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

Property Information

Project Address: 906 E 14th Street, Austin ,TX 78702	Tax Parcel ID: 209060508
Legal Description: LOT 3 BLK 2 OLT 42 DIVISION B	
Zoning District: SF-3-NP	Lot Area (sq ft): 5,956.00
Neighborhood Plan Area (if applicable): CENTRAL EAST AUSTIN	Historic District (if applicable):

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 100 feet of the 100 year floodplain? Y ■ N (Proximity to floodplain may require additional review time.)

Are there protected size trees onsite or on adjacent sites? ■ Y N (If yes, click here for more information on the tree permit process.)
Was there a pre-development consultation for the Tree Review? Y N
Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal None/Uncertain

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 a Site Plan Exemption)

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: ADU

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: 2	# bedrooms upon completion: 2	# baths existing: 2.0	# baths upon completion: 5.0

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

Trades Permits Required (Circle as applicable): ■ electric ■ plumbing ■ mechanical (HVAC) ■ concrete (R.O.W.)

Job Valuation

Total Job Valuation: $ 150,000	Amount for Primary Structure: $ 0	Total Remodeled Floor Area
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.	Elec: ☐Y ☐N | Plmbg: ☐Y ☐N | Mech: ☐Y ☐N	0 sq ft.
	Amount for Accessory Structure: $ 150,000	(work within existing habitable square footage)
	Elec: ■Y ☐N | Plmbg: ■Y ☐N | Mech: ■Y ☐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 Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area	1,220			424	1,220	424
b) 2nd Floor conditioned area				462	0	462
c) 3rd Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)				201	0	201
f) Covered patio, deck, porch, and/or balcony area(s)	180			38	180	38
g) Other covered or roofed area					0	0
h) Uncovered wood decks	24				24	0
Total Building Area (total a through h)	1,424	0	0	1,125	1,424	1,125
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					0	0

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): 2,063.00 % of lot size: 35

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): 2,640.00 % of lot size: 44

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y ■ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ■ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y ■ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 28 ft 8 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 1 # of spaces provided: 1

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y N

*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.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ■ Y N

Width of approach (measured at property line): 12.0 ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ■ 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
1st Floor		1,220	424			1,644
2nd Floor			462			462
3rd Floor						0
Area w/ ceilings > 15'				Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)		180	38	■ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	218	0
Basement				Must follow article 3.3.3B, see note below		0
Attic				Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached			☐ 200 sq ft (3.3.2 B 1)		0
	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)		0
Carport**: (check article utilized)	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0
	Detached		201	■ 450 sq ft (3.3.2 A 1)	201	0
Accessory Building(s) (detached)						0
Totals		1,400	1,125			2,106

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,106.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 35 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.

THIS SET CONSISTS OF THE FOLLOWING SHEETS

G001 Cover Sheet
G002 General Notes
G003 Specifications
G004 Standard Details
G005 Standard Details
G006 Standard Details
G007 Standard Details
G008 Environmental Details
G009 Door Schedules
G010 Window Schedules

A000 Site Plan
A001 Project Calculations
A100 Visitability plan
A101 Floor Plans
A104 Roof Plans
A105 MEP Plans

A205 Elevations, Bldg 2
A206 Elevations, Bldg 2
A207 Elevations, Bldg 2
A208 Elevations, Bldg 2

DISCLAIMERS:

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SEAL OF ARCHITECT

REGISTERED ARCHITECT
WILLIAM LAWRENCE HODGE
19074
STATE OF TEXAS

ISSUE DATE 11 Oct 2018

SEAL OF MUNICIPAL APPROVAL

OCHONA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Cover Sheet.

G001

GENERAL CONDITIONS.

1. These documents comprise a portion of a contract between the Owner and the General Contractor. No contract is implied or stated between the Owner and any other party, nor between the Architect and any party.
2. No set of contract documents is able to contain all the information required to construct a project. Interpretation by the General Contractor is required. By use of these documents, both the Owner and the General Contractor assent to this understanding of the nature of contract documents.
3. The General Contractor is responsible for the provision of minor details and appurtenances not shown in the contract documents.
4. The General Contractor and his/her subcontractors are responsible for the final design of the HVAC, plumbing, and electrical systems.
5. The General Contractor may not revise or modify the contract documents, in whole or in part, without the prior approval of the Owner. Consultation with the Architect beforehand is strongly recommended.
6. The General Contractor may not modify the plans, elevations, or site plan shown in the contract documents without obtaining Architect consultation and Owner approval beforehand.
7. Should the Owner request changes to the contract documents, the General Contractor is responsible for ensuring that the changes do not result in a built condition that does not comply with codes and/or regulations. Consultation with the Architect and/or an Inspector is highly recommended.
8. The Architect is not an inspector and is not liable for the General Contractor's failure to execute the Work in accordance with the contract documents and/or in conformance with any and/or all applicable codes, laws, statutes and regulations.
9. The Owner shall not be held liable nor be made to pay for the remediation of work judged substandard and/or rejected by the Architect, the Owner, and/or any Inspector (municipal or third-party). The Owner alone reserves the right to accept work judged substandard by either the Architect or the Owner. Should the Owner elect to accept substandard work, the Owner reserves the right to request monetary credit and/or a reduction in the contract sum.
10. The Owner and/or the Architect shall be permitted to access the project site, in part and as a whole, at any reasonable time without prior notice. If the project site, in part or as a whole, is locked or otherwise secured, the Architect shall coordinate with the General Contractor to gain access. Neither the Owner nor the General Contractor shall be held liable for the consequences of the Architect's presence onsite unless said consequences arise from an unsafe or otherwise substandard project condition.
11. The General Contractor is solely responsible for obtaining and maintaining all such bonding, sureties, and insurances such as may be required to shield the Owner from claims pertaining to the General Contractor's and/or Subcontractors' execution of the Work and their respective conduct onsite.
12. The General Contractor is solely responsible for ensuring that working conditions onsite are safe and comply with all relevant rules, laws, codes, and standards. Likewise, the General Contractor is solely responsible for ensuring that all personnel onsite conduct themselves in a safe and prudent manner at all times, whether or not the General Contractor is present.

NOTES REGARDING CODES, REGULATIONS, STANDARDS, PERMITS and INSPECTIONS.

1. The General Contractor is responsible for ensuring built compliance with all codes, regulations, and standards such as may be in force. These codes include but may not be limited to:

2015 International Energy Conservation Code, 2015 Amended National Electrical Code
2015 International Fire Code, 2015 Uniform Mechanical Code
2015 Uniform Plumbing Code, 2015 International Residential Code

2. Should the General Contractor become aware of a condition shown or depicted in the contract documents that would result in a violation of any code or regulation listed above, the General Contractor shall contact the Architect immediately for resolution.
3. The General Contractor shall be responsible for obtaining any permit not provided beforehand by the Owner.
4. The General Contractor and/or his/her subcontractors shall be responsible for coordinating all required inspections.
5. The Owner and/or the General Contractor shall commission a third-party inspector. Failure on the part of the Owner and/or the General Contractor to retain a third-party inspector shall release the Architect from any and all liability for the project.
6. Neither the Owner nor the Architect shall be considered to act in the role of an Inspector. While the Owner and the Architect shall endeavor to alert the General Contractor to any perceived or observed defect in the construction, failure to do so shall not in any way relieve the General Contractor from his/her obligation to ensure that the built work is safe, of good quality, and compliant with all relevant codes and regulations.
7. The General Contractor is responsible for ensuring that all work, whether performed by subcontractors or by the General Contractor him/herself, is of good workmanship and quality.

NOTES REGARDING VISITABILITY REQUIREMENTS.

(Ref: City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 to the 2015 International Residential Code)

1. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
2. 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.
3. Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.
4. Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.
5. At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.
6. A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum 36" in clear width and shall have a maximum cross slope of 1:50.

NOTES REGARDING TREE PROTECTION.

1. All trees 19" in trunk diameter and greater at a height of 4'-6" above grade are protected by municipal ordinance.
2. No protected tree shall be removed without a permit.
3. To the extent that space allows, all protected trees shall be surrounded with a chain-link fence per City of Austin standard details 610S-2 and 610S-4, installed at a distance of 12 times the trunk diameter from the center of the tree. (EG: The protective fence for a 20" tree shall be installed 20'-0" from the center of the tree.)
4. Where space does not allow extent of a protective fence described in (3) above, the protective fence shall be installed as far as possible from the trunk and 2x4 wood boards shall be strapped to the trunk for a distance of at least 8' above the ground per City of Austin standard detail 610S-4.
5. All excavation within critical root zones shown on site plan shall occur under the guidance and supervision of a licensed private arborist.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.

1. FOUNDATIONS.
A. All concrete slab-on-grade and pier+beam foundations shall be engineered by a structural engineer licensed in the state of Texas.
B. All concrete intended for exposure as flooring shall be protected during construction.

2. FRAMING.
A. All wall framing shall be engineered by a structural engineer licensed in the state of Texas.
B. All wall studs shall be sized as indicated otherwise in architectural or engineering drawings.
C. All floor and roof trusses shall be engineered by a structural engineer licensed in the state of Texas.

3. SHEATHING and DECKING.
A. All wall sheathing shall be, at a minimum, 7/16" OSB unless indicated otherwise on engineering drawings.
B. All floor decking shall be, at a minimum, 1-1/4" OSB "screwed and glued", unless indicated otherwise on engineering drawings.
C. All roof decking shall be, at a minimum, 5/8" OSB with a radiant barrier facing downward (unless spray-foam insulation is to be used).

4. AIR AND WATER BARRIERS.
A. All exterior wall sheathing shall receive a vapor-permeable air+water barrier equal to or better than Fortifiber HydroTex.
B. All sheathing shall be sealed at joints and junctions as required by manufacturer.
C. Sheathing at window and door assemblies shall be shingled over head and jamb fins and shall be further sealed with compatible self-adhered membrane flashing.
D. All roof sheathing shall receive an ice+water shield.

5. INSULATION, SEALANTS and VENTILATION.
A. All exterior wall and roof assemblies shall receive insulation consisting of one of the following types (SELECTED PRODUCT IS INDICATED IN SPECIFICATIONS ON SHEET G003):
----------1) Open-cell spray foam insulation;
----------2) Blown-in batt insulation; or,
----------3) Paperless fiberglass batt insulation.
B. All insulation shall comply with the following minimum thermal performance requirements:
---------- Roofs R-38;
---------- Walls R-19.
C. All walls surrounding bathroom areas shall receive paperless fiberglass batt insulation.
D. Where blow-in batt insulation or fiberglass batt insulation is to be used, roof cavities shall be ventilated by means of continuous perforated cement-board soffits and ridge vents.
E. All penetrations through exterior cladding shall be sealed with silicone sealant to prevent water intrusion.
F. All crawlspaces beneath pier+beam foundations shall be ventilated by means of 6" diameter round vents with insect screens.

6. EXTERIOR CLADDING and TRIM.
A. All exterior cladding shall be installed in strict accordance with manufacturers' instructions and placed per architectural elevations.
B. All cement-board cladding shall be smooth with no false wood grain.
C. All cement-board plank siding shall be 6" or 12" exposure, as noted on architectural elevations. Where no exposure size is given, 6" horizontal exposure shall be assumed.
D. All joints in cement-board plank siding shall be staggered and puttied before painting.
E. All vertical cement-board paneling shall be made from 4' x 8' sheets of smooth cement board with no false wood grain, with battens at 24" o.c. unless otherwise noted.
F. All wood siding shall be clear-sealed cedar or redwood shiplap siding, 6" exposure unless noted otherwise. Where no exposure size is given, 6" horizontal exposure shall be assumed.
G. All stucco cladding shall be 3-coat portland-cement stucco (NO EIFS OR SYNTHETIC STUCCO) on paper-backed metal lath with the 3rd coat consisting of an elastomeric color coating.
H. Unless noted otherwise, all stucco cladding shall receive control joints as per the following:
----------1)VERTICAL JOINTS: at a spacing of 32' maximum in plan and at all window+door corners;
----------2) HORIZONTAL JOINTS: at the top of deck of every floor level.
J. All stone cladding shall be Austin chalk or Lueders limestone masonry, random-ashlar bond, nominal 4-1/2" thickness.
K. All exterior trim shall be RealTrim, nominal 1x4 size, smooth all sides (S4S) with no false wood grain.
L. All exterior fascias shall be cement board or RealTrim, nominal 1x6 size, smooth all sides (S4S) with no false wood grain.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

7. ROOFING.
A. All roofing shall consist of one of the following assemblies (SELECTED PRODUCT IS INDICATED ON G003):
----------1) Standing-seam metal roofing, 1-1/2" minimum seam, dark-bronze finish;
----------2) 30-year composition-shingle roofing;
----------3) Walkable PVC roofing; or,
----------4) Torch-down asphaltic rolled roofing.
B. All roof decks above conditioned space shall receive walkable PVC roofing.
C. All balconies and uncovered decks above covered porches shall receive walkable PVC roofing.

8. DECKS and BALCONIES.
A. All roof decks above conditioned space shall receive one of the following deck surfaces (SELECTED PRODUCT IS INDICATED ON G003):
----------1) Synthetic-wood decking on treated-wood sleepers; or,
----------2) Walkable PVC roofing.
B. All balconies and uncovered wood decks above covered porches shall receive one of the following deck surfaces (SELECTED PRODUCT IS INDICATED ON G003):
----------1) Synthetic wood decking on treated wood deck structure per structural engineer; or,
----------2) Walkable PVC roofing.
C. All sleepers and structure used under synthetic wood decking shall be pressure-treated without exception.
D. All thinset ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-isolation membrane.
E. All roof decks, balconies, and uncovered roof decks above covered porches shall receive steel railings as per the following (SELECTED PRODUCT IS INDICATED ON G003):
----------1) 36" minimum height balustrade comprised of 1.5"-square steel tubing attached to front of exterior fascia or balcony, with stainless-steel cable railing at 3.5" vertical separation o.c.; or,
----------2) 36" minimum height parapet with continuous metal coping on top.

9. FLASHINGS, COPINGS, GUTTERS, and SCUPPERS.
A. All flashings and counterflashings shall be galvanized steel unless noted otherwise.
B. All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific conditions.
C. All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.
D. All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED).
E. All low eaves on shed, gable, and hip roofs shall receive 6" gutters unless noted otherwise. Where roof plan does not show gutters, 6" gutter shall be assumed.
F. All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia.
G. All downspouts shall be either dark-bronze finish to match gutter or painted to match cement-board siding.
H. Downspouts shall be provided as per the following:
----------1) WALLS LESS THAN 20' IN LENGTH: One downspout.
----------2) WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall.
J. Downspouts shall be located near corners at ends of walls and centered in middle of walls unless specifically noted otherwise on architectural elevations. Where downspouts are not shown, downspouts shall be located as per this note.
K. Through-wall scuppers shall be provided at all parapets.
L. Through-wall scuppers shall be 6" wide by 6" tall and shall be galvanized metal or TPO-coated metal.
M. Scuppers shall be located as indicated in architectural elevations and roof plans. Where no scuppers are indicated in architectural elevations or roof plans, scuppers shall be located as follows:
----------1) PARAPETS LESS THAN 10' IN LENGTH: One scupper, in center.
----------2) PARAPETS GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two.
N. All scuppers shall be installed such that roof and/or deck material behind parapet shingles on top of back of scupper.
P. All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.
Q. All through-wall scuppers shall be sealed at all junctions with exterior wall.

10. WINDOWS.
A. All windows shall be one of the following specifications (SELECTED PRODUCT IS INDICATED ON G003):
----------1) VINYL fin-mounted windows, Andersen 100 series or better; or,
----------2) ALUMINUM-CLAD WOOD fin-mounted windows, Andersen 200 series or better.
B. All sleeping rooms shall have at least one window rated for egress by the manufacturer.
C. All windows shall be tempered as indicated in the architectural plans. Where no tempering requirements are indicated in architectural plans, windows meeting ANY of the following conditions shall be tempered:
----------1) All windows in showers or baths with head height at or below 96" AFF;
----------2) All windows within 24" of the arc of any swinging door;
----------3) All windows within 24" of the jamb of any sliding door;
----------4) All windows with sill heights below 12" AFF;
----------5) All windows with any single pane of glazing larger than 9 square feet in area.
D. All awning and casement windows whose sill height is lower than 24" above finish floor shall be fitted with window-opening control devices (WOCDs).
E. All windows shall be listed as compliant with current energy codes and shall have a maximum U-factor of 0.40 without exception.
F. The General Contractor is responsible for ensuring that thermal performance is compliant with all relevant energy codes and the requirements of these contract documents.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

11. EXTERIOR DOORS.
A. All exterior doors shall be one of the following:
----------1) SOLID-CORE WOOD SWINGING DOORS with tempered glazing;
----------2) STEEL SWINGING DOORS with tempered glazing; or,
----------3) ALUMINUM SLIDING DOORS with tempered glazing.
B. All exterior swinging doors shall receive lever hardware (NO KNOBS).

12. INTERIOR DOORS.
A. All interior doors shall be one of the following:
----------1) SOLID-CORE WOOD DOORS with flat paneling; or,
----------2) SOLID-CORE WOOD DOORS with 5-panel (5x1) paneling.
B. Doors shall be paint-grade unless noted otherwise.
C. Swinging doors shall receive lever hardware (NO KNOBS).

13. TRIM AND CASINGS.
A. All interior baseboards shall be one of the following assemblies:
----------1) 1x4 flat MDF or paint-grade wood with no quarter-round; or,
----------2) 1x4 stain-grade wood with no quarter-round.
B. All interior door trim shall be one of the following assemblies:
----------1) 1x4 flat MDF or paint-grade wood; or,
----------2) 1x4 stain-grade wood.

14. FLOORING.
A. All flooring shall be one of the following assemblies:
----------1) Clear-sealed polished concrete, Level 4 finish;
----------2) Engineered-wood plank flooring, finish as per OWNER;
----------3) Carpet, color as per OWNER;
----------4) Ceramic tile, 12x12 or as selected by OWNER; or,
----------5) Ceramic tile, 1" diameter white "penny tile" with black grout.
B. All interior tile shall be installed upon a crack-isolation membrane.

15. DRYWALL and BACKING.
A. All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units.
B. All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.
C. All interior drywall at ceilings shall be 5/8" gypsum board.
D. All drywall at WET AREAS (baths, utility rooms) shall consist of one of the following:
----------1) Exterior-grade fiberglass-backed gypsum board, installed at full height of wall; or,
----------2) Cementitious backer board, installed at full height of wall.

16. PAINTING and TEXTURING.
A. All exterior cladding suitable for painting (stucco, cement board, fascias and trim) shall receive exterior-grade latex paint. Color shall be WHITE unless otherwise selected by OWNER.
B. All exterior metal suitable for painting (railings, columns, beams, balustrades) shall receive exterior-grade latex paint intended for use on metal. Color shall match roof unless otherwise selected by OWNER.
C. All interior walls, trim, casings, and ceilings shall be receive no-VOC latex paint. Color shall be WHITE unless otherwise selected by OWNER.
D. All interior walls and ceilings shall receive orange-peel texture.

17. CABINETS and COUNTERTOPS.
A. All interior cabinets and shelving shall consist of one of the following assemblies:
----------1) Paint-grade wood or MDF cabinetry; or,
----------2) Stain-grade wood cabinetry.
B. All cabinets shall be full-flush-overlay cabinets with concealed (European) hinges and drawer extensions.
C. All drawer fronts shall receive brushed-nickel linear pulls installed as follows:
----------VERTICAL DIMENSION: CL of pull 1" below top of drawer front.
----------HORIZONTAL DIMENSION: Centered on width of drawer front.
D. All door fronts shall receive brushed-nickel linear pulls installed as follows:
----------VERTICAL DIMENSION: CL of pull 1" below top of door front (at BASE) or 1" above top of door front (at UPPERS).
----------HORIZONTAL DIMENSION: Centered on width of door front.
E. All countertops shall be either GRANITE or SOLID-SURFACE as selected by OWNER. Where OWNER has made no selection, countertops shall be white Silestone.

18. ELECTRICAL SYSTEMS.
A. Electrical systems shall be designed by master electrician.
B. A whole-house surge protector shall be installed unless deleted by OWNER.
C. Location of meters and load center shall be determined by master electrician.

19. PLUMBING SYSTEMS.
A. Plumbing systems shall be designed by master plumber.
B. Interior supply shall be via flexible (PEX) system with manifold.
C. A master cutoff valve shall be installed at manifold unless deleted by OWNER.
D. All piping in exterior walls shall be insulated.

20. HVAC SYSTEMS.
A. HVAC systems shall be designed by master HVAC technician.
B. HVAC systems shall consist of one of the following:
----------1) Heat pump compliant with current energy code;
----------2) Gas furnace with 10% makeup air compliant with current energy code;
----------3) Ductless split system compliant with current energy code.
C. All HVAC systems shall incorporate makeup air as required by energy code.

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SEAL OF ARCHITECT

REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS

ISSUE DATE 11 Oct 2018

SEAL OF MUNICIPAL APPROVAL

OCHÔNA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE General Notes.
G002

SPECIFICATIONS (CONFIRM WITH OWNER PRIOR TO INSTALLATION).

Element	Material
Foundation	Slab-on-grade, engineered by others
Framing, walls	2x4 / 2x6 wood studs, Southern Yellow Pine #2 or better
Framing, floors	Pre-fabricated roof trusses, engineered by others
Framing, roofs	Pre-fabricated roof trusses ; engineered by others
Sheathing, walls	7/16" minimum oriented-strand-board
Decking, floors	1-1/8" oriented-strand-board, mechanically fastened and adhered
Decking, roof	3/4" minimum oriented-strand-board
Water-resistive barrier	Fortifiber Hydro-Tex water-resistive barrier
Insulation	Fiberglass batt insulation: R19 at walls, R38 at roofs
Siding	Cement-board plank siding + stucco, REF. ELEVATIONS
Trim, exterior	RealTrim or similar, nominal 1x4 size, S4S (smooth four sides)
Roofing	Standing-seam metal roofing on ice+water shield + walkable PVC
Windows	Vinyl, Andersen 100 series or better, BLACK
Doors, exterior	Vinyl or fiberglass, tempered as req'd, Andersen or better
Flooring, general	Engineered wood flooring (OR OWNER SELECTION)
Flooring, baths	Ceramic "penny" mosaic tile, black grout (OR OWNER SELECTION)
Flooring, kitchens	Engineered wood flooring (OR OWNER SELECTION)
Flooring, utility	Porcelain tile, 12" x 12" (OR OWNER SELECTION)
Drywall, walls, general	1/2" gypsum board
Drywall, walls, wet areas	Cementitious backer board OR glass-mat-faced gypsum board
Drywall, ceilings	5/8" gypsum board
Tile, baths + kitchens	Subway tile, 3" x 6", white, stack bond
Trim, baseboards	1x4 wood, flat profile, painted, NO QUARTER-ROUND
Trim, casings	1x4 wood, flat profile, painted
Doors, interior	Solid-core wood doors (NO PANELING), painted
Door hardware, exterior	Schlage Century One keyed handleset w/ Latitude lever
Door hardware, interior	Schlage Plymouth Style privacy/passage sets, Latitude levers
Cabinetry	Paint-grade MDF or wood cabinetry, full-flush overlay (NO EXPOSED FACE FRAMES), European-style hinges, flat-panel doors (no stile-and-rail paneling)
Countertops	Solid-surface countertops, white (OWNER SELECTION)

APPLIANCE SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Appliance	Specification
Refrigerator+freezer	GE Cafe series Energy Star 22.1 cu.ft. counter-depth French-door refrigerator, stainless-steel, model no. CYE22TSHSS
Range	GE Cafe series 30" free-standing range with storage drawer, stainless steel, model no. CGS975SEDSS
Microwave+vent hood	GE Cafe series 1.7 cu.ft. convection over-the-range microwave oven, stainless steel, model no. CVM1790SSSS
Dishwasher	GE Cafe series stainless interior built-in dishwasher with hidden controls, model no. CDT765SSFSS
Washer	GE Energy Star front-load washer, model no. GFWH1200HWW
Dryer	GE front-load electric dryer, model no. GFDN120EDWW, stacked
Disposal	Waste King Legend Series 1 HP disposal, model no. 8000TC

PLUMBING SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Fixture	Specification
Kitchen sink	Kohler Vault undermount sink, single-hole, model no. K-3839-1
Kitchen faucet	Kohler Sensate electronic pull-down kitchen sink faucet K-72218 NOTE, REQUIRES UNSWITCHED 120V POWER OUTLET
Bathroom sink	Kohler Verticyl undermount bathroom sink K-2883
Bathroom faucet	Kohler Purist widespread faucet K-14406-3, cross handles
Bathtub	Kohler Villager bath K-715 (left drain) or K-716 (right drain)
Bath+shower head+faucet	Kohler Purist bath+shower valve trim with cross handles and 90° spout, model no. K-T14421-3E, with Rite-Temp valve with diverter and stops, model no. K-11742-KS
Toilet	Kohler Persuade dual-flush toilet, model no. K-3654 w/ Brevia elongated toilet seat, model no. K-4774

ELECTRICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Fixture	Specification
Ceiling fan w/ light kit	Fanimation Involution two-bladed ceiling fan, satin nickel, FP4520SN with satin-nickel blades, B4500SN, and light kit, LK4520SN
Ceiling fan, wet locations	Fanimation Zonix ceiling fan, satin nickel, FP4640SN
Ceiling-mounted light	Lighting Inc. one-light ceiling mount, item # 335157, E26 LED lamp
Recessed ceiling light	Lighting Inc. air-tight IC, item # 605638, E26 LED lamp
Recessed ceiling light trim	Lighting Inc. 6" pro-optic LED trim, item # 725403, white, E26 LED lamp
Pendant light, small	Lighting Inc. one-light LED pendant, item # 754421, G4 LED lamp
Pendant light, large	Lighting Inc. one-light LED pendant, item # 539505, E26 LED lamp
Exterior light	Lighting Inc. one-light outdoor fixture, item # 336638, E26 LED lamp
Vanity light	Lighting Inc. two-light vanity fixture, item # 300295, E26 LED lamp

MECHANICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Fixture	Specification
HVAC system	Trane gas furnace with 90% makeup air
Exhaust fan	Broan model 684 exhaust fan

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OCHONA Development + Architecture

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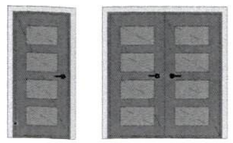
SHEET TYPE Specifications.

G003

DOOR SCHEDULES.

SWINGING ENTRY DOORS.



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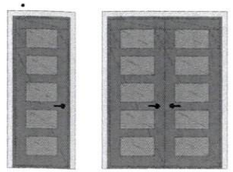
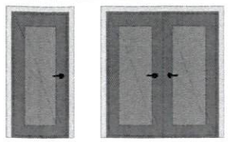


EN3696 EN(2)3696

SWINGING PATIO DOORS.



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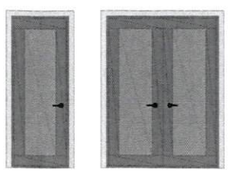
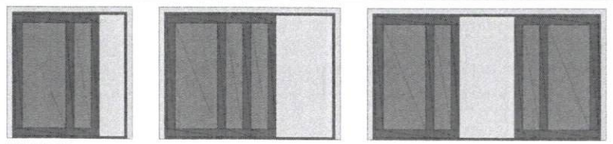


PA3696 PA(2)3696

EXTERIOR SLIDING DOORS.



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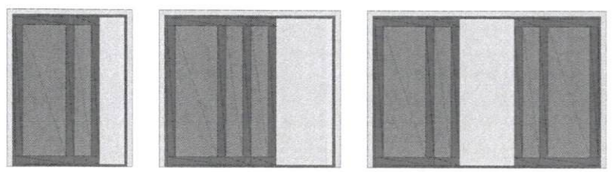

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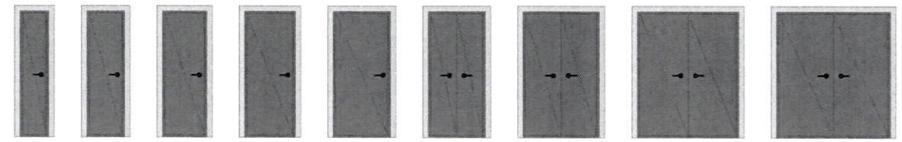
INTERIOR SWINGING DOORS.



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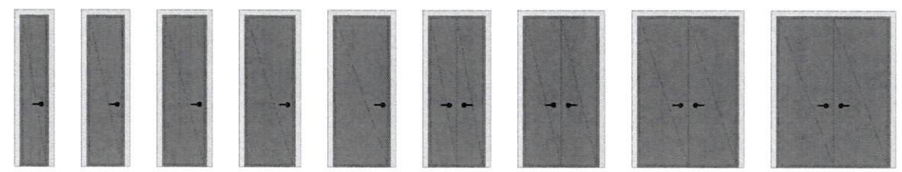

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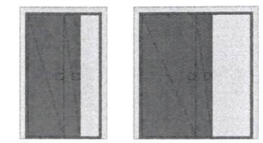

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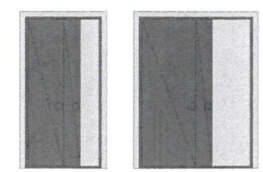

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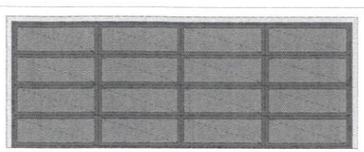
GARAGE DOORS.

GA9680



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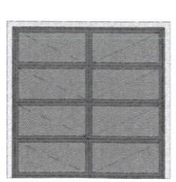

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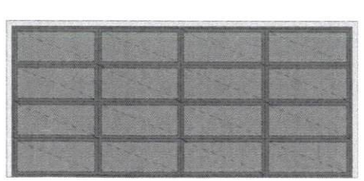

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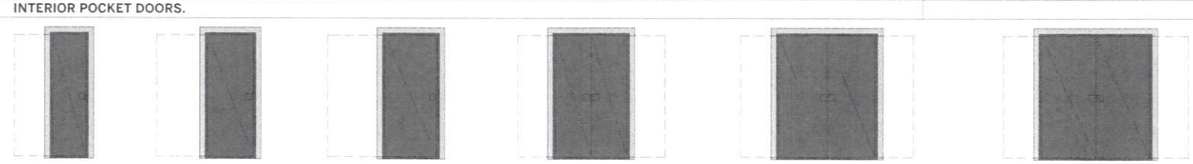
INTERIOR POCKET DOORS.



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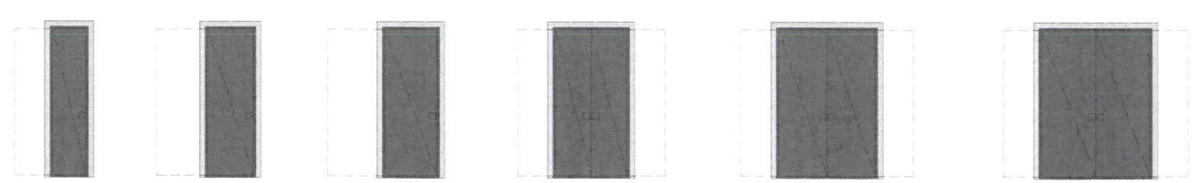

PD2496 PD3296 PD3696 PD(2)2496 PD(2)3296 PD(2)3696

BARN DOORS.

BD2480 BD3680 BD(2)2480 BD(2)3680

BD2496 BD3696 BD(2)2496 BD(2)3696

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.

02 Head heights given are to be measured to the top of the window and/or door unit.

03 Unit widths and heights are nominal and general.

04 Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

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 DESIGNATION LEGEND.

X X (X) X X X X

- 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

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

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GRAPHIC SCALE: 1 (in feet)

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ISSUE DATE 11 Oct 2018

SHEET TYPE Door Schedules.

G008

WINDOW SCHEDULES.

FIXED WINDOWS.

PW1212@80
PW1212@96

PW2412@80
PW2412@96

PW3612@80
PW3612@96

PW4812@80
PW4812@96

PW6012@80
PW6012@96

PW7212@80
PW7212@96

PW1224@80
PW1224@96

PW2424@80
PW2424@96

PW3624@80
PW3624@96

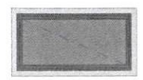
PW4824@80
PW4824@96

PW6024@80
PW6024@96

PW7224@80
PW7224@96

PW1236@80
PW1236@96

PW3636@80
PW3636@96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PW7236@96

PW1248@80
PW1248@96

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PW2448@96

PW4848@80
PW4848@96

PW1260@80
PW1260@96

PW2460@80
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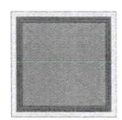
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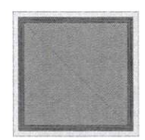
PW1272@96

PW2472@96

PW3672@96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SLIDING WINDOWS.

SW3612@80
SW3612@96

SW4812@80
SW4812@96

SW6012@80
SW6012@96

SW7212@80
SW7212@96

SW3624@80
SW3624@96

SW4824@80
SW4824@96

SW6024@80
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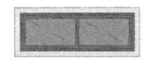
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SW3636@80
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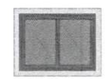
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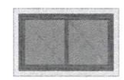
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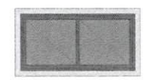
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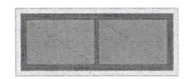
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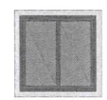
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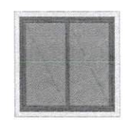
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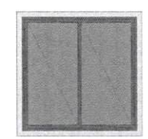
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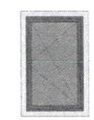
CASEMENT WINDOWS.

CW2424@80
CW2424@96

CW3636@80
CW3636@96

CW2460@80
CW2460@96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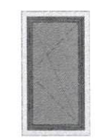
CW2472@96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SASH WINDOWS.

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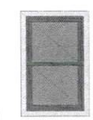
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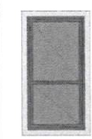
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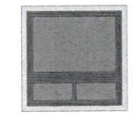
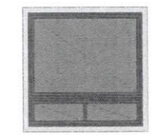
MIXED WINDOWS.


MW6060@80
MW6060@96

Upper portion:
PW6042
Lower portion:
SL6018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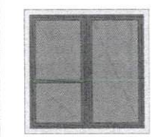
Upper portion:
PW7254
Lower portion:
SL7218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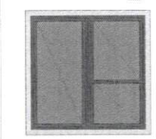
Left portion:
SH7236
Right portion:
PW7236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Left portion:
PW7236
Right portion:
SH7236

CUSTOM WINDOWS.

GENERAL NOTES REGARDING DOORS AND WINDOWS.

01 This is a STANDARD schedule and not all windows and doors indicated above may be utilized in this specific project.

02 Head heights given are to be measured to the top of the window and/or door unit.

03 Unit widths and heights are nominal and general.

04 Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

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.

08 Refer to paragraph 10 ("Windows") on sheet G002 for tempering requirements.

WINDOW DESIGNATION LEGEND.

X X X X X X @ X X

WINDOW TYPE
- PW Fixed window
- SW Sliding window
- CW Casement window
- SH Sash window
- MW Mixed window
- XW Custom window

WIDTH OF UNIT (in INCHES)
E.G.: 30 = 30 inches

HEIGHT OF UNIT (in INCHES)
E.G.: 30 = 30 inches

HEAD HEIGHT OF UNIT (in INCHES)
E.G.: 80 = 80 inches

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SEAL OF ARCHITECT

REGISTERED ARCHITECT
WILLIAM LAWRENCE HODGE
19074
STATE OF TEXAS

ISSUE DATE 11 Oct 2018

0 1 2 4 8
GRAPHIC SCALE (in feet)

SEAL OF MUNICIPAL APPROVAL.

OCHÔNA
Development + Architecture

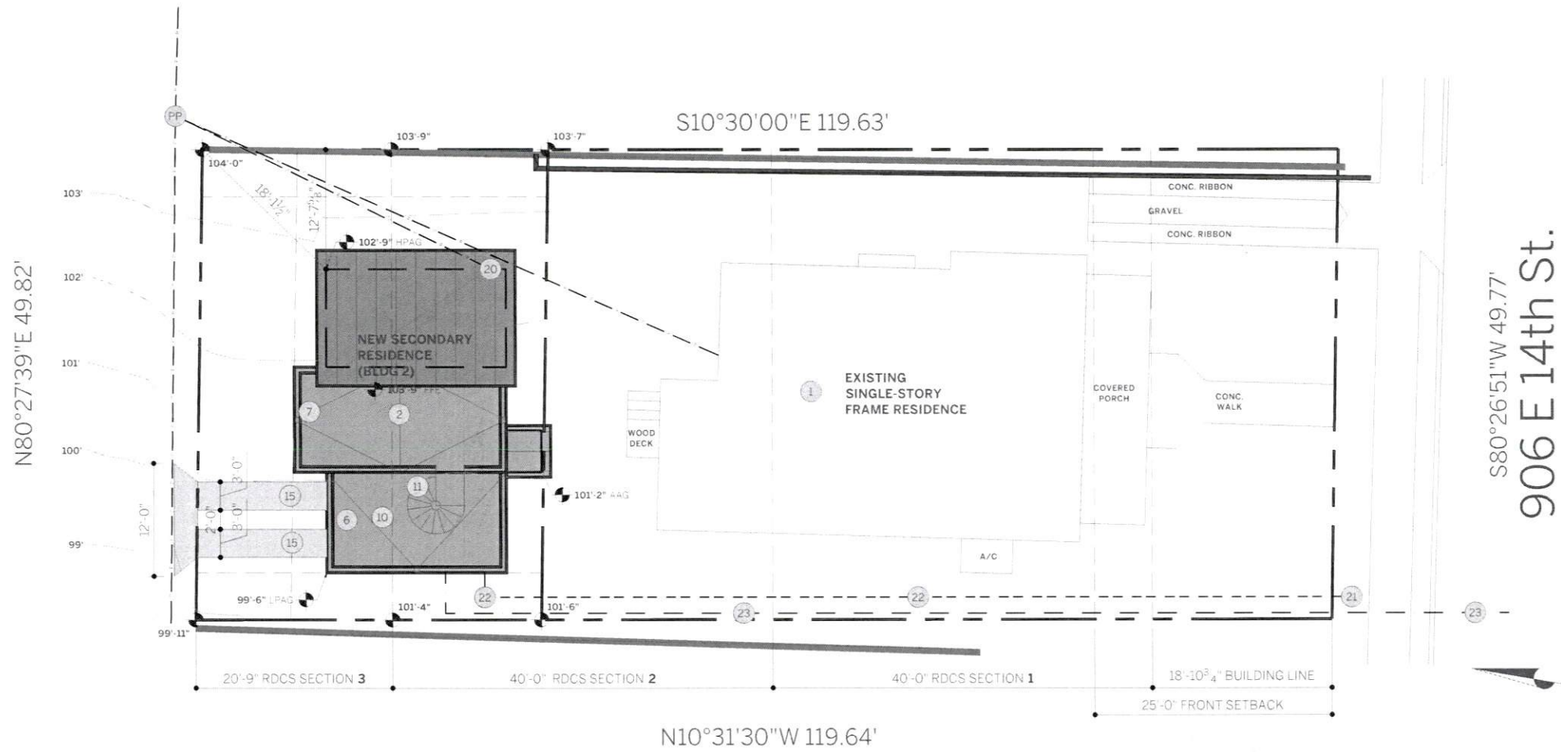
NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Window Schedules.

G009

TREE PROTECTION NOTES:

1. In order to assure that the remaining root zones are adequately preserved, tree protection fencing is required for all trees within the limits of construction. Extents of fencing are shown. Fencing is required to be chain-link mesh at a minimum height of five feet. When the tree protection fencing cannot incorporate the entire ½ Critical Root Zone, an eight inch layer 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.
2. 2x4 or greater size planks @ 6' minimum length shall be strapped securely around protected trees' trunks and root flares when protective fencing does not incorporate entire 1/2 CRZ.
3. All pruning shall be conducted under the strict oversight of a licensed professional arborist. PRUNING FOR SUBJECT TREES SHALL NOT EXCEED 25% OF TREE CANOPY.
4. Trenching for all utilities in CRZs (indicated by notes 26 and 27) shall be minimized to the least extent feasible and shall occur by means of air-spading by a licensed professional arborist.
5. Deep root, high-pressure fertilization of burr oak and pecan trees with slow release fertilizer, root stimulants and soil activators to take place prior to construction, once the exterior construction is complete and again when the CO is obtained. Fertilization protocols shall be determined by minimally-invasive soils testing.
6. Trees to have Tree Protection Fencing (TPF) in place before ground is broken.
7. Care shall be taken during construction that activities requiring vertical movement (eg. drilling rigs) shall not disturb existing tree canopies. NO DISTURBANCE OF TREE CANOPIES BY CONSTRUCTION ACTIVITIES SHALL BE PERMITTED OR TOLERATED.
8. To the greatest extent possible, construction access to rear of lot shall occur via Garden St and the open area to the west of the existing residence. Alley access shall be restricted to such construction activities and equipment as cannot fit through the space to the west of the existing residence.
9. The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited. Materials shall be staged as far from CRZs as possible.
10. Drilling rigs requiring outriggers shall not be used.
11. The foundations of the secondary and tertiary structures have been designed as pier+beam to minimize impacts to CRZs. No formwork, kickers, or other temporary/construction-related installations shall occur outside the footprints of the structures themselves except strictly as required for the carport slab in the secondary structure.
12. Demolition of existing deck and stairs shall occur by hand and without digging (ie. existing piers, supports, etc shall be pulled out of ground rather than dug).
13. Impacts from construction or construction activities inside 1/4 CRZs are strictly prohibited without exception.



All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

REVIEWED
OCT 22 REC'D
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED
OCT 22 2018
295-205
JGM

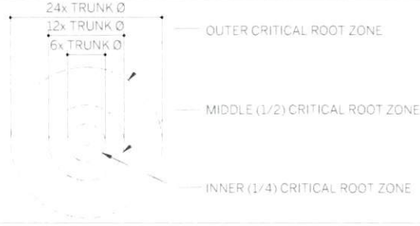
REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

1 Site Plan
Scale 1/16" = 1'-0" @ 11x17
Scale 1/8" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	Existing primary residence.	12	New wood deck, uncovered.	20	New electrical meter(s) for primary and secondary residences, as applicable.
02	New secondary residence.	13	New concrete patio, uncovered.	21	Location of water meter (ref. civil engineering for final location).
03	New attached garage.	14	New concrete driveway.	22	New water supply line to residences, indicated thus:
04	New attached carport.	15	New concrete driveway ribbon.	23	New sewer line from residences (ref. civil engineering for final location of sewer tap), indicated thus:
05	New detached garage.	16	New concrete sidewalk.		
06	New detached carport.	17	New Type I driveway (approach) per City of Austin standards.		
07	New covered porch w/ deck or habitable space above.	18	New sidewalk in right-of-way per City of Austin standards.		
08	New covered porch w/o deck or habitable space above.	19	New overhead electric service, indicated thus:		
09	New uncovered deck.				
10	New uncovered roof deck.				
11	New spiral stair to roof deck.				

CRITICAL ROOT ZONES AT PROTECTED TREES



TREE PROTECTION LEGEND

- Mulch (3" layer of mulch inside tree protection fence. 8" layer outside).
- Tree protection fencing (ref. G008 and notes on this sheet).

LIST OF PROTECTED TREES

#	TRUNK Ø	SPECIES

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SEAL OF ARCHITECT

REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS

ISSUE DATE 11 Oct 2018

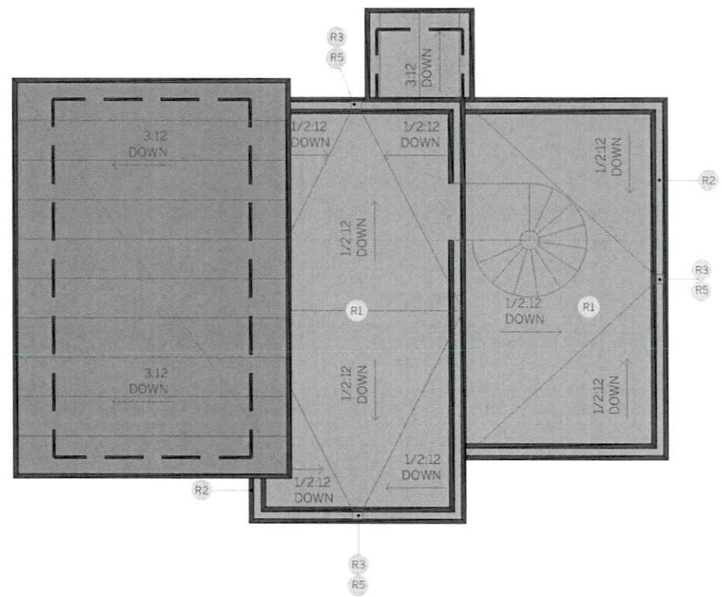
0 1 2 4 8 16
GRAPHIC SCALE (in feet)

SEAL OF MUNICIPAL APPROVAL

OCHONA Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Site Plan.
A000



1 Roof Plan, Bldg 2

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

01 New 120-minute-rated demising wall between duplex units. Construction to comply with UL U342 or approved equivalent.
REQUIRED: XX'-XX"
PROVIDED: XX'-XX"

02 Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5"

03 Railing or partial-height wall at interior. Minimum height 36" above finish floor. Maximum openness 3.5"

04 Open metal or wood railing at stair. Minimum height 36" above nosing of stair. Maximum openness 3.5"

05 Ceiling break

06 Linen closet (cabinetry).

07 Pantry (cabinetry).

08 Access panel to AC

R1 New walkable PVC roof deck.

R2 New metal coping.

R3 New metal scupper.

R4 New metal gutter.

R5 New metal downspout.

NOTES ON FRAMING.

1. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
2. 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.
3. Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.
4. Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.
5. At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.
6. A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.

FRAMING AND ROOFING LEGEND

Standing-seam metal roofing

Composition-shingle roofing

2x4 wood framing

2x6 wood framing

2-hour rated firewall (per G006)

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SEAL OF ARCHITECT

REGISTERED ARCHITECT
WILLIAM LAWRENCE HODGE
19074
STATE OF TEXAS

ISSUE DATE 11 Oct 2018

0 1 2 4 8
GRAPHIC SCALE (in feet)

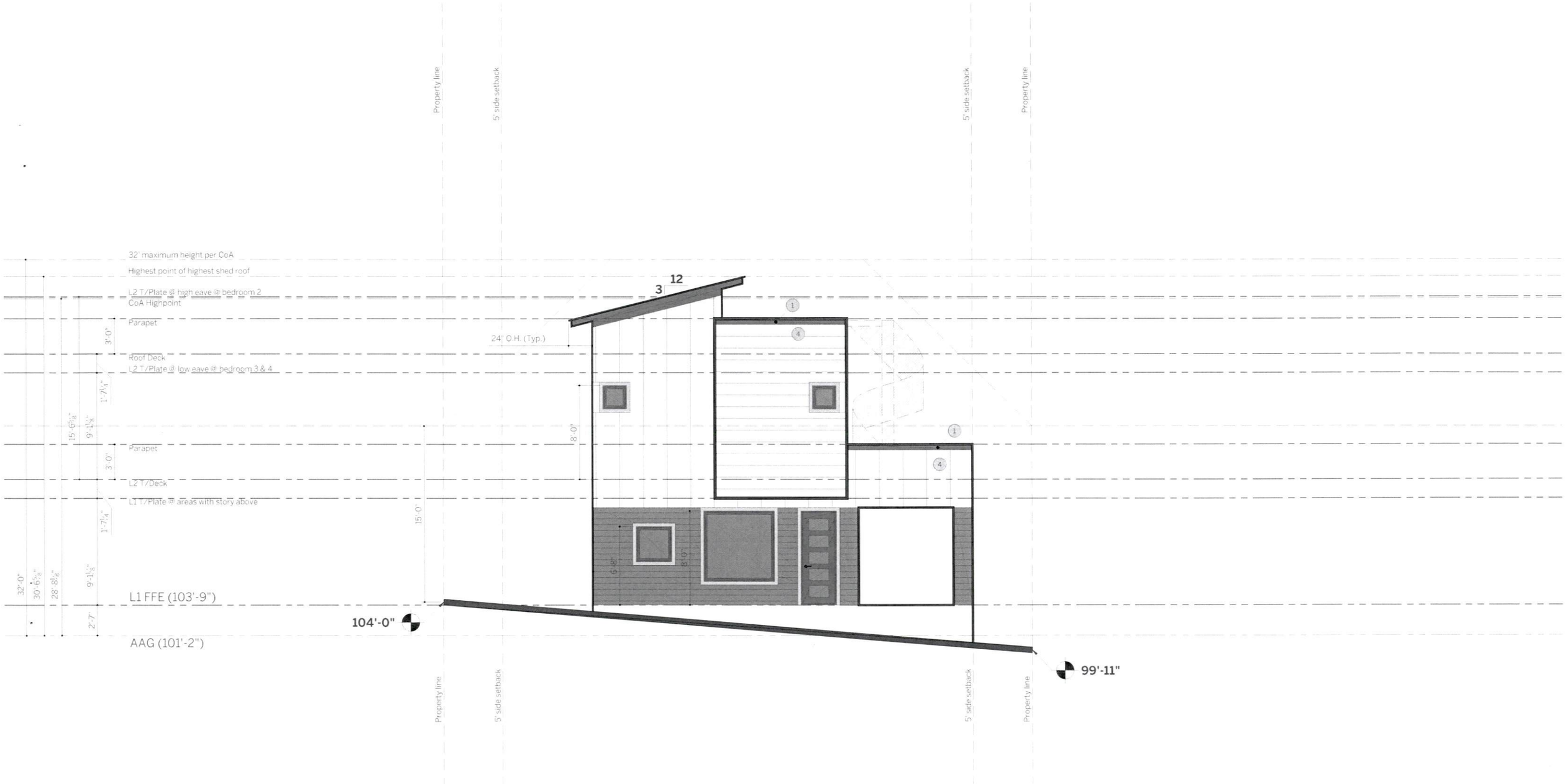
SEAL OF MUNICIPAL APPROVAL

OCHONA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Roof Plans.

A104



1 Elevation, Bldg 2, Front

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES.	
01	New metal coping. Exposure 6"
02	New metal flashing. Exposure 6" minimum
03	New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5"
04	New parapet at exterior porch or deck. Minimum 36" above finish floor
05	New through-wall scupper
06	New metal downspout
07	Steel column (ref. structural)

CODE REFERENCES (City of Austin RDCS area only).

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E, 4, b, (i).
A structure may not extend beyond a setback plane... except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE.
IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1
Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to... for a pitched or hip roof, the gabled roof or dormer with the highest average height

* Both structures occupy RDCS sections 1 and 2 (ref. site plan). The lower of the sections' high points is HP2 (468'-0") and is thus used as the starting point for the generation of the vertical and diagonal setback planes.

MATERIALS LEGEND.

Standing-seam metal roofing
Composition-shingle roofing
Cement-board or RealTrim fascia
Cement-board trim or RealTrim
6" horizontal cement board
6" horizontal stained wood
24" vertical cement board
Stone veneer (ashlar bond)

DISCLAIMERS.

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SEAL OF ARCHITECT

REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS

ISSUE DATE 11 Oct 2018

0 1 2 4 8
GRAPHIC SCALE (Full Size)

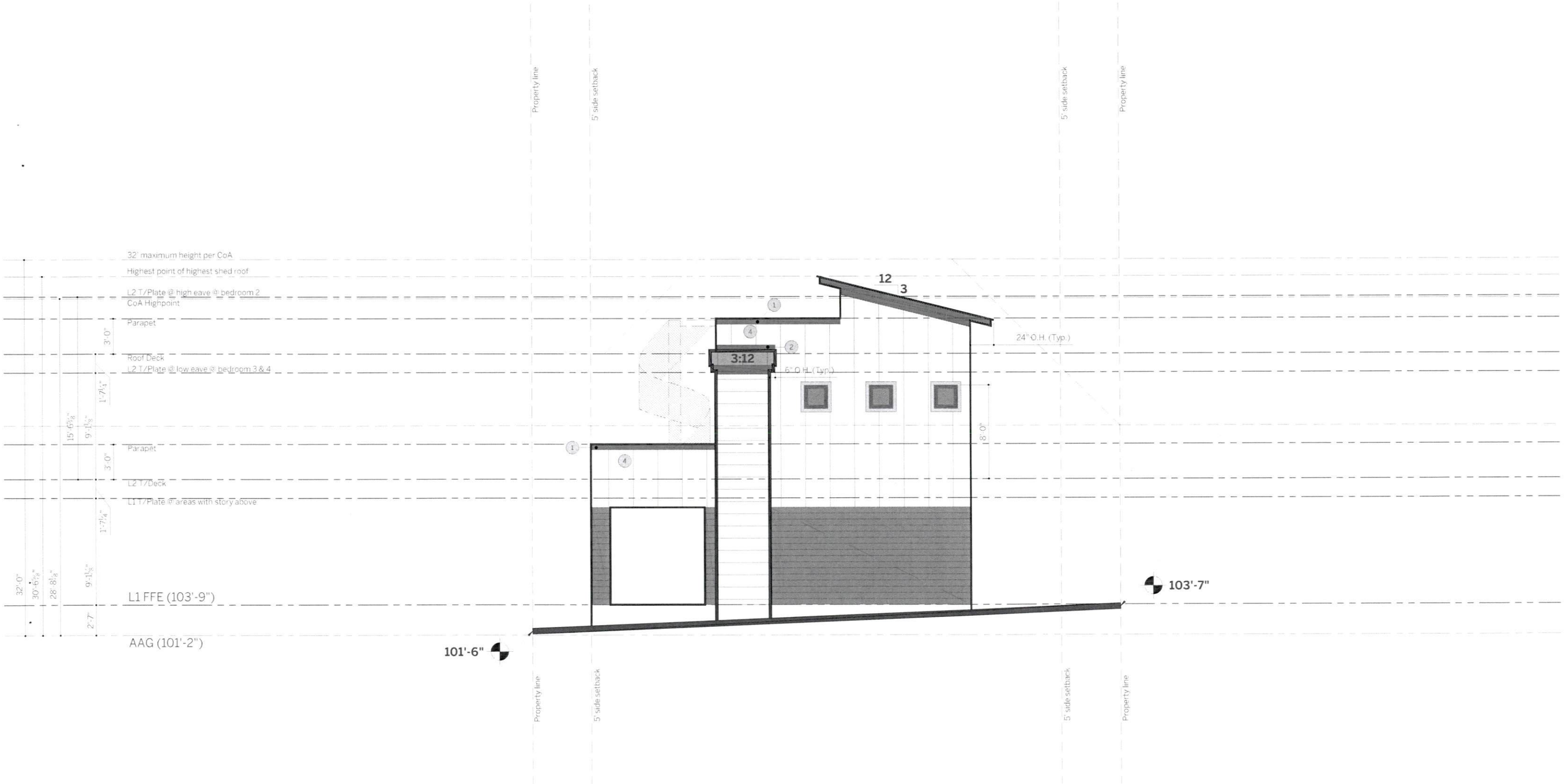
SEAL OF MUNICIPAL APPROVAL.

OCHÔNA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Elevations, Bldg 2.

A205



1 Elevation, Bldg 2, Rear

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES.

01 New metal coping. Exposure 6".
02 New metal flashing. Exposure 6" minimum.
03 New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5".
04 New parapet at exterior porch or deck. Minimum 36" above finish floor.
05 New through-wall scupper.
06 New metal downspout.
07 Steel column (ref: structural).

CODE REFERENCES (City of Austin RDCS area only).

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E, 4, b, (i):
A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

ARCHITECT'S NOTE. NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE.
IE. ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1
Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

* Both structures occupy RDCS sections 1 and 2 (ref: site plan). The lower of the sections' high points is HP2 (468'-0") and is thus used as the starting point for the generation of the vertical and diagonal setback planes.

MATERIALS LEGEND.

Standing-seam metal roofing
Composition-shingle roofing
Cement-board or RealTrim fascia
Cement-board trim or RealTrim
6" horizontal cement board
6" horizontal stained wood
24" vertical cement board
Stone veneer (ashlar bond)

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SEAL OF ARCHITECT

REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS

ISSUE DATE 11 Oct 2018

0 1 2 4 8
GRAPHIC SCALE (in feet)

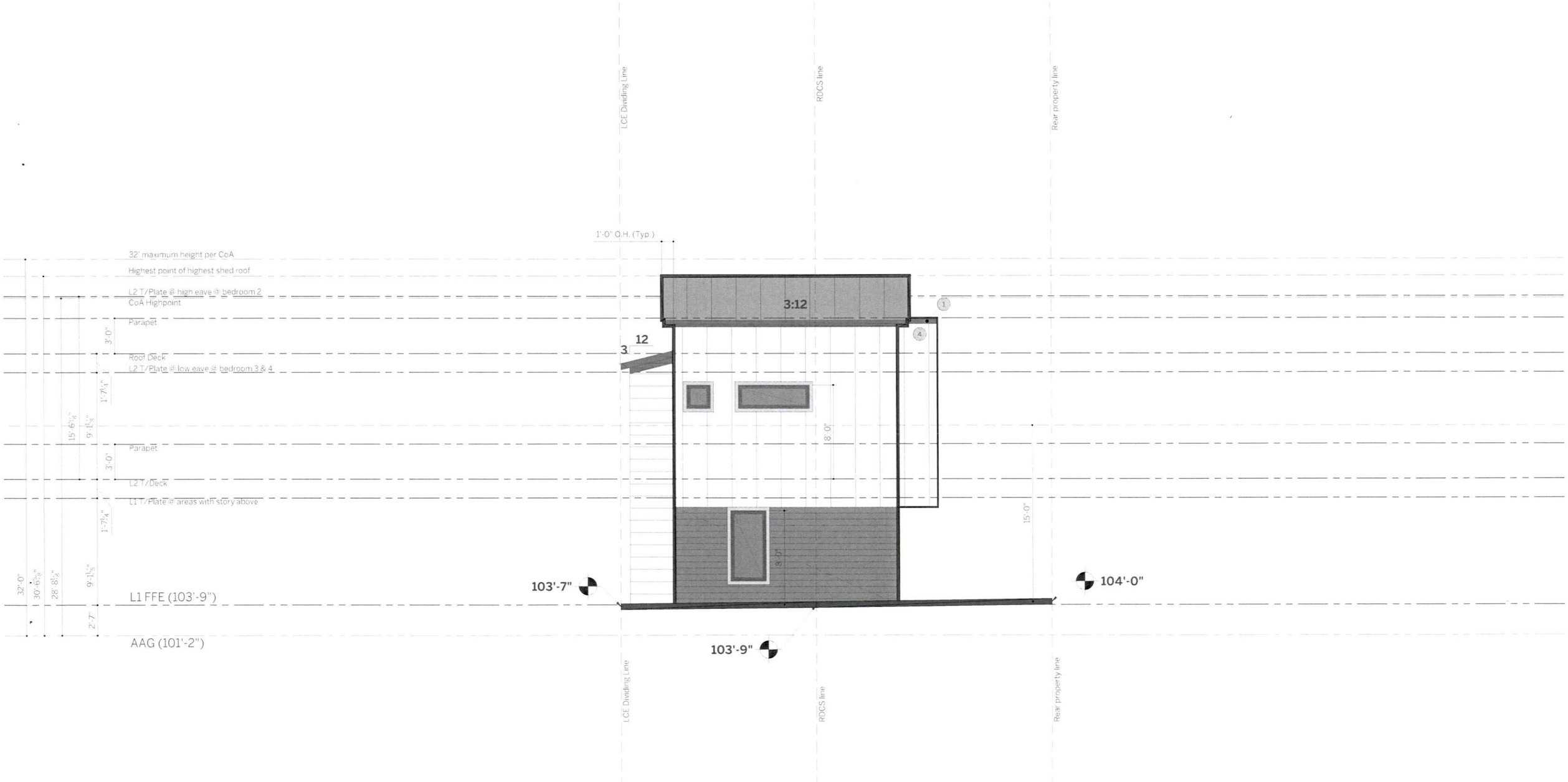
SEAL OF MUNICIPAL APPROVAL.

OCHÔNA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Elevations, Bldg 2.

A206



1 Elevation, Bldg 2, Left

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01 New metal coping. Exposure 6".
02 New metal flashing. Exposure 6" minimum.
03 New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5".
04 New parapet at exterior porch or deck. Minimum 36" above finish floor.
05 New through-wall scupper.
06 New metal downspout.
07 Steel column (ref. structural).

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4. b. (i): A structure may not extend beyond a setback plane... except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane

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LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1: Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to... for a pitched or hip roof, the gabled roof or dormer with the highest average height.

* Both structures occupy RDCS sections 1 and 2 (ref. site plan). The lower of the sections' high points is HP2 (468'-0") and is thus used as the starting point for the generation of the vertical and diagonal setback planes.

Standing-seam metal roofing
Composition-shingle roofing
Cement-board or RealTrim fascia
Cement-board trim or RealTrim
6" horizontal cement board
6" horizontal stained wood
24" vertical cement board
Stone veneer (ashlar bond)

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SEAL OF ARCHITECT

REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS

ISSUE DATE 11 Oct 2018

0 1 2 4 8
GRAPHIC SCALE (in feet)

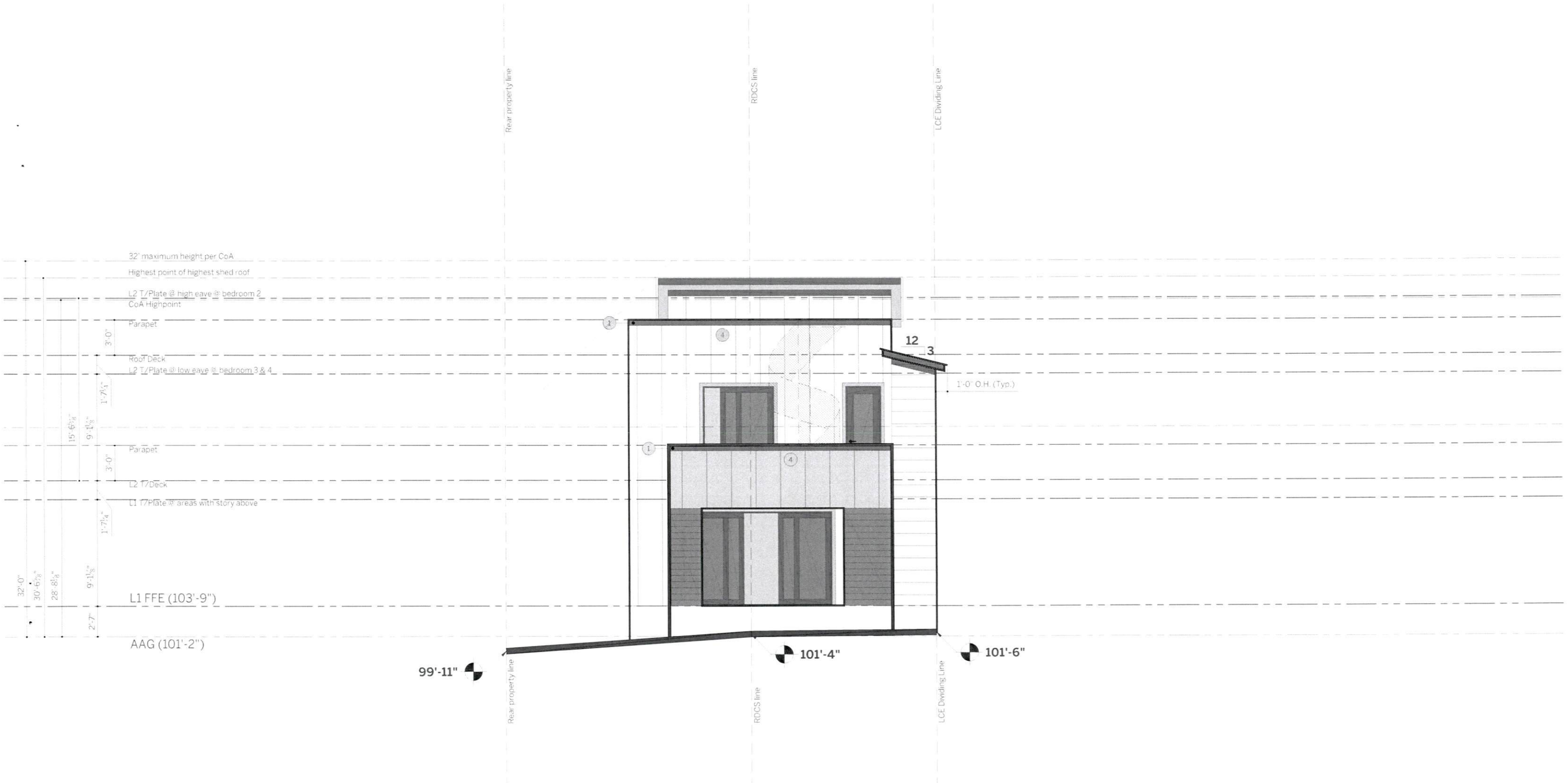
SEAL OF MUNICIPAL APPROVAL

OCHONA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
SHEET TYPE Elevations, Bldg 2.

A207



1 Elevation, Bldg 2, Right

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01 New metal coping. Exposure 6".
02 New metal flashing. Exposure 6" minimum.
03 New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5".
04 New parapet at exterior porch or deck. Minimum 36" above finish floor.
05 New through-wall scupper.
06 New metal downspout.
07 Steel column (ref. structural).

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6. E. 4. b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE.
IE. ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE INCLUDING SPACE USED FOR VERTICAL CIRCULATION.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1: Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

* Both structures occupy RDCS sections 1 and 2 (ref. site plan). The lower of the sections' high points is HP2 (468'-0") and is thus used as the starting point for the generation of the vertical and diagonal setback planes.

Standing-seam metal roofing
Composition-shingle roofing
Cement-board or RealTrim fascia
Cement-board trim or RealTrim
6" horizontal cement board
6" horizontal stained wood
24" vertical cement board
Stone veneer (ashlar bond)

DISCLAIMERS:

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SEAL OF ARCHITECT:

REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS

ISSUE DATE 11 Oct 2018

0 1 2 4 6
GRAPHIC SCALE (in feet)

SEAL OF MUNICIPAL APPROVAL:

OCHÔNA
Development + Architecture

NEW SECONDARY APT. AT
906 E 14TH ST
AUSTIN, TEXAS 78702

ISSUE DATE 11 Oct 2018
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A208