

General Notes:

- Contractor to verify all dimensions before any demolition takes place.
- Reinforce roof framing where needed in Unit A.
- Insulate all exterior walls with minimum R-15 loose-fill cellulose insulation.
- Insulate roof with minimum R-38 open-cell spray foam insulation along rafters.
- Insulate all floors with minimum R-13 open-cell spray foam insulation.
- All electrical work to comply with current City of Austin code.

Visibility Compliance Notes:

Reference Section 320 (Visibility) of the Land Development Code 25-12-243, which is a local amendment to the 2012 International Residential Code (IRC).

R320.3 Visible Bathrooms

A visible dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

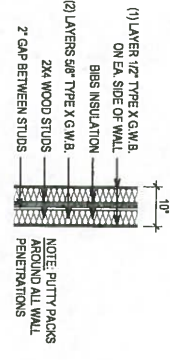
- Minimum door size: A minimum clear opening of 30 inches is required (32" door).
- Grab bar provision: Lateral two-inch by six-inch or larger nominal wood blocking must be installed flush with stud edges of bathroom walls.
- The centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

R320.5 Visibility Bathroom Route

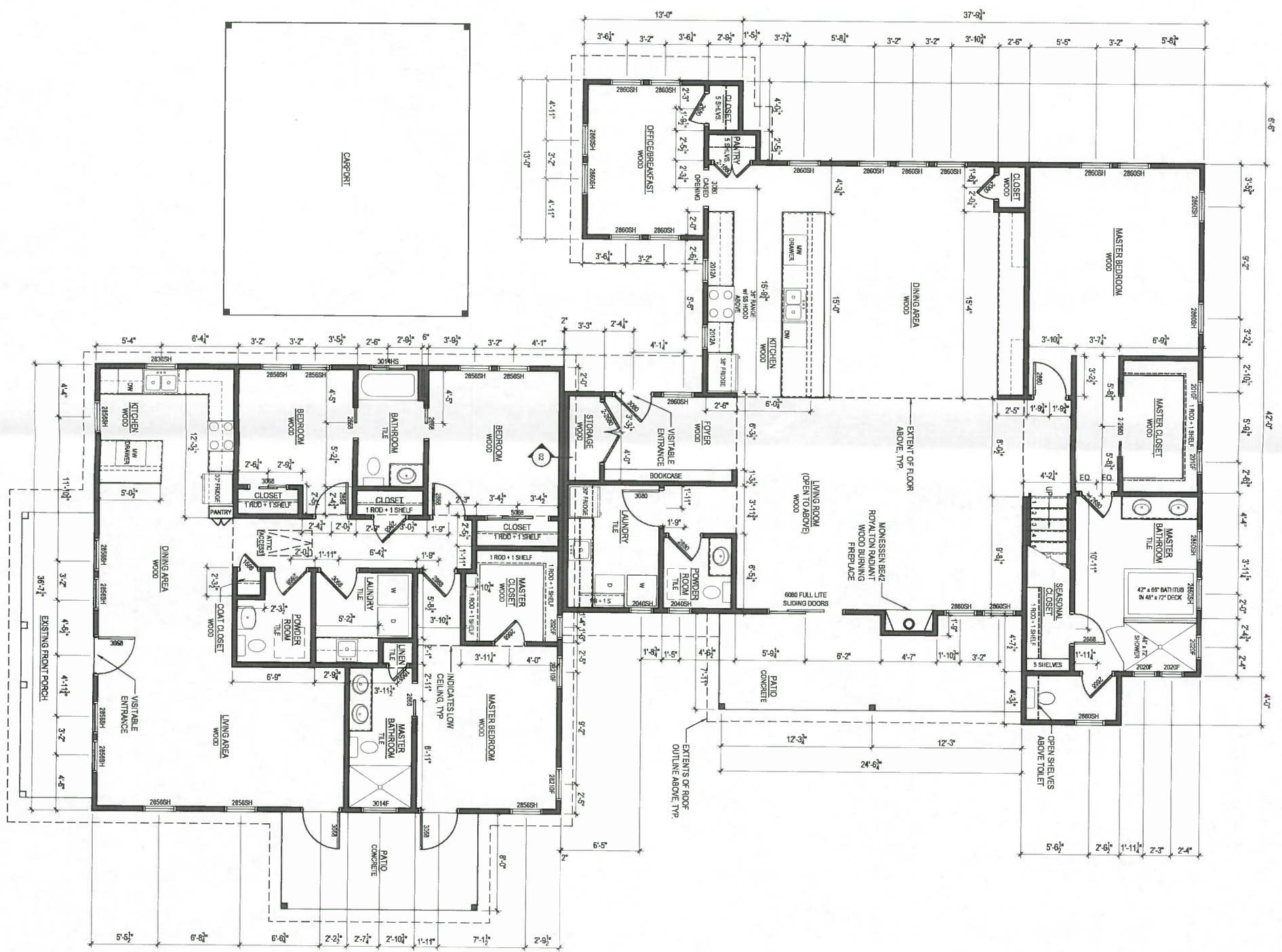
A bathroom group or half bath designated for visibility under Section R320.3 must be accessible by a route with a minimum clear opening of 32 inches beginning at the visible entrance designated under Section 320.6 and continuing through the living room, dining room, and kitchen, and be level with ramped or beveled changes at door thresholds.

R320.6 Visible Dwelling Entrance

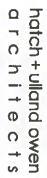
A dwelling must be accessible by at least one no-step entrance with a beveled threshold of one-half inch or less and a door with a clear width of at least 32 inches. The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.



02 UNIT SEPARATION PARTITION
SCALE: 1/4\"/>



01 FIRST FLOOR PLAN
SCALE: 3/32\"/>



www.huoaarchitects.com

Eix & Blackwell Design & Construction

1622 WEST 10TH STREET
AUSTIN, TEXAS 78703

NOTE: By not submitting a bid for this project, you agree that you will not use any of the ideas or design incorporated herein and shall retain the property of In-vo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from In-vo architects.

[illegible]

1. Contractor to verify all dimensions before any demolition takes place.
2. Reinforce roof framing where needed in Unit A.
3. Insulate all exterior walls with minimum R-15 loose-fill cellulose insulation.
4. Insulate roof with minimum R-38 open-cell spray foam insulation along rafters.
5. Insulate all floors with minimum R-13 open-cell spray foam insulation.
6. All electrical work to comply with current City of Austin code.

Visitability Compliance Notes:

Reference Section 320 (Viability) of the Land Development Code 25-12-243, which is a local amendment to the 2012 International Residential Code (IRC).

R320.3 Visitable Bathrooms

A visitable dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

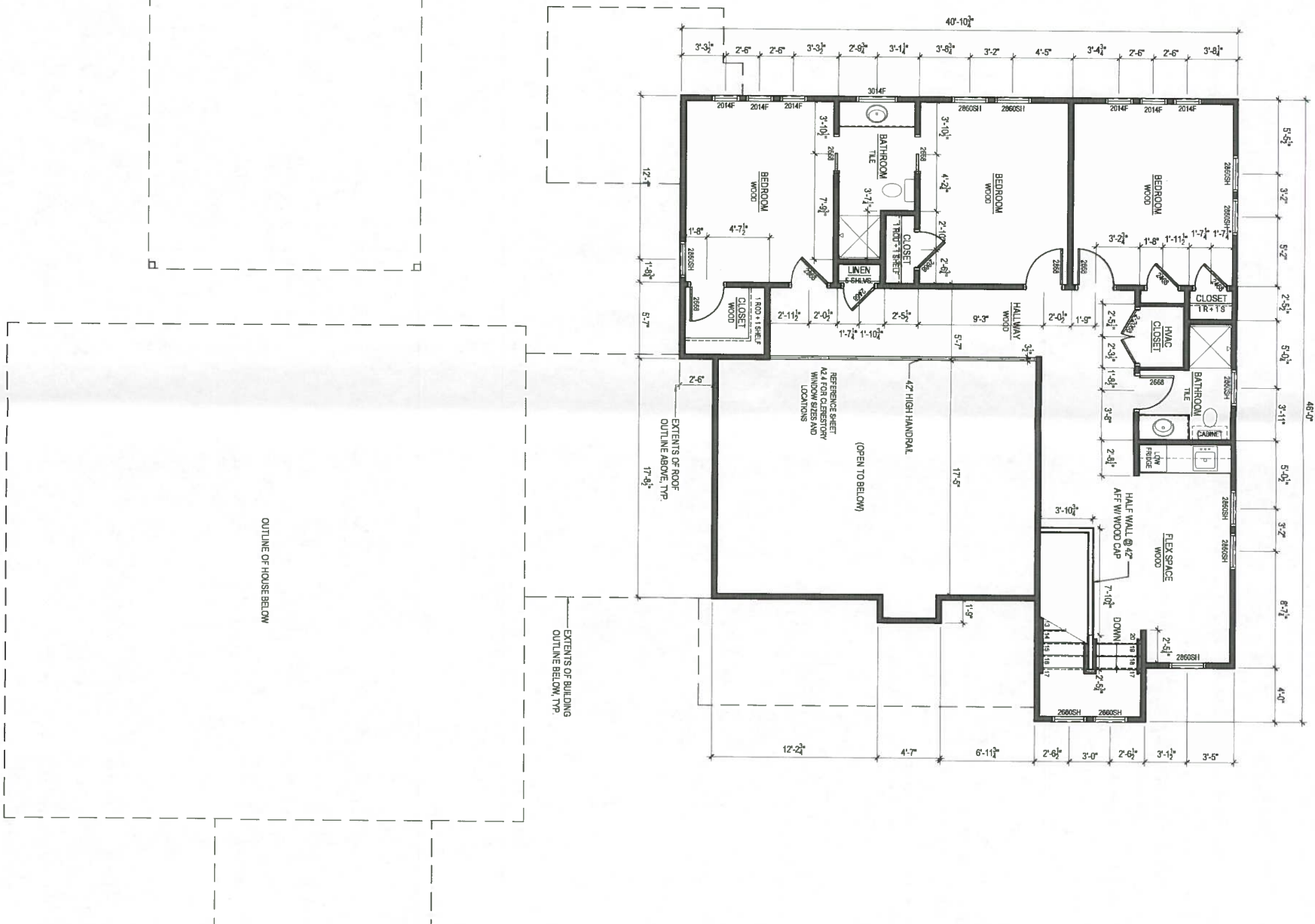
1. Minimum door size: A minimum clear opening of 30 inches is required (32" deep).
2. Grab bar provision: Lateral two-inch by six-inch or larger nominal wood blocking must be installed flush with stud edges of bathroom walls.
3. The centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

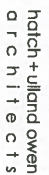
R320.5 Visability Bathroom Route

A bathroom group or half bath designated for visibility under Section R320.3 must be accessible by a route with a minimum clear opening of 32 inches beginning at the visible entrance designated under Section 320.6 and continuing through the living room, dining room, and kitchen, and be level with ramped or leveled changes at door thresholds.

Visitable Dwelling Entrance

A dwelling must be accessible by at least one no-step entrance with a beveled threshold of one-half inch or less and a door with a clear width of at least 32 inches. The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.





www.huocharchitects.com

Eix & Blackwell Design & Construction

1622 WEST 10TH STREET
AUSTIN, TEXAS 78703

NOTE: This document, the ideas and design incorporated herein, are those and remain the property of the two architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be adapted in any other way without written permission from the two architects.

NOTE: By act of submitting a bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers he intends to use, have carefully and thoroughly reviewed the drawings and specifications and have bound their complete and exclusive attention to the drawings and specifications. The bidder warrants that he is to the best of his or her subcontractors' and material suppliers' knowledge all materials and products specified or indicated herein are acceptable for all applicable codes and standards.

[illegible]

**FIRST FLOOR
RCP & POWER**

A2.3

1. All electrical work shall comply with current COA code.
2. Light fixtures should be selected by Owner and installed by General Contractor.
3. Smoke/carbon monoxide detectors should be located an installed per COA Fire Code. Locate a smoke/carbon monoxide detector in attic space.
 - * = Switch/Outlet located at 40" AFF.
4. All outlets in Kitchen, Bathroom, Wet Bar, and Outdoor to be GFCI. GFCI not required at receptacles installed for appliances in dedicated spaces such as dishwashers, disposals, refrigerators, or laundry equipment.
- 5.

Visitability Compliance Notes:

Reference Section 320 (Visibility) of the Land Development Code 25-12-243, which is a local amendment to the 2012 International Residential Code (IRC).

R320.4 Visitable Light Switches, Receptacles, and Environmental Controls

The first floor of a visitable dwelling must meet the following requirements:

1. Light switches and environmental controls must be located no higher than 48" AFF to the top of the light switch.
2. Outlets and receptacles must be a minimum of 15 inches AFF to the bottom of the bottom outlet. This excludes floor outlets.

RCP Legend

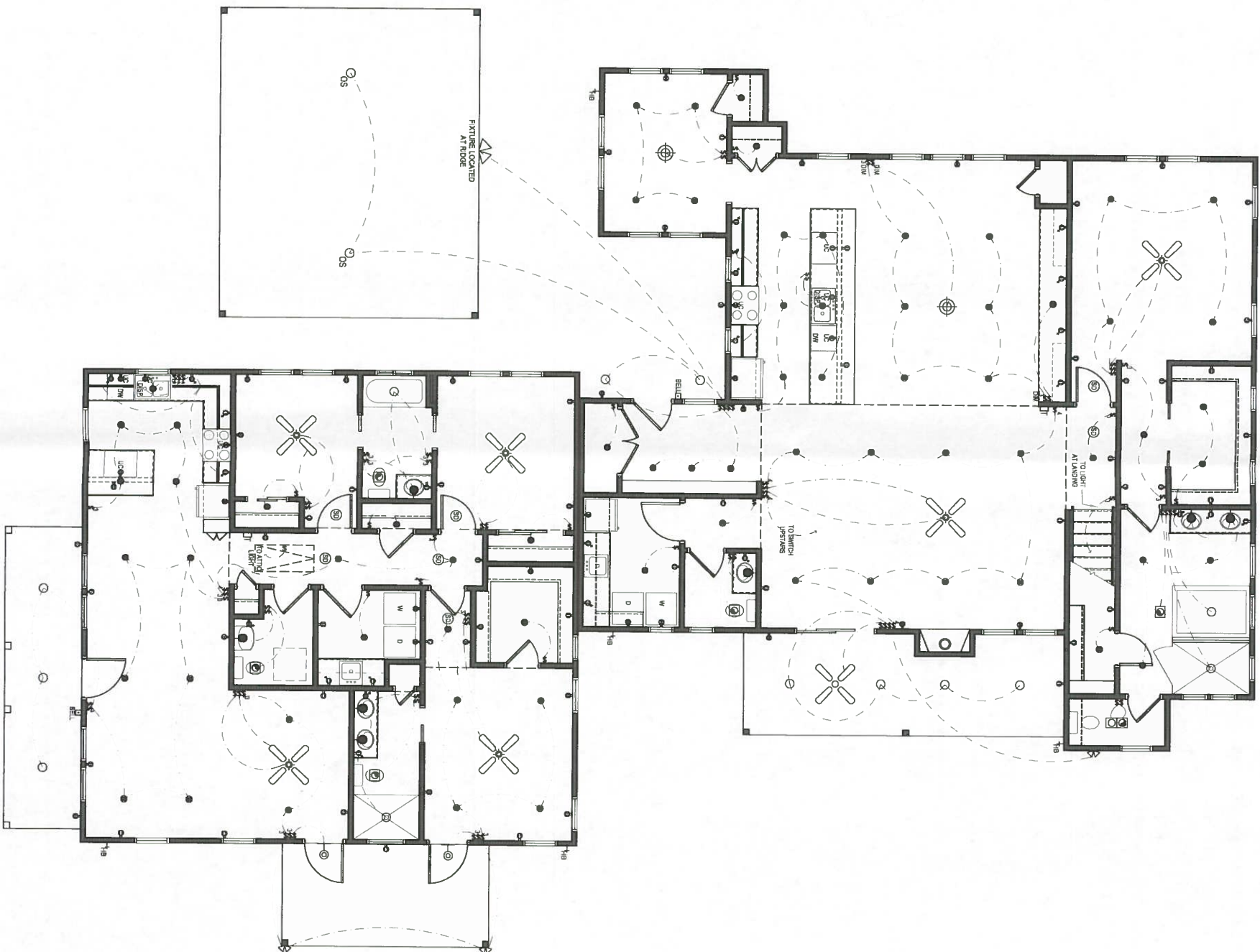
- | | |
|--|--|
|  | LED Surface-Mounted Downlight |
|  | Under Cabinet Lighting (Kitchen)
(LED Strip Lights) |
|  | 52" Ceiling Fan w/ Light Kit
Extensor to be UL Wet-Rated |
|  | 52" Ceiling Fan
Extensor to be UL Wet-Rated |
|  | Wet-Mounted Sconce (w/LED light) |
|  | Wet-Mounted Sconce (w/ LED light) |
|  | LED Wet-Rated Can Light
(Labeled "OS" if it has a motion sensor) |
|  | Exhaust Fan/LED Light Combo (GFCI Circuit) |
|  | Smoke/Carbon Monoxide Detector
Hard-wired, Infrared-emitting, battery back-up |
|  | Wet-Mounted Security Lighting |
|  | Special Fixture |

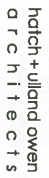
Power Plan Legend:

- | | |
|--------|--|
| \$ | Light, Fan, Receptacle Switch |
| 3 or 4 | Three- or Four-Way Wall Switch |
| DM | Dimmer Switch |
| Ⓢ | Standard Duplex Receptacle |
| Ⓢ* | Standard Duplex Receptacle, Installed 40" AP |
| Ⓢ | Duplex Receptacle for Major Appliances |
| <TEL | Telephone |
| TV | Cable/Television |
| T | Thermostat |



01 FIRST FLOOR RCP & POWER
SCALE: 3/32" = 1'-0"





www.huochitects.com

Eix & Blackwell Design & Construction

1622 WEST 10TH STREET
AUSTIN, TEXAS 78703

NOTE: This document, the ideas and design contained herein are hereby incorporated herein as and shall remain the property of Invo Architect. These documents may be used or referred to by name, but they are not to be copied, altered, in whole or in part, for other than the original intended use, nor are they to be adapted in any third party without written permission from Invo Architect.

NOTE: By act of accepting a bid for the proposed contract, the bidder warrants that he/she has read and understood the terms, conditions and all subcontractors and material suppliers he intends to use have carefully and thoroughly reviewed the drawings and specifications and their construction documents and now bound them complete and true to any obligations and sufficient for the purpose intended. The bidder warrants that he/she has read and understood the terms and material quantities, including all materials and products specified or indicated herein as acceptable for all applicable codes and standards.

[illegible]

SECOND FLOOR

RCP & POWER

A2.4

1. All electrical work shall comply with current COA code.
2. Light fixtures should be selected by Owner and installed by General Contractor.
3. Smoke/carbon monoxide detectors should be located and installed per COA Fire Code. Locate a smoke/carbon monoxide detector in attic space.
 - * = Switch/Outlet located at 40" AFF.
4. All outlets in Kitchen, Bathroom, Wet Bar, and Outdoor to be GFCI. GFCI not required at receptacles installed for appliances in dedicated spaces such as dishwashers, disposals, refrigerators, or laundry equipment.
- 5.

Visitability Compliance Notes:

Reference Section 320 (Viability) of the Land Development Code 25-12-243, which is a local amendment to the 2012 International Residential Code (IRC).

R320.4 **Visible Light Switches, Receptacles, and Environmental Controls**

The first floor of a visitable dwelling must meet the following requirements:

1. Light switches and environmental controls must be located no higher than 48" AFF to the top of the light switch.
2. Outlets and receptacles must be a minimum of 15 inches AFF to the bottom of the bottom outlet. This excludes floor outlets.

RCP Legend:

- | | |
|---|---|
|  | LED Surface-Mounted Downlight |
|  | Under Cabinet Lighting (Kitchen)
[LED Strip Lights] |
|  | 52" Ceiling Fan w/ Light Kit
Exterior to be UL Waiver-Rated |
|  | 52" Ceiling Fan
Exterior to be UL Waiver-Rated |
|  | Waiver-Mounted Sconce (w/ LED Light) |
|  | Waiver-Mounted Sconce (w/ LED Light) |
|  | LED Waiver-Rated Can Light
(labeled "OS" if it has a motion sensor) |
|  | Exhaust Fan/LED Light Combo (GFIC Circuit) |
|  | Smoke/Carbon Monoxide Detector
Hard-wired, Interconnected, battery back-up |
|  | Waiver-Mounted Security Lighting |
|  | Special Fixture |

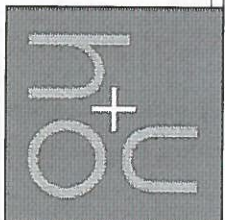
Power Plan Legend:

- | | |
|---|--|
|  | Doorbell w/ Light |
| \$ | Light, Fan, Receptacle Switch |
| \$3 or 4 | Three- or Four-Way Wall Switch |
|  | Dimmer Switch |
|  | Standard Duplex Receptacle |
|  | Standard Duplex Receptacle, Installed 40' A.F.F. |
|  | Duplex Receptacle for Major Appliances |
|  | Telephones |
|  | Cable/Television |
|  | Thermostat |



01

SECOND FLOOR RCP & POWER



hatch + uland owen
a r c h i t e c t s
1010 East 11th Street
Austin, Texas 78702
T: 512.474.8948
F: 512.474.8843
www.huoarchitects.com

CLARKSVILLE RESIDENCES
Eix & Blackwell Design & Construction
1622 WEST 10TH STREET
AUSTIN, TEXAS 78703

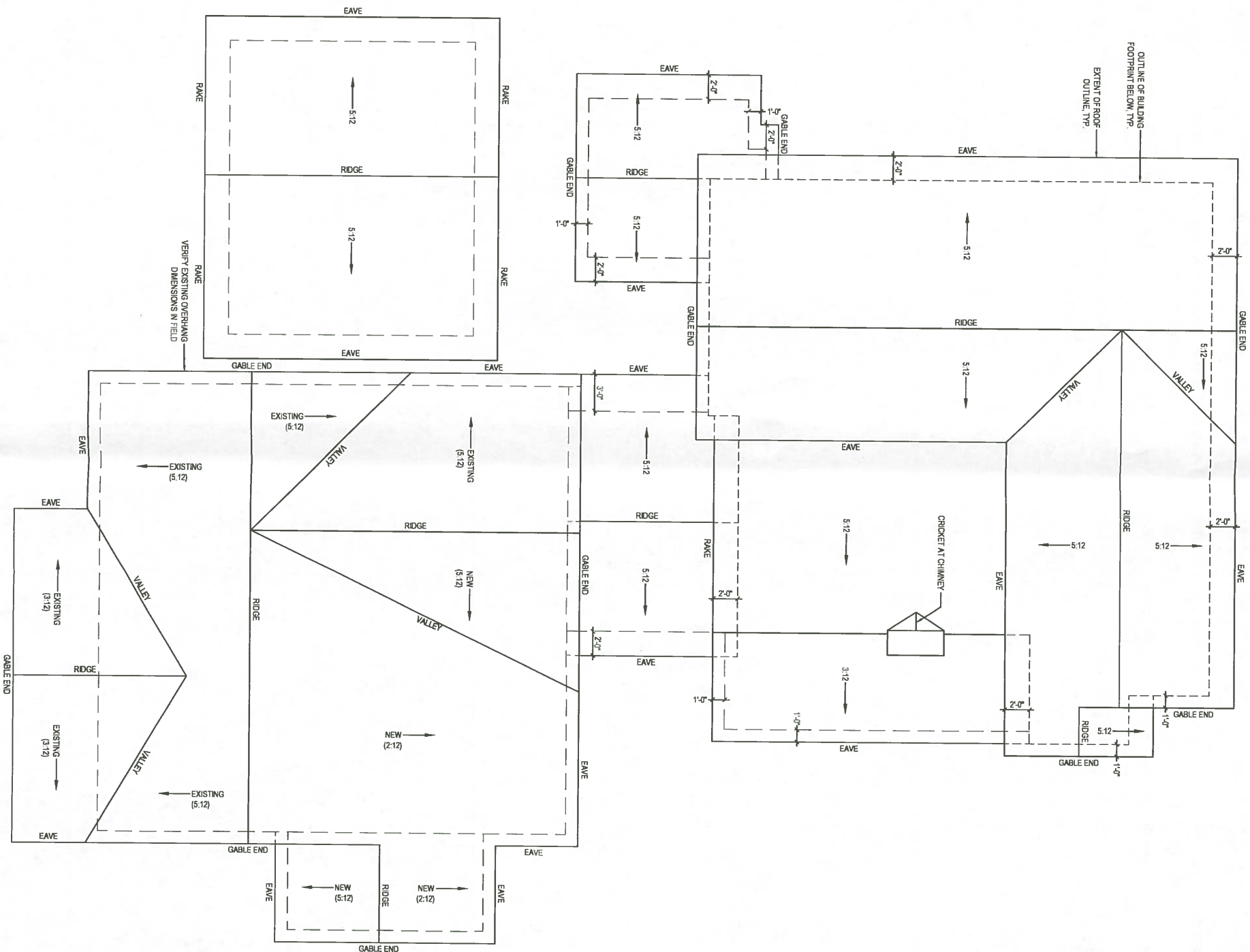
NOTE: This document, the ideas and designs contained herein, are the property of the architect and are not to be used or reproduced in any form without the written permission of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any construction or other work not shown or specified in this document. The architect shall not be responsible for any construction or other work not shown or specified in this document. The architect shall not be responsible for any construction or other work not shown or specified in this document.

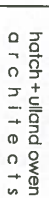


ISSUE DATES:
12/23/15 Plan Review

ROOF
PLAN
A2.5

01 | ROOF PLAN
SCALE: 3/32" = 1'-0"





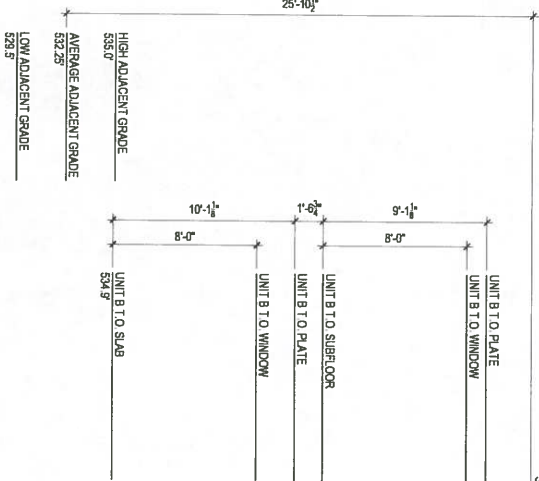
www.huochitects.com

1622 WEST 10TH STREET
AUSTIN, TEXAS 78703

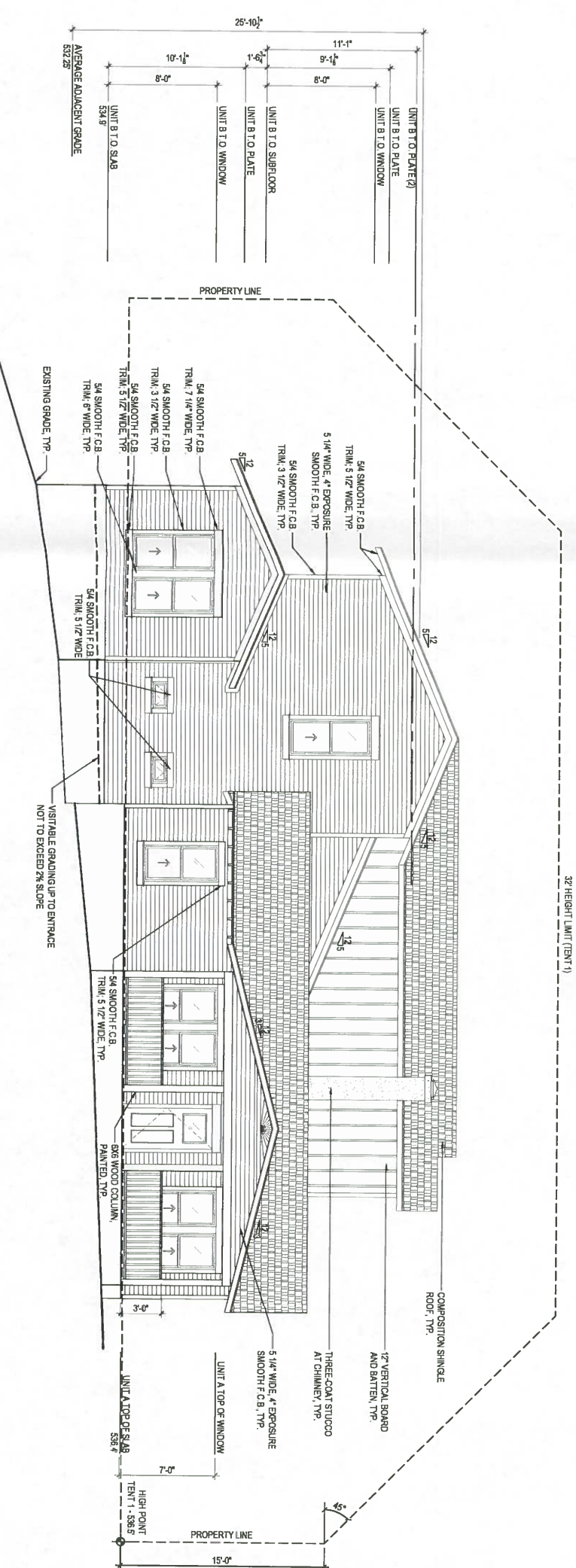
acceptable for all applicable codes and authorities.

[illegible]

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

A3.1



www.huoaarchitects.com

1622 WEST 10TH STREET
AUSTIN, TEXAS 78703

12/23/2015

[illegible]

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

