

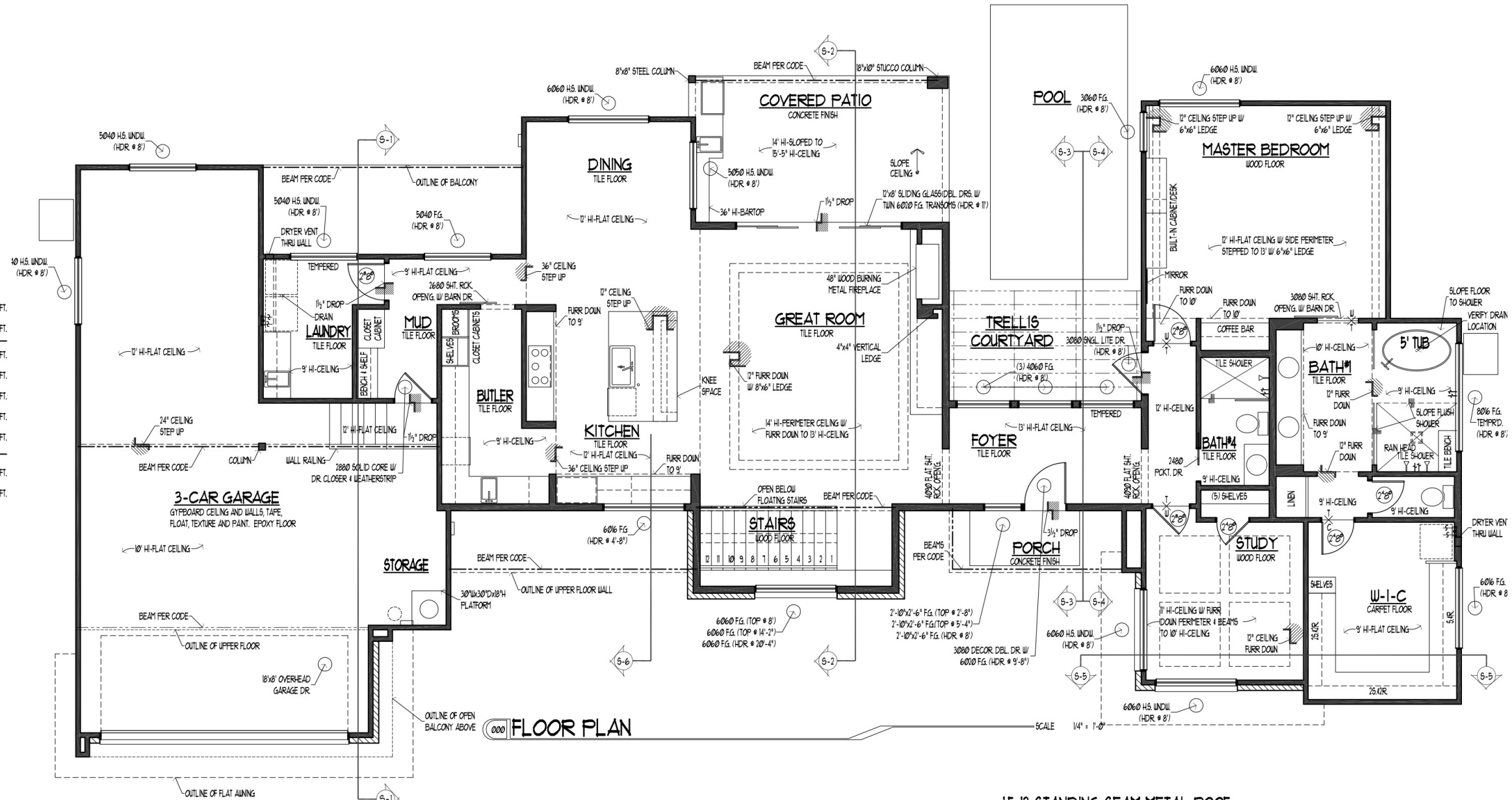


AREAS:

MAIN LIVING AREA	2,54 SQFT.
UPPER LIVING AREA	306 SQFT.
TOTAL LIVING AREA	3,046 SQFT.
PORCH	38 SQFT.
GARAGE	860 SQFT.
OUTDOOR ENTERTAINING	199 SQFT.
COVERED BALCONIES	111 SQFT.
TOTAL GROSS	4,334 SQFT.
OPEN BALCONY	214 SQFT.

GENERAL NOTES:

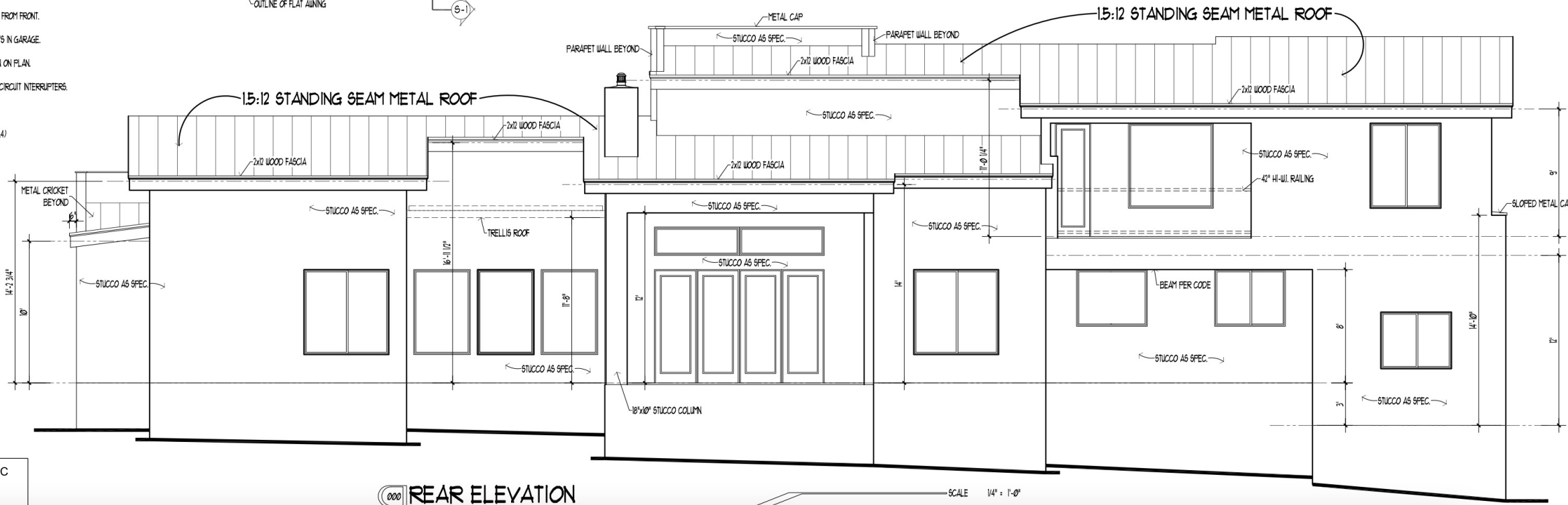
- BUILDER TO MEET ALL 2015 IRC & LOCAL CODES.
- ALLOW FOR 6" PLUMB. WALL W/C SIDE WHERE NECESSARY.
- ALLOW FOR DUAL A/C'S IN ATTIC AS REQUIRED.
- MINIMUM 4'-0" PLATE HEIGHT # MAIN FLOOR & MINIMUM 9' PLATE HEIGHT # UPPER FLOOR UNLESS OTHERWISE NOTED.
- USE ROUNDED SHEETROCK CORNERS THROUGHOUT HOUSE.
- BLOCK & WIRE FOR CEILING FANS # ALL BEDROOMS.
- ALLOW WIRING FOR SECURITY SYSTEM.
- VERIFY PLACEMENT OF PULLDOWN STAIRS # JOB SITE.
- VERIFY PLACEMENT OF SMOKE DETECTORS SHOWN ON PLANS.
- VENT DRYER THRU WALL.
- ALLOW FOR 3 GRAVITY ROOF VENTS AWAY FROM FRONT.
- ALLOW FOR CONGS & PLATFORMS FOR W/H'S IN GARAGE.
- VERIFY PLACEMENTS OF A/C PADS SHOWN ON PLAN.
- ALL BEDROOM PLUGS TO BE ARC FAULT CIRCUIT INTERRUPTERS.
- BEAMS & FLOOR FRAMING TO COMPLY W/ 2012 IRC CODE (TABLE R501.5(2) & R801.4)



000 FLOOR PLAN

SCALE 1/4" = 1'-0"

As Built
EXISTING



000 REAR ELEVATION

SCALE 1/4" = 1'-0"

"These plans meet all requirements for the 2021 IBC & 2020 NEC, and the City of Austin and Building Ordinances"

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UPDATE OCTOBER 1 2022

DESIGNED FOR
Joel Lopez-Garcia
512 621 0951

Owner:
JOAQUIN JIMENEZ CASTRO
FEBRUARY 2022

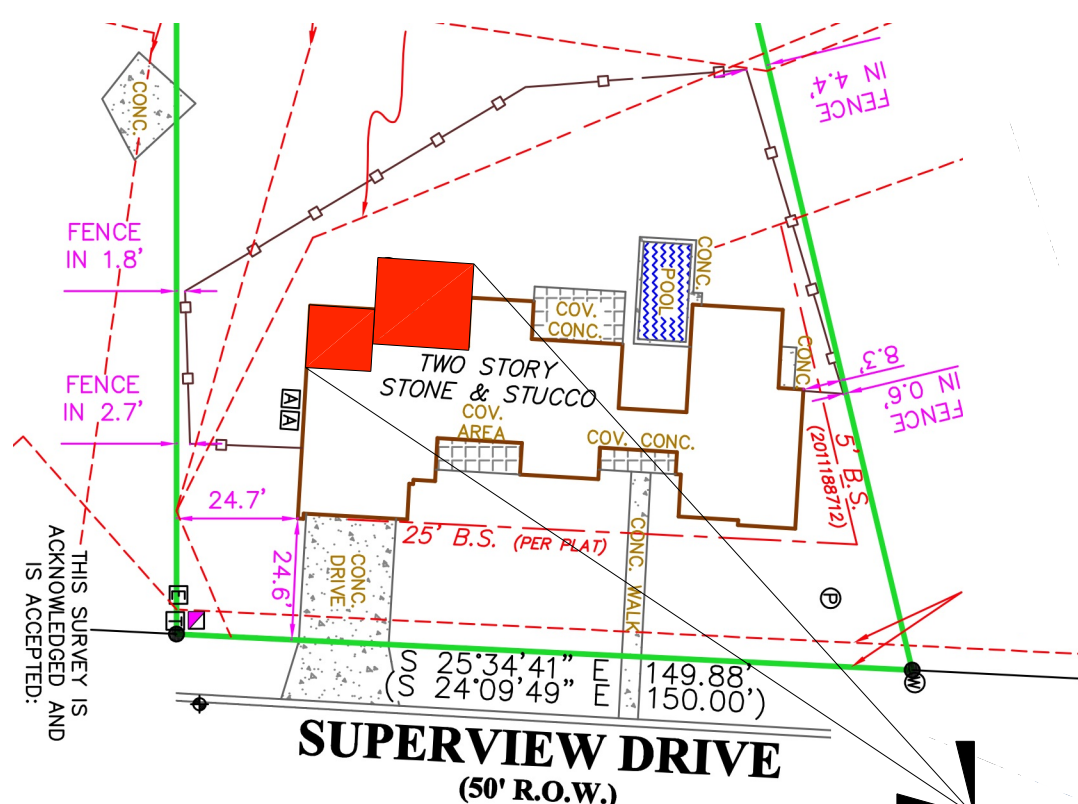
10705 SUPERVIEW DRIVE,
AUSTIN, TEXAS. 78736
TRAVIS COUNTY, TEXAS.

FLOOR PLAN

SCALE SEE VIEW
Applicable on Arch B Paper

SHEET #

2

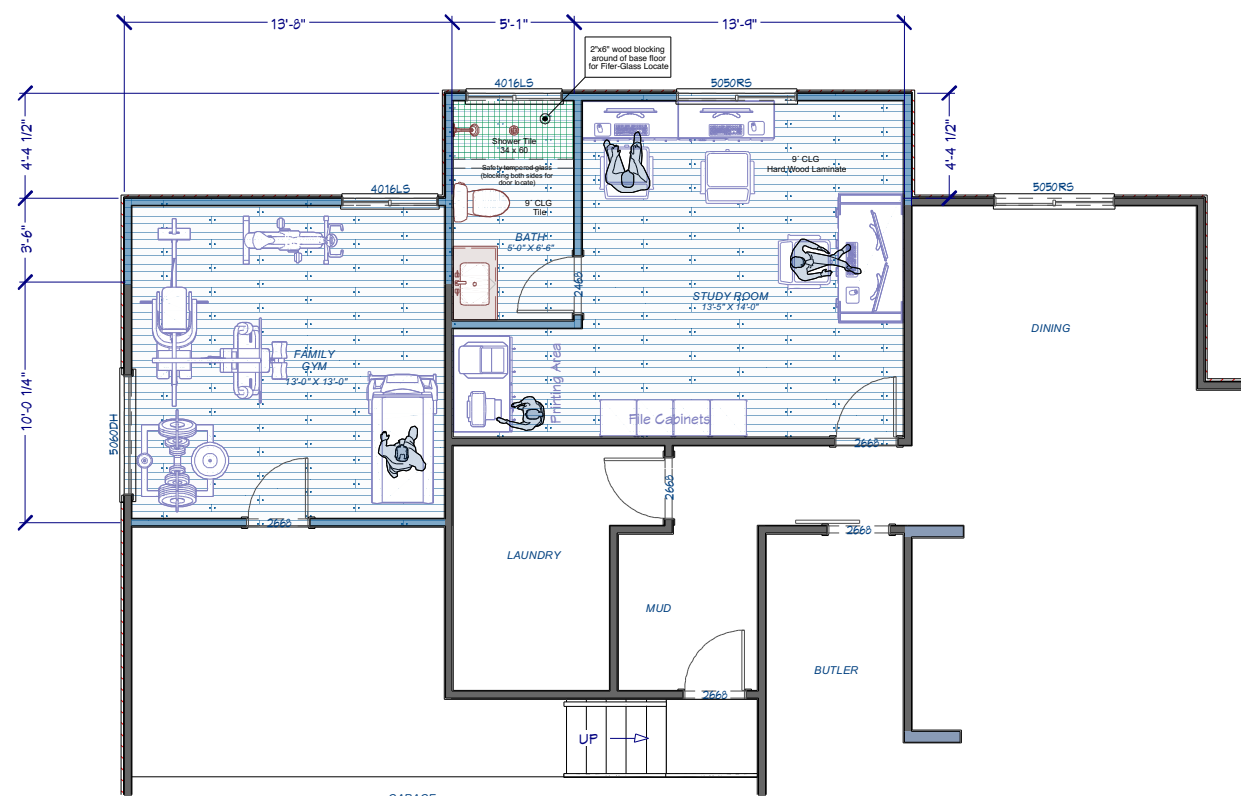


THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

SUPERVIEW DRIVE
(50' R.O.W.)

S 25°34'41" E 149.88'
S 24°09'49" E 150.00'

HOUSE TOTAL ADDITION AREA
1st Floor = 330.00 SQ/FT



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UPDATE OCTOBER 1 2022

- GRADING NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 - FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
 - PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.
- EROSION CONTROL NOTES:**
- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
 - ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
 - HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 50 INCHES OR PER MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
 - DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.
- EXTERIOR FINISH NOTES:**
- EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
 - ROOFING TO BE 50 YEAR ASPHALT OVER 3/8 FELT, 5/8 CDX PLYWOOD/OSB.
 - CEILING TO BE TRICK OR WOOD.
 - CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
 - DOWNSPUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
 - FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4 MIN.
 - BASELIT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.
- TREE NOTES:**
- WHEN NEEDED, PROVIDE TREE PROTECTION AS REQUIRED PER ENVIRONMENTAL CRITERIA MANUAL ECM 3.5.2.
 - NO PROTECTED TREES LOCATED ON THE PROPERTY. SEE SURVEY FOR TREE SIZES AND SPECIES INFORMATION.
 - PER CITY OF AUSTIN ORDINANCE 17.07, ALL TREES, OF THE SAME SPECIES, TO BE PLANTED BETWEEN THE THREE ADJOINING LOTS TO REPLACE THE 1" CEDAR ELM PROPOSED FOR REMOVAL.
 - TREE TRUNK PROTECTION SHALL CONSIST OF MINIMUM 4" HIGH CHAIN LINK FENCING WITH TUBULAR STEEL SUPPORT POLES OR "T" POSTS.
 - TREE TRUNK PROTECTION SHALL CONSIST OF ANY 2X4 INCH OR 2X6 INCH PLANKING OR PLASTIC STRAPPING AND SHALL BE ATTACHED IN A MANNER THAT DOES NOT DAMAGE THE TREE.
 - NO NEW UTILITY TRENCHES TO BE DUG WITHIN THE CRZ OF ANY PROTECTED TREE.
- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
 - FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
 - CONTRACTOR TO LOCATE AND LAY OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN IN THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
 - ALL FLOOR PLAN DIMENSIONS ARE TO THE EXTERIOR AND INTERIOR WALL FRAMING AND/OR TO THE EDGE OF FINISHED FOUNDATION OR FLATWORK AND DO NOT INCLUDE THE THICKNESS OF SHEATHING, GYPSUM BOARD, FINISH CLADDING, OR ANY OTHER MATERIAL FASTENED TO THE EXTERIOR AND INTERIOR WALL FRAMING AND/OR TO THE EDGE OF FINISHED FOUNDATION OR FLATWORK.
 - DIMENSIONS NOTED AS CLR (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITION SURFACES.
 - PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISCELLANEOUS ITEMS, ETC. AS REQUIRED.
 - ALL INTERIOR PARTITION WALLS EXTEND TO THE BOTTOM OF THE CEILING FRAMING OR ROOF FRAMING, UNLESS NOTED OTHERWISE AND BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
 - REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOW FRAMES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
 - CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC. SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
 - REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
 - REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOW FRAMES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
 - COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
 - TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
 - PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILING AS REQUIRED.
 - NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILING.
 - USE 2X4" FRAMING FOR ALL FURR DOWNS.
- RCF NOTES:**
- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
 - DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOW FRAMES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
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 - REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
 - REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOW FRAMES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
 - COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
 - TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
 - PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILING AS REQUIRED.
 - NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILING.
 - USE 2X4" FRAMING FOR ALL FURR DOWNS.
- ELECTRICAL NOTES:**
- LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
 - COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
 - PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED. COORDINATE LOCATION WITH BUILDING DESIGNER.
 - COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR RANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
 - VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
 - BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
 - CONDUCTORS COPPER, RIGID, UNLESS OTHERWISE NOTED, PER COA CODE AND NEC.
 - PANELS, SWITCHGEAR, MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS PROVIDE MIN. OF FOUR SPACES, BLANK WITHOUT CIRCUIT BREAKERS.
 - PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
 - OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
 - WIRING DEVICES: SWITCHES AND RECEPTACLES, UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE. RECEPTACLES SHALL BE APPROVED BY ARCHITECT, DIMMER SWITCHES, UL APPROVED BY ULTRON, TYPE APPROVED BY ARCHITECT.
 - DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR ULTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
 - IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 18" AFF TO CENTERLINE. TYPICAL AND BLENDED SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
 - FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.
 - ALL OUTLETS IN ALL LOCATIONS SHOULD BE ARC FAULT PER 210.12 OF NFPA 70 (IBC 2020), UNLESS NOTED OTHERWISE.
 - ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, ACCESSORY BUILDINGS AND EXTERIOR TO BE GROUND-Fault CIRCUIT INTERRUPTER AS WELL AS ALL LOCATIONS IN A KITCHEN THAT SERVICE COUNTERTOP SLICES AND WITHIN 6 FT OF THE EDGE OF SINK, BATHTUB OR SHOWER STALL.
 - ALL OUTDOOR OUTLETS AND LIGHTS SHOULD BE ON A GROUND FAULT BREAKER.
- PLUMBING NOTES:**
- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
 - ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL AND PLUMBING BUILDING CODES. THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
 - THE COLD AND HOT WATER PIPING SHALL BE AS NOTED ON THE DRAWINGS.
 - WATER HEATER: NATURAL GAS, WHOLE HOUSE, TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO THE EXTERIOR, FURNISH WITH ELECTRIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENCLOSED HOT WATER TANK, SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME, MODEL: "AQUASTAR 240000" BY BOSCH, OR "AQUASTAR 250000" OR APPROVED EQUAL OR BURNHAM MODEL #886 (252W).
 - WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB, COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
 - WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
 - WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.
- MECHANICAL NOTES:**
- HVAC SPLIT SYSTEM NOMINAL CAPACITY AND DESIGN PER BUILDER SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING MANUAL J. SYSTEM SCHEMATIC DESIGN AND LAYOUT AS SUGGESTED BY ARCHITECT - SEE MECHANICAL DRAWINGS.
 - HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOR Faced "SEAR-RIG" GLASS FIBER DUCTS (SQUARE, RECTANGULAR) WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM 1/4" BEND RADIUS CONNECTIONS SHALL ALSO BE RATED MINIMUM 1/4".
 - PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER, COMPLY WITH COA STANDARDS.
 - HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
 - VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4, 1" THICK RUBBER ISOLATION PADS.
 - MECHANICAL DESIGNER AND CONTRACTOR TO PROVIDE DRAWINGS AND PRODUCT DATA INFORMATION, PRIOR TO ORDERING EQUIPMENT OR MATERIALS. FOR APPROVAL BY THE OWNER AND ARCHITECT, DESCRIBING ALL OF THE MECHANICAL EQUIPMENT, DUCTWORK, INSULATION, PIPING, DIFFUSERS, GRILLES AND REGISTERS, THERMOSTATS, ACCESSORIES AND OTHER ITEMS REQUIRED TO COMPLETE THE MECHANICAL SYSTEM WORK. INDICATE ALL DUCTWORK CONSTRUCTION MATERIALS, DUCT SIZES AND AIR VOLUME CAPACITIES IN CFM AT ALL DIFFUSERS, GRILLES AND REGISTERS, TURNING VANES, LOCATIONS OF FLEX AND FIXED CONNECTIONS, VIBRATION ISOLATION DEVICES, AND OTHER APPLICABLE INFORMATION.
- VISIBILITY NOTES:**
- IN ACCORDANCE WITH R320.6 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE ONE NO STEP ENTRANCE WITH A BEVELLED THRESHOLD OF 1/2" OR LESS AND A MINIMUM 32" CLEAR OPENING DOOR.
 - IN ACCORDANCE WITH R320.3 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE VISIBILE BATHROOM WITH MINIMUM CLEAR OPENING OF 30 INCHES, LATERAL 2X6 OR LARGER WOOD BLOCKING INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO INTERIOR FLOOR LEVEL, EXCEPT PORTION DIRECTLY BEHIND THE LAVATORY.
 - IN ACCORDANCE WITH R220.4 OF THE VISIBILITY ORDINANCE NO.20140130-021, FIRST FLOOR LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE PLACED AT A MAXIMUM OF 48" ABOVE FINISH FLOOR. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 18" ABOVE FINISH FLOOR, EXCEPT FLOOR OUTLETS AND RECEPTACLES.
 - IN ACCORDANCE WITH R320.5 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE MINIMUM 32" CLEAR PATH ACCESS STARTING FROM ENTRANCE (R320.6) AND ALLOWING ACCESS THROUGHOUT FIRST FLOOR AND TO THE FIRST FLOOR BATHROOM DESIGNATED UNDER R320.3.
 - IN ACCORDANCE WITH R320.7 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE A VISIBLE ENTRANCE APPROVED UNDER SECTION R320.8 MUST HAVE AT LEAST ONE VISIBILE ROUTE WITH A CROSS SLOPE OF 1% GREATER THAN TWO PERCENT (1/8") THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDING AN EXTERIOR VISIBILE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE.
- DOOR AND WINDOW NOTES:**
- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
 - ALL WALK-THRU DOORS SHALL BE SOLID CORE.
 - INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.
 - DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 90 MINUTES. DOOR SHALL BE SELF CLOSING.
 - EXTERIOR EXIT DOORS WILL BE 30" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENING FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.30.
 - GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.
- KITCHEN AND CABINET NOTES:**
- ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
 - CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
 - INSTALL HARDWARE ON SITE.
 - INSTALL CROWN MOULDING ON SITE, MATCH CABINET COLOR, CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 - CUT OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
 - INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
 - ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
 - USE MIN 6" DUCT FOR HOOD.
 - CONFIRM FINL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.

DESIGNED FOR
Joel Lopez-Garcia
512 621 0951

Owner:
JOAQUIN JIMENEZ CASTRO
FEBRUARY 2022

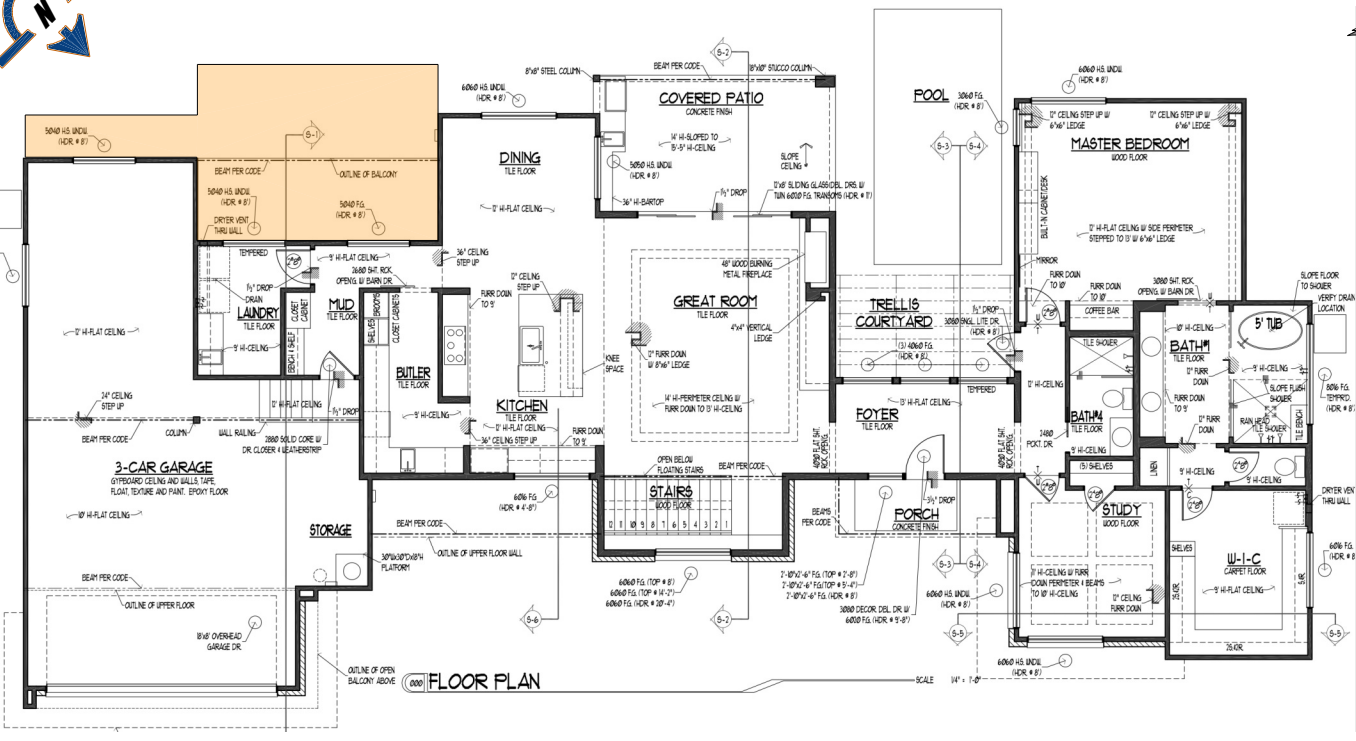
10705 SUPERVIEW DRIVE,
AUSTIN, TEXAS. 78736
TRAVIS COUNTY, TEXAS.

FLOOR PLAN
With Appliances, Cabinets, Furniture and Fixtures.

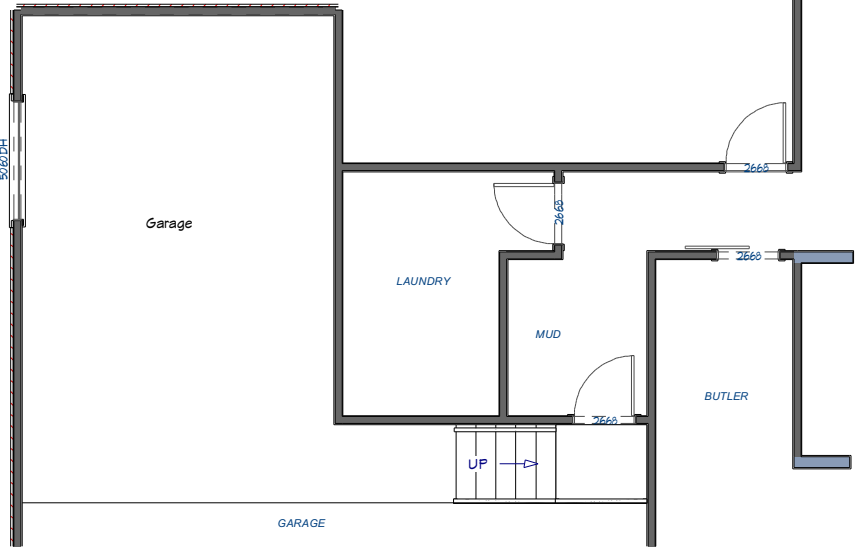
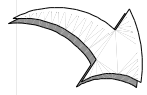
SCALE SEE VIEW
Applicable on Arch B Paper
1/8" = 1' 0"

SHEET #

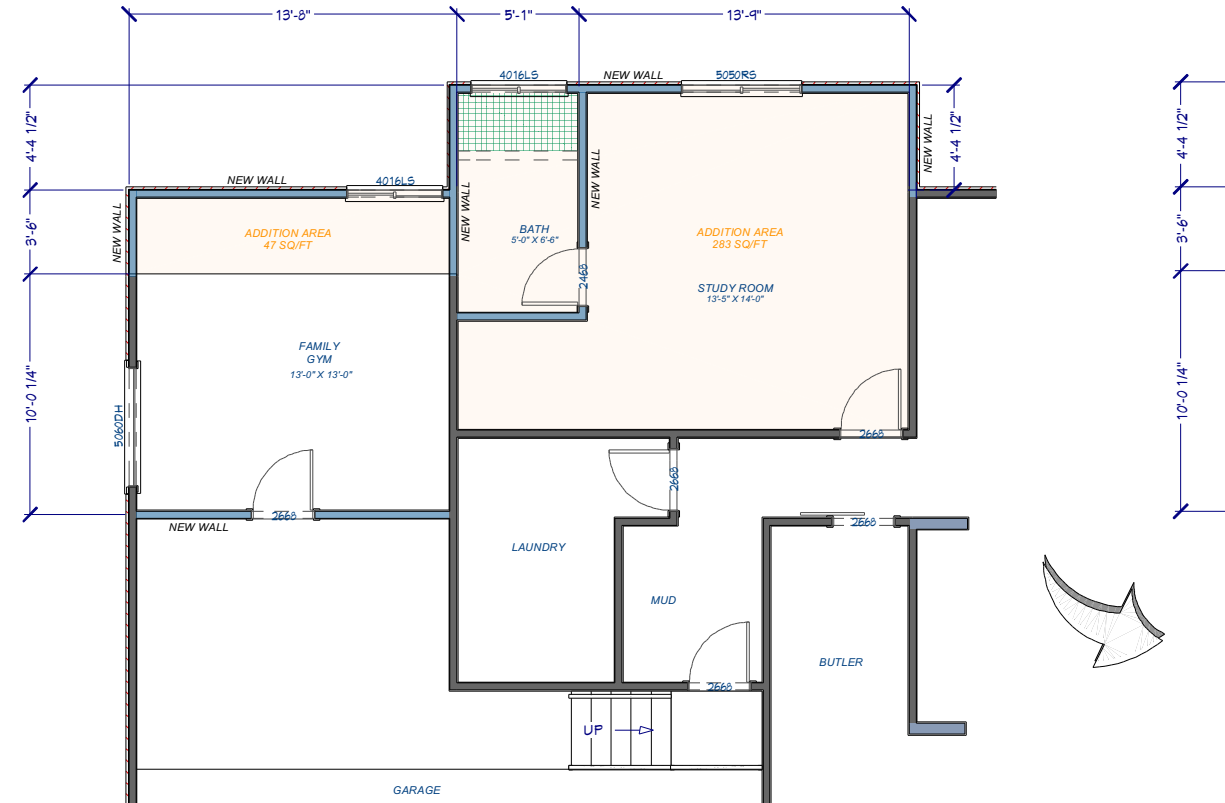
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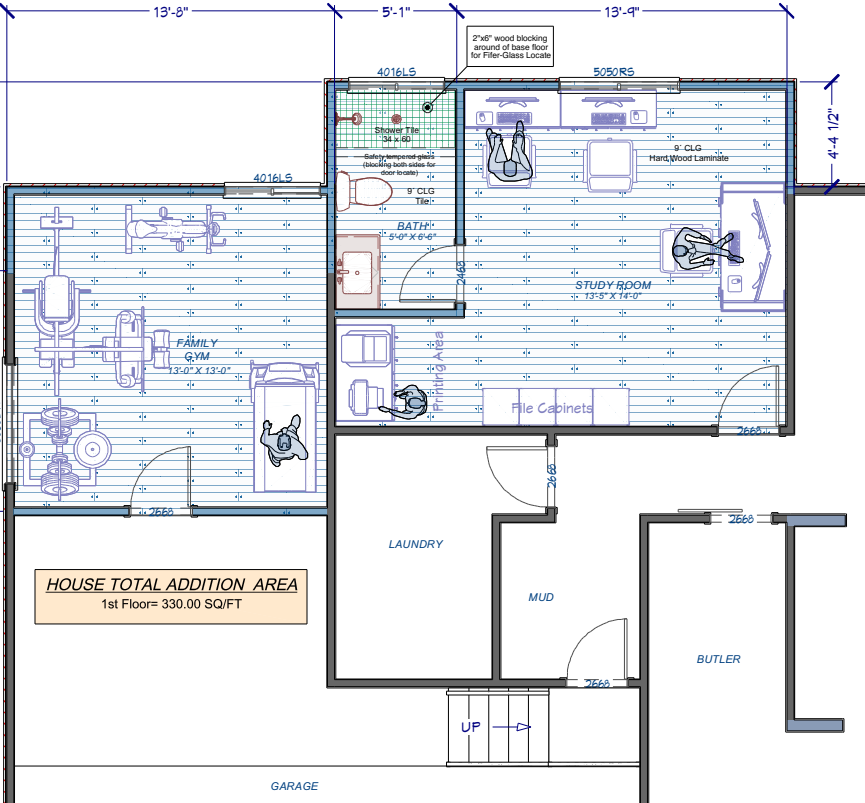
As Built
EXISTING



FLOOR SECTION



FLOOR SECTION



FLOOR SECTION

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PROPOSED ADDITION
Only 1st. Floor

UPDATE OCTOBER 1 2022

- GRADING NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 - FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
 - PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.
- EROSION CONTROL NOTES:**
- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
 - ALL EXPOSED SOIL SHALL BE MULCHED OR COVERED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
 - HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 50 INCHES PER RECOMMENDATION OF MANUFACTURER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
 - DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.
- EXTERIOR FINISH NOTES:**
- EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
 - ROOFING TO BE 50 YEAR ASPHALT OVER 3/8 FELT, 5/8 CDX PLYWOOD/OSB.
 - DECKING TO BE TREATED WOOD. FINAL MATERIAL AND COLOR BY OWNER.
 - CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
 - DOWNSPUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
 - FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4 MIN.
 - BASELIT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.
- TREE NOTES:**
- WHEN NEEDED, PROVIDE TREE PROTECTION AS REQUIRED PER ENVIRONMENTAL CRITERIA MANUAL ECA 3.5.2
 - NO PROTECTED TREES LOCATED ON THE PROPERTY. SEE SURVEY FOR TREE SIZES AND SPECIES INFORMATION.
 - PER CITY OF AUSTIN ORDINANCE 17.07, NEW TREES AND SPECIES TO BE PLANTED WITHIN THE THREE ADJOINING LOTS TO REPLACE THE 1" CALIBER ELM PROPOSED FOR REMOVAL.
 - TREE TRUNK PROTECTION SHALL CONSIST OF MINIMUM 4" HIGH CHAIN LINK FENCING WITH TUBULAR STEEL SUPPORT POLES OR T-POSTS
 - TREE TRUNK PROTECTION SHALL CONSIST OF ANY 2X4 INCH OR 2X6 INCH PLANKING OR PLASTIC STRAPPING AND SHALL BE ATTACHED IN A MANNER THAT DOES NOT DAMAGE THE TREE.
 - NO NEW UTILITY TRENCHES TO BE DUG WITHIN THE CRZ OF ANY PROTECTED TREE.
- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
 - DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
 - CONTRACTOR TO LOCATE AND LAY OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN IN THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
 - ALL FLOOR PLAN DIMENSIONS ARE TO THE EXTREME EDGE OF FINISHED FOUNDATION OR FLATWORK AND DO NOT INCLUDE THE THICKNESS OF SHEATHING, GYPSUM BOARD, FINISH CLADDING, OR ANY OTHER MATERIAL FASTENED TO THE STRUCTURE.
 - DIMENSIONS NOTED AS CLR (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITION SURFACES.
 - PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORKS AND BRACING, AND ALL MISC. WOOD NAILES, ETC., AS REQUIRED.
 - ALL INTERIOR PARTITION WALLS EXTEND TO THE BOTTOM OF THE CEILING/FLOOR FRAMING OR ROOF FRAMING, UNLESS NOTED OTHERWISE AND BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
 - NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR THE ARCHITECT WILL ISSUE A CORRECTIVE ORDER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.
 - REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.
 - COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
 - PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILING AS REQUIRED.
 - NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILING.
 - USE 2"x4" FRAMING FOR ALL FURR DOWNS.
- BCP NOTES:**
- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
 - DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING WITH ALL APPLICABLE CODES.
 - COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
 - PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED. COORDINATE LOCATION WITH BUILDING DESIGNER.
 - COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR RANKLESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
 - VERIFY POWER REQUIREMENTS FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
 - BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
 - CONDUCTORS CORRESPONDING TO THE ABOVE CEILING MEP WORK FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
 - PANELS, SWITCHGEAR, MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS PROVIDE MIN. OF FOUR SPACES, SLANK WITHOUT CIRCUIT BREAKERS.
 - PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
 - OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
 - WIRING DEVICES: SWITCHES AND RECEPTACLES, UL APPROVED BY PASS AND SEYMOUR OR EQUAL, SWITCHES SHALL BE SILENT TYPE. RECEPTOR SWITCHES CONFORM TO ARCHITECT DIMMER SWITCHES, UL APPROVED BY ULTRON, TYPE APPROVED BY ARCHITECT.
 - DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR ULTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
 - IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 18" AFF TO CENTERLINE. TYPICAL AND BLENDED SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
 - FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.
 - ALL OUTLETS IN ALL LOCATIONS SHOULD BE ARC FAULT PER 210.12 OF NFPA 70 (IBC 2012), UNLESS NOTED OTHERWISE.
 - ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, ACCESSORIES BUILDINGS AND EXTERIOR TO BE GROUND-Fault CIRCUIT INTERRUPTER (GFCI) AS WELL AS ALL LOCATIONS IN A KITCHEN THAT SERVICE COUNTERTOP SPLASHES AND WITHIN 6 FT OF THE EDGE OF SINK, BATH/TUB OR SHOWER STALL.
 - ALL OUTDOOR OUTLETS AND LIGHTS SHOULD BE ON A GROUND FAULT BREAKER.
- PLUMBING NOTES:**
- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
 - ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES. THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
 - THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
 - WATER HEATER: NATURAL GAS, WHOLE HOUSE, TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION FOR FIVE ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENCLOSED HOT WATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: "ADJUSTAR 250X00" BY BOSCH, OR "ADJUSTAR 250X00" OR APPROVED EQUAL OR BURNHAM MODEL # FB8E (2522W).
 - WATER SYSTEM PIPING: PEAK, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB. COLOR CODED TO PROTECT THE TUBING. NOT SHOWN IN THIS PLAN.
 - WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
 - WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.
- MECHANICAL NOTES:**
- HVAC SPLIT SYSTEM NOMINAL CAPACITY AND DESIGN PER BUILDER SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING MANUAL J. SYSTEM SCHEMATIC DESIGN AND LAYOUT AS SUGGESTED BY ARCHITECT - SEE MECHANICAL DRAWINGS.
 - HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOAM FACED "SEAR-ROCK" GLASS FIBER DUCTS (SQUARE, RECTANGULAR) WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM 1/8" THICK DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM 1/8" THICK.
 - PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER, COMPLY WITH COA STANDARDS.
 - HIGH QUALITY RESIDENTIAL, SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS PROVIDED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES NOT BE ACCEPTABLE.
 - VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4, 1" THICK RUBBER ISOLATION PADS.
 - MECHANICAL DESIGN/QUALITY CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT DATA INFORMATION, PRIOR TO ORDERING EQUIPMENT OR MATERIALS, FOR APPROVAL, BY THE OWNER AND ARCHITECT, DESCRIBING ALL OF THE MECHANICAL EQUIPMENT, DUCTWORK, INSULATION, PIPING, DIFFUSERS, GRILLES AND REGISTERS, THERMOSTATS, ACCESSORIES AND OTHER ITEMS REQUIRED TO COMPLETE THE MECHANICAL SYSTEM WORK. INDICATE ALL DUCTWORK CONSTRUCTION MATERIALS, DUCT SIZES AND AIR VOLUME CAPACITIES IN CFM AT ALL DIFFUSERS, GRILLES AND REGISTERS, TURNING VANES, LOCATIONS OF FLEX AND FIXED CONNECTIONS, VIBRATION ISOLATION DEVICES, AND OTHER APPLICABLE INFORMATION.
- VISIBILITY NOTES:**
- IN ACCORDANCE WITH R320.6 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE ONE NO STEP ENTRANCE WITH A BEVELLED THRESHOLD OF 1/2" OR LESS AND A MINIMUM 32" CLEAR OPENING DOOR.
 - IN ACCORDANCE WITH R320.3 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE VISIBLE BATHROOM WITH MINIMUM CLEAR OPENING OF 30 INCHES, LATERAL 2X6 OR LARGER WOOD BLOCKING INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO INTERIOR FLOOR LEVEL, EXCEPT PORTION DIRECTLY BEHIND THE LAVATORY.
 - IN ACCORDANCE WITH R320.4 OF THE VISIBILITY ORDINANCE NO.20140130-021, FIRST FLOOR LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE PLACED AT A MAXIMUM OF 48" ABOVE FINISH FLOOR. UTILITY AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE FINISH FLOOR, EXCEPT FLOOR OUTLETS AND RECEPTACLES.
 - IN ACCORDANCE WITH R320.5 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE MINIMUM 32" CLEAR PATH ACCESS STARTING FROM ENTRANCE (R320.6) AND ALLOWING ACCESS THROUGHOUT FIRST FLOOR AND TO THE FIRST FLOOR BATHROOM DESIGNATED UNDER R320.3.
 - IN ACCORDANCE WITH R320.7 OF THE VISIBILITY ORDINANCE NO.20140130-021, PROVIDE A VISIBLE ENTRANCE APPROVED UNDER SECTION R320.8 MUST HAVE AT LEAST ONE VISIBLY SLUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1/50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDING AN EXTERIOR VISIBLE RAMP MUST COMPLY WITH THE RESIDENTIAL CODE.
- DOOR AND WINDOW NOTES:**
- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
 - ALL WALK-THRU DOORS SHALL BE SOLID CORE.
 - INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.
 - DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 90 MINUTES. DOOR SHALL BE SELF CLOSING.
 - EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENING FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL, OVERHEAD OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.30.
 - GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.
- KITCHEN AND CABINET NOTES:**
- ALL CABINETS IN MAPLE, CONFORM COLOR WITH HOME OWNER PRIOR TO ORDERING.
 - CONFRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
 - INSTALL HARDWARE ON SITE.
 - INSTALL CROWN MOULDING ON SITE. MATCH CABINET COLOR, CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 - CUT OVEN OPENING ON SITE. SEE APPLIANCE SPECIFICATIONS.
 - INSTALL HOOD AND ALL APPLIANCES ON SITE. MATCH CABINET COLOR, CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 - ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
 - USE MIN 1/2" DUCT FOR HOOD.
 - CONFIRM FINL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.

DESIGNED FOR
Joel Lopez-Garcia
512 621 0951

Owner:
JOAQUIN JIMENEZ CASTRO
FEBRUARY 2022

10705 SUPERVIEW DRIVE,
AUSTIN, TEXAS, 78736
TRAVIS COUNTY, TEXAS.

FLOOR PLAN

SCALE SEE VIEW
Applicable on Arch B Paper
1/8" = 1' 0"

SHEET #
4