

GENERAL NOTES

1. It is the intent of these Contract Documents to establish a high quality level of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of work without additional cost to the owner. All material and methods of installation shall be in accordance with industry standards and manufacturer's recommendations.

2. The Contractor shall be responsible for a thorough review of all drawings, specifications and existing conditions prior to commencement of work. This includes but is not limited to site utilities and the structural scope of work. The failure of the Contractor to report discrepancies and seek modification or change prior to commencement of work shall be construed as full acceptance of the condition in question by the Contractor. The Contractor shall assume responsibility for all work depicted by the Contract Documents regardless of whether the Subcontractors agree as to whose jurisdiction certain areas of the scope of work are under.

3. It shall be assumed that the Contractor and the Subcontractors are sufficiently experienced to be considered qualified in their respective work responsibilities. The Contractor shall insure that the Owner receives acceptable workmanship common to the industry from all Subcontractors, and material suppliers and is responsible for hiring qualified staff personnel and/or Subcontractors as necessary.

4. The Contractor shall verify the location of all existing utilities so that the work may proceed safely and be coordinated among all Subcontractors and personnel involved. The Contractor shall notify the Owner and Designer in advance of any work required by public utility entities that will affect the cost of schedule of the work.

5. The contractor shall meet all safety requirements applicable in the city of Austin and maintain a safe working environment for all personnel and occupants during the entire project. The jobsite is to be kept orderly and as clean as possible during all construction activities.

6. This drawing set is provided to communicate only the basic design of the building. Structural design by others, all plumbing and Electrical shall also be design build and shall be coordinated by contractor.

7. Any errors and omissions or inconsistencies found in these drawings shall be brought to the Architects attention immediately. Do not proceed with work until all issues have been resolved in writing.

8. Do not scale the drawings, written dimensions take precedence over scale dimensions.

9. All new construction dimensions are drawn to the face of new studs as shown on the drawings. Any inconsistencies shall be brought to the Designer's attention prior to the commencement of work.

10. The Contractor shall verify all grades and grading requirements prior to the commencement of work. Grades shown are approximate, therefore all stairs and finish floor elevations shall be coordinated in the field. Note: Two consecutive steps shall constitute a stair, and stairs shall not exceed 7 3/4" rise or a 10" run per code. Mount one handrail per stair to continue the length of the run at 34" above the nosing typical. All stairs shall be built in conformance with all codes as applicable.

11. All 'clear' and 'minimum' dimensions shall be within 1/8" along it's full length. No adjustments shall be made without the Designer's prior written consent.

12. Locations of all partitions and doors shall be approved by the Designer or Owner in the field prior to construction. The Contractor shall notify the Designer or Owner of any conflicts or discrepancies in the location of new construction.

13. Larger scale drawings take precedence over small scale, details take precedence over all. Contractor shall notify the Designer of any discrepancies in writing prior to commencement of work.

14. The Contractor and Owner shall take responsibility to meet all code and manufacturer's requirements. It is the responsibility of the Builder to insure the project conforms to all codes applicable at the time of construction.

Note: Manufacturers installation guidelines take precedence over diagrammatic details and drawings. Any inconsistencies shall be brought to the Owner's attention prior to the commencement of work.

SITE NOTES

EROSION CONTROL

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).

2. The contractor is required to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.

TREE PROTECTION

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.

3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.

4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.

5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:

A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;

B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;

C. Wounds to exposed roots, trunk or limbs by mechanical equipment;

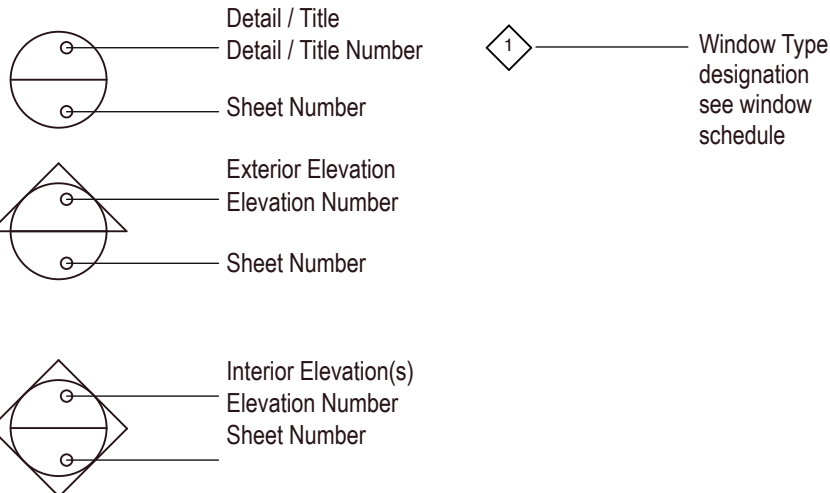
D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

VISITABILITY NOTES

1. At noted ground floor bathroom on plan provide: lateral two-inch by six-inch or larger nominal wood blocking installed flush with stud edges of bathroom walls. Centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

2. All light switches to be intalled at 48"aff to top of box, all wall outlets and receptacles must be installed minimum 15"aff to bottom of box.

SYMBOLS



PROJECT DESCRIPTION

Address: 3105 Wheeler St Austin, Texas 78705

Legal: Lot 71 Block 9, Block 7 Aldridge Place

Zoning: SF-3 NUNA Aldridge Place

PROJECT INFORMATION

Owner: Kim and Ryan Battle
3105 Wheeler Austin, TX 78705

Architect: Donald Harris AIA
512.297.4206

VICINITY MAP

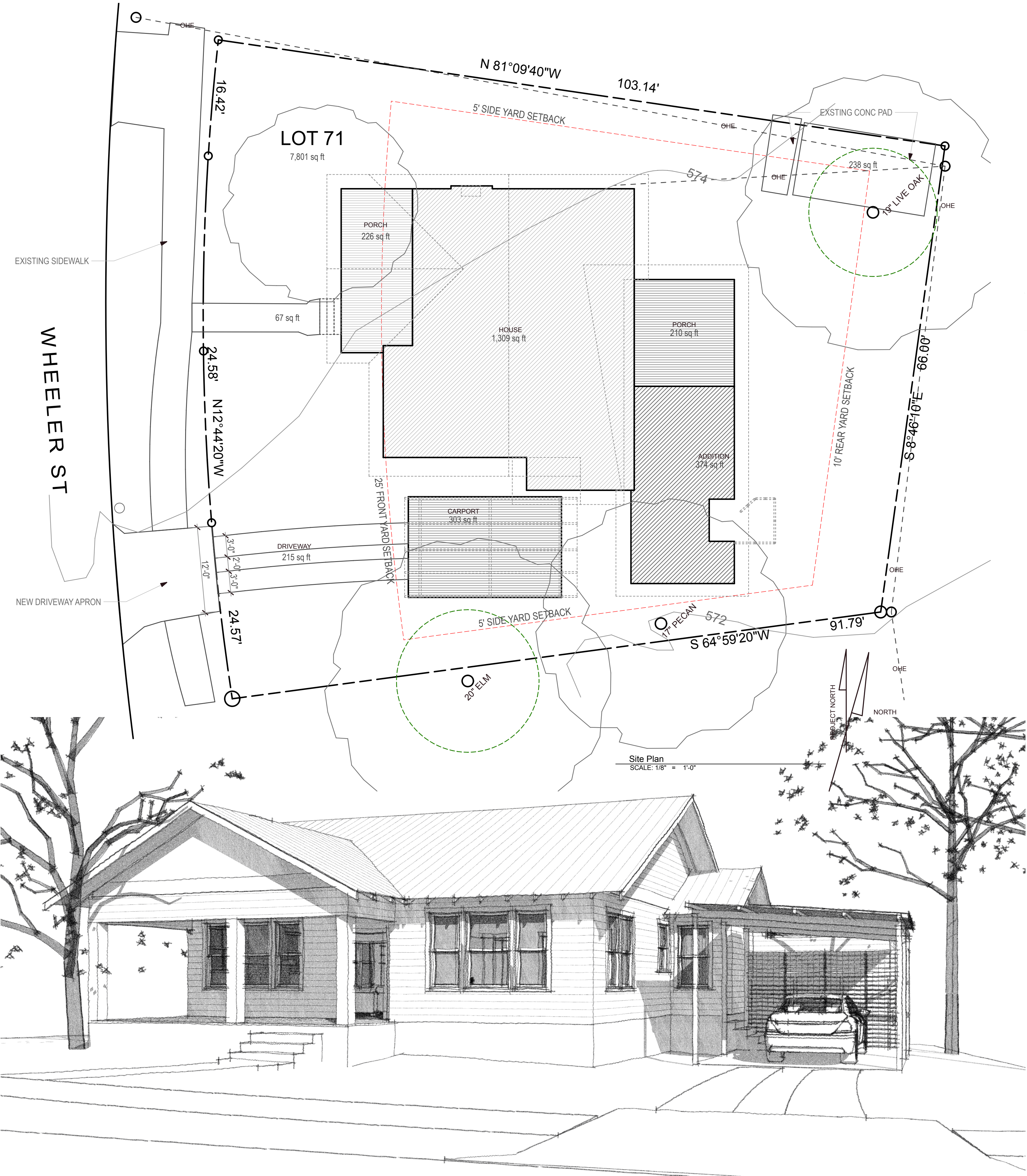


SHEET INDEX

- A1.0 Cover Sheet / General Notes/ Site Plan
- A1.1 Tree Preservation Plan
- A2.0 Demolition Plan
- A2.1 Foundation Layout
- A2.2 Floor Plan
- A2.3 Roof Plan
- A3.0 Elevations
- A3.1 Elevations
- A4.0 Building Sections

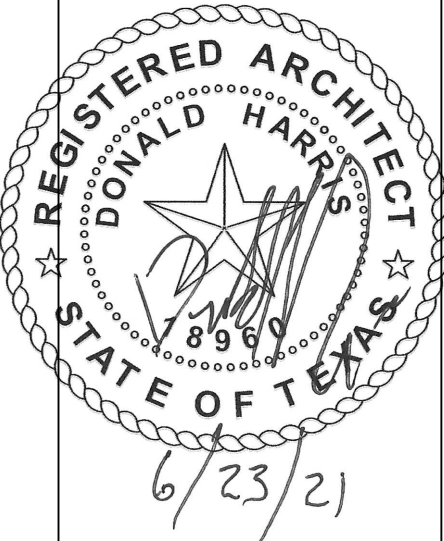
ZONING CALCULATIONS

3105 Wheeler	Existing Addition	
	Existing	Addition
Building Coverage (roofed areas)		
1st Floor Conditioned Area	1309	373
Carport		284
Covered Porch front	226	210
Covered Porch Rear	197	-197
Total Building Area:	1535	670
Lot Area per Plat:	7801	
% Building Coverage on Lot:	28.3%	
Conditioned Area:	1309	373
	1682	
Yielded Floor Area Ratio on Lot:	0.2156	
Impervious Coverage		
Total Building Coverage on Lot	1535	670
Driveway Area		215
Sidewalks & Walkways	67	20
Uncovered Patios		
Uncovered Wood Decks		
Air Conditioner Pads		9
Concrete Slabs or Decks		
Other Impervious Coverage	238	
Impervious Coverage:	1840	914
Total	2754	
Reduction		
% Impervious Coverage on Lot:	35.3%	



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PROPOSED REMODEL/ADDITION

3105 Wheeler Street

AUSTIN, TEXAS 78705

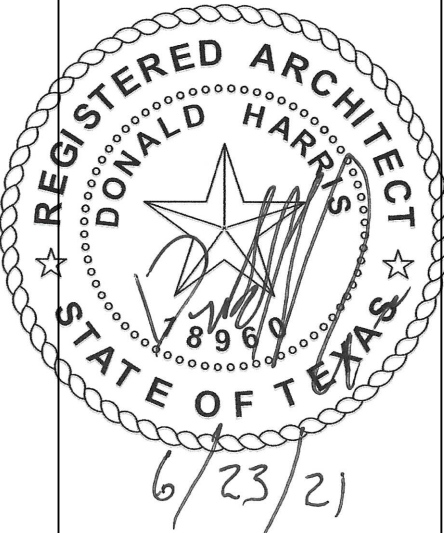
JOB No. 2021-3105

REVISION

6.23.2021 HRC REVIEW

SHEET NUMBER

A1.0



PROPOSED REMODEL/ ADDITION
3105 Wheeler Street
AUSTIN, TEXAS 78705

JOB No. 2021-3105

REVISION

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SHEET NUMBER

A1.1

SITE NOTES

EROSION CONTROL

- The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The contractor is required to inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.

TREE PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.

Pruning must happen only once during project and should take place prior to potential construction damage. Pruning must be performed by a qualified arborist. Save receipts for the Final Tree Inspector.

No impacts to 1/2 Critical Root Zones (CRZ) (>4 inches) or canopies (>25%) of Protected Trees allowed. This includes utilities and fence posts.

Utility trenching must avoid the 1/2 CRZ. If this is not possible, these utilities must be air-excavated for the top 30" by a qualified arborist to avoid cutting any roots 1.5 inch + diameter. Save receipts and take photos for the Final Tree Inspector.

CRZ fencing (5 foot + tall chain link) per the Environmental Criteria Manual Section 3.5.2 is required for duration of the project for all protected trees that have CRZs within the Limits of Construction (LOC).

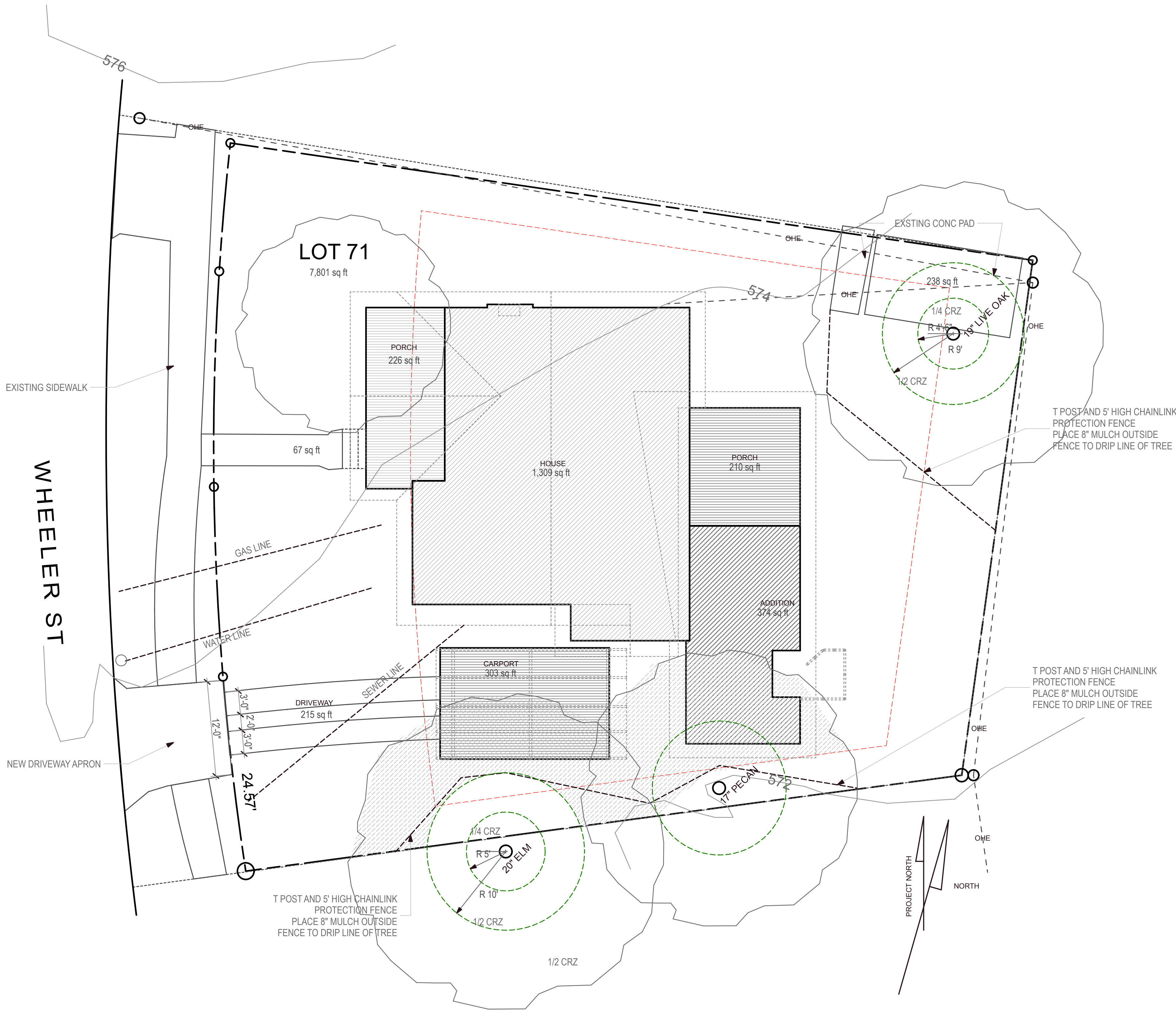
If tree fencing cannot incorporate the entire available CRZ, an 8 inch layer of shredded hardwood mulch within any unfenced portion of the entire root zone is required for all protected trees which have any disturbance (including access pathways) indicated within their CRZ. No concrete or paint washout, chem toilet or dumpster placement within the full CRZ of a protected tree.

If heavy equipment will be rolling over the mulched root zone, filter fabric between soil and mulch is required.

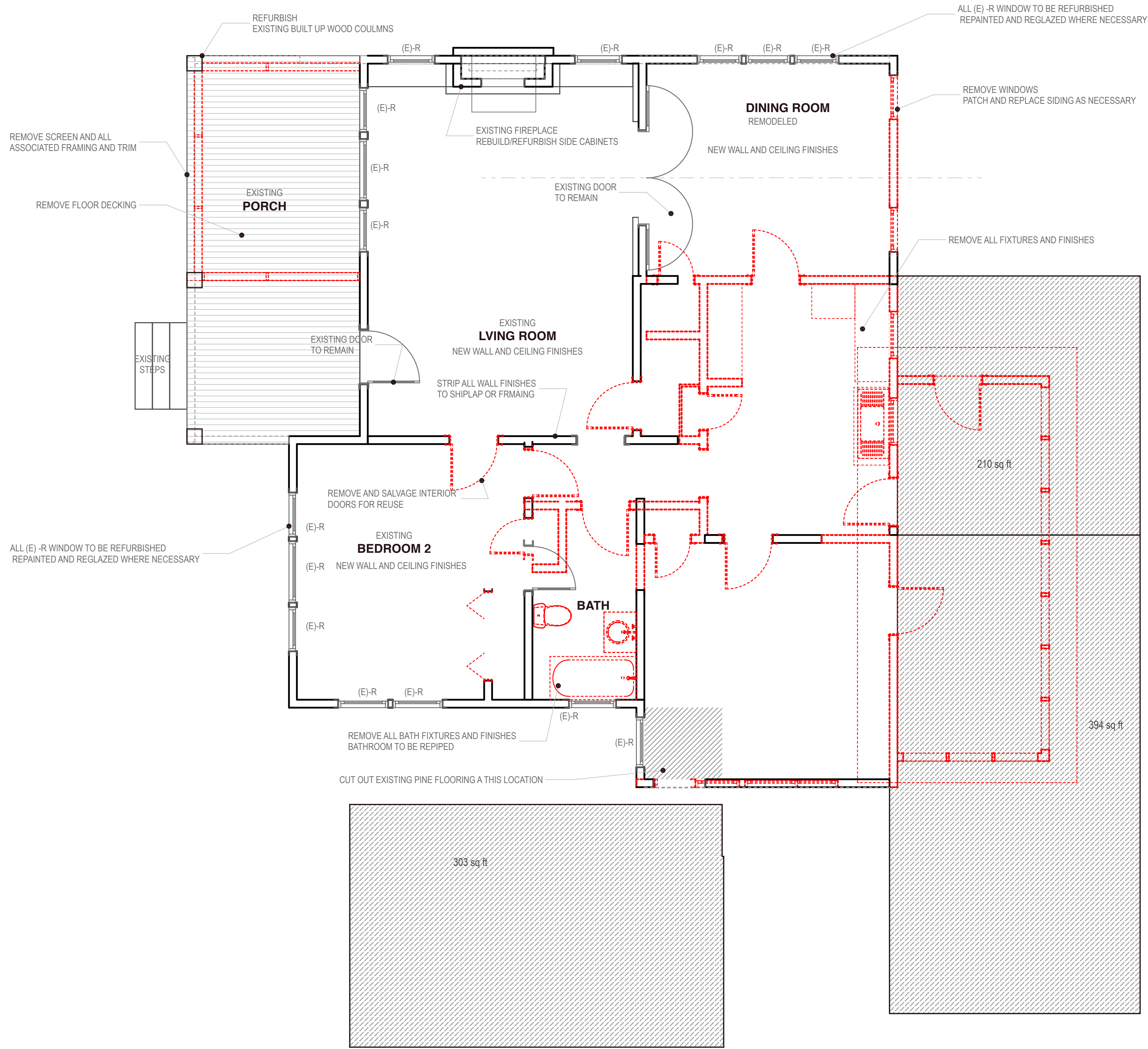
On top of the mulch, at the tree inspector's discretion, job site shall lay breathable mats or plywood sheets to create a work surface that can be easily rolled over.

Strapping 2x4 or thicker lumber (6 foot tall min) securely around tree trunk and root flare is required if fencing cannot go around the entire CRZ.

Do not pile mulch directly against the tree trunks. No over-excavation of the foundation or compaction within the 1/2 CRZs of protected trees. No formwork/batter board stakes other than rebar with pointed tip are allowed within 1/2 CRZs of protected trees.



Tree Preservation Plan
SCALE: 1/8" = 1'-0"

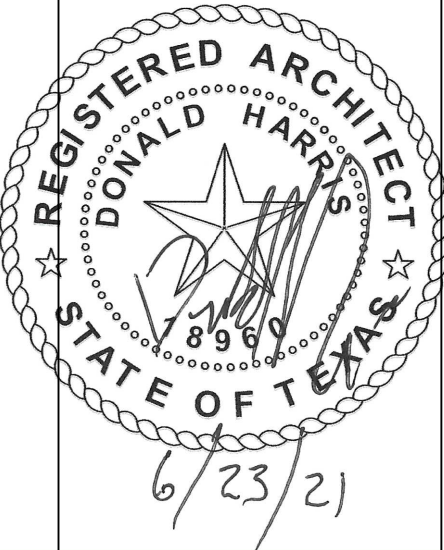


Demo Plan
SCALE: 1/4" = 1'-0"

PROJECT NORTH

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PROPOSED REMODEL/ ADDITION

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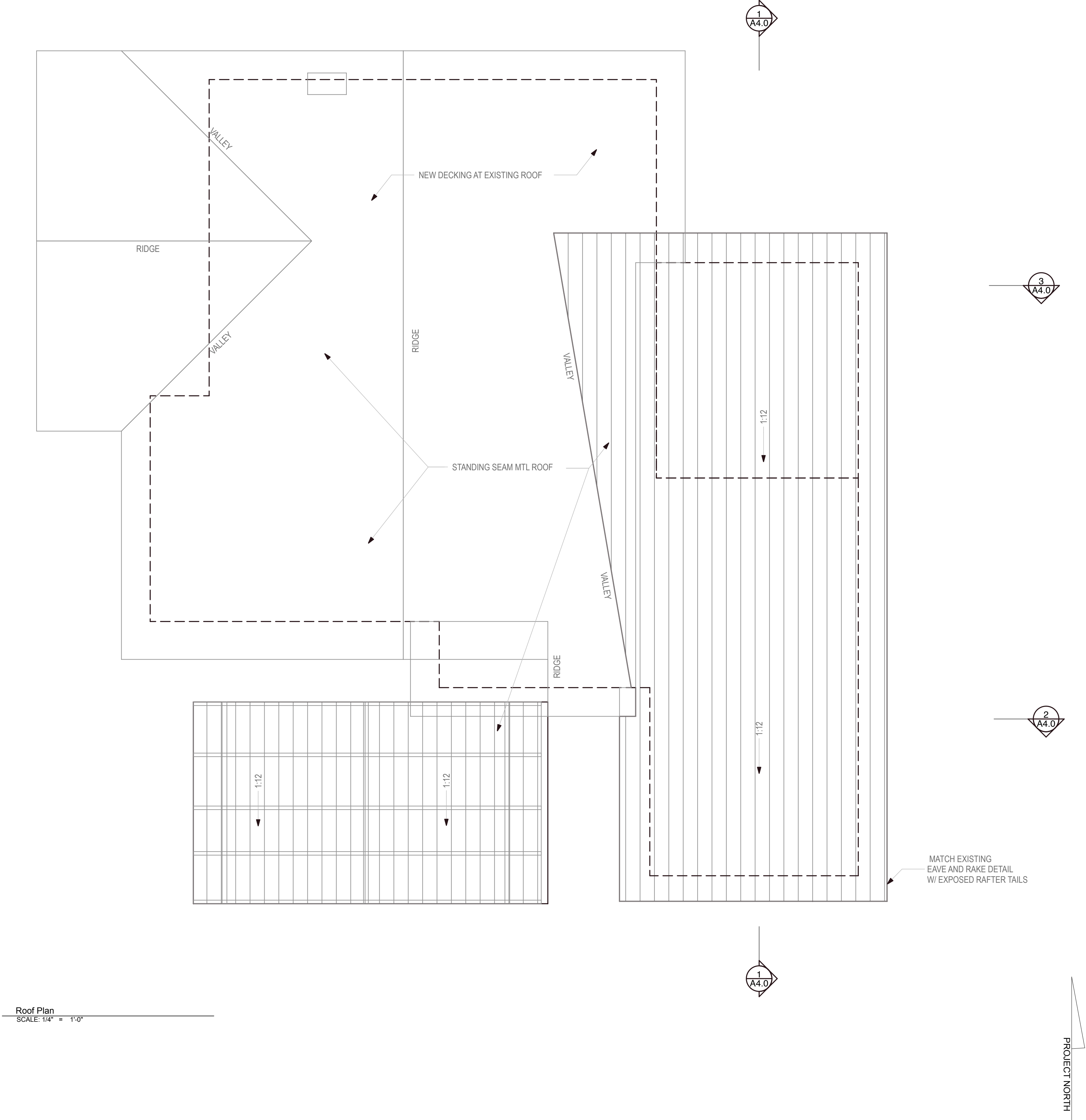
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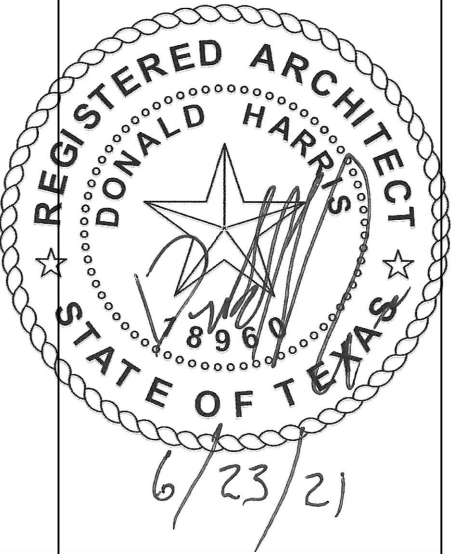
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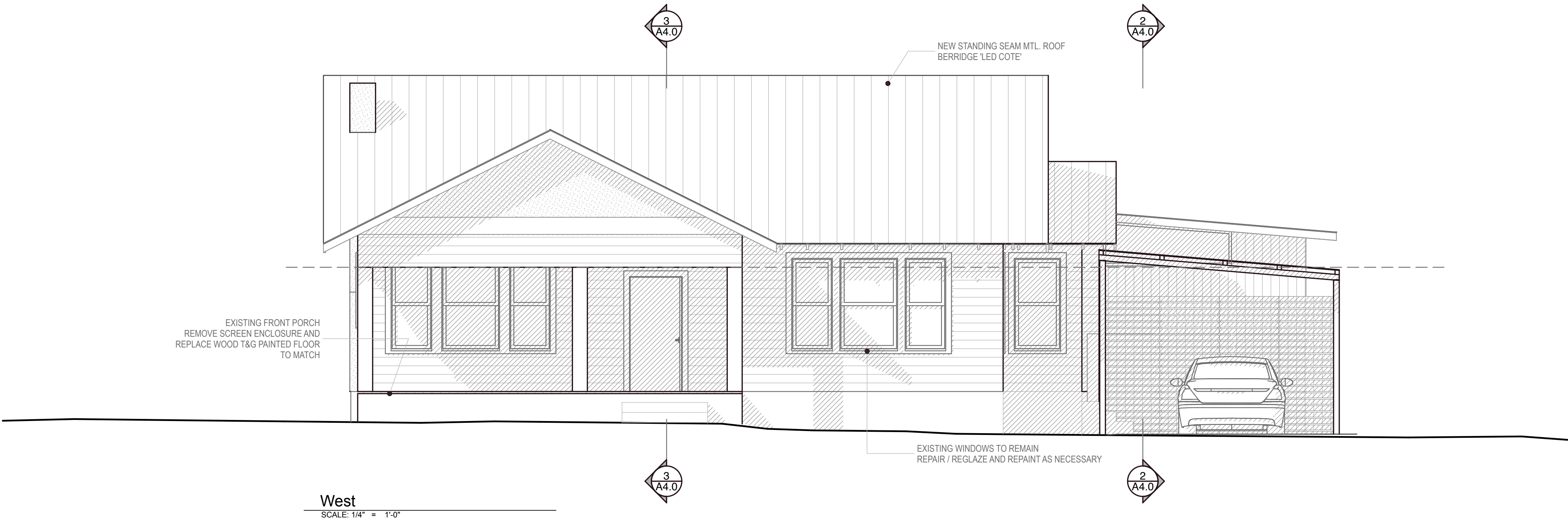
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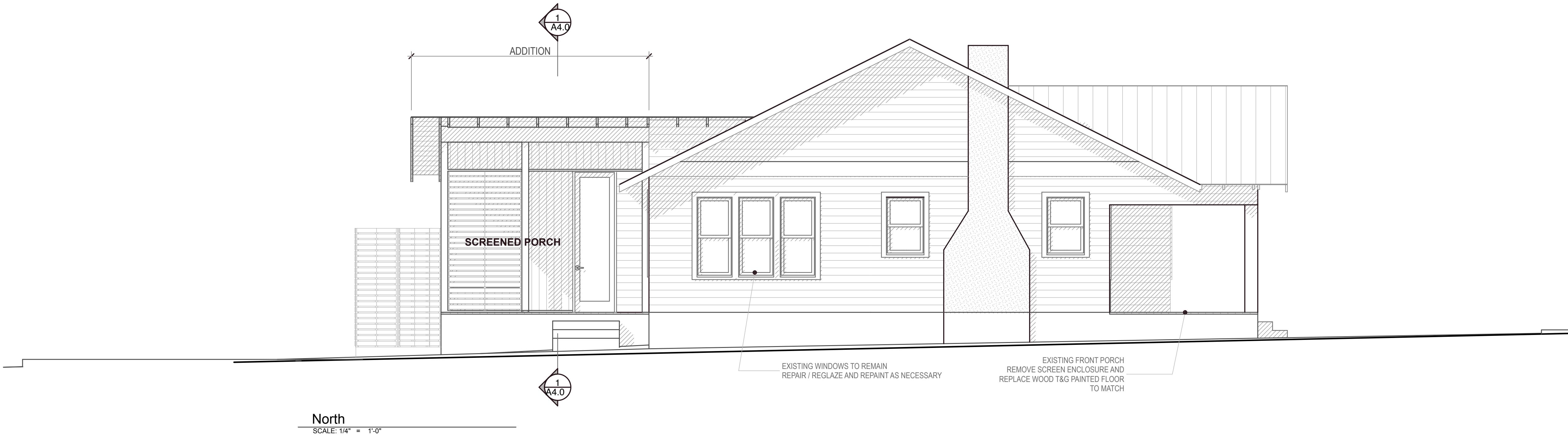
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West

SCALE: 1/4" = 1'-0"

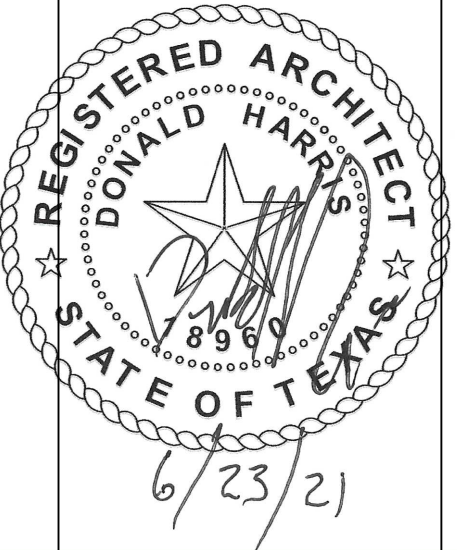


North

SCALE: 1/4" = 1'-0"

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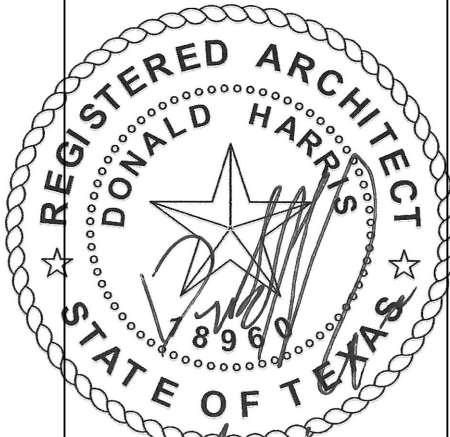
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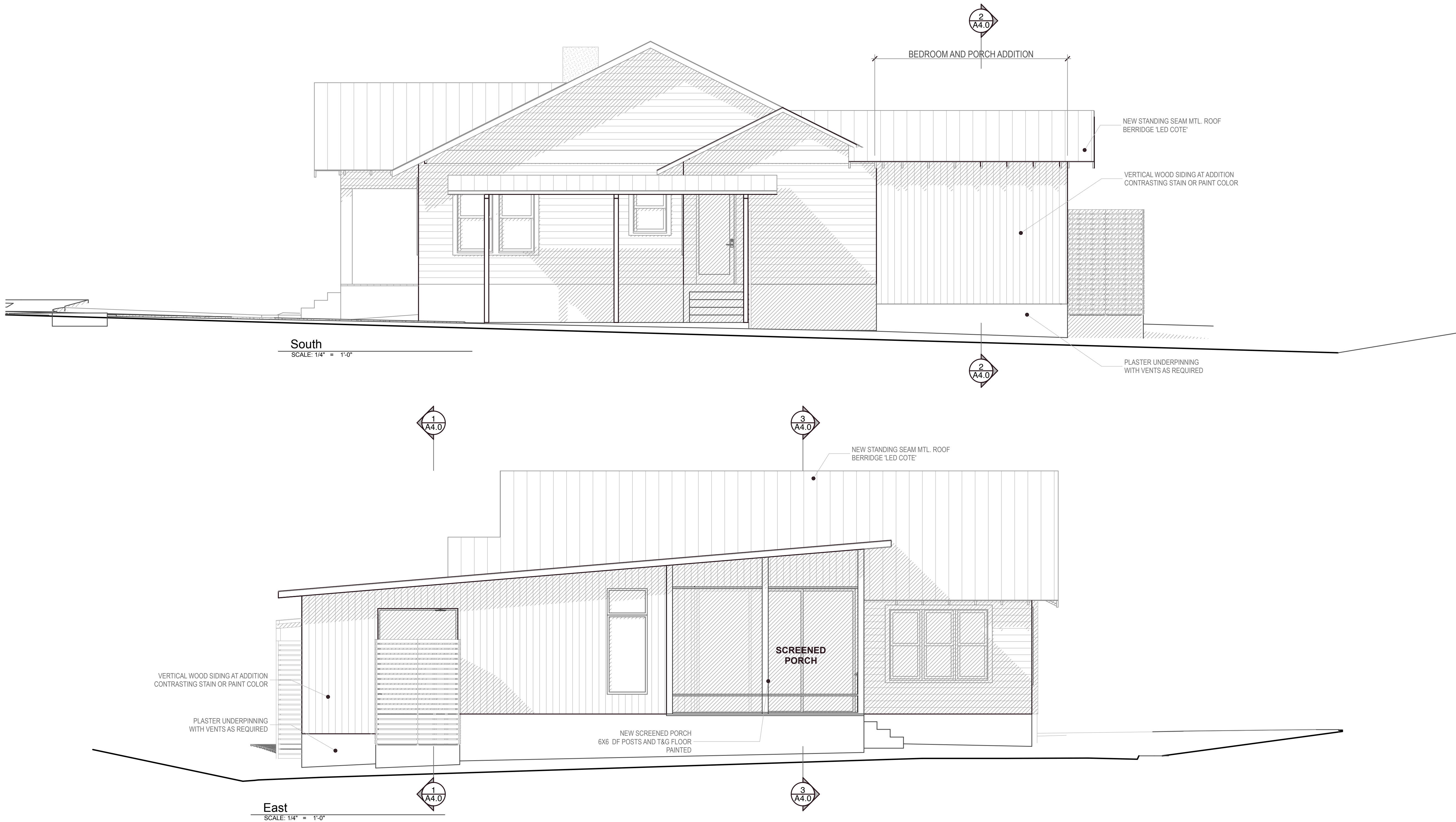
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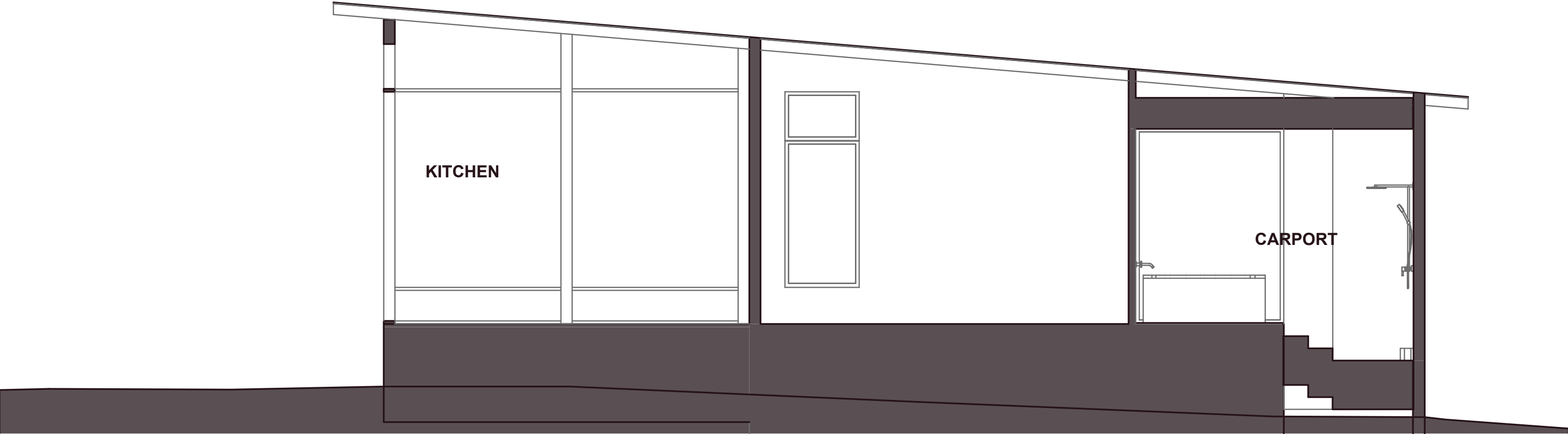
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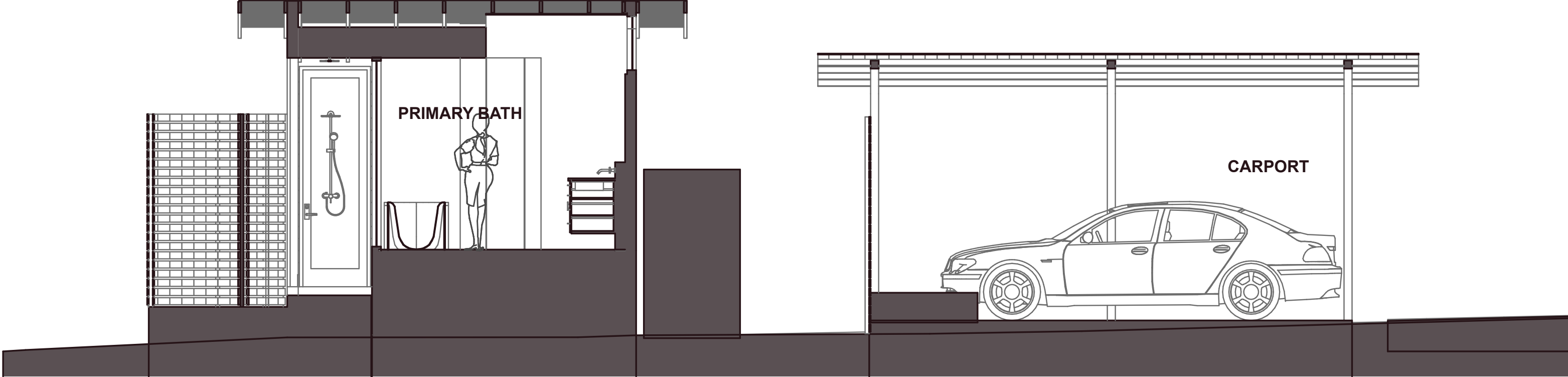
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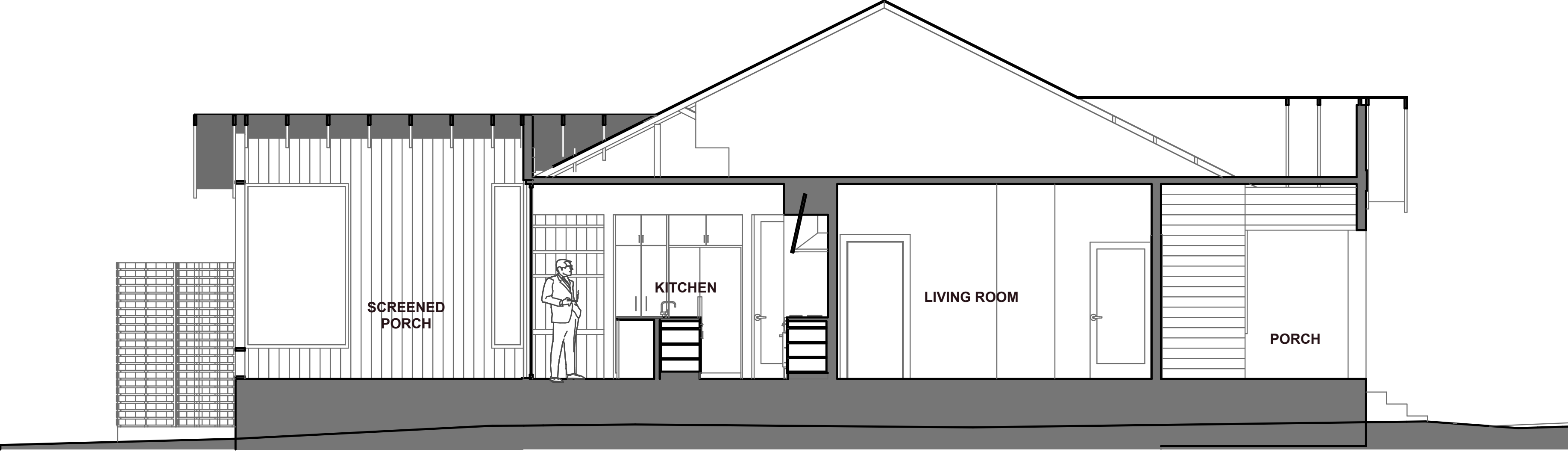




1 Building Section
SCALE: 1/4" = 1'-0"



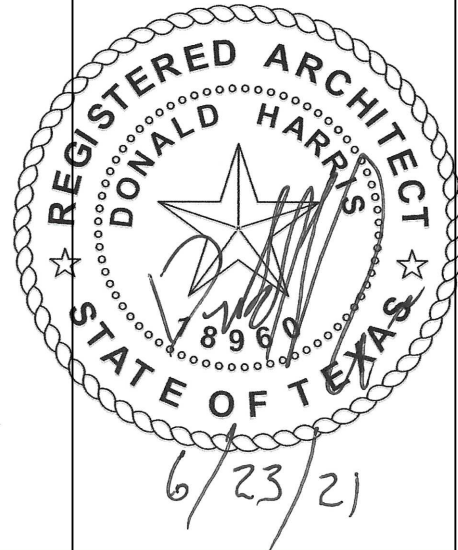
2 Building Section
SCALE: 1/4" = 1'-0"



3 Building Section
SCALE: 1/4" = 1'-0"

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