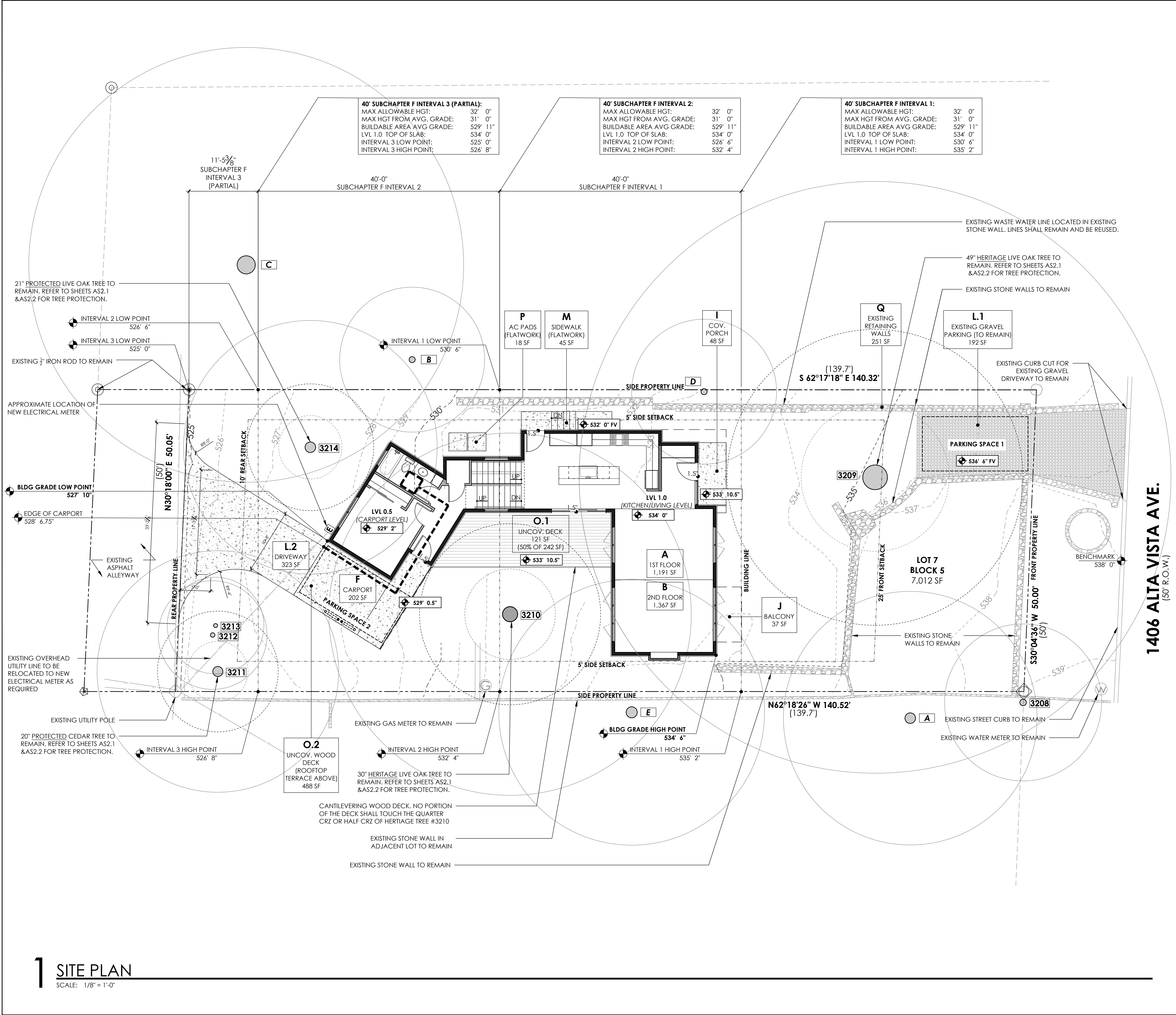




1 SITE PLAN

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

SITE PLAN NOTES

1. REFER TO SHEET AS2.1 AND AS2.2 FOR TREE PROTECTION INFORMATION.
2. REFER TO SURVEY ON SHEET AS1.0 FOR ADDITIONAL SITE INFORMATION.
3. PER IRC, SLOPE HARDSCAPE AWAY FROM STRUCTURES AT  $\frac{1}{4}$ "/12" MIN FOR 10'
4. GRADE TO SLOPE 6" MIN AWAY FROM SLAB WITHIN 10' MIN.
5. SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY HOLT CARSON, INC. ON 01/08/2021. REFER TO SHEET AS1.0.
6. BUILDING ELEVATION 100'-0" (LEVEL 0.5) IS EQUIVALENT TO TOPOGRAPHY ELEVATION 528'-2".
7. ALL STRUCTURES MUST MAINTAIN 7'-6" CLEARANCE FROM AUSTIN ENERGY ENERGIZED DISTRIBUTION POWER LINES. ENFORCED BY AE AND NESC CODES.
8. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF MASONRY WALL, AND EDGE OF SLAB. TICK MARK INDICATED SELECTED FACE.
9. CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING CONDITIONS AND PROPERTY BOUNDARIES FOR COMPLIANCE WITH REQUIRED SETBACKS PRIOR TO CONSTRUCTING FORMWORK FOR FOUNDATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO STARTING WORK.
11. CONTRACTOR SHALL COORDINATE ALL UTILITIES TO RESIDENCE INCLUDING ELECTRIC POWER, WATER, WASTEWATER, GAS AND CABLE. COORDINATE ALL UNDERGROUND UTILITY PLACEMENT.
12. CONTRACTOR SHALL REGRADE LOT TO PROVIDE POSITIVE DRAINAGE SLOPE AWAY FROM HOUSE.
13. CONTRACTOR SHALL PROVIDE FRENCH DRAINS AROUND HOUSE PERIMETER AT REQUIRED LOCATIONS.
14. ALL DOWNSPOUT LOCATIONS SHALL BE COORDINATED WITH PLANTING AREAS.
15. TURFGRASS/LAWN IS APPROVED LOW-WATER VARIETY (I.E. BERMUDA, ZOYSIA JAPONICA, BUFFALO)
16. COORDINATE PLANTING BEDS WITH OWNER AND ARCHITECT.

SITE DEVELOPMENT CALCS.

| LOT AREA                             | 7,012 SF         |
|--------------------------------------|------------------|
| A 1ST FLOOR CONDITIONED AREA         | 1,191            |
| B 2ND FLOOR CONDITIONED AREA         | 1,367            |
| C 3RD FLOOR CONDITIONED AREA         | 42               |
| D BASEMENT                           | 0                |
| E ATTACHED COVERED PARKING           | 202              |
| F DETACHED COVERED PARKING           | 0                |
| G COVERED WOOD DECK                  | 0                |
| H COVERED PATIO                      | 0                |
| I COVERED PORCH                      | 48               |
| J BALCONY                            | 525              |
| J1 BED 2 BALCONY                     | 37               |
| J2 UNCOV. ROOFTOP TERRACE            | 488              |
| K OTHER                              | 0                |
| (A: TOTAL BUILDING AREA (TBA))       | 3,375 SF         |
| (B: A THROUGH K)                     |                  |
| TOTAL BUILDING COVERAGE (TBC)        | 1,441 SF (20.5%) |
| (TBA - B, C, D, AND J IF APPLICABLE) |                  |
| L DRIVEWAY & PARKING                 |                  |
| L1 EXIST. GRAVEL PARKING             | 192              |
| L2 NEW CONC. DRIVEWAY                | 323              |
| M SIDEWALK & PAVERS                  | 45               |
| N UNCOVERED PATIO                    | 0                |
| O UNCOVERED WOOD DECK                | 121              |
| P PADS AND OTHER FLATWORK            | 18               |
| Q EXISTING RETAILING WALLS           | 251              |
| TOTAL IMPERVIOUS COVER               | 2,391 SF (34.1%) |

VISITABILITY

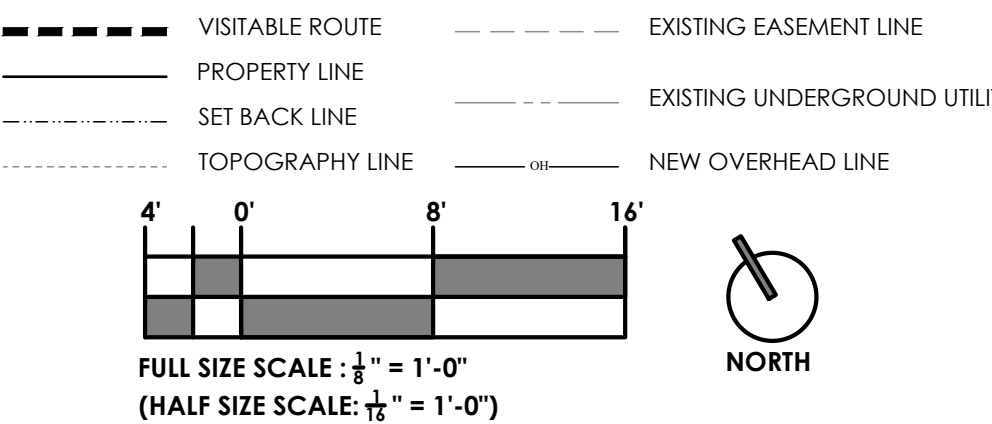
| EXTERIOR ROUTE     | LOCATION              | ELEVATION                                        |
|--------------------|-----------------------|--------------------------------------------------|
| POINT OF ORIGIN    | EDGE OF CARPORT       | 528' 6.75"                                       |
| VISITABLE ENTRANCE | INTERIOR CARPORT DOOR | 529' 2"                                          |
| VISITABLE ROUTE    | CARPORT TO DOOR       | 21'-2" LENGTH<br>2.08% SLOPE<br>1/4"/12" (<1/12) |

NOTE: REFER TO SHEET G1.0 FOR ADDITIONAL VISIBILITY ANALYSIS

TREE LIST

| PROTECTED TREES (PER COA CODE)                   | NON-PROTECTED TREES (PER COA CODE)              |
|--------------------------------------------------|-------------------------------------------------|
| [3209] 28" & 35" [49" TOTAL] LIVE OAK (HERITAGE) | [3208] 13" CEDAR ELM                            |
| [3210] 18" & 21" [30" TOTAL] LIVE OAK (HERITAGE) | [3212] 9" LIVE OAK                              |
| [3211] 20" CEDAR (PROTECTED)                     | [3213] 8" LIVE OAK                              |
| [3214] 21" LIVE OAK (PROTECTED)                  |                                                 |
| ADJACENT LOT PROTECTED TREES (PER COA CODE)      | ADJACENT LOT NON-PROTECTED TREES (PER COA CODE) |
| [A] 21" LIVE OAK (PROTECTED)                     | [B] 12" LIVE OAK                                |
| [C] 36" LIVE OAK (PROTECTED)                     | [D] 12" LIGUSTRUM                               |
| [E] 16" & 21" [22" TOTAL] LIVE OAK (PROTECTED)   |                                                 |

LEGEND AND SCALE



**WEISS ARCHITECTURE**  
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STUDIO # 303  
AUSTIN TX 78746  
(512) 447-6806 TEL  
WEISSA.R.C.O.M

**REGISTERED ARCHITECT**  
STATE OF TEXAS  
18219

21 FEB 2022

**ALTA VISTA RESIDENCE**  
1406 ALTA VISTA AVENUE, AUSTIN, TEXAS 78704

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|        | 02/21/22 |             |            |

JOB NO. R2105  
DRAWN BY LL

SHEET NAME  
**PROPOSED SITE PLAN**

SHEET NUMBER

**AS1.1**

1/A3.2

1/A4.2

1/A3.3

1/A4.1

2/A4.1

1/A3.1

1/A4.1

2/A4.1

# 1 FLOOR PLAN : LVL 0.5 (CARPORT LEVEL) & LVL 1.0 (KITCHEN/LIVING LEVEL)

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

## SHEET NOTES

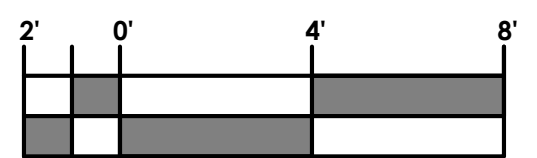
- REFER TO SHEET G1.0 FOR CODE COMPLIANCE.
- REFER TO SHEET G2.0 FOR GENERAL NOTES.
- REFER TO SHEET AS1.1 AND G1.0 FOR VISIBILITY REQUIREMENTS.
- REFER TO A3.0 SERIES FOR EXTERIOR ELEVATIONS.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR 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 AND STRUCTURAL.
  - ALL SIMPLE (NON-LOAD BEARING) INTERIOR PARTITIONS SHALL BE CONSTRUCTED WITH 2X4 WOOD FRAMING AT 24" ON CENTER, U.N.O. REFER TO STRUCTURAL.
  - 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 BLOW-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.
- CONTACT ARCHITECT/OWNER WITH ANY FRAMING QUESTIONS/DISCREPANCIES.

## KEY NOTES

- 7 GAUGE STEEL PLATE EDGING BOLTED TO CARPORT SLAB. REFER TO ELEVATIONS FOR HEIGHT INFORMATION.
- CONCRETE STAIRS.
- EXPOSED STRUCTURE STAIRS WITH OPEN WOOD TREADS AND METAL STRINGER PER STRUCTURAL.
- REFER TO ELEVATIONS 1/A3.2, 1/A3.3, AND BUILDING SECTION 1/A4.1 FOR CUSTOM WINDOW SIZING.
- ANGLED STEEL COLUMNS PER STRUCTURAL.
- WALL MOUNTED HANDRAIL. REFER TO DETAIL X/AX.X
- GLASS PANEL RAILING. REFER TO DETAIL X/AX.X

## LEGEND AND SCALE

- |  |                         |
|--|-------------------------|
|  | EXTERIOR 2X4 WALL       |
|  | EXTERIOR 2X6 WALL       |
|  | INTERIOR 2X4 WALL       |
|  | INTERIOR 2X6 WALL       |
|  | 2X4 PARTIAL HEIGHT WALL |
|  | 2X6 WALL BELOW          |

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

21 FEB 2022

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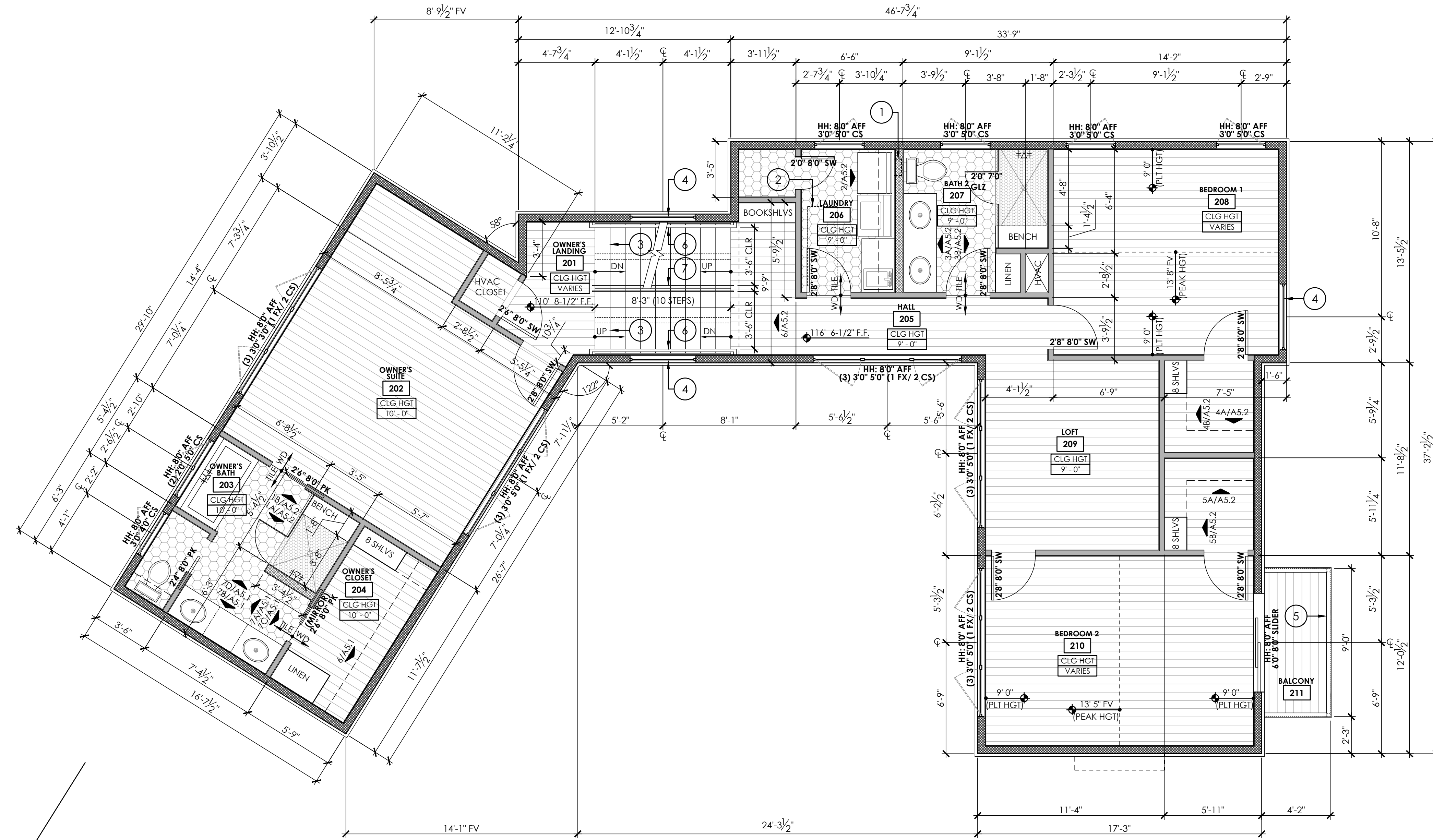
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|        | 02/21/22 |             |            |

JOB NO. R2105  
DRAWN BY LLSHEET NAME  
**FLOOR PLAN  
LCL 0.5 &  
LVL 1.0**

SHEET NUMBER

**A1.1**



1/A3.2

1/A4.2

1/A3.3

1/A4.1

2/A4.1

1/A4.2

1/A3.4

# 1 FLOOR PLAN : LVL 1.5 (OWNER'S SUITE LEVEL) & LVL 2.0 (LOFT LEVEL)

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 AS1.1 AND G1.0 FOR VISIBILITY REQUIREMENTS.
  - REFER TO A3.0 SERIES FOR EXTERIOR ELEVATIONS.
  - 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 AND STRUCTURAL.
    - ALL SIMPLE (NON-LOAD BEARING) INTERIOR PARTITIONS SHALL BE CONSTRUCTED WITH 2X4 WOOD FRAMING AT 24" ON CENTER, U.N.O. REFER TO STRUCTURAL.
    - 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.
  - CONTACT ARCHITECT/OWNER WITH ANY FRAMING QUESTIONS/DISCREPANCIES.

- ## KEY NOTES
- DASHED LINE OF RECESSED DRYER VENT BOX, MOUNTED 18" A.F.F. VERIFY FRAMING DIMENSIONS WITH BUILDER'S BOX SPEC.
  - DASHED LINE OF ATTIC ACCESS HATCH ABOVE. REFER TO SHEET A2.2
  - EXPOSED STRUCTURE STAIRS WITH OPEN WOOD TREADS AND METAL STRINGER PER STRUCTURAL.
  - REFER TO ELEVATIONS 1/A3.2, 1/A3.3, AND BUILDING SECTION 1/A4.1 FOR CUSTOM WINDOW SIZING.
  - WOOD GUARDRAIL WITH 1X WOOD CAP. REFER TO DETAIL X/AX.X
  - WALL MOUNTED HANDRAIL. REFER TO DETAIL X/AX.X
  - GLASS PANEL RAILING. REFER TO DETAIL X/AX.X

## LEGEND AND SCALE

|  |                         |
|--|-------------------------|
|  | EXTERIOR 2X4 WALL       |
|  | EXTERIOR 2X6 WALL       |
|  | INTERIOR 2X4 WALL       |
|  | INTERIOR 2X6 WALL       |
|  | 2X4 PARTIAL HEIGHT WALL |
|  | 2X6 WALL BELOW          |

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

NORTH

WEISS ARCHITECTURE

3355 BEE CAVE RD  
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AUSTIN TX 78746

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WEISSARC.COM

21 FEB 2022

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|--------|----------|-------------|------------|
| 1      | 02/21/22 |             |            |

JOB NO. R2105  
DRAWN BY LL

SHEET NAME  
**FLOOR PLAN :  
LVL 1.5 &  
LVL 2.0**

SHEET NUMBER

**A1.2**



### A1.3

1/A3.2

1/A4.2

1/A3.3

1/A4.1

2/A4.1

1/A4.2

1/A3.4

1/A3.5

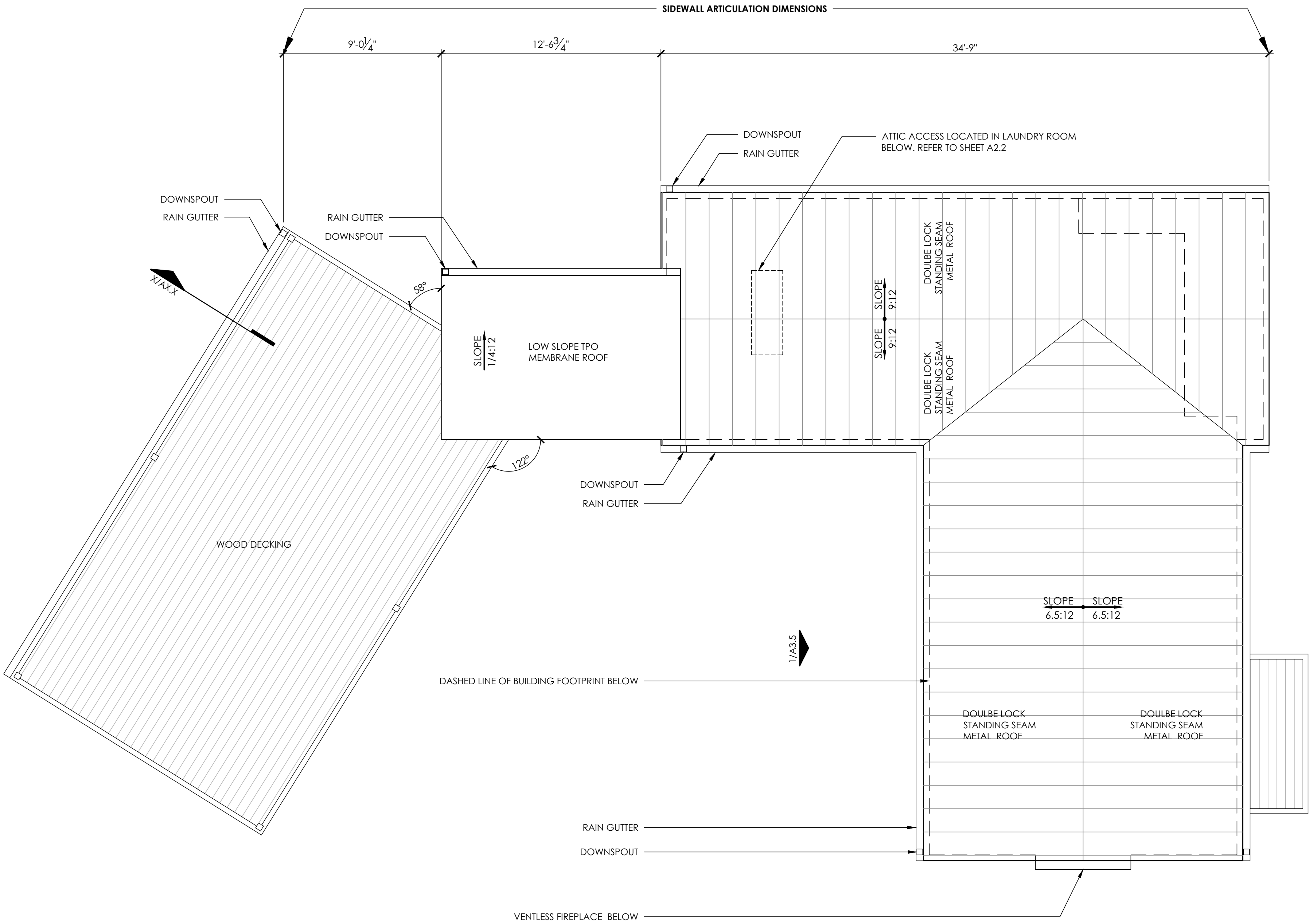
1/A3.1

1/A4.1

2/A4.1

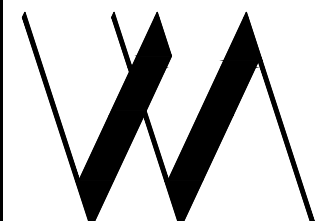
# 1 ROOF PLAN

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

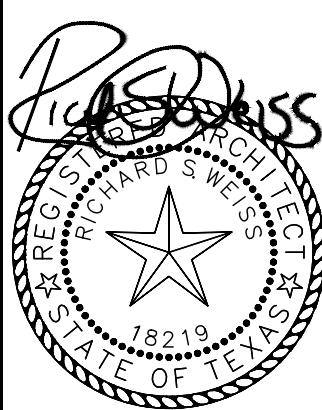


## SHEET NOTES

1. PROVIDE GUTTERS AND DOWNSPOUTS.
2. BASIS OF DESIGN IS STANDING SEAM METAL ROOF, TPO OVER STAIR WELL.
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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21 FEB 2022

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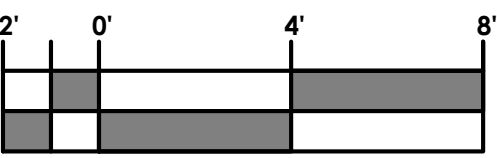
JOB NO. R2105  
DRAWN BY LL

SHEET NAME  
**ROOF PLAN**

SHEET NUMBER

**A1.4**

## SCALE



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



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. WINDOW HEADER HEIGHTS ARE AS FOLLOWS:
  - 4.1. 8"0" AFF AT 10"0" PLATE HEIGHTS
  - 4.2. 8"0" AFF AT 9"0" PLATE HEIGHTS
  - 4.3. 7"0" AFF AT 8"0" PLATE HEIGHTS
5. ALL WINDOWS LOCATED WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR SHALL RECEIVE TEMPERED SAFETY GLASS PER IRC 2018. 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. EXPOSED FOUNDATION SHALL BE MIN. 8". UNDERPIN ALL EXPOSED FOUNDATIONS.
10. 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.
11. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
12. 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.
13. CONTRACTOR SHALL INSTALL ALL PRODUCTS AND ASSEMBLIES PER MANUFACTURER'S RECOMMENDED INSTALLATION.
14. ALL EXTERIOR SYSTEMS SHALL BE INSTALLED TO ASSURE ADEQUATE DRAINAGE IS PROVIDED.
15. **TEMP GLZ** = PROVIDE TEMPERED SAFETY GLASS AT ALL REQUIRED LOCATIONS AS REQUIRED BY CODE.



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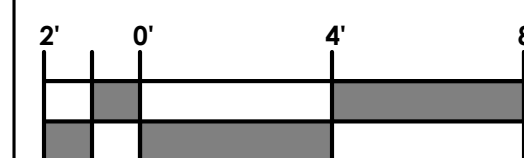
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|----------|------|
| JOB NO.  | R210 |
| DRAWN BY | LL   |

SHEET NAME

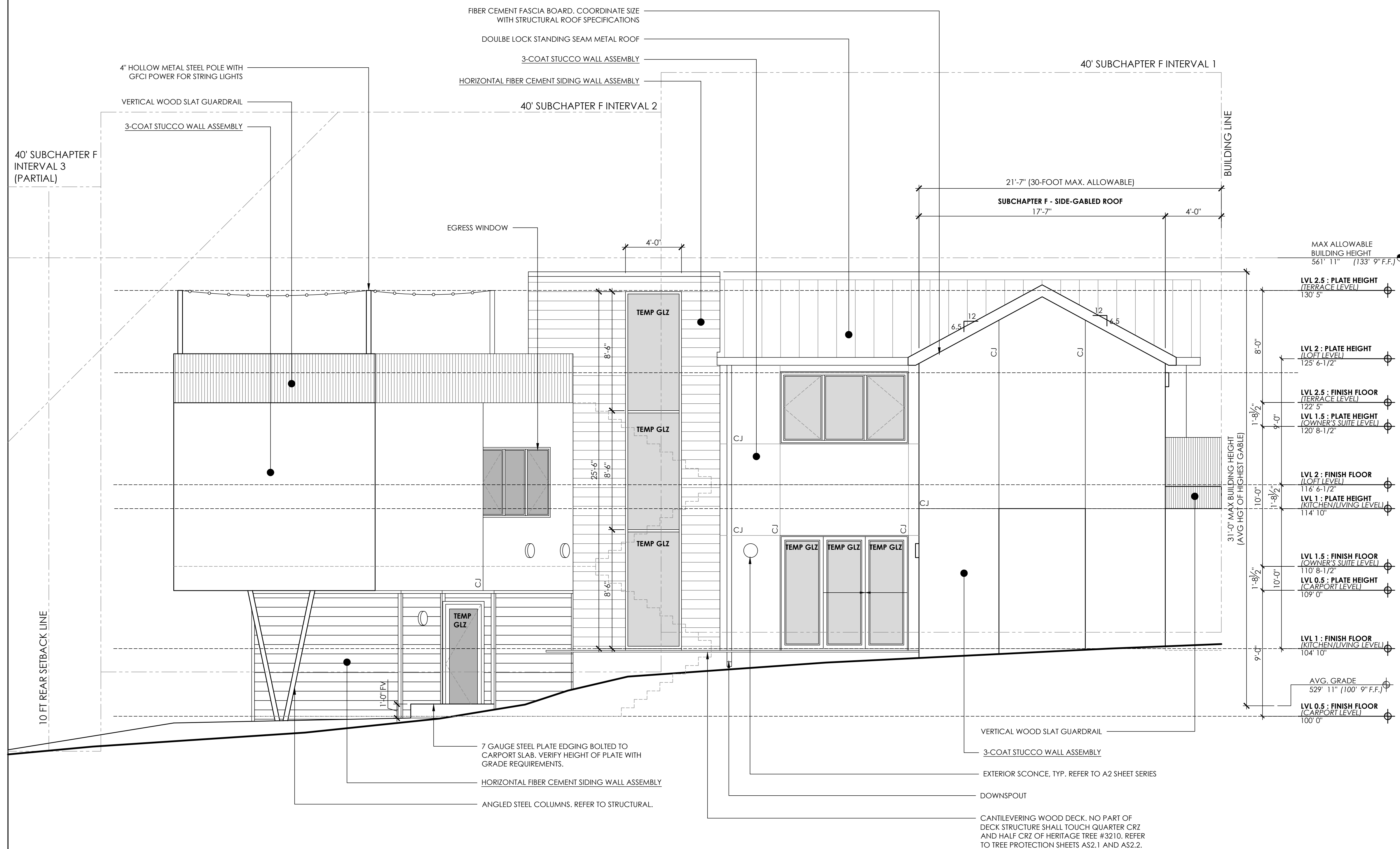
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

## A3.1



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



## 1 SOUTH EXTERIOR ELEVATION

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

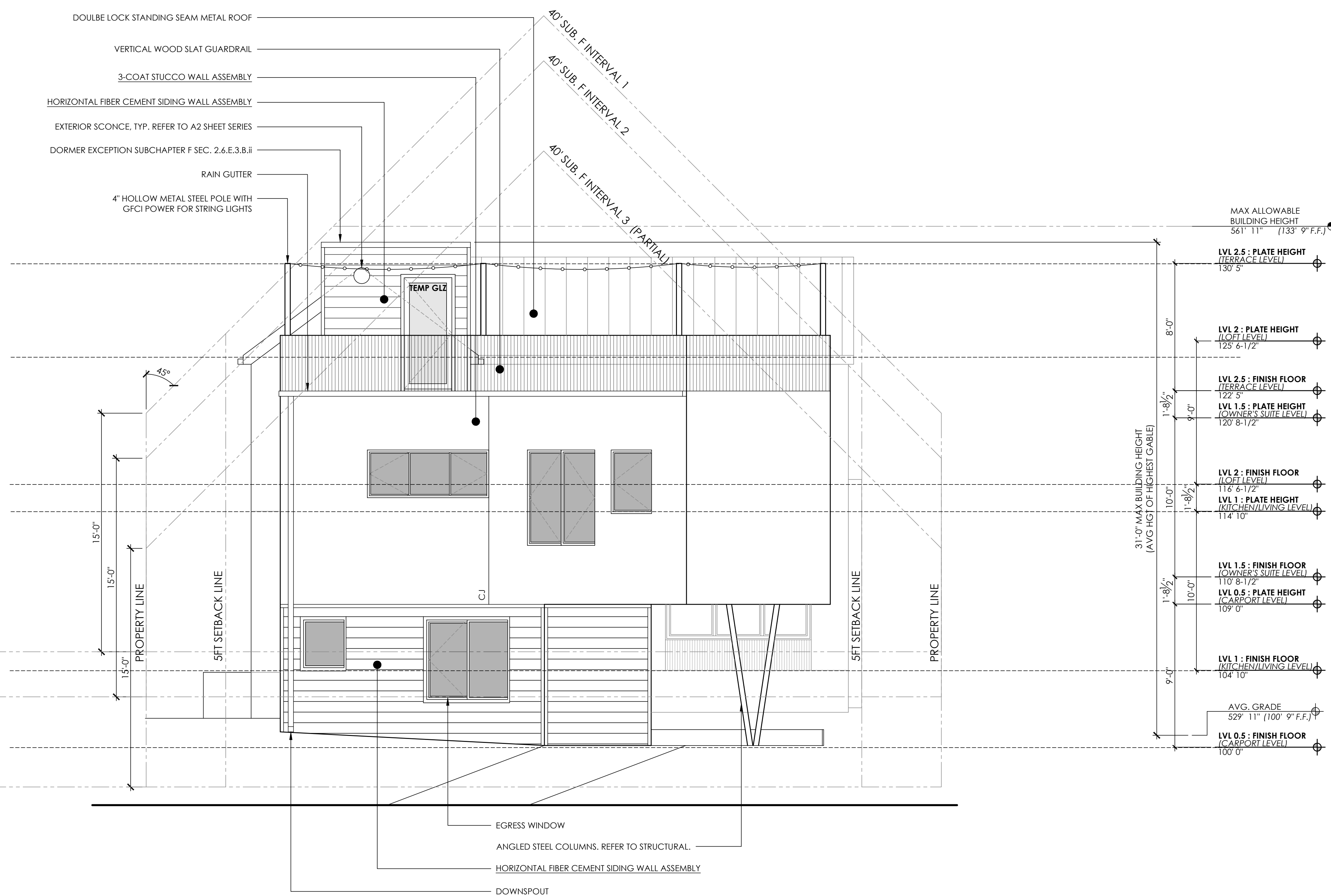
1. REFER TO G1.0 FOR CODE COMPLIANCE.
2. REFER TO G2.0 FOR GENERAL NOTES.
3. REFER TO XXX FOR EXTERIOR ASSEMBLY NOTES AND SPECIFICATIONS.
4. REFER TO XXX FOR DOOR AND WINDOW TYPES & SCHEDULE
3. CONTRACTOR SHALL PROVIDE GUTTER AND DOWNSPOUT SYSTEM TO POSITIVELY DRAIN ROOF AWAY FROM BUILDING AND INTO LANDSCAPE BEDS.
4. WINDOW HEADER HEIGHTS ARE AS FOLLOWS:
  - 4.1. 80" AFF AT 100" PLATE HEIGHTS
  - 4.2. 80" AFF AT 90" PLATE HEIGHTS
  - 4.3. 70" AFF AT 80" PLATE HEIGHTS
5. ALL WINDOWS LOCATED WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR SHALL RECEIVE TEMPERED SAFETY GLASS PER IRC 2018. 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. EXPOSED FOUNDATION SHALL BE MIN. 8". UNDERPIN ALL EXPOSED FOUNDATIONS.
10. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES PRIOR TO STARTING WORK.
11. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
12. 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.
13. CONTRACTOR SHALL INSTALL ALL PRODUCTS AND ASSEMBLIES PER MANUFACTURER'S RECOMMENDED INSTALLATION.
14. ALL EXTERIOR SYSTEMS SHALL BE INSTALLED TO ASSURE ADEQUATE DRAINAGE IS PROVIDED.
15. **TEMP GLZ** = PROVIDE TEMPERED SAFETY GLASS AT ALL REQUIRED LOCATIONS AS REQUIRED BY CODE.



JOB NO. R2105  
DRAWN BY JJ

SHEET NUMBER

## A3.2



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

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. WINDOW HEADER HEIGHTS ARE AS FOLLOWS:
  - 4.1. 80" AFF AT 100" PLATE HEIGHTS
  - 4.2. 80" AFF AT 90" PLATE HEIGHTS
  - 4.3. 70" AFF AT 80" PLATE HEIGHTS
5. ALL WINDOWS LOCATED WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR SHALL RECEIVE TEMPERED SAFETY GLASS PER IRC 2018. 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. EXPOSED FOUNDATION SHALL BE MIN. 8". UNDERPIN ALL EXPOSED FOUNDATIONS.
10. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE AND NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES PRIOR TO STARTING WORK.
11. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
12. 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.
13. CONTRACTOR SHALL INSTALL ALL PRODUCTS AND ASSEMBLIES PER MANUFACTURER'S RECOMMENDED INSTALLATION.
14. ALL EXTERIOR SYSTEMS SHALL BE INSTALLED TO ASSURE ADEQUATE DRAINAGE IS PROVIDED.
15. **TEMP GLZ** = PROVIDE TEMPERED SAFETY GLASS AT ALL REQUIRED LOCATIONS AS REQUIRED BY CODE.



**ALTA VISTA RESIDENCE**  
1406 ALTA VISTA AVENUE, AUSTIN, TEXAS 78704

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| REV. # | DATE     | DESCRIPTION |
|--------|----------|-------------|
| -      | 02/21/22 | PERMIT SET  |

|          |      |
|----------|------|
| JOB NO.  | R210 |
| DRAWN BY | LL   |

SHEET NAME

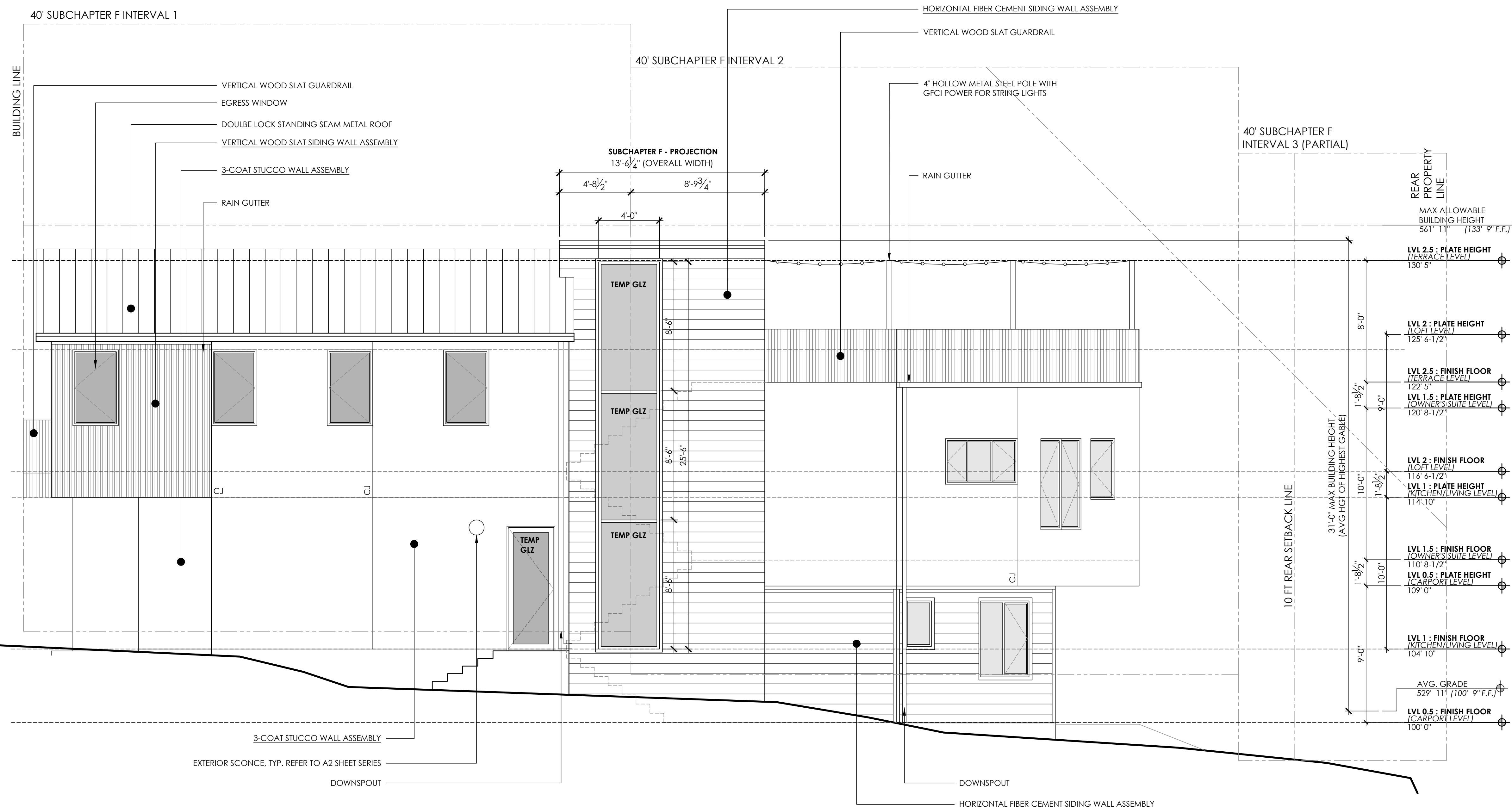
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

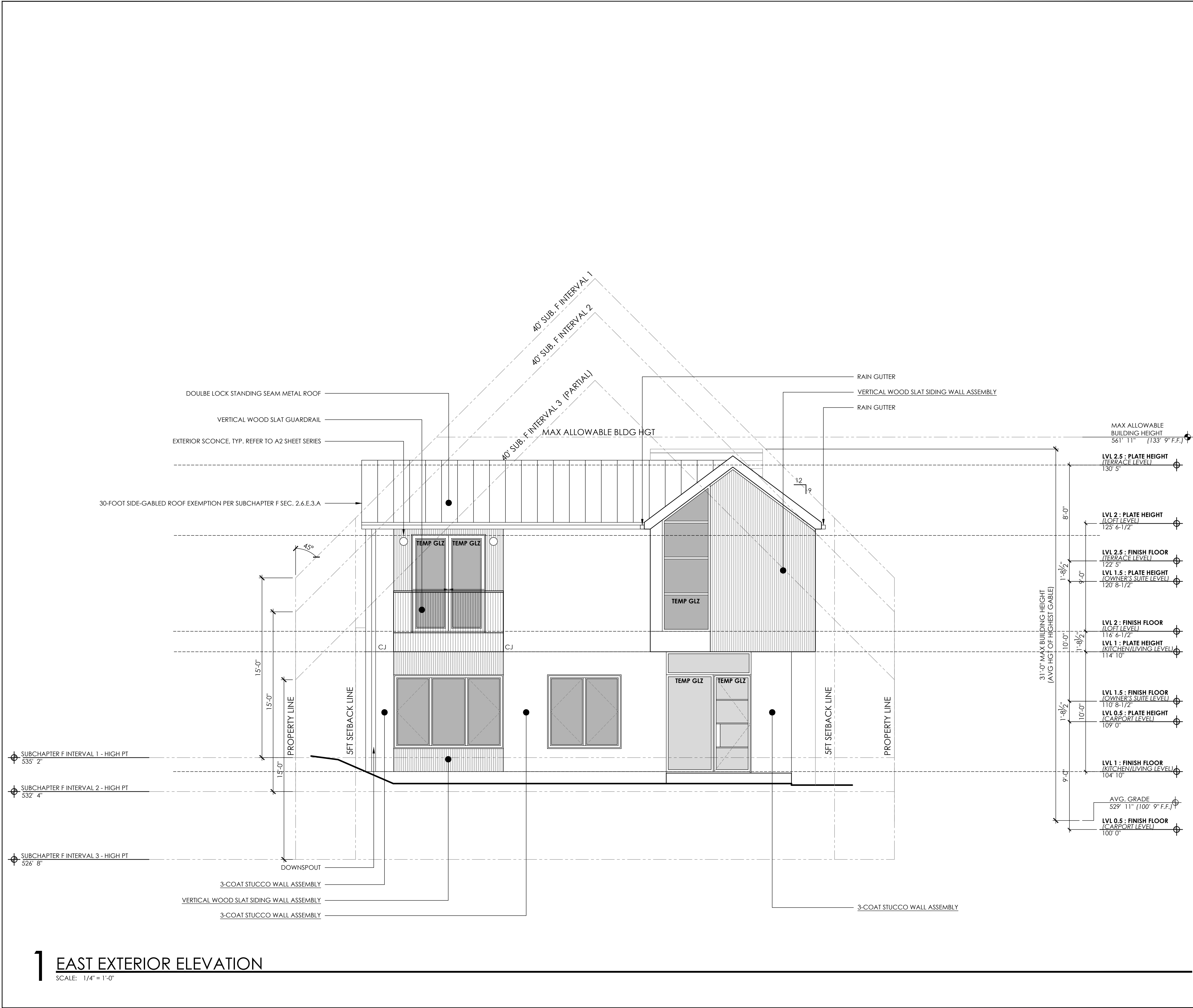
### A3.3



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



# 1 NORTH EXTERIOR ELEVATION



- ### 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
  - CONTRACTOR SHALL PROVIDE GUTTER AND DOWNSPOUT SYSTEM TO POSITIVELY DRAIN ROOF AWAY FROM BUILDING AND INTO LANDSCAPE BEDS.
  - WINDOW HEADER HEIGHTS ARE AS FOLLOWS:
    - 8" AFF AT 10'0" PLATE HEIGHTS
    - 8" AFF AT 9'0" PLATE HEIGHTS
    - 7" AFF AT 8'0" PLATE HEIGHTS
  - ALL WINDOWS LOCATED WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR SHALL RECEIVE TEMPERED SAFETY GLASS PER IRC 2018. 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.
  - EXPOSED FOUNDATION SHALL BE MIN. 8". UNDERPIN ALL EXPOSED FOUNDATIONS.
  - 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.
  - ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
  - 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.
  - 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

2' 0' 4' 8'

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

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**21 FEB 2022**

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|--------|----------|-------------|------------|
| 1      | 02/21/22 | PERMIT SET  |            |

JOB NO. R2105  
DRAWN BY LL

SHEET NAME  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A3.4**