

# NOVAK RESIDENCE

3907 AVENUE C, AUSTIN, TEXAS 78751

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7.18.2014



STRUCTURAL ENVIRONMENTS, LLC

3530 Bee Cave Road, Suite 218  
Austin, Texas 78746  
Ph: 512.809.1609  
www.StructEnv.com





ELEVATION NOTES:

A new fence will screen the condensing unit placed aft of the tree rear most windows will be replaced and will be behind compliant fence structure. New front most side window is proposed to have mullion pattern to match original pattern as it will be visible from the street. The attic vent is to remain.

3

EAST REFERENCE IMAGE

NOT TO SCALE



ELEVATION NOTES:

The original structure to remain intact in full at this elevation. Windows proposed to be updated to 12-lite casement to match existing pattern. Columns to be updated to solid wood and thin/flat awnings with 5-3/4" visible profile from the street to be placed over each front window for shade efficiency of west sun. House was likely not originally stucco, however, stone wainscot to support awnings is an overlay with stucco to remain intact beyond. The non-original door is to be replaced and the walkway to be replaced with gravel while the stoop is to remain.

1

NORTH REFERENCE IMAGE

NOT TO SCALE



ELEVATION NOTES:

The non-original enclosed patio will be removed and replaced with the proposed new living room and storage/shop addition and open up to a bedroom and bath above the two leftmost original window openings. These two window openings to remain in place with only the center window (shown with window unit) to be reduced in size to match the leftmost original window. The rightmost window to be replaced with unit to have matching mullion pattern. Attic vent to be removed and covered with matching stucco.

4

WEST REFERENCE IMAGE

NOT TO SCALE



ELEVATION NOTES:

The covered patio structure to the right will be raised as it does not appear to be original. Original structure to the left, which is a former bedroom that is to become a master bath will be retained with only the window to be updated. Walkway in foreground to be removed and replaced with gravel. Access to the crawlspace will be centered under the window of the original structure.

2

SOUTH REFERENCE IMAGE

NOT TO SCALE

NOVAK RESIDENCE

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Austin, TX 78751



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REVISIONS

REV: 03 / 25 / 2014

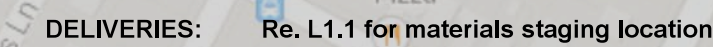
HISTORIC  
REFERENCE

R1.1

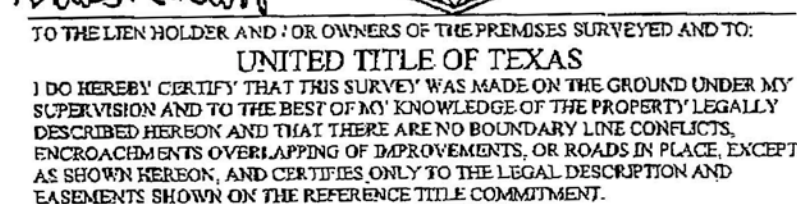


## MAILING ADDRESS:

**MAILING ADDRESS:** 3530 Bee Cave Road, Suite 218  
Austin, Texas 78746

MAILING ADDRESS: 3530 Bee Cave Road, Suite 218  
Austin, Texas 78746MAILING ADDRESS: 1000 E. Cesar Chavez St.  
Austin, Texas 78702-4208MAILING ADDRESS: 9020 Anderson Mill Road  
Austin, Texas 78729

N.T.S



LEGAL:	Lots 9&10, Block 10 of Hyde Park	
Addition #2, Volume 1, Page 75, Travis County, Texas		
ADDRESS:	3907 Avenue C, Austin, TX 78751	
ZONING:	SF3-HD-NCCD-NP	
<b>EXISTING AREAS</b>		
EXISTING HOUSE:		1,252 s.f.
EXISTING GARAGE:		0 s.f.
EXISTING ACCY STRUCTURE:		632s.f.
EXISTING PORCHES:		30 s.f.
LAND AREA (ACRE)		0.1384 ac.
LAND AREA (S.F.)		6,028 s.f.

LOCATION	%	AREA
GROSS LOT AREA	-	6,028 s.f.
MAIN HOUSE	100	1,417 s.f.
ACCESSORY STRUCTURE	100	632 s.f.
REAR DRIVE	100	294 s.f.
FRONT PORCH	100	30 s.f.
REAR PORCH (COVERED AREA)	100	155 s.f.
COPING/WALLS	100	62 s.f.
AC	100	0 s.f.
UNCOVERED WOOD DECK	50	33 s.f.
-	-	0 s.f.
-	-	0 s.f.
-	-	0 s.f.
-	-	0 s.f.
TOTAL IMPERVIOUS COVERAGE:	43.5%	2,623 s.f.
ALLOWED COVERAGE:	45.0%	2,713 s.f.
PERCENTAGE IMPERVIOUS COVER (IMPERV): 43.51%		

LOCATION	AREA
FIRST FLOOR HVAC (OVER 6' CLGS.)	1,417 g.s.f.
SECOND FLOOR HVAC (OVER 6' CLGS.)	305 g.s.f.
2ND AND 3RD FLR COVERED PORCHES	0 g.s.f.
GARAGES	0 g.s.f.
OTHER STRUCTURE - ACCESSORY	632 g.s.f.
OTHER STRUCTURE -	0 g.s.f.
OTHER STRUCTURE -	0 g.s.f.
HABITABLE ATTIC PER 3.3.2-C (EXEMPT)	0 g.s.f.
QUALIFYING PROJECT FLOOR AREA:	2,354 g.s.f.
ALLOWED PROJECT FLOOR AREA:	2,410 g.s.f.
<b>FLOOR TO LAND AREA RATIO (FAR):</b>	<b>39.62%</b>

LOCATION	ELEV
NUMBER OF QUALIFYING FLOORS	2
MAXIMUM HEIGHT ALLOWED PER ZONING	32'
LOWEST ADJACENT GRADE	100'
HIGHEST ADJACENT GRADE	101'
AVERAGE GRADE HEIGHT	100.5'
-	-
-	-
-	-
ALLOWED BUILDING ABOVE AVERAGE GRADE	131.5'
ACTUAL HEIGHT ABOVE A/VG ADJACENT GRADE	121.0'
<b>ACTUAL BUILDING HEIGHT:</b>	<b>20.5'</b>

TYPE	COUNT
ON-SITE PARKING REQUIRED	2
ON-SITE PARKING PROVIDED	2
OTHER QUALIFYING PARKING	N/A
OTHER QUALIFYING PARKING	N/A
TOTAL QUALIFIED PARKING SPACES:	2

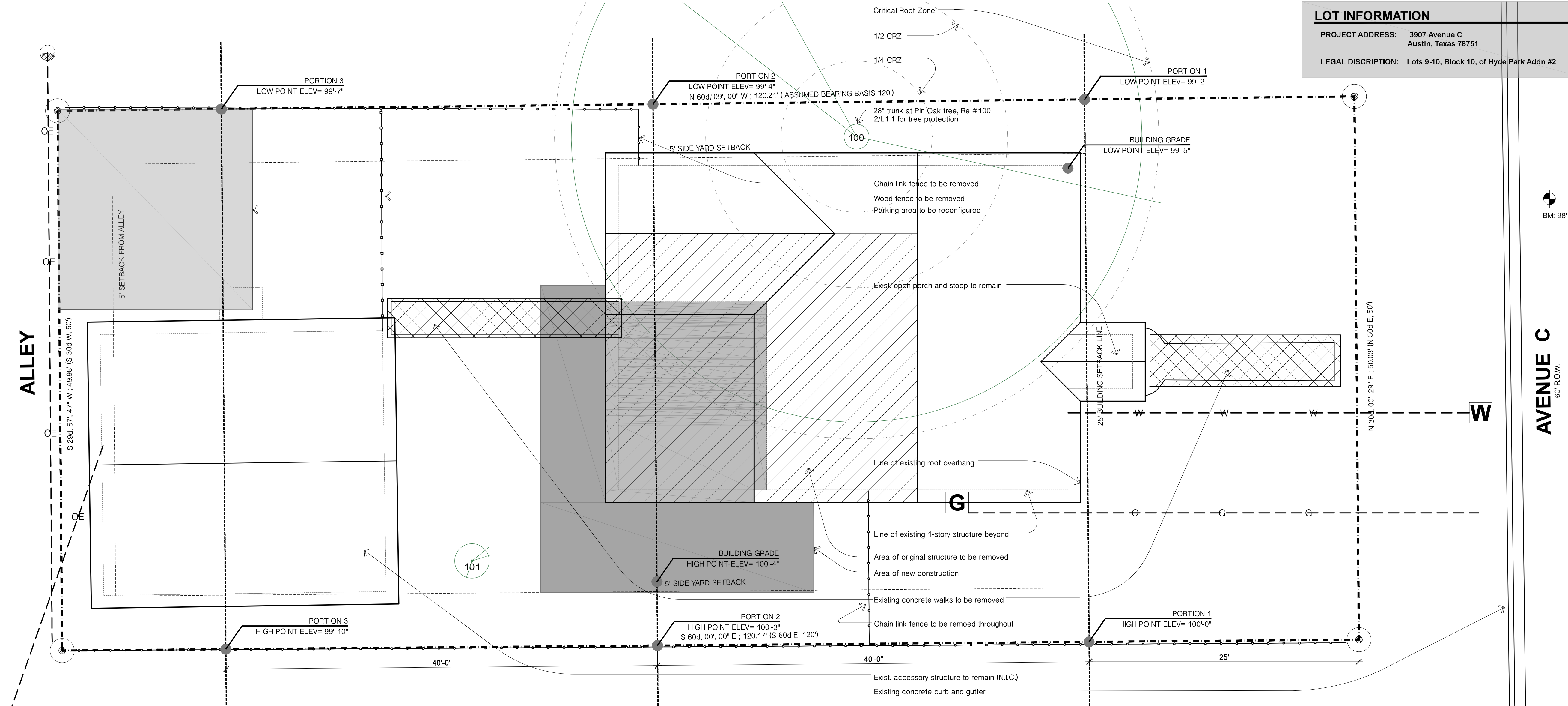
LOCATION	AREA
EXIST HVAC BUILDING AREA (all bldgs)	1,884 g.s.f.
ADDED AND ALTERED HVAC - 1ST FLOOR	664 g.s.f.
ADDED AND ALTERED HVAC - 2ND FLOOR	340 g.s.f.
ADDED OR ALTERED - ACCESSORY BLDG.	0 g.s.f.
-	0 g.s.f.
-	0 g.s.f.
-	0 g.s.f.
-	-
TOTAL ADDED AND ALTERED AREA:	1,004 g.s.f.
<b>PERCENTAGE OF BUILDING MODIFIED:</b>	<b>53.29 %</b>



## REV: 03 / 25 / 2014

**1.7**

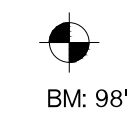




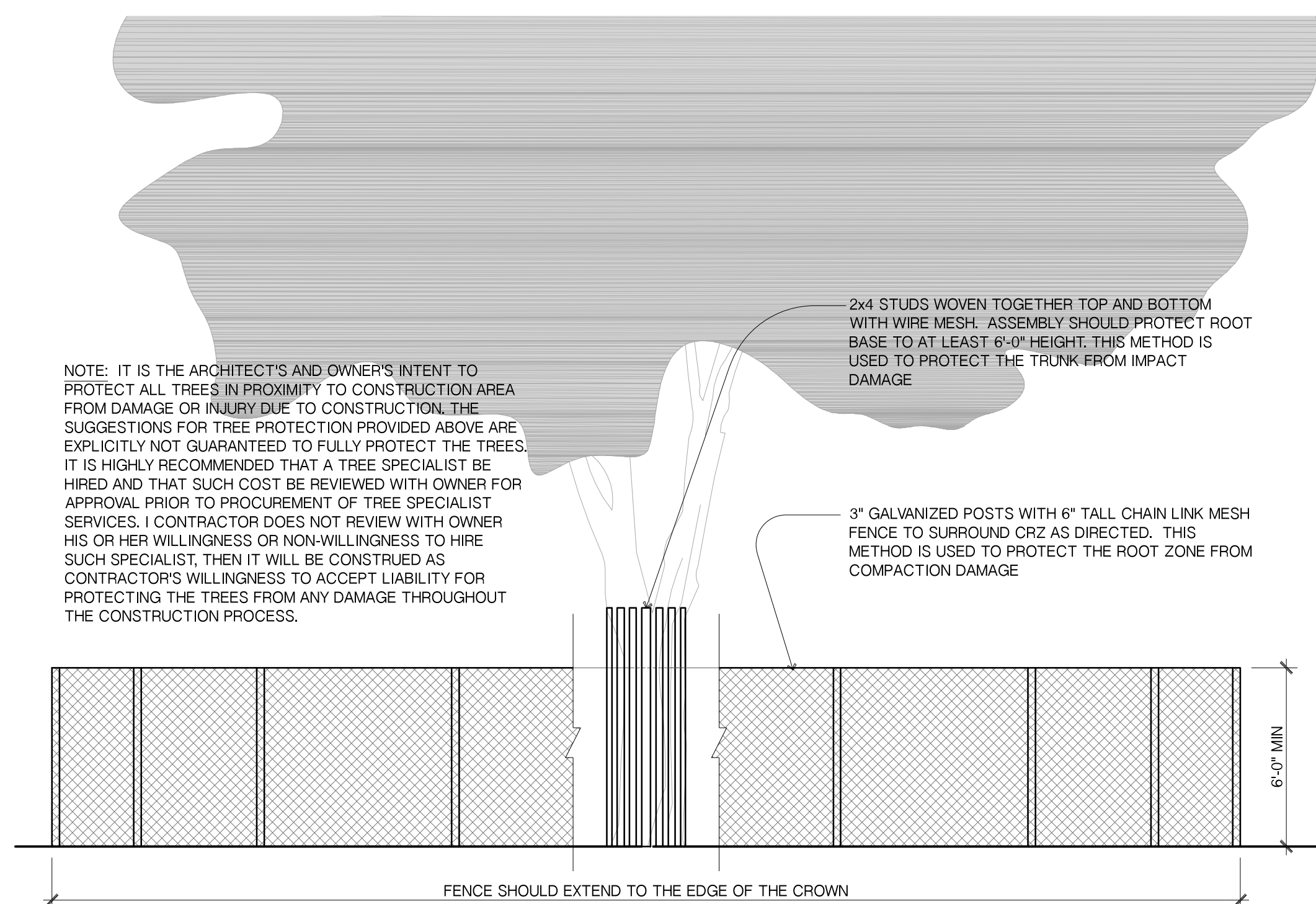
LOT INFORMATION

PROJECT ADDRESS: 3907 Avenue C  
Austin, Texas 78751

LEGAL DISCRIPTION: Lots 9-10, Block 10, of Hyde Park Addn #2



AVENUE C  
60' R.O.W.



NOTE: IT IS THE ARCHITECT'S AND OWNER'S INTENT TO PROTECT ALL TREES IN PROXIMITY TO CONSTRUCTION AREA FROM DAMAGE OR INJURY DUE TO CONSTRUCTION. THE SUGGESTIONS FOR TREE PROTECTION PROVIDED ABOVE ARE EXPLICITLY NOT GUARANTEED THAT A TREE SPECIALIST BE HIRED AND THAT SUCH COST BE REVIEWED WITH OWNER FOR APPROVAL PRIOR TO PROCUREMENT OF TREE SPECIALIST SERVICES. I CONTRACTOR DOES NOT REVIEW WITH OWNER HIS OR HER WILLINGNESS OR NON-WILLINGNESS TO HIRE SUCH SPECIALIST, THEN IT WILL BE CONSTRUED AS CONTRACTOR'S WILLINGNESS TO ACCEPT LIABILITY FOR PROTECTING THE TREES FROM ANY DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.



PLOT PLAN & DEMO SCOPE 3/16" = 1'-0" @ 22x34 PAGE SIZE  
3/32" = 1'-0" @ 11x17 PAGE SIZE

PROJECT SCOPE KEY	
DISCRPTION	DESIGNATION
DEMOLITION - ROOF ONLY	
DEMOLITION - HARDSCAPE	
DEMOLITION - FULL BUILD-OUT SCOPE	

TREE LIST			
TAG	SPECIES / CONDITION / PROTECTED	SIZE	
100	PIN OAK / GOOD / YES	28	
101	PIN OAK / GOOD / NO	8	
-	-	-	
-	-	-	

SYM.	SITE SURVEY LEGEND
⊙	IRON PIPE FOUND
○	IRON ROD SET
---	PROPERTY LINE
- - -	SETBACK LINE
- . - .	EASEMENT LINE
---	METAL FENCE
---	WOOD FENCE
---	OVERHEAD ELECTRIC
---	POWER POLE
---	GUY WIRE
W	WATER METER
W	POTABLE WATER LINE (APPROXIMATED)
G	GAS METER
G	GAS LINE (APPROXIMATED)
---	ELEVATION CONTOUR LINE
⊙	EXISTING TREE (SEE 'TREE LIST')
---	SANITARY SEWER LINE
⊙	POLAR NORTH
●	SPOT ELEVATION POINT
⊙	BENCHMARK
⊙	ELEVATION CHANGE W/ DIMENSION



TREE PROTECTION 1/8" = 1'-0" @ 22x34 PAGE SIZE  
1/16" = 1'-0" @ 11x17 PAGE SIZE

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3907 Avenue C  
Austin, TX 78751



POLAR NORTH

REVISIONS

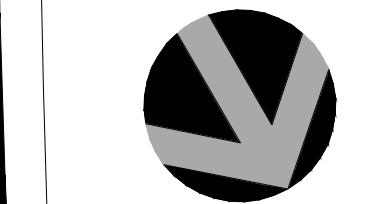
REV: 08 / 27 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 17 / 2014  
REV: 03 / 25 / 2014

AS-BUILT  
SITE

L1.1



## Austin, TX 78751



POLAR NORTH

## REVISIONS

REV: 03 / 17 / 2014

REV: 03 / 25 / 2014

## SITE PLAN

# L1.2



PROJECT ADDRESS: 3907 Avenue C  
Austin, Texas 78751

**LEGAL DESCRIPTION:** Lots 9-10, Block 10, of Hyde Park Addn #2

# ALLEY

**AVENUE C**



## SITE & HARDSCAPE LAYOUT

3/16" = 1'-0" @ 22x34 PAGE SIZE  
3/32" = 1'-0" @ 11x17 PAGE SIZE



**GATE DTL.**

1/2" = 1'-0" @ 24x36 PAGE SIZE  
1/4" = 1'-0" @ 12x18 PAGE SIZE

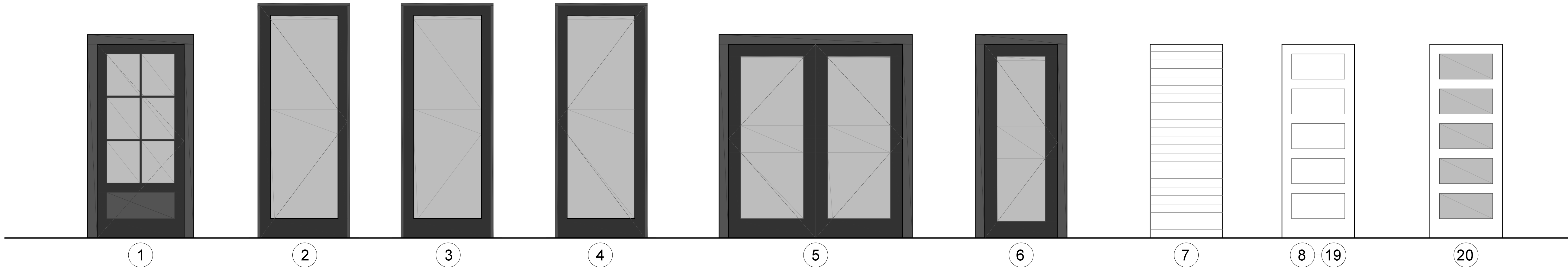
1/4" = 1'-0" @ 12x18 PAGE SIZE



**FENCE DTL.**

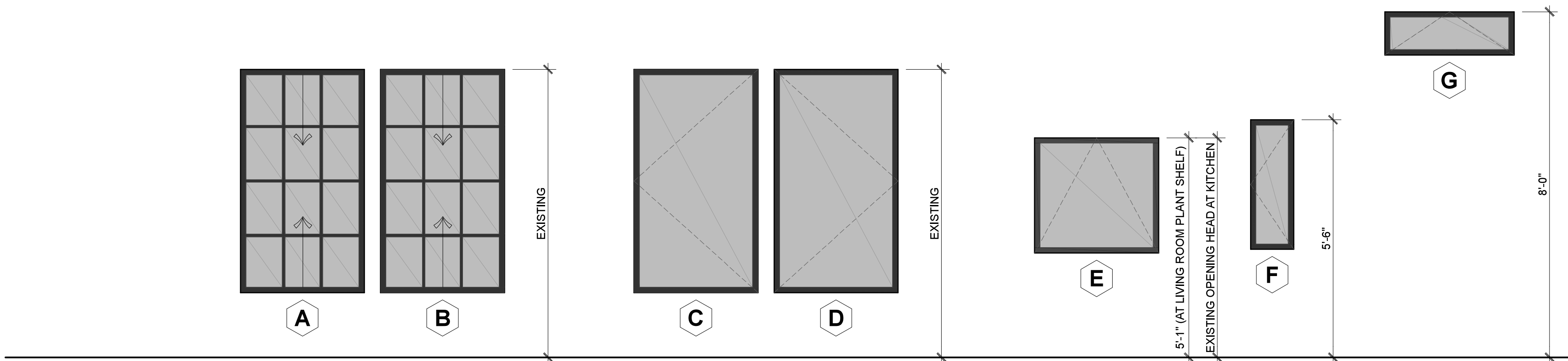
1/2" = 1'-0" @ 24x36 PAGE SIZE  
1/4" = 1'-0" @ 12x18 PAGE SIZE

1/4" = 1'-0" @ 12x18 PAGE SIZE



1 DOOR STYLES (FROM EXTERIOR) 1/2" = 1'-0" @ 22x34 PAGE SIZE  
1/4" = 1'-0" @ 11x17 PAGE SIZE

DOOR SCHEDULE								
TAG / QTY	DOOR DIMS	JAMB DEPTH	OPERATION	GLAZING / DIVIDERS	EXT: MATL / COLOR	INT: MATL / COLOR	MANUFACTURER / LINE	HARDWARE: (TYPE / BRAND / MODEL / FINISH)
1 / 1	3-0 / 6-8	4 - 1/2"	RIGHT HAND	Y / 6 PANE TEMPERED	WOOD / TBD	SOLID FIR / BLACK	SIMPSON / 77506	CUSTOM LATCH / BRAND / TBD / BLACK
2 / 1	3-0 / 8-0	4 - 1/2"	LEFT HAND	Y / SINGLE LITE-TMP	MATERIAL / COLOR	SOLID FIR / BLACK	SIMPSON / 1501	TYPE / BRAND / TBD / FINISH
3 / 4	3-0 / 8-0	4 - 1/2"	FIXED	Y / SINGLE LITE-TMP	MATERIAL / COLOR	SOLID FIR / BLACK	SIMPSON / 1501	NONE
4 / 1	3-0 / 8-0	4 - 1/2"	RIGHT HAND	Y / SINGLE LITE-TMP	MATERIAL / COLOR	SOLID FIR / BLACK	SIMPSON / 1501	TYPE / BRAND / TBD / FINISH
5 / 1	6-0 / 6-8	4 - 1/2"	LEFT FIXED / RIGHT RH	Y / SINGLE LITE-TMP	MATERIAL / COLOR	METAL / BLACK	SIMPSON / BASIC DOUBLE METAL UNIT	TYPE / BRAND / TBD / FINISH
6 / 1	2-6 / 6-8	4 - 1/2"	RIGHT HAND	Y / SINGLE LITE-TMP	MATERIAL / COLOR	SOLID FIR / BLACK	SIMPSON / 1501	TYPE / BRAND / TBD / FINISH
7 / 1	2-6 / 6-8	4 - 1/2"	LEFT HAND	N / NONE	COVER TO MATCH SHIPLAP	SOLID-CORE PRE-PRIME	SIMPSON / 1501	HIDDEN / BRAND / TBD / FINISH
8 / 1	2-0 / 6-8	4 - 1/2"	POCKET	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK
9 / 1	2-8 / 6-8	4 - 1/2"	RIGHT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	PRIVACY / BRAND / TBD / BLACK
10 / 1	2-4 / 6-8	4 - 1/2"	LEFT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK
11 / 1	2-9 / 6-8	4 - 1/2"	RIGHT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	PRIVACY / BRAND / TBD / BLACK
12 / 1	4-0 / 6-8	4 - 1/2"	DOUBLE 2-0	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	DUMMY PAIR & BALL CATCH / BRAND / TBD / BLACK
13 / 1	2-0 / 6-8	4 - 1/2"	POCKET	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK
14 / 1	2-4 / 6-8	4 - 1/2"	LEFT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK
15 / 1	2-0 / 6-8	4 - 1/2"	RIGHT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	PRIVACY / BRAND / TBD / BLACK
16 / 1	2-0 / 6-8	4 - 1/2"	POCKET	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK
17 / 1	2-8 / 6-8	4 - 1/2"	LEFT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	PRIVACY / BRAND / TBD / BLACK
18 / 1	2-0 / 6-8	4 - 1/2"	LEFT HAND	N / 5 PANEL	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK
19 / 1	2-0 / 6-8	4 - 1/2"	LEFT HAND	TMP & ETCHED / 5 LITE	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	PRIVACY / BRAND / TBD / BLACK
20 / 1	2-6 / 6-8	4 - 1/2"	POCKET	TMP & ETCHED / 5 LITE	WD COMPOSITE / PRIMED	WD COMPOSITE / PRIMED	JELD-WEN / C4100 (SQUARE STICKING)	TYPE / BRAND / TBD / BLACK

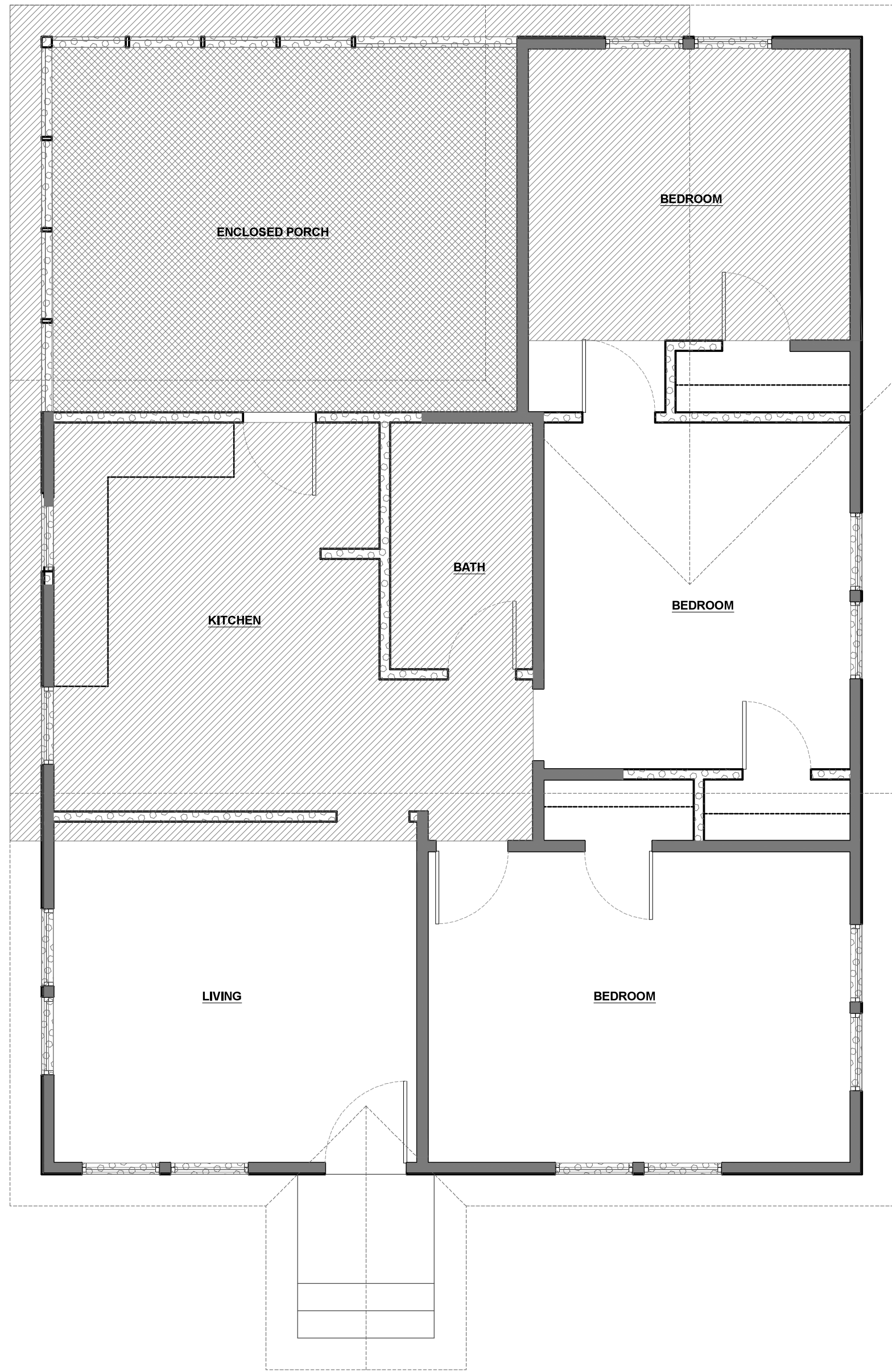


2 WINDOW STYLES (FROM EXTERIOR) 1/2" = 1'-0" @ 22x34 PAGE SIZE  
1/4" = 1'-0" @ 11x17 PAGE SIZE

WINDOW SCHEDULE									
TAG / QTY.	R. O. DIMS	JAMB DEPTH	OPERATION	GLAZING / DIVIDERS / GLAZING TYPE	EXT: MATL / COLOR	INT: MATL / COLOR	HARDWARE / SCREEN	MANUFACTURER / LINE	NOTE
A / 4	34w x 62h	4 - 1/2"	DOUBLE HUNG	DBL LOW-E / 5/8" FULL DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / HERITAGE SERIES	-
B / 4	34w x 62h	4 - 1/2"	DOUBLE HUNG	DBL LOW-E / 5/8" FULL DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / HERITAGE SERIES	-
C / 3	34w x 62h	4 - 1/2"	CASEMENT (RH)	DBL LOW-E / 5/8" NO DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / CLASSIC SERIES	1 TEMPERED UNIT (MASTER BATH)
D / 1	34w x 62h	4 - 1/2"	CASEMENT (LH)	DBL LOW-E / 5/8" NO DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / CLASSIC SERIES	1 TEMPERED UNIT (MASTER BATH)
E / 3	34w x 32h	4 - 1/2"	AWNING	DBL LOW-E / 5/8" NO DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / CLASSIC SERIES	TEMPERED
F / 1	12w x 36h	4 - 1/2"	CASEMENT (LH)	DBL LOW-E / 5/8" NO DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / CLASSIC SERIES	-
G / 1	36w x 12h	4 - 1/2"	AWNING	DBL LOW-E / 5/8" NO DIVIDER / CLR	ALUMINUM / COAL BLACK	PINE / PREPRIME	BLACK / BETTER VUE	KOLBE / CLASSIC SERIES	TEMPERED

HARDWARE SCHEDULE						
TAG	LOCATION	DISCRPTION / OPTIONS	MFR / MODEL	FINISH	UTIL DEMAND	NOTES
TAG	Front Door	Front Door	MFR / MOD	FINISH	AMP / CuFt per min	ADDITIONAL DATA
TAG	Passage	DISC	MFR / MOD	FINISH	AMP / CuFt per min	ADDITIONAL DATA
TAG	Privacy	DISC	MFR / MOD	FINISH	AMP / CuFt per min	ADDITIONAL DATA
TAG	Cabinet Pull	DISC	MFR / MOD	FINISH	AMP / CuFt per min	ADDITIONAL DATA
TAG	Drawer Pull	DISC	MFR / MOD	FINISH	AMP / CuFt per min	ADDITIONAL DATA
TAG	LOCATION	DISC	MFR / MOD	FINISH	AMP / CuFt per min	ADDITIONAL DATA





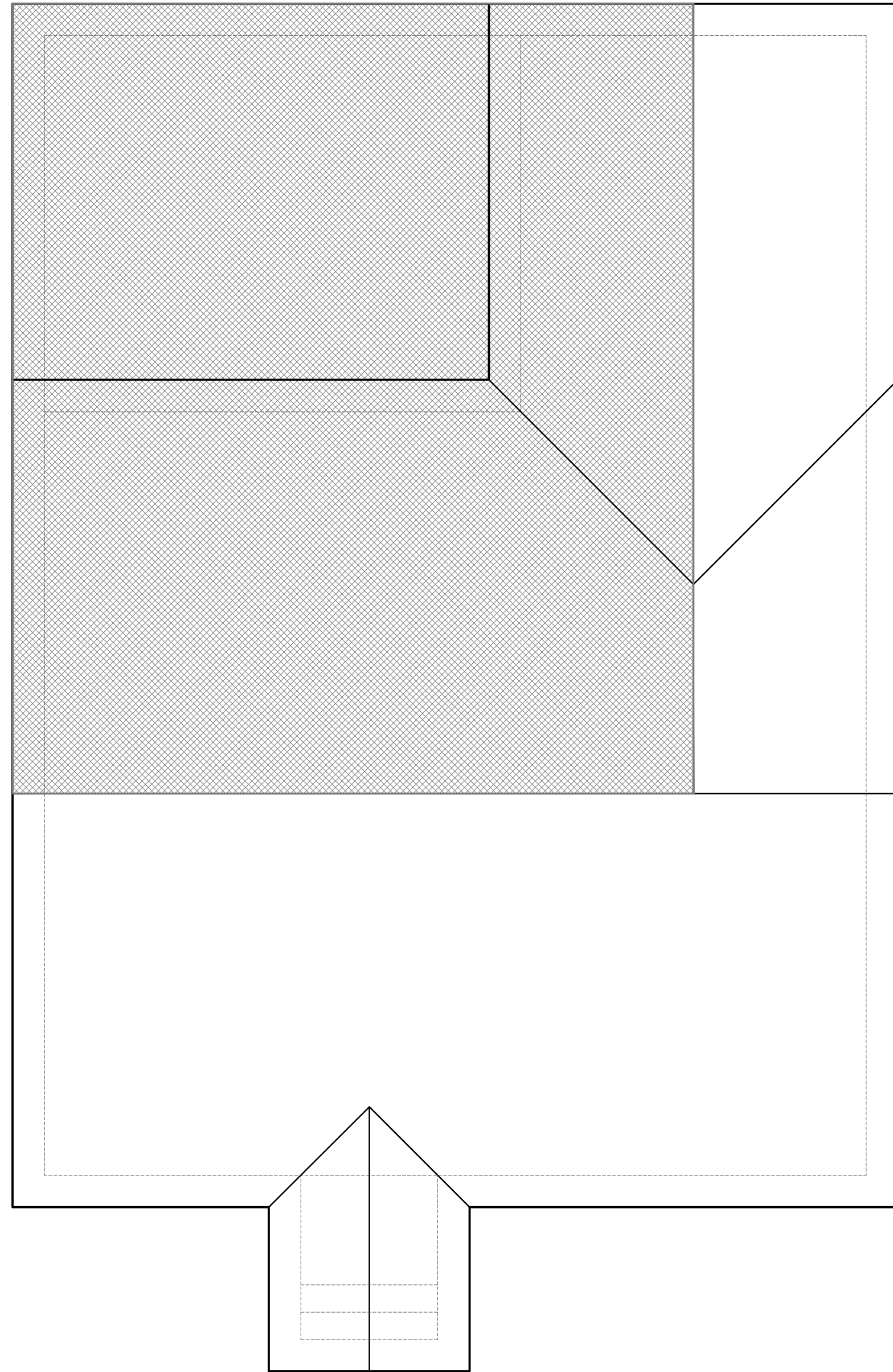
**1** DEMOLITION PLAN - FLOOR 1 | 1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE

### DEMOLITION NOTES

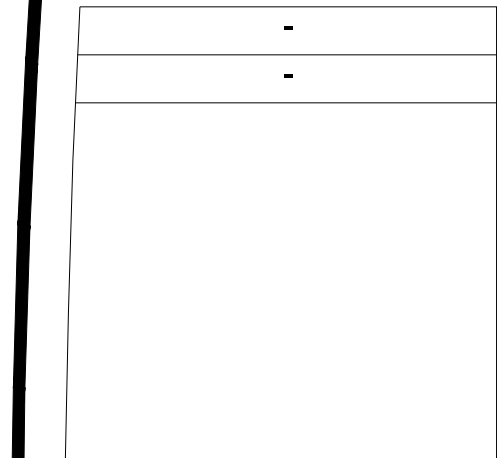
1. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS.
2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY AND INTEGRITY OF THE EXISTING STRUCTURE.
3. DEMOLISH ALL EXISTING OBSOLETE COMMUNICATION AND PHONE LINES FROM LEASE SPACE. REPLACE WALL PLATES WITH BLANK COVER PLATES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.
5. CONTRACTOR SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.
6. CONTRACTOR TO COORDINATE AND VERIFY ALL DEMOLITION WILL ALL ALTERATION PLANS.
7. CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIALS AND ITEMS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE AGENCY CODES AND REGULATIONS.
8. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE CONTRACTOR FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. ANY INCONSISTENCY OR UNFORESEEN CONDITIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
9. THE CONTRACTOR SHALL PROTECT THE INTERIOR SURFACE OF GLAZING AT ALL TIMES FROM BREAKAGE AND SCRATCHING OF INTERIOR WINDOW COATINGS. ANY HOLLOW OR DAMAGED AREAS OF CONCRETE FLOOR SHALL BE REPAIRED PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE FROM DEMOLISHED WALLS OR PORTIONS OF WALLS ALL POWER CIRCUITS AND SWITCH LEGS BACK TO FIRST JUNCTION BOX IN CEILING SPACE. REMOVE ANY MILLWORK OR WALL-MOUNTED PLUMBING FIXTURES FROM WALLS INDICATED TO BE DEMOLISHED AND NOT OTHERWISE SHOWN. THE CONTRACTOR SHALL MAINTAIN A TRUCK OR OTHER VEHICLE FOR REMOVAL OF WASTE MATERIALS DAILY FROM SITE. WASTE MATERIALS SHALL BE TRANSPORTED TO SUCH VEHICLE BY COVERED RUBBER Tired CARTS. ANY LIGHTING FIXTURES REMOVED FROM THE SPACE AND NOT DISPOSED OF SHALL BE SALVAGED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE CARE NOT TO UNREASONABLY CAUSE DAMAGE TO THE LIGHTING FIXTURES.
10. REMOVE POWER DEVICES BACK TO FIRST JUNCTION BOX IN VEILING SPACE, TYPICAL.
11. GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISH; SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS ONCE INSTALLED; PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, PARTITION AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN/PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES; PROVIDE MINIMUM 1/8 INCH THICK TEMPERED HARDBOARD OR PLYWOOD GANG WAY TO PROTECT ALL FLOORING MATERIALS FROM BREAKAGE, CRACKING, SCRATCHING OR OTHER DAMAGE FROM DOLLIES, HAND TRUCKS OR ROLLING BINS OR TOOL CARTS USED TO TRANSPORT MATERIALS TO AND FROM PROJECT AREA; EXTEND PROTECTION FROM BUILDING ENTRY(IES) TO PROJECT AREA.
12. CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
13. REMOVE ALL ELECTRICAL DEVICES AND WIRING, PLUMBING FIXTURES AND LINES NOT REQUIRED FOR ALTERATION.
14. REMOVE DAMAGED INTERIOR AND EXTERIOR FINISHES AND OTHER ITEMS AT DIRECTION OF ARCHITECT.
15. REMOVE ALL EXISTING FLOORING TO SLAB, CLEAN AND PROTECT.
16. REMOVE ALL HVAC REGISTERS AND DUCTING NOT REQUIRED FOR ALTERATION.
17. REMOVE ABANDONED LOW AND HIGH VOLTAGE ELECTRICAL CONDUIT AND WIRE BACK TO THE METER.
18. REMOVE ALL EXPOSED LOW VOLTAGE WIRING THROUGHOUT HOUSE.
19. REDIRECT OR REMOVE ALL VENTS, PLUMBING AND ELECTRICAL LINES WITHIN DEMOLISHED AREAS IF REQUIRED TO ACCOMMODATE ALTERATION PLANS.
20. REMOVE ALL DOORS AND WINDOWS, UNLESS NOTED OTHERWISE.
21. ALL DEMOLISHED OR REMOVED BUILDING MATERIALS TO BE SALVAGED FOR CHARITY.
22. TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE COST EFFECTIVE TO RETAIN FOR THE NEW CONSTRUCTION, I.E. EXISTING WALLS, ELECTRICAL DEVICES, ETC.
23. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
24. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
25. CONTRACTOR TO PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT THE NEIGHBORS AND AS DIRECTED BY THE CITY REGULATIONS.
26. REMOVE ABANDONED PLUMBING AND GAS BACK TO THE METER.
27. PRIOR TO THE REMOVAL OF STRUCTURAL OR SUPPORTING ITEMS, SHORE AND STRUCTURALLY SUPPORT ANY IN-PLACE WORK TO REMAIN AS PART OF ALTERATION PLANS. TAKE ALL NECESSARY

### DEMOLITION LEGEND

DISCRPTION	DESIGNATION
WALLS TO REMAIN - EXISTING	
WALLS TO BE REMOVED	
FLOOR DEMO AREA	
CEILING/ ROOF DEMO	
FLOOR & CEILING DEMO	



**2** DEMOLITION PLAN - ROOF | 1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE



NORTH

#### REVISIONS

REV: 8 / 27 / 2013  
REV: 11 / 26 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 25 / 2014

AS-BUILT  
& DEMO

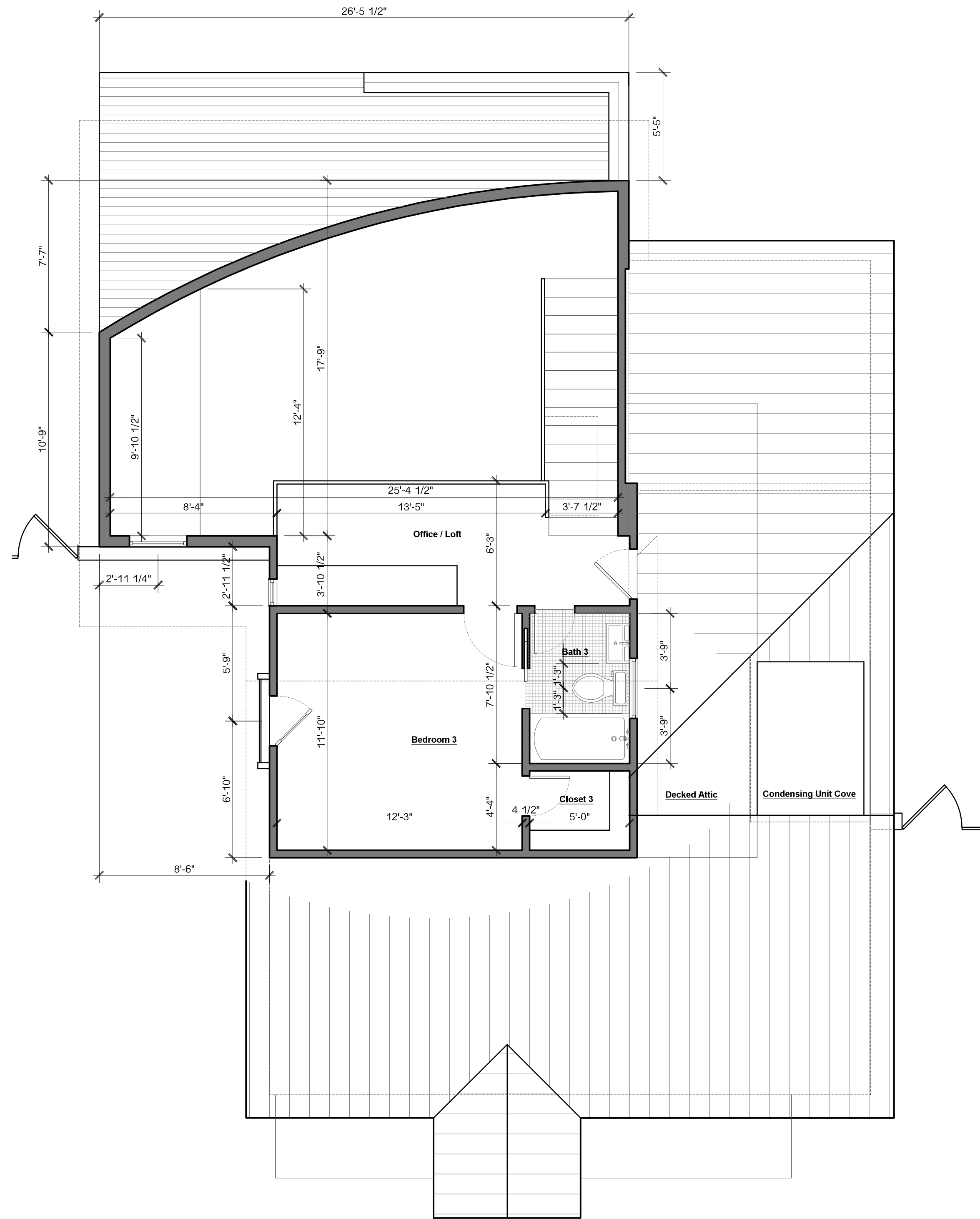
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NOVAK RESIDENCE

3907 Avenue C  
Austin, TX 78751



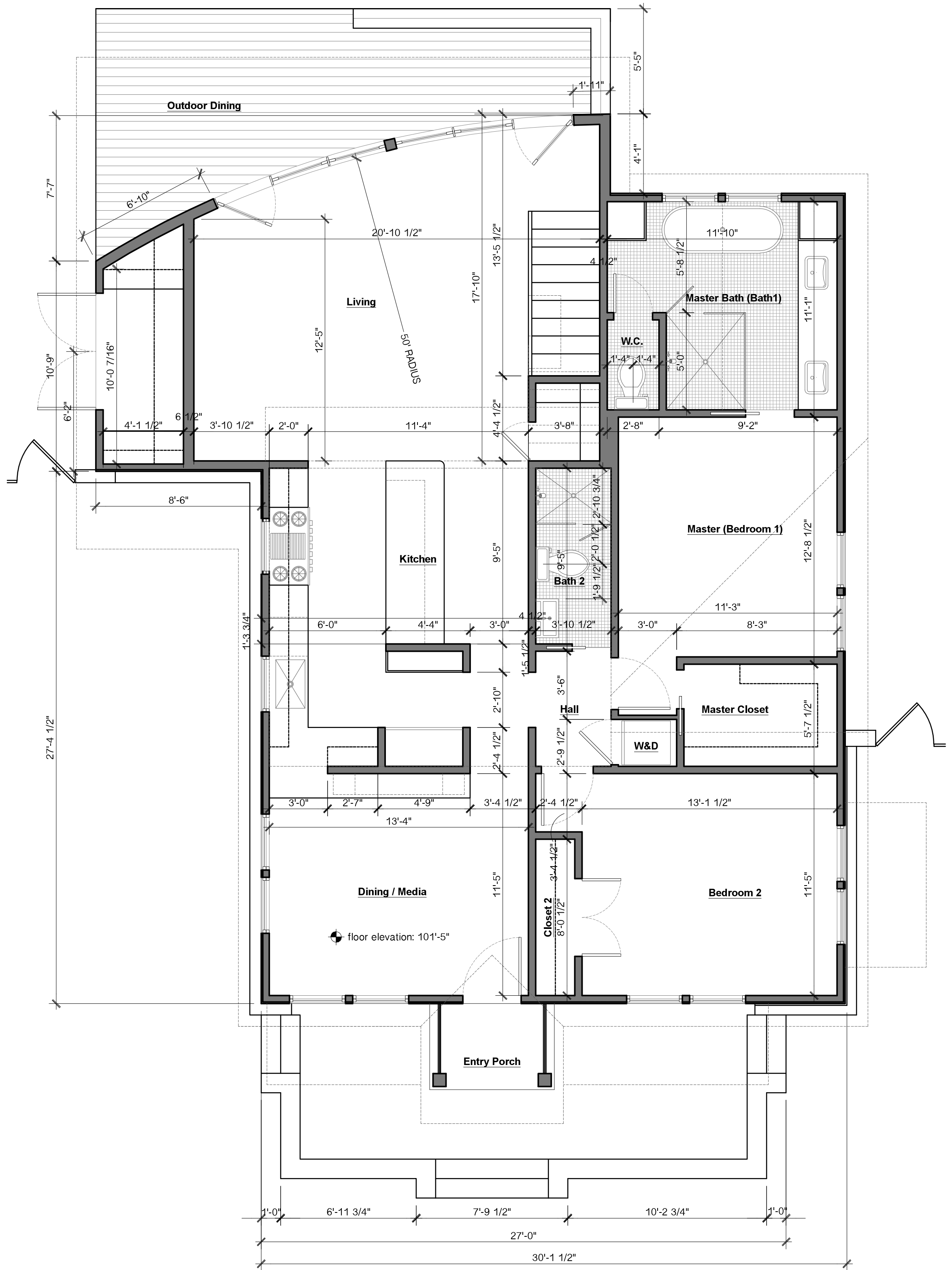




2

PLAN - SECOND FLOOR

1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE



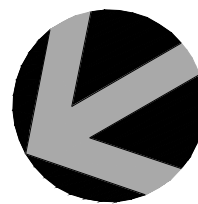
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PLAN - FIRST FLOOR

1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE

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Austin, TX 78751



POLAR NORTH

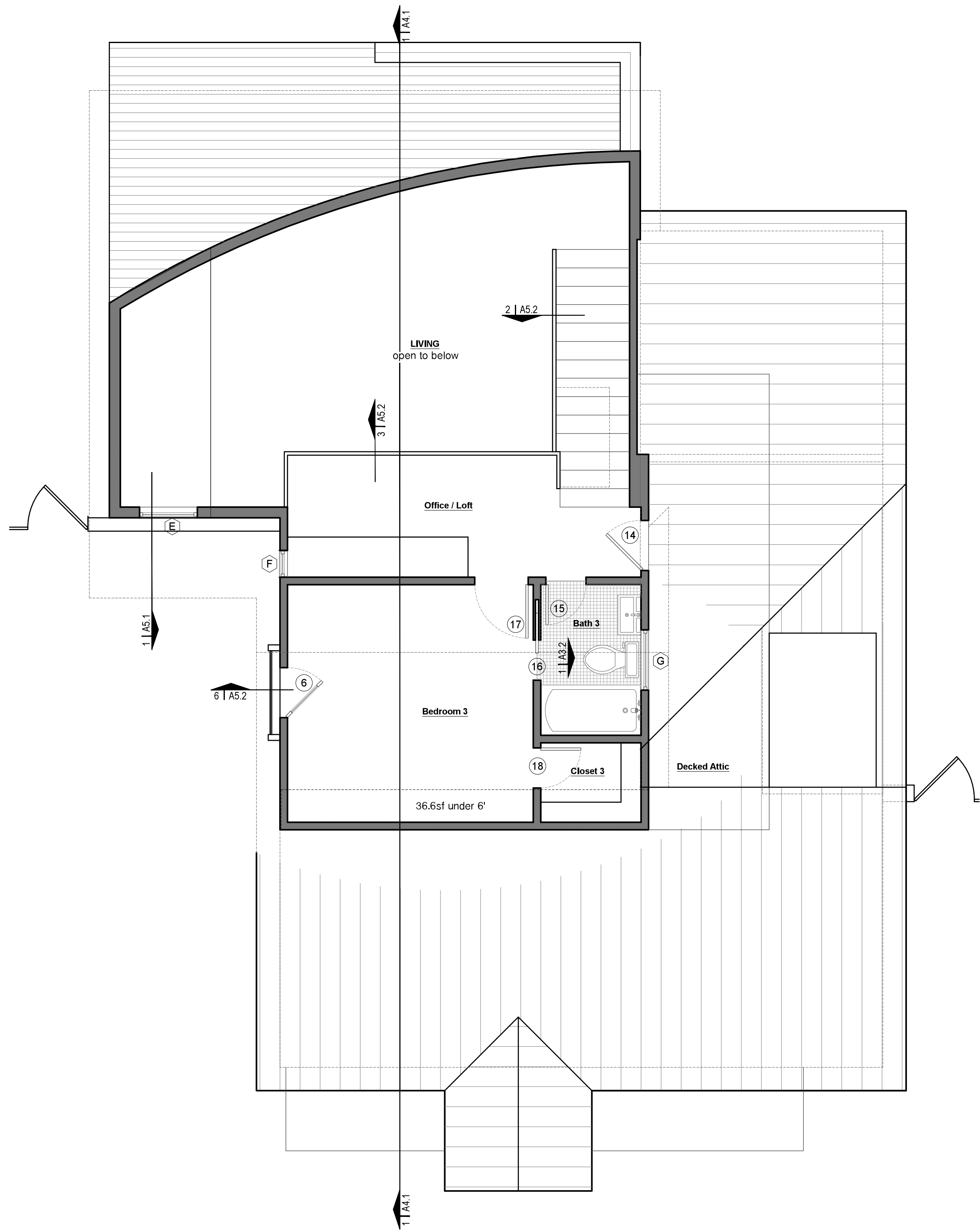
REVISIONS

- REV: 08 / 27 / 2013
- REV: 11 / 02 / 2013
- REV: 02 / 01 / 2014
- REV: 03 / 25 / 2014

DIMENSION  
PLAN

A1.2

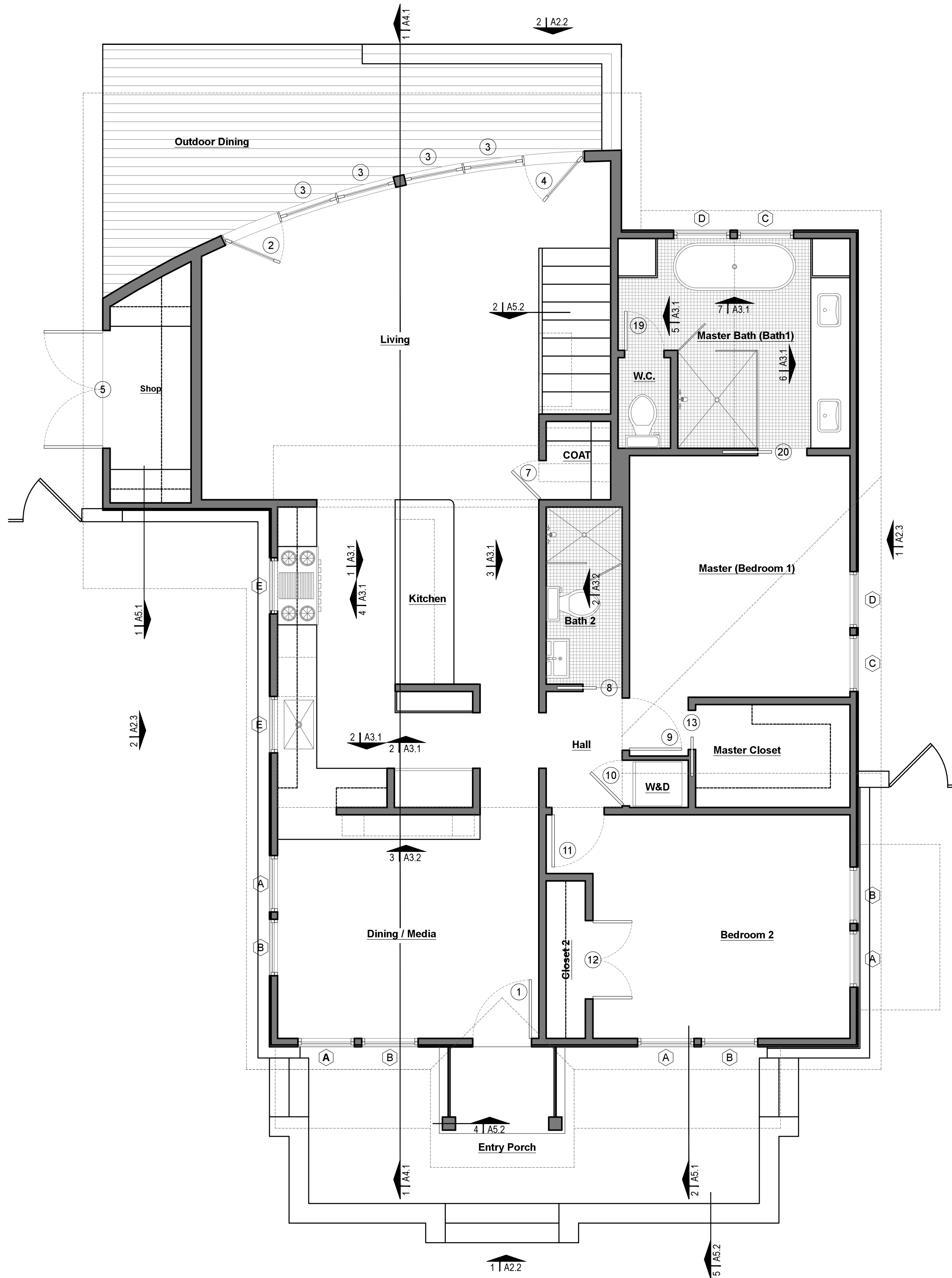




2

PLAN - SECOND FLOOR

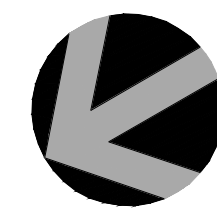
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1/8" = 1'-0" @ 11x17 PAGE SIZE



1

PLAN - FIRST FLOOR

1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE



POLAR NORTH

REVISIONS

REV: 08 / 27 / 2013  
REV: 11 / 02 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 25 / 2014

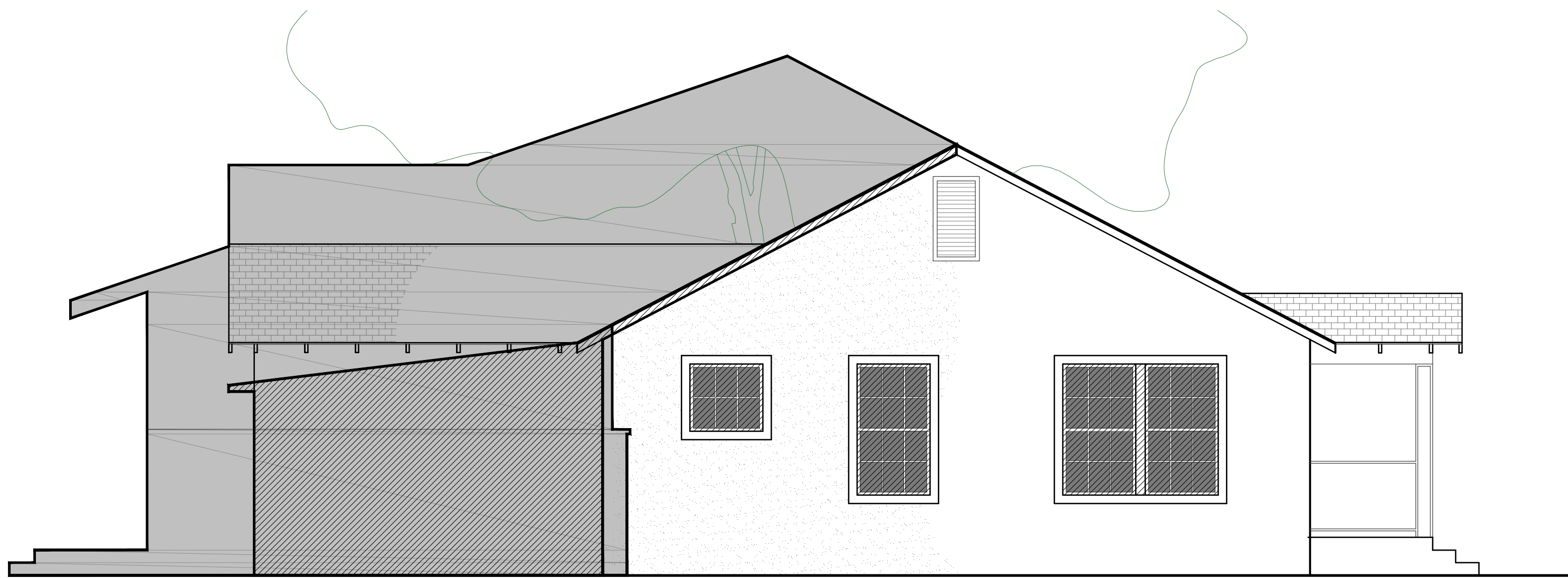
NOTE & TAG  
PLAN

A1.3

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Austin, TX 78751





3

EXISTING ELEVATION - NORTH

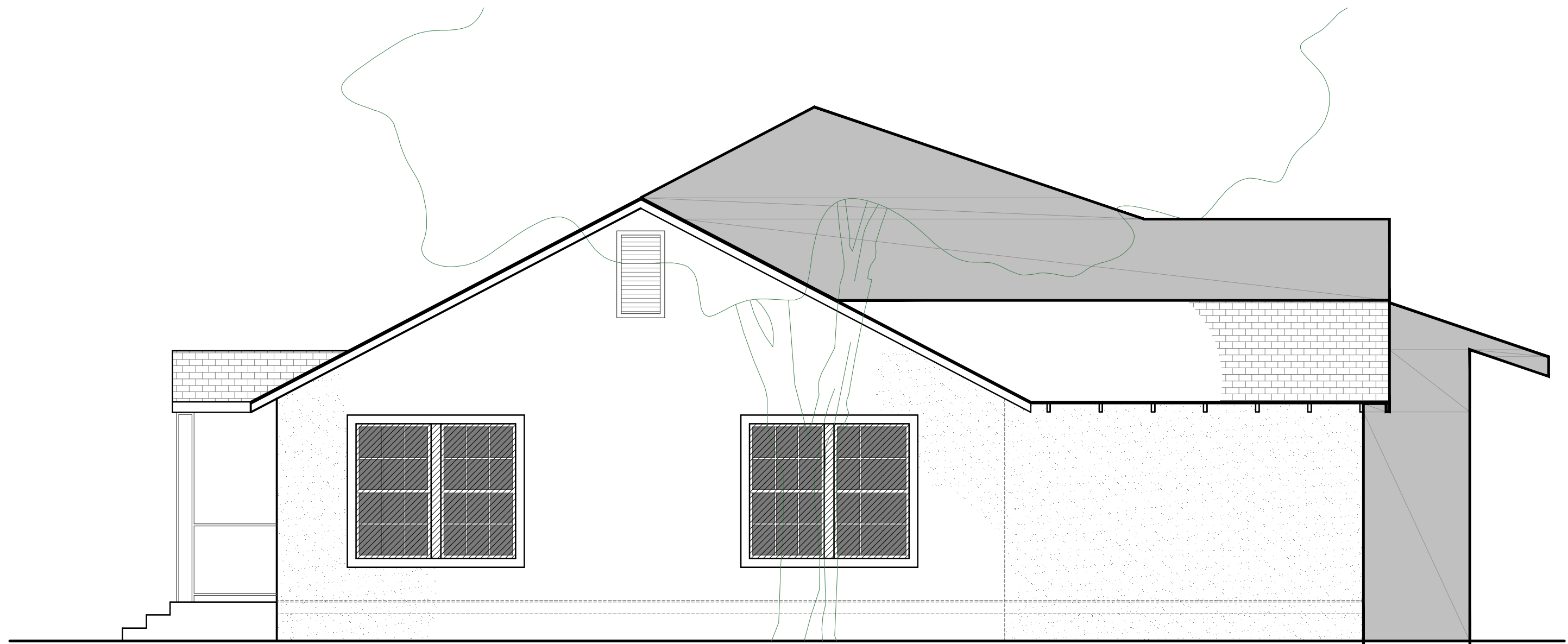
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1/8" = 1'-0" @ 11x17 PAGE SIZE



1

EXISTING ELEVATION - WEST

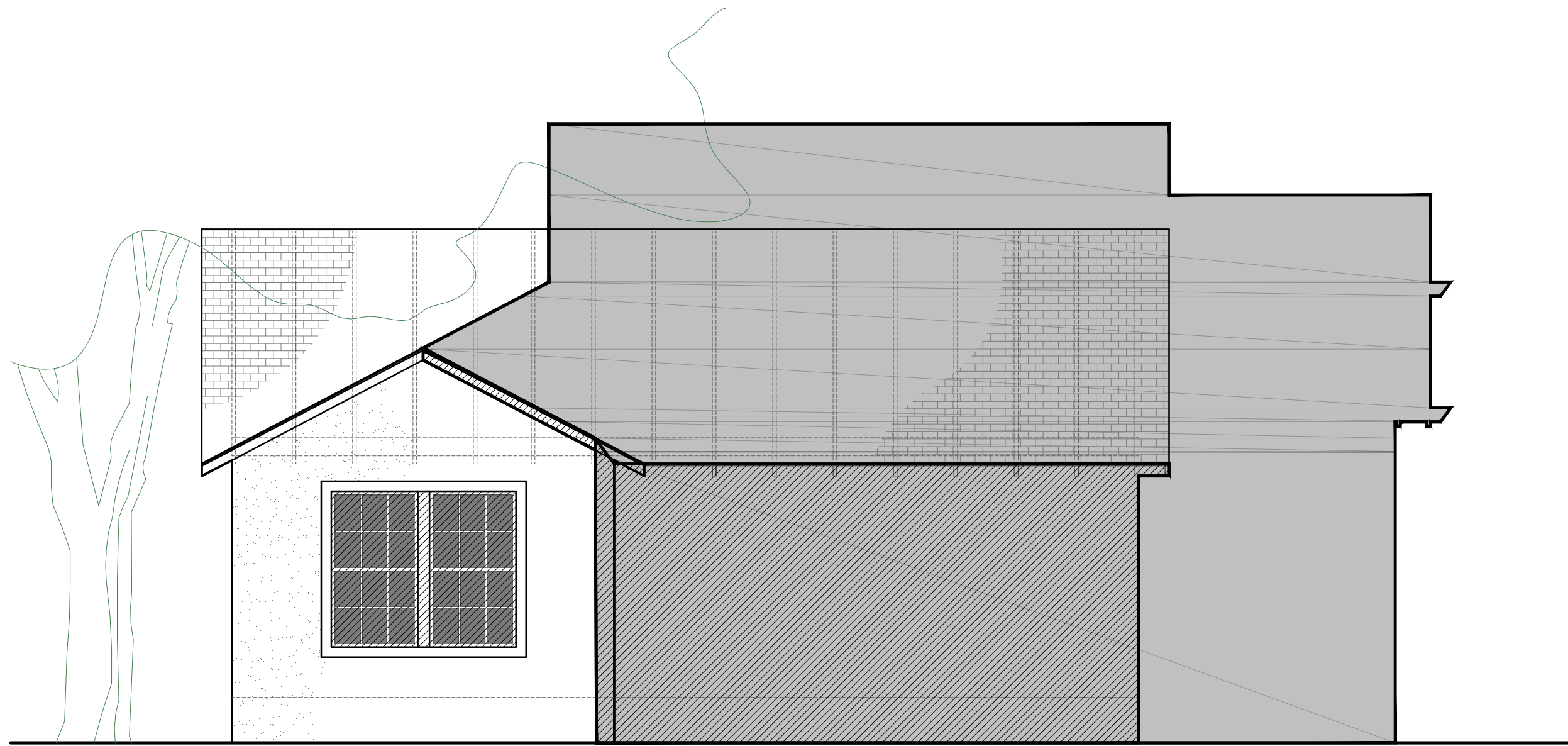
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1/8" = 1'-0" @ 11x17 PAGE SIZE



4

EXISTING ELEVATION - SOUTH

1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE



2

EXISTING ELEVATION - EAST

1/4" = 1'-0" @ 22x34 PAGE SIZE  
1/8" = 1'-0" @ 11x17 PAGE SIZE

ELEVATION SCOPE	
DISCRPTION	DESIGNATION
STRUCTURES TO BE ADDED	
STRUCTURES TO BE REMOVED	

REVISIONS

REV: 09 / 09 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 25 / 2014

AS-BUILT  
ELEVATIONS



# NOVAK RESIDENCE

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Austin, TX 78751

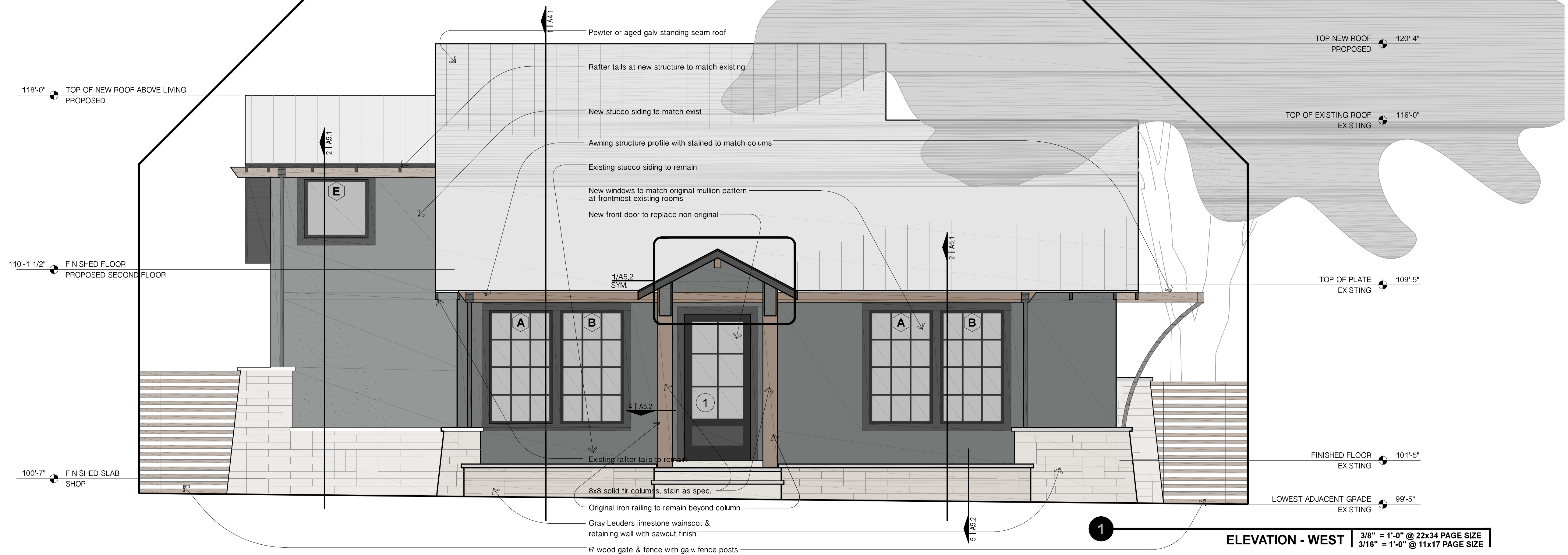


## REVISIONS

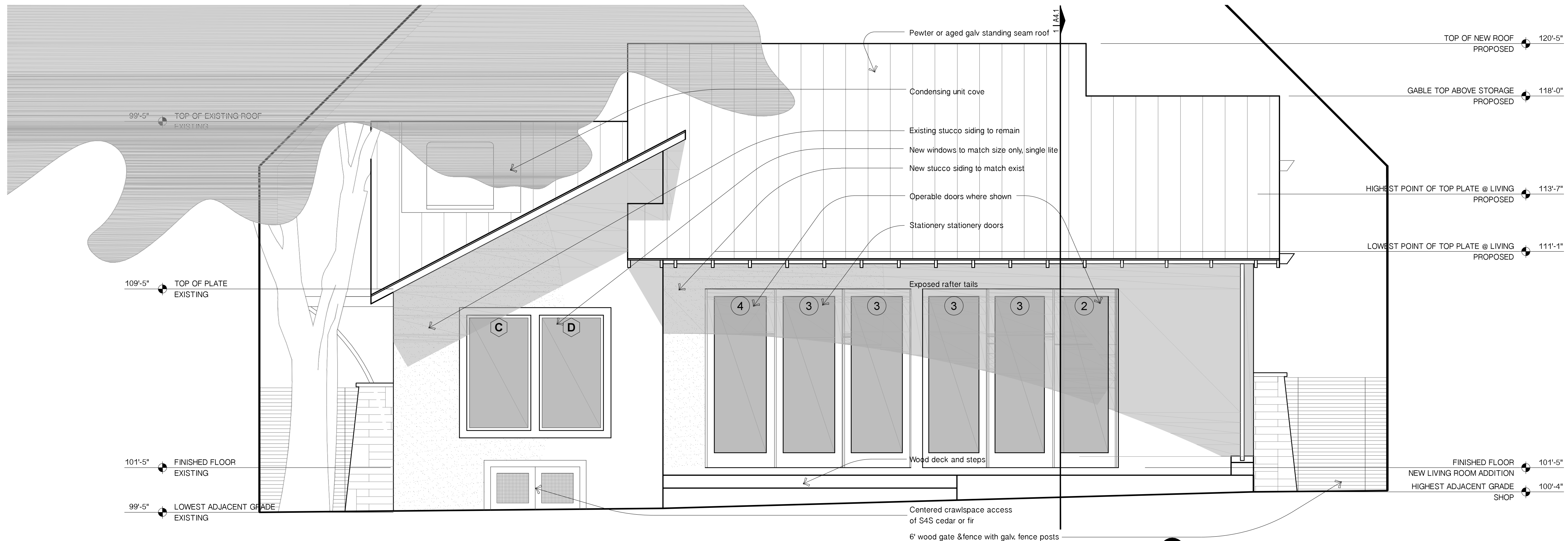
REV: 09 / 09 / 2013  
REV: 11 / 02 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 25 / 2014  
REV: 07 / 18 / 2014

## BUILD-OUT ELEVATIONS

# A2.2



ELEVATION - WEST | 3/8" = 1'-0" @ 22x34 PAGE SIZE  
3/16" = 1'-0" @ 11x17 PAGE SIZE



ELEVATION - EAST | 3/8" = 1'-0" @ 22x34 PAGE SIZE  
3/16" = 1'-0" @ 11x17 PAGE SIZE



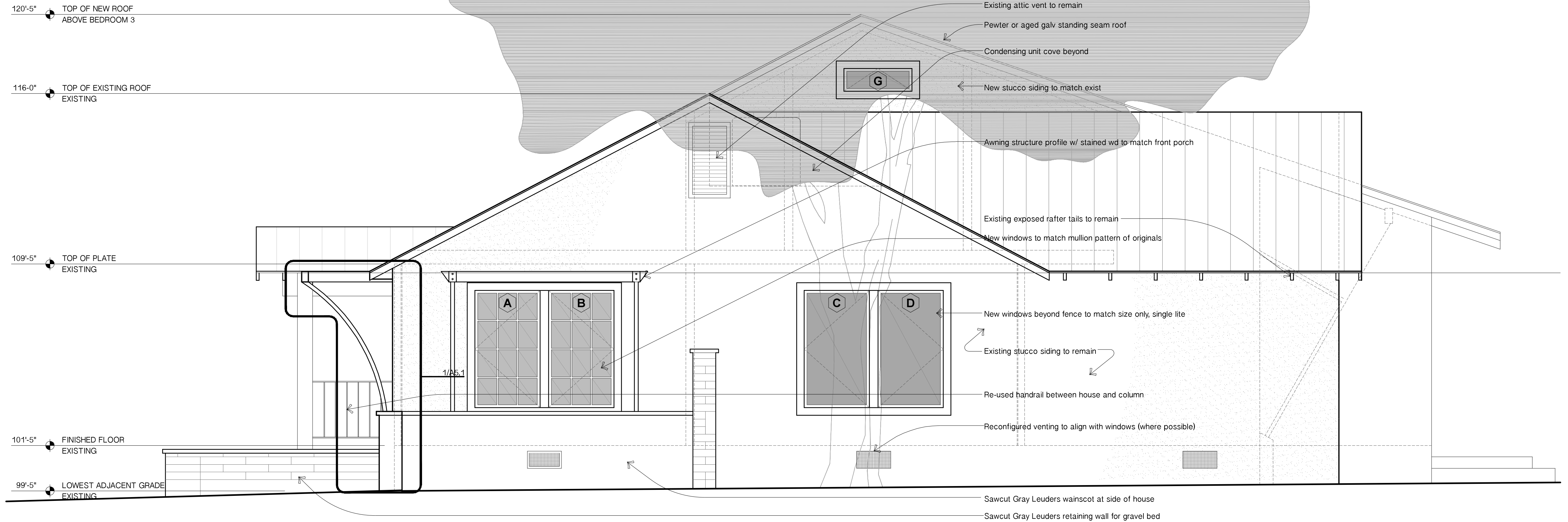
120'-5" TOP OF NEW ROOF ABOVE BEDROOM 3

116'-0" TOP OF EXISTING ROOF EXISTING

109'-5" TOP OF PLATE EXISTING

101'-5" FINISHED FLOOR EXISTING

99'-5" LOWEST ADJACENT GRADE EXISTING



1

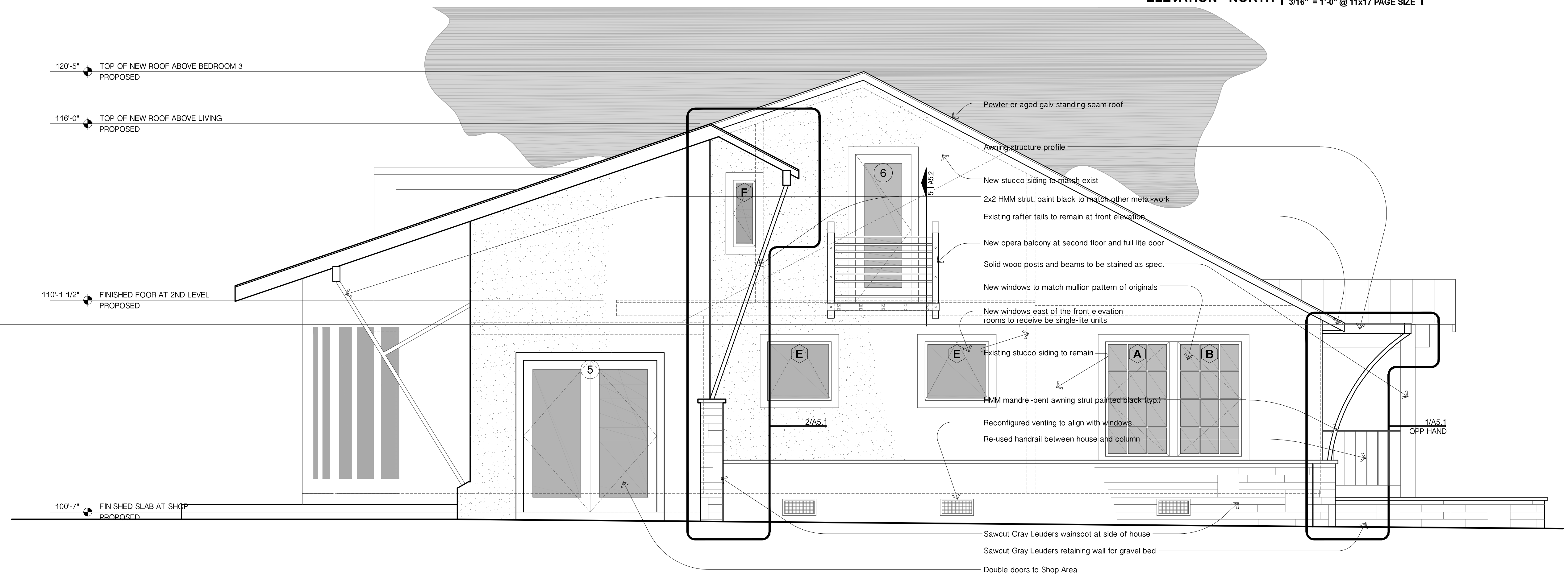
ELEVATION - NORTH | 3/8" = 1'-0" @ 22x34 PAGE SIZE  
3/16" = 1'-0" @ 11x17 PAGE SIZE

120'-5" TOP OF NEW ROOF ABOVE BEDROOM 3 PROPOSED

116'-0" TOP OF NEW ROOF ABOVE LIVING PROPOSED

110'-1 1/2" FINISHED FOOR AT 2ND LEVEL PROPOSED

100'-7" FINISHED SLAB AT SHOP PROPOSED



2

ELEVATION - SOUTH | 3/8" = 1'-0" @ 22x34 PAGE SIZE  
3/16" = 1'-0" @ 11x17 PAGE SIZE

NOVAK RESIDENCE

3907 Avenue C  
Austin, TX 78751



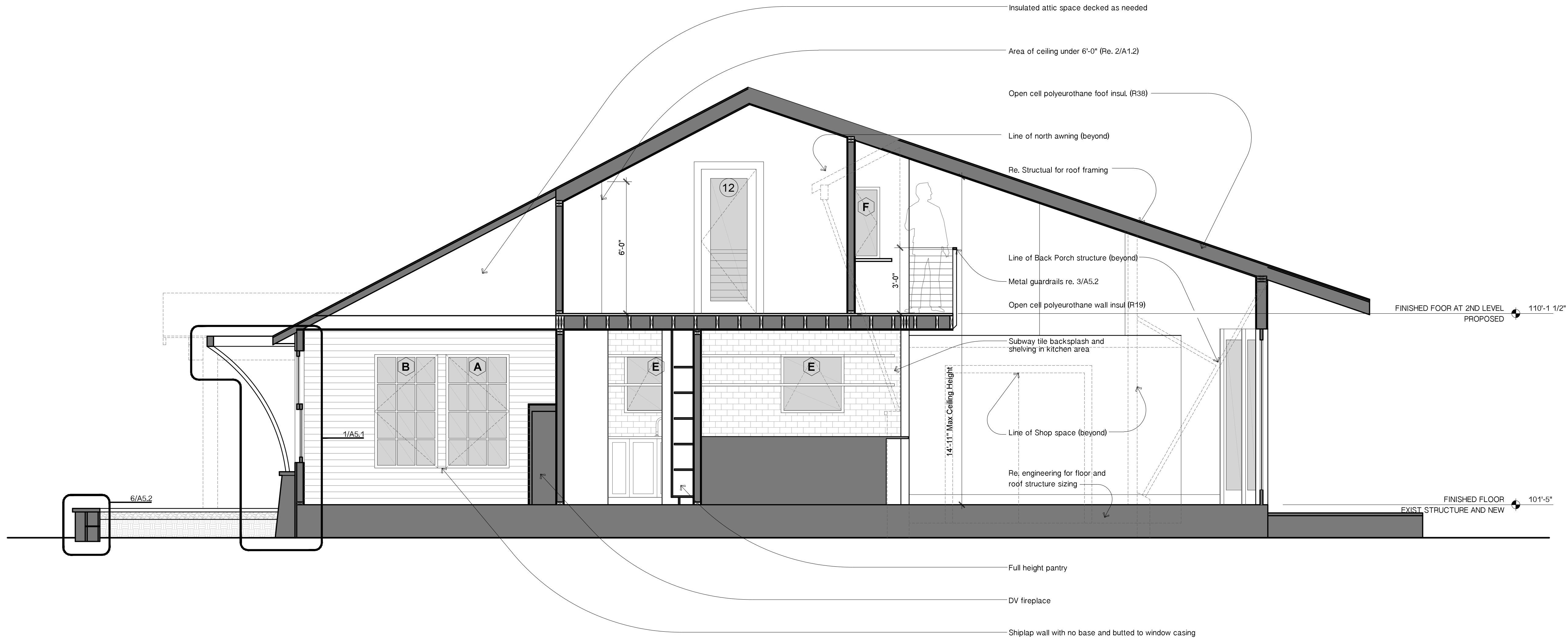
REVISIONS

REV: 09 / 09 / 2013  
REV: 11 / 02 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 25 / 2014  
REV: 07 / 18 / 2014

BUILD-OUT  
ELEVATIONS

A2.3





1 BUILDING SECTION | 3/8" = 1'-0" @ 22x34 PAGE SIZE  
3/16" = 1'-0" @ 11x17 PAGE SIZE

REVISIONS

REV: 11 / 02 / 2013  
REV: 02 / 01 / 2014  
REV: 03 / 25 / 2014

SECTIONS