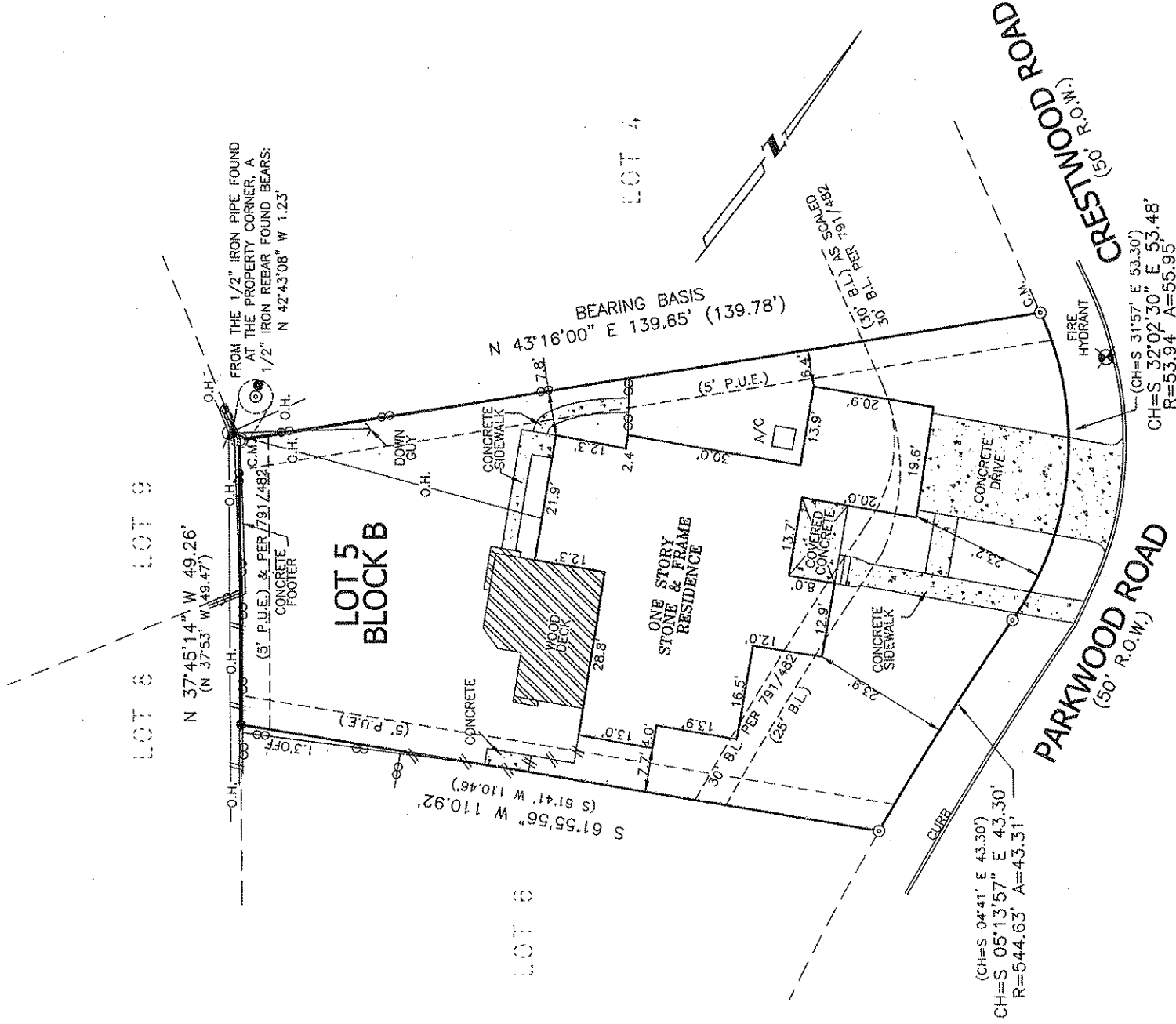


OWNERS COPY

20 0 20 40 60 Feet



Notes:
1.) Subject to restrictions and easement rights as stated in: V.791, Pg.482, Deed Records and per plat in V.4, Pg.253, Plat Records.

DELWOOD SECTION ONE

SUBDIVISION 5 BLOCK B VOLUME 4 PAGE 253
LOT: 5 BLOCK: B VOLUME 4 PAGE 253
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 4304 PARKWOOD ROAD
CITY: AUSTIN REFERENCE NAME JUSTIN G. ROBERTS



Dewey H. Burris & Associates
Land Surveying Services

1404 West North Loop Blvd. 512*451-1800
Austin, Texas 78756 Fax 512*451-1800

THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0165 E DATED 01/04/01. IT IS REPRESENTED AS IN ZONE "AE", HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE STUDIES HAVE BEEN PERFORMED AND INFORMATION BASED SOLELY UPON SAID MAP. THE SURVEYOR IS NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT APPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- BUILDING LINE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- FIRE HYDRANT
- PER PLAT
- POWER POLE
- OVERHEAD UTILITIES
- CONTROL MONUMENT
- R.O.W.

DATE 03/04/08

TITLE CO INDEP.

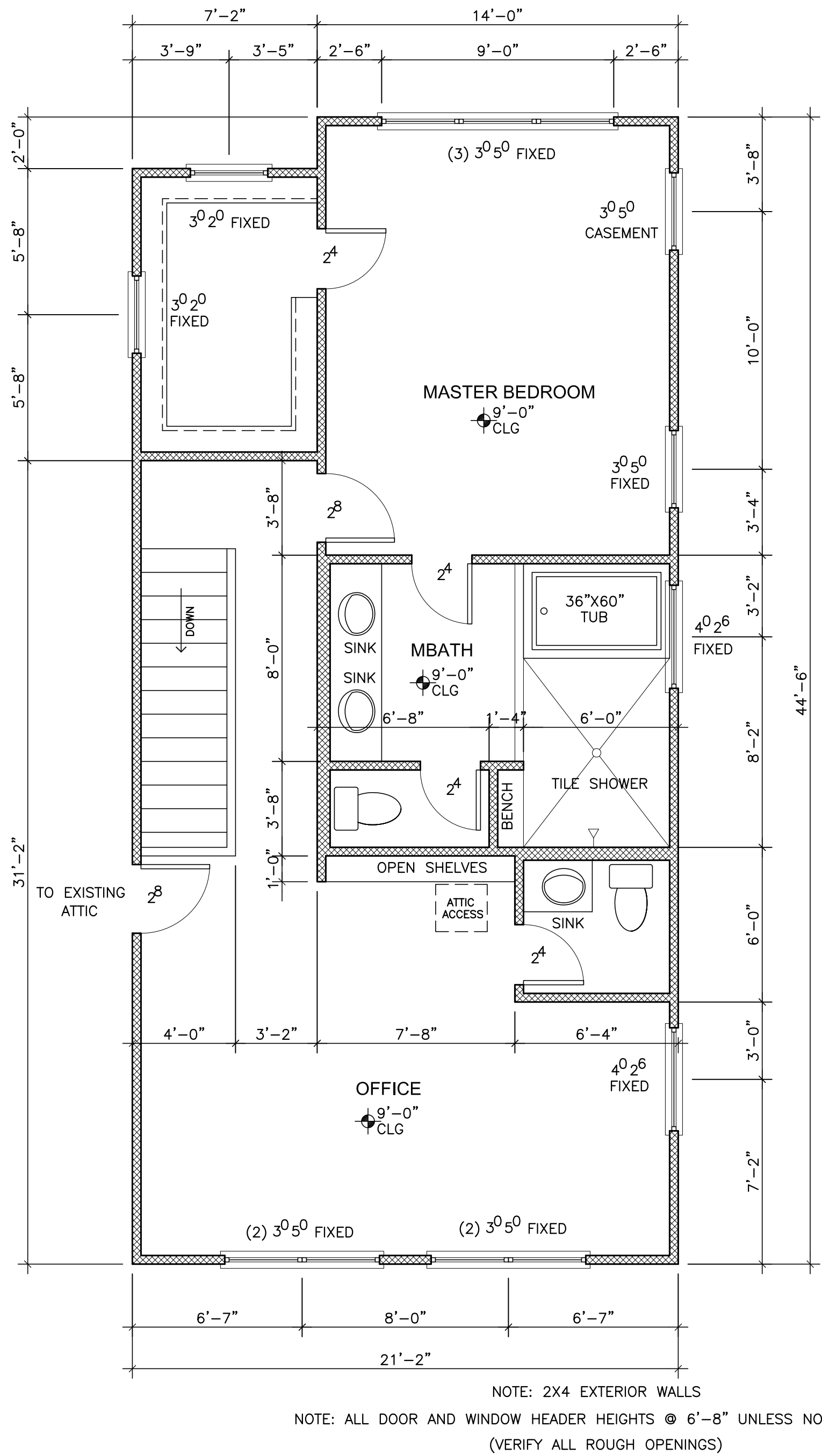
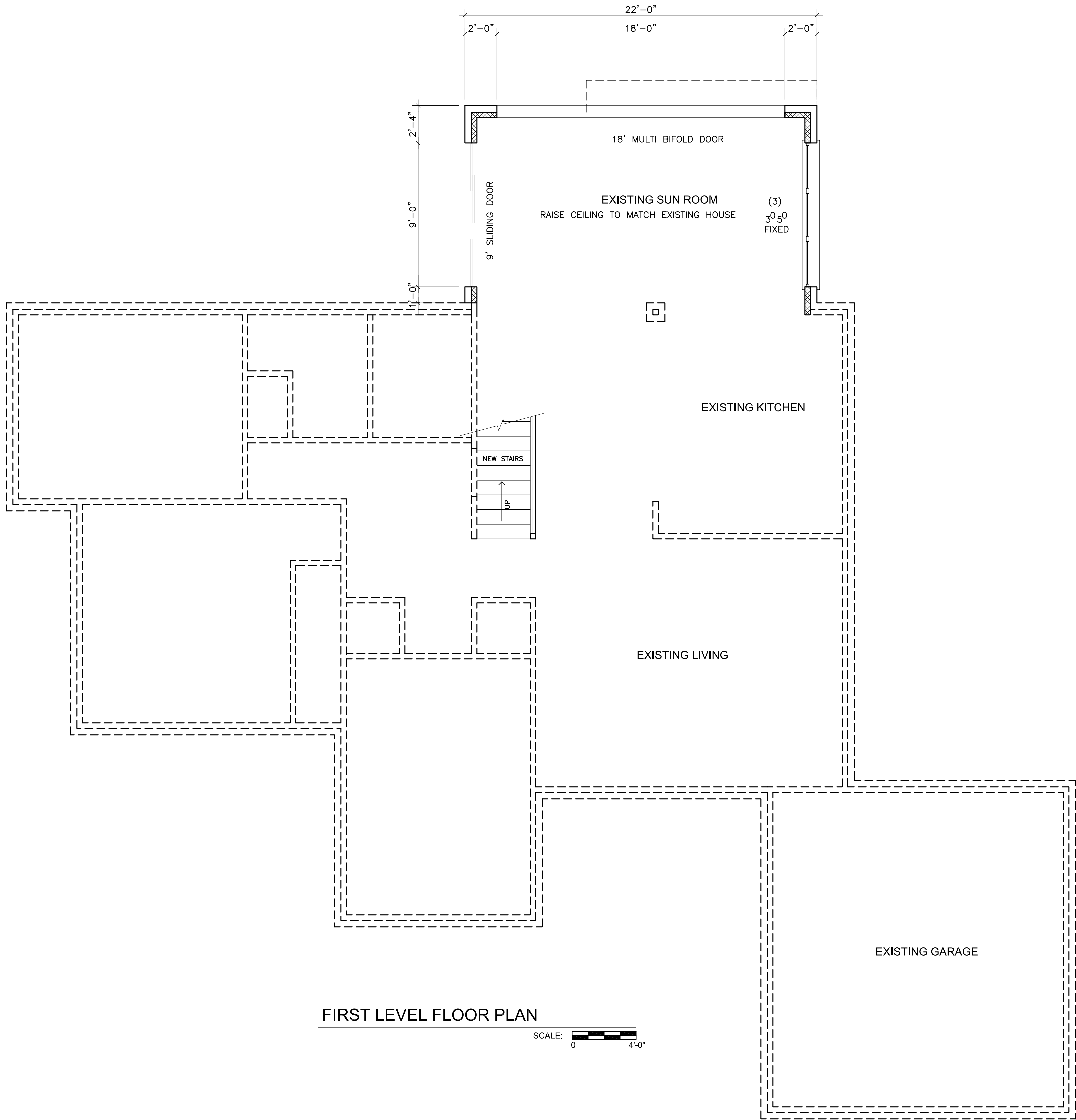
G.F. # 0802886-ARB

JOB # R0212308_TA

TO THE LIEHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO INDEPENDENCE TITLE COMPANY

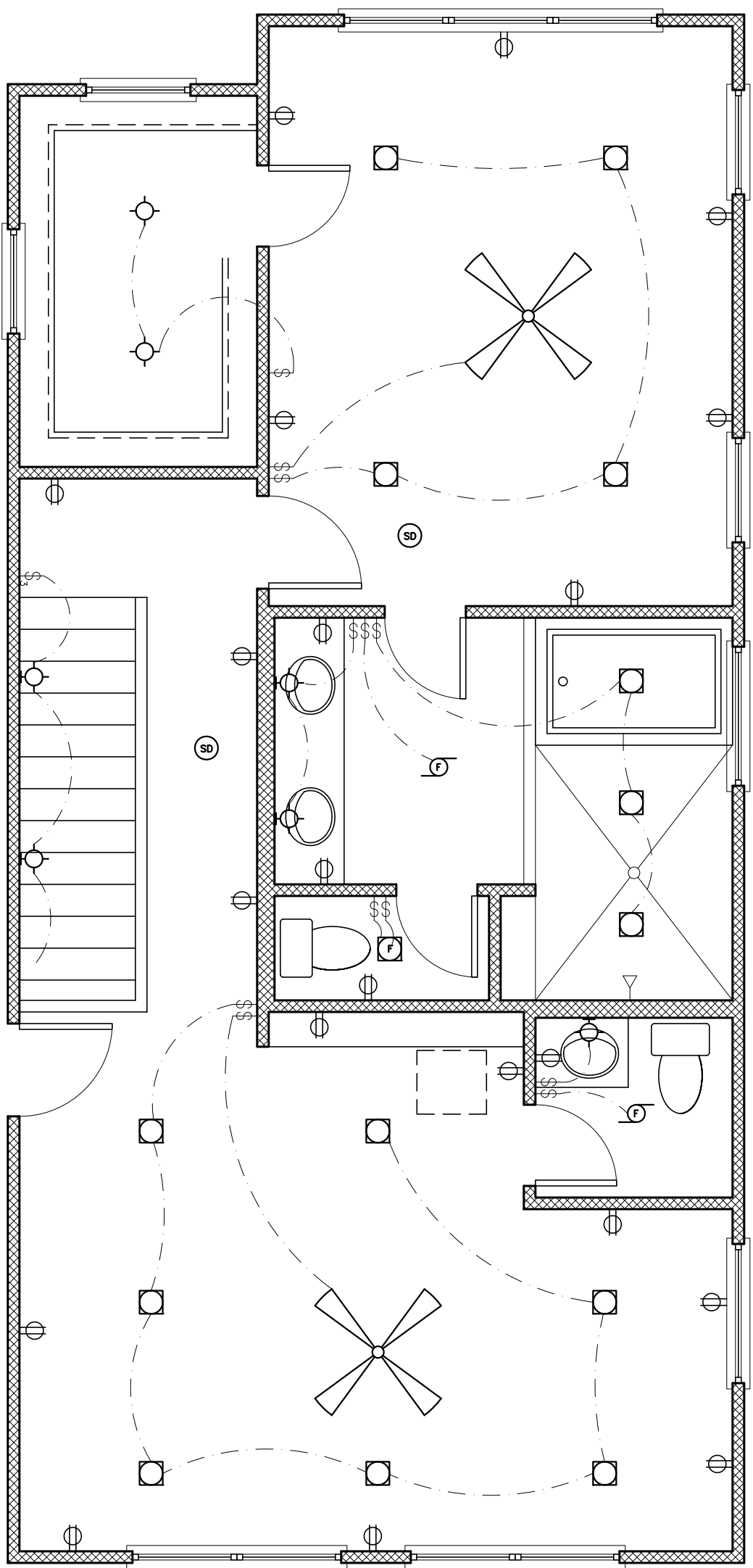
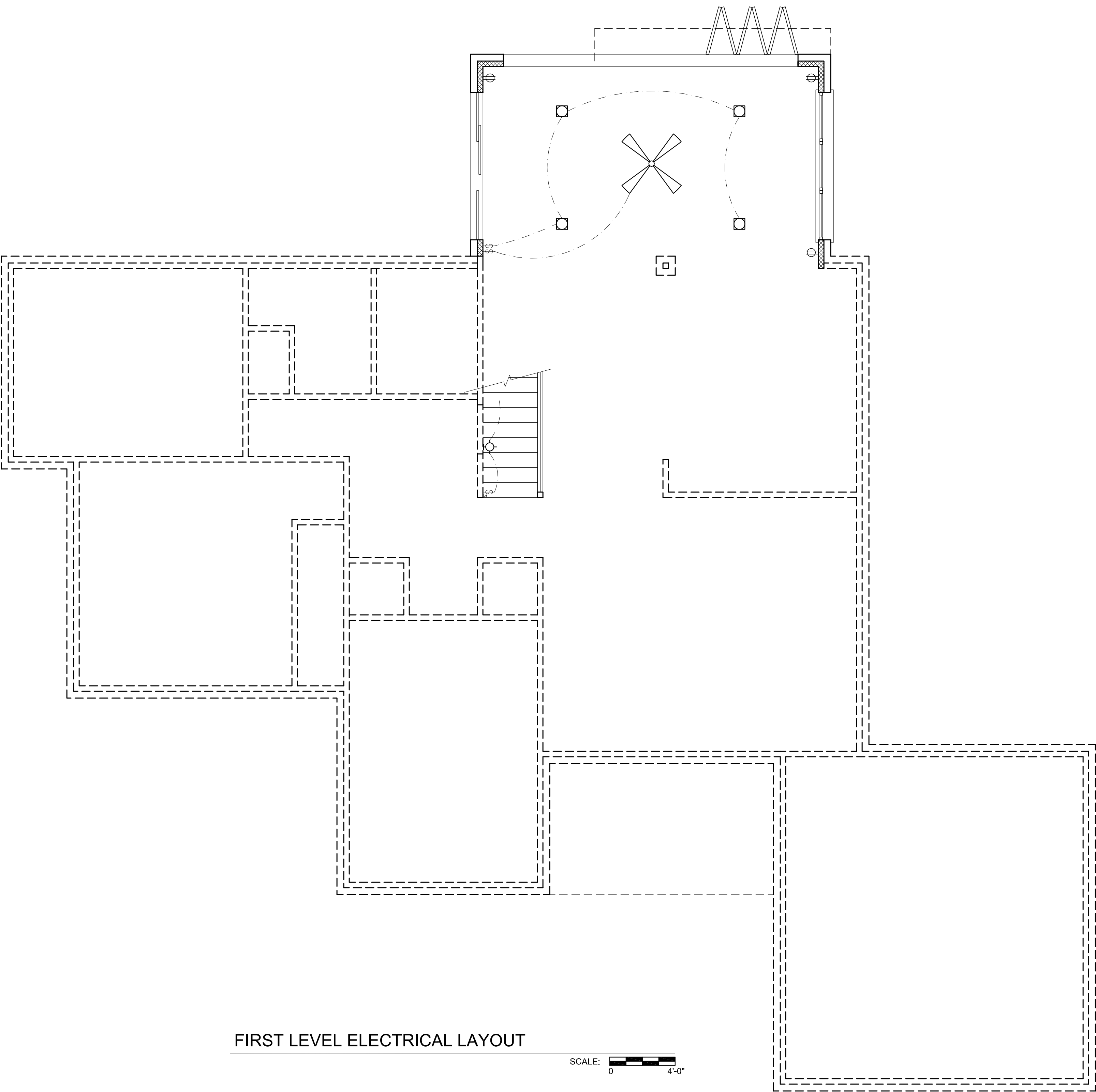
FIRST AMERICAN TITLE INSURANCE COMPANY
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FIELD WORK	WILLIAM	02/29/08
CALCULATIONS	J.E.O.	03/03/08
DRAFTING	DUSTIN	03/04/08
FINAL CHECK	M.L.	03/04/08
CORRECTIONS	DUSTIN	03/04/08
UP DATE		

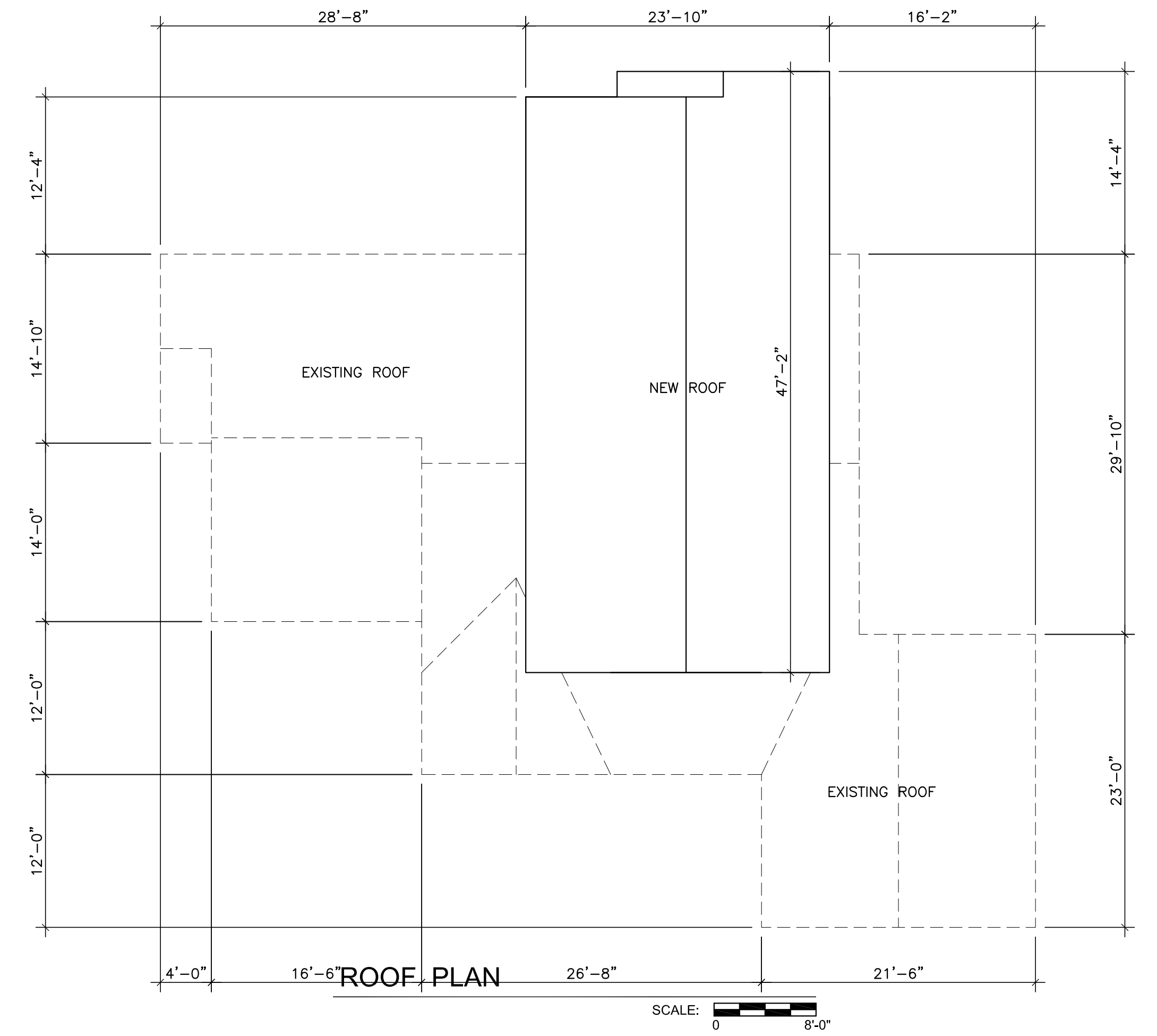
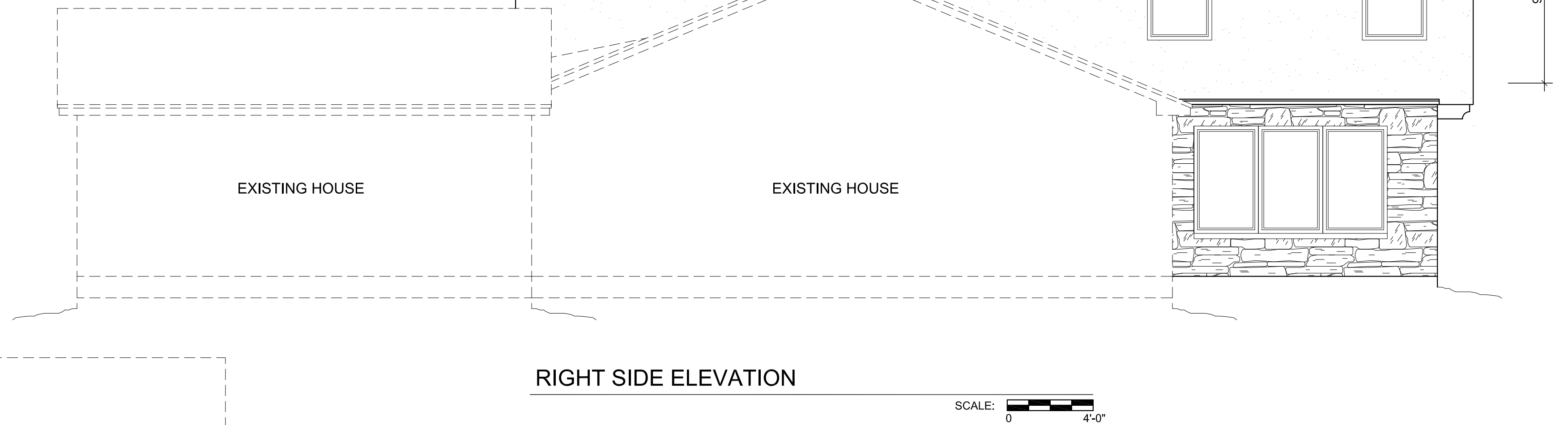
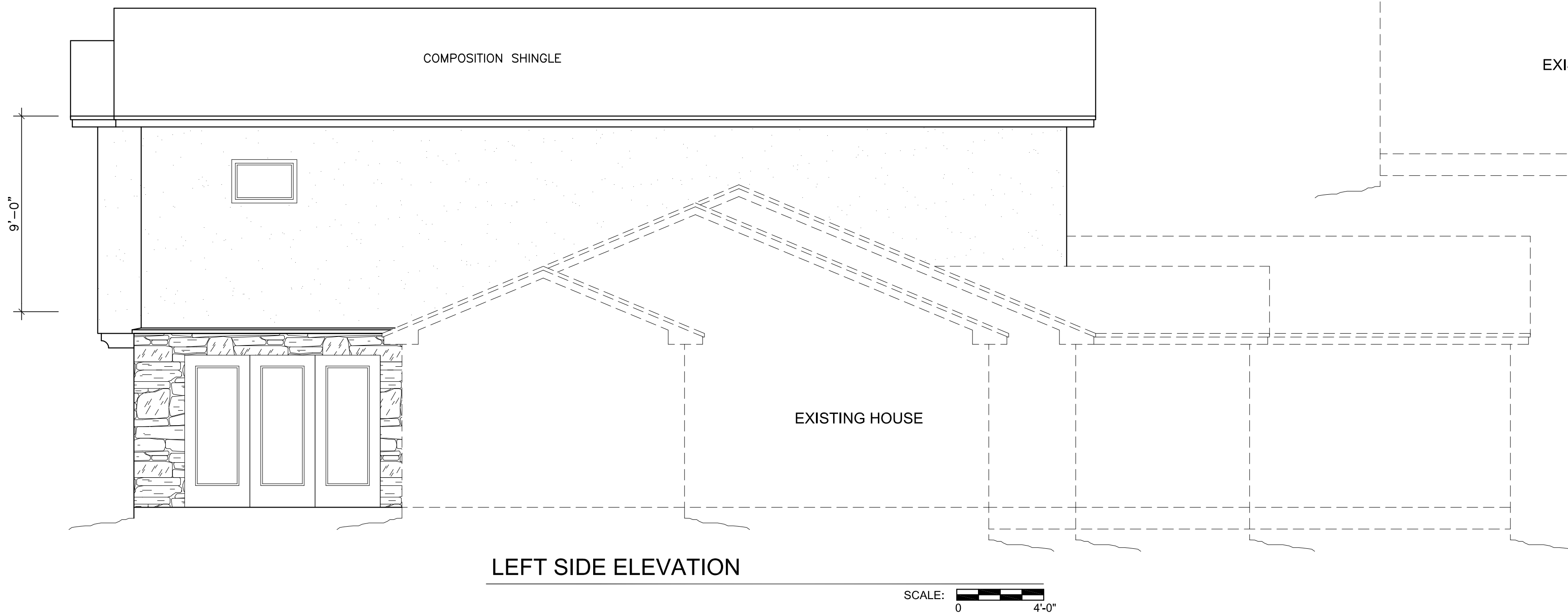
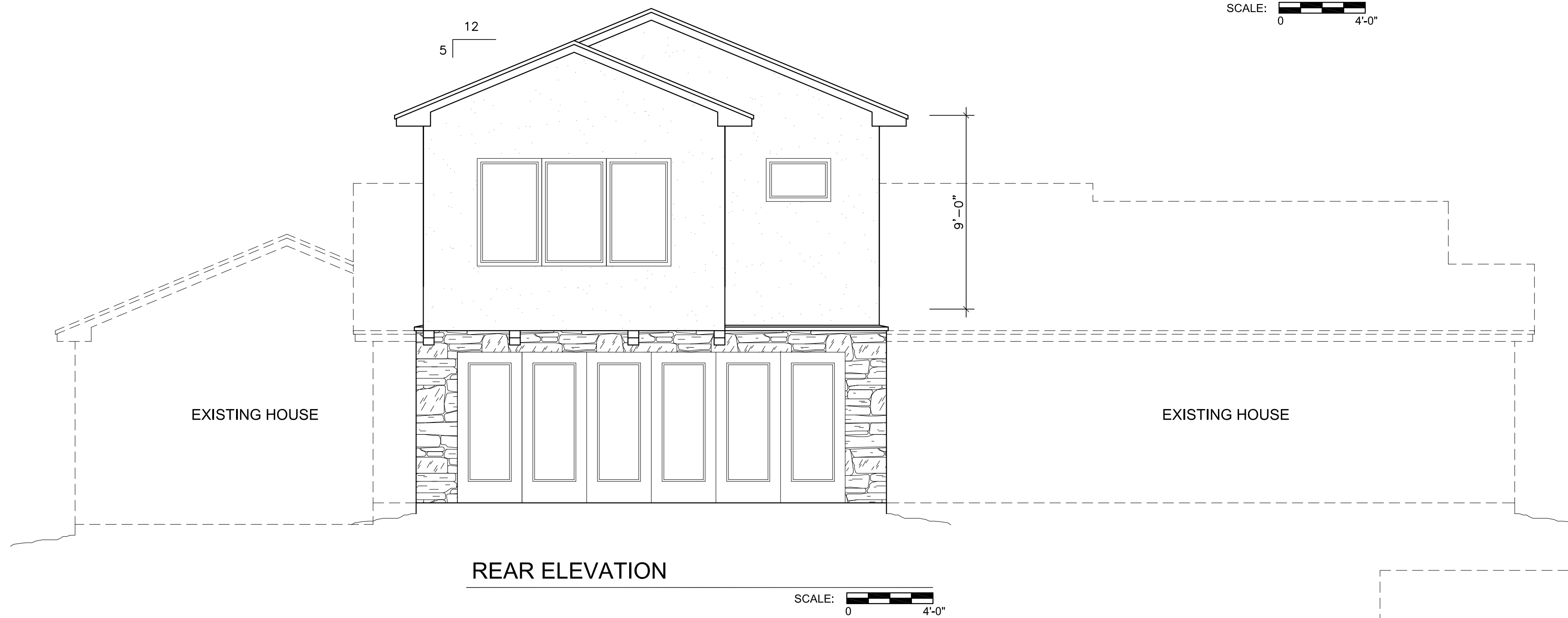
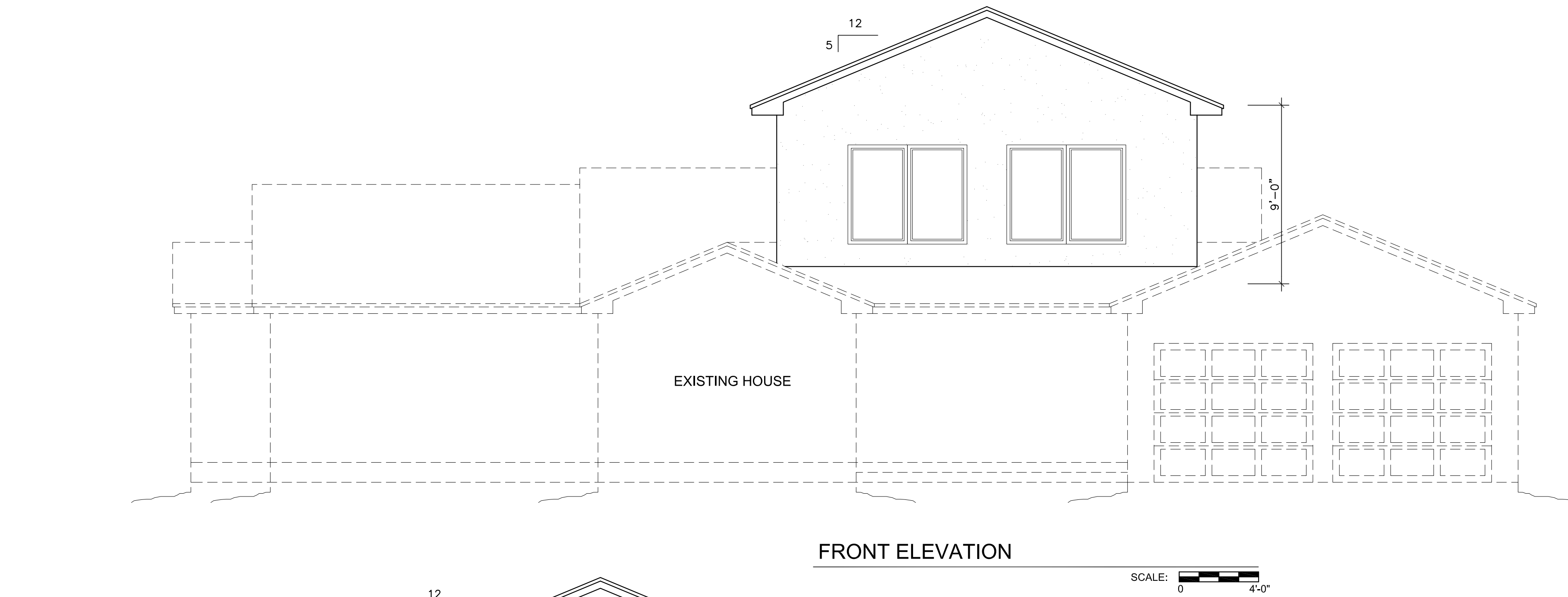


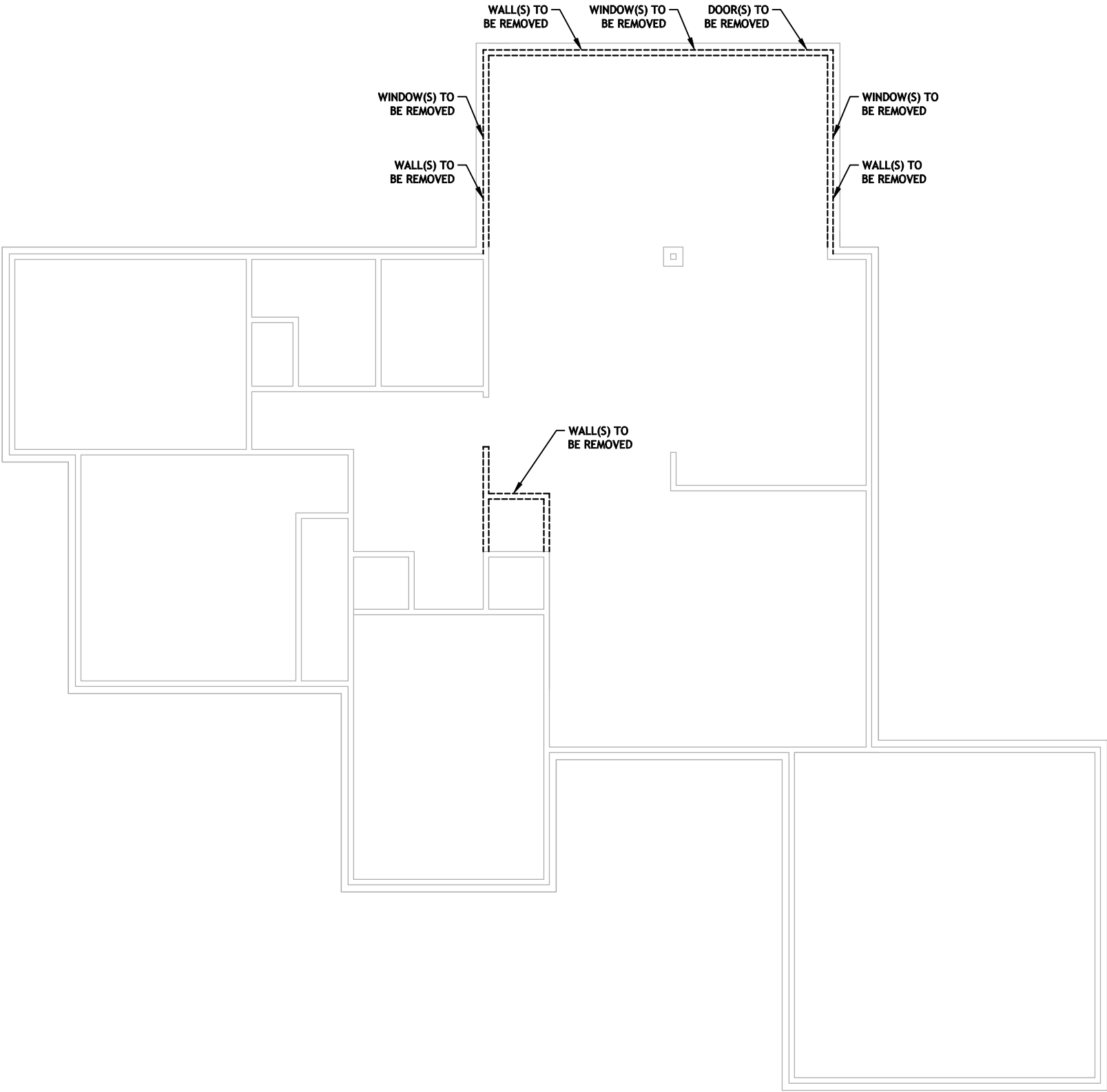
- GENERAL NOTES
1. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED, DESCRIBED, OR IMPLIED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
 2. THESE SCOPE DOCUMENTS REPRESENT FINISHED DESIGN ONLY. THEY DO NOT INDICATED METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS BY THE OWNER OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 3. ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND/OR REGULATIONS HAVING JURISDICTION OVER THE WORK AND SHALL BE PERFORMED IN A GOOD WORKMANSHIP LIKE MANNER IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS BY EXPERIENCED CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.
 4. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE REVIEWED BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, SMITH NGUYEN SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.

SQUARE FOOTAGES	
EXISTING HOUSE:	1878 SQ. FT.
UPSTAIRS ADDITION:	927 SQ. FT.
NEW TOTAL AC:	2805 SQ. FT.



SYMBOLS LEGEND	
	CEILING MOUNTED FIXTURE
	RECESSED CAN FIXTURE
	WALL MOUNTED FIXTURE
	FLUORESCENT LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN/LIGHT
	SMOKE/CO2 DETECTOR
	CEILING FAN W/LIGHT
	CEILING FAN
	SINGLE POLE SWITCH
	3 WAY SWITCH
	110V OUTLET
	220V OUTLET
	FLOOD LIGHT
THE ELECTRICAL PLAN(S) ARE INCLUDED HEREIN TO BE USED AS A GUIDE FOR PLACEMENT OF ELECTRICAL APPARATUS ONLY (I.E. LIGHT FIXTURES, SWITCHES, DETECTORS, OUTLETS, PANELS, ETC.) AND DO NOT NECESSARILY REFLECT A KNOWLEDGE OF THE REQUIRED CIRCUITRY, INSTALLATION PRACTICES OR ELECTRICAL CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THE ELECTRICAL POWER DISTRIBUTION AND LIGHTING DESIGN MEETS ALL APPLICABLE CODES.	





1ST FLOOR DEMO PLAN
SCALE: 1/8"=1'-0"

GENERAL DEMOLITION NOTES

- 1. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
- 2. ALL NEW CONSTRUCTION TO COMPLY TO THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE.
- 3. REMOVAL OF ANY STRUCTURAL COMPONENT BEYOND THE SCOPE OF THESE DRAWINGS (LOAD BEARING WALL, CEILING/FLOOR JOISTS, ETC) IS PROHIBITED WITHOUT THE CONSENT OF THE ENGINEER OF RECORD.
- 4. PROTECT ALL STRUCTURAL COMPONENTS OF THE EXISTING BUILDING TO REMAIN DURING DEMOLITION/ CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGES CAUSED BY HIMSELF OR ANY OF HIS SUB-CONTRACTORS.
- 5. PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING BEARING AND NON-BEARING WALLS TO REMAIN. ALSO PROVIDE ADEQUATE BRACING AT ALL AREAS OF CEILING CUTTING.

NOTE:

ENGINEER OF RECORD OR REPRESENTATIVE TO ASSESS THE EXISTING STRUCTURE WHEN DRYWALL IS REMOVED TO VERIFY LOAD BEARING ROOF/CEILING POINTS/WALLS/SUPPORTING MEMBERS

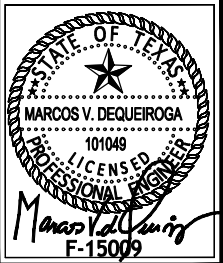
TEMPORARY SUPPORT NOTES:

- 1. TEMPORARY SUPPORTS SHALL BE USED DURING THE CONSTRUCTION PROCESS TO REPLACE EXISTING STRUCTURAL COMPONENTS.
- 2. REMOVE TEMPORARY SUPPORTS UPON INSPECTOR'S APPROVAL.
- 3. ENGINEER OF RECORD OR QUALIFIED REPRESENTATIVE TO INSPECT REPAIR WORK UPON COMPLETION.
- 4. NOTIFY THE ENGINEER OF RECORD IF FIELD CONDITIONS DIFFER FROM PLANS/DETAILS.

LEGEND	
	DEMO WALL
	NEW LOAD BEARING: 2X4@16" O.C. NON-LOAD BEARING: 2X4@24" O.C.
	WINDOWS TO BE REMOVED/REPLACED
	WALLS TO REMAIN

407 Forest St
Liberty Hill, TX 78642
(512) 215-4364
F-15009

4304 PARKWOOD ROAD
AUSTIN, TX 78722



NO.	REVISION	DATE
1.	REVIEW SET	08-19-22

PROJECT:	22245
DATE:	08-19-22
DRAWN BY:	FJ

SCALE:	AS NOTED
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S1.0