

PROPOSED NEW CONSTRUCTION  
1110 MORROW AVE  
AUSTIN, TX 78757

SHEET INDEX

A1	TITLE SHEET
A2	SURVEY
A3	PLOTPLAN
	UNIT A
A4	1ST AND 2ND FLOOR PLAN
A5	ATTIC FLOOR PLAN & ATTIC EXEMPTION
A6	ELEVATION
A7	ELEVATIONS
A8	ELEVATION - TENT
A9	ROOF PLAN
	UNIT B
A10	FLOOR PLAN
A11	ELEVATIONS
A12	ROOF PLAN

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DRAWN BY:		
<div>1</div>	LC	6.21.17
<div>2</div>		

1903 WEST 3RD STREET  
AUSTIN, TX 78703

NEW CONSTRUCTION

ZONNING  
SF3–NP

COVER

SCALE:  
N/A

A1

SHEET

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
2. ALL WORK INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENDLESS HOT WATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: AQUASTAR 2400EO NG BY BOSCH, OR 'AQUASTAR 250SXO NG OR APPROVED EQUAL OR RINNAI MODELS RESE (2532W).
5. WATER SYSTEM PIPING PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND ½" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

GENERAL PROJECT NOTES

- 1.0 THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 2.0 ANY DISCREPANCIES IN CONTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 3.0 WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- 6.0 THESE DRAWINGS HAVE NOT BEEN DRAWN BY A REGISTERED ARCHITECT.
- 7.0 THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
- 8.0 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- 9.0 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- 11.0 DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- 12.0 ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- 13.0 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- 10.0 ALL DIMENSIONS TO BE VEIRIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- 15.0 UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- 16.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- 17.0 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- 18.0 THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- 19.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- 20.0 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNR OR OWNER BEFORE PROCEEDING WITH THE WORK.
- 21.0 CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.



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1903 WEST 3RD STREET  
AUSTIN, TX 78703

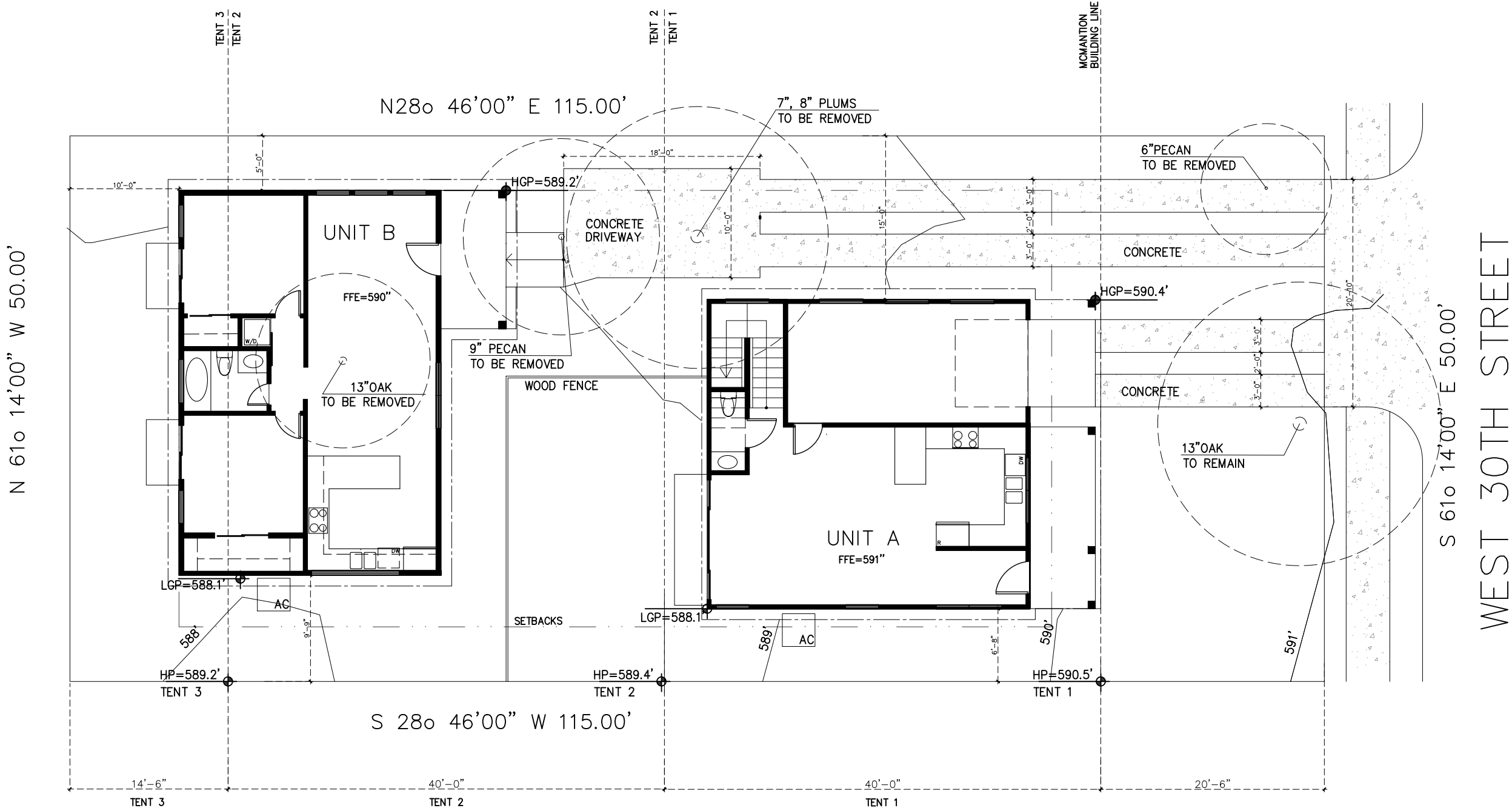
NEW CONSTRUCTION

ZONING  
SF3-NP

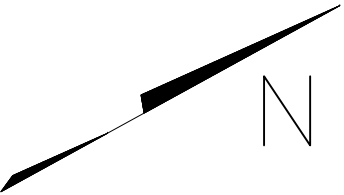
PLOT PLAN

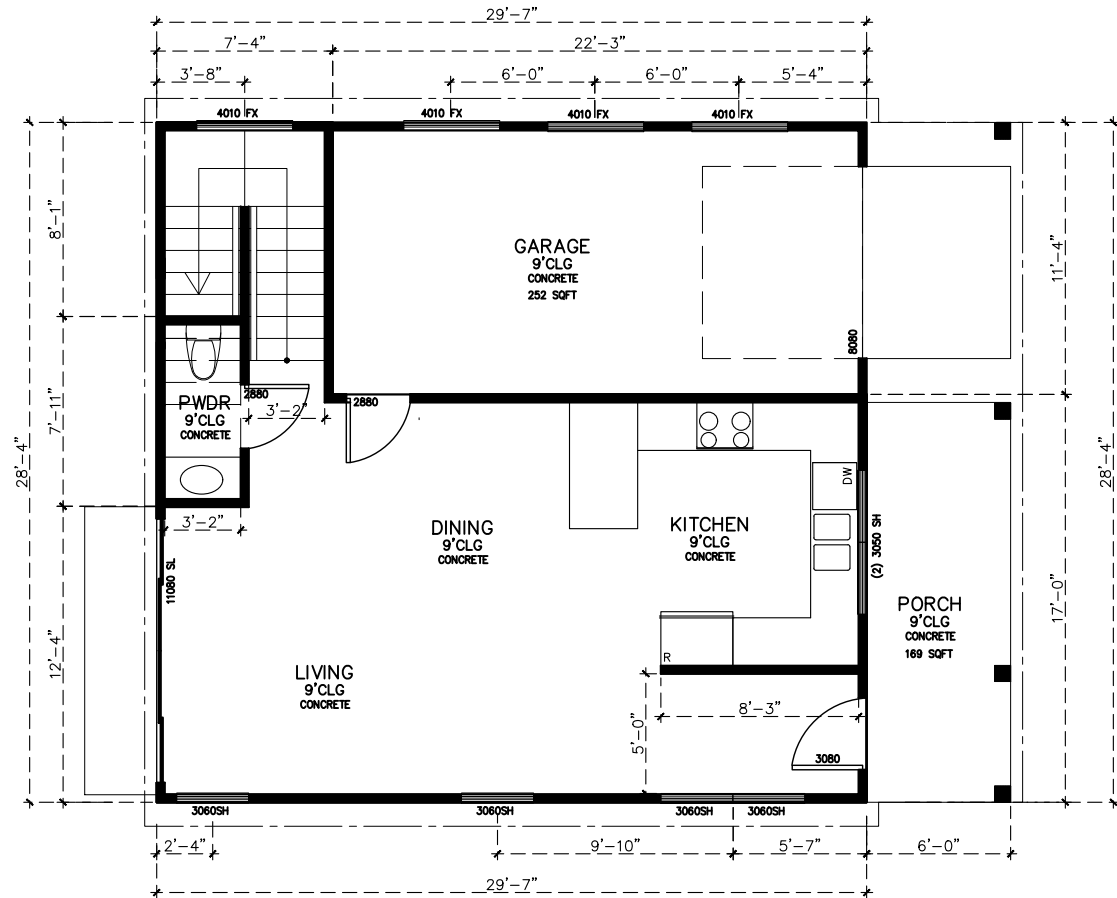
SCALE:  
3/32" = 1'-0"

A3 SHEET



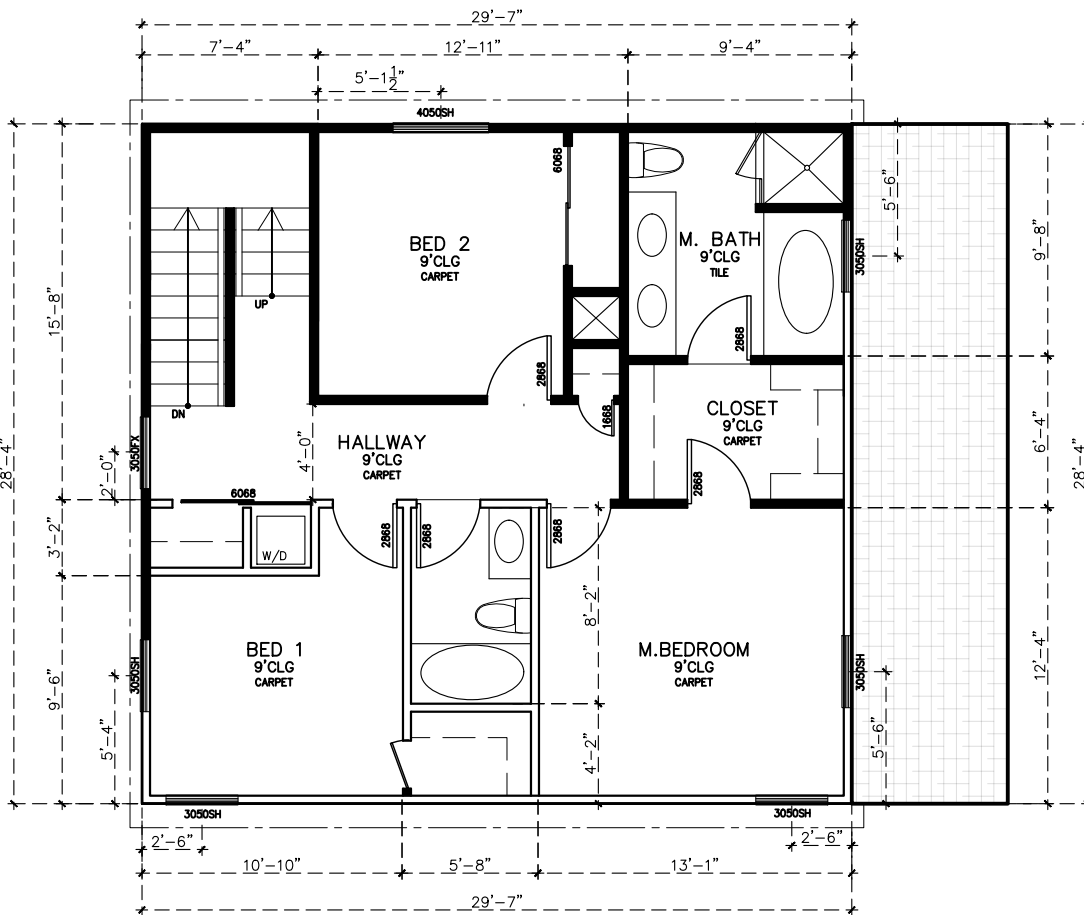
PLOT PLAN  
SCALE: 3/32" = 1'-0"





FIRST FLOOR PLAN

SCALE: 1/8 " = 1'-0"  
585 SQFT



SECOND FLOOR PLAN

SCALE: 1/8 " = 1'-0"  
838 SQFT

GENERAL PLAN NOTES:

- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- 2.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- 3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- 5.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 6.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 7.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- 8.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 9.0 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.
- 10.0 PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILLATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 11.0 ALL DOORS 1ST FLOOR TO BE AS NOTED AND 2ND FLOOR TO BE 6'8" HT UNLESS NOTED OTHERWISE. AND WINDOWS HEAD OPENINGS AS NOTED.
- 12.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

- 13.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 14.0 PROVIDE WEATHERSEAL AND A 9 1/2" MAS.ONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- 15.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS: LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 10" CLEAR. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- 16.0 ALL WALLS OVER 10'-0"-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0"-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
- 17.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- 18.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- 19.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 20.0 PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE TO CODE.
- 21.0 BUILDER TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES TO INSURE PROPER SIZING OF APPLIANCE BLACKOUTS AND RELATED COMPONENTS.
- 22.0 BATHROOM ON 1ST FLOOR TO COMPLY WITH R320.3 VISITABLE BATHROOMS:A MIN. CLEAR OPENING OF 30 " IS REQUIRED; LATERAL 2"X2" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF POWDER ROOM WALLS; AND THE CENTER LINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

- 23.0 FIRST FLOOR TO OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENT TO MEET R320.4:LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND OUTLETS AND RECEPTACLES MUST BE OF 15"ABOVE THE INTERIOR FLOOR LEVEL.
- 24.0 BATHROOM ON 1ST FLOOR NEEDS TO BE ACCESSIBLE BY A ROUTE WITH A MIN. CLEAR OPENING OF 32" BEGINNING ATE THE VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM , DINING ROOM AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.
- 25.0 CARPORT ENTRANCE TO COMPLY WITH R320.6 VISITABLE DWELLING ENTRANCE: NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1-1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32".

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AUSTIN, TX 78703

NEW CONSTRUCTION

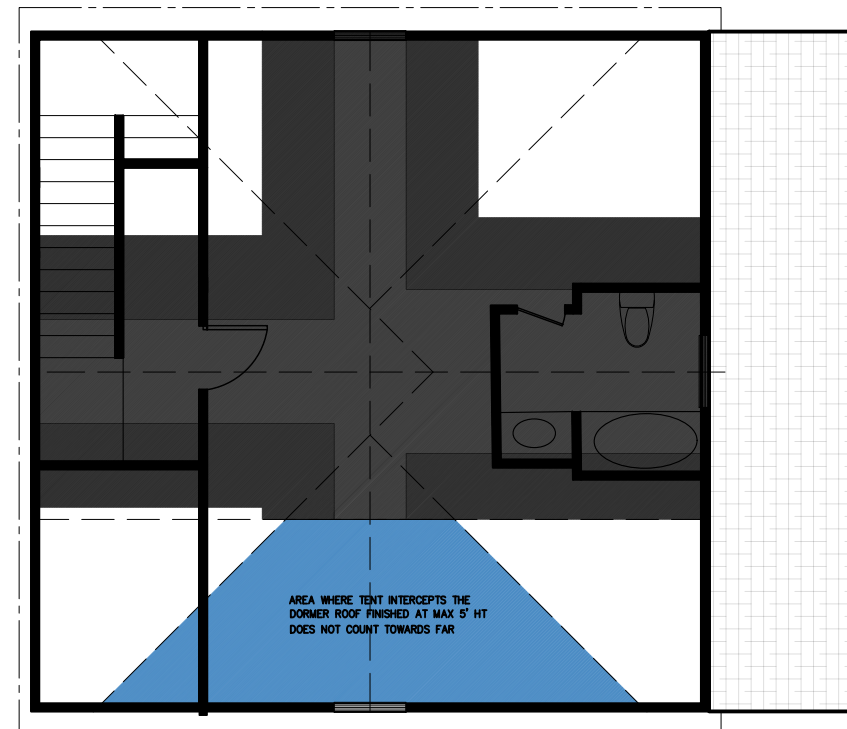
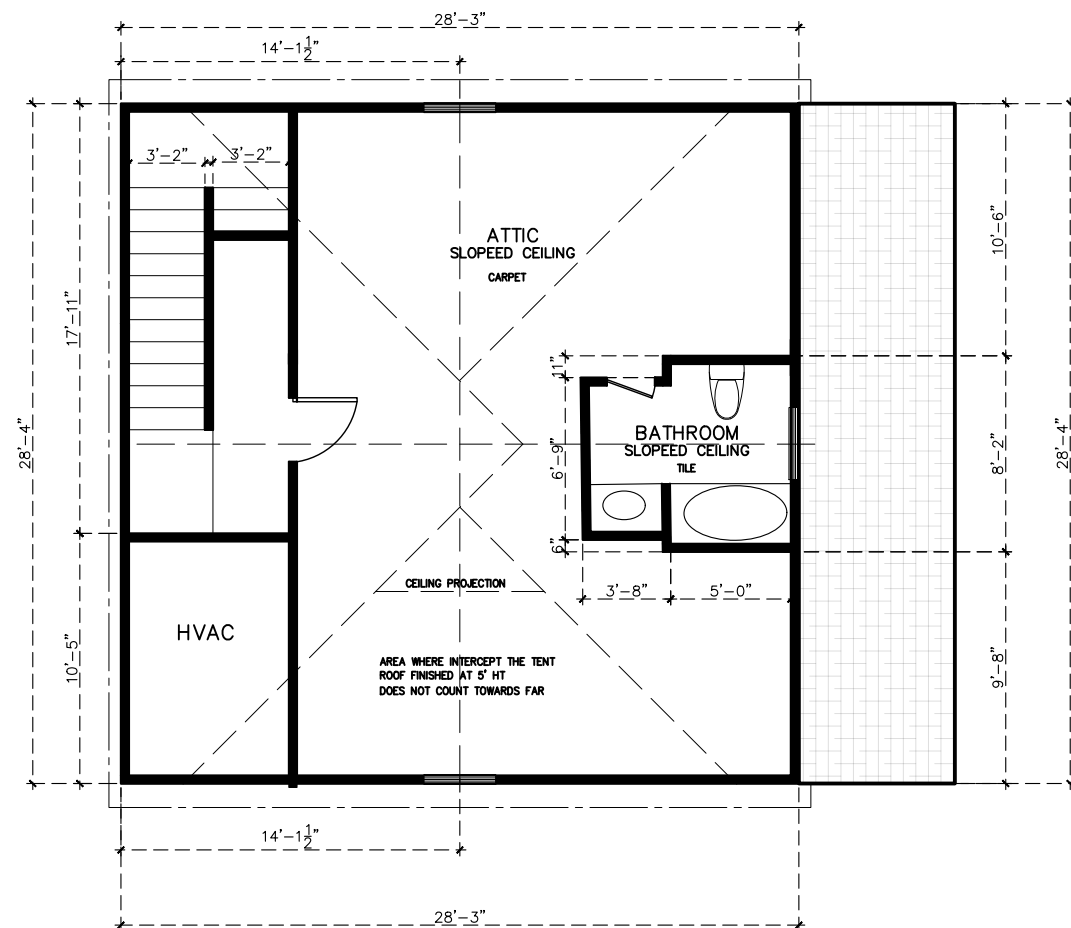
ZONNING  
SF3-NP



FLOOR PLAN

SCALE:  
1/8" = 1'-0"

A4 SHEET





	CEILING BETWEEN 5' AND 7' HGT 202 SQFT
	CEILING HIGHER THAN 7' HGT 211 SQFT



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# NEW CONSTRUCTION

ZONNING  
SF3-NP

# ATTIC

SCALE:  
1/8" = 1'-0"

# A5 | SHEET

## ATTIC FLOOR PLAN

SCALE: 1/8" = 1'-0"  
838 SQFT

## ATTIC EXEMPTION

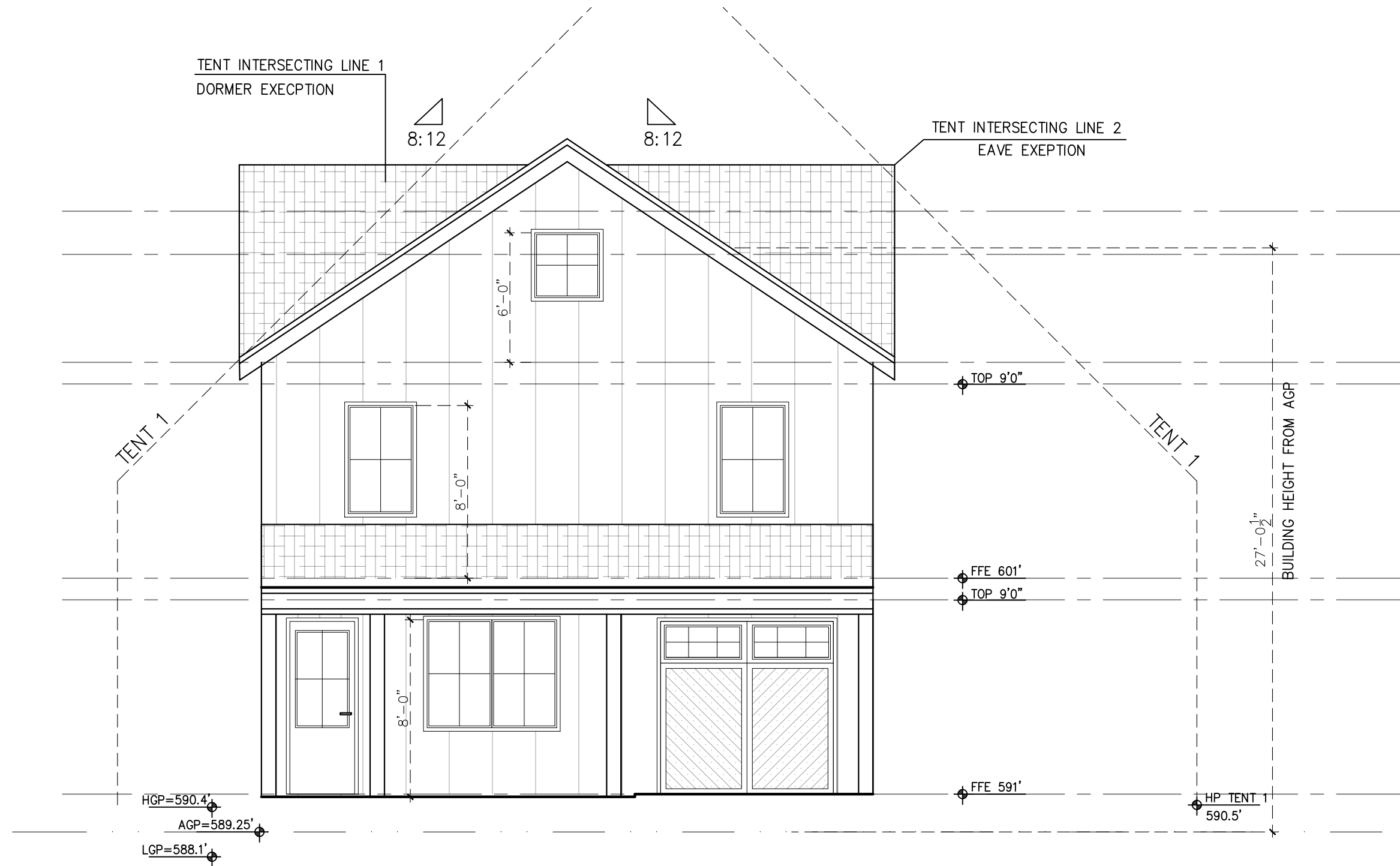
SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES:

- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- 2.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- 3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- 5.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 6.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP., & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 7.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- 8.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 9.0 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.
- 10.0 PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILLATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 11.0 ALL DOORS 1ST FLOOR TO BE 8' HT AND 2ND FLOOR TO BE 6'8" HT UNLESS NOTED OTHERWISE, AND WINDOWS HEAD OPENINGS AS NOTED.
- 12.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

- 13.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 14.0 PROVIDE WEATHERSEAL AND A 9 1/2" MAS. ONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- 15.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:  
LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 10" CLEAR.  
REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- 16.0 ALL WALLS OVER 10'-0"-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0"-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
- 17.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- 18.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- 19.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 20.0 PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE TO CODE.
- 21.0 BUILDER TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES TO INSURE PROPER SIZING OF APPLIANCE BLACKOUTS AND RELATED COMPONENTS.
- 22.0 POWDER ROOM TO COMPLY WITH R320.3 VISITABLE BATHROOMS: A MIN. CLEAR OPENING OF 30" IS REQUIRED; LATERAL 2"X2" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FUSED WITH STUD EDGES OF POWDER ROOM WALLS; AND THE CENTER LINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

- 23.0 FIRST FLOOR TO OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENT TO MEET R320.4: LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND OUTLETS AND RECEPTACLES MUST BE OF 15" ABOVE THE INTERIOR FLOOR LEVEL.
- 24.0 THE POWDER ROOM NEEDS TO BE ACCESSIBLE BY A ROUTE WITH A MIN. CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM , DINING ROOM AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.
- 25.0 GARAGE ENTRANCE TO COMPLY WITH R320.6 VISITABLE DWELLING ENTRANCE: NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1-1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32".



## NORTHEAST ELEVATION

SCALE: 3/16" = 1'-0"

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AUSTIN, TX 78703

NEW CONSTRUCTION

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ELEVATIONS

SCALE:  
3/16" = 1'-0"

A6 SHEET

DRAWN:	
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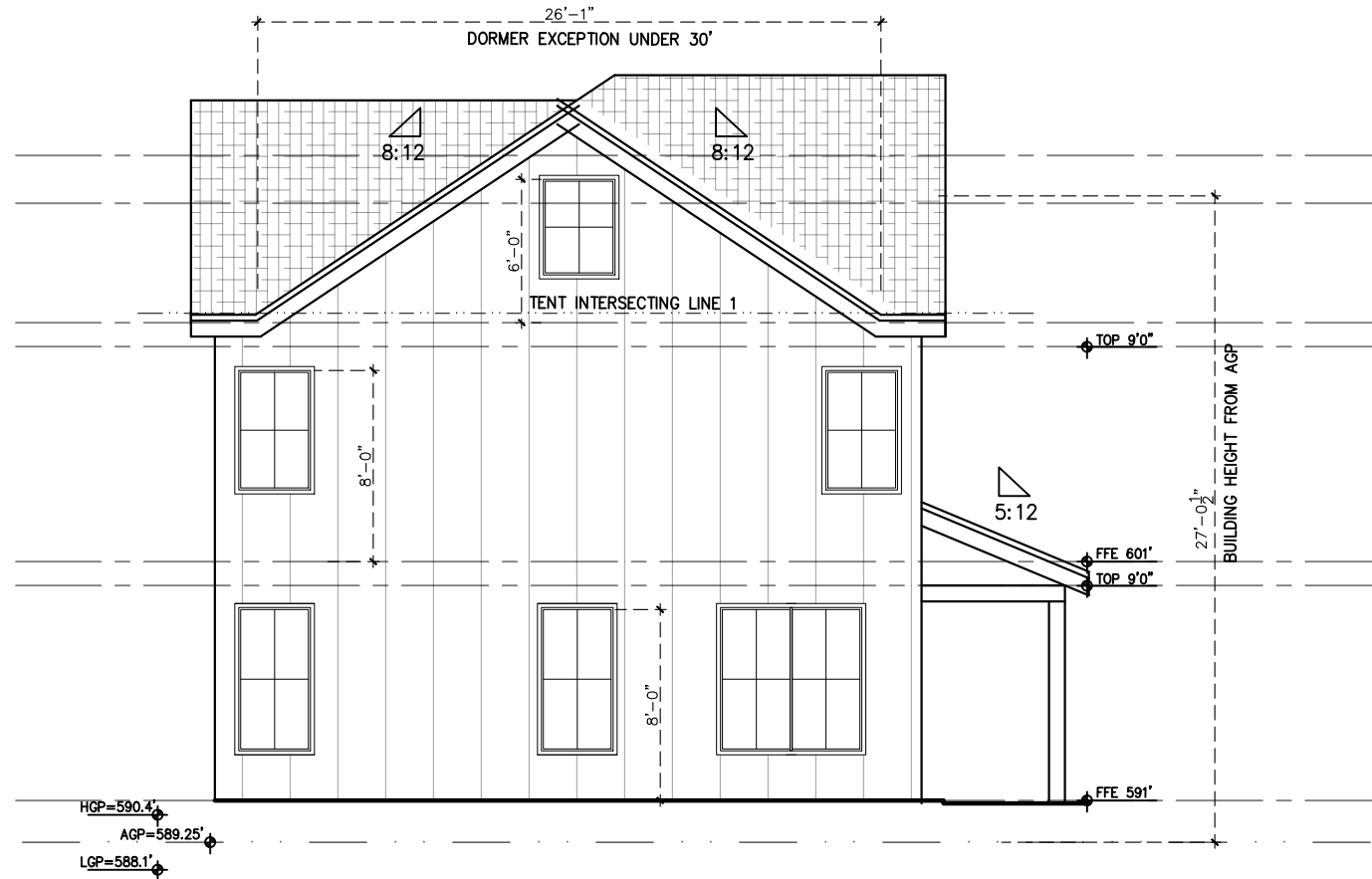
NEW CONSTRUCTION

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SF3-NP

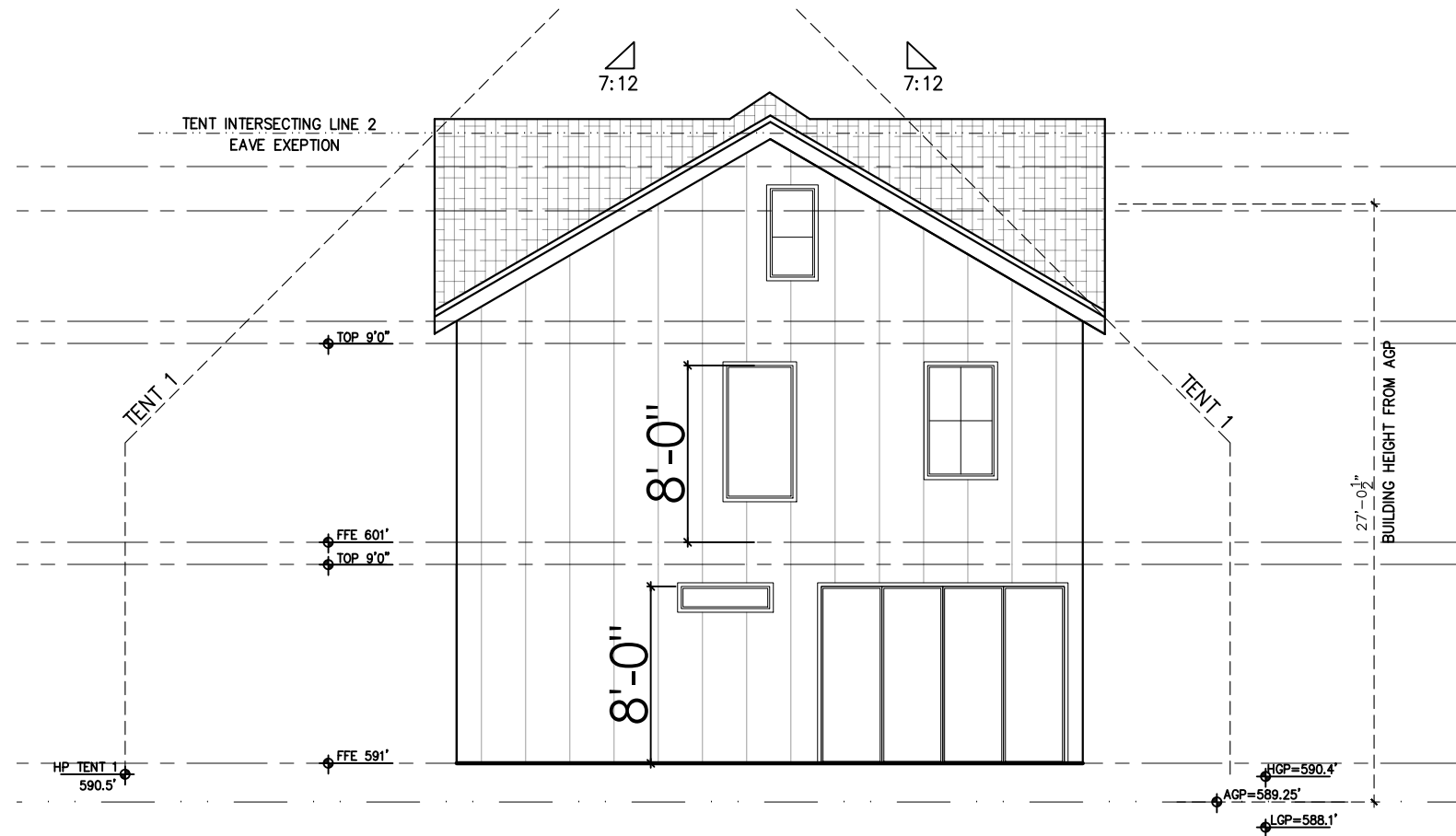
ELEVATIONS

SCALE:  
1/8" = 1'-0"

A7 SHEET



SOUTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION  
SCALE: 1/16" = 1'-0"

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AUSTIN, TX 78703

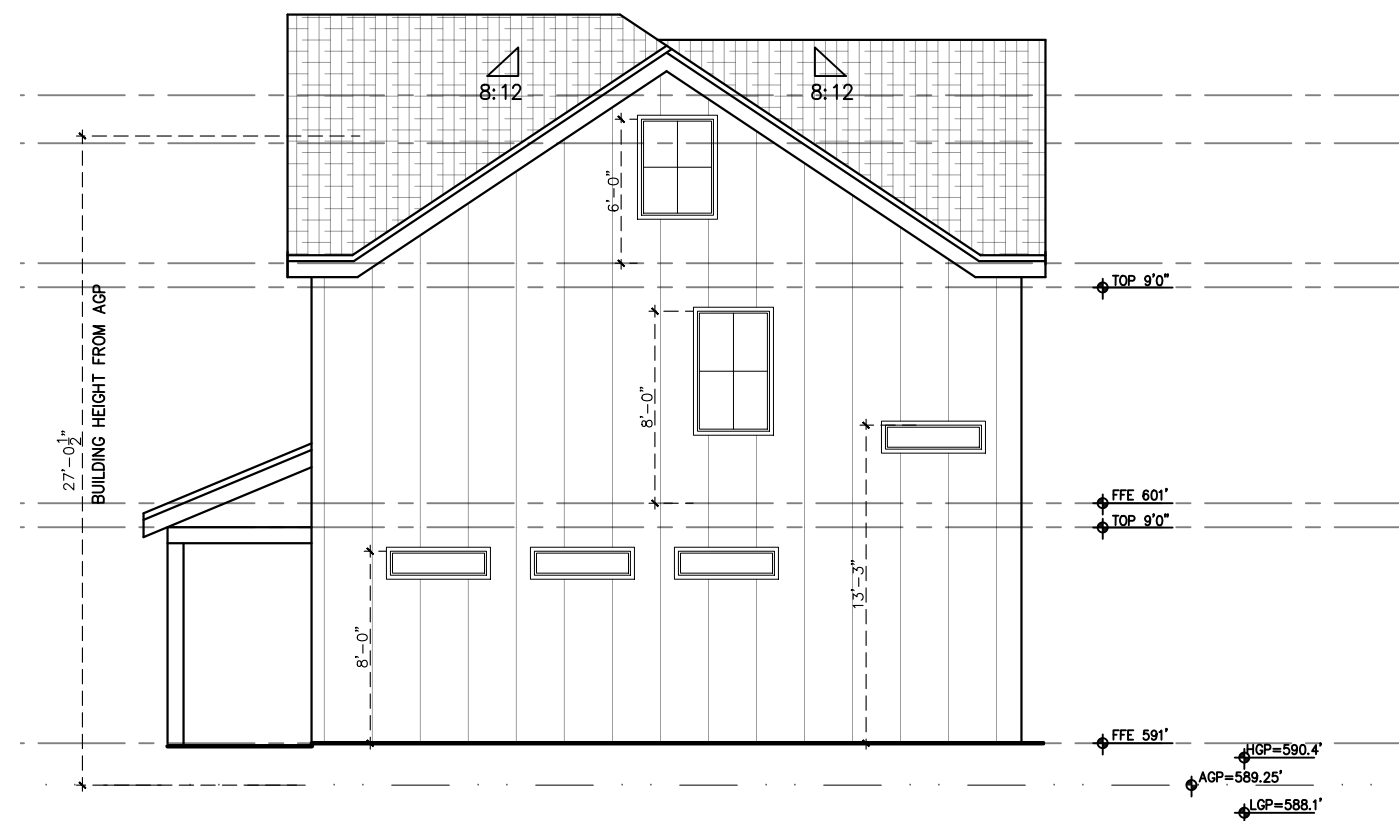
NEW CONSTRUCTION

ZONING  
SF3-NP

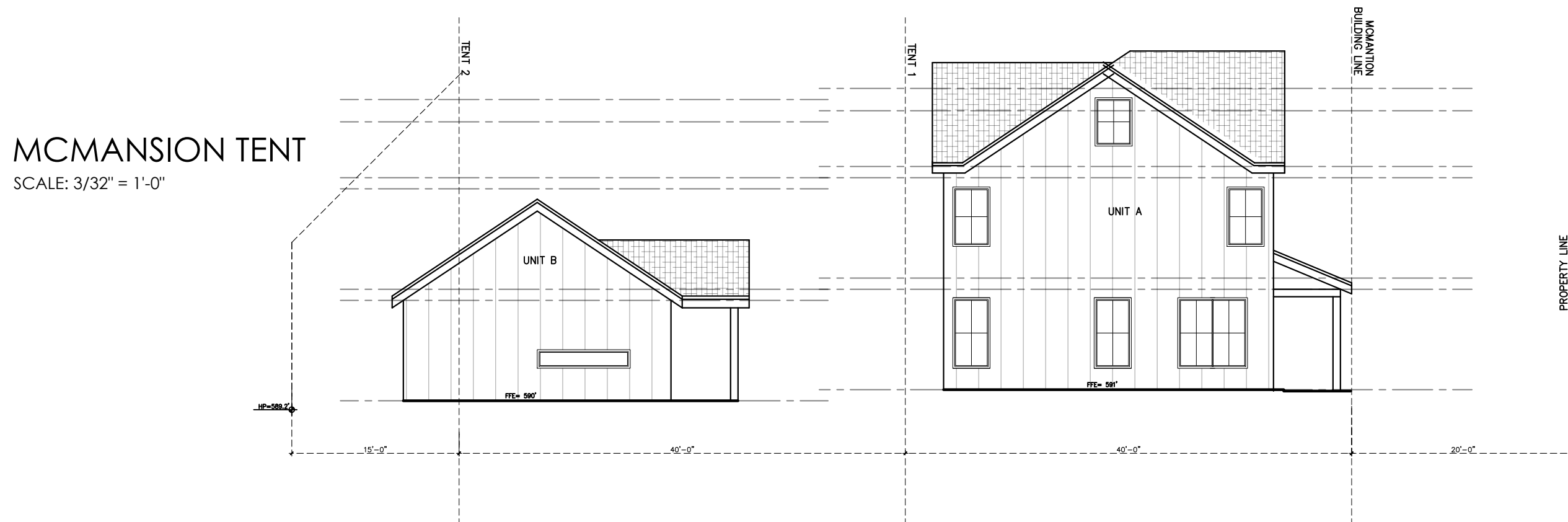
ELEVATIONS

SCALE:  
1/8" = 1'-0"

A8 SHEET



NORTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



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



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NEW CONSTRUCTION

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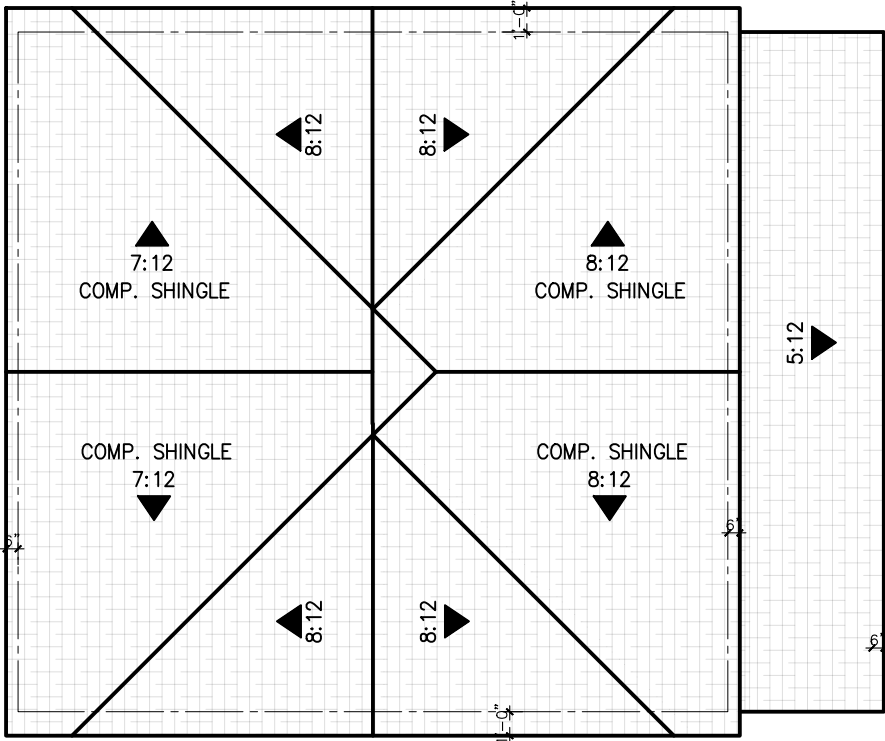
ROOF

SCALE:  
1/8" = 1'-0"

A10 SHEET

ROOF PLAN

SCALE: 1/8" = 1'-0"



ROOF NOTES:

1. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS. COORDINATE WITH RAFTERS AT 16" O.C.
2. ALL PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF.
3. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES, TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.

WALL DETAIL

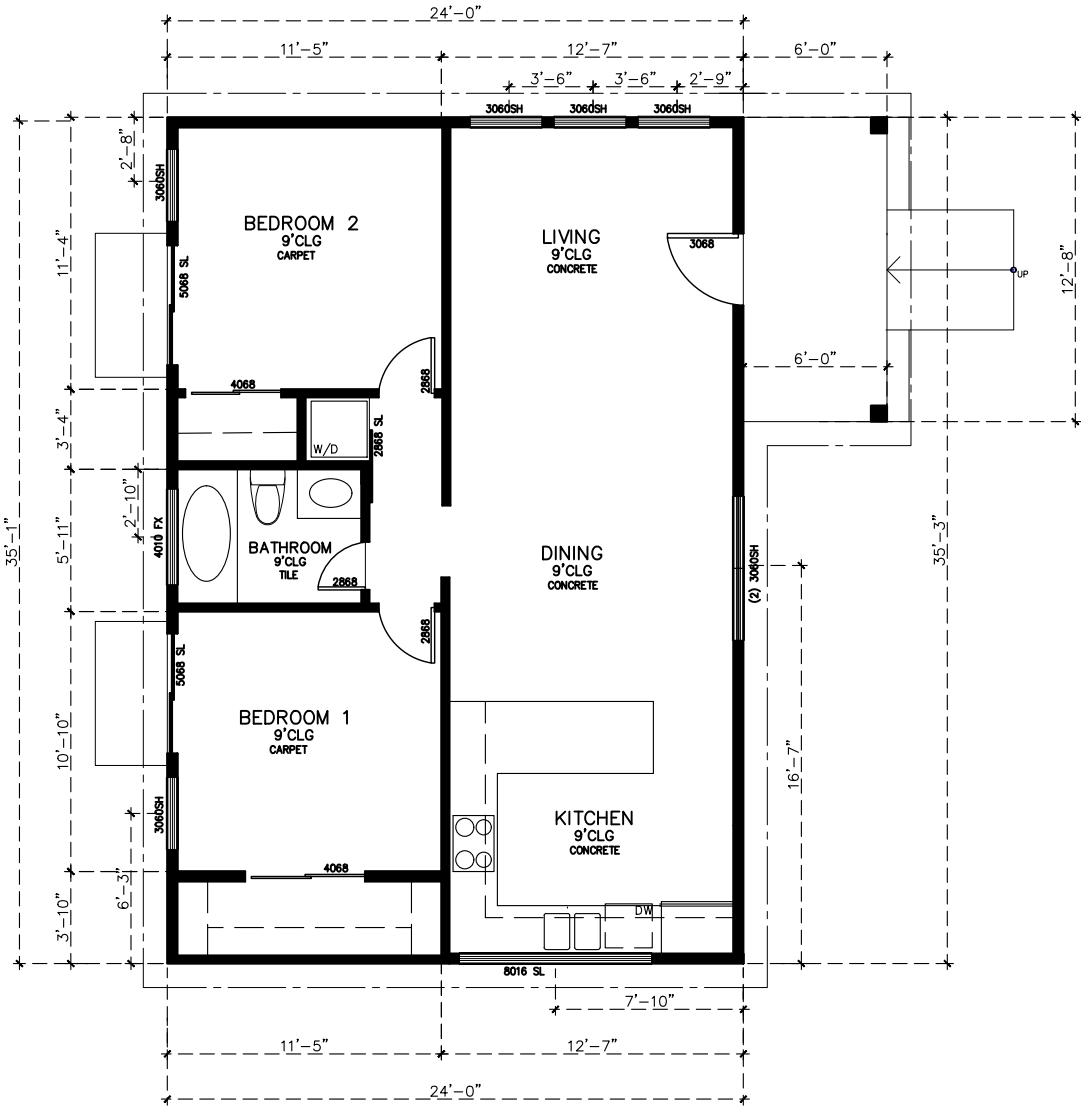
SCALE: N/A

ROOF DETAIL

SCALE: N/A

FLOOR PLAN

SCALE: 1/8 " = 1'-0"  
846 SQFT



GENERAL PLAN NOTES:

- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

2.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.

3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.

5.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

6.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.

7.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.

8.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).

9.0 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.

10.0 PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILLATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.

11.0 ALL DOORS 1ST FLOOR TO BE AS NOTED AND 2ND FLOOR TO BE 6'8" HT UNLESS NOTED OTHERWISE. AND WINDOWS HEAD OPENINGS AS NOTED.

12.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 13.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

14.0 PROVIDE WEATHERSEAL AND A 9 1/2" MAS.ONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

15.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS: LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 10" CLEAR. REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.

16.0 ALL WALLS OVER 10'-0"-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0"-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.

17.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.

18.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

19.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

20.0 PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE TO CODE.

21.0 BUILDER TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES TO INSURE PROPER SIZING OF APPLIANCE BLACKOUTS AND RELATED COMPONENTS.

22.0 BATHROOM ON 1ST FLOOR TO COMPLY WITH R320.3 VISITABLE BATHROOMS:A MIN. CLEAR OPENING OF 30 " IS REQUIRED; LATERAL 2"X2" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF POWDER ROOM WALLS; AND THE CENTER LINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.
- 23.0 FIRST FLOOR TO OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENT TO MEET R320.4:LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND OUTLETS AND RECEPTACLES MUST BE OF 15"ABOVE THE INTERIOR FLOOR LEVEL.

24.0 BATHROOM ON 1ST FLOOR NEEDS TO BE ACCESSIBLE BY A ROUTE WITH A MIN. CLEAR OPENING OF 32" BEGINNING ATE THE VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM , DINING ROOM AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

25.0 CARPORT ENTRANCE TO COMPLY WITH R320.6 VISITABLE DWELLING ENTRANCE: NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1-1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32".

DRAWN:		
DRAWN BY:		
1	LC	4.21.17
2		

1903 WEST 3RD STREET  
AUSTIN, TX 78703

NEW CONSTRUCTION

DRAWN:	
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△ LC	421.17
②	

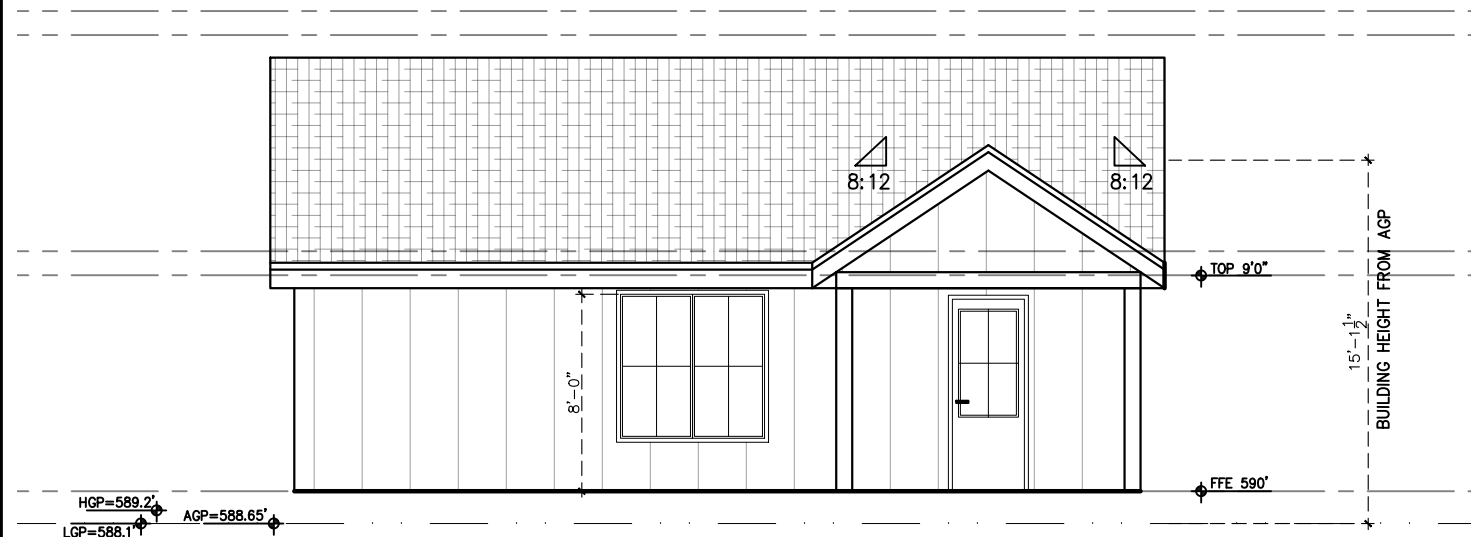
1903 WEST 3RD STREET  
AUSTIN, TX 78703  
NEW CONSTRUCTION

ZONING  
SF3-NP

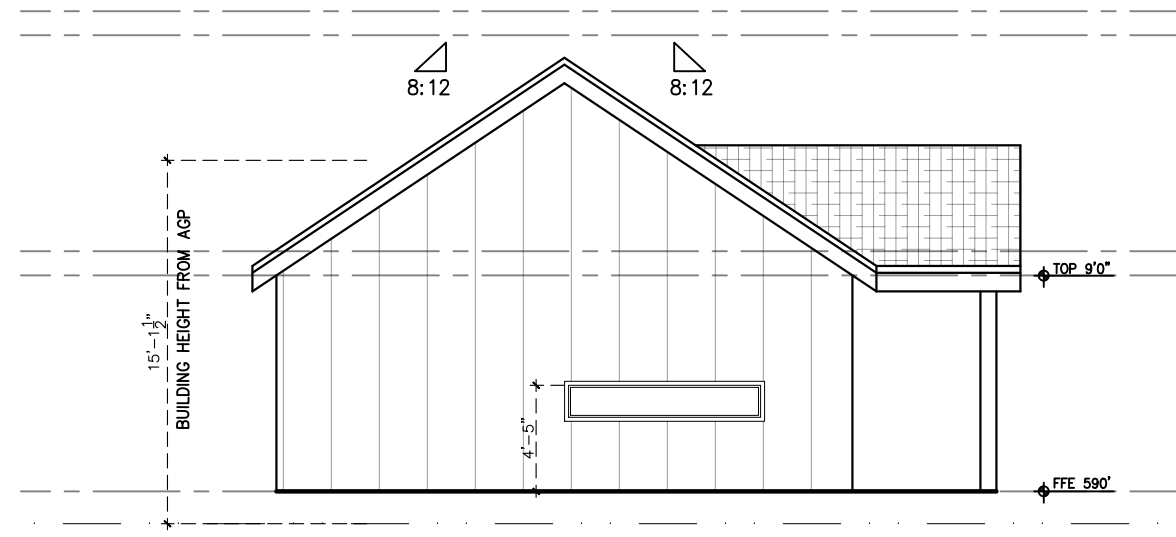
ELEVATIONS

SCALE:  
1/8" = 1'-0"

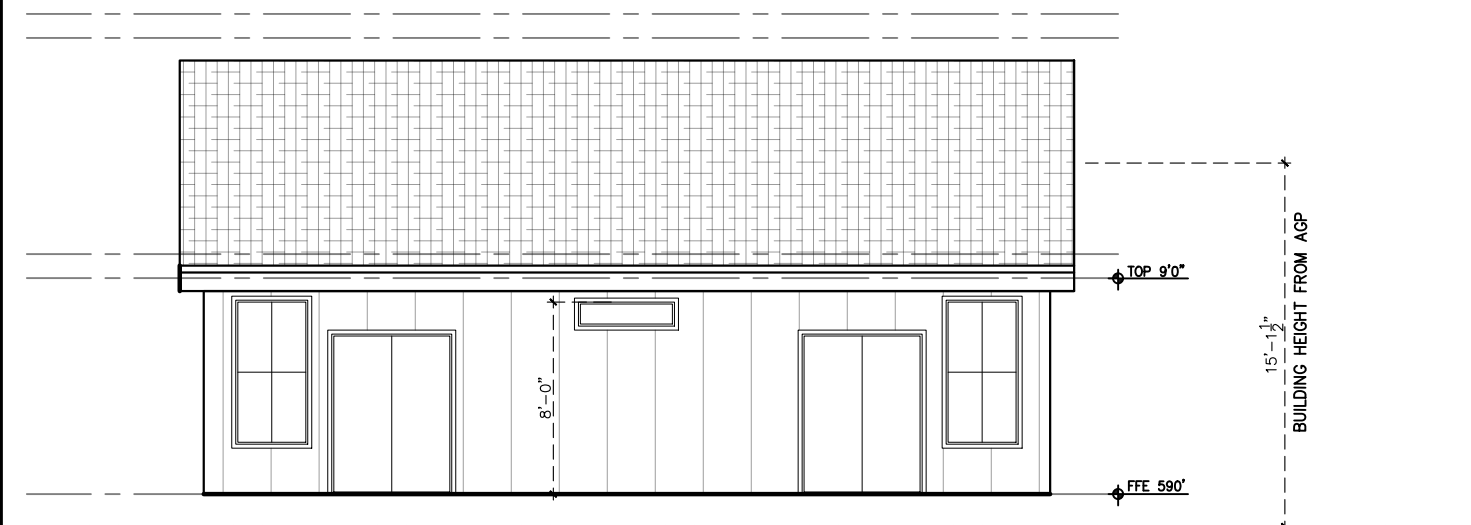
A11 SHEET



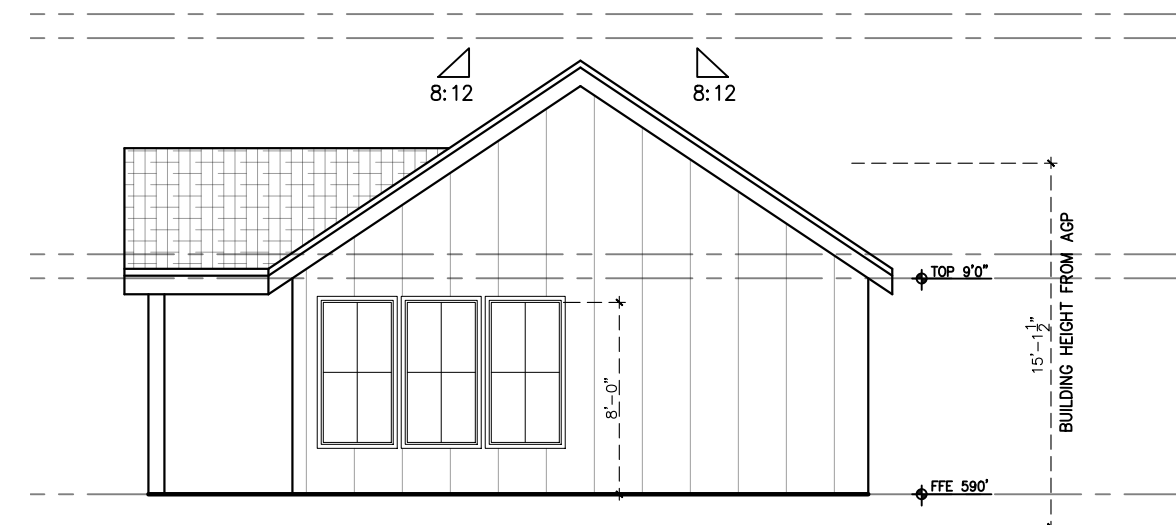
NORTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

DRAWN:	
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1903 WEST 3RD STREET  
AUSTIN, TX 78703

NEW CONSTRUCTION

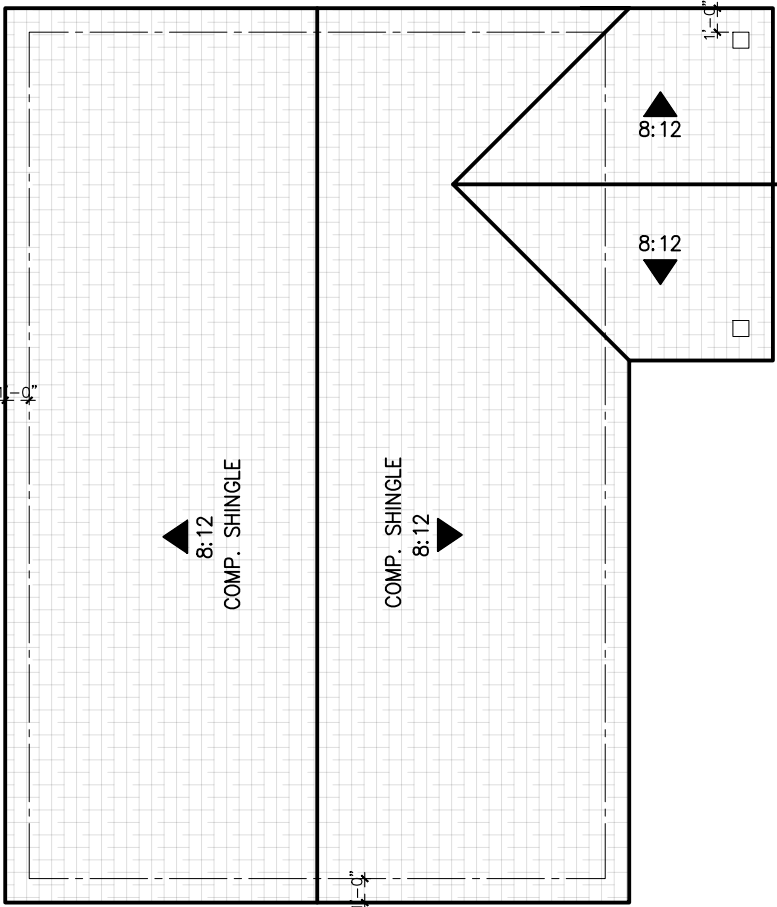
ZONNING  
SF3—NP

ROOF

SCALE:  
1/8" = 1'-0"

A12 SHEET

ROOF PLAN  
SCALE: 1/8" = 1'-0"



ROOF NOTES:

1. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS. COORDINATE WITH RAFTERS AT 16" O.C.
2. ALL PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF.
3. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES, TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.

WALL DETAIL  
SCALE: N/A

ROOF DETAIL  
SCALE: N/A