

809 MARIPOSA HOUSE

809 MARIPOSA DR. AUSTIN, TX 78704

HISTORIC REVIEW

09 JAN 2020

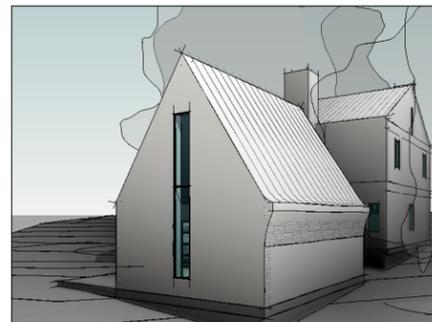


**DAVEY MCEATHRON
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512-599-0660

PROJECT NO:
DM190702

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- A120 FLOOR 02 PLAN COMPLETE
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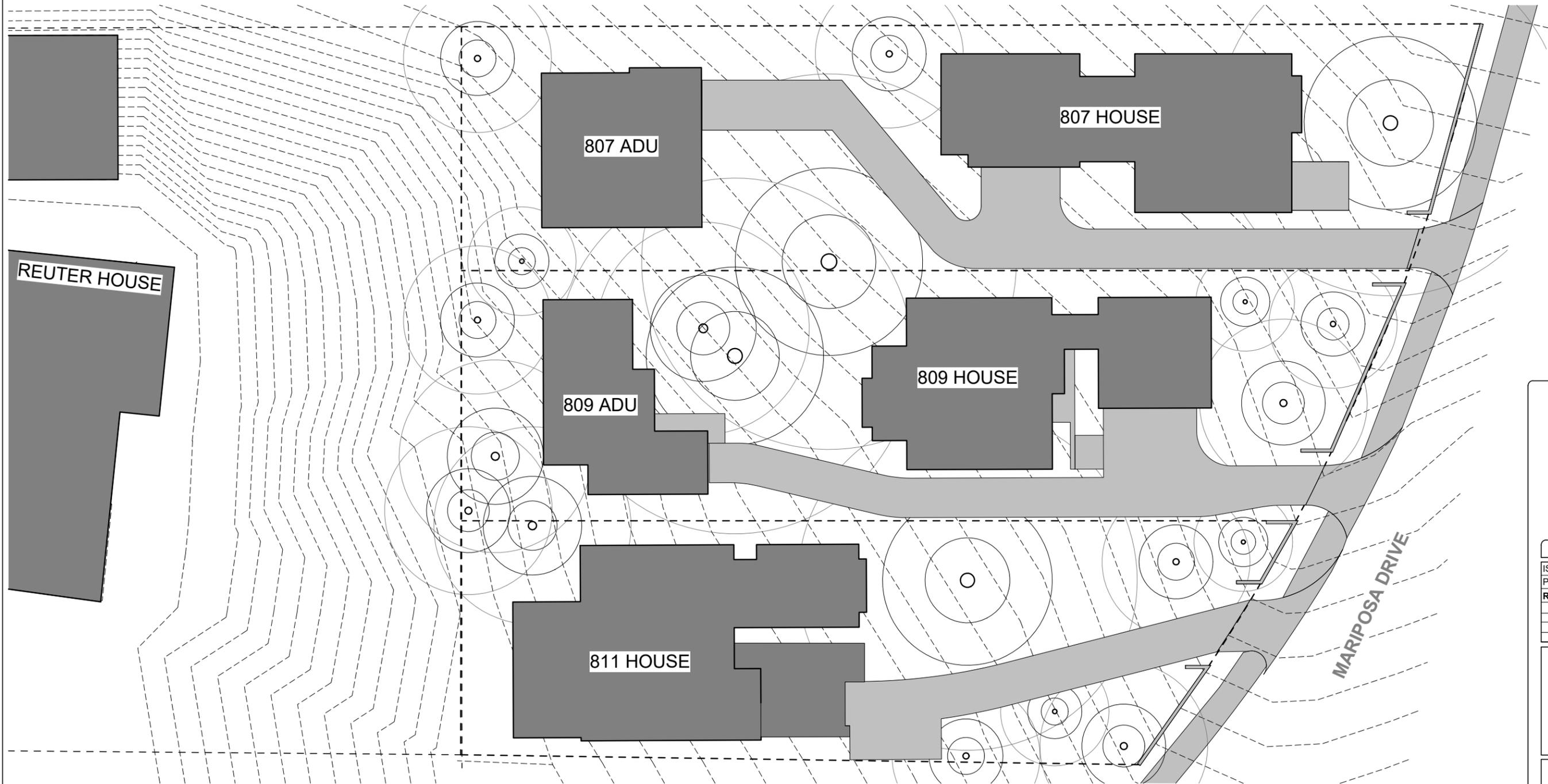


SURVEYOR
SURVEY WORKS
1207 UPLAND DRIVE
AUSTIN, TEXAS 78741
TEL. (512) 599-8067



09 JAN 2020

REVISIONS		
NO	REFERENCE	ISSUED



1 TREE PROTECTION PLAN
3/32" = 1'-0"

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REVISIONS:

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21 JAN 2020

MARIPOSA DEVELOPMENT
807-811 MARIPOSA DRIVE,
AUSTIN, TX 78704

SITE PLAN

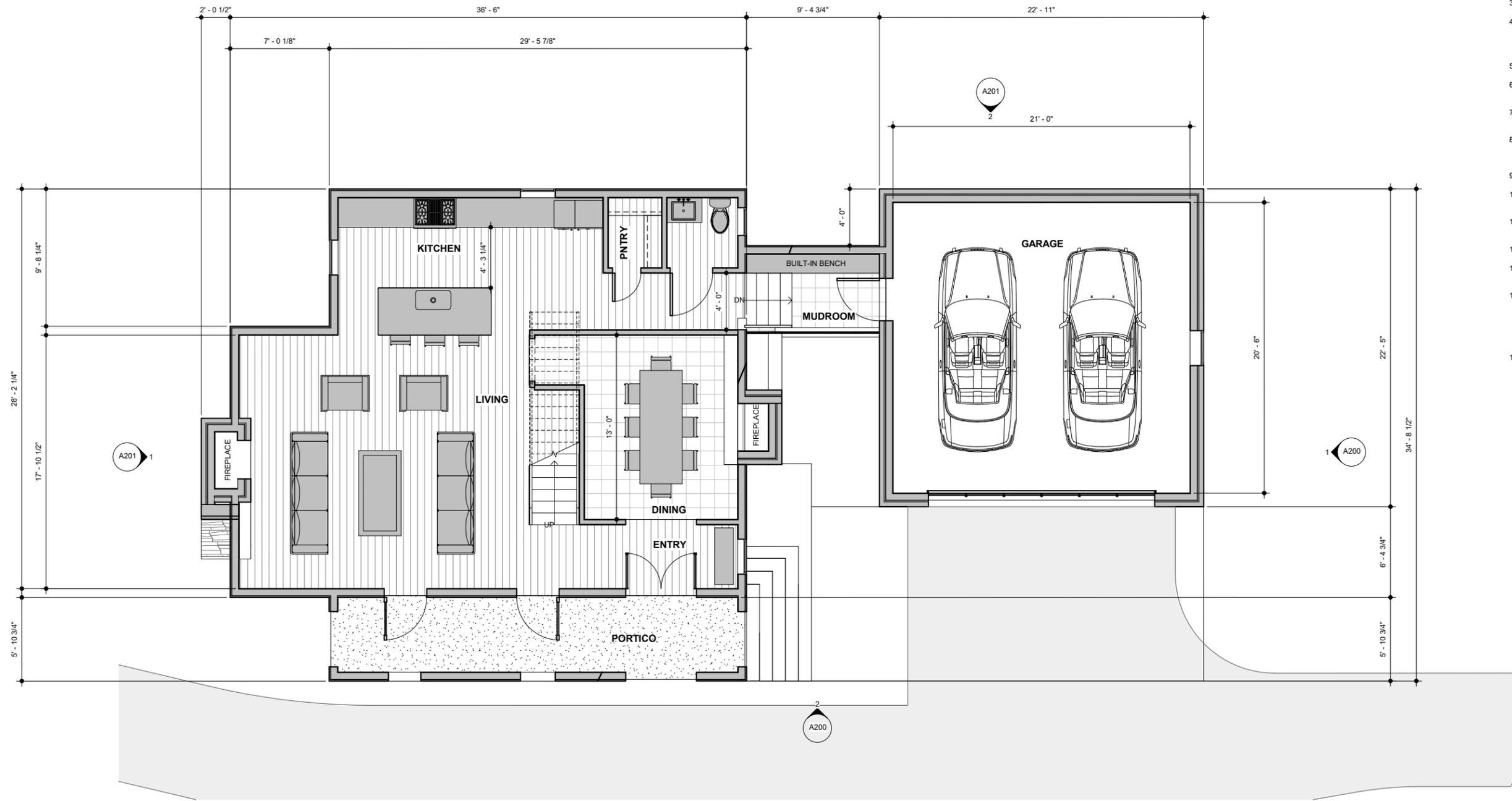
A100

««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»

GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2X4 WOOD STUDS AT 16" O.C., EXCEPT PLUMBING WALLS AND POCKET DOOR WALLS, WHICH ARE TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
6. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
7. CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
8. ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, AND TYPE.
9. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
10. PROTECT WOOD AND WOOD-BASED PRODUCTS FROM DECAY AND TERMITES PER CODE.
11. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
12. SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
13. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
14. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2". UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
15. NEW TOILET TO BE ULTRA-LOW-FLOW. NEW FLOOR PLAN LEGEND

-  NEW 2x4 WALL
-  NEW 2x6 WALL
-  NEW 2x6 + 2x4 WALL



 **1** FLOOR 01 REFERENCE PLAN
1/4" = 1'-0"



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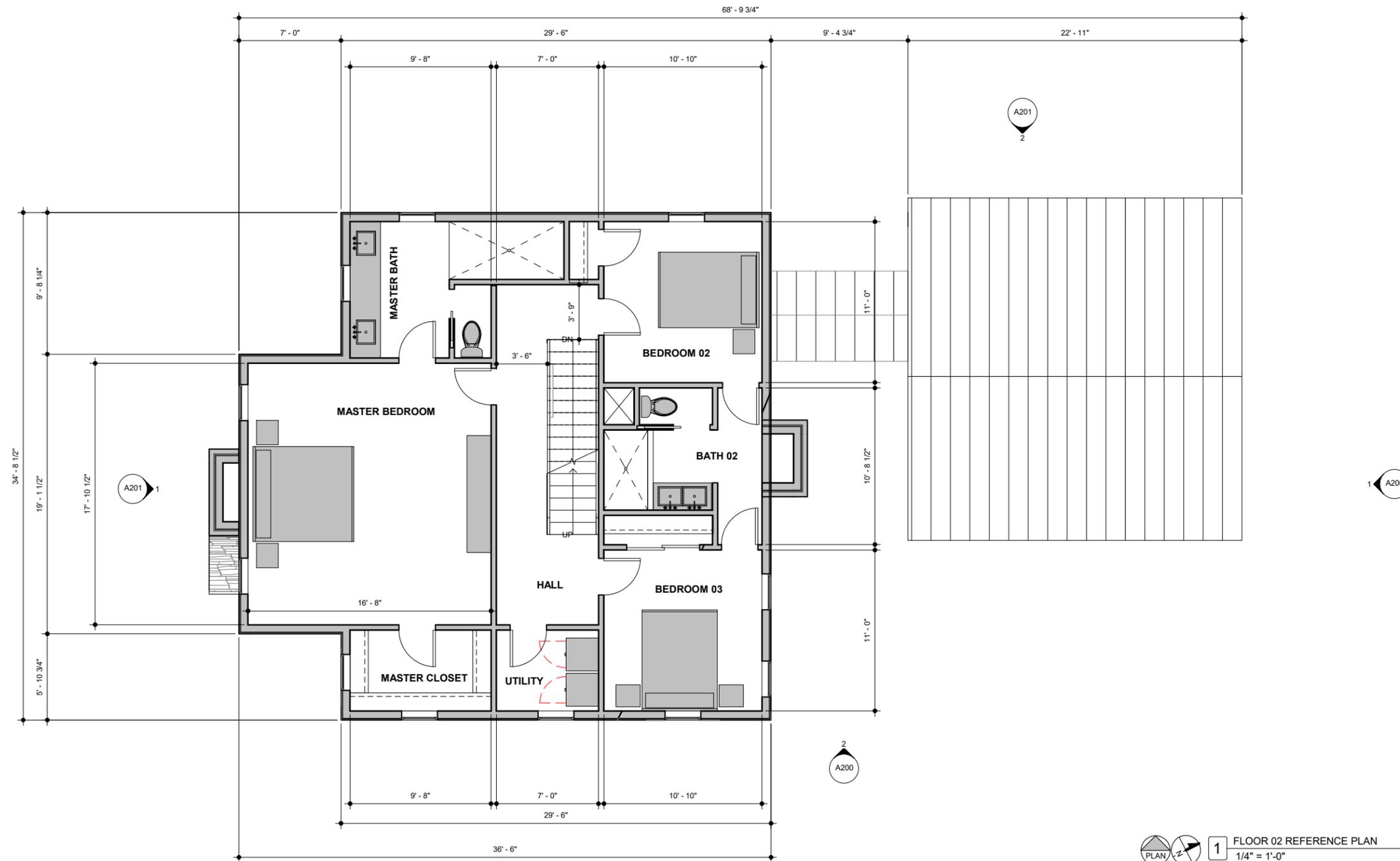
809 MARIPOSA HOUSE
809 MARIPOSA DR. AUSTIN, TX 78704

FLOOR 01 PLAN COMPLETE

A110

GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2X4 WOOD STUDS AT 16" O.C., EXCEPT PLUMBING WALLS AND POCKET DOOR WALLS, WHICH ARE TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
6. ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
7. CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
8. ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, AND TYPE.
9. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
10. PROTECT WOOD AND WOOD-BASED PRODUCTS FROM DECAY AND TERMITES PER CODE.
11. PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
12. SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
13. CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
14. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2" UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
15. NEW TOILET TO BE ULTRA-LOW-FLOW. NEW SINK AND SHOWER FAUCETS TO BE LOW-FLOW.



1 FLOOR 02 REFERENCE PLAN
1/4" = 1'-0"



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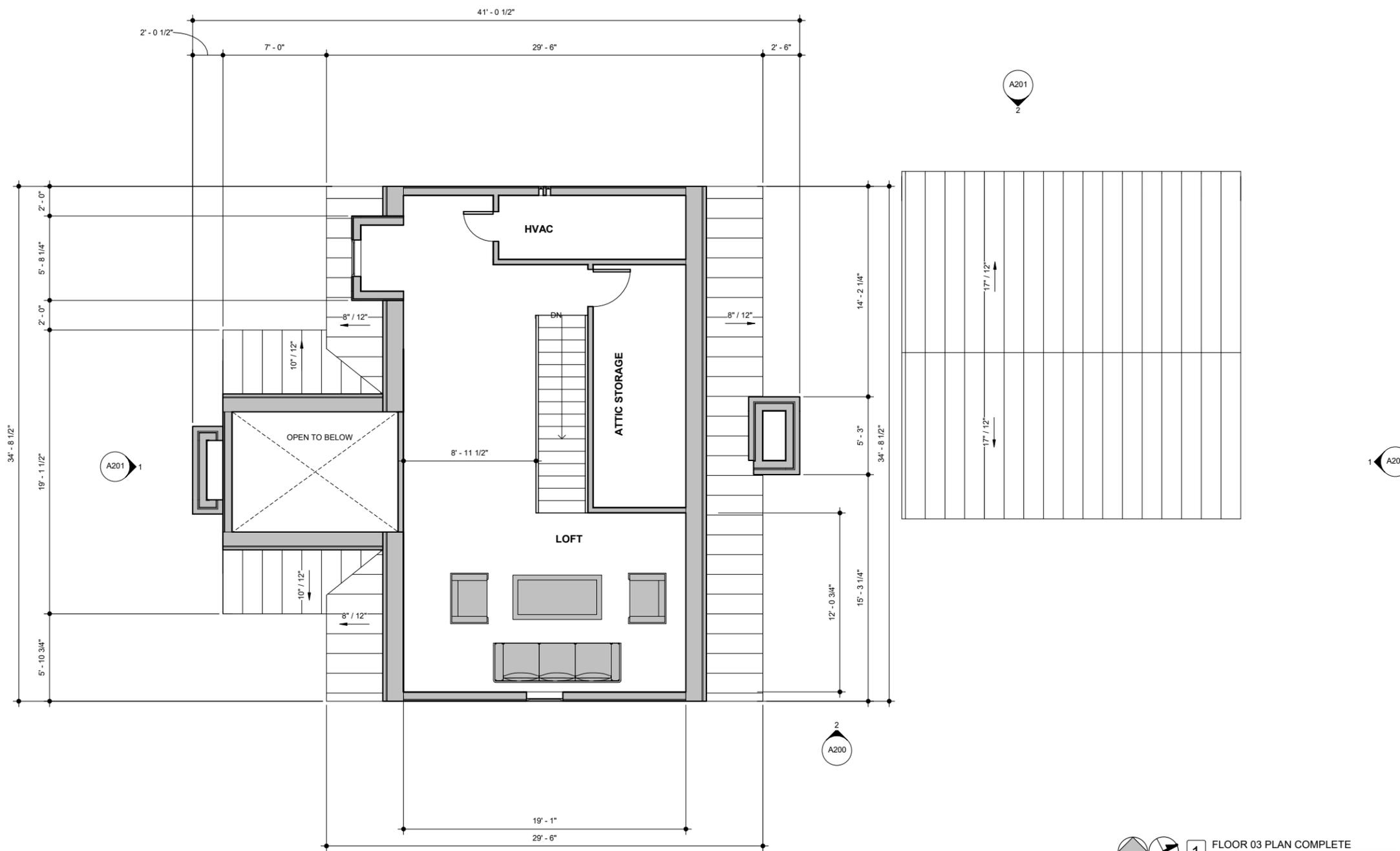
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FLOOR 02 PLAN COMPLETE

A120

GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
- PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
- ALL INTERIOR WALL PARTITIONS TO BE 2X4 WOOD STUDS AT 16" O.C., EXCEPT PLUMBING WALLS AND POCKET DOOR WALLS, WHICH ARE TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUDS, UNLESS NOTED OTHERWISE.
- ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
- CONTRACTOR SHALL HOOK UP ALL OWNER-PROVIDED APPLIANCES AND VERIFY THEY FUNCTION PROPERLY.
- ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, AND TYPE.
- CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
- PROTECT WOOD AND WOOD-BASED PRODUCTS FROM DECAY AND TERMITES PER CODE.
- PROVIDE BLOCKING IN NEW WALLS BEHIND AND ADJACENT TO ALL TUBS AND TOILETS FOR FUTURE GRAB BAR INSTALLATION.
- SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
- CABINET MATERIALS AND ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
- FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 1/2". UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAIN FLOOR SCHEDULE COMMENTS.
- NEW TOILET TO BE ULTRA-LOW-FLOW. NEW SINK AND SHOWER FALCETS TO BE LOW-FLOW.
- WINDOWS AND DOORS TO MEET IRC 2015 REQUIREMENTS AND ALL AMENDMENTS AS ADOPTED BY THE CITY OF AUSTIN.
- ALL GLAZING IN DOORS AND WITHIN A 24" ARC OF THE VERTICAL EDGE OF DOORS MUST BE TEMPERED.
- CONTRACTOR TO COORDINATE WITH DOOR SUPPLIER TO ENSURE DOORS MEET CURRENT CODES.



1 FLOOR 03 PLAN COMPLETE
1/4" = 1'-0"

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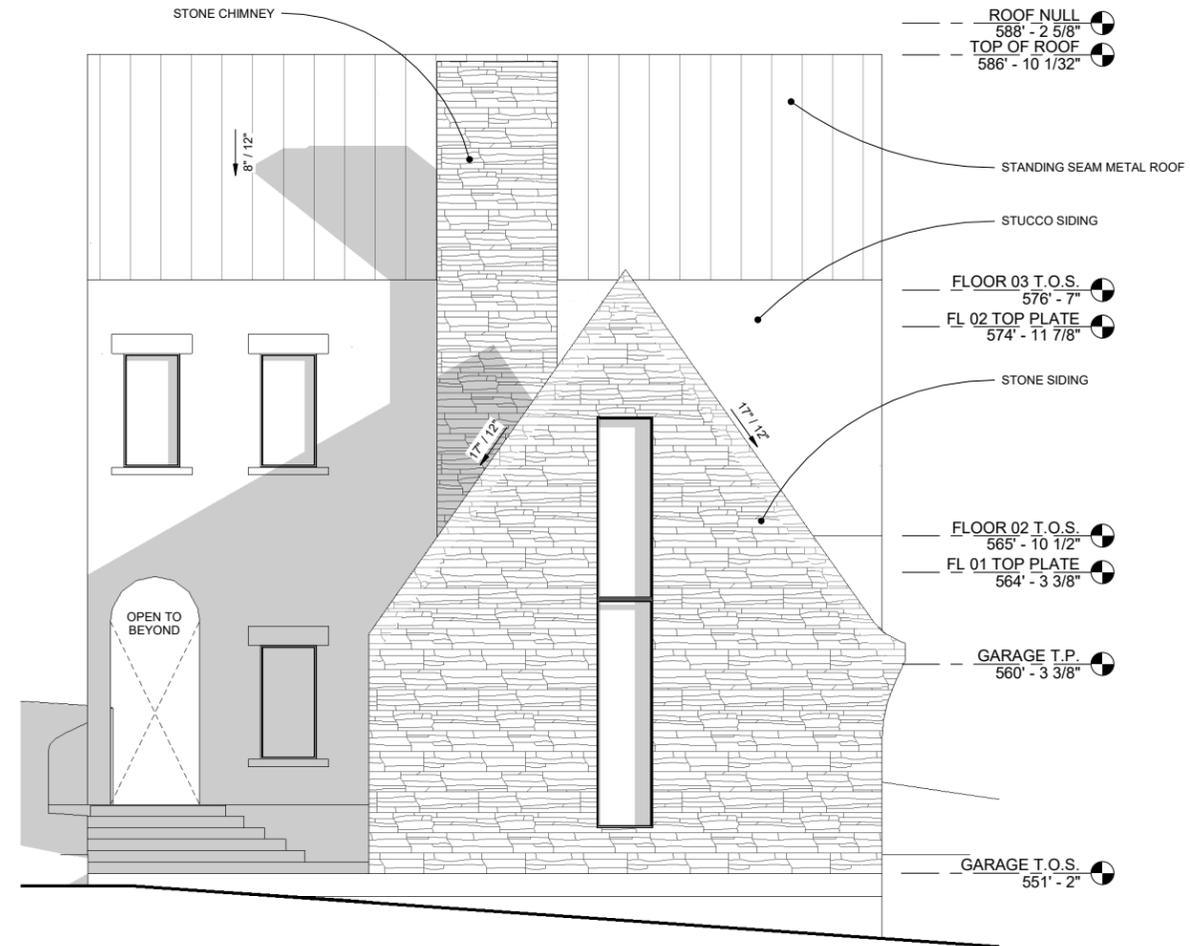
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FLOOR 03 PLAN COMPLETE

A130

GENERAL NOTES - EXTERIOR ELEVATIONS

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- ALL NEW STAIRS, STEPS, AND RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
- PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR IN ALL BATHROOM FOR FUTURE GRAB BAR INSTALLATION, EXCEPT BEHIND VANITIES.
- PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
- FRAME FOR ALL SHOWER BENCHES AS NOTED IN BATHROOM ELEVATIONS.
- OVERSIZE NICHES BY 2" DURING FRAMING TO ALLOW TILE INSTALLER TO CUSTOMIZE NICHE TO TILE DIMENSIONS



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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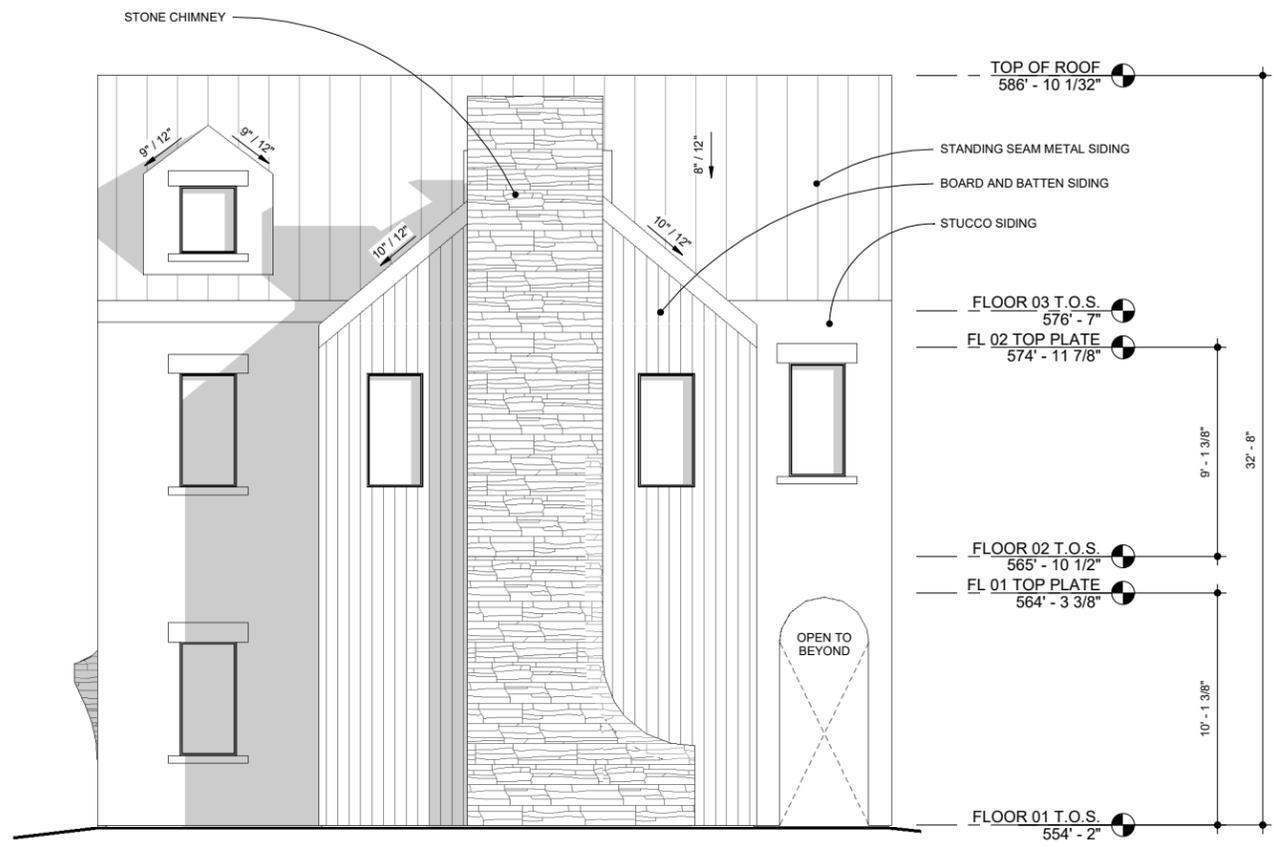
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EXTERIOR ELEVATIONS

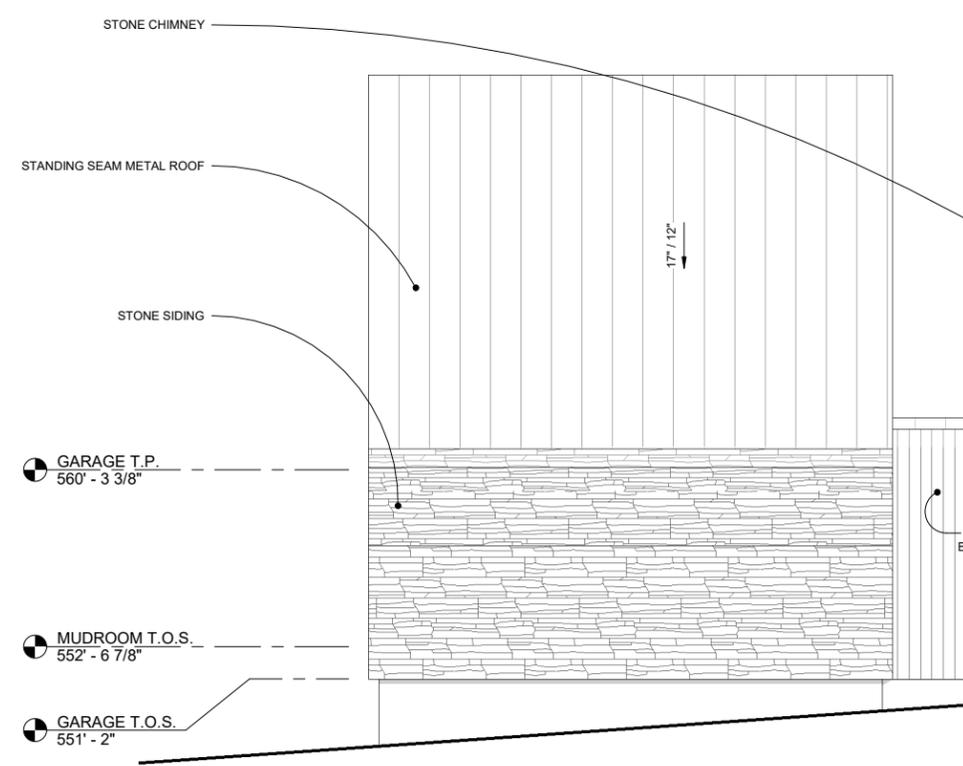
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GENERAL NOTES - EXTERIOR ELEVATIONS

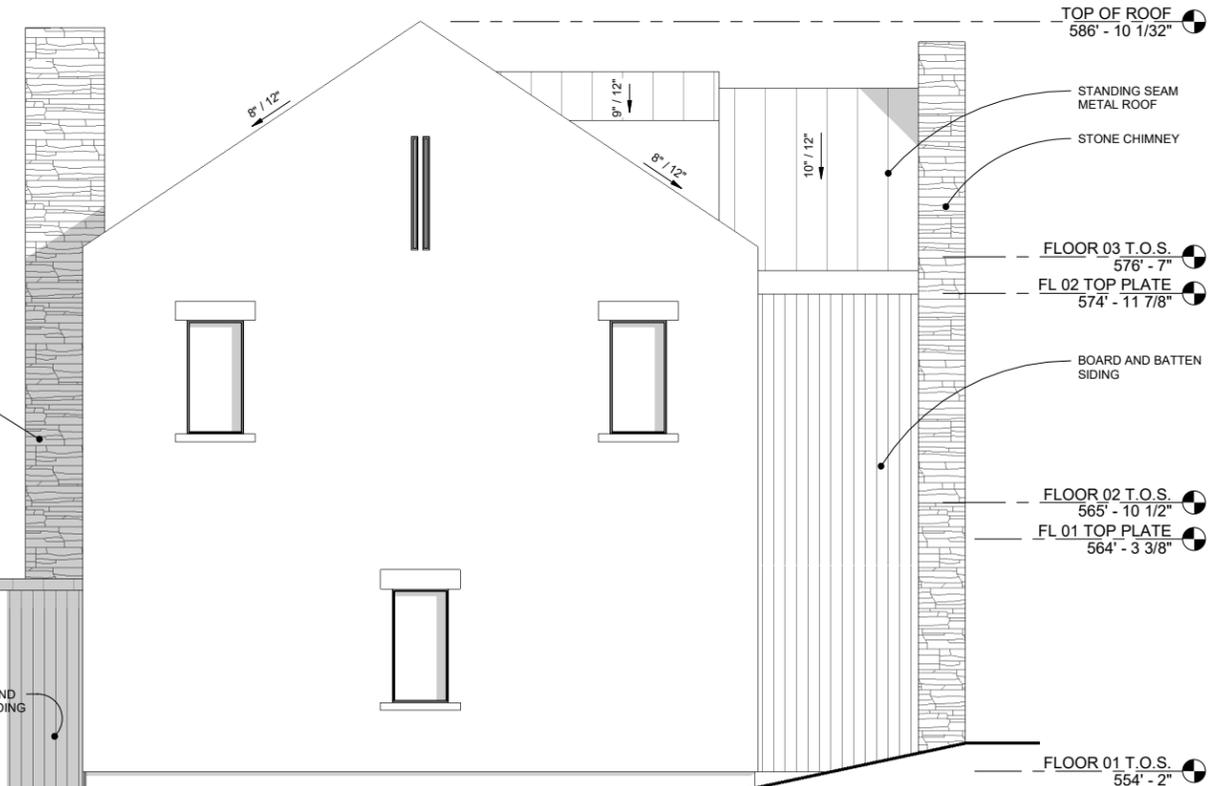
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- PROVIDE 2X6 BLOCKING AT 34" ABOVE FINISH FLOOR BEHIND ALL FLOATING VANITIES. SEE BATHROOM ELEVATIONS FOR CONFIRMATION OF VANITY TYPE.
- FRAME FOR ALL SHOWER BENCHES AS NOTED IN BATHROOM ELEVATIONS.
- OVERSIZE NICHE BY 2" DURING FRAMING TO ALLOW TILE INSTALLER TO CUSTOMIZE NICHE TO TILE DIMENSIONS



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



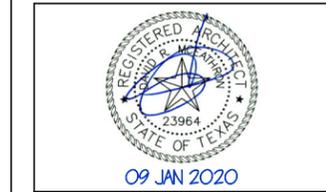
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EXTERIOR ELEVATIONS

A201