

1 SURVEY
FULL SIZE SCALE: 1" = 15'
HALF SIZE SCALE: 1" = 30'

JOSEPH BUILDERS

RD/D
Rodenberg Design Development
Ryan Rodenberg
512.796.5995
rrodenberg@gmail.com

812 THERESA - LOT 5
AUSTIN, TEXAS 78703

DRAWN BY: RR

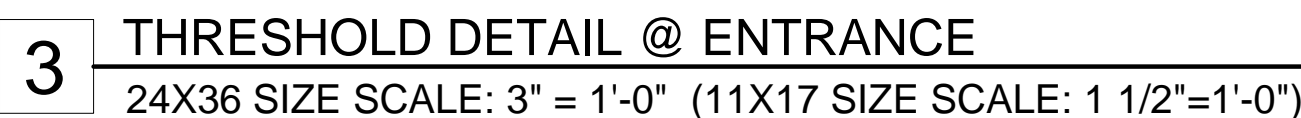
CONTACT: RR

DATE: 3/17/17

JOB #: 17.03

SURVEY

A0.2

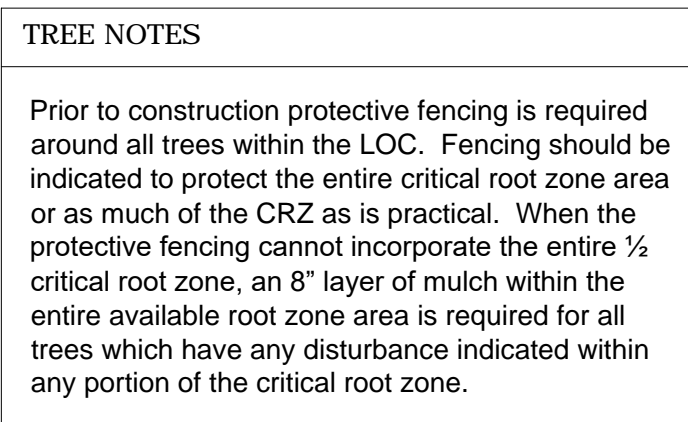


1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

- DOOR 3'X8'
- VISITABLE NO STEP ENTRY MAX 1/2" BEVELED THRESHOLD; SEE DETAIL 2/-
- 3'X3' LANDING WITH MAX SLOPE 1/4" / FT
- IF FOUNDATION PLAN SHOWS MORE THAN 1-1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL.

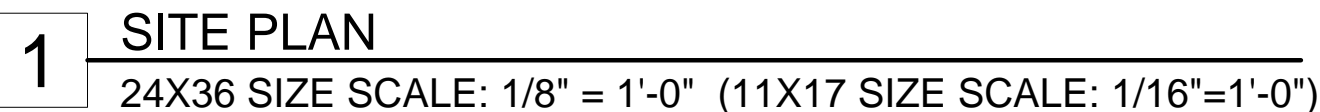
- DOOR 3'X8'

- 2X6 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXPECT BEHIND LAVATORY)



TREE TABLE	
TAG#	DESCRIPTION
T1	23" SPANISH C
T2	23" SPANISH C
T3	23" SPANISH C
T4	31" LIVE OAK
T5	31" LIVE OAK

24X36 SIZE SCALE: 1/16" = 1'-0" (11X17 SIZE SCALE: 1/32"=1'-0")



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SITE PLAN

A1.0

GENERAL NOTES:

- FLOORING:
FIRST FLOOR: SEALED CONCRETE
SECOND FLOOR: 5/8" T & G WOOD THROUGHOUT.
BATHROOMS, LAUNDRY: TILE: x; PORCELAIN TILE ON HARDIBACKER OVER 3/4" T&G PLYWOOD DECK.
- ALL WALLS; 2X4; PLUMBING WALLS; 2X6. INSULATE EXTERIOR WALLS R-19 MIN.
- FORM INSULATE ROOF, R-38 MIN.
- ALL DOOR HAVE A 96" HEIGHT

NOTES:

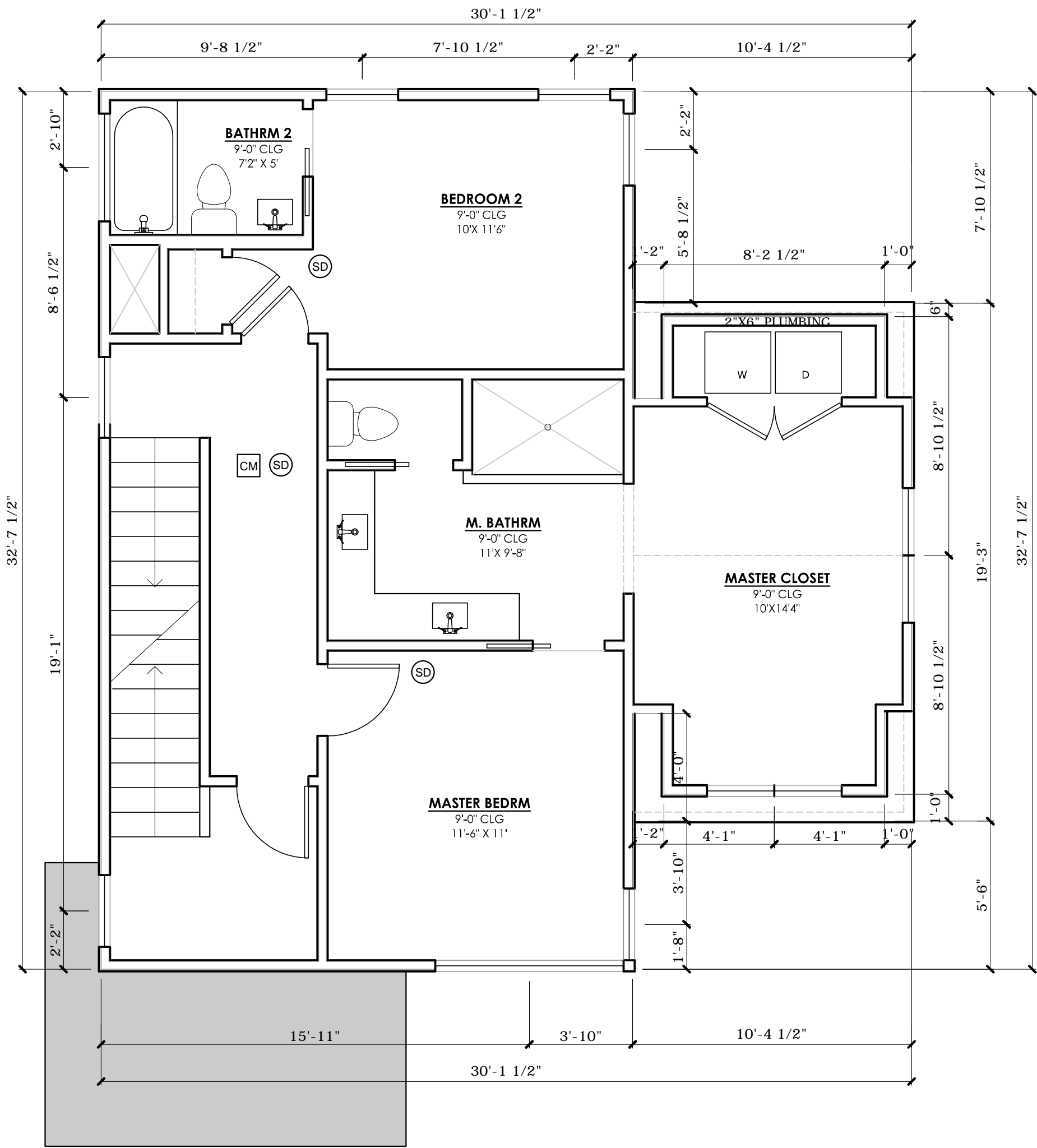
- SD

SMOKE DETECTOR INSTALLED
IN ACCORDANCE WITH
IRC 2012 R314
- CM

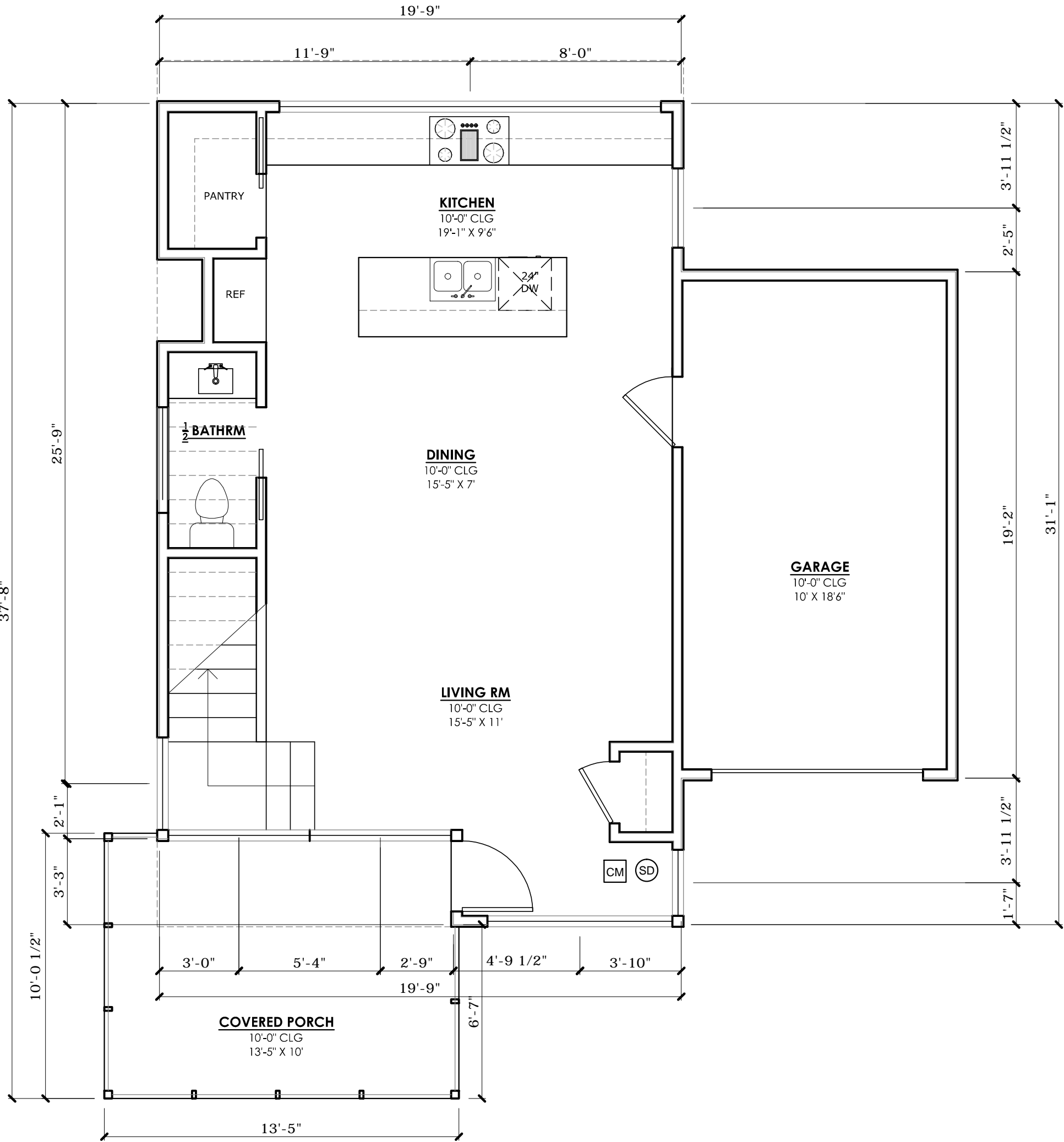
CARBON MONOXIDE
DETECTOR INSTALLED
IN ACCORDANCE WITH
IRC 2012 R315

PLAN NOTES:

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2012 IRC
R310.1, R311.2, R312.2.
2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2012
IRC R311.5.1, R311.7, R312.1.
3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE
TO COMPLY WITH ALL VISIBILITY STANDARDS UNDER CITY
CODE SEC. 25-12-243, R320. VISIBILITY ITEMS ARE
REFERENCED ON FLOOR PLANS.



2 PRIMARY - SECOND FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 PRIMARY - FIRST FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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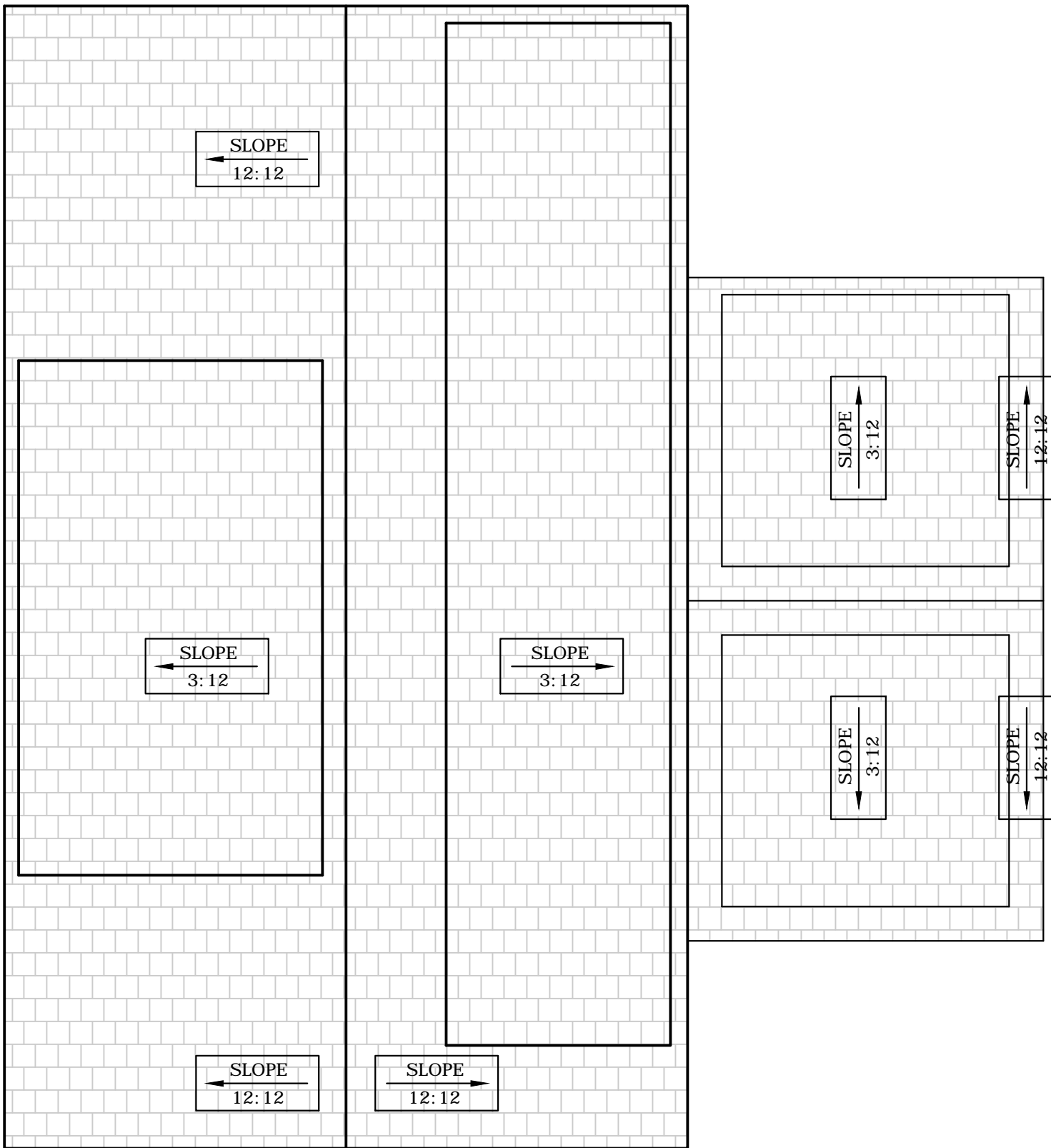
JOB #: 17.03

PRIMARY -
FLOOR PLANS

A2.0

GENERAL NOTES:

1. DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS.
2. REFER TO REFLECTED CEILING PLAN FOR EXTENT OF SOFFITS.
3. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS CENTERED IN METAL ROOF PANEL SYMMETRICAL WITH STANDING SEAMS AT 12" O.C., AND COORDINATE WITH RAFTERS AT 16" O.C.
4. ROOF ASSEMBLY: METAL ROOF SYSTEM, MBCI "BATTENLOK HS" OR APPROVED EQUAL, MINIMUM 24 GAUGE PERFORMED, GALVALUME, LARGE BATTEN, VERTICAL LEG, CONCEALED FASTENER, STANDING SEAM METAL ROOF SYSTEM, CONTINUOUSLY LOCKED, MECHANICALLY SEAMED ROOF PANEL SYSTEM.
5. BREATHABLE, HIGH TEMP METAL ROOF UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATIONS TITANIUM UDL 50 OR SIMILAR. PROVIDE 1" UNDER-DECK VENTILATION / AIR SPACE WHEN USING POLYURETHANE FOAM INSULATION.
6. ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF
7. PROVIDE FLEXIBLE PIPE FLASHINGS UNITS AT ALL PLUMBING, COOKTOP/RANGE, AND DRYER VENT PENETRATIONS THROUGH THE METAL ROOF.
8. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.



2 PRIMARY - ROOF PLAN
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GENERAL NOTES:

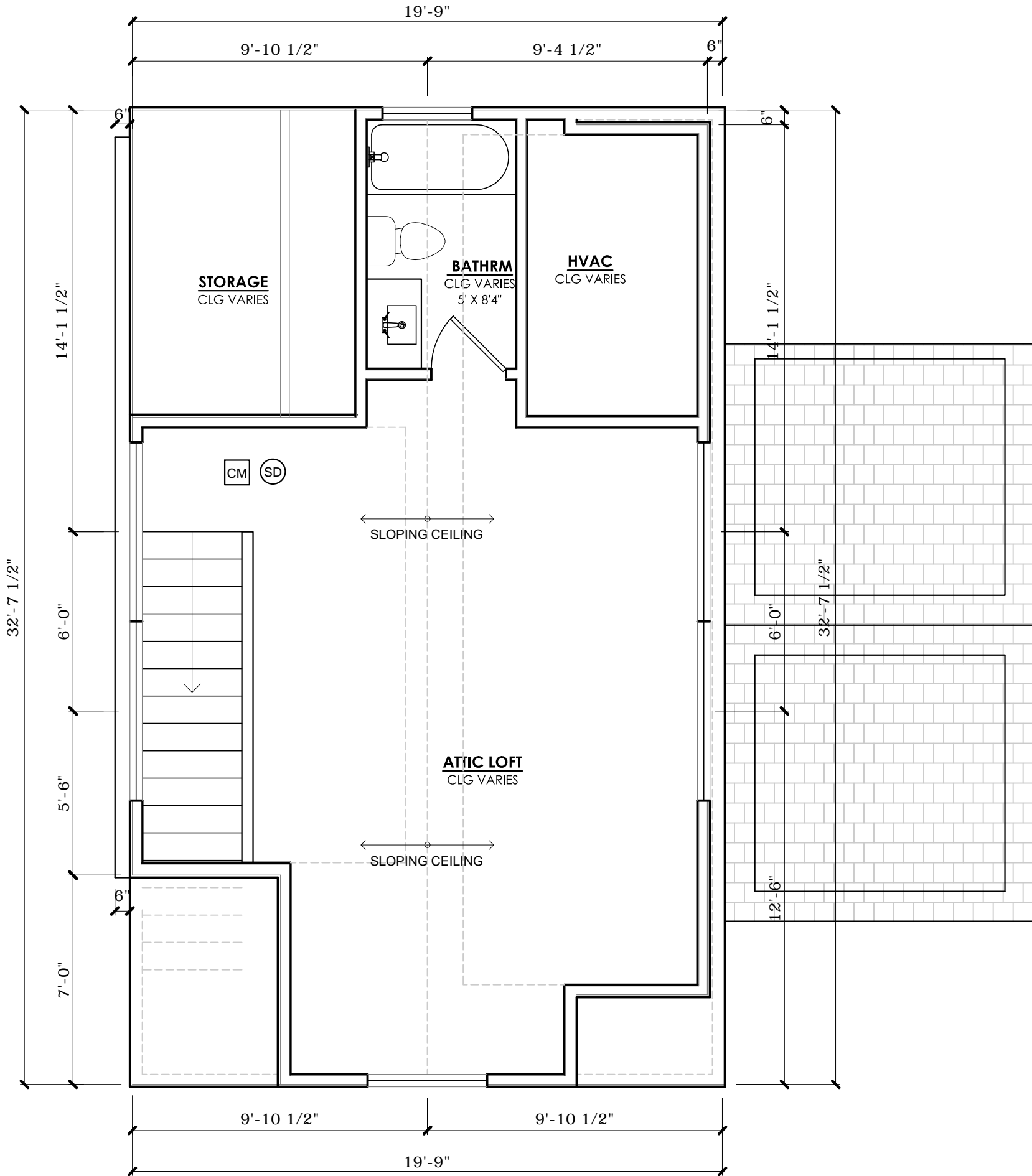
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SECOND FLOOR: 5/8" T & G WOOD THROUGHOUT.
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- FORM INSULATE ROOF, R-38 MIN.
- ALL DOOR HAVE A 96" HEIGHT

NOTES:

- SD SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R314
- CM CARBON MONOXIDE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R315

PLAN NOTES:

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2012 IRC R310.1, R311.2, R312.2.
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3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL VISIBILITY STANDARDS UNDER CITY CODE SEC. 25-12-243, R320. VISIBILITY ITEMS ARE REFERENCED ON FLOOR PLANS.



1 PRIMARY - ATTIC FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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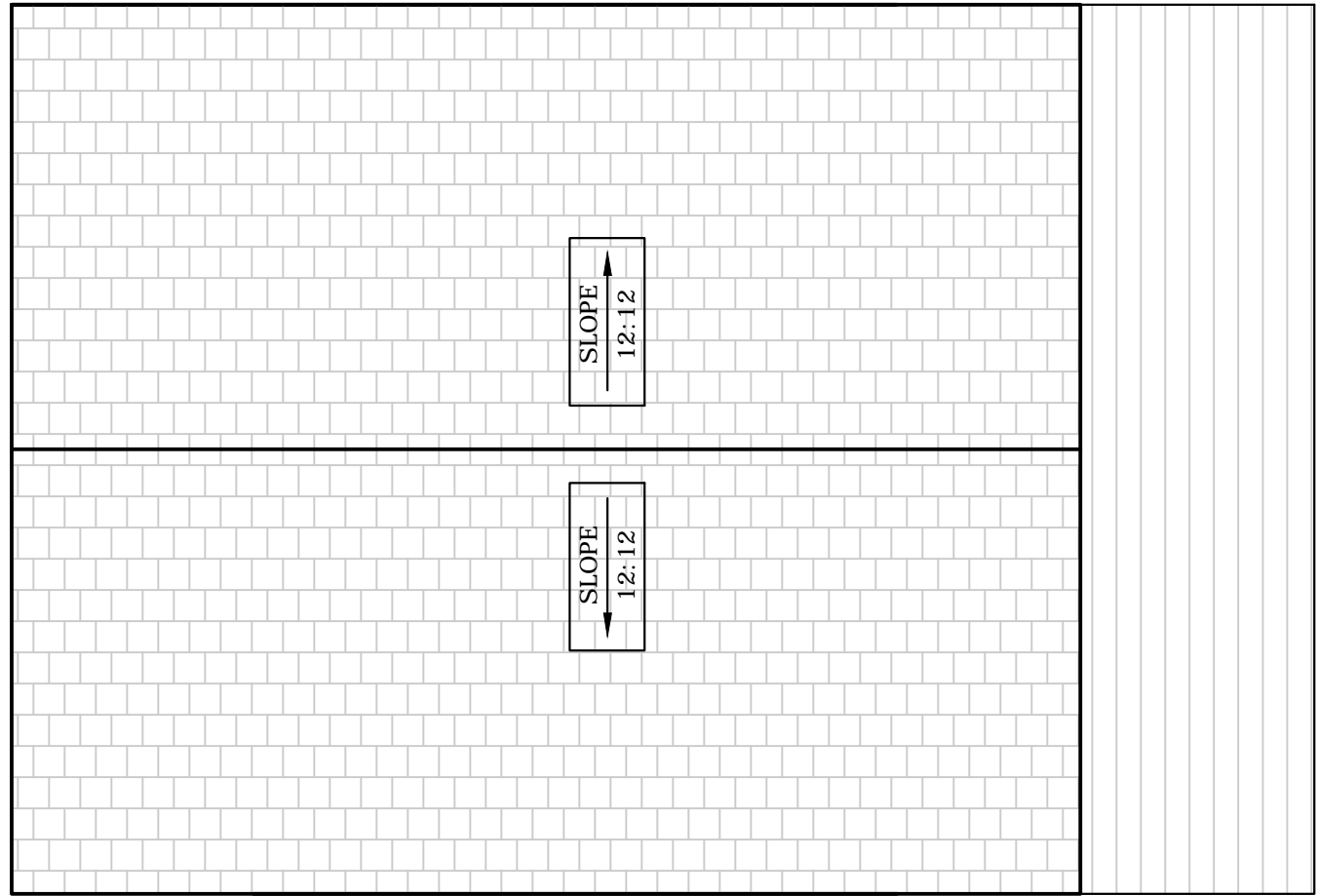
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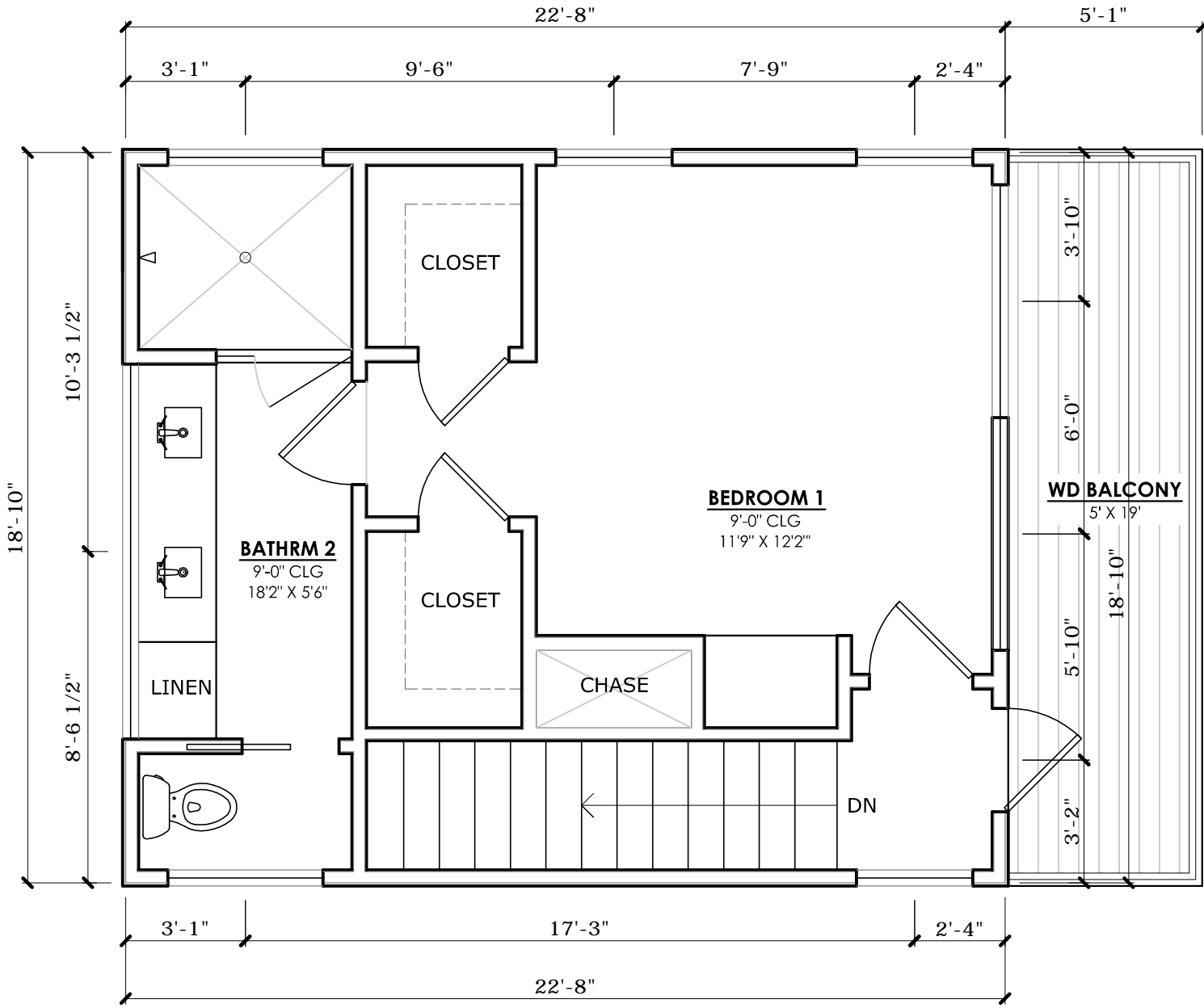
PRIMARY -
FLOOR PLANS

A2.1

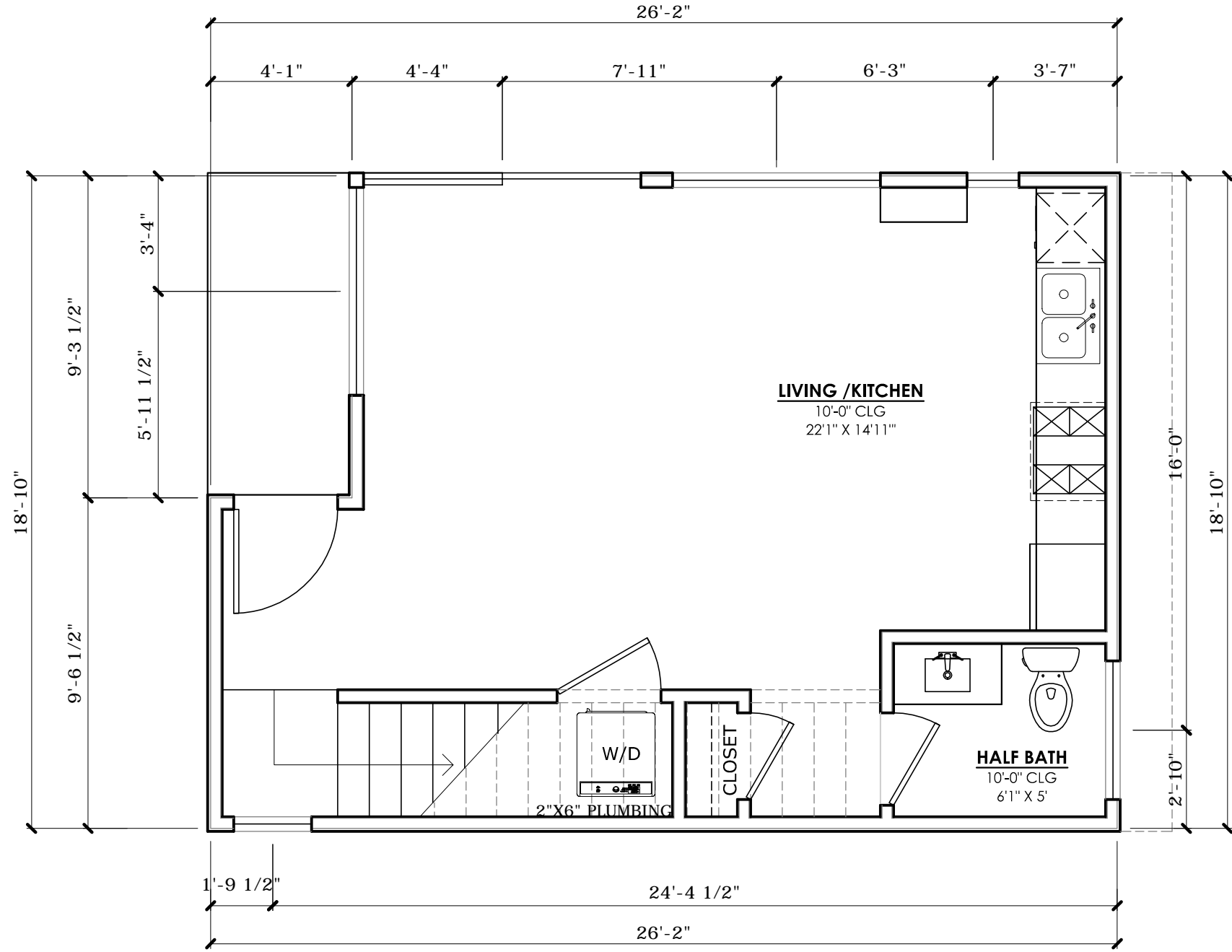
GENERAL NOTES:	PLAN NOTES:	NOTES:
<ul style="list-style-type: none">- ALL WALLS: 2X4; LAUNDRY WALLS: 2X6. INSULATE EXTERIOR WALLS R-19 MIN.- FORM INSULATE ROOF, R-38 MIN.	<ol style="list-style-type: none">1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2012 IRC R310.1, R311.2, R312.2.2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2012 IRC R311.5.1, R311.7, R312.1.3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL VISIBILITY STANDARDS UNDER CITY CODE SEC. 25-12-243, R320. VISIBILITY ITEMS ARE REFERENCED ON FLOOR PLANS.	<div><div>SD</div>SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R314</div> <div><div>CM</div>CARBON MONOXIDE DETECTOR INSTALLED IN ACCORDANCE WITH IRC 2012 R315</div>



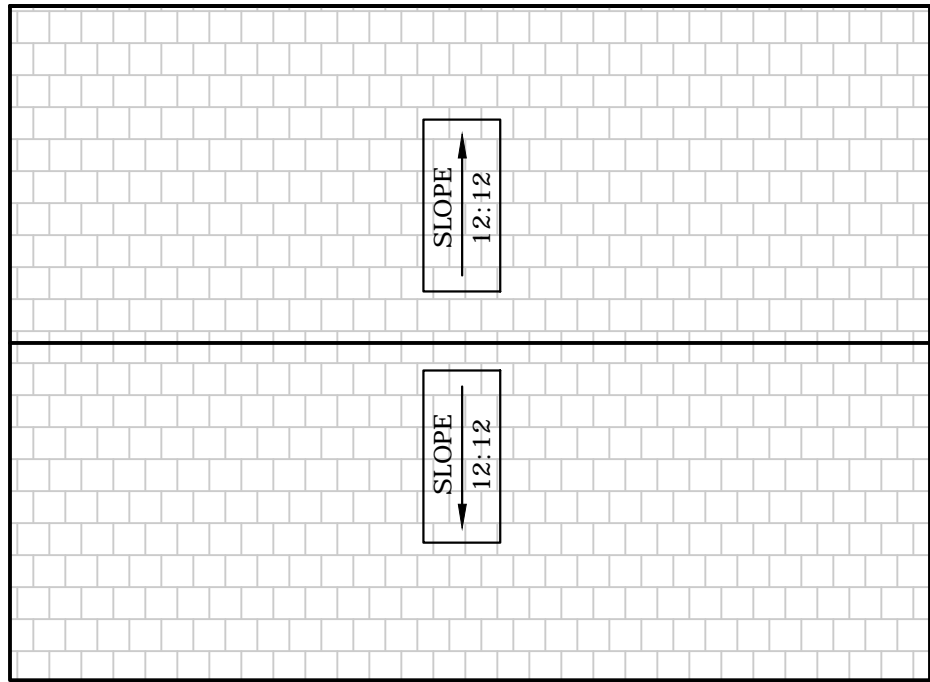
6 ADU - ROOF PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



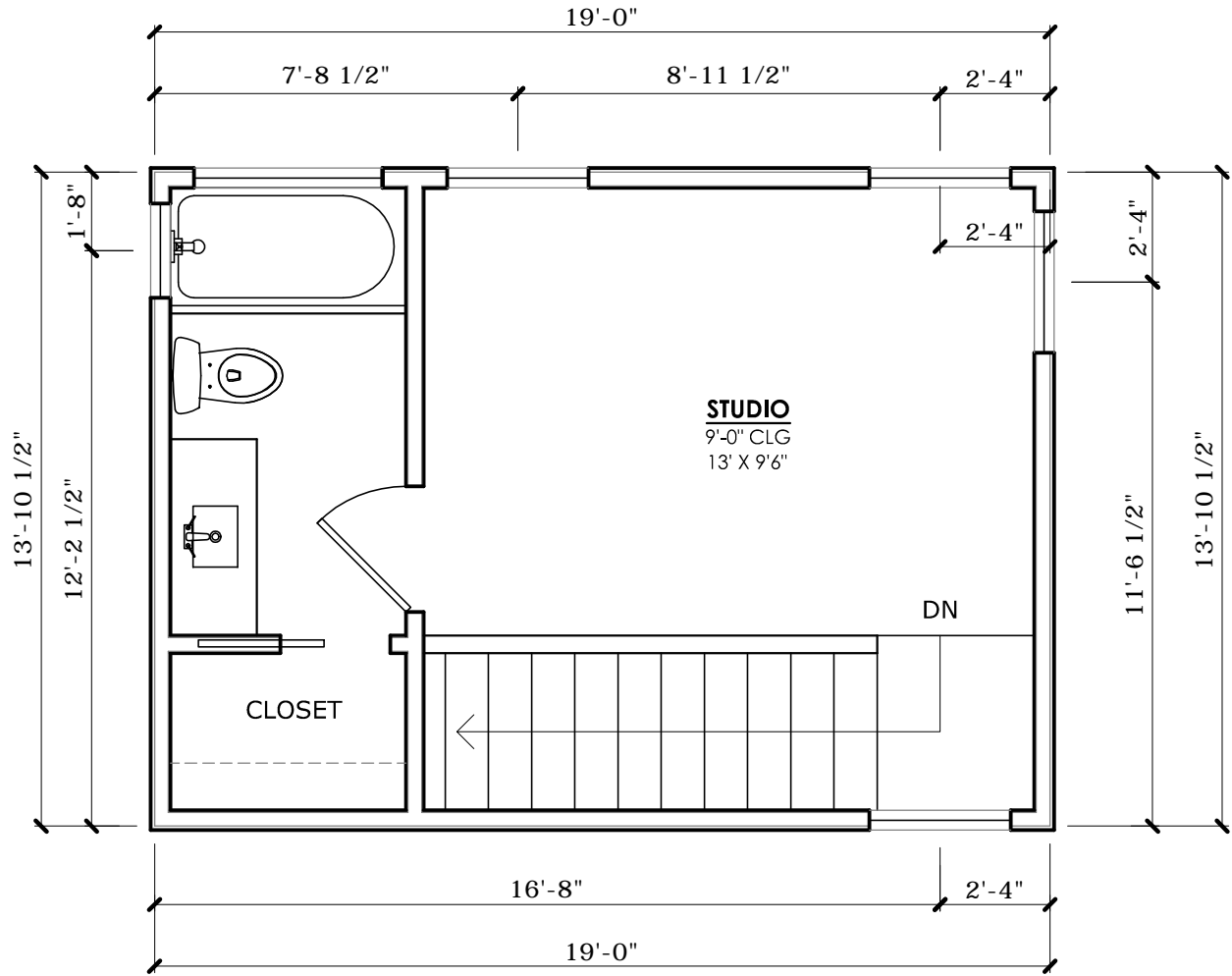
4 ADU - SECOND FLOOR
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



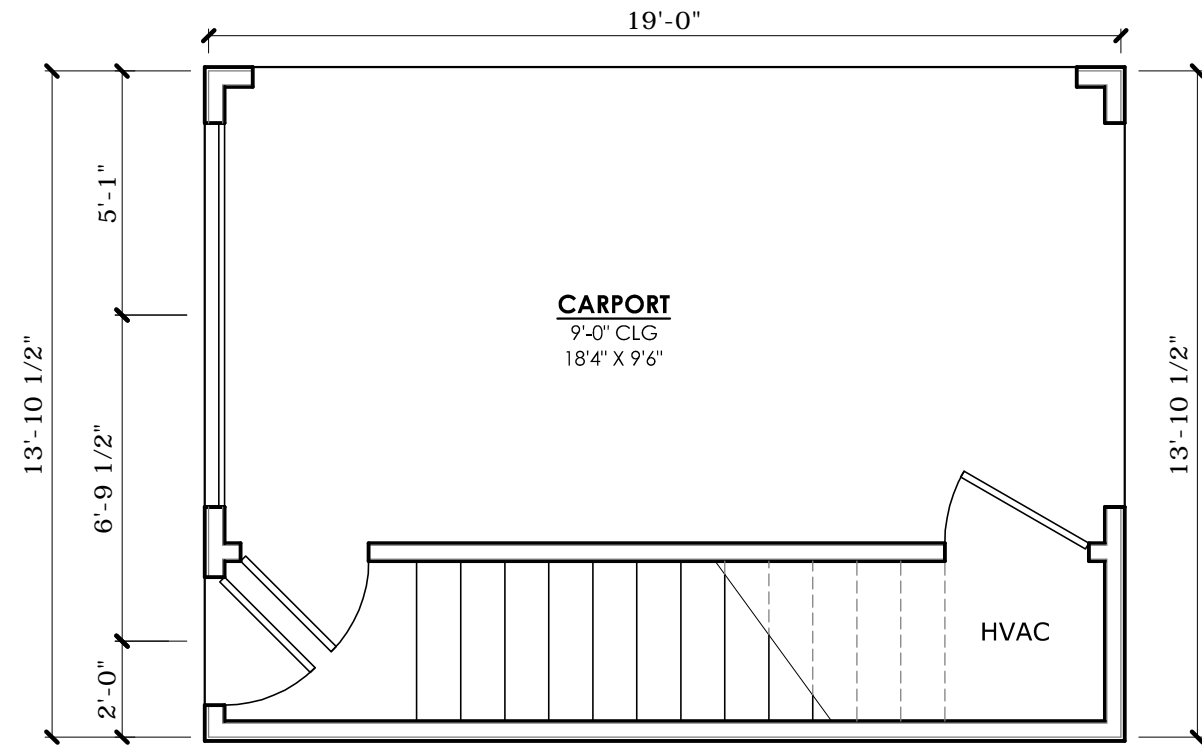
2 ADU - FIRST FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



5 CARPORT - ROOF PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



3 CARPORT - SECOND FLOOR
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 CARPORT - FIRST FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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ADU - FLOOR PLANS

A2.2

FINISH NOTES:

- ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH

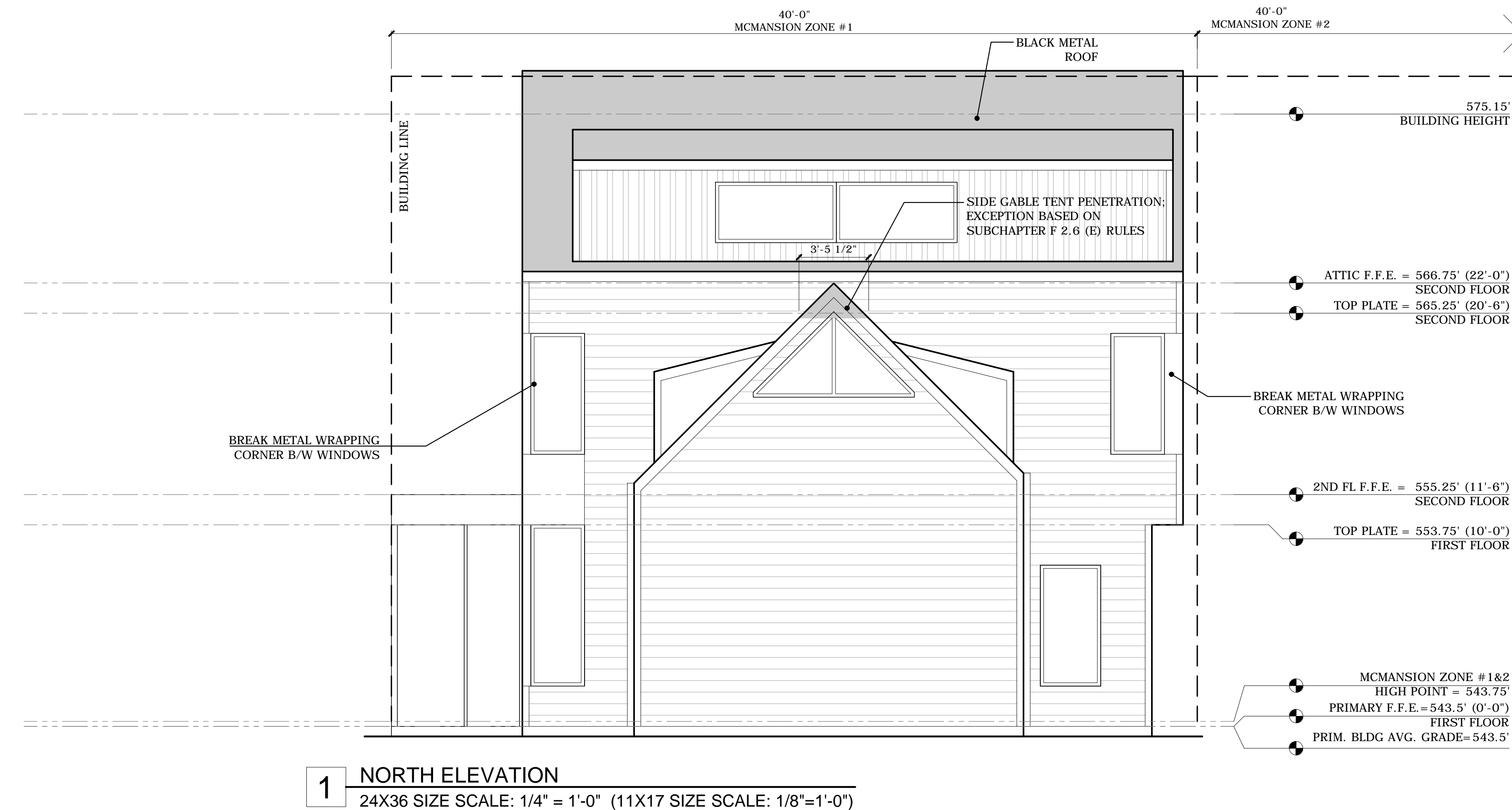
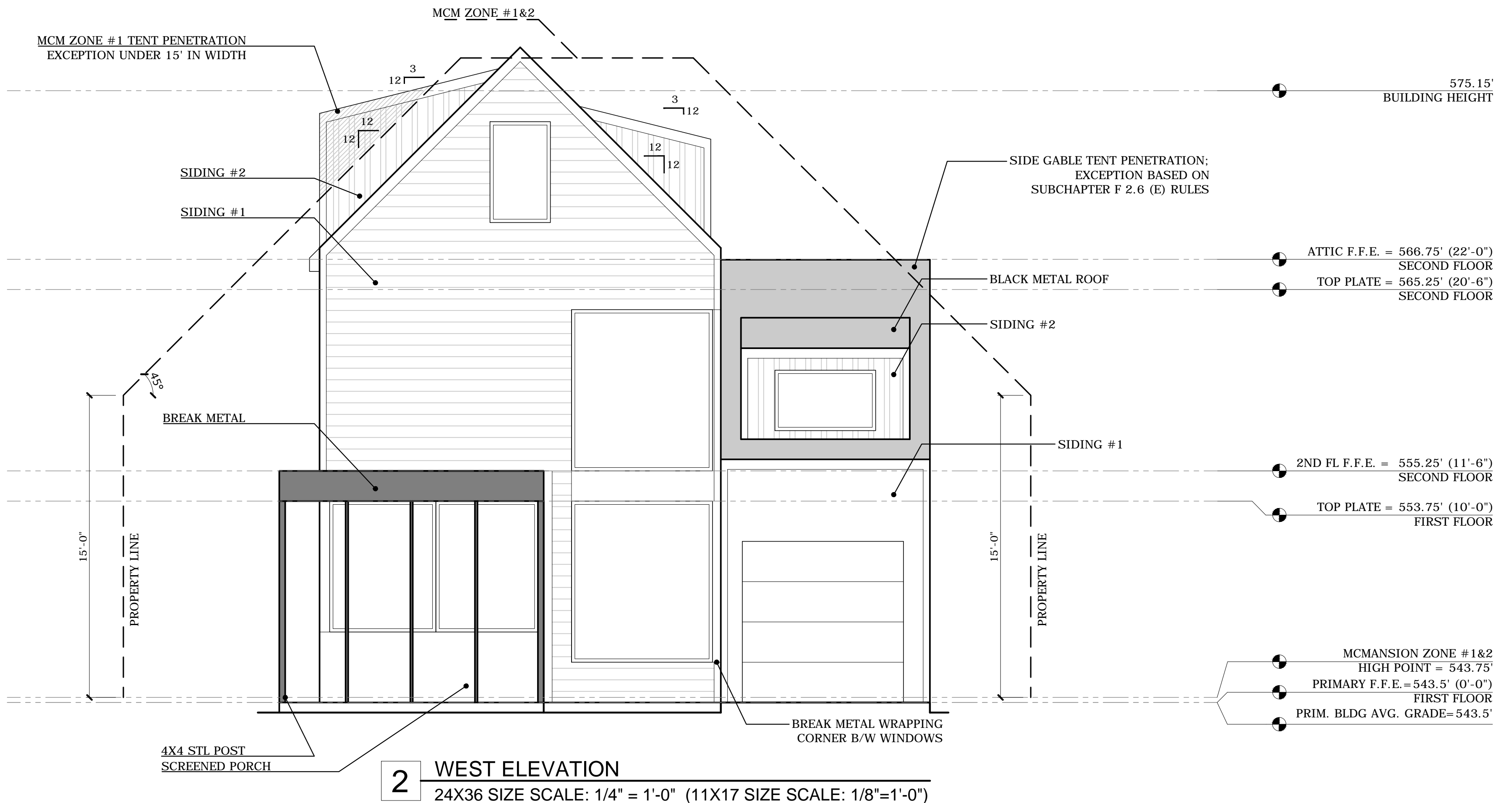
SIDING NOTES:

- TYPE 1 SIDING: FIBER CEMENT BOARD AND BATTEN SIDING "HARDIE BOARD" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.

- TYPE 2 SIDING: FIBER CEMENT BOARD AND BATTEN SIDING "HARDIE BOARD" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH. 6" BATTEN SPACING

EXTERIOR PAINT COLORS:

BODY / TRIM	WHITE
PORCH / TRIM / RAILING	WHITE
SOFFIT FASCIA	WHITE
GARAGE DOOR	BLACK



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PRIMARY RESIDENCE
ELEVATIONS

A3.0

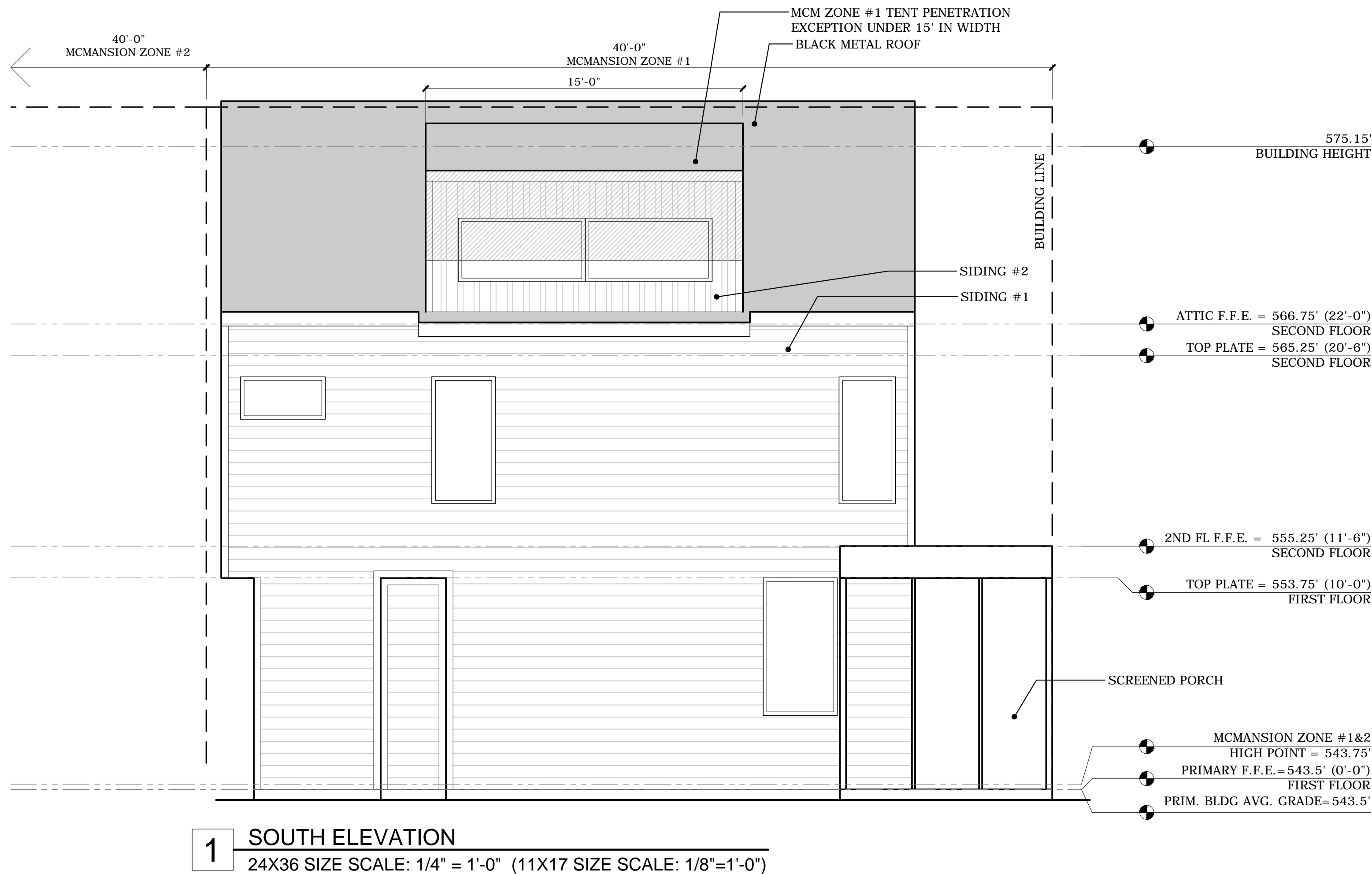
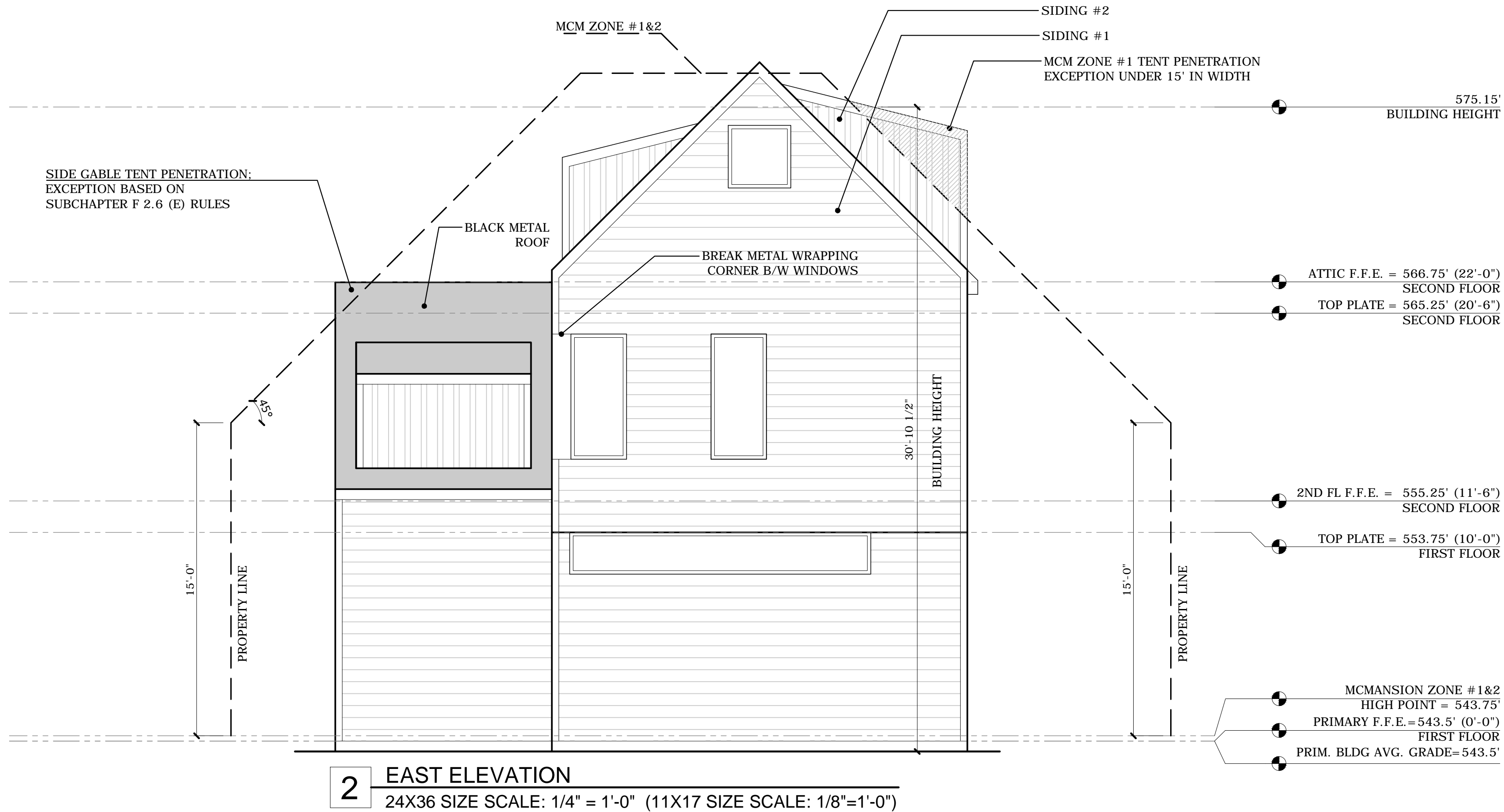
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- EXTERIOR PAINT COLORS:

BODY / TRIM WHITE
PORCH / TRIM / RAILING WHITE
SOFFIT FASCIA WHITE
GARAGE DOOR BLACK



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PRIMARY RESIDENCE
ELEVATIONS

A3.1

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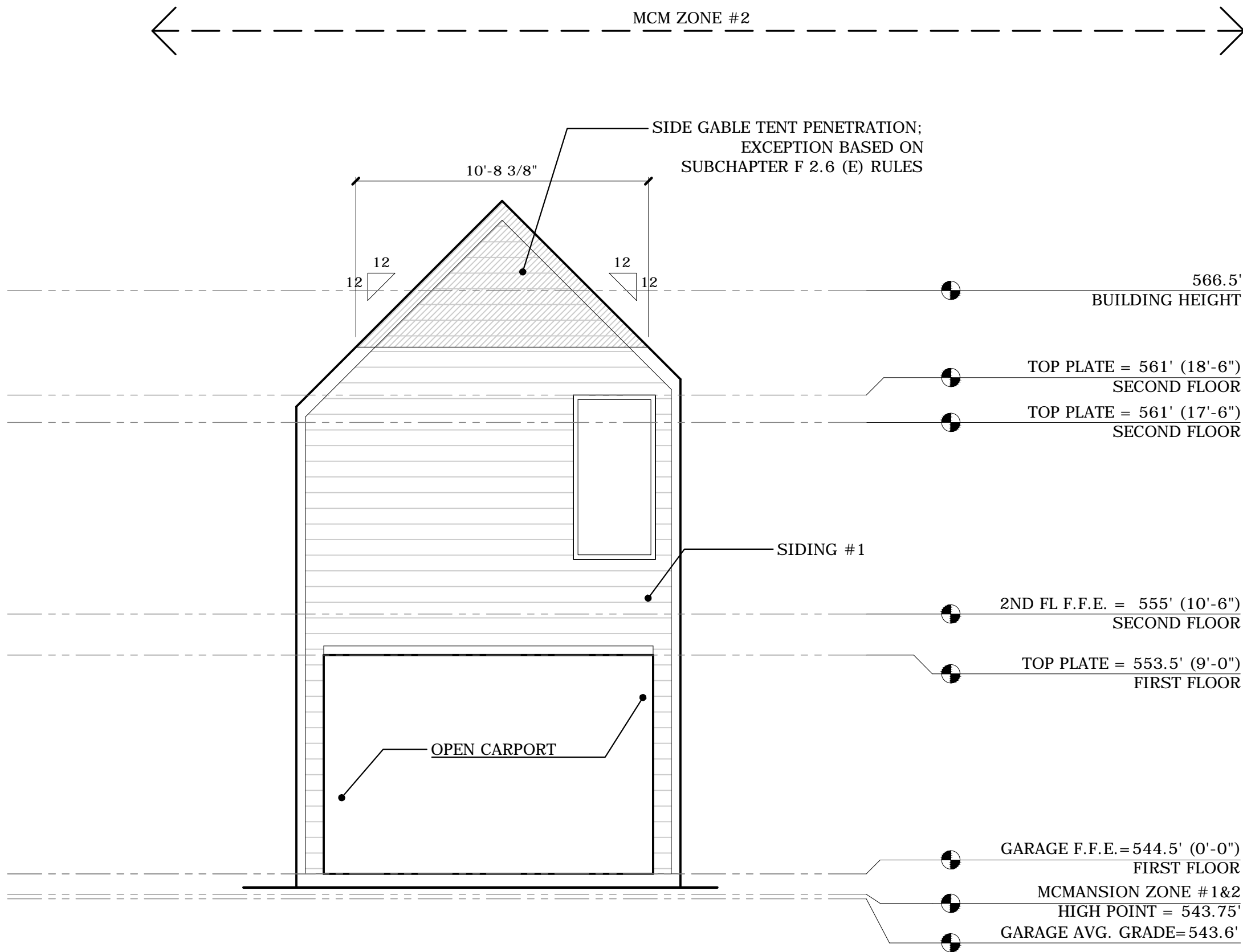
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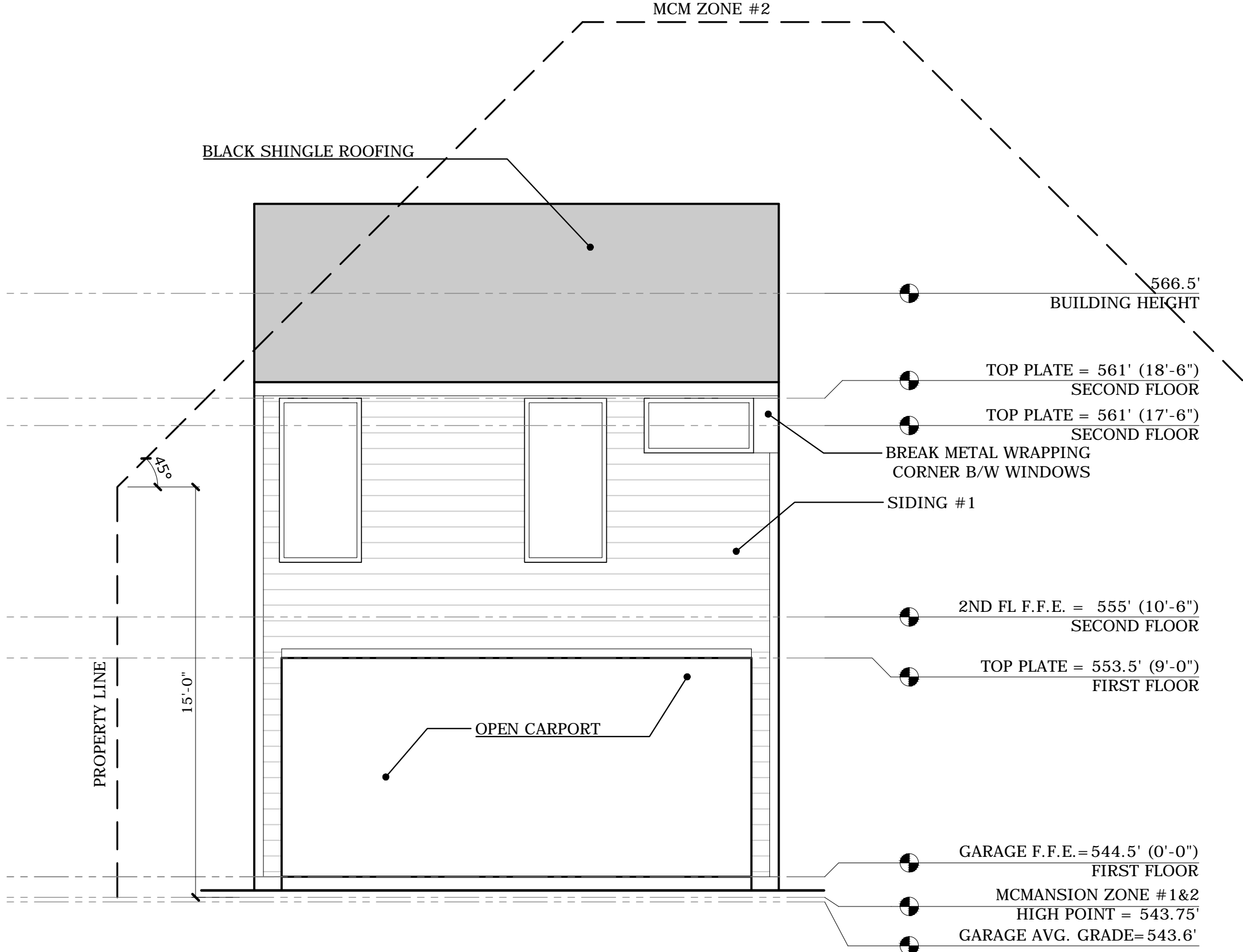
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EXTERIOR PAINT COLORS:

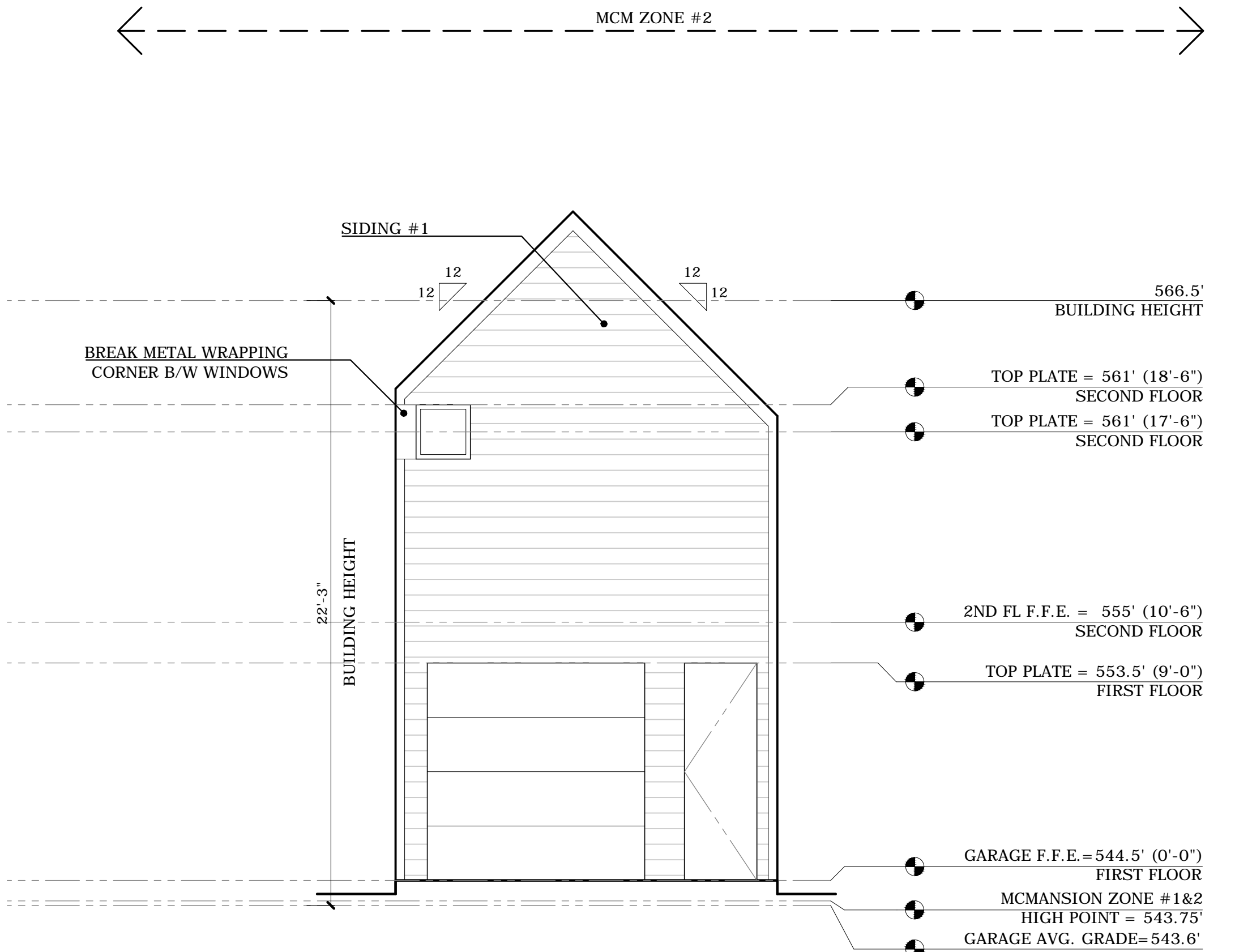
BODY / TRIM	WHITE
PORCH / TRIM / RAILING	WHITE
SOFFIT FASCIA	WHITE
GARAGE DOOR	BLACK



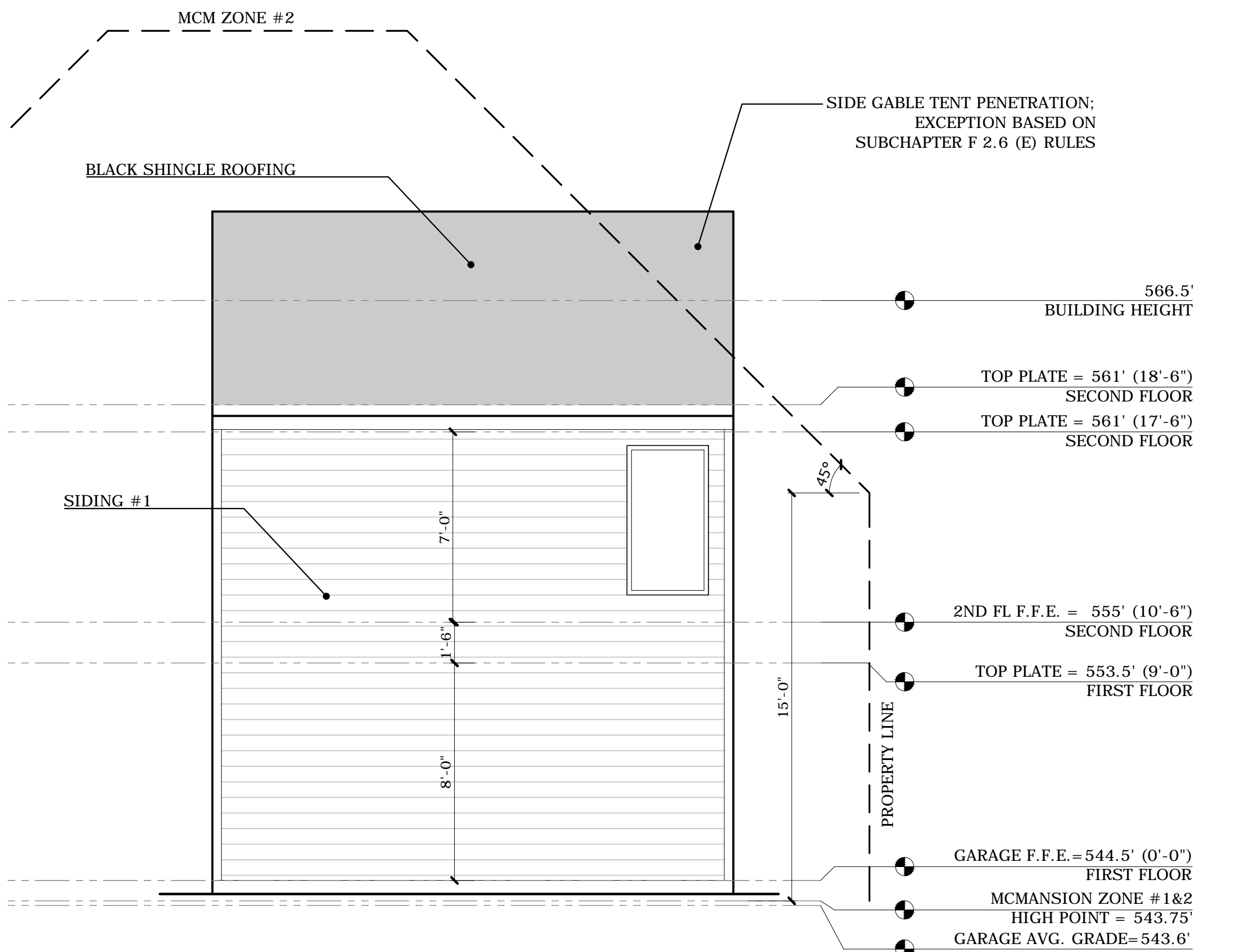
4 SOUTH ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



2 EAST ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



3 NORTH ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



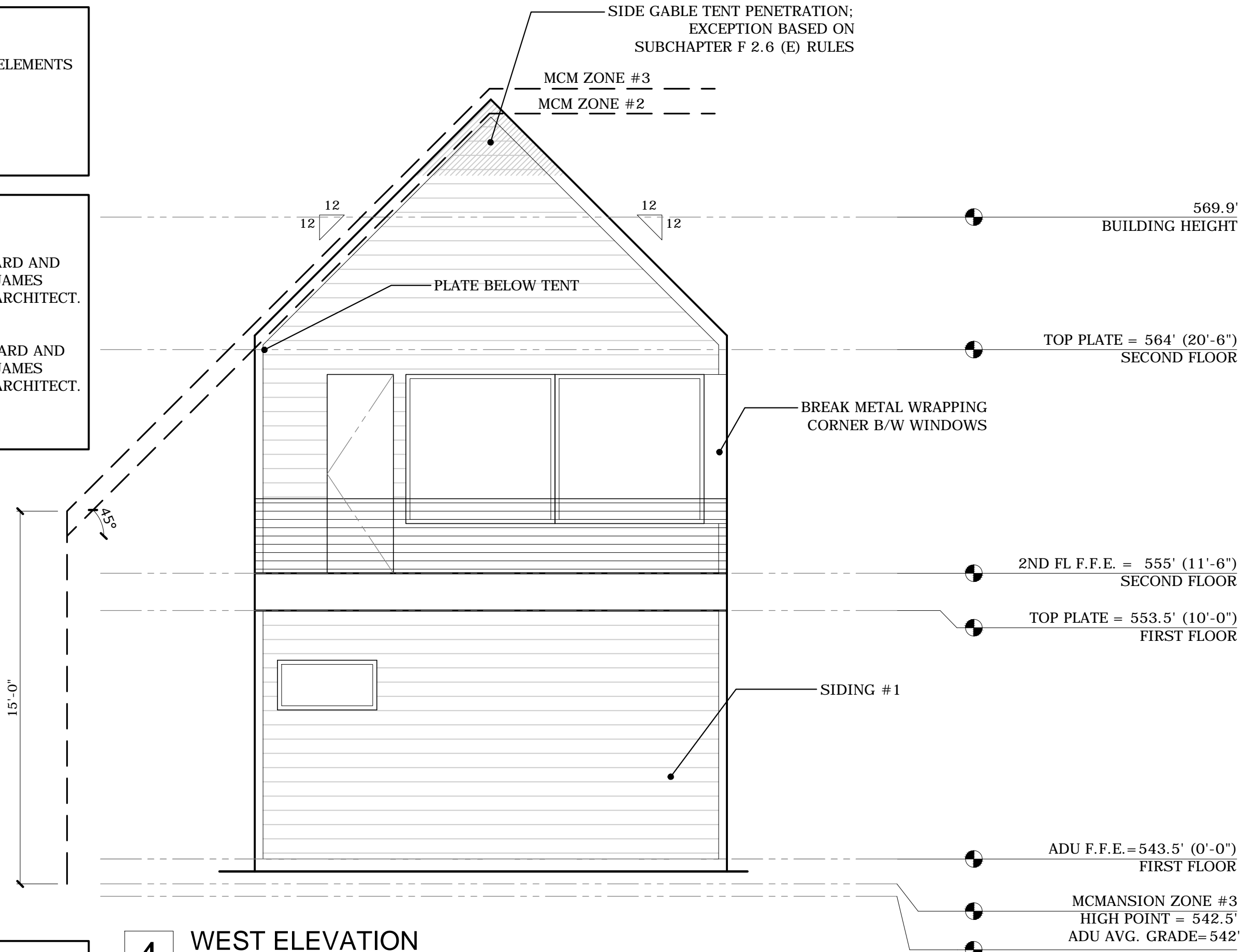
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GARAGE ELEVATIONS	
A3.2	

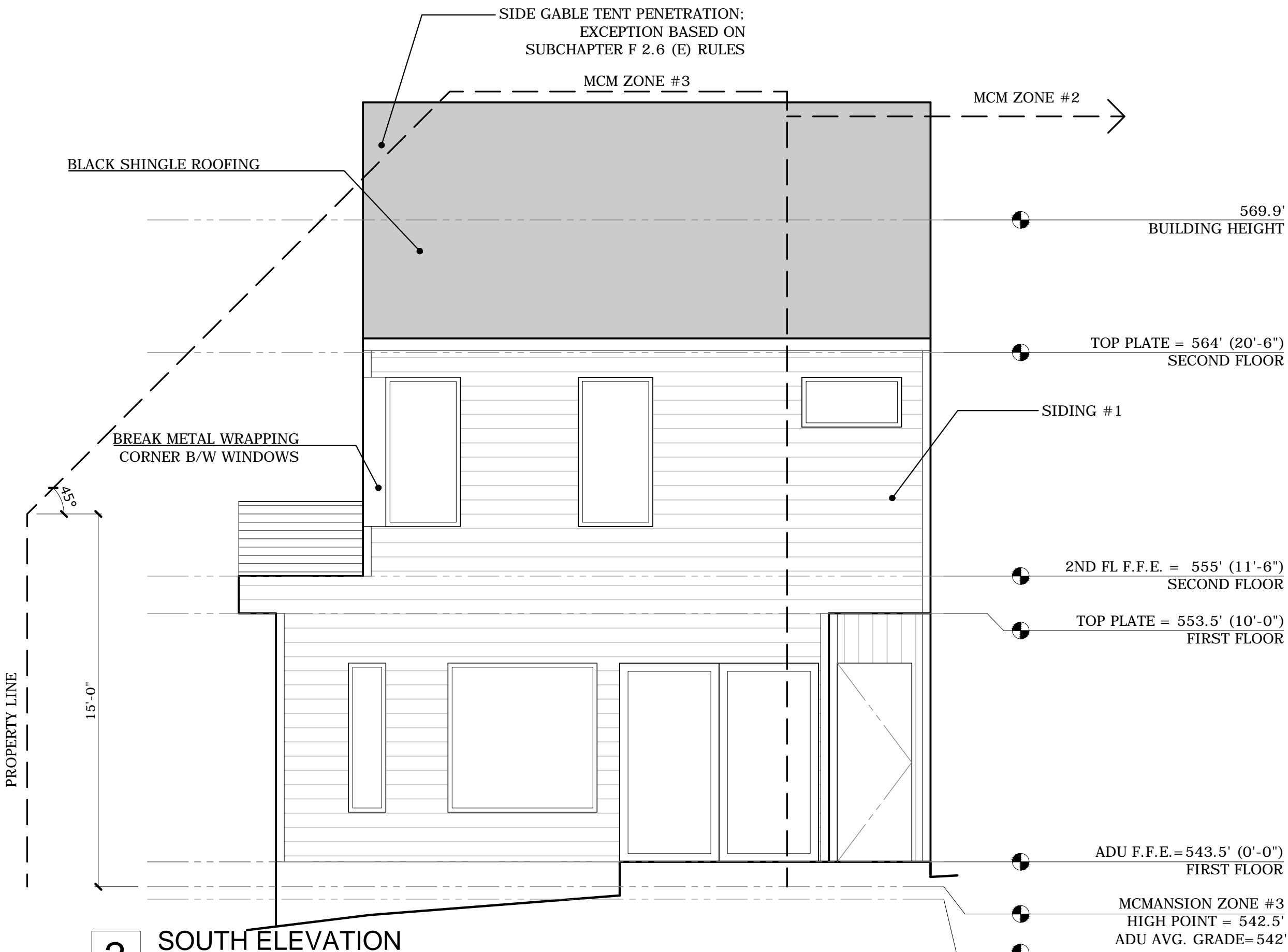
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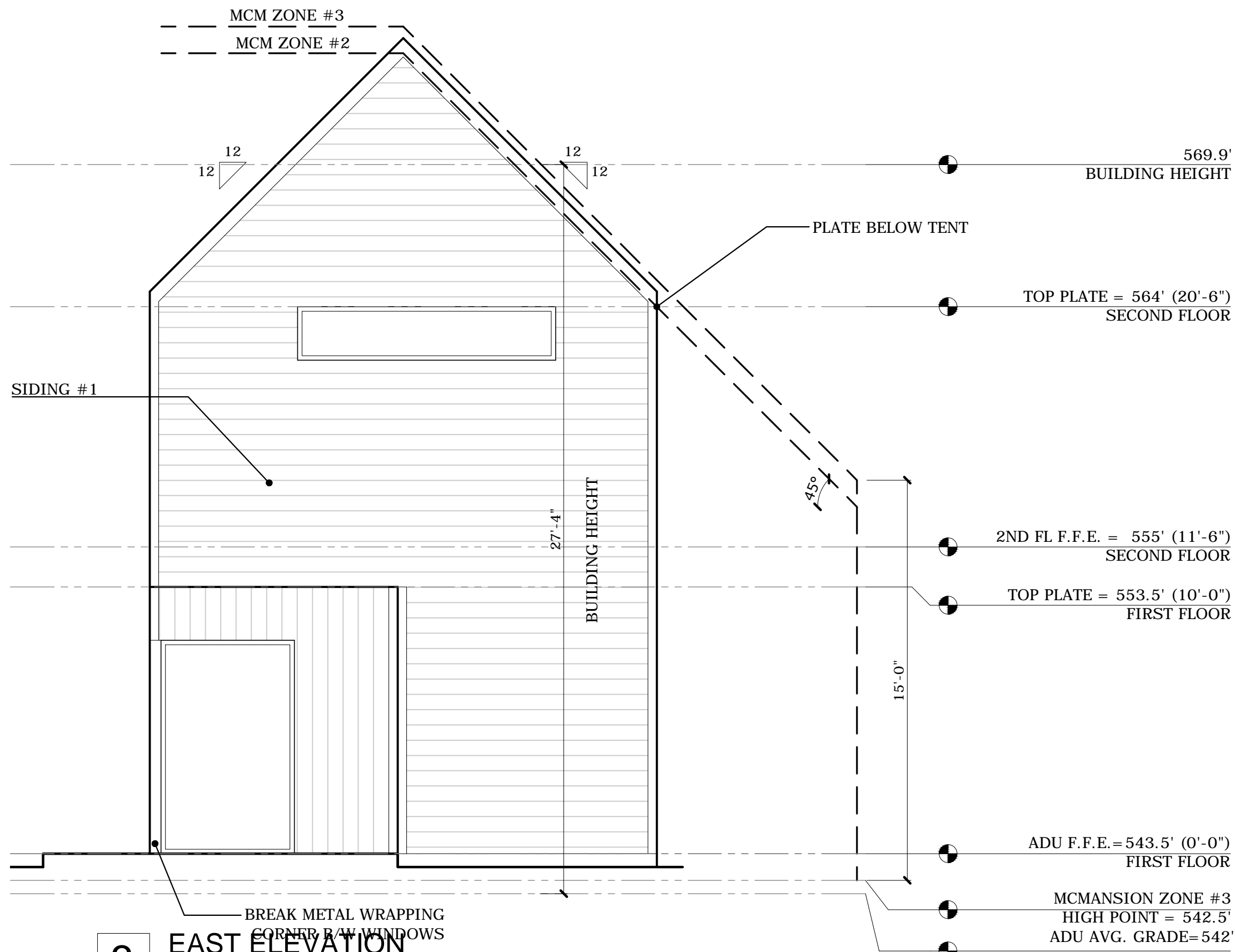
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GARAGE DOOR BLACK



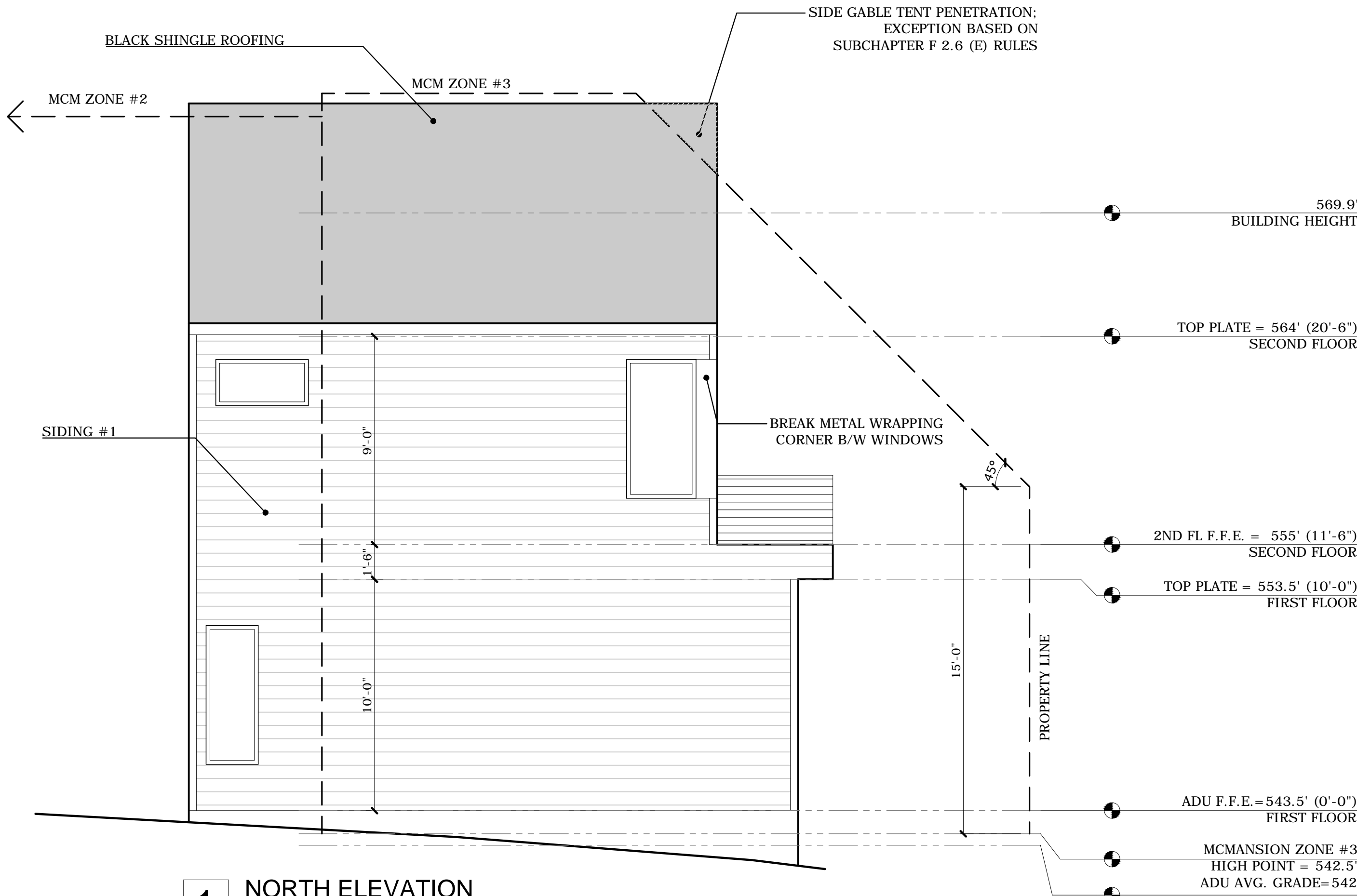
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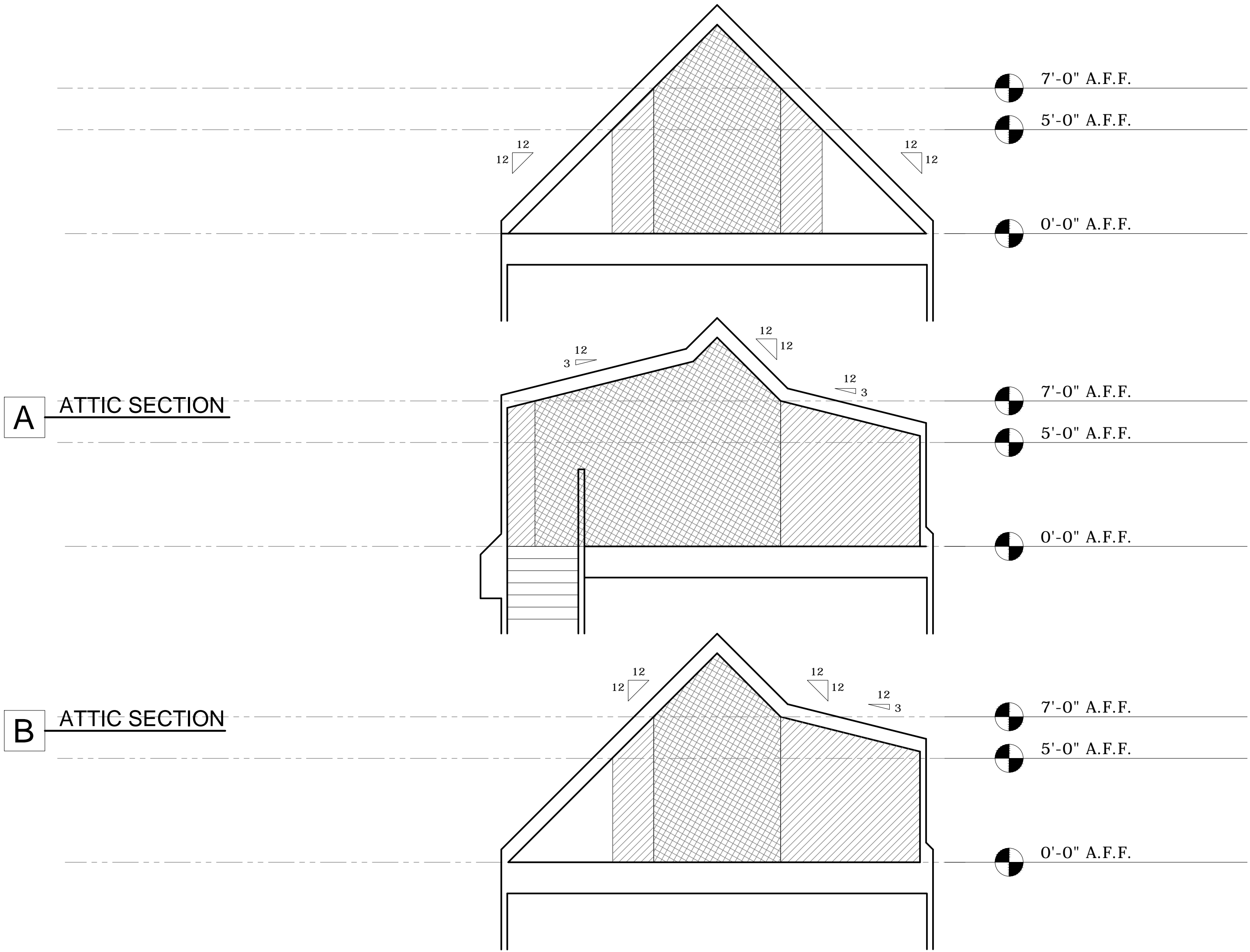
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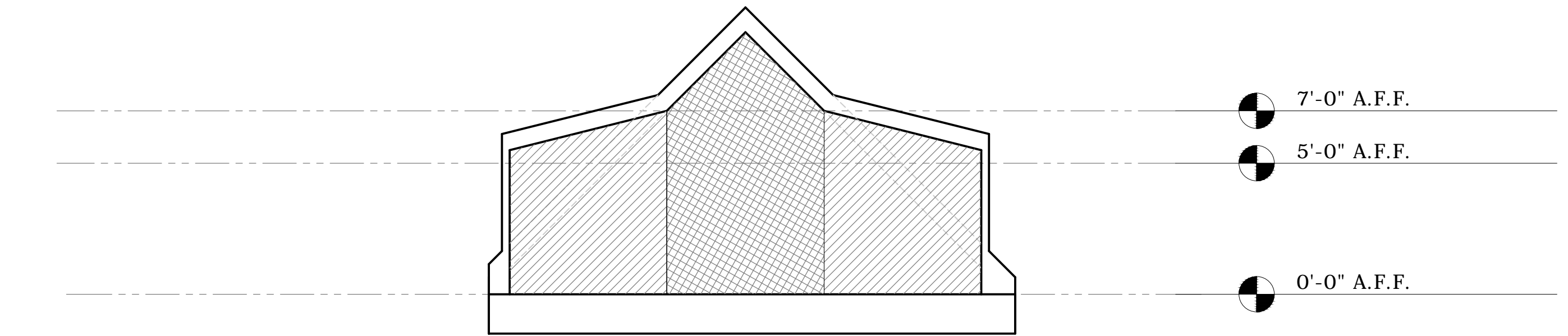
ADU RESIDENCE
ELEVATIONS

A3.3



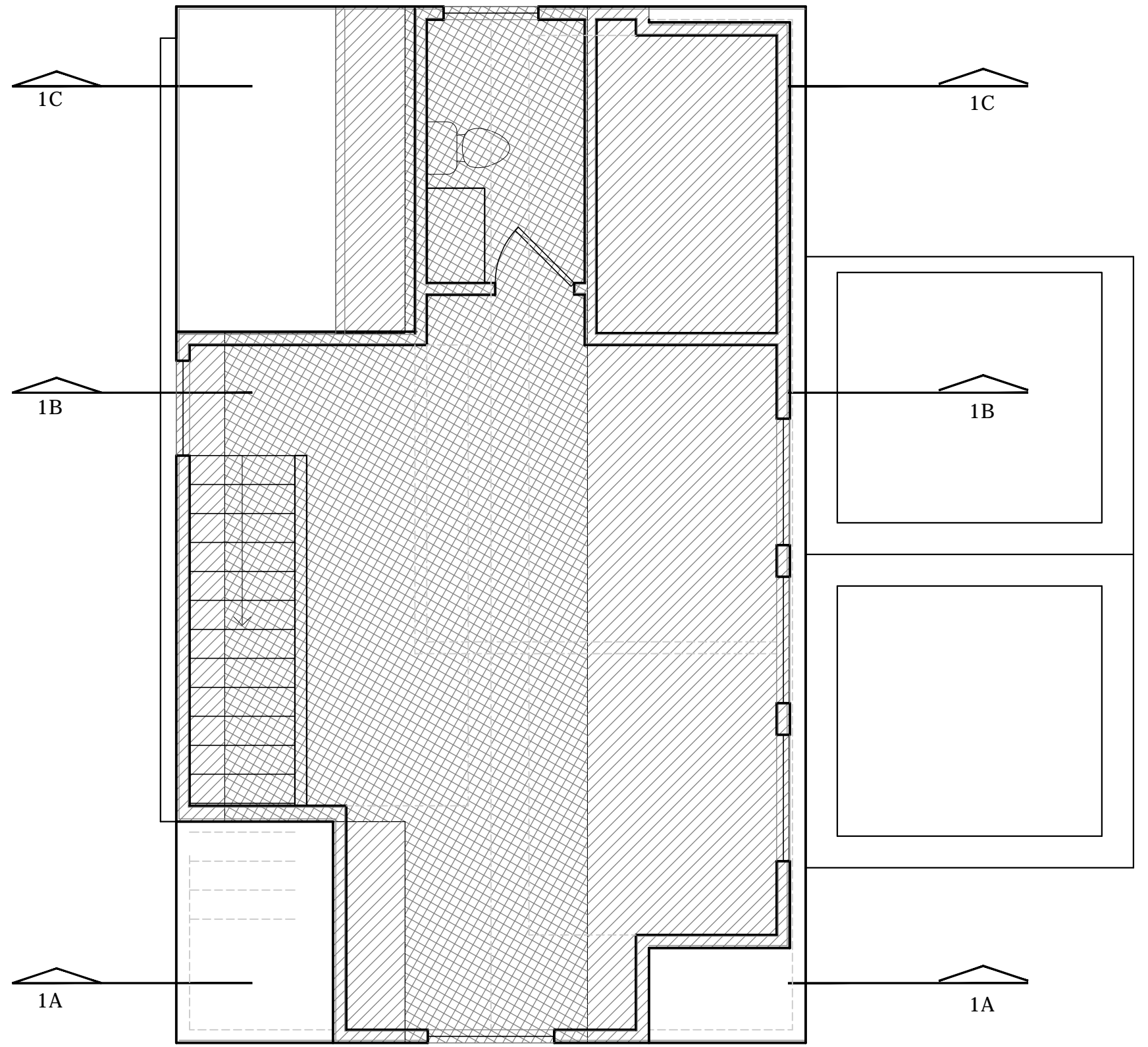
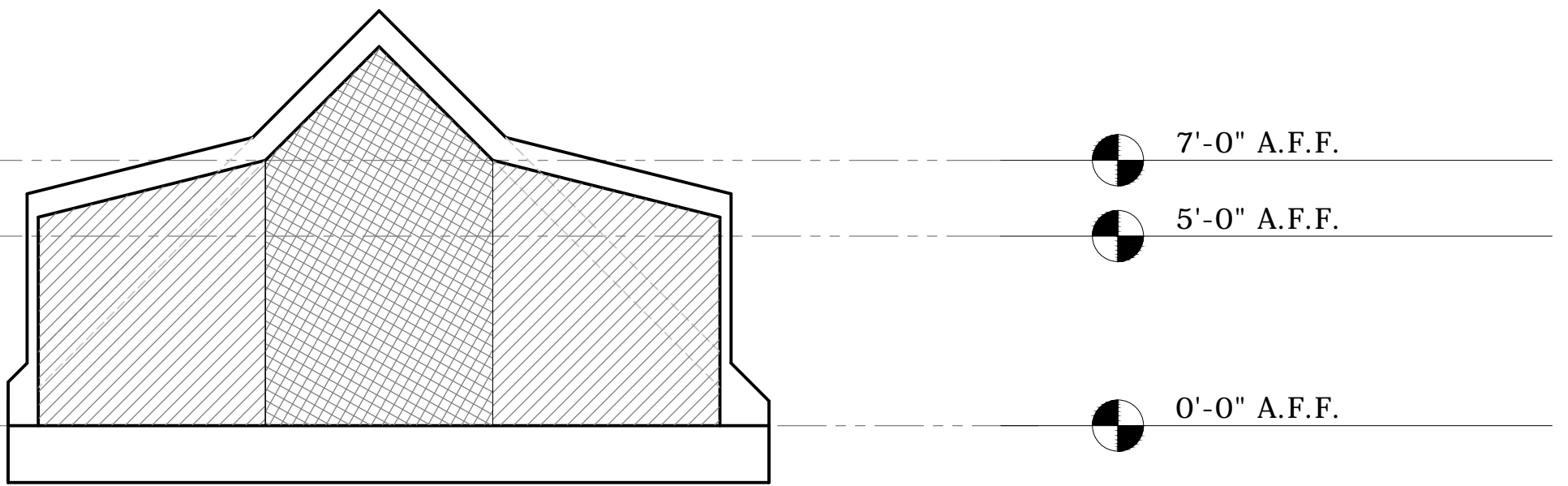
C ATTIC SECTION

2 ATTIC EXEMPTION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

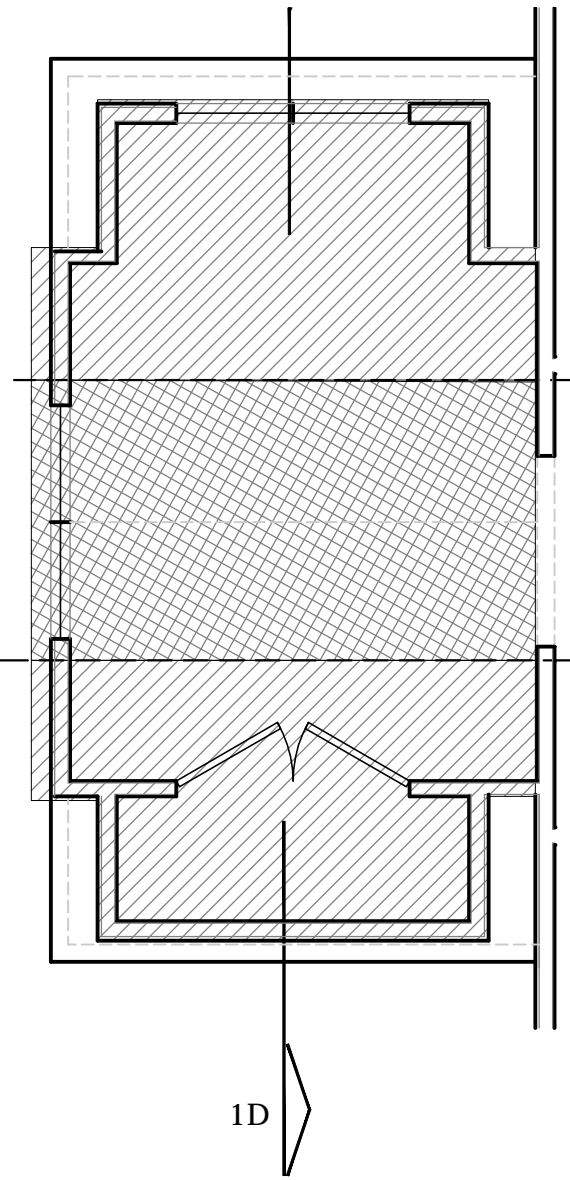


D ATTIC SECTION

1 GARAGE ATTIC EXEMPTION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



AREA WITH CEILING HEIGHT 5'-0" OR LESS	
AREA WITH CEILING HEIGHT 7'-0" OR GREATER: 296 SF (50%)	
AREA WITH CEILING HEIGHT > 5'-0-7'-0"= 300 SF (50%)	
TOTAL ATTIC AREA = 596 SF (100%)	



AREA WITH CEILING HEIGHT 5'-0" OR LESS	
AREA WITH CEILING HEIGHT 7'-0" OR GREATER: 65 SF (36%)	
AREA WITH CEILING HEIGHT > 5'-0-7'-0"= 115 SF (64%)	
TOTAL ATTIC AREA = 180 SF (100%)	

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ATTIC EXEMPTION

A4.0