

DESIGN TEAM INFORMATION

Building Designer
 Urban Building Services of Texas LLC
 214 Sailors Run
 Lakeway, TX 78734
 (512) 596-4663
 jon@urbandesignsllc.com

Owner:
 Art Village LLC
 artvillageus@gmail.com

Structural Engineer:
 TBD

GENERAL REQUIREMENTS

1. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED TO MEET CURRENTLY ADOPTED BUILDING CODE AND LOCAL CITY AMMENDMENTS. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

13. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND SITE DIMENSIONS FOR LAYOUT OF PLANTS PRIOR TO INSTALLATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT. REPAIR TO ANY DISTURBED UTILITIES TO BE CONTRACTOR'S FINAL RESPONSIBILITIES.

2. 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.

14. LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AND TRENCHING ON THE SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE SCOPE OF THIS PROJECT, UNLESS NOTED OTHERWISE.

3. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. BUILDER ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.

15. PENETRATIONS TO FIRE RATED MATERIALS (IF ANY) OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING. FIRE STOP SYSTEMS AS LISTED BY U.L. DESIGN SHALL BE INSTALLED PER FIRE RESISTANCE DIRECTORY, AS FOLLOWS: (a) STUD WALLS - UL No. 147 (b) MASONRY WALLS - UL No. - 180/390

ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. BUILDER 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.

16. CONFINE ALL OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS. THE JOB SITE IS TO BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE FROM DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIAL OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS.

5. 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. BUILDER TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR ON THE PLANS.

17. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

6. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE BUILDER IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.

18. ALL CUTTING FITTING, OR PATCHING THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY SHALL BE DONE SO AS NOT TO ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED, IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

7. ALL DIMENSIONS SHOWN ON PLANS ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. BUILDER TO REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. 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.

19. PROVIDE ALL NECESSARY OPENINGS THROUGH FLOORS AND WALLS, BLOCKING, BACKING, ROUGH BUCKS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A/C EQUIPMENT AND ALL OTHER ITEMS REQUIRING IT TO ENSURE A COMPLETE AND PROPER INSTALLATION OF SURFACE MOUNTED AND RECESSED ITEMS.

8. THE BUILDER 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.

20. WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER STRUCTURE, DUCTS, PIPING OR CONDUIT, THE LARGER STUD SIZE FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNLESS NOTED OTHERWISE.

9. BUILDER 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.

21. VENT ALL BATHROOM AND KITCHEN FANS TO OUTSIDE ATMOSPHERE. BATHROOM & KITCHEN FANS SHALL BE CAPABLE OF FIVE (5) AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY OUTSIDE THE BUILDING ENVELOPE VIA SMOOTH, RIGID, NONCORROSIVE 24 GAUGE METAL DUCTWORK.

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY PLACE THE BUILDING(S) ON SITE IN WITH RESPECT TO THE SITE PLAN.

11. MIN. 3" OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING. MIN. 4" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR LANDSCAPED AREAS (TYP.)

12. CONTRACTOR TO REMOVE ALL ROCKS, CONCRETE, TRASH AND OTHER DEBRIS PRIOR TO INSTALLATION OF SOIL MIX AND PLANT MATERIALS.

PROJECT INFO / BUILDING AREAS & SITE CALCS / ENERGY CODE

A. LEGAL DESCRIPTION
 0.31 AC (13,580 SF)
 LOT 793
 Apache Shores, Section. 2
 Travis County

E. BUILDING ENVELOPE COMPLIANCE METHOD (CONDITIONED FLOOR AREA < 18%)
 1. CALCULATE % GLAZING
 OF CONDITIONED FLOOR AREA: GLAZING (SQ.FT.) WALL AREA(SQ.FT.) X 100 =

B. BUILDING AREA CALCULATIONS

UPPER HEATED	SF
LOWER HEATED	SF
SUB.TOTAL HEATED	2,493 SF
GARAGE	429 SF
FRONT PORCH	100SF
REAR PORCH (COVERED)	245 SF
SUB.TOTAL NON-HEATED	x SF
TOTAL BUILDING COVERAGE	x SF

2. INSULATION & FENESTRATION:
 A. U-FACTOR (MAX): B. SHGC (MAX): C. CEILING, R-VALUE
 D. WALL, R-VALUE: E. FLOOR, R-VALUE:

3. INSULATION TYPE:

C. FLOOR AREA (F.A.R.) CALCULATION
 TOTAL CONDITIONED SPACE
 TOTAL SITE AREA

F. GENERAL PRESCRIPTIVE REQUIREMENTS
 1. RADJANT BARRIER:
 ___ NO ___ YES (CEILING INSUL. MAY BE REDUCED TO R-19, IF USING APPROVED TYPE OF MATERIAL)

2. HVAC EQUIPMENT:
 TYPE: SPLIT-SYSTEM S.E.E.R.: DUCT INSULATION

3. SERVICE WATER HEATING:
 TYPE: ELEC. RESIST. HEAT EFFICIENCY: PIPE INSULATION:

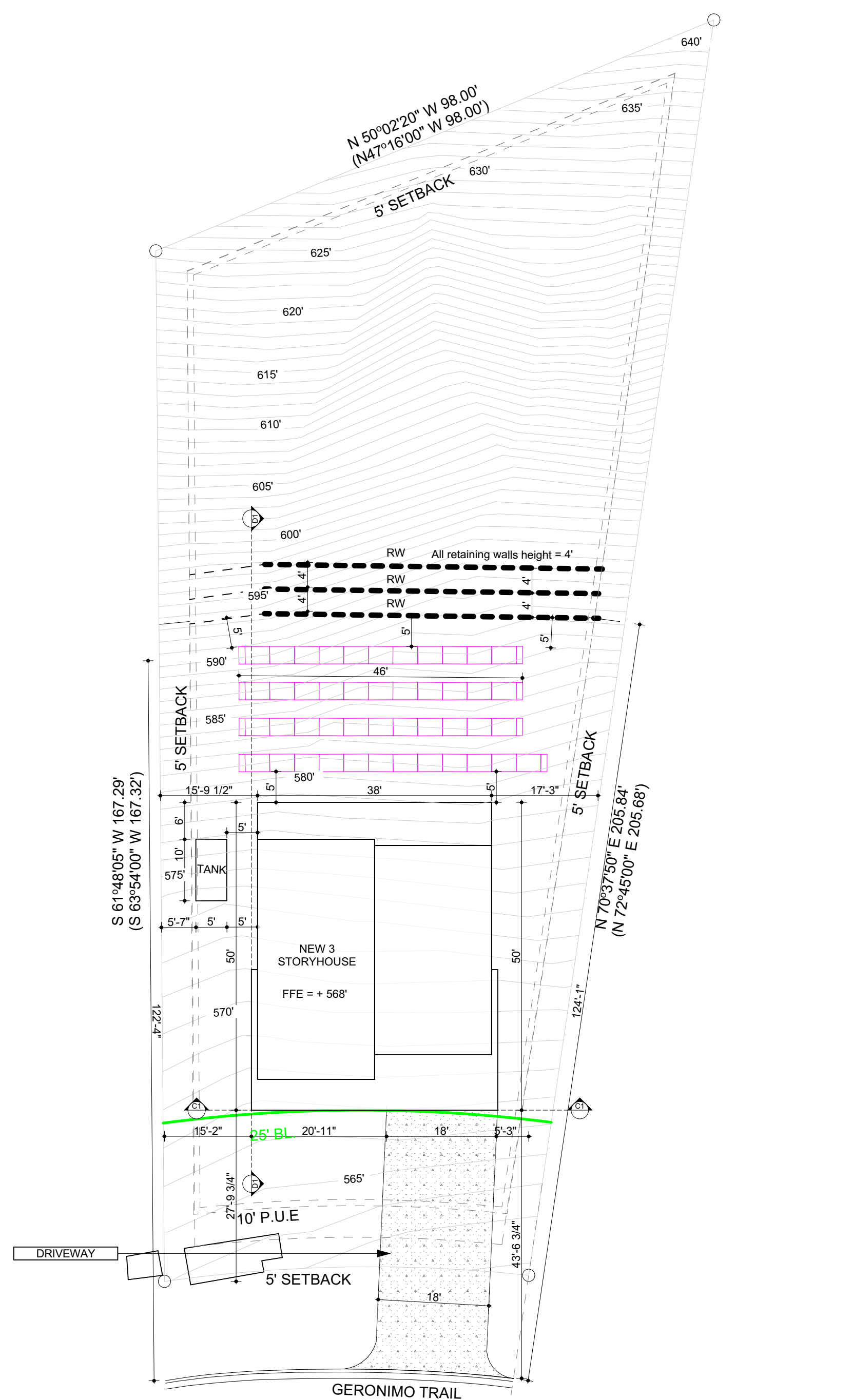
D. CALCULATION OF IMPERVIOUS AREA TO SITE
 MAIN RESIDENCE FOOTPRINT
 DETACHED STRUCTURES
 SIDEWALKS / COVERED WALKS
 DRIVEWAY
 PATIO / WOOD DECK
 A/C PAD(S)

G. REFERENCED CODES & CONSTRUCTION STANDARDS

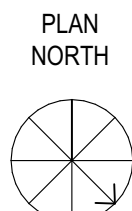
- 2020 INTERNATIONAL BUILDING CODE
- 2020 INTERNATIONAL RESIDENTIAL CODE
- 2020 UNIFORM PLUMBING CODE
- 2020 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRIC CODE
- 2020 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 INTERNATIONAL FIRE CODE + LOCAL AMMENDMENTS
- 2020 INTERNATIONAL GAS CODE

A. TOTAL IMPERVIOUS COVER
 B. AREA OF LOT
 % OF IMPERVIOUS AREA (A / B) =

ARCHITECTURAL SITE PLAN



01 GENERAL PLAN
 SCALE: 1/16" = 1'-0"



PROJECT INFORMATION
Residential Home Design Art Village LLC
 2716 GERONIMOTRAIL

CONSTRUCTION DOCUMENTS

DRAWING TITLE:
CODE SUMMARY & PROJECT INFORMATION

FULL SIZE SCALE:

HALF SIZE SCALE:

DATE ISSUES:

DRAWN BY:

DESIGN TEAM INFORMATION

LIGHT FIXTURE SCHEDULE

A	CEILING MOUNTED TYPE FIXTURE; 60W LED
B	PORCLN. SOCKET; EXPOSED BULB
C	CEILING MOUNTED; 60W CFL, ENCLOSED
D	ATTIC LIGHTING; WITH PULL CHAIN
E	2X4 FLOURESCENT, (4) 40W BULBS, T40
F	EXTERIOR WALL MOUNTED BRACKET, 7'-0" AFF
G	EXTERIOR CEILING MOUNTED FIXTURE (WP) KIT
H	VANITY LTG., (4) BULB STRIP, 7'-0" AFF, 60W BULBS
J	VANITY LTG., (3) BULB STRIP, 7'-0" AFF, 60W BULBS
K	RECESSED CAN (4"), 75W R40 LAMP
L	EXTERIOR, FLOOD LIGHTS, PHOTO CELL
M	EXHAUST FAN + LED LIGHT; PANASONIC WHISPER QUIET
N	WALL WASHER FIXTURE; ADJUSTABLE EYEBALL
P	PENDANT (BOT. @ 7'-0" AFF); MR-16 LAMPS
Q	1X4 FLOUR. FIXTURE; 2-40W BULBS
R	RECESSED CAN (6") EXTERIOR KIT, WATER PROOF
S	SCONCE; INTERIOR WALL MTD. 6'-8" AFF
T	CHANDELIER FIXTURE
U	EXHAUST FAN
V	RECESSED CAN (4"), DIRECTIONAL, 75W R40 LAMP
W	RECESSED CAN (4"), WATER PROOF KIT AT WET LOCATIONS
X	CEILING FAN; 52" SWITCHED
Y	CEILING FAN; 52" SWITCHED (WITH LIGHT KIT)
Z	LED LIGHTING (SIZED PER STAIR)

COORDINATING NOTES:
 DIMENSIONS ARE GUIDELINES ONLY - IF FRAMING PREVENTS USING DIMENSIONS NOTED, ALIGNMENT OF LIGHTS ALONG GRIDLINES AND CENTERLINE NOTES PREVAIL. IN ACCORDANCE WITH FIRE & LIFE SAFETY CODE COMPLIANCE: PROVIDE FIRE ALARM/SMOKE DETECTOR (HARDWIRED) AT EACH SLEEPING ROOM AND IN THE HALLWAY AND ONE IN THE LIVING ROOM.

1. ALL SPEAKERS WILL BE WIRED TO SONOS CONNECT AMP IN AV CLOSET. REF TO LIGHTING SPECIFICATIONS FOR QUANTITY AND ZONES.
2. DBL CAT 5 TO EA. ROOM WITH DATA REQ'S.
3. AV CLOSET TO HOUSE INTERNET HUB.
4. AV CLOSET TO HOUSE Z-WAVE CONTROL HUB.
5. COORDINATE ALL EQUIPMENT NEEDS AND LOCATION WITH OWNER.
6. OUTLETS PLACED THROUGHOUT PER IRC 2015.

LIFE SAFETY COMPLIANCE

*** PROVIDE SMOKE DETECTOR - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY, IF APPLICABLE AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING BASEMENTS AND ATTIC (IRC SEC. R314).
 *** PROVIDE APPROVED CARBON MONOXIDE ALARM - TO INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES (IRC SEC. R315.1).

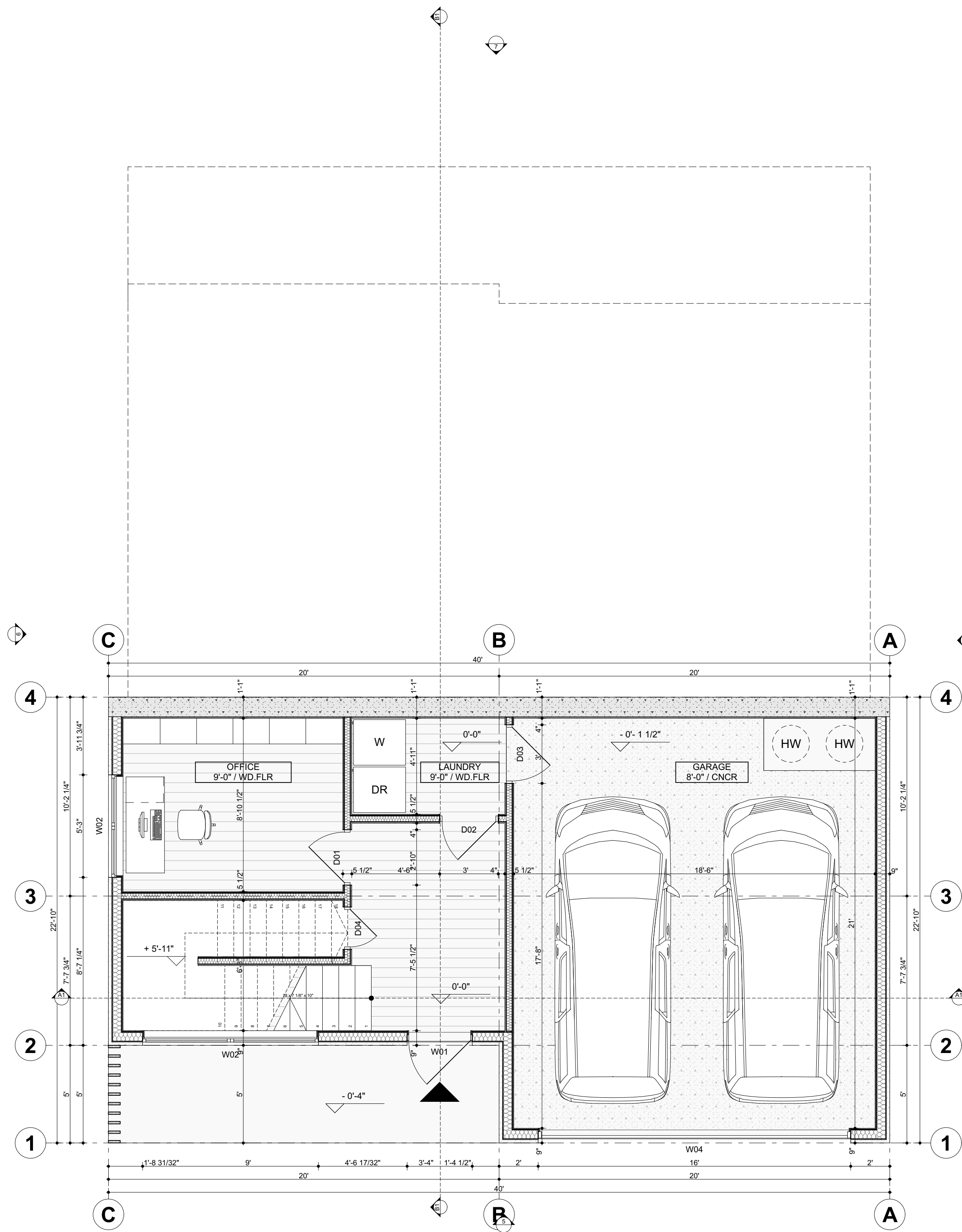
1. GENERAL CONTRACTOR TO ESTABLISH FIXTURE ALLOWANCE FOR EACH DISCIPLINE BASED ON PLANS & SPECIFICATIONS. PRIOR TO ORDERING EQUIPMENT & FIXTURES, MEET WITH OWNER OR OWNER'S AGENT TO VERIFY TYPES, FINISH AND LOCATION.
2. MECHANICAL SUBCONTRACTOR TO PRESENT SCHEMATIC LAYOUT OF DUCTING AND REGISTERS BASED ON THIS LAYOUT TO OWNER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR LAYING IN PIPING.

LEVEL 0

N	Window place	Width	Width Opening	Hght	Hght Opening
W01	FRONT DOOR	39"	40"	94"	94 1/2"
W02	STAIRS	107"	108"	94"	94 1/2"
W03	OFFICE	62"	63"	94"	94 1/2"
W04	GARAGE DOOR	191"	192"	83 1/2"	84"

LEVEL 0

N	Door place	Width	Width Opening	Hght	Hght Opening
D01	OFFICE	33"	34"	81 1/2"	82"
D02	LAUNDRY	35"	36"	81"	82"
D03	LAUNDRY	35"	36"	81"	82"
D04	STAIRS	33"	34"	81 1/2"	82"



01 LEVEL 1 - FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT INFORMATION
Residential Home Design Art Village LLC
 2716 GERONIMOTRAIL

CONSTRUCTION DOCUMENTS

DRAWING TITLE:

LEVEL 1 - FLOOR PLAN

FULL SIZE SCALE:
 1/4" = 1'-0"
 HALF SIZE SCALE:

DATE ISSUES:

DRAWN BY:

DESIGN TEAM INFORMATION

LIGHT FIXTURE SCHEDULE

A	CEILING MOUNTED TYPE FIXTURE; 60W LED
B	PORCLN. SOCKET; EXPOSED BULB
C	CEILING MOUNTED; 60W CFL, ENCLOSED
D	ATTIC LIGHTING; WITH PULL CHAIN
E	2X4 FLOURESCENT, (4) 40W BULBS, T40
F	EXTERIOR WALL MOUNTED BRACKET, 7'-0" AFF
G	EXTERIOR CEILING MOUNTED FIXTURE (WP) KIT
H	VANITY LTG., (4) BULB STRIP, 7'-0" AFF, 60W BULBS
J	VANITY LTG., (3) BULB STRIP, 7'-0" AFF, 60W BULBS
K	RECESSED CAN (4"), 75W R40 LAMP
L	EXTERIOR, FLOOD LIGHTS, PHOTO CELL
M	EXHAUST FAN + LED LIGHT; PANASONIC WHISPER QUIET
N	WALL WASHER FIXTURE; ADJUSTABLE EYEBALL
P	PENDANT (BOT. @ 7'-0" AFF) ; MR-16 LAMPS
Q	1X4 FLOUR. FIXTURE; 2-40W BULBS
R	RECESSED CAN (6") EXTERIOR KIT, WATER PROOF
S	SCONCE; INTERIOR WALL MTD. 6'-8" AFF
T	CHANDELIER FIXTURE
U	EXHAUST FAN
V	RECESSED CAN (4"), DIRECTIONAL, 75W R40 LAMP
W	RECESSED CAN (4"), WATER PROOF KIT AT WET LOCATIONS
X	CEILING FAN; 52" SWITCHED
Y	CEILING FAN; 52" SWITCHED (WITH LIGHT KIT)
Z	LED LIGHTING (SIZED PER STAIR)

COORDINATING NOTES:
 DIMENSIONS ARE GUIDELINES ONLY - IF FRAMING PREVENTS USING DIMENSIONS NOTED, ALIGNMENT OF LIGHTS ALONG GRIDLINES AND CENTERLINE NOTES PREVAIL. IN ACCORDANCE WITH FIRE & LIFE SAFETY CODE COMPLIANCE, PROVIDE FIRE ALARMSMOKE DETECTOR (HARDWIRED) AT EACH SLEEPING ROOM AND IN THE HALLWAY AND ONE IN THE LIVING ROOM.

1. ALL SPEAKERS WILL BE WIRED TO SONOS CONNECT AMP IN AV CLOSET. REF TO LIGHTING SPECIFICATIONS FOR QUANTITY AND ZONES.
2. DBL. CAT 5 TO EA. ROOM WITH DATA REQ'S.
3. AV CLOSET TO HOUSE INTERNET HUB.
4. AV CLOSET TO HOUSE Z-WAVE CONTROL HUB.
5. COORDINATE ALL EQUIPMENT NEEDS AND LOCATION WITH OWNER.
6. OUTLETS PLACED THROUGHOUT PER IRC 2015.

LIFE SAFETY COMPLIANCE

*** PROVIDE SMOKE DETECTOR - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY, IF APPLICABLE AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING BASEMENTS AND ATTIC (IRC SEC. R314).
 *** PROVIDE APPROVED CARBON MONOXIDE ALARM - TO INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES (IRC SEC. R315.1).

1. GENERAL CONTRACTOR TO ESTABLISH FIXTURE ALLOWANCE FOR EACH DISCIPLINE BASED ON PLANS & SPECIFICATIONS. PRIOR TO ORDERING EQUIPMENT & FIXTURES, MEET WITH OWNER OR OWNERS AGENT TO VERIFY TYPES, FINISH AND LOCATION.
2. MECHANICAL SUBCONTRACTOR TO PRESENT SCHEMATIC LAYOUT OF DUCTING AND REGISTERS BASED ON THIS LAYOUT TO OWNER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR LAYING IN PIPING.

LEVEL 1

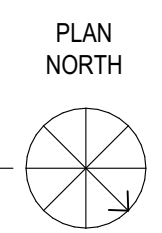
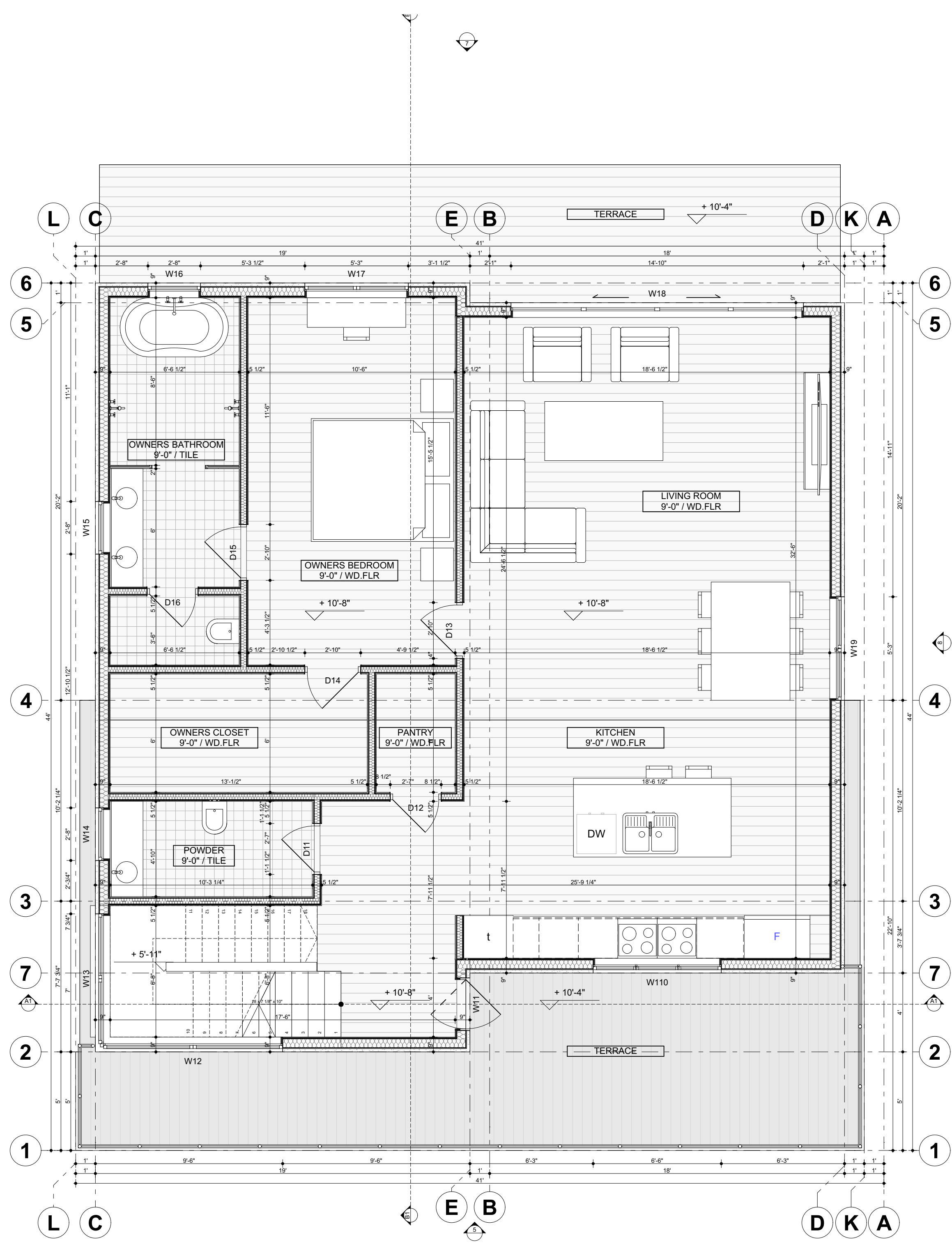
N	Window place	Width	Width Opening	Height	Height Opening
W11	TERRACE	31'	32"	94"	94 1/2"
W12	STAIRS	108"	109"	94"	94 1/2"
W13	STAIRS	78"	79"	94"	94 1/2"
W14	POWDER	31'	32"	59"	59 1/2"
W15	OWNERS BATHROOM	31'	32"	59"	59 1/2"
W16	OWNERS BATHROOM	31'	32"	94"	94 1/2"
W17	OWNERS BEDROOM	62"	63"	94"	94 1/2"
W18	LIVING ROOM	177"	178"	94"	94 1/2"
W19	LIVING ROOM	62"	63"	94"	94 1/2"
W110	LIVING ROOM	77"	78"	23 1/2"	24"

LEVEL 1

N	Door place	Width	Width Opening	Height	Height Opening
D11	POWDER	30"	31"	81 1/2"	82"
D12	PANTRY	30"	31"	81 1/2"	82"
D13	OWNERS BEDROOM	33"	34"	81 1/2"	82"
D14	OWNERS CLOSET	33"	34"	81 1/2"	82"
D15	OWNERS BATHROOM	33"	34"	81 1/2"	82"
D16	POWDER	30"	31"	81 1/2"	82"

01 LEVEL 2 - FLOOR PLAN

SCALE: 1/4" = 1'-0"



DESIGN TEAM INFORMATION

LIGHT FIXTURE SCHEDULE

A	CEILING MOUNTED TYPE FIXTURE; 60W LED
B	PORCLN. SOCKET; EXPOSED BULB
C	CEILING MOUNTED; 60W CFL, ENCLOSED
D	ATTIC LIGHTING; WITH PULL CHAIN
E	2X4 FLOURESCENT, (4) 40W BULBS, T40
F	EXTERIOR WALL MOUNTED BRACKET, 7'-0" AFF
G	EXTERIOR CEILING MOUNTED FIXTURE (WP) KIT
H	VANITY LTG., (4) BULB STRIP, 7'-0" AFF, 60W BULBS
J	VANITY LTG., (3) BULB STRIP, 7'-0" AFF, 60W BULBS
K	RECESSED CAN (4"), 75W R40 LAMP
L	EXTERIOR, FLOOD LIGHTS, PHOTO CELL
M	EXHAUST FAN + LED LIGHT; PANASONIC WHISPER QUIET
N	WALL WASHER FIXTURE; ADJUSTABLE EYEBALL
P	PENDANT (BOT. @ 7'-0" AFF) ; MR-16 LAMPS
Q	1X4 FLOUR. FIXTURE; 2-40W BULBS
R	RECESSED CAN (6") EXTERIOR KIT, WATER PROOF
S	SCONCE; INTERIOR WALL MTD. 6'-8" AFF
T	CHANDELIER FIXTURE
U	EXHAUST FAN
V	RECESSED CAN (4"), DIRECTIONAL, 75W R40 LAMP
W	RECESSED CAN (4"), WATER PROOF KIT AT WET LOCATIONS
X	CEILING FAN; 52" SWITCHED
Y	CEILING FAN; 52" SWITCHED (WITH LIGHT KIT)
Z	LED LIGHTING (SIZED PER STAIR)

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1. ALL SPEAKERS WILL BE WIRED TO SONOS CONNECT AMP IN AV CLOSET. REF TO LIGHTING SPECIFICATIONS FOR QUANTITY AND ZONES.
2. DBL. CAT 5 TO EA. ROOM WITH DATA REQ'S.
3. AV CLOSET TO HOUSE INTERNET HUB.
4. AV CLOSET TO HOUSE Z-WAVE CONTROL HUB.
5. COORDINATE ALL EQUIPMENT NEEDS AND LOCATION WITH OWNER.
6. OUTLETS PLACED THROUGHOUT PER IRC 2015.

LIFE SAFETY COMPLIANCE

*** PROVIDE SMOKE DETECTOR - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY, IF APPLICABLE AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING BASEMENTS AND ATTIC (IRC SEC. R314).
 *** PROVIDE APPROVED CARBON MONOXIDE ALARM - TO INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES (IRC SEC. R315.1).

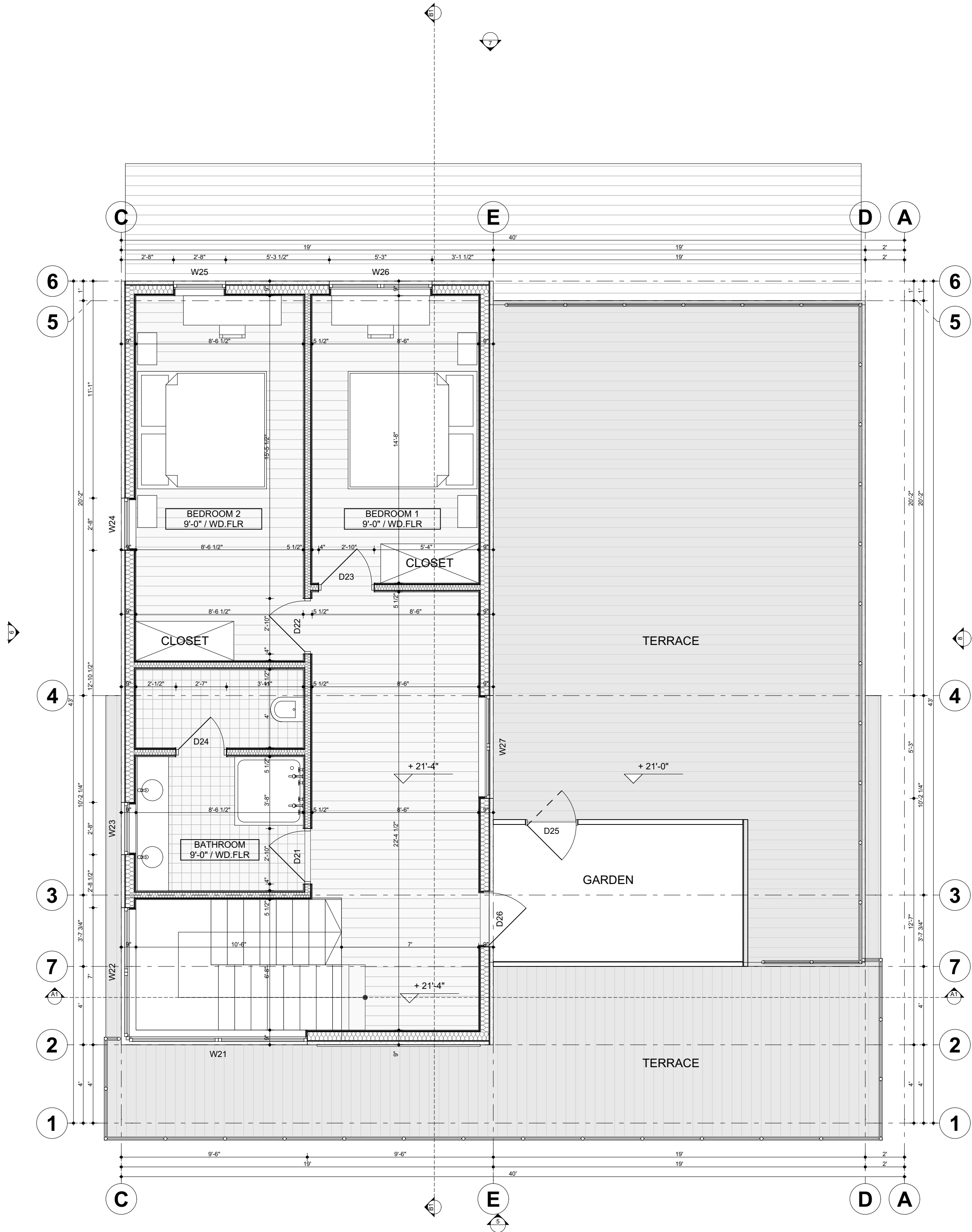
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2. MECHANICAL SUBCONTRACTOR TO PRESENT SCHEMATIC LAYOUT OF DUCTING AND REGISTERS BASED ON THIS LAYOUT TO OWNER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR LAYING IN PIPING.

LEVEL 2

N	Window place	Width	Width Opening	Height	Height Opening
W11	STAIRS	108"	109"	86"	86 1/2"
W12	STAIRS	78"	79"	86"	86 1/2"
W13	BATHROOM	31"	32"	51"	51 1/2"
W14	BEDROOM 2	31"	32"	51"	51 1/2"
W15	BEDROOM 2	31"	32"	86"	86 1/2"
W16	BEDROOM 1	31"	32"	86"	86 1/2"
W17	TERRACE	62"	63"	86"	86 1/2"

LEVEL 2

N	Door place	Width	Width Opening	Height	Height Opening
D21	BATHROOM	33"	34"	81 1/2"	82"
D22	BEDROOM 2	33"	34"	81 1/2"	82"
D23	BEDROOM 1	33"	34"	81 1/2"	82"
D24	POWDER	30"	31"	81 1/2"	82"
D25	GARDEN	31"	32"	86"	86 1/2"
D26	GARDEN	33"	34"	81 1/2"	82"



01 LEVEL 3 - FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DESIGN TEAM INFORMATION

- DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. IF DIMENSIONS ARE IN QUESTION, CONTACT THE ARCHITECT TO OBTAIN A CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION. BUILDER TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE.
- DIMENSIONS SHOWN ARE TO THE FACE OF STUD AT INTERIOR WALLS AND AT EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
- BUILDER SHALL ESTABLISH FINISH FLOOR ELEVATION IN CONSULTATION WITH THE OWNER. BUILDER SHALL TAKE INTO ACCOUNT DESIGN INTENT, INCLUDING THE NUMBER OF STEPS, WATER TABLES (IF ANY), MASONRY, ETC. BUILDER SHALL ALSO ENSURE ADEQUATE CLEARANCE BETWEEN FINISH GRADE AND ANY WOOD CONSTRUCTION.
- LOCATE DOOR OPENINGS SUCH THAT THE DOOR CASING ABUTS SHEETROCK OF ADJACENT WALL UNLESS NOTED OTHERWISE.
- BUILDER TO COORDINATE WINDOW LOCATIONS BETWEEN FLOOR PLAN, EXTERIOR/INTERIOR ELEVATIONS, AS WELL AS ADJACENT DOORS SO AS TO ALIGN WITH TOP OF HEADER (AS REQUIRED). ADJUST HEAD HEIGHTS SLIGHTLY (LESS THAN 1 3/8") AS REQUIRED TO COURSE WITH MASONRY VENEER, IF ANY.
- WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES.
- REFER TO PLANS & EXTERIOR ELEVATIONS FOR WINDOW TYPES. COORDINATE OPERABILITY OF WINDOWS, DIRECTION OF SWING OF CASEMENTS, FINISHES AND SPECIAL FEATURES WITH OWNER PRIOR TO PLACING ORDER.
- WALLS, CEILINGS & FLOORS OF ANCILLARY SPACES SUCH AS CLOSETS & STORAGE AREAS SHALL MATCH THE ROOMS THEY SERVE UNLESS NOTED OTHERWISE.
- LOCATE UTILITY METERS ON SITE PLAN TO BE AWAY FROM PUBLIC VIEW AND TO MINIMIZE VISUAL IMPACT FROM ANY AREA OF THE SITE. HOLD METERS AS LOW AS POSSIBLE TO ALLOW FOR MORE EFFECTIVE SCREENING.
- SPRINKLE BORIC ACID ONTO BOTTOM OF PLATE OR INTO BOTTOM TRACK AT A RATE OF 1/8 CUP PER 2 FEET OF PLATE, EXCEPT 1/4 CUP PER PLATE IN WALLS ADJACENT TO KITCHEN, BATH OR OTHER WET/FOOD STORAGE AREAS. BORIC ACID SHALL BE INSTALLED IMMEDIATELY BEFORE INSTALLATION OF SHEETROCK.
- PREFABRICATED FIREPLACES AND FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER THE MANUFACTURE'S SPECIFICATIONS AND ACCEPTED CONSTRUCTION PRACTICES. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL APPLICABLE CODES REGARDING FIRE SEPARATION, USE OF MATERIALS & OTHER FIREPLACE CRITERIA ARE MET OR EXCEEDED. COORDINATE FLUE HEIGHT TO MATCH CHIMNEY HEIGHT SHOWN ON ELEVATIONS.
- MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED IN RESTROOMS & OTHER ROOMS WHERE WATER IS PRESENT.
- COORDINATE ALL SHELVING & STORAGE REQUIREMENTS WITH OWNER.
- CENTER PLUMBING FIXTURES IN SPACE PROVIDED UNLESS NOTED OTHERWISE. PROVIDE NOT LESS THAN THE FOLLOWING CLEARANCES FROM FINISH WALL TO FIXTURE ON EITHER SIDE:
A. LAVATORY: 15"
B. TOILET: 18"

BATHROOM ACCESSORIES

- BATH ACCESSORIES ARE GENERALLY NOT SHOWN ANYWHERE ON THE PLANS, BUT SHOULD BE INSTALLED AS NOTED BELOW: (HOMEOWNER SHALL SELECT ACCESSORIES; CONTRACTOR TO INSTALL.)
- INSTALL TOILET PAPER HOLDER 24" O.C. AFF & 36" O.C. FROM WALL BEHIND TOILET (1 PER TOILET, UNLESS NOTED OTHERWISE).
- INSTALL 18" TOWEL BAR IN TUB ON WALL OPPOSITE SHOWER @ 48" O.C. AFF (1 PER TUB, UNLESS NOTED OTHERWISE).
- INSTALL 24" TOWEL BAR OUTSIDE TUB OR SHOWER @ 48" O.C. AFF (1 PER TUB OR SHOWER, UNLESS NOTED OTHERWISE).

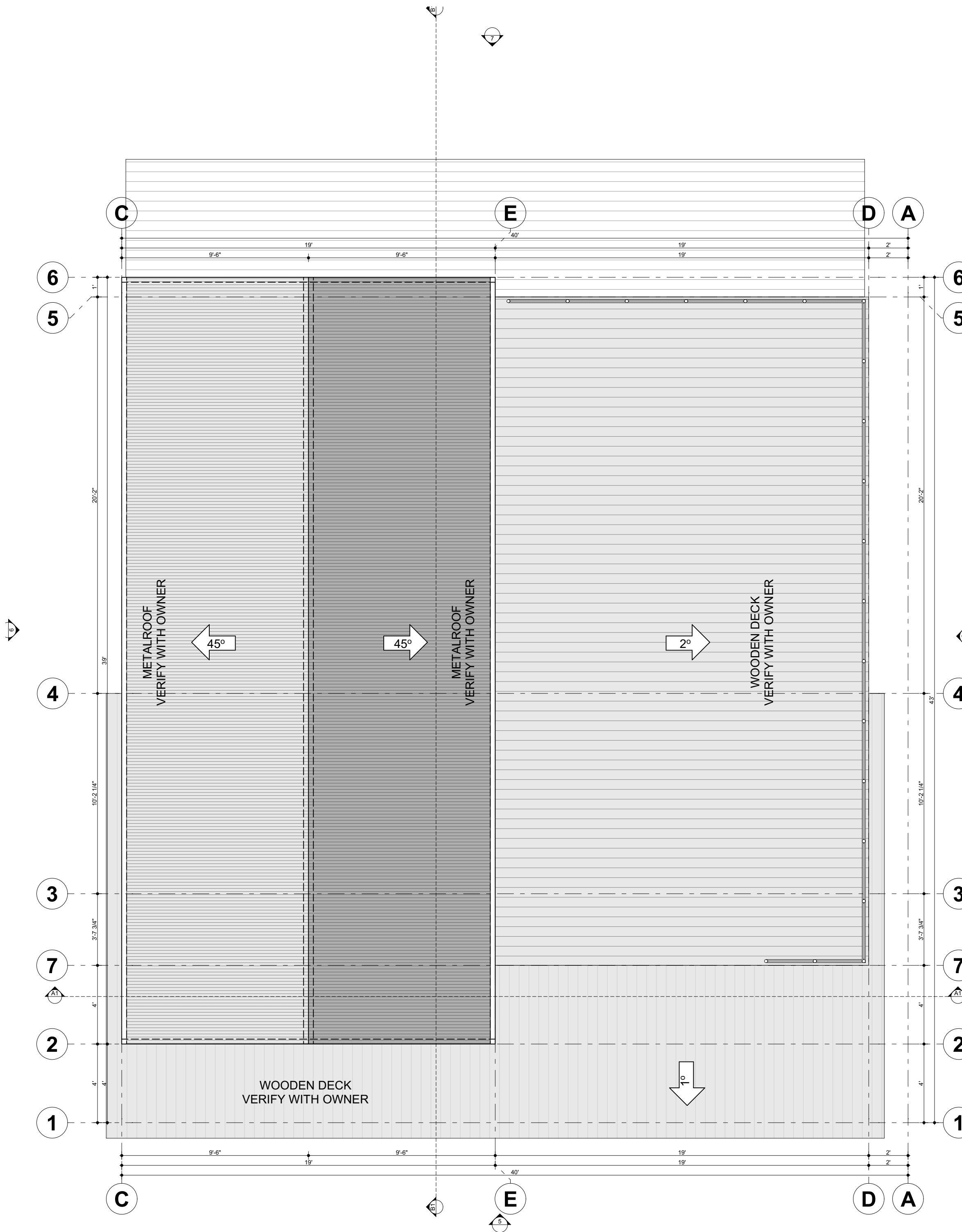
DOORS & WINDOWS

- VERIFY ALL DOOR, FRAME & WINDOW DIMENSIONS PRIOR TO ORDERING. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SMOOTHLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION.
- INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS TO BE FACTORY-WEATHERSTRIPPED.
- TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS & WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA & ALSO IN OTHER AREAS REQUIRED BY CODE.
- HOLLOW METAL FRAMES (IF ANY) IN STUD PARTITIONS SHALL HAVE A MIN. OF 3 STUD ANCHORS PER JAMB FOR FRAME HEIGHTS 7'-2" OR LESS. 1 ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 24" IN HEIGHT. HOLLOW METAL FRAMES IN MASONRY SHALL HAVE A MINIMUM OF 3 MASONRY ANCHORS PER JAMB FOR FRAME HEIGHTS OF 7'-2" OR LESS AND 1 ADDITIONAL ANCHOR PER JAMB FOR EACH ADDITIONAL 24" OF FRAME HEIGHT OR FRACTION THEREOF. ALL HOLLOW METAL FRAMES SHALL HAVE ONE FLOOR CLIP PER JAMB WITH 2 ANCHORS @ EA. FLOOR CLIP.

COLUMN & WALL TYPE LEGEND

*** REFER TO FRAMING & FLOOR PLAN NOTES FOR FURTHER INFORMATION ***

- CONCRETE COLUMN, REFER TO STRUCTURAL PLANS
- WOOD COLUMN, REFER TO STRUCTURAL PLANS
- CMU WALL, CONCRETE MASONRY UNIT (4"X8")
- MASONRY VENEER REFER TO EXTERIOR ELEVATIONS FOR TYPE & SPECIFICATION
- FIRE BRICK, TYPICALLY AT FIREPLACE OPENINGS
- INTERIOR WALL - 2x4 @ 16" O.C., GYP. BD. BOTH SIDES
- 1HR WALL - 2x4 @ 16" OC (2) LAYERS 5/8" GYP. TYPE X
- PLUMBING WALL - 2x6, MOIST. RESISTANT GYP. BD. ON BOTH SIDES
- EXTERIOR WALL - 2x6 @ 16" O.C., GYP.BD., R19 INSUL., 5/8" SHEATHING REFER TO EXTERIOR ELEVATIONS & NOTES FOR EXTERIOR VENEER.



01 ROOF PLAN LAYOUT
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION
Residential Home Design Art Village LLC
2716 GERONIMOTRAIL

CONSTRUCTION DOCUMENTS

DRAWING TITLE:
ROOF PLAN LAYOUT

FULL SIZE SCALE:
1/4" = 1'-0"
HALF SIZE SCALE:

DATE ISSUES:

DRAWN BY: