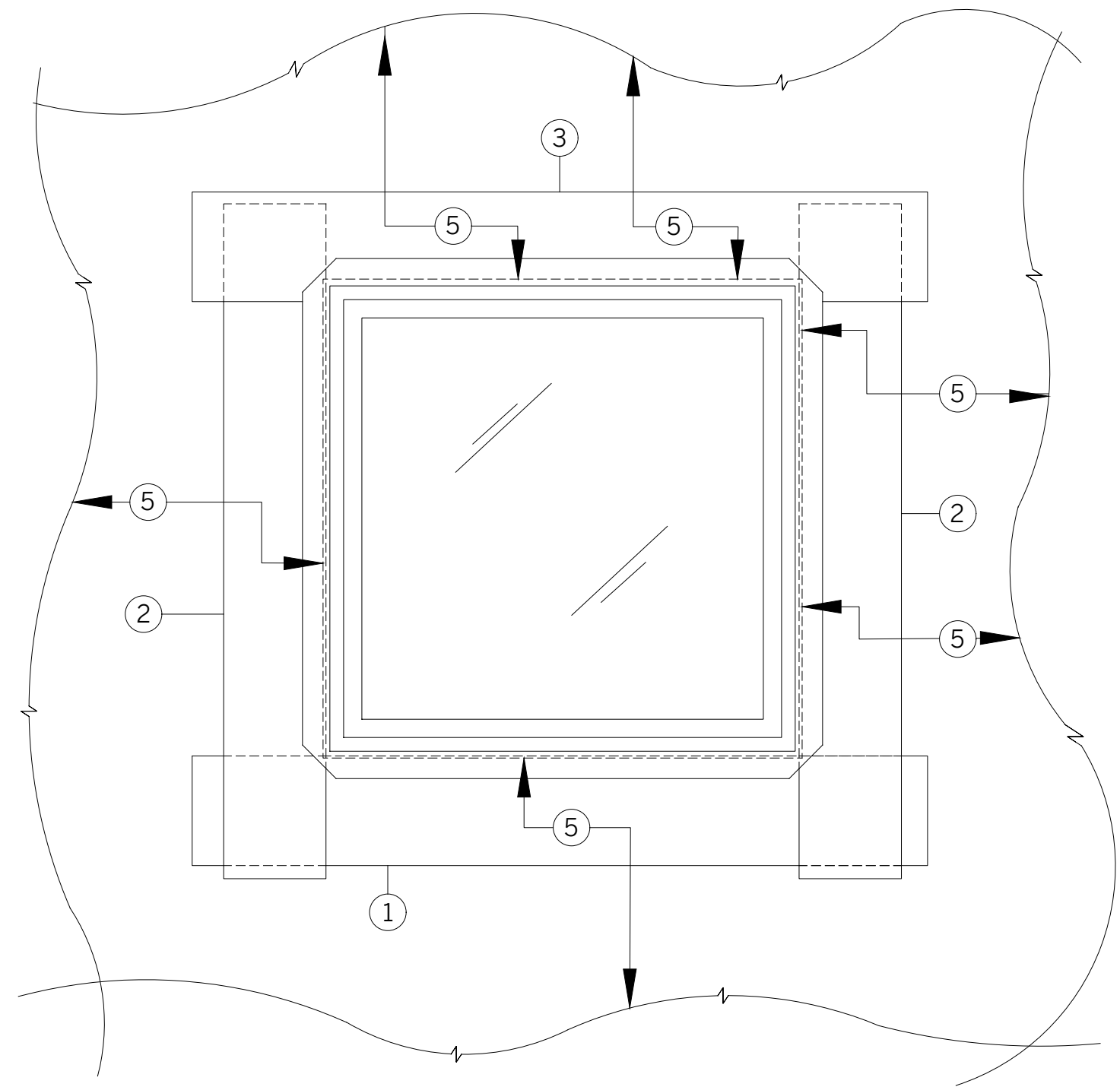
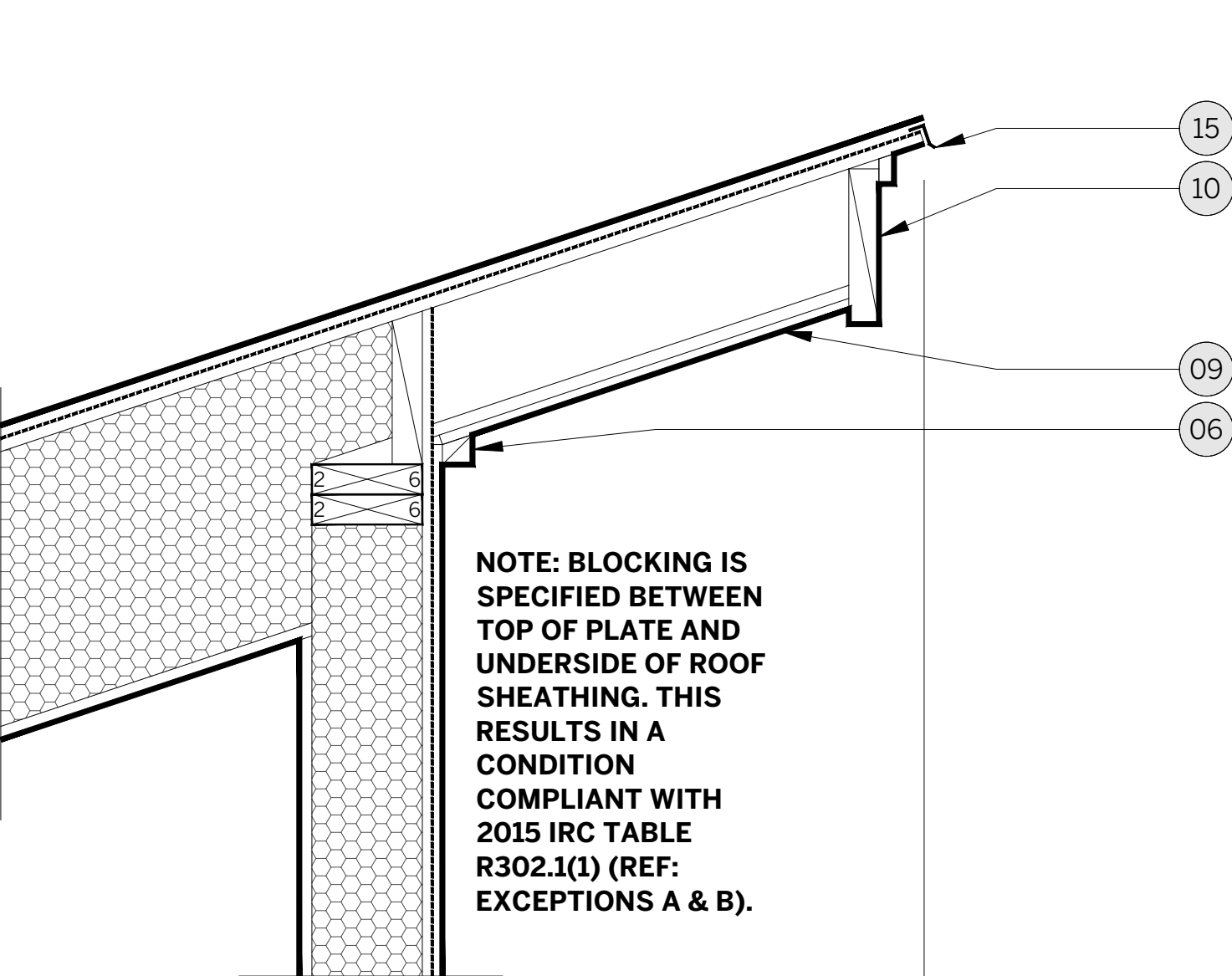
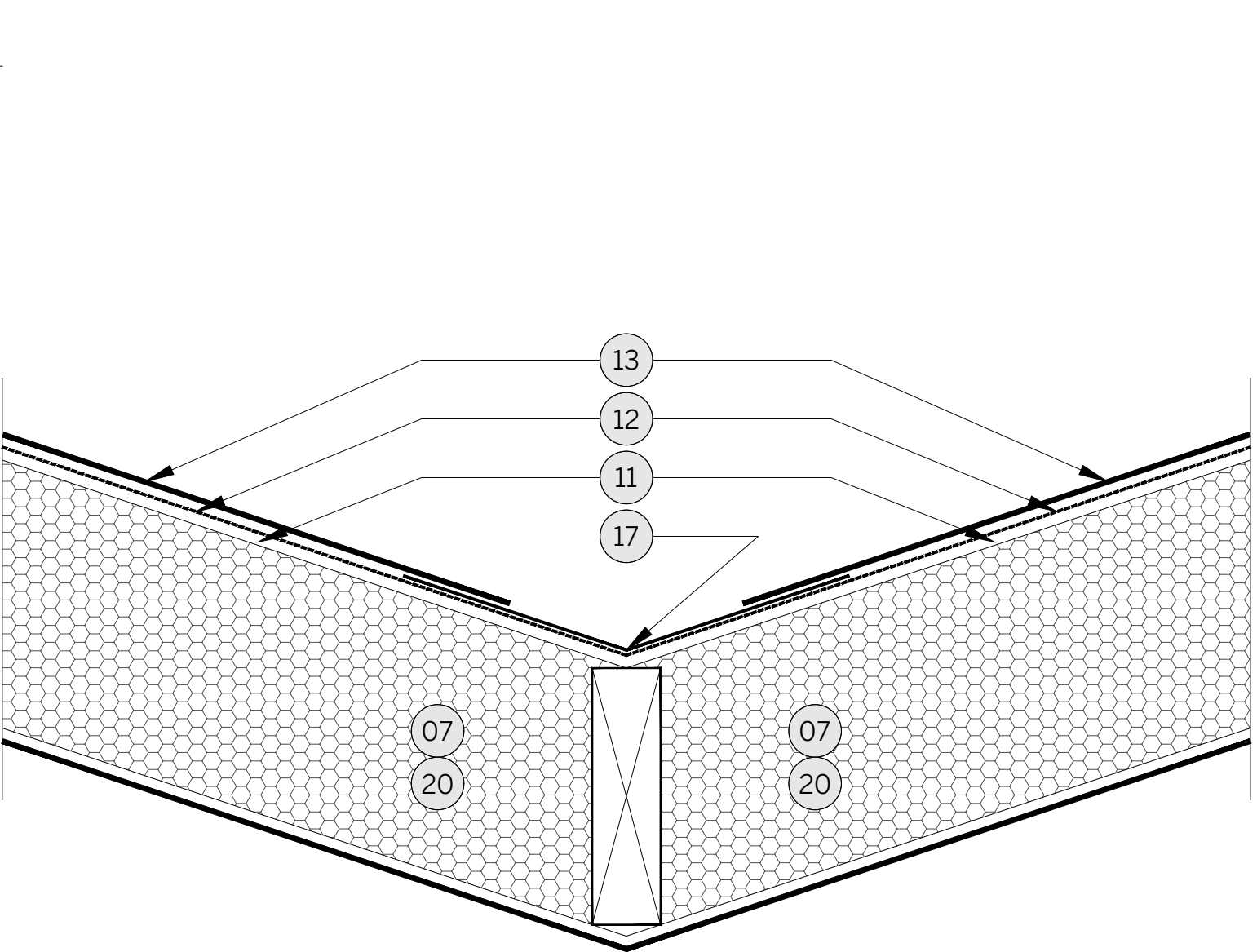
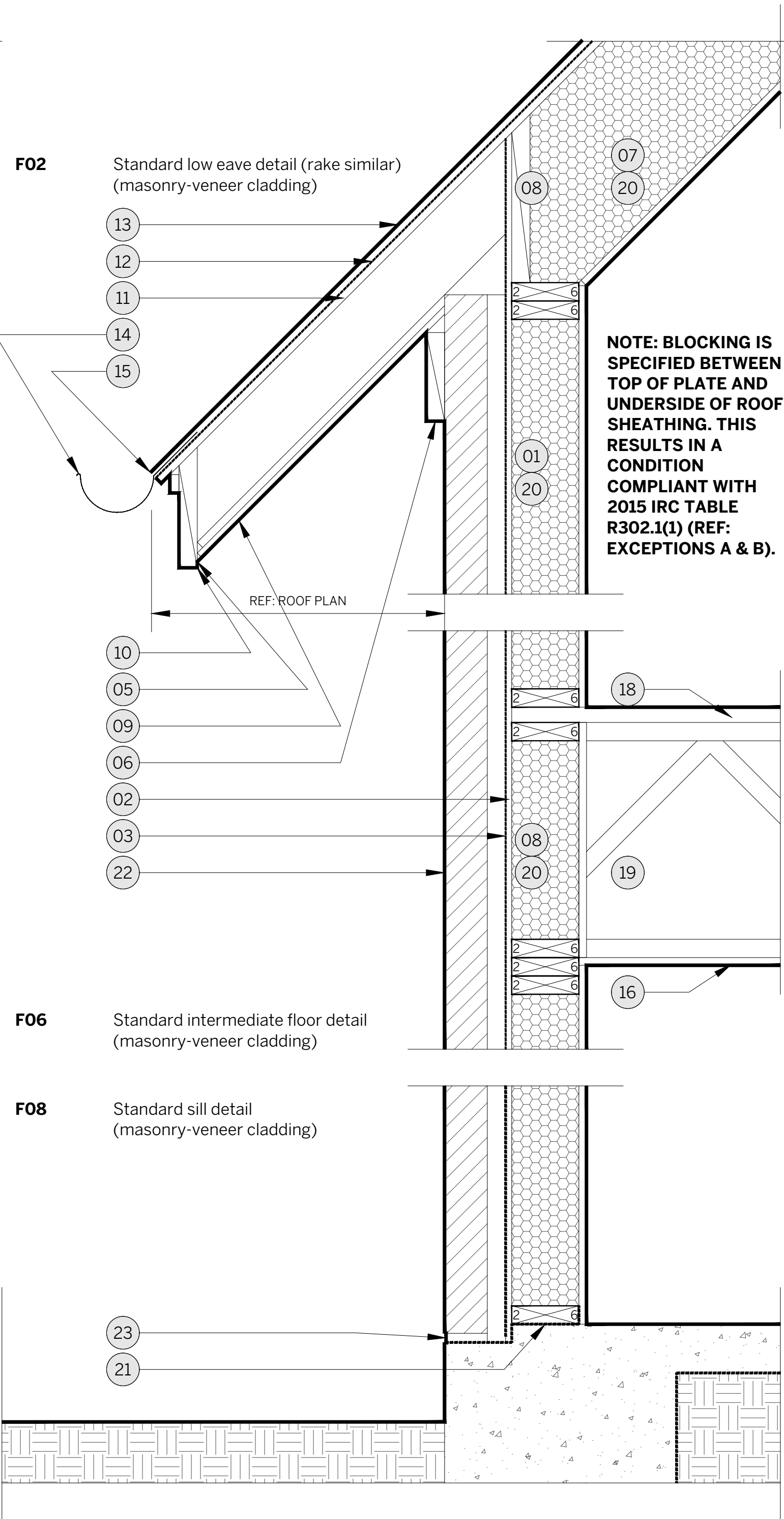
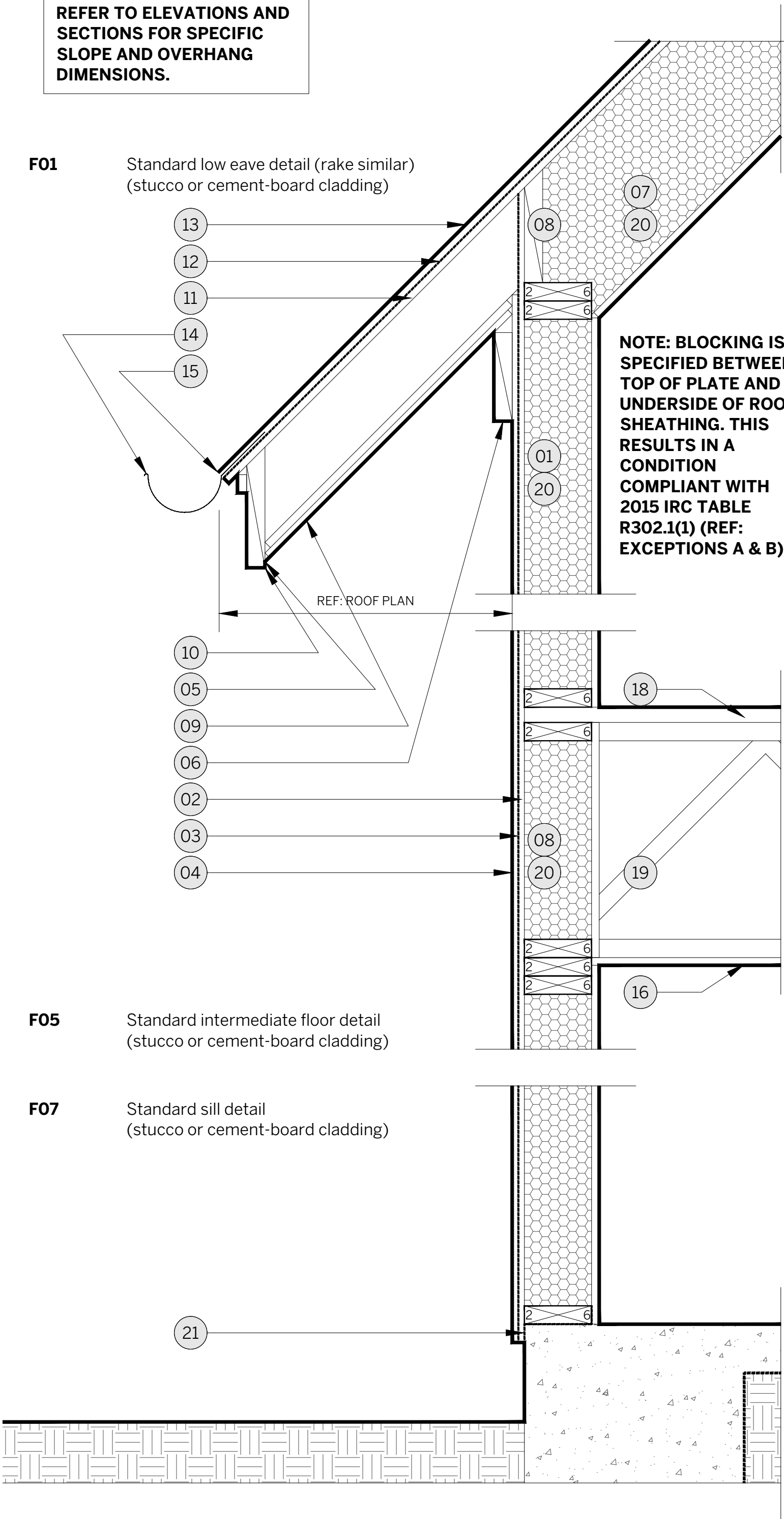


<div><div>GENERAL CONDITIONS.</div><div><div><div>1.</div><div>These documents comprise a portion of a contract between the Owner and the General Contractor. No contract is implied or stated between the Owner and any other party, nor between the Architect and any party.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>The General Contractor is responsible for the provision of minor details and appurtenances not shown in the contract documents.</div></div><div><div>4.</div><div>The General Contractor and his/her subcontractors are responsible for the final design of the HVAC, plumbing, and electrical systems.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>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.</div></div><div><div>7.</div><div>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.</div></div><div><div>8.</div><div>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.</div></div><div><div>9.</div><div>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.</div></div><div><div>10.</div><div>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.</div></div><div><div>11.</div><div>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.</div></div><div><div>12.</div><div>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.</div></div></div><div><div>NOTES REGARDING CODES, REGULATIONS, STANDARDS, PERMITS and INSPECTIONS.</div><div><div><div>1.</div><div>The General Contractor is responsible for ensuring build compliance with all codes, regulations, and standards such as may be in force. These codes include but may not be limited to:</div><div><div>2015 International Energy Conservation Code, 2015 Amended National Electrical Code</div><div>2015 International Fire Code, 2015 Uniform Mechanical Code</div><div>2015 Uniform Plumbing Code, 2015 International Residential Code (as locally amended)</div></div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>The General Contractor shall be responsible for obtaining any permit not provided beforehand by the Owner.</div></div><div><div>4.</div><div>The General Contractor and/or his/her subcontractors shall be responsible for coordinating all required inspections.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>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.</div></div><div><div>7.</div><div>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.</div></div></div><div><div>NOTES REGARDING VISITABILITY REQUIREMENTS.</div><div>(Ref: City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 to the 2015 International Residential Code)</div><div><div><div>1.</div><div>Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.</div></div><div><div>4.</div><div>Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.</div></div><div><div>5.</div><div>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.</div></div><div><div>6.</div><div>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.</div></div></div></div><div><div>NOTES REGARDING CERTAIN AREA, CLEAR SPACE, AND CEILING HEIGHT REQUIREMENTS.</div><div>(Ref: 2015 International Residential Code as locally amended)</div><div><div><div>1.</div><div>Habitable / occupiable rooms and hallways with flat ceilings shall have a ceiling height of not less than 7 feet. (R305.1)</div></div><div><div>2.</div><div>Habitable / occupiable rooms with sloping ceilings in which a minimum floor area of 70 square feet is required by code shall have a minimum of 35 square feet in which the ceiling height is not less than 7 feet. (R305.1, exception 1)</div></div><div><div>3.</div><div>Bathrooms, toilet rooms, and laundry rooms with flat ceilings shall have a ceiling height of not less than 6 feet 8 inches. (R305.1)</div></div><div><div>4.</div><div>Sinks in bathrooms with sloped ceilings shall have a clear space directly in front of the sink with a ceiling height of not less than 6 feet 8 inches. The clear space in front of a sink shall be as wide as the sink and a minimum of 21 inches deep as measured perpendicularly from the furthest edge of the sink or counter from the wall. (R305.1.1; R307.1)</div></div><div><div>5.</div><div>Toilets in bathrooms and toilet rooms with sloped ceilings shall have a clear space directly in front of the toilet with a ceiling height of not less than 6 feet 8 inches. The clear space in front of a toilet shall be 32 inches wide (16 inches to either side of the centerline of the toilet) and shall be a minimum of 21 inches deep as measured perpendicularly from the furthest edge of the toilet seat from the wall. (R305.1.1; R307.1)</div></div><div><div>6.</div><div>Tubs and/or showers equipped with showerheads in bathrooms with sloped ceilings shall have a ceiling height of not less than 6 feet 8 inches above an area not less than 30 inches by 30 inches at the showerhead. (R305.1, exception 2)</div></div><div><div>7.</div><div>When measured vertically above the permitted handrail height and at 6 feet 8 inches above the sloped line between tread nosings, the clear width of stairs (except spiral stairs) and ramps shall be not less than 36 inches. When measured at and below the permitted handrail height, the clear width of stairs (except spiral stairs) and ramps shall be not less than 31-1/2 inches for stairs or ramps with handrails on one side and shall be not less than 27 inches for stairs or ramps with handrails on two sides. (R311.7.1)</div></div><div><div>8.</div><div>The headroom above stairs and ramps shall be not less than 6 feet 8 inches as measured vertically from the sloped line between tread nosings. (R311.7.2) The required headroom may be reduced to 6 feet 6 inches for spiral stairs. (R311.7.10.1)</div></div></div><div><div>NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.</div><div><div><div>1.</div><div><div>FOUNDATIONS.</div><div><div>A.</div><div>All concrete slab-on-grade and pier+beam foundations shall be designed by a structural engineer licensed in the state of Texas.</div></div><div><div>B.</div><div>All concrete intended for exposure as flooring shall be protected during construction.</div></div></div></div><div><div>2.</div><div><div>FRAMING.</div><div><div>A.</div><div>All wall framing, floor trusses, and roof trusses/framing shall be designed by a structural engineer licensed in the state of Texas.</div></div><div><div>B.</div><div>All wall studs shall be sized as indicated in architectural drawings.</div></div></div></div><div><div>3.</div><div><div>SHEATHING and DECKING.</div><div><div>A.</div><div>All wall sheathing, floor decking, and roof decking shall be of the thickness indicated on engineering drawings.</div></div></div></div><div><div>4.</div><div><div>AIR AND WATER BARRIERS.</div><div><div>A.</div><div>All exterior wall sheathing shall receive a vapor-permeable air+water barrier equal to or better than Fortifiber HydroTex.</div></div><div><div>B.</div><div>All sheathing shall be sealed at joints and junctions as required by manufacturer.</div></div><div><div>C.</div><div>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.</div></div><div><div>D.</div><div>All roof sheathing shall receive an ice+water shield.</div></div></div></div><div><div>5.</div><div><div>INSULATION, SEALANTS and VENTILATION.</div><div><div>A.</div><div>All exterior wall and roof assemblies shall receive either open-cell spray-foam insulation or closed-cell spray-foam insulation.</div></div><div><div>B.</div><div>All insulation shall comply with the following minimum thermal-performance requirements: Roofs R-38, Walls R-19</div></div><div><div>C.</div><div>All penetrations through exterior cladding shall be sealed with silicone sealant to prevent water intrusion.</div></div><div><div>D.</div><div>All crawlspaces beneath pier+beam foundations shall be ventilated by means of 6" diameter round vents with insect screens.</div></div></div></div><div><div>6.</div><div><div>EXTERIOR CLADDING and TRIM.</div><div><div>A.</div><div>All exterior cladding shall be installed in strict accordance with manufacturers' instructions and placed per architectural elevations.</div></div><div><div>B.</div><div>All cement-board cladding shall be smooth with no false wood grain.</div></div><div><div>C.</div><div>All cement-board plank siding shall be of the exposure noted on architectural elevations. Where no exposure size is given, 6" horizontal exposure shall be assumed.</div></div><div><div>D.</div><div>All joints in cement-board plank siding shall be staggered and before painting.</div></div><div><div>E.</div><div>All vertical cement-board paneling shall be made from 4" x 8' sheets of smooth cement board with no false wood grain, with 1x2 wood or RealTrim battens at 24" o.c. unless otherwise noted.</div></div><div><div>F.</div><div>All wood siding shall be clear-sealed cedar or redwood shiplap siding, 6" exposure unless noted otherwise.</div></div><div><div>G.</div><div>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.</div></div><div><div>H.</div><div>Unless noted otherwise, all stucco cladding shall receive control joints as per the following:<div><div>1)</div><div>VERTICAL JOINTS: at a spacing of 32' maximum in plan and at all window+door corners.</div></div><div><div>2)</div><div>HORIZONTAL JOINTS: at the top of deck of every floor level.</div></div></div></div><div><div>J.</div><div>All stone cladding shall be Austin-chalk or Lueders limestone masonry, random-ashlar bond, nominal 4-1/2" thickness.</div></div><div><div>K.</div><div>All exterior trim shall be RealTrim, nominal 1x4 size, smooth all sides (S4S) with no false wood grain.</div></div><div><div>L.</div><div>All exterior fasciae shall be cement board or RealTrim, nominal 1x6 size, smooth all sides (S4S) with no false wood grain.</div></div></div></div></div></div></div><div><div>NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).</div><div><div><div>7.</div><div><div>ROOFING.</div><div><div>A.</div><div>All roofing shall consist of one of the following assemblies:<div><div>1)</div><div>Standing-seam metal roofing, 1-1/2" minimum seam, dark-bronze finish;</div></div><div><div>2)</div><div>30-year architectural composition-shingle roofing; and/or</div></div><div><div>3)</div><div>Walkable TPO roofing.</div></div></div></div><div><div>B.</div><div>Composition-shingle roofs lower than 4:12 slope shall be double-felted per the requirements of IRC Section R905.</div></div></div></div><div><div>8.</div><div><div>DECKS and BALCONIES.</div><div><div>A.</div><div>All roof decks above conditioned space shall receive a waterproofing membrane of walkable TPO roofing. Torch-down membrane assemblies are expressly prohibited.</div></div><div><div>B.</div><div>All balconies and uncovered wood decks above covered porches shall receive one of the following deck surfaces:<div><div>1)</div><div>Synthetic wood decking on treated wood deck structure per structural engineer; or,</div></div><div><div>2)</div><div>Walkable TPO roofing.</div></div></div></div><div><div>C.</div><div>All sleepers and structure used under synthetic wood decking shall be pressure-treated without exception.</div></div><div><div>D.</div><div>All thinset ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-isolation membrane.</div></div><div><div>E.</div><div>All roof decks, balconies, and uncovered roof decks above covered porches shall receive guards as per the following:<div><div>1)</div><div>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,</div></div><div><div>2)</div><div>36" minimum height parapet with continuous metal coping on top.</div></div></div></div></div></div><div><div>9.</div><div><div>FLASHINGS, COPINGS, GUTTERS, and SCUPPERS.</div><div><div>A.</div><div>All flashings and counterflashings shall be galvanized steel unless noted otherwise.</div></div><div><div>B.</div><div>All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific conditions.</div></div><div><div>C.</div><div>All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.</div></div><div><div>D.</div><div>All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED).</div></div><div><div>E.</div><div>All low eaves on shed, gable, and hip roofs shall receive 6" gutters unless noted otherwise. Where roof plan does not show gutters, 6" gutters shall be assumed.</div></div><div><div>F.</div><div>All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia.</div></div><div><div>G.</div><div>All downspouts shall be either dark-bronze finish to match gutter or painted to match cement-board siding.</div></div><div><div>J.</div><div>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 the following:<div><div>1)</div><div>WALLS LESS THAN 20' IN LENGTH: One downspout</div></div><div><div>2)</div><div>WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall</div></div></div></div><div><div>J.</div><div>Through-wall scuppers shall be provided at all parapets. Through-wall scuppers shall be 6" wide by 6" tall and shall be galvanized-metal or TPO-coated metal.</div></div><div><div>K.</div><div>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:<div><div>1)</div><div>PARAPET LESS THAN 10' IN LENGTH: One scupper, in center</div></div><div><div>2)</div><div>PARAPETS GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two</div></div></div></div><div><div>M.</div><div>All scuppers shall be installed such that roof and/or deck material behind parapet shingles on top of back of scupper.</div></div><div><div>P.</div><div>All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.</div></div><div><div>Q.</div><div>All through-wall scuppers shall be sealed at all junctions with exterior wall.</div></div></div><div><div>10.</div><div><div>WINDOWS.</div><div><div>A.</div><div>All windows shall be one of the following specifications:<div><div>1)</div><div>VINYL fin-mounted windows, Andersen 100 series or better;</div></div><div><div>2)</div><div>ALUMINUM-CLAD WOOD fin-mounted windows, Andersen 200 series or better; or,</div></div><div><div>3)</div><div>ALUMINUM fin-mounted windows, RAM or better.</div></div></div></div><div><div>B.</div><div>All sleeping rooms shall have at least one window rated for egress by the manufacturer.</div></div><div><div>C.</div><div>Glazing meeting ANY of the following conditions shall be tempered (per IRC section R308.4):<div><div>1)</div><div>Glazing in doors;</div></div><div><div>2)</div><div>Glazing where the exposed area of any individual pane is larger than 36 square feet;</div></div><div><div>3)</div><div>Glazing within 24" of either side of a door in the plane of the door in a closed position;</div></div><div><div>4)</div><div>Glazing on a wall perpendicular to the plane of an in-swinging door in a closed position AND within 24" of the hinge side of the door;</div></div><div><div>5)</div><div>Glazing in guards and/or railings;</div></div><div><div>6)</div><div>Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom edge of the glazing is less than 60" above any standing or walking surface;</div></div><div><div>7)</div><div>Glazing within 36" of the walking surfaces of stairways, ramps, or landings; or</div></div><div><div>8)</div><div>Glazing that meets NONE of the conditions above but meets ALL of the following conditions:<div><div>a)</div><div>The exposed area of any individual pane is larger than 9 square feet AND</div></div><div><div>b)</div><div>The bottom edge of glazing is less than 18" above the floor AND</div></div><div><div>c)</div><div>The top edge of glazing is more than 36" above the floor AND</div></div><div><div>d)</div><div>The glazing is within 36" (measured horizontally and in a straight line) of one or more walking surfaces.</div></div></div></div></div></div><div><div>D.</div><div>All sash, awning, and casement windows whose sill height is lower than 24" above finish floor shall be fitted with window-opening control devices (WOCds) per IRC section R312.2.2.</div></div><div><div>E.</div><div>All windows shall be listed as compliant with current energy codes and shall have a maximum U-factor of 0.40 without exception.</div></div><div><div>F.</div><div>The General Contractor is responsible for ensuring that thermal performance is compliant with all relevant energy codes and the requirements of these contract documents.</div></div></div></div></div><div><div>NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).</div><div><div><div>11.</div><div><div>EXTERIOR DOORS.</div><div><div>A.</div><div>All exterior doors shall be one of the following:<div><div>1)</div><div>SOLID-CORE WOOD SWINGING DOORS with tempered glazing;</div></div><div><div>2)</div><div>STEEL SWINGING DOORS with tempered glazing; or,</div></div><div><div>3)</div><div>ALUMINUM SLIDING DOORS with tempered glazing.</div></div></div></div><div><div>B.</div><div>All exterior swinging doors shall receive lever hardware (NO KNOBS).</div></div></div></div><div><div>12.</div><div><div>INTERIOR DOORS.</div><div><div>A.</div><div>All interior doors shall be one of the following:<div><div>1)</div><div>SOLID-CORE WOOD DOORS with flat paneling; or,</div></div><div><div>2)</div><div>SOLID-CORE WOOD DOORS with 5-panel (5x1) paneling.</div></div></div></div><div><div>B.</div><div>Doors shall be paint-grade unless noted otherwise.</div></div><div><div>C.</div><div>Swinging doors shall receive lever hardware (NO KNOBS).</div></div></div></div><div><div>13.</div><div><div>TRIM AND CASINGS.</div><div><div>A.</div><div>All interior baseboards shall be one of the following assemblies:<div><div>1)</div><div>1x4 flat MDF or paint-grade wood with no quarter-round; or,</div></div><div><div>2)</div><div>1x4 stain-grade wood with no quarter-round.</div></div></div></div><div><div>B.</div><div>All interior door trim shall be one of the following assemblies:<div><div>1)</div><div>1x4 flat MDF or paint-grade wood; or,</div></div><div><div>2)</div><div>1x4 stain-grade wood.</div></div></div></div></div></div><div><div>14.</div><div><div>FLOORING.</div><div><div>A.</div><div>All flooring shall be one of the following assemblies:<div><div>1)</div><div>Clear-sealed polished concrete, Level 4 finish;</div></div><div><div>2)</div><div>Engineered-wood plank flooring, finish as per OWNER;</div></div><div><div>3)</div><div>Carpet, color as per OWNER;</div></div><div><div>4)</div><div>Ceramic tile, 12x12 or as selected by OWNER; or,</div></div><div><div>5)</div><div>Ceramic tile, 1" diameter white "penny tile" with black grout.</div></div></div></div><div><div>B.</div><div>All interior tile shall be installed upon a crack-isolation membrane.</div></div></div></div><div><div>15.</div><div><div>DRYWALL and BACKING.</div><div><div>A.</div><div>All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units.</div></div><div><div>B.</div><div>All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.</div></div><div><div>C.</div><div>All interior drywall at ceilings shall be 5/8" gypsum board.</div></div><div><div>D.</div><div>All drywall at WET AREAS (baths, utility rooms) shall consist of one of the following:<div><div>1)</div><div>Exterior-grade fiberglass-backed gypsum board, installed at full height of wall; or,</div></div><div><div>2)</div><div>Cementitious backer board, installed at full height of wall.</div></div></div></div></div></div><div><div>16.</div><div><div>PAINTING and TEXTURING.</div><div><div>A.</div><div>All exterior cladding suitable for painting (stucco, cement board, fasciae and trim) shall receive exterior-grade latex paint. Color shall be WHITE unless otherwise selected by OWNER.</div></div><div><div>B.</div><div>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.</div></div><div><div>C.</div><div>All interior walls, trim, casings, and ceilings shall be receive no-VOC latex paint. Color shall be WHITE unless otherwise selected by OWNER.</div></div><div><div>D.</div><div>All interior walls and ceilings shall receive orange-peel texture.</div></div></div></div><div><div>17.</div><div><div>CABINETS and COUNTERTOPS.</div><div><div>A.</div><div>All interior cabinets and shelving shall consist of one of the following assemblies:<div><div>1)</div><div>Paint-grade wood or MDF cabinetry; or,</div></div><div><div>2)</div><div>Stain-grade wood cabinetry.</div></div></div></div><div><div>B.</div><div>All cabinets shall be full-flush-overlay cabinets with concealed (European) hinges and drawer extensions.</div></div><div><div>C.</div><div>All drawer fronts shall receive brushed-nickel linear pulls installed as follows:<div><div>VERTICAL DIMENSION:</div><div>CL of pull 1" below top of drawer front.</div></div><div><div>HORIZONTAL DIMENSION:</div><div>Centered on width of drawer front.</div></div></div></div><div><div>D.</div><div>All door fronts shall receive brushed-nickel linear pulls installed as follows:<div><div>VERTICAL DIMENSION:</div><div>CL of pull 1" below top of door front (at BASE) or 1" above top of door front (at UPERS).</div></div><div><div>HORIZONTAL DIMENSION:</div><div>Centered on width of door front.</div></div></div></div><div><div>E.</div><div>All countertops shall be as selected by OWNER. Where OWNER has made no selection, countertops shall be white Silestone.</div></div></div></div><div><div>18.</div><div><div>ELECTRICAL SYSTEMS.</div><div><div>A.</div><div>Electrical systems shall be designed by master electrician.</div></div><div><div>B.</div><div>A whole-house surge protector shall be installed unless deleted by OWNER.</div></div><div><div>C.</div><div>Location of meters and load center shall be determined by master electrician.</div></div></div></div><div><div>19.</div><div><div>PLUMBING SYSTEMS.</div><div><div>A.</div><div>Plumbing systems shall be designed by master plumber.</div></div><div><div>B.</div><div>Interior supply shall be via flexible (PEX) system with manifold.</div></div><div><div>C.</div><div>A master cutoff valve shall be installed at manifold unless deleted by OWNER.</div></div><div><div>D.</div><div>All piping in exterior walls shall be insulated.</div></div></div></div><div><div>20.</div><div><div>HVAC SYSTEMS.</div><div><div>A.</div><div>HVAC systems shall be designed by master HVAC technician.</div></div><div><div>B.</div><div>HVAC systems shall consist of one of the following:<div><div>1)</div><div>Heat pump compliant with current energy code;</div></div><div><div>2)</div><div>Gas furnace with 10% makeup air compliant with current energy code;</div></div><div><div>3)</div><div>Ductless cassette-style split system compliant with current energy code.</div></div></div></div><div><div>C.</div><div>All HVAC systems shall incorporate makeup air as required by energy code.</div></div></div></div></div><div><div>DISCLAIMERS.</div><div>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</div></div><div><div>SEAL OF ARCHITECT.</div><div><div><div><div>REGISTERED ARCHITECT</div><div>WILLIAM LAWRENCE HODGE</div><div>19074</div><div>STATE OF TEXAS</div></div><div><div><div>18 May 2021</div></div></div></div></div><div><div>ISSUE DATE</div><div>18 May 2021</div></div><div><div>SEAL OF MUNICIPAL APPROVAL.</div><div><div><div>WILLIAM HODGE AIA ARCHITECT</div><div>4801 S CONGRESS AVE #N3</div><div>AUSTIN, TX 78745</div><div>512.786.9298</div><div>HODGEARCHITECT.COM</div></div><div>REMODEL/ADDITION AT 1805 E 3rd ST</div><div>AUSTIN, TX 78702</div><div>ISSUE DATE</div><div>18 May 2021</div><div>SHEET TYPE</div><div>General Notes.</div><div>G002</div></div></div></div></div></div></div></div></div>
--

STANDARD FRAMING DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 3/4" = 1'-0" @ 11x17 / Scale 1-1/2" = 1'-0" @ 24x36.

NOTE: DETAIL IS STANDARD.
REFER TO ELEVATIONS AND
SECTIONS FOR SPECIFIC
SLOPE AND OVERHANG
DIMENSIONS.



- ORDER OF INSTALLATION
- 1 Sill flashing, wrap into opening
 - 2 Jamb flashing, wrap into opening
 - 3 Head flashing, wrap into opening
 - 4 Window
 - 5 Building wrap

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

01 Exterior wall framing, 2x6 (2x4 MAY BE SUBSTITUTED ONLY WITH APPROVAL OF STRUCTURAL ENGINEER AND WITH USE OF CLOSED-CELL SPRAY-FOAM INSULATION)	11 Roof decking (REF: STRUCTURAL)
02 Wall sheathing (REF: STRUCTURAL)	12 Ice-and-water shield
03 Building wrap	13 Composition-shingle roofing (mtl roofing similar)
04 Exterior cladding, stucco (cement-board or wood siding similar; REF: ELEVATIONS)	14 Metal gutter (REF: ROOF PLAN)
05 Sealant as required	15 Metal drip edge
06 Wood blocking at eave+wall junction	16 Gypsum board at ceiling, 5/8" thick
07 Wood rafter (trusses similar; REF: STRUCTURAL)	17 Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing
08 Wood blocking between rafters or trusses	18 Floor decking (REF: STRUCTURAL)
09 NON-VENTILATED soffit board	19 Truss or floor joist (REF: STRUCTURAL)
10 Fascia, 2x8	20 Open- or closed-cell spray-foam insulation
	21 Sill seal
	22 Masonry veneer (REF: ELEVATIONS)
	23 Weep hole @ 24" o.c.

DISCLAIMERS.

This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.

SEAL OF ARCHITECT.



ISSUE DATE

18 May 2021

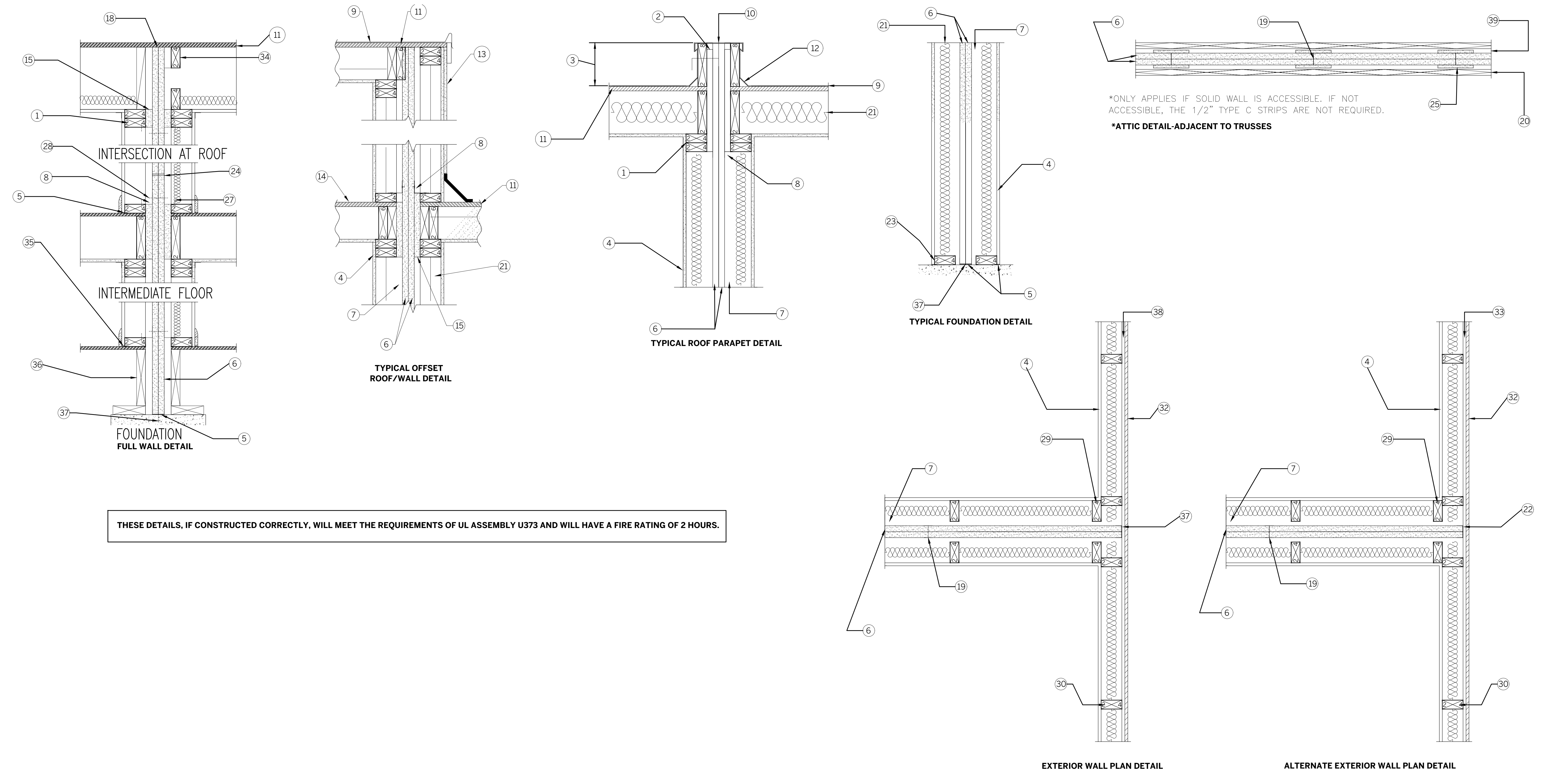
SEAL OF MUNICIPAL APPROVAL.

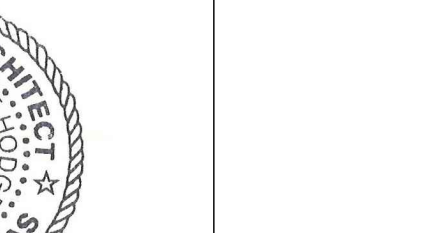

WILLIAM HODGE AIA ARCHITECT
4801 S CONGRESS AVE #N3
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

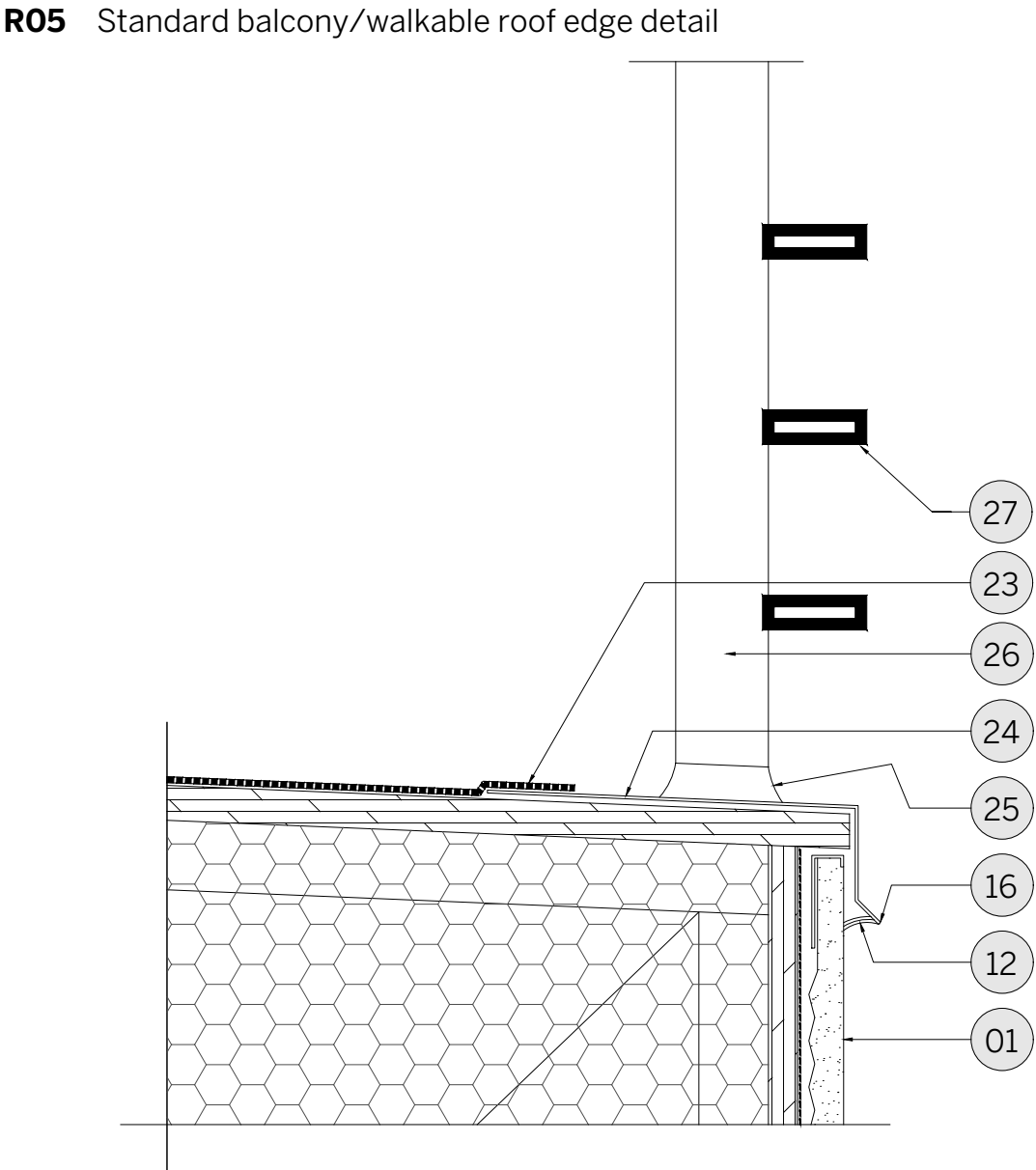
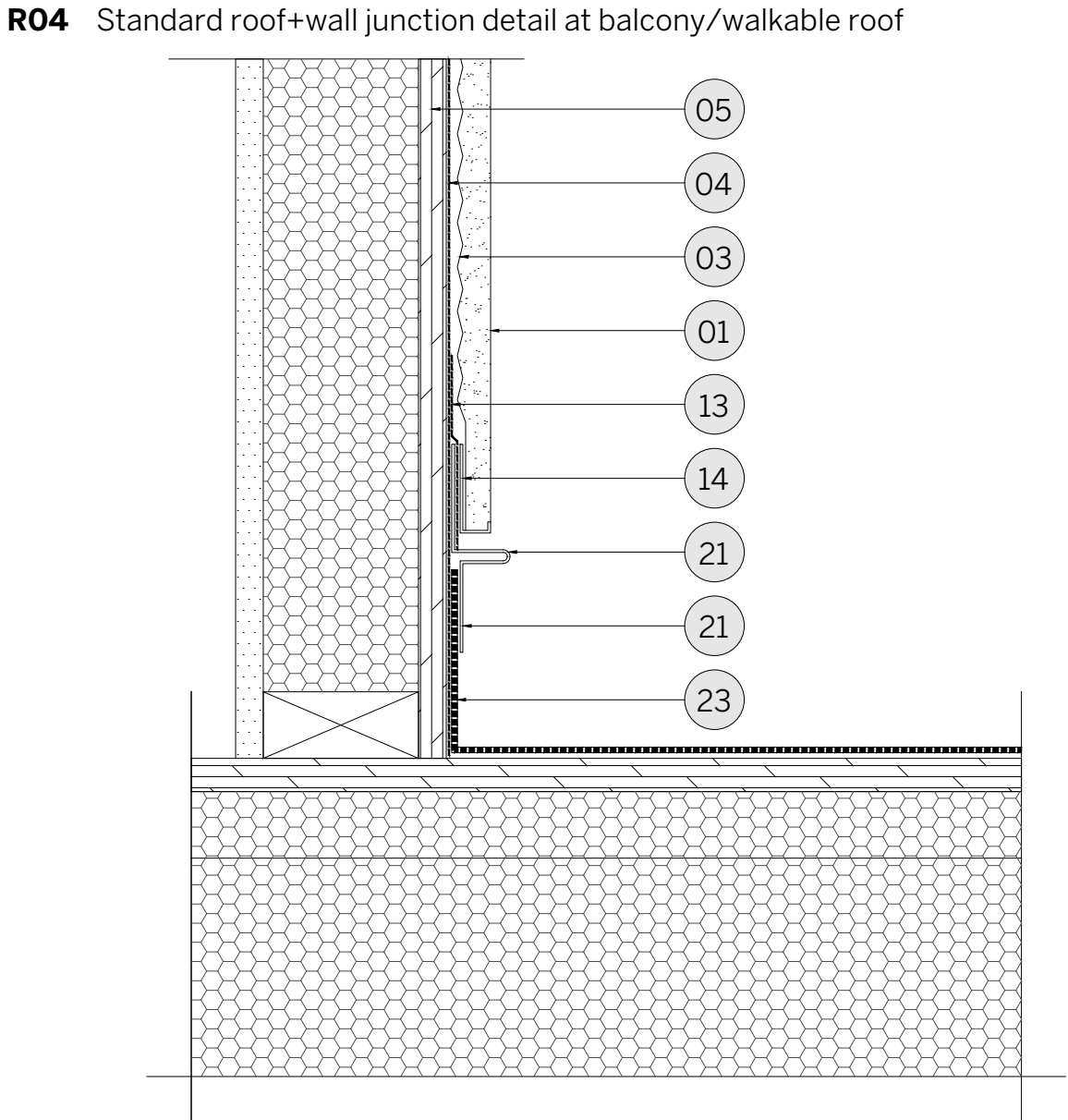
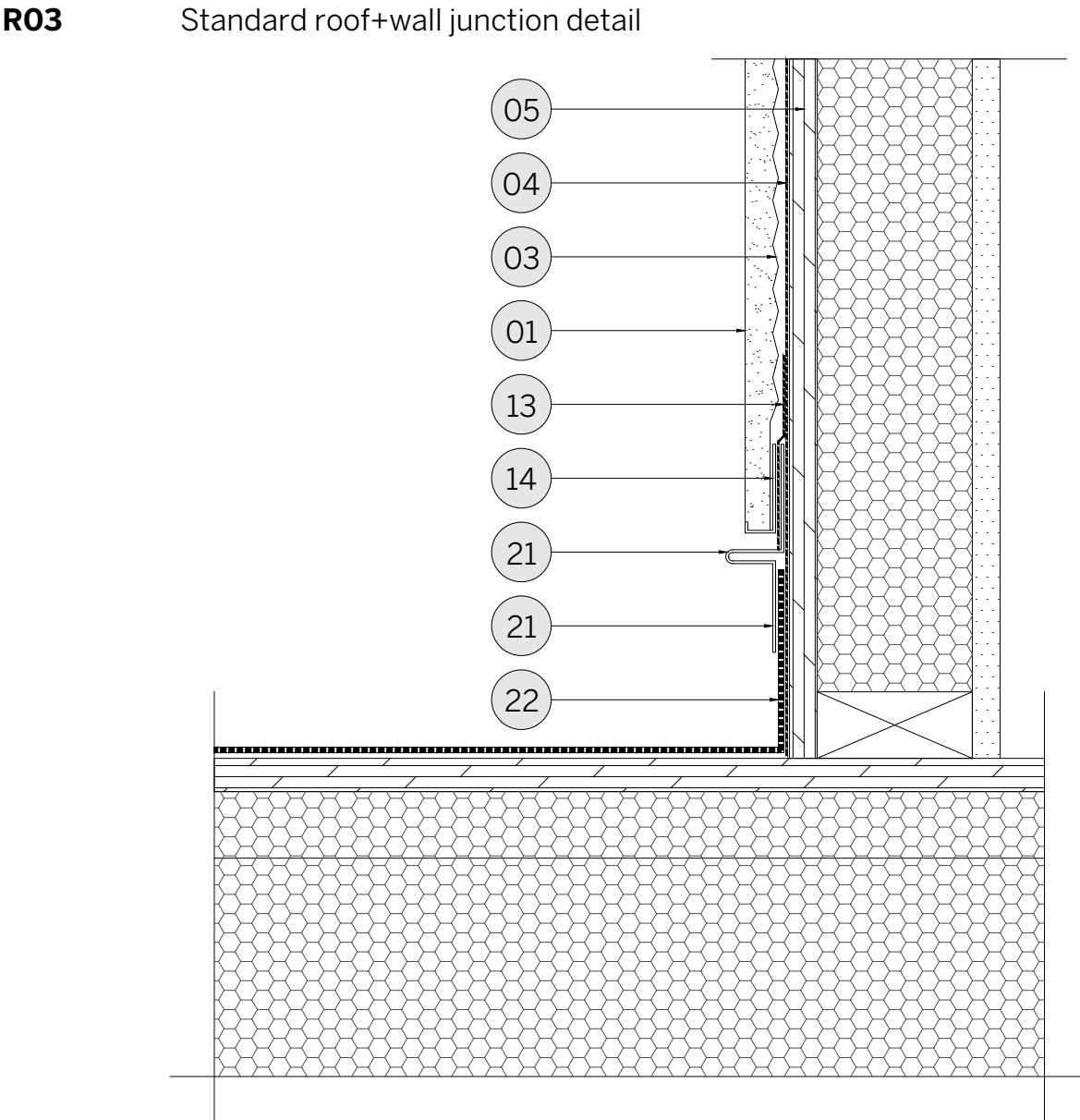
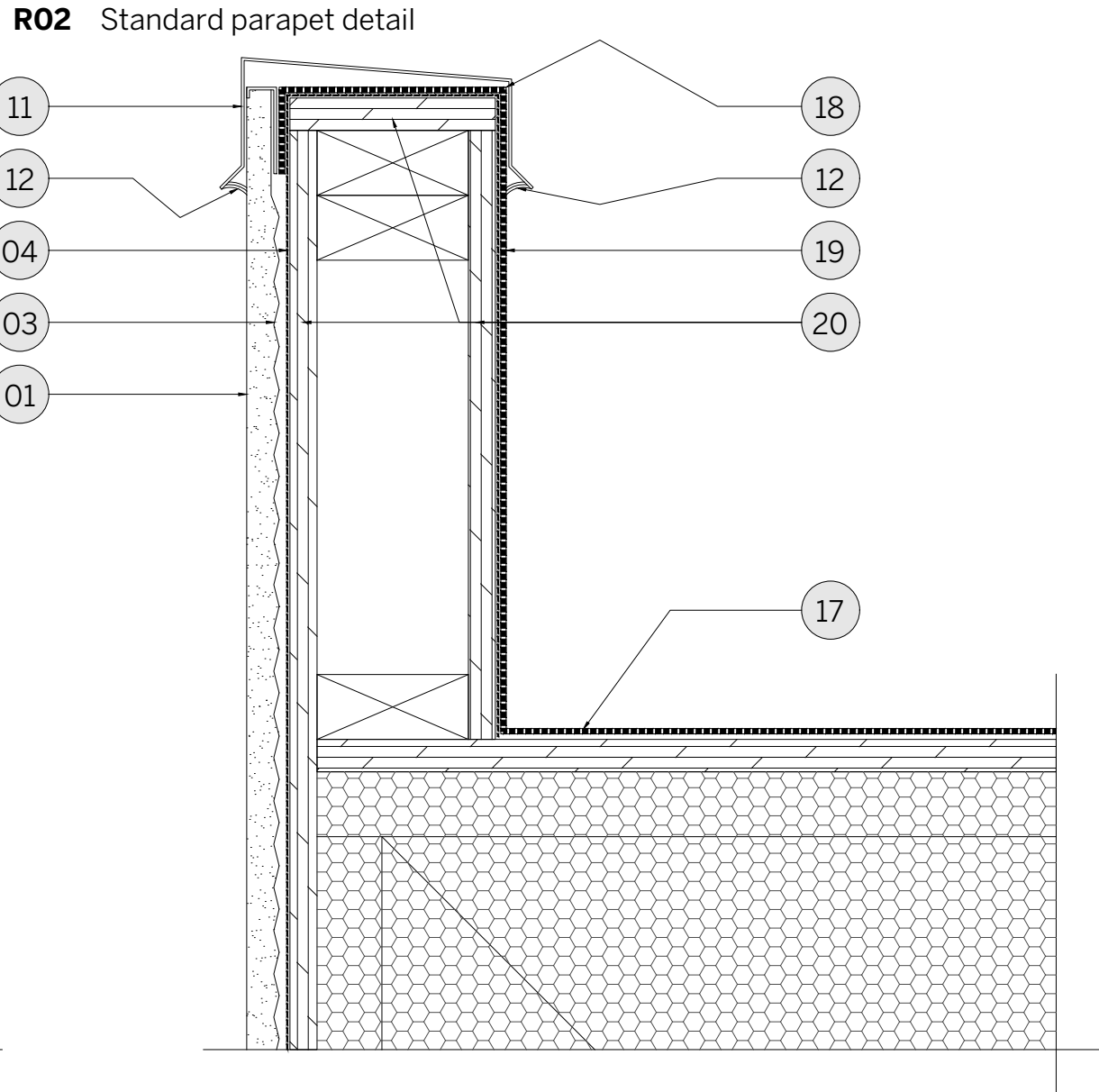
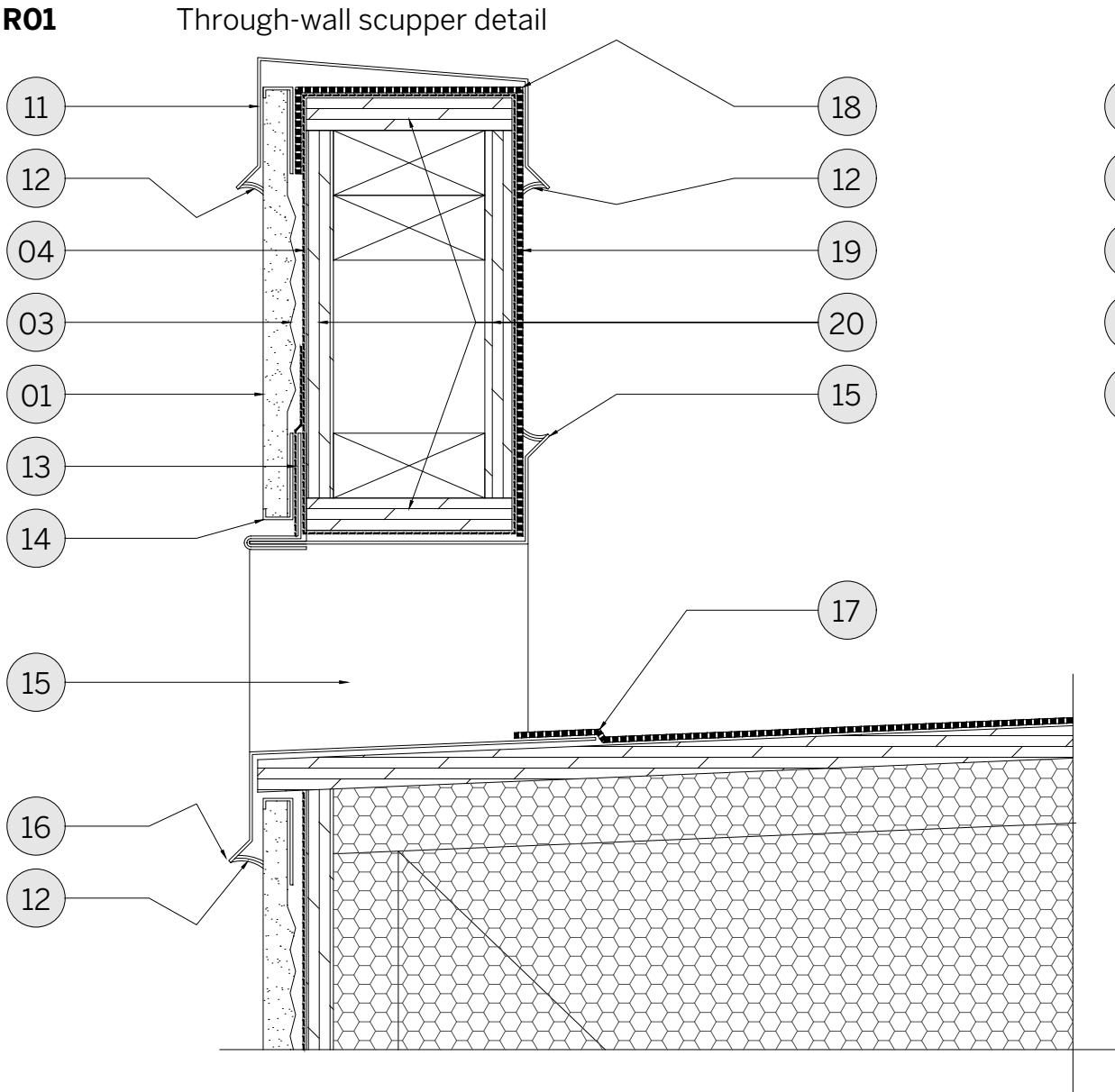
ISSUE DATE **18 May 2021**
SHEET TYPE **Standard Details.**

G003



KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).					DISCLAIMERS.		SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.		
01	Wall framing, 2x4 (2x6 similar; REFER TO PLANS FOR PLACEMENT)	12	Flashing	25	6" wide 1/2" fireguard C or gypsum board batten strips	37	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>			
02	1" Shaftliner fire-blocking gypsum panel (or as required by codes)	13	External cladding	26	Ceiling	38				Exterior gypsum sheathing as specified or other per code
03	As required by local codes	14	Flooring	27	1 1/4" Drywall Screw	39				No minimum air space w/batten strips
04	1/2" gypsum panel or gypsum board	15	Fire Blocking (as required)	28	3/8" Pan head screw					
05	Sealant as required	16	1 Layer of 5/8" fireguard gypsum panel (or as required by codes)	29	Interior wall framing					
06	1" Shaftliner panels	17	2x2 ledger strips	30	Exterior wall framing					
07	Minimum 3/4" airspace	18	Sawcut	31	Gypsum panel product as specified					
08	Aluminum Breakaway clip	19	2" H-Stud	32	Exterior facing					
09	Roofing	20	Truss or floor joist	33	1/2" residential sheathing or other per code					
10	Parapet cap	21	Insulation (REFER TO SPECIFICATIONS)	34	Roof truss					
11	Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)	22	2" C-Track	35	Acoustic Sealant					
		23	2x4 Plate	36	Joist					
		24	Back to Back C-Tracks							

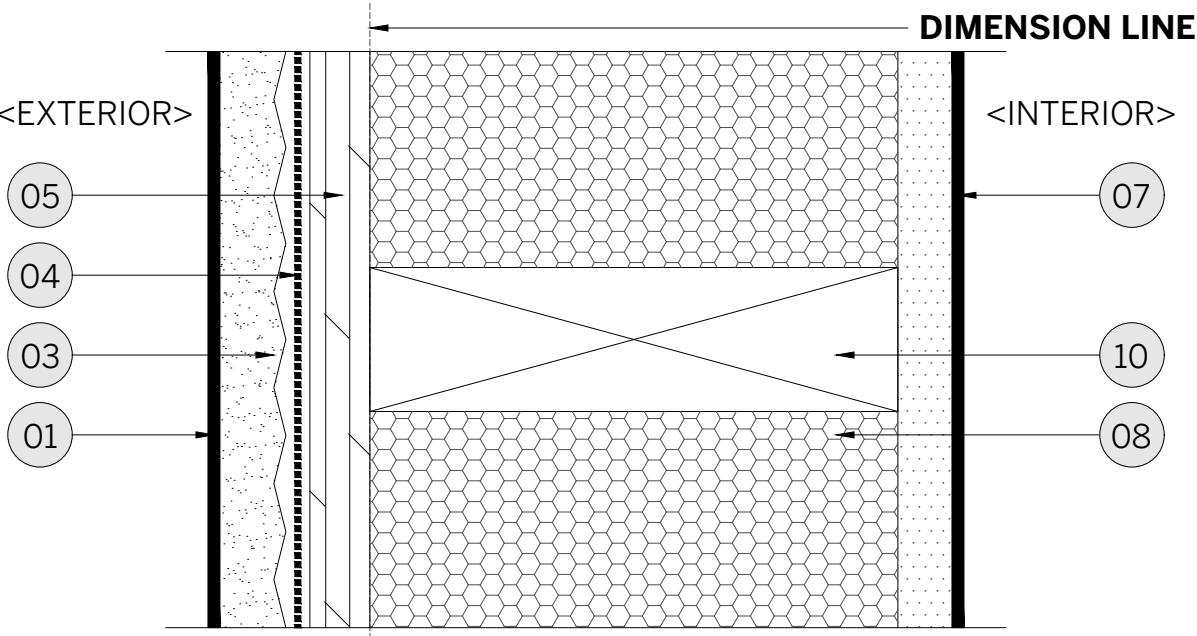
STANDARD OCCUPIED ROOF DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 1-1/2" = 1'-0" @ 11x17 / Scale 3" = 1'-0" @ 24x36.



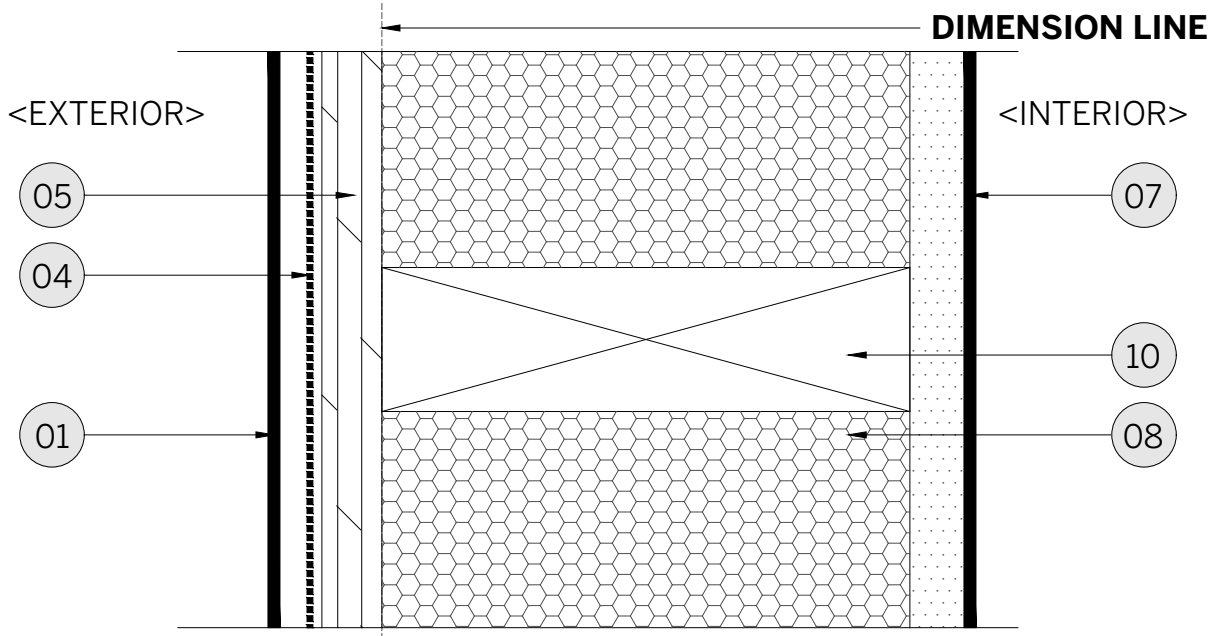
STANDARD PARTITION TYPES (WOOD-FRAMED CONSTRUCTION).
Scale 3" = 1'-0" @ 11x17 / Scale 6" = 1'-0".

EXTERIOR WALLS

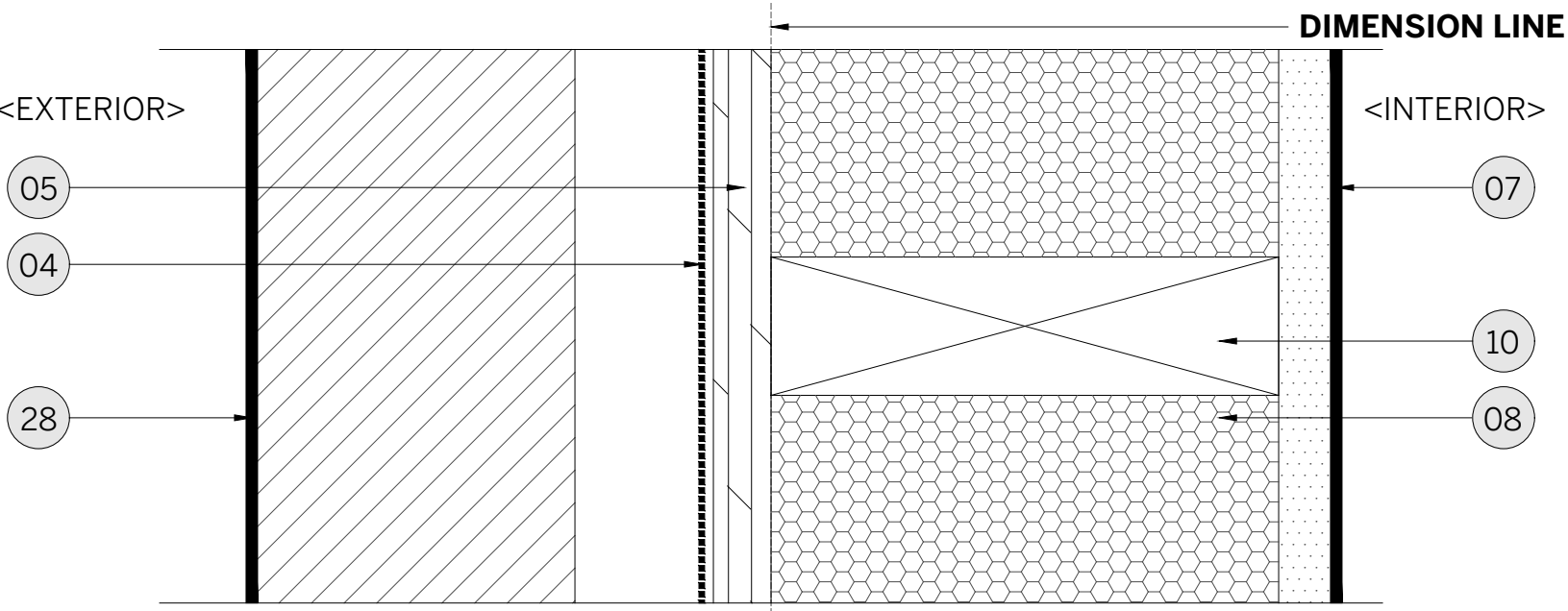
WE01 Stucco veneer on 2x6 wood studs



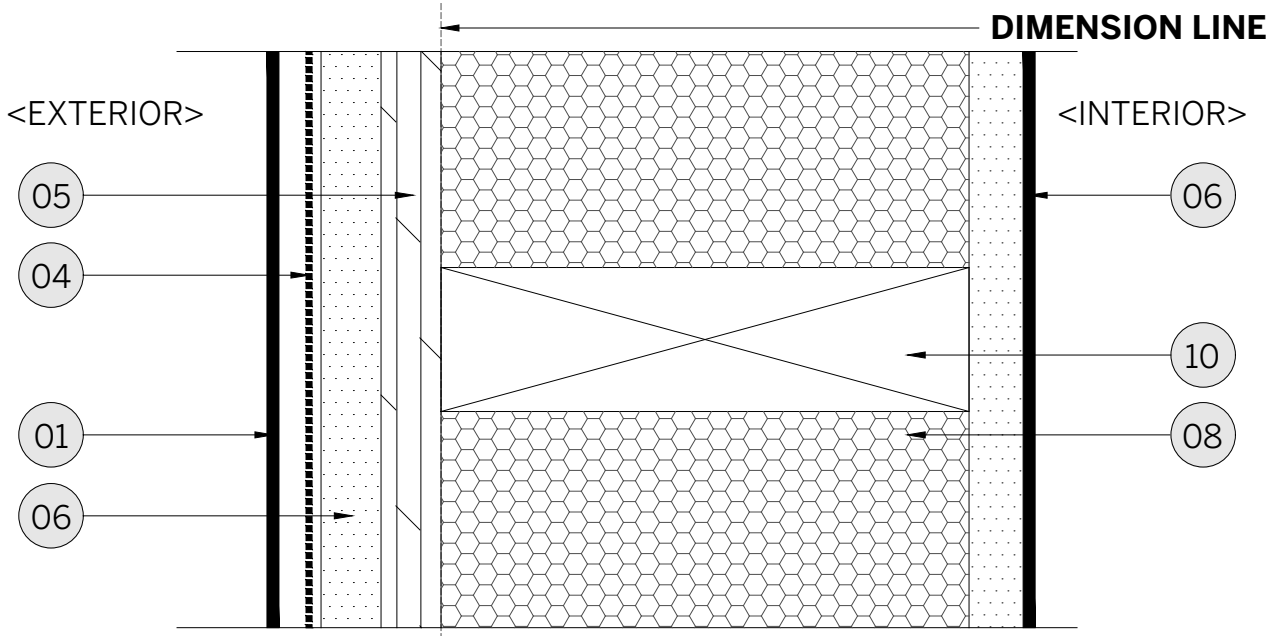
WE02 Cement-board veneer on 2x6 wood studs



WE03 Masonry veneer on 2x6 wood studs

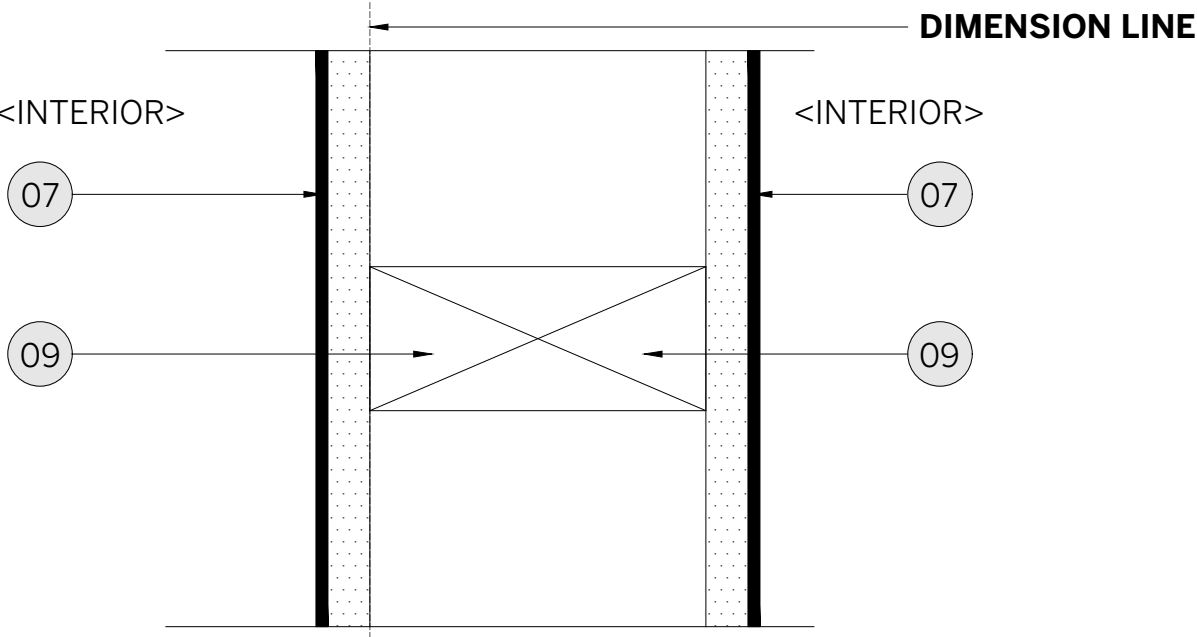


WE04 Cement-board veneer on 2x6 wood studs
1-HR FIRE RATING PER UL U305

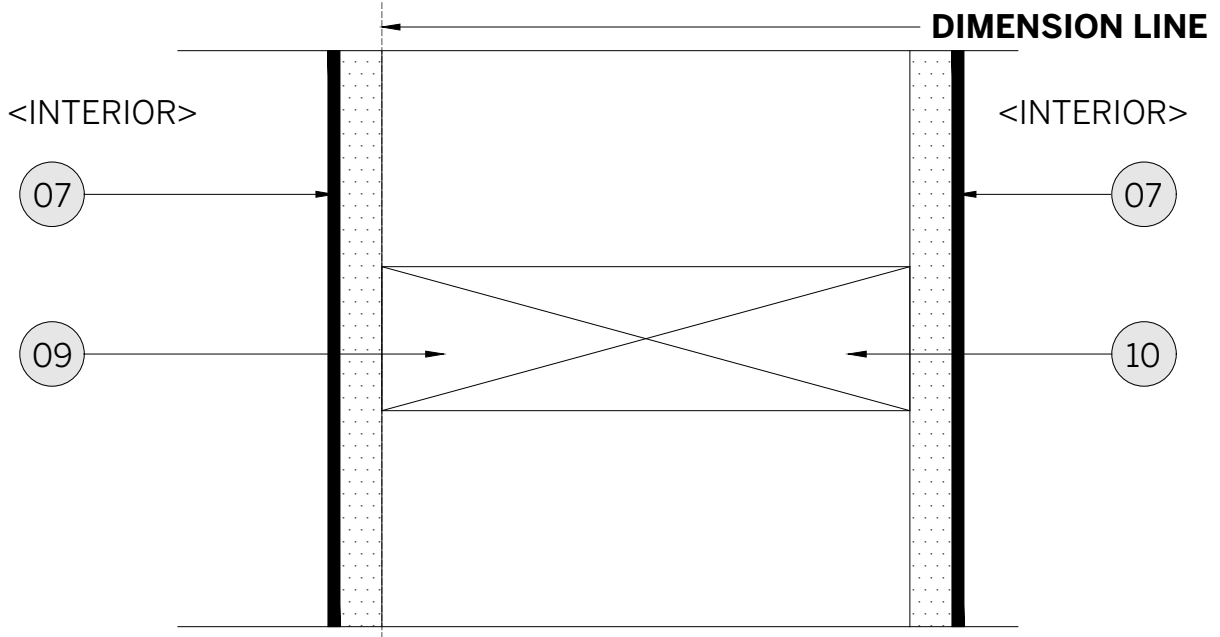


INTERIOR WALLS

WN01 2x4 wood studs



WN02 2x6 wood studs



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

01	3-coat stucco (REF: ELEVATIONS).	15	Galvanized metal through-wall scupper enclosure.	28	Masonry veneer (REF: ELEVATIONS).
02	Cement-board siding (REF: ELEVATIONS).	16	Galvanized metal drip edge.	29	Air space.
03	Metal lath.	17	60mil walkable TPO roofing.		
04	Water-resistive barrier.	18	Walkable TPO roofing to run over top of parapet.		
05	Exterior sheathing (REF: STRUCTURAL).	19	Walkable TPO roofing to run up side of parapet.		
06	5/8" type-X gypsum board.	20	OSB on all sides of parapet.		
07	1/2" gypsum board.	21	Galvanized metal flashing + counterflashing.		
08	Open- or closed-cell spray-foam insulation.	22	Walkable TPO roofing to run up wall underneath flashing + counterflashing.		
09	2x4 wood stud.	23	60mil walkable TPO roofing.		
10	2x6 wood stud.	24	Galvanized metal slip plate with drip edge.		
11	Galvanized metal coping.	25	Urethane sealant at junction of railing and slip plate.		
12	Silicone sealant, tooled for drainage.	26	Galvanized 2" x 2" metal railing post.		
13	Self-adhered membrane flashing.	27	Galvanized 1/2" x 2" steel bar railing, horizontal.		
14	Weep screed.				

DISCLAIMERS.

This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.

SEAL OF ARCHITECT.



ISSUE DATE

18 May 2021

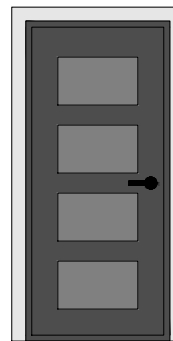
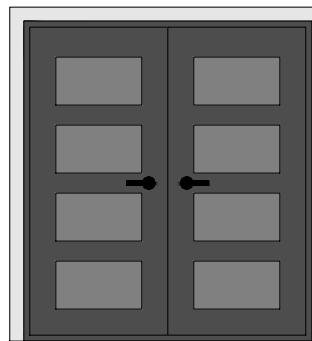
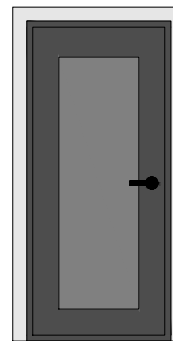
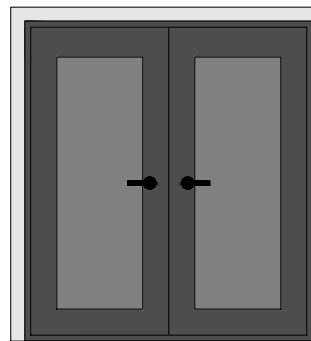
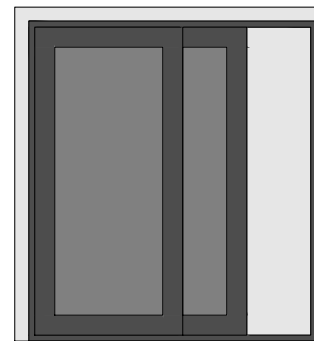

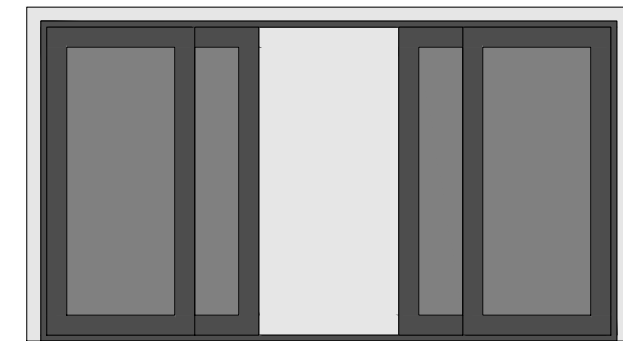
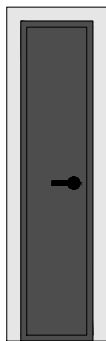


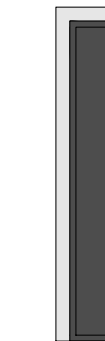


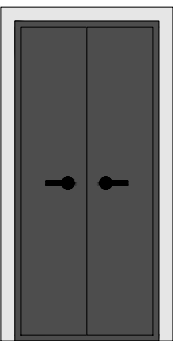
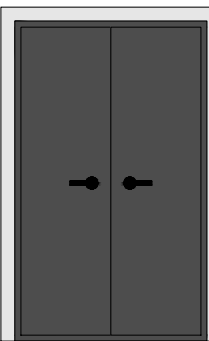
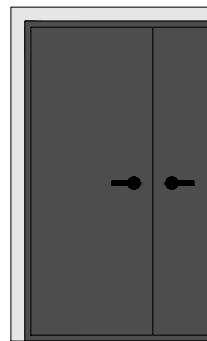
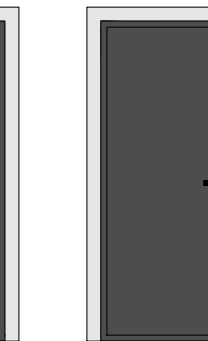
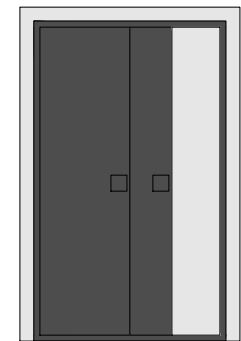
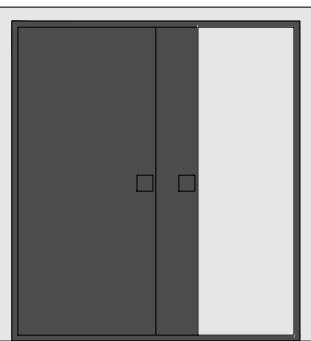
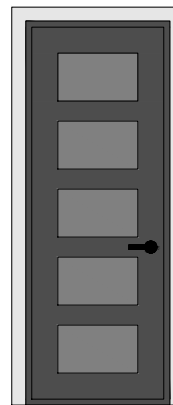
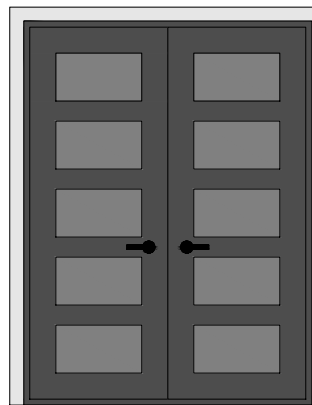
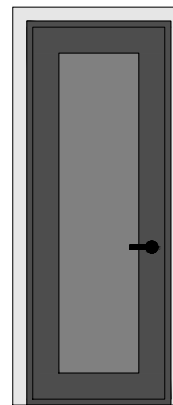
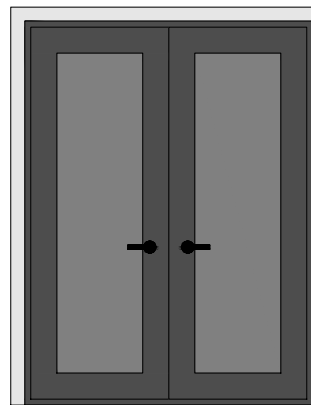
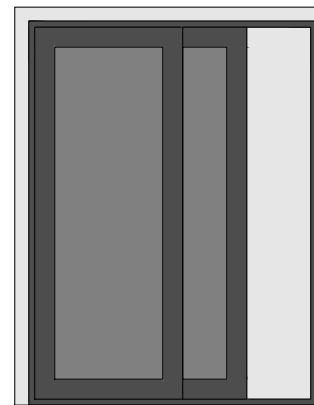
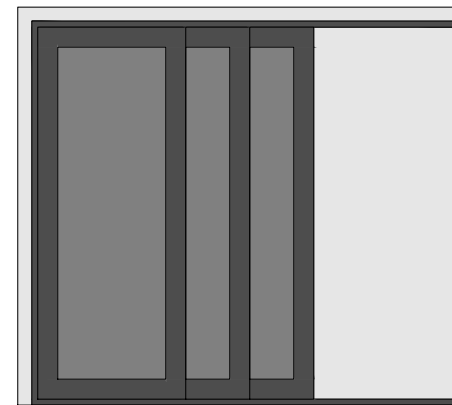
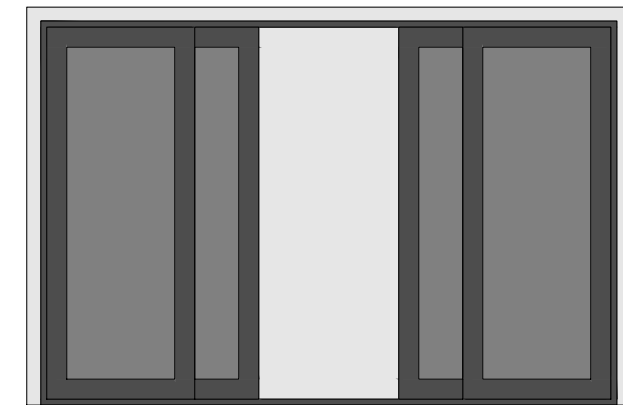
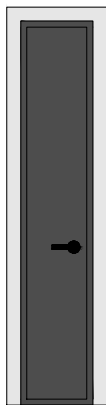


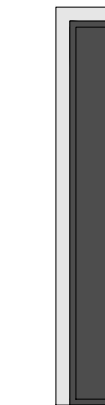


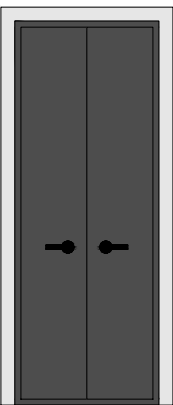
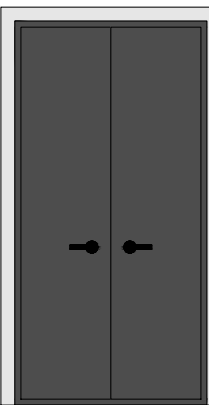
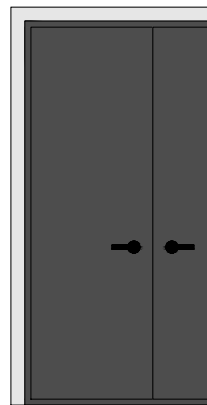
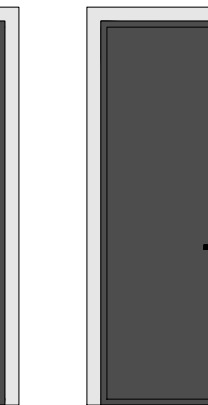
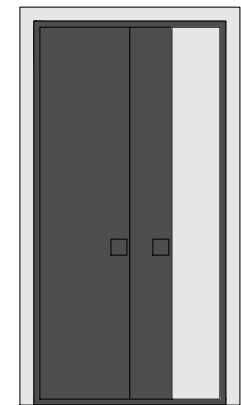
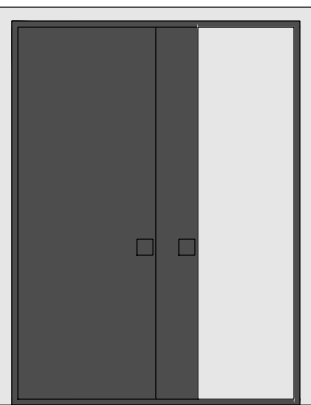

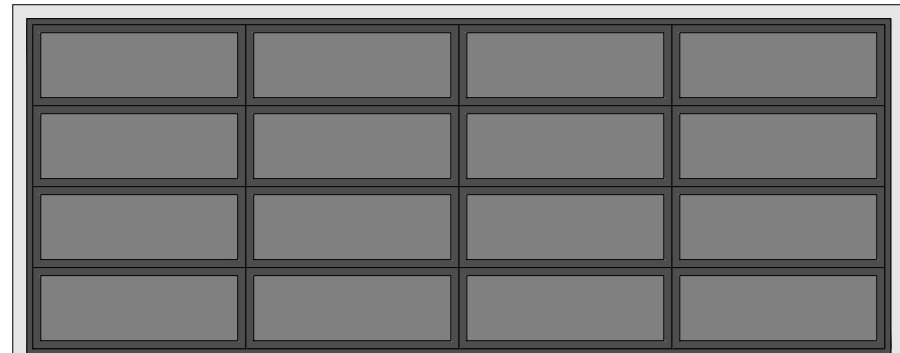
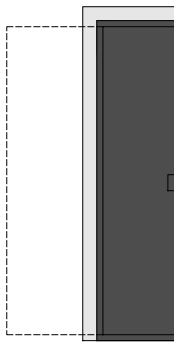
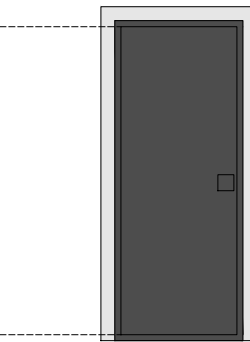
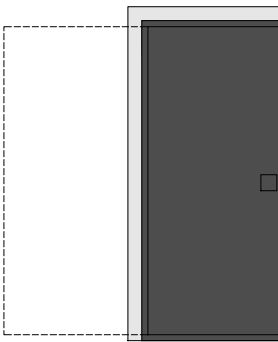
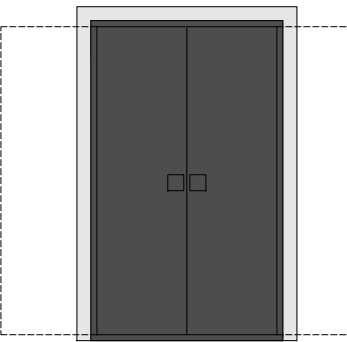
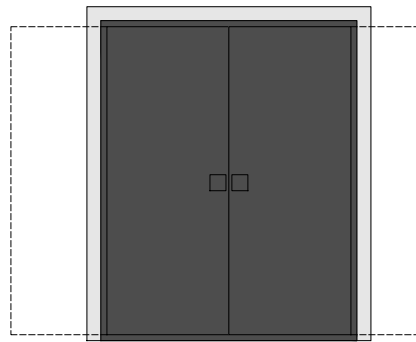
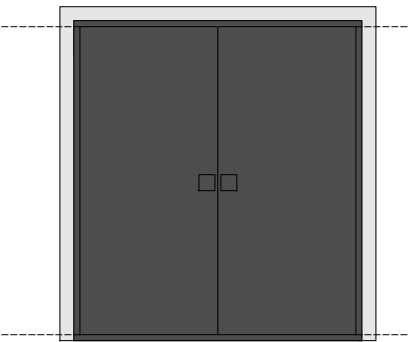
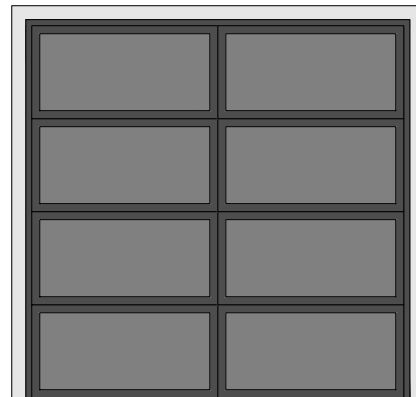

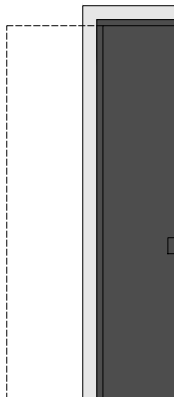
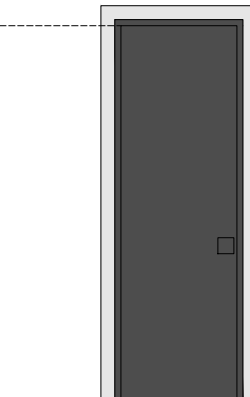
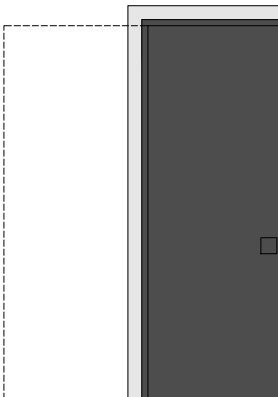
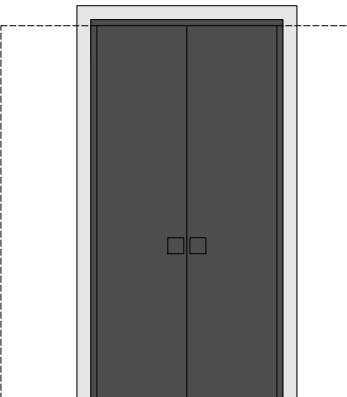
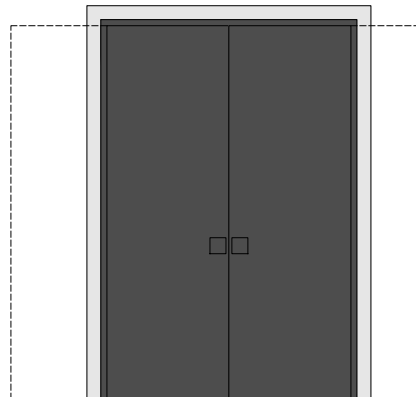
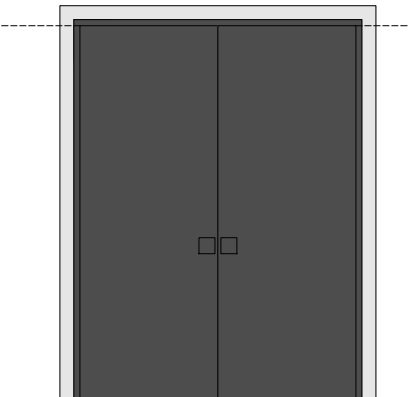
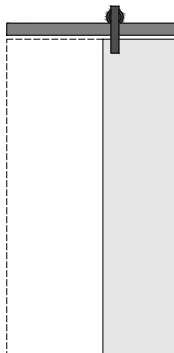
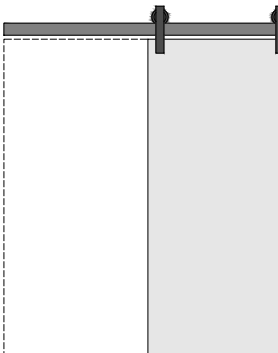
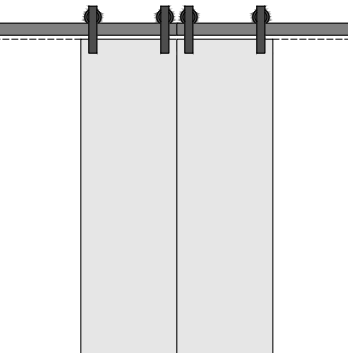
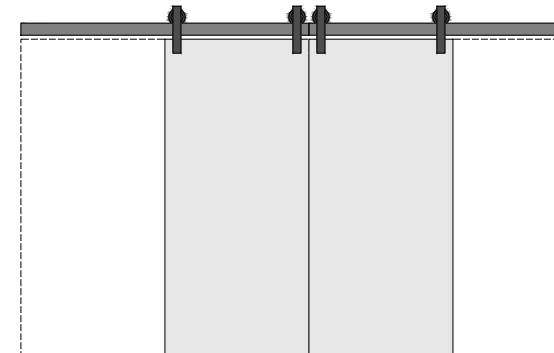
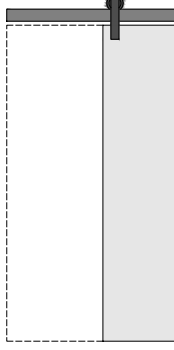
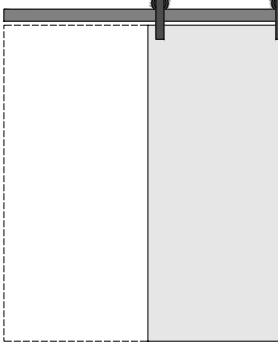
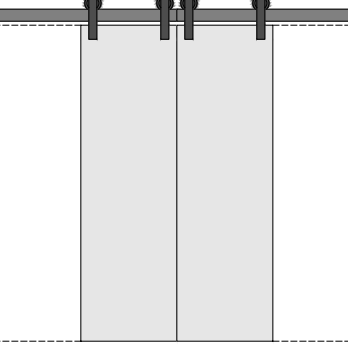
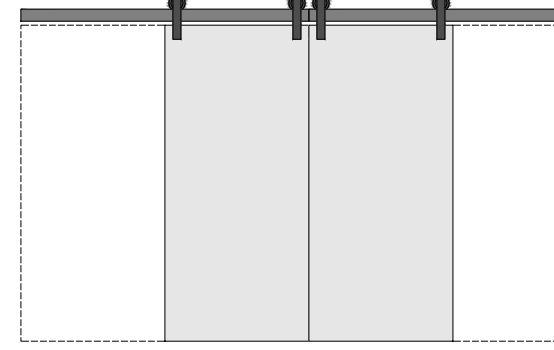
SEAL OF MUNICIPAL APPROVAL.



4801 S CONGRESS AVE #N3
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM



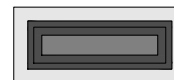
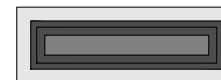
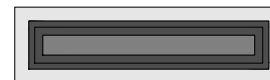
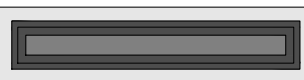




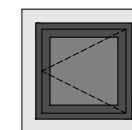
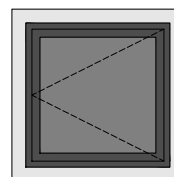
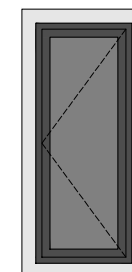
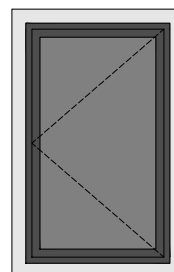
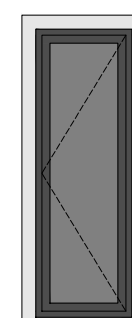
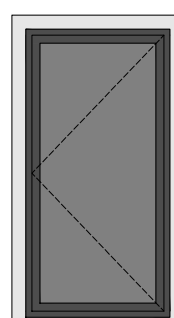
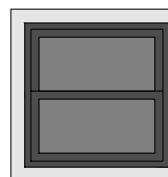
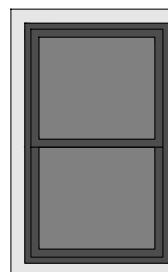

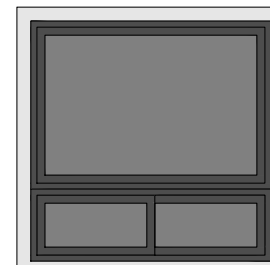
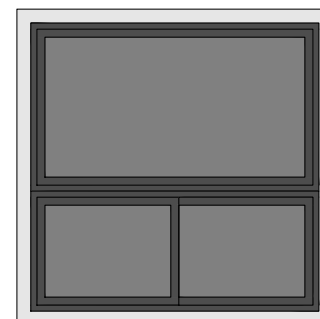
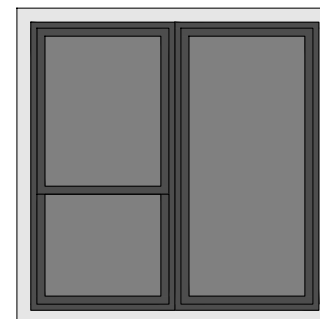
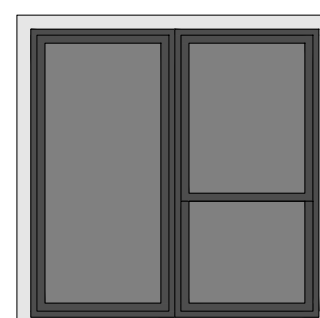
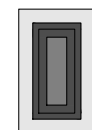
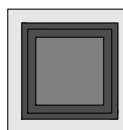




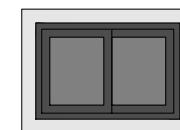


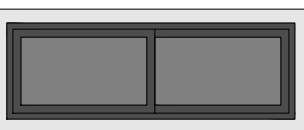
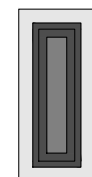
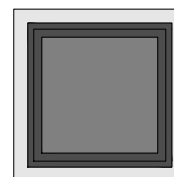
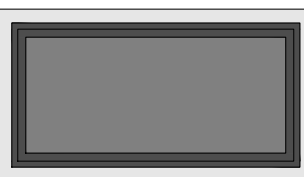
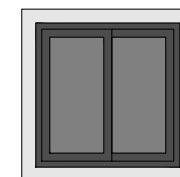
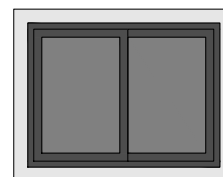
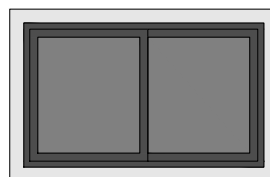
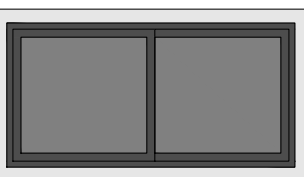
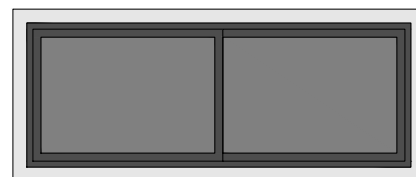
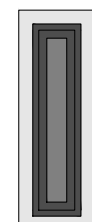
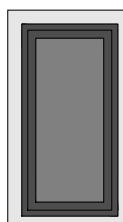
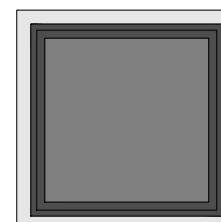
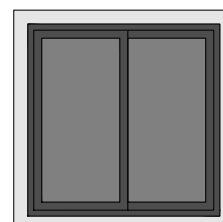
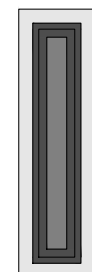
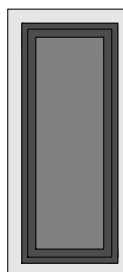
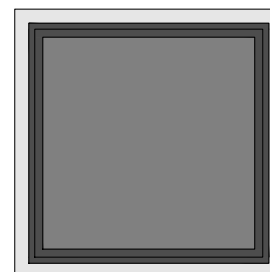
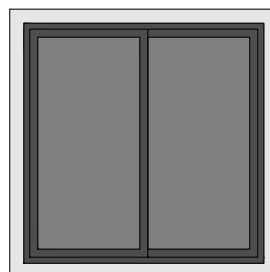
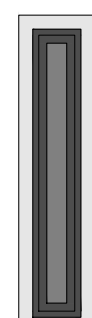
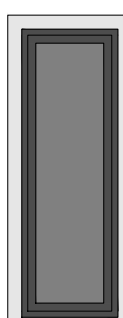
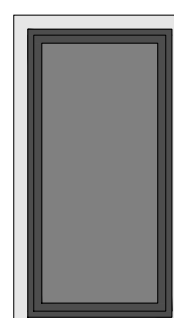
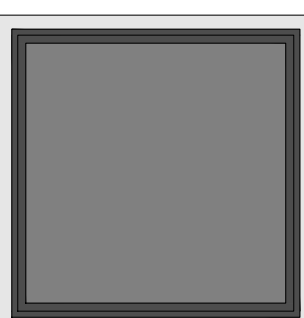
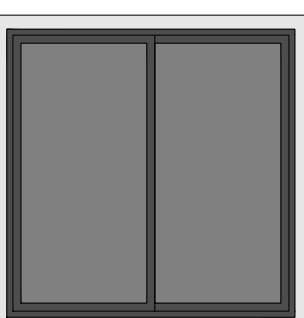
REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE **18 May 2021**
SHEET TYPE **Standard Details.**

G005

DOOR SCHEDULES.																																				
SWINGING ENTRY DOORS.		SWINGING PATIO DOORS.		EXTERIOR SLIDING DOORS.			INTERIOR SWINGING DOORS.							INTERIOR BYPASS DOORS.																						
	EN3680		EN(2)3680		PA3680		PA(2)3680		SL(2)3680		SL(3)3680		SL(4)3680		SD1880		SD2480		SD2880		SD3280			SD3680		SD(2)1880		SD(2)2480		SD(2)3280		SD(2)3680		BP(2)2480		BP(2)3680
	EN3696		EN(2)3696		PA3696		PA(2)3696		SL(2)3696		SL(3)3696		SL(4)3696		SD1896		SD2496		SD2896		SD3296			SD3696		SD(2)1896		SD(2)2496		SD(2)3296		SD(2)3696		BP(2)2496		BP(2)3696
GARAGE DOORS.														INTERIOR POCKET DOORS.																						
	GA9684																	PD2480		PD3280		PD3680		PD(2)2480		PD(2)3280		PD(2)3680								
	GA9696																	PD2496		PD3296		PD3696		PD(2)2496		PD(2)3296		PD(2)3696								
														INTERIOR POCKET DOORS.																						
																					BD2480			BD3680			BD(2)2480			BD(2)3680						
																					BD2496			BD3696			BD(2)2496			BD(2)3696						

GENERAL NOTES REGARDING DOORS AND WINDOWS.				DOOR DESIGNATION LEGEND.			DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.		
01	This is a STANDARD schedule and not all doors and windows indicated above may be utilized in this specific project. Head heights given are to be measured to the top of the window and/or door unit.	02	Unit widths and heights are nominal and general.	03	Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.	04					
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.	<div><div>DOOR TYPE:</div><div><div>DD Inoperable door</div><div>EN Entry door</div><div>PA Patio door</div><div>SL Exterior sliding door</div><div>GA Garage door</div><div>SD Swinging door</div><div>BP Bypass door</div><div>PD Pocket door</div><div>BD Barn door</div></div><div><div>XX(X)XXXX</div><div><div>NUMBER OF LEAVES (if more than one leaf)</div><div>WIDTH OF DOOR LEAF (NOMINAL) (in INCHES) E.G.: 30 = 30 inches</div><div>HEIGHT OF DOOR LEAF (NOMINAL) (in INCHES) E.G.: 80 = 80 inches</div></div></div></div>			<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	 ISSUE DATE 18 May 2021	
										<div>ISSUE DATE18 May 2021</div> <div>SHEET TYPEDoor Schedules.</div> <div>G007</div>	

WINDOW SCHEDULES.						SLIDING WINDOWS.					CASEMENT WINDOWS.		SASH WINDOWS.	MIXED WINDOWS.	
<div><div></div><div>PW1212@XX</div></div> <div><div></div><div>PW2412@XX</div></div> <div><div></div><div>PW3612@XX</div></div> <div><div></div><div>PW4812@XX</div></div> <div><div></div><div>PW6012@XX</div></div> <div><div></div><div>PW7212@XX</div></div>						<div><div></div><div>SW3612@XX</div></div> <div><div></div><div>SW4812@XX</div></div> <div><div></div><div>SW6012@XX</div></div> <div><div></div><div>SW7212@XX</div></div>					<div><div></div><div>CW2424@XX</div></div> <div><div></div><div>CW3636@XX</div></div> <div><div></div><div>CW2460@XX</div></div> <div><div></div><div>CW3660@XX [E]</div></div> <div><div></div><div>CW2472@XX</div></div> <div><div></div><div>CW3672@XX [E]</div></div>		<div><div></div><div>SH3636@XX</div></div> <div><div></div><div>SH3660@XX [E]</div></div> <div><div></div><div>SH3672@XX [E]</div></div>	<div><div><div></div><div>MW6060@XX</div><div>Upper portion: PW6042 Lower portion: SL6018</div></div><div><div></div><div>MW7272@XX [E]</div><div>Upper portion: PW7242 Lower portion: SL7230 [E]</div></div><div><div></div><div>MWL7272@XX [E]</div><div>Left portion: SH7236 [E] Right portion: PW7236</div></div><div><div></div><div>MWR7272@XX [E]</div><div>Left portion: PW7236 Right portion: SH7236 [E]</div></div></div>	
<div><div></div><div>PW1224@XX</div></div> <div><div></div><div>PW2424@XX</div></div> <div><div></div><div>PW3624@XX</div></div> <div><div></div><div>PW4824@XX</div></div> <div><div></div><div>PW6024@XX</div></div> <div><div></div><div>PW7224@XX</div></div>						<div><div></div><div>SW3624@XX</div></div> <div><div></div><div>SW4824@XX</div></div> <div><div></div><div>SW6024@XX</div></div> <div><div></div><div>SW7224@XX</div></div>									
<div><div></div><div>PW1236@XX</div></div> <div><div></div><div>PW3636@XX</div></div> <div><div></div><div>PW7236@XX</div></div>						<div><div></div><div>SW3636@XX</div></div> <div><div></div><div>SW4836@XX</div></div> <div><div></div><div>SW6036@XX</div></div> <div><div></div><div>SW7236@XX</div></div> <div><div></div><div>SW9636@XX</div></div>									
<div><div></div><div>PW1248@XX</div></div> <div><div></div><div>PW2448@XX</div></div> <div><div></div><div>PW4848@XX</div></div>						<div><div></div><div>SW4848@XX</div></div>									
<div><div></div><div>PW1260@XX</div></div> <div><div></div><div>PW2460@XX</div></div> <div><div></div><div>PW6060@XX</div></div>						<div><div></div><div>SW6060@XX [E]</div></div>									
<div><div></div><div>PW1272@XX</div></div> <div><div></div><div>PW2472@XX</div></div> <div><div></div><div>PW3672@XX</div></div> <div><div></div><div>PW7272@XX</div></div>						<div><div></div><div>SW7272@XX [E]</div></div>									
CUSTOM WINDOWS.															

GENERAL NOTES REGARDING DOORS AND WINDOWS.					WINDOW DESIGNATION LEGEND.					DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	<div><div><div>WILLIAM HODGE AIA ARCHITECT</div><div>4801 S CONGRESS AVE #N3 AUSTIN, TX 78745 512.786.9298 HODGEARCHITECT.COM</div><div>REMODEL/ADDITION AT 1805 E 3rd ST AUSTIN, TX 78702</div><div>ISSUE DATE 18 May 2021</div><div>SHEET TYPE Window Schedules.</div><div>G008</div></div></div>			
01	This is a STANDARD schedule and not all windows and doors indicated above may be utilized in this specific project. Head heights given are to be measured to the top of the window and/or door unit.	05	When the Owner's chosen window and/or door manufacturer has standard unit sizes that differ from the unit sizes given above, it is the sole responsibility of the Owner and the General Contractor to coordinate egress and tempering requirements such that the built work complies with the intent of this document.	06	Individual manufacturers have standard rough-opening requirements that differ from manufacturer to manufacturer. It is the sole responsibility of the General Contractor to coordinate rough openings for windows and/or doors with the requirements of the Owner's chosen window and/or door manufacturers.	07	All individual windows within MIXED WINDOW UNITS shall be TIGHT-MULLED in the FACTORY. NO MULLING ONSITE.	<div><div>XXXXXX@XX[E]</div><div>WINDOW TYPE: WIDTH OF UNIT (in INCHES) HEIGHT OF UNIT (in INCHES) HEAD HEIGHT OF UNIT (in INCHES) EGRESS-RATED UNIT (ONLY WHEN INDICATED THUS)</div><div>AW Awning window E.G.: 30 = 30 inches E.G.: 30 = 30 inches E.G.: 80 = 80 inches</div><div>CW Casement window</div><div>PW Picture window</div><div>SH Sash window</div><div>SW Sliding window</div><div>MW Mixed window</div><div>XW Custom window</div></div>						This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	<div><div><div>REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS</div><div><i>William Hodge</i></div></div></div>	ISSUE DATE 18 May 2021
02	Head heights given are to be measured to the top of the window and/or door unit.					08	Refer to paragraph 10 ("Windows") on sheet G002 for tempering requirements.									
03	Unit widths and heights are nominal and general.					09	Every room designated as a bedroom shall receive at least one window that meets requirements for emergency egress as indicated by [E] in the schedule above.									
04	Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.															

TREE PROTECTION NOTES

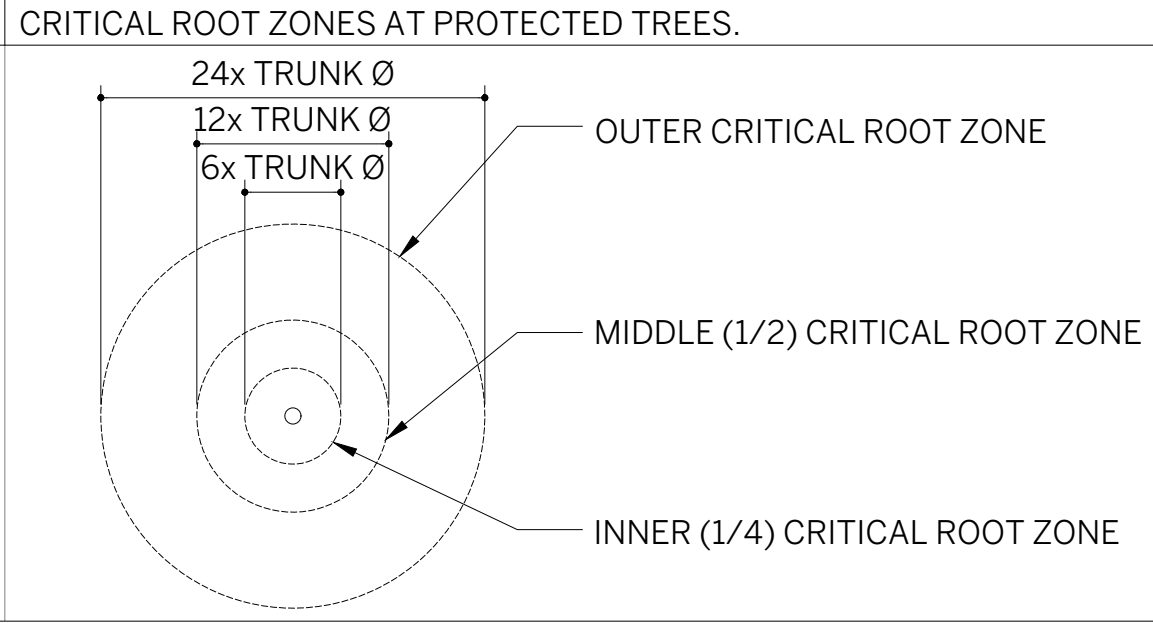
1. Trees depicted on this sheet have been located, sized, and given species identifications per survey provided to Architect by Owner. Regardless of species—and regardless of whether they have been depicted on this sheet or not—all trees 19" in trunk diameter and greater at a height of 4'-6" above adjacent grade are protected by municipal ordinance. No protected tree shall be removed without a permit. No impacts of any kind are permitted in the 1/4 CRZ of any protected tree.
2. Tree protection measures per the details on sheet G006 are required for all protected trees (on subject property and adjacent properties) whose CRZs fall within the subject property, even if said CRZs will not be directly impacted by construction.
3. Extents of tree protection fencing are shown on this sheet. Tree protection fencing shall be installed prior to the commencement of construction.
4. 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.
5. 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.
6. Trenching for all utilities in CRZs (indicated by notes 13, 14, 15, and 16) shall be minimized to the least extent feasible and shall occur by means of air-spading by a licensed professional arborist.
7. Care shall be taken during construction that activities requiring vertical movement (eg, drilling rigs) shall not disturb existing tree canopies.
8. The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited without exception.

Applicable to all projects where CRZs of ANY protected trees (on subject property and/or on adjacent properties) fall within boundaries of subject property REGARDLESS OF PROJECT SCALE, SCOPE, OR TYPE

REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
REFER TO SHEET G004 FOR DETAILS OF 2-HR-RATED DEMISING WALLS (UL U373).

REFER TO SHEET G006 FOR TREE-PROTECTION AND ENVIRONMENTAL DETAILS.
STRUCTURES SHALL BE PLACED ON SITE BY LICENSED PROFESSIONAL SURVEYOR.

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).		
01 New garage attached to primary residence.	08 New uncovered wood deck.	15 New sanitary sewer line, indicated thus: <div></div>
02 New carport attached to primary residence.	09 New concrete driveway (or ribbon).	16 New natural gas line, indicated thus: <div></div>
03 New garage detached from primary residence.	10 New Type I approach per City of Austin standards.	EM Electric meter(s).
04 New carport detached from primary residence.	11 New concrete sidewalk on private property.	PP Utility pole.
05 New covered porch w/ deck or habitable space above.	12 Existing conc. sidewalk in right-of-way.	WM Water meter.
06 Existing covered porch w/o deck or habitable space above.	13 Existing overhead electric line, indicated thus: <div></div>	FINAL LOCATIONS OF ELECTRIC + GAS SERVICES / METERS TO BE DETERMINED BY UTILITIES. FINAL LOCATIONS OF WATER + SEWER SERVICES / TAPS / METERS TO BE DETERMINED BY CIVIL ENGINEER.
07 New uncovered concrete patio.	14 New water supply line, indicated thus: <div></div>	



TREE PROTECTION LEGEND.	
<div></div>	Mulch (3" layer of mulch inside tree protection fence, 8" layer outside).
<div></div>	Tree protection fencing (ref: G006 and notes on this sheet).

LIST OF PROTECTED TREES.		
#	TRUNK Ø	SPECIES

DISCLAIMERS.

This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.

SEAL OF ARCHITECT.

ISSUE DATE 18 May 2021

SEAL OF MUNICIPAL APPROVAL.

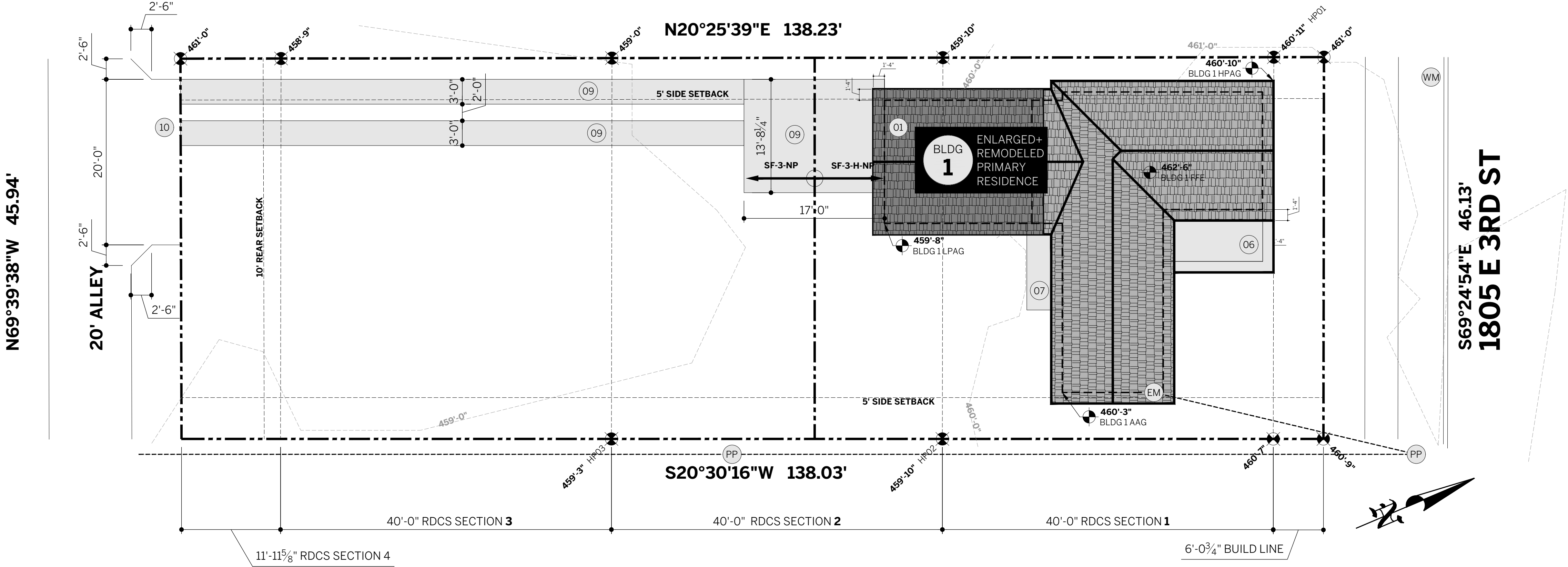
1 Site Plan
Scale 1/16" = 1'-0" @ 11x17
Scale 1/8" = 1'-0" @ 24x36

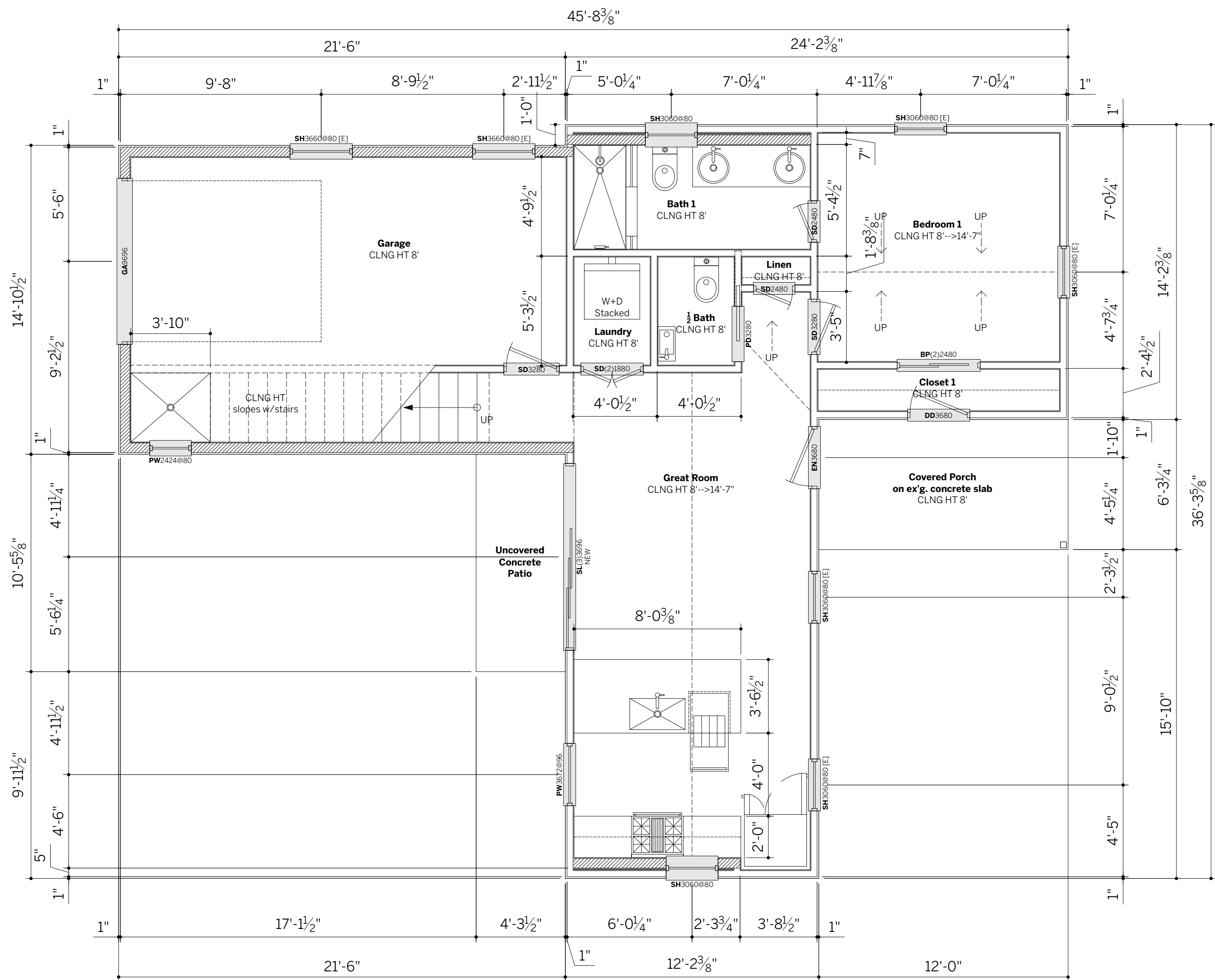
4801 S CONGRESS AVE #N3
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE 18 May 2021
SHEET TYPE Site Plan.

A000

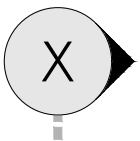


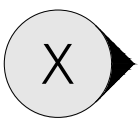


1 Floor Plan, Bldg 1, Level 01
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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

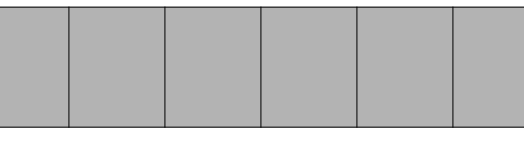
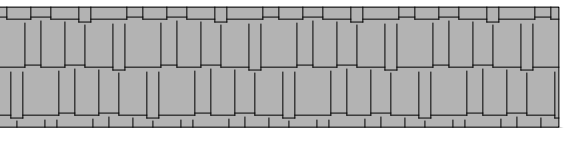

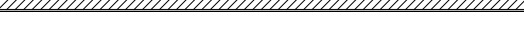

01	New 2-hr-rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX'-XX" PROVIDED: XX'-XX"	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".
02	Railing or parapet at exterior porch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

REFER TO SHEET A301 FOR SECTIONS INDICATED THUS: 

REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS: 

- NOTES ON FRAMING.
- Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing.
 - Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
 - Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.

FRAMING AND ROOFING LEGEND.

	
Standing-seam metal roof/wall	Composition-shingle roofing (wood-shake profile)
	2x4 wood framing
	2x6 wood framing
	2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U373

DISCLAIMERS.

This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.

SEAL OF ARCHITECT.



ISSUE DATE **18 May 2021**

SEAL OF MUNICIPAL APPROVAL.



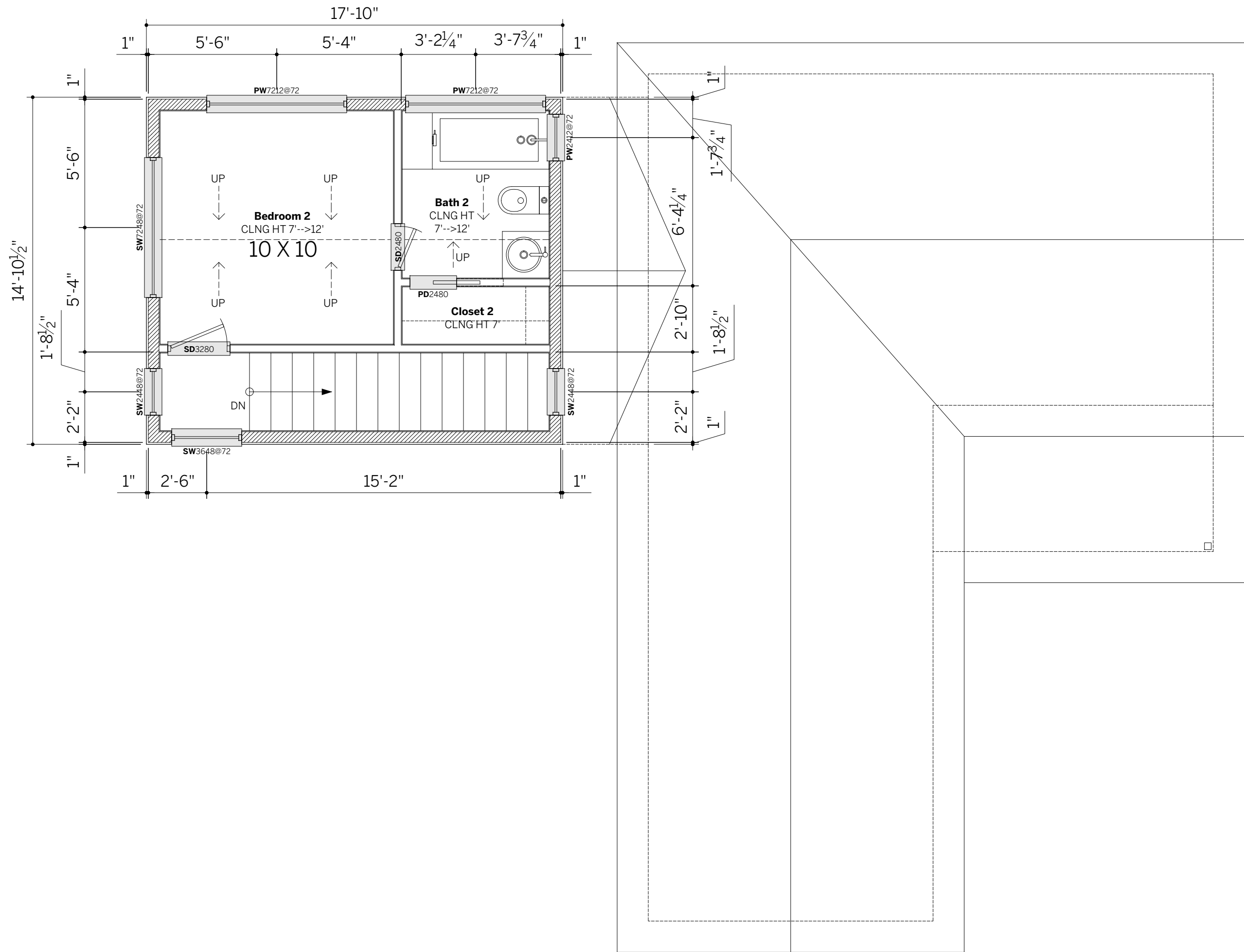
WILLIAM HODGE AIA ARCHITECT
4801 S. CONGRESS AVE #403
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE **18 May 2021**

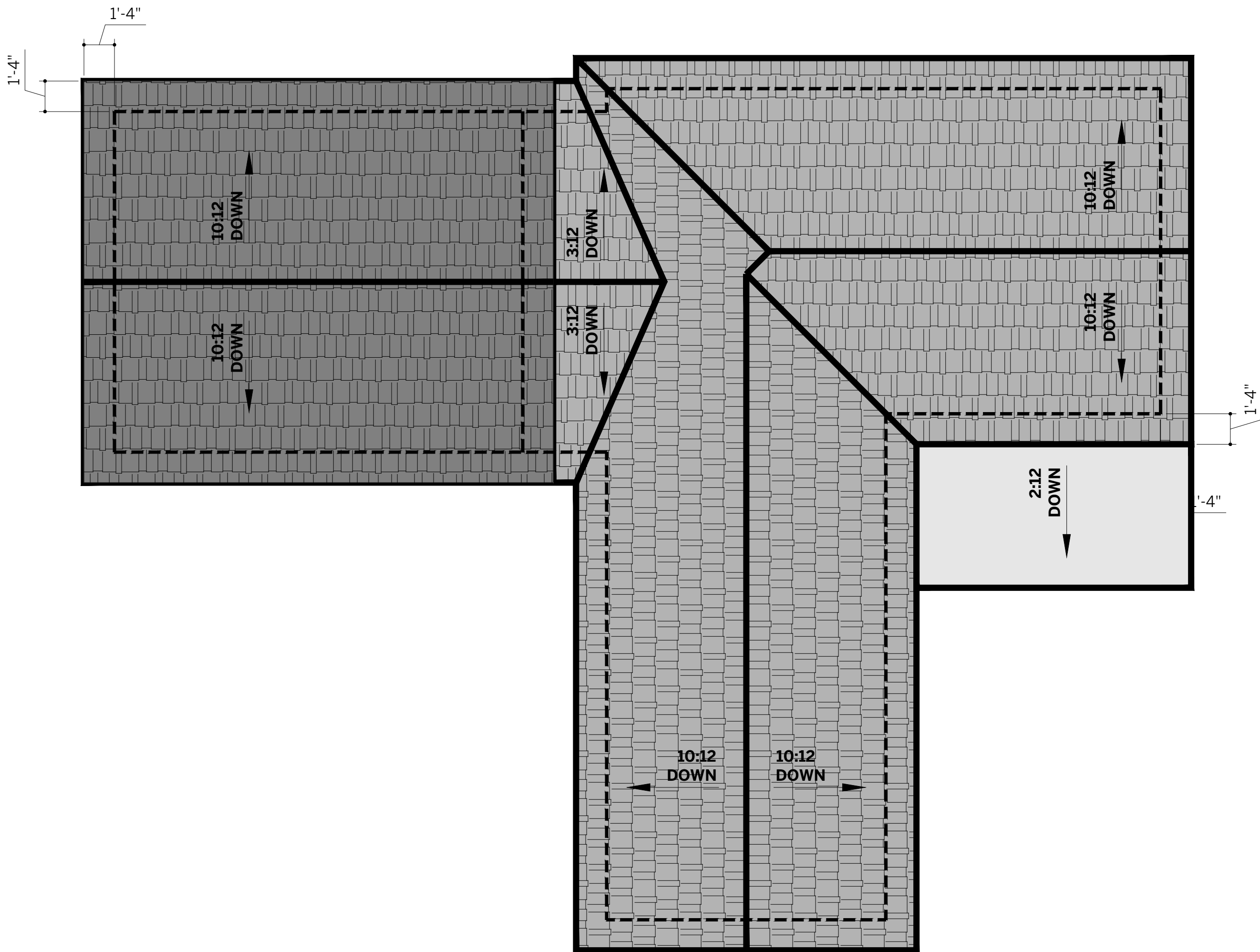
SHEET TYPE **Floor Plans, Level 01.**

A101



1 Floor Plan, Bldg 1, Level 02
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

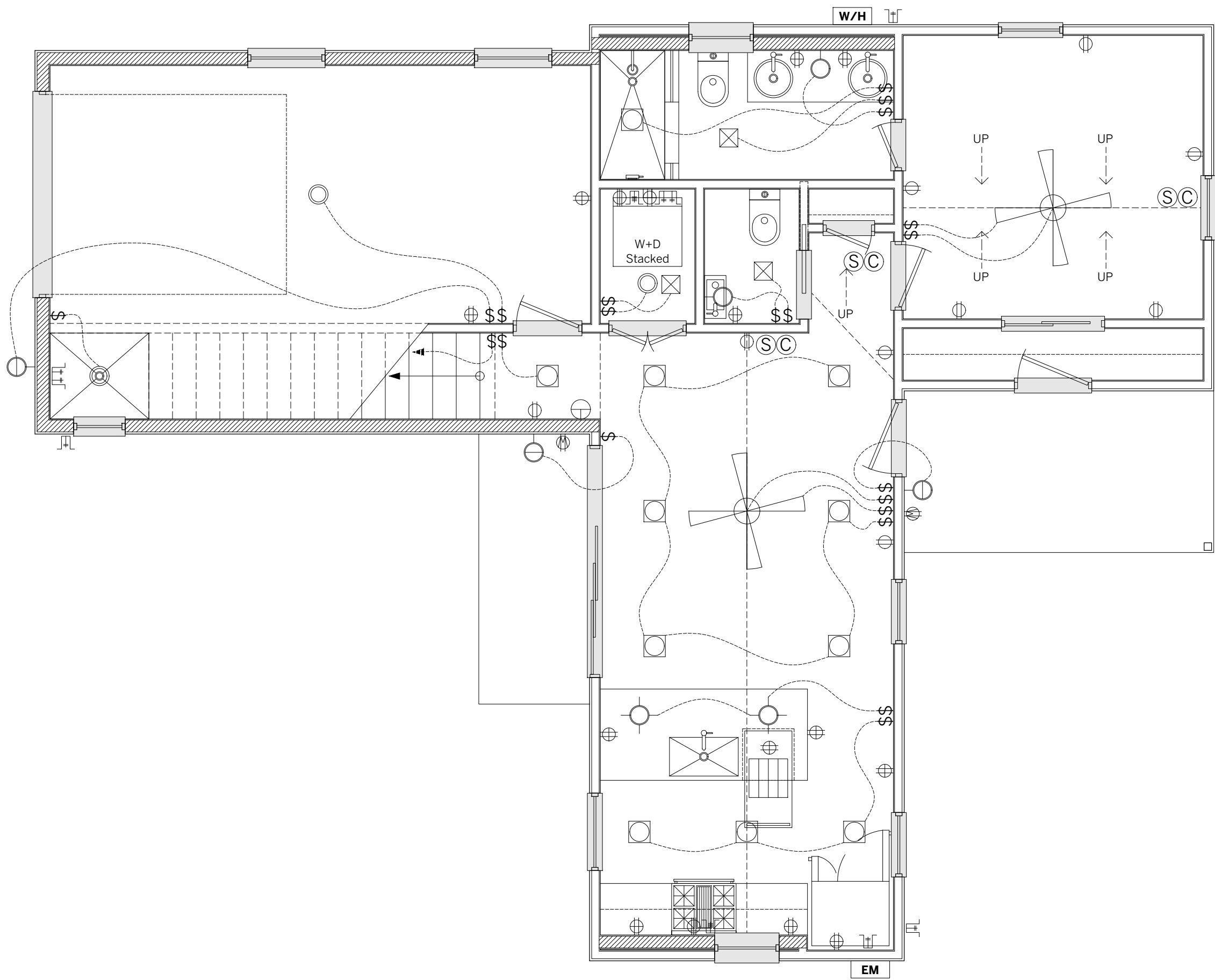
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).				NOTES ON FRAMING.		FRAMING AND ROOFING LEGEND.		DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	<div><div><div>WILLIAM HODGE AIA ARCHITECT</div><div>4801 S CONGRESS AVE #N3 AUSTIN, TX 78745 512.786.9298 HODGEARCHITECT.COM</div></div><div>REMODEL/ADDITION AT 1805 E 3rd ST AUSTIN, TX 78702</div><div>ISSUE DATE18 May 2021</div><div>SHEET TYPEFloor Plans, Level 02.</div><div>A102</div></div>
01	New 2-hr-rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX'-XX" PROVIDED: XX'-XX"	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".	REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:	<div><div>X</div><div>SECTION</div></div>	1. Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing. 2. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. 3. 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.	<div><div></div><div>Standing-seam metal roof/wall</div></div> <div><div></div><div>2x4 wood framing</div></div> <div><div></div><div>2x6 wood framing</div></div> <div><div></div><div>2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U373</div></div>	<div>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</div>	<div><div><div>REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS</div><div><i>William Hodge</i></div></div></div> <div>ISSUE DATE18 May 2021</div>			



1 Roof Plan, Bldg 1

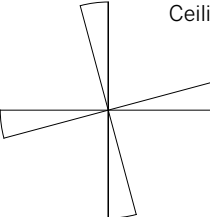




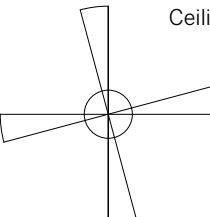




















Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).				NOTES ON FRAMING.		FRAMING AND ROOFING LEGEND.		DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	
01	New 2-hr-rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX'-XX" PROVIDED: XX'-XX"	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".	REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:		1. Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing. 2. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. 3. 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.	 	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	 <i>William Lawrence Hodge</i>	ISSUE DATE 18 May 2021		 WILLIAM HODGE AIA ARCHITECT 4801 S CONGRESS AVE #N3 AUSTIN, TX 78745 512.786.9298 HODGEARCHITECT.COM REMODEL/ADDITION AT 1805 E 3rd ST AUSTIN, TX 78702 ISSUE DATE 18 May 2021 SHEET TYPE Roof Plans. A104
02	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5".	R1 New walkable-TPO roof deck. R2 New metal coping. R3 New metal scupper. R4 New metal gutter. R5 New metal downspout.	REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS:								
03	Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".										



1 MEP Plan, Bldg 1, Level 01

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

FIXTURE LEGEND.				GENERAL MEP NOTES.		DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
 Ceiling fan w/o light kit	 Pendant light	 Wall switch	 Smoke detector		<ol style="list-style-type: none">Counts and locations of fixtures, outlets, switches, detectors, and meters are schematic and shown for information only. Final counts and locations of fixtures, outlets, and switches to be coordinated in field with Owner. It is the responsibility of the General Contractor and their subcontractors to ensure that all fixtures, outlets, switches, detectors, and meters are installed per all relevant codes (ref: G002). Where locations depicted on this sheet conflict with code, code shall govern.Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.Smoke and CO2 detectors at sloped ceilings shall be installed no greater than 12" from high point of ceiling.	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	 ISSUE DATE 18 May 2021	
 Ceiling fan w/ light kit	 Ceiling-mounted light	 Duplex outlet	 CO2 detector					
	 Recessed can light	 GFCI duplex outlet	 Thermostat					
	 Vanity light	 Waterproof GFCI duplex outlet	 Hot-cold water tap					
	 Exterior wall-mounted light	 220V outlet	 Hose bibb					
	 Sensor exterior flood light	 Electric meter	 Gas tap					
	 Undercounter lighting	 Duplex floor outlet	 Gas tankless water heater					
	 Exhaust fan	 Security Panel						



**WILLIAM
HODGE AIA
ARCHITECT**

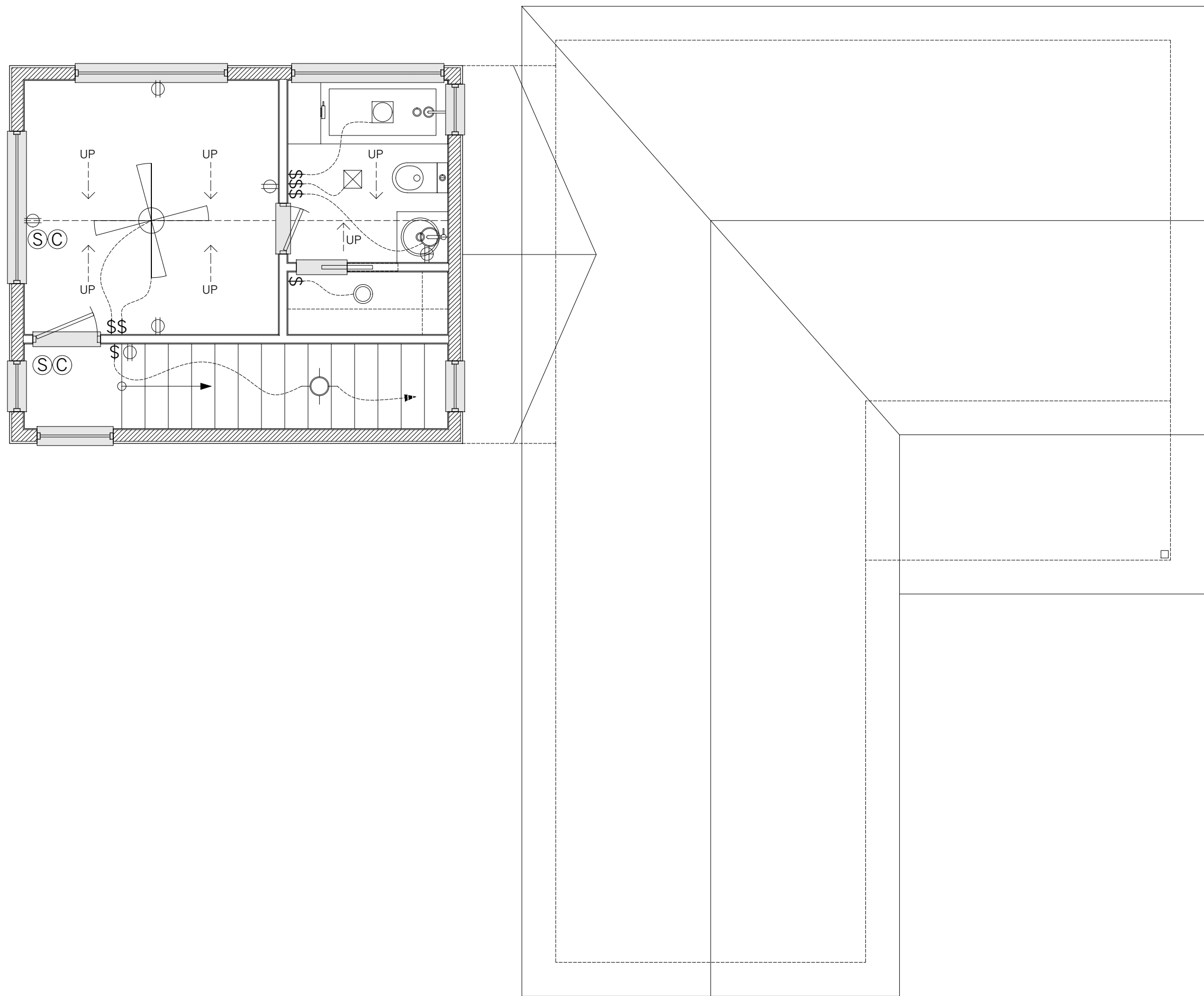
4801 S CONGRESS AVE #N3
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

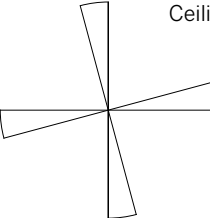







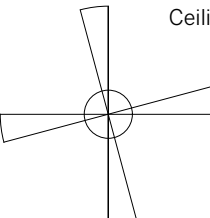

















ISSUE DATE **18 May 2021**

SHEET TYPE **MEP Plans, Level 01.**

A105



1 MEP Plan, Bldg 1, Level 02
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

FIXTURE LEGEND.				GENERAL MEP NOTES.		DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
 Ceiling fan w/o light kit	 Pendant light	 Wall switch	 Smoke detector		<ol style="list-style-type: none">Counts and locations of fixtures, outlets, switches, detectors, and meters are schematic and shown for information only. Final counts and locations of fixtures, outlets, and switches to be coordinated in field with Owner. It is the responsibility of the General Contractor and their subcontractors to ensure that all fixtures, outlets, switches, detectors, and meters are installed per all relevant codes (ref: G002). Where locations depicted on this sheet conflict with code, code shall govern.Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.Smoke and CO2 detectors at sloped ceilings shall be installed no greater than 12" from high point of ceiling.	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	 ISSUE DATE 18 May 2021	
	 Ceiling-mounted light	 Duplex outlet	 CO2 detector					
 Ceiling fan w/ light kit	 Recessed can light	 GFCI duplex outlet	 Thermostat					
	 Vanity light	 Waterproof GFCI duplex outlet	 Hot-cold water tap					
	 Exterior wall-mounted light	 220V outlet	 Hose bibb					
	 Sensor exterior flood light	 Electric meter	 Gas tap					
	 Undercounter lighting	 Duplex floor outlet	 Gas tankless water heater					
	 Exhaust fan	 Security Panel						



**WILLIAM
HODGE AIA
ARCHITECT**

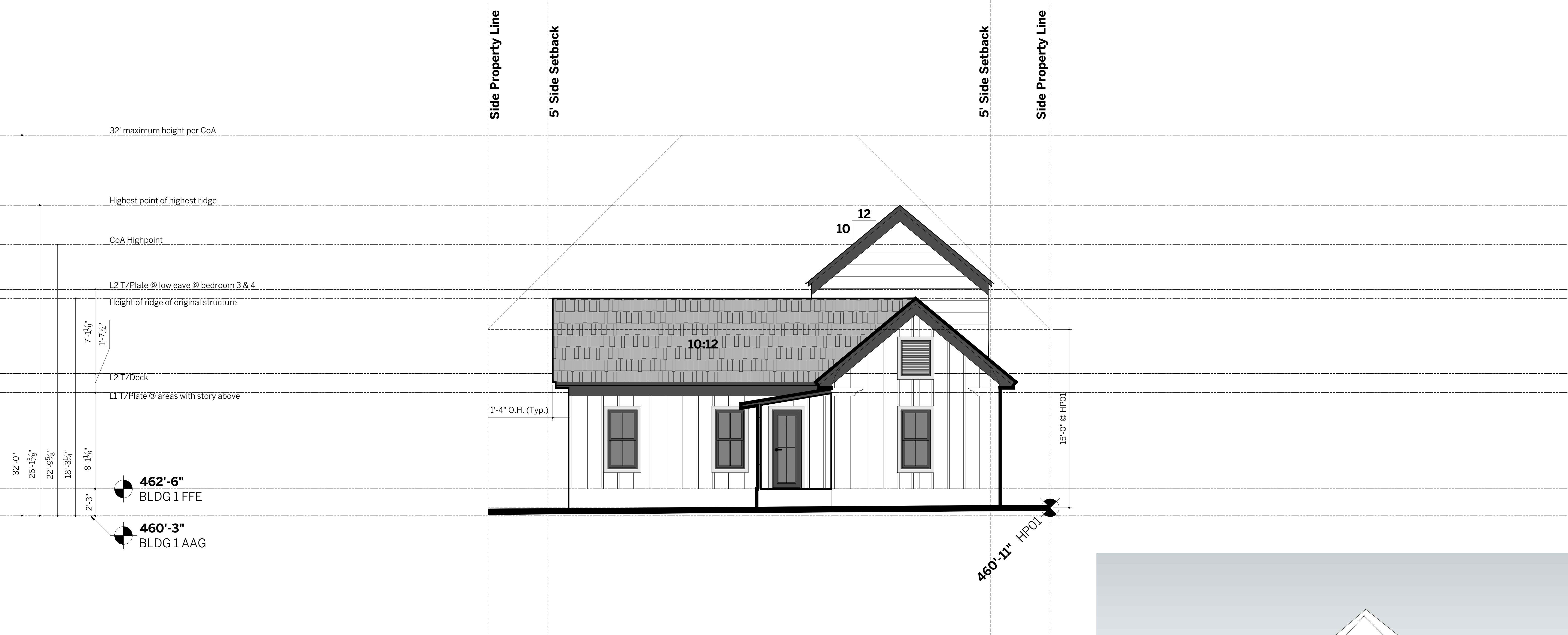
4801 S CONGRESS AVE #N3
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE **18 May 2021**

SHEET TYPE **MEP Plans, Level 02.**

A106



NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.

01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible. Unless an element or material has deteriorated beyond the point of repair—or unless specifically noted—existing elements and materials are to be repaired, not replaced.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)	09	Replace previously-existing shutters (not shown for clarity).			
02		Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.								
03		Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).										
04		Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.								
02												

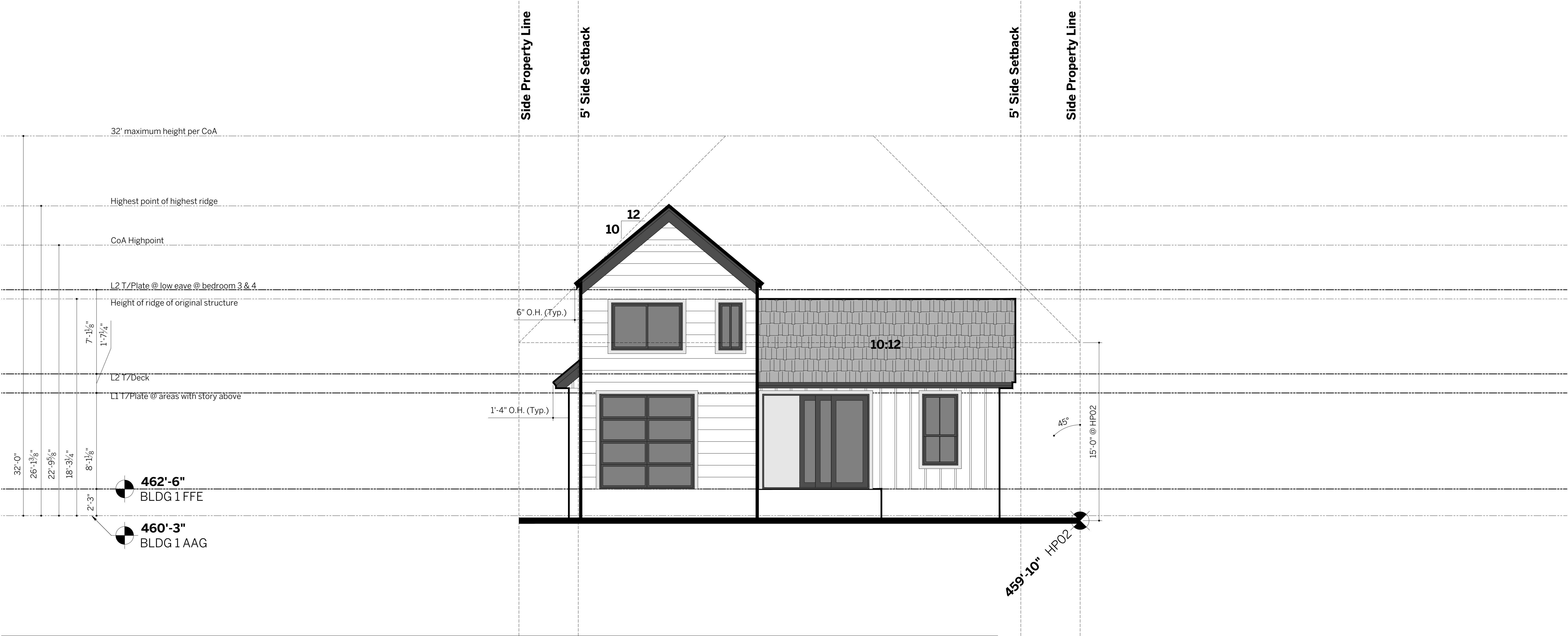
1 Elevation, Bldg 1, Front

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

2 Basic Sightline Model (as seen from E 3rd St)

Scale NTS

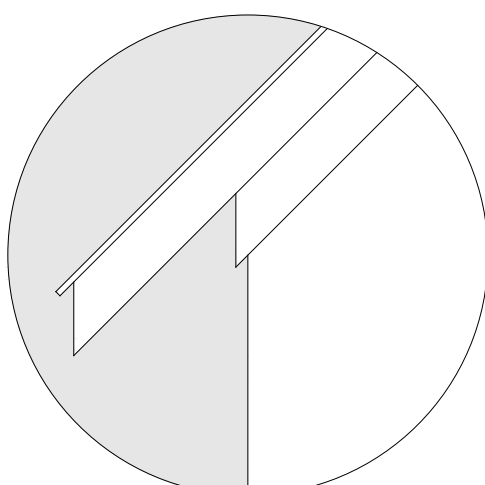
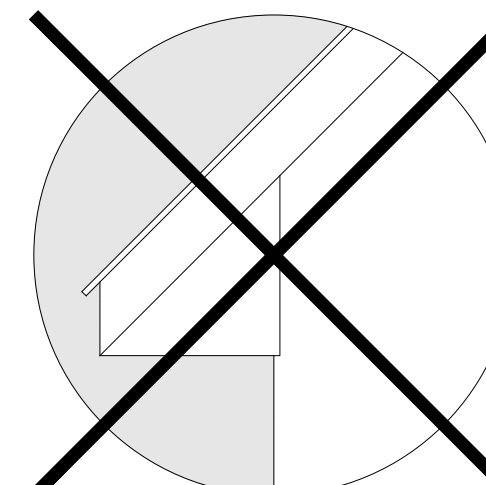

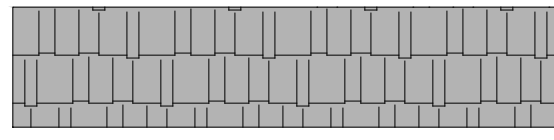
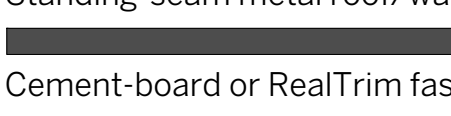
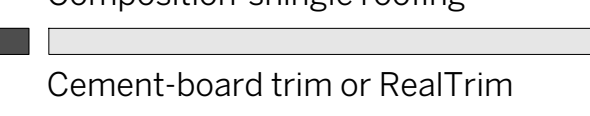



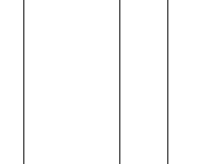
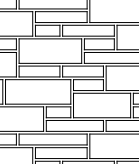


KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	CORRECT / INCORRECT EAVE SOFFIT DETAILS @ SLOPED ROOFS.	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	
01 New metal coping. Exposure 6". 02 New metal flashing. Exposure 6" minimum. 03 New metal railing at exterior 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.	<div></div> <div></div> <div>CORRECT</div> <div>INCORRECT</div>	<div></div> <div>Standing-seam metal roof/wall</div> <div></div> <div>Composition-shingle roofing</div> <div></div> <div>Cement-board or RealTrim fascia</div> <div></div> <div>Cement-board trim or RealTrim</div> <div></div> <div>6" horizontal cement board</div> <div></div> <div>6" horizontal stained wood</div> <div></div> <div>12" horizontal cement board</div> <div></div> <div>24" vertical cement board</div> <div></div> <div>Stone veneer (ashlar bond)</div>	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	<div></div> <div>ISSUE DATE18 May 2021</div>	<div></div> <div>ISSUE DATE18 May 2021</div>	<div></div> <div>REMODEL/ADDITION AT 1805 E 3rd ST AUSTIN, TX 78702</div> <div>ISSUE DATE18 May 2021</div> <div>SHEET TYPEElevations.</div> <div>A201</div>



NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.									
01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)	09	Replace previously-existing shutters (not shown for clarity).
02	Unless an element or material has deteriorated beyond the point of repair—or unless specifically noted—existing elements and materials are to be repaired, not replaced.	02	Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.				
		03	Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.				
		04	Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).						

1 Elevation, Bldg 1, Rear

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

KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	CORRECT / INCORRECT EAVE SOFFIT DETAILS @ SLOPED ROOFS.	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
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.	<div></div> <div></div> <div>CORRECT</div> <div>INCORRECT</div>	<div></div> <div>Standing-seam metal roof/wall</div> <div></div> <div>Composition-shingle roofing</div> <div></div> <div>Cement-board or RealTrim fascia</div> <div></div> <div>Cement-board trim or RealTrim</div> <div></div> <div>6" horizontal cement board</div> <div></div> <div>6" horizontal stained wood</div> <div></div> <div>12" horizontal cement board</div> <div></div> <div>24" vertical cement board</div> <div></div> <div>Stone veneer (ashlar bond)</div>	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	<div></div> <div>ISSUE DATE18 May 2021</div>	<div></div>



WILLIAM
HODGE AIA
ARCHITECT

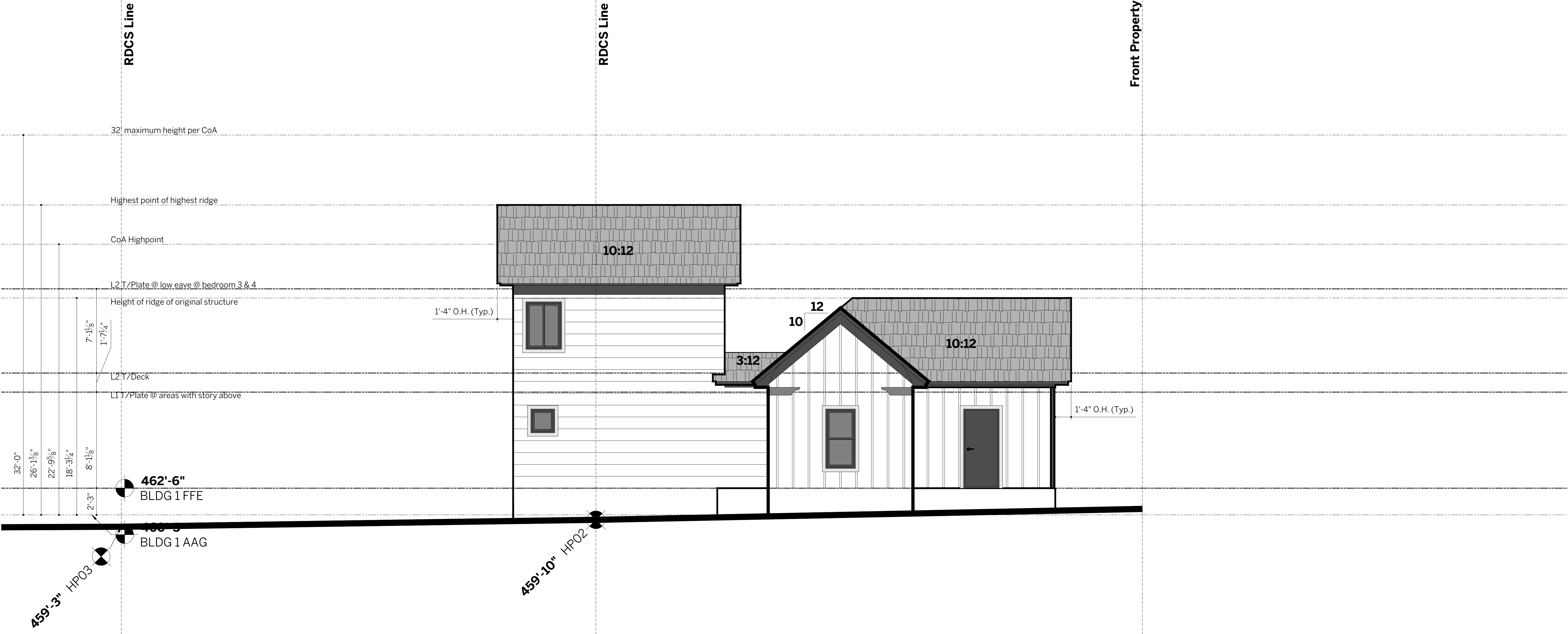
4801 S CONGRESS AVE #403
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE18 May 2021

SHEET TYPEElevations.

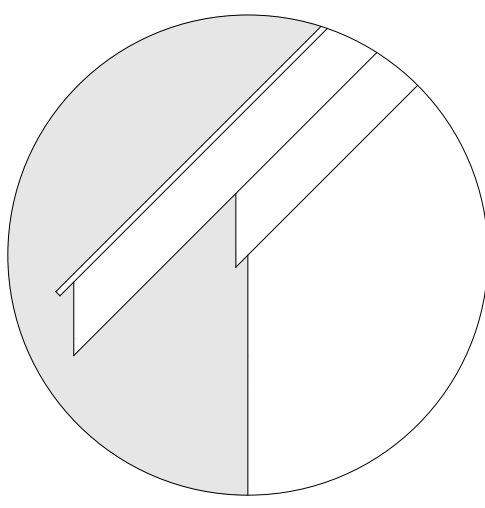
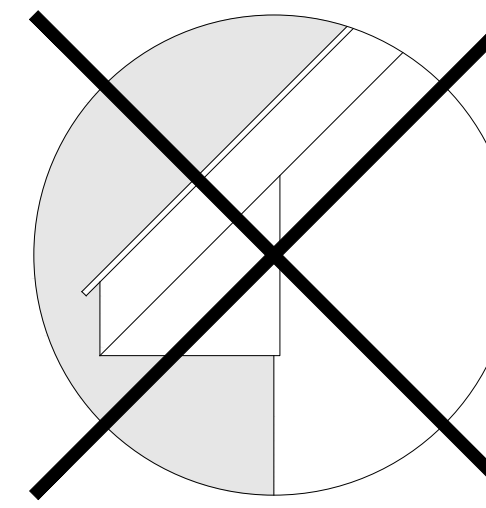

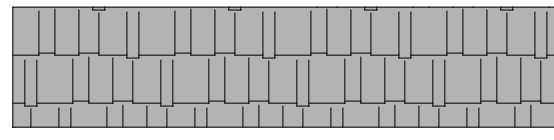
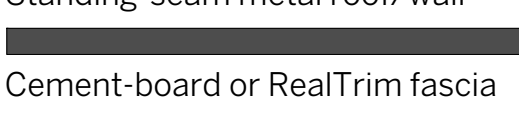
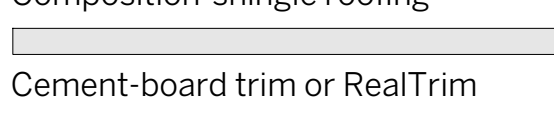



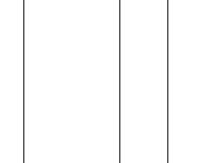
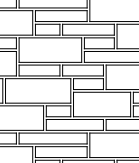


A202



NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.									
01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)	09	Replace previously-existing shutters (not shown for clarity).
02	Unless an element or material has deteriorated beyond the point of repair—or unless specifically noted—existing elements and materials are to be repaired, not replaced.	02	Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.				
		03	Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.				
		04	Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).						

1 Elevation, Bldg 1, Left

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

KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	CORRECT / INCORRECT EAVE SOFFIT DETAILS @ SLOPED ROOFS.	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
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.	<div> CORRECT</div> <div> INCORRECT</div>	<div> Standing-seam metal roof/wall</div> <div> Composition-shingle roofing</div> <div> Cement-board or RealTrim fascia</div> <div> Cement-board trim or RealTrim</div> <div> 6" horizontal cement board</div> <div> 6" horizontal stained wood</div> <div> 12" horizontal cement board</div> <div> 24" vertical cement board</div> <div> Stone veneer (ashlar bond)</div>	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<div> 19074 WILLIAM LAWRENCE HODGE REGISTERED ARCHITECT STATE OF TEXAS</div> <p>ISSUE DATE 18 May 2021</p>	<div> CITY OF AUSTIN TEXAS</div> <p>ISSUE DATE 18 May 2021</p>

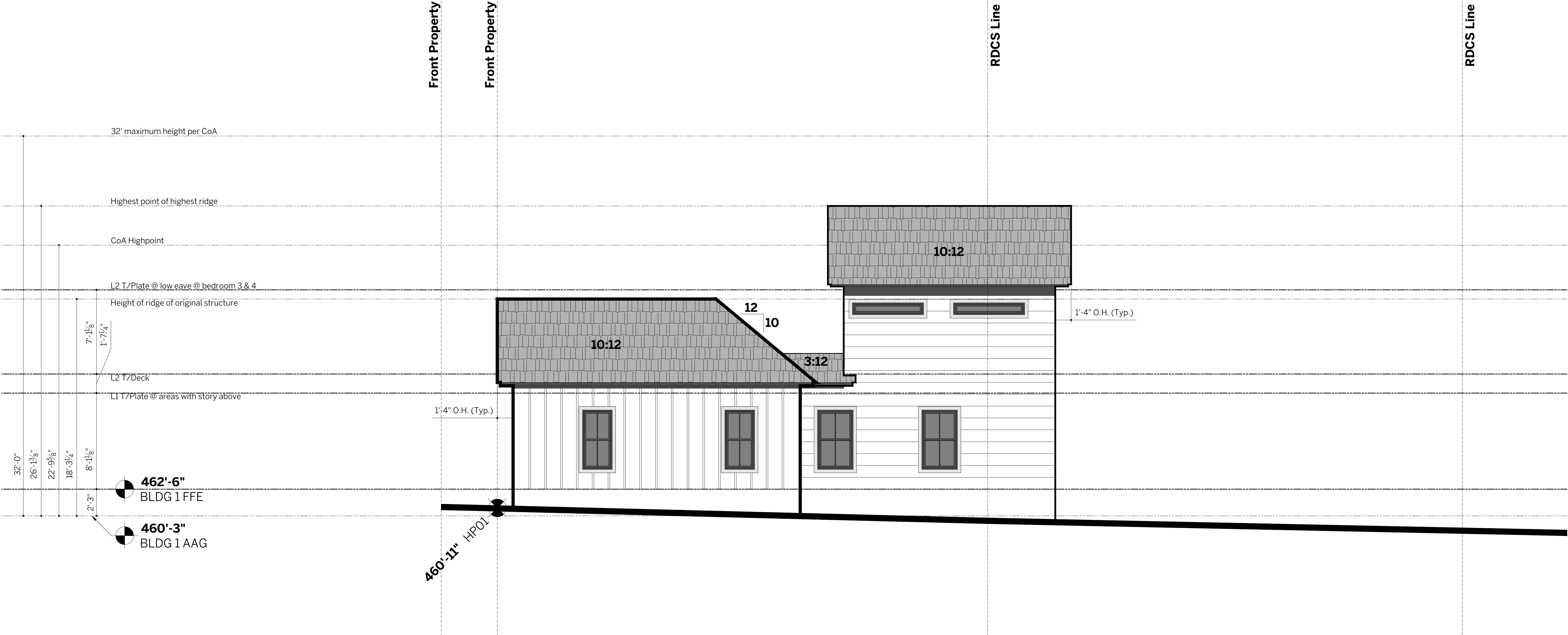


WILLIAM HODGE AIA ARCHITECT
4801 S CONGRESS AVE #803
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE 18 May 2021
SHEET TYPE Elevations, Bldg 1.

A203

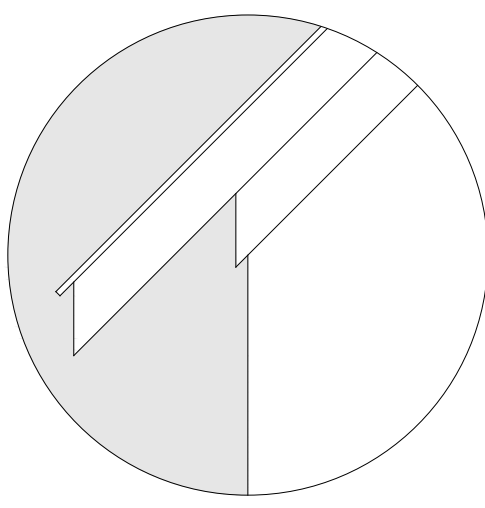
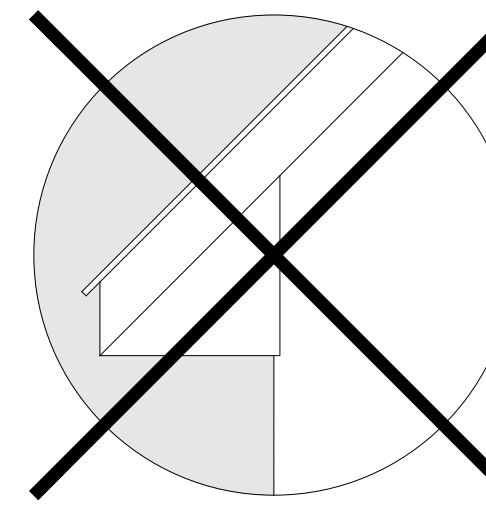

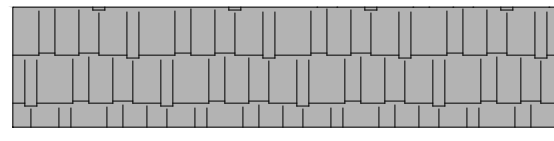
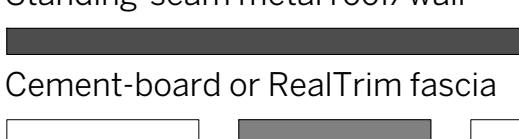
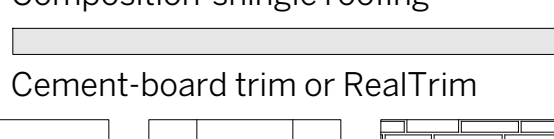
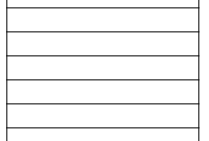

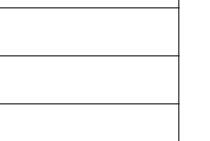
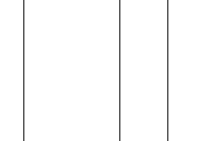
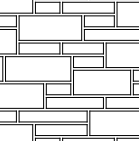




NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.

01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)	09	Replace previously-existing shutters (not shown for clarity).
02	Unless an element or material has deteriorated beyond the point of repair—or unless specifically noted—existing elements and materials are to be repaired, not replaced.	02	Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.				
		03	Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.				
		04	Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).						

1 Elevation, Bldg 1, Right

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

KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	CORRECT / INCORRECT EAVE SOFFIT DETAILS @ SLOPED ROOFS.	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
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.	 CORRECT  INCORRECT	 Standing-seam metal roof/wall  Composition-shingle roofing  Cement-board or RealTrim fascia  Cement-board trim or RealTrim  6" horizontal cement board  6" horizontal stained wood  12" horizontal cement board  24" vertical cement board  Stone veneer (ashlar bond)	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G008 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	 ISSUE DATE 18 May 2021	



WILLIAM
HODGE AIA
ARCHITECT
4801 S CONGRESS AVE #803
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE 18 May 2021
SHEET TYPE Elevations, Bldg 1.

A204