

# 1505 GARNER AVE

1505 GARNER AVENUE, AUSTIN, TEXAS 78704

**CONTACT**

MTTR MGMT AUS, LLC.  
512.661.4149  
INFO@MA77ER.COM

**OWNER**

ATX LUXURY BUILDERS

**LEGAL DESCRIPTION**

LOT 3, BLOCK 4, BARTON HEIGHTS "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4 PAGE 75 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**AREA CALCULATIONS:**

**LOT SIZE: 7129 SF**

**COA BUILDING COVERAGE: 2430 SF**  
(MAX ALLOWABLE 40% = 2852 SF)

**COA IMPERVIOUS COVER: 3167 SF**  
(MAX ALLOWABLE: 45% = 3208 SF)

**COA GROSS FLOOR AREA: 2819 SF**  
(MAX ALLOWABLE 40% = 2852 SF)

Project:  
1505 GARNER

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MGMT  
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BEN@MA77ER.COM



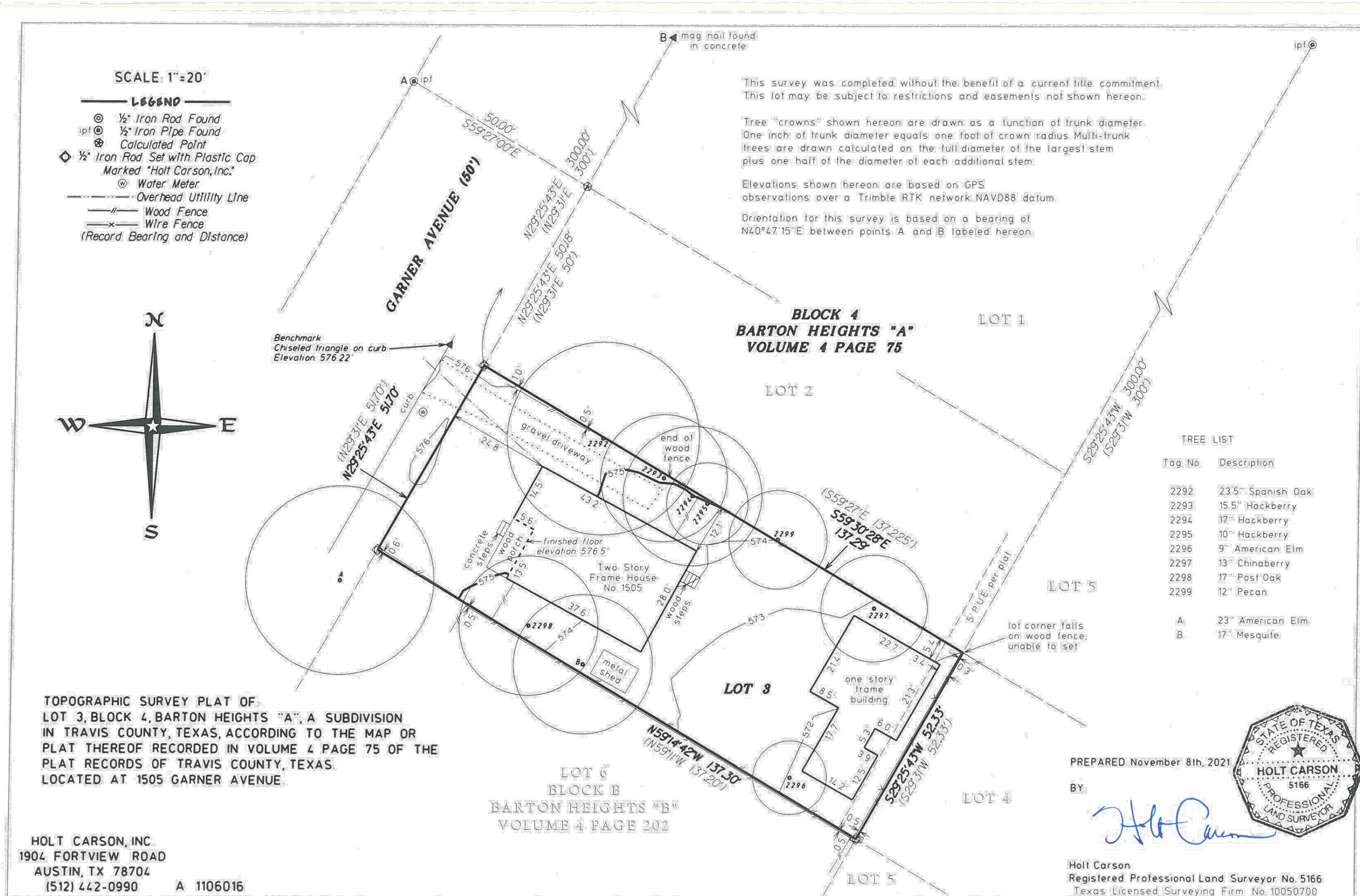
1505 GARNER AVENUE  
AUSTIN, TEXAS 78704

DATE: 12/03/21

JOB #: 21.1203

SURVEY

A0.0





## GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE

2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF THE WOOD FRAME OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.O).

5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEATHING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.

6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.

7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.

8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM ITEMS, FIRE EXTINGUISHERS, BRACING AT CEILING FANS, AND ALL OTHER ITEMS OR MISCELLANEOUS EQUIPMENT.

9. 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 REQUIRES TO PREVENT MOVEMENT OR DEFLECTION.

10. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.

11. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.

13. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.

14. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

15. 12" FLASHING TAPE (PEEL & STICK MEMBRANE), TO BE APPLIED TO SEAL ALL CORNERS AND OPENINGS OF THE BUILDING

## VISITABILITY NOTES

1. IN ACCORDANCE WITH R320.6 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE ONE NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF ½" OR LESS AND A MINIMUM 32" CLEAR OPENING DOOR.

2. IN ACCORDANCE WITH R320.3 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE VISITABLE 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.

3. IN ACCORDANCE WITH R320.4 OF THE VISITABILITY 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 15" ABOVE FINISH FLOOR, EXCEPT FLOOR OUTLETS AND RECEPTACLES.

4. IN ACCORDANCE WITH R320.5 OF THE VISITABILITY 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

5. IN ACCORDANCE WITH R320.7 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE A VISIBLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE 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 INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE.

## RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.

2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.

3. 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.

4. 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.

5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.

6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.

7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.

8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.

9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.

10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.

11. USE 2"x4" FRAMING FOR ALL FURR DOWNS.

## ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.

2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.

3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.

5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.

6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.

7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.

8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.

9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.

10. 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.

11. WIRING DEVICES: SWITCHES AND RECEPTACLES; UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.

12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.

13. IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.

14. 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.

15. ALL OUTLETS IN ALL LOCATIONS SHOULD BE ARC FAULT PER 210.12 OF NFPA 70 (IBC 2012), UNLESS NOTED OTHERWISE.

16. ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, ACCESSORY BUILDINGS AND EXTERIOR TO BE GROUND-FAULT CIRCUIT INTERRUPT. AS WELL AS ALL LOCATIONS IN A KITCHEN THAT SERVICE COUNTERTOP SURFACES AND WITHIN 6FT OF THE EDGE OF SINK, BATHTUB, OR SHOWER STALL.

17. ALL OUTDOOR OUTLETS AND LIGHTS SHOULD BE ON A GROUND FAULT BREAKER.

## PLUMBING NOTES

1. 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.

2. 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.

3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.

4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: "AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505XONG" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).

5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS 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.

6. 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

7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

## MECHANICAL NOTES

1. ALL MECHANICAL SYSTEMS AND PLANNING BY OTHERS.

2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.

3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.

4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.

5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

6. MECHANICAL DESIGN/BUILD CONTRACTOR TO SUBMIT 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.

## WATERPROOFING NOTES

1. ALL WATERPROOFING, INCLUDING FINAL ROOF SLOPES, MATERIALS, ETC. BY OTHERS.

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GENERAL NOTES

A0.1

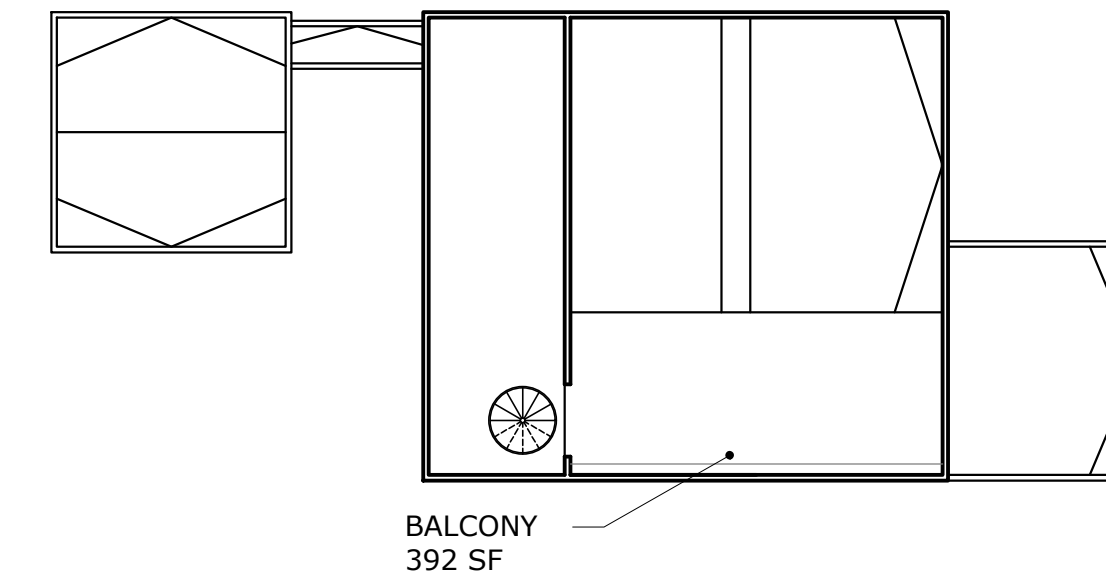
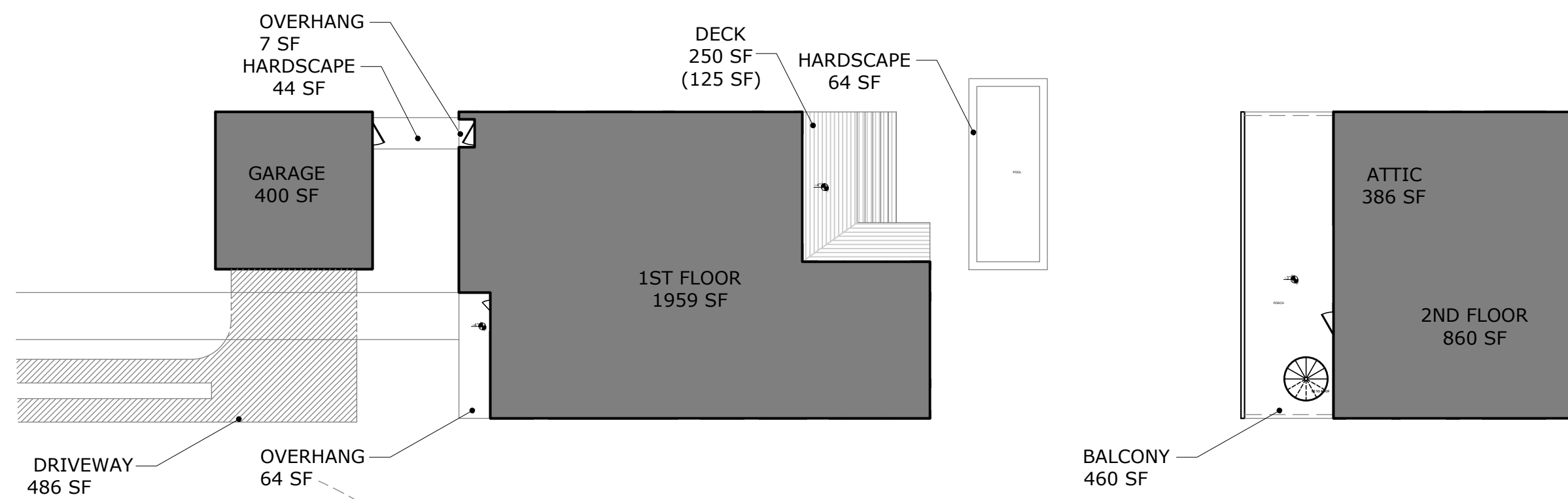


**SITE NOTES:**

- ALL F.F.E. HEIGHTS ARE LISTED ON THE ELEVATIONS. PLEASE LOOK TO THE A3 AND STRUCTURAL SHEETS IN ORDER TO COORDINATE.
- ALL HEIGHTS ARE ESTIMATIONS BASED ON THE SURVEY. VERIFY ALL HEIGHTS IN FIELD WITH A SURVEYOR AND COORDINATE IF ANY DISCREPANCY IS DISCOVERED.

**LEGEND**

AC	A/C UNIT
EM	ELEC. METER
GM	GAS METER
WH	WATER METER
WH	WATER HEATER
POOL EQUIP	POOL EQUIPMENT
W	WATER
WASTE WATER	WASTE WATER



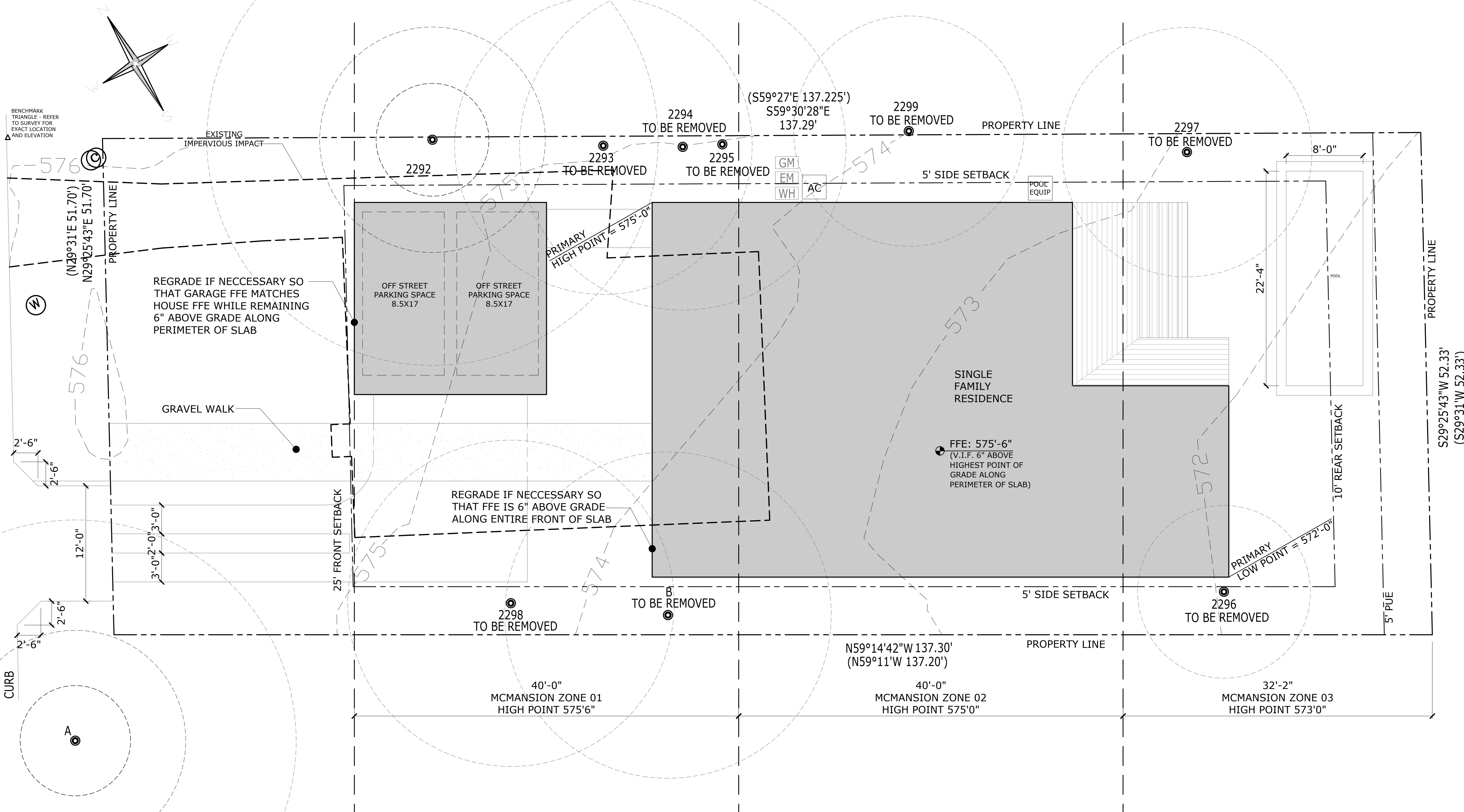
**1 AREA CALCULATIONS**  
 24X36 SIZE SCALE: 1/16" = 1'-0"  
 (11X17 SIZE SCALE: 1/32"=1'-0")



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SITE PLAN

**2 SITE PLAN**  
 24X36 SIZE SCALE: 3/16" = 1'-0" (11X17 SIZE SCALE: 3/32"=1'-0")

**A1.0**



**VISITABILITY NOTES:**  
REFER TO ORDINANCE NO. 20140130-021 - SECTION R320 AND BUILDING CRITERIA MANUAL SECTION 4.4.7 FOR ADDITIONAL REQUIREMENTS

**VISITABLE BATHROOMS (R320.3)** - A visitable dwelling must have at least one bathroom group or a half bath on the first floor that must have the following:

1. A minimum clear opening of 32"
2. Door shall not impede 30" x 30" clear floor space
3. Lateral 2x6 or larger wood blocking must be installed flush with the stud edges of bathroom walls; and
4. the blocking must have a centerline 34" from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

**VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS (R320.4)** - The first floor of a visitable dwelling must have the following:

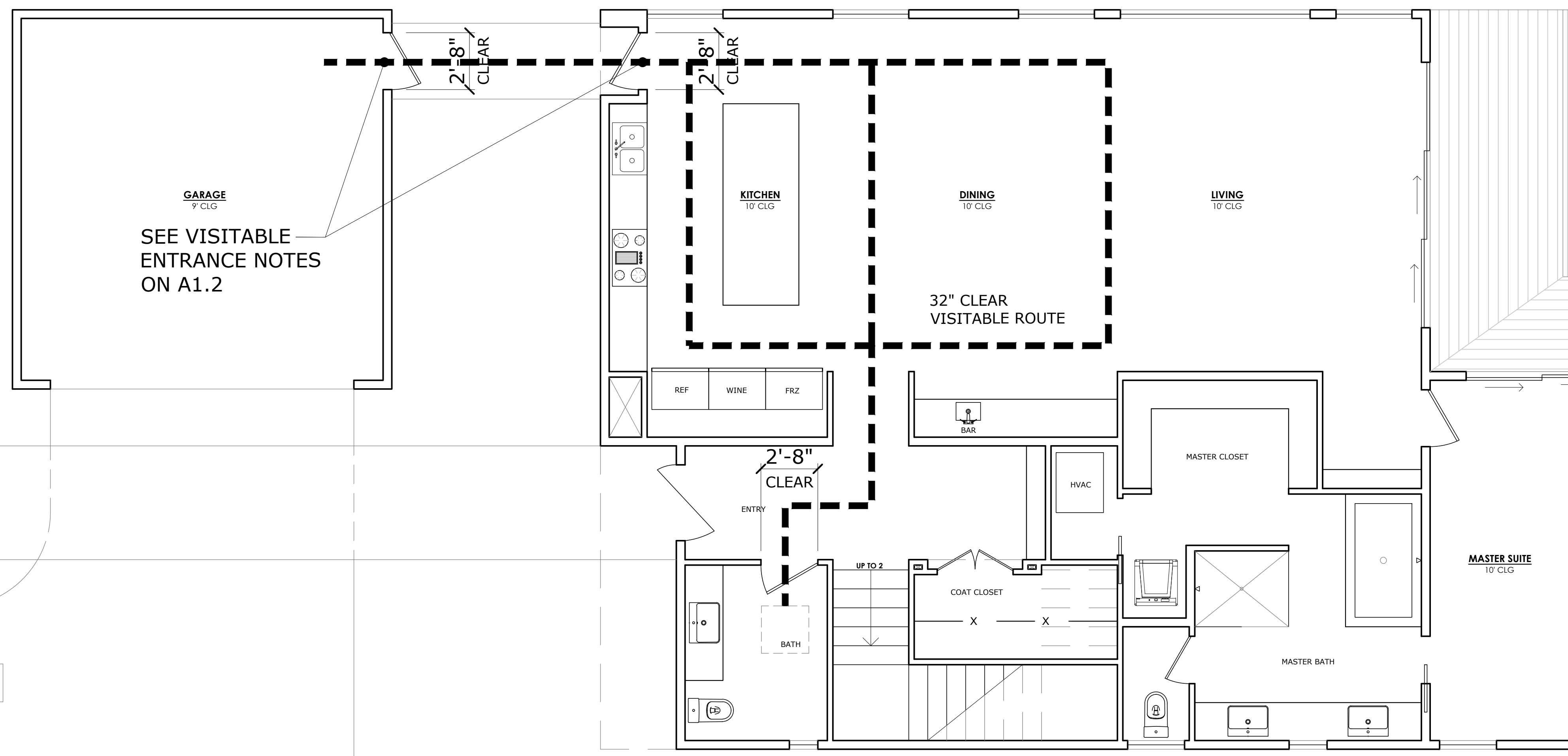
1. Light switches and environmental controls must be installed no greater than 48 inches above the finish floor level; and
2. Outlets and receptacles must be installed no less than 15 inches above the finish floor level, except for floor outlets and receptacles.

**A. VISITABILITY BATHROOM ROUTE (R320.5)** - a bathroom group or half bath designated for visitability on the first floor must be accessible by a route with a minimum clear pathway of 32" beginning at the visitable entrance and continuing through the living room, dining room, and kitchen.

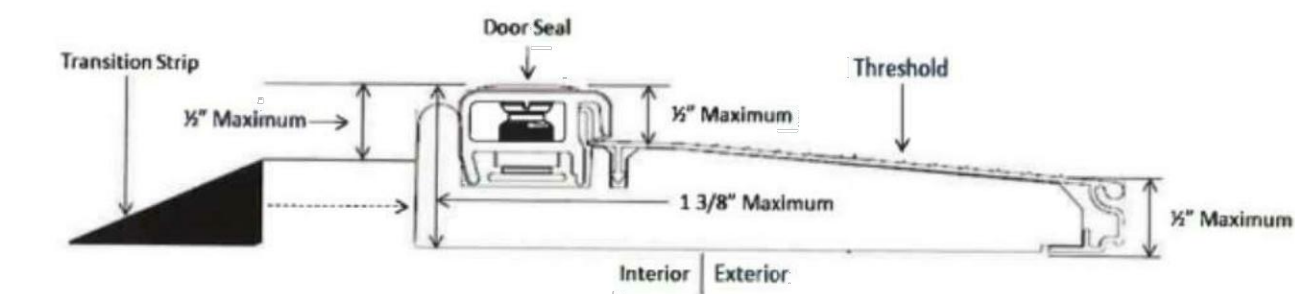
**B. VISITABLE DWELLING ENTRANCE (R320.6)** - A dwelling must be accessible by at least one no-step entrance and a door with a minimum clear opening 36". The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.

**C. EXTERIOR VISITABLE ROUTE (R320.7)** An entrance that complies with R320.6 ( Visitable Dwelling Entrance ) must be accessible using a route with a cross slope of no greater than two percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. An exterior route that includes a ramp must comply with the Residential Code.

**3 VISITABILITY NOTES**



**1 PRIMARY VISITABILITY PLAN**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



**2 THRESHOLD DETAIL @ ENTRANCE**  
24X36 SIZE SCALE: 1" = 1'-0" (11X17 SIZE SCALE: 1/2"=1'-0")

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VISITABILITY

**A1.2**









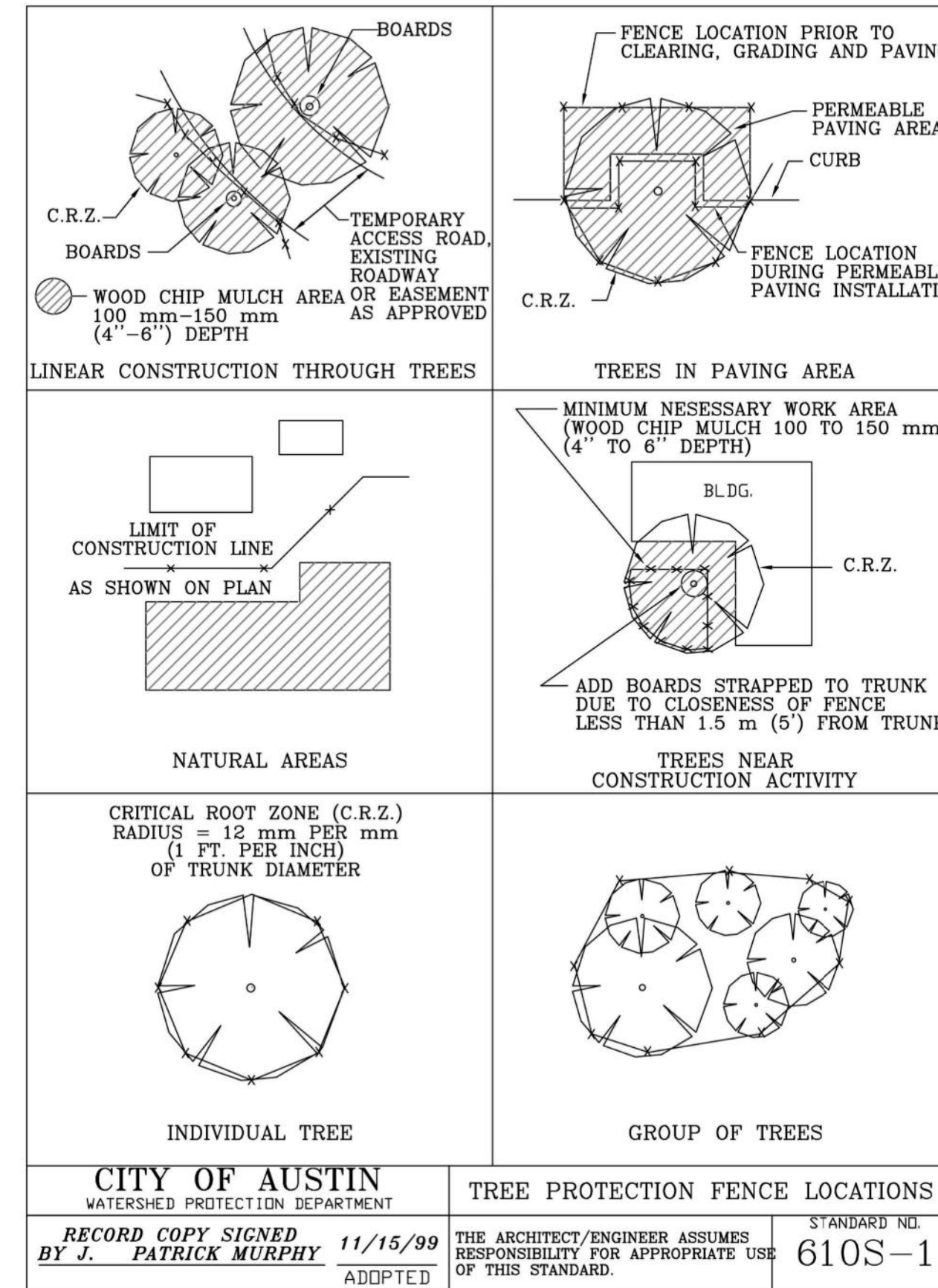
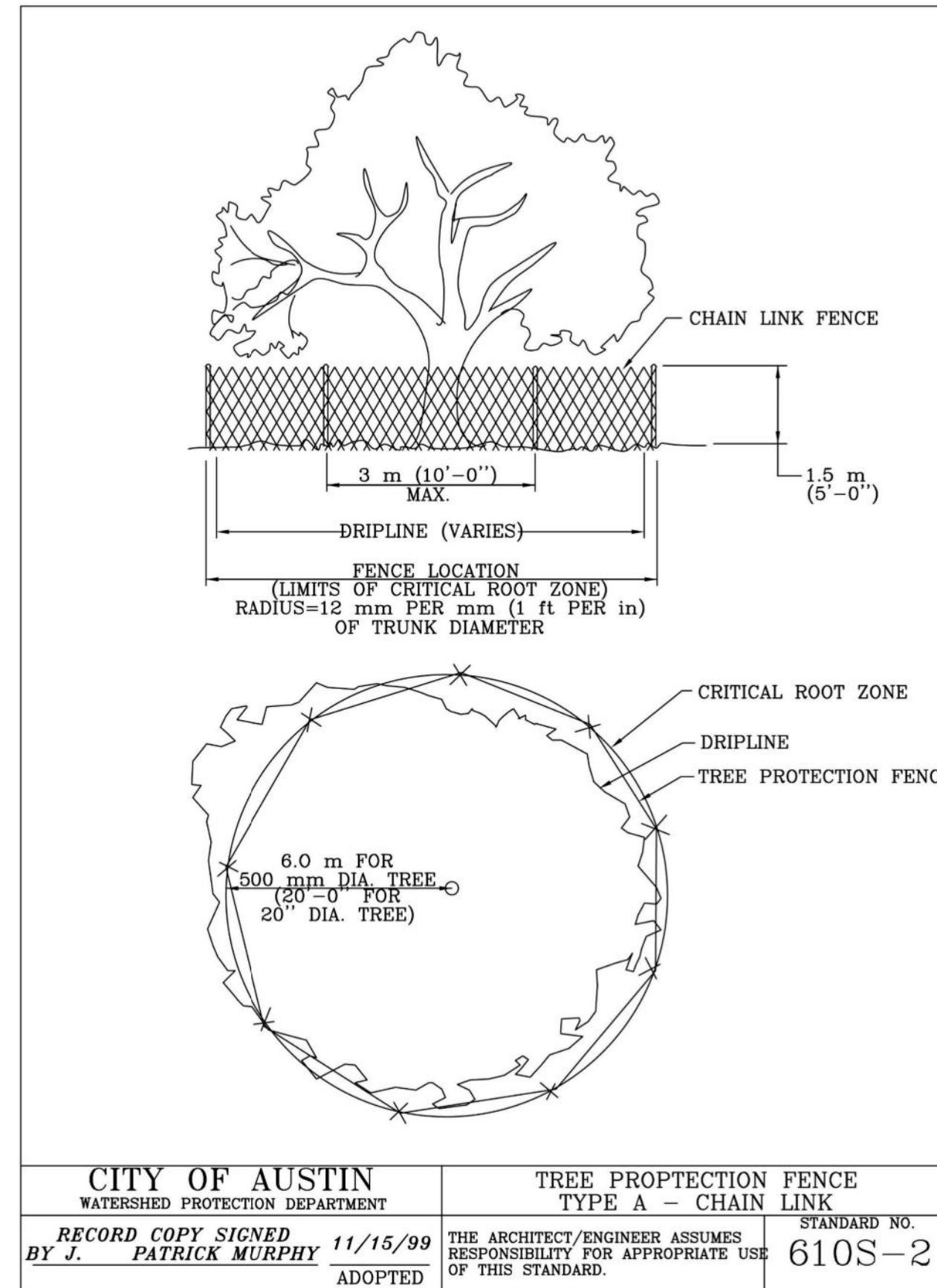
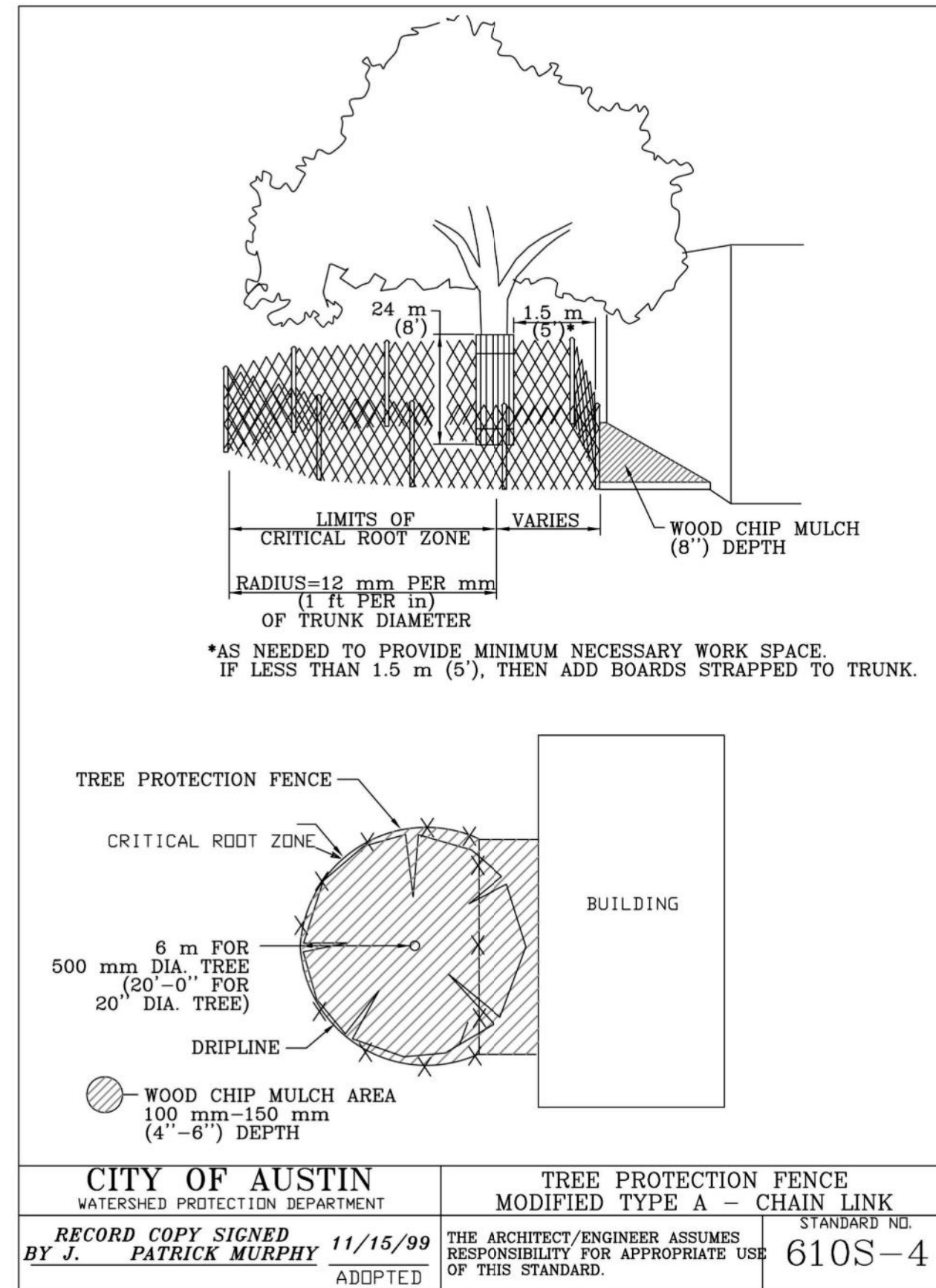
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TREE NOTES

A1.4



**STANDARD NOTES- TREE AND NATURAL AREA PROTECTION:**

ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

PROTECTIVE FENCES SHALL BE ERECTED AS DETAILED FOR THE TREE PROTECTION, THE FENCE SHALL CONSIST OF 5 FT. TALL CHAIN LINK FENCING MATERIAL AND NON-MOVABLE POSTS INSTALLED AT 8 FT. INTERVALS OR LESS.

PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, AND GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE PROJECT.

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.

PROTECTIVE FENCES SHALL COMPLETELY SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). SIGNS IN ENGLISH AND SPANISH, VISIBLE FROM ALL DIRECTIONS, SHALL BE PLACED ON THE FENCE TO INFORM WORKERS OF THE PURPOSE FOR THE BOUNDARY. 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 INDICATED ON PLANS;
- 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 FIRE.

EXCEPTIONS TO INSTALLING PROTECTIVE FENCES AT CRITICAL ROOT ZONES (THE CRITICAL ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE OR 12' RADIAL DISTANCE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 54" ABOVE GRADE) 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, ERECT THE FENCE AT THE OTHER LIMITS OF THE PERMEABLE PAVING AREA;
- C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6' TO THE BUILDING.

**SPECIAL NOTE:** FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCH) IN ADDITION TO THE REDUCED FENCING.

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES, THOSE AREAS SHOULD BE COVERED WITH 8 INCHES OF COARSE ORGANIC MULCH TO MINIMIZE SOIL COMPACTION

ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH AN AIR SPACE TOOL TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCES TO 2 FEET BEHIND THE GRADE CHANGE AREA, IN NO CASE SHALL THE FENCING BE LOCATED CLOSER TO THE TREE TRUNK THAN SIX TIMES THE DIAMETER OF THE TRUNK.

ANY ROOTS EXPOSED, CUT, OR TORN BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND THE WOUND SHALL BE PAINTED WITH STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREEKOTE AEROSOL OR TANGLEFOOT PRUNING SEALER (OR APPROVED EQUAL). 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 MINIMIZED WATER LOSS DUE TO EVAPORATION.

PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. SEVERED ROOTS ON THE UNDISTURBED SIDE OF THE EXCAVATION SHALL BE CUT CLEANLY AND PAINTED WITH STANDARD TREE WOUND DRESSING.

TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING THE GROWING SEASON. THE WEEKLY TOTAL OF NATURAL RAINFALL AND SUPPLEMENTAL WATER SHOULD BE THE EQUIVALENT OF 1 INCH OR 750 GAL./1000 SQ. FT. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE TRENCHING WITHIN THE 1/2 CRITICAL ROOT ZONE SHALL BE PERFORMED BY HAND EXCAVATION OR WITH AN AIR SPACE TOOL.

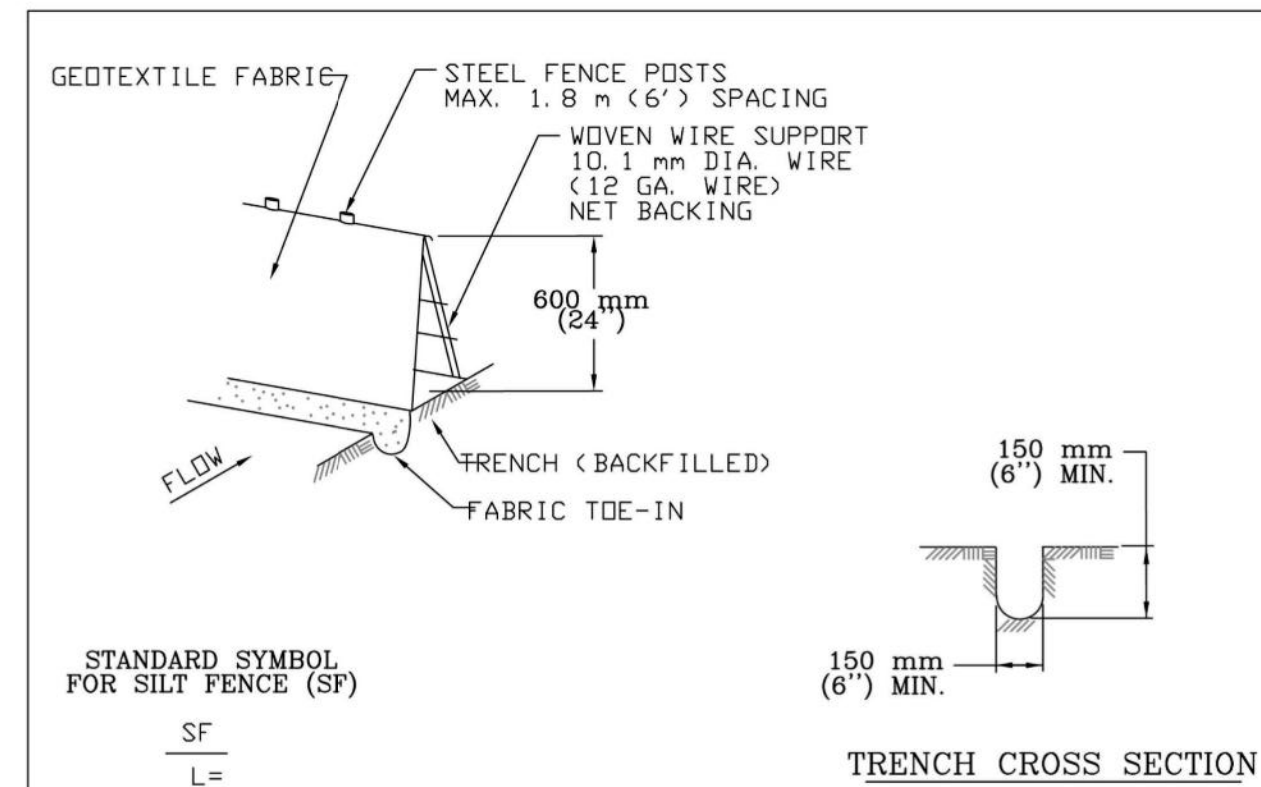
NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

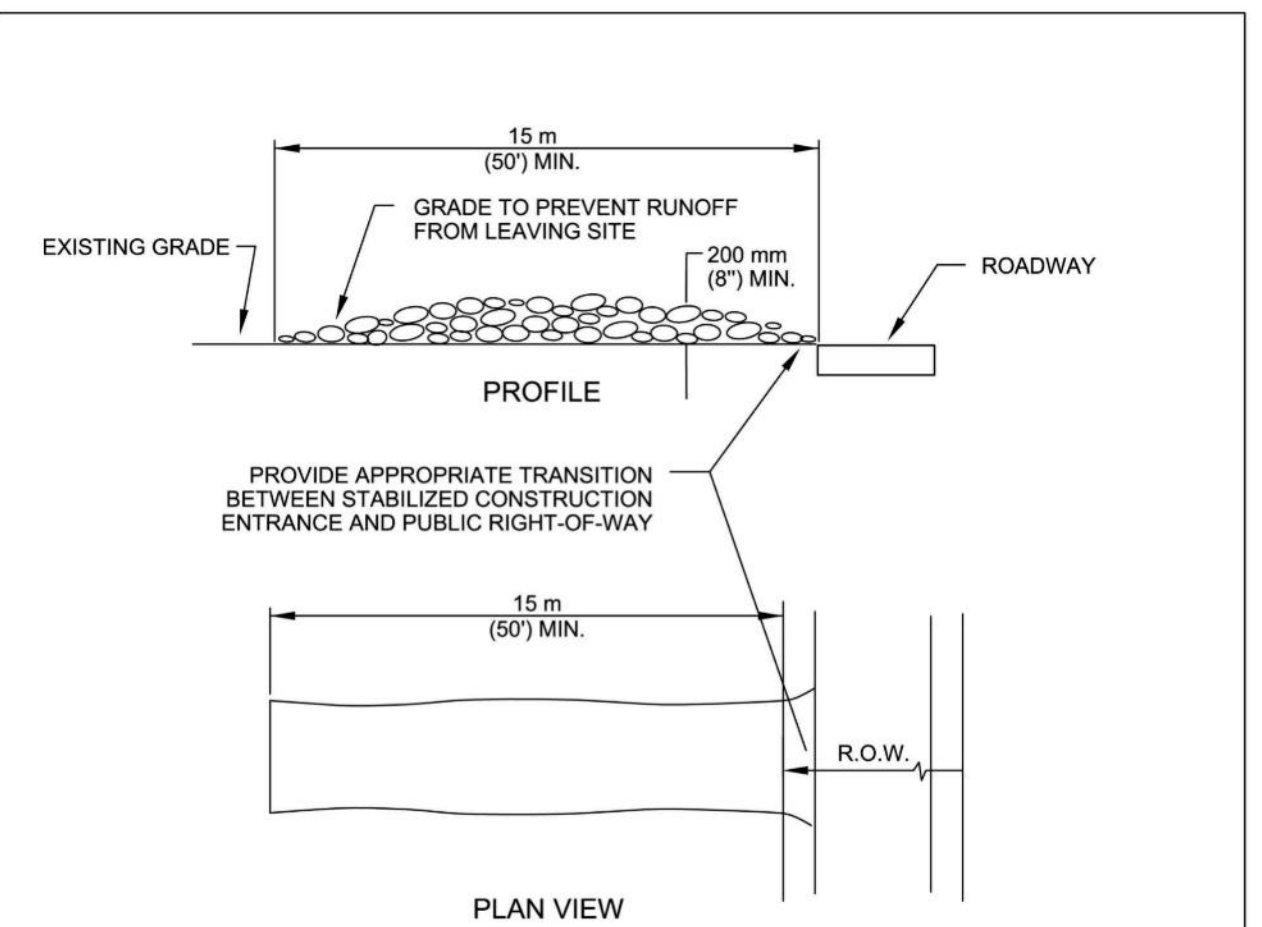
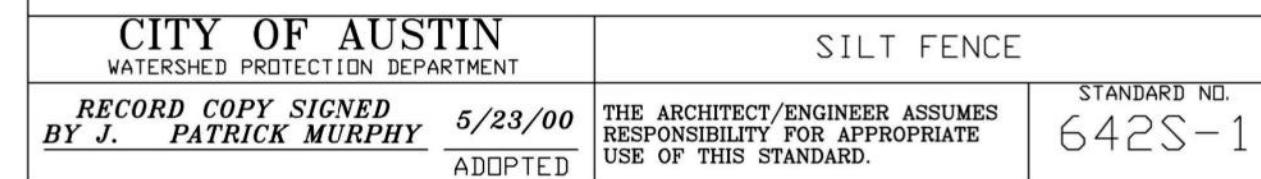
ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES)

DEVIATIONS FROM THE ABOVE NOTES MAY RESULT IN FINES IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED OR THEIR ROOT ZONES.



- NOTES:**
- STEEL 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 (1').
  - 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. WHERE FENCE CAN NOT BE TRENCHED INTO THE SURFACE (E.G. PAVEMENT), THE FABRIC FLAP SHALL BE WEIGHTED DOWN WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
  - 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.
  - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
  - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.
  - 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.



- NOTES:**
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
  - LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
  - THICKNESS: NOT LESS THAN 200 mm (8").
  - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
  - WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
  - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



GENERAL NOTES:	PLAN NOTES:
<ul style="list-style-type: none"> <li>- ALL EXTERIOR WALLS 2X6; INTERIOR WALLS 2X4; EXCEPT WHERE NOTED; PLUMBING WALLS 2X6. INSULATE EXTERIOR WALLS R-19 MIN.</li> <li>- FORM INSULATE ROOF, R-38 MIN.</li> <li>- ENTIRE HOUSE IS TRIMLESS WITH DRYWALL REVEAL THROUGHOUT.</li> <li>- WHERE DIAGONAL WALLS EXIST CONTRACTOR TO COORDINATE BETWEEN ENGINEER AND ALL TRADES TO ENSURE ADEQUATE SUPPORT IS PROVIDED FOR ALL MATERIALS, ATTACHMENTS, ALTERATIONS, ETC.</li> </ul>	<ol style="list-style-type: none"> <li>1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2021 IRC</li> <li>2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2021 IRC</li> <li>3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL CITY VISITABILITY STANDARDS.</li> <li>4. INSTALL ALL SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.</li> <li>5. GARAGE TO BE PROVIDED WITH 5/8" TYPE X GYP BOARD WALLS AND CEILINGS. PEDESTRIAN DOOR TO BE 20 MIN. RATED FOR APPLICATION WITH SELF CLOSING HINGE.</li> </ol>



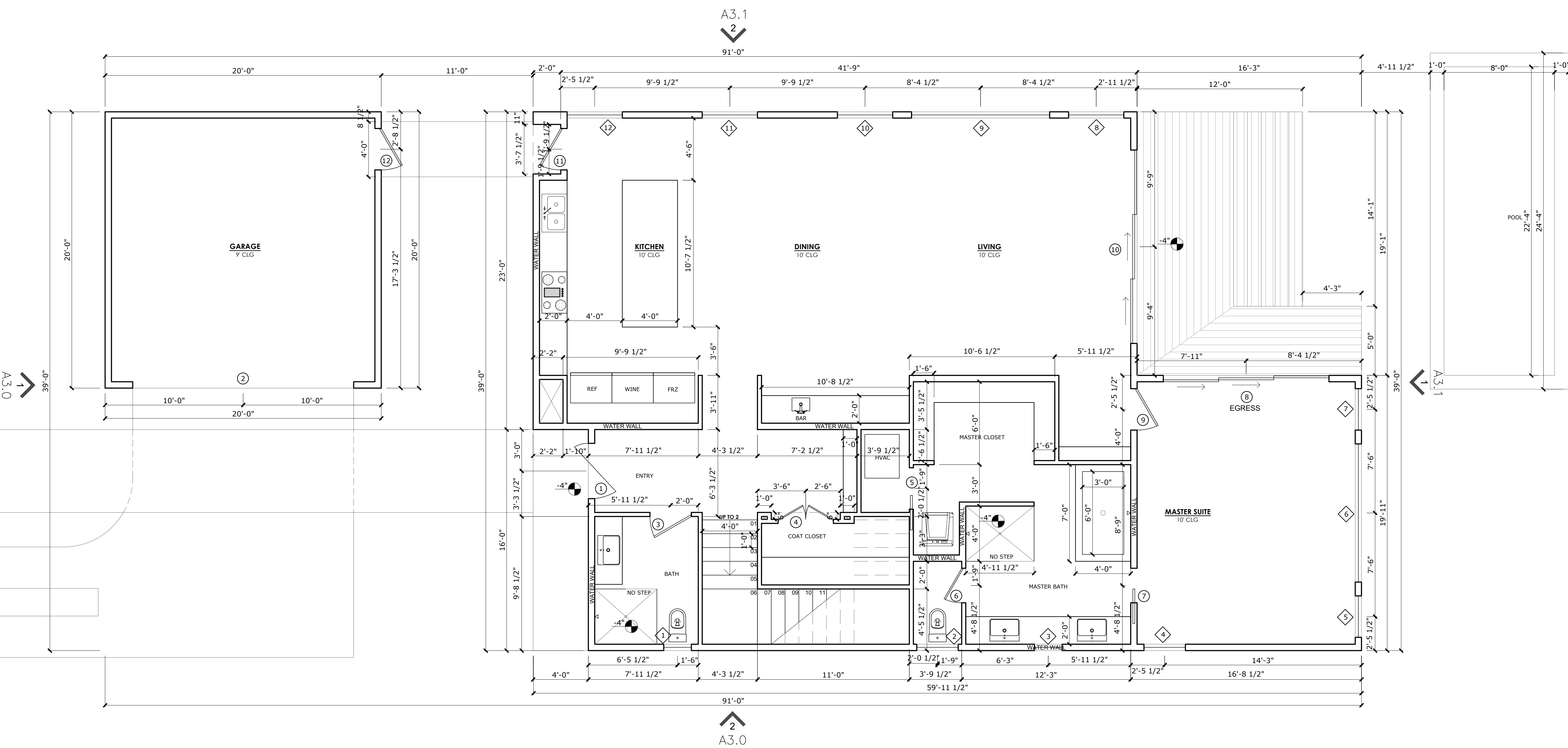
**1505 GARNER AVENUE**  
AUSTIN, TEXAS 78704

DATE: 12/03/21

JOB #: 21.1203

PLANS

**A2.0**

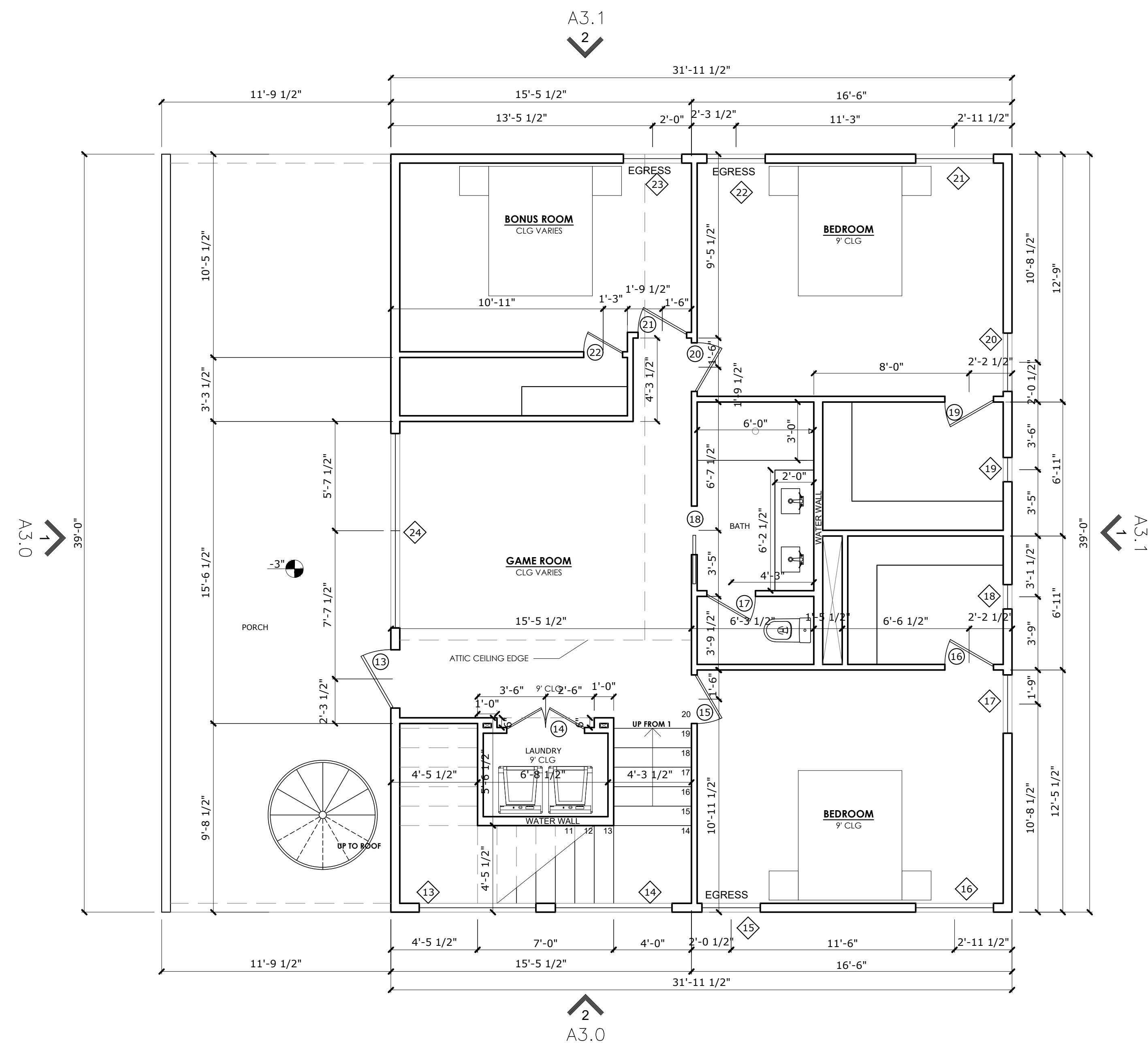


**1** FIRST FLOOR PLAN  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")  
1664 SF





GENERAL NOTES:	PLAN NOTES:
<ul style="list-style-type: none"> <li>- ALL EXTERIOR WALLS 2X6, INTERIOR WALLS 2X4; EXCEPT WHERE NOTED; PLUMBING WALLS 2X6. INSULATE EXTERIOR WALLS R-19 MIN.</li> <li>- FORM INSULATE ROOF, R-38 MIN.</li> <li>- ENTIRE HOUSE IS TRIMLESS WITH DRYWALL REVEAL THROUGHOUT.</li> <li>- WHERE DIAGONAL WALLS EXIST CONTRACTOR TO COORDINATE BETWEEN ENGINEER AND ALL TRADES TO ENSURE ADEQUATE SUPPORT IS PROVIDED FOR ALL MATERIALS, ATTACHMENTS, ALTERATIONS, ETC.</li> </ul>	<ol style="list-style-type: none"> <li>1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2021 IRC</li> <li>2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2021 IRC</li> <li>3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL CITY VISITABILITY STANDARDS.</li> <li>4. INSTALL ALL SMOKE AND CARBON DIOXIDE DETECTORS AS REQUIRED BY CODE.</li> </ol>



**1 SECOND FLOOR PLAN**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")  
3756 SF

**1505 GARNER AVENUE**  
AUSTIN, TEXAS 78704

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PLANS

**A2.1**

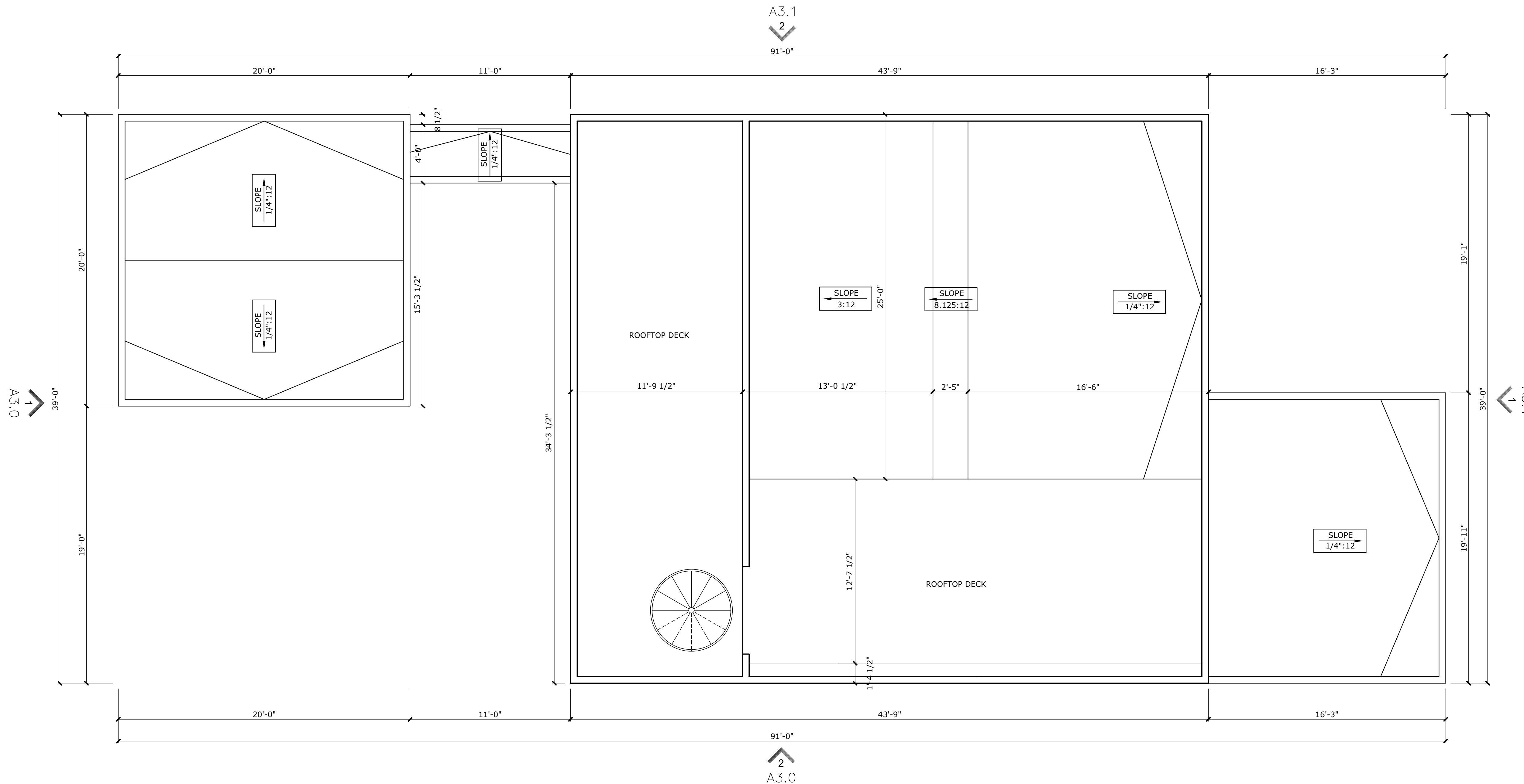


**ROOF GENERAL NOTES:**

1. DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS.
2. REFER TO REFLECTED CEILING PLAN FOR EXTENT OF SOFFITS.
3. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS CENTERED IN METAL ROOF PANEL SYMMETRICAL WITH STANDING SEAMS AT 12" O.C., AND COORDINATE WITH RAFTERS AT 16" O.C.
4. ROOF ASSEMBLY: TPO FLAT ROOF SYSTEM
5. BREATHABLE, HIGH TEMP ROOF UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 1" UNDER-DECK VENTILATION / AIR SPACE WHEN USING POLYURETHANE FOAM INSULATION.
6. ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF
7. PROVIDE FLEXIBLE PIPE FLASHINGS UNITS AT ALL PLUMBING, COOKTOP/RANGE, AND DRYER VENT PENETRATIONS THROUGH THE ROOF.
8. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.
9. ALL SKYLIGHTS ARE FLAT AND SLIGHTLY ANGLED TO PROVIDE SLOPE. REFER TO MANUFACTURER DETAILS FOR SPECIFICATIONS.
10. COORDINATE WITH WATERPROOFING PROFESSIONAL ON ALL SCUPPERS, CRICKETS, AND ANY OTHER ROOF WATERPROOFING REQUIREMENTS.

Project:  
1505 GARNER

**MTTR  
MGMT**  
213 590.2868  
BEN@MA77ER.COM



**1505 GARNER AVENUE**  
AUSTIN, TEXAS 78704

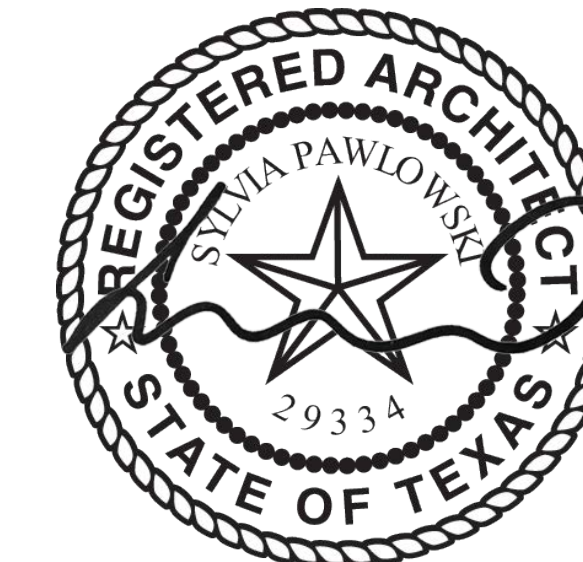
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PLANS

**1** **THIRD FLOOR PLAN**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")  
3756 SF

**A2.2**





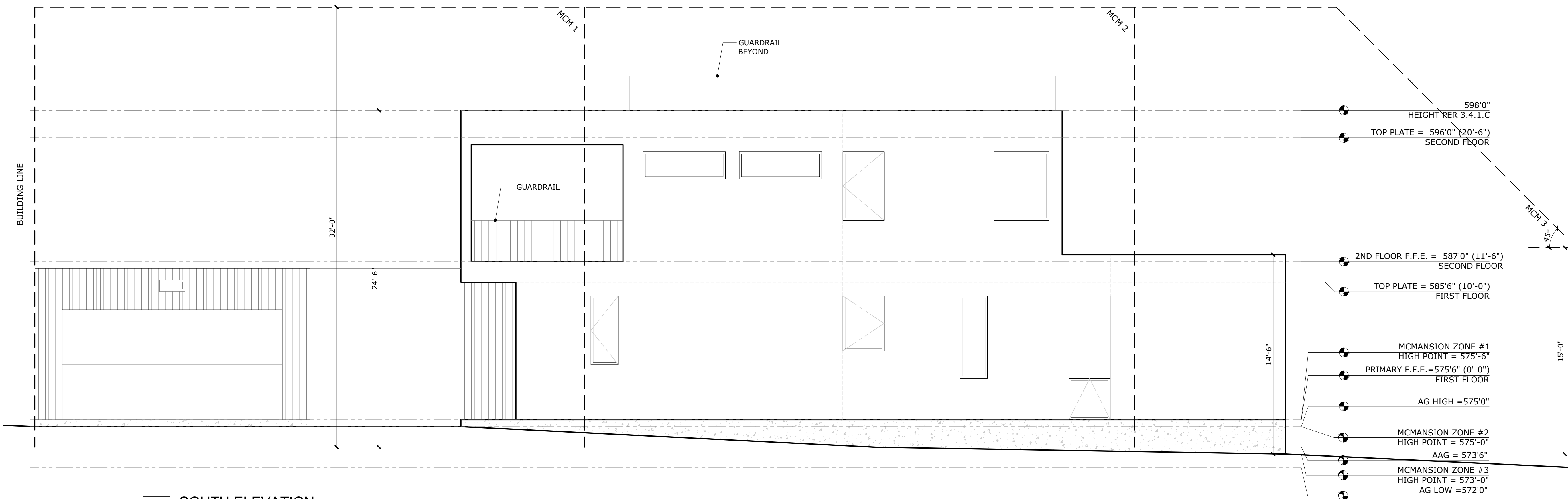
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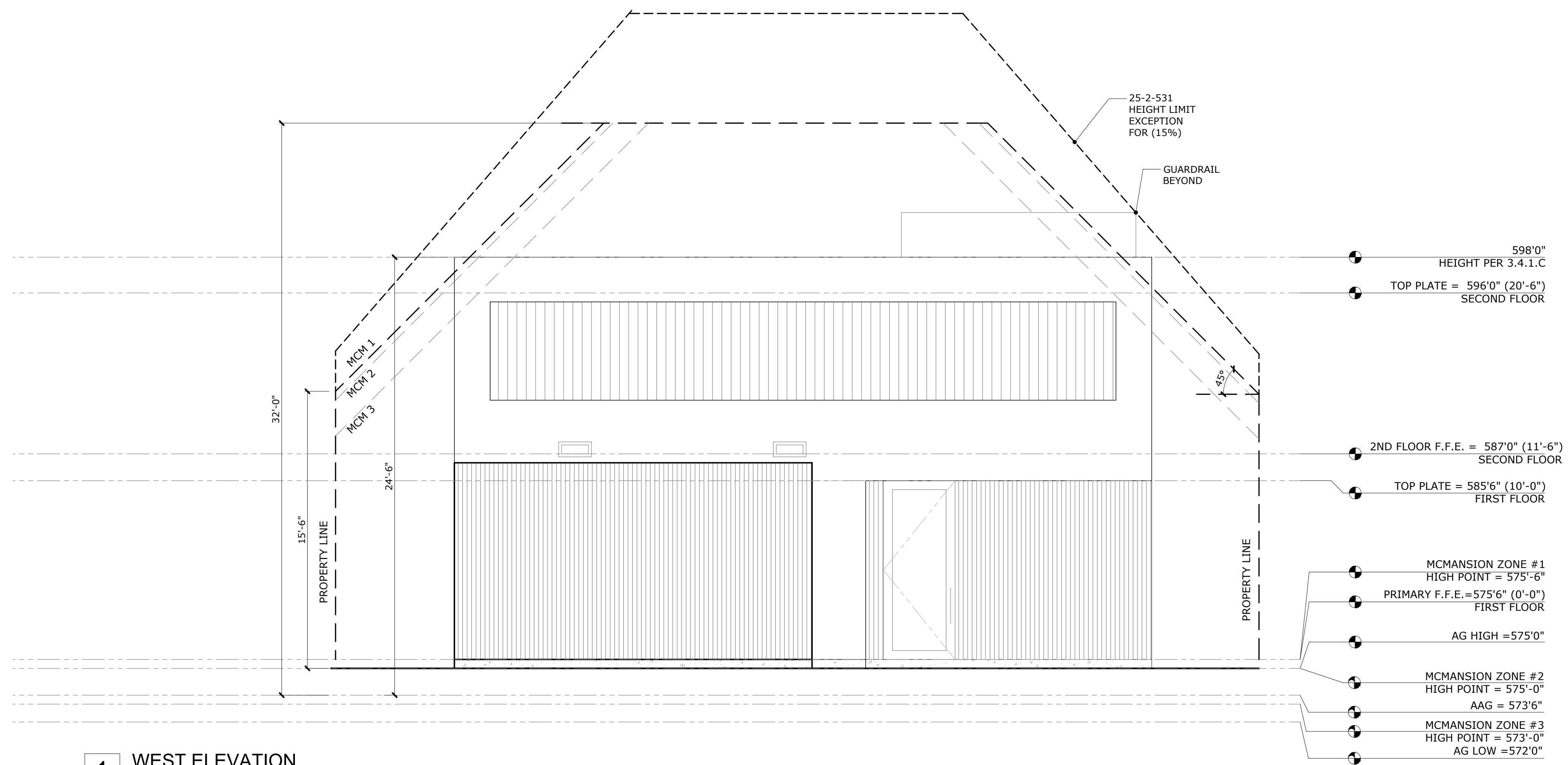
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PRIMARY RESIDENCE  
ELEVATIONS

**A3.0**








**2 SOUTH ELEVATION**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

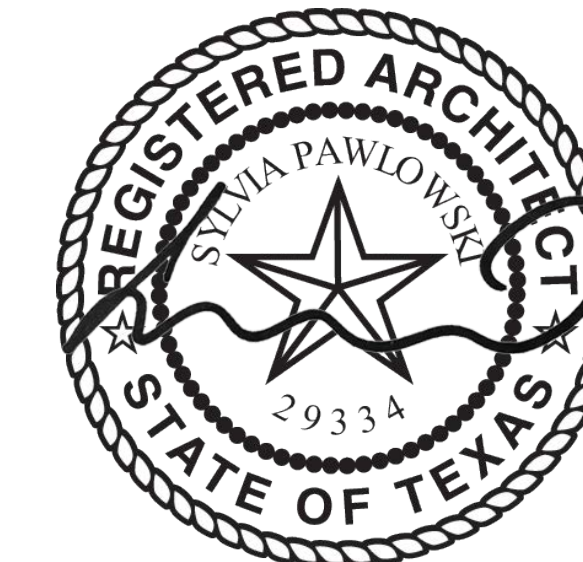


**1 WEST ELEVATION**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

**FINISH NOTES:**  
- ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH  
- EXTERIOR OUTSIDE AND INSIDE CORNERS TO BE FINISHED USING TAMLYN REVEAL XOCR AND TAMLYN REVEAL XICLP

-  STUCCO COLOR 1 - WHITE
-  METAL SCREEN @ 6 OC
-  STANDING SEAM METAL - BLACK
-  EXTERIOR GRADE WOOD CLADDING | 1X4 INSTALLED VERTICALLY
-  STUCCO JOINTS - ALL FINAL JOINT LOCATIONS BY STUCCO PROFESSIONAL





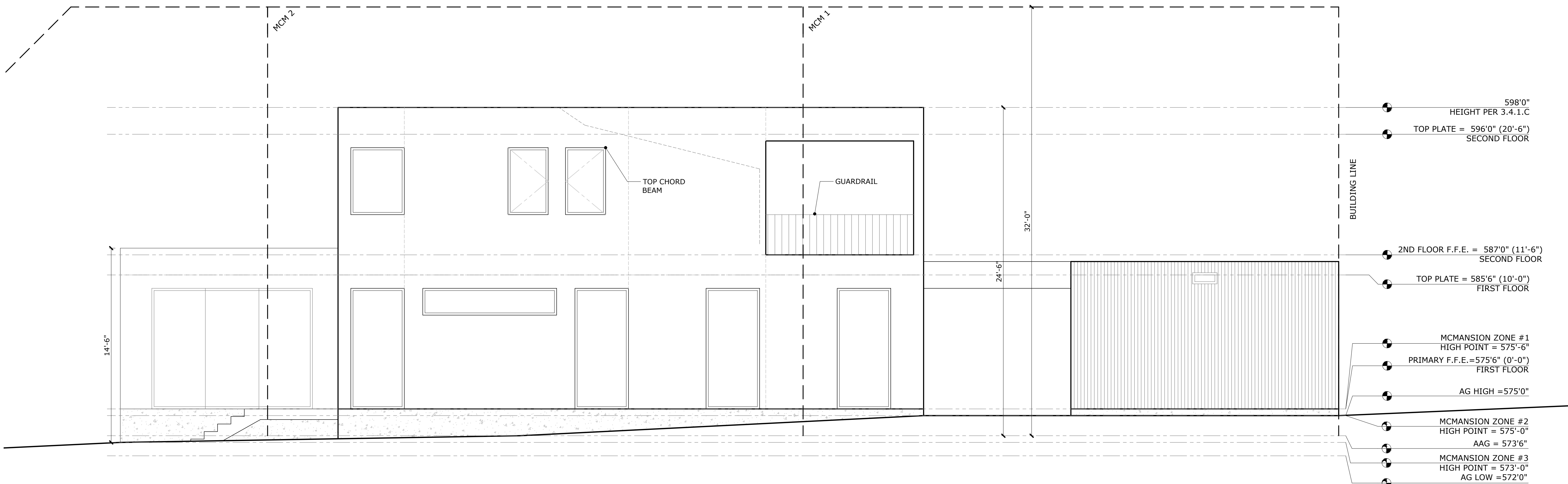
**1505 GARNER AVENUE**  
AUSTIN, TEXAS 78704

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PRIMARY RESIDENCE  
ELEVATIONS

**A3.1**

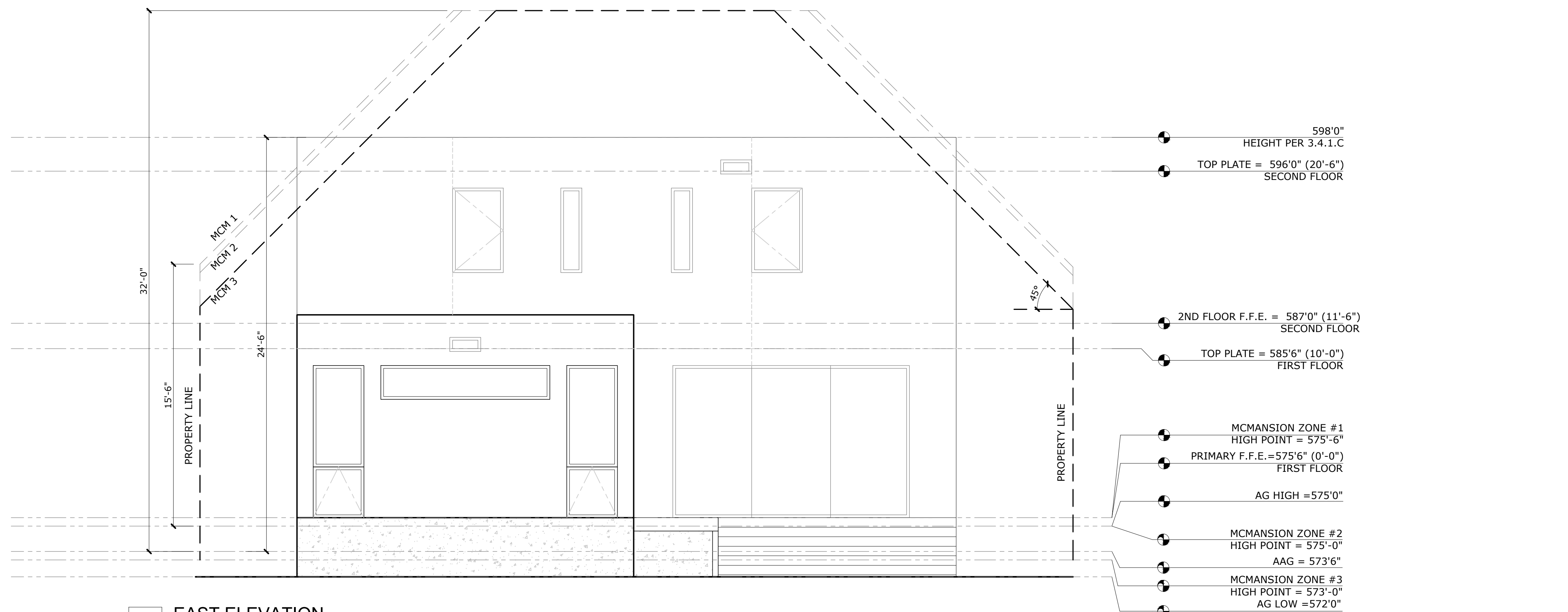


**2 NORTH ELEVATION**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

**FINISH NOTES:**

- ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH
- EXTERIOR OUTSIDE AND INSIDE CORNERS TO BE FINISHED USING TAMLYN REVEAL XOCR AND TAMLYN REVEAL XICLP

- STUCCO COLOR 1 - WHITE
- METAL SCREEN @ 6 OC
- STANDING SEAM METAL - BLACK
- EXTERIOR GRADE WOOD CLADDING | 1X4 INSTALLED VERTICALLY
- STUCCO JOINTS - ALL FINAL JOINT LOCATIONS BY STUCCO PROFESSIONAL



**1 EAST ELEVATION**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")





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AUSTIN, TEXAS 78704

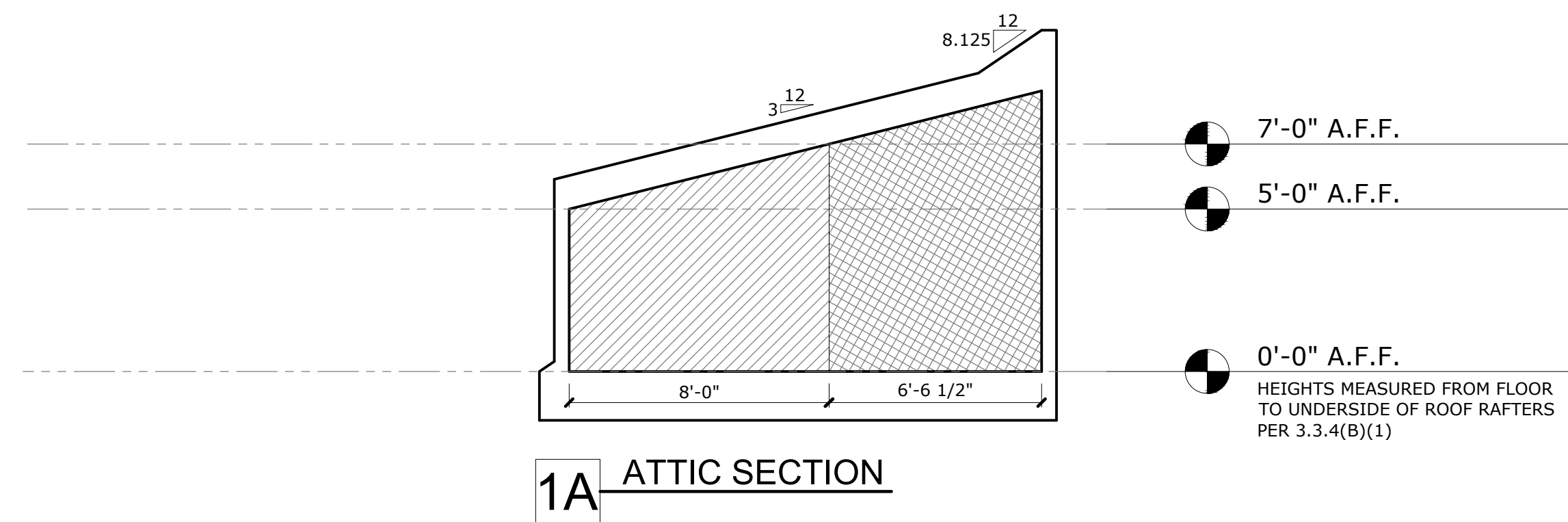
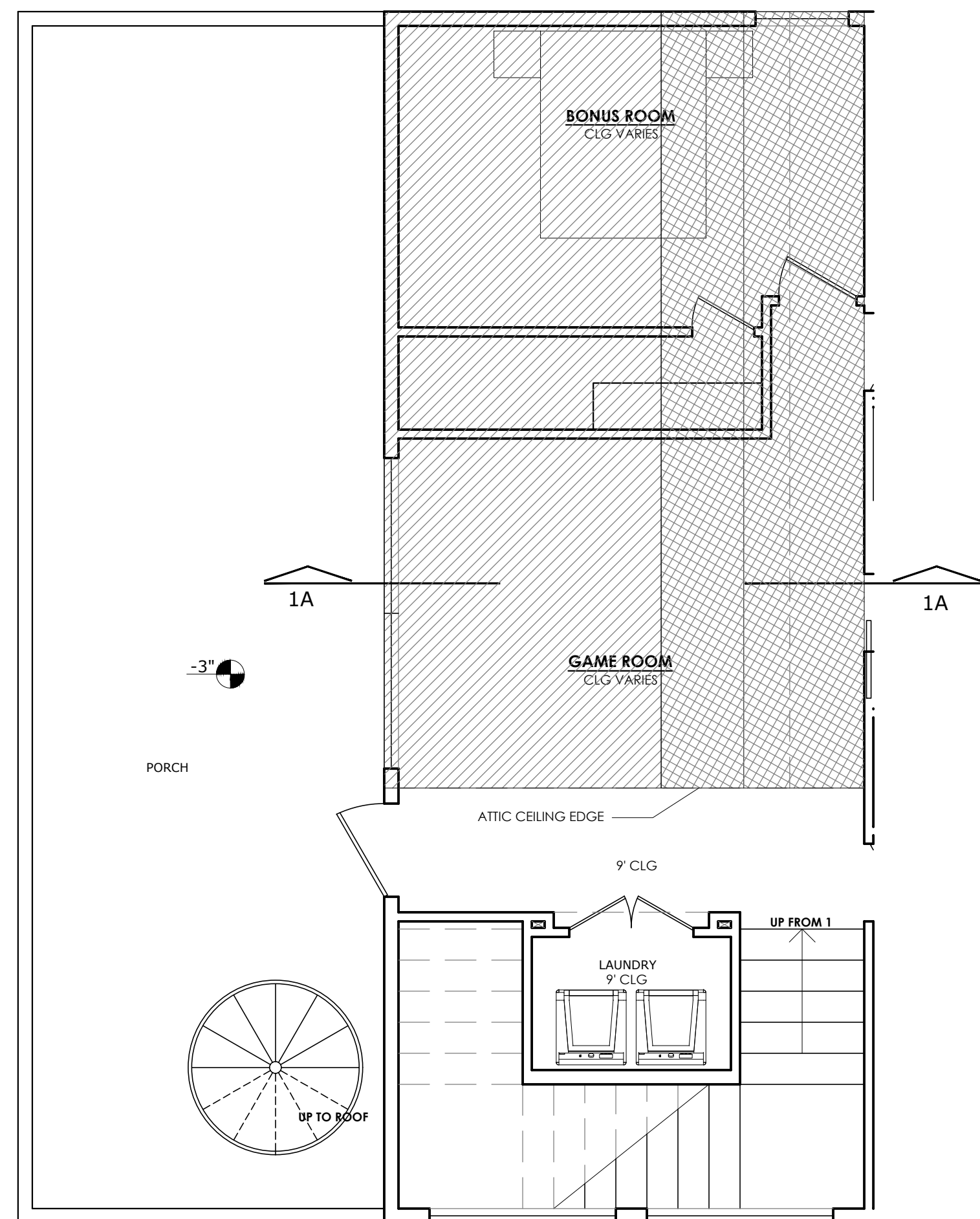
DATE: 12/03/21

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ATTIC EXEMPTION

**A4.0**

- AREA WITH CEILING HEIGHT 5'-0" OR LESS
  - AREA WITH CEILING HEIGHT 7'-0" OR GREATER:  
163 SF (42%)
  - AREA WITH CEILING HEIGHT >5'-0"-7'-0"=  
223 SF (58%)
- TOTAL ATTIC AREA = 386 SF (100%)



**1 HOUSE ATTIC EXEMPTION**  
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



