551'-0"  552'-0"  553'-0"  554'-0"  555'-0"  556'-0"  557'-0"
3'-0"  33.5"  19"  36.5"  19"  28.5"  23.5"  18"  17"  19"  19"  18"  17"  19"
10'-0"  2670 SF  1100 SF  2-CAR ATTACHED GARAGE  514 SF  1301 SF CONCRETE DRIVEWAY

**SITE PLAN LEGEND**

- **WATER METER**
- **ELECTRICAL METER**
- **GAS METER**
- **Hose Bibb**
- **Existing Element** (E)
- **Distribution Terminal** (DT)
- **Electrical Line**
- **Underground Water**
- **Underground Gas**
- **Underground Mains/Drains**

**GENERAL NOTES - SITE PLAN**

1. **DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.**
2. **VERIFY EXISTING SITE CONDITIONS AND REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.**
3. **ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. SEAL CONCRETE AND PROVIDE A BROOM FINISH UNLESS OTHERWISE NOTED.**
4. **EXISTING UTILITY LINE LOCATIONS ARE APPROXIMATED. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.**
5. **WARNING: EXISTING UTILITIES ARE DISCONNECTED AT THE POINT OF SERVICE PRIOR TO INSTALLATION.**
6. **VERIFY METER & UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.**
7. **PROVIDE 2-X-X PRISM AND CONSTRUCTIONPRIOR TO COMMENCING WORK.**
8. **COORDINATE REMOVAL AND DISPOSAL OF UNWANTED TREES AND OTHER LANDSCAPING MATERIALS WITH OWNER.**
9. **PROVIDE TREE PROTECTION FOR ALL TREES NOT MARKED FOR REMOVAL.**
10. **PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS & PATIOS.**
11. **EXISTING UTILITIES ARE DISCONNECTED AT THE POINT OF SERVICE PRIOR TO INSTALLATION.**
12. **EXISTING UTILITIES ARE DISCONNECTED AT THE POINT OF SERVICE PRIOR TO INSTALLATION.**
13. **EXISTING UTILITY LINE LOCATIONS ARE APPROXIMATED. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.**

**EXHISTING ELEMENT (E)**

- **EXISTING SIDEWALK**
- **CONCRETE WALK W/ STEPS**
- **59 SF**
- **CONCRETE WALK**

**EXISTING SIDEWALK**

- **59 SF**
- **CONCRETE WALK W/ STEPS**

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809 MARIPOSA DRIVE (50'-0" R.O.W.)

809 MARIPOSA DR. AUSTIN, TX 78704

**HISTORIC REVIEW**

- **09 JAN 2020**

**SITE PLAN COMPLETE**

1/16" = 1'-0"

**SITE 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., EXCEPT PLUMBING WALLS AND POCKET DOOR WALLS, WHICH ARE TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
6. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
7. CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
8. ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, AND TYPE.
9. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
10. PROVIDE WOOD AND WOOD-BASED PRODUCTS WITH CORRECT METHODS TO PREVENT DECAY AND TERMITES PER CODE.
11. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
12. PROTECT WOOD AND WOOD-BASED PRODUCTS FROM DECAY AND TERMITES PER CODE.
13. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
14. SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
15.とって scrolls in cabinet materials and adhesives to have no added urea-formaldehyde. Interior paints to be low-voc.
16. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2", UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
17. NEW TOILET TO BE ULTRA-LOW-FLOW. NEW SINK AND SHOWER FAUCETS TO BE LOW-FLOW.
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. PROVIDE 2X6 WOOD STUDS AT ALL WALLS, UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
6. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
7. CONTRACTOR SHALL WORK UP ALL CONSTRUCTION ALLOWS AND VERIFY THEY CONFORM TO CODE.
8. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
9. CONTRACTOR SHALL VERIFY ALL COMPLIANCE WITH LOCAL CODES.
10. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
11. CONTRACTOR SHALL VERIFY ALL COMPLIANCE WITH LOCAL CODES.
12. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
13. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE.
14. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2", UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
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17. CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
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19. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
20. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
21. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE.
22. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
23. CONTRACTOR SHALL VERIFY ALL COMPLIANCE WITH LOCAL CODES.
GENERAL NOTES - ROOF

1. CONTRACTOR SHALL KEEP BUILDING WEATHER TIGHT.

2. ALL ROOFS SHALL SLOPE TO DRAIN.

3. CONTRACTOR SHALL PROVIDE ALL FLASHING, UNDERLAYMENTS, FASTENERS AND ACCESSORIES NECESSARY TO ENSURE A COMPLETE, WARRANTABLE, AND WEATHERTIGHT CONSTRUCTED ROOF.

4. ALL ROOF PENETRATIONS TO BE PROPERLY FLASHED AND SEALED TO PREVENT WATER INTRUSION.

5. NEW ROOF SRI VALUE: IF SLOPE IS >2:12, ROOFING MATERIALS SHALL HAVE A MINIMUM SRI OF 29.

6. NEW ROOFS TO INCLUDE A RADIANT BARRIER WITH AN EMITTANCE OF .05 OR LESS, UNLESS ROOF IS COVERED WITH A MATERIAL HAVING A SOLAR REFLECTANCE OF 0.5 OR GREATER.

7. AIR IMPERMEABLE INSULATION OF R-38 OR GREATER TO BE USED WITH THE FOLLOWING EXCEPTIONS:
   A. ROOFING INSULATION TO BE A MINIMUM OF R-38.
   B. NEW BUILDING ENVELOPE ASSEMBLIES AS PER MANUFACTURER’S RECOMMENDATIONS AND STANDARD DETAILS TO ALLOW FOR PROPER FUNCTION, WEATHER PROTECTION AND WARRANTIES (WHERE AVAILABLE).

8. PROVIDE NEW GUTTERS AND DOWNSPOUTS TO DRAIN ON SITE.

9. INSTALL ALL BUILDING ENVELOPE ASSEMBLIES AS PER MANUFACTURER’S RECOMMENDATIONS AND STANDARD DETAILS TO ALLOW FOR PROPER FUNCTION, WEATHER PROTECTION AND WARRANTIES (WHERE AVAILABLE).

10. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED AND FLASHED TO PREVENT MOISTURE INTRUSION.
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 BATHROOMS 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 NICHES TO TILE DIMENSIONS.

STONE CHIMNEY
STANDING SEAM METAL ROOF
STUCCO SIDING
BOARD AND BATTEN SIDING
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. INSTALL BLOCKING BENEATH VANITY TO ALLOW TILING TO BE CUSTOMIZED TO THE VANITY.

5. PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR IN 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 TILING TO CUSTOMIZE NICHES TO TILED DIMENSIONS.

1/4" = 1'-0"

STANDING SEAM METAL ROOF
STANDING SEAM METAL SIDING
STUCCO SIDING
BOARD AND BATTEN SIDING
STONE CHIMNEY

8" / 12"
10" / 12"
17" / 12"

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ISSUE DATE:
PROJECT NUMBER:
REVISIONS:

HISTORIC REVIEW

OF JAN 2020

809 MARIPOSA HOUSE
809 MARIPOSA DR. AUSTIN, TX 78704

NO REFERENCE ISSUED

IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED

A201