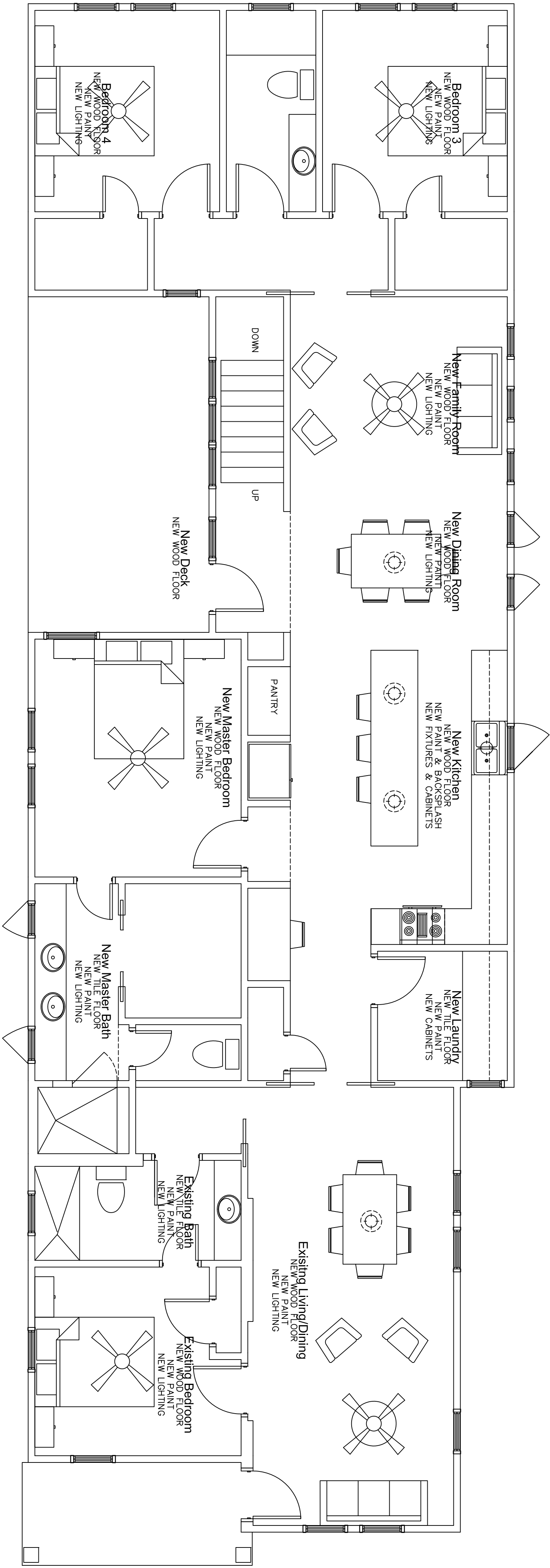


DEMOLITION PLAN

SCALE: 1/4"=1'-0"

ISSUED 08/28/2015

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- KEY NOTES:
1. PROVIDE SMOKE ALARMS - HARDWIRED, INTERCONNECTED BATTERY BACKUP AT EACH SLEEPING AREA AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS. IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING RESIDENTS AND HABITABLE ATTICS. IN ACCORDANCE WITH 2012 IRC SEC. K914.
  2. PROVIDE CARBON MONOXIDE ALARMS - HARDWIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH BUILT-IN BED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2012 IRC SEC. K915; NOT APPLICABLE TO THIS PROJECT.
  3. NEW CODE COMPLIANT WOOD DECK STAIRS AND RAILING.

### SYMBOL LEGEND

- GAS/PROPANE VALVE
- HB HOSE BIB
- SHOWER HEAD @ 80" AFF
- DOOR SIZE TAG

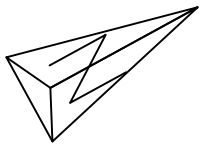
FIRST FLOOR: 1508 SQFT  
SECOND FLOOR: 788 SQFT  
2296 SQFT TOTAL

ALLOWABLE IMPERVIOUS COVER:  
6137 SQFT X 45% = 2761 SQFT

HOUSE FOOTPRINT	1508
FRONT PORCH	70
BACK PORCH	150
SCREENED PORCH	63
STAIRS	31
DRIVEWAY	209
FLAGSTONE PATH	120
FRONT PATH	100
	2291 SQ.FT.

### GENERAL NOTES:

1. Atlas or the property owner assumes no responsibility for any changes or modifications made to these plans.
2. These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to provide all local codes, ordinances and deed restrictions.
3. Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractor shall assume responsibility for errors that are not reported.
4. Contractor shall insure compatibility of the building materials with the existing structure.
5. Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
6. All wood, concrete and steel structural members shall be installed and secured in accordance with applicable state and local building codes. All applicable notations.
7. All dimensions shown on plans are 45" unless noted otherwise.
8. All dimensions should be read or calculated and verified with manufacturer's details & specs.
9. All windows will be dimensioned to center of rough opening unless otherwise noted.
10. Weather strip attic access door(s).
11. Contractor to provide a 3/4" plywood catwalk from the exterior stairs to the attic access door. This catwalk shall be located within 20'-0" of access.
12. All vents to rear of residence.
13. Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
14. Floor truss area to be draft stopped where trusses meet exterior walls.
15. Drop down attic space into equal areas of less than 1000 s.f. each for fire stops.
16. Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
17. Pull down attic access to be standard 30"x34" R/L.
18. Provide studs at all 4 corners of tub.
19. Provide 5/8" type 'X' gypsum board on common walls and ceilings.
20. Do not use wood build-outs behind stucco, around windows and doors.
21. Attach tops, sides and bottoms, of windows and doors to existing building paper single style roof.
22. Stucco veneer must comply with 2006 IRC and the ASH requirements.
23. Provide weep screen properly installed.
24. Provide casing bead where stucco terminates around window and door frames.
25. Stop casing bead at least 1" to 1 1/2" away from window and door frames.



CONSTRUCTION PLAN

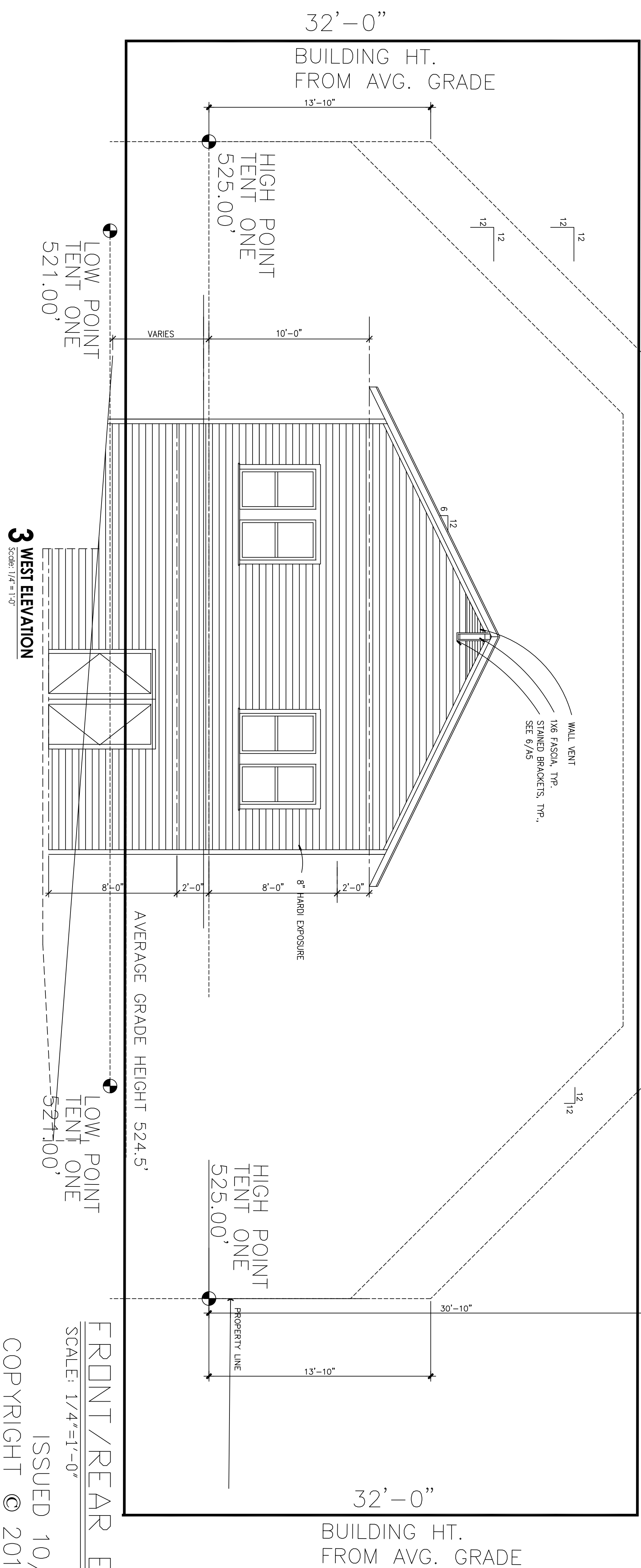
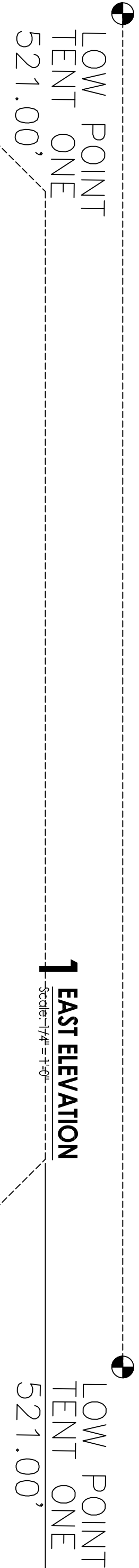
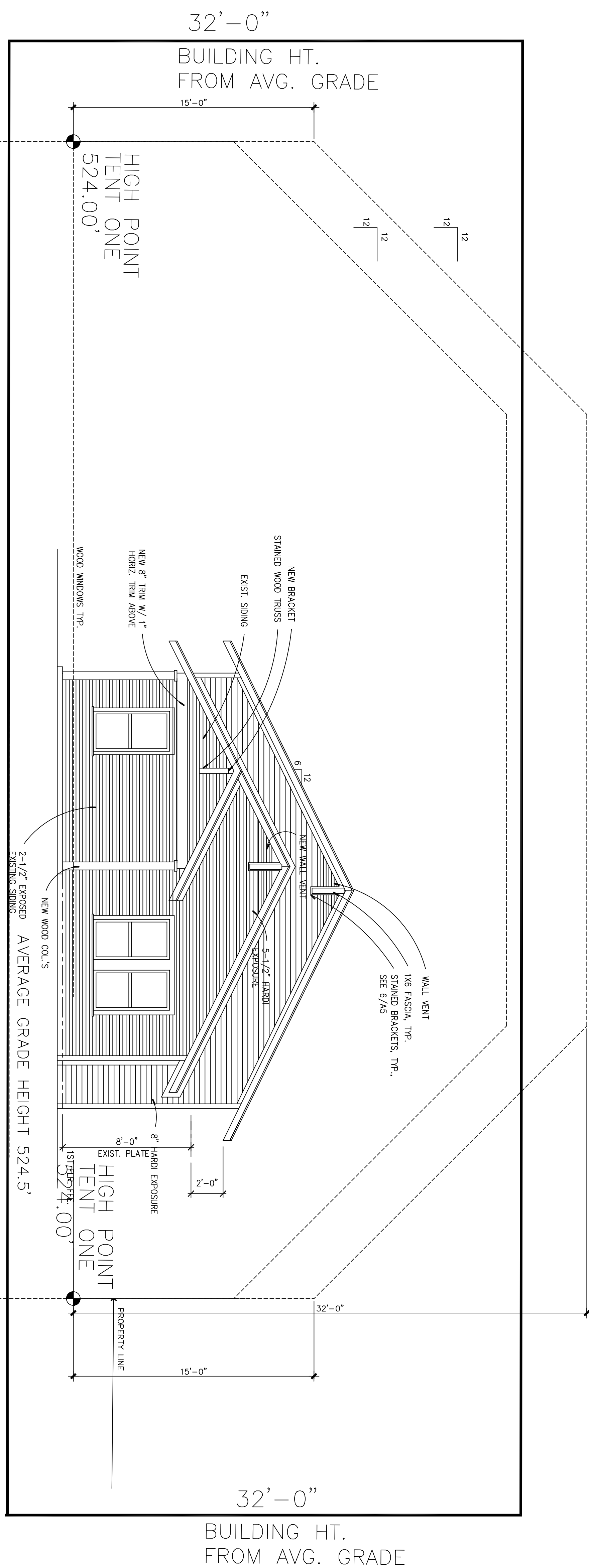
SCALE: 1/4"=1'-0"

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1100 TOYATH STREET  
AUSTIN, TEXAS 78703

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512.560.2006

3/9



FRONT/REAR ELEVATION

SCALE: 1/4"=1'-0"

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