

GENERAL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ALL CODE(S) OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS, INCLUDING:

CHAPTER 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, 2021 UNIFORM PLUMBING CODE, 2021 UNIFORM MECHANICAL CODE, 2020 NATIONAL ELECTRICAL CODE, AND THE 2021 INTERNATIONAL FIRE CODE WITH STATE AND LOCAL AMENDMENTS AS ADOPTED BY THE LOCAL JURISDICTION.

IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICTS WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS/HER OWN RISK, UNTIL DESIGNER HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY DESIGNER. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND/OR ORDINANCES, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO OWNER.

CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS REQUIRED PER GOVERNING AGENCY AND CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY TEMPORARY SHORING AND BRACING TO INSURE THE SAFETY OF THE WORK.

THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION FOR SIDEWALKS, DRIVEWAYS, CURBS, GUTTERS, STREETLIGHTS, EASEMENTS, UTILITIES, FENCES, SIGNS, BARRICADES, ETC. ADJACENT TO THE PROPERTY, AND SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLERS AND ARCHITECTURAL WORK.

WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. SUCH WORK AND OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.

INFORMATION CONTAINED IN THESE DOCUMENTS WHICH DESCRIBE OR LOCATE EXISTING SITE AND BUILT ELEMENTS, IS BASED ON INFORMATION (DRAWINGS, NOTES, SURVEYS, ETC.) SUPPLIED BY THE OWNER AND/OR HIS/HER DESIGNERS, AND LIMITED SITE OBSERVATION. THE CONTRACTOR/OWNER'S SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FINISH CONDITIONS APPLICABLE TO THE WORK DESCRIBED HEREIN.

THE CONTRACTOR IS TO SURVEY EXISTING SITE CONDITIONS AS REQUIRED FOR COORDINATION WITH EXISTING UTILITIES AND THEIR CONNECTIONS. WHERE DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL ADVISE THE OWNER AND THE DESIGNER.

THE CONTRACTOR SHALL TAKE PROTECTION MEASURES THAT WILL BE UTILIZED DURING CONSTRUCTION TO PROTECT ADJOINING AND NEARBY PROPERTIES (PUBLIC AND PRIVATE) FROM NOISE, DUST, DIRT, FIRE HAZARDS AND POTENTIAL PROBLEMS CAUSED BY SUCH CONSTRUCTIONS.

PROPERTY AND PREMISE LINES ADJACENT TO THE BUILDING SHALL BE ESTABLISHED IN THE FIELD BY A LICENSED SURVEYOR AND A SURVEY REPORT SHALL BE AVAILABLE ON SITE PRIOR TO FOUNDATION INSPECTION.

FUTURE OWNER IMPROVEMENTS REQUIRE SEPARATE BUILDING PERMITS.

THIS DOCUMENT, THE IDEAS, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGNER.

LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER THOSE OF SMALLER SCALE. WHERE DISCREPANCIES ARE FOUND BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF OTHER CONSULTANTS, THE ARCHITECTURAL DRAWINGS SHALL GENERALLY BE ASSUMED TO GOVERN.

DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.

DIMENSIONS ARE TO FRAMED SURFACES UNLESS OTHERWISE NOTED.

THE DESIGNER HEREBY STATES THAT HE HAS NO KNOWLEDGE OF ANY POSSIBLE EXISTENCE OF HAZARDOUS MATERIALS AT THIS SITE AND THAT HE CANNOT AND WILL NOT BE HELD LIABLE FOR ANY UNSEEN OR UNKNOWN HAZARDOUS MATERIAL RELATED

CONDITIONS THAT MAY ARISE DURING THE WORK. IF SUCH CONDITIONS SHOULD BE DISCOVERED THE CONTRACTOR SHALL STOP ALL WORK IMMEDIATELY AND NOTIFY THE OWNER OF SUCH. THE OWNER SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE SAFE AND LEGAL REMOVAL OF HAZARDOUS MATERIAL AND REMEDYING ANY HAZARDOUS CONDITIONS AS REQUIRED BY THE GOVERNING AUTHORITIES. THE CONTRACTOR SHALL NOT BE EXPECTED TO RESUME WORK UNTIL SUCH REMOVALS ARE EFFECTED IN A SAFE AND LEGAL MANNER.

DETAILS NOT SHOWN ARE TO BE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

SUBSTITUTION OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE DESIGNER AND/OR OWNER PRIOR TO BID (UNLESS NOTED OTHERWISE)

ALL INSULATING MATERIAL SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF THE 1997 UNIFORM BUILDING CODE.

DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

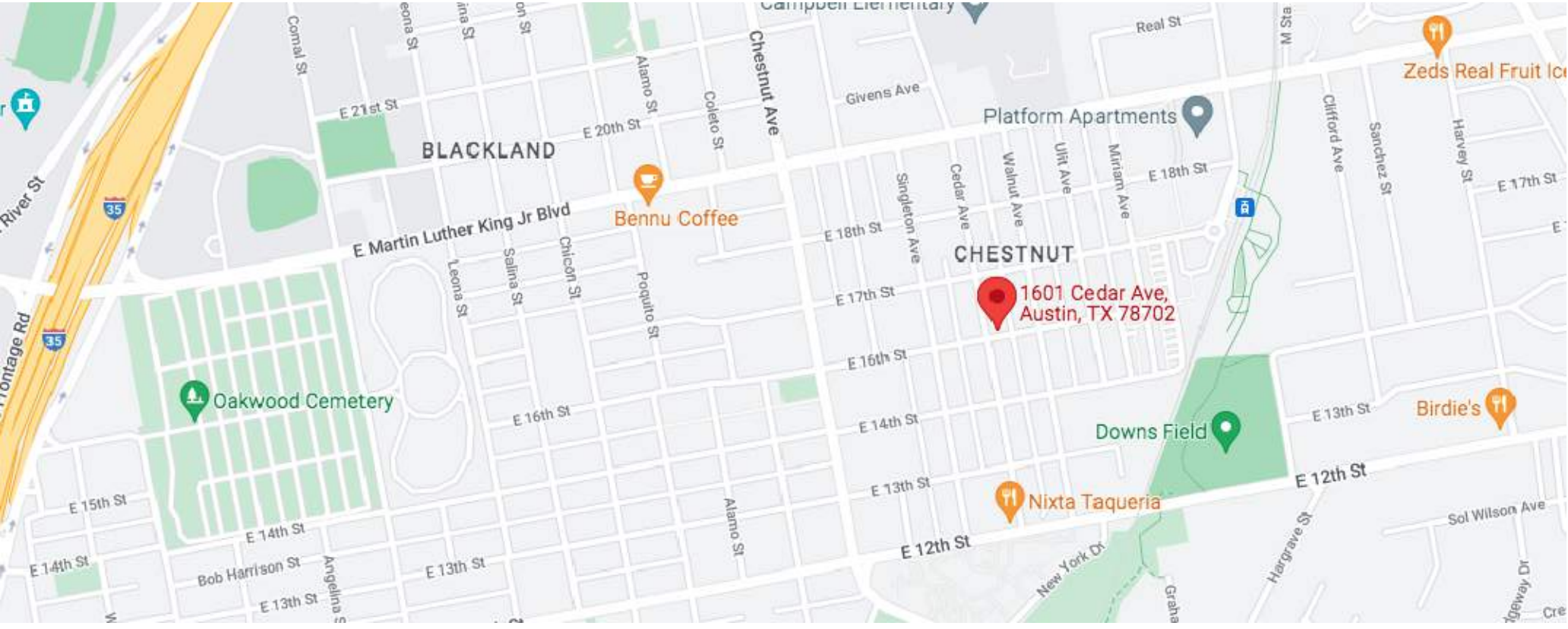
IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM + 1/2 BATHROOM OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

PROVIDE CARBON MONOXIDE ALARM OUTSIDE EACH SLEEPING AREA

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO SANITARY SEWER. KITCHEN SINKS, LAVS, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO APPROVED WATER SUPPLY.

NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR AND SHALL TERMINATE OUTSIDE THE BUILDING.

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQFT AND 44" MAX TO SILL



VICINITY MAP

Scale: NTS



DRAWING INDEX

ARCHITECTURAL
A001 COVER
A002 SITE DEVELOPMENT CALCULATIONS
A5100 EXISTING SITE PLAN
A5101 SITE PLAN WRDCS SETBACK PLANES
A5102 RDOS SETBACK PLANE ELEVATIONS
A5103 RDOS SETBACK PLANE ELEVATIONS
A100 EXISTING FLOOR PLAN
A101 REMODEL FLOOR PLAN
A501 ROOF PLAN
A701 BUILDING SECTIONS
A601 EXTERIOR ELEVATIONS
E101 ELECTRICAL FLOOR PLAN

PROJECT INFORMATION

ADDRESS
1601 CEDAR AVENUE
AUSTIN, TX 78702

LEGAL DESCRIPTION
LOT 7 BLK 9 OLT 32433 DIV B GLENWOOD ADDN

ZONING
SF-3-NP

LOT AREA
6,045.00 SQFT
0.1368 ACRES

SETBACKS
FRONT: 25 FT
REAR: 10 FT
SIDE: 5 FT
STREET SIDE: 15 FT

SCOPE OF WORK
CONVERT EXISTING COVERED SIDE PORCH AND PORTION OF EXISTING FRONT COVERED PORCH INTO CONDITIONED SQUARE FOOTAGE. COMPLETE CHANGE TO EXISTING INTERIOR LAYOUT, NEW ROOF COVERING AND SIDING.

BRIEF SPECIFICATION

Execution and Closeout Requirements
The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. If not specifically mentioned that is required to make the work complete and operational shall be included.

Codes - Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor and Owner to insure compliance with said codes and modify the specifications as needed to comply with such codes.

Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.

Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

Insurance - Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

Cleaning and Waste Management
Construction site to be in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be cleaned. This should include but not be limited to: cleaning the interior and exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surface areas, sweep and mop all tiled surfaces, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Clean exterior such as debris from roof, gutters, landscape areas, driveways and walks, etc. Remove all waste and surplus materials.

Temporary Facilities
The Contractor shall provide a material storage area adjacent to the area of construction. Location shall be coordinated with the Owner. Materials shall be protected from rain and other sources of moisture. Building materials with visible signs of water damage shall not be installed.

The Contractor shall make necessary connection to existing utilities for temporary power and water supplies and shall coordinate such use with the Owner prior to connection.

The Contractor shall provide temporary barricades to separate construction areas for public safety around entire perimeter of construction area.

Protecting Installed Construction
Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged. All ducts and other related mechanical supply and return openings shall be covered with tape, plastic, or sheet metal until the final startup of the HVAC Equipment.

Existing Conditions
Contractor shall review construction documents and provide necessary site work, excavation and grading as required to construct said project.

Demolition
Provide all labor, materials and equipment to perform the required demolition of portions of the existing residence which interfere with the proposed construction; refer to site plan, roof demo plan, demo plan and structural drawings. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

Interior Walls
All interior walls shall be 2"x4" wood studs at 16" oc, with single bottom plates and double top plates throughout; see structural drawings. Provide solid blocking at mid-height of all walls which exceed 9'-0" in height and additional blocking as shown on these drawings or required by code.

Finish Carpentry
All Architectural trim and woodwork shall be primed FJ pine No. 1 grade material suitable for paint finishes. Manufacturer. Wood that will be stained shall be clear of knots with concealed joints. Provide and install interior wood trim as shown on interior drawings. Install quarter round molding between hardwood floor, ceramic tile or other hard surface material and baseboard trim.

Wood Stairs
A minimum of 6'-8" clear headroom is required, measured from the front edge of the tread to a line parallel to the stair run. Stair treads shall be constructed of 5/4" thick lumber, nosers shall be constructed of 3/4" finish grade lumber, structural stair stringers shall be constructed of 2"x12"s. Glue and nail stair assembly together.

Metal Railings
Install metal hand railings and guardrails to meet all applicable building codes, with appropriate detailing and patterns as shown in construction documents. Metal shall be shop built, welded together, cleaned thoroughly and painted with two coats of an anti-rust primer. After installation, apply an additional coat and anti-rust primer in preparation for finish coats. Locations: interior stair.

Dampproofing and Waterproofing
Between studs and sheathing, install one layer of approved moisture barrier overlapped a minimum of 6". All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and dampproofing recommendations contained herein are minimum, check with local code officials for additional requirements.

Install self-adhering, self-sealing waterproofing membrane system to exterior stem walls and foundation surfaces to not less than 6" above finish grade. Install as recommended by manufacturer's guidelines. Install a minimum 5" slotted drain pipe with positive outflow around exterior basement wall footings, imbedded in a loose fill gravel, min. 12" deep. Slotted drain pipe should be wrapped with a geo-technical fabric to prevent silt buildup. Install additional french drain along west property line necessary for positive site drainage.

Thermal Protection
Effective R values shall be in accordance with local and state energy codes. All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls - Wall insulation shall be 3 1/2" batt with an R value of 15.

Interior Walls - Install 3 1/2", R-11 batt insulation around baths, laundry rooms and otherwise specified for sound attenuation.

Floors - Install 3 1/2" closed-cell spray-foam insulation in floor system to provide an R value of 20.

Ceilings - Attic insulation shall be loose fill with an R value of 38 if blown 12"-15" thick with loose fill blown fiberglass insulation. Provide baffles at eaves to provide for ventilation

Siding
Wood Siding - Install 30-year warranty horizontal lap pine siding, corner trim, and trim stops. Siding shall be 1x6 D Grade Select Yellow Pine #1 17. Siding shall be kiln-dried, straight grain sealed at all ends and primed. Install a polyethylene vapor barrier between the sheathing and siding at exterior walls. Ensure joints meet on studs, blocking or furring strips with the nail penetrating solid wood at least 1 1/4 inches. Caulk joints; Paint siding.

Flashing and Sheet Metal
Install appropriate flashing at all joints of walls, vent pipes and other connection points to prevent the infiltration of water. Flashing shall be assembled of 26 gauge minimum galvanized, corrosion resistant sheet metal. Valleys shall be wrapped with 20" wide galvanized flashing and extend 10" in each direction from center-line of valley. Use 4" wide x 4" high x 10' long galvanized flashing between wall siding and roof. Keep flashing concealed except where exposed on vertical surfaces or counter flashing.

Joint Sealants
Use a 50 year warranty silicon based caulk at high expansion/compression areas, such as around chimneys, tile, ceramic, and around enamel and pre-fabricated tubs and showers. For exterior windows, door frames, interior trim, woodwork and other paintable surfaces use a clear latex based caulk. Color shall match paint.

Openings
Manufactured doors and windows shall be certified and labeled in compliance with the appropriate infiltration standards listed in the Residential Energy Code.

Site-constructed doors and windows, exterior joints, and openings in the building envelope shall be caulked, gasketed, weatherstripped or otherwise sealed, except fire rated doors or windows, and unframed glass doors.

Caulk and seal around all window and door frames and between wall sole plates and floors and at exterior siding joints.

Contractor shall provide access panels as required by plumbing, mechanical and other trades, and as required by codes, location(s) and type(s) to be approved by the Owner.

Gypsum Board
Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws. Sheath walls with 1/2" gypsum wallboard, and ceilings with 5/8" gypsum wall board, either vertically with long edges parallel to framing, or horizontally with long edges at right angles to framing members. Square corners. Apply one layer to all wall surfaces. Offset joints between layers at least 10". Wall and ceiling finish level 4, light orange peel texture. In garages, around gas water heaters and as required by applicable building codes, install 5/8" Type "X" fire-rated gypsum wallboard; Finish level 2. Around showers, tubs, whirlpools, or as required by applicable building codes, install 1/2" water resistant fiber cement board, Finish level 2

Flooring
Contractor shall properly clean all surfaces to be covered and install appropriate underlayment or preparation per manufacturers recommendations.

Wall and Ceiling Finishes
Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes.

Exterior Painting
All nail heads shall be set below the surface and finished smooth. If mildew is evident, the mildew must be removed and surface treated to inhibit further mildew. Exterior walls shall receive a prime coat of flat or semi-gloss paint. Pre-prime the edges and ends of lumber and siding prior to construction. When staining, pre-prime with the same product as specified for the final coat. Sand and putty wood surface smooth before finish is applied. Surfaces shall be sanded before each finish layer is applied. Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint. Match existing colors.

Interior Painting
All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer

coat and two coats of flat or semi-gloss paint. Surfaces shall be sanded before each finish layer is applied. Allow 3 color scheme

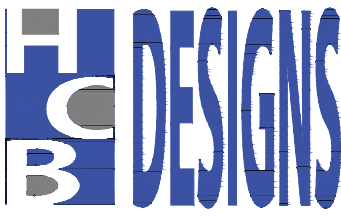
Interior Wood
Wood surfaces shall be sanded smooth before finish is applied. Putty areas with a wood based filler where nails or other defects appear in the surface. Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint. Surfaces shall be sanded before each finish layer is applied.

RB ARCHITECT, PLLC



- ARCHITECTURE
- RESIDENTIAL
- COMMERCIAL
- BUILDING PERMITS

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SINGLE FAMILY RESIDENCE
ADDITION/REMODEL
1601 CEDAR AVENUE
AUSTIN, TEXAS 78702

DRAWN BY:

CHECKED BY:

DATE:

PROJECT NO:

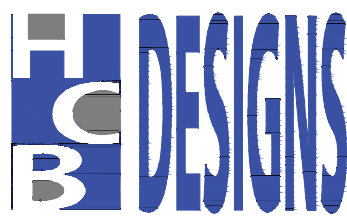
REVISIONS:

SHEET TITLE:

COVER

SHEET NO:

A001



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REVISIONS:
COA Plan Review
Comment Responses
07/10/2022

SHEET TITLE:
SITE DEVELOPMENT CALCS

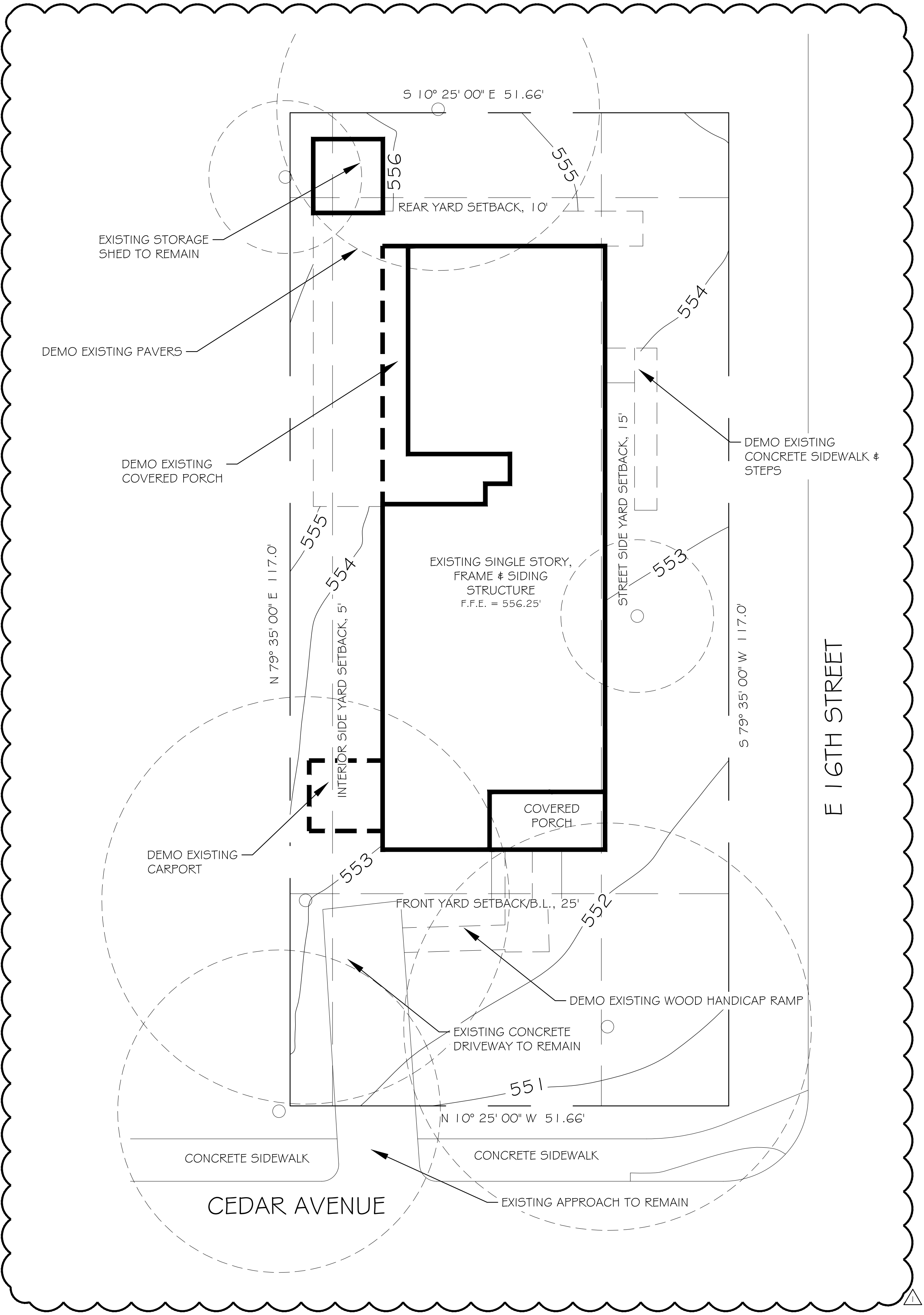
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A002

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 st Floor conditioned area	1,564.00		207.00		1,771.00	0.00
b) 2 nd Floor conditioned area					0.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	94.00				94.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks			51.00		51.00	0.00
Total Building Area (total a through h)	1,658.00	0.00	258.00	0.00	1,916.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	1,564.00				1,564.00	0.00
The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.						
Building Coverage Information <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small> Total Building Coverage (sq ft): 1,865.00 % of lot size: 30.85						
Impervious Cover Information <small>Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)</small> Total Impervious Cover (sq ft): 2,176.50 % of lot size: 36.00						
Subchapter F						
Gross Floor Area This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.						
	Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.	
1 st Floor	1,564.00	207.00			1,771.00	
2 nd Floor					0.00	
3 rd Floor					0.00	
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00	
Ground Floor Porch ¹ (check article utilized)	94.00	51.00	<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)		145.00	
Basement ⁴			Must follow article 3.3.3B, see note below		0.00	
Attic ⁵			Must follow article 3.3.3C, see note below		0.00	
Garage ² (check article utilized)	Attached		<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		0.00	
	Detached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)		0.00	
Carport ² : (check article utilized)	Attached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) ³		0.00	
	Detached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		0.00	
Accessory Building(s) (detached)	71.00				71.00	
Totals	1,729.00	258.00	TOTAL GROSS FLOOR AREA		1,987.00	
(Total Gross Floor Area ÷ Lot Area) x 100 = 32.87 Floor-To-Area Ratio (FAR)						
Is a sidewall articulation required for this project? Y <input checked="" type="checkbox"/> N (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)						
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? <input checked="" type="checkbox"/> Y N (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)						

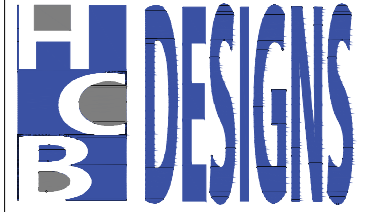
Calculation Aid			
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area	1,564.00	207.00	1,771.00
b) 2 nd floor conditioned area	0.00	0.00	0.00
c) 3 rd floor conditioned area	0.00	0.00	0.00
d) Basement	0.00	0.00	0.00
e) Attached Covered Parking (garage or carport)			0.00
f) Detached Covered Parking (garage or carport)			0.00
g) Covered Wood Decks (counted at 100%)			0.00
h) Covered Patio			0.00
i) Covered Porch	94.00		94.00
j) Balcony			0.00
k) Other – Specify:			0.00
Total Building Area (TBA) (add: a through k)	1,658.00	207.00	1,865.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 1,658.00	207.00	(B) 1,865.00
l) Driveway	221.00		221.00
m) Sidewalks			0.00
n) Uncovered Patio			0.00
o) Uncovered Wood Decks (counted at 50%)	0.00	25.50	25.50
p) AC pads and other concrete flatwork	50.00	15.00	65.00
q) Other (Pool Coping, Retaining Walls)			0.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 1,929.00	247.50	(D) 2,176.50
r) Pool	0.00	0.00	0.00
s) Spa	0.00	0.00	0.00

Building Coverage Information <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>	
Lot Area (sq. ft.): 6,045.00	
Existing Building Coverage (see above A, sq. ft.): 1,658.00	
Existing Coverage % of lot (A ÷ Lot Area) x 100 : 27.43 %	
Final Building Coverage (see above B, sq. ft.): 1,865.00	
Final Coverage % of lot (B ÷ Lot Area) x 100 : 30.85 %	
Impervious Cover Information <small>Note: Impervious cover is the total horizontal area of covered spaces including all building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)</small>	
Existing Impervious Coverage (see above C, sq. ft.): 1,929.00	
Existing coverage % of lot (C ÷ Lot Area) x 100 : 31.91 %	
Final Impervious Coverage (see above D, sq. ft.): 2,176.50	
Final coverage % of lot (D ÷ Lot Area) x 100 : 36.00 %	



EXISTING SITE PLAN

Scale: 1/8" = 1'-0" ON PAGE SIZE 22X34
Scale: 1/16" = 1'-0" ON PAGE SIZE 11X17



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SHEET TITLE:
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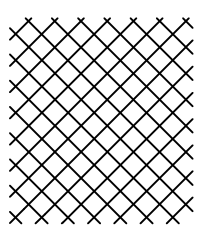
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AS100

Legend



MULCH AREA FOR TREE PROTECTION (8" DEPTH).



MATERIAL STAGING, DUMPSTER, SPOILS PLACEMENT, CONCRETE/PAINT WASHOUT, AND PORTABLE TOILET AREA. SITE TO BE ACCESSED FROM E 16TH STREET.



TREE PROTECTION FENCE



EXISTING OVERHEAD ELECTRICAL TO REMAIN: ALL EXISTING UTILITIES TO REMAIN AS IS.



ON-SITE/OFF-SITE ACCESS ROUTE

Tree Legend

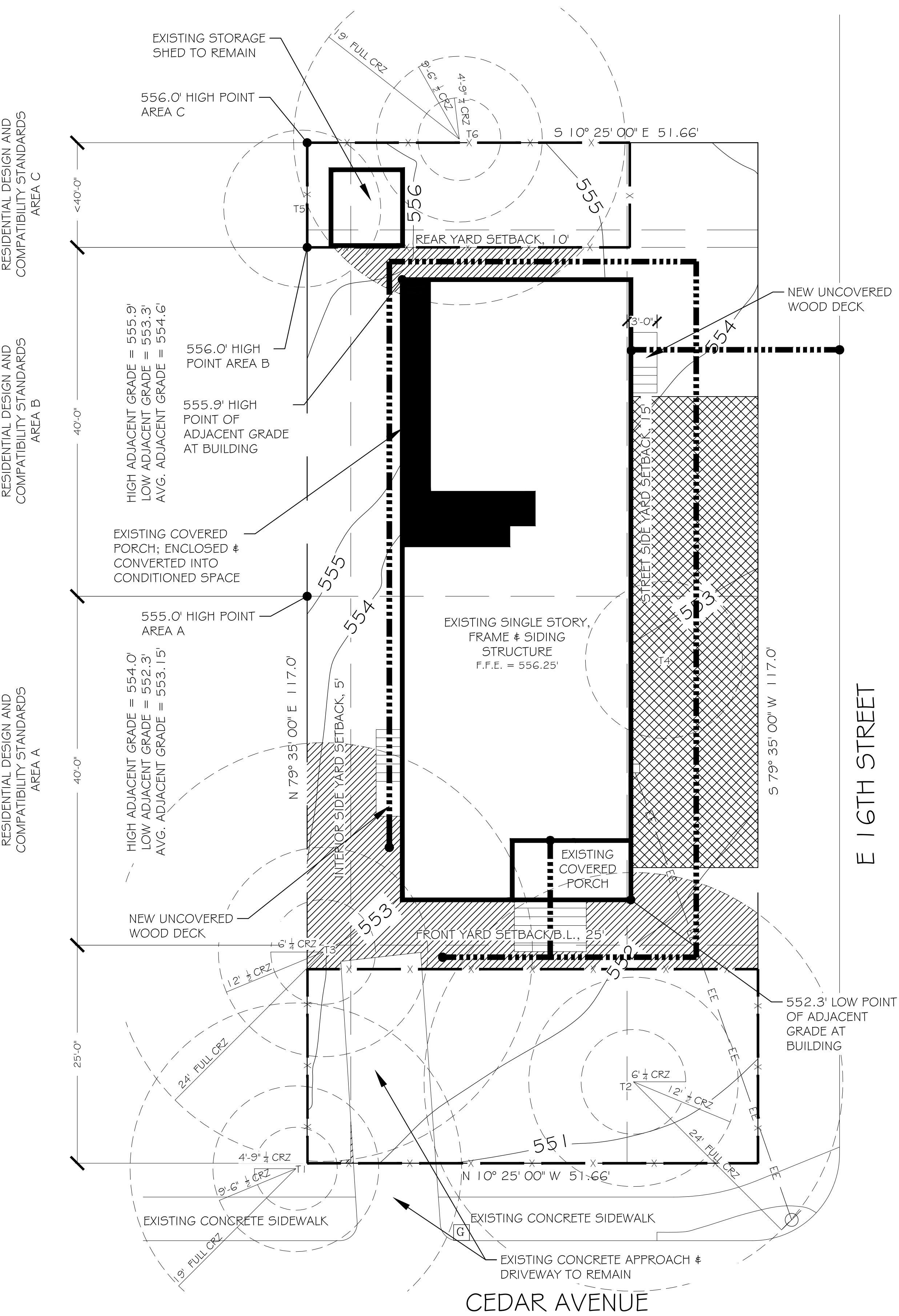
- T1 - 19" MESQUITE
- T2 - 24" MULTI-TRUNK CHINESE TALLOW
- T3 - 24" PECAN
- T4 - 9" MAGNOLIA
- T5 - 9" OAK
- T6 - 19" HACKBERRY

T3 - 24" PECAN TREE FULL CRZ IMPACTS (FULL CRZ = 1,810 SF)		
IMPACT	SQUARE FEET	PERCENTAGE
EXISTING HOUSE	152 SF	
EXISTING CONCRETE STEPS	11 SF	
EXISTING CONCRETE DRIVEWAY	204 SF	
PROPOSED UNCOVERED DECK	22 SF	
EXISTING NEIGHBOR HOUSE	514 SF	
TOTAL	903 SF	49.9%

NO ANTICIPATED IMPACT TO ANY PROTECTED TREES.

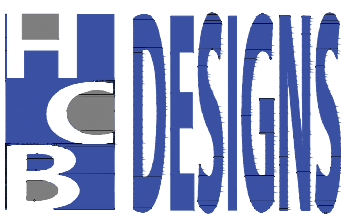
Tree Protection Detail (NTS)

IN ORDER TO ASSURE THAT TREES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE CRZ, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRZ. FOOT TRAFFIC IS CONSIDERED A ROOT ZONE DISTURBANCE, AS WELL. 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM) ARE REQUIRED TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.



SITE PLAN W/RDCS SET BACK PLANE COMPLIANCE

Scale: 1/8" = 1'-0" ON PAGE SIZE 22X34
Scale: 1/16" = 1'-0" ON PAGE SIZE 11X17



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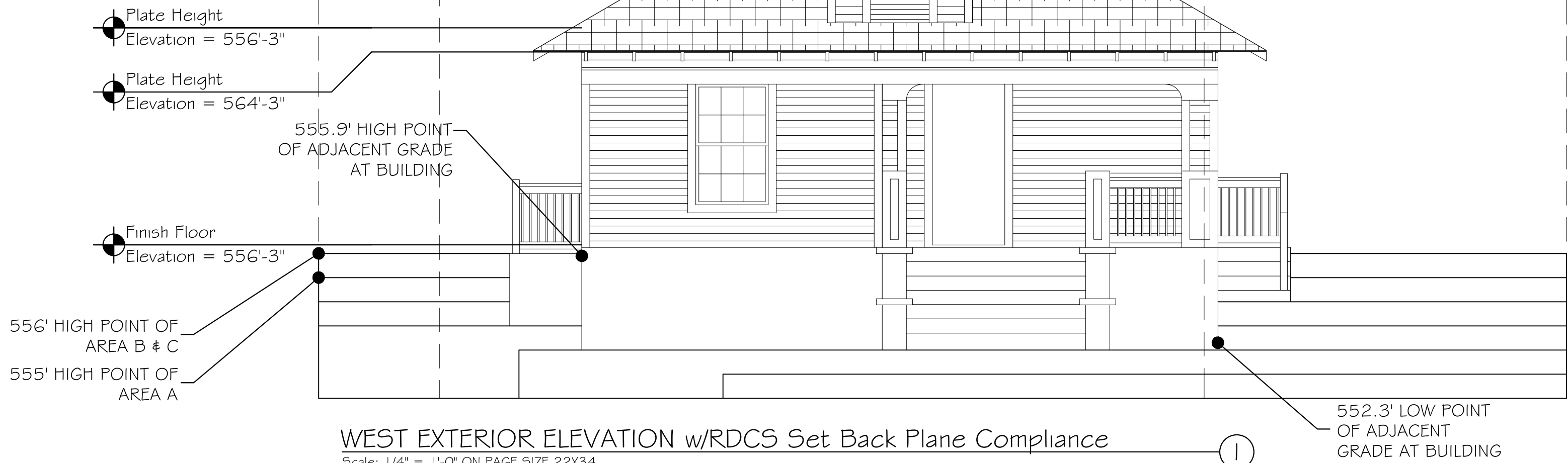
SHEET TITLE:
SITE PLAN

SHEET NO:

AS101

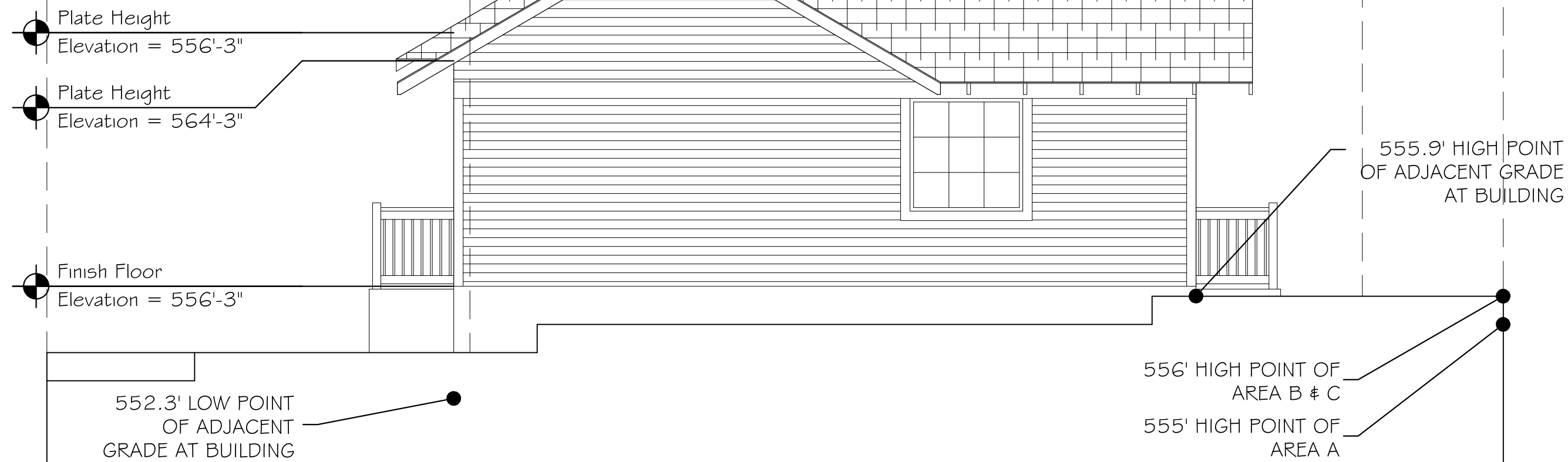
Residential Design & Compatibility
Standards Building Envelope

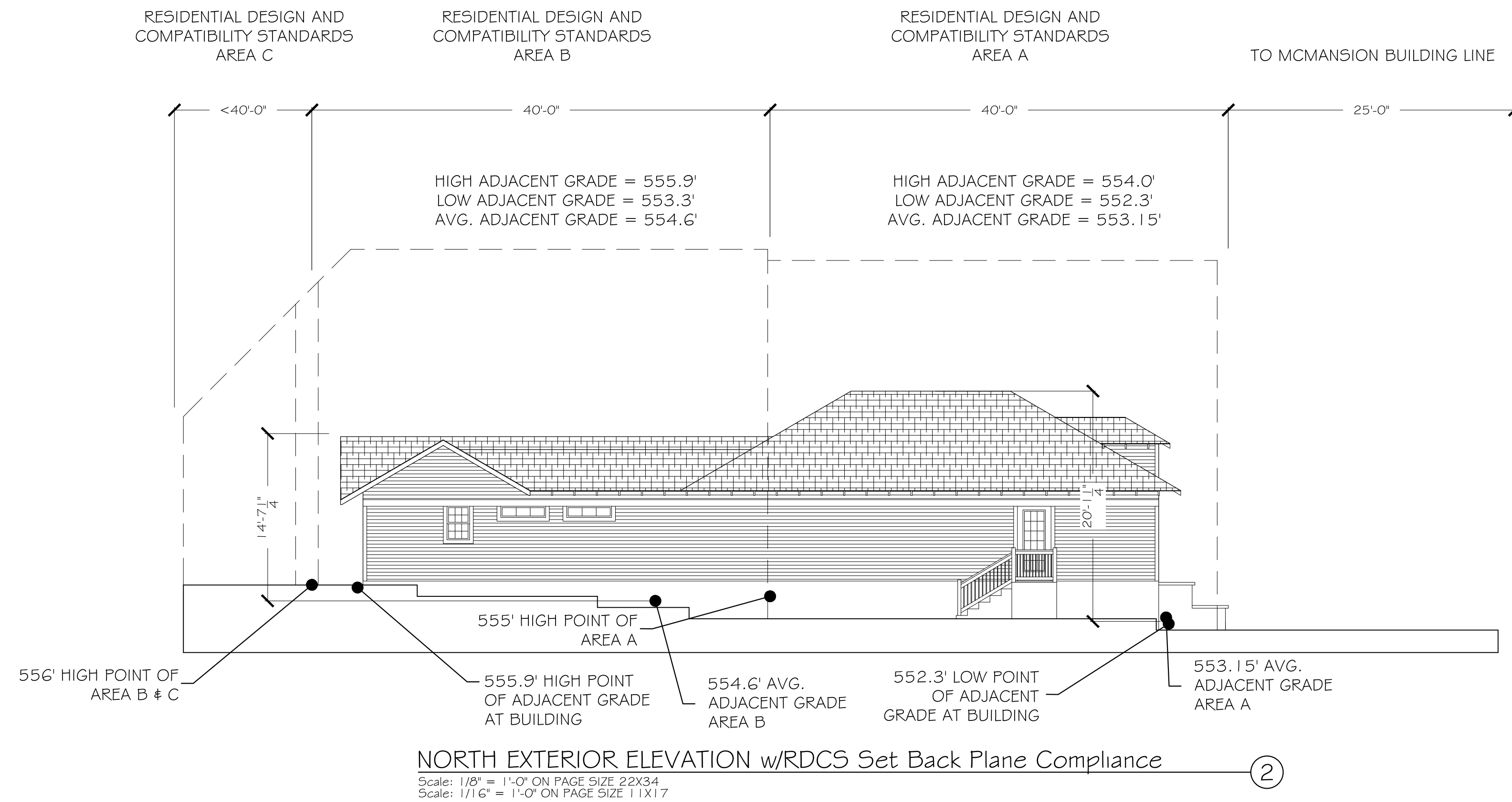
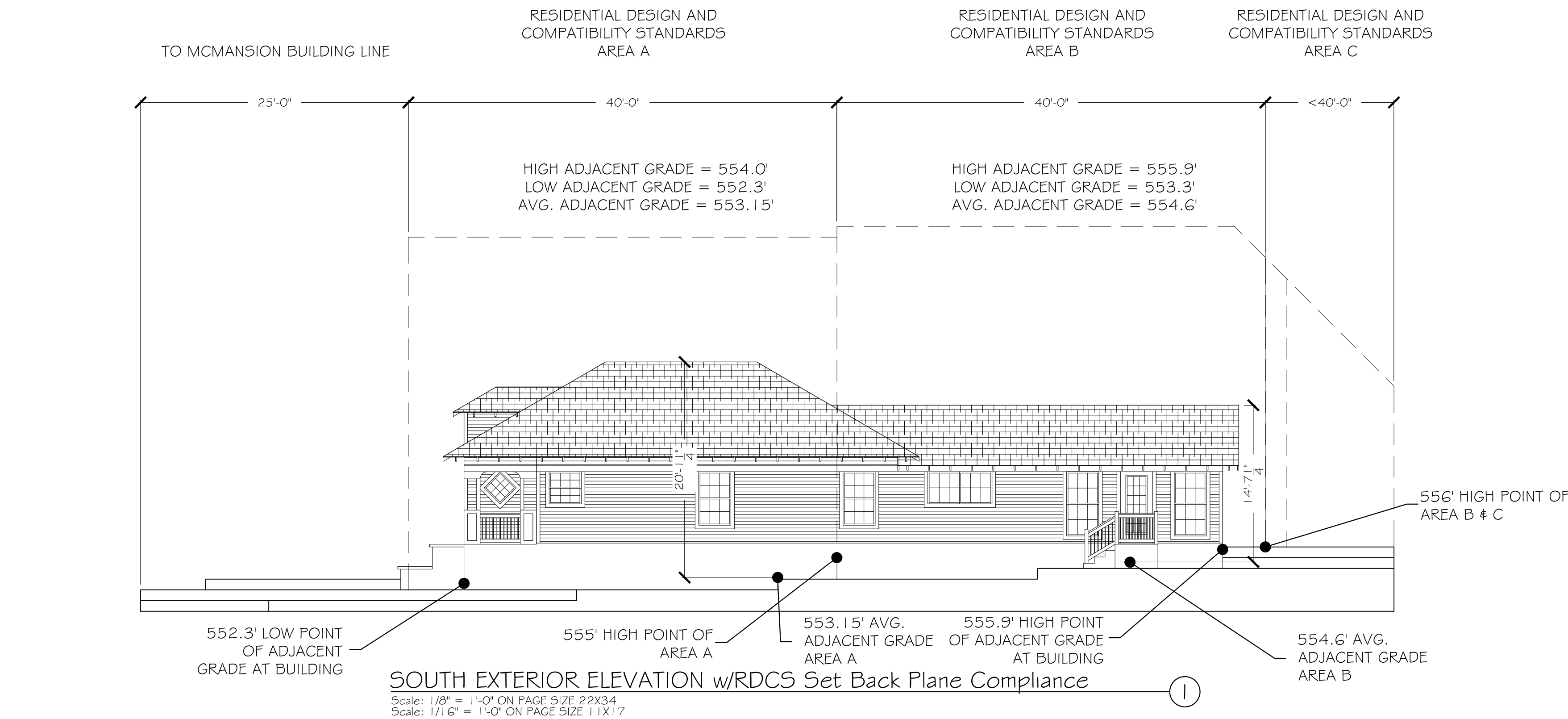
Area A, B, & C



Residential Design & Compatibility
Standards Building Envelope

Area A, B, & C





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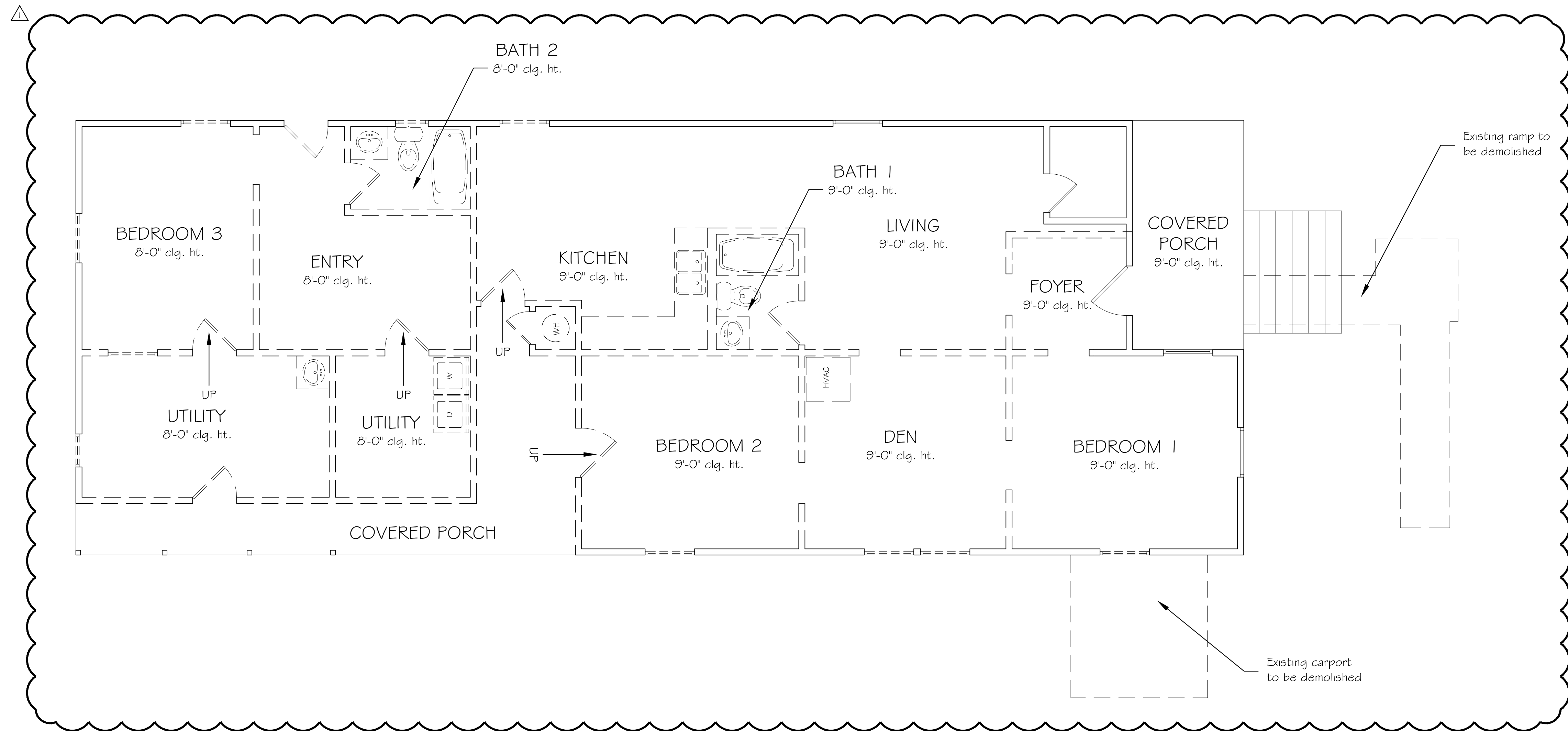
PROJECT NO:

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COA Plan Review
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07/11/2022

SHEET TITLE:
DEMO FLOOR PLAN

SHEET NO:

A100

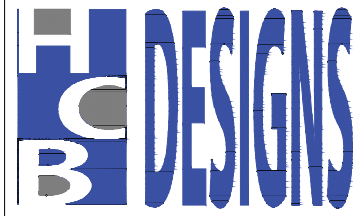
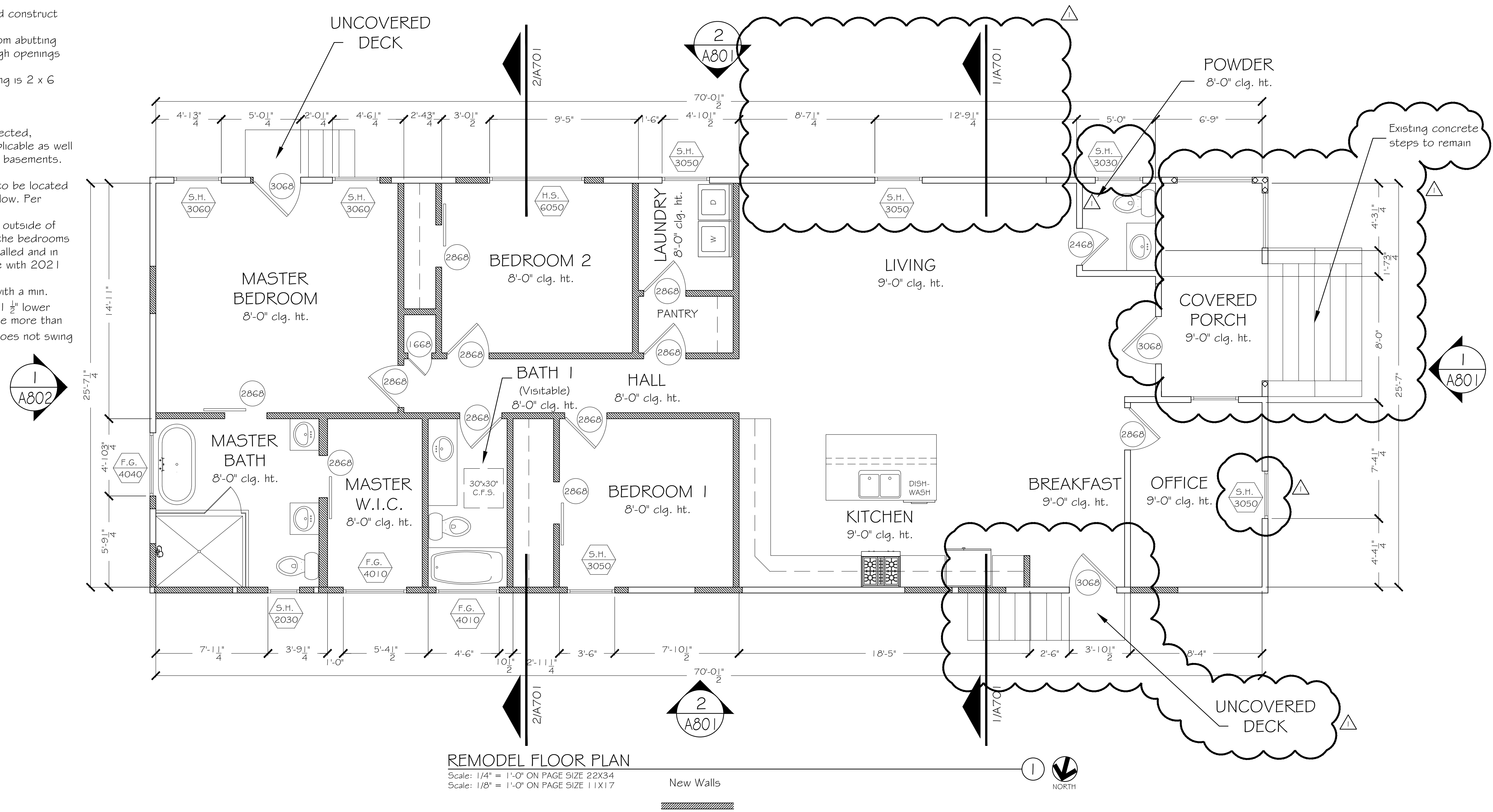


DEMO FLOOR PLAN
Scale: 1/4" = 1'-0" ON PAGE SIZE 22X34
Scale: 1/8" = 1'-0" ON PAGE SIZE 11X17
Dashed lines indicate items for demo



Floor Plan General Notes:

- Report any and all discrepancies, errors or omissions in the documents to the Architect & Builder prior to the ordering of any materials and/or the commencement of construction.
- All dimensions to be verified at jobsite.
- All dimensions are to one side of gypsum board unless otherwise noted.
- Under no circumstances shall any dimension be scaled from these drawings. Any critical dimensions not given shall be brought to the attention of the Architect & Builder prior to construction.
- Frame all new doors a min. 4" from corners where possible.
- Door and window rough openings shall be such that outside edges of adjacent door, window and transom trim is aligned, unless otherwise noted.
- Window sizes given are approximate unit sizes. Verify actual sizes and rough opening requirements with manufacture.
- U.N.O. ALL new window header heights to be 6'-8" A.F.F.
- U.N.O. ALL new door header heights to be @ 6'-8" A.F.F.
- All existing ceilings to remain as is U.N.O.
- Provide 5.C. fire-rated at utility/garage as required by code.
- Provide attic venting at roof as required.
- Confirm locations of recessed equipment and fixtures and construct chase walls as necessary.
- Window and door jams shall be placed a standard 4" from abutting partition unless dimensioned otherwise. Coordinate rough openings with frame dimensions.
- All interior wall framing is 2 x 4 and all exterior wall framing is 2 x 6 unless noted otherwise.
- All toilet wall framing is 2 x 6 unless noted otherwise.
- 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 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 2007 NFPA 72 Chapter 11.
- Approved CARBON MONOXIDE ALARM shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages. In accordance with 2021 IRC Sec. R315.1.
- Provide landing or floor on each side of exterior doors with a min. width of the door served. Landing will not be more than 1 1/2" lower than the top of the threshold. Exterior landing may not be more than 7/8" below the top of the threshold provided the door does not swing over the landing. Reference 2021 IRC R311.3.1



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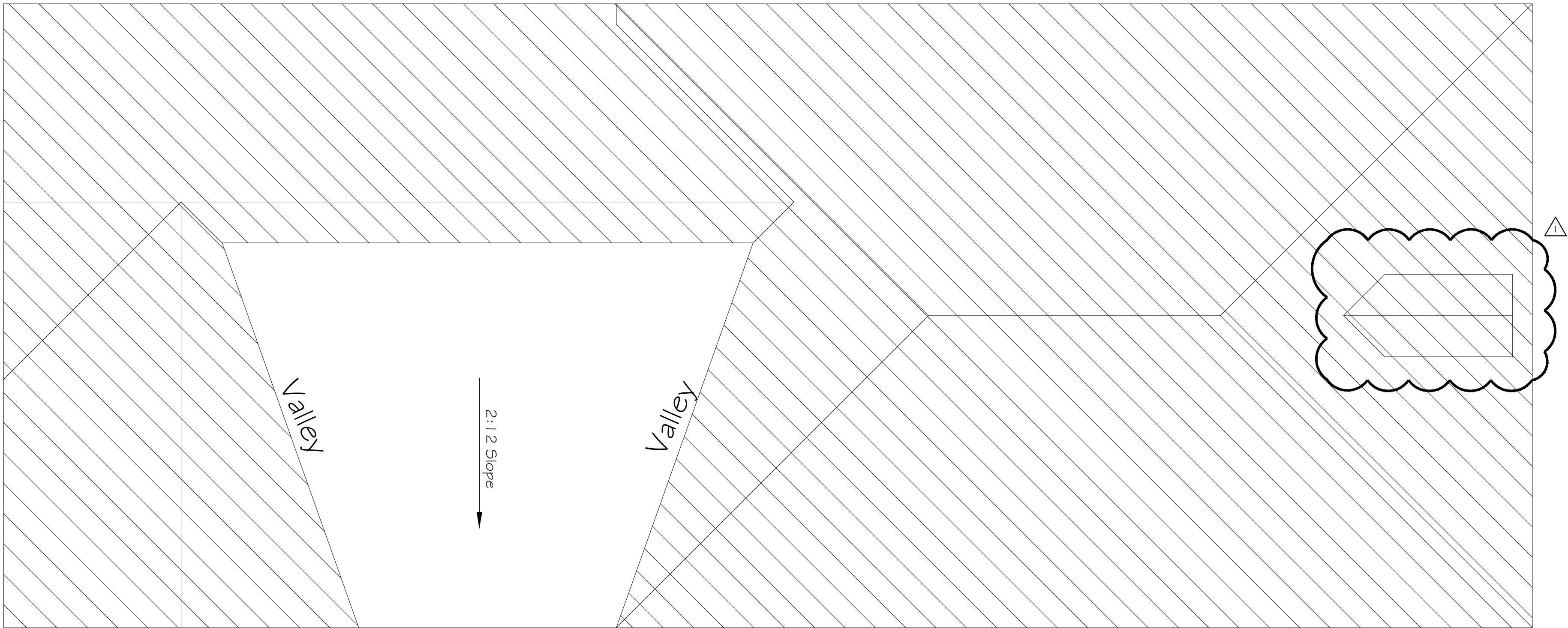
SHEET TITLE:
FLOOR PLAN

SHEET NO:

A101

Roof Plan General Notes:

- 1. Locate all roof penetrations and equipment away from highly visible areas to greatest extent possible.
- 2. Install ridge, gutters, hip, valley, flashing and roofing in accordance with manufacture's recommendations.
- 3. All roofing to be architectural shingles unless noted otherwise.
 - 3.1. Existing roof covering to be removed and replaced with new architectural shingles.
- 4. Plate height to match existing unless noted otherwise.
- 5. Roof overhang to match existing unless noted otherwise.
- 6. Remove existing roof overhang as needed.
- 7. New roof to be framed over existing.



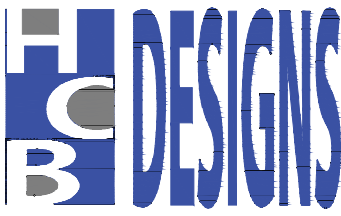
ROOF PLAN

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Existing to
remain



NORTH



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ROOF PLAN

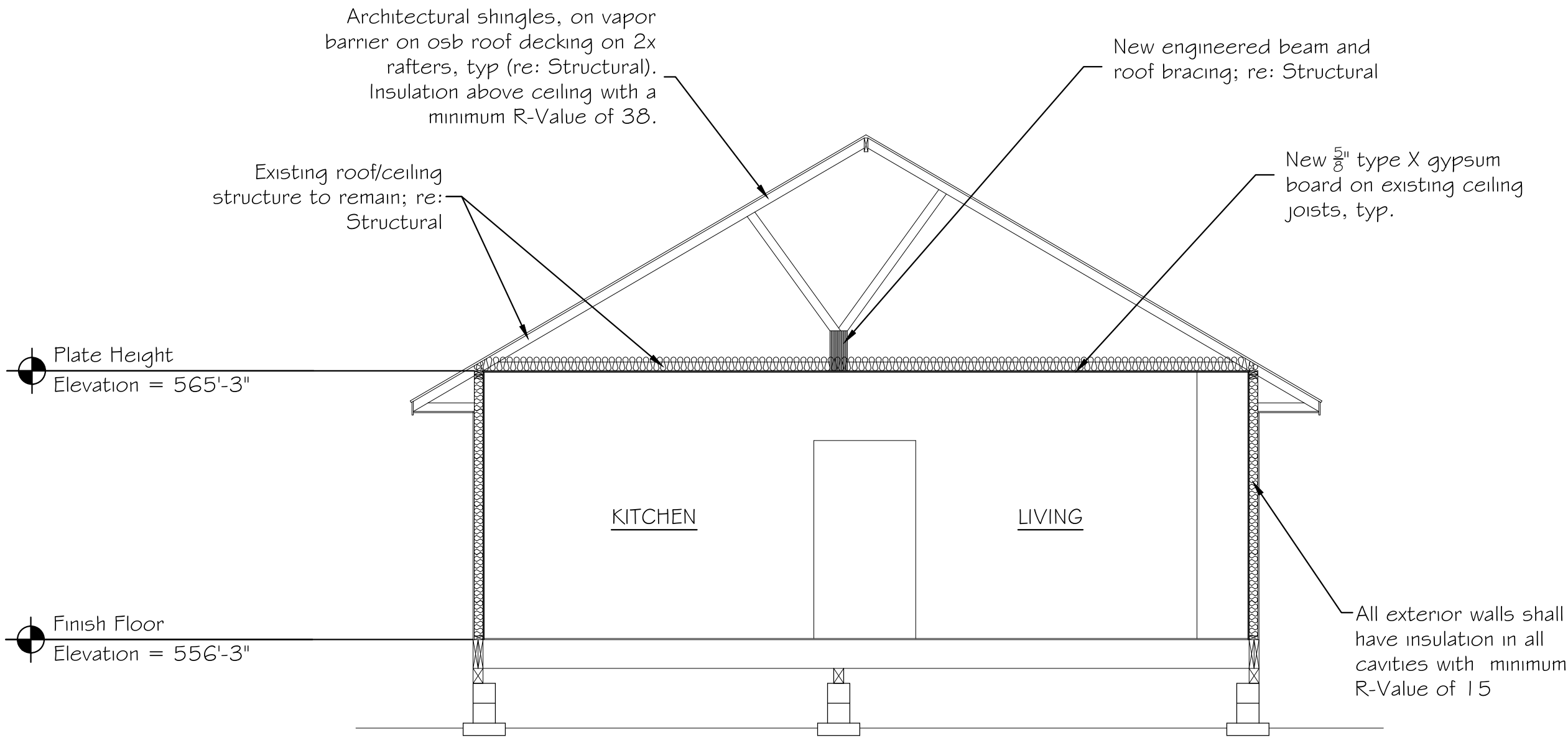
SHEET NO:

A501



- ARCHITECTURE
- RESIDENTIAL
- COMMERCIAL
- BUILDING PERMITS

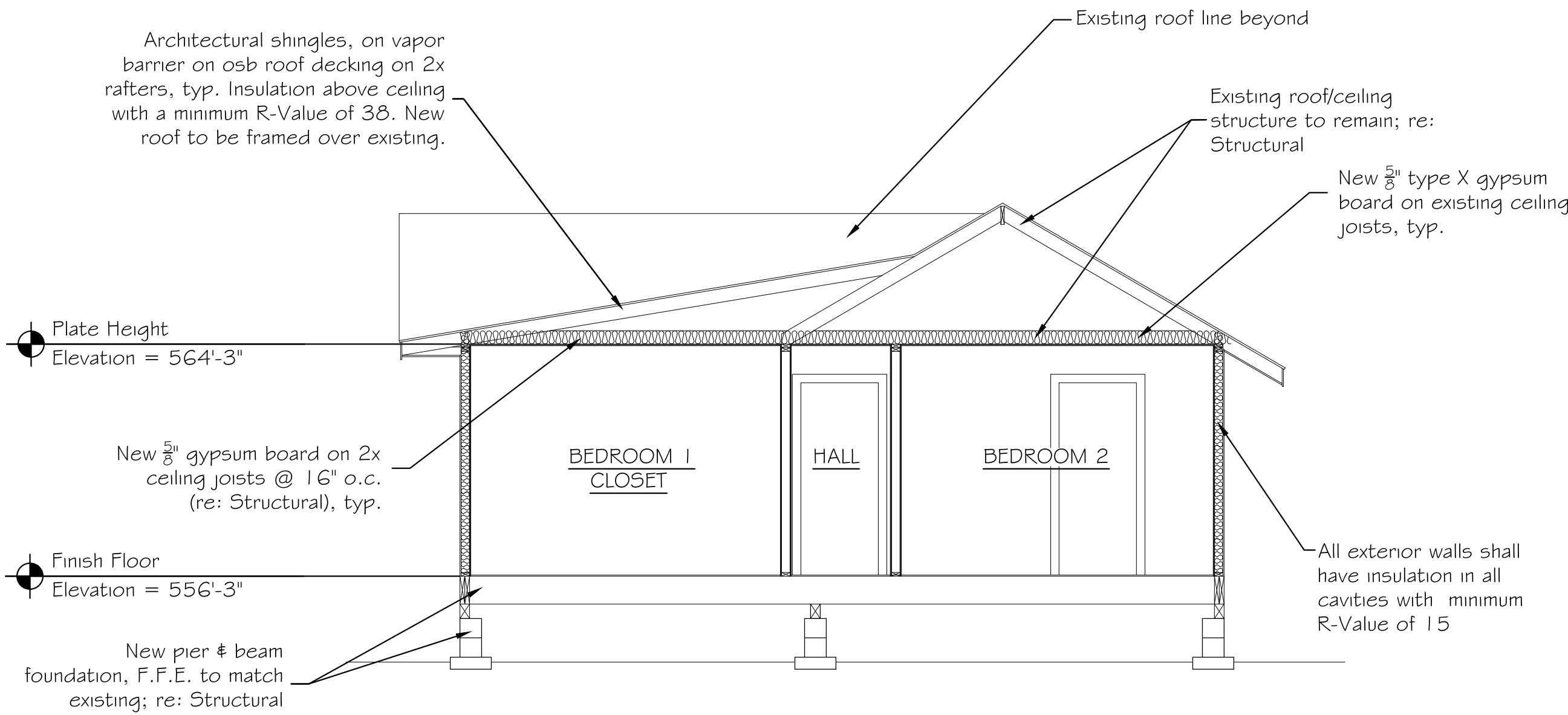
11502 Knipp Cove
Austin, Texas 78739
(512) 981-2986
roelbazan48@gmail.com



BUILDING SECTION

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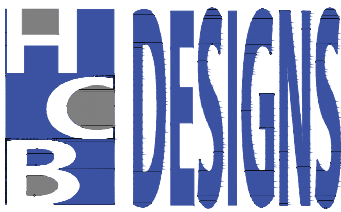
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BUILDING SECTION

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2



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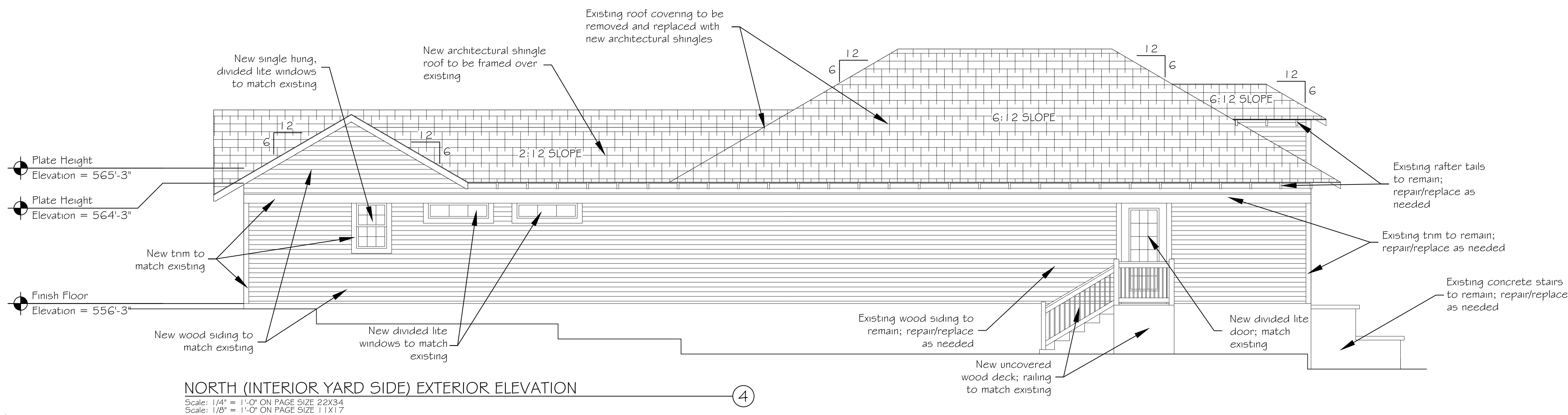
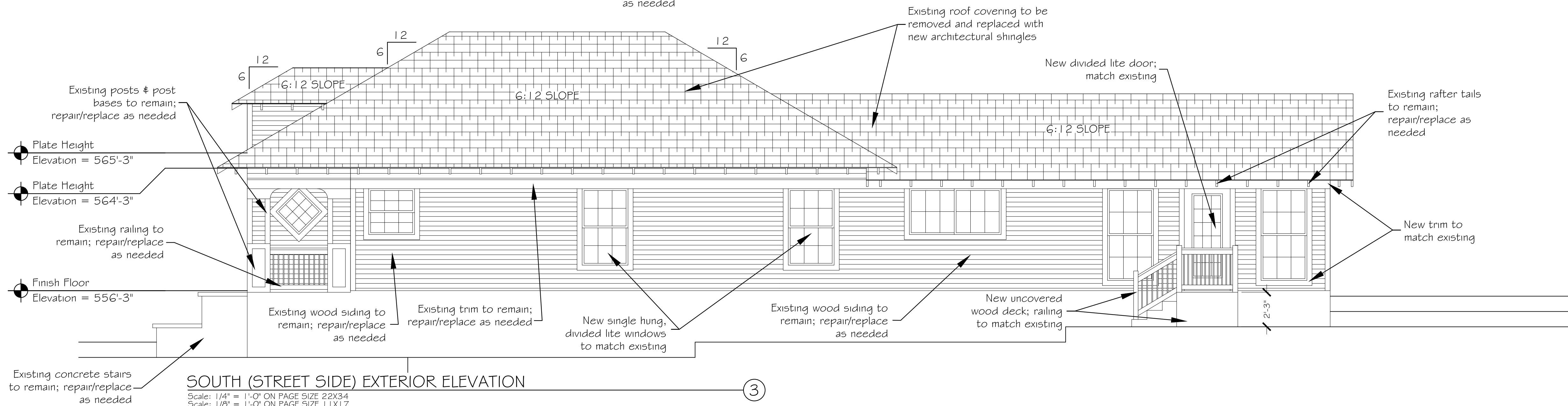
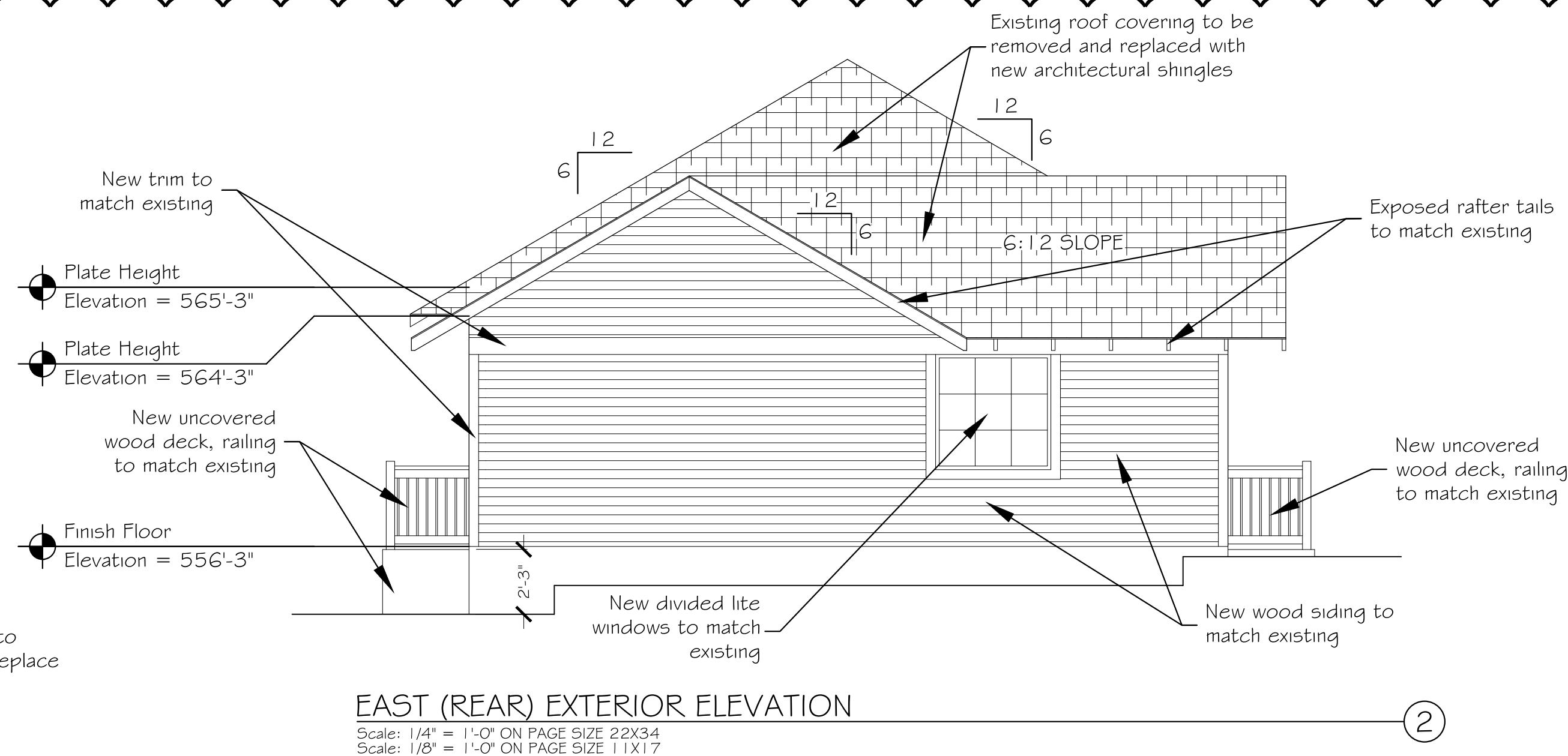
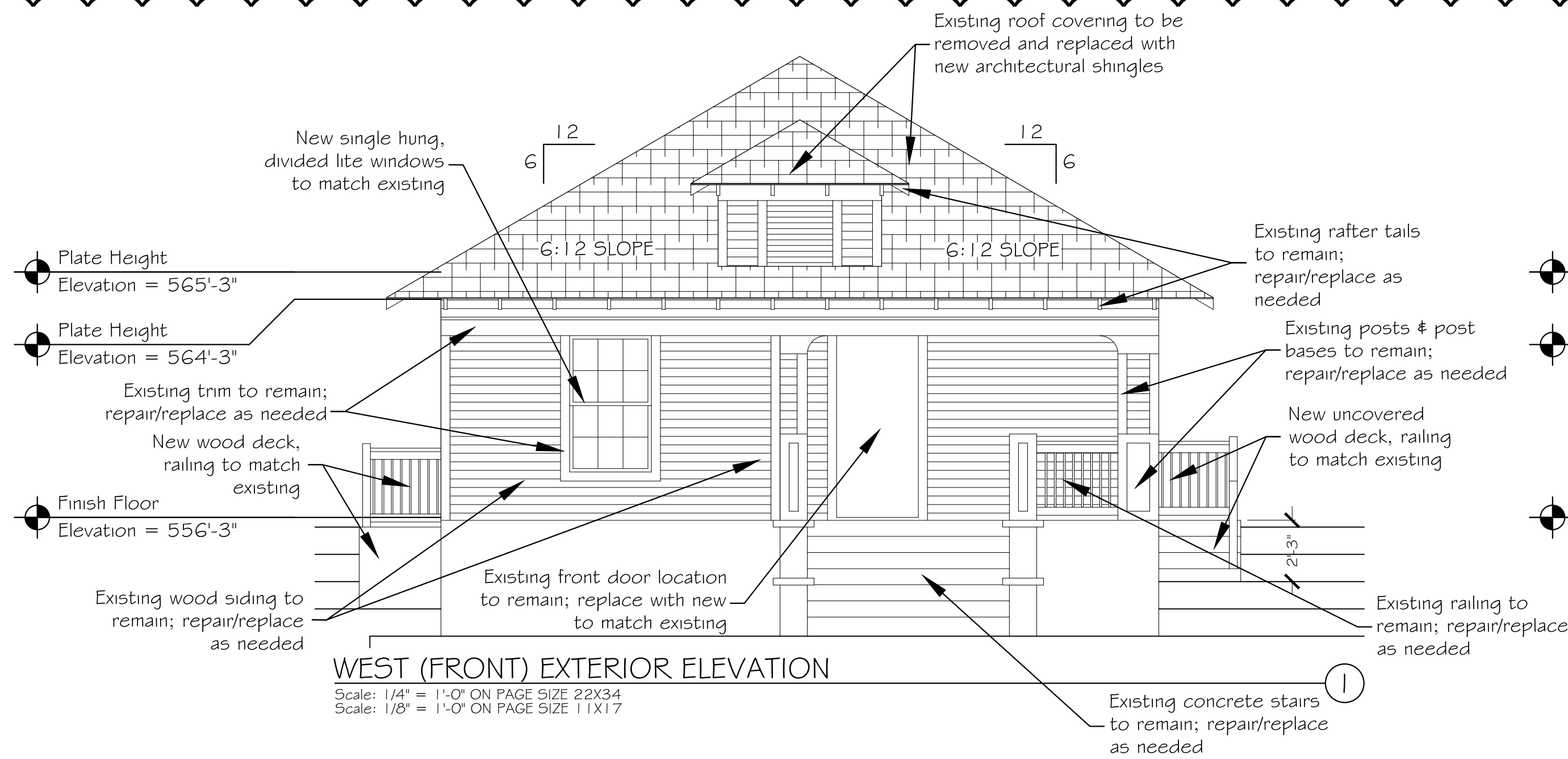
PROJECT NO:

REVISIONS:

SHEET TITLE:
BUILDING SECTIONS



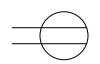

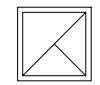

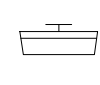

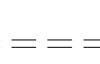

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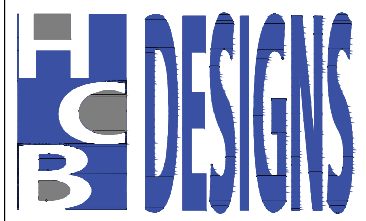
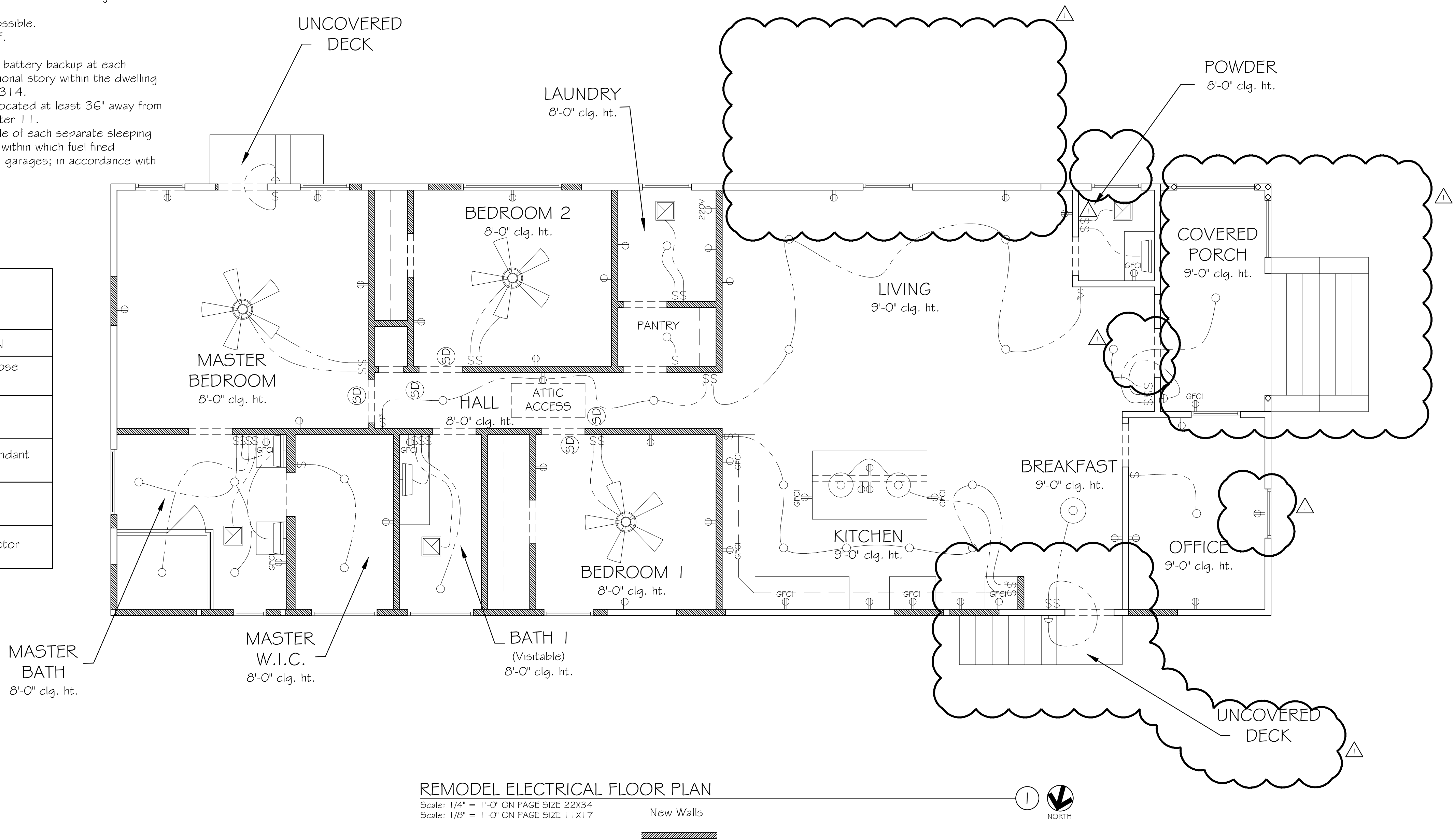
A701



General Notes To MEP Information:

1. All mechanical, electrical, and plumbing work to conform to local, state and national codes which take precedence over these drawings. Report any errors, discrepancies, or omissions to the Architect & Builder prior to ordering any materials and/or the commencement of construction.
2. Low voltage for thermostats to be provided by HVAC subcontractor.
3. Electrician to supply power to all equipment and appliances as required per manufacture's recommendations.
4. Exact location of HVAC units may vary with final framing.
5. All accent and recessed light fixtures to be carefully centered on heir respective cabinets, niches, etc.
6. U.N.O. all light switches at 48" A.F.F.
7. Light fixtures over vanities to be 6'-10" A.F.F. to center.
8. Exterior light at carport to be 6'-0" above carport floor.
9. Patio lights to be 6'-0" A.F.F. unless noted otherwise.
10. Front porch wall lights to be 6'-6" to center above porch floor U.N.O.
11. Hose bibs to be 24" above finish grade (assumes 4" fill).
12. All gas service, connections and fixtures to be determined by sub-division requirements for water-heater, furnace, fireplaces, cook tops and ranges (dryer to have electnc & gas service standard).
13. Gang and route all flues and vents to rear roof slope, where possible.
14. Water pipes for shower heads to be stubbed out at 6'-5" A.F.F.
15. Dryer vents to be 8" from finished floor to center of vent.
16. Provide Smoke Detector system - hard wired, interconnected, battery backup at each sleeping room and vicinity if applicable as well as on each additional story within the dwelling unit including basements; in accordance with 2021 IRC Sec. R314.
17. General Contractor shall verify for SMOKE DETECTORS to be located at least 36" away from horizontal path of mechanical air low; per 2007 NFPA 72 Chapter 11.
18. Approved CARBON MONOXIDE ALARM shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages; in accordance with 2021 IRC Sec. R315.1.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan		General Purpose Lighting
	Duplex receptacle 20A, 120V		Wall switch
	Exhaust Air Grille		Decorative Pendant Lighting
	Wall Mounted Vanity Lighting		Wall sconce
	Cove/Under Cabinet Lighting		Smoke Detector



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ELECTRICAL FLOOR PLAN

SHEET NO:

E101