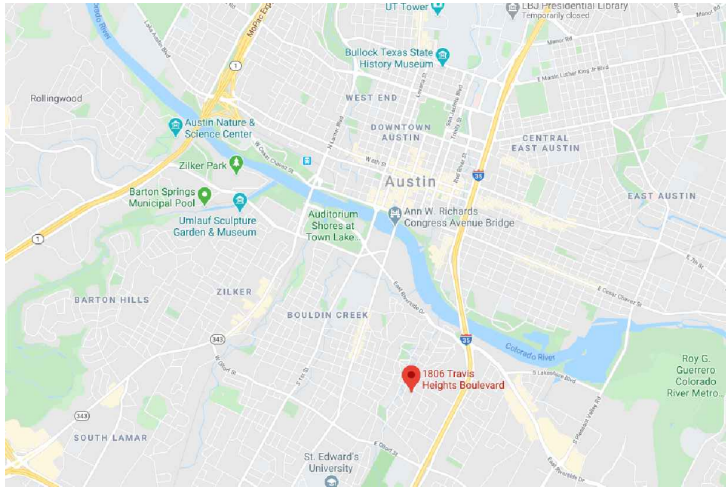


SITE SUMMARY

SCALE: 1" = 20'-0"



LOCATION MAP

SCALE: N/A

1806 TRAVIS HEIGHTS BLVD

REMODEL/ADDITION

LEGAL DESCRIPTION:

LOT 11 BLK 21
TRAVIS HEIGHTS

ZONING: SF-3-NP

TOTAL SITE: 6,847 SF

REMODEL AREA: 1,160 SF
ADDITION AREA: 692 SF
NEW DECK (100%): 721 SF

ZONING: SF-3-NP
WATERSHED: BLUNN CREEK
FLOODPLAIN: NO

BUILDING AREA

BLDG COVERAGE: 1,160 SF
NEW BLDG CVRG: 1,262 SF
18.43%

ALLOWABLE FAR: 2,739 SF

EXISTING FAR: 1,160 SF
EXISTING % FAR: 16.94 %

PROPOSED FAR: 1,852 SF
PROPOSED % FAR: 27.05 %

IMPERVIOUS COVER

ALLOWABLE I.C.: 3,081 SF

EXISTING I.C.: 2,502 SF
36.54%

PROPOSED I.C.: 2,307 SF
33.69 %

EXISTING FOOTPRINT: 1,160 SF
ADTL. FOOTPRINT: 102 SF
CONC. DRIVE/STAIRS: 651 SF
NEW DECK 751SF@50% 376 SF
AC PADS: 18 SF

NEW IMPERVOUS: 2,307 SF

NOTES:

SHEET INDEX:

00 LOCATION/SUMMARY
01 RENDERINGS

SP1 EXIST/NEW SITEPLAN

A.1.0 DEMO PLAN
A.1.1 FLOOR PLANS
A.1.2 ROOF PLAN
A.1.3 FLOORING
A.1.4 CEILING MTRLS
A.1.5 LIGHTING
A.1.6 POWER
A.1.7 HVAC
A.1.8 WINDOWS
A.1.9 DOORS

A2.1 EXTERIOR ELEV
A2.2 EXTERIOR ELEV
A3.1 INTERIOR ELEV
A3.2 INTERIOR ELEV
A3.3 INTERIOR ELEV
A3.4 INTERIOR ELEV

A4.1 DETAILS

S0.0 STRUCTURAL NOTES
S1.0 FOUNDATION
S1.1 2ND/ROOF FRAMING
S2 DORMER FRAMING
S3.0 FRAMING DETAILS
S4.0 ROOF DETAILS
S4.1 TRUSS DETAILS
S5.0 BRACING/DECKING
S5.1 HEADER/STUD DTLS

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES & REGULATIONS. THE GC SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF ANY DISCREPANCY THAT THEY MAY IDENTIFY OR ANY ITEM NEEDING FURTHER ATTENTION.

DIMENSIONS SHOWN ARE TO FACE OF FINISHED MATERIALS.

THE GC SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GC IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE GC SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CDS. ANY DEFECT OR DISCREPANCY FOUND WITH THE CDS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE PRIOR TO PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE GC.

SAFETY GLAZING: ALL HAZARDOUS GLASS MUST BE IN ACCORDANCE WITH 2015 IRC SECTION R308.4. (NOTED LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 5'-0" ABOVE TUB FLOOR, AND SHOWER OR TUB ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS IN ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PART OF MECHANICAL AIR FLOW. PER NFPA 72 CHAPTER 11.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS IN ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER JOINT CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

WATERPROOF ALL WATER/SPASH AREAS TO A MINIMUM OF 4" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL. EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SILT FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



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pack
austin

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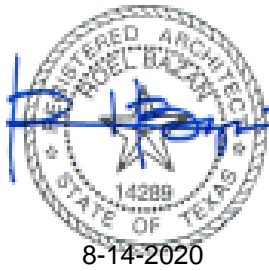
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GENERAL CONTRACTOR:

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JUAN VARELA
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jvgeneralcarpentry@yahoo.com



NEW REMODEL

1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE 8 / 14 / 20

SCALE

SHEET NAME

00



1806 TRAVIS HEIGHTS BLVD
REMODEL/ADDITION

LEGAL DESCRIPTION:
LOT 11 BLK 21
TRAVIS HEIGHTS

ZONING: SF-3-NP

TOTAL SITE: 6,847 SF

REMODEL AREA: 1,160 SF
ADDITION AREA: 692 SF
NEW DECK (100%): 721 SF

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WATERSHED: BLUNN CREEK
FLOODPLAIN: NO

BUILDING AREA

BLDG COVERAGE: 1,160 SF
NEW BLDG CVRG: 1,262 SF
18.43%

ALLOWABLE FAR: 2,739 SF

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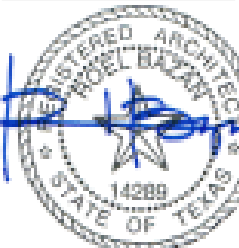
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08-14-2020

NEW REMODEL

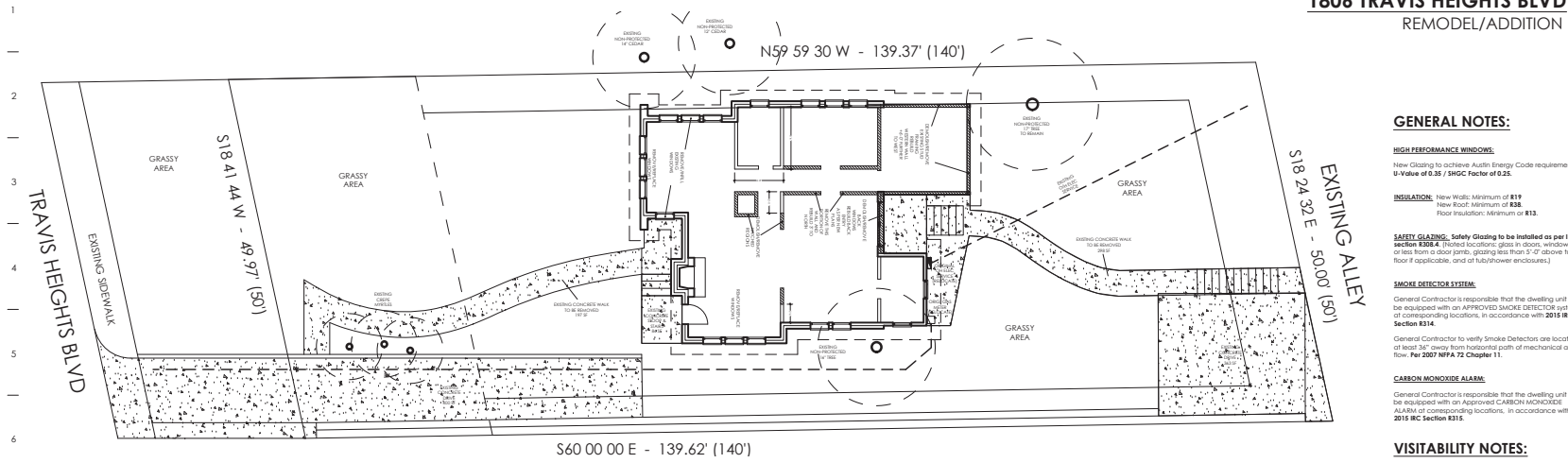
1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE 8 / 14 / 20

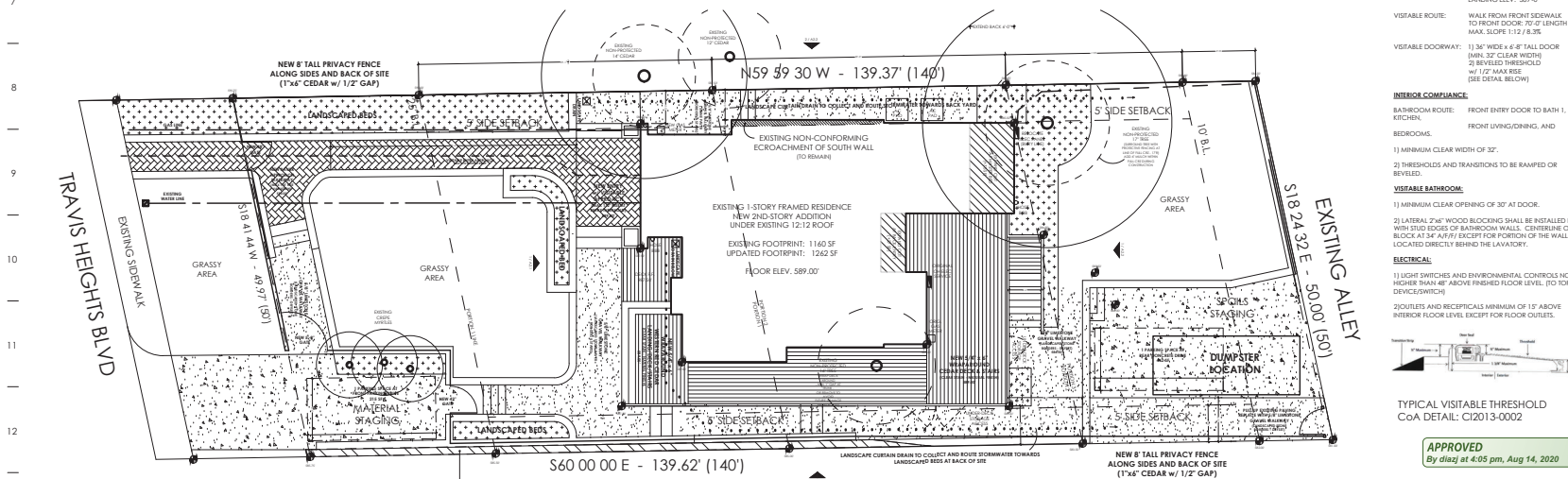
SCALE

SHEET NAME

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |



1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



2 NEW SITE PLAN
SCALE: 1/16" = 1'-0"

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |



1806 TRAVIS HEIGHTS BLVD REMODEL/ADDITION

GENERAL NOTES:

HIGH PERFORMANCE WINDOWS:

New Glazing to achieve Austin Energy Code requirement:
U-Value of 0.35 / SHGC Factor of 0.25.

INSULATION: New Walls: Minimum of R19
New Roof: Minimum of R38
Floor Insulation: Minimum of R13.

SAFETY GLAZING: Safety Glazing to be installed as per IRC Section R310.4. (Listed locations: glass in doors, windows 24" or less from a door jamb, glazing less than 5'-0" above tub floor if applicable, and on tub/shower enclosures.)

SMOKE DETECTOR SYSTEM:

General Contractor is responsible that the dwelling unit to be equipped with an APPROVED SMOKE DETECTOR system of corresponding locations, in accordance with 2015 IRC Section R314.
General Contractor to verify Smoke Detectors are located at least 36" away from horizontal path of mechanical air flow. Per 2007 NFPA 72 Chapter 11.

CARBON MONOXIDE ALARM:

General Contractor is responsible that the dwelling unit to be equipped with an APPROVED CARBON MONOXIDE ALARM of corresponding locations, in accordance with 2015 IRC Section R315.

VISITABILITY NOTES:

EXTERIOR ROUTE:

POINT OF ORIGIN: FRONT SIDEWALK
ELEVATION: 98'-0"

VISITABLE ENTRANCE: FRONT ENTRY DOOR
LANDING ELEV: 98'-0"

VISITABLE ROUTE: WALK FROM FRONT SIDEWALK
TO FRONT DOOR 7'-0" LENGTH
MAX. SLOPE: 1:12 / 8.3%

VISITABLE DOORWAY: 1) 36" WIDE x 6'-8" TALL DOOR
(MIN. 32" CLEAR WIDTH)
2) REVERSED THRESHOLD
W/ 1/2" MAX RISE
(SEE DETAIL BELOW)

INTERIOR COMPLIANCE:

BATHROOM ROUTE: FRONT ENTRY DOOR TO BATH 1, KITCHEN, FRONT LIVING/DINING, AND BEDROOMS.

1) MINIMUM CLEAR WIDTH OF 32".
2) THRESHOLDS AND TRANSITIONS TO BE RAMMED OR BEVELED.

VISITABLE BATHROOM:

1) MINIMUM CLEAR OPENING OF 30" AT DOOR.
2) LATERAL 2"x4" WOOD BLOCKING SHALL BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS. CENTERLINE OF BLOCK AT 54" AFFY EXCEPT FOR PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

ELECTRICAL:

1) LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE FINISHED FLOOR LEVEL. (TO TOP OF DEVICE/SWITCH)
2) OUTLETS AND RECEPTICAL MINIMUM OF 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS.



APPROVED
By diaz at 4:05 pm, Aug 14, 2020

All structures MUST maintain 7'-0" clearance from AE easement. Distribution power lines (this includes aces and overhead).
Referenced by AE or NREC online.
The review DOES NOT include Transmission lines.

NOTES:

TOTAL SITE: 6,847 SF

REMODEL AREA: 1,160 SF
ADDITION AREA: 692 SF
NEW DECK (100%): 721 SF

ZONING: SF-3-NP
WATERSHED: BLUNN CREEK
FLOODPLAIN: NO

BUILDING AREA

BLDG COVERAGE: 1,160 SF
NEW BLDG CVRG: 1,262 SF
18.43%

ALLOWABLE FAR: 2.739 SF

EXISTING FAR: 1,160 SF
EXISTING % FAR: 16.74 %

PROPOSED FAR: 1,852 SF
PROPOSED % FAR: 27.05 %

IMPERVIOUS COVER

ALLOWABLE I.C.: 3,081 SF

EXISTING I.C.: 2,502 SF
36.54%

PROPOSED I.C.: 2,307 SF
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NEW DECK 751 SF @ 50%: 376 SF
AC. PADS: 18 SF

NEW IMPERVIOUS: 2,307 SF

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORKMANSHIP INCLUDING, BUT NOT LIMITED TO, THE QUALITY, DURABILITY, AND PERSONAL COORDINATION WITH ALL UTILITIES AND EXISTING STRUCTURES.

WRITTEN DIMENSIONS ON THESE CHANGES SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS. THE GC SHALL MAINTAIN RECORDS WITH THE CHANGES AND DOCUMENTS AND NOTIFY THE OWNER OF ANY NEW NEEDING FURTHER ATTENTION.

CHANGES BEING MADE TO THE EXISTING STRUCTURE SHALL BE DONE IN ACCORDANCE WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL BE RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE GC SHALL NOTIFY THE OWNER OF ANY CHANGES TO THE EXISTING STRUCTURE AND MAINTAIN RECORDS OF ALL CHANGES.

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SAFETY GLAZING ALL WINDSHIELD GLASS WITH A 1/2" CLEARANCE WITH 2015 IRC SECTION R310.4. (Listed locations: glass in doors, windows 24" or less from a door jamb, glazing less than 5'-0" above tub floor if applicable, and on tub/shower enclosures.)

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RETAIL POLYDISCHARGE FROM THIS WATERSHED: ON EXISTING - AT TUBS, SHOWERS, AND SINKS, CHANGES IN PLUMBING, AND WINDOW ROUGH OPENING CHANGES.

WATERSHED: ALL WATERSHEDS ARE TO A MINIMUM OF 48" ABOVE FINISHED FLOOR. REPAIRS ARE TO BE DONE TO THE EXISTING STRUCTURE.

REPAIRS: ALL VENTS AND DRAIN DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO BE DONE IN ACCORDANCE WITH THE STRUCTURE & FOUNDATION. POWERED BATHROOMS AND KITCHENS SHALL BE DONE AT FINISHES OF SITE.



RB ARCHITECT, PLLC



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GENERAL CONTRACTOR:

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NEW REMODEL
1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE: 8/14/20

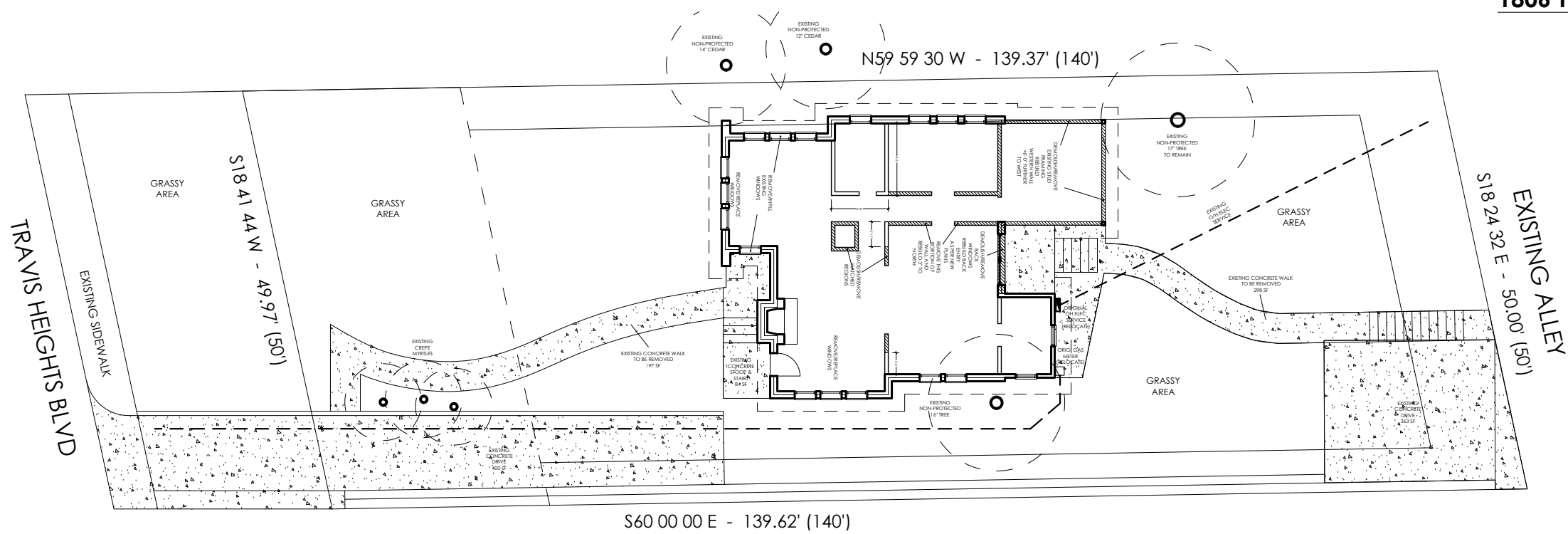
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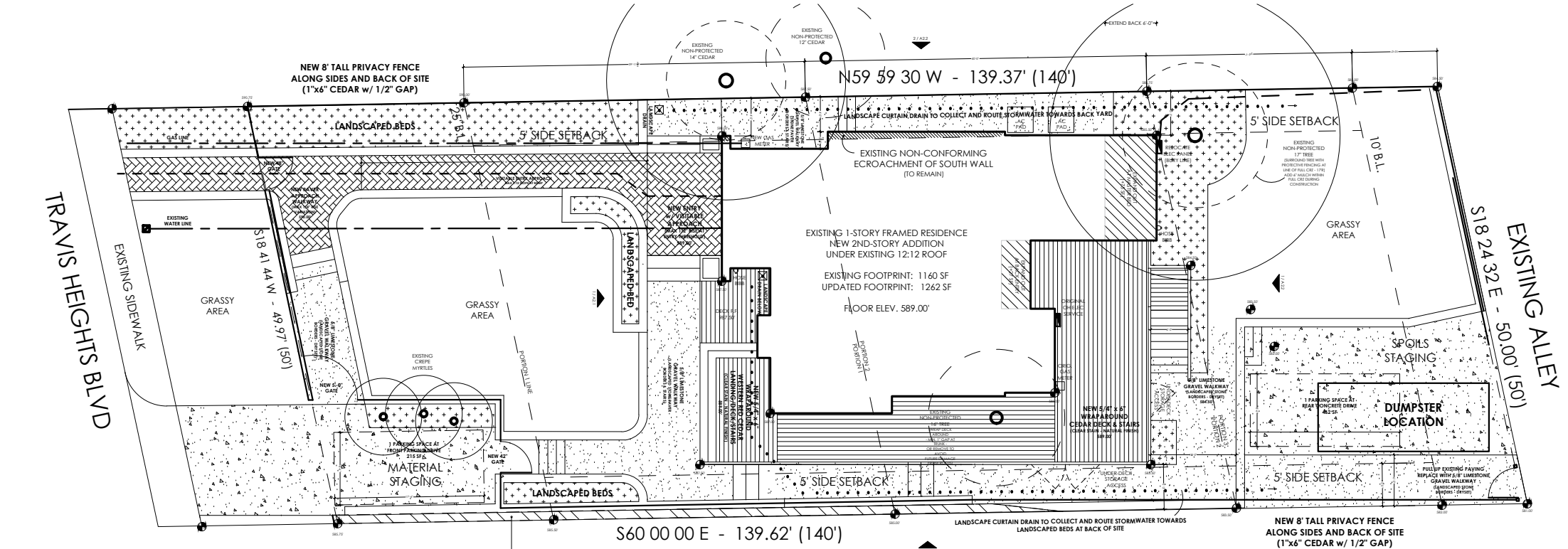
SP1

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① EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



② NEW SITE PLAN
SCALE: 1/16" = 1'-0"

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1806 TRAVIS HEIGHTS BLVD REMODEL/ADDITION

GENERAL NOTES:

HIGH PERFORMANCE WINDOWS:
New Glazing to achieve Austin Energy Code requirements:
U-Value of 0.35 / SHGC Factor of 0.25.

INSULATION: New Walls: Minimum of **R19**
New Roof: Minimum of **R38**
Floor Insulation: Minimum of **R13**.

SAFETY GLAZING: Safety Glazing to be installed as per IRC section **R308.4** (Noted locations: glass in doors, windows 24" or less from a door jamb, glazing less than 5'-0" above tub floor if applicable, and at tub/shower enclosures.)

SMOKE DETECTOR SYSTEM:
General Contractor is responsible that the dwelling unit to be equipped with an APPROVED SMOKE DETECTOR system at corresponding locations, in accordance with **2015 IRC Section R314**.
General Contractor to verify Smoke Detectors are located at least 34" away from horizontal path of mechanical air flow. **Per 2007 NFPA 72 Chapter 11**.

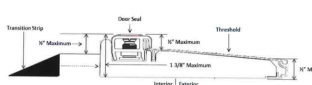
CARBON MONOXIDE ALARM:
General Contractor is responsible that the dwelling unit to be equipped with an Approved CARBON MONOXIDE ALARM at corresponding locations, in accordance with **2015 IRC Section R315**.

VISITABILITY NOTES:

EXTERIOR ROUTE:
POINT OF ORIGIN: FRONT SIDEWALK
ELEVATION: 590'-0"
VISITABLE ENTRANCE: FRONT ENTRY DOOR
LANDING ELEV.: 589'-0"
VISITABLE ROUTE: WALK FROM FRONT SIDEWALK TO FRONT DOOR: 70'-0" LENGTH
MAX. SLOPE: 1:12 / 8.3%
VISITABLE DOORWAY: 1) 36" WIDE x 6'-8" TALL DOOR (MIN. 32" CLEAR WIDTH)
2) BEVELED THRESHOLD w/ 1/2" MAX RISE (SEE DETAIL BELOW)

INTERIOR COMPLIANCE:
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TYPICAL VISITABLE THRESHOLD
CoA DETAIL: C12013-0002

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ADTL. FOOTPRINT: 102 SF
CONC. DRIVE/STAIRS: 651 SF
NEW DECK 751SF@50%: 376 SF
AC PADS: 18 SF

NEW IMPEROUS: 2,307 SF

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, & REGULATIONS. THE GC SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF ANY DISCREPANCY THAT THEY MAY IDENTIFY OR ANY ITEM NEEDING FURTHER ATTENTION.
DIMENSIONS SHOWN ARE TO FACE OF FINISHED MATERIALS.
THE GC SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.
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SAFETY GLAZING: ALL HAZARDOUS GLASS MUST BE IN ACCORDANCE WITH 2015 IRC SECTION R308.4. (NOTED LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 5'-0" ABOVE TUB FLOOR, AND SHOWER OR TUB ENCLOSURES.)

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R314.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

WATERPROOF ALL WATER/SPASH AREAS TO A MINIMUM OF 48" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SALT FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



hollingsworth pack austin

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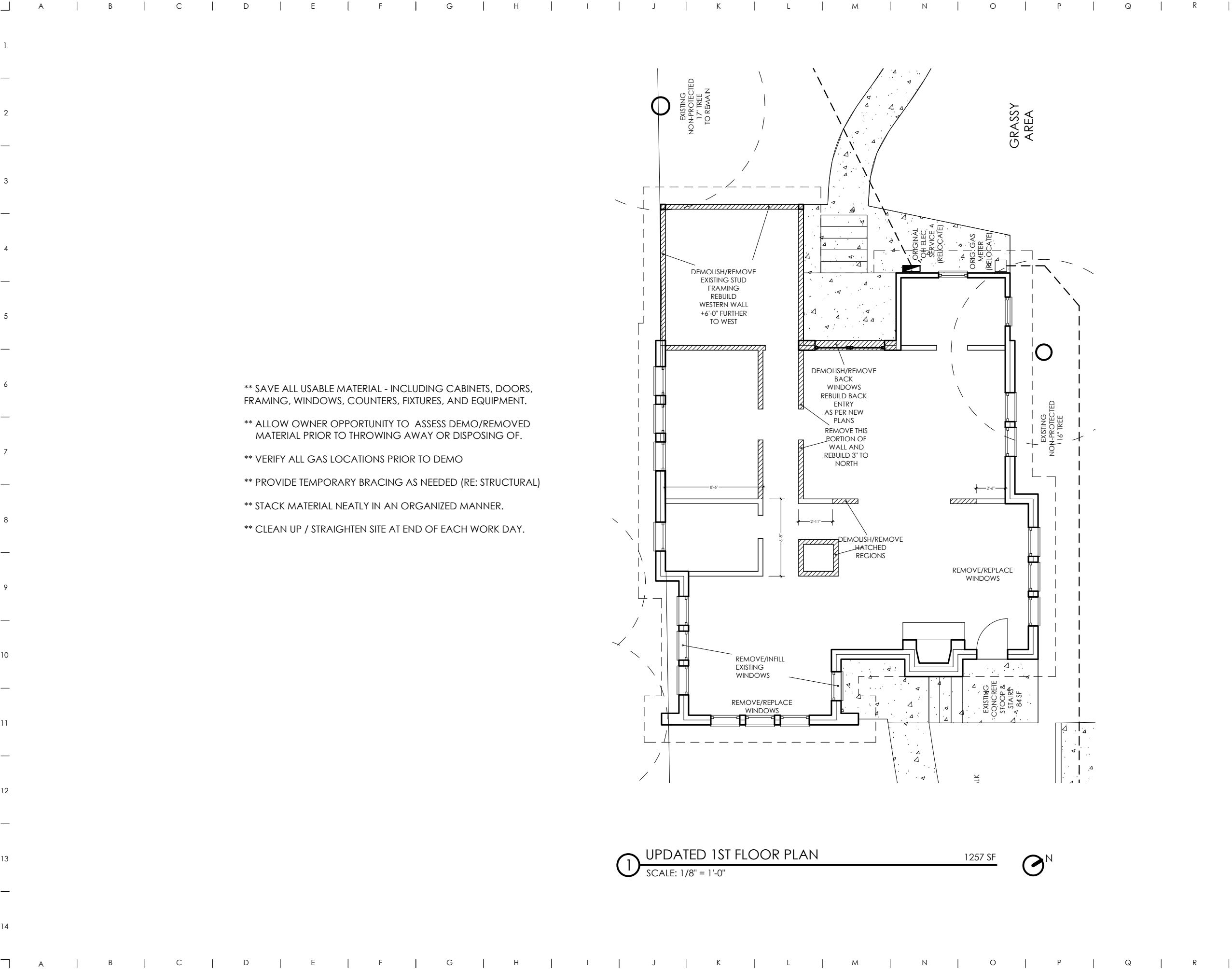
NEW REMODEL
1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE 8 / 14 / 20

SCALE

SHEET NAME

SP1



- ** SAVE ALL USABLE MATERIAL - INCLUDING CABINETS, DOORS, FRAMING, WINDOWS, COUNTERS, FIXTURES, AND EQUIPMENT.
- ** ALLOW OWNER OPPORTUNITY TO ASSESS DEMO/REMOVED MATERIAL PRIOR TO THROWING AWAY OR DISPOSING OF.
- ** VERIFY ALL GAS LOCATIONS PRIOR TO DEMO
- ** PROVIDE TEMPORARY BRACING AS NEEDED (RE: STRUCTURAL)
- ** STACK MATERIAL NEATLY IN AN ORGANIZED MANNER.
- ** CLEAN UP / STRAIGHTEN SITE AT END OF EACH WORK DAY.

NOTES:

TOTAL SITE:6,847 SF

REMODEL AREA:1,160 SF

ADDITION AREA:692 SF

NEW DECK (100%):721 SF

ZONING:SF-3-NP

WATERSHED:BLUNN CREEK

FLOODPLAIN:NO

BUILDING AREA

BLDG COVERAGE:1,160 SF

NEW BLDG CVRG:1,262 SF

18.43%

ALLOWABLE FAR:2,739 SF

EXISTING FAR:1,160 SF

EXISTING % FAR:16.94 %

PROPOSED FAR:1,852 SF

PROPOSED % FAR:27.05 %

IMPERVIOUS COVER

ALLOWABLE I.C.:3,081 SF

EXISTING I.C.:2,502 SF

36.54%

PROPOSED I.C.:2,307 SF

33.69 %

EXISTING FOOTPRINT:1,160 SF

ADTL. FOOTPRINT:102 SF

CONC. DRIVE/STAIRS:651 SF

NEW DECK 751SF@50%376 SF

AC PADS:18 SF

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GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PART OF MECHANICAL AIR FLOW, PER NFPA 72 CHAPTER 11.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R315.

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WATERPROOF ALL WATER/SLASH AREAS TO A MINIMUM OF 4" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SILT FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.

ben may design

RB ARCHITECT, PLLC

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REGISTERED ARCHITECT

ROEL BAZAN

14288

STATE OF TEXAS

08-14-2020

NEW REMODEL

1806 TRAVIS HEIGHTS BLVD

AUSTIN, TX 78704

DATE

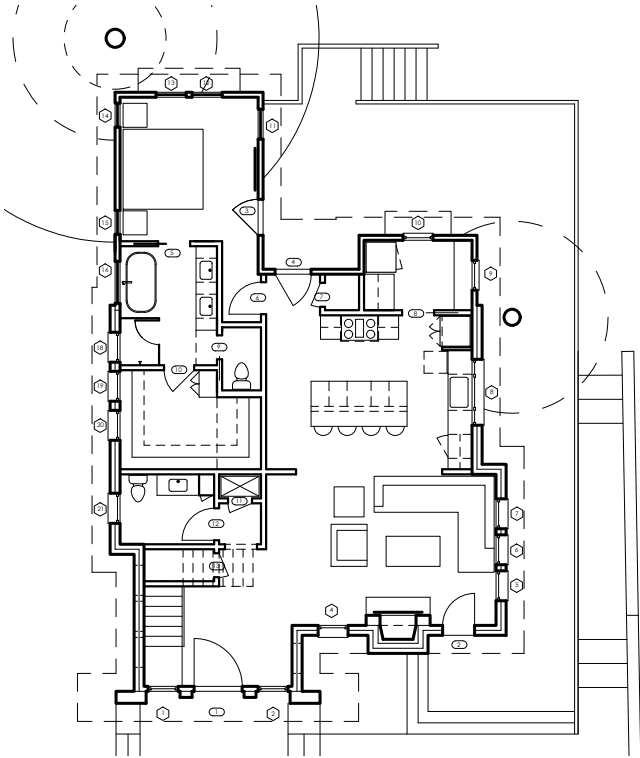
8 / 14 / 20

SCALE

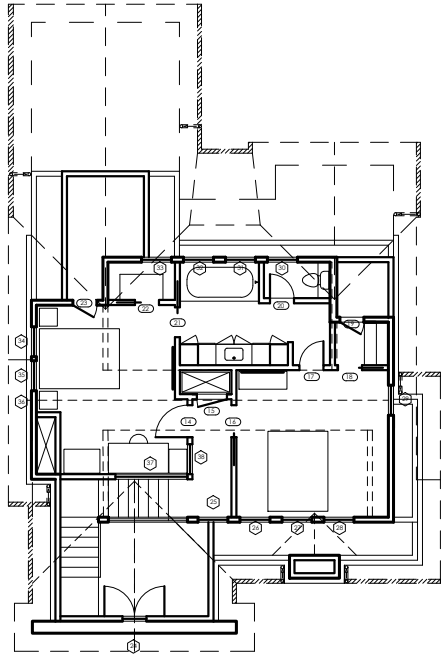
SHEET NAME

A1.0





1 1ST FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"



2 2ND FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|---------------------|------------------------|-----------|---------|----------------|----------|------|---------|-------------------------------|
| Mark | Type | Location | Width | Height | Sill Height | Tempered | SHGC | U-Value | Comments |
| 1 | DOUBLE HUNG | FRONT ENTRY | 2' - 6" | 6' - 0" | 1' - 0" A.F.F. | X | 0.25 | 0.35 | |
| 2 | DOUBLE HUNG | FRONT ENTRY | 2' - 6" | 6' - 0" | 1' - 0" A.F.F. | X | 0.25 | 0.35 | |
| 3 | | | | | | | | | |
| 4 | DOUBLE HUNG | E WALL LIVING | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 5 | DOUBLE HUNG | N WALL LIVING | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 6 | DOUBLE HUNG | N WALL LIVING | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 7 | DOUBLE HUNG | N WALL LIVING | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 8 | CASE / FIXED / CASE | KITCHEN | 3' - 0" | 5' - 6" | 3' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 9 | FIXED | PANTRY | 2' - 6" | 2' - 6" | 4' - 6" A.F.F. | | 0.25 | 0.35 | |
| 10 | DOUBLE HUNG | PANTRY | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 11 | DOUBLE HUNG | MASTER BEDROOM | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 12 | DOUBLE HUNG | MASTER BEDROOM | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 13 | DOUBLE HUNG | MASTER BEDROOM | 2' - 6" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 14 | DOUBLE HUNG | MASTER BEDROOM | 2' - 0" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 15 | DOUBLE HUNG | MASTER BEDROOM | 2' - 0" | 5' - 0" | 2' - 0" A.F.F. | | 0.25 | 0.35 | |
| 16 | AWNING | MASTER BATH | 3' - 6" | 1' - 6" | 6' - 6" A.F.F. | | 0.25 | 0.35 | FLUTED or ETCHED GLASS |
| 17 | | | | | | | | | |
| 18 | FIXED | SHOWER | 2' - 6" | 2' - 6" | 4' - 6" A.F.F. | X | 0.25 | 0.35 | FLUTED or ETCHED GLASS |
| 19 | FIXED | MASTER CLOSET | 2' - 6" | 2' - 6" | 4' - 6" A.F.F. | X | 0.25 | 0.35 | FLUTED or ETCHED GLASS |
| 20 | FIXED | MASTER CLOSET | 2' - 6" | 2' - 6" | 4' - 6" A.F.F. | X | 0.25 | 0.35 | FLUTED or ETCHED GLASS |
| 21 | AWNING | BATHROOM | 2' - 6" | 2' - 6" | 4' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 22 | | | | | | | | | |
| 23 | | | | | | | | | |
| 24 | DOUBLE HUNG | FOYER GABLE | 2' - 0" | 3' - 6" | 9' - 6" A.F.F. | | 0.25 | 0.35 | |
| 25 | DOUBLE HUNG | UPPER HALL | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 26 | AWNING | BEDROOM 2 | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 27 | AWNING | BEDROOM 2 | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 28 | FIXED | BEDROOM 2 | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 29 | FIXED | BEDROOM 2 | 2' - 0" | 5' - 0" | 3' - 6" A.F.F. | | 0.25 | 0.35 | |
| 30 | FIXED | UPSTAIRS TOILET CLOSET | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 31 | AWNING | UPPER BATH | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 32 | FIXED | UPPER BATH | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 33 | FIXED | BEDROOM 1 CLOSET | 2' - 6" | 2' - 0" | 5' - 6" A.F.F. | X | 0.25 | 0.35 | |
| 34 | DOUBLE HUNG | BEDROOM 1 | 2' - 6" | 4 - 6" | 1' - 0" A.F.F. | X | 0.25 | 0.35 | |
| 35 | DOUBLE HUNG | BEDROOM 1 | 2' - 6" | 4 - 6" | 1' - 0" A.F.F. | X | 0.25 | 0.35 | |
| 36 | FIXED | BEDROOM 1 | 18" ROUND | | AT VENT | | 0.25 | 0.35 | |
| 37 | FIXED | BEDROOM 1 | 6' - 0" | 3' - 6" | 3' - 2" A.F.F. | X | 0.25 | 0.35 | CAN BE SINGLE-PANE IF DESIRED |
| 38 | FIXED | BEDROOM 1 | 2' - 6" | 3' - 6" | 3' - 2" A.F.F. | X | 0.25 | 0.35 | CAN BE SINGLE-PANE IF DESIRED |
| | | | | | | | | | |

** TEMPER ALL UNITS AS PER IRC 2015 **
** VERIFY FIRE / EGRESS CLEARANCES AND OPENINGS PRIOR TO ORDERING **
** ENSURE ADEQUATE WATERPROOFING FOR UNITS PLACED AT FINISHED FLOOR LEVEL **

KOLBE & KOLBE WINDOWS

ULTRA SERIES - TRADITIONAL (WOOD + ALUM CLAD.)

EXTERIOR: COAL BLACK or LUNAR - VERIFY w OWNER
FLUOROPOLYMER COLOR

INTERIOR FINISH: PAINTED INTERIOR - BRIGHT WHITE (or WHITE w EXPOSED GRAIN)

ALTERNATE INTERIOR FINISH: PINE WITH (BRIGHT WHITE PAINTED)

DIVIDED LITES: 5/8" BEVELED
GLAZING BEADS: BEVELED

HARDWARE: OIL RUBBED (RUSTIC UMBER ALTERNATE)

SAFETY GLAZING: Safety Glazing to be installed as per IRC section R308.4. (Noted locations: glass in doors, windows 24" or less from a door jamb, glazing less than 5'-0" above tub floor if applicable, and at tub/shower enclosures.)

ALTERNATE: SIERRA PACIFIC

ALUMINUM CLAD WOOD

EXTERIOR: BATTLESHIP GRAY or BRONZE - VERIFY w OWNER
COLOR STAY COLLECTION

SCREENS: BETTERVUE FLEXSCREEN

DIVIDED LITES: 5/8" PUTTY

EXTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

INTERIOR FINISH: PAINTED INTERIOR - ULTRA-COAT WHITE

INTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

HARDWARE: MATTE BLACK

SECOND FLOOR WINDOWS: Any operable window with a sill height less than 24" must be equipped with window guards or window opening control devices (WOCDs) that comply with ASTM F2090-17. The WOCD must limit the initial opening of the window to no more than 4 inches, but must also be releasable with no more than 15 pounds of force to open more fully with two single actions or one dual action and must reset automatically once closed. The intent of this later provision is to permit windows that are equipped with WOCDs to also be used to meet the EERO requirements of the 2018 IRC.

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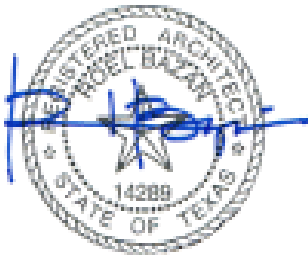
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08-14-2020

NEW REMODEL

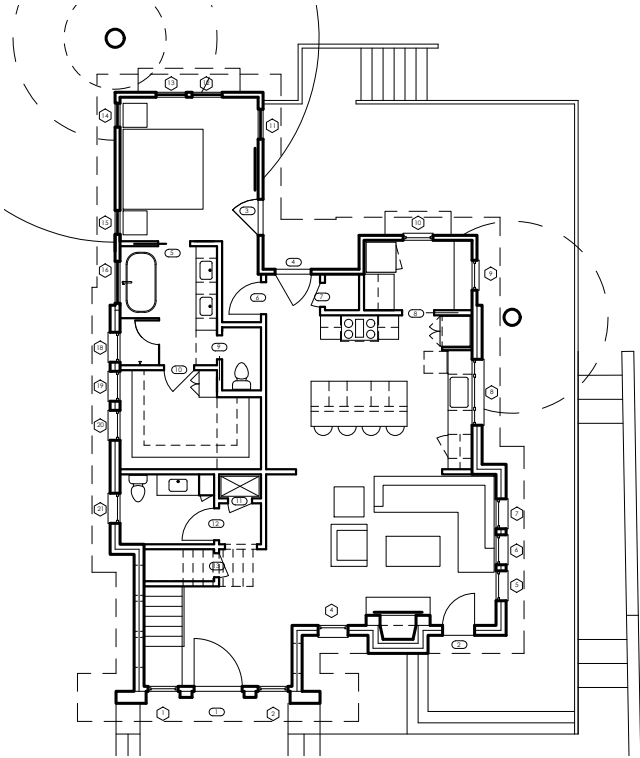
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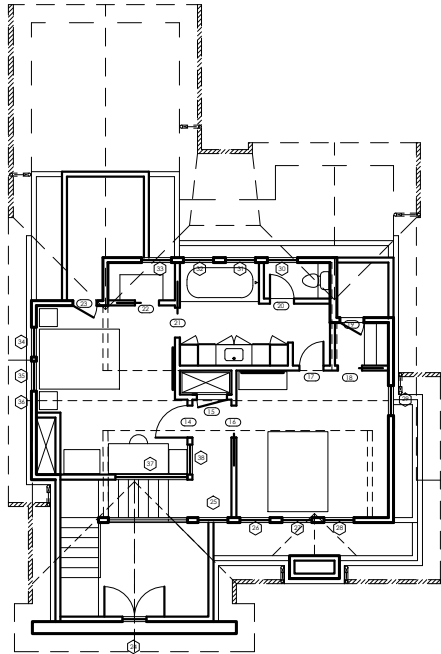
SCALE

SHEET NAME

A1.8



1 1ST FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"



2 2ND FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"

| DOOR SCHEDULE | | | | | | | |
|---------------|---------------------|------------------------|---------|---------|---------------------------------|----------|----------|
| Mark | Type | Location | Width | Height | Description | SC / HC | Comments |
| EXTERIOR | | | | | | | |
| 1 | WOOD w GLASS LITE | MAIN ENTRY at STAIRS | 4' - 0" | 6' - 8" | SEE ELEVATIONS | TEMPERED | |
| 2 | WOOD w GLASS LITE | LIVING ROOM | 2' - 8" | 6' - 8" | DUTCH w SMALL UPPER LITE | TEMPERED | |
| 3 | WOOD w GLASS LITE | MASTER BED ENTRY | 3' - 0" | 6' - 8" | SEE ELEVATIONS (MATCH ADJACENT) | TEMPERED | |
| 4 | WOOD w GLASS LITE | BACK DECK ENTRY | 3' - 0" | 6' - 8" | SEE ELEVATIONS (MATCH ADJACENT) | TEMPERED | |
| INTERIOR | | | | | | | |
| 5 | 3-Panel Intr Pocket | MASTER BATH | 2' - 8" | 6' - 8" | | SC | |
| 6 | 3-Panel Interior | MASTER BEDROOM | 2' - 8" | 6' - 8" | | SC | |
| 7 | 3-Panel Interior | BACK DOOR STORAGE | 2' - 0" | 6' - 8" | | SC | |
| 8 | 3-Panel Intr Pocket | PANTRY | 2' - 8" | 6' - 8" | | SC | |
| 9 | 3-Panel Intr Pocket | MASTER TOILET | 2' - 0" | 6' - 8" | | SC | |
| 10 | 3-Panel Interior | MASTER CLOSET | 2' - 6" | 6' - 8" | | SC | |
| 11 | 3-Panel Interior | DOWNSTAIRS HVAC | 2' - 0" | 6' - 8" | | SC | |
| 12 | 3-Panel Interior | POWDER BATH | 2' - 8" | 6' - 8" | | SC | |
| 13 | 3-Panel Interior | COAT CLOSET STAIRS | 2' - 0" | 6' - 0" | | SC | |
| 14 | 3-Panel Interior | BEDROOM 1 | 2' - 8" | 6' - 8" | | SC | |
| 15 | 3-Panel Interior | UPSTAIRS HVAC | 2' - 0" | 6' - 8" | | SC | |
| 16 | 3-Panel Intr Pocket | BEDROOM 2 | 2' - 6" | 6' - 8" | | SC | |
| 17 | 3-Panel Interior | BEDROOM 2 INTO BATH | 2' - 0" | 6' - 8" | | SC | |
| 18 | 3-Panel Intr Pocket | BEDROOM 2 CLOSET | 2' - 0" | 5' - 8" | | SC | |
| 19 | 3-Panel Interior | BEDROOM 2 ATTIC | 2' - 0" | 6' - 0" | | SC | |
| 20 | 3-Panel Interior | UPSTAIRS TOILET CLOSET | 2' - 0" | 6' - 8" | | SC | |
| 21 | 3-Panel Intr Pocket | BEDROOM 1 INTO BATH | 2' - 6" | 6' - 8" | | SC | |
| 22 | 3-Panel Interior | BEDROOM 1 CLOSET | 2' - 0" | 6' - 8" | | SC | |
| 23 | 3-Panel Interior | BEDROOM 1 ATTIC | 2' - 0" | 3' - 6" | | SC | |

** ALL DOOR GLASS TO BE TEMPERED **
** VERIFY CLEARANCES AND OPENINGS PRIOR TO ORDERING **
** ENSURE ADEQUATE WATERPROOFING FOR UNITS PLACED AT FINISHED FLOOR LEVEL **

KOLBE & KOLBE DOORS

ULTRA SERIES - TRADITIONAL (WOOD + ALUM CLAD.)

EXTERIOR: COAL BLACK or LUNAR - VERIFY w OWNER
FLUOROPOLYMER COLOR

INTERIOR FINISH: PAINTED INTERIOR - BRIGHT WHITE (or WHITE w EXPOSED GRAIN)

ALTERNATE INTERIOR FINISH: PINE WITH (BRIGHT WHITE PAINTED)

DIVIDED LITES: 5/8" BEVELED

GLAZING BEADS: BEVELED

HARDWARE: OIL RUBBED (RUSTIC UMBER ALTERNATE)

INTERIOR DOORS:

SOLID CORE WOOD - 3-PANEL (SEE SECTS/ELEVS)

SAFETY GLAZING: Safety Glazing to be installed as per IRC section R308.4. (Noted locations: glass in doors, windows 24" or less from a door jamb, glazing less than 5'-0" above tub floor if applicable, and at tub/shower enclosures.)

ALTERNATE: SIERRA PACIFIC DOORS

ALUMINUM CLAD WOOD - ASPEN INSWING

EXTERIOR: BATTLESHIP GRAY or BRONZE - VERIFY w OWNER
COLOR STAY COLLECTION

SCREENS: BETTERVUE FLEXSCREEN

DIVIDED LITES: 5/8" PUTTY

EXTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

INTERIOR FINISH: PAINTED INTERIOR - ULTRA-COAT WHITE

INTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

HARDWARE: MATTE BLACK

NOTES:

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GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PART OF MECHANICAL AIR FLOW, PER NFPA 72 CHAPTER 11.

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INSTALL POLYISOCYANURATE FOAM TYPE INSULATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER JOINT CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

WATERPROOF ALL WATER/SPASH AREAS TO A MINIMUM OF 4" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SILT FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



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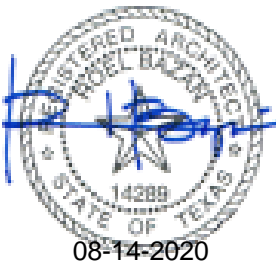
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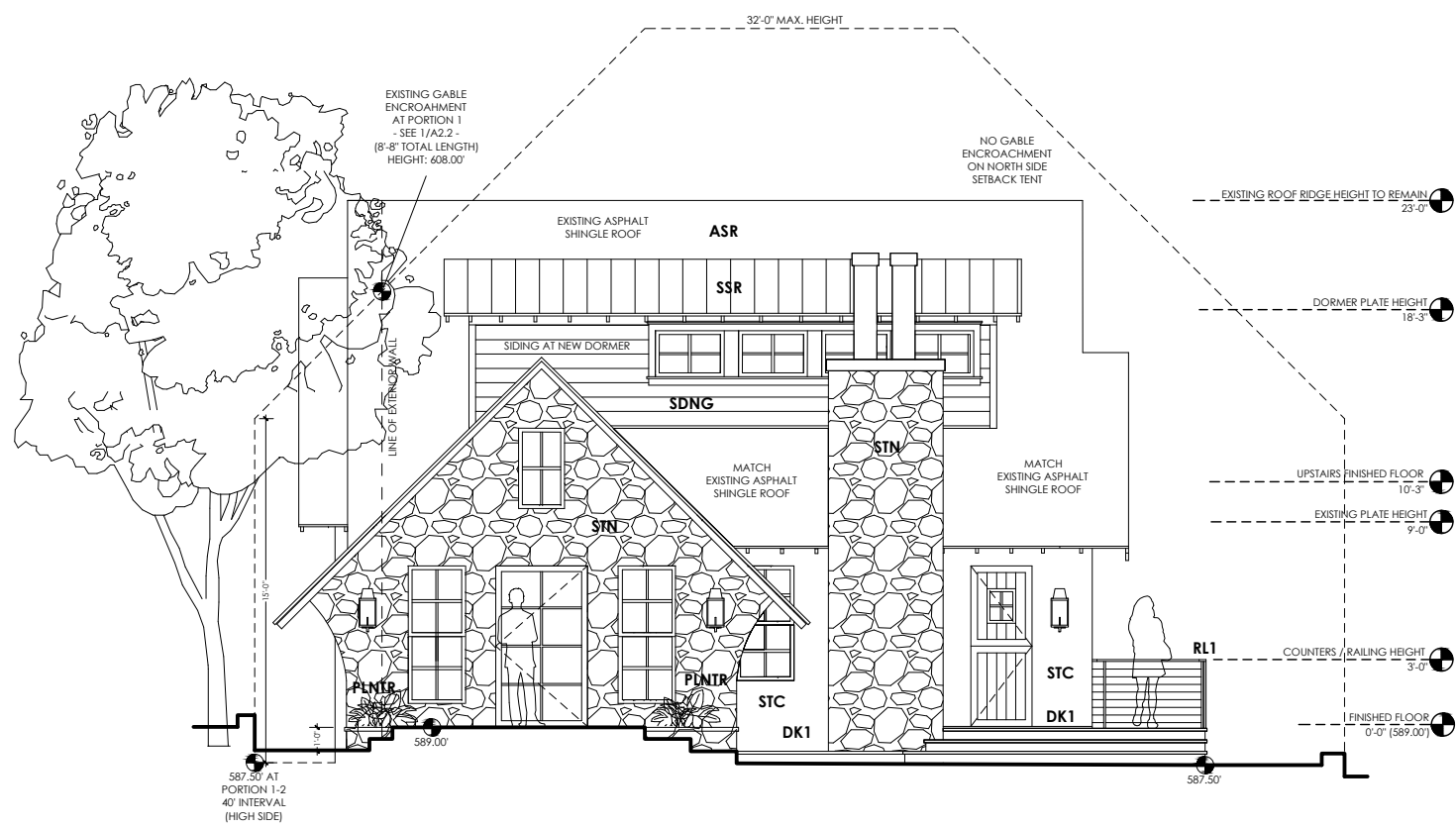
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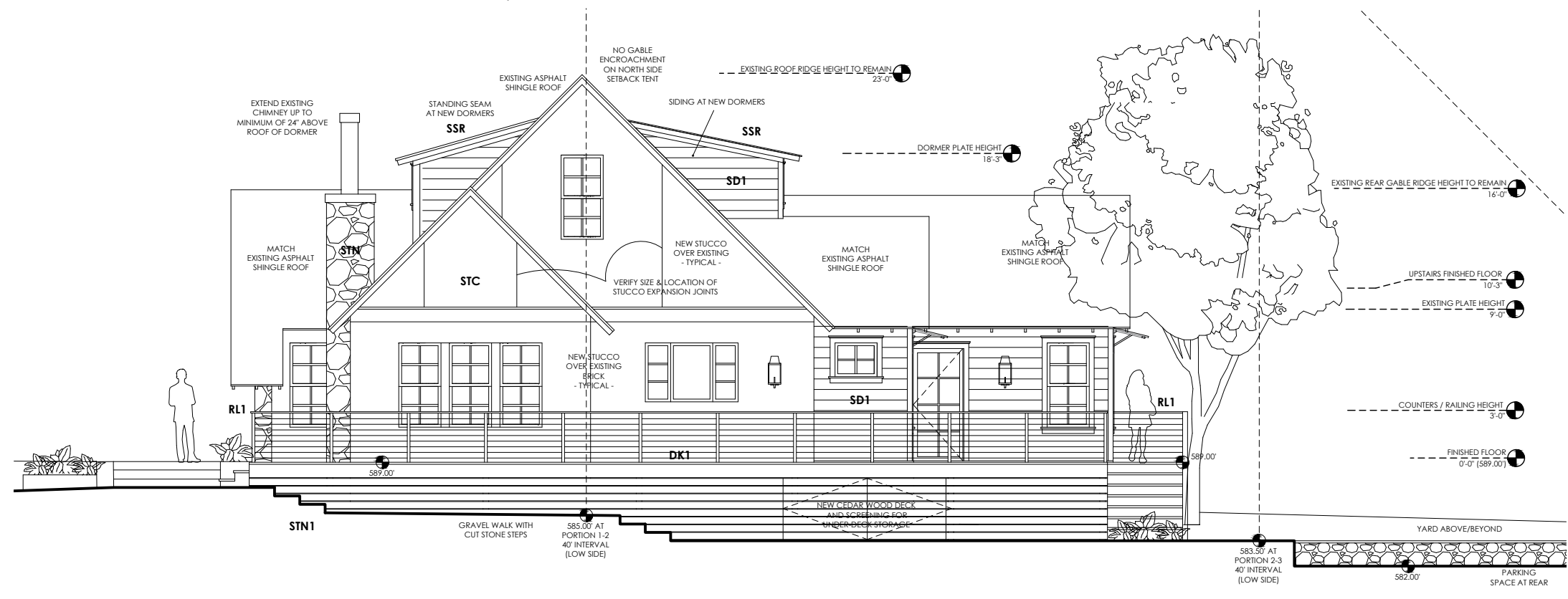
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A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |

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14



1 EXISTING/NEW FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 UPDATED SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |

MATERIAL NOTES

EXTERIOR FINISHES:

** ALL EXPOSED WOOD TO BE CLEAR HEART NO.2 OR BETTER (KILN DRIED TO 16-18%)

CNC CONCRETE DRIVE/STAIRS
SALTED NON-SLIP FINISH

DK1 5/4" x 6" WR CEDAR
DECKING w GAP
(CLEAR SEALER - NATURAL FINISH)

ASR ASPHALT SHINGLE ROOF
(MATCH EXISTING)

SSR STANDING SEAM METAL
(1" SEAM - CHARCOAL)

STC NEW STUCCO EXTERIOR
(TYPICAL 3-COAT - HAND-TROULED)

STN EXISTING EXTERIOR STONE
TO BE WHITE-WASHED/
SLURRY-COATED

SD1 LAP-SIDING
MATCH EXISTING AND/OR
REPLACE WITH EQUIVALENT
(PAINTED - COLOR TBD)

RL1 1/2" x 3" FLATBAR STEEL
VERTICAL POSTS w/
1/2" x 1/2" SQUARE BAR
TACK-WELDED TO OUTSIDE
OF FLATBAR POSTS
(RE: STRUCTURAL/MAX. 4' OPENING)

WD1 1"x10" WOOD SOFFIT
(EXISTING - MATCH)
PAINT-GRADE PINE/FIR
(REPAIR OR REPLACE AS NEEDED)
(REPLACEMENT/NEW SOFFIT MATERIAL
LOCATED WITHIN THE SETBACK TO BE
1HR FIRE RATED ASSEMBLY/MATERIAL)

WD2 1"x4" HANDRAIL TOPPER
VG/CLEAR HEART
WESTERN RED CEDAR
(CLEAR COAT SEALER - NATURAL FINISH)

STN1 CUT STONE WALKS/STAIRS
(FLAGSTONE/LEUTERS/PAVERS)

PLNTR LANDSCAPED BEDS
12" CUT LIMESTONE CAPS
w/ DRYSTACK CUT STONE
TO MATCH EXISTING -
(MORTAR AT BACK OF COURSE
IF NEEDED - PROVIDE ADEQUATE
WEED AND DRAINAGE)

CASE TRIM: 1x4 TO MATCH SIDING
(PAINT TO MATCH)

CASE TOP ACCENT TRIM:

DOUBLE STEPPED CROWN CAP
(1x2 + RIPPED 1x4 STEPPED CASE CAPS OR
ALTERNATE CAP PROFILE TBD WITH OWNER)

SILLS/STOOLS:
2x THICKNESS w 1x4 APRON
SLOPE AWAY FROM WINDOW
(PAINT TO MATCH)

FLASH ALL WINDOWS/DOORS AS PER MANUFACTURER SPECS.

GUTTERS:
5K-STYLE METAL GUTTERS
w/ ROUND DOWNSPOUTS AS
SHOWN ON ROOF PLAN (A1-2)
(BRONZE TO MATCH WINDOWS)

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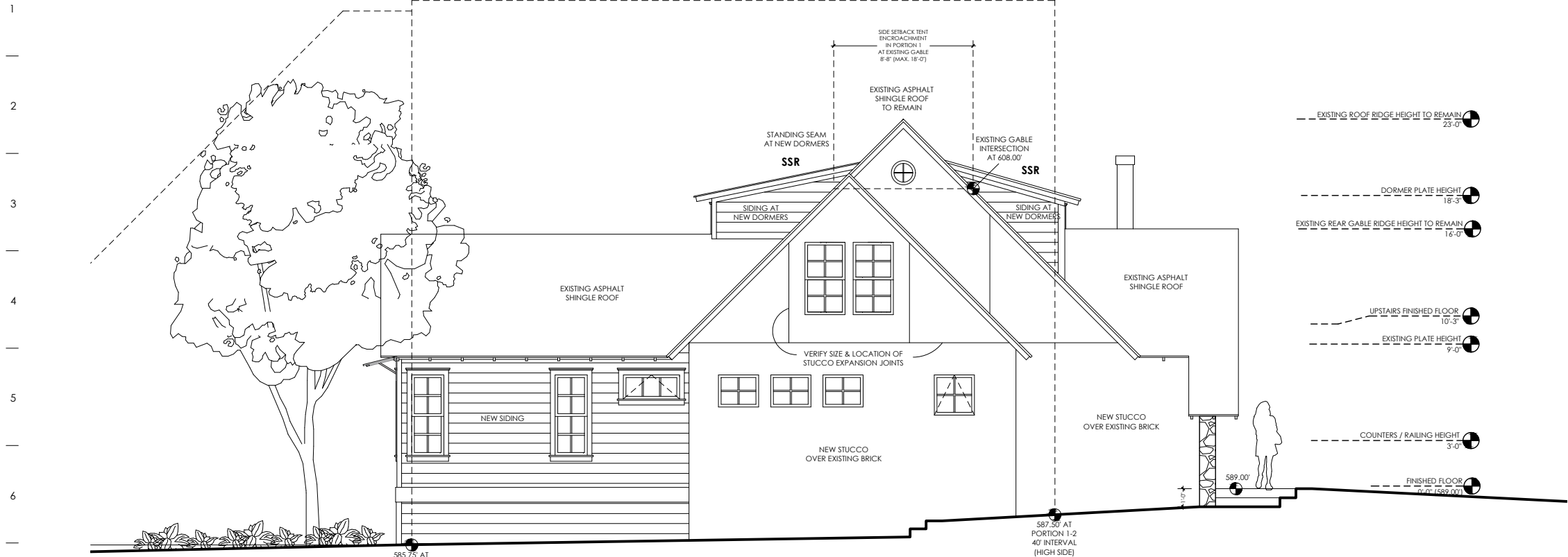
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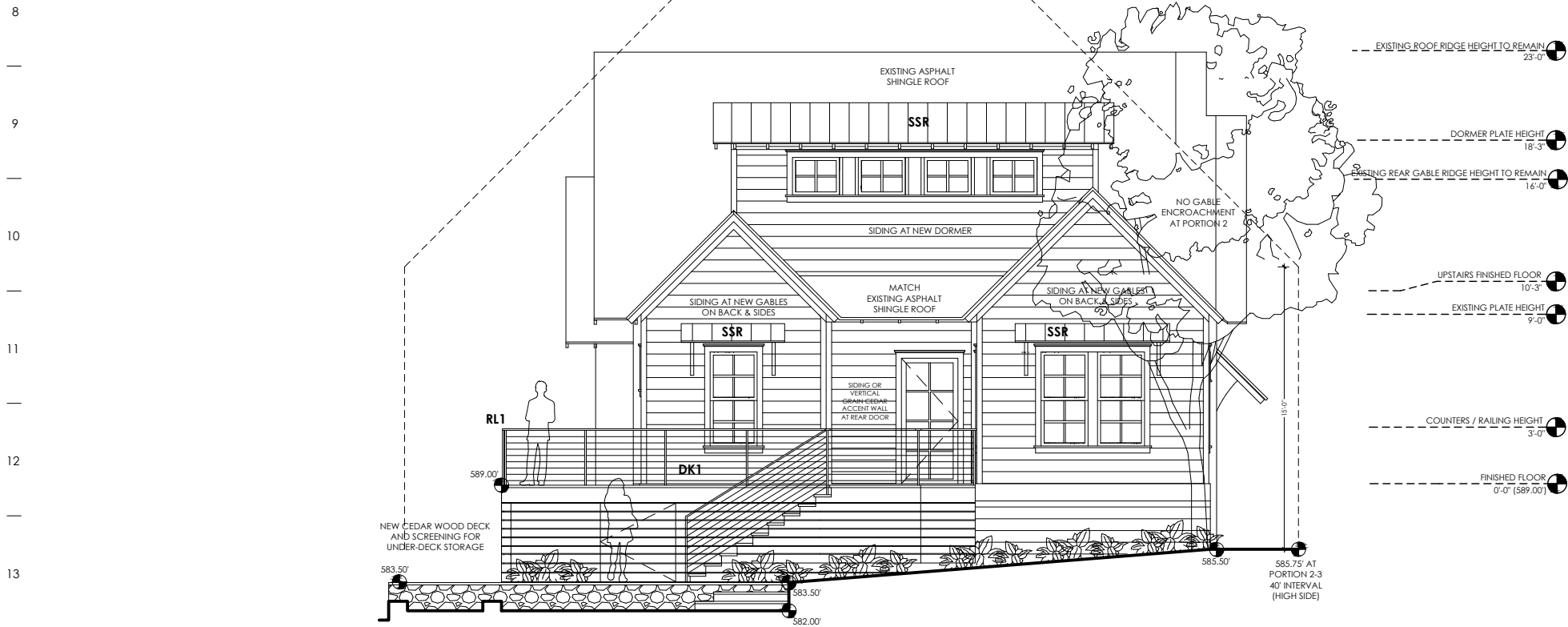
SHEET NAME

A2.1

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R



1 UPDATED SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 UPDATED BACK (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R

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SALTED NON-SLIP FINISH
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- STC** NEW STUCCO EXTERIOR
(TYPICAL 3-COAT - HAND-TROULED)
- STN** EXISTING EXTERIOR STONE
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- SD1** LAP-SIDING
MATCH EXISTING AND/OR
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VERTICAL POSTS w/
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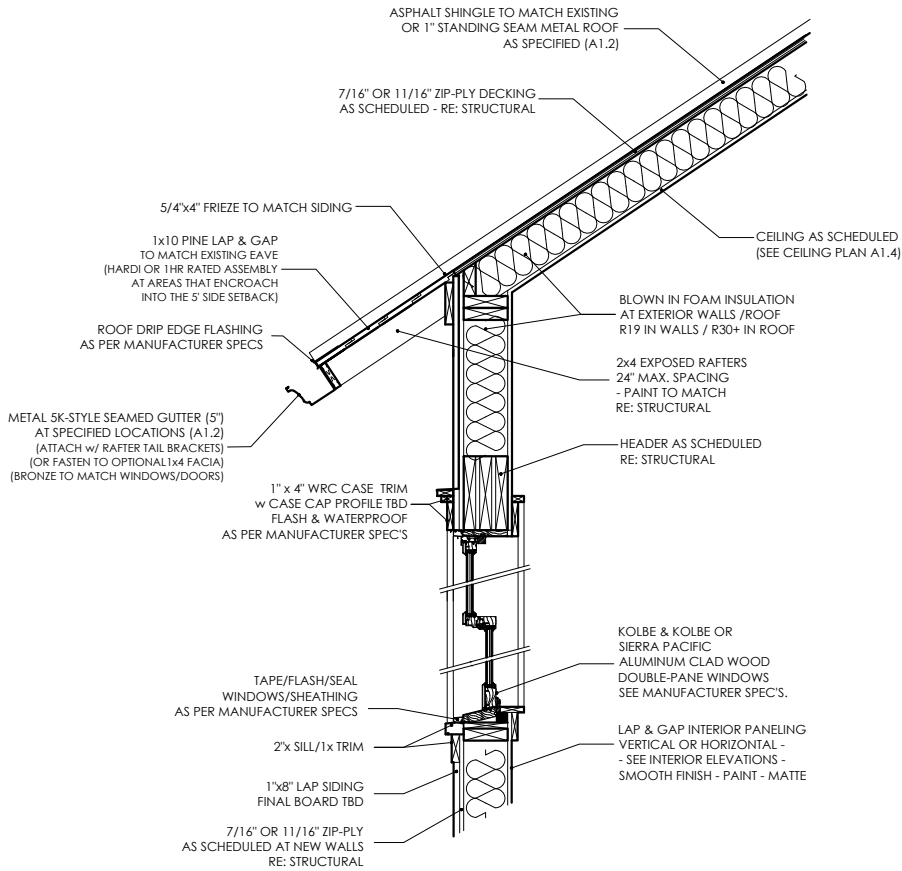
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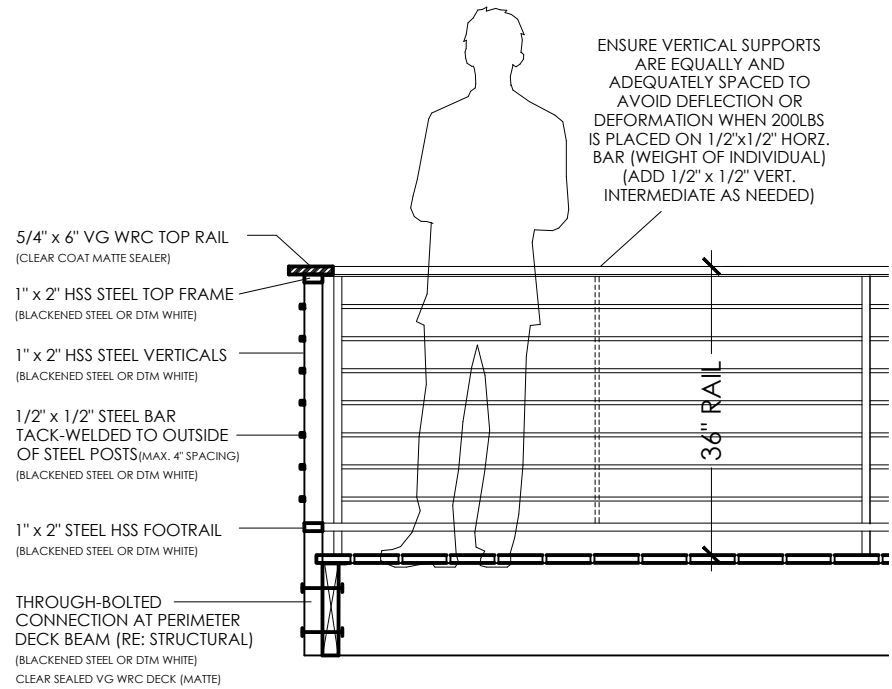
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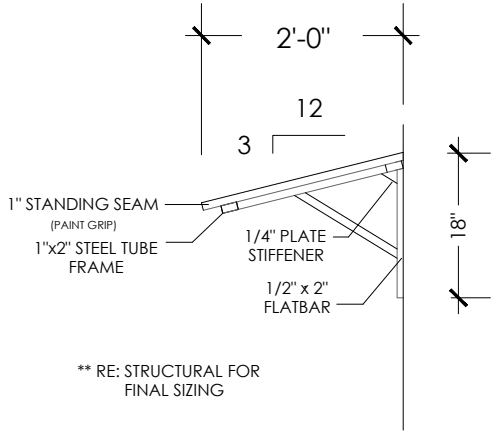
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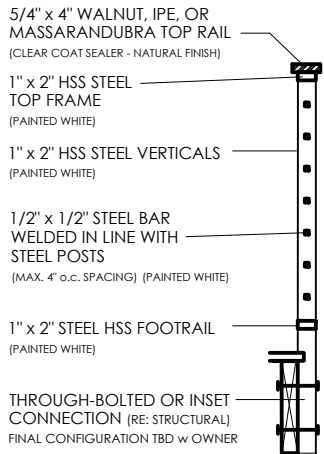
2
TYPICAL EXPOSED EAVE (TO MATCH - OR EQUIV.)
SCALE: 1/2" = 1'-0"



3
TYPICAL DECK RAILING (OR EQUIV.) TBD w OWNER
SCALE: 1/2" = 1'-0"



1
TYPICAL AWNING
SCALE: 1/2" = 1'-0"



4
TYPICAL STAIR RAIL (OR EQUIV.) TBD w OWNER
SCALE: 1/2" = 1'-0"

MATERIAL NOTES

EXTERIOR FINISHES:

- ** ALL EXPOSED WOOD TO BE CLEAR HEART NO.2 OR BETTER (KILN DRIED TO 16-18%)
- CNC CONCRETE DRIVE/STAIRS SALTED NON-SLIP FINISH
- DK1 5/4" x 6" WR CEDAR (CLEAR SEALER - NATURAL FINISH)
- ASR ASPHALT SHINGLE ROOF (MATCH EXISTING)
- SSR STANDING SEAM METAL (1" SEAM - CHARCOAL)
- STC NEW STUCCO EXTERIOR (TYPICAL 3-COAT - HAND-TRIOLED)
- STN EXISTING EXTERIOR STONE TO BE WHITE-WASHED/ SLURRY-COATED
- SD1 LAP-SIDING MATCH EXISTING AND/OR REPLACE WITH EQUIVALENT (PAINTED - COLOR TBD)
- RL1 1/2" x 3" FLATBAR STEEL VERTICAL POSTS w/ 1/2" x 1/2" SQUARE BAR TACK-WELDED TO OUTSIDE OF FLATBAR POSTS (RE: STRUCTURAL/MAX. 4" OPENING)
- WD1 1"x10" WOOD SOFFIT (EXISTING - MATCH) PAINT-GRADE PINE/FIR (REPAIR OR REPLACE AS NEEDED) (REPLACEMENT/NEW SOFFIT MATERIAL LOCATED WITHIN THE SETBACK TO BE 1HR FIRE RATED ASSEMBLY/MATERIAL)
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- STN1 CUT STONE WALKS/STAIRS (FLAGSTONE/LEUTERS/PAVERS)
- PLNTR LANDSCAPED BEDS 12" CUT LIMESTONE CAPS w/ DRYSTACK CUT STONE TO MATCH EXISTING - (MORTAR AT BACK OF COURSE IF NEEDED - PROVIDE ADEQUATE WEEP AND DRAINAGE)

CASE TRIM: 1x4 TO MATCH SIDING (PAINT TO MATCH)

CASE TOP ACCENT TRIM:

DOUBLE STEPPED CROWN CAP (1x2 + RIPPED 1x4 STEPPED CASE CAPS OR ALTERNATE CAP PROFILE TBD WITH OWNER)

SILLS/STOOLS: 2x THICKNESS w 1x4 APRON SLOPE AWAY FROM WINDOW (PAINT TO MATCH)

FLASH ALL WINDOWS/DOORS AS PER MANUFACTURER SPECS.

GUTTERS: SK-STYLE METAL GUTTERS w/ ROUND DOWNSPOUTS AS SHOWN ON ROOF PLAN (A1.2) (BRONZE TO MATCH WINDOWS)

MATERIAL NOTES

INTERIOR FINISHES:

BASE TRIM 1ST FLOOR: 1x8 PAINT GRADE
BASE TRIM 2ND FLOOR: 1x6 PAINT GRADE

CASE TRIM: 1x4 PAINT GRADE

CASE ACCENT:

STEPPED 1x PROFILES PAINT GRADE (PROFILE TO BE 1x2 + 1x3 STEPPED)

SILLS: 2x PAINT GRADE

TRIM IN WET AREAS TO BE HARDI OR WET RATED MATERIAL

ALL TRIM (PAINTED - SEMI-GLOSS FINISH)

CABINETS/BUILT-INS:

BT1 PAINT-GRADE BUILT-INS

CB1 PAINT-GRADE SHAKER CABS (SATIN FINISH)

COUNTERS: (SEAL AS PER MNFCTR SPECS)

CT1 QUARTZ - WHITE MARBLED
CT2 CARRERA MARBLE TOP

WALLS/CEILING:

W1 1x10 LAP & GAP AT EAVE HORIZONTALLY RUN (PAINT WHITE - MATTE)

W2 1x12 LAP & GAP VERTICALLY RUN (BATTENS OPTIONAL) (PAINT WHITE - MATTE)

W3 1x8 LAP & GAP AT CEILING (PAINT WHITE - MATTE)

WP1 POWDER BATH WALLPAPER

WP2 MASTER WC WALLPAPER

WP3 UPSTAIRS WC WALLPAPER

T1 3"x12" SUBWAY TILE 1/3 OFFSET AT MAIN FIELD WHITE MATTE (NO BEVEL)

T2 MASTER BATH TILE (TBD) - ALIGNED SET - (NEUTRAL - SEMI/MATTE)

T3 4"x12" CEILING TILE IRREGUALR or 1/3 OFFSET (ANTIQUE WHITE - MATTE (NO BEVEL)

GYF LEVEL 4 DRYWALL (PAINTED - SATIN FINISH)

PLSTR PLASTER FINISH

SH1 FRAMELESS GLASS SHOWER

FLOORS:

FLR1 REFINISH / MATCH EXISTING WOOD FLOORS (STAIN / SEAL)

FLR2 MEDIUM PILE CARPET & PAD (FINAL SELECTION APRVD BY OWNER)

FLR3 PAINTED CONCRETE TILE - PATTERN APRVD BY OWNER - ** THOROUGHLY SEAL - MATTE ** (RUN FLUSH INTO SHOWER & TOILET, NO THRESHOLD, SLOPE TO DRAIN)

FLR4 8" HEX TILE @LAUNDRY/PANTRY (FINAL SELECTION APRVD BY OWNER)

INSULATION:

CLOSED CELL BLOWN IN FOAM INSULATION AT EXTR WALLS /ROOF R19 IN WALLS / R30+ IN ROOF

SOUND BATT INSULATION TO BE PLACED IN ALL WALLS BETWEEN BATHROOMS/UTILITY ROOMS AND LIVING ROOMS OR BEDROOMS

SOUND BATT INSULATION IN ALL WALLS BETWEEN KITCHEN/LIVING AREAS AND BEDROOMS

SOUND BATT INSULATION IN FLOOR/CEILING CAVITY BETWEEN 1ST AND 2ND FLOORS

NOTES:

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWLEDGELY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, & REGULATIONS. THE GC SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF ANY DISCREPANCY THAT THEY MAY IDENTIFY OR ANY ITEM NEEDING FURTHER ATTENTION. DIMENSIONS SHOWN ARE TO FACE OF FINISHED MATERIALS.

THE GC SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GC IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE GC SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CDS. ANY DEFECT OR DISCREPANCY FOUND WITH THE CDS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE PRIOR TO PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE GC.

SAFETY GLAZING: ALL HAZARDOUS GLASS MUST BE IN ACCORDANCE WITH 2015 IRC SECTION R308.4. (NOTED LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 5'-0" ABOVE TUB FLOOR, AND SHOWER OR TUB ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS IN ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW. PER NFPA 72 CHAPTER 11.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS IN ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER FRIED CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

WATERPROOF ALL WATER/SPASH AREAS TO A MINIMUM OF 4" ABOVE FINISHED FLOOR. INSULATE MEP LINES FOR SOUND CONTROL. EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SALT FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



hollingsworth
pack
austin

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NEW REMODEL

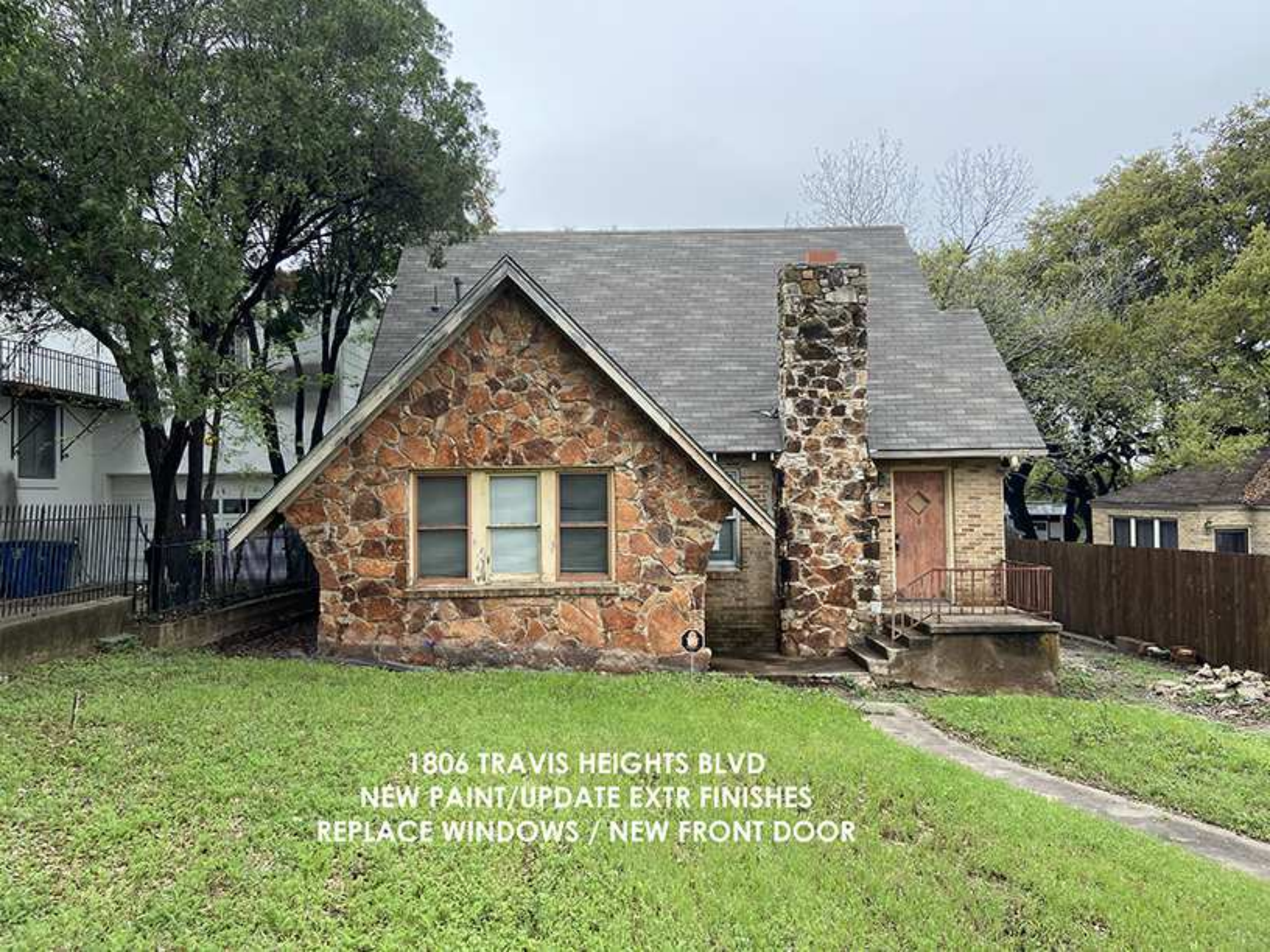
1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE 8 / 14 / 20

SCALE

SHEET NAME

A4.1



1806 TRAVIS HEIGHTS BLVD
NEW PAINT/UPDATE EXTR FINISHES
REPLACE WINDOWS / NEW FRONT DOOR



1806 TRAVIS HEIGHTS -
NORTH WALL REPLACE WINDOWS
UPDATE EXTERIOR FINISHES



1806 TRAVIS HEIGHTS - SE CORNER
TRIPLE WINDOWS TO BE REMOVED/FILLED IN



1806 TRAVIS HEIGHTS - SW CORNER
(AT MASTER BED) TO BE REPAIRED/EXTENDED

A photograph of the back facade of a house with a gabled roof and a covered porch. The house has white horizontal siding on the left and a brick wall under the porch. A large tree is on the left, and a chain-link fence is on the right. The foreground is overgrown with weeds. Two text annotations are overlaid on the image: one on the porch roof and one on the brick wall.

EXISTING MASTER BED TO BE
REPAIRED/DEMO'D AND EXTENDED BACK 6'-0

BACK WALL SECTION
TO BE DEMO'D/REPLACED
WITH NEW BACK DOOR

1806 TRAVIS HEIGHTS BLVD - WEST FACADE (BACK)

ABBREVIATIONS LIST

| | |
|---------|--|
| & | AND |
| ACI | AMERICAN CONCRETE INSTITUTE |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION |
| ARCH | ARCHITECTURAL |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWS | AMERICAN WELDING SOCIETY |
| BOS | BOTTOM OF STEEL |
| BOT | BOTTOM / BOTTOM OF |
| BRG | BEARING |
| CJ | CONSTRUCTION / CONTROL JOINT |
| CL | CENTER LINE |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| DIA, Ø | DIAMETER |
| (E) | EXISTING |
| EIFS | EXTERIOR INSULATION AND FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EW | EACH WAY |
| FNDN | FOUNDATION |
| FIN FLR | FINISHED FLOOR |
| FTG | FOOTING |
| GA | GAGE |
| GC | GENERAL CONTRACTOR |
| GYP BD | GYP SUM BOARD |
| HORIZ | HORIZONTAL |
| HSA | HEADED STUD ANCHOR |
| INFO | INFORMATION |
| JBE | JOIST BEARING ELEVATION |
| JT | JOINT |
| KSI | KIPS PER SQUARE INCH |
| LBS | POUNDS |
| LEH | LONG EDGE HORIZONTAL |
| LEV | LONG EDGE VERTICAL |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LONG | LONGITUDINAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OPP | OPPOSITE |
| PAF | POWDER ACTUATED FASTENER |
| PCF | POUNDS PER CUBIC FOOT |
| PEF | EFFECTIVE PRESTRESS FORCE |
| PJ | PANEL JOINT |
| PL | PLATE |
| PLF | POUNDS PER LINEAR FOOT |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| QTY | QUANTITY |
| REF | REFERENCE / REFER TO |
| REINF | REINFORCING |
| REQD | REQUIRED |
| RTU | ROOF TOP UNIT |
| SDI | STEEL DECK INSTITUTE |
| SIM | SIMILAR |
| SJI | STEEL JOIST INSTITUTE |
| SPECS | SPECIFICATIONS |
| STL | STEEL |
| TB | TOP OF BEAM |
| TC | TOP OF CONCRETE |
| TF | TOP OF FOOTING |
| THK | THICKNESS |
| TOP | TOP OF PIER |
| TOS | TOP OF STEEL |
| TP | TOP OF PANEL OR TOP PLATE |
| TRANS | TRANSVERSE |
| (TYP) | TYPICAL |
| UN | UNLESS OTHERWISE NOTED |
| VERT | VERTICAL |

GENERAL NOTES

| | | |
|----|---|--|
| G1 | Building Code: International Residential Code (IRC), 2015 | |
| G2 | Gravity Load Design Data: Roof Dead Load Roof Live Load (Reducible) Second Floor Dead Load Second Floor Live Load (Reducible) | 16 psf 20 psf 25 psf 40 psf |
| G3 | Wind Design Data: Nominal Design Wind Speed, V _{ASD} Ultimate Design Wind Speed, V _{ULT} Building Risk Category Wind Exposure Category Internal Pressure Coefficient | 90 mph 115 mph II B ± 0.18 |
| G4 | Snow Load Design Data: Ground Snow Load, P _G | 5 psf |
| G5 | Earthquake Design Data: Building Risk Category Seismic Importance Factor Site Class S _{Ds} S _{D1} | II 1.0 D 0.07 g 0.05 g |

GENERAL CONDITIONS

| | |
|-----|--|
| GC1 | The general contractor shall verify all dimensions and conditions at the job site, and shall be responsible for conditions of all work and materials, including those furnished by subcontractors. |
| GC2 | Discrepancies and/or variations shall immediately be reported to the architect. |
| GC3 | Details shown on drawings apply at all like conditions. |
| GC4 | All materials and workmanship shall be performed in accordance with local standards and to the applicable provisions of the governing building code. |
| GC5 | The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure, workmen, and other persons during construction. Such measures shall include, but not be limited to bracing, shoring for construction equipment, shoring for the building, shoring for the earth banks, forms, scaffolding, planning, safety nets, support and bracing for cranes, gin poles, etc. The contractor shall supervise and direct the work, and he shall be solely responsible for all construction means, methods, techniques, sequences, and procedures. Observation visits to the site by the architect or the engineer shall not include inspection of the above items. |
| GC6 | These drawings show only representative and typical details to assist the contractor. The drawings do not illustrate every condition. All attachments, connections, fastenings, etc., shall be properly secured in conformance with the best practice, and the contractor shall be responsible for providing and installing them. |

FOUNDATIONS

| | |
|----|--|
| F1 | Shallow foundations have been designed using an allowable soil bearing value of 1,500 psf for spread footings in accordance with the minimum values of the International Building Code. No geotechnical soils analysis report was provided by the owner. |
| F2 | Hollingsworth Pack has not performed any testing or analysis of the existing foundation or supporting soils to be re-used which could reveal defects that are not visible. The original construction documents for the building were not provided by the owner. By choosing to re-use the existing foundation the owner accepts the potential for foundation movement which could cause distress to the structure. |
| F3 | Spread footing and continuous footing dimensions and/or locations may not be altered without approval by the engineer. |

CONCRETE

| | | | |
|----|--|-------------|--|
| C1 | Concrete work shall be executed in strict accordance with ACI 318-11, Building Code Requirements for Structural Concrete and, except as modified by these Contract Documents, shall conform to all requirements of ACI 301-10, Specifications for Structural Concrete. | | |
| C2 | Concrete specifications shall be as follows: | | |
| | Minimum compressive strength at 28 days (all concrete) | 3,000 psi | |
| | Air content (foundation concrete) | 4.5% ± 1.5% | |
| | Portland cement shall conform to ASTM C 150 | Type I / II | |
| C3 | Normal weight concrete shall have a maximum unit weight of 150 pcf. Aggregates for normal weight concrete shall conform to ASTM C33, with a nominal maximum aggregate size of 1-inch. | | |
| C4 | Concrete clear cover, unless noted otherwise on the drawings, shall conform to: | | |
| | Concrete cast against earth/soil | 3" | |
| | Concrete exposed to earth or weather: | | |
| | No. 3 – No. 5 | 1½" | |
| | No. 6 and Larger | 2" | |
| | Slabs on Grade (distance from top of slab) | 1½" | |

GENERAL STRUCTURAL NOTES

CONCRETE ANCHORS

| | |
|-----|---|
| CA1 | Adhesive Anchors and Dowels post-installed into concrete shall use Hilti HIT-RE 500 v3 epoxy, Simpson Set-XP epoxy or approved equal. Anchors shall be ASTM A36 threaded rods with ASTM A563 Grade A nuts and ANSI B18.22.1 Type A washers, unless otherwise noted. Dowels shall be Grade 60 reinforcing bar. |
| CA2 | Screw Anchors post-installed into concrete shall be Hilti HUS-EZ screw anchors, Simpson Titen HD screw anchors, or approved equal. |

CONCRETE REINFORCEMENT

| | |
|----|---|
| R1 | All reinforcement shall conform to ASTM A615 Grade 60. |
| R2 | Reinforcing steel shall be designed, detailed, fabricated and placed in accordance with the latest ACI Detailing Manual (SP-66) and CSRI Manual of Standard Practice. |
| R3 | Splices in reinforcement shall occur at points of minimum stress and, unless noted otherwise, with a minimum lap of 48 bar diameters. |

WOOD FRAMING

| | |
|-----|--|
| W1 | Beams, joists and headers shall be kiln-dried, #2 grade Southern Pine, with an allowable bending stress (Fb) ranging from 1000 psi to 750 psi for 2x6 to 2x12 sizes, respectively; an allowable shear stress (Fv) of 175 psi minimum; and a modulus of elasticity (E) of 1,400,000 psi. Load-bearing studs and studs for shear walls shall be #1/#2 grade Spruce Pine Fir with an allowable bending stress (Fb) of 875 psi, and allowable compressive stress parallel to grain (Fc) of 1150 psi, and a modulus of elasticity (E) of 1,400,000 psi. |
| W2 | All glued laminated wood beams shall be manufactured in accordance with the latest APA the Engineered Wood Association, or AITC specifications, and shall have a minimum allowable bending stress (Fb) of 2,000 psi and a minimum modulus of elasticity (E) of 1,600,000 psi. |
| W3 | Posts and/or columns shall have an allowable compressive stress parallel to grain of 1,000 psi (minimum). |
| W4 | Minimum size and quantity of fasteners connecting wood members shall be as specified in Table [2304.10.1] of the International Building Code 2015 edition. |
| W5 | Multiple member wood beams shall be bolted together with one 3/4" diameter bolt top and bottom over all supports and/or ends of beam, in addition to being nailed as per Building Code requirements. |
| W6 | Where multiple joists or headers occur there shall be a stud for each member of the beam, i.e. provide double studs under double joists. |
| W7 | Provide a single plate at the bottom and a double plate at the top of all stud walls. Bottom sill plates shall be anchored to the foundation with 1/2" diameter bolts at 4'-0" on center maximum spacing unless otherwise noted. Provide additional anchors at doors and corners as required by Building Code. |
| W8 | Studding shall be double at all angles, corners and around all openings. Studs in loadbearing walls shall occur under each roof truss. Provide triple studs minimum under truss girders, or one stud per ply of truss girder. |
| W9 | All floor joists shall be 14 inch deep "I" joists with 1-3/4" wide flanges with the following minimum properties. EI= 474,000,000 in-lb.; Max. Vertical Shear V=1710 lbs.; Max. Moment M=5210 ft-lbs.; Max End Reaction R= 1015 lb.; Max. Int. Reaction R= 2030 lb. All "I" joists shall conform to NES Report No. NER-200 or PRI-400 "Performance Standard for APA EWS "I" Joists". |
| W10 | Laminated Veneer Lumber (LVL) shall be manufactured by Truss Joist Microllam or equal with the following minimum properties: modulus of elasticity (E) of 2,000,000 psi; allowable flexural stress (Fb) of 2600 psi; allowable horizontal shear stress (Fv) of 285 psi; and allowable compression perpendicular to grain (F _{c⊥}) of 750 psi. |
| W11 | All pre-manufactured connecting hardware shall be Simpson Strong-Tie metal hangers as manufactured by the Simpson Company or an approved equal. The type of hanger used and its installation shall be as recommended by the manufacturer for the member size and applied load supported. Contact the engineer prior to construction for clarifications on products not specified on the plans. |

WOOD FLOOR AND ROOF DECKING

| | |
|----|--|
| P1 | Roof decking shall be 1/2" thick APA Rated Sheathing, Exp. 1 manufactured in accordance with the specifications of the APA and shall meet the requirement of US Product Standard PS-1, PS-2 or PRP 108. |
| P2 | Ends of panels shall meet over the support. Edges of panels perpendicular to trusses or joists shall be supported by spacer type H clips between joists or top chords of trusses. Reference detail 2/ S5 for nailing requirements. |
| P3 | Floor decking shall be 23/32" thick APA Rated Sturd-I-Floor Exp.1 tongue and groove panels, glued and nailed as per APA Construction Guide Form E30 |

WALL SHEATHING

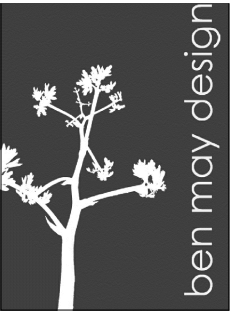
| | |
|-----|---|
| SH1 | Fasten 15/32" APA Rated Sheathing with 8d nails at 6" on center at plywood panel edges and at 12" on center along intermediate supports. Provide blocking at all panel edges. |
| SH2 | Gypsum shear wall sheathing as located on the framing plans shall be 5/8" thick. Gypsum wallboard shall conform to ASTM C36 and Gypsum water-resistant backing board shall conform to ASTM C630. All Gypsum board shall be installed in conformance with ASTM C840. |
| SH3 | Fasten gypsum shear wall sheathing to studs with No. 6 Type S or W drywall screws 1-1/4" long, spaced 7" on center maximum. 6d cooler or wall board nails (.092" diameter x 1-7/8" long, 1/4" head) may be substituted for screws. For 18-12 gage metal studs, substitute 1" Type S12 Bugle Head Screws. For 2-layer application, increase length of face ply screws to 1-7/8". |

SYMBOLS & HATCHING

| | |
|--|-----------------------------------|
| | INDICATES STEP IN ELEVATION |
| | INDICATES REFERENCED ELEVATIONS |
| | INDICATES RTU OR MECHANICAL ZONE |
| | INDICATES SECTION CUT |
| | INDICATES ELEVATION |
| | INDICATES OPENING IN SLAB |
| | INDICATES REVISIONS / ADDENDUMS |
| | INDICATES GRID LINE |
| | INDICATES WORK POINT |
| | INDICATES DIRECTION OF METAL DECK |
| | INDICATES PLAN OR SECTION DETAIL |
| | INDICATES SAND/NON-SHRINK GROUT |
| | INDICATES EARTH |
| | INDICATES ROCK FILL/GRAVEL |
| | INDICATES VENEER |



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CONSTRUCTION SET

© BEN MAY DESIGN 2020

NEW REMODEL

1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

| | | |
|------|------------------|------------|
| DATE | REVIEW SET | 04/03/2020 |
| | CONSTRUCTION SET | 05/26/2020 |

SCALE AS NOTED

GENERAL STRUCTURAL NOTES
SHEET NAME

S0.0