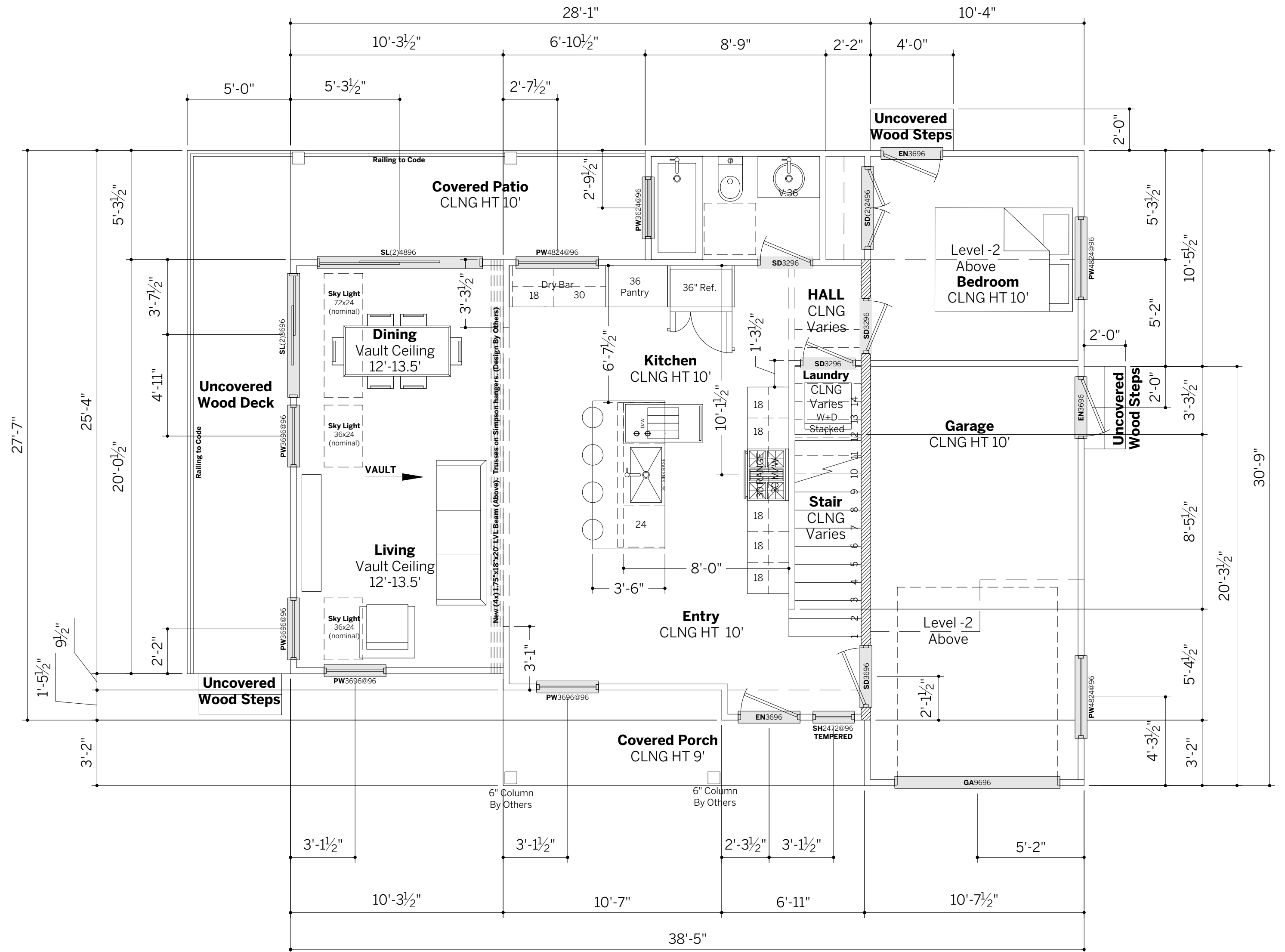
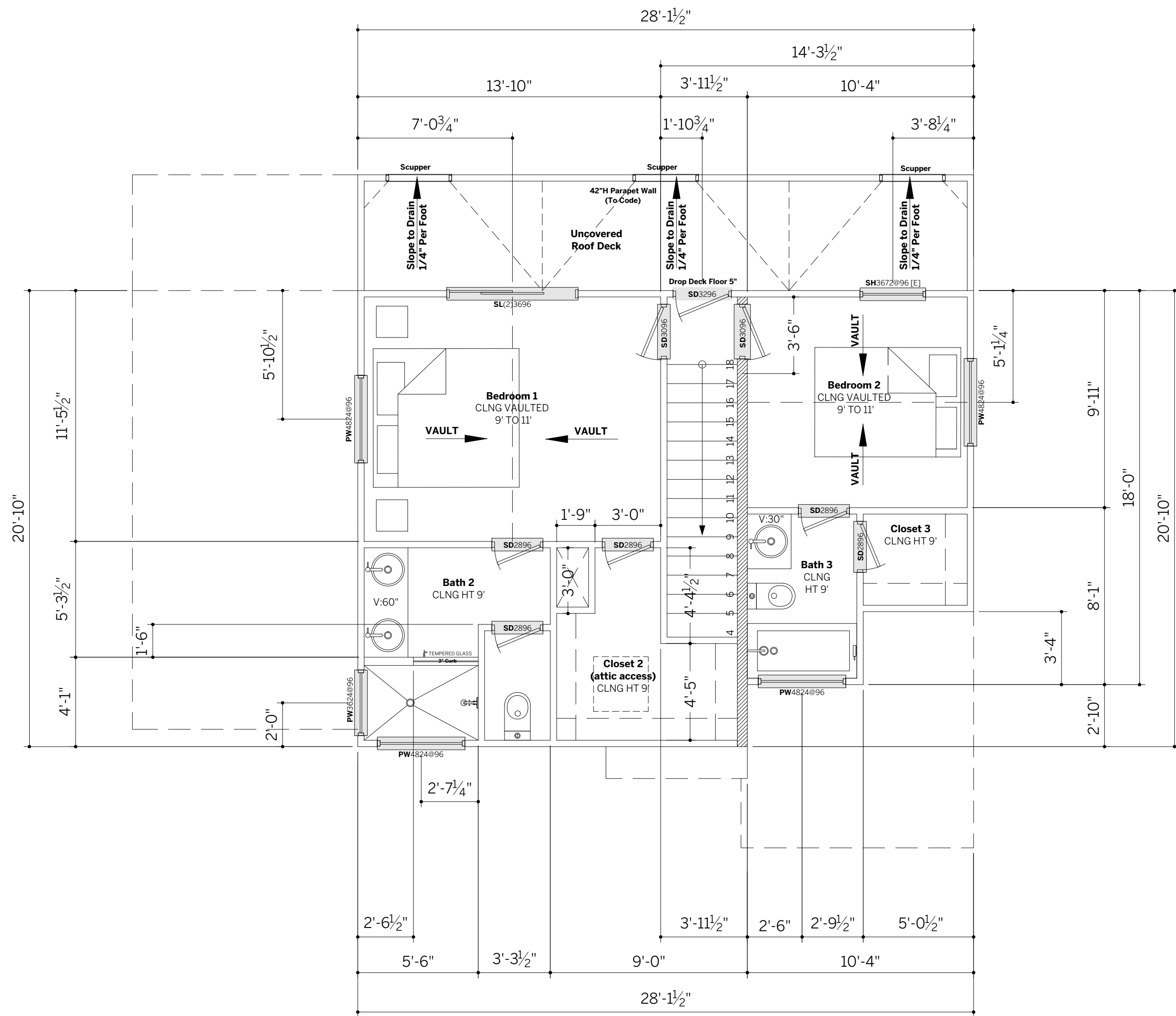




2 Bldg 2 Level 02 Floor Plan

Scale 1/4" = 1'-0" @ 24x36

1 Bldg 2 Level 01 Floor Plan

Scale 1/4" = 1'-0" @ 24x36

GENERAL NOTES REGARDING DOORS AND WINDOWS.

01	This is a STANDARD schedule and not all doors and windows indicated above may be utilized in this specific project. Head heights given are to be measured to the top of the window and/or door unit.	05	When the Owner's chosen window and/or door manufacturer has standard unit sizes that differ from the unit sizes given above, it is the sole responsibility of the Owner and the General Contractor to coordinate egress and tempering requirements such that the built work complies with the intent of this document.	06	Individual manufacturers have standard rough-opening requirements that differ from manufacturer to manufacturer. It is the sole responsibility of the General Contractor to coordinate rough openings for windows and/or doors with the requirements of the Owner's chosen window and/or door manufacturers.	07	All individual windows within MIXED WINDOW UNITS shall be TIGHT-MULLED in the FACTORY. NO MULLING ONSITE.	DOOR TYPE: EN Entry door PA Patio door SL Exterior sliding door GA Garage door SD Swinging door BP Bypass door PD Pocket door BD Barn door XX (X) XXXX NUMBER OF LEAVES (if more than one leaf) WIDTH OF DOOR LEAF (NOMINAL) (in INCHES) E.G.: 30 = 30 inches HEIGHT OF DOOR LEAF (NOMINAL) (in INCHES) E.G.: 80 = 80 inches
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KEYED NOTES (NOT ALL NOTES MAY APPLY TO THIS PROJECT).

01	New 2-hr-rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX'-XX" PROVIDED: XX'-XX"	04	Ceiling break.
02	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5".	05	Linen closet (cabinetry).
03	Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".	06	Pantry (cabinetry).
		07	Access panel to open space above, minimum opening 30" x 48".
		R1	New walkable-TPO roof deck.
		R2	New metal coping.
		R3	New metal scupper.
		R4	New metal gutter.
		R5	New metal downspout.

NOTES ON FRAMING.

- Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing.
- Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
- Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.
- Lowest risers of all stairs to be reduced in height as needed to account for wood or tile flooring.
- Roof eaves to be fire-blocked from top of wall to underside of the roof decking.

FRAMING AND MATERIALS LEGEND.

	Standing-seam metal roof/wall		Composition-shingle roofing
	2x4 wood framing		2x6 wood framing
	2-hour rated firewall (per G0.5)		COMPLIANT WITH UL ASSEMBLY U373

PROJECT INFORMATION

1711 Maple Ave AUSTIN, TX 78702 MJC Group LLC TWO-FAMILY RESIDENTIAL CITY OF AUSTIN
No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION. This document is an instrument of service and is to be used solely for the purposes stipulated under separately executed contracts with the Building Designer. This document and all related files are Copyrighted and are not to be used, duplicated or otherwise modified except with express permission of East Side Mod Design.

SEAL OF BUILDING DESIGNER

City of Austin
REVIEWED FOR CODE COMPLIANCE

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ISSUE DATE 10 May 2024
SHEET TYPE **Floor Plans.**

AP2.1