



Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

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Property Information

Project Address: 4106 AVENUE D AUSTIN, TX 78751

Tax Parcel ID: 218099

Legal Description: LOT 23-24 BLK 18 HYDE PARK ADDN NO 2

Zoning District: SF-3-HD-NCCD-NP

Lot Area (sq ft): 6,250.00

Neighborhood Plan Area (if applicable): Hyde Park

Historic District (if applicable): Hyde Park

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☐ N

(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a Green Building requirement? Y ☐ N

(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ☐ N

(If yes, approval through Aviation is required)

Does this site have a septic system? Y ☐ N

(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? Y ☐ N

(If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? Y ☐ N

(If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ☐ N

(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain?

Y ☐ N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ☐ Y ☐ N

(If yes, [click here](#) for more information on the tree permit process.)

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ☐ Y ☐ N

Does this site currently have: water availability? ☐ Y ☐ N

(If no, contact Austin Water Utility to apply for

wastewater availability? ☐ Y ☐ N

water/wastewater taps and/or service extension request.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ☐ N

(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? Y ☐ N

(If yes, submit approved auxiliary and potable plumbing plans.)

(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill in excess of four (4) feet? Y ☐ N

(If yes, contact the Development Assistance Center for more information)

Is this site within the Waterfront Overlay? Y ☐ N

(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ☐ N

(LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☐ Y ☐ N

(If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? ☐ Y ☐ N

(Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? Y ☐ N

Case # _____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N

(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y ☐ N

(If yes, construction material recycling is required per LDC 25-11-39)

Existing Use: vacant ☐ single-family residential

duplex residential

two-family residential

other: _____

Proposed Use: vacant ☐ single-family residential

duplex residential

two-family residential

other: _____

Project Type: new construction

addition

☐ addition/remodel

other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? ☐ Y ☐ N

(Note: Removal of all or part of a structure requires a demolition permit application.)

existing bedrooms: 3

bedrooms upon completion: 4

baths existing: 3.0

baths upon completion: 4.0

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Remodel of first floor and addition to second floor

Trades Permits Required (Circle as applicable):

☐ electric

☐ plumbing

☐ mechanical (HVAC)

☐ concrete (R.O.W.)

Job Valuation		
Total Job Valuation: \$ <u>250,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>200,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>35,000</u> Elec: \$ <u>5,000</u> Plmbg: \$ <u>5,000</u> Mech: \$ <u>5,000</u> TOTAL: \$ <u>50,000</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Amount for Primary Structure: \$ <u>200,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
	Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	1,718.00				1,718.00	0.00
b) 2 nd Floor conditioned area	360.00		419.00		779.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)		297.00			0.00	297.00
f) Covered patio, deck, porch, and/or balcony area(s)	121.00				121.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks	56.00				56.00	0.00
Total Building Area (total a through h)	2,255.00	297.00	419.00	0.00	2,674.00	297.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

Building Coverage Information	
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2,192.00</u>	% of lot size: <u>35</u>

Impervious Cover Information	
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2,794.00</u>	% of lot size: <u>45</u>

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>30</u> ft <u> </u> in Number of Floors: <u>2</u>	# of spaces required: <u>2</u> # of spaces provided: <u>2</u>

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
<small>*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</small>	
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Width of approach (measured at property line): <u>12.0</u> ft	Distance from intersection (for corner lots only): <u> </u> ft
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, drainage review is required)	

Subchapter F**Gross Floor Area**

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1,718.00				1,718.00
2 nd Floor	360.00	419.00			779.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	121.00		<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	121.00	0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached	297.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1)	297.00	0.00
Accessory Building(s) (detached)					0.00
Totals	2,496.00	419.00			2,497.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,497.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 40 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? ☒ Y ☐ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? ☒ Y ☐ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway, and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

GRANGER RESIDENCE

4106 AVENUE D, AUSTIN, TEXAS

BUILDING AND SITE AREA

SF-3-NP ZONING

LOT SIZE

6250

SITE DEVELOPMENT INFORMATION (APPLICATION PAGE 2)

	EXISTING		NEW		TOTAL	
	UNIT 1	UNIT 2	UNIT 1	UNIT 2	UNIT 1	UNIT 2
A) 1ST FLOOR CONDITIONED AREA	1718				1718	0
B) 2ND FLOOR CONDITIONED AREA	360		419		779	0
C) 3RD FLOOR CONDITIONED AREA					0	0
D) BASEMENT					0	0
E) GARAGE (ATTACHED) UNIT ONE					0	0
GARAGE (ATTACHED) UNIT TWO					0	0
GARAGE (DETACHED)					0	0
CARPORT (ATTACHED)					0	0
CARPORT (DETACHED)		297			0	297
F) COVERED PATIO, DECK OR PORCH	121				121	0
G) OTHER COVERED, ROOFED AREA OR OVERHANGS					0	0
H) UNCOVERED WOOD DECK	56				56	0
I) POOL					2674	297
J) SPA						
TOTAL BUILDING AREA			419			

TOTAL BUILDING COVERAGE SQUARE FEET: 2192 % OF LOT SIZE: 35.07%

TOTAL IMPERVIOUS COVERAGE SQUARE FEET: 2794 % OF LOT SIZE: 44.70%
SURPLUS IMPERVIOUS COVERAGE 18.5

SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3)

	EXISTING S.F.	NEW/ADDED S.F.	PROPOSED EXEMPTION	APPLIED EXEMPTION	TOTAL S.F.
1ST FLOOR	1718	0	N/A		1718
2ND FLOOR	360	419	N/A		779
3RD FLOOR	0	0	N/A		0
AREA W/ CEILINGS > 15'	0	0	FOLLOW 3.3.5		0
GROUND FLOOR PORCH (UNIT 1)	121	0	FULL PORCH/200S.F.	121	0
GROUND FLOOR PORCH (UNIT 2)	0	0	FULL PORCH/200S.F.	0	0
BASEMENT	0	0	FOLLOW 3.3.3B	0	0
ATTIC	0	0	FOLLOW 3.3.3C	0	0
GARAGE (ATTACHED) UNIT ONE	0	0	200	0	0
GARAGE (ATTACHED) UNIT TWO	0	0	NA	0	0
GARAGE (DETACHED)	0	0	450/200	0	0
CARPORT (ATTACHED)	0	0	450/200	0	0
CARPORT (DETACHED)	297	0	450	297	0

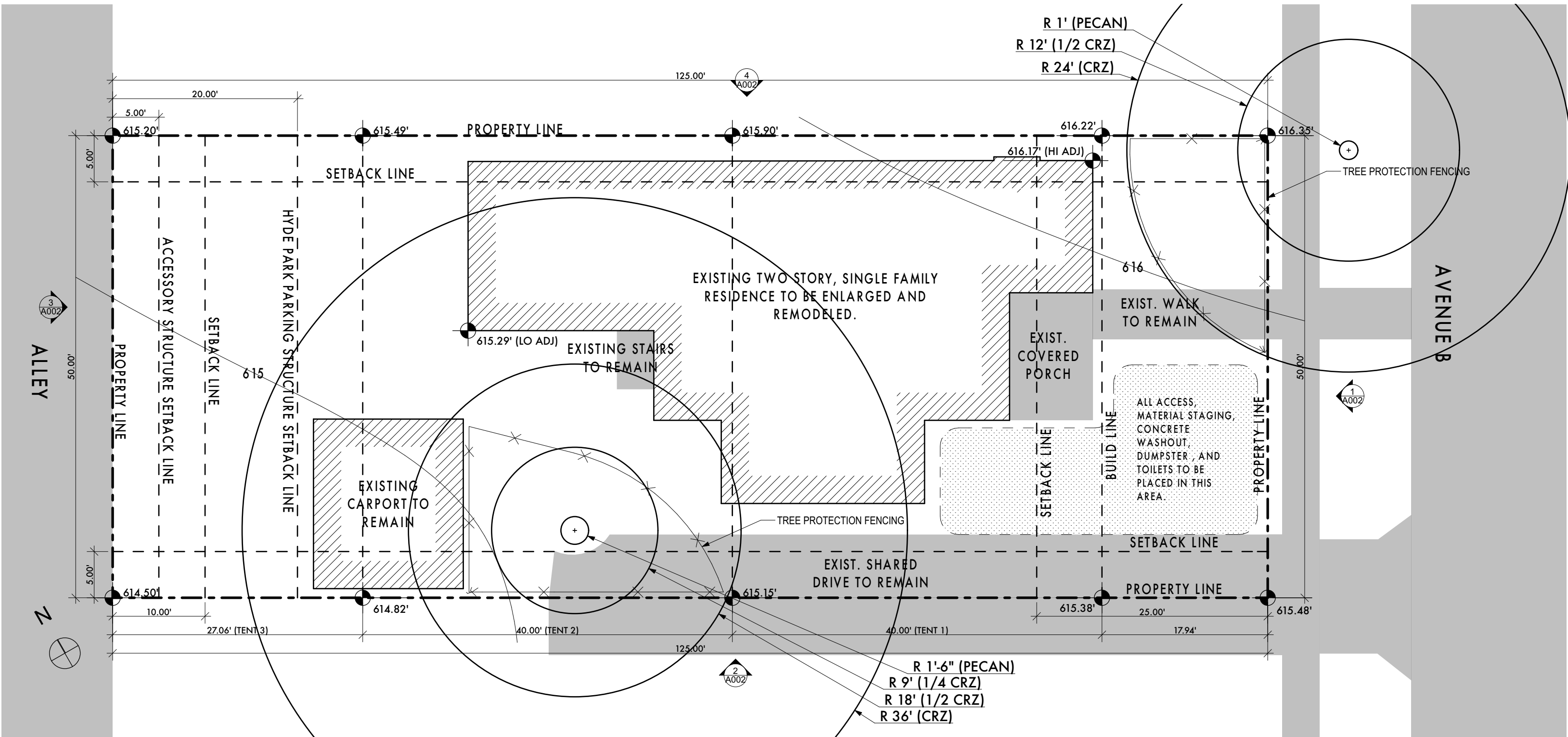
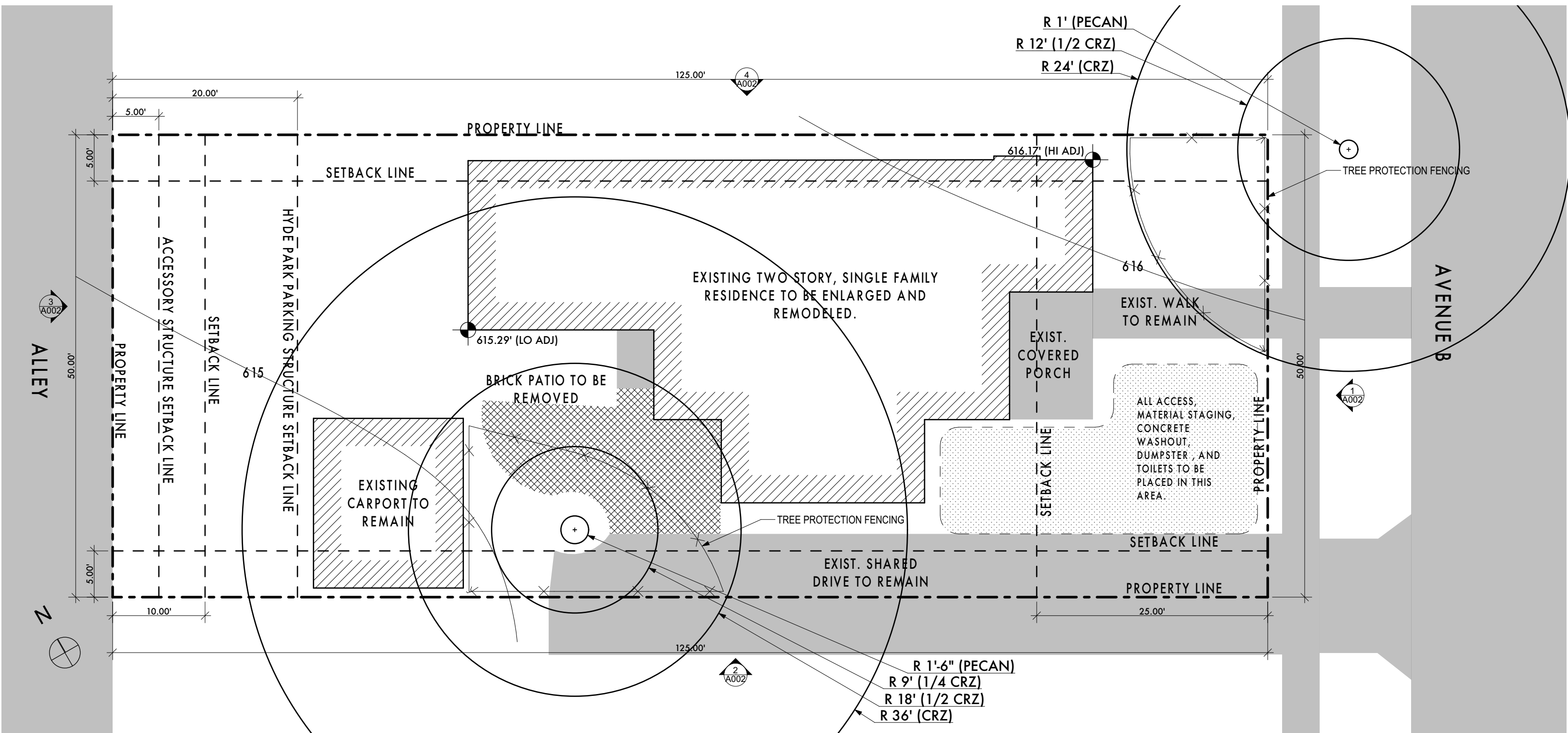
TOTAL GROSS FLOOR AREA
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100 2497
SURPLUS F.A.R. 39.85%
3

CALCULATION AID (APPLICATION PAGE 7)

	EXISTING S.F.	NEW/ADDED S.F.	TOTAL S.F.
A) 1ST FLOOR CONDITIONED AREA	1718	0	1718
B) 2ND FLOOR CONDITIONED AREA	360	419	779
C) 3RD FLOOR CONDITIONED AREA	0	0	0
D) BASEMENT	0	0	0
E) GARAGE (ATTACHED) UNIT ONE	0	0	0
GARAGE (ATTACHED) UNIT TWO	0	0	0
GARAGE (DETACHED)	0	0	0
CARPORT (ATTACHED)	0	0	0
CARPORT (DETACHED)	297	0	297
F) DETACHED COVERED PARKING	0	0	0
G) COVERED WOOD DECKS	0	0	0
H) COVERED PATIO/PORCH	121	0	121
I) BALCONY	0	0	0
J) OTHER (2ND FLOOR OVERHANGS)	0	0	0
TOTAL BUILDING AREA	2496		2915
TOTAL BUILDING COVERAGE	2136		2136
K) DRIVEWAY	519		519
L) SIDEWALKS	102		102
M) UNCOVERED PATIO	0		0
N) UNCOVERED WOOD DECKS (COUNTED AT 50%)	56	0	28
O) AC PADS AND OTHE CONCRETE FLAT WORK	9		9
P) OTHER (POOL COPING, RETAINING WALLS, ETC.)	0		0
TOTAL SITE IMPERVIOUS COVERAGE	2822		2794
Q) POOLS			
R) SPA			

ARCHITECTURAL SHEETS

ID	Name
A001	COVER AND GENERAL INFORMATION
A002	SUBCHAPTER F EXHIBITS
A003	SPECIFICATIONS AND SCHEDULES
A004	PLANS
A005	PLANS
A006	ELEVATIONS AND SECTIONS
A007	ELEVATIONS AND SECTIONS
A008	HISTORIC DISTRICT EXHIBITS



GRANGER RESIDENCE
4106 AVENUE D, AUSTIN, TEXAS

ATX
ARCHITECTS

p.o. box 81002, austin, tx
78708
512.809.0406
www.atxarchitects.com

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION. E.M.
PEAVLER, REGISTRATION
#22342

OWNER

BRANDON SUEHS
4106 AVENUE D,
AUSTIN, TEXAS

GENERAL
CONTRACTOR

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

STRUCTURAL
ENGINEER

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

SURVEYOR

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

GEOTECHNICAL
ENGINEER

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

MEP ENGINEER

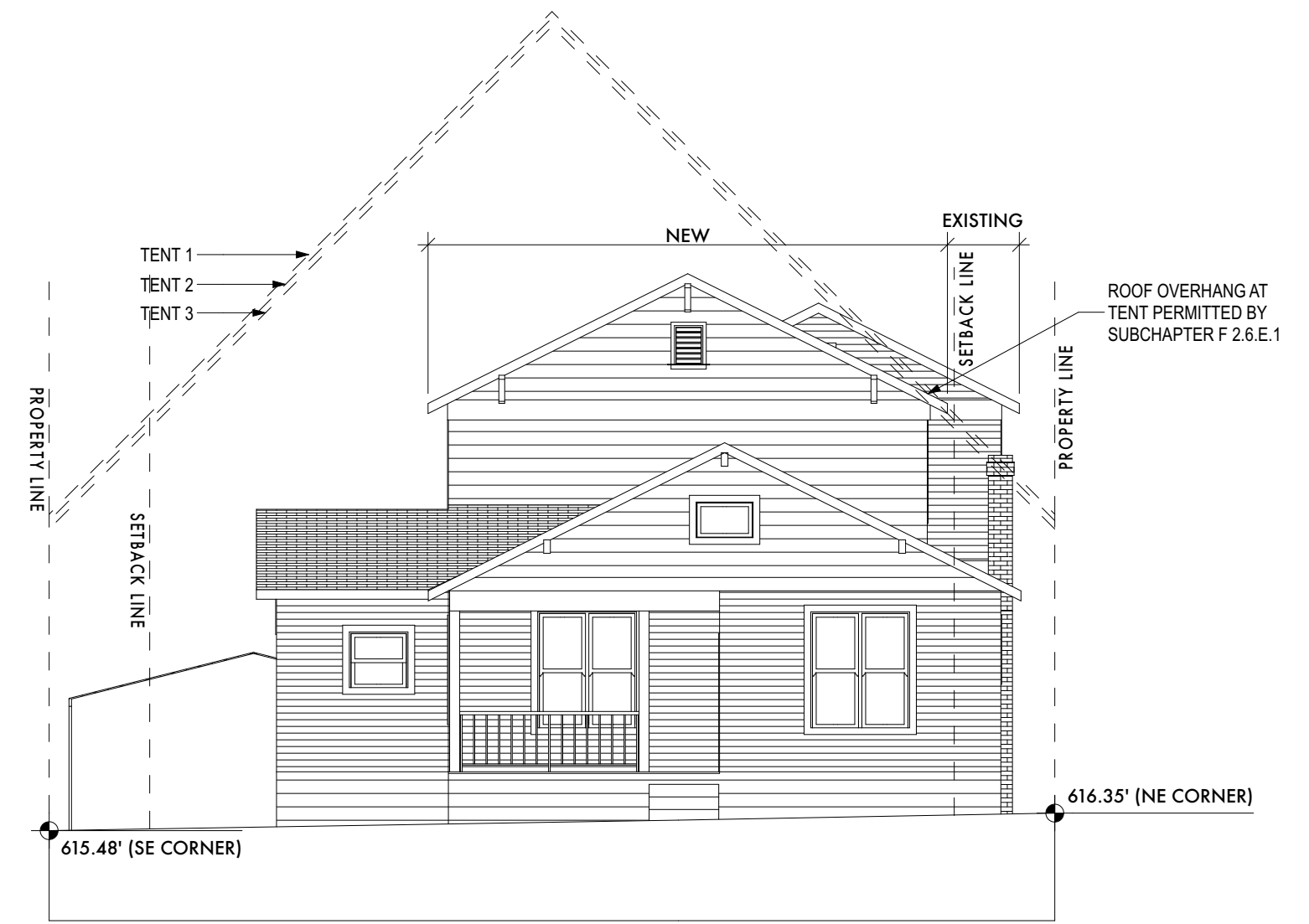
(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

CIVIL ENGINEER

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)



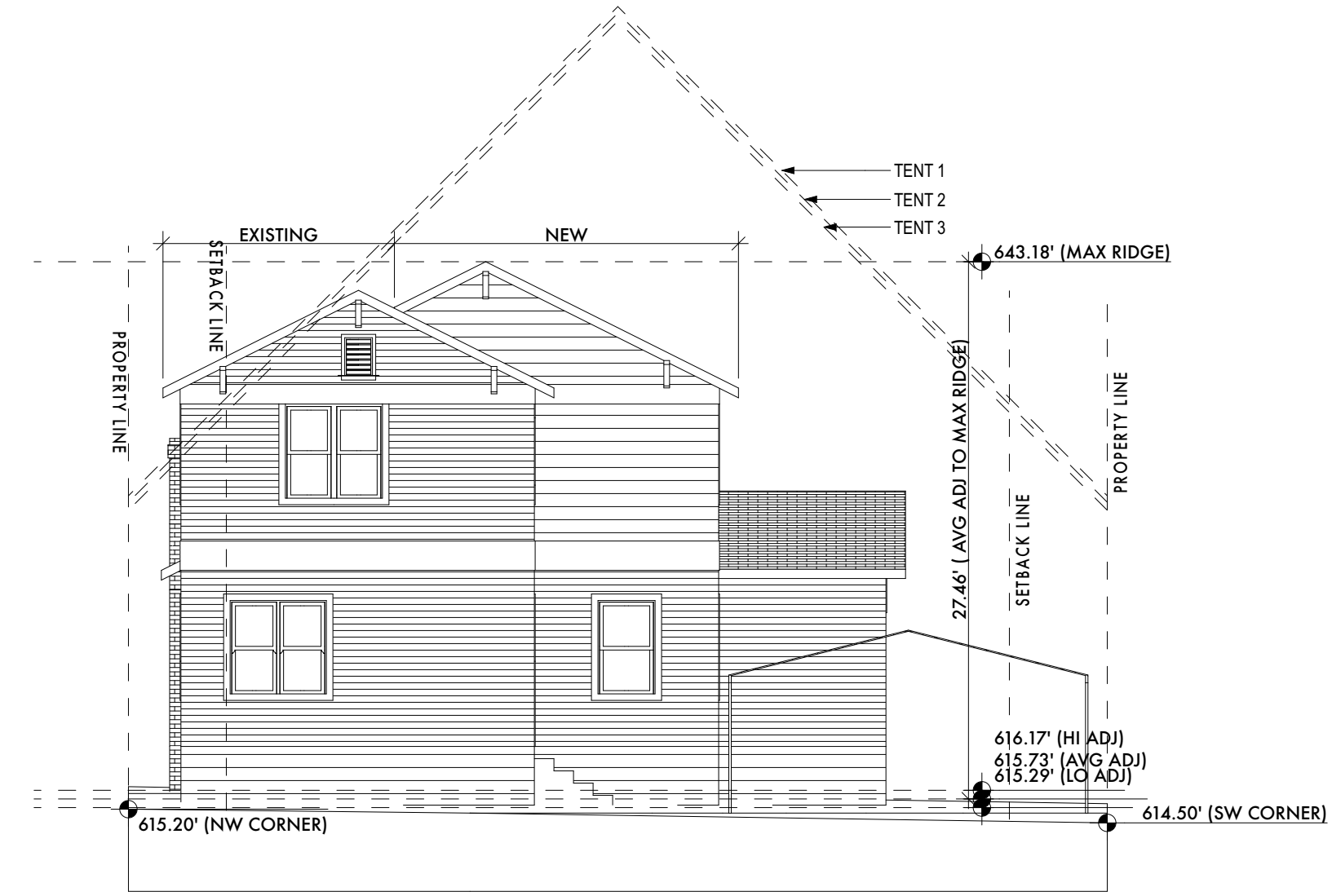
2 SOUTH SITE ELEVATION
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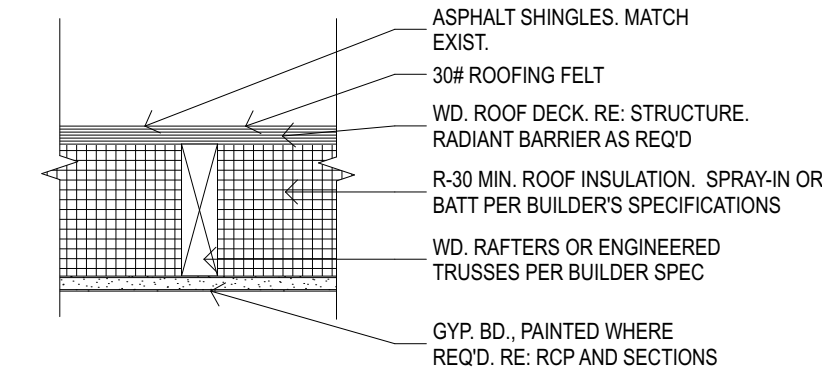
1 EAST SITE ELEVATION
SCALE: 1/8" = 1'-0"



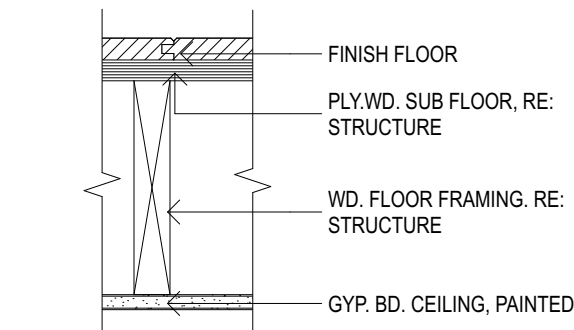
4 NORTH SITE ELEVATION
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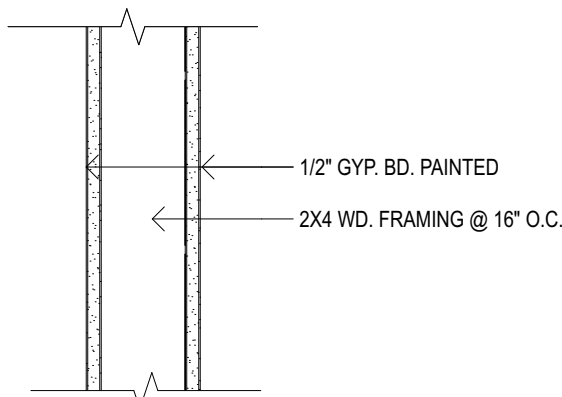
3 WEST SITE ELEVATION
SCALE: 1/8" = 1'-0"



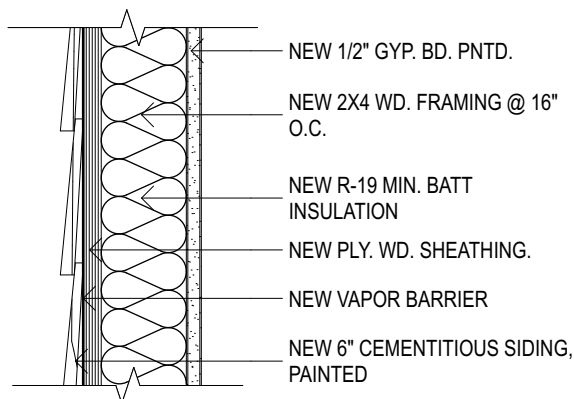
R1 ROOF



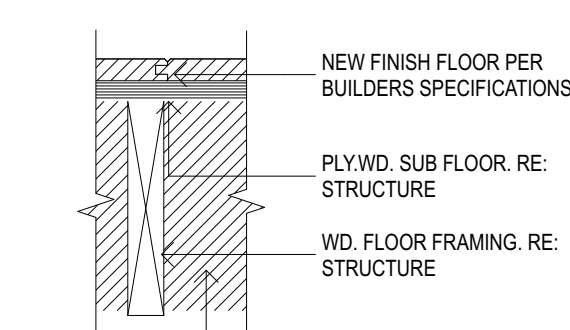
F1 FLOOR



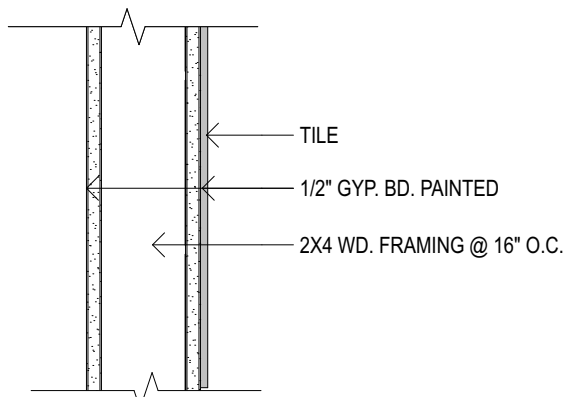
P1 PARTITION



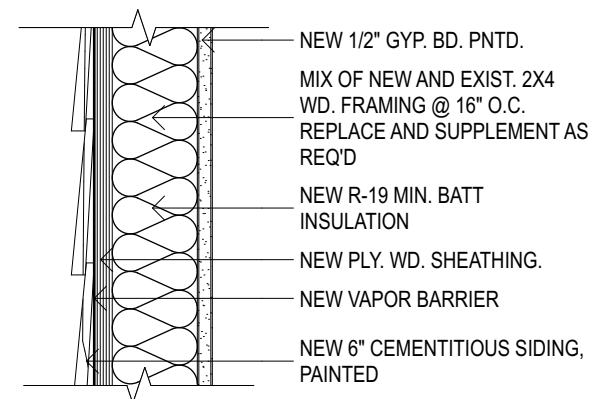
W1 WALL



F2 FLOOR



P2 PARTITION



W2 WALL

1. GENERAL
1. CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT DATED 03.22.18, AND AS MAY BE AMENDED BY THE ARCHITECT IN SUBSEQUENT ISSUANCES.
2. EXISTING CONDITIONS - BEFORE BEGINNING WORK EXAMINE THE SITE FOR COMPLIANCE WITH THE DRAWINGS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.
3. STANDARDS, CODES AND ORDINANCES - REFER TO INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
4. ALL WORK WILL COMPLY WITH ALL PRESIDING CODES AND ORDINANCES. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH PRESIDING CODES AND ORDINANCES INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
5. PURPOSE OF THE CONTRACT DOCUMENTS IS TO PROVIDE THE INFORMATION REQUIRED TO ACHIEVE THE ARCHITECTURAL INTENT. WHERE DETAILS OR PROCEDURES ARE IN CONFLICT WITH ANY OF THE TERMS OF THESE SPECIFICATIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
6. SAFETY - ERECT SUCH SAFETY EQUIPMENT AND SIGNAGE AS REQUIRED AND MAINTAIN THESE ELEMENTS FOR THE DURATION OF THE PROJECT.
7. SUPPORT FACILITIES - CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TEMPORARY FEATURES SUCH AS UTILITIES, TRASH AND RECYCLING, AND SANITARY FACILITIES. ALL TEMPORARY FEATURES MUST BE REMOVED BEFORE FINAL CLEANING.
8. INSURANCE - PROVIDE AND COORDINATE ALL INSURANCE REQUIREMENTS AS PRESCRIBED BY THE CONSTRUCTION CONTRACT.
9. WARRANTY - ALL WORK SHALL BE WARRANTED AS COMPLYING WITH THE CONTRACT DOCUMENTS AND AGAINST DEFECTS FOR THE PERIOD REQUIRED BY LAW AND THE CONSTRUCTION CONTRACT. REPAIRS REQUIRED DURING THE WARRANTY PERIOD WILL BE PROVIDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. PROTECTION OF EXISTING CONDITIONS - PROTECT ALL EXISTING CONDITIONS TO REMAIN OR TO BE REUSED DURING CONSTRUCTION. FINAL CLEANING WILL INCLUDE ALL EXTERIOR AND INTERIOR SURFACES. PATCHING AND REPAIRING WILL BE PERFORMED SUCH THAT NEW AND EXISTING ELEMENTS MAY NOT BE DIFFERENTIATED.
11. SUBSTITUTIONS - WHERE A PARTICULAR MATERIAL, COLOR OR PRODUCT IS SPECIFIED AN ALTERNATE MAY ONLY BE SUBSTITUTED WITH THE EXPRESS PERMISSION OF THE OWNER.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING "AS-BUILT" DRAWINGS TO BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
13. CONTRACTOR WILL RETAIN THE SERVICES OF RELEVANT ENGINEERS WHERE REQUIRED TO COMPLETE THE WORK.
14. ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.
15. VERIFY THE THE REQUIREMENTS OF ALL OWNER SUPPLIED APPLIANCES AND PRODUCTS BEFORE BEGINNING THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.

2. SITE WORK
1. PROTECTION
1. SEE SURVEY FOR EXISTING CONDITIONS AND PROTECTED TREES.
2. MINIMIZE IMPACT ON EXISTING SITE TO THE EXTENT POSSIBLE.
3. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING LOCATION OF ON SITE UTILITIES.
4. PROTECT SITE ELEMENTS TO REMAIN DURING CONSTRUCTION.
2. DRAINAGE - NO WORK WILL INTERFERE WITH EXISTING DRAINAGE SYSTEMS WITHOUT CREATING EQUALLY EFFECTIVE SYSTEMS.
3. ROOF DRAINS AND FRENCH DRAINS WILL TIE INTO EXISTING DRAINAGE SYSTEMS WHERE POSSIBLE.

3. WOOD
1. ROUGH FRAMING
1. RESERVED.
2. FRAMING TO BE INSTALLED TO RECEIVE INTERIOR FINISHES.
3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF LUMBER TAKE OFFS, TRUSS SUBMITTALS, AND SHOP DRAWINGS.
4. STUD SPACING TO BE 16" O.C. U.N.O. THE PROJECT MANDATORY MAXIMUM ALLOWABLE DEFLECTION DESIGN CRITERIA RATIO IS L/ 240 USING STUDS @ 16" O.C.
5. WHERE "BRITTLE" FINISHES WILL BE APPLIED SUCH AS PLASTER OR CERAMIC TILE, MAX. ALLOWABLE DEFLECTION CRITERIA RATIO IS L/ 360.
2. EXTERIOR CARPENTRY
1. RESERVED
3. INTERIOR FINISH CARPENTRY - ALL WORK TO COMPLY WITH MOST RECENT QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.
1. ALL FASTENERS TO BE COUNTERSUNK AND FILLED, SANDED SMOOTH AND PAINTED.
2. CORNERS TO BE MITERED UNLESS NOTED OTHERWISE.
3. INSTALL BLOCKING AS REQUIRED.
4. CABINETRY AND MILLWORK FINISHES TO BE COORDINATED WITH THE OWNER.
4. ALL PARTITION TYPES INCLUDED IN THE DRAWINGS MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

4. THERMAL AND MOISTURE PROTECTION
1. BUILDING WRAP - DUPONT TYVEK HOMEWRAP OR ALTERNATE APPROVED BY OWNER
2. FENESTRATION FLASHING - SELF ADHERED FLASHING TAPES WITH CORNER DETAILING SYSTEMS TO CREATE CONTINUOUS WATERPROOFED DETAILS. INSTALL WINDOW AND DOOR FLASHING PER FLASHING TAPE MANUFACTURER'S INSTRUCTIONS.
3. INSULATION - CAVITY INSULATION AT ROOF AND WALLS TO BE SPRAY-IN FOAM INSULATION. MINIMUM R-VALUES PER CITY REQUIREMENTS AND OWNER'S PREFERENCE.
4. RESERVED
5. JOINT SEALANTS - ELASTOMERIC SEALANTS AT
1. DISIMILAR MATERIAL JOINTS
2. BETWEEN DOORS AND WINDOWS
3. SEALANT COLORS TO BE COMPATIBLE WITH ADJACENT FINISHES.
6. SIDING TO BE REAL WOOD GRAIN CEMENTITIOUS FIBERBOARD, PAINTED. SEE ALSO ASSEMBLIES.
7. EXTERIOR ACCENT BANDS TO BE SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINTED.
8. WHERE NOT DETAILED EXTERIOR SIDING CORNERS TO BE TRIMMED IN EITHER SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINTED, OR MITERED.
9. ALL FLASHING DETAILS PER SMACNA.

5. FINISHES
1. GYPSUM BOARD ASSEMBLIES
1. WALLS IN DRY LOCATIONS TO BE STANDARD 1/2 INCH GYPSUM BOARD.
2. WALLS IN WET LOCATIONS TO BE 1/2 INCH CEMENTITIOUS PANEL
3. CEILINGS TO BE 5/8" GYPSUM BOARD
4. CEILINGS IN WET AREAS TO BE 5/8" WATER RESISTANT GYPSUM BOARD
5. ALL OUTSIDE CORNERS TO HAVE CORNER BEADS
2. TILE
1. USE COMPATIBLE WATERPROOFING AND THIN SET CEMENT
2. TILE FLOORS TO BE THIN SET TILE OVER PLIABLE, SHEET-APPLIED, BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CRACK-BRIDGING CAPABILITIES
3. TILE WALLS TO BE THIN SET TILE OVER SHEET-APPLIED, BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CRACK-BRIDGING CAPABILITIES, OR APPROVED ALTERNATE, OVER CEMENTITIOUS BOARD
4. COORDINATE TILE AND GROUT COLOUR SELECTIONS WITH OWNER.
5. TILE TRANSITIONS TO BE BULL-NOSE FINISH, O.A.A.
3. PAINT
1. COORDINATE PAINT COLOURS WITH OWNER.
2. EXTERIOR PAINTED WOOD TO MATCH EXISTING COLOR AND QUALITY.
3. PAINTED GYPSUM BOARD TO MATCH EXISTING COLOR AND QUALITY.
4. FILL ALL HOLES, LEVEL ALL SURFACES, SEAL ALL JOINTS, CRACKS AND INTERSECTIONS AND SAND SURFACES SMOOTH.
5. REMOVE HARDWARE PRIOR TO PAINTING.
6. PROVIDE MINIMUM ONE COAT OF PRIMER AND TWO COLOR COATS.
7. COORDINATE PAINT COLOUR SELECTIONS WITH OWNER.

6. DOORS AND WINDOWS
1. NEW WINDOWS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.
2. NEW DOORS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.
3. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

7. MECHANICAL - HVAC AND PLUMBING
1. U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING HVAC SYSTEMS AND PRODUCTS.
2. DUCT WORK, GRILLS AND TERMINATIONS
1. PROVIDE SHEET METAL PRIMARY TRUNKS WITH FLEX DUCT SECONDARY DUCTS.
2. PROVIDED DUCTED RETURNS AT BEDROOM.
3. ROOF TERMINATIONS TO MATCH EXISTING.
4. NO VISIBLE EQUIPMENT, PENETRATIONS, GRILLS, METERS OR OTHER EQUIPMENT WITHOUT OWNER'S CONSENT.
3. RESERVED.
4. U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING PLUMBING SYSTEMS AND PRODUCTS.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ROOF PENETRATIONS AND ROOFING.
6. PROVIDE AND INSTALL PLUMBING FIXTURES PER CONTRACT DOCUMENTS.
7. CONTRACTOR TO COORDINATE FIXTURE SELECTIONS WITH OWNER.
8. ENSURE PROPER CONNECTION OF NEW AND EXISTING PLUMBING SYSTEMS TO CITY SUPPLY AND SEWER.

8. ELECTRICAL
1. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW ELECTRICAL SYSTEMS AND PRODUCTS.
2. SMOKE DETECTORS INSTALLED PER CODE REQUIREMENTS
3. INTEGRATE NEW DOORS AND WINDOWS WITH EXISTING SECURITY SYSTEMS
4. ALL RECEPTICALS IN WET AREAS TO BE GFCI OR WATERPROOF GFCI AS REQUIRED BY CODE

9. ACOUSTICAL
1. USE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF STUD WALLS.
2. ACOUSTICALLY SEAL AROUND ALL PENETRATIONS IN GYP BD WALLS AND CEILINGS
3. STAGGER GYP BD JOINTS
4. PROVIDE AT LEAST ONE STUD BETWEEN PLUGS, SWITCHES, J-BOXES, ETC., THAT BACK UP TO EACH OTHER

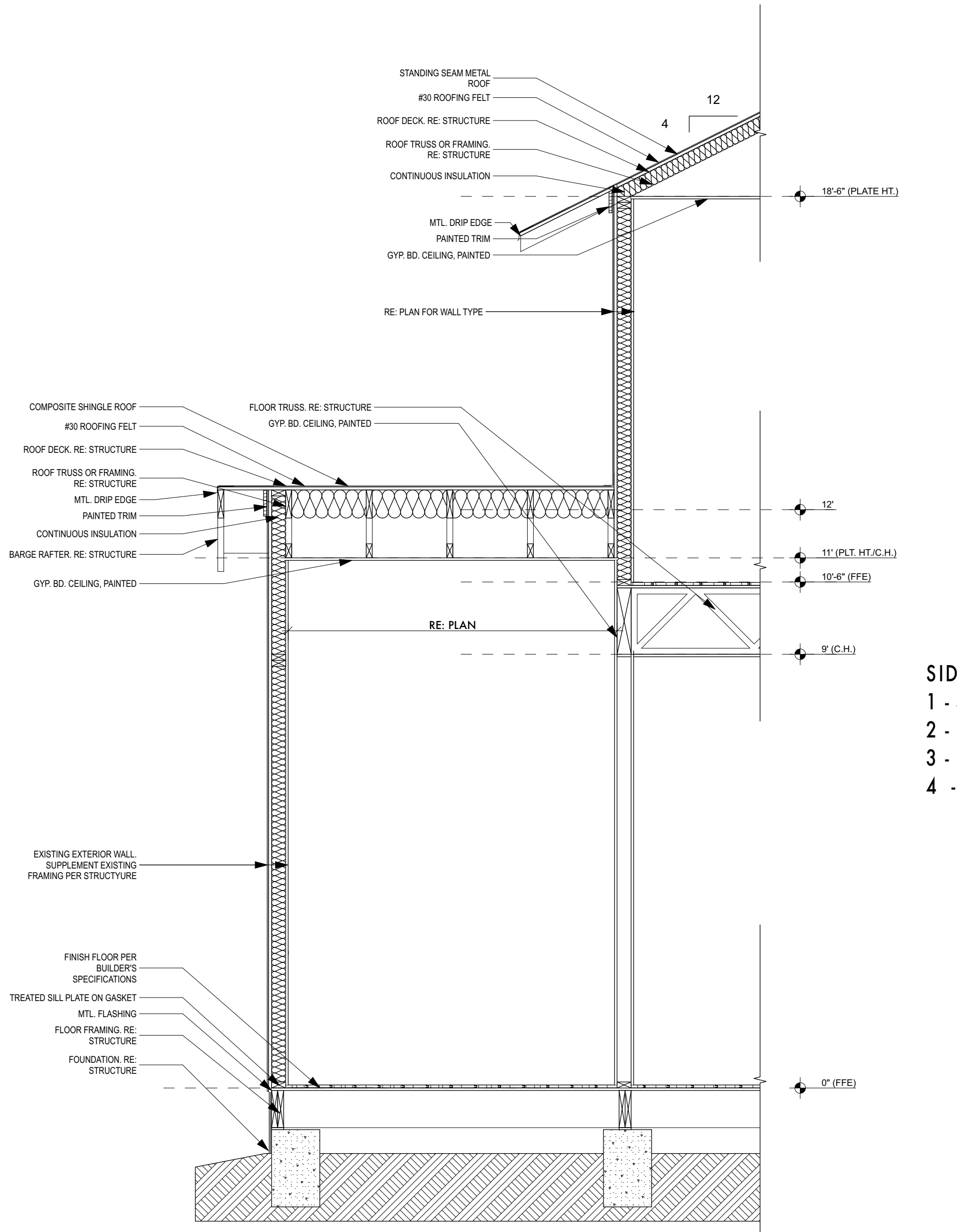
10. DEMOLITION
1. PROTECT ALL EXISTING, STRUCTURES, FENCING, LANDSCAPING, TREES, WALKS, ASPHALT PAVING TO REMAIN DURING CONSTRUCTION.
2. PROTECT ALL TREES AND LANDSCAPING TO REMAIN.
3. ANY EXISTING ELEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION WILL BE REPLACE BY THE CONTRACTOR.
4. LOCATION AND PROTECTION OF UTILITIES TO REMAIN IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL AREAS OF DISTURBED LANDSCAPE WILL BE REPLANTED WITH NEW GRASS SEED.
6. RE: FLOOR PLAN FOR LOCATION OF WINDOWS TO BE REMOVED AND PATCHED AND WINDOWS TO BE REMOVED AND REPLACED.
7. ALL EXTERIOR SIDING TO BE REMOVED AND REPLACED. RE: ELEVATIONS
8. ALL ROOFS TO BE REMOVED AND REPLACED. RE: ROOF PLAN, ELEVATIONS AND STRUCTURE.

10. EXTERIOR SPECIALTIES
1. RESERVED

11. ALTERNATES
1. RESERVED

TREE PROTECTION NOTES:
-TREE PROTECTION FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN EIGHT INCH LAYAER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
-2X4 OR GREATER SIZE PLANKS (6'-0" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
-TO THE DEGREE THAT PROTECTED TREES ON ADJACENT LOTS MAY BE IMPACTED BY THE PROJECT AND TO THE DEGREE ACCESS TO THOSE TREES CAN BE COORDINATED WITH THE OWNERS OF THE ADJACENT LOTS THOSE TREES WILL RECIEVE THE SAME PROTECTION MEASURES AS TREES ON THE PROJECT LOT.
-FOR ADDITIONAL DETAILS REGARDING TREE PROTECTION RE: THE ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2.

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project phase: ISSUED FOR BIDDING				
REVISION HISTORY				
Sheet Name: SPECIFICATIONS AND SCHEDULES				
Project #: 180252				
Date: 03.22.18				
Drawn: EMP				
Ckcd: EMP				
Sheet Number A003				

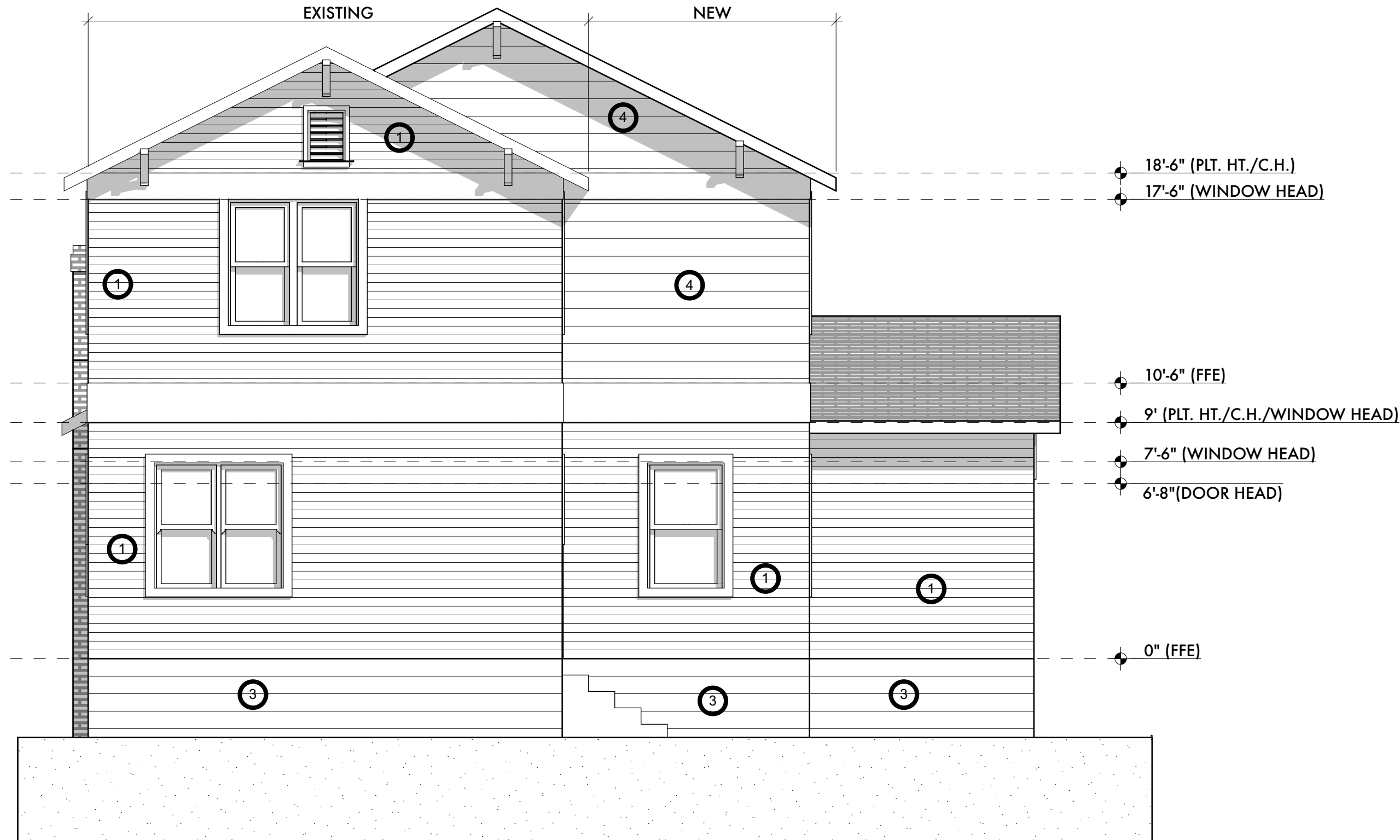


3 WALL SECTION
SCALE: 1/2" = 1'-0"

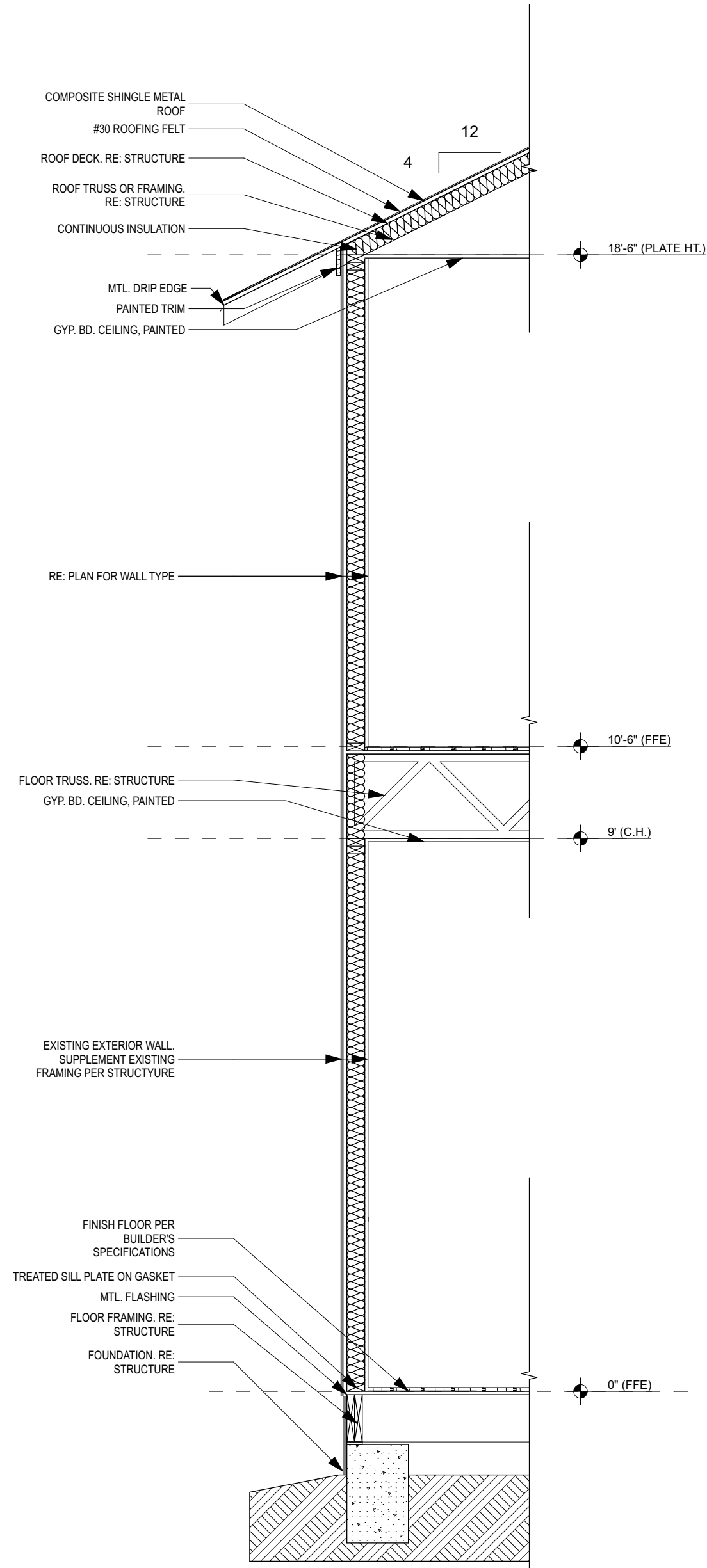
SIDING LEGEND
1 - 3" DEEP PROFILE WOOD SIDING, PAINTED.
2 - 12" CEMENTITIOUS FIBERBOARD, PAINTED
3 - 8" CEMENTITIOUS FIBERBOARD, PAINTED
4 - 6" CEMENTITIOUS FIBERBOARD, PAINTED



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

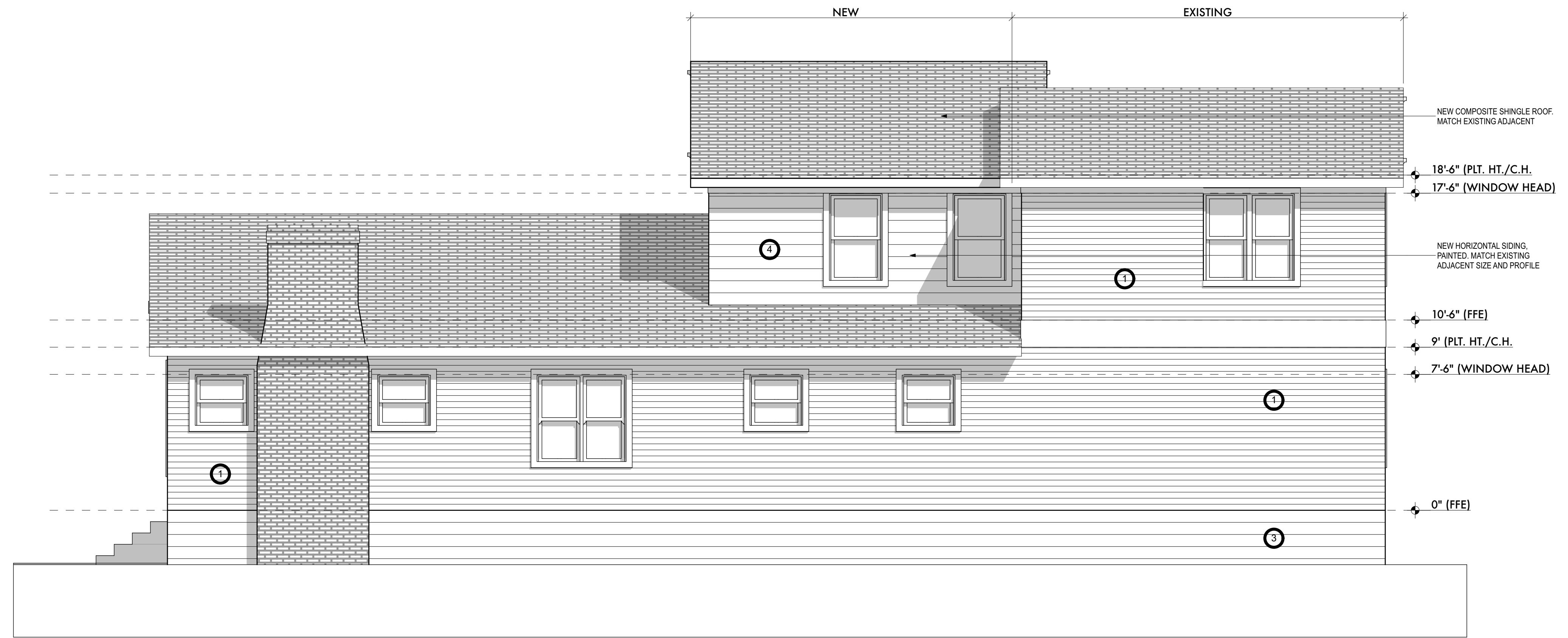


3 WALL SECTION

SCALE: 1/2" = 1'-0"

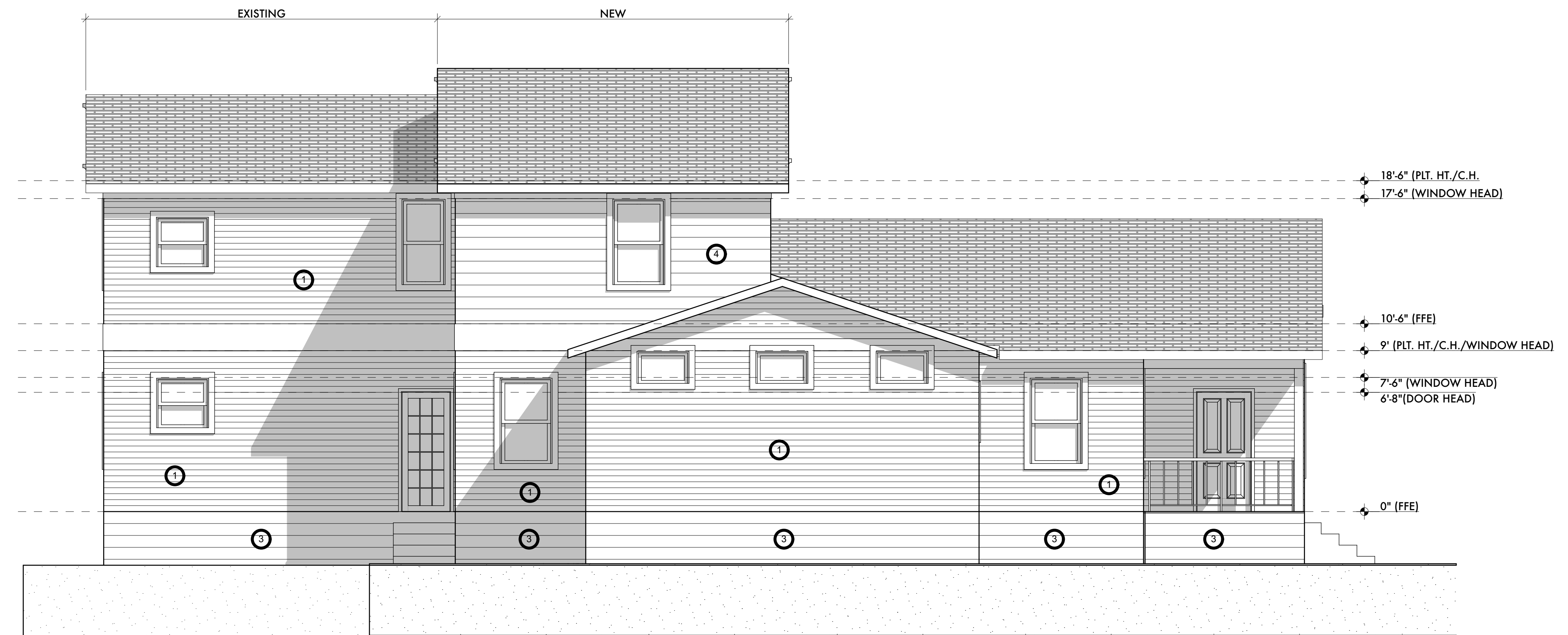
SIDING LEGEND

- 1 - 3" DEEP PROFILE WOOD SIDING, PAINTED.
- 2 - 12" CEMENTITIOUS FIBERBOARD, PAINTED
- 3 - 8" CEMENTITIOUS FIBERBOARD, PAINTED
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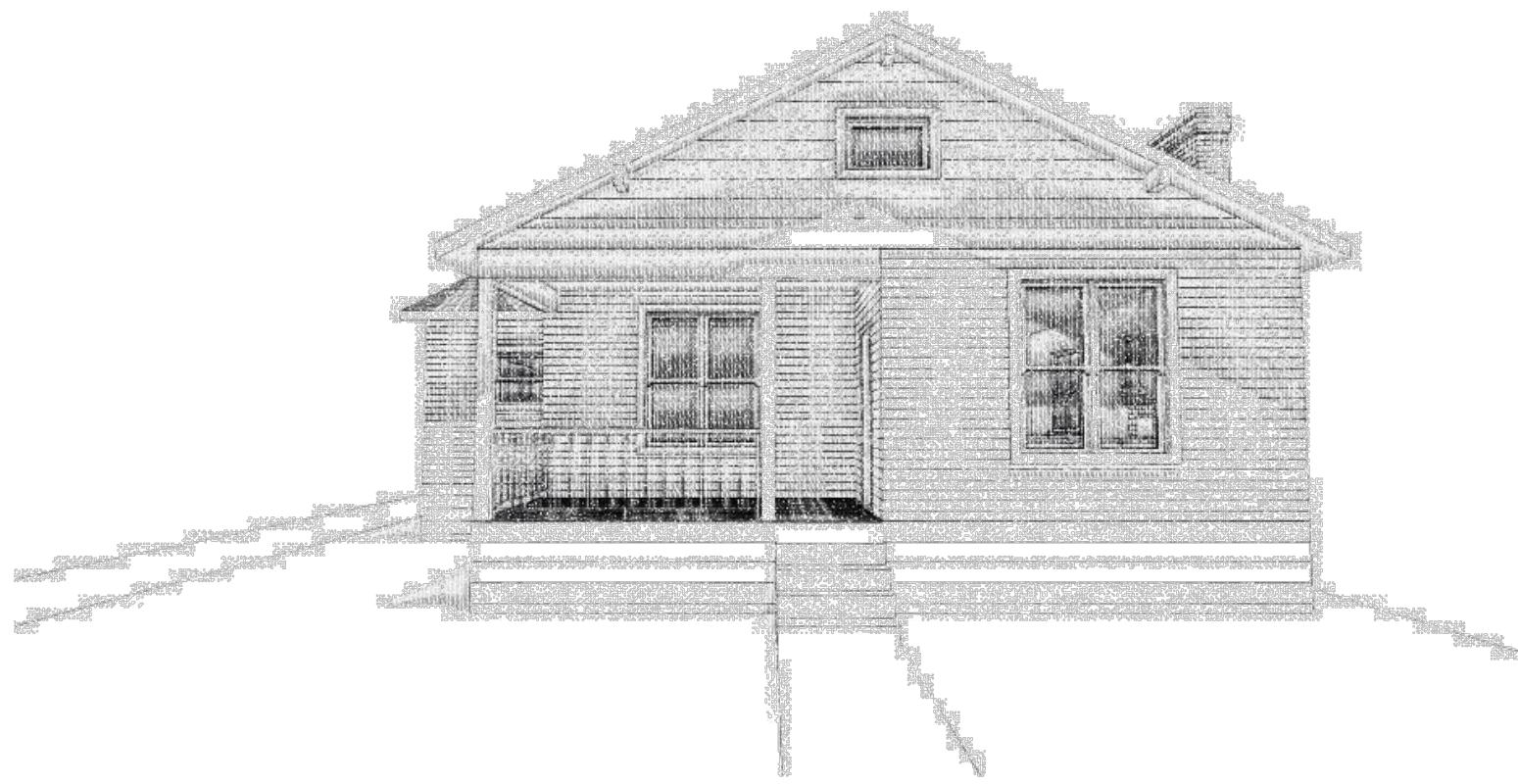
1 NORTH ELEVATION

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

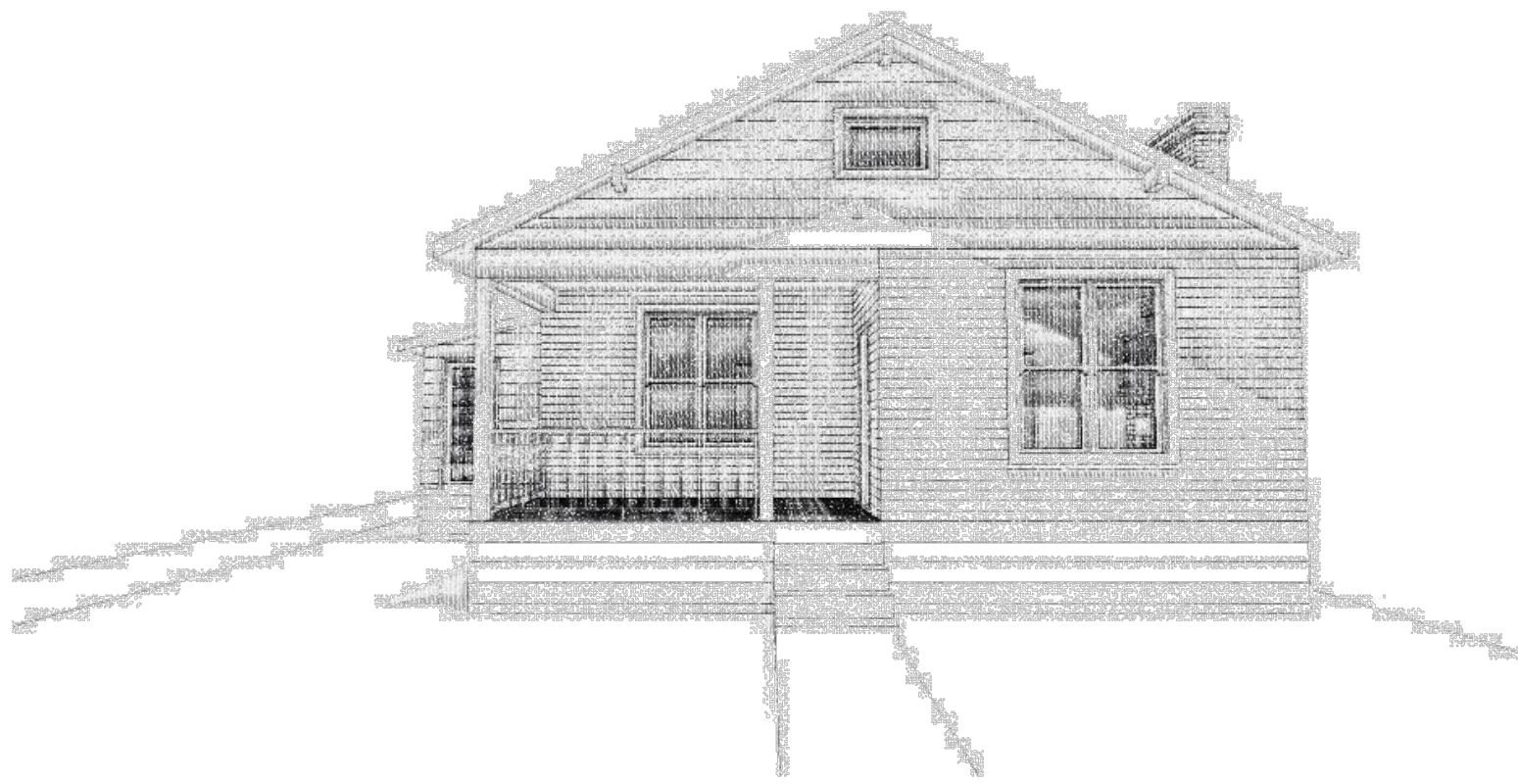


2 SOUTH ELEVATION

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



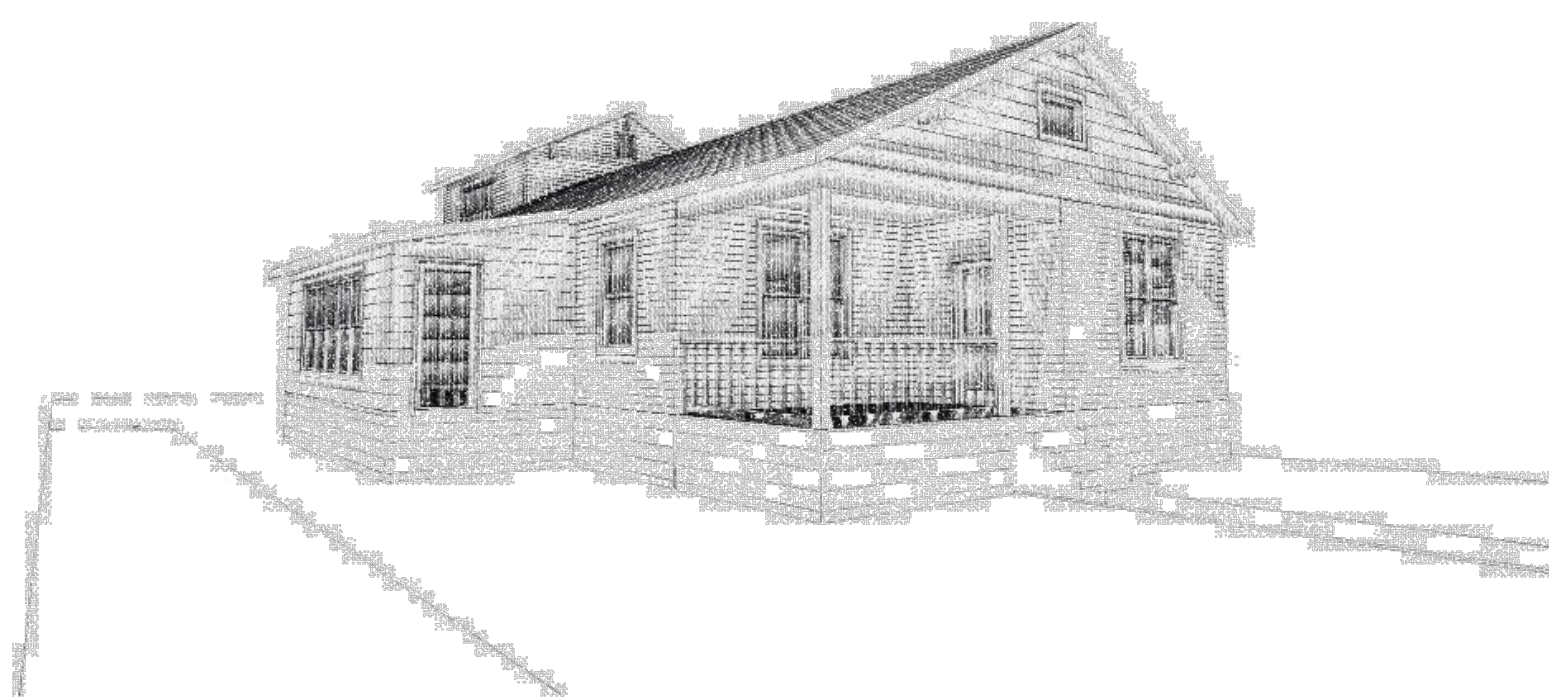
1 VIEW FROM STREET - NEW



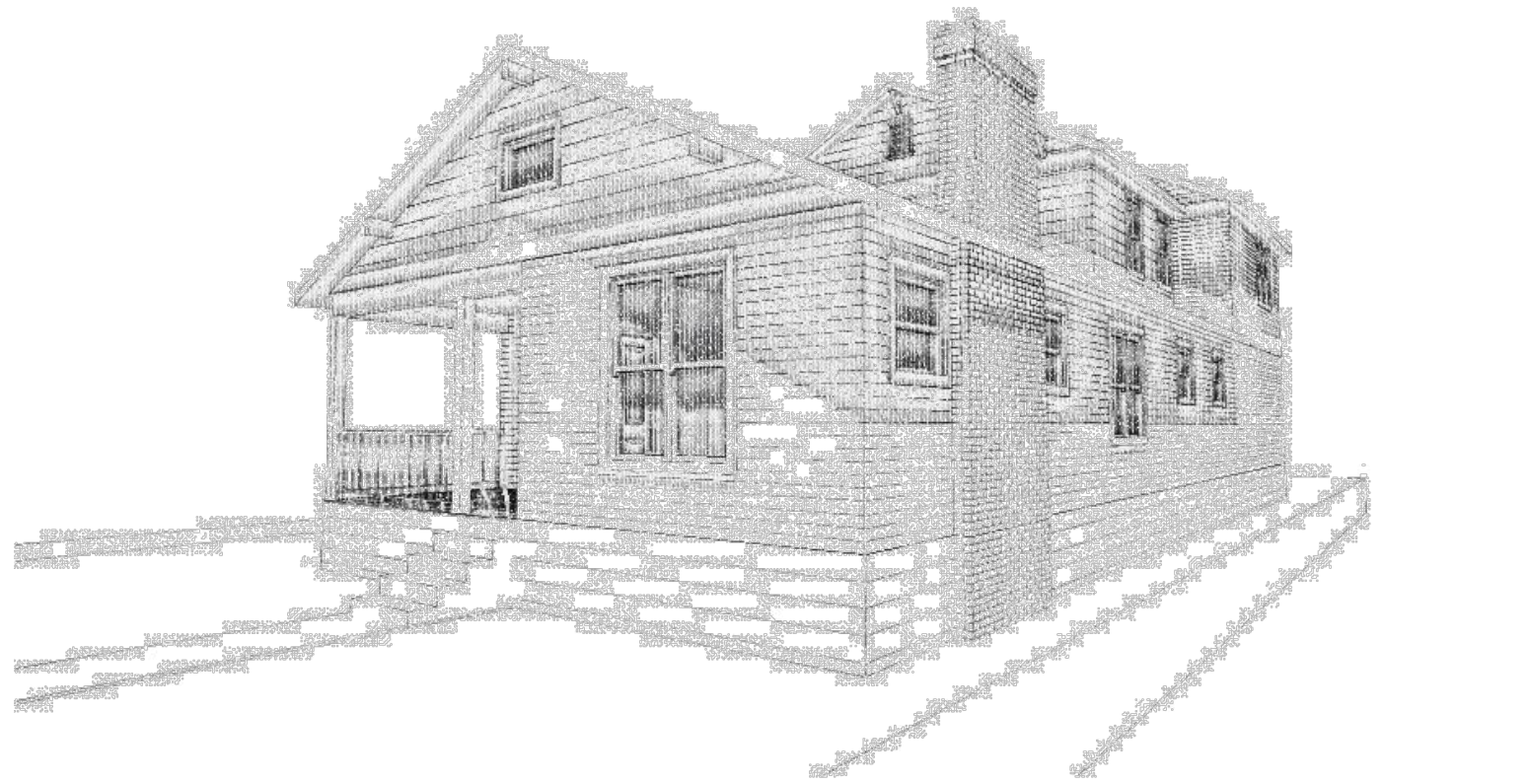
2 VIEW FROM STREET - EXISTING



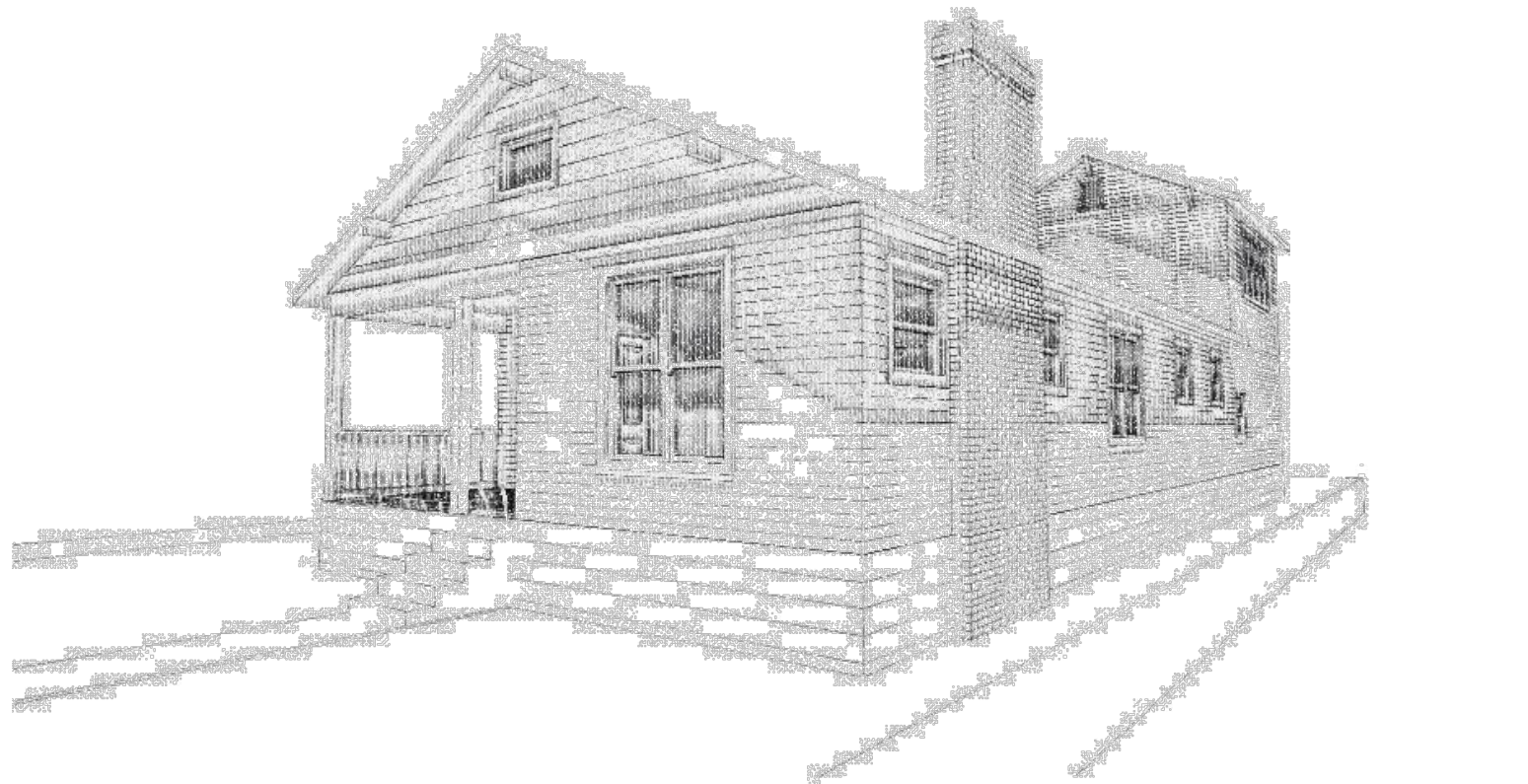
3 VIEW FROM SE - NEW



4 VIEW FROM SE - EXISTING



5 VIEW FROM NE - NEW



6 VIEW FROM NE - EXISTING

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project phase:
ISSUED FOR
BIDDING

REVISION HISTORY

Sheet Name:
HISTORIC DISTRICT EXHIBITS

Project #:
180252

Date:
03.22.18

Drawn:
EMP

Chkd:
EMP

Sheet Number
A008