

GENERAL SITE NOTES:

- BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

PROVIDE TREE PROTECTION AS REQUIRED PER ENVIRONMENTAL CRITERIA MANUAL SECT. 3.5.2 IN ORDER TO ASSURE THAT THE REMAINING ROOT ZONES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD BE INDICATED TO PROTECT THE ENTIRE CRZ AREA OR AS MUCH OF THE CRZ AS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN LINK MESH AT A MINIMUM HEIGHT OF 5 FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/4 CRZ, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION IF THE CRZ.

2X4 OR GREATER SIZE PLANKS (6" TALL MIN.) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/4 CRZ FOR ANY REASON AT ANY TIME ON THE PROJECT.

NOTE: CONSTRUCTION ACCESS PATH IS 3/4" PLYWOOD ON TOP OF 2x6 PLANKS ON TOP OF 8" LAYER OF HARDWOOD MULCH ON TOP OF EXIST. GRADE.

Extend the tree protection fence to full CRZ where possible. Where construction is adjacent to protected root zone, move fence back 4' to allow work zone access. 10" layer of rough grind mulch to be applied in work zone to buffer foot traffic. Equipment may not access the work zone.

PROVIDE A PRIVATE CERTIFIED ARBORIST ASSESSMENT OF THE PRUNING REQUIREMENTS NEEDED FOR THE PROJECT

APPLICABLE CODES: 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH LOCAL AMENDMENTS

Point Table	
Point #	Description
126	TRE 20.4 ELM TT1924
127	TRE 20 TWINELM TT1923
128	TRE 24.2 ELM TT1922
254	TRE 14.5 ELM TT1928
255	TRE 14.5 TRIPLEELM TT1929
260	TRE 16 CHINABERRY TT1925
261	TRE 12 CHINABERRY TT1926
264	TRE 14 ELM TT1927

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	EXISTING/ REMODELED	NEW/ ADDITION	EXEMPTION	TOTAL
1ST FLOOR AREA (INCL. MASONRY)	0'	2,174'	0'	2,174'
2ND FLOOR AREA (INCL. MASONRY)	0'	1,817'	0'	1,817'
3RD FLOOR AREA	0'	0'	0'	0'
BASEMENT	0'	2,383'	-2,383'	0'
ATTIC	0'	0'	0'	0'
GARAGE (ATTACHED)	0'	515'	-200'	315'
GARAGE (DETACHED)	0'	0'	0'	0'
CARPORT (ATTACHED)	0'	0'	0'	0'
CARPORT (DETACHED)	0'	0'	0'	0'
GROUND FLOOR PORCHES	0'	596'	-596'	0'
TOTAL GROSS FLOOR AREA	0'	7,485'	-3,179'	4,306'
TOTAL LOT AREA				10,767'

4,306' / 10,767' x 100 = 40.0% FLOOR-TO-AREA RATIO (FAR)
ALLOWABLE FAR: 10,767' x 40% = 4,306'

CITY OF AUSTIN - BUILDING COVERAGE

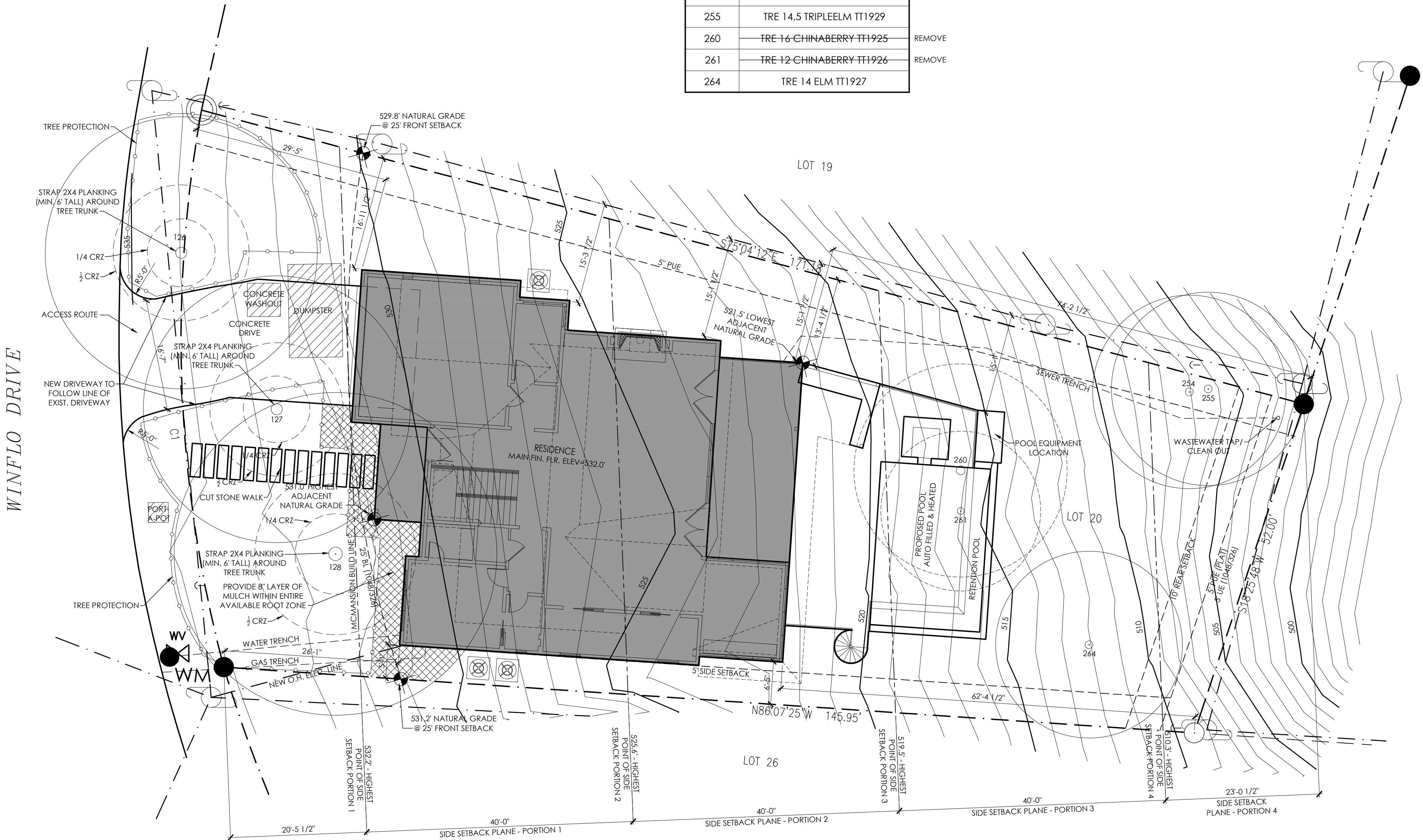
AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
1ST FLOOR AREA	0'	2,174'	2,174'
GARAGE/CARPORT	0'	515'	515'
ACCESSORY BUILDING (DETACHED)	0'	0'	0'
COVERED PATIOS	0'	0'	0'
COVERED PORCHES	0'	596'	596'
TOTAL BUILDING COVERAGE	0'	3,285'	3,285'
TOTAL LOT AREA			10,767'

3,285' / 10,767' x 100 = 30.5% PERCENTAGE OF LOT
ALLOWABLE BUILDING COVERAGE: 10,767' x 40% = 4,306'

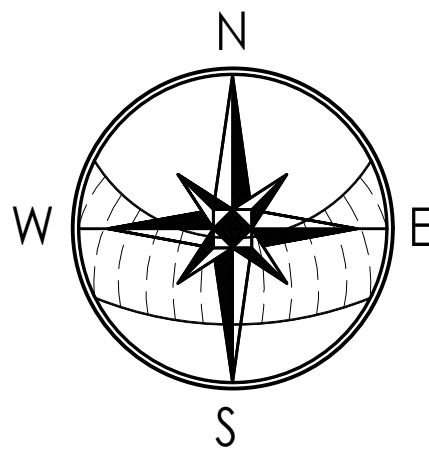
CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
TOTAL BUILDING COVERAGE	0'	3,285'	3,285'
DRIVEWAY	0'	466'	466'
UNCOVERED PATIOS / REAR STEPS	0'	473'	473'
A/C PADS	0'	48'	48'
OTHER:			
POOL COPING	0'	81'	81'
POOL EQUIPMENT PAD	0'	32'	32'
TOTAL IMPERVIOUS COVER	0'	4,385'	4,385'
TOTAL LOT AREA			10,767'

4,385' / 10,767' x 100 = 40.7% PERCENTAGE OF LOT
ALLOWABLE IMPERVIOUS COVERAGE: 10,767' x 45% = 4,845'



LEGAL DESCRIPTION:
801 WINFLO DRIVE
LOT 20 PARK VIEW
AUSTIN, TEXAS 78703
TRAVIS COUNTY



SITE PLAN

SCALE 1:10

1. 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. 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. 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. ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
5. 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. PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
7. 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. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
9. 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.

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>4. ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS, INCLUDING REGULATED BUILDING PRACTICES, IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS CONTRACTOR IS TO CONTACT ARCHITECT PRIOR TO PURCHASING OR INSTALLATION OF MATERIALS FOR DIRECTION.</p> | <p>13. 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.</p> |
| <p>11. 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.</p> | <p>14. 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.</p> |
| <p>12. 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.</p> | <p>15. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE DEDUCTED TO THE ATTENTION OF THE ARCHITECT.</p> |
| | <p>16. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.</p> |

17. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF THE PROJECT AFFECTED BY THE OPERATIONS PRIOR TO COMMENCING WORK.
18. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
19. THE CONTRACTOR IS LEGALLY RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LAWFULLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
20. 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. 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.

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

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

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

4. 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.

5. 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.

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

7. 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 8'-0" HT. UNLESS NOTED OTHERWISE. EXCEPTION, IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.

8. PROVIDE WEATHERSEAL AND DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS AND LOCATION FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.

10. 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.

11. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

12. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

13. 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.

14. WEATHERSTRIP ATTIC ACCESS DOOR(S).

15. 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.

16. 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.

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

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

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

20. UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:

 LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.

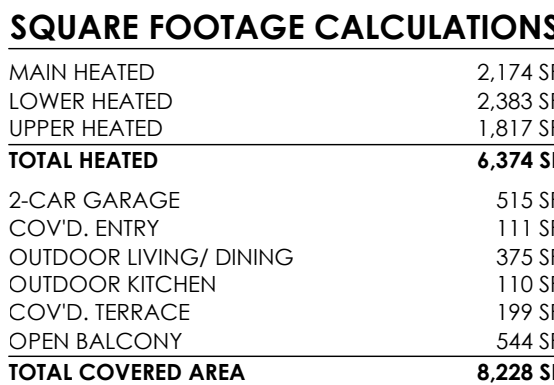
 REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.

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

22. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SUBROOF.

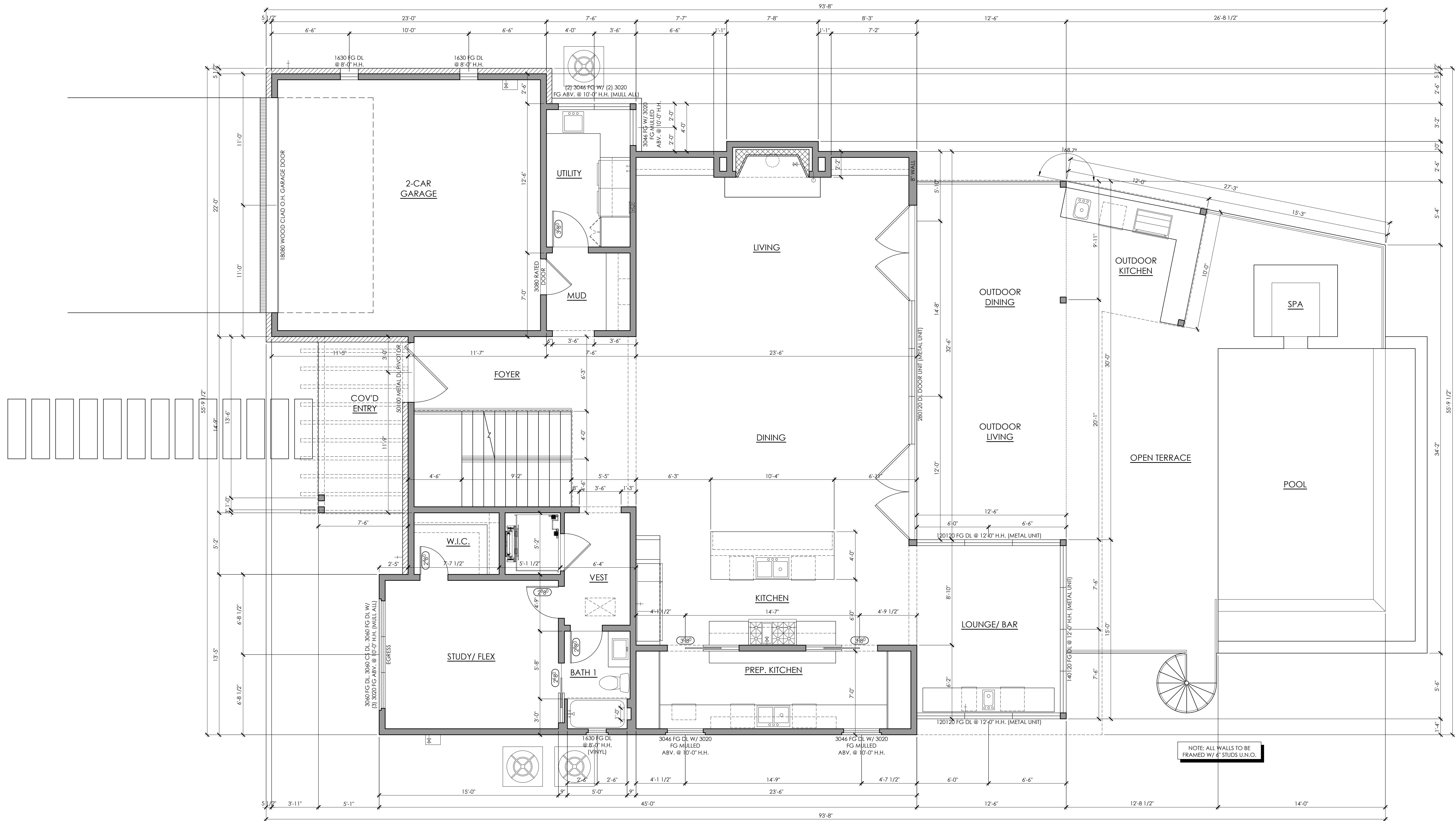
801 WINFLO DRIVE
SHEET NO.
A-2
2 OF 16

Copyright © 2002
All Rights Reserved.
These designs/drawings are the sole
property of Adam Böttner and may
not be reproduced in any form, by
any method, for any purpose without
previous written permission.



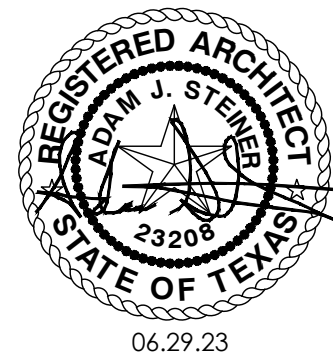
SCALE 1/4" = 1'-0"

NOTE: ALL WALLS TO BE
FRAMED W/ 6" STUDS U.N.O.



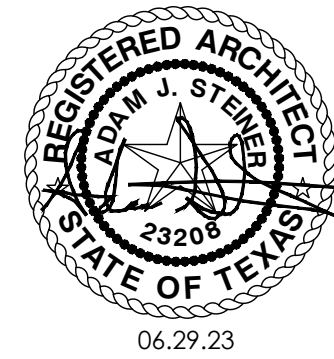
MAIN FLOOR DIMENSION PLAN

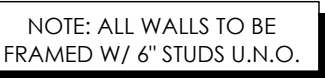
SCALE 1/4" = 1'-0"



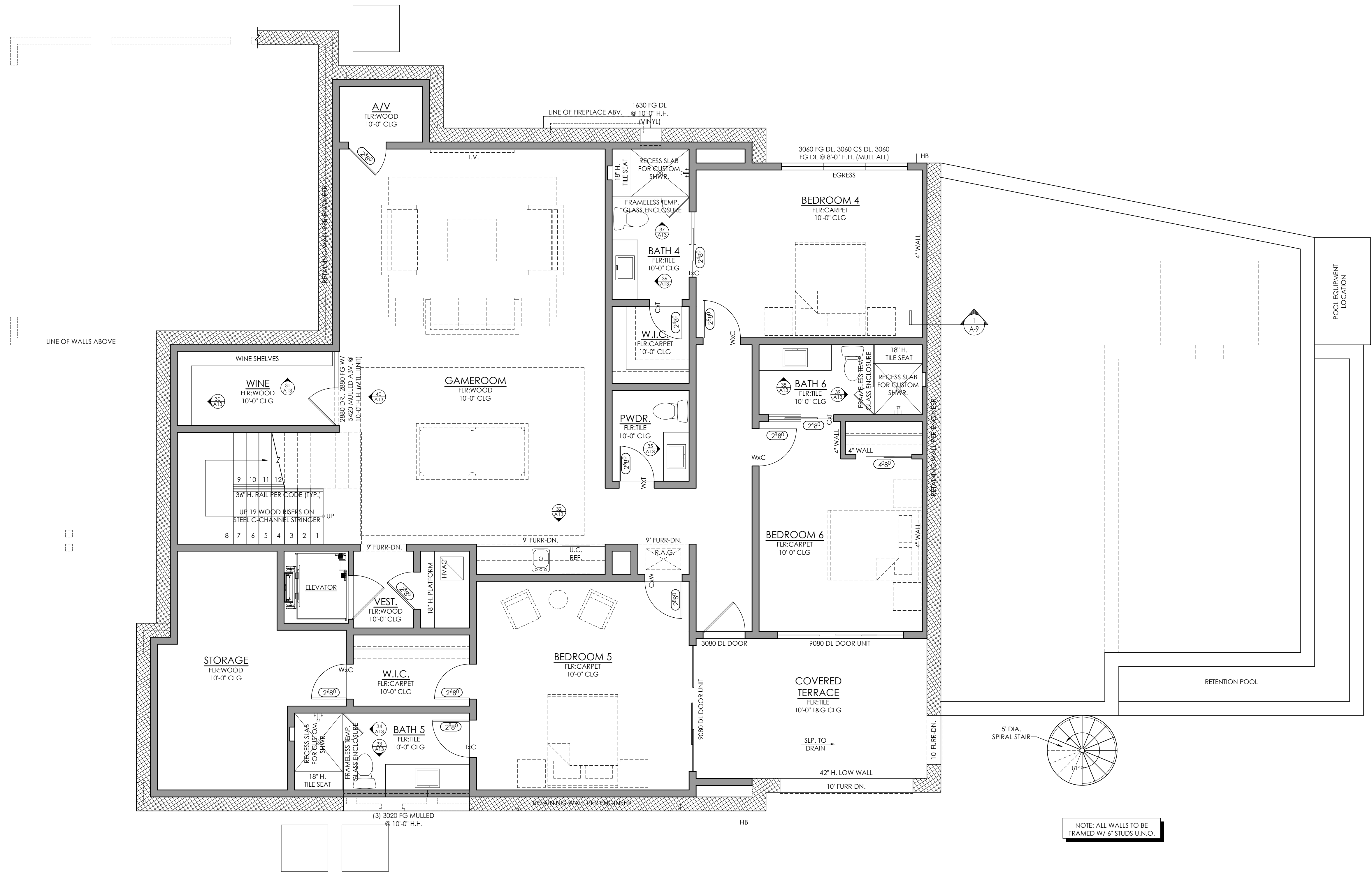
801 WINFLO DRIVE
SHEET NO.
A-3
3 OF 16
PROJECT NO. 21017
DRAWN BY: AS
DATE: 06.29.23
CHECKED BY: AS
REVISION:

Copyright © 2023
All Rights Reserved.
These design drawings are the sole
property of Adam Steiner and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.





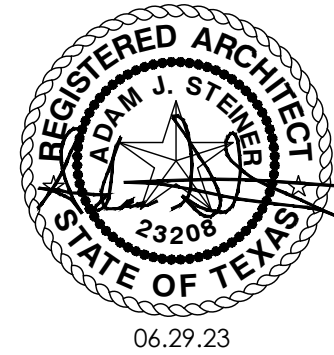
SCALE 1/4" = 1'-0"



NOTE: ALL WALLS TO BE
FRAMED W/ 6" STUDS U.N.O.

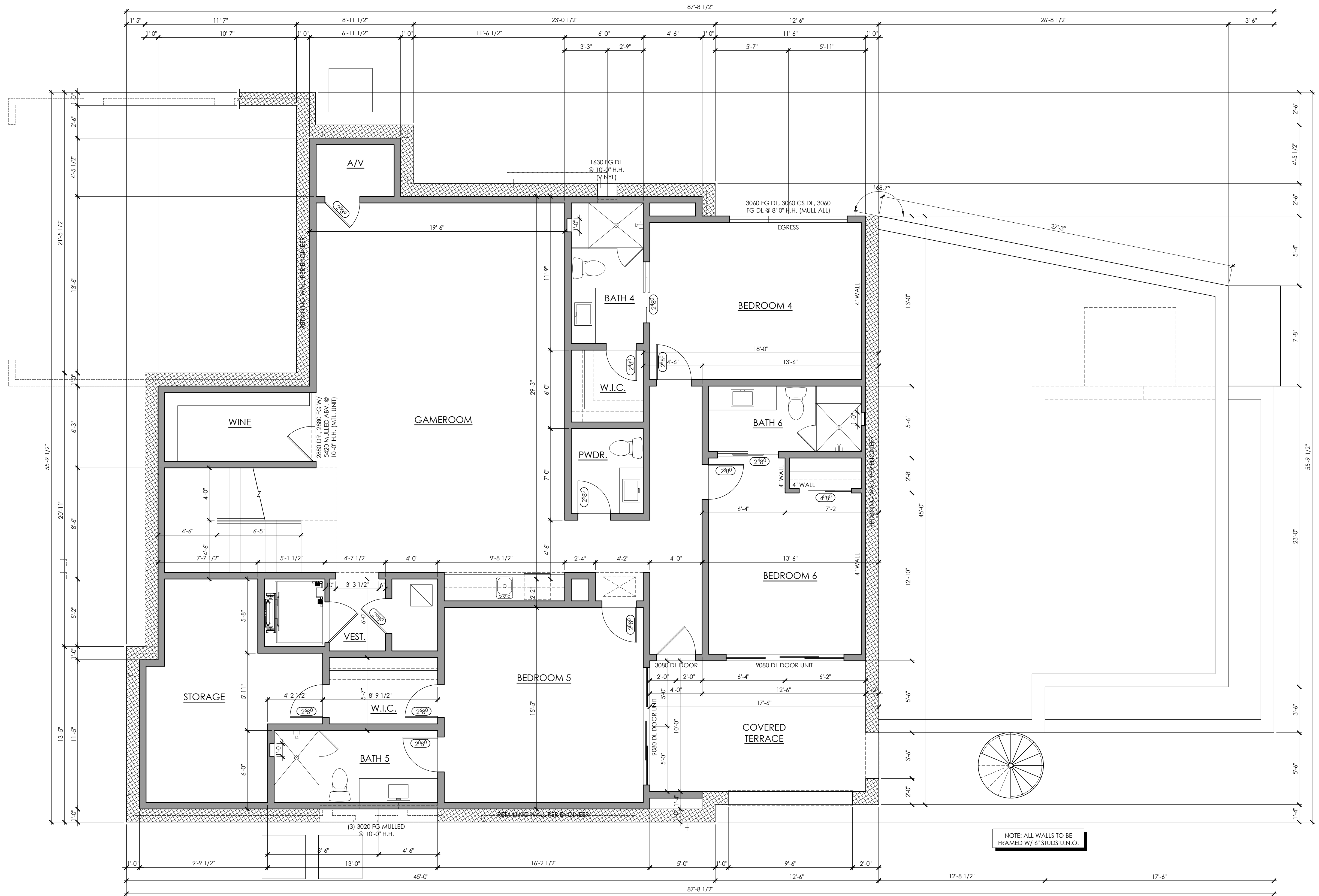
LOWER FLOOR NOTES PLAN

SCALE 1/4" = 1'-0"



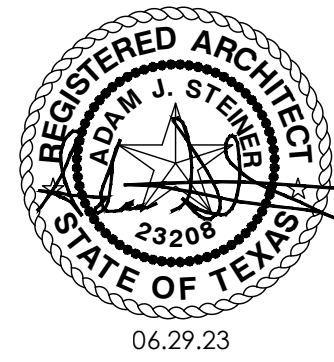
801 WINFLO DRIVE	
SHEET NO. A-6	
6 OF 16	
PROJECT NO.	21017
DRAWN BY:	AS
DATE:	06.29.23
CHECKED BY:	AS
REVISION:	

Copyright © 2023
All Rights Reserved
These design drawings are the sole
property of Adam J. Steiner and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.



LOWER FLOOR DIMENSION PLAN

SCALE 1/4" = 1'-0"

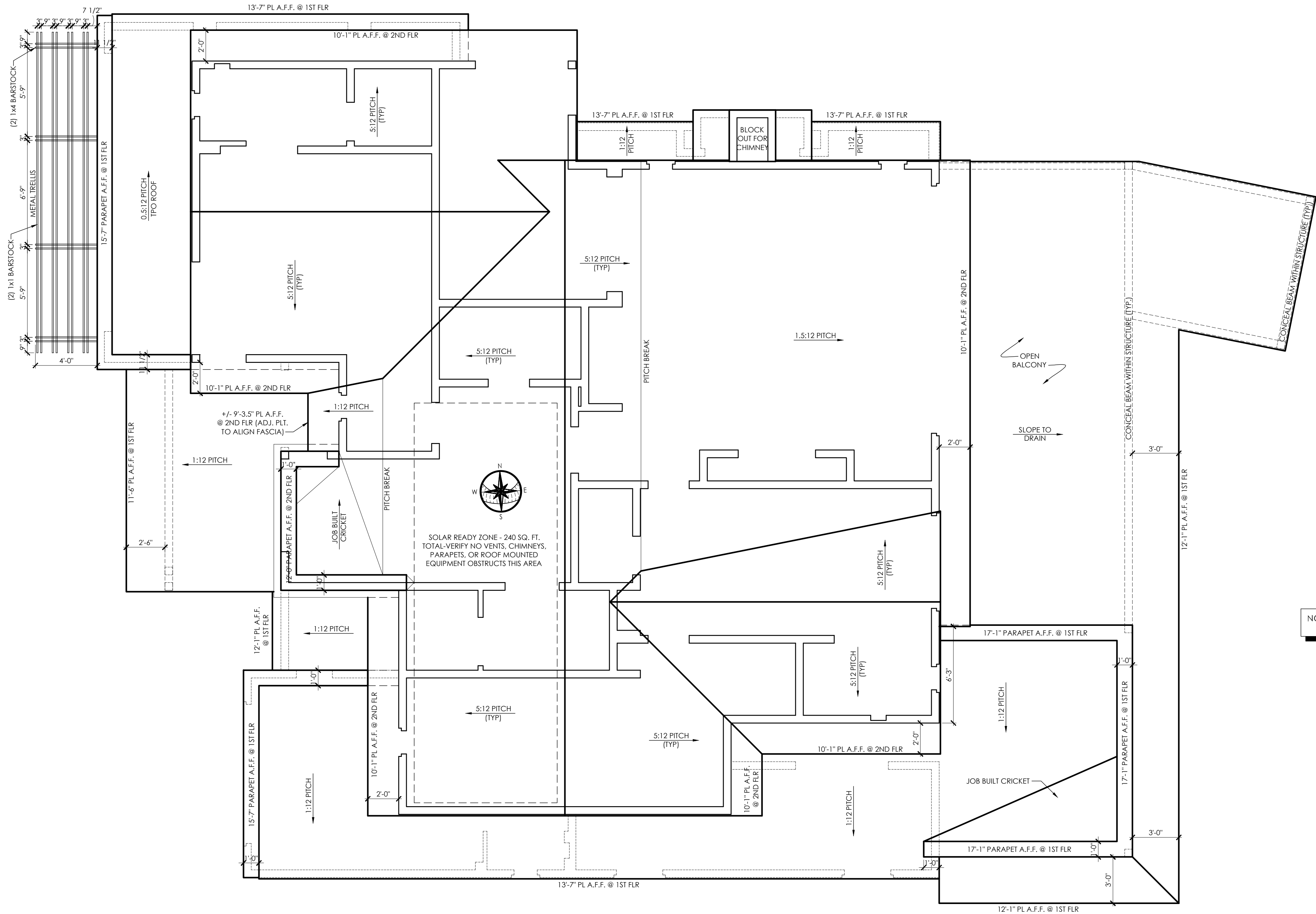


801 WINFLO DRIVE	
SHEET NO.	A-7
1 OF 16	
PROJECT NO.	21017
DRAWN BY:	AS
DATE:	06.29.23
CHECKED BY:	AS
REVISION:	

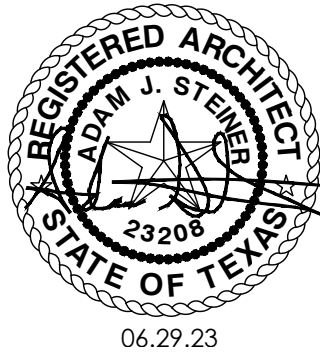
Copyright © 2023
All Rights Reserved
These design drawings are the sole
property of Adam Steiner and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.

GENERAL ROOF NOTES:

- PITCHES TO BE AS NOTED ON PLANS.
- HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- 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. ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- 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.
- 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.



NOTE: PROVIDE ICE & WATER SHIELD
AT ALL PITCHES 3:12 & LOWER

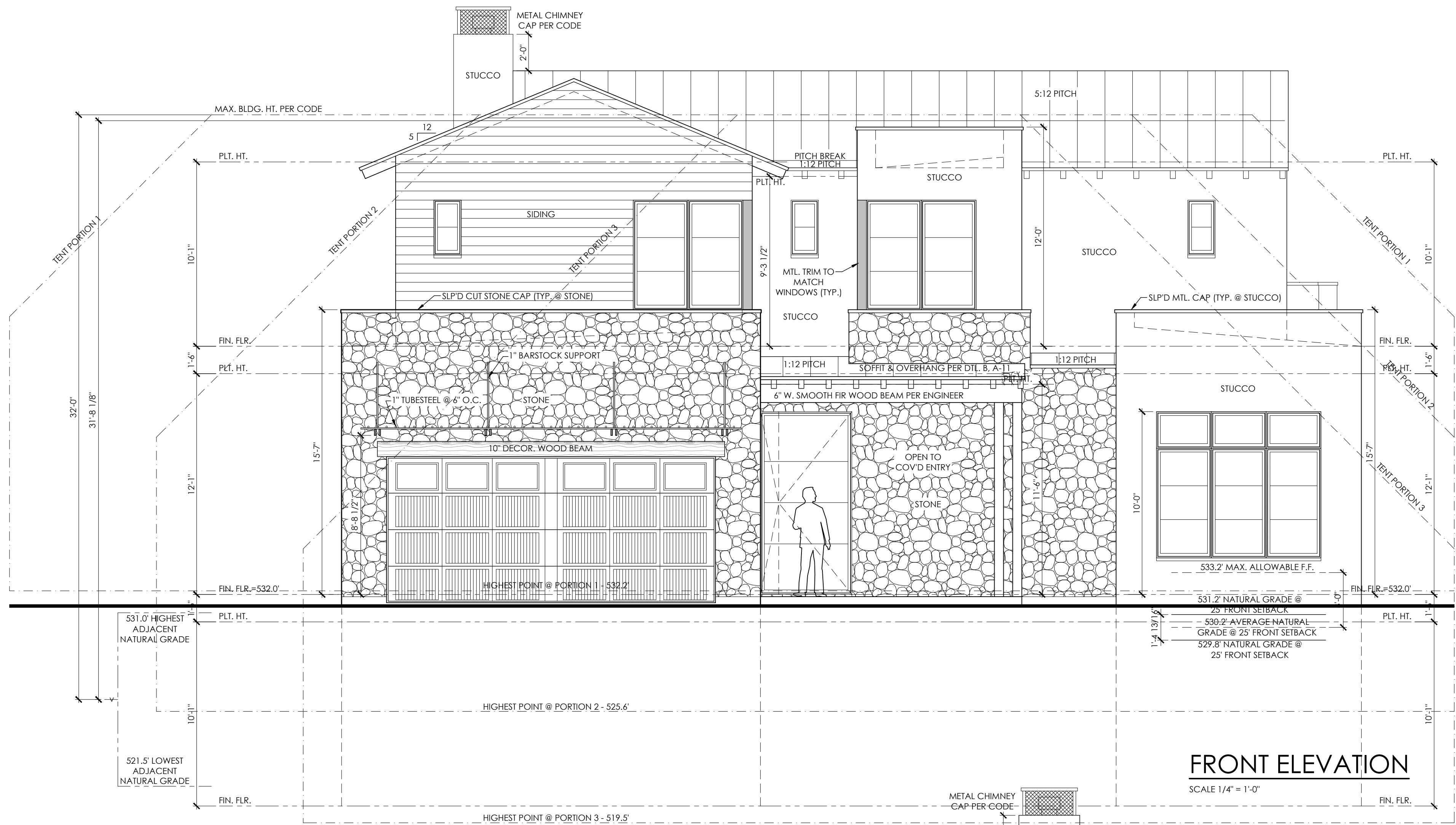


801 WINFLO DRIVE
SHEET NO.
A-8
8 OF 16
PROJECT NO. 21017
DRAWN BY: AS
DATE: 06.29.23
CHECKED BY: AS
REVISION:

Copyright © 2023
All Rights Reserved.
These design drawings are the sole
property of Alan J. Stebbins and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.

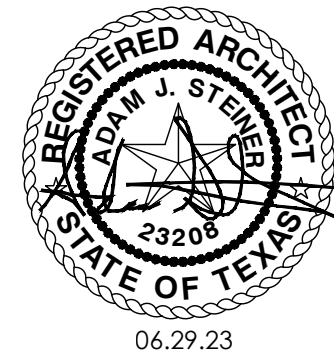
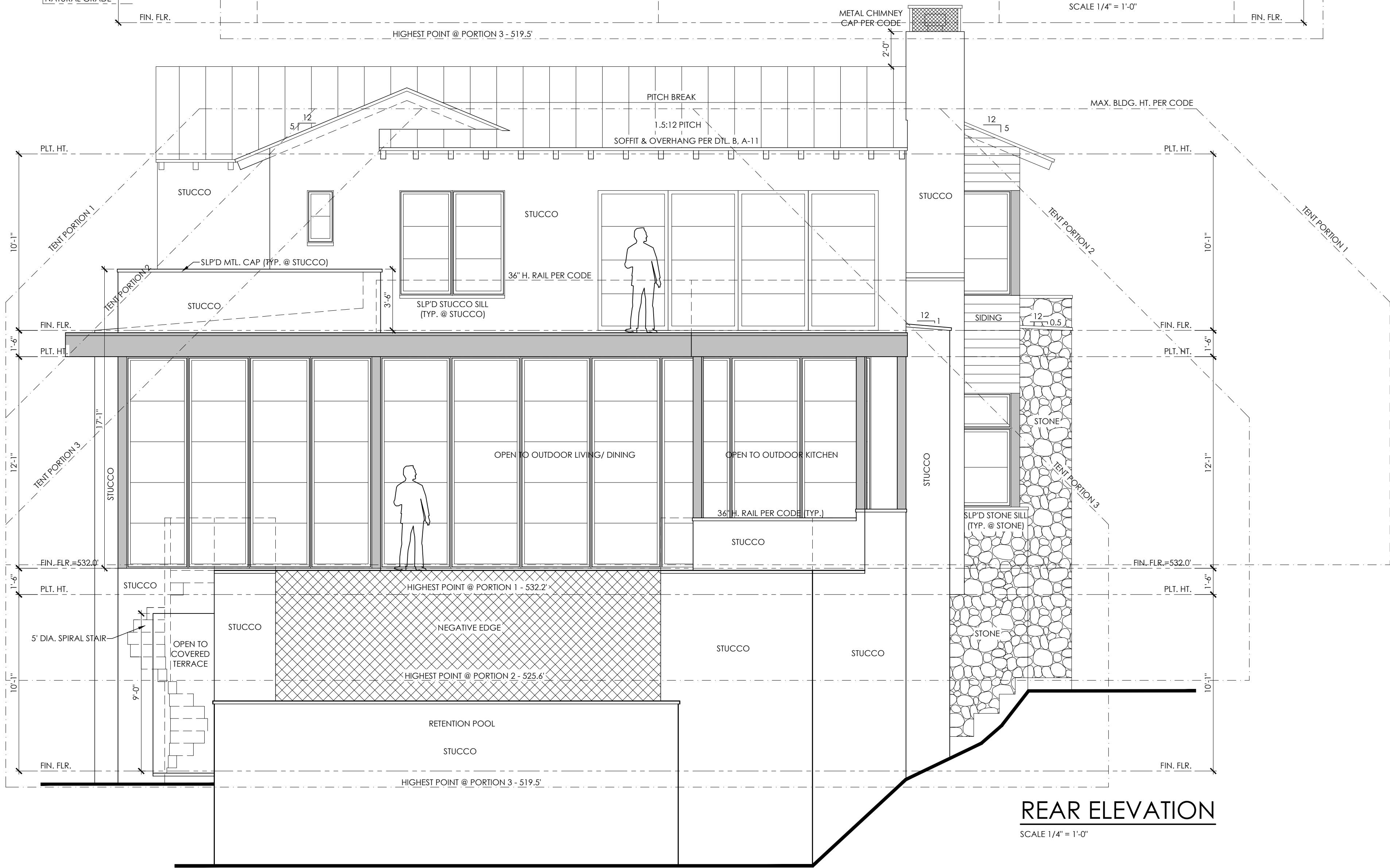
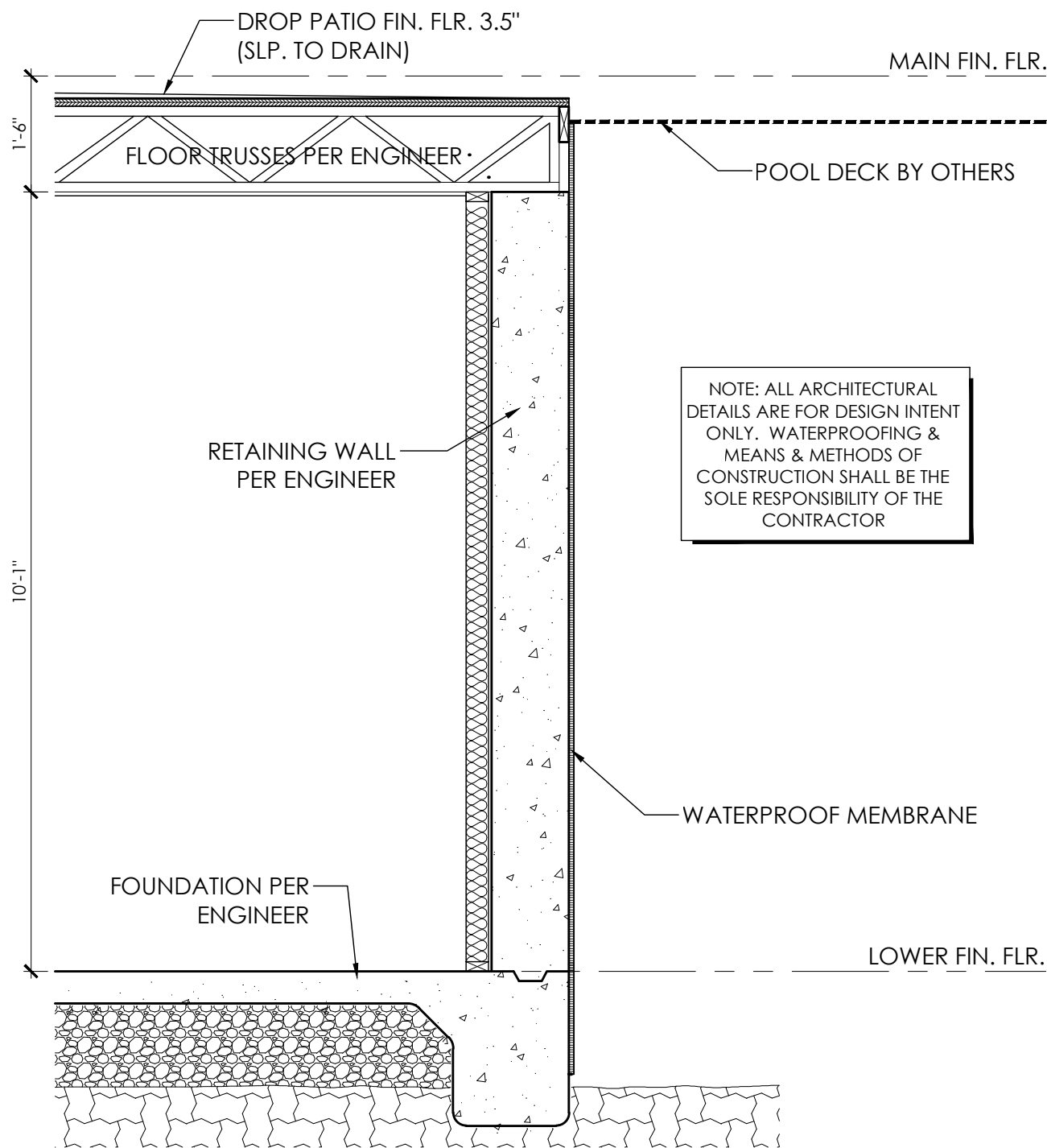
ROOF PLAN

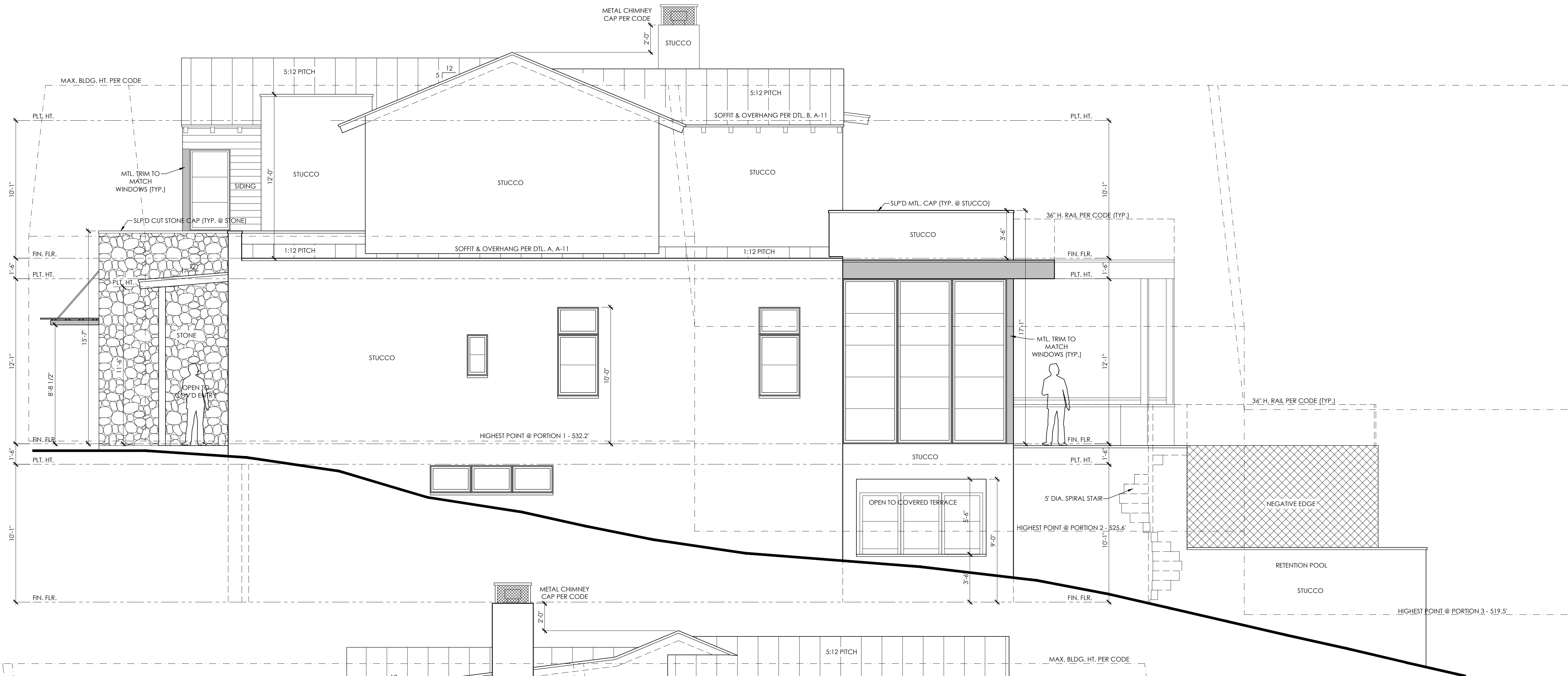
SCALE 1/4" = 1'-0"



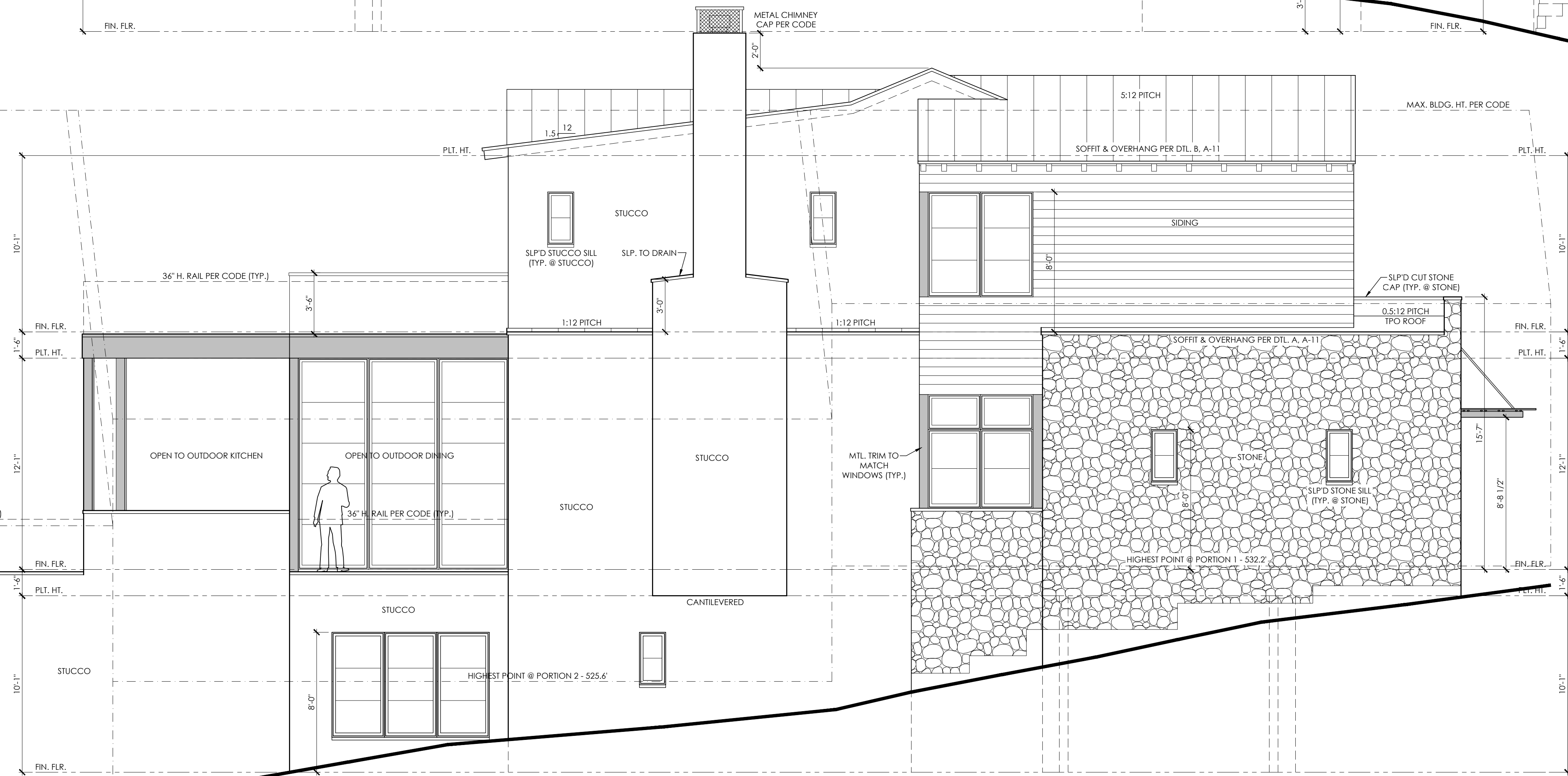
GENERAL ELEVATION NOTES

1. ALL WINDOW HDR. HTS. TO BE AS NOTED ON FLOOR PLANS.
2. PROVIDE STUCCO TRIM AT STUCCO WALL VENEER AND STONE TRIM AT STONE VENEER.
3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
4. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
5. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
6. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
7. 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. CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

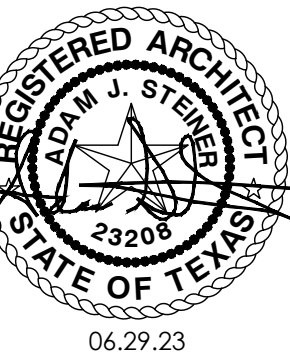




RIGHT ELEVATION
SCALE 1/4" = 1'-0"



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

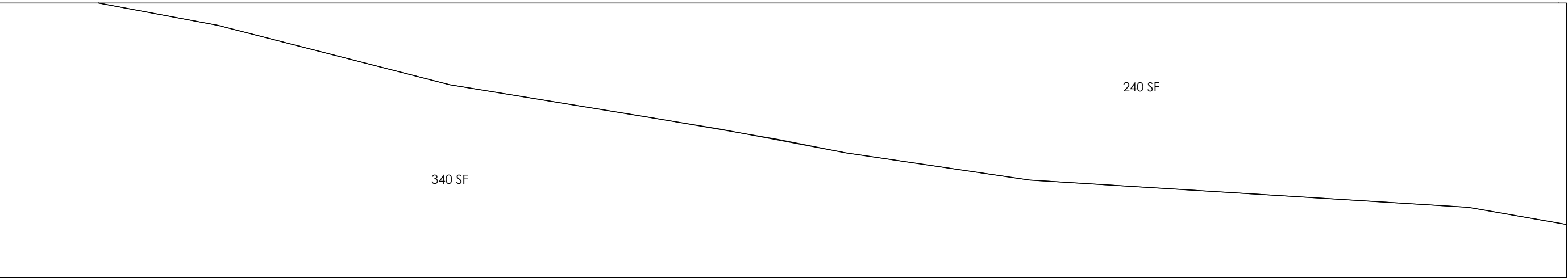


801 WINFLO DRIVE
SHEET NO.
A-10
10 OF 16
PROJECT NO. 21017
DRAWN BY: AS
DATE: 06.29.23
CHECKED BY: AS
REVISION:

Copyright © 2023
All Rights Reserved
These design drawings are the sole
property of Adam J. Stebbins and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.



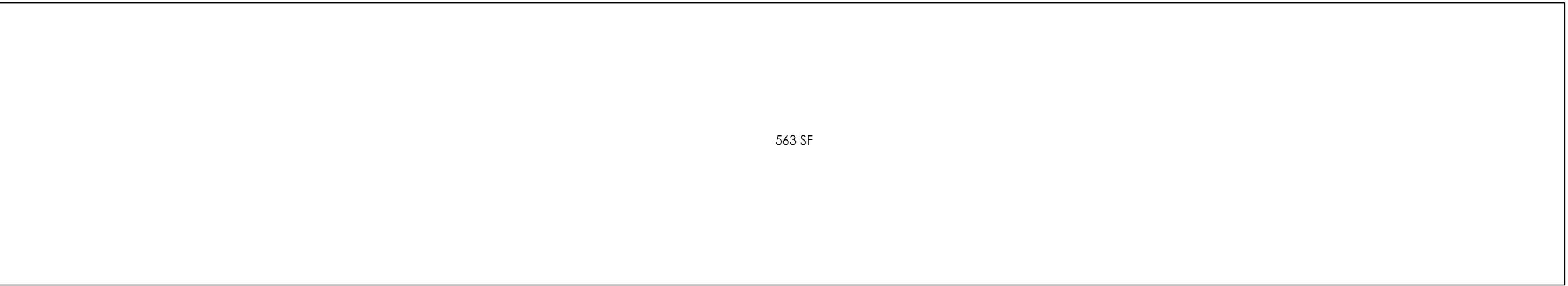
FRONT



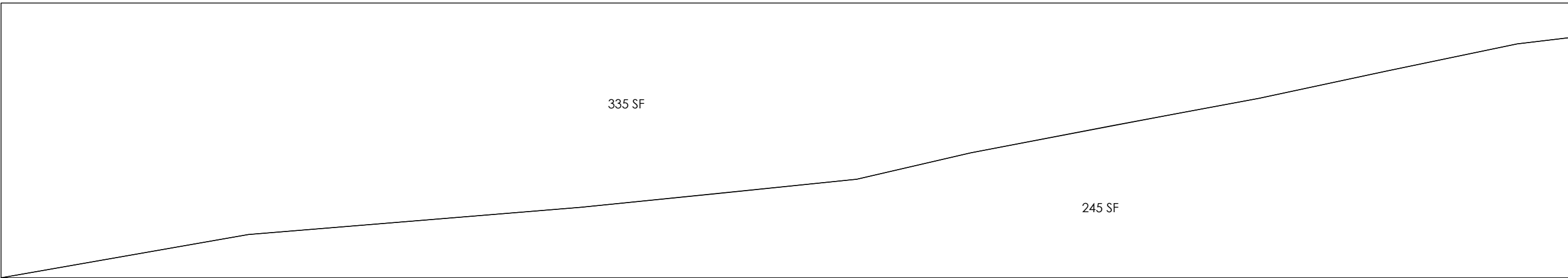
RIGHT

BASEMENT SQUARE FOOTAGE CALCULATIONS

BASEMENT SURROUNDED BY NATURAL GRADE	
FRONT	563 SF
RIGHT	340 SF
LEFT	245 SF
REAR	0 SF
TOTAL HEATED	1,148 SF/ 50.2%
BASEMENT OUT OF NATURAL GRADE	
FRONT	0 SF
RIGHT	240 SF
LEFT	335 SF
REAR	563 SF
TOTAL HEATED	1,138 SF/ 49.8%
2,286 SF/ 100%	



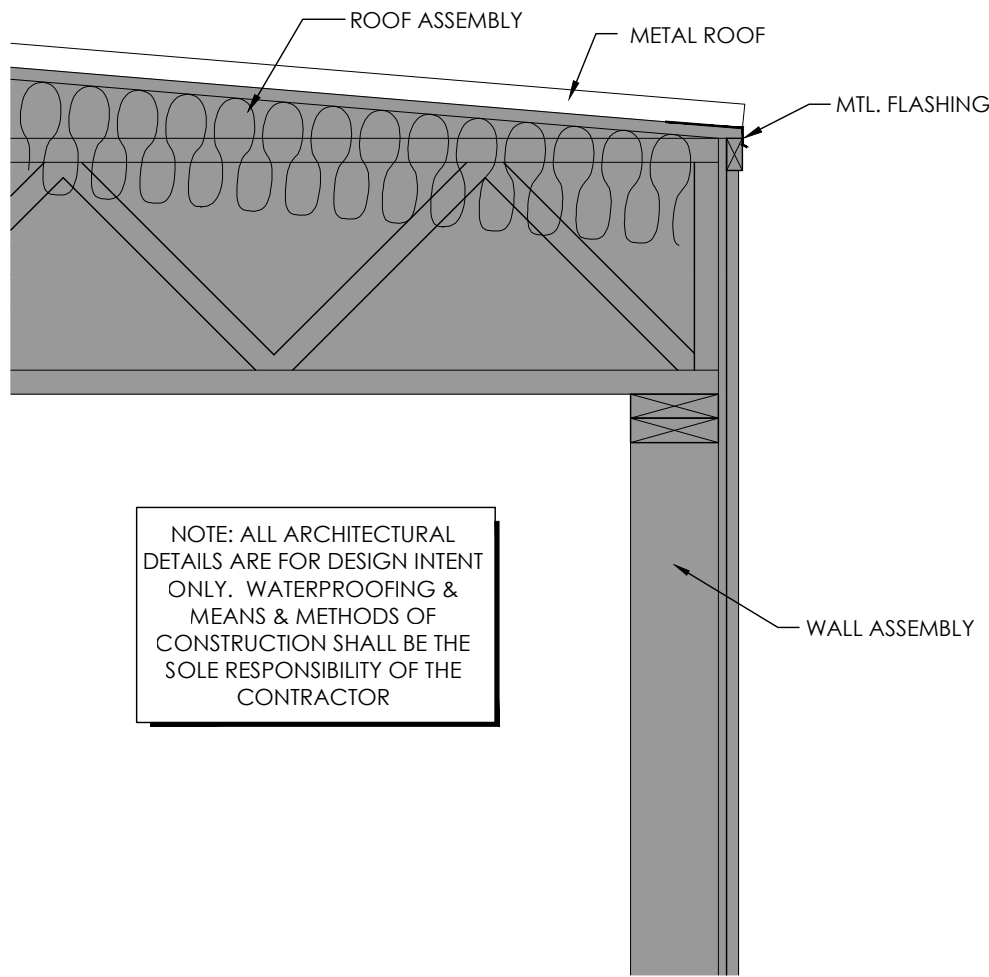
REAR



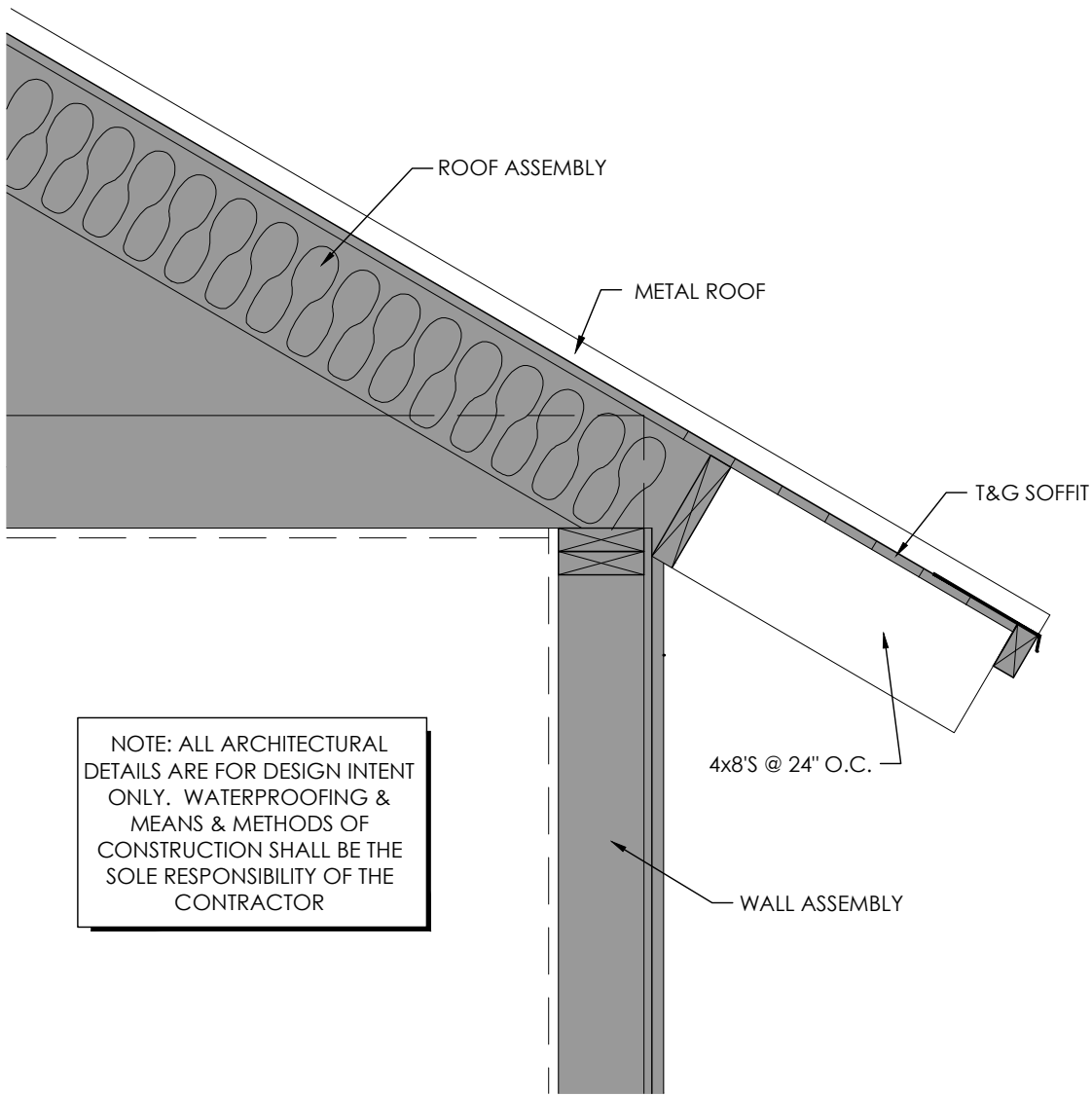
LEFT

BASEMENT CALCULATIONS

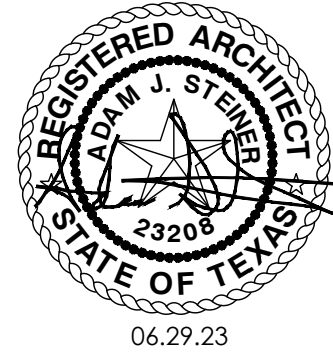
SCALE 1/4" = 1'-0"

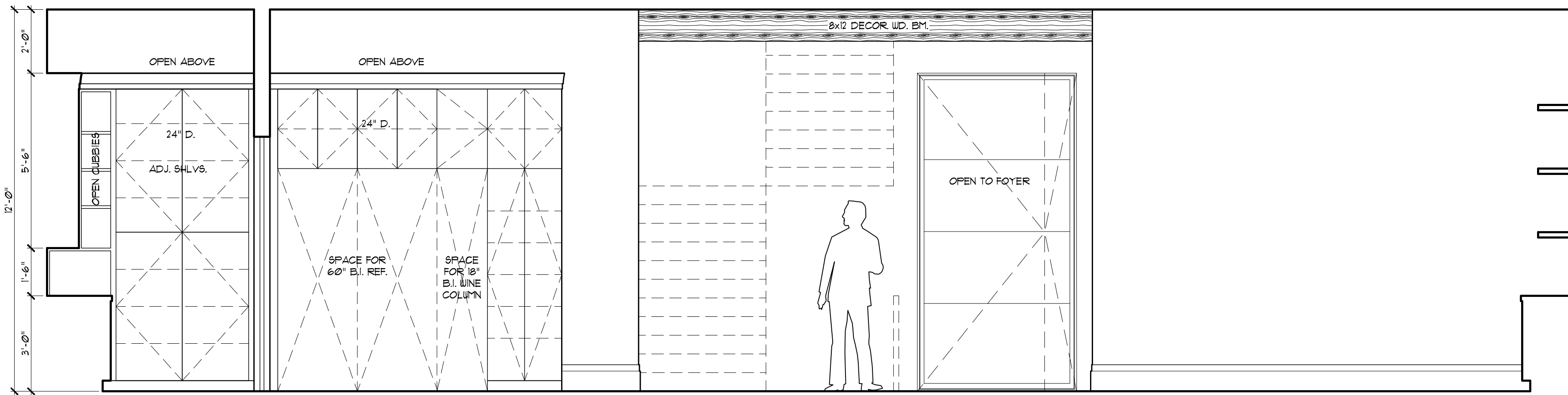


A OVERHANG DETAIL
SCALE 1" = 1'-0"

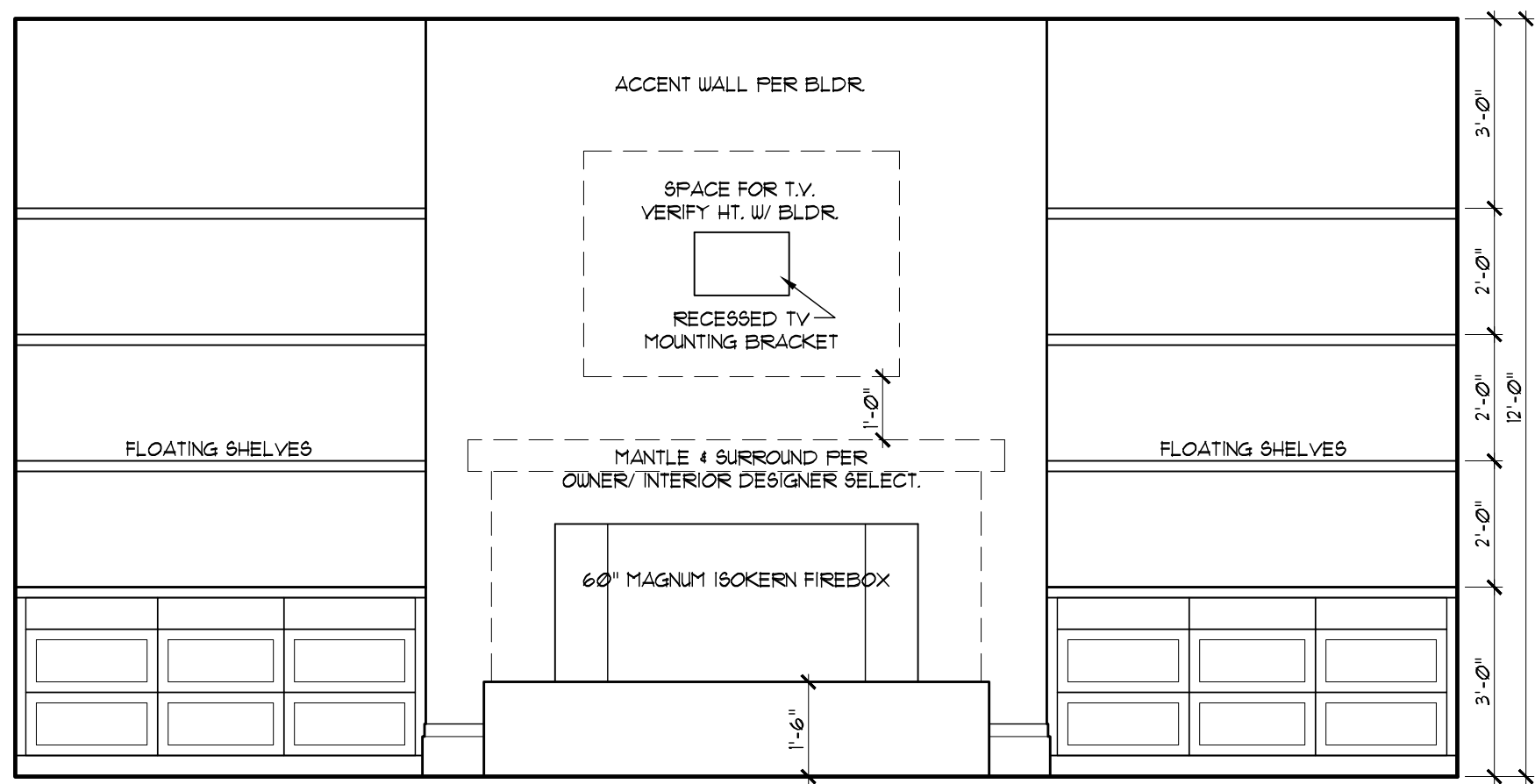


B OVERHANG DETAIL
SCALE 1" = 1'-0"



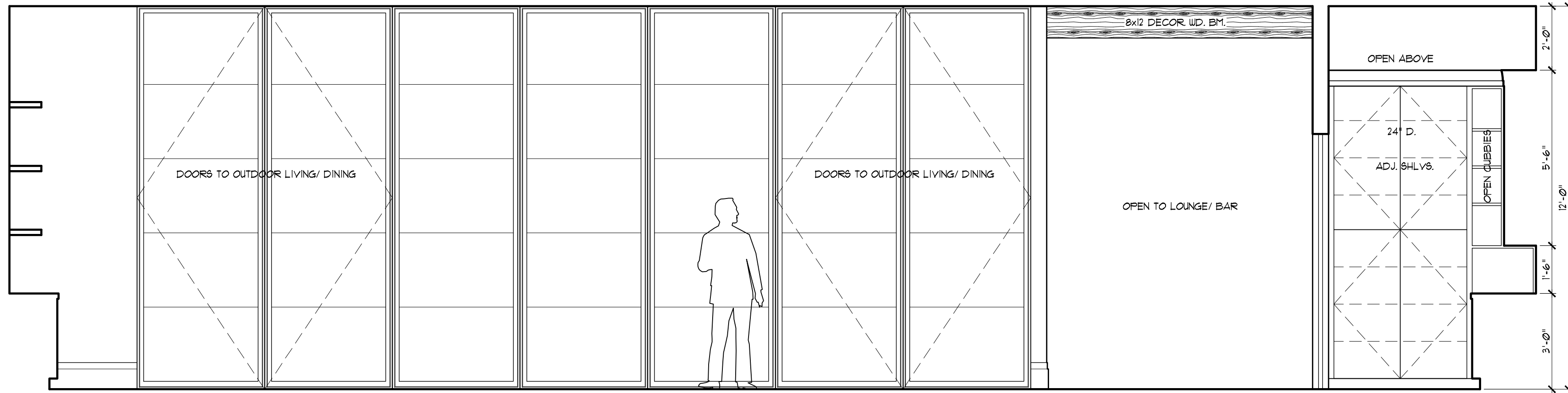


① PREP. KITCHEN/ KITCHEN/ DINING/ LIVING

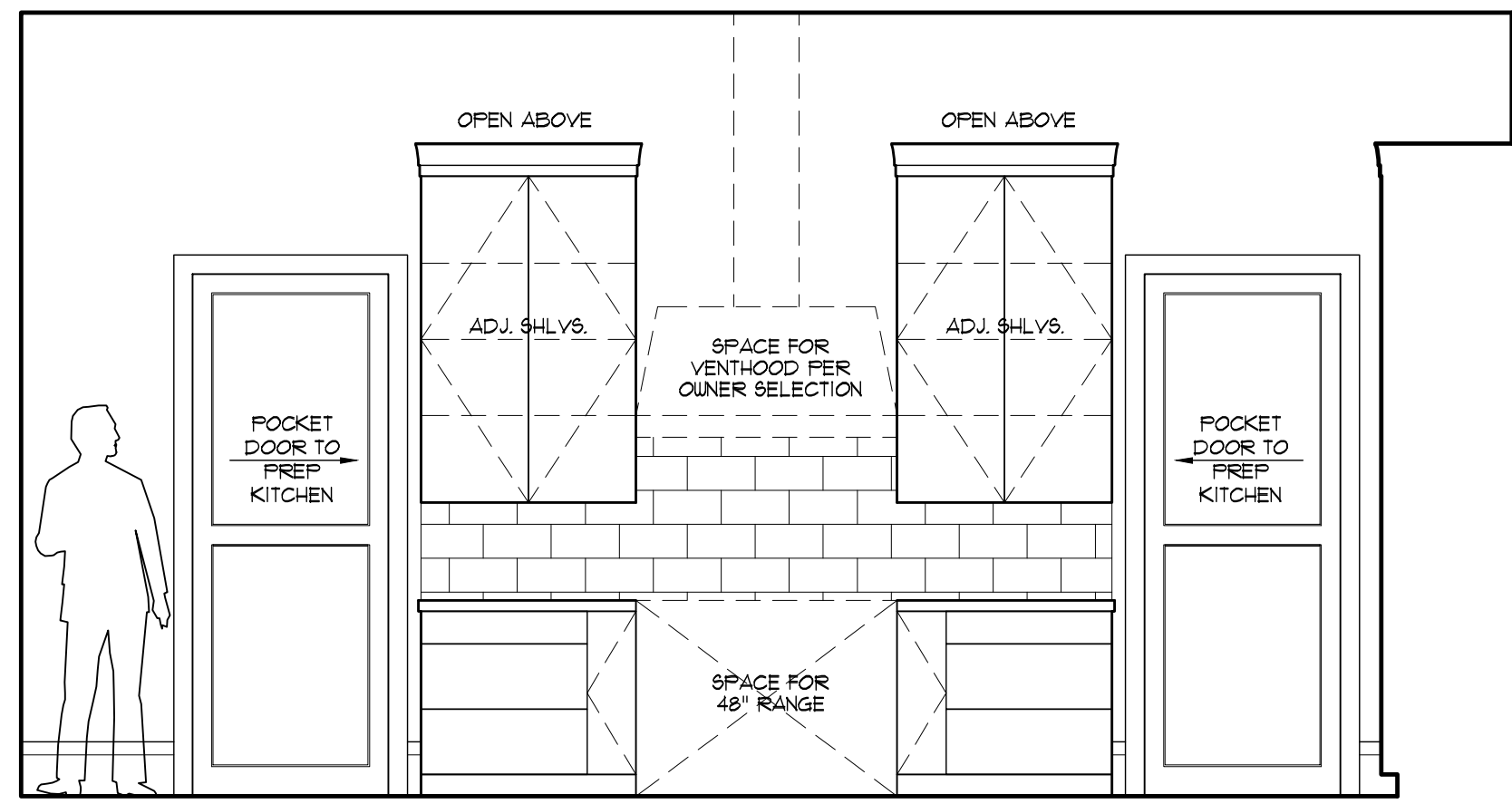


② LIVING

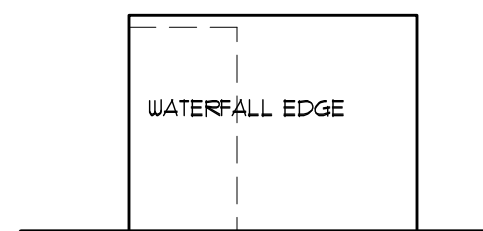
- GENERAL INT. ELEV. NOTES**
- 1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
 - 2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT STILE PLACEMENT & WIDTH.
 - 3.0 VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER 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 TO BE AS PER SPECS.
 - 12.0 CROWN MOLDING, INTERIOR UNDOOR/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.



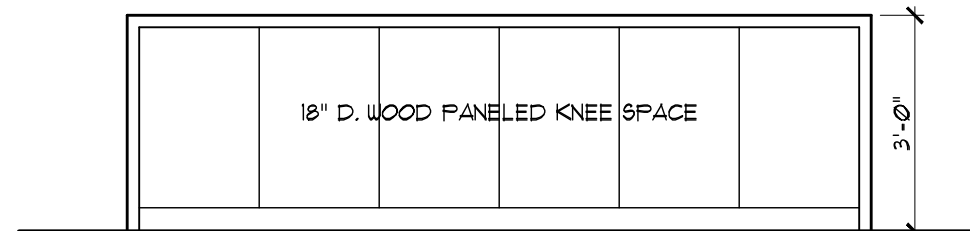
③ LIVING/ DINING/ KITCHEN/ PREP. KITCHEN



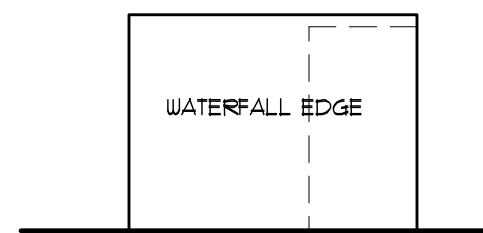
④ KITCHEN



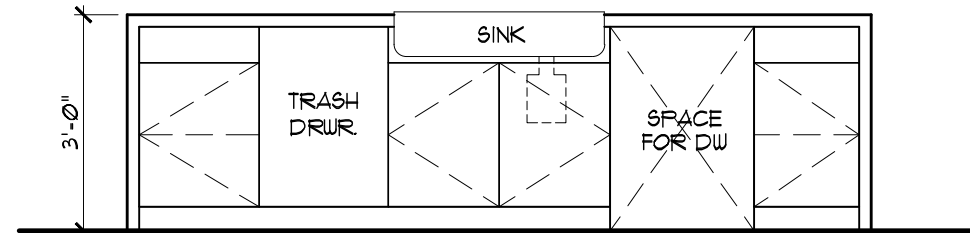
⑤ ISLAND



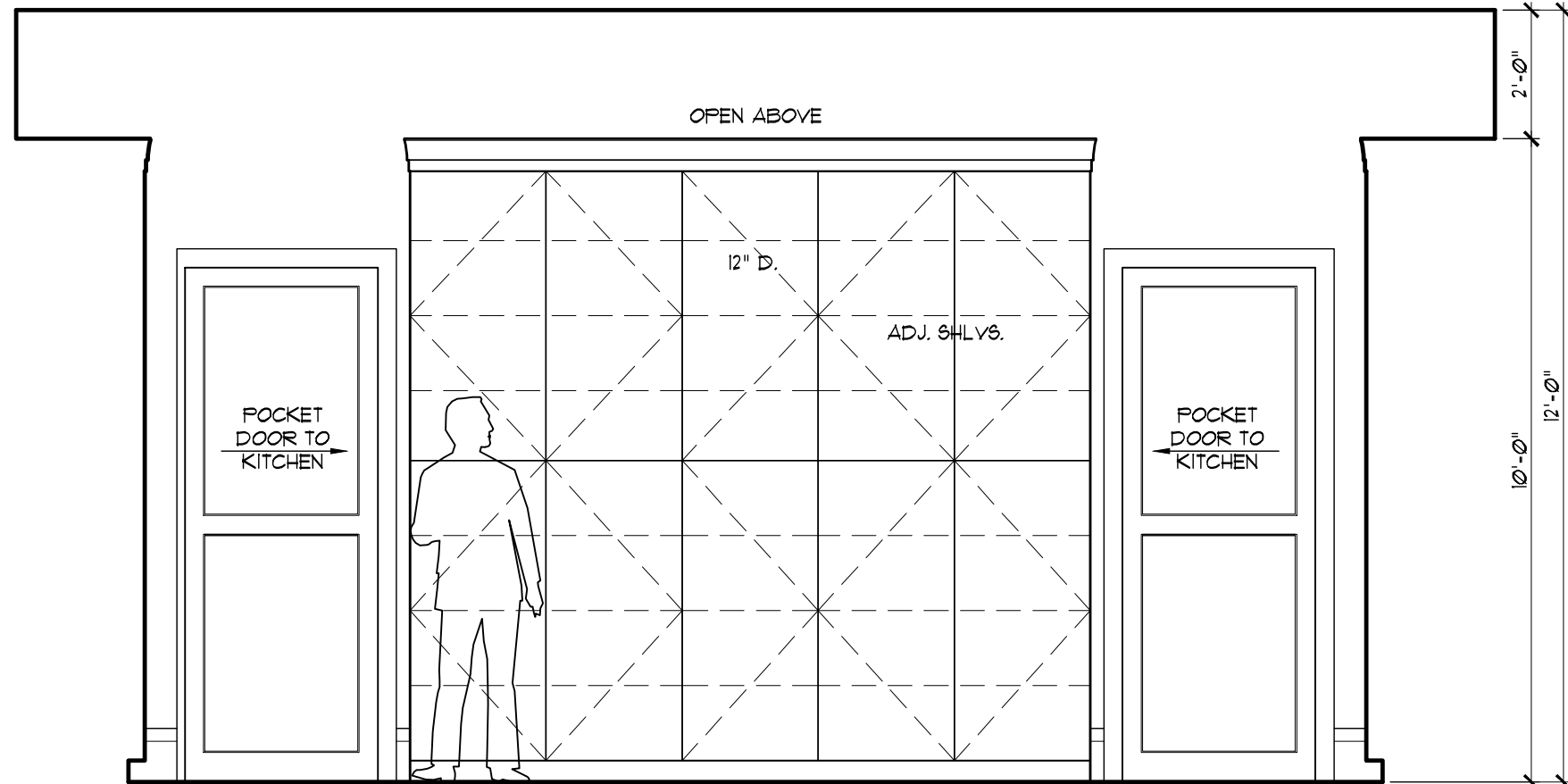
⑥ ISLAND



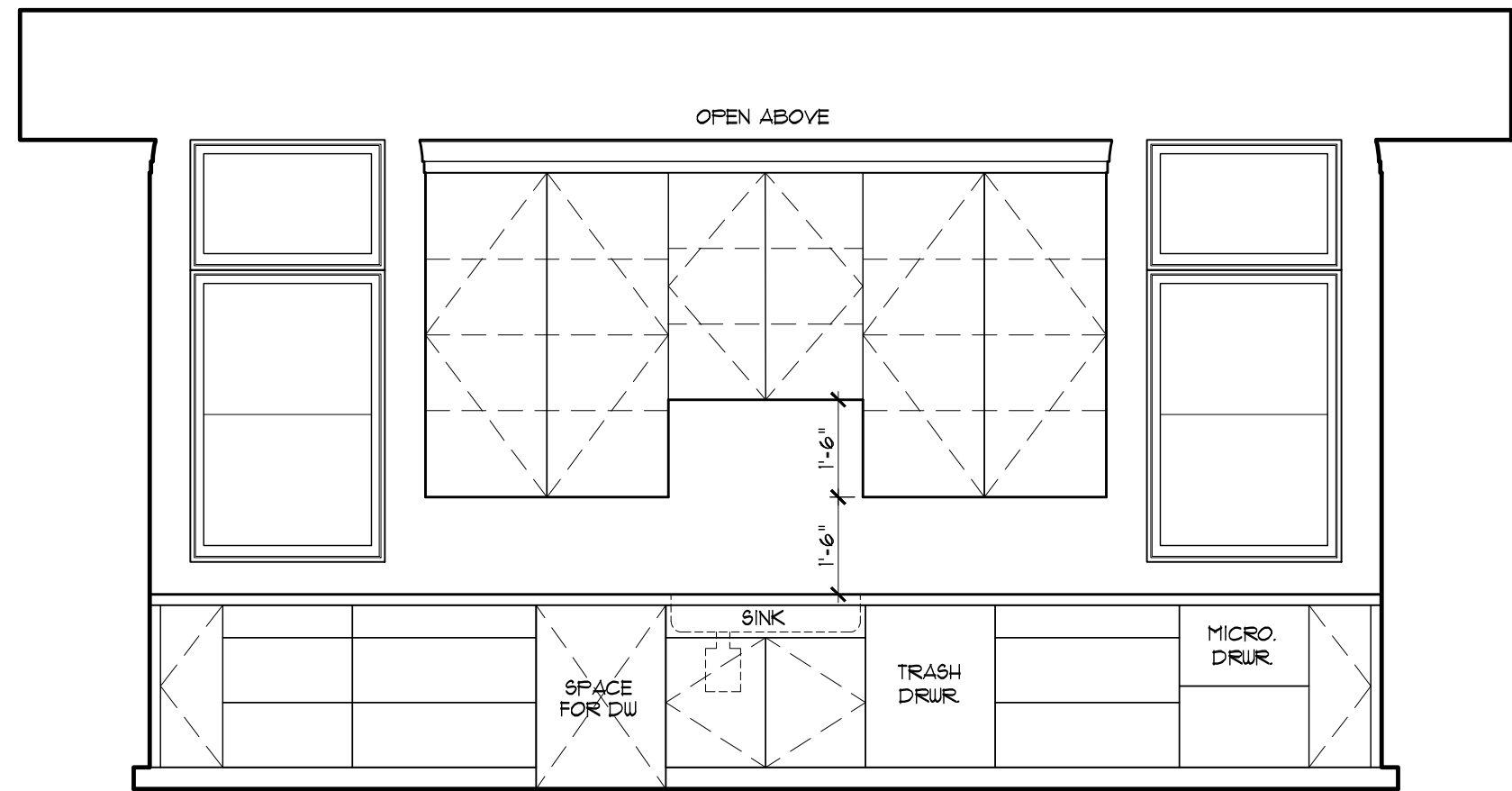
⑦ ISLAND



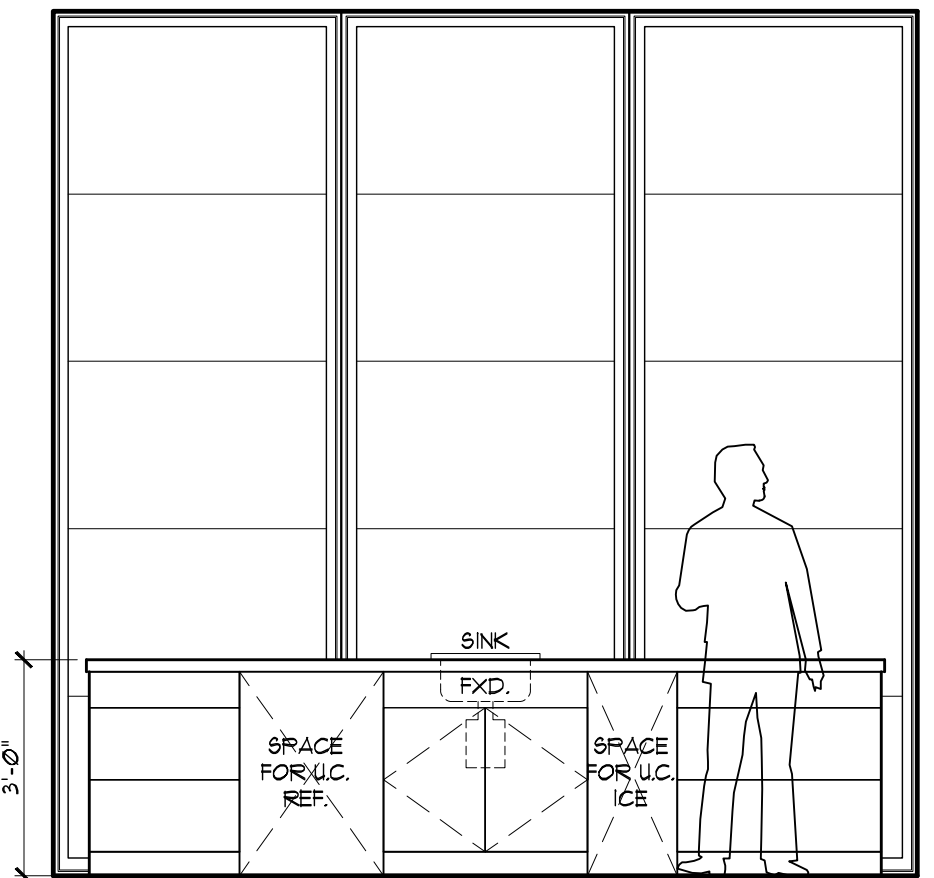
⑧ ISLAND



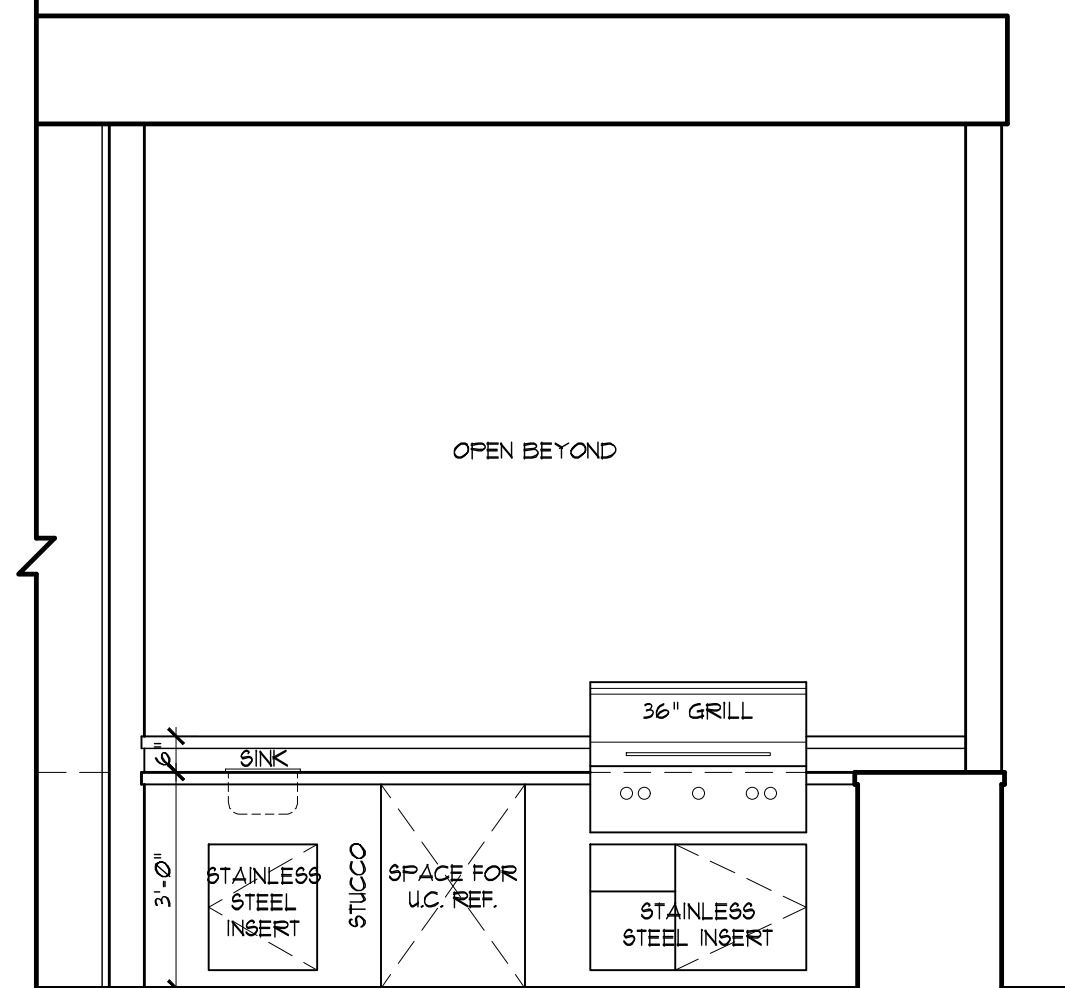
⑨ PREP. KITCHEN



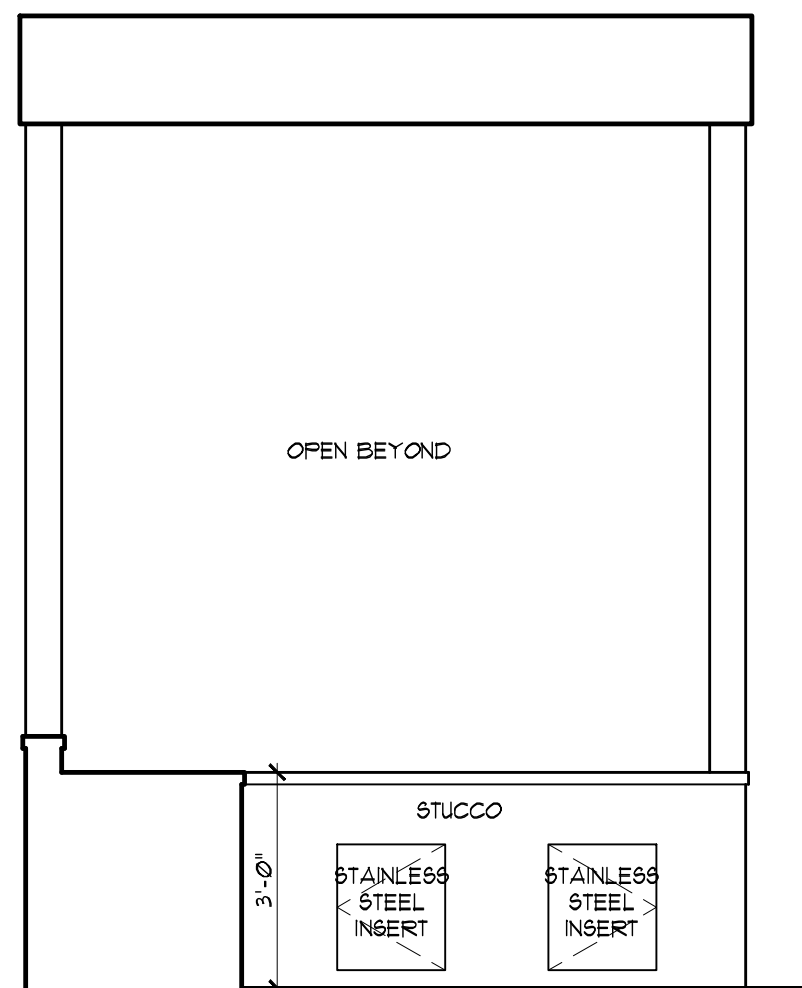
⑩ PREP. KITCHEN



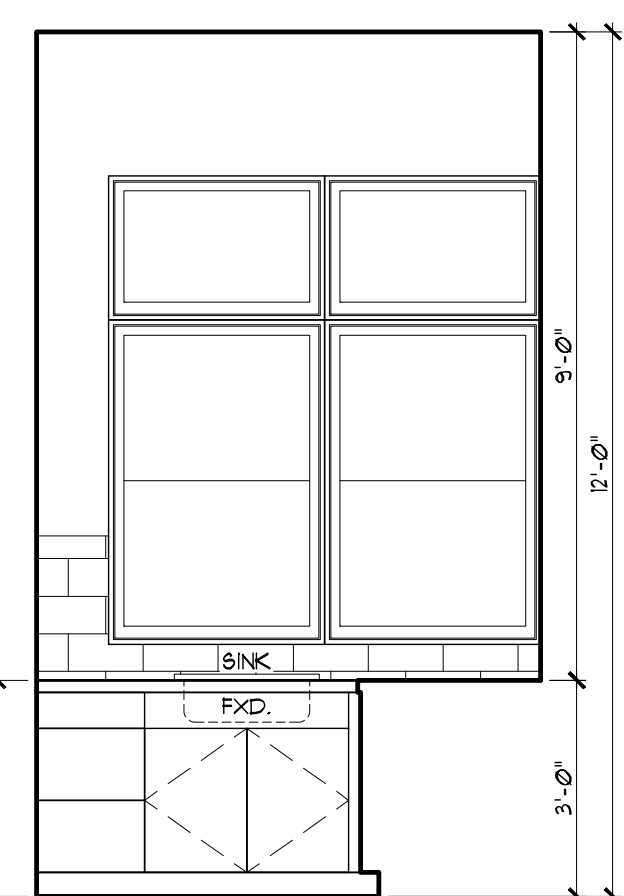
⑪ LOUNGE/ BAR



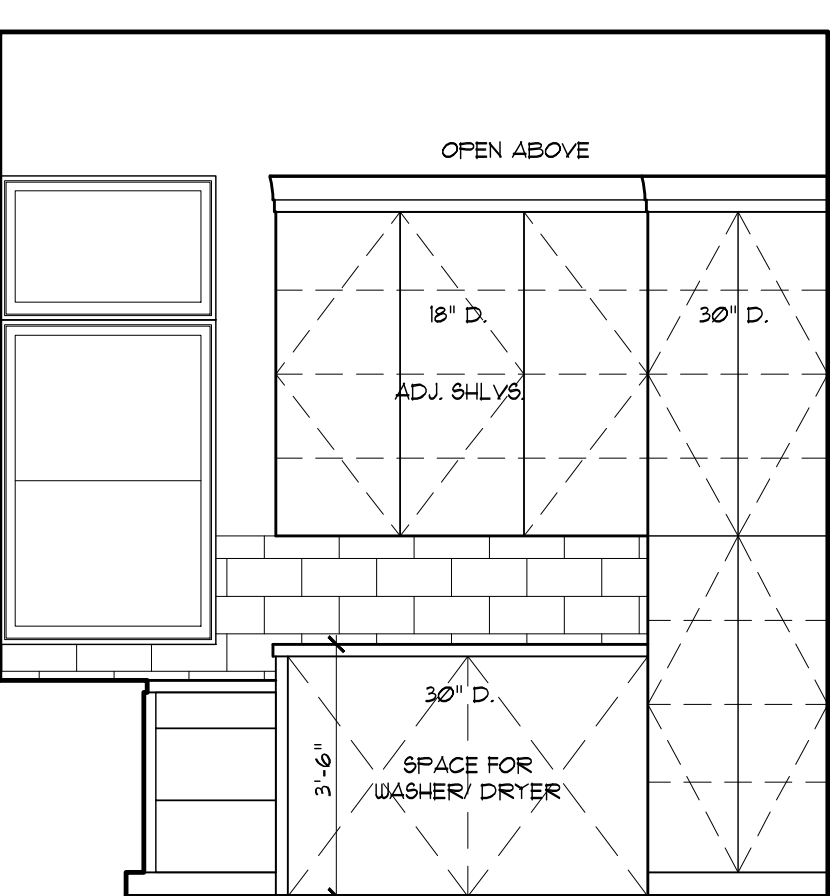
⑫ OUTDOOR KITCHEN



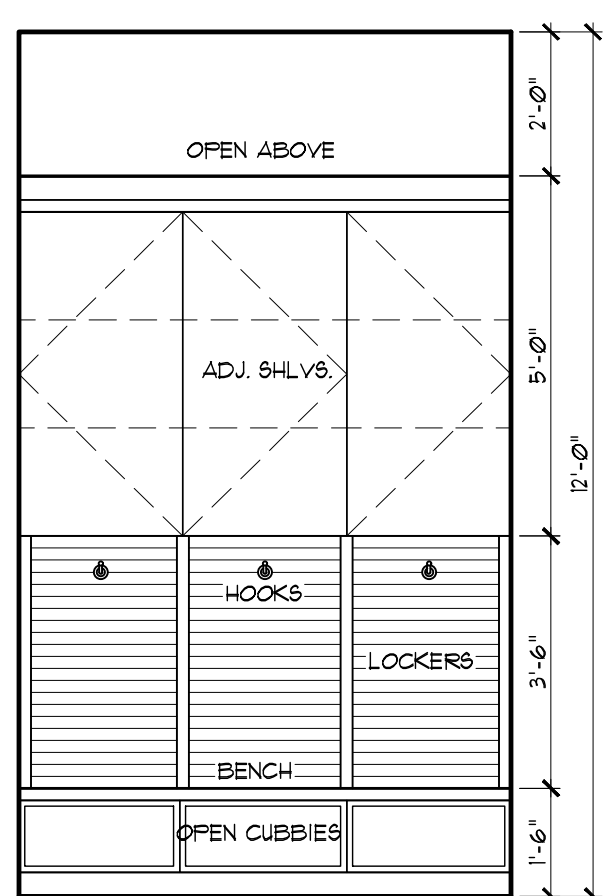
⑬ OUTDOOR KITCHEN



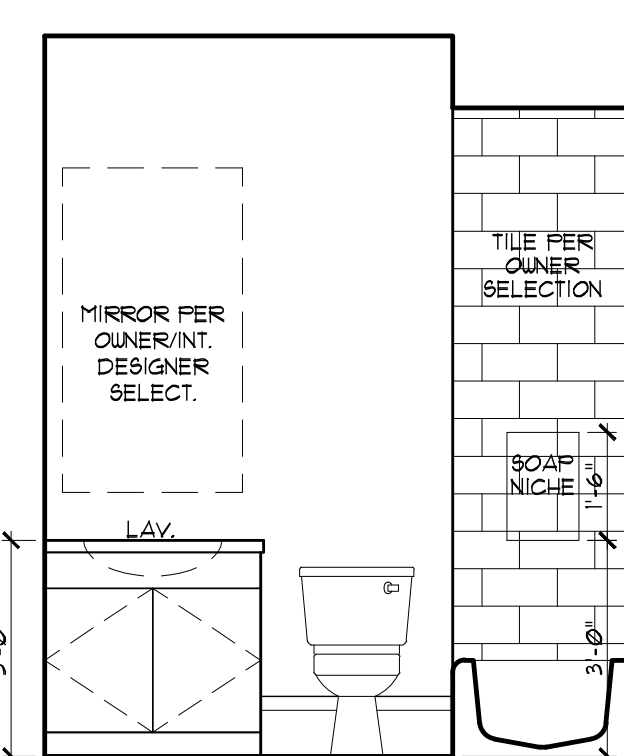
⑭ UTILITY



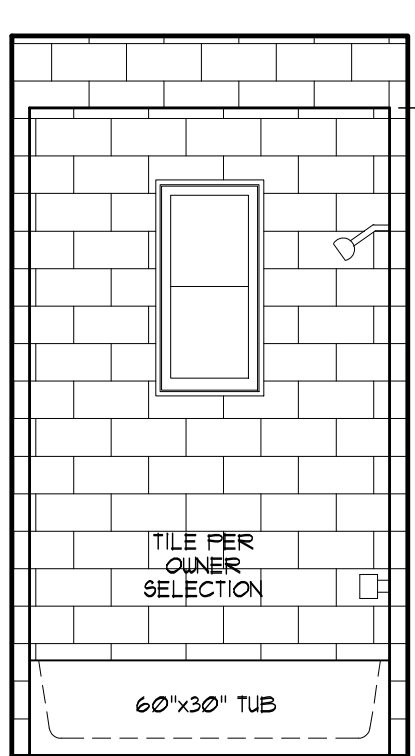
⑮ UTILITY



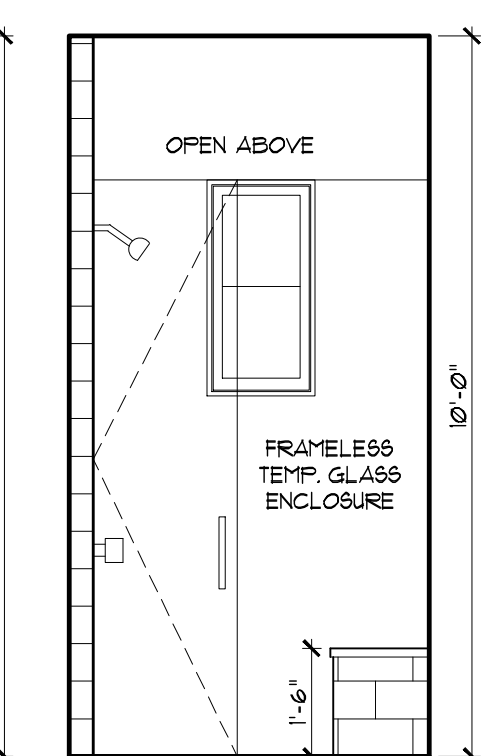
⑯ MUD



⑰ BATH 1

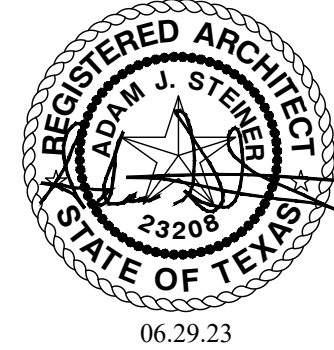


⑱ BATH 1

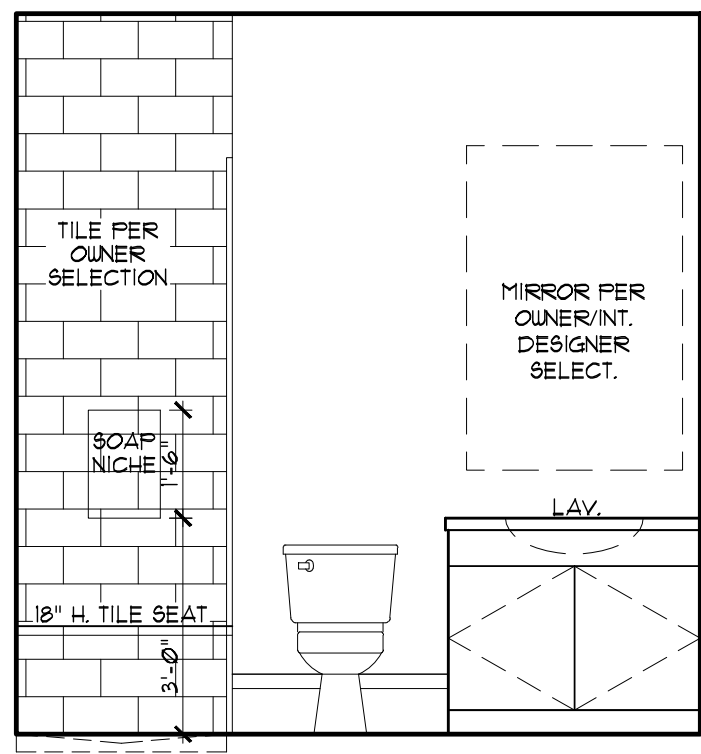


⑲ BATH 2

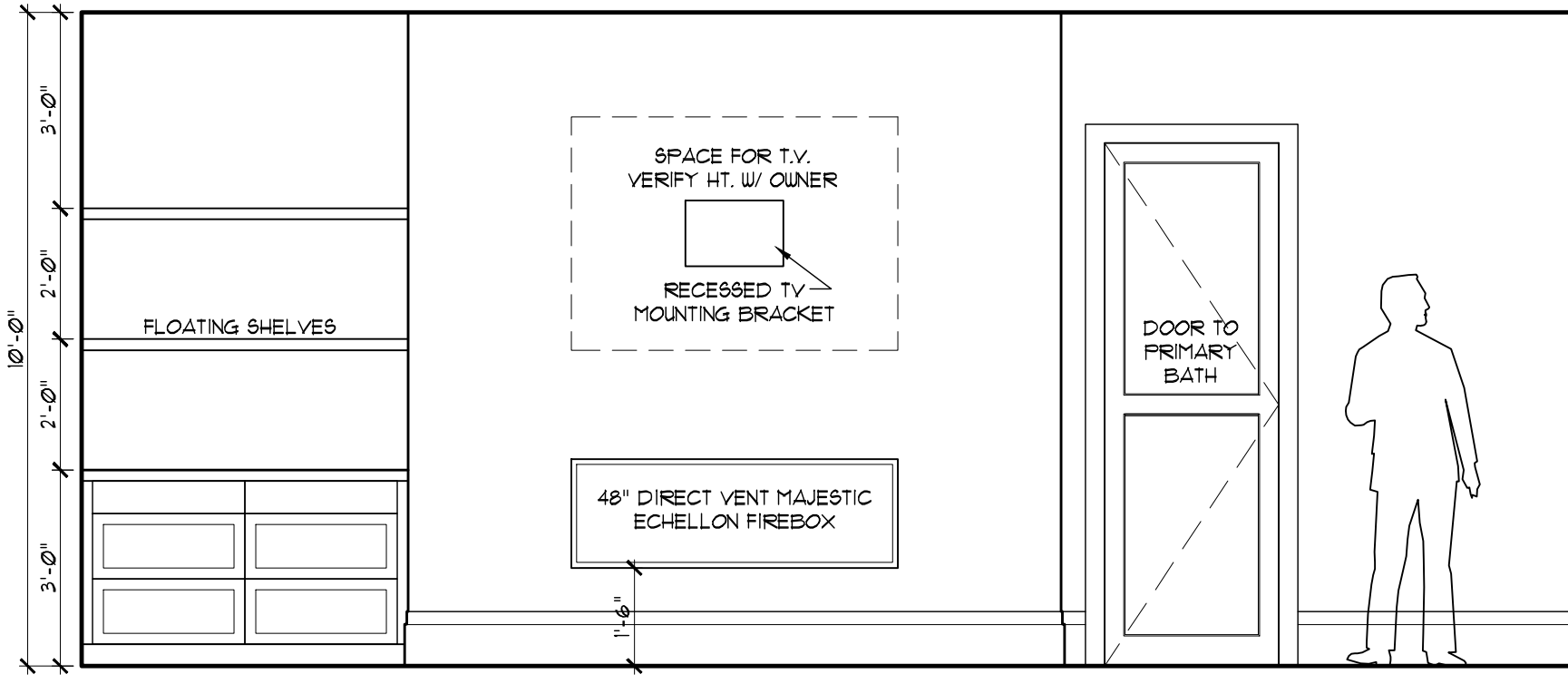
INTERIOR ELEVATIONS
SCALE 3/8" = 1'-0"



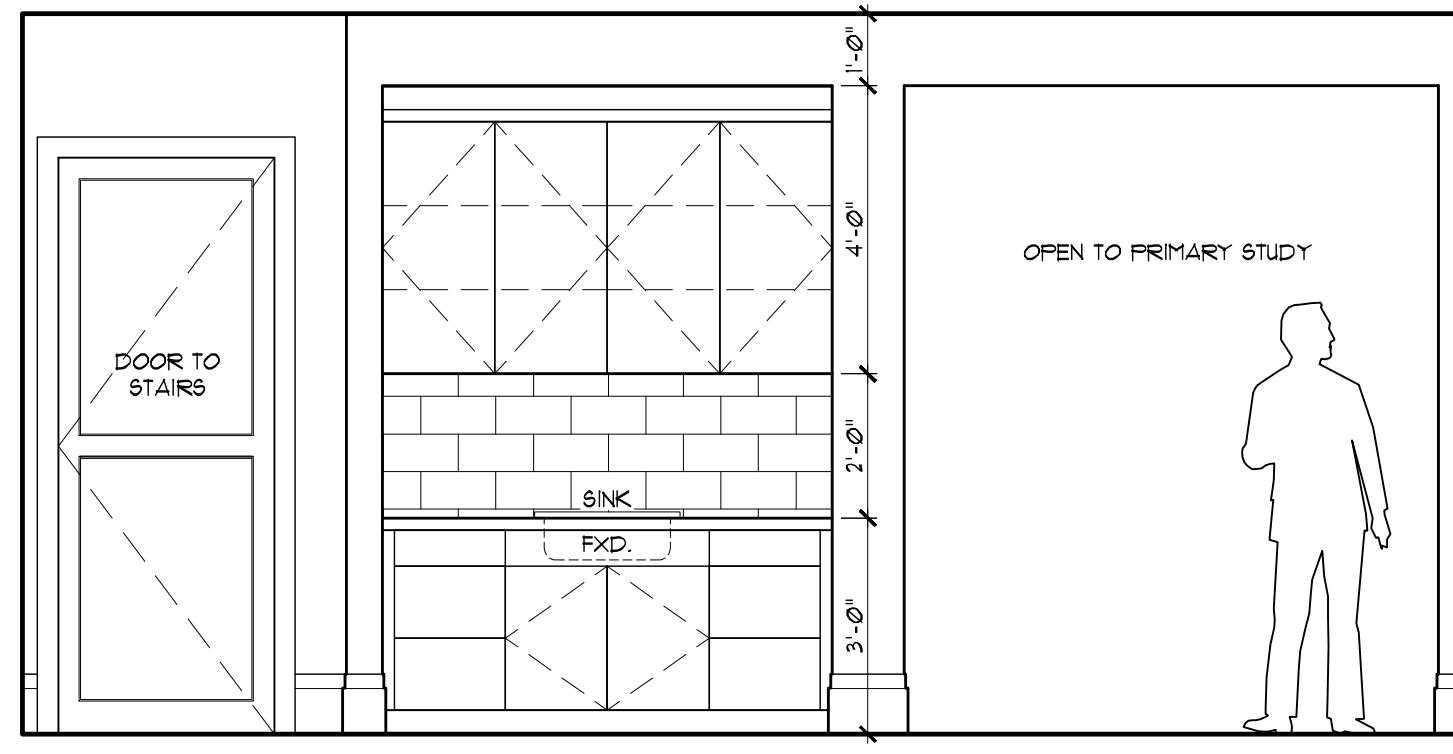
801 WINFLO DRIVE
SHEET NO. **A-12**
12 OF 16
PROJECT NO. 21011
DRAWN BY: AS
DATE: 06/23/23
CHECKED BY: AS
REVISION:
Copyright © 2023
All Rights Reserved.
These design drawings are the sole property of Adam J. Stebbins and may not be reproduced in any form (eg. any medium) for any purpose without previous written permission.



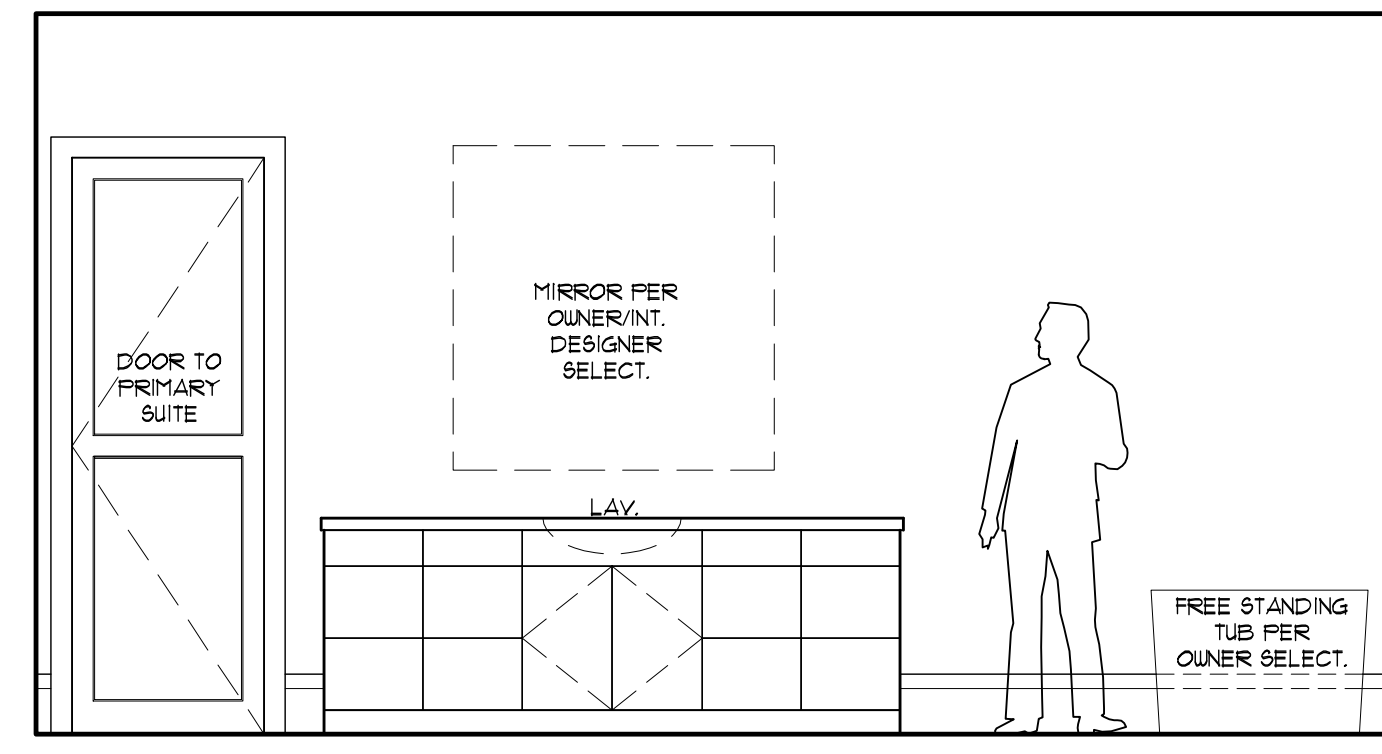
20 BATH 2



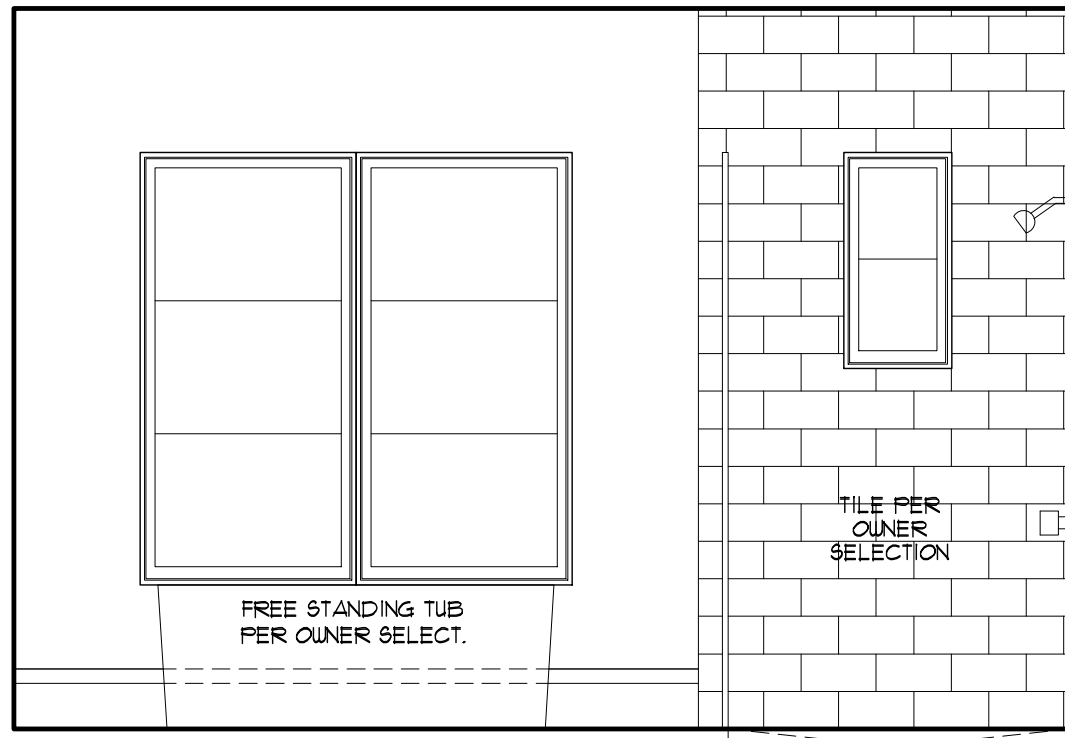
21 PRIMARY SUITE



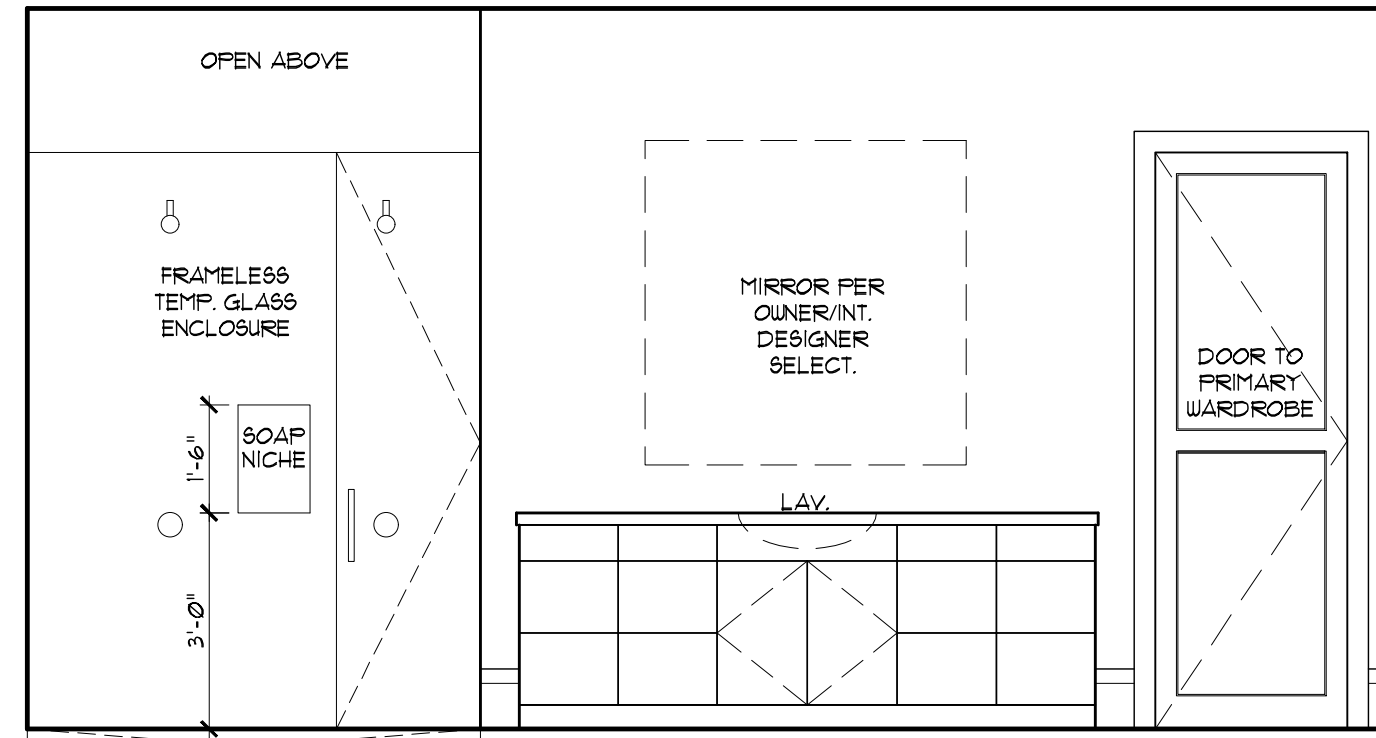
22 PRIMARY SUITE



23 PRIMARY BATH



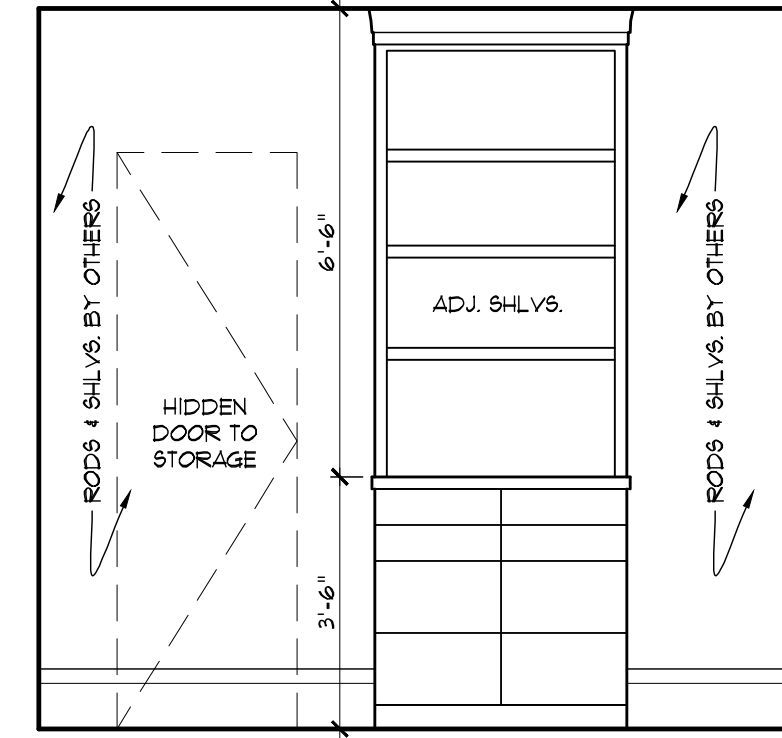
24 PRIMARY BATH



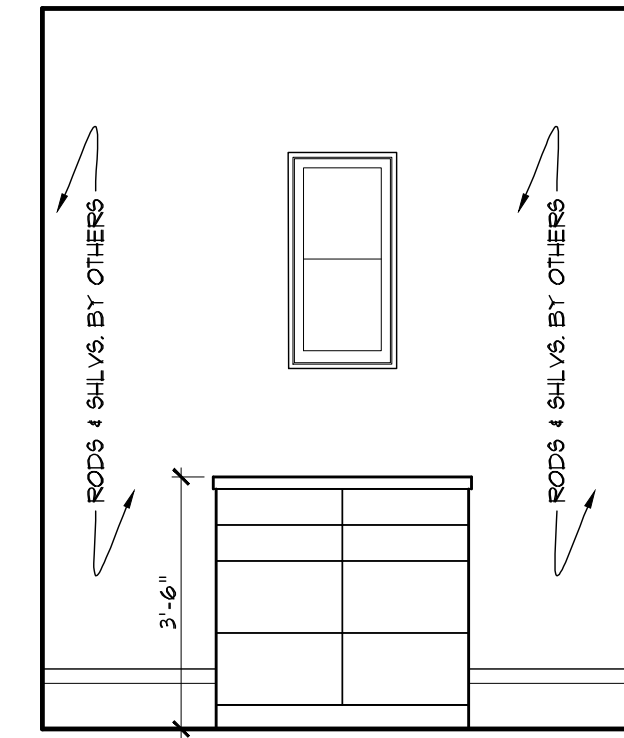
25 PRIMARY BATH



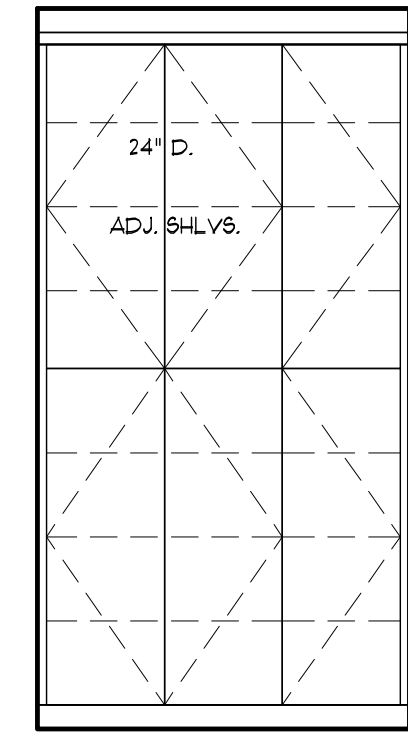
26 PRIMARY BATH



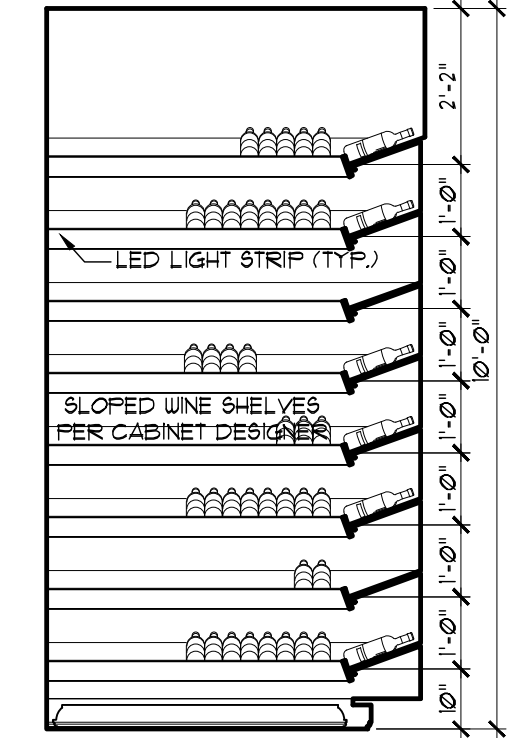
27 PRIMARY WARDROBE



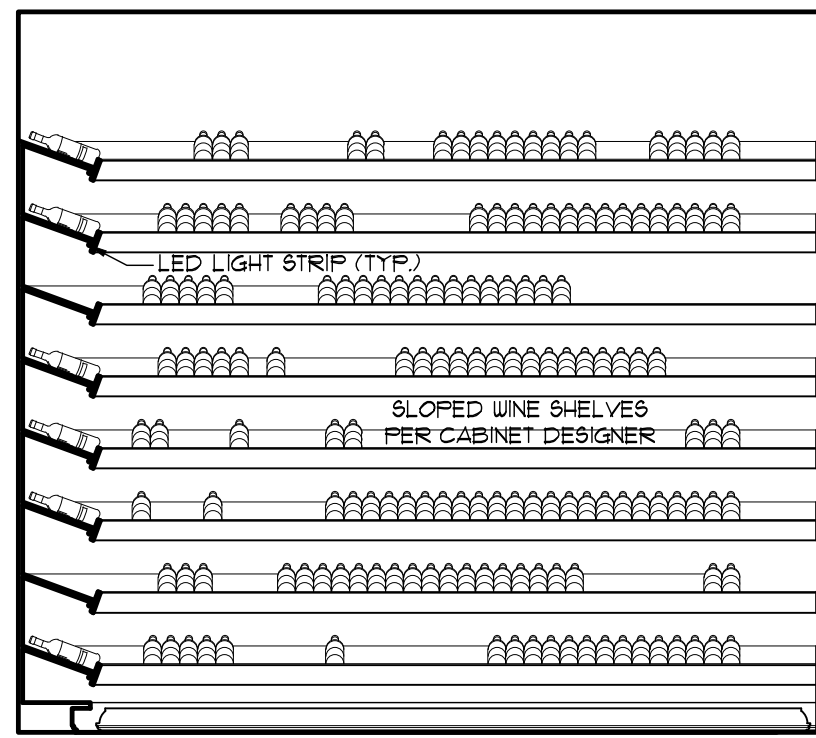
28 PRI. WARDROBE



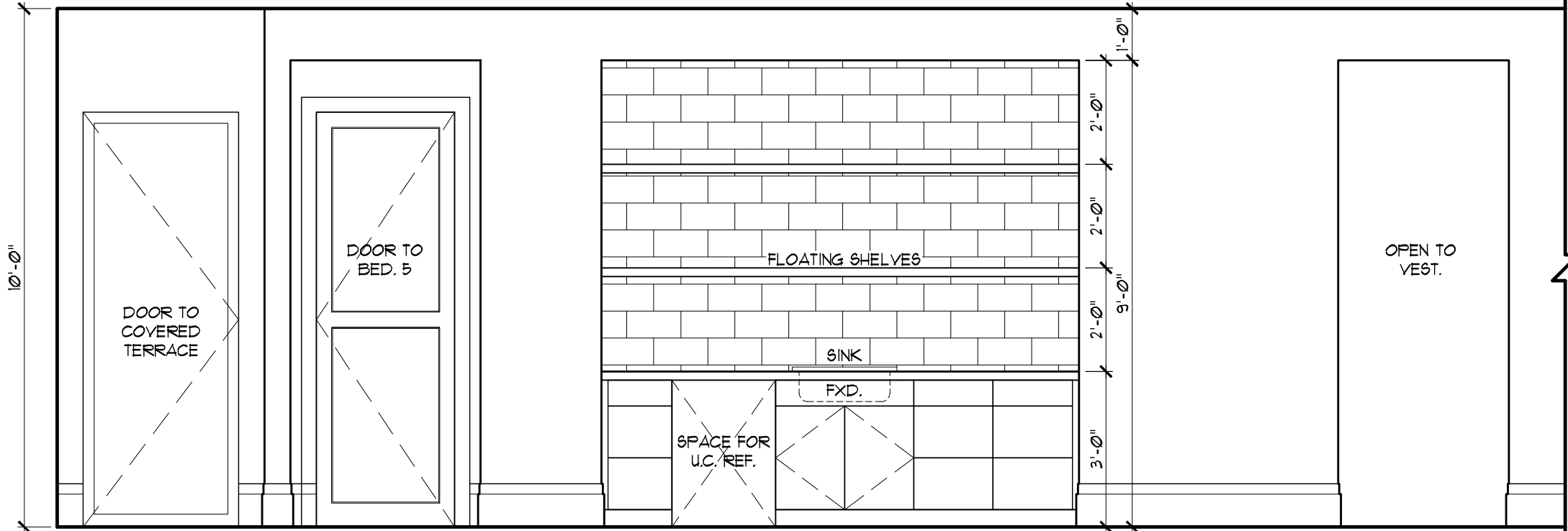
29 VEST.



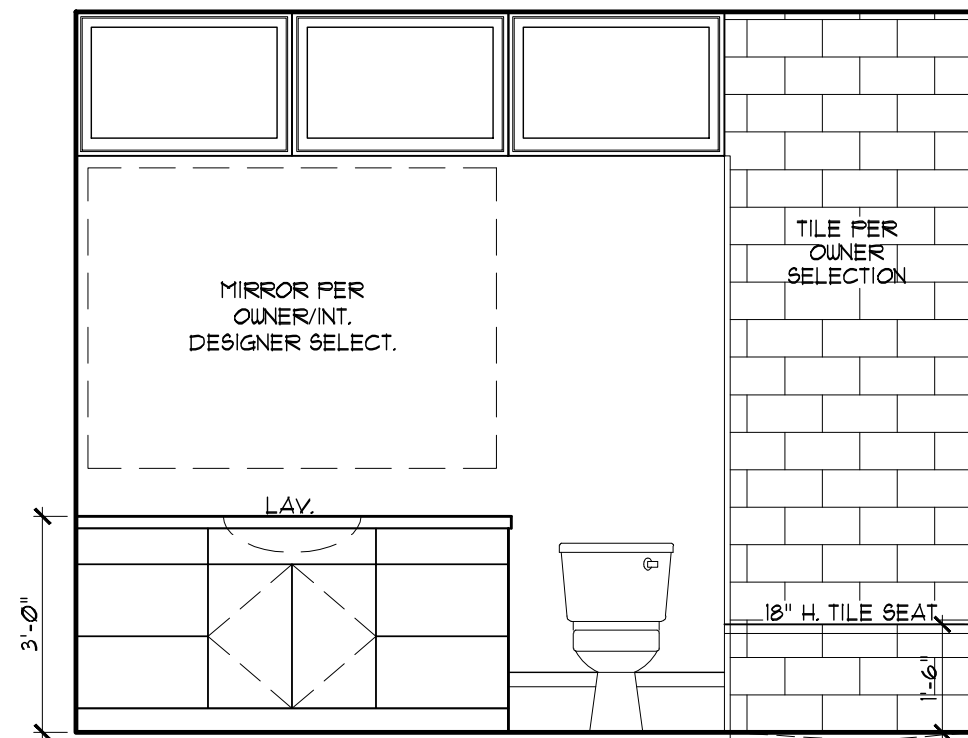
30 WINE



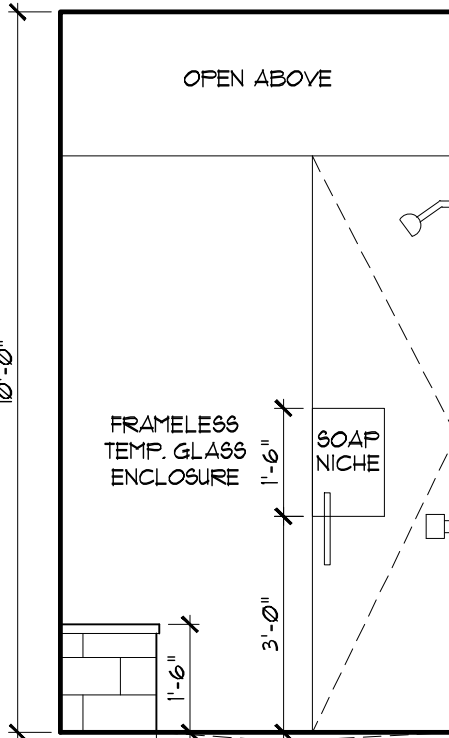
31 WINE



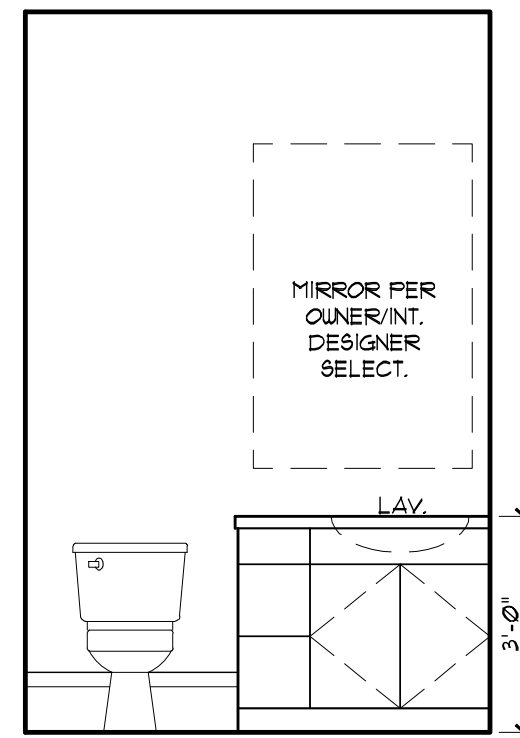
32 GAMEROOM



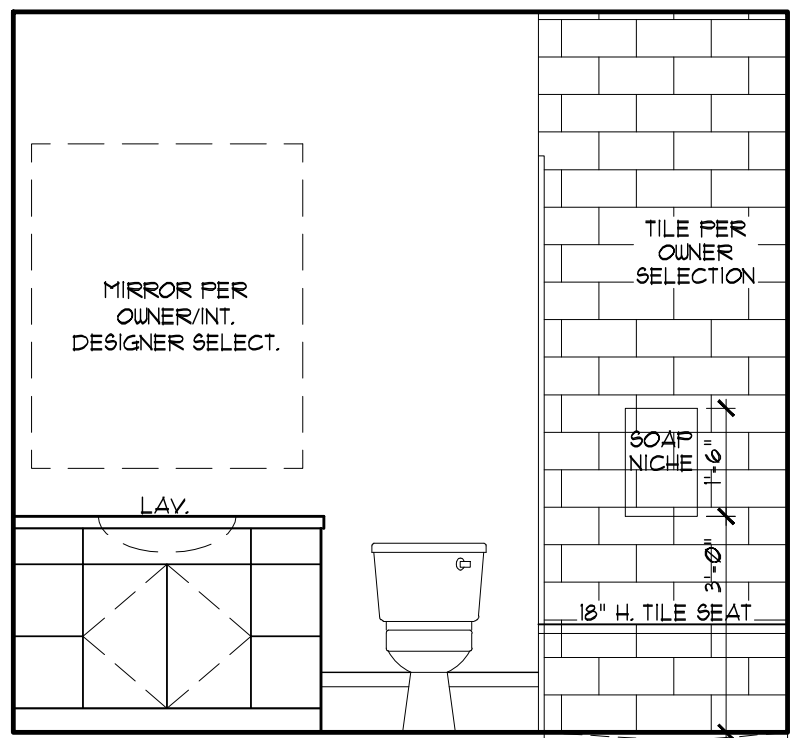
33 BATH 5



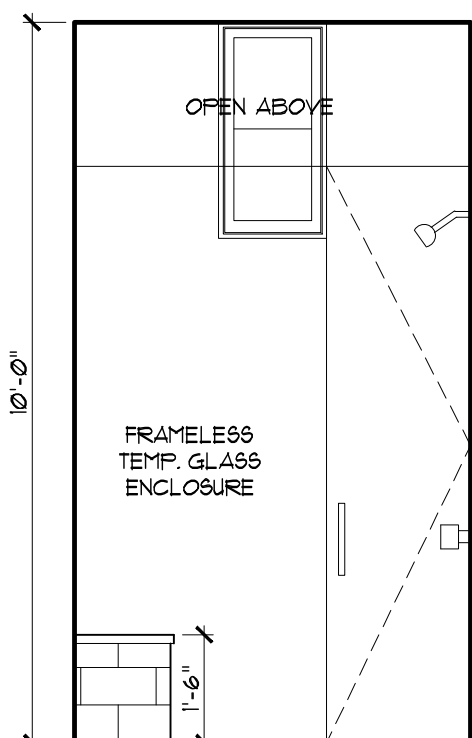
34 BATH 5



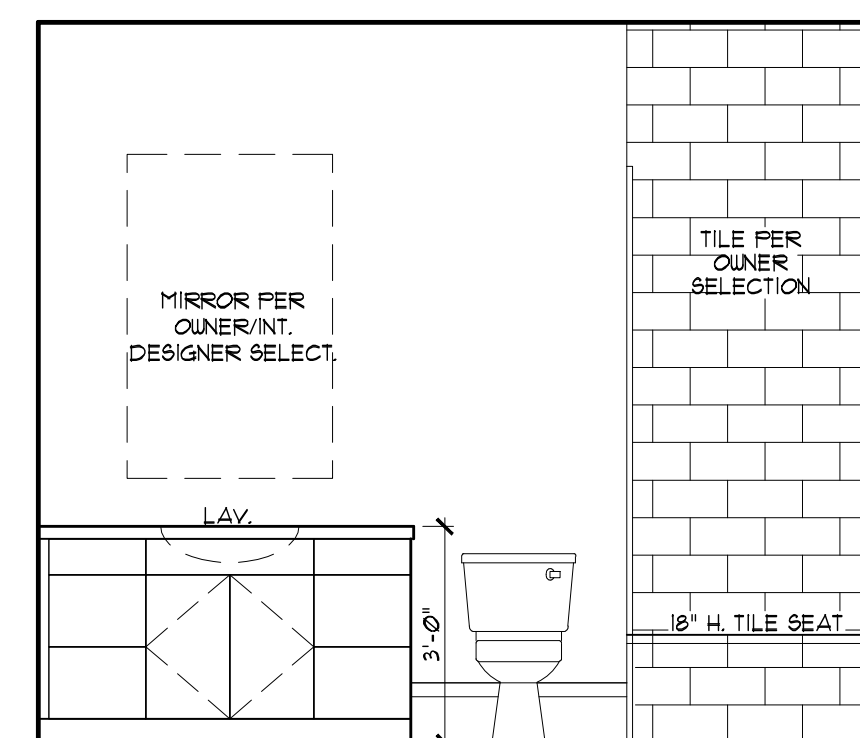
35 POWDER



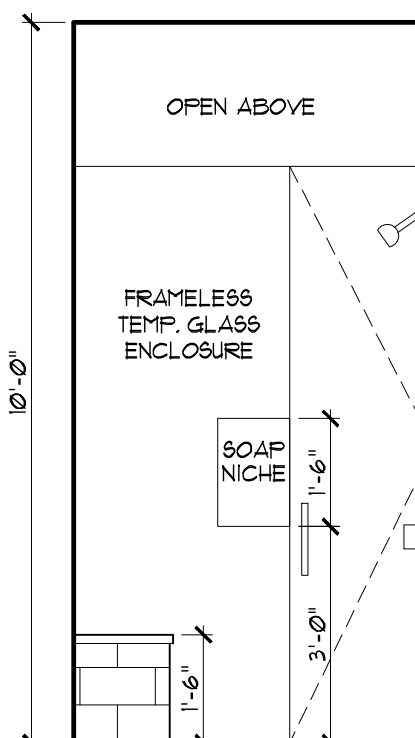
36 BATH 4



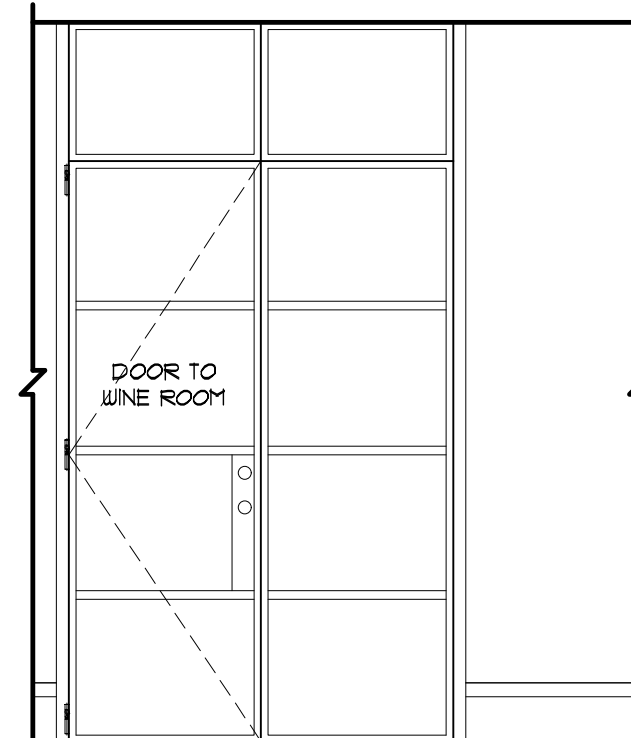
37 BATH 4



38 BATH 6



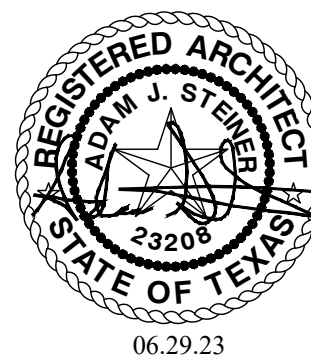
39 BATH 6



40 GAMEROOM

INTERIOR ELEVATIONS

SCALE 3/8" = 1'-0"



801 WINFLO DRIVE
SHEET NO. A-13
13 OF 16
PROJECT NO. 21011
DRAWN BY: AAS
DATE: 06.13.23
CHECKED BY: AAS
REVISION:

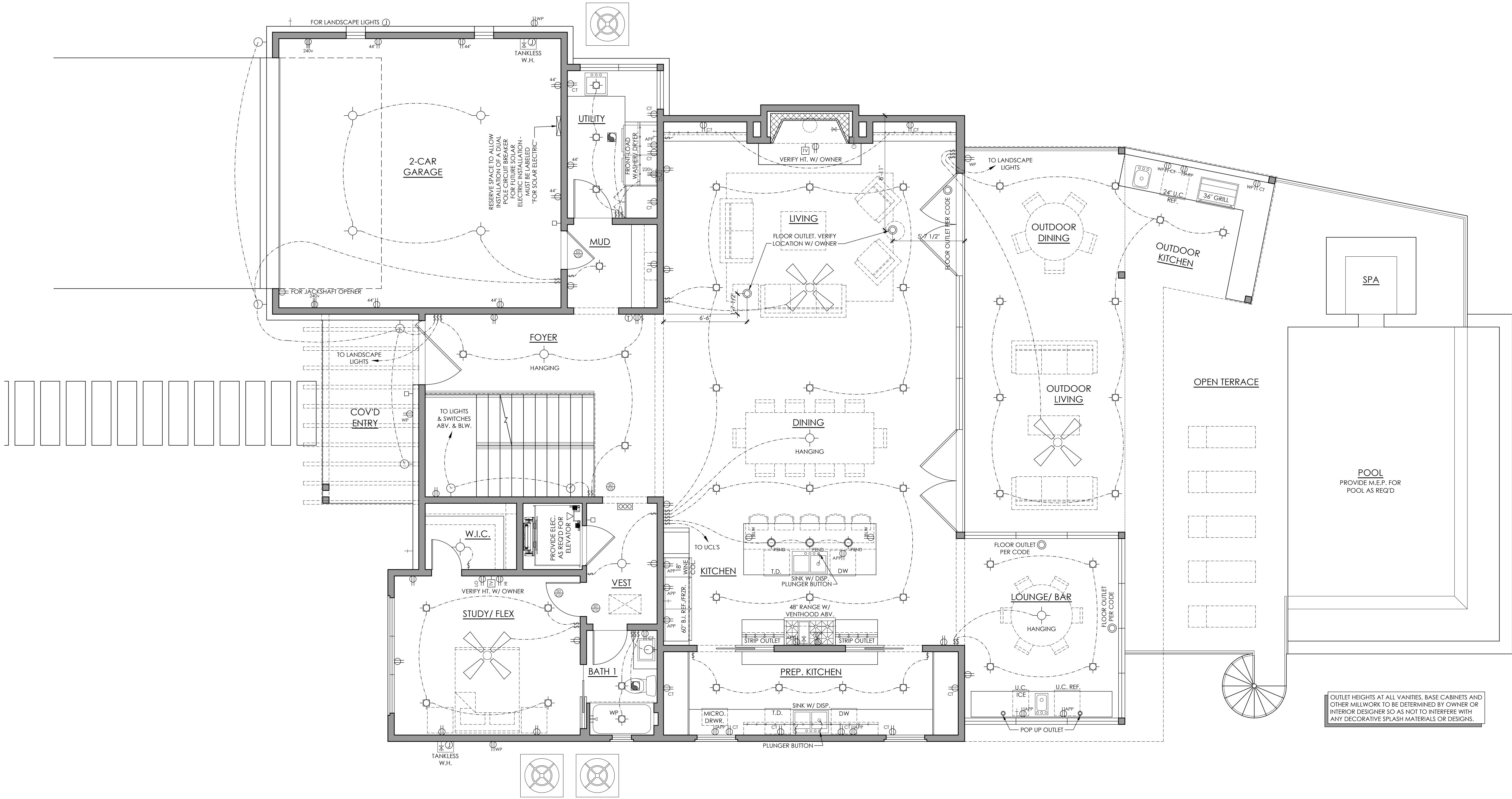
Copyright © 2023
All rights reserved.
These design drawings are the sole
property of William J. Stebbins and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.

GENERAL ELECTRICAL NOTES:

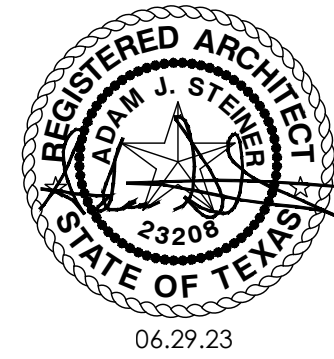
- ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS, 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.
- COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- ALL RECESSED DOWN LIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.
- PROVIDE DIMMER SWITCHES TO ALL LIGHTING FIXTURES AND RECESSED DOWN LIGHTS, EXCLUDING STORAGE AREAS AND SECONDARY BEDROOM CLOSETS.
- GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- ALL SWITCHES TO BE 3'-0" A.F.F. TO CENTER LINE OF SWITCH PLATE. ALL OUTLETS TO BE 1'-0" A.F.F. TO CENTER LINE OF OUTLET, UNLESS NOTED OTHERWISE.
- OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.
- 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.
- VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.
- LOCATION OF FLOOR OUTLETS NOT REQUIRED BY CODE & ALL FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.
- PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
- PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.
- SUPPLY POWER TO ALL HVAC UNIT(S). (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- PROVIDE SWITCH AT ATTIC ACCESS AND LIGHT NEAR HVAC UNIT(S) IN ATTIC.
- MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SHOWN ON PLANS.
- PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
- COMBINATION SMOKE / CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL DETECTORS SHALL BE HARD WIRED TO PRIMARY AND HAVE BATTERY BACK UP.

ELECTRICAL LEGEND

§ SWITCH : SUBSCRIPT D - DIMMER WP - WATERPROOF M - MOTION USB	⌘ CEILING OUTLET	⬆ LIGHT - LOW VOLTAGE UPLIGHT	Ⓜ DATA CONNECTION	Ⓜ COMBINATION SMOKE/ CARBON MONOXIDE
⏏ PUSH BUTTON	Ⓜ DOUBLE GANG	➡ LIGHT DIRECTIONAL	☎ PHONE	Ⓜ HEAT DETECTOR
Ⓜ THERMOSTAT	220v	Ⓜ MULTI SOURCE RECESSED	📺 TELEVISION	🔔 DOORBELL CHIMES
Ⓜ JUNCTION BOX	Ⓜ LIGHT - TRACK	☀ LIGHT - FLOOD	🔊 SPEAKER	🔌 ELECTRICAL PANEL
Ⓜ DUPLEX OUTLET : SUBSCRIPT CT - ABOVE COUNTER WP - WATERPROOF BLW - BELOW COUNTER	Ⓜ UTILITY LIGHT	Ⓜ LIGHT - RECESSED IN RISER / WALL		Ⓜ ELECTRICAL METER
Ⓜ SWITCH TOP PLUG ONLY	Ⓜ LIGHT - CEILING MOUNT	🌀 EXHAUST / VENT	Ⓜ CEILING FAN (WITHOUT LIGHT)	
Ⓜ FLOOR OUTLET	Ⓜ LIGHT - WALL MOUNT	🔥 HEAT LAMP	Ⓜ CEILING FAN W/ LIGHT KIT	
	Ⓜ LIGHT - PENDANT	Ⓜ VENT / LIGHT COMBO		
	Ⓜ LIGHT - RECESSED CAN 4" U.N.O.			



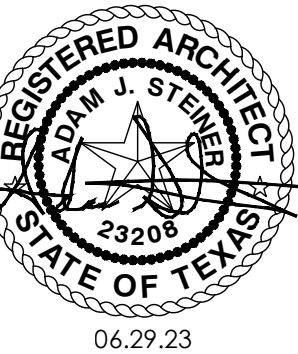
OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.



MAIN FLOOR ELECTRICAL PLAN

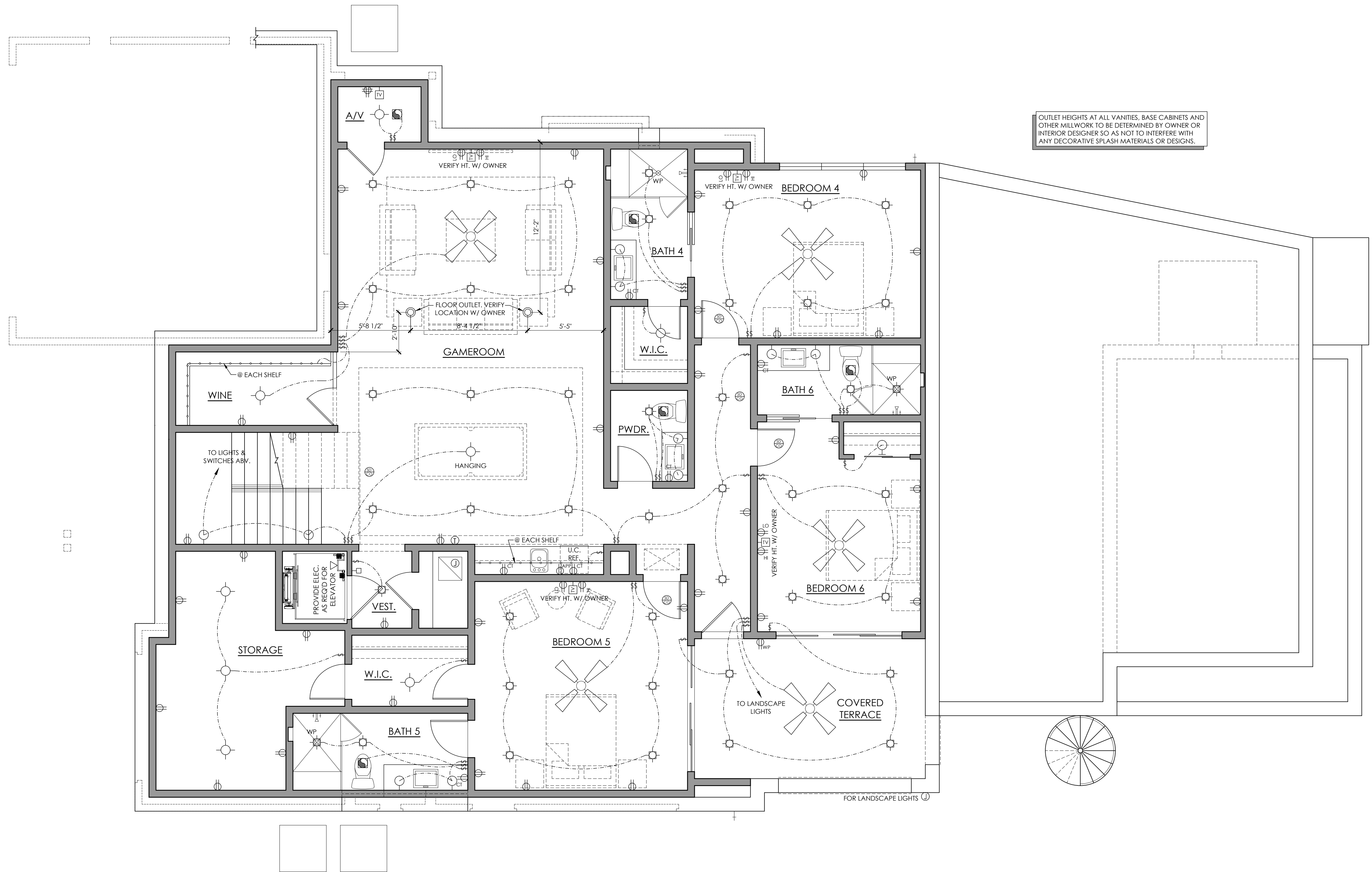
SCALE 1/4" = 1'-0"

801 WINFLO DRIVE
SHEET NO. A-14
14 OF 16
PROJECT NO. 21017
DRAWN BY: AS
DATE: 06.29.23
CHECKED BY: AS
REVISION:
Copyright © 2023
All rights reserved.
These design drawings are the sole
property of Adam J. Steinhilber and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.

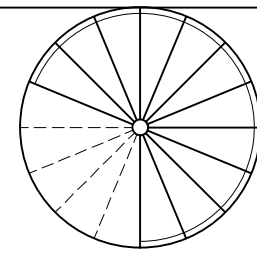


Copyright © 2002
All Rights Reserved.
These designs/drawings are the sole
property of Adam Bülmer and may
not be reproduced in any form, by
any method, for any purpose without
previous written permission.

SCALE 1/4" = 1'-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.



LOWER FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



801 WINFLO DRIVE

SHEET NO. **A-16**
16 OF 16

PROJECT NO. 21017
DRAWN BY: AS
DATE: 06.29.23
CHECKED BY: AS
REVISION:

Copyright © 2023
All Rights Reserved
These design drawings are the sole
property of Adam J. Steiner and may
not be reproduced in any form, by
any means, for any purpose without
previous written permission.

DESIGN ARCHITECTURE + DESIGN