These drawings and the information herein contained are the sole intellectual property of Barron Custom Design, LLC and may not be reproduced in any manner without the company 's written consent. These drawings constitute what is normally considered within the construction industry as a "builder set" in as they are intended to convey the design intent only. The implementation of the plans requires a general contractor/subcontractor thoroughly knowledgeable with applicable building codes and methods of construction. The plans are intended to provide basic information regarding site work, electrical, mechanical, plumbing, and other trades to substantially complete construction of the structure. Exact material specifications and selections from agreed "allowances" are to be confirmed with the owner prior to ordering and/or installation.

If provided, contractor/subcontractor to review Owner "image" photos and details and confirm all related details and finishes prior to commencement of construction.

Construction means, methods, and materials are solely the jurisdiction of the contractor/subcontractor and are not described in these plans. Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor/subcontractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor/subcontractor or any subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances, and regulations then the contractor/subcontractor in violation shall bear all costs of repair arising out of non-conforming work. All such codes, ordinances, deed restrictions and regulations take precedence over any part of these drawings which may be deficient or in conflict. All plan dimensions and area calculations must be verified by contractor/subcontractor prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicate on plans are estimates only. Contractor/subcontractor shall do their own area takeoffs and confirm actual square footages. Notify the designer immediately of any discrepancies between plan area calculations and area calculations to building lines or setbacks, property lines and easements. Notify the designer immediately with any discrepancies.

GENERAL NOTES:

- 1. No changes shall be made without consulting the designer first.
- 2. All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained
- concrete
- 3. Floors to be finished floor.
- 4. All doors to be 8'0" tall unless noted otherwise
- 5. All exterior doors to be blocked out 1 $\frac{1}{2}$ " at slab and installed with recessed 2x6 below threshold
- 6. 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
- 7. 1R1S height = 72" after finish floor, 2R1S height = 84" after finish floor to top of shelf, bottom
- rod at 42" after finish floor, 3R3S height= 38" to bottom, 76" to middle and 112" to top.
- 8. Garage walls and ceiling to be textured, standard trim
- 9. All load bearing walls over 10 '6" high to be 2x6 balloon framing.
- 10. Verify egress requirements w/window manufacturer

ELEVATION NOTES:

- 1. Masonry material to within 12 "of the finished grade or terrace
- 2. All roof stacks and flashing must be painted to match roof color
- 3. All windows to be trimmed with 2x material at siding/stucco locations
- 4. Provide flashing surround at all windows and exterior doors.
- 5. Masonry above all windows and doors to be supported by steel lintels on masonry-each
- side (including where wood headers are designated).
- 6. All masonry ledges to be 5 ½"
 7. All masonry projections to be ¾" u.n.o.
- 8. Provide Masonry expansion joints every 20' and within 10' of edge of house
- 9. Vent Attic thru Ridge Vent on Metal Roof (Verify)

ELECTRICAL NOTES:

- 1. Breaker box to be located on interior wall in garage- see plan
- 2. All plugs and smoke detectors per local codes and located on plan.
- 3. Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
- 4. All smoke detectors should be in an area accessible by 16' extension ladder or a 6' step
- ladder.
- 5. Plug for irrigation at 60" AFF in garage
- 6. Exterior Garage coach lights to be at 7 '-0" AFF
- 7. Block and wire for fan/ lights at all bedrooms and game room
- 8. Prewire for low voltage OH door opener, opener button to be at 5 '0" AFF'
- 9. Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
- 10. Bath vanity plugs to be at 41 ½ " AFF
- 11. Install GFCI plugs at all vanities and kitchen counter tops
- 12. Kitchen countertop plugs and switches to be 4 '-4" AFF to the top of the box
- Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
- 14. Walk-in closet lights to be 18" from shelf
- 15. HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
- 16. Recessed lighting fixtures to be installed as required by IECC 502.13
- 17. Provide electric conduit in slab for island and floor plugs- per plan
- 18. Soffit plugs to be exterior rated and switched as shown on plan
- 19. All landscape lighting to be powered by timer per plan20. Mechanicals to be located in attic and accessible per plan
- 21. Dimmer Switch locations per homeowner
- 22. Wiring for Smart House System (if selected) (Security, Audio, Lighting, Integration, etc.) to be located per supplier per Homeowner's specifications. If located below stairs or in closet, HVAC contractor to provide fresh air and exhaust for media equipment.
- 23. Provide switch to Pool Lighting (if applicable).
- 24. Verify Electrical/Plumbing requirements with pool contractor.
- 25. All light switches to be "rocker" type, Switches and plugs to be White Decora.

ROOF FRAMING NOTES:

- All lumber to be #2 SYP, 19% M.C. unless noted otherwise.
- 2. All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
- 3. Transfer all load bearing points to foundation unless noted otherwise.
- 4. Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the currently adopted code cycle
- 5. All rafter splices shall be braced
- Purlins to be same depth of rafters they are supporting unless noted otherwise.
- 7. U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
- 8. All exterior openings to be load bearing.
- 9. Provide collar ties at 4'-0" o.c. on all ridges.
- 10. Builder accepts full responsibility for checking layout to assure current conformity to local building codes. Should any changes be made to this layout by the builder or his representatives, builder accepts full liability for amended layout.
- 11. Framing contractor to compare all framing plans from structural engineer or truss manufacturer to this layout. Any discrepancy should be reported to the builder immediately.
- 12. Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

SMOKE DETECTORS:

Provide Smoke Alarms- hard wired, interconnected, battery back-up, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements and habitable attics. In accordance with currently adopted code cycle.

CARBON MONOXIDE ALARMS:

Provide Carbon Monoxide Alarm- hard wired with battery backup, installed outside each separate sleeping area in the immediate vicinity bedrooms in dwelling units within which fuel-fired appliances and/or have an attached garage. In accordance with of the currently adopted code cycle.

PROVIDE PERIMETER FENCING DURING CONSTRUCTION



LOT NUMBER

CODE REFERENCES			
IRC.		PLAN COMPLIES WITH	IRC

SHEET NUMBER	SHEET NAME		
G00	COVER	AREA CHART	•
A100	FLOORPLAN	NAME	AREA
A101	FLOORPLAN	THIRD FLOOR LIVING	542 SF
A200	ELEVATIONS		542 SF
A300	SECTIONS	FIRST FLOOR LIVING	519 SF
A600	ROOF PLAN	SECOND FLOOR LIVING	718 SF
		HEATED	1,236 SF
		GARAGE	216 SF
		COVERED PATIO	16 SF
		COV. PORCH 3	67 SF
		COV. PORCH 2	38 SF
		UNHEATED	337 SF
		TOTAL AREA:	2,115 SF



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These Plans have been Prepared by Felicia B. Foster, CPBD # 44-719 Stamp and Signature Provided in Blue on originals for Regulatory Submittals.



Comerford

107 W Johanna St.
Austin, TX 78704

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REVISED

10.23.23	Preliminary

BUILDE

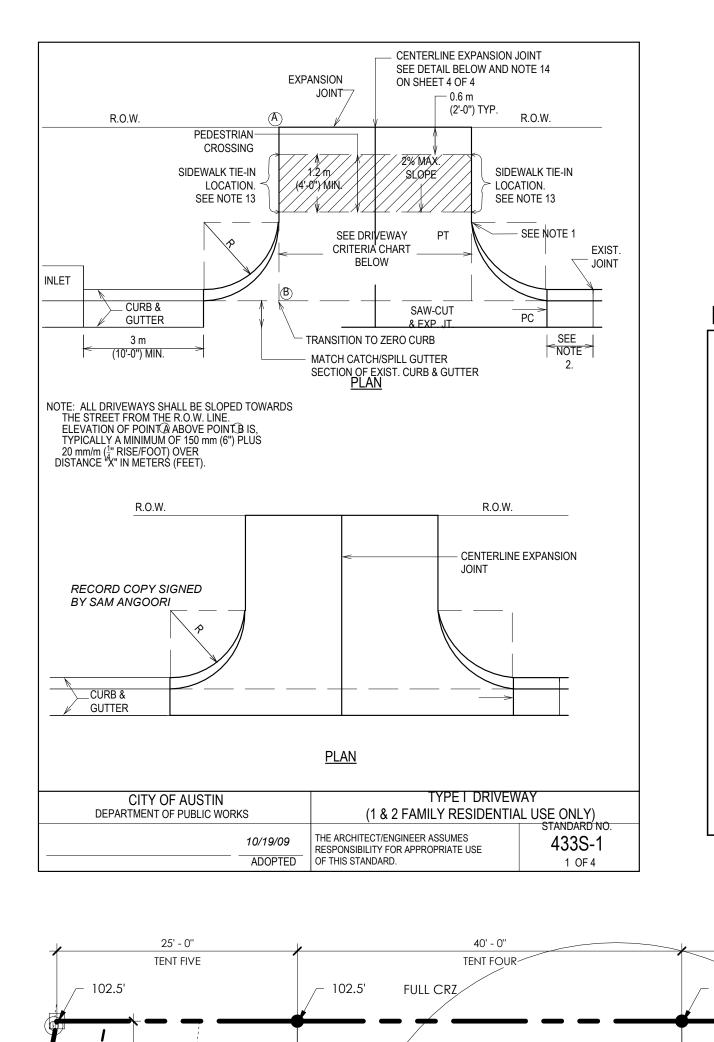
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CHECKED BY: CH

COVER

10/20/2023

G00





UNIT 3

4 75 SF CONCRETE DRIVE

32' - 0"

— TENT FOUR HIGH

POINT - 103.8'

50.92'

N60°06'42"W

19' - 8''

- TENT FIVE HIGH

POINT - 103.9'

1/2" CRZ

1/4" CRZ

DRIVEWAY TYPE I - NOTES

"ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC

IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING

JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.

3. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL

WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.

4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT

PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB

DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE

TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET) WHICHEVER IS LESS.

DRIVEWAYS SHALL NOR BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET

INTERSECTION.

8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR

9. WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT; TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.

10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.

11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.

12. USE 12MM (½") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.

13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE,

SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.

14. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.

15. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS

40' - 0''

TENT TWO

UNCOVERED DECK
SYSTEM, RE: 4/A500

─ HAG - 102.5′

TENT TWO HIGH

POINT - 102.4'

\$19°00'00"W218.62'

102'

5' SIDEYARD SETBACK

*UNCOVERED DECK

HIGH POINT -

5' SIDEYARD SETBACK

EDGE OF ASPHALT

ALLEY

IN DRIVEWAY AREAS.

TENT THREE

45.5" LIVE OAK

1/4" CRZ

1/2" CRZ

FULL CRZ

57' - 3 3/4"

- TENT THREE HIGH

POINT - 103.2'

IMPERVIOUS COVER

- 99.9'

FFE - 102.5'

_ LAG - 99.4' HAG - 102.5' AAG - 101'

SLAB DRIVEWAY SIDEWALK A/C PADS FLATWORK TOTAL	3,492 SF 270 SF 66 SF 24 SF 28 SF 3,880 SF	
LOT SIZE:	10690.55 SF 36.29%	*SURVEY PER PLAT

LEGAL DESCRIPTION: LOT 6, BLOCK B7, RL SWEETMAN'S ADDITION A SUBDIVISION OF RECORD IN VOLUME 1 PAGE 58 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS, SITUATED IN TRAVIS COUNTY TEXAS

FIRE RATING REQUIRED FOR ANY PROJECTION OF LESS

PER IRC TABLE R302.1(1) FOOTNOTE 'A', BY INSTALLING

THAN 5FT FROM THE PROPERTY LINE. RATING CUT TO ZERO

FIREBLOCKING FROM WALL TOP PLATE TO THE UNDERSIDE

OF THE ROOF SHEATHING, AND FOOTNOTE 'B', SOFFIT OR GABLE VENT OPENINGS ARE NOT TO BE INSTALLED.

16'-0" A

28.5" HACKBERRY

SIDEWALL ARTICULATION NOT REQUIRED BECAUSE THIS SIDE LOT LINE IS COMMON WITH PUBLIC ALLEY AND NOT AN INTERIOR LOT LINE PER 25.2.F.2.7.1

___ 100.3'

— TO BE REMOVED

10.5.23

DRAWN BY:

AS100

barron

-custom design

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on originals for Regulatory Submittals.

DUPL

onstruction

360

4.15.22 BLOCK OUT

9.16.22 PRELIMINARY

3.22.23 ENGINEERING

4.24.23 PERMIT SET

7.17.23 FINAL CHECK

8.24.23 DEMO PERMIT

9.8.23 EXP. PERMIT

9.26.23 EXP. PERMIT REVIEW

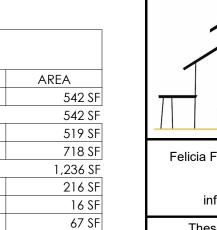
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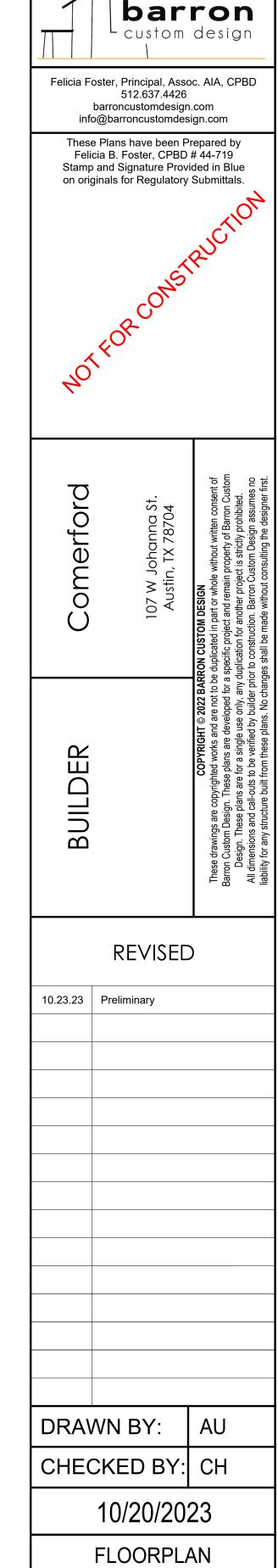
11.8.22 REDLINES

REVISED

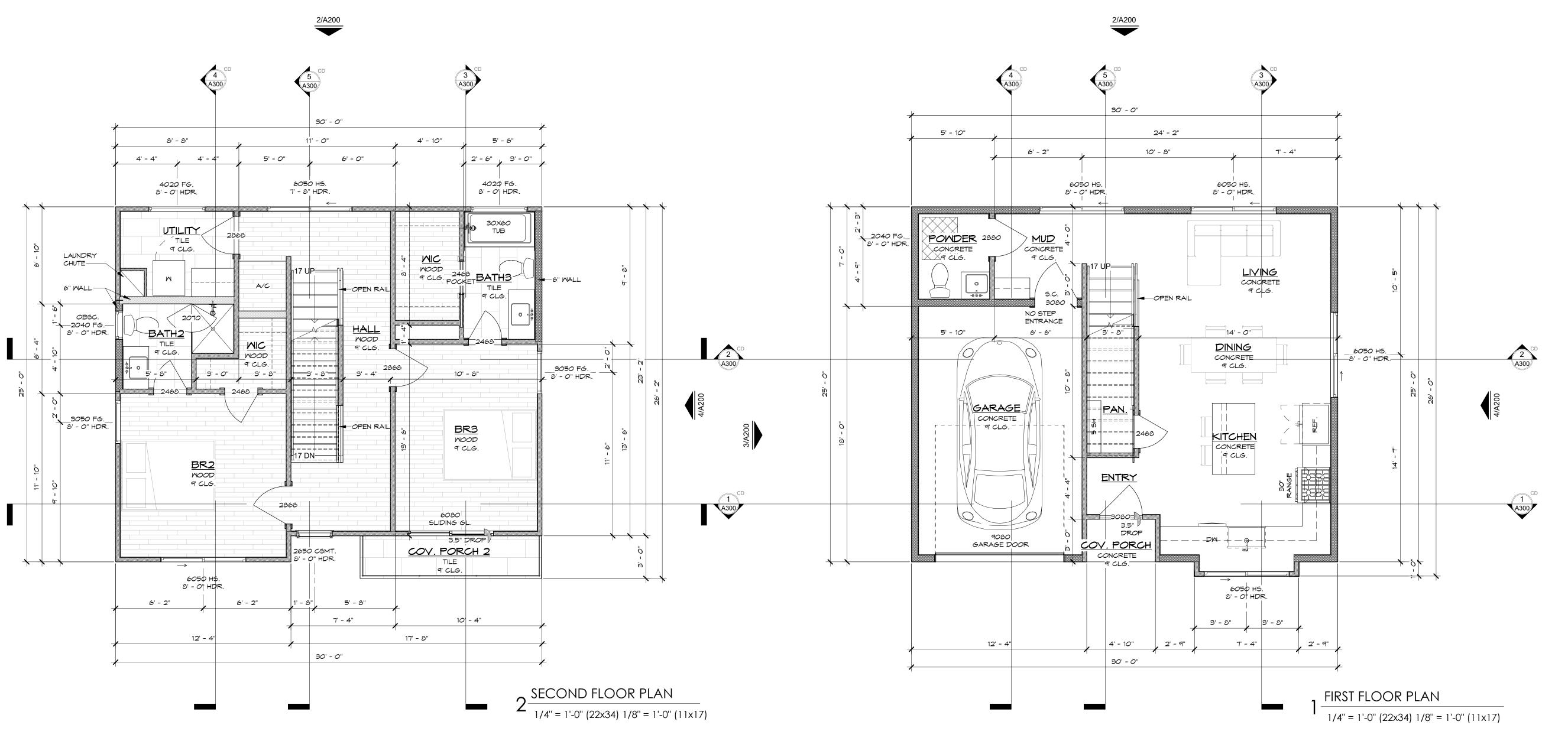
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AREA CHART	
NAME	AREA
THIRD FLOOR LIVING	542
	542
FIRST FLOOR LIVING	519
SECOND FLOOR LIVING	718
HEATED	1,236
GARAGE	216
COVERED PATIO	16
COV. PORCH 3	67
COV. PORCH 2	38
UNHEATED	337
TOTAL AREA:	2,115





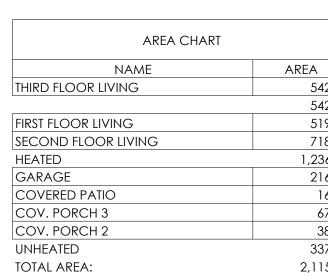
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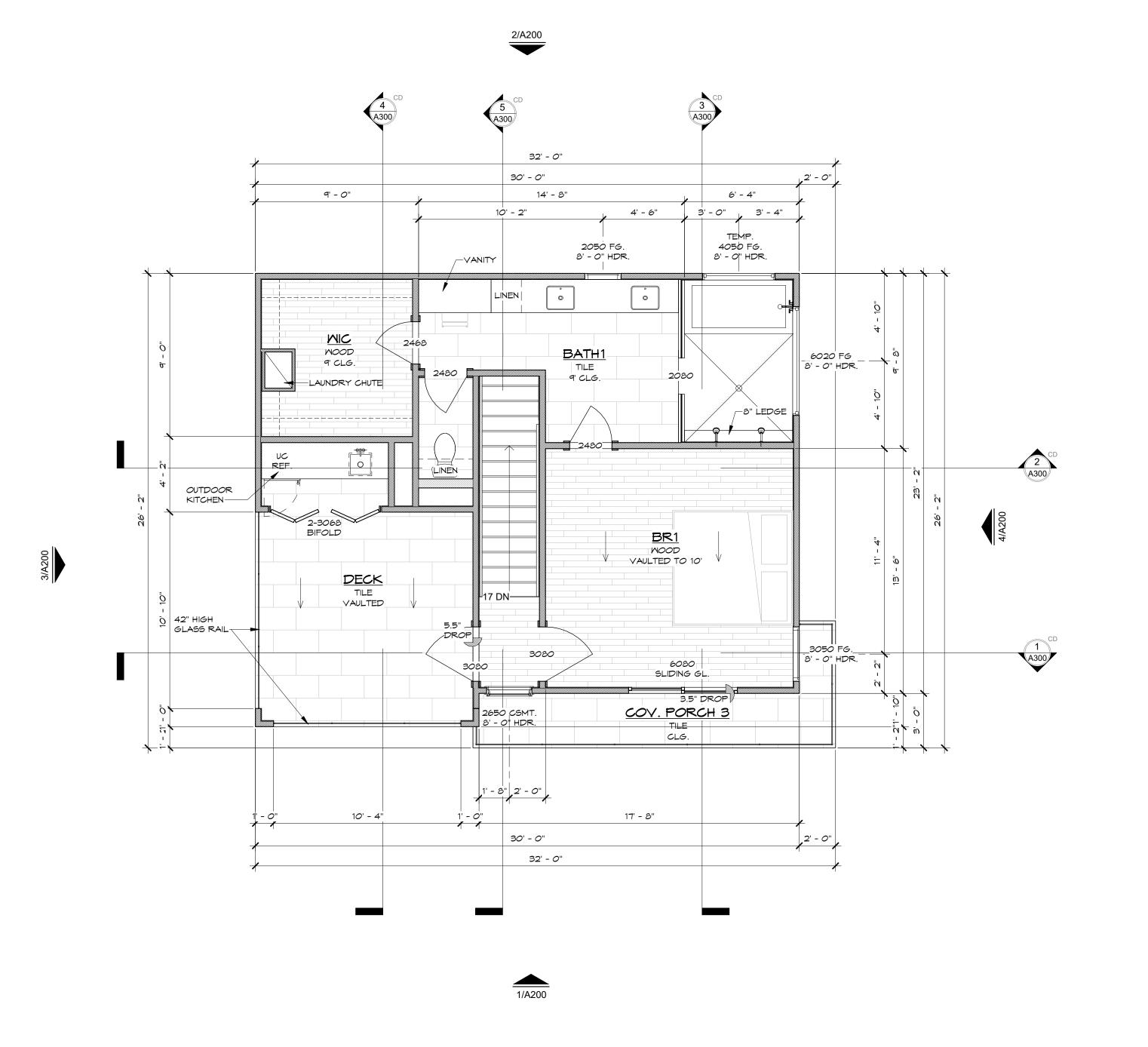


1/A200

1/A200

AREA CHAR	Γ
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UNHEATED	337
TOTAL AREA:	2,115





THIRD FLOOR PLAN 1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

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Comerford

REVISED

10.23.23 Preliminary

BUILDER

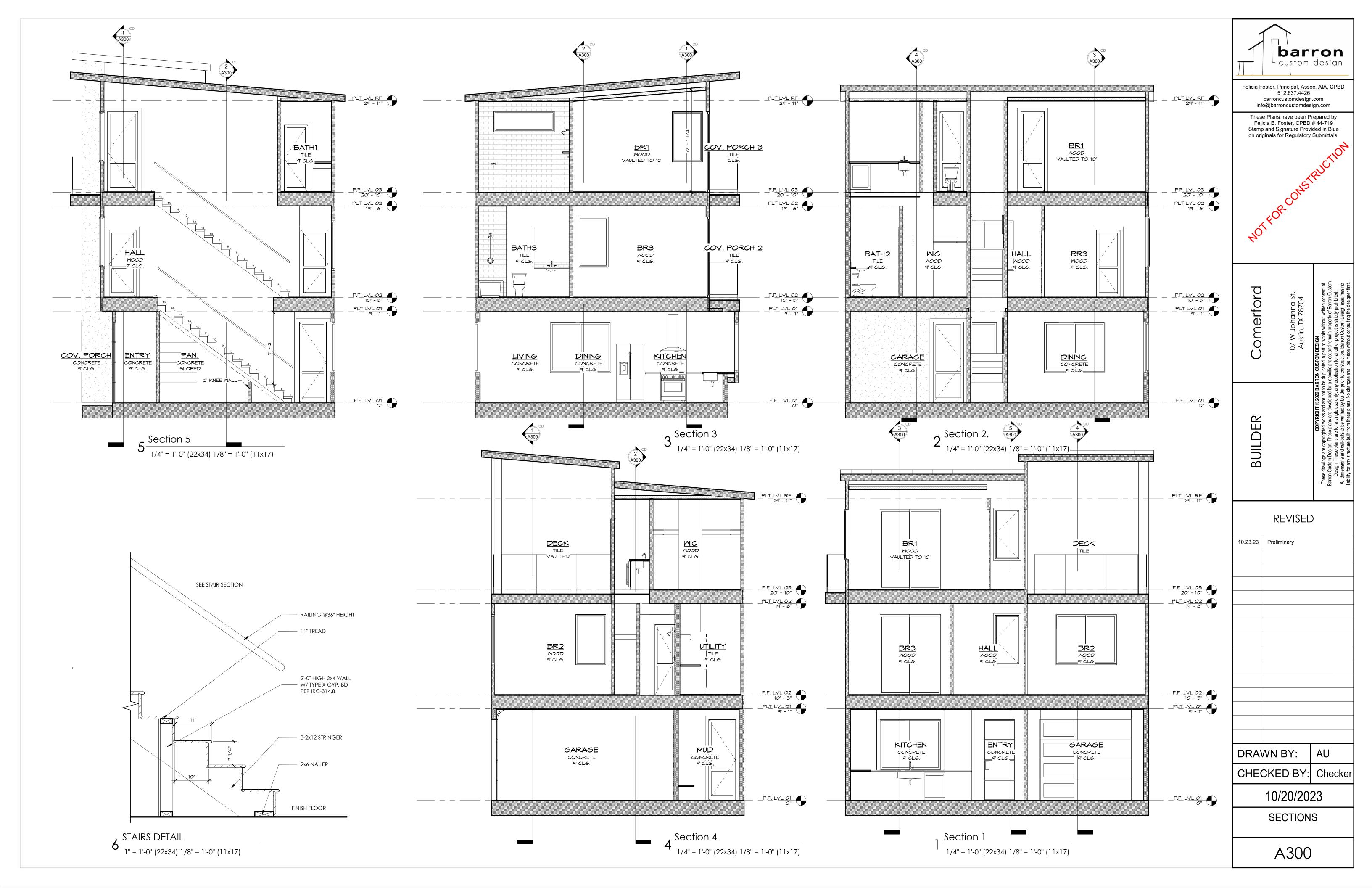
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10/20/2023

FLOORPLAN

A101





1/A200

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A600

ROOF PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)