

Walker Residence

1109 Travis Heights Blvd., Austin TX 78704

ARCHITECT: Norma Yancey, AIA
SIDETRACKED STUDIO, PLLC
1806 Holly St.
Austin, Texas 78702
phone: 512.774.4261
norma@sidetracked-studio.com

OWNER INFORMATION

Adam Walker
1109 Travis Heights Blvd.
Austin, TX 78704

LEGAL DESCRIPTION

LOT 31&32 BLK 28 TRAVIS HEIGHTS

ZONING INFORMATION

SF-3-NP

Zoning Case: C14-05-0139

Zoning Ordinance
(Mostly after 2000): 99-0225-70(b)
20050929-Z003

Zoning Overlays:

NEIGHBORHOOD PLANNING AREA
SOUTH RIVER CITY
Greater South River City Combined NPA

RESIDENTIAL DESIGN STANDARDS

INDEX OF DRAWINGS

G1.0	COVER SHEET
G1.1	PROJECT INFO & GENERAL NOTES
G3.1	WINDOW & DOOR SCHEDULES
D1.0	DEMOLITION PLANS
A0.0	SITE PLAN - EXISTING
A0.1	SITE PLAN - PROPOSED
A0.1a	BUILDING TENT EXHIBIT
A1.0	FIRST & SECOND FLOOR PLANS
A1.1	ROOF PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.3	EXTERIOR PERSPECTIVES
A2.4	EXTERIOR ELEVATIONS

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



1 FRONT PERSPECTIVE

FAR CALCULATION

LOT SIZE: 13,996 SF

FLOOR TO AREA RATIO:	EXIST.	NEW	EXEMPT	TOTAL
FIRST FLOOR CONDITIONED SPACE:	1256	544	0	1800
SECOND FLOOR CONDITIONED SPACE:	1079	411	0	1490
THIRD FLOOR CONDITIONED SPACE:	-	-	-	-
AREA W/ CEILINGS >15FT:	-	-	-	-
GROUND FLOOR PORCH:	416	345	761	0
BASEMENT:	-	-	-	-
ATTIC:	-	-	-	-
GARAGE (DETACHED):	491	54	450	95
CARPORT:	-	-	-	-
ACCESSORY BUILDINGS:	-	-	-	-
TOTAL:	3242	1354	1211	3385

3,385 SF / 13,996 SF = 24.2% < 40% FAR ALLOWED BY CODE

IMPERVIOUS COVER:	EXIST.	NEW	TOTAL
FIRST FLOOR CONDITIONED SPACE:	1256	544	1800
SECOND FLOOR CONDITIONED SPACE:	1079	411	1490
THIRD FLOOR CONDITIONED SPACE:	-	-	-
BASEMENT:	-	-	-
ATTACHED COVERED PARKING:	-	-	-
DETACHED COVERED PARKING:	491	54	545
COVERED WOOD DECKS (100%):	-	-	-
COVERED PATIO:	-	-	-
COVERED PORCH:	416	345	761
BALCONY:	-	-	-
OTHER:	-	-	-
TOTAL BUILDING AREA:	3242	1354	4596
TOTAL BUILDING COVERAGE:	2163	943	3106
DRIVEWAY:	699	0	699
SIDEWALKS & STEPS:	232	-	232
UNCOVERED PATIO:	0	259	259
UNCOVERED WOOD DECKS (50%):	-	-	-
AC PADS & CONC FLATWORK:	0	18	18
OTHER: SITE WALLS, CONC LANDINGS AND STEPS	32	119	151
TOTAL:	3126	1339	4465

4,465 SF / 13,996 SF = 31.9% < 45% IMPERVIOUS COVERAGE ALLOWED BY CODE

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1109 Travis Heights Blvd.
Austin, TX 78704

DATE ISSUED FOR
02.09.21 FOR PERMIT

PROJECT 0000

COVER SHEET

G1.0

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

02.09.21



GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS CONSIST OF ALL DOCUMENTS LISTED ON SHEET G1.0 AND THE INFORMATION ENCLOSED WITHIN.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF ADOPTED CODES, LOCAL AMENDMENTS/RULES, AND STATE REGULATIONS.
- CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE. USE DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS.
- ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS, OR ACTUAL JOB CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORK AS INTENDED.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREWITHIN.
- PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA. FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10 AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- ANY NECESSARY FIRE ALARM SYSTEM WORK SHALL BE PART OF THE GENERAL CONTRACTOR'S CONTRACT.
- CONTRACTOR SHALL PERFORM ANY WORK WITHIN PUBLIC RIGHT-OF-WAY ACCORDING TO GOV. AGENCY REQUIREMENTS.
- NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.

- CONTRACTOR TO COORDINATE STAGING AREA LOCATION AND ACCESS ROUTE WITH OWNER IN PRECONSTRUCTION MEETING.
- NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, NOTES, AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE OWNER.
- THE PLANS, NOTES, AND DRAWINGS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY OR GREATER QUANTITY SHALL BE PERFORMED OR FURNISHED.
- AT COMPLETION OF THE PROJECT, A CLOSE OUT PACKAGE IN THE FORM OF A HARD BINDER SHALL BE PRESENTED TO THE OWNER AND WILL INCLUDE COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS, AND A LIST OF PAINT/STAIN COLORS AND FORMULAS.
- GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. IF REQUESTED BY THE OWNER, THE GENERAL CONTRACTOR SHALL SUBMIT AN ITEMIZED BID PER THE DRAWING SET AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
- ALL APPLICABLE TRADES SHALL SUBMIT SHOP DRAWINGS OF ALL MILLWORK AND/OR ANY RELEVANT PRODUCT LITERATURE/SPECIFICATIONS TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- GENERAL CONTRACTOR TO PROVIDE ALL SHOP DRAWINGS TO OWNER AND ARCHITECT FOR REVIEW IN A TIMELY FASHION SO AS TO NOT CREATE ANY DELAYS IN THE CONSTRUCTION SCHEDULE.
- ALL NEW CONSTRUCTION SHALL BE THOROUGHLY CLEANED AND PAINTED, BOTH EXTERIOR AND INTERIOR AT THE COMPLETION OF THE PROJECT.
- LAYOUT TILE PATTERNS PRIOR TO INSTALLATION FOR OWNER AND ARCHITECT APPROVAL.
- SEE FINISH SCHEDULE FOR ALL MATERIALS, FINISHES, AND FIXTURES.
- WHEREVER THE TERM "ARCHITECT" IS USED IN THE CONTRACT DOCUMENTS, IT REFERS TO SIDETRACKED STUDIO, PLLC.

- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECT.
- EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES.
- DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES (OVERTIME CHARGES AND/OR ANY NECESSARY EXPENSES SHALL BE PAID BY CONTRACTOR REQUIRING SERVICES)
- THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE AND PROVIDE AND INCLUDE IN HIS PROPOSAL THE NECESSARY TEMPORARY FACILITIES WITHIN THE AREA OF CONSTRUCTION FOR EACH PHASE FOR THE STORAGE, STAGING, AND HOUSING OF HIS SUBCONTRACTORS MATERIAL, EQUIPMENT, AND EMPLOYEES, INCLUDING BUT NOT LIMITED TO STORAGE AND STAGING AREAS, TEMPORARY DOORS, AND POWER FOR THE GENERAL USE. CONTRACTOR TO MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THERE OF AND PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER, AND HEATING.
- THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR APPROVAL. ALL SHOP DRAWINGS AND CUTSHEETS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.
- THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM LEAVING THE JOB SITE.
- THE CONTRACTOR SHALL PROPERLY PROTECT THE OWNER'S WORK AND PROPERTY AND ANY ADJOINING PROPERTY FROM ANY DAMAGE CAUSED BY HIS WORK OR WORKMEN AND MUST BE MADE WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE PAID FOR BY THE CONTRACTOR WHO IS RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE CLIENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN AND OTHER SUBCONTRACTORS EMPLOYEES.

- THE USE OF WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

CHANGES IN WORK

THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT, EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

CLAIMS FOR EXTRA COST

IF THE CONTRACTOR CLAIMS THAT ANY REVISION TO DRAWINGS INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE THE ARCHITECT WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTION IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE CHANGES IN WORK. NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

- ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY ARCHITECT & OWNER AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OF THE AREA BEING WORKED IN, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED. THE CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, OSHA, AND THE BEST TRADE PRACTICES.
- THE GENERAL CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

ABBREVIATIONS

AD	AREA DRAIN
ADD	ADDENDUM
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDELING UNIT
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DS	DOWNSPOUT
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EX	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
FD	FLOOR DRAIN
FF	FINISH FLOOR
FIN	FINISH
FL	FLOOR
FT	FEET/FOOT
FURN	FURNISH
FURR	FURRING
G	GAS
GA	GAUGE
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPT
GYP	GYPSPUM WALL BOARD
HB	HOUSE BIBB
HDR	HEADER
HDWR	HARDWARE
IN	INCHES/INCH
INSUL	INSULATION
INT	INTERIOR
KD	KILN-DRIED
LAM	LAMINATED
LB	POUND
LL	LIVE LOAD
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM

MISC	MISCELLANEOUS
MTL	METAL
MUL	MULLION
MTD	MOUNTED
NO/#	NUMBER
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE/PROPERTY LINE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE-TREATED
RCP	REFLECTED CEILING PLAN
RECEPT	RECEPTACLE
RECT	RECTANGLE
REF	REFERENCE/REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
RET	RETURN
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULED
SECT	SECTION
SF	SQUARE FEET/FOOT
SHWR	SHOWER
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE/STRUCTURAL
T	TEMPERED
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERED/TEMPORARY
TOW	TOP OF WALL
TYP	TYPICAL
UC	UNDER-COUNTER
UNO	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
UTIL	UTILITY
VERT	VERTICAL
VIF	VERIFY IN FIELD
WH	WATER HEATER
WP	WATERPROOF

GENERAL CONDITIONS

- THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
- THE CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT ALL REQUIREMENTS IMPLIED BY THE NOTES, DRAWINGS, AND FIELD CONDITIONS HAVE BEEN THOROUGHLY EXAMINED, INVESTIGATED, AND HAVE BEEN ACCOUNTED FOR IN THE PROPOSAL. ANY AND ALL LATER CLAIMS FOR LABOR, EQUIPMENT, AND MATERIALS OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATIONS BEEN MADE WILL NOT BE RECOGNIZED.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL NOTES AND/OR ALL WORK ILLUSTRATED OR IMPLIED BY THE NOTES AND DRAWINGS INCLUDED IN THE CONSTRUCTION DOCUMENTS. EACH ITEM THAT THE CONTRACTOR WILL BE ABLE TO COMPLY WITH OR THAT IS EXCLUDED FROM THE CONTRACT FOR CONSTRUCTION SHALL BE SPECIFICALLY OUTLINED IN THEIR PROPOSAL FOR WORK OR ALL LATER CLAIMS FOR ADDITIONAL LABOR AND MATERIALS WILL NOT BE RECOGNIZED.
- THE CONTRACTOR, HIS SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN HIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.

PROJECT INFORMATION

INVOLVED PARTIES:
IN THESE DOCUMENTS, "PROJECT" OR "WORK" SHALL REFER TO THE SCOPE OF WORK HEREIN DESCRIBED; "OWNER" SHALL REFER TO ADAM WALKER OR THEIR AUTHORIZED REPRESENTATIVES; "CONTRACTOR" OR "GENERAL CONTRACTOR" SHALL REFER TO THE COMPANY OR INDIVIDUAL THAT ENTERS INTO CONTRACTUAL AGREEMENT WITH OWNER TO PERFORM THE SCOPE OF WORK HEREIN DESCRIBED; AND "ARCHITECT" SHALL REFER TO SIDETRACKED STUDIO, PLLC.

LICENSE OF USE/COPYRIGHT NOTICE:
ABSENT A WRITTEN AGREEMENT TO THE CONTRARY, AND STRICTLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALLS UMS DUE TO THE ARCHITECT BY THE OWNER UNDER THIS AGREEMENT, UPON THE ARCHITECT'S DELIVERY OF SEALED CONSTRUCTION DRAWINGS TO THE OWNER, THE ARCHITECT GRANTS THE OWNER A NONTRANSFERABLE, NONEXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED BY THE PLANS.

BUILDING CODES:
2012 INTERNATIONAL RESIDENTIAL CODE
2012 NATIONAL ELECTRICAL CODE
2012 UNIFORM PLUMBING CODE
2012 INTERNATIONAL FIRE CODE
2012 UNIFORM MECHANICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE & COA AMENDMENTS

USE:
SINGLE FAMILY RESIDENTIAL

DATE	ISSUED FOR
02.09.21	FOR PERMIT

PROJECT	0000
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PROJECT INFO & GENERAL NOTES

G1.1

Walker Residence

1109 Travis Heights Blvd.
Austin, TX 78704

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

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WINDOW & DOOR SCHEDULES

G3.1

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	OPERATION	COMMENTS
AE	3' - 11 1/2"	5' - 6 1/2"	DOUBLE HUNG	TO BE REPAIRED/RESTORED
B	2' - 8"	5' - 9"	DOUBLE HUNG	3 OVER 3 TOP SASH
BE	2' - 8"	5' - 9"	DOUBLE HUNG	TO BE REPAIRED/RESTORED
C	2' - 6"	5' - 9"	DOUBLE HUNG	3 OVER 3 TOP SASH
CE	2' - 6"	5' - 9"	DOUBLE HUNG	TO BE REPAIRED/RESTORED
D	2' - 6"	4' - 8"	DOUBLE HUNG	
F	3' - 0"	1' - 2"	FIXED	TRANSOM
G	2' - 9"	5' - 9"	DOUBLE HUNG	3 OVER 3 TOP SASH
GE	2' - 9"	5' - 9"	DOUBLE HUNG	TO BE REPAIRED/RESTORED
HE	3' - 11 1/2"	5' - 9"	DOUBLE HUNG	TO BE REPAIRED/RESTORED
K	2' - 0"	4' - 0"	SKYLIGHT	
M	1' - 4"	2' - 0"	LOUVERS	
N	3' - 4"	4' - 0"	ROOF HATCH	VELUX HATCH

WINDOW NOTES:
1. EXISTING WINDOWS TO BE AUDITED BY CONTRACTOR. REPAIR/REMEDiate AS NEEDED.
2. ALL NEW WINDOWS TO BE MARVIN ULTIMATE SERIES; BLACK EXTERIOR, PRIMED INTERIOR.

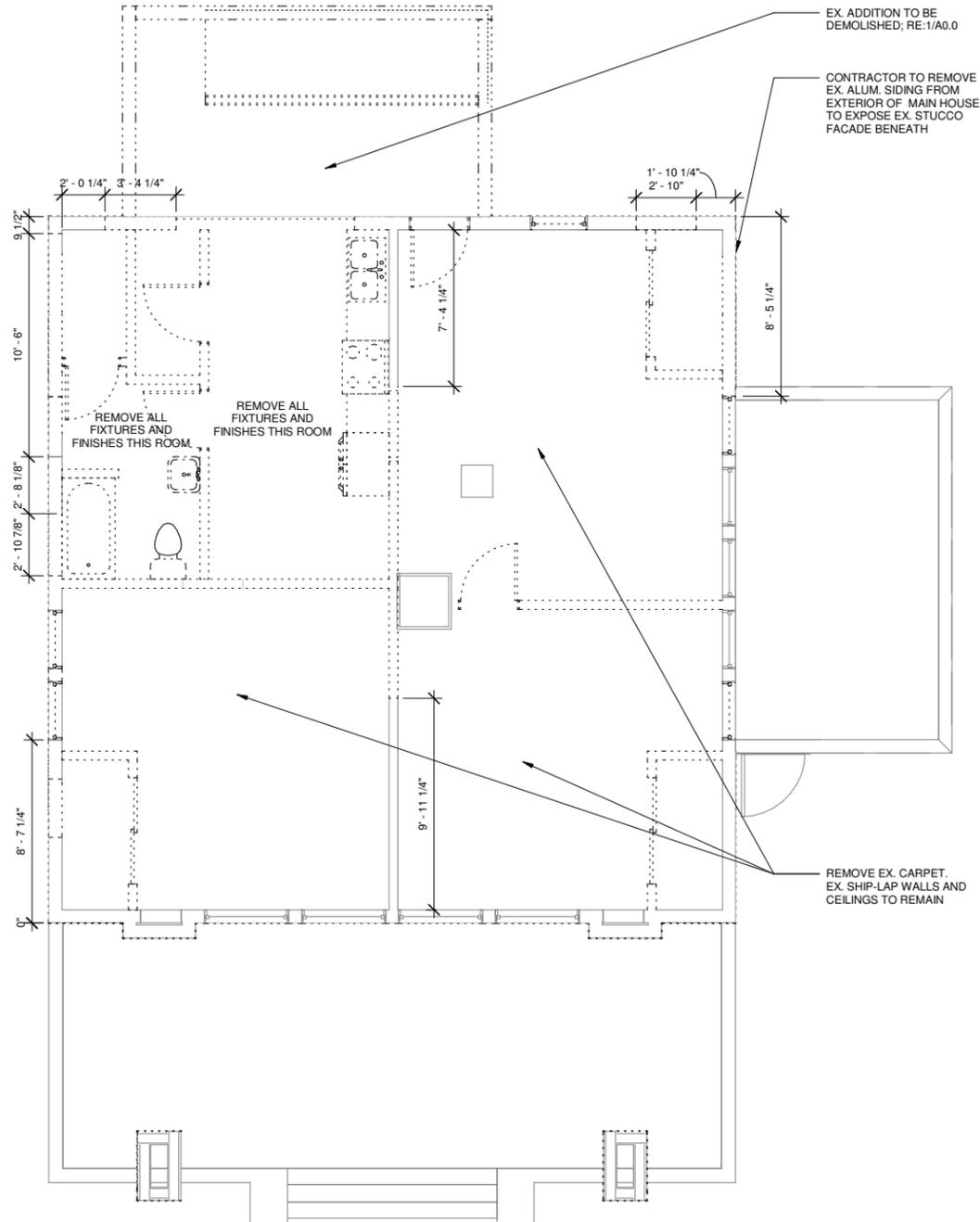
DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	THICKNESS	HEAD DETAIL	JAMB DETAIL	HARDWARE	COMMENTS
1E	4' - 0"	7' - 6"	0' - 1 3/4"				RESTORE, REPAINT
2E	3' - 0"	6' - 8"	0' - 1 3/4"				RESTORE, REPAINT
3	3' - 0"	6' - 8"	0' - 1 3/4"				FULL LITE, 2X5
4	3' - 0"	6' - 8"	0' - 1 3/4"				FULL LITE, 2X5
5	3' - 0"	6' - 8"	0' - 1 3/4"				FULL LITE, 2X5
6E	3' - 0"	7' - 6"	0' - 1 3/4"				RESTORE, RESTAIN AS NEEDED
7	2' - 8"	6' - 8"	0' - 1 3/4"				HALF LITE POCKET DOOR
8	2' - 8"	6' - 8"	0' - 1 3/4"				HALF LITE POCKET DOOR
9	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
10	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
11	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
12	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
13	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
14	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
15	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
16	2' - 6"	6' - 8"	0' - 1 3/4"				5-PANEL
17	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
18	5' - 0"	6' - 8"	0' - 1 3/4"				5-PANEL DOUBLE
19	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
20	2' - 6"	6' - 8"	0' - 1 3/4"				5-PANEL
21	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
22	3' - 4"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
23	5' - 0"	6' - 8"	0' - 1 3/4"				5-PANEL, BY-PASS
24	3' - 0"	6' - 8"	0' - 1 3/4"				5-PANEL, DOUBLE POCKET DOOR
25	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
26	3' - 0"	6' - 8"	0' - 1 3/4"				5-PANEL, POCKET DOOR
27	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
28	5' - 0"	6' - 8"	0' - 1 3/4"				5-PANEL, BY-PASS
29	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
30	2' - 8"	6' - 8"	0' - 1 3/4"				5-PANEL
31	16' - 0"	7' - 0"	0' - 1 1/2"				GARAGE DOOR; WOOD PANELING

DOOR NOTES:
1. EXISTING DOORS TO REMAIN TO BE AUDITED BY CONTRACTOR. REPAIR/REMEDiate AS NEEDED.
2. NEW EXTERIOR DOORS TO BE MARVIN ULTIMATE SERIES.
3. ALL NEW INTERIOR DOORS TO BE TRUSTILE SOLID CORE DOORS; 5-PANEL.

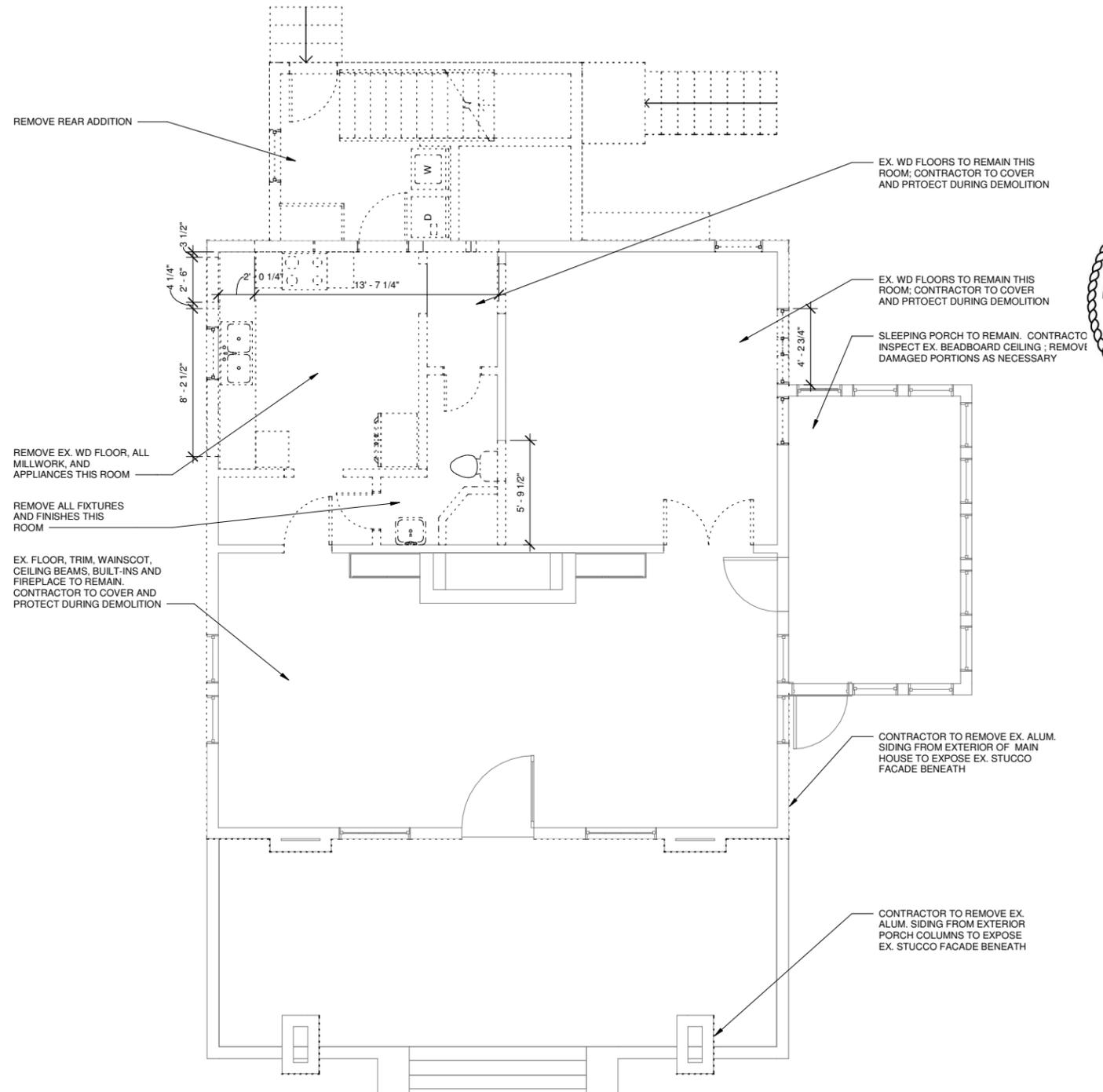
FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

02.09.21



2 DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"



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

Walker Residence

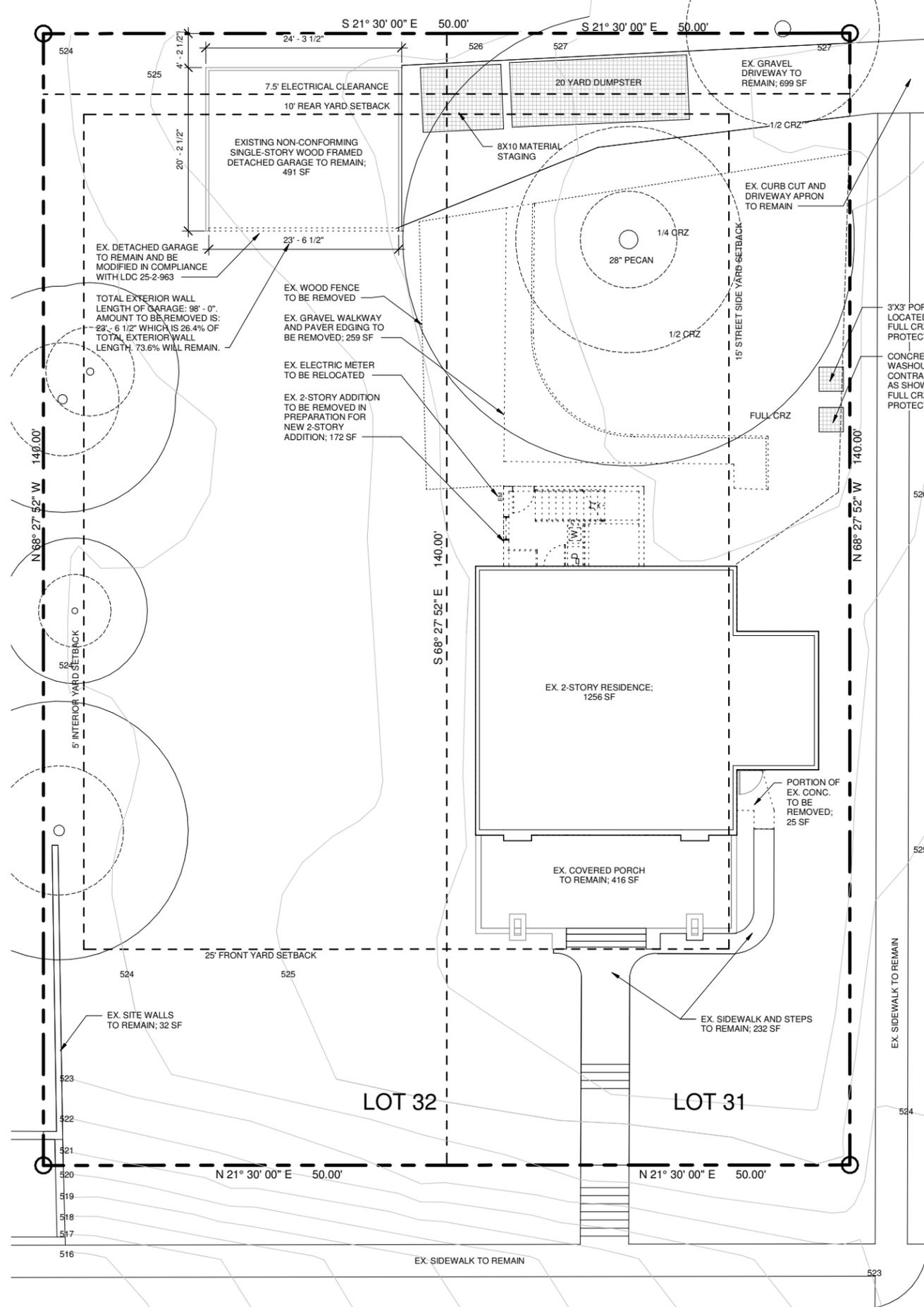
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DEMOLITION PLANS

D1.0



Sidetracked Studio
 1605 E. 7th St. Unit B
 Austin, Texas
 512 220 6865

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SITE NOTES & TREE PROTECTION

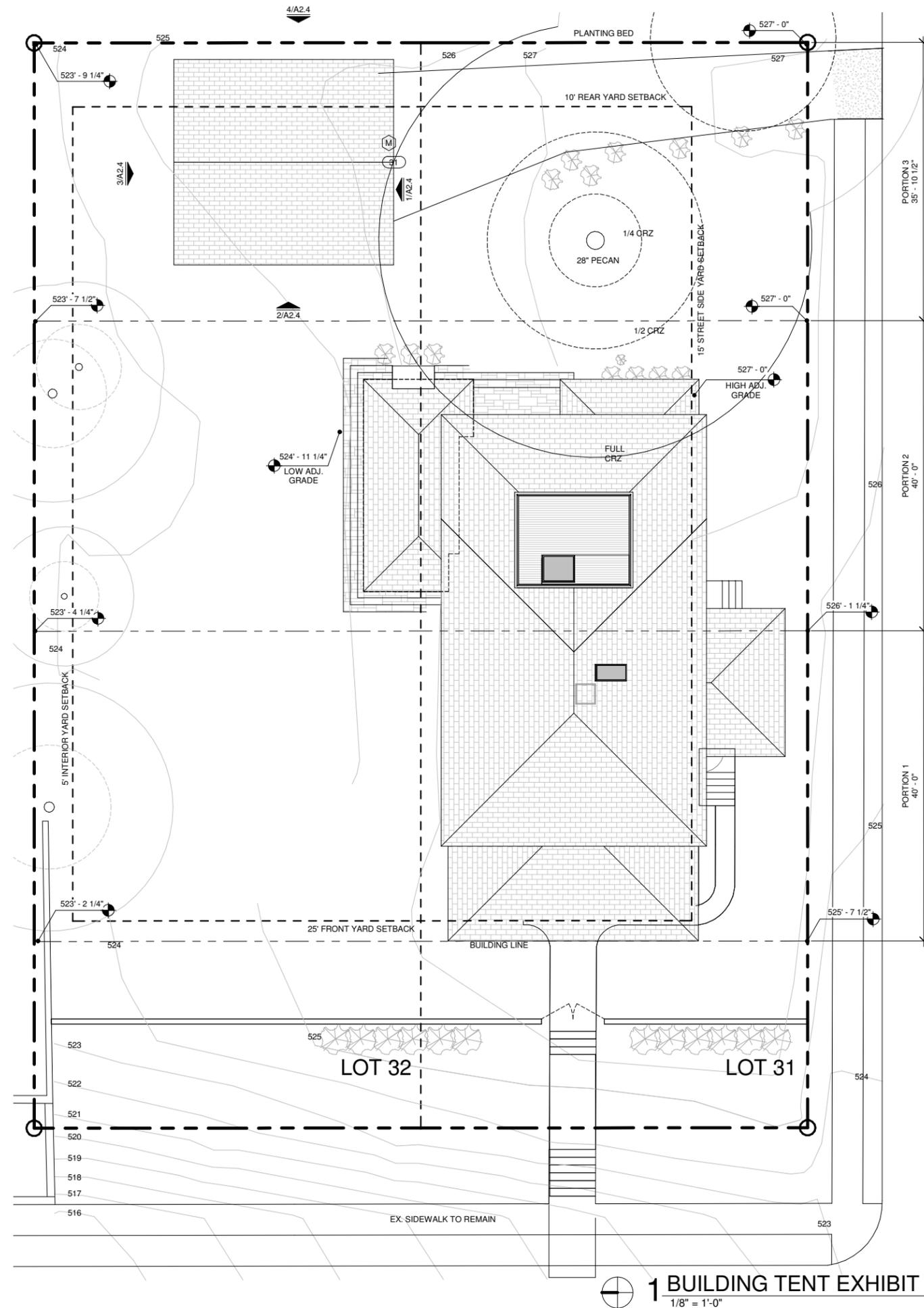
1. CONTRACTOR TO ASSURE THAT THE ROOT ZONES OF ALL TREES ARE ADEQUATELY PRESERVED. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION.
2. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING FOR ALL PROTECTED TREES ON SITE. TREE PROTECTION FENCING MUST PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE CRZ, AN EIGHT-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WITH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
3. FOOT TRAFFIC IS CONSIDERED A ROOT ZONE DISTURBANCE. CONTRACTOR TO PROVIDE 2X4 OR GREATER PLANKS (6FT TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
4. ANY DEMOLITION IN THE 1/4 AND 1/2 CRITICAL ROOT ZONES OF PROTECTED TREES ON OR ADJACENT TO THE SITE MUST BE DONE WITH HAND TOOLS TO AVOID DAMAGING ROOTS OF TREES.
5. ALL UTILITY TRENCHING WITHIN THE 1/2 CRZ MUST BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5" IN DIAMETER. ALL PAID RECEIPTS FOR THIS WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
6. CONTRACTOR TO WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND NEAR ROOTS OF TREES DURING CONCRETE WORK.
7. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, CONTRACTOR TO PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED CONTRACTOR TO SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.
8. SHOULD PRUNING BE REQUIRED FOR CONSTRUCTION, A PRIVATE CERTIFIED ARBORIST ASSESSMENT OF THE PRUNING NEEDS WILL BE PROVIDED TO THE TREE INSPECTOR FOR REVIEW PRIOR TO CONSTRUCTION. PAID RECEIPTS FOR ANY WORK ON PROTECTED TREES WILL BE PROVIDED TO THE FINAL TREE INSPECTOR.

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PROJECT	0000

SITE PLAN - EXISTING

A0.0

1 EXISTING SITE PLAN
 1/8" = 1'-0"



RESIDENCE:	
HIGHEST ADJ. GRADE:	527'-0"
LOWEST ADJ. GRADE:	524' - 11 1/4"
REF:	1/A0.1a
AVERAGE ADJ. GRADE: 525' - 11 5/8"	
BUILDING HEIGHT:	24' - 8 3/4"
REF:	1/A2.0
FFE:	529' 1 1/2"
HIGHEST ELEVATION POINT FOR:	
PORTION 1:	526' - 1 1/4"
PORTION 2:	527' - 0"
PORTION 3:	527' - 0"
REF:	1/A0.1a

Sidetracked Studio

1605 E. 7th St. Unit B
Austin, Texas
512 220 6865

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



Walker Residence

1109 Travis Heights Blvd.
Austin, TX 78704

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BUILDING TENT EXHIBIT

A0.1a

1 BUILDING TENT EXHIBIT
1/8" = 1'-0"

RESIDENCE:
HIGHEST ADJ. GRADE: 527'-0"
LOWEST ADJ. GRADE: 524' - 11 1/4"
REF: 1/A0.1a

AVERAGE ADJ. GRADE: 525' - 11 5/8"
BUILDING HEIGHT: 24' - 8 3/4"
REF: 1/A2.0

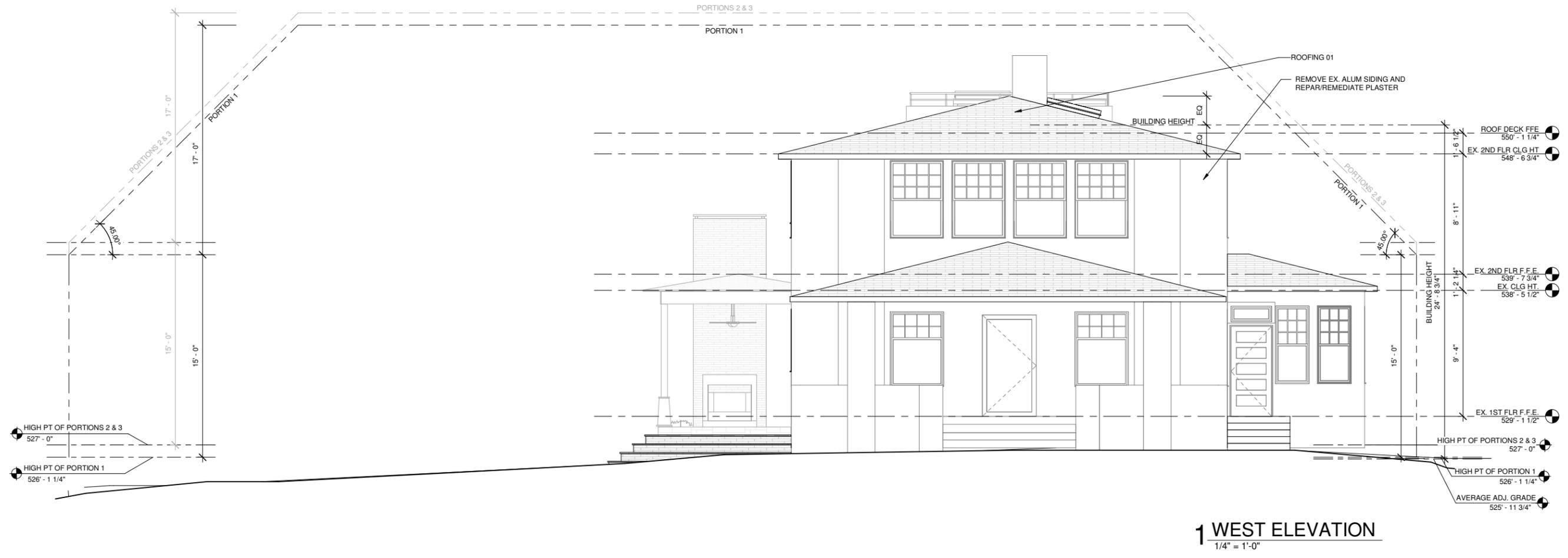
FFE: 529' 1 1/2"

HIGHEST ELEVATION POINT FOR:
PORTION 1: 526' - 1 1/4"
PORTION 2: 527' - 0"
PORTION 3: 527' - 0"
REF: 1/A0.1a

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

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Walker Residence

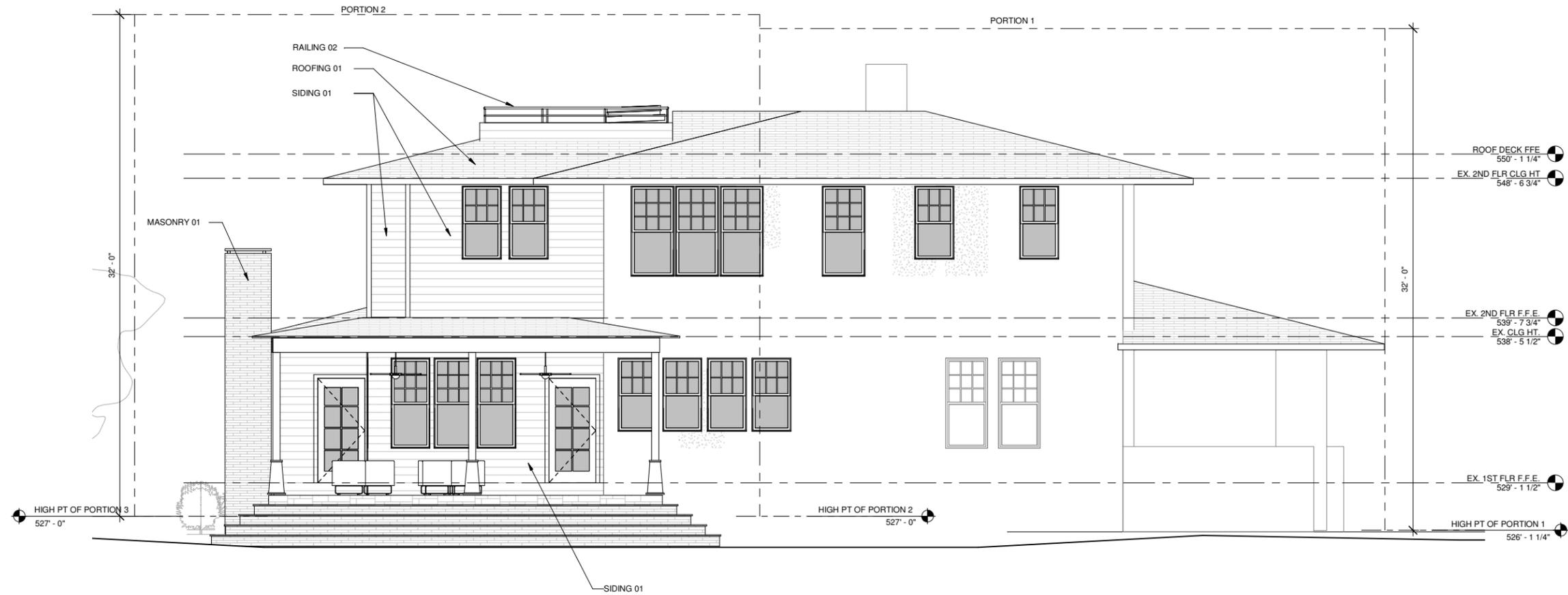
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EXTERIOR ELEVATIONS

A2.0



RESIDENCE:
 HIGHEST ADJ. GRADE: 527'-0"
 LOWEST ADJ. GRADE: 524' - 11 1/4"
 REF: 1/A0.1a

AVERAGE ADJ. GRADE: 525' - 11 5/8"
 BUILDING HEIGHT: 24' - 8 3/4"
 REF: 1/A2.0

FFE: 529' 1 1/2"

HIGHEST ELEVATION POINT FOR:
 PORTION 1: 526' - 1 1/4"
 PORTION 2: 527' - 0"
 PORTION 3: 527' - 0"
 REF: 1/A0.1a

Sidetracked Studio

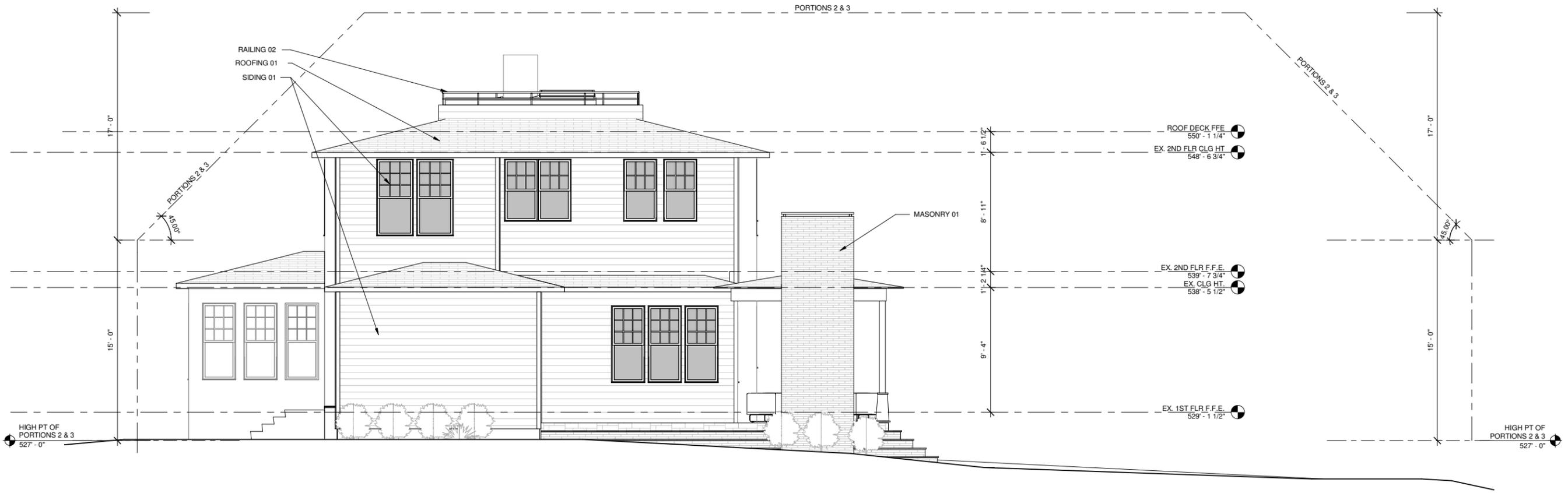
1605 E. 7th St. Unit B
 Austin, Texas
 512 220 6865

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



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



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

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EXTERIOR ELEVATIONS

A2.1



2 REAR PERSPECTIVE



1 SIDE PORCH - LOOKING SOUTH

FIELD INSPECTION REQUIRED

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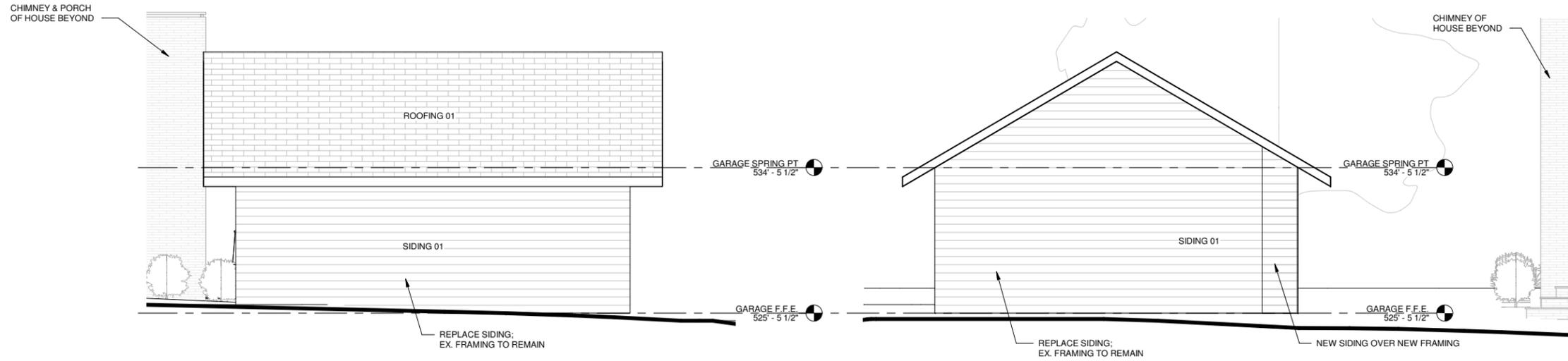
PROJECT 0000

EXTERIOR PERSPECTIVES

FIELD INSPECTION REQUIRED

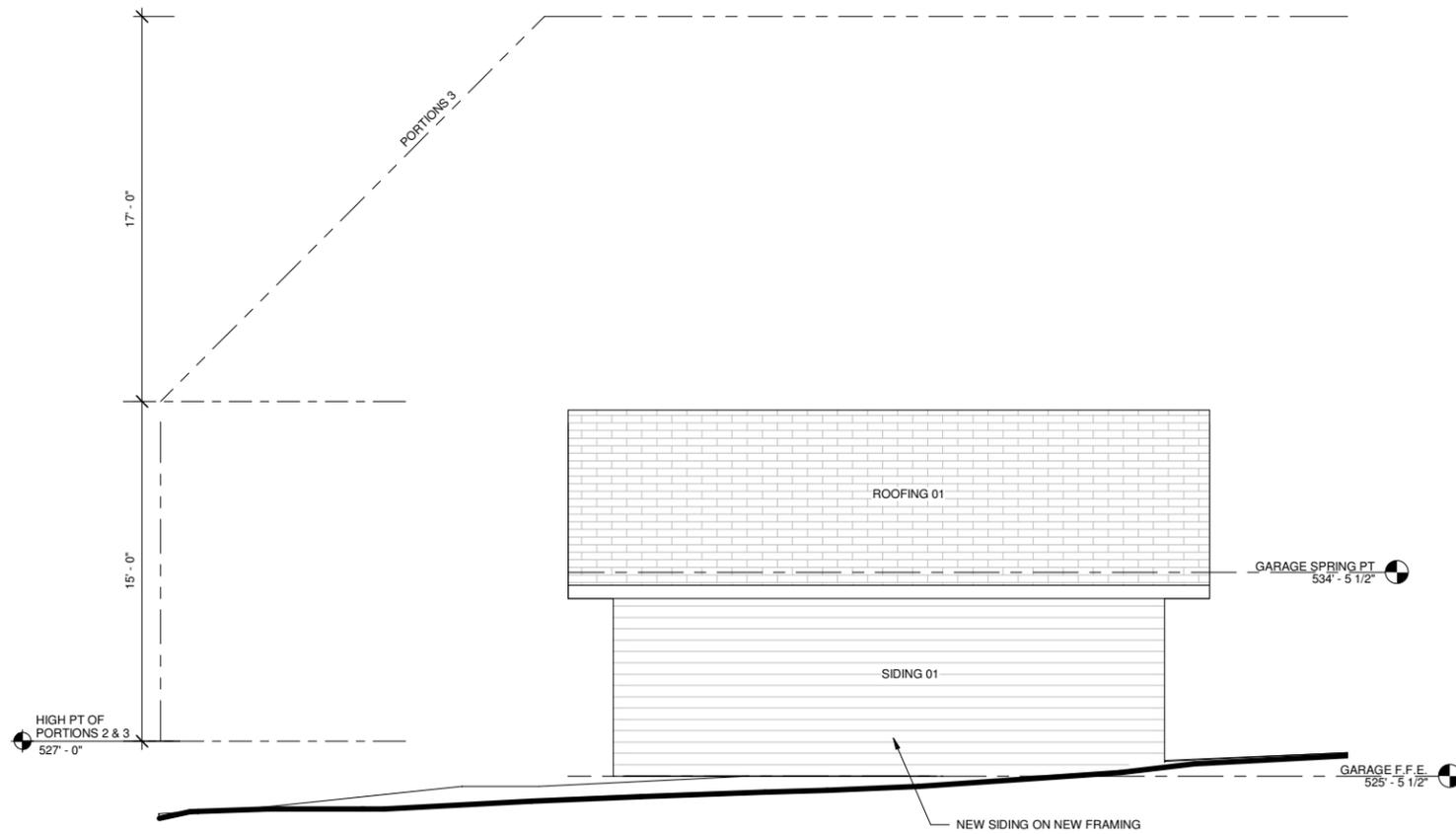
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

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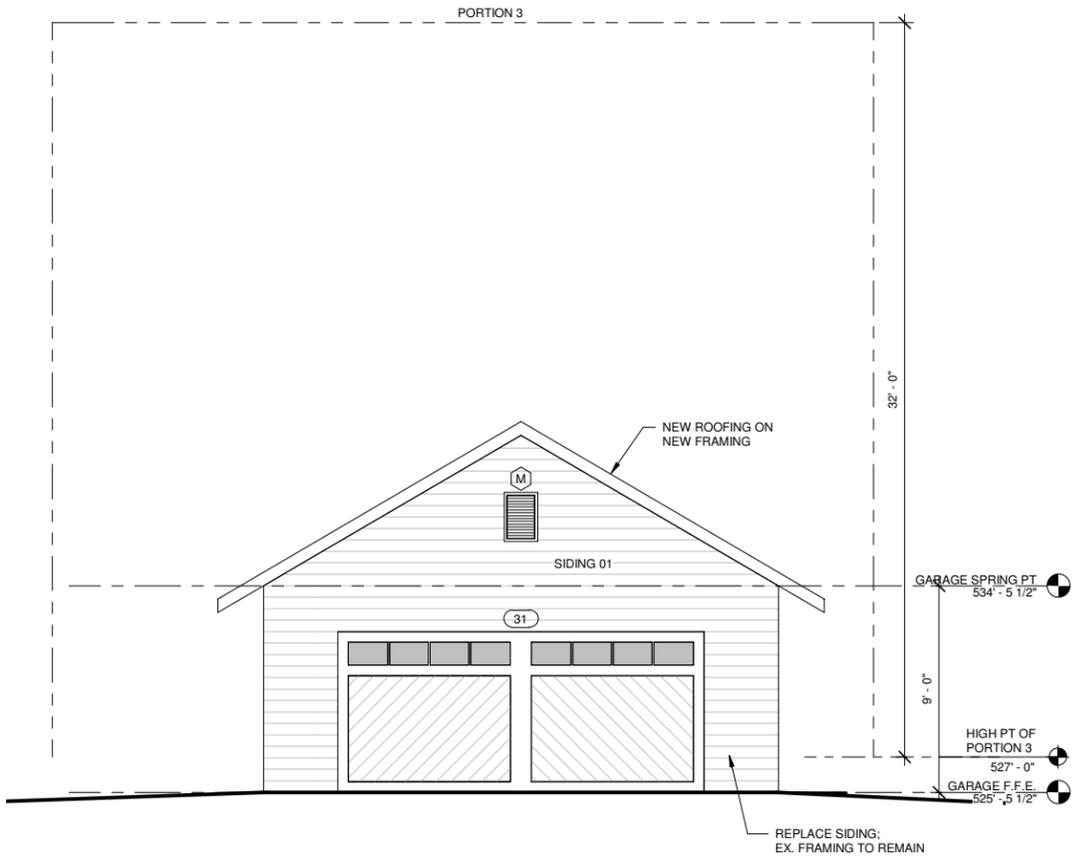


4 GARAGE - EAST ELEVATION
1/4" = 1'-0"

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



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



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

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EXTERIOR ELEVATIONS