



CARPENTER RESIDENCE



VANGUARD
STUDIO INC

512-918-8312
512-918-8313 (fax)
www.vanguardstudio.com

Carpenter Residence

107 Calicos Cove,
Lot 298 A, Block F, The Enclave @
Rough Hollow, Section 10,
Lakeway, TX 78734

PROJECT NO. 11031

Masters Touch
2009 RR 620 N
Suite 325
Lakeway, TX (512)
919-4131

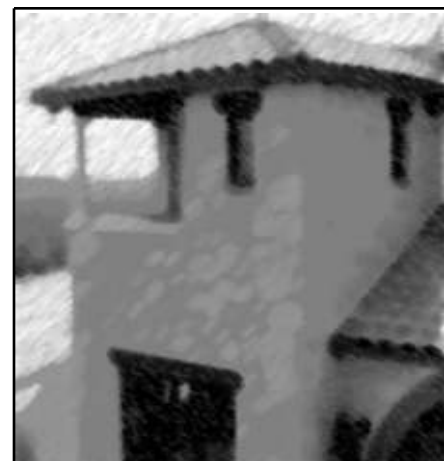
01/16/2012

Date 01/16/2012

Cover

A0.0

Scale



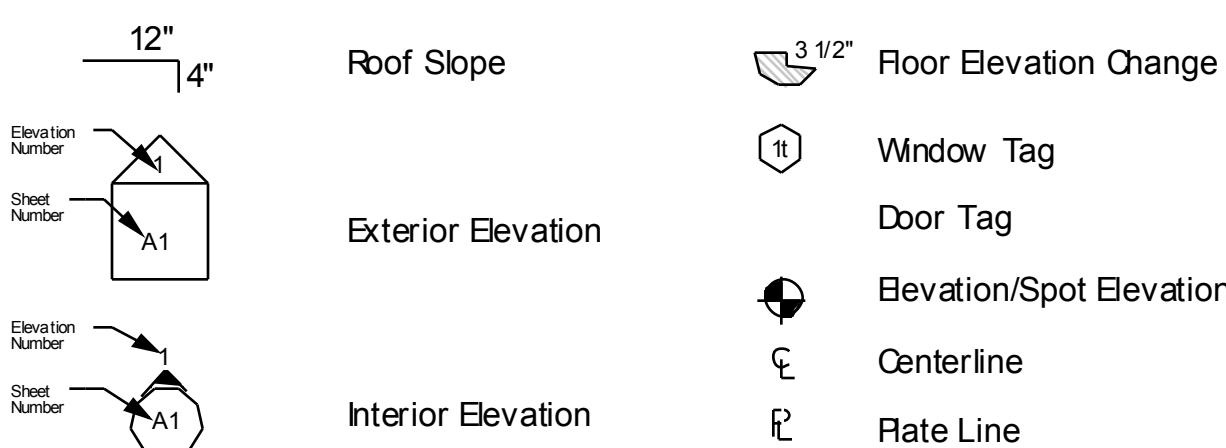
DOOR SCHEDULE NOTES
* PASSAGE SETS TO CONTAIN THUMB LOCKS AT ALL BEDROOMS AND BATHROOMS. EXCEPT FOR DOUBLE DOOR LOCATIONS
* ALL DOORS FROM GARAGE INTO HOUSE TO BE FIRE RATED ACCORDING TO IRC 2006 REQUIREMENTS SECTION R 309.1
* POCKET DOORS TO HAVE CONTINUOUS PLYWOOD SHEATHING ENCLOSING POCKET UNIT
* MISSING ID NUMBERS ARE INTENTIONAL. THOSE DOORS NOT USED.

Door Schedule							
ID	Width	Height	Type	Operation	Location	Lockset	Material
1	6'-0"	8'-0"	Double French Round Top	Swing	Exterior	Dead Bolt	Iron
2	3'-0"	8'-0"	French	Inoperable	Exterior	Dead Bolt	Wood
3	4'-0"	8'-0"	Double French	Swing	Exterior	Dead Bolt	Wood
4	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
5	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
6	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
7	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
8	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
9	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
10	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
11	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
12	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
13	3'-0"	8'-0"	Panel	Swing	Interior	Passage*	Wood
14	18'-0"	8'-0"	Plank Style	Overhead	Exterior	NA	Wood
15	9'-0"	8'-0"	Plank Style	Overhead	Exterior	NA	Wood
16	2'-6"	8'-0"	Panel	Pocket	Interior	Passage*	Wood
17	2'-6"	8'-0"	Panel	Pocket	Interior	Passage*	Wood
18	2'-6"	8'-0"	Panel	Pocket	Interior	Passage*	Wood
19	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
20	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
21	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
22	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
23	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
24	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
25	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
26	4'-0"	8'-0"	Double Panel	Swing	Interior	Passage*	Wood
27	3'-0"	8'-0"	Panel	Swing	Exterior	Dead Bolt	Wood
28	3'-0"	8'-0"	Panel	Swing	Exterior	Dead Bolt	Wood
29	2'-8"	8'-0"	French	Swing	Exterior	Dead Bolt	Wood
34	2'-4"	8'-0"	French	Swing	Exterior	Dead Bolt	Wood
35	2'-6"	8'-0"	French	Swing	Interior	Passage*	Wood
36	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
37	2'-8"	8'-0"	Panel	Swing	Interior	Passage*	Wood
39	2'-6"	8'-0"	Panel	Swing	Interior	Passage*	Wood
40	2'-4"	8'-0"	French	Swing	Exterior	Dead Bolt	Wood
42	2'-8"	8'-0"	French	Swing	Exterior	Dead Bolt	Wood
43	3'-0"	8'-0"	French	Inoperable	Exterior	Dead Bolt	Wood
44	3'-0"	8'-0"	French	Swing	Exterior	Dead Bolt	Wood
45	3'-0"	8'-0"	French	Swing	Exterior	Dead Bolt	Wood
47	2'-6"	5'-0"	Flush	Swing	Interior	Passage*	Wood
							Attic Access

WINDOW SCHEDULE NOTES
* MISSING ID LETTERS ARE INTENTIONAL. THOSE WINDOWS NOT USED.

Window Schedule						
Type Mark	Count	Window Size		Type	Head Height	Comments
		Width	Height			
A	2	3'-0"	6'-0"	Casement	8'-0"	
B	2	3'-0"	5'-6"	Fixed Round Top	9'-6"	
GA	5	2'-0"	2'-0"	Fixed Arch Top	10'-0"	
H	4	2'-6"	6'-0"	Casement	8'-0"	
HM	1	4'-0"	6'-0"	Fixed Round Top	8'-0"	
HQ	2	1'-6"	1'-6"	Fixed	8'-0"	
HZ	3	1'-6"	6'-0"	Fixed	8'-0"	
J	2	2'-6"	5'-6"	Casement	8'-0"	
J	1	2'-6"	5'-6"	Casement	9'-0"	
JB	11	2'-0"	2'-0"	Fixed	10'-0"	
JB	4	2'-0"	2'-0"	Fixed	10'-6"	Study
JC	2	2'-6"	5'-6"	Fixed	8'-0"	
JC	1	2'-6"	5'-6"	Fixed	9'-0"	
JD	4	2'-0"	3'-0"	Fixed	8'-6"	
JE	1	2'-6"	4'-6"	Fixed	8'-0"	
JF	2	2'-6"	6'-0"	Fixed	8'-0"	
JJJJ	1	4'-0"	6'-0"	Fixed	16'-5 1/2"	Stair 1st Floor
JK	6	2'-0"	6'-0"	Fixed	8'-0"	
JK	5	2'-0"	6'-0"	Fixed	8'-6"	
JW	7	2'-6"	2'-0"	Fixed	10'-0"	
JY	1	2'-6"	3'-0"	Fixed	8'-0"	
KH	4	3'-0"	2'-0"	Fixed	10'-0"	
KS	2	3'-0"	6'-0"	Fixed	8'-0"	
L	2	2'-6"	4'-6"	Casement	8'-0"	
NN	1	4'-0"	4'-0"	Fixed	6'-6"	
OO	5	1'-0"	2'-0"	Fixed	10'-5"	
Z	10	2'-0"	6'-0"	Casement	8'-0"	
ZA	1	4'-0"	3'-6"	Fixed Round Top	6'-3 1/2"	
ZB	2	3'-0"	2'-0"	Awning	4'-0"	
ZD	1	4'-0"	5'-0"	Fixed	7'-0"	
ZE	1	4'-0"	3'-0"	Fixed Round Top	9'-6"	
ZE	1	4'-0"	3'-0"	Fixed Round Top	10'-0"	

Graphic Symbols

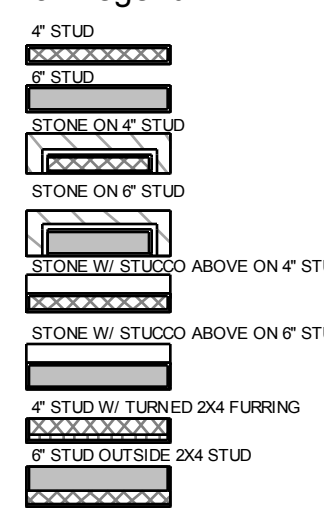


Standard Abbreviations

AFB Above Finish Floor Addn. Additional A.H.U. Air Handling Unit Alum. Aluminum Approx. Approximate Arch. Architect, Architectural	F.R. Framing As Required F.L.D. Floor Drain Fdn. Foundation Fin. Finish Fix. Fixture Flex. Flexible Flr. Floor Ftg. Fitting Furr. Furring F.V. Field verify F.F. Finish floor	Manf. Manufacturer Max. Maximum M.C. Medicine Cabinet Mat. Material Mech. Mechanical Mf. Metal Mr. Manufacturer Micro. Microwave M.W. Microwave Min. Minimum Mr. Mirror Misc. Miscellaneous M.O. Masonry opening Mnt. Mounted	S.C. Solid Core Sched. Schedule Sect. Section Sh. Shed Shg. Sheathing Sim. Similar Spec. Specifications Stl. Steel Struct. Structural Susp. Suspended
Bm. Beam Brg. Bearing Btg. Blocking Bt. Board Bldg. Building B.L. Building Line B.O.S. Bottom of Steel	Ga. Gauge Galv. Galvanized Gen. General G. Glass, glazing Op. Option	O.C. On Center O.D. Outside Diameter Off. Office Opp. Opening Opp. Opposite O.T.O. Out to Out	Tele. Telephone Temp. Tempered Thld. Threshold Tol. Toilet Typ. Typical T.O.W. Top of Wall T.O.S. Top of Steel
Cab. Cabinet Cant. Cantilever Cpt. Carpet Cpl. Ceiling C.L. Ceiling C.T. Ceramic Tile Clo. Closet Col. Column Conc. Concrete C.M.U. Concrete Masonry Unit C.J. Control joint Cont. Continuous	H.B. Hose Bibb H.C. Hollow Core Hdw. Hardware Hd. Head Horiz. Horizontal Ht. Height H.H. Head height	Pc. Piece PDR. Powder Pl. Plate P.Lam. Plastic Laminate Plng. Plumbing Plng. Paneling Plt. Paint P.T. Pressure Treated P.V.C. Polyvinyl Chloride	U.N.O. Unless Noted Otherwise Utl. Utility W. With Wd. Wood Wind. Window W.Washer W.H. Water Heater W.R. Water Resistant W.W.M. Welded wire Mesh
Det. Detail Dia. Diameter Dim. Dimension Dbl. Double Dn. Down D.S. Downspout Dwg. Drawing Dr. Dryer D.W. Dishwasher	Jam. Laminated Jnt. Joint Lam. Laminated Lav. Lavatory Lt. Light Lins. Linens	Q.T. Quarry tile Qtr. Quarter	R/1S 1 Rod 1 Shelf 2R/2S 2 Rod 2 Shelves R/2S 1 Rod 2 Shelves
Ek. Each E.J. Expansion Joint Elec. Electrical Elev. Elevation Ref. Refer Equip. Equipment Exst. Existing Exp. Expansion Ext. Extension Exh. Exhaust fan		R. Radius, Riser R.D. Roof Drain Re. Refer Ref. Reference Refr. Refrigerator Reinf. Reinforce Reqd. Required Rm. Room R.O. Rough opening R.H. Ridge Height	

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A1.2	Second Floor Plan
A1.3	Roof Plan / Details
A1.4	First Floor RCP
A1.5	Second Floor RCP
A1.6	First Floor Finish Plan
A1.7	Second Floor Finish Plan
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A2.2	Exterior Elevations
A3.1	Interior Elevations
E1.1	First Floor Electrical Guideline
E1.2	Second Floor Electrical Guideline

Wall Legend



TOTAL MASONRY	
FIRST FLOOR	3222 SF
SECOND FLOOR	1200 SF
TOTAL LIVING	4423 SF
TOTAL LIVING IO	101 SF
GARAGE	1033 SF
OUTDOOR LIVING	459 SF
TOTAL NONLIVING	1593 SF
TOTAL COVERED	6016 SF

TOTAL FRAMING	
First Floor Living	3153 SF
Second Floor Living	1200 SF
TOTAL LIVING	4354 SF
Garage	989 SF
TOTAL NONLIVING	989 SF
TOTAL COVERED	5343 SF

IMPERVIOUS COVERAGE	
LOT SIZE	21667 SF
FOOTPRINT	4830 SF
FRONT STEPS, CRTY RD WALL, BACK, STOOP	94 SF
DRIVEWAY & WALKWAY	2377 SF
A/C PAD	48 SF
TOTAL IMPERVIOUS	7349 SF
PERCENT IMPERVIOUS	34%

General Notes

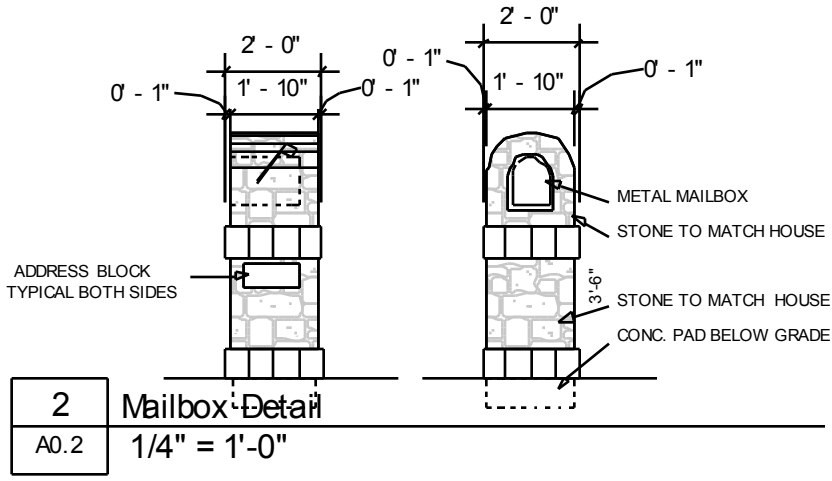
1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND ALL EXISTING ON-SITE CONDITIONS. THE CONTRACTOR SHALL REPORT TO VS ANY ERRORS, INCONSISTENCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK IN QUESTION.
2. REPORT ALL DISCREPANCIES, ERRORS, OR OMISSIONS IN THE DOCUMENTS TO VS 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 THE 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 OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS NOTED OTHERWISE. INSTALL DOORS AND WINDOWS PER MANUFACTURER'S INSTRUCTIONS.
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 THE 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 VS FOR CLARIFICATION.
13. MECHANICAL, ELECTRICAL, AND PLUMBING SHOWN ON THE PLANS 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 9" 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 VS FOR CONFIRMATION OF SIZE FOR DESIGN INTENT.
22. ROOF VENT - PLACE ALL VERTICAL PPES 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" HONEYCOMB STEEL, OR 20 MMNUTE FORE RATED.
25. GARAGES WITH HABITABLE ROOMS ABOVE MUST USE 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT TO SEPARATE ALL HABITABLE SPACES.
26. WHEN PLAN INCLUDES ELEVATOR, BUILDER TO VERIFY ALL SPECIFICATIONS INC. ELECTRICAL, PHONE, AND PIT REQUIREMENTS WITH THE MANUFACTURER.
27. WINDOW SIZES SHOWN AT EGRESS AREAS MEET GENERAL EGRESS REQUIREMENTS, HOWEVER BUILDER TO VERIFY WITH INDIVIDUAL MANUFACTURER.
28. EXTERIOR PLASTER - INSTALL PER LOCAL CODES. THIS SHALL INCLUDE CONTROL JOINTS AS PER ASTM C1063 AND KEEP 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. 20080616-094.
31. DROP INDICATORS ARE FROM CONCRETE TO CONCRETE UNLESS DOORS SWING TOWARDS THE OUTSIDE. THEN 1 1/2" DROP MAXIMUM FINISH TO FINISH.

Electrical 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 VS ANY ERRORS, INCONSISTENCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK IN QUESTION.
2. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES, IRC 2006 AND THE NATIONAL ELECTRICAL CODE 2005.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
4. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" AFF. U.A.O.
5. OUTLETS MOUNTED ABOVE CABINETS TO BE 6" 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 PER MANUFACTURER.
7. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 42" AFF. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2'-8").
8. ALL OUTLETS WITHIN 6'-0" OF MET AREA TO BE GFI.
9. MICROWAVE OUTLETS SHALL BE 20 AMP SEPARATE RECEPTICAL.
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 SEPARATE 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.
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 FUR DOWN UNLESS NOTED OTHERWISE.
19. GANG ELECTRICAL SWITCHES WHERE POSSIBLE.
20. ALL BATHROOMS MUST HAVE SEPARATE 21 AMP BRANCH CIRCUIT.
21. AMP BRANCH CIRCUIT.
22. LAUNDRY ROOM TO HAVE SEPARATE 21 AMP BRANCH CIRCUIT.
23. BEDROOMS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
24. REFER TO APPLIANCE MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS AND LOCATION.
25. ELEVATORS CONSULT MANUFACTURER FOR REQUIRED ELECTRICAL AND PHONE FOR UNIT.

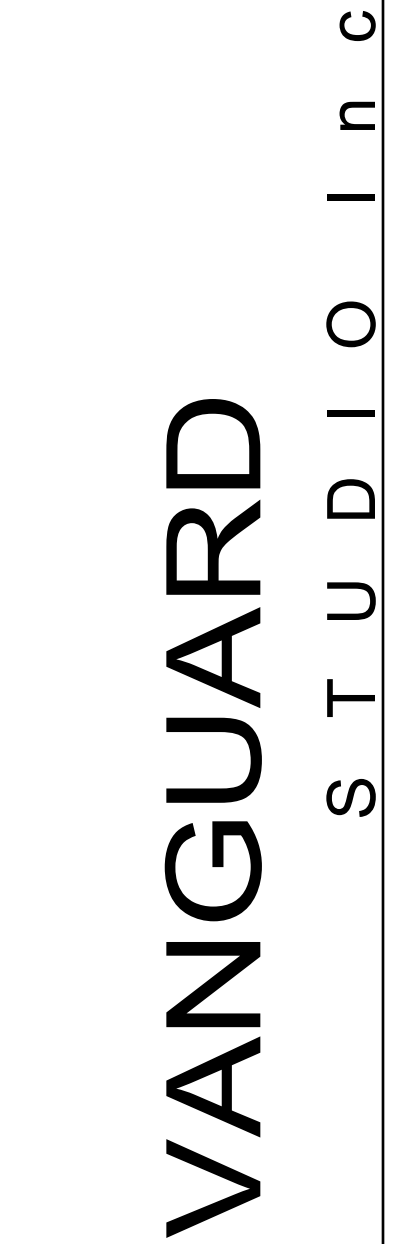
Applicable Codes For City Of Lakeway

- International Building Code 2009, including all appendices except for appendices A, B, H and J.
- International Residential Code for One and Two Family Dwellings 2009, with the exception of chapters 25 to 32 (plumbing), including all appendices except for Appendices E and L.
- Uniform Plumbing Code 2009 or as adopted by the service provider.
- International Mechanical Code 2009, including all appendices except for Appendix B.
- National Electrical Code 2008.
- International Energy Conservation Code 2009.
- International Fire Code 2009 as amended by Travis County Emergency Service District No. 6.
- International Gas Code 2009, including all appendices.



1	Site Plan
A0.2	1" = 10'-0"

 512-918-8312 512-918-8313 (fax) www.vanguardstudio.com VANGUARD STUDIO INC	
Carpenter Residence 107 Catcos Cove, Lot 298 A, Block F, The Enclave @ Rough Hollow, Section 10, Lakeway, TX 78734 PROJECT NO. 11031	
Msters Touch 2009 RR 620 N Suite 525, Lakeway, TX (512) 919-4131	
 07/16/2012 COPYRIGHT © 2011 VANGUARD STUDIO	
Date	01/16/2012
Site Plan	
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Scale	As indicated



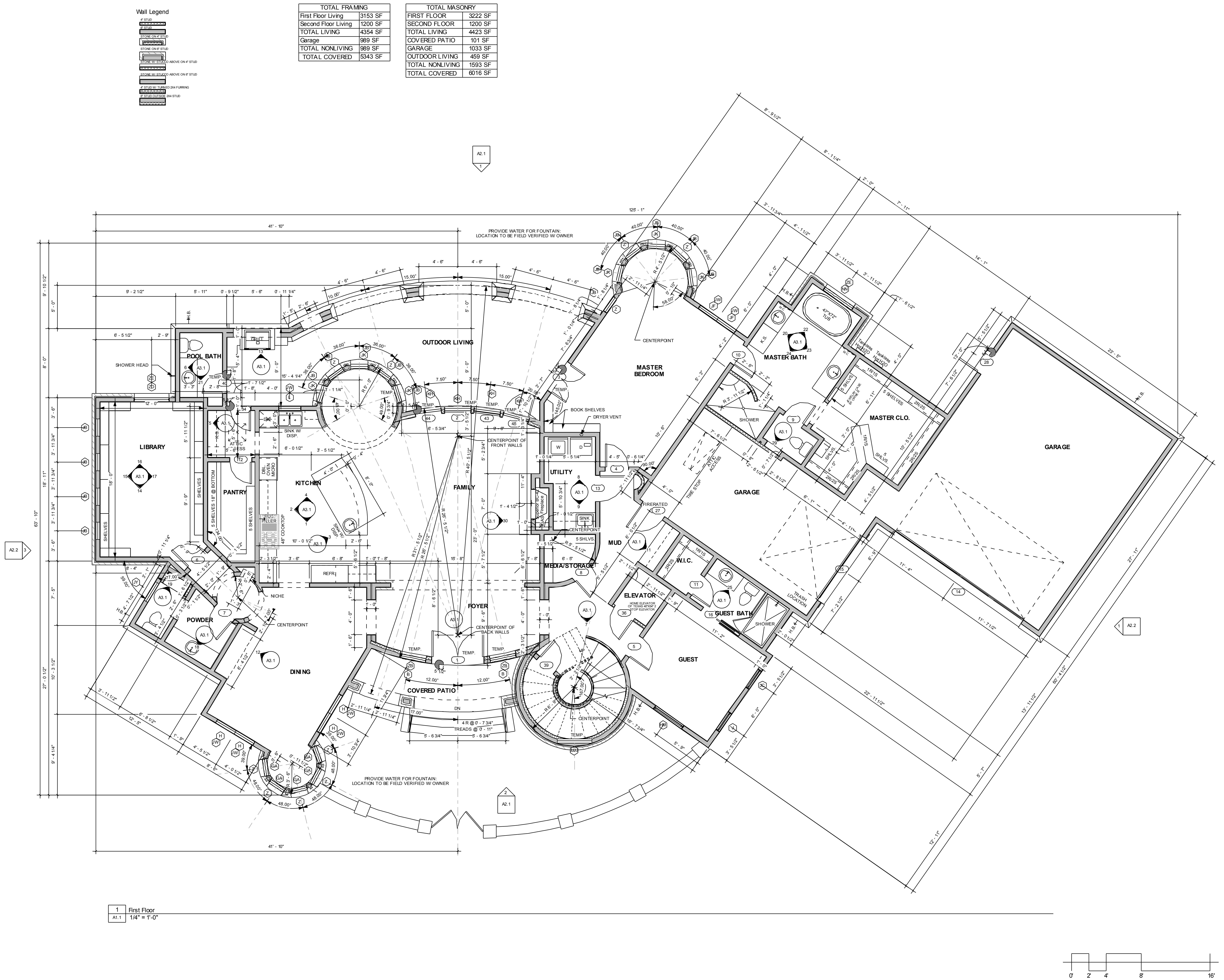
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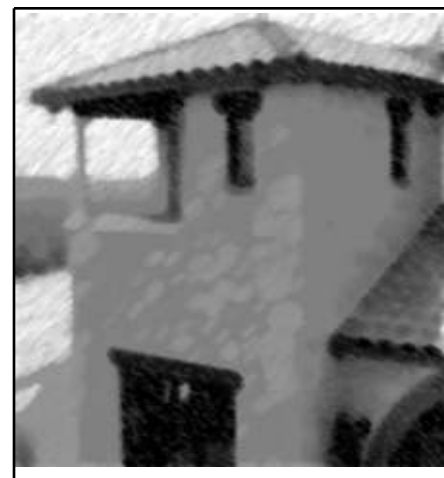
First Floor Plan

A1.1

Scale 1/4" = 1'-0"

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Carpenter Residence

107 Calcos Cove,
Lot 298 A, Block F, The Enclave @
Rough Hollow, Section 10,
Lakeway, TX 78734

PROJECT NO. 11031

Masters Touch
2009 RR 620 N
Suite 325
Lakeway, TX (512)
919-4131



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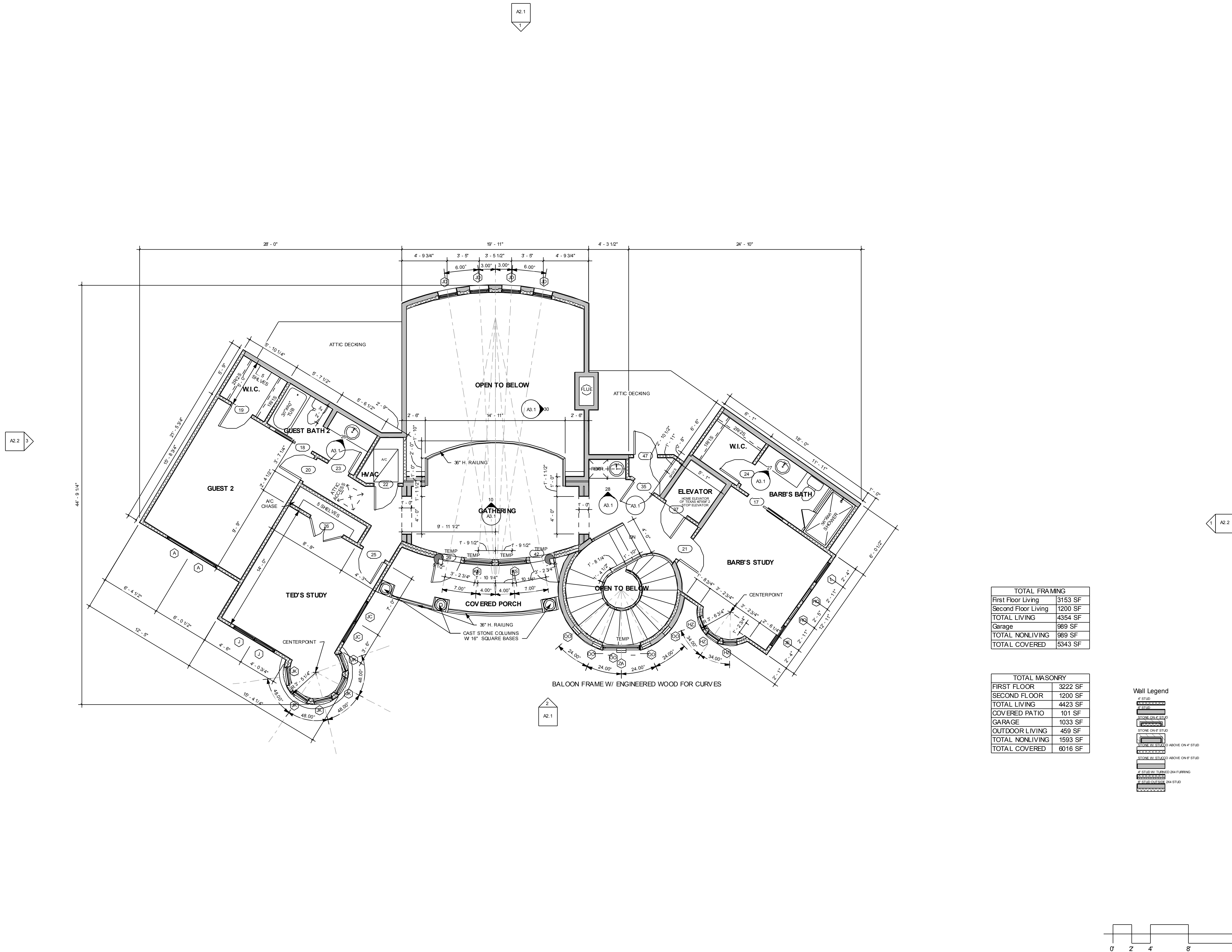
Date 01/16/2012

Second Floor
Plan

A1.2

Scale 1/4" = 1'-0"

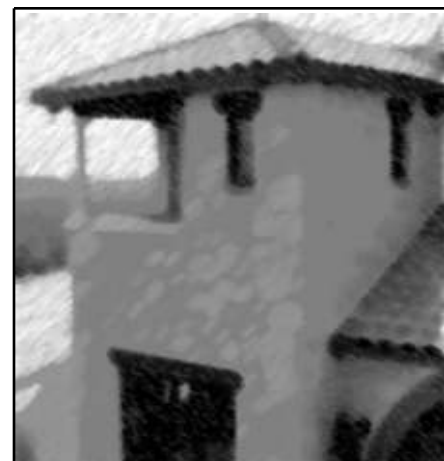
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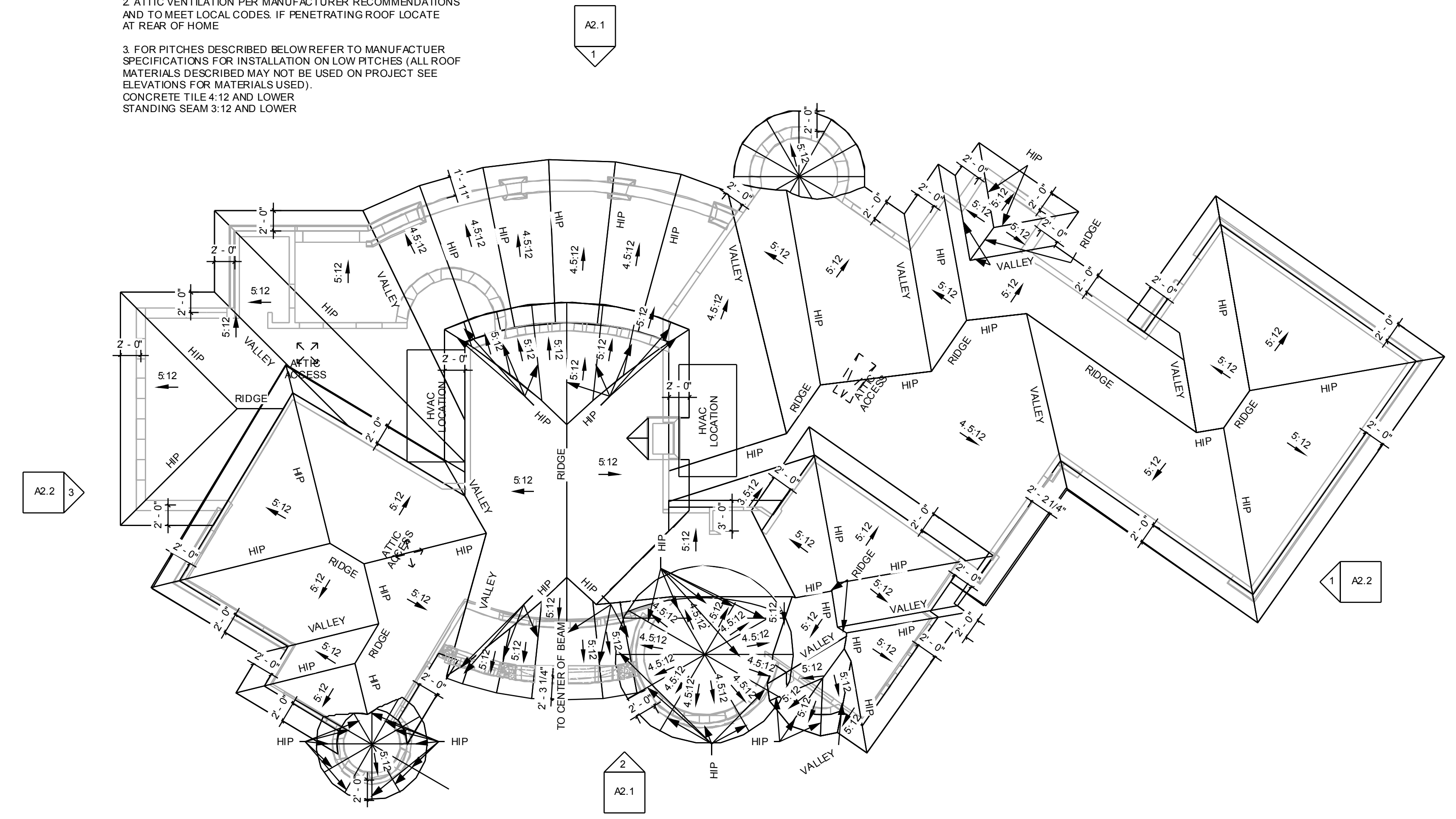
TOTAL FRAMING	
First Floor Living	3153 SF
Second Floor Living	1200 SF
TOTAL LIVING	4354 SF
Garage	989 SF
TOTAL NONLIVING	989 SF
TOTAL COVERED	5343 SF

TOTAL MASONRY	
FIRST FLOOR	3222 SF
SECOND FLOOR	1200 SF
TOTAL LIVING	4423 SF
COVERED PATIO	101 SF
GARAGE	1033 SF
OUTDOOR LIVING	459 SF
TOTAL NONLIVING	1593 SF
TOTAL COVERED	6016 SF

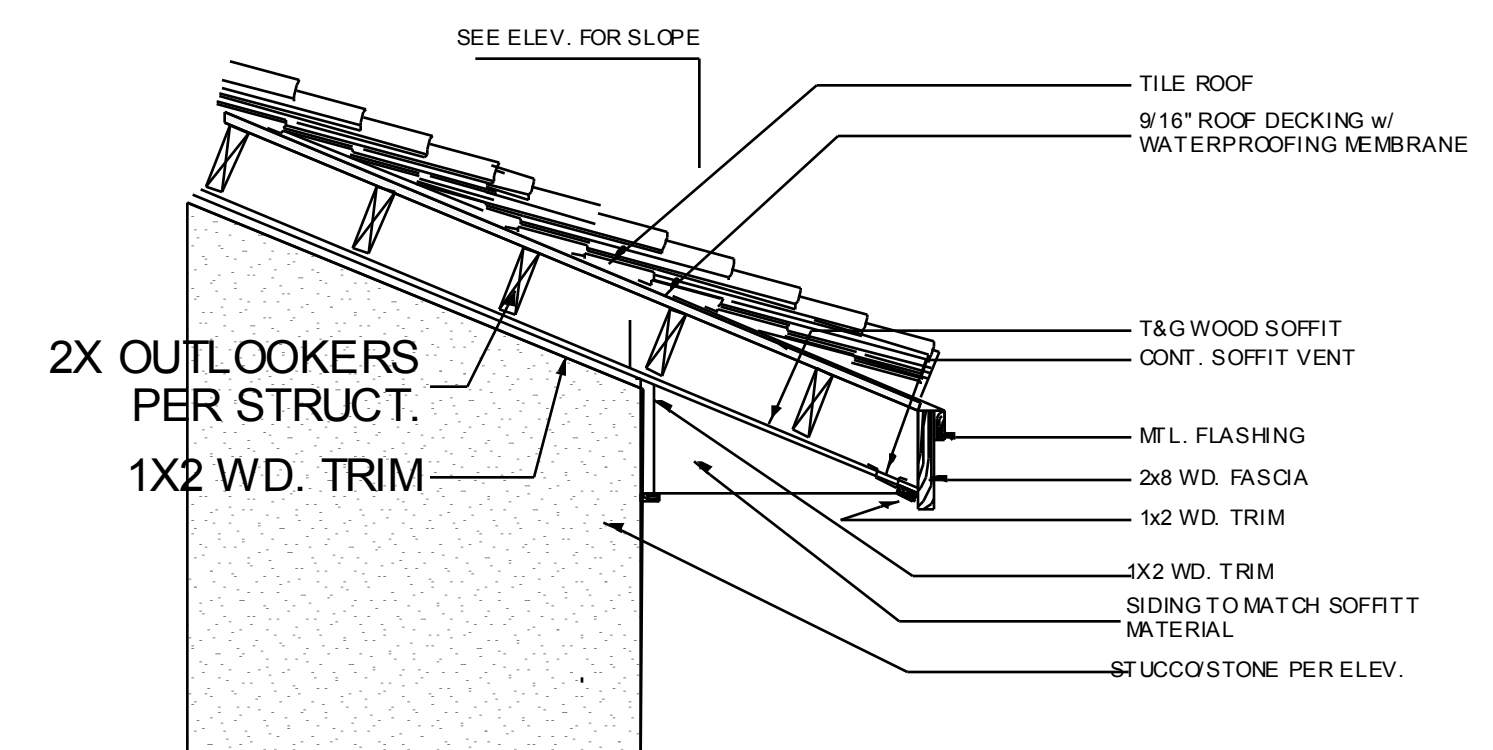
Wall Legend	
4" STUD	
8" STUD	
STONE ON 4" STUD	
STONE ON 8" STUD	
STONE W/ STUDS ABOVE ON 4" STUD	
STONE W/ STUDS ABOVE ON 8" STUD	
4" STUD W/ TURNED 2X4 FLOORING	
4" STUD W/ TURNED 2X4 STUD	



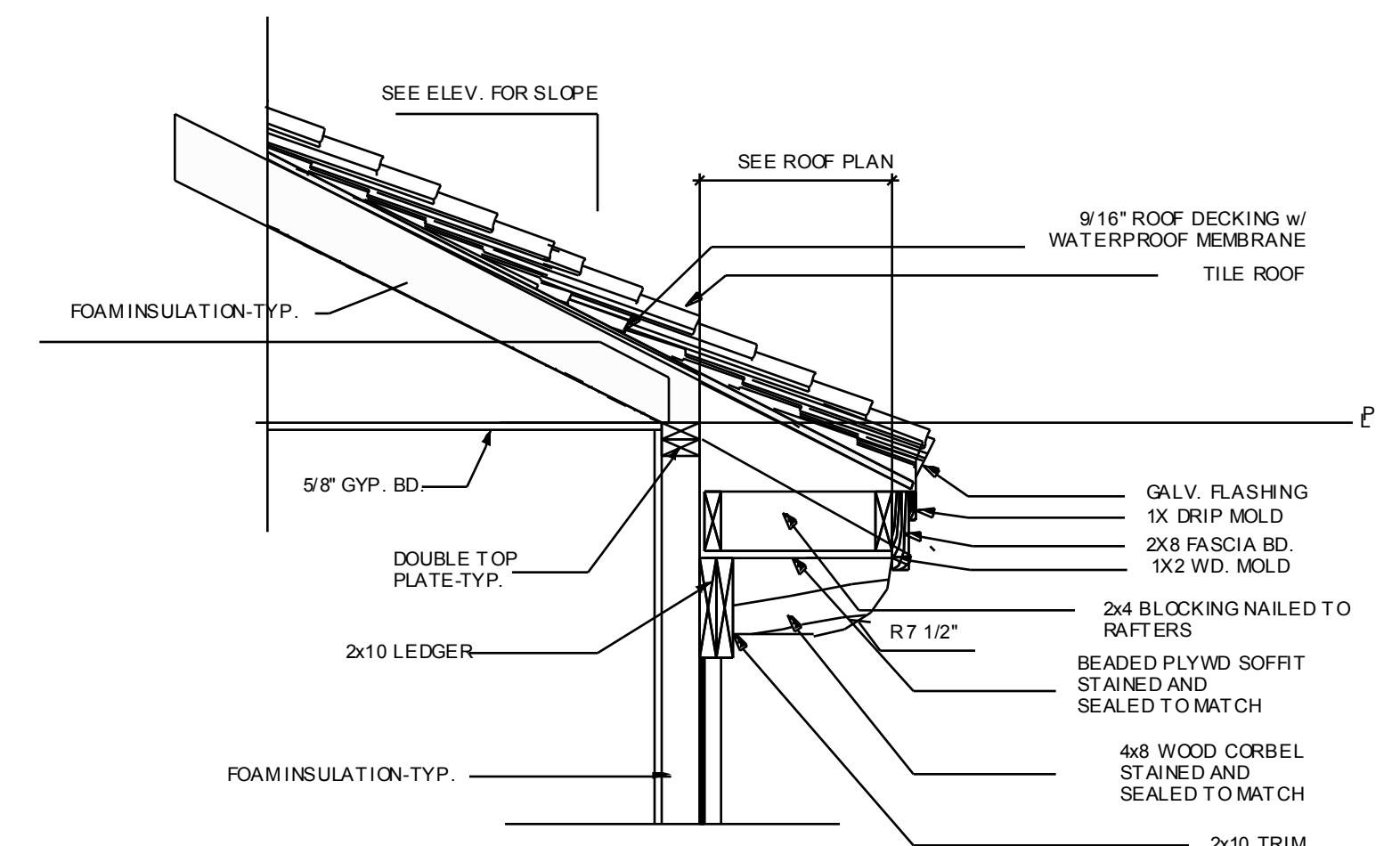
GENERAL NOTES:
1. VENTS PENETRATING ROOF PER LOCAL CODES TO BE LOCATED AT REAR OF HOME
2. ATTIC VENTILATION PER MANUFACTURER RECOMMENDATIONS AND TO MEET LOCAL CODES IF PENETRATING ROOF LOCATE AT REAR OF HOME
3. FOR PITCHES DESCRIBED BELOW REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION ON LOW PITCHES (ALL ROOF MATERIALS DESCRIBED MAY NOT BE USED ON PROJECT SEE ELEVATIONS FOR MATERIALS USED).
CONCRETE TILE 4:12 AND LOWER
STANDING SEAM 3:12 AND LOWER



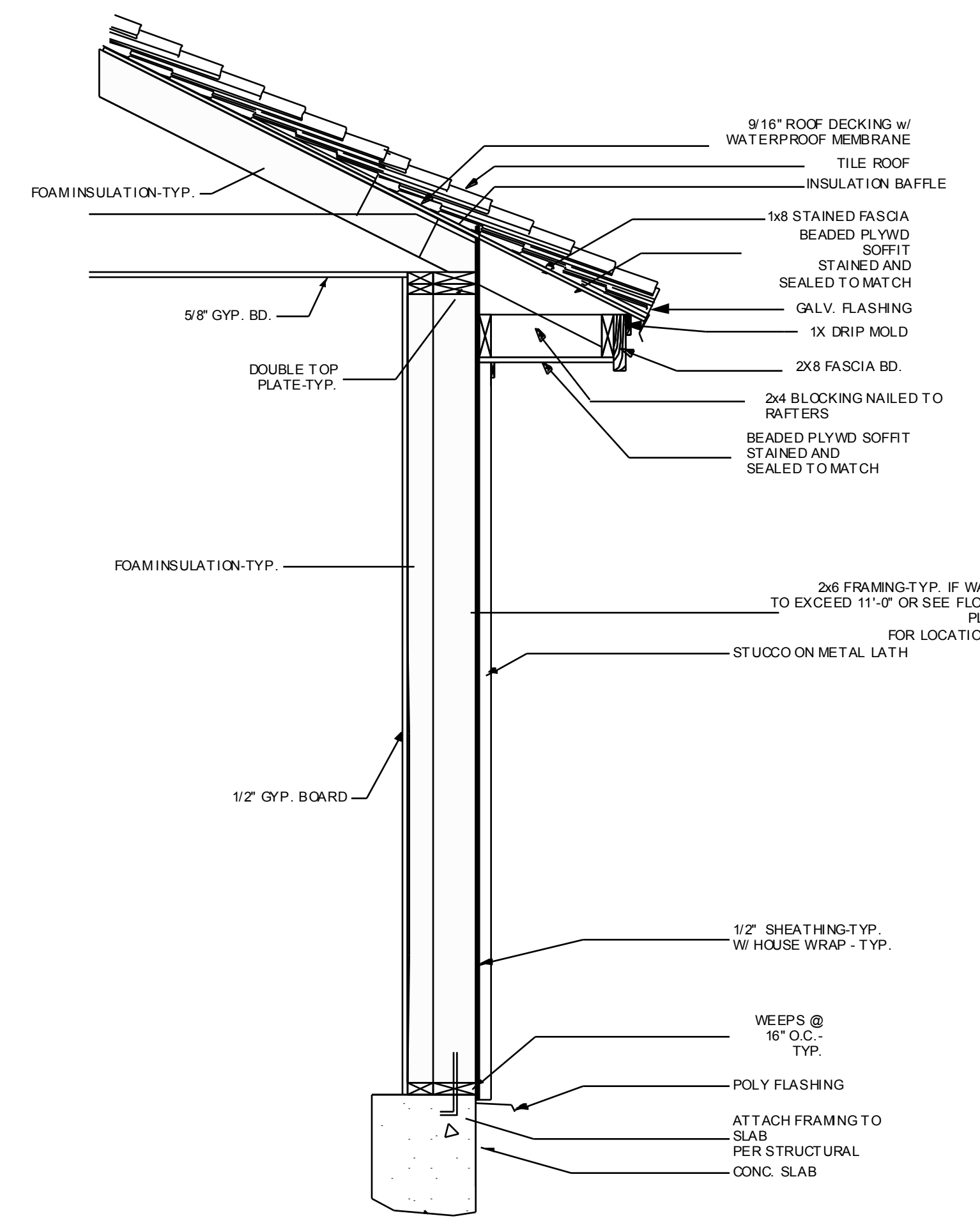
1 Roof Plan
A1.3 1/8" = 1'-0"



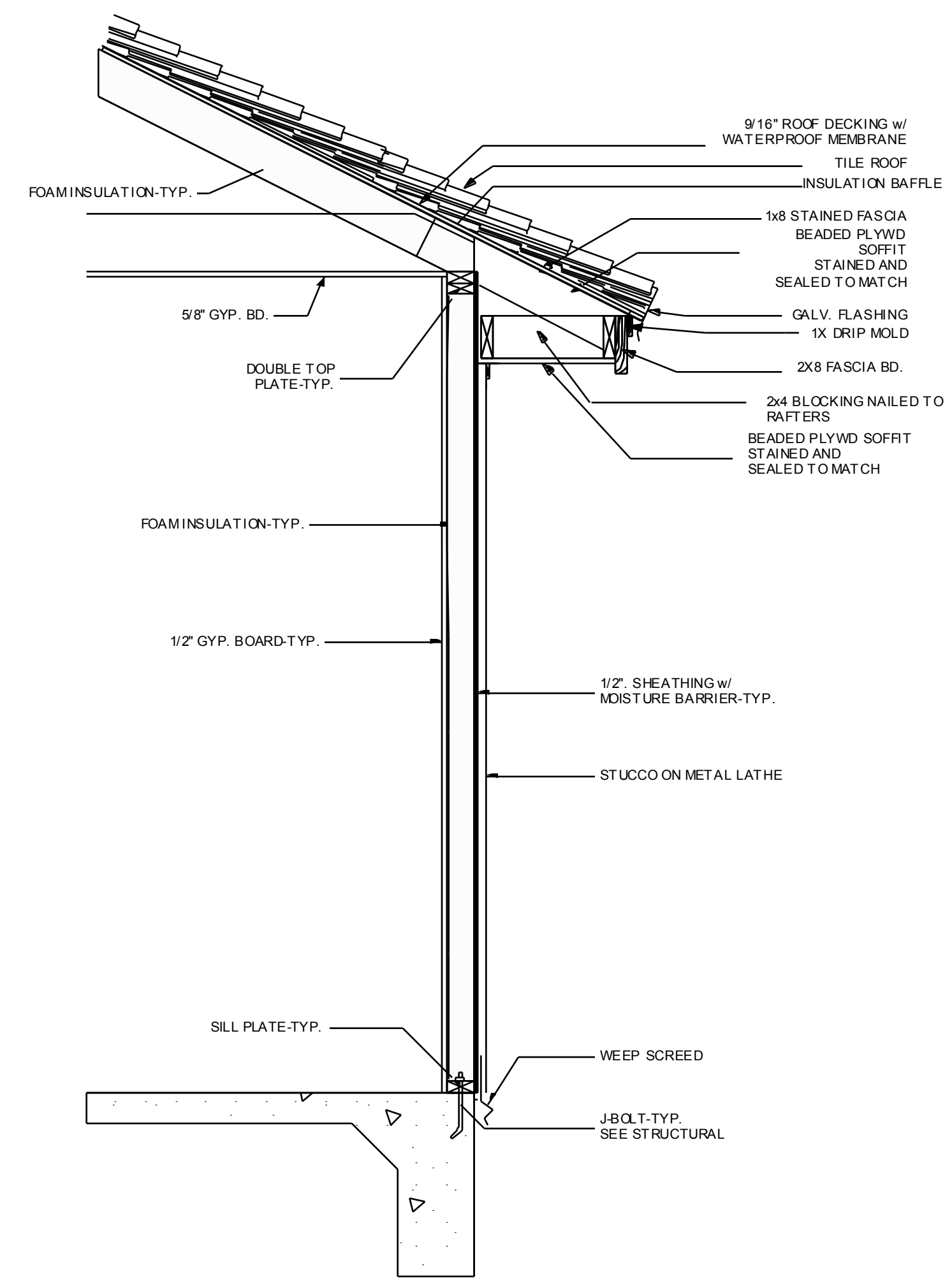
BOXED-IN EAVE-RAKE DETAIL



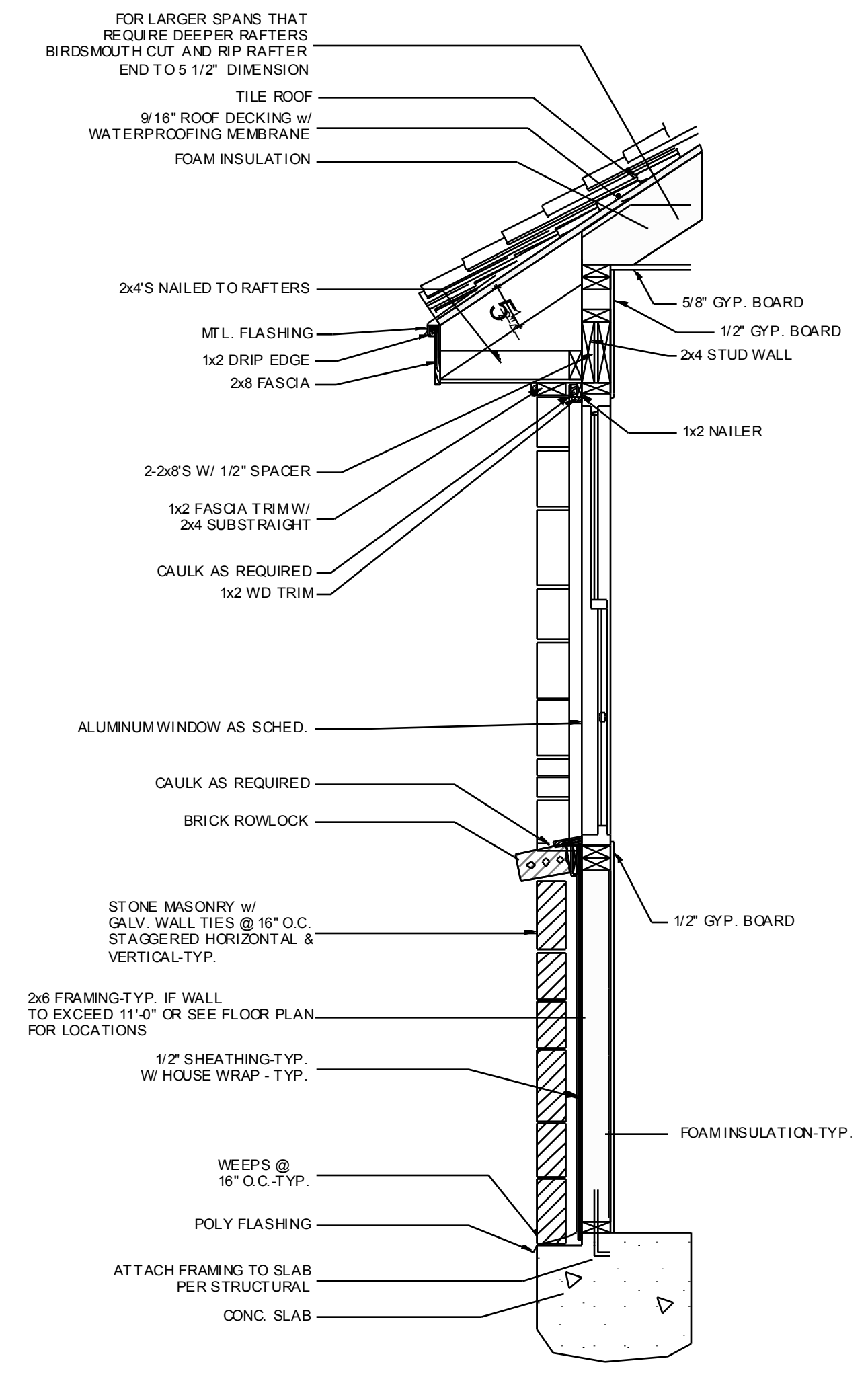
SOFFITT EAVE @ STUCCO
W/ WD. CORBEL



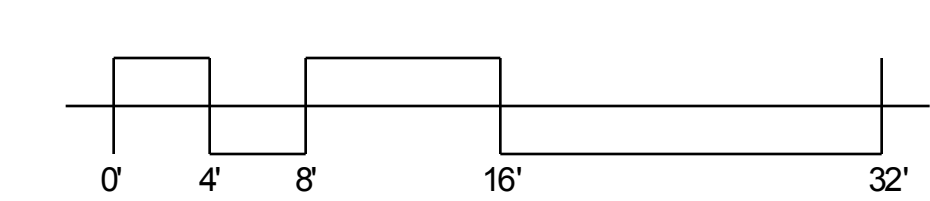
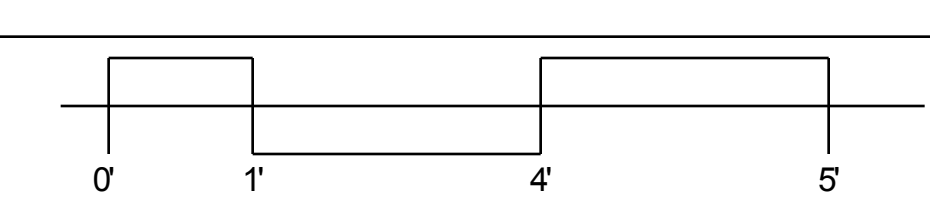
DOUBLE STUD WALL SECTION

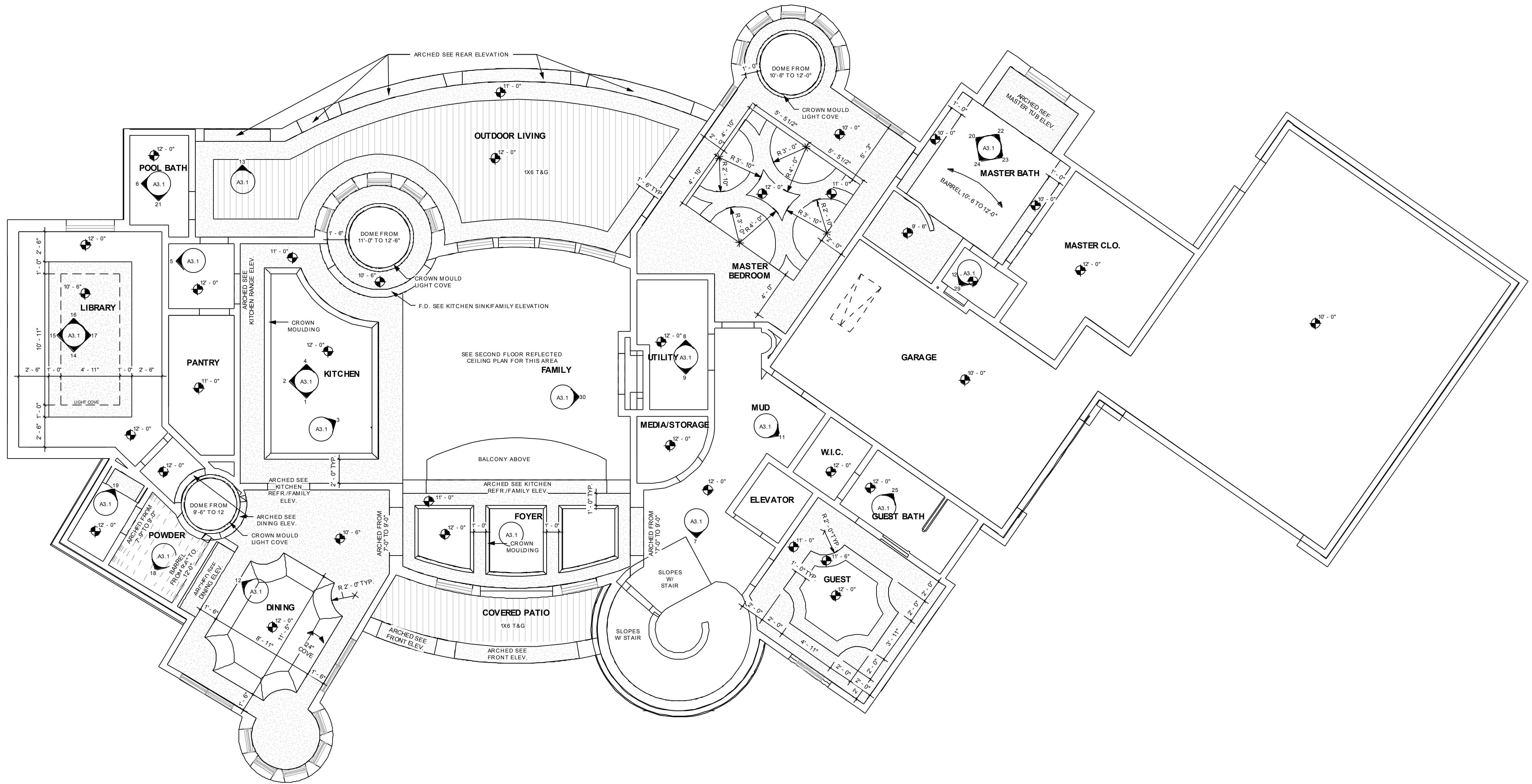


SINGLE STUD STUCCO WALL SECTION

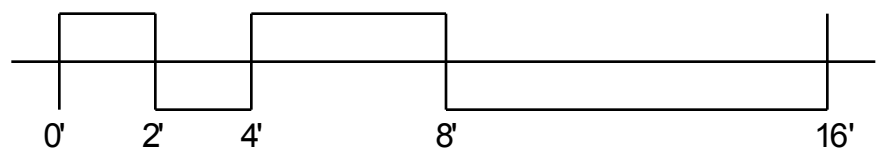


SINGLE STUD STONE WALL SECTION





1 First Floor
A1.4 1/4" = 1'-0"





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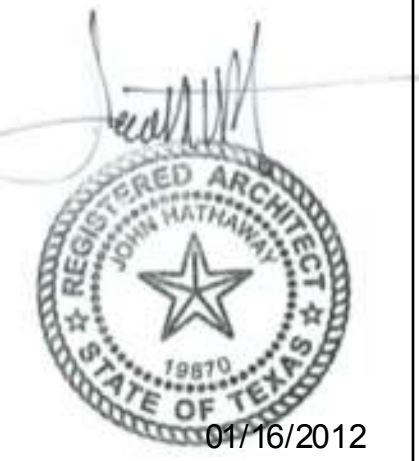
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PROJECT NO. 11031

Masters Touch
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First Floor RCP

A1.4
Scale 1/4" = 1'-0"



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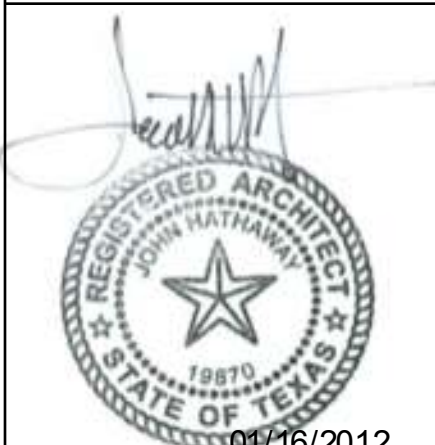
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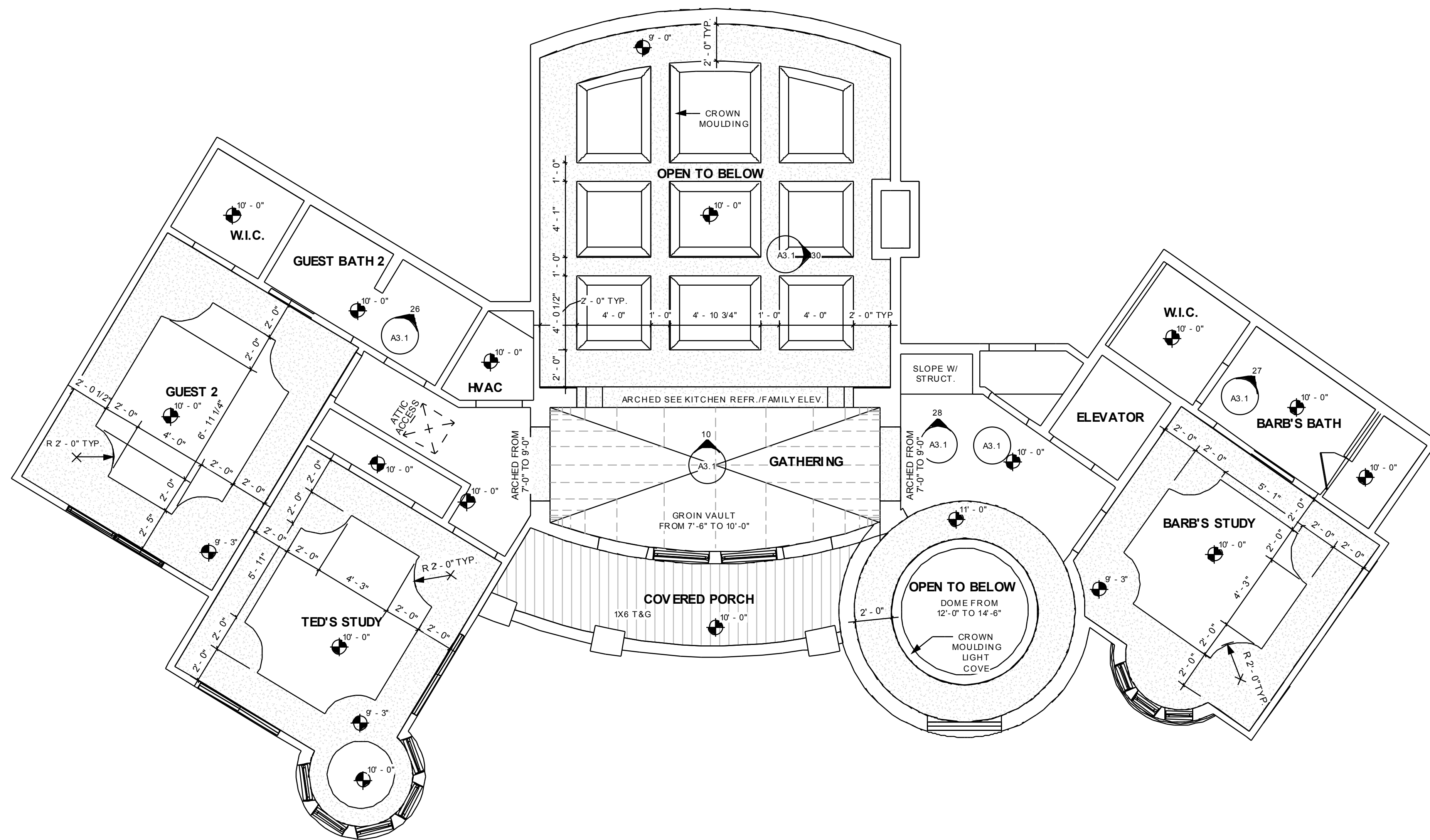
Date 01/16/2012

Second Floor
RCP

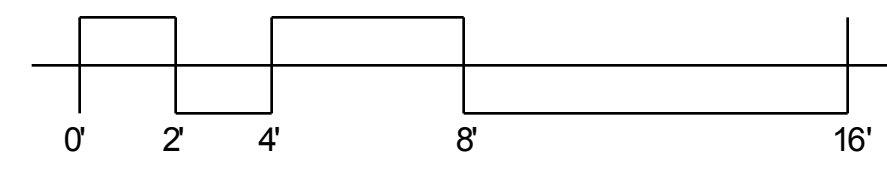
A1.5

Scale 1/4" = 1'-0"

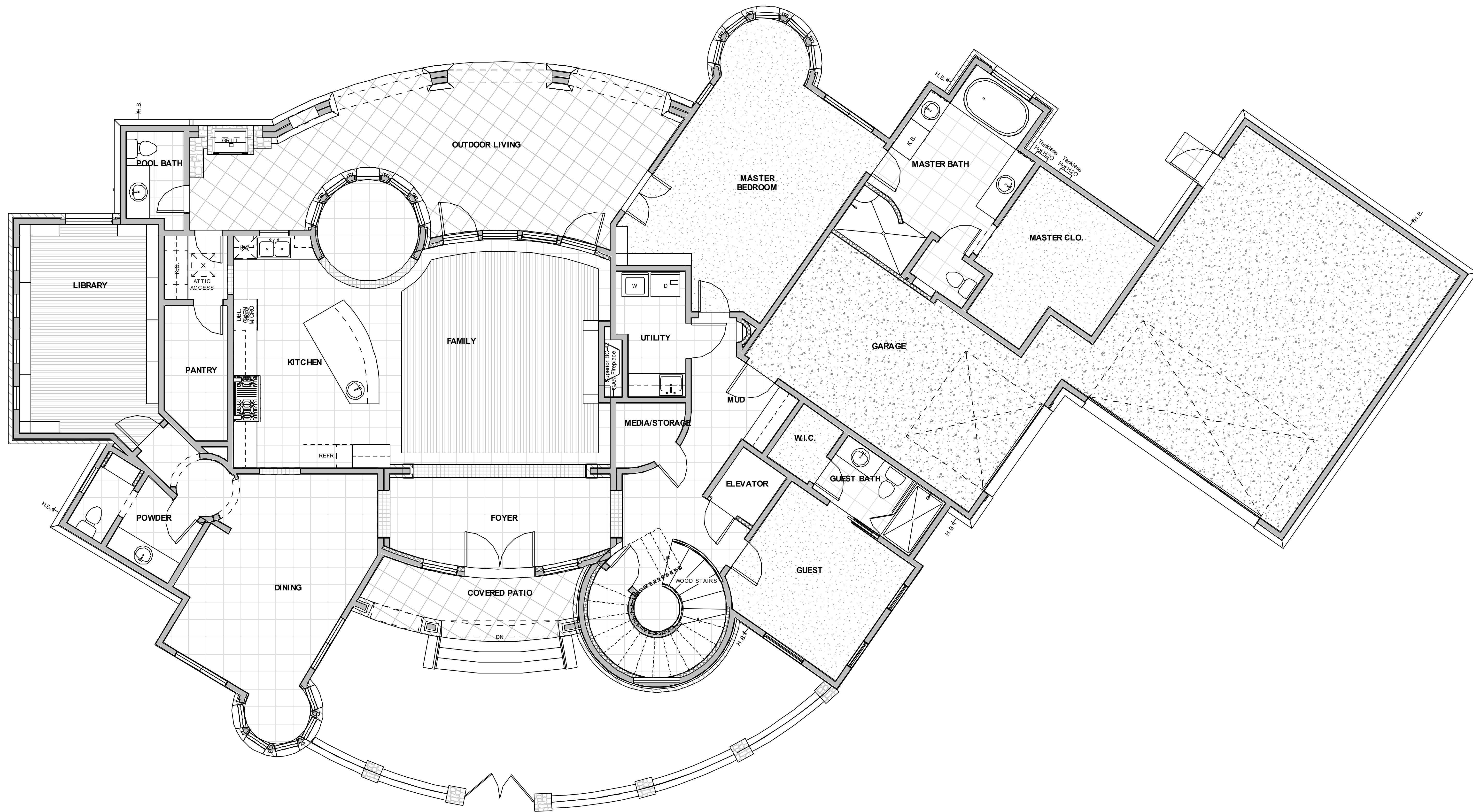
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1 Second Floor
A1.5 1/4" = 1'-0"



- TILE
DETAIL TILE
WOOD
CONCRETE
CARPET



1 First Floor Finish Plan
A1.6 1/4" = 1'-0"



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Date 01/16/2012

First Floor Finish
Plan

A1.6

Scale 1/4" = 1'-0"

1/16/2012 11:14:43 AM



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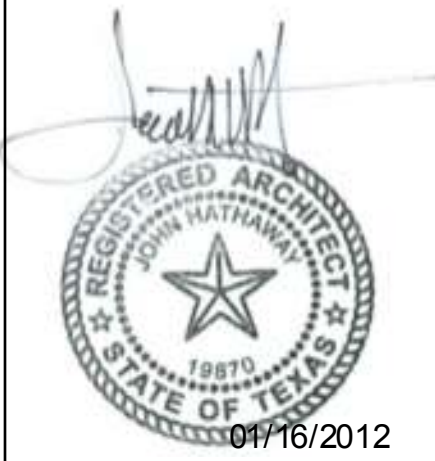
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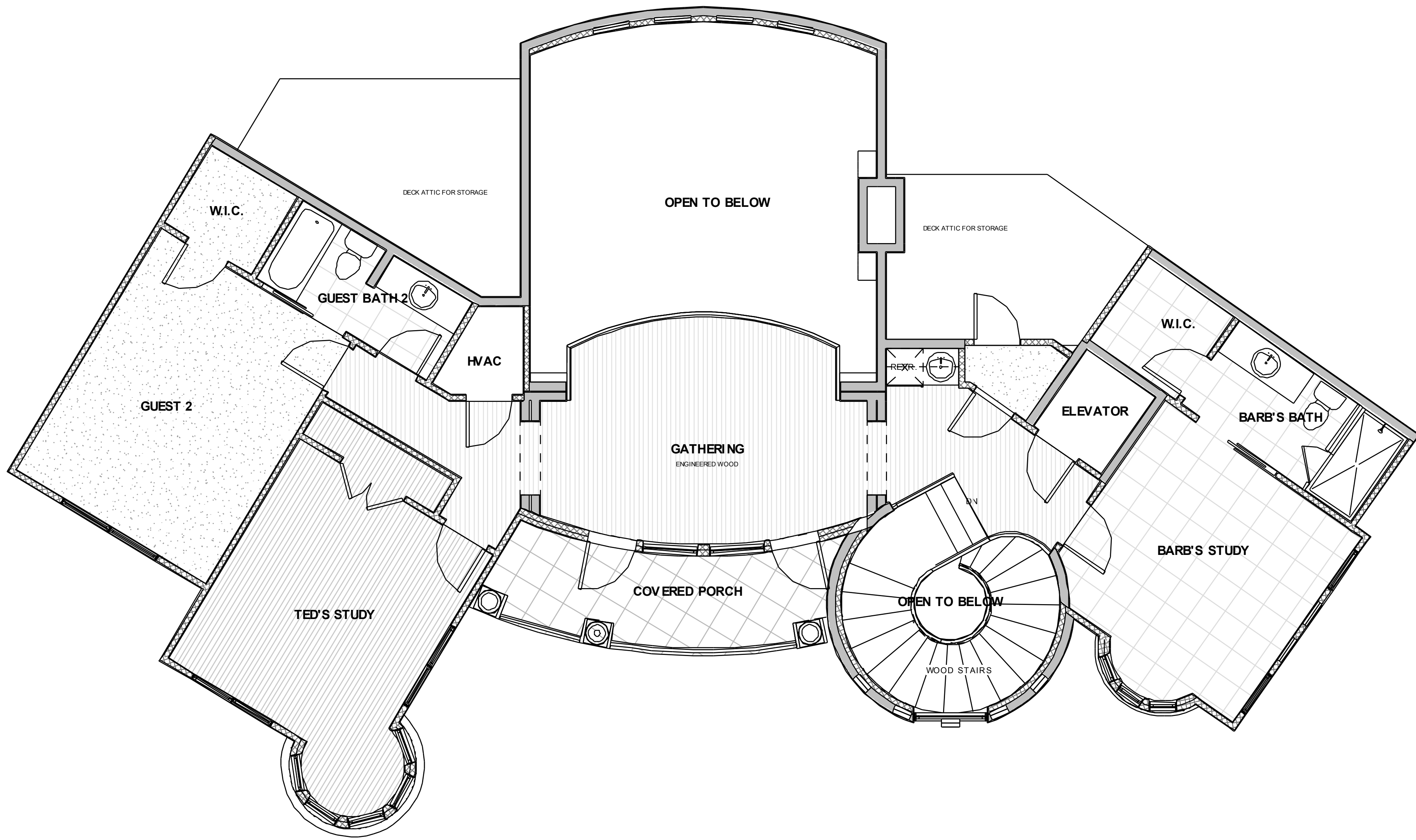
Second Floor
Finish Plan

A1.7

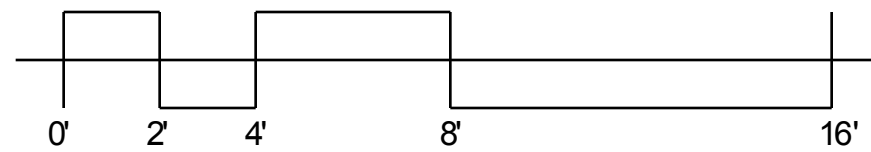
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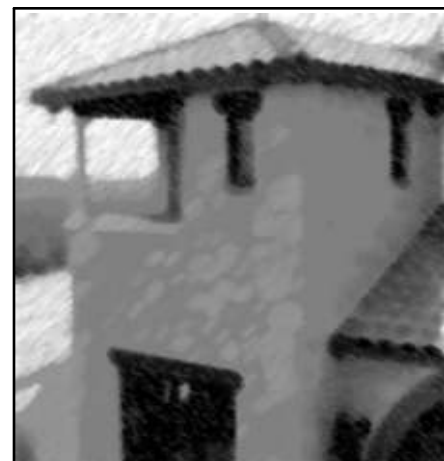
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- TILE
- DETAIL TILE
- WOOD
- CONCRETE
- CARPET



1 Second Floor Finish Plan
A1.7 1/4" = 1'-0"



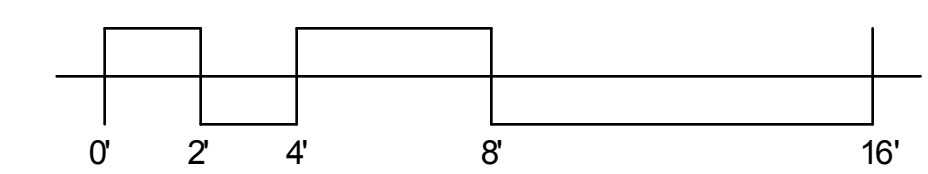


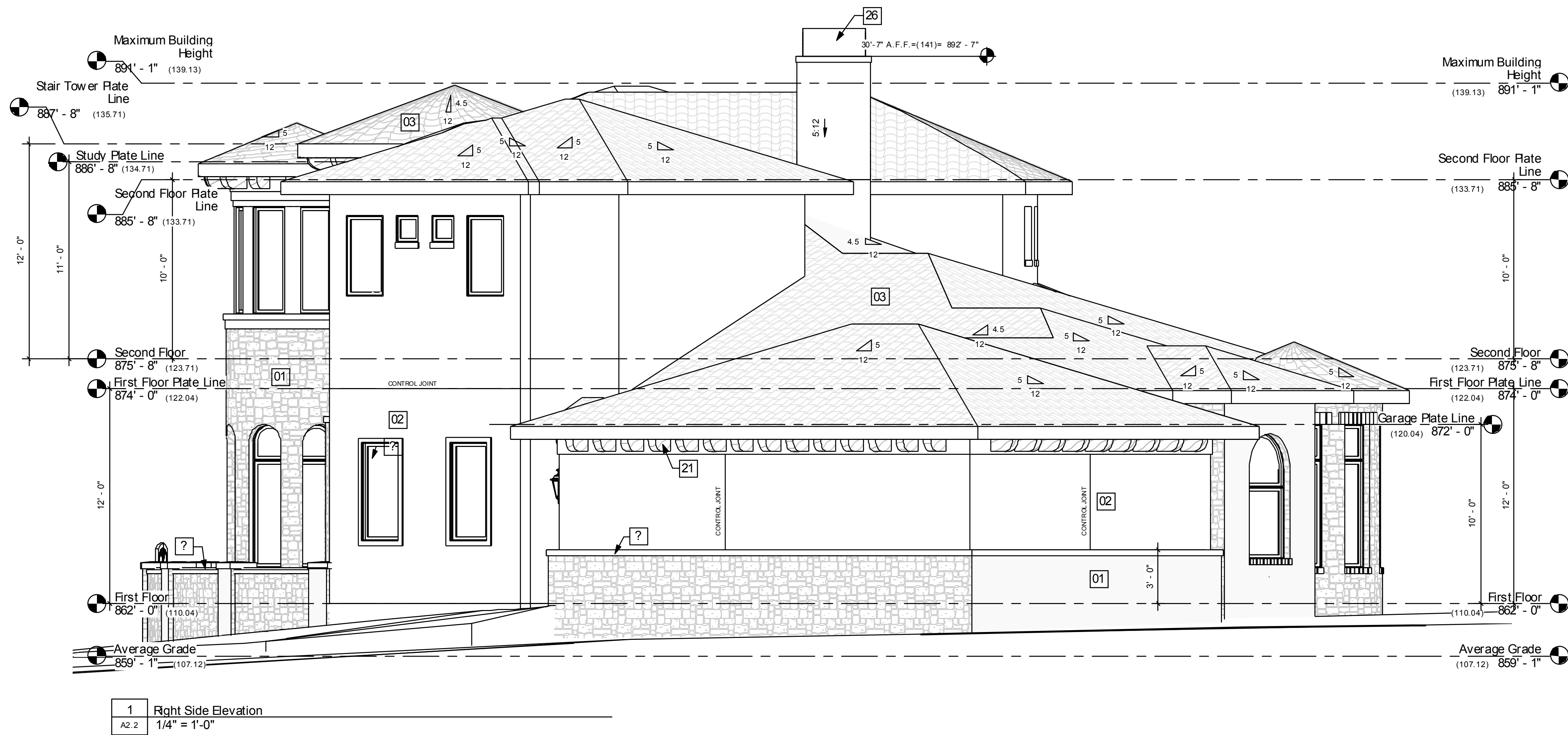
- 01 Stone
- 02 Stucco
- 03 Tile Roof
- 06 Masonry Soldier 1" Projection Typical 6" Side Extension Typical
- 07 Masonry Rowlock 1" Projection Typical
- 08 Wood Head 1" Projection Typical 6" side extension
- 13 Exterior Lighting Fixture
- 15 Stucco Band 4" Unless Dimensioned Otherwise 1" Projection Typical
- 16 Cast Stone
- 17 2x6 Stucco Band Above 1x4 Stucco Band
- 19 Stucco Detail Sealed To wall for Water tightness
- 21 6x8 Wood Corbels W/ 1/4 Round Cut Ends on 1x10 Stucco Band @ 24" O.C.
- 22 Iron Railing
- 23 4x8 Wood Corbels w/ 1/4 Round Cut Ends
- 24 2x4 Stucco Bands Above 1x6 Stucco Band 1" Proj. Each
- 26 Stucco Chimney Cap

NOTES:
1. NO MORE THAN 12" OF FOUNDATION TO SHOW ABOVE GRADE.
2. 100% MASONRY.
3. NEW GRADE AND EXISTING GRADE THE SAME.



2 Front Elevation
A2.1 1/4" = 1'-0"

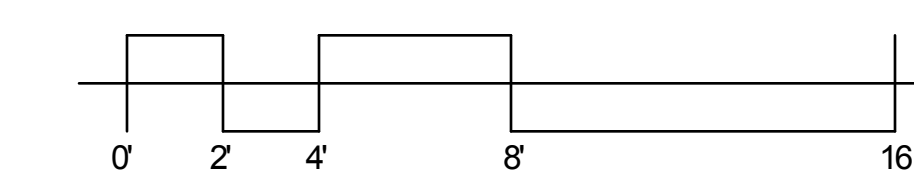
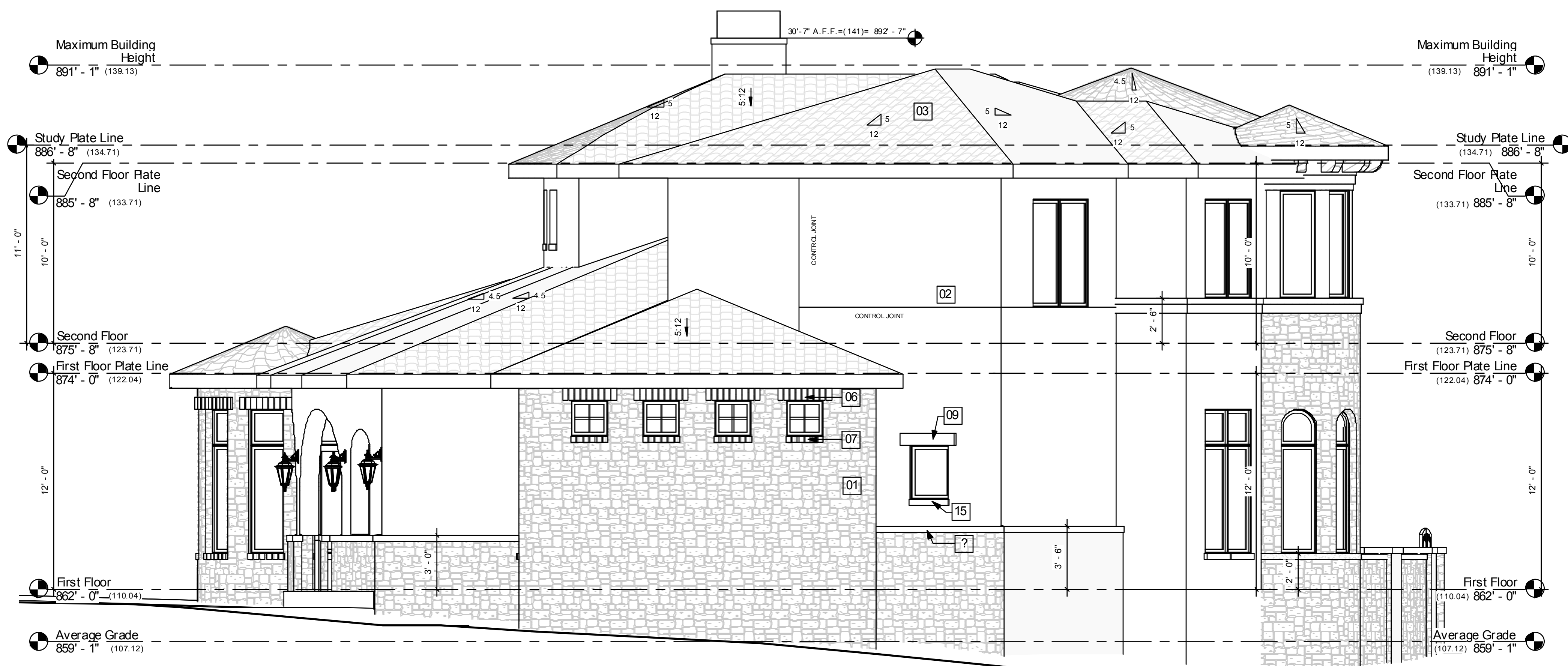


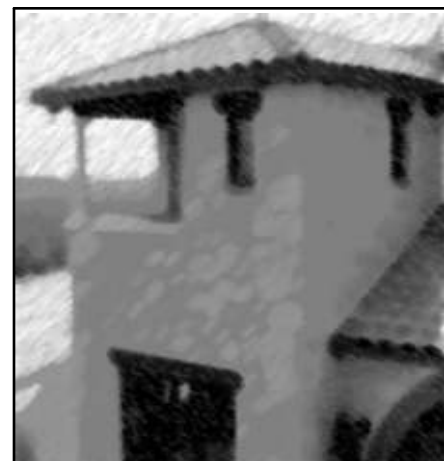


NOTES:
1. NO MORE THAN 12" OF FOUNDATION TO SHOW ABOVE GRADE.
2. 100% MASONRY.
3. NEW GRADE AND EXISTING GRADE THE SAME.

- 01 Stone
- 02 Stucco
- 03 Tile Roof
- 06 Masonry Soldier 1" Projection Typical 6" Side Extension Typical
- 07 Masonry Rowlock 1" Projection Typical
- 09 8" Wood Head 1" Projection Typical 6" side extension
- 13 Exterior Lighting Fixture
- 15 Stucco Band 4" Unless Dimensioned Otherwise 1" Projection Typical
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- 23 4x8 Wood Corbels w/ 1/4 Round Cut Ends
- 24 2x4 Stucco Bands Above 1x6 Stucco Band 1" Proj. Each
- 26 Stucco Chimney Cap

MISSING NUMERALS ARE INTENTIONAL
- MATERIALS NOT BEING USED IN THIS PROJECT





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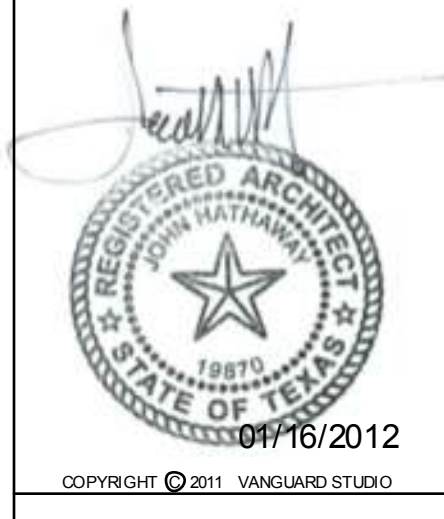
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Date 01/16/2012

Exterior Elevations

A2.2

Scale 1/4" = 1'-0"

1/16/2012 11:14:51 AM



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01/16/2012
Date 01/16/2012

Interior Elevations

A3.1

Scale 3/8" = 1'-0"

1/16/2012 11:14:57 AM

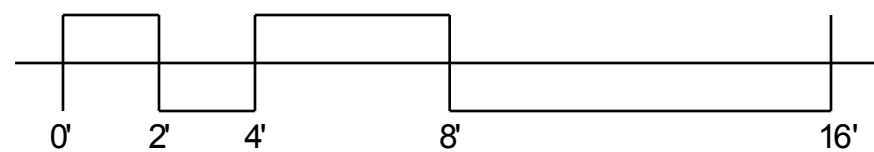
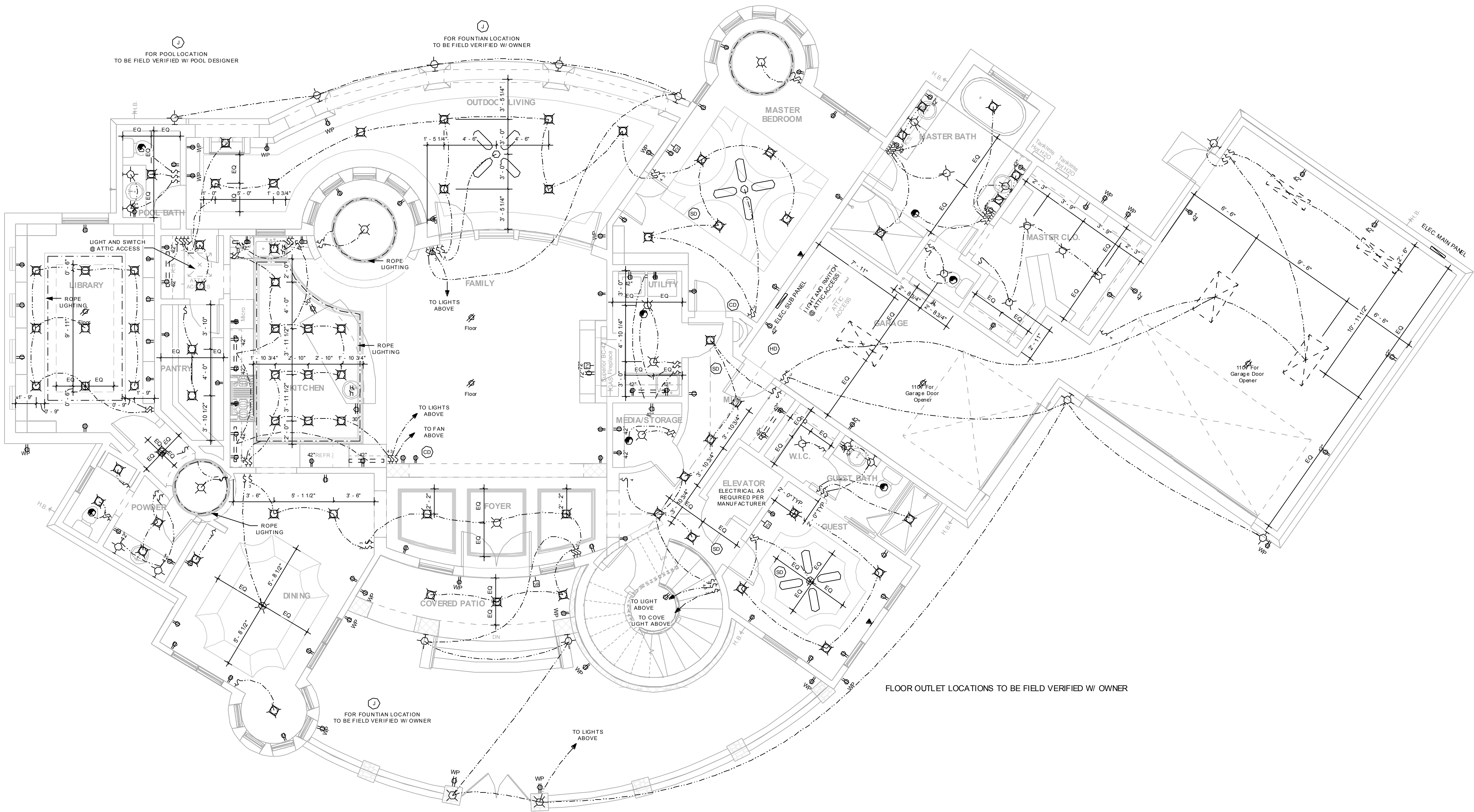
Electrical Notes

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. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES, IRC 2006 AND THE NATIONAL ELECTRIC CODE 2005.
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 PER MANUFACTURER.
7. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 42" 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 RECEPTICAL.
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 SEPARATE 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.
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 FURN DOWN 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.

Note: Not All Devices Are Necessarily Used

- Duplex Convenience Outlet
- Duplex Convenience Outlet Above Counter
- Weather Proof Duplex Outlet (G.F.I.)
- Ground Fault Duplex Outlet (G.F.I.)
- Half-Switched Duplex Outlet
- 220 Volt Outlet
- Duplex Receptacle Floor Outlet
- Single Floor Outlet
- Smoke Alarm
- Wall Switch
- 3 Way Wall Switch
- 4 Way Wall Switch
- Rheostat Wall Switch
- Dimmer Wall Switch
- Ceiling Mounted/Hung Incandescent Light Fixture
- Wall Mounted Incandescent Light Fixture
- Recessed Incandescent Light Fixture
- Recessed Incandescent Light Fixture - Directional
- Recessed Incandescent Light Fixture - sloped
- Pull-Chain Light Fixture
- Pin Spots
- Pendant Light Fixture
- Under and/or Above Counter Fluorescent Light Fixture
- Flood Light - Mount Under Eave
- Exhaust Fan (Vent to Exterior)
- Exhaust Fan Light Fixture (Vent to Exterior)
- Television / Cable Connection
- Phone/Data Jack
- Ceiling Fan/Light Combination Provide Adequate Support
- Door Bell
- Track Lighting
- Junction Box
- Carbon Monoxide Detector
- Heat Detector

SEE ELECTRICAL NOTES FOR GFI LOCATIONS



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Date 01/16/2012

First Floor
Electrical
Guideline

E1.1

Scale 1/4" = 1'-0"

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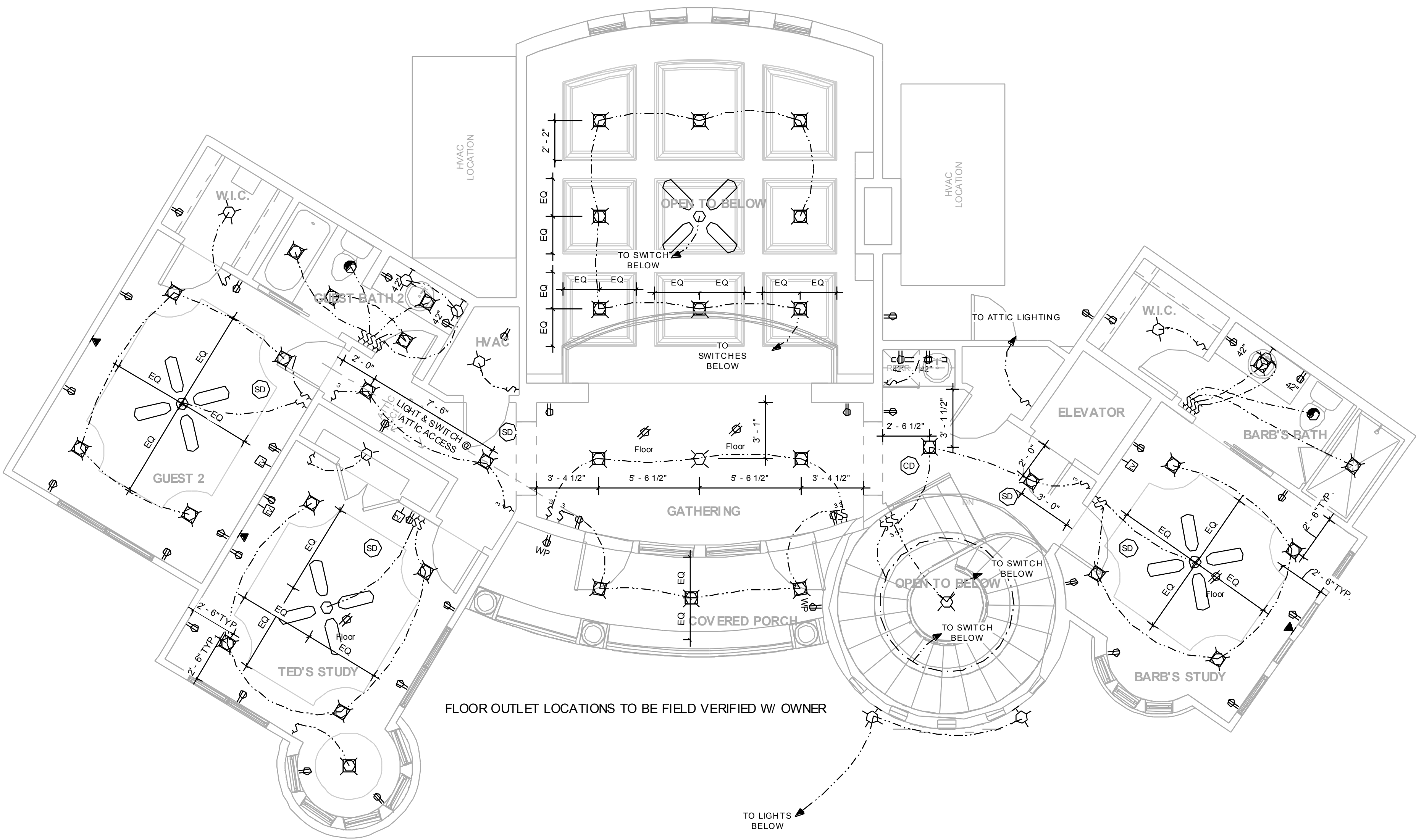
Electrical Notes

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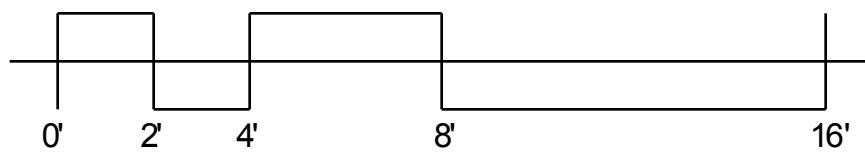
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- Recessed Incandescent Light Fixture - Directional
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- Pin Spots
- Pendant Light Fixture
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- Exhaust Fan Light Fixture (Vent to Exterior)
- Television / Cable Connection
- Phone/Data Jack
- Ceiling Fan/Light Combination
- Provide Adequate Support
- Door Bell
- Track Lighting
- Track Lighting
- Junction Box
- Carbon Monoxide Detector
- Heat Detector

SEE ELECTRICAL NOTES FOR GFI LOCATIONS



1 Second Floor Electrical Guideline
E1.2 1/4" = 1'-0"





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919-4131

1/16/2012

01/16/2012

Second Floor
Electrical
Guideline

E1.2

Scale 1/4" = 1'-0"