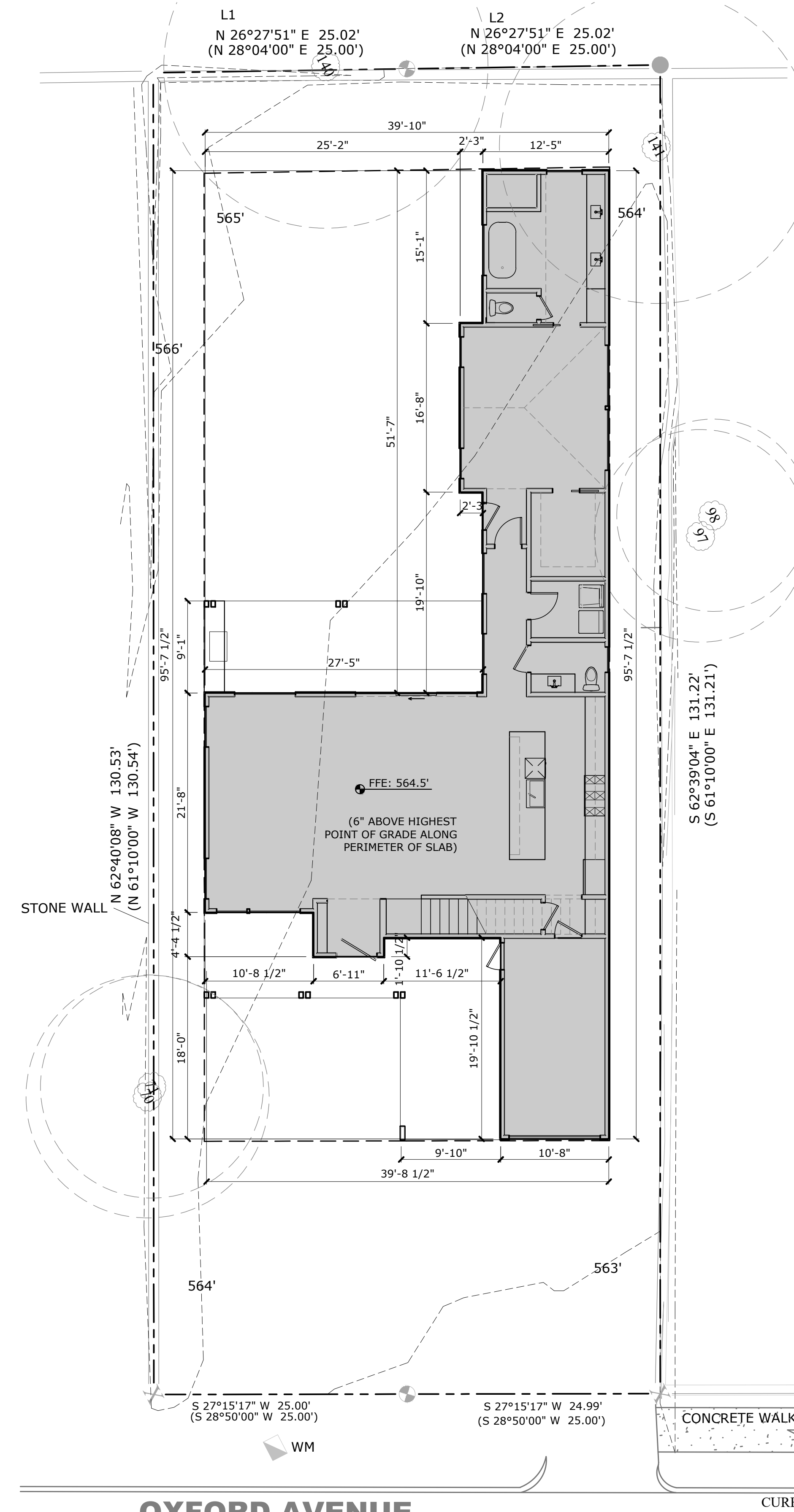
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**OXFORD AVENUE**

CURB

**1 FOUNDATION PLAN**  
 24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

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SHEET TITLE FOUNDATION
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**GENERAL NOTES:**

- ALL WALLS; 2X4; PLUMBING WALLS; 2X6. INSULATE EXTERIOR WALLS R-19 MIN.
- FORM INSULATE ROOF, R-38 MIN.
- ALL DOOR HAVE A 96" HEIGHT
- 5/8" GYP BOARD THROUGHOUT
- GREEN BOARD IN SHOWERS & WET AREAS
- SHOOT ALL PLATES W/ 2X RAMSET W/ IN 6" OF CUT

**PLAN NOTES:**

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2015 IRC R310.1, R311.2, R312.2.
2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2015 IRC R311.5.1, R311.7, R312.1.
3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL VISIBILITY STANDARDS UNDER CITY CODE SEC. 25-12-243, R320. VISIBILITY ITEMS ARE REFERENCED ON FLOOR PLANS.

**NOTES:**

- (SD) SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R314
- (CM) CARBON MONOXIDE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R315

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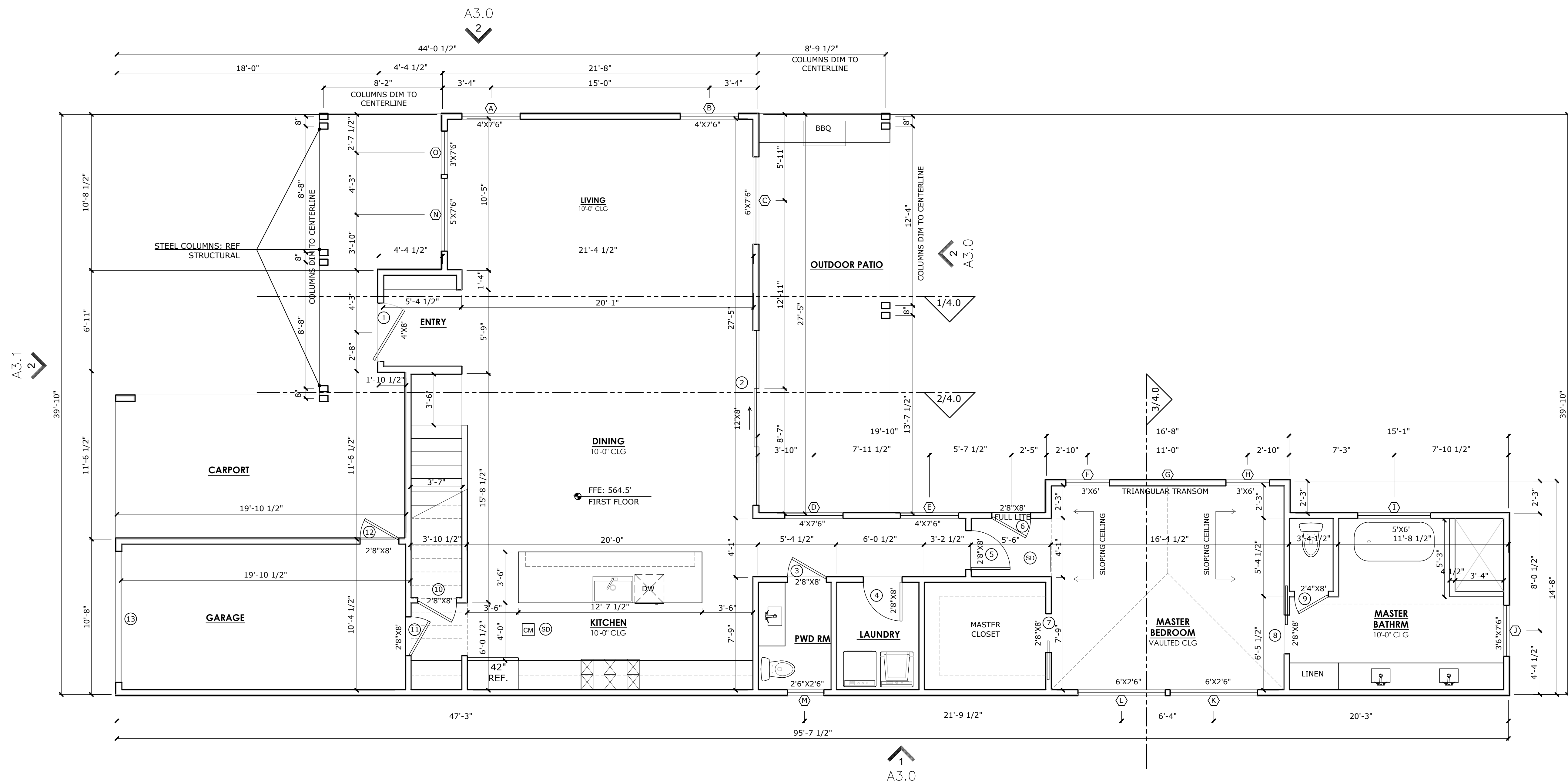
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FIRST FLOOR PLAN

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**A2.0**



**1** FIRST FLOOR PLAN  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



**GENERAL NOTES:**

- ALL WALLS: 2X4; PLUMBING WALLS: 2X6. INSULATE EXTERIOR WALLS R-19 MIN.
- FORM INSULATE ROOF, R-38 MIN.
- ALL DOOR HAVE A 96" HEIGHT
- 5/8" GYP BOARD THROUGHOUT
- GREEN BOARD IN SHOWERS & WET AREAS
- SHOOT ALL PLATES W/ 2X RAMSET W/ IN 6" OF CUT

**PLAN NOTES:**

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2015 IRC R310.1, R311.2, R312.2.
2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2015 IRC R311.5.1, R311.7, R312.1.
3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL VISIBILITY STANDARDS UNDER CITY CODE SEC. 25-12-243, R320. VISIBILITY ITEMS ARE REFERENCED ON FLOOR PLANS.

**NOTES:**

(SD) SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R314

(CM) CARBON MONOXIDE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R315

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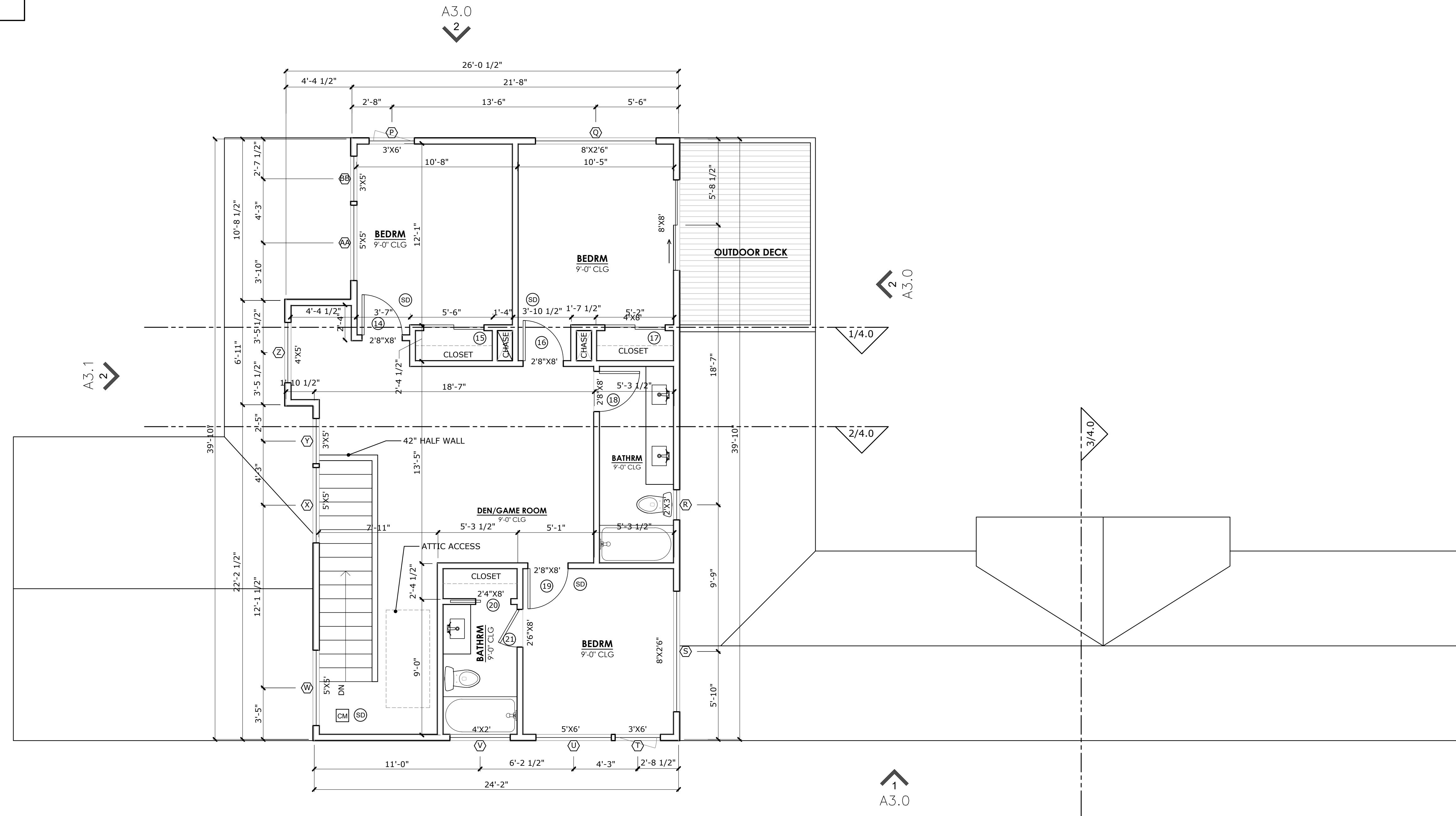
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2ND FLOOR PLAN

SHEET NUMBER

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**1 SECOND FLOOR PLAN**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

**GENERAL NOTES:**

1. DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS.
2. REFER TO REFLECTED CEILING PLAN FOR EXTENT OF SOFFITS.
3. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS CENTERED IN METAL ROOF PANEL SYMMETRICAL WITH STANDING SEAMS AT 12" O.C., AND COORDINATE WITH RAFTERS AT 16" O.C.
4. ROOF ASSEMBLY: METAL ROOF SYSTEM, MBCI "BATTENLOK HS" OR APPROVED EQUAL, MINIMUM 24 GAUGE PERFORMED, GALVALUME, LARGE BATTEN, VERTICAL LEG, CONCEALED FASTENER, STANDING SEAM METAL ROOF SYSTEM, CONTINUOUSLY LOCKED, MECHANICALLY SEALED ROOF PANEL SYSTEM.
5. BREATHABLE, HIGH TEMP METAL ROOF UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATIONS TITANIUM UDL 50 OR SIMILAR. PROVIDE 1" UNDER-DECK VENTILATION / AIR SPACE WHEN USING POLYURETHANE FOAM INSULATION.
6. ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF.
7. PROVIDE FLEXIBLE PIPE FLASHINGS UNITS AT ALL PLUMBING, COOKTOP/RANGE, AND DRYER VENT PENETRATIONS THROUGH THE METAL ROOF.
8. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.

PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER  
**PROSPECT**  
ARCHITECTURE / DEVELOPMENT  
1107 S 8TH  
STREET  
AUSTIN, TX 78704  
512-796-5995  
RYAN@PROSPECTSW.COM

**2004 OXFORD AVE**  
AUSTIN, TEXAS 78704

DRAWN BY: RR

CONTACT: RR

DATE: 11/10/2018

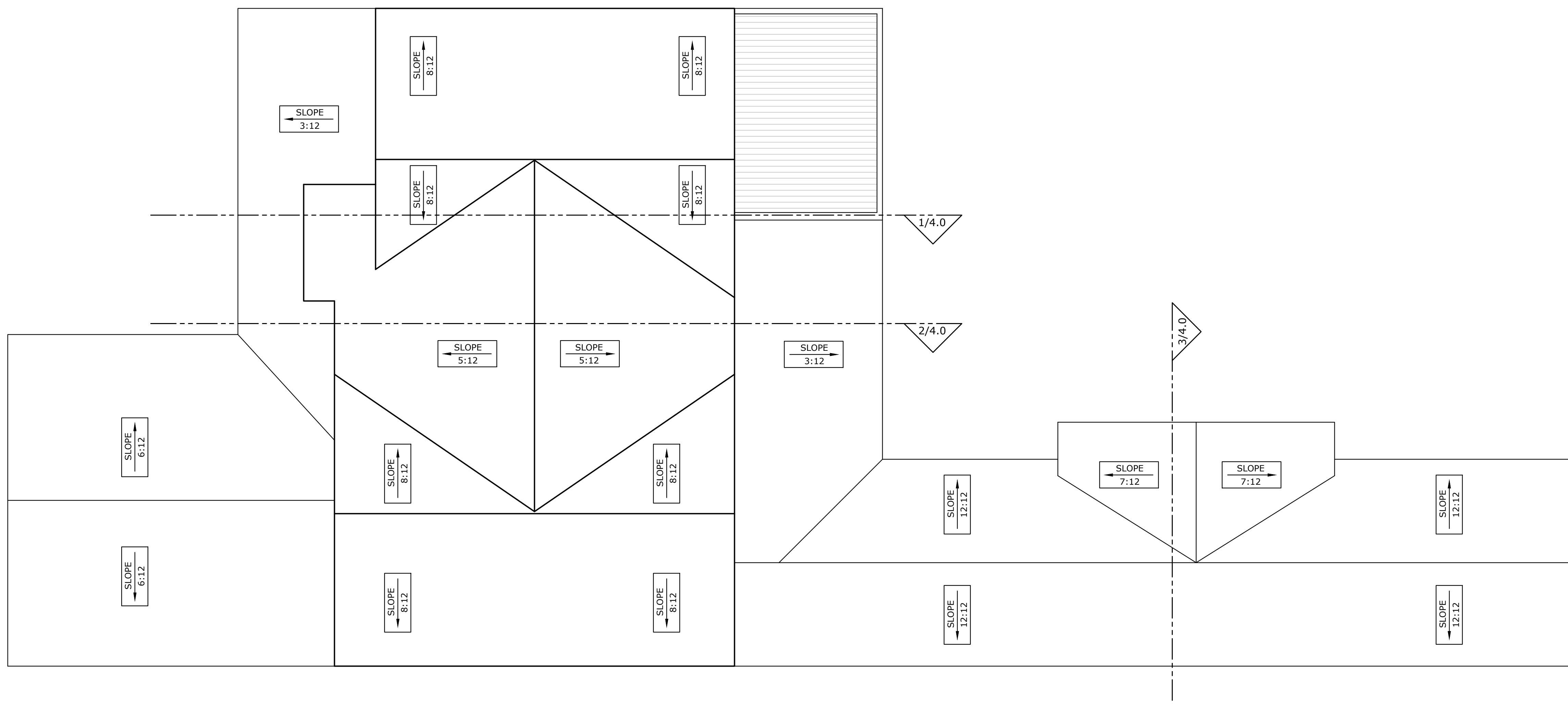
CD SET

ISSUE  
PERMIT SET 11/10/2018  
CD SET -

SHEET TITLE  
ROOF PLAN

SHEET NUMBER

**A2.2**



**1** ROOF FLOOR PLAN  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER  
**PROSPECT**  
ARCHITECTURE / DEVELOPMENT  
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SHEET TITLE  
ELECTRICAL PLANS

SHEET NUMBER  
**A2.4**

**NOTE:**

1. PROVIDE OVERHEAD ELECTRICAL SERVICE - COORDINATE WITH GENERAL CONTRACTOR FOR LOCATION OF ELECTRICAL METER.

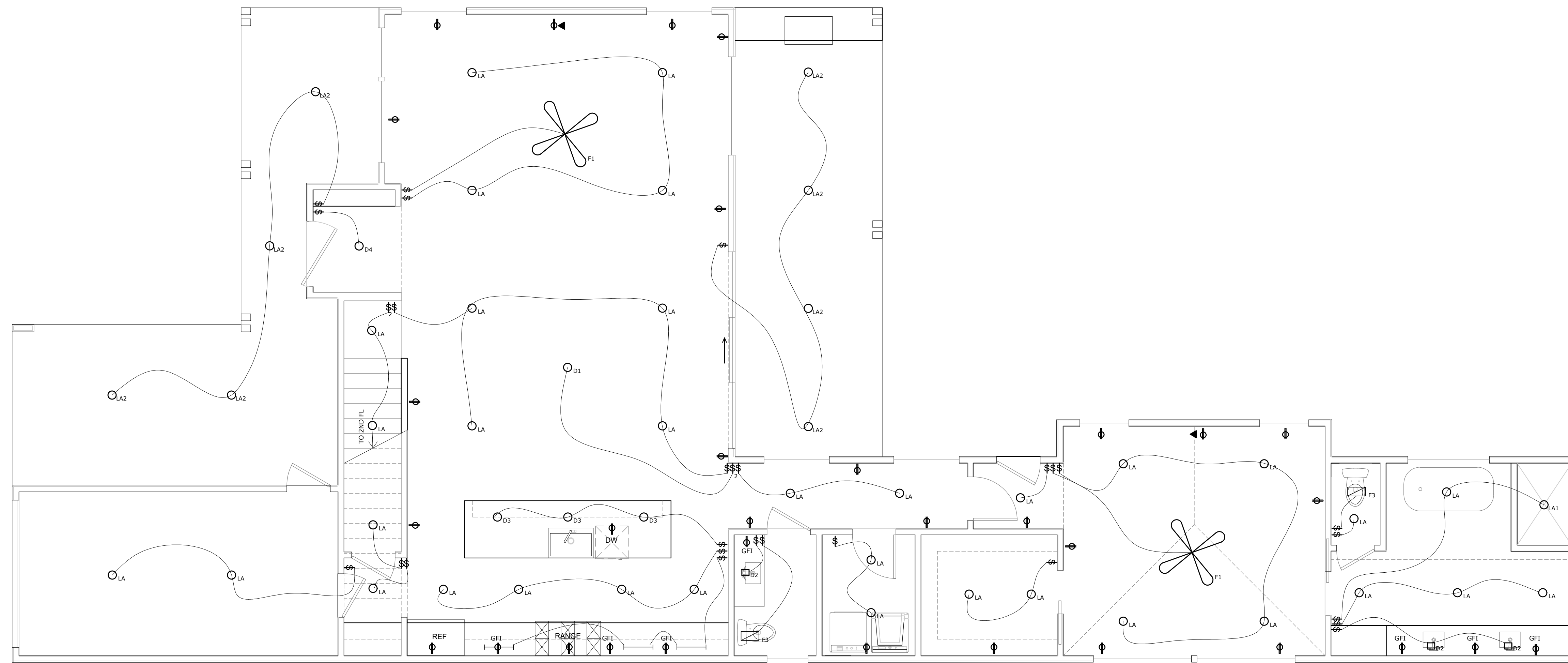
**ELECTRICAL NOTES:**

- LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
- COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
- PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

FIXTURE SCHEDULE	
BASE BUILDING FIXTURES	
○ <sub>LA</sub>	4" RECESSED LED DIODE DOWNLIGHT
○ <sub>LA1</sub>	4" WET RATED RECESSED LED DIODE DOWNLIGHT
○ <sub>LA2</sub>	4" EXTERIOR RATED RECESSED LED DIODE DOWNLIGHT
○ <sub>LS</sub>	SURFACE MOUNTED LIGHT (CEILING)
□ <sub>LW</sub>	SURFACE MOUNTED LIGHT (WALL)
○ <sub>LC</sub>	EXTERIOR RATED SURFACE MOUNTED LIGHT (CEILING)
□ <sub>LE</sub>	EXTERIOR RATED SURFACE MOUNTED LIGHT (WALL)
○ <sub>LD</sub>	SURFACE MOUNTED DIRECTIONAL LIGHT (CEILING)
□ <sub>LX</sub>	SURFACE MOUNTED STRIP LIGHT
—	UNDER COUNTER LIGHT
DECORATIVE FIXTURES	
○ <sub>D1</sub>	FEATURE DINING LIGHT (CEILING)
□ <sub>D2</sub>	WALL MOUNTED BATHROOM SCONCE
○ <sub>D3</sub>	KITCHEN ISLAND PENDENT
○ <sub>D4</sub>	FEATURE ENTRY LIGHT (CEILING)
FANS	
	F1 INTERIOR FAN W/O LIGHT
	F2 EXTERIOR FAN W/O LIGHT
	F3 EXHAUST FAN
	F4 EXHAUST FAN W/ LIGHT
AUDIO	
	SP

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX OUTLET - PROVIDE GFI WHERE REQUIRED BY CODE
	DUPLEX OUTLET 240 V 3 PHASE
	DUPLEX FLOOR OUTLET
	TELEPHONE/NETWORK/CABLE
	SWITCH
	2-WAY SWITCH
	DIMMER SWITCH
	GARBAGE DISPOSAL
	COMBO SWITCH
	GROUND FAULT INTERRUPT OUTLET

NOTES:	
	SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R314
	CARBON MONOXIDE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R315
HVAC	
	SUPPLY
	RETURN



**1** 1ST FL ELECTRIC PLAN - RESIDENCE  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER  
**PROSPECT**  
ARCHITECTURE / DEVELOPMENT  
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SHEET TITLE  
ELECTRICAL PLANS

SHEET NUMBER  
**A2.5**

**NOTE:**

1. PROVIDE OVERHEAD ELECTRICAL SERVICE - COORDINATE WITH GENERAL CONTRACTOR FOR LOCATION OF ELECTRICAL METER.

**ELECTRICAL NOTES:**

- LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
- COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
- PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

FIXTURE SCHEDULE	
BASE BUILDING FIXTURES	
○ <sub>LA</sub>	4" RECESSED LED DIODE DOWNLIGHT
○ <sub>LA1</sub>	4" WET RATED RECESSED LED DIODE DOWNLIGHT
○ <sub>LA2</sub>	4" EXTERIOR RATED RECESSED LED DIODE DOWNLIGHT
○ <sub>LS</sub>	SURFACE MOUNTED LIGHT (CEILING)
○ <sub>LW</sub>	SURFACE MOUNTED LIGHT (WALL)
○ <sub>LC</sub>	EXTERIOR RATED SURFACE MOUNTED LIGHT (CEILING)
○ <sub>LX</sub>	EXTERIOR RATED SURFACE MOUNTED LIGHT (WALL)
○ <sub>LD</sub>	SURFACE MOUNTED DIRECTIONAL LIGHT (CEILING)
□ <sub>LX</sub>	SURFACE MOUNTED STRIP LIGHT
—	UNDER COUNTER LIGHT
DECORATIVE FIXTURES	
○ <sub>D1</sub>	FEATURE DINING LIGHT (CEILING)
□ <sub>D2</sub>	WALL MOUNTED BATHROOM SCONCE
○ <sub>D3</sub>	KITCHEN ISLAND PENDENT
○ <sub>D4</sub>	FEATURE ENTRY LIGHT (CEILING)
FANS	
✦ <sub>F1</sub>	INTERIOR FAN W/O LIGHT
✦ <sub>F2</sub>	EXTERIOR FAN W/O LIGHT
✦ <sub>F3</sub>	EXHAUST FAN
✦ <sub>F4</sub>	EXHAUST FAN W/ LIGHT
AUDIO	
⊕ <sub>SP</sub>	SPEAKER

ELECTRICAL LEGEND	
⊕	DUPLEX OUTLET - PROVIDE GFI WHERE REQUIRED BY CODE
⊕ <sub>3P</sub>	DUPLEX OUTLET 240 V 3 PHASE
⊕	DUPLEX FLOOR OUTLET
◀	TELEPHONE/NETWORK/CABLE
⚡	SWITCH
⚡ <sup>2</sup>	2-WAY SWITCH
⚡ <sup>D</sup>	DIMMER SWITCH
♻️	GARBAGE DISPOSAL
⚡ <sup>C</sup>	COMBO SWITCH
GFI	GROUND FAULT INTERRUPT OUTLET

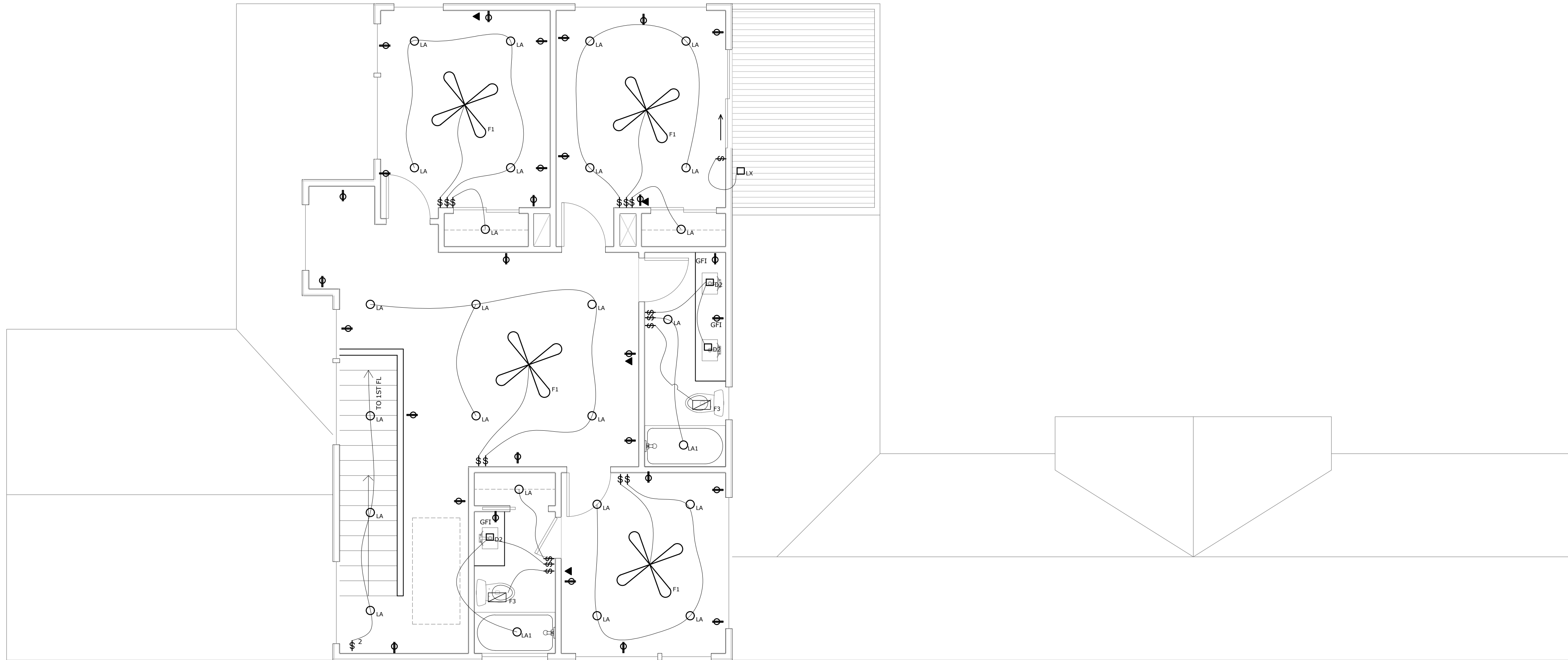
NOTES:

(SD) SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R314 CARBON MONOXIDE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R315

HVAC

☑️ SUPPLY

☑️ RETURN

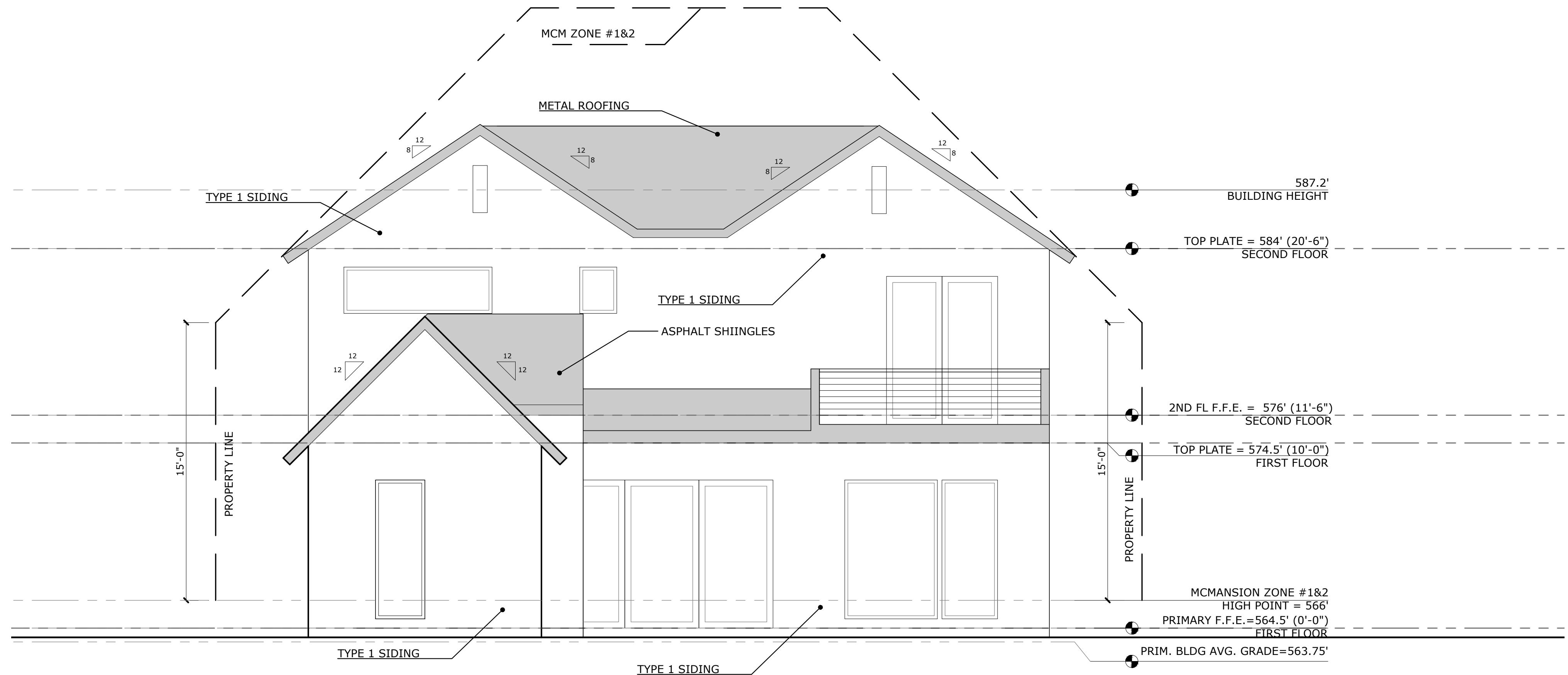


**1** 2ND FL ELECTRIC PLAN - RESIDENCE  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

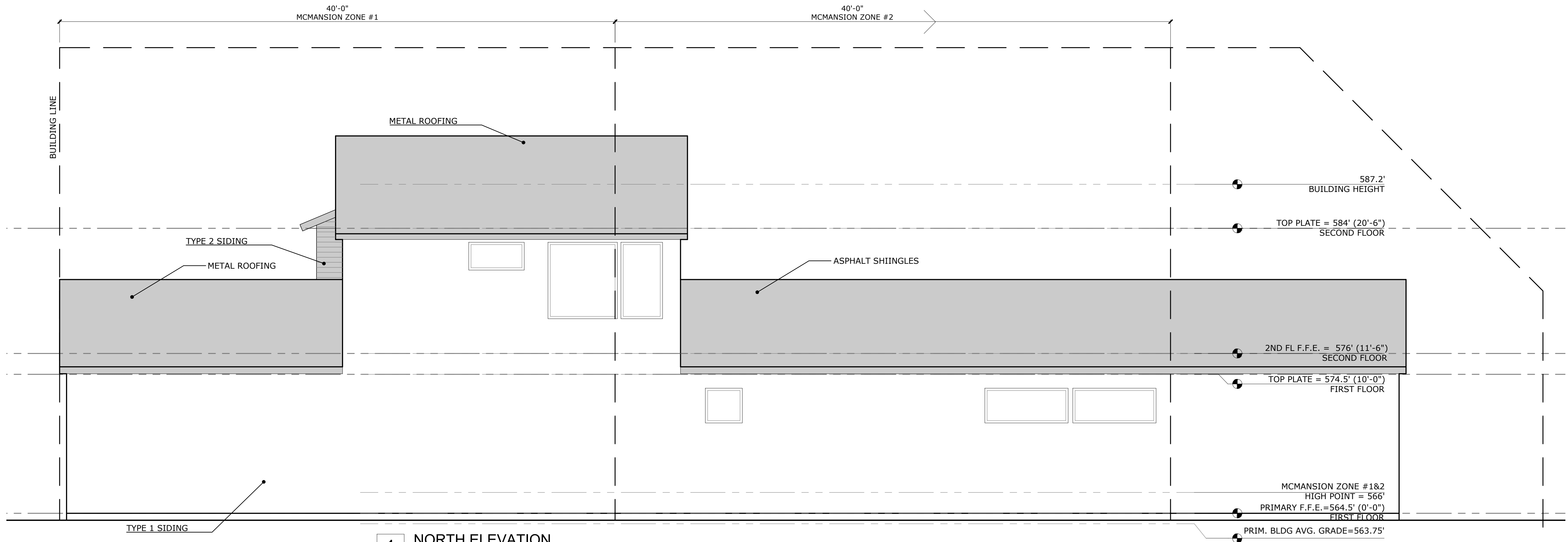
**FINISH NOTES:**  
 - ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH

**SIDING NOTES:**  
 - **TYPE 1 SIDING:** SMOOTH STUCCO FINISH  
 - **TYPE 2 SIDING:** FIBER CEMENT LAP SIDING, "HARDIE SIDING" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.

**BACKING NOTE:**  
 - NAILER AT 4" A.F.F.



**2 WEST ELEVATION**  
 24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



**1 NORTH ELEVATION**  
 24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

PROJECT  
 OXFORD AVE SPEC

OWNER  
 GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER  
**PROSPECT**  
 ARCHITECTURE / DEVELOPMENT  
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 RYAN@PROSPECTSW.COM

**2004 OXFORD AVE**  
 AUSTIN, TEXAS 78704

DRAWN BY: RR

CONTACT:RR

DATE: 11/10/2018

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 PERMIT SET 11/10/2018  
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SHEET TITLE  
 PRIMARY RESIDENCE  
 ELEVATIONS

SHEET NUMBER  
**A3.0**

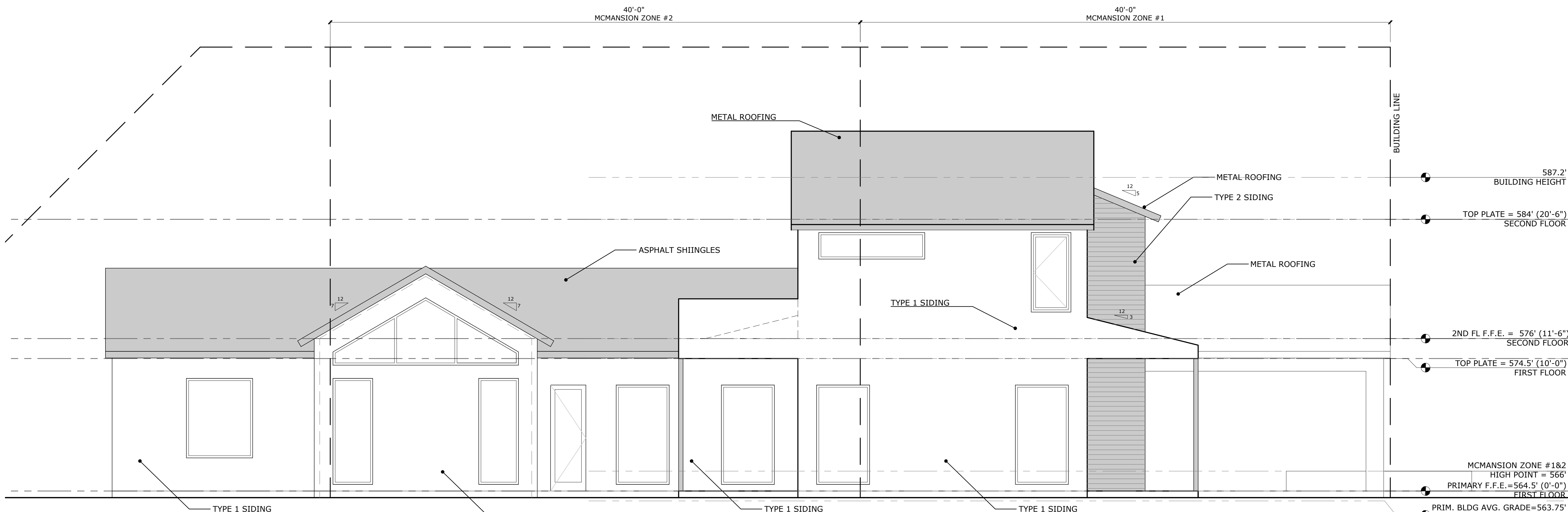
**FINISH NOTES:**  
 - ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH

**SIDING NOTES:**  
 - **TYPE 1 SIDING:** SMOOTH STUCCO FINISH  
 - **TYPE 2 SIDING:** FIBER CEMENT LAP SIDING, "HARDIE SIDING" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.

**BACKING NOTE:**  
 - NAILER AT 4' A.F.F.



**2 WEST ELEVATION**  
 24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



**1 SOUTH ELEVATION**  
 24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

PROJECT  
 OXFORD AVE SPEC

OWNER  
 GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER  
**PROSPECT**  
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SHEET TITLE  
 PRIMARY RESIDENCE ELEVATIONS

SHEET NUMBER  
**A3.1**

PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER

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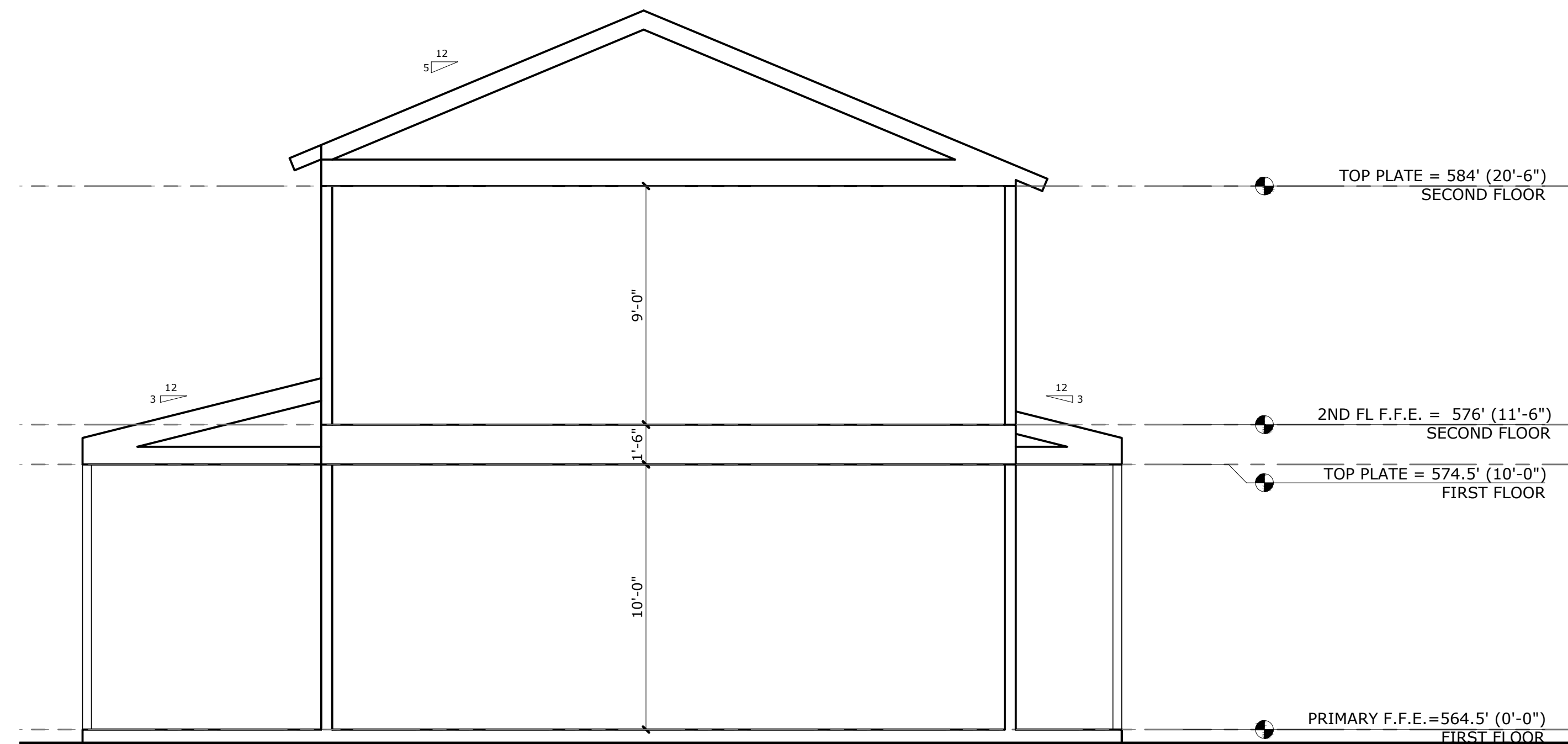
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CD SET -

SHEET TITLE

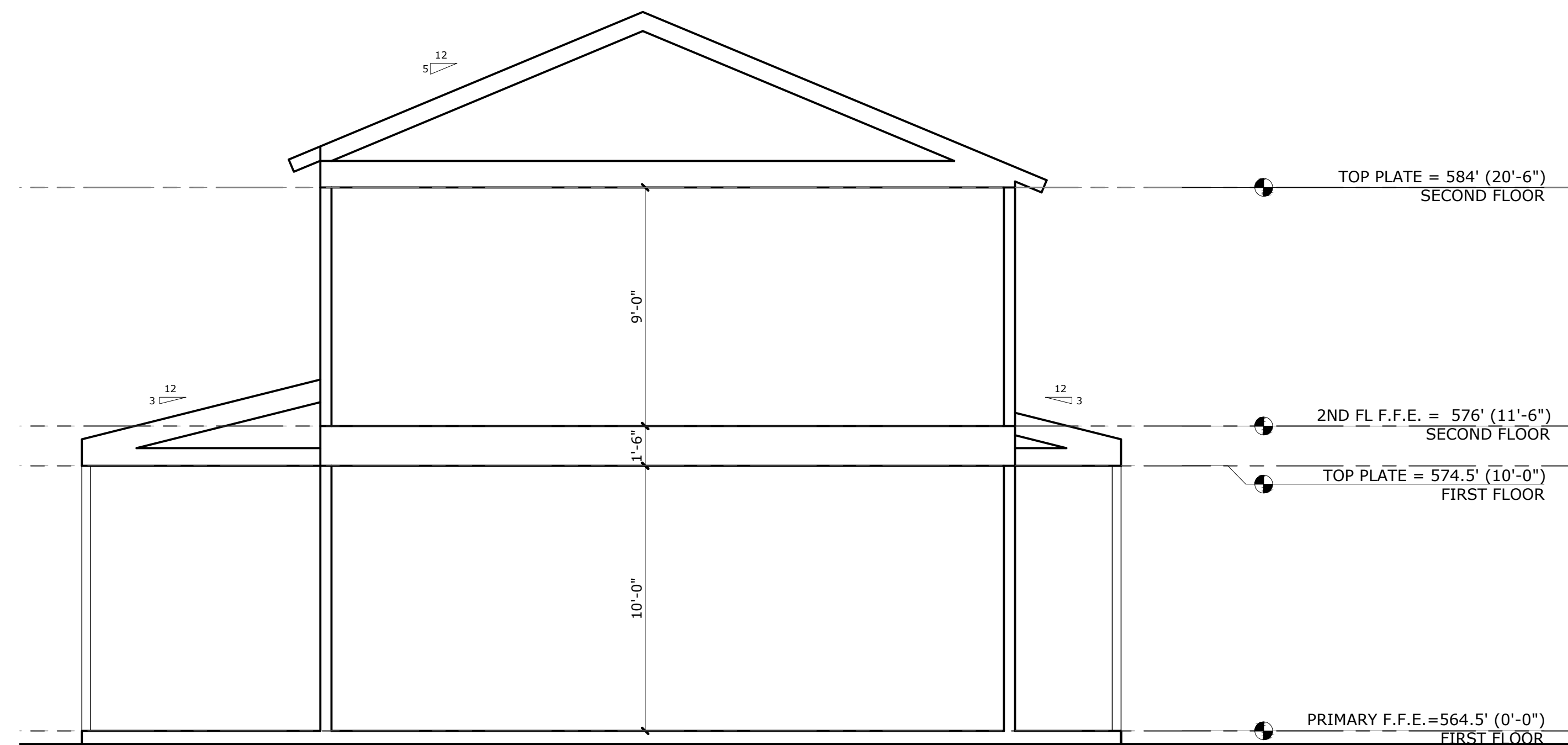
BUILDING SECTIONS

SHEET NUMBER

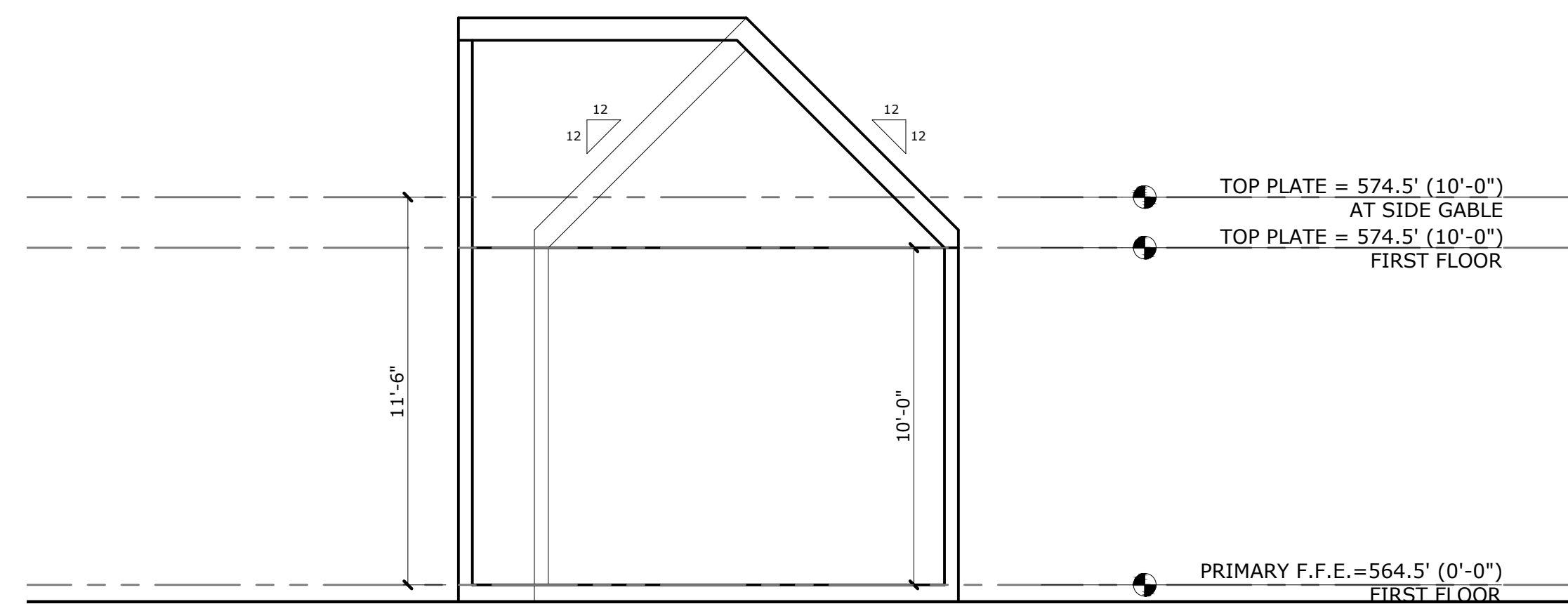
**A4.0**



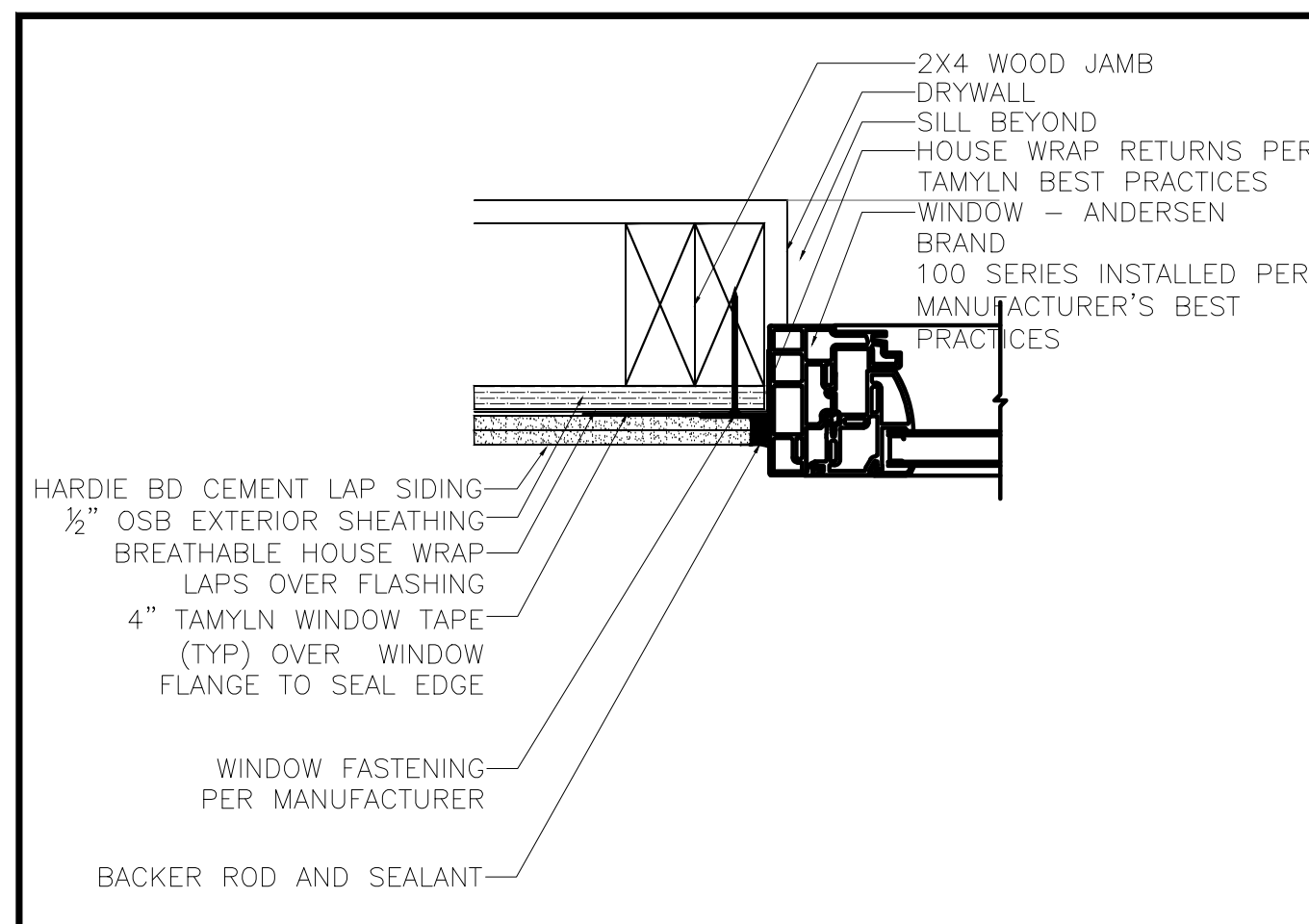
**2** BUILDING SECTION  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



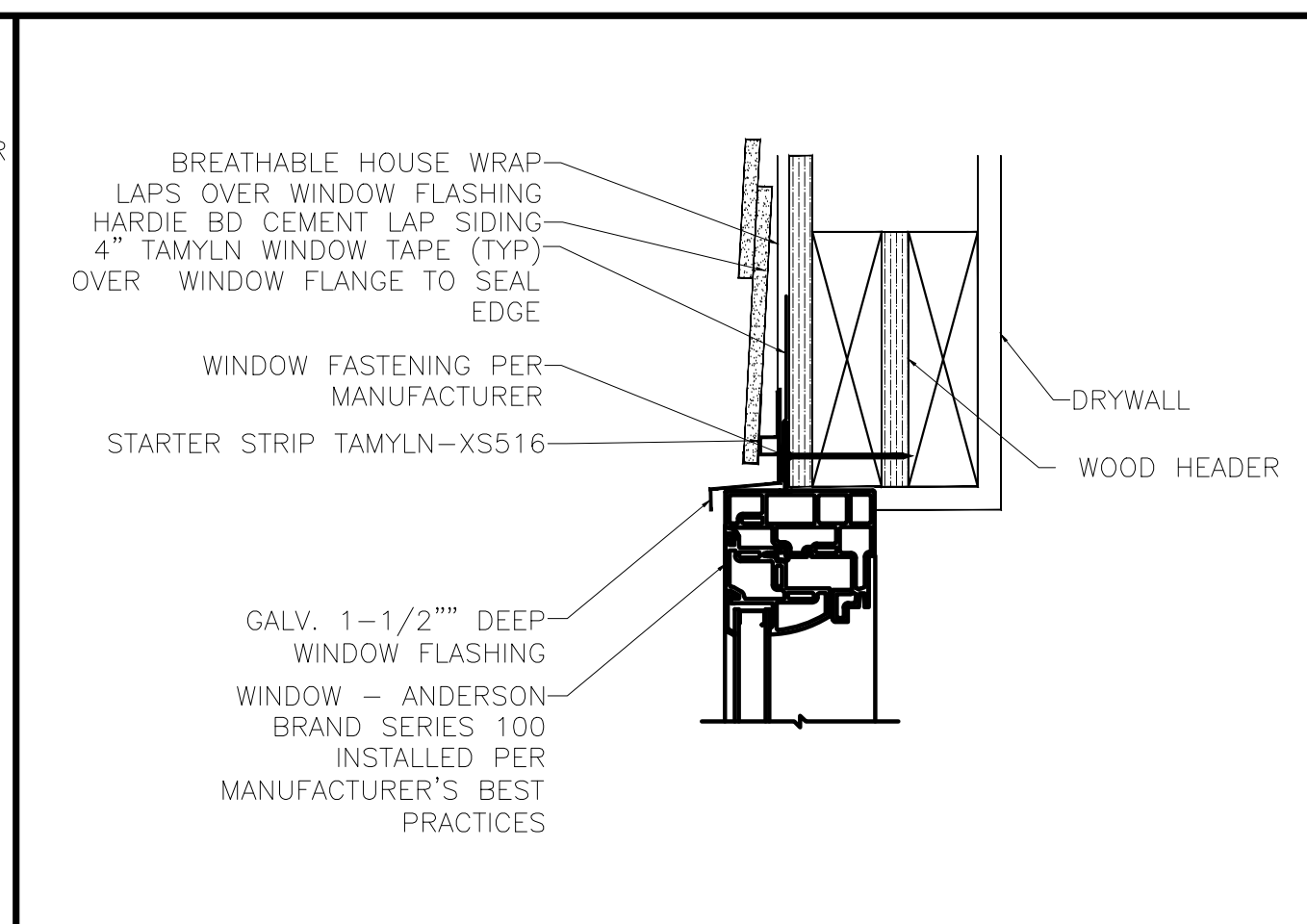
**1** BUILDING SECTION  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



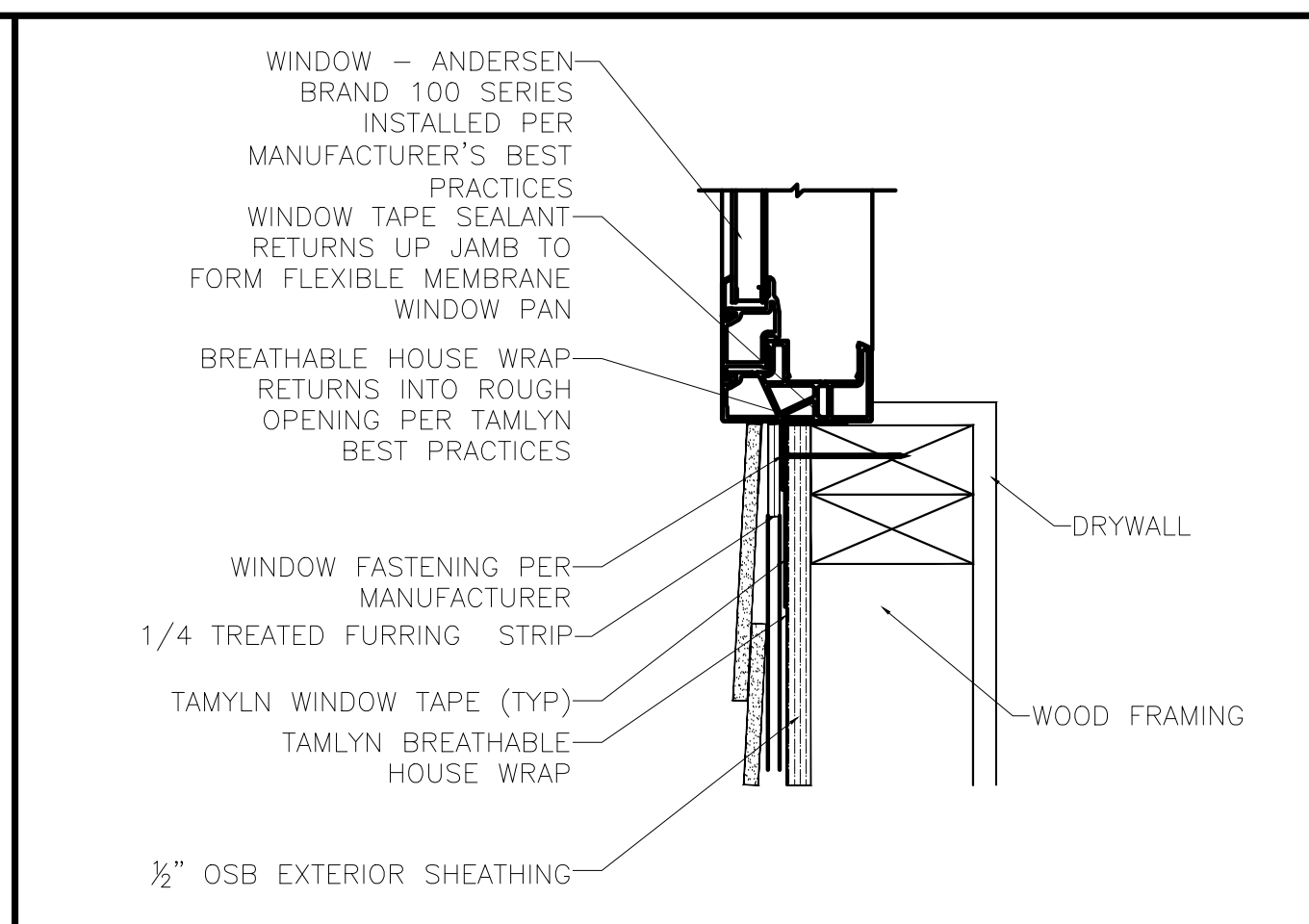
**3** BUILDING SECTION  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



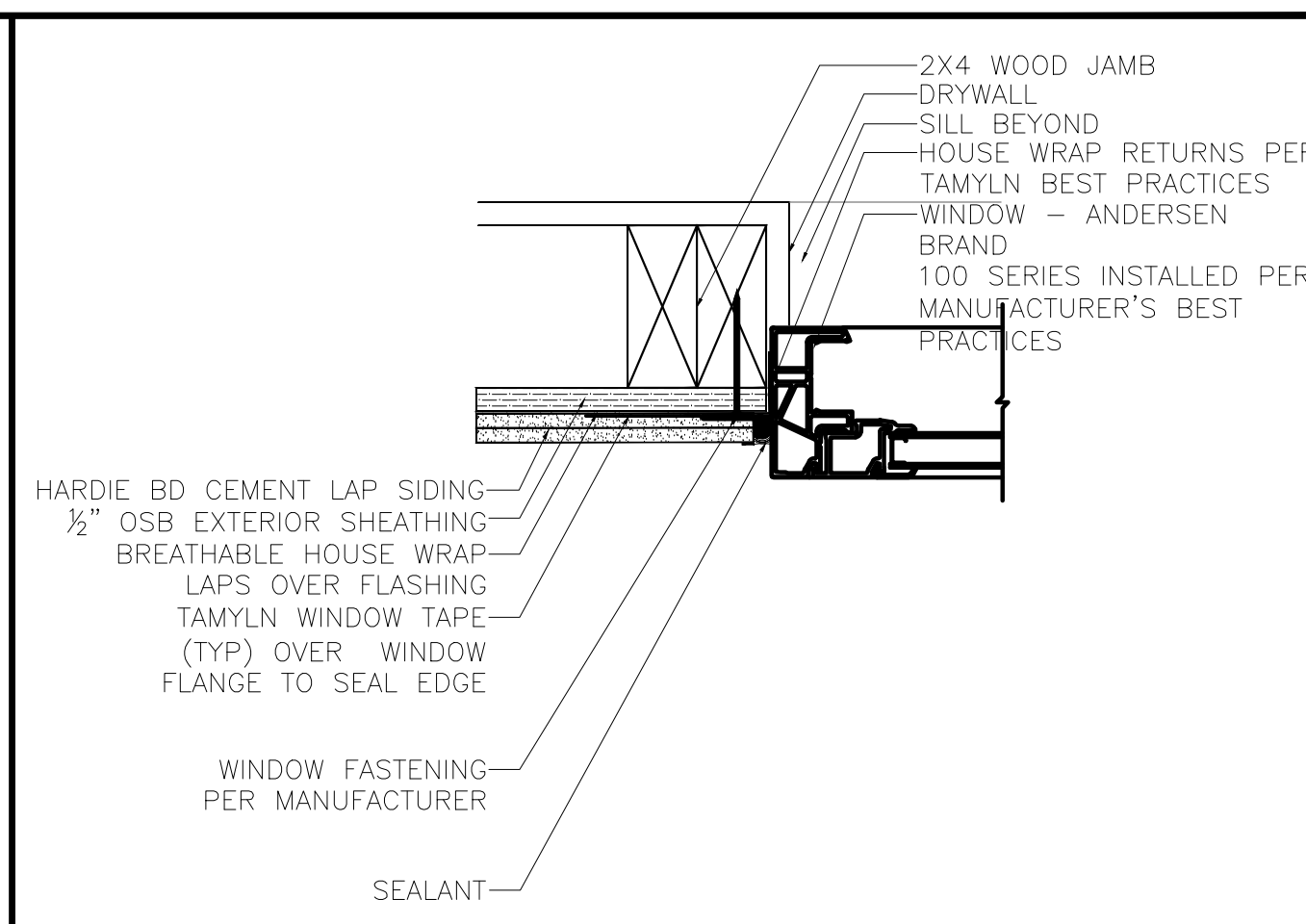
1 TYPICAL CASEMENT WINDOW DETAIL  
SCALE 3"=1'-0"



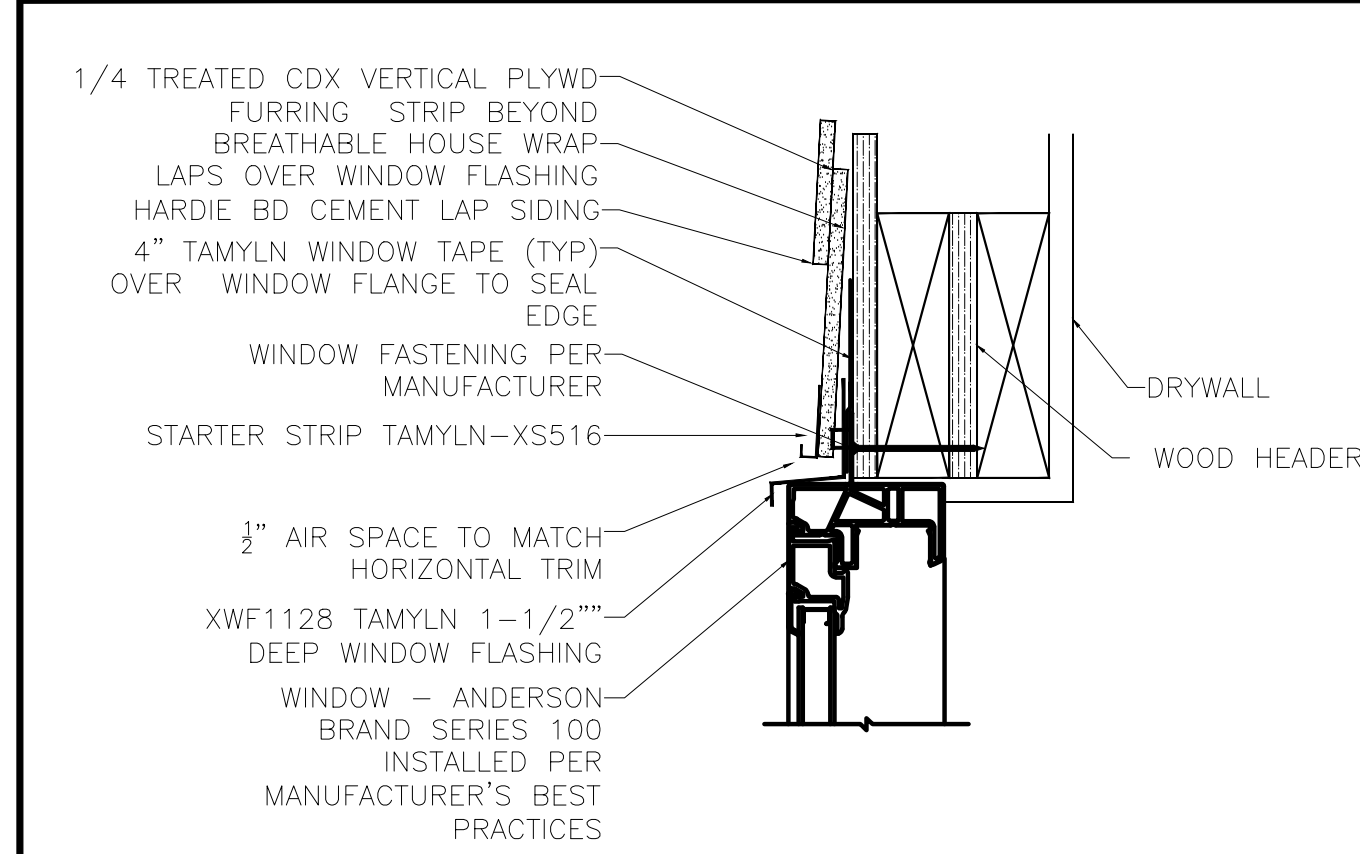
2 TYPICAL CASEMENT HEAD DTL  
SCALE 3"=1'-0"



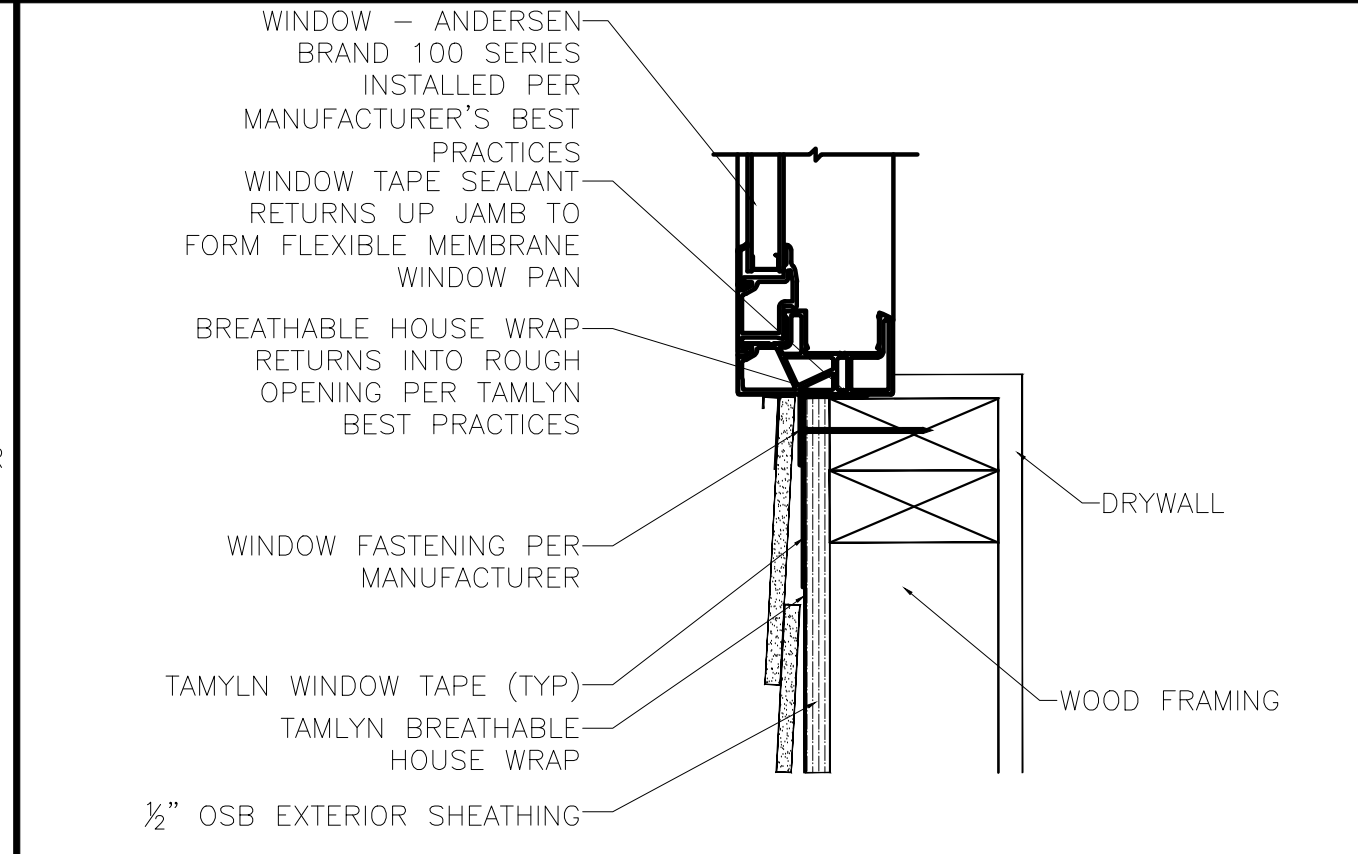
3 TYP CASEMENT SILL DTL  
SCALE 3"=1'-0"



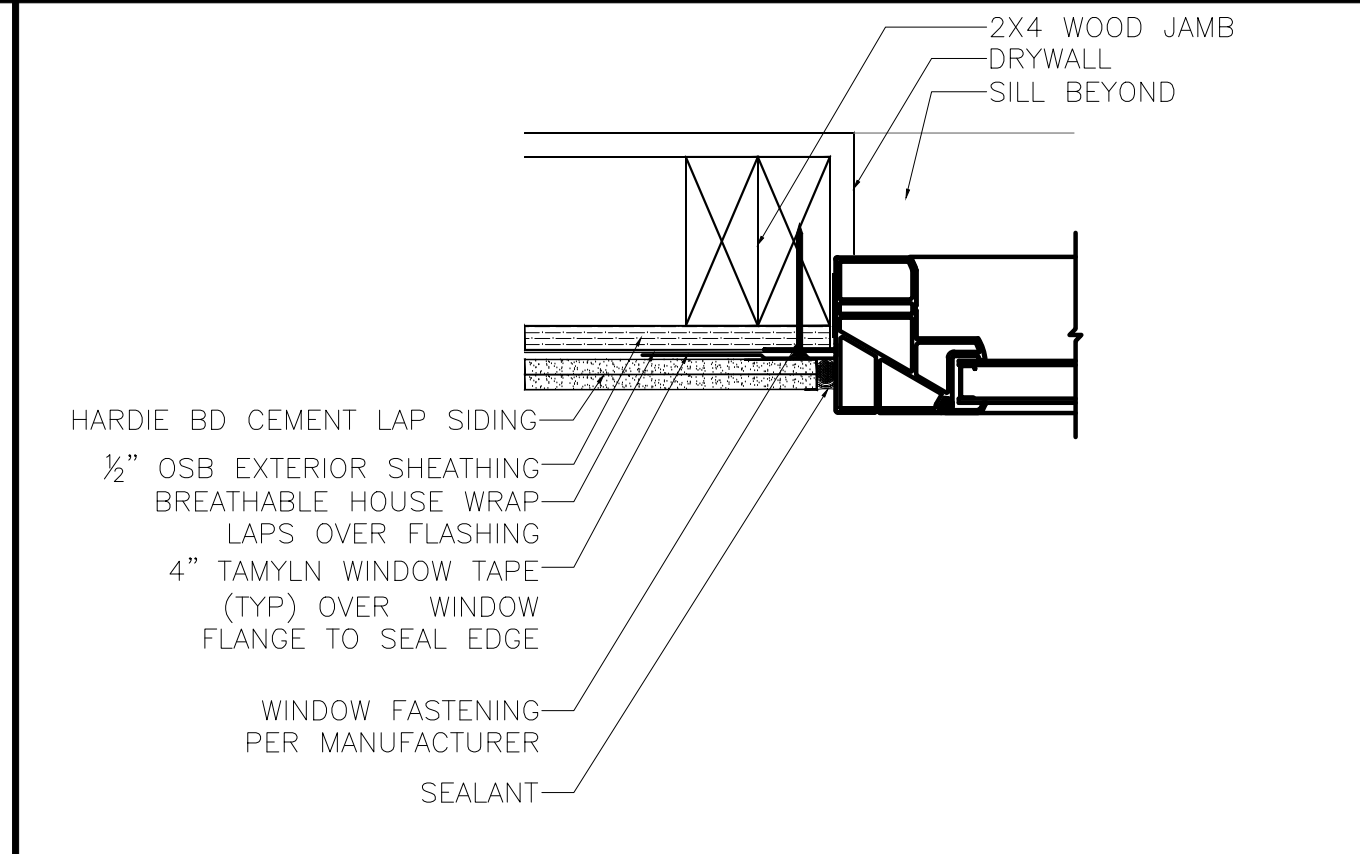
4 TYP GLIDING WINDOW DTL  
SCALE 3"=1'-0"



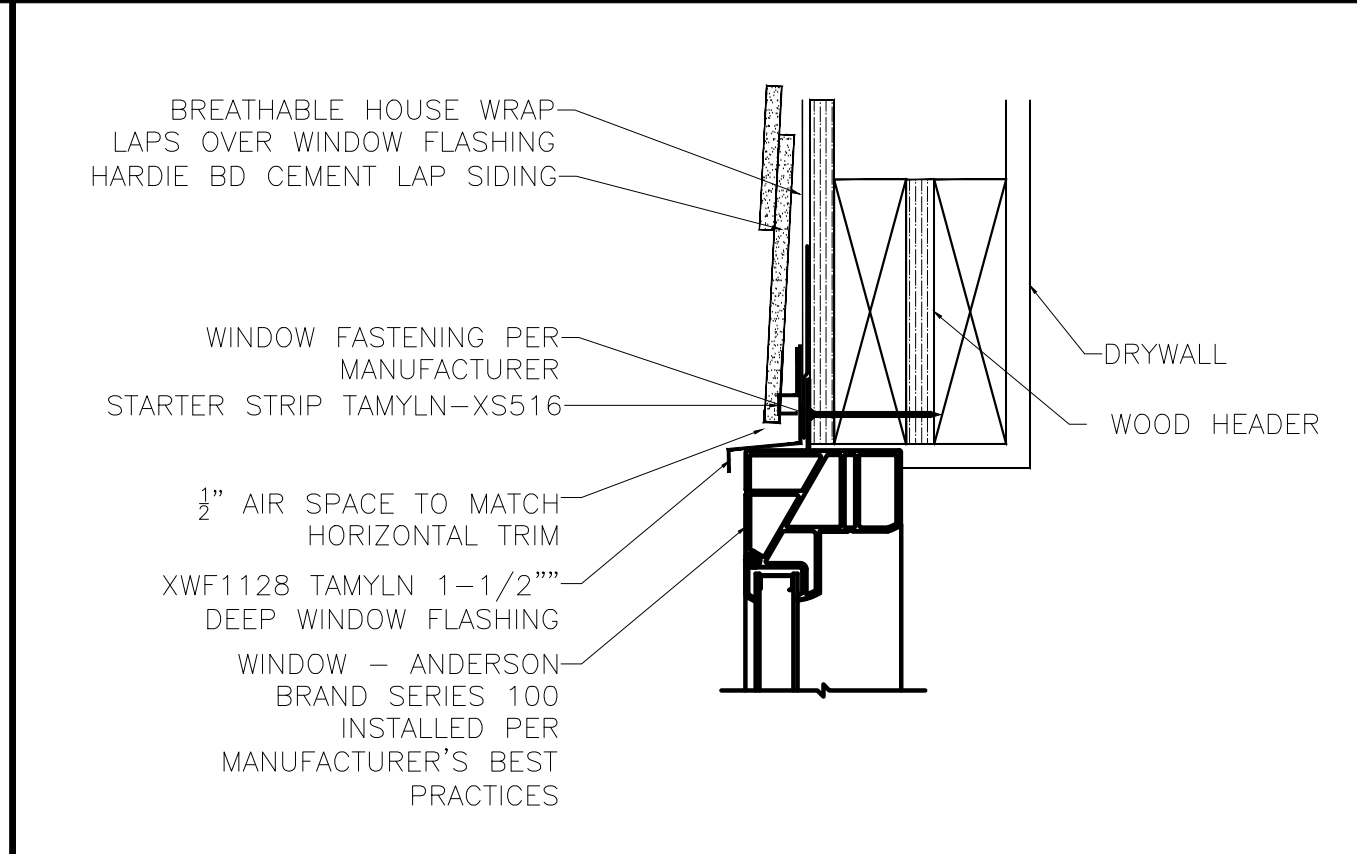
5 TYP GLIDING WINDOW HEAD DTL  
SCALE 3"=1'-0"



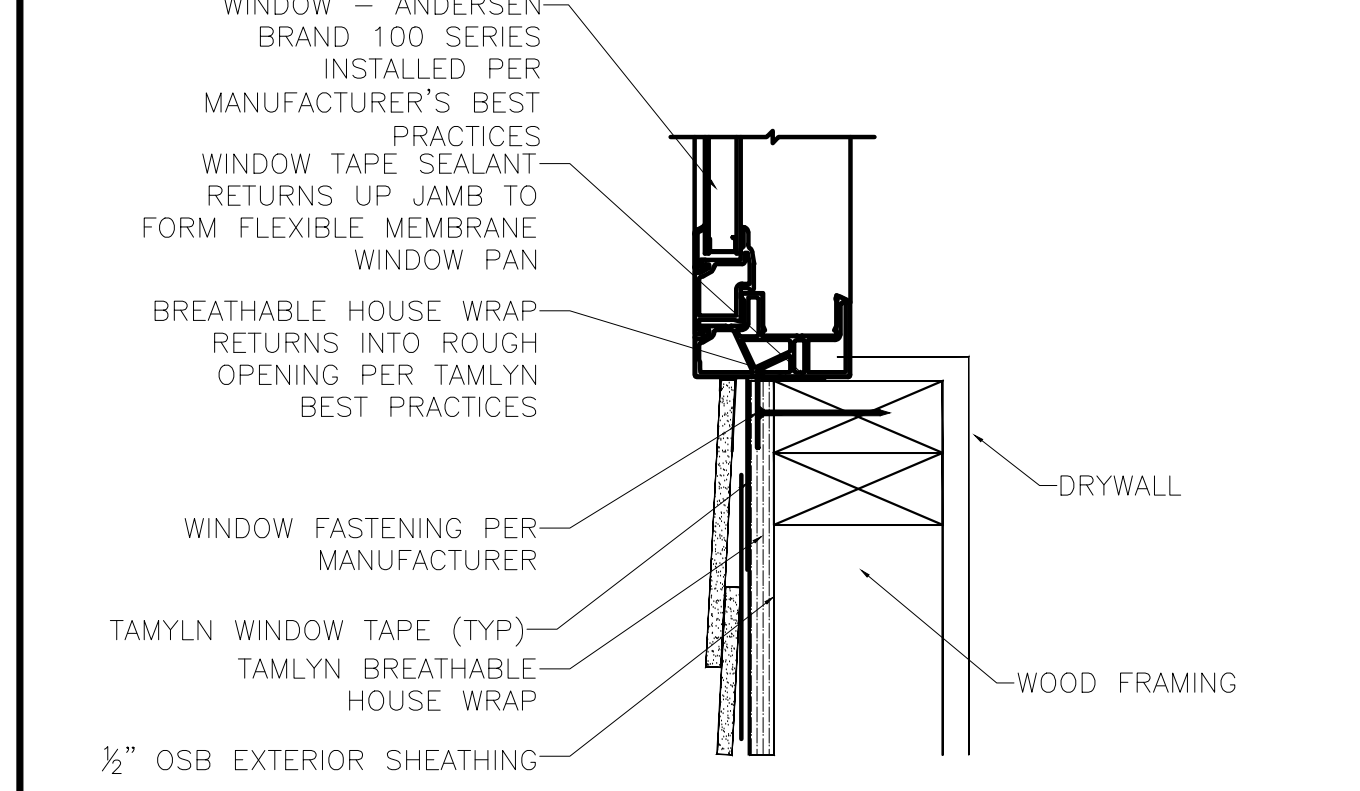
6 TYP GLIDING WINDOW SILL DTL  
SCALE 3"=1'-0"



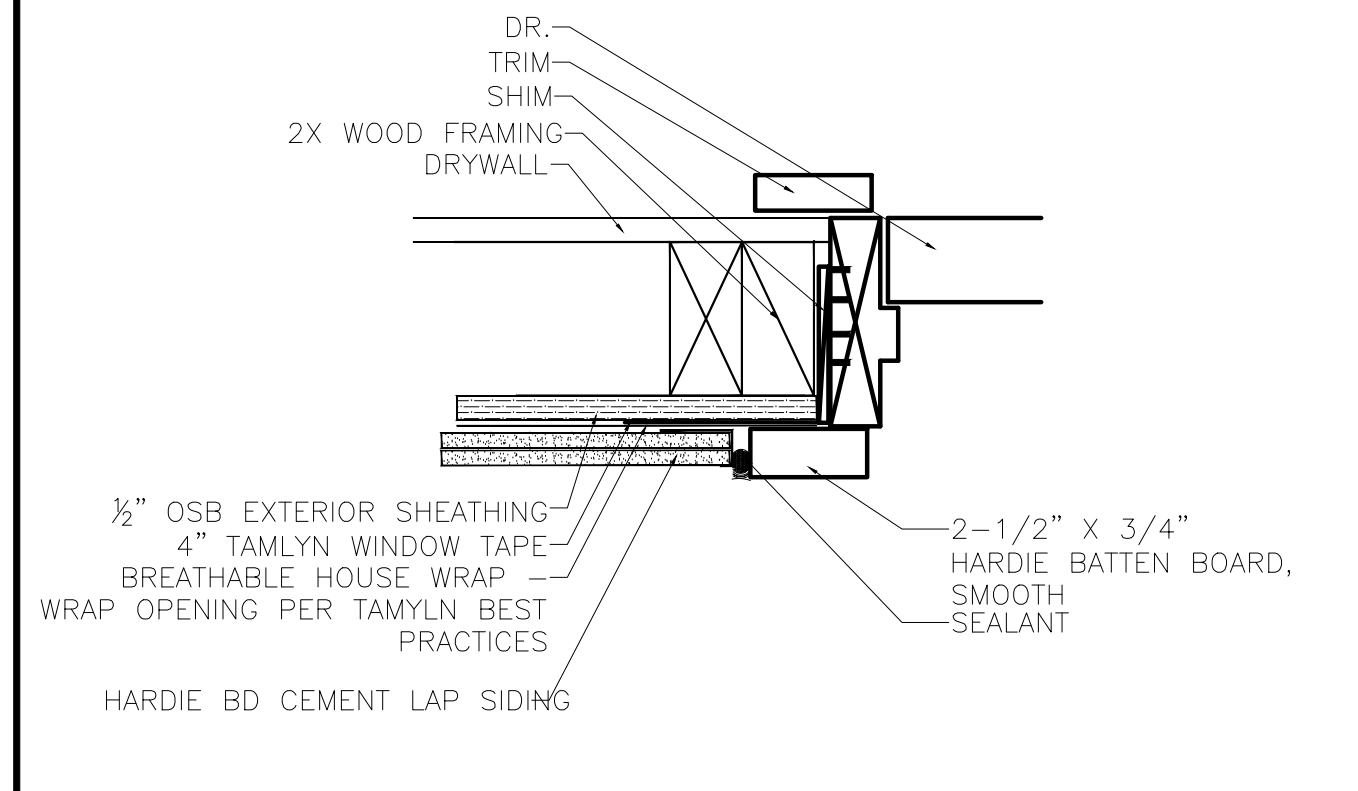
7 TYP PICTURE WINDOW JAMB DTL  
SCALE 3"=1'-0"



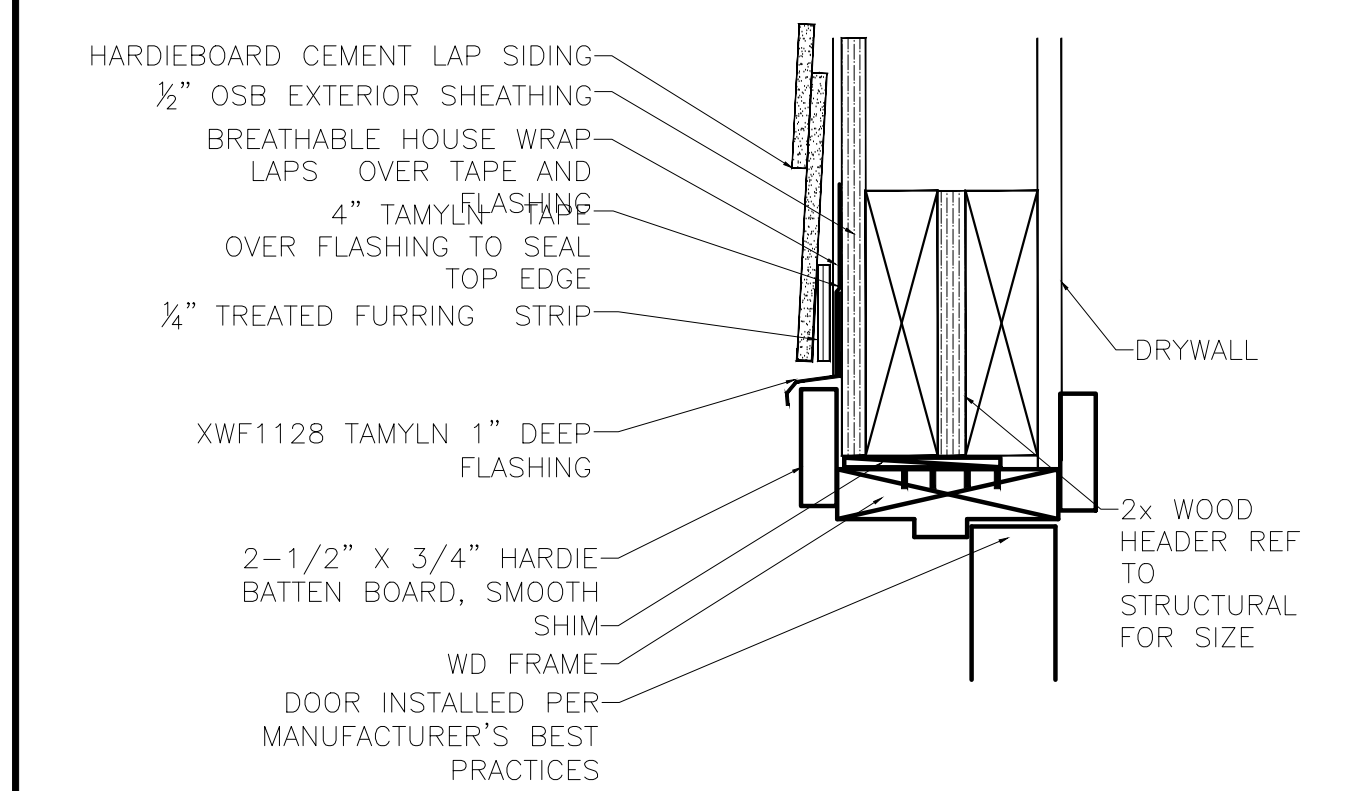
8 TYP PICTURE WINDOW HEAD DTL  
SCALE 3"=1'-0"



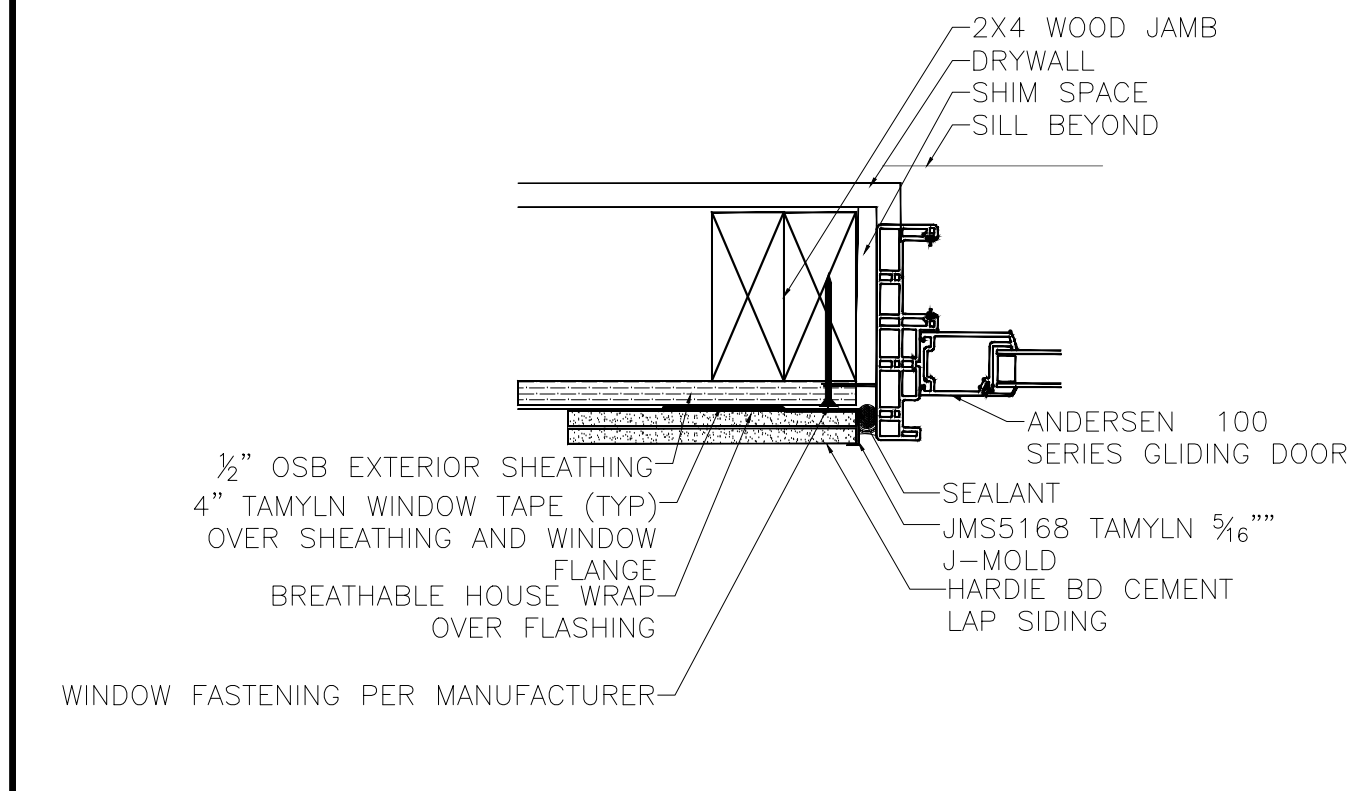
9 TYP PICTURE WINDOW SILL DTL  
SCALE 3"=1'-0"



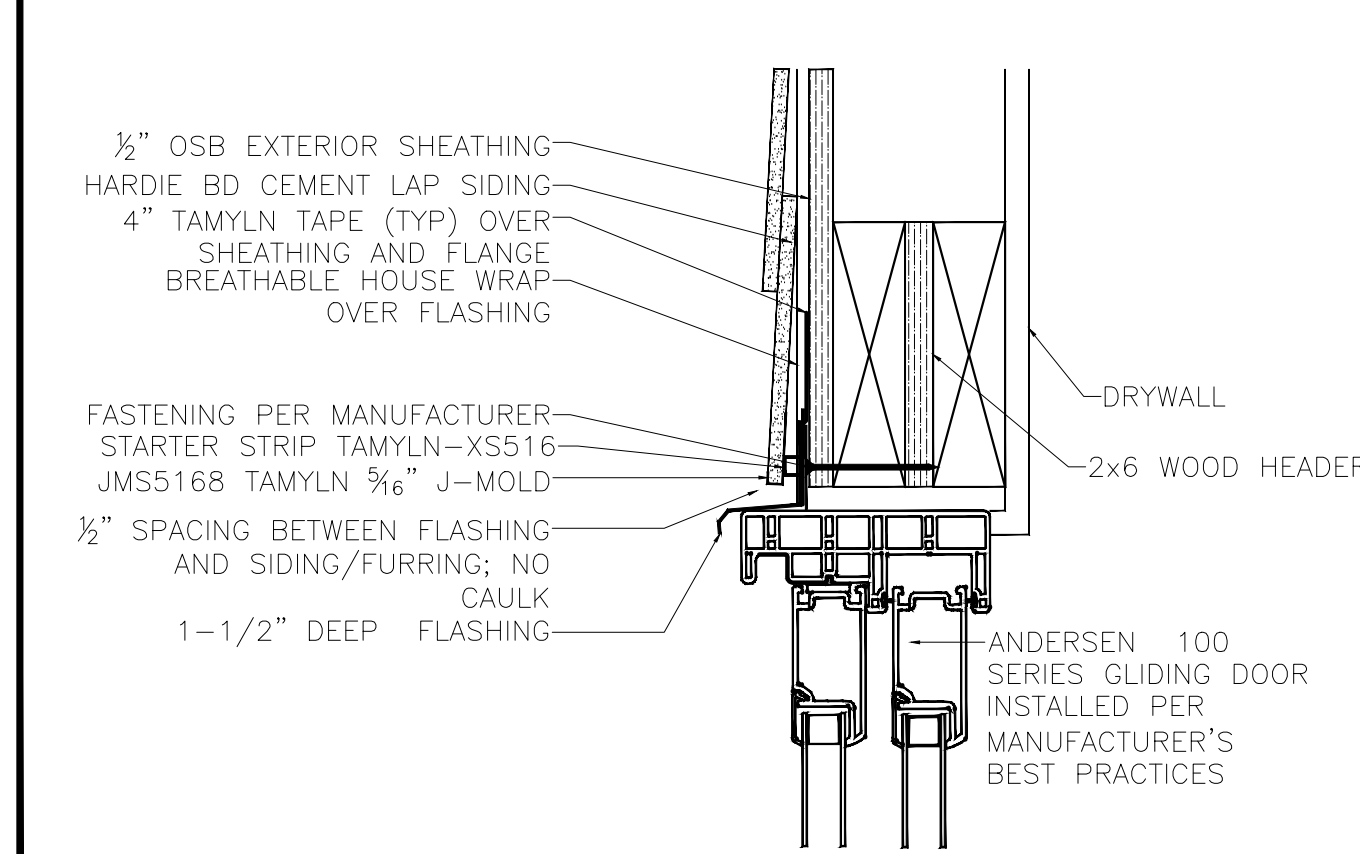
10 TYP WOOD DOOR JAMB DTL  
SCALE 3"=1'-0"



11 TYP GLIDING DOOR HEAD DTL. -LAP SIDING  
SCALE 3"=1'-0"



12 TYP. GLIDING DOOR JAMB DTL.  
SCALE 3"=1'-0"



13 TYP GLIDING DOOR JAMB DTL  
SCALE 3"=1'-0"



14 NOT USED  
SCALE 3"=1'-0"



15 STEEL BOX AT JAMB  
SCALE 3"=1'-0"



16 NOT USED  
SCALE 3"=1'-0"

PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER

**PROSPECT**  
ARCHITECTURE / DEVELOPMENT  
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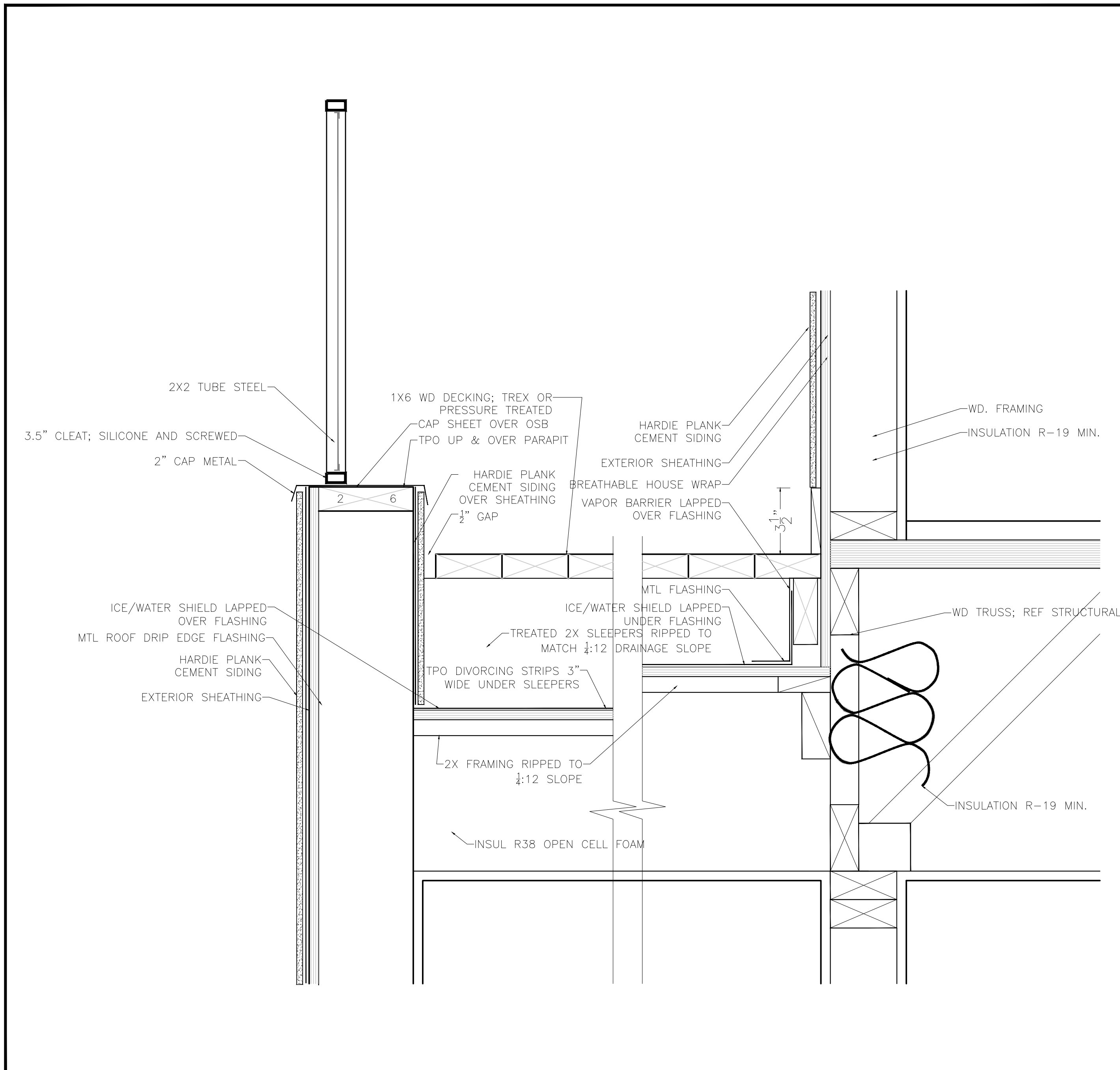
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SHEET TITLE

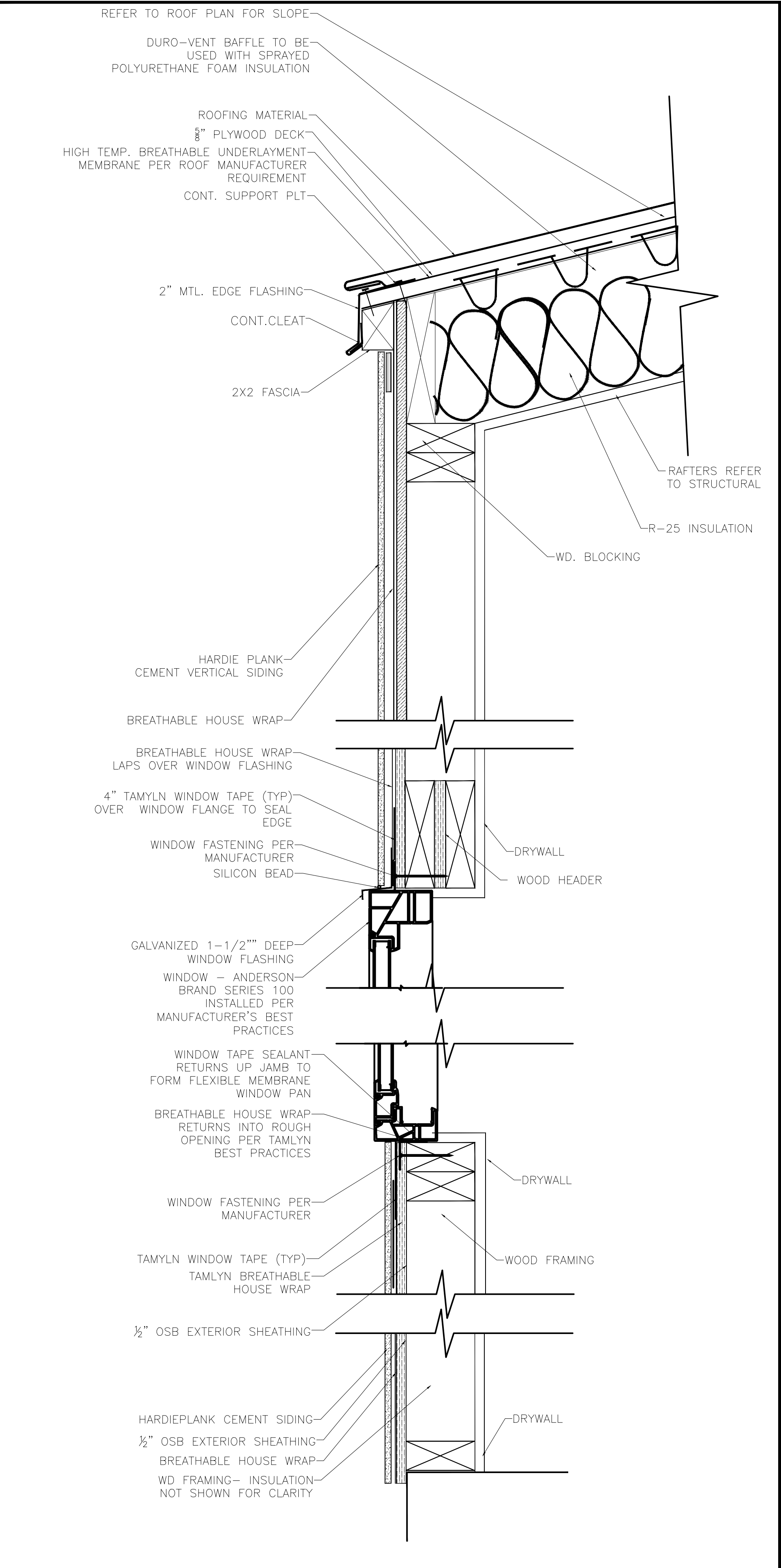
TYPICAL DOOR  
AND WINDOW  
DETAILS

SHEET NUMBER

**A6.0**



2 DECK SECTION  
SCALE 3/8"=1'-0"



1 TYPICAL WALL SECTION  
SCALE 3/8"=1'-0"

PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

DESIGNER  
**PROSPECT**  
ARCHITECTURE / DEVELOPMENT  
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CD SET

ISSUE  
PERMIT SET 11/10/2018  
CD SET -

SHEET TITLE  
WALL SECTION

SHEET NUMBER  
**A6.1**



PROJECT  
OXFORD AVE SPEC

OWNER  
GREATER AUSTIN BUILDERS

SEAL & SIGNATURE

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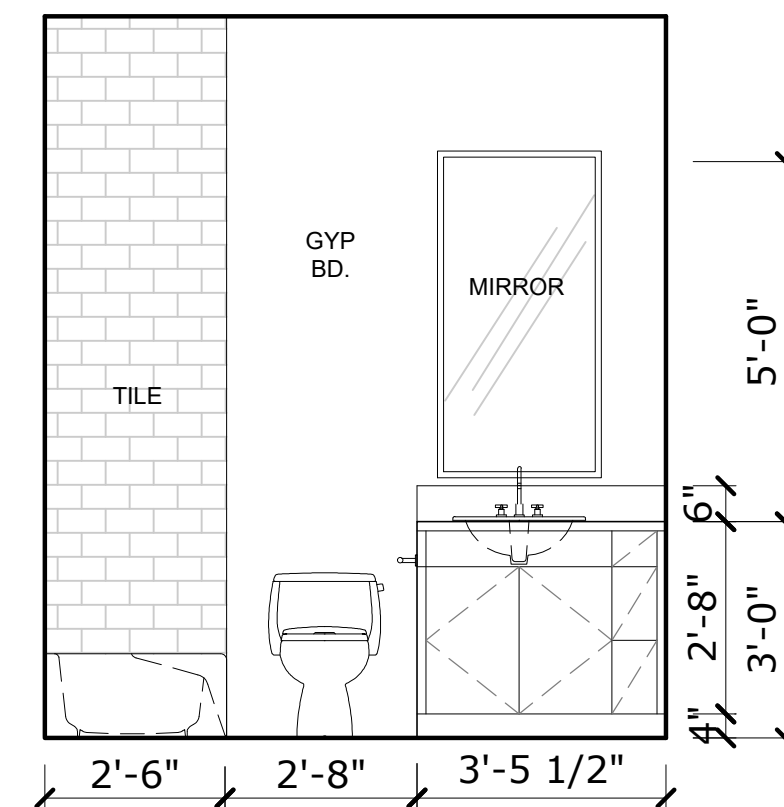
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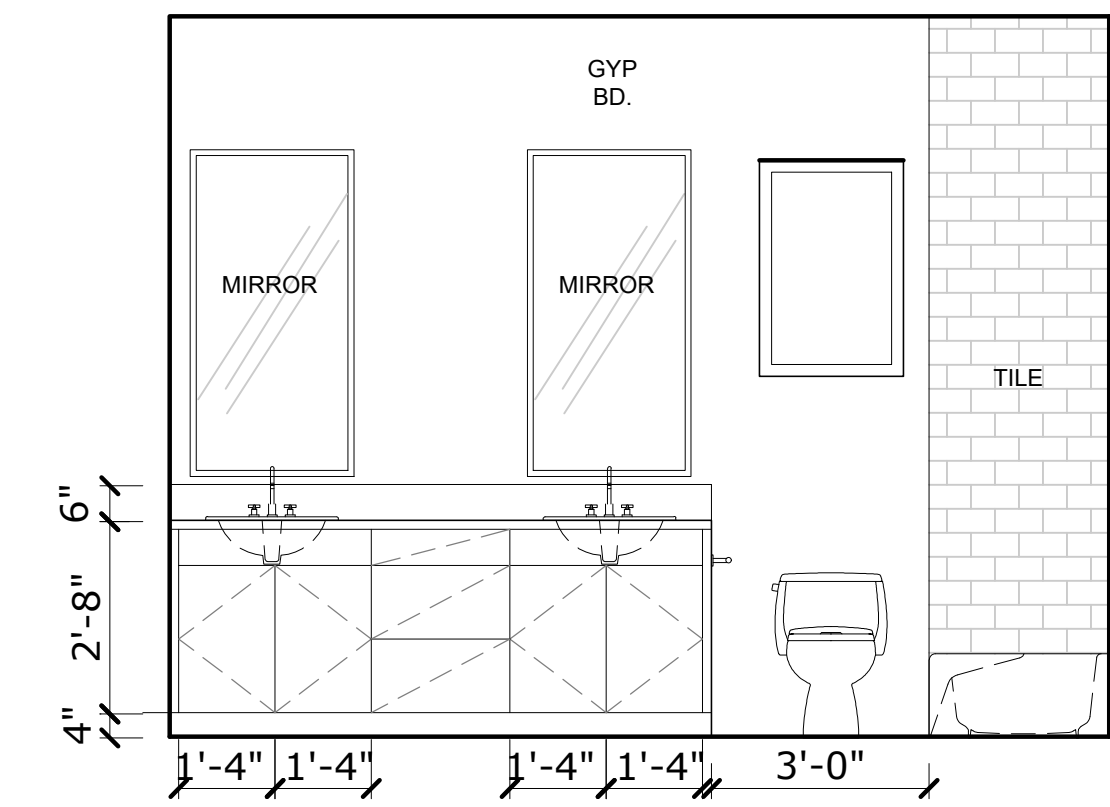
SHEET TITLE  
PRIMARY  
INTERIOR ELEVATIONS

SHEET NUMBER

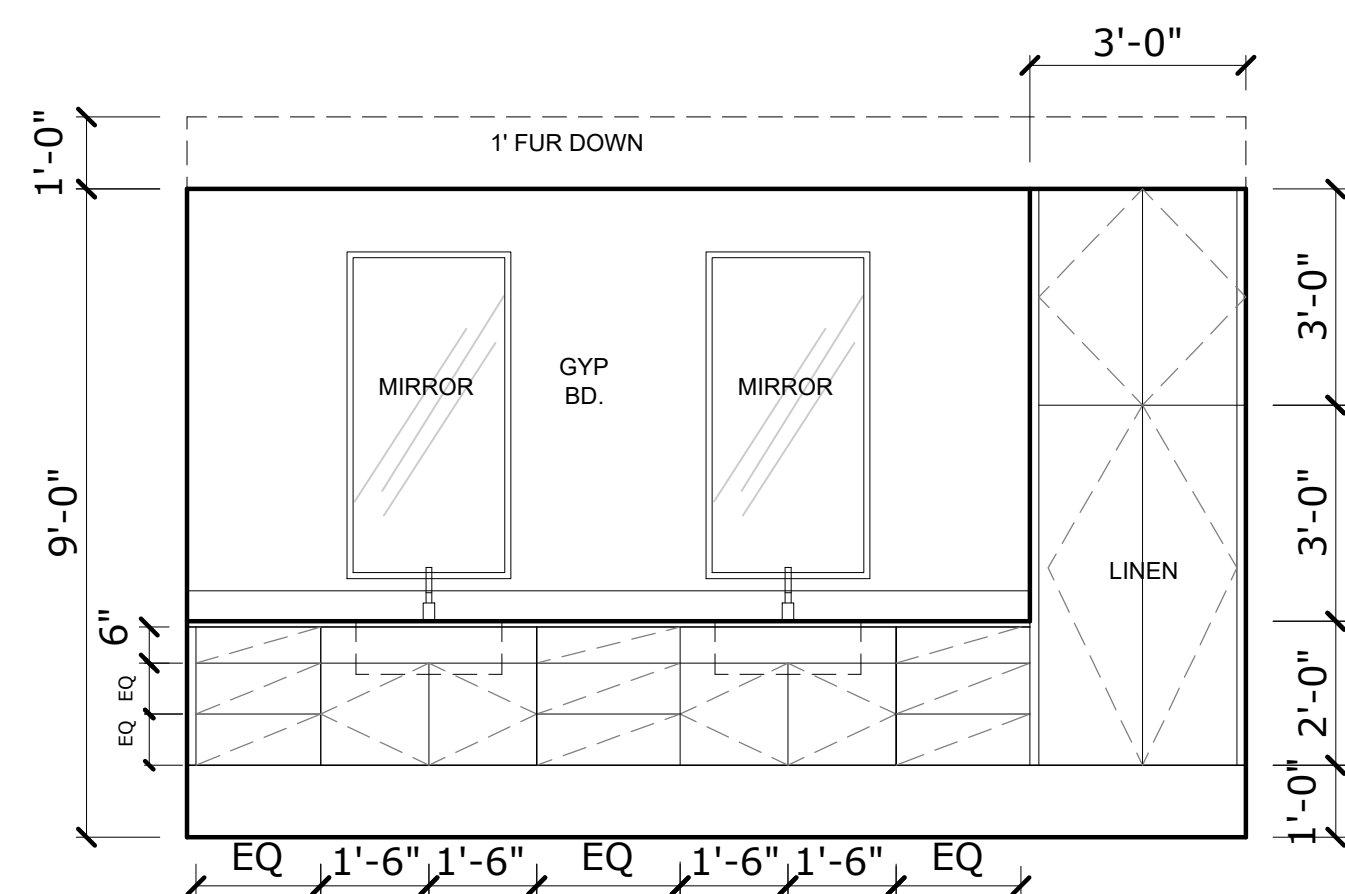
**A7.0**



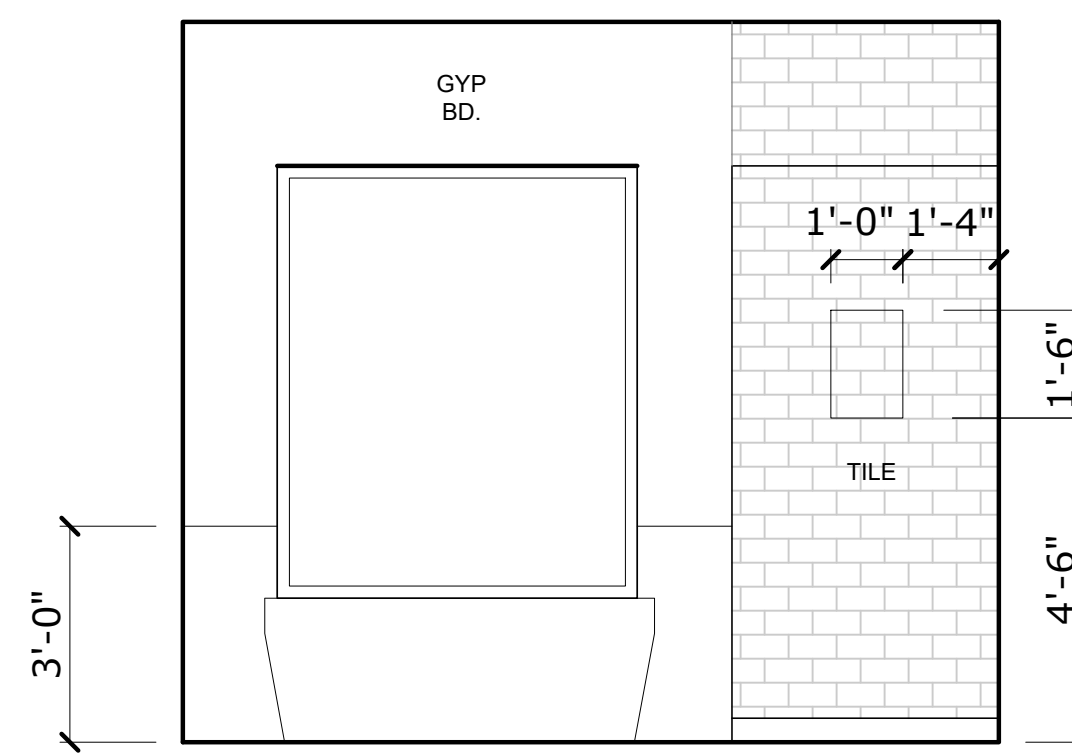
**8 BEDRM**  
SCALE: 3/8"=1'-0"



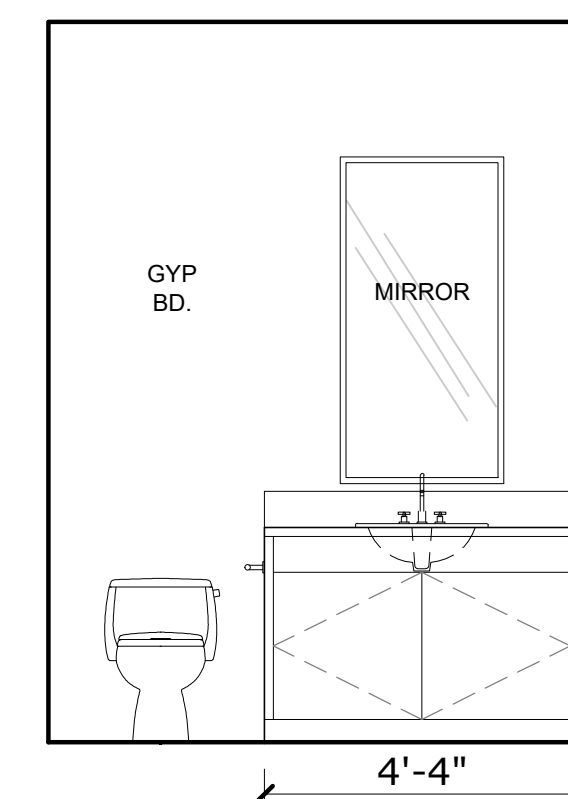
**7 BEDRM**  
SCALE: 3/8"=1'-0"



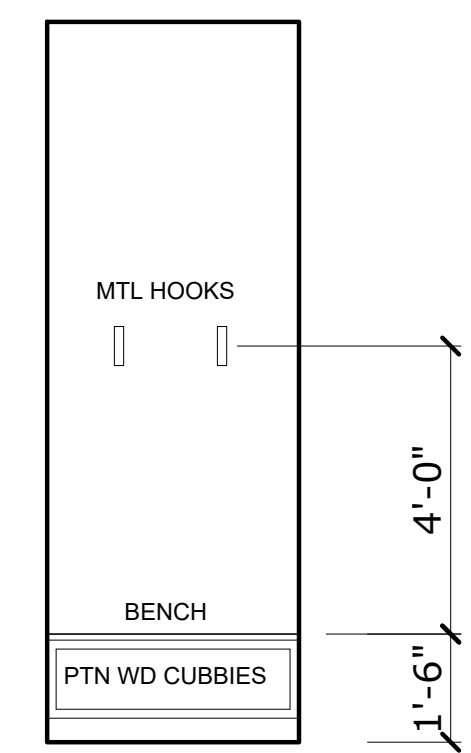
**6 MASTER BATHRM**  
SCALE: 3/8"=1'-0"



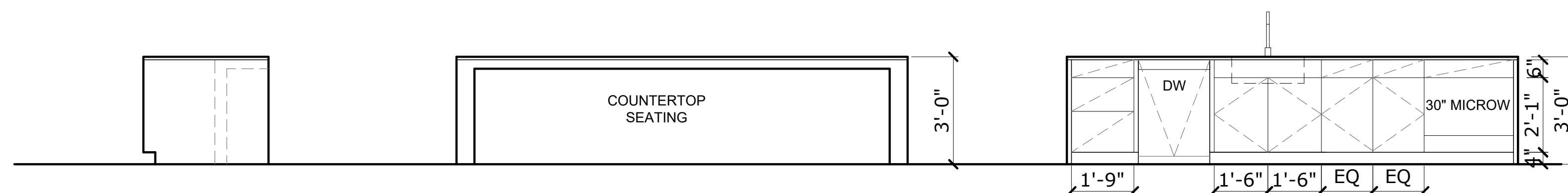
**5 MASTER BATHRM**  
SCALE: 3/8"=1'-0"



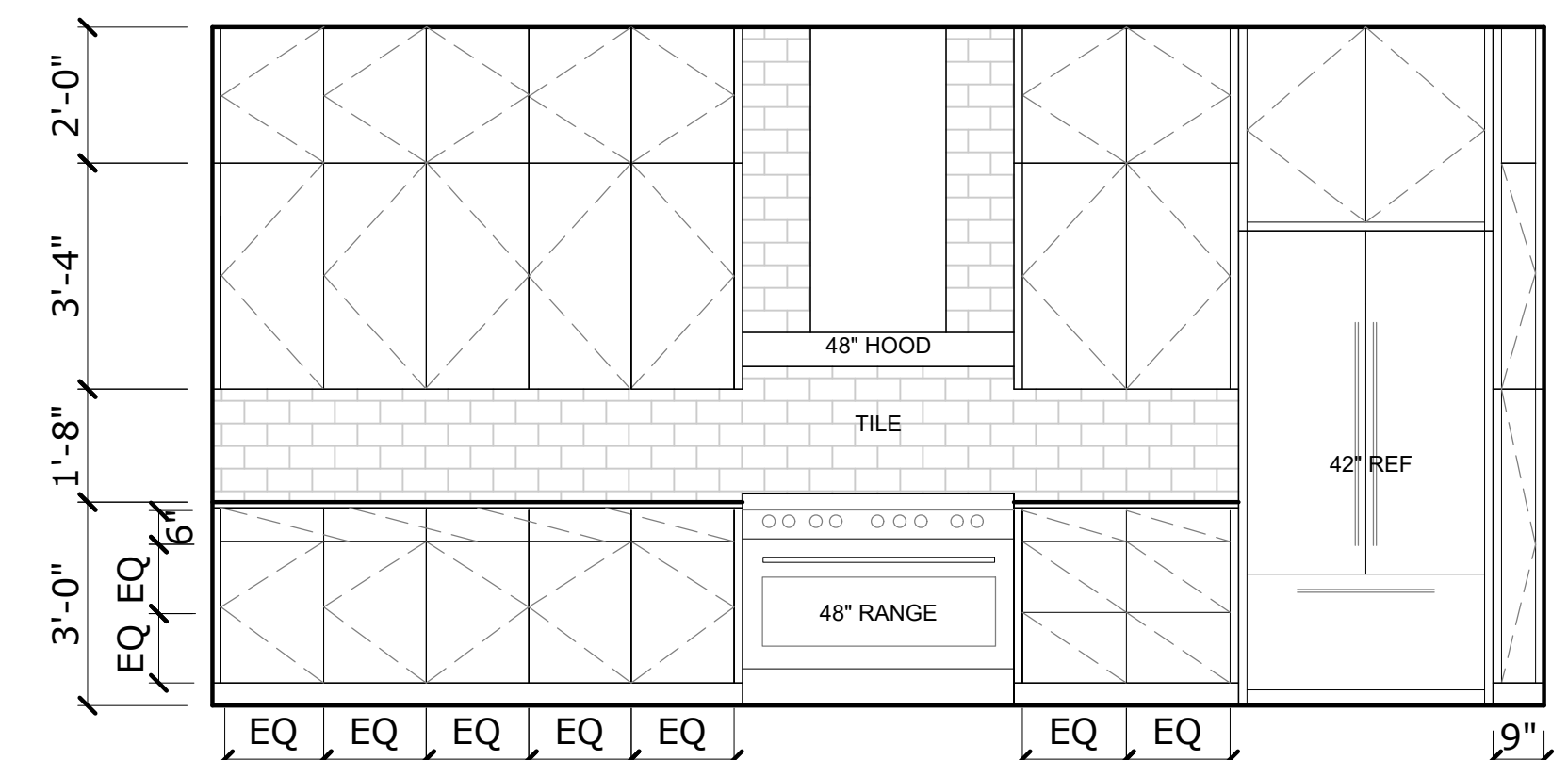
**4 PWD RM**  
SCALE: 3/8"=1'-0"



**3 BEDRM**  
SCALE: 3/8"=1'-0"



**2 KITCHEN ISLAND**  
SCALE: 3/8"=1'-0"



**1 KITCHEN**  
SCALE: 3/8"=1'-0"