

1 DEMO SITE PLAN

SCALE: 1" = 10'-0" OR 1:120

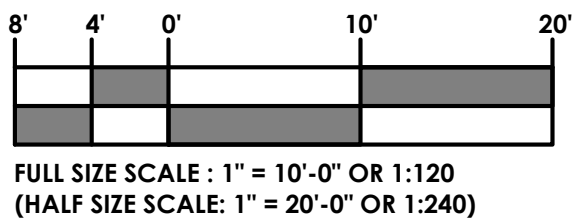
SITE PLAN NOTES

- REFER TO G1.0 FOR CODE COMPLIANCE.
- REFER TO G2.0 FOR ADDITIONAL GENERAL NOTES.
- SITE INFORMATION SHOWN IS BASED FROM SURVEY DATED JUNE 17, 2020 PREPARED BY WATERLOO SURVEYORS.
- CONTRACTOR SHALL FIELD VERIFY JOB CONDITIONS AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES FROM CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DEFECTS IN THE EXISTING CONSTRUCTION ARE UNCOVERED DURING DEMOLITION WORK SO NECESSARY REPAIRS CAN BE MADE. REPORT ANY CONDITIONS THAT MAY DICTATE UNFORESEEN CHANGES IN THE WORK TO BE PROVIDED.
- DEMOLITION SITE PLAN IS FOR GUIDANCE ONLY. ANY ADDITIONAL DEMOLITION WORK REQUIRED TO FULLY COMPLETE WORK, BUT NOT OTHERWISE SHOWN OR DESCRIBED IN THE DEMOLITION DRAWINGS SHALL BE CONSIDERED PART OF THE CONTRACT.
- THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF ANY UNDERGROUND, SURFACE AND AERIAL UTILITIES OR OTHER EXISTING FEATURES IS NOT GUARANTEED TO BE EXACT OF COMPLETE. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM (1-800-344-8377) FOR EXISTING UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY THIS PROJECT'S CONSTRUCTION, IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES, TO THE SATISFACTION OF THE UTILITY COMPANY, AT THE EXPENSE OF THE CONTRACTOR.
- WHERE A SEAMLESS PATCH BETWEEN EXISTING AND NEW SURFACES AND/OR ITEMS IS NOT POSSIBLE OR PRACTICAL, REMOVE EXISTING SURFACE AND/OR ITEM BACK TO NEAREST JOINT AND REPLACE WITH NEW TO MATCH.
- ALL HAULING AND DISPOSAL OF DEMOLISHED ITEMS SHALL BE PROVIDED BY CONTRACTOR.

TREE LIST

LEGEND AND SCALE

- | | |
|-----|----------------------------------|
| --- | EXISTING FENCE LINE |
| OH | EXISTING OVERHEAD LINE |
| --- | EXISTING PUBLIC UTILITY EASEMENT |
| --- | EXISTING TOPOGRAPHY LINE |
| --- | EXISTING ELEMENT TO BE REMOVED |
| --- | PROPERTY LINE |
| --- | SET BACK LINE |
| --- | ADJACENT PROPERTY LINE |



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OR CONSTRUCTION

14 FEB 2022

9TH STREET ADDITION
1502 W. 9TH STREET, AUSTIN, TEXAS 78703

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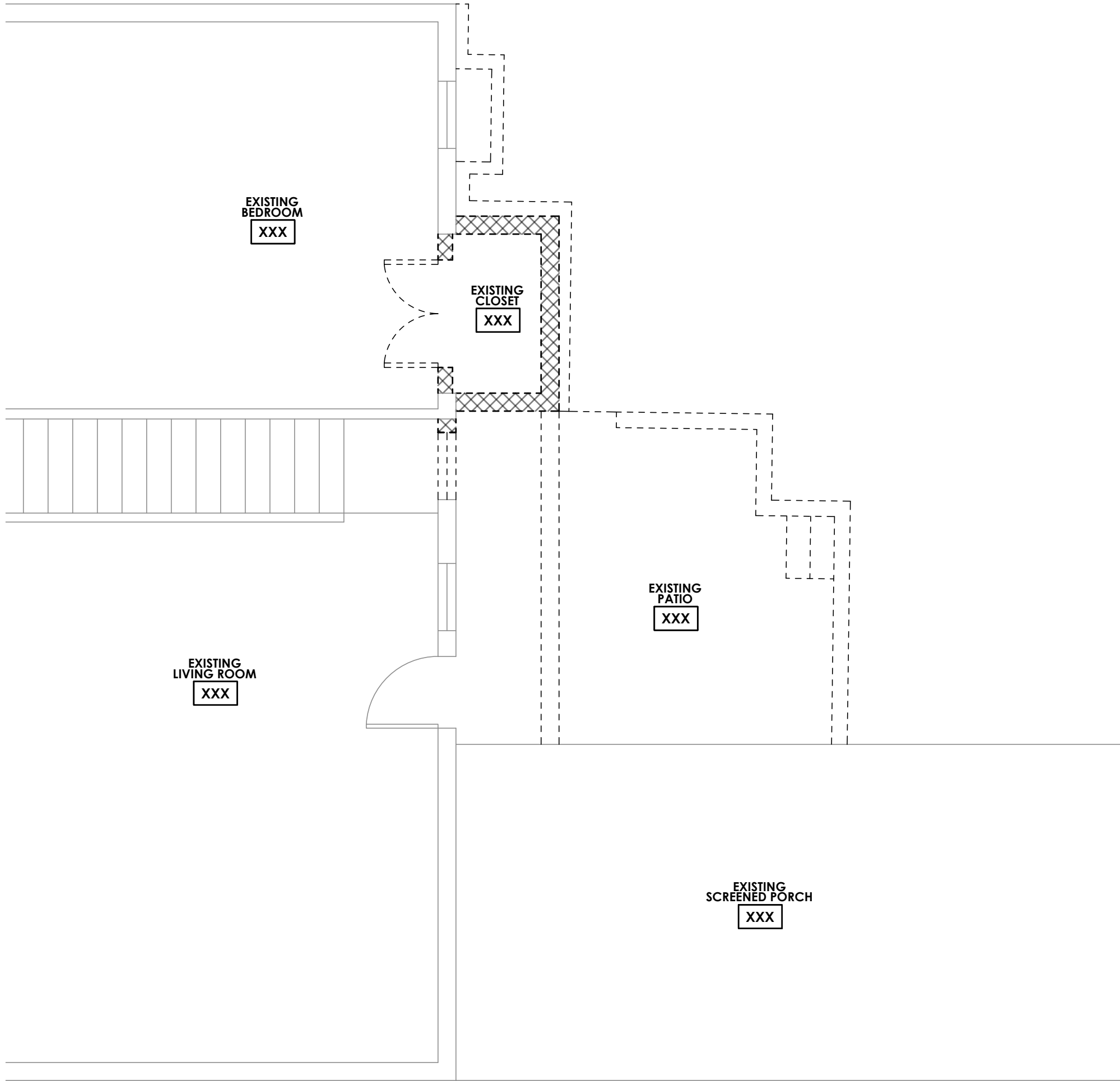
REV. #	DATE	DESCRIPTION
	XX/XX/XX	DRAWING SET

JOB NO. R2203
DRAWN BY LL

SHEET NAME
**DEMO
SITE PLAN**

SHEET NUMBER

DS1.1



1 LEVEL 1 - DEMOLITION PLAN

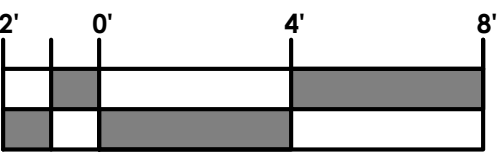
SCALE: 3/16" = 1'-0"

SHEET NOTES

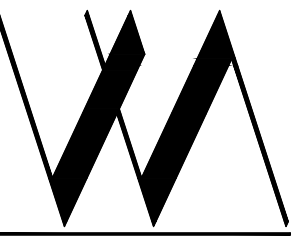
- REFER TO SHEET G1.0 FOR CODE COMPLIANCE.
- REFER TO SHEET G2.0 FOR GENERAL NOTES.
- REFER TO SHEET A51.0 FOR VISIBILITY REQUIREMENTS.
- REFER TO A3.0 SERIES FOR EXTERIOR ELEVATIONS AND ADDITIONAL WINDOW TAGS.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
- ALL DIMENSIONS TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF STRUCTURE, CENTER OF OPENING OR FIXTURE, UNLESS NOTED OTHERWISE.
- ALL DOOR FRAMES SHALL BE LOCATED 4" FROM NEAREST PERPENDICULAR WALL OR CENTER ON WALL SEGMENT AS ILLUSTRATED, UNLESS DIMENSIONED OTHERWISE.
- WALL FRAMING SHALL BE AS NOTED BELOW UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER. CONSULT ARCHITECT ON ANY DISCREPANCIES.
 - ALL EXTERIOR & LOADING BEARING WALLS SHALL BE CONSTRUCTED WITH 2X6 OR 2X4 WOOD FRAMING AT 18" ON CENTER, U.N.O. REFER TO WALL LEGEND BELOW.
 - ALL SIMPLE (NON-LOAD BEARING) INTERIOR PARTITIONS SHALL BE CONSTRUCTED WITH 2X4 WOOD FRAMING AT 24" ON CENTER, U.N.O.
 - ALL INTERIOR AND EXTERIOR PLUMBING WALLS TO BE CONSTRUCTED WITH 2X6 FRAMING, U.N.O.
 - ALL INTERIOR PARTITIONS SUPPORTING POCKET DOORS TO BE CONSTRUCTED WITH 2X6 FRAMING, U.N.O.
- ROOF AND FLOOR FRAMING SHALL BE PER STRUCTURAL DRAWINGS. TRUSS MANUFACTURER SHALL SUPPLY SHOP DRAWINGS SEALED BY AN ENGINEER TO DESIGN TEAM AND CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION.
- EXTERIOR WALL INSULATION - ALL EXTERIOR WALLS SHALL RECEIVE MIN. R-19 CELLULOSE BLOWN-IN INSULATION WITH OPTIONAL SPRAY FOAM LAYER ADJACENT TO EXTERIOR WALL.
- ROOF INSULATION - ALL ROOF SHALL RECEIVE MIN. R-36 OPEN CELL SPRAY FOAM INSULATION.
- FLOOR INSULATION - ALL SPACES BETWEEN FLOORS SHALL RECEIVE MIN. R-30 BATT INSULATION BETWEEN FLOORS.
- INTERIOR WALL INSULATION - ALL BEDROOMS, BATHROOM AND LAUNDRY ROOM WALLS SHALL RECEIVE SOUND BATT INSULATION.
- CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FANS, ETC.
- USE 1/2" WATER RESISTANT GYP BD IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATH TUB WHERE TILE BACKER BOARD (DENSIELD) IS USED.
- ALL DIMENSIONS ARE TAKEN FROM EDGE OF SLAB TO FACE OF WOOD, UNLESS NOTED "CLEAR".
- ALL DOOR OPENINGS TO BE 4" FROM ADJACENT WALL, U.N.O.
- CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FANS, ETC.
- TRUSS MANUFACTURER SHALL SUPPLY SHOP DRAWINGS SEALED BY AN ENGINEER TO ARCHITECT AND CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION.
- CONTACT ARCHITECT/OWNER WITH ANY FRAMING QUESTIONS/DISCREPANCIES.

LEGEND AND SCALE

- | | |
|--|---------------------------------|
| | EXISTING WALL/ELEMENT TO REMAIN |
| | REMOVE EXISTING WALL |
| | REMOVE EXISTING ELEMENT |



FULL SIZE SCALE : 1/4" = 1'-0"
(HALF SIZE SCALE: 1/8" = 1'-0")



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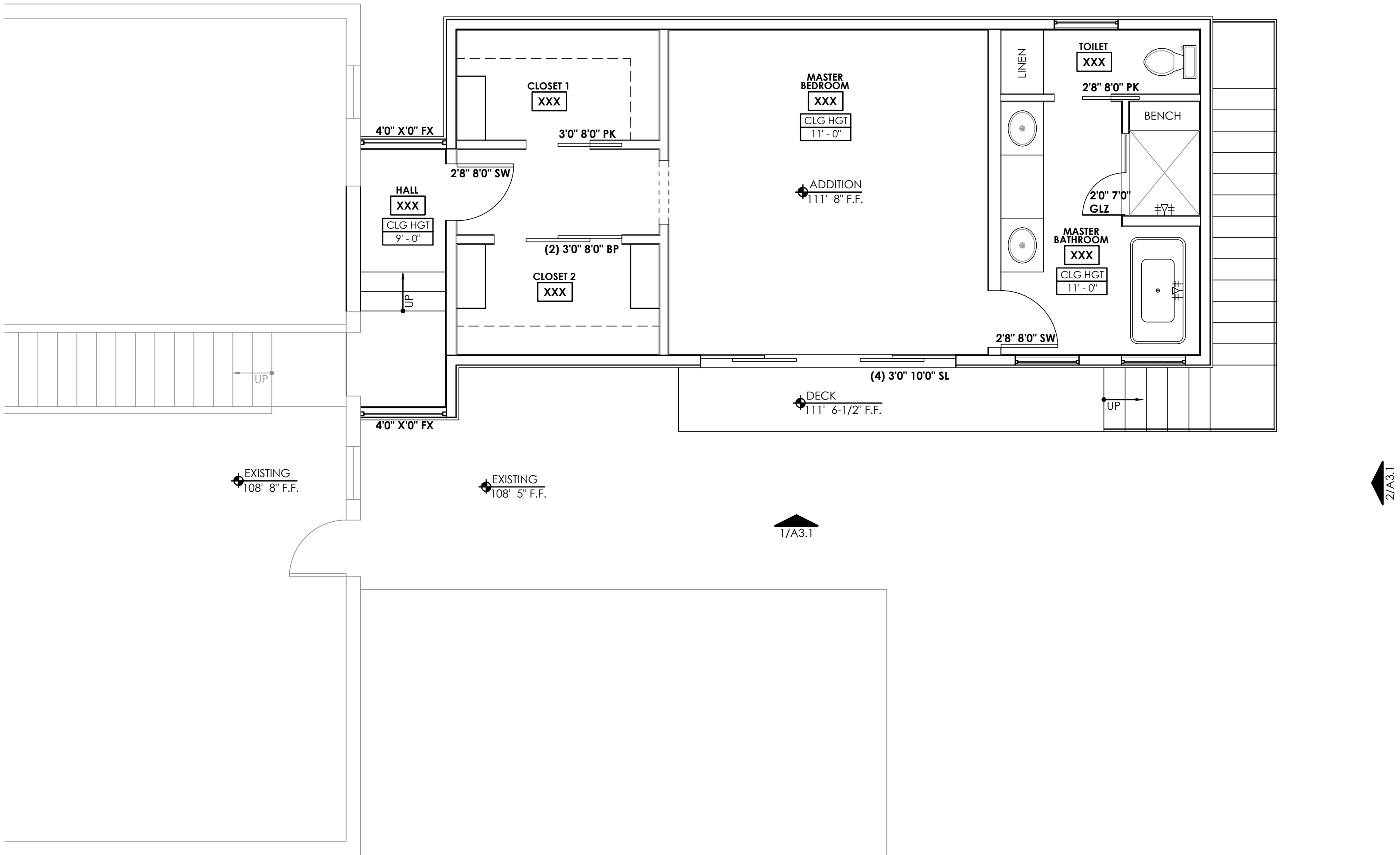
REV. # DATE DESCRIPTION
XX/XX/XX DRAWING SET

JOB NO. R2203
DRAWN BY LL

SHEET NAME
LEVEL 1
DEMOLITION
FLOOR PLAN

SHEET NUMBER

D1.1



1 FLOOR PLAN : MASTER BEDROOM ADDITION

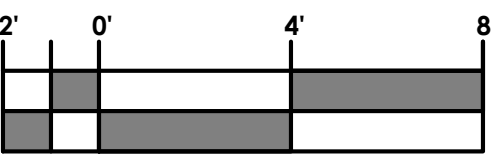
SCALE: 1/4" = 1'-0"

SHEET NOTES

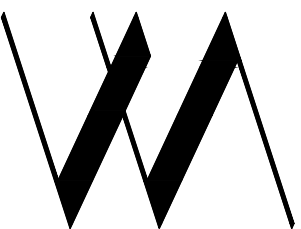
- REFER TO SHEET G1.0 FOR CODE COMPLIANCE.
- REFER TO SHEET G2.0 FOR GENERAL NOTES.
- REFER TO SHEET A51.0 FOR VISIBILITY REQUIREMENTS.
- REFER TO A3.0 SERIES FOR EXTERIOR ELEVATIONS AND ADDITIONAL WINDOW TAGS.
- DO NOT SCALE DRAWINGS.
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- CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FANS, ETC.
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- CONTACT ARCHITECT/OWNER WITH ANY FRAMING QUESTIONS/DISCREPANCIES.

LEGEND AND SCALE

- | | |
|--|--------------------------------------|
| | EXTERIOR 2X4 WALL WITH BRICK |
| | EXTERIOR 2X4 WALL WITH HARDIE SIDING |
| | EXTERIOR 2X6 WALL WITH HARDIE SIDING |
| | INTERIOR 2X4 WALL |
| | INTERIOR 2X6 WALL |
| | 2X4 PARTIAL HEIGHT WALL |
| | 2X6 WALL BELOW |
| | INTERIOR 2X4 FLAT STUD WALL |



FULL SIZE SCALE : 1/4" = 1'-0"
(HALF SIZE SCALE: 1/8" = 1'-0")



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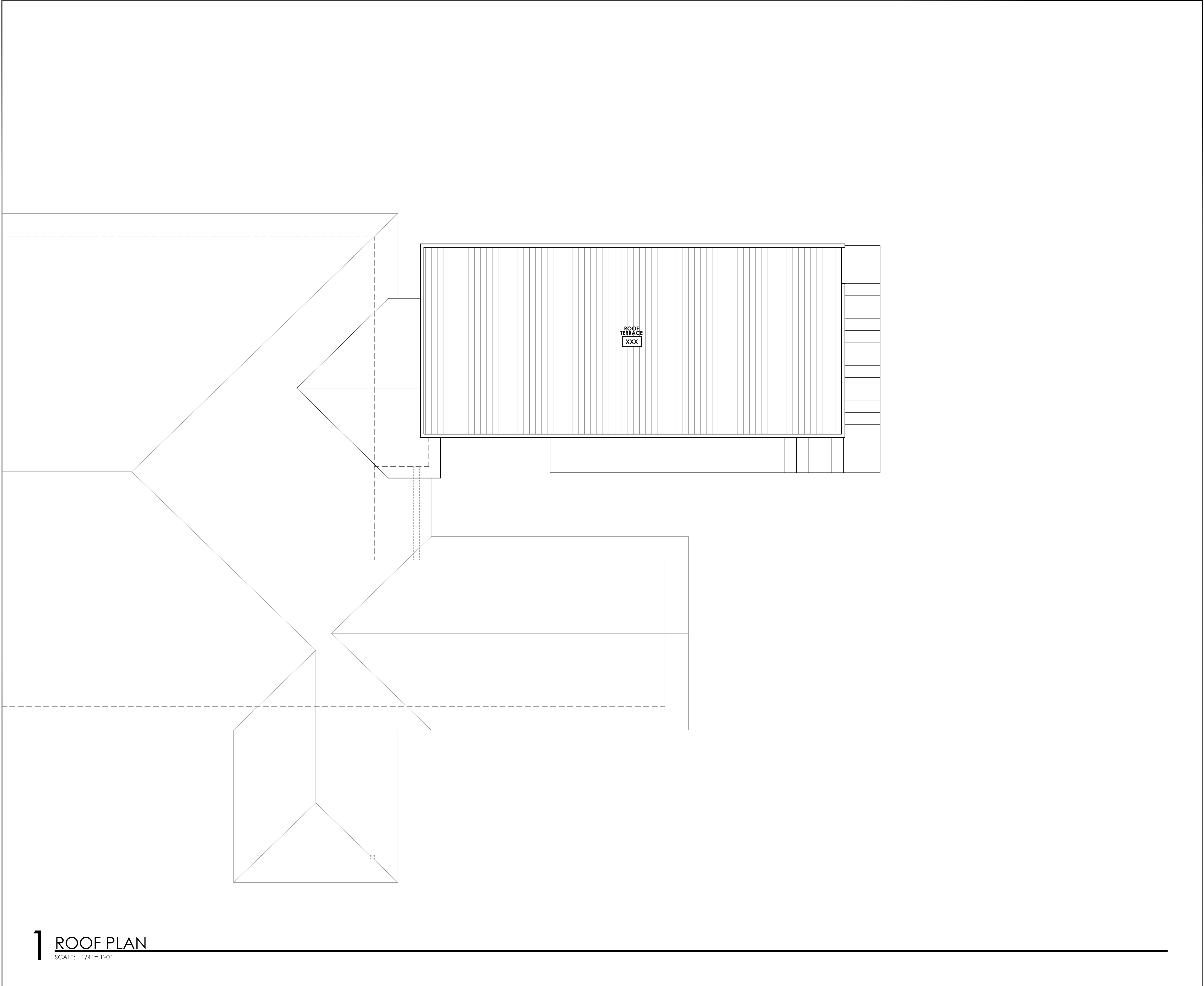
REV. #
DATE
DESCRIPTION
XX/XX/XX
DRAWING SET

JOB NO. R2203
DRAWN BY LL

SHEET NAME
FIRST FLOOR PLAN

SHEET NUMBER

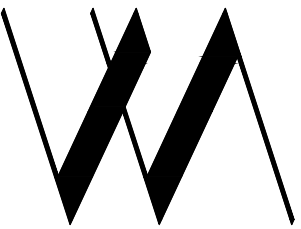
A1.1



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. PROVIDE GUTTERS AND DOWNSPOUTS.
2. BASIS OF DESIGN IS STANDING SEAM METAL ROOF, TPO OVER GARAGE.
3. VENT FOR ALL MECH/PLUMBING FIXTURES.
4. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
5. PROVIDE R-30 INSULATION BETWEEN ROOF AND CEILING.
6. PROVIDE RADIANT BARRIER ROOF DECKING.
7. FLASHING, UNDERLAYMENT, AND FASTENING DETAILS PER ROOF MANUF. INSTALLER. VERIFY WITH ARCHITECT.
8. COMPLETELY SEAL ROOF. PROVIDE FRESH AIR INTAKES AS PART OF HVAC SYSTEM.
9. SPRAY-FOAM INSULATION AT TRUSS AND SECOND FLOOR CEILING. SHEET ROCK BARRIER AROUND ALL MECHANICAL UNITS.
10. PROVIDE DECKING FOR MECHANICAL EQUIPMENT AND STORAGE.



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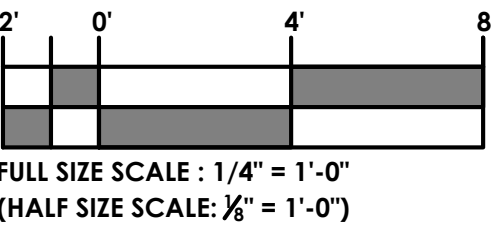
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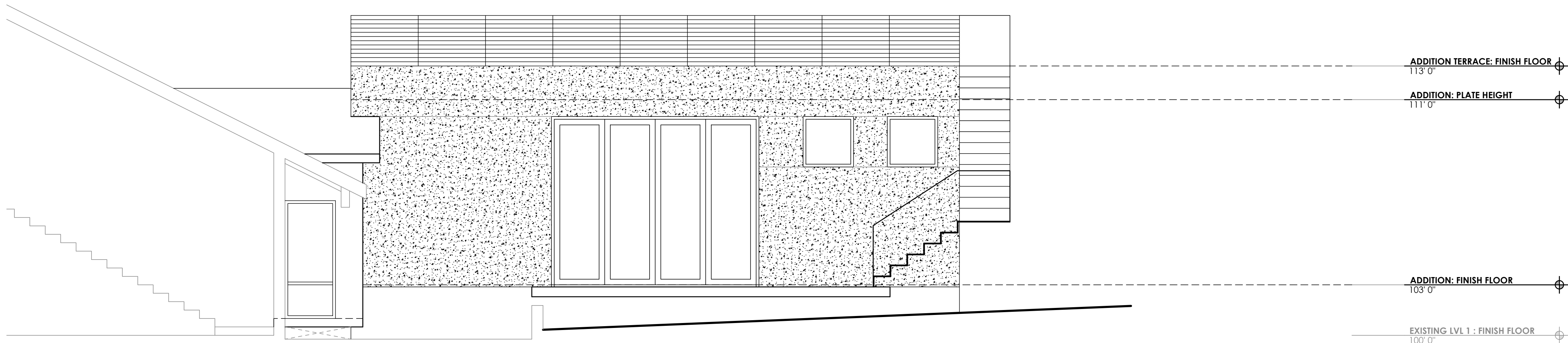
SCALE



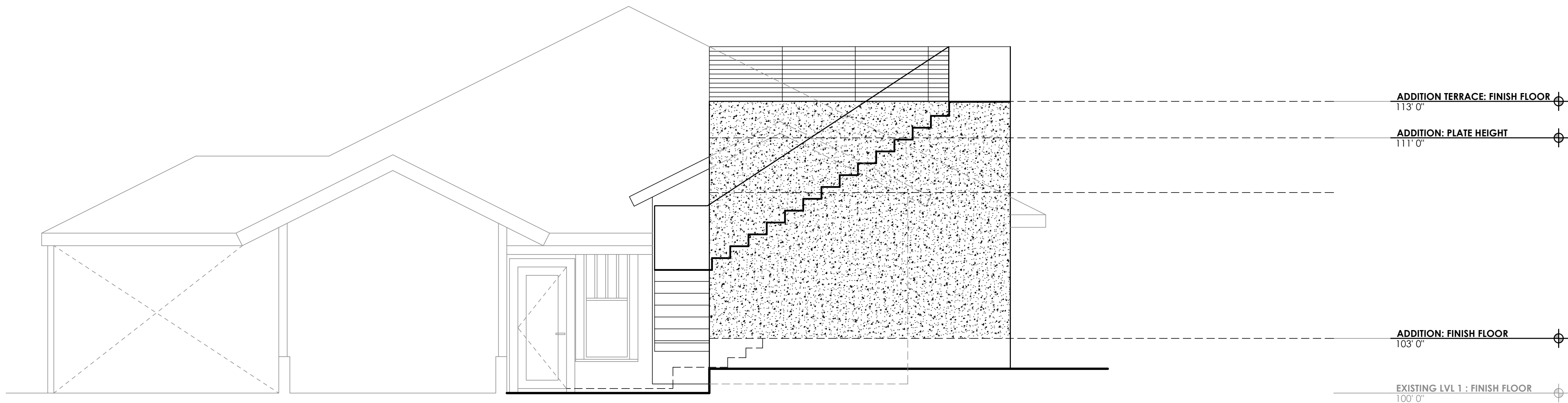
SHEET NAME
ROOF
PLAN

SHEET NUMBER

A1.3



1 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

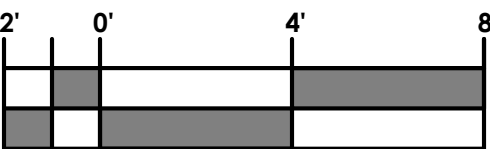


2 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. REFER TO G1.0 FOR CODE COMPLIANCE.
2. REFER TO G2.0 FOR GENERAL NOTES.
3. REFER TO XXX FOR EXTERIOR ASSEMBLY NOTES AND SPECIFICATIONS.
4. REFER TO XXX FOR DOOR AND WINDOW TYPES & SCHEDULE
3. CONTRACTOR SHALL PROVIDE GUTTER AND DOWNSPOUT SYSTEM TO POSITIVELY DRAIN ROOF AWAY FROM BUILDING AND INTO LANDSCAPE BEDS.
4. ALL WINDOW HEADER HEIGHTS ON LOWER AND UPPER FLOOR SHALL BE 7'-8" AFF UNO.
5. ALL WINDOWS LOCATED WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR SHALL RECEIVE TEMPERED SAFETY GLASS PER IRC 2015. WINDOW MANUFACTURER AND CONTRACTOR SHALL VERIFY ALL TEMPERED GLASS LOCATIONS PER APPLICABLE CODES.
6. WINDOW MANUFACTURER AND CONTRACTOR SHALL VERIFY ALL EGRESS WINDOWS ARE INSTALLED PER APPLICABLE CODE REQUIREMENTS.
7. ALL WINDOWS SHALL HAVE U-FACTOR 0.40 OR LESS PER CITY OF AUSTIN CODE AMENDMENT.
8. ALL WINDOWS SHALL BE ALUMINUM CLAD AND FACTORY MULLED WHEN POSSIBLE.
9. PROVIDE MIN. 4" TRIM AT ALL SIDES OF ALUMINUM WINDOWS.
10. EXPOSED FOUNDATION SHALL BE MIN. 8" AND A MAXIMUM OF x INCHES ABOVE GRADE. UNDERPIN ALL EXPOSED FOUNDATIONS.
11. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES PRIOR TO STARTING WORK.
12. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
13. ALL PLUMBING, APPLIANCE, AND GAS VENTS TO BE GANGED TO THE LEAST POSSIBLE NUMBER OF ROOF PENETRATIONS AND KEPT TO REAR OF ROOF WHENEVER POSSIBLE.
14. CONTRACTOR SHALL INSTALL ALL PRODUCTS AND ASSEMBLIES PER MANUFACTURER'S RECOMMENDED INSTALLATION.
15. ALL EXTERIOR SYSTEMS SHALL BE INSTALLED TO ASSURE ADEQUATE DRAINAGE IS PROVIDED.
16. **TEMP GLZ** = PROVIDE TEMPERED SAFETY GLASS AT ALL REQUIRED LOCATIONS AS REQUIRED BY CODE.

LEGEND AND SCALE



FULL SIZE SCALE : 1/4" = 1'-0"
(HALF SIZE SCALE: 1/8" = 1'-0")

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REV. # DATE DESCRIPTION
XX/XX/XX DRAWING SET

JOB NO. R2203
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SHEET NAME
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A3.1



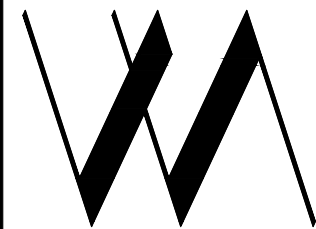
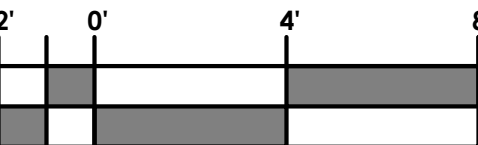
1 SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

SHEET NOTES

- REFER TO G1.0 FOR CODE COMPLIANCE.
- REFER TO G2.0 FOR GENERAL NOTES.
- REFER TO XXX FOR EXTERIOR ASSEMBLY NOTES AND SPECIFICATIONS.
- REFER TO XXX FOR DOOR AND WINDOW TYPES & SCHEDULE
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- ALL WINDOWS LOCATED WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR SHALL RECEIVE TEMPERED SAFETY GLASS PER IRC 2015. WINDOW MANUFACTURER AND CONTRACTOR SHALL VERIFY ALL TEMPERED GLASS LOCATIONS PER APPLICABLE CODES.
- WINDOW MANUFACTURER AND CONTRACTOR SHALL VERIFY ALL EGRESS WINDOWS ARE INSTALLED PER APPLICABLE CODE REQUIREMENTS.
- ALL WINDOWS SHALL HAVE U-FACTOR 0.40 OR LESS PER CITY OF AUSTIN CODE AMENDMENT.
- ALL WINDOWS SHALL BE ALUMINUM CLAD AND FACTORY MULLED WHEN POSSIBLE.
- PROVIDE MIN. 4" TRIM AT ALL SIDES OF ALUMINUM WINDOWS.
- EXPOSED FOUNDATION SHALL BE MIN. 8" AND A MAXIMUM OF x INCHES ABOVE GRADE. UNDERPIN ALL EXPOSED FOUNDATIONS.
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- ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
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- CONTRACTOR SHALL INSTALL ALL PRODUCTS AND ASSEMBLIES PER MANUFACTURER'S RECOMMENDED INSTALLATION.
- ALL EXTERIOR SYSTEMS SHALL BE INSTALLED TO ASSURE ADEQUATE DRAINAGE IS PROVIDED.
- TEMP GLZ** = PROVIDE TEMPERED SAFETY GLASS AT ALL REQUIRED LOCATIONS AS REQUIRED BY CODE.

LEGEND AND SCALE



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REV. #	DATE	DESCRIPTION
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JOB NO. R2203
DRAWN BY LL

SHEET NAME
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A3.2