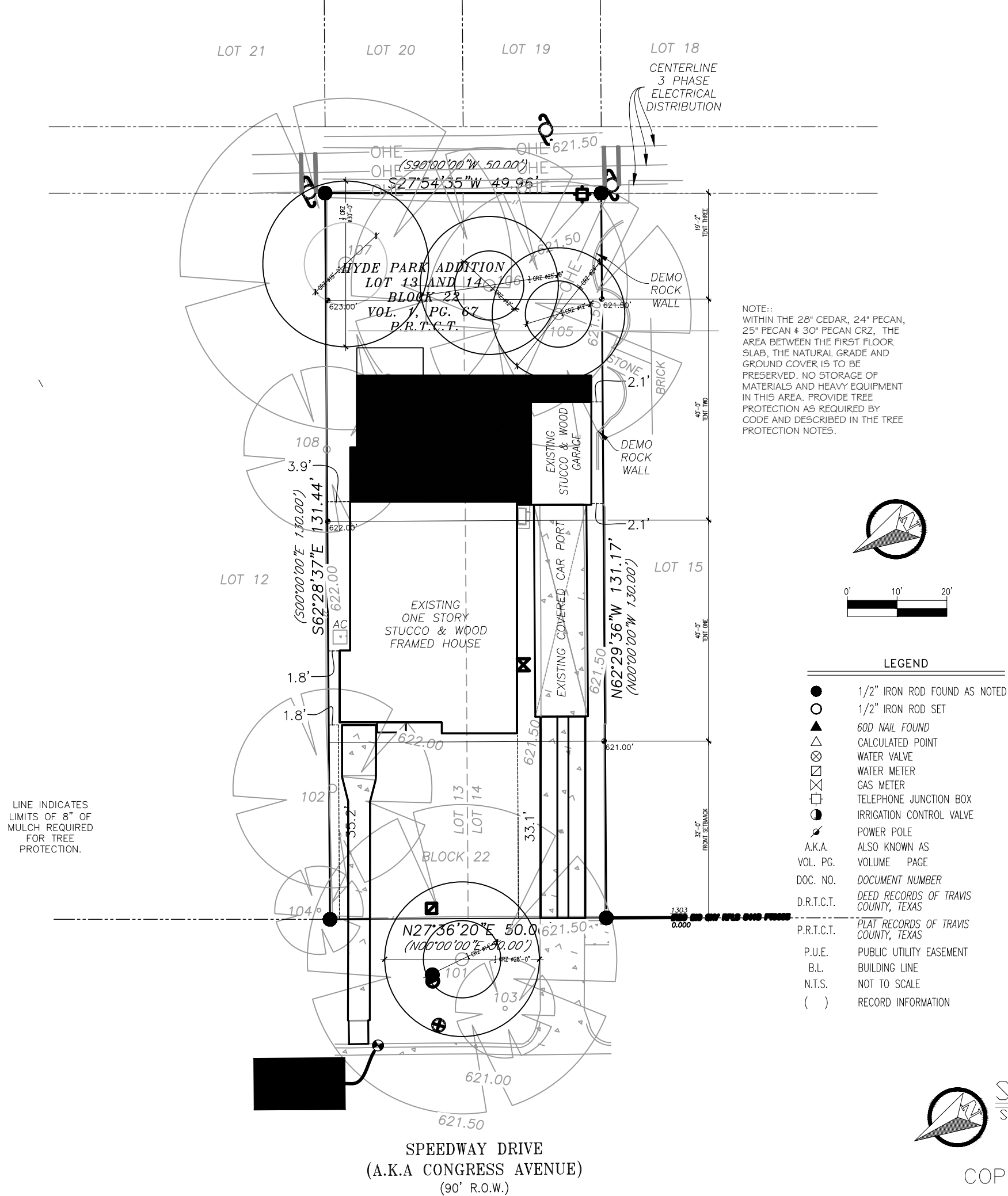


1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);
 - C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives. Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
14. The contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work.
15. The contractor shall inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. Damaged controls and fencing shall be replaced. Silt accumulation at controls must be removed when depth reaches six inches.



AREA'S	
EXISTING CARPORT	367
EXISTING HOUSE	1256
CONVERTED GARAGE	200
NEW ADDITION	790
PROPOSED TOTAL HVAC	2246
WOOD DECK	65

IMPERVIOUS COVER

HOUSE	2,246	SQ.FT.
CARPORT	367	SQ.FT.
NEW WOOD DECK	33	SQ.FT.
RIBBON DRIVEWAY	222	SQ.FT.
WALKWAYS	75	SQ.FT.
A/C PAD	9	SQ.FT.
TOTAL	2,952	SQ.FT.
 LOT	 6,562	 SQ.FT.

45.0% IMPERVIOUS COVER

0.40 FAR = 2,624 SQ.FT. ALLOWED
2,246 SQ.FT. PROPOSED HOUSE
367 SQ.FT. CARPORT EXEMPTION
34.2% FAR

TREE TABLE	
TREE TAG NO.	TREE TYPE
101	28" CEDAR
102	18" PECAN
103	9" LIVE OAK
104	8" PECAN
105	24" PECAN
106	25" PECAN
107	30" PECAN
108	15" PECAN

SITE PLAN

SCALE: 1/20"=1'-0"

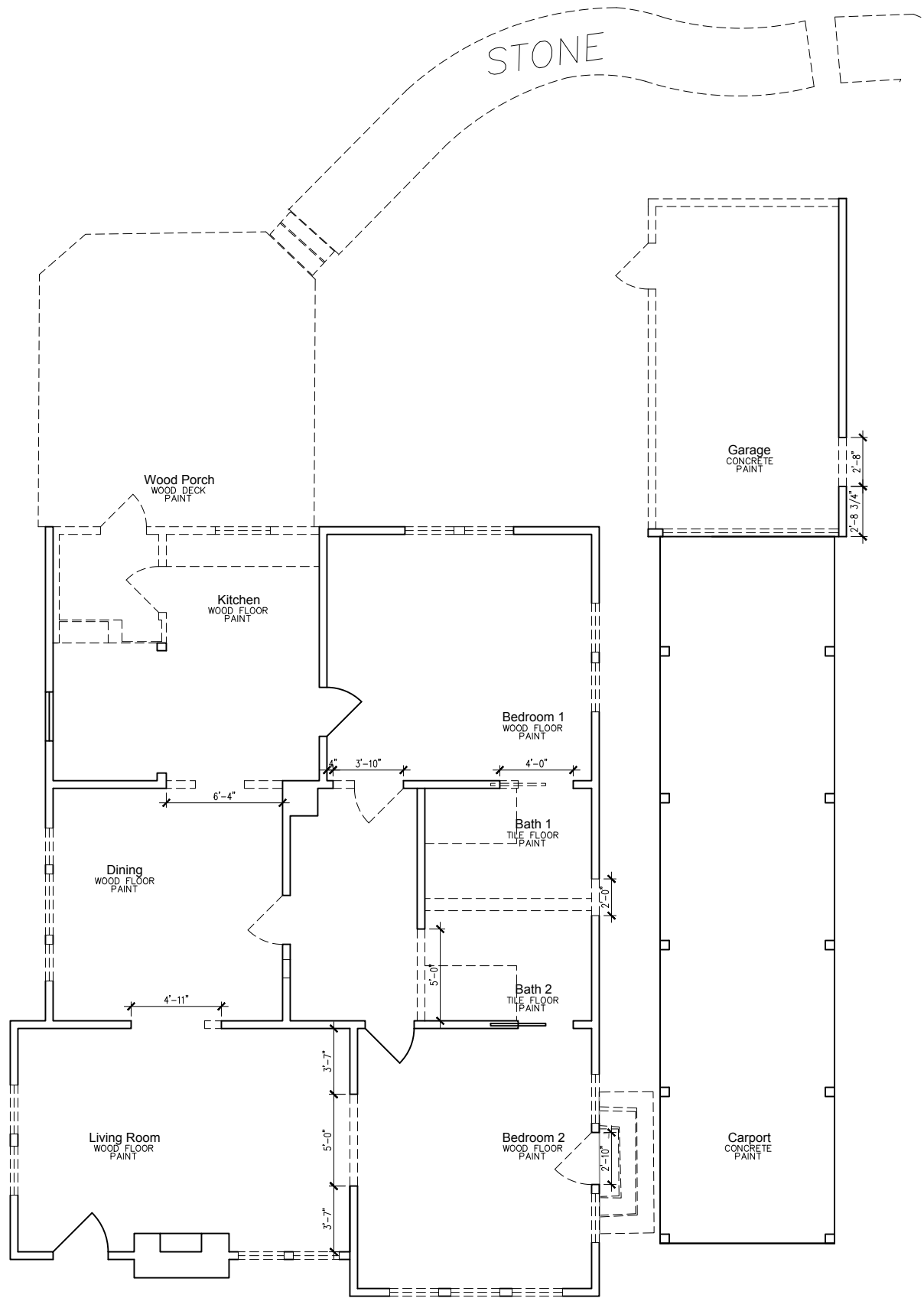
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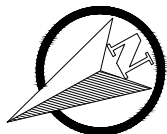
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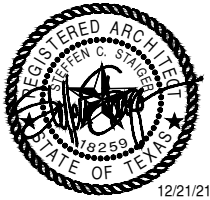
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DEMOLITION PLAN
SCALE: 1/8"=1'-0"

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AREA'S	
EXISTING CARPORT	367
EXISTING HOUSE	1256
CONVERTED GARAGE	200
NEW ADDITION	790
PROPOSED TOTAL HVAC	2246
WOOD DECK	65

IMPERVIOUS COVER

HOUSE	2,246 SQ.FT.
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TOTAL	2,952 SQ.FT.

LOT 6,562 SQ.FT.

45.0% IMPERVIOUS COVER

0.40 FAR = 2,624 SQ.FT. ALLOWED
2,246 SQ.FT. PROPOSED HOUSE
367 SQ.FT. CARPORT EXEMPTION
34.2% FAR

SYMBOL LEGEND	
	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD @ 80" AFF
	DOOR SIZE TAG

CONSTRUCTION PLAN

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

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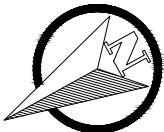
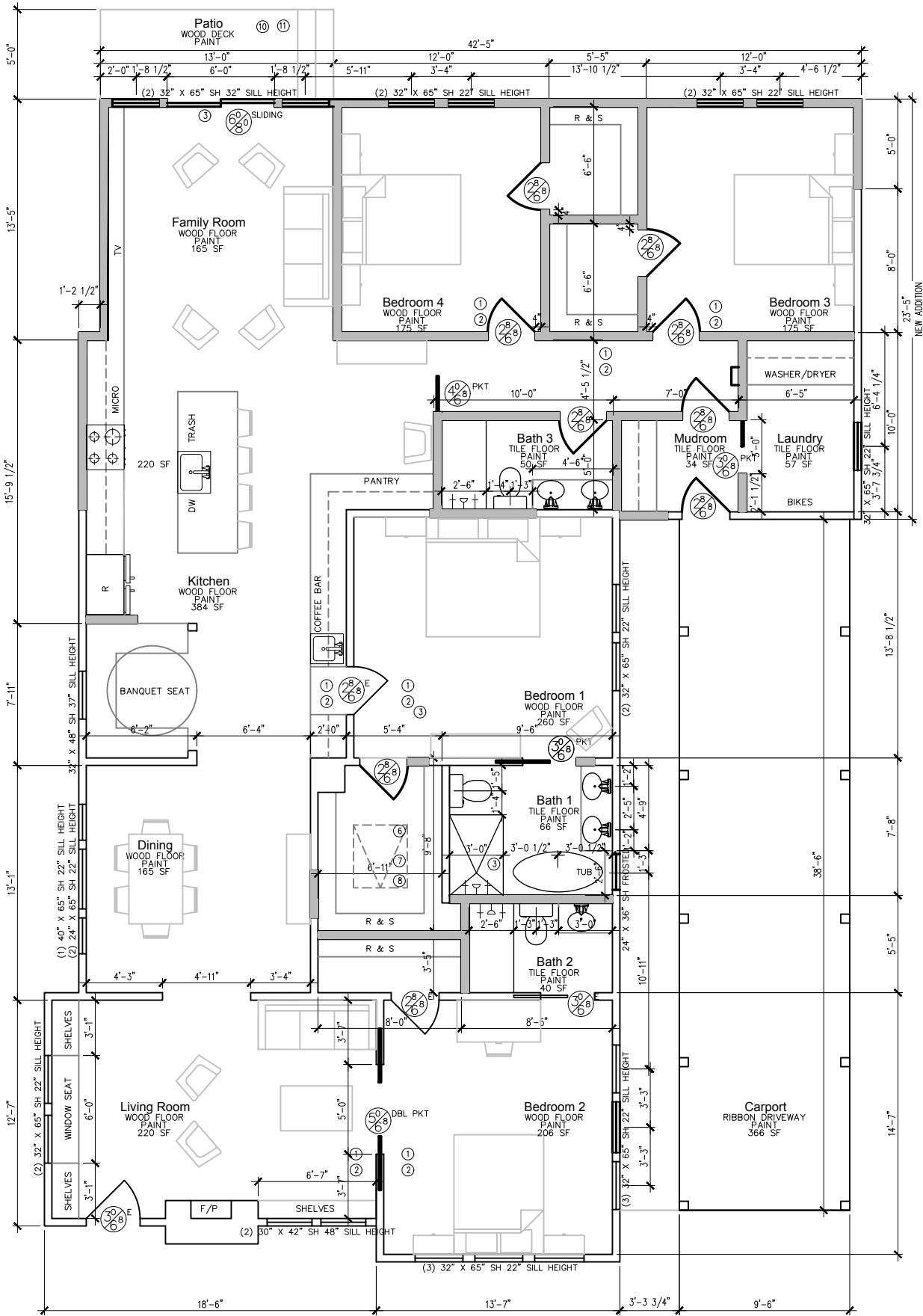
■ 9'-0" CEILING HEIGHT THROUGHOUT ■

KEY NOTES:

- PROVIDE SMOKE ALARMS - HARDWIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING AREA AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS. IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. IN ACCORDANCE WITH 2015 IRC SEC R314.
- PROVIDE CARBON MONOXIDE ALARMS - HARDWIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2015 IRC SEC R315. NOT APPLICABLE TO THIS PROJECT.
- PROVIDE TEMPERED GLASS PER 2015 IRC SEC R308
- PROVIDE OR UPGRADE CLOTHES DRYER EXHAUST SYSTEM AT LAUNDRY ENCLOSURE PER IRC SECTION M1502.
- GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW PER 2007 NFPA 72 CHAPTER 11.
- ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE ENCLOSED AREA PROTECTED IN COMPLIANCE WITH R302.7
- PROVIDE COMBUSTION AIR VENTILATION PER IRC 2015 R303.6 AND G2407
- PROVIDE ATTIC ACCESS WITH A ROUGH-FRAMED OPENING OF AT LEAST 22" BY 30" THE ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER 2015 IRC SECTION R807.1
- ROOF VENTILATION SHALL MEET THE REQUIREMENTS OF 2015 IRC SECTION R806
- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" PER 2015 IRC SECTION R311.7.5.1. THE MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" PER 2012 IRC SECTION R311.7.5.2
- HANDRAIL HEIGHT MEASURED FROM THE EDGE OF NOSING SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN COMPLIANCE WITH 2015 IRC SECTION R311.7.8.1

GENERAL NOTES:

- Atlas or owner assumes no responsibility for any changes or modifications made to these plans by others.
- These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
- 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.
- Contractor shall insure compatibility of the building with all site requirements.
- Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
- All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- All angles shown on plans are 45° unless noted otherwise.
- All dimensions should be read or calculated and never scaled
- All window sizes are nominal rough opening. verify sizes with manufacturers details & specs.
- All windows will be dimensioned to center of rough openings unless otherwise noted.
- Weather strip attic access door(s).
- 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
- All vents to rear of residence.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- Floor truss area to be draft stopped where trusses open to attic space
- Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops
- Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.D. all ceilings 11'-1 1/8" or higher require 30"x60" R.D.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type 'X' gypsum board on common walls and ceilings.
- Do not use wood build-outs behind stucco, around windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style
- Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
- Stucco veneer must comply with 2006 IRC and the ASTM requirements.
- Provide weep screen properly installed.
- 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" away from window and door frames.

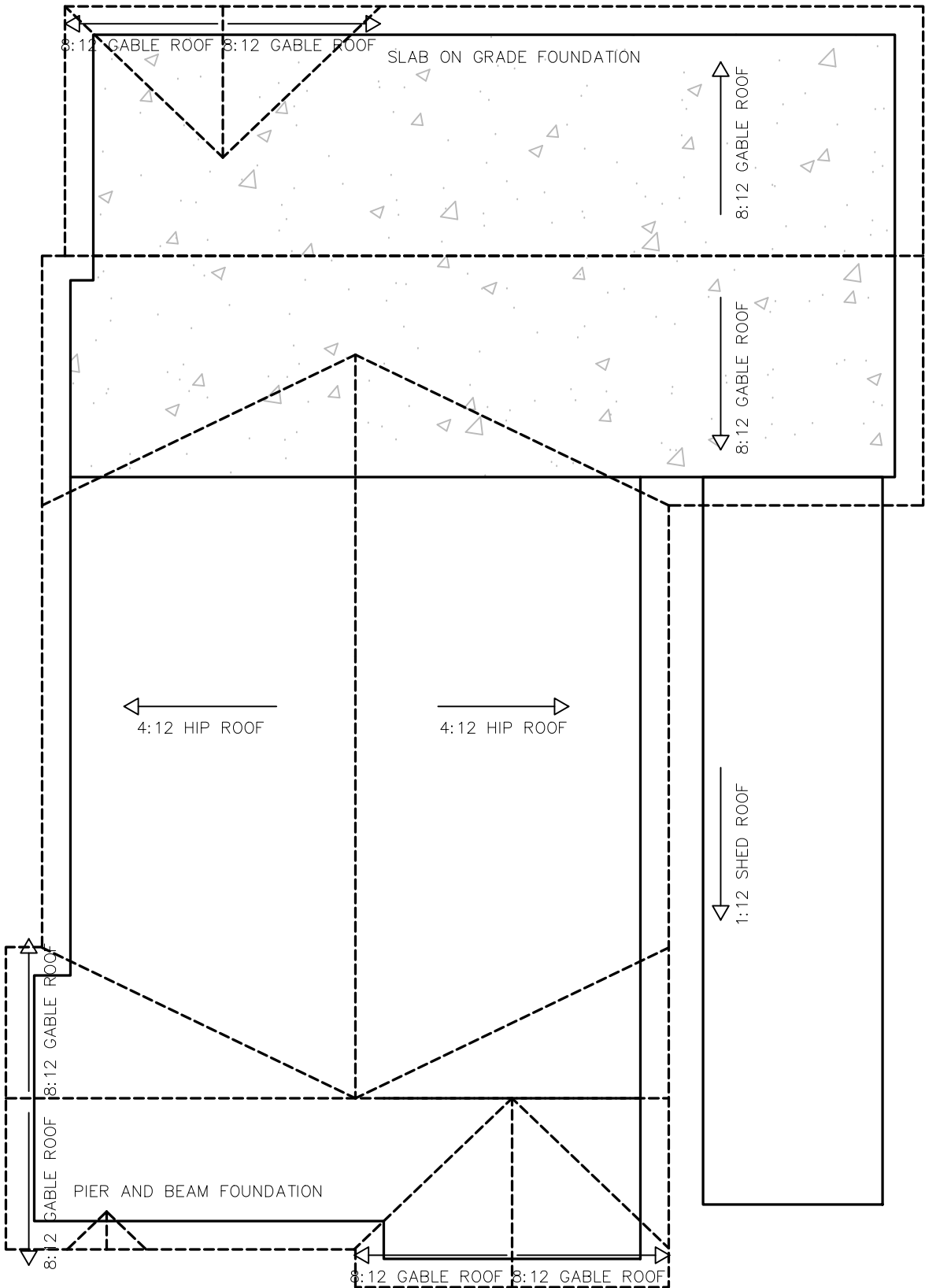




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SYMBOL LEGEND

ROOF PLAN

NEW PIERS & BEAMS

NEW SLAB ON GRADE FOUNDATION

R602.10.6.2. ALTERNATE BRACING WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

• Alternate braced wall panel constructed in accordance with one of the following provisions are permitted to replace each 4 feet (1219mm) of braced wall panel required by Section R602.10.4 for use adjacent to a window or door with a full-length header.

1. In one-story buildings, each panel shall have a length of not less than 16 inches (406mm) and a height of not more than 10 feet (3048). Each panel shall be sheathed on one face with a single layer of 3/8 inch—minimum thickness (10mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure R602.10.6.2. The wood structural panel sheathing shall extend up over the solid soffit or glued-laminated header and shall be nailed in accordance with Figure R602.10.6.2. A built-up header consisting of at least two 2x12s and fastened in accordance with Table R602.3(1) shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outor studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1000 pounds (4448N) shall fasten the header to the side of the inner studs opposite the sheathing. One anchor bolt not less than 1/2-inch—diameter (16 mm) and installed in accordance with Section R403.1.6 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a tie-down device fastened to the foundation with an uplift capacity of no less than 4200 pounds (18,683 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1000 pounds (4448 N) shall fasten the header to the bearing studs. The bearing studs shall also have a tie-down device fastened to the foundation with an uplift capacity of not less than 1000 pounds.

The tie-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation, which is continuous across the entire length of the braced wall line. The foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than No. 4 bar top and bottom. This reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

2. In the first story of two-story buildings, each wall panel shall be braced in accordance with item 1 above, except that each panel shall have a length of not less than 24 inches (610 mm).

Extent of header
Double Portal Frame (two braced wall panels)

Extent of header
Single portal frame (one braced wall panel)

Min. 3" x 11.25" net header
6" to 18"

Fasten top plate to header with two rows of 16d sinker nails at 3" o.c. typ.

1000 lb. strap opposite sheathing

Fasten sheathing to header with 8d common or galvanized box nails in 3" grid pattern as shown and 3" o.c. in all framing (studs, blocking, and sills) typ.

Min. width = 16" for one-story structures
Min. width = 24" for use in the first of two-story strc.

Min. 2x4 framing

1" min. thickness wood structural sheathing

Min. 4200 lb. tie-down device (embedded into concrete and nailed into framing)

See section R602.10.6.2

1000 lb. strap

Min. double 2x4 post

Typ. portal frame

For a panel splice (if needed), panel edges shall be blocked and occur within 24" of mid-height. One row of typ. sheathing-to-framing nailing is required. If 2x4 blocking is used, the 2x4's must be nailed together with 3 16d sinkers.

Min. 1000lb. tie down device

CEILING JOIST SPAN CHARTS & NOTES (W/ ATTIC STORAGE)

(ALL ATTIC SPACE 30" CLR AND ABOVE TO BE CONSIDERED ATTIC STORAGE)

Maximum Clear Span for Ceiling Joist—With Attic Storage			
Size	24" o.c.	16" o.c.	12" o.c.
2 x 6	10'-8"	12'-3"	13'-6"
2 x 8	14'-1"	16'-2"	17'-9"
2 x 10	17'-10"	20'-4"	21'-4"

Based on SYP#2, 19% Moisture content, Fb=1200psi, Fv=90psi, E=1600000psi. Meets deflection requirements: TL < L/240, LL < L/360, DL < 1/4"

Design loads: 20psf Live Load 5psf Dead Load

Note:

- Unless Noted Otherwise: All Joist to be SYP #2
- Unless Noted Otherwise: All Beams to be SPY#2
- Unless Noted Otherwise: Framing under HVAC to be 2x8's @ 24"o.c. w/ 1" plywood decking as required.
- Builder to verify sizing and spacing of Joist and Beams prior to construction.

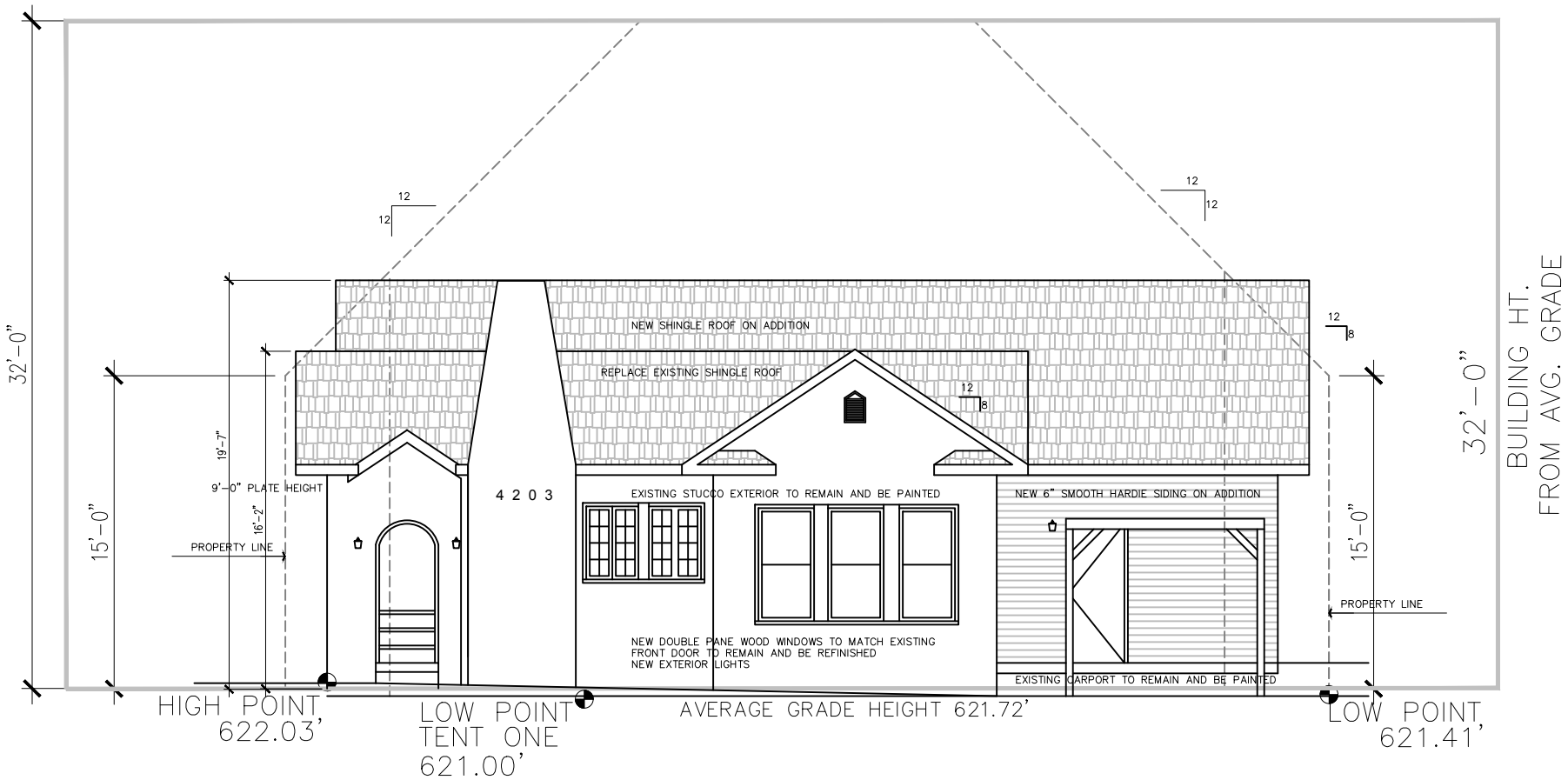
FOUNDATION = ROOF
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