

		A0.01	GENERAL CONDITIONS AND DRAWING INDEX
SITE DEVELOPMEI	NT	A0.02	EXISTING SURVEY
INFORMATION		A0.03	SITE PLAN
Occupancy Type:	(R) Residential	A0.04	BUILDING DEMOLITION PLAN
Construction Type:	V	A1.01	FIRST FLOOR PLAN
Sq. Footage Allowed:	2,800	A1.02	SECOND FLOOR PLAN
Sq. Footage Actual:	2,721	A1.03	ROOF PLAN
Imp. Cover Allowed:	3,150 sq. ft.	A2.01	EAST AND NORTH BUILDING ELEVATIONS
Imp. Cover Actual:	2,662 sf. (38%)	A2.02	WEST AND SOUTH BUILDING ELEVATIONS
Site Square Footage:	7,000 sq. ft.	A3.01	BUILDING SECTION AND DETAILS
Parking Reqd / Provided:	4/4	A4.01	FIRST FLOOR POWER AND LIGHTING PLAN
Zoning:	SF-3	A4.02	SECOND FLOOR POWER AND LIGHTING PLAN
Gross Site Area:	7,000 sq. ft.		
		S1	FOUNDATION PLAN
		S2	FOUNDATION NOTES AND DETAILS
		S3.1	FLOOR AND ROOF FRAMING PLANS
		S3.2	UPPER ROOF FRAMING PLAN
		S3.3	FIRST FLOOR BRACING PLAN
		S3.4	SECOND FLOOR BRACING PLAN
		S4	STRUCTURAL GENERAL NOTES
GENERAL NOTE:			

GENERAL CONDITIONS

ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL ORDINANCES AND PPLICATION EDITION OF THE UBC. DRAWINGS AND SPECIFICATIONS REPRESENT THE PERSONS AND STRUCTURES AT THE JOB SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE DESIGNER OR ENGINEER DOES NOT INCLUDE REVIEW OF THESE MEASURES OR ANY OF THE CONTRACTOR'S WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ON-SITE DIMENSIONS AND CONDITIONS AND SHALL REPORT DISCREPANCIES IMMEDIATELY TO THE DESIGNER (ODOM TURNER STUDIO). WHEN APPLICABLE, THE SOIL REPORT, THE STRUCTURAL CALCULATIONS AND THE ENERGY CALCULATIONS, AS WELL AS THE RECOMMENDATIONS CONTAINED THEREIN, ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.

THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE LABOR, MATERIALS, SERVICE, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS AND THE WORK THAT CAN BE REASONABLY INFERRED THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. THE DRAWINGS SHALL NOT BE SCALED FOR MEASUREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR EXECUTION OF THIS PROJECT. PERMITTING FEES ARE TO BE INCLUDED IN THE CONTRACTORS FINAL BID PACKAGE. THE OWNER IS RESPONSIBLE FOR PROVIDING THE CONTRACTOR WITH ALL NECESSARY DRAWINGS AND SPECIFICATIONS IN A TIMELY MANNER, FOR THE PERMITTING PROCESS.

CLEAN-UP THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE SITE AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. FINAL CLEANING SHALL INCLUDE: BROOM CLEAN ALL PAVED AREAS ON THE SITE AND ADJACENT AREAS. REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER FROM ALL INTERIOR AND EXTERIOR SURFACES. CLEAN ALL GLASS SURFACES AND MIRRORS, INSIDE AND OUTSIDE.

02000

TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES AND THE UNDERGROUND AND OVERHEAD UTILITY LINES. EXCAVATIONS SHALL BE KEPT FREE OF STANDING ALL GROUT SHALL BE CONSOLIDATED BY: VIBRATING USING A 3/4" HEAD VIBRATOR FOR ONE OR WATER. WHERE EXCAVATIONS ARE MADE TO DEPTHS GREATER THAN INDICATED, THEY SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS, UNDER FOOTINGS AND FOUNDATIONS, AND WITH PROPERLY COMPACTED SOIL IN ALL OTHER AREAS. BACK FILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT DENSITY AND SHALL BE DONE IN LAYERS OF I'-O" MAX.

SANDBLAST CONCRETE RETAINING WALLS FOLLOWING COMPLETE CURING. REMOVE ALL EXPOSED AND LOOSE PAPER BAG RUBBISH FROM SITE AND DISPOSE OF PROPERLY.

MINIMUM COMPRESSION STRENGTH AT 28 DAYS FROM INITIAL DATE OF POUR:

2,000 PSI 2,000 PSI SLABS ON GRADE ALL OTHER CONCRETE 3,000 PSI

THE CONCRETE SHALL BE SUPPLIED BY AN APPROVED READY MIX PLANT, THE SLUMP SHALL NOT EXCEED 4"

REINFORCING STEEL SHALL BE DEFORMED BAR STEEL, GRADE 40 FOR #3 AND 44, GRADE 60 FOR #5 AND LARGER, CONFORMING TO ASTM A615. LAP BARS 40 DIAM. MIN. WELDED WIRE FABRIC SHALL CONFORM TO ASTM AI 85.

REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE PROTECTIVE COVERINGS AS FOLLOWS: POURED AGAINST EARTH

POURED AGAINST FORMS BUT EXPOSED TO EARTH OR WEATHER WALLS AND SLABS NOT EXPOSED TO EARTH OR WEATHER

WELDED WIRE FABRIC SHALL BE LAPPED 1 1/2" SPACES. (9" MIN). WELDED REBAR TO BE A706 GRADE 60 USE E90XX WELDING ROD. INTERIOR SLABS SHALL RECEIVE A STEEL TROWEL FINISH, THE EXTERIOR SLABS TO BE BROOM FINISHED, UNLESS NOTED OTHERWISE.

BOLTS, ANCHORS, HOLD-DOWNS AND ALL INSERTS SHALL BE ACCURATELY LOCATED AND SECURELY HELD IN PLACE UNTIL CONCRETE IS HARDENED. ALL HOLD-DOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

04000

DESIGNATION A82.

CONCRETE MASONRY UNITS SHALL BE GRADE N UNITS CONFORMING TO THE ASTM DESIGNATION C90 AND, IN ADDITION, THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION.

PORTLAND CEMENT SHALL CONFORM TO ASTM DESIGNATION C150. MORTAR SHALL CONFORM TO ASTM C270.

GROUT SHALL BE FLUID CONSISTENCY, GROUT MIX SHALL BE TRANSIT MIX CONFORMING TO ASTM C-94 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM DESIGNATION A 615 EXCEPT THAT $\frac{1}{4}$ " TIES MAY BE PLAIN BARS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM

TWO SECONDS, WITH VIBRATION DONE AFTER THE INITIAL LOSS OF WATER AND BEFORE INITIAL SET, IN LIFTS, NOT EXCEEDING 4'-0".

TOOL ALL JOINTS TO A DENSE, SMOOTH CONCAVE SURFACE.

FURNISH AND INSTALL METAL FLASHING, GUTTERS, COPINGS, ETC.. WHERE REQUIRED.

INSTALL EXPANSION JOINTS WHERE APPLICABLE, TO ADEQUATELY PROVIDE FOR THERMAL MOVEMENT OF THE FINISHED WORK.

OF WORK OUTLINED HEREIN.

FRAMING LUMBER SHALL BE #2 SOUTHERN PINE OR AS NOTED ON THE DRAWINGS. FASCIAS, OUTLOOKERS, EXPOSED BEAMS, ETC. SHALL BE RESAWN UNLESS NOTED OTHERWISE. PROVIDE 2 X BACKING FOR ALL WALL HUNG CABINETS, SHELVING, HANDRAILS, LIGHT FIXTURES, ACCESSORIES, ETC.. THE FRAMING HARDWARE NOTATIONS ARE BASED ON SIMPSON STRONG TIES, EQUAL PRODUCTS OF OTHER MANUFACTURES ARE ACCEPTABLE. APPLY A CONTINUOUS BEAD OF STRUCTURAL GLUE TO EACH JOIST WHEN THE SPAN OF THE HEADER EXCEEDS 4'-0". VERIFY ALL NOTES WITH STRUCTURAL PLANS

06200

ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL MARKS. SHELVING SHALL HAVE SOLID EDGING AND WOOD SPECIES AS NOTED. GRADE AA-INT.

WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.

ALL WORK SHALL BE MACHINED OR HAND-SANDED, SHARP EDGES AND SPLINTERS REMOVED AND COMPLETELY PREPARED FOR FINISH.

FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHEREVER APPLICABLE OR SPECIFICALLY NOTED.

EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH THE ALLOWANCE FOR PAINTER'S FINISHES.

07000

FURNISH AND INSTALL UNFACED BLANKET INSULATION WITH R-VALUES AS REQUIRED. SUPPORT THE INSULATION WHERE REQUIRED TO PREVENT FALLING OUT, WITH WIRE, NETTING, ETC.

ALL OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED.

INCLUDING BUT NOT LIMITED TO:

1. EXTERIOR JOINTS AROUND DOOR AND WINDOW FRAMES. BETWEEN WALL PLATES AND FLOOR OR CEILING, RIM JOISTS AND MASONRY FIREPLACES, ETC.. 2. OPENINGS FOR PLUMBING, ELECTRICAL, COMMUNICATION, AND MECHANICAL WORK IN WALLS, CEILINGS AND FLOORS. 3. OPENINGS IN THE ATTIC CEILING.

THOROUGHLY CLEAN ALL JOINTS TO BE SEALED AND APPLY PRIMER WHERE RECOMMENDED BY THE SEALANT MANUFACTURER. ALL WATERPROOFING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

07100

ALL OUTSTANDING PERMITS HAVE BEEN RESOLVED PRIOR TO COMMENCEMENT

ON THE EXTERIOR SURFACE OF WALLS BELOW GRADE, APPLY TEMPROOF 60, VULKAM 201 H OR SIMILAR MATERIAL MEETING ASTM C-836-78 FOLLOWING THE MANUFACTURERS INSTRUCTIONS.

SURFACES TO RECEIVE DAMP PROOFING; SHALL BE SMOOTH AND FREE OF LOOSE DIRT, EXCESS MORTAR, ETC..

INSTALL AMOCO6 POLYSTYRENE PROTECTION BOARD BEFORE BACK FILLING DAMP PROOFING WALLS.

08000

SOLID CORE DOORS TO BE PAINTED, SHALL BE PAINT GRADE WOOD VENEER FOR FLUSH DOORS

CLEARANCES AT THE LOCK AND HANGING STILES AT THE TOP SHALL NOT EXCEED 1/2". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING SCHEDULE, INCLUDING CARPETING.

LOCK STILE EDGES SHALL BE BEVELED.

DOORS SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING AND WITHOUT HINGE BOUND CONDITIONS, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

09200

USE 5/8" THICKNESS DRYWALL PANELS ON WALLS AND CEILINGS U.N.O. TAPE AND FLOAT ALL DRYWALL EDGES. SMOOTH FINISH ALL WALLS AND CEILINGS. NO TEXTURE IS TO BE APPLIED TO ANY SURFACE. PREPARE ALL SURFACES FOR PAINT FINISH.

15700

MECHANICAL SYSTEMS TO BE INSTALLED BY A LICENSED PROFESSIONAL INSTALLER IN COMPLIANCE WITH LOCAL CODES. SYSTEM MUST BE APPROVED BY DANIEL SCOTT TURNER DESIGN PRIOR TO INSTALLATION.

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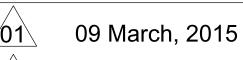
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SHEET TITLE(S)

PROJECT CONDITIONS DRAWING INDEX Subchapter F Compliance

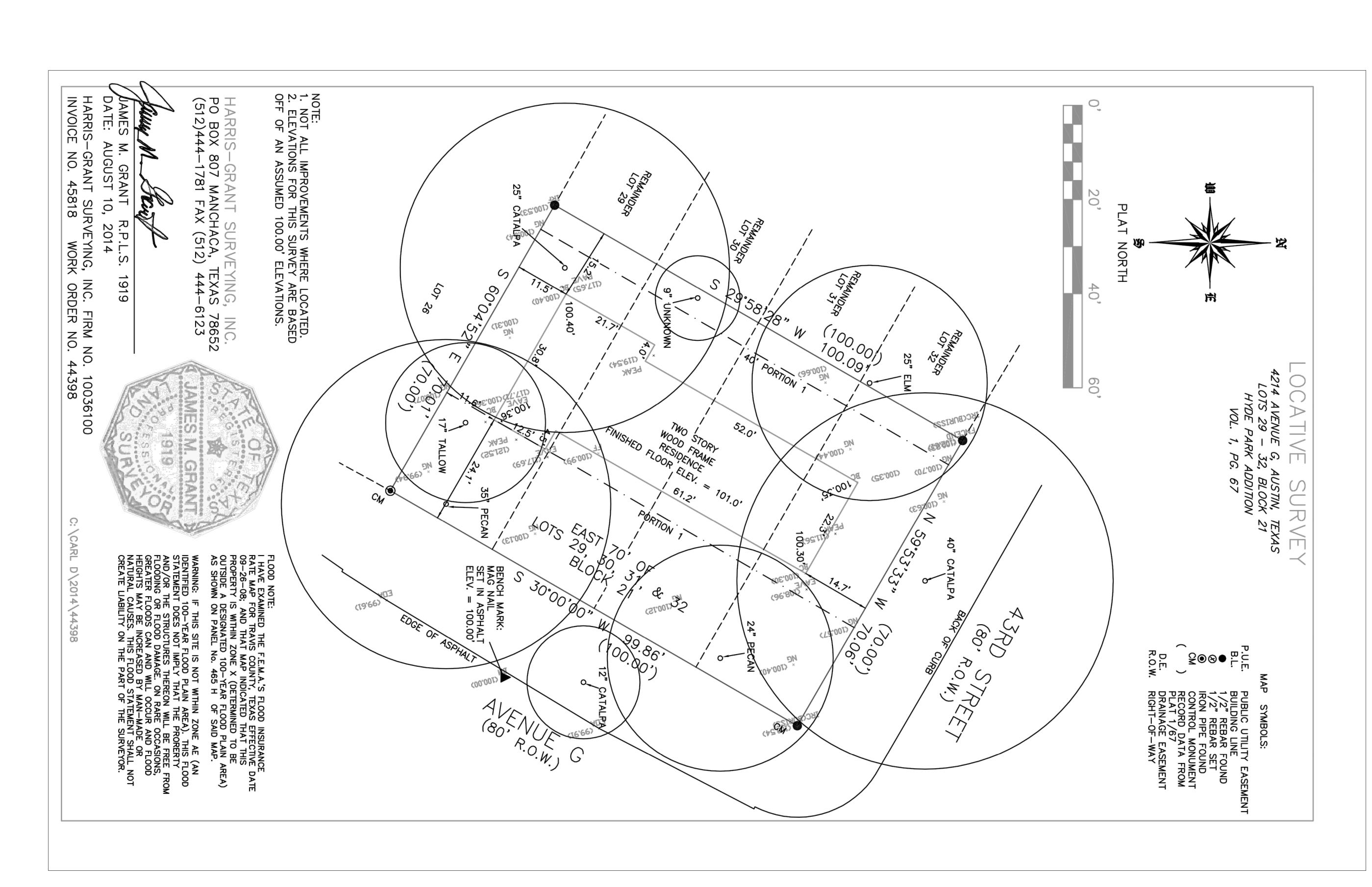
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SURVEY OF EXISTING CONDITIONS

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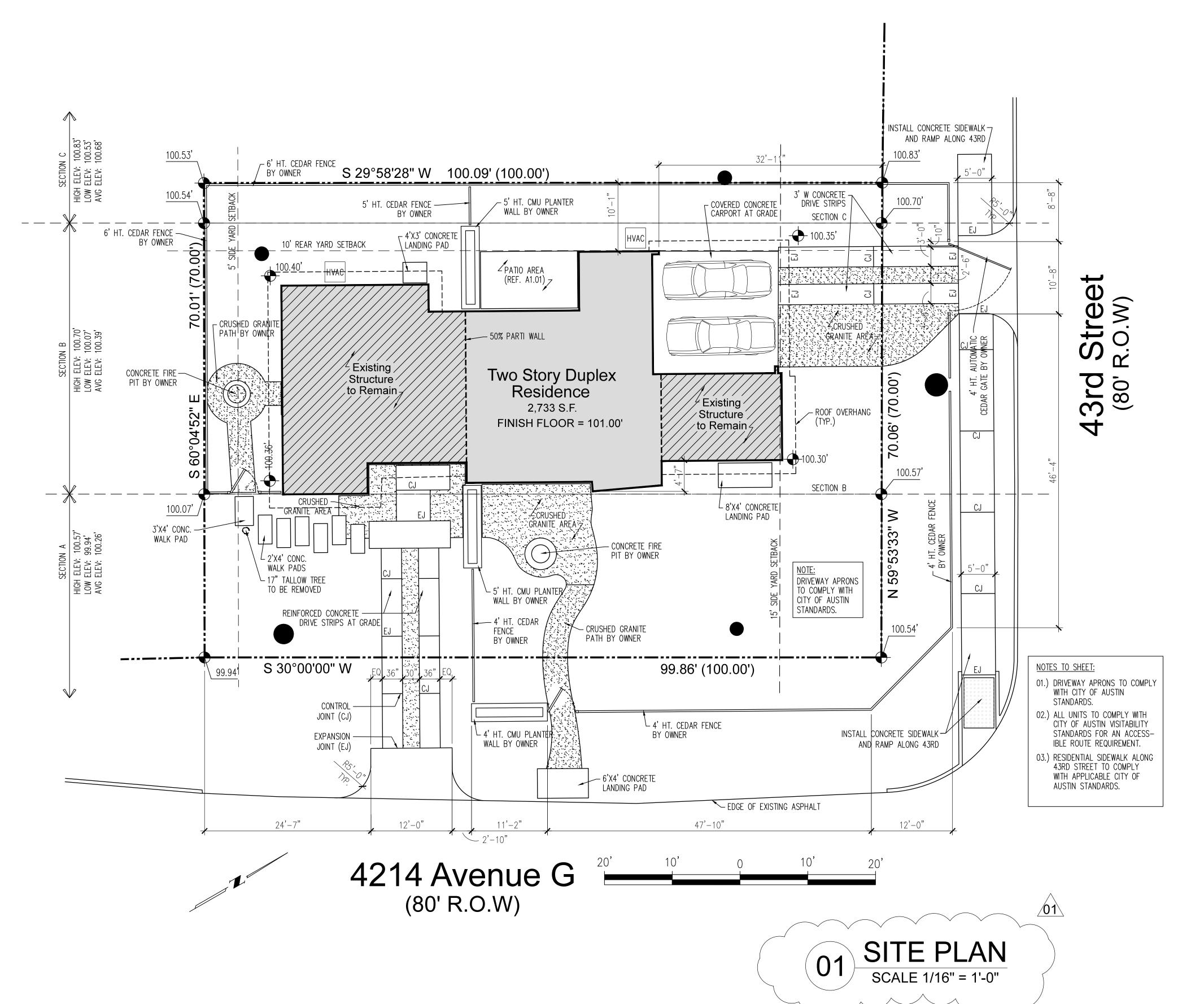
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SHEET TITLE(S)

NEW CONSTRUCTION SITE PLAN

Subchapter F Compliance

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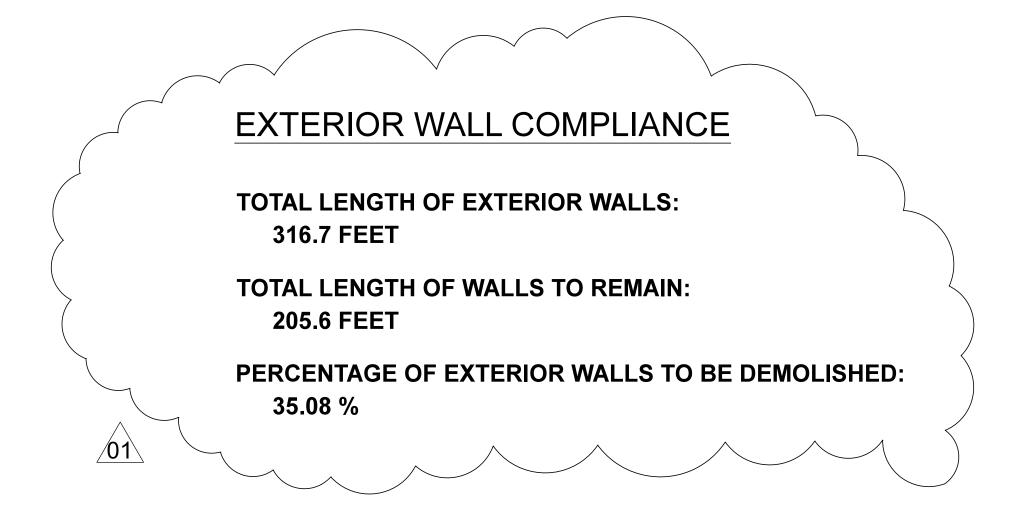
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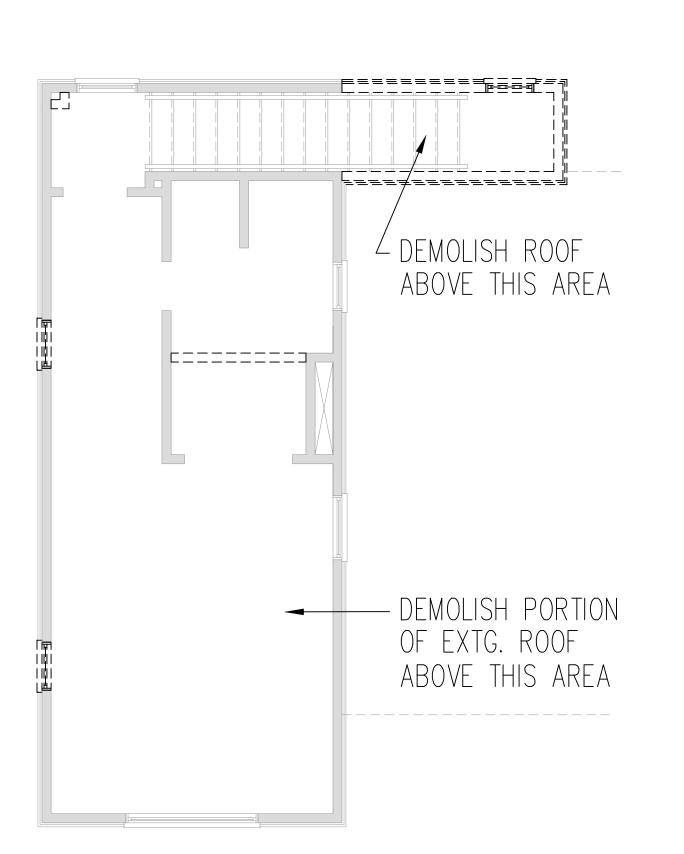
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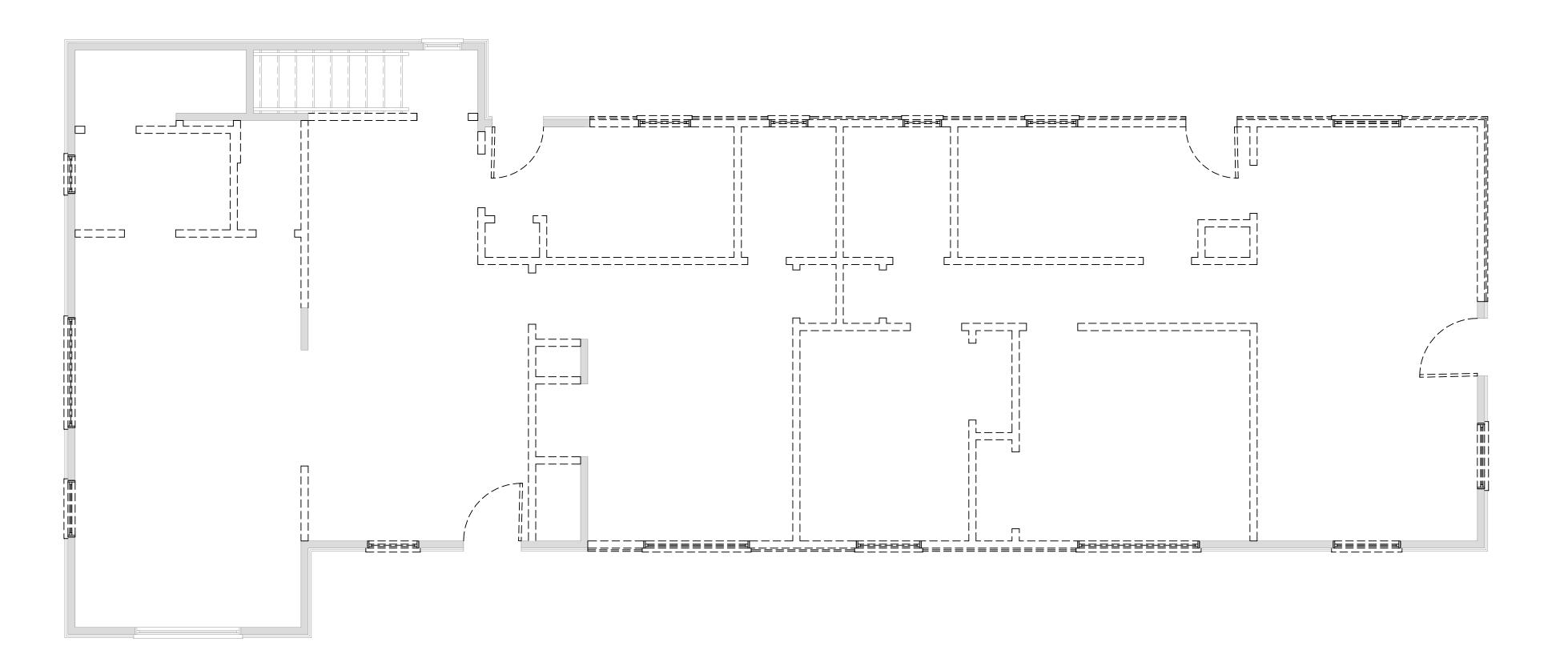
DEMOLITION WALL LEGEND

INDICATES WALLS TO REMAIN

INDICATES WALLS TO REMAIN







SECOND FLOOR DEMOLITION

SCALE 1/8" = 1'-0"

91 FIRST FLOOR DEMOLITION SCALE 1/8" = 1'-0"

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SHEET TITLE(S)

EXISTING RESIDENCE DEMOLITION PLANS

Subchapter F Compliance

REVISION DATE:

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A0.04

DOOR SCHEDULE TAG SIZE TYPE NOTE QUANTIT					
①1 3'-0" X 7'-0"" EXT - SCWD STOREFRONT 1 ②2 3'-0" X 7'-0" EXT - GLASS STOREFRONT 1 ③3 6'-0" X 7'-0" EXT - GLASS PATIO SLIDER 3 ⑥4 2'-8" X 7'-0" EXT - SCWD FULL LITE GLASS 3 ⑥5 5'-0" X 7'-0" EXT - SCWD PAIR 1 ⑥6 2'-8" X 7'-0" INT - SCWD POCKET DOOR 3 ⑥7 2'-8" X 7'-0" INT - SCWD PRIVACY HDWR 1 ⑥8 5'-0" X 7'-0" INT - SCWD PAIR - POCKET 1	DOOF	R SCHEDULE			
	TAG	SIZE	TYPE	NOTE	QUANTITY
03 6'-0" X 7'-0" EXT - GLASS PATIO SLIDER 3 04 2'-8" X 7'-0" EXT - SCWD FULL LITE GLASS 3 05 5'-0" X 7'-0" EXT - SCWD PAIR 1 06 2'-8" X 7'-0" INT - SCWD POCKET DOOR 3 07 2'-8" X 7'-0" INT - SCWD PRIVACY HDWR 1 08 5'-0" X 7'-0" INT - SCWD PAIR - POCKET 1	0)	3'-0" X 7'-0""	EXT - SCWD	STOREFRONT	1
04 2'-8" X 7'-0" EXT - SCWD FULL LITE GLASS 3 05 5'-0" X 7'-0" EXT - SCWD PAIR 1 06 2'-8" X 7'-0" INT - SCWD POCKET DOOR 3 07 2'-8" X 7'-0" INT - SCWD PRIVACY HDWR 1 08 5'-0" X 7'-0" INT - SCWD PAIR - POCKET 1	02	3'-0" X 7'-0"	EXT - GLASS	STOREFRONT	1
05 5'-0" X 7'-0" EXT - SCWD PAIR 1 06 2'-8" X 7'-0" INT - SCWD POCKET DOOR 3 07 2'-8" X 7'-0" INT - SCWD PRIVACY HDWR 1 08 5'-0" X 7'-0" INT - SCWD PAIR - POCKET 1	03	6'-0" X 7'-0"	EXT - GLASS	PATIO SLIDER	3
06 2'-8" X 7'-0" INT - SCWD POCKET DOOR 3	(04)	2'-8" X 7'-0"	EXT - SCWD	FULL LITE GLASS	3
07 2'-8" X 7'-0" INT - SCWD PRIVACY HDWR 1 08 5'-0" X 7'-0" INT - SCWD PAIR - POCKET 1	05	5'-0" X 7'-0"	EXT - SCWD	PAIR	1
08 5'-0" X 7'-0" INT - SCWD PAIR - POCKET 1	<u></u>	2'-8" X 7'-0"	INT - SCWD	POCKET DOOR	3
	07	2'-8" X 7'-0"	INT - SCWD	PRIVACY HDWR	1
①9 2'-8" X 7'-0" INT - SCWD PAIR 1		5'-0" X 7'-0"	INT - SCWD	PAIR - POCKET	1
		2'-8" X 7'-0"	INT - SCWD	PAIR	1
					·

GENERAL PLAN NOTES

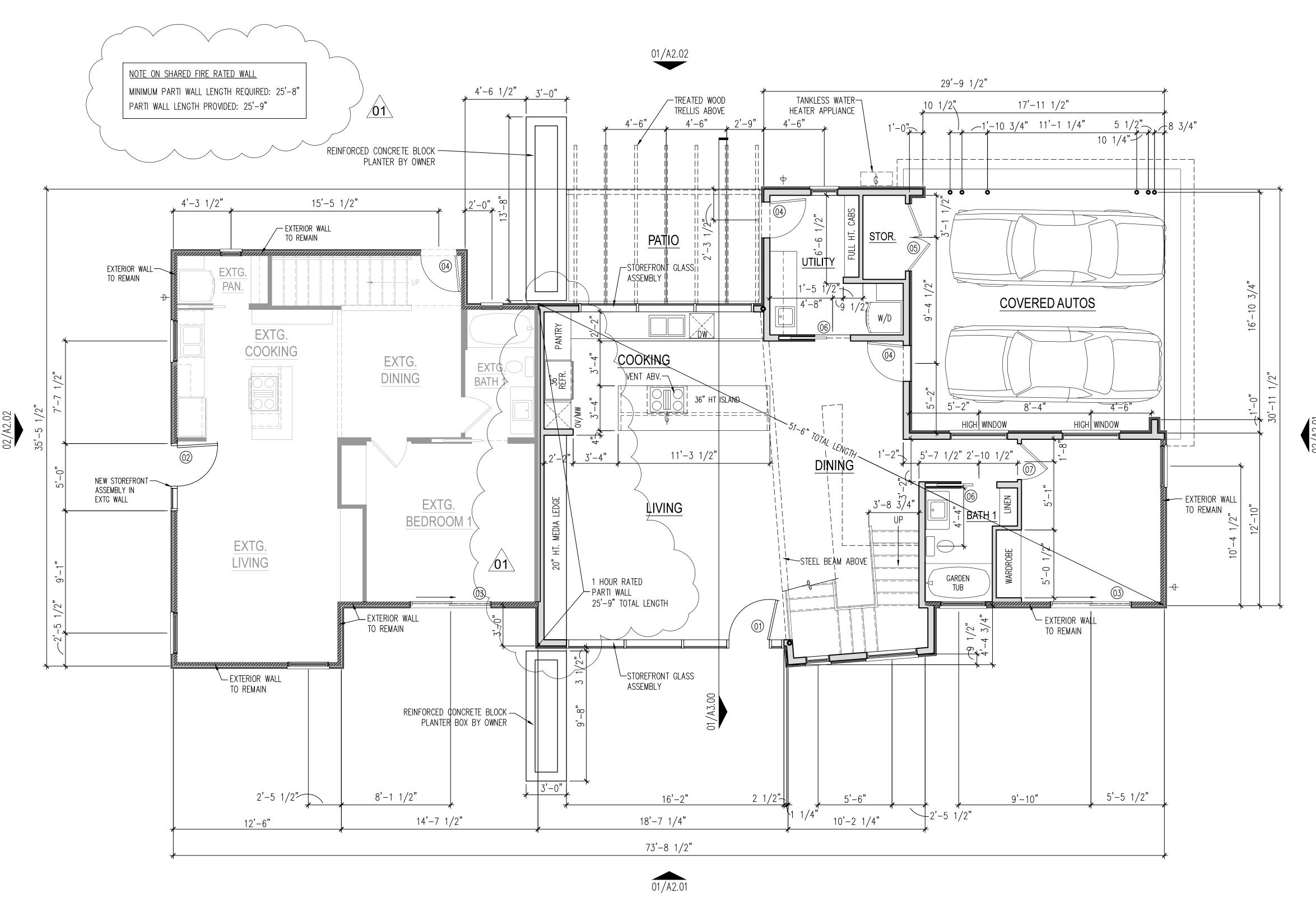
- 1.) REFERENCE ELEVATION SHEETS A2.01 TO A2.04 FOR WINDOW SCHEDULE AND HEIGHT INFORMATION.
- 2.) ALL DIMENSIONS ARE ROUGH FRAMING DIMENSIONS
- TO THE FACE OF STUD UNLESS NOTED OTHERWISE. 3.) ALL WINDOW DIMENSIONS ARE TO THE CENTER OF THE FRAME. VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW UNIT DIMENSIONS.

GENERAL PLAN LEGEND

BUILDING SECTION / ELEVATION HOSE BIB NATURAL GAS NEW CONSTRUCTION EXTERIOR WALL NEW CONSTRUCTION INTERIOR WALL EXISTING WALL TO REMAIN

VISITABILITY COMPLIANCE NOTES

- 1.) VISITABILITY COMPLIANT ENTRANCE TO HAVE MAXIMUM 1/2" BEVELED THRESHOLD.
- 2.) ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED MAX. 48" A.F.F.
- 3.) WALL MOUNT ELECTRICAL RECEPTACLES TO BE MOUNTED AT 15" A.F.F.
- 4.) COMPLIANT BATHROOM, LIVING ROOM, DINING ROOM, AND KITCHEN ON VISITABILITY ROUTE.
- 5.) PROVIDE 2X6 BLOCKING IN WALLS AND AS REQUIRED IN ACCORDANCE WITH CITY OF AUSTIN ORDINANCE 20140130-021



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SHEET TITLE(S)

GROUND FLOOR NEW CONSTRUCTION PLAN

REVISION DATE:

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PROJECT NUMBER:

A1.01

14003

FOR REGULATORY REVIEW

GROUND FLOOR PLAN SCALE 1/8" = 1'-0"

TAG	SIZE	TYPE	NOTE	QUANTITY
01	3'-0" X 7'-0""	EXT - SCWD	STOREFRONT	1
02	3'-0" X 7'-0"	EXT - GLASS	STOREFRONT	1
03	6'-0" X 7'-0"	EXT - GLASS	PATIO SLIDER	3
<u> </u>	2'-8" X 7'-0"	EXT - SCWD	FULL LITE GLASS	3
<u> </u>	5'-0" X 7'-0"	EXT - SCWD	PAIR	1
<u></u>	2'-8" X 7'-0"	INT - SCWD	POCKET DOOR	3
07	2'-8" X 7'-0"	INT - SCWD	PRIVACY HDWR	1
08	5'-0" X 7'-0"	INT - SCWD	PAIR - POCKET	1
09	2'-8" X 7'-0"	INT - SCWD	PAIR	1

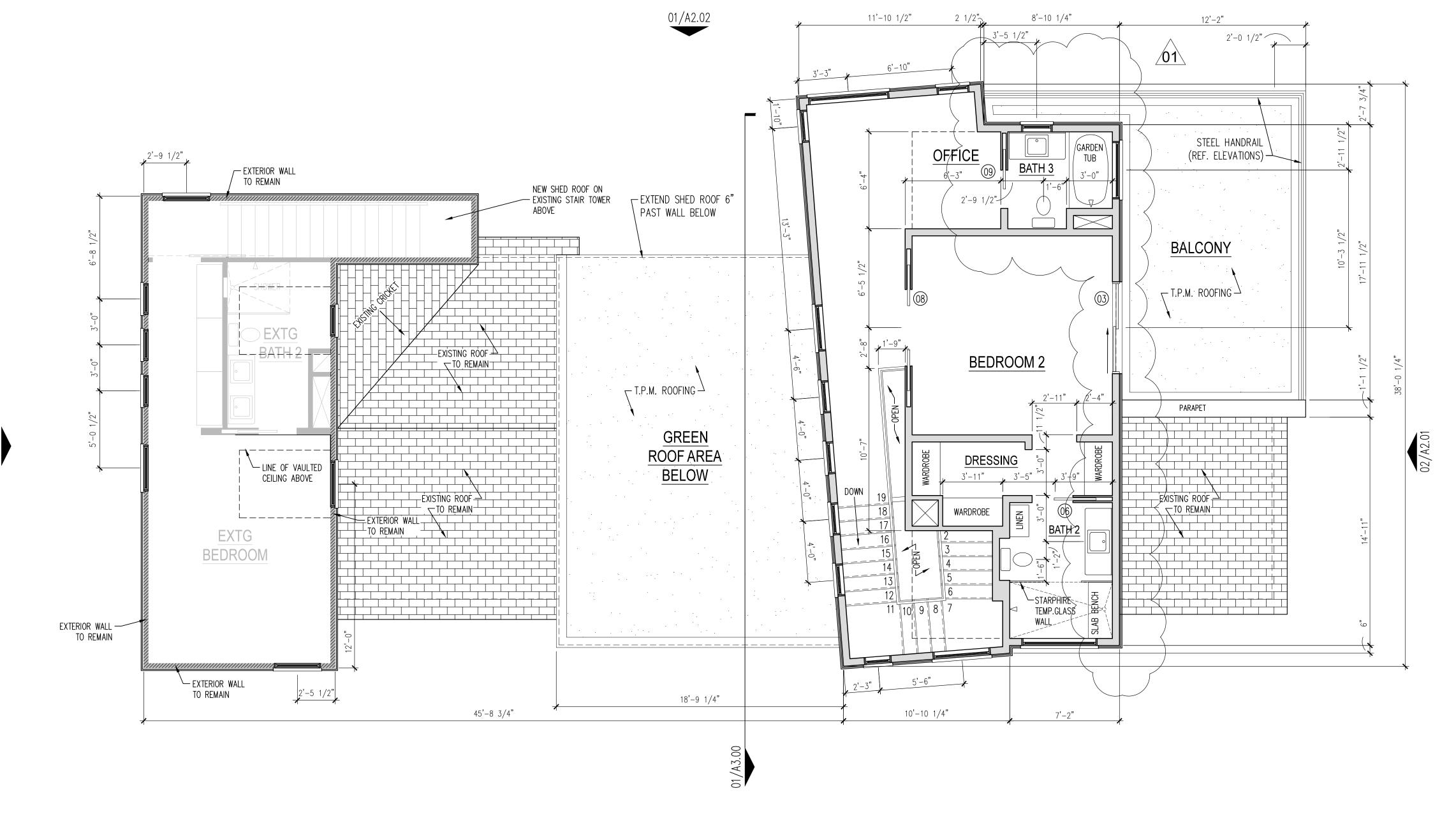
GENERAL PLAN NOTES

1.) REFERENCE ELEVATION SHEETS A2.01 TO A2.04 FOR WINDOW SCHEDULE AND HEIGHT INFORMATION.

2.) ALL DIMENSIONS ARE ROUGH FRAMING DIMENSIONS TO THE FACE OF STUD UNLESS NOTED OTHERWISE. 3.) ALL WINDOW DIMENSIONS ARE TO THE CENTER OF THE FRAME. VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW UNIT DIMENSIONS.

GENERAL PLAN LEGEND

01/A3.02	- BUILDING SECTION / ELEVATION
-D- \$	HOSE BIB NATURAL GAS
	NEW CONSTRUCTION EXTERIOR WAI
	NEW CONSTRUCTION INTERIOR WAL
	EXISTING WALL TO REMAIN



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SHEET TITLE(S)

SECOND FLOOR NEW CONSTRUCTION PLAN

REVISION DATE:

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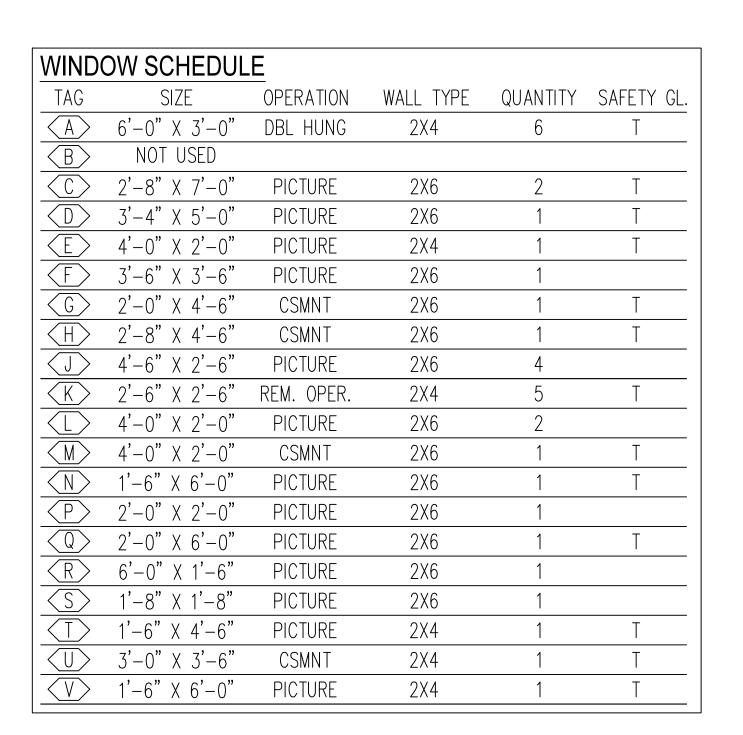
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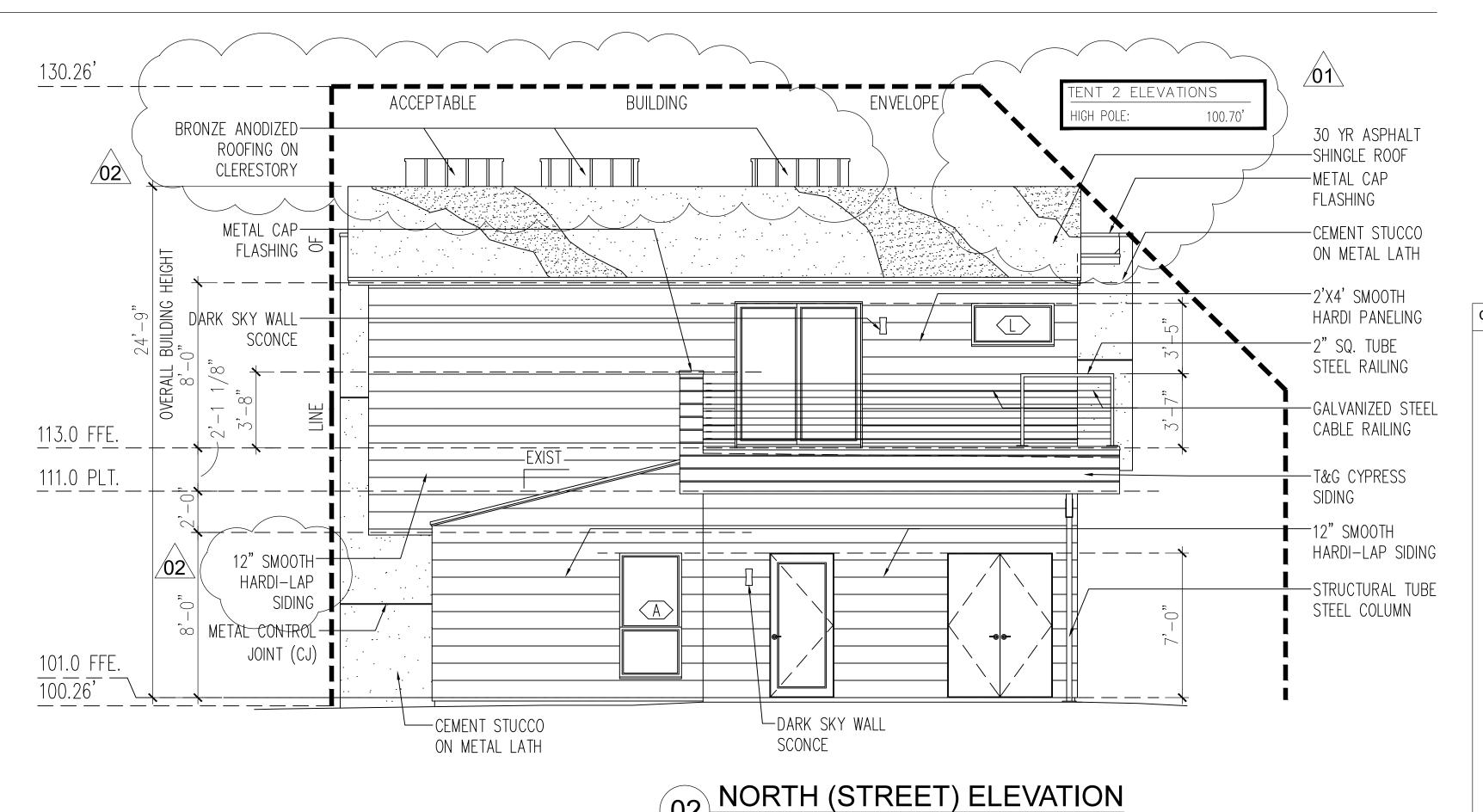
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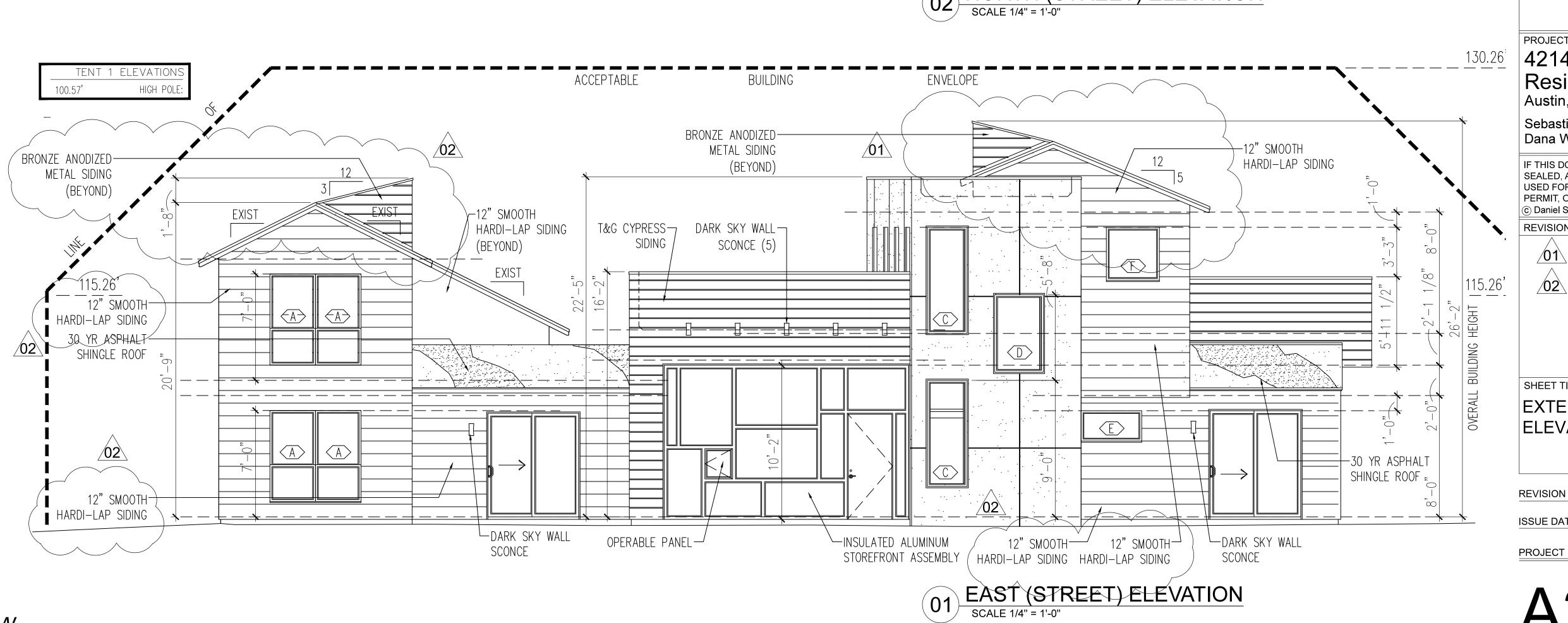
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SECOND FLOOR PLAN SCALE 1/8" = 1'-0"







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SHEET TITLE(S)

EXTERIOR ELEVATIONS

REVISION DATE:

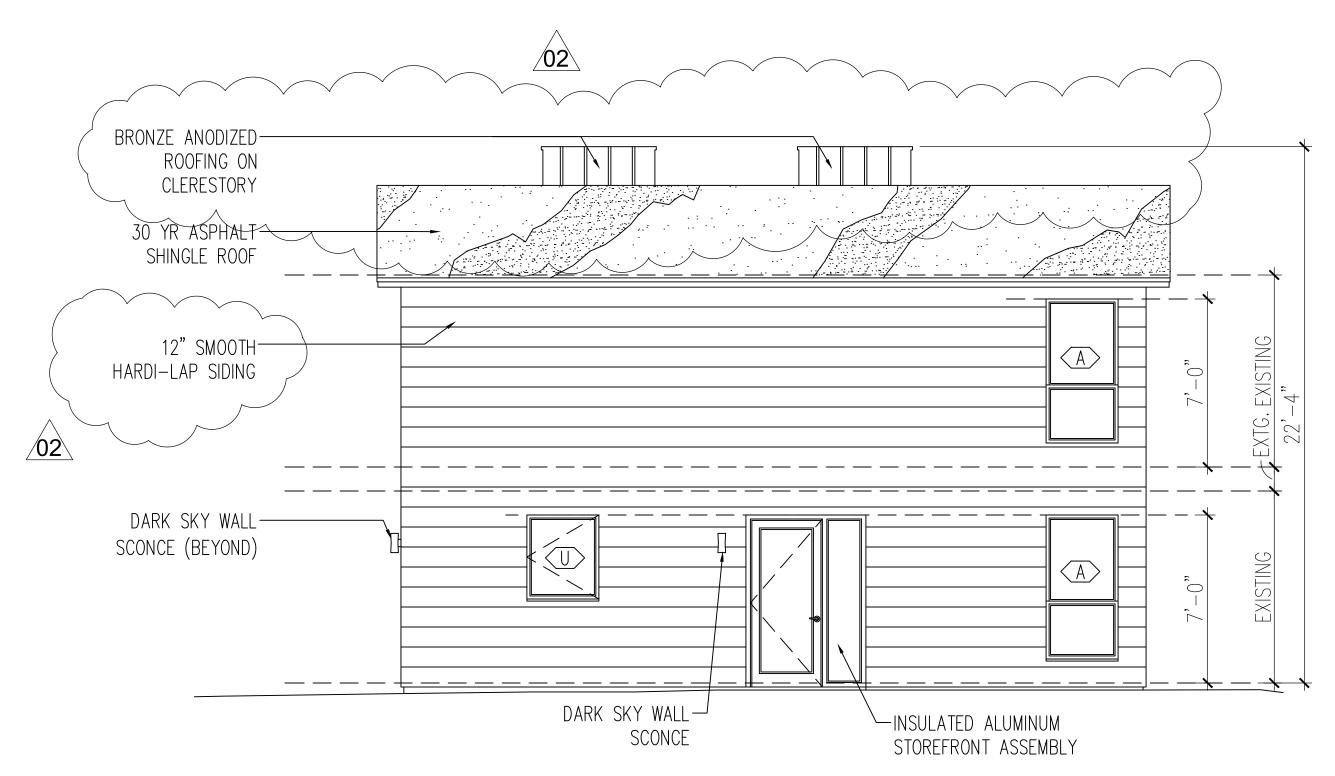
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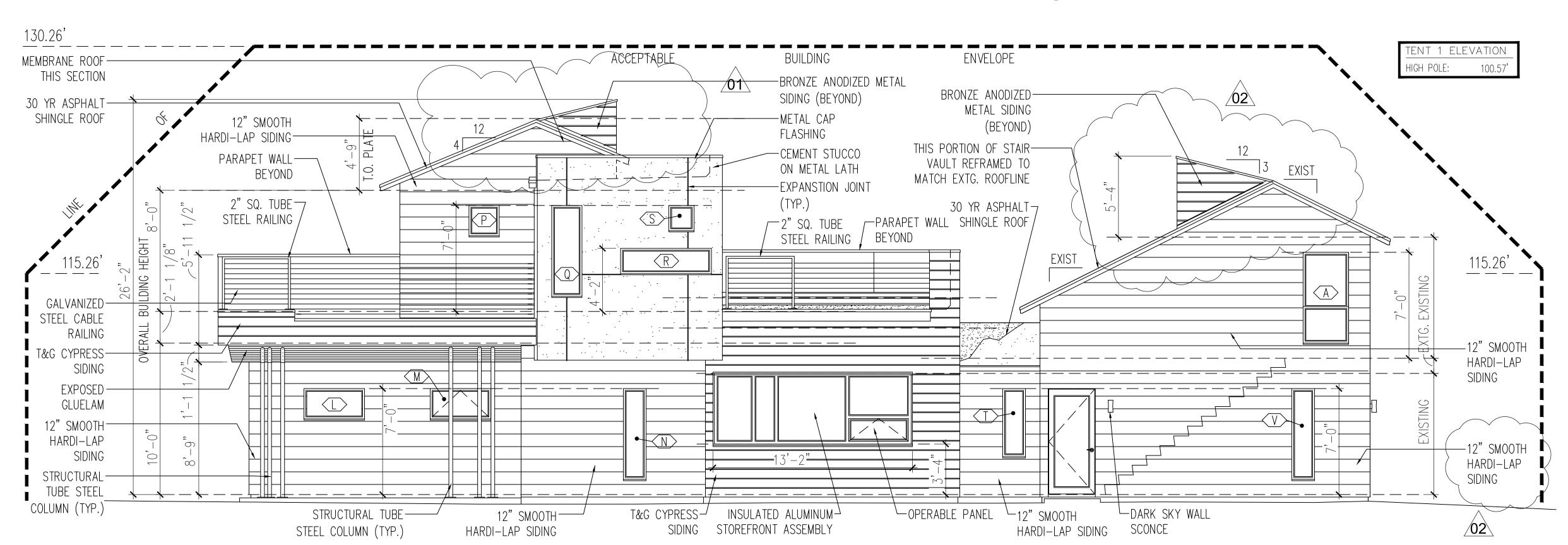
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A2.01

WINDOW SCHEDULE					
TAG	SIZE	OPERATION	WALL TYPE	QUANTITY	SAFETY GL.
A	6'-0" X 3'-0"	DBL HUNG	2X4	6	T
\bigcirc B	NOT USED				
<u>C</u>	2'-8" X 7'-0"	PICTURE	2X6	2	T
	3'-4" X 5'-0"	PICTURE	2X6	1	T
E	4'-0" X 2'-0"	PICTURE	2X4	1	T
F	3'-6" X 3'-6"	PICTURE	2X6	1	
<u>G</u>	2'-0" X 4'-6"	CSMNT	2X6	1	T
H	2'-8" X 4'-6"	CSMNT	2X6	1	T
	4'-6" X 2'-6"	PICTURE	2X6	4	
K	2'-6" X 2'-6"	REM. OPER.	2X4	5	T
	4'-0" X 2'-0"	PICTURE	2X6	2	
$ $ $ $ $ $	4'-0" X 2'-0"	CSMNT	2X6	1	T
	1'-6" X 6'-0"	PICTURE	2X6	1	T
P	2'-0" X 2'-0"	PICTURE	2X6	1	
Q	2'-0" X 6'-0"	PICTURE	2X6	1	T
$\overline{\mathbb{R}}$	6'-0" X 1'-6"	PICTURE	2X6	1	
S	1'-8" X 1'-8"	PICTURE	2X6	1	
	1'-6" X 4'-6"	PICTURE	2X4	1	T
	3'-0" X 3'-6"	CSMNT	2X4	1	T
$\overline{\mathbb{V}}$	1'-6" X 6'-0"	PICTURE	2X4	1	T



O2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST (REAR) ELEVATION

SCALE 1/4" = 1'-0"

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SHEET TITLE(S)

EXTERIOR ELEVATIONS

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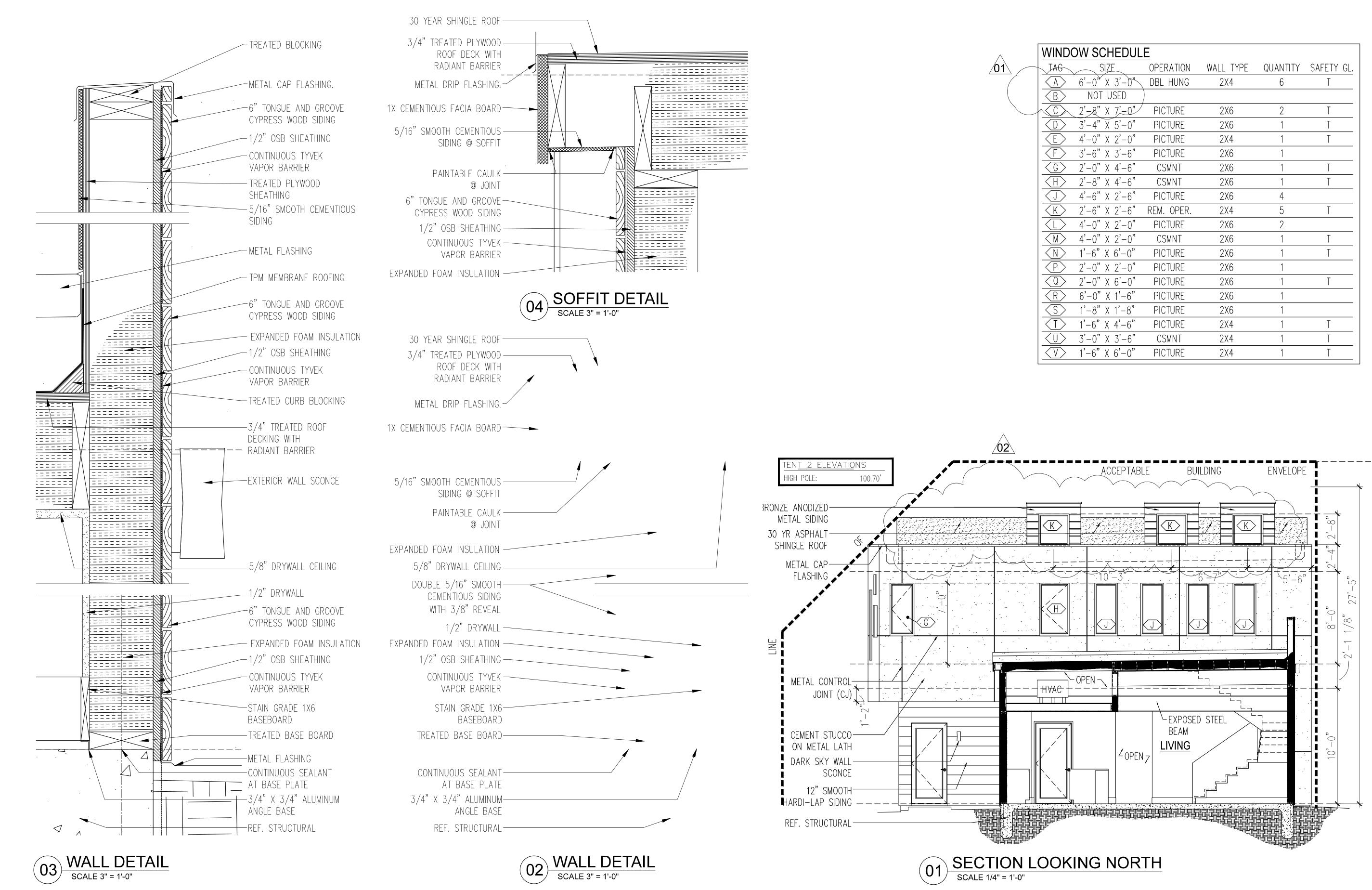
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