GENERAL NOTES

512.730.3747 info@GarwoodArchitecture.com

LEGEND:

1/2" IRON PIN SET	CONC PAD WITH ELEC
1/2" IRON PIPE FOUND	ELECTRIC MANHOLE
BOLT FOUND IN CONC	S.W.B. CABLE MANHOLE
BENCH MARK	EXISTING TRAFFIC SIGNAL
POWER POLE	OVERHEAD ELECTRIC LINE(S)
GUY WIRE	AIR CONDITIONER
FIRE HYDRANT	CONCRETE
WATER METER	NEW STEPPING STONES
SEWER LID	(RECORD BEARING AND DISTANCE)
PHONE PEDESTAL	

INDEX OF DRAWINGS

Updated 07.20.2023

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A0.3 EXISTING LOWER LEVEL FLOOR PLAN
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S1.2 FIRST & SECOND CEILING & FRAMING PLANS
S1.3 ROOF FRAMING PLAN
S1.4 FIRST & SECOND FLOOR BRACE WALL PLAN
S2.1 FOUNDATION DETAILS
S3.1 STRUCTURAL NOTES

PROJECT INFORMATION

OWNER:
Tony & Tahni Rogers
214.519.3733 | tony.rogers@mac.com

ARCHITECT:
Clint Garwood, AIA | Garwood Architecture, PLLC
512.730.3747 clint@garwoodarchitecture.com

GENERAL CONTRACTOR:
Mike Rhodes | Arrowhead Construction
512.994.4148 | mike@arrowhdtx.com

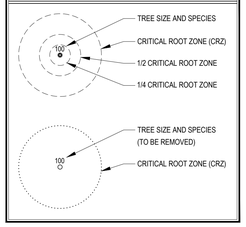
STRUCTURAL ENGINEER:
Richard Luevano, Jr. | Steinman Luevano Structures
512.891.6966 | rich@slstructures.com

SURVEY BY:

Roeder Surveying LLC
Date:August 31, 2021

3705 Vineland Drive
Austin, Texas 78722
(512) 478-7673
Firm Registration Number 10094400

TREE LEGEND



▪ ROGERS RESIDENCE ▪

SITE INFORMATION:

LEGAL DESCRIPTION:
LOT 14, WESTENFIELD 1, A SUBDIVISION RECOREDED IN VOLUME 3, PG. 202, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

PHYSICAL ADDRESS:
2702 Enfield Road, Austin, Texas 78703

Existing Lot Area (sq ft):	12,264
Zoning - City of Austin:	SF-3-NP
Allowable Building Coverage @ 40%:	4,906 Sq. Ft.
Allowable Impervious coverage @ 45%:	5,519 Sq. Ft.

BUILDING AND SITE AREA:

Updated 07.20.2023

Area Description	Exist Sq Ft	New/Added Sq Ft	Total Sq Ft
a. 1st floor conditioned area	1229	174	1403
b. 2nd floor conditioned area	493	468	961
c. 3rd floor conditioned area	--	--	--
d. Basement	--	--	--
e. Attached Covered Parking (garage or carport)	--	462	462
f. Detached Covered Parking (garage or carport)	--	--	--
g. Covered Wood Decks (counted at 100%)	--	--	--
h. Covered Patio/ Storage (screened patio)	307	600	907
i. Covered Porch (entry porch)	9	--	9
j. Balcony	--	--	--
k. Other-Specify (masonry at house/ gar/ cov'd porch)	94	59	153
Total Building Area (TBA) (add: a through k)	2132	1763	3895
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d and j)	(A) 1639	1295	(B) 2934
l. Driveway	1244	--	1244
m. Sidewalks (cut stone steps)	--	41	41
n. Uncovered Patio (front patio)	--	97	97
o. Uncovered Wood Decks (counted at 50%)	--	--	--
p. AC & Pool Equip Pads (stoops, bbq pad)	74	84	158
q. Other (pool coping, conc walls, stone planter, col's)	--	325	325
Total Site Impervious Coverage (add: TBC and l through q)	(C) 2957	1842	(D) 4799
r. Pool	--	520	520
s. Spa	--	84	84

Total Lot Size: 12,264 sq ft — Maximum allowed impervious coverage: 5519 sq ft (45%)

Building Coverage Information

Existing Building Coverage (See above A)	1639 sq ft	% of lot size: 13.36 %
Proposed Building Coverage (See above B)	2934 sq ft	% of lot size: 23.92 %

Impervious Coverage Information

Existing Impervious Coverage (See above C)	2957 sq ft	% of lot size: 24.11 %
Proposed Impervious Coverage (See above D)	4799 sq ft	% of lot size: 39.13 %

GROSS FLOOR AREA:

Updated 07.20.2023

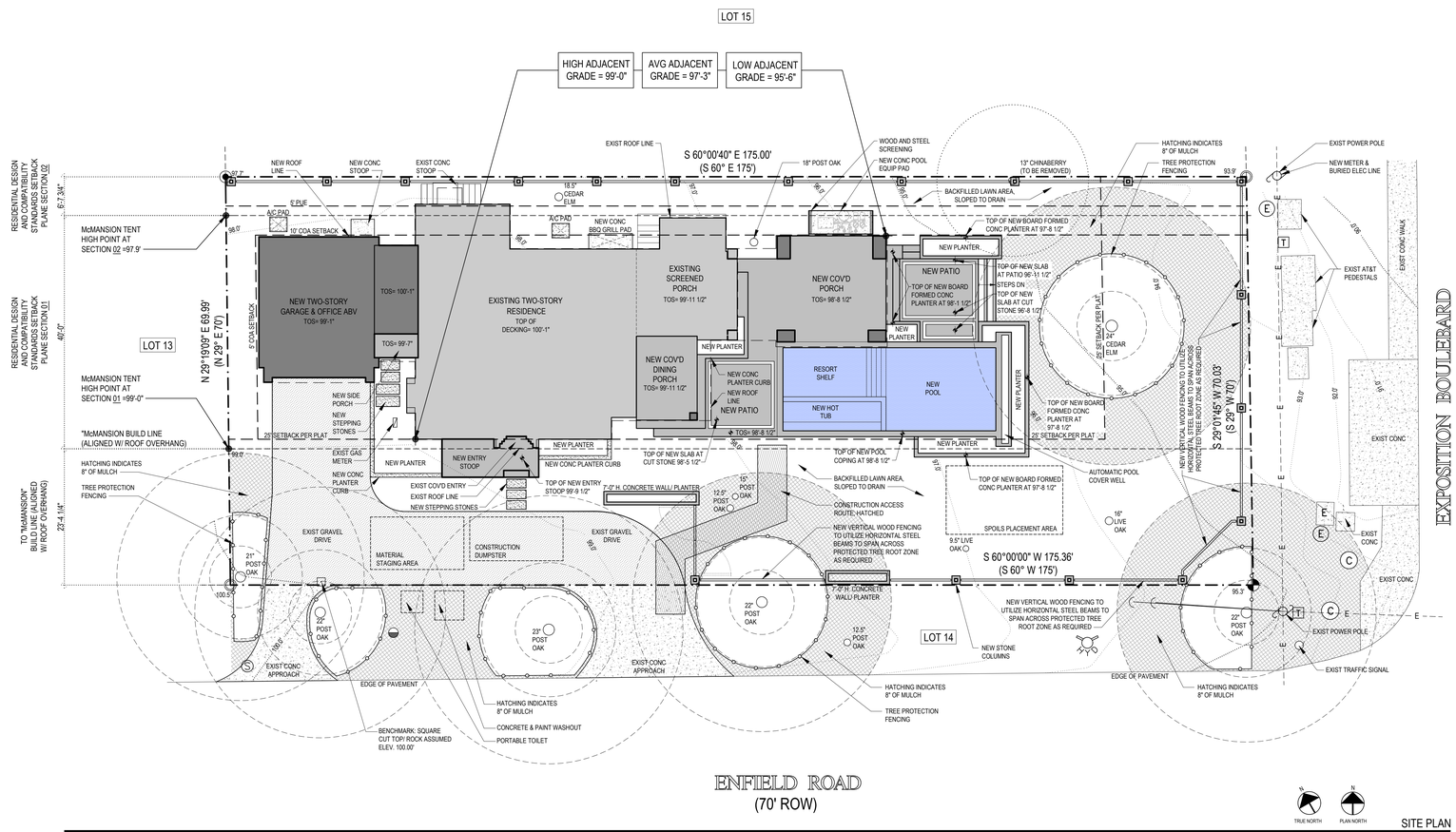
	Exist Sq Ft to remain	New / Added Sq Ft	Proposed Exemptions	Applied Exemption Sq Ft	Total Sq Ft
1st Floor	1296	177			1473
2nd Floor	504	499			1003
3rd Floor	--	--			--
Areas w/ ceilings > 15'	--	--	Must follow article 3.3.5		--
Ground Floor Entry Porch	9	--	☒ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A.2)	9	0
Ground Floor Rear Porch	323	600	☒ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A.2)	923	0
Ground Floor Breezeway	--	--	☐ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A.2)	--	--
Basement	--	--	Must follow article 3.3.3. B	--	--
Attic	--	--	Must follow article 3.3.3. C	--	--
Attached Garage	--	487	☒ 200 sq ft (3.3.2 B.1)	200	287
Detached Garage	--	--	☐ 450 sq ft (3.3.2 A1 / 2a) ☐ 200 sq ft (3.3.2 B2a / 2b)	--	--
Attached Carport	--	--	☐ 450 sq ft (3.3.2 A.3) ☐ 200 sq ft (3.3.2 B.1)	--	--
Detached Carport	--	--	☐ 450 sq ft (3.3.2 A.3)	--	--
Detached Accessory Building(s)	--	--		--	--
Totals	2132	1763	Total Gross Floor Area:		2763

(Total Gross Floor Area / Lot Area) x 100 = Floor-To-Area Ratio: 22.53 %

FRONT YARD IMPERVIOUS COVERAGE AREA

Updated 07.20.2023

MAXIMUM ALLOWED FRONT YARD IMPERVIOUS COVERAGE: 0.40 x 12264 = 4905.6	4906 sq ft (40%)
TOTAL FRONT YARD AREA	4119 sq ft (100%)
TOTAL FRONT YARD AREA IMPERVIOUS COVERAGE	1248 sq ft (30.30%)



SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN NOTES:
1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 PROVIDE SOIL TREATMENT FOR PROTECTION AGAINST TERMITES AT FOUNDATION, WALKS, PATIOS, AND STUCCO WALLS.
3.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.

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REGISTERED ARCHITECT CLINTON GARWOOD 20499 STATE OF TEXAS
07.26.2023

Rogers Residence
Remodel & Addition
2707 Enfield road
Austin, Texas 78703

REV	DESCRIPTION	DATE	DRAWN BY: CG & SS
	ISSUED FOR PERMITTING	07.26.2023	

SHEET TITLE
SITE PLAN AND COVER SHEET

SHEET
A0.1

GENERAL NOTES

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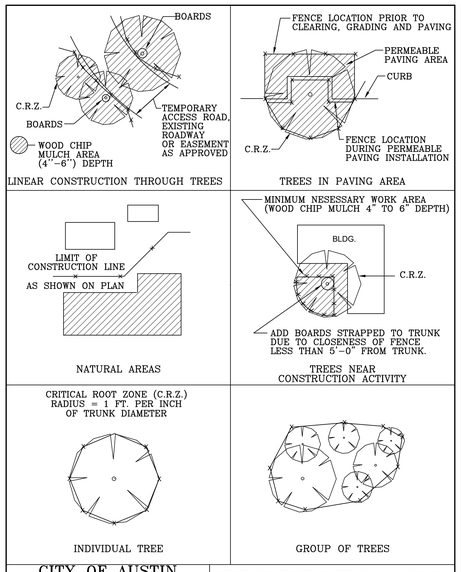
REGISTERED ARCHITECT JOHN PAUL GARWOOD 20499 STATE OF TEXAS

07.26.2023



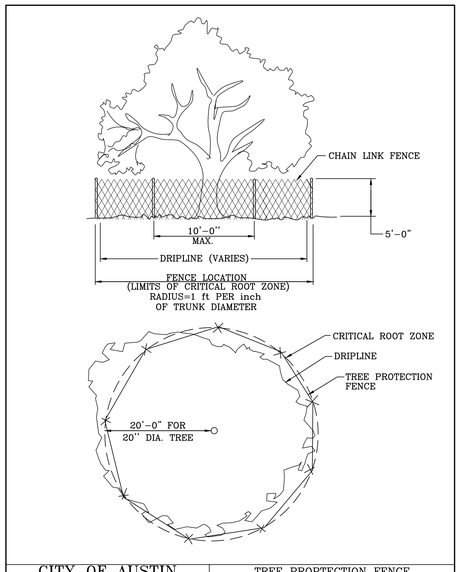
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE LOCATIONS

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S–1



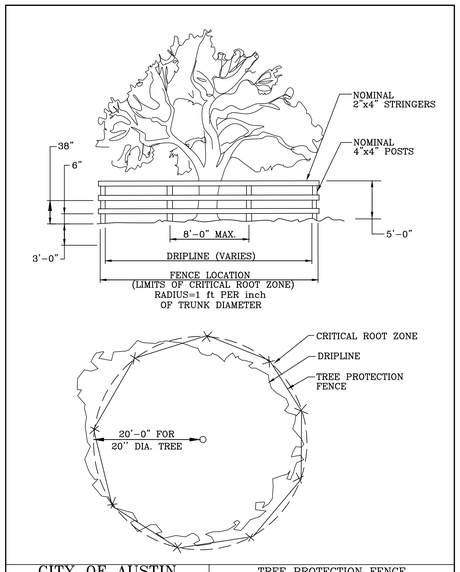
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROPTECTION FENCE TYPE A – CHAIN LINK

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S–2



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE TYPE B – WOOD

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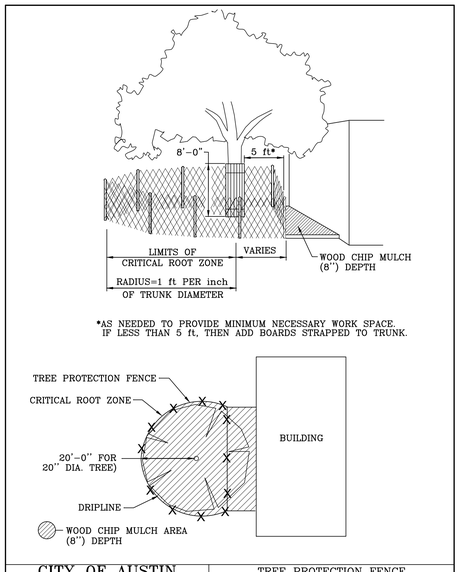
STANDARD NO. 610S–3



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE MODIFIED TYPE A – CHAIN LINK

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THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S–4

TREE PROTECTION NOTES

PER APPENDIX P-2: CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1 All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.

3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.

4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.

5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:

   A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;

   B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;

   C. Wounds to exposed roots, trunk or limbs by mechanical equipment;

   D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:

   A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;

   B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);

   C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;

   D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.

Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.

8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.

9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.

11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.

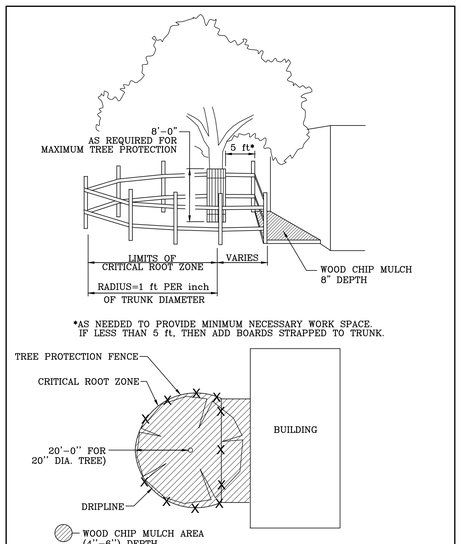
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).

13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).

14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

15. Tree pruning must not be done in a manner that is detrimental to the tree. Any action undertaken which intentionally or recklessly causes injury, death, or disfigurement to a tree is considered to be detrimental. Examples of detrimental actions which are prohibited include cutting, poisoning, burning, over-watering, relocating, or transplanting a tree.

16. Compliance with all oak wilt regulations found within this code is required, including, but not limited to, the immediate application of an appropriate pruning sealant on all fresh cuts. For more information about oak wilt diagnosis, treatment, and prevention, please visit the Texas Forest Service's website at http://www.texasoakwilt.org/.



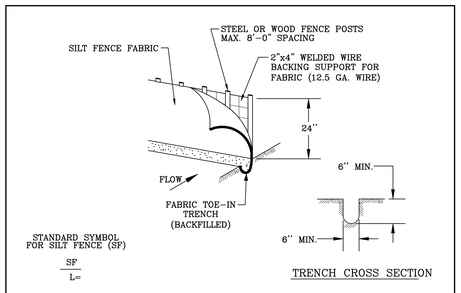
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

TREE PROTECTION FENCE MODIFIED TYPE B – WOOD

RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S–5



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER. SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

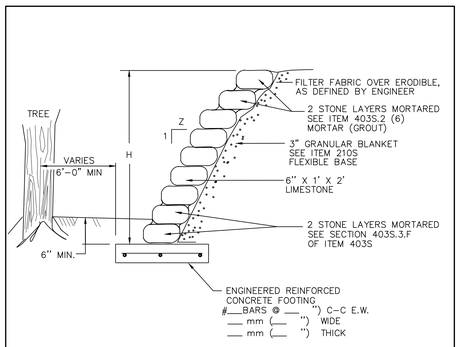
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

SILT FENCE

RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 642S-1



THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

A. H AND Z ARE SPECIFIED ON THE DRAWING.
B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16–7–2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

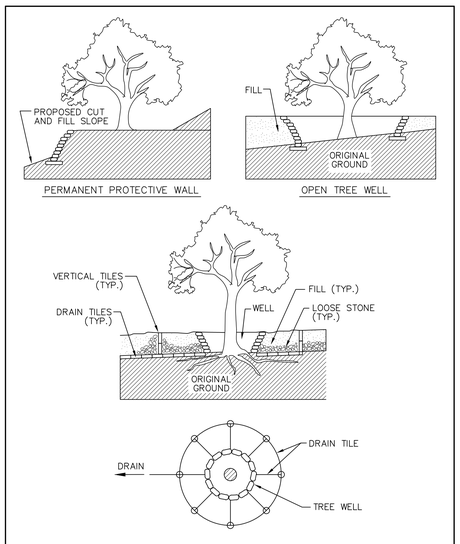
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW

SLOPE PROTECTION AND TREE WELLS

RECORD COPY SIGNED BY J. PATRICK MURPHY 03/13/06 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S–6 1 OF 2



DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW

SLOPE PROTECTION AND TREE WELLS

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THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 610S–6 2 OF 2

EROSION CONTROL NOTES

1 The Contractor shall install erosion/sedimentation controls prior to any site preparation work and such control measures shall remain in place throughout the entire duration of construction activity.

2. Install silt fence per City of Austin standard detail in approximate locations indicated on the architectural site plan and in accordance with City of Austin standard notes for tree and natural area protection.

3. Provide revegetation and stabilization according to City of Austin standards and within 14 days of construction inactivity.

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE	DRAWN BY: GW & SS
	ISSUED FOR PERMITTING	07.26.2023	

SHEET TITLE
TREE PROTECTION AND EROSION CONTROL DETAILS

SHEET
A0.2

GARWOOD architecture

GENERAL NOTES

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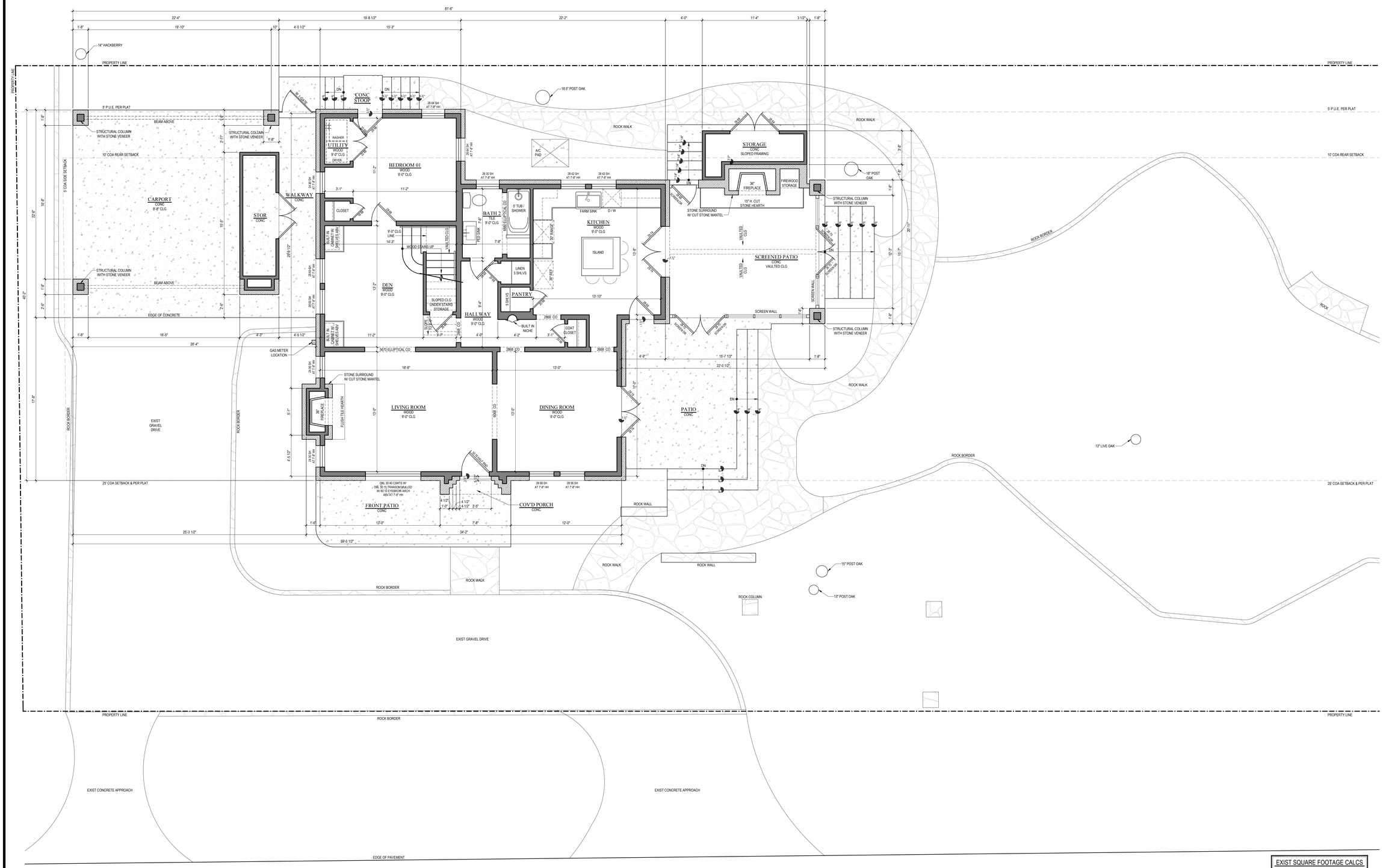

EXIST SQUARE FOOTAGE CALCS	
HEATED (outside frame wall)	
Lower Level	1229 sq ft
Upper Level	493 sq ft
Total Heated	1722 sq ft
NON-HEATED	
Carport & Storage	446 sq ft
Screened in Patio & Storage	307 sq ft
Covered Porch	9 sq ft
Total Non-Heated	762 sq ft
Total Covered Area	2484 sq ft

TRUE NORTH PLAN NORTH

EXISTING LOWER LEVEL FLOOR PLAN

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

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

GARWOOD architecture

GARWOOD ARCHITECTURE

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REGISTERED ARCHITECT TEXAS 20499

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: CC & SS

SHEET TITLE
EXISTING LOWER LEVEL FLOOR PLAN

SHEET
A0.3

GENERAL NOTES

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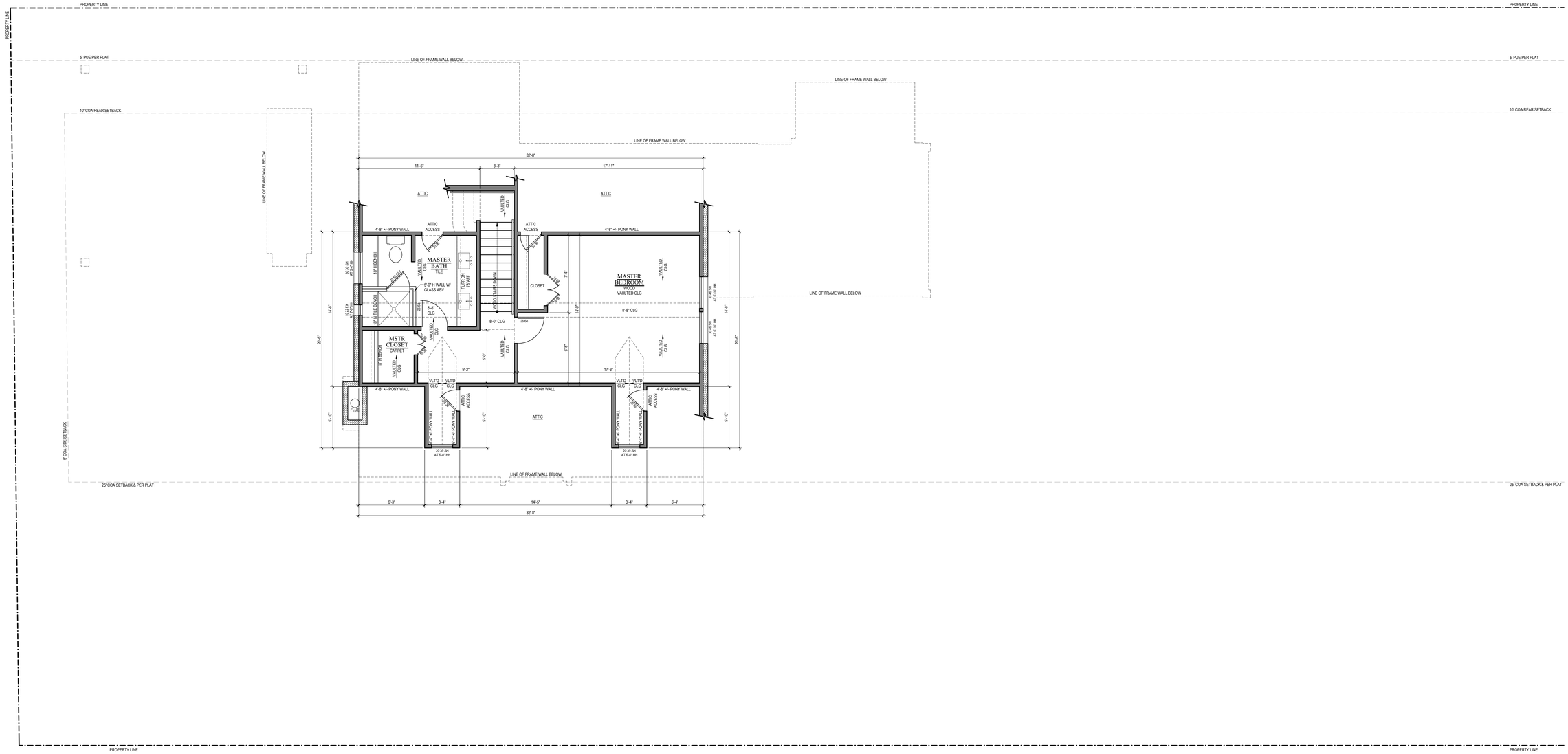

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07.26.2023

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

TRUE NORTH PLAN NORTH

EXISTING UPPER LEVEL FLOOR PLAN

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

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: CG & SS

SHEET TITLE
EXISTING UPPER LEVEL FLOOR PLAN

SHEET
A0.4

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GENERAL NOTES

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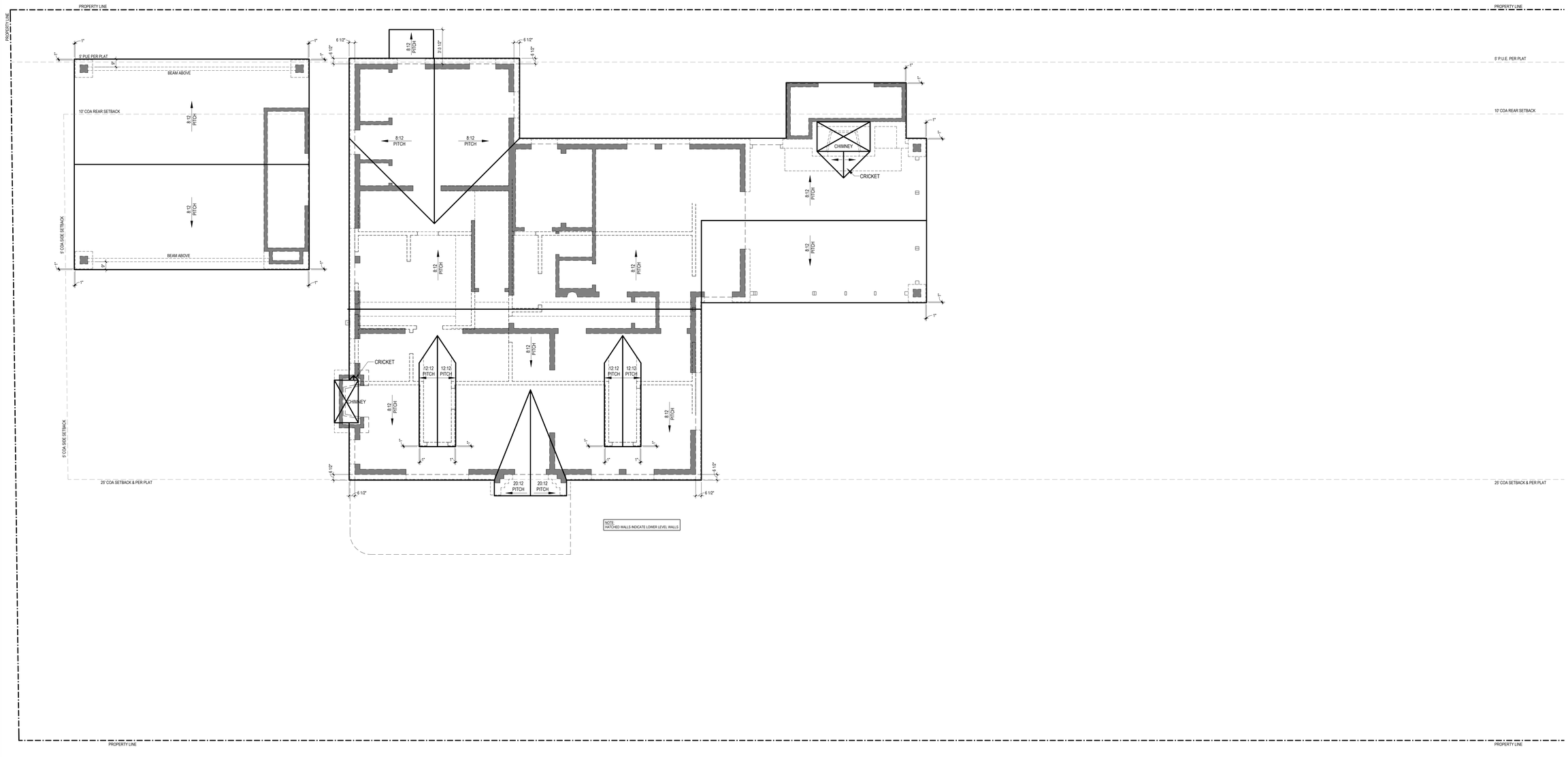

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REGISTERED ARCHITECT JOHN GARWOOD 20499 STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: CG & SS

SHEET TITLE
EXISTING ROOF PLAN

SHEET
A0.5

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

TRUE NORTH PLAN NORTH

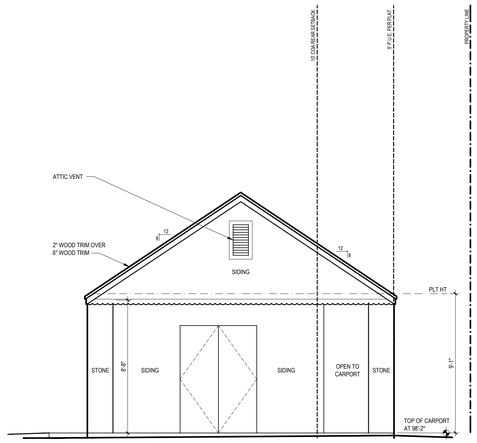
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

GARWOOD architecture

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

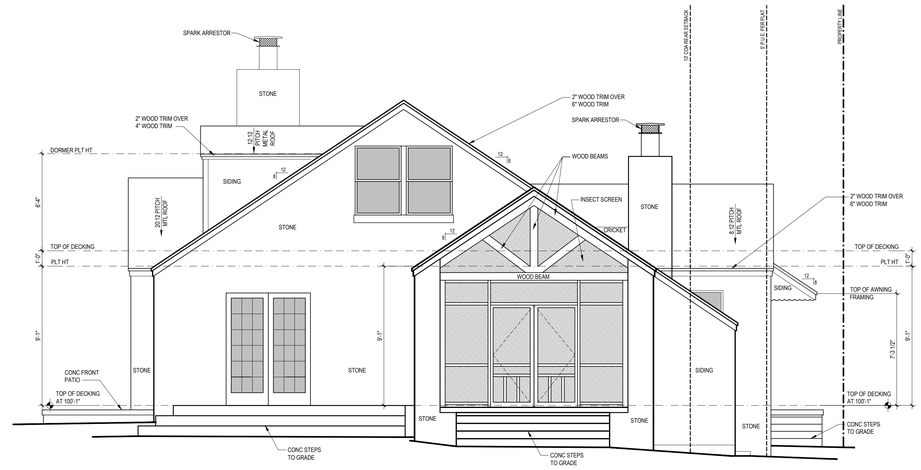
1.0 ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION
2.0 REFER TO CIVIL DRAWINGS FOR ALL GRADING, DRAINAGE, EASEMENTS, SETBACKS, PLATTING, AND UTILITIES
3.0 STUCCO WALLS:
3.1 SLOPE FINISH GRADE OFF OF BLDG 6 EACH FOOT FINISH GROUND WILL PROVIDE EQUITY IN DRAINAGE AWAY FROM BLDG.
4.0 SURVEY LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
5.0 ALL DIMENSIONS ARE EXISTING UNLESS NOTED OTHERWISE.
6.0 ALL EXPOSED WOOD / TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.



EXISTING RIGHT CARPORT ELEVATION

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

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



EXISTING RIGHT ELEVATION

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

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

EXISTING FRONT ELEVATION

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

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

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REGISTERED ARCHITECT JOHNSON GARWOOD 20499 STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

DATE	DESCRIPTION	DRAWN BY: CG & SS
07.26.2023	ISSUED FOR PERMITTING	

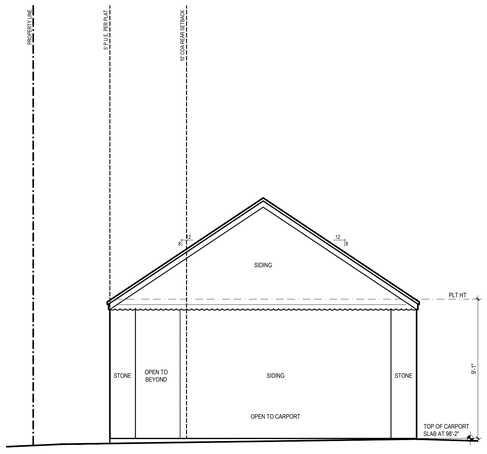
SHEET TITLE
EXIST FRONT AND RIGHT ELEVATIONS

SHEET
A0.6

GARWOOD
architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

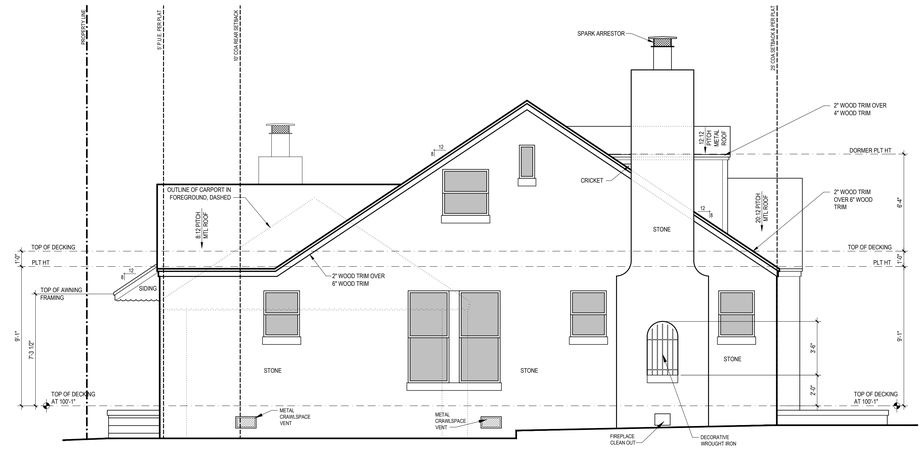
1.0 ALL CONSTRUCTION WILL ADHERE TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 WOOD STUD WALLS TO BE 2X4 @ 16" O.C. UNLESS NOTED OTHERWISE. EXTERIOR WALLS TO BE 2X6 @ 16" O.C.
3.0 STUCCO WALLS:
4.0 ALL DIMENSIONS OF SLAB SLEEPS THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
5.0 ALL ELEVATIONS ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
6.0 ALL ROOF LINES ARE EXISTING UNLESS NOTED OTHERWISE.
7.0 ALL EXPOSED WOOD - TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.



EXISTING LEFT CARPORT ELEVATION

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

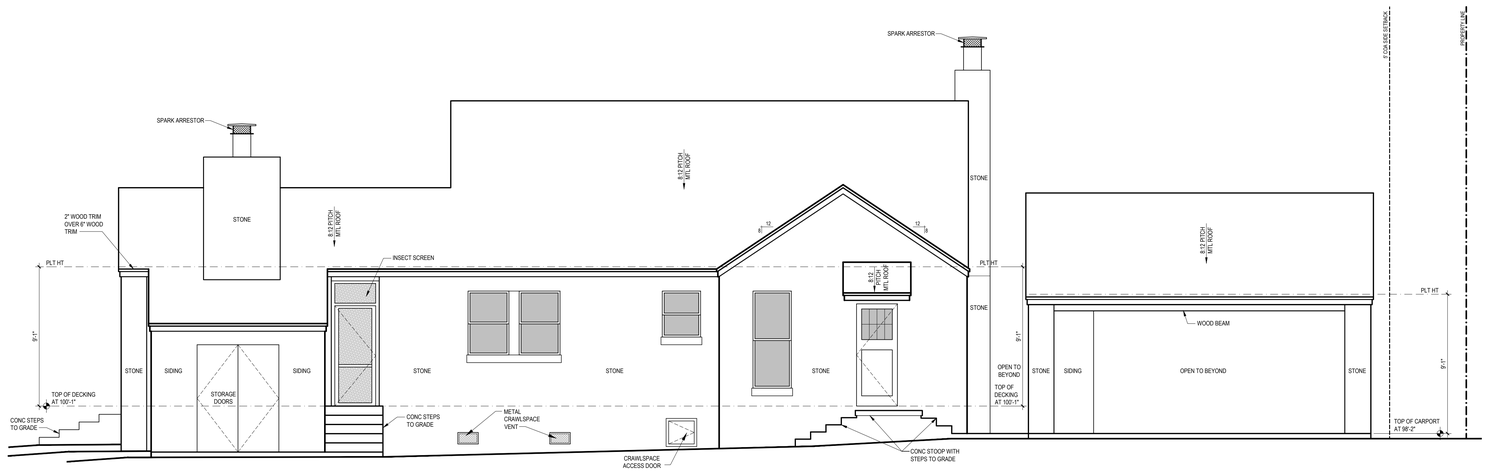
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

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



EXISTING REAR ELEVATION

NOTE: THESE DRAWINGS WERE PREPARED UTILIZING FIELD MEASUREMENTS. MEASUREMENTS SHOULD BE FIELD VERIFIED BEFORE PERFORMING ANY CONSTRUCTION WORK

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

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REGISTERED ARCHITECT
CHRISTOPHER L. GARWOOD
20499
STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV#	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: CG & SS

SHEET TITLE
EXIST REAR AND LEFT ELEVATIONS

SHEET
A0.7

GENERAL NOTES

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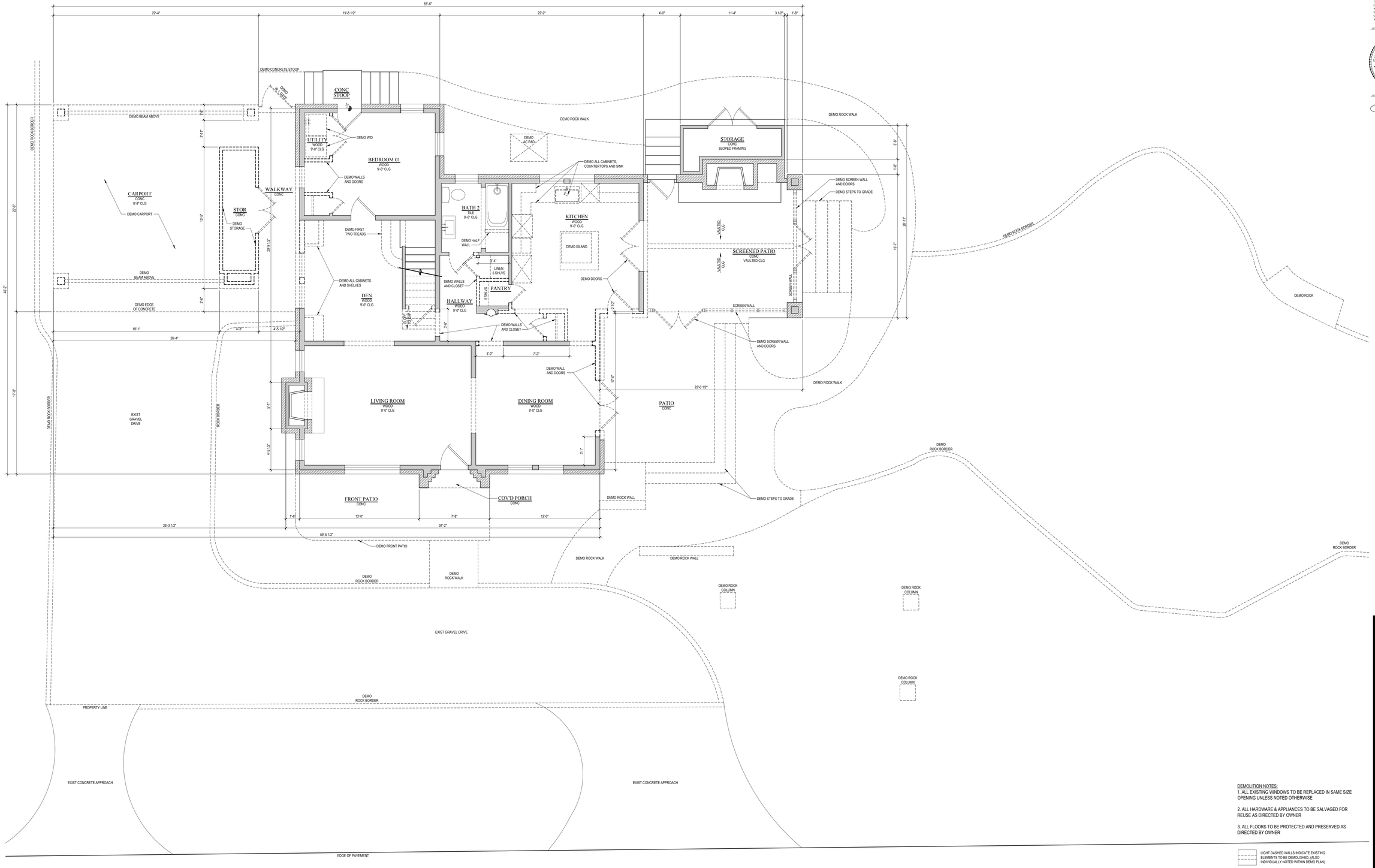

DEMOLITION NOTES:
1. ALL EXISTING WINDOWS TO BE REPLACED IN SAME SIZE OPENING UNLESS NOTED OTHERWISE

2. ALL HARDWARE & APPLIANCES TO BE SALVAGED FOR REUSE AS DIRECTED BY OWNER

3. ALL FLOORS TO BE PROTECTED AND PRESERVED AS DIRECTED BY OWNER

LIGHT DASHED WALLS INDICATE EXISTING ELEMENTS TO BE DEMOLISHED. (ALSO INDIVIDUALLY NOTED WITHIN DEMO PLAN)

DARK DASHED WALLS INDICATE EXISTING WALLS TO BE DEMOLISHED. (ALSO INDIVIDUALLY NOTED WITHIN DEMO PLAN)

HATCHING INDICATE EXISTING STONE VENEER

LIGHT SOLID-HATCHED WALLS INDICATE EXISTING WALLS TO REMAIN

TRUE NORTH PLAN NORTH

LOWER LEVEL DEMOLITION PLAN

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

GARWOOD architecture

GARWOOD ARCHITECTURE

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REGISTERED ARCHITECT JENNIFER GARWOOD 20499 STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION:	DATE
	ISSUED FOR PERMITTING	07-26-2023

DRAWN BY: CG & SS

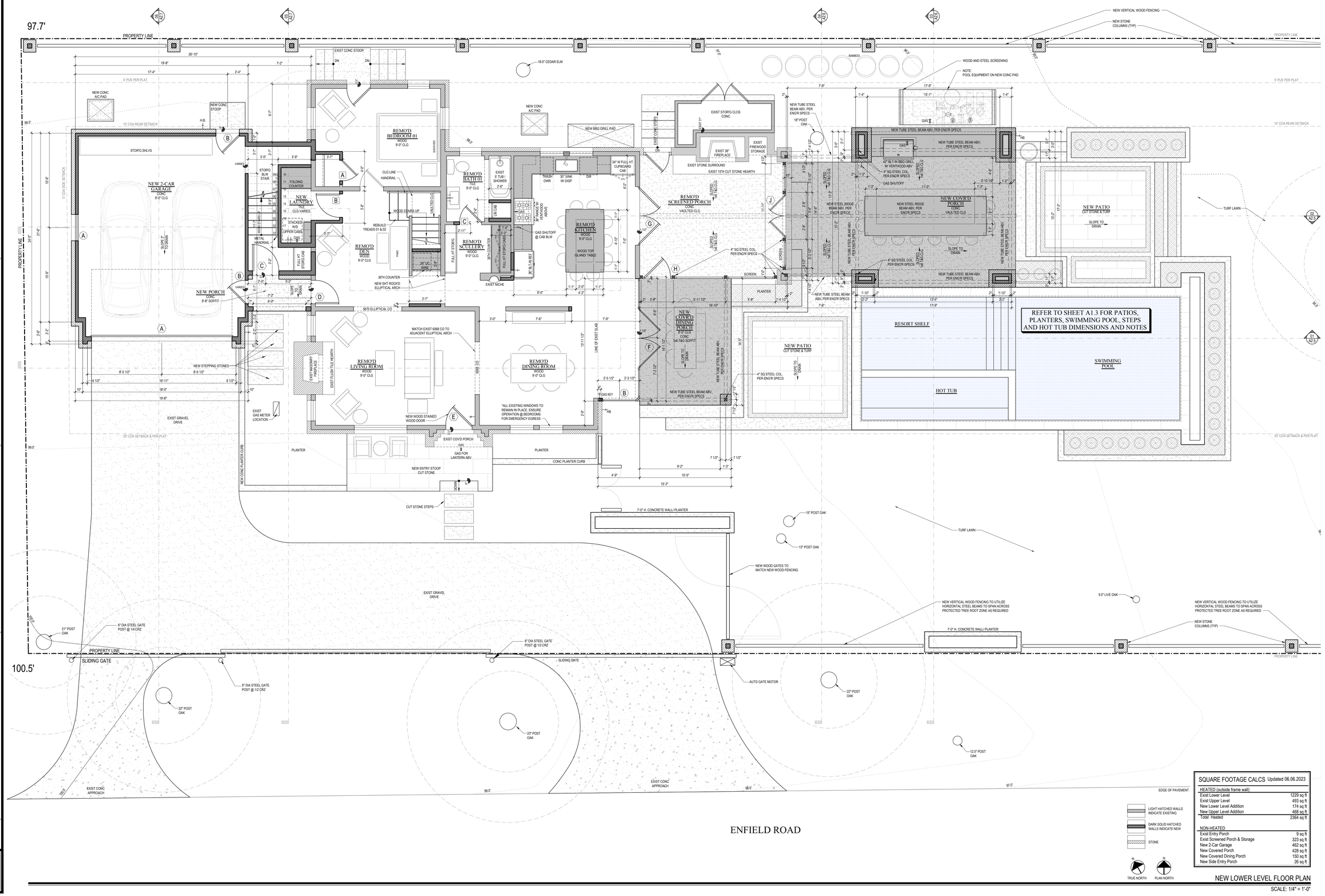
SHEET TITLE
LOWER LEVEL DEMOLITION PLAN

SHEET
A0.8

512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL DRAWINGS AND DIMENSIONS TO BE VERIFIED AT THE SITE BEFORE ANY CONSTRUCTION POSSIBLE. GARWOOD ARCHITECTURE, PLLC. TO BE NOTIFIED OF ANY DISCREPANCIES.
2.0 ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
3.0 ALL EXTERIOR WALLS TO BE 10"/2" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS AT 16" O.C. OR DOUBLE 2x4 STUDS AT 12" O.C.
4.0 ALL EXTERIOR FINISH FLOORS TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1/2" CONTRACTOR TO VERIFY FINISH FLOORING MATERIALS TO MAINTAIN MINIMUM DROP.
5.0 ALL WALLS TO BE 2x6 WOOD STUDS, UNLESS NOTED OTHERWISE. 2x6 STUDS REQUIRED BETWEEN WALLS OR POSITIONED WITH THE RIDGE SIDE JAMB FIN. FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON PLANS.
6.0 PROVIDE WATERPROOFING AT ALL EXTERIOR WALLS, TUBS, SHOWERS, & TILE AS NECESSARY.
7.0 ALL WINDOWS ARE DIMENSIONED TO THE CENTER LINE UNLESS NOTED OTHERWISE. WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8.0 ALL GLASS IN DOORS, WITHIN 18" OF FLOOR, AND WITHIN 24" ARC OF DOOR, UNLESS NOTED OTHERWISE, TO BE TEMPERED GLASS LOCATIONS AS REQUIRED BY CODE.
9.0 ALL SHOWERS TO BE TILE OVER CEMENT BOARD. ALL BATHROOMS MAINTAIN AT LEAST ONE WINDOW THAT MEETS EGRESS AS REQUIRED BY CODE.
10.0 ALL CEILING HEIGHTS ARE TO CEILING FACE WHERE APPLICABLE.
11.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS.
12.0 ALL ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
13.0 PROVIDE ATTIC ACCESS TO PROVIDE A 24"X36 PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS. FRAME UNITS TO BE LOCATED WITHIN 20'-0" OF ATTIC ACCESS.



SQUARE FOOTAGE CALCS Updated 06.06.2023

HEATED (outside frame wall)	
Exist Lower Level	1229 sq ft
Exist Upper Level	493 sq ft
New Lower Level Addition	174 sq ft
New Upper Level Addition	468 sq ft
Total Heated	2364 sq ft
NON-HEATED	
Exist Entry Porch	9 sq ft
Exist Screened Porch & Storage	323 sq ft
New 2-Car Garage	462 sq ft
New Covered Porch	428 sq ft
New Covered Dining Porch	150 sq ft
New Side Entry Porch	26 sq ft

LIGHT HATCHED WALLS INDICATE EXISTING
DARK SOLID HATCHED WALLS INDICATE NEW
STONE
EDGE OF PAVEMENT
TRUE NORTH
PLAN NORTH

NEW LOWER LEVEL FLOOR PLAN

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

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07.26.2023

Rogers Remodel and Addition
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Austin, Texas 78703

REV#	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

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SHEET TITLE
NEW LOWER LEVEL FLOOR PLAN

SHEET
A1.1

GARWOOD architecture

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 PROVIDE ADEQUATE BRACING AT ALL EXTERIOR AND ATTIC CORNERS
2.0 CONTRACTOR TO PROVIDE A 36" PLYWOOD DATA TRAP FROM ATTIC ACCESS TO HVAC UNITS. TRAP DATA TO BE LOCATED WITHIN 20'-0" OF ATTIC ACCESS

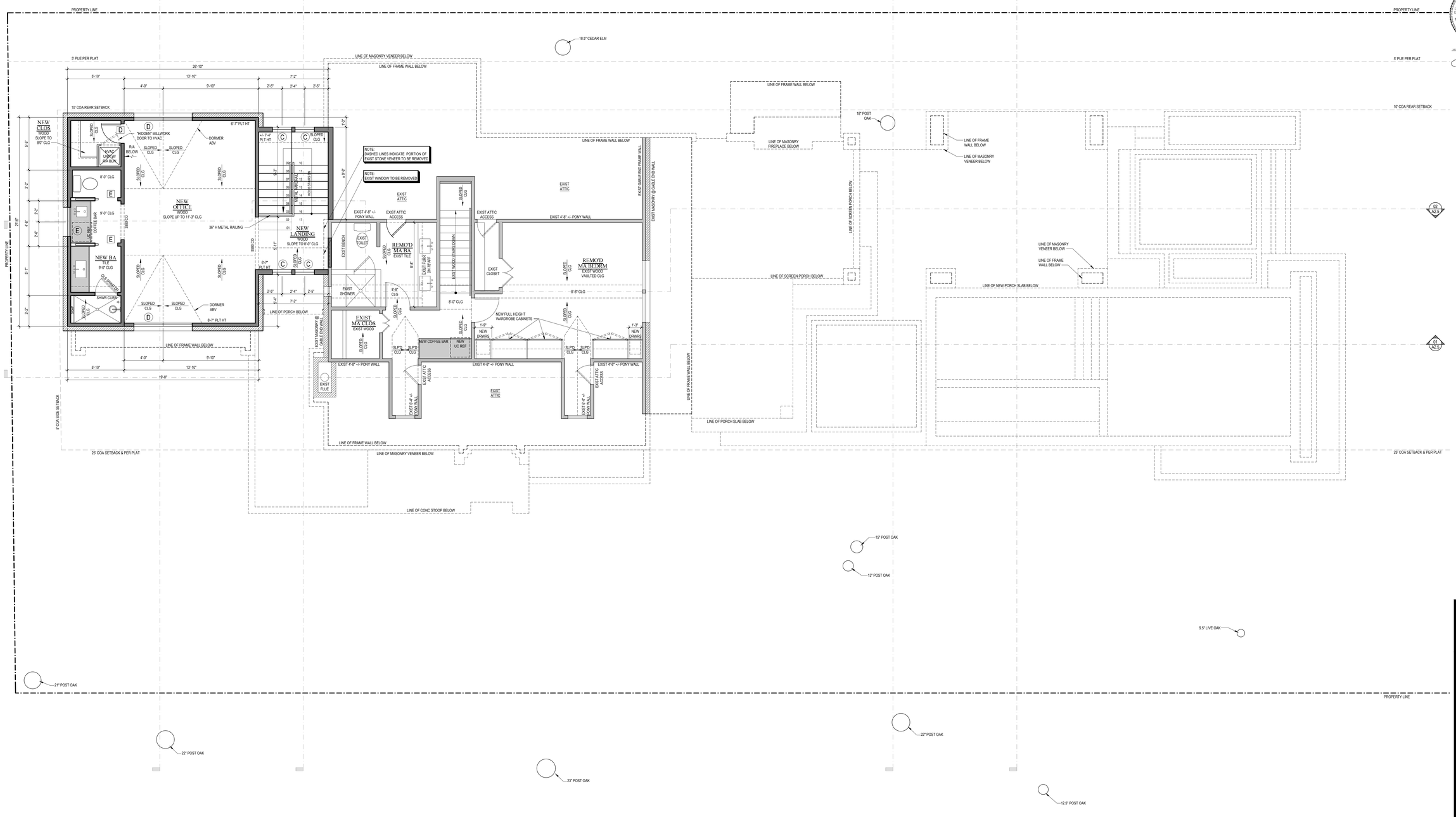
3.0 ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION
4.0 PROVIDE FLASHING & WEEPS PER MANUFACTURER'S SPECIFICATIONS AT ALL WINDOWS, DOORS AND STUCCO WALLS
5.0 SLOPE FINISH GRADE 6" AWAY FROM FOUNDATION WALLS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
6.0 ALL DIMENSIONS REFERENCE FACE OF STUD WALLS OR CENTERLINE OF COLUMNS
7.0 ALL WALLS TO BE 2x4 WOOD STUDS, UNLESS NOTED OTHERWISE
8.0 ALL DOORS TO BE PLACED 4" FROM THE STRIKE JAMB TO THE EDGE OF THE FRAME, UNLESS NOTED OTHERWISE. POSITIONED WITH THE HINGE SIDE JAMB 4IN. FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON PLANS

7.0 ALL WINDOWS ARE MANUFACTURED TO THE CODES LISTED ON THE NFRC TEMPORARY LABEL AND INSTALLED PER MANUFACTURERS INSTRUCTIONS
8.0 ORIGINAL DRAWING SIZE IS 24"x36". ANY OTHER SIZE PRINT IS NOT TO SCALE
9.0 LOCATIONS AS REQUIRED BY CODE
10.0 ALL EXTERIOR DOORS TO BE SOLID CORE, ALL BEDROOMS MAINTAIN AT LEAST ONE WINDOW THAT MEETS EGRESS AS REQUIRED BY CODE
11.0 PROVIDE SMOKE DETECTORS, GFCIS AND AFCI'S WHERE APPLICABLE
12.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS
13.0 BUILDER TO VERIFY ROUGH OPENINGS, SIZE AND LOCATION OF ALL WINDOWS, DOORS AND RELATED COMPONENTS.

9.0 PROVIDE NEW 1" WOOD HANDRAIL ON BOTH SIDES OF STAIRS
10.0 CONTRACTOR TO PROVIDE A 36" PLYWOOD DATA TRAP FROM ATTIC ACCESS TO HVAC UNITS. TRAP DATA TO BE LOCATED WITHIN 20'-0" OF ATTIC ACCESS

11.0 ALL EXTERIOR WALL CORNERS TO BE FRAMED WITH 2x4 STUDS AT 16" O.C. OR POSSIBLE 2x4 STUDS AT 12" O.C.
12.0 PROVIDE 1/2" PLYWOOD SHEATHING AT EXTERIOR WALLS OR EQUIVALENT PER MANUFACTURER'S SPECIFICATIONS
13.0 ALL EXTERIOR WALL CORNERS TO BE FRAMED WITH 2x6 STUDS AT 16" O.C. OR POSSIBLE 2x4 STUDS AT 12" O.C.
14.0 PROVIDE 1/2" PLYWOOD SHEATHING AT EXTERIOR WALLS OR EQUIVALENT PER MANUFACTURER'S SPECIFICATIONS
15.0 ALL EXTERIOR WALL CORNERS TO BE FRAMED WITH 2x6 STUDS AT 16" O.C. OR POSSIBLE 2x4 STUDS AT 12" O.C.
16.0 PROVIDE 1/2" PLYWOOD SHEATHING AT EXTERIOR WALLS OR EQUIVALENT PER MANUFACTURER'S SPECIFICATIONS
17.0 CONTRACTOR TO VERIFY FINISH FLOORING MATERIALS TO MAINTAIN MINIMUM DROP
18.0 ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE LOCATED IN ATTIC AREA
19.0 CONTRACTOR TO VERIFY ROUGH OPENINGS, SIZE AND LOCATION OF ALL WINDOWS, DOORS AND RELATED COMPONENTS.

LEGEND
GAS KEY
GAS
SHOWER HEAD
HOSE BIBB



NEW UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
TODD GARWOOD
20499
STATE OF TEXAS
07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: CG & SS

SHEET TITLE
NEW UPPER LEVEL FLOOR PLAN

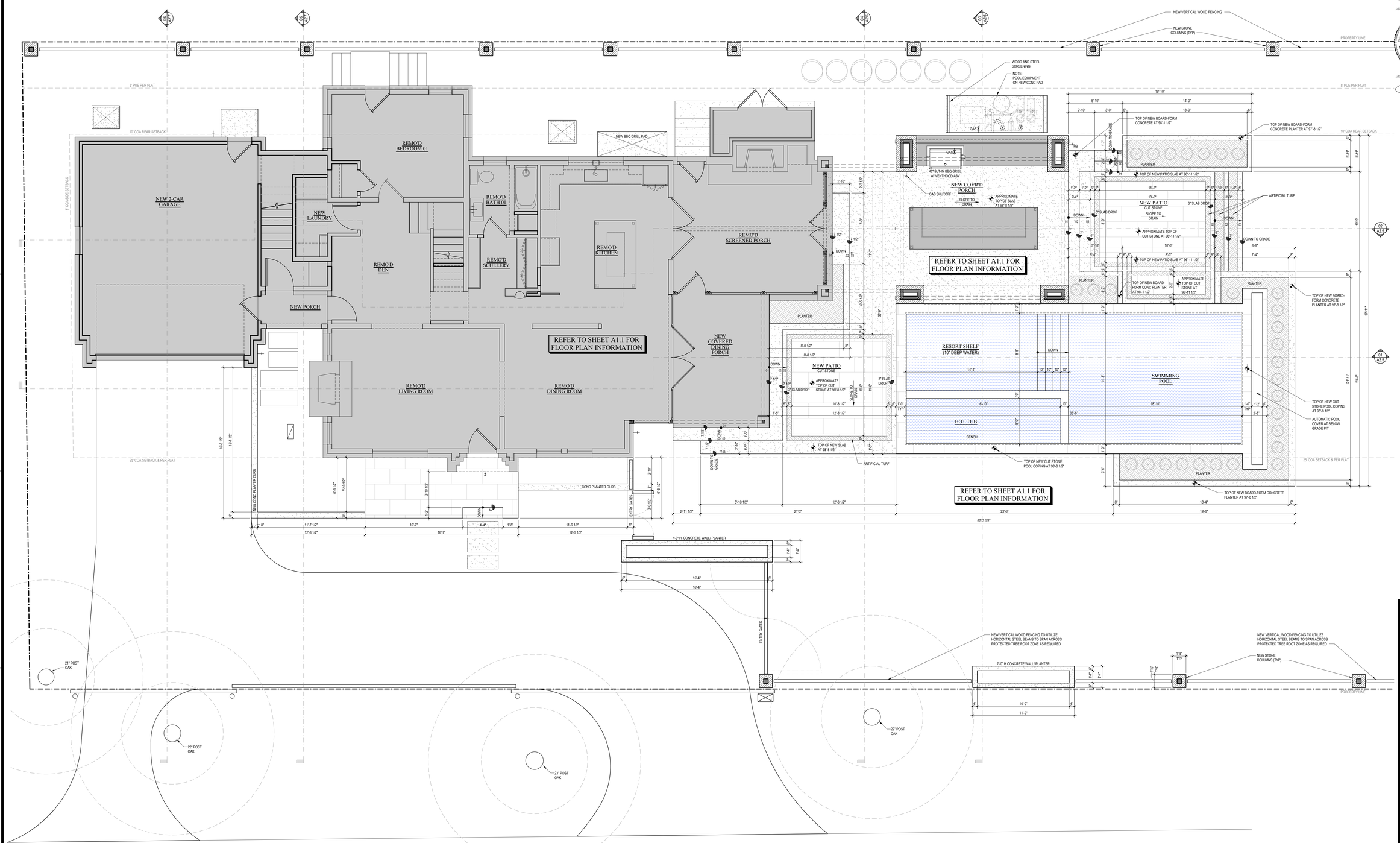
SHEET
A1.2

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL CONSTRUCTION WILL COMPLY TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.
3.0 STUCCO WALLS
3.1 FINISH FLOOR ELEVATION OF SLAB IS SUCH THAT FINISH GROUND WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
4.0 ALL DIMENSIONS REFERENCE FACE OF STUD WALLS OR CENTERLINE OF COLUMNS.
5.0 ALL WALLS TO BE 2x4 WOOD STUDS, UNLESS NOTED OTHERWISE.
6.0 ALL DIMENSIONS MARKED "CLR" OR "CLEAR" ARE TO BE MAINTAINED BETWEEN WALLS OR POSITIONED WITH THE FINISH SIDE JAMB 4IN. FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON PLANS.
7.0 ALL WINDOWS ARE MANUFACTURED TO THE CURRENT ENERGY CODE UNLESS NOTED OTHERWISE. WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
7.1 ALL EXTERIOR WINDOWS TO BE DOUBLE PANE WITH A MINIMUM U-FACTOR OF 0.35 OR LESS.
7.2 ALL WINDOWS TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS.
7.3 ALL WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO ENSURE ALL WARRANTIES ARE MAINTAINED.
8.0 CONTRACTOR TO VERIFY FINISH FLOORING MATERIALS TO MAINTAIN MINIMUM DROP.
9.0 ALL ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS TO BE INSTALLED PER CODE.
10.0 ALL ELECTRICAL OUTLETS, SWITCHES, AND PANELS TO BE LOCATED WITHIN 30'-0" OF ATTIC ACCESS.
11.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS.
12.0 ALL ELECTRICAL OUTLETS TO BE TAMPER RESISTANT.
13.0 PROVIDE GFCI RECEPTACLES, STAINLESS STEEL COVERS, UNLESS NOTED OTHERWISE.
14.0 PROVIDE GFCI ELECTRICAL PLUG OUTLETS TO THE REAR OF THE HOUSE AND ATTIC LOCATIONS.
15.0 CONTRACTOR TO PROVIDE A 36" PLYWOOD LATRAL FROM ATTIC ACCESS TO HVAC UNITS. THIS LATRAL TO BE LOCATED WITHIN 30'-0" OF ATTIC ACCESS.

LEGEND
GAS METER
GAS
SHOWER HEAD
HOSE BIBB



TRUE NORTH PLAN NORTH

NEW SWIMMING POOL, PATIOS AND PLANTERS FLOOR PLAN

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

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REGISTERED ARCHITECT 20499 STATE OF TEXAS
07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

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DRAWN BY: CG & SS

SHEET TITLE
NEW SWIMMING POOL, PATIOS AND PLANTERS FLOOR PLAN

SHEET
A1.3

GENERAL NOTES

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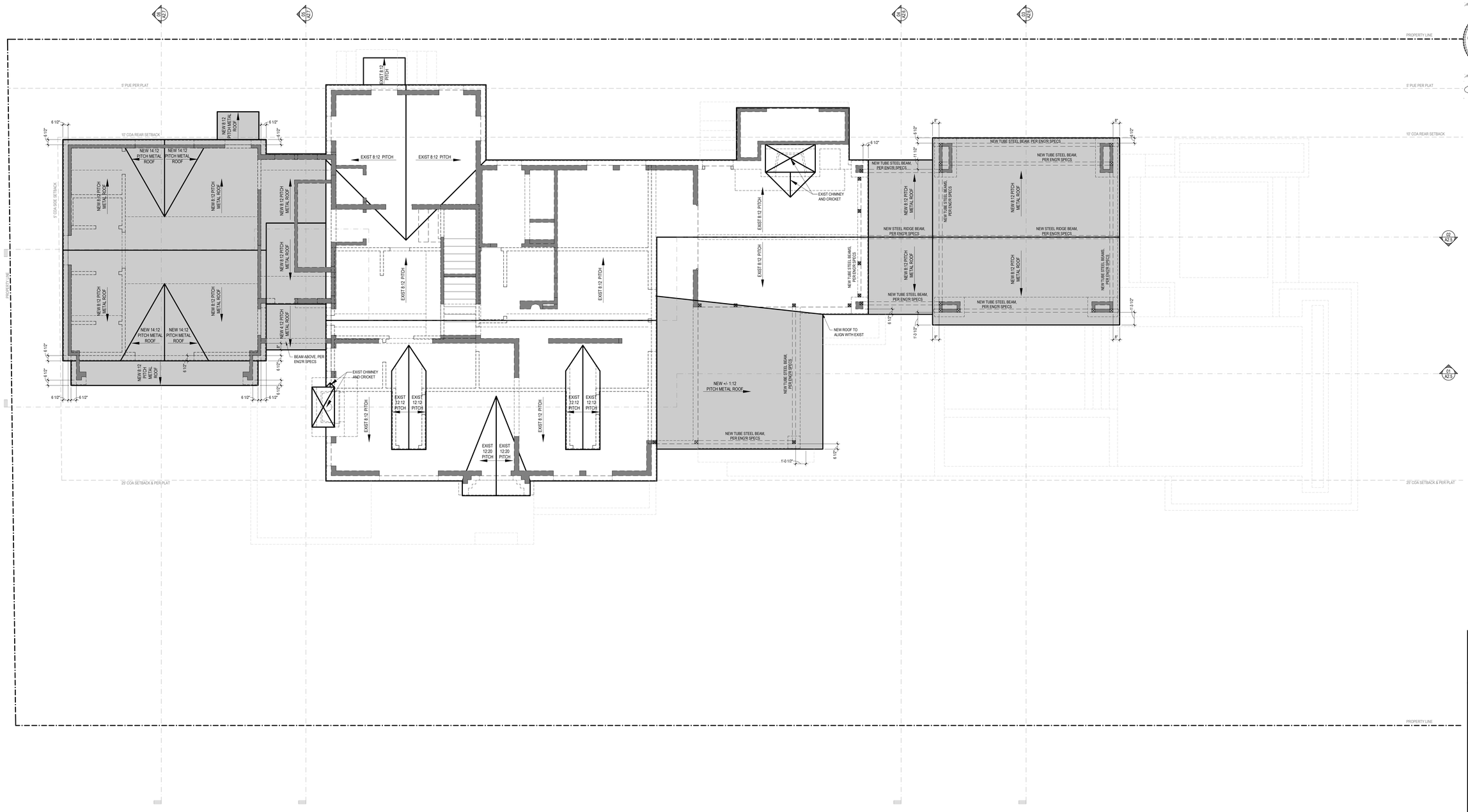

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REGISTERED ARCHITECT JOHN GARWOOD 20499 STATE OF TEXAS

07.26.2023

AREA OF NEW ROOF
UPPER LEVEL WALLS
LOWER LEVEL WALLS

TRUE NORTH
PLAN NORTH

NEW ROOF PLAN

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

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: CG & SS

SHEET TITLE
NEW ROOF PLAN

SHEET
A1.4

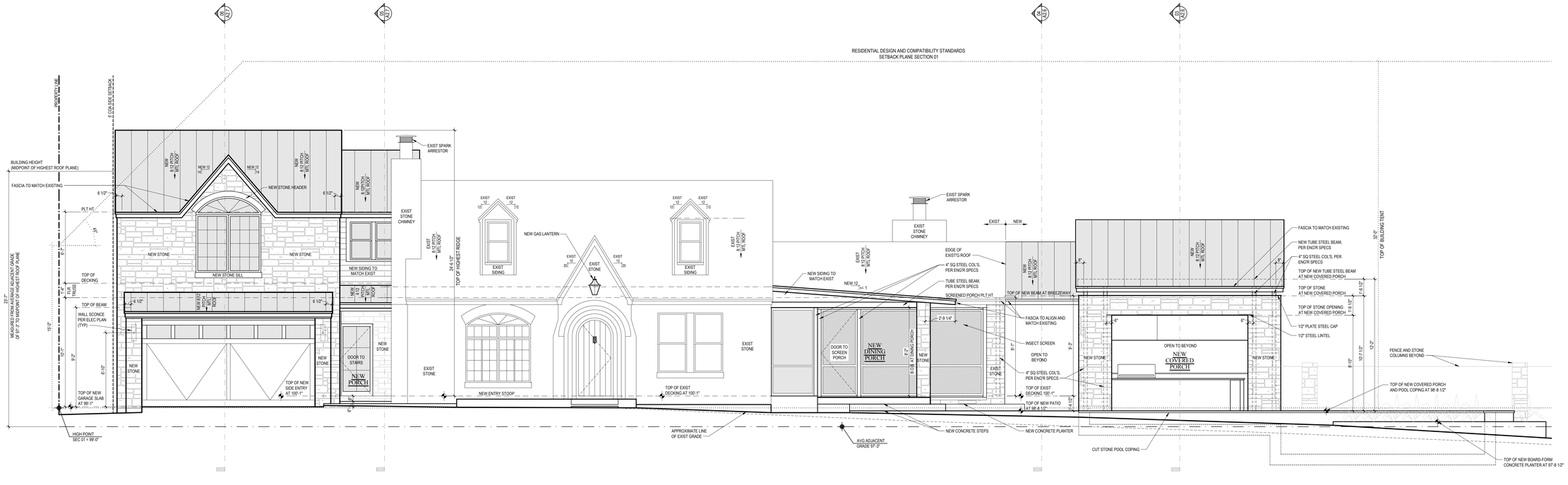
GARWOOD architecture

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 VERIFY ALL DIMENSIONS, CONDITIONS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
3.0 STUCCO WALLS:
A. FINISH GRADING OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE EQUITABLE DRAINAGE AWAY FROM SLAB.
B. SHOW LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
4.0 WINDOWS ARE EXISTING UNLESS NOTED OTHERWISE.
5.0 ALL EXPOSED WOOD TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.
6.0

FRONT VIEW RENDERING



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GARWOOD
ARCHITECTURE

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REGISTERED ARCHITECT
JOHN PAUL GARWOOD
20499
STATE OF TEXAS

07.26.2023

Rogers
Remodel
and
Addition
2702 Enfield Road
Austin, Texas 78703

KEY	DESCRIPTION	DATE	DRAWN BY: GO & SS
	ISSUED FOR PERMITTING	07.26.2023	

SHEET TITLE
NEW FRONT
ELEVATION

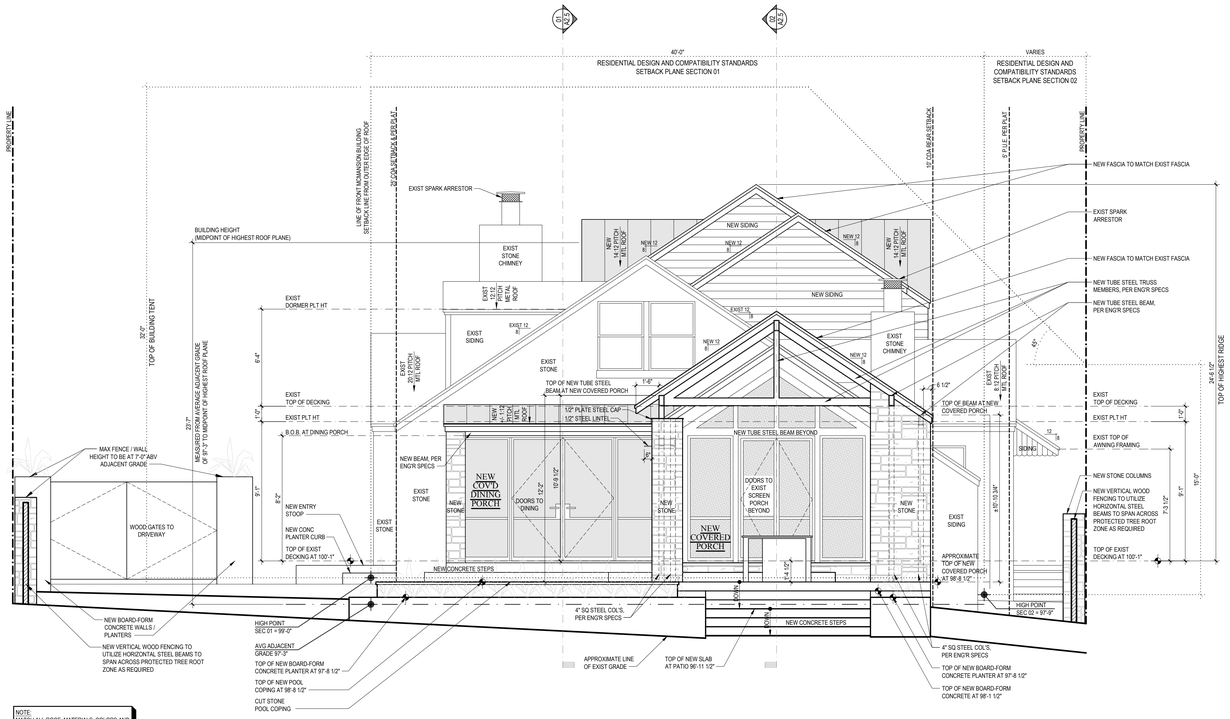
SHEET
A2.1

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL CONSTRUCTION WILL WORK TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 BEFORE CUTTING OR DRILLING INTO STRUCTURAL MEMBERS, CONSULT WITH ENGINEER.
3.0 STUCCO WALLS:
3.1 BOTTOM EDGE OF SLAB IS EACH THAT FINISH GROUND WILL PROVIDE EFFECTIVE DRAINAGE AWAY FROM SLAB.
4.0 DIMENSIONS LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
5.0 ROOF RAFTERS ARE EXISTING UNLESS NOTED OTHERWISE.
6.0 ALL EXPOSED WOOD, TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.

RIGHT VIEW RENDERING



NOTE:
MATCH ALL ROOF MATERIALS, COLORS AND DETAILS TO EXISTING.

NEW RIGHT ELEVATION

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

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REGISTERED ARCHITECT
JOHNSON DUNCAN GARWOOD
20499
STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE	DRAWN BY CA / CR / SS
	ISSUED FOR PERMITTING	07.26.2023	

SHEET TITLE
NEW RIGHT ELEVATION

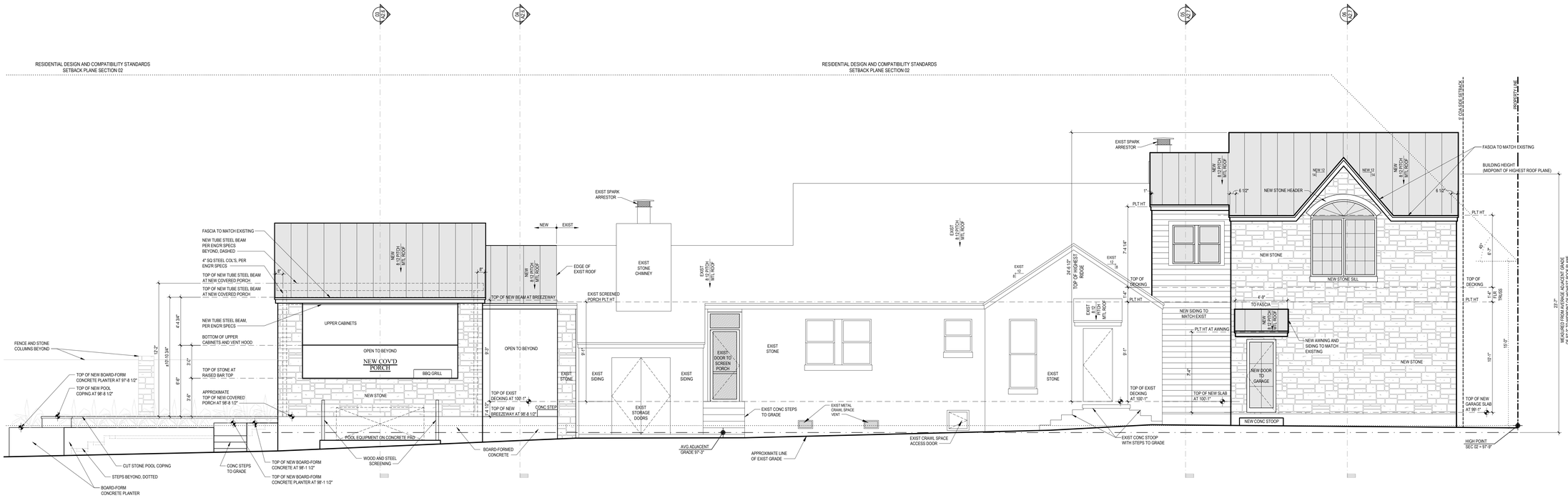
SHEET
A2.2

GARWOOD
architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND ALL ETHERS LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 VERIFY SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES.
3.0 STUCCO WALLS
4.0 SLOPE TOP SURFACE OF SLAB SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
5.0 SURVEY LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
6.0 DIMENSIONS ARE EXISTING UNLESS NOTED OTHERWISE.
6.0 ALL EXPOSED WOOD, TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.

REAR VIEW RENDERING



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

NEW REAR ELEVATION

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

GARWOOD
ARCHITECTURE

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REGISTERED ARCHITECT
JOHN PAUL GARWOOD
20499
STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE	DRAWN BY: CO & SS
	ISSUED FOR PERMITTING	07.26.2023	

SHEET TITLE
NEW REAR ELEVATION

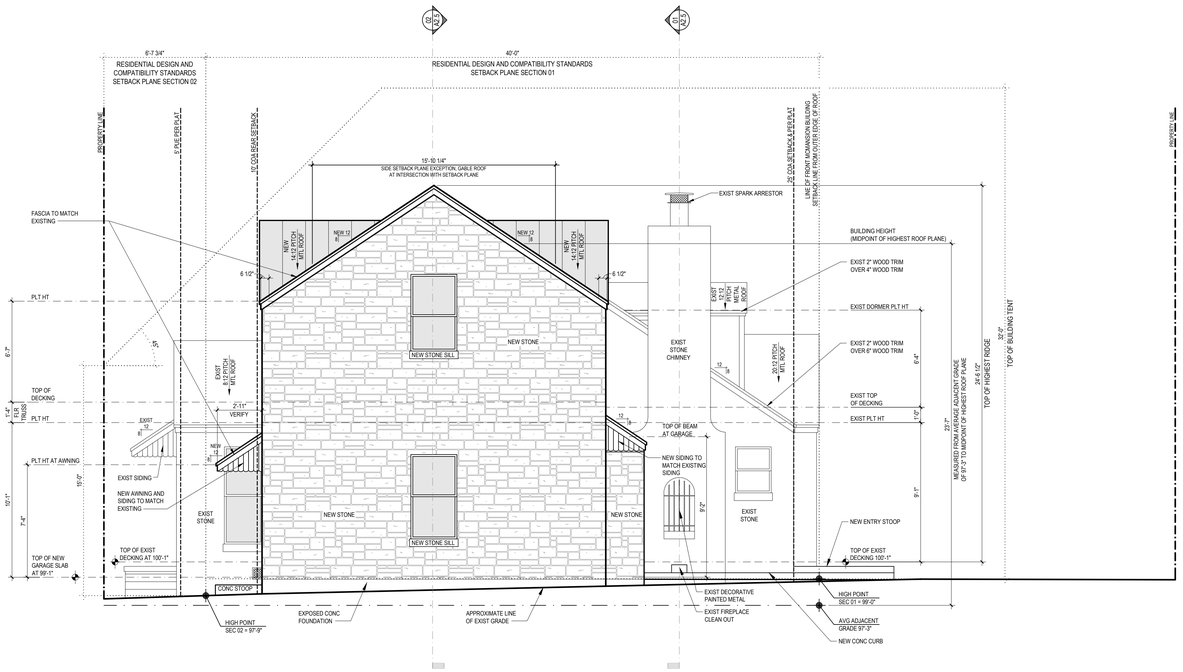
SHEET
A2.3

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 PROVIDE CLEAN, SOLID, SEALED BACKING FOR ALL EXTERIOR FINISHES. PROVIDE FLASHING AS REQUIRED.
3.0 STUCCO WALLS:
3.1 STUCCO WALLS ON 6" SLAB IS SUCH THAT FINISH GROUND WILL PROVIDE EFFECTIVE DRAINAGE AWAY FROM SLAB.
4.0 GRADING: LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
5.0 DIMENSIONS ARE EXISTING UNLESS NOTED OTHERWISE.
6.0 ALL EXPOSED WOOD, TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.

LEFT VIEW RENDERING



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT COLORADO 20499 STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION:	DATE
	ISSUED FOR PERMITTING	07-26-2023

DRAWN BY: CG & SS

SHEET TITLE
NEW LEFT ELEVATION

SHEET
A2.4

GENERAL NOTES

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GARWOOD architecture

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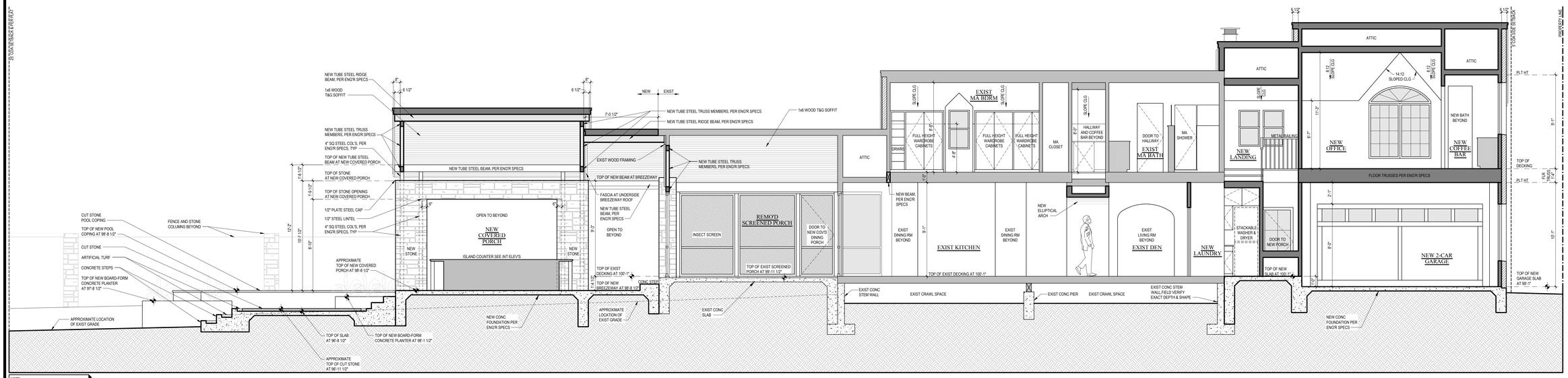
REGISTERED ARCHITECT JOHN MICHAEL GARWOOD 20499 STATE OF TEXAS

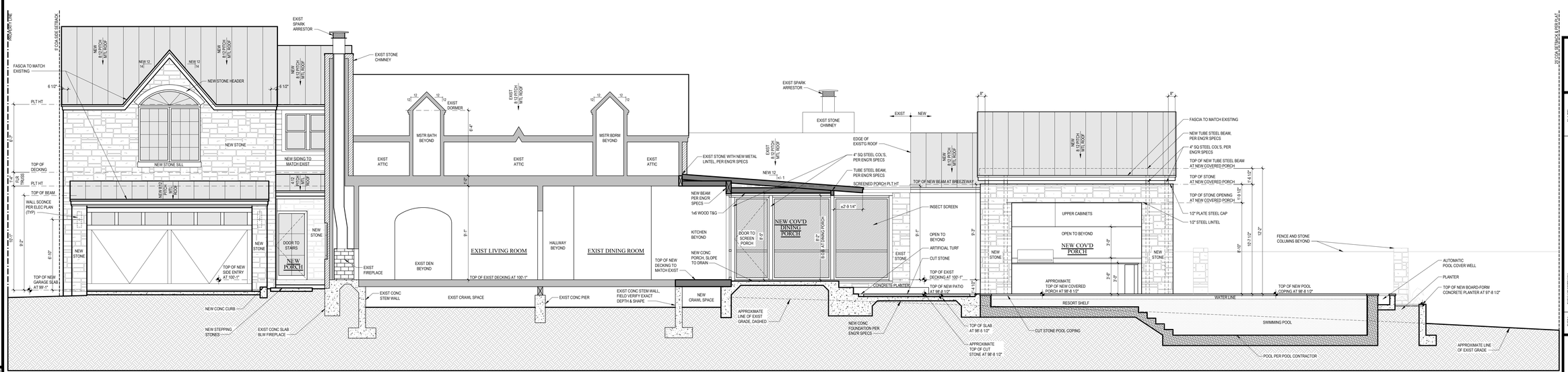
07.26.2023



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

BUILDING SECTION 02

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



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

BUILDING SECTION 01

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

1. ALL CONSTRUCTION WILL COMPLY TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. NO EXCEPTIONS.
3. STUCCO WALLS:
4. FINISH FLOOR ON SLAB IS SUCH THAT FINISH GROUND WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
5. SITE PLANS ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
6. GRADES ARE EXISTING UNLESS NOTED OTHERWISE.
7. ALL EXPOSED WOOD, TIMBER COLUMNS, BEAMS AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV.	DESCRIPTION	DATE	DRAWN BY: GW & SS
	ISSUED FOR PERMITTING	07.26.2023	

SHEET TITLE
BUILDING SECTIONS

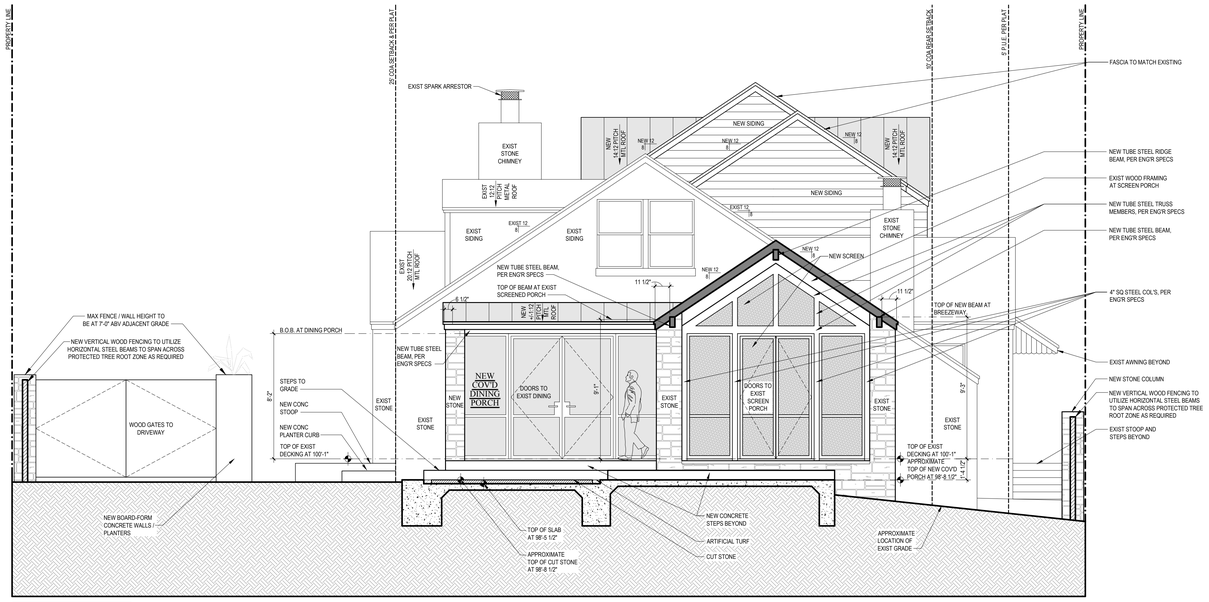
SHEET
A2.5

GENERAL NOTES

512.730.3747 info@GarwoodArchitecture.com

GARWOOD architecture

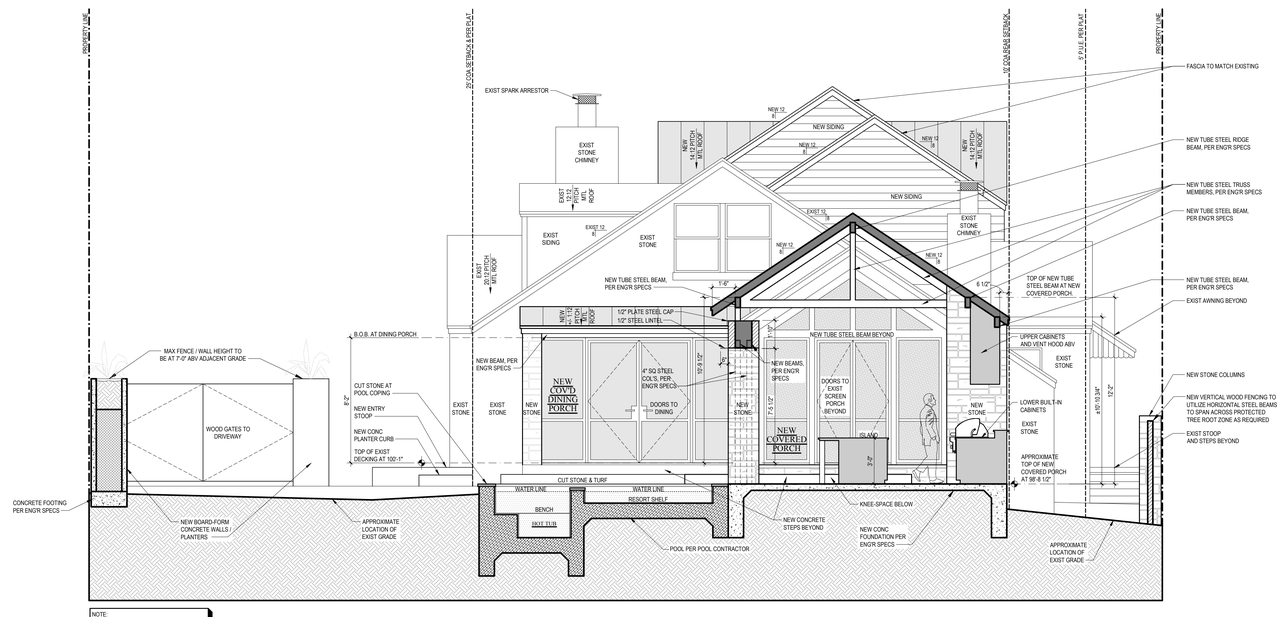
1.0 ALL CONSTRUCTION WILL COMPLY TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 PROVIDE CLEANOUTS AT LOWEST POINT OF EACH DOWNSPOUT RUN. CONNECT TO SITE DRAINAGE PER STUCCO WALLS.
3.0 SLOPE GRADE AWAY FROM BF BLAB IS SUCH THAT FINISH GROUND WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
4.0 SITE PLAN LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
5.0 CONTOURS ARE EXISTING UNLESS NOTED OTHERWISE.
6.0 ALL EXPOSED WOOD, TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

PARTIAL RIGHT ELEVATION AND BUILDING SECTION 04

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



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

BUILDING SECTION 03

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

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REGISTERED ARCHITECT JOHN GARWOOD 20499 STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV.	DESCRIPTION	DATE
	INITIATED FOR PERMITTING	07.26.2023

DRAWN BY: CA & SS

SHEET TITLE
BUILDING SECTIONS

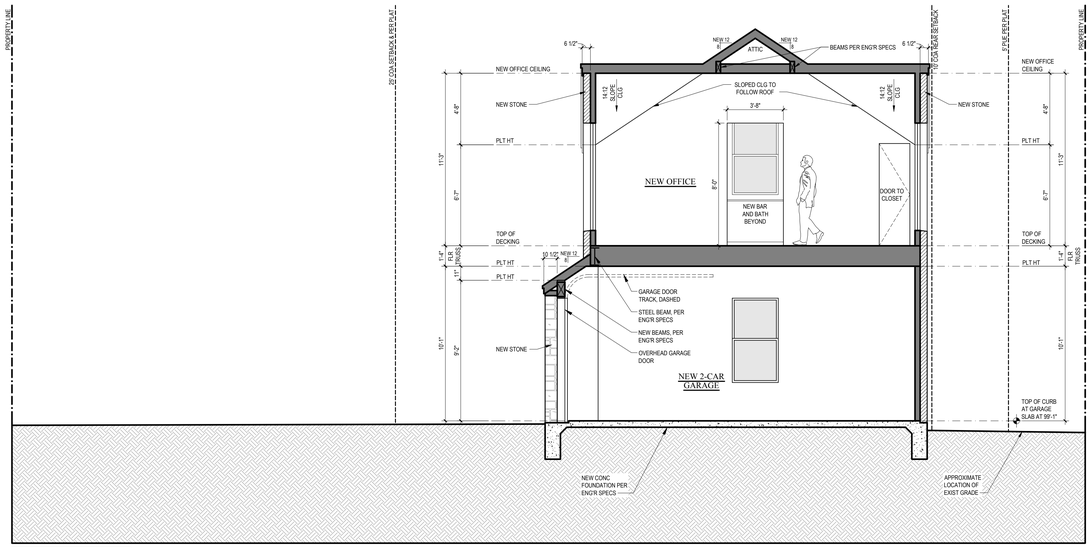
SHEET
A2.6

GENERAL NOTES

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

1.0 ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES APPLICABLE AT TIME OF CONSTRUCTION.
2.0 PROVIDE CLEARANCE AT ALL WOOD MEMBERS PENETRATING EXTERIOR WALLS TO BE FINISHED WITH STUCCO/SKALLE.
3.0 STUCCO/SKALLE FINISH OF SLAB IS SUCH THAT FINISH GROUND WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
4.0 SITE PLAN LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.
5.0 CONDITIONS ARE EXISTING UNLESS NOTED OTHERWISE.
6.0 ALL EXPOSED WOOD, TIMBER COLUMNS, BEAMS, AND BRACKETS TO BE STAINED UNLESS NOTED OTHERWISE.

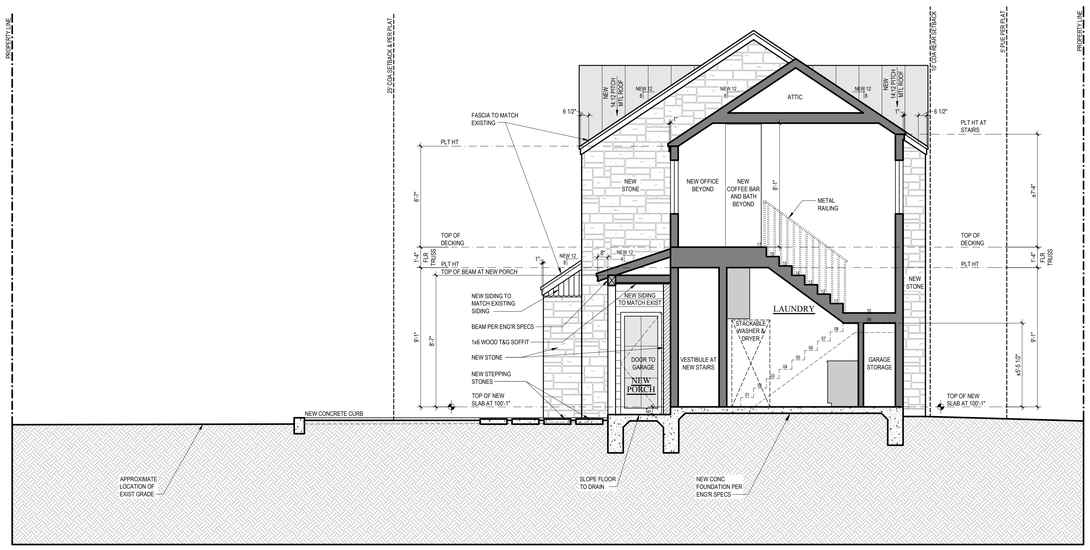
GARWOOD
ARCHITECTURE



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

BUILDING SECTION 06

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



NOTE:
MATCH ALL ROOF, MATERIALS, COLORS AND DETAILS TO EXISTING.

BUILDING SECTION 05

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

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ARCHITECTURE

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REGISTERED ARCHITECT
JOHN PAUL GARWOOD
20499
STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

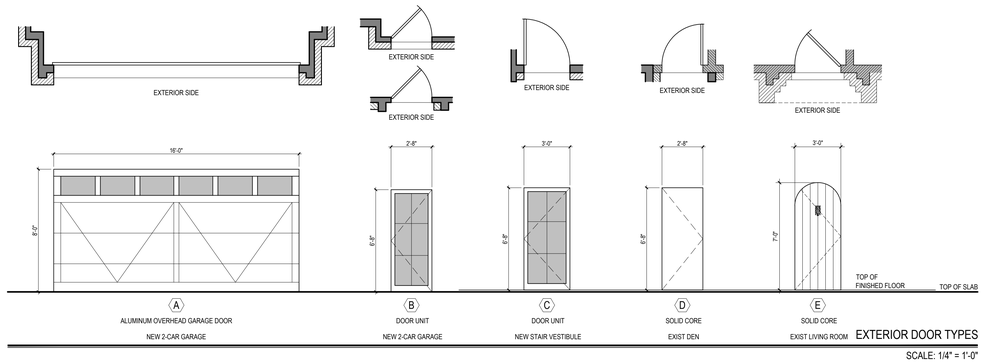
DRAWN BY: GG & SS

SHEET TITLE
BUILDING SECTIONS

SHEET
A2.7

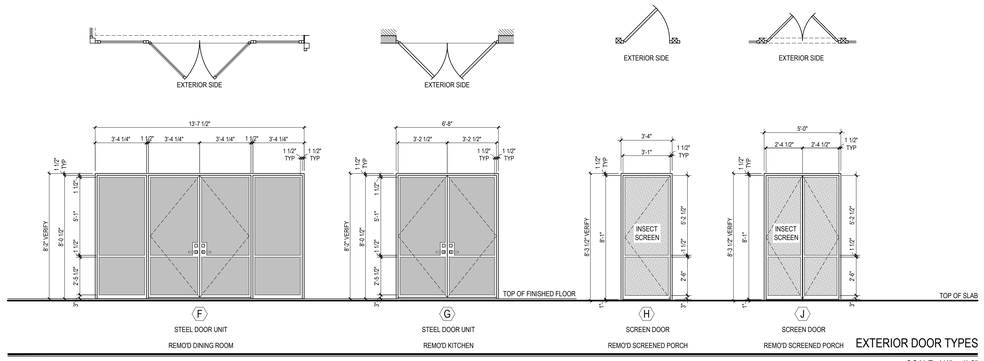
GENERAL NOTES

512.730.3747 info@GarwoodArchitecture.com



EXTERIOR DOOR TYPES

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



EXTERIOR DOOR TYPES

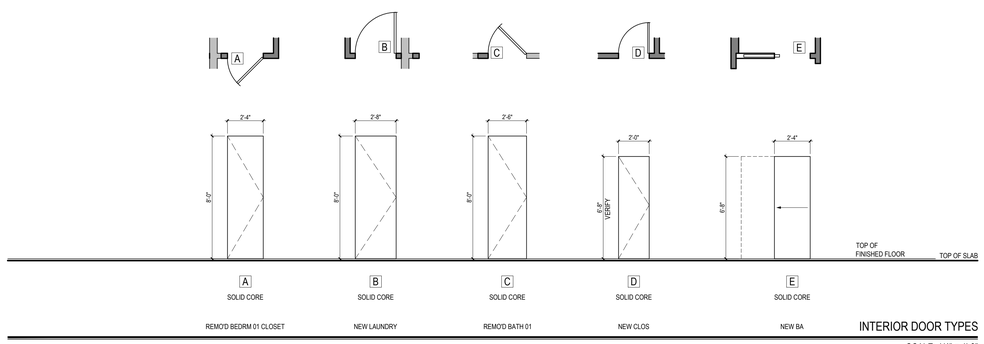
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR TYPE	FRAME SIZE W x H	QUANTITY	MANUFACTURER	MODEL	FINISH	NOTES
A	16'-0" x 8'-0"	1	-	-	-	ALUMINUM OVERHEAD GARAGE DOOR
B	2'-8" x 6'-8"	2	-	-	-	
C	3'-0" x 6'-8"	1	-	-	-	
D	2'-8" x 6'-8"	1	-	-	-	
E	3'-0" x 7'-0"	1	-	-	-	HALF ROUND TOP
F	13'-7 1/2" x 8'-2"	1	-	-	-	STEEL DOOR UNIT
G	6'-8" x 8'-2"	1	-	-	-	STEEL DOOR UNIT
H	3'-4" x 8'-3 1/2"	1	-	-	-	SCREEN DOOR
J	5'-0" x 8'-3 1/2"	1	-	-	-	DBL SCREEN DOOR

GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. ALL DOORS ARE SHOWN AS VIEWED FROM THE EXTERIOR.
3. ALL DOORS TO BE HINGED AS SHOWN ON ELEVATIONS AND PLANS.
4. LETTER "I" AND "O" NOT USED FOR CLARITY.
5. PROVIDE TEMPERED GLAZING AS REQUIRED PER CODE.
6. WHERE PRACTICAL, PROVIDE 2" CLEARANCE AT HEADER TO ALLOW FOR REQUIRED ALIGNMENT.
7. DOORS DRAWN FROM THE EXTERIOR PERSPECTIVE.



INTERIOR DOOR TYPES

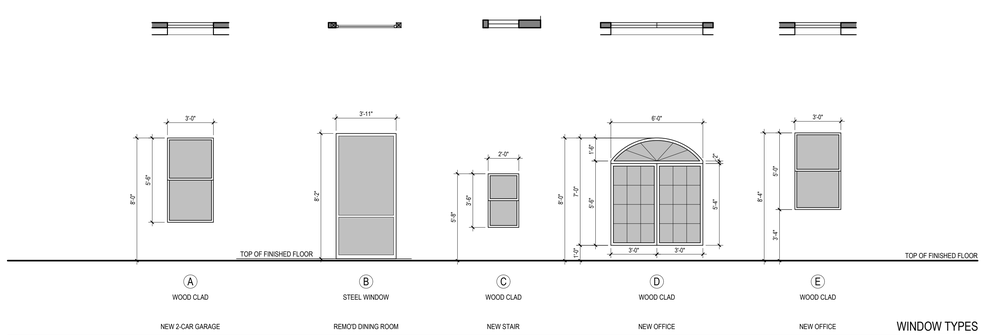
SCALE: 1/4" = 1'-0"

INTERIOR DOOR SCHEDULE

DOOR TYPE	FRAME SIZE W x H	QUANTITY	MANUFACTURER	MODEL	FINISH	NOTES
A	2'-4" x 8'-0"	1	-			
B	2'-8" x 8'-0"	1	-			
C	2'-8" x 8'-0"	1	-			
D	2'-0" x 6'-8" (vfy)	1	-			MODIFY HEIGHT TO FIT IF NECESSARY
E	2'-4" x 6'-8"	2	-			POCKET DOOR

GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. LETTER "I" AND "O" NOT USED FOR CLARITY.
3. ALL DOORS TO BE HINGED AS SHOWN ON ELEVATIONS AND PLANS.
4. HINGE SWINGS SHOWN ARE REPRESENTATIVE OF RIGHT-HAND OR LEFT-HAND OPENING DOORS.
5. PROVIDE TEMPERED GLAZING AS REQUIRED PER CODE IF APPLICABLE.
6. WHERE PRACTICAL, PROVIDE 2" CLEARANCE AT HEADER TO ALLOW FOR REQUIRED ALIGNMENT.



WINDOW TYPES

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

WINDOW SCHEDULE

WINDOW TYPE	FRAME SIZE W x H	QUANTITY	MANUFACTURER	MODEL	FINISH	DIVIDED LIGHT DETAIL	NOTES
A	3'-0" x 5'-6"	1	-	-	-	-	SINGLE HUNG
B	3'-11" x 8'-2"	1	-	-	-	-	FIXED STEEL WINDOW UNIT
C	2'-0" 3'-8"	4	-	-	-	-	SINGLE HUNG
D	6'-0" x 7'-0"	2	-	-	-	-	FIXED GLASS MULLED WINDOW UNIT
E	3'-0" x 5'-0"	1	-	-	-	-	SINGLE HUNG (EGRESS)

GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. ALL WINDOWS ARE SHOWN AS VIEWED FROM THE EXTERIOR.
3. ALL CASEMENT WINDOWS TO BE HINGED AS SHOWN ON ELEVATIONS AND PLANS.
4. LETTERS "I" AND "O" NOT USED FOR CLARITY.
5. PROVIDE TEMPERED GLAZING AS REQUIRED PER CODE.
6. WHERE PRACTICAL, PROVIDE 2" CLEARANCE AT HEADER TO ALLOW FOR REQUIRED ALIGNMENT.

GARWOOD architecture

GARWOOD ARCHITECTURE

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REGISTERED ARCHITECT JOHN PAUL GARWOOD 20499 STATE OF TEXAS

07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

NO.	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07-26-2023

DRAWN BY: CGL & SS

SHEET TITLE
DOOR AND WINDOW SCHEDULE

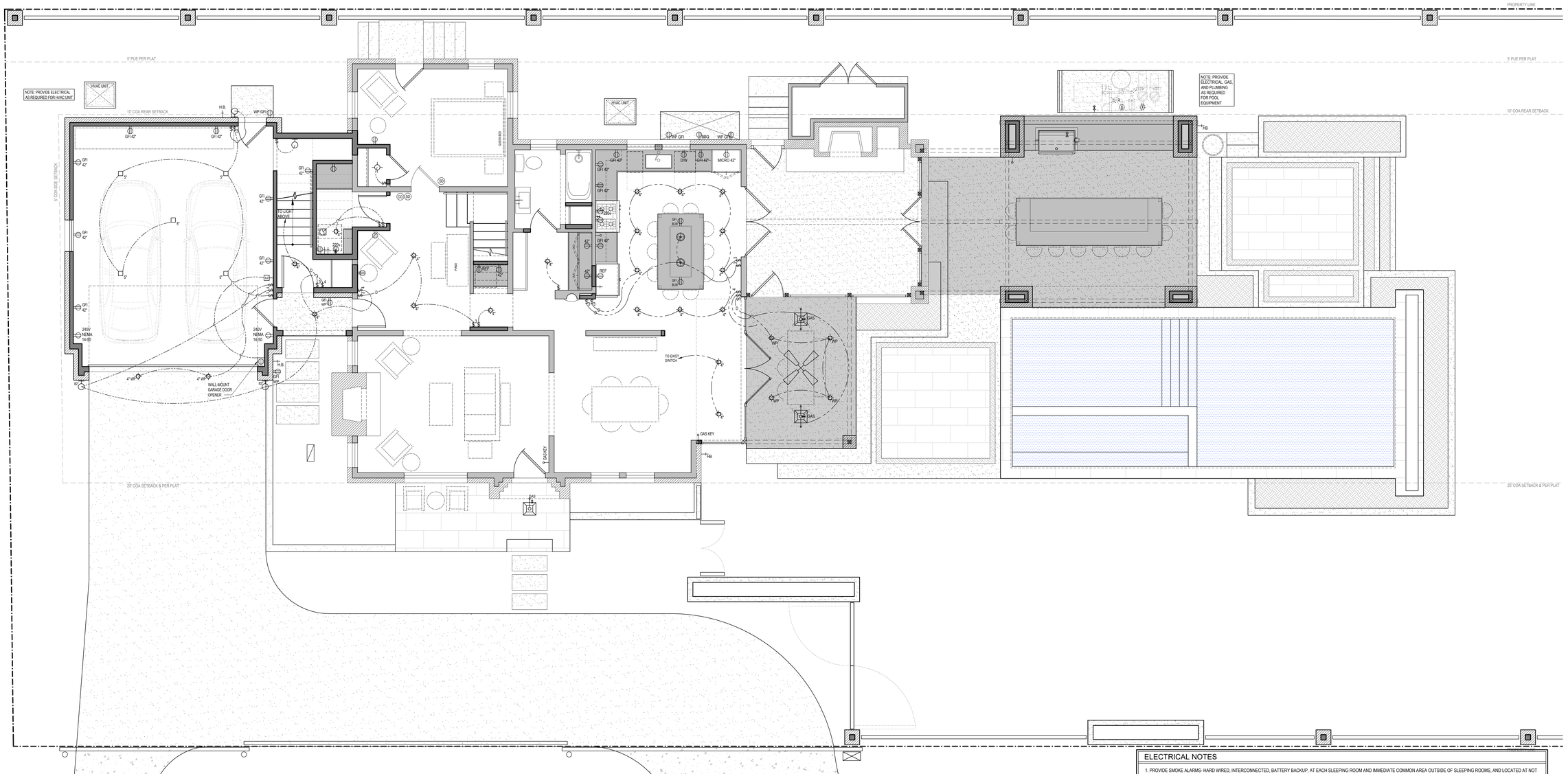
SHEET
A5.1

GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 ALL SWITCHES TO BE AT 1'-0" ABOVE FINISH FLOOR TO THE CENTER LINE OF THE SWITCH PLATE, UNLESS NOTED OTHERWISE.
2.0 GARAGE ALL SWITCHES AND OUTLETS TO BE TOGETHER WHERE POSSIBLE.
3.0 ALL OUTLETS TO BE AT 12" ABOVE FINISH FLOOR TO CENTER LINE OF OUTLET, UNLESS NOTED OTHERWISE.
4.0 GFI CIRCUITS TO BE INSTALLED AT ALL LOCATIONS AS REQUIRED BY CODE.
5.0 ALL OUTLETS TO BE TAMPER RESISTANT, UNLESS NOTED OTHERWISE.
6.0 HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL, UNLESS NOTED OTHERWISE.
7.0 ALL OUTLETS TO BE INSTALLED VERTICALLY, UNLESS NOTED OTHERWISE.
8.0 CENTER LIGHTS OVER LAVATORY SINK WHERE SHOWN.
9.0 ALL LIGHTS TO BE CONTROLLED BY DIMMERS, UNLESS NOTED OTHERWISE.
10.0 HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL, UNLESS NOTED OTHERWISE.
11.0 ALL OUTLETS TO BE INSTALLED VERTICALLY, UNLESS NOTED OTHERWISE.
12.0 CENTER LIGHTS OVER LAVATORY SINK WHERE SHOWN.
13.0 ALL LIGHTS TO BE CONTROLLED BY DIMMERS, UNLESS NOTED OTHERWISE.
14.0 ALL SWITCHES TO BE AT 1'-0" ABOVE FINISH FLOOR TO THE CENTER LINE OF THE SWITCH PLATE, UNLESS NOTED OTHERWISE.
15.0 ALL SWITCHES AND OUTLETS INSIDE/OUTSIDE THE BUILDING TO BE WEATHERPROOF.
16.0 ALL LIGHTS IN CLOSETS TO BE SURFACE MOUNTED.
17.0 LED BULBS AT LAMPS ON CHANGES TO BE TOWARDS 2700K - 3000K. MAINTAIN LOWER KELVIN TEMPERATURE FOR
18.0 ALL LIGHTS AT LAMPS TO BE ASSIGNED WITH INCANDESCENT LAMP COLOR (APPROXIMATELY 2700K)
"YELLOWISH" COLOR MORE CONSISTENT WITH INCANDESCENT LAMP COLOR.

1.0 ALL WORK CONFORMS TO THE EDITION WHICH CURRENTLY EXISTS IN THE CITIES NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE SUBCONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SHOWN ON THE DRAWINGS OR SPECIFIED.
2.0 ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELECTRICAL CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL COORDINATION WITH OTHER TRADES. ELECTRICAL SUBCONTRACTOR TO COORDINATE ALL ROUGH-IN LOCATIONS WITH CABINETMAKER.
3.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING AND INSTALLATION OF FIXTURES AND APPLIANCES PRIOR TO ACCEPTANCE BY THE OWNER. ALL FIXTURES TO BE INSTALLED PLUMB, LEVEL AND TRIMMED TO WALLS AND CEILINGS BY THE OWNERS AND BY LOCAL ELECTRICAL INSPECTIONS.
4.0 ALL LIGHT FIXTURES TO BE PROVIDED AND INCLUDED IN THE BASE BID WITH TRIM RINGS PER THE OWNERS SELECTION. PROVIDE SAMPLE OF FINISH FOR OWNERS APPROVAL PRIOR TO PURCHASE.



ELECTRICAL NOTES

1. PROVIDE SMOKE ALARMS- HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FEET FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION. IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. IN ACCORDANCE WITH 2021 IRC SEC R314.

2. PROVIDE CARBON MONOXIDE ALARM- HARD WIRED WITH BATTERY BACKUP, 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/ OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2021 IRC SEC R315.

ELECTRICAL LEGEND

SWITCH	VENT/EXHAUST FAN	CEILING FAN WITH LIGHT KIT	WALL-MOUNT (SCONCE) FIXTURE W/ HEIGHT AS NOTED
SWITCH - 3 WAY	OUTLET - 110V DUPLEX	CEILING FAN WITHOUT LIGHT KIT	CEILING MOUNT FIXTURE
SWITCH - 4 WAY	OUTLET - GFI		DECORATIVE CHANDELIER
SWITCH - GFI ALL WET AREA SWITCHES TO BE GFI	OUTLET - QUAD		DOUBLE LAMP WALL MOUNT FLOOD LIGHT (150W PER LAMP)
SWITCH - WEATHERPROOF	OUTLET - 110V WITH DUAL USB OUTLETS		DECORATIVE PENDANT LITE
PHONE OUTLET	OUTLET - 110V WATERPROOF		CAN WITH WHITE SLOT APERATURE TRIM, ARROW INDICATES LIGHT DIRECTION
FLR. PHONE OUTLET	OUTLET - 220V		CAN WITH WHITE PINHOLE TRIM
FLOOR OUTLET	SPLIT WIRE FOR SWITCH PLUG SWITCH TOP PLUG ONLY		WARM WHITE (2700 KELVIN) LED UNDER COUNTER OR COVE LIGHT TAPE LIGHT
TELEVISION OUTLET	THERMOSTAT		
PUSHBUTTON FOR GAR. DR. OPENER	SMOKE DETECTOR		
DOORBELL	CARBON MONOXIDE DETECTOR		
KEY PAD GARAGE DOOR OPENER	ELEC. PANEL		
JUNCTION BOX			
HEATER			

GAS VALVE	3" RECESSED CAN LIGHT, W/ 12-VOLT MR16 LOW VOLT HALOGEN LAMP	(3) LAMP WALL MOUNT	
GAS KEY	4" RECESSED CAN LIGHT (DEFAULT SIZE, U.N.O.)	DIRECTIONAL SPEAKER	
	RECESSED WATERPROOF CAN LIGHT	CEILING SPEAKER	
		VOLUME CONTROL	
		CHIMES	
		5" LED	
		ELEC. PANEL	
		RISER STEP LIGHT (RECESSED)	
		CEILING MOUNT- HALF MIRRORED INCANDESCENT BULB ON PORCELAIN SOCKET	
		WALL MOUNT- HALF MIRRORED INCANDESCENT BULB ON PORCELAIN SOCKET	
		CEILING MOUNT WITH ON/OFF PULL SWITCH	

TRUE NORTH PLAN NORTH

LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT JOHN GARWOOD 20499 STATE OF TEXAS
07.26.2023

Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

KEY	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07/26/2023

DRAWN BY: GW & SS

SHEET TITLE
LOWER LEVEL ELECTRICAL PLAN

SHEET
E1.1

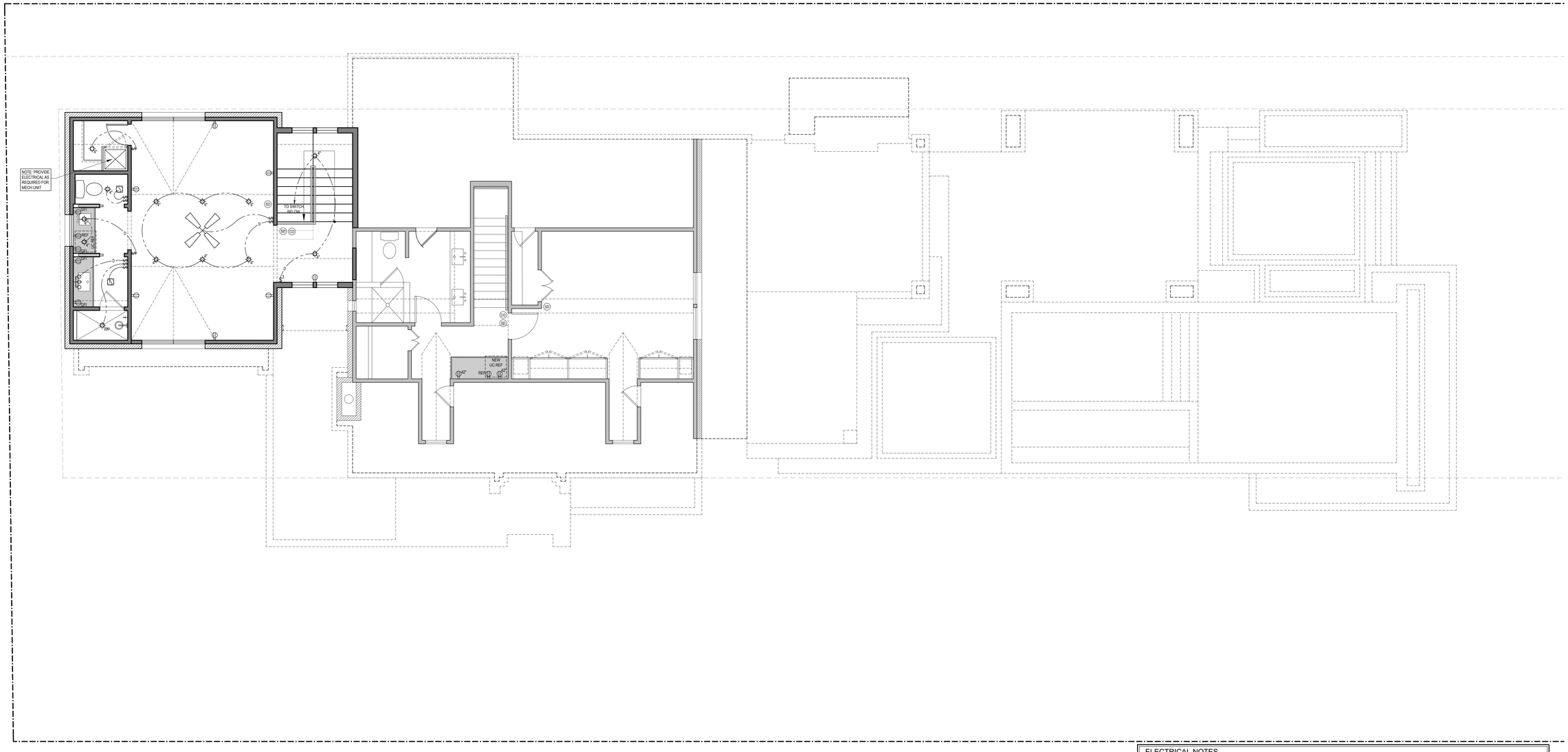
GARWOOD architecture
512.730.3747 info@GarwoodArchitecture.com

GENERAL NOTES

1.0 PROVIDE SUCCINCT COLOR PAINT/FINISH SCHEDULE
15.0 ALL EXTERIOR OUTLETS AND SWITCHES TO BE WEATHERPROOF
16.0 ALL EXTERIOR OUTLETS TO BE GFI PROTECTED AND SHALL BE TAMPER RESISTANT
17.0 LED BULBS AT LAMPS ON CHANGES TO BE TOWARDS 2700K - 3000K. MAINTAIN LOWER KELVIN TEMPERATURE FOR "YELLOWISH" COLOR MORE CONSISTENT WITH INCANDESCENT LAMP COLOR (APPROXIMATELY 2700K)

1.0 ALL SWITCHES TO BE 4'-0" ABOVE FINISH FLOOR TO THE CENTER LINE OF THE SWITCH PLATE, UNLESS NOTED OTHERWISE.
2.0 GANG ALL SWITCHES AND OUTLETS TOGETHER WHERE POSSIBLE.
3.0 SUPPLY CEILING FANS WITH LIGHT KITS AS SPECIFIED ON PLANS. PROVIDE 4" JUNCTION BOX AT LAMPS.
4.0 GFI RECEPTACLES TO BE INSTALLED AT ALL LOCATIONS AS REQUIRED BY CODE.
5.0 ALL WIRING TO BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.
6.0 HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL, UNLESS NOTED OTHERWISE.
7.0 ALL WIRING TO BE COPPER, SIZED AS REQUIRED BY CODE, MINIMUM SIZE #12 AWG.
8.0 CENTER LIGHTS OVER LAVATORY SINK WHERE SHOWN.
9.0 ALL ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, THOSE IN ATTIC, REFER TO MANUF SPECS. PROVIDE POWER AS REQUIRED AT AIR HANDLER AND CONDENSER UNITS.

1.0 ALL WIRING FOR WORK THE EXTENT SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE SUBCONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE PLANS.
2.0 ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELECTRICAL CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL WORK. THE ELECTRICAL SUBCONTRACTOR TO COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER TRADES.
3.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING AND INSTALLATION OF FIXTURES AND EQUIPMENT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, TOOLS, EQUIPMENT, AND SERVICES NEEDED BY THE OWNERS AND BY LOCAL ELECTRICAL INSPECTORS.
4.0 ALL LIGHT FIXTURES, LAMPS, AND ACCESSORIES TO BE INCLUDED IN THE BASE BID WITH TRIM RINGS PER THE OWNERS SELECTION. PROVIDE SAMPLE OF FINISH FOR OWNERS APPROVAL PRIOR TO PURCHASE.



ELECTRICAL NOTES

1. PROVIDE SMOKE ALARMS- HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FEET FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION. IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. IN ACCORDANCE WITH 2021 IRC SEC R314.

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ELECTRICAL LEGEND

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SWITCH - 4 WAY	OUTLET - GFI	GAS VALVE	DECORATIVE CHANDELIER
SWITCH - GFI ALL WET AREA SWITCHES TO BE GFI	OUTLET - QUAD	GAS KEY	DOUBLE LAMP WALL MOUNT FLOOD LIGHT (150W PER LAMP)
SWITCH - WEATHERPROOF	OUTLET - 110V WITH DUAL USB OUTLETS	3" RECESSED CAN LIGHT, W/ 12-VOLT MR16 LOW VOLT HALOGEN LAMP	DECORATIVE PENDANT LITE
PHONE OUTLET	OUTLET - 110V WATERPROOF	4" RECESSED CAN LIGHT (DEFAULT SIZE, U.N.O.)	CAN WITH WHITE SLOT AFFEATURE TRIM, ARROW INDICATES LIGHT DIRECTION
FLR. PHONE OUTLET	OUTLET - 220V	RECESSED WATERPROOF CAN LIGHT	CAN WITH WHITE PINHOLE TRIM
FLOOR OUTLET	SPLIT WIRE FOR SWITCH PLUG SWITCH TOP PLUG ONLY		WARM WHITE (2700 KELVIN) LED UNDER COUNTER OR COVE LIGHT TAPE LIGHT
TELEVISION OUTLET	THERMOSTAT		
PUSHBUTTON FOR GAR. DR. OPENER	SMOKE DETECTOR		
DOORBELL	CARBON MONOXIDE DETECTOR		
KEY PAD GARAGE DOOR OPENER	ELEC. PANEL		
JUNCTION BOX			
HEATER			

(3) LAMP WALL MOUNT	
DIRECTIONAL SPEAKER	
CEILING SPEAKER	
VOLUME CONTROL	
CHIMES	
5" LED	
ELEC. PANEL	
RISER STEP LIGHT (RECESSED)	
CEILING MOUNT- HALF MIRRORED INCANDESCENT BULB ON PORCELAIN SOCKET	
WALL MOUNT- HALF MIRRORED INCANDESCENT BULB ON PORCELAIN SOCKET	
CEILING MOUNT WITH ON/OFF PULL SWITCH	

TRUE NORTH PLAN NORTH

UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GARWOOD architecture

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REGISTERED ARCHITECT JOHNATHAN GARWOOD 20499 STATE OF TEXAS
07.26.2023

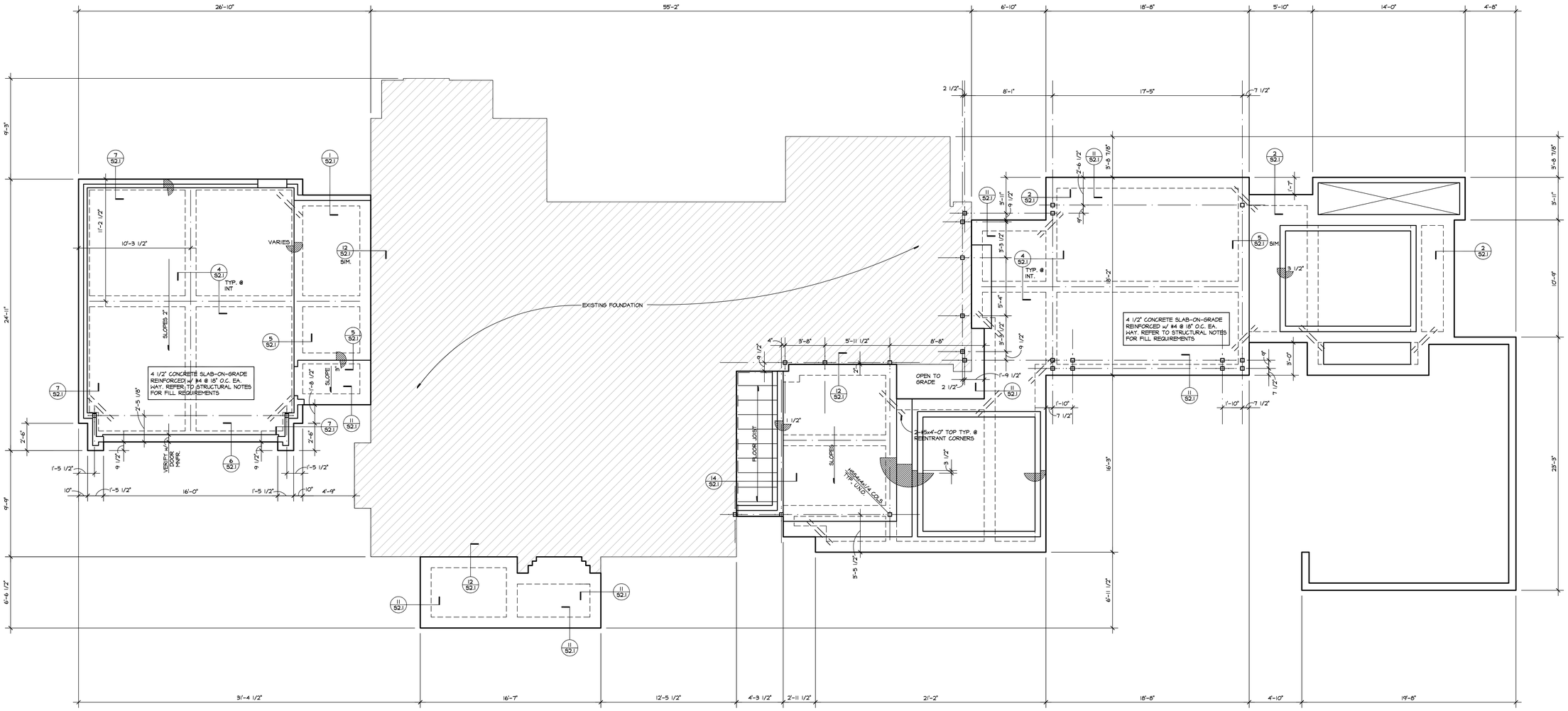
Rogers Remodel and Addition
2702 Enfield Road
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	07.26.2023

DRAWN BY: GO & SS

SHEET TITLE
UPPER LEVEL ELECTRICAL PLAN

SHEET
E1.2



NORTH

FOUNDATION PLAN

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

NOTES: 1. VERIFY ALL DROPS AND DROP LOCATIONS WITH ARCHITECTURAL PLANS.

Steinman Luevano Structures

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STATE OF TEXAS
RICHARD LUEVANO JR.
64047
REGISTERED PROFESSIONAL ENGINEER
7/14/2023

ROGERS RESIDENCE ADDITION & POOL

2702 ENFIELD ROAD AUSTIN, TEXAS 78703

REVISIONS

JOB NUMBER: 20236071

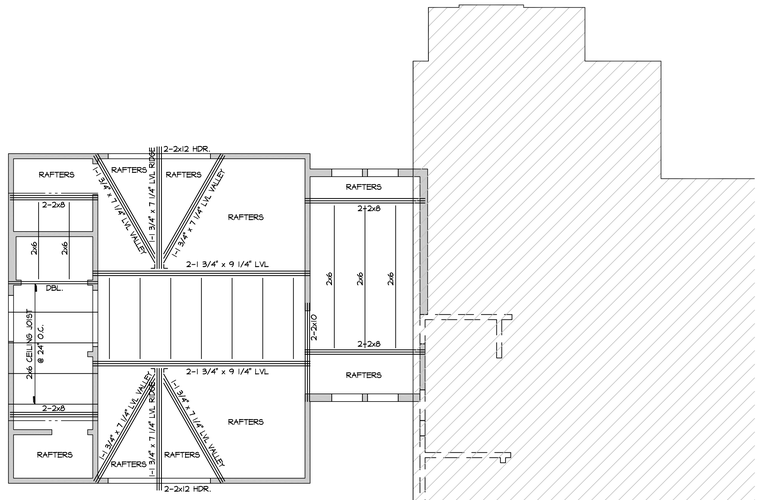
DRAWN BY: A.A.

CHECKED BY: R.L.

DATE: 7/14/2023

DRAWING NO. **S1.1**

File Name: 6701-S1.1.dwg
Plot Date: Thursday, July 13, 2023
Plotted: July 14, 2023-4:16pm

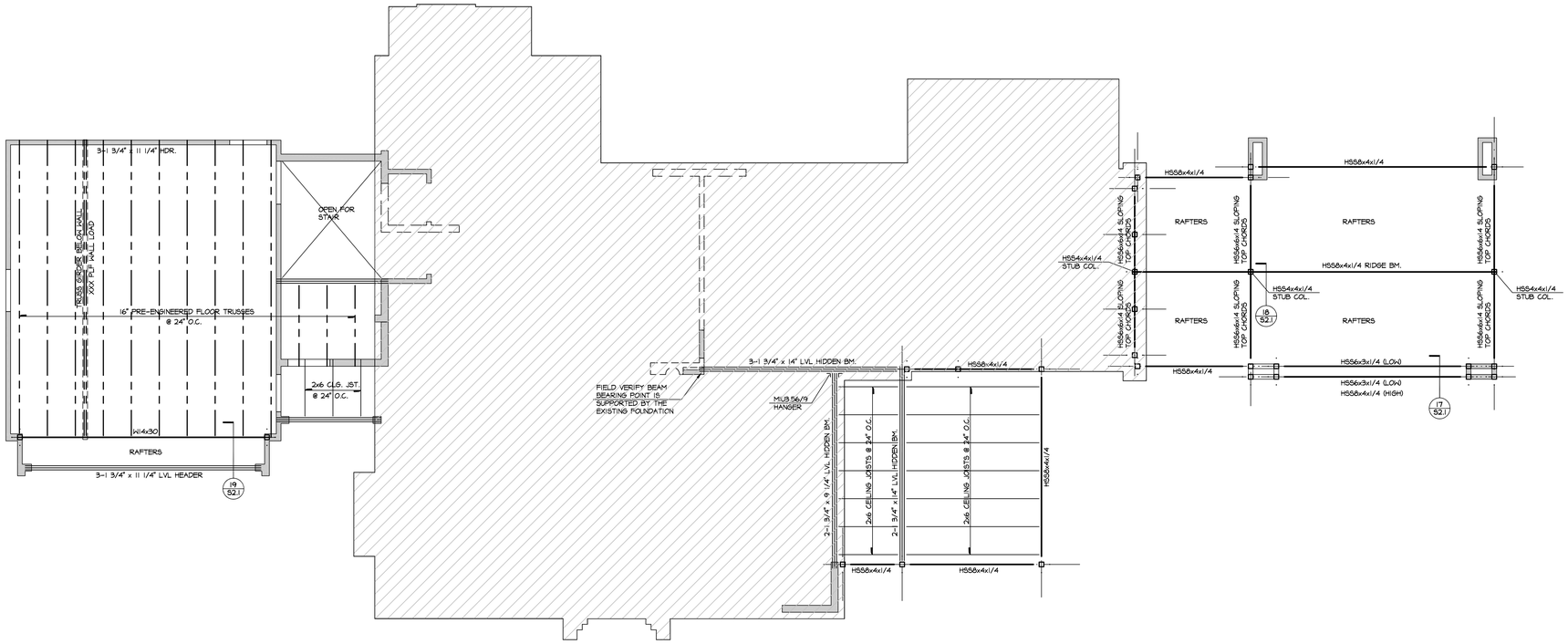


NORTH

2 SECOND FLOOR CEILING FRAMING PLAN

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

NOTES:
1. ALL CEILING JOISTS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE
2. LOAD BEARING WALLS INDICATED AS ▭ SHALL BE 2x STUDS @ 16" O.C.
3. PROVIDE MINIMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
4. HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x8 UNLESS NOTED OTHERWISE
   HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x8 UNLESS NOTED OTHERWISE



NORTH

1 FIRST FLOOR CEILING FRAMING AND SECOND FLOOR FRAMING PLAN

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

NOTES:
1. ALL CEILING JOISTS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE
2. LOAD BEARING WALLS INDICATED AS ▭ SHALL BE 2x STUDS @ 16" O.C.
3. PROVIDE MINMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
4. HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x8 UNLESS NOTED OTHERWISE
   HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x8 UNLESS NOTED OTHERWISE

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ROGERS RESIDENCE ADDITION & POOL

2702 ENFIELD ROAD AUSTIN, TEXAS 78703

REVISIONS

JOB NUMBER: 20236071
DRAWN BY: A.A.
CHECKED BY: R.L.
DATE: 7/14/2023

DRAWING NO. **S1.2**

File Name: 0701-S1.2.dwg
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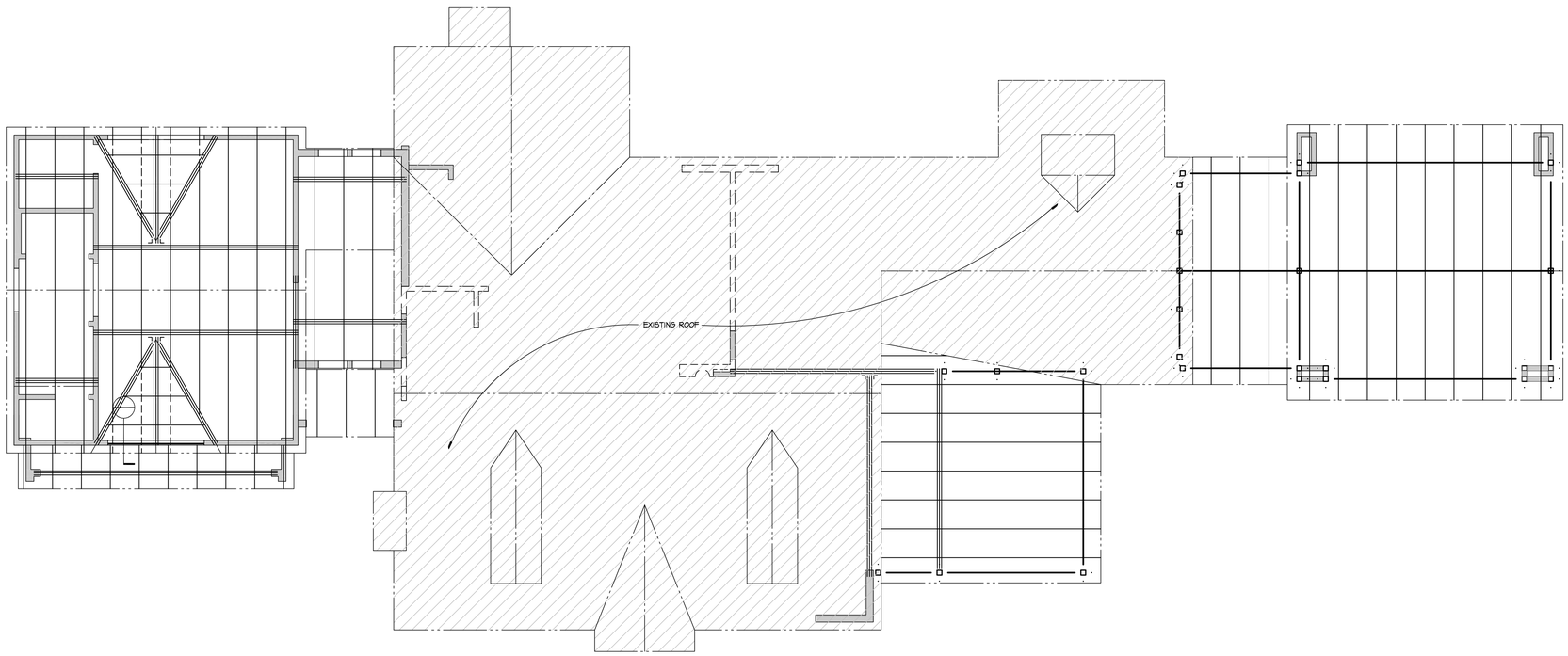
Plotted: July 14, 2023-4:10pm



NORTH

ROOF FRAMING PLAN

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

NOTES:
1. ALL RAFTERS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE - MAX SPAN 12'-0".
2. ALL HIPS, VALLEY & RIDGE RAFTERS SHALL BE 2x8 UNLESS NOTED OTHERWISE - MAX SPAN 10'-0".
3. LOAD BEARING WALLS INDICATED AS ▭ SHALL BE 2x STUDS @ 16" O.C.
4. PROVIDE MINIMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
5. HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x8 UNLESS NOTED OTHERWISE. HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x8 UNLESS NOTED OTHERWISE.

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7/14/2023

ROGERS RESIDENCE ADDITION & POOL

2702 ENFIELD ROAD AUSTIN, TEXAS 78703

REVISIONS

JOB NUMBER: 20236071
DRAWN BY: A.A.
CHECKED BY: R.L.
DATE: 7/14/2023

DRAWING NO. **S1.3**

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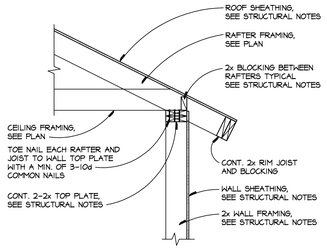
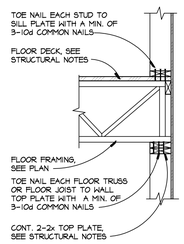
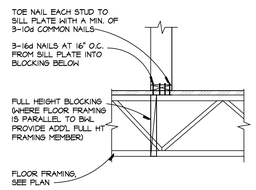
Plotted: July 14, 2023 - 4:15pm



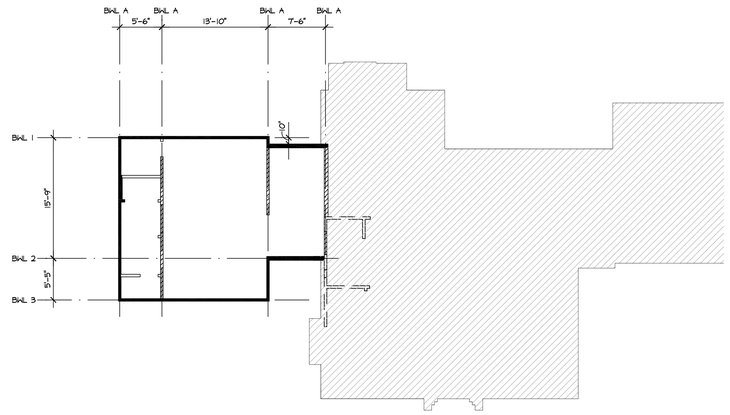
1 TYPICAL ROOF FRAMING DETAIL AT EXTERIOR WALL



2 TYPICAL FLOOR FRAMING DETAIL AT EXTERIOR WALL



3 TYPICAL FLOOR FRAMING DETAIL INTERIOR WALL AT BRACED WALL LINE
(SIMILAR WHERE FLOOR FRAMING IS PARALLEL AT BWL)

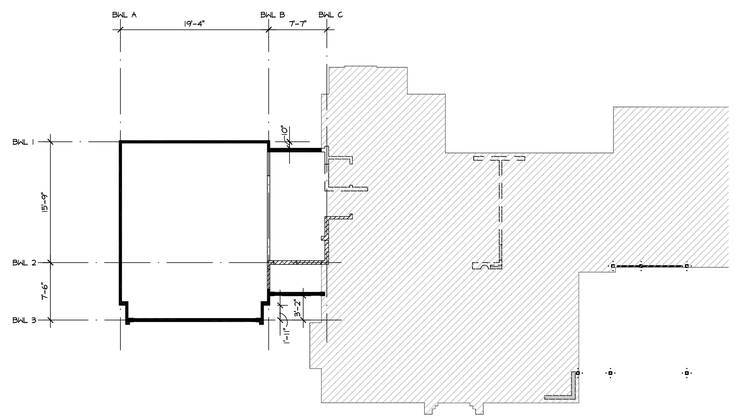


SECOND FLOOR BRACE WALL PLAN

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

NOTES:

1. WALLS NOTED ▬ SHALL BE SHEAR WALL TYPE "CS-WSP" (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS). WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" PLYWOOD OR OSB (SEE STRUCTURAL NOTES).
2. WALLS NOTED ▨ SHALL BE SHEAR WALL TYPE "GB" (GYPSUM BOARD) SHEATHED WITH 1/2" GYPSUM BOARD (SEE STRUCTURAL NOTES).
3. INTERIOR WALLS WITHOUT HATCHING ARE NON-STRUCTURAL. GYPSUM BOARD OR OTHER COVERING MAY BE USED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
4. DIMENSIONS ON BRACED WALL PLAN ARE FOR PURPOSE OF GENERAL CODE COMPLIANCE ONLY. DO NOT LOCATE WALLS BASED ON THESE DIMENSIONS.



FIRST FLOOR BRACE WALL PLAN

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

NOTES:

1. WALLS NOTED ▬ SHALL BE SHEAR WALL TYPE "CS-WSP" (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS). WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" PLYWOOD OR OSB (SEE STRUCTURAL NOTES).
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STATE OF TEXAS
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7/14/2023

ROGERS RESIDENCE ADDITION & POOL

2702 ENFIELD ROAD AUSTIN, TEXAS 78703

REVISIONS

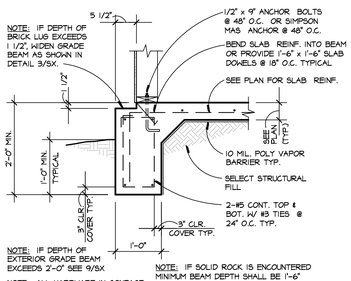
JOB NUMBER: 20236071

DRAWN BY: A.A.

CHECKED BY: R.L.

DATE: 7/14/2023

DRAWING NO. S1.4



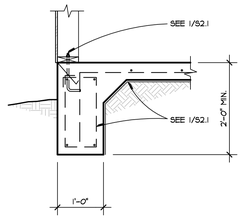
NOTE: IF DEPTH OF BRICK LUG EXCEEDS 1 1/2", WIDEN GRADE BEAM AS SHOWN IN DETAIL 3/S9X.

NOTE: IF DEPTH OF EXTERIOR GRADE BEAM EXCEEDS 2'-0" SEE 9/S9X.

NOTE: ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED OR TRIPLE ZINC (ZMAX), INCLUDING ANCHOR BOLTS, HANGERS, NAILS, BOLTS AND SCREWS.

NOTE: IF SOLID ROCK IS ENCOUNTERED MINIMUM BEAM DEPTH SHALL BE 1'-6" AND SHALL PENETRATE ROCK 3" MINIMUM TYPICAL @ ALL EXTERIOR BEAMS

SCALE: 3/4"=1'-0" (TYPICAL) (UNLESS NOTED OTHERWISE)



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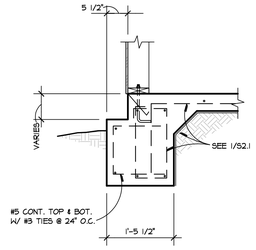

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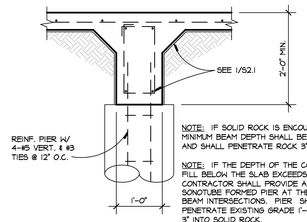
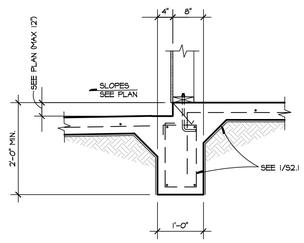


NOTE: IF SOLID ROCK IS ENCOUNTERED MINIMUM BEAM DEPTH SHALL BE 1'-9" AND SHALL PENETRATE ROCK 3" MINIMUM

NOTE: IF THE DEPTH OF THE COMPACTED FILL BELOW THE SLAB EXCEEDS 5'-0", THE CONTRACTOR SHALL PROVIDE A 16" ø SONOTUBE FORMED PIER AT THE INTERIOR BEAM INTERSECTIONS. PIER SHALL PENETRATE EXISTING GRADE 1'-0" MIN. OR 3" INTO SOLID ROCK.

4



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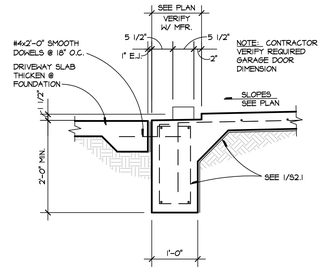
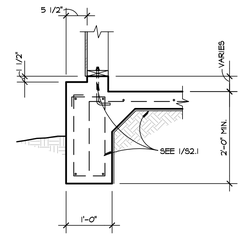


NOTE: CONTRACTOR VERIFY REQUIRED GARAGE DOOR DIMENSION

6



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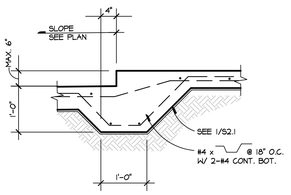

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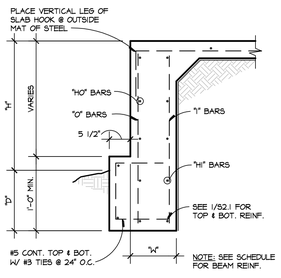


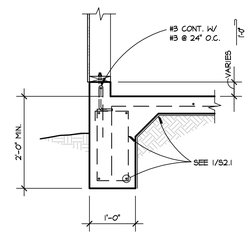
NOTE: SEE SCHEDULE FOR BEAM REINF.

9

EXTERIOR GRADE BEAM SCHEDULE

DEPTH "H"	"D"	"W"	O-BARS	I-BARS	HO-BARS	HI-BARS
2'-1" TO 3'-0"	1'-0"	1'-0"	#3 @ 24" O.C.	#3 @ 24" O.C.	#4 @ 12" O.C.	#4 @ 24" O.C.
3'-1" TO 5'-0"	1'-0"	1'-0"	#3 @ 18" O.C.	#3 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 24" O.C.
5'-1" TO 7'-0"	1'-0"	1'-0"	#4 @ 18" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 18" O.C.
7'-1" TO 9'-0"	1'-6"	1'-0"	#4 @ 14" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 18" O.C.
9'-1" TO 11'-0"	2'-0"	1'-0"	#4 @ 14" O.C.	#4 @ 18" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
11'-1" TO 13'-0"	2'-6"	1'-2"	#5 @ 14" O.C.	#4 @ 16" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.
13'-1" TO 16'-0"	3'-0"	1'-2"	#5 @ 14" O.C.	#4 @ 16" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.

NOTE: IF SOLID INTACT LIMESTONE IS ENCOUNTERED DURING EXCAVATION OF GRADE BEAMS "D" MAY BE REDUCED TO PROVIDE A MINIMUM OF 3" INTO LIMESTONE



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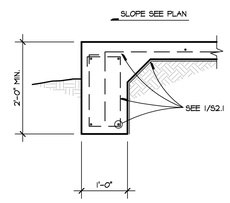

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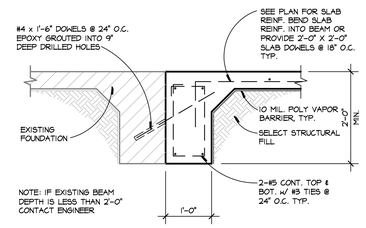
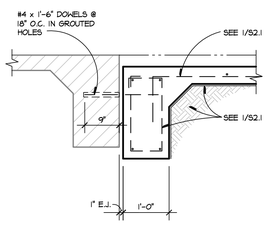


NOTE: IF EXISTING BEAM DEPTH IS LESS THAN 2'-0" CONTACT ENGINEER

12



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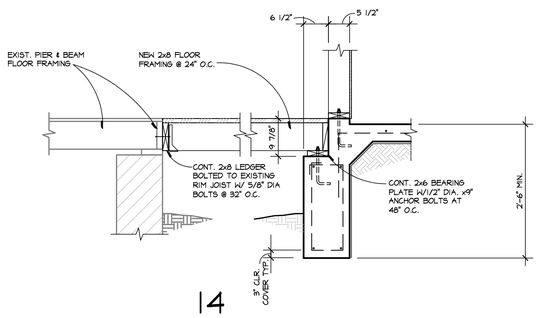

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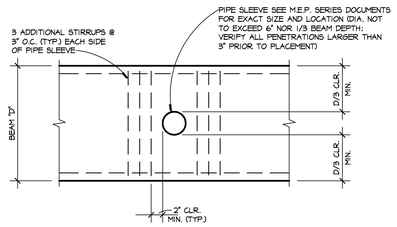
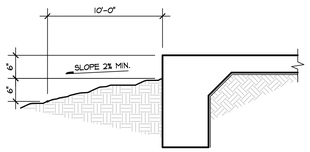
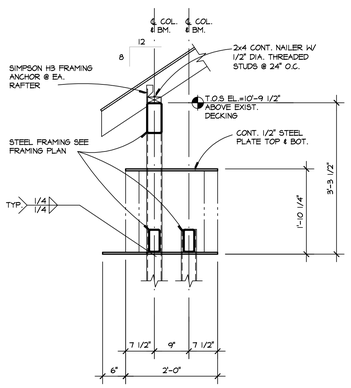


15 TYPICAL GRADE BEAM PENETRATION ELEVATION (SIMILAR AT VERTICAL PENETRATIONS)
NO SCALE



16 TYPICAL MINIMUM DRAINAGE REQUIREMENTS
NO SCALE



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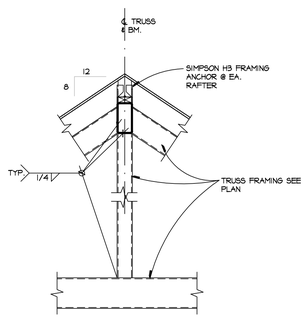

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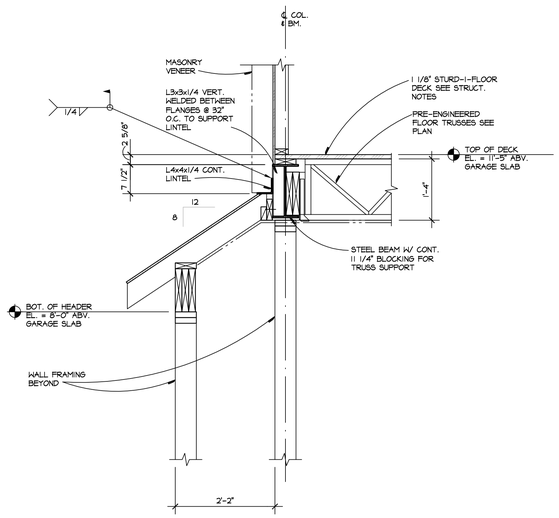

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STATE OF TEXAS
RICHARD LUEVANO JR.
64047
REGISTERED PROFESSIONAL ENGINEER
7/14/2023

ROGERS RESIDENCE ADDITION & POOL

2702 ENFIELD ROAD AUSTIN, TEXAS 78703

REVISIONS

JOB NUMBER: 20236071

DRAWN BY: A.A.

CHECKED BY: R.L.

DATE: 7/14/2023

DRAWING NO. S2.1

File Name: 07S1-S2.1.dwg
Plot By: Alejandro Alvarado (SLS22075) Rogers Residence Addn & Pool(for permit)
Plotted: July 14, 2023 - 4:16pm

S T R U C T U R A L N O T E S

CODES

1. Building Code: 2021 International Residential Code

2. Minimum Design Loads: American Society of Civil Engineers, ASCE 7-16

3. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-19.

4. Structural Steel: Specification for Structural Steel Buildings, Load and Resistance Factor Design, American Institute of Steel Construction, AISC 360-16.

5. Wood Framing: National Design Specifications for Wood Construction with Supplement, American Wood Council, AWC NDS - 2018.

6. Structural Plywood: Composite Panel Association, ANSI A135.6-2020.

7. Prefabricated Metal Plate Connected Wood Trusses: Truss Plate Institute, TPI 1-2014.

SUBSTITUTIONS

1. All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

DESIGN LOADS

1. Live Loads

a. Roof 20 psf
b. Single Family Residential
   Typical u.n.o. 40 psf
   Sleeping Areas 30 psf
   Attic Space w/o storage 10 psf
   Attic Space w/ storage 20 psf
c. Wind Lateral Load on Structural Frame is based on the following:
   Basic Wind Speed 115 mph
   Exposure C
   Risk Category II
d. Ground Snow Load Pg = 5 psf

2. Dead Loads include the self weight of the structural elements.

3. Floor and roof live loads have been reduced in accordance with the building code.

BUILDING PAD PREPARATION

1. Structural fill material shall be limestone and have a plasticity index between 8 and 20 and a liquid limit less than 40. Gradation of material shall be as follows:

Retained on 2-1/2" screen	0%
Retained on 1-1/2" screen	0% - 25%
Retained on 3/4" screen	25% - 55%
Retained on 1/4" screen	45% - 75%
Retained on No. 40 mesh sieve	35% - 75%
Retained on No. 40 mesh sieve	60% - 90%

2. Prior to placing fill material, remove all organic and other deleterious material plus and additional 2'-0" of existing sandy brown clay from the existing subgrade for a distance of 5'-0" beyond building line. All exposed subgrade shall be proof-rolled to observe for soft areas to be replaced with compacted fill. All exposed surfaces shall then be scarified to a depth of 6" , watered as required and recompacted to a minimum of 95 percent of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test) at a moisture content within 2 percent of the optimum moisture content.

3. Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in ASTM D 698 at a moisture content within 2 percent of the optimum moisture content.

4. Compaction and moisture content of subgrade and each lift of structural fill shall be inspected and approved by a qualified engineering technician, supervised by a Geotechnical Engineer.

6. Provide a 10 mil. polyethylene vapor barrier. Place the vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

7. The ground surface around the building as well as the paved areas shall be sloped away from the building on all sides so that water will drain away from the structure.

8. In areas beneath the slab where compacted fill depths exceed 4'-0", all utilities, exhaust lines and conduit, including but not limited to plumbing, gas, and electric conduit lines, shall be adequately attached to the underside of the concrete floor slab. Means and method of attachment shall be the responsibility of the contractor and do not fall under the scope of these structural documents.

9. Building pad preparation information is based on a geotechnical report provided by Gessner Engineering dated November 3, 2021.

CAST IN PLACE CONCRETE

1. Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Size	Slump	Use
A	3000 PSI	C33	1"	3"-6"	ALL

In addition, class "A" concrete shall meet the following additional requirements:

a. A maximum water/cement ratio of 0.45.

b. A high-range water reducing admixture shall be added to increase the slump to 5-6". The noted slump applies before the addition of the admixture.

c. Maximum shrinkage of the concrete shall be 0.03% at 28 days as determined by ASTM C157.

2. Fly ash meeting ASTM C 618 shall constitute 25% to 40% of the cementitious materials.

3. Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractor's option.

4. Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.

5. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-14, Section 26.8, including the following:

a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.

b. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.

6. Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.

CONCRETE REINFORCING

1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.

2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.

3. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.

4. Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns and walls detail reinforcing as follows:

a. Lap reinforcing bars 38 bar diameters minimum, unless noted otherwise.

b. Provide standard hooks in top and bottom bars at cantilever and discontinuous ends of beams, walls and slabs.

c. Provide corner bars for all horizontal bars at the inside and outside faces at the terminating end of all beams or walls. Corner bars are not required if horizontal bars are hooked.

5. Welding of reinforcing steel will not be permitted.

6. Heat shall not be used in the fabrication or installation of reinforcement.

7. Reinforcing steel minimum clear cover shall be as follows:

a. Concrete formed by earth 3"
b. Concrete exposed to earth or weather
   No 6 bar or larger 2"
   No 5 bar or smaller 1 1/2"
c. Concrete not exposed to earth or weather
   Slabs, Walls, or Joists 3/4"
   Beams and Columns 1 1/2"

EXPANSION ANCHORS

1. Expansion and screw anchors in concrete shall be one of the following:

a. Kwik Bolt TZ (ICC ESR-1917), Hilti Fastening Systems
b. Strong-Bolt (ICC ESR-1771), Simpson Anchor Systems
c. Titen HD (ICC ESSR-2713), Simpson Anchor Systems
d. Power Stud+ SD1 (ICC-ICC ESR-2818), Dekalt Fasteners
e. Power Stud+ SD2 (ICC ESR-2502), Dekalt Fasteners
f. Wedge Bolt+ (ICC ESR-2526), Dekalt Fasteners
g. Power Stud+ SD4/SD6 (ICC ESR-3471) Stainless Steel Anchor, Dekalt Fasteners

2. Expansion and screw anchors in grouted masonry shall be one of the following:

a. Kwik Bolt 3 (ICC ESR-1385), Hilti Fastening Systems
b. Wedge-All (ICC ESR-1396), Simpson Anchor Systems
c. Titen HD (ICC ESR-1056), Simpson Anchor Systems
d. Power Stud+ SD1 (ICC ESR-2966), Dekalt Fasteners
e. Wedge-Bolt+ (ICC ESR-1678), Dekalt Fasteners

3. Expansion and screw anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICC ES report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern. Special Inspection shall be per the current ICC ES report.

4. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 1/2" from detailed locations to avoid conflicts, unless noted otherwise.

5. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.

6. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.

7. All abandoned holes shall be filled with nonshrink grout.

8. Holes in connection plates shall be no more than 1/16" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide 1/4" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.

9. Installation of expansion anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed including application of minimum installation torques.

ADHESIVE DOWELS

1. Adhesive dowelling system in concrete shall be one of the following products: Hilti "RE 500-V3" (ICC ESR-3814) epoxy, or Simpson Anchor Systems "SET-XP" (ICC ESR-2508), Powers PE 1000+ (ICC ESR-2583), or Powers Pure 110+ (ICC ESR-3298) epoxy. Install dowels in accordance with the manufacturer's instructions. Special Inspection shall be continuous and per the current ICC ES report.

2. Adhesive dowelling system in grouted masonry shall be one of the following products: Hilti "HIT-HY 70" (ICC ESR-2682) adhesive, or Simpson Anchor Systems "SET" (ICC ESR-1772) EPOXY. Install dowels in accordance with the manufacturer's instructions. Special Inspection shall be per the current ICC ES report.

3. Clean out holes with compressed air after drilling holes.

4.

Rebar Size	Hole Diameter	Min. Embedment Depth
#4	5/8"	4 1/2"
#5	3/4"	6"

5. Prior to drilling holes for dowels, locate existing reinforcing steel with a Pachometer (R-Meter) or by drilling 1/4" diameter pilot holes. Relocate bolt holes as required to avoid existing reinforcement.

6. Abandoned holes shall be completely filled with adhesive dowelling compound.

7. Installation of adhesive anchors at an angle from horizontal to vertical (overhead) orientation shall be done by a certified adhesive anchor installer (AAI) as certified through ACI and in accordance with ACI 318-14 (section 17.8.2.2). Proof of current certification shall be submitted to the engineer for approval prior to commencement of installation.

STRUCTURAL STEEL

1. Structural Steel shall conform to ASTM A992, grade 50 except where A36 is noted on plan, except that miscellaneous plates, angles, and channels may be A992, grade 50 or A36. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A500, Grade B, Fy 46 ksi.

2. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.

3. Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.

4. Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the contract drawings.

STRUCTURAL STEEL CONNECTIONS

1. Welding shall conform to ANSI/AWS D1.1, latest edition.

2. Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.

3. Structural steel connections not specifically detailed on the Drawings shall be designed and detailed by the Contractor under the direct supervision of a registered engineer licensed in the State of Texas. Sealed calculations for all connections designed by the Contractor shall be submitted for the Architect's files.

4. Beam connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:

a. Connections shall be AISC type 2 simple framing connections.

b. In general, shop connections shall be bolted or welded and field connections shall be welded.

c. Where indicated, connections shall be designed for the scheduled shear force, the shear force indicated on the Drawings as "V=", and the horizontal force indicated as "H=".

d. If not indicated on the Drawings, connections shall be designed for 55 percent of the total load capacity for the beam span shown in the beam tables in the AISC LRFD Manual, 360-10.

e. The minimum number of rows of bolts shall be 1/6 of the beam depth with any fraction be rounded to the next higher number.

f. Bolts shall be "snug tight", u.n.o.

g. Short slotted holes shall be permitted provided washers are installed in accordance with AISC requirements. Washers shall be hardened where A325 bolts are utilized.

5. For connections not specifically addressed by these notes or the Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.

6. Fillet welds with no size specified shall be 3/16" or minimum size required by AISC, whichever is larger.

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine, except that non-loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce-pine-fir.

2. Exterior stud walls shall be 2x4's @16" on center for walls up to 9'-2". Interior load bearing stud walls shall be 2x4's @ 16" o.c. up to 12'-2" in height. Any exterior load bearing wall taller than 9'-2" and less than 12'-2" shall be 2x6 @ 16" o.c., walls taller than 12'-2" shall be 2x6 laminated strand lumber (LSL) spaced at 16" o.c. Load bearing 2x6 walls up to 12'-2" in height shall be no. 2 southern yellow pine, no. 2 douglas fir, or no. 2 spruce-pine-fir.

3. All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine, U.N.O.

4. Wood beams shall have a direct load path to the foundation with a minimum number of studs and blocking below each bearing point equal to the width of the supported beam.

5. All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.

6. All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.

7. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.

8. Floor sheathing: 1 1/8" APA rated tongue and groove sheathing with an Exposure 1 rating or 1 1/8" grade C-D tongue and groove plywood with exterior glue. Provide 1/8" joints between all sheets of plywood sheets. Stagger joints in sheathing. Floor sheathing shall be glued to the wood support members with a wet use adhesive. In addition sheathing shall also be nailed to the supports with 10d ring shank nails at 6" on center at supported edges and 12" on center at intermediate supports. As an alternate to nailing, floor sheathing may be fastened with 15 gauge staples. Staples shall have a minimum leg length of x 2 1/2" and shall have a minimum crown width of 7/16". Staples shall be spaced at 4" on center at supported edges and 8" on center at intermediate supports.

9. Roof sheathing: 15/32" APA rated sheathing with an exposure 1 rating or 15/32" grade C-D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Provide 1/8" joints between all sheets of plywood. Stagger joints in sheathing. Fasteners may be 8d common nails or 16 gauge stapes. Nails shall penetrate supporting member by 1.75". Staples shall have a minimum leg length of x 1 3/4" and shall have a minimum crown width of 7/16". Fastener spacing shall be as specified below: Southern Yellow Pine or Douglas Fir framing member: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports.

10. All exterior wall framing shall be braced by 4'-0" wide x 15/32" panels of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Fasteners may be 8d common nails or 16 gauge stapes. Nails shall penetrate supporting member by 1.75". Staples shall have a minimum leg length of x 1 3/4" and shall have a minimum crown width of 7/16". Fastener spacing shall be as specified below:
7a. Southern Yellow Pine or Douglas Fir exterior wall framing: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports.
b. Spruce-Pine-Fir: Nails shall be spaced at 4" on center at supported edges and 8" on center at intermediate supports. Staples shall be spaced at 2" on center at supported edges and 4" on center at intermediate supports.

11. All interior shear walls noted on plan shall be braced by a minimum 1/2" gypsum board with No.6, 1 5/8" Type W or S screws spaced at 7" on center along the panel edges and 7" on center at interior framing members.

12. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.

13. Provide double joists under all interior partition walls oriented parallel to the joists.

14. All framing members framing into the side of a header or beam shall be attached using metal joist hangers of type "LU" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported. All hangers shall be installed with 16d nails U.N.O. All pressure treated members shall be attached using stainless steel hangers.

15. Nailing and attachment of all framing members and sheathing shall be as specified in the International Residential Code Nailing Schedule unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.

16. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" double hot dipped galvanized or stainless steel anchor bolts with a minimum embedment of 7" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. As an alternate, attach sill plates with a triple zinc (Zmax) Simpson MAS sill plate connecter @ 48" o.c. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative. All interior load bearing walls shall be attached to the foundation as outlined above. As an alternate, interior load bearing wall bottom plates may be attached to concrete foundation elements with powder actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6 and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum. At interior non-load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X-DNI 72P8536 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.

17. All fasteners & connecters, including nails, attached to treated lumber shall be double hot dipped galvanized, triple zinc (Zmax), or stainless steel.

18. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be double hot dip galvanized, triple zinc (Zmax), or stainless steel.

19. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

20. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24" inches. Plates shall have a width equal to the width of the studs.

a. Where both top plate members are discontinuous, place a 3" x 12" X 0.036" thick steel plate. Attached with 12-8d nails on each side of cut or penetration.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

1. Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "National Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-2014).

2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.

3. Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.

4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.

5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.

6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.

7. Trusses shall be designed in accordance with the following requirements:

a. Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord, including dead loads from tile or concrete flooring.

b. Limit live load deflection of floor trusses to L/360. Total load deflections shall be limited to L/240. Limit live load deflections under tile or concrete floors to L/600.

c. Truss members and connections shall be proportioned with a maximum allowable stress increase for duration of load as follows:

   Roof Loads 25 percent
   Wind Loads 33 percent

d. Trusses shall be designed for the superimposed dead and live loads as noted in the Structural Notes and as indicated on the drawings. Dead loads shall not be less than the following:

   Floor 15 psf
   Roof 10 psf

e. Trusses shall be designed for the superimposed wind loads in accordance with the specified building code and the specified basic wind speed, exposure, and importance factor. Increase member sizes or provide additional bridging as required to resist uplift forces.

8. Connect roof trusses to all bearing walls or beam supports with a type H2.5A framing anchor as manufactured by the Simpson Company or approved equal.

9. Wood beams supporting roof trusses shall be connected to the supporting studs with a minimum of two type H6 hurricane ties as manufactured by the Simpson Company or approved equal. Additional hold downs may be required upon receipt and review of approved truss shop drawings.

10. Truss girders shall have a direct load path to the foundation with a minimum number of studs below each bearing point equal to the number of plys of the truss. Truss girder connections to the bearing wall and wall hold downs at truss girder locations shall be specified by a Professional Engineer registered to practice in the State of Texas. These connections shall be specified upon the Engineer's receipt of approved truss shop drawings.

11. Additional blocking, studs, hold downs, or other miscellaneous framing or truss connectors may be required for trusses with exceptionally high load. Any additional items required will be specified by the engineer upon receipt of approved truss shop drawings.

12. For size and location of mechanical openings see mechanical drawings.

13. Truss manufacturer shall submit shop drawings and calculations for review. Shop drawings shall bear the seal of a Professional Engineer registered to practice in the State of Texas.

14. Floor joists shall be proven by testing as demonstrated either by ICC and NRB acceptance or through a test program meeting ICC ESR-1153.

15. Tag all connection points on web members where permanent lateral bracing is required by design.

16. At roof ridges and valleys not framed with hip trusses, provide blocking between trusses as required to provide continuous support for roof sheathing.

COMPOSITE WOOD MEMBERS

1. Where noted on the drawings, beams shall be "Micro-Lam" LVL or "Parallam" PSL beams as manufactured by the Weyerhaeuser Company or approved equal.

2. Do not notch beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.

3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam, unless noted otherwise on plan. As an alternative to bolts use 1/4" diameter wood screws top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam. Screws shall penetrate all plys of members a minimum of 1 1/2".

4. At beam hanger locations provide 4 additional nails or 3 additional bolts or 1/4" screws each side of hanger for additional transfer of load to all beam plys.

5. Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.

6. Connectors for double 1 3/4" beams or single 3 1/2" beams shall be Simpson "HHUS410" face mounted hangers, typical u.n.o. All hangers shall be installed with 16d nails u.n.o.

INSPECTIONS

1. Contractor shall notify the Engineer a minimum of 48 hours prior to the requested date of required inspections.

2. Reinspections shall be required at the discretion of the Engineer.

3. The following items shall also be required for concrete pours:

a. Contractor shall allow a minimum of 12-24 hours from the time of inspection to time of the pour for any Engineer requested corrections.

b. Placement of the concrete reinforcing, excavations, etc., and any Engineer requested corrections shall be 100% complete before pour approval will be given.

COORDINATION

1. Only larger sleeve openings and framed openings in structural framing component members are indicated on the structural drawings. However, all sleeves, inserts and openings, including frames and/or sleeves shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical and Plumbing work. This work shall include the coordination of sizes, alignment, dimensions, position, locations, elevations and grades as required to serve the intended purpose. Openings not indicated on the structural drawings, but required as noted above, shall be submitted to the Engineer for review.

2. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.

3. Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals.

4. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.

5. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.

6. All dimensions and conditions of existing construction shall be verified at the job site. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.

7. The design and provision of all temporary supports such as guys, braces, falsework, supports and anchors for safety lines, cribbing, or any other temporary elements required for the execution of the contract are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.

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7/14/2023

ROGERS RESIDENCE ADDITION & POOL

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REVISIONS

JOB NUMBER: 20236071
DRAWN BY: A.A.
CHECKED BY: R.L.
DATE: 7/14/2023

DRAWING NO. **S3.1**

File Name: 0701-S3.1.dwg
Project Path: P:\2020\20236071 Rogers Residence Addn & Pool\for permit
Plotted: July 14, 2023-4:17pm