



CITY OF AUSTIN 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: 3402 Duval St, Austin, TX, 78705	Tax Parcel ID: 211579
Legal Description: N 35FT LOT 2 & S15FT LOT 3 BLK 9 RESUB OF BLK 9 GROOMS ADDN	
Zoning District: SF3	Lot Area (sq ft): 8,654.00
Neighborhood Plan Area (if applicable): Central Austin	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="checkbox"/> Y <input type="checkbox"/> 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) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (If no, contact Austin Water Utility to apply for wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use:	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other: _____
Proposed Use:	<input type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input checked="" type="checkbox"/> two-family residential other: _____
Project Type:	<input type="checkbox"/> new construction <input type="checkbox"/> addition <input checked="" type="checkbox"/> addition/remodel other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 2	# bedrooms upon completion: 5
# baths existing: 2.0	# baths upon completion: 4.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) remodel of first floor, new two story addition, new two car garage, new accessory dwelling	
Trades Permits Required (Circle as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>250,000</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 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>
	Amount for Primary Structure: \$ <u>150,000</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: \$ <u>50,000</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	

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	1,322.00		393.00	425.00	1,715.00	425.00
b) 2 nd Floor conditioned area			733.00	550.00	733.00	550.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)				487.00	0.00	487.00
f) Covered patio, deck, porch, and/or balcony area(s)			223.00	16.00	223.00	16.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	1,322.00	0.00	1,349.00	1,478.00	2,671.00	1,478.00
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>1,938.00</u> % of lot size: <u>22</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>2,518.00</u> % of lot size: <u>29</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>25</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 checked="" type="checkbox"/> Y <input 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 <small>(If yes, drainage review is required)</small>	

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		1,322.00	818.00			2,140.00
2 nd Floor			1,283.00			1,283.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)			239.00	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	239.00	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		487.00	<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	450.00	37.00
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			<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		1,322.00	2,827.00			3,460.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,460.00

(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.)

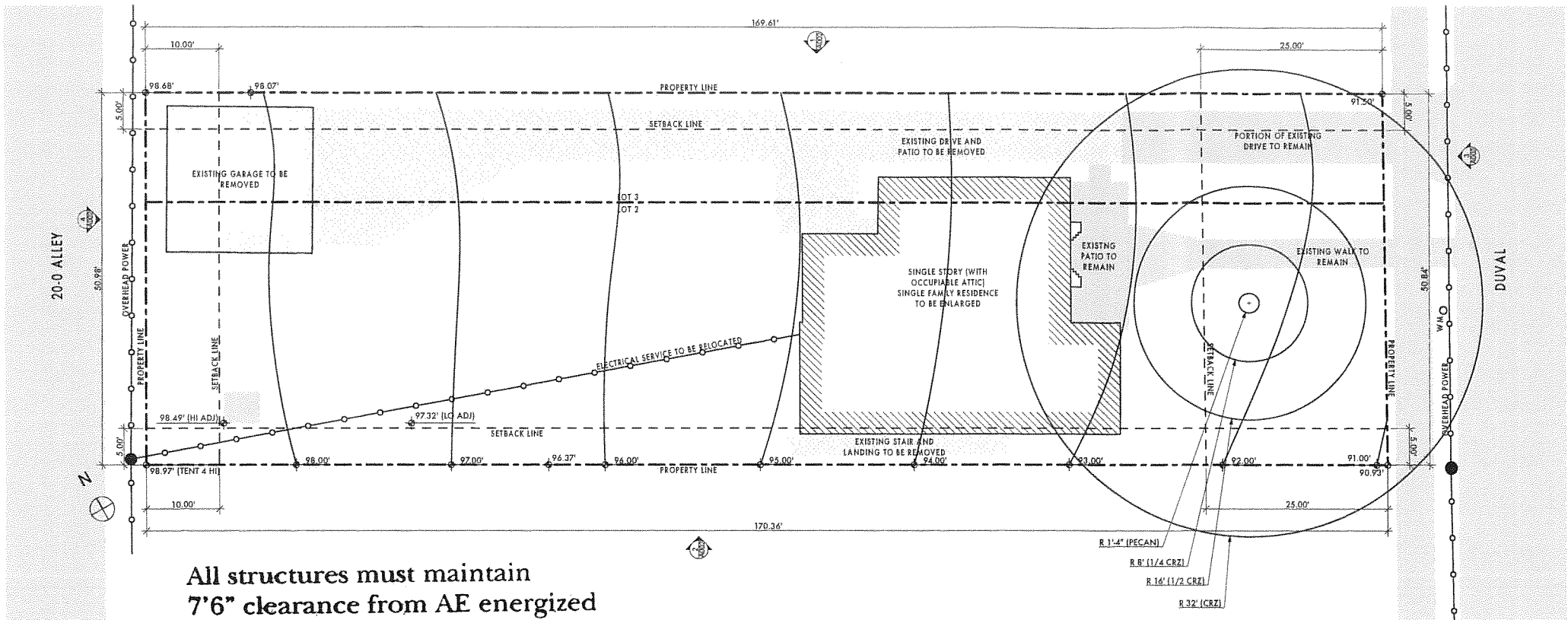
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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."

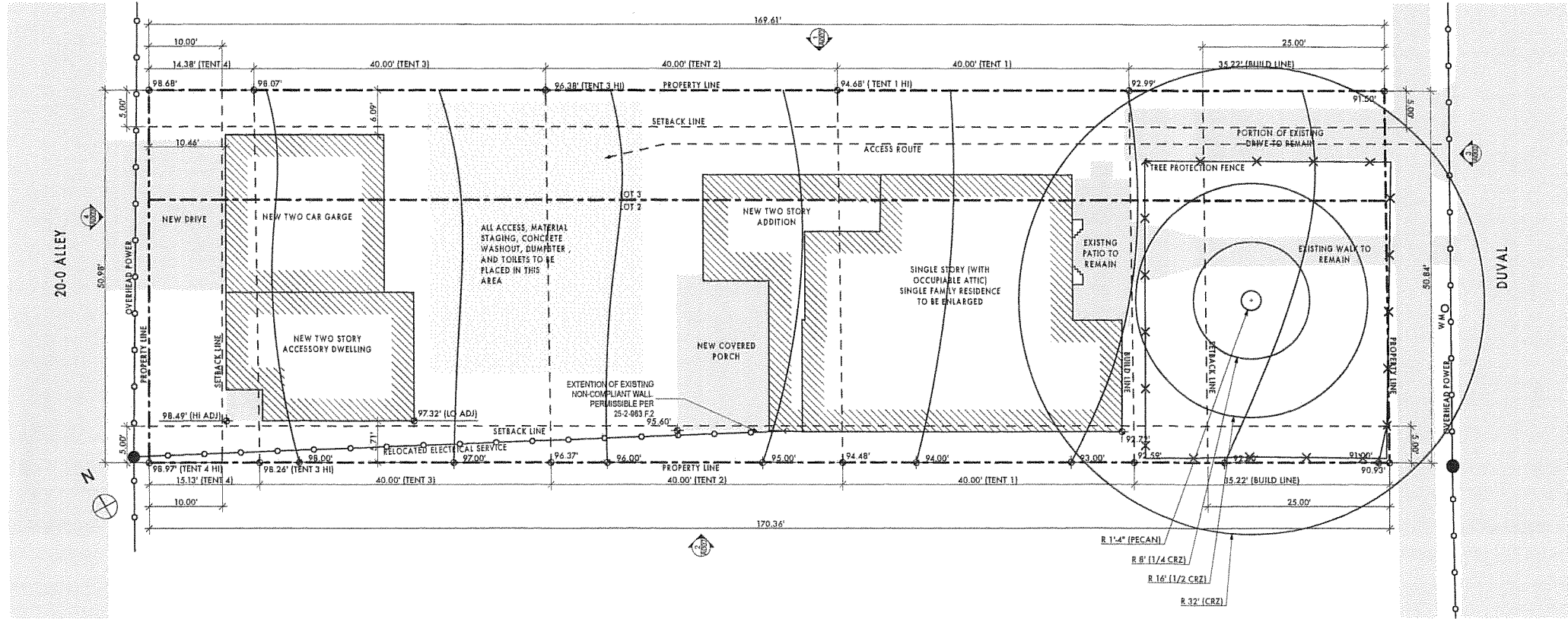
*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

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.



DEMO SITE PLAN



PROPOSED SITE PLAN

AE APPROVED
150-506
MAY 30 2018

MCP

3402 DUVAL
BUILDING AND SITE AREA
LOT SIZE

8654

SITE DEVELOPMENT INFORMATION (APPLICATION PAGE 2)

	EXISTING		NEW		TOTAL	
	BLDG 1	BLDG 2	BLDG 1	BLDG 2	BLDG 1	BLDG 2
A) 1ST FLOOR CONDITIONED AREA	1322		993	425	1715	425
B) 2ND FLOOR CONDITIONED AREA			733	550	733	550
C) 3RD FLOOR CONDITIONED AREA					0	0
D) BASEMENT					0	0
E) GARAGE (ATTACHED)				487	0	487
F) COVERED PATIO, DECK OR PORCH			223	16	223	16
G) OTHER COVERED OR ROOFED AREA					0	0
H) UNCOVERED WOOD DECK					0	0
I) POOL					2671	1478
J) SPA					0	0
TOTAL BUILDING AREA			1349	1478		

TOTAL BUILDING COVERAGE	SQUARE FEET:	2866	% OF LOT SIZE:	33.12%
SURPLUS BUILDING COVERAGE				595.6
TOTAL IMPERVIOUS COVERAGE	SQUARE FEET:	3664	% OF LOT SIZE:	42.34%
SURPLUS I.C.				230.3

SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3)

	EXISTING S.F.	NEW/ADDED S.F.	PROPOSED EXEMPTION	APPLIED EXEMPTION	TOTAL S.F.
1ST FLOOR	1322	816	N/A		2140
2ND FLOOR	0	1283	N/A		1283
3RD FLOOR	0	0	N/A		0
AREA W/ CEILINGS > 15'	0	0	FOLLOW 3.3.5		0
GROUND FLOOR PORCH	0	239	FULL PORCH/2005 F	239	0
BASEMENT	0	0	FOLLOW 3.3.3B		0
ATTIC	0	0	FOLLOW 3.3.3C		0
GARAGE (ATTACHED)	0	200		0	0
GARAGE (DETACHED)	0	487	450/200	450	37
CARPORT (ATTACHED)	0	0	450/200	0	0
CARPORT (DETACHED)	0	0	450	0	0

TOTAL GROSS FLOOR AREA	3460
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100	39.98%
SURPLUS F.A.R.	1.6

CALCULATION AID (APPLICATION PAGE 7)

	EXISTING S.F.	NEW/ADDED S.F.	TOTAL S.F.
A) 1ST FLOOR CONDITIONED AREA	1322	816	2140
B) 2ND FLOOR CONDITIONED AREA	0	1283	1283
C) 3RD FLOOR CONDITIONED AREA	0	0	0
D) BASEMENT	0	0	0
E) GARAGE (ATTACHED)	0	0	0
F) GARAGE (DETACHED)	0	487	487
G) CARPORT (ATTACHED)	0	0	0
H) CARPORT (DETACHED)	0	0	0
I) COVERED PATIO, DECK OR PORCH	0	0	0
J) COVERED WOOD DECKS	0	0	0
K) COVERED PATIO/PORCH	0	239	239
L) BALCONY	0	0	0
M) OTHER	0	0	0
TOTAL BUILDING AREA	1322	4149	
TOTAL BUILDING COVERAGE	1322	2866	
N) DRIVEWAY	166	458	458
O) SIDEWALKS	156	166	166
P) UNCOVERED PATIO	0	16	16
Q) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0	0	0
R) AC PADS AND OTHER CONCRETE FLATWORK	0	0	0
S) OTHER (POOL COPING, RETAINING WALLS, ETC.)	0	0	0
TOTAL SITE IMPERVIOUS COVERAGE	1644	3664	
T) POOLS	0	0	0
U) SPA	0	0	0

REVIEWED
MAY 30 2018
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

DUVAL PROJECT
3402 DUVAL STREET, AUSTIN, TEXAS

ATX
ARCHITECTS
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512.809.0406
www.atxarchitects.com

NOT FOR REGULATORY
APPROVAL. PERMITTING OR
CONSTRUCTION. E.H.
FEAYLER, REGISTRATION
#22342

ISSUED FOR
PERMITTING

REVISION HISTORY

COVER AND GENERAL
INFORMATION

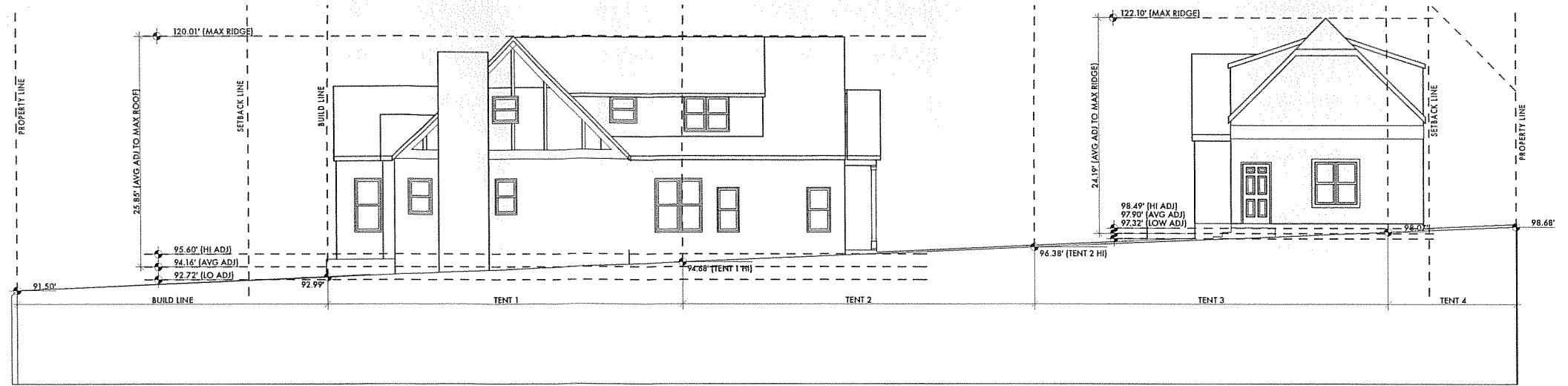
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170310

Date:
05.16.18

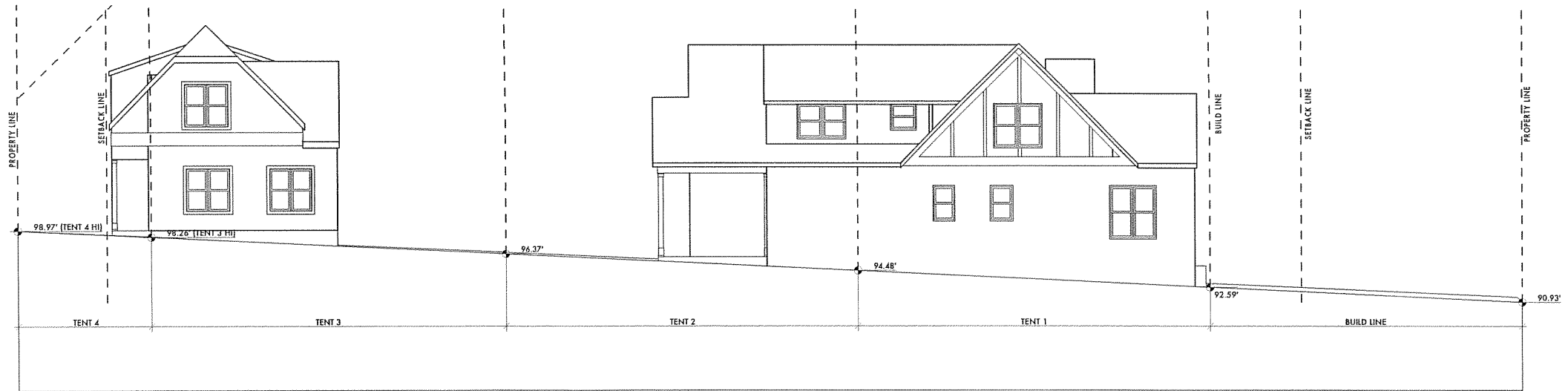
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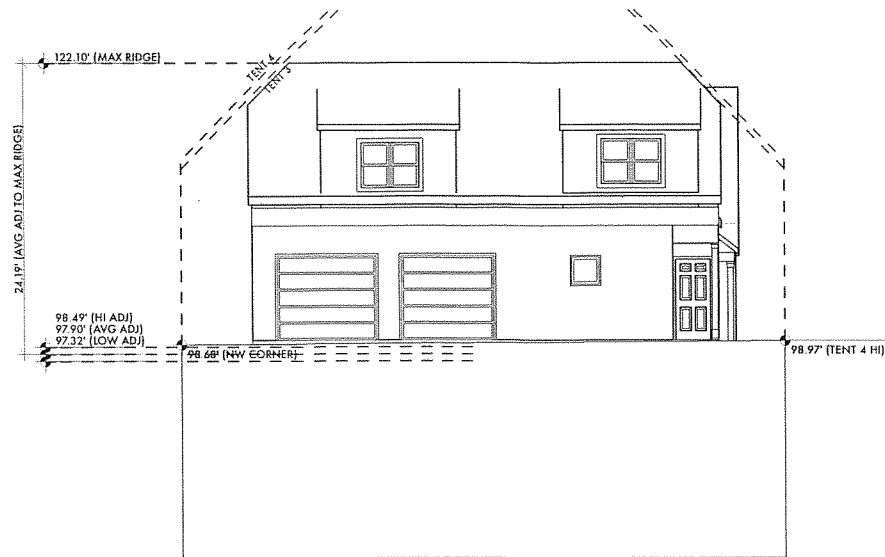
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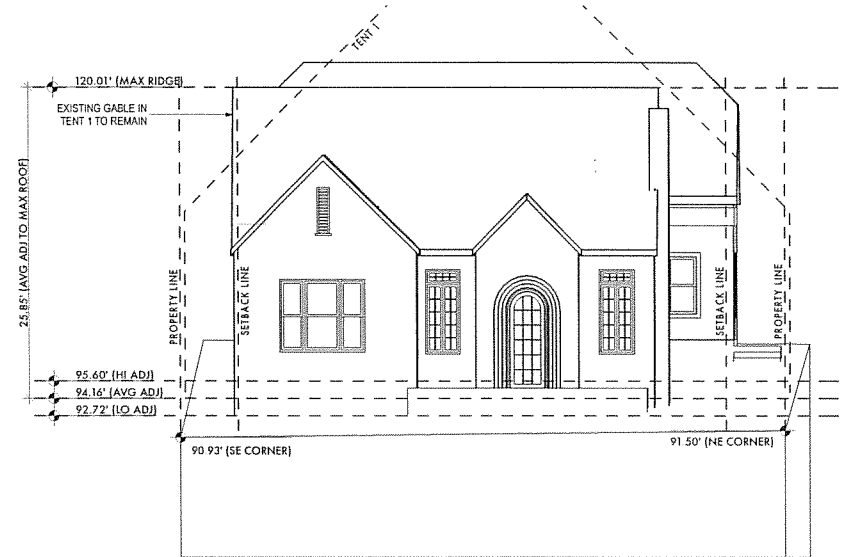
NORTH SITE ELEVATION



SOUTH SITE ELEVATION



WEST SITE ELEVATION



EAST SITE ELEVATION

DUVAL PROJECT
3402 DUVAL STREET, AUSTIN, TEXAS

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REVISION HISTORY

SUBCHAPTER F EXHIBITS

Project #: 170310

Date: 05.16.18

Drawn: EMP

Chd: EMP

Sheet Number

A002

1. GENERAL
1. CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT DATED 05.16.18, 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.

11. EXTERIOR SPECIALTIES
1. RESERVED

12. 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.

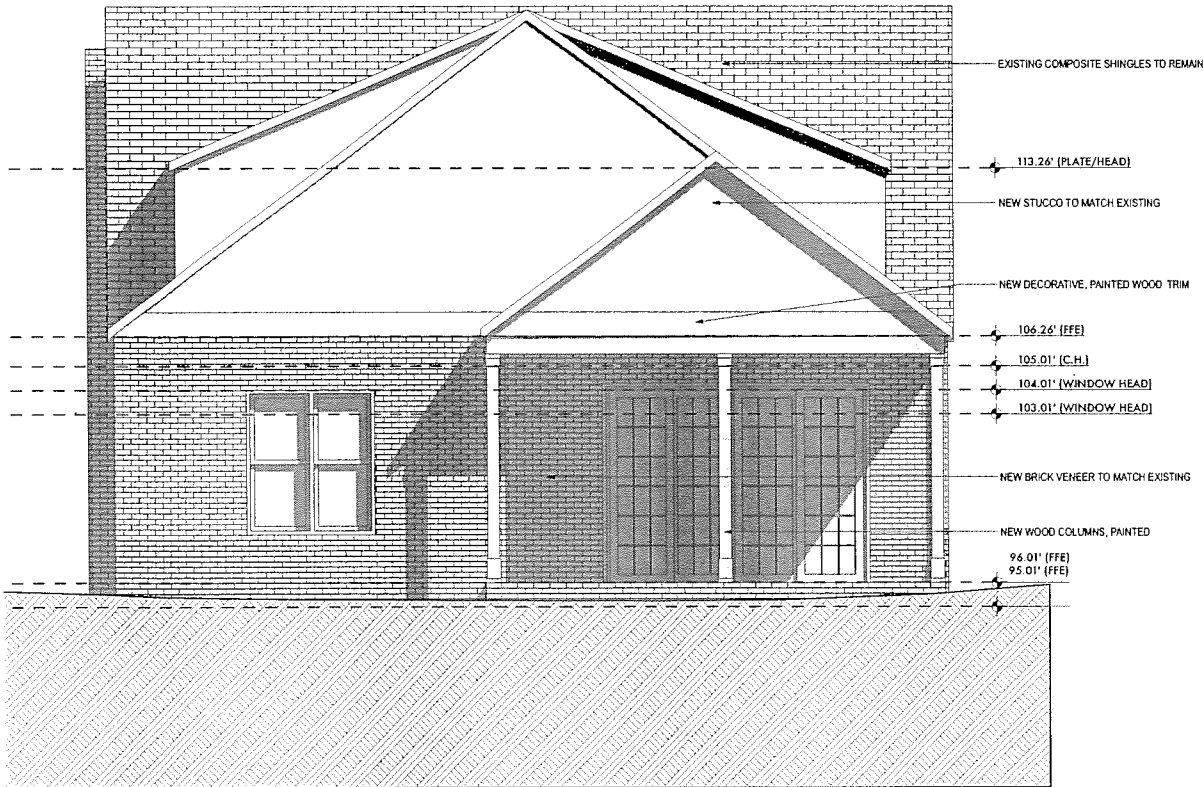
-2X4 OR GREATER SIZE PLANKS (6'-0" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.

-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.



EAST ELEVATION



WEST ELEVATION

DUVAL PROJECT

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REVISION HISTORY

ELEVATIONS AND SECTIONS

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A005



SOUTH ELEVATION



NORTH ELEVATION

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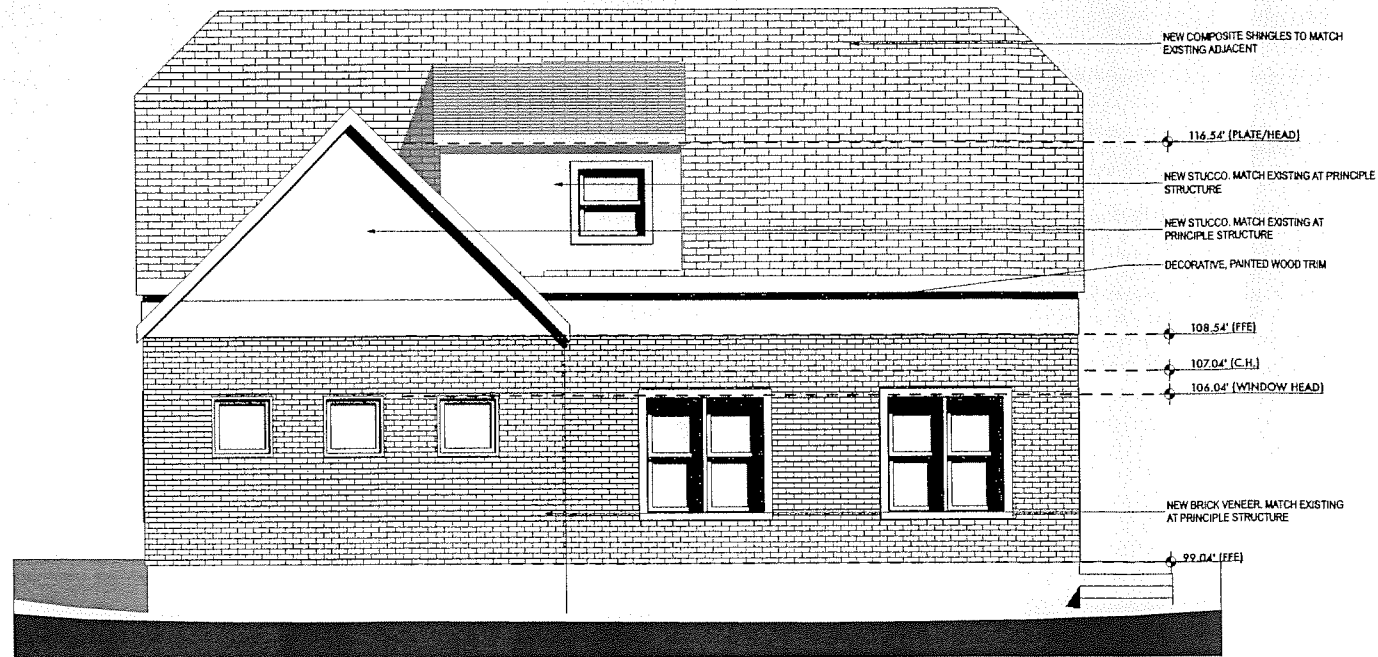
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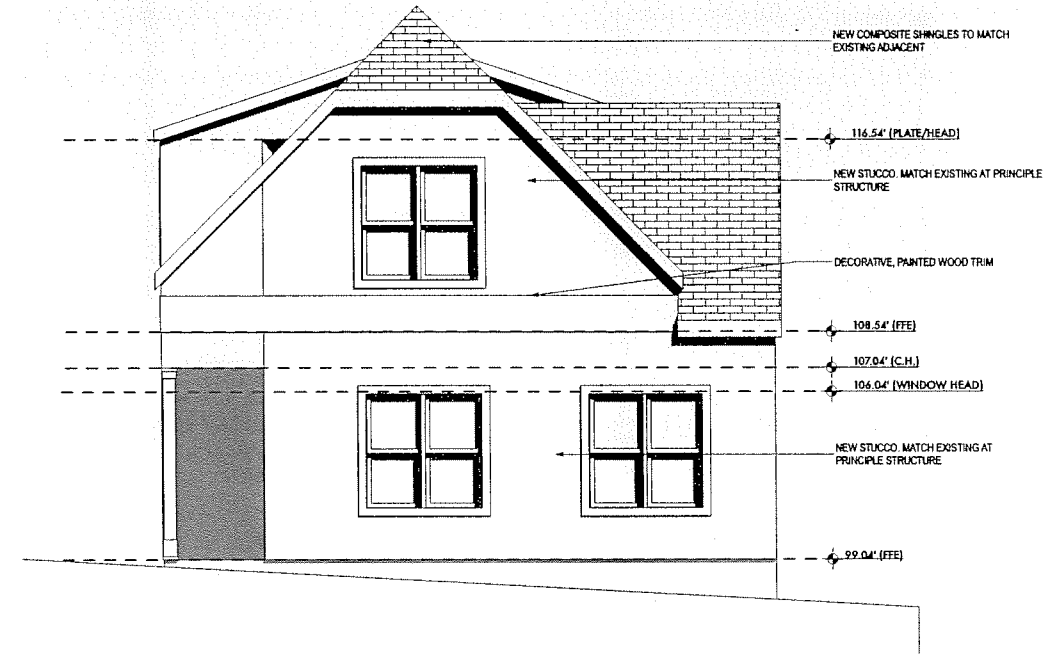
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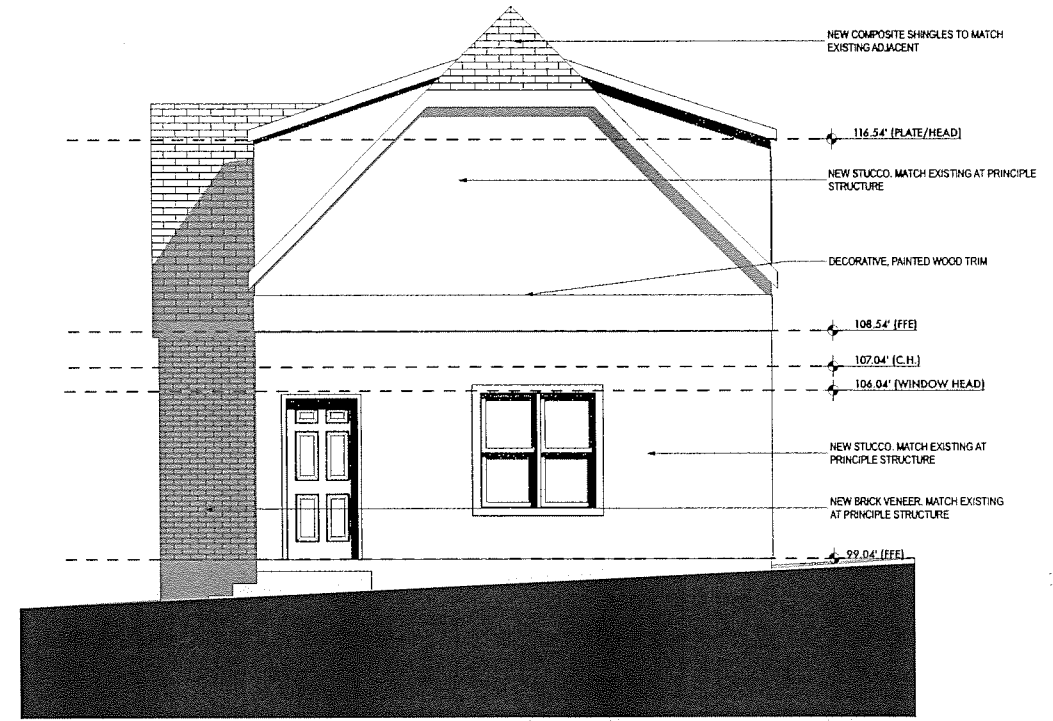
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SOUTH ELEVATION



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