

GENERAL NOTES FOR PROJECT:

1. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED, SIGNED, AND ISSUED FOR CONSTRUCTION.

2. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS OF THE LOCAL BUILDING CODE AUTHORITY. CONTRACTOR SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS). DIRECT ALL QUESTIONS REGARDING SUCH COMPLIANCE WITH THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. NOTIFY ARCHITECT OF ANY VARIANCE WITH CODES IN FORCE.

3. ALL DRAWINGS HEREIN ARE PREPARED WITH THE BEST INFORMATION AVAILABLE AT THE TIME OF PROJECT DOCUMENTATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF UTILITIES BEFORE STARTING CONSTRUCTION.

4. THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND SHALL BRING OMISSIONS OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5. CONTRACTOR OF WORK SHALL VERIFY IN THE FIELD ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO PROPERTY LINE DIMENSIONS, SETBACK, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION EXISTING AND NEW, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES AND DRAINAGE. SHOULD ANY QUESTION OR DISCREPANCIES ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.

6. ALL DIMENSIONS ARE FROM FINISHED WALL TO FINISHED WALL UNLESS OTHERWISE NOTED BY "CLEAR" OR "HOLD". NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.

7. LOCATE SMOKE DETECTORS AS REQUIRED BY CODE. COORDINATE WITH LICENSED ELECTRICIAN.

8. SITE PLAN PROVIDED BY LICENSED SURVEYOR.

9. COORDINATE SITE DRAINAGE WITH OTHERS. NOT PART OF SCOPE OF WORK.

10. PATCH AND REPAIR HOUSE AS REQUIRED.

11. CONFIRM ALL WINDOWS MEET SILL HEIGHT, GLAZING, EGRESS REQUIREMENTS AND CODE PRIOR TO ORDERING.

12. COMPLY WITH CURRENT CITY AND APPLICABLE CODES.

13. VERIFY WINDOW SIZES WITH OWNER AND ARCHITECT PRIOR TO ORDERING.

14. 2850 = 2'-8"w x 5'-0"h

15. SUBMIT WINDOW, DOOR AND MILLWORK SHOP DRAWINGS TO OWNER AND ARCHITECT FOR REVIEW.

FRONT YARD (CALC TO 25' SET BACK) 1491.09 SF

RUNNERS	149.84 SF
FRONT WALK	106.18 SF
ROCK RETAINING WALL	40.12 SF
TOTAL	296.14 SF

FRONT YARD IMPERVIOUS COVERAGE 19.86%

Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

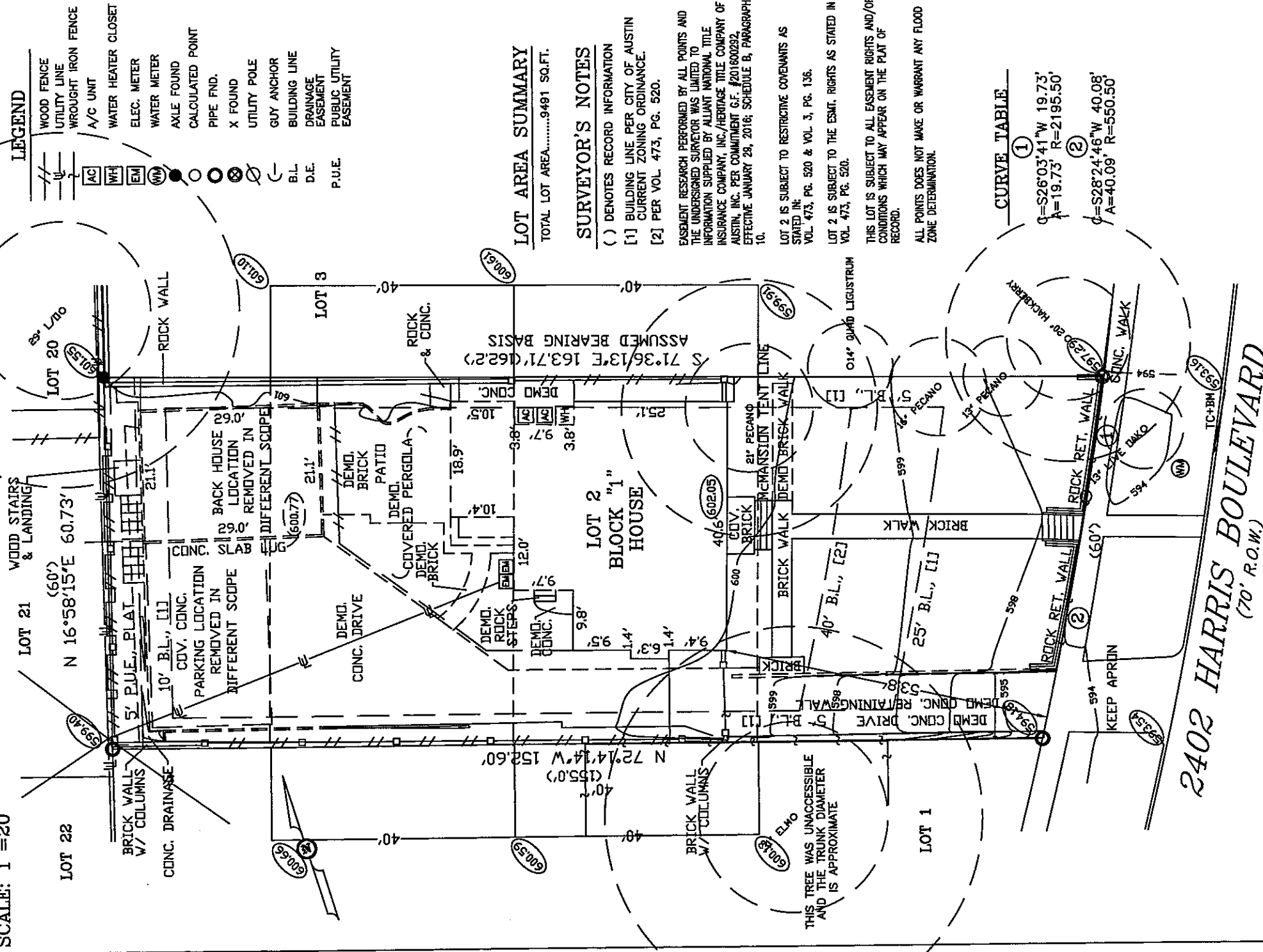
2402 Harris Blvd



Lindsay Hunter
03.25.16

A.1 Notes

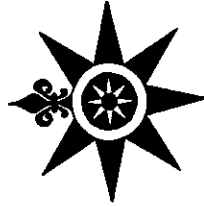
SCALE: 1"=20'



LOT No.	2	BLOCK	"1"	SUBDIVISION / ADDITION	FIRST SECTION OF PEMBERTON HEIGHTS ADDITION
SECTION		PHASE		Book	Page(s)
				Volume	136
CITY	TRAVIS	COUNTY, TEXAS		Document No.	Slide
	AUSTIN			Reference:	Official Public Records of County, Texas

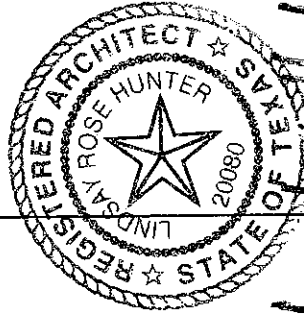
TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC./HERITAGE TITLE COMPANY OF AUSTIN, INC.

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900



Linday Rose Hunter
032514

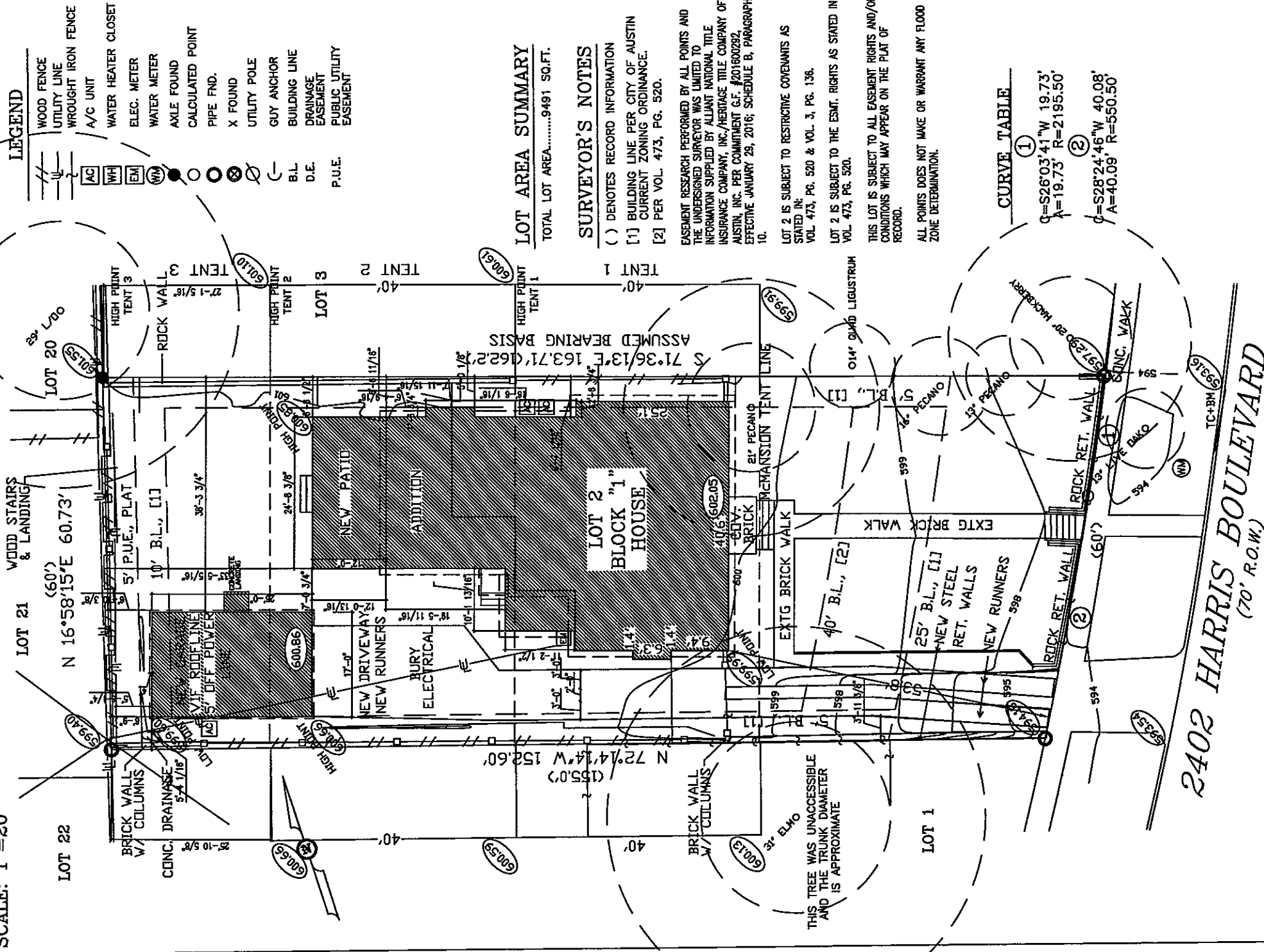
2402 Harris Blvd

Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

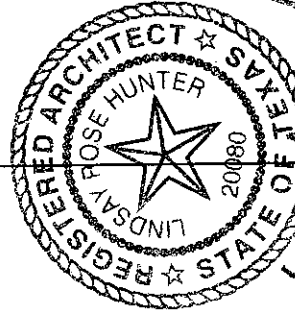
A.2 Demo Site Plan

Scale: 1:20

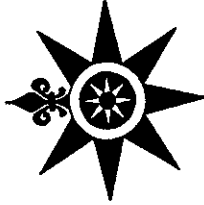
SCALE: 1"=20'



LOT No.	2	BLOCK	1	DATE	02-11-16
SECTION		PHASE		FIELD WORK	WW
CITY	TRAVIS	COUNTY, TEXAS		DRAFTING	SCN
SUBDIVISION / ADDITION FIRST SECTION OF PEMBERTON HEIGHTS ADDITION					02-11-16
Book 136 Page 136 Cabinet Slide					02-11-16
Volume 3 Document No. 136					02-11-16
Reference: CONOR CIVINS AND MARY EMMA CIVINS					02-11-16
TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC./HERITAGE TITLE COMPANY OF AUSTIN, INC.					02-11-16
The undersigned certifies that this survey was made by me or under my supervision on the ground of the real property shown on this survey and other the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.					02-11-16



Lindsey Rose Hunter
032516

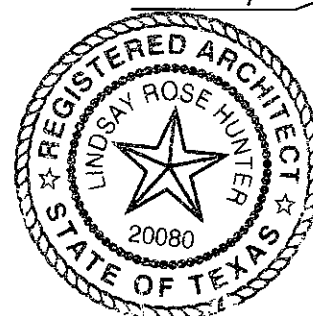
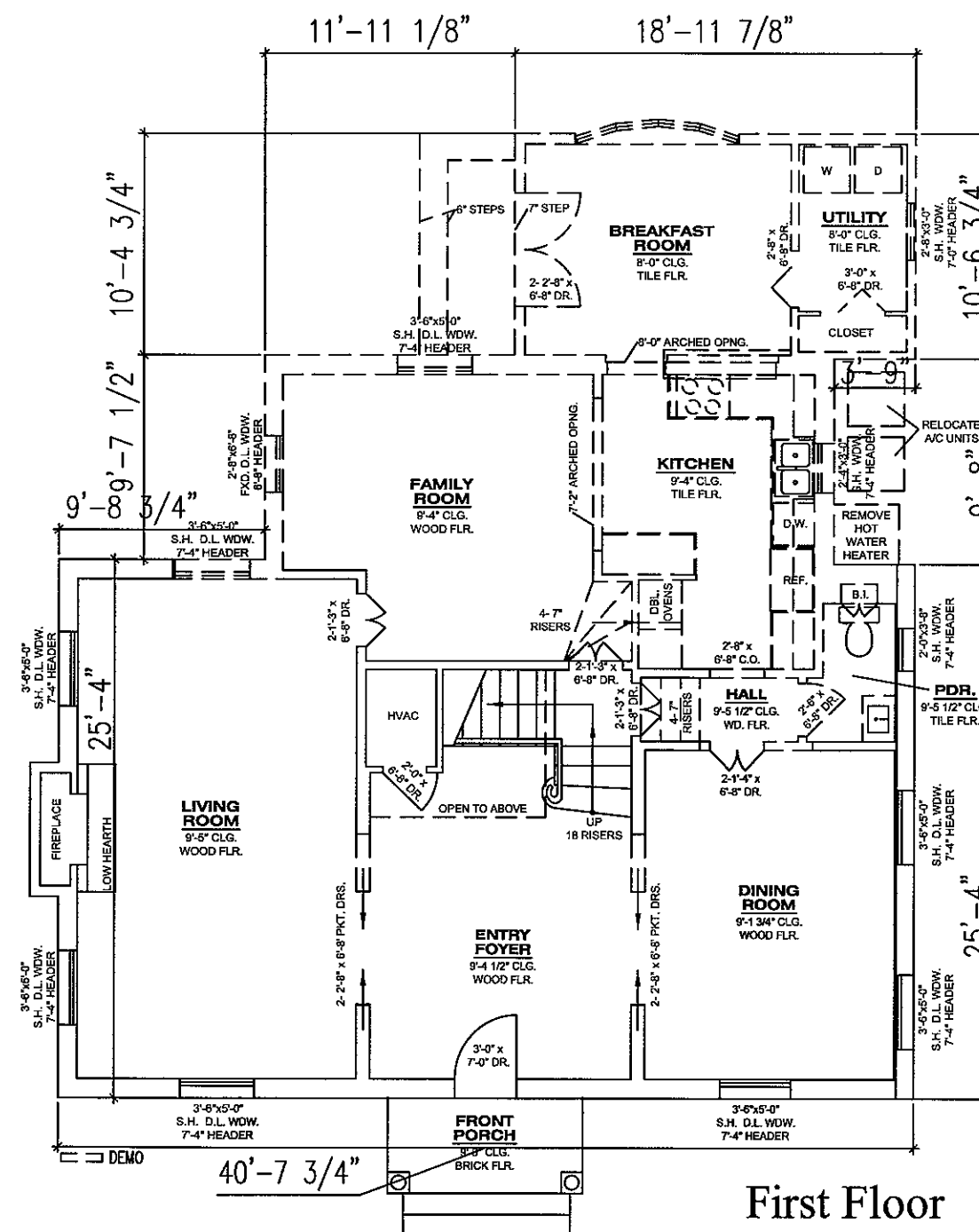
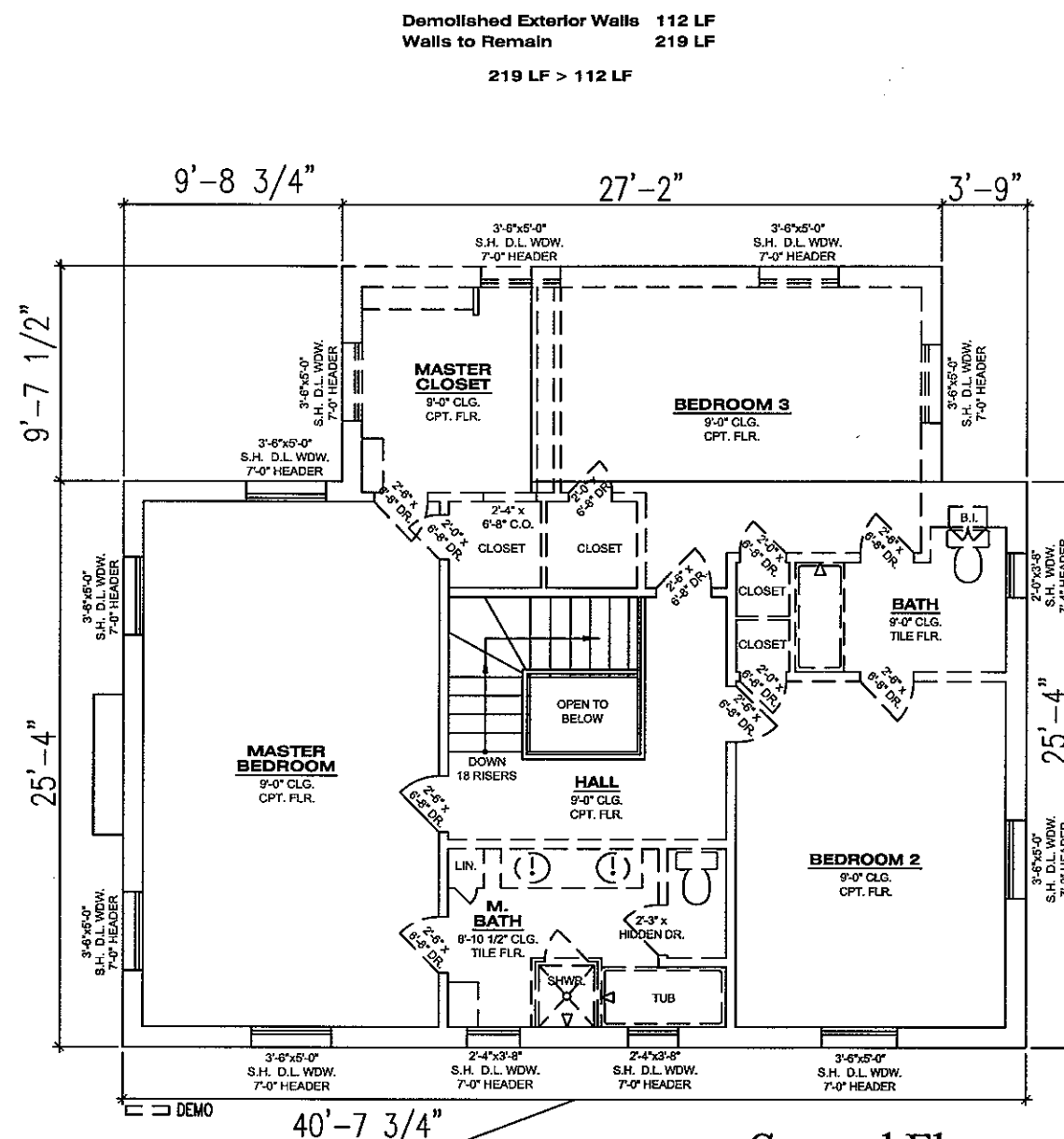
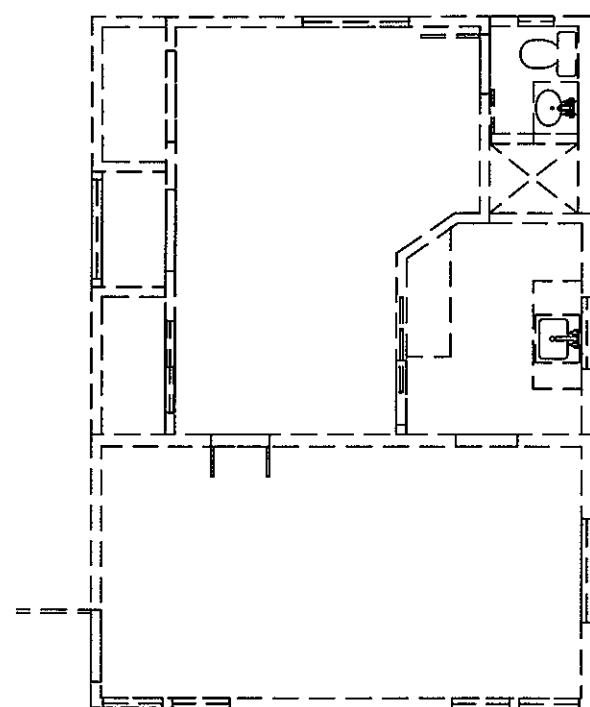


ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
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TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10119600

Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

2402 Harris blvd

A.3 Site Plan
Scale: 1:20

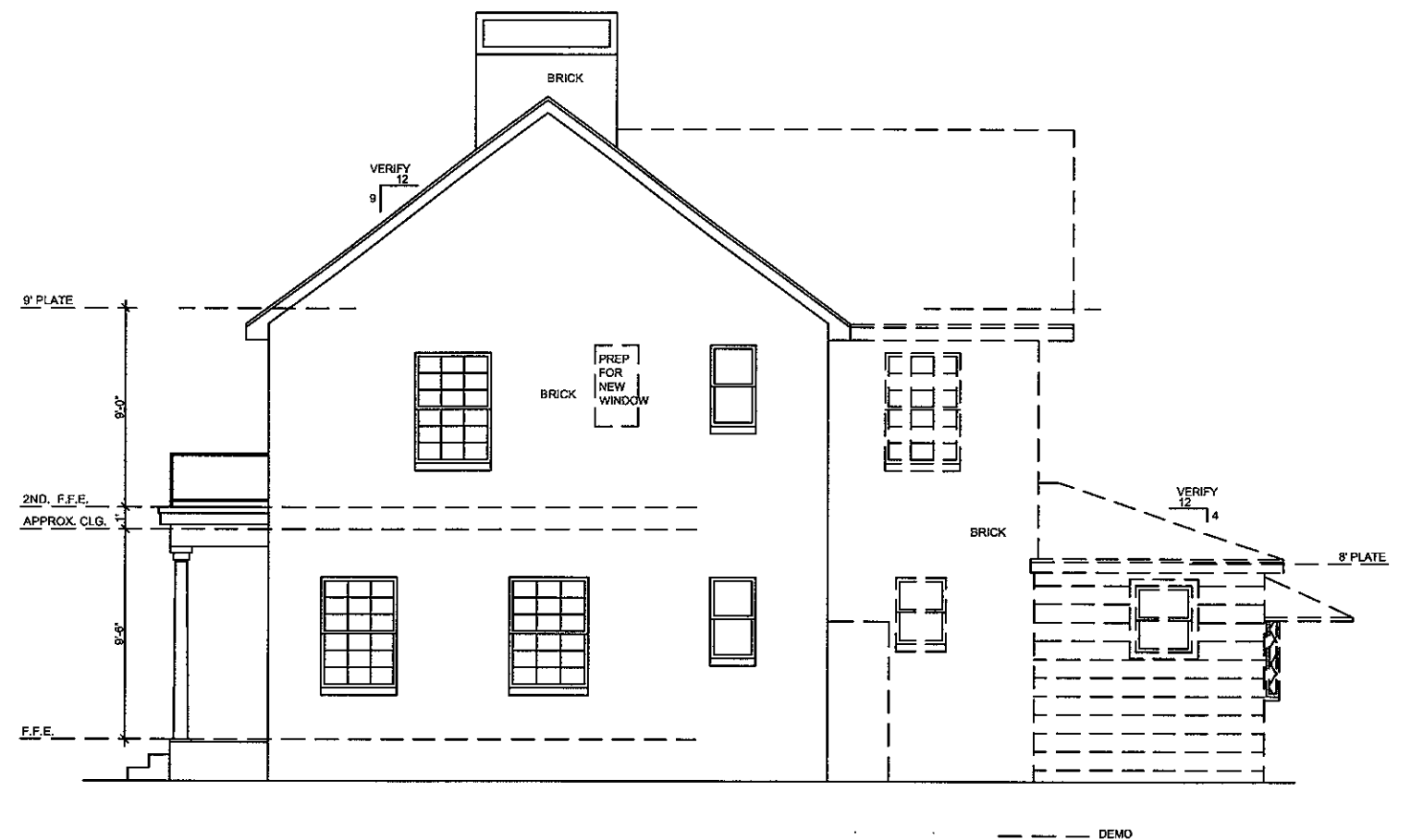


Lindsay Harte
03.25.16

2402 Harris Blvd



EAST ELEVATION

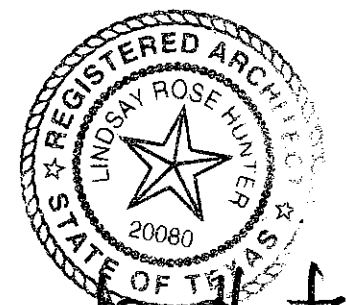


NORTH ELEVATION

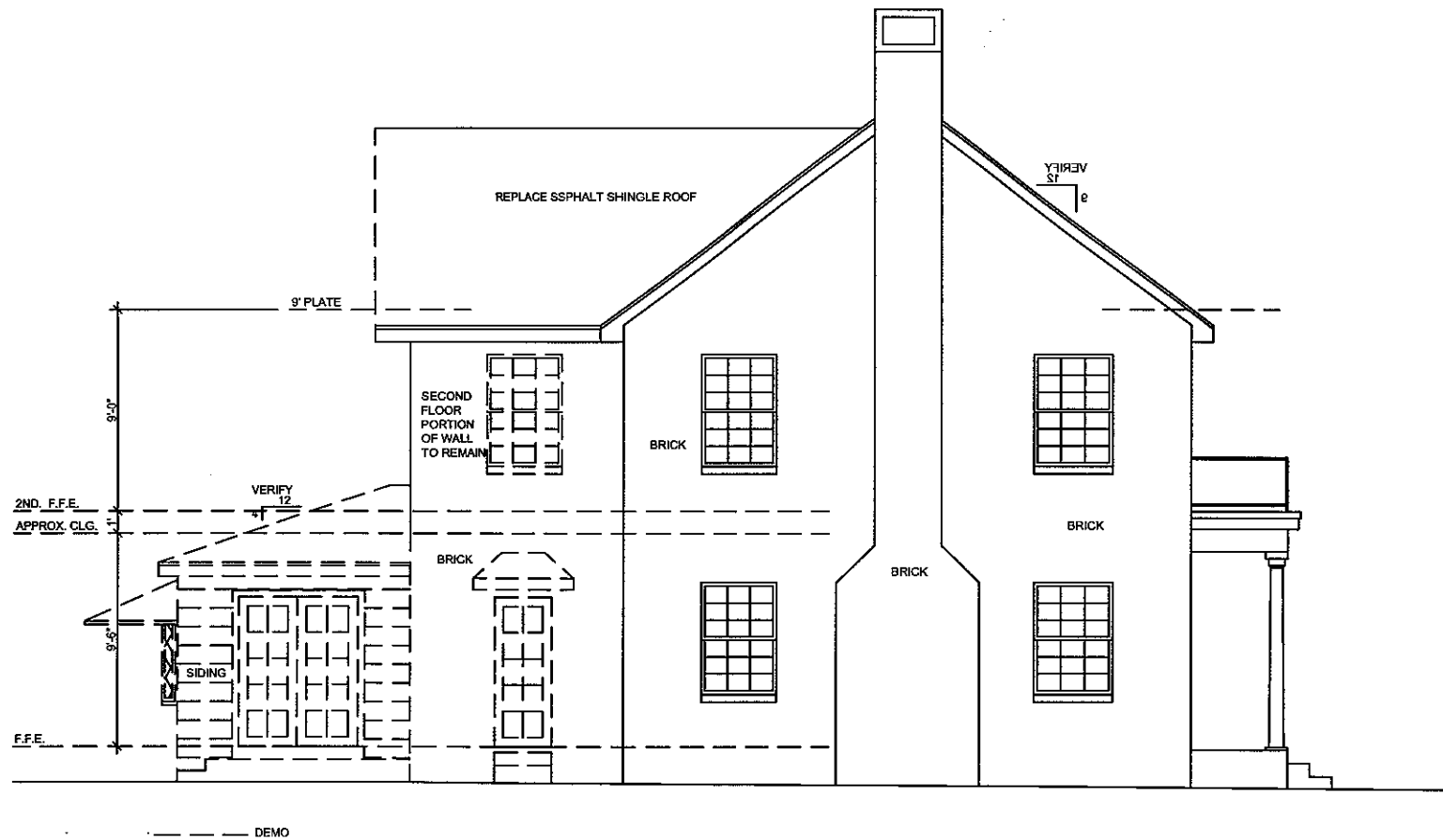
Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

2402 Harris Blvd

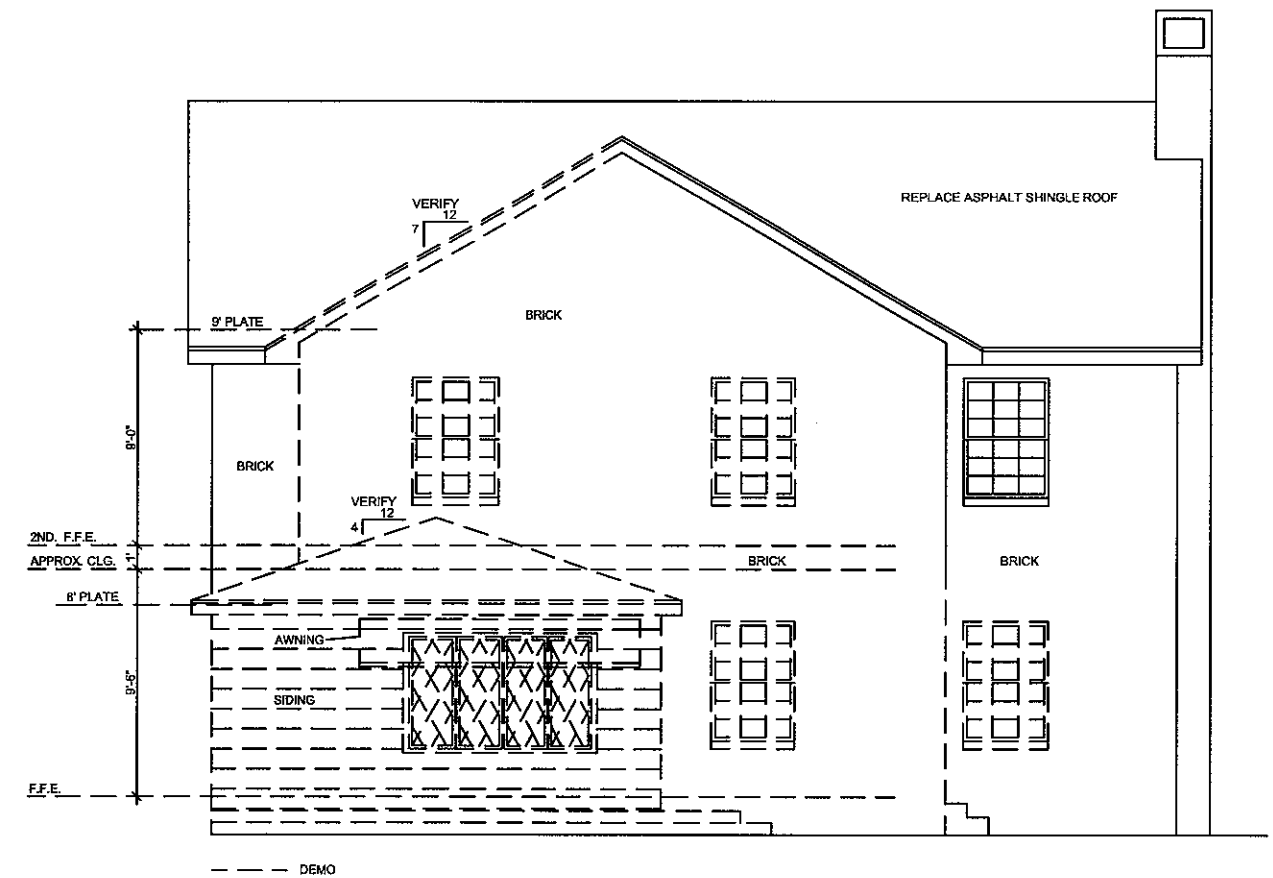
A.5 Demo Elevations
Scale: $\frac{1}{8}"=1'-0"$



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032516



SOUTH ELEVATION

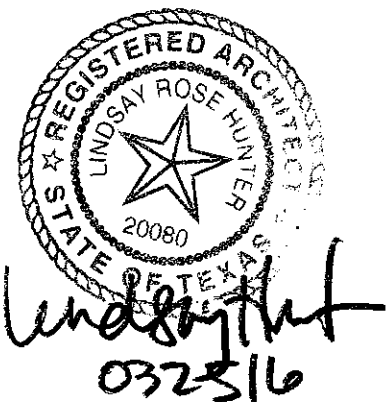


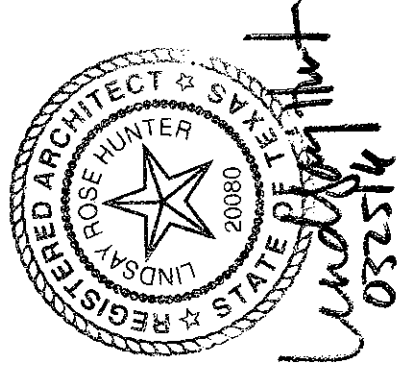
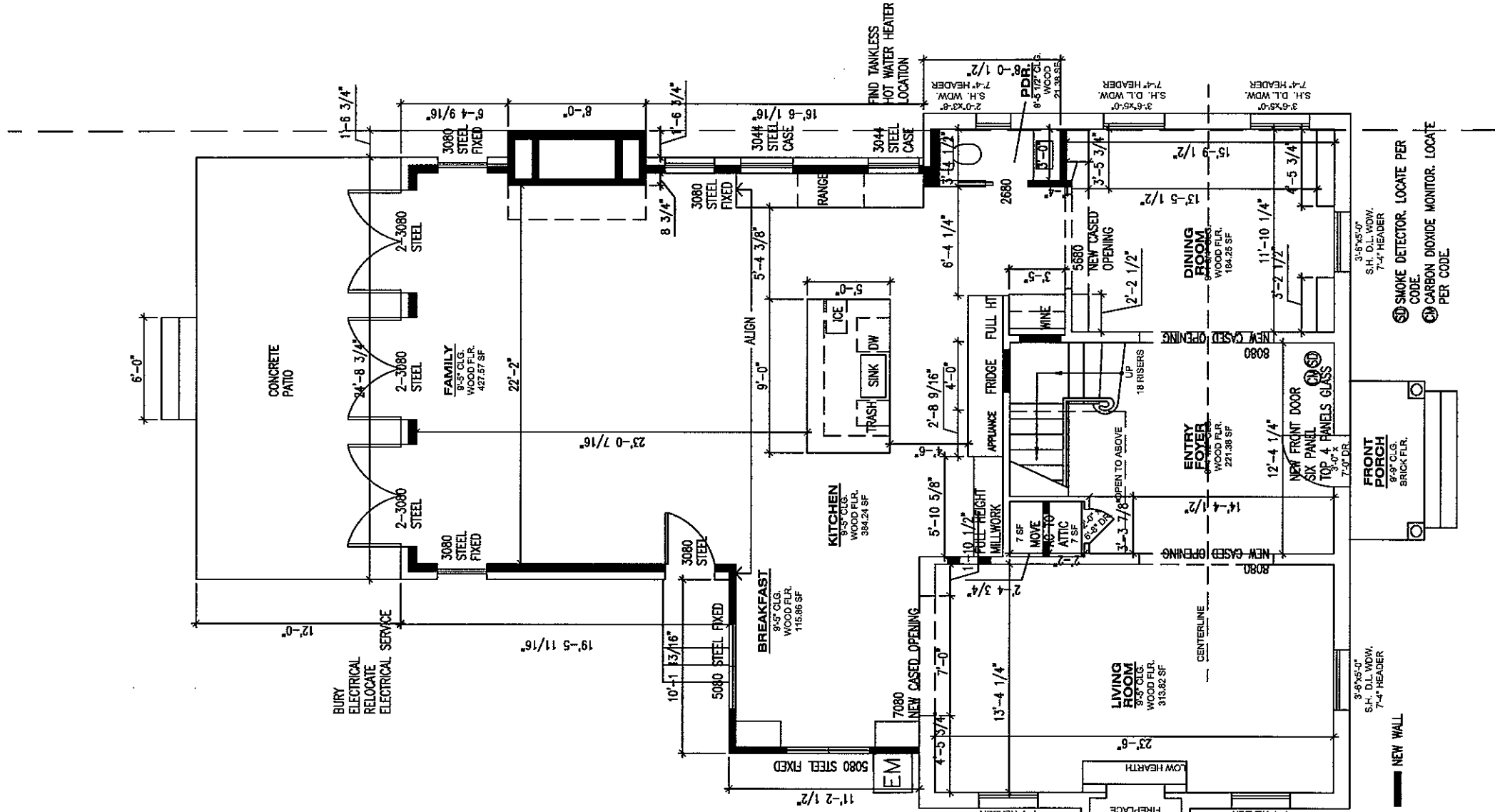
WEST ELEVATION

Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

2402 Harris Blvd

A.6 Demo Elevations
Scale: $\frac{1}{8}"=1'-0"$



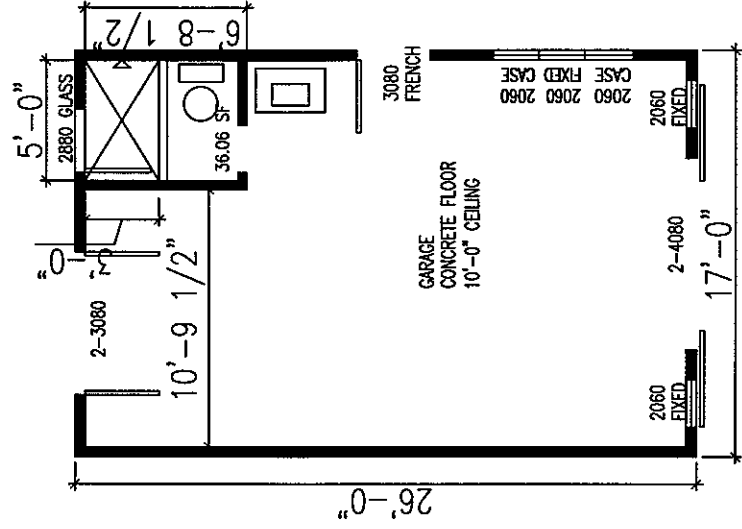


Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

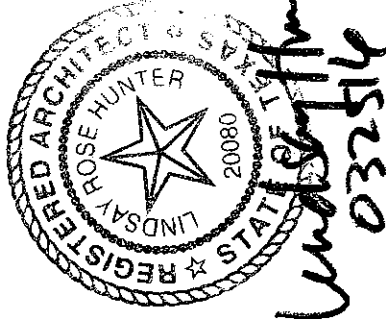
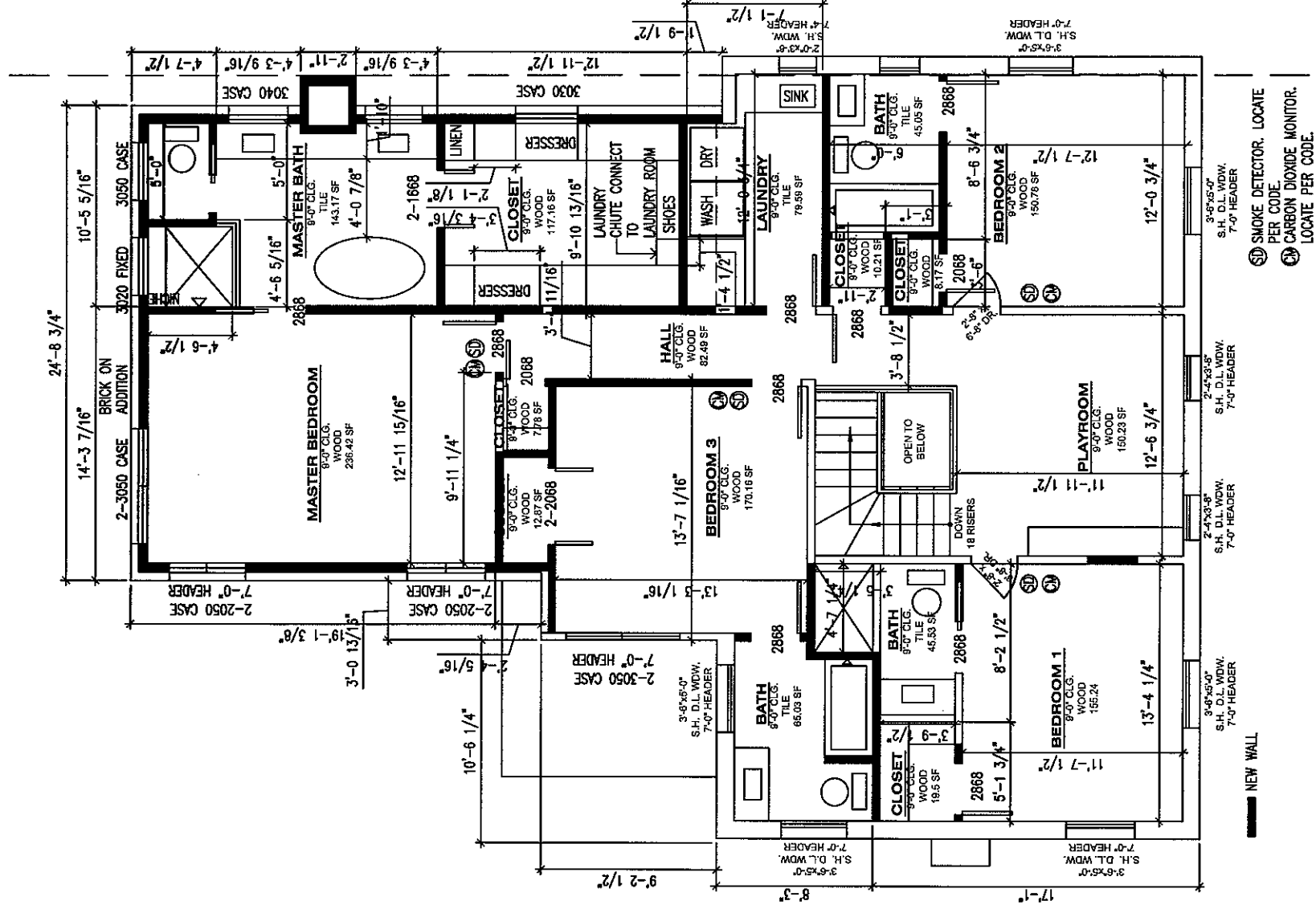
2402 Harris Blvd

A.7 First Floor Plan

Scale: $\frac{1}{8}'' = 1'-0''$



Garage Plan
Scale: $\frac{1}{8}"=1'-0"$

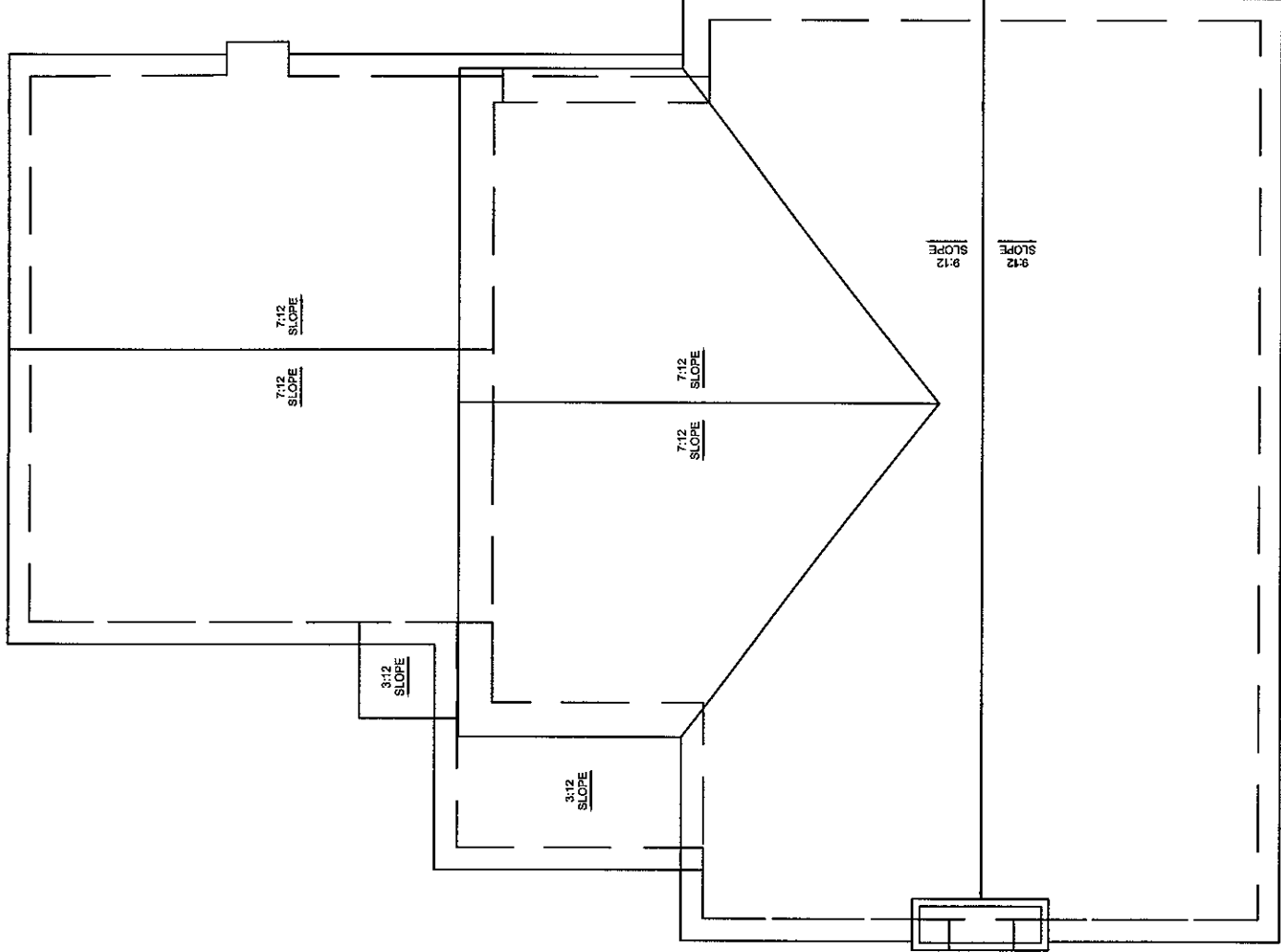


Architect:
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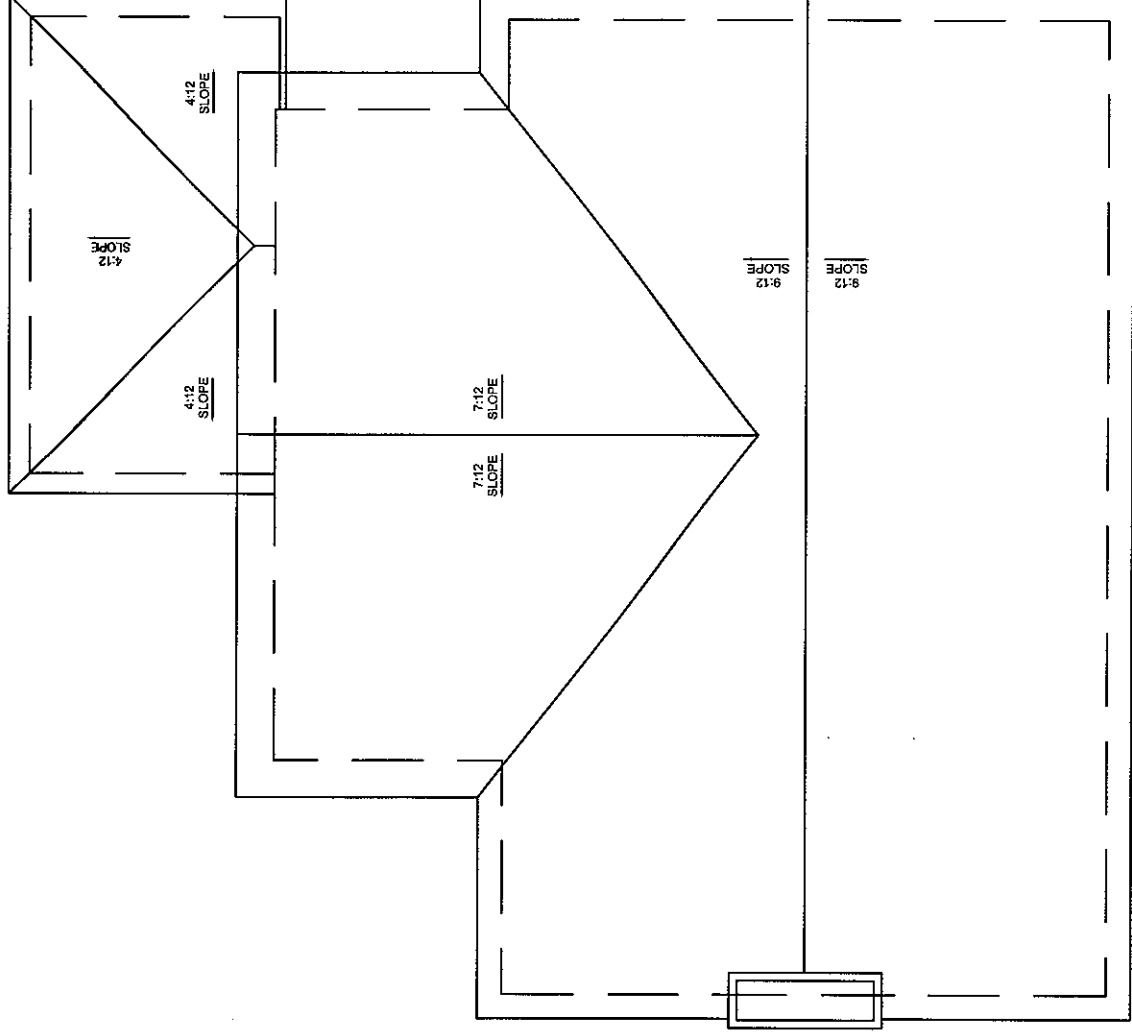
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A.8

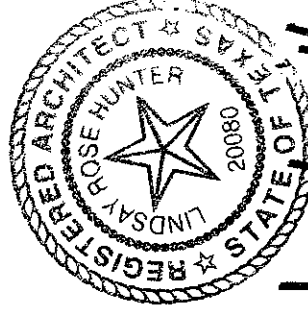
Second Floor Plan
Scale: $\frac{1}{8}"=1'-0"$



Proposed



Existing



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0322514

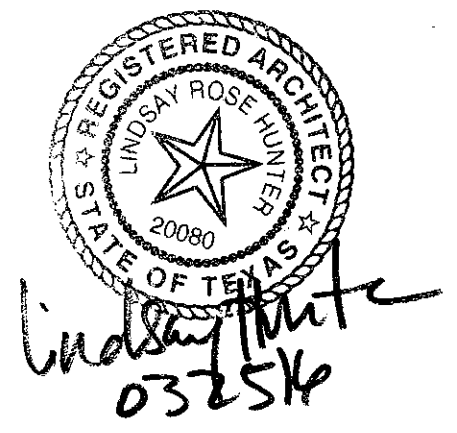
Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703

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A.9 Roof Plan
Scale 1/8"=1'-0"



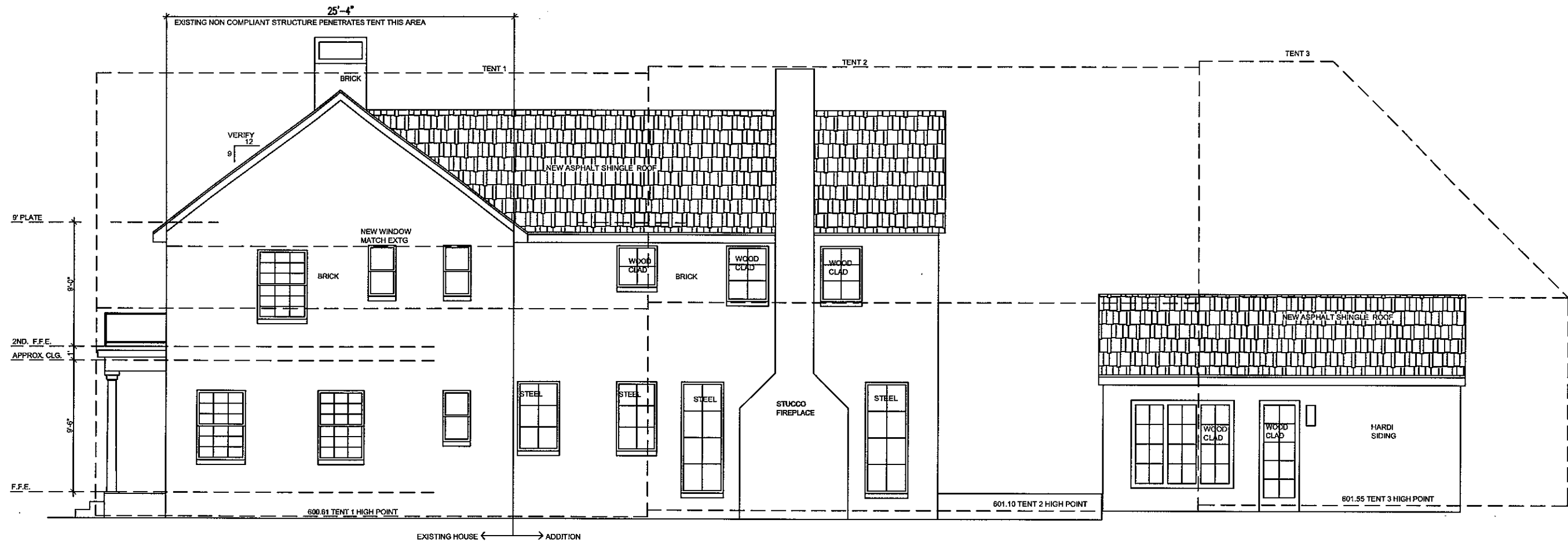
FRONT ELEVATION



Architect:
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Austin, Texas 78703

2402 Harris Blvd

A.10 East Elevation
Scale: 1/8" = 1'-0"



Architect:
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Austin, Texas 78703

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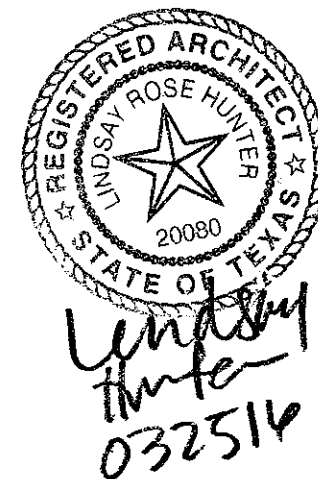


A.12 North Elevation
Scale: 1/8" = 1'-0"

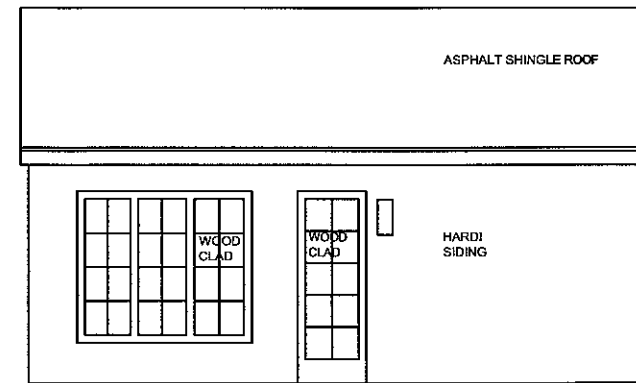


Architect:
LRH Architecture, LLC
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Austin, Texas 78703

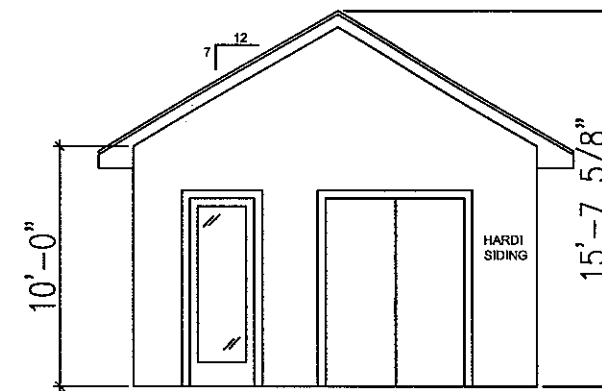
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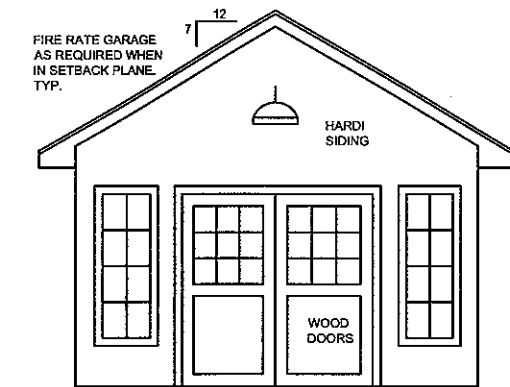
A.13 West Elevation
Scale: 1/8" = 1'-0"



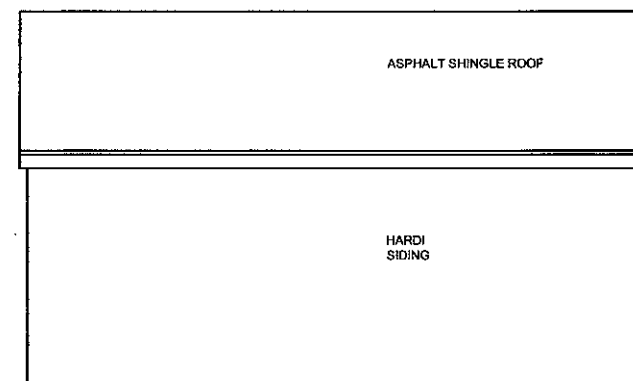
North



West



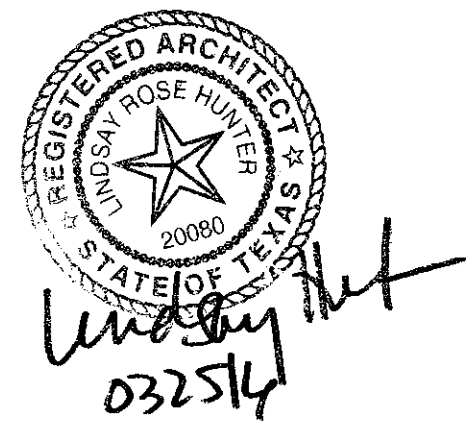
East



South

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Architect:
LRH Architecture, LLC
1408 Ethridge Ave
Austin, Texas 78703



A.14

Garage
Scale: 1/8" = 1'-0"