THE RAFFAELE RESIDENCE
19404 LOS ALAMITOS LANE
THE GUADALUPE (PLAN "B")
THE RESERVE AT LAKE TRAVIS

DECOR PACKAGE: WALNUT
UPGRADE: SATIN NICKEL HARDWARE, QUARTZ COUNTERTOPS

INDEX OF DRAWINGS

SHEET	DESCRIPTION
A-1	COVER SHEET
A-2	FIRST FLOOR NOTES PLAN/ FIRST FLOOR DIM PLAN
A-3	SECOND FLOOR NOTES PLAN/ SECOND FLOOR DIM PLAN
A-4	FIRST & SECOND FLOOR FLOORING LAYOUTS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	ROOF PLAN
A-8	INTERIOR ELEVATIONS
A-9	INTERIOR ELEVATIONS
A-10	ELECTRICAL PLANS
D-1	GENERAL DETAILS
D-2	GENERAL DETAILS
S1.0	ENGINEERING: FOUNDATION
S2.0	ENGINEERING: DETAILS

Client: The Reserve at Lake Travis LLC, 2208 Sea Biscuit Cove #132, Spicewood, Texas 78669, OFF: 512-402-1400, FAX: 512-264-2589, Contact: Mike Brooks

Architect: Cornerstone Group Architects, 7000 Bee Caves Rd., Suite 200, Austin, Texas 78746, OFF: (512) 329-0007, FAX: (512) 329-0008, Contact: Mark Carlson

Contractor: Legacy DCS, LLC, 205 Wild Basin Road South, Bldg. 1, Austin, Texas 78746, OFF: 512-726-0500, Contact: Cass Brewer

Structural Engineer: Synergetic Engineering, 11509 Autumn Ridge Drive, Austin, Texas 78759, OFF: 512-845-2760, FAX: 512-857-9559, Contact: Pat Sablatura

Interior Designer: Legacy DCS, LLC, 205 Wild Basin Road South, Bldg. 1, Austin, Texas 78746, OFF: 512-726-0500, Contact: Carrie Brewer

GENERAL PROJECT NOTES

1.0 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.

2.0 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.

3.0 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.

4.0 ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.

5.0 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.

6.0 PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.

7.0 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.

8.0 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.

9.0 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.

10.0 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.

11.0 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.

12.0 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.

13.0 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.

14.0 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.

15.0 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.

16.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.

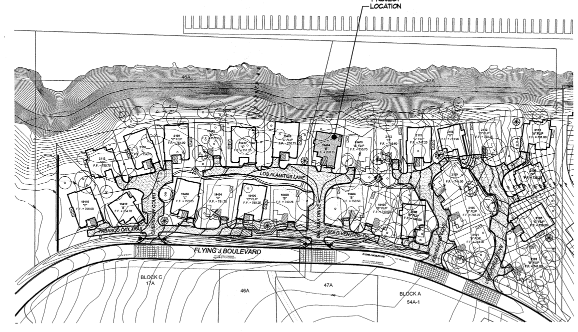
17.0 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.

18.0 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.

19.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.

20.0 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 WORK.

21.0 CONTRACTOR 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.



LOCATOR MAP
SCALE 1:100

AUSTIN ENERGY GREEN BUILDING
SINGLE-FAMILY HOME RATING — 2010.0 — 9.13.10 — FR — Legacy DCS — Stars Achieved: Three Stars

A. Basic Requirements

See "Guide to the Single-Family Rating" for explanations of all measures.
Place an x in each yellow box at left and fill in other relevant yellow cells.
All Basic Requirements must be checked for a home to rate.
Discuss with Rater any items that may not apply to a renovated home.

- [x] 1 **TCV Score (applies only to new-construction, detached homes)** Enter score: ___ NA: ___ See: TCV
  Minimum score required in 2010 is 0.0.
- [x] 2 **Cooling and heating equipment and duct sizing determined by correct Manual J and D calculation based on orientation, plans and specifications**
  - a Use "ACCA Manual J Inputs for Mechanical Equipment Sizing" for homes in the AE service area and appropriate ACCA inputs for other climate areas. Equipment installed must match calculation. — Manual J Inputs
  - b If correct Manual J calculation results in fewer than 550 sf of living space per ton of cooling, the design is inappropriate for Central Texas and the home will not be rated.
  - c Homes for which split systems are too large (approx. <600 sf) must be equipped with a mini-split or other appropriate system.
  - d Home design and construction must accommodate the selected equipment and the correctly sized and insulated ductwork.
  - e Submit full Manual J and D Report with equipment specified; split-system equipment must be an AHRI match.
  - f Submit AHRI certificate for split system installed. For mini/multi-split or alternative system, submit website printout.
- [x] 3 **Cooling and heating equipment minimum efficiency for split systems: Cooling: 14.5 SEER/12 EER; Heating: gas furnace 80 AFUE; heat pump 8.2 HSPF**
  Air handlers must meet the Florida building code, Section 13-610.2.A.2.1 standard; see manufacturer's specifications.
  Split-system heat pumps: an outdoor thermostat set at 40° must be installed to prevent the heat strip from activating if outdoor temperature is above 40°
- [x] 4 **Ceiling registers: curved blade-type--fixed or adjustable; wall registers may be flat-blade, installed/adjusted to direct airflow across ceiling**
- [x] 5 **Insulation installation meets Energy Star Grade I; sealing of thermal enclosure/envelope meets current IECC standard for limiting air infiltration** Grade 1: Appendix A, pg A-11
  Attic insulation type: ___ R-value: ___ Wall insulation type: ___ R-value: ___
- [x] 6 **Water heater meets the following minimum efficiency criteria:**
  Gas units meet current Energy Star Energy Factor, OR if no gas is available in right-of way: ≥40 gallon electric WH with ≥0.94 EF; OR meets a Section 7--4-Star requirement (See 7.05--7.09)
- [x] 7 **Any wood/gas-burning fireplace/stove in conditioned space is vented and sealed; meets specifications in Guide**
- [x] 8 **Exhaust fans venting to outside for cooktops and bathrooms with tub or shower**
  Kitchen exhaust that equals or exceeds 400cfm has make-up air provided
- [x] 9 **Low-VOC interior wall and ceiling paint: VOC ≤100 grams per liter or is CoA recycled paint; VOC documentation required** — CoA Recycled Paint
  Brand and product — COA recycled — VOC g/l
- [x] 10 **Blocking for grab bars installed in all showers and tubs**
- [x] 11 **All toilets meet code and are EPA WaterSense models** (If tank and bowl are separate, combination must be WaterSense) — WaterSense
- [x] 12 **Energy Star-qualified appliances / fixtures-- ≥4 from following list: appliances, ventilation fans light fixtures, ceiling fans**
- [x] 13 **Ceiling fans: minimum of 2 installed within heated and cooled space**
- [x] 14 **Planting beds have a minimum depth of 6" of soil containing 25% compost (such as Dillo Dirt) and minimum depth of 2" organic mulch**
- [x] 15 **A minimum of 90% of new plants are from current Grow Green plant list** — Grow Green
- [x] 16 **Current City of Austin IRC, IECC Codes and Amendments must be met, regardless of project location Among others, note that the following energy-related standards must be met:** — CoA Codes
- [x] 17 **Home Performance Testing**
  x New construction: all home performance testing as per code
  OR Renovated home: meets Star level requirement (See Rating Guide for testing standard) — Rating Guide
  Note: If you intend to obtain an Energy Star Rating, code-required testing must be done by a HERS rater.

[X] **All Basic Requirements Fulfilled**

B. Measures For Points

Place an x in the yellow column to the left of the measures you intend to incorporate in your project.
If measure has either/or, do not check both: points will subtract.
See far-left green column for star level requirements above One Star and S.M.A.R.T. Housing requirements.
Required star items are cumulative: e.g. all items required for a 3-Star Rating are required for a Four-Star Rating.

Star Requirements	Points for Measure	x	No.	Measure
SECTION 1. PLANNING PROCESS				
	3	x	1.03	AEGB Green by Design workshop attended by member of current design +/or builder staff — Date:
	2	x	1.05	Homeowner training
SECTION 2. SITE				
	3	x	2.01	Lot size is less than 5,750 sq. ft.
	3	x	2.06	Trees are protected with fencing at the drip line; and/or a tree protection plan by a professional arborist is followed
	3	x	2.07	Permanent erosion and storm-water control measures (e.g. retaining walls, piped drainage system, berms and swales, French drain, rain garden)
SECTION 3. DESIGN				
3	0	x	3.03	Energy-efficient design allows 600 or more square feet of living space/ton of cooling capacity if home is 1500 square feet or larger (as determined by Manual J calculation); if less than 600 sf of living space per ton for smaller home, tonnage must be approved by Rater
4	3	x	3.07	Indoor cooling equipment is located within the thermal enclosure/envelope
4	5	x	3.08	All duct work is located within the thermal enclosure/envelope; OR home has no duct work
	2	x	3.11	Covered, usable porch other than front porch (minimum side dimension: 6'; minimum area 100 sf)
	2	x	3.14	All roof overhangs project a minimum of 24" horizontally
	1	x	3.17	No skylights into conditioned space
	2	x	3.18	Designed, effective cross-ventilation with operable windows in main living areas
	3	x	3.19	Designed, effective stack ventilation (e.g. operable windows in cupola, clerestory or top of stairwell)
	1	x	3.25	Attached garage has exhaust fan with timer or passive vents installed 18" above floor
	2	x	3.28	All interior doors are 2'-6" or wider (doors to non-walk-in closets excepted)
	1	x	3.31	Dedicated kitchen recycling center; approved by Rater
SECTION 4. MATERIAL EFFICIENCY				
	1	x	4.12	Headers are sized for the loads they bear; no headers in non-load-bearing walls
	1	x	4.18	Engineered floor trusses or materials/products such as webbed trusses, I-joists, truss joists, LVLs
	1	x	4.19	Engineered roof trusses or materials/products such as I-joists, truss joists, LVLs, SIP panels
	2	x	4.21	Use of recycled-content products
	2	x	4.22	Use of local materials/products for major elements of the home; harvested or manufactured within 500 miles
SECTION 5. CONSTRUCTION WASTE MANAGEMENT				
2	4	x	5.04	Minimum 50%-by-weight of waste is recycled/reused, not landfilled; documentation required — Total: — Documentation
	4		5.05	OR Construction waste management plan, approved by Rater at commencement of project; documentation required
SECTION 6. THERMAL ENVELOPE, MOISTURE AND PEST CONTROL				
	3	x	6.02	All wood framing is treated with borate to a minimum of 3 feet above the foundation; OR structure is not termite-edible
	1	x	6.03	All exterior wood-to-concrete connections are separated by metal or plastic fasteners/dividers (e.g. deck posts)
	2	x	6.04	Window and exterior door glass: ≤0.35 U-Factor
	1	x	6.06	"Raised-heel"/"energy" roof trusses (vented attics only)
	5	x	6.08	AND/OR Closed/sealed attic system: unvented; polyurethane foam insulation at roof; minimum 5.5" depth
	5	x	6.13	Roofing: Metal x Tile Green/Vegetative
	2	x	6.14	Roofing material installed with air-space offset between roofing and roof deck from eave to ridge
	3	x	6.15	Complete gutter and downspout system directs stormwater away from foundation to landscaping or catchment system
SECTION 7: PLUMBING				
4	2		7.05	Gas water heater is sealed-combustion/direct vent model; minimum efficiency: 0.80 EF (Energy Factor)
	2	x	7.06	OR Gas water heater is tankless/on-demand; minimum efficiency: 0.82 EF
SECTION 8: MECHANICAL				
	2	x	8.01	Cooling tonnage does not exceed 4 tons
	2	x	8.08	Gas furnace is sealed-combustion/direct-vent model
	3	x	8.10	Air-tight supply boots (prefabricated or ductboard)
	1	x	8.11	Ductwork system is masked / sealed at supplies and returns during construction
4	2	x	8.12	Mechanical ventilation with automatic damper and timer provides fresh air into return-air plenum
	1	x	8.15	Stand-alone hygrometer; OR thermostat has integral hygrometer or humidistat
	2	x	8.16	HVAC filter: ≥ 4" pleated-media, or electronic (not electrostatic); easily accessed; HVAC system designed for filter type
SECTION 9: ELECTRICAL				
	2	x	9.01	Ceiling fans in all bedrooms
2	2	x	9.03	Bathroom exhaust fans are connected to timer or humidistat (not motion-sensor); recommended sone rating: ≤ 1.0
	2	x	9.04	Recessed-can lighting fixtures do not penetrate the thermal enclosure; OR no recessed-can fixtures are installed
	3	x	9.05	Energy Star Advanced Lighting Package requirements met — Advanced Lighting Package
	3	x	9.06	Energy Star-qualified appliances/fixtures: ≥2 in addition to 4 of Basic Requirements 1) 2)
	2	x	9.09	All exterior light fixtures are designed to reduce up-lighting/light pollution; or fixture locations are shielded from above
SECTION 10: INDOOR ENVIRONMENTAL QUALITY				
4	2	x	10.02	Finish floor is durable material for a minimum 50% of all floor area (e.g. ceramic tile, concrete, wood)
5	0	x	10.06	Any non-durable flooring installed is rapidly renewable or CRI Green Label — Material/Product:
	1	x	10.09	All doors have lever handles
SECTION 11: OUTDOOR LIVING AND LANDSCAPING				
	2	x	11.04	Permeable materials used for a minimum of 25% of driveways, parking areas, walkways, and patios; not installed over impermeable base
	2	x	11.05	Decking material of raised porch/deck is recycled-plastic/composite lumber
	1	x	11.06	Turfgrass does not exceed 50%, or existing vegetation is retained on ≥50% of pervious cover area
5	0	x	11.07	All new plants are from Grow Green list AND turfgrass area installed or planned does not exceed 2000 sq. ft.
	4	x	11.08	Turfgrass/lawn in full sun is AEGB-approved low-water variety (e.g. common bermuda, zoysia, buffalo) — Variety:
5	4	x	11.09	Newly installed turfgrass areas have at least 6" of soil containing 25% compost — OR no turfgrass is installed or planned

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CORNERSTONE GROUP ARCHITECTS
7000 BEE CAVES RD, SUITE 200 AUSTIN TX 78746 T (512) 329 0007 F (512) 329 0008 WWW.CGAPARTNERS.NET

THE RAFFAELE RESIDENCE
19404 LOS ALAMITOS LANE
THE GUADALUPE (PLAN B)
THE RESERVE AT LAKE TRAVIS

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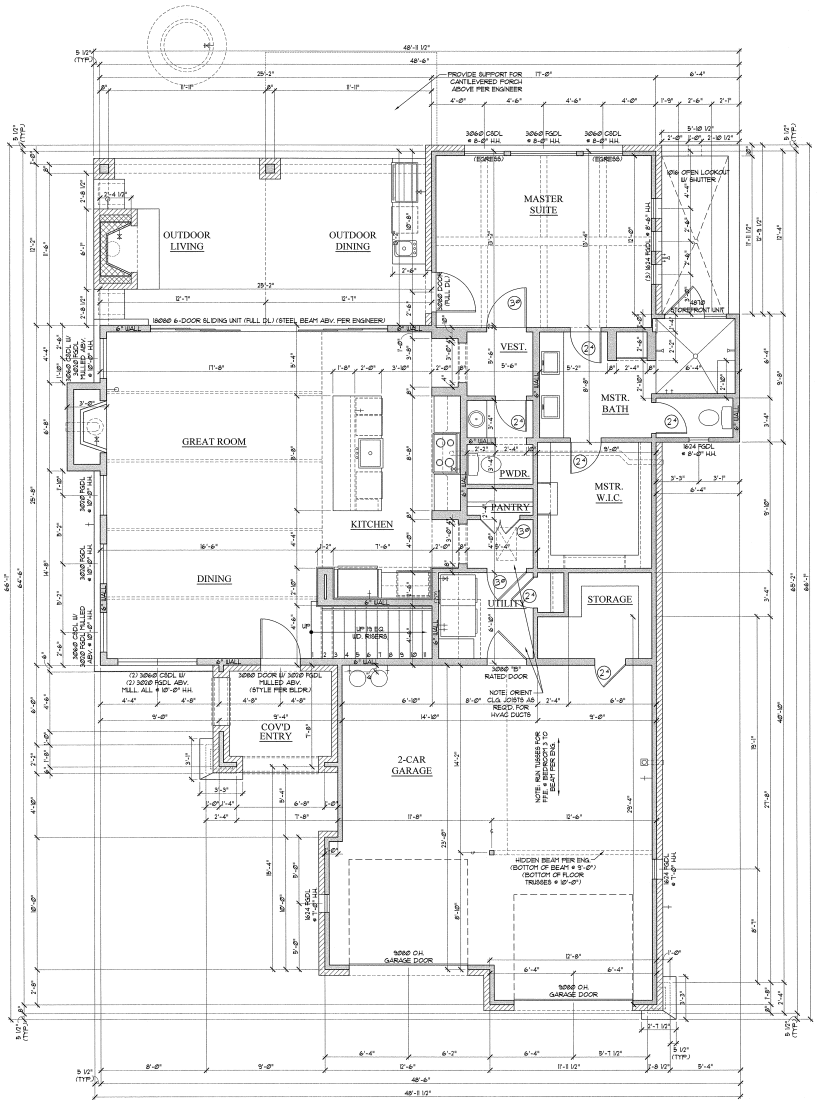
REVISION:

REGISTERED ARCHITECT — MARK D. CARLSON — 13927 — STATE OF TEXAS
12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

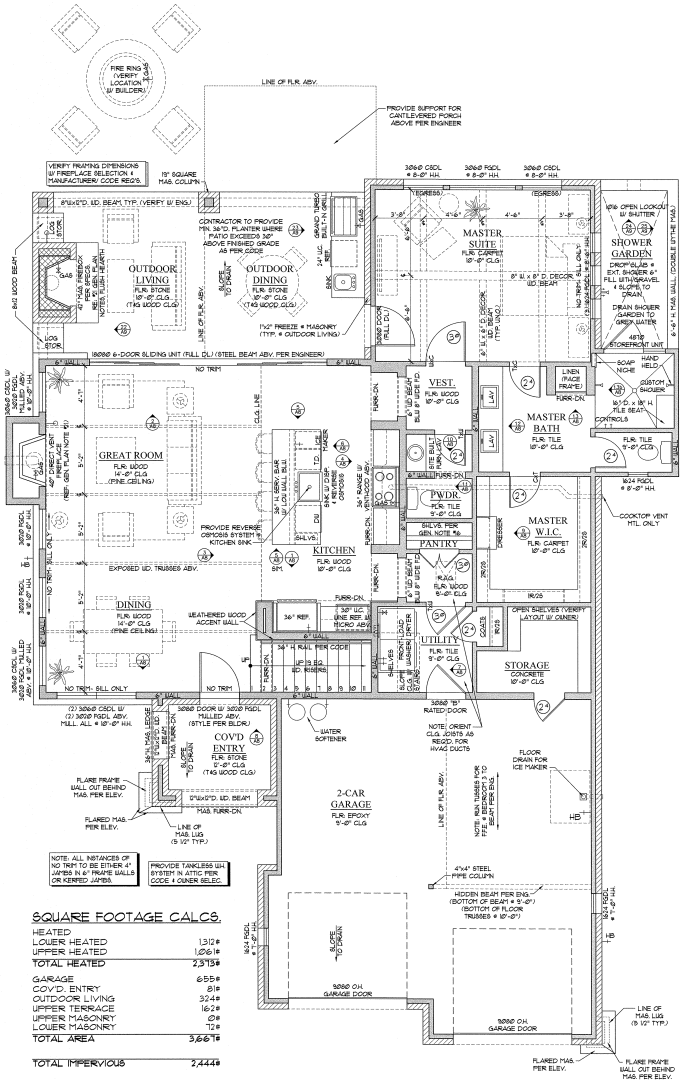
SHEET A-1
1 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	-X
PROJECT MGR:	MC



FIRST FLOOR DIMENSION PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR NOTES PLAN

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE CALCS.

HEATED	
LOWER HEATED	1,312#
UPPER HEATED	1,061#
TOTAL HEATED	2,373#
GARAGE	655#
COVD. ENTRY	81#
OUTDOOR LIVING	324#
UPPER TERRACE	162#
UPPER MASONRY	0#
LOWER MASONRY	72#
TOTAL AREA	3,667#
TOTAL IMPERVIOUS	2,444#

GENERAL PLAN NOTES:

1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

2.0 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.

3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.

5.0 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.

6.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

7.0 PROVIDE ELECTRIC FOR POOL, W/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL W/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.

8.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.

9.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).

10.0 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.

11.0 IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 150 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.

12.0 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 9'-0" OR LESS, 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.

13.0 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.

14.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

15.0 PROVIDE WEATHERSEAL AND A 5 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

16.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING 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.

17.0 ALL 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.

18.0 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.

19.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

20.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

21.0 ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

LEGEND:

GAS KEY — SHOWER HEAD

GAS — HOSE BIBB

cornerstone architects

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REVISION:

REGISTERED ARCHITECT MARK C. DAVIS 10921 STATE OF TEXAS

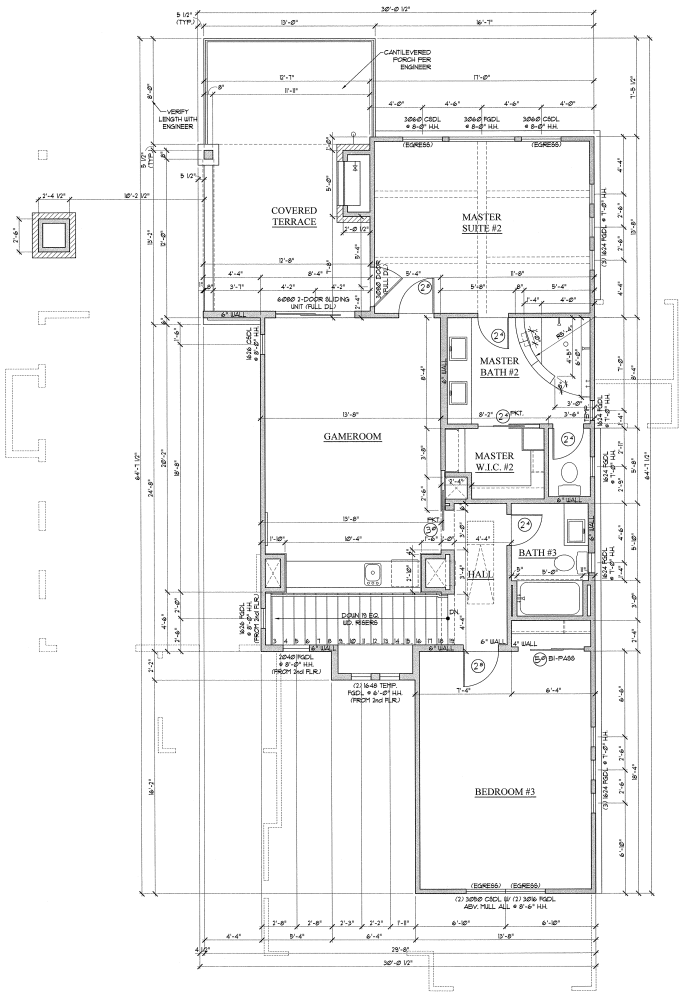
12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

SHEET A-2

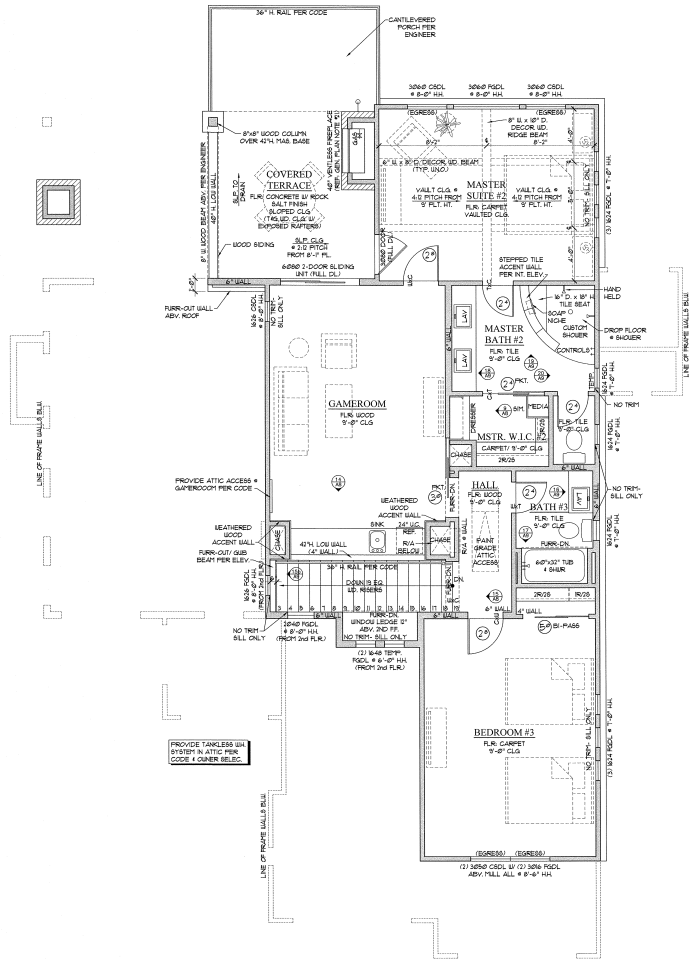
2 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	-X
PROJECT MGR:	MC



SECOND FLOOR DIMENSION PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR NOTES PLAN

SCALE 1/4" = 1'-0"

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REVISION:

REGISTERED ARCHITECT — STATE OF TEXAS

12/3/15

RAFFAELE RESIDENCE
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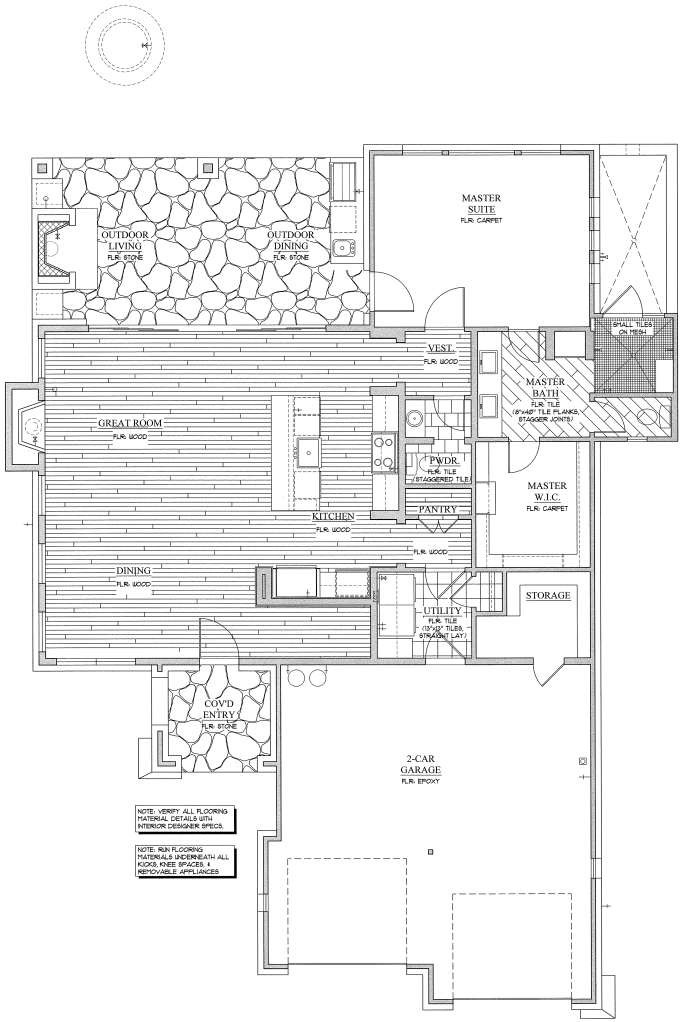
RESERVE @ LT

SHEET A-3

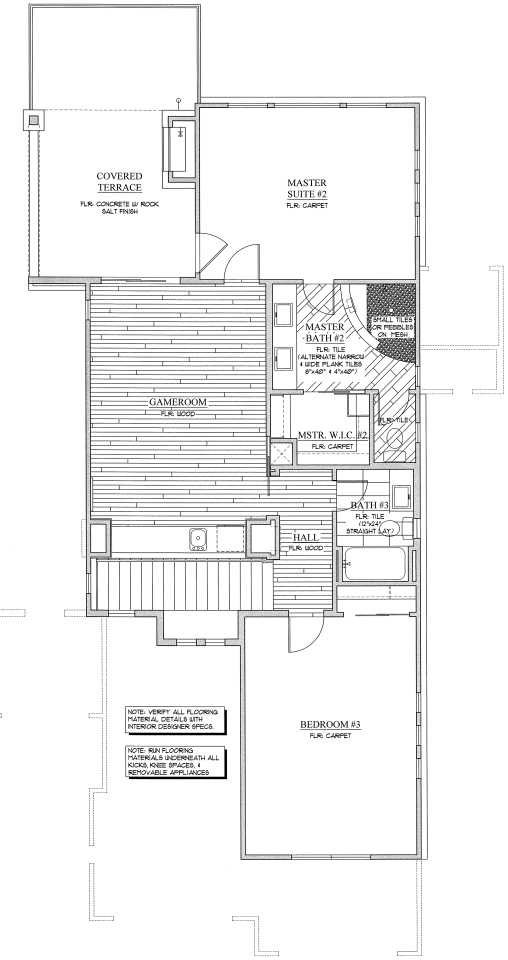
3 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	-X
PROJECT MGR:	MC



FIRST FLOOR FLOORING PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR FLOORING PLAN

SCALE 1/4" = 1'-0"

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REVISION:

REGISTERED ARCHITECT
MARK D. CARPENTER
1983
STATE OF TEXAS

12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

SHEET A-4
4 OF 14

PROJECT NO.	15165
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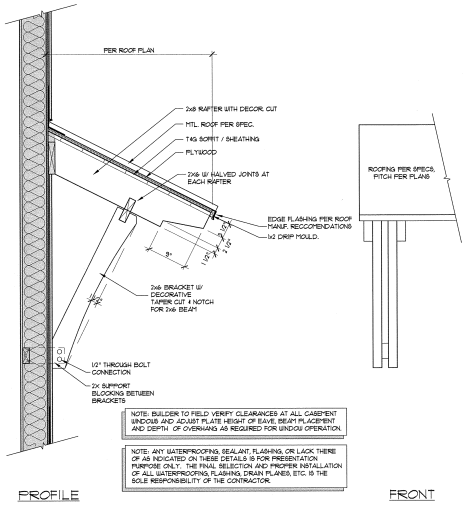
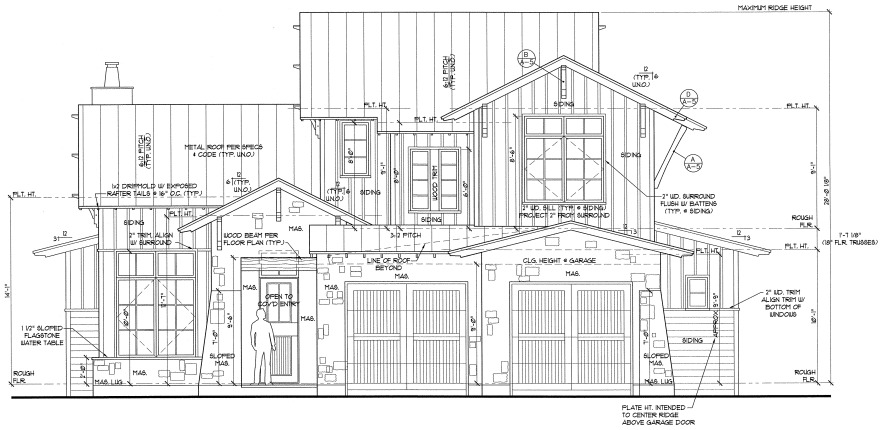
PROJECT MGR:	MC



NOTE: BUILDER TO FIELD VERIFY CLEARANCES AT ALL CASEMENT WINDOWS AND ADJUST PLATE HEIGHT OF EAVE BEAM PLACEMENT AND DEPTH OF OVERHANG AS REQUIRED FOR WINDOW OPERATION.

NOTE: ANY WATERPROOFING, SEALANT, FLASHING, OR LACK THERE OF AS INDICATED ON THESE DETAILS IS FOR PRESENTATION PURPOSE ONLY. THE FINAL SELECTION AND PROPER INSTALLATION OF ALL WATERPROOFING, FLASHING, DRAIN PLANES, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

(A) AWNING DETAIL
SCALE 1" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES

1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.

2.0 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 W.D. TRIM AT SIDING/WOOD VENEERS.

3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

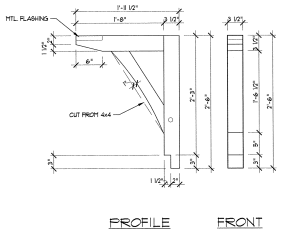
4.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.

5.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.

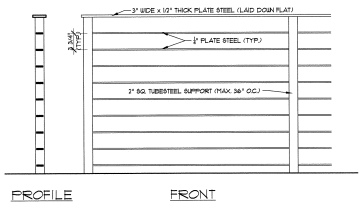
6.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHENEVER POSSIBLE.

7.0 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.

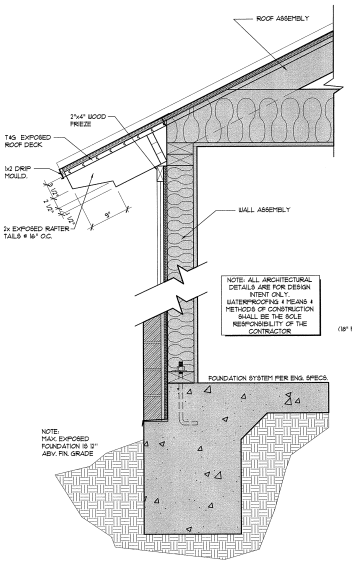
8.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.



(B) BRACKET DETAIL
SCALE 1" = 1'-0"

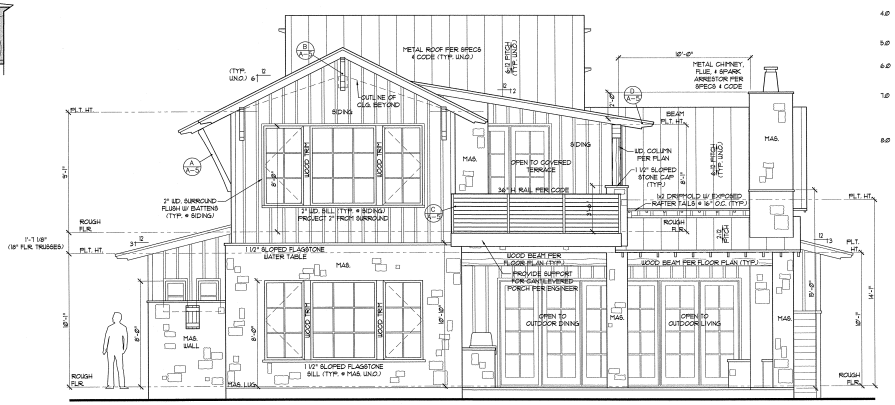


(C) RAIL DETAIL
SCALE 1" = 1'-0"



NOTE: ALL ARCHITECTURAL DETAILS ARE FOR DESIGN INTENT ONLY. WATERPROOFING & TEARS & METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

(D) TYP. EAVE DETAIL
SCALE 1" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

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REVISION:

REGISTERED ARCHITECT MARK D. CRAWFORD 20927 STATE OF TEXAS

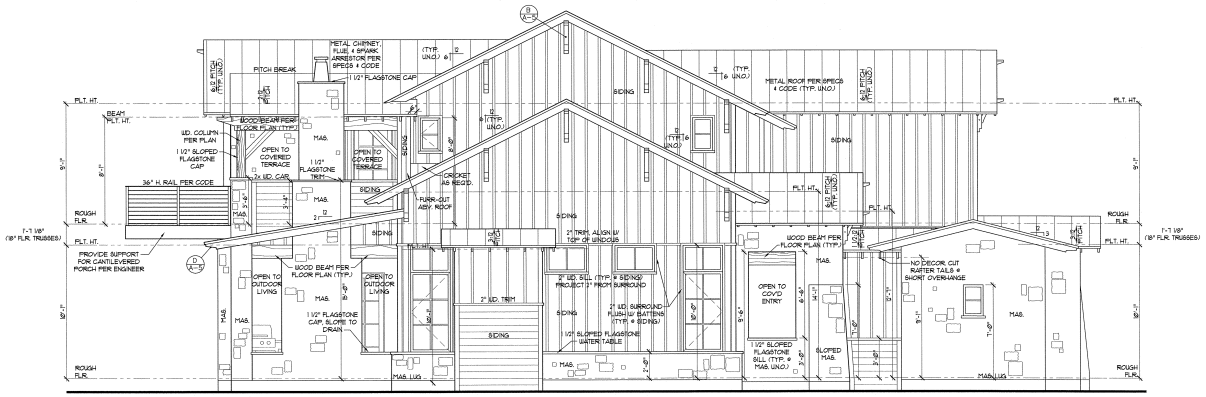
12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

SHEET A-5

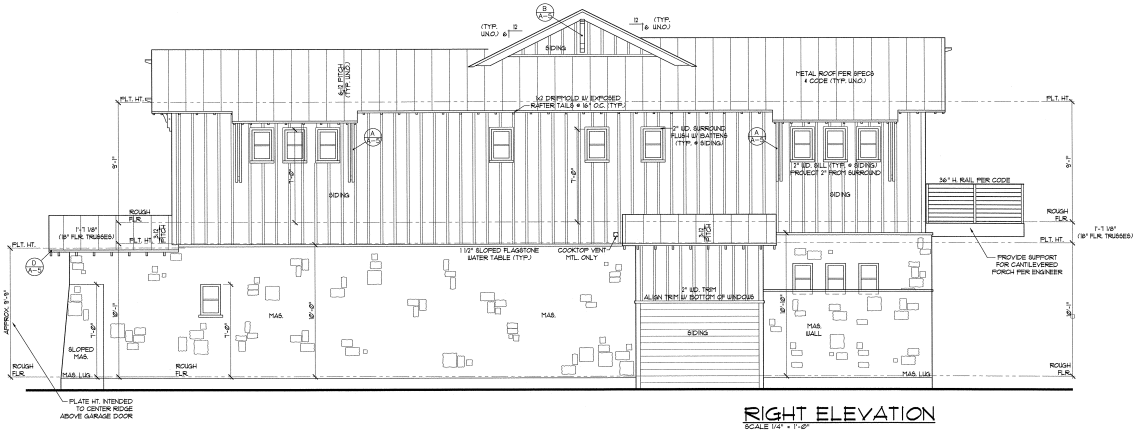
5 OF 14

PROJECT NO:	15165
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	-X
PROJECT MGR:	MC



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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REVISION:

REGISTERED ARCHITECT MICHAEL D. CARNEY 10992 STATE OF TEXAS

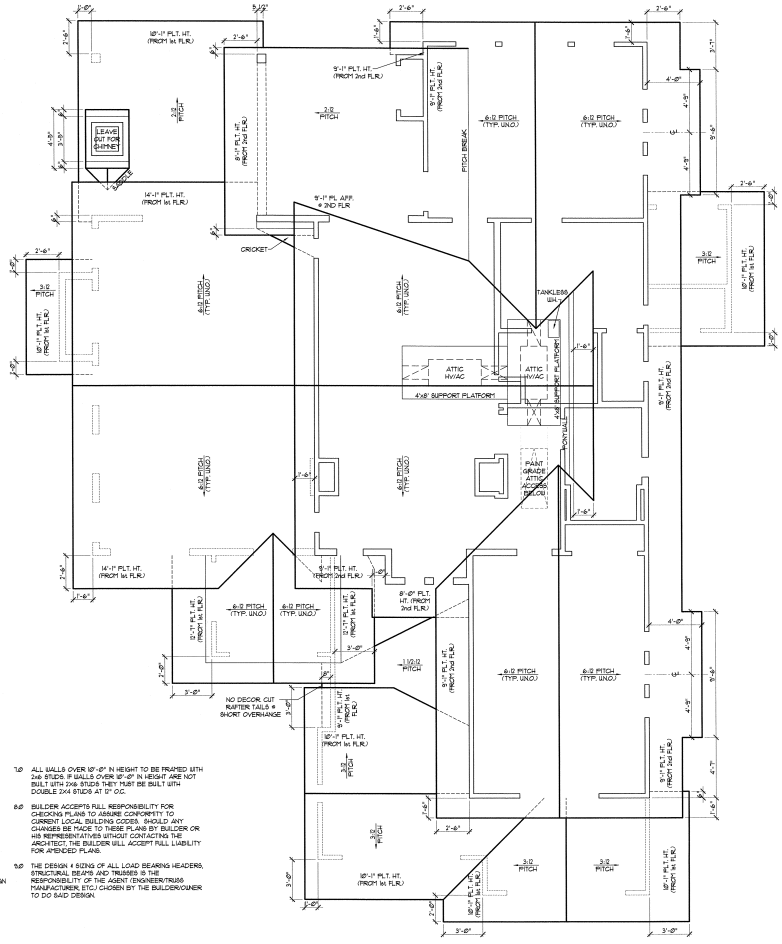
12/3/15

RAFFAELE RESIDENCE
194604 LOS ALAMITOS
RESERVE @ LT

SHEET A-6

6 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	- X
PROJECT MGR:	MC



ROOF PLAN

SCALE 1/4" = 1'-0"

GENERAL ROOF NOTES:

1.0 PITCHES TO BE AS NOTED ON PLANS.

2.0 HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.

3.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHENEVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

4.0 UNO. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

5.0 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

6.0 WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.

7.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.

8.0 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.

9.0 THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.

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REVISION:

REGISTERED ARCHITECT MARK D. CARTER 13967 STATE OF TEXAS

12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
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SHEET A-7

7 OF 14

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DATE:	12/3/15
CHECKED BY:	-X
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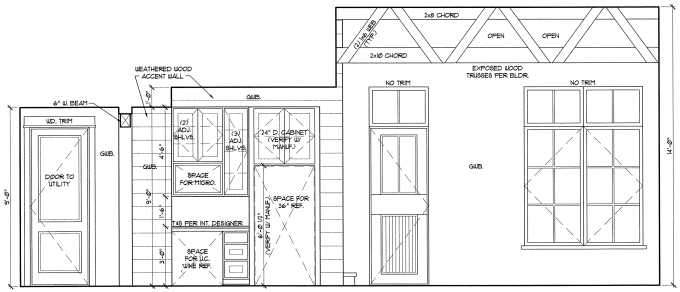
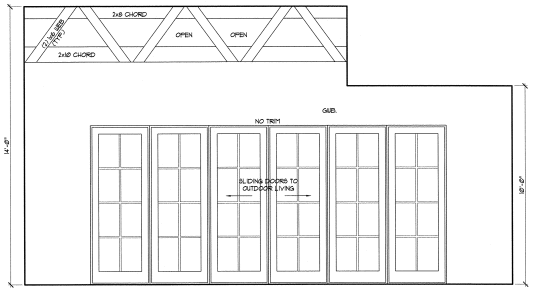
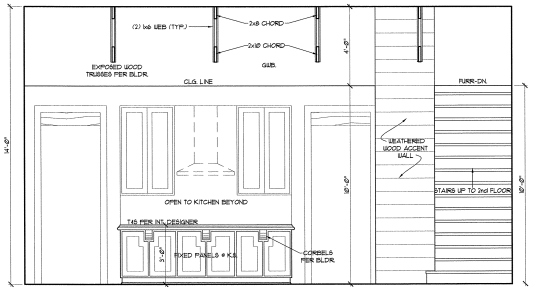


1 KITCHEN/ DINING



2 GREAT ROOM/ KITCHEN



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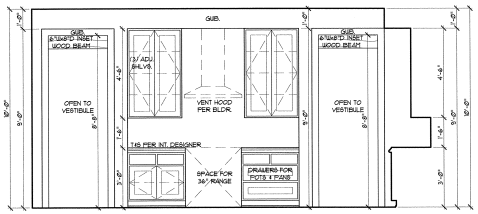
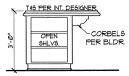


4 KITCHEN



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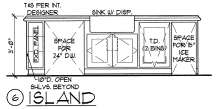

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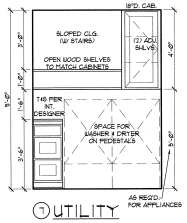

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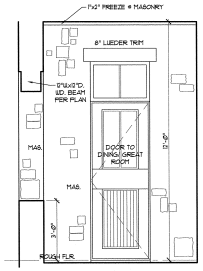

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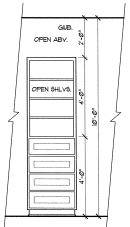

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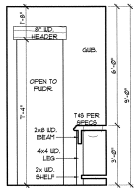

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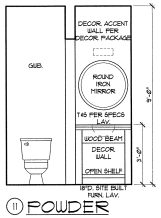

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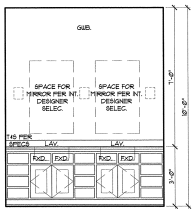
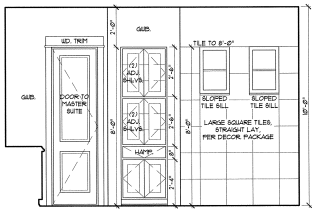


12 MSTR. BATH



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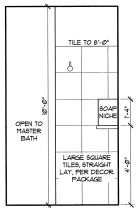

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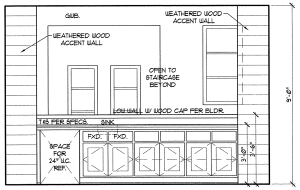
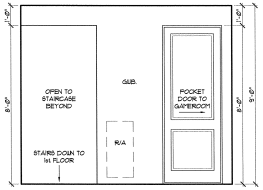


14 HALL/ GAMEROOM



15 HALL

GENERAL INT. ELEV. NOTES

1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.

2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT STILE PLACEMENT & WIDTH.

3.0 VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER OR BUILDER. STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT, FRONTS & HARDWARE.

4.0 SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.

5.0 LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.

6.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

7.0 PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.

8.0 PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW.

9.0 PROVIDE GROMMETS AS REQ'D. FOR CABLES AT ENTERTAINMENT CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.

10.0 CABINET CONTRACTOR TO PROVIDE AND INSTALL END PANELS TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT RAISED BAR LOCATIONS. PROVIDE MATCHING OR PER DESIGNER SELECTION BULKHEADS AS REQUIRED FOR STURDY TOP SUPPORT.

11.0 TOP & SPLASH MATERIAL AT ALL CABINETS PER INT. DESIGNER.

12.0 CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.

13.0 SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.

INTERIOR ELEVATIONS

SCALE 3/8" = 1'-0"

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REVISION:

REGISTERED ARCHITECT JOHN D. CARNES 10981 STATE OF TEXAS

12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
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SHEET A-8

8 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
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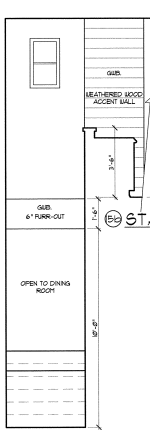
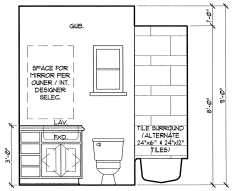
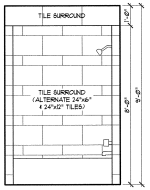
CHECKED BY:	JC
PROJECT MGR:	MC



15 STAIRS



16 BATH #3



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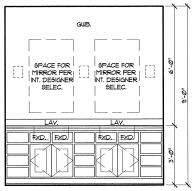

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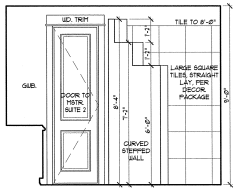

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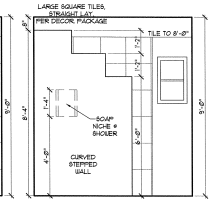

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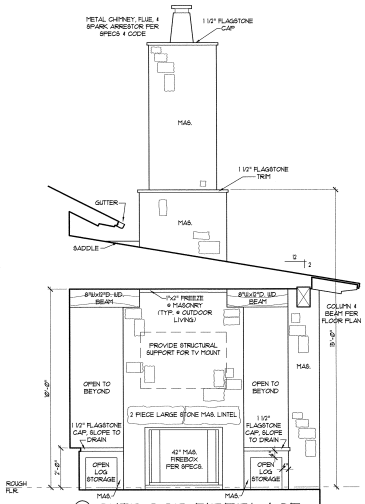
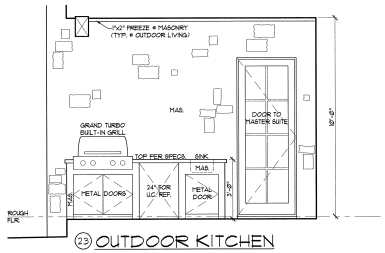
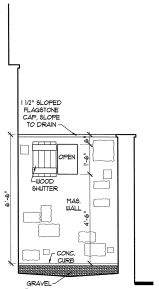


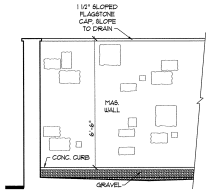
22 OUTDOOR FIREPLACE



23 OUTDOOR KITCHEN



24 OUTDOOR SHOWER GARDEN



25 OUTDOOR SHOWER GARDEN

GENERAL INT. ELEV. NOTES

1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.

2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DRAWER PLACEMENT, FRONTS & HARDWARE.

3.0 VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER OR BUILDER. STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT, FRONTS & HARDWARE.

4.0 SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.

5.0 LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.

6.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

7.0 PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.

8.0 PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW.

9.0 PROVIDE GROMMETS AS REQ'D. FOR CABLES AT ENTERTAINMENT CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.

10.0 CABINET CONTRACTOR TO PROVIDE AND INSTALL END PANELS TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT RAISED BAR LOCATIONS. PROVIDE MATCHING OR PER DESIGNER SELECTION BULKHEADS AS REQUIRED FOR STURDY TOP SUPPORT.

11.0 TOP & SPLASH MATERIAL AT ALL CABINETS PER INT. DESIGNER.

12.0 CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.

13.0 SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.

INTERIOR ELEVATIONS

SCALE 3/8" = 1'-0"

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REVISION:

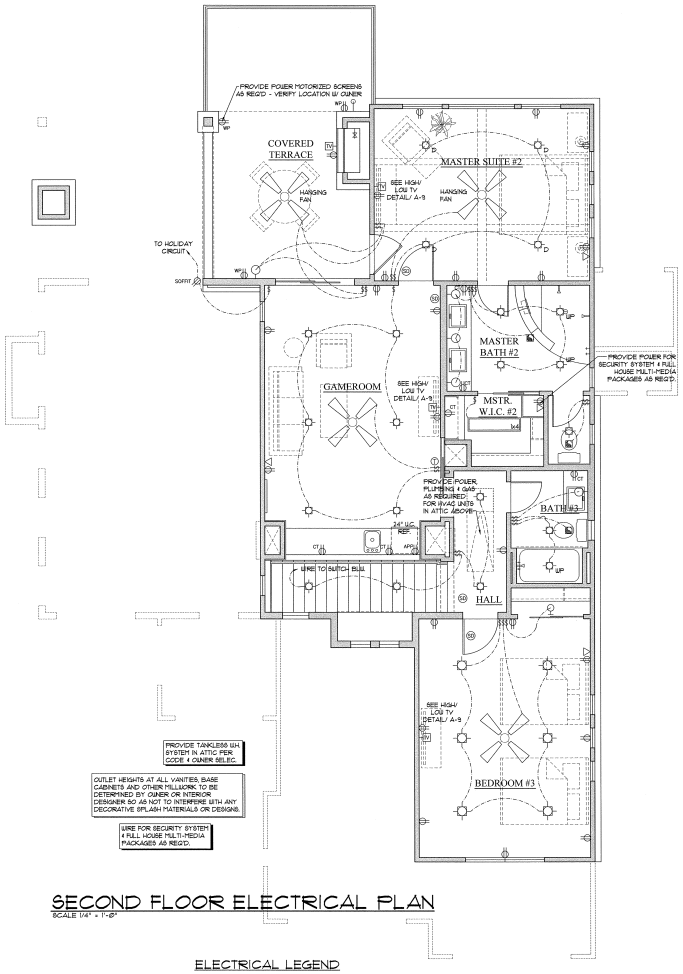
REGISTERED ARCHITECT RAFAEL P. GARCIA 13892 STATE OF TEXAS

12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

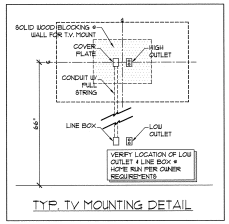
SHEET A-9
9 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	X
PROJECT MGR:	MC

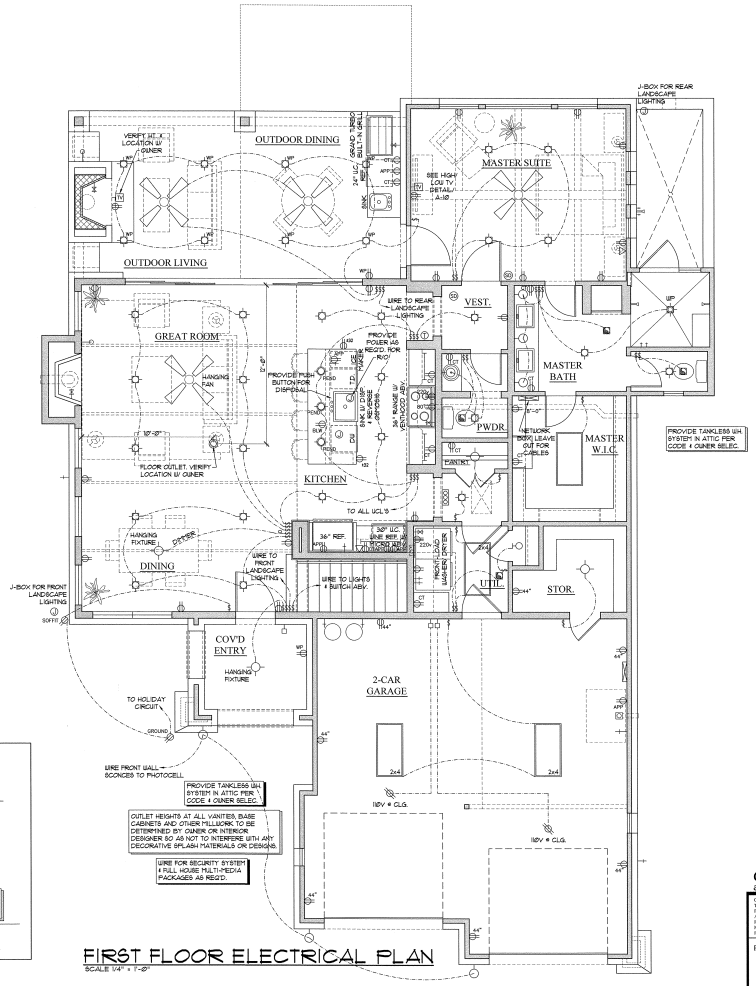


SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



TYP. TV MOUNTING DETAIL



FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND

- SWITCH
- SWITCH - DIMMER
- SWITCH - WATERPROOF
- SWITCH - PUSH BUTTON
- OUTLET - 110V DUPLEX
- OUTLET - ABOVE COUNTER (VERIFY HEIGHT)
- OUTLET - 110V WATERPROOF
- OUTLET - 110V BET BELOW COUNTERTOP
- OUTLET - 110V SPLIT WIRE SWITCH TOP PLUG ONLY
- FLOOR OUTLET - 110V
- CEILING OUTLET - 110V
- OUTLET - 110V QUADPLEX
- OUTLET - 220V
- JUNCTION BOX
- OUTLET - CATS CONNECTION
- OUTLET - PHONE
- OUTLET - FLOOR PHONE
- OUTLET - TELEVISION
- OUTLET - COMBINATION MEDIA
- GAS BIB
- GAS SHUT-OFF KEY
- MOTION DETECTOR
- KEYPAD / AUTOMATION CONTROL PAD
- ELECTRICAL SERVICE PANEL
- DOORBELL CHIMES
- THERMOSTAT
- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- INTERCOM / SPEAKER
- LIGHT - CEILING MOUNT
- LIGHT - WALL MOUNT
- LIGHT - RECESSED CAN
- LIGHT - RECESSED DIRECTIONAL
- LIGHT - RECESSED CAN WATERPROOF
- LIGHT - MINI RECESSED CAN
- LIGHT - RECESSED W/ WALLWASH TRIM or ADJ. APERTURE
- LIGHT - PENDANT (TYPE)
- LIGHT - RECESSED PIN SPOT
- LIGHT - WALLWASH FIXTURE
- LIGHT - MINI FLOOD
- LIGHT - LOW VOLTAGE UPLIGHT
- LIGHT - LOW VOLTAGE HALOGEN
- LIGHT - LOW VOLTAGE DIRECTIONAL SPOT
- CEILING FAN (WITHOUT LIGHT)
- LIGHT - FLUORESCENT
- LIGHT - UNDER CABINET (TYPE PER SPECS)
- LIGHT - TRACK
- LIGHT - FLOOD
- LIGHT - RECESSED IN RISER
- 110 CFM EXHAUST / VENT (ENERGY STAR)
- HEAT LAMP
- VENT / LIGHT COMBO
- VENT / LIGHT / HEAT COMBO
- CEILING FAN W/ LIGHT KIT

GENERAL ELECTRICAL NOTES:

1.0 ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2.0 ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.

3.0 THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.

4.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.

5.0 COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.

6.0 ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE BAFFLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.

7.0 ALL SWITCHES TO BE @ 3'-0" AFF. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.

8.0 PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.

9.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.

10.0 VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.

11.0 OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A GFI CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.

12.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.

13.0 HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL UNLESS NOTED OTHERWISE.

14.0 LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.

15.0 PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.

16.0 NOTE TO SUBCONTRACTOR: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.

17.0 SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS.) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.

18.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.

19.0 OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.

20.0 PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTERTAINT. CENTERS, MEDIA CENTERS AND AUDIO/VIDEO CENTERS.

21.0 MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.

22.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

23.0 PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.

24.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHES FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.

25.0 SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.

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REVISION:

REGISTERED ARCHITECT MARC D. CARTER 18927 STATE OF TEXAS

12/3/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

SHEET A-10
10 OF 14

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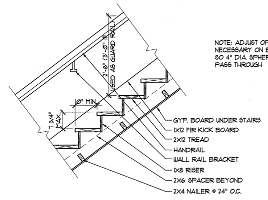
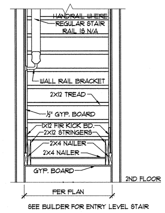
DRAWN BY:	EW
DATE:	12/3/15
CHECKED BY:	-X
PROJECT MGR:	MC



1 STAIR SECTION
SCALE: 1/2" = 1'-0"



2 STAIR SECTION
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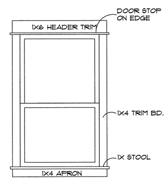
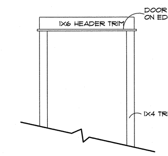


3 INT. WINDOW TRIM (TYP.)
SCALE: 1/2" = 1'-0"



4 INT. DOOR TRIM (TYP.)
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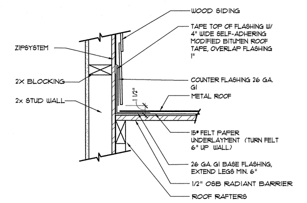
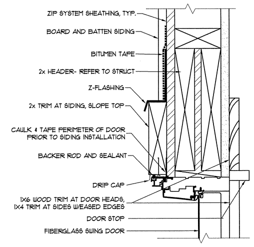
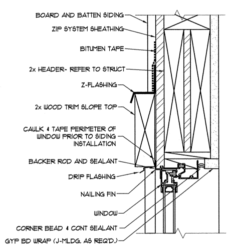


5 WALL TO ROOF FLASHING
SCALE: 1 1/2" = 1'-0"

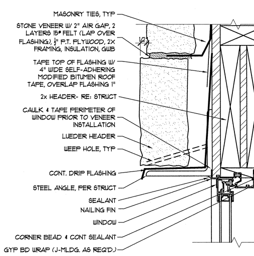


6 SWING DOOR HEAD
SCALE: 3" = 1'-0"

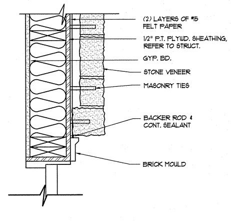
NOTE: IF INSTALLATION DETAIL PROVIDED BY MANUFACTURER OF WINDOW, USE MFG. DETAIL INSTEAD OF DETAILS PROVIDED HERE.



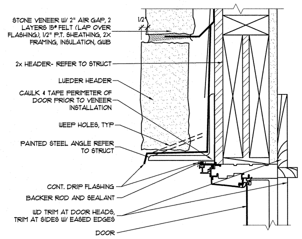
7 WINDOW HEAD
SCALE: 3" = 1'-0"



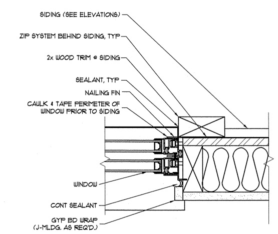
8 WINDOW HEAD
SCALE: 3" = 1'-0"



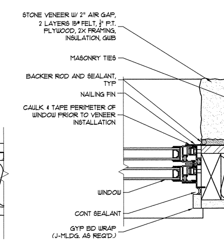
9 SWING DOOR JAMB
SCALE: 1 1/2" = 1'-0"



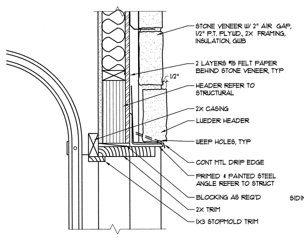
10 SWING DOOR HEAD
SCALE: 3" = 1'-0"



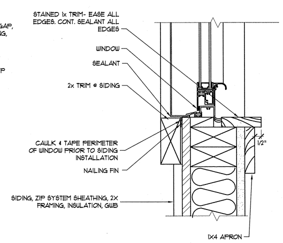
11 WINDOW JAMB
SCALE: 3" = 1'-0"



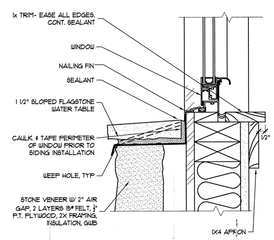
12 WINDOW JAMB
SCALE: 3" = 1'-0"



13 GARAGE HEAD
SCALE: 1 1/2" = 1'-0"



14 WINDOW SILL
SCALE: 3" = 1'-0"



15 WINDOW SILL
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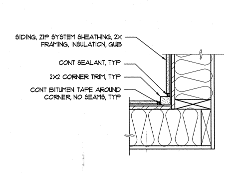
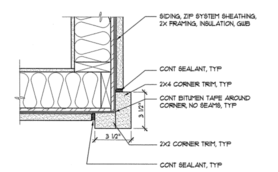


16 INSIDE CORNER TRIM
SCALE: 1 1/2" = 1'-0"



17 OUTSIDE CORNER TRIM
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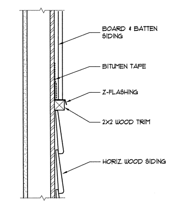

18 TRANSITION DETAIL
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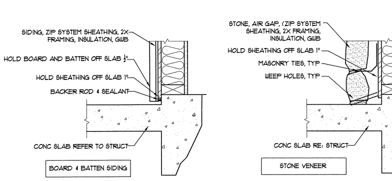

19 ENTRY LEVEL DETAIL
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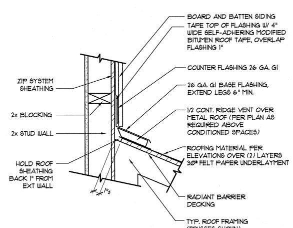
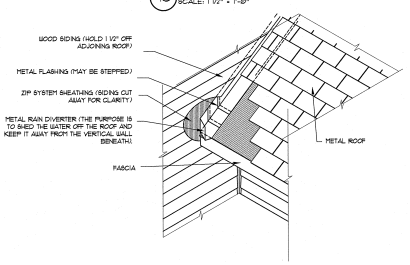
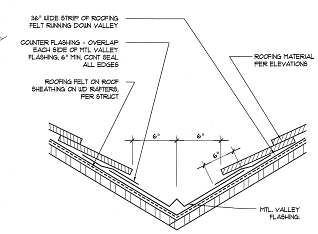


WALL TO ROOF FLASHING DETAIL (ROOF SLOPES AWAY FROM WALL)

20 WALL TO ROOF FLASHING
SCALE: 1 1/2" = 1'-0"



21 ROOF WALL INTERSECTION
SCALE: NTS



22 VALLEY FLASHING
SCALE: 1 1/2" = 1'-0"

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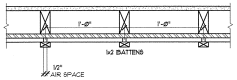
REVISION:

REGISTERED ARCHITECT MARK D. CARLSON 13927 STATE OF TEXAS
10/7/15

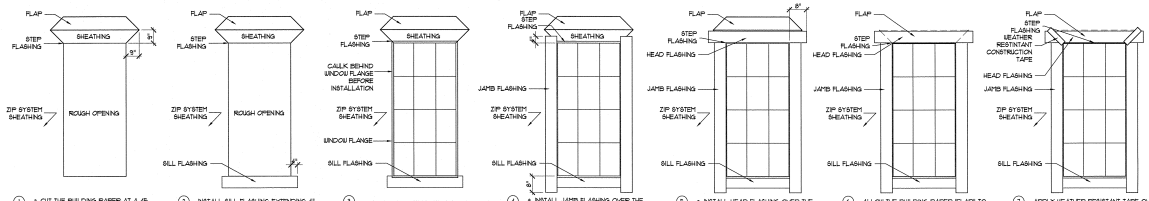
RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

SHEET D-1
11 OF 14

PROJECT NO.	15165
DRAWN BY:	EW
DATE:	10.7.15
CHECKED BY:	-X
PROJECT MGR:	MC

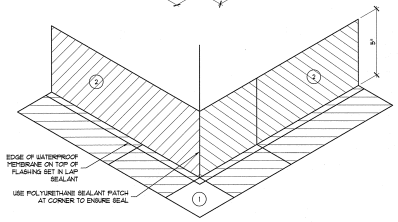


23 BOARD & BATTEN
SCALE: 1 1/2" = 1'-0"

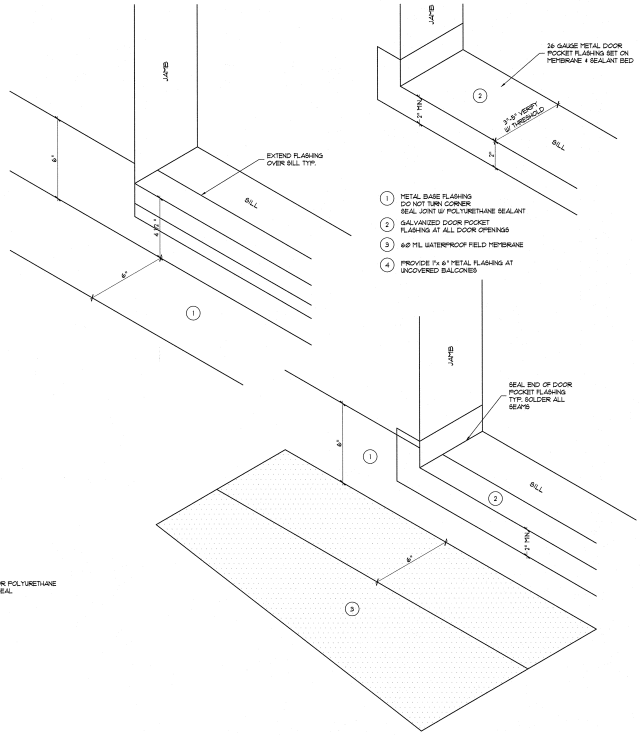


1. a. CUT THE BUILDING PAPER AT A 45 DEGREE ANGLE TO A POINT 9" UP & 9" OUT FROM THE UPPER CORNERS OF THE ROUGH OPENING.
   b. THIS WILL MAKE A "FLAP" THAT WILL BE USED TO COVER THE HEAD FLASHING IN STEP #6.
2. INSTALL SILL FLASHING EXTENDING 4" BEYOND THE ROUGH OPENING ON EACH SIDE.
   FLASHING AT STONE SILL CONDITION:
   a. ATTACH FLAP OF HOUSEWRAP TO WINDOW SILL.
   b. HANG LOOSE 2" BELOW SILL AND 6" PAST JAMBS. RE: SI/D1 FOR STONE SILL DETAIL.
3. a. APPLY A CONTINUOUS BEAD OF CAULKING ON THE BACK SIDE OF THE WINDOW FLANGE.
   b. INSTALL THE WINDOW ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.
4. a. INSTALL JAMB FLASHING OVER THE WINDOW FLANGE ON EACH SIDE.
   b. EXTEND THE JAMB FLASHING 4" ABOVE THE ROUGH OPENING & 8" BELOW THE ROUGH OPENING.
   c. DO NOT LET SILL FLASHING EXTEND BEYOND JAMB FLASHING.
5. a. INSTALL HEAD FLASHING OVER THE WINDOW FLANGE.
   b. EXTEND THE HEAD FLASHING 8" BEYOND THE ROUGH OPENING ON EACH SIDE.
6. ALLOW THE BUILDING PAPER "FLAP" TO DRAPE OVER THE HEAD FLASHING.
7. APPLY WEATHER RESISTANT TAPE OVER THE 45 DEGREE ANGLE CUT IN THE BUILDING PAPER.

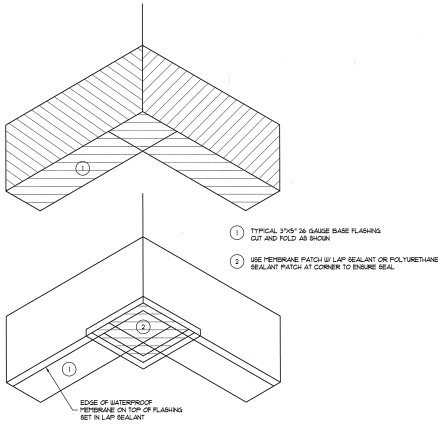
24 FLASHING AT WINDOW
SCALE NTS



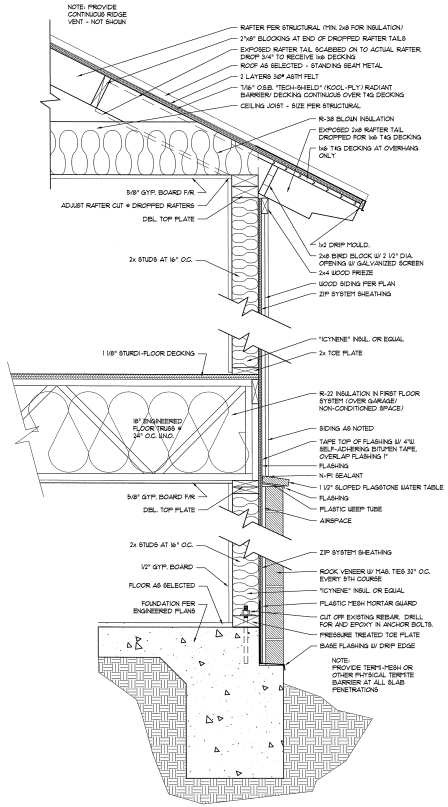
FLASHING AT 25 OUTSIDE CORNER
SCALE: NTS



2-PIECE FLASHING AT DOOR OPENING 27
SCALE: NTS



FLASHING AT 26 INSIDE CORNER
SCALE: NTS



28 WALL SECTION
SCALE 1" = 1'-0"

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REVISION:

REGISTERED ARCHITECT JOHN D. GARDNER 13927 STATE OF TEXAS

10/7/15

RAFFAELE RESIDENCE
19404 LOS ALAMITOS
RESERVE @ LT

SHEET D-2
12 OF 14

PROJECT NO:	13165
DRAWN BY:	EW
DATE:	10.7.15
CHECKED BY:	-X
PROJECT MGR:	MC

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