

23.01.OAKMONT



ADMINISTRATIVE CONSTRUCTION PROCEDURES

REQUESTS FOR INFORMATION (RFIs)

IMMEDIATELY ON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION OR INTERPRETATION OF THE CONTRACT DOCUMENTS, CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI FORM TO THE ARCHITECT VIA EMAIL.

CONTENT OF THE RFI FORM: INCLUDE A DETAILED, LEGIBLE DESCRIPTION OF ITEM NEEDING INFORMATION OR INTERPRETATION AND THE FOLLOWING:

- PROJECT NAME.
- PROJECT NUMBER.
- DATE, NAME OF CONTRACTOR.
- NAME OF ARCHITECT.
- RFI NUMBER: NUMBERED SEQUENTIALLY.
- RFI SUBJECT, EMAIL SUBJECT LINE TO MATCH RFI SUBJECT
- CONTRACTOR'S SUGGESTED RESOLUTION. IF CONTRACTOR'S SUGGESTED RESOLUTION IMPACTS THE CONTRACT TIME OR THE CONTRACT SUM, CONTRACTOR SHALL STATE IMPACT IN THE RFI.
- CONTRACTOR'S SIGNATURE.
- ATTACHMENTS: INCLUDE SKETCHES, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, COORDINATION DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION. INCLUDE DIMENSIONS, THICKNESSES, STRUCTURAL GRID REFERENCES, AND DETAILS OF AFFECTED MATERIALS, ASSEMBLIES, AND ATTACHMENTS ON ATTACHED SKETCHES.

RFI FORMS: AIA DOCUMENT G716 OR OTHER SOFTWARE-GENERATED FORM WITH SUBSTANTIALLY THE SAME CONTENT AS INDICATED ABOVE, ACCEPTABLE TO ARCHITECT.

ATTACHMENTS SHALL BE ELECTRONIC FILES IN ADOBE AROBAT PDF FORMAT.

ARCHITECT'S ACTION: ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND TO CONTRACTOR. ALLOW 3 WORKING DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. IF MORE URGENT, PLEASE CALL PROJECT MANAGER AFTER SENDING RFI VIA EMAIL. RFIS RECEIVED BY ARCHITECT AFTER 1:00 P.M. WILL BE CONSIDERED AS RECEIVED THE FOLLOWING WORKING DAY. ALLOW 24 HOURS FOR ANY ADDITIONAL FEEDBACK FROM RFI RESPONSE.

RFI LOG: PREPARE, MAINTAIN, AND SUBMIT A TABULAR LOG OF RFIS ORGANIZED BY THE RFI NUMBER.

CONSTRUCTION PHOTOGRAPHS

PRECONSTRUCTION PHOTOGRAPHS: BEFORE STARTING CONSTRUCTION, TAKE PHOTOGRAPHS OF PROJECT SITE AND SURROUNDING PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION, FROM DIFFERENT VANTAGE POINTS, AS DIRECTED BY ARCHITECT.

PERIODIC CONSTRUCTION PHOTOGRAPHS: TAKE A MINIMUM OF 20 PHOTOGRAPHS WEEKLY.

FINAL COMPLETION CONSTRUCTION PHOTOGRAPHS: TAKE 20 COLOR PHOTOGRAPHS AFTER DATE OF SUBSTANTIAL COMPLETION FOR SUBMISSION AS PROJECT RECORD DOCUMENTS. ARCHITECT WILL INFORM PHOTOGRAPHER OF DESIRED VANTAGE POINTS.

CONSTRUCTION SCHEDULE

CONTRACTOR SHALL PROVIDE A GHANTT CHART CONSTRUCTION SCHEDULE, SPECIFYING THE ESTIMATED TIMING OF ALL TRADES, TO THE ARCHITECT AND OWNER TO BE UPDATED MONTHLY AS CONSTRUCTION PROGRESSES.

SUBMITTAL PROCEDURES

1) SUBMIT THE FOLLOWING SUBMITTAL ITEMS TO THE ARCHITECT UNLESS SPECIFIED OTHERWISE AS INDICATED ON AN APPROVED SUBMITTAL SCHEDULE. SEND ELECTRONIC SUBMITTALS AS PDF ELECTRONIC FILES DIRECTLY TO ARCHITECT'S PROJECT MANAGER VIA EMAIL. ORDERS FROM MANUFACTURERS AND SUPPLIERS WITH A COVER SHEET CAN SUFFICE AS A SUBMITTAL. ARCHITECT WILL NOTIFY GC WITHIN 2 BUSINESS DAYS OF INITIAL EMAIL RECEIPT, IF ADDITIONAL INFORMATION IS NEEDED FOR A THOROUGH REVIEW.

- CONCRETE MIX SPECS
- TRUSS ENGINEERED DRAWINGS AS APPLICABLE
- EXTERIOR SHEATHING SPECS
- EXTERIOR VAPOR BARRIER/WATER PROOFING SPECS
- DOOR ORDER AND SPECS
- WINDOW ORDER AND SPECS
- EXTERIOR FINISH SPECS
- FIRE RATED ASSEMBLY SPECS IF APPLICABLE
- BUILDING SPRINKLERS LAYOUT DRAWINGS IF APPLICABLE
- PLUMBING FIXTURES SPECS
- LIGHTING FIXTURE SPECS
- FLOORING SPECS
- INTERIOR AND EXTERIOR PAINT SPECS
- CASEWORK SHOP DRAWINGS

2) NAME SUBMITTALS IN ALL CAPS AS FOLLOWS: DATE_PROJECT NUMBER_SUBMITTAL NAME_TO ARCH
EXAMPLE: 20220207_20.59.ICON_TOILET PART_TO ARCH

3) PROCESSING TIME: ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.

4) INITIAL REVIEW: ALLOW 5 DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION.

5) SEQUENTIAL REVIEW: WHERE SEQUENTIAL REVIEW OF SUBMITTALS BY ARCHITECT'S CONSULTANTS, OWNER, OR OTHER PARTIES IS INDICATED, ALLOW 9 BUSINESS DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL.

6) ALL SUBMITTALS TO BE DIGITAL UNLESS PHYSICAL SAMPLES SPECIFICALLY REQUIRED FOR FINISHES BY ARCHITECT OR INTERIOR DESIGNER.

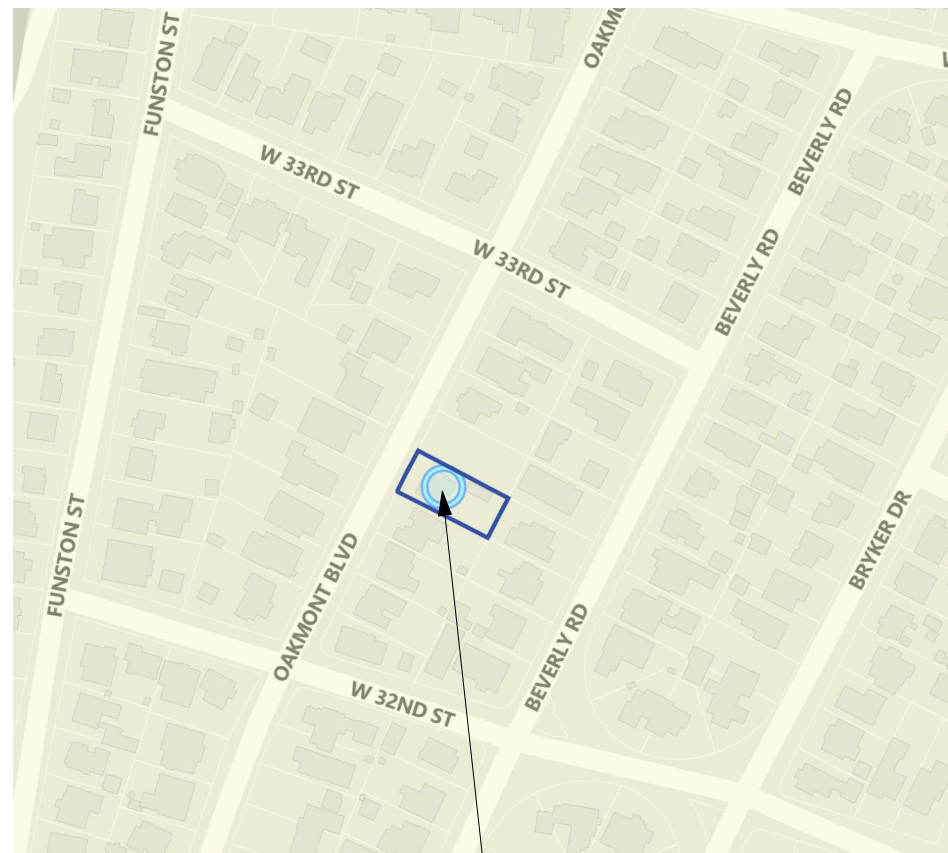
7) OPTIONS: IDENTIFY OPTIONS REQUIRING SELECTION BY ARCHITECT.

8) SHOP DRAWINGS: PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA

9) USE FOR CONSTRUCTION: RETAIN COMPLETE COPIES OF SUBMITTALS ON PROJECT SITE. USE ONLY FINAL ACTION SUBMITTALS THAT ARE MARKED WITH "NO EXCEPTIONS." NOTATION FROM ARCHITECT'S ACTION STAMP. ANY QUESTIONS REGARDING THESE PROCEDURES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT'S PROJECT MANAGER BEFORE COMMENCING WORK ON THE PROJECT

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SITE LOCATION



ABBREVIATIONS		ABBREVIATIONS		ABBREVIATIONS	
A.C.T.	ACOUSTICAL CEILING TILE	LAV.	LAVATORY	STRUC.	STRUCTURE/STRUCTURAL
A.D.	AREA DRAIN	LDR.	LADDER	SUBST.	SUBSTITUTE
A.F.F.	ABOVE FINISHED FLOOR	LNTL.	LINTEL	SURF.	SURFACE
A.H.U.	AIR HANDLER UNIT	LOUV.	LOUVER	SUSP.	SUSPENDED
ABV.	ABOVE	LT.	LIGHT	SYM.	SYMMETRICAL
ADJ.	ADJACENT	LTWT.	LIGHTWEIGHT	SYS.	SYSTEM
ALT.	ALTERNATE	M.H.	MANHOLE	T&B	TOP AND BOTTOM
ALUM.	ALUMINUM	M.O.	MASONRY OPENING	T&G	TONGUE AND GROOVE
ANOD.	ANODIZED	M.PAN.	METAL PANEL	T.	TREAD
APPROX.	APPROXIMATE	M.R.T.	MOISTURE RESISTANT TREATED	T.B.	TACK BOARD
ARCH.	ARCHITECT / ARCHITECTURAL	MAT.	MATERIAL(S)	T.O.B.	TOP OF (NOTED ELEMENT)
AUTO.	AUTOMATIC	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL
B.L.	BUILDING LINE	MECH.	MECHANICAL	T.O.S.C.	TOP OF STRUCTURAL CONCRETE
BD.	BOARD	MEMB.	MEMBRANE	T.P.D.	TOILET PAPER DISPENSER
BLDG.	BUILDING	MFR.	MANUFACTURE(R)	T.V.	TELEVISION
BLKG.	BLOCKING	MIN.	MINIMUM	TECH.	TELEPHONE
BM.	BEAM	MISC.	MISCELLANEOUS	T&L	TOILET
BRK.	BRICK	MOD.	MODULAR	TOL.	TOLERANCE
BSMT.	BASEMENT	MULL.	MULLION	TRANS.	TRANSPARENT
BTW.	BETWEEN	MULT.	MULTIPLE	TRTD.	TREATED
C.G.	CORNER GUARD	MW.	MICROWAVE	TYP.	TYPICAL
C.I.P.	CAST IN PLACE	N.	NORTH	U.C.	UNDERCOUNTER
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
C.L.	CENTER LINE	N.R.C.	NOISE REDUCTION COEFFICIENT	UR.	URINAL
C.M.U.	CONCRETE MASONRY UNIT(S)	N.T.S.	NOT TO SCALE	V.C.T.	VINYL COMPOSITION
C.P.	CEMENT PLASTER	NOM.	NOMINAL	V.I.F.	VERIFY IN FIELD
C.T.	CERAMIC TILE	O.A.	OVERALL	VAR.	VARIES
C.W.	CURTAIN WALL	O.C.	ON CENTER	VERT.	VERTICAL
CAB.	CABINET	O.D.	OUTSIDE DIAMETER	VOL.	VOLUME
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	W.	WEST
CLR.	CLEAR/CLEARANCE	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED	W.B.	WIND BRACE
COL.	COLUMN	O.H.	OVERHEAD/OPPOSITE HAND	W.C.	WATER CLOSET
CONC.	CONCRETE	O.S.B.	ORIENTED STRAND BOARD	W.F.	WIRE FABRIC
CONT.	CONTINUOUS/CONTINUOUS	OPP.	OPPOSITE	W.I.	WROUGHT IRON
CPT.	CAP/CEILING	ORIG.	ORIGINAL	W.M.	WALL MOUNTED
CTR.	COUNTER	P.C.	PRECAST	W.P.	WORK POINT
D.S.	DOWNSPOUT	P.L.	PROPERTY LINE	W.PAN.	WALL PANEL
DBL.	DOUBLE	P.LAM.	PLASTIC LAMINATE	W.V.	WOOD VENEER
DEMO.	DEMOLITION	P.T.	PORCELAIN TILE	W.W.M.	WELDED WIRE MESH
DIA.	DIAMETER	P.V.C.	POLYVINYL CHLORIDE	W/	WITH
DIAG.	DIAGONAL	PERF.	PERFORATE(D)	W/O	WITHOUT
DIM.	DIMENSION	PERIM.	PERIMETER	WCT.	WAINSCOT
DTL.	DETAIL	PERP.	PERPENDICULAR	WD.	WOOD
DWG.	DRAWING	PKG.	PARKING	WD.B.	WOOD BASE
E.	EAST	PL.	PLATE	WIN.	WINDOW
E.J.	EXPANSION JOINT	PLBG.	PLUMBING	WS.	WATER STOP
E.W.C.	ELECTRIC WATER COOLER	PLYWD.	PLYWOOD		
E.W.H.	ELECTRIC WATER HEATER	PHT.	PAINT(ED)		
EA.	EACH	POS.	POSITIVE		
EL.	ELEVATION	PREFAB.	PREFABRICATE(D)		
ELEC.	ELECTRIC(AL)	PREFIN.	PRE-FINISH(ED)		
ELEV.	ELEVATOR	PRTN.	PARTITION		
EMERG.	EMERGENCY	PT.	POINT		
EQ.	EQUAL	R.	RADIUS		
EQUIP.	EQUIPMENT	R.A.	RETURN AIR		
EST.	ESTIMATE/ESTIMATED	R.B.	RUBBER BASE		
EXG.	EXISTING	R.C.P.	REFLECTED CEILING PLAN		
EXH.	EXHAUST	R.D.	ROOF DRAIN		
EXH.F.	EXHAUST FAN	R.F.	RUBBER FLOORING		
EXT.	EXTERIOR	R.H.	RIGHT HAND		
F.A.P.	FIRE ALARM PULL	R.O.	ROUGH OPENING		
F.C.O.	FLOOR CLEAN OUT	R.O.W.	RIGHT OF WAY		
F.D.	FLOOR DRAIN	REBAR.	REINFORCING BAR(S)		
F.D.C.	FIRE DEPARTMENT CONNECTION	RECEP.	RECEPTACLE		
F.E.	FIRE EXTINGUISHER	REF.	REFERENCE		
F.E.C.	FIRE EXTINGUISHER CABINET	REFG.	REFRIGERATOR		
F.F.	FINISHED FLOOR	REINF.	REINFORCE(D)/REINFORCING		
F.F.E.	FINISHED FLOOR ELEVATION	REQ.	REQUIRED		
F.W.P.	FABRIC WRAPPED PANELS	RESIL.	RESILIENT		
FAB.	FABRIC	REV.	REVERSE		
FABR.	FABRICATOR	(SIDE)REVISE(D)			
FDN.	FOUNDATION	RM.	ROOM		
FL.	FLOOR	RND.	ROUND		
FLEX.	FLEXIBLE	S&S.	SURFACED FOUR SIDES		
FLOUR.	FLOURESCENT	S.	SOUTH		
G.C.	GENERAL CONTRACTOR	S.A.F.B.	SOUND ATTENUATING FIRE BLANKET		
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER	S.C.	SOLID CORE		
GA.	GAUGE	S.G.D.	SLIDING GLASS DOOR		
GALV.	GALVANIZED	S.S.	STANDING SEAM		
GL.	GLAZING	S.S.M.	SOLID SURFACE MATERIAL		
GP.BD.	GYP SUM BOARD	S.STL.	STAINLESS STEEL		
GR.BM.	GRADE BEAM	S.T.C.	SOUND TRANSMISSION CLASS		
H.B.	HOSE BIB	S.V.	SHEET VINYL		
H.C.	HOLLOW CORE	S.W.C.	SPECIAL WALL COVERING		
H.D.	HEAVY DUTY	SCHED.	SCHEDULE(D)		
H.M.	HOLLOW METAL	SCR.	SCREEN		
H.W.H.	HOT WATER HEATER	SDG.	SIDING		
HC.	HANDICAP	SECT.	SECTION		
HDR.	HEADER	SHT.	SHEET		
HDW.	HARDWARE	SHTG.	SHEATHING		
HDWD.	HARDWOOD	SIM.	SIMILAR		
HORIZ.	HORIZONTAL	SKYLT.	SKYLIGHT		
HT.	HEIGHT	SLV.	SLEEVE		
HVAC.	HEATING VENTILATION AIR CONDITIONING	SPEC.	SPECIFICATION(S)		
I.D.	INSIDE DIAMETER	SQ.	SQUARE		
I.F.	INSIDE FACE	ST.	STONE		
INS.	INSULATE/INSULATION	STA.	STATION		
INT.	INTERIOR	STD.	STANDARD		
L.H.	LEFT HAND	STG.	STORAGE		
L.L.	LIVE LOAD	STL.	STEEL		
LAB.	LABORATORY				
LAM.	LAMINATE(D)				

GENERAL NOTES	
1.	THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND SHALL BRING CONFLICTS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS OF THE LOCAL BUILDING CODE. AUTHORITY: IF PROJECT IS OUTSIDE OF A MUNICIPALITY, 2021 IRC AND 2021 IBC GOVERN. DIRECT ALL QUESTIONS REGARDING SUCH COMPLIANCE TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2.	WRITTEN DIMENSIONS GOVERN. ALL DIMENSIONS TO FACE OF STUD. U.N.O. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IN THE EVENT THAT REQUIRED DIMENSIONS ARE NOT GIVEN OR ARE IN CONFLICT WITH OTHER ANNOTATIONS.
3.	THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM DUE DILIGENCE INSPECTION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF A PROPOSAL. SUBMITTAL OF A PROPOSAL SHALL BE CONSIDERED CONFIRMATION THAT SUCH INSPECTION HAS BEEN MADE, AND NO FURTHER COMPENSATION SHALL BE DUE TO THE CONTRACTOR FOR CLAIMS ARISING AS A RESULT OF FAILURE TO PERFORM SUCH INSPECTION.
4.	THE CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTING, ETC., UNLESS AGREED UPON OTHERWISE IN WRITING WITH OWNER AND ARCHITECT.
5.	FURNISH ALL NEW MATERIALS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. WARRANT ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, OR THE DATE OF BENEFICIAL OCCUPANCY BY THE OWNER, WHICHEVER IS LATER. REPAIR OR REPLACE ALL WORK THAT IS DISCOVERED TO BE DEFECTIVE DURING THAT PERIOD.
6.	THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.
7.	THE CONTRACTOR SHALL PERFORM CUTTING AND PATCHING FOR ALL TRADES. CONFIRM LOCATIONS OF STRUCTURAL MEMBERS PRIOR TO CUTTING HOLES IN FLOORS OR ROOFS. DO NOT CUT HOLES IN STRUCTURAL MEMBERS BEFORE OBTAINING WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD.
8.	CONFIRM SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT PRIOR TO FRAMING OR CUTTING FOR INSTALLATION.
9.	REPAIR DAMAGE TO OR HOLES IN EXISTING PARTITIONS TO REMAIN ARISING FROM DEMOLITION OPERATIONS. PREPARE REPAIRED AREAS TO RECEIVE NEW SCHEDULED FINISHES.
10.	LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY BY THE OWNER.
11.	IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR PROVIDES A COMPLETE, FUNCTIONING PROJECT INCLUDING ALL GENERAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION REQUIRED TO FULFILL THAT INTENT. ALL ITEMS REQUIRED SHALL BE FURNISHED AND INSTALLED, REGARDLESS OF WHETHER OR NOT SHOWN ON THE DRAWINGS.
12.	PROVIDE RECORD DRAWINGS OF THE WORK AT THE CONCLUSION OF CONSTRUCTION. RECORD DRAWINGS MAY BE IN THE FORM OF TWO MARKED-UP COPIES OF CONSTRUCTION DOCUMENTS. DELIVER RECORD DRAWINGS TO THE ARCHITECT.
13.	ITEMS FURNISHED BY THE OWNER BUT INSTALLED BY THE CONTRACTOR ARE NOTED "O.F.C.I." (OWNER FURNISHED/CONTRACTOR INSTALLED). CONTRACTOR SHALL INCLUDE COST FOR INSTALLATION ONLY IN HIS PROPOSAL.
14.	ITEMS FURNISHED AND INSTALLED BY THE OWNER ARE NOTED "O.F.O.I." (OWNER FURNISHED/OWNER INSTALLED). CONTRACTOR SHALL NOT INCLUDE COSTS FOR FURNISHING OR INSTALLATION IN HIS PROPOSAL.
15.	ITEMS OR WORK NOT TO BE FURNISHED OR ACCOMPLISHED BY THE CONTRACTOR ARE NOTED "N.I.C." (NOT IN CONTRACT).
16.	"ALIGN" AS USED IN THESE DOCUMENTS, MEANS TO ALIGN THE FINISHED FACE OF ELEMENTS IN THE SAME PLANE.
17.	"SIMILAR" OR "SIM", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS SUBSTANTIALLY THE SAME AS THE ITEM OR DETAIL REFERRED TO, WITH MINOR VARIATIONS THAT DO NOT AFFECT FUNCTION OR APPEARANCE.
18.	"TYPICAL" OR "TYP.", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME FOR ALL CONDITIONS OF A SIMILAR NATURE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
19.	DO NOT DISASSEMBLE SETS OF CONSTRUCTION DRAWINGS. DRAWINGS ARE INTERRELATED.
20.	THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT FOR ALL DOORS, WINDOWS, AND PLUMBING FIXTURES PRIOR TO ORDERING THESE MATERIALS FOR THE ARCHITECT'S REVIEW AND APPROVAL. IF THESE ITEMS ARE ORDERED PRIOR TO THE ARCHITECT'S REVIEW OF SUBMITTALS, THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY TO VERIFY THAT NO CONFLICTS EXIST IN THE DRAWINGS.
21.	THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL TAKEOFFS. THE ARCHITECT WILL NOT PERFORM TAKEOFFS AND ANY ROOM OR BUILDING AREAS SHOWN IN THE DRAWINGS ARE FOR PERMITTING ONLY.
ARCHITECTURE REGULATIONS	
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICES OF PERSONS REGISTERED AS ARCHITECTS IN TEXAS.	
TB&E INFORMATION: ADDRESS: 333 GUADALUPE, STE 2-350, AUSTIN TX 78701. TELEPHONE #: (512) 305-9000	

SHEET INDEX	
0 - GENERAL	A-003 SITE PLAN
1 - ARCHITECTURAL	
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL 2 FLOOR PLAN
A-104	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
DEFINITIONS - FLOOR AREA	
IBC 2021: BUILDING AREA: THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUSIVE OF SHAFTS AND COURTS. AREAS NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. REF. IBC 2021 SEC. 202.	
IBC 2021: GROSS FLOOR AREA: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. DOES NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS. REF. IBC 2021 SEC. 202.	
IBC 2021: GROSS LEASABLE AREA: THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. INCLUDE ALL TENANT AREAS AND AREAS USED FOR STORAGE. REF. IBC 2021 SEC. 202.	
IBC 2021: NET FLOOR AREA: THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS. REF. IBC 2021 SEC. 202.	
COA: GROSS FLOOR AREA: TOTAL ENCLOSED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR HEIGHT OF MORE THAN SIX FEET, MEASURED TO THE OUTSIDE OF THE EXTERIOR WALLS. REF. 25-1-21-(46).	
DISCLAIMER: CALCULATIONS WERE DONE FROM REVIT DRAWINGS PRIOR TO BUILDING CONSTRUCTION AND DO NOT REFLECT CHANGES DURING CONSTRUCTION OR AS-BUILT CONDITIONS.	
DISCLAIMER: NOT UNCOMMON FOR A SITE MEASUREMENT AND OR CALCULATION BY ONE PARTY TO DIFFER FROM THE SAME MEASUREMENT AND CALCULATION BY ANOTHER PARTY. THE CALCULATION FOR AN AREA, RESULTING FROM SITE MEASUREMENT BY THE BUILDING OWNER OR MANAGER, IS DEEMED ACCURATE IF A RE-MEASUREMENT GIVES RESULT WITH VARIANCE OF TWO PERCENT (2%) OR LESS.	



23.01.OAKMONT

3209 OAKMONT BLVD. AUSTIN, TX 78703

MARSHALL & MADISON BOWEN		
No.	Description	Date



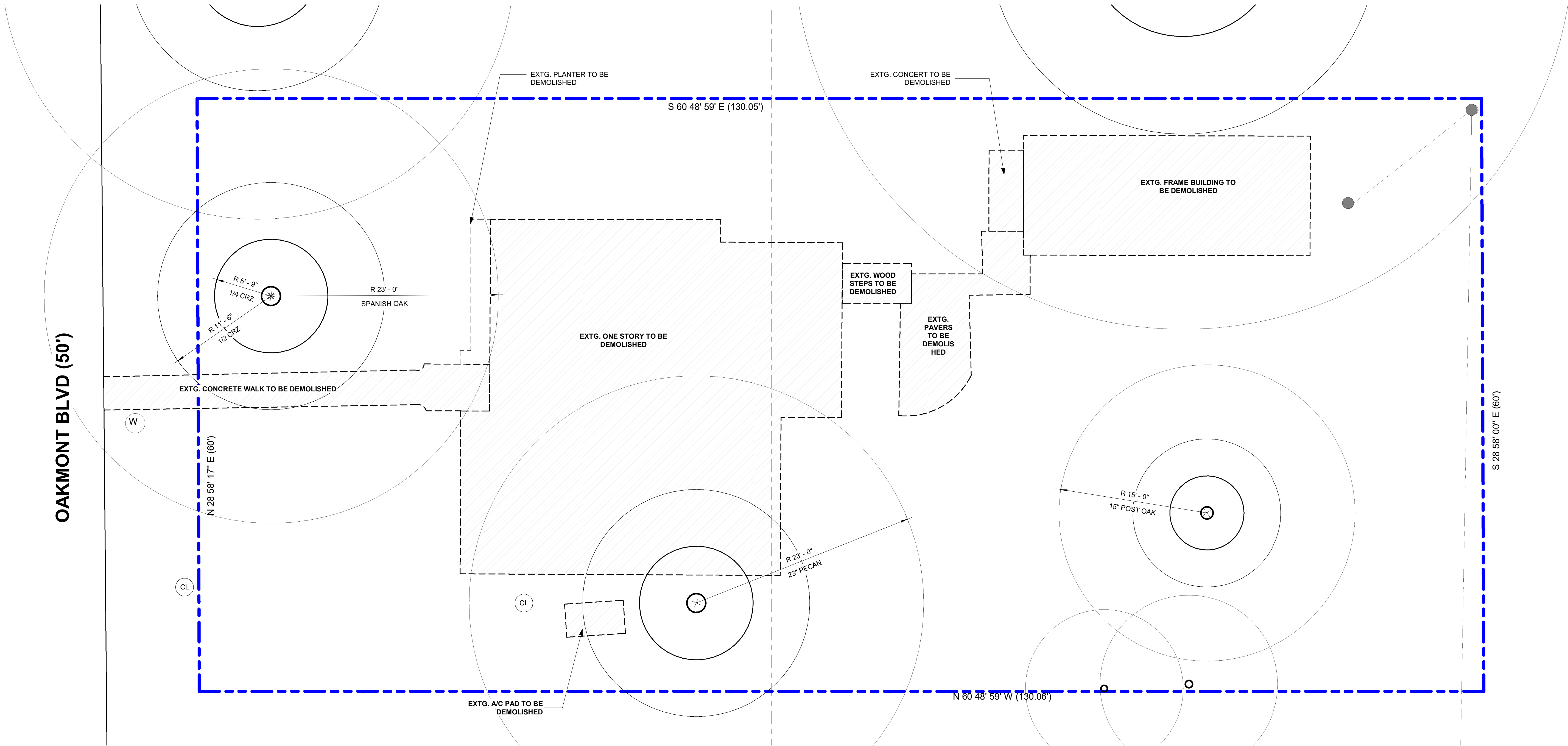
CONSTRUCTION DOCUMENT
Project # 23.01.OAKMONT
Date 09.27.2023

COVER

A-000

GENERAL NOTES - DEMOLITION

1. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE EXISTING BUILDING AND GROUNDS ARISING FROM DEMOLITION OPERATIONS.
2. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. REMOVE ALL CONSTRUCTION THAT CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION. NOTIFY ARCHITECT OF ALL M.E.P. ITEMS LOCATED IN PARTITIONS OR CEILINGS NOT NOTED ON M.E.P. DRAWINGS.
3. REMOVAL OF DOORS ALSO INCLUDES REMOVAL OF DOOR FRAMES AND HARDWARE UNLESS SPECIFICALLY NOTED OTHERWISE.
4. RETURN ALL SALVAGED DOORS, FRAMES, HARDWARE, LIGHT FIXTURES, AND EQUIPMENT NOT REUSED IN THIS PROJECT TO THE OWNER FOR REUSE ELSEWHERE.
5. NOTIFY ARCHITECT OF ALL NOTICEABLE DEFECTS IN EXISTING CONSTRUCTION PRIOR TO BEGINNING DEMOLITION OPERATIONS,AS WELL AS DEFECTS UNCOVERED DURING DEMOLITION OPERATIONS.
6. REMOVE ELECTRICAL BOXES, WIRING, AND CONDUIT IN DEMOLISHED PARTITIONS BACK TO THEIR RESPECTIVE PANELS, UNLESS INDICATED TO BE REROUTED.
7. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SERIES DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
8. IT IS THE INTENT OF THE DEMOLITION TO REMOVE ALL EXISTING CONSTRUCTION WHICH CONFLICTS WITH THE INTENT OF NEW CONSTRUCTION. EVERY DEMOLITION DETAIL MAY NOT NECESSARILY BE COVERED ON THESE DOCUMENTS. PRIOR TO BID, THE CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS AND SHALL INCLUDE ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK, EVEN IF NOT SPECIFICALLY CALLED FOR.
9. WHERE EXISTING WALLS OR CEILINGS ARE DAMAGED BY THE CONTRACTOR FOR ACCESS TO SERVICES, AND NEW CONSTRUCTION IS NOT SCHEDULED OR SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING MATERIALS AND FINISHES TO MATCH ORIGINAL CONDITIONS.
10. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
11. DO NOT CUT AND PATCH ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY, LOAD-DEFLECTION RATIO, OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
12. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. SUSPEND WORK IMMEDIATELY AND NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.



OAKMONT BLVD (50')

1 SITE PLAN - DEMOLISH PLAN
3/16" = 1'-0"

23.01.OAKMONT

3209 OAKMONT BLVD. AUSTIN, TX 78703

MARSHALL & MADISON BOWEN		
No.	Description	Date



CONSTRUCTION DOCUMENT
Project # 23.01.OAKMONT
Date 09.27.2023

DEMO SITE PLAN

A-002



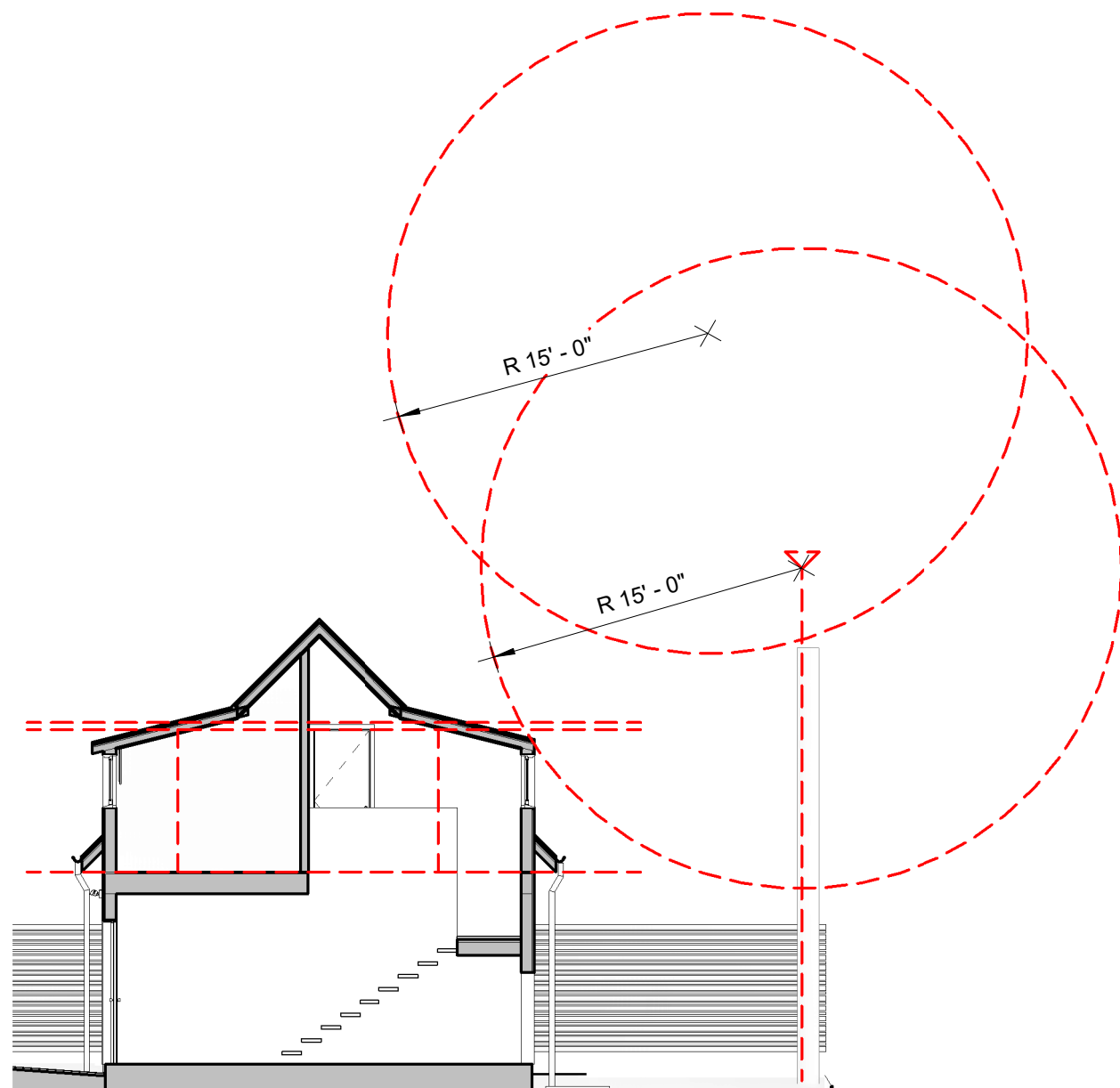
SITE DEVELOPMENT INFORMATION				LOT SIZE	7,803.40
DESCRIPTION	EXTG SF	NEW / ADDED SF	DESCRIPTION	TOTAL SF	
1ST FLOOR	0.00	1,699.50	DESCRIPTION	1,699.50	
2ND FLOOR	0.00	1,391.60	DESCRIPTION	1,391.60	
3RD FLOOR	0.00	0.00	DESCRIPTION	0.00	
BASEMENT	0.00	0.00	DESCRIPTION	0.00	
ATTACHED COVD PKG	0.00	200.10	DESCRIPTION	200.10	
DETACHED COVD PKG	0.00	335.00	DESCRIPTION	335.00	
COVERED WOOD DECKS (100%)	0.00	0.00		0.00	
COVD PATIO	0.00	0.00		0.00	
COVD PORCH	0.00	281.00		281.00	
BALCONY	0.00	0.00		0.00	
OTHER - SPECIFY	0.00	0.00		0.00	
TOTAL BLDG AREA		OVER 3600 SF?		3,907.20	

IMPERVIOUS COVERAGE: 45% max				
	EXTG. SF	NEW / ADDED SF	Exempt:	Total:
TOTAL BLDG COVER (40% MAX)	0.00	2,515.60	0.00	2,515.60
DRIVEWAY	0.00	662.00	0.00	662.00
SIDEWALKS	0.00	0.00	0.00	0.00
UNCOVD PATIO	0.00	105.10	0.00	105.10
UNCOVD WD DECKS (50%)	0.00	114.70	57.35	57.35
AC PADS & OTHER CONC. FLAT	0.00	48.00	0.00	48.00
OTHER (POOL COPING, RETAINING WALLS)	0.00	59.10	0.00	59.10
TOTAL SITE IMPERVIOUS:				3,447.15
POOL	0.00	160.00	0.00	160.00
SPA	0.00	0.00	0.00	0.00

MAIN HOUSE			
	EXTG SF	NEW / ADDED SF	TOTAL SF
1ST FLOOR	0.00	1,641.50	1,641.50
2ND FLOOR	0.00	1,391.60	1,391.60
3RD FLOOR	0.00	0.00	0.00
AREA W/ CLGS > 15'	0.00	0.00	0.00
GROUND FLOOR PORCH BASEMENT	0.00	262.00	262.00
ATTIC	0.00	14.00	14.00
GARAGE / ATTACHED	0.00	0.00	0.00
GARAGE / DETACHED	0.00	0.00	0.00
CARPORT / ATTACHED	0.00	200.10	200.10
CARPORT / DETACHED ACCESSORY BUILDINGS (DETACHED)	0.00	0.00	0.00
UNIT A SUBTOTAL			3,509.20

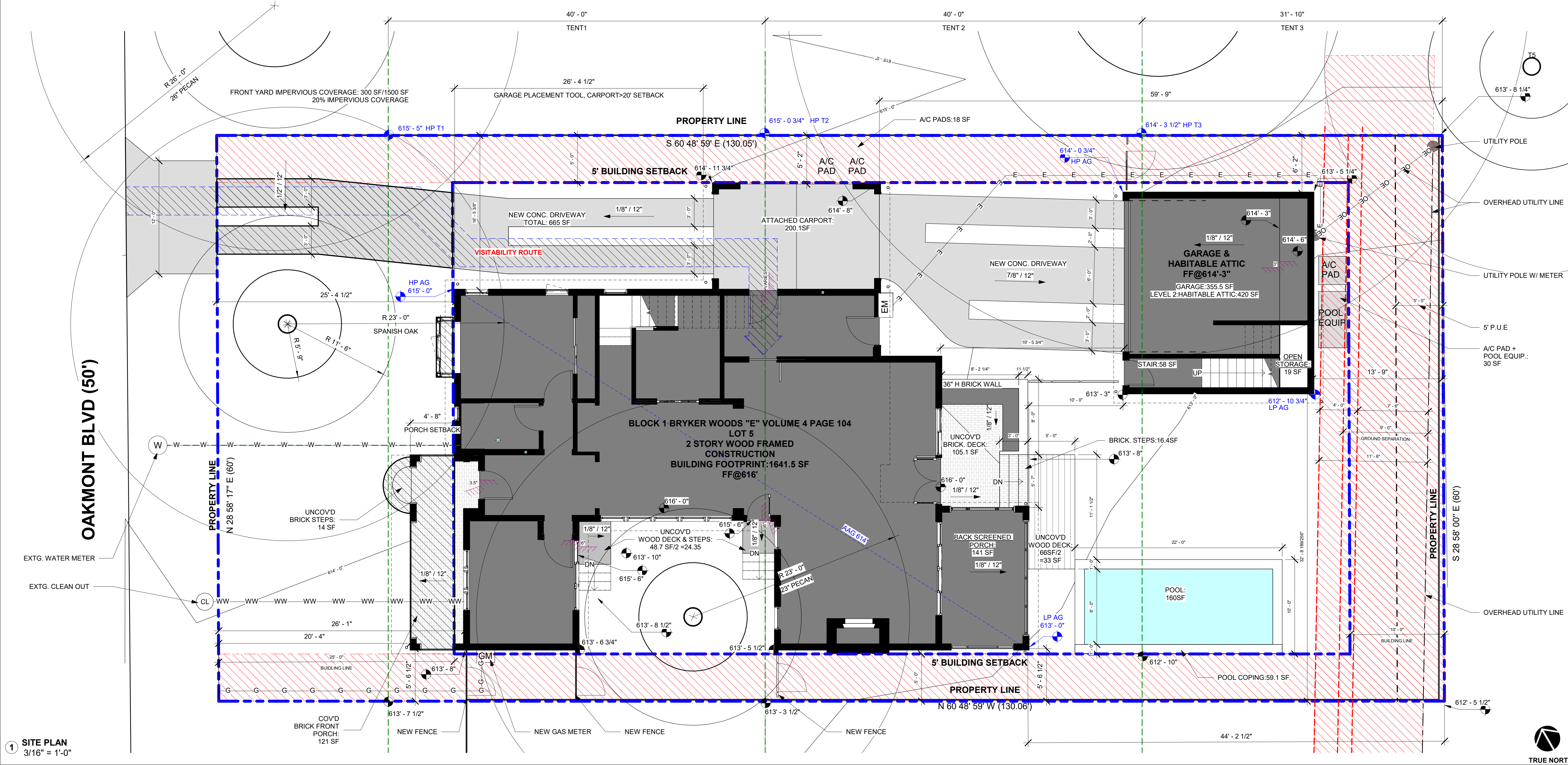
UNIT B			
	EXTG SF	NEW / ADDED SF	TOTAL SF
1ST FLOOR	0.00	58.00	58.00
2ND FLOOR	0.00	0.00	0.00
3RD FLOOR	0.00	0.00	0.00
AREA W/ CLGS > 15'	0.00	0.00	0.00
GROUND FLOOR PORCH BASEMENT	0.00	19.00	19.00
ATTIC	0.00	420.00	420.00
GARAGE / ATTACHED	0.00	355.50	355.50
GARAGE / DETACHED	0.00	0.00	0.00
CARPORT / ATTACHED	0.00	0.00	0.00
CARPORT / DETACHED ACCESSORY BUILDINGS (DETACHED)	0.00	0.00	0.00
UNIT B SUBTOTAL			852.50

SUBCHAPTER F					40% MAX
	EXTG SF	NEW / ADDED SF	PROPOSED EXEMPTION	APPLIED EXEMPTION	TOTAL SF
1ST FLOOR	0.00	1,699.50			1,699.50
2ND FLOOR	0.00	1,391.60			1,391.60
3RD FLOOR	0.00	0.00			0.00
AREA W/ CLGS > 15'	0.00	0.00	MUST FOLLOW FULL PORCH (3.3.3 A) / 200 SF (3.3.3 A)	0.00	0.00
GROUND FLOOR PORCH BASEMENT	0.00	281.00	2		281.00
ATTIC	0.00	0.00	3.3.3 B		0.00
GARAGE / ATTACHED	0.00	434.00	3.3.3 C		434.00
GARAGE / DETACHED	0.00	0.00	200 SF (3.3.2 B 1)		0.00
CARPORT / ATTACHED	0.00	335.00	450 SF / 200 SF		335.00
CARPORT / DETACHED	0.00	200.10	450 SF / 200 SF		200.10
ACCESSORY BUILDINGS (DETACHED)	0.00	0.00	450 SF		0.00
TOTALS					3,091.20
FAR %					39.61%



- GENERAL NOTES - SITE PLAN**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 - VERIFY EXISTING SITE CONDITIONS AND REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
 - ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. SEAL CONCRETE AND PROVIDE A BROOM FINISH UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO TIE INTO EXISTING UTILITIES. SOME UTILITIES MAY REQUIRE UPGRADING. CONTRACTOR TO VERIFY. VERIFY METER & UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - CONTRACTOR TO UTILIZE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY CODE.
 - PROVIDE TREE PROTECTION FOR ALL TREES NOT MARKED FOR REMOVAL.
 - TREES TO BE REMOVED SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - SELECTIVELY CLEAR OR PRUNE ANY UNWANTED TREES OR THOSE IMPEDING CONSTRUCTION WITH CONSENT OF OWNER. COORDINATE REMOVAL AND DISPOSAL OF UNWANTED TREES AND OTHER LANDSCAPING MATERIALS WITH OWNER.
 - PROVIDE NEW GUTTERS AND DOWNSPOUTS TO DRAIN ON SITE. DOWNSPOUTS TO DRAIN AWAY FROM BUILDING.
 - ENSURE ALL GRADING SLOPES AWAY FROM BUILDING FOR AT LEAST 10'-0".
 - CONTRACTOR TO STORE ALL NEW MATERIALS IN DRY AND SECURE LOCATION ON SITE AS SPECIFIED BY OWNER.
 - EXTERIOR HVAC EQUIPMENT SHALL BE SCREENED IN COMPLIANCE WITH ANY CITY OF AUSTIN REGULATIONS AND/OR LOCAL DEED RESTRICTIONS.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS & PATIOS.
 - EXISTING UTILITY LINE LOCATIONS ARE APPROXIMATED. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

2 AE EXHIBIT SECTION - ADU E/W
1/8" = 1'-0"



1 SITE PLAN
3/16" = 1'-0"

MARSHALL & MADISON BOWEN		
No.	Description	Date



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LEVEL 1 FLOOR PLAN

A-101

FULL SCALE IS 24X36 SHEET | HALF SCALE IS 12X18 SHEET

1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- WALL INSULATION TO BE MINIMUM R-20 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
- ROOF INSULATION TO BE MINIMUM OF R-38 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3. CLOSED CELL SPRAY FOAM RECOMMENDED WITH CODE COMPLIANT THERMAL/FIRE BARRIER. R-38 BATT REQUIRES 12" CAVITY. CONTRACTOR TO PROVIDE FURRING IF BATT INSULATION IS CHOSEN.
- FLOORS OVER UNCONDITIONED SPACE TO BE R-30 OR OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3
- WINDOWS TO HAVE MAXIMUM SHGC OF 0.25
- ALL INTERIOR WALL DIMENSIONS TO FACE OF STUD U.N.O.
- INTERIOR GYPSUM WALL BOARD TO BE 5/8" ON ALL EXTERIOR WALLS. 1/2" GYPSUM IS ACCEPTABLE FOR INTERIOR PARTITIONS.
- BUILDING ENVELOPE, VAPOR BARRIER, WATER PROOFING AND FLASHING TO BE COMPLIANT WITH 2021 IRC.
- VAPOR BARRIER AT ALL EXTERIOR WALLS, TAPE SEAMS AND ALL DOOR AND WINDOW OPENINGS. SELF ADHERING SHEET AIR BARRIER RECOMMENDED BY CARLISLE CCW-705 TDS OR SIMILAR.

GENERAL NOTES - FLOOR PLAN

- SMOKE DETECTORS MARKED "SD" TO BE COMPLIANT WITH CITY OF AUSTIN REQUIREMENTS. IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING ROOM, DEVICES SHALL BE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. REF. R314 LOCAL AMENDMENT.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND DWELLING UNITS HAVING ATTACHED GARAGES. REF. R315 LOCAL AMENDMENT.
- PROVIDE SOLID PINE 1X6 WALL BASE, PNT.
- PROVIDE SOLID PINE 1X4 DOOR TRIMS, PNT.
- PROVIDE SOLID PINE 1X6 WINDOW SILLS, PNT.
- 1-1/8" FLOOR DECKING TO BE USED U.N.O.
- LIGHT SWITCHES AND CONTROLS MAX 48" A.F.F.
- OUTLETS MIN. 15" A.F.F EXCEPT FLOOR OUTLETS.
- ALL INTERIOR PARTITIONS ARE 4" WOOD STUDS W/ 1/2" GYP. BD. EACH SIDE U.N.O. WITH "6" TAG INDICATING A 6" WOOD STUD.

GENERAL NOTES - FLOOR PLAN

- ALL FLOORS OVER ENCLOSED PARKING AREAS TO BE 1 HR. FIRE RATED PER 2021 IRC.
- FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION, PER IRC 2021 TABLE R302.1(1), IN THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUD OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

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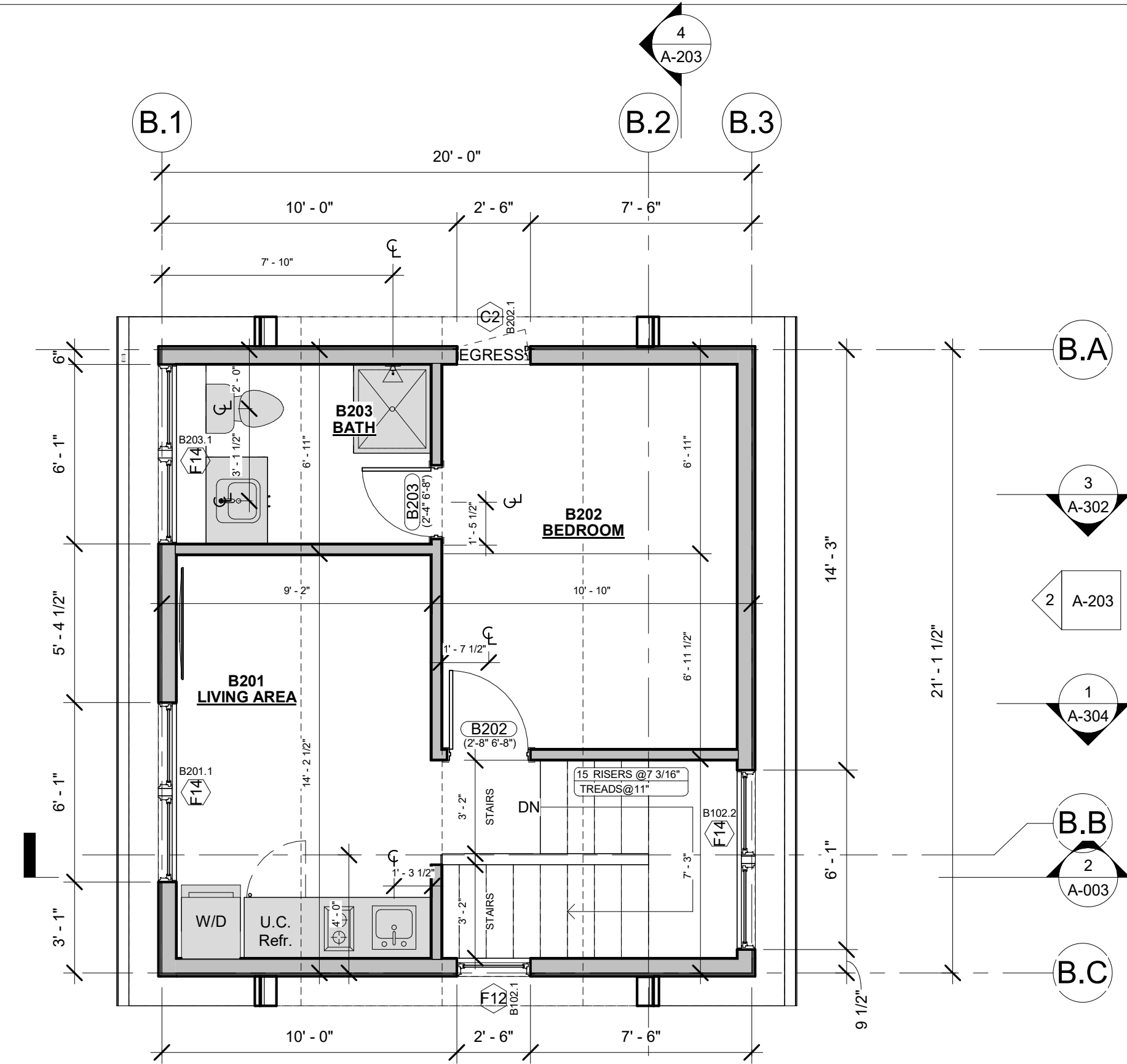
MARSHALL & MADISON BOWEN		
No.	Description	Date



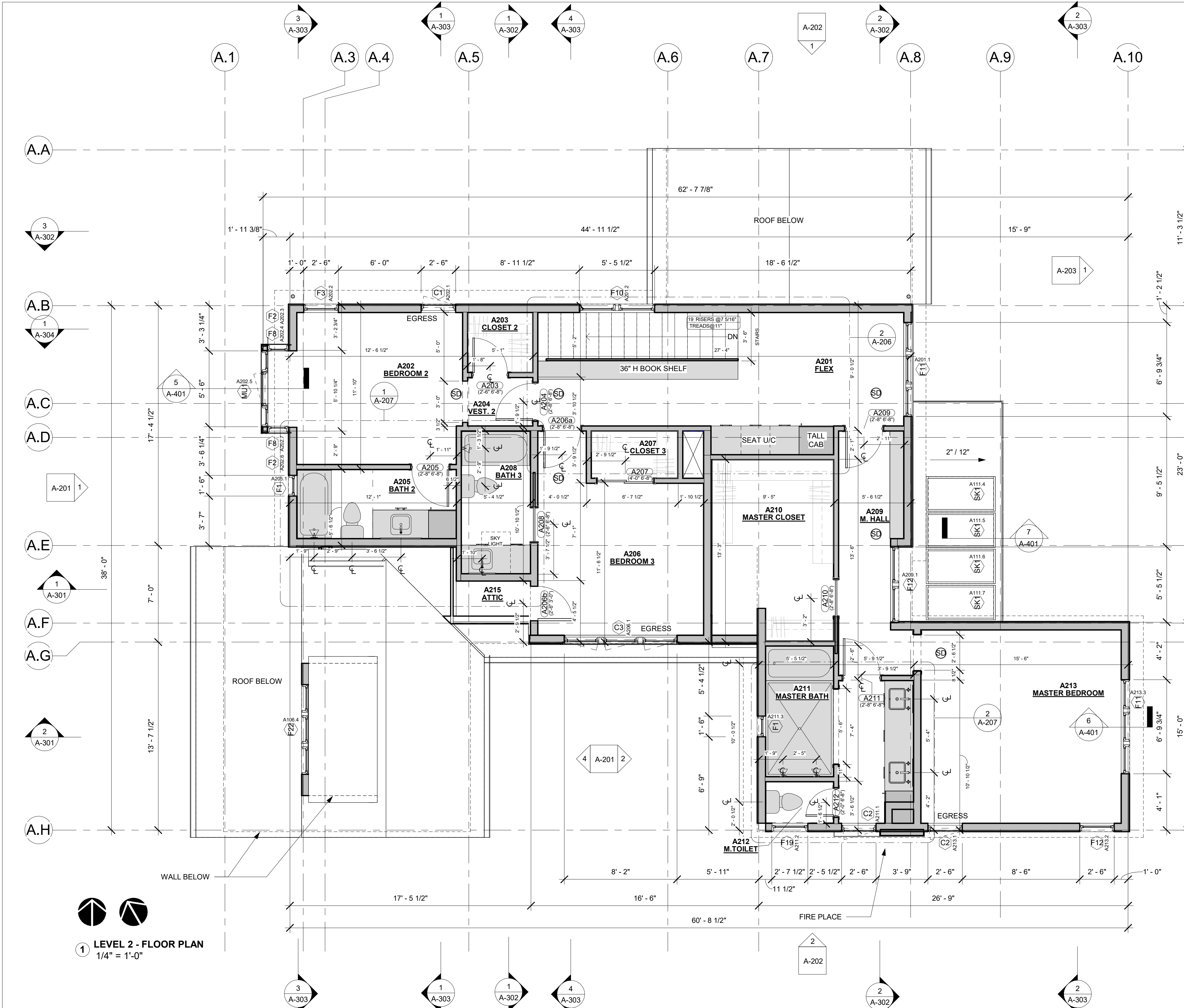
CONSTRUCTION DOCUMENT
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LEVEL 2 FLOOR PLAN

A-102



- GENERAL NOTES - FLOOR PLAN**
- WALL INSULATION TO BE MINIMUM R-20 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
 - ROOF INSULATION TO BE MINIMUM OF R-38 OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3. CLOSED CELL SPRAY FOAM RECOMMENDED WITH CODE COMPLIANT THERMAL/FIRE BARRIER. R-38 BATT REQUIRES 12" CAVITY. CONTRACTOR TO PROVIDE FURRING IF BATT INSULATION IS CHOSEN.
 - FLOORS OVER UNCONDITIONED SPACE TO BE R-30 OR OR OTHERWISE COMPLIANT W/ 2021 IECC TABLE C402.1.3.
 - WINDOWS TO HAVE MAXIMUM SHGC OF 0.25
 - ALL INTERIOR WALL DIMENSIONS TO FACE OF STUD U.N.O.
 - INTERIOR GYPSUM WALL BOARD TO BE 5/8" ON ALL EXTERIOR WALLS. 1/2" GYPSUM IS ACCEPTABLE FOR INTERIOR PARTITIONS.
 - BUILDING ENVELOPE, VAPOR BARRIER, WATER PROOFING AND FLASHING TO BE COMPLIANT WITH 2021 IRC.
 - VAPOR BARRIER AT ALL EXTERIOR WALLS, TAPE SEAMS AND ALL DOOR AND WINDOW OPENINGS. SELF ADHERING SHEET AIR BARRIER RECOMMENDED BY CARLISLE CCW-705 TDS OR SIMILAR.
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 - PROVIDE SOLID PINE 1X6 WALL BASE, PNT.
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 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
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 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
 - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.



LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"



3209 OAKMONT BLVD. AUSTIN, TX 78703

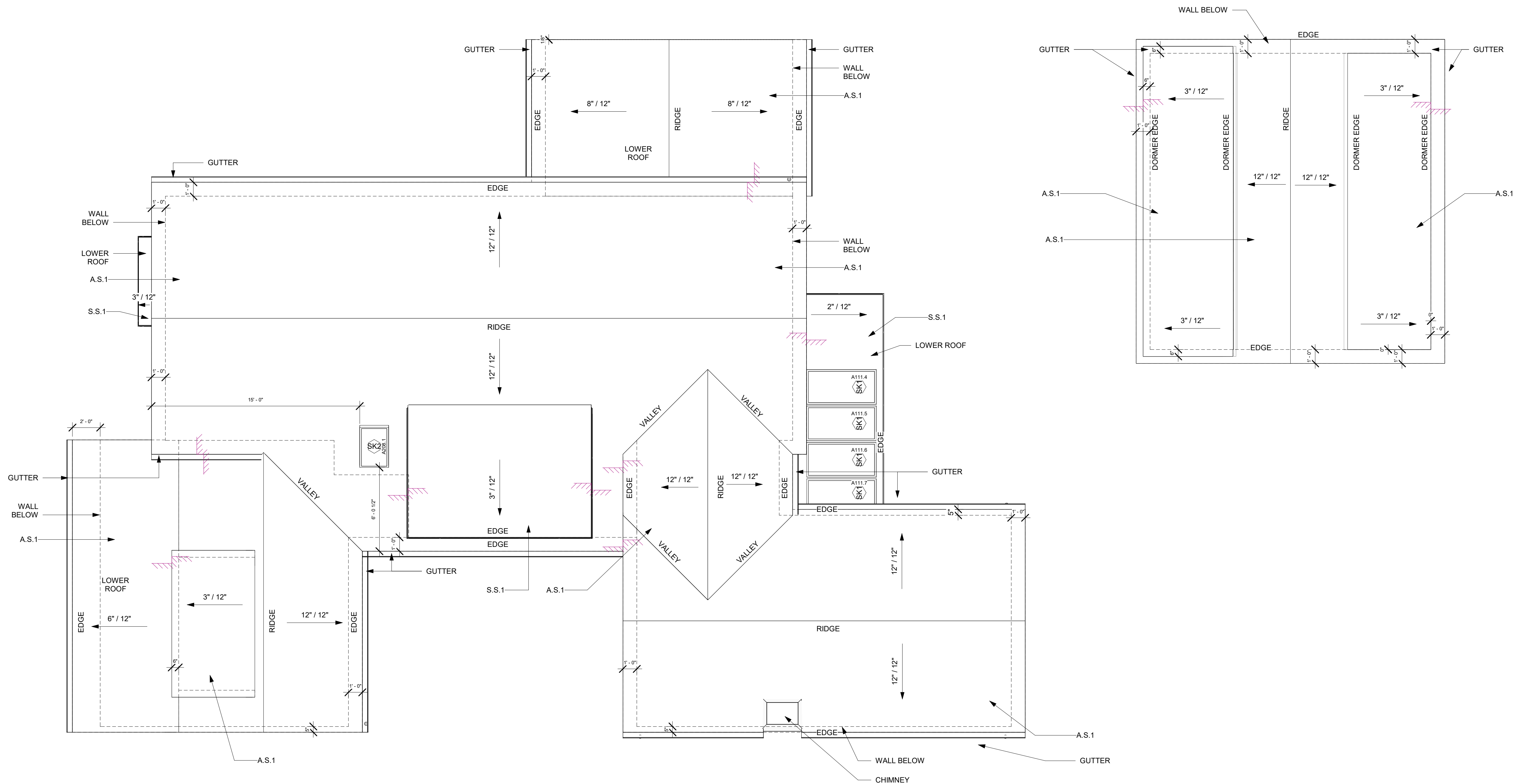
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ROOF PLAN



FINISH SCHEDULE KEY

A.S.1	ASPHALT SHINGLE ROOF. FINAL SELECTION BY OWNER.
BR.1	THIN SET BRICK VENEER. FINAL SELECTION BY OWNER.
BR.2	BRICK. FINAL SELECTION BY OWNER.
C.P.1	CEMENT PLASTER, SMOOTH BURNISHED W/ INTEGRAL COLOR.
S.S.1	PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT.
SD.1	SMOOTH HARDI PANELS AND TRIM

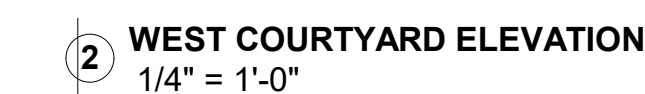
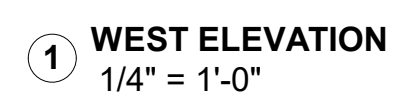
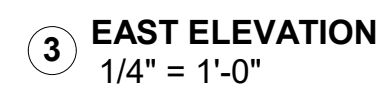
① **ROOF PLAN**
1/4" = 1'-0"

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FULL SCALE IS 24X36 SHEET | HALF SCALE IS 12X18 SHEET



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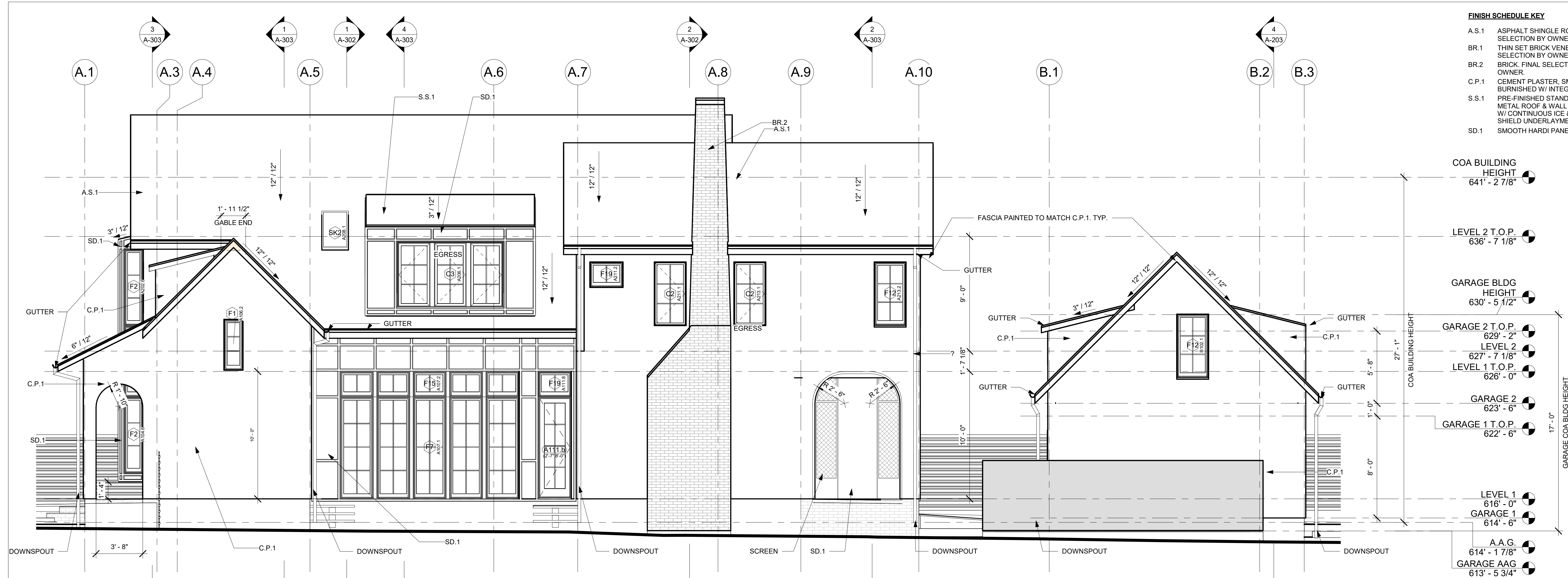
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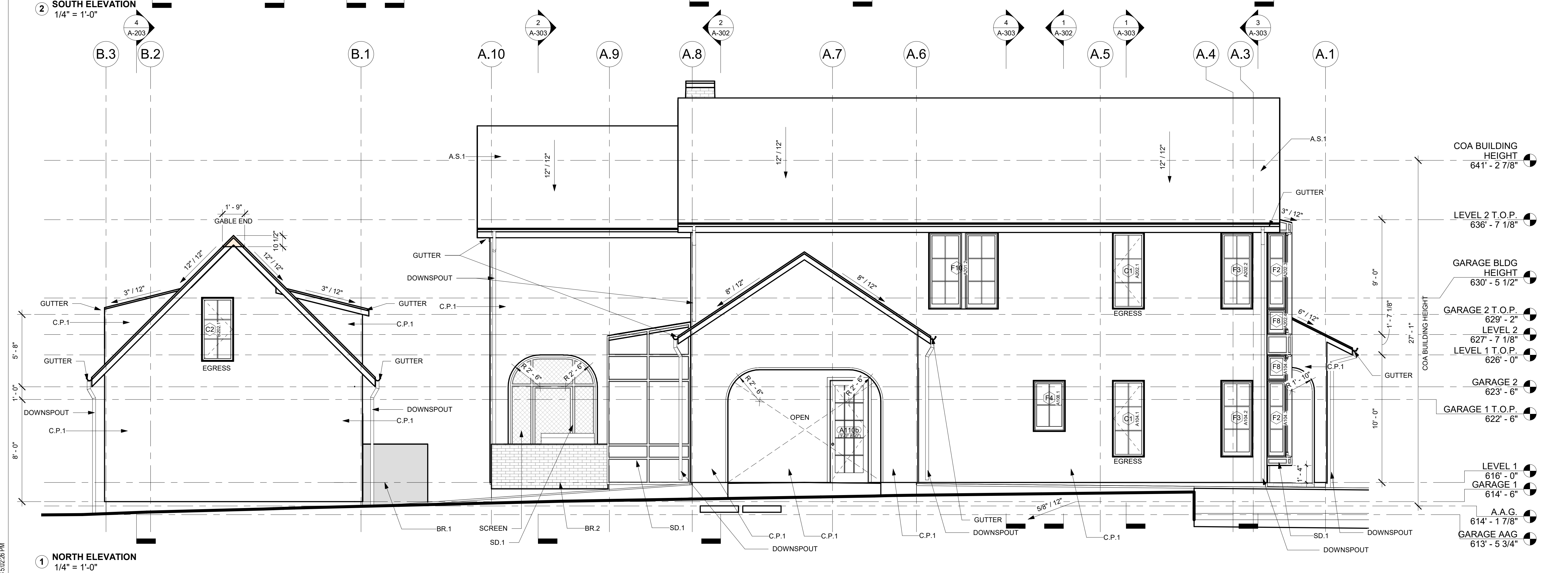
CONSTRUCTION
DOCUMENT
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A-201

- FINISH SCHEDULE KEY**
- A.S.1 ASPHALT SHINGLE ROOF. FINAL SELECTION BY OWNER.
 - BR.1 THIN SET BRICK VENEER. FINAL SELECTION BY OWNER.
 - BR.2 BRICK. FINAL SELECTION BY OWNER.
 - C.P.1 CEMENT PLASTER, SMOOTH. BURNISHED W/ INTEGRAL COLOR.
 - S.S.1 PRE-FINISHED STANDING SEAM METAL ROOF & WALL CLADDING W/ CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT.
 - SD.1 SMOOTH HARDI PANELS AND TRIM



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

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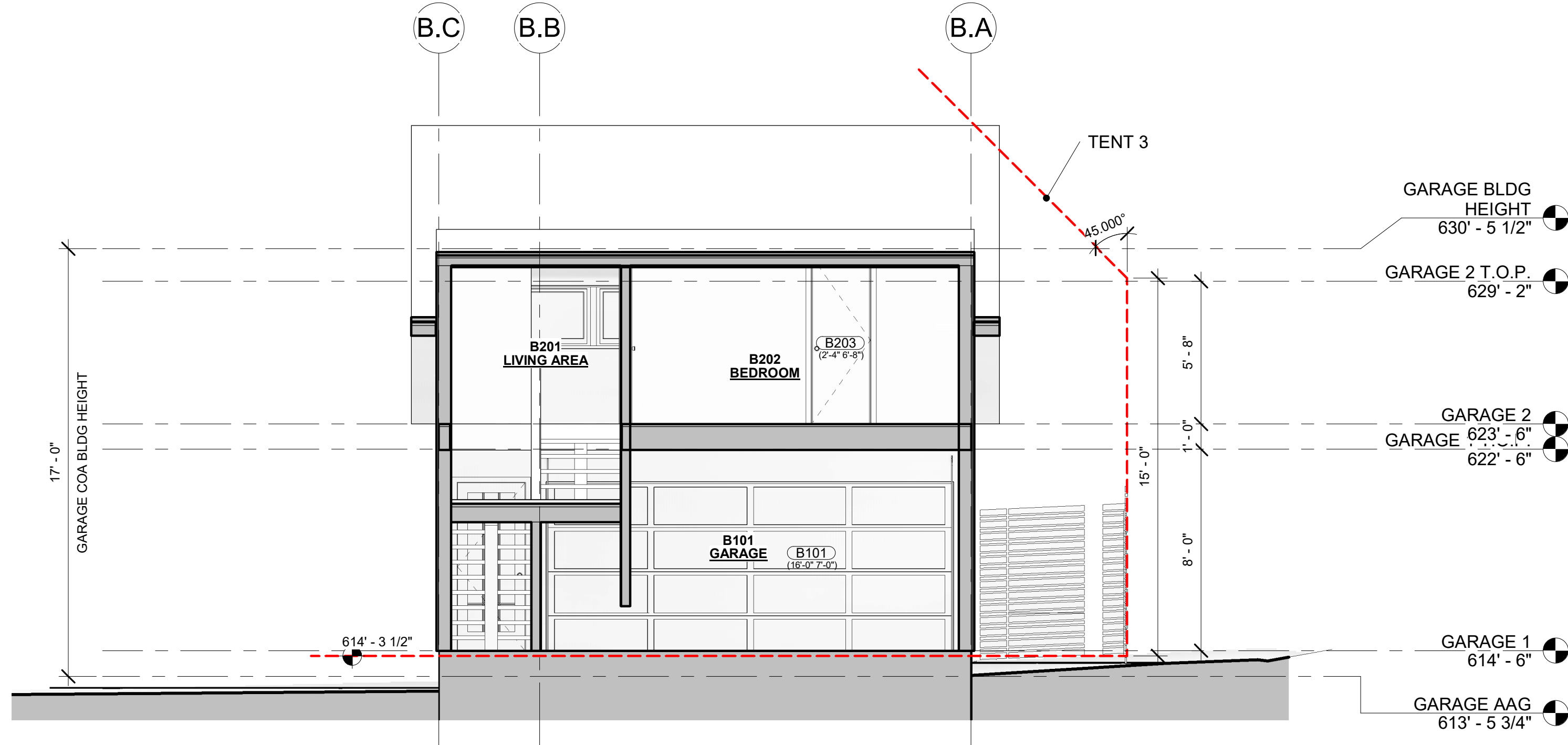


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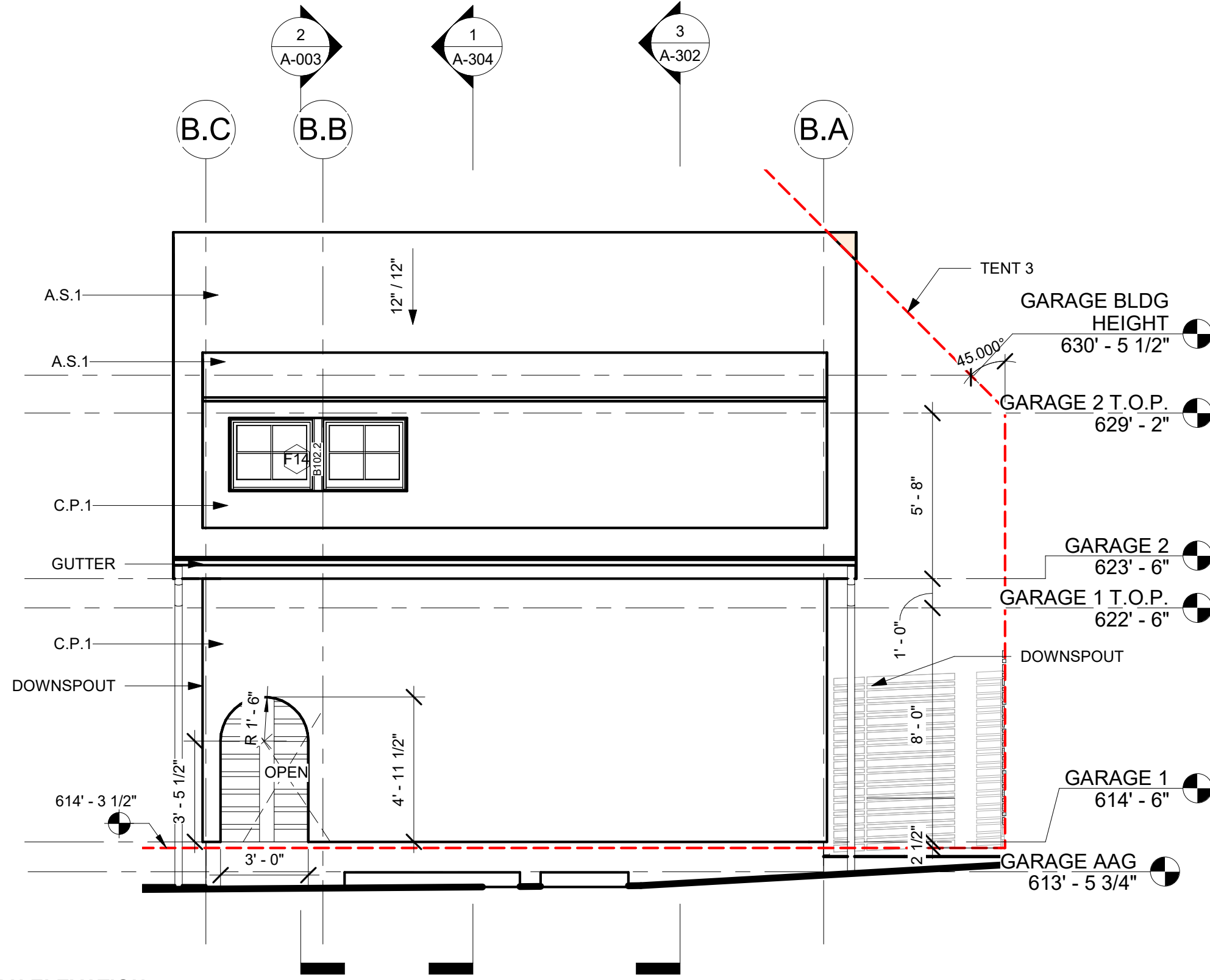
ELEVATIONS

A-202

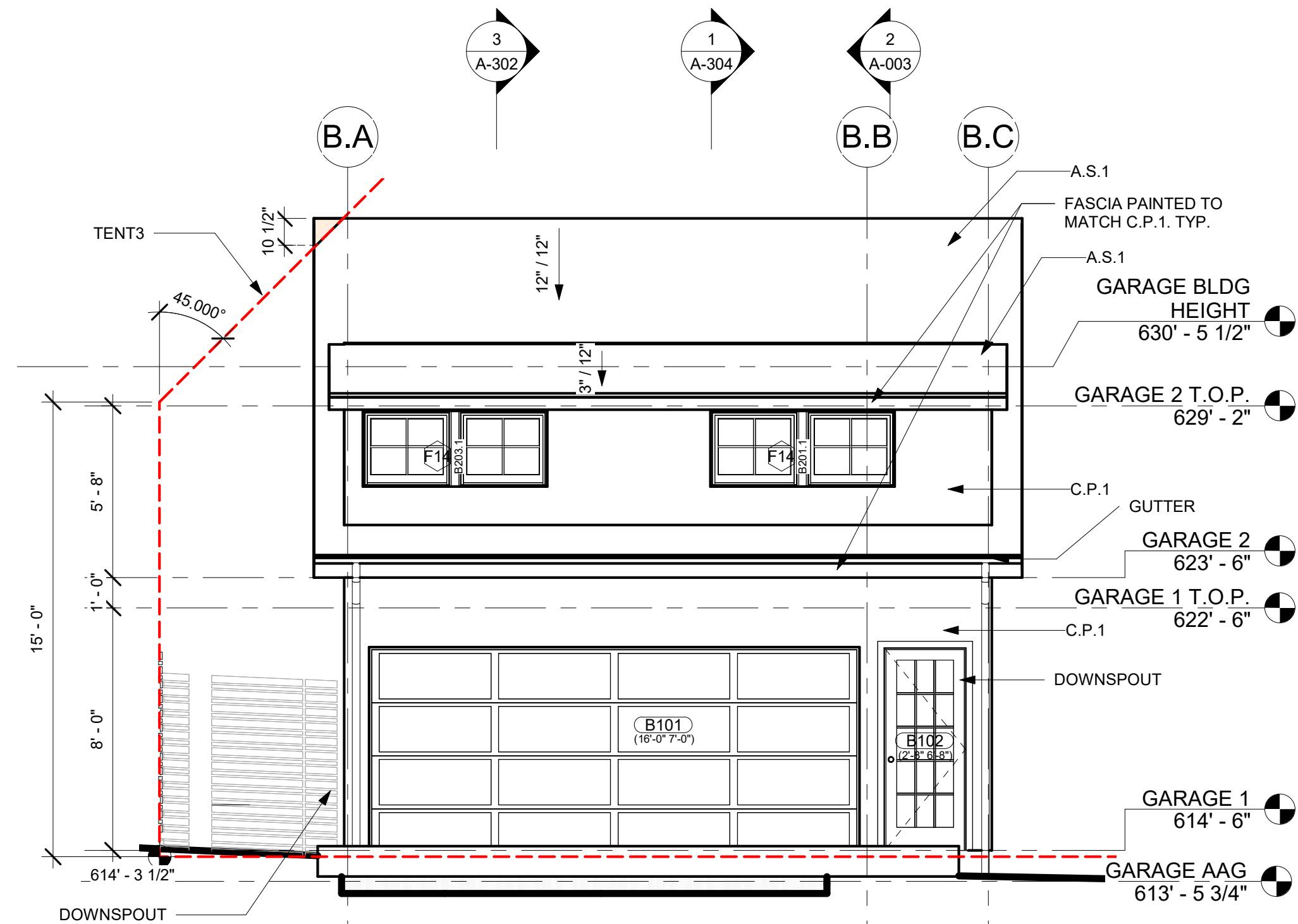
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④ SECTION - N/S LIVING2
1/4" = 1'-0"



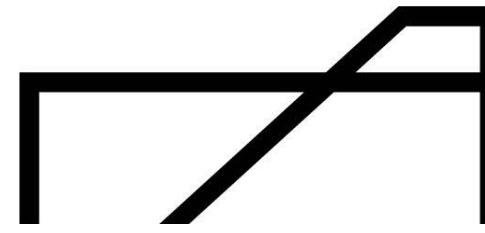
② EAST ADU ELEVATION
1/4" = 1'-0"



① WEST ADU ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE KEY

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SD.1 SMOOTH HARDI PANELS AND TRIM



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Austin Texas 78702
512.337.9684
info@loganarch.com

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MARSHALL & MADISON
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ELEVATIONS

A-203

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BOWEN

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