

# PARADISA HOMES

WWW.PARADISAHOMES.COM

512-910-4505

## SYMBOLS, LEGEND

- |                 |   |
|-----------------|---|
|                 | DETAIL TAG (DRAWING #, SHEET #)             |
|                 | SECTION TAG (DRAWING #, SHEET #)            |
|                 | ELEVATION TAG (DRAWING #, SHEET #)          |
|                 | KEYED NOTE                                  |
| <b>NEW WALL</b> |   |
|                 | DOOR IDENTITY - SEE DOOR SCHEDULE           |
|                 | WINDOW IDENTITY - SEE WINDOW TYPES          |
|                 | TELEVISION CABLE                            |
|                 | PHONE                                       |
|                 | DATA  |
|                 | PHONELINE                                   |
|                 | LIGHT                                       |
|                 | VENT EXHAUST FAN/HEATER COMBO               |
|                 | CEILING FAN AND LIGHT                       |
|                 | TELEVISION CABLE JACK                       |
|                 | ELECTRICAL SWITCH                           |
|                 | 3 WAY SWITCH                                |
|                 | 110V RECEPTACLE (HEIGHT ABOVE FINISH FLOOR) |
|                 | 220V RECEPTACLE (# OF WIRES)                |
|                 | RECESSED LIGHT FIXTURE                      |
|                 | SURFACE MOUNTED LIGHT FIXTURE               |
|                 | PENDANT MOUNTED LIGHT FIXTURE               |
|                 | WALL MOUNTED FIXTURE                        |
|                 | UNDERCOUNTER FLUORESCENT                    |
|                 | SMOKE DETECTOR (WIRED)                      |
|                 | COMPACT FLUORESCENT                         |
|                 | DIMMER SWITCH                               |
|                 | GROUND FAULT INTERRUPT                      |
|                 | GARBAGE DISPOSAL                            |
|                 | REFRIGERATOR                                |
|                 | VEHATERROR                                  |

GENERAL NOTES:

1. ALL NEW SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADOPTED CALIFORNIA LOCAL ORDINANCES, STANDARDS AND SPECIFICATIONS, CONTRACT DOCUMENTS, AND FOR CONFORMANCE OF REQUIREMENTS, CONTRACTOR SHALL VERIFY AND CORRECT ALL DIMENSIONS ON DRAWINGS.
2. IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS OR ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED.
3. CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREIN/THIS.
4. REMOVE ALL EXISTING CONSTRUCTION AND LANDSCAPING WITHIN THE FOOTPRINT OF NEW CONSTRUCTION. COORDINATE WITH OWNER.
5. CONTRACTOR SHALL CONSTRUCT ALL NEW GRADES TO SLOPE AWAY FROM BUILDING.
6. PROVIDE A LIGHT BROWN FINISH ON ALL NEW EXTERIOR CONCRETE WALKS.
7. COORDINATE EXACT BUILDING PLACEMENT WITH OWNER.
8. PROVIDE REINFORCED HVAC UNIT PADS AS REQUIRED.
9. TOTAL ALL TREES WITHIN 4 FEET OF NEW BUILDING.
10. THESE DRAWINGS WERE DEVELOPED BASED ON SURVEY ACQUIRED NOT RECORDED FOR INACCURATE SITE INFORMATION OR PROBLEMS CAUSED BY INACCURATE SITE INFORMATION.
- 11.

## GENERAL PLAN NOTES:

1. CONTRACTOR SHALL LOCATE AND ADJUST WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS AND IN CONFORMANCE WITH THE DESIGN CONCEPT/PLAN.
2. ALL FLOOR AND PARTITIONS ARE TO THE GRID LINES. THE TOP OF THE CORNER COLUMNS OR FINISH WALLS, THE FACE OF FINISH WALLS FORMING OF CONCRETE MASONRY UNITS, UNLESS NOTED OTHERWISE.
3. FINISH SOUND ABT INSULATION BELOW UPPER STORY FLOORS AND IN WALLS AROUND TOILETS/LAIDROOMS.
4. COORDINATE LOCATIONS OF ROSE ARRES, ELECTRICAL, METTER, WATER, AND WASTEWATER WITH OWNER.

## PARTITION NOTES:

1. USE TILE BACKER BOARD AT ALL WALL TILE LOCATIONS.
2. USE SCREWS FOR FASTENING GYP BOARD.
3. PROVIDE CONCEALED WOOD BLOCKING WHERE REQUIRED FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS SUCH AS TOILET ACCESSORIES, CASEWORK, TV MOUNTS, AND ALL OTHER ITEMS OR MISCELLANEOUS EQUIPMENT.
4. COORDINATE WITH OWNER FOR REQUIRED BLOCKING.

## FINISH NOTES

1. PAINT/FINISH ALL WALLS, TRIM, DOORS, WINDOWS, CEILINGS, COORDINATE COLOR AND FINISH WITH OWNER.
2. PAINT ANY EXPOSED STRUCTURE, MECHANICAL, PLUMBING PIPING, FIRE PROTECTION SPRING, ELECTRICAL, NOT FACTORY FINISHED, DO NOT PAINT LEBELS.
3. PROTECT ANY CONCRETE FLOORS SCHEDULED TO BE STAINED OR SEALED. COORDINATE WITH OWNER FOR SCORING AT STAINED/SEALED CONCRETE FLOORS, ONLY BLUE CHALK ALLOWED.

DOOR NOTES:

1. ALL GLAZING IN DOORS SHALL BE REMOVED.
2. COORDINATE KICKING AND HARDWARE FOR DOORS WITH OWNER.
3. INTERIOR DOORS SHALL BE FULLY WEATHER STRIPPED.
4. ALL HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE MOUNTED 34" TO 48" ABOVE FINISH FLOOR.
5. INTERIOR DOOR UNDERCUTS SHALL NOT EXCEED 3/4".
6. PROVIDE A CAULK BEAD AT THE BASE OF EACH DOOR FRAME THAT TERMINATES AT ANY NON-CARPET FLOORING.

WINDOW NOTES:

1. GLAZING WITHIN 24" OF EITHER SIDE OF ANY DOOR SHALL BE TEMPERED
2. GLAZING GREATER THAN 9" x 16" AREA WITH A BOTTOM EDGE LESS THAN 6" ABOVE AND HORIZONTALLY WITHIN 36" OF A WALKING SURFACE SHALL BE TEMPERED.
3. ALL WINDOWS TO BE DOUBLE PANE INSULATED LOWE WITH AN ARGON FILLING
4. AT LEAST ONE WINDOW IN EACH BEDROOM SHALL BE 44" WFT MAX. AND OPEN 20" MIN. LAY 2 1/2" HIGH AND OPEN 5" TO 7" COORDINATE EGRESS WITH ACTUAL MANUFACTURER'S AS EACH WINDOW

ROOF PLAN NOTES:

1. MINIMIZE ROOF PENETRATIONS BY TYPING VENT PIPES TOGETHER WHERE POSSIBLE.
2. LOCATE ALL PLUMBING VENTS ON THE BACK SIDE OF THE STRUCTURE. CONSOLIDATE VENTS AS MUCH AS POSSIBLE.
3. PROVIDE SELF-ADHERED RUBBERIZED ASPHALT MEMBRANE AT ALL VALLEYS & LONG EACH SIDE. THIS SHALL BE DONE UNDERNATH AND IN ADDITION TO UNDERLAMENT REQUIRED.
4. KEEP ROOF PLAIN: HANG FRONT CLEAF OF PLUMBING VENTS AND METEORICAL STUDIES. HOOKED TO COORDINATE WITH PLUMBING AND METEORICAL.

## GENERAL MECH/PLUMBING NOTES:

1. THE MECHANICAL SYSTEM CONTRACTOR SHALL SUPPLY SHOP DRAWINGS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL SYSTEM.
2. GENERAL CONTRACTORS TO COORDINATE DUCT LOCATION, LOCATION OF REPAIRS, AND ALL OTHER ASSESSABLE DAMAGE TO BUILDING OR EQUIPMENT.
3. LOCATE AIR FLOW VENTS, AIRWAYS, AND ALL OTHER ASSESSABLE DAMAGE TO BUILDING OR EQUIPMENT.
4. USE SMOKE/HEAT DETECTOR FOR DUCT EXHAUST EXTENDING THROUGH ROOF WITH PROPER COORDINATION.
5. WATER SUPPLY PIPING SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION DEVICE. PROVIDE NON-REMOVABLE DEVICES ON ALL EXTERIOR HOSE BIBBS.
6. WATER CLOSERS SHALL BE 1/2 GALLONS PER FLUSH OR BETTER.
7. SHOWERS AND TUB/SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
8. INSULATE CONDENSATE LINES WITH 3/4" RASBROOKS ARMALEX OR EQUIVALENT POLYURETHANE FOAM AREA WITH OWNER.
9. AIRWAY COMPRESSING UNIT (FETTERBACH, 14 SEER, MAX 1/2 HP) SHALL BE PROVIDED WITH 1/2" RASBROOKS ARMALEX OR EQUIVALENT POLYURETHANE FOAM AREA WITH OWNER.
10. GAS PROTECTION IS REQUIRED FOR RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, AND WITHIN 6' OF HOT BAR STAYS.
11. PERMANENTLY WIRING SMOKE DETECTORS WITH BATTERY BACKUP AND SIGNAL. WHEN BATTERIES ARE LOW SHALL BE PLACED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND ON EACH STAIR AND IN BATHROOMS.
12. LIGHT FIXTURES IN TUB AND SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION."
13. CONTRACTOR WHO IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
14. VERIFY LOCATIONS OF ANY SWITCHED RECEPTACLES WITH OWNER PRIOR TO INSTALLATION.
15. PROVIDE PROPER POWER/UTILITY SERVICE TO ALL SHOWN APPLIANCES, EQUIPMENT, AND FIXTURES.
16. PROVIDE WIRING FOR ICE MAKER AT ALL REFRIGERATOR LOCATIONS.
17. PROVIDE (2) 20 AMP CIRCUITS FOR JAMPS/COFFEE LIGHTING.
18. ALL TV AND PHONE JACKS SHALL BE RUN TO A LOCATION AS SPECIFIED BY OWNER.
19. ALL OUTLETS ON COUNTERTOPS SHALL BE LOCATED HORIZONTALLY IN BACKSPASH.
20. PROVIDE OUTLETS, SWITCHES, SMOKE DETECTORS AND GFI OUTLETS PER ADOPED CODES.
21. PROVIDE ACCESS HATCHES FOR ENTRY TO ATTIC SPACES. PROVIDE POWER AND LIGHT AT HATCH.
22. ALL RECESSED COUNTERS SHALL BE SEALED.
23. ALL REFRIGERATOR RECEPTACLES SHALL BE ARC FAULT CIRCUIT INTERRUPTER.
24. PROVIDE LIGHTING/RECYCLIST FAN COMBO WITH 10 SODAS MAX @ TOILET ROOMS.
25. MAIN TRUNK AND RETURN AIR SHALL BE GALVANIZED SHEET METAL INSULATED. NO REFRIGERATED SHALL BE ALLOWED.
26. ALL CONNECTIONS AND JOINT FITTINGS SHALL BE WEAPED.
27. COORDINATE ALL WORK WITH OTHER TRADES.

## AUSTIN VISITABILITY

1. ALL SWITCHES AND TEMPERATURE CONTROLS ARE TO BE MOUNTED 48" AFF MAXIMUM.
2. ALL OUTLETS ARE TO BE MOUNTED 15" AFF MINIMUM.
3. LEVEL ONE MUST HAVE 2" CLEAR PATH FROM DESIGNATED VISIBLE ENTRANCE TO LEVEL 1 RESTROOM, KITCHEN, LIVING AND DINING.
4. PROVIDE A MINIMUM 2" WIDE CORRIDOR TO ALLOW 3" CLEAR 8' MINIMUM DOORWAY.
5. PROVIDE 2" BLOCKING IN DESIGNATED LEVEL ONE VISUALLY RESTROOM AROUND PERIMETER OF ROOM 4" AFF TO CENTER.
6. THE ENTRY INTO LEVEL ONE MUST HAVE A CHANGE IN LEVEL OF NO MORE THAN 1/2" MAX AND PROVIDE 3" CLEAR 4' DOORWAY.

# SHEET INDEX

- A0 ARCHITECTURAL
- A1 COVER, INDEX, NOTES
- A2 EXISTING & PROPOSED SITE PLAN
- A3 FLOOR PLAN
- A4 ELECTRICAL AND ROOF PLAN
- ELEVATIONS
- STRUCTURAL
- S1 FOUNDATION PLAN
- S2 FOUNDATION DETAILS
- S3.1 FRAMING PLAN
- S3.2 WALL BRACING PLAN
- S4 FRAMING DETAILS



A1

PROPOSED BUILDING COVERAGE	
NEW	DESCRIPTION
953	1ST LEVEL
9	REAR PORCH
133	FRONT PORCH
1095 TOTAL	
7152	LOT SIZE

15.31% B.C.  
40% (2961 SF) ALLOWED IN SF-3

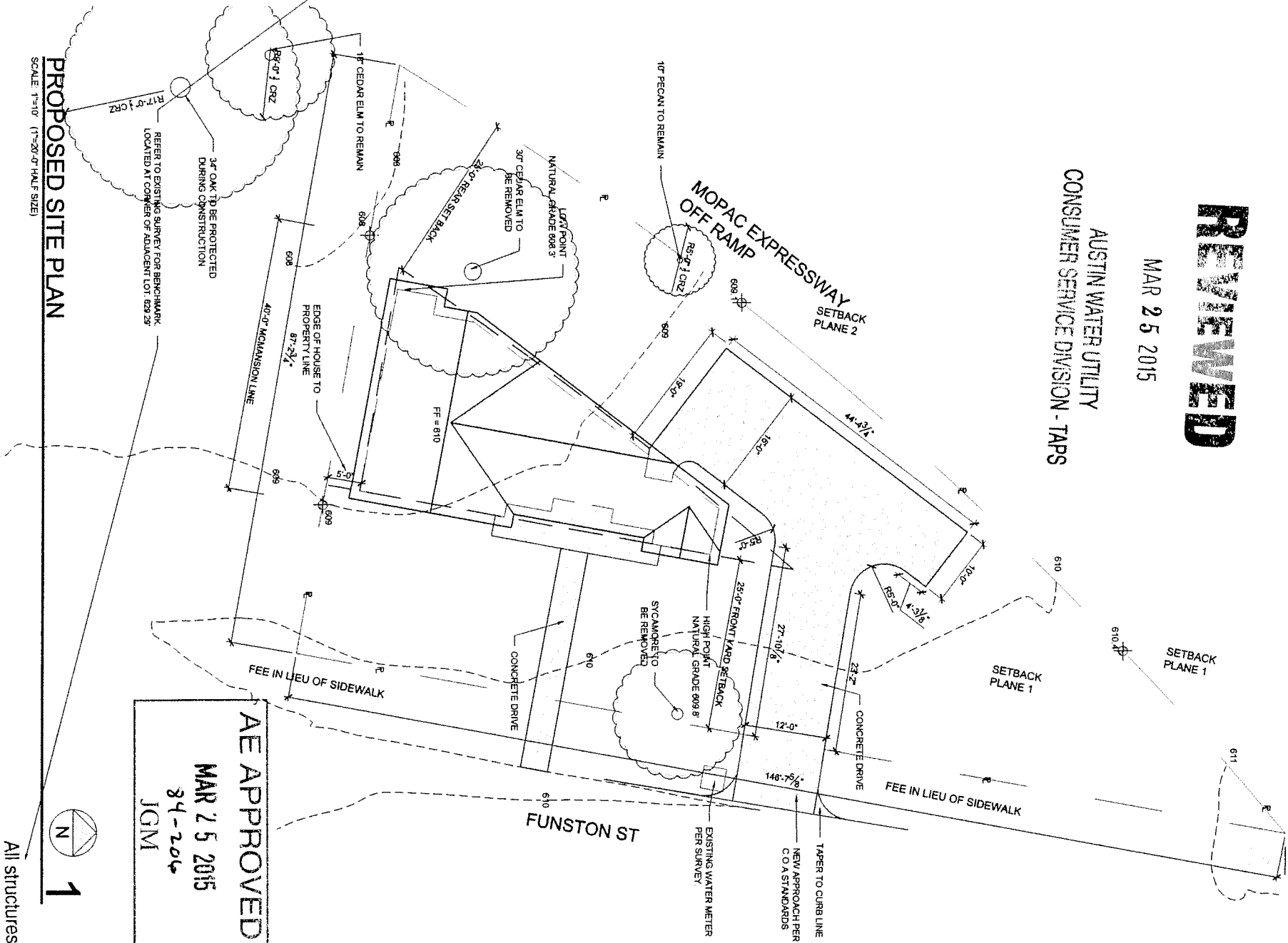
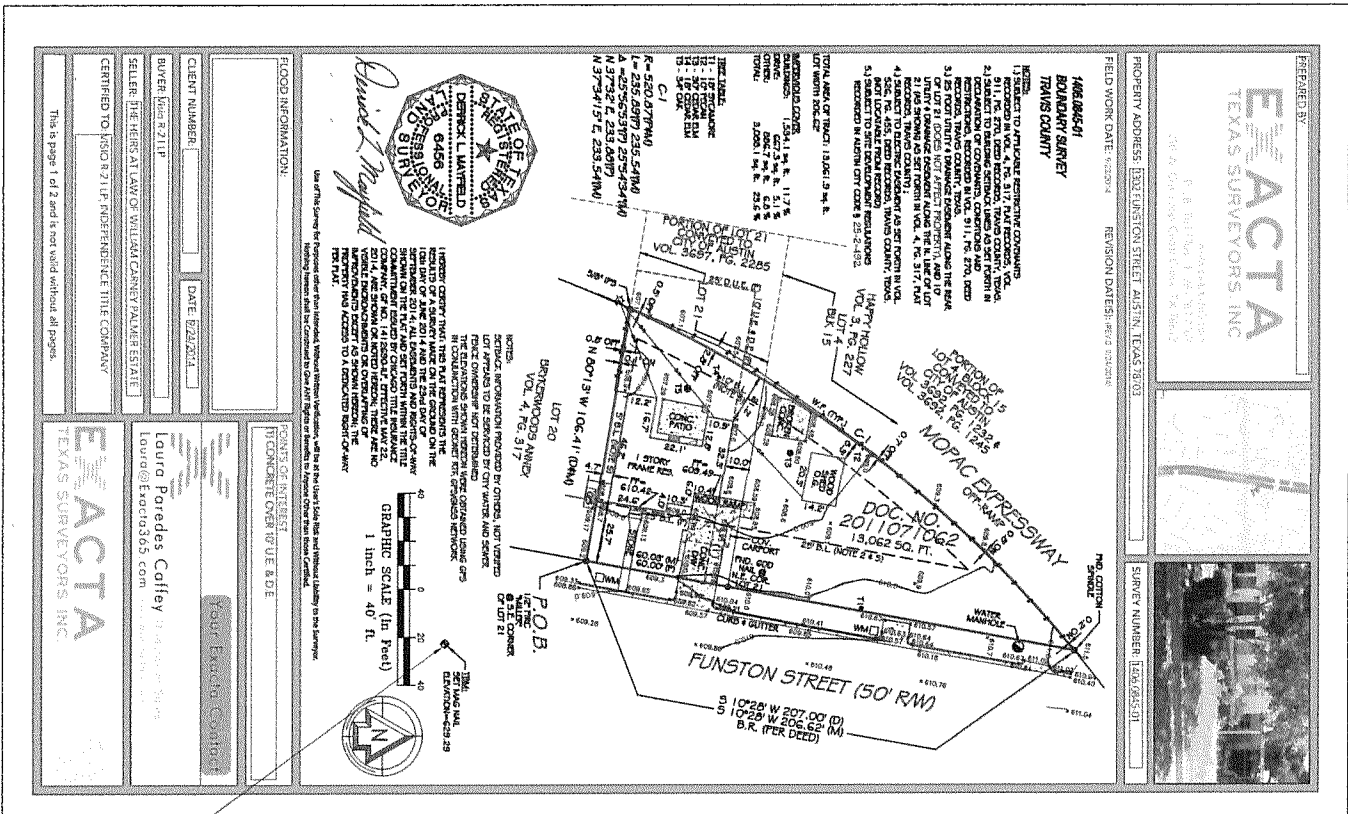
PROPOSED FLOOR TO AREA RATIO		
NEW	DESCRIPTION	
963	1ST LEVEL	
1001	2ND LEVEL	
142	PORCH W/HABITABLE ABV	
2066	TOTAL	
7152	LOT SIZE	
29.31%	F.A.R.	
40% (2861 SF) ALLOWED		

SCALE: 1"=10' (1"=20'-0" HALF SIZE)

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

## EXISTING SURVEY

SCALE: 1"=40' (1"=80'-0" HALF SIZE)

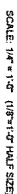
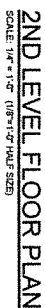


3/23/2015

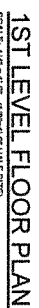
FLOOR PLAN  
& ELECTRIC PLAN

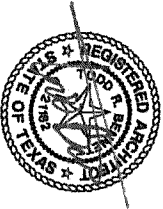
Copyright ©

DATE: March 24, 2015-11:43 AM PLOTTED BY: TODD BENNETT  
C:\USERS\TODD.BENNETT\1402 VISIO R2\3304 EUNSTON\3304 EUNSTON ER FINAL.DWG



- ## KEYED NOTES





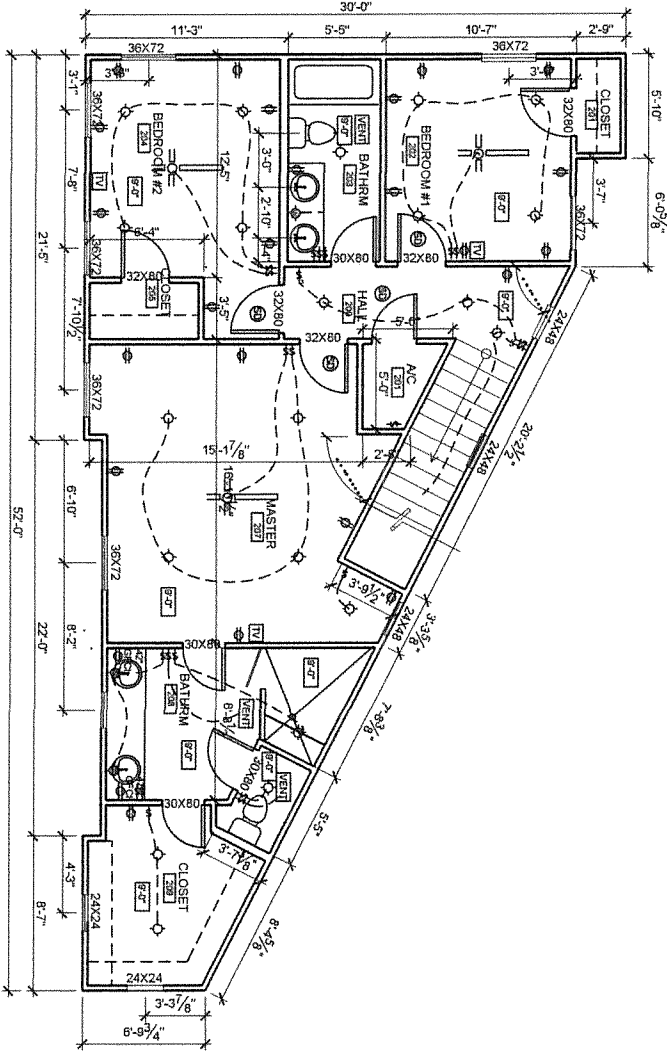
3/23/2015

paradisahomes  
comfort·quality·style

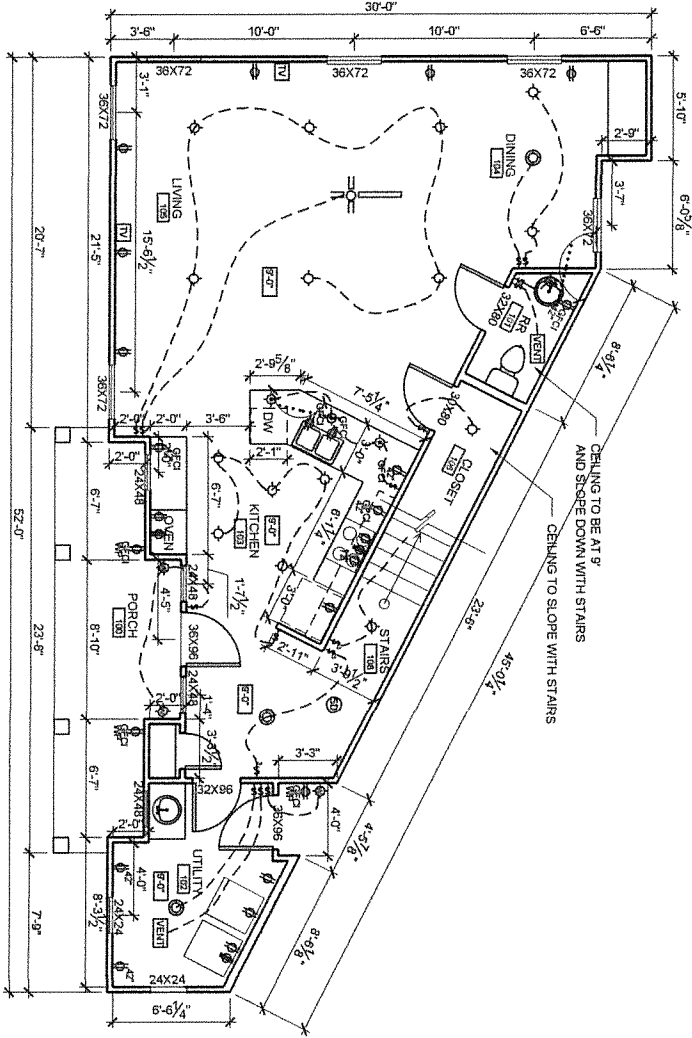
2105 JUSTIN LN, STE 101  
AUSTIN, TEXAS 78757

date	3/23/2015
issues & revisions	
description	
number	
FLOOR PLAN	

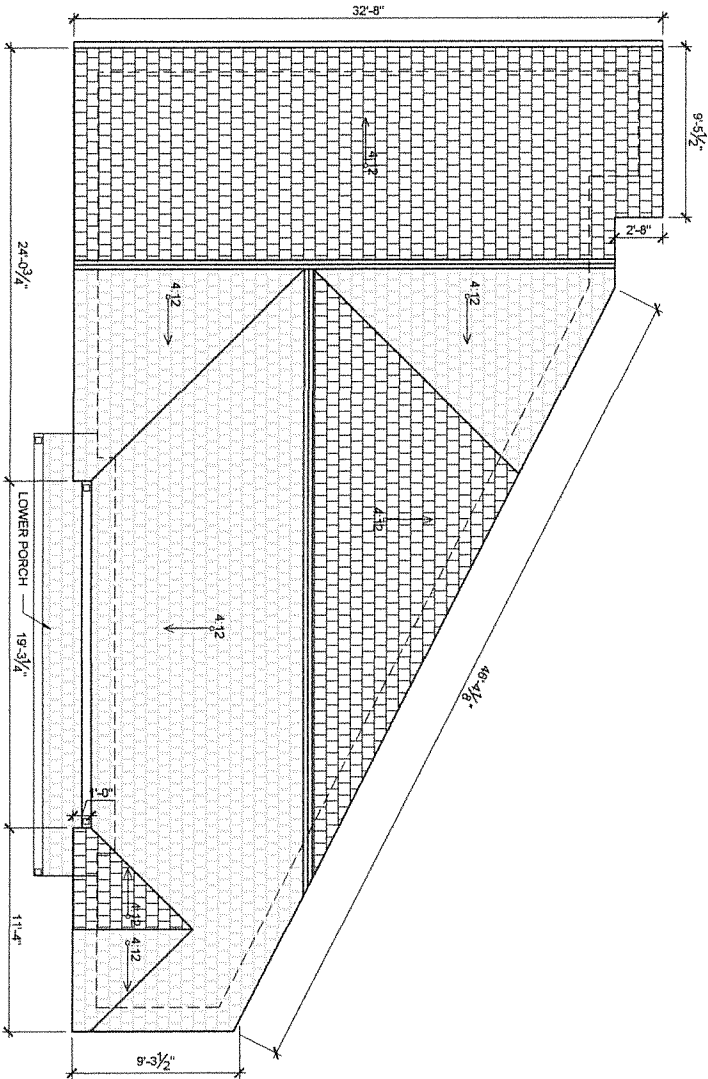
A3



2ND LEVEL ELECTRICAL PLAN  
SCALE 3/8" = 1'-0" (3/8" = 1'-0" HALF SIZE)



1ST LEVEL ELECTRICAL PLAN  
SCALE 3/8" = 1'-0" (3/8" = 1'-0" HALF SIZE)



ROOF PLAN  
SCALE 3/8" = 1'-0" (3/8" = 1'-0" HALF SIZE)

ELECT LEGEND

- ⬇ LIGHT SWITCH
- ⬇ 3-WAY LIGHT SWITCH
- ⬇ CABLE OUTLET
- ⬇ ELECTRICAL OUTLET
- ⬇ 220V ELECTRICAL OUTLET
- ⬇ GROUND FAULT PROTECTED ELECTRICAL OUTLET
- ⬇ WATER PROOF ENCLOSURE
- NOTE: ALL SWITCHES AND CONTROLS ARE TO BE MOUNTED PER C O A VISIBLE REQUIREMENTS.
- 48" AFF MAX TO THERMOSTAT CONTROLS AND SWITCHES
- 15" AFF MIN TO OUTLETS

CEILING LEGEND

- ⊙ CEILING MOUNTED LIGHT FIXTURE - SELECTED BY OWNER
- ⬇ CEILING CAN LIGHT FIXTURE
- ⬇ PENDANT LIGHT FIXTURE
- ⬇ WALL MOUNTED LIGHT FIXTURE - SELECTED BY OWNER
- ⬇ PROVIDE BOX FOR CEILING FAN
- ⊙ SMOKE DETECTOR HARD WIRE W/ BATTERY BACKUP
- ⬇ VENT FAN VENT TO OUTSIDE
- ⬇ CEILING HEIGHT



3/23/2015

paradisahomes  
comfort-quality-style

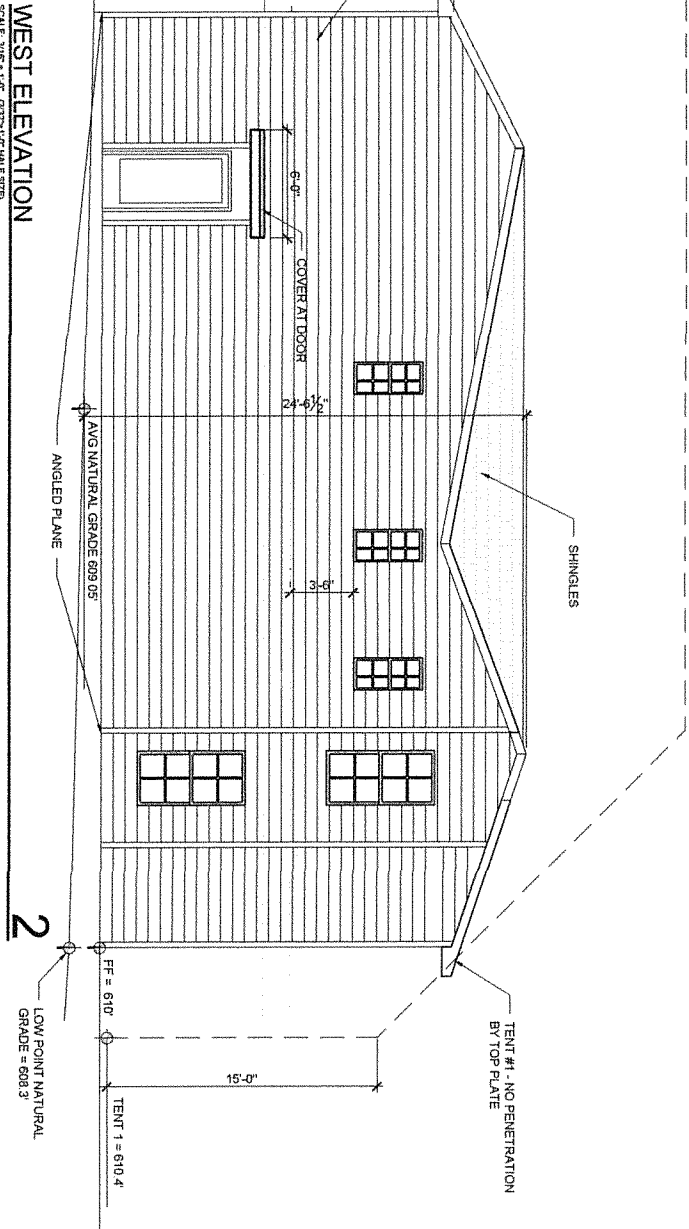
2105 JUSTIN LN, STE 101  
AUSTIN, TEXAS 78757

date		issues & revisions
3/23/2015		
description		number
ELEVATIONS		
A4		

WEST ELEVATION

SCALE: 3/8" = 1'-0" (3/32" = 1/4" HALF SIZE)

2

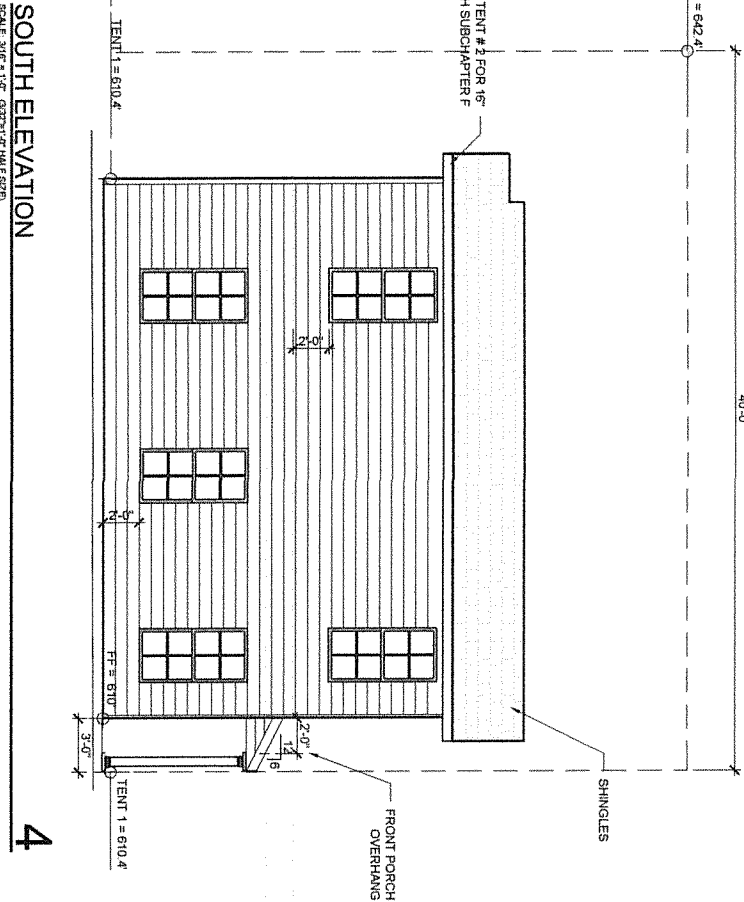


4

SOUTH ELEVATION

SCALE: 3/8" = 1'-0" (3/32" = 1/4" HALF SIZE)

4

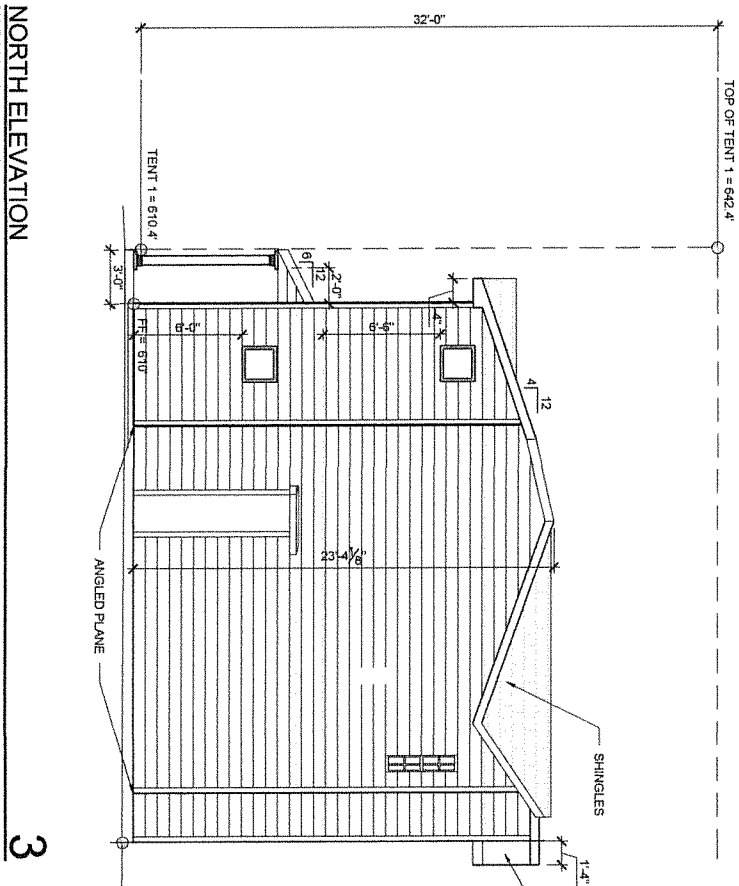


3

NORTH ELEVATION

SCALE: 3/8" = 1'-0" (3/32" = 1/4" HALF SIZE)

3

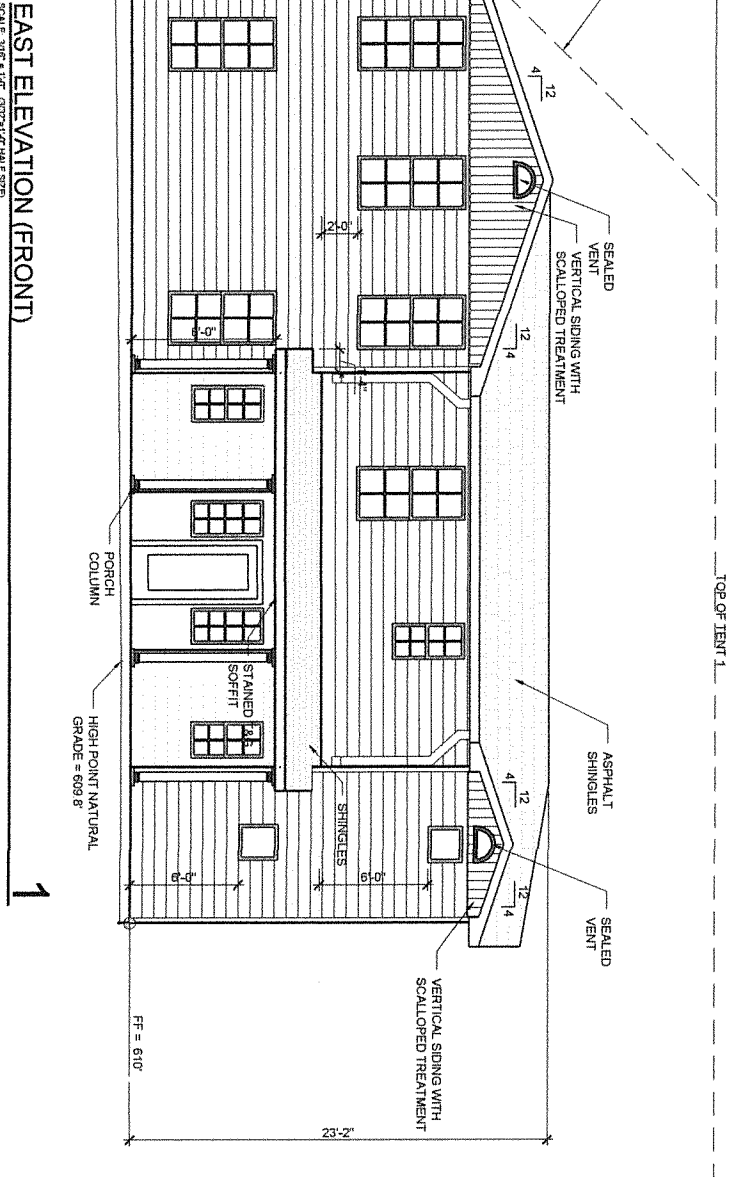


1

EAST ELEVATION (FRONT)

SCALE: 3/8" = 1'-0" (3/32" = 1/4" HALF SIZE)

1



Zhiqiang Zhang  
3/17/2015



GREENEARTH ENGINEERING, INC.  
STRUCTURAL CONSULTING ENGINEERS  
2500 WEST WILLIAM CANYON DR. #201 AUSTIN, TX 78745  
PHONE (512) 289-8088 FAX (512) 462-0800  
GE JOB NO.: 15054

3304 FUNSTON ST  
AUSTIN, TX

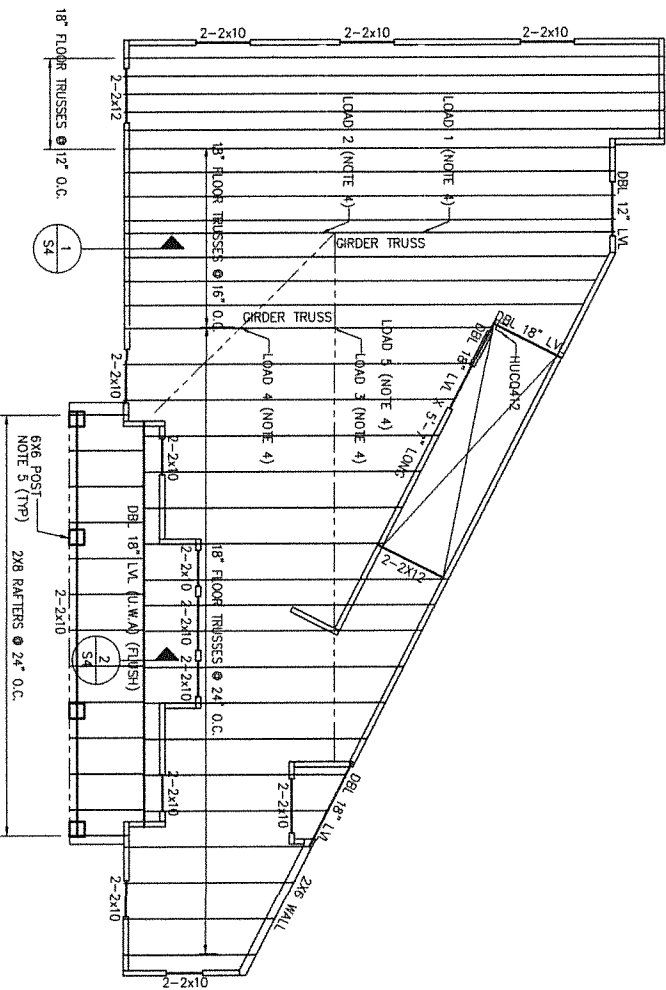
REV.	DATE

CHK. BY: TZ  
DRWN. BY: BB  
DATE: 3/17/2015

SHEET NO.

S3.1

OF



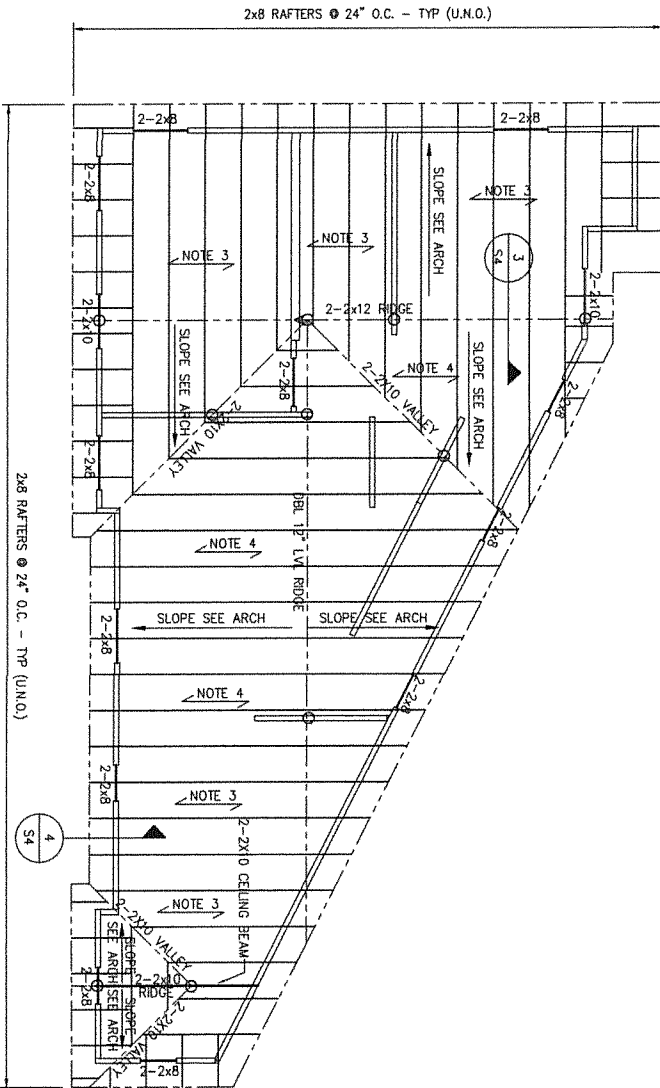
2ND FLOOR/LOWER ROOF FRAMING PLAN

3/16" = 1'-0" IN 22X34  
3/32" = 1'-0" IN 11X17

TRUSS ADDITIONAL LOAD SCHEDULE		
LOAD MARK	DEAD LOAD	LIVE LOAD
LOAD 1	645 LBS	1290 LBS
LOAD 2	772 LBS	1544 LBS
LOAD 3	822 LBS	1644 LBS
LOAD 4	389 LBS	777 LBS
LOAD 5	180 PLF	280 PLF

- PLAN NOTES:
1. ALL EXT. WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
  2. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
  3. NOT USED.
  4. FLOOR TRUSSES SHALL BE DESIGNED FOR ADDITIONAL LOADS FROM WALL ABOVE. SEE SCHEDULE AT THIS SHEET.
  5. PROVIDE SIMPSON LISA12 TIE BETWEEN BEAM & COLUMN.

BUILT-UP COLUMN SCHEDULE	
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x 12	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN



ROOF FRAMING PLAN

3/16" = 1'-0" IN 22X34  
3/32" = 1'-0" IN 11X17

- PLAN NOTES:
1. ALL EXT. WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
  2. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
  3. 2x6 CEILING JOISTS @ 24" O.C..
  4. 2x8 RAFTERS @ 24" O.C..