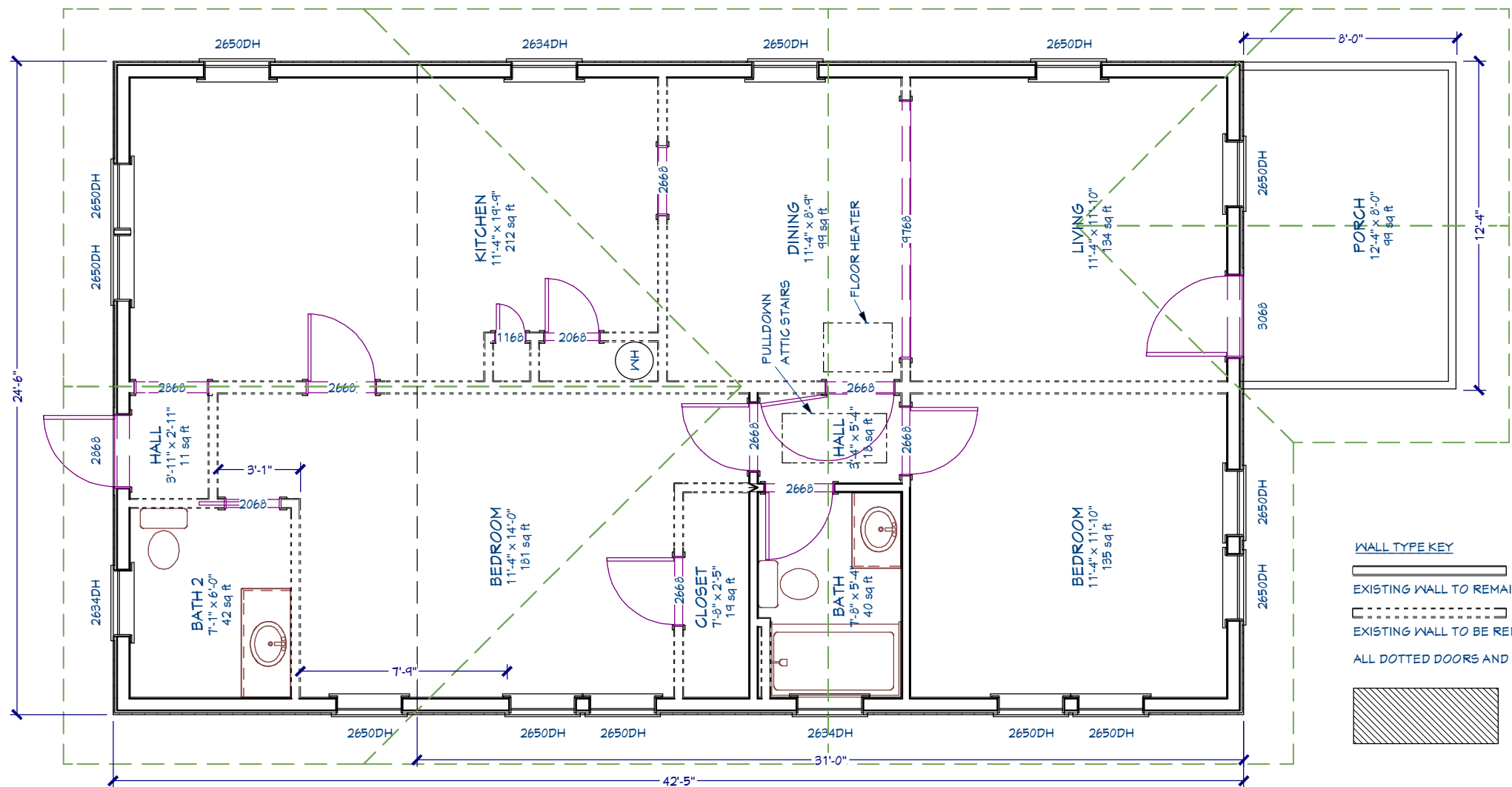




William 'Ron' Van Sickle
Sept. 10, 2015



WALL TYPE KEY

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

ALL DOTTED DOORS AND WINDOWS TO BE REMOVED



FIXTURE, APPLIANCE,
SHELF OR CABINET
TO BE REMOVED

GENERAL NOTES

ENGINEERING FOR FOUNDATION TO BE PROVIDED BY LOCAL CONTRACTOR

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

- APPLICABLE CODES:
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2012 INTERNATIONAL BUILDING CODE
 - 2012 INTERNATIONAL RESIDENTIAL CODE
 - 2012 INTERNATIONAL FIRE CODE
 - 2012 UNIFORM PLUMBING CODE
 - 2012 UNIFORM MECHANICAL CODE
 - 2006 UNIFORM SOLAR ENERGY CODE
 - 2011 NATIONAL ELECTRICAL CODE

ALL FOUNDATION, ROOF, CEILING AND WALL STRUCTURE TO BE SPECIFIED PER ENGINEERING PLANS. ALL BEAMS NECESSARY SHALL BE SPECIFIED, SIZED AND LOCATED PER ENGINEERING PLANS.

EXISTING / DEMOLITION FLOOR PLAN

SCALE: 3/16" = 1ft



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10948 Long Branch Dr.
Austin, Texas 78736
Tel & Fax: (877) 693-2166

Design/Detailing Firm Name and Address

Drawn by
RV5 BD

Job Number
EES15.0018 4404 Speedway

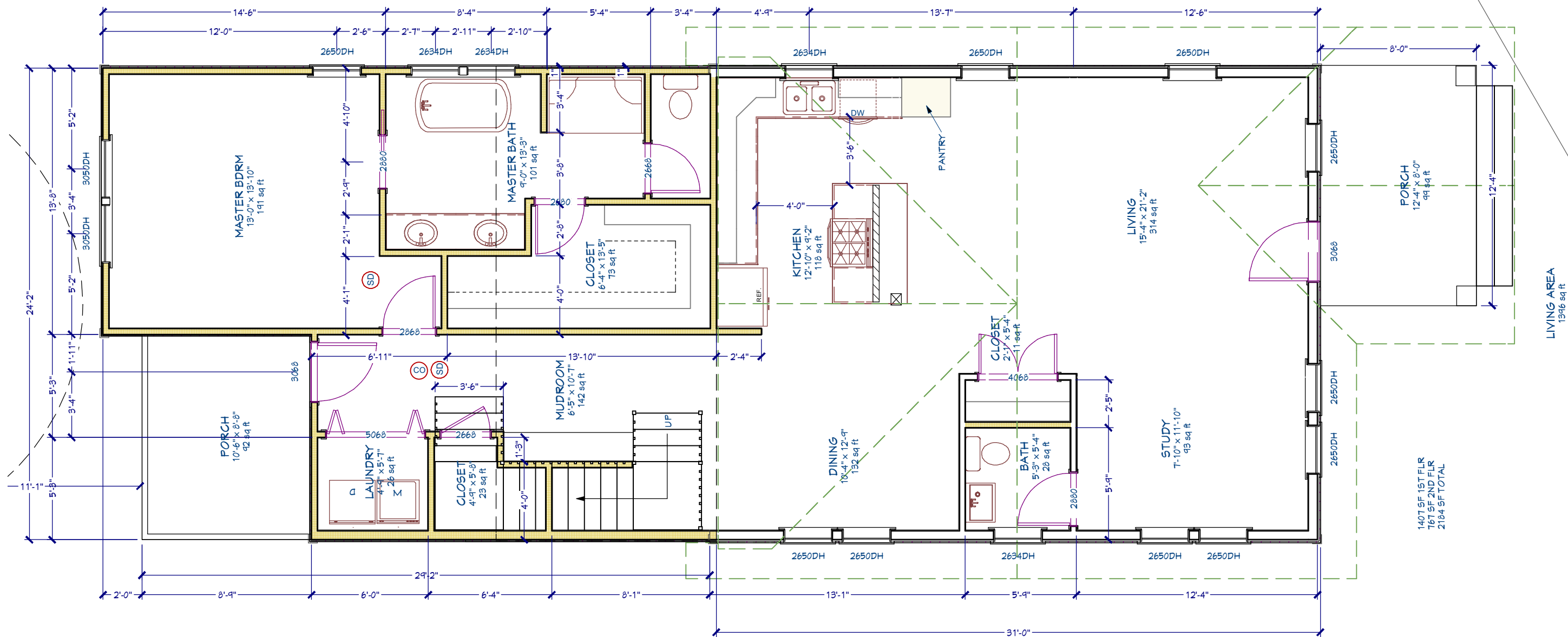
Project Name and Address
**Renovation and Addition to
4404 Speedway
Austin, TX 78751**

Description
EXISTING / DEMOLITION FLOOR PLAN

Date
Wednesday, September 23, 2015

Scale
Scale: 3/16" = 1ft. or as noted otherwise

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WALL TYPE KEY

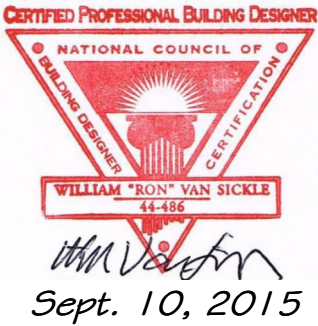
EXISTING WALL

NEW WALL

NEW WALLS WILL EITHER BE SHOWN TO ALIGN WITH AN EXISTING WALL OR BE SHOWN WITH A DIMENSION FROM AN EXISTING WALL TO BE CONSTRUCTED PER ENGINEER'S SPECIFICATIONS, TYP. 2X4 FRAMING 16" O.C. WITH 1/2" SHEETROCK EACH SIDE.

PROPOSED LOWER FLOOR PLAN

SCALE: 3/16" = 1ft

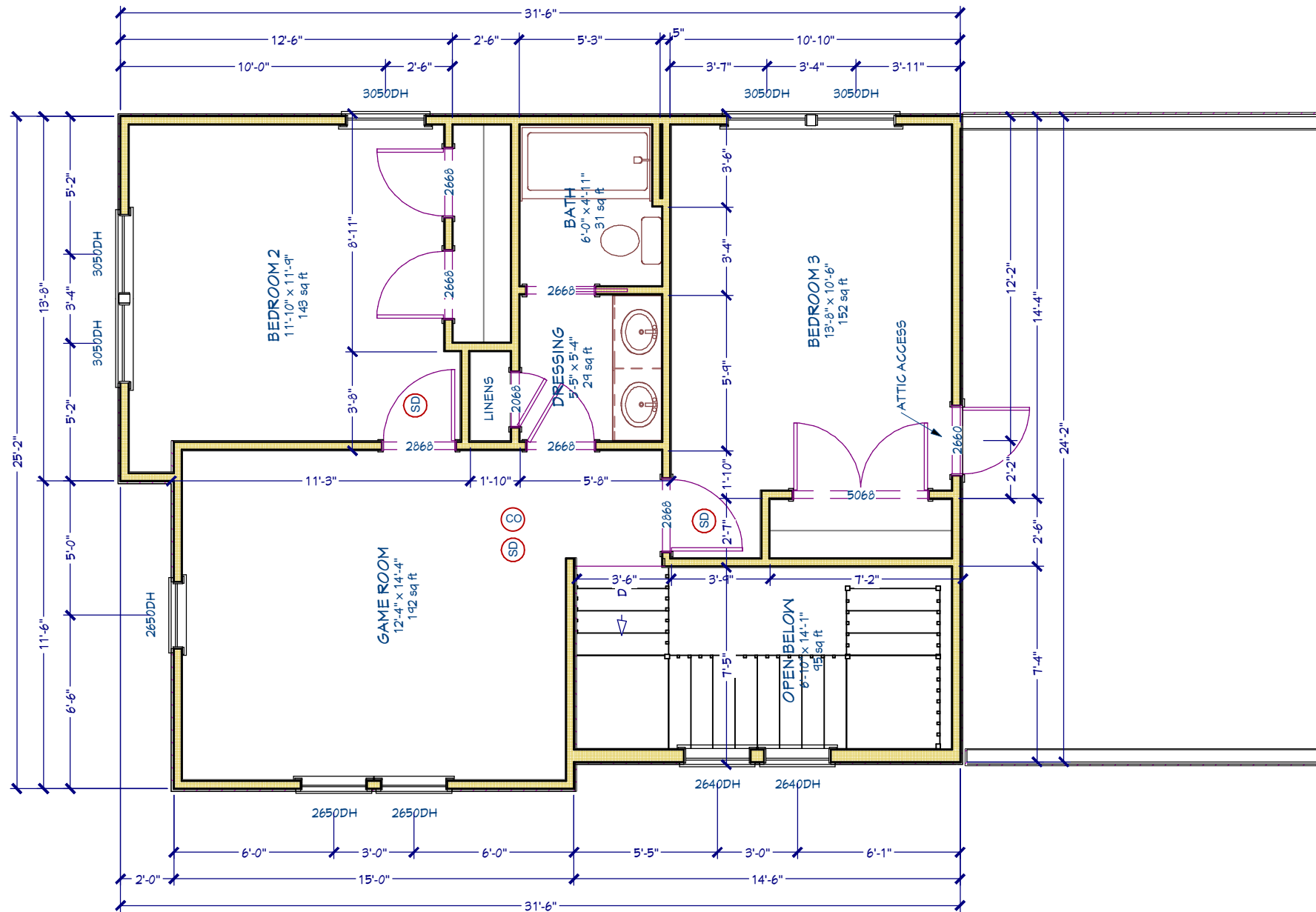


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Job Number	EES150018 4404 Speedway
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Revisions	Date

Renovation and Addition to
4404 Speedway
Austin, TX 78751

Description	PROPOSED LOWER FLOOR PLAN
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise



PROPOSED UPPER FLOOR PLAN

SCALE: 3/16" = 1ft

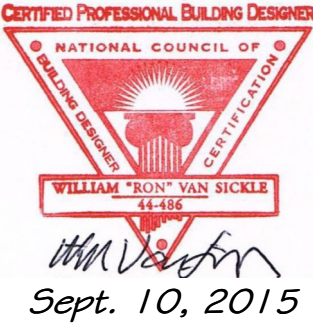
CONSTRUCTION NOTES

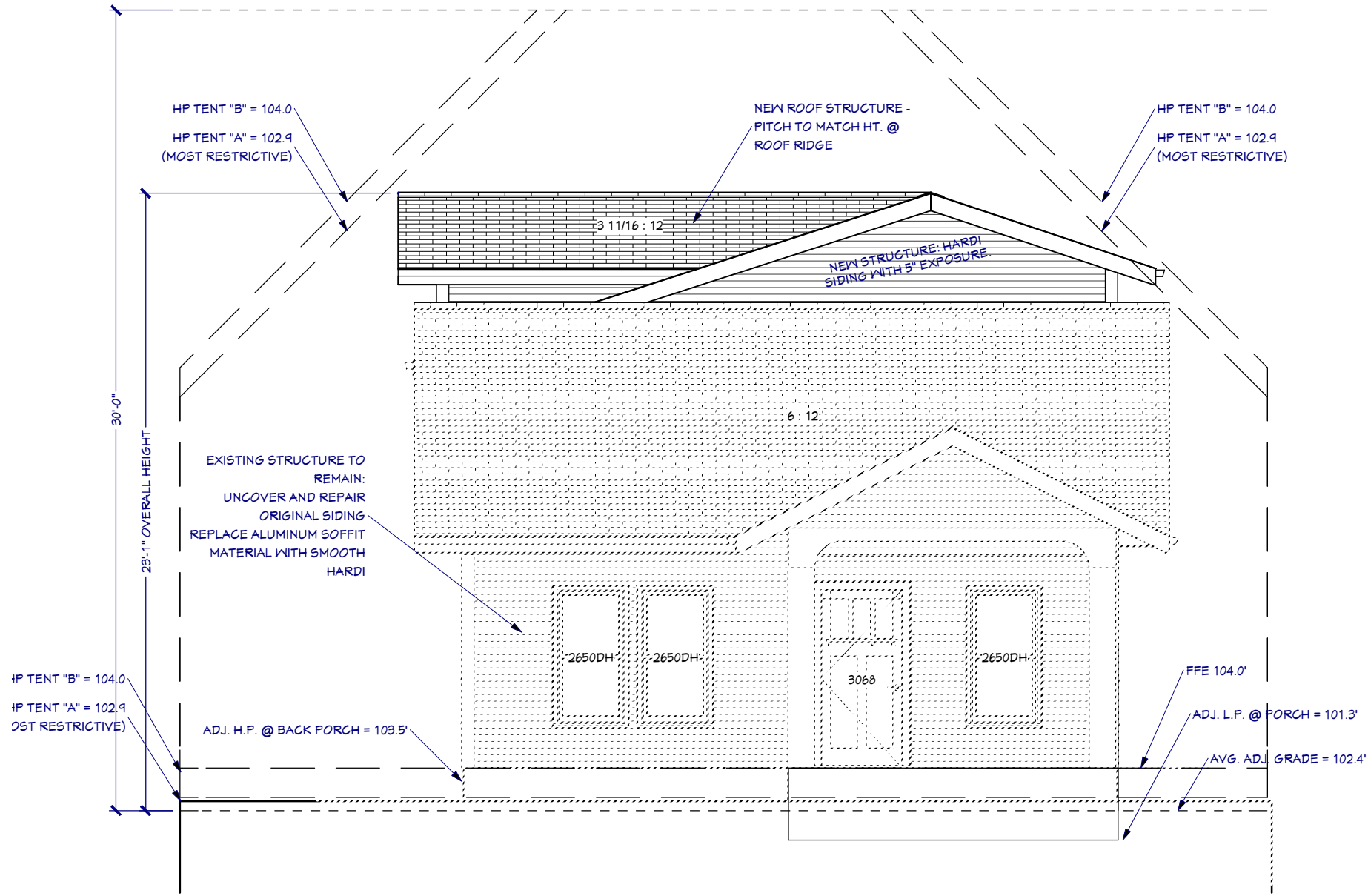
1. NEW FRAME WALLS WHERE SHOWN WITH CROSS HATCHING
2. NEW FIXTURES, CABINETRY, COUNTERTOPS, DOORS AND WINDOWS WHERE SHOWN
3. APPROXIMATE CEILING HEIGHT 8' (MATCH EXISTING)
4. DOOR OPENINGS WITHOUT SPECIFIC DIMENSIONS TO BE CENTERED IN OPENING OR PLACED 4" FROM NEAREST CORNER.
5. WINDOW AND DOOR OPENINGS ARE FT-IN W + FT-IN H + TYPE (EX: 36"W X60"H SINGLE HUNG WINDOW IS "3050SH")
6. DIMENSIONS ARE ROUNDED TO NEAREST INCH AND MAY NOT ADD TO LONGEST SPAN. ALL DIMENSIONS TO BE VERIFIED IN FIELD WITH EXISTING CONDITIONS.
7. PROVIDE SMOKE DETECTOR SYSTEM - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY, IF APPLICATBLE, AS WELL AS ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING BASMENTS IN ACCORDANCE WITH 2012 IRC SEC R314.
8. APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDRRMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNTIS THAT HAVE ATTACHED GARAGES. IN ACCORDANCE WITH 2012 IRC SEC R315.1
9. EXISTING ELECTRICAL ITEMS TO BE TESTED AND BROUGHT TO CODE AS NEEDED. ONLY NEW ELECTRICAL ITEMS ARE SHOWN ON THIS PLAN

WALL TYPE KEY

- EXISTING WALL
- NEW WALL

NEW WALLS WILL EITHER BE SHOWN TO ALIGN WITH AN EXISTING WALL OR BE SHOWN WITH A DIMENSION FROM AN EXISTING WALL TO BE CONSTRUCTED PER ENGINEER'S SPECIFICATIONS, TYP. 2X4 FRAMING 16" O.C. WITH 1/2" SHEETROCK EACH SIDE.





PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1ft



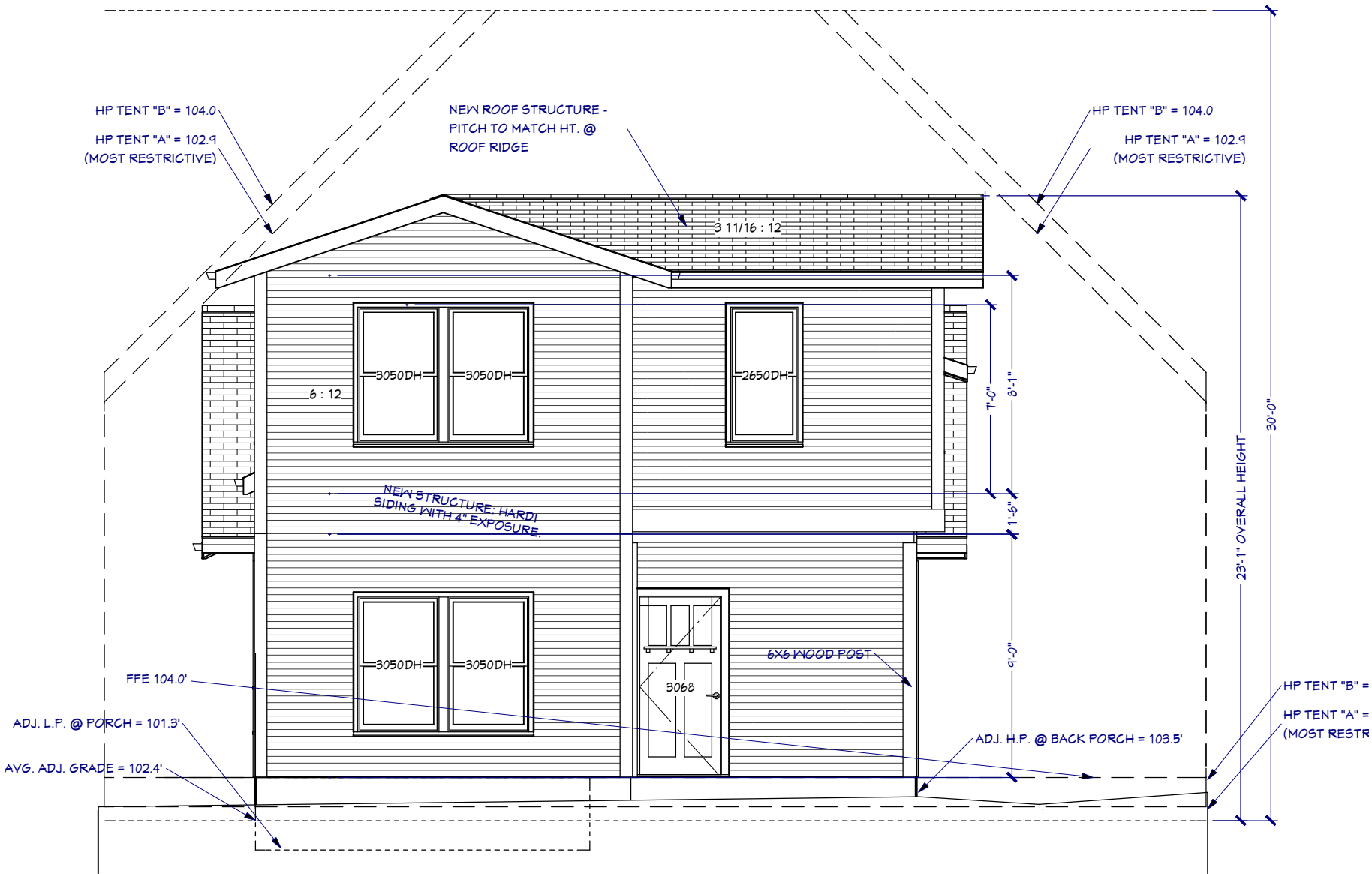
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Job Number	EES15 0018 4404 Speedway
Drawn by	RV5 BD
Revisions	

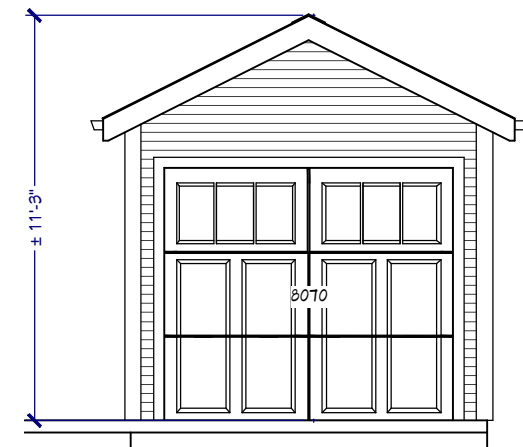
Renovation and Addition to
4404 Speedway
Austin, TX 78751

Description	FRONT ELEVATION
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise

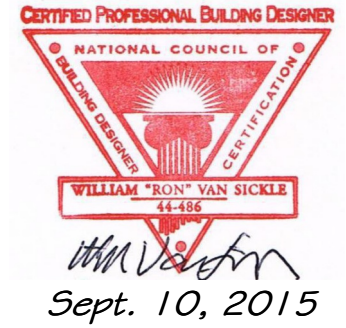
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PROPOSED REAR ELEVATION
SCALE: 3/16" = 1ft



GARAGE REAR ELEVATION
SCALE: 3/16" = 1ft



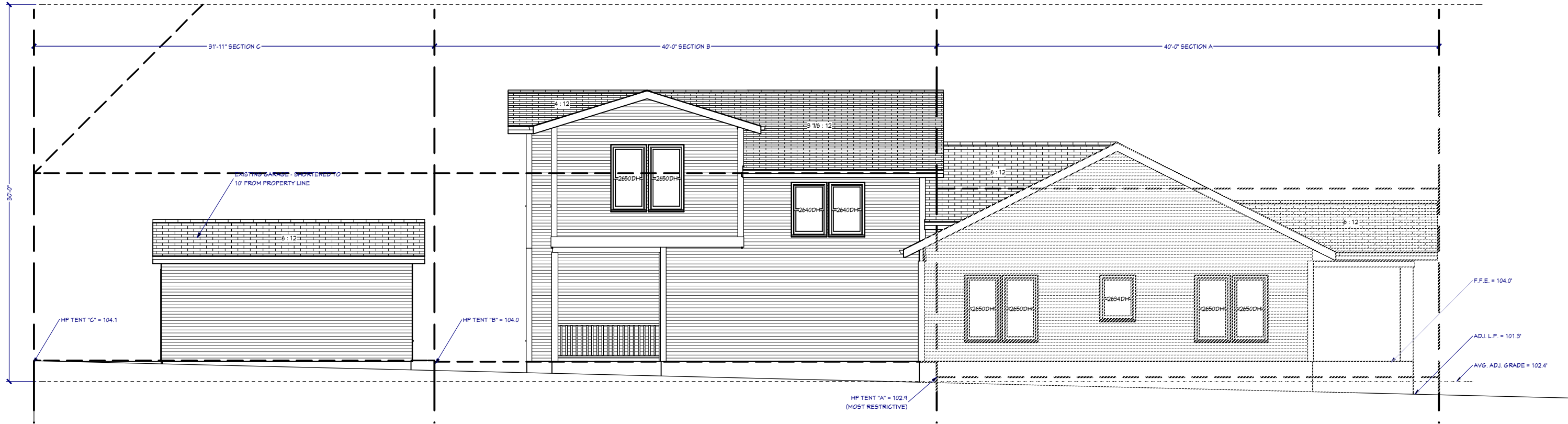
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Job Number	EES150018 4404 Speedway	Drawn by	RV5 BD	Date	
Project Name and Address	Renovation and Addition to 4404 Speedway Austin, TX 78751	Revisions			

Renovation and Addition to
4404 Speedway
Austin, TX 78751

Description	REAR ELEVATION
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise

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PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1ft

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WILLIAM "RON" VAN SICKLE
44-486
Sept. 10, 2015

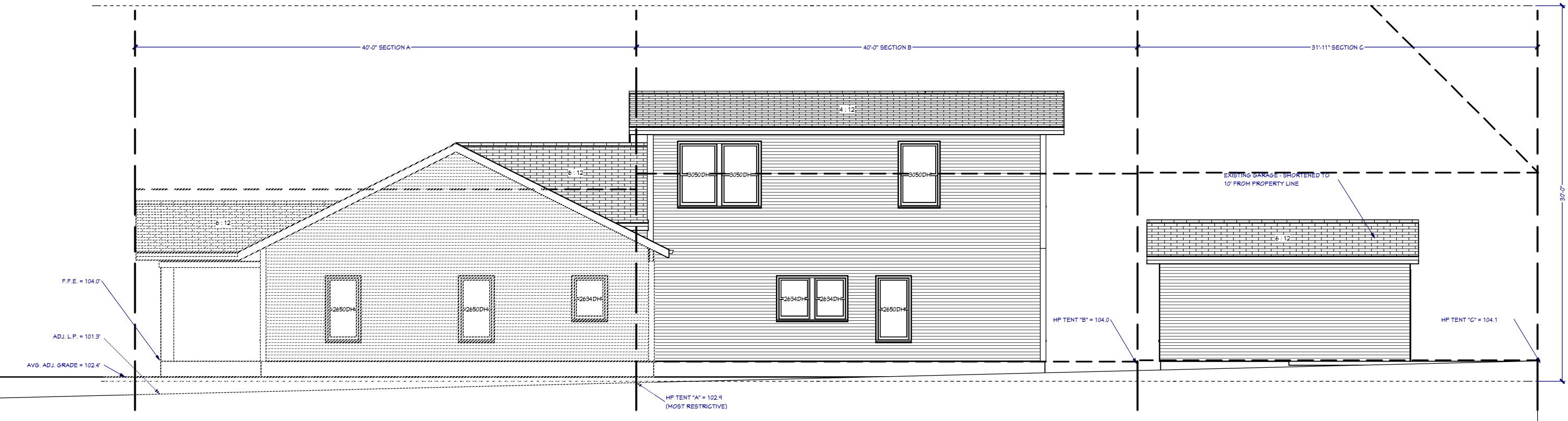


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Revisions	
Date	

Renovation and Addition to
4404 Speedway
Austin, TX 78751

Description	LEFT (SOUTH) ELEVATION
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise



PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1ft

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF
BUILDING DESIGNERS
WILLIAM "RON" VAN SICKLE
44-486
Sept. 10, 2015



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Design/Detailing Firm Name and Address

Drawn by
RV5

Check by
BD

Job Number
EES150018 4404 Speedway

Revisions

Project Name and Address

Renovation and Addition to
4404 Speedway
Austin, TX 78751

Description
RIGHT (NORTH) ELEVATION

Date
Wednesday, September 23, 2015

Scale
Scale: 3/16" = 1ft. or as noted otherwise

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