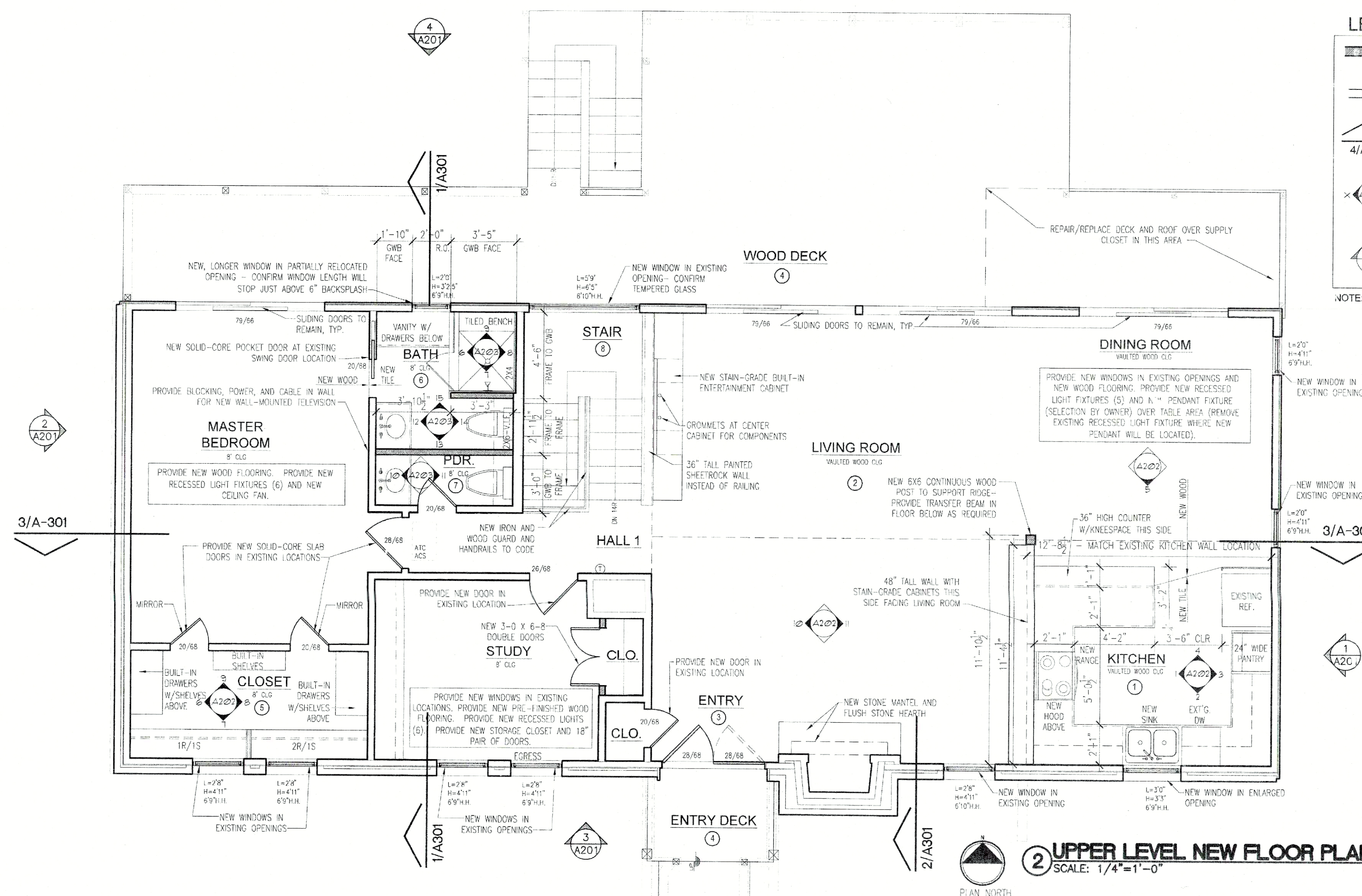




LEGEND

- NEW WALL CONSTRUCTION (FRAMING ONLY). INTERIOR WALLS TO BE FINISHED WITH GWS AND PAINTED U.N.O.
- EXISTING WALL CONSTRUCTION (FRAMING & FINISH)
- BUILDING SECTION KEY - REFER TO SHEET A-301 FOR BUILDING SECTIONS
- INTERIOR ELEVATION KEY - REFER TO SHEET A-202 FOR INTERIOR ELEVATIONS
- EXTERIOR ELEVATION KEY - REFER TO SHEET A-201 FOR EXTERIOR ELEVATIONS

NOTE: ALL DIMENSIONS OF EXISTING WALLS ARE TO THE OUTSIDE FINISH FACE OR THE INSIDE FINISH FACE OF WALL. VERIFY ALL EXISTING WALL CONDITIONS.

ADD ALTERNATES

#1 - REMOVE EXISTING TUB IN DOWNSTAIRS BATH AND PROVIDE NEW JETTED TUB IN DOWNSTAIRS BATH. PROVIDE POWER AS REQUIRED.

#2 - PROVIDE NEW WINDOW IN EXISTING OPENING IN DOWNSTAIRS BATH.

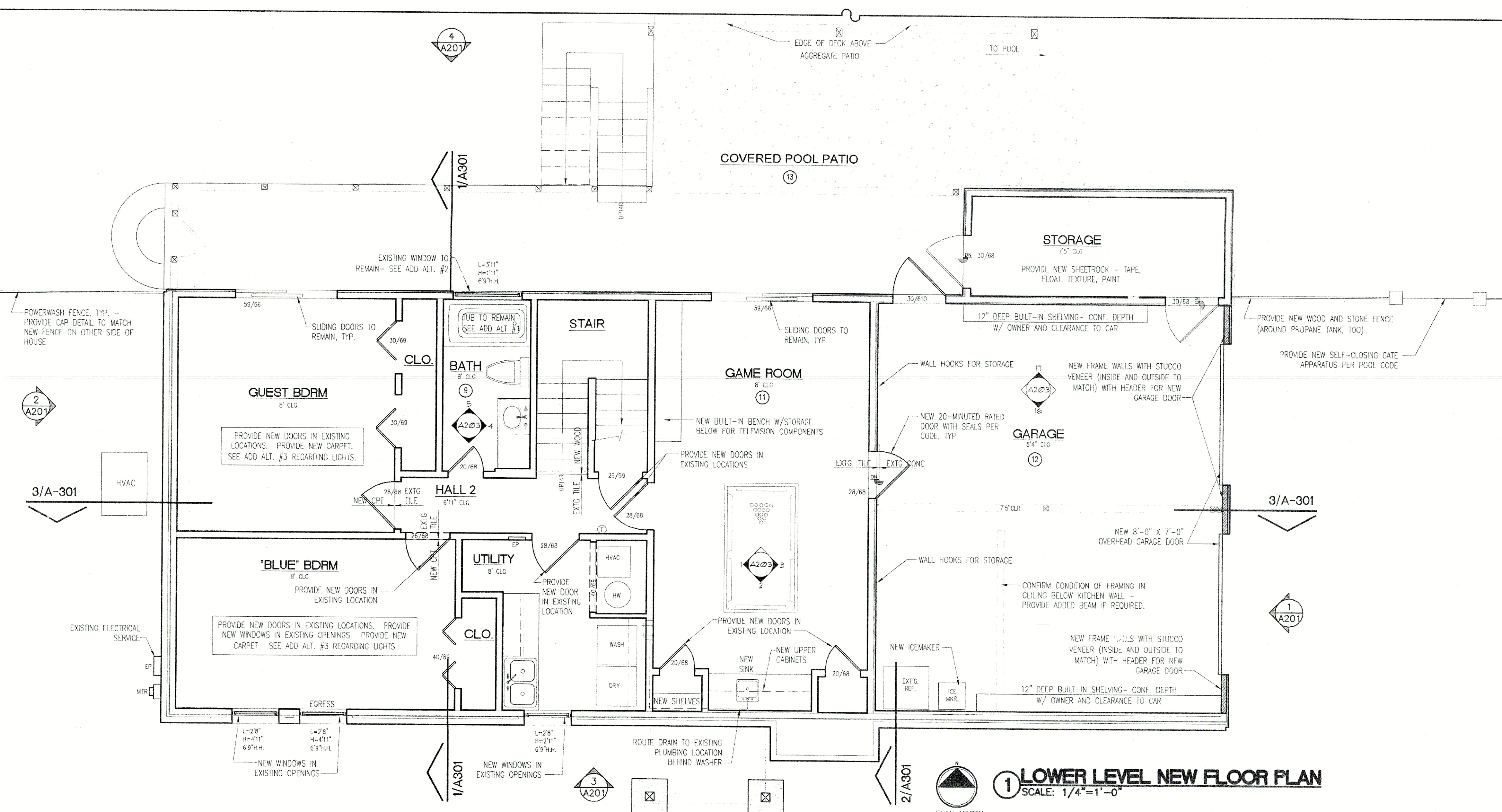
GENERAL NOTES

- DRAWINGS REPRESENT ASSUMPTIONS OF EXISTING CONDITIONS BASED ON THE BEST AVAILABLE INFORMATION, INCLUDING FIELD MEASUREMENTS AND PRIOR CONSTRUCTION DOCUMENTATION. MANY EXISTING CONDITIONS CANNOT BE VERIFIED UNTIL WORK IS OPENED UP FOR CONSTRUCTION. DRAWINGS INDICATE INTENT AND SCOPE OF WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- BEFORE PROCEEDING WITH ANY MAJOR DIVISION OF WORK, VERIFY ALL DIMENSIONS AND RELATIONSHIPS TO NEW AND EXISTING CONDITIONS.
- ALL DIMENSIONS OF NEW CONSTRUCTION ARE TO FACE OF ROUGH FRAME UNLESS NOTED OTHERWISE. EXISTING DIMENSIONS ARE TO FINISHED FACE. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS.
- ALL PLUMBING AND LIGHTING FIXTURE AND APPLIANCE SELECTIONS BY OWNER. CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES AND SHALL CONFIRM POWER OR PLUMBING REQUIREMENTS AND APPROPRIATENESS OF FIXTURE SELECTION WITH OWNER. PROVIDE BLOCKING IN WALLS FOR ALL WALL-MOUNTED ACCESSORIES, TYPICALLY - CONFIRM EXACT LOCATIONS WITH OWNER.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION OR COORDINATION PURPOSES. USE INDICATED DIMENSIONS. IF QUESTIONS ARISE, CONTACT ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL INSTALL ALL FIREBLOCKING AND FIRESTOPPING IN ACCORDANCE WITH AND AS REQUIRED BY BUILDING CODE.
- PROTECT POOL AND SURROUNDING PATIO FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR POOL AND PATIO SHOULD DAMAGE OCCUR AT NO COST TO OWNER.
- DRAWINGS REPRESENT THE GENERAL INTENT AND SCOPE OF WORK. HOWEVER, NOT ALL PRODUCTS AND INSTALLATIONS ARE DETAILED AND ARE LEFT TO THE DISCRETION OF THE OWNER. CONTRACTOR SHALL CONSULT AND COORDINATE W/OWNER REGARDING ANY ADDITIONAL PRODUCT SELECTIONS AND INSTALLATIONS THAT MAY BE REQUIRED AS PART OF THIS PROJECT, AND CONSULT W/ARCHITECT IF ANY CONFLICTS BETWEEN THESE DOCUMENTS AND OWNER SELECTIONS SHOULD ARISE.
- IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION IN EVERY RESPECT. IF ADDITIONAL DETAILS OF SPECIAL CONSTRUCTION ARE REQUIRED FOR WORK INDICATED OR SPECIFIED, THE CONTRACTOR SHALL PROVIDE THE MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE SUCH INSTALLATION AND CONSTRUCTION.

ADDITIONAL GENERAL SCOPE NOTES

INFORMATION LISTED HERE IS SUPPLEMENTAL TO THE KEYED NOTES ON THE PLANS AND SHALL BE INCLUDED IN THE GENERAL REMODELING SCOPE OF WORK.

- PROVIDE NEW BASEBOARDS AND DOOR TRIM THROUGHOUT HOUSE, TYPICALLY.
- PROVIDE FOR NEW PRE-FINISHED WOOD FLOORING THROUGHOUT UPPER LEVEL (NEW TILE IN KITCHEN AND MASTER BATHROOM ONLY), AND PROVIDE NEW CARPET IN LOWER LEVEL BEDROOMS ONLY.
- REPLACE ALL WINDOWS THROUGHOUT HOUSE: KOLBE CASEMENT WINDOWS, TYP. CONFIRM CLAD OR VINYL WITH OWNER. CONFIRM TEMPERED GLASS LOCATIONS AND EGRESS LOCATIONS/REQUIREMENTS. EGRESS WINDOWS WILL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET, WITH A MIN. OPENING HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20". SIZES INDICATED ON DRAWINGS ARE BASED ON FIELD MEASUREMENTS. CONFIRM ALL SIZES & OPENINGS IN FIELD PRIOR TO ORDERING WINDOWS.
- PROVIDE NEW WINDOW SILLS AND APRONS AT ALL WINDOWS, U.N.O. PROVIDE NEW WINDOW CASINGS IF WOOD WINDOWS ARE SELECTED AND INSTALLED.
- PROVIDE NEW SOLID-CORE PAINTED SLAB DOORS TYPICALLY THROUGHOUT HOUSE AND NEW HARDWARE.
- PROVIDE NEW LIGHTING LITECASTER 3-3" RECESSED LIGHT FIXTURES THROUGHOUT HOUSE, TYPICALLY. PROVIDE NEW OWNER-SELECTED SURFACE MOUNTED FIXTURES WHERE OLD FIXTURES WERE REMOVED, TYP. ALL LIGHTS SHALL HAVE LUTRON DIMA DIMMER SWITCHES, TYP.
- REPAIR, RE-TEXTURE AND REPAINT ALL WALLS AND CEILINGS IN ALL ROOMS, TYP. REMOVE ANY REMAINING POPCORN ON CEILINGS AND RE-TEXTURE.
- PROVIDE WIRING FOR NEW SPEAKERS THROUGHOUT HOUSE, DECK AND PATIO. LOCATE W/OWNER.
- PROVIDE NEW OUTLETS, DOWNSPOUTS, AND SPLASH BLOCKS AROUND EXTERIOR, INCLUDING STORAGE.
- REPAIR/RECOAT EXISTING STUCCO WITH ELASTOMERIC COATING (THOROLASTIC FOR EXTERIOR).
- PROVIDE NEW RAFTER TAILS AROUND EAVES WHERE ROTTED TAILS WERE REMOVED, TYP.
- PROVIDE NEW STONE MAILBOX STRUCTURE WHERE EXISTING WAS REMOVED.
- PROVIDE NEW SMOKE DETECTORS (HARDWIRED) THROUGHOUT HOUSE AS REQUIRED BY CODE.



UPPER LEVEL KEYED NOTES

- KITCHEN/PANTRY/STORAGE** - NEW CONFIGURATION AS INDICATED - PROVIDE NEW CAESARSTONE COUNTERTOPS, GLASS TILE BACKSPLASH, AND SHARED WOOD CABINETRY. LOWER CABINETS SHALL BE 24" DEEP AND HAVE DRAWERS. UPPER CABINETS SHALL BE 12" DEEP. PROVIDE NEW SLIDE-IN ELECTRIC RANGE AND NEW SINK AND FITTINGS. RE-USE EXISTING DISHWASHER AND REFRIGERATOR. PROVIDE NEW PRE-FINISHED WOOD FLOORING. PROVIDE NEW VAULTED WOOD CEILING TO MATCH LIVING ROOM. PROVIDE NEW TILE FLOORING.
- LIVING ROOM** - PROVIDE NEW PRE-FINISHED WOOD FLOORING. PROVIDE NEW ROOF TRUSSES (IN ADDITION TO EXISTING ROOF FRAMING). PROVIDE NEW DUCTS TO BE RUN THROUGH NEW ROOF TRUSSES. PROVIDE NEW INSULATION AT CEILING/ROOF, AND PROVIDE NEW VAULTED WOOD TONGUE AND GROOVE CEILING. PROVIDE NEW WINDOW IN EXISTING OPENING.
- ENTRY** - PROVIDE NEW PAIR OF WOOD AND GLASS DOORS IN ENLARGED OPENING. PROVIDE OPAQUE GLASS IN DOORS.
- WOOD DECKS (AND ENTRY BRIDGE)** - STAIN DECKS TO MATCH STAIN COLOR OF INTERIOR WOOD FLOORING, TYP. PROVIDE NEW PATH LIGHTING AROUND ENTRY BRIDGE AND AROUND UPPER LEVEL DECK. REPLACE ANY DETERIORATED PLANKS AND SUPPORTS. REBUILD/REPAIR UPPER PORTION OF REAR DECK STAIR.
- MASTER CLOSET** - PROVIDE NEW PRE-FINISHED WOOD FLOORING. PROVIDE NEW WINDOWS IN EXISTING OPENINGS. PROVIDE NEW BUILT-IN CABINETRY, SHELVING, AND METAL HANGING RODS.
- MASTER BATH** - PROVIDE NEW FULLY-TILED SHOWER WITH RAINSHOWER HEAD AND HAND-HELD SHOWER FITTINGS. PROVIDE NEW SINK IN NEW LOCATION AND NEW SEPARATE VANITY WITH 36" TALL CAESARSTONE COUNTERTOPS AND STAIN-GRADE, 22" DEEP CABINETRY. PROVIDE NEW 12" DEEP CABINET OVER TOILET. PROVIDE NEW TOILET IN NEW LOCATION. PROVIDE NEW POCKET DOOR TO MASTER BEDROOM. PROVIDE NEW TILE FLOORING. PROVIDE NEW WINDOW IN SHIFTED OPENING. PROVIDE NEW WALL SCONCES (2) AND NEW RECESSED LIGHTS (2).
- DOWNSTAIRS** - PROVIDE NEW WALL AS INDICATED IN NEW LOCATION (NO DOOR INTO MASTER BATH). PROVIDE NEW SINK AND VANITY WITH 36" TALL CAESARSTONE COUNTERTOPS AND STAIN-GRADE, 22" DEEP CABINETRY. PROVIDE NEW TOILET IN NEW LOCATION WITH 12" DEEP BUILT-IN CABINET ABOVE. PROVIDE NEW PRE-FINISHED WOOD FLOORING. PROVIDE NEW DOOR IN EXISTING LOCATION.
- STAIRS** - PROVIDE NEW PRE-FINISHED WOOD FLOORING. PROVIDE NEW WINDOW IN EXISTING OPENING.

LOWER LEVEL KEYED NOTES

- BATH** - REPLACE TUB TILE SURROUND WITH NEW, OWNER-SELECTED TILE. PROVIDE NEW SINK, FAUCET AND VANITY WITH 36" TALL CAESARSTONE COUNTERTOPS AND PAINT-GRADE, 22" DEEP CABINETRY. PROVIDE NEW TOILET IN EXISTING LOCATION. PROVIDE NEW DOOR. PROVIDE NEW RECESSED LIGHT (1). PROVIDE NEW VENT FAN AND HEATER. PROVIDE NEW SHOWER AND TUB FAUCETS AND CONTROLS. ALL FIXTURES AND FITTINGS SELECTIONS BY OWNER. SEE ADD ALTERNATES #1 AND #2.
- NOT USED.
- GAME ROOM** - MODIFY EXISTING BUILT-IN CABINETRY TO ACCOMMODATE A SINK. PROVIDE NEW CAESARSTONE COUNTER. PROVIDE NEW UPPER CABINETS ABOVE COUNTER. PROVIDE NEW SHELVING ON WALLS - TAPE, FLOAT, TEXTURE TO MATCH. PROVIDE NEW DOORS IN EXISTING LOCATIONS. EXTERIOR DOOR TO GARAGE SHALL HAVE PET DOOR. PROVIDE NEW BUILT-IN BENCH. PROVIDE NEW BUILT-IN PAINT-GRADE SHELVES IN EXISTING CLOSET. SEE ADD ALTERNATE #3 REGARDING LIGHTS.
- GARAGE** - REPAIR STUCCO INSIDE. PROVIDE TWO NEW GARAGE DOORS (PICK OUT METAL DOORS AND WOOD-CLAD METAL DOORS) WITH AUTOMATIC OPENERS. PROVIDE NEW LIGHTING (2 FLUORESCENT UTILITY LIGHTS, 2 TUBES EACH). REPAIR RUSTING STEEL COLUMNS - CONFIRM REPLACEMENT WITH STRUCTURAL ENGINEER. PROVIDE NEW DOORS TO POOL DECK AND GAME ROOM WITH PET DOORS. PROVIDE NEW BUILT-IN SHELVING ON SOUTH AND NORTH WALLS. PROVIDE HANGING STORAGE ON WEST WALL. PROVIDE NEW ICEMAKER.
- COVERED POOL PATIO** - PROVIDE NEW LIGHTING UNDER DECK AND AROUND POOL AREA. DECORATIVE LIGHT FIXTURE SELECTIONS BY OWNER. RE-WIRE AND RE-USE EXISTING COPPER LIGHTS. PROVIDE NEW OUTDOOR-RATED CEILING FANS UNDER DECK.



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A REMODEL FOR THE BASSETT RESIDENCE

804 CANYON CREEK DRIVE AUSTIN, TX 78746

DATE: 1/7/10
DRAWN: JY
SCALE: AS NOTED
REVISED:

SHEET 3 OF 11

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