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544' - 0" SIDE SETBACK
5' - 0" SIDE SETBACK
25' - 0" FRONT SETBACK
10'-0" REAR SETBACK
27° 13' 20" 84.75'
N E
28° 40' 33" 65.88'
N E
27° 15' 35" 56.26'
N E
62° 50' 09" 49.97'
NW
45° 43' 54" 52.23'
S E
2551 SF SINGLE FAMILY TWO-STORY HOUSE
2-CAR GARAGE
FRONT PORCH
BALCONY ABOVE
1100 SF ADU
6806 SYRACUSE CV.  AUSTIN TX 78723
DAVEY@DAVEYMARCH.COM
ISSUE DATE:
PROJECT NUMBER:
REVISIONS:
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512-599-0660
««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»
SITE PLAN COMPLETE
1/8" = 1'-0"
GENERAL NOTES - FLOOR PLAN
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.
5. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
6. ALL NEW STOES, Ovens, Refrigerators TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
7. CONFIRM ALL PLUMBING CONNECTION LOCATIONS
8. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
9. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
10. BATHROOMS SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
11. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
12. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2" UNLESS OTHERWISE NOTED. CONTRACTORS TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
13. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
14. NEW TOILET TO BE ULTRA-LOW-FLOW. NEW SINK AND SHOWER FAUCETS TO BE LOW-FLOW.

DOOR SCHEDULE COMMENTS
1. WINDOWS AND DOORS TO MEET IRC 2015 REQUIREMENTS AND ALL AMENDMENTS AS ADOPTED BY THE CITY OF AUSTIN.
2. ALL GLAZING IN DOORS AND WITHIN A 24" ARC OF THE VERTICAL EDGE OF DOORS MUST BE TEMPERED.
3. PROVIDE AND INSTALL DOORS AS REQUIRED BY CODE.
4. CONTRACTOR TO ENSURE DOORS MEET CURRENT CODES.

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FLOOR PLANS COMPLETE

FLOOR 01 PLAN COMPLETE
FLOOR 02 PLAN COMPLETE

NO REFERENCE ISSUED
**GENERAL NOTES - ROOF**

1. CONTRACTOR SHALL KEEP BUILDING WEATHER TIGHT.
2. ALL ROOF PENETRATIONS TO BE PROPERLY FLASHED AND SEALED TO PREVENT MOISTURE INTRUSION.
3. CONTRACTOR SHALL PROVIDE ALL TRIM, FLASHING, UNDERLAYMENTS, FASTENERS AND ACCESSORIES NECESSARY TO ENSURE A COMPLETE, WARRANTABLE, AND WEATHERTIGHT CONSTRUCTED ROOF.
4. ALL WORK FIREPROOF TO BE PROPERLY FLASHED AND SEALED TO PREVENT FIRE RATING RATING.
5. ALL ROOF MATERIAL TO BE HOOKED OR SLOTTED.
6. ALL FLASHING TO MEET EASTCOAST METAL ALLOY SPECIFICATIONS.
7. AIR IMPERMEABLE INSULATION OF ROOF OF STRUCTURE IN CONFORMITY WITH LOCAL BUILDING CODES REQUIREMENTS TO BE USED IF RECOMMENDED BY MANUFACTURER.
8. SUPPLY AND INSTALL WIND STRIPS TO ATTACH SIDEWALL SHEET METAL TO WALL AND SEAL TO ATTACHED WALL.
9. PROVIDE WIND SHOWERS AND/or ROOF RAIN SCREEN TO CONFORM TO SITE REQUIREMENTS.
10. INSTALLED TO MEET CODES AND REQUIREMENTS OF MANUFACTURER'S RECOMMENDATIONS AND CONSTRUCTION CODES.
11. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED AND FLASHED TO PREVENT MOISTURE INTRUSION.

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DIE IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED
GENERAL NOTES - EXTERIOR ELEVATIONS

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.

3. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.

4. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR IN ALL BATHROOMS FOR FUTURE GRAB BAR INSTALLATION, EXCEPT BEHIND VANITIES.

5. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.

6. FRAME FOR ALL SHOWER BENCHES AS NOTED IN BATHROOM ELEVATIONS.

7. OVERSIZE NICHES BY 2" DURING FRAMING TO ALLOW TILE INSTALLER TO CUSTOMIZE NICHES TO SUIT DIMENSIONS.

1/4" = 1'-0"

WEST ELEVATION

WHITE STUCCO BEYOND
BLACK BRICK
BLACK STEEL SUPPORTS
BLACK METAL ROOF

NORTH ELEVATION

WHITE STUCCO
BLACK BRICK
BLACK STEEL SUPPORTS
STANDING SEAM METAL ROOF

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ISSUE DATE: 09 JAN 2020
REVISIONS:
PROJECT NUMBER:
EXTERIOR ELEVATIONS
GENERAL NOTES - EXTERIOR ELEVATIONS

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
3. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR IN ALL BATHROOM FOR FUTURE GRAB BAR INSTALLATION, EXCEPT BEHIND VANITIES.
4. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
5. FRAME FOR ALL SHOWER BENCHES AS NOTED IN BATHROOM ELEVATIONS.
6. OVERSIZE Niches by 2" DURING FRAMING TO ALLOW TILE INSTALLER TO CUSTOMIZE NICHE TO TILE DIMENSIONS.

SOUTH ELEVATION

EAST ELEVATION

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EXTERIOR ELEVATIONS

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