

**GENERAL NOTES AND SPECIFICATIONS**

1. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
4. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
5. THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2021 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
6. 2020 NEC AND 2021 IMC SHALL BE USED.
7. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS.
8. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
9. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
10. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
12. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
13. PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2021 EDITION OF THE I.R.C.
14. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2021 INTERNATIONAL BUILDING CODE.
15. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION.
16. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.
17. DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
  - NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
  - MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
  - PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
  - MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

**DEFINITIONS:**

**CONTINUOUS INSPECTION:** THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.

**PERIODIC INSPECTION:** THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

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**KITCHEN/BATHROOM NOTES:**

1. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
2. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
3. RANGE HOODS ARE TO BE VENTED PER MANUFACTURERS INSTRUCTIONS.
4. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
5. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
6. INSULATE WASTE LINES FOR SOUND CONTROL.
7. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS.
8. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
9. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.
10. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
11. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS).
12. GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
13. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING.
14. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
15. PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIREPLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
16. INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.
17. UNO ON PLANS.  
ATTIC R-38  
WALLS R-21  
FLOORS R-30

**MISCELLANEOUS NOTES:**

1. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND.
2. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
4. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.
5. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
6. DESIGN CRITERIA: 2021 IRC AND IBC  
ROOF: 50 PSF SNOW LOAD  
\*8 PSF TOP CHORD DL.  
\*7 PSF BOTTOM CHORD DL.  
\*5 PSF NET WIND UPLIFT.  
FLOOR: 40 PSF LL.  
\*10 PSF TOP CHORD DL.  
\*5 PSF BOTTOM CHORD DL.  
SOIL: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION  
FROST DEPTH: \*2'-0"  
SEISMIC ZONE: C,  
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.
7. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
8. FOR ANY STRUCTURE LOCATED WITHIN THE WILDLAND-URBAN INTERFACE (WUI) WILL BE REQUIRED TO MEET THE CLASS A IGNITION RESISTANT (IR) CONSTRUCTION REQUIREMENTS OF THE 2015 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC).
9. ALL VENTILATION OPENINGS, INCLUDING BUT NOT LIMITED TO ATTIC VENTS, UNDER-FLOOR VENTS OR ANY VENT IN THE EXTERIOR WALLS, SHALL BE CONSTRUCTED USING A NON-COMBUSTIBLE MATERIAL AND SHALL BE PROVIDED WITH EMBER PROTECTION PER THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC) 504.10 (AMENDED)

**CARPENTRY:**

1. SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION.
2. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES.
3. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER.
4. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.
5. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.
6. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER.
7. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.
8. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS.
9. ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS.
10. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
11. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS.
12. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.
13. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS.
14. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
15. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.
16. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS.
17. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES.
18. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).
19. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117.
20. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE.
21. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
22. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

**PREMANUFACTURED WOOD JOISTS:**

23. PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL.
24. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
25. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS.
26. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER.
27. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

**LUMBER SPECIES:**

28. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
29. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
30. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
31. ALL STUDS TO BE DF#2 OR BETTER.
32. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
  - ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
  - WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
  - FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
33. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
34. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

REVISION TABLE	
NUMBER	DATE

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

GENERAL NOTES

DRAWINGS PROVIDED BY:

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DATE:

SCALE:

SHEET:

G-1



**FRAMING NOTES:**

- 1 PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
- 2 PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
- 3 PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
- 4 PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
- 5 FRAMING: 2x4 No. 2 SYP @ 16 in. o.c. with 1/2 in. drywall

**NAILING NOTES: (PER IRC TABLE R602.3(1))**

JOIST TO SILL OR GIRDER  
BRIDGING TO JOIST  
SOLE PLATE TO JOIST OR BLK'G  
STUD TO SOLE PLATE  
TOP PLATE TO STUD

TOE NAIL (3)-8d  
TOE NAIL EA. END (2)-8d  
FACE NAIL 16d @ 16" OC  
TOE NAIL (4)-8d, END NAIL (2) 16d  
END NAIL (2)-16d

DOUBLE STUDS  
DOUBLE TOP PLATES  
CONTINUOUS HEADER, TWO PIECES  
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER  
TOP PLATES, LAPS AND INTERSECTIONS

FACE NAIL 16d @ 24" OC  
FACE NAIL 16d @ 16" OC  
16d @ 16" OC ALONG EA. EDGE  
16d @ 16" OC ALONG EA. EDGE  
FACE NAIL (2)-16d

CEILING JOISTS TO PLATE  
CONTINUOUS HEADER TO STUD  
CEILING JOISTS, LAPS OVER PARTITIONS  
CEILING JOISTS TO PARALLEL RAFTERS  
RAFTER TO PLATE  
1" BRACE TO EACH STUD AND PLATE  
BUILT-UP CORNER STUDS  
2" PLANKS

TOE NAIL (3)-8d  
TOE NAIL (4)-8d  
FACE NAIL (3)-10d  
FACE NAIL (3)-10d  
TOE NAIL (2)-16d  
FACE NAIL (2)-8d  
10d @ 24" OC  
(2)-16d @ EA.BRG.

1/2" PLYWOOD ROOF AND WALL SHEATHING

EDGES 8d @ 6" OC  
INTERMEDIATE 8d @ 12" OC

3/4" PLYWOOD SUBFLOOR

EDGES 8d @ 6" OC  
INTERMEDIATE 8d @ 12" OC

2x MULTIPLE JOISTS - STAGGER @ 15" OC  
W(2) @ EA. END OR SPLICE  
(3) OR FEWER  
(4) OR MORE  
WASHERS

16d NAILS  
1/2" DIA M.B. W/ STANDARD NUT AND

**ROOF FRAMING / TRUSS NOTES:**

1. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
6. ALL ROOF FRAMING 24" O.C.
7. ALL OVERHANGS 16".
8. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
9. ATTIC VENTILATION: REQUIRED ABOVE HOUSE.
10. MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.
11. WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO
12. ROOF & FLOOR TRUSS MANUFACTURER: \_\_\_\_\_

**RAILING NOTES:**

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
11. EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

**GENERAL PLUMBING & HVAC NOTES:**

1. HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
2. THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
6. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
7. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
10. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
12. INSULATE WASTE LINES FOR SOUND CONTROL.
13. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

**KITCHEN AND CABINET NOTES:**

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE. SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

**GLAZING & WET SURFACES:**

1. PER 2021 IRC R308.4.5, GLAZING UNDER 60 IN. VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE WITHIN 60 IN. HORIZONTALLY FROM THE WATER'S EDGE IN ALL DIRECTIONS REQUIRES SAFETY GLAZING.
2. PER 2021 IRC R308.4.1, GLAZING IN DOORS SHALL REQUIRE SAFETY GLAZING
3. PER 2021 IRC R308.4.3, ANY GLAZING LARGER THAN 9 SQUARE FT., BOTTOM EDGE LESS THAN 18 IN. ABOVE FLOOR, TOP EDGE GREATER THAN 36 IN. ABOVE FLOOR & 36 IN. WITHIN WALKING SURFACE REQUIRES SAFETY GLAZING

**SMOKE DETECTORS/CARBON MONOXIDE DETECTORS:**

PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FEET FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION, IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. IN ACCORDANCE WITH 2021 IRC SEC R314.

PROVIDE CARBON MONOXIDE ALARM - HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2021 IRC SEC R315

THE CURRENTLY ADOPTED BUILDING CODE IS THE 2021 IRC

**\*\*BUILDING CONTRACTOR AND HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.**



REVISION TABLE	
NUMBER	DATE

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

GENERAL NOTES (CONT)

DRAWINGS PROVIDED BY:  
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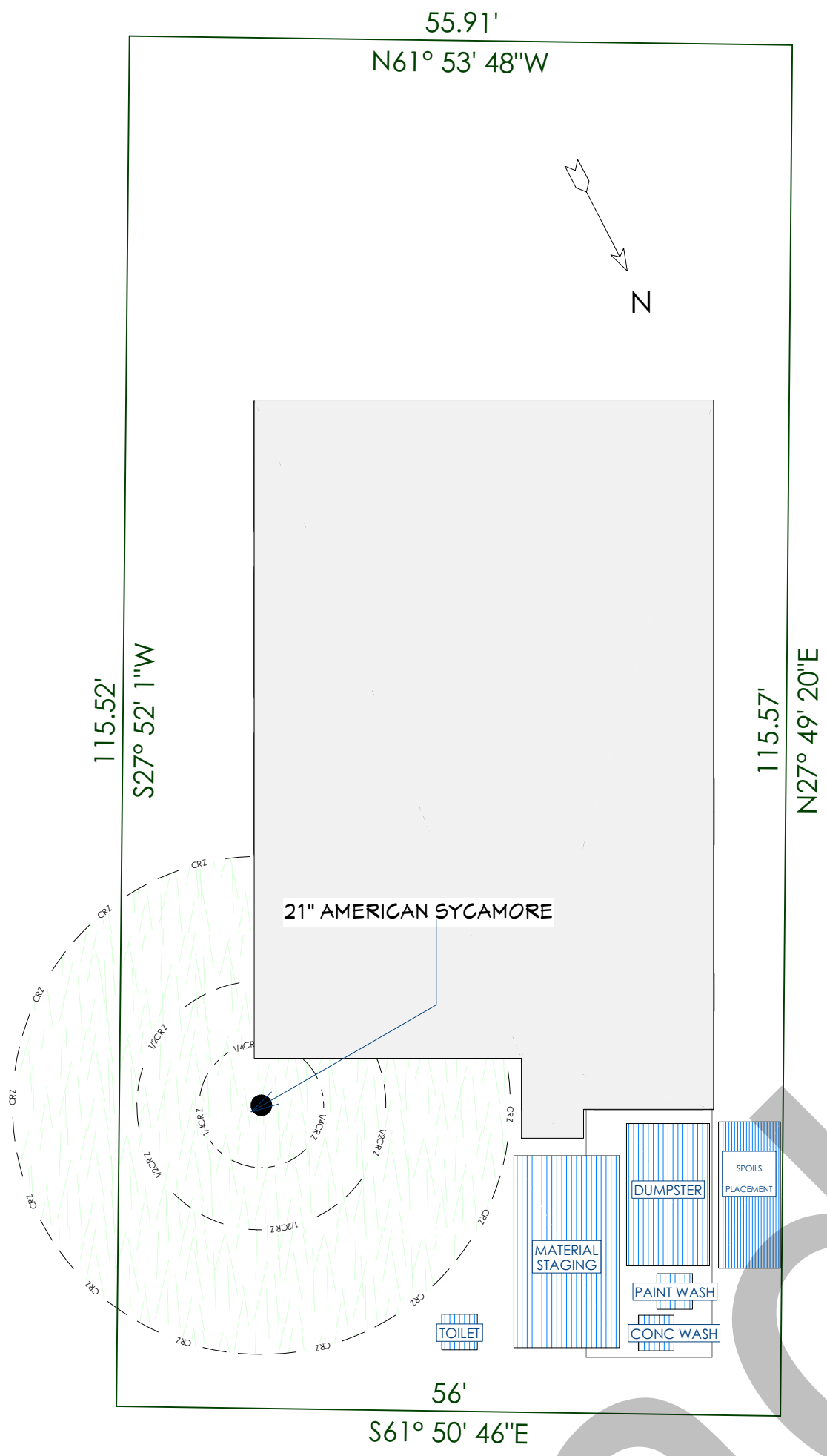
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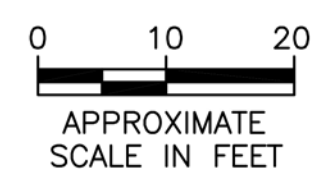
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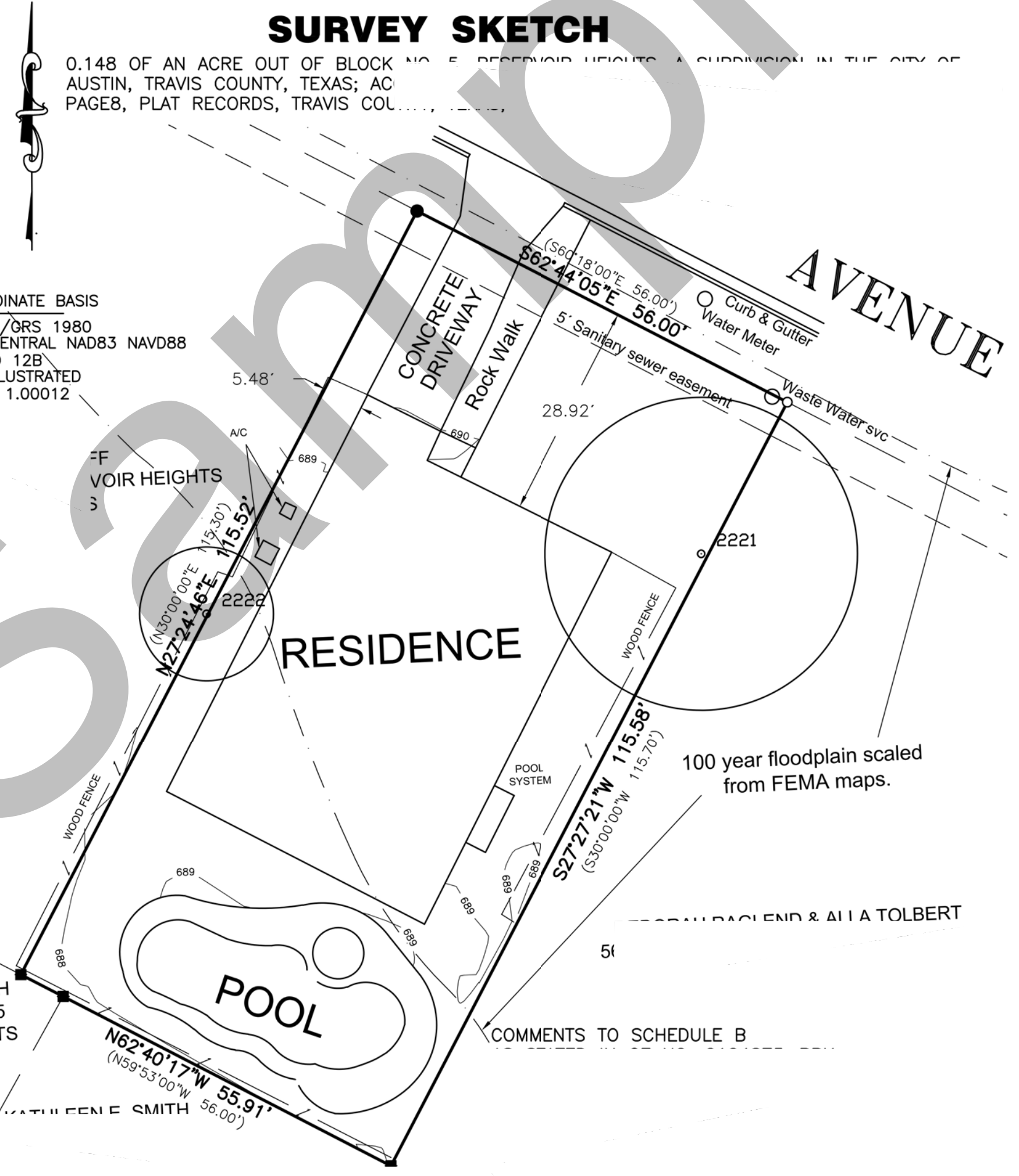


**TREE PLAN**  
1/8 in = 1 ft



- LEGEND**
- IRON ROD FOUND
  - IRON ROD SET
  - ▲ NAIL FOUND
  - PIPE FOUND

**TOPO/BEARING/COORDINATE BASIS**  
 ELIPSOID: WGS 1984/GRS 1980  
 PROJECTION: TEXAS CENTRAL NAD83 NAVD88  
 GEOID MODEL: GEOID 12B  
 GRID COORDINATES ILLUSTRATED  
 SURFACE FACTOR = 1.00012



**SURVEY SKETCH**

0.148 OF AN ACRE OUT OF BLOCK NO. 5, RESERVOIR HEIGHTS A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; ACROSS FROM THE WEST SIDE OF AVENUE, TRAVIS COUNTY, TEXAS; PAGE 8, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

REVISION TABLE	NUMBER	DATE	DESCRIPTION

**SAMPLE RESIDENCE**  
123 ANY ST  
AUSTIN, TX

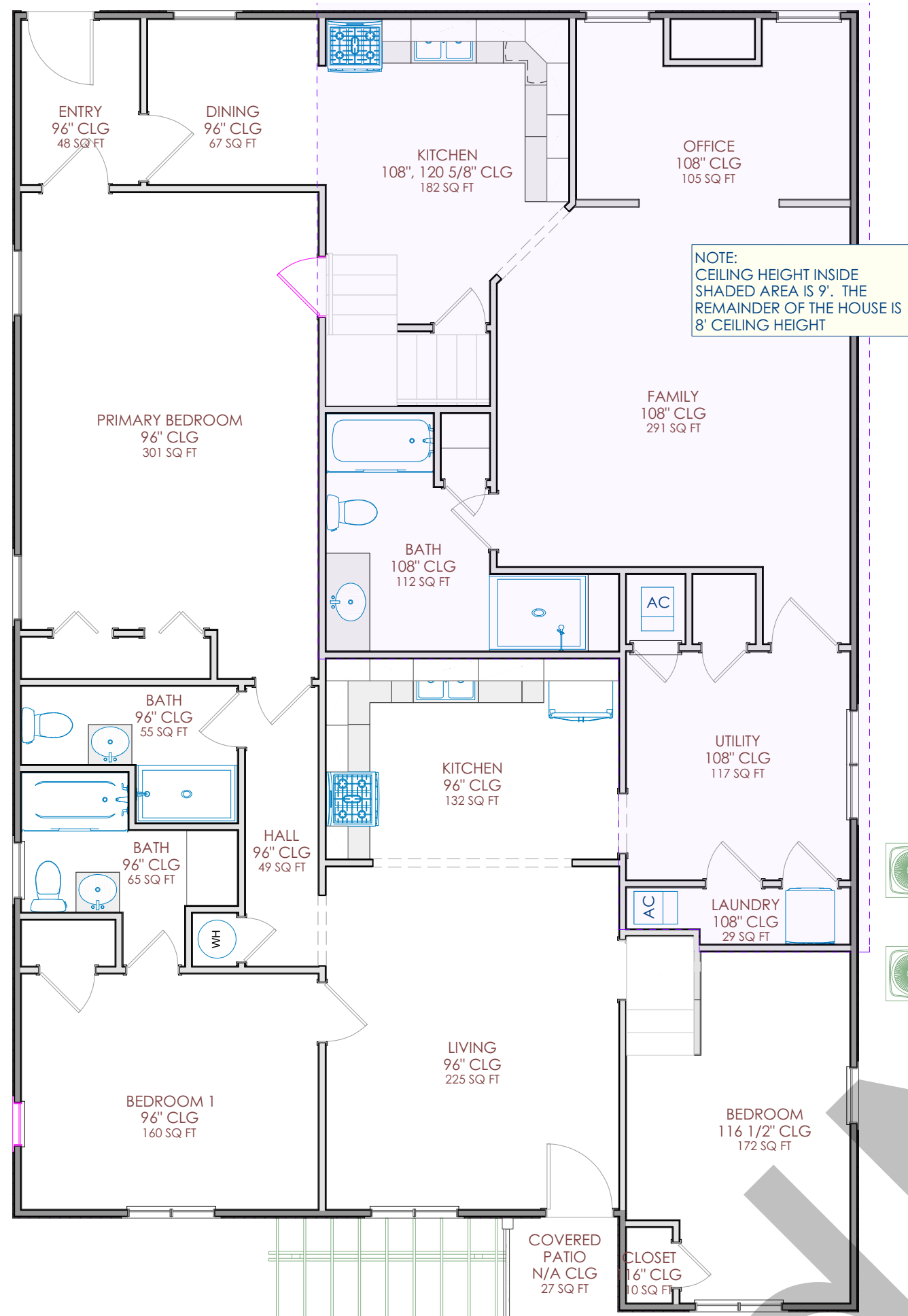
**SITE PLAN**

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DATE:

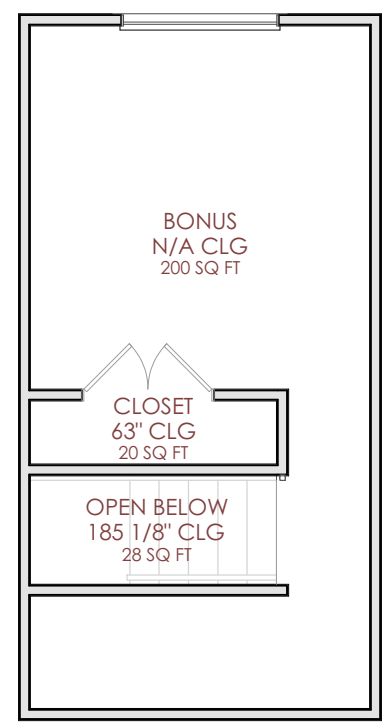
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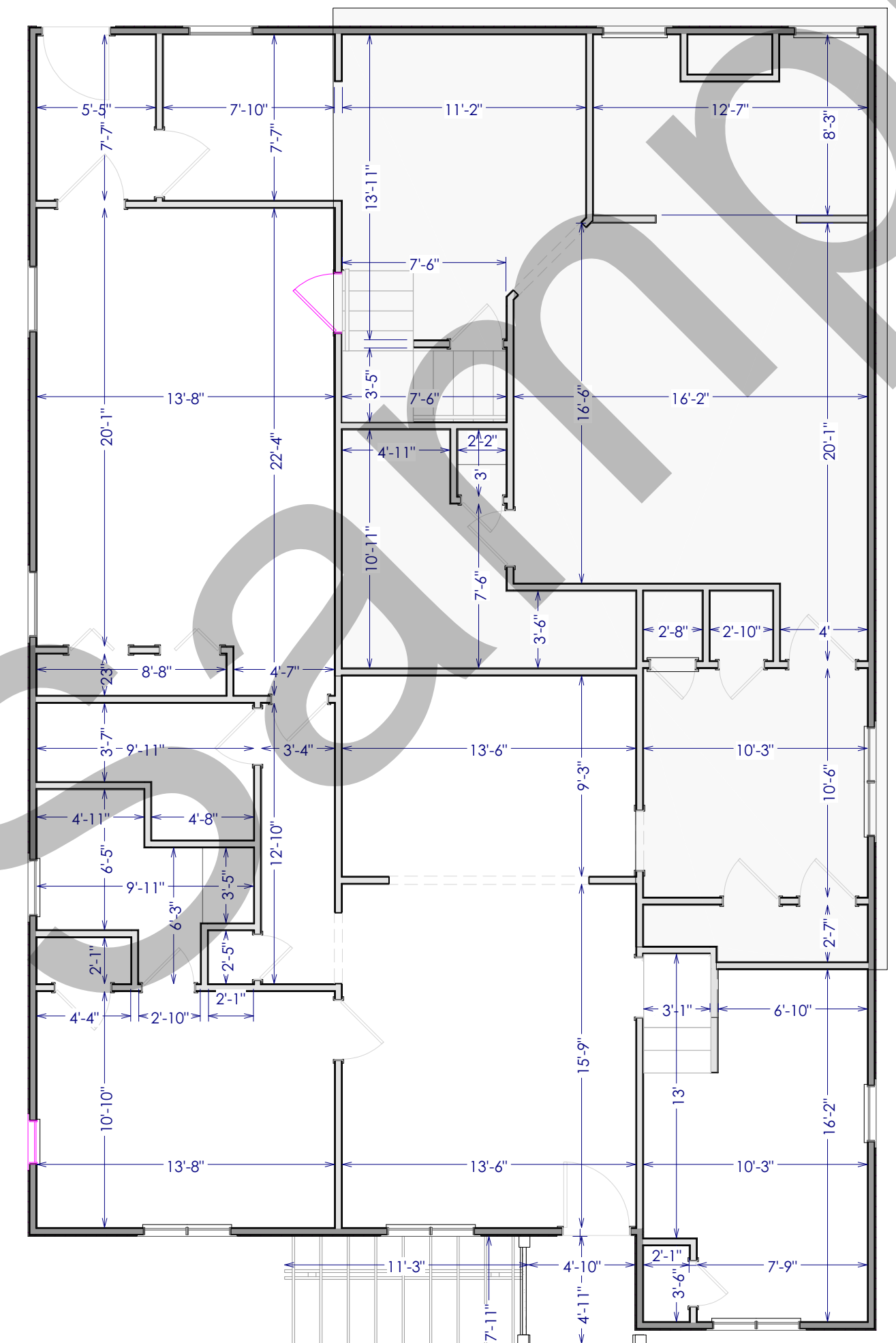
NOTE:  
CEILING HEIGHT INSIDE  
SHADED AREA IS 9'. THE  
REMAINDER OF THE HOUSE IS  
8' CEILING HEIGHT

**1ST FLOOR**  
1/4 in = 1 ft

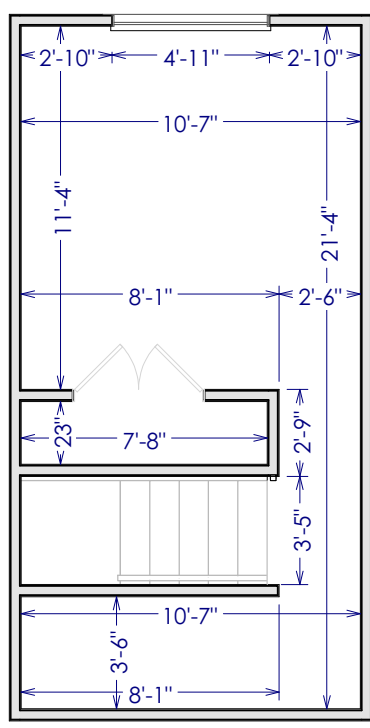


**2ND FLOOR**  
1/4 in = 1 ft

LIVING AREA  
220 SQ FT



**1ST FLOOR DIMENSIONED**  
1/4 in = 1 ft



**2ND FLOOR DIMENSIONED**  
1/4 in = 1 ft

REVISION TABLE	NUMBER	DATE	DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

AS BUILT FLOORPLAN

DRAWINGS PROVIDED BY:  
NATALIE LUND  
LundN Designs  
lund.natalie.designs@gmail.com

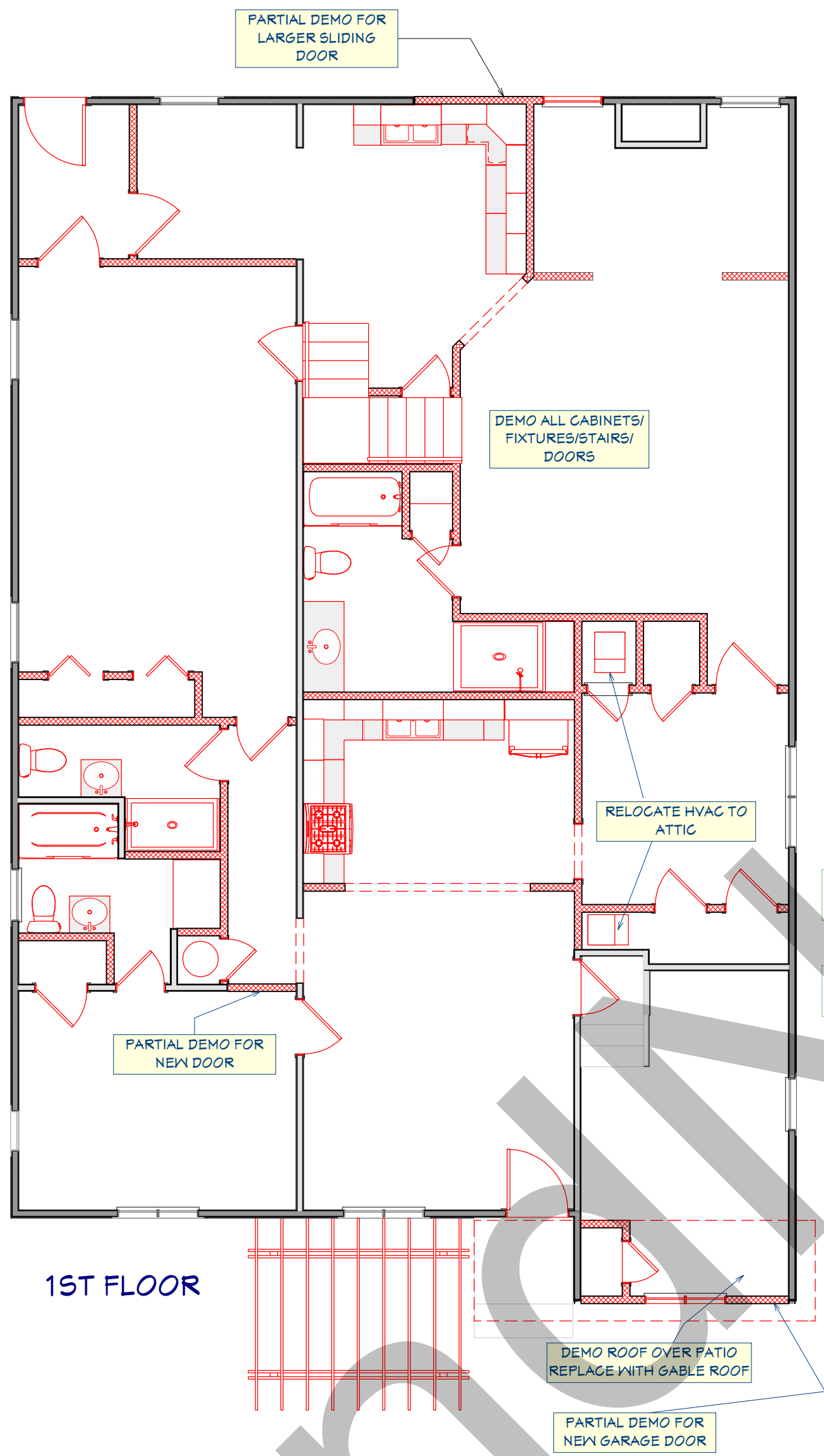
DATE:

SCALE:

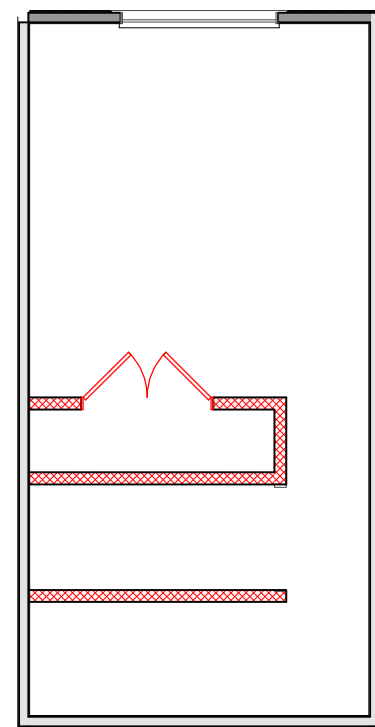
5/16"=10"

SHEET:

A-1

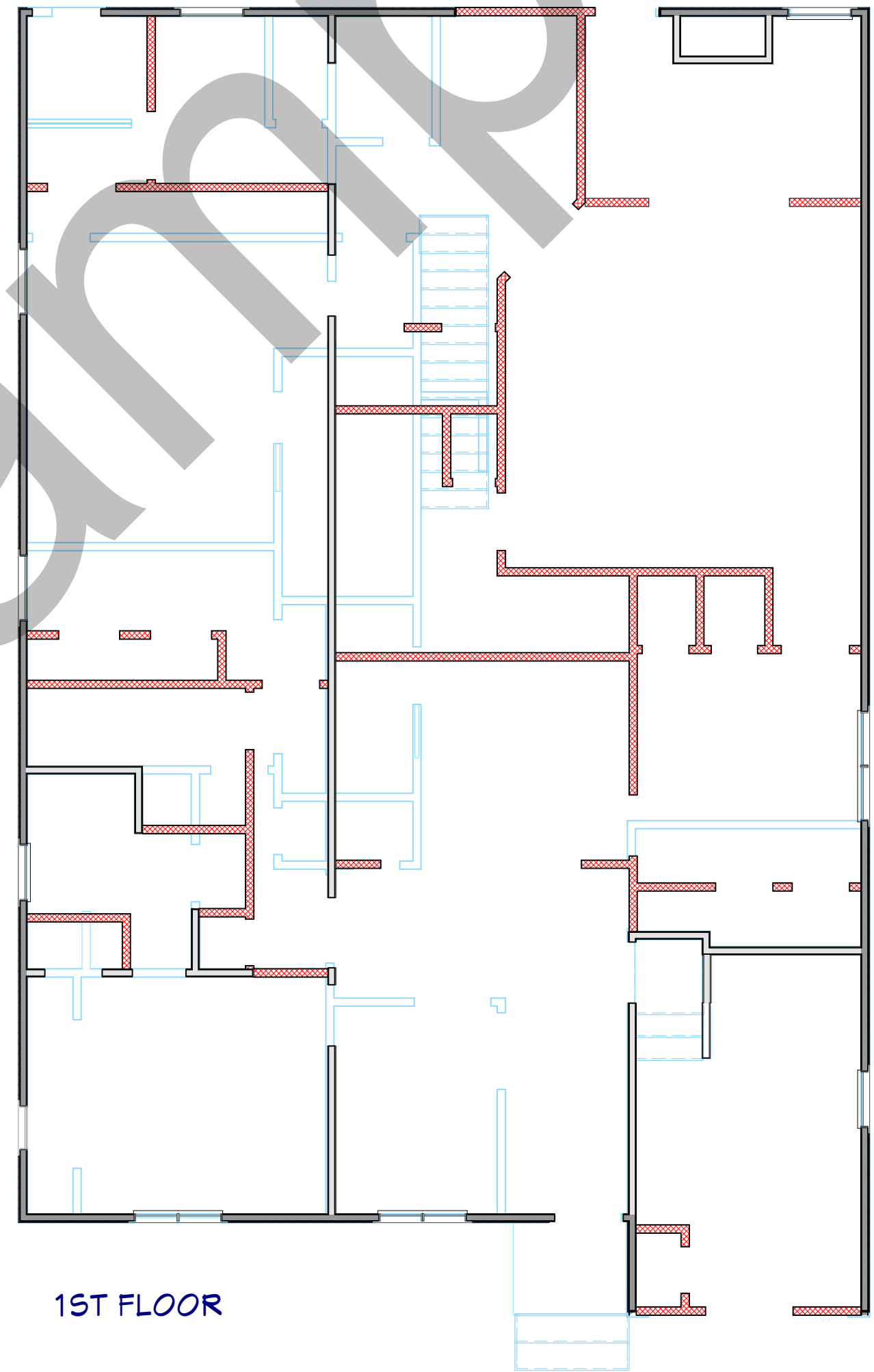


1ST FLOOR

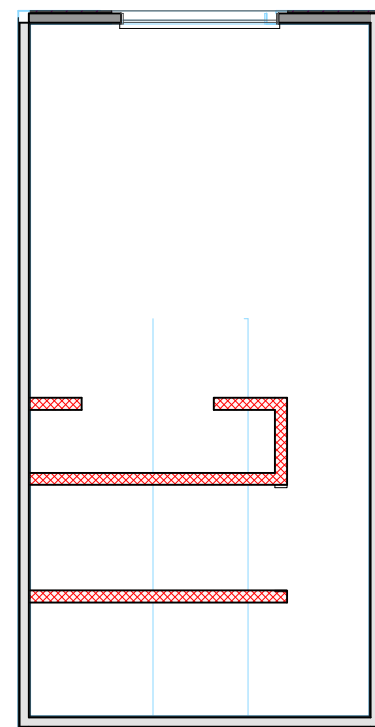


2ND FLOOR

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	DEMOLITION
	INTERIOR WALL
	EXTERIOR WALL
	FUTURE NEW WALL
	INTERIOR RAILING



1ST FLOOR



2ND FLOOR

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

DEMO FLOORPLAN

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DATE:

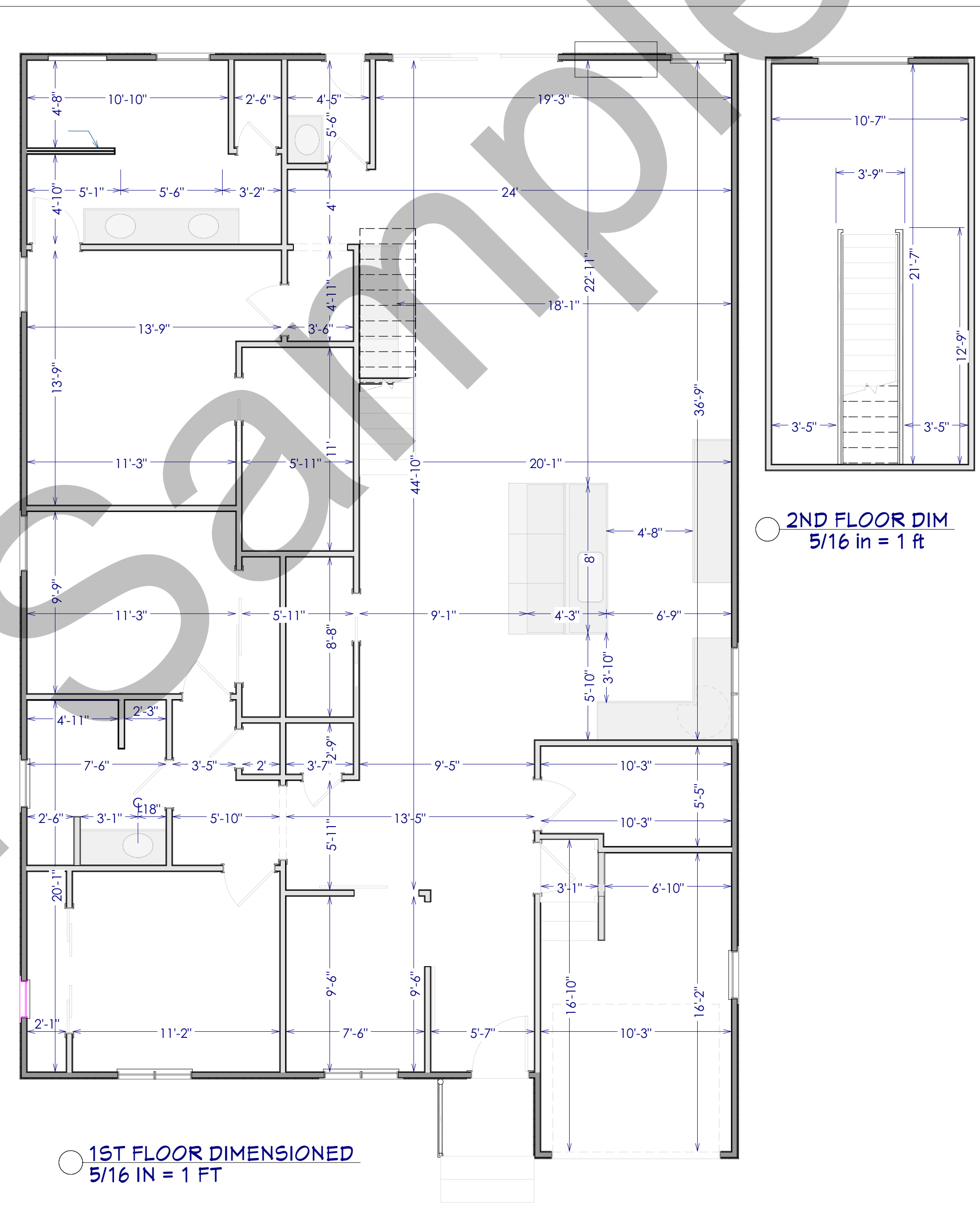
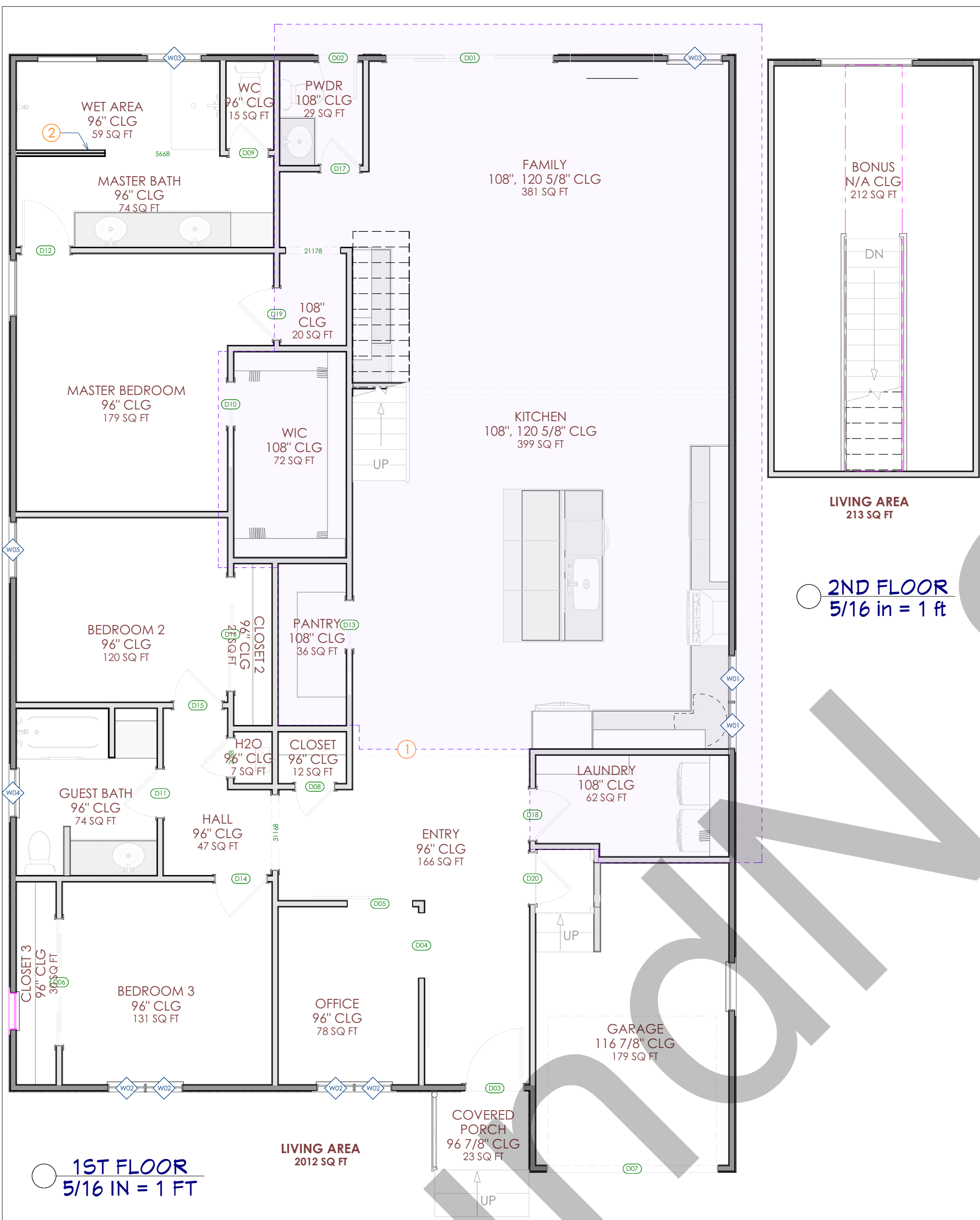
SCALE:

5/16"=1'0"

SHEET:

A-2





REVISION TABLE	NUMBER	DATE	DESCRIPTION

**SAMPLE RESIDENCE**  
123 ANY ST  
AUSTIN, TX

**PROPOSED FLOORPLAN**

**DRAWINGS PROVIDED BY:**  
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LundN Designs  
lund.natalie.designs@gmail.com

**DATE:**

**SCALE:**

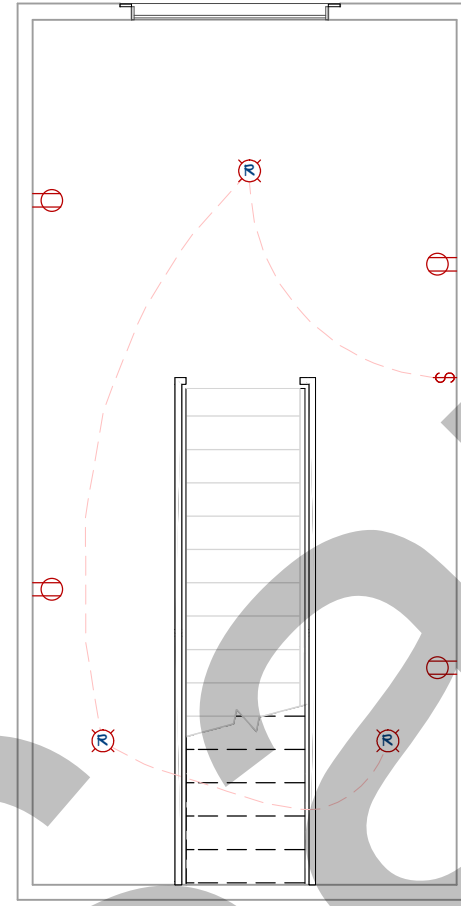
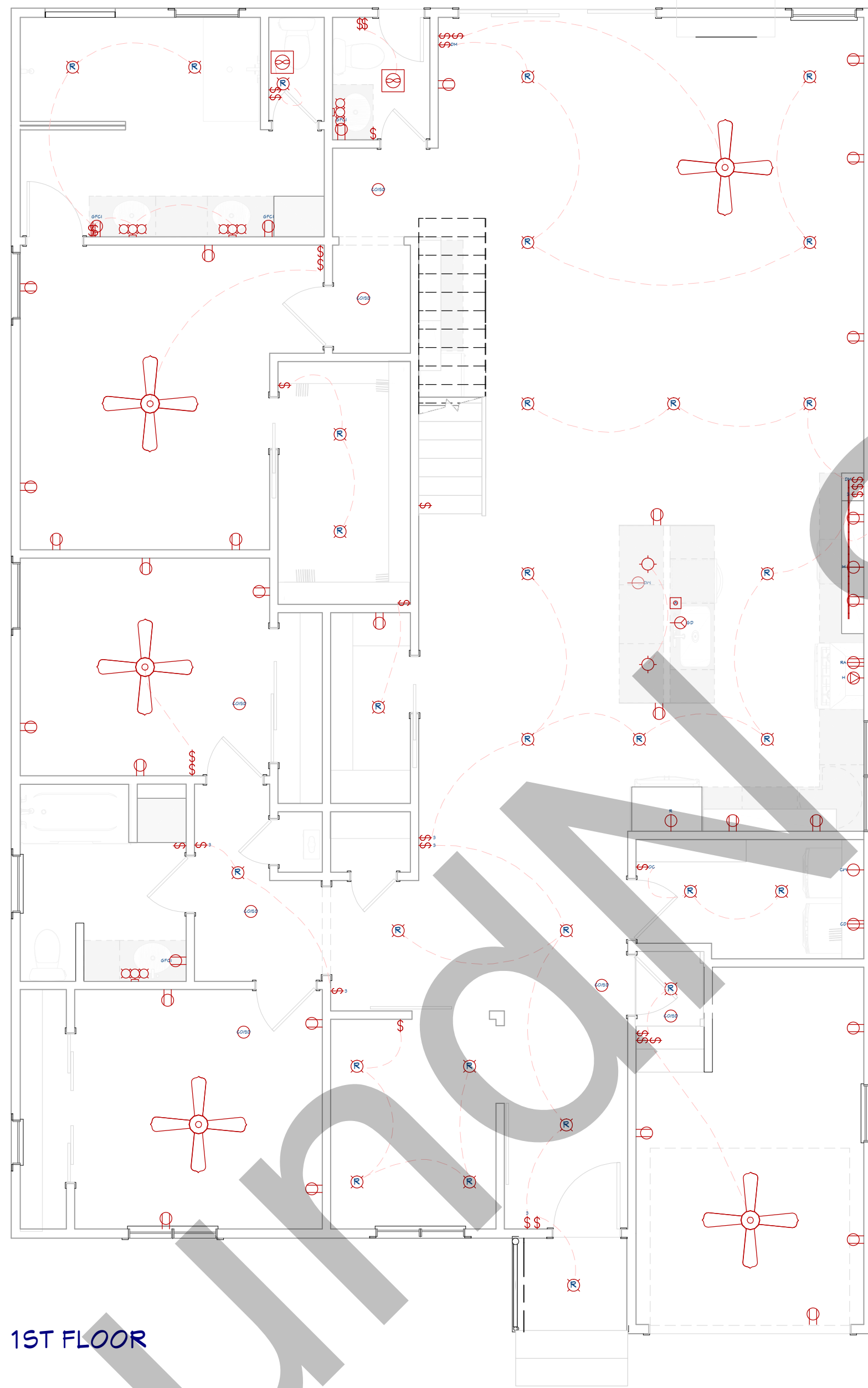
5/16"=10"

**SHEET:**

A-3

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND.

PROVIDE BATTERY BACKUP FOR ALL UNITS.



2ND FLOOR

1ST FLOOR

SYMBOL	DESCRIPTION	QUANTITY
CO/SPD	CO/SMOKE DETECTOR	7
CD	CLOTHES DRYER	1
CW	CLOTHES WASHER	1
DW	DISHWASHER	1
DUPLEX	DUPLEX	32
EA	ELECTRIC RANGE	1
EXHAUST	EXHAUST	2
AIR SWITCH - COUNTERTOP	AIR SWITCH - COUNTERTOP	1
GFCI	GFCI	4
GD	GARBAGE DISPOSAL RECEPTACLE	1
R	REFRIGERATOR	1
H	HOOD W/ VENT	1
M	MICROWAVE	1
Basic Ceiling Fan	BASIC CEILING FAN	5
R	RECESSED DOWN LIGHT 4	33
Under Cabinet Light	UNDER CABINET LIGHT	1
Vanity Light	VANITY LIGHT	4
Decorator Switch Double	DECORATOR SWITCH DOUBLE	4
3-Way Switch	3-WAY SWITCH	6
Occupancy Sensor	OCCUPANCY SENSOR	1
DM	SINGLE POLE SLIDING DIMMER	2
Single Pole Switch	SINGLE POLE SWITCH	16

REVISION TABLE	NUMBER	DATE	DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

ELECTRICAL

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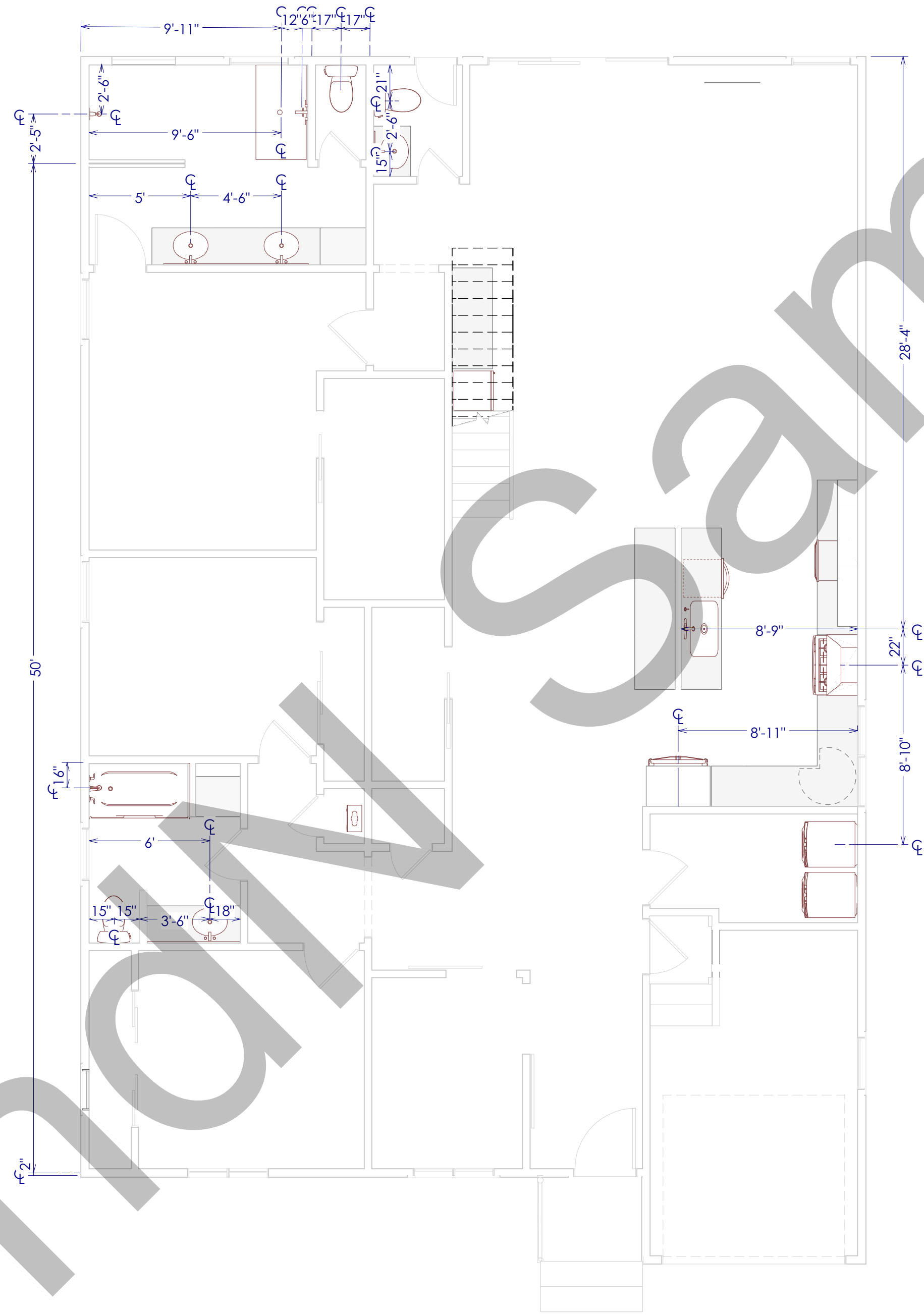
DATE:

SCALE:

5/16"=1'0"

SHEET:

A-4



NUMBER	DATE	REVISION TABLE DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

PLUMBING

DRAWINGS PROVIDED BY:  
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DATE:

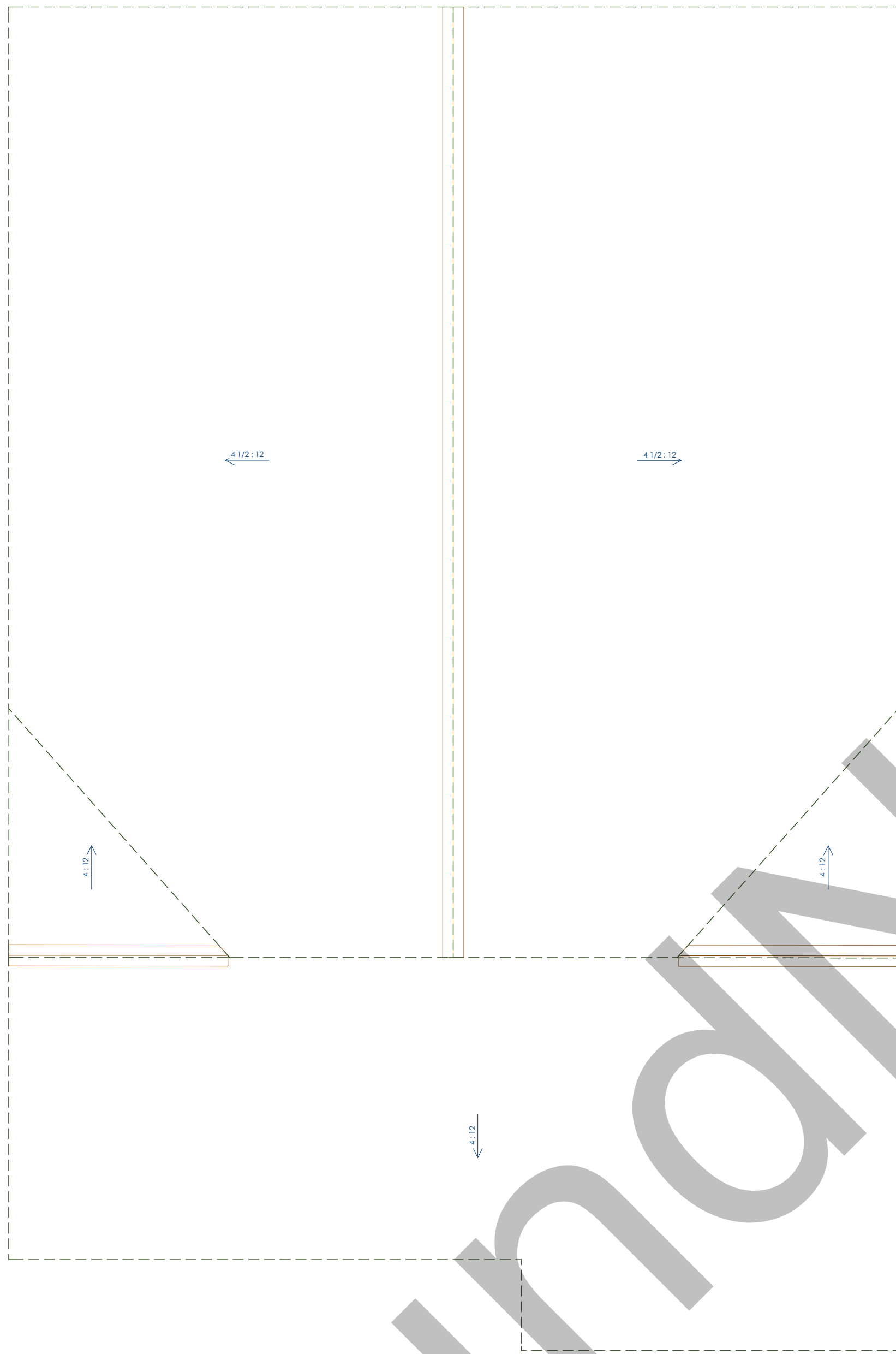
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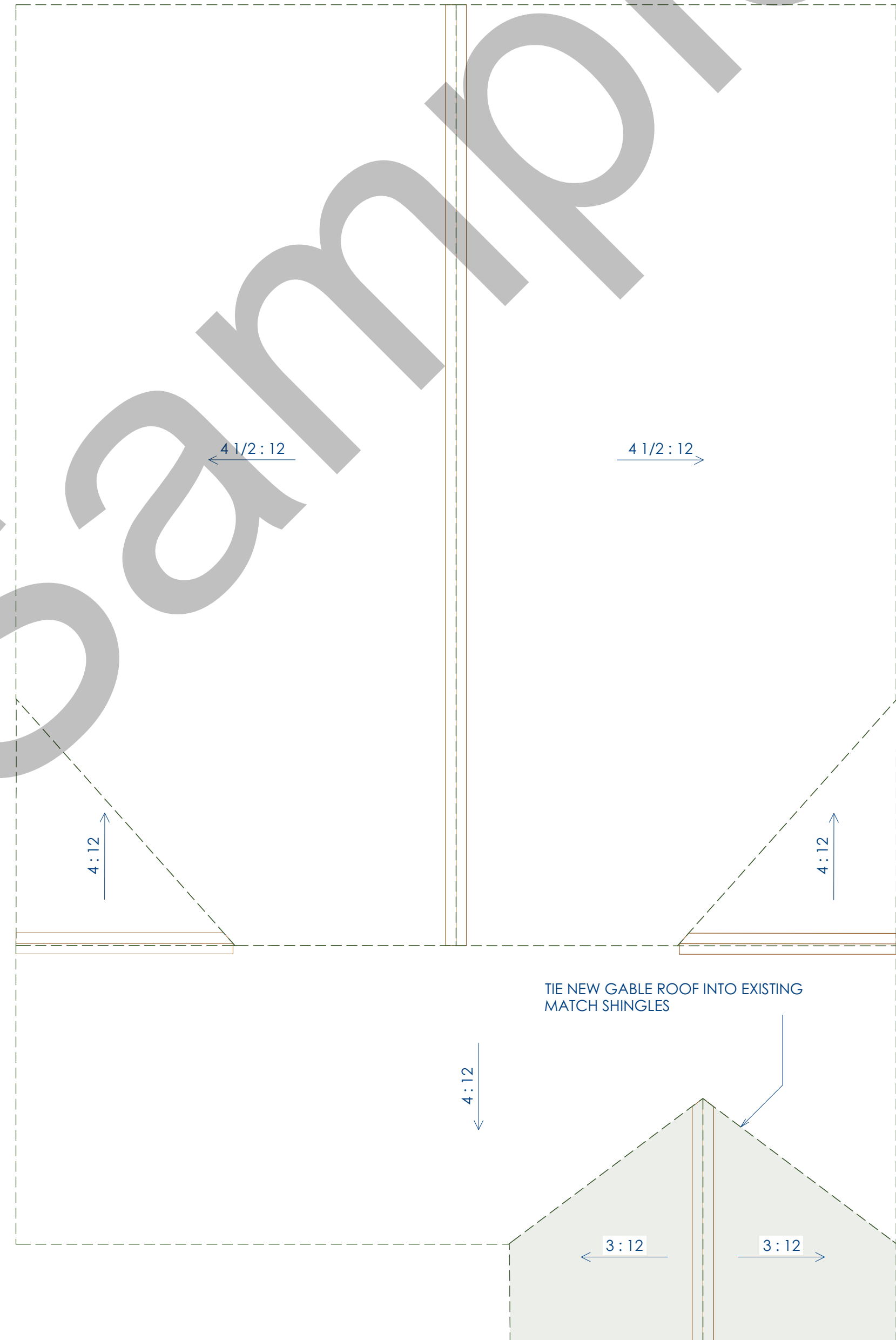
SHEET:

A-5





EXISTING ROOF



PROPOSED ROOF

Sample

NUMBER	DATE	REVISION TABLE	DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

ROOF PLAN

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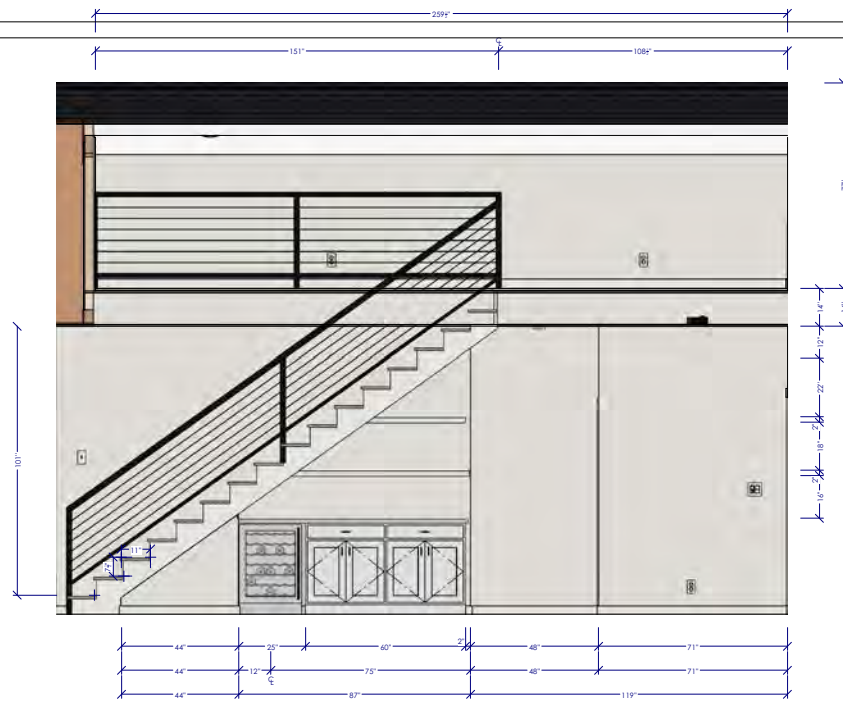
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SCALE:

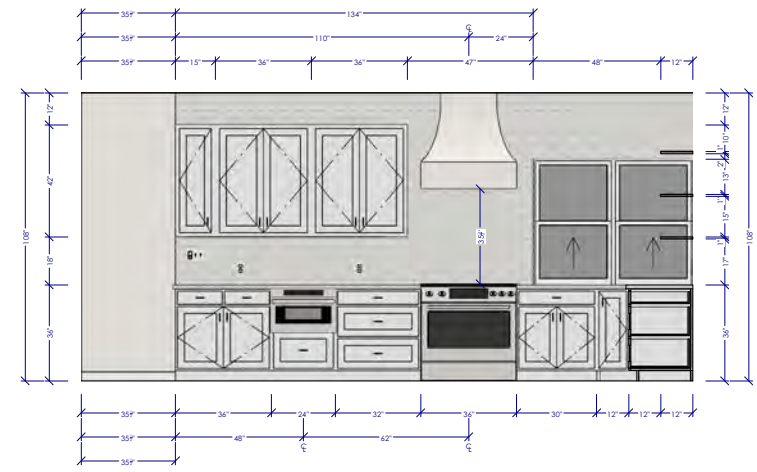
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SHEET:

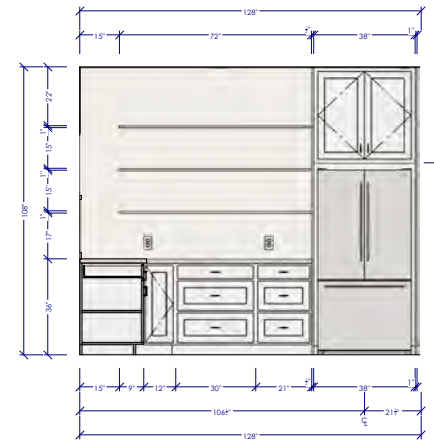
A-6



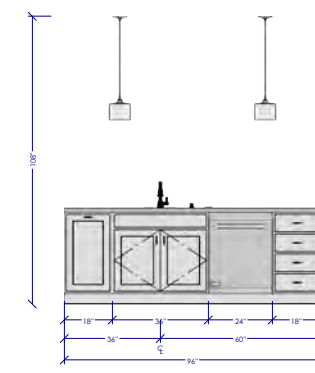
Elevation 8  
KITCHEN/FAMILY



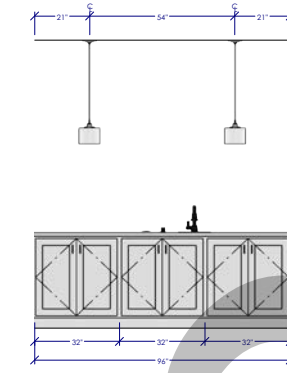
Elevation 9



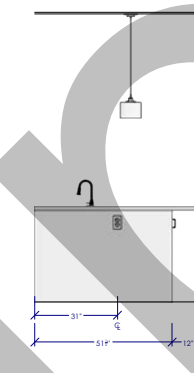
Elevation 10



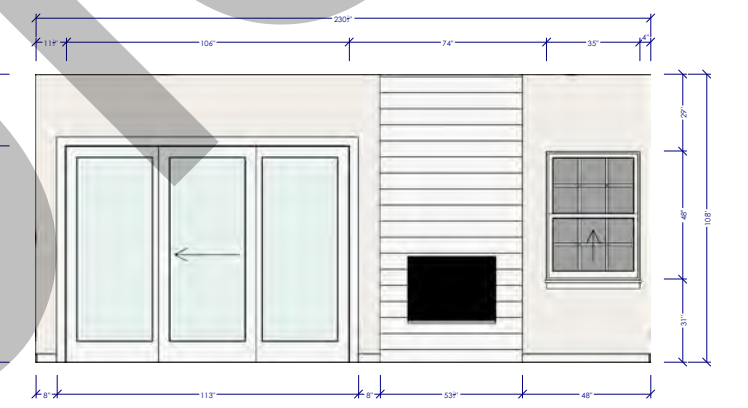
Elevation 11



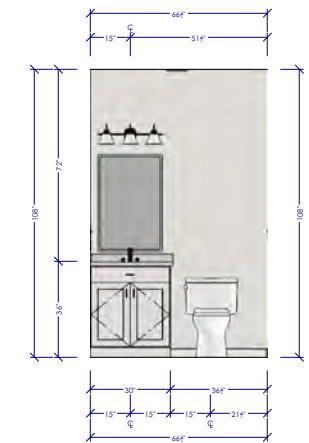
Elevation 12



Elevation 13



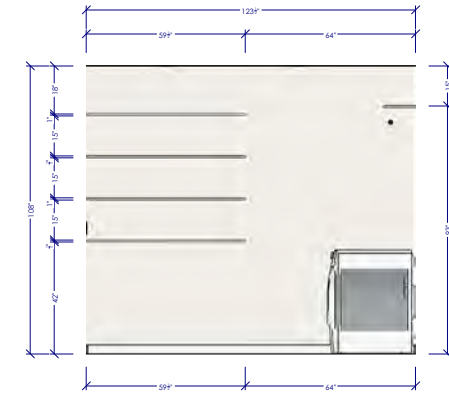
Elevation 18



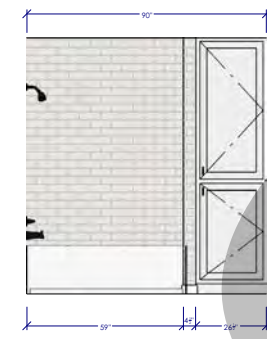
Elevation 7  
HALF BATH



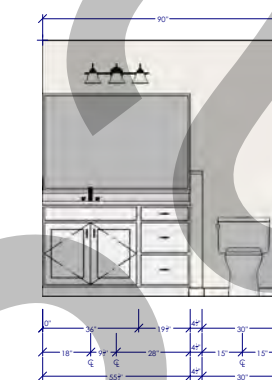
Elevation 14  
LAUNDRY ROOM



Elevation 15

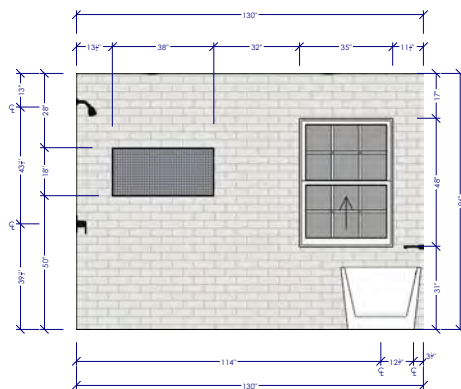


Elevation 16

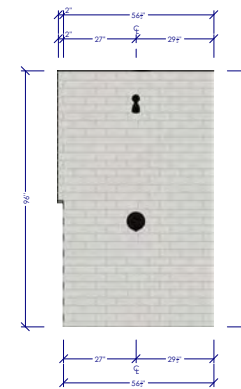


Elevation 17

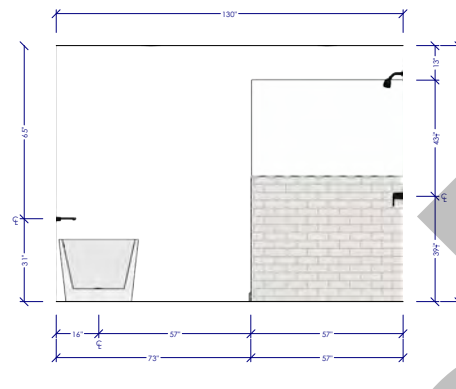
GUEST BATH



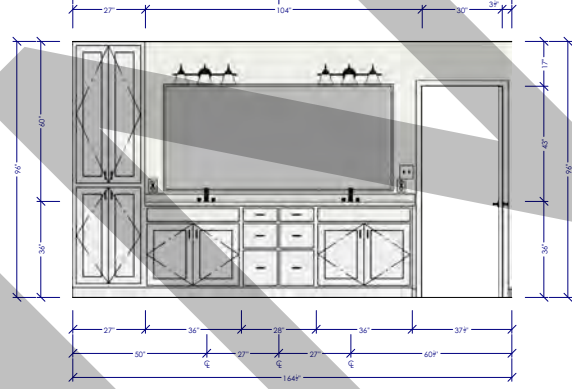
Elevation 2



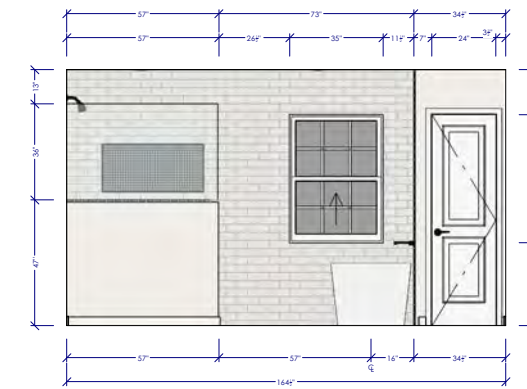
Elevation 3



Elevation 4

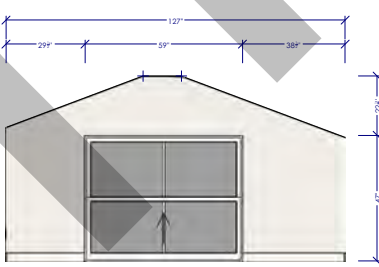
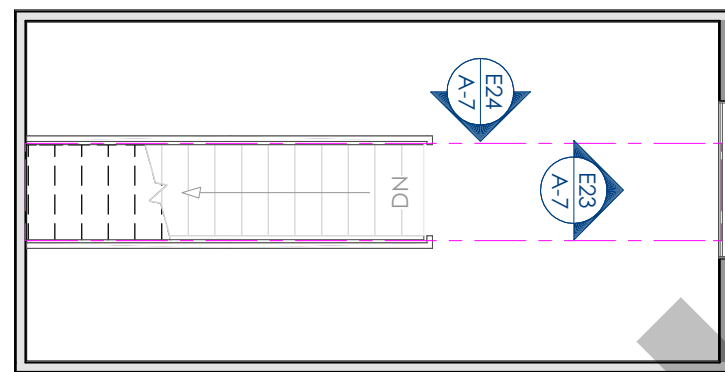


Elevation 5



Elevation 6

MASTER BATH

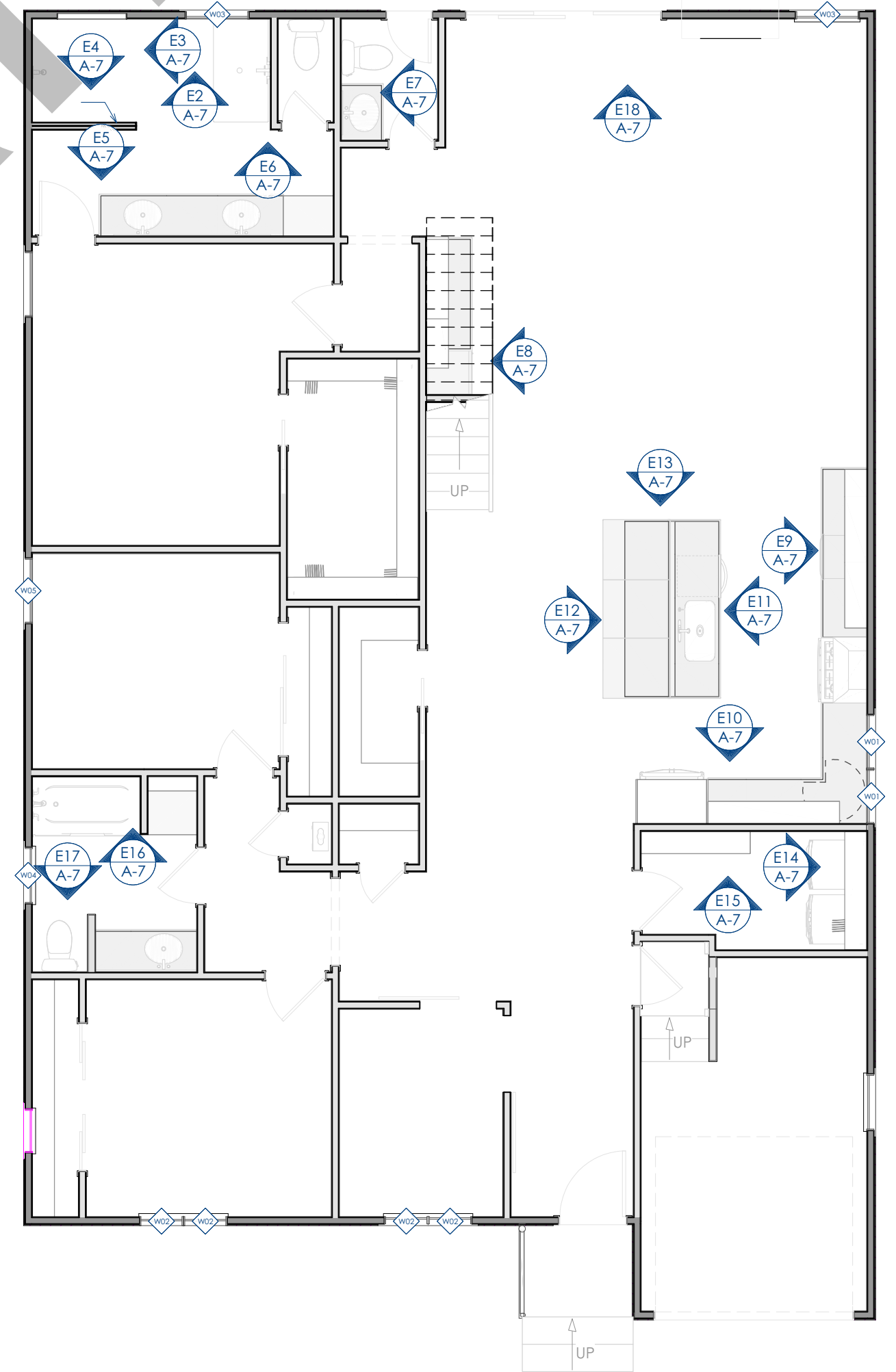


Elevation 23



Elevation 24

2ND FLOOR



REVISION TABLE	
NUMBER	DATE

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

INTERIOR ELEVATIONS

DRAWINGS PROVIDED BY:  
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DATE:

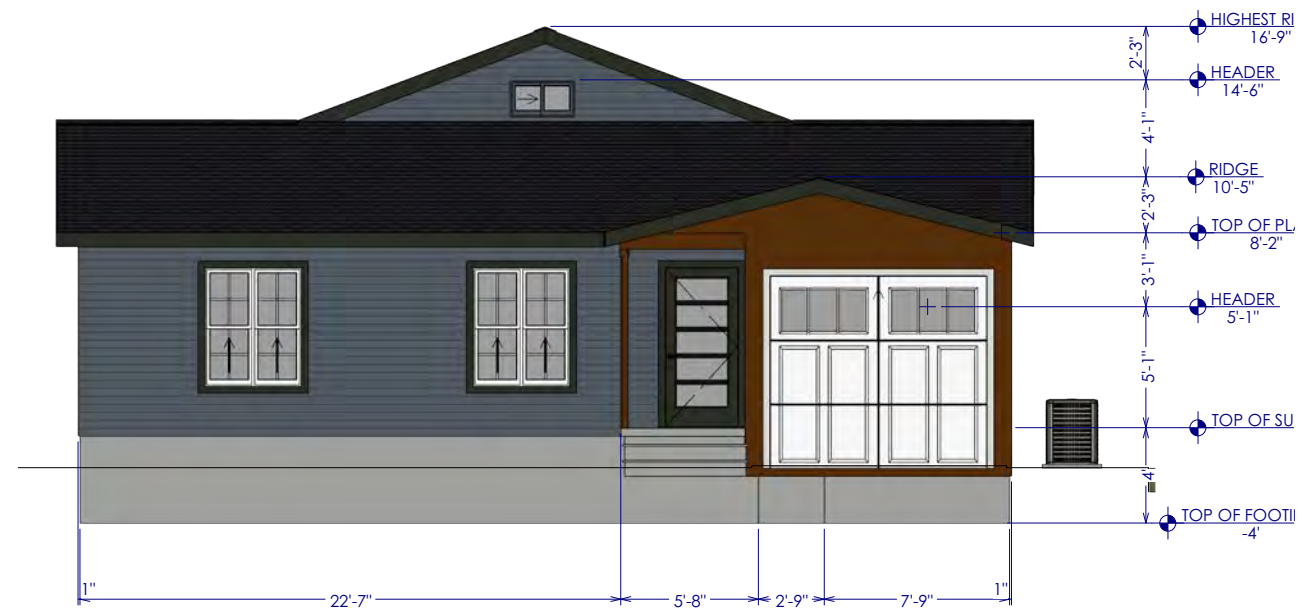
SCALE:

1/4"=1'0"

SHEET:

A-7





E19 NORTH ELEVATION (FRONT)  
3/16 in = 1 ft



E20 WEST ELEVATION  
3/16 in = 1 ft



E21 SOUTH ELEVATION (BACK)  
3/16 in = 1 ft



E22 EAST ELEVATION  
3/16 in = 1 ft

REVISION TABLE	NUMBER	DATE	DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

EXTERIOR ELEVATIONS

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LundN Designs  
lund.natalie.designs@gmail.com

DATE:

SCALE:

SHEET:

A-8





REVISION TABLE	NUMBER	DATE	DESCRIPTION

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

RENDERINGS

DRAWINGS PROVIDED BY:  
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LundN Designs  
lund.natalie.designs@gmail.com

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

SHEET: \_\_\_\_\_

**A-9**



DOOR SCHEDULE								
ROOM NAME	NUMBER	LABEL	QTY	SIZE	R/O	DESCRIPTION	HEADER	TEMPERED
FAMILY	D01	810610	1	810610 L EX	108"X85"	EXT. TRIPLE SLIDER-GLASS PANEL	2"X12"X111" (2)	YES
PWDR	D02	2068	1	2068 L EX	26"X83"	EXT. HINGED-GLASS LOUVER	2"X6"X29" (2)	YES
ENTRY/COVERED PORCH	D03	3068	1	3068 R EX	38"X83"	EXT. HINGED-DOOR F04	2"X6"X41" (2)	YES
ENTRY/OFFICE	D04	3668	1	3668 L	44"X82 1/2"	BARN-GLASS PANEL	2"X6"X47" (2)	YES
OFFICE/ENTRY	D05	3668	1	3668 R	44"X82 1/2"	BARN-GLASS PANEL	2"X6"X47" (2)	YES
CLOSET 3/BEDROOM 3	D06	6868	1	6868 L/R IN	82"X82 1/2"	QUAD SLIDER-DOOR P04	2"X8"X85" (2)	
GARAGE	D07	9080	1	9080	110"X99"	GARAGE-GARAGE DOOR CHD08	2"X12"X116" (2)	
CLOSET/ENTRY	D08	2068	1	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2"X6"X29" (2)	
MASTER BATH/WC	D09	2068	1	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2"X6"X29" (2)	
WIC/MASTER BEDROOM	D10	2368	1	2368 L	55 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X58 1/4" (2)	
HALL/GUEST BATH	D11	2668	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	
MASTER BEDROOM/MASTER BATH	D12	2668	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	
PANTRY/KITCHEN	D13	2668	1	2668 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X64 1/4" (2)	
BEDROOM 3/HALL	D14	2868	1	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)	
BEDROOM 2/HALL	D15	2668	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	
CLOSET 2/BEDROOM 2	D16	6068	1	6068 L IN	74"X82 1/2"	SLIDER-DOOR P04	2"X8"X77" (2)	
FAMILY/PWDR	D17	2068	1	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2"X6"X29" (2)	
LAUNDRY/ENTRY	D18	2868	1	2868 R IN	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)	
/MASTER BEDROOM	D19	2868	1	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)	
GARAGE/ENTRY	D20	2868	1	2868 L IN	34"X82 1/2"	HINGED-DOOR P04	2"X6"X37" (2)	

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
W01	2	1	2640SH 31"X49"		SINGLE HUNG	2"X6"X34" (2)
W02	4	1	20411SH 25"X60"		SINGLE HUNG	2"X6"X28" (2)
W03	2	1	21140SH 36"X49"		SINGLE HUNG	2"X6"X39" (2)
W04	1	1	27210SH 32"X35"		SINGLE HUNG	2"X6"X35" (2)
W05	1	1	30410SH 37"X59"		SINGLE HUNG	2"X6"X40" (2)

CABINET SCHEDULE							
ROOM NAME	NUMBER	LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION
KITCHEN	C01	1DB18	1	18"	24"	36"	BASE CABINET
KITCHEN	C02	4DB18	1	18"	24"	36"	BASE CABINET
KITCHEN	C03	3DB21	1	21"	24"	36"	BASE CABINET
KITCHEN	C04	B30	1	30"	24"	36"	BASE CABINET
KITCHEN	C05	OB24	1	24"	24"	36"	BASE CABINET
KITCHEN	C06	3DB30	1	30"	24"	36"	BASE CABINET
KITCHEN	C07	B32	3	32"	24"	36"	BASE CABINET
KITCHEN	C08	B36	1	36"	24"	36"	BASE CABINET
KITCHEN	C09	SB36	1	36"	24"	36"	BASE CABINET
KITCHEN	C10	3DB32	1	32"	24"	36"	BASE CABINET
KITCHEN	C11	W1542L	1	15"	12"	42"	WALL CABINET
KITCHEN	C12	W3642	2	36"	12"	42"	WALL CABINET
KITCHEN	C13	W383624	1	38"	24"	36"	WALL CABINET
FAMILY	C15	B60	1	60"	24"	36"	BASE CABINET
KITCHEN	C16	LSB36R	1	36"	36"	36"	CORNER BASE CABINET
PWDR	C17	SB3022	1	30"	22"	36"	BASE CABINET
GUEST BATH	C18	3DB1922	1	19 1/4"	22"	36"	BASE CABINET
GUEST BATH	C19	SB3622	1	36"	22"	36"	BASE CABINET
GUEST BATH	C20	U272496R	1	26 5/8"	24"	96"	UTILITY CABINET
MASTER BATH	C21	6DB2822	1	28"	22"	36"	BASE CABINET
MASTER BATH	C22	SB3622	2	36"	22"	36"	BASE CABINET
MASTER BATH	C23	U272296	1	27 1/4"	22"	96"	UTILITY CABINET

REVISION TABLE	
NUMBER	DATE

SAMPLE RESIDENCE  
123 ANY ST  
AUSTIN, TX

SCHEDULES

DRAWINGS PROVIDED BY:  
NATALIE LUND  
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lund.natalie.designs@gmail.com

DATE:

SCALE:

SHEET: