

PROJECT TEAM

Owner:
Jason and Erin Martinson
4311 Avenue F
Austin, TX 78751

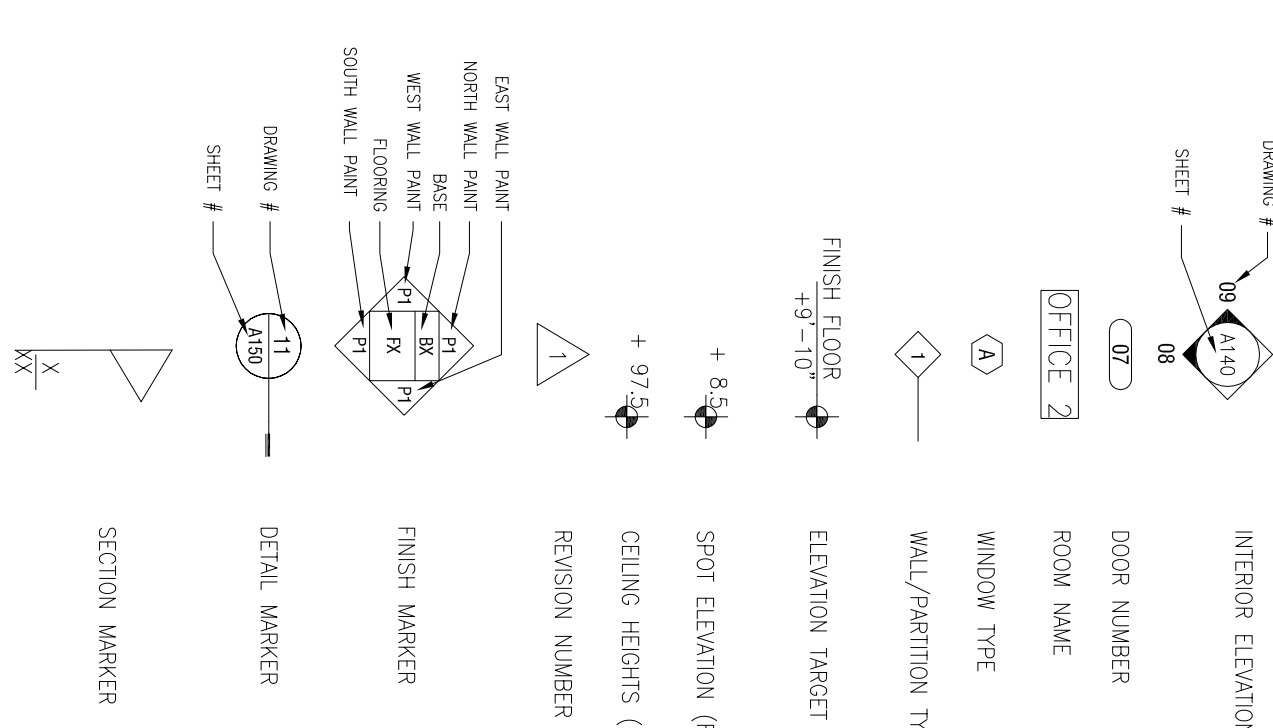
PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE ADDITION for Mr. and Mrs
Martinson at 4311 Avenue F Austin, TX 78751

INDEX OF DRAWINGS

- Builder:
**TRUE HOME
DESIGN BUILD**
Shiloh Trails
3707 Bedford Rd.
Austin, Texas 78723
979-966-7126
- Architect:
Robert B. Pitt, AIA
208 West 4th St., #3A
Austin, TX 78701
512-472-1111
- G101 GENERAL INFO & PLOT PLAN
A101 DEMO PLAN
A102 GROUND FLOOR PLAN
A103 2ND FLOOR PLAN
A104 ROOF PLAN
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SYMBOL KEY



GENERAL NOTES

1. ANY AND ALL WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. THE GENERAL CONTRACTOR AND SUB CONTRACTORS MUST CERTIFY THAT ALL MATERIALS ARE FREE OF ADDED UREA FORMALYDE AND ASBESTOS FREE.
3. THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING FOR ALL FEES REQUIRED TO CONSTRUCT THE PROJECT AS DESCRIBED OR INFERRED BY THESE DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, DRIVEWAY AND ANY PERMITS THAT MAY NOT BE WAIVED BY SMART HOUSING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF WATER METERS, ELECTRICAL METERS, SEWER CONNECTION FEES AND ANY REQUIRED TESTING.
5. WORK NOT SPECIFICALLY SET FORTH IN THESE DOCUMENTS, BUT REASONABLY IMPLIED SHALL BE INCLUDED AND INSTALLED IN A WORKMANLIKE MANNER.
6. GENERAL CONTRACTOR SHALL CONSULT WITH THE REPRESENTATIVES OF THE WATER, SEWER, ELECTRIC, GAS AND TELECOM COMPANIES TO VERIFY AVAILABLE FACILITIES ABOVE AND BELOW GROUND AND THE FEE AND CHARGES FOR CONNECTION TO THESE FACILITIES. OWNER SHALL PAY THE COST OF SUCH FEES.
7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCY OR OMISSION IN THESE DOCUMENTS PRIOR TO DOING ANY WORK.

| AREA DESCRIPTION | EXISTING SQ. FT. |
|-----------------------------|------------------|
| EXISTING BUILDING COVERAGE: | |
| BUILDING COVERAGE AREA: | 1433 |
| BASEMENT | 0 |
| COVERED FRONT PORCH | 0 |
| COVERED PARKING | 0 |
| COVERED PATIO, DECK, PORCH | 66 |
| OTHER | 0 |
| SHED | 262 |
| TOTAL GROSS BUILDING AREA | 1,761 |

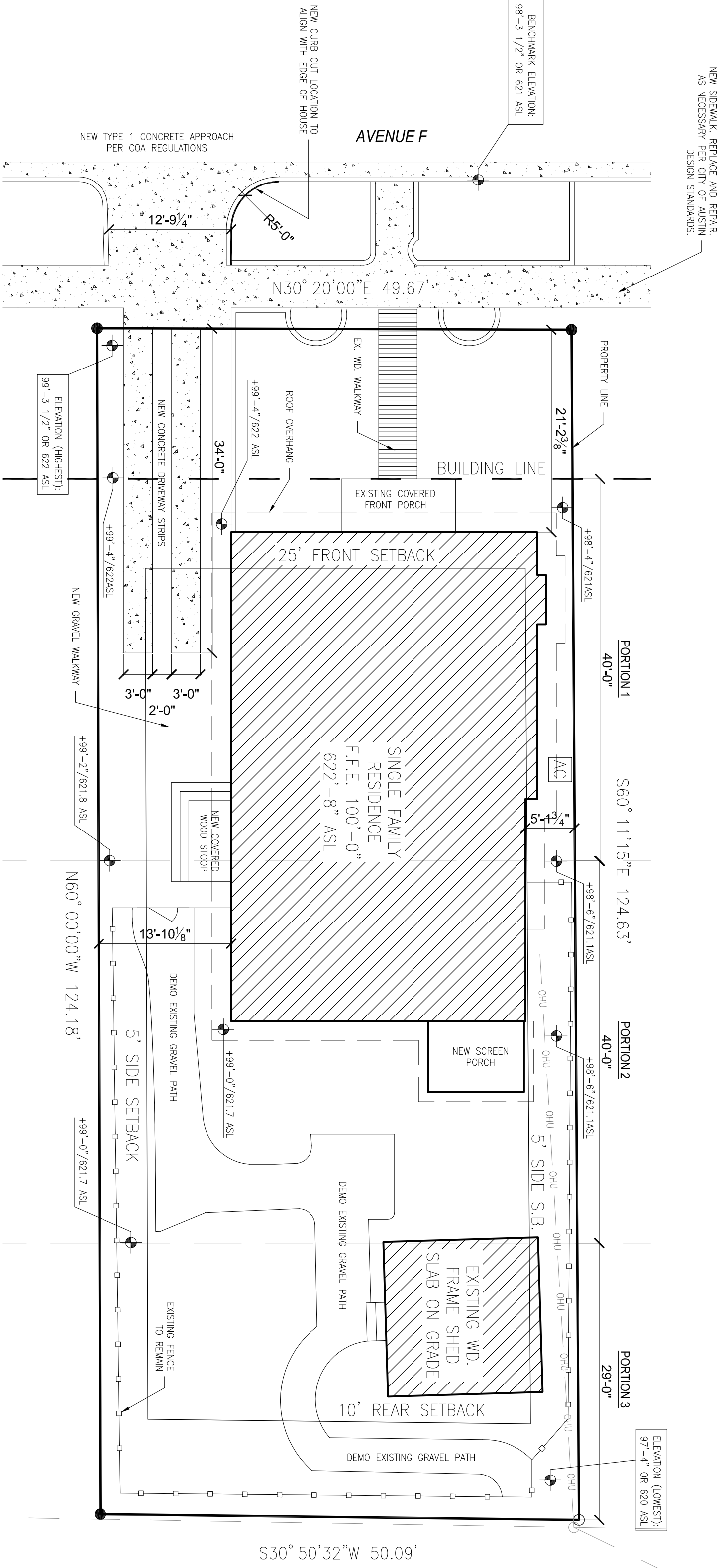
| AREA DESCRIPTION | EXISTING SQ. FT. |
|---------------------------------------|------------------|
| EXISTING SITE COVERAGE: | |
| UNCOVERED DECKS AND STAIRS (50%) | 706 (353) |
| COVERED DRIVEWAYS | 548 (283) |
| GRASSY WALK (50%) | 574 (287) |
| AC PAVES | 6 |
| OTHER: | 0 |
| TOTAL EXISTING SITE COVERAGE | 929 |
| TOTAL SITE AREA = | 6,205 SQ. FT. |
| PROPOSED IMPERVIOUS COVER: | 2,690 SQ. FT. |
| (BUILDING COVERAGE + SITE COVERAGE) = | |
| % IMPERVIOUS COVER = | 43.3% |

| AREA DESCRIPTION | NEW SQ. FT. |
|---------------------------------|-------------|
| PROPOSED NEW BUILDING COVERAGE: | |
| BUILDING COVERAGE AREA: | 1,717 |
| COVERED FRONT PORCH | 38 |
| COVERED SIDE PORCH | 106 |
| OTHER | 0 |
| SHED | 262 |
| TOTAL GROSS BUILDING AREA | 2,189 |

| AREA DESCRIPTION | NEW SQ. FT. |
|---------------------------------------|---------------|
| PROPOSED SITE COVERAGE: | |
| DRIVEWAYS: | |
| - CONCRETE DRIVEWAYS | 204 |
| UNCOVERED WOOD DECKS AND STAIRS | 63 (31.5) |
| - FRONT WALK (50%) | 27 (13.5) |
| - SIDE STAIRS (50%) | 0 |
| AC PAVES | 6 |
| OTHER: | 0 |
| TOTAL SITE COVERAGE | 300 |
| TOTAL SITE AREA = | 6,205 SQ. FT. |
| PROPOSED IMPERVIOUS COVER: | 2,483 SQ. FT. |
| (BUILDING COVERAGE + SITE COVERAGE) = | |
| % IMPERVIOUS COVER = | 40% |

| AREA DESCRIPTION | NEW SQ. FT. |
|---|-------------|
| FLOOR TO AREA RATIO (FAR): | |
| (TOTALS REPRESENT ENTIRE EXISTING SINGLE FAMILY HOME) | |
| 1ST FLOOR CONDITIONED AREA: | 1,544 |
| 2ND FLOOR CONDITIONED AREA: | 733 |
| BASEMENT | 0 |
| CARPORT: | 0 |
| CELLINGS OVER 19FT | 0 |

| | |
|--------------------------------------|-------|
| TOTAL GROSS FLOOR AREA = | 2,277 |
| TOTAL SITE AREA= | 6,205 |
| FLOOR TO AREA RATIO (FAR): | |
| (TOTAL GROSS FLOOR AREA/SITE AREA) = | .37 |



1 SITE PLAN
FULL SIZE SCALE 1/4\"/>

Shiloh Trails
dell True Home Design Build
3707 Bedford Rd.
Austin, TX 78723
979-966-7126



Architect:
Robert B. Pitt, AIA
208 West 4th St., #3A
Austin, TX 78701
512-472-1111



**MARTINSON
ADDITION**
4311 AVENUE F
AUSTIN, TX 78751

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ISSUE DATES:
01-06-16 ISSUE FOR OWNER REVIEW
01-31-16 ISSUE FOR PERMIT
05-17-16 ISSUE FOR PERMIT

PROJECT NO:

DATE:

SHEET NAME:
COVER &
PLOT PLAN
SHEET NUMBER:

G101



Shiloh Trails
dell True Home Design Build
3707 Bedford Rd.
Austin, TX 78723
979-985-1726



Architect:
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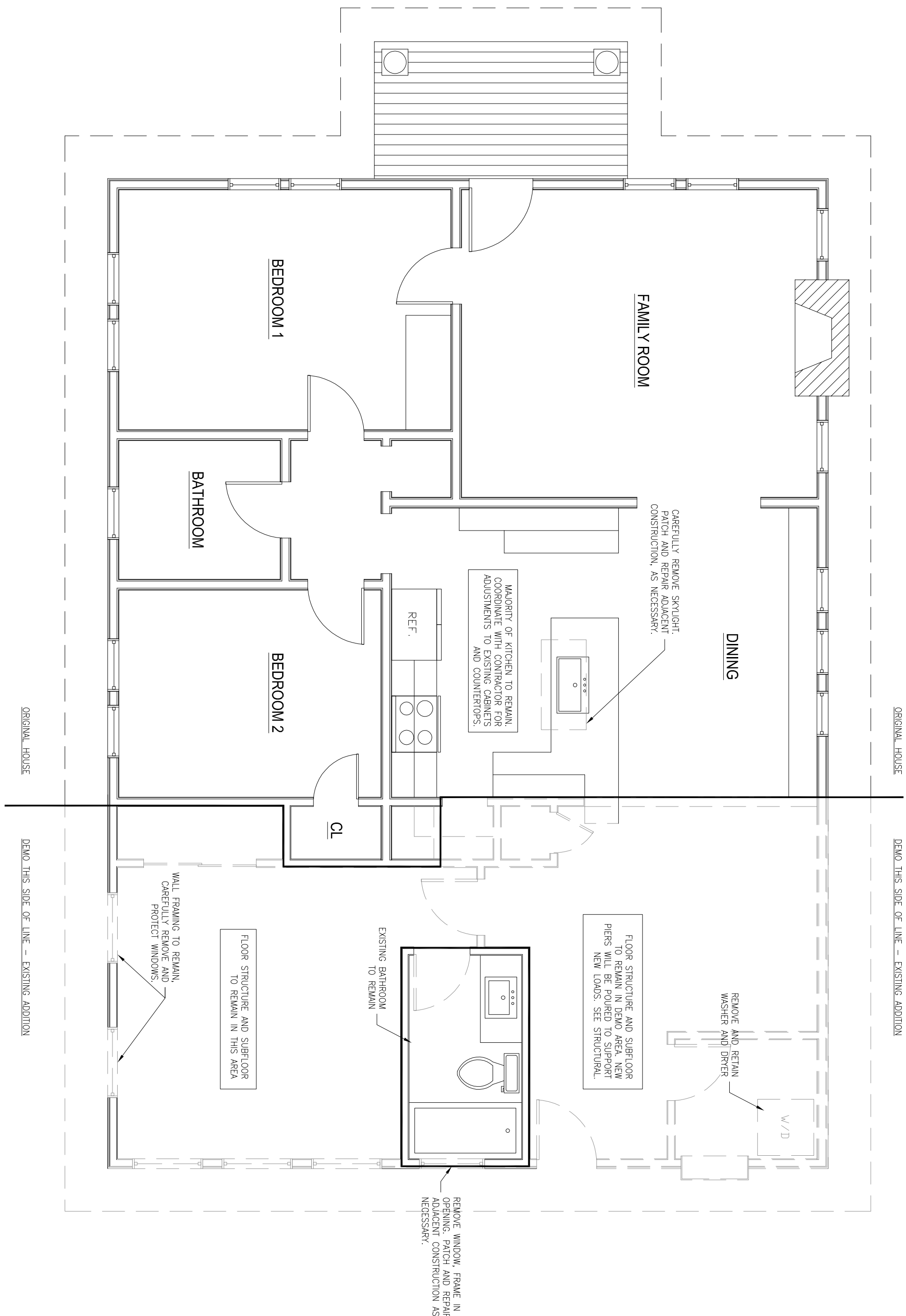
DEMO PLAN

SHEET NUMBER:

A101

DEMO NOTES:

1. COORDINATE WITH GENERAL CONTRACTOR FOR TREATMENT OF ALL KITCHEN COUNTERTOPS, CABINETS, AND APPLIANCES.
2. COORDINATE WITH CONTRACTOR FOR ITEMS TO BE RECLAIMED OR REUSED.
3. LINES DRAWN AS  INDICATE WALLS TO BE REMOVED.
4. REFER TO FLOOR PLANS FOR ROOF DEMO. COORDINATE WITH CONTRACTOR FOR DEMO OF ROOF FRAMING, SHEATHING, AND SHINGLE.
5. COORDINATE WITH CONTRACTOR FOR FOUNDATION DEMO.



1 DEMOLITION PLAN
1/4"=1'-0"

FULL SIZE SCALE 1/4"=1'-0" (24X36)
HALF SIZE SCALE 1/8"=1'-0" (18X24)



Architect:
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PROJECT NO:

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SHEET NAME:

1ST FLOOR PLAN

SHEET NUMBER:

A102

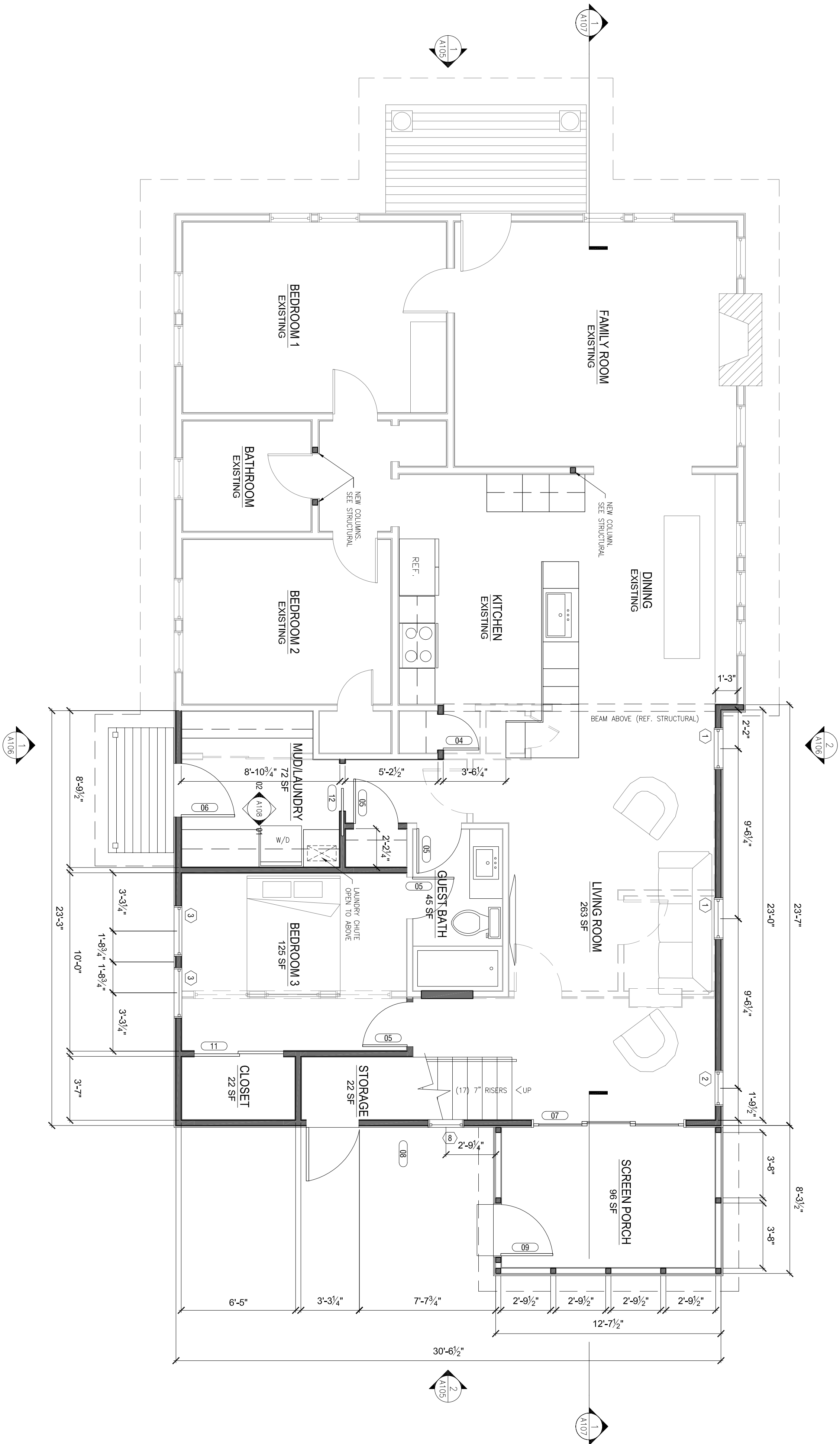
| WINDOW SCHEDULE | | | | |
|-----------------|-----|-------------------------------|---|---|
| WINDOW # | QTY | WINDOW SIZE WIDTH X HEIGHT | DESCRIPTION | NOTES |
| 1 | 2 | 2-4 X 1-3 | FIXED - ALUM. CLAD WOOD UNIT TO MATCH EX. | "MARVIN INTEGRITY" SERIES OR EQUAL |
| 2 | 1 | 2-0 X 5-0 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | TEMPERED GLASS - "MARVIN INTEGRITY" SERIES OR EQUAL |
| 3 | 2 | 3-0 X 5-6 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | "MARVIN INTEGRITY" SERIES OR EQUAL |
| 4 | 3 | 3-0 X 3-6 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | (2) TEMPERED - "MARVIN INTEGRITY" SERIES OR EQUAL |
| 5 | 4 | 2-6 X 3-6 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | (1) TEMPERED - "MARVIN INTEGRITY" SERIES OR EQUAL |
| 6 | 1 | 2-0 X 3-6 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | "MARVIN INTEGRITY" SERIES OR EQUAL |
| 7 | 2 | 3-0 X 5-0 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | "MARVIN INTEGRITY" SERIES OR EQUAL |
| 8 | 3 | 2-0 X 2-0 | CSMT. - ALUM. CLAD WOOD UNIT TO MATCH EX. | ALL TEMPERED - "MARVIN INTEGRITY" SERIES OR EQUAL |
| 9 | 2 | 2-0 X 2-0 | FIXED - ALUM. CLAD WOOD UNIT TO MATCH EX. | ALL TEMPERED - "MARVIN INTEGRITY" SERIES OR EQUAL |
| 10 | 1 | 3-0 X 3-0 | FIXED - ALUM. CLAD WOOD UNIT TO MATCH EX. | TEMPERED - "MARVIN INTEGRITY" SERIES OR EQUAL |
| 11 | 1 | 5-0 X 2-0 | FIXED - ALUM. CLAD WOOD UNIT TO MATCH EX. | "MARVIN INTEGRITY" SERIES OR EQUAL |
| 12 | 1 | 3-6 X 5-0 | DBL. HUNG - ALUM. CLAD WOOD UNIT TO MATCH EX. | TEMPERED - "MARVIN INTEGRITY" SERIES OR EQUAL |

*PROVIDE SCREENS ON ALL OPERABLE WINDOWS

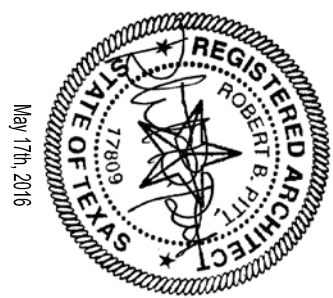
| DOOR SCHEDULE | | | | |
|---------------|-----|-----------|--|----------------------|
| DOOR # | QTY | SIZE | DESCRIPTION | NOTES |
| 1 | 1 | 2-8 X 6-8 | 2 PANEL POCKET DOOR | |
| 2 | 2 | 1-6 X 6-8 | 2 PANEL POCKET DOOR | |
| 3 | 1 | 3-0 X 6-8 | SOLID WOOD FULL LT. EXTERIOR DOOR | TEMPERED GLASS |
| 4 | 1 | 2-0 X 6-8 | SOLID CORE MDF 2 PANEL | |
| 5 | 4 | 2-6 X 6-8 | SOLID CORE MDF 2 PANEL | |
| 6 | 1 | 3-0 X 6-8 | SOLID WOOD HALF LT. EXTERIOR DOOR | TEMPERED GLASS |
| 7 | 1 | 9-0 X 6-8 | 3 FULL LT. SOLID WD. SLIDING PANEL DOORS | TEMPERED GLASS |
| 8 | 1 | 6-8 X 3-0 | SOLID WD. EXTERIOR DOOR | |
| 9 | 1 | 2-8 X 6-8 | CUSTOM WOOD SCREEN DOOR | |
| 10 | 1 | 2-8 X 6-8 | SOLID CORE MDF 2 PANEL | |
| 11 | 2 | 2-6 X 6-8 | SOLID CORE MDF 2 PANEL | CLOSET SLIDING DOORS |
| 12 | 1 | 2-8 X 6-8 | 2 PANEL POCKET DOOR | |

FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF FRAMING.
- ALL GROUND LEVEL, CEILING HTS. TO MATCH EXISTING STRUCTURE, UNLESS OTHERWISE NOTED.
- WALLS SHOWN AS INDICATE NEW WALLS
- WALLS SHOWN AS INDICATE EXISTING WALLS TO REMAIN
- WALLS SHOWN AS INDICATE WALLS TO BE DEMOLISHED.



1 GROUND FLOOR PLAN
FULL SIZE SCALE 1/8" = 1'-0" (24X36)
HALF SIZE SCALE 1/16" = 1'-0" (18X24)



Architect:
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

MARTINSON ADDITION

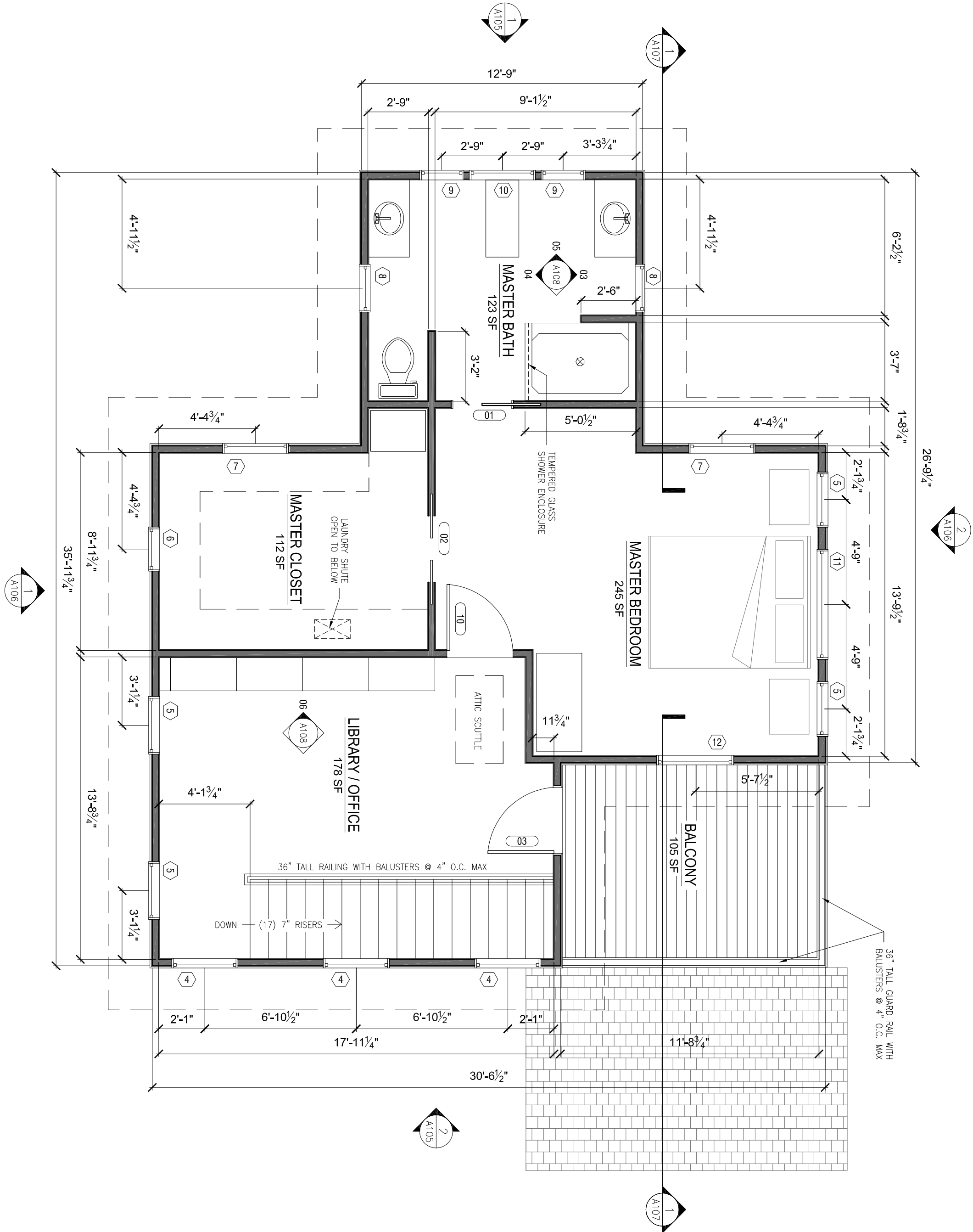
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| 01-06-16 | ISSUE FOR OWNER REVIEW |
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|----------------|--|
| PROJECT NO: | |
| DATE: | |
| SHEET NAME: | |
| 2ND FLOOR PLAN | |
| SHEET NUMBER: | |

FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAMING.
2. ALL GROUND LEVEL CEILING FITS TO MATCH EXISTING STRUCTURE UNLESS OTHERWISE NOTED.
3. WALLS SHOWN AS  INDICATE NEW WALLS.
3. WALLS SHOWN AS  INDICATE EXISTING WALLS.



1 2ND FLOOR PLAN
FULL SIZE SCALE 1/8" = 1'-0"
HALF SIZE SCALE 1/8" = 1'-0" (18X24)



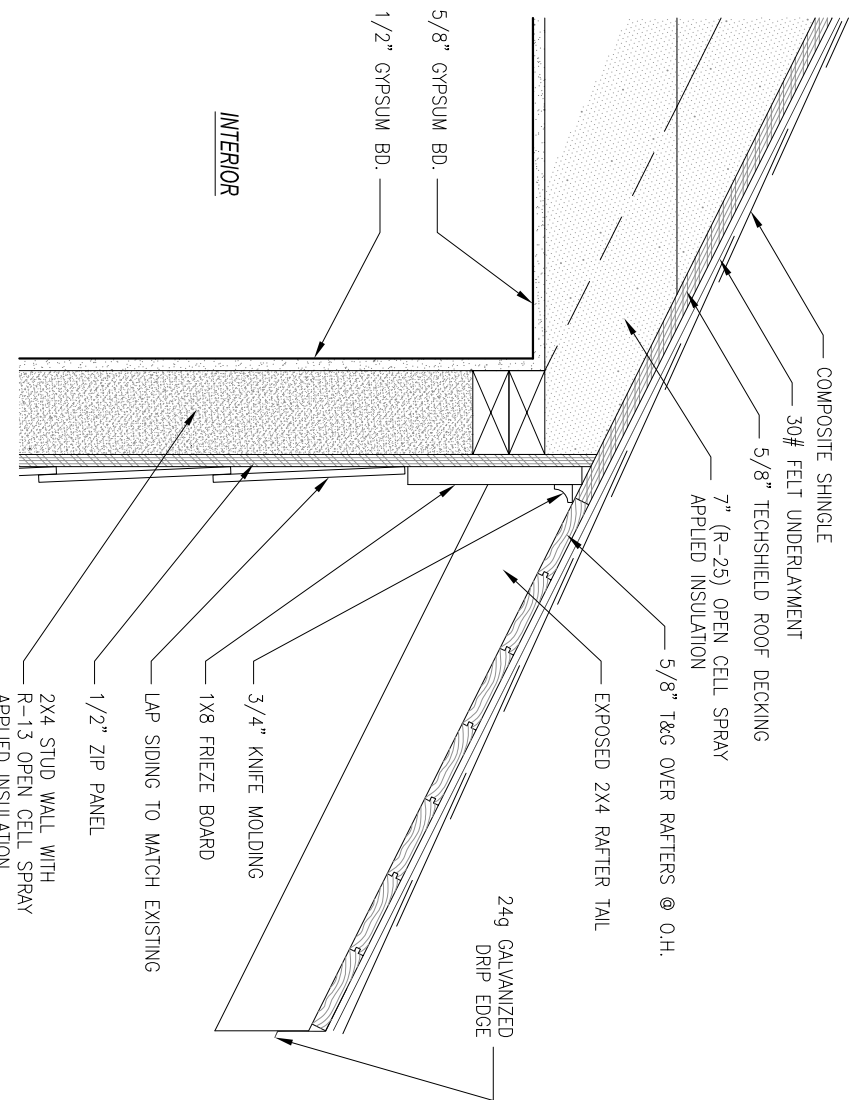
Architect:
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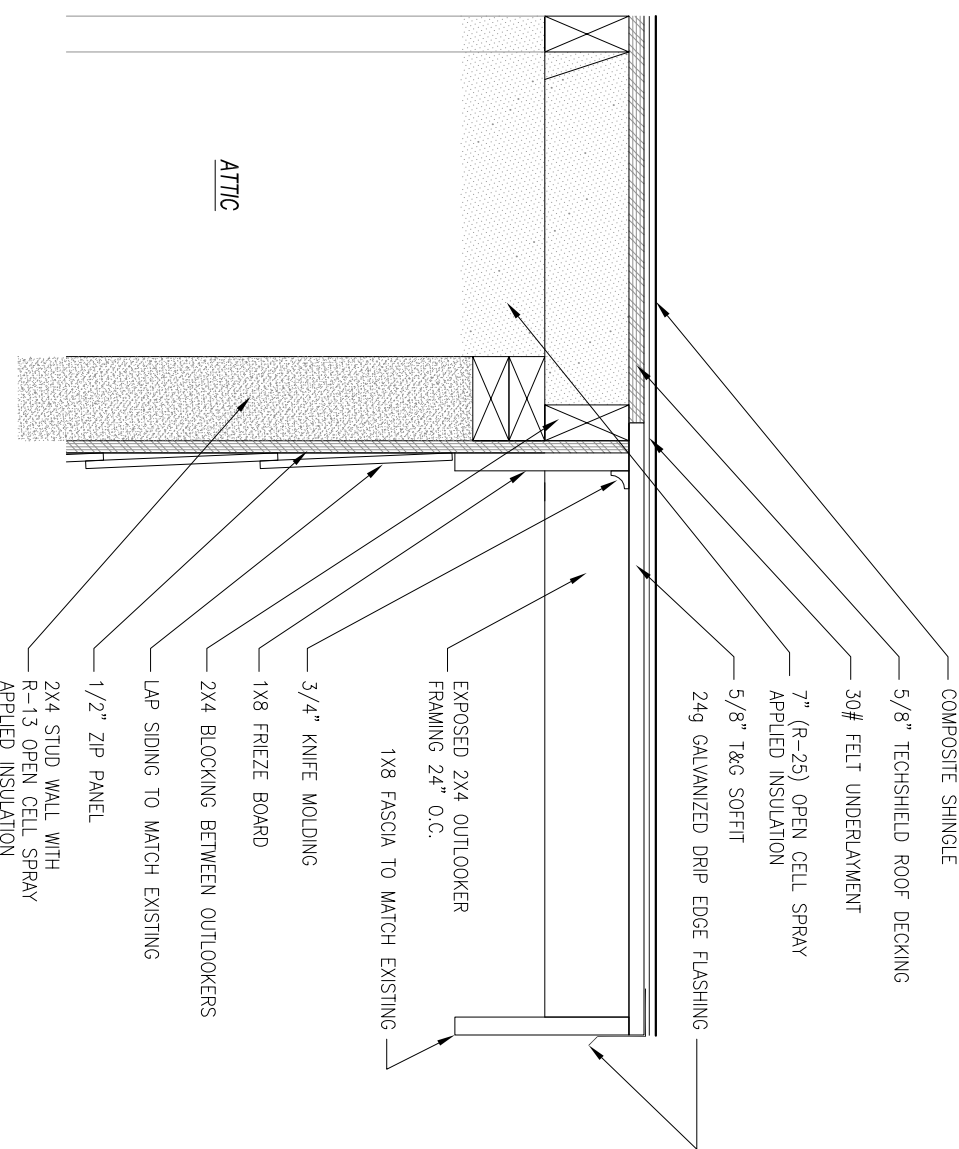
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| PROJECT NO: | |
| DATE: | |
| SHEET NAME: | |
| ROOF PLAN | |
| SHEET NUMBER: | |

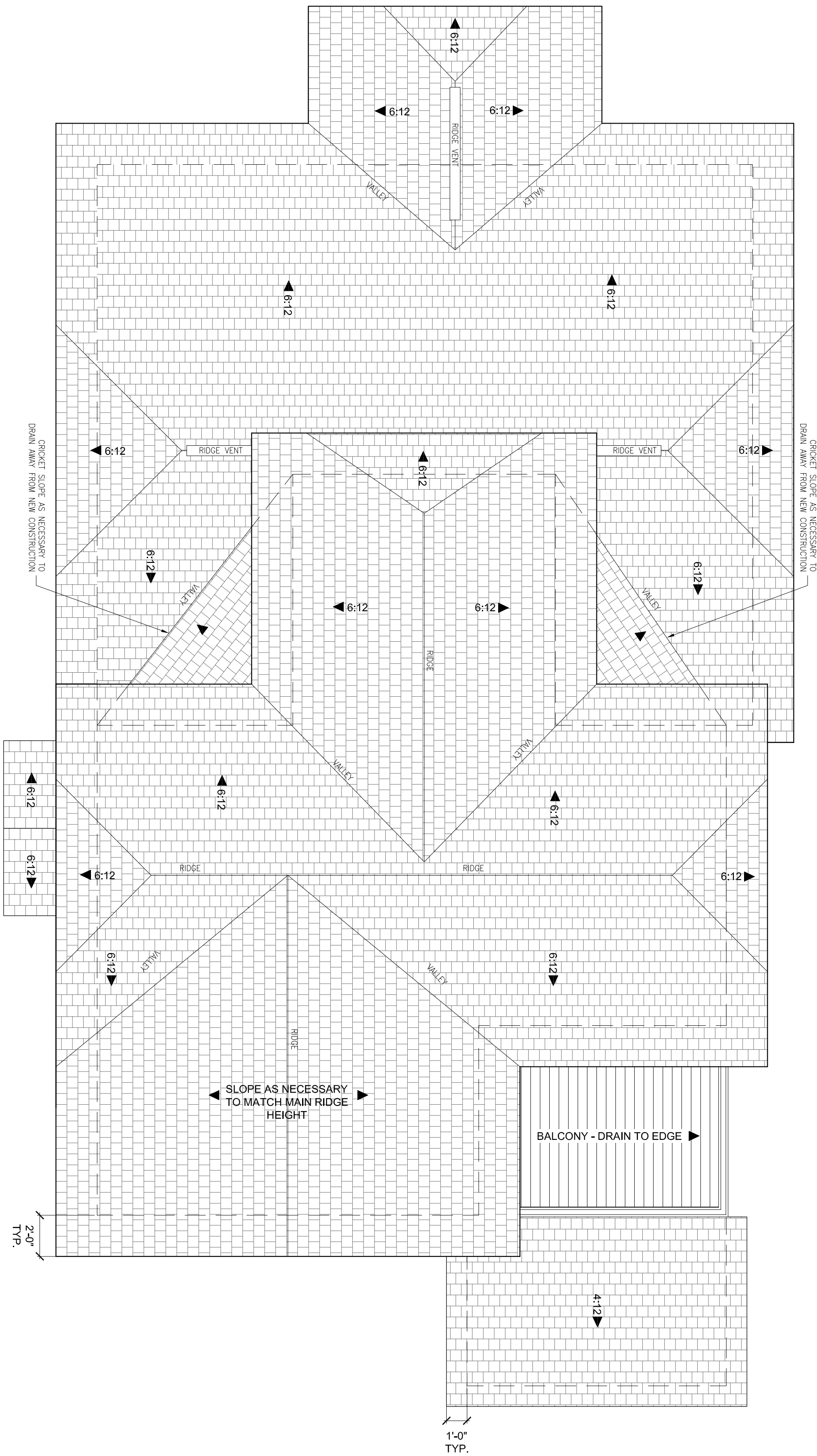


3 TYPICAL O.H. DETAIL @ RAFTER TAIL
1 1/2\"/>



2 TYPICAL O.H. DETAIL @ OUTLOOKER
1 1/2\"/>

- ROOF PLAN NOTES:
1. ALL ROOFS TO RECEIVE NEW COMPOSITE SHINGLES
 2. ALL NEW ROOF PITCHES TO BE 6:12 UNLESS OTHERWISE NOTED
 3. VENT ALL EXISTING PROSES EXCEPT WHERE RIDGE METIS NEW DORMER WALL FLASHING. COORDINATE LOCATIONS WITH CONTRACTOR.



1 GROUND FLOOR PLAN
FULL SIZE SCALE 1/4\"/>



Architect:
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MARTINSON ADDITION

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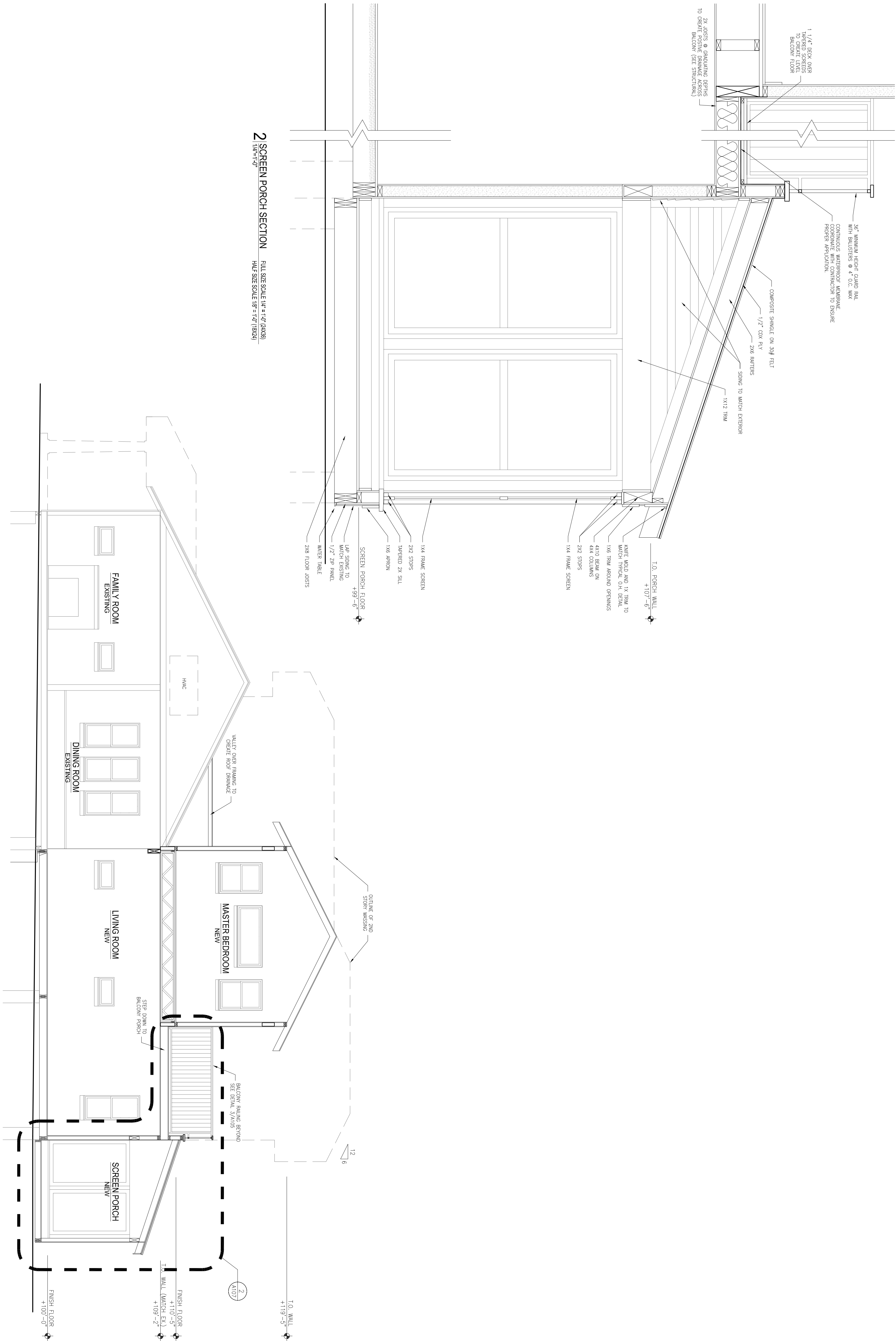
DATE:

SHEET NAME:

BUILDING SECTION

SHEET NUMBER:

A107





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MARTINSON ADDITION

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














SHEET NAME:
1ST FLOOR
ELECTRICAL PLAN

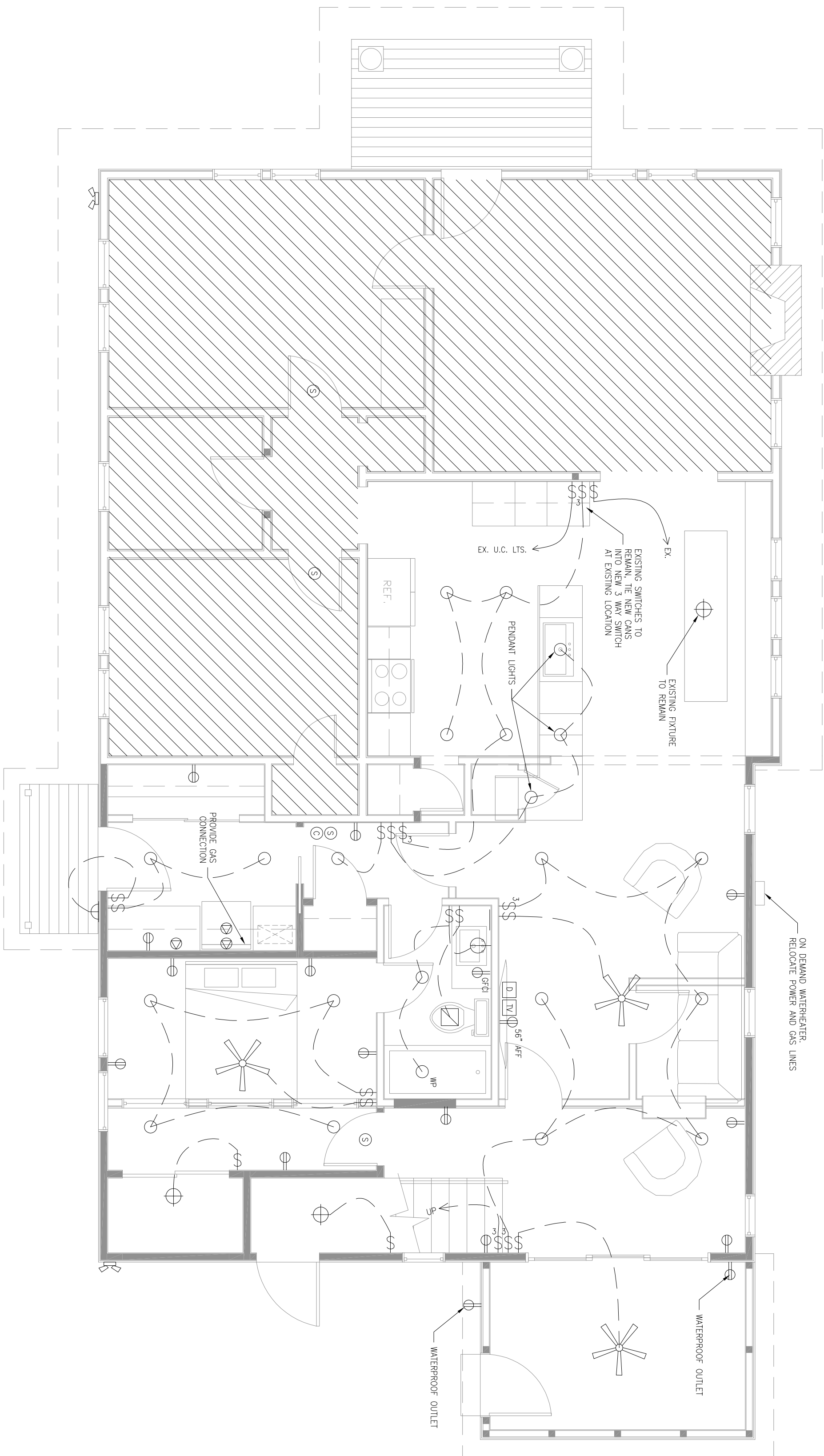
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E101

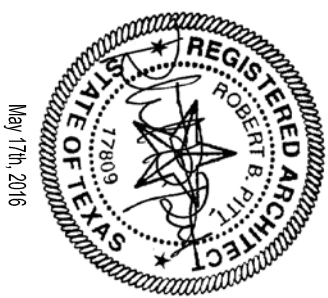
ELECTRICAL PLAN NOTES:

1. PROVIDE CARBON MONOXIDE ALARM - HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FIRE-ARMED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2012 IRC SEC. K313
2. PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, IN ACCORDANCE WITH 2012 IRC SEC. K314
3. PRIOR TO DRYWALL INSTALLATION/OWNER AND CONTRACTOR SHALL WALK THE PROJECT FOR FINAL ELECTRICAL SWITCH, OUTLET, AND LIGHT LOCATION'S APPROVAL.
4. AREAS SHOWN IN  ARE EXISTING AREAS TO REMAIN. NO NEW ELECTRICAL WORK.

| LEGEND: | |
|---|--|
|  | CABLE |
|  | ELECTRICAL OUTLET GROUND FAULT CIRCUIT INTERRUPTER |
|  | ELECTRICAL OUTLET |
|  | SWITCH |
|  | 3-WAY SWITCH |
|  | DATA |
|  | RECESSED CAN FIXTURE |
|  | CEILING FIXTURE |
|  | SMOKE DETECTOR |
|  | CARBON MONOXIDE DETECTOR |
|  | APPLIANCE OUTLET |
|  | FLOOD LIGHT |
|  | GARBAGE DISPOSAL |
|  | WATERPROOF CAN LIGHT |
|  | EXHAUST FAN VENT TO OUTSIDE |
|  | EXTERIOR WALL MOUNTED FIXTURE |



1" = 1'-0"  NORTH
FULL SIZE SCALE 1/4" = 1'-0" (24X8)
HALF SIZE SCALE 1/8" = 1'-0" (18X24)



Architect:
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MARTINSON ADDITION

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SHEET NAME:
2ND FLOOR
ELECTRICAL PLAN

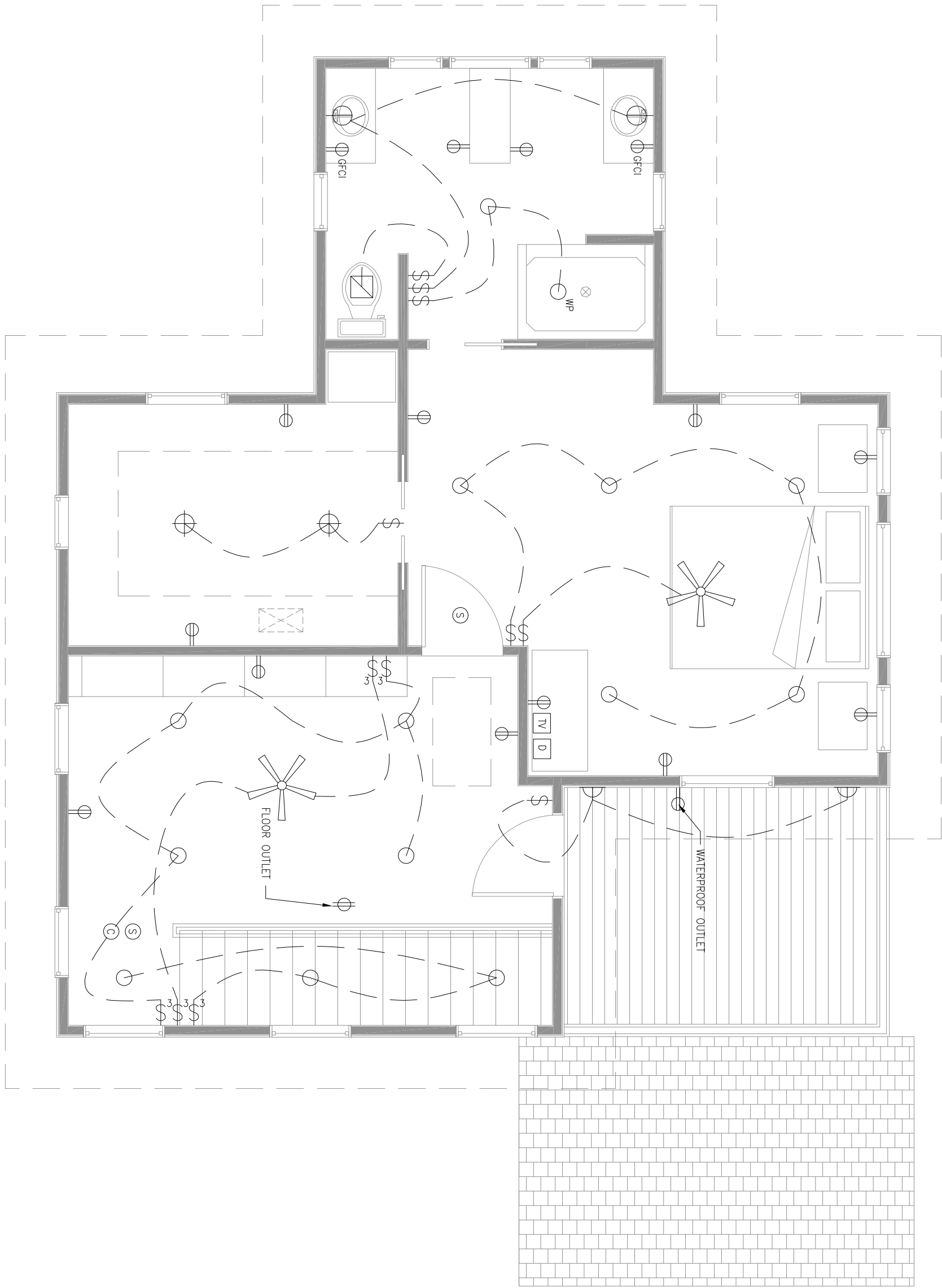
SHEET NUMBER:

E102

ELECTRICAL PLAN NOTES

1. PROVIDE CARBON MONOXIDE ALARM - HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2012 IRC SEC R315
2. PROVIDE SMOKE ALARMS - HARD WIRE, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS. IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. IN ACCORDANCE WITH 2012 IRC SEC R314
3. PRIOR TO FINAL INSTALLATION, OWNER AND CONTRACTOR SHALL WALK THE PROJECT FOR FINAL ELECTRICAL SWITCH, OUTLET, AND LIGHT LOCATION'S APPROVAL.

| LEGEND: | |
|-----------------------------|-------------------------------|
| TV | CABLE |
| ELECTRICAL OUTLET | ELECTRICAL OUTLET (GROUNDING) |
| SMOKE DETECTOR | SMOKE DETECTOR |
| CARBON MONOXIDE DETECTOR | CARBON MONOXIDE DETECTOR |
| WARRANTY LIGHT | WARRANTY LIGHT |
| EXHAUST FAN VENT TO OUTSIDE | EXHAUST FAN VENT TO OUTSIDE |
| FLOOD LIGHT | FLOOD LIGHT |
| GARAGE DISPOSAL | GARAGE DISPOSAL |
| WATERPROOF CAN LIGHT | WATERPROOF CAN LIGHT |



1 2ND FLOOR ELECTRICAL PLAN
FULL SIZE SCALE 1/4" = 1'-0" (2400)
H&D SIZE SCALE 1/8" = 1'-0" (1800)