

# PANA RESIDENCE



PRELIMINARY

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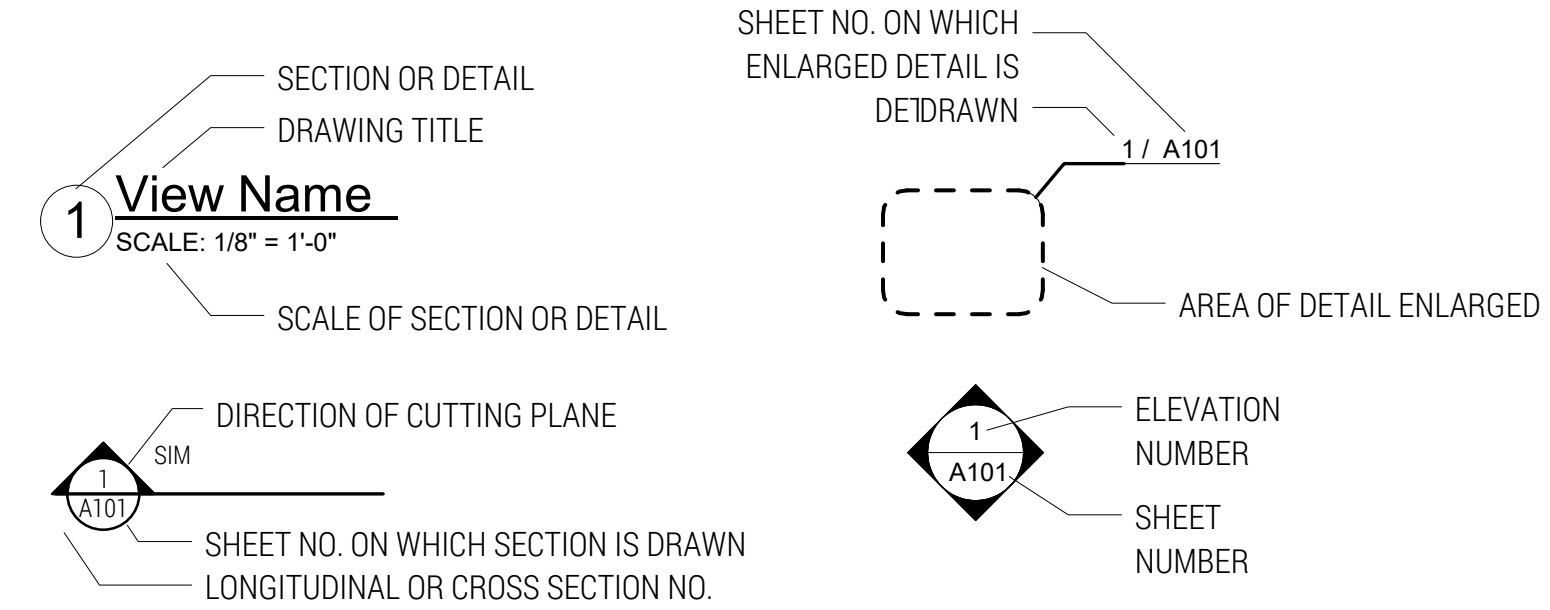
NEW CONSTRUCTION FOR THE

PANA RESIDENCE

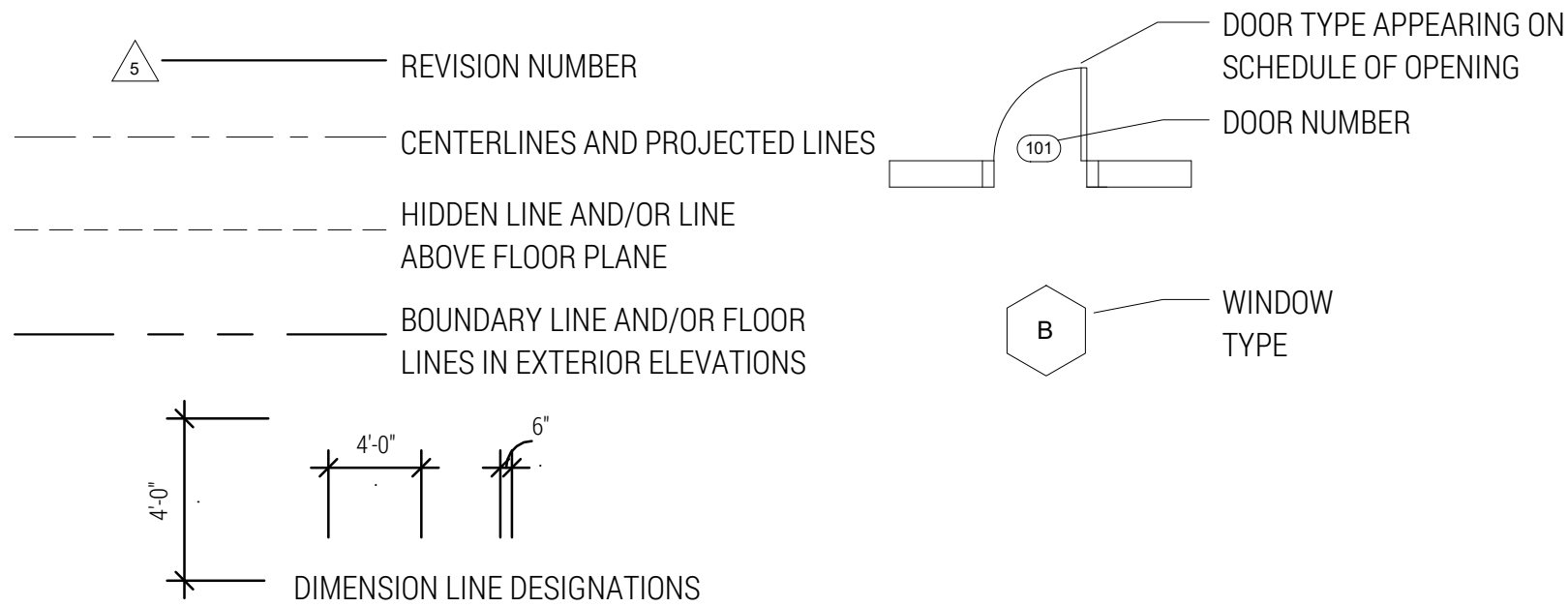
1616 W. 9 1/2 ST. AUSTIN, TEXAS 78702

## GRAPHIC SYMBOLS AND CONVENTIONS

### GRAPHIC SYMBOLS

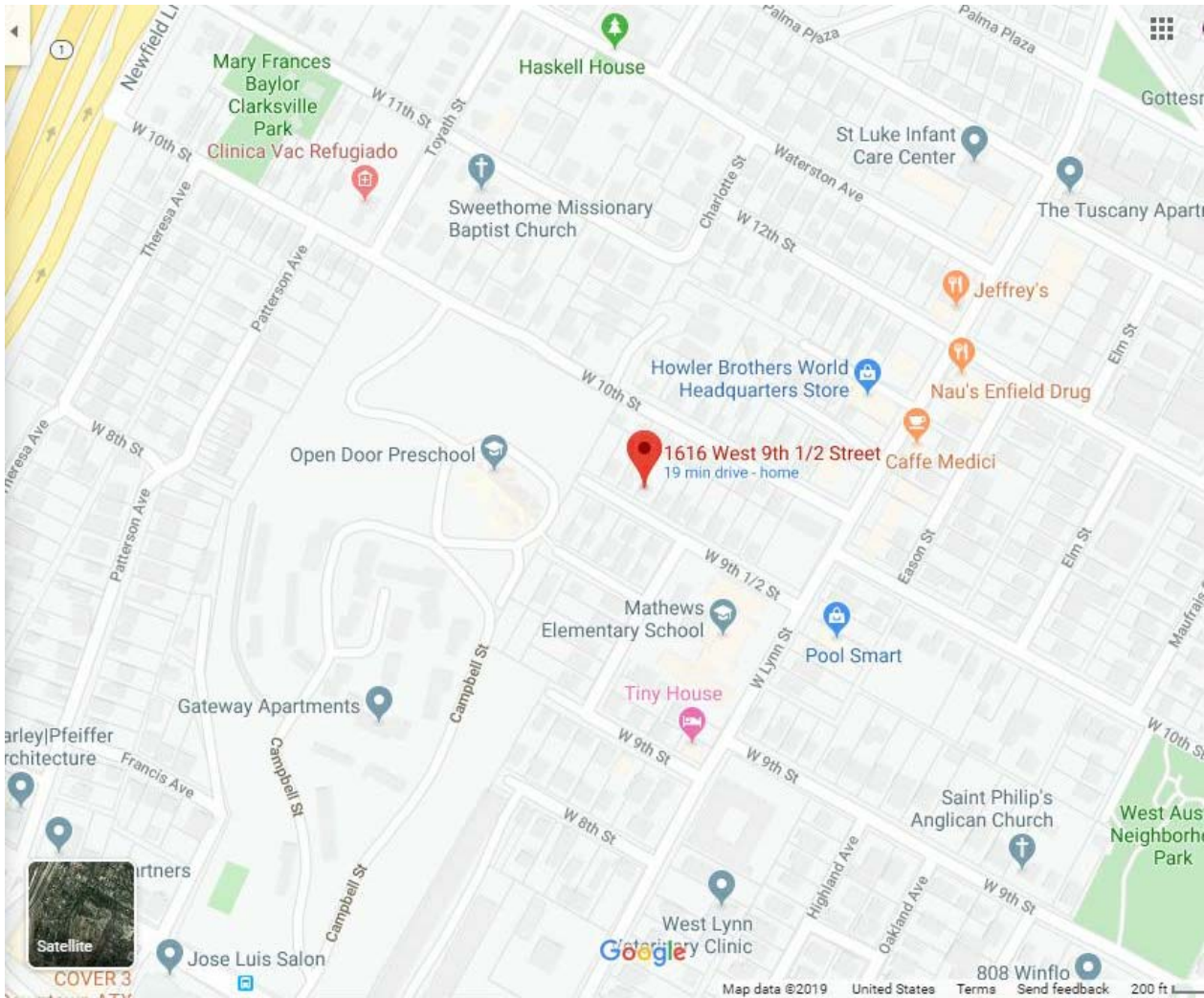


### GRAPHIC CONVENTIONS



## LOCATION MAP

NOT TO SCALE



## PROJECT DIRECTORY

### PROPERTY OWNER

ANDREA PANA  
1616 W. 9 1/2 ST.  
AUSTIN TEXAS 78702

### ARCHITECT

STUDIO | STEINBOMER  
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### CONTRACTOR

### STRUCTURAL ENGINEER

## DRAWING INDEX

SHEET NO:	DESCRIPTION	SHEET NO:	DESCRIPTION
A-001	COVER SHEET		
A-002	NOTES AND SPECIFICATIONS		
A-003	NOTES AND SPECIFICATIONS		
A-100	SITE PLAN		
A-101	ROOF PLAN		
A-102	FLOOR PLANS		
A-201	EXTERIOR ELEVATIONS		

SCHEMATIC DESIGN

DATE:	1.16.20	
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COVER SHEET

A-001

## GENERAL CABINETRY/MILLWORK NOTES

- ALL CABINETY DOORS AND DRAWERS SHALL BE FULL OVERLAY, WITH 1/8" MAXIMUM REVEALS TYPICALLY THROUGHTOUT UNLESS NOTED OTHERWISE.
- ALL CABINETY CARCASSES SHALL BE CONSTRUCTED OF PLYWOOD WITH SOLID HARDWOOD FRAMES, TYPICALLY.
- ALL CABINETS SHALL HAVE ADJUSTABLE SHELVES UNLESS NOTED OTHERWISE.
- ALL DRAWER GLIDES SHALL BE HEAVY-DUTY FULL-EXTENSION GLIDES WITH SOFT-CLOSE MOTION (BLUM OR COMPARABLE).
- ALL DOOR HINGES SHALL BE CONCEALED, EUROPEAN-STYLE HINGES WITH SOFT-CLOSE MOTION.
- ALL CABINETY DOOR AND DRAWER PULLS SHALL BE SELECTED BY OWNER.
- ALL MILLWORK SHALL HAVE FINISHED END PANELS WHERE SIDES ARE NOT FLUSH TO A WALL OR SURFACE AND ARE EXPOSED
- EXPOSED SHELVES SHALL HAVE A 1-1/2" NOSING, TYPICALLY, UNLESS OTHERWISE NOTED.
- PROVIDE TYPICAL DOOR AND DRAWER FACE PANEL SAMPLES TO OWNERS FOR REVIEW AND APPROVAL PRIOR TO MILLWORK PRODUCTION.
- PROVIDE MOCK UPS OF ROD & SHELF CONFIGURATIONS FOR ALL CLOSETS FOR OWNER APPROVAL PRIOR TO FABRICATION AND INSTALLATION
- CONFIRM ALL CASING PROFILES WITH OWNERS
- PROVIDE MILLWORK SHOP DRAWINGS TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO PRODUCTION, TYP.

## ELECTRICAL NOTES

PROVIDE SOLAR-READY ZONE PER COA R701.1 ON UPPER ROOF

PROVIDE DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND MUST BE LABELED "FOR SOLAR ELECTRIC"

# IECC 2015 NOTES

REFER TO SECTION 402.1.2  
CLIMATE ZONE 2  
FENESTRATION U-FACTOR SKYLIGHT U-FACTOR GLAZED SHGC CEILING R-VALUE

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT U-FACTOR <sup>b</sup>	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH <sup>c</sup>	CRAWL SPACE WALL R-VALUE
2	.35	.60	0.25	38 <sup>d,e</sup>	15, 15+2 or 13+3 4 f	4/g	13	0	0	0

REFER TO SECTION R402.4 AIR LEAKAGE (MANDATORY)  
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.5

REFER TO SECTION R402.4.1 BUILDING THERMAL ENVELOPE.  
THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

REFER TO SECTION R402.4.1.1 INSTALLATION.

THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

REFER TABLE R402.41.1  
AIR BARRIER AND INSULATION INSTALLATION  
\*NOTE - AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES

REFER TO SECTION R403.6 MECHANICAL VENTILATION (MANDATORY)  
THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKE AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

## PLUMBING NOTES

PROVIDE RHEEM PRESTIGE HYBRID ELECTRIC WATER HEATER - 60 GAL - PROPH60 T2 RH350

DUCT TO EXTERIOR PER INSTALLATION INSTRUCTIONS

## R-VALUE FOR INSULATION CHART

CONSTRUCTION	BIBBS
2X4	R-15
2X6	R-24
2X8	RX30
2X10	R-40
2X12	R-49

## GENERAL NOTES

- ALL DIMENSIONS OF NEW CONSTRUCTION ARE TO FACE OF ROUGH FRAME UNLESS NOTED OTHERWISE.
- ALL FINISHES, APPLIANCES, PLUMBING FIXTURES, AND LIGHTING FIXTURE SELECTIONS PER DRAWINGS. CONTRACTOR SHALL COORDINATE ROUGH OPENING SIZES AND SHALL CONFIRM POWER REQUIREMENTS AND APPROPRIATENESS OF FIXTURE SELECTION. PROVIDE BLOCKING IN WALLS FOR ALL WALL-MOUNTED ACCESSORIES, TYPICALLY - CONFIRM EXACT LOCATIONS WITH OWNER.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION OR COORDINATION PURPOSES. USE INDICATED DIMENSIONS. IF QUESTIONS ARISE, CONTACT ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL INSTALL ALL FIREBLOCKING AND FIRESTOPPING IN ACCORDANCE WITH AND AS REQUIRED BY BUILDING CODE.
- DRAWINGS REPRESENT THE GENERAL INTENT AND SCOPE OF WORK. HOWEVER, NOT ALL PRODUCTS AND INSTALLATIONS ARE DETAILED AND ARE LEFT TO THE DISCRETION OF THE OWNER. CONTRACTOR SHALL CONSULT AND COORDINATE WORKER REGARDING ANY ADDITIONAL PRODUCT SELECTIONS AND INSTALLATIONS THAT MAY BE REQUIRED AS PART OF THIS PROJECT, AND CONSULT W/ARCHITECT IF ANY CONFLICTS BETWEEN THESE DOCUMENTS AND OWNER SELECTIONS SHOULD ARISE.
- IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION IN EVERY RESPECT. IF ADDITIONAL DETAILS OF SPECIAL CONSTRUCTION ARE REQUIRED FOR WORK INDICATED OR SPECIFIED, THE CONTRACTOR SHALL PROVIDE THE MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE SUCH INSTALLATION AND CONSTRUCTION. AT NO ADDITIONAL COST TO OWNER.
- THE ARCHITECT WILL NOT BE LIABLE OR RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES OR EXPENSES ARISING FROM, IN CONNECTION WITH, OR RESULTING FROM THE PERFORMANCE (OR THE FAILURE TO PERFORM) OF ANY ASPECT OF CONSTRUCTION OF THIS PROJECT, WHERE THE OWNER OR CONTRACTOR HAS KNOWINGLY AUTHORIZED OR PERMITTED A DEVIATION FROM ANY DOCUMENT PREPARED BY THE ARCHITECT OR WHERE THE OWNER OR CONTRACTOR HAS ELECTED NOT TO FOLLOW ANY WRITTEN RECOMMENDATION OF THE ARCHITECT.
- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2015, AND ALL CITY OF AUSTIN DEVELOPMENT ORDINANCES AND ALL APPLICABLE BUILDING CODES.
- THIS SHEET AND THE INFORMATION CONTAINED HEREIN IS PART OF A COMPLETE SET OF DRAWINGS. THIS SHEET SHALL NOT BE SEPARATED FROM THIS SET FOR THE PURPOSES OF REGULATORY APPROVAL, PERMITTING, BIDDING, OR CONSTRUCTION.
- USE CARE SO AS TO PROTECT TREES, VEGETATION AND OTHER NATURAL FEATURES INCLUDING THOSE NOTED TO BE PROTECTED DURING CONSTRUCTION. CONSULT WITH LANDSCAPE DESIGNER FOR TREE AND PLANT PROTECTION PRIOR TO WORK COMMENCEMENT.
- USE CARE WHEN PLACING RETAINING WALL, AND FOUNDATION FOOTINGS IN THE VICINITY OF UNDERGROUND PIPES AND UTILITIES. HAND DIG AREAS TO AVOID DAMAGE TO UNDERGROUND LINES. IF UNDERGROUND LINES ARE DAMAGED, CONTRACTOR SHALL REPAIR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTORS AND SUBCONTRACTORS SHALL KEEP SITE FREE OF DEBRIS AT ALL TIMES.
- SIZES FOR DOORS ARE NOMINAL AND CONTRACTOR SHALL VERIFY ACTUAL SIZES AND SUITABILITY FOR OPENING LOCATION WITH THE PRODUCT MANUFACTURER PRIOR TO ORDERING. SIZES FOR WINDOWS ARE ROUGH OPENINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.

## TYP. CONSTRUCTION NOTES

- PROVIDE WIRING AND POWER FOR NEW SECURITY SYSTEM. LOCATE W/ OWNER.
- PROVIDE WIRING FOR SPEAKERS THROUGHOUT. LOCATE W/ OWNER.
- PROVIDE SMOKE DETECTORS W/ CARBON MONOXIDE DETECTOR (HARDWIRED) THROUGHOUT HOUSE AS REQUIRED BY CODE.
- ALL INTERIOR DRYWALL SURFACES TO BE MIN. LEVEL 5 FINISH ALL INTERIOR FLOORING TRANSITIONS TO BE FLUSH, U.N.O.
- PROVIDE BLOCKING FOR ALL BATHROOM ACCESSORIES. - COORDINATE LOCATIONS WITH OWNER.
- TYPICAL ROOF ASSEMBLY: STANDING SEAM ROOFING OVER 5/8" CDX PLYWOOD SHEATHING OVER RAFTERS PER STRUCTURAL PROVIDE MIN R-38 BIBS INSULATION.
- INSTALL TILE OVER HARDIEBACKER BOARD IN ACCORDANCE W/ HARDIEBACKER INSTALLATION INSTRUCTIONS, TCNA (TILE COUNCIL OF NORTH AMERICA) AND IRC 2015. TAPE ALL JOINTS.
- PROVIDE NEW HEAT PUMP WATER HEATER - REFER TO MECHANICAL.
- PROVIDE NEW GUTTERS AND DOWNSPOUTS AROUND HOUSE. DOWNSPOUT LOCATIONS ARE SHOWN FOR DESIGN INTENT ONLY SIZES AND LOCATIONS SHOULD BE CONFIRMED WITH CALCULATED WATER RUN-OFF. (REFER TO A-201 AND A-202, EXTERIOR ELEVATIONS)
- ALL INTERIOR PAINTS TO HAVE VOC CONTENT LESS THAN 50 GRAMS PER LITER
- CONSTRUCTION WASTE MANAGEMENT - MINIMUM 50% BY WEIGHT OF WASTE TO BE RECYCLED/ REUSED

## VISITABILITY NOTES

- VISIBLE BATHROOMS (R320.3): AT LEAST ONE BATHROOM GROUP MUST CONTAIN THE FOLLOWING: MINIMUM NET CLEAR OPENING OF 30"; LATERAL 2X6 BLOCKING, CENTERLINE 34" FROM FINISHED FLOOR, EXCEPT FOR THE PORTION BEHIND THE LAVATORY.
- VISIBLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS (R320.4): THE FIRST FLOOR OF A DWELLING MUST CONTAIN THE FOLLOWING: ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR; ALL OUTLETS SHALL BE INSTALLED NO LESS THAN 15" ABOVE THE FLOOR
- VISIBLE BATHROOM ROUTE (R320.5): ALL BATHROOMS DESIGNATED FOR VISIBILITY ON THE FIRST FLOOR WILL BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISIBLE ENTRANCE AND CONTINUING THRU THE LIVING ROOM, DINING ROOM, AND KITCHEN.
- VISIBLE DWELLING ENTRANCE (R320.6): A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE "NO-STEP" ENTRANCE AND THE DOOR SHALL HAVE A NET CLEAR OPENING OF 32".

## TYP. BUILDING ENCLOSURE NOTES

- PROVIDE 1/2" CDX PLYWOOD SHEATHING
- 
- PROVIDE DELTA VENT SA WEATHER BARRIER SYSTEM
- 
- INSTALL BIBS (BLOW-IN BLANKET SYSTEM) BETWEEN ALL WOOD STUDS AND ROOF RAFTERS

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## SCHEMATIC DESIGN

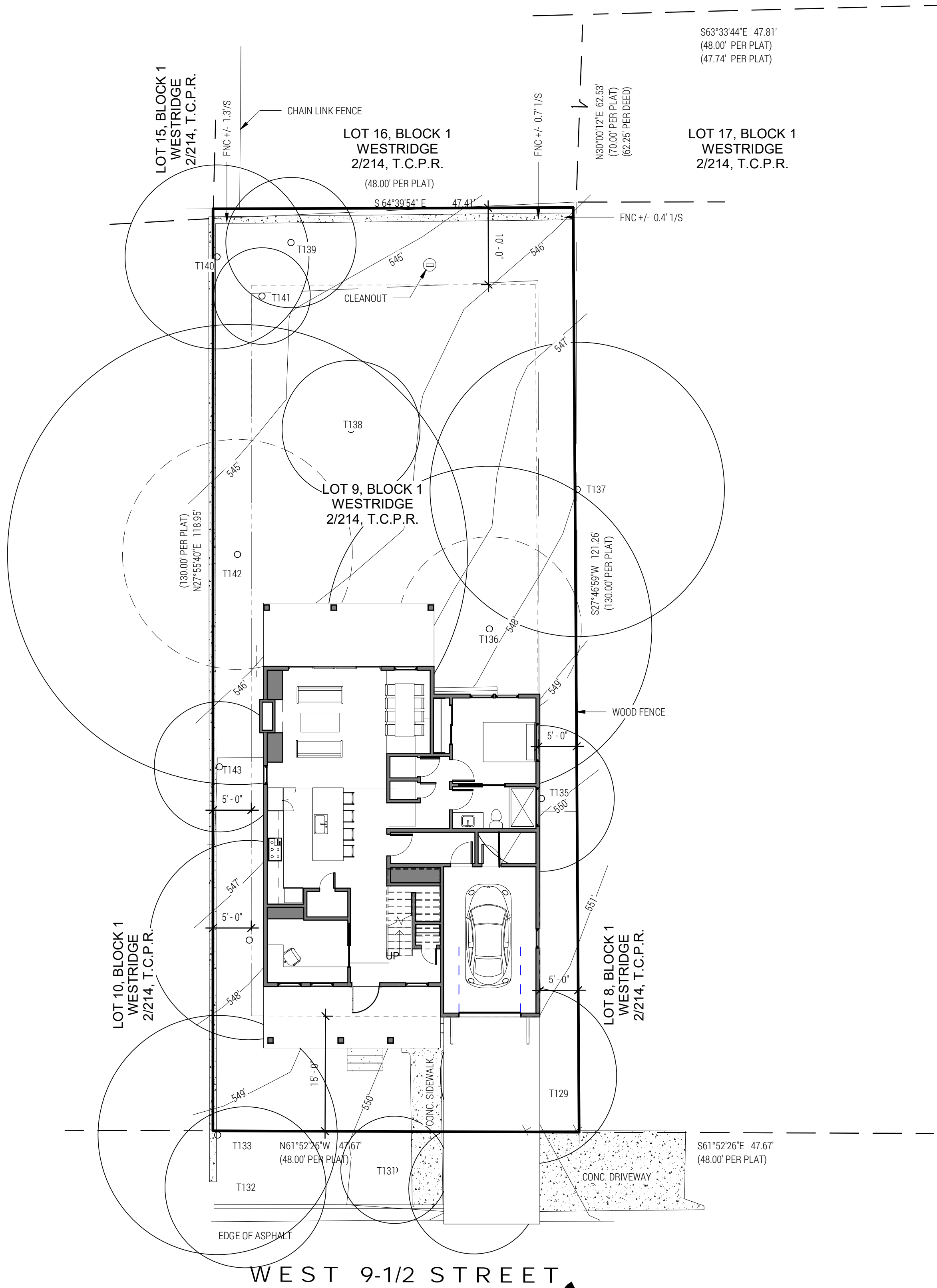
DATE: 1.16.20  
DRAWN: JD, MG, WL  
SCALE: AS NOTED

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## NOTES AND SPECIFICATIONS

# A-002





TREE LIST		
T129	11.5"	CEDAR ELM
T130	8.5"	CEDAR ELM
T131	7"	CEDAR ELM
T132	10.5"	CEDAR ELM
T133	15.6"	CHINESE TALLOW
T134	13"	CEDAR ELM
T135	9.5"	CEDAR ELM
T136	21.2"	POST OAK
T137	19.2"	AMERICAN ELM
T138	9"	CEDAR ELM
T139	8.5"	CHINA BERRY
T140	12"	CEDAR ELM
T141	6.3"	AMERICAN ELM
T142	30"	POST OAK
T143	8.5"	CEDAR ELM

NOTES:  
1. COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83).  
2. ELEVATIONS ARE BASED ON NAVD 88 AND WERE DERIVED FROM GPS OBSERVATIONS.

TBM-COTTON SPINDLE SET IN ASPHALT  
N: 10074622.6237  
E: 3108325.4047  
ELEV: 551.20

1 SITE PLAN

SCALE: 1" = 10'-0"

TRUE

N

PLAN

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SITE PLAN

A-100

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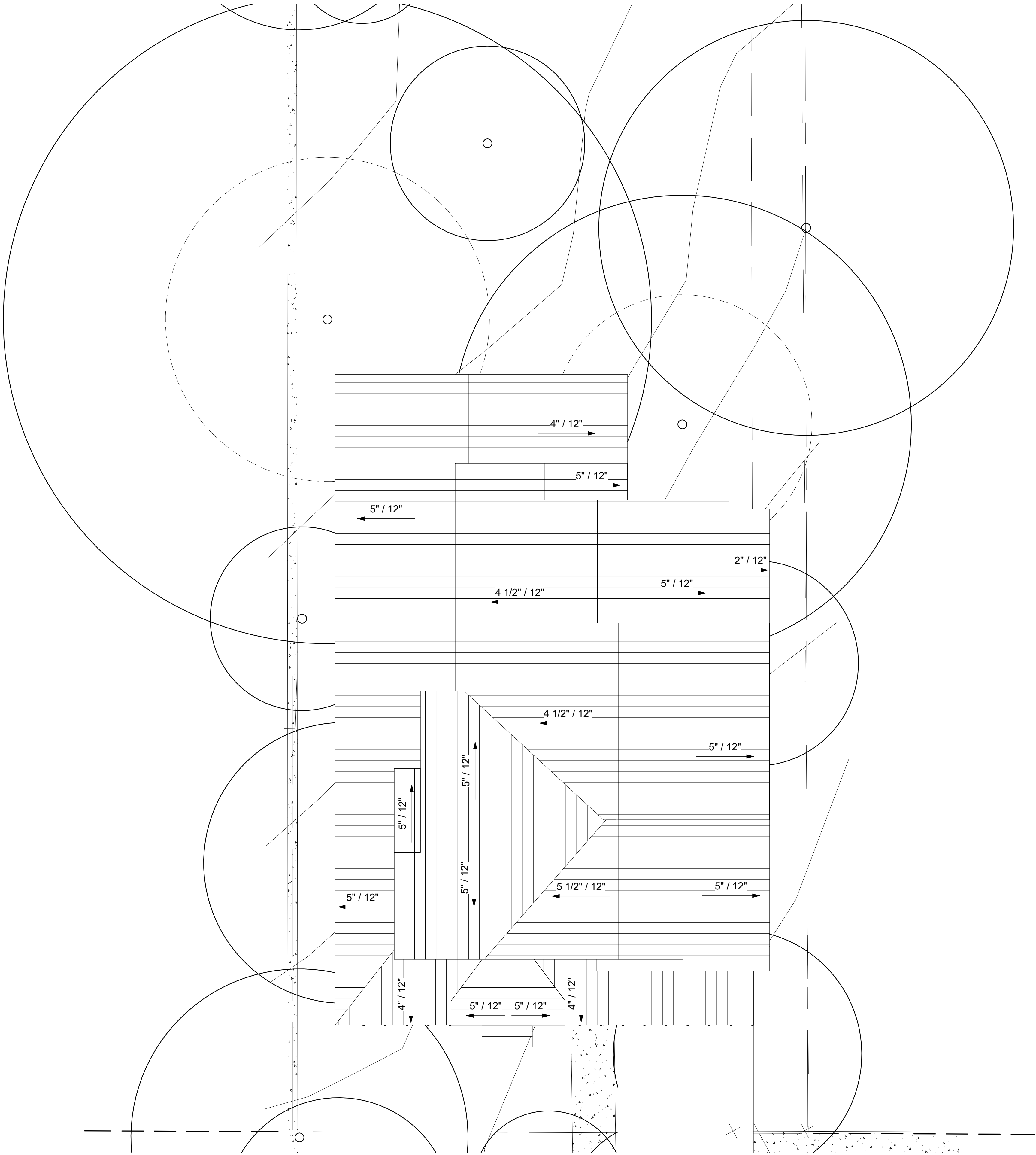
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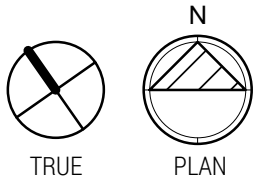
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**1 ROOF PLAN**  
SCALE: 3/16" = 1'-0"



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ROOF PLAN

A-101

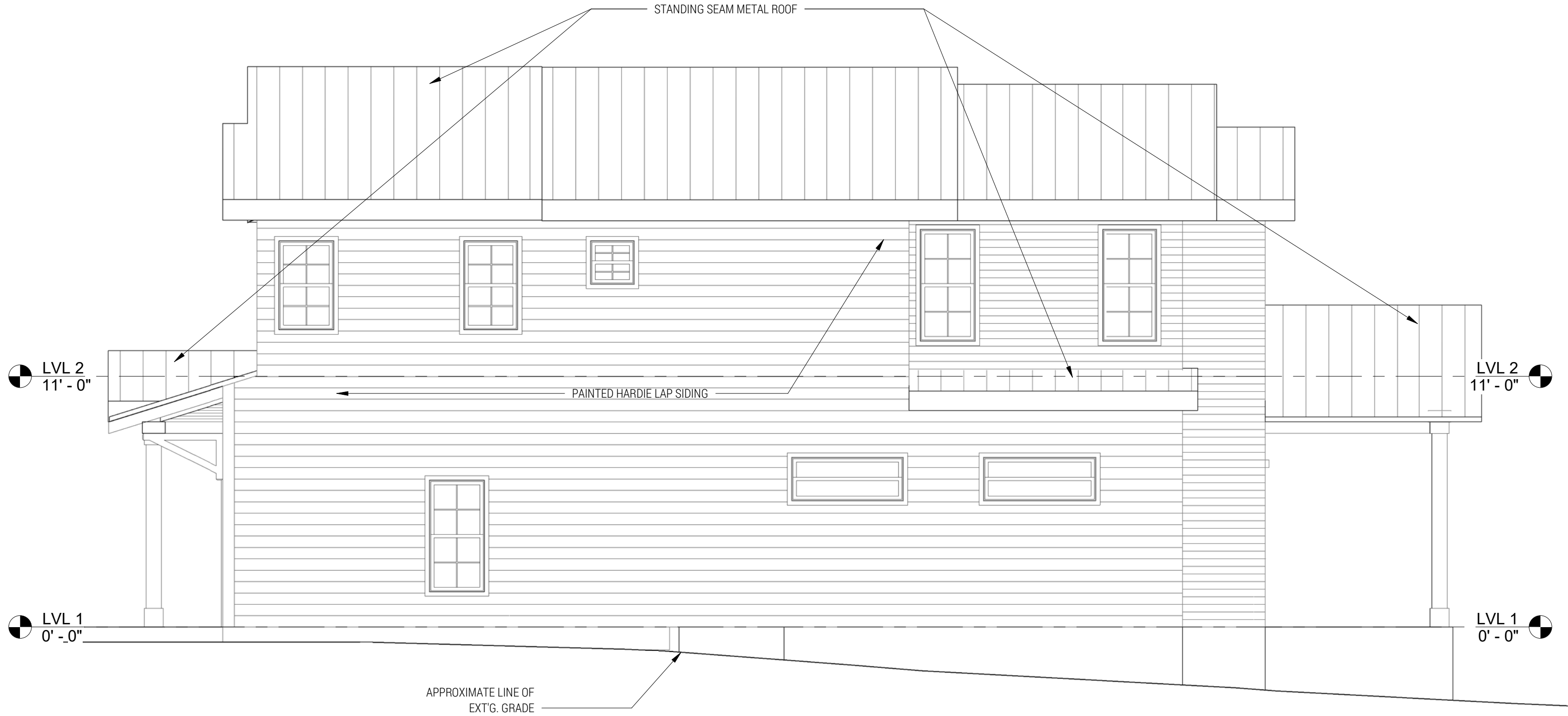
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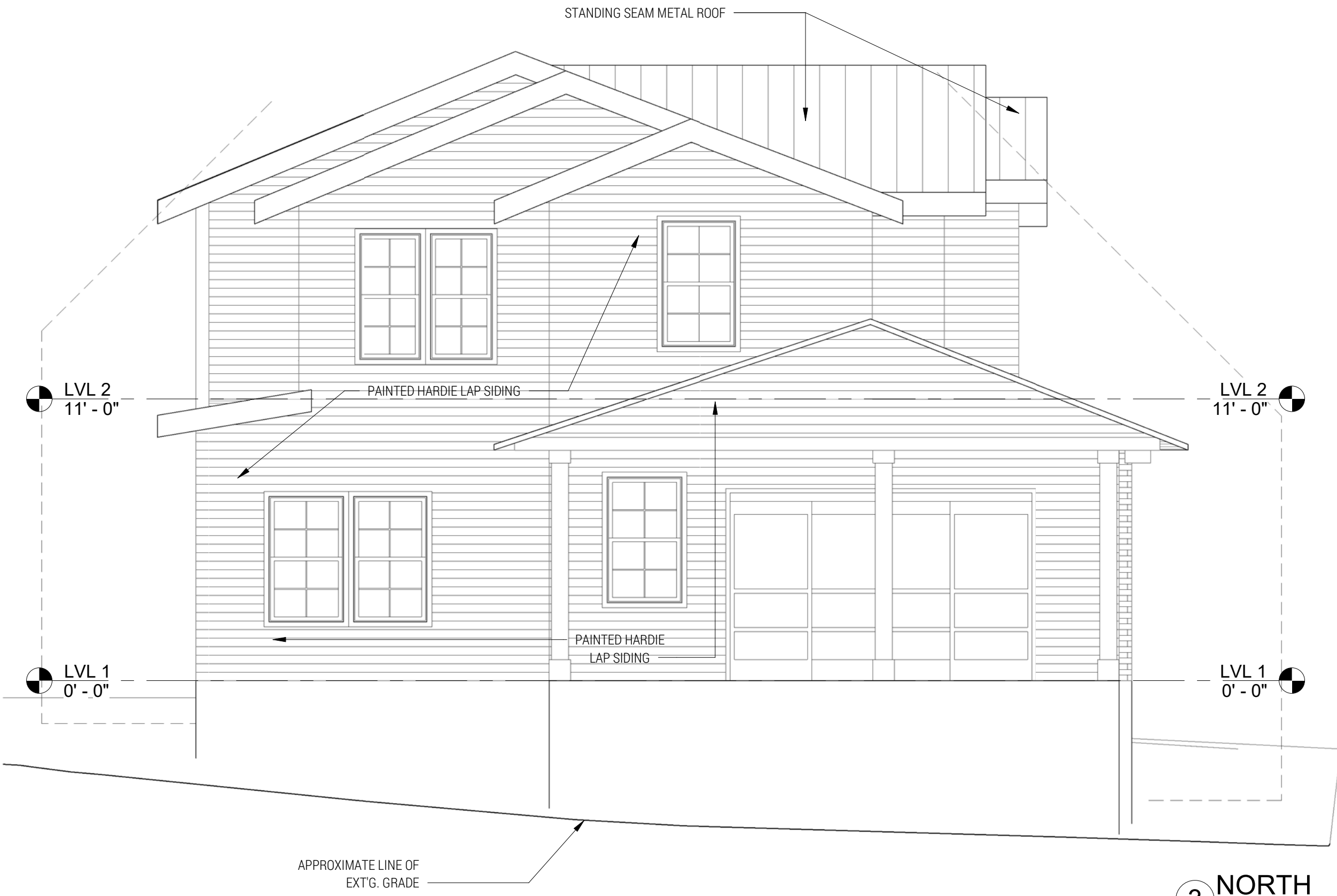
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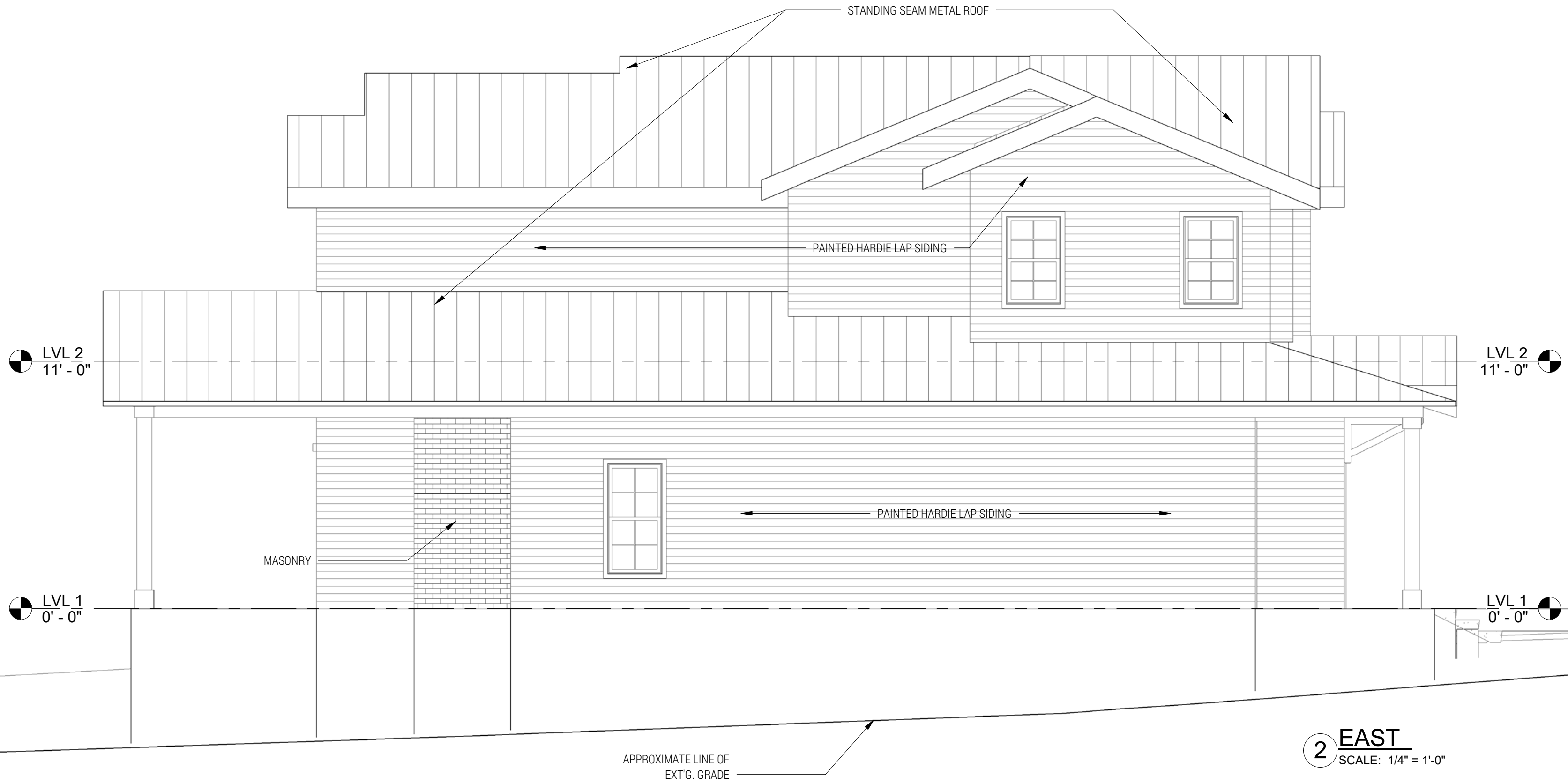
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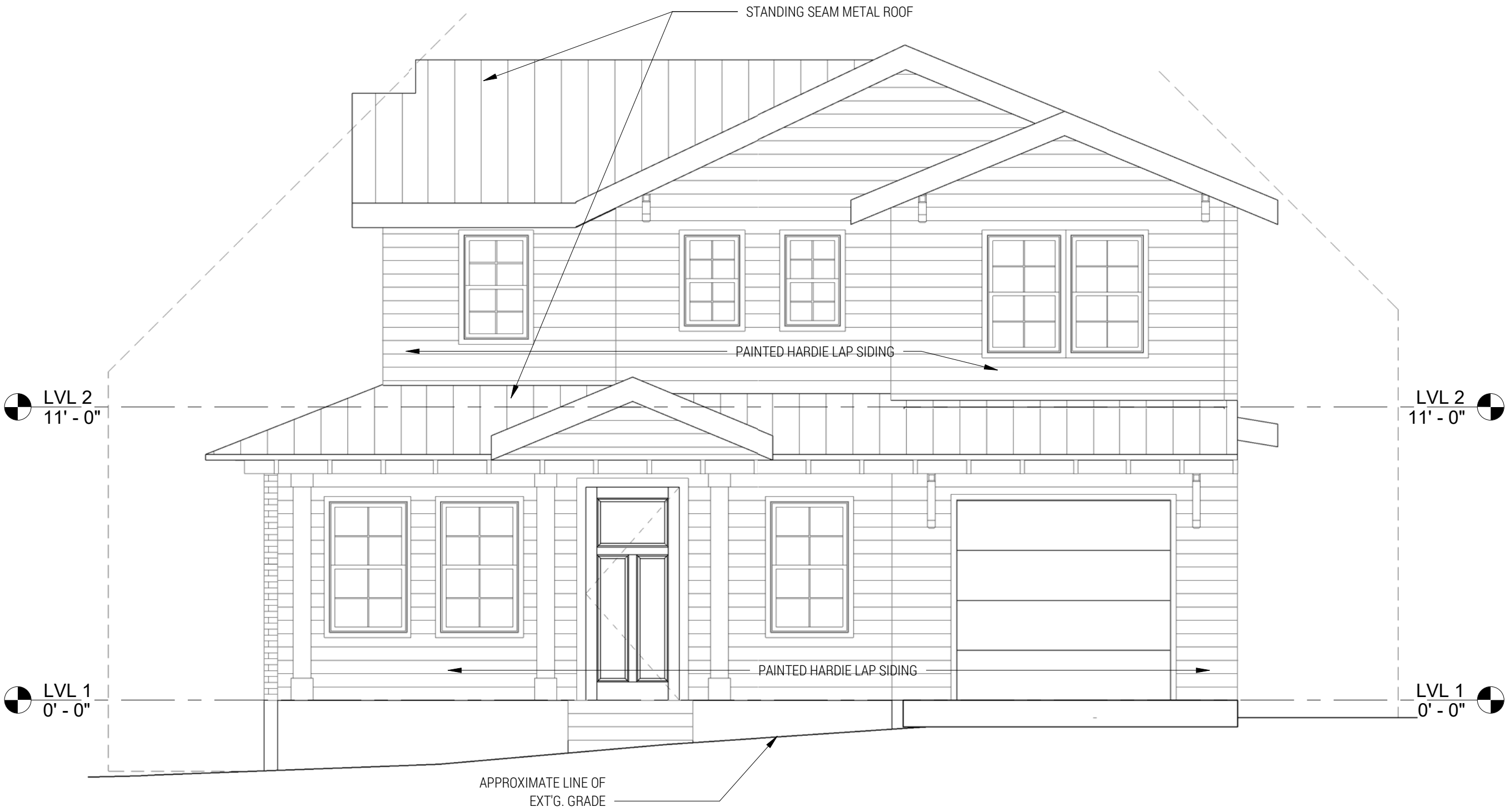
4 **WEST**  
SCALE: 1/4" = 1'-0"



3 **NORTH**  
SCALE: 1/4" = 1'-0"



2 **EAST**  
SCALE: 1/4" = 1'-0"



1 **SOUTH**  
SCALE: 1/4" = 1'-0"

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EXTERIOR  
ELEVATIONS

A-201

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