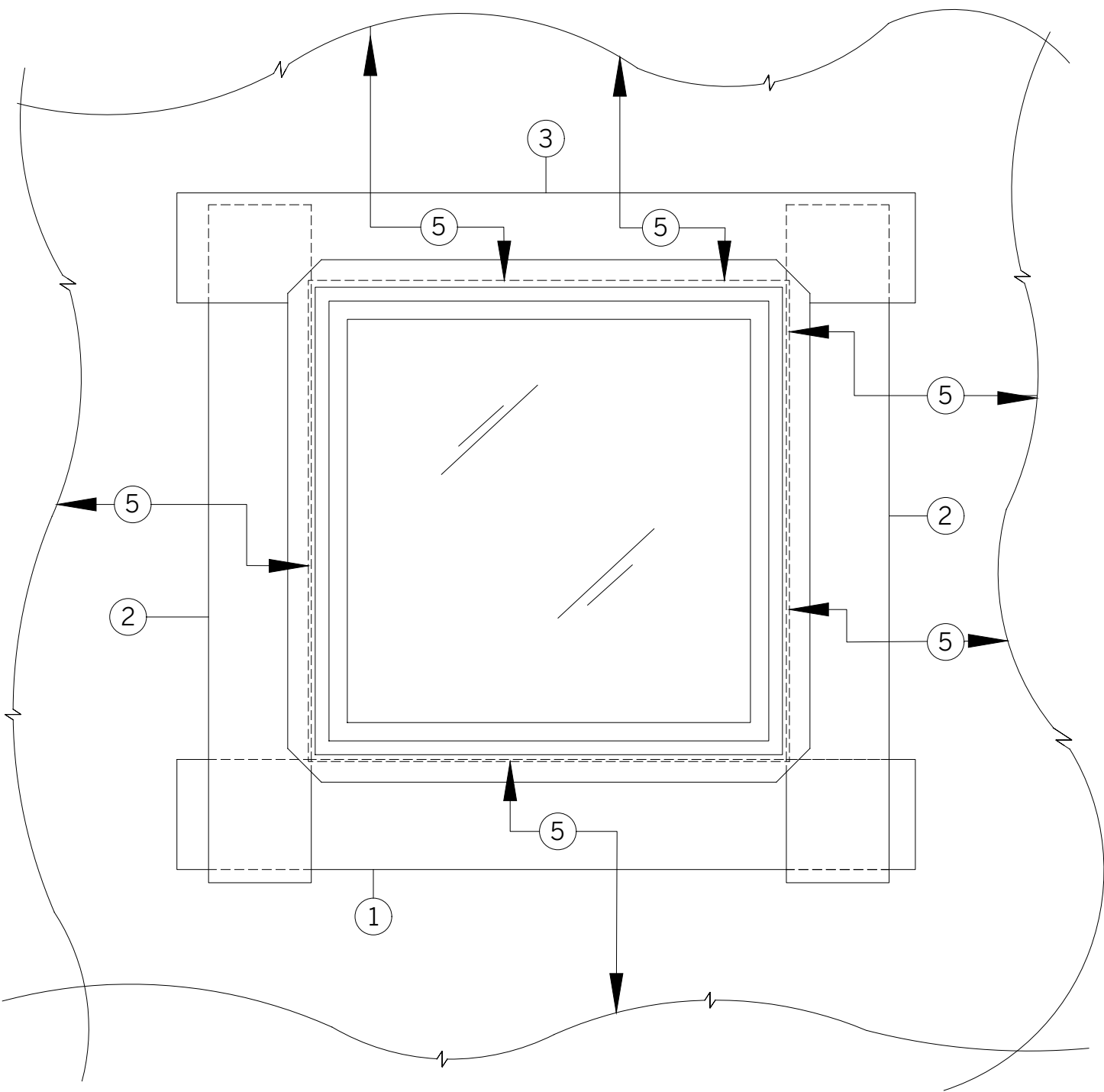
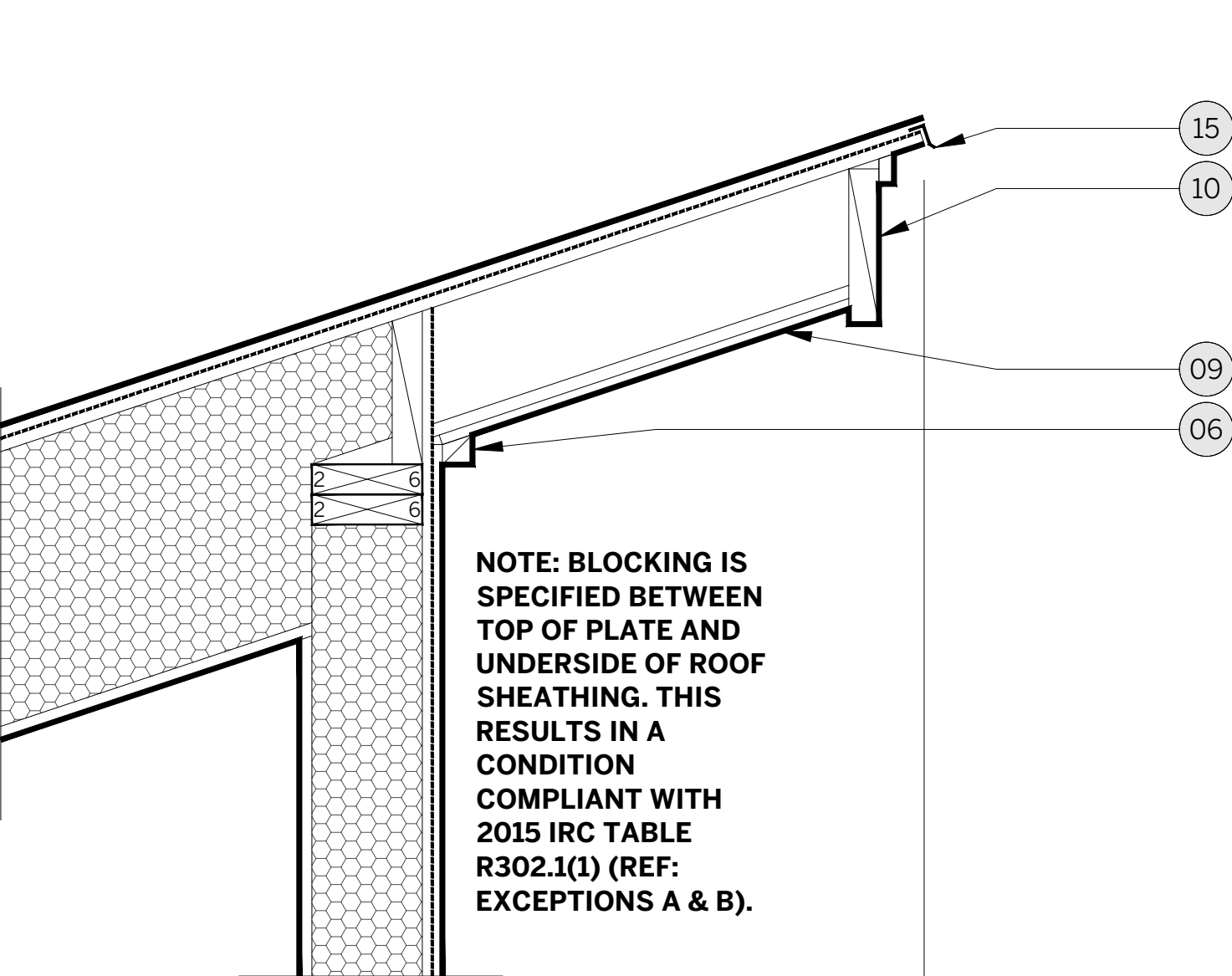
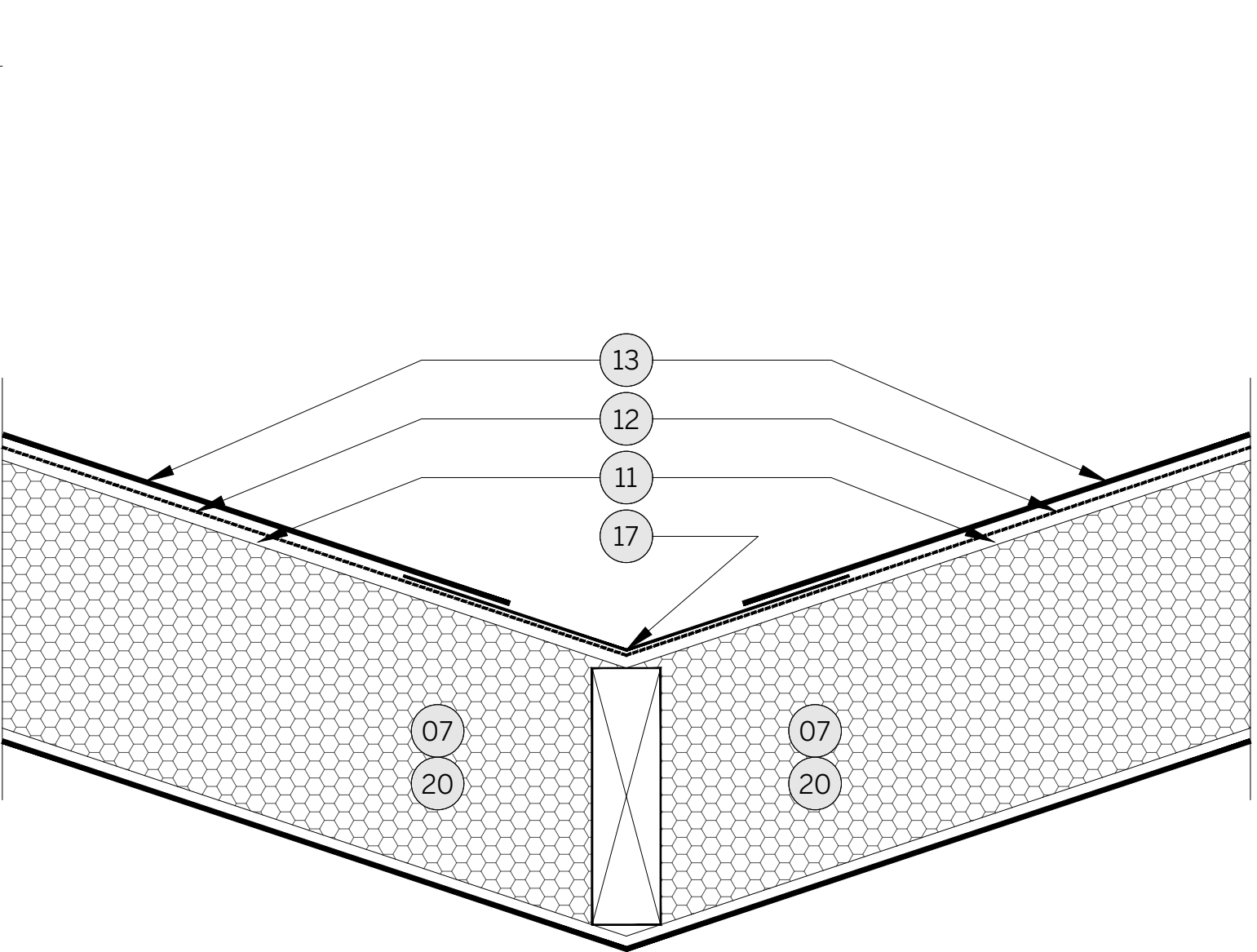
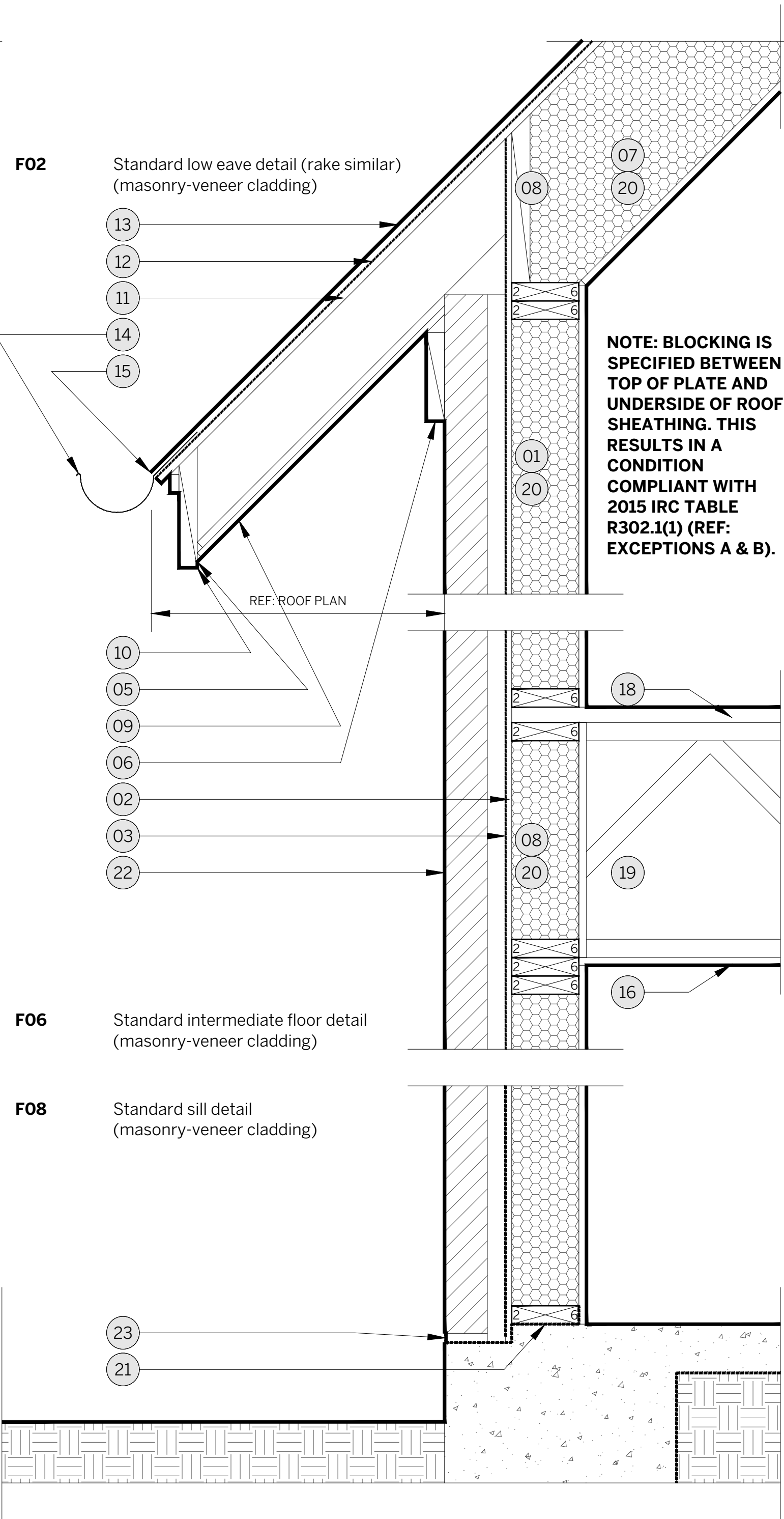
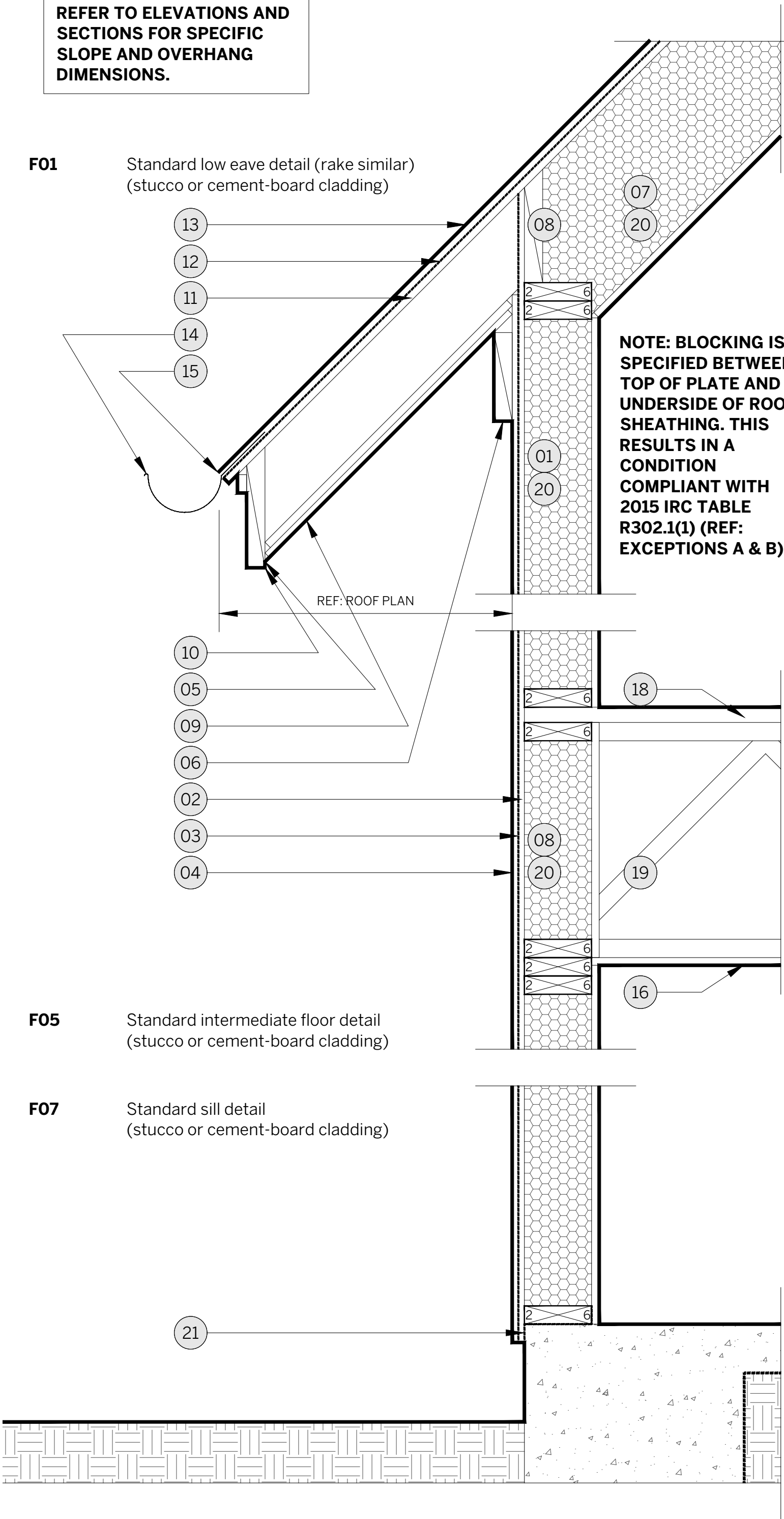


PROJECT CALCULATION AND APPLICATION SHEET FOR PROJECTS WITHIN THE CITY OF AUSTIN (REFERENCE A000 FOR SITE PLAN)		SITE DEVELOPMENT INFORMATION (p2 of application)																		ADU GROSS FLOOR AREA			TABLE OF CONTENTS			
PROPERTY INFORMATION (p1 of application)		SITE DEVELOPMENT INFORMATION (p2 of application)																		ADU GROSS FLOOR AREA			TABLE OF CONTENTS			
Address		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Tax Parcel ID		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Legal Description		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Zoning District		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Lot Area (SF)		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Lot Width (FT)		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Neighborhood Planning Area		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Historic District		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
REQUIRED REVIEWS		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is project participating in SMART Housing?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does project have Green Building Requirement?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is site within an Airport Overlay Zone?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does this site have a septic system?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does the structure exceed 3,600 total under roof?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this property within 200 feet of a hazardous pipeline?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this site located within an Erosion Hazard Zone?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this property within 100 feet of the 100-year floodplain?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Are there trees 19" or greater in diameter on/adjacent to the property?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
----> If yes, how many?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
----> Was there a pre-development consultation for the Tree Review?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Root zone		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Canopy		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Removal		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Uncertain		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this site in the Capitol View Corridor?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this site within the RDOS Ordinance Boundary Area?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does this site currently have water availability?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does this site currently have wastewater availability?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does this site have or will it have an auxiliary water source?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does this site require a cut or fill in excess of four (4) feet?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this site within the Waterfront Overlay?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this site within the Lake Austin Overlay?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does this site front a paved street?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is this site adjacent to a paved alley?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Does site have Board of Adjustment variance?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
----> Case # (if applicable)		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
DESCRIPTION OF WORK (p1 of application)		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Is total new/added building area > 5,000 SF?		Area Description				Existing SF to remain				New or Added SF				Total SF				Remodeled SF				ADU GROSS FLOOR AREA			TABLE OF CONTENTS	
Vacant		Area Description				Existing SF to remain				New or Added SF				Total SF												

GENERAL CONDITIONS.		NOTES REGARDING CERTAIN AREA, CLEAR SPACE, AND CEILING HEIGHT REQUIREMENTS. (Ref: 2015 International Residential Code as locally amended)		NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).		NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).	
<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><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><div>7.</div><div>ROOFING.<div>A. 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>2)</div><div>30-year architectural composition-shingle roofing; and/or</div><div>3)</div><div>Walkable TPO roofing.</div></div><div>B. Composition-shingle roofs lower than 4:12 slope shall be double-felted per the requirements of IRC Section R905.</div></div></div><div><div>8.</div><div>DECKS and BALCONIES.<div>A. All roof decks above conditioned space shall receive a waterproofing membrane of walkable TPO roofing. Torch-down membrane assemblies are expressly prohibited.</div><div>B. 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>2)</div><div>Walkable TPO roofing.</div></div><div>C. All sleepers and structure used under synthetic wood decking shall be pressure-treated without exception.</div><div>D. All thinset ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-isolation membrane.</div><div>E. 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>2)</div><div>36" minimum height parapet with continuous metal coping on top.</div></div></div></div></div><div><div><div>9.</div><div>FLASHINGS, COPINGS, GUTTERS, and SCUPPERS.<div>A. All flashings and counterflashings shall be galvanized steel unless noted otherwise.</div><div>B. All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific conditions.</div><div>C. All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.</div><div>D. All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED).</div><div>E. All low eaves on shed, gable, and hip roofs shall receive 6" gutters unless noted otherwise. Where roof plan does not show gutters, 6" gutters shall be assumed.</div><div>F. All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia.</div><div>G. All downspouts shall be either dark-bronze finish to match gutter or painted to match cement-board siding.</div><div>J. Downspouts shall be located near corners at ends of walls and centered in middle of walls unless specifically noted otherwise on architectural elevations. Where downspouts are not shown, downspouts shall be located as per the following:<div><div>1)</div><div>WALLS LESS THAN 20' IN LENGTH: One downspout</div><div>2)</div><div>WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall</div></div><div>J. 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>K. 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>2)</div><div>PARAPETS GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two</div></div><div>M. All scuppers shall be installed such that roof and/or deck material behind parapet shingles on top of back of scupper.</div><div>P. All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.</div><div>Q. All through-wall scuppers shall be sealed at all junctions with exterior wall.</div></div></div><div><div><div>10.</div><div>WINDOWS.<div>A. 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>2)</div><div>ALUMINUM-CLAD WOOD fin-mounted windows, Andersen 200 series or better; or,</div><div>3)</div><div>ALUMINUM fin-mounted windows, RAM or better.</div></div><div>B. All sleeping rooms shall have at least one window rated for egress by the manufacturer.</div><div>C. 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>2)</div><div>Glazing where the exposed area of any individual pane is larger than 36 square feet;</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>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>5)</div><div>Glazing in guards and/or railings;</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>7)</div><div>Glazing within 36" of the walking surfaces of stairways, ramps, or landings; or</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>b)</div><div>The bottom edge of glazing is less than 18" above the floor AND</div><div>c)</div><div>The top edge of glazing is more than 36" above the floor AND</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>D. 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>E. 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>F. The General Contractor is responsible for ensuring that thermal performance is compliant with all relevant energy codes and the requirements of these contract documents.</div></div></div></div></div></div></div></div></div></div></div></div>		<div><div><div>11.</div><div>EXTERIOR DOORS.<div>A. All exterior doors shall be one of the following:<div><div>1)</div><div>SOLID-CORE WOOD SWINGING DOORS with tempered glazing;</div><div>2)</div><div>STEEL SWINGING DOORS with tempered glazing; or,</div><div>3)</div><div>ALUMINUM SLIDING DOORS with tempered glazing.</div></div><div>B. All exterior swinging doors shall receive lever hardware (NO KNOBS).</div></div></div><div><div><div>12.</div><div>INTERIOR DOORS.<div>A. All interior doors shall be one of the following:<div><div>1)</div><div>SOLID-CORE WOOD DOORS with flat paneling; or,</div><div>2)</div><div>SOLID-CORE WOOD DOORS with 5-panel (5x1) paneling.</div></div><div>B. Doors shall be paint-grade unless noted otherwise.</div><div>C. Swinging doors shall receive lever hardware (NO KNOBS).</div></div></div><div><div><div>13.</div><div>TRIM AND CASINGS.<div>A. 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>2)</div><div>1x4 stain-grade wood with no quarter-round.</div></div><div>B. 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>2)</div><div>1x4 stain-grade wood.</div></div></div></div></div><div><div><div>14.</div><div>FLOORING.<div>A. All flooring shall be one of the following assemblies:<div><div>1)</div><div>Clear-sealed polished concrete, Level 4 finish;</div><div>2)</div><div>Engineered-wood plank flooring, finish as per OWNER;</div><div>3)</div><div>Carpet, color as per OWNER;</div><div>4)</div><div>Ceramic tile, 12x12 or as selected by OWNER; or,</div><div>5)</div><div>Ceramic tile, 1" diameter white "penny tile" with black grout.</div></div><div>B. All interior tile shall be installed upon a crack-isolation membrane.</div></div></div><div><div><div>15.</div><div>DRYWALL and BACKING.<div>A. All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units.</div><div>B. All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.</div><div>C. All interior drywall at ceilings shall be 5/8" gypsum board.</div><div>D. 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>2)</div><div>Cementitious backer board, installed at full height of wall.</div></div></div></div></div><div><div><div>16.</div><div>PAINTING and TEXTURING.<div>A. 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>B. All exterior metal suitable for painting (railings, columns, beams, balustrades) shall receive exterior-grade latex paint intended for use on metal. Color shall match roof unless otherwise selected by OWNER.</div><div>C. 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>D. All interior walls and ceilings shall receive orange-peel texture.</div></div></div><div><div><div>17.</div><div>CABINETS and COUNTERTOPS.<div>A. 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>2)</div><div>Stain-grade wood cabinetry.</div></div><div>B. All cabinets shall be full-flush-overlay cabinets with concealed (European) hinges and drawer extensions.</div><div>C. All drawer fronts shall receive brushed-nickel linear pulls installed as follows:<div>VERTICAL DIMENSION: CL of pull 1" below top of drawer front.</div><div>HORIZONTAL DIMENSION: Centered on width of drawer front.</div></div><div>D. All door fronts shall receive brushed-nickel linear pulls installed as follows:<div>VERTICAL DIMENSION: CL of pull 1" below top of door front (at BASE) or 1" above top of door front (at UPPERS).</div><div>HORIZONTAL DIMENSION: Centered on width of door front.</div></div><div>E. 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>ELECTRICAL SYSTEMS.<div>A. Electrical systems shall be designed by master electrician.</div><div>B. A whole-house surge protector shall be installed unless deleted by OWNER.</div><div>C. Location of meters and load center shall be determined by master electrician.</div></div></div><div><div><div>19.</div><div>PLUMBING SYSTEMS.<div>A. Plumbing systems shall be designed by master plumber.</div><div>B. Interior supply shall be via flexible (PEX) system with manifold.</div><div>C. A master cutoff valve shall be installed at manifold unless deleted by OWNER.</div><div>D. All piping in exterior walls shall be insulated.</div></div></div><div><div><div>20.</div><div>HVAC SYSTEMS.<div>A. HVAC systems shall be designed by master HVAC technician.</div><div>B. HVAC systems shall consist of one of the following:<div><div>1)</div><div>Heat pump compliant with current energy code;</div><div>2)</div><div>Gas furnace with 10% makeup air compliant with current energy code;</div><div>3)</div><div>Ductless cassette-style split system compliant with current energy code.</div></div><div>C. All HVAC systems shall incorporate makeup air as required by energy code.</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>	
		DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.			
		<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><div>REGISTERED ARCHITECT</div><div>WILLIAM LAWRENCE HODGE</div><div>19074</div><div>STATE OF TEXAS</div></div><div><i>William Hodge</i></div></div></div> <div>ISSUE DATE</div> <div>18 June 2021</div>		<div><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><div>ISSUE DATE</div><div>18 June 2021</div></div><div>SHEET TYPE</div><div>General Notes.</div><div>G002</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.



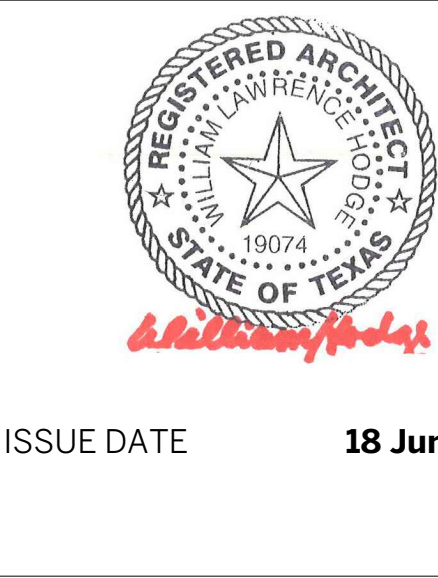
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

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 June 2021

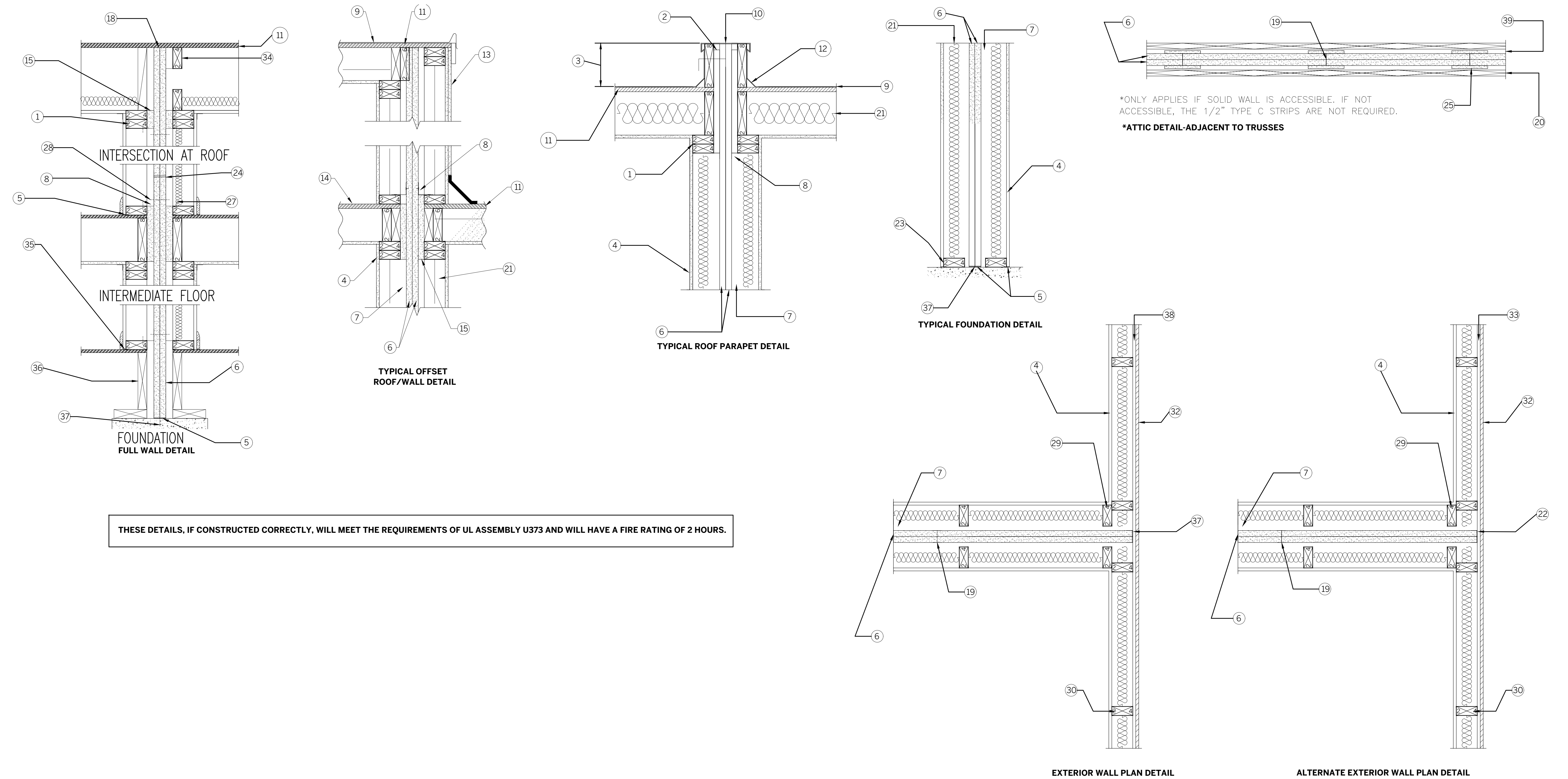
SEAL OF MUNICIPAL APPROVAL.


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

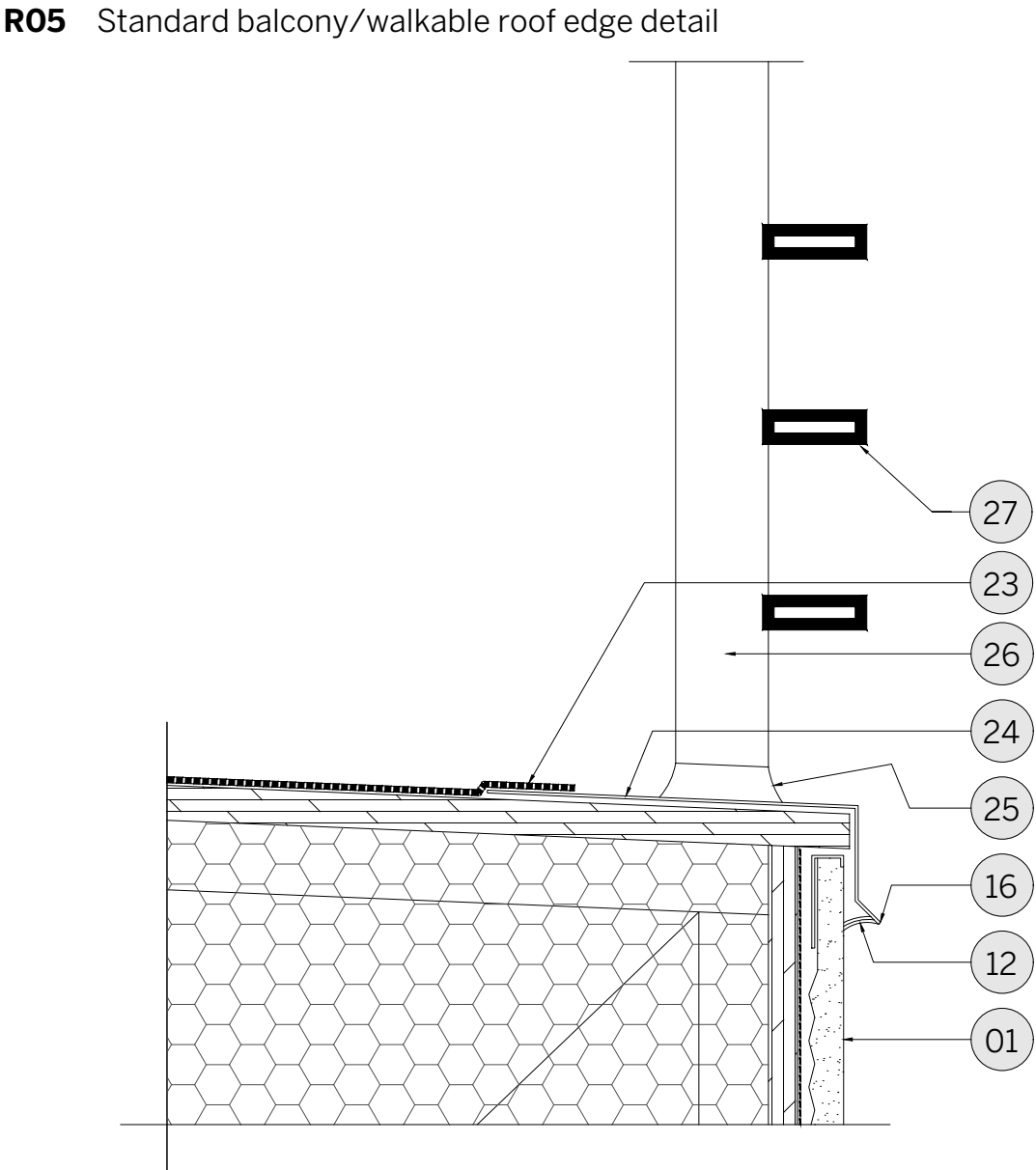
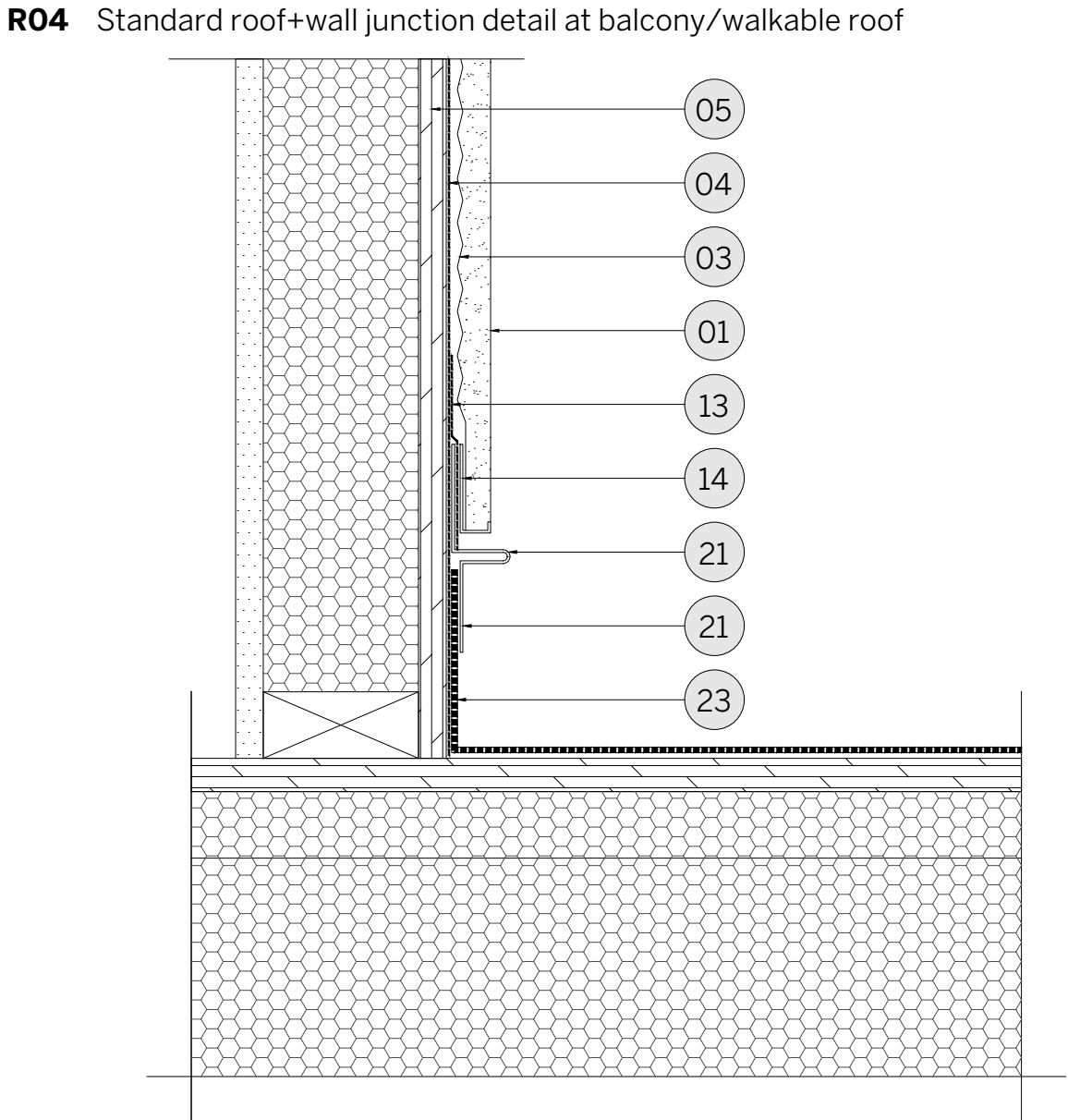
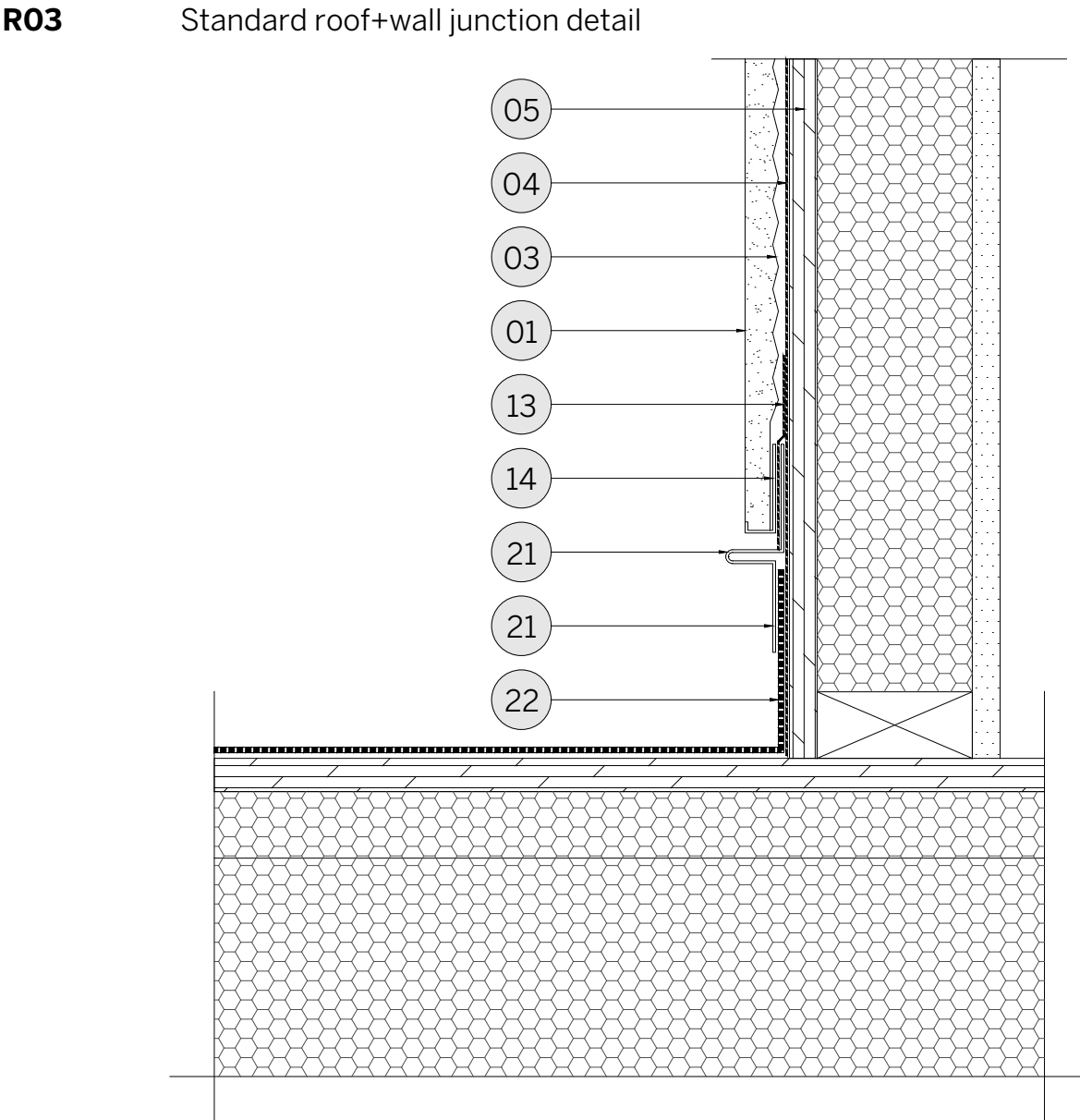
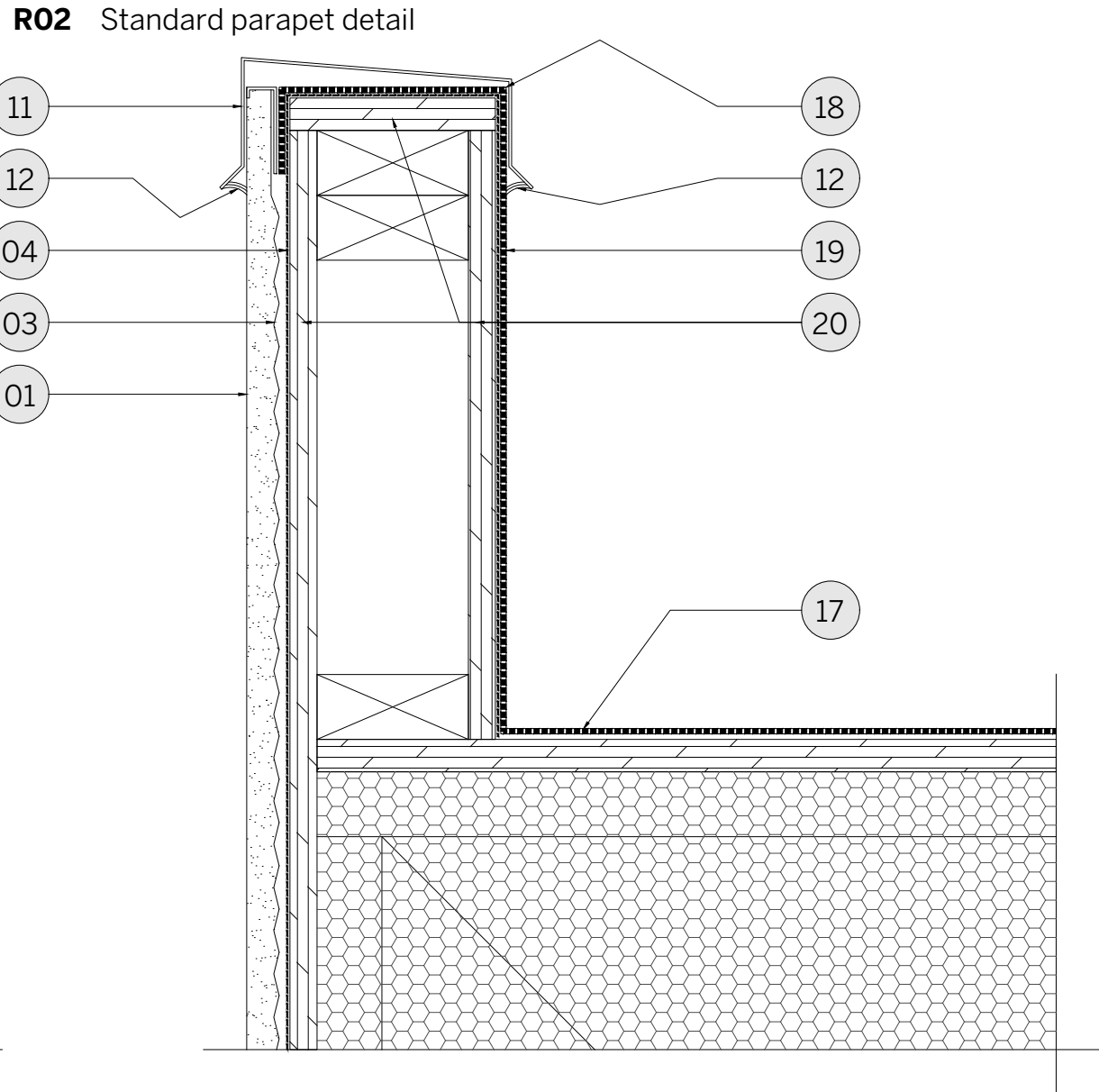
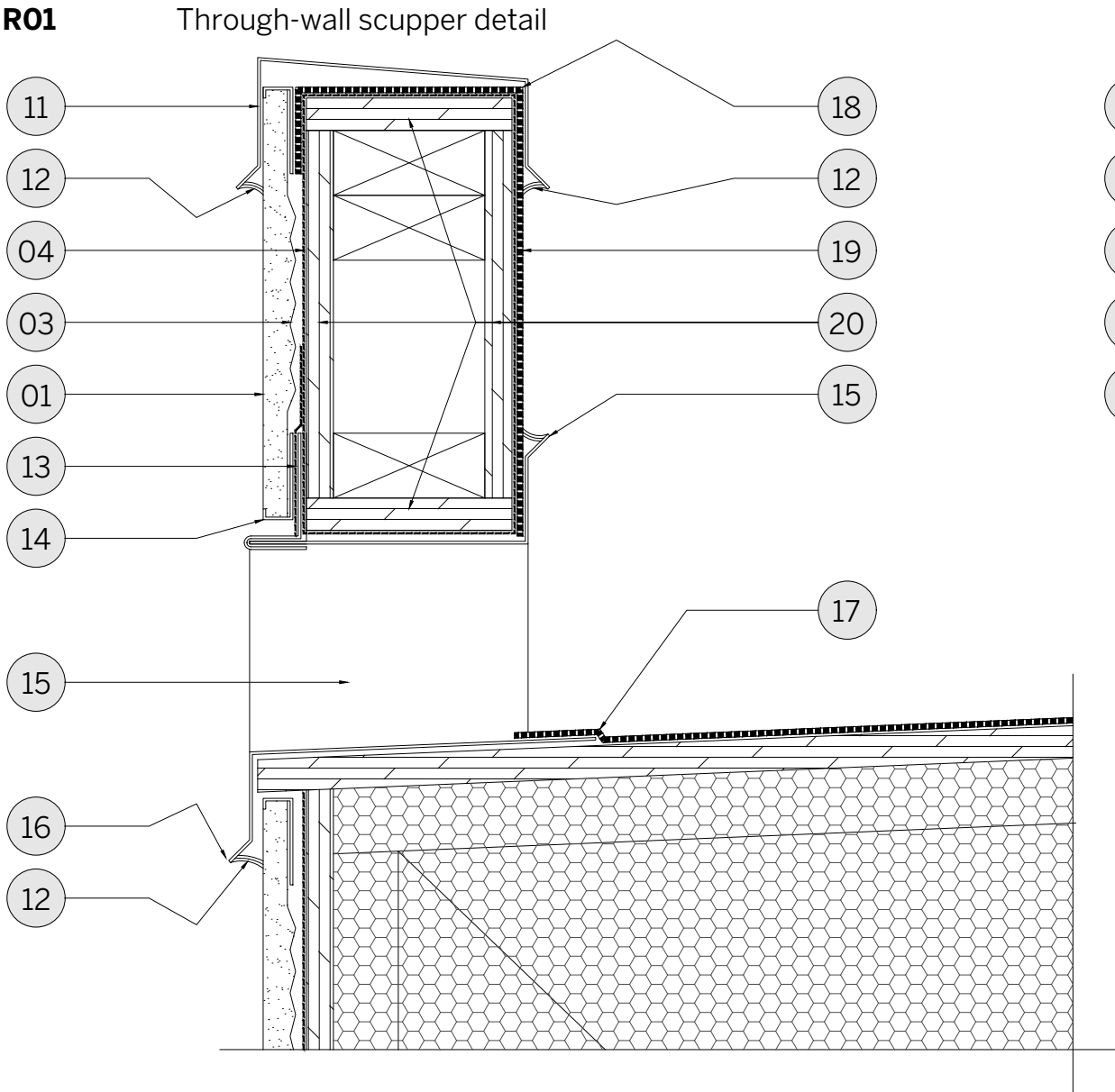
ISSUE DATE **18 June 2021**
SHEET TYPE **Standard Details.**

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>		<p>REMODEL/ADDITION AT 1805 E 3rd ST AUSTIN, TX 78702</p> <p>ISSUE DATE 18 June 2021</p> <p>SHEET TYPE Standard Details.</p> <p>G004</p>	
02	1" Shaftliner fire-blocking gypsum panel (or as required by codes)	13	External cladding	26	Ceiling	38				2" C-Track power driven fastener 24" O.C. 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							

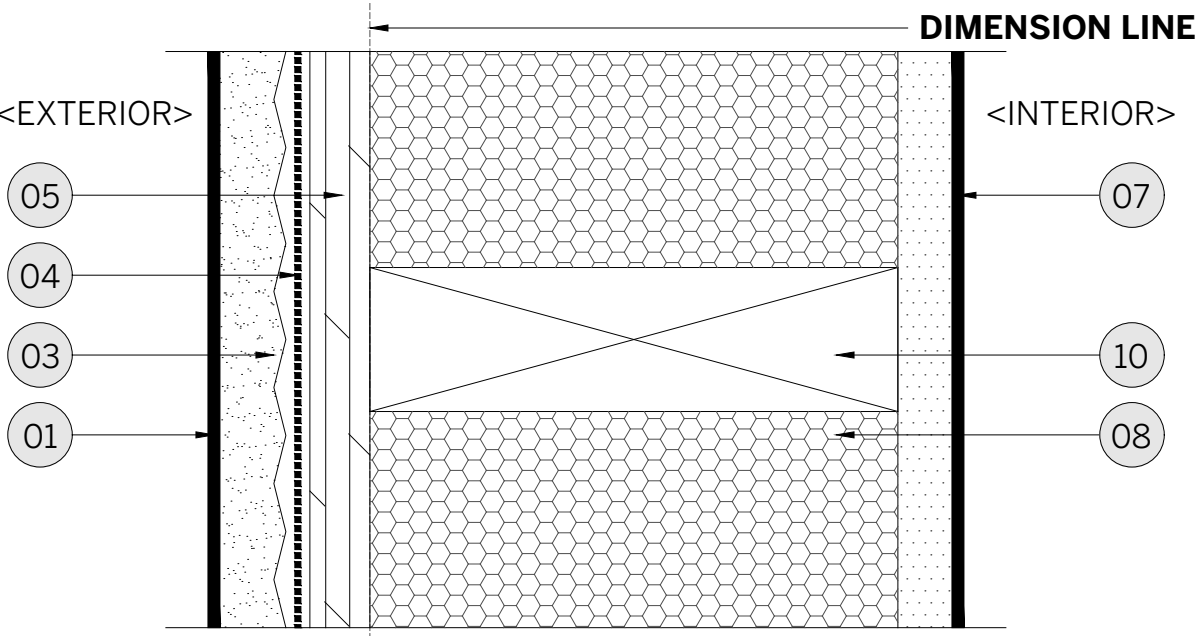
STANDARD OCCUPIED ROOF DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 1-1/2" = 1'-0" @ 11x17 / Scale 3" = 1'-0" @ 24x36.



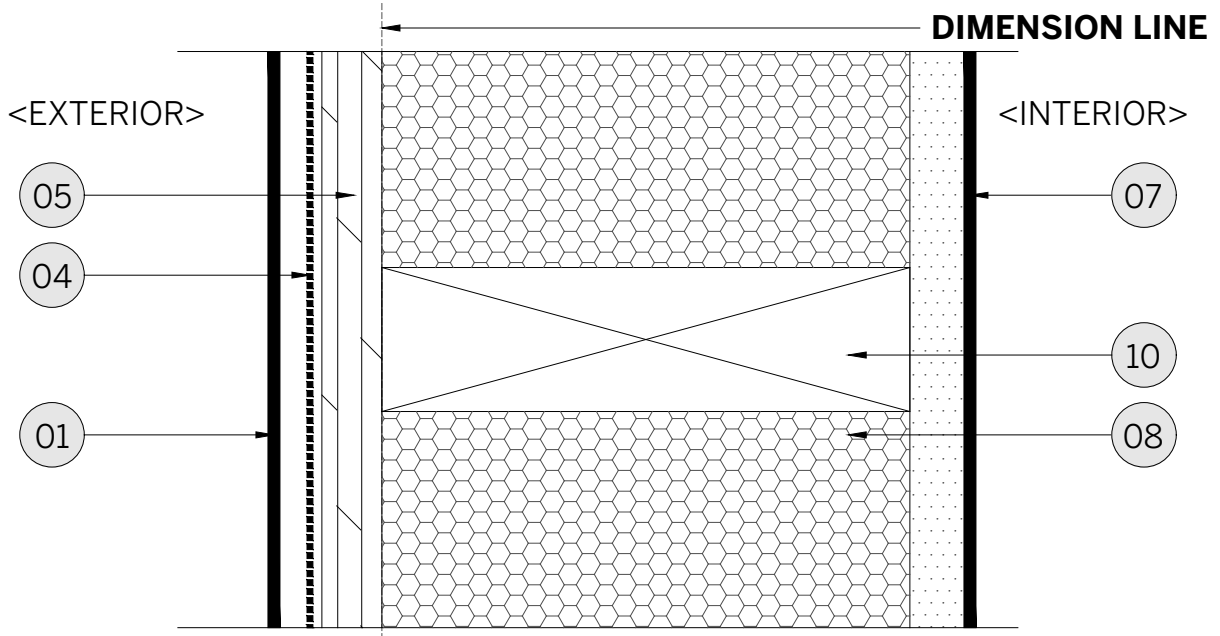
STANDARD PARTITION TYPES (WOOD-FRAMED CONSTRUCTION).
Scale 3" = 1'-0" @ 11x17 / Scale 6" = 1'-0".

EXTERIOR WALLS

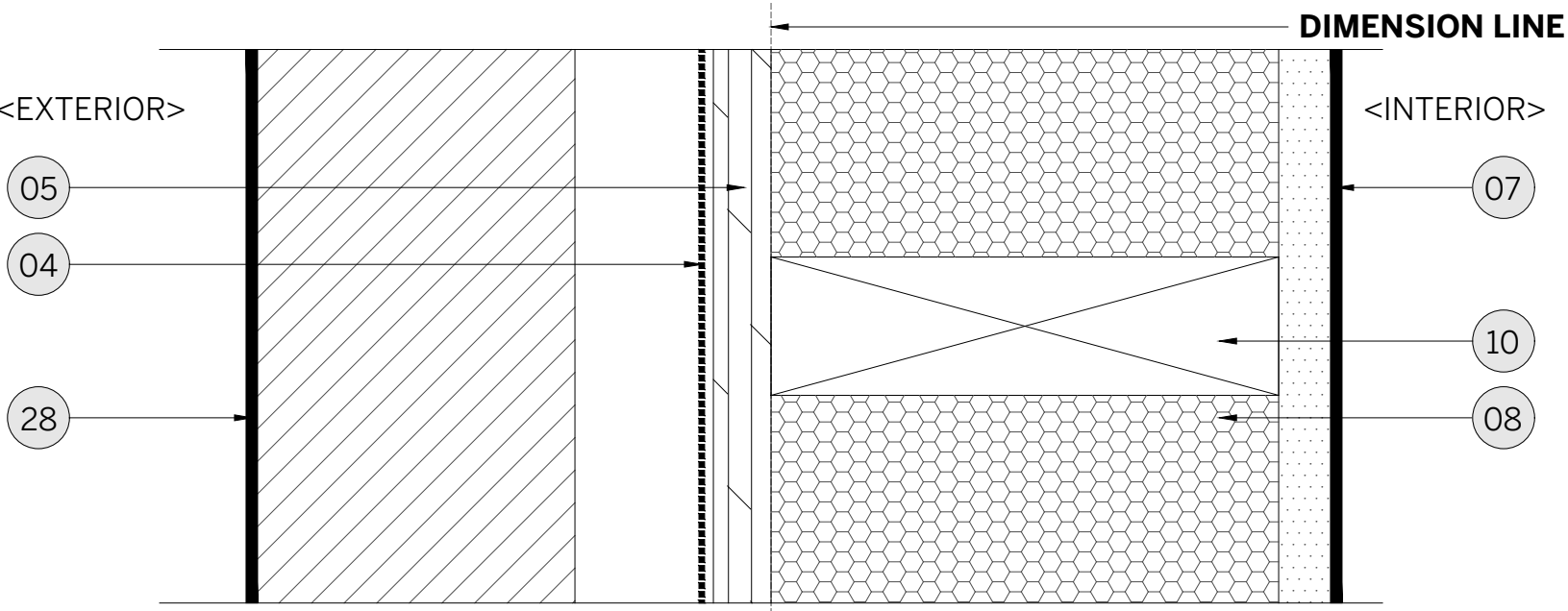
WE01 Stucco veneer on 2x6 wood studs



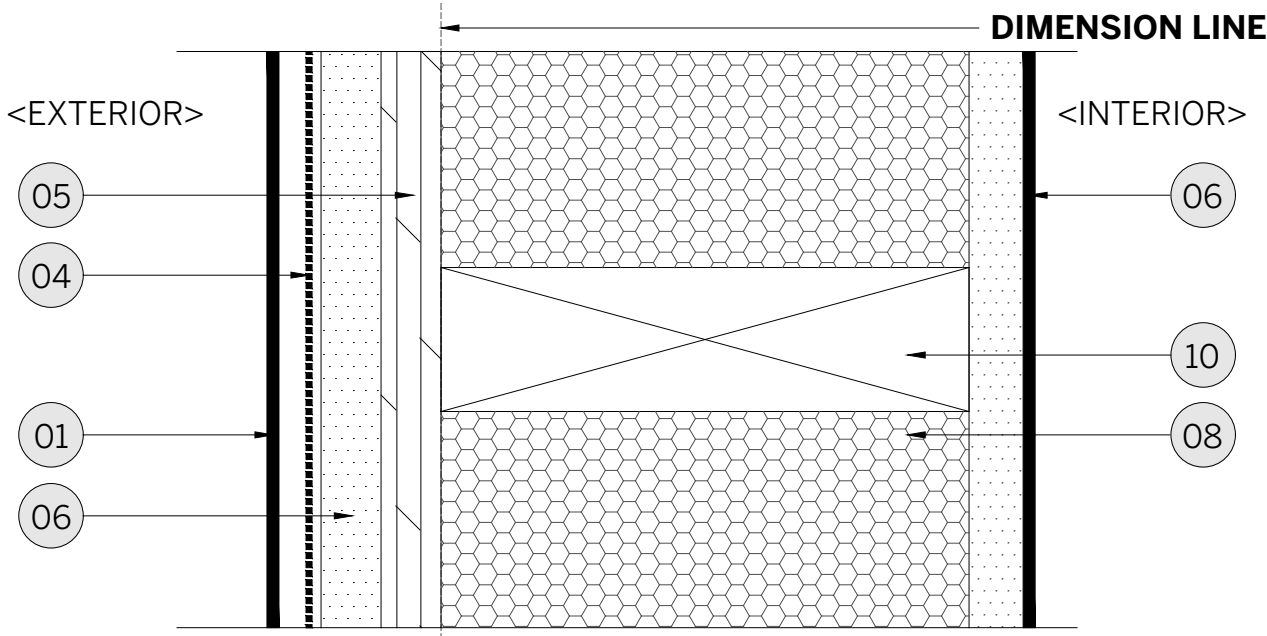
WE02 Cement-board veneer on 2x6 wood studs



WE03 Masonry veneer on 2x6 wood studs

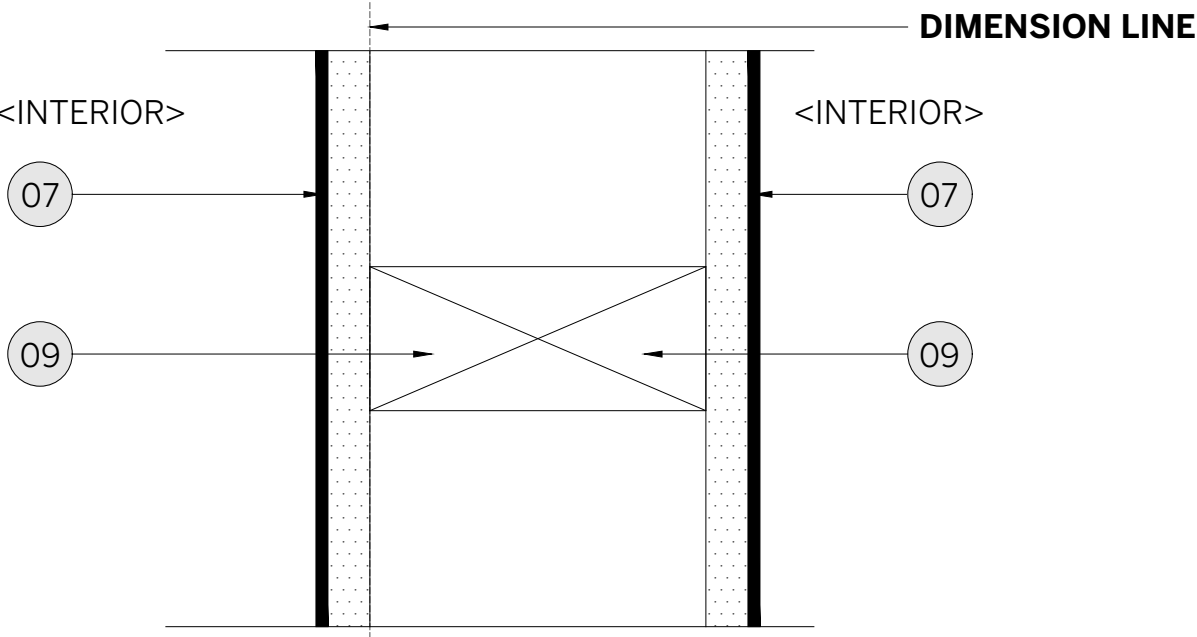


WE04 Cement-board veneer on 2x6 wood studs
1-HR FIRE RATING PER UL U305

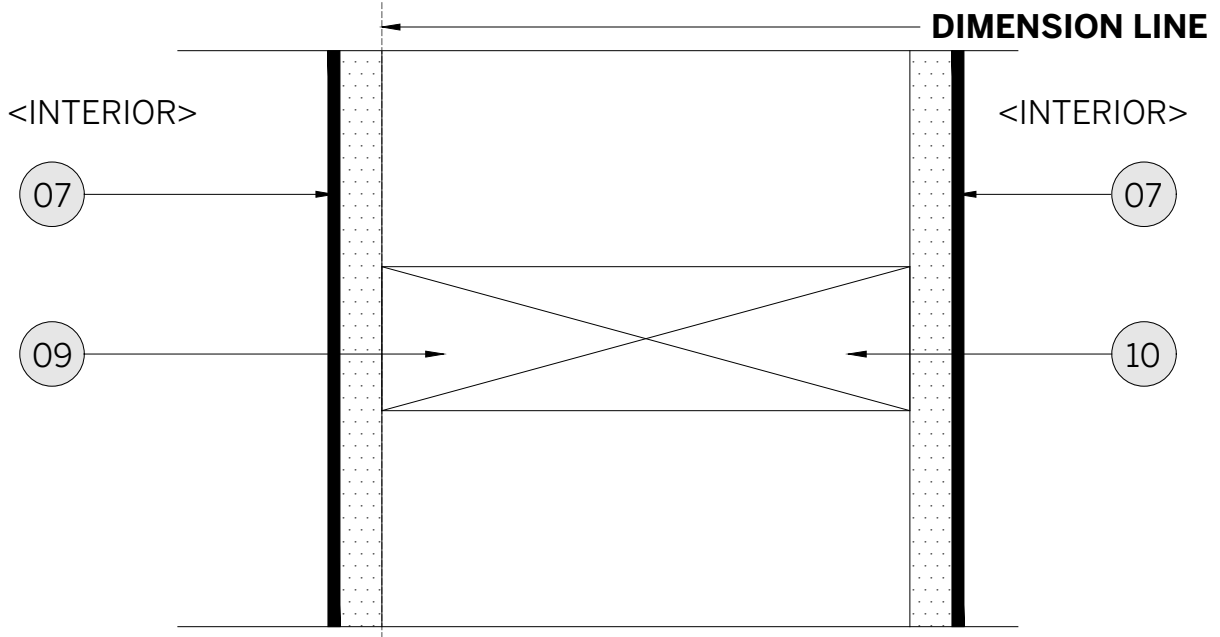


INTERIOR WALLS

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.



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 DATE18 June 2021

SHEET TYPEStandard Details.

G005

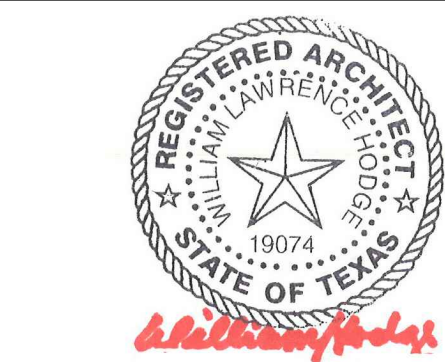
<p>BOARDS</p> <p>C.R.Z.</p> <p>WOOD CHIP MULCH AREA 100 mm-150 mm (4'-6") DEPTH</p> <p>TEMPORARY ACCESS ROAD, EXISTING ROADWAY OR EASEMENT AS APPROVED</p> <p>LINEAR CONSTRUCTION THROUGH TREES</p>	<p>FENCE LOCATION PRIOR TO CLEARING, GRADING AND PAVING</p> <p>PERMEABLE PAVING AREA</p> <p>CURB</p> <p>C.R.Z.</p> <p>FENCE LOCATION DURING PERMEABLE PAVING INSTALLATION</p> <p>TREES IN PAVING AREA</p>	<p>CHAIN LINK FENCE</p> <p>3 m (10'-0") MAX.</p> <p>DRIPLINE (VARIES)</p> <p>FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS=12 mm PER mm (1 ft PER in) OF TRUNK DIAMETER</p>	<p>NOMINAL 50 mm x 100 mm (2" x 4") STRINGERS</p> <p>NOMINAL 100 mm x 100 mm (4" x 4") POSTS</p> <p>950 mm (38")</p> <p>150 mm (6")</p> <p>1.5 m (5')</p> <p>2.4 m (8") MAX.</p> <p>DRIPLINE (VARIES)</p> <p>FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS=12 mm PER mm (1 ft PER in) OF TRUNK DIAMETER</p>	
<p>LIMIT OF CONSTRUCTION LINE AS SHOWN ON PLAN</p> <p>NATURAL AREAS</p>	<p>BLDG.</p> <p>C.R.Z.</p> <p>ADD BOARDS STRAPPED TO TRUNK DUE TO CLOSENESS OF FENCE LESS THAN 1.5 m (5') FROM TRUNK.</p> <p>TREES NEAR CONSTRUCTION ACTIVITY</p>	<p>CRITICAL ROOT ZONE</p> <p>DRIPLINE</p> <p>TREE PROTECTION FENCE</p> <p>6.0 m FOR 500 mm DIA. TREE (20'-0" FOR 20" DIA. TREE)</p>	<p>CRITICAL ROOT ZONE</p> <p>DRIPLINE</p> <p>TREE PROTECTION FENCE</p> <p>6 m FOR 500 mm DIA. TREE (20'-0" FOR 20" DIA. TREE)</p>	
<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-1</p>	<p>TREE PROTECTION FENCE LOCATIONS</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-2</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-3</p>	<p>OCHONA DEVELOPMENT + ARCHITECTURE</p> <p>DRIVEWAY, DRIVEWAY RIBBONS, & SIDEWALK DETAILS IN CRZ</p>
<p>24 m (8') OR AS REQUIRED FOR MAXIMUM TREE PROTECTION</p> <p>1.5 m (5')</p> <p>WOOD CHIP MULCH 150 mm (6") DEPTH</p> <p>LIMITS OF CRITICAL ROOT ZONE VARIES</p> <p>RADIUS=12 mm PER mm (1 ft PER in) OF TRUNK DIAMETER</p> <p>*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.</p>	<p>24 m (8') OR AS REQUIRED FOR MAXIMUM TREE PROTECTION</p> <p>1.5 m (5')</p> <p>WOOD CHIP MULCH 150 mm (6") DEPTH</p> <p>LIMITS OF CRITICAL ROOT ZONE VARIES</p> <p>RADIUS=12 mm PER mm (1 ft PER in) OF TRUNK DIAMETER</p> <p>*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.</p>	<p>15 m (50') MIN.</p> <p>GRADE TO PREVENT RUNOFF FROM LEAVING SITE</p> <p>200 mm (8") MIN.</p> <p>ROADWAY</p> <p>PROFILE</p> <p>PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY</p> <p>15 m (50') MIN.</p> <p>R.O.W.</p> <p>PLAN VIEW</p> <p>NOTES:</p> <ol style="list-style-type: none">1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').3. THICKNESS: NOT LESS THAN 200 mm (8").4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.	<p>SILT FENCE FABRIC:</p> <p>STEEL OR WOOD FENCE POSTS MAX. 2.4 m (8') SPACING</p> <p>2' x 4" WELDED WIRE BACKING SUPPORT FOR FABRIC (12.5 GA. WIRE)</p> <p>600 mm (24")</p> <p>150 mm (6") MIN.</p> <p>150 mm (6") MIN.</p> <p>TRENCH CROSS SECTION</p> <p>STANDARD SYMBOL FOR SILT FENCE (SF)</p> <p>SF L=</p> <ol style="list-style-type: none">1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 inches). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.	
<p>TREE PROTECTION FENCE</p> <p>CRITICAL ROOT ZONE</p> <p>6 m FOR 500 mm DIA. TREE (20'-0" FOR 20" DIA. TREE)</p> <p>DRIPLINE</p> <p>WOOD CHIP MULCH AREA 100 mm-150 mm (4'-6") DEPTH</p> <p>BUILDING</p>	<p>TREE PROTECTION FENCE</p> <p>CRITICAL ROOT ZONE</p> <p>6 m FOR 500 mm DIA. TREE (20'-0" FOR 20" DIA. TREE)</p> <p>DRIPLINE</p> <p>WOOD CHIP MULCH AREA 100 mm-150 mm (4'-6") DEPTH</p> <p>BUILDING</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-4</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-5</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 641S-1</p>
<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-4</p>	<p>TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 610S-5</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 641S-1</p>	<p>CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT</p> <p>RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> <p>STANDARD NO. 642S-1</p>

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

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 June 2021

SEAL OF MUNICIPAL APPROVAL.

WILLIAM
HODGE AIA
ARCHITECT

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

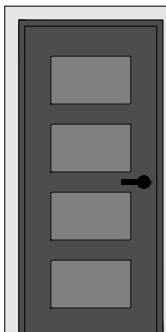
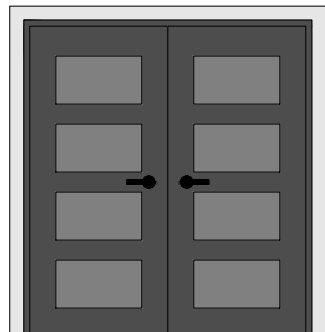
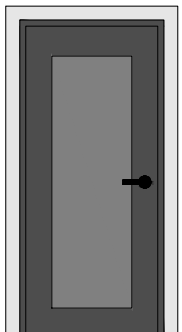
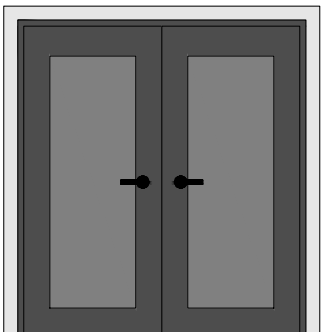
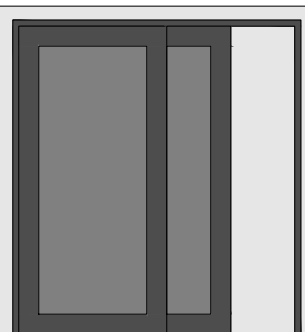

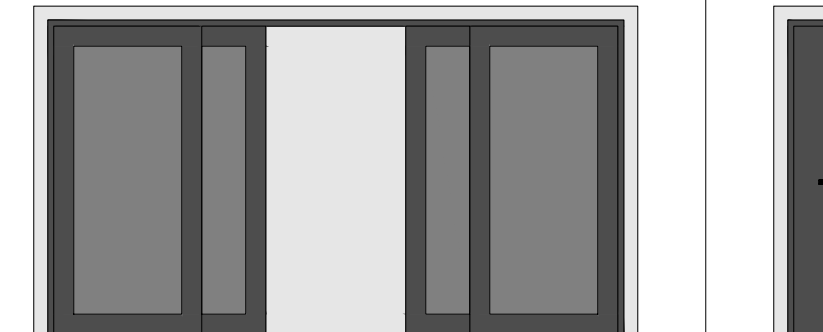
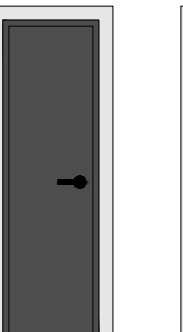
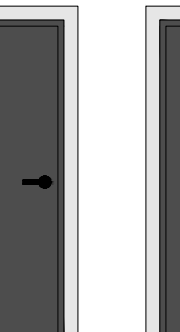
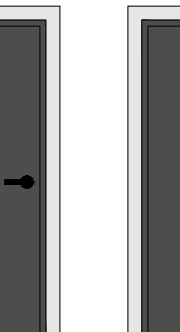
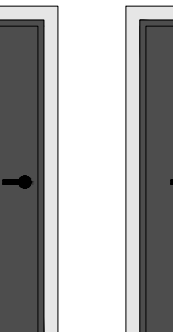
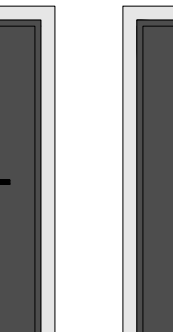
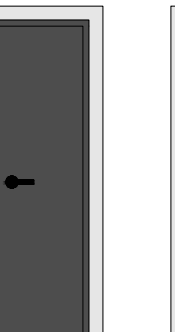
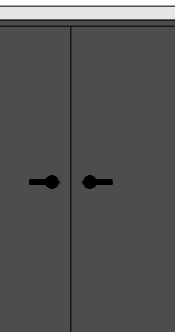
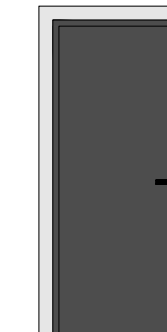

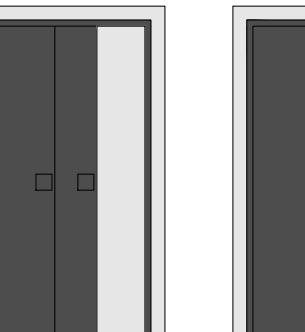
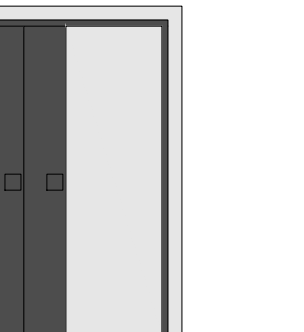
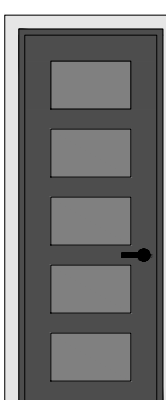
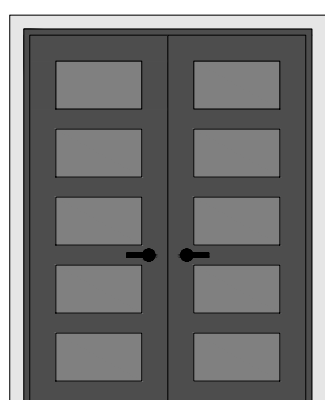
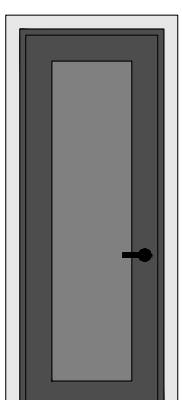
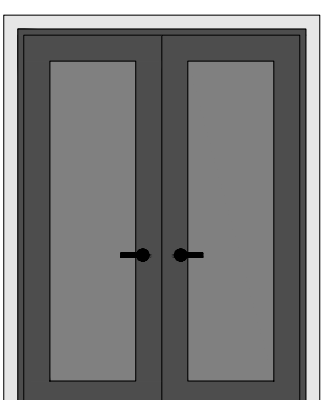
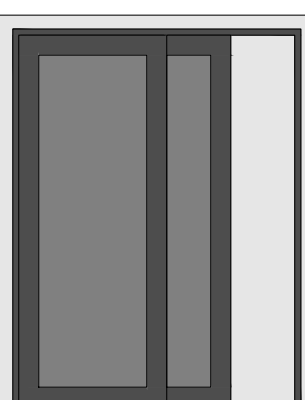
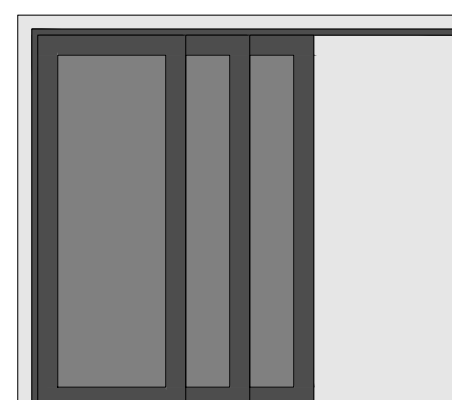
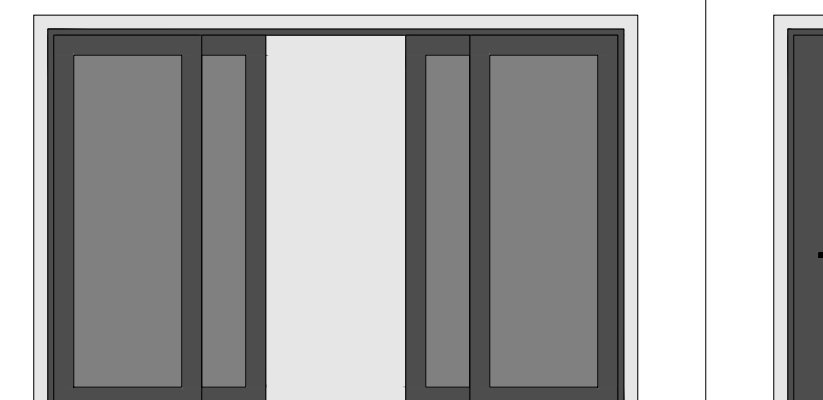
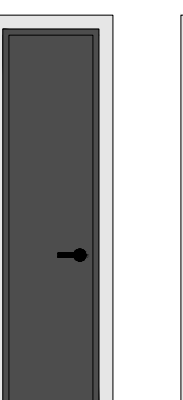
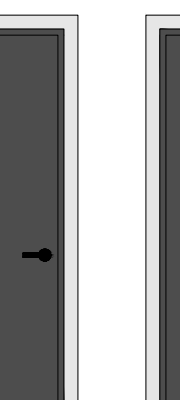
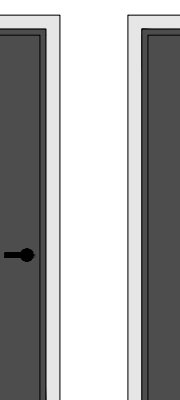
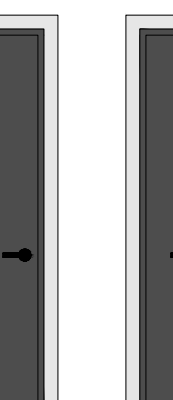
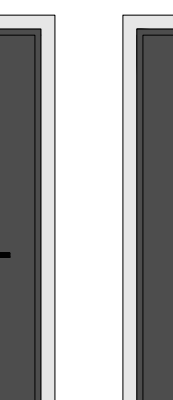
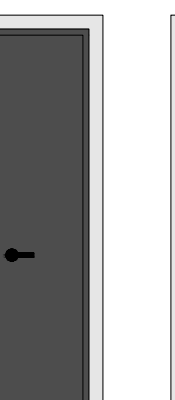
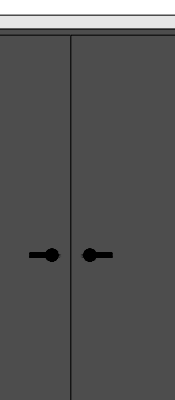
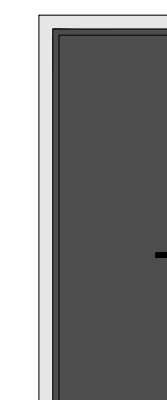

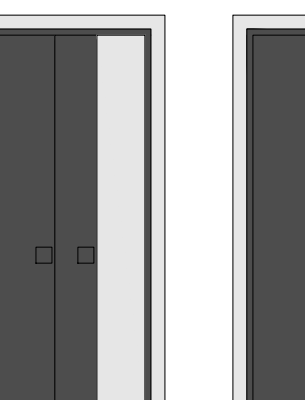


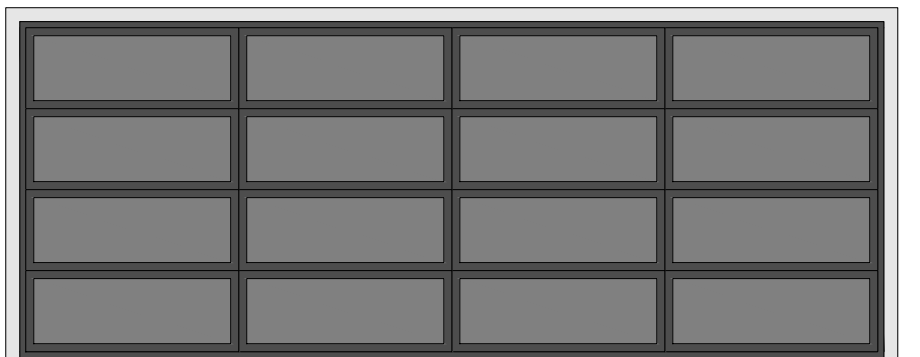


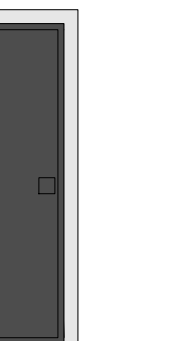
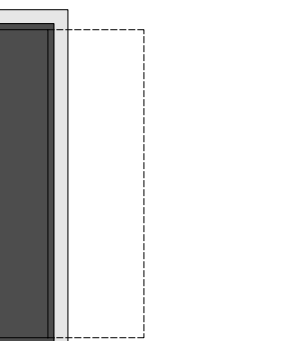
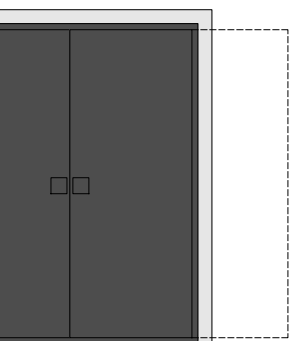
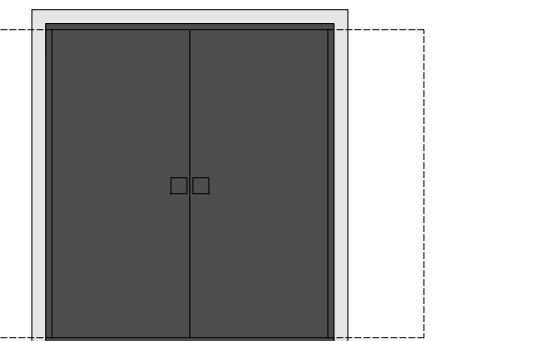
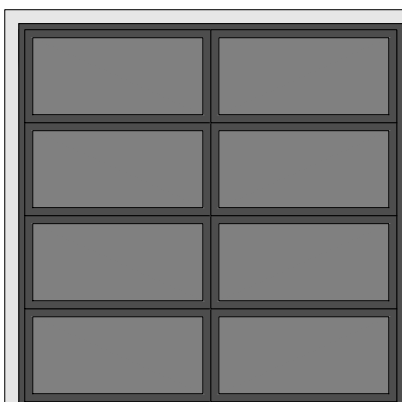



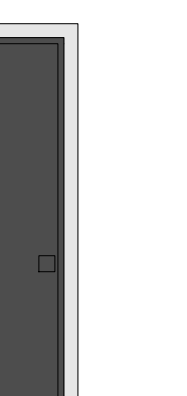
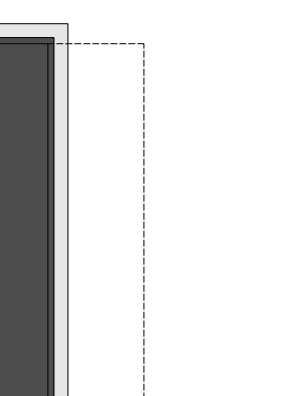
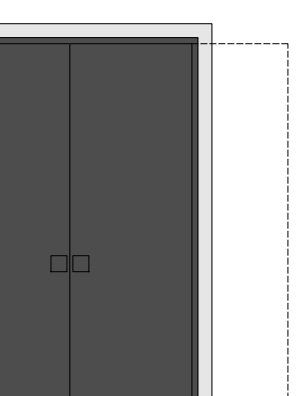
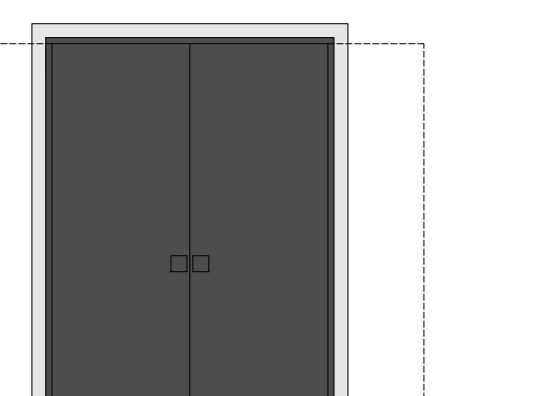
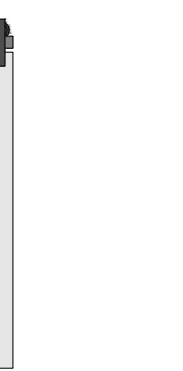

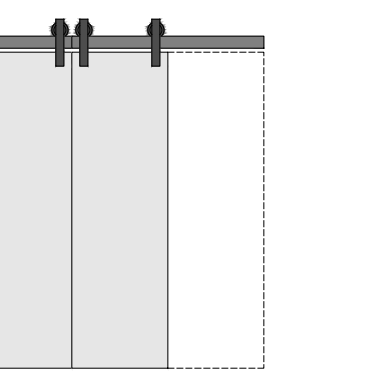
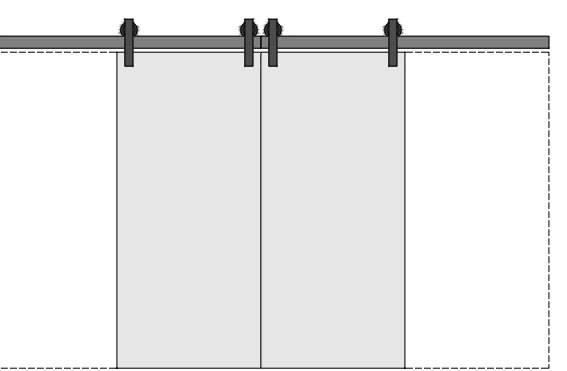
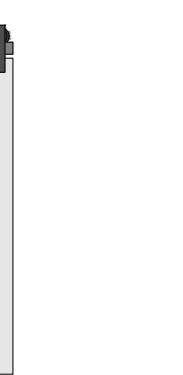

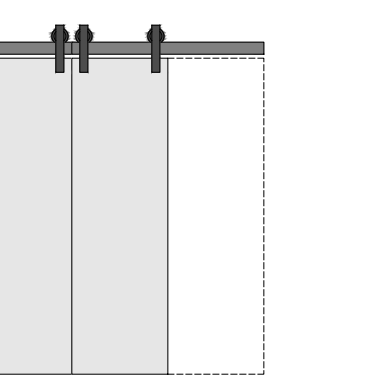
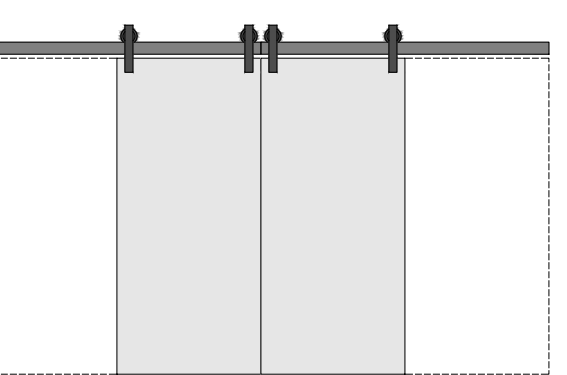
REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702



ISSUE DATE **18 June 2021**



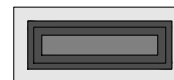
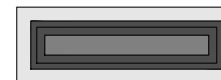
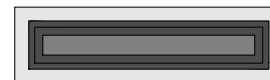
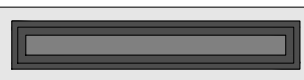




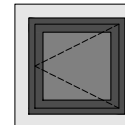
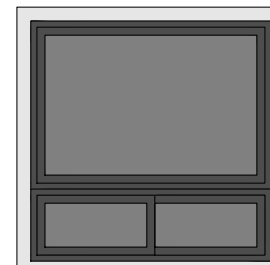
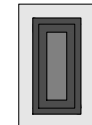
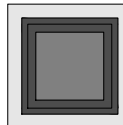

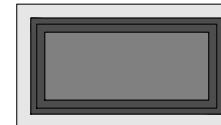
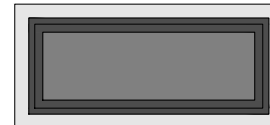
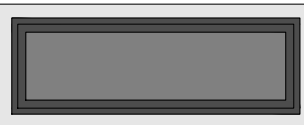
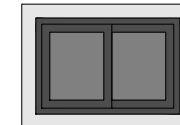
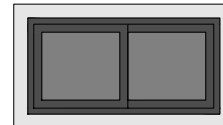
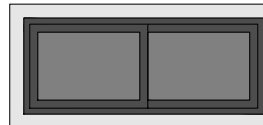
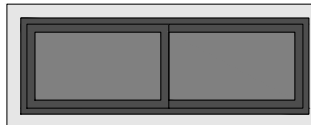
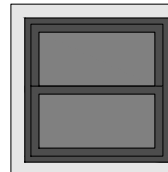
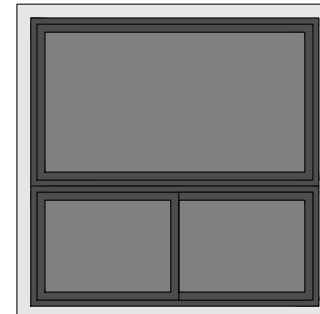
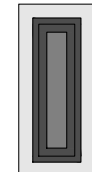
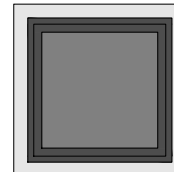
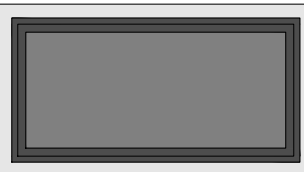
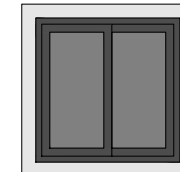
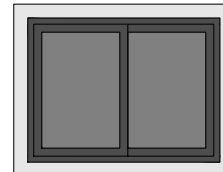

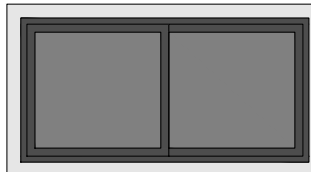

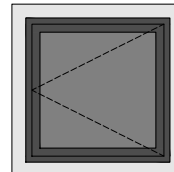
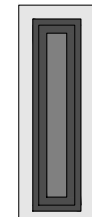
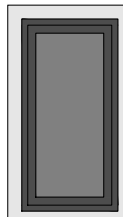
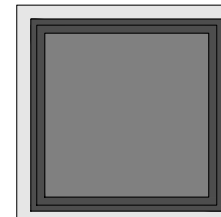
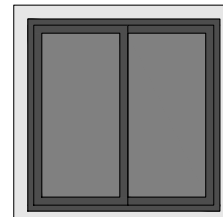
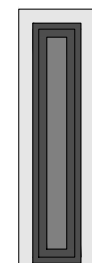
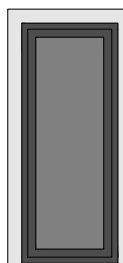
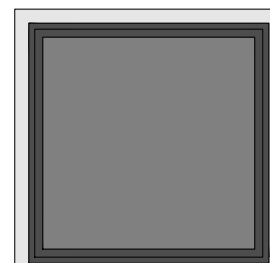
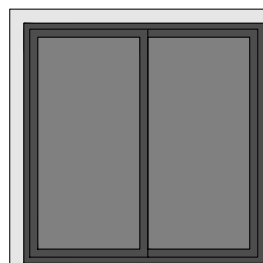
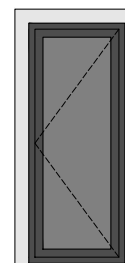
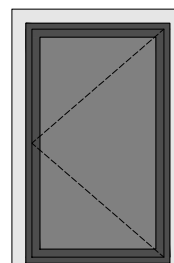

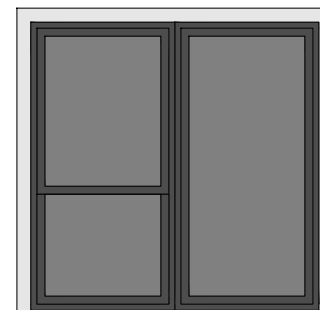
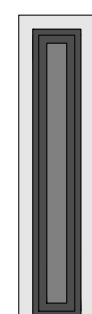
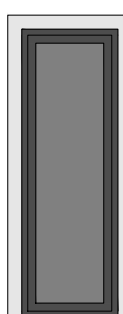
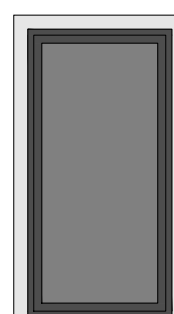
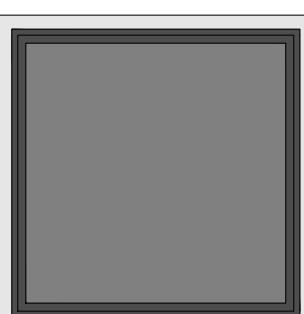
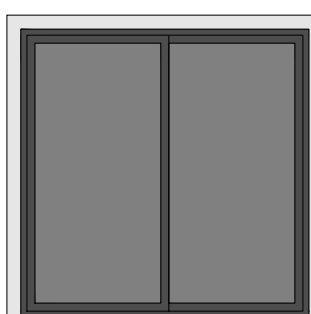
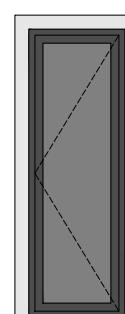
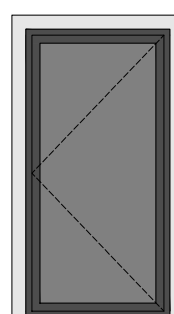
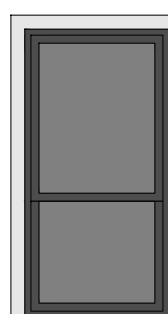
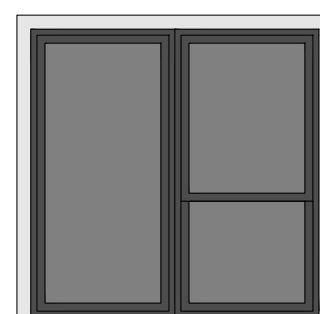
SHEET TYPE **Environmental.**

G006

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	GA21684						PD2480	PD3280	PD3680	PD(2)2480	PD(2)3280	PD(2)3680					
																	
GA9696	GA21696						PD2496	PD3296	PD3696	PD(2)2496	PD(2)3296	PD(2)3696					
							BARN DOORS.										
																	
							BD2480	BD3680		BD(2)2480			BD(2)3680				
																	
							BD2496	BD3696		BD(2)2496			BD(2)3696				

GENERAL NOTES REGARDING DOORS AND WINDOWS.					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.	05	When the Owner's chosen window and/or door manufacturer has standard 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</div><div>Inoperable door</div></div><div><div>EN</div><div>Entry door</div></div><div><div>PA</div><div>Patio door</div></div><div><div>SL</div><div>Exterior sliding door</div></div><div><div>GA</div><div>Garage door</div></div><div><div>SD</div><div>Swinging door</div></div><div><div>BP</div><div>Bypass door</div></div><div><div>PD</div><div>Pocket door</div></div><div><div>BD</div><div>Barn door</div></div></div> <div><div>XX</div><div>(X)</div><div>XXXX</div></div> <div><div>NUMBER OF LEAVES</div><div>(if more than one leaf)</div></div> <div><div>WIDTH OF DOOR LEAF</div><div>(NOMINAL)</div><div>(in INCHES)</div><div>E.G.: 30 = 30 inches</div></div> <div><div>HEIGHT OF DOOR LEAF</div><div>(NOMINAL)</div><div>(in INCHES)</div><div>E.G.: 80 = 80 inches</div></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></div><div><div>ISSUE DATE</div><div>18 June 2021</div></div></div>		<div><div></div><div><div>ISSUE DATE</div><div>18 June 2021</div></div><div><div>SHEET TYPE</div><div>Door Schedules.</div></div><div><div>G007</div></div></div>

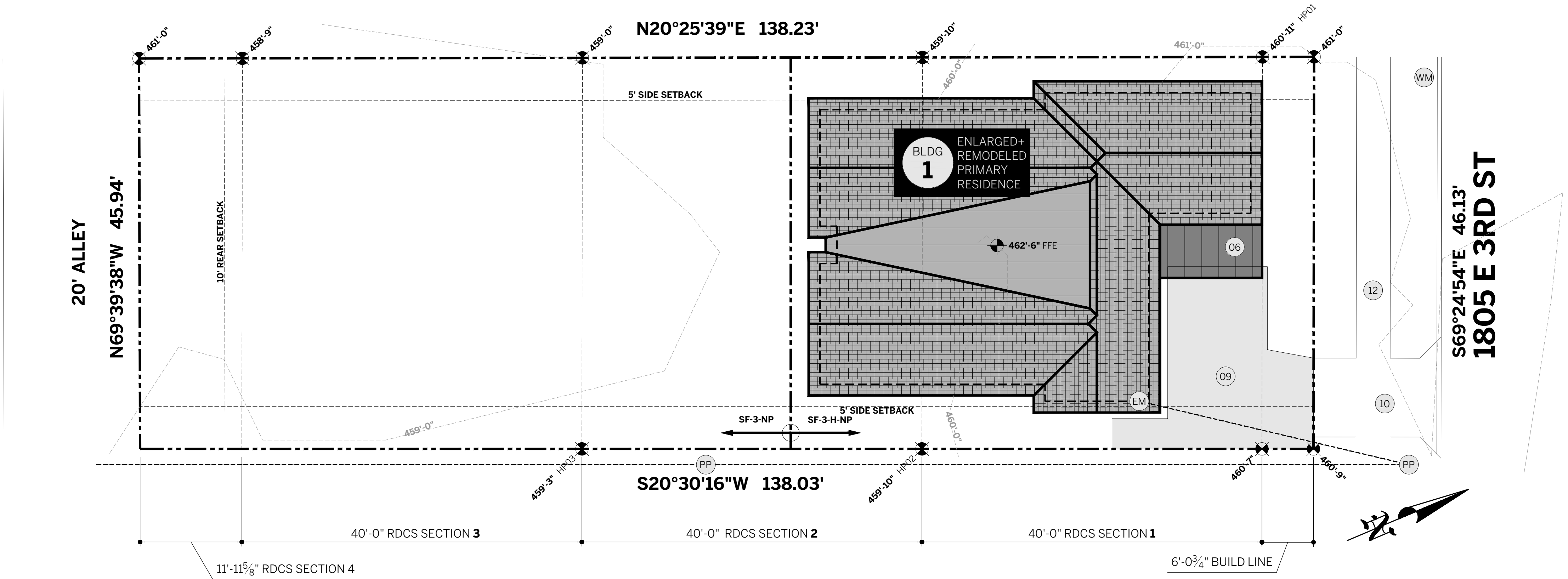
WINDOW SCHEDULES.						SLIDING WINDOWS.					CASEMENT WINDOWS.		SASH WINDOWS.	MIXED WINDOWS.		
 PW1212@XX	 PW2412@XX	 PW3612@XX	 PW4812@XX	 PW6012@XX	 PW7212@XX	 SW3612@XX	 SW4812@XX	 SW6012@XX	 SW7212@XX			 CW2424@XX			 MW6060@XX Upper portion: PW6042 Lower portion: SL6018	
 PW1224@XX	 PW2424@XX	 PW3624@XX	 PW4824@XX	 PW6024@XX	 PW7224@XX	 SW3624@XX	 SW4824@XX	 SW6024@XX	 SW7224@XX					 SH3636@XX	 MW7272@XX [E] Upper portion: PW7242 Lower portion: SL7230 [E]	
 PW1236@XX	 PW3636@XX				 PW7236@XX	 SW3636@XX	 SW4836@XX	 SW6036@XX	 SW7236@XX	 SW9636@XX			 CW3636@XX			
 PW1248@XX	 PW2448@XX	 PW4848@XX				 SW4848@XX										
 PW1260@XX	 PW2460@XX	 PW6060@XX						 SW6060@XX [E]					 CW2460@XX	 CW3660@XX [E]	 SH3660@XX [E]	 MWL7272@XX [E] Left portion: SH7236 [E] Right portion: PW7236
 PW1272@XX	 PW2472@XX	 PW3672@XX	 PW7272@XX						 SW7272@XX [E]			 CW2472@XX	 CW3672@XX [E]	 SH3672@XX [E]	 MWR7272@XX [E] Left portion: PW7236 Right portion: SH7236 [E]	
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 June 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 HEIGHT OF UNIT HEAD HEIGHT OF UNIT EGRESS-RATED UNIT (ONLY WHEN INDICATED THUS)</div><div>AW Awning window (in INCHES)</div><div>CW Casement window E.G.: 30 = 30 inches</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 June 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

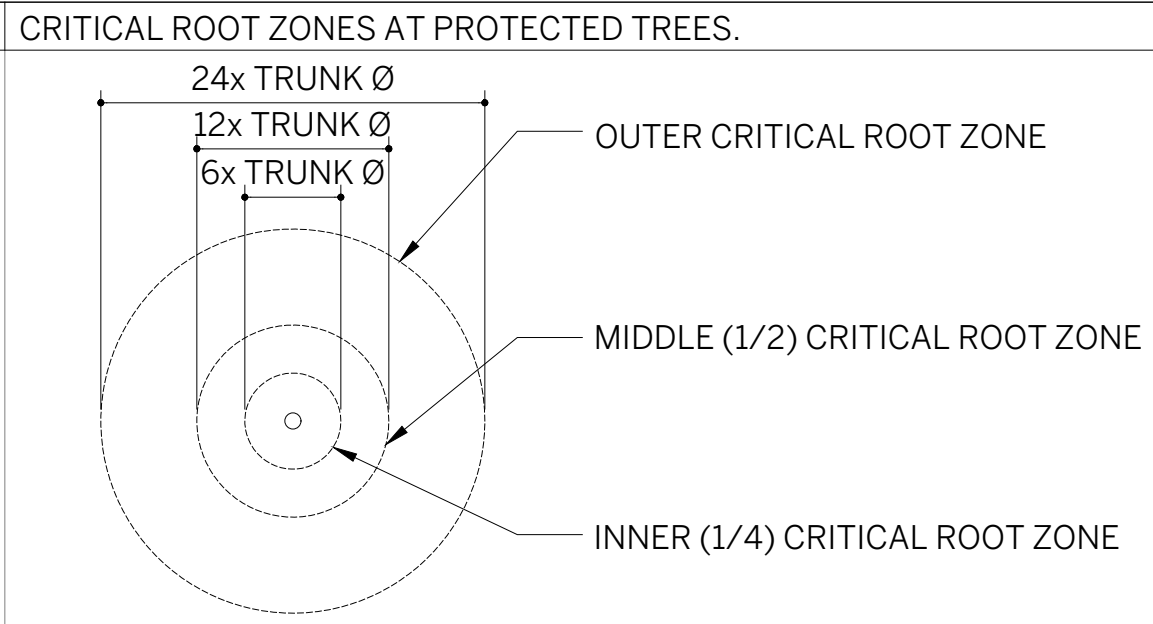


REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
REFER TO SHEET G004 FOR DETAILS OF 2-HR-RATED DEMISING WALLS (UL U373).

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

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

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).		
01 New garage attached to primary residence.	08 New uncovered wood deck.	15 New sanitary sewer line, indicated thus:
02 New carport attached to primary residence.	09 Existing concrete driveway.	16 New natural gas line, indicated thus:
03 New garage detached from primary residence.	11 New concrete sidewalk on private property.	EM Electric meter(s).
04 New carport detached from primary residence.	12 Existing conc. sidewalk in right-of-way.	PP Utility pole.
05 New covered porch w/ deck or habitable space above.	13 Existing overhead electric line, indicated thus: 	WM Water meter.
06 Existing covered porch w/o deck or habitable space above.	14 New water supply line, indicated thus: 	
07 New uncovered concrete patio.		



TREE PROTECTION LEGEND.	
	Mulch (3" layer of mulch inside tree protection fence, 8" layer outside).
	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 June 2021

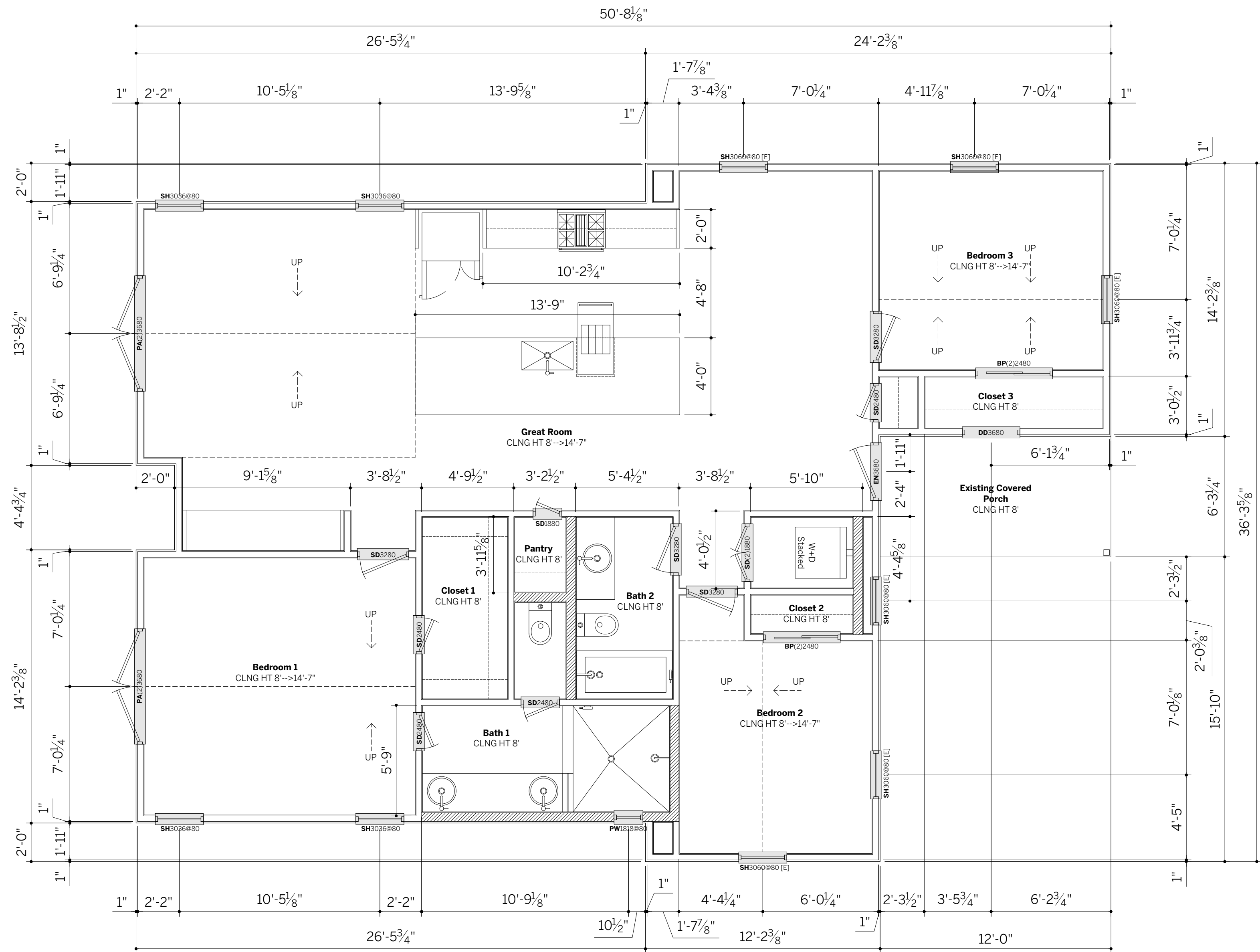
SEAL OF MUNICIPAL APPROVAL.	

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 June 2021
SHEET TYPE Site Plan.

A000



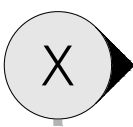
1 Floor Plan, Bldg 1, Level 01

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

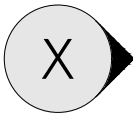
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

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 June 2021

SEAL OF MUNICIPAL APPROVAL.

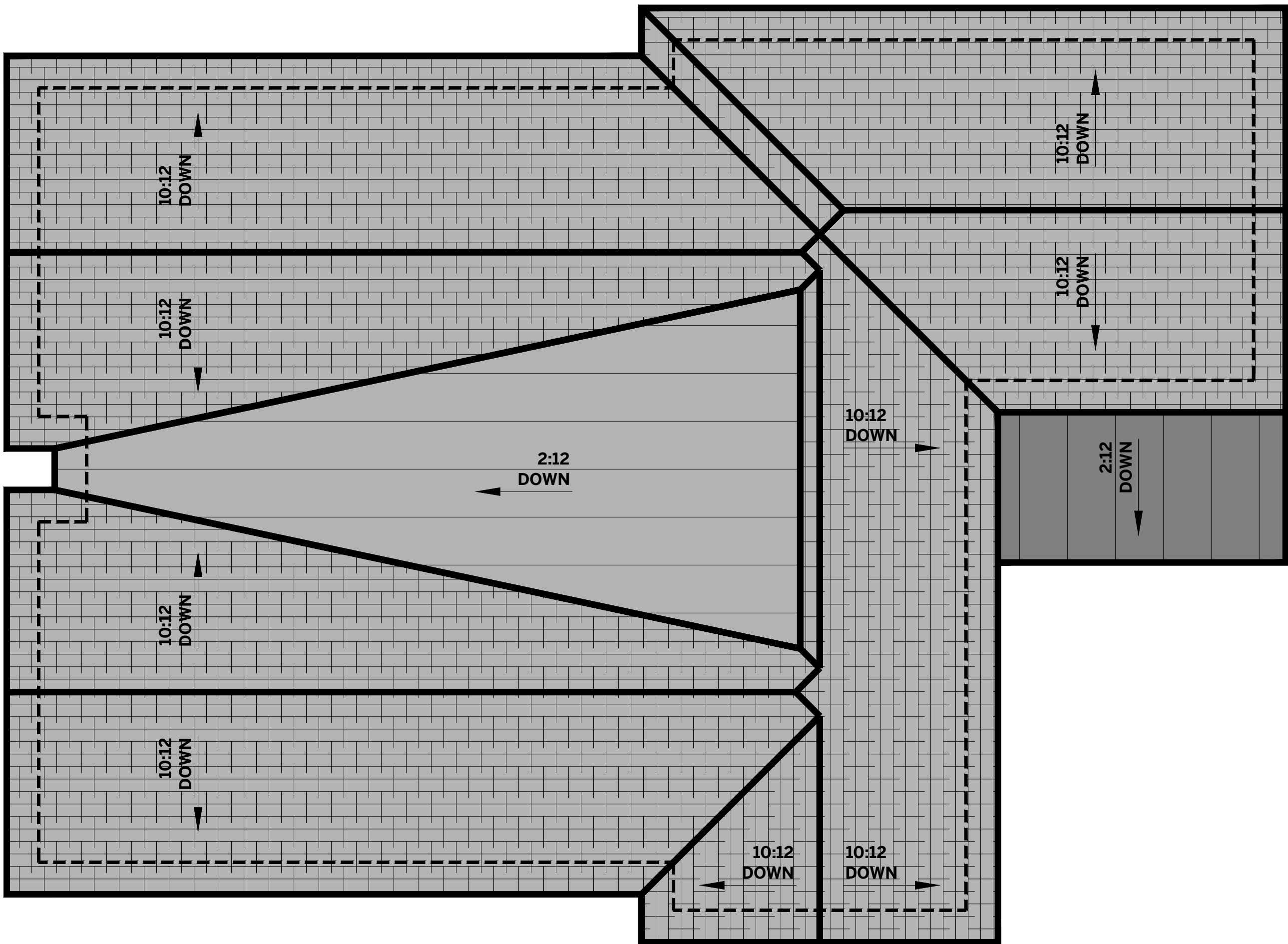
WILLIAM HODGE AIA ARCHITECT
4801 S CONGRESS AVE #403
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

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

ISSUE DATE **18 June 2021**

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

A101



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:	<div><div></div><div>Standing-seam metal roof/wall</div><div></div><div></div><div>2x6 wood framing</div><div></div><div>2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U373</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>	<div><div><div>REGISTERED ARCHITECT WILLIAM LAWRENCE HODGE 19074 STATE OF TEXAS</div><div><i>William Lawrence Hodge</i></div></div></div> <div>ISSUE DATE18 June 2021</div>	<div></div> <div></div>
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".						

WILLIAM
HODGE AIA
ARCHITECT

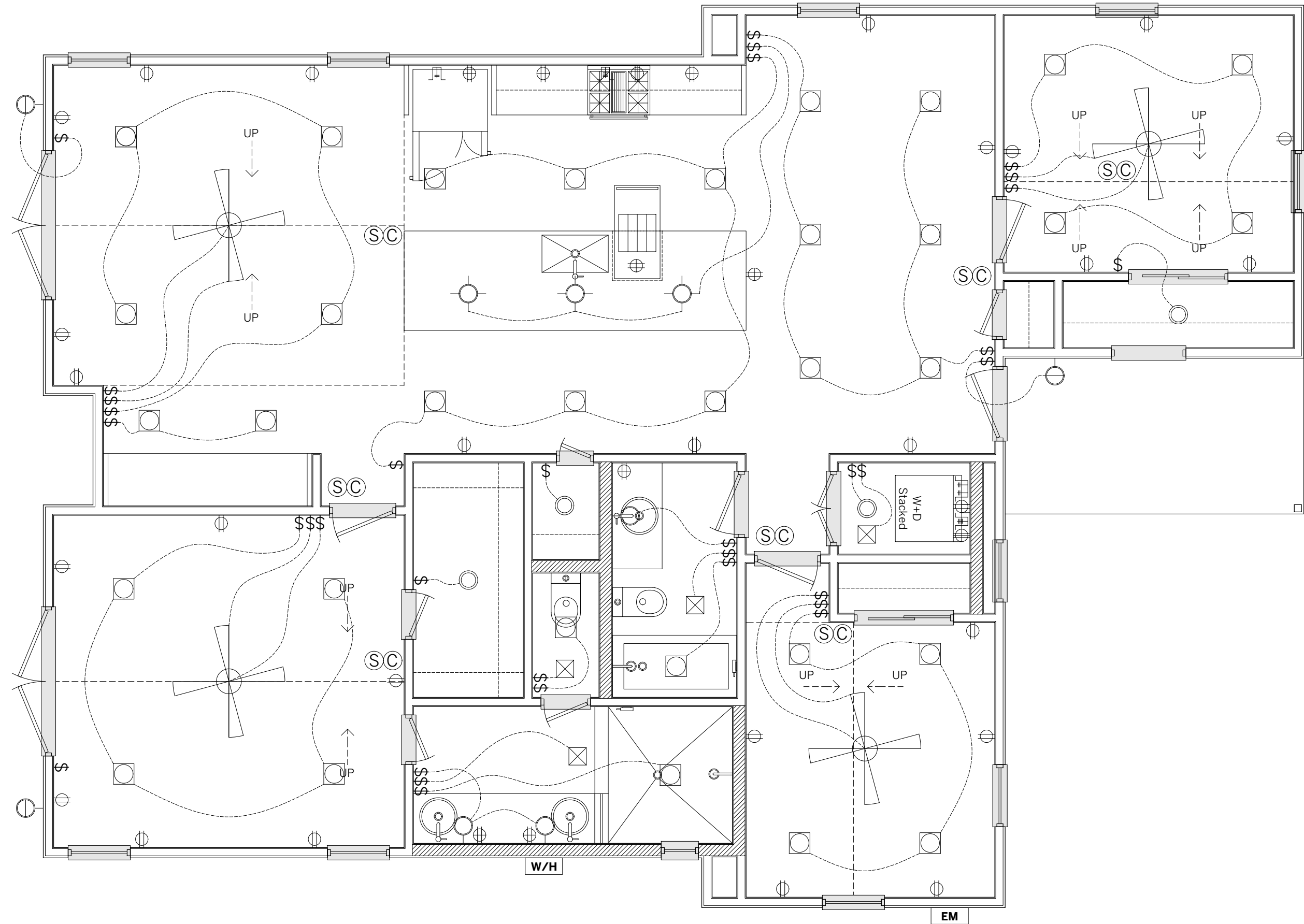
4801 S CONGRESS AVE #403
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

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

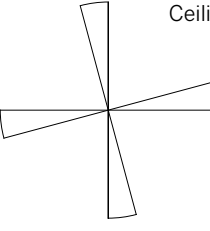







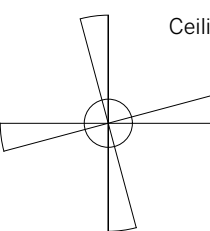

















ISSUE DATE18 June 2021

SHEET TYPERoof Plans.

A104



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 June 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

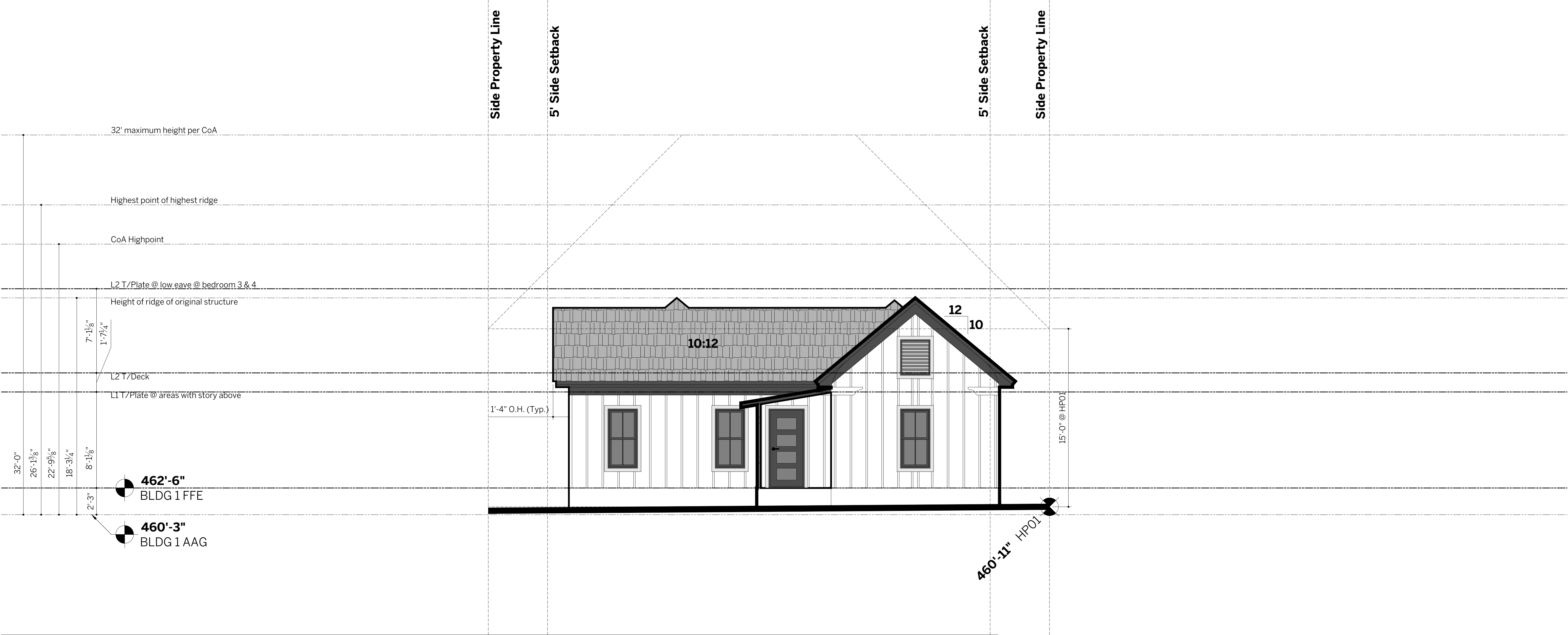
4801 S CONGRESS AVE #N3
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

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

ISSUE DATE **18 June 2021**

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

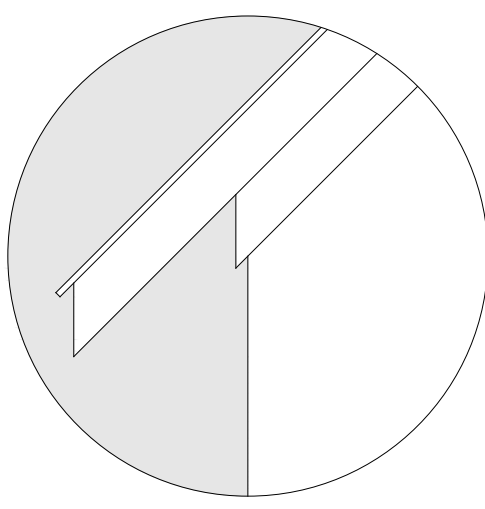
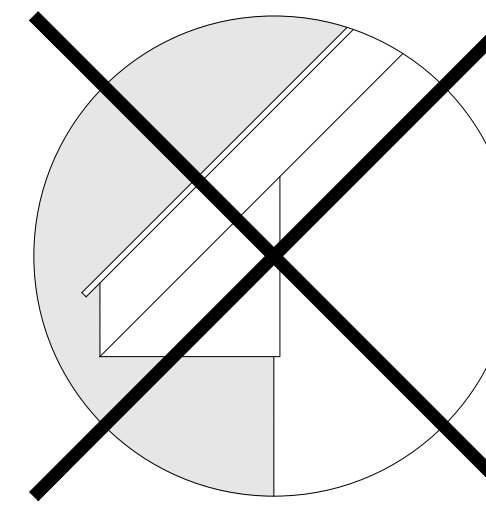

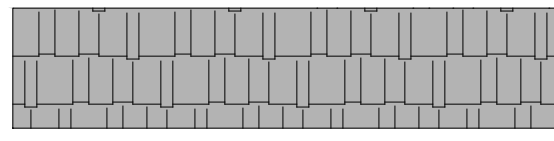
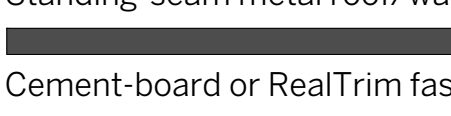
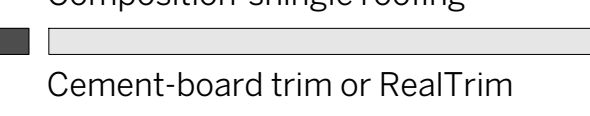



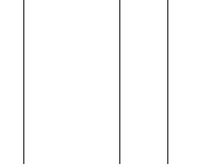
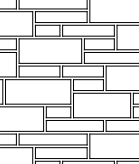


A105

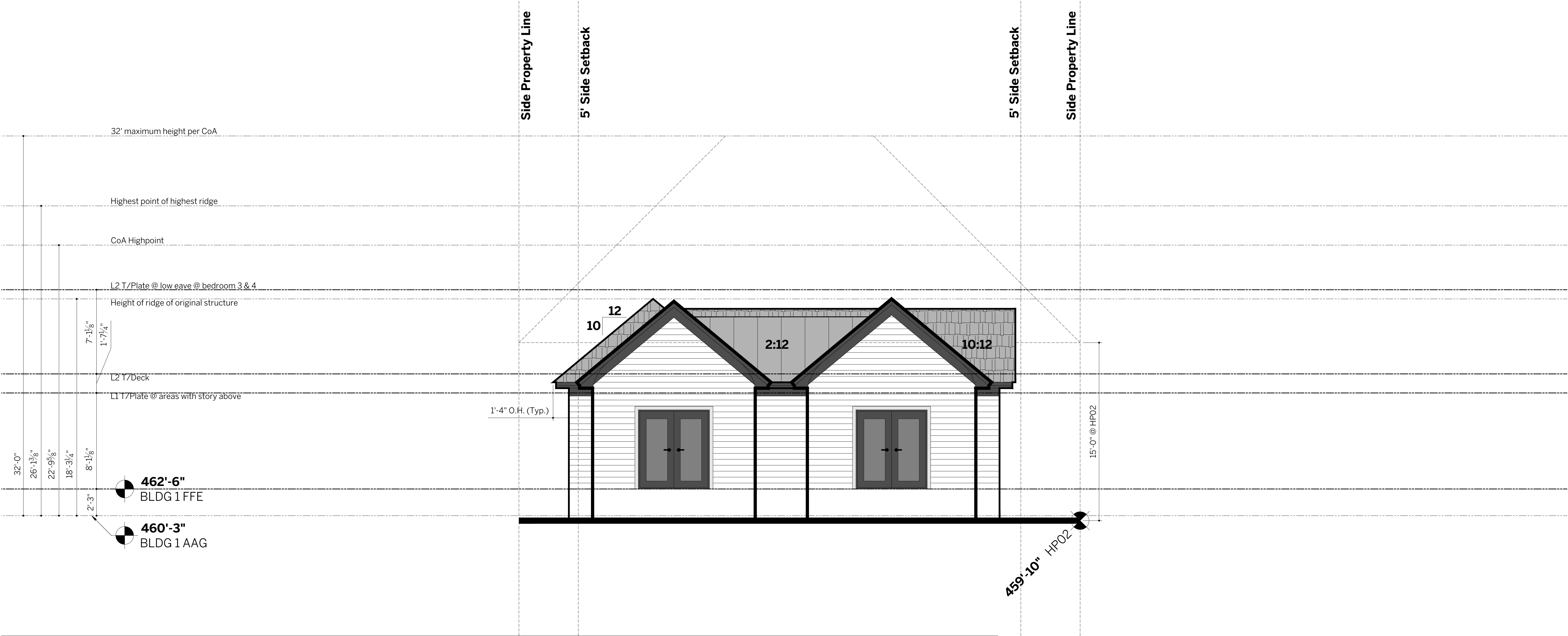


NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.									
01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	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, 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

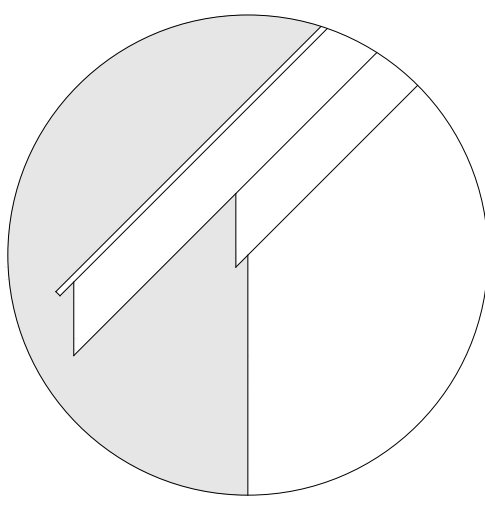
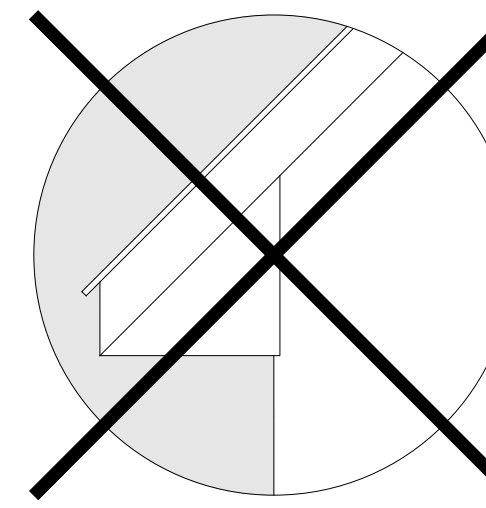

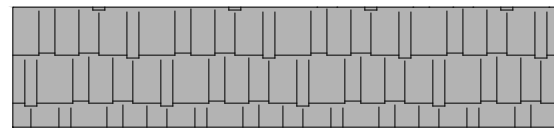
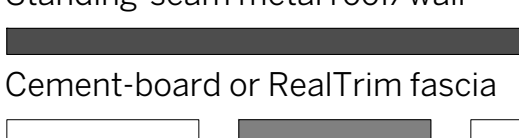
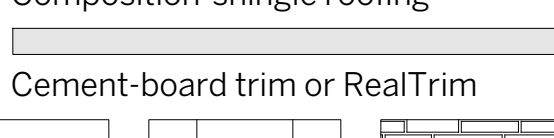
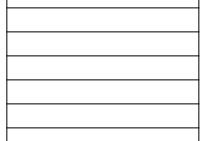

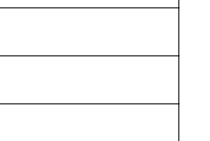
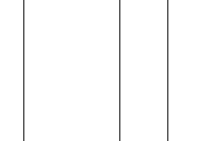
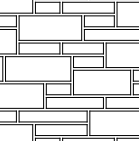


KEYED NOTES.	CODE REFERENCES (City of Austin RDCA area only).	CORRECT / INCORRECT EAVE SOFFIT DETAILS @ SLOPED ROOFS.	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	
01 New metal coping. Exposure 6". 02 New metal flashing. Exposure 6" minimum. 03 New metal railing at exterior 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 June 2021		



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> 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> ISSUE DATE 18 June 2021</div>	<div></div>



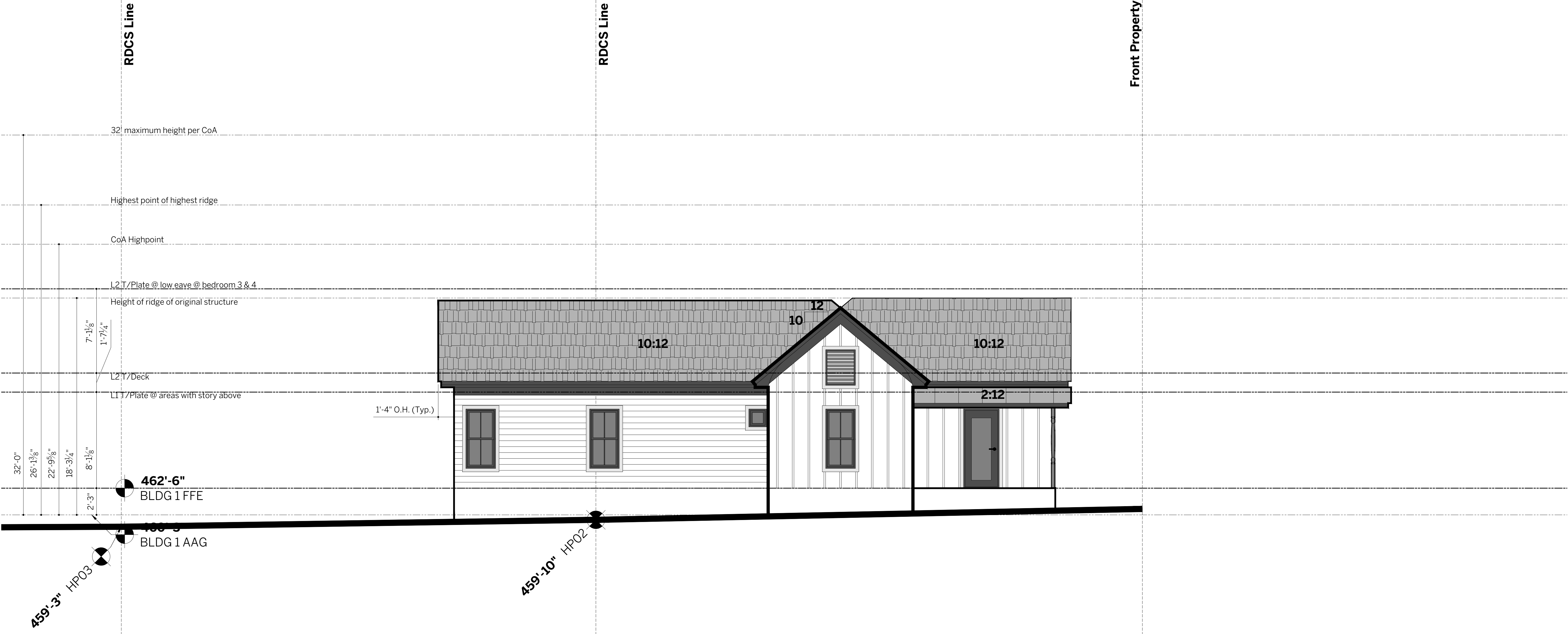
**WILLIAM
HODGE AIA
ARCHITECT**
4801 S CONGRESS AVE #803
AUSTIN, TX 78745
512.786.9298
HODGEARCHITECT.COM

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

ISSUE DATE
18 June 2021

SHEET TYPE
Elevations.

A202

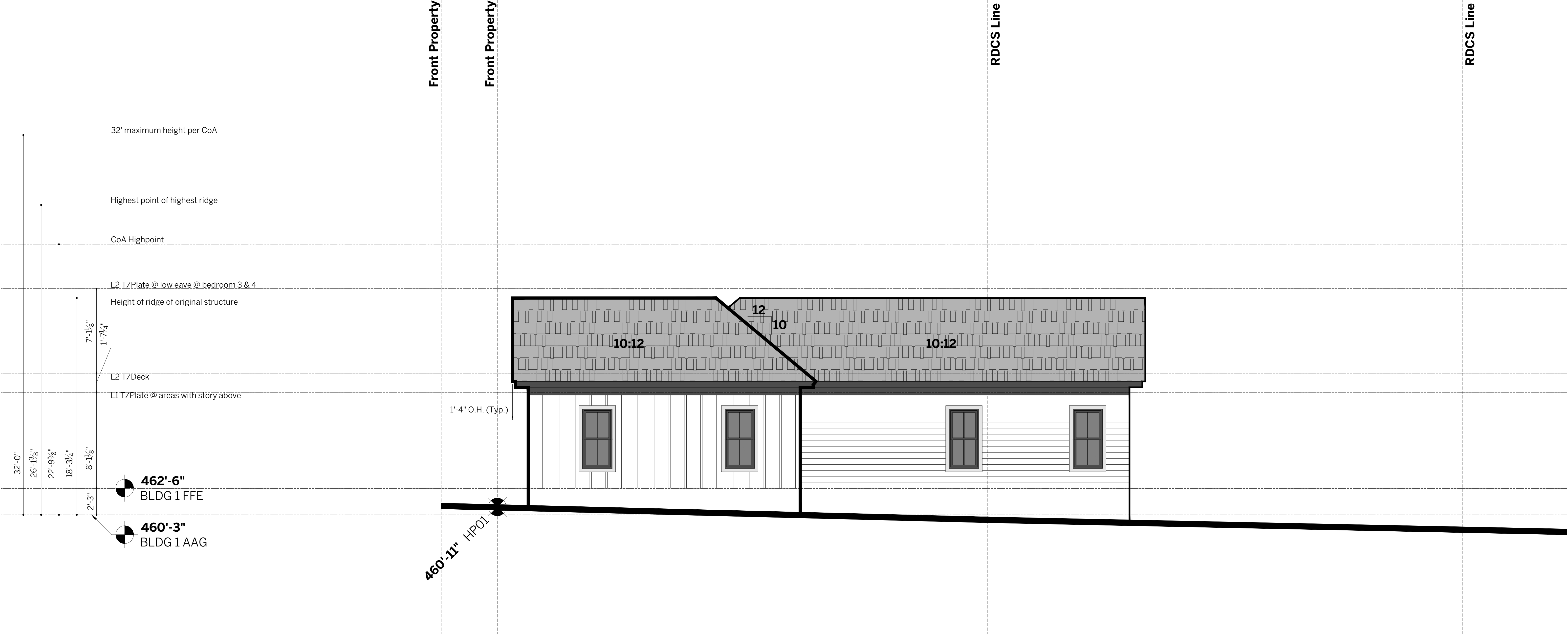


NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.									
01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	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></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 June 2021</div>	<div></div> <div>ISSUE DATE18 June 2021</div>	<div></div> <div>REMODEL/ADDITION AT 1805 E 3rd ST AUSTIN, TX 78702</div> <div>ISSUE DATE18 June 2021</div> <div>SHEET TYPEElevations, Bldg 1.</div> <div>A203</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)
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.	09	Replace previously-existing shutters (not shown for clarity).
		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 RDCE 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 June 2021</div>	<div></div> <div>ISSUE DATE18 June 2021</div>

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 DATE18 June 2021

SHEET TYPEElevations, Bldg 1.

A204