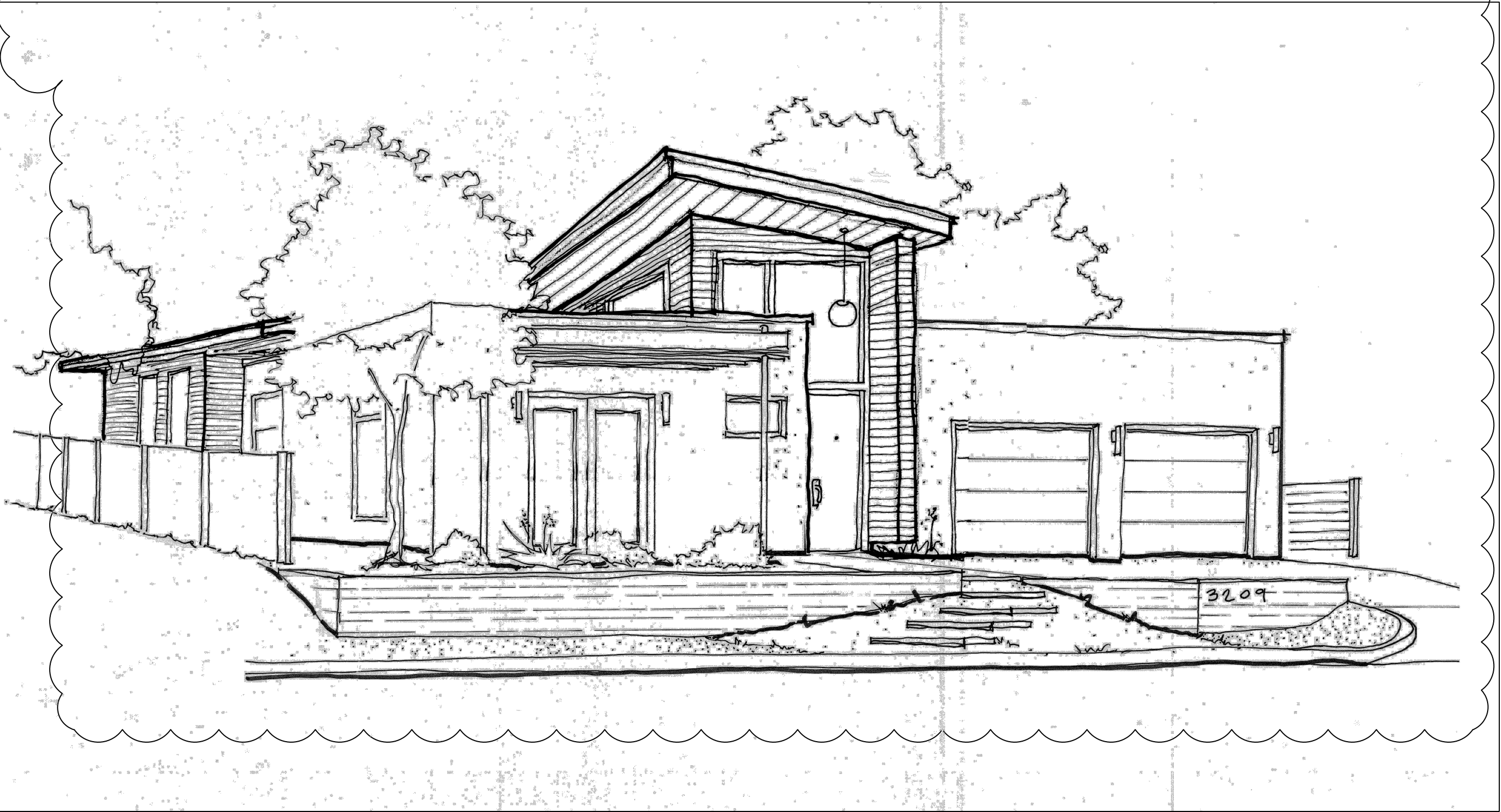


FRONT PERSPECTIVE

4



SITE DEVELOPMENT INFORMATION	
Occupancy Type:	(R) Residential
Construction Type:	V
Sq. Footage Allowed:	3,587 sf.
Sq. Footage Actual:	3,334 sf.
Imp. Cover Allowed:	4,036 sf.
Imp. Cover Actual:	3,953 sf. (44%)
Site Square Footage:	8,969 sf.
Parking Req'd / Provided:	3 / 4
Zoning:	SF-3 N.P.
Gross Site Area:	8,969 sf.

4

DRAWING INDEX

A0.01	GENERAL CONDITIONS AND DRAWING INDEX
A0.02	EXISTING SURVEY
A0.03	TREE REVIEW PLAN
A0.04	SITE CONSTRUCTION PLAN
A1.01	FIRST FLOOR PLAN
A1.02	ROOF PLAN
A2.01	WEST AND NORTH BUILDING ELEVATIONS
A2.02	EAST AND SOUTH BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS
A3.02	DETAILS
A3.03	DETAILS
A3.04	WINDOW SCHEDULE
A4.01	LIGHTING/POWER PLAN
S1	FOUNDATION PLAN
S2	FOUNDATION NOTES AND DETAILS
S3.1	FLOOR AND ROOF FRAMING PLANS
S3.2	FIRST FLOOR BRACING PLAN
S4	STRUCTURAL GENERAL NOTES

GENERAL CONDITIONS

01700

ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL ORDINANCES AND WITH THE APPLICATION EDITION OF THE UBC. DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL 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 CONTRACTOR'S 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 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 1'-0" MAX.

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

03000

MINIMUM COMPRESSION STRENGTH AT 28 DAYS FROM INITIAL DATE OF POUR:  
FOOTINGS 2,000 PSI  
SLABS ON GRADE 2,000 PSI  
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 A1 85.

REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE PROTECTIVE COVERINGS AS FOLLOWS:  
POURED AGAINST EARTH 3"  
POURED AGAINST FORMS BUT EXPOSED TO EARTH OR WEATHER 2"  
WALLS AND SLABS NOT EXPOSED TO EARTH OR WEATHER 1 1/2"

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

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 1/2" TIES MAY BE PLAIN BARS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION A82.

ALL GROUT SHALL BE CONSOLIDATED BY: VIBRATING USING A 3/4" HEAD VIBRATOR FOR ONE OR 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.

4

05000

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.

06000

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:

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

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 AMOC06 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 1/8". 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.

PLEASE NOTE:

UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITY OCCUR WITHIN THE 50% CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

Daniel  
Scott  
Turner  
Design

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Houston, Texas USA 77005  
p 1 512 801 3380

CONSULTANTS	

PROJECT NAME  
**3209 Funston St.**  
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**Austin, Texas 78703**

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3	04/22/2015
4	05/06/2015

SHEET TITLE(S)  
**GENERAL  
CONDITIONS &  
DRAWING INDEX**

REVISION DATE:

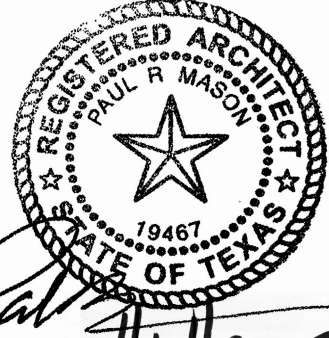
ISSUE DATE: **18 FEB, 2015**

PROJECT NUMBER: **14107**

A0.01

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CONSULTANTS



04/14/2015

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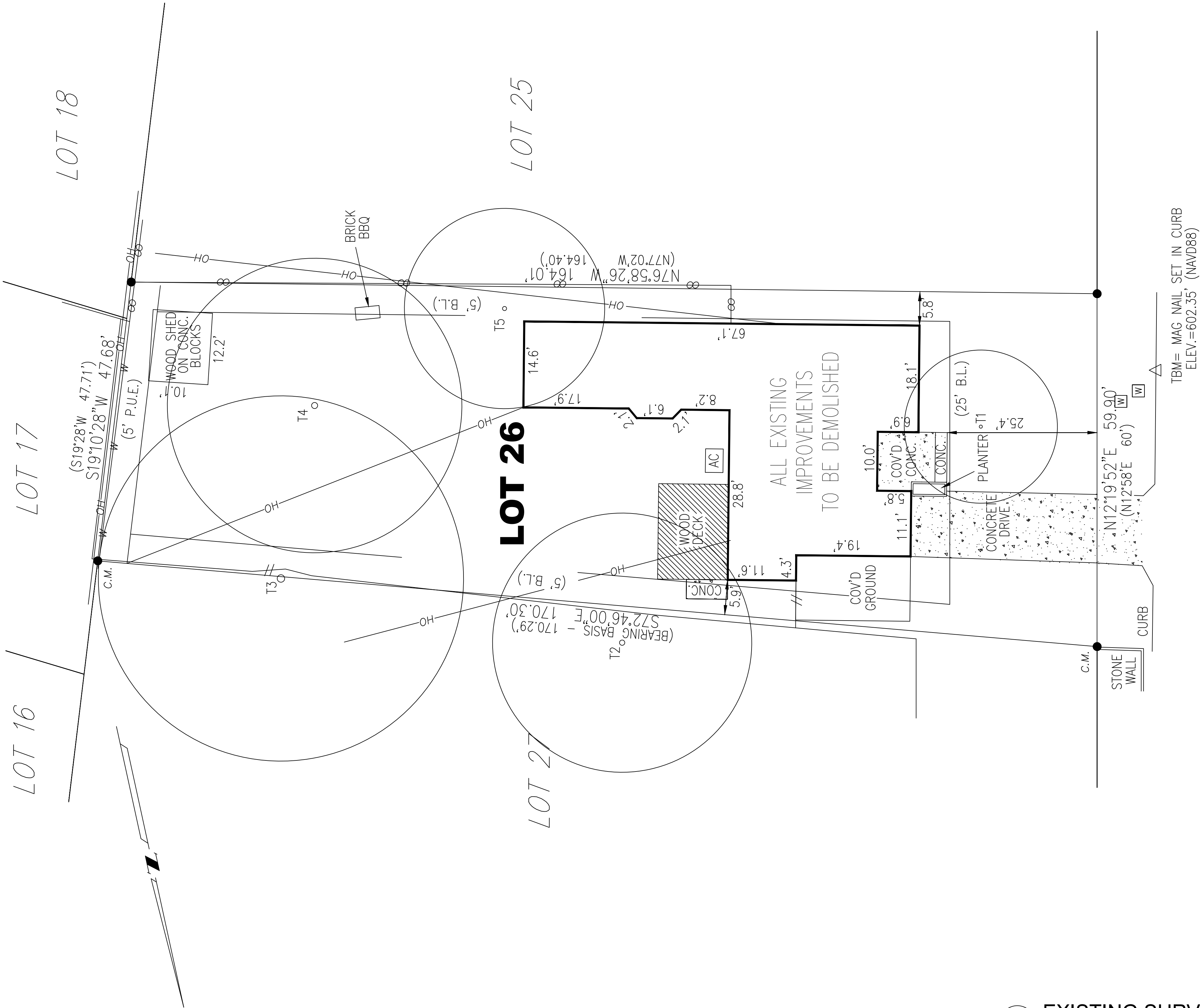
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SHEET TITLE(S)

EXISTING  
SURVEY

REVISION DATE:  
ISSUE DATE: 18 FEB, 2015  
PROJECT NUMBER: 14107

FUNSTON STREET  
(50' R.O.W.)



TAG NO.	TREE DESCRIPTION
1	13" ASH (DEAD)
2	22" OAK
3	31" OAK
4	25" OAK
5	17" COTTONWOOD

01 EXISTING SURVEY  
1"=10'-0"



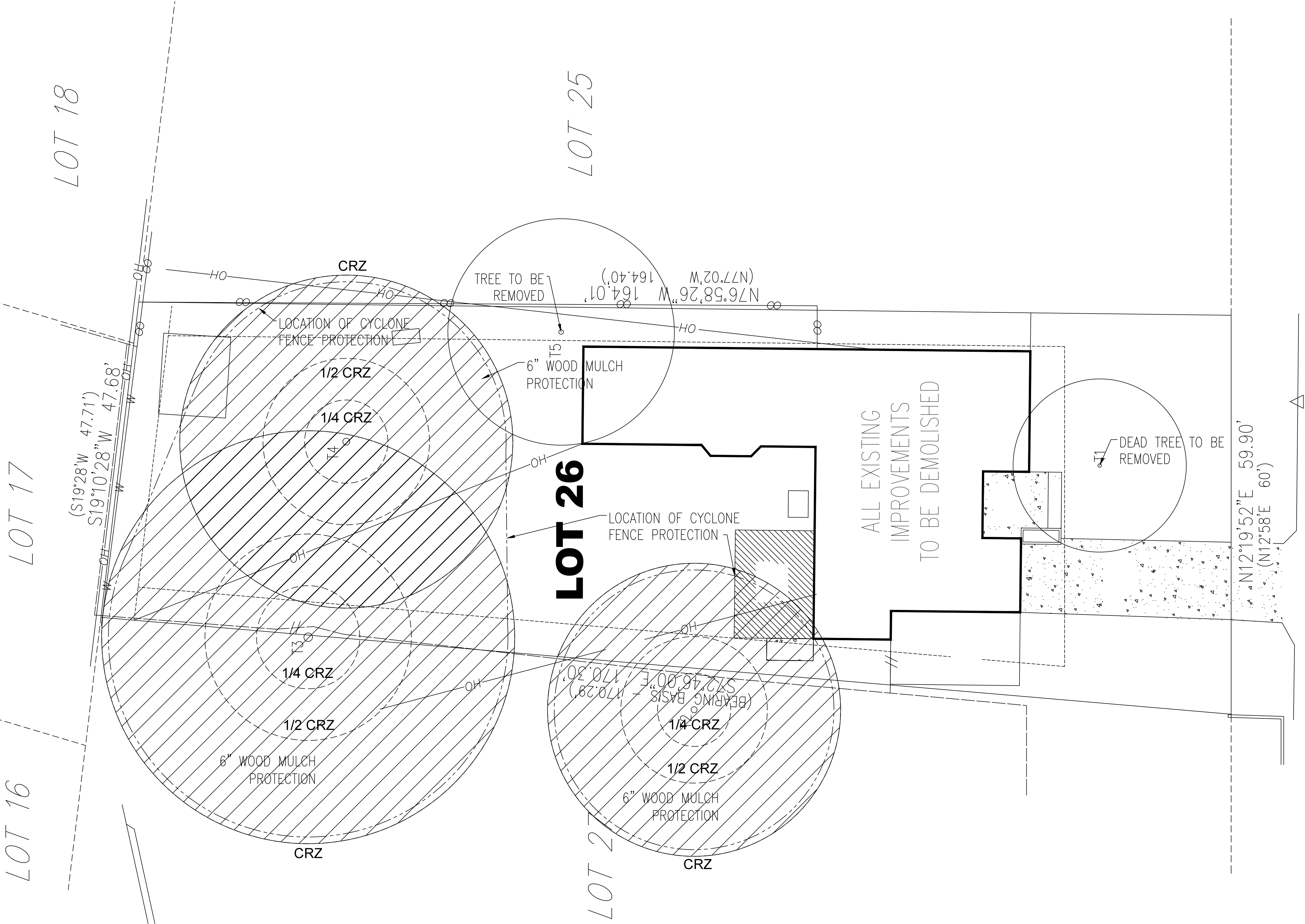
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SHEET TITLE(S) TREE REVIEW PLAN	

REVISION DATE:

ISSUE DATE: 18 FEB, 2015

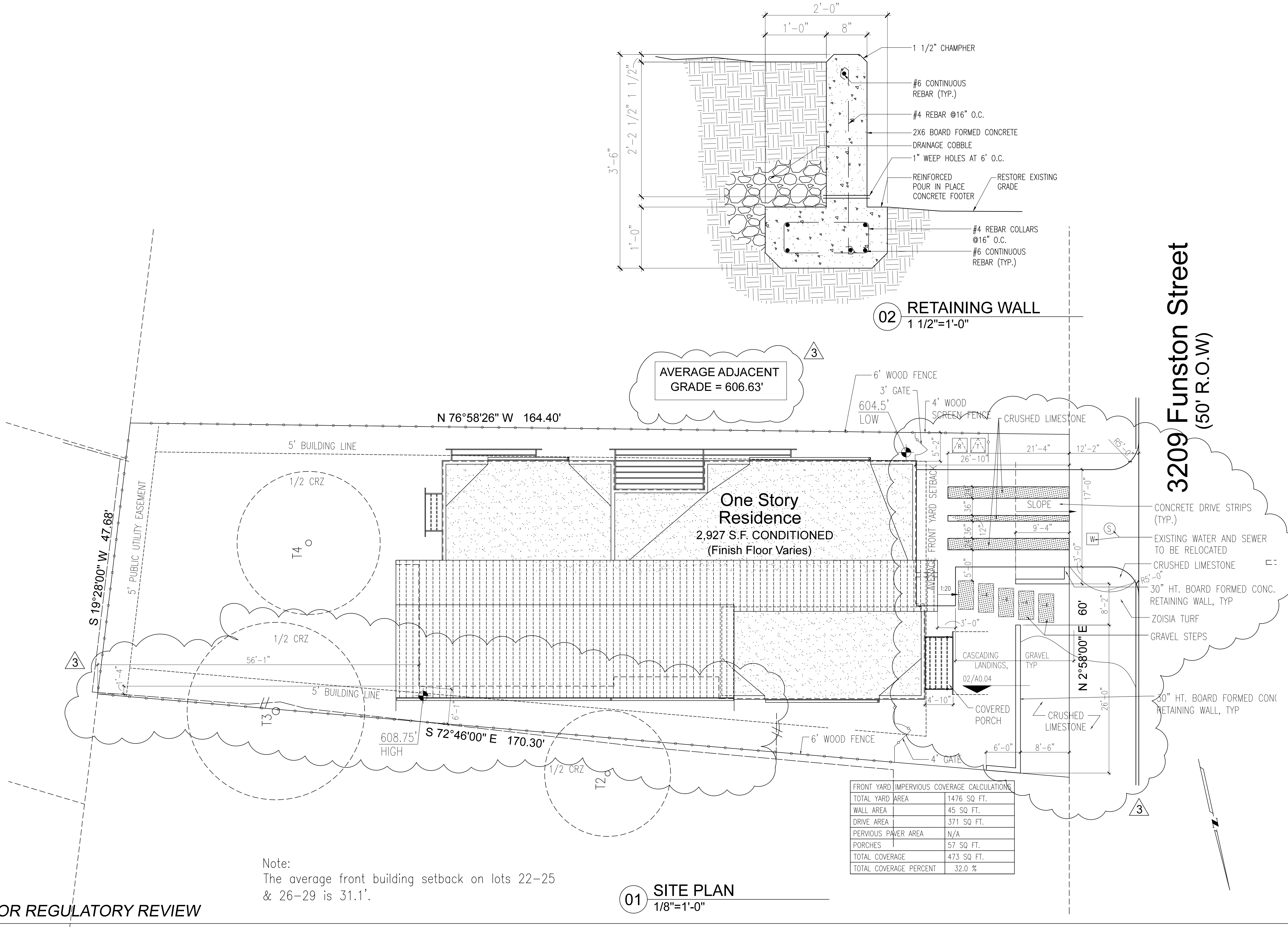
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FUNSTON STREET



01 TREE PROTECTION PLAN  
1/8"=1'-0"

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3	04/22/2015
SHEET TITLE(S)	
SITE CONSTRUCTION PLAN	
REVISION DATE:	
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PROJECT NUMBER: 14107	





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

GENERAL PLAN LEGEND

- 01/A3.02

BUILDING SECTION / ELEVATION
- HOSE BIB
- NEW CONSTRUCTION EXTERIOR WALL
- NEW CONSTRUCTION INTERIOR WALL

DOOR SCHEDULE

TAG	SIZE	TYPE	NOTE	QUANTITY
①	3'-6" X 8'-0"	EXT - ALUM	STORE FRONT	1
②	3'-0" X 8'-0"	EXT - ALUM	STORE FRONT	2
③	6'-0" X 8'-0"	EXT - ALUM	XO SLIDING	1
④	6'-0" X 8'-0"	EXT - ALUM	PAIR, FULL LITE	1
⑤	5'-0" X 8'-0"	EXT - ALUM	PAIR, FULL LITE	1
⑥	8'-0" X 8'-0"	EXT - ALUM	GARAGE OHD	2
⑦	3'-0" X 8'-0"	INT - SCWD		5
⑧	2'-8" X 8'-0"	INT - SCWD		1
⑨	2'-6" X 8'-0"	INT - SCWD		2
⑩	3'-8" X 8'-0"	INT - SCWD	PAIR	1
⑪	3'-0" X 8'-0"	INT - SCWD	POCKET DOOR	4
⑫	2'-6" X 8'-0"	INT - SCWD	POCKET DOOR	3
⑬	2'-4" X 8'-0"	INT - SCWD	POCKET DOOR	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.

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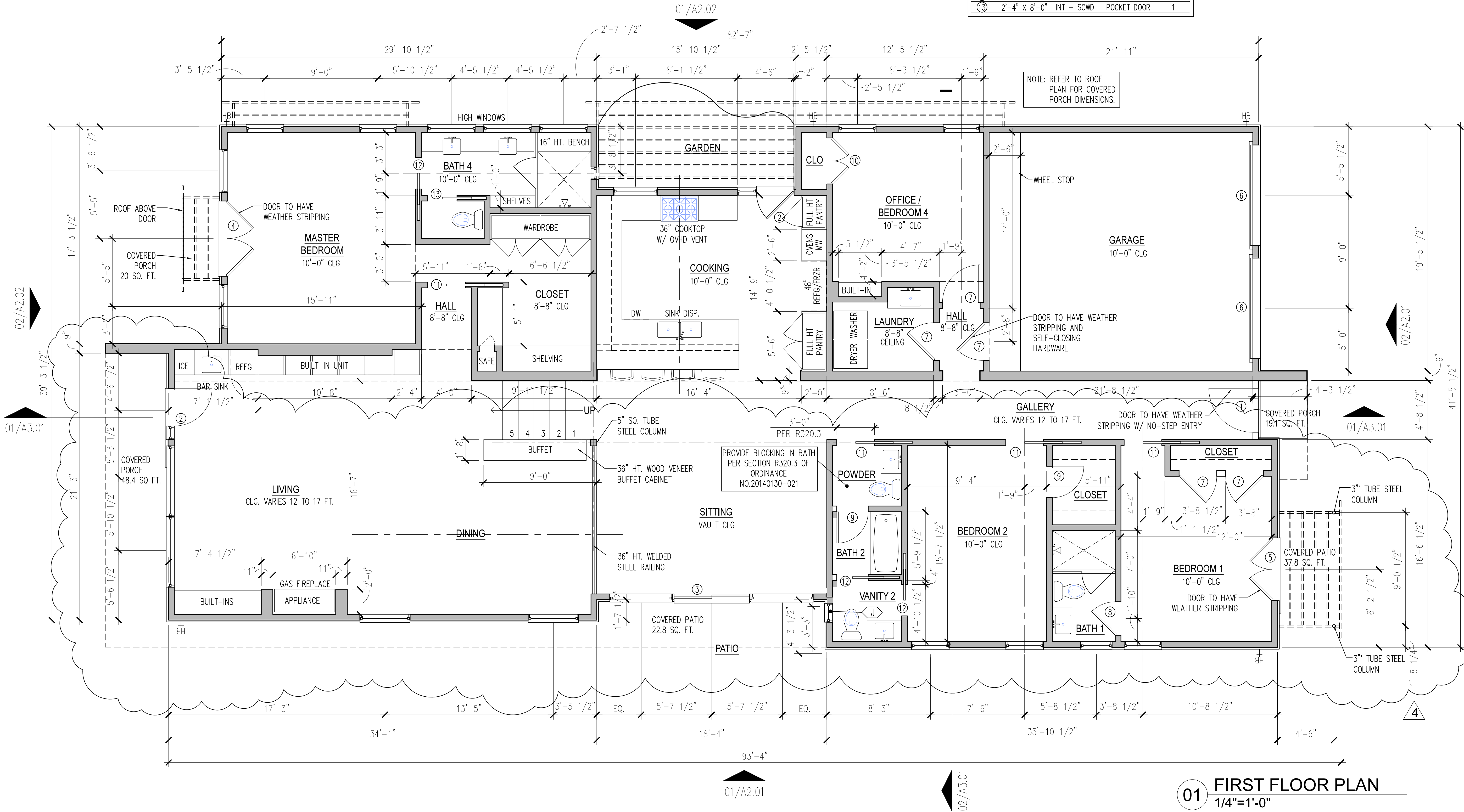
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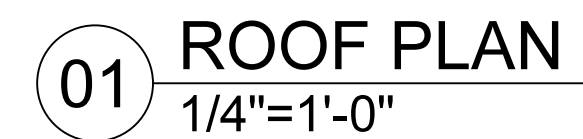
SHEET TITLE(S)  
FIRST FLOOR PLAN

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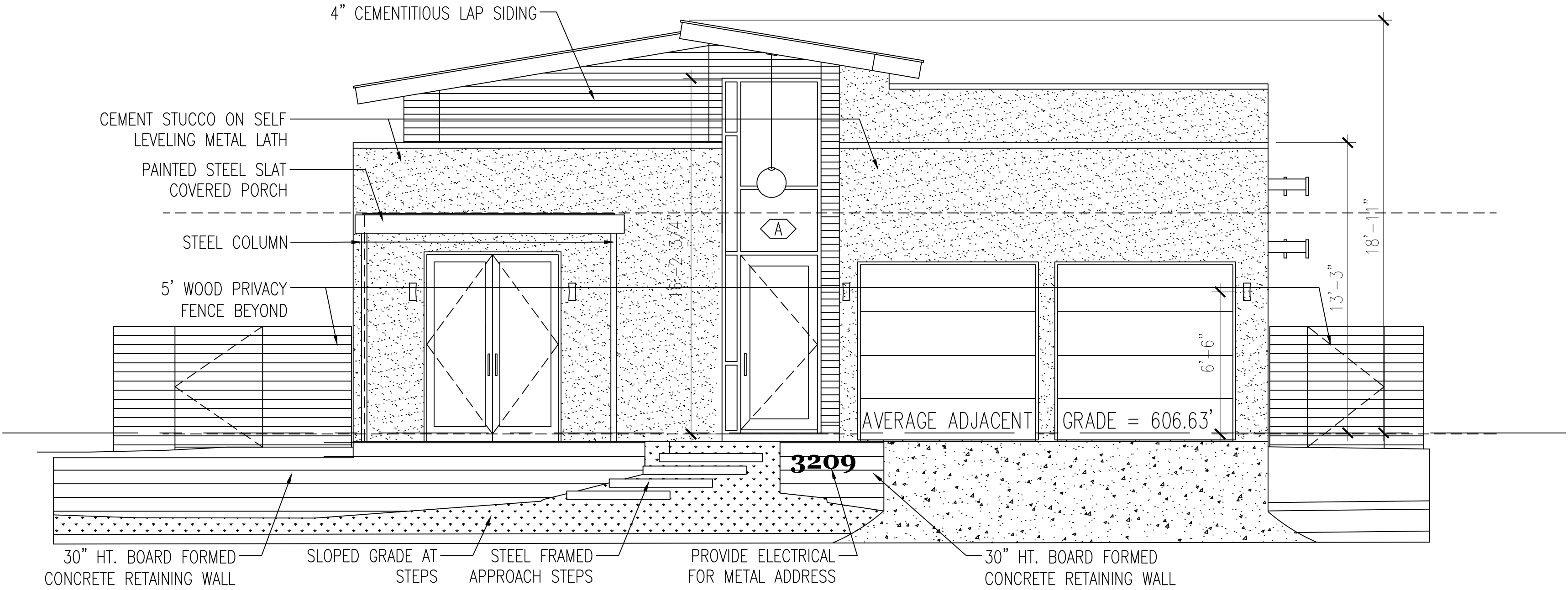
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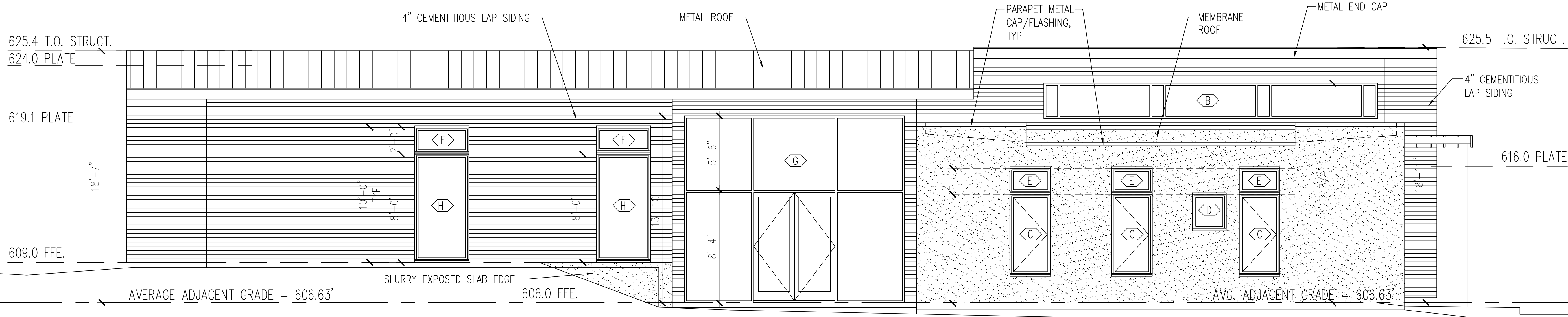
SHEET TITLE(S)  
**EXTERIOR  
ELEVATIONS**  
WEST & NORTH

REVISION DATE:  
ISSUE DATE: **18 FEB, 2015**  
PROJECT NUMBER: **14107**

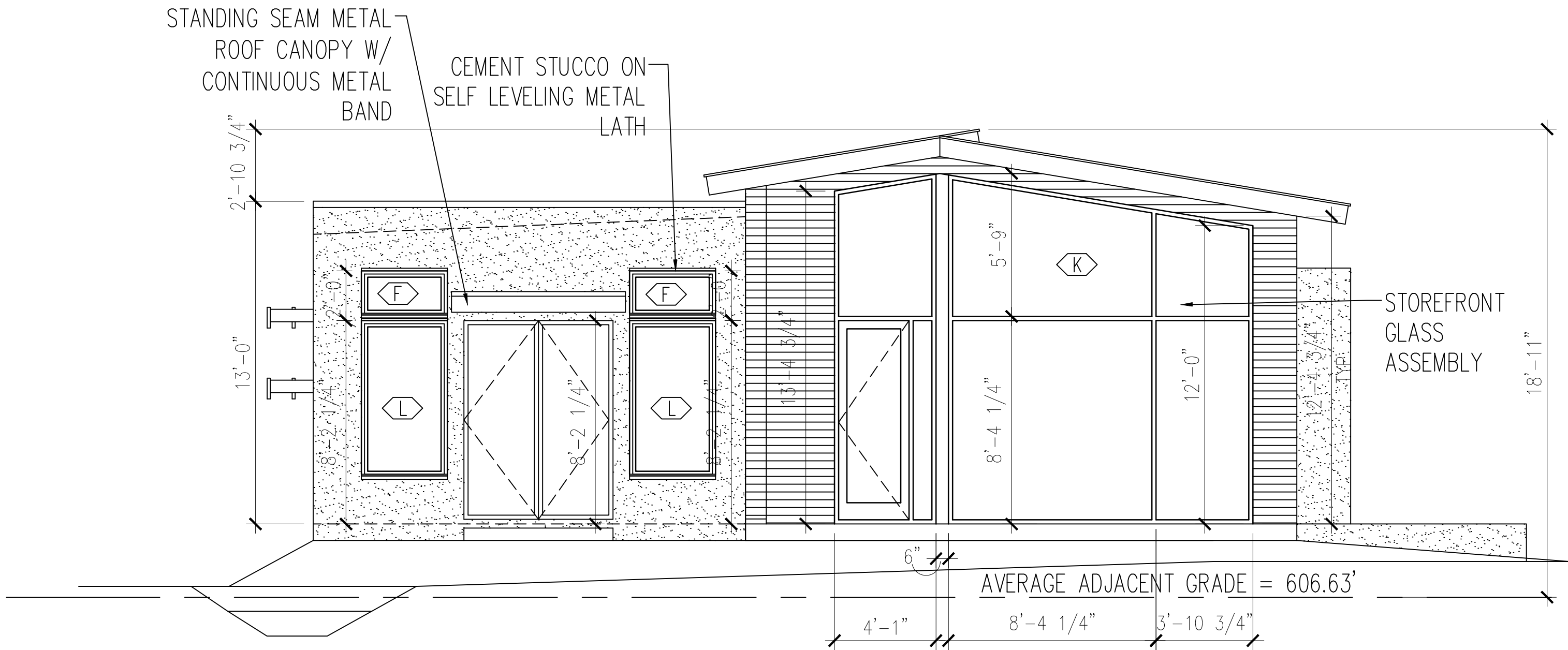
**A2.01**



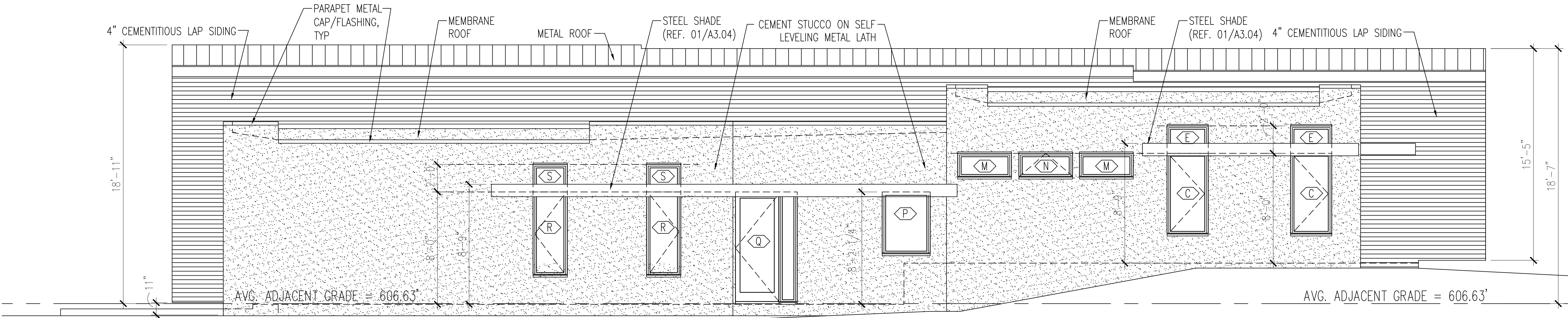
**02 WEST ELEVATION**  
1/4"=1'-0"



**01 NORTH ELEVATION**  
1/4"=1'-0"



02 WEST ELEVATION  
1/4"=1'-0"



01 NORTH ELEVATION  
1/4"=1'-0"

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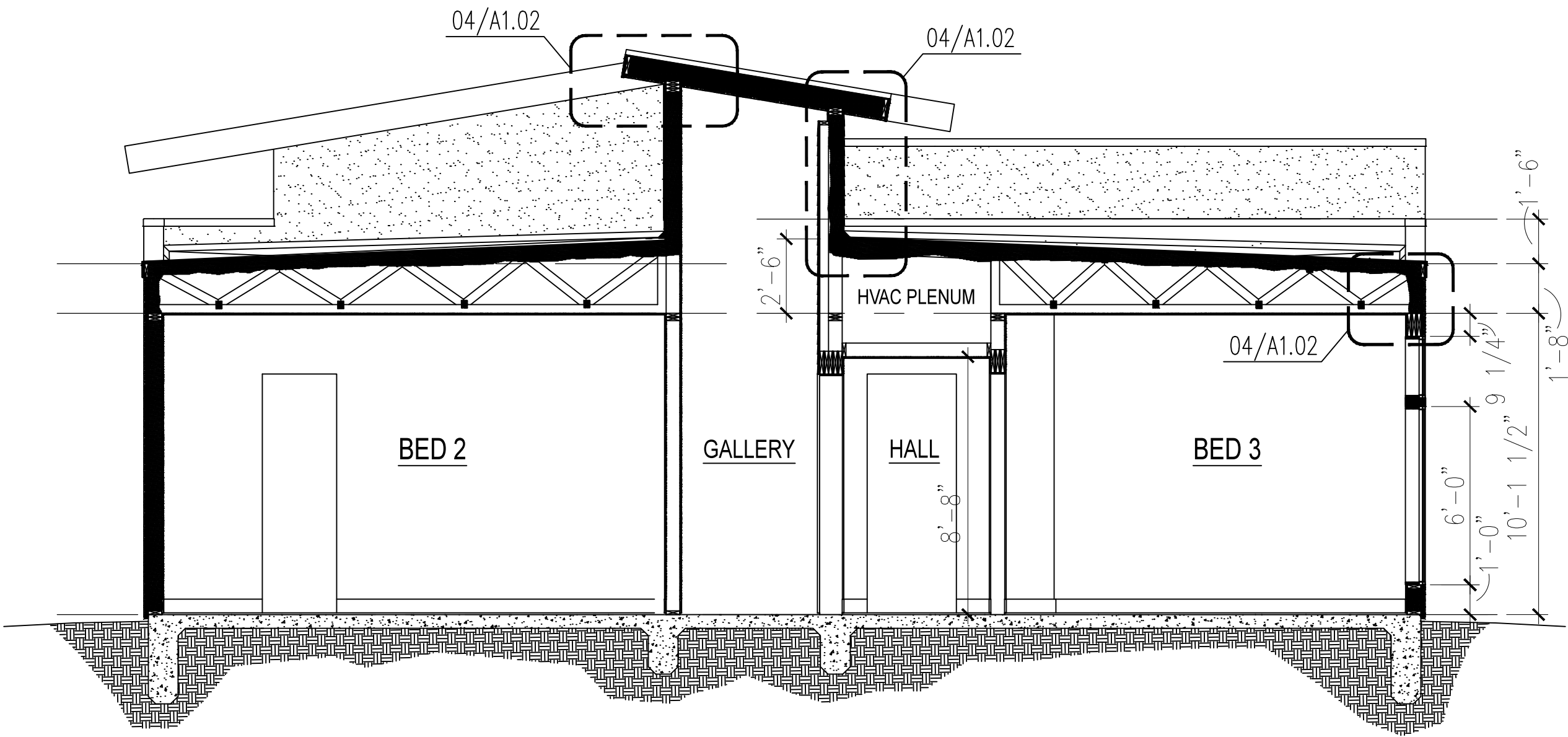
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SHEET TITLE(S)  
**EXTERIOR  
ELEVATIONS**  
SOUTH & EAST

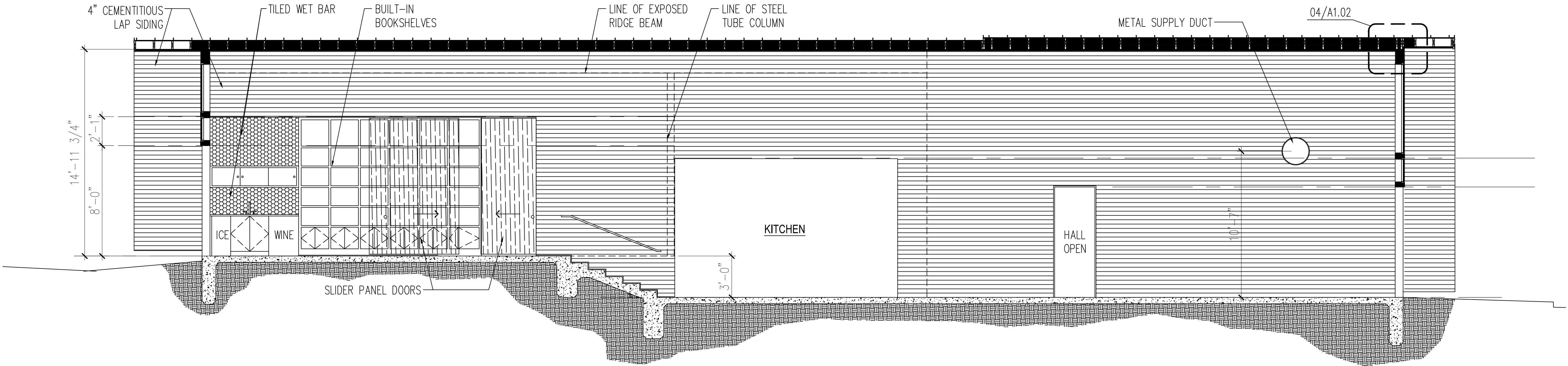
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**A2.02**





02 SECTION  
1/4"=1'-0"



01 SECTION  
1/4"=1'-0"

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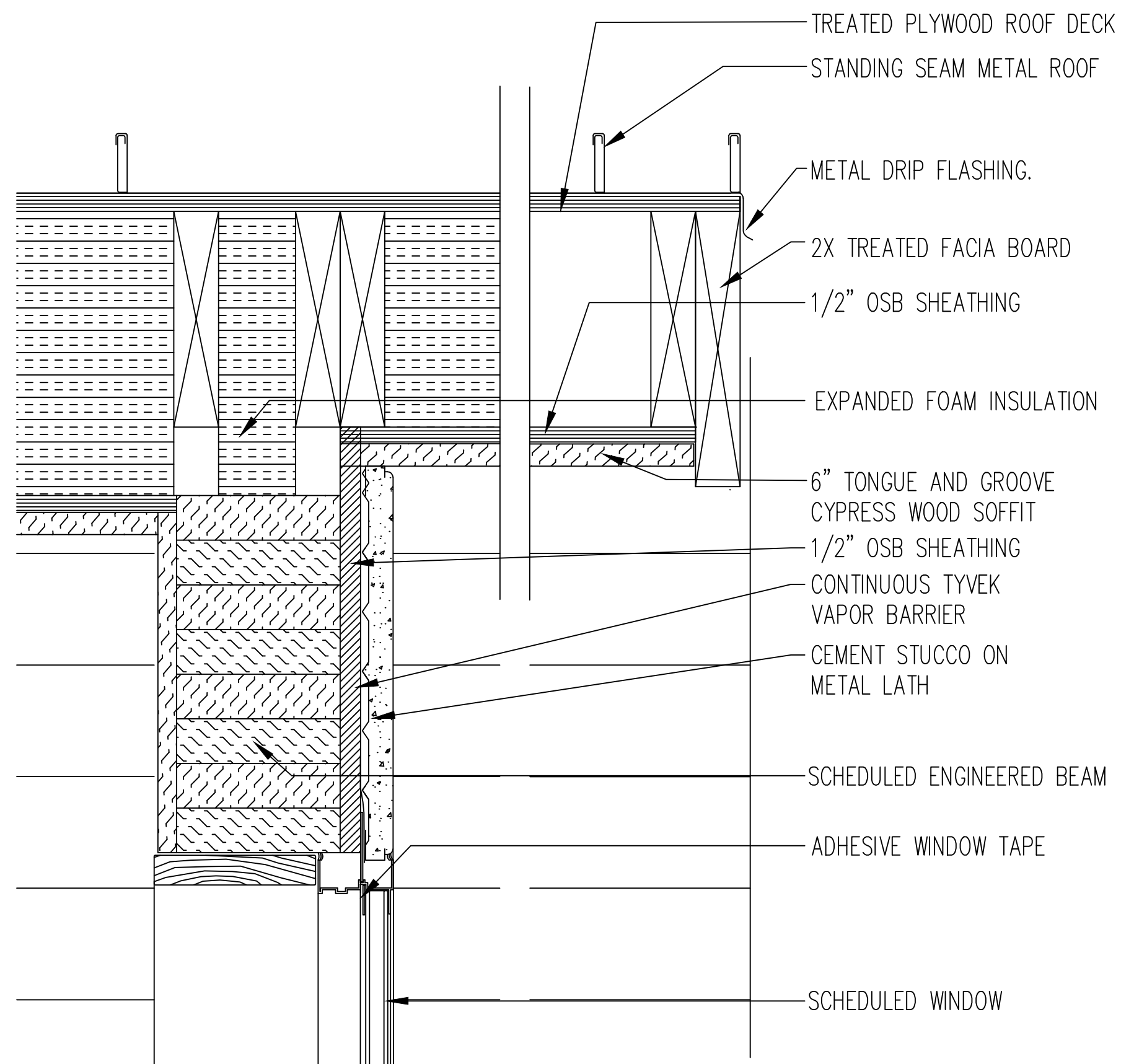
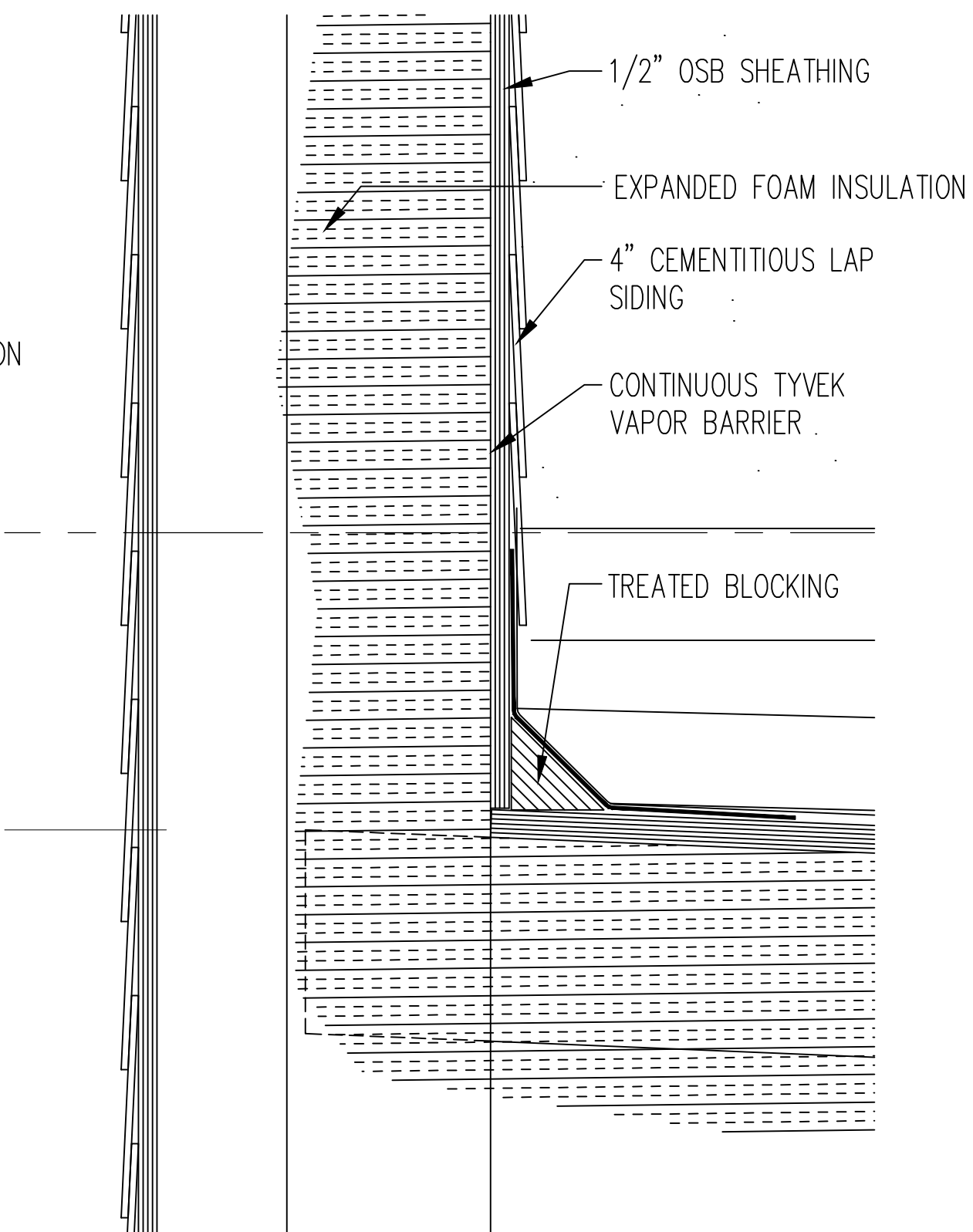
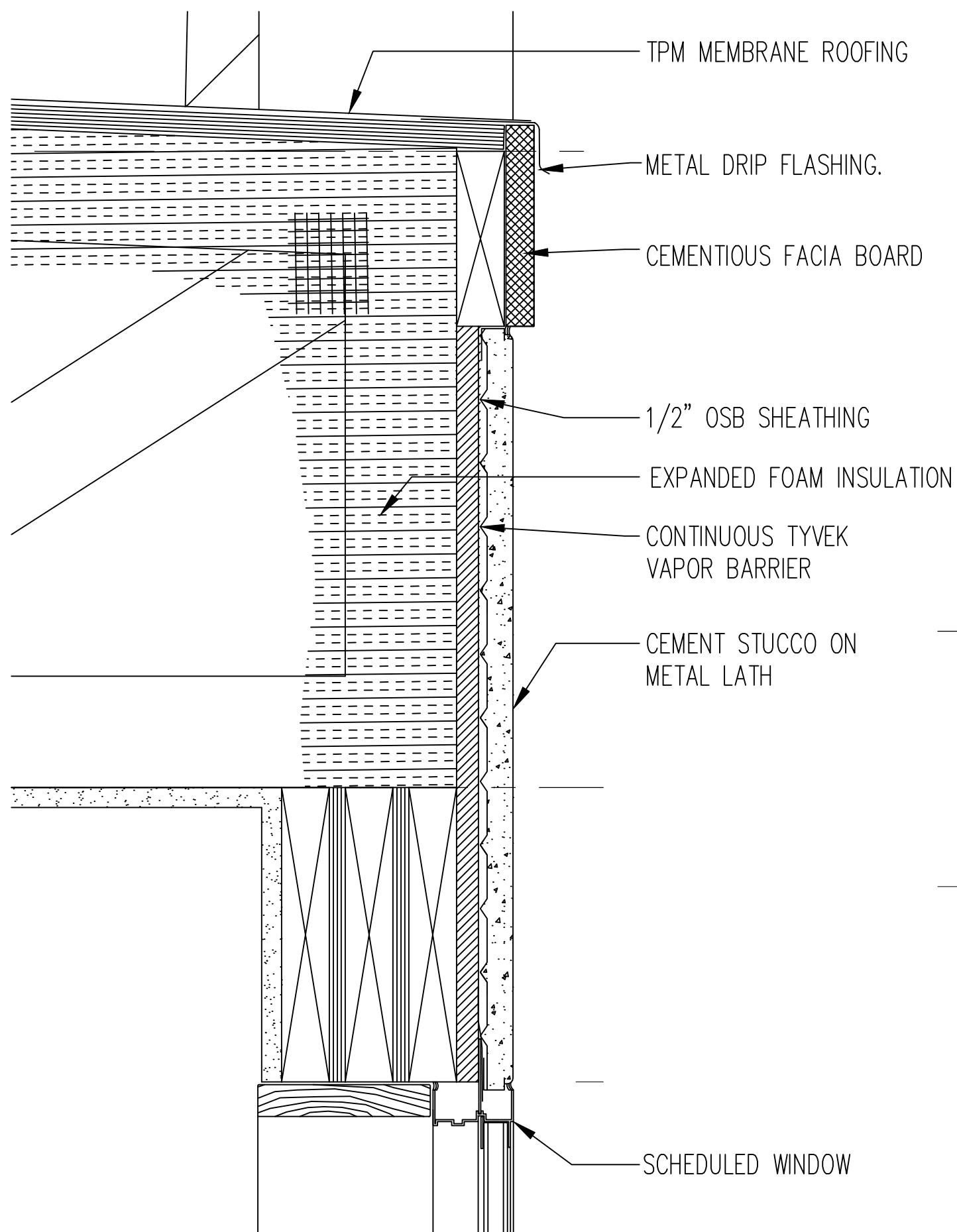
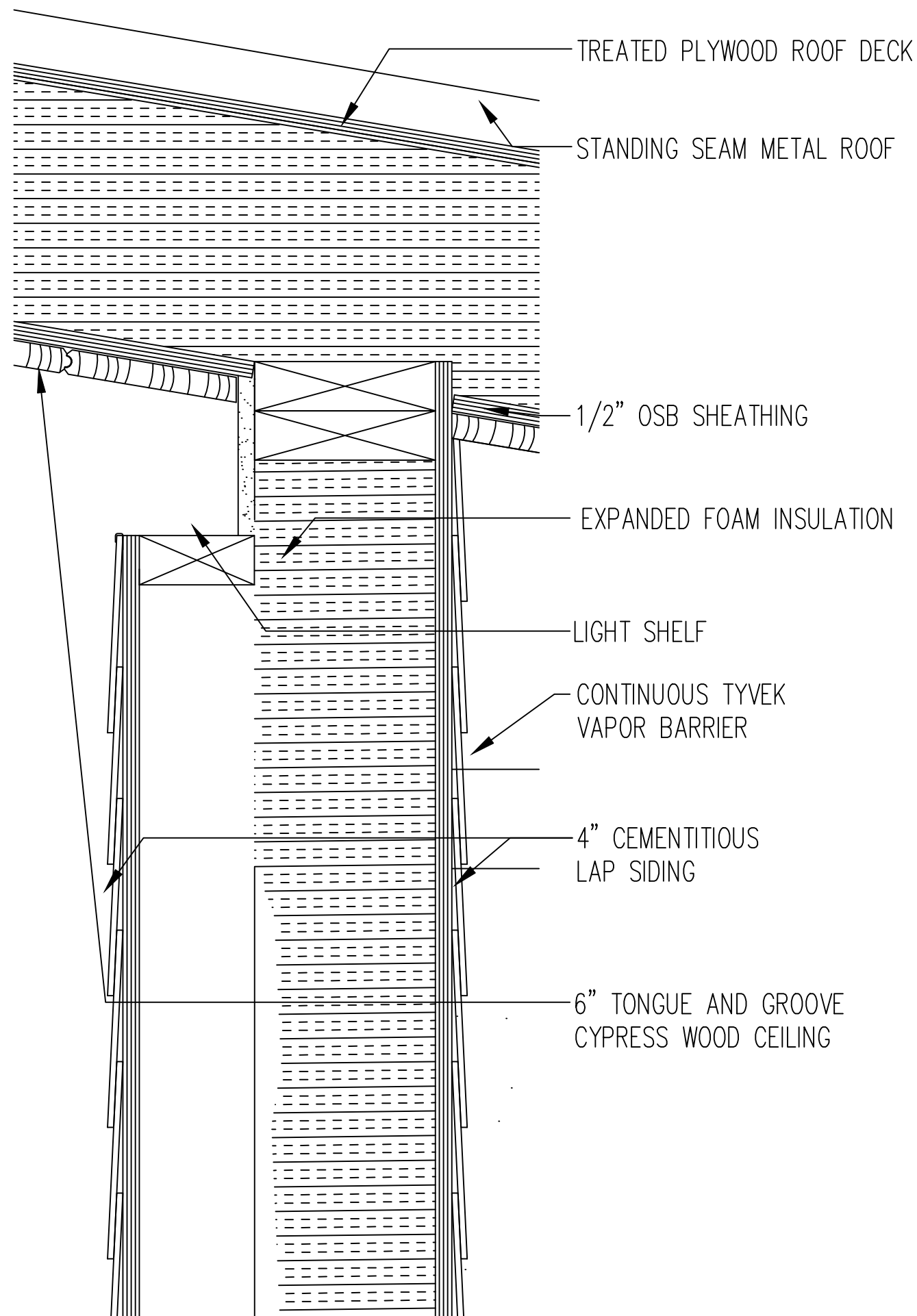
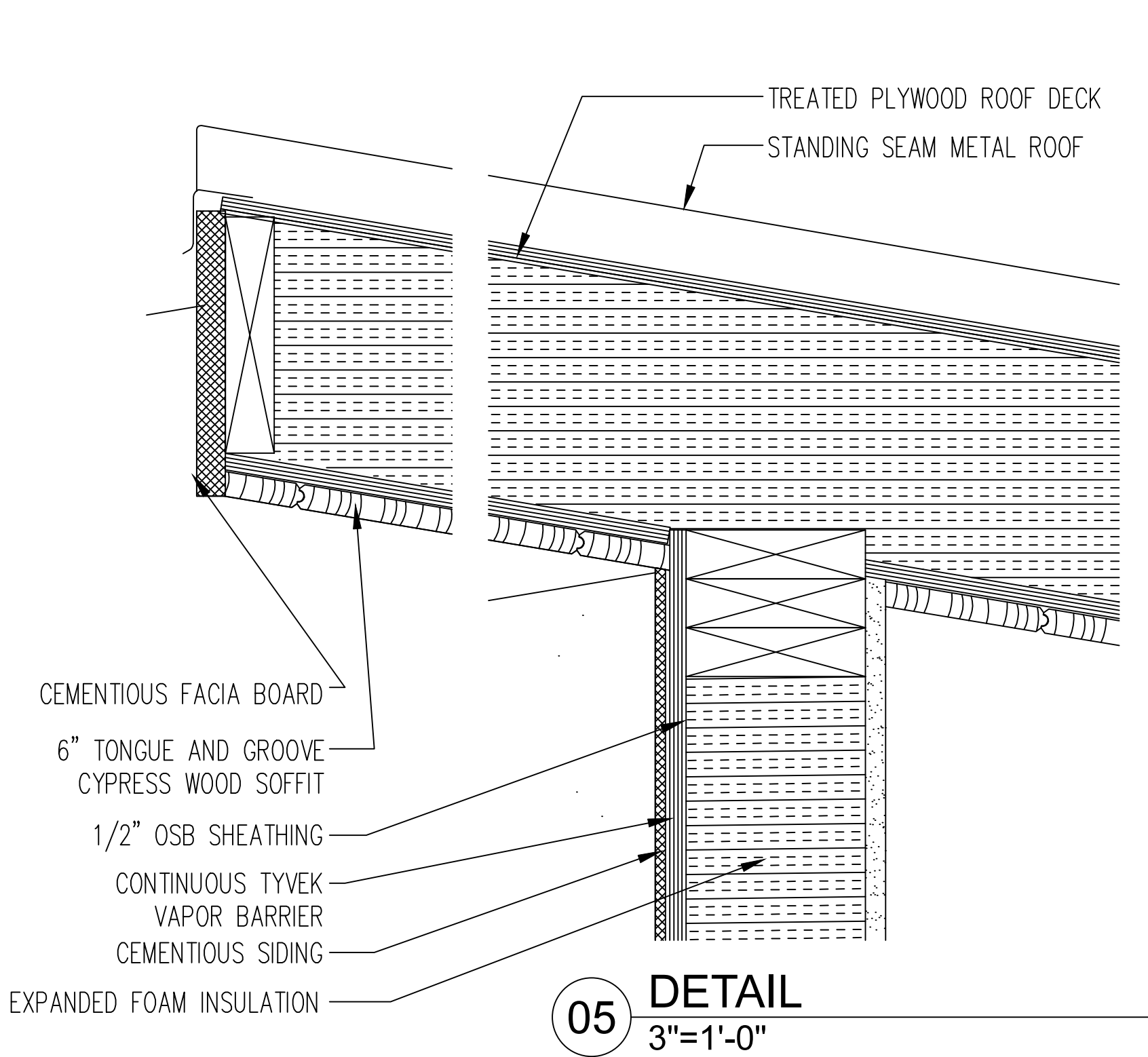
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SHEET TITLE(S)  
**BUILDING  
SECTIONS**

REVISION DATE:  
ISSUE DATE: **09 FEB, 2015**  
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**A3.01**



CONSULTANTS	

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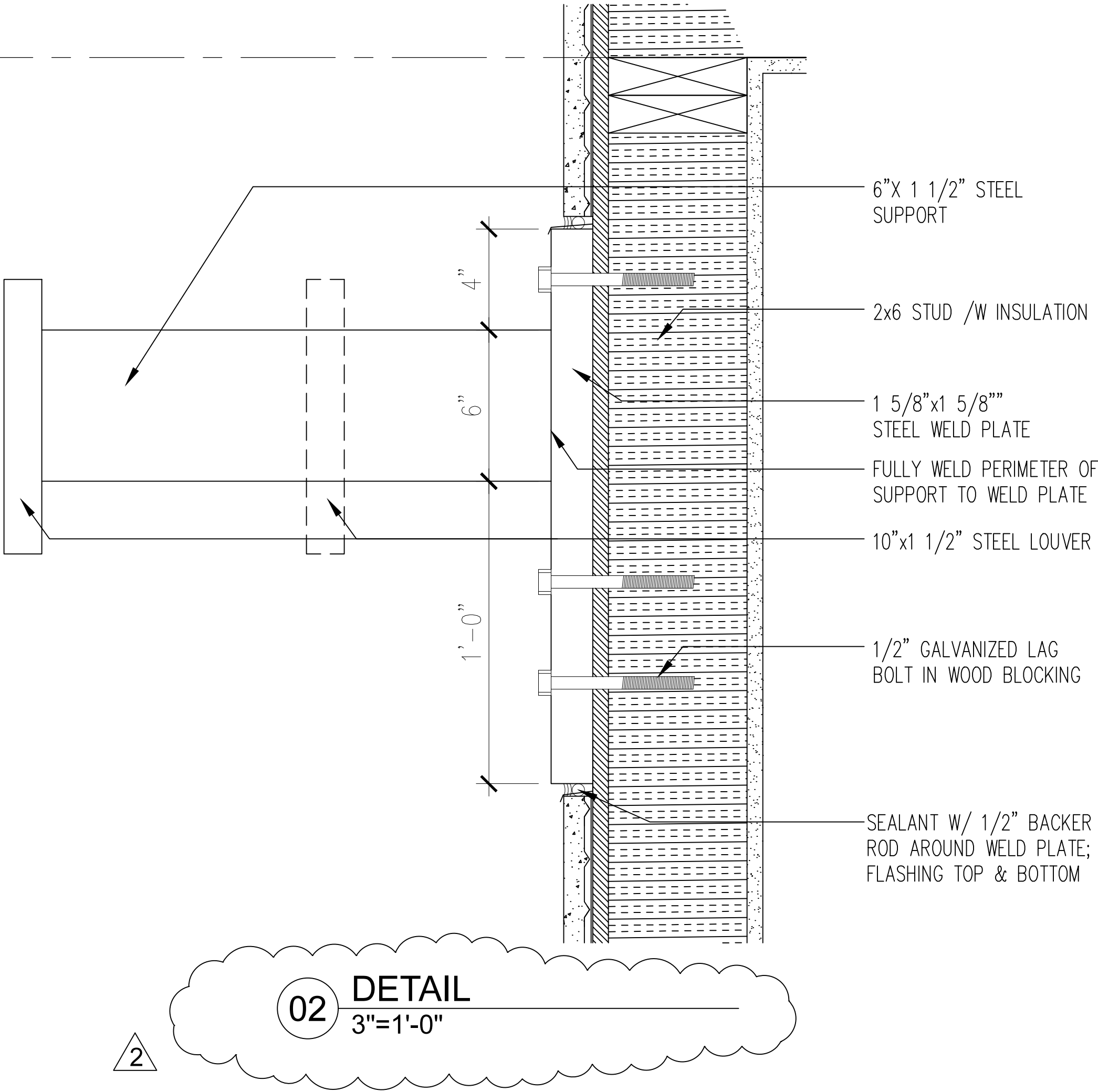
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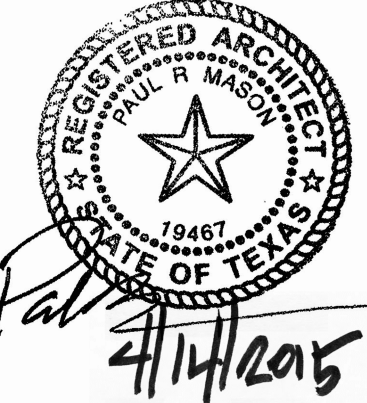
SHEET TITLE(S)  
**BUILDING  
SECTION  
DETAILS**

REVISION DATE:  
ISSUE DATE: **09 FEB, 2015**  
PROJECT NUMBER: **14107**

**A3.02**





CONSULTANTS	
	
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SHEET TITLE(S)	BUILDING SECTION DETAILS
REVISION DATE:	
ISSUE DATE:	09 FEB, 2015
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REVISION #	DATE
SHEET TITLE(S) WINDOW SCHEDULE	
REVISION DATE:	
ISSUE DATE: 09 FEB, 2015	
PROJECT NUMBER: 14107	

WINDOW SCHEDULE											
TAG	NOMINAL SIZE	OPERATION	WALL TYPE	QUANTITY	SAFETY GL.	TAG	NOMINAL SIZE	OPERATION	WALL TYPE	QUANTITY	SAFETY GL.
◊A◊	VERIFY IN FIELD	STOREFRONT	2x6	1	T	◊L◊	4'-0" X 6'-10"	PICTURE	2x6	2	T
◊B◊	VERIFY IN FIELD	STOREFRONT	2x6	1		◊M◊	4'-0" X 1'-9"	PICTURE	2x6	2	
◊C◊	3'-0" X 6'-10"	CASEMENT	2x6	5	T	◊N◊	4'-0" X 1'-9"	CASEMENT	2x6	1	T
◊D◊	2'-6" X 2'-6"	PICTURE	2x6	1		◊P◊	3'-6" X 4'-6"	PICTURE	2x6	1	T
◊E◊	3'-0" X 2'-0"	PICTURE	2x6	5		◊Q◊	4'-6" X 8'-0"	STOREFRONT	2x6	1	T
◊F◊	4'-0" X 2'-0"	PICTURE	2x6	4		◊R◊	2'-6" X 6'-10"	CASEMENT	2x6	2	T
◊G◊	VERIFY IN FIELD	STOREFRONT	2x6	1	T	◊S◊	2'-6" X 2'-0"	PICTURE	2x6	2	
◊H◊	4'-0" X 7'-10"	PICTURE	2x6	2	T						
◊J◊	1'-4" X 7'-10"	PICTURE	2x6	1	T						
◊K◊	VERIFY IN FIELD	STOREFRONT	2x6	1	T						