

THIRD LEVEL FLOOR PLAN (ATTIC EXEMPTION)

- GENERAL NOTES

 1.0) THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS.

 2.0) ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR
- TO WORK BEING PERFORMED OR MATERIALS BEING ORDERED. 3.0) ALL WINDOWS WITHIN 34" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL CLASS WITHIN 18" FROM FINISHED FLOOR TO BE TEMPERED. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS AS ALL TEMPERED GLASS
- TO VERIFY EXISTING ROUGH OPENINGS AND CONDITIONS OF EXISTING AND NEW CONSTRUCTION.
- 4.0) PROVIDE BLOCKING FOR CELLING FANS WHERE SPECIFIED
 5.0) PROVIDE ELECTRIC FOR HOT TUB EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR HOT TUB. VERIFY LOCATIONS WITH BUILDER OR OWNER.
 6.0) BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS. 7.0) WEATHER STRIP ATTIC ACCESS DOOR(S).
- 8.0) CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE.) UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

 9.0) PROVIDE FIRE RATING FIRE STOPS AS REQUIRED BY CODE.

- 10.0) FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
 11.0) DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1000 S.F.EACH FOR RIFE STOPS.
 12.0) WHERE ENGINEERED FLOOR TRUSSES TO BE USED TRUSS DESTORED TRUSSES TO BE USED TRUSSES AND DEPTH TO BE PRE INCINEERS SPECIFICATIONS.
 13.0) PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 14.0) PROVIDE SOLID WOOD BLOCKING AT 33" AFF FOR TOWEL BARS, ROBE HOOKS, & ALL AROUND TUBS< SHOWERS< AND TOILETS. ALL TOWEL BAR HEIGHTS @ 33" AFF UNLESS OTHERWISE NOTED.

 15.0) DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
- 16.0) ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512) 458-1363
 17.0) ALL WALLS OVER 10-0" IN HEIGHT TO BE BUILT WITH DBL. 2X4 STUDS AT 12" O.C. IF NOT BUILT WITH 2X6 STUDS.
- 18.0) THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 11/21. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM BROP.

 19.0) ALL EXTERIOR LIGHTING TO BE SHIELDED FROM STREET & NEIGHBORS. NO EXT. FLUORESCENT LIGHTS.
- 20.0) MAXIMUM 24" EXPOSURE FOUNDATION.
- 22.0) ALL VULUERABLE TREES WILL BE PROTECTED DURING CONSTRUCTION BY DRIP LINE FENCE AND WOOD SHEATHING. ORANGE SAFETY FENCE WILL DEFINE LIMITS OF CONSTRUCTION IN LIEU OF DRIP LINE TREE PROTECTION.

 22.0) CONFIRM UNDERGROUND DRAINAGE DESIGN INCLUDING LAYOUT, SIZE AND DETAILS WITH PROFESSIONAL CIVIL ENGINEER PRIOR TO

- 23.0) PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PATITION WALLS.
 24.0) BUILDER TO MAINTAIN COMPLETE SET OF DRAWINGS, ARCHITECTURAL AND STRUCTURAL, TO REMAIN IN FIELD AT ALL TIMES WORK IS BEING
 PERFORMED. DELIVERED DRAWING SET WILL NOT BE SEPARATED ON SITE. BUILDER RESPONSIBLE FOR UPDATING SITE SET WITH ADDENDUMS
- AND CHANGE ORDERS.

 25.0) ALL SITE HELD MEETINGS ARE RUN BY BUILDER OR PROJECT MANAGER OF BUILDER. ARCHITECT IS AVAILABLE TO CLARIFY DESIGN INTENT AND TO CLARIFY INTENT FROM CONSTRUCTION DOCUMENTS.
- CLAMET INTENT FROM CONSTRUCTION DOCUMENTS.
 26.0) ANY MATERIAL ARRIVING ON SITE FROM LIST PROVIDED WILL REQUIRE A SUBMITTAL, OR WILL BE REJECTED.
 27.0) BUILDER WILL PROVIDE AN ALLOWANCE SELECTION SCHEDULE TO ARCHITECT FOR ITEMS INCLUDED IN CONSTRUCTION DOCUMENT SET.

Mechanical Electrical & Plumbing Engineer NAME

REVISIONS

Civil Engineer NAME Address Address

Structural Enginee NAME

Address Address

NICK DEAVER

606 Highland Avenue Austin, Texas 78703



PHASE:

100% DESIGN DEVELOPMENT

PROJECT: KIMBROUGH

Residence 704 Oakland Avenue

Austin, TX 78703 PROJECT MANAGER: Ernesto Peralez

Office 512.494.9808 Mobile 512.300.6537 ernesto@nickdeaver.com

DRAWING NAME:

FIRST FLOOR PLAN

DRAWN BY: EP& AM CHECKED BY: ND JOB #: FILE: 255kimbrough © 2015 nickdeaverarchitec DATE: 09.01.15

SCALE:

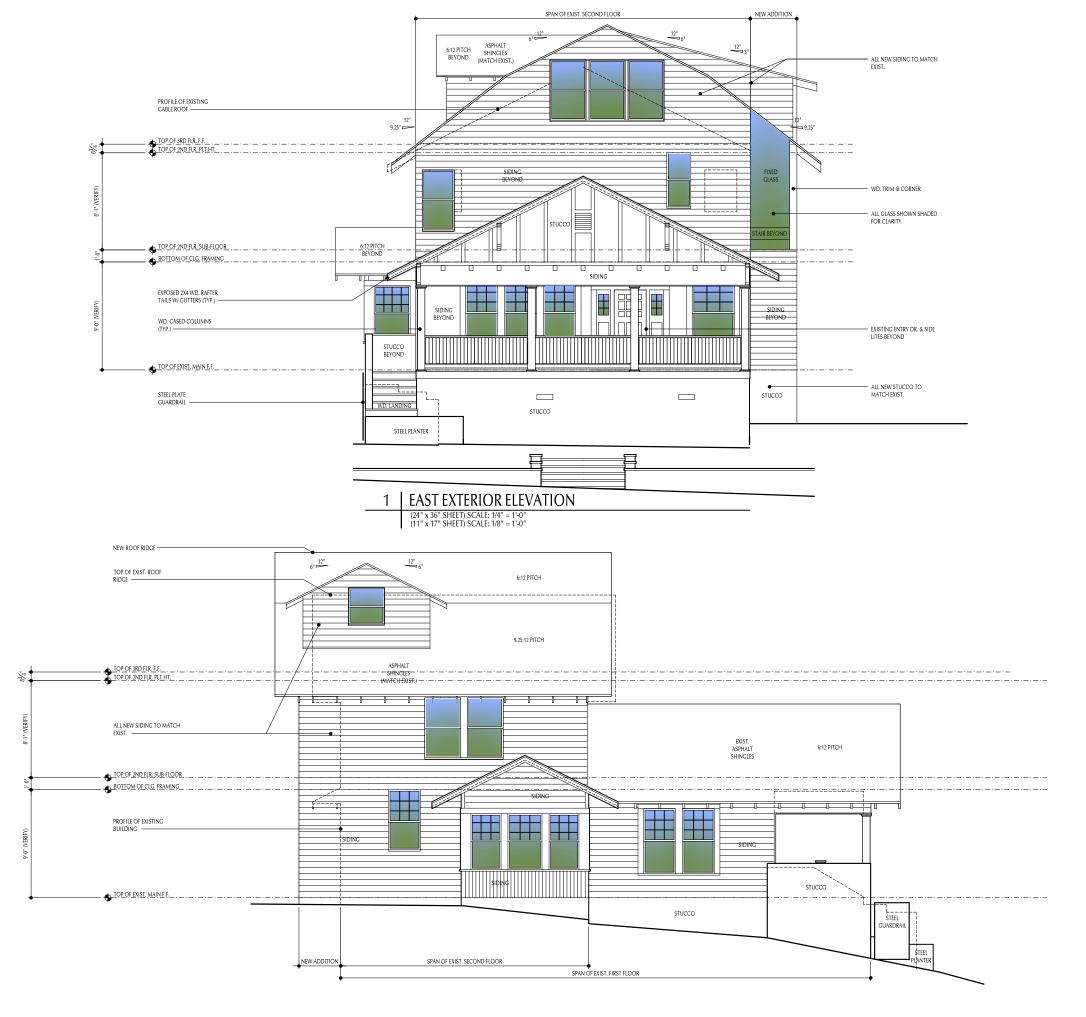
A1.2

FIRST LEVEL FLOOR PLAN (24" x 36" SHEET) SCALE: 1/4" = 1'-0' (11" x 17" SHEET) SCALE: 1/8" = 1'-0'

STEEL PLANTER BOX

SECOND LEVEL FLOOR PLAN

(24" x 36" SHEET) SCALE: 1/4" = 1'-0" (11" x 17" SHEET) SCALE: 1/8" = 1'-0"



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Structural Engineer NAME Address Address

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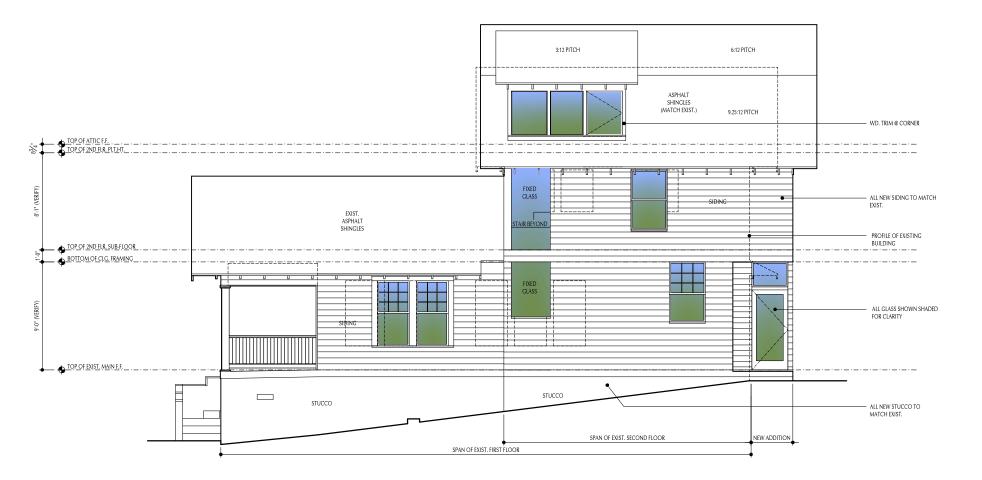
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EXTERIOR ELEVATIONS

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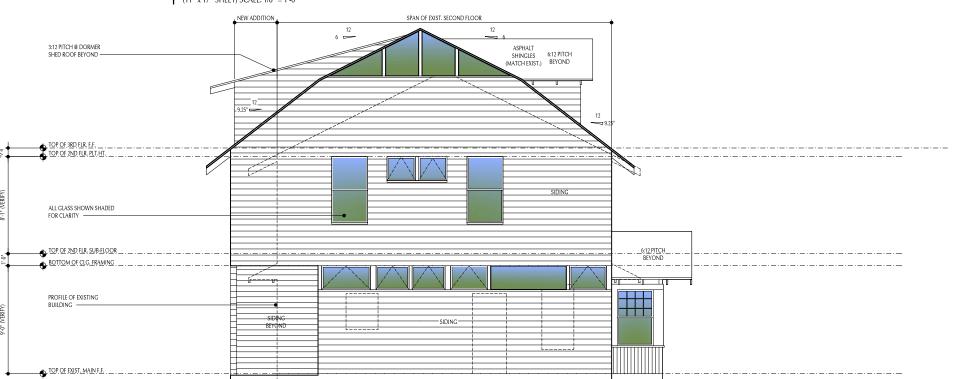
SHEET:

A2.0



2 | NORTH EXTERIOR ELEVATION

(24" x 36" SHEET) SCALE: 1/4" = 1'-0" (11" x 17" SHEET) SCALE: 1/8" = 1'-0"



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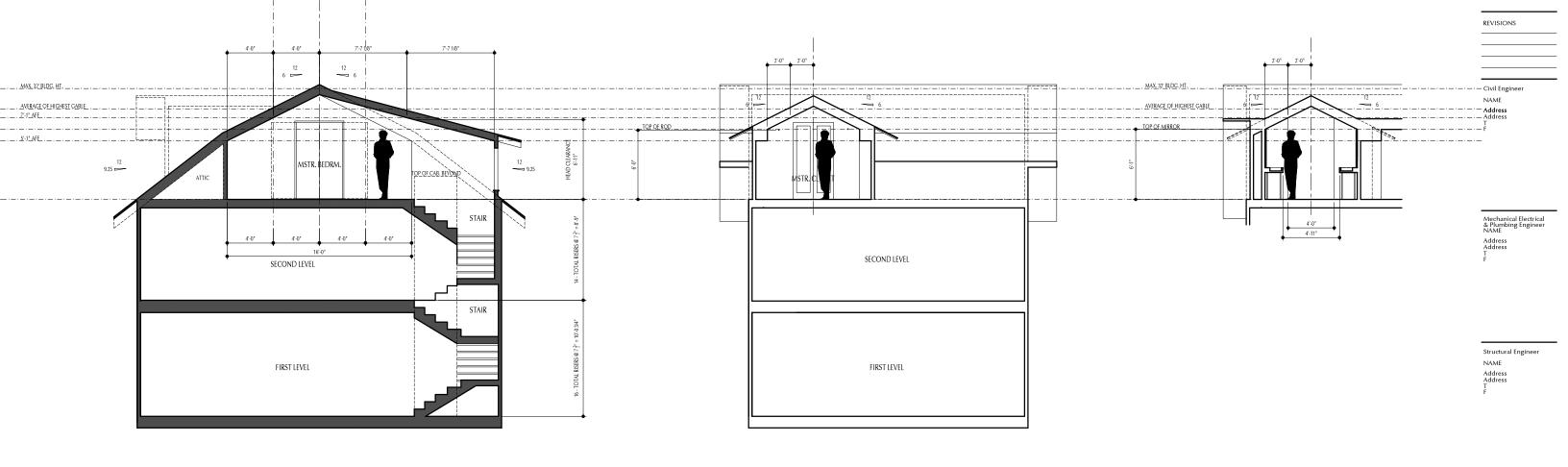
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MAIN HOUSE EXTERIOR ELEVATIONS

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DATE:	09.0	1.15

SHEET

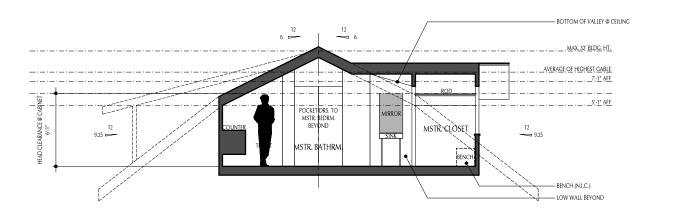
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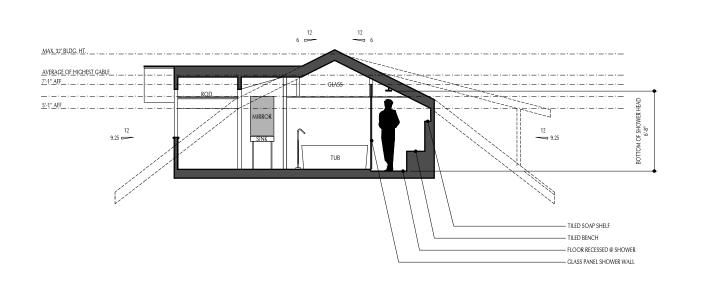


1 | SECTION @ STAIR & MASTER BEDRM.

2 | SECTION @ MASTER CLOSET (24" x 36" SHEET) SCALE: 1/4" = 1'-0" (11" x 17" SHEET) SCALE: 1/8" = 1'-0"

3 | SECTION @ MASTER VANITY (24" x 36" SHEET) SCALE: 1/4" = 1'-0" (11" x 17" SHEET) SCALE: 1/8" = 1'-0"





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100% DESIGN DEVELOPMENT

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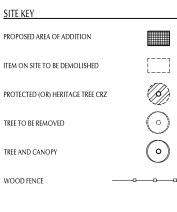
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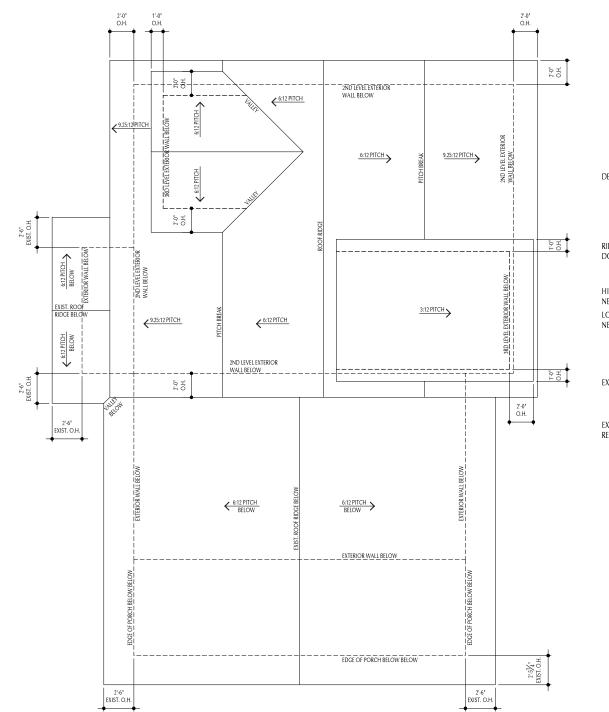
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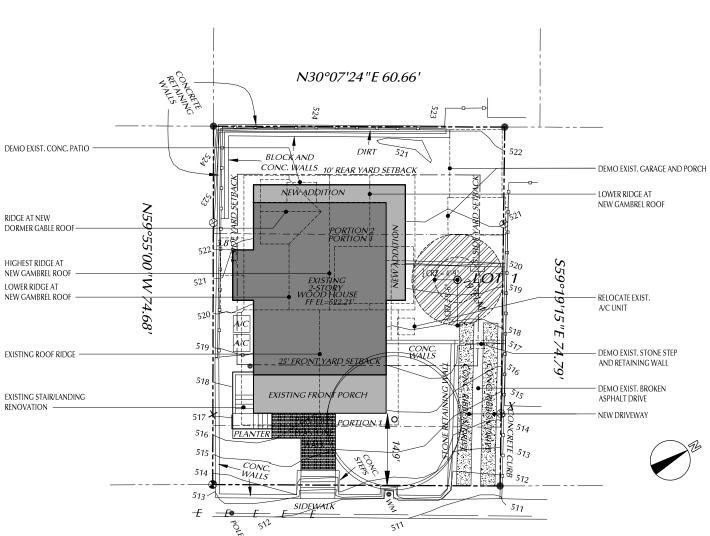
BUILDING SECTIONS

DRAWN BY:	EP& AM		
CHECKED BY:	ND		
JOB #:	255		
FILE: 255k	255kimbrough		
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DATE: 09.01.15			
SCALE:			

A3.0







OAKLAND AVENUE (40' R.O.W.)

S30°13'38"W 59.88'

TABLE OF CONTENTS SP1: SITE PLAN & ROOF PLAN A1.2: FLOOR PLANS A2.0: EXTERIOR ELEVATIONS A2.1: EXTERIOR ELEVATIONS

A3.0: BUILDING SECTIONS

4,504 S.F. **BUILDING COVER CALCULATIONS:** 1ST FLOOR CONDITIONED AREA (EXIST.) 1ST FLOOR CONDITIONED AREA (NEW) 200 S.F. 1,236 S.F. TOTAL 1ST FLOOR CONDITINED AREA

REVISIONS

Civil Enginee

Mechanical Electrical & Plumbing Engineer NAME

NAME

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100% DESIGN

DEVELOPMENT

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PROJECT MANAGER: Ernesto Peralez

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PROJECT:

NAME

200 S.F. 762 S.F.

Address

2ND FLOOR CONDITIONED AREA (EXIST.) 2ND FLOOR CONDITIONED AREA (NEW) TOTAL 2ND FLOOR CONDITNED AREA

3RD FLOOR CONDITIONED AREA (NEW) 0 S.F. 508 S.F. BRD FLOOR CONDITIONED AREA (NEW) TOTAL 3RD FLOOR CONDITIONED AREA

ATTACHED COVERED PARKING DETACHED COVERED PARKING COVERED WOOD DECKS (@ 100% 0 S.F COVERED PATIO/PORCH (EXIST.)
COVERED PATIO/PORCH (NEW)
TOTAL COVERED PATIO/PORCH

1,493 S.F. TOTAL BUILDING COVERAGE

% OF LOT SIZE 33%

IMPERVIOUS COVER CALCULATIONS:

DRIVEWAY WALK (EXIST.) UNCOVERED WD. STAIR 56 S.F. 192 S.F.

TOTAL IMPERVIOUS COVER 1,990 S.F. 44% % OF LOT

FLOOR AREA RATIO CALCS TIST FLOOR G.F.A.
2ND FLOOR G.F.A.
3RD FLOOR G.F.A.
GROUND FLOOR PORCH G.F.A.
BASEMENT G.F.A.
HABITABLE ATTIC G.F.A. (EXEMPTION APPLIED) 1,236 S.F. 762 S.F. 0 S.F. 221 S.F. 0 S.F. -508 S.F.

<u>SITE NOTES</u> 1.) SITE PLAN BASED ON SURVEY PLAT OF 704 OAKLAND AVENUE, AUSTIN, TEXAS, SOUTH HALF OF LOT 1, BLOCK D, TERRACE PARK, RECORDED IN VOLUME 2, PAGE 242, OF THE PLAT RECORDS, OF TRAVIS COUNTY, TEXAS, DATED SEPT. 19TH, 2014 - REVISED MARCH 5TH, 2015, BY WATSON SURVEYING, SIGNED AND SEALED BY STUART W. WATSON - REGISTRATION # 4550

2.) DETERMINE EXACT LOCATION OF NEW STRUCTURES IN FIELD WITH ARCHITECT
3.) PROVIDE UNDERGROUND ELECTRICAL SERVICE FROM

NEW ELECTRICAL UTILITY POLE. COORDINATE DESIGN & DETAILS WITH UTILITY COMPANY. COORDINATE LOCATION OF UTILITY LINES & PANEL LOCATIONS WITH ARCHITECT

5.) PROTECT TREES, ROCK OUT CROPPINGS, AND NATURAL SITE FEATURES DURING CONSTRUCTION. MINIMIZE SITE DISTURBANCE TO PROJECT LIMIT LINE.
6.) LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS

APPROVED BY ARCHITECT.

ernesto@nickdeaver.com DRAWING NAME:

SITE PLAN

DRAWN BY: EP& AM CHECKED BY: ND JOB #: FILE: 255kimbrough DATE: 09.01.15

SCALE:

ROOF PLAN (24X36 SHEET) SCALE: 1/4" = 1'-0

(11X17 SHEET) SCALE: 1/8" = 1'-0"

SITE PLAN

(24X36 SHEET) SCALE = 1:10 (11X17 SHEET) SCALE = 1:20