

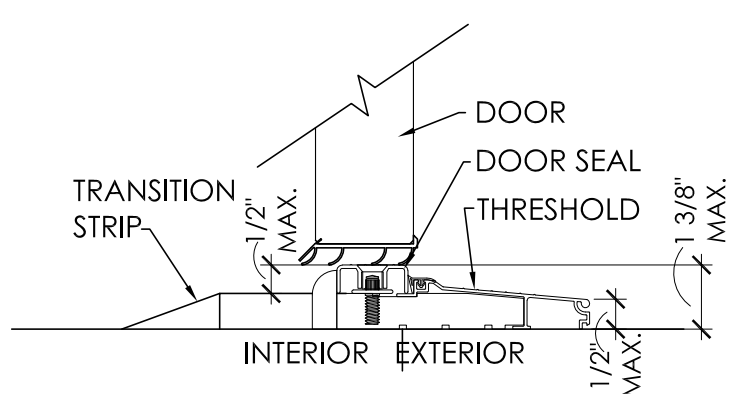
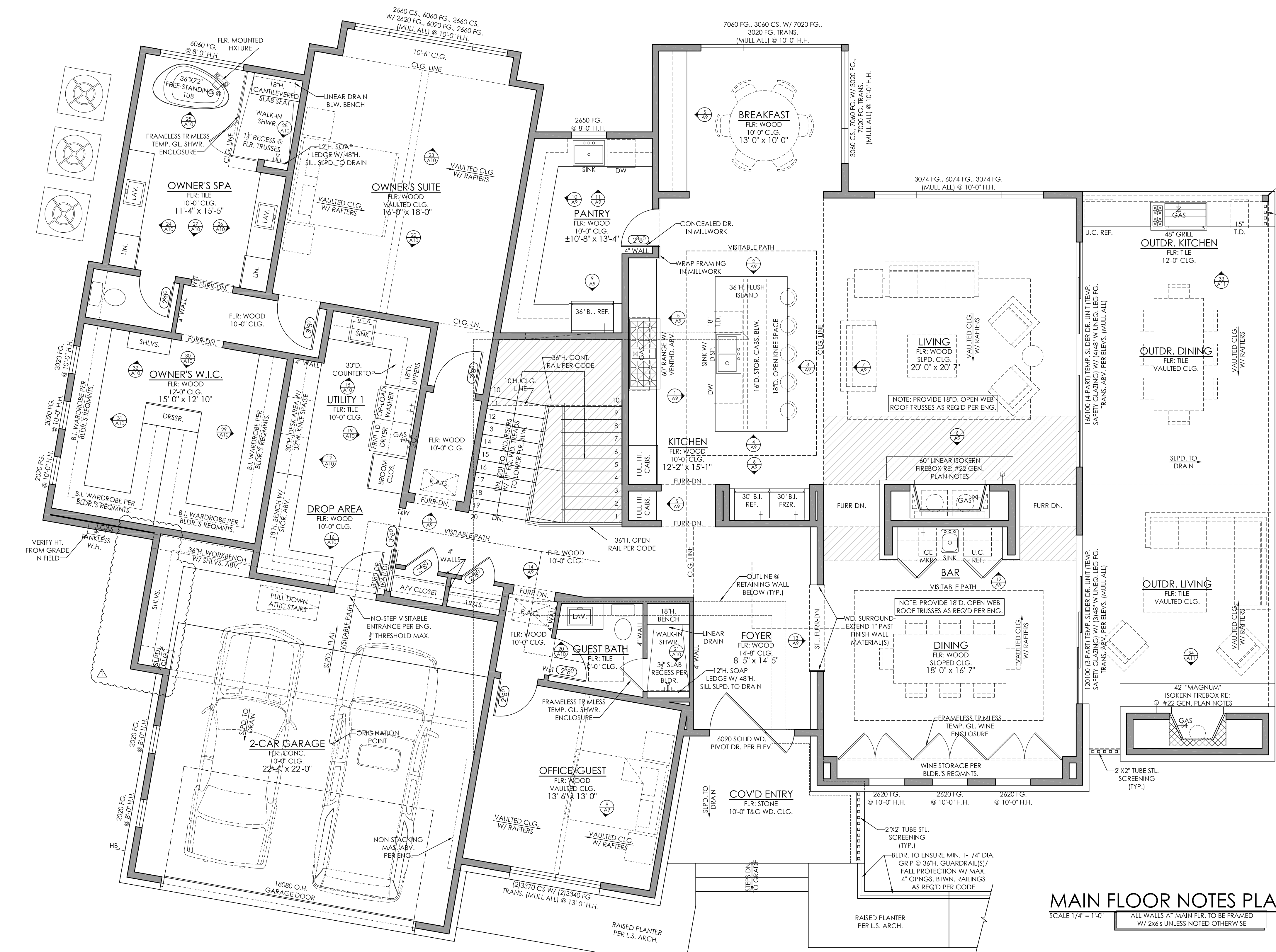
GENERAL PROJECT NOTES:

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- 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.
- ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (S12)458-1363.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- WHEN THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS, MATERIALS OR SYSTEMS, CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS, MATERIALS, AND SYSTEMS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES. IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS CONTRACTOR IS TO CONTACT ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION OF MATERIALS FOR DIRECTION.
- ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR 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.
- 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, CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- 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.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR 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. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE

VISIBILITY NOTES:

- VISITABLE BATHROOMS (R320.4) - AT LEAST 1 BATHROOM GROUP MUST CONTAIN THE FOLLOWING:
 - MINIMUM NET CLEAR OPENING OF 30"
 - 30"x30" CLEAR FLOOR AREA IN BATHROOM
 - LATERAL 2x6 BLOCKING, CENTERLINE 34" FROM FINISHED FLOOR, EXCEPT FOR THE PORTION BEHIND THE LAVATORY.
- VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS (R320.5) - THE FIRST FLOOR OF A DWELLING MUST CONTAIN THE FOLLOWING:
 - ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR
 - ALL OUTLETS AND RECEPTACLES SHALL BE INSTALLED NO LESS THAN 15" ABOVE FLOOR.
- VISITABLE BATHROOM ROUTE (R320.6) - ALL BATHROOMS DESIGNATED FOR VISIBILITY ON THE FIRST FLOOR WILL BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THRU THE LIVING ROOM, DINING ROOM AND KITCHEN.
- VISITABLE DWELLING ENTRANCE (R320.7) - A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE "NO-STEP ENTRANCE AND THE DOOR SHALL HAVE A NET CLEAR OPENING OF 32"

WORK.



THRESHOLD DETAIL:
THIS DETAIL TO BE USED IF FOUNDATION DESIGN CALLS FOR MORE THAN 1 1/2" DROP AT VISITABLE ENTRANCE. RE: CODE INTERPRETATION CI2013-002 FOR ADDITIONAL INFORMATION.

MAIN FLOOR NOTES PLAN

SCALE 1/4" = 1'-0"

CLG. HTS. OVER 15'-0".

GENERAL PLAN NOTES:

- THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- ALL OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID CORE WOOD DOORS 1 3/8" MIN THICKNESS, AND EQUIPPED WITH A SELF CLOSING DEVICE.
- ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
- PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- WEATHERSTRIP ATTIC ACCESS DOOR(S).
- IN VENTED ROOF ASSEMBLIES PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. VERIFY NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE STANDARD PANDTRY SHELVEING TO BE AS FOLLOWS:
LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.
REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND.

LEGEND:

0 GAS KEY GAS SHOWER HEAD HOSE BIBB

SQUARE FOOTAGE CALCULATIONS	
MAIN HEATED	3,125 SF
LOWER HEATED	2,726 SF
TOTAL HEATED	5,851 SF
GARAGE	547 SF
COVD. ENTRY	112 SF
OUTDR. LIVING/DINING/KITCHEN	554 SF
LOWER COVD. PATIO/POOL STOR.	554 SF
UPPER MASONRY	35 SF
LOWER MASONRY	8 SF
TOTAL UNHEATED	1,810 SF
TOTAL COVD AREA	7,661 SF

REVISIONS	
1	03.01.2023
DATE	06.09.2023
DRAWN	WW
CHECKED	XX

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THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION FOR ONE HOUSE OR ONE LOT. FURTHER REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION REQUIRED TO CONSTRUCT THE PROJECTS GIVEN. THE CONTRACTOR SHALL BE PROVIDED & COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT

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A Custom Residence for
BRF HOMES, INC.

3501 MOUNT BONNELL
AUSTIN, TX 78731

FOR C.O.A. PERMIT SET- 06.09.2023

JOB NO.:	3501 MT. BONNELL
NAME:	MAIN FLR. NOTES PLAN
SCALE:	1/4"=1'-0"



SHEET
A2