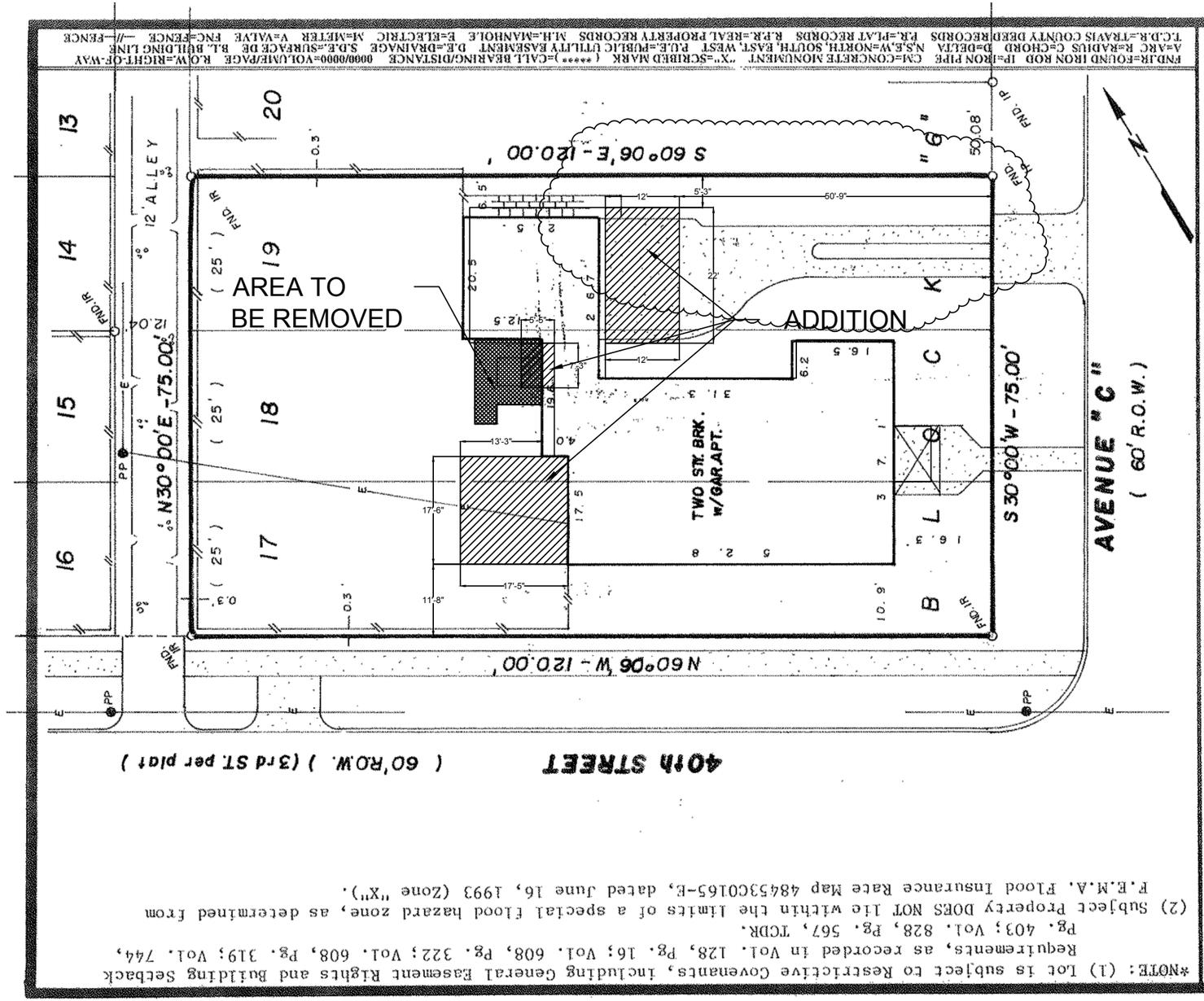


LEGAL DESCRIPTION: Lots 17, 18 and 19, Block 6, HYDE PARK ADDITION NUMBER TWO, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 75, Travis County Plat Records.

PURCHASER: HORAN, HORAN & KENDRICK

ADDRESS: 4000 (A & B) AVENUE "C"

TITLE CO.: FIDELITY NATIONAL

G. F. NO.: 0053103

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY AND LIENOLDERS

I hereby certify that this plat represents a correct survey made upon the ground under my supervision on 01/05/20, and that there are no encroachments upon subject property, except as shown hereon, and that all improvements and all visible and apparent easements are shown hereon, and that subject property has access to and from a dedicated roadway and that said survey conforms to current Texas Board of Land Surveying Standards.

Robert M. Sherrod, R.P.L.S., State of Texas No. 2519

NOTE

*NOTE: (1) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Vol. 128, Pg. 16; Vol. 608, Pg. 322; Vol. 608, Pg. 319; Vol. 744, Pg. 403; Vol. 828, Pg. 567, TCDR.
(2) Subject Property DOES NOT lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map 48453C0165-E, dated June 16, 1993 (Zone "X").

G·E·O
A GEOGRAPHICAL LAND SERVICES CO.
4412 SPICEWOOD SPRINGS ROAD
SPICEWOOD BUSINESS CENTER
SUITE 1002
AUSTIN, TEXAS 78759
(512) 343-9GEO

DATE 10-30-00 | FIELD MA | CHK'D TMA
SCALE 1" = 20' | JOB NO. 009619

IMPERVIOUS COVER:

LIVING SPACE	2,858.00 SF
FRONT PORCH	83.00 SF
A/C PAD	9.00 SF
DRIVEWAY	454.00 SF
SIDEWALK	152.00 DF
TOTAL COVER AREA	3856.00 SF (39.8%)
TOTAL LOT AREA	9,686.00 SF

ADDITION AREA

AREA TO BE REMOVED

PLOT PLAN
Scale: 1" = 20' - 0"

REVISIONS

F. O. G.
Engineering
Firm No. 11885

- ENGINEERING DESIGN
- INSPECTIONS

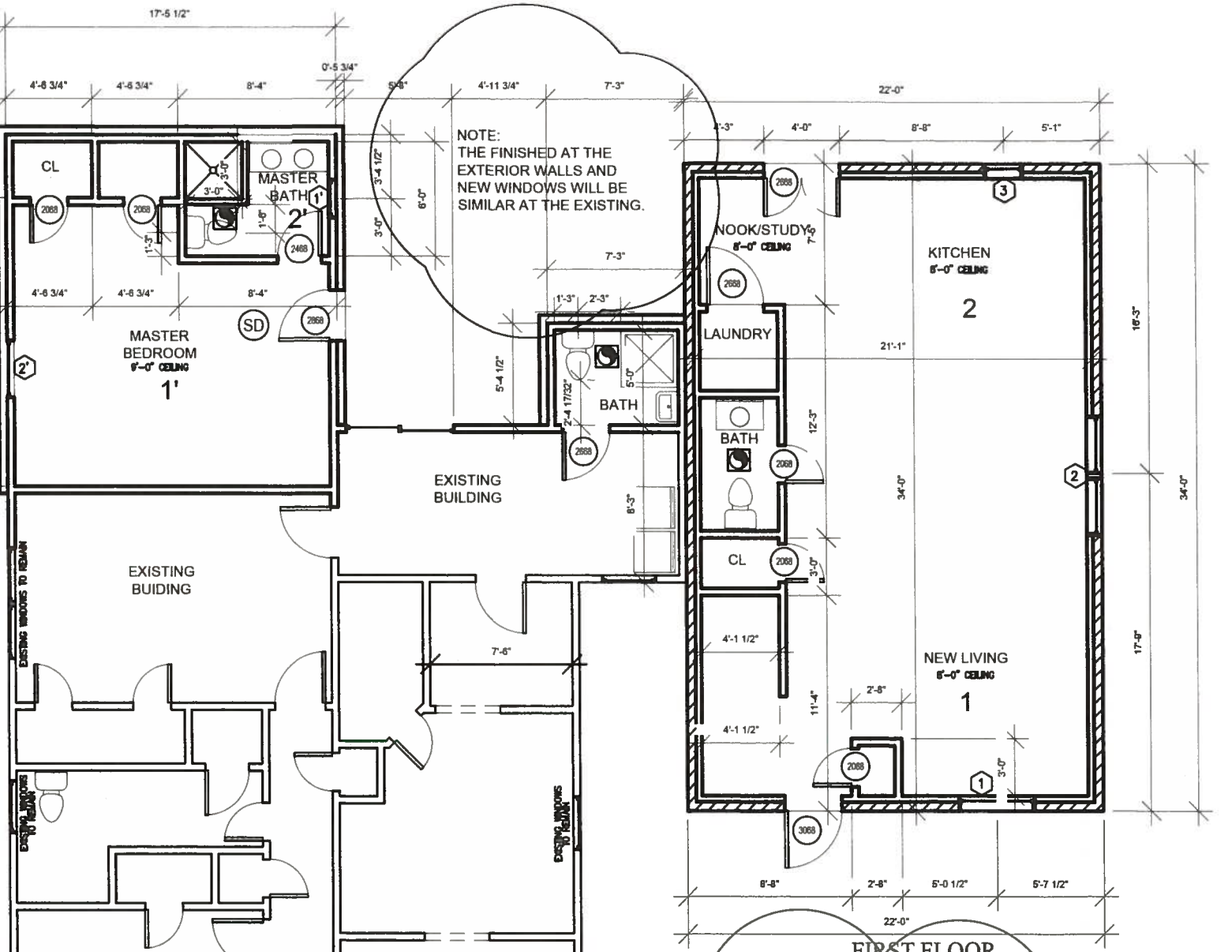
2705 Gardenia Dr.
Austin, Texas 78727
(512) 461-9421
paintzon@swbell.net

RESIDENTIAL ADDITION
4000 AVENUE C
AUSTIN, TEXAS 78751

PLOT PLAN

DATE: 11/24/2019
SCALE: VARIES
DRAWN: R. J. SMITH
FILE: C:\DWGS\RESIDENTIAL

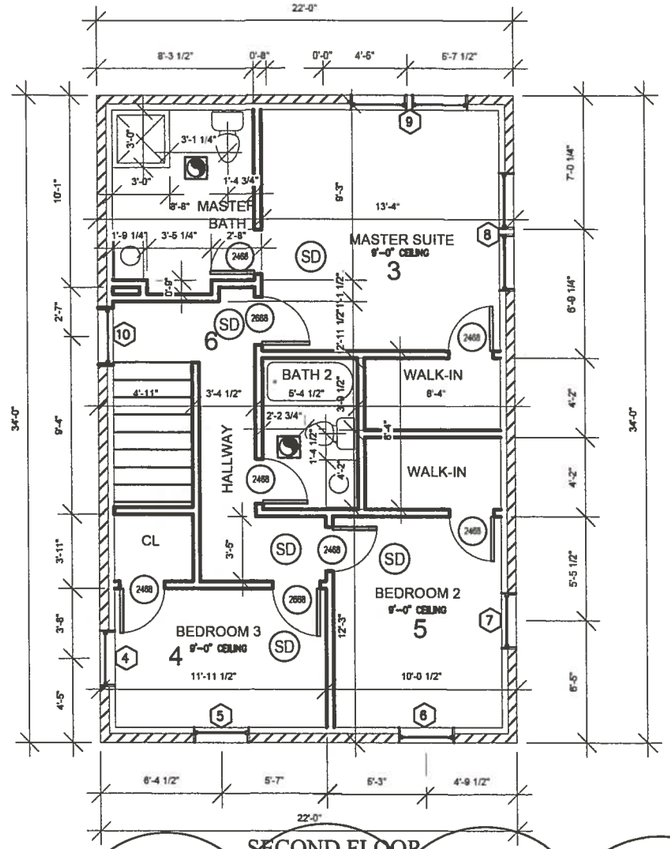
SHEET 0
A1.0
OF 9 SHEETS



FIRST FLOOR

NOTE:
THE FINISHED AT THE EXTERIOR WALLS AND NEW WINDOWS WILL BE SIMILAR AT THE EXISTING.

FLOOR PLAN
Scale: 1/8" = 1' - 0"



SECOND FLOOR

WINDOW SCHEDULE

MARK	TYPE / DESCRIPTION	SIZE	ROOM NUMBER	NOTES	ROOM IDENTITY
1'	SINGLE-HUNG	1620	2	WOOD	MASTER BATH
2'	SINGLE-HUNG	3050	1	WOOD	MASTER BEDROOM
1	SINGLE-HUNG	4050	1	WOOD	NEW LIVING
2	SINGLE-HUNG	3050	1	WOOD	NEW LIVING
3	SINGLE-HUNG	2020	2	WOOD	KITCHEN
4	SINGLE-HUNG	3050	4	WOOD	BEDROOM 3
5	SINGLE-HUNG	3050	4	WOOD	BEDROMM 3
6	SINGLE-HUNG	3050	5	WOOD	BEDROOM 2
7	SINGLE-HUNG	3050	5	WOOD	BEDROOM 2
8	SINGLE-HUNG	2-3050	3	WOOD	MASTER SUITE
9	SINGLE-HUNG	2-3050	3	WOOD	MASTER SUITE
10	SINGLE-HUNG TEMPERED GLASS	3050	6	WOOD	STAIWAY

1 WINDOW SCHEDULE
SCALE - NONE

NOTES:

1.Provide Carbon Monoxide Alarm-hard wired with battery backup, installed outside of each sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and/or have an attached garage, in accordance with 2015 IRC Sec. R315

2.Provide Smoke Alarms-hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements, and habitable attics, in accordance with 2015 IRC, Sec. R314

3.General contractor shall verify for smoke detectors to be located at least 36" away from horizontal path of mechanical air flow. per 2007 NFPA 72 Chapter 11.

4.Provide local exaust system for bathroom with no windowsor fixed windows. Per IRC section R303.3

5.provide or upgrade clotes dryer exaust system at lawndry enclosure. Per IRC section M1502

6.Provide COMBUSTION AIR VENTILATION Per IRC 2015 section G2407

7.Water Heater shall be installed in accordance with IRC 2015 Chapters 20,24 and 28.

ELECTRICAL LEGEND

- RECESSED FAN EXHAUST TO EXTERIOR
- (SD) SMOKE DETECTOR
- SD / CO COMBO SMOKE / CARBON MONOXIDE DETECTOR

REVISIONS
02/17/2020

F. O. G.
Engineering
Firm No 11885

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- INSPECTIONS

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paulzoo@swbell.net

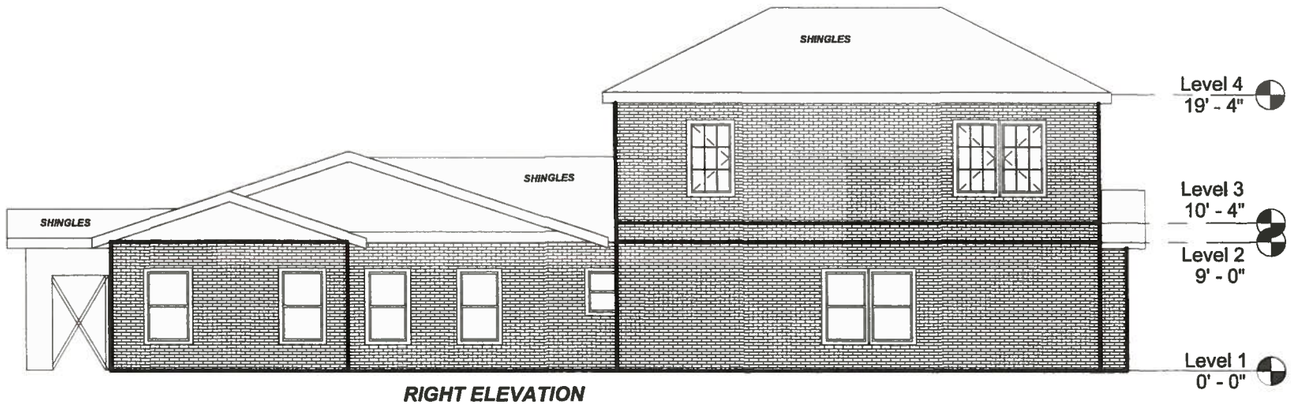
RESIDENTIAL ADDITION
4000 AVENUE C
AUSTIN, TEXAS 78751

FLOOR PLAN

DATE: 11/24/2019
SCALE: VARIES
DRAWN: R. J. SMITH
FILE: C:\PROJECTS\RESIDENTIAL

SHEET 1
A1.0
OF 9 SHEETS

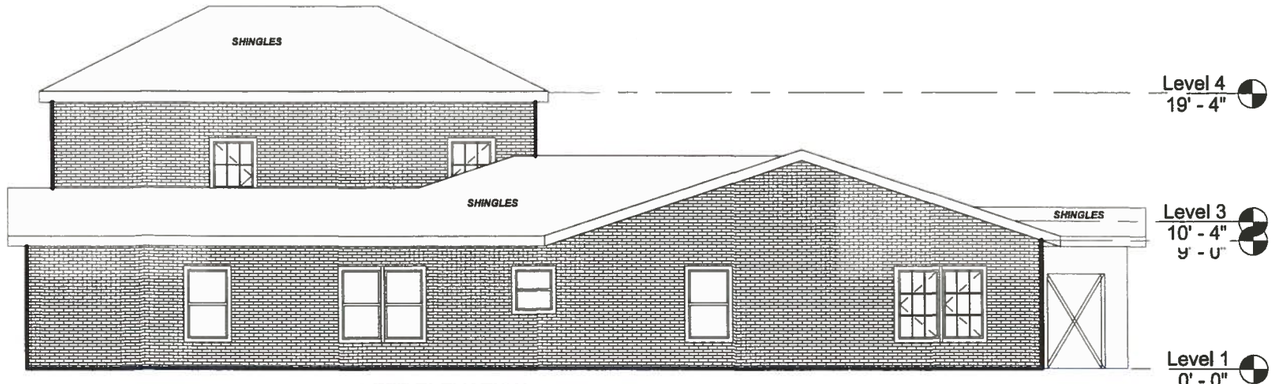
FRONT ELEVATION



RIGHT ELEVATION

NOTE: ALL EXISTING WINDOWS TO REMAIN

REAR ELEVATION



LEFT ELEVATION

ELEVATION PLAN
Scale: 3/32" = 1' - 0"

Salomon L. Flores
STATE OF TEXAS
SALOMON L. FLORES
103507
LICENSED PROFESSIONAL ENGINEER
12-14-19

REVISIONS

F. O. G.
Engineering
Firm No. 11885

- ENGINEERING DESIGN
- INSPECTIONS

2705 Gardenia Dr.
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(512) 461-9421
palatron@swbell.net

RESIDENTIAL ADDITION
4000 AVENUE C
AUSTIN, TEXAS 78751

ELEVATION PLAN

DATE: 12/14/2019
SCALE: VARIES
DRAWN: R. J. SMITH
FILE: C:\JOBS\RESIDENTIAL

SHEET 2
A2.0
OF 9 SHEETS

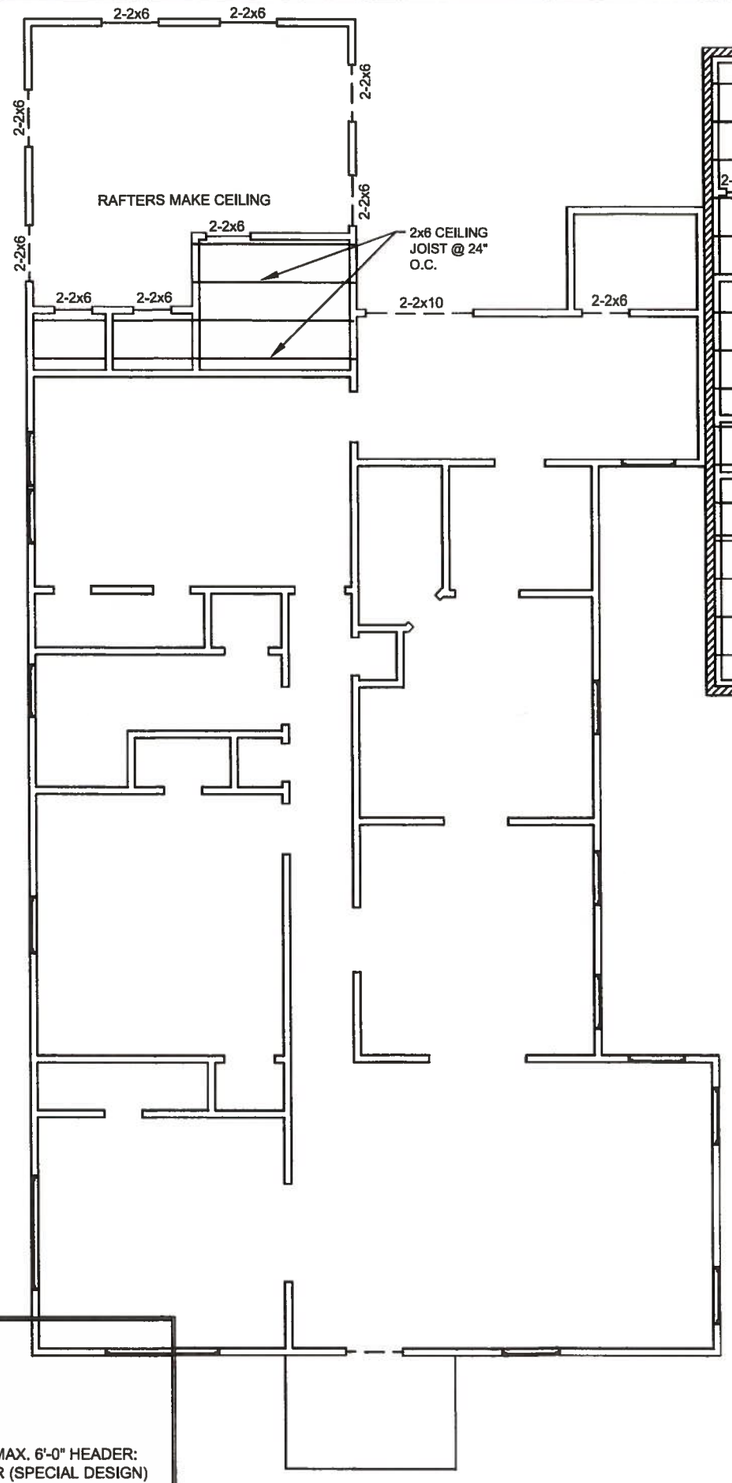
CEILING JOIST NOTE:

-ALL CEILING JOISTS TO BE 2x6 @ 24" O.C.
-TYPICAL U.N.O.

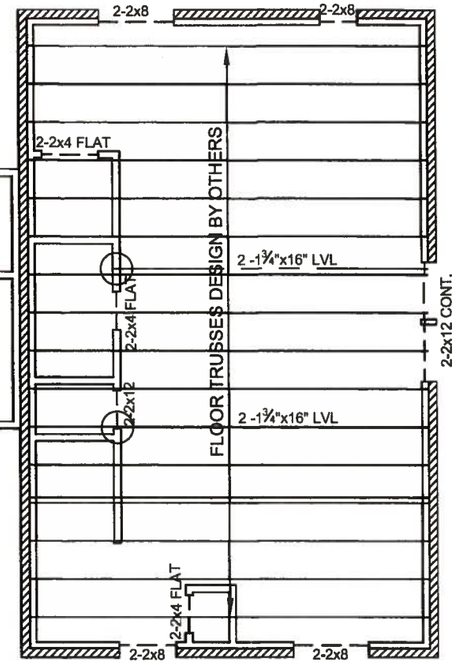
CEILING BEAM NOTE:

-LAMINATED VENEER LUMBER (LVL) MEMBERS ARE TO BE LVL 2.0E" FB=2600

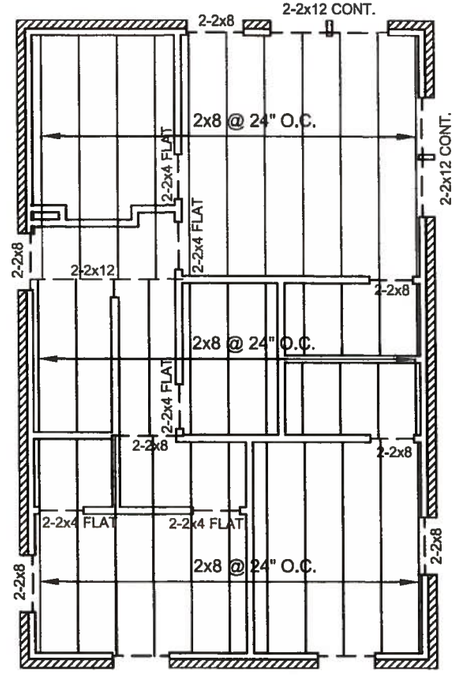
-ANTHONY POWER BEAM (APB) REFERS TO A GLU-LAM WITH E = 2100 KSI, AND Fv =300 PSI. FOR 3.5" AND 5.5" WIDTHS Fb = 3000 PSI, AND FOR 7" WIDTHS Fb =2800 PSI



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR

HEADER NOTE:

1. DOOR/WINDOW HEADER: 2-2x6, AT NON-LOAD BEARING WALLS. (TYP).
2. ALL EXTERIOR HEADERS AT PERIMETER: MIN. 2-2x8 U.N.O.
3. DOOR WINDOW HEADER AT LOAD BEARING WALLS FOR FLOOR TRUSSES, MAX. 6'-0" HEADER: 2-2x12 @2x4 WALL AND 3-2x12 @ 2x6 WALL (MIN.) TYP. U.N.O. 6'-0" AND OVER (SPECIAL DESIGN)

FRAMING PLAN
Scale: ⅛" = 1' - 0"

Salomon Flores
STATE OF TEXAS
SALOMON L. FLORES
103507
LICENSED PROFESSIONAL ENGINEER
12-14-19

REVISIONS

F. O. G.
Engineering
Firm No. 11885

- ENGINEERING DESIGN
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RESIDENTIAL ADDITION
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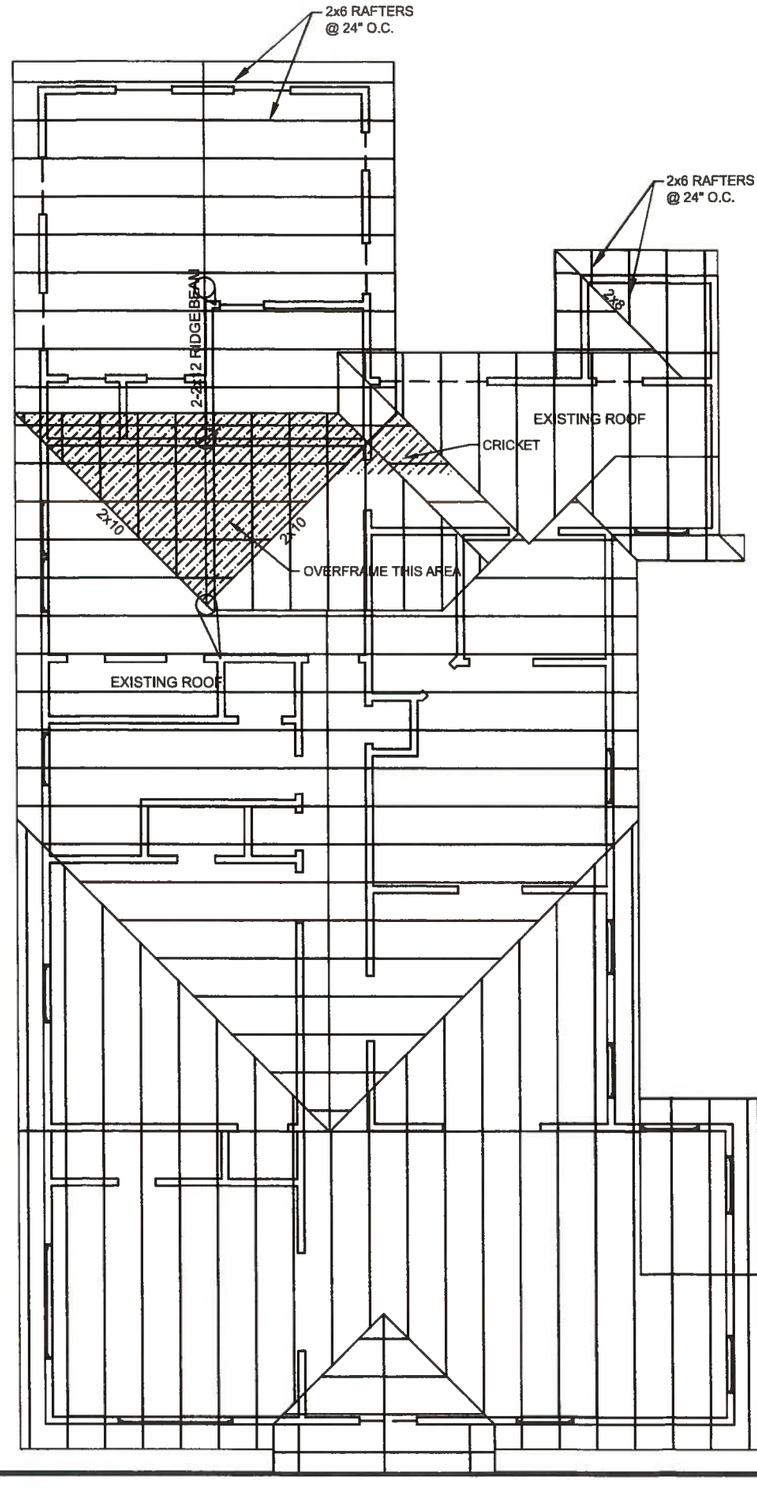
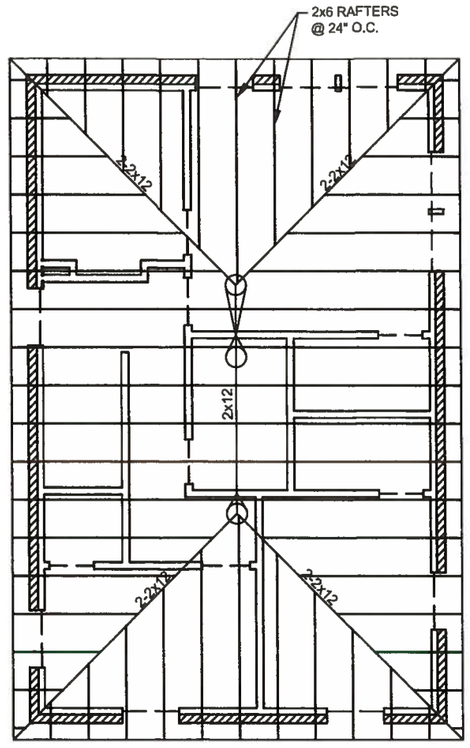
AUSTIN, TEXAS 78751

FRAMING PLAN

DATE: 12/14/2019
SCALE: VARIES
DRAWN:R. J. SMITH
FILE:
SHEET 5
S1.0
OF 9 SHEETS





ROOF FRAMING PLAN
Scale: 1/8" = 1' - 0"

Salomon Flores
STATE OF TEXAS
SALOMON L. FLORES
103507
LICENSED
PROFESSIONAL ENGINEER
12-14-19

REVISIONS

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AUSTIN, TEXAS 78751

ROOF FRAMING PLAN

DATE: 12/14/2019
SCALE: VARIES
DRAWN:R. J. SMITH
FILE:

SHEET 6
S2.0
OF 9 SHEETS