

NEW CONSTRUCTION
2401 NEWTON DR
LAGO VISTA, TX 78645.

GENERAL NOTES:

- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR DESIGNER.
- CONSTRUCTION SHALL COMPLY WITH THE ALL APPLICABLE STATE, FEDERAL, & LOCAL CODES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & DESIGNER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS IN THE FIELD AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES. NOTIFY OWNER & DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
- REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
- ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO THE OWNER.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF ANY EQUIPMENT.
- THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, DESIGNER, AND/OR ENGINEER.
- DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING, AND CORRECT STUD SPACING.
- MECHANICAL CONTRACTOR TO VERIFY WITH DESIGNER ANY CHASE AREA NOT SHOWN ON DRAWINGS. ALL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. IF THERE IS A DISCREPANCY BETWEEN LARGE SCALE AND SMALL SCALE DRAWINGS, CONTACT THE DESIGNER FOR CLARIFICATION.
- CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY THE DESIGNER, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.
- THE CONTRACTOR SHALL NOT STORE BUILDING MATERIALS, STAGE CONSTRUCTION OPERATIONS FROM, NOR GAIN ACCESS TO THE CONSTRUCTION SITE OVER ADJACENT PROPERTIES.
- THIS FACILITY HAS BEEN DESIGNED WITH THE INTENT TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICANS WITH DISABILITIES ACT (ADA). GRAPHIC GUIDELINES FOR CLEARANCES AT DOORS AND TOILET ROOMS HAVE BEEN PROVIDED FOR REFERENCE. WHERE DIMENSIONS INDICATED OR PRODUCTS SPECIFIED HEREIN DO NOT COMPLY WITH GUIDELINES, NOTIFY THE DESIGNER IN WRITING PRIOR TO ORDERING THE ITEM IN QUESTION OR CONSTRUCTING THE AFFECTED ASSEMBLY.

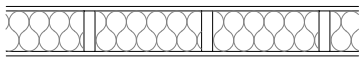
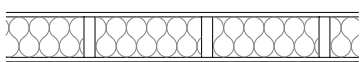
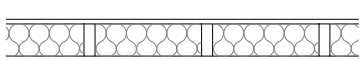
CODE DATA:

APPLICABLE CODES:

I.B.C.: 2021
I.F.C.: 2021
I.M.C.: 2021
N.E.C.: 2020
I.P.C.: 2021
I.E.C.C.: 2021

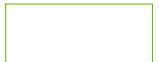
WALL SCHEDULE

 DENOTES WALL

MK.	PLAN - SECTION	EXTERIOR	STUD SIZE & SPACE	WALL HEIGHT	GYP BD. & INSULATION
A1		STUCCO or CERAMIC TILE	2" x 6" WOOD @ 16" o.c.	FULL (STUDS TO B.O.R.)	5/8" GYP. BD. (Both Sides), R-23 BATT, U305 1 hr. rated
A2		N.A.	2" x 6" WOOD @ 16" o.c.	FULL (STUDS TO B.O.R.)	5/8" GYP. BD. (Both Sides), R-23 BATT, U305 1 hr. rated
A3		N.A.	2" x 6" WOOD @ 16" o.c.	B.O.R.	5/8" FIRECODE "X" GYP. BD. (Both Sides), U337 2 hr. rated
A4		N.A.	2" x 4" WOOD @ 16" o.c.	B.O.J.	5/8" GYP. BD. (Both Sides)

NOTE: CONTRACTOR TO PROVIDE 6" LIGHT GAUGE BLOCKING BETWEEN STUDS

SYMBOLS LEGEND

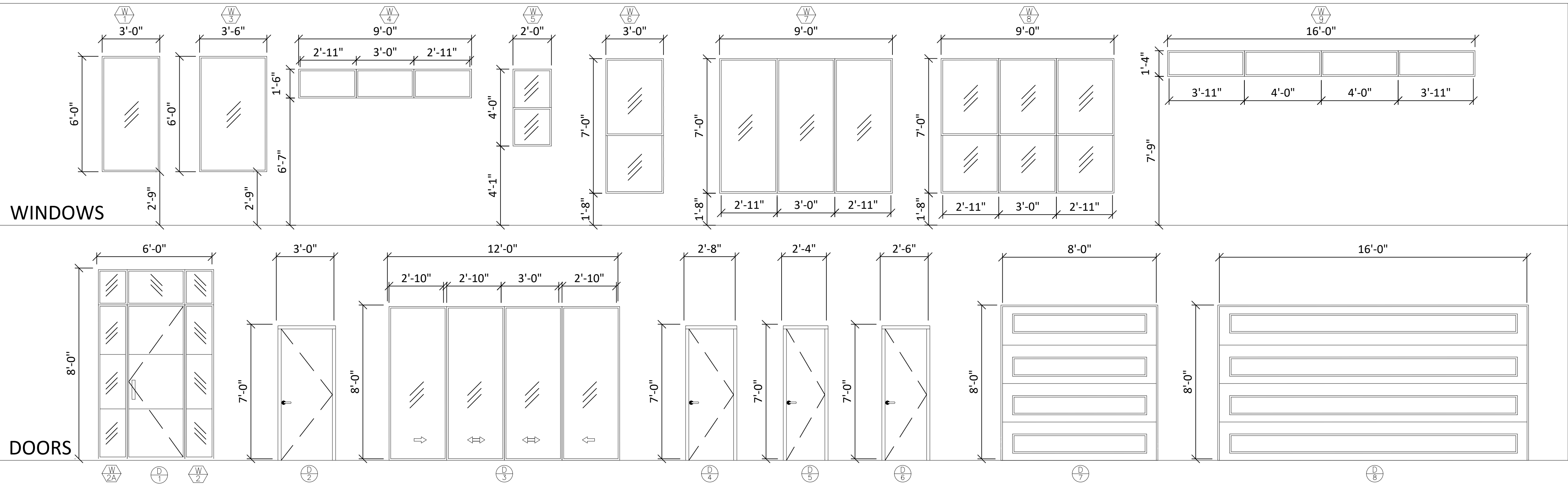
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	2'x4', Fluorescent Prismatic Light Fixture, 3 lamps, T8		Single Pole Toggle Switch		Grease Trap
	6" Recessed Down Light, 13W Compact Fluorescent		Three-way Toggle Switch		Floor Drain
	Ceiling Globe Light Fixture w/ Pull Chain, 13W, Compact Fluorescent		Junction Box		Cold Water Line
	Bathroom Sconce to be selected by Owner		Disconnect Switch		Hot Water Line
	Ceiling Fan to be selected by Owner		Data / Telephone Outlet		Sanitary Sewer Line
	Electrical Panel Board		GFCI		Clean Out
	Supply Air grille		Duplex Receptacle, Single Phase 120V, 20 AMP		Double Clean Out
	Return Air grille		Quad Receptacle, Single Phase 120V 20 AMP		Backflow Preventor
	Exhaust Fan		Thermostat		

FIRST FLOOR WINDOW SCHEDULE				
SYM.	QTY.	TYPE	SIZE	NOTES
W-1	1	FIXED	3'-0" x 6'-0"	
W-1A	1	SINGLEHUNG	3'-0" x 6'-0"	
W-2	2	FIXED	1'-6" x 8'-0"	TEMPERED
W-2A	1	FIXED	6'-0" x 2'-0"	TEMPERED
W-3	1	FIXED	3'-6" x 6'-0"	TEMPERED
W-4	3	FIXED	(3)3'-0" x 1'-6"	MULLED
W-4a	3	FIXED	2'-0" x 2'-0"	MULLED
W-5	3	SINGLEHUNG	2'-0" x 4'-0"	TEMPERED
W-6	1	SINGLEHUNG	3'-0" x 7'-0"	
W-7	2	FIXED	(3)3'-0" x 7'-0"	MULLED
W-8	1	SINGLEHUNG	(3)3'-0" x 7'-0"	MULLED
W-9	2	FIXED	(3)4'-0" x 1'-4"	MULLED

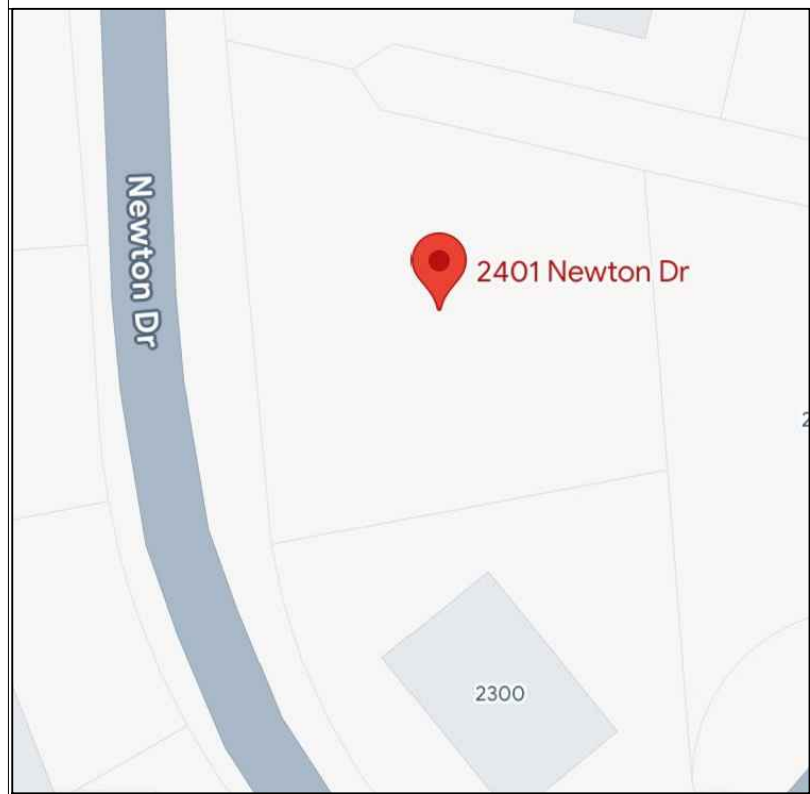
FIRST FLOOR DOOR SCHEDULE				
SYM.	QTY.	TYPE	SIZE	NOTES
D-1	1	GLASS DOOR	3'-0" x 8'-0"	EXTERIOR GLASS
D-2	1	SOLID CORE	3'-0" x 8'-0"	SELF-CLOSE
D-3	1	SLIDING DOOR	12'-0" x 8'-0"	EXTERIOR GLASS
D-4	7	SLIDING DOOR	2'-8" x 8'-0"	
D-5	6	SLIDING DOOR	2'-4" x 8'-0"	
D-6	1	SLIDING DOOR	2'-6" x 6'-8"	
D-7	1	OVERHEAD	8'-0" x 8'-0"	GARAGE
D-8	1	OVERHEAD	16'-0" x 8'-0"	GARAGE

GLAZING SPECIFICATIONS

- GLASS COLOR TO BE CLEAR. REFER TO WINDOW SCHEDULE FOR SIZES AND INDIVIDUAL NOTES.
- ALL GLAZING TO BE INSULATED.
- GLASS TYPE #1 (GL#1) SPECIFICATION:
 - MANUFACTURER: JELD-WEN OR APPROVED EQUAL - DOUBLE INSULATED.
 - GLASS TYPE: RESIDENTIAL PERFORMANCE, LOW-E CLEAR GLASS.
 - SHGC - 0.38
 - U VALUE - 0.29
- GLASS THICKNESS 1/4" EACH - TOTAL 1" (1/2" SPACE BETWEEN THE TWO GLASSES w/ 272 ARGON).
- ALL GLAZING TO BE FRONT GLAZED.
- PER SAFETY REQUIREMENTS BY IBC 2021, GLAZING, OPERABLE OR INOPERABLE, ADJACENT TO A DOOR WITHIN A TWENTY FOUR (24") INCH ARC OF EITHER VERTICAL EDGE OF ANY DOOR SHALL BE TEMPERED GLASS.
- ALL SITE BUILT FENESTRATION (STOREFRONTS) AND PRODUCTS MUST HAVE A "NFRC" LABEL CERTIFIED RATING. AN "NFRC LABEL CERTIFICATE(S)" FOR ALL SITE BUILT FENESTRATION MUST BE POSTED ON THE JOB SITE.



VACINITY MAP:



CUSTOM HOME DESIGN FOT
2401 NEWTON DR
LAGO VISTA, TX 78645.



COVER PAGE

Project number	
Date	10/10/2024
Drawn by	NLCC
Checked by	NLCC
	C-0
Scale	

Control, Grades, and Elevation:

1. All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.

2. Standard siding, alternately stacked (unless noted otherwise).
3. Stucco: Standard three coat with fine texture finish. Control joints according to elevations, 20' o.c. max.

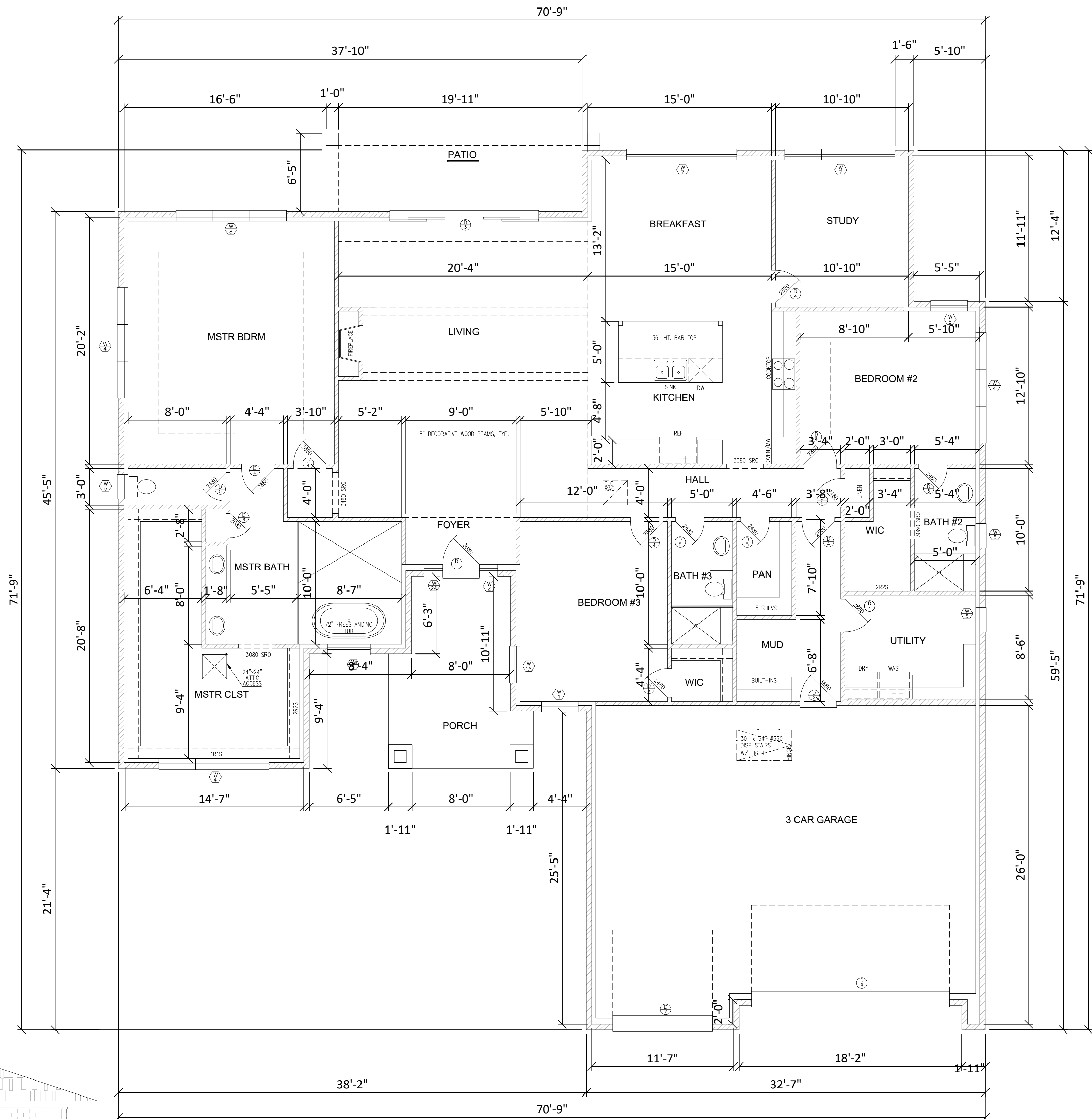
4. Title: All exterior wall to be waterproofed.
 5. Place ladder type horizontal reinforcement at every other course.
 6. Mortar joints: all joints shall be a tuck point concave tooled joint with a 3/8" width.
 7. Construction Joints: Vertical masonry movement joints to be 20" o.c. max, unless noted otherwise, and shall not cross lintels or brick shelf angles.
 8. Approval: Architect reserves the right to reject any work that does not satisfy the design intent.
 9. Cutting of masonry blocks: all cutting, trimming, or shaping shall be done by a motorized masonry saw. Breaking or splitting will not be accepted.
 10. Weep holes: Provide at 24" o.c. at the base of the masonry facade one course above the foundation and immediately above all other flashing.
 11. Flashing: Provide stainless steel flashing at the base of the masonry facade one course above the foundation. Provide flashing above all bond beams and openings.
 12. Sealant: All masonry surfaces to be coated with Behr Premium Waterproof and Protector No. 980 or equivalent.
- Stud Walls:**
13. Wood Studs: All exterior wall and demising wall studs to be 2"x6" spaced at 16" on center. All other interior walls to be 2"x4" studs spaced at 16" on center. Refer to Structural Drawings for load bearing stud layout, sections, and details.
 14. Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.
 15. Sheathing: All exterior sheathing used in Cavity Walls to be Wood Structural Panel (ex: OSB).
 16. Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.

AREA SUMMARY	
1ST. FLOOR	2905 Sft
TOTAL LIVING AREA	2905 Sft
FRONT PORCH	153 Sft
PATIO	135 Sft
GARAGE	825 Sft
TOTAL COVERED AREA	4018 Sft



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D-8	1	OVERHEAD	16'-0" x 7'-0"	GARAGE

FIRST FLOOR WINDOW SCHEDULE				
SYM.	QTY.	TYPE	SIZE	NOTES
W-1	1	FIXED	3'-0" x 6'-0"	
W-1A	1	SINGLEHUNG	3'-0" x 6'-0"	
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W-8	1	SINGLEHUNG	(3)3'-0" x 7'-0"	MULLED
W-9	2	FIXED	(3)4'-0" x 1'-4"	MULLED



① DIMENSIONAL : FLOOR PLAN



CUSTOM HOME DESIGN FOT
2401 NEWTON DR
LAGO VISTA, TX 78645.

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DIMENSIONAL FLOOR PLAN

Project number	
Date	10/10/2024
Drawn by	NLCC
Checked by	NLCC
A-101	
Scale	3/16" = 1'-0"

Control, Grades, and Elevation:

Control, Grades, and Elevation:

- ### Exterior Walls (Sidding and Stucco):

4. Tile: All exterior wall to be waterproofed.

6. Mortar joints: all joints shall be a tuck point concave tooled joint with a 3/8" width.

8. Approval: Architect reserves the right to reject any work that does not satisfy the design intent.

10. Weep holes: Provide at 24" o.c. at the base of the masonry facade one course above the foundation and immediately above all other flashing.

12. Sealant: All masonry surfaces to be coated with Behr Premium Waterproofer and Protector No. 980 or equivalent.

Stud Walls:

14. Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.

15. Sheathing: All exterior sheathing used in Cavity Walls to be Wood Structural Panel (ex: OSB).

16. Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.

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Project number	
Date	10/10/2024
Drawn by	NLCC
Checked by	NLCC

A-201

Scale	$3/16" = 1'-0"$
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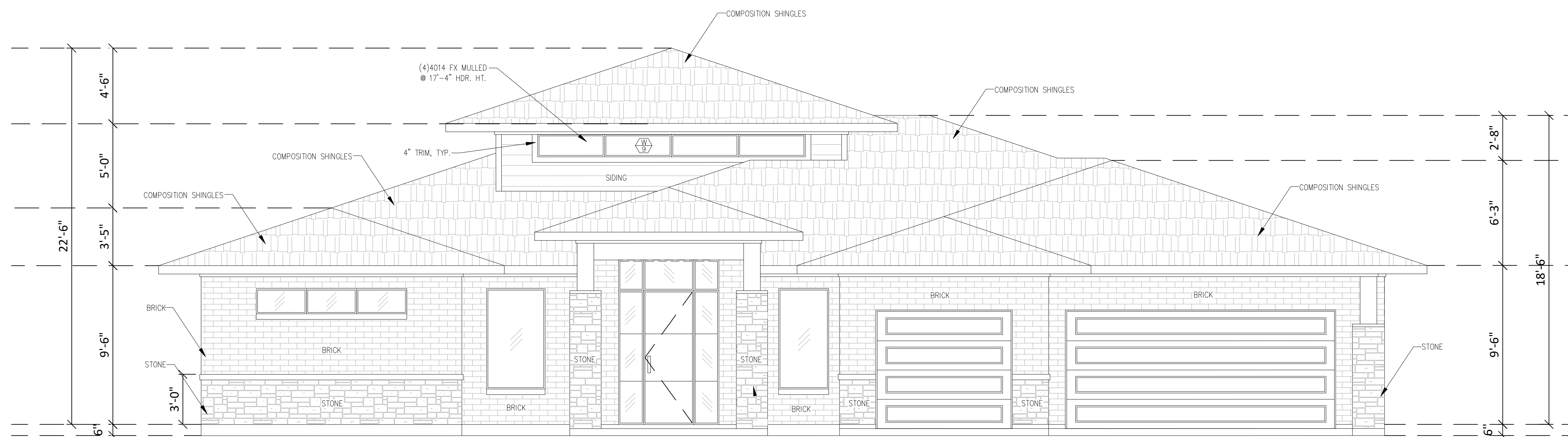
Install standard shingles over $\frac{3}{4}$ " plywood nailed over roof trusses 2x6 @ 16" o.c.



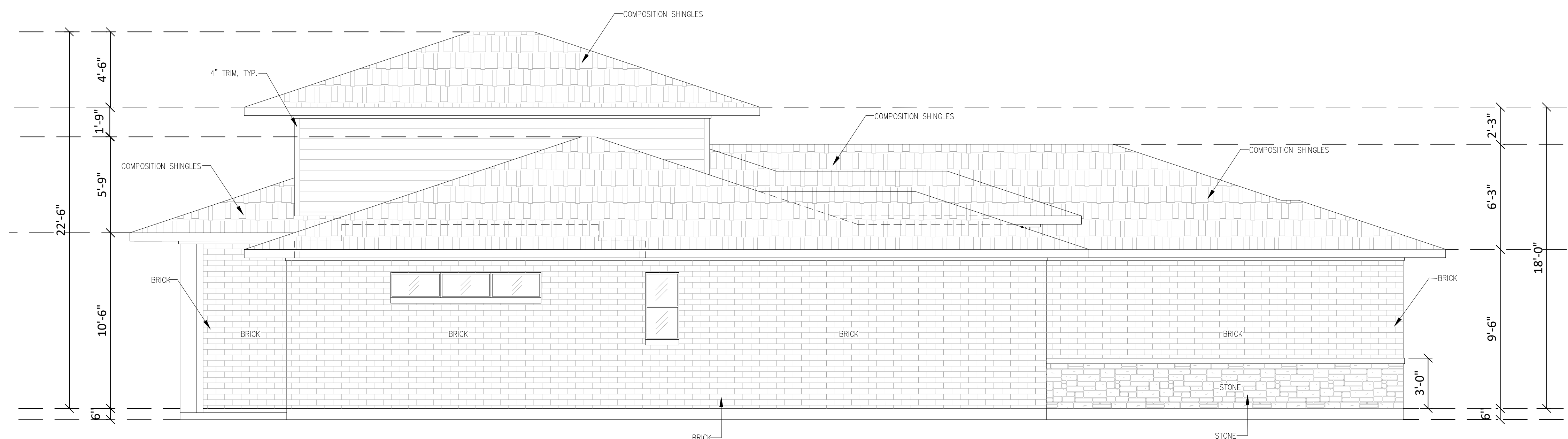
ROOF PLAN

A-301

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① EXTERIOR ELEVATION : FRONT



② EXTERIOR ELEVATION : LEFT



CUSTOM HOME DESIGNS
2401 NEWTON DR
LAGO VISTA, TX 78645.

[illegible]

EXTERIOR
ELEVATION

Project number	
Date	10/10/2010
Drawn by	NLCO
Checked by	NLCO

A-401

Scale	1/4" = 1'-0"
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CUSTOM HOME DESIGNS
2401 NEWTON DR
LAGO VISTA, TX 78645.

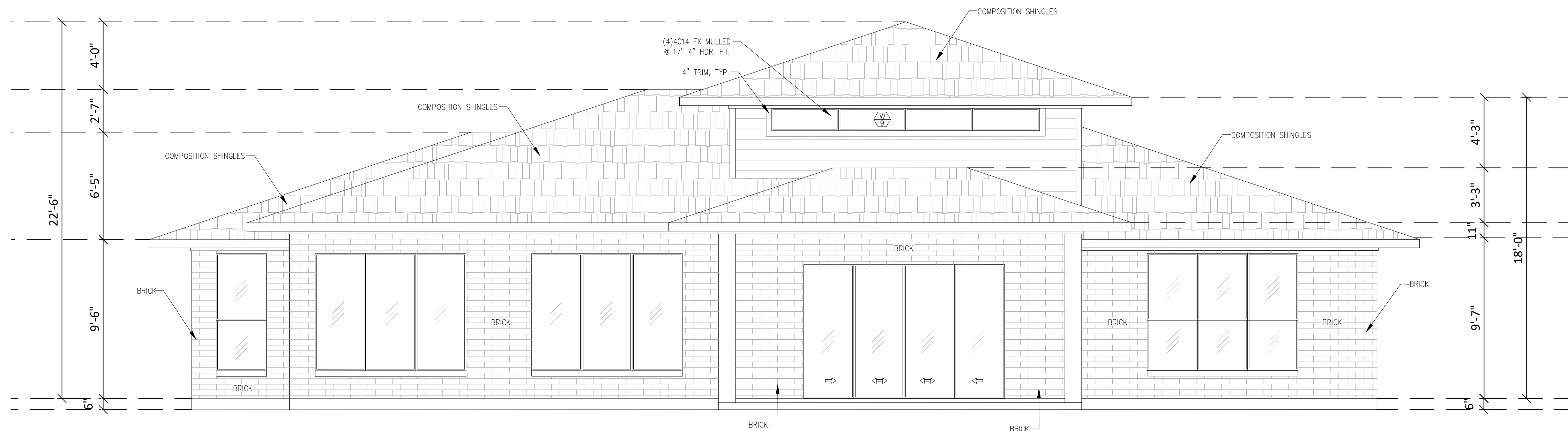
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EXTERIOR
ELEVATION

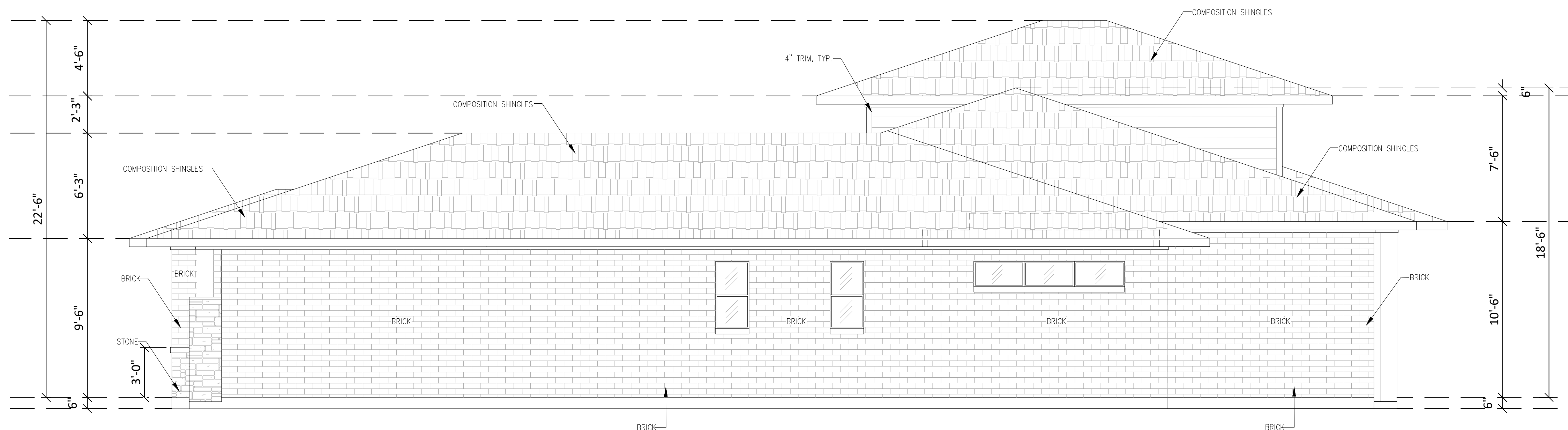
Project number	
Date	10/10/2024
Drawn by	NLCC
Checked by	NLCC

A-501

Scale	1/4" = 1'-0"
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① EXTERIOR ELEVATION : REAR



② EXTERIOR ELEVATION : RIGHT