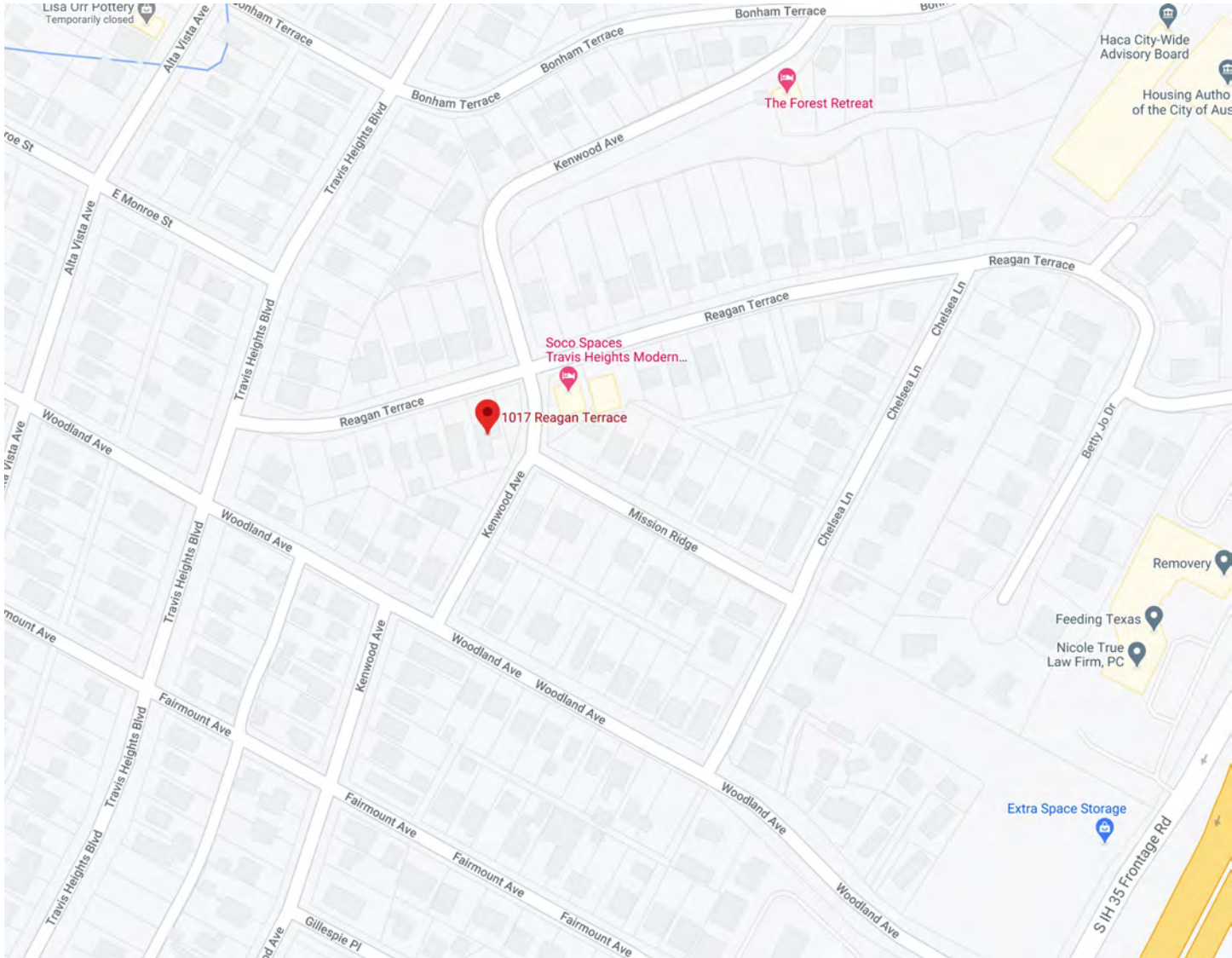


Vicinity Map



Project Team

PROJECT DIRECTORY:

OWNERS:  
Jason and Deedee Miars  
1017 Reagan terrace  
Austin Texas 78704  
jason@miarsconstruction.com

BUILDING DESIGN:  
Chioco Design  
1306 Rosewood Avenue  
Austin, TX 78702  
t 512.374.0288  
www.chiocodesign.com

STRUCTURAL ENGINEER:  
Bufkin Engineering, Inc.  
209 West 8th Street  
Austin, Texas 78703  
512.236.8070

CONTACT:  
Jamie Chioco      jamie@chiocodesign.com

CONTACT:  
James Bufkin      jamesbufkin@bufkinengineering.com



1017 REAGAN TERRACE REMODEL

Permit Set December 13,2021

Drawing Index			
Number	Drawing Title	Permit Set 4/11/22	Set Date
G0.00	Cover Sheet	X	
G0.01	Cover Sheet	X	
G0.02	Cover Sheet	X	
Demolition			
D1.20	Demo Floor Plan	X	
D1.21	Demo Roof Plan	X	
D3.00	Demo Elevations	X	
Design			
1.00	Site Plan	X	
1.20	Floor Plan	X	
1.21	Ground Floor Dimensioned Plan	X	
1.30	Roof Plan	X	
1.31	Dimensioned Roof Plan	X	
2.00	Ground Floor RCP	X	
3.00	Building Elevation	X	
3.10	Building Elevation	X	
3.20	Building Sections		
3.21	Building Sections		
4.00	Wall Sections		
4.01	Wall Sections		
6.00	Interior Elevations		
6.01	Interior Elevations		
6.02	Interior Elevations		
6.03	Interior Elevations		
6.04	Interior Elevations		
6.05	Interior Elevations		
6.06	Interior Elevations		
7.00	Door & Window Schedules	X	
8.00	Finish Schedule		
8.01	Ground Floor Finish Floor Plan		
9.00	General Details		
Structural			
S-1	Foundation Plan	X	
S-2	Foundation Notes & Details	X	
S-3	Roof Framing Plan & Wall Bracing Plan	X	
S-4	Framing Notes & Details	X	

design LLC  
CHIOCO  
1306 rosewood avenue  
austintx 78702  
512.374.0288  
contact@chiocodesign.com



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx.

drawn by

j.chioco  
v.francis

revisions

04/27/2022 - AE Submittal

date issued

04/11/2022 - Permit Set

sheet title

Cover Sheet

sheet

G0.00

caution: do not scale drawings  
these drawings are the property of the  
designer and may only be used in conjunction  
with this project



General Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTIONS OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES, OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR (OR OWNER IF HE DESIGNATES). REFER TO 'SPECIFICATION "GENERAL CONDITIONS" SECTION FOR CLARIFICATION ON FEE RESPONSIBILITIES.
2. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. THE CONTRACTOR SHALL CERTIFY SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
5. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME.
6. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER, OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
9. THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER CONFIRMATIONS OF ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.
10. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS.
11. LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MEP DRAWINGS. DESIGNER SHOULD BE NOTIFIED OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
12. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE. ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.
13. ALL MEP RELATED ITEMS SHOULD BE REVIEWED BY THE ENGINEER IF APPLICABLE AND MAY BE ADJUSTED PENDING NOTICE TO AND APPROVAL OF THE DESIGNER.
14. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. DO NOT SCALE DIMENSIONS. IF NO DIMENSION IS LISTED, CONTACT DESIGNER FOR CLARIFICATION.
15. ALL WORK NOTED "N.I.C." OR "NOT IN THE CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.
16. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
17. "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
18. "SIMILAR" OR "SIM." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SIMILAR TO A CONDITION DETAILED FOR ANOTHER LOCATION.
19. THE CONTRACTOR SHALL PROVIDE UPDATED RECORD DOCUMENTS OF AS-BUILT CONDITIONS ON-SITE WHEN DIFFERENT FROM CONSTRUCTION DOCUMENTS, AND SHALL PROVIDE SAID DOCUMENTATION TO ARCHITECT UPON COMPLETION OF CONSTRUCTION.
20. THIS COVER SHEET IS A MASTER INDEX. NOT ALL SYMBOLS/ITEMS WILL BE INCLUDED IN DRAWINGS.
21. DO NOT DISASSEMBLE THIS SET OR DISTRIBUTE PARTIAL SETS TO SUBCONTRACTORS. COVER SHEET CONTAINS DATA PERTINENT TO ALL SHEETS.

General Requirements

GENERAL NOTE: The following is a list of requirements that Chioco Design expects from the Contractor on this job. Reference book of specifications for further detail regarding General Conditions. This is a working document the is meant to be discussed and finalized with the contractor prior to the assignment of the Construction Contract.

CONSTRUCTION SCHEDULE: A comprehensive, fully developed, horizontal bar-chart-type, contractor's critical path construction schedule.

- 1.Submit the schedule within 7 days after signing the Contract.
- 2.Provide a separate time bar for each significant construction activity as indicated in the Schedule of Values. Provide a continuous vertical line to identify the first working day of each week.
- 3.Within each time bar, indicate estimated completion percentage in 10 percent increments. As Work progresses, place a contrasting mark in each bar to indicate Actual Completion percentage.
- 4.Prepare the schedule on a sheet, or series of sheets of sufficient width to show data for the entire construction period.
- 5.Coordinate the Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals, progress reports, payment requests, and reports.
- 6.Indicate completion in advance of the date established for Substantial Completion. Indicate Substantial Completion on the schedule to allow time for the Architect's administrative procedures necessary for certification of Substantial Completion.

SCHEDULE OF VALUES: Provide at least one line item for each major component of construction as identified in the Construction Schedule.

- 1.Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
- 2.Include total cost and proportionate share of general overhead and profit for each item.
  - a.Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed as general overhead expense, at Contractor's option.
- 3.Include the following Project Identification on the Schedule of Values:

Project name and location.  
Name of Owner.  
Contractor's name and address.  
Date of submittal.
- 4.Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:
  - a.Related Specification Section or Division, if applicable.
  - b.Description of the Work.
  - c.Name of subcontractor.
  - d.Name of manufacturer or fabricator.
  - e.Name of supplier.
  - f.Change Orders (numbers) that affect value.
  - g.Dollar value (round amounts to nearest whole dollar); total of all items shall equal the Contract Sum.
  - h.Percentage of the Contract Sum to nearest one-hundredth percent; total of all items shall equal 100%.
- 5.Submit the Schedule of Values to the Architect at earliest possible date but no later than fourteen days before the date scheduled for submittal of initial Applications for Payment.
- 6.Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

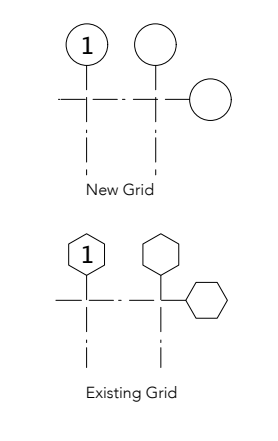
LIST OF SUBCONTRACTS: Provide a complete list of all subcontracts associated with the job, including the work involved with said subcontract, and the subcontractors: name, primary contact, address, telephone, and fax

SUBMITTAL SCHEDULE AND SUBMITTALS/SHOP DRAWINGS/SAMPLES: Once the Construction Schedule is approved, the Contractor shall provide a list of all submittals/shop drawings/samples they intend to submit for the job and their associated submittal dates. In addition, the Contractor shall identify all Owner supplied submittals (FFBE) that will be required and the deadline for these submittals.

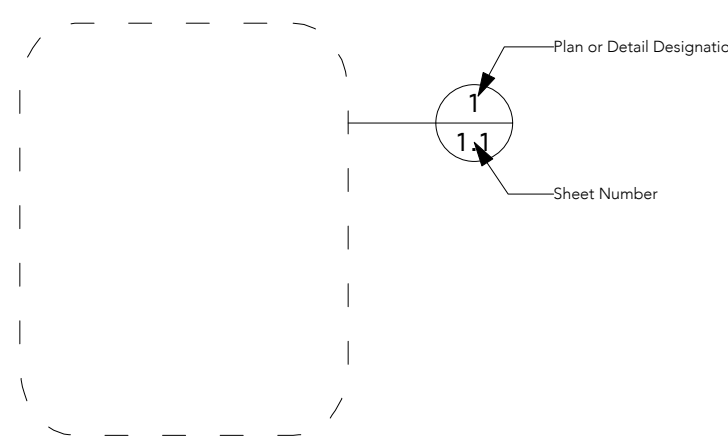
- 1.Coordinate the submittal dates with the Construction Schedule and allow enough time for a (2) week review period and the need for resubmitting if not initially accepted.
- 2.Collect information into a single submittal for each element of construction and type of product or equipment including but not limited to: roofing, waterproofing, doors and door hardware, window systems, finishes (interior and exterior), millwork, toilet partitions, window treatments, all mechanical equipment and air devices, all light fixtures and control devices, all plumbing fixtures. Provide (5) copies of each submittal including the following information with each submittal (as applicable):
  - a.Date of submittal
  - b.Manufacturer's written recommendations
  - c.Manufacturer's product specifications.
  - d.Manufacturer's installation instruction.
  - e.Standard color/finish charts.
  - f.Manufacturer's catalog cut sheets.
  - g.Standard operating and maintenance manuals.
  - h.Compliance with recognized trade association standards.
  - i.Compliance with recognized testing agency standards.
  - j.Warranty information
- 3.Prepare project-specific shop-drawings showing all relevant information, drawn accurately to scale with field-verified dimensions. Shop-drawings shall be produce for all components of the work requiring assembly included, but not limited to: metal fabrications (structural steel), stairs, guardrails, handrails, gates, awnings, etc.), wood fabrications (millwork; wood paneling, fixed seating, screen walls, etc.), elevators or platform lifts, etc.
  - a.Do not base shop drawings on reproductions of the Contract Documents.
  - b.Verify all dimensions in field
  - c.Submit 5 copies on sheets between 8-1/2" x 11" and 24" x 36", except for full-size templates, patterns, or other similar drawings.
- 4.In addition to the submittals and shop drawings described above, the Contractor shall provide samples/mock-ups of the following:
  - a.window system, including glazing
  - b.suspended ceiling systems
  - c.millwork, showing a typical corner and cabinet face
  - d.all finishes: gwb with texture, tiles (with grout choices), wall paneling with associated finishes, countertops including edge condition, wallpaper, paint colors, floor stains/sealers, carpet, etc.
  - e.masonry unit walls, showing pattern
  - f.fixed seating
  - g.screen walls, showing all joints and method of attachment
- 5.It is the Contractor's responsibility to review each submittal before giving it to Chioco Design. If a submittal is not stamped or otherwise indicated as reviewed by the Contractor, Chioco Design will return it to the Contractor without reviewing it.
- 6.The Contractor is ultimately responsible for installed work that does not meet code. It is not the responsibility of the Owner or any of their consultants, including Chioco Design to verify that installed work meets all applicable codes.

Symbols Legend

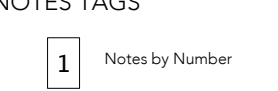
COLUMN GRID DESIGNATION



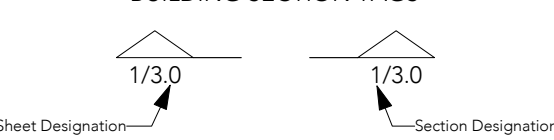
ENLARGED PLAN / DETAIL TAG



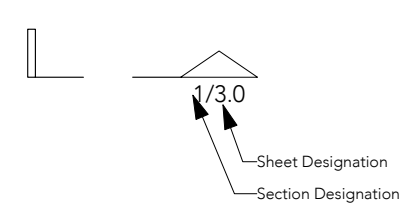
NOTES TAGS



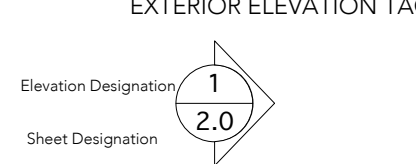
BUILDING SECTION TAGS



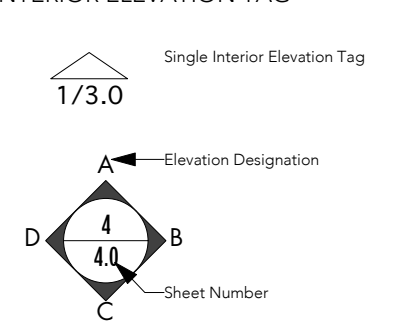
WALL / DETAIL SECTION TAGS




EXTERIOR ELEVATION TAG



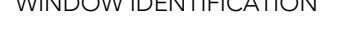
INTERIOR ELEVATION TAG



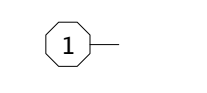
DOOR IDENTIFICATION



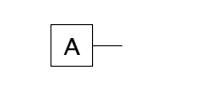
WINDOW IDENTIFICATION



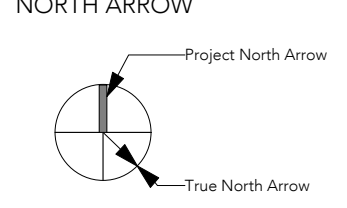
FIXTURE IDENTIFICATION



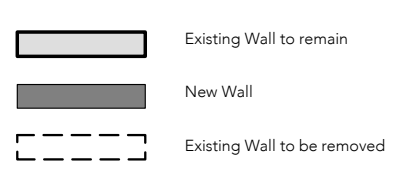
WALL TAG IDENTIFICATION




NORTH ARROW



FLOOR PLAN LEGEND



ELEVATION MARKER



PROGRESS REPORTS

On a monthly basis, the Contractor shall prepare a progress report for the Owner that shall contain the information described below.

- 1.Date of progress report.
- 2.Any outstanding items from the previous progress report.
- 3.The status of all work, in accordance with the Schedule of Values, associated with the job, including items to commence prior to the next progress report.
- 4.All issues with the work as planned.
- 5.All outstanding decisions/action items/submittals from the Contractor and its Subcontractors.
- 6.All outstanding decisions/action items from the Owner.
- 7.All outstanding decisions/submittal reviews/action items from Chioco Design.
- 8.Any changes to the construction schedule, including ideas to make-up time (if needed) and maintain the construction schedule.

PAYMENT REQUESTS: Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

- 1.The date for each progress payment is the 25th day of each month. The period covered by each Application for Payment starts on the day following the end of the preceding period and ends on the 25th day of the month for each progress payment.
- 2.Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment.
- 3.Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. The Architect will return incomplete applications without action.
- 4.Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
- 5.Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- 6.Submit 4 signed and notarized original copies of each Application for Payment to Owner (Chioco Design) by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required. Include itemized receipts for any material stored off-site for which payment is being requested. Transmit each copy with a transmittal form listing attachments and recording appropriate info. about application.
- 8.Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
- 9.When an application shows completion of an item, submit final or full waivers.
- 10.Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
  - a. Contractor's Construction Schedule.
  - b. Schedule of Values.
  - c. List of subcontracts.
  - d. Submittal Schedule (preliminary if not final).
  - e. List of Contractor's staff assignments.
  - f. Copies of building permits.
  - g. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
  - h. Initial progress report.
  - i. Report of preconstruction conference.
  - j. Certificates of insurance and insurance policies.
  - k. Performance and payment bonds recorded in Travis County by the General Contractor.
  - l. Data needed to acquire Owner's insurance.
- 11.After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100% completion of the portion of the Work claimed as substantially complete.

- 12.Submit final Application for Payment with Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
  - a.Evidence of completion of Project closeout requirements.
  - b. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
  - c. Updated final statement, accounting for final changes to the Contract Sum.
  - d. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
  - e. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
  - f. AIA Document G707, "Consent of Surety to Final Payment."
  - g. Evidence that claims have been settled, if applicable.
  - h. Final meter readings for utilities, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
  - i. Final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
  - j. Testing reports, Record drawings, and Owner and maintenance manuals.

TESTING REPORTS: Immediately upon receipt, the Contractor shall submit all testing reports to Chioco Design. All testing shall be done by an independent testing agency.

RECORD DRAWINGS: Contractor shall maintain a set of drawings showing 'as-built' conditions that vary from the Construction Documents. Upon completion of the job, the Contractor shall provide the Owner with (1) complete set of said drawings.

OWNER AND MAINTENANCE MANUALS: The Contractor shall compile a binder for the Owner of all equipment, products/finishes, etc. used on the job.

- 1.The binder shall contain:
  - a. Table of Contents, the binder shall be organized into sections associated with the Schedule of Values
  - b. List of Subcontracts
  - c. all information for the proper maintenance and operation for the entire project
  - b. all warranties, including the warranty from the Contractor
2. Within (14) days of receiving this information, the Owner may request a meeting on-site with the Contractor to review the information.



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx.

drawn by  
j.chioco  
v.francis

revisions  
04/27/2022 - AE Submittal

date issued  
04/11/2022 - Permit Set

sheet title

General Notes,  
Symbols &  
Abbreviations

sheet

G0.01

caution: do not scale drawings  
these drawings are the property of the  
designer and may only be used in conjunction  
with this project



PROJECT DESCRIPTION

This is a remodel / addition of an existing single family home

PROJECT DATA

Project: Reagan Terrace Remodel  
Address: 1017 Reagan Terrace  
Austin, TX 78704

LEGAL DESCRIPTION:  
LOTS 9, 10 & A PORTION OF 11  
RESUBDIVISION OF BLOCK THIRTY-TWO OF TRAVIS HEIGHTS ADDITION TRAVIS  
COUNTY TEXAS

Applicable Codes: 2021 International Residential Building Code

Zoning: SF 3 - NP

Proposed Use: Single Family residence  
Existing Use: Single Family Residence

BUILDING COVERAGE CALCULATIONS:

Site Area:	12,874 SF
Existing House Square Footage:	2,105 S.F.
New Remodeled/Addition House Square Footage:	2,192 S.F.
New Covered Front Wood Deck:	12 S.F.
New Covered Side Patio:	231 S.F.
Existing Covered Back Stair:	26 SF
Total Existing Building Coveareage:	2,461 S.F.

BUILDING COVER %	19%
Allowed (SF-3)	40%

Total Conditioned Square footsge Ground Floor:	1,578 SF
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IMPERVIOUS COVERAGE CALCULATIONS:

Total Roof Coverage:	2,754 SF
Existing Driveway:	840 S.F.
New Uncovered Front Wood Deck (130/2=65)	65 S.F.
Existing Uncovered Wood Deck (535/2=267.5)	267.5 S.F.
Total:	3,926.5 S.F.
Impervious Cover % :	31%
Allowed:	45%

GROSS FLOOR AREA (FAR) CALCULATIONS:

Site Area:	12,874 SF
Total House Square Footage	2,192 S.F.
Building Cover % :	17%
Allowed:	40%

TREE LIST:

Tag No.	-	Size	-	Tree Species
#103	-	15" Dia.	-	Elm
#104	-	18" Dia.	-	Elm (2 Bole)
#105	-	13" Dia.	-	Water oak
#106	-	17" Dia.	-	Elm
#109	-	31" Dia.	-	Live Oak (2 Bole)
#118	-	16" Dia.	-	Elm
#119	-	19" Dia.	-	Elm (3 Bole)
#120	-	9" Dia.	-	Elm
#122	-	23" Dia.	-	Elm
#123	-	13" Dia.	-	Elm
#124	-	50" Dia.	-	Live Oak
#127	-	25" Dia.	-	Live Oak
#128	-	33" Dia.	-	Live Oak

BUILDING ENVELOPE REQUIREMENTS

2021 IECC Table C402.1.3

Climate Zone 2

Insulation entirely above roof deck R-25ci  
Attic and other R-38

Walls, Mass R-5.7ci  
(R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Btu-in/h-°F.)

Walls, Wood Framed R-13 + R-5ci

Slab-on-grade floors, Unheated NR

Opaque Doors U-0.61

Vertical Fenestration - Fixed U-factor 0.50  
- Operable U-factor 0.65  
- Entry Doors U-factor 0.83

Skylights U-factor 0.65 SHGC 0.35

CASE NUMBERS

Building Permit Case #:

General Notes:

- All Egress windows and doors to comply with 2021 IRC R310.1, R311.2, and R312.2
- Provide smoke detector system hard wired, interconnected battery backup at each sleeping room and vicinity, if applicable as well on each additional story within the dwelling unit including in basements. In accordance with 2021 IRC Sec R314.
- General contractor shall verify for smoke detectors to be located at least 36" away from horizontal path of mechanical air flow. Per 2021 NFPA 72 Chapter 11.
- All carbon monoxide detectors to be located and wired in compliance with 2021 IRC R315. Approved carbon monoxide alarm shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms in dwelling units with attached gables. Per 2021 IRC sec315.1.
- All Glazing in doors and windows to comply with the complete section of 2021 IRC R308.
- Provide local exhaust system for bathroom with no windows or fixed windows. Per IRC Section R303.3
- All spot elevations to be verified in field prior to construction. Notify Chioco Design of any discrepancies.
- All smoke and/or fire realted partitions and floor/ceiling assemblies will be constructed to be designated UL design without exception. All penetrations and openings are to be sealed with an approved UL design or designated detail without excecption. These drawings do not list all the UL designs necessary to maintain a partition's smoke and/or fire rating. It is the responsibility of the General Contractor to ensure all rated partitions and floor/ceiling assemblies fully meet the smoke and/or fire rating requirements without exception.



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx.

drawn by

j.chioco  
v.francis

revisions

04/27/2022 - AE Submittal

date issued

04/11/2022 - Permit Set

sheet title

Coe Analysis

sheet

G0.02

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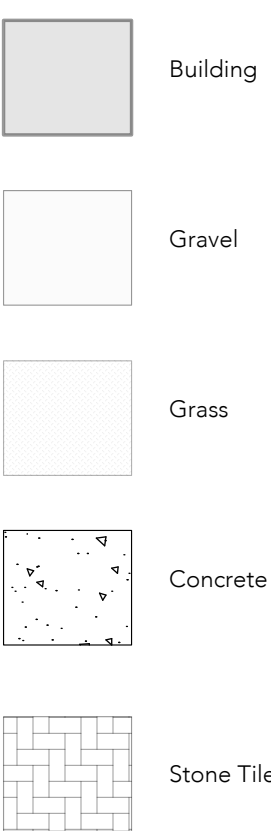
CHIOCO design LLC  
1306 rosewood avenue  
512.374.0288  
austin tx 78702  
contact@chiocodesign.com



Site Plan General Notes:

- No Underground utility trenches permitted in the 1/2 critical root zone or within 12' of the trunk, whichever distance is greater.
- Tree protection fencing to be installed at the 1/2 CRZ of trees within the areas of construction, storage or transport impact.
- Contractor to set up on site pre construction meeting with arborist and Chioco Design to review tree protection.
- No piers within 5' of tree trunks.
- No Access, parking or material storage within limits of tree protection fence.
- All root cuts to be clean (no frayed edges)
- Fertilize tree roots and provide irrigation during construction.
- Apply mulch at critical root zones of all trees.
- Minimize disturbance of existing grade and landscape wherever possible, while providing positive drainage away from the house.
- After construction, airspade all trees where construction activities have compacted soil within the critical root zone.
- Coordinate areas of material storage and delivery with Chioco Design and prepare such areas so that they can be effectively used for deliveries.
- Contractor is responsible for maintaining and regularly inspecting the silt fence during construction/demolition including the removal and proper disposal of accumulated silt and debris.
- Contractor will not begin work until the silt fence and tree protection have been installed.

Legend:



TREE LIST:

Tag No.	-	Size	-	Tree Species
#103	-	15" Dia.	-	Elm
#104	-	18" Dia.	-	Elm (2 Bole)
#105	-	13" Dia.	-	Water oak
#106	-	17" Dia.	-	Elm
#109	-	31" Dia.	-	Live Oak (2 Bole)
#118	-	16" Dia.	-	Elm
#119	-	19" Dia.	-	Elm (3 Bole)
#120	-	9" Dia.	-	Elm
#122	-	23" Dia.	-	Elm
#123	-	13" Dia.	-	Elm
#124	-	50" Dia.	-	Live Oak
#127	-	25" Dia.	-	Live Oak
#128	-	33" Dia.	-	Live Oak

PROJECT DESCRIPTION

This is a remodel / addition of an existing single family home

PROJECT DATA

Project: Reagan Terrace Remodel  
Address: 1017 Reagan Terrace  
Austin, TX 78704

LEGAL DESCRIPTION:  
LOTS 9, 10 & A PORTION OF 11  
RESUBDIVISION OF BLOCK THIRTY-TWO OF TRAVIS HEIGHTS ADDITION TRAVIS  
COUNTY TEXAS

Applicable Codes: 2021 International Residential Building Code

Zoning: SF 3 - NP

Proposed Use: Single Family residence  
Existing Use: Single Family Residence

BUILDING COVERAGE CALCULATIONS:

Site Area:	12,874 SF
Existing House 1st Floor Sq. Ft.:	1,552 S.F.
Existing Garage Square Footage:	477 S.F.
New Remodeled/Addition House Square Footage:	148 S.F.
New Covered Front Wood Deck:	12 S.F.
New Covered Side Patio:	231 S.F.
Existing Covered Back Stair:	26 SF
New Chimney:	12.5 S.F.
Total Building Coverage:	2,458.5 S.F.
BUILDING COVER %	19%
Allowed (SF-3)	40%



Total Conditioned Square footage Ground Floor: 1,700 SF

IMPERVIOUS COVERAGE CALCULATIONS:

Total Building Coverage:	2,458.5 SF
Existing Driveway:	840 S.F.
New Uncovered Front Wood Deck (179/2=89.5)	89.5 S.F.
Existing Uncovered Wood Deck (518/2=259)	259 S.F.
A/C Pads:	48 S.F.

Total: 3,675 S.F.

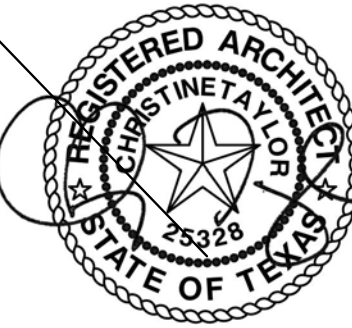
Impervious Cover % : 29%

Allowed: 45%

GROSS FLOOR AREA (FARI) CALCULATIONS:

Site Area:	12,874 SF
Total Gross Floor Area:	2,446 S.F.

Building Cover % : 19%



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx

drawn by

j.chioco  
v.francis

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04/27/2022 - AE Submittal

date issued

04/11/2022 - Permit Set

sheet title

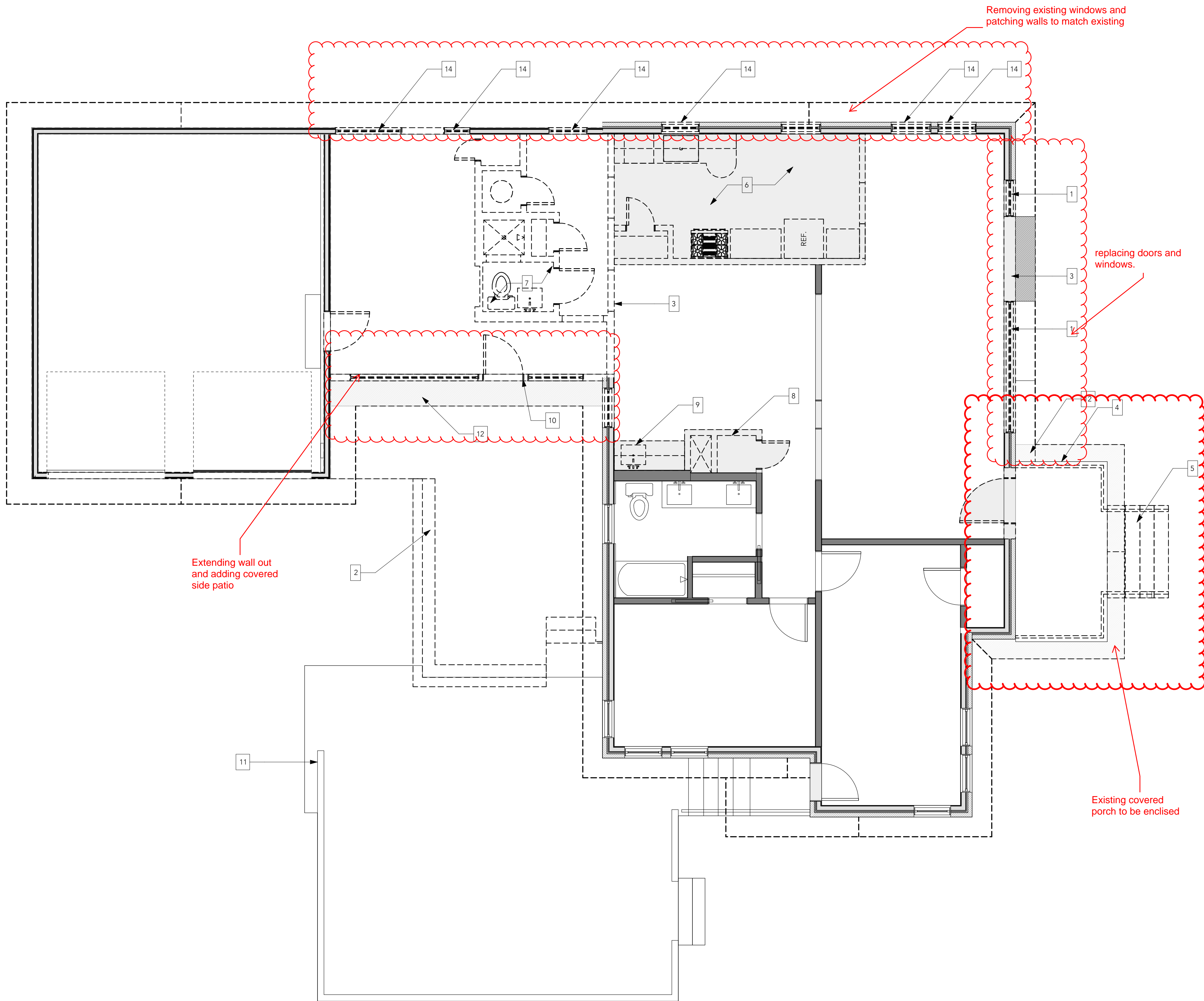
Site Plan

sheet

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Architectural Demolition Floor Plan General Notes:

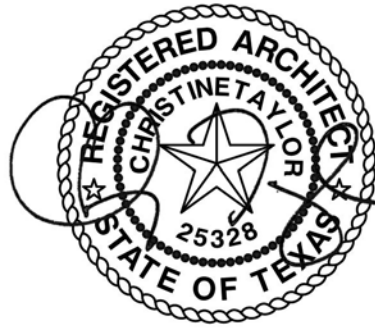
1. The dimensions on this sheet are to face and stud and/or masonry, centerline of column, and face of awning.
2. G.C. to field verify all dimensions prior to demolition to verify extent of demo will accommodate work. If a discrepancy is identified, please notify Chioco Design Immediately.
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7. Reuse Demo'd wood doors where possible.
8. See demolition elevations for additional information.
9. Maintain existing power and lighting where possible.

Demolition Plan Legend:

- Remove walls, doors, windows and associated structure
- Remove existing roof and associated structure
- Remove existing patio.
- Remove existing roof

Demo Key Notes:

1. Remove existing window. Prep wall for new window see window schedule.
2. Remove existing wood deck
3. Remove existing section of wall for new fireplace.
4. Remove existing railing
5. Remove existing concrete stairs
6. Remove all existing finishes, millwork, lighting, plumbing fixtures and appliances.
7. Remove all existing finishes, plumbing fixtures and lighting.
8. Remove existing non structural interior walls.
9. Remove existing millwork, plumbing fixtures & Finishes.
10. Remove existing exterior wall, door and windows.
11. Existing wood deck to remain
12. Remove existing section of roof and prep for new roof
13. Remove section of roof for new fireplace
14. Remove existing window. Patch wall to match existing
15. Replace existing shingle roof with a standing seam metal roof



project

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1017 Reagan Terrace  
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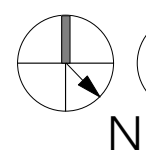
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sheet title

Demo Ground  
Floor Plan

sheet

D1.20

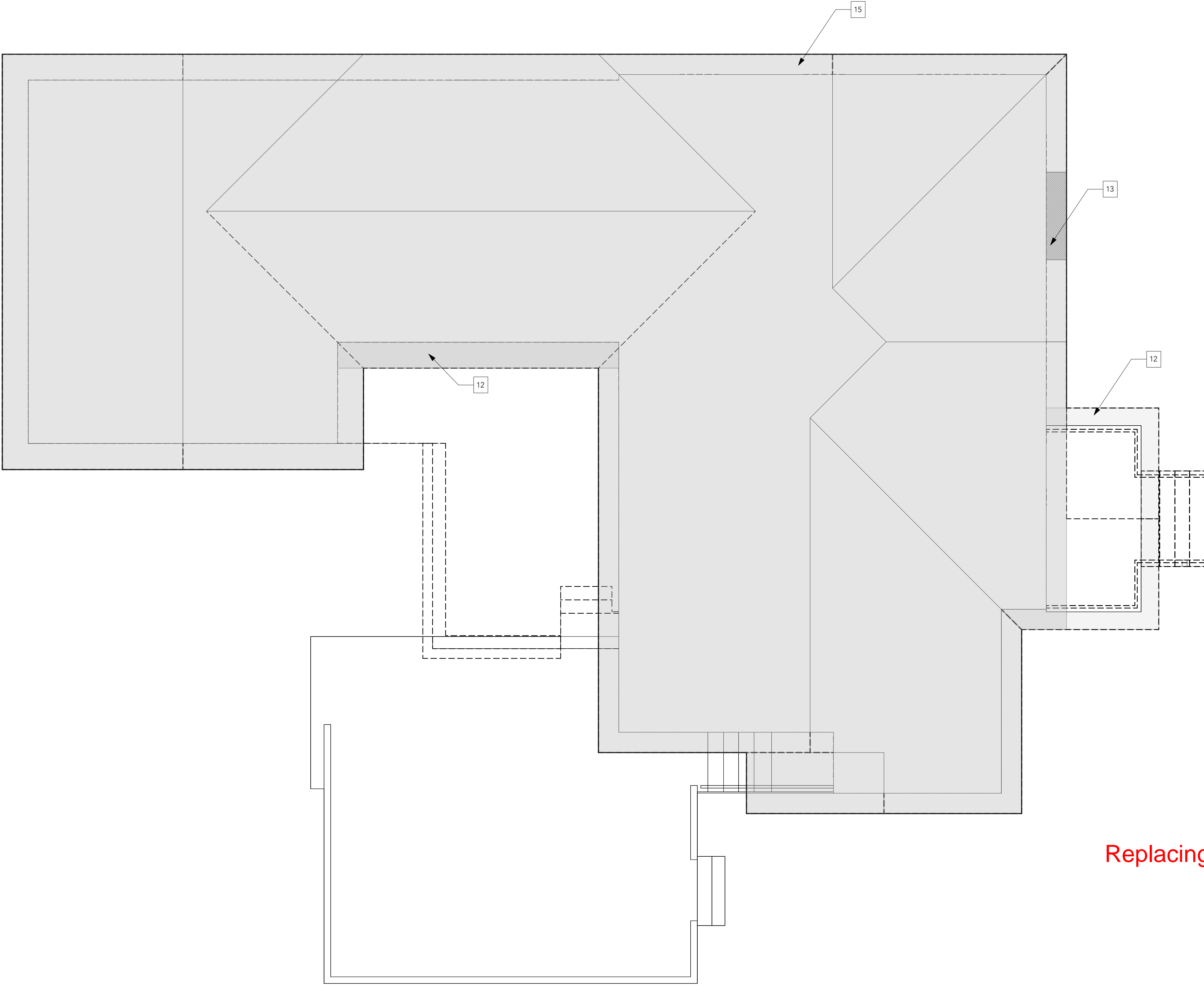


DEMO PLAN

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

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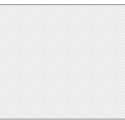


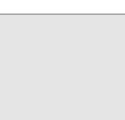




Architectural Demolition Floor Plan General Notes:

1. The dimensions on this sheet are to face and stud and/or masonry, centerline of column, and face of awning.
2. G.C. to field verify all dimensions prior to demolition to verify extent of demo will accommodate work. If a discrepancy is identified, please notify Chioco Design Immediately.
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7. Reuse Demo'd wood doors where possible.
8. See demolition elevations for additional information.
9. Maintain existing power and lighting where possible.

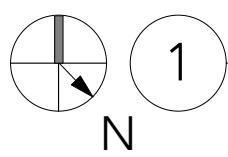
Demolition Plan Legend:

-  Remove walls, doors, windows and associated structure
-  Remove existing roof and associated structure
-  Remove existing patio.
-  Remove existing roof

Demo Key Notes:

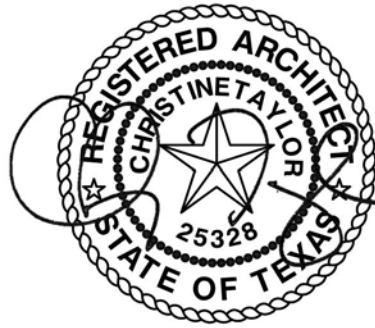
1. Remove existing window. Prep wall for new window see window schedule.
2. Remove existing wood deck
3. Remove existing section of wall for new fireplace.
4. Remove existing railing
5. Remove existing concrete stairs
6. Remove all existing finishes, millwork, lighting, plumbing fixtures and appliances.
7. Remove all existing finishes, plumbing fixtures and lighting.
8. Remove existing non structural interior walls.
9. Remove existing millwork, plumbing fixtures & Finishes.
10. Remove existing exterior wall, door and windows.
11. Existing wood deck to remain
12. Remove existing section of roof and prep for new roof
13. Remove section of roof for new fireplace
14. Remove existing window. Patch wall to match existing
15. Replace existing shingle roof with a standing seam metal roof

Replacing existing roof



DEMO ROOF PLAN

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



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx

drawn by

j.chioco  
v.francis

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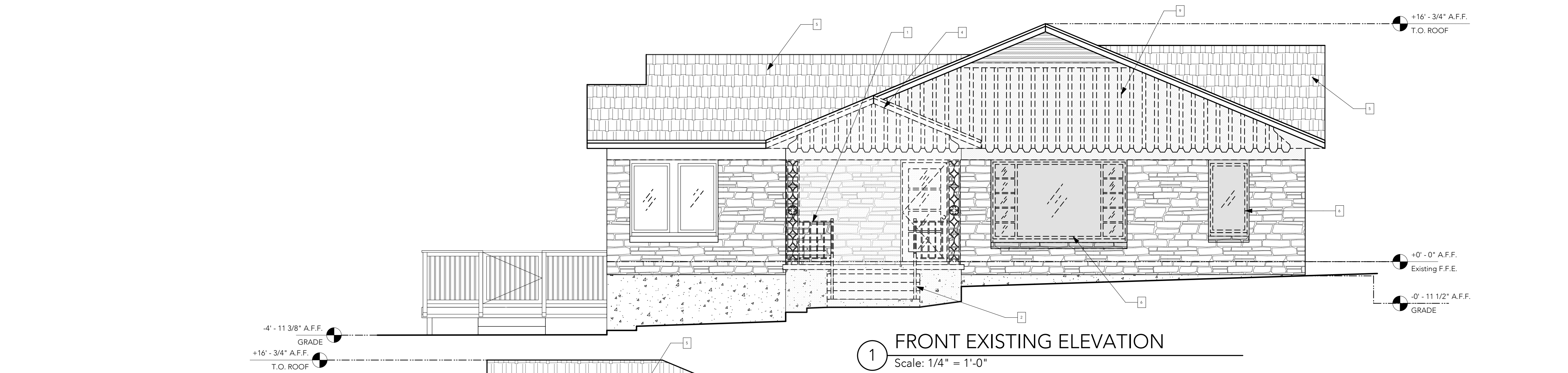
Demo Roof  
Plan

sheet

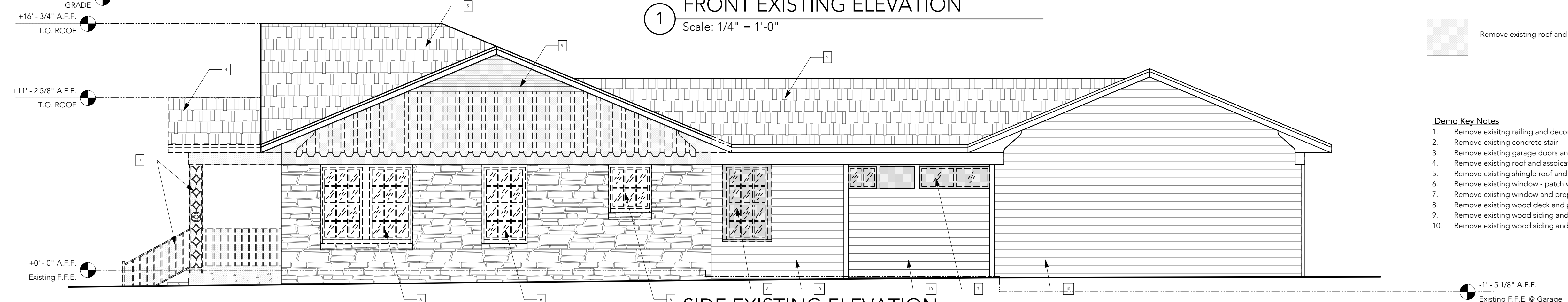
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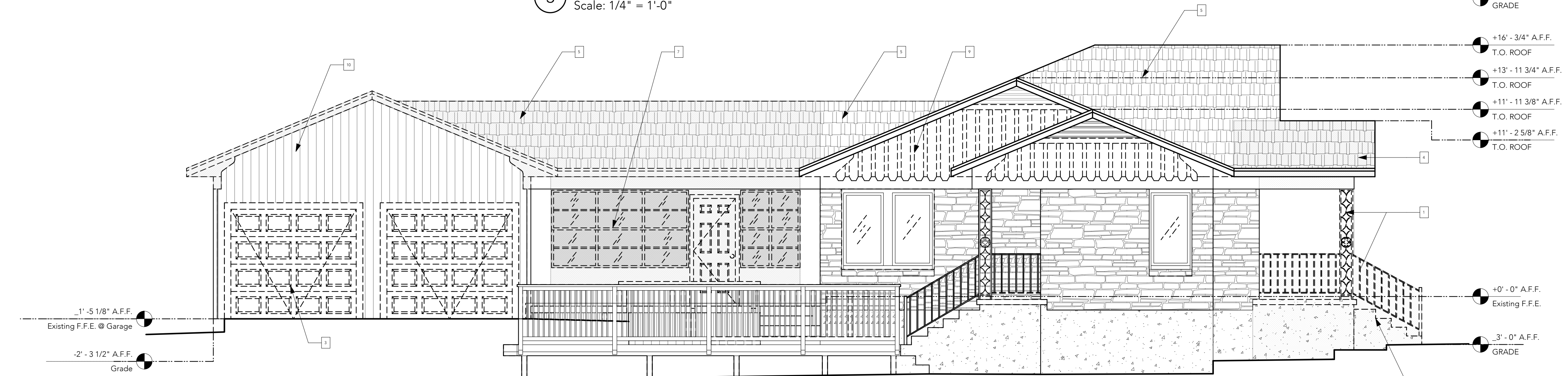
1 FRONT EXISTING ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE EXISTING ELEVATION  
Scale: 1/4" = 1'-0"



3 BACK EXISTING ELEVATION  
Scale: 1/4" = 1'-0"



4 SIDE EXISTING ELEVATION  
Scale: 1/4" = 1'-0"

- Architectural Demolition Elevation General Notes:**
- The dimensions on this sheet are to face and stud and/or masonry, centerline of column, and face of awning.
  - G.C. to field verify all dimensions prior to demolition to verify extent of demo will accommodate work. If a discrepancy is identified, please notify Chioco Design immediately.
  - Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
  - Keynotes located on this sheet are for this sheet only.
  - Do not scale the drawings. If a specific dimension is not given, contact Chioco Design for clarification.
  - Refer to sheet 0.00 - General Conditions for additional information associated with but not limited to: submittals, shop drawings, amples, cutting and patching, coordination and staging, protection of work.
  - Reuse Demo'd wood doors where possible.
  - See demolition plans for additional information.
  - Maintain existing power and lighting where possible.

- Demolition Elevation Legend:**
- Remove doors & windows and associated structure
  - Remove existing wood siding, wall framing and associated structure.
  - Remove existing roof and associated structure

- Demo Key Notes**
- Remove existing railing and decorative steel
  - Remove existing concrete stair
  - Remove existing garage doors and prep for new doors.
  - Remove existing roof and associated structure.
  - Remove existing shingle roof and prep for new standing seam metal roof
  - Remove existing window - patch wall as needed
  - Remove existing window and prep for new window
  - Remove existing wood deck and prep for new deck.
  - Remove existing wood siding and prep for limestone to match existing.
  - Remove existing wood siding and prep for new wood siding



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
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v.francis

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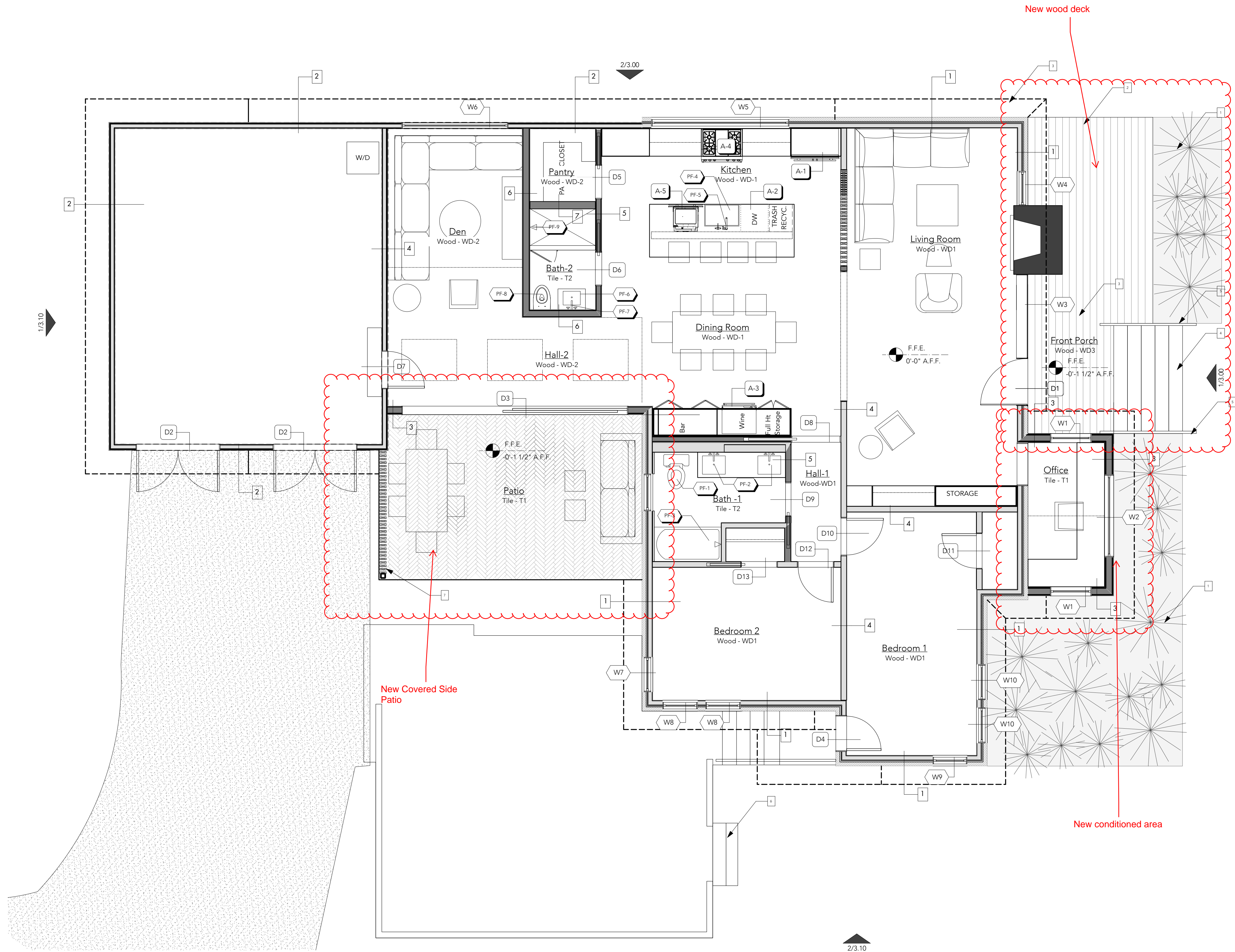
Demo Exterior  
Elevations

sheet

D3.00

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1 GROUND FLOOR PLAN  
Scale: 1/4" = 1'-0"

Floor Plan General Notes:

- All egress windows and doors to comply with 2021 IRC R310.1, R311.2, and R312.2.
- Provide Smoke Detector system - hard wired, interconnected, battery backup, at each sleeping room and vicinity, if applicable as well on each additional story within the dwelling unit including in basements. In accordance with 2021 IRC Sec R314.
- General Contractor shall verify for Smoke Detectors to be located at least 36" away from horizontal path of mechanical air flow. Per 2021 NFPA 72 Chapter 11.
- All carbon monoxide detectors to be located and wired in compliance with 2021 IRC R315. Approved Carbon Monoxide Alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedroomsin dwelling units within which fuel-fired appliances are installed and in dwelling units with attached garages. Per 2021 IRC sec R315.1.
- All Glazing in doors and windows to comply with the complete section of 2021 IRC R308.
- Provide local exhaust system for bathroom with no windows or fixed windows. Per IRC Section R303.3.
- Provide or upgrade clothes dryer exhaust system at laundry enclosure. Per IRC section M1502.
- All spot elevations to be verified in field prior to construction. Notify Chioco Design of any discrepancies.
- Refer to appropriate sheet or schedule for additional information/detail regarding items shown herein.
- Keynotes located on this sheet are for this sheet only.
- Landings at exterior doors to comply with IRC R311.3.
- Stairs, handrails and guardrails to comply with 2021 IRC R311.7, R311.5.1, R312.
- The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
- If a specific dimension is not provided, contact Chioco Design for clarification.
- Install all products per amnufacturer's recommendations.
- Provide fire-rated wood blocking as required.
- Field - verify all dimantions prior to conrtuction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.

Wall Legend:

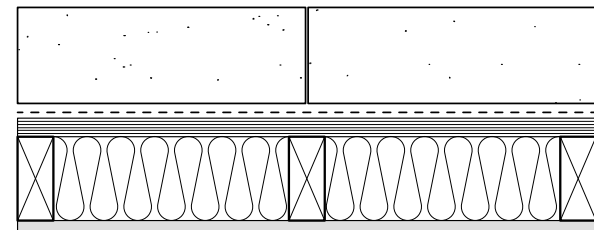
- Existing Wall to Remain
- New Walls

Plan Key Notes:

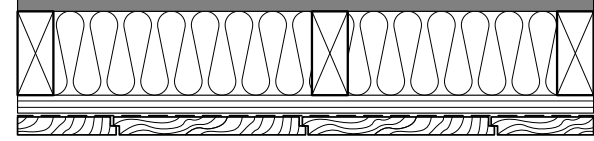
- New painted steel planter- verify color and finish with designer
- New Wood Deck - see finish schedule
- Dash line of roof above
- New IPE wood stairs - see details
- New painted steel hand-rail - verify color and finish with designer
- Existing wood deck and associated structre to remain
- New wood screen - WD-5 - see details
- New steel plate awning
- Dashed line of exterior walls below
- New stone clad chimney
- New TPO roof with tapered insulation
- New sky-light see window schedule
- New standing seam metal roof

Wall Types:

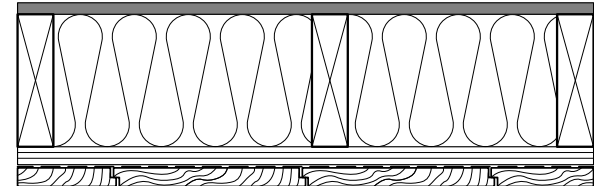
WT1 - Existing Exterior 2x wood frame wall with insulation



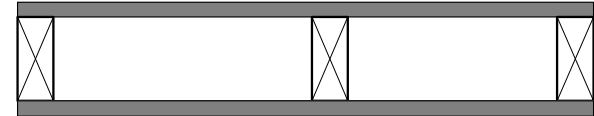
WT2 - Existing Exterior 2x wood frame wall with new wood siding



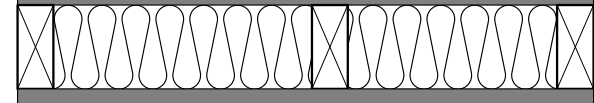
WT3 - New Exterior 2x6 wood wall with insulation and exterior wood siding



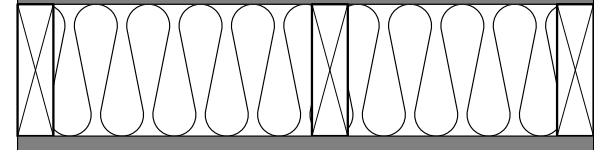
WT4 - Existing Interior 2x4 wood frame wall



WT5 - New Interior 2x4 wood frame wall



WT6 - New Interior 2x6 wall



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx.

drawn by

j.chioco  
v.francis

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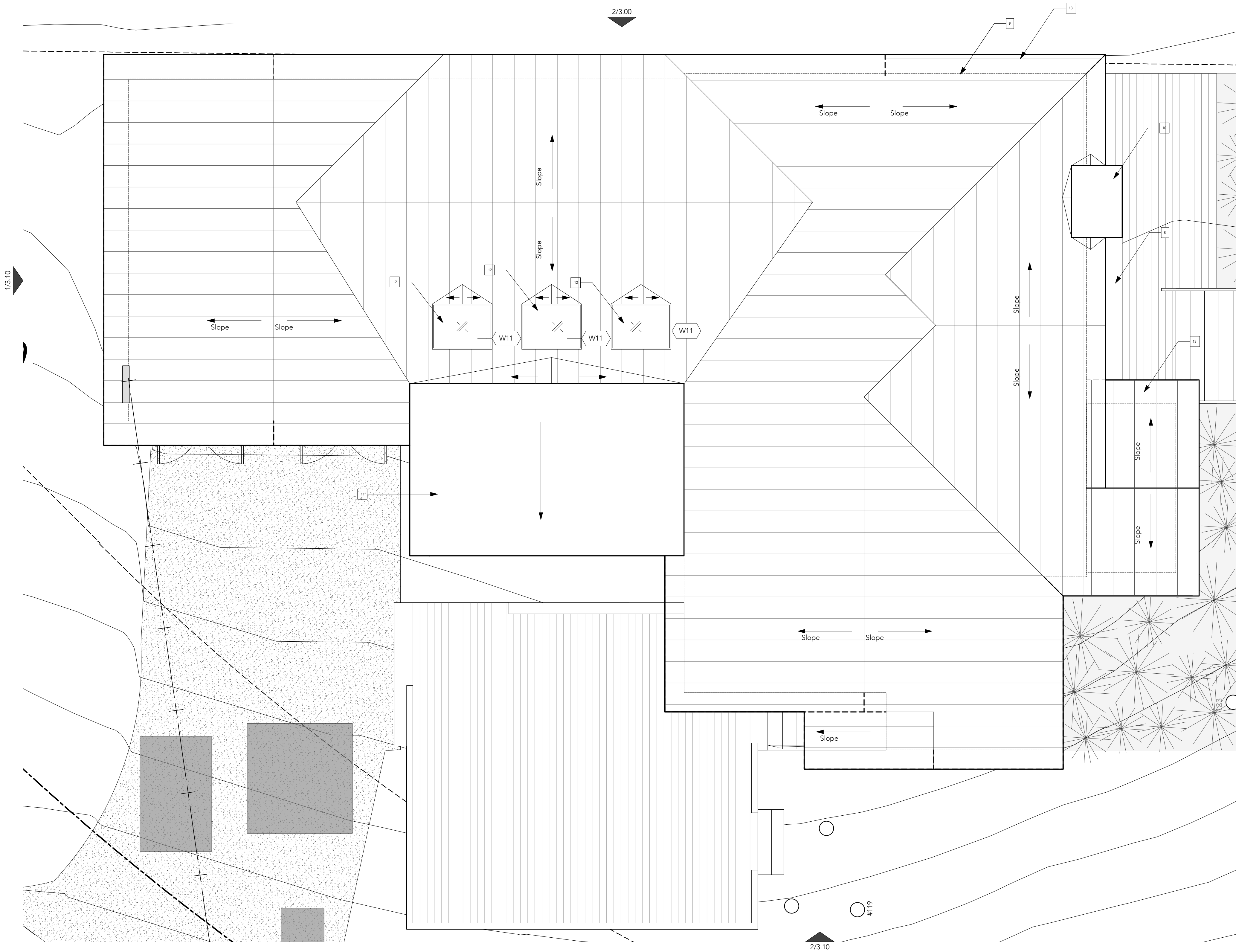
Ground Floor  
Plan

sheet

1.20

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**Floor Plan General Notes:**

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- Install all products per manufacturer's recommendations.
- Provide fire-rated wood blocking as required.
- Field - verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.

**Wall Legend:**

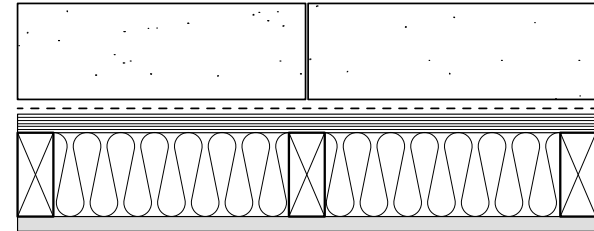
- Existing Wall to Remain
- New Walls

**Plan Key Notes:**

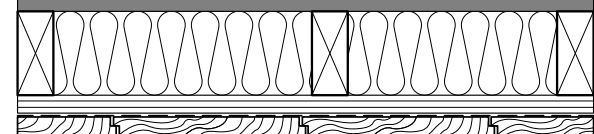
- New painted steel planter- verify color and finish with designer
- New Wood Deck - see finish schedule
- Dash line of roof above
- New IPE wood stairs - see details
- New painted steel hand-rail - verify color and finish with designer
- Existing wood deck and associated structure to remain
- New wood screen - WD-5 - see details
- New steel plate awning
- Dashed line of exterior walls below
- New stone clad chimney
- New TPO roof with tapered insulation
- New sky-light see window schedule
- New standing seam metal roof

**Wall Types:**

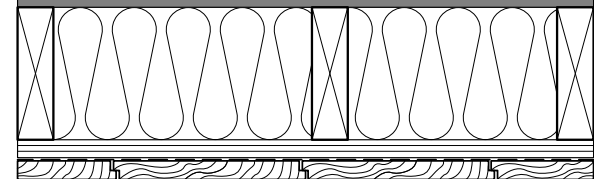
WT1 - Existing Exterior 2x wood frame wall with insulation



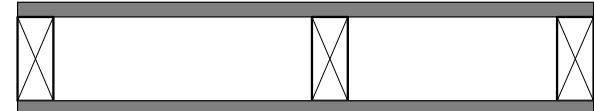
WT2 - Existing Exterior 2x wood frame wall with new wood siding



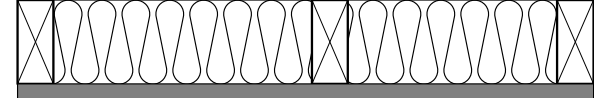
WT3 - New Exterior 2x6 wood wall with insulation and exterior wood siding



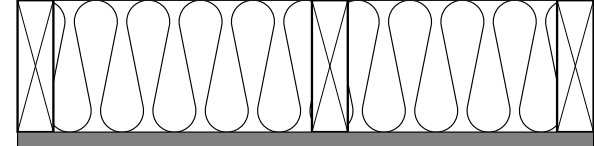
WT4 - Existing Interior 2x4 wood frame wall



WT5 - New Interior 2x4 wood frame wall



WT6 - New Interior 2x6 wall



project

**Reagan Terrace Remodel**  
1017 Reagan Terrace  
austin, tx

drawn by

j.chioco  
v.francis

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sheet title

Roof Plan

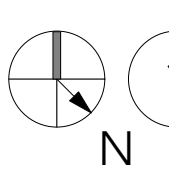
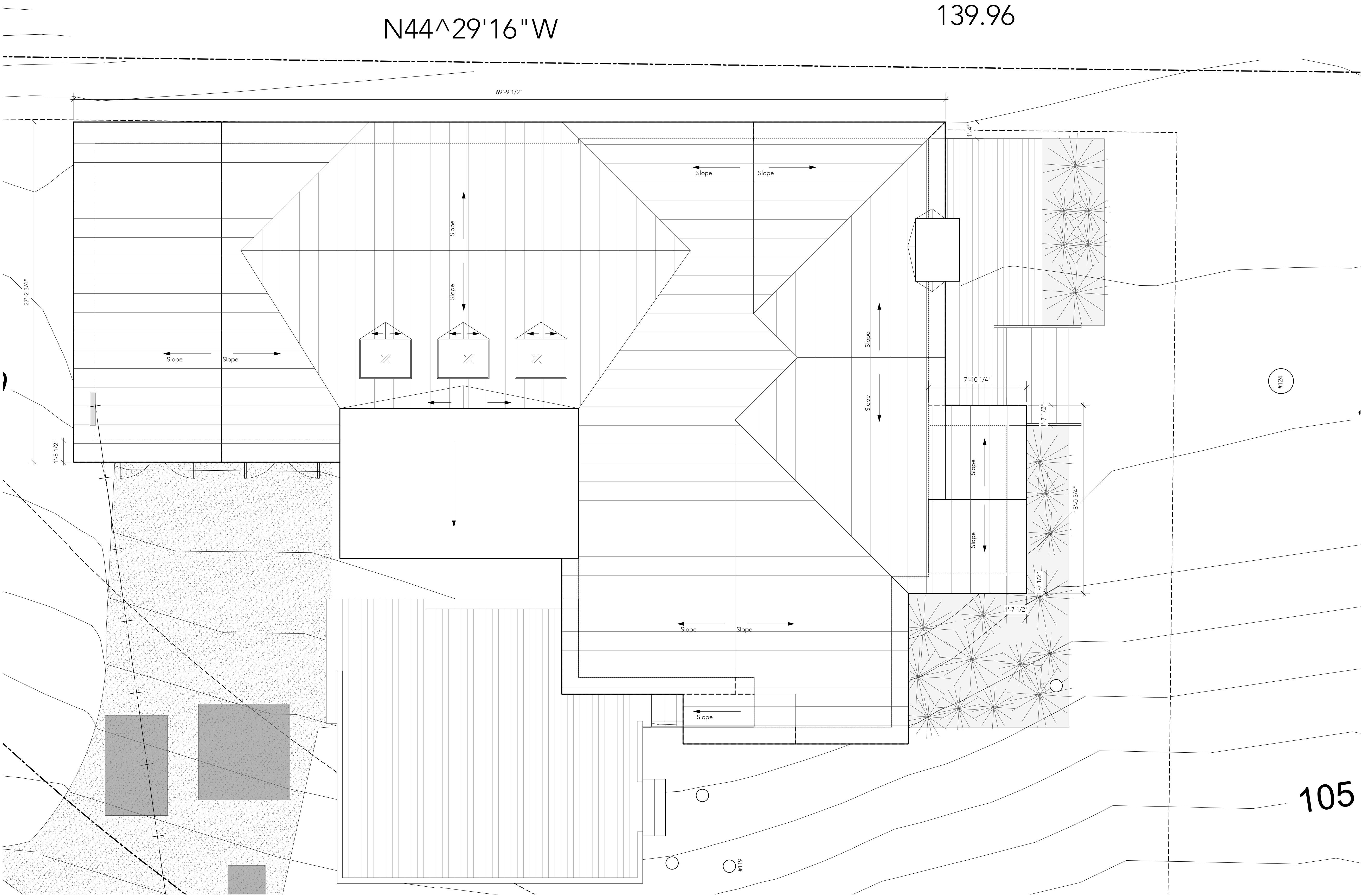
sheet

1.30

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**CHIOCO** design LLC  
1306 rosewood avenue  
austin tx 78702  
contact@chiocodesign.com





1 DIMENSIONED ROOF PLAN  
Scale: 1/4" = 1'-0"



Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx

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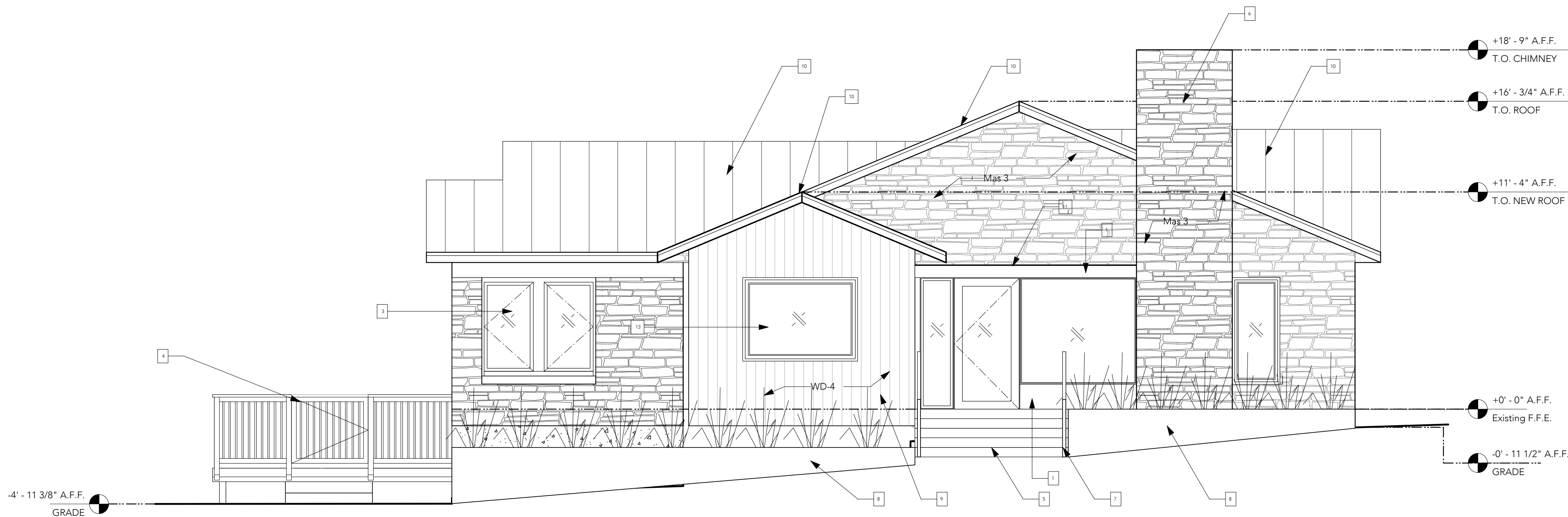
sheet title  
Dimensioned  
Roof Plan

sheet

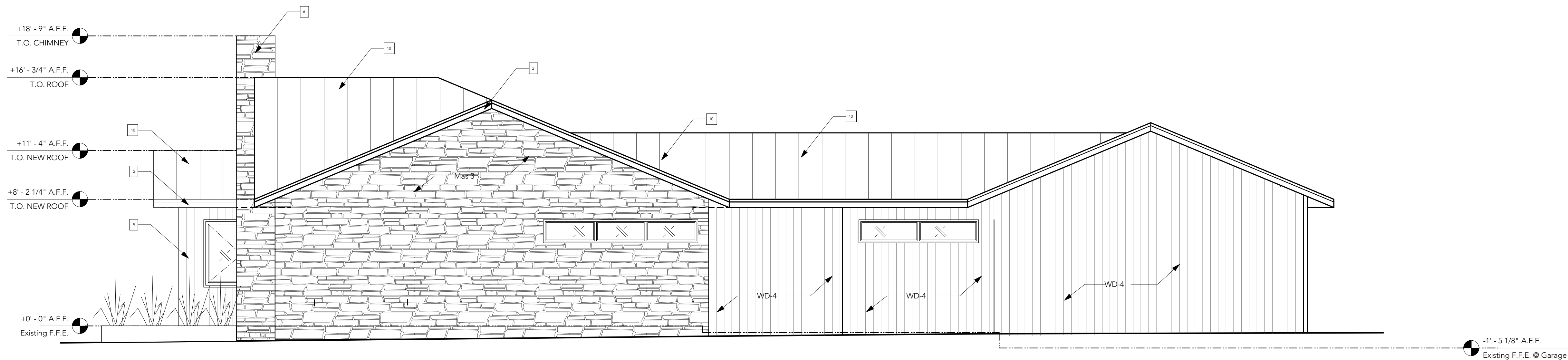
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caution: do not scale drawings  
these drawings are the property of the  
designer and may only be used in conjunction  
with this project





1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION  
Scale: 1/4" = 1'-0"

Architectural Elevation & Section General Notes:

- The dimensions on this sheet are based off of the face of finish material or masonry. All dimensions are to face of finish material, edge of awning, or centerline of support, unless otherwise noted.
- G.C. to field verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, please notify Chioco Design Immediately.
- Elevations are shown for reference only. Refer to building Plans, Sections, Wall Sections and Window Elevations for additional information.
- All glass to be tempered in areas required by applicable code.
- Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
- Keynotes located on this sheet are for this sheet only.
- Do not scale the drawings. If a specific dimension is not given, contact Chioco Design for clarification.
- Refer to Sheet 0.01- General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
- Install all products per manufacturer's recommendations.

Elevation Key Notes

- Blackened steel plate panels - verify details with designer.
- Break metal fascia - verify selection with designer
- Existing window to remain
- Existing wood deck to remain.
- New IPE wood stairs - verify selection with designer
- New limestone clad chimney to match existing stone.
- New painted steel hand-rail
- New painted steel planter
- New stained 2x6 vertical wood siding - verify species and finish with designer. - WD-4
- New standing seam metal roof
- New steel plate awning - see structural
- New TPO roof with tapered insulation
- New window - see window schedule.



project

Reagan Terrace Remodel  
1017 Reagan Terrace  
austin, tx.

drawn by  
j.chioco  
v.francis

revisions  
04/27/2022 - AE Submittal

date issued  
04/11/2022 - Permit Set

sheet title

Exterior  
Elevations

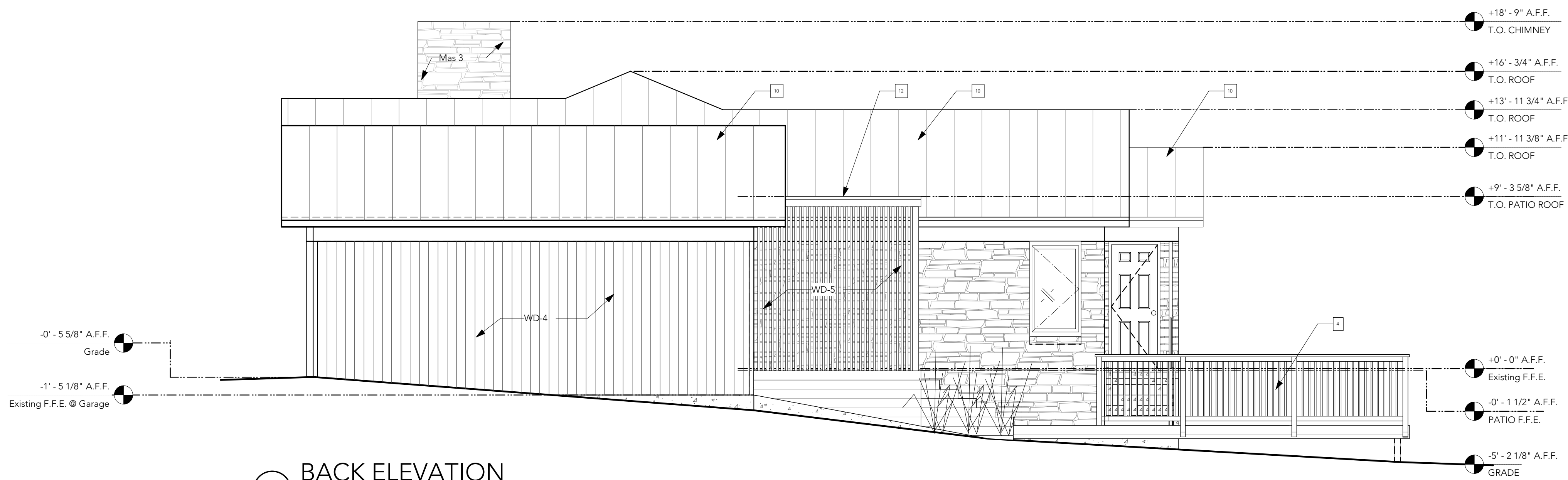
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3.00

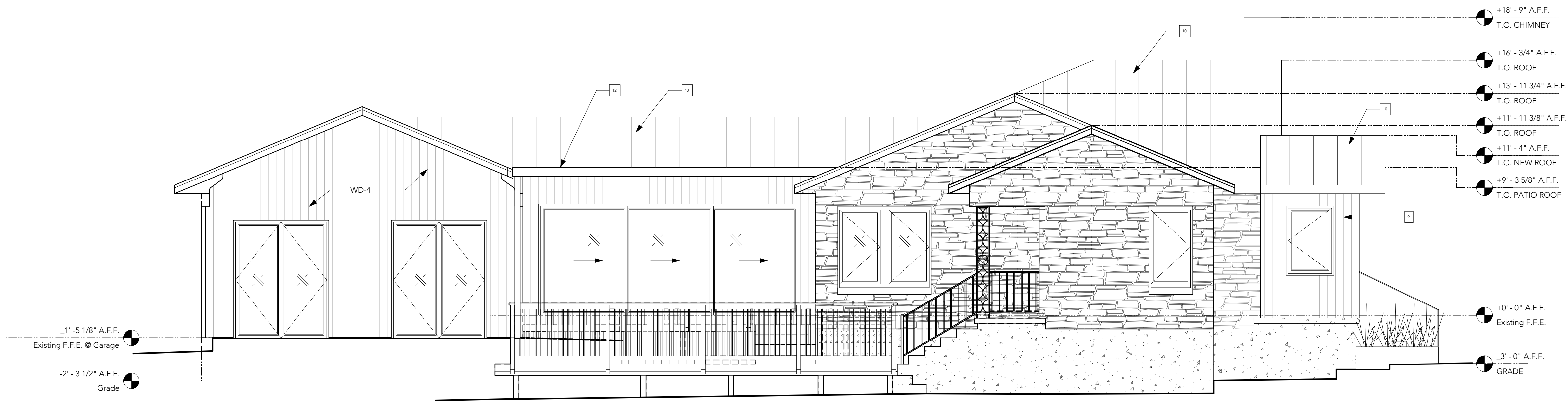
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CHIOCO design LLC  
1306 rosewood avenue  
512.374.0288  
austin tx 78702  
contact@chiocodesign.com





1 BACK ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION  
Scale: 1/4" = 1'-0"

Architectural Elevation & Section General Notes:

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Elevation Key Notes

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12. New TPO roof with tapered insulation
13. New window - see window schedule.



project

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sheet title

Exterior  
Elevations

sheet

3.10

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WINDOW SCHEDULE:						
DES.	LOCATION	SIZE (WXH)	HEAD HT	MANUFACTURER/DESCRIPTION	FINISH	REMARKS
W1	Office	3'- 0" x 4'- 4 1/2" VIF	7'- 0" V.I.F.	Quantum / Casement	Painted Metal	
W2	Office	6'- 0" x 4'- 4 1/2" VIF	7'- 0" V.I.F.	Quantum /Fixed	Painted Metal	
W3	Entry/ Living Room	6'- 0" x 5'-6" VIF	7'- 0" V.I.F.	Custom steel windpw	Painted steel	
W4	Living Room	2'-6" x 5'-6" VIF	7'- 0" V.I.F.	Quantum / Casement	Painted Metal	
W5	Kitchen	10'- 0" x 1'-6" VIF	7'- 0" V.I.F.	Quantum / Fixed	Painted Metal	
W6	Den	7'-9" x 1'-6" VIF	7'- 0" V.I.F.	Quantum / Fixed	Painted Metal	
W7	Bedroom 2	2'- 6" x 4'-7" VIF	EXISTING	EXISTING TO REMAIN - Casement	EXISTING	Egress windows
W8	Bedroom 2	2'- 6" x 4'-7" VIF	EXISTING	EXISTING TO REMAIN - Casement	EXISTING	Egress windows
W9	Bedroom 1	2'- 6" x 4'-7" VIF	EXISTING	EXISTING TO REMAIN - Casement	EXISTING	Egress windows
W10	Bedroom 1	2'- 6" x 4'-7" VIF	EXISTING	EXISTING TO REMAIN - Casement	EXISTING	Egress windows
W11	Hall 2	4'- 0" x 3'-0" VIF	NA	Velux Sky light	Painted Metal	

1

WINDOW SCHEDULE

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

DOOR SCHEDULE:									
ID#	SIZE	LOCATION	DOOR TYPE	FINISH	MANUFACTURE	FRAMETYPE	HARDWARE	ACCESSORIES	Remarks
D1	3'- 6" X 7'-0" (V.I.F.)	Entry	Single swinging custom steel door	Painted	custom	steel	TBD		
D2	6'- 0" X 8'- 0" (V.I.F.)	Garage	Double swinging storefront glass doors	Painted	TBD	Painted metal	TBD		
D3	16'- 6" X 7'- 0"	Den	Three panel sliding door system	Wood	Quantum	Stain grade	TBD	TBD	TBD
D4	3'- 0" X 7'- 0"	Bedroom 2	Solid Core wood door	Painted	Existing	Existing	Existing		Existing Door
D5	2'- 8" X 7'- 0"	Pantrv	Custom steel frame and plaster pocket door	Plaster	Custom	Painted steel	TBD		
D6	2'- 6" X 7'- 0"	Bathroom 2	Custom steel frame and plaster pocket door	Plaster	Custom	Painted steel	TBD		
D7	3'- 0" X 7'- 0"	Garage/Den	Solid Core wood door	Painted	TBD	TBD	TBD	TBD	
D8	3'- 7" X 8'- 3"	Kitchen/Dining Rm.	Custom stain Grade wood slat pocket door	Stain grade	Custom	TBD	TBD	TBD	
D9	2'- 6" X 7'- 0"	Bathroom 1	Solid Core wood door	Painted	Existing	Existing	Existing		Existing Door
D10	2'- 8" X 7'- 0"	Bedroom 1	Solid Core wood door	Painted	Existing	Existing	Existing		Existing Door
D11	2'- 6" X 7'- 0"	Bedroom 1	Solid Core wood door	Painted	Existing	Existing	Existing		Existing Door
D12	2'- 8" X 7'- 0"	Bedroom 2	Solid Core wood door	Painted	Existing	Existing	Existing		Existing Door
D13	2'- 6" X 7'- 0"	Bedroom 2	Solid Core wood door	Painted	Existing	Existing	Existing		Existing Door

2

DOOR SCHEDULE

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

PLUMBING FIXTURES:				
KEY	LOCATION	EQUIPMENT TYPE	MANUFACTURER/MODEL/FINISH	QUANTITY
PFIX 1	Bath 1	Toilet	Existing	Existing
PFIX 2	Bath 1	Sink & Faucet	Existing	Existing
PFIX 3	Bath 1	Bath tub/ shower head and controls	Existing	Existing
PFIX 4	Kitchen	Undermount Apron Front Kitchen Sink	Blanco / Blanco Profina / 523026 / White	1
PFIX 5	Kitchen	Kitchen Faucet	Newport Brass - East Linear Pull-Down Kitchen Faucet 1500-5123 / 26	1
PFIX 6	Bath 2	Custom Concrete Sink	Kast Concrete Sinks / Iva A1 / Iron	1
PFIX 7	Bath 2	Wall Mounted Faucet	Vola / 111X / Natural Brass #19	1
PFIX 8	Bath 2	Toilet	Toto	2
PFIX 9	Bath 2	Shower Head and Controls	Newport Brass/Newport Bath showerhead 2152- brass / Newport Shower Shower Arm 202 - Brass / 206-1 / East liner Shower Trim 3-255 - Brass/ Newport Bath Handshower 283-101 - Brass	1

3

PLUMBING FIXTURE SCHEDULE

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

APPLIANCE SCHEDULE:						
KEY	LOCATION	EQUIPMENT TYPE	MANUFACTURER	MODEL	NOTES	QUANTITY
A-1	Kitchen	42" Classic French door refrigerator/freezer w/internal dispenser - panel ready	Wolf/Sub Zero	BI-42UFDID/O		1
A-2	Kitchen	Integrated Dishwasher	Miele	G 6880 SCVi K2o		1
A-3	Bar	30" Designer Wine Storage w/Refrigerator Drawers - Panel Ready	Wolf/Sub Zero	IW-30R		1
A-4	Kitchen	36" Dual Fuel Range	Wolf	DF36A506G/S/P		1
A-5	Kitchen	30" E Series Transitional Spped Oven	Wolf	SP030TE/S/TH		1
A-6	Kitchen	Range Hood	Wolf	TBD		1

4

APPLIANCE SCHEDULE

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



project



Enclosing this existing covered porch





Enclosing existing covered porch, replacing front door and add wood deck













Replacing  
existing  
wood  
siding,  
new roof,





Extending this wall out and replacing with new wood siding, replacing the roof. Adding covered patio













