



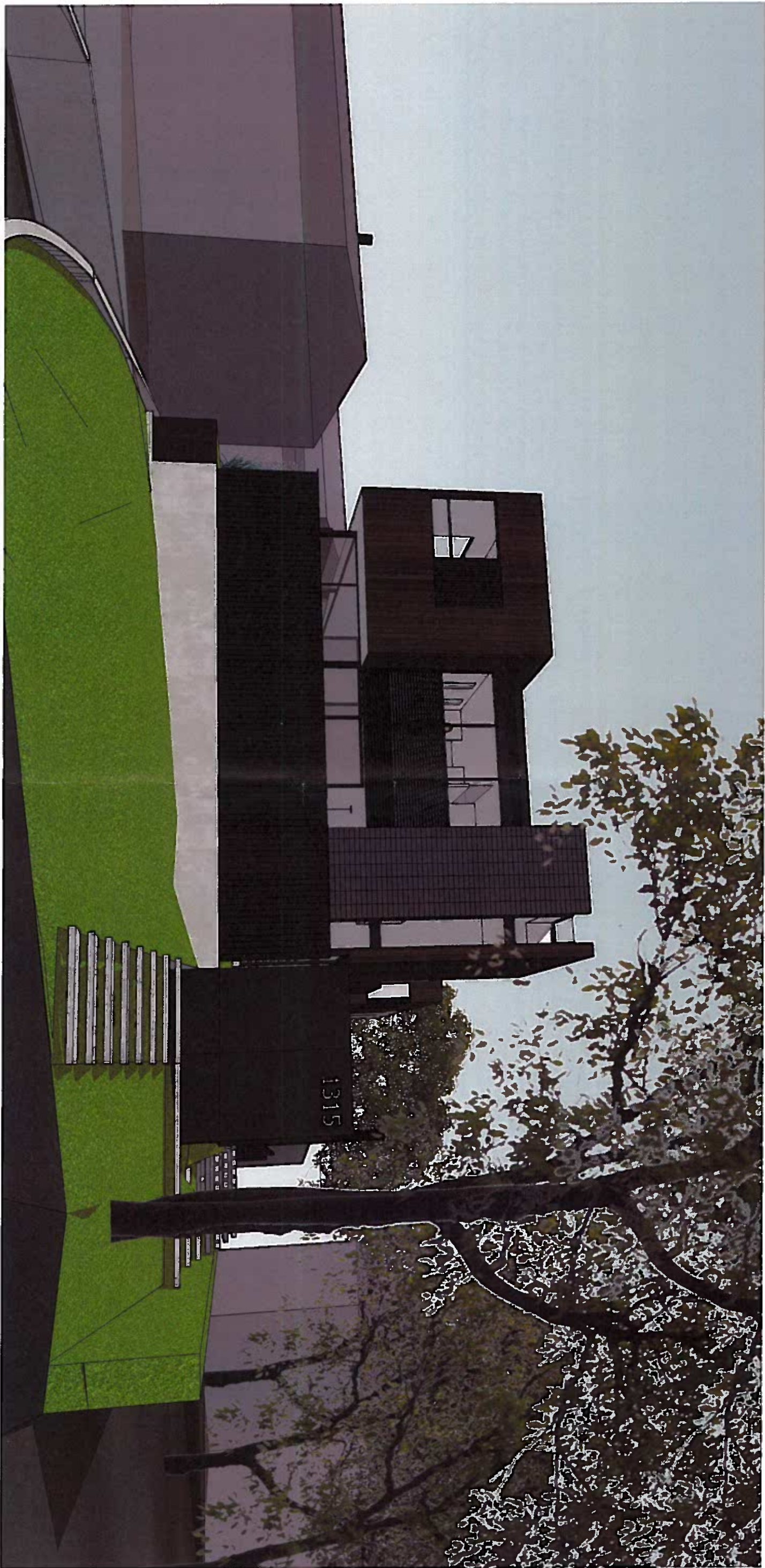
DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

512.472.4980

207 WEST 4TH STREET

AUSTIN, TX 78701

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Project Name:

1315 W 9th Street

Date:

24 March 2017

Image Name:

Walkway Approach



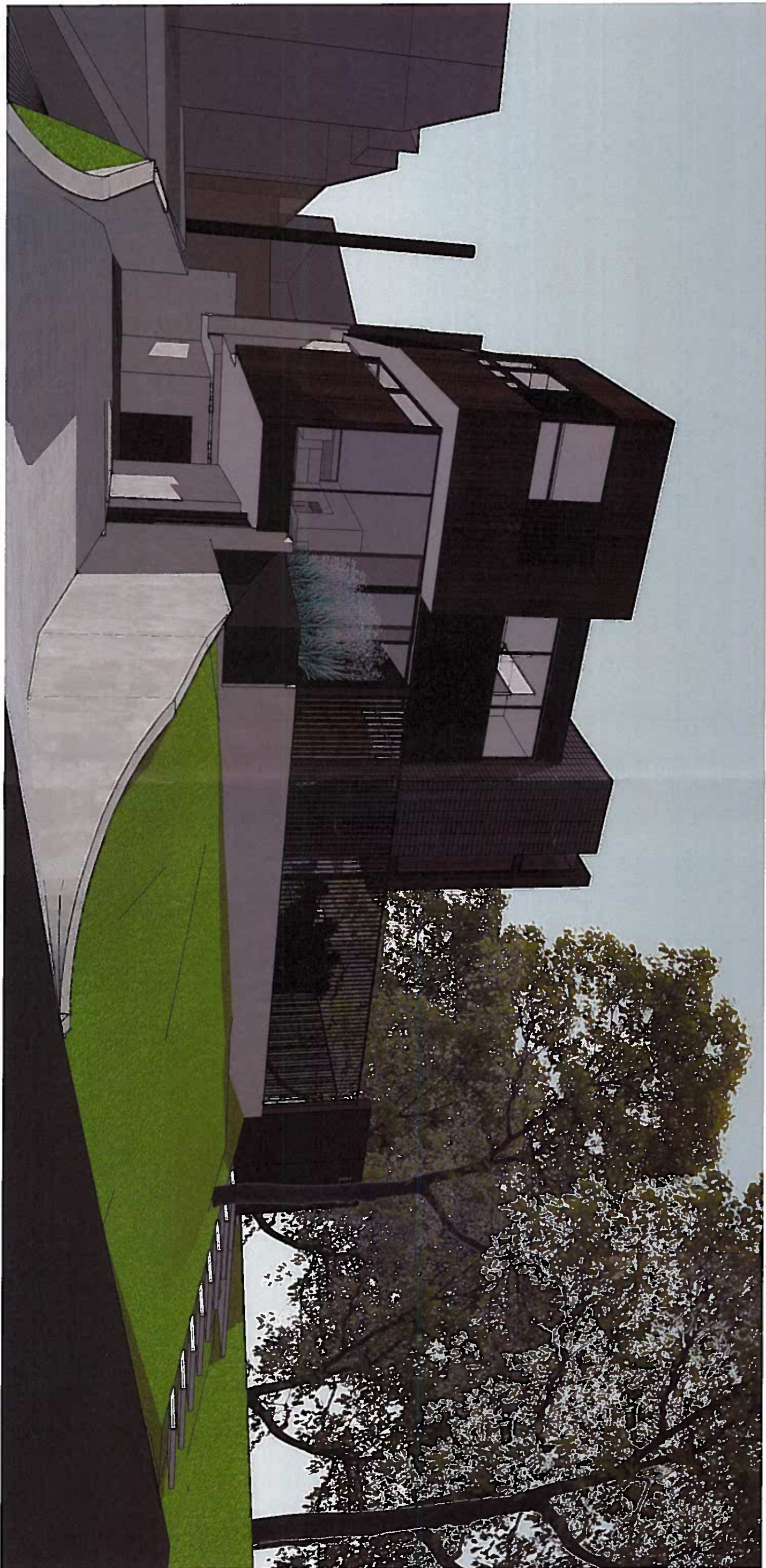
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Project Name:

1315 W 9th Street

Date:

24 March 2017

Image Name:

Driveway Approach

CLARKSVILLE CONDOS

BUILDING PERMIT

GENERAL NOTES

1. CONTRACTOR TO COORDINATE STAGING AREAS.
2. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE & CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
3. COORDINATE STRUCTURAL, MECHANICAL, PLUMBING, FIRE SPRINKLERS AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
4. NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE ARCHITECT AND CLIENT. TO OBTAIN PERMISSION, PRICING, RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES, WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
6. THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY BE PERFORMED OR FURNISHED.
7. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE LEFT SUBJECT TO DAMAGE OR THEFT.
9. PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE CONTRACT WORK. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEREOF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER, AND HEATING.
10. PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
11. A COMPLETE SET OF AS-BUILT SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE MUST BE SUBMITTED TO THE ARCHITECT AND MUST INCLUDE COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, LIST OF SUBCONTRACTORS, ALL WARRANTIES AND MANUALS, ONE COPY SHOULD GO DIRECTLY TO THE OWNER AND ONE COPY TO THE ARCHITECT. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS CAN BE PROVIDED AS AN ELECTRONIC COPY, IF POSSIBLE.
12. GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
13. ALL PAINT COLORS TO BE SELECTED AT A LATER DATE BY OWNER AND ARCHITECT.
14. PROVIDE ARCHITECT WITH SHOP DRAWINGS OF ALL MILLWORK, STRUCTURAL STEEL, AND ENGINEERED COMPONENTS.
15. CONTRACTOR SHALL PROVIDE APPROPRIATE WRITTEN DOCUMENTS THAT REFLECT ANY CHANGES TO ORIGINAL DRAWINGS, FINISH AND MATERIAL SPECIFICATIONS OR LAYOUT.
16. ALL WATER PROOFING, ROOFING, FLASHING AND SCUPPERS TO BE CONSTRUCTED ACCORDING TO INDUSTRY STANDARDS.
17. ALL WINDOWS AND GLASS DOORS TO COMPLY WITH IBC AND APPLICABLE CODES.
18. NOTICE TO SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT AN ITEM OR A SCOPE OF WORK WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA CHARGE. IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.
19. PROVIDE MOCING IN WALLS AS REQUIRED FOR RESTROOM ACCESSORIES, WALL SHELVES, HAND SINKS, ETC., COORDINATE WITH REQUIRED ADA AND KITCHEN EQUIPMENT HEIGHTS AND DIMENSIONS.
20. CONTRACTOR TO COORDINATE EQUIPMENT AND/OR FURNITURE INSTALLATION WITH CONSTRUCTION SEQUENCING AND ACCESS. INFORM OWNER IN WRITEL CONSTRUCTION SCHEDULE OR MEETING OF ANY MILESTONE DATES OR CRITICAL POINTS.

COPIES AND DRAWINGS AND PRINTS ARE AVAILABLE FROM DYNAMIC REPROGRAPHICS, PROJECT NAME CLARKSVILLE CONDO; PHONE 512.474.8642

EXTERIOR RENDERING



CODE ANALYSIS / PROJECT DESCRIPTION

PROJECT DESCRIPTION

NEW CONSTRUCTION FOR 3 UNIT MULTI-FAMILY WITHIN 2 BUILDINGS. EACH BUILDING HAS A BASEMENT LEVEL.
UNIT A IS COMPOSED OF A 2 STORIES AND A BASEMENT LEVEL.
UNIT B IS COMPOSED OF A 2 STORIES AND A BASEMENT LEVEL.
UNIT C IS A BASEMENT LEVEL EFFICIENCY UNIT.

APPLICABLE CODES

2012 IBC, 2012 IRC, 2012 IECC, 2011 AMENDED NEC, 2012 INT. FIRE CODE, 2012 UMC, 2012 UPC AND ALL APPLICABLE LOCAL AMENDMENTS
OCCUPANCY CLASSIFICATIONS
GROUP R-2 RESIDENTIAL

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)

	TYPE 3B
PRIMARY STRUCTURE	0
BEARING WALL: EXTERIOR	0
BEARING WALL: INTERIOR	0
NONBEARING: EXTERIOR	SEE FIRE RESISTANCE RATINGS BASED ON DISTANCES BELOW (TABLE 602)
NONBEARING: INTERIOR	0
FLOOR & SECONDARY MEMBERS	0
ROOF & SECONDARY MEMBERS	0

FIRE-RESISTANCE RATINGS BASED ON DISTANCES (602)

FIRE SEPARATION DISTANCE	TYPE 3B, OCCUPANCY R-2
LESS THAN 5'	1
5' OR MORE, LESS THAN 10'	0
10' OR MORE, LESS THAN 30'	0
30' OR MORE	0

OCCUPANT LOAD: 1,200 GROSS RESIDENTIAL, 1,300 STORAGE, MECHANICAL AND PARKING GARAGE. SEE EGRESS PLAN SHEETS.

SPECIAL FEATURES / FIRE RATINGS / EXITS
SEE INFORMATION ON EGRESS PLAN SHEETS
PLUMBING FIXTURES
SEE PLUMBING PLANS

DRAWING INDEX

CIVIL

UNDER SEPARATE ISSUE SET

ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 CODE SUMMARY
- A0.02 ARCHITECTURAL SYMBOLS & NOTES
- A0.04 PARTITION TYPES
- A0.05 FIRE RATING PLAN
- A0.06 VISIBILITY DIAGRAM
- A0.07 3D VIEWS
- A0.10 DEMOLITION SITE PLAN
- A0.11 ARCHITECTURAL SITE PLAN - BASEMENT
- A0.12 ARCHITECTURAL SITE PLAN - LEVEL 1
- A0.13 SURVEY
- A1.04 FLOOR PLAN BASEMENT - BLDG 1
- A1.08 FLOOR PLAN BASEMENT - BLDG 2
- A1.11A FLOOR PLAN LEVEL 1 - BLDG 1
- A1.11B FLOOR PLAN LEVEL 1 - BLDG 2
- A1.12A FLOOR PLAN LEVEL 2 - BLDG 1
- A1.12B FLOOR PLAN LEVEL 2 - BLDG 2
- A1.13A FLOOR PLAN ROOF LEVEL - BLDG 1
- A1.13B FLOOR PLAN ROOF LEVEL - BLDG 2
- A2.11 EXTERIOR ELEVATIONS
- A2.12 EXTERIOR ELEVATIONS
- A3.11 BUILDING SECTIONS
- A4.15 UNIT A STAIR 1 PLANS & SECTIONS
- A4.16 UNIT B STAIR 1 PLANS & SECTIONS
- A4.17 UNIT A & B STAIR 2 PLANS & SECTIONS
- A8.01 DOOR SCHEDULE & TYPES

STRUCTURAL

- S1.01 STRUCTURAL NOTES
- S1.02 STRUCTURAL NOTES
- S2.01 FOUNDATION PLAN - BLDG 1
- S2.01A FOUNDATION PLAN - BLDG 1
- S2.01B FOUNDATION PLAN - BLDG 2
- S2.02A FIRST FLOOR FRAMING PLAN - BLDG 1
- S2.02B FIRST FLOOR FRAMING PLAN - BLDG 2
- S2.03A SECOND FLOOR FRAMING PLAN - BLDG 1
- S2.03B SECOND FLOOR FRAMING PLAN - BLDG 2
- S3.04A ROOF FRAMING PLAN - BLDG 1
- S3.04B ROOF FRAMING PLAN - BLDG 2
- S3.05 BRACE / SHEAR WALL PLANS
- S3.01 CONCRETE DETAILS
- S3.02 CONCRETE DETAILS
- S3.01 STEEL DETAILS
- S3.02 STEEL DETAILS
- S4.01 TYPICAL WOOD DETAILS
- S4.02 TYPICAL WOOD DETAILS
- S4.03 WOOD DETAILS
- S4.04 WOOD DETAILS
- S4.05 WOOD DETAILS

SET ISSUE & REVISION INDEX

CONTACTS

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CIVIL ENGINEER

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VICINITY MAP



CAUTION: DO NOT SCALE DRAWINGS
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SEAL



PROJECT 3/31/17

CLARKSVILLE CONDOS

1315 W 9TH STREET
AUSTIN, TX 78703

DRAWN BY

AC, MS, HC

SET ISSUE

3/31/17 - BUILDING PERMIT

REVISIONS

SHEET TITLE

COVER SHEET

A0.00

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PRINCIPAL STREET ROADWAY TYPE: URBAN ROADWAY

BASEMENT NOTES:

IRC 2015: SECTION 202:

- BASEMENT A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE STORY ABOVE GRADE PLANE). THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.

- STORY ABOVE GRADE PLANE: ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:

1. MORE THAN 6 FEET ABOVE GRADE PLANE; OR

2. MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

IRC 2015:

UNIT C: DWELLING UNIT PER SECTION 304

IBC 2015: SECTION 202:

- BASEMENT A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE STORY ABOVE GRADE PLANE). THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.
- STORY ABOVE GRADE PLANE: A STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE. OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:
 - 1. MORE THAN 6 FEET ABOVE GRADE PLANE; OR
 - 2. MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

UNIT C: DWELLING UNIT PER SECTION 304



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SHEET TITLE

CODE SUMMARY

AO.01

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PROJECT 3/31/17

CLARKSVILLE CONDOS
1315 W 9TH STREET
AUSTIN, TX 78703

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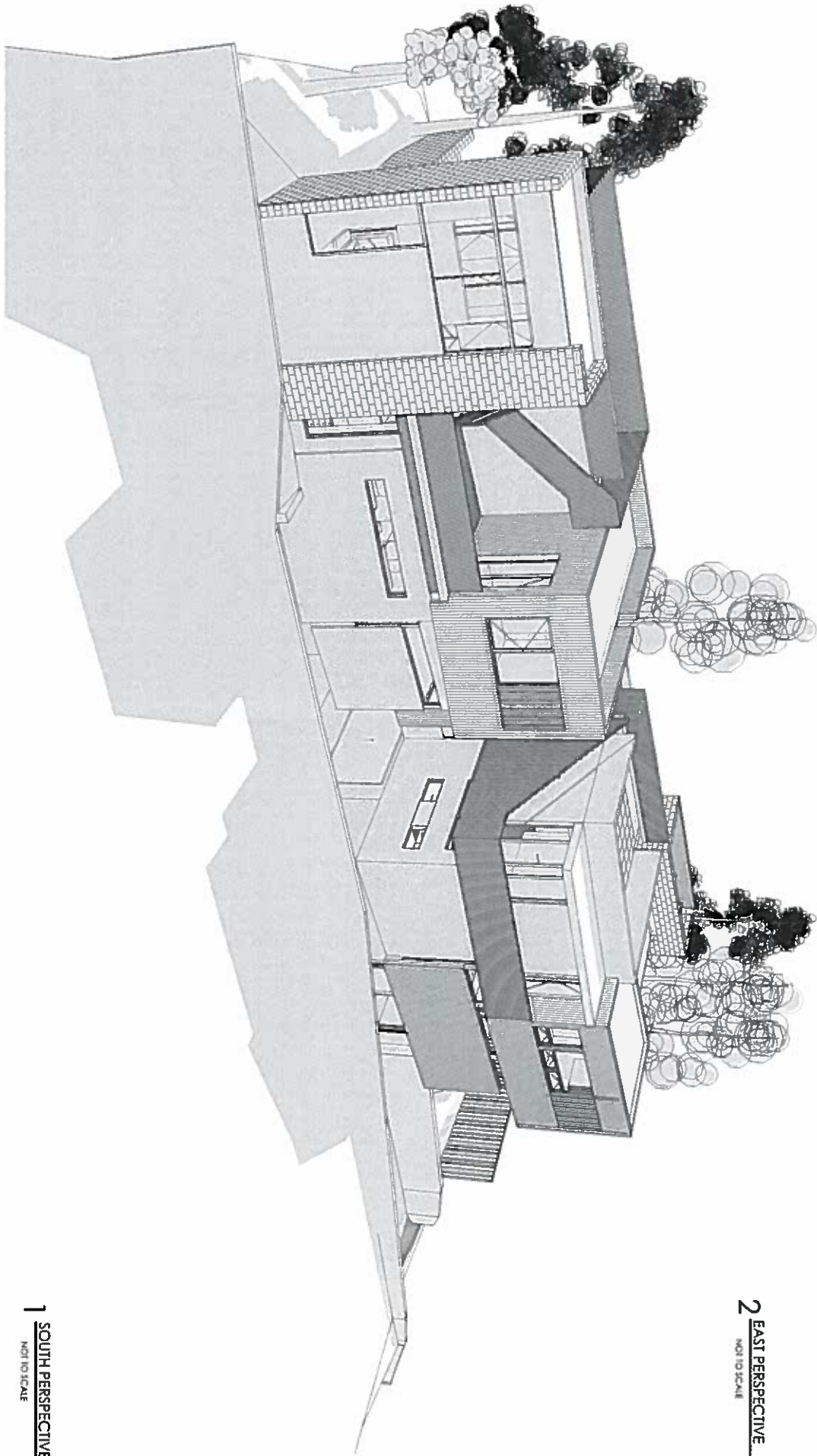
REVISIONS

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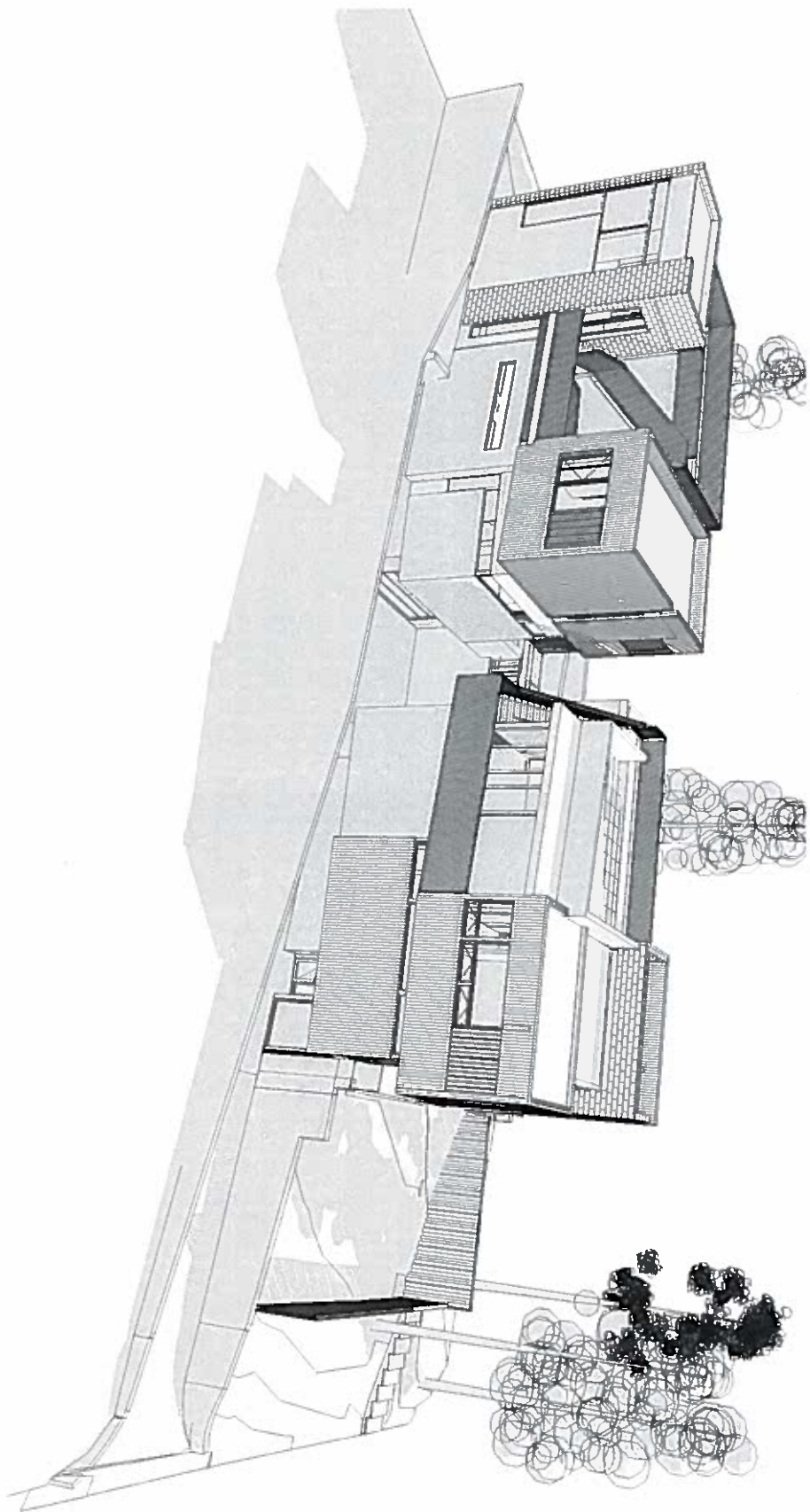
3D VIEWS

A0.07

1 SOUTH PERSPECTIVE
NOT TO SCALE



2 EAST PERSPECTIVE
NOT TO SCALE



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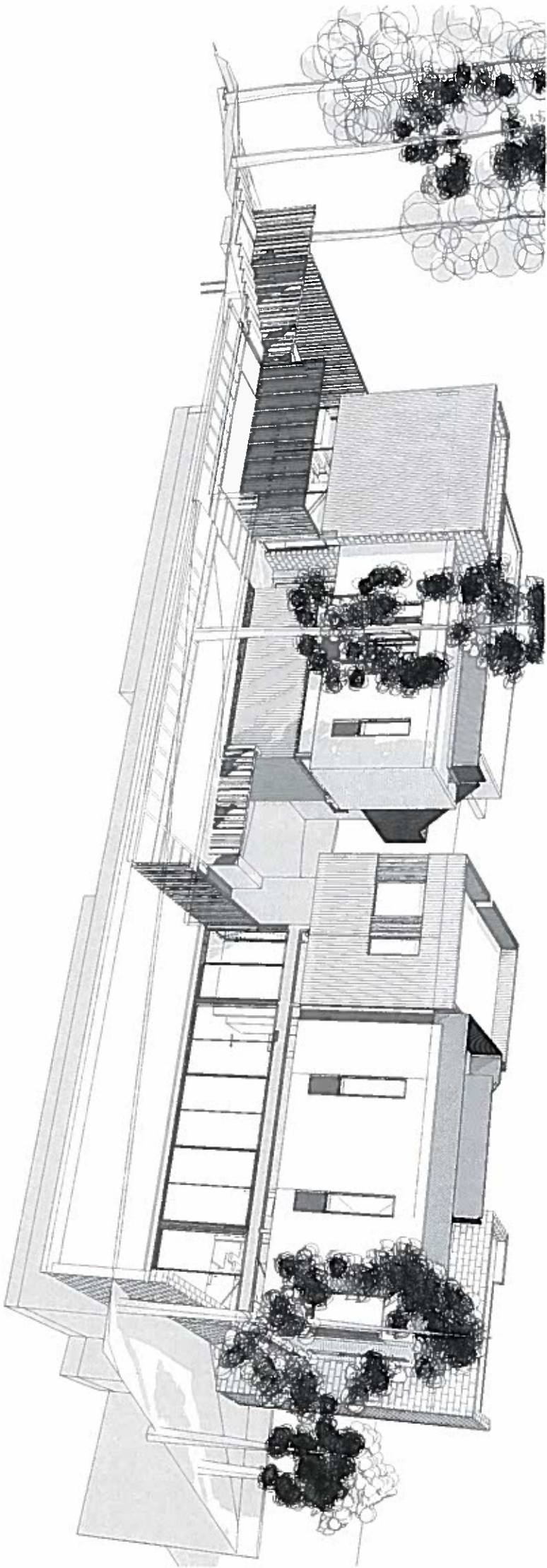
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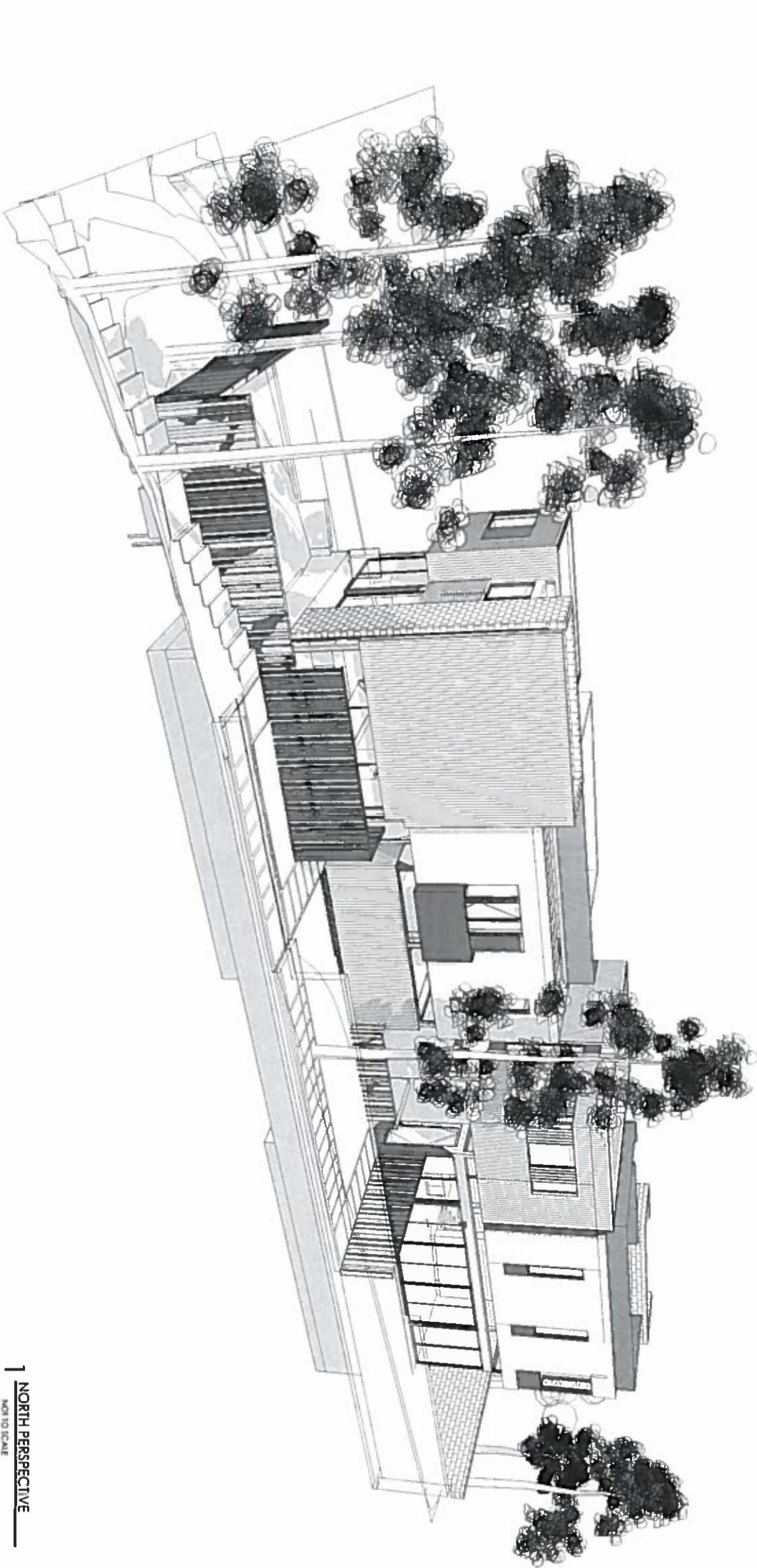
SHEET TITLE

3D VIEWS

A0.08



2 WEST PERSPECTIVE
NOT TO SCALE



1 NORTH PERSPECTIVE
NOT TO SCALE

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REVISIONS

SHEET TITLE

ARCHITECTURAL SITE
PLAN - BASEMENT

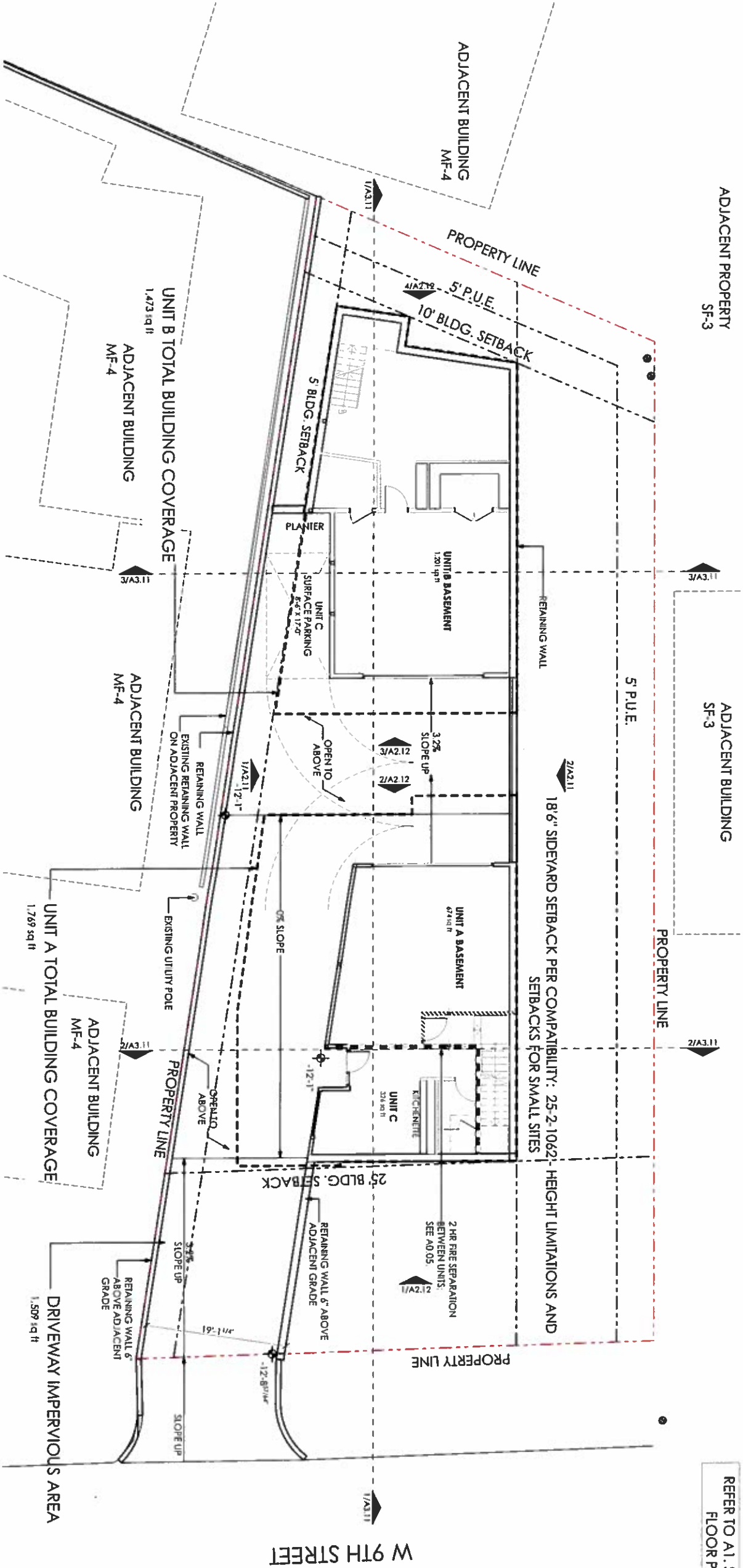
A0.11

ARCHITECTURAL BUILDING DATA TABLE
(* BASEMENT EXEMPT FROM MAX HT., F.A.R., BUILDING COVERAGE, & IMPERVIOUS COVER)

	BLDG 1 (0' Ht. - 2 Stories)	UNIT A	UNIT C	UNIT B
Bedrooms	3	1 (Efficiency)	3	
Bathrooms	3	1	3	
Parking	2	1	2	
* Basement Conditioned Area SF	134	326	482	
* Basement Unconditioned Area SF (Garage, Storage, Mechanical Room)	540	0	719	
1st Floor Conditioned Area SF	1404	0	1285	
2nd Floor Conditioned Area SF	1486	0	1236	
Covered Patio, Deck, Terrace, or Porch SF	246	0	136	
Uncovered Roof Deck SF	454	0	690	
Balcony SF	16	0	0	
Grand Total SF	6326			
Total Conditioned Area SF	2896	326	3003	
Total Gross Area SF	3782	326	3858	
* F.A.R. SF	3108	0	2637	
* Building Coverage SF	1716	0	1496	
Allowed SF	7966			
Actual Percentage	57.65			
Allowed Percentage/Ratio	64.28			
75 to 1	5142			
80%	3214			

OCCUPANCY TYPE: R-2

REFER TO A1. SERIES FOR
FLOOR PLANS



ARCHITECTURAL SITE PLAN - BASEMENT
SCALE: 1/8\"/>

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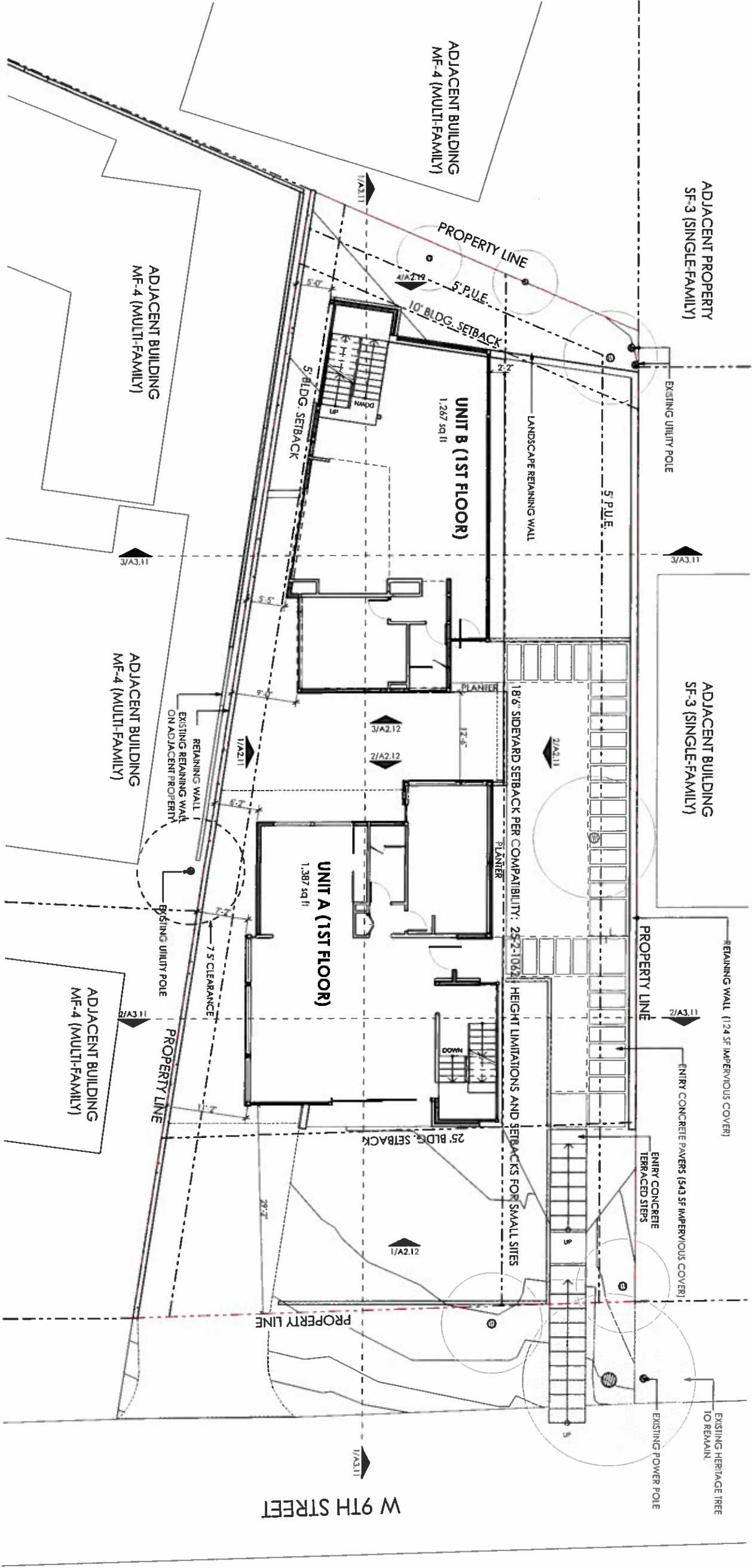
SHEET TITLE

ARCHITECTURAL SITE
PLAN - LEVEL 1

A0.12

ARCHITECTURAL SITE PLAN - LEVEL 1
SCALE 1/8" = 1'-0"

Friday, March 31, 2017 1:22:27 PM
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PRINCIPAL STREET ROADWAY TYPE: URBAN ROADWAY

NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.



3/31/17

1315 W 9TH STREET
AUSTIN, TX 78703

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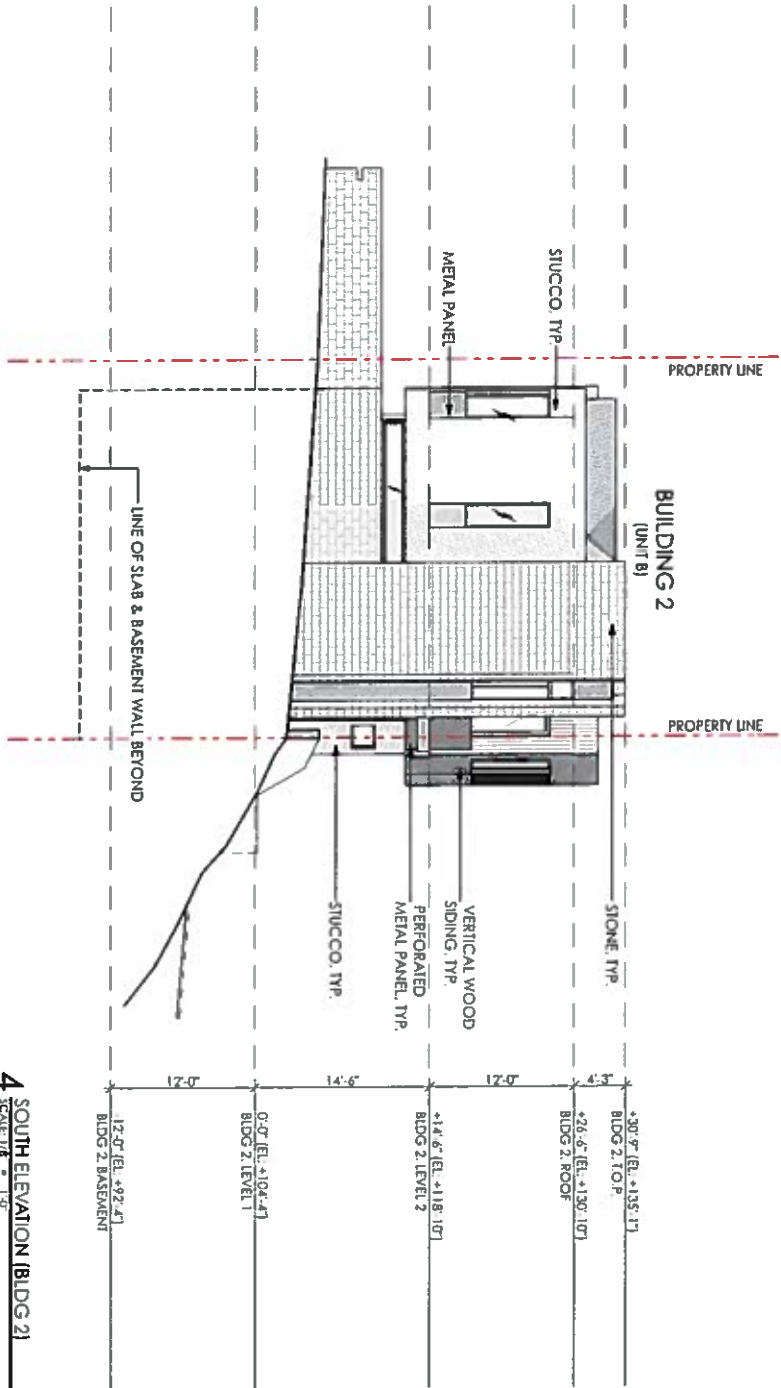
SUBCHAPTER E : APPLICABILITY AND NOTES

PRINCIPAL STREET ROADWAY TYPE : URBAN ROADWAY

STANDARDS PER ARTICLE 2		
NUMBER	DESCRIPTION	APPLICABLE
222	CTC SIDEWALKS + BUILDING PLACEMENT	NO
223	SR SIDEWALKS + BUILDING PLACEMENT	NO
224	ICR SIDEWALKS + BUILDING PLACEMENT	NO
225	ICR SIDEWALKS + BUILDING PLACEMENT	NO
226	BUILDING ENTRANCES	NO
231	INTERNAL CIRCULATION FOR LARGE SITES	NO
232	PED. BICYCLE + VEHICLE CONNECTIVITY	NO
DESCRIPTION OF APPLICABILITY		
24	NOT A CORE TRANSIT CORRIDOR, BUT TO GREAT STREETS STANDARDS	YES
25	BUILT TO GREAT STREETS STANDARDS (EXEMPTION 1.2.3.C)	YES
26	NO INTERNAL CIRCULATION ROUTES (EXEMPTION 1.2.3.C)	YES
27	BUILT TO GREAT STREETS STANDARDS (EXEMPTION 1.2.3.C)	NO
32	SITE LESS THAN 5 ACRES	NO*
33	NO PARKING BETWEEN BUILDING AND PRINCIPAL STREET	NO*
43	PARKING REDUCTIONS	NO
	EXTERIOR LIGHTING	YES
	SCREENING OF EQUIPMENT + UTILITIES	YES
	PRIVATE COMMON OPEN SPACE + PED. AMENITIES	NO
	PEDESTRIAN FRONTAGES	NO*
	OPTIONS TO IMPROVE BUILDING DESIGN	NO*
	VERTICAL MARKED USE BUILDINGS	NO

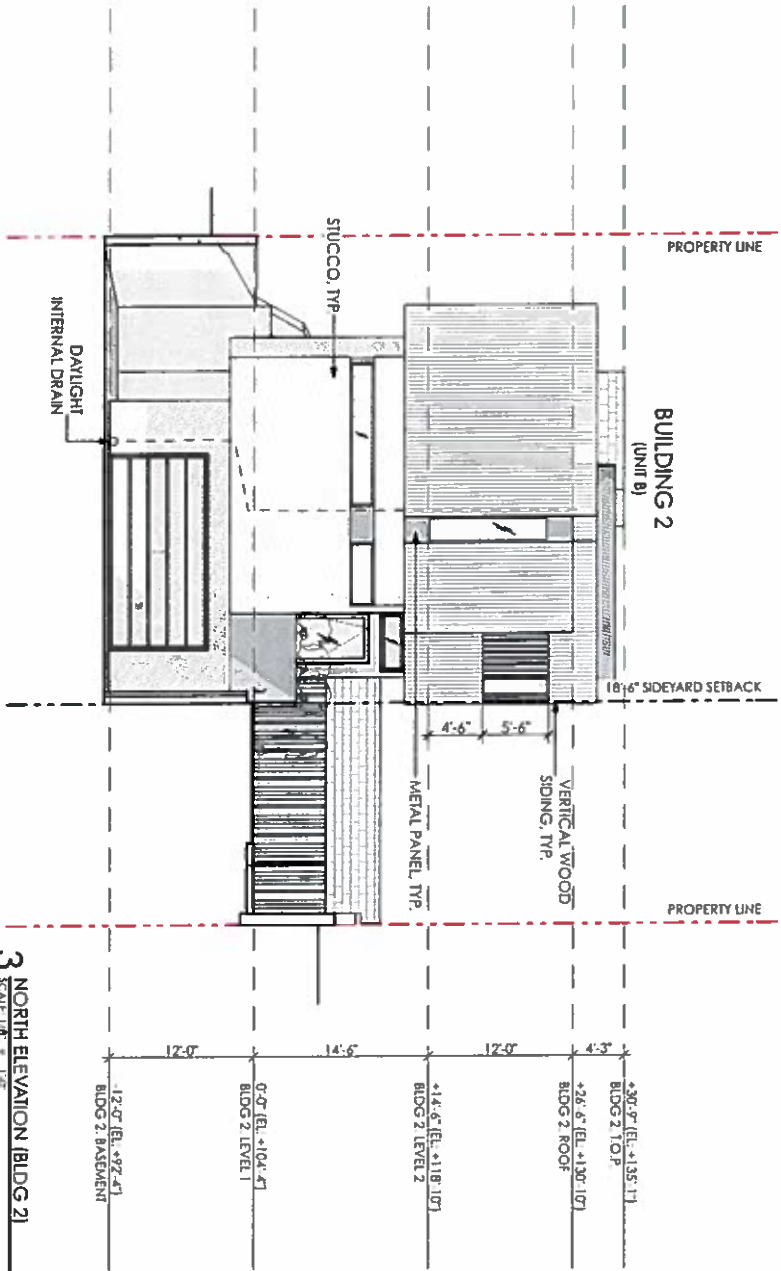
NOTE: COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

REDUCTIONS NOT REQUIRED
SEE PROVIDED CUTSHEET'S FOR COMPLIANCE
SITE LESS THAN 5 ACRES
*RESIDENTIAL BUILDING, BUT PUBLIC FACADES COMPLY, SEE ELEVATIONS
*NO COMMERCIAL USE OVER 10,000 SQ. FT. OR WITH TRADEMARKED DESIGN
*NOT A VMD DEVELOPMENT

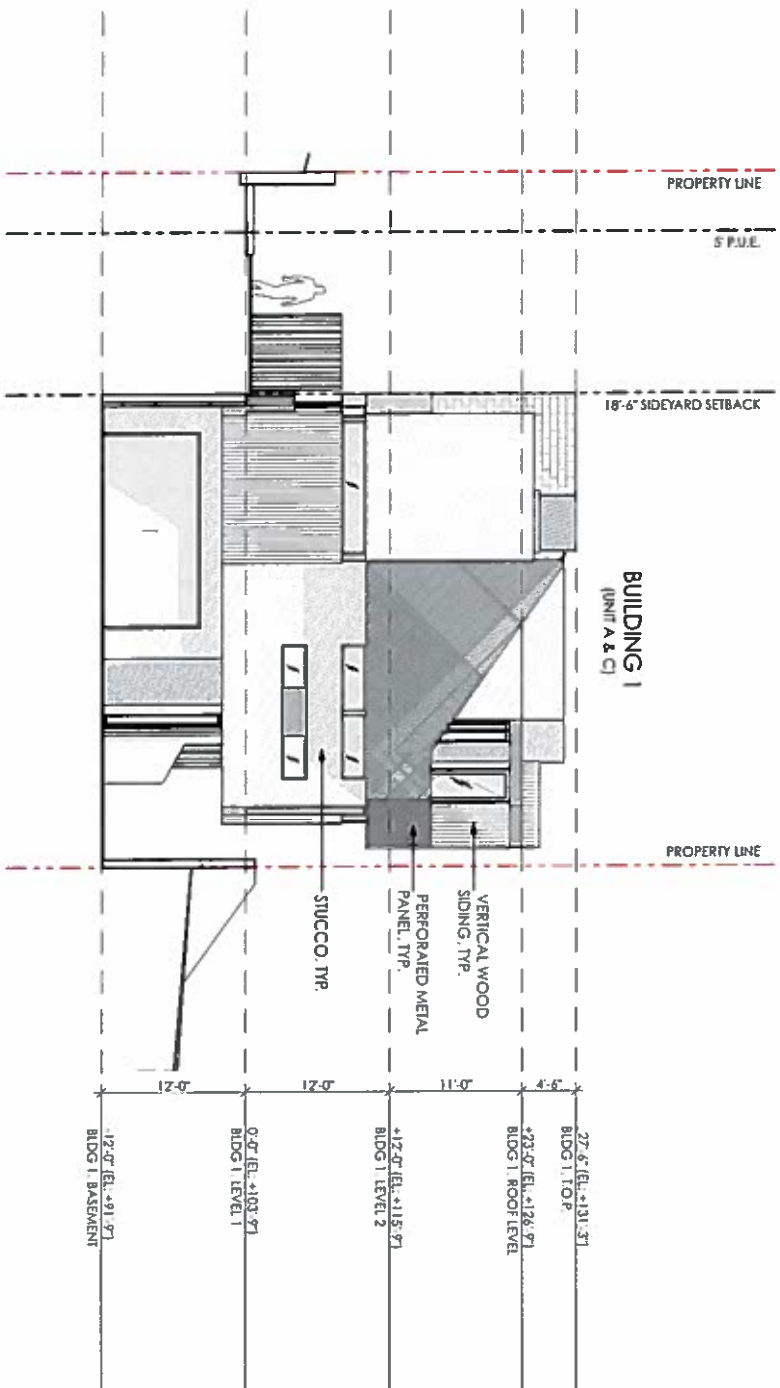


4 SOUTH ELEVATION (BLDG 2)

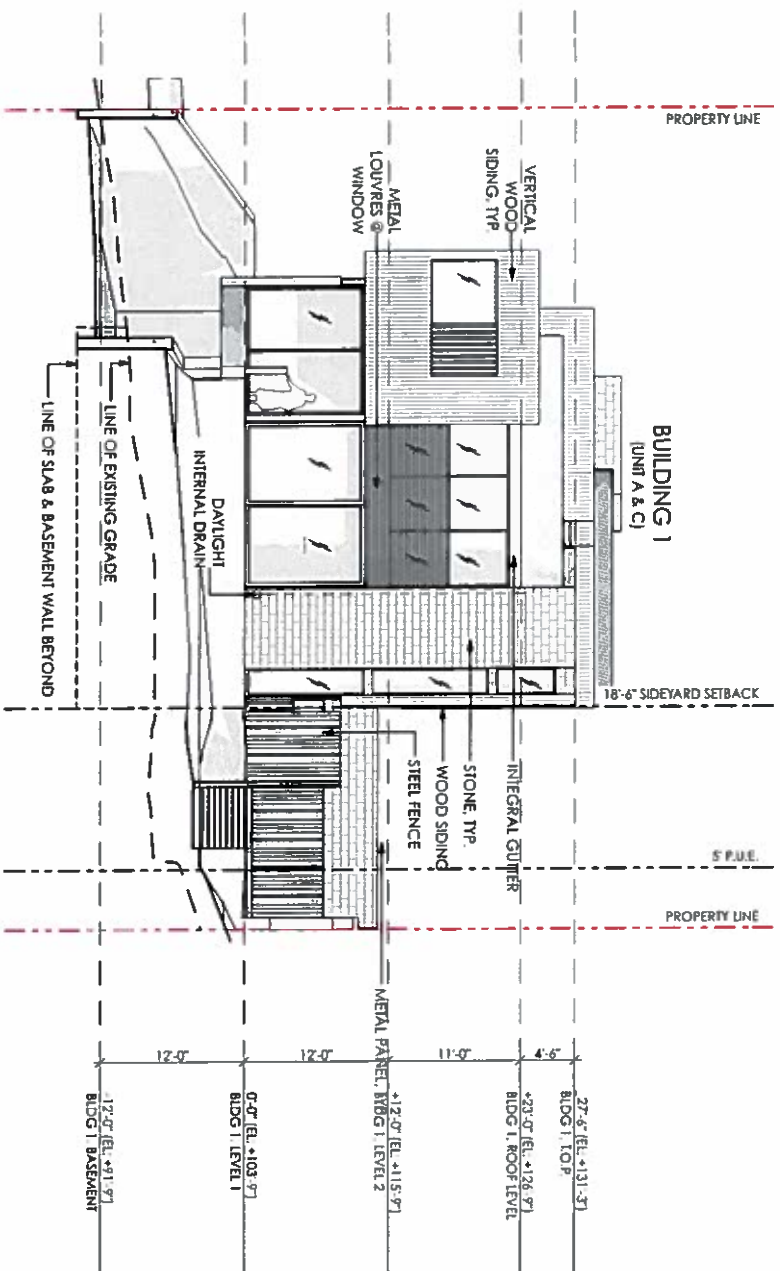
3 NORTH ELEVATION (BLDG 2)



3 NORTH ELEVATION (BLDG 2)



2 SOUTH ELEVATION (BLDG 1)



1 NORTH ELEVATION (BLDG 1)