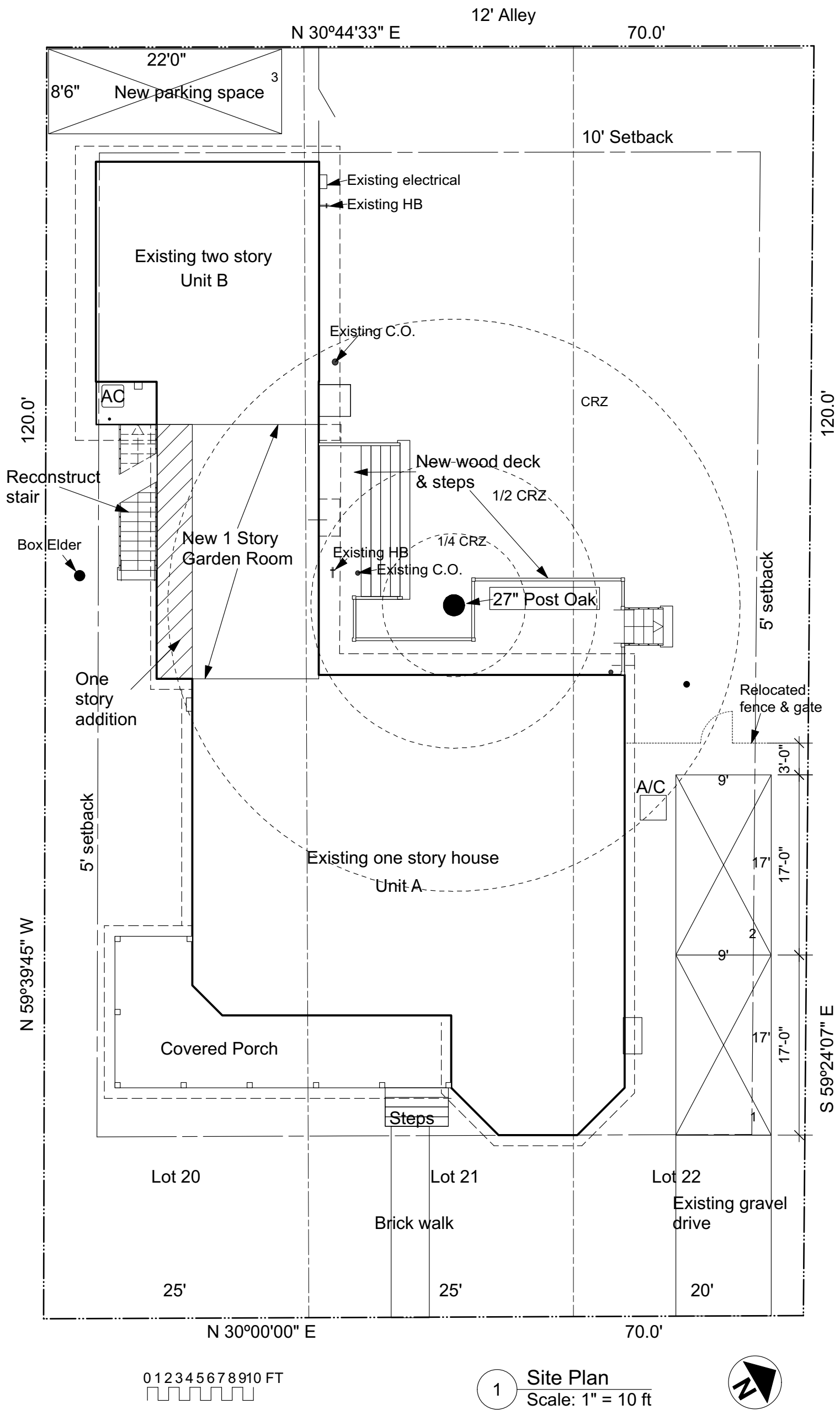




| PLAN NOTES: | |
|---------------------|---|
| GENERAL | |
| 1 | All work is intended to comply with all City of Austin regulations including International Residential Code 2015 and local amendments. Contractor is to contact Architect in the event of any discrepancies |
| 2 | Provide a schedule of work to accommodate and coordinate with the Owner's use of the site and Unit A and Unit B. |
| 3 | Contractor will verify all dimensions and will notify architect if there are any discrepancies from the drawings prior to performing related work. |
| 4 | Provide tree protection as shown. Maintain throughout work. |
| 5 | Remove all debris from the site weekly. Store refuse only where indicated and in covered containers. |
| 6 | Brace any area where structural material is removed with materials and method that will insure structural integrity. |
| 7 | Provide protection for areas not to be disturbed by the work including both the site and interior to the building. Provide interior barriers to prevent as much dust and debris as possible from entering areas not involved in construction. |
| 8 | No smoking is permitted on the site or in the building at any time. |
| 9 | Contractor may not permit entry to the site or buildings by anyone except workers for whom he is responsible. |
| DEMOLITION | |
| 10 | Remove all materials as indicated including existing foundation material for existing screened porch. |
| 11 | Remove all unnecessary ductwork, plumbing and electrical not needed for the new plan. |
| 12 | Remove stone and concrete pavers from back yard only AFTER .all other work is completed in order to avoid compaction of earth near tree |
| 13 | Remove plywood siding for Unit B unless it is incorporated into new siding assembly. |
| 14 | Remove all windows in Unit B. |
| 15 | Remove gutters and downspouts as necessary for new work. Replace them as shown. |
| CONSTRUCTION | |
| 16 | Raise grade 4" at house / garden room corner for drainage |

| Site Calculations | | Unit A | Added | Unit B | Exemption | Building Cover | Impervious cover | Floor Area Ratio |
|--------------------------|-------|--------|-------|--------|-----------|----------------|------------------|------------------|
| Site Area | 8,641 | | | | | | | |
| | | | | | | | | |
| First floor | | 1472 | | 438 | | 1910 | 1910 | 1910 |
| Second Floor | | | | 483 | | | | 483 |
| First Floor Addition | | | 379 | | | 379 | 379 | 379 |
| Storage | | | | 84 | | 69 | 69 | 69 |
| Screened Porch | | 273 | -273 | | 0 | 0 | 0 | 0 |
| Ground Floor Porch | | 275 | | | 275 | 275 | 275 | 0 |
| Second Floor Entry Porch | | | | 38 | 38 | 0 | 0 | 0 |
| Exterior stair | | | | 42 | | 42 | 42 | 0 |
| Deck & steps | 50% | 283 | 38 | | 160 | 160 | 160 | 0 |
| Gravel parking | | 306 | | | | | 306 | |
| Gravel Driveway | | 162 | | | | | 162 | |
| New parking at alley | | | 167 | | | | 167 | |
| Stone paving | | 210 | -210 | | | | 0 | |
| Brick sidewalk | | 65 | | | | | 65 | |
| Steps/landings | | 22 | 57 | 12 | | | 91 | |
| AC | | 9 | | | | | 9 | |
| Total | | | | | | 2,835 | 3,635 | 2,841 |
| % | | | | | | 33% | 42% | 33% |
| | | | | | | | | |



Legal Description
Hyde Park Addition 2
Travis County
Vol 1 Page 75
Section 2
Block 6
Lots 20, 21 & the south 20' of lot 22.

KAREN MCGRAW ARCHITECT PLLC
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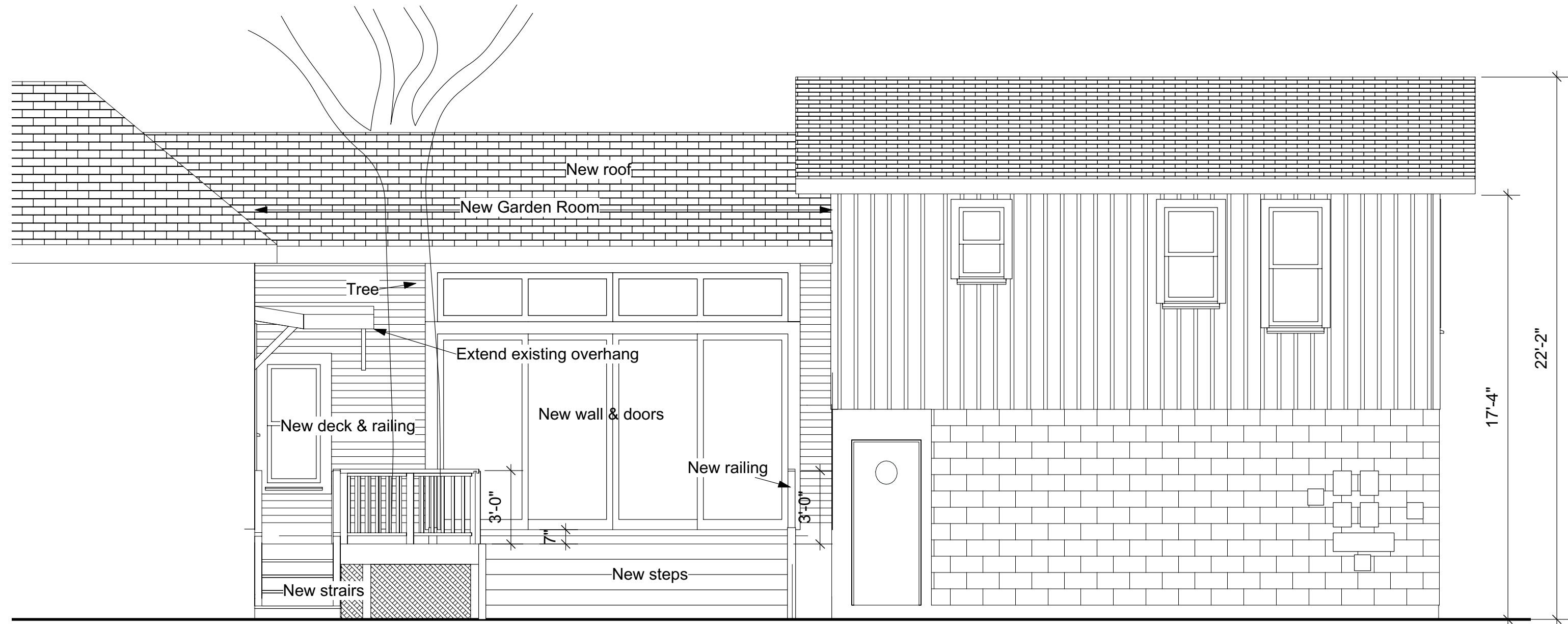
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regulatory approval,
permitting, or
construction.
Karen McGraw
Architect PLLC #6495

Stefanie Bertram & Johann Gaboriau
Hume-Rowe House
Renovations to Duplex
 4002 Ave C
 Austin, TX 78751

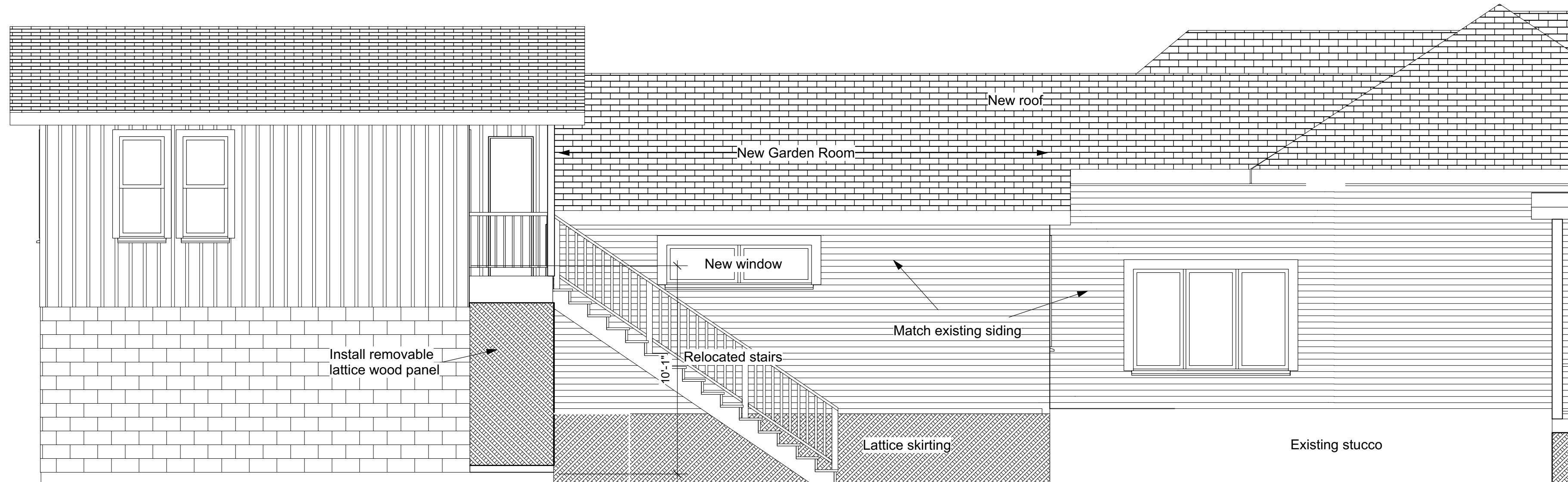
Date: 6-28-18

Revisions:

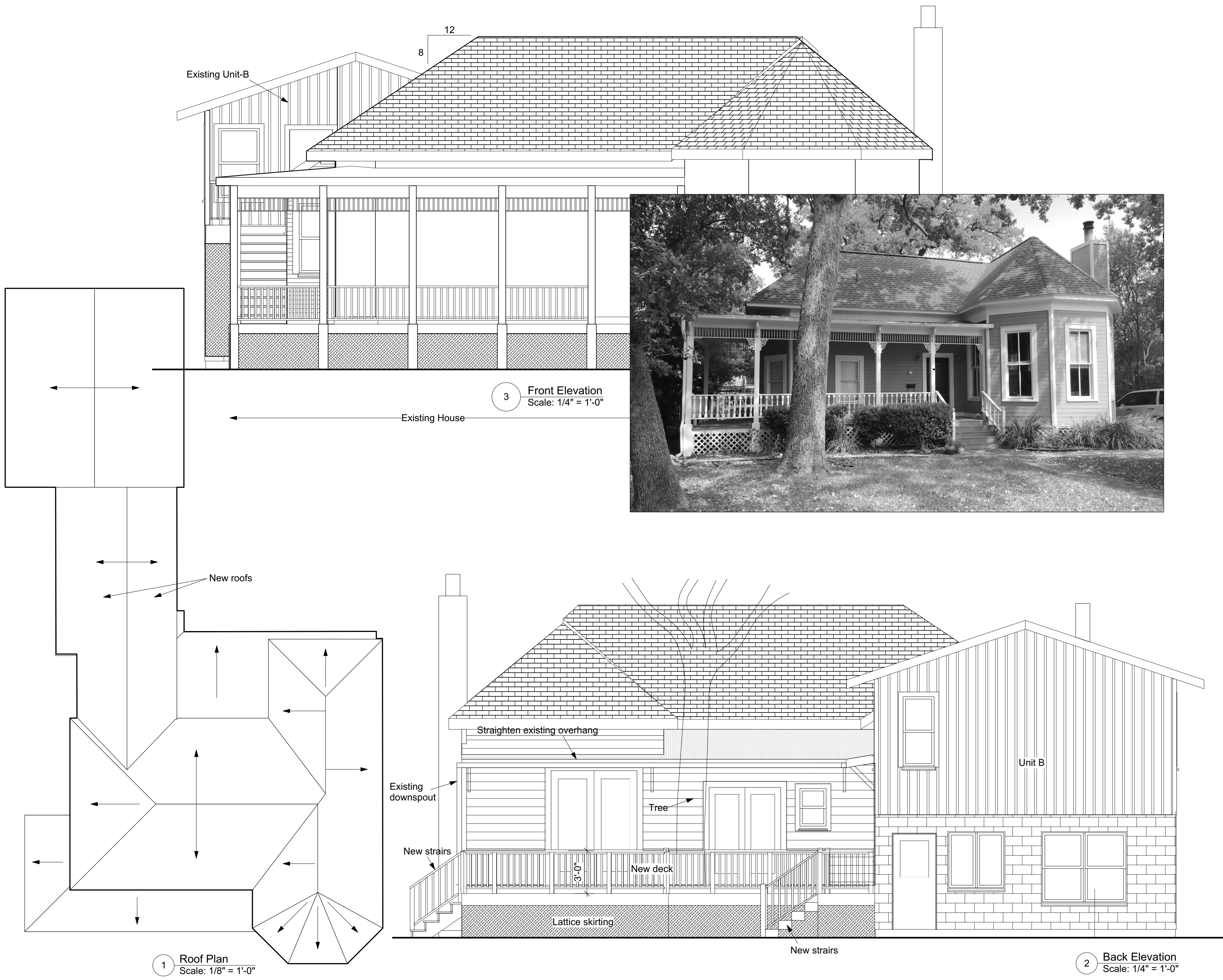
Site Plan



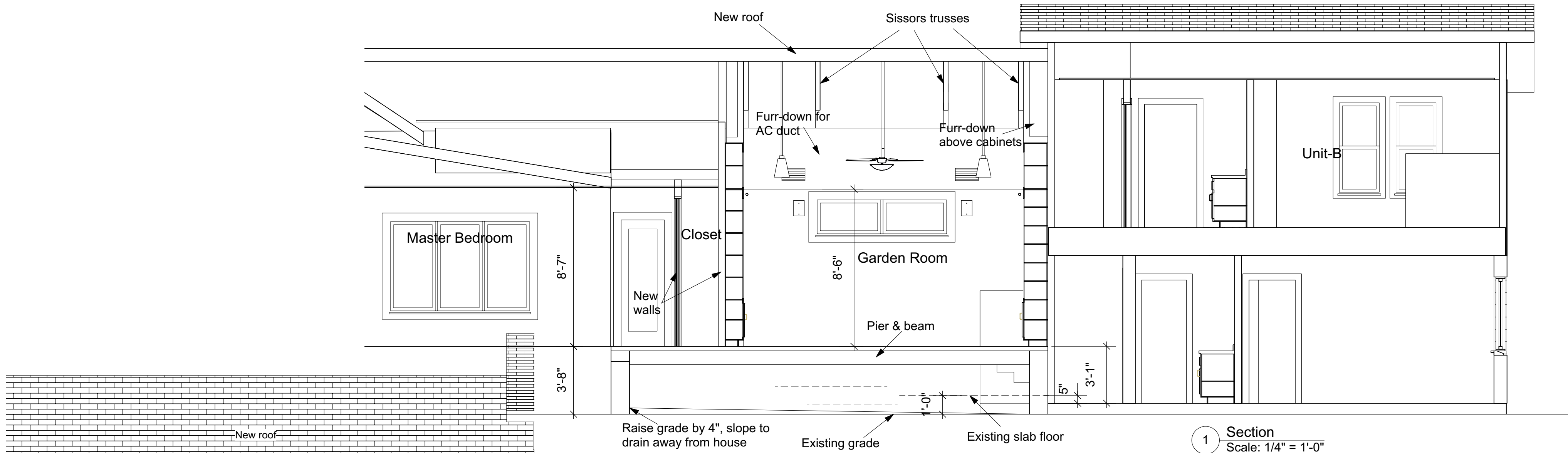
2 Right Elevation
Scale: 1/4" = 1'-0"



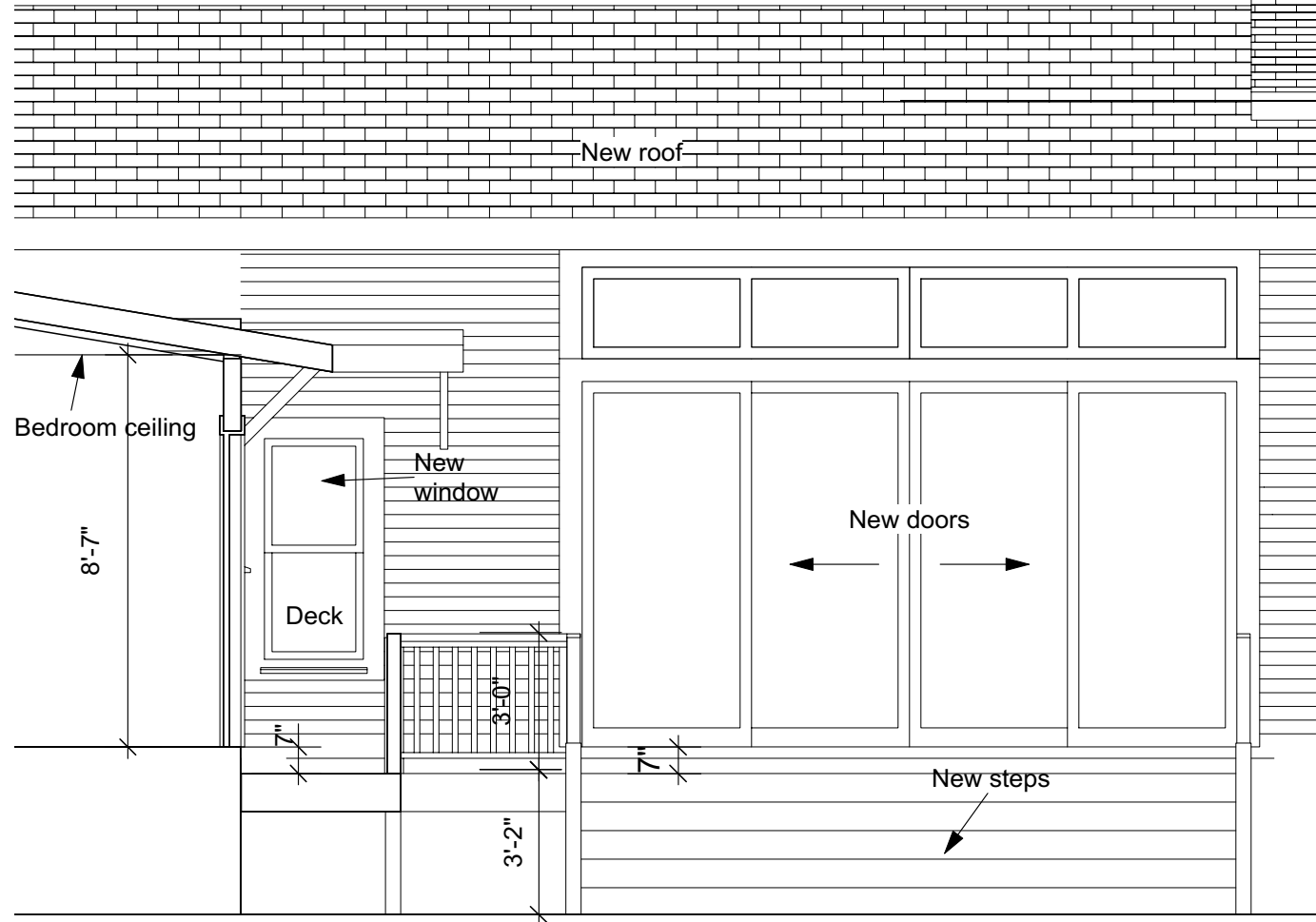
1 Left Elevation
Scale: 1/4" = 1'-0"



| |
|---|
| <p>KAREN MCGRAW ARCHITECT PLLC 4315 AVENUE C AUSTIN, TX 78751 512.917.1761 mcgrawka@earthlink.net</p> |
| <p>Not intended for regulatory approval, permitting, or construction. Karen McGraw Architect PLLC #6495</p> |
| <p>Stefanie Bertram & Johann Gaboriau Hume-Rowe House Renovations to Duplex 4002 Ave C Austin, TX 78751</p> |
| <p>Date: 6-28-18 Revisions:</p> |
| <p>Roof & Elev.</p> |
| <p>A-5</p> |



1 Section
Scale: 1/4" = 1'-0"



2 Section
Scale: 1/4" = 1'-0"

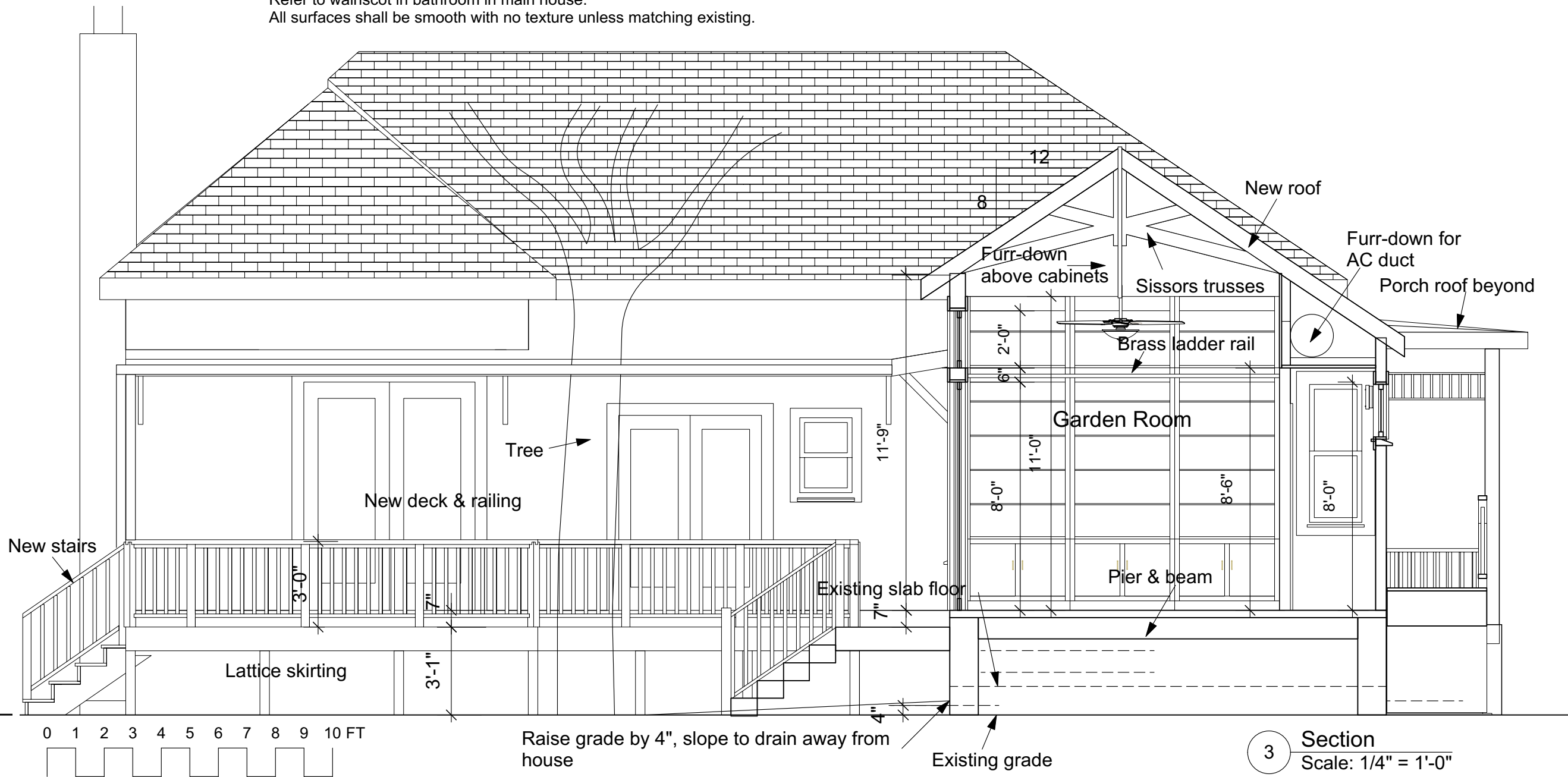
| Room Finish Schedule | | | | | | | | | |
|----------------------|-------|------|---------|----------|-------|------|-------|------|-----------------------------------|
| Room Name | Floor | Base | Molding | Wainscot | Walls | | | | Remarks |
| Garden Room | 2 | 5 | | | North | East | South | West | |
| Master Bedroom | 7 | 5 | | | 1 | 1 | 1 | 1 | |
| Master BR Closet | 7 | 5 | | | 1 | 1 | 1 | 1 | |
| Unit-B | | | | | | | | | |
| Bedroom-1 | 8 | 5 | | | 1 | 1 | 1 | 1 | |
| Bedroom-2 | 8 | 5 | | | 1 | 1 | 1 | 1 | |
| Bath-1 | 6 | 5 | 4 | | 1 | 1 | 1 | 1 | |
| Living Rm | 8 | 5 | | | 1 | 1 | 1 | 1 | Apply smooth texture on fireplace |
| Kitchen | 5 | 5 | | | 1 | 1 | 1 | 1 | Existing tile to remain |
| Bath-2 | 6 | 5 | 4 | | 1 | 1 | 1 | 1 | |

| Room Finish Schedule Key | |
|--------------------------|-------------------------------------|
| Materials | |
| 1. | Gyp. Board, float & paint |
| 2. | Wood Floor-Red Oak |
| 3. | Wood ceiling |
| 4. | Wood wainscot |
| 5. | Wood base molding 6" match existing |
| 6. | Tile |
| 7. | Wood pine shall match existing |
| 8. | Engineered wood |

Wainscot for baths in Unit-B shall be 36" high wood panel with 1x2s at 16" OC with top cap.
Refer to wainscot in bathroom in main house.
All surfaces shall be smooth with no texture unless matching existing.



4 Section
Scale: 1/4" = 1'-0"



3 Section
Scale: 1/4" = 1'-0"

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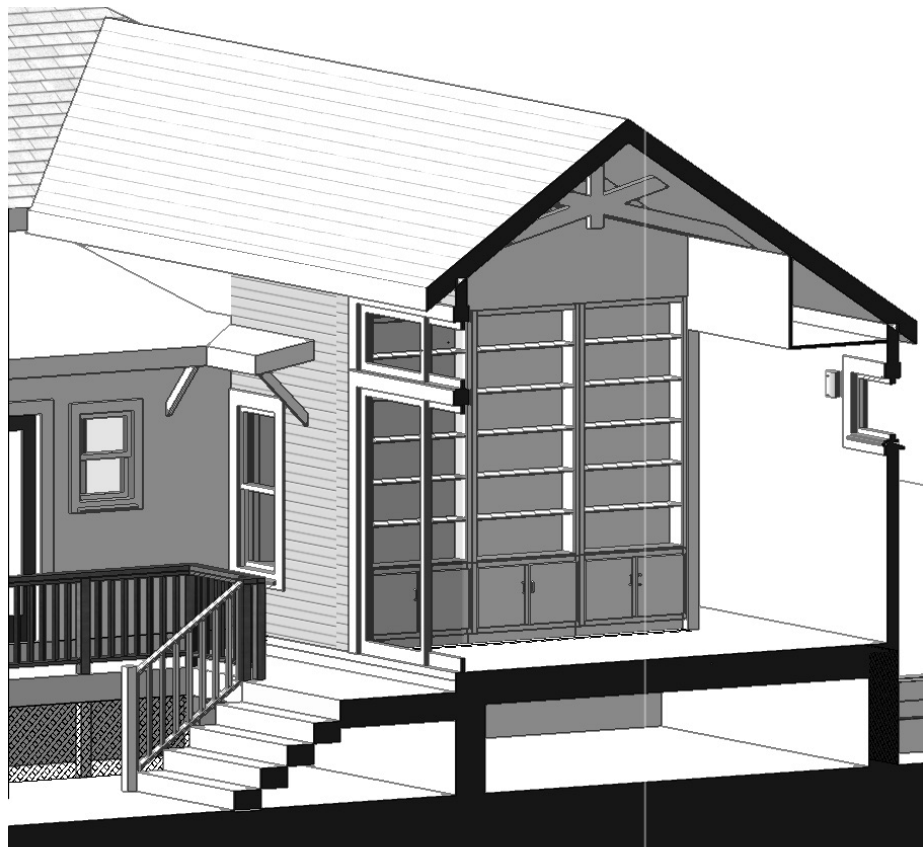
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Date: 6-28-18
Revisions:

Sections

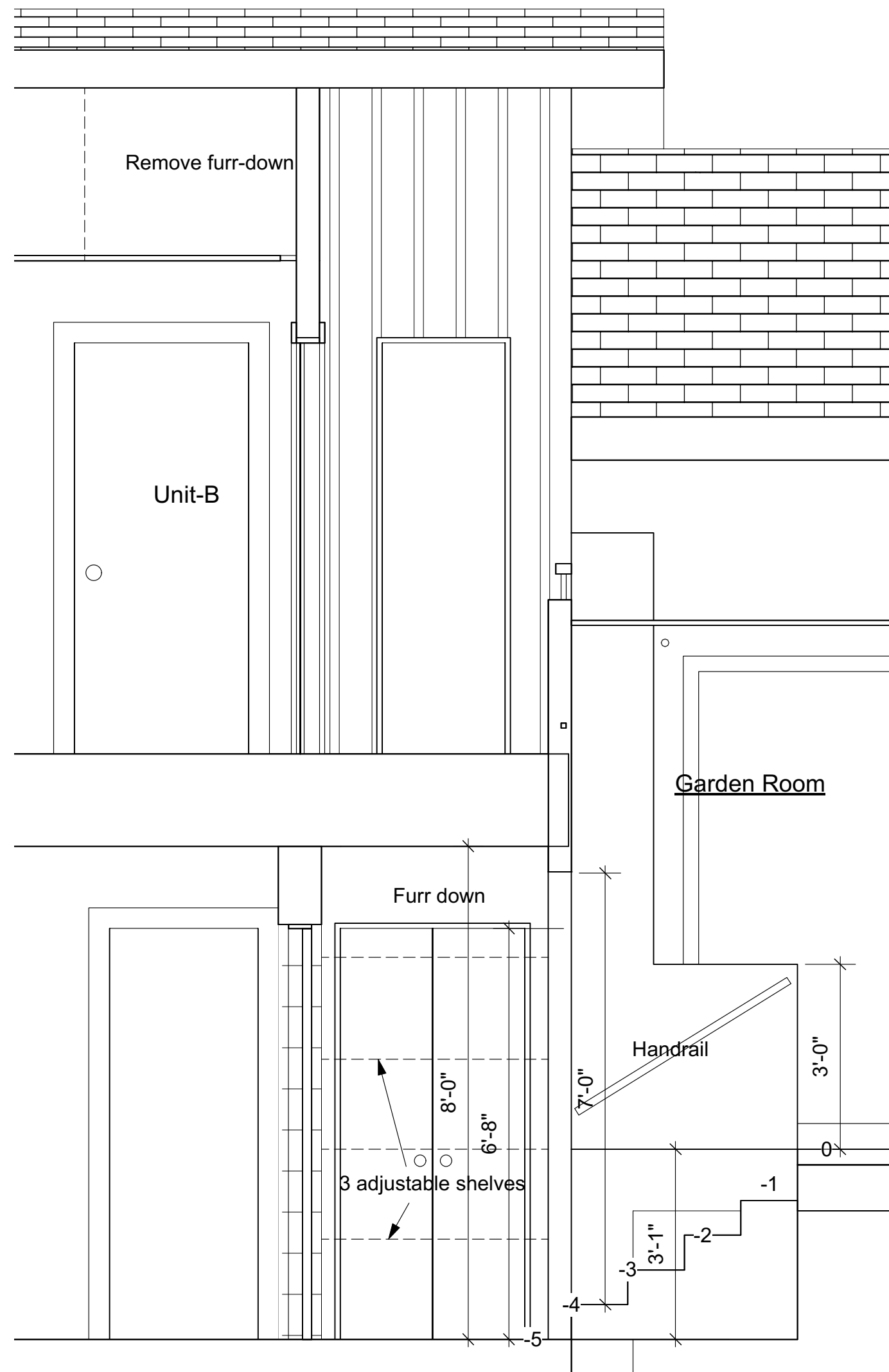
A-6



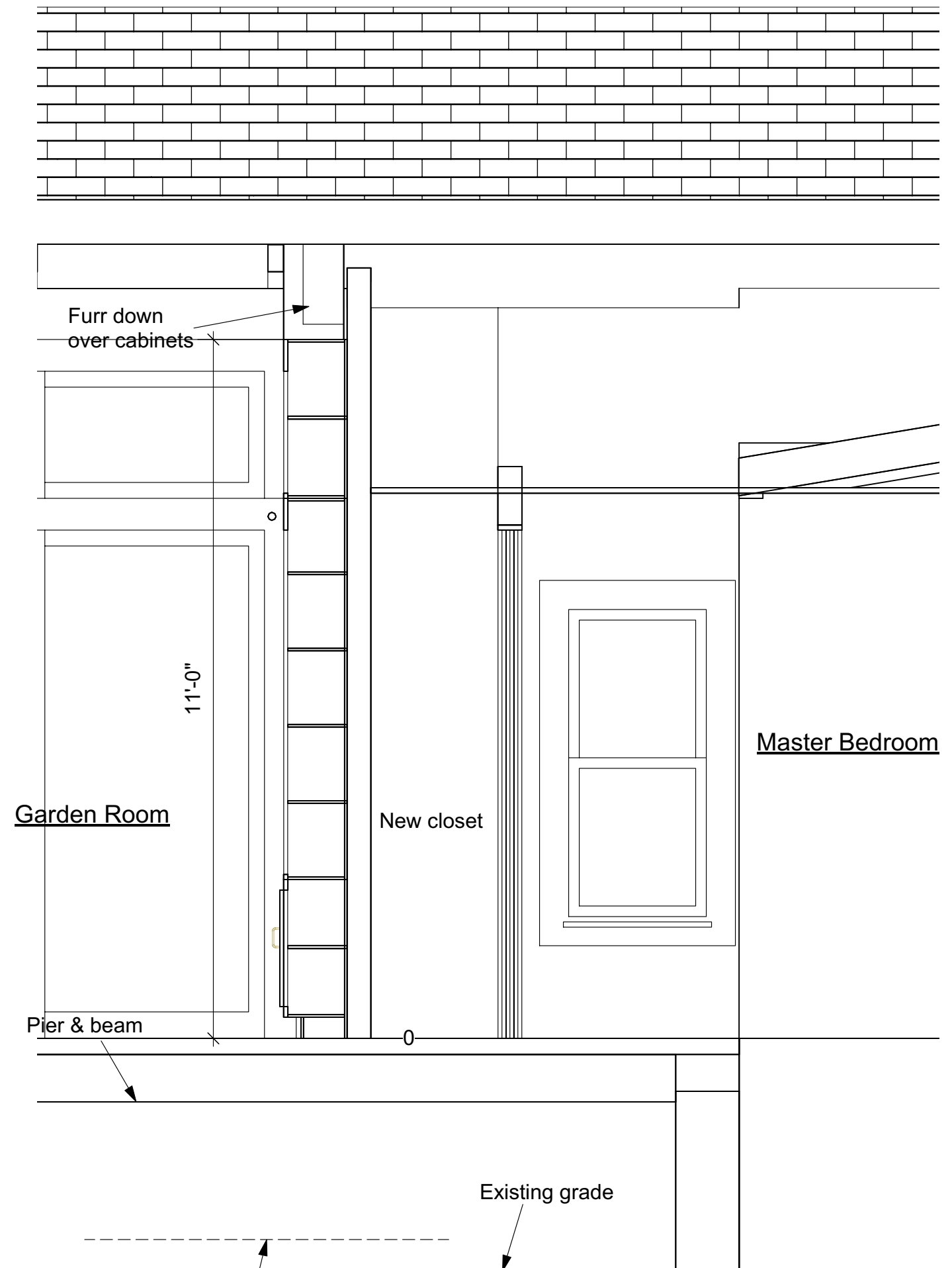
3 Section



4 Perspective



2 Section
Scale: 1/2" = 1'-0"



1 Sections
Scale: 1/2" = 1'-0"

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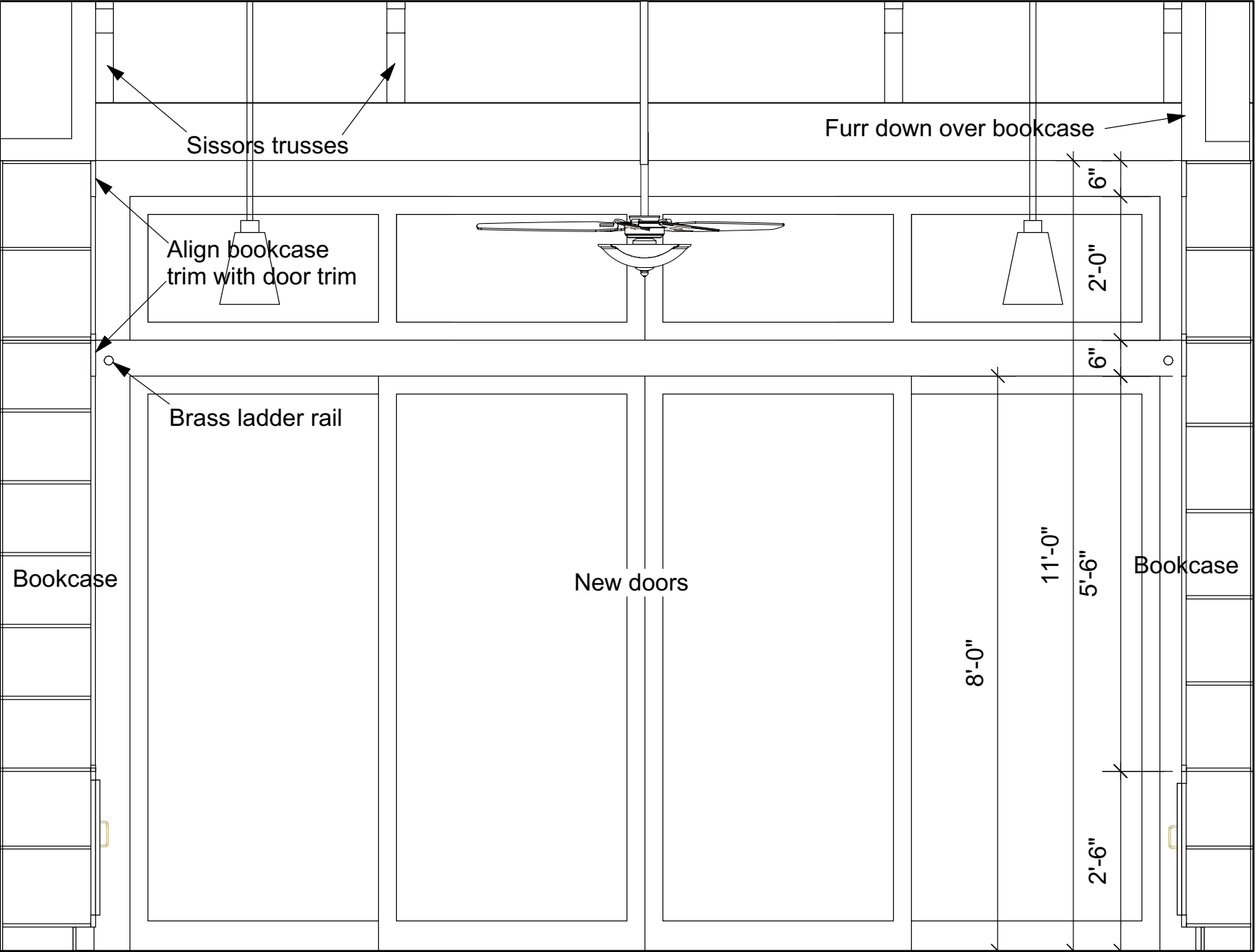
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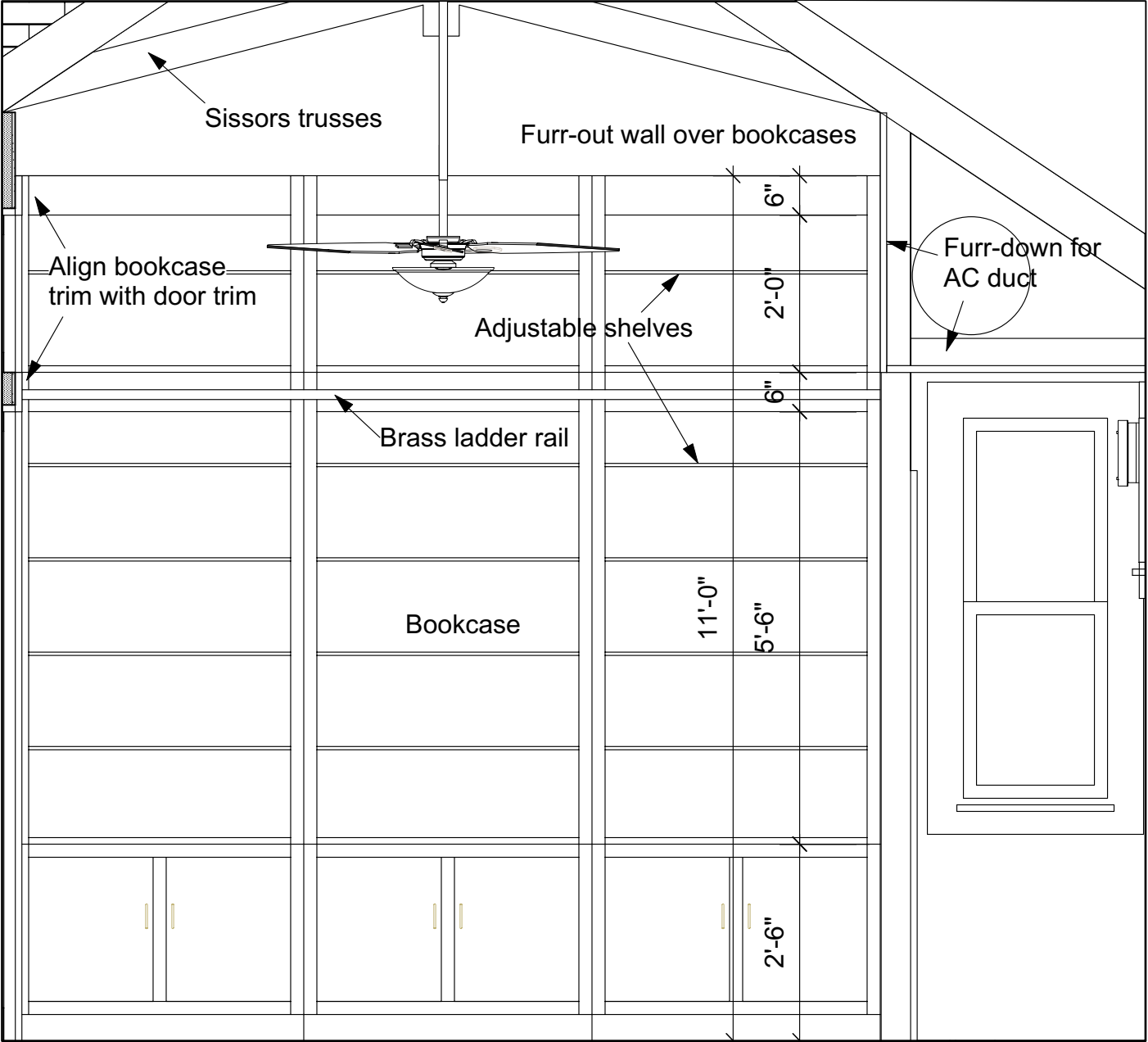
Date: 6-28-18
Revisions:

Sections

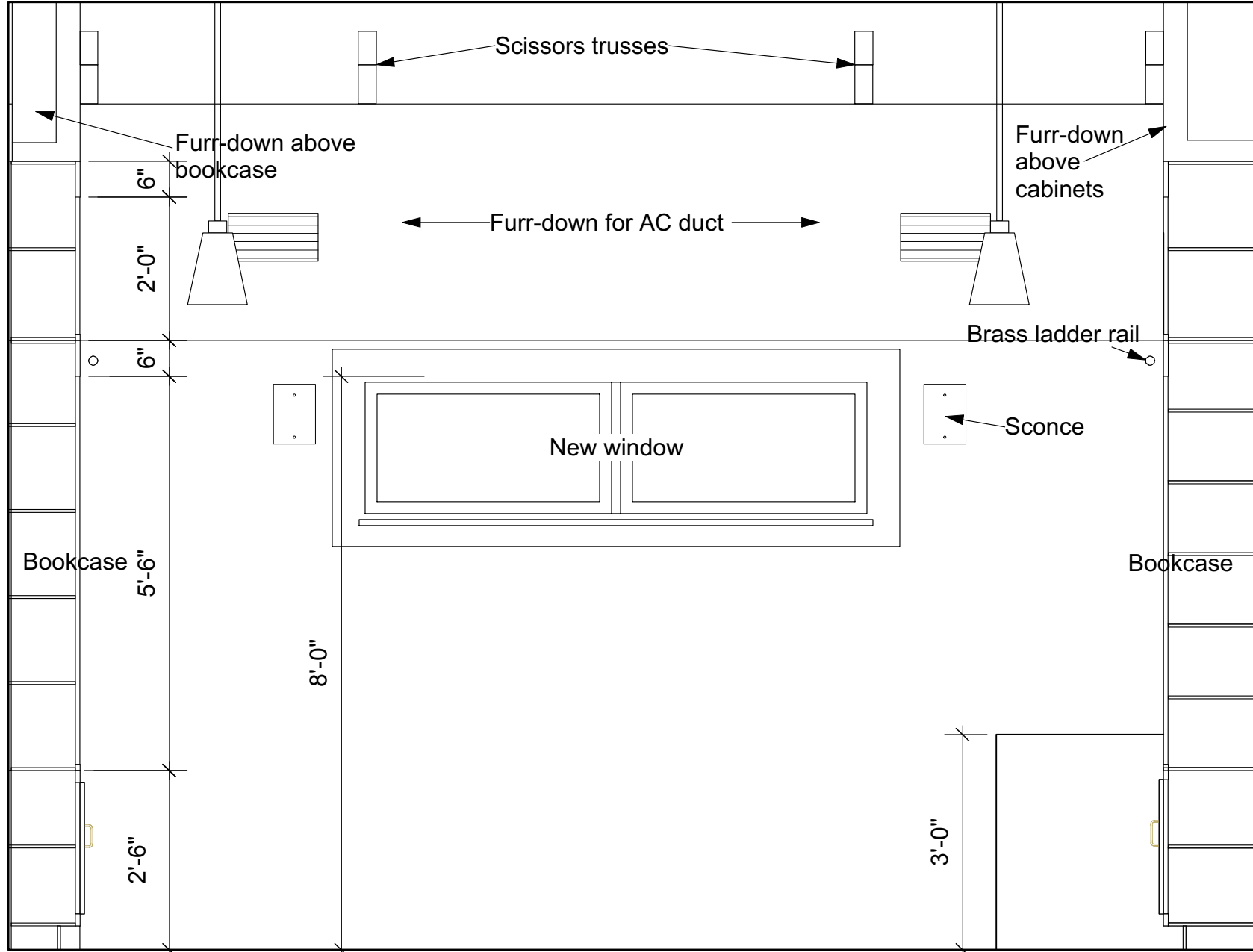
A-7



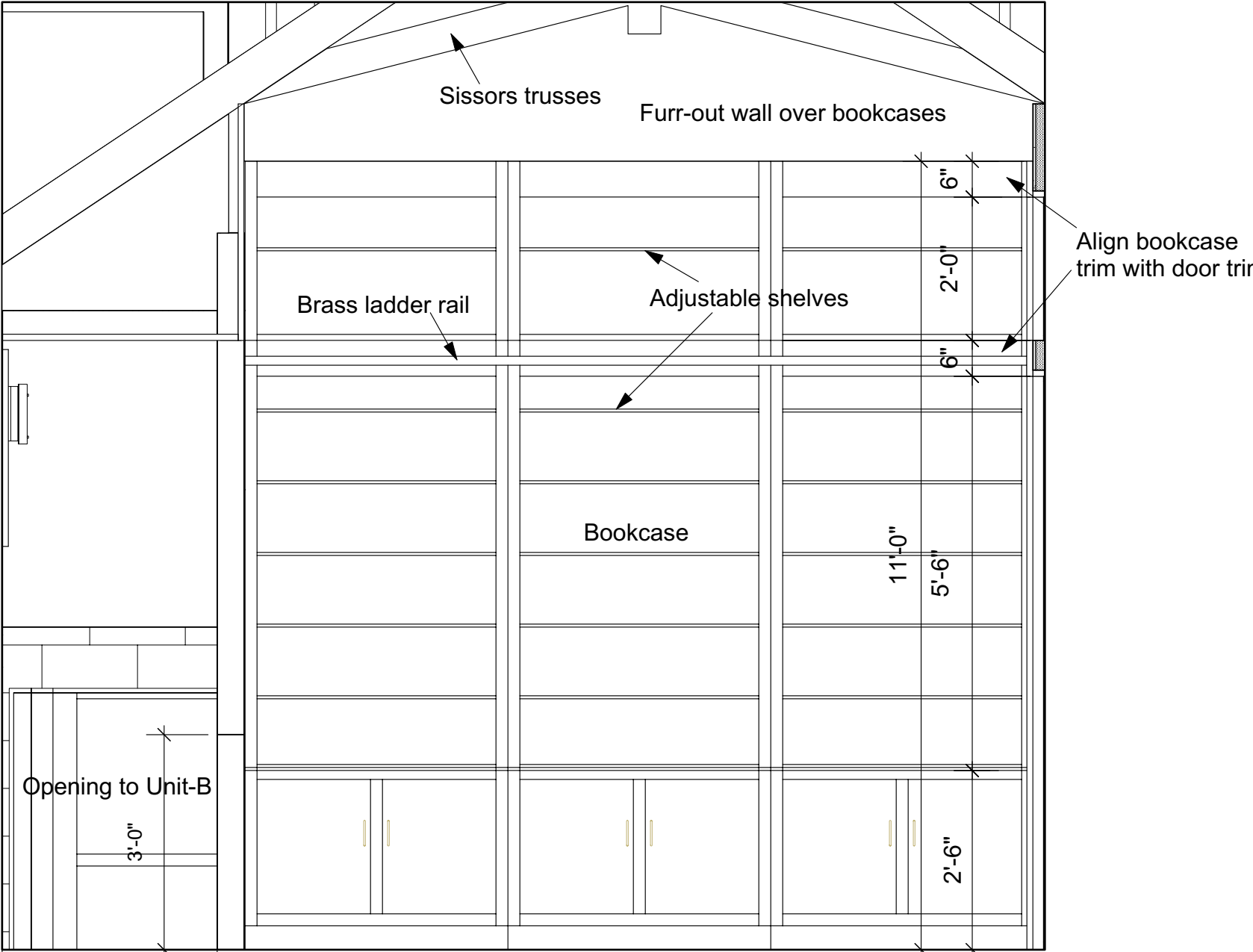
1 Garden Room
Scale: 1/2" = 1'-0"



2 Garden Room
Scale: 1/2" = 1'-0"

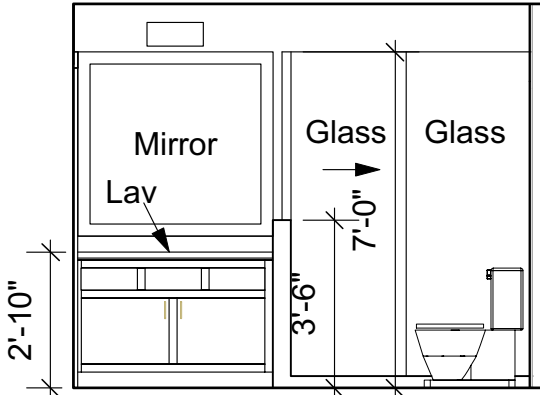


3 Garden Room
Scale: 1/2" = 1'-0"

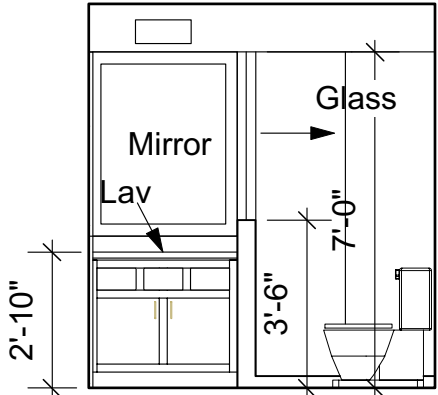


4 Garden Room
Scale: 1/2" = 1'-0"

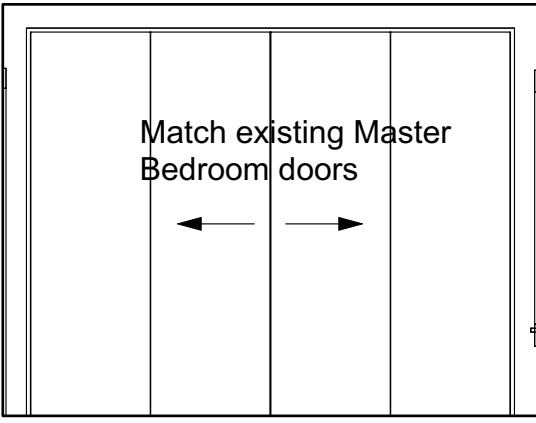
Bath Notes:
All fixtures, tile, cabinets, lighting fixtures
& finishes new as selected by Owners.



5 Bathroom 1
Scale: 1/4" = 1'-0"



6 Bathroom 2
Scale: 1/4" = 1'-0"



7 Master Bedroom
Scale: 1/4" = 1'-0"

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Int. Elevations

APPENDIX P-2: - CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. 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.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , 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 reviewed and authorized by the City Arborist;
 - 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 fires.
6. Exceptions to installing fences at tree drip lines 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 within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);
 - C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. 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 minimizes water loss due to evaporation.
10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
14. Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

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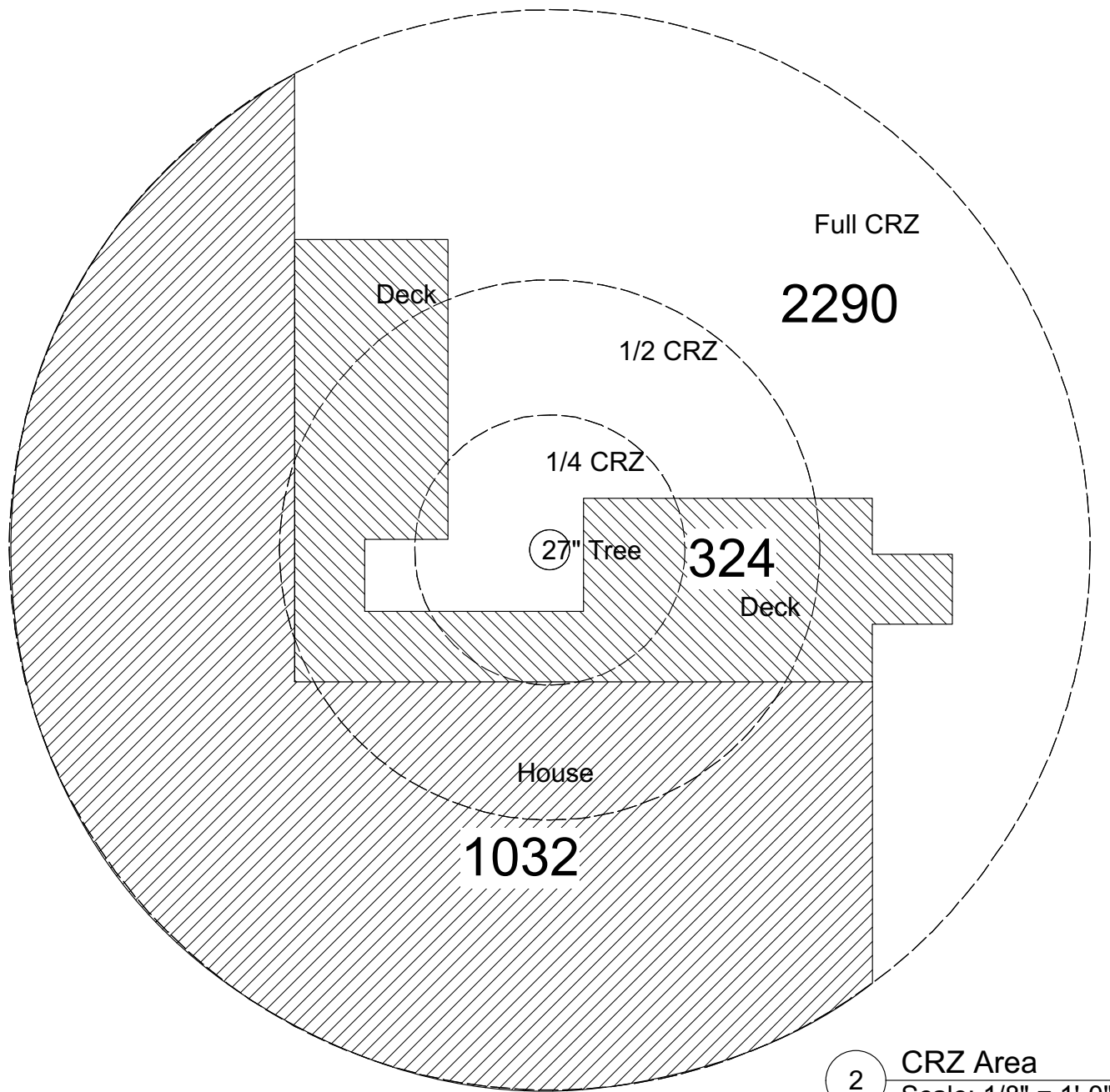
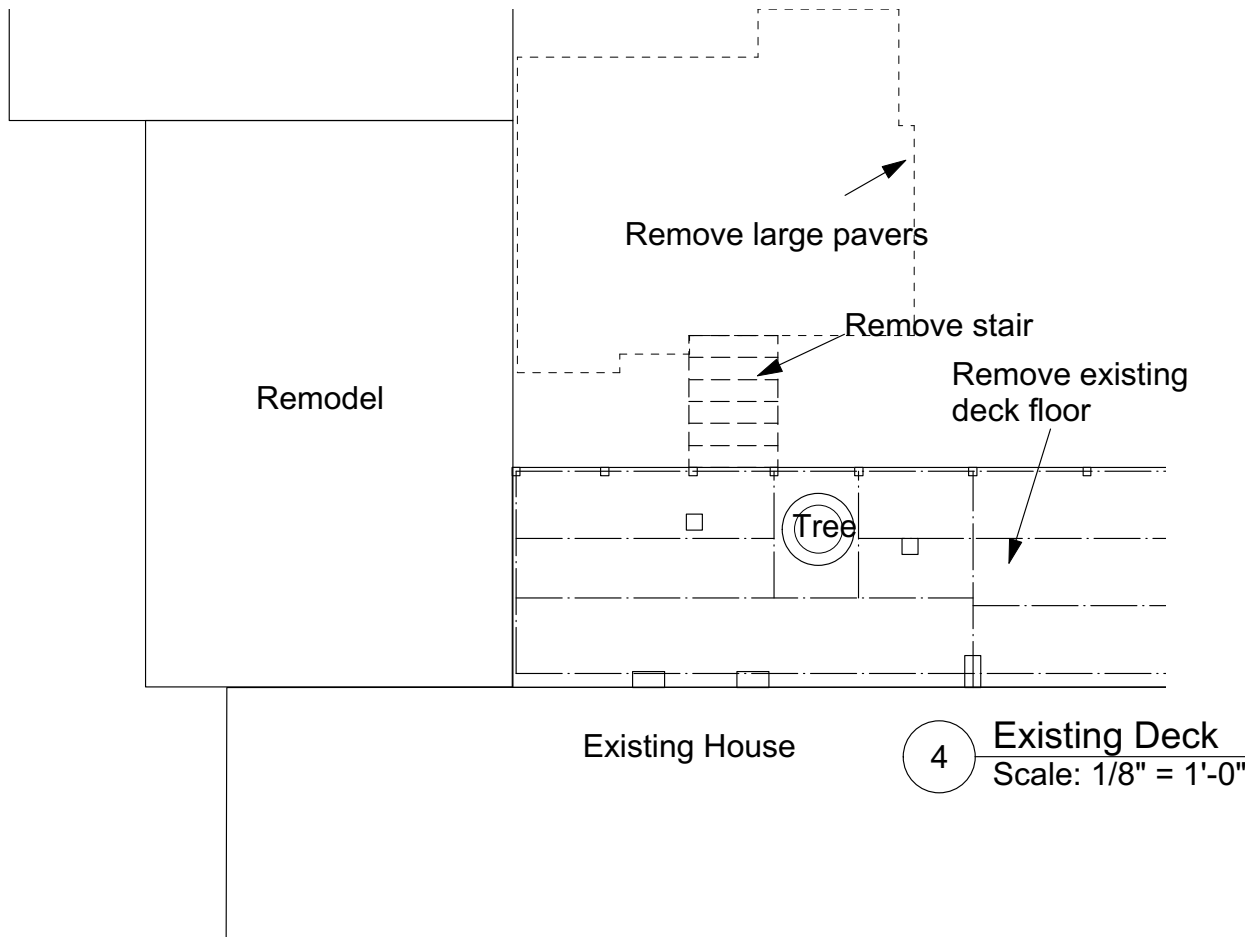
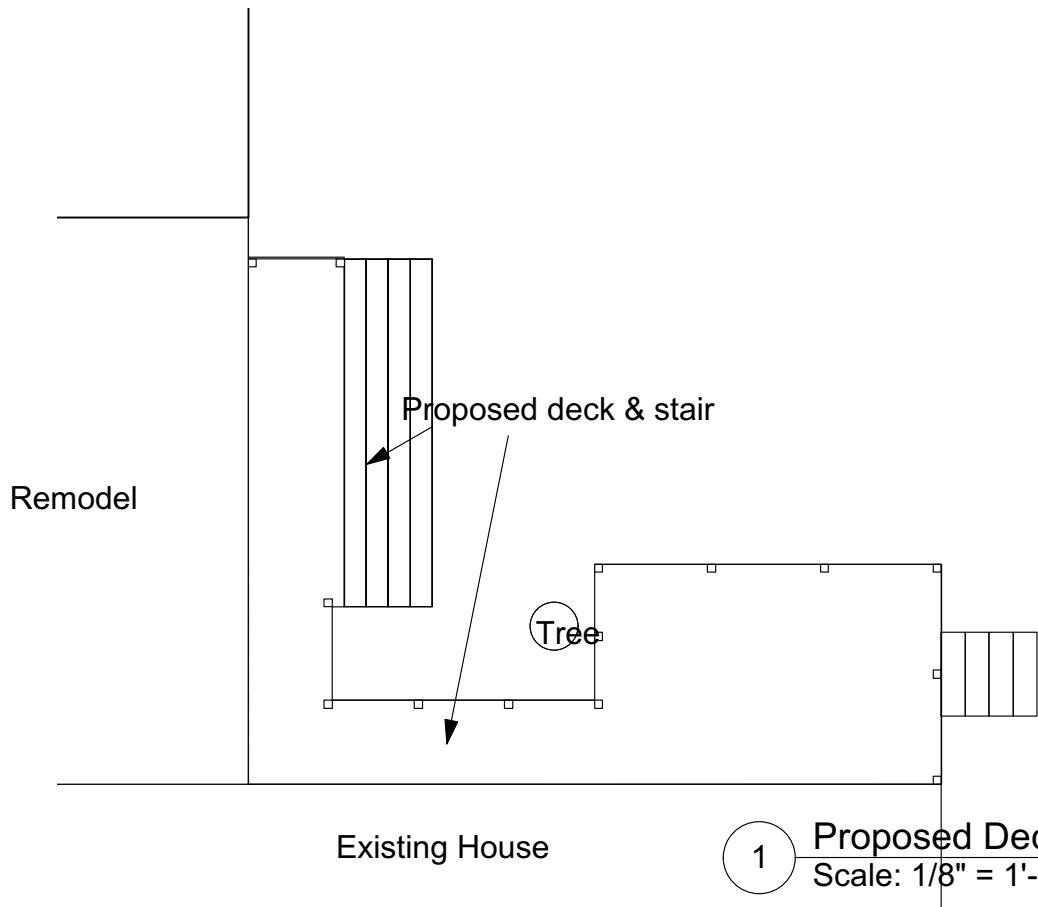
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Revisions:

Tree Chart

A-9

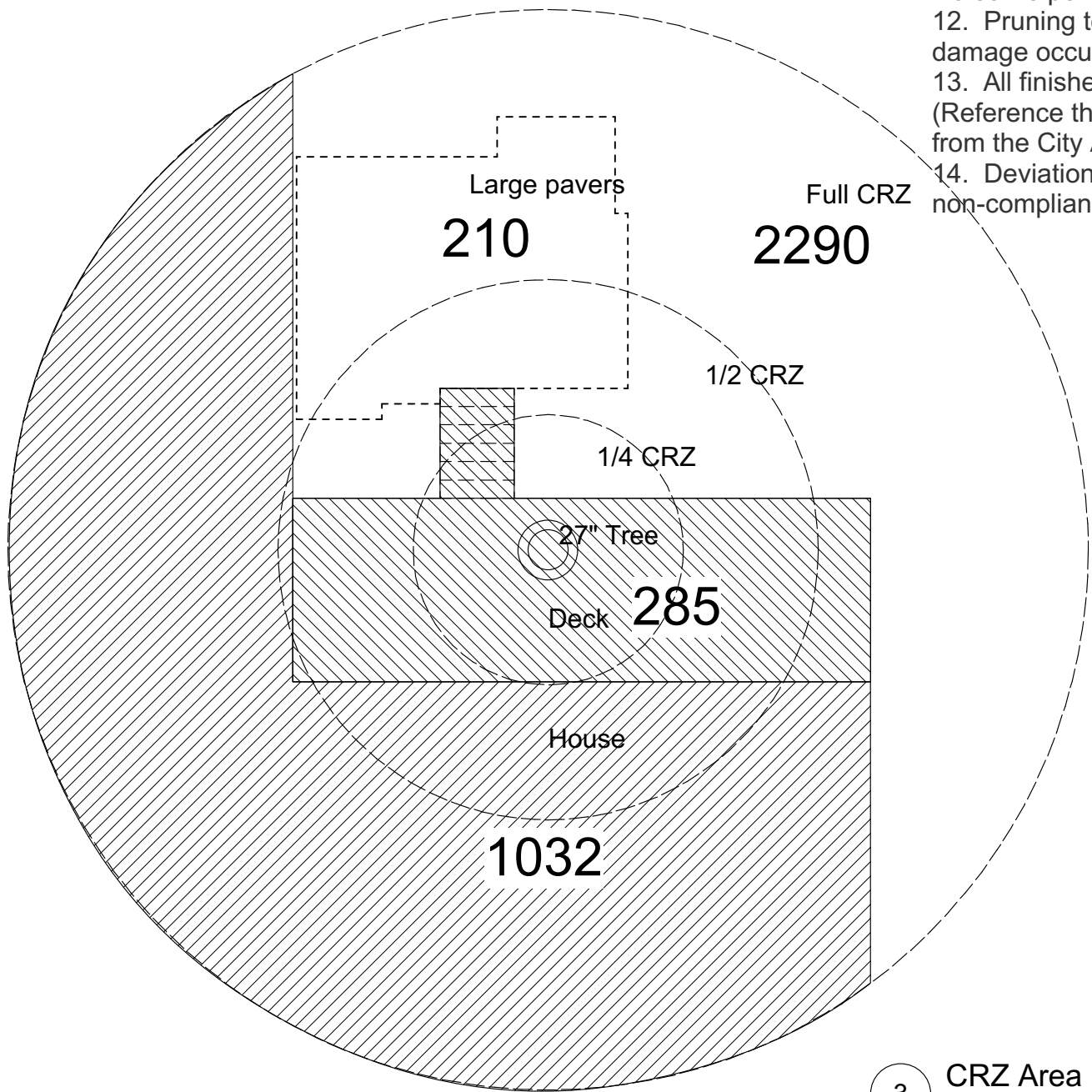


Proposed CRZ

1145 SF (2290 x 50%)

1032
162 (334 x 50%)
1194 SF

52% of CRZ



Existing CRZ

1145 SF (2290 x 50%)

1032
143 (285 x 50%)
168 (210 x 80%)
1343 SF

59% of CRZ