

IMPERVIOUS AREA LOT 5687	
FOUNDATION	1911
AC PAD	9
DRIVEWAY	400
SIDEWALK	71
CANTILEVERED AREA	82
TOTAL	2473
TOTAL IMPERV.	43.85%

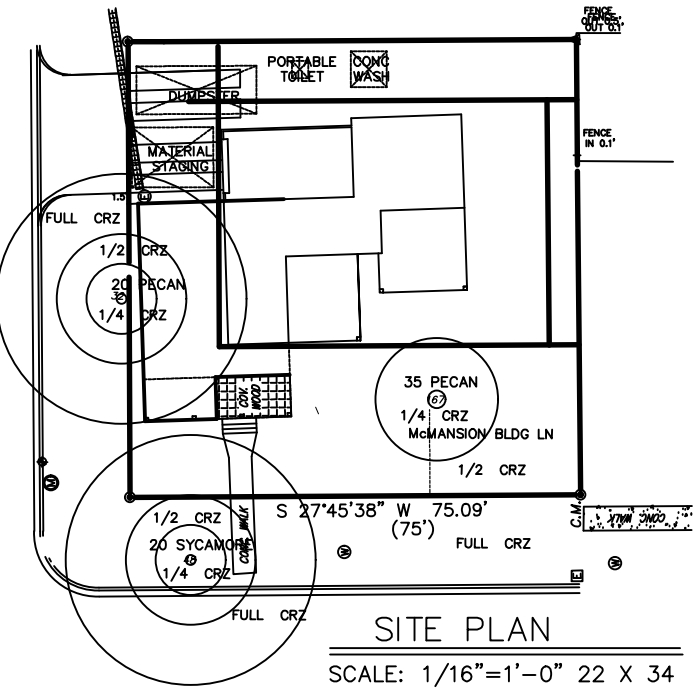
FRONT YARD PERCENTAGE	
FRONT YARD AREA	1883
SIDEWALK	60
EXISTING FOUNDATION	293
TOTAL	353
TOTAL PERCENTAGE	18.74%

LOT 5687
FAR 2274
IMP 2559

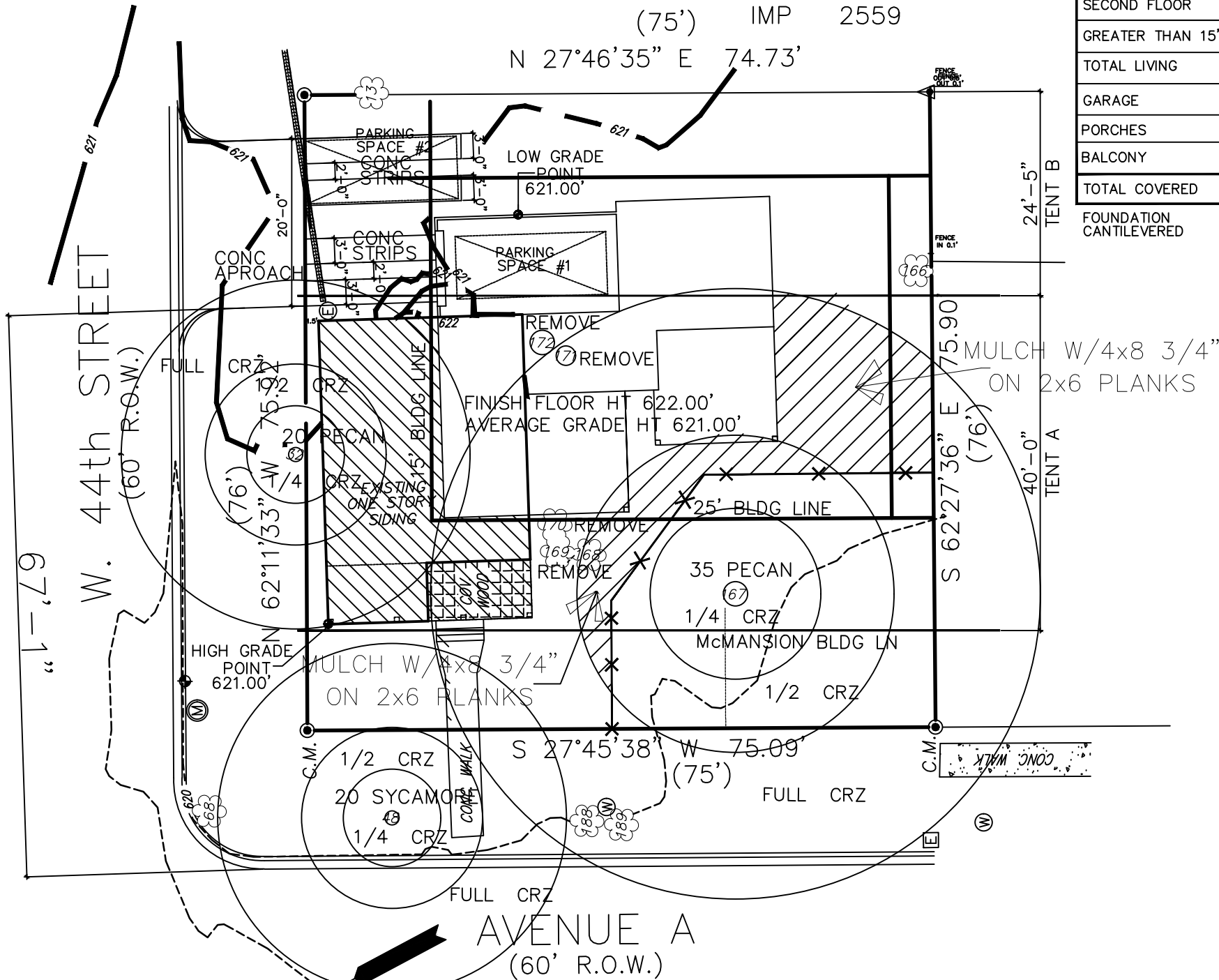
EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316

FOUNDATION CANTILEVERED	1935
	73



SITE PLAN
SCALE: 1/16"=1'-0" 22 X 34



WILL PAY FEE IN LIEU
OF SIDEWALK
ALL EXISTING
UTILITIES WILL
REMAIN

- LEGEND**
- ▲ = FND. 3/8" IRON ROD
 - = FND. 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = WATER METER
 - ⊕ = ELECTRIC METER
 - ⊞ = ELECTRIC BOX
 - ⊞ = SEWER MANHOLE
 - E— = OVERHEAD ELECTRIC
 - W— = WOOD FENCE
 - ⊙ = FND. 1/2" IRON PIPE

TREE LEGEND	
13	14 PECAN
32	20 PECAN
48	20 SYCAMORE
68	19 PECAN
166	21 PALM
167	35 PECAN
168	14 PALM REMOVE
169	16 PALM REMOVE
170	18 PALM REMOVE
171	17 PECAN REMOVE
172	23 PALM REMOVE
188	27 PECAN
189	16 PALM

W. 76' OF LOTS
1, 2, & 3
BLOCK 11
5,687 SQ. FT.
0.131 ACRES

SITE PLAN
SCALE: 1/8"=1'-0" 22 X 34
SCALE: 1/16"=1'-0" 11 X 17

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

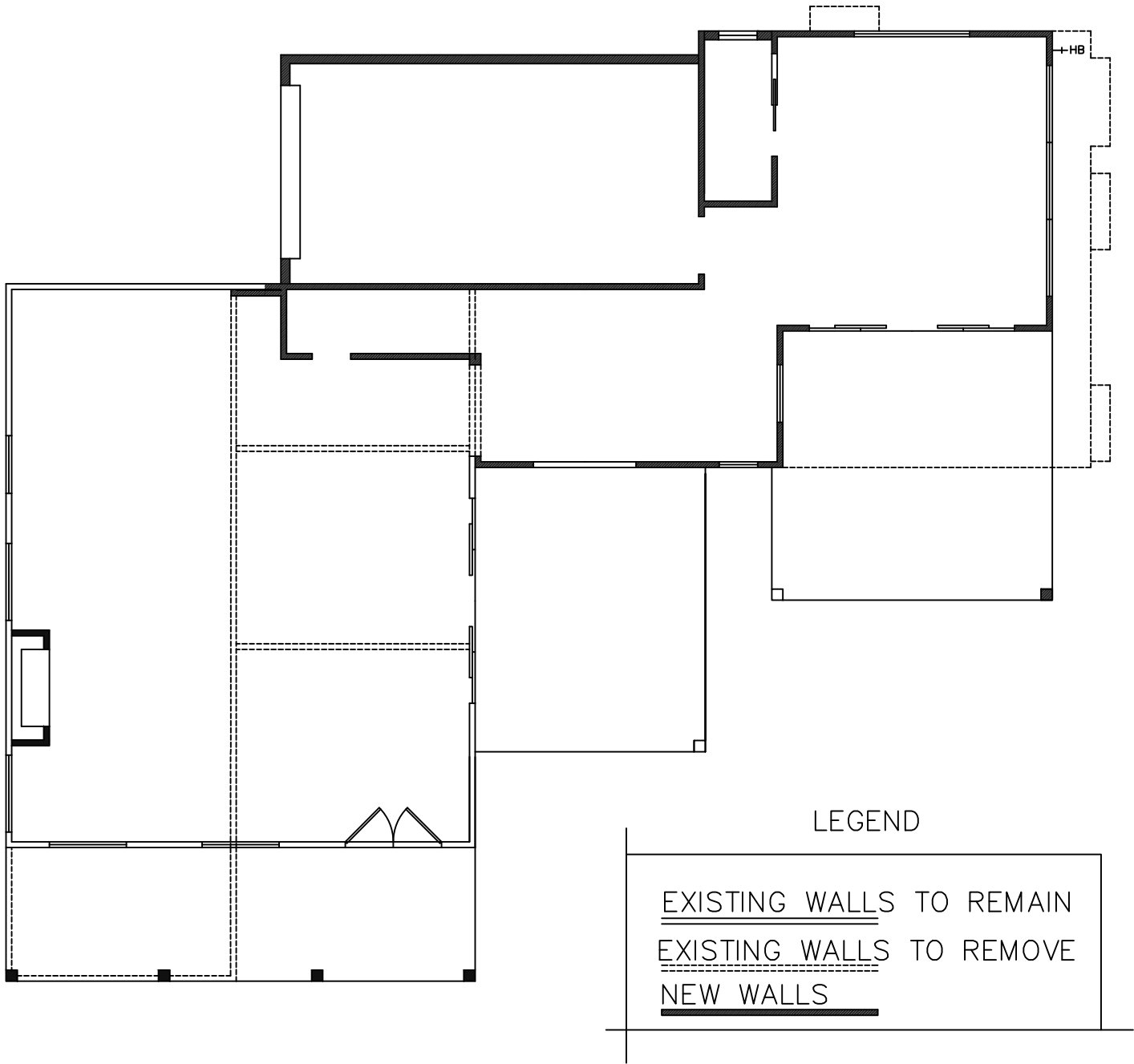
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AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

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Robert J. JCD
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National Council of Building Designers
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06/28/21
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EXISTING WALLS TO REMAIN
EXISTING WALLS TO REMOVE
NEW WALLS

EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
UNCOVERED BALCONY	451
TOTAL COVERED	2316

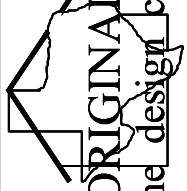
FOUNDATION	1935
CANTILEVERED	73

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DEMO PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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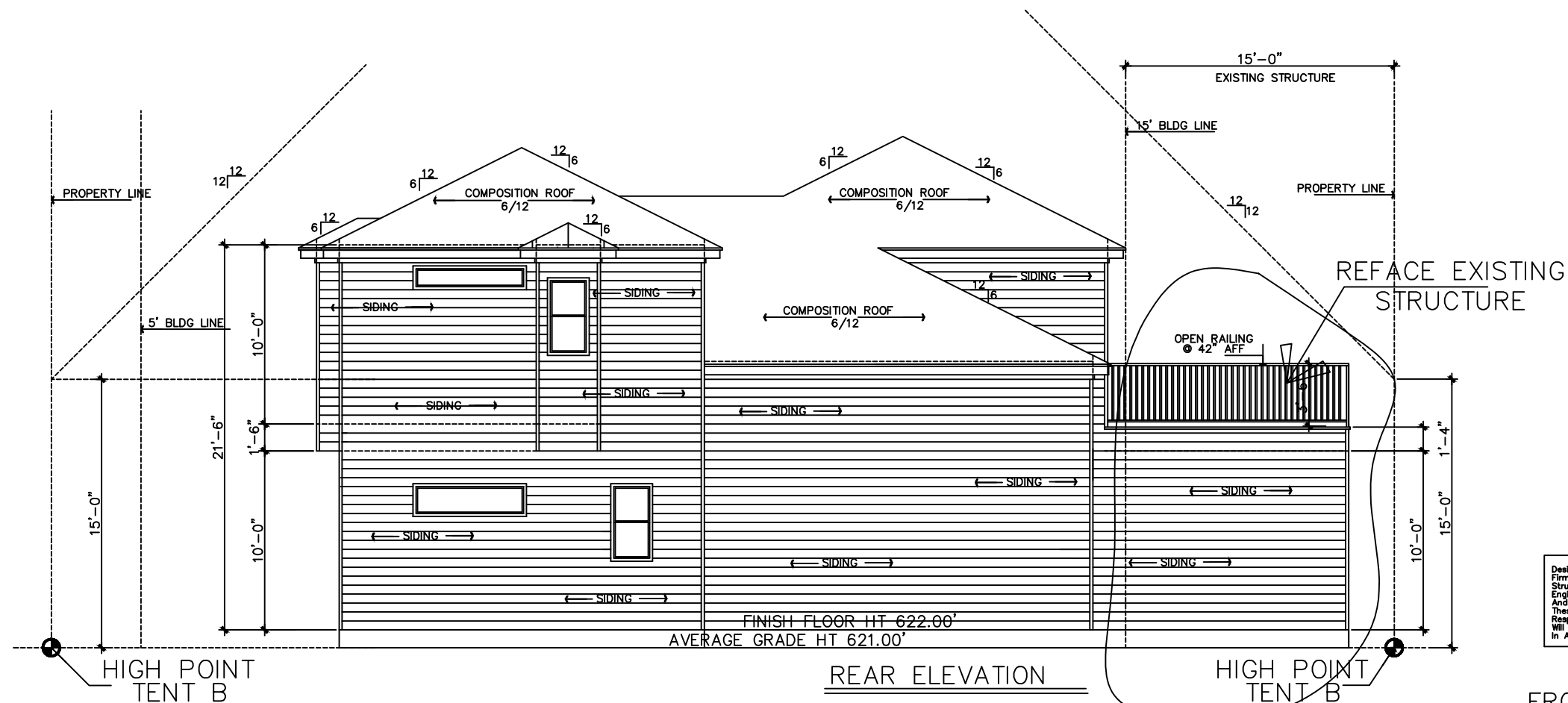
Robert
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FRONT-REAR ELEVATION 06/28/21

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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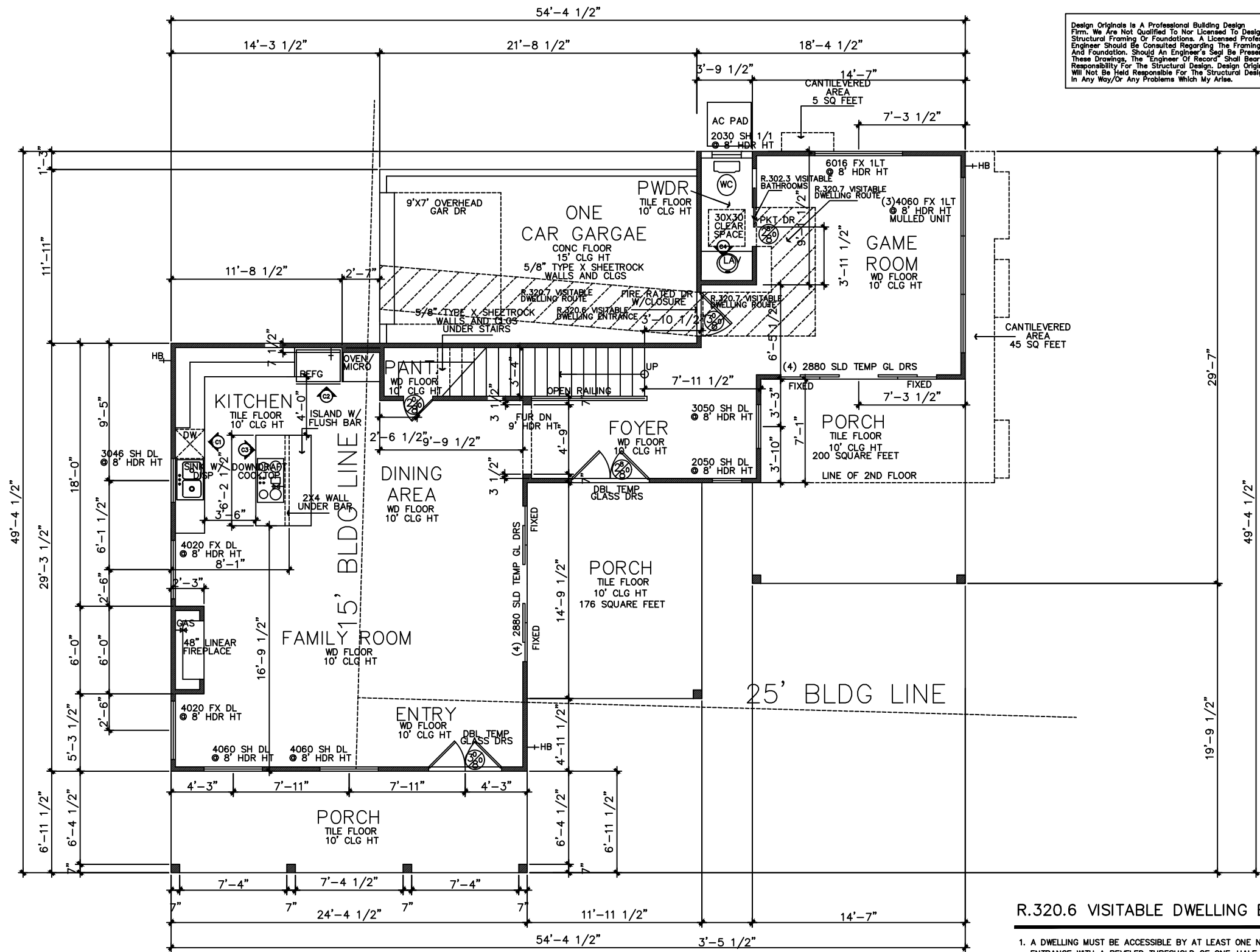
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- GENERAL NOTES:
- 1.0 Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
 - 2.0 These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
 - 3.0 Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
 - 4.0 Contractor shall insure compatibility of the building with all site requirements.
 - 5.0 Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
 - 6.0 All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
 - 7.0 All angles shown on plans are 45° unless noted otherwise.
 - 8.0 All dimensions should be read or calculated and never scaled.
 - 9.0 All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
 - 10.0 All windows will be dimensioned to center of rough openings unless otherwise noted.
 - 11.0 Weather strip attic access door(s).
 - 12.0 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.
 - 13.0 All vents to rear of residence.
 - 14.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
 - 15.0 Floor truss area to be draft stopped where trusses open to attic space.
 - 16.0 Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
 - 17.0 Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
 - 18.0 Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" or higher require 30"x60" R.O.
 - 19.0 Provide studs at all 4 corners of tub.
 - 20.0 Provide 5/8" type "X" gypsum board on common walls and ceilings.
 - 21.0 Do not use wood build-outs behind stucco, around windows and doors.
 - 22.0 Attach tops, sides and bottoms, of windows and doors shingle style.
 - 23.0 Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
 - 24.0 Stucco veneer must comply with 2015 IRC and the ASTM requirements.
 - 25.0 Provide weep screen properly installed.
 - 26.0 Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1/2" away from window and door frames.

R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.302.3 VISITABLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.7 VISITABLE DWELLING ROUTE

1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

R.320.6 VISITABLE DWELLING ENTRANCE

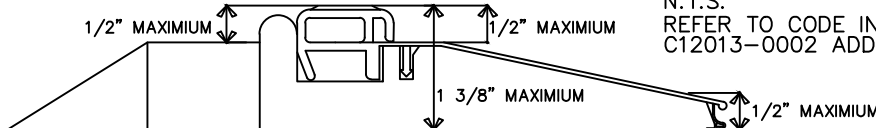
1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

SYMBOL LEGEND

- ✱ GAS/PROPANE VALVE
- +HB HOSE BIB
- +SHOWER HEAD @ 80" AFF
- ⊙ DOOR SIZE TAG

THRESHOLD DETAIL

N.T.S.
REFER TO CODE INTERPRETATION
C12013-0002 ADDITIONAL INFORMATION



EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316

FOUNDATION CANTILEVERED 1935 73

FIRST FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

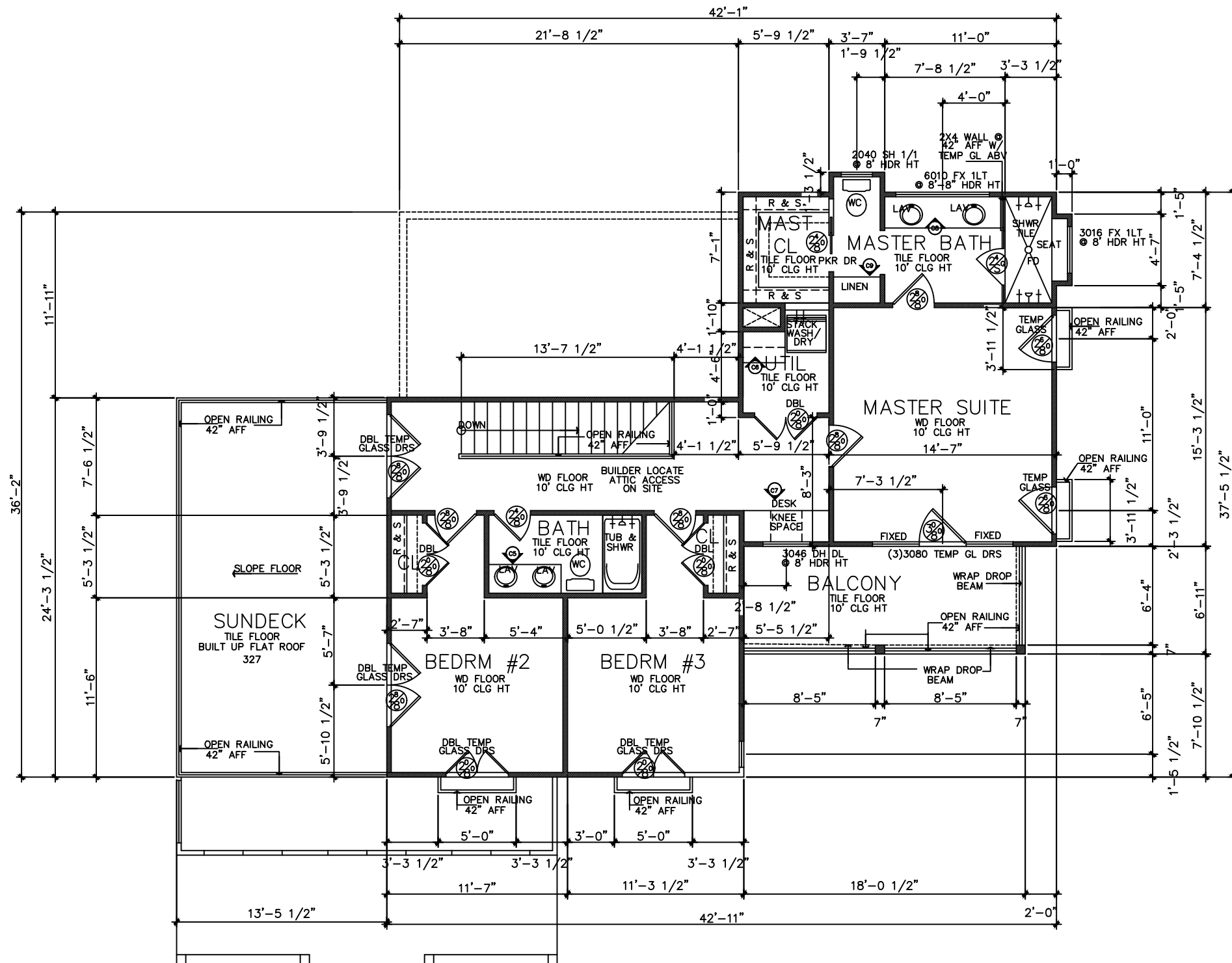
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SECOND FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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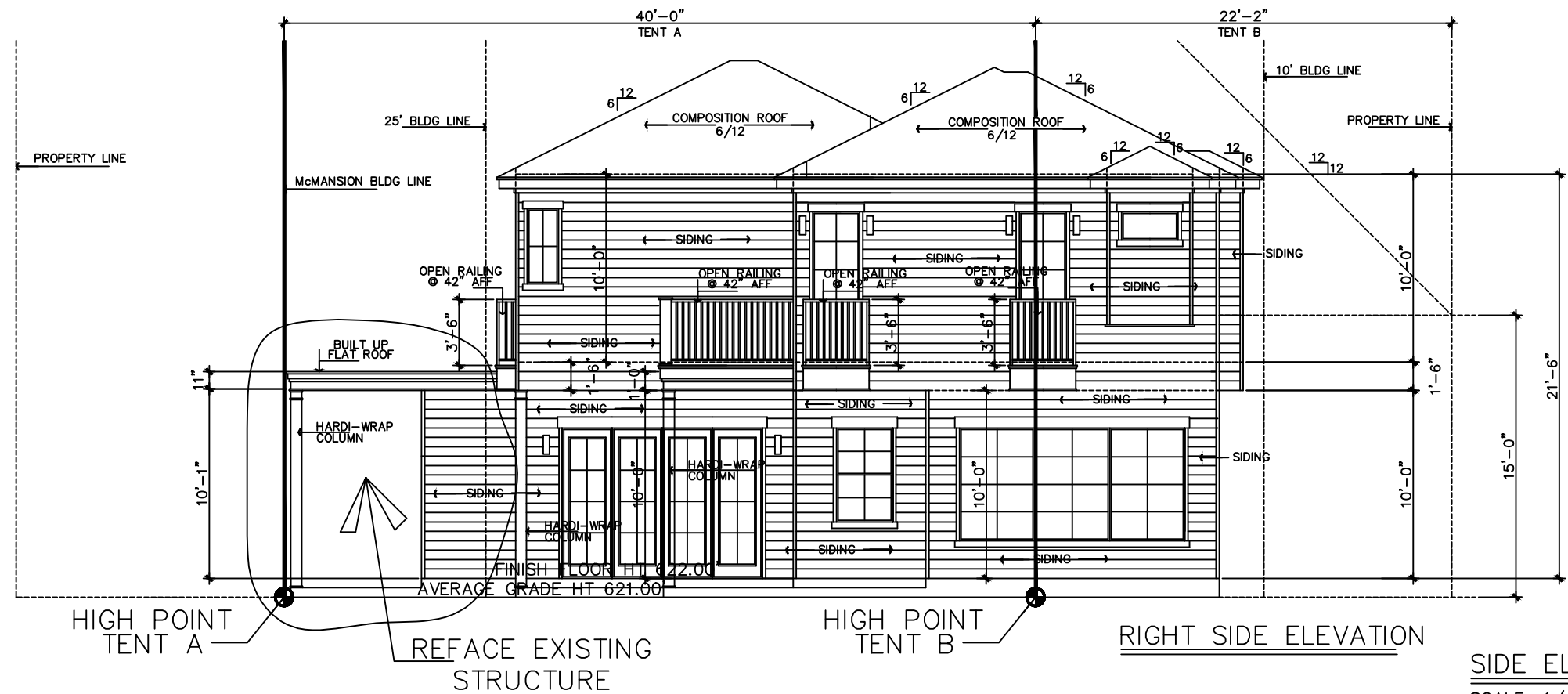
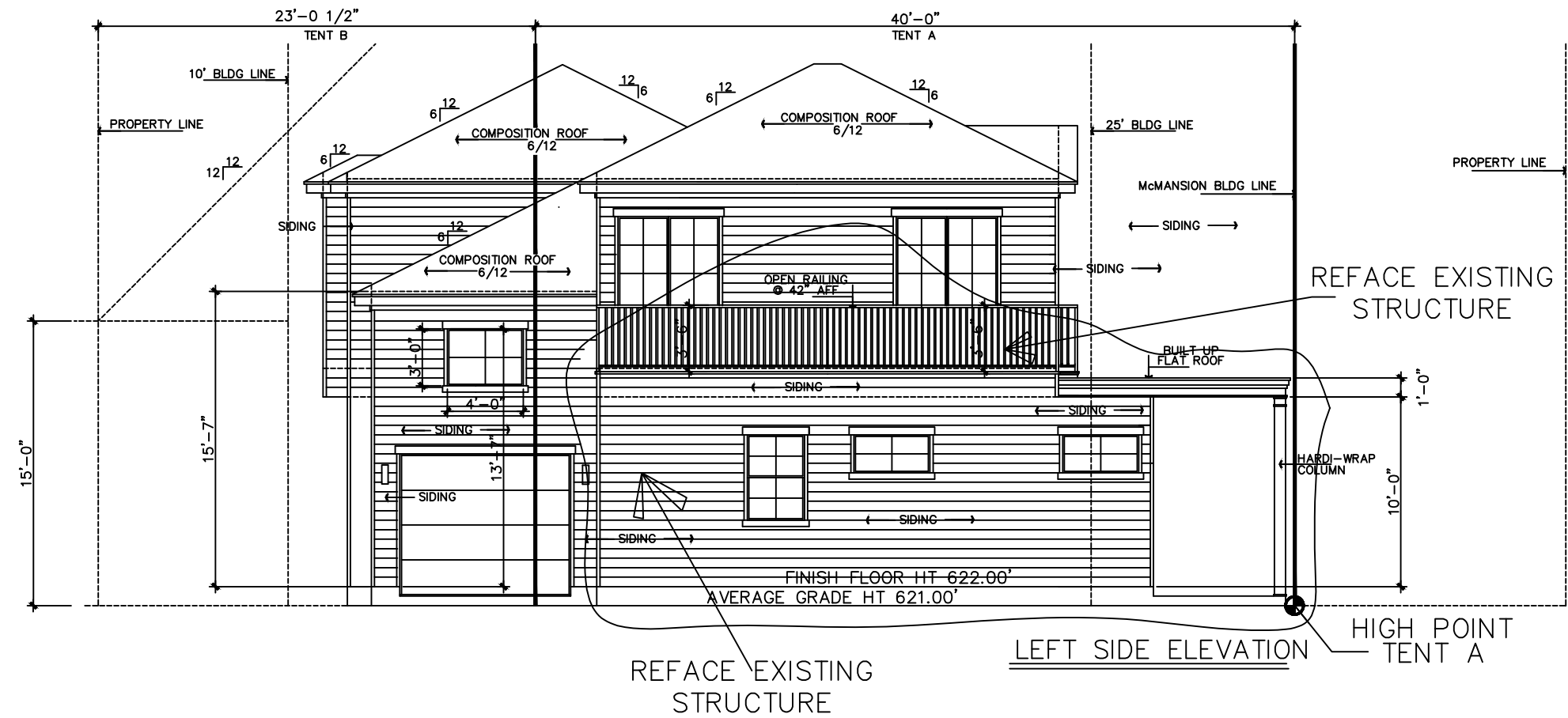
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SIDE ELEVATIONS

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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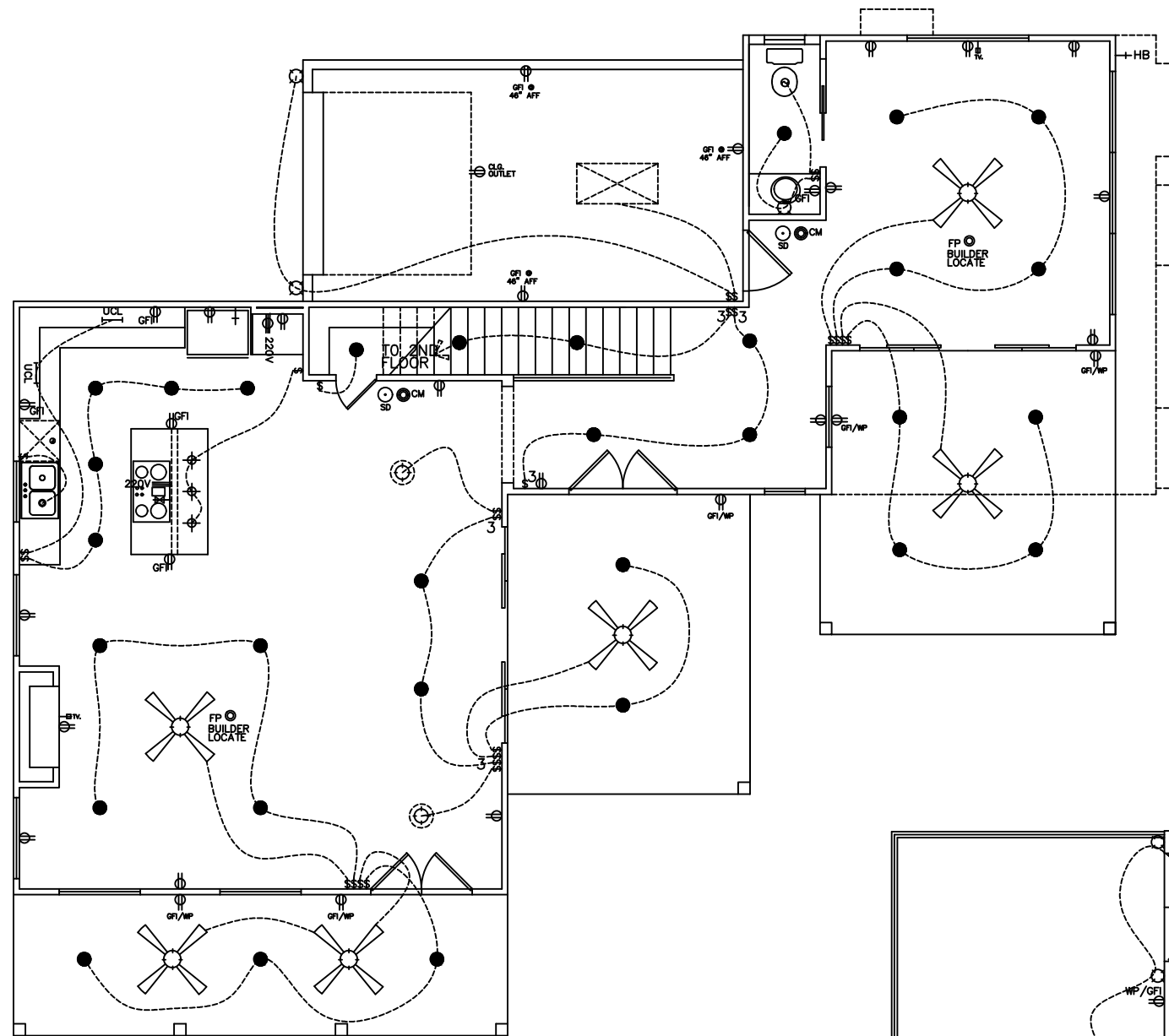
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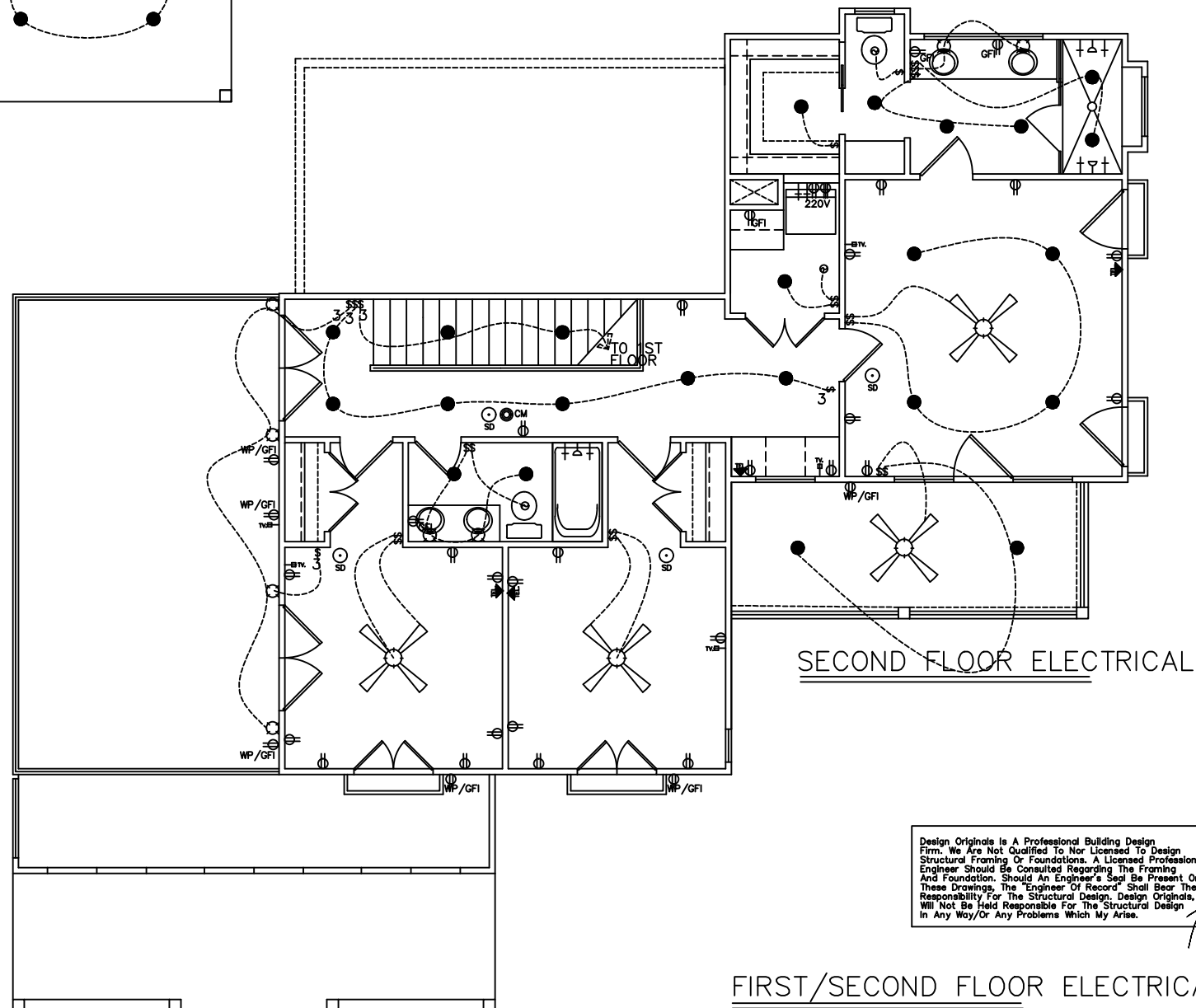
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FIRST FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND	
○ SMOKE DETECTOR	● RECESSED LIGHT
⋈ SINGLE POLE SWITCH	○ RECESSED EYEBALL LIGHT
⋈ 3 WAY SWITCH	○ VENT
⋈ 4 WAY SWITCH	⎓ UNDER COUNTER LIGHT
⋈ DIMMER SWITCH	⎓ FLUOR. BOX FIXTURE
⊕ ELECTRICAL JUNCTION BOX	⎓ 4" FLUOR STRIP
⊕ WALL OUTLET	⎓ DOUBLE FLOOD LIGHTS
⊕ 4 PLEX WALL OUTLET	⎓ WALL MTD. PHONE OUTLET
⊕ FP FLOOR PLUG	⎓ WALL MTD. CABLE T.V. OUTLET
⊕ WATER PROOF OUTLET	⎓ STEREO SPEAKER JACK (WIRE ONLY)
⊕ 220V OUTLET	⎓ INTERCOM SYSTEM
⊕ SPEAKER	⎓ COMPUTER DATA TERMINAL
⊕ HALOGEN LIGHT	⎓ DOOR BELL
⊕ SURFACE MOUNT LIGHT	⎓ DOOR CHIME
⊕ HANGING LIGHT	⎓ HEAT DETECTOR
⊕ WALL MOUNT LIGHT	
⊕ CM CARBON MONOXIDE DETECTOR	

ELECTRICAL NOTES:
 Provide smoke detectors per code.
 Prewire for security system as spec.
 Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit.
 Center light over pedestal lav. where shown.
 Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
 Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
 Provide light near HVAC unit(s) in attic.
 Any discrepancies in plans are to be brought to the attention of the designer immediately.



SECOND FLOOR ELECTRICAL

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FIRST/SECOND FLOOR ELECTRICAL 06/28/21

SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

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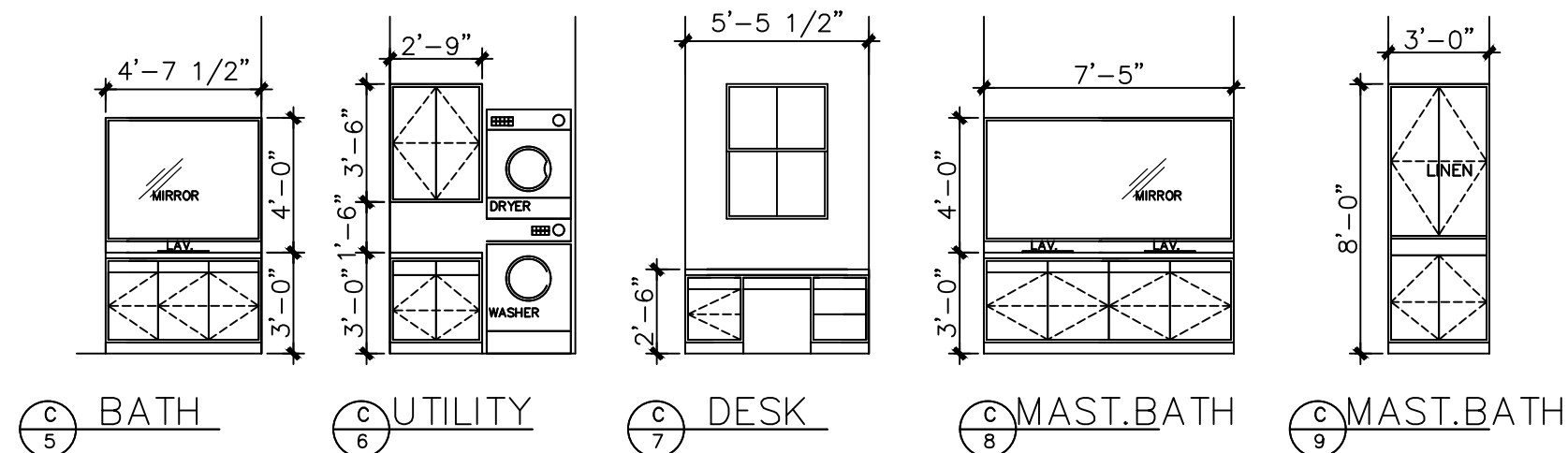
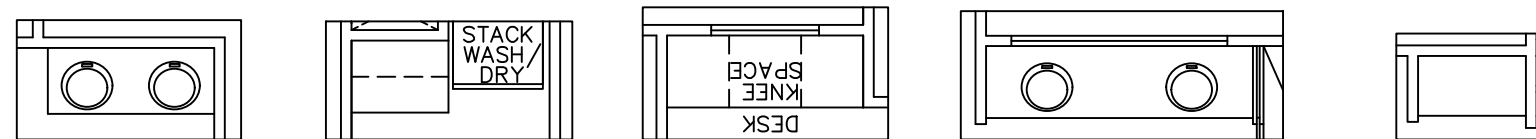
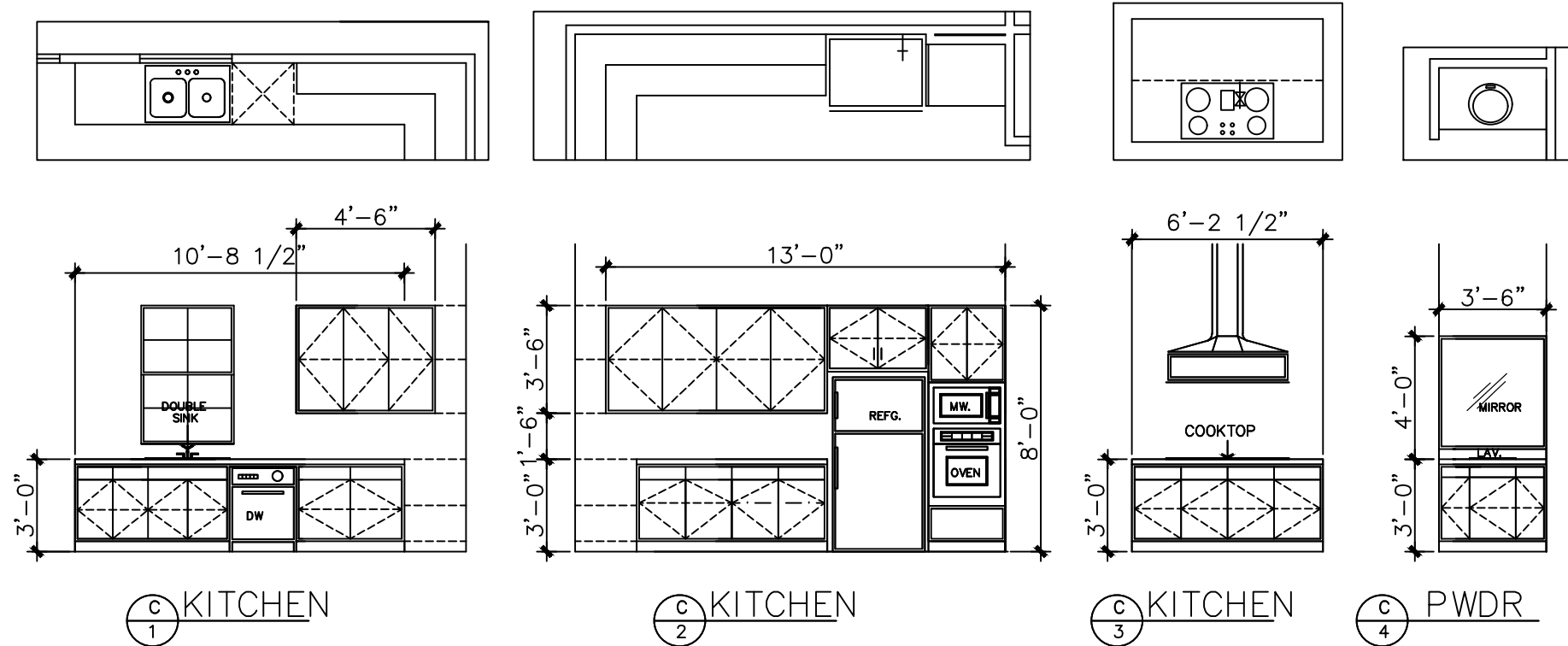
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CABINET ELEVATIONS
SCALE: 3/8"=1'-0" 22 X 34
SCALE: 3/16"=1'-0" 11 X 17

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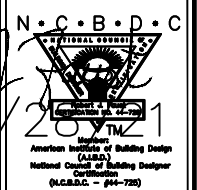
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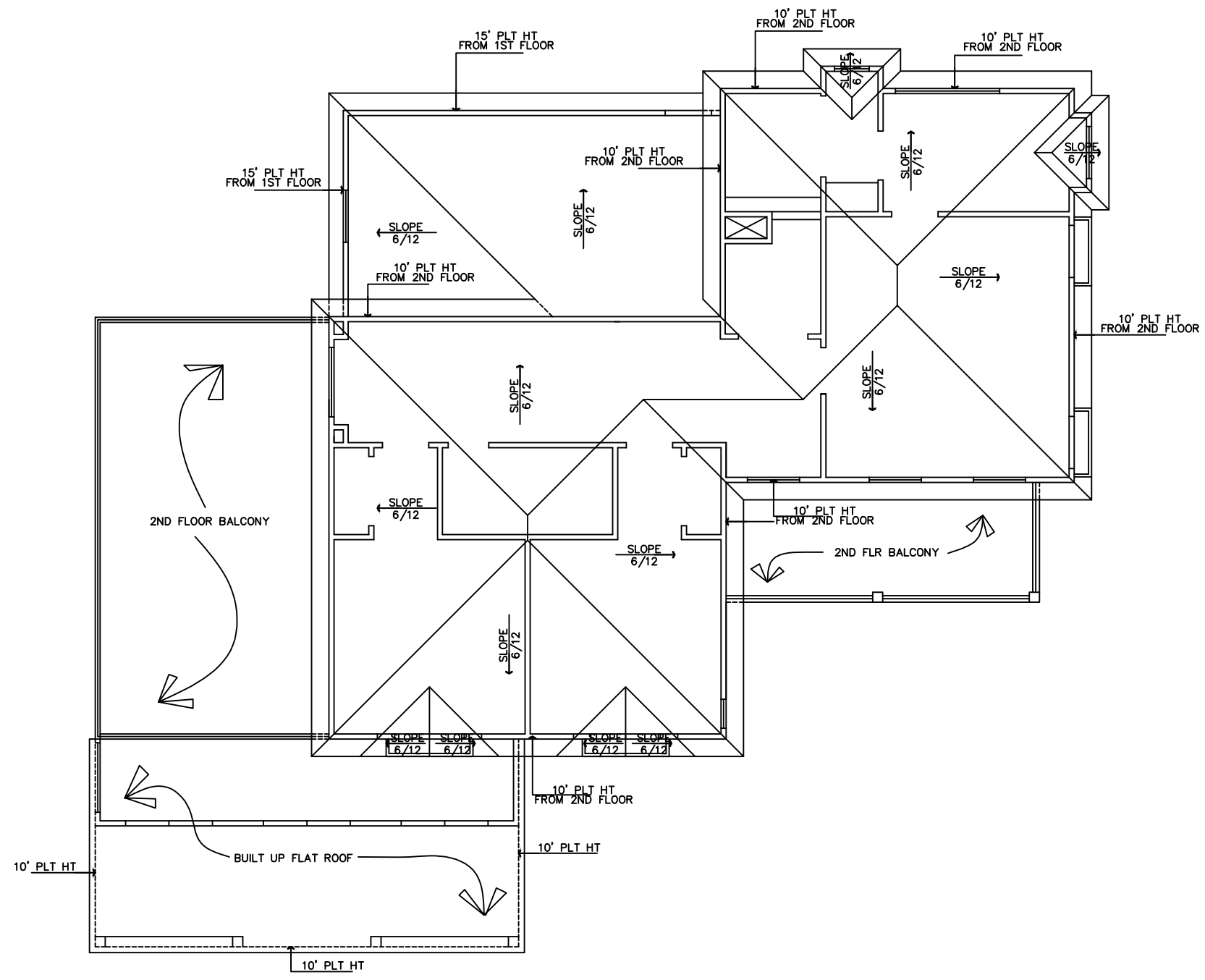
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ROOF PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

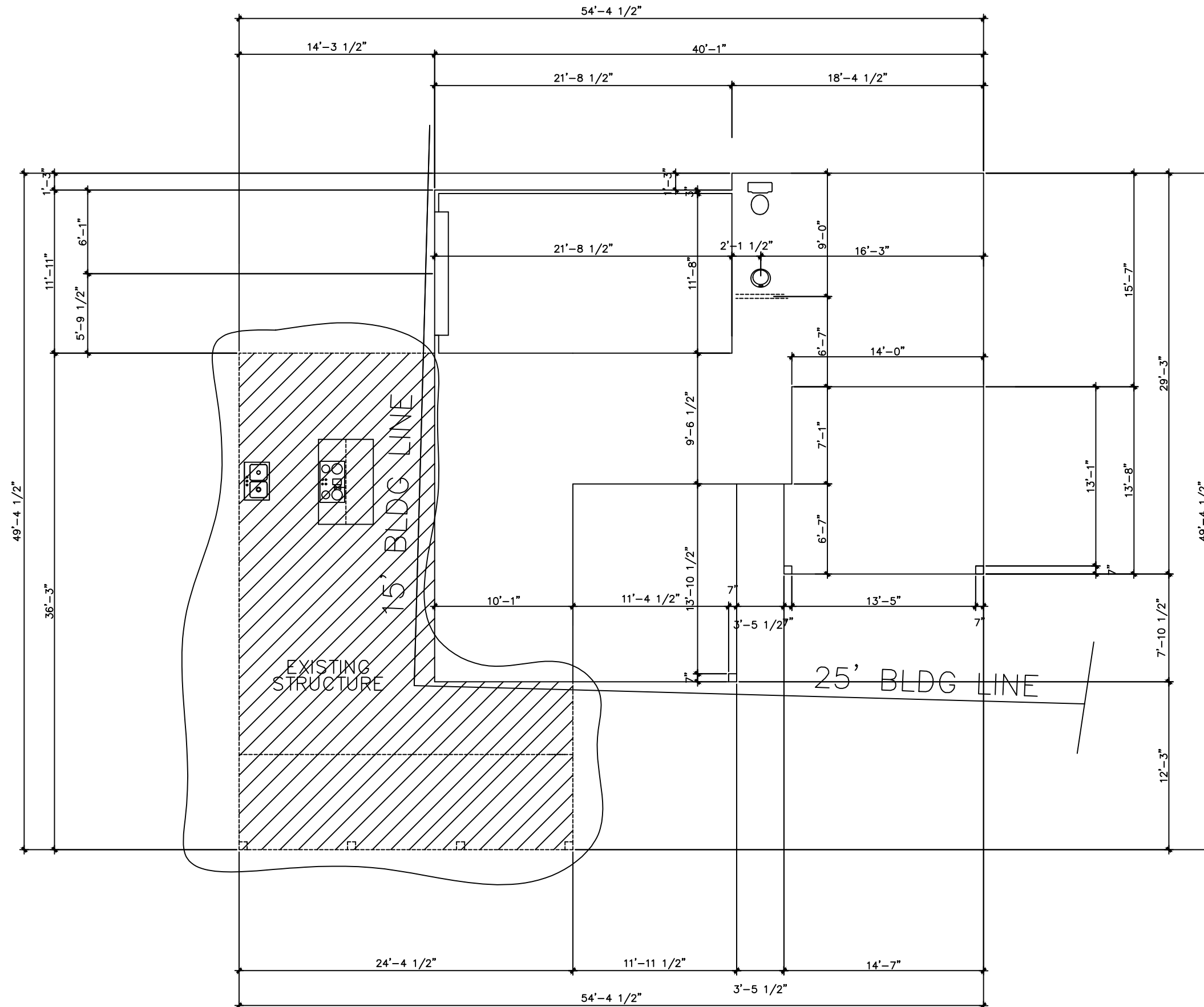
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SIDE ELEVATIONS

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

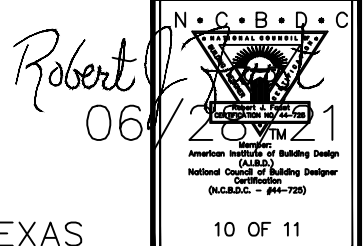
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GENERAL NOTES

Rob