

GENERAL NOTES

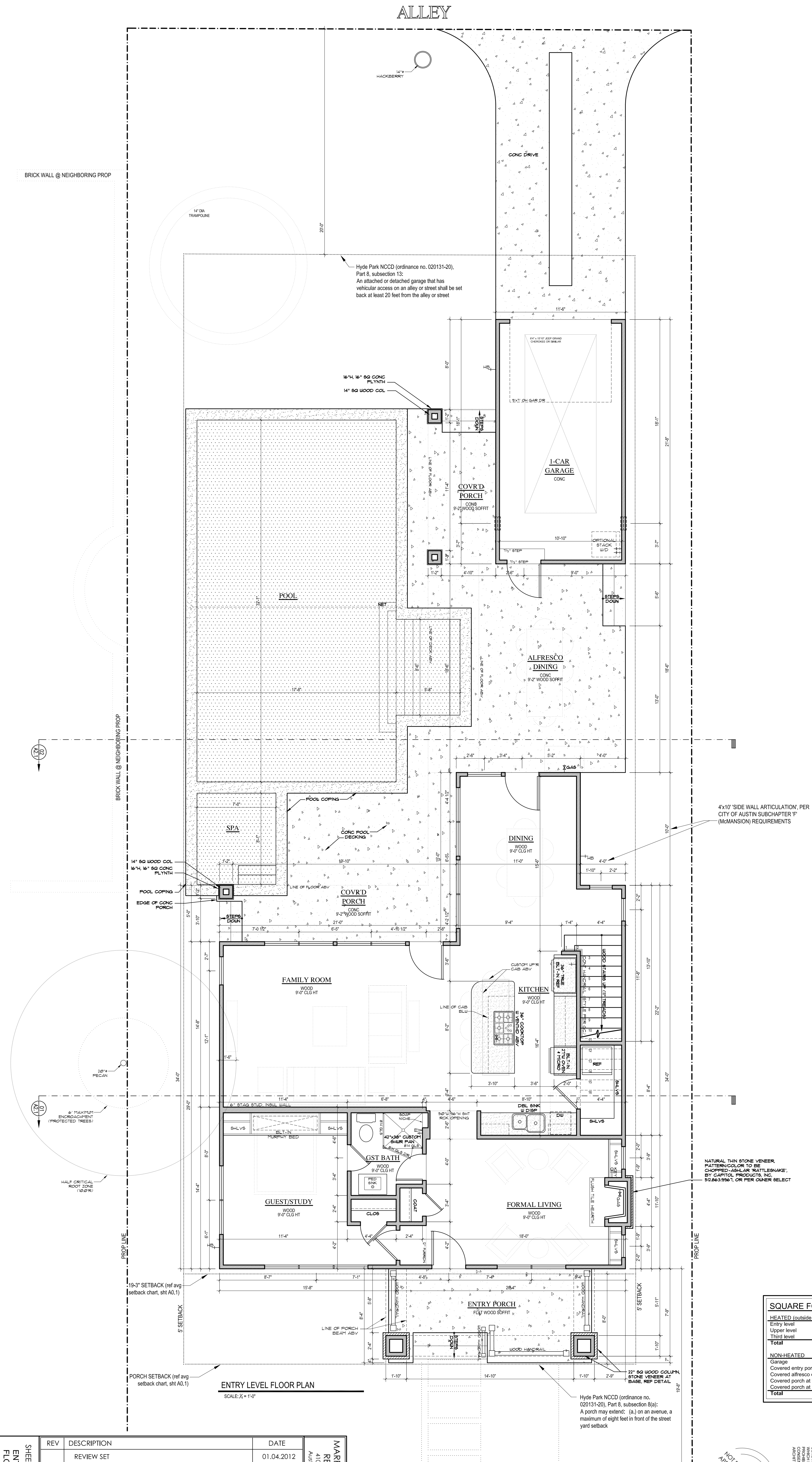
180. PROVIDE WEATHERSEAL AT ALL EXTERIOR AND ATTIC DOORS.
190. CONTRACTOR TO PROVIDE A 3/4" PL WOOD CANTWALK FROM ATTIC ACCESS TO HVAC UNITS.
UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

130. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. GANG VENTS WHERE POSSIBLE FOR FINEST PENETRATIONS AT ROOF.
140. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-2" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
160. DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1'-10". CONTRACTOR TO VERIFY FINISH FLOORING MATERIALS TO MAINTAIN MINIMUM DROP.
170. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

70. ALL WINDOWS DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
80. GENERAL CONTRACTOR TO VERIFY ALL TEMPERED GLASS LOCATIONS AS REQUIRED BY CODE.
90. GENERAL CONTRACTOR TO VERIFY ALL BEDROOMS MAINTAIN AT LEAST ONE WINDOW THAT MEETS EGRESS AS REQUIRED BY CODE.
100. PROVIDE COPING FOR CEILING FANS WHERE APPLICABLE.
110. BUILDERS TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
120. BUILDERS TO VERIFY ALL ELECTRIC AND PLUMBING NEEDS REQUIRED BY ALL APPLIANCES & RELATED COMPONENTS.

10. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2008 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
20. VERIFY ELEVATION OF SLABS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
30. ALL WALLS TO BE 2X4 WOOD STUDS, UNLESS NOTED OTHERWISE.
40. THE HINGE SIDE JAMB IS TO BE CENTERED BETWEEN WALLS OR POSITIONED WITHIN 1/4" FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS.

LEGEND:
○ GAS KEY
□ GAS KEY
+ SHOWER HEAD
+ HOSE BIBBS



SQUARE FOOTAGE CALCS (Jan 04, 2012)	
HEATED (outside frame wall)	
Entry level	1229
Upper level	1317
Third level	322
Total	2868
NON-HEATED	
Garage	249
Covered entry porch	148
Covered alfresco dining	241
Covered porch at family rm	135
Covered porch at garage	089
Total	844

REV	DESCRIPTION	DATE
	REVIEW SET	01.04.2012

MARRIOTT-KEILEY
RESIDENCE
4107 Avenue G
Austin, Texas 78751

DRAWN BY: CG

SHEET TITLE
ENTRY LEVEL
FLOOR PLAN

A1.1

NOT FOR REGULATORY
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OR CONSTRUCTION

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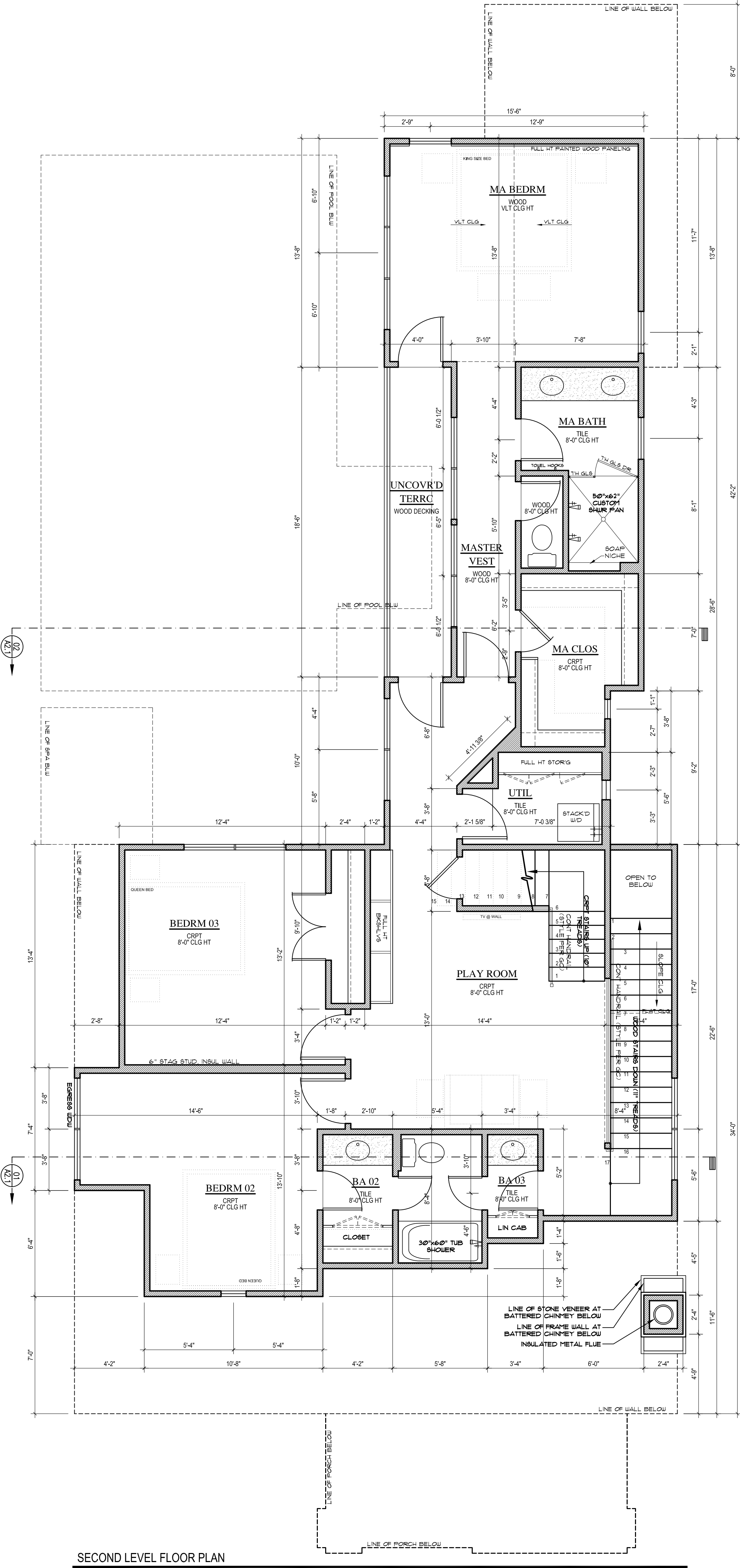
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VENTS WHERE POSSIBLE FOR FEWEST PENETRATIONS AT ROOF.
140. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-2" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
150. PROVIDE 1/2" DIA. VENT PIPES FOR ALL EXTERIOR VENTS.
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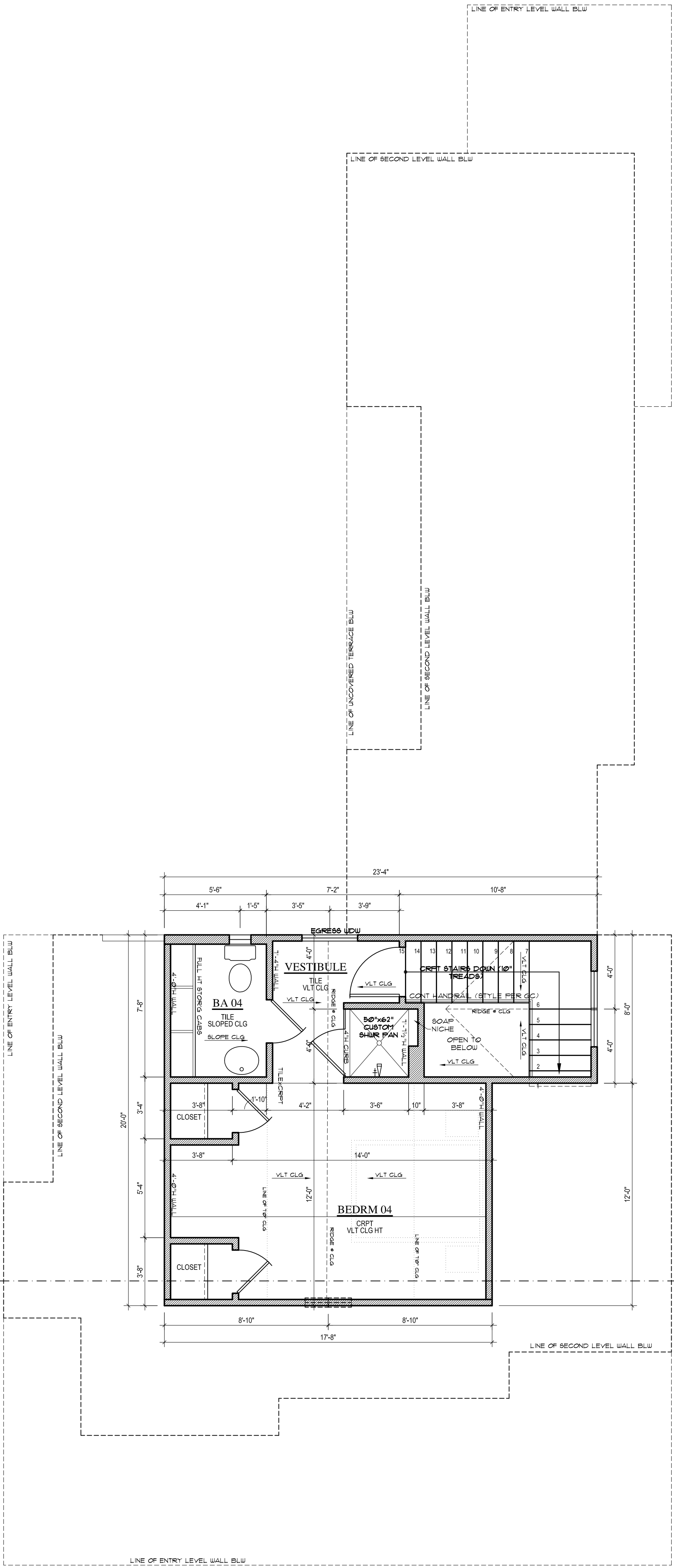
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20. VERIFY ELEVATION OF SLABS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
30. ALL WALLS TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
40. THE HINGE SIDE JAMB 1/2" IN FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS.
50. PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.
60. PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.

LEGEND:
○ GAS KEY
□ GAS
+ SHOWER
+ HEAD
+ HOSE BIBS



SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET TITLE
SECOND &
THIRD LEVEL
FLOOR PLAN

REV	DESCRIPTION	DATE
	REVIEW SET	01.04.2012

DRAWN BY: CG

MARRIOTT-KEILEY
RESIDENCE
4107 Avenue G
Austin, Texas 78751

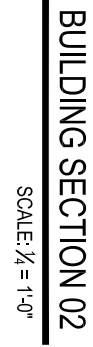
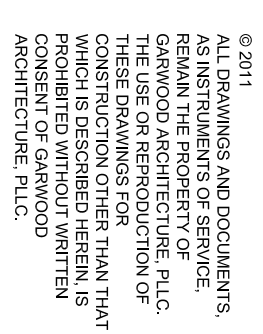
A12

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SECTIONS

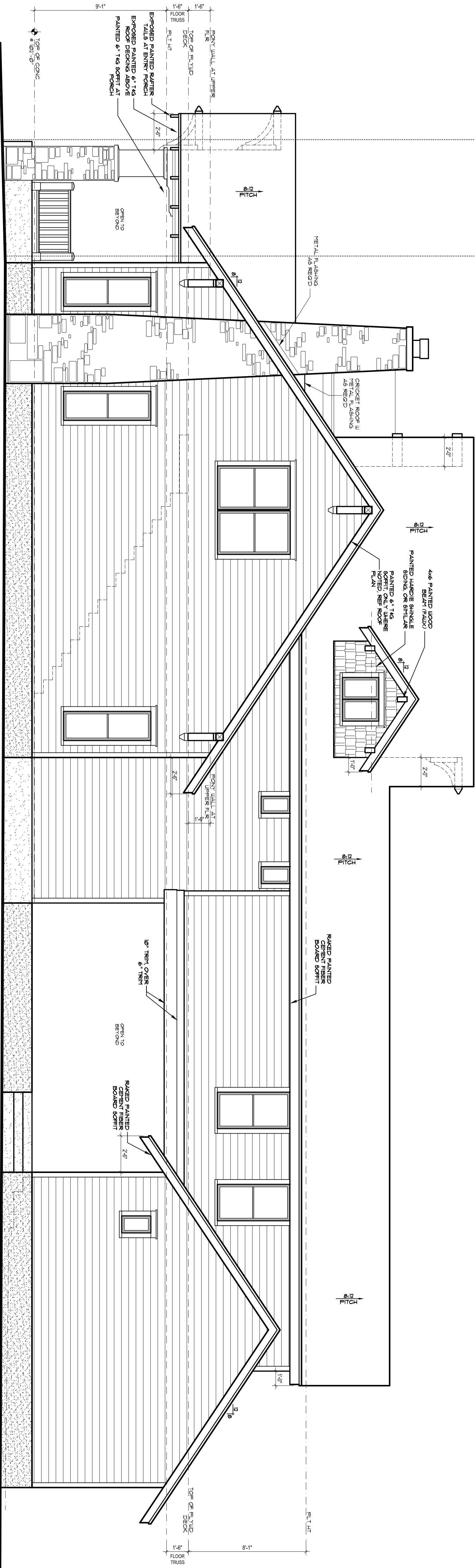
A2.1

***NOTE:**
ALL SIDING AND TRIM TO BE PAINTED
CEMENT FIBER BOARD. USE REAL
WOOD PRODUCT ONLY AS NECESSARY

1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
2.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVEWAYS, WALKS, PATIOS, AND VERTICAL ELEVATION WALLS.
3.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
4.0 GRADE FINISHES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT

PORCH SETBACK: Hyde Park NCCD ordinance no. 020131-201, Part 8, subsection 8(b):
A porch may extend: (a) on an avenue, a maximum of eight feet in front of the street yard setback

FRONT SETBACK: 19.3' (ref
ing setback chart, str.A1.1)

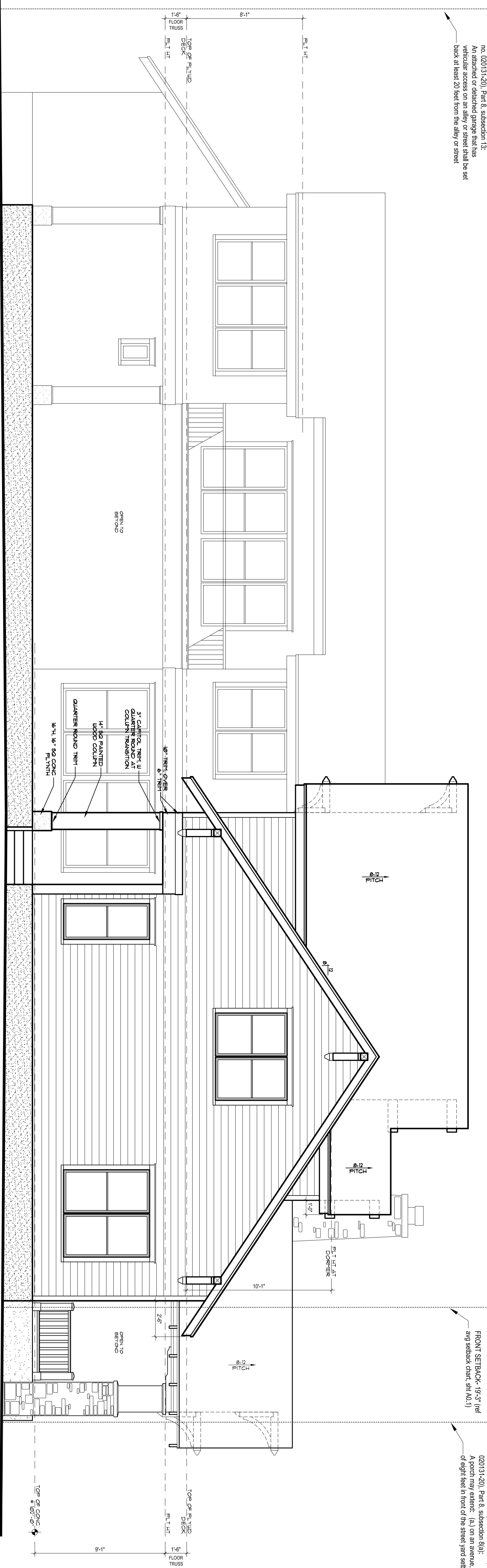


REAR SETBACK: Hyde Park NCCD ordinance no. 020131-201, Part 8, subsection 13:
An attached or detached garage that has vehicular access on an alley or street shall be set back at least 20 feet from the alley or street

REAR SETBACK: Hyde Park NCCD ordinance no. 020131-201, Part 8, subsection 13:
An attached or detached garage that has vehicular access on an alley or street shall be set back at least 20 feet from the alley or street

FRONT SETBACK: 19.3' (ref
ing setback chart, str.A1.1)

PORCH SETBACK: Hyde Park NCCD ordinance no. 020131-201, Part 8, subsection 8(b):
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GARWOOD
ARCHITECTURE

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APPROVAL, PERMITTING
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MARRIOTT-KEILEY RESIDENCE 4107 Avenue G Austin, Texas 78751		DATE 01.04.2012	
REV	DESCRIPTION		
	REVIEW SET		

DRAWN BY: CG

SHEET TITLE
ELEVATIONS

SHEET

A2.2

- 1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2008 INTERNATIONAL RESIDENTIAL CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES.
- 2.0 STUCCOED WALLS, AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVE, WALLS, PATIOS, AND FROM SLAB ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
- 3.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
- 4.0 FINISH GRADING.