

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2021-0078**BOA DATE:** August 9th, 2021**ADDRESS:** 1305 W 42nd St**COUNCIL DISTRICT:** 10**OWNER:** Malicca Homes LLC**AGENT:** William Hodge**ZONING:** SF-3**LEGAL DESCRIPTION:** .1543 AC OF BLK 8 HANCOCK LEWIS SUBD**VARIANCE REQUEST:** decrease the minimum lot width from 50 feet to 48 feet**SUMMARY:** erect a Single-Family home**ISSUES:** unplatted tract

| | ZONING | LAND USES |
|--------------|---------------|----------------------------|
| <i>Site</i> | SF-3 | Single-Family |
| <i>North</i> | CS | General Commercial Service |
| <i>South</i> | SF-3 | Single-Family |
| <i>East</i> | SF-3 | Single-Family |
| <i>West</i> | SF-3 | Single-Family |

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Central Austin Community Development Corporation
 Central Austin Urbanists
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Preservation Austin
 Rosedale Neighborhood Assn.
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

D-1/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0078

LOCATION: 1305 W 42ND STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 292'



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

| | | |
|--------------|-------------|-------------|
| Case # _____ | ROW # _____ | Tax # _____ |
|--------------|-------------|-------------|

Section 1: Applicant Statement

Street Address: 1305 West 42nd Street 78731

Subdivision Legal Description:

0.1543 acres of Lewis Hancock Subdivision (per TCAD); West 48 feet of east 144 feet of north 140 feet of Block 8 of the Lewis Hancock 20 Acre Tract Subdivision (per deed)

Lot(s): n/a Block(s): 8

Outlot: _____ Division: _____

Zoning District: SF-3

I/We William Hodge AIA on behalf of myself/ourselves as authorized agent for Martha-Cary Sadler, Malicca Homes LLC affirm that on Month June, Day 10, Year 2021, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

- Erect Attach Complete Remodel Maintain Other: _____

Type of Structure: single-family residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492, Site Development Regulations. I am seeking a variance to reduce the minimum lot width requirement for the subject property from 50' (per 25-2-492, Table [D]) to 48' (as surveyed) so as to construct a single-family residence.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

the property does not meet minimum lot width requirements for its zoning district and the property is not a legal lot but rather the result of an unplatted land division that occurred after the City acquired jurisdiction over subdivisions in this area, thus rendering the property ineligible for an exemption from platting without a variance. State law requires an exemption from platting for construction to be approved; without such an exemption, no use of any sort is permissible on the property whatsoever.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The subject tract is the only tract of its width in the vicinity that has been denied an exemption from platting for lack of sufficient roadway frontage (other tracts in this vicinity have been granted exemptions from platting because they were deeded prior to the March 14, 1946 grandfather date for compliance with subdivision requirements); and, the subject tract is the only unplatted tract in the vicinity for which construction was not approved due to the lack of a land status determination (an unplatted property on an adjacent street was permitted for construction despite the lack of a formal exemption from platting).

b) The hardship is not general to the area in which the property is located because:

The subject tract is the only tract of its width in the vicinity that has been denied an exemption from platting for lack of sufficient roadway frontage (other tracts in this vicinity have been granted exemptions from platting because they were deeded prior to the March 14, 1946 grandfather date for compliance with subdivision requirements); and, the subject tract is the only unplatted tract in the vicinity for which construction was not approved due to the lack of a land status determination (an unplatted property on an adjacent street was permitted for construction despite the lack of a formal exemption from platting).

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The property once contained a single-family home and it is proposed to once again contain a single-family home (i.e., there will be no increase in density); the impact on the critical root zone of the eastern neighbor's 29" pecan tree will not be increased; and, all required parking for our proposed residence will be contained within a two-car garage onsite.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

DocuSigned by:
 Applicant Signature: William Hodge Date: 06/10/2021
321E530921134DD...

Applicant Name (typed or printed): William Hodge AIA

Applicant Mailing Address: 3410 Dalton Street

City: Austin State: Texas Zip: 78745

Phone (will be public information): (512) 786-9298

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

DocuSigned by:
 Owner Signature: Martha-Cary Sadler Date: 06/10/2021
47D76A5DB04D4E7...

Owner Name (typed or printed): Martha-Cary Sadler, Malicca Homes LLC

Owner Mailing Address: 807 Leonard Street

City: Austin State: Texas Zip: 78705

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: William Hodge AIA

Agent Mailing Address: 3410 Dalton Street

City: Austin State: Texas Zip: 78745

Phone (will be public information): (512) 786-9298

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

(1) This variance is required for two reasons: (a) to obtain a land status determination exempting the subject property from the requirement to plat; and, (b) to obtain approval to erect a single-family structure on the subject property. (2) The property once contained a single-family residence and detached garage. (3) Both the previous single-family residence and detached garage were

Additional Space (continued)

noncomplying with 25-2-492: the previous single-family residence violated the 25' minimum front setback requirement for SF-3 zoning, and the detached garage violated the 5' minimum interior side setback requirement for SF-3 zoning. (4) On the property abutting the subject property to the east is a 29"-trunk-diameter pecan tree. This is a heritage-level protected tree. A large portion of this tree's critical root zone is within the subject property. Tree protection regulations restrict impact (disturbance of ground plane) within the critical root zone of a protected tree to 50% of critical-root-zone area. The combination of the structures on the adjacent property plus the previous single-family residence on the subject property added up to 57.9%. The required foundation repairs to the previous single-family residence would have resulted in a further disturbance of the critical root zone in question. (5) As a result of [3] and [4] above, the property owner sought permits to relocate the previous single-family residence and detached garage. Said permits were obtained prior to the denial of an exemption from platting, a denial which hinged on the width of the subject property. (6) The proposed single-family residence for which this variance is being sought has been designed to respect the eastern neighbor's heritage tree. Of the portion of the proposed structure that is within said tree's critical root zone, only a small corner has a height of two stories; the remainder is one story. Also, whereas the previous impact to the neighbor's heritage tree was 57.9%, above the 50% maximum imposed by ordinance, our proposed development would result in a total critical-root-zone impact of 46.3%, below the 50% maximum imposed by ordinance. While a building permit has not yet been obtained, the tree-ordinance reviewer assigned to this property has given emailed assent to the critical root zone impact we propose. (7) The proposed FAR is 33.86, below the maximum of 40 and lower than other recently-built residences on the block. Exhibits have been attached to this application to further illustrate and clarify the points above.

Property Identification #: 217733

Geo ID: 0221020306
 Situs Address:
 Property Type: Real
 State Code: A1

Property Information: 2021

Legal: .1543 AC OF BLK 8 HANCOCK
 Description: LEWIS SUBD
 Abstract: S05510
 Neighborhood: CORE
 Appraised Value: \$557,421.00
 Jurisdictions: 01, 0A, 02, 2J, 03, 68

Owner Identification #: 1759119

Name: MALICCA HOMES LLC
 Exemptions:
 DBA: Null



Travis CAD Map Search

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**City of Austin
Development Services Department
Land Status Determination
Not Eligible for Platting Exception**

June 01, 2021

File Number: **C8I-2021-0210**

Address: **1305 W 42ND ST**

Tax Parcel I.D. # **0221020306**

Tax Map Date: **05/27/2021**

The Development Services Department has determined that the property as described in the following description and map:

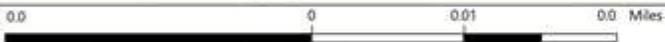
Is a tract of land that is **the west 48 feet of the east 144 feet of the north 140 feet of Block 8, of the Lewis Hancock 20 acre tract subdivision** and does not meet the requirements of the land development code for roadway frontage, and is therefore, **NOT ELIGIBLE** to receive utility service.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Amy Combs
Representative of the Director
Development Services Department



Property Profile



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
 Date Printed:

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FOLDER DETAILS

Permit/Case: 1948-C1450 W

| | |
|-----------------------------|-----------------------------------------------------------------------|
| Reference File Name: | C1450 |
| Description: | |
| Sub Type: | Water |
| Work Type: | Commercial |
| Project Name: | PIER Migration Water Tap - 1305 W 42ND ST, AUSTIN-FULL PURPOSE, 78756 |
| Status: | Expired |
| Application Date: | Jul 19, 1948 |
| Issued: | Jul 19, 1948 |
| Expiration Date: | Jul 19, 1950 |
| Related Folder: | Yes |

FOLDER INFO

| Description | Value |
|-------------|-------|
| Meter Size | 0075 |

PROPERTY DETAILS

| Number | Pre | Street | StreetType | Dir | Unit Type | Unit Number | City | State | Zip | Legal Desc |
|--------|-----|--------|------------|-----|-----------|-------------|--------|-------|-------|------------|
| 1305 | W | 42ND | ST | | | | AUSTIN | TX | 78756 | Address |

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FOLDER DETAILS

Permit/Case: 1948-24742 W

| | |
|-----------------------------|-----------------------------------------------------------------------|
| Reference File Name: | 24742 |
| Description: | |
| Sub Type: | Wastewater |
| Work Type: | Commercial |
| Project Name: | PIER Migration Sewer Tap - 1305 W 42ND ST, AUSTIN-FULL PURPOSE, 78756 |
| Status: | Expired |
| Application Date: | Jul 19, 1948 |
| Issued: | Jul 19, 1948 |
| Expiration Date: | Jul 19, 1950 |
| Related Folder: | Yes |

PROPERTY DETAILS

| Number | Pre | Street | StreetType | Dir | Unit Type | Unit Number | City | State | Zip | Legal Desc |
|--------|-----|--------|------------|-----|-----------|-------------|--------|-------|-------|------------|
| 1305 | W | 42ND | ST | | | | AUSTIN | TX | 78756 | Address |

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UNPLATTED PROPERTIES ON SAME BLOCK AS SUBJECT PROPERTY

| | | |
|-----------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 4006 Lewis Lane | 68 x 118.5 ft Lot 14 Lewis Hancock Subd | |
| 4008 Lewis Lane | 50 x 118.5 ft Lot 14 Lewis Hancock Subd | |
| 4010 Lewis Lane | 50 x 118.5 ft Lot 14 Lewis Hancock Subd | |
| 4011 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 7 Unrecorded Resub of Lt 8) | |
| 4013 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 6 Unrecorded Resub of Lt 8) | |
| 4015 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 5 Unrecorded Resub of Lt 8) | |
| 4101 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 4 Unrecorded Resub of Lt 8) | |
| 4103 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 3 Unrecorded Resub of Lt 8) | |
| 4105 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 2 Unrecorded Resub of Lt 8) | 2013: new single family house, no land status determination, 2990 SF (40.0% FAR) |
| 4107 Burnet Rd | Pt of Lot 8 Lewis Hancock Subd (TR 1 Unrecorded Resub of Lt 8) | |
| 4111 Burnet Rd | 54 x 140 ft Blk 8 Lewis Hancock Subd | |
| 1307 W 42nd St | 50 x 140 ft Blk 8 Lewis Hancock Subd | |
| 1303 W 42nd St | 48 x 140 ft Blk 8 Lewis Hancock Subd | |
| 1301 W 42nd St | E 48 ft N 140 ft Blk 8 Lewis Hancock Subd | 2015: land status determination without "minimum" roadway frontage, new single family house 2672 SF (39.9% FAR) |

| PROJECT CALCULATION AND APPLICATION SHEET FOR PROJECTS WITHIN THE CITY OF AUSTIN (REFERENCE A000 FOR SITE PLAN) | | | | | | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|-----------------------------------------------|--|--|--|---------------------------------------|--|
| PROPERTY INFORMATION (p1 of application) | | SITE DEVELOPMENT INFORMATION (p2 of application) | | | | | | | | | | | | ACCESSORY DWELLING UNIT AREA | | | | TABLE OF CONTENTS | |
| Address | | Area Description | | | | | | | | | | | | ADU allowed? | | | | G001 Cover Sheet/Project Calculations | |
| Tax Parcel ID | | Existing SF | | | | | | | | | | | | ADU proposed? | | | | G002 General Notes | |
| Legal Description | | New or Added SF | | | | | | | | | | | | Project ADU area | | | | G003 Standard Details | |
| Zoning District | | Total SF | | | | | | | | | | | | Maximum ADU area | | | | G004 Standard Details | |
| Lot Area (SF) | | Remodeled SF | | | | | | | | | | | | Difference | | | | G005 Standard Details | |
| Lot Width (FT) | | Total | | | | | | | | | | | | ADU L2 area | | | | G006 Environmental Details | |
| Neighborhood Planning Area | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Max ADU L2 area | | | | G007 Door Schedules | |
| Historic District | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Difference | | | | G008 Window Schedules | |
| REQUIRED REVIEWS | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | TIRE AREAS (SF) | | | | A000 Site Plan | |
| Is project participating in SMART Housing? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit A (Blkg 1 for detached units) | | | | A001 Viability Plan | |
| Does project have Green Building requirement? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit B (N/A if not an attached duplex) | | | | A100 Thermal Plan | |
| Is site within an Airport Overlay Zone? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit C (Blkg 1 for attached duplex) | | | | A101 Floor Plans, Level 01 | |
| Does this site have a septic system? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit D (Blkg 1 for attached duplex) | | | | A102 Floor Plans, Level 02 | |
| Does the structure exceed 3,600 total under roof? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit E (Blkg 1 for attached duplex) | | | | A103 Floor Plans, Level 03 | |
| Is this property within 200 feet of a hazardous pipeline? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit F (Blkg 1 for attached duplex) | | | | A104 Roof Plans | |
| Is this site located within an Erosion Hazard Zone? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit G (Blkg 1 for attached duplex) | | | | A105 MEP Plans, Level 01 | |
| Is this property within 100 feet of the 100-year floodplain? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit H (Blkg 1 for attached duplex) | | | | A106 MEP Plans, Level 02 | |
| Are there trees 19" or greater in diameter on/adjacent to the property? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit I (Blkg 1 for attached duplex) | | | | A201 Elevations, Blkg 1 | |
| --- If yes, how many? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit J (Blkg 1 for attached duplex) | | | | A202 Elevations, Blkg 1 | |
| --- Was there a pre-development consultation for the Tree Review? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit K (Blkg 1 for attached duplex) | | | | A203 Elevations, Blkg 1 | |
| --- Proposed impacts to trees | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit L (Blkg 1 for attached duplex) | | | | A204 Elevations, Blkg 1 | |
| Is this site in the Capital View Corridor? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit M (Blkg 1 for attached duplex) | | | | A301 Sections | |
| Is this site within the RDGS Ordinance Boundary Area? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit N (Blkg 1 for attached duplex) | | | | A302 Sections | |
| Does this site currently have water availability? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit O (Blkg 1 for attached duplex) | | | | A303 Sections | |
| Does this site currently have wastewater availability? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit P (Blkg 1 for attached duplex) | | | | A304 Sections | |
| Does this site have or will it have an auxiliary water source? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit Q (Blkg 1 for attached duplex) | | | | A305 Sections | |
| Does this site require a cut or fill in excess of four (4) feet? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit R (Blkg 1 for attached duplex) | | | | A306 Sections | |
| Is this site within the Waterfront Overlay? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit S (Blkg 1 for attached duplex) | | | | A307 Sections | |
| Is this site within the Lake Austin Overlay? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit T (Blkg 1 for attached duplex) | | | | A308 Sections | |
| Does this site front a paved street? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit U (Blkg 1 for attached duplex) | | | | A309 Sections | |
| Is this site adjacent to a paved alley? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit V (Blkg 1 for attached duplex) | | | | A310 Sections | |
| Does site have Board of Adjustment variance? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit W (Blkg 1 for attached duplex) | | | | A311 Sections | |
| --- Case # (if applicable) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit X (Blkg 1 for attached duplex) | | | | A312 Sections | |
| DESCRIPTION OF WORK (p1 of application) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit Y (Blkg 1 for attached duplex) | | | | A313 Sections | |
| Is total new/added building area > 5,000 SF? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit Z (Blkg 1 for attached duplex) | | | | A314 Sections | |
| Existing use (answer "Yes" to only one category) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AA (Blkg 1 for attached duplex) | | | | A315 Sections | |
| Proposed use (answer "Yes" to only one category) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AB (Blkg 1 for attached duplex) | | | | A316 Sections | |
| Project type (answer "Yes" to each applicable category) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AC (Blkg 1 for attached duplex) | | | | A317 Sections | |
| Will all or part of existing exterior wall, structure, or roof be removed? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AD (Blkg 1 for attached duplex) | | | | A318 Sections | |
| # of existing bedrooms | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AE (Blkg 1 for attached duplex) | | | | A319 Sections | |
| # of new bedrooms | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AF (Blkg 1 for attached duplex) | | | | A320 Sections | |
| # of bedrooms upon completion | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AG (Blkg 1 for attached duplex) | | | | A321 Sections | |
| # of existing bathrooms | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AH (Blkg 1 for attached duplex) | | | | A322 Sections | |
| # of new bathrooms | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AI (Blkg 1 for attached duplex) | | | | A323 Sections | |
| # of bathrooms upon completion | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AJ (Blkg 1 for attached duplex) | | | | A324 Sections | |
| Project description | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AK (Blkg 1 for attached duplex) | | | | A325 Sections | |
| New dwelling units to be built? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AL (Blkg 1 for attached duplex) | | | | A326 Sections | |
| Dwelling units demolished? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AM (Blkg 1 for attached duplex) | | | | A327 Sections | |
| Land status / resubdivision? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AN (Blkg 1 for attached duplex) | | | | A328 Sections | |
| Corner lot? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AO (Blkg 1 for attached duplex) | | | | A329 Sections | |
| TRADE PERMITS REQUIRED (p1 of application) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AP (Blkg 1 for attached duplex) | | | | A330 Sections | |
| Electric trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AQ (Blkg 1 for attached duplex) | | | | A331 Sections | |
| Plumbing trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AR (Blkg 1 for attached duplex) | | | | A332 Sections | |
| Mechanical (HVAC) trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AS (Blkg 1 for attached duplex) | | | | A333 Sections | |
| Concrete (R.O.W.) trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AT (Blkg 1 for attached duplex) | | | | A334 Sections | |
| TOTAL REMODELED AREA (SF) (excluding additions/new construction) (p2 of application) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AU (Blkg 1 for attached duplex) | | | | A335 Sections | |
| JOB VALUATION (FOR PROPERTIES IN FLOODPLAINS ONLY) (p2 of application) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AV (Blkg 1 for attached duplex) | | | | A336 Sections | |
| Primary structure | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AW (Blkg 1 for attached duplex) | | | | A337 Sections | |
| Job valuation | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AX (Blkg 1 for attached duplex) | | | | A338 Sections | |
| Electric trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AY (Blkg 1 for attached duplex) | | | | A339 Sections | |
| Plumbing trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit AZ (Blkg 1 for attached duplex) | | | | A340 Sections | |
| Mechanical (HVAC) trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BA (Blkg 1 for attached duplex) | | | | A341 Sections | |
| Accessory structure | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BB (Blkg 1 for attached duplex) | | | | A342 Sections | |
| Job valuation | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BC (Blkg 1 for attached duplex) | | | | A343 Sections | |
| Electric trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BD (Blkg 1 for attached duplex) | | | | A344 Sections | |
| Plumbing trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BE (Blkg 1 for attached duplex) | | | | A345 Sections | |
| Mechanical (HVAC) trade permit required? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BF (Blkg 1 for attached duplex) | | | | A346 Sections | |
| Is building coverage under maximum allowable? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BG (Blkg 1 for attached duplex) | | | | A347 Sections | |
| Is impervious coverage under maximum allowable? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BH (Blkg 1 for attached duplex) | | | | A348 Sections | |
| Is gross floor area under maximum allowable? | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BI (Blkg 1 for attached duplex) | | | | A349 Sections | |
| Is project acceptable for issuance? (YES/NO) | | Blkg 1 Blkg 2 Blkg 3 Blkg 4 | | | | | | | | | | | | Blkg 1 Unit BJ (Blkg 1 for attached duplex) | | | | A350 Sections | |



DESIGN PROFESSIONAL INFORMATION

NAME
William Hodges AIA, architect

ADDRESS
4801 S Congress Ave #N3
Austin, TX 78746

EMAIL ADDRESS
william@hodgesarchitect.com

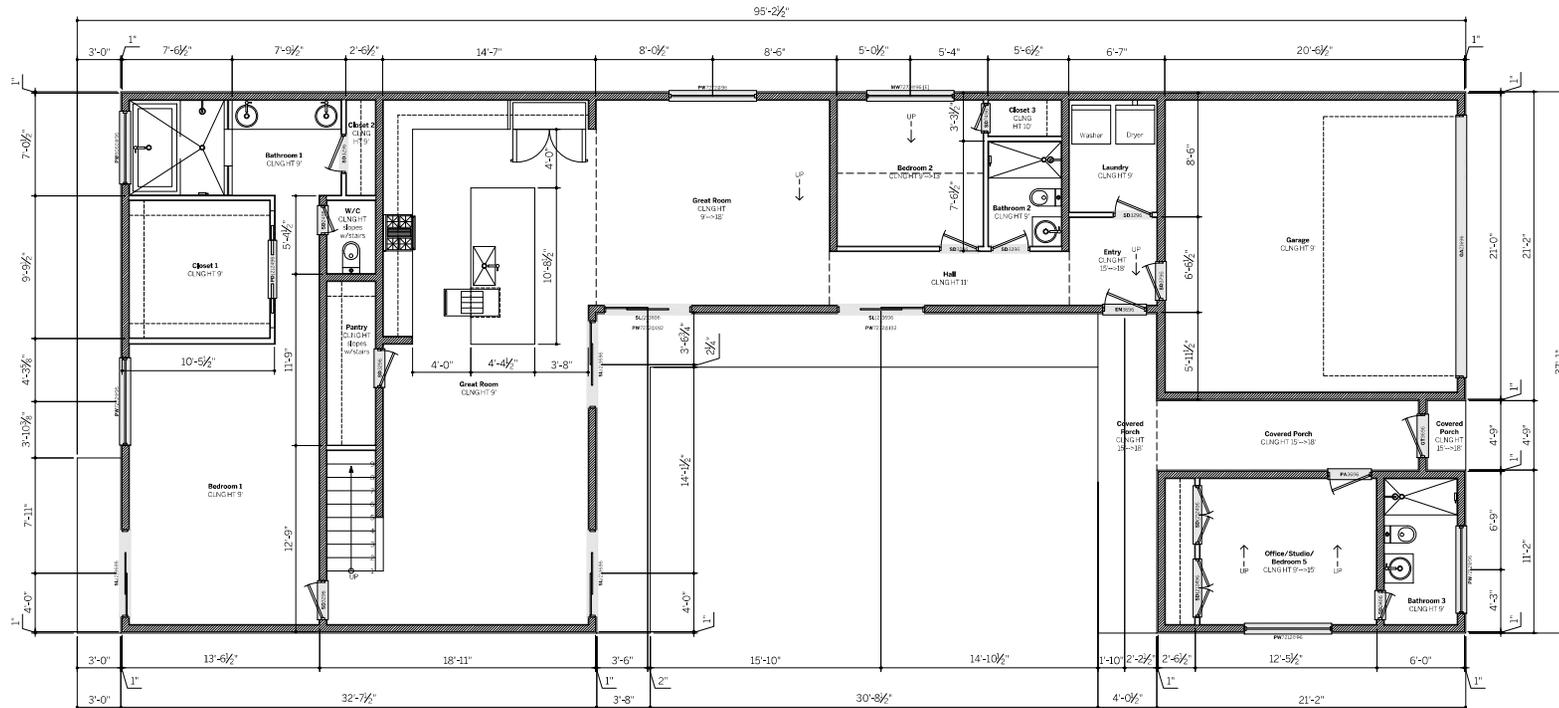
PHONE NUMBER
512.786.9298

PROJECT ADDRESS:
1305 W 42nd St 78756

ISSUE DATE
November 5, 2020

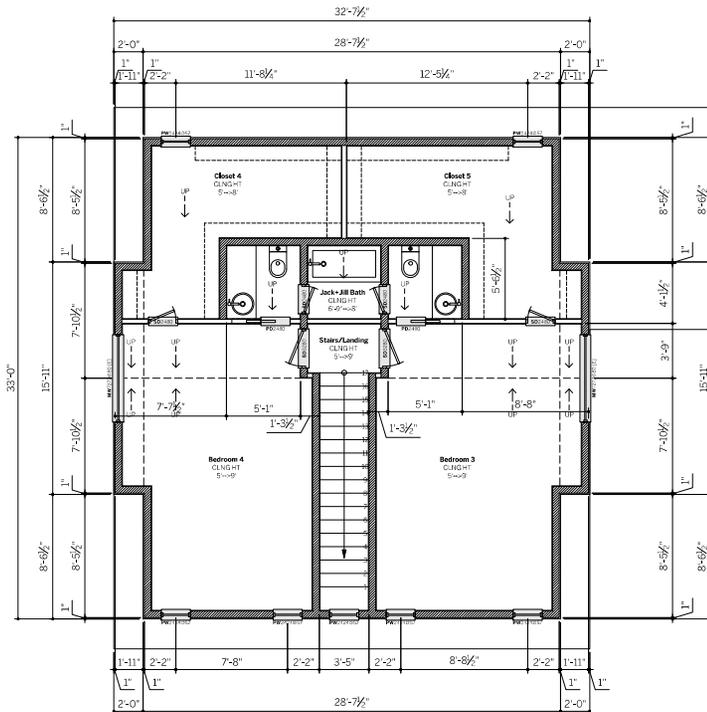
SHEET TYPE
Project Calculations

G001



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

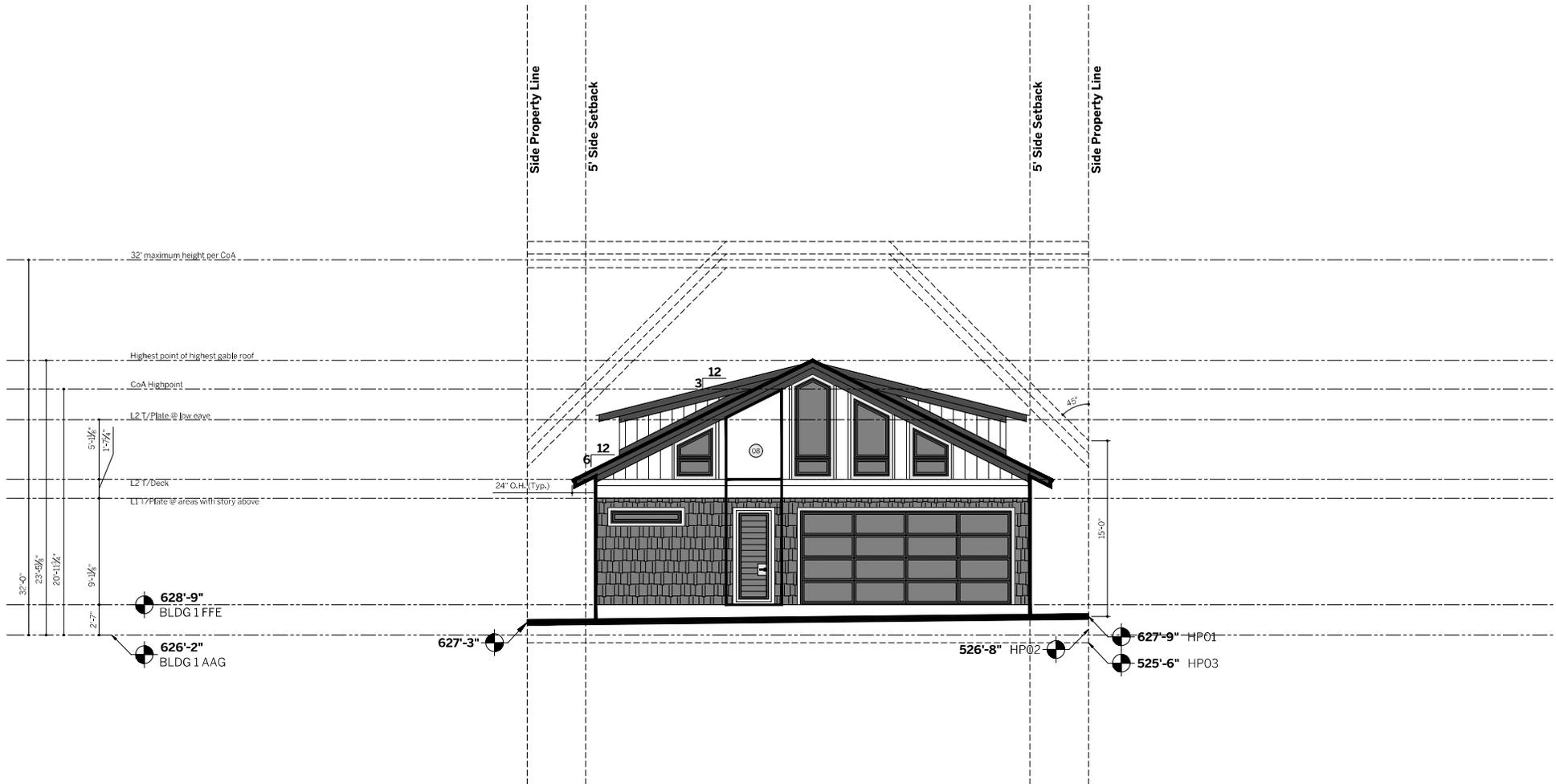
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| <p>KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):</p> <p>01 New 24" x 48" galvanized demising wall between duplex units. Construction to comply with UL U375. REQUIRED: XX'-XX" PROVIDED: XX'-XX"</p> <p>02 Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5".</p> <p>03 Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".</p> | <p>04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".</p> <p>R1 New walkable-TPO roof deck. R2 New metal coping. R3 New metal scupper. R4 New metal gutter. R5 New metal downspout.</p> | <p>REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:</p> <p>REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS:</p> | <p>NOTES ON FRAMING:</p> <ol style="list-style-type: none"> 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. | <p>FRAMING AND ROOFING LEGEND:</p> <p>Standing-seam metal roofing</p> <p>Composition-shingle roofing</p> <p>2x4 wood framing</p> <p>2x6 wood framing</p> <p>2-hour rated firewall (per G004) UL ASSEMBLY U373</p> | <p>DISCLAIMERS:</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19814. 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 (if included) 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 below thereon. This set is incomplete and INVALID FOR CONSTRUCTION.</p> | <p>SEAL OF ARCHITECT:</p> <p>WILLIAM LAWRENCE HODGE ARCHITECT REGISTERED ARCHITECT STATE OF TEXAS #19814</p> <p>SEAL OF MUNICIPAL APPROVAL:</p> <p>ISSUE DATE: 09 June 2021</p> | <p>WILLIAM LAWRENCE HODGE ARCHITECT</p> <p>1101 S. CONGRESS AVE. AND SUITE 1100, TEXAS 78704 512.444.4744 WWW.WLHARCHITECT.COM</p> <p>NEW PROJECT A1300 W 42ND ST AUSTIN, TX 78704</p> <p>ISSUE DATE: 09 June 2021 SHEET TYPE: Floor Plans, Level 01</p> <h1 style="font-size: 48pt; margin: 0;">A101</h1> |
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1 Floor Plan, Bldg 1, Level 02

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

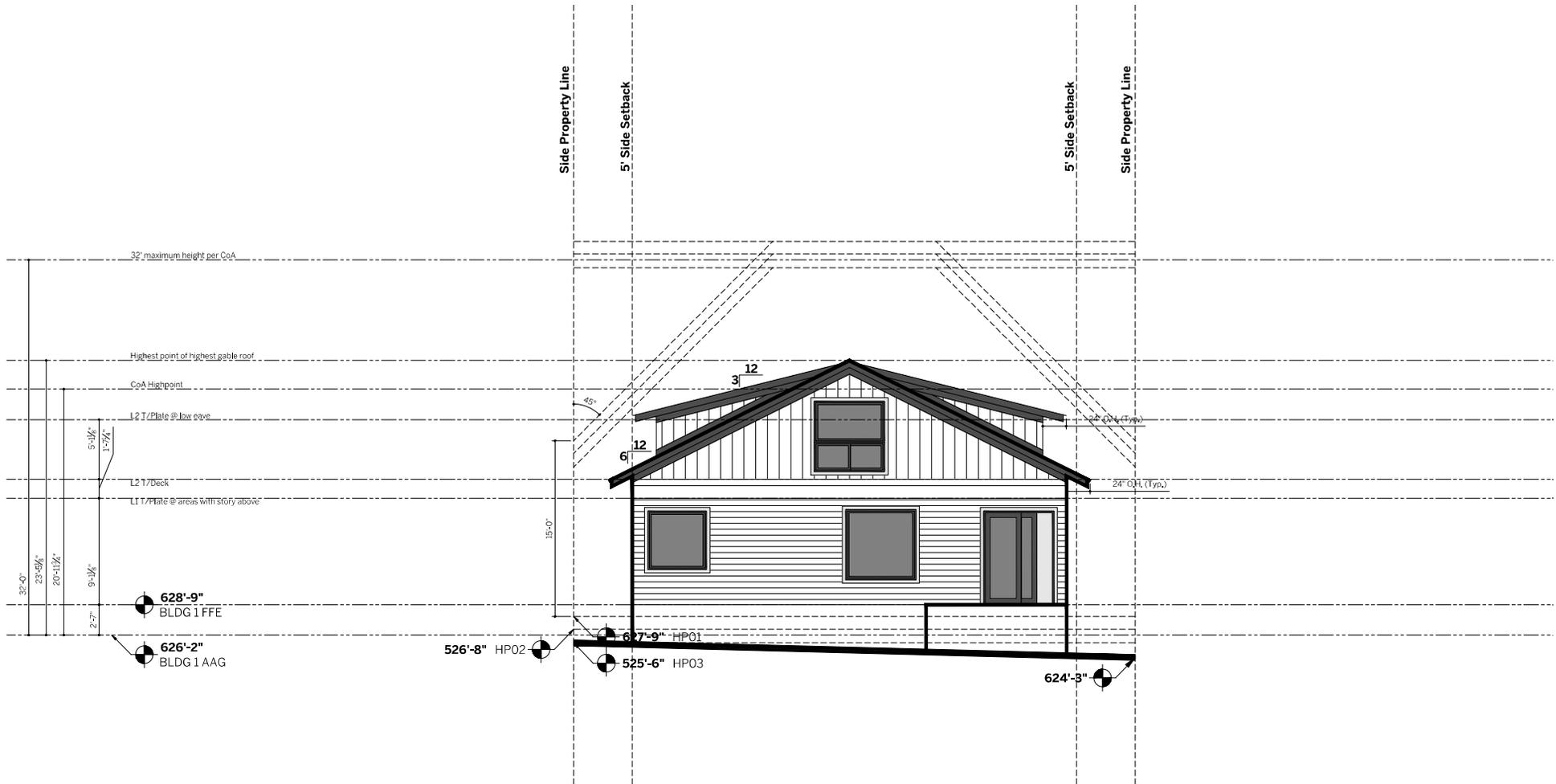
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| <p>KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):</p> <p>01 New 24" rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX-XX" PROVIDED: XX-XX"</p> <p>02 Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5".</p> <p>03 Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".</p> | <p>04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".</p> <p>R1 New walkable-TPO roof deck. R2 New metal coping. R3 New metal scupper. R4 New metal gutter. R5 New metal downspout.</p> | <p>REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:</p> <p>REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS:</p> | <p>NOTES ON FRAMING.</p> <ol style="list-style-type: none"> 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. <p>FRAMING AND ROOFING LEGEND.</p> <p>Standing-seam metal roofing</p> <p>Composition-shingle roofing</p> <p>2x4 wood framing</p> <p>2x6 wood framing</p> <p>2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U573</p> | <p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. 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 (Excludes) 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 below thereon. This set is incomplete and INVALID FOR CONSTRUCTION.</p> | <p>SEAL OF ARCHITECT.</p>  <p>ISSUE DATE 09 June 2021</p> | <p>SEAL OF MUNICIPAL APPROVAL.</p>  <p>WILLIAM HODGE & ASSOCIATES ARCHITECT 1015 CONGRESS AVE AND COURTNEY, TX 78745 512.476.4144 WWW.WHARCHITECT.COM</p> <p>NEW PROJECT A1300 W 42ND ST AUSTIN, TX 78704</p> <p>ISSUE DATE 09 June 2021 SHEET TYPE Floor Plans, Level 02</p> <h1 style="background-color: black; color: white; padding: 5px;">A102</h1> |
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1 Elevation, Bldg 1, Front

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

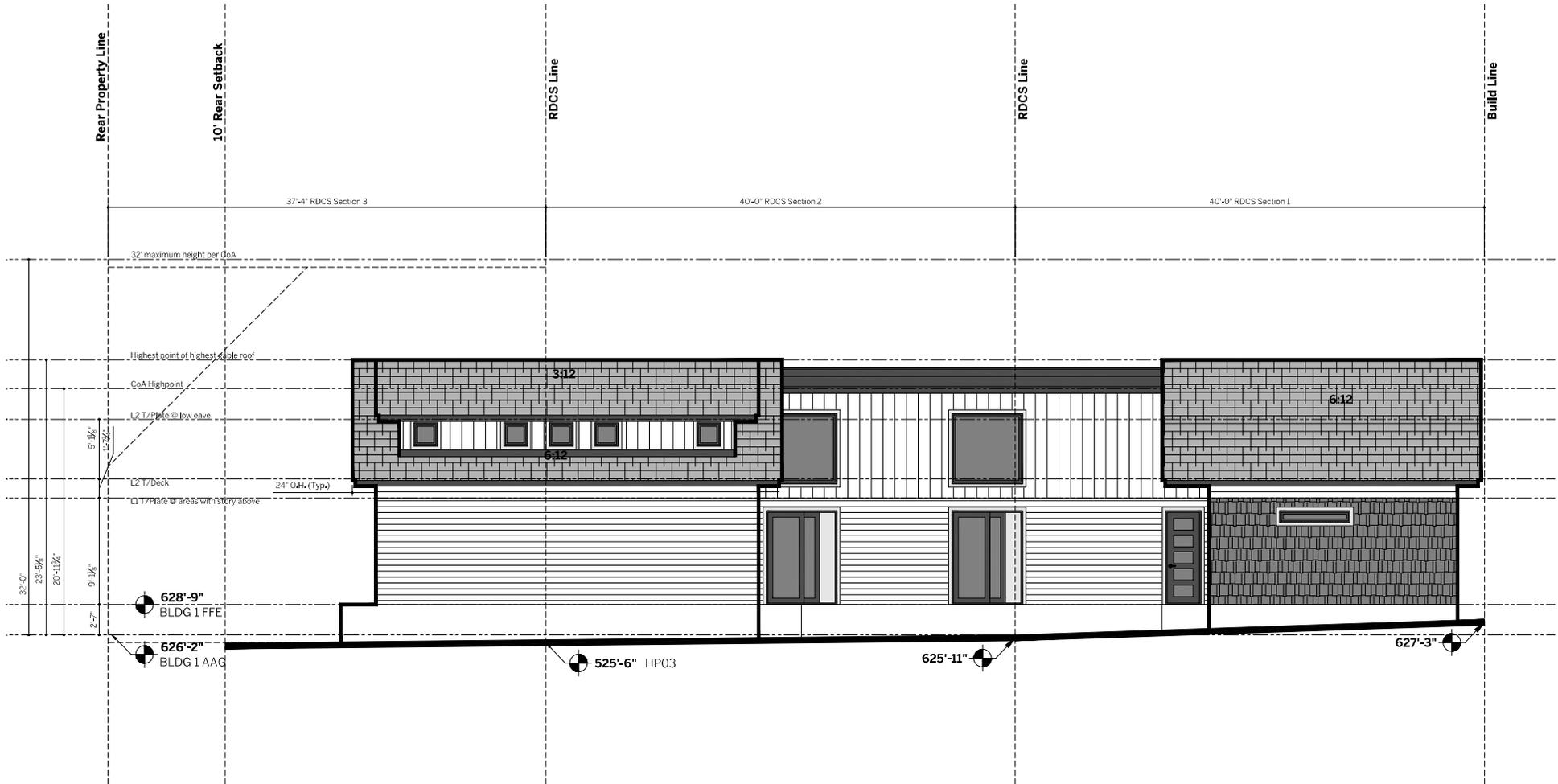
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| <p>KEYED NOTES.</p> <p>01 New metal coping, Exposure 6";</p> <p>02 New metal flashing, Exposure 6" minimum;</p> <p>03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3";</p> <p>04 New parapet at exterior porch or deck, Minimum 36" above finish floor;</p> <p>05 New through-wall scupper;</p> <p>06 New metal downspout;</p> <p>07 Steel column (ret. structural);</p> <p>08 Clear opening.</p> | <p>CODE REFERENCES (City of Austin RDCS area only).</p> <p>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.</p> <p>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.</p> <p>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.</p> | <p>MATERIALS LEGEND.</p> <p>Standing-seam metal roofing</p> <p>Cement-board or RealTrim fascia</p> <p>6" horizontal cement board</p> <p>6" horizontal stained wood</p> <p>24" vertical cement board</p> <p>Stone veneer (ashlar bond)</p> | <p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #39114. 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 DD01 through DD08 (if/when) 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 below thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p> | <p>SEAL OF ARCHITECT.</p> <p>ISSUE DATE 09 June 2021</p> | <p>SEAL OF MUNICIPAL APPROVAL.</p> <p>ISSUE DATE 09 June 2021</p> <p>SHEET TYPE Elevations.</p> | <p>WILLIAM LAWRENCE HODGE AIA ARCHITECT</p> <p>1401 S. CONGRESS AVE. AND SUITE 100, TX 78745 78745-1200 WILLIAMLHODGEARCHITECT.COM</p> <p>NEW PROJECT AT 1305 W. 42ND ST. AUSTIN, TX 78745</p> <p>A201</p> |
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1 Elevation, Bldg 1, Rear

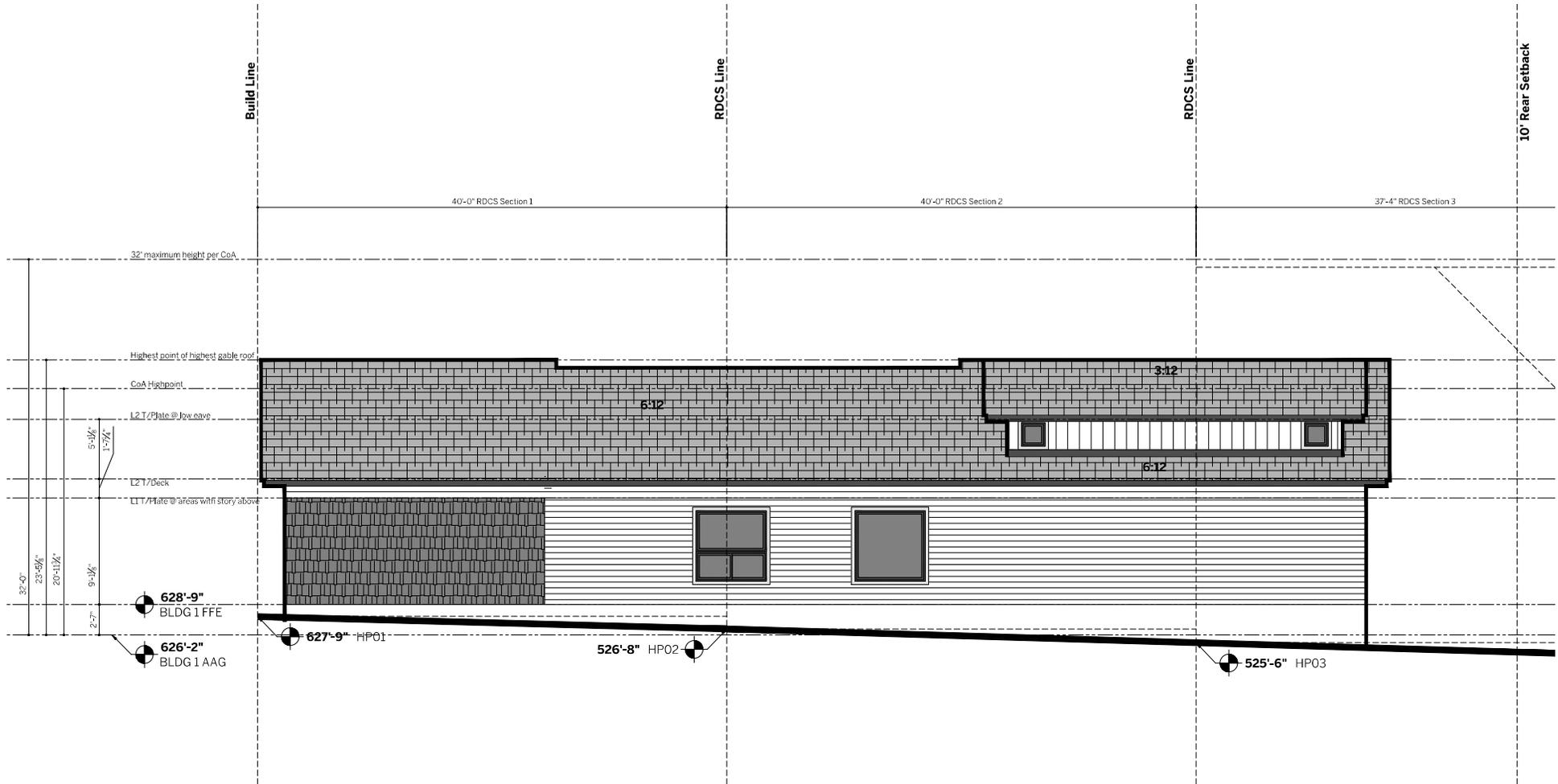
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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| <p>KEYED NOTES.</p> <p>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 3.3". 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 (ret structural). 08 Clear opening.</p> | <p>CODE REFERENCES (City of Austin RDCS area only). LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane. ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION. LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.</p> | <p>MATERIALS LEGEND.</p> <p>Standing-seam metal roofing Cement-board or RealTrim fascia 6" horizontal cement board 6" horizontal stained wood Composition-shingle roofing Cement-board trim or RealTrim 24" vertical cement board Stone veneer (ashlar bond)</p> | <p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #39114. 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 (if/when) 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>SEAL OF ARCHITECT.</p> <p>ISSUE DATE: 09 June 2021</p> | <p>SEAL OF MUNICIPAL APPROVAL.</p> <p>ISSUE DATE: 09 June 2021</p> | <p>WILLIAM LAWRENCE HODGE AIA ARCHITECT 1401 S. CONGRESS AVE. AND SUITE 100, TEXAS 78704 WILLIAMLAWRENCEHODGE.COM</p> <p>NEW PROJECT A1300 W 42ND ST AUSTIN, TX 78746</p> <p>ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations.</p> <h2 style="background-color: black; color: white; padding: 5px;">A202</h2> |
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1 Elevation, Bldg 1, Left
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36

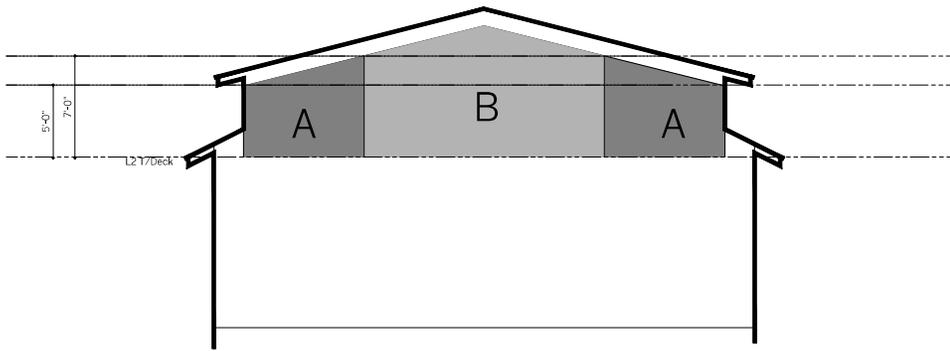
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| <p>KEYED NOTES.</p> <p>01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 04 New parapet at exterior porch or deck, Minimum 36" above finish floor; 05 New through-wall scupper; 06 New metal downspout; 07 Steel column (ret. structural); 08 Clear opening.</p> | <p>CODE REFERENCES (City of Austin RDOS area only): LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.</p> <p>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.</p> <p>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.</p> | <p>MATERIALS LEGEND.</p> <p>Standing-seam metal roofing Cement-board or RealTrim fascia 6" horizontal cement board 6" horizontal stained wood 24" vertical cement board Stone veneer (ashlar bond)</p> | <p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19814. 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 (enclosures) 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 below thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p> | <p>SEAL OF ARCHITECT.</p>  <p>ISSUE DATE: 09 June 2021</p> | <p>SEAL OF MUNICIPAL APPROVAL.</p> <p>ISSUE DATE: 09 June 2021</p> |  <p>WILLIAM HODGE AIA ARCHITECT 1401 S. CONGRESS AVE. AND SUITE 100, TEXAS AUSTIN, TEXAS 78704 WWW.WHARCHITECT.COM</p> <p>NEW PROJECT A1300 W 42ND ST AUSTIN, TX 78704</p> <p>ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations, Bldg 1</p> <h2 style="background-color: black; color: white; padding: 5px;">A203</h2> |
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1 Elevation, Bldg 1, Right

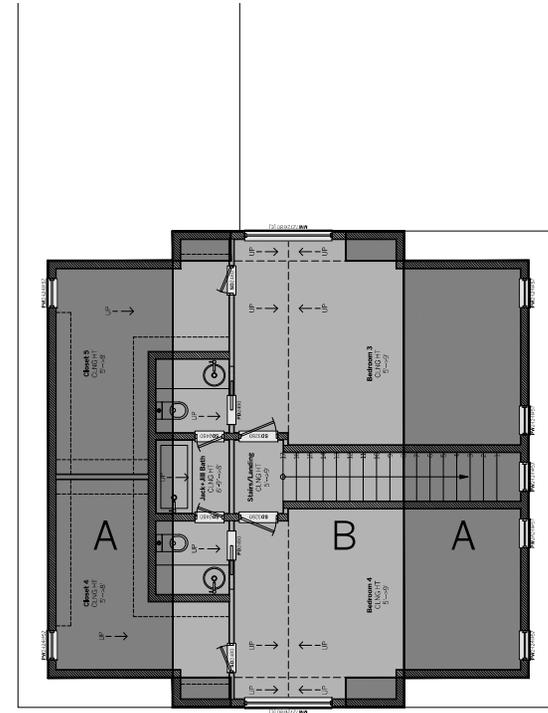
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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| <p>KEYED NOTES.</p> <p>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 3.3"; 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 (ret structural); 08 Clear opening.</p> | <p>CODE REFERENCES (City of Austin RDCS area only). LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.</p> <p>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.</p> <p>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.</p> | <p>MATERIALS LEGEND.</p> <p>Standing-seam metal roofing Cement-board or RealTrim fascia</p> <p>6" horizontal cement board 6" horizontal stained wood 24" vertical cement board Stone veneer (ashlar bond)</p> | <p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #39014. 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 GOOD through GOOD (Excludes) 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 below thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p> | <p>SEAL OF ARCHITECT.</p>  <p>ISSUE DATE: 09 June 2021</p> | <p>SEAL OF MUNICIPAL APPROVAL.</p> <p>ISSUE DATE: 09 June 2021</p> |  <p>NEW PROJECT AT 1300 W. 42ND ST. AUSTIN, TX 78704</p> <p>ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations, Bldg 1</p> <h2 style="background-color: black; color: white; padding: 5px;">A204</h2> |
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② Attic (Level 03) Area Section

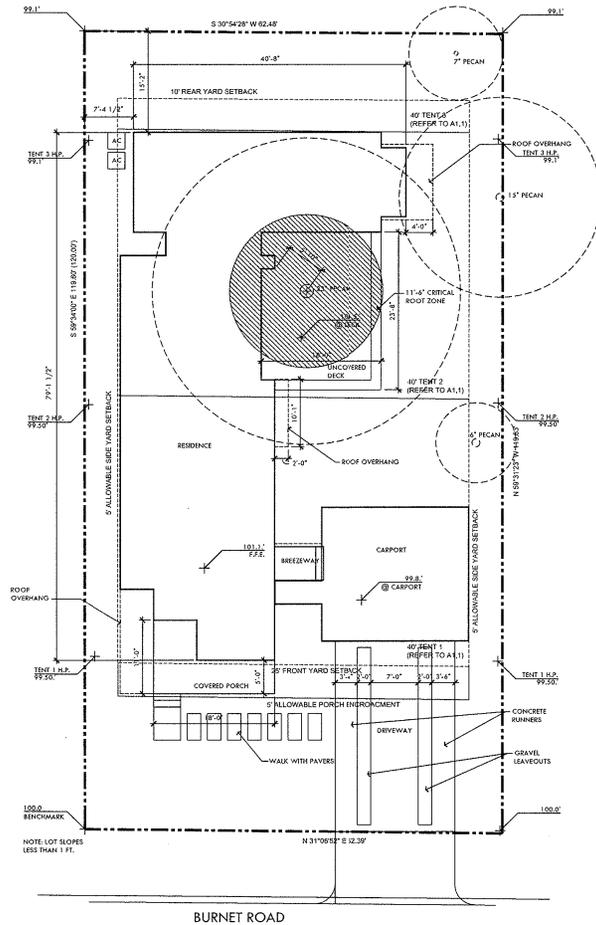
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36



① Attic (Level 03) Area Plan

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

| AREA DESCRIPTIONS. | | | DISCLAIMERS. | | | | SEAL OF ARCHITECT. | SEAL OF MUNICIPAL APPROVAL. | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A Occupiable space with ceiling height between 5'-0" and 7'-0", indicated thus:</p> <div style="background-color: #cccccc; width: 50px; height: 20px; margin: 5px 0;"></div> <p>AREA "A": 524 SF</p> | <p>B Occupiable space with ceiling height greater than 7'-0", indicated thus:</p> <div style="background-color: #cccccc; width: 50px; height: 20px; margin: 5px 0;"></div> <p>AREA "B": 484 SF</p> | <p>C Non-occupiable space (not included in attic exemption calculations), indicated thus:</p> <div style="background-color: #cccccc; width: 50px; height: 20px; margin: 5px 0;"></div> <p>AREA "C": 0 SF</p> | <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19914. 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 G003 through G008 (Excludes) 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 below thereon. This set is incomplete and INVALID FOR CONSTRUCTION.</p> | | | |  <p>ISSUE DATE 09 June 2021</p> |  |  <p>NEW PROJECT AT 1305 W. 42ND ST AUSTIN, TX 78746 ISSUE DATE 09 June 2021 SHEET TYPE Sections A301</p> |



1 ARCHITECTURAL SITE PLAN

SCALE: 1/8"=1'-0"

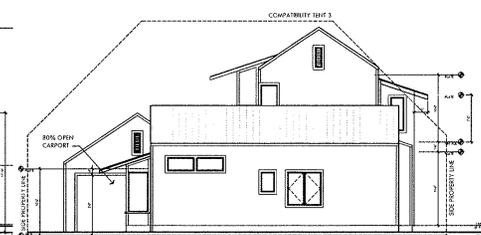
xref: 1215-wri-burnet-1-plan01.dwg



2 WEST ELEVATION

SCALE: 1/8"=1'-0"

xref: 1215-wri-burnet-elev-ext01.dwg



3 EAST ELEVATION

SCALE: 1/8"=1'-0"

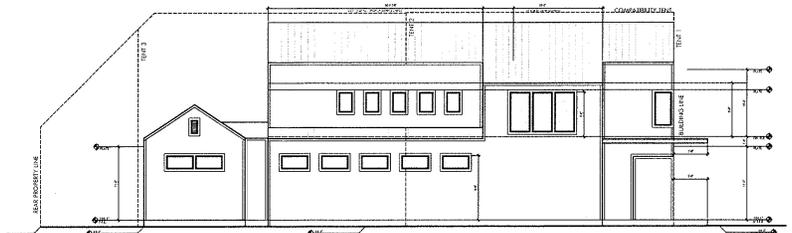
xref: 1215-wri-burnet-elev-ext01.dwg



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

xref: 1215-wri-burnet-elev-ext01.dwg



5 NORTH ELEVATION

SCALE: 1/8"=1'-0"

xref: 1215-wri-burnet-elev-ext01.dwg

REVISION
 CITY OF AUSTIN
 APPROVED FOR PERMIT
 Greg Guernsey
 Planning and Development Review Department
 By _____ Date 6/24/13
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

REVIEWED FOR PERMITTING ONLY

AREA CALCULATIONS

| | |
|--------------------------------|----------------------------|
| site area: | 7,473 sf |
| 1st floor AC area: | 1,913 sf |
| 2nd floor AC area: | 1,078 sf |
| TOTAL AC area: | 2,996 sf |
| carport / storage area: | 448 sf |
| TOTAL GFA: | 3,438 sf |
| exemptions: | 450 sf |
| ADJUSTED GFA: | 2,988 sf (10.4 FAR) |
| TOTAL BLDG. COVER: | 3362 sf (34.6%) |
| covered porch: | 202 sf |
| uncovered deck or 50%: | 214 sf |
| driveways: | 409 sf |
| sidewalks: | 50 sf |
| AC pads: | 12 sf |
| TOTAL IMPERVIOUS COVER: | 3,267 sf (43.7%) |



HAILEYstudio
 Architecture + Planning
 207 San Jacinto Blvd. #301
 Austin, Texas 78701
 512.913.0396



Vinson-Radke
 Investments, LLC

4105 BURNET RD
 Austin, Texas

PROJECT #1215

| Date | Review Set |
|------------|-----------------------|
| 12.17.2012 | Review Set |
| 12.18.2012 | Permit Set |
| 04.29.2013 | Permit Set Update |
| 05.01.2013 | To Structural |
| 05.16.2013 | To Structural |
| 08.10.2013 | Construction Set |
| 06.06.2013 | Add. 01 - elec. rev. |
| 06.24.2013 | Add. 02 - permit rev. |

06.24.2013
 ADDENDUM 02

COMPATIBILITY

A1.1



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Austin, Texas 78701
512.913.0396



Vinson-Radke
Investments, LLC

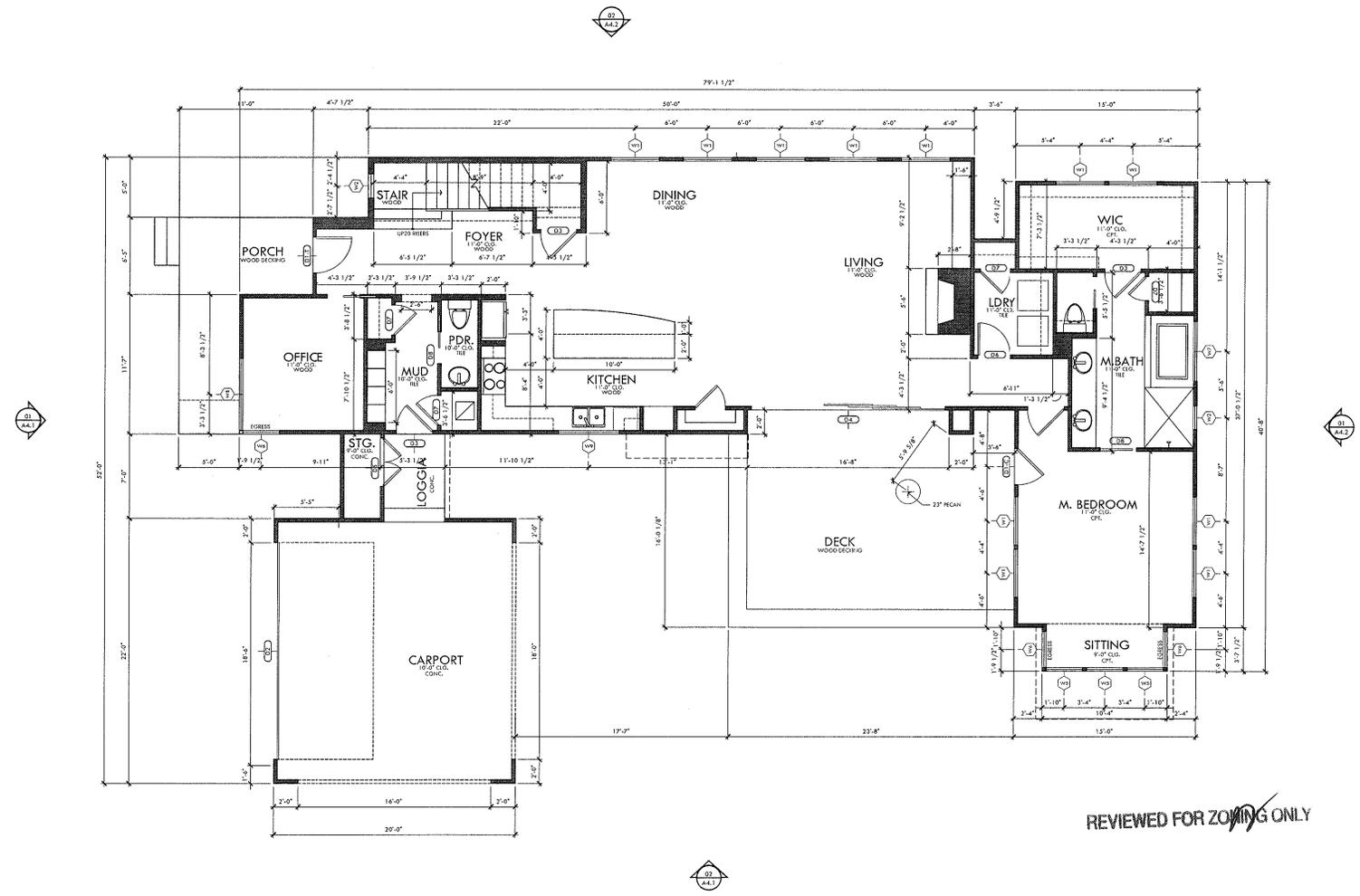
4105 BURNET RD
Austin, Texas

PROJECT #1215

| Date | Description |
|------------|-----------------------|
| 12.17.2012 | Review Set |
| 12.18.2012 | Permit Set |
| 04.29.2013 | Permit Set Update |
| 05.01.2013 | To Structural |
| 05.10.2013 | To Structural |
| 05.10.2013 | Construction Set |
| 06.04.2013 | Add. 01 - elec. rev. |
| 06.24.2013 | Add. 02 - permit rev. |

06.24.2013
ADDENDUM 02

FLOOR PLAN:
LEVEL 01
A2.1

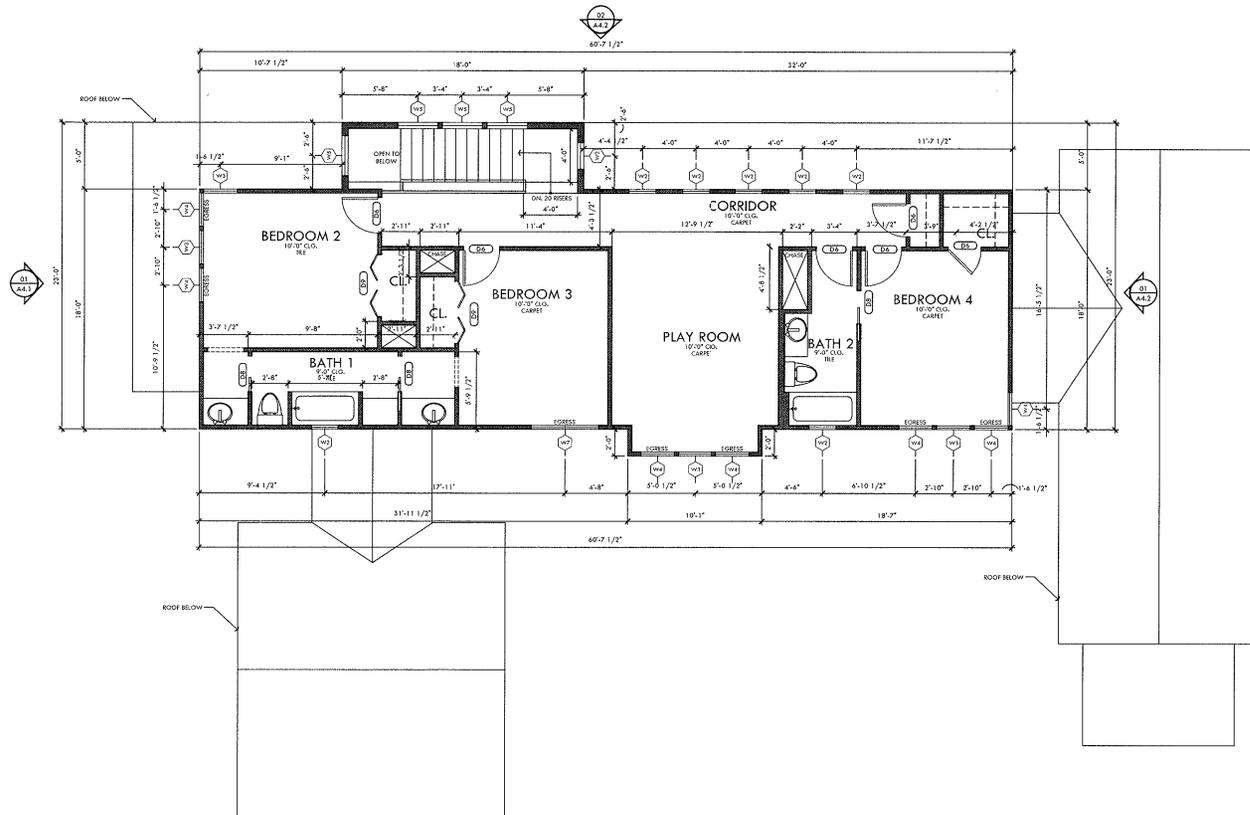


REVIEWED FOR ZONING ONLY

FLOOR PLAN LEVEL 1
SCALE: 1/4"=1'-0"

xref: 1215-wr-burnet-fplan01.dwg





REVIEWED FOR ZONING ONLY



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Investments, LLC

4105 BURNET RD
Austin, Texas

PROJECT #1215

| | |
|------------|-----------------------|
| 12.17.2012 | Review Set |
| 12.18.2012 | Permit Set |
| 04.29.2013 | Permit Set Update |
| 05.01.2013 | To Structural |
| 05.10.2013 | To Structural |
| 05.10.2013 | Construction Set |
| 06.06.2013 | Add. 01 - other rev. |
| 06.24.2013 | Add. 02 - permit rev. |
| | |
| | |

06.24.2013
ADDENDUM 02

1 FLOOR PLAN LEVEL 2

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

xref: 1215-vri-burnet-fplan02.dwg



FLOOR PLAN:
LEVEL 02
A2.2



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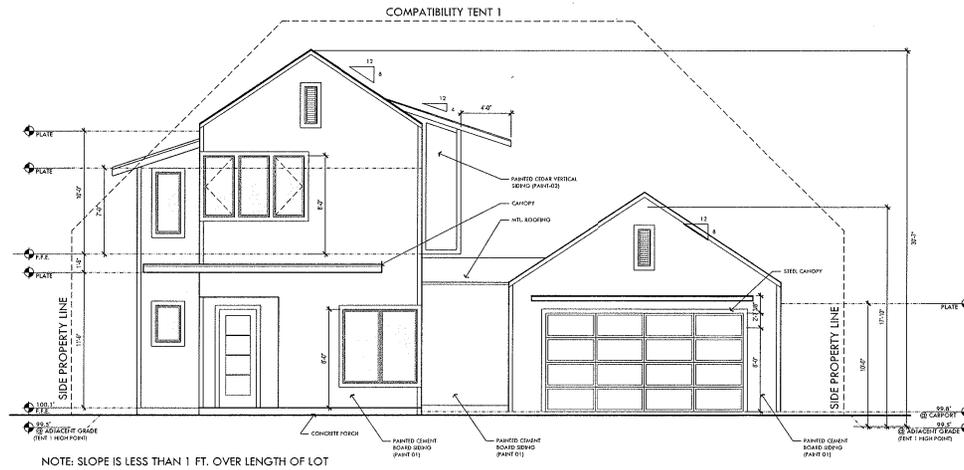
PROJECT #1215

| Date | Revision |
|------------|----------------------|
| 12.17.2012 | Review Set |
| 12.18.2012 | Permit Set |
| 04.28.2013 | Permit Set Updates |
| 05.01.2013 | To Structural |
| 05.10.2013 | To Structural |
| 05.10.2013 | Construction Set |
| 06.06.2013 | Add 01 - view, etc. |
| 06.34.2013 | Add 02 - permit rev. |

06-24-2013
ADDENDUM 02

EXT. ELEVATIONS

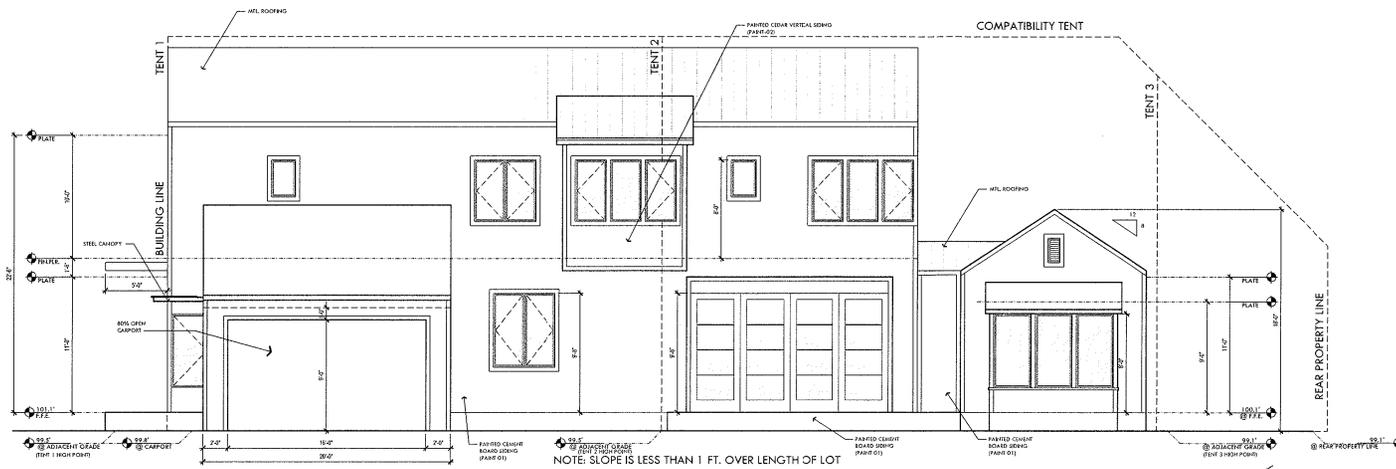
A4.1



1 WEST ELEVATION

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

xref: 1215-wirburnet-elev-ext.dwg



2 SOUTH ELEVATION

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

xref: 1215-wirburnet-elev-ext.dwg

REVIEWED FOR ZONING ONLY



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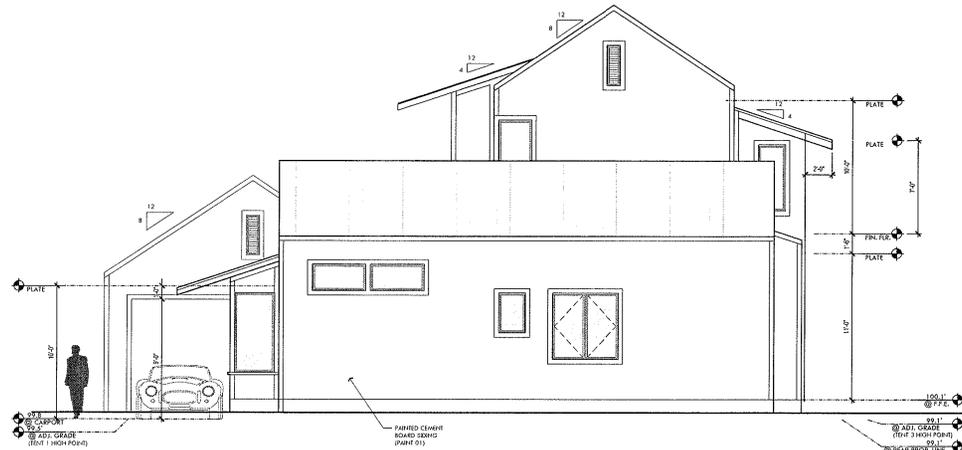
PROJECT #1215

| Date | Revision |
|------------|-----------------------|
| 12.17.2012 | Review Set |
| 12.18.2012 | Permit Set |
| 04.29.2013 | Permit Set Update |
| 05.01.2013 | To Structural |
| 05.10.2013 | To Structural |
| 05.10.2013 | Construction Set |
| 06.06.2013 | Add. 01 - elec. rev. |
| 06.24.2013 | Add. 02 - permit rev. |

06.24.2013
 ADDENDUM 02

EXT. ELEVATIONS

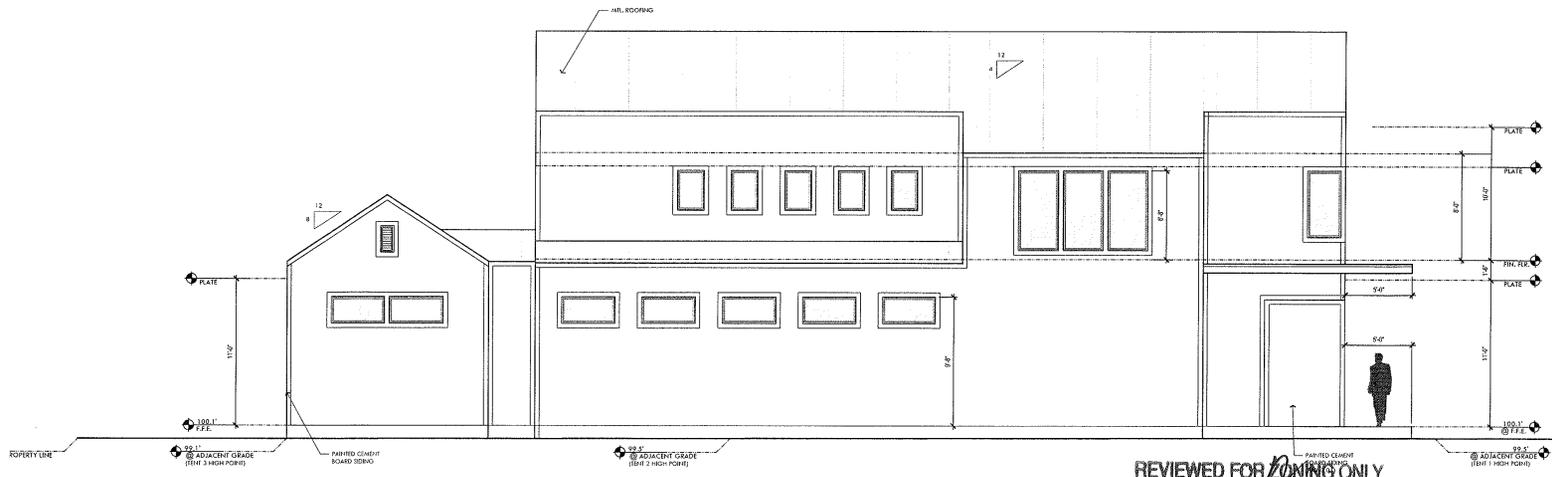
A4.2



1 EAST ELEVATION

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

xref: 1215-vri-burnet-elev-ext.dwg



2 NORTH ELEVATION

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

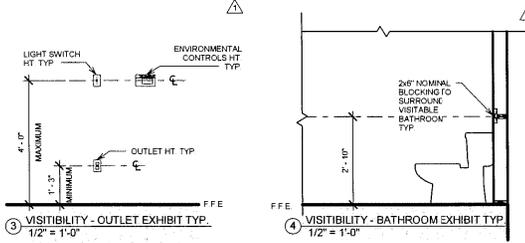
xref: 1215-vri-burnet-elev-ext.dwg

REVIEWED FOR ZONING ONLY



Drawn by T.J.R. BL
Checked by CV

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS

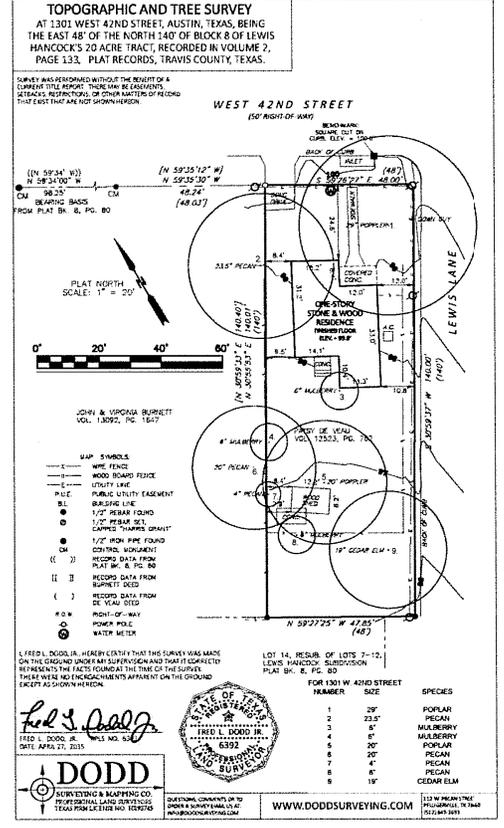
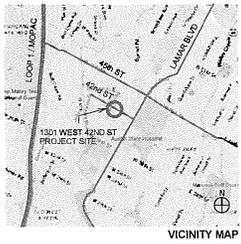


TREE PROTECTION NOTES:
1. ALL TREES & NATURAL AREAS TO REMAIN...
2. NEW WALKWAY TO MAINTAIN DISTANCE FROM CRITICAL ROOT ZONE...
3. DO NOT SCALE DRAWING...
4. STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT...
5. MECH. ELEC. PLUMBS & FIRE ENGINEERING TO BE PROVIDED BY OTHERS...
6. PAYMENT IN LIEU OF SIDEWALK INSTALLATION

GENERAL NOTES:
1. ALL EXISTING STRUCTURES, FLATWORK, AND OTHER IMPROVEMENTS...
2. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES...
3. DO NOT SCALE DRAWING...
4. STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT...
5. MECH. ELEC. PLUMBS & FIRE ENGINEERING TO BE PROVIDED BY OTHERS...
6. PAYMENT IN LIEU OF SIDEWALK INSTALLATION

ZONING: SF - 3
NEIGHBORHOOD: ROSEDALE
WATERSHED: SHOAL CREEK WATERSHED
LEGAL DESCRIPTION: AT 1301 WEST 42ND STREET, AUSTIN, TEXAS, BEING THE EAST 48' OF THE NORTH 140' OF BLOCK 8 OF LEWIS HANCOCK'S 20 ACRE TRACT, RECORDED IN VOLUME 2, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SITE PLAN NOTES:
1. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS...
2. TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING...
3. CIVIL ENGINEERING & LANDSCAPING BY OTHERS...
4. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER...
5. ONLY TREES 19" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN...



FLOOR AREA RATIO CALCULATIONS - LEVRIER RESIDENCE

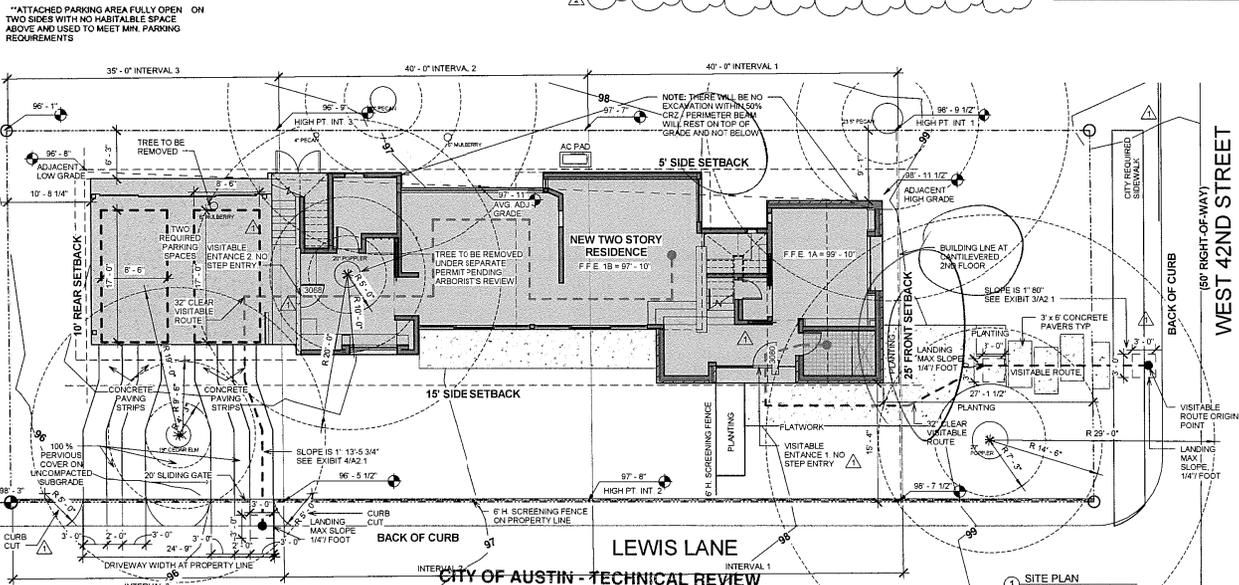
| AREA | EXISTING SQ.FT. | ADDED SQ.FT. | EXEMPTION | TOTAL SQ.FT. |
|-------------------------------------|-----------------|--------------|-----------|---------------------|
| 1ST FLOOR MAIN HOME CONDITIONED | 0 | 1,578 | - | 1,578 SQ.FT. |
| 2ND FLOOR MAIN HOME CONDITIONED | 0 | 1,096 | - | 1,096 SQ.FT. |
| ATTIC MAIN HOME CONDITIONED | 0 | 0 | 0 | 0 SQ.FT. |
| BASEMENT MAIN HOME CONDITIONED | 0 | 0 | 0 | 0 SQ.FT. |
| COVERED PARKING (GARAGE OR CARPORT) | 0 | 445 | -445 | 0 SQ.FT. |
| CEILING OVER 15'-0" | 0 | 0 | - | 0 SQ.FT. |
| TOTAL GROSS FLOOR AREA | | 2,674 | | 2,672 SQ.FT. |
| GROSS FLOOR AREA/LOT SIZE | | | | 39.8% OF LOT |

APPROXIMATE AREA CALCULATIONS - LEVRIER RESIDENCE

| AREA | EXISTING SQ.FT. | ADDED SQ.FT. | TOTAL SQ.FT. |
|-------------------------------------------------------------------------|-----------------|---------------------|---------------------|
| 1ST FLOOR COVERAGE | 0 | 1,526 | 1,526 SQ.FT. |
| 2ND FLOOR CONDITIONED | 0 | 1,096 | 1,096 SQ.FT. |
| ATTIC CONDITIONED AREA W/ CLG < 5'-0" | 0 | 0 | 0 SQ.FT. |
| BASEMENT | 0 | 0 | 0 SQ.FT. |
| COVERED PARKING (CARPORT) | 0 | 445 | 445 SQ.FT. |
| COVERED PATIO, DECK, PORCH, OR BALCONY | 0 | 247 | 247 SQ.FT. |
| OTHER - CONCRETE DRIVEWAY, WALKWAYS, OVERHANGS - BEYOND 2'-0" EXEMPTION | 0 | 638 | 638 SQ.FT. |
| | 0 | 48 | 48 SQ.FT. |
| TOTAL BUILDING COVERAGE | | 40.6% OF LOT | 2,722 SQ.FT. |
| TOTAL IMPERVIOUS COVER | | 44.8% OF LOT | 3,002 SQ.FT. |

SHEET LIST

| SHEET NO. | SHEET NAME |
|-----------|------------------------------|
| A1.0 | PROJECT AND SITE INFORMATION |
| A2.1 | ENTRY LEVEL PLAN |
| A2.2 | SECOND LEVEL PLAN |
| A2.3 | ROOF PLAN |
| A3.1 | EXTERIOR ELEVATION |
| A3.2 | EXTERIOR ELEVATION |
| A11.0 | FOUNDATION PLAN |
| A12.0 | DETAILS |
| A12.1 | DETAILS 2 |
| A12.2 | Unnamed |
| D 9.8 | New Views to Aesthly |
| D 9.9 | Ricken Options |
| D 9.10 | Unnamed |
| D 9.12 | Unnamed |



CITY OF AUSTIN APPROVED FOR PERMIT
J. Rodney Gonzales
Development Services Department
By: [Signature] Date: 11-06-15
The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

NOT REVIEWED FOR TECHNICAL BUILDING CODE
REVIEWED FOR ZONING ONLY

Approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the currently adopted residential building code or any other ordinance of the City of Austin which might have been omitted or overlooked in the plan review process.
By: [Signature] Date: 11-06-15

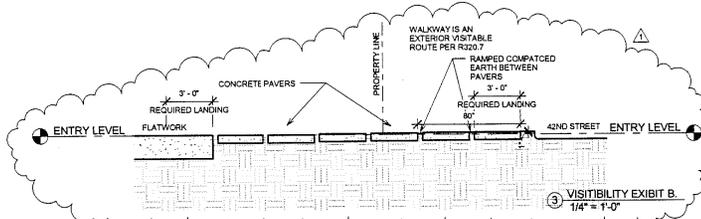
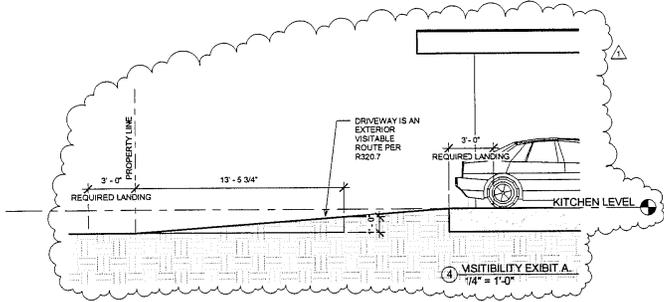
SITE PLAN LEGEND:

| | |
|-----------|-----------------------------|
| --- | PROPERTY LINE |
| - - - - | SETBACK LINE |
| - · - · - | VISITABLE ROUTE |
| ○ | MANSIONN TENT INTERVAL LINE |
| ● | SURVEYOR PIN |

A1.0
PROJECT AND SITE INFORMATION
1 OF 6

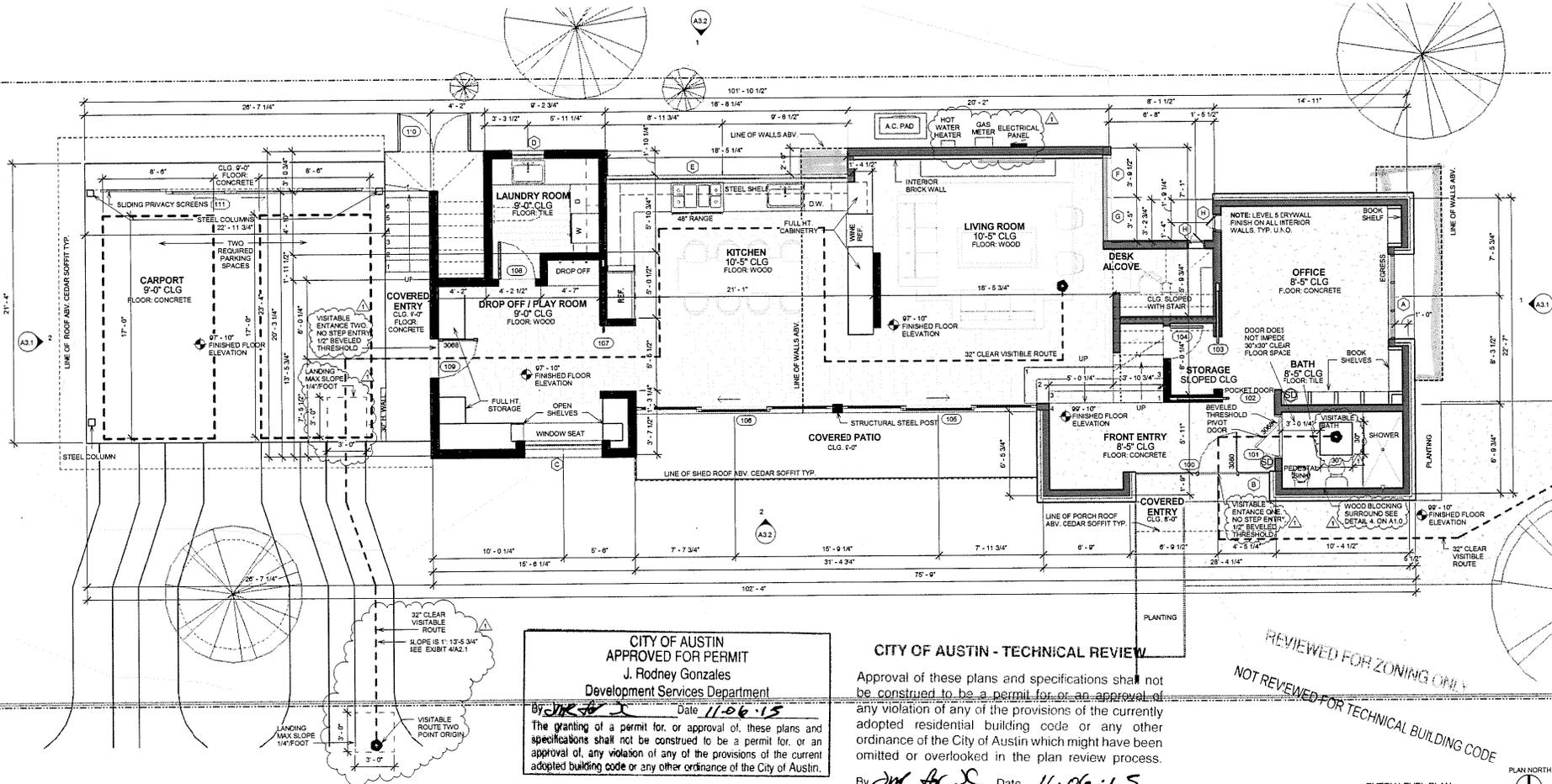


Drawn by T.J.R.B.L.
Checked by C.V.



ENTRY LEVEL PLAN LEGEND:

| | |
|--|----------------------------------------------|
| | HARDWIRED SMOKE DETECTOR WITH BATTERY BACKUP |
| | INTERNAL ROOF DRAIN |
| | NEW WALL |
| | NEW STONE CLAD WALL |
| | OVERHEAD FEATURE / ROOF |
| | VISIBLE ROUTE |



**CITY OF AUSTIN
APPROVED FOR PERMIT**
J. Rodney Gonzales
Development Services Department
By *JRK for J* Date *11-06-15*
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

CITY OF AUSTIN - TECHNICAL REVIEW
Approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the currently adopted residential building code or any other ordinance of the City of Austin which might have been omitted or overlooked in the plan review process.
By *JRK for J* Date *11-06-15*

REVIEWED FOR ZONING ONLY
NOT REVIEWED FOR TECHNICAL BUILDING CODE

Hugh Jefferson Randolph Architects
512.796.4001
austinarchitect.com

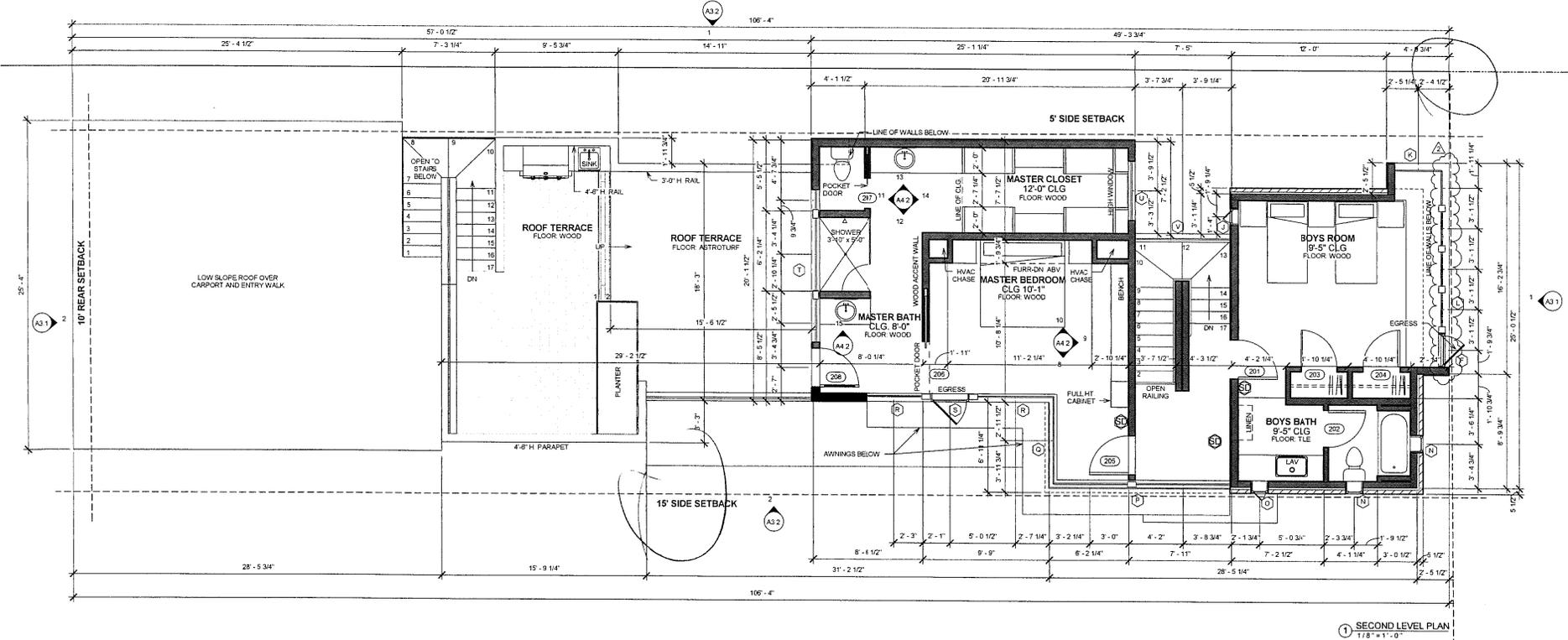
Date: 09.20.15
Issue: PERMIT SET
Revision: 10.01.15

A2.1
ENTRY LEVEL PLAN
2 OF 6



Drawn by TJR, BL
Checked by CV

REVIEWED FOR ZONING ONLY
NOT REVIEWED FOR TECHNICAL BUILDING CODE



1 SECOND LEVEL PLAN
1/8" = 1'-0"

| SECOND LEVEL PLAN LEGEND: | |
|---------------------------|-----------------------------------------------|
| | HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP |
| | INTERNAL ROOF DRAIN - 4" DIA |
| | NEW WALL |
| | NEW STONE CLAD WALL |
| | OVERHEAD FEATURE / ROOF |

A2.2
SECOND LEVEL PLAN

3 OF 6

hugh jefferson randolph architects
austinarchitect.com
512.796.4001

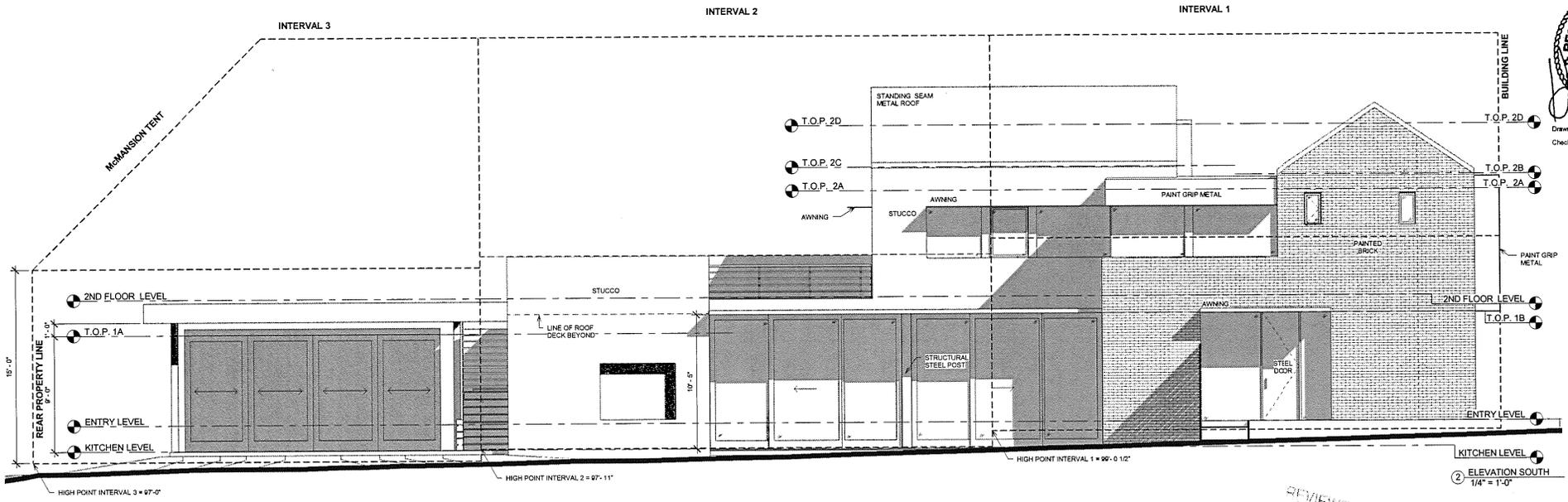
Date: 08.20.15
Issue: PERMIT SET
Revision: 10.01.15
11.02.15

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS

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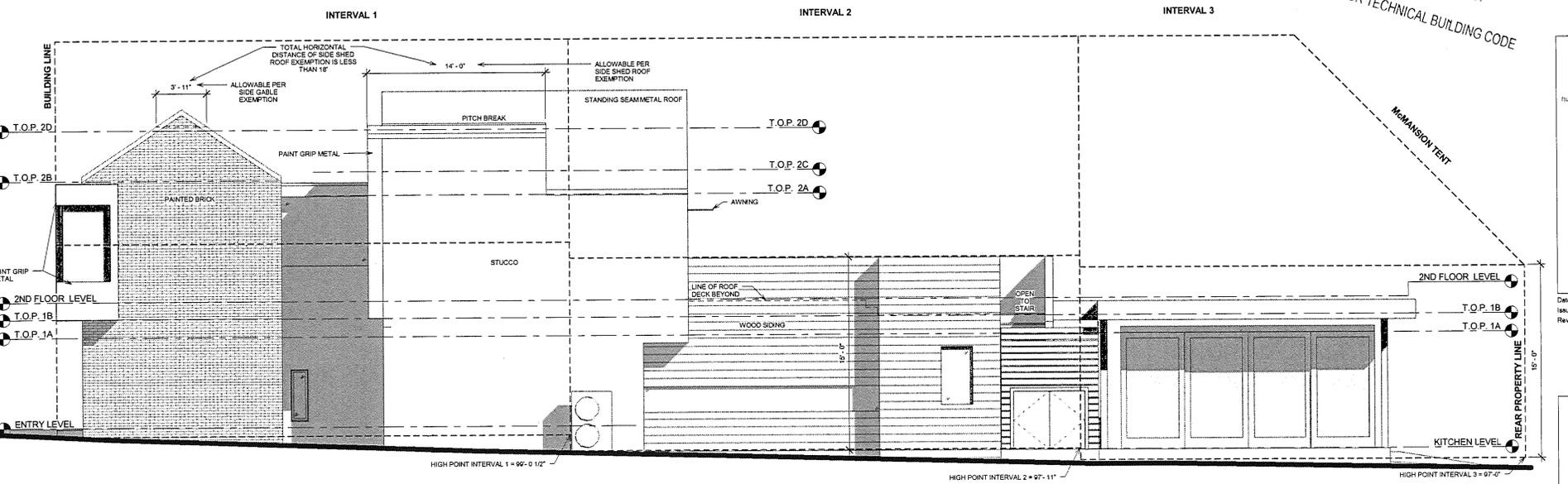


Drawn by BL,TJR
Checked by CV



2 ELEVATION SOUTH
1/4" = 1'-0"

REVIEWED FOR ZONING ONLY
NOT REVIEWED FOR TECHNICAL BUILDING CODE



1 ELEVATION NORTH
1/4" = 1'-0"

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS

Hugh Jefferson Randolph Architects
austinarchitect.com
512.798.4201

Date: 08.20.15
Issue: PERMIT SET
Revision: 10.01.15

A3.2
EXTERIOR ELEVATION
6 OF 6

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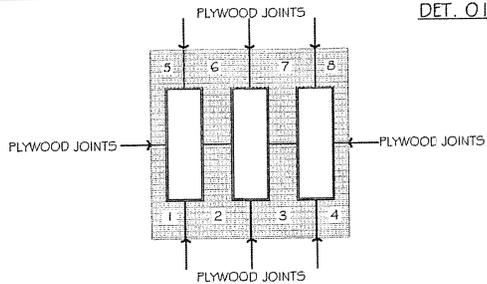
Jeff Tucker, PE
9-14-15

9/14/15

SHEATHING NOTE:

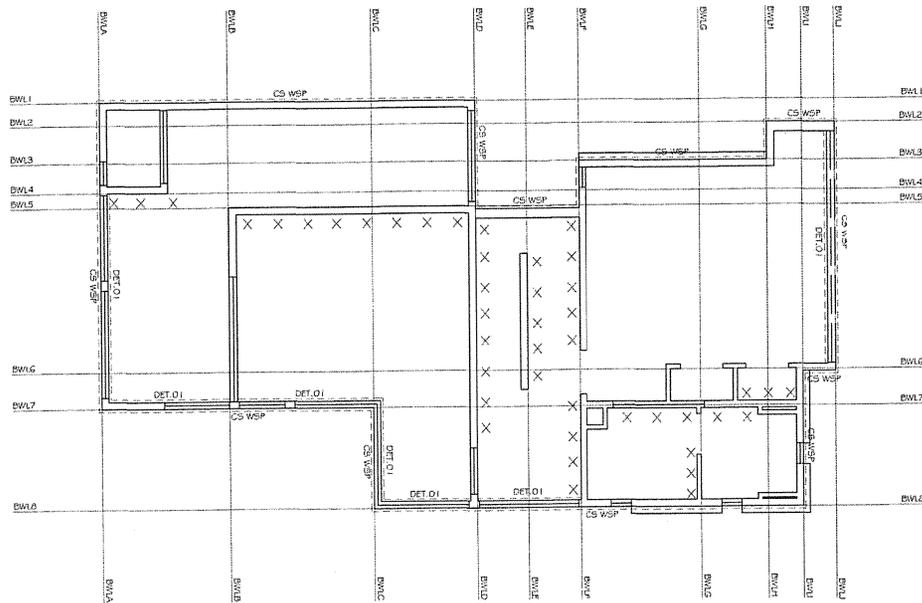
All exterior walls shall be sheathed with 1/2" OSB or CDX plywood fastened with 8d nails at 6" o.c. around the perimeter of the sheets and 12" o.c. at intermediate studs. This will provide proper wind bracing in compliance with IRC 2012.

--- DASHED LINES REPRESENT 1/2" PLYWOOD SHEATHING AS NOTED.
X X -X REPRESENTS METAL CROSS BRACING ON INTERIOR WALLS



DO NOT RIP PLYWOOD AND INSTALL BETWEEN WINDOWS. VERTICAL JOINTS MUST NOT EXCEED THE SILL TO FLOOR OR HEADER TO TOP PLATE LINE HEIGHT. PLYWOOD JOINTS MUST BE CENTERED ON WIDTH OF WINDOWS FOR VERTICAL JOINTS. PLYWOOD JOINTS MUST BE CENTERED ON HEIGHT OF WINDOWS FOR HORIZONTAL JOINTS AS SHOWN IN DRAWING ABOVE.

BLOCK ALL JOINTS AND NAIL 3" O.C. WITH 8d NAILS TO EACH STUD ON BOTH INTERIOR AND EXTERIOR SIDES.



WALL BRACING PLANS
SECOND FLOOR

LOCATION: 1301 W. 42nd STREET

SCALE: 1/8"=1'0" PAGE: 2 OF 2

NOT REVIEWED FOR TECHNICAL BUILDING CODE

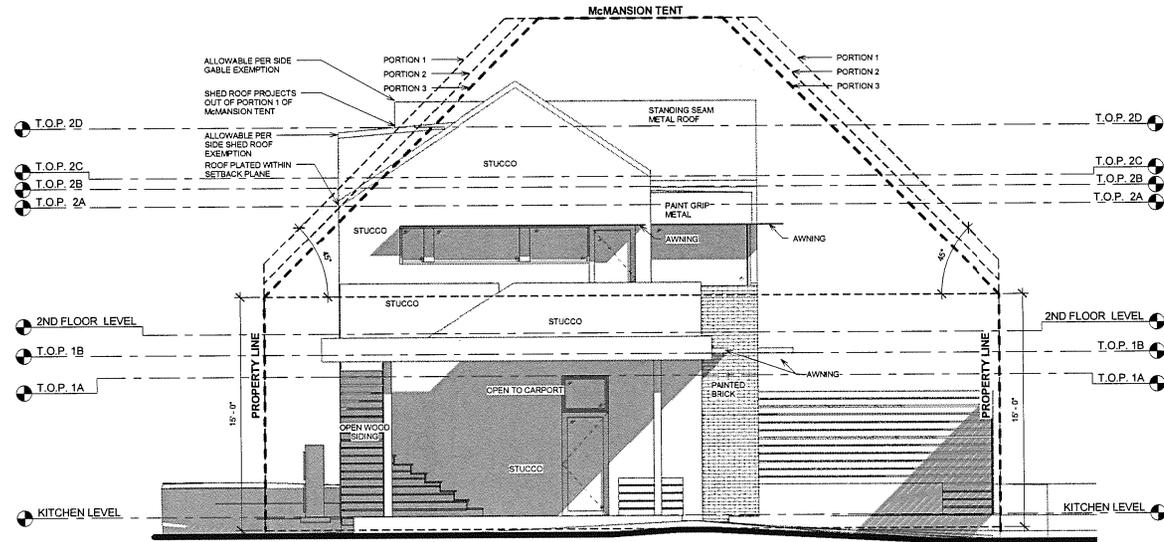
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING IS DONE IN ACCORDANCE WITH THESE PLANS AND TO NOTIFY TUCKER ENGINEERING OF ANY VARIATION.

TUCKER
engineering

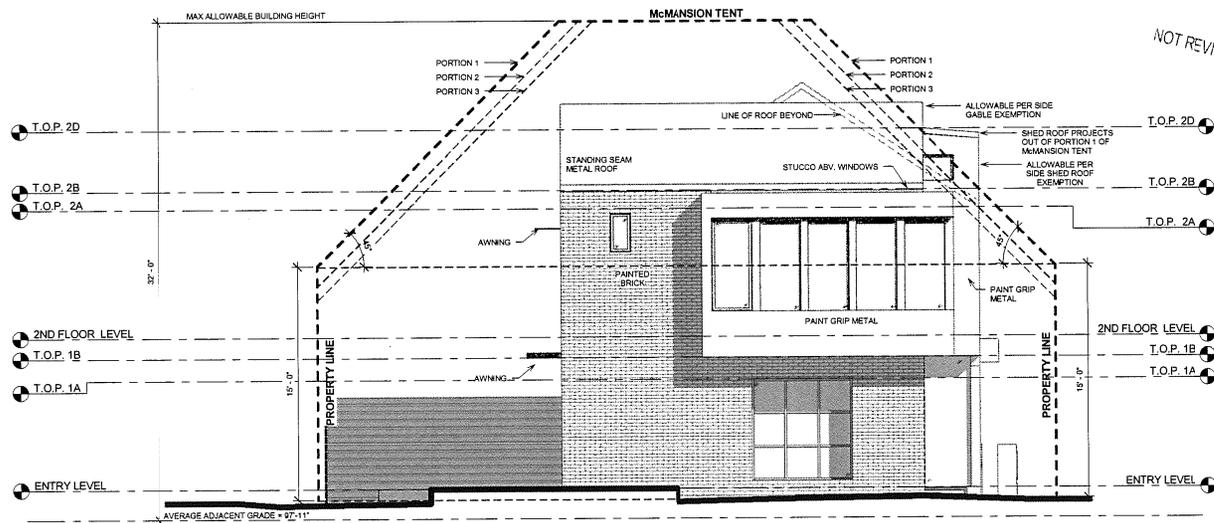
Tucker Engineering, Inc.
1311 Chisholm Trail, Suite 303 Round Rock, Texas 78681
Phone (512) 255-7477 • Website: tuckerengineering.net



Drawn by TJR/BL
Checked by CV



② ELEVATION WEST
1/4" = 1'-0"



① ELEVATION EAST
1/4" = 1'-0"

REVIEWED FOR ZONING ONLY
NOT REVIEWED FOR TECHNICAL BUILDING CODE

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS

Hugh Jefferson Randolph Architects
architects
hjr@hjrarchitect.com
512.796.4001

Date: 08.20.15
Issue: PERMIT SET
Revision: 10.01.15

A3.1
EXTERIOR ELEVATION
5 OF 6

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| PROJECT CALCULATION AND APPLICATION SHEET FOR PROJECTS WITHIN THE CITY OF AUSTIN (REFERENCE A000 FOR SITE PLAN) | | SITE DEVELOPMENT INFORMATION (p2 of application) | | | | | | | | | | | | | ACCESSORY DWELLING UNIT AREA | | | | TABLE OF CONTENTS |
|-----------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|------------------------------|--|--|--|-------------------------------------------------|
| PROPERTY INFORMATION (p1 of application) | | Area Description | | | | | | | | | | | | | ADU allowed? | | | | G001 Cover Sheet/Project Calculations |
| Address | | 1305 W 42nd St 78756 | | | | | | | | | | | | | Yes | | | | G002 General Notes |
| Tax Parcel ID | | #217733 | | | | | | | | | | | | | No | | | | G003 Standard Details |
| Legal Description | | 0.1543 AC of Blk 8 Lewis Hancock Subd. | | | | | | | | | | | | | 0 | | | | G004 Standard Details |
| Zoning District | | SF-3 | | | | | | | | | | | | | 0 | | | | G005 Standard Details |
| Lot Area (SF) | | 6727 | | | | | | | | | | | | | 0 | | | | G006 Environmental Details |
| Lot Width (FT) | | 47.93 | | | | | | | | | | | | | 0 | | | | G007 Door Schedules |
| Neighborhood Planning Area | | Rosedale | | | | | | | | | | | | | 0 | | | | G008 Window Schedules |
| Historic District | | N/A | | | | | | | | | | | | | 0 | | | | A000 Site Plan |
| REQUIRED REVIEWS | | Yes/No | | | | | | | | | | | | | 0 | | | | Bldg 1 Unit A (Bldg 1 for detached units) |
| Is project participating in SMART Housing? | | No | | | | | | | | | | | | | 0 | | | | A1001 Usability Plan |
| Does project have Green Building requirement? | | No | | | | | | | | | | | | | 0 | | | | A1002 Thermal Plan |
| Is site within an Airport Overlay Zone? | | No | | | | | | | | | | | | | 0 | | | | A101 Floor Plans, Level 01 |
| Does this site have a septic system? | | No | | | | | | | | | | | | | 0 | | | | A102 Floor Plans, Level 02 |
| Does the structure exceed 3,600 total under roof? | | Yes | | | | | | | | | | | | | 0 | | | | Exempt attic 1009 |
| Is this property within 200 feet of a hazardous pipeline? | | No | | | | | | | | | | | | | 0 | | | | TOTAL UNIT A HVAC 3039 |
| Is this site located within an Erosion Hazard Zone? | | No | | | | | | | | | | | | | 0 | | | | Garage 448 |
| Is this property within 100 feet of the 100-year floodplain? | | No | | | | | | | | | | | | | 0 | | | | Covered porches 190 |
| Are there trees 12" or greater in diameter on/adjacent to the property? | | Yes | | | | | | | | | | | | | 0 | | | | TOTAL LIFE AREA 3677 |
| ---> If yes, how many? | | 2 | | | | | | | | | | | | | 0 | | | | Bldg 1 Unit B (N/A if not an attached duplex) |
| ---> Was there a pre-development consultation for the Tree Review? | | Yes | | | | | | | | | | | | | 0 | | | | A201 Elevations, Bldg 1 |
| ---> Proposed impacts to trees | | Root zone | | | | | | | | | | | | | 0 | | | | A202 Elevations, Bldg 1 |
| | | Canopy | | | | | | | | | | | | | 0 | | | | A203 Elevations, Bldg 1 |
| | | Removal | | | | | | | | | | | | | 0 | | | | A204 Elevations, Bldg 1 |
| | | Uncertain | | | | | | | | | | | | | 0 | | | | TOTAL UNIT B HVAC 0 |
| Is this site in the Capital View Corridor? | | No | | | | | | | | | | | | | 0 | | | | Covered porches 0 |
| Is this site within the RDGS Ordinance Boundary Area? | | Yes | | | | | | | | | | | | | 0 | | | | TOTAL LIFE AREA 0 |
| Does this site currently have water availability? | | Yes | | | | | | | | | | | | | 0 | | | | A301 Sections |
| Does this site currently have wastewater availability? | | Yes | | | | | | | | | | | | | 0 | | | | Bldg 2 (N/A for attached duplexes) |
| Does this site have or will it have an auxiliary water source? | | No | | | | | | | | | | | | | 0 | | | | 1st floor HVAC 0 |
| Does this site require a cut or fill in excess of four (4) feet? | | No | | | | | | | | | | | | | 0 | | | | 2nd floor HVAC 0 |
| Is this site within the Waterfront Overlay? | | No | | | | | | | | | | | | | 0 | | | | 3rd floor HVAC 0 |
| Is this site within the Lake Austin Overlay? | | No | | | | | | | | | | | | | 0 | | | | Exempt attic 0 |
| Does this site front a paved street? | | Yes | | | | | | | | | | | | | 0 | | | | TOTAL BLDG 2 HVAC 0 |
| Is this site adjacent to a paved alley? | | No | | | | | | | | | | | | | 0 | | | | Garage 0 |
| Does site have Board of Adjustment variance? | | No | | | | | | | | | | | | | 0 | | | | Covered porches 0 |
| ---> Case # (if applicable) | | n/a | | | | | | | | | | | | | 0 | | | | TOTAL LIFE AREA 0 |
| DESCRIPTION OF WORK (p1 of application) | | Total impervious coverage | | | | | | | | | | | | | 0 | | | | Bldg 3 |
| Is total new/added building area > 5,000 SF? | | No | | | | | | | | | | | | | 0 | | | | 1st floor HVAC 0 |
| Existing use (answer "Yes" to only one category) | | Vacant | | | | | | | | | | | | | 0 | | | | 2nd floor HVAC 0 |
| | | Single-family residential | | | | | | | | | | | | | 0 | | | | 3rd floor HVAC 0 |
| | | Duplex residential | | | | | | | | | | | | | 0 | | | | Exempt attic 0 |
| | | Two-family residential (detached units) | | | | | | | | | | | | | 0 | | | | TOTAL BLDG 3 HVAC 0 |
| | | Other | | | | | | | | | | | | | 0 | | | | Garage 0 |
| Proposed use (answer "Yes" to only one category) | | Vacant | | | | | | | | | | | | | 0 | | | | Covered porches 0 |
| | | Single-family residential | | | | | | | | | | | | | 0 | | | | TOTAL LIFE AREA 0 |
| | | Duplex residential | | | | | | | | | | | | | 0 | | | | Bldg 4 |
| | | Two-family residential (detached units) | | | | | | | | | | | | | 0 | | | | 1st floor HVAC 0 |
| | | Other | | | | | | | | | | | | | 0 | | | | 2nd floor HVAC 0 |
| Project type (answer "Yes" to each applicable category) | | New construction | | | | | | | | | | | | | 0 | | | | 3rd floor HVAC 0 |
| | | Addition | | | | | | | | | | | | | 0 | | | | Exempt attic 0 |
| | | Addition/remodel (or remodel) | | | | | | | | | | | | | 0 | | | | TOTAL BLDG 4 HVAC 0 |
| | | Other | | | | | | | | | | | | | 0 | | | | Garage 0 |
| Will all or part of existing exterior wall, structure, or roof be removed? | | No | | | | | | | | | | | | | 0 | | | | Covered porches 0 |
| # of existing bedrooms | | INC | | | | | | | | | | | | | 0 | | | | TOTAL LIFE AREA 0 |
| # of new bedrooms | | 4 | | | | | | | | | | | | | 0 | | | | MARKETABLE AREA (NOT FOR Co-A USE) |
| # of bedrooms upon completion | | 4 | | | | | | | | | | | | | 0 | | | | DISCLAIMER |
| # of existing bathrooms | | INC | | | | | | | | | | | | | 0 | | | | This document is issued under the seal of |
| # of new bathrooms | | 4 | | | | | | | | | | | | | 0 | | | | WILLIAM LAWRENCE HODGE, Texas |
| # of bathrooms upon completion | | 4 | | | | | | | | | | | | | 0 | | | | architect #19074. No set of construction |
| Project description | | New Single Family Residence | | | | | | | | | | | | | 0 | | | | documents can contain all information |
| | | GROSS FLOOR AREA (SUBCHAPTER F) INFORMATION (p3 of application) | | | | | | | | | | | | | 0 | | | | required to construct a project. |
| | | Area Description | | | | | | | | | | | | | 0 | | | | Interpretation by a contractor is required. |
| | | Existing SF | | | | | | | | | | | | | 0 | | | | That which is shown in one sheet, applies to |
| | | New/Added SF | | | | | | | | | | | | | 0 | | | | all sheets in this set by reference. The |
| | | Proposed Exemption (check article utilized) | | | | | | | | | | | | | 0 | | | | information in G001 through G009 |
| | | Total Project SF | | | | | | | | | | | | | 0 | | | | (inclusive) apply to every sheet in this |
| | | Maximum entitlement | | | | | | | | | | | | | 0 | | | | set and to every contractor and/or |
| | | Difference | | | | | | | | | | | | | 0 | | | | subcontractor that may perform work on |
| | | Total Gross Floor Area | | | | | | | | | | | | | 0 | | | | this project. Unless this set contains the |
| | | Total Impervious Coverage | | | | | | | | | | | | | 0 | | | | cover sheet and all sheets listed thereon. This |
| | | Total Area w/ Ceilings over 15' | | | | | | | | | | | | | 0 | | | | set is incomplete and INVALID FOR |
| | | Full porch (w/o habitable space above) (SF) | | | | | | | | | | | | | 0 | | | | CONSTRUCTION. |
| | | Max 200 SF exemption (w/ habitable space above) (SF) | | | | | | | | | | | | | 0 | | | | |
| | | Attached garages (less than 10' from primary) | | | | | | | | | | | | | 0 | | | | |
| | | Detached garages (10' or more from primary) | | | | | | | | | | | | | 0 | | | | |
| | | Attached carports (less than 10' from primary) | | | | | | | | | | | | | 0 | | | | |
| | | Carport 50% open on two adjacent sides; max 450 SF exemption | | | | | | | | | | | | | 0 | | | | |
| | | Carport not open 80% on two adjacent sides; max 200 SF exemption | | | | | | | | | | | | | 0 | | | | |
| | | Carport 10' or more from primary structure; max 450 SF exemption | | | | | | | | | | | | | 0 | | | | |
| | | Total | | | | | | | | | | | | | 0 | | | | |
| | | Total Gross Floor Area | | | | | | | | | | | | | 0 | | | | |
| | | Gross floor area 1st area | | | | | | | | | | | | | 0 | | | | |
| | | Gross floor area (FAE) | | | | | | | | | | | | | 0 | | | | |
| | | Is a sidewalk/articulation required for this project? | | | | | | | | | | | | | Yes | | | | |
| | | Does any portion of the structure extend beyond a setback plane / exemption exhibit (AKA "tent")? | | | | | | | | | | | | | No | | | | |
| | | CALCULATION AID (p7 of application) | | | | | | | | | | | | | | | | | |
| | | Area Description | | | | | | | | | | | | | | | | | |
| | | a) 1st floor conditioned area | | | | | | | | | | | | | 0 | | | | |
| | | b) 2nd floor conditioned area | | | | | | | | | | | | | 0 | | | | |
| | | c) 3rd floor conditioned area (incl. exempt attic) | | | | | | | | | | | | | 0 | | | | |
| | | d) Basement | | | | | | | | | | | | | 0 | | | | |
| | | e) Attached covered parking (garage or carport) | | | | | | | | | | | | | 0 | | | | |
| | | f) Detached covered parking (garage or carport) | | | | | | | | | | | | | 0 | | | | |
| | | g) Covered wood decks (counted at 100%) | | | | | | | | | | | | | 0 | | | | |
| | | h) Driveways | | | | | | | | | | | | | 0 | | | | |
| | | i) Sidewalks | | | | | | | | | | | | | 0 | | | | |
| | | j) Covered (concrete) patios | | | | | | | | | | | | | 0 | | | | |
| | | k) Uncovered wood decks (counted at 50%) | | | | | | | | | | | | | 0 | | | | |
| | | l) AC pads and other concrete (flatwork) | | | | | | | | | | | | | 0 | | | | |
| | | m) Other (pool copings, retaining walls, etc.) | | | | | | | | | | | | | 0 | | | | |
| | | Total site impervious coverage | | | | | | | | | | | | | 0 | | | | |
| | | Existing impervious coverage | | | | | | | | | | | | | 0 | | | | |
| | | ---> percentage | | | | | | | | | | | | | 0.00% | | | | |
| | | Final building coverage | | | | | | | | | | | | | 2668 | | | | |
| | | Final impervious coverage | | | | | | | | | | | | | 2977 | | | | |
| | | ---> percentage | | | | | | | | | | | | | 39.66% | | | | |
| | | Job valuation | | | | | | | | | | | | | 0 | | | | |
| | | Electric trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Plumbing trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Mechanical (HVAC) trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Concrete (R.O.W.) trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | TOTAL REMODELED AREA (SF) (excluding additions/new construction) (p2 of application) | | | | | | | | | | | | | 0 | | | | |
| | | BUILDING COVERAGE INFORMATION | | | | | | | | | | | | | | | | | |
| | | Job valuation | | | | | | | | | | | | | 0 | | | | |
| | | Electric trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Plumbing trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Mechanical (HVAC) trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Concrete (R.O.W.) trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | TOTAL REMODELED AREA (SF) (excluding additions/new construction) (p2 of application) | | | | | | | | | | | | | 0 | | | | |
| | | BUILDING COVERAGE INFORMATION | | | | | | | | | | | | | | | | | |
| | | Job valuation | | | | | | | | | | | | | 0 | | | | |
| | | Electric trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Plumbing trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Mechanical (HVAC) trade permit required? | | | | | | | | | | | | | Yes | | | | |
| | | Concrete (R.O.W.) trade permit required? | | | | | | | | | | | | | Yes | | | | |



G001

DESIGN PROFESSIONAL INFORMATION

NAME
William Hodge AIA, architect

ADDRESS
4801 S Congress Ave #N3
Austin, TX 78746

EMAIL ADDRESS
william@hodgearchitect.com

PHONE NUMBER
512.786.9298

PROJECT ADDRESS:
1305 W 42nd St 78756

ISSUE DATE
November 5, 2020

SHEET TYPE
Project Calculations

GENERAL CONDITIONS.

- 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.
- 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 consent to this understanding of the nature of contract documents.
- The General Contractor is responsible for the provision of minor details and appearances not shown in the contract documents.
- The General Contractor and his/her subcontractors are responsible for the final design of the HVAC, plumbing, and electrical systems.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The General Contractor is solely responsible for obtaining and maintaining all such bonding, sureties, and insurances as may be required by the Owner and the General Contractor's execution of the Work and their respective conduct onsite.
- The General Contractor is solely responsible for ensuring that working conditions onsite are safe and comply with all applicable laws, codes, and standards. Likewise, the General Contractor is solely responsible for ensuring that a competent onsite conduct themselves in a safe and prudent manner at all times, whether or not the General Contractor is present.

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

- The General Contractor is responsible for ensuring built compliance with all codes, regulations, and standards such as may be in force. These codes include but may not be limited to:
 - 2016 International Energy Conservation Code, 2016 Amended National Electrical Code
 - 2015 International Fire Code, 2015 Uniform Mechanical Code
 - 2015 Uniform Plumbing Code, 2015 International Residential Code (as locally amended)
- Should the General Contractor become aware of a condition shown or depicted in the contract documents that would result in a violation of any code or regulation listed above, the General Contractor shall contact the Architect immediately for resolution.
- The General Contractor shall be responsible for obtaining any permit not provided beforehand by the Owner.
- The General Contractor and/or his/her subcontractors shall be responsible for coordinating all required inspections.
- The Owner and/or the General Contractor shall commission a third-party inspector. Failure on the part of the Owner and/or the General Contractor to retain a third-party inspector shall release the Architect from any and all liability for the project.
- Neither the Owner nor the Architect shall be considered to act in the role of an Inspector. While the Owner and the Architect shall endeavor to alert the General Contractor to any perceived or observed defect in the construction, failure to do so will not in any way relieve the General Contractor from his/her obligation to ensure that the built work is safe, of good quality, and compliant with all relevant codes and regulations.
- The General Contractor is responsible for ensuring that all work, whether performed by subcontractors or by the General Contractor him/herself, is of good workmanship and quality.

NOTES REGARDING VISIBILITY REQUIREMENTS.

- (Ref. City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 of the 2015 International Residential Code)
- 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 36" above finish floor level. Switches and thermostats on all floors shall be located no greater than 45" (5' junction-to-centerline) above finish floor level.
 - Power receptacles and data ports on all floors shall be located no less than 18" (0' junction-to-centerline) above finish floor level.
 - At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a leveled threshold of 1/2" or less.
 - A visible route shall be provided from public way to the no-step entrance of each dwelling unit. Said visible route shall be a minimum 36" in clear width and shall have a maximum cross-slope of 1:50.

NOTES REGARDING CERTAIN AREA, CLEAR SPACE, AND CEILING HEIGHT REQUIREMENTS.
(Ref. 2015 International Residential Code as locally amended)

- Habitable / occupiable rooms and hallways with flat ceilings shall have a ceiling height of not less than 7 feet. (R305.1)
- Habitable / occupiable rooms with sloped 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)
- Bathrooms, toilet rooms, and laundry rooms with flat ceilings shall have a ceiling height of not less than 6 feet 8 inches. (R305.1)
- 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, R307.1)
- 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 (18 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, R307.1)
- Tubs and/or showers equipped with shower heads 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 at the showerhead. (R305.1, exception 2)
- 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)
- 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)

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.

- FOUNDATIONS.**
 - All concrete slab-on-grade and pier & beam foundations shall be designed by a structural engineer licensed in the state of Texas.
 - All concrete intended for exposure as flooring shall be protected during construction.
- FRAMING.**
 - All wall framing, floor trusses, and roof trusses/framing shall be designed by a structural engineer licensed in the state of Texas.
 - All wall studs shall be sized as indicated in architectural drawings.
- SHEATHING AND DECKING.**
 - All wall sheathing, floor decking, and roof decking shall be of the thickness indicated on engineering drawings.
- WATER BARRIERS.**
 - All exterior or wall sheathing shall receive a vapor-permeable air-water barrier equal to or better than Fortifiber Hydro-Tex.
 - All sheathing shall be sealed at joints and junctions as required by manufacturer.
 - Sheathing at window and door assemblies shall be shingled over head and jamb fins and shall be further sealed with compatible self-adhered membrane flashing.
 - Roof sheathing shall receive an ice-water shield.
- INSULATION, SEALANTS and VENTILATION.**
 - All exterior wall and roof assemblies shall receive either open-cell spray-foam insulation or closed-cell spray-foam insulation.
 - All insulation shall comply with the following minimum thermal-performance requirements:
 - Roofs R-38, Walls R-19
 - All penetrations through exterior cladding shall be sealed with silicone sealant to prevent water intrusion.
 - All crawlspaces beneath pier & beam foundations shall be ventilated by means of 6" diameter round vents with insect screens.
- EXTERIOR CLADDING and TRIM.**
 - All exterior cladding shall be installed in strict accordance with manufacturers' instructions and closed per architectural elevations.
 - All cement-board cladding shall be smooth with no false wood grain.
 - All cement-board plank siding shall be of the exposure noted on architectural elevations. Where no exposure size is given, 6" horizontal exposure shall be assumed.
 - All joints in cement-board plank siding shall be staggered and not be painting.
 - All vertical cement-board paneling shall be made from 4' x 8' sheets of smooth cement board with no false wood grain, with 1/2 wood or RealTrim battens at 24" o.c. unless otherwise noted.
 - All wood siding shall be clear-sealed cedar or redwood shiplap siding, 6" smooth unless noted otherwise.
 - All stucco cladding shall be 2-coat portland-cement stucco (NO EIFS OR SYNTHETIC STUCCO) on paper-backed metal lath with the 3rd coat consisting of an elastomeric color coating.
 - Unless noted otherwise, all stucco cladding shall receive control joints as per the following:
 - VERTICAL JOINTS: at a spacing of 32' maximum in plan and at all window/door corners.
 - HORIZONTAL JOINTS: at the top of deck of every floor level.
 - All stone cladding shall be AustrialChalk or Luenders limestone masonry, random-pattern bond, nominal 4-1/2" thickness.
 - All exterior trim shall be RealTrim, nominal 1x4 size, smooth all sides (S4S) with no false wood grain.
 - All exterior fascia shall be cement board or RealTrim, nominal 1x6 size, smooth all sides (S4S) with no false wood grain.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

- ROOFING.**
 - All roofing shall consist of one of the following assemblies:
 - Standing-seam metal roofing, 1/2" minimum seam, dark-bronze finish;
 - 35-year architectural composition-single roofing; and/or
 - Walkable TPO roofing.
 - Composition-single roofs lower than 4:12 slope shall be double-felted per the requirements of IRC Section R905.
- DECKS and BALCONIES.**
 - All roof decks above conditioned space shall receive a waterproofing membrane of walkable TPO roofing. Tread-down membrane assemblies are expressly prohibited.
 - All balconies and uncovered wood decks above covered porches shall receive one of the following deck surfacings:
 - Synthetic wood decking on treated wood decking structure per structural engineer; or
 - Walkable TPO roofing.
 - All sleepers and structure used under synthetic wood decking shall be pressure-treated without exception.
 - All tileset ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-isolation membrane.
 - All roof decks, balconies, and uncovered roof decks above covered porches shall receive guards as per the following:
 - 36" minimum height balustrade comprised of 1.5" square steel tubing attached to front of exterior terrace or balcony, with stainless-steel cable railing at 3.5" vertical separation o.c.; or
 - 36" minimum height parapet with continuous metal capping on top.
- FLASHINGS, COPINGS, GUTTERS, and SCUPPERS.**
 - All flashings and counter-flashings shall be galvanized steel unless noted otherwise.
 - All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific conditions.
 - All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.
 - All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED).
 - 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.
 - All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia.
 - All downspouts shall be either dark-bronze finish to match gutter or painted to match cement-board siding.
 - 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:
 - WALLS LESS THAN 20' IN LENGTH: One downspout
 - WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall
 - 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.
 - 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:
 - PARAPET LESS THAN 10' IN LENGTH: One scupper, in center
 - PARAPETS GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two
 - All scuppers shall be installed such that roof and/or counter material behind parapet shingles on top of back of scupper.
 - All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.
 - All through-wall scuppers shall be sealed at all junctions with exterior wall.
- WINDOWS.**
 - All windows shall be one of the following specifications:
 - VINYL, fire-mounted windows, Anderson 100 series or better;
 - ALUMINUM-CLAD WOOD fire-mounted windows, Andersen 200 series or better; or
 - ALUMINUM fire-mounted windows, RAM or better.
 - All sleeping rooms shall have at least one window rated for egress by the manufacturer. Glazing meeting ANY of the following conditions shall be tempered (per IRC section R308.4):
 - Glazing in doors
 - Glazing where the exposed area of any individual pane is larger than 36 square feet;
 - Glazing within 24" of either side of a door in the plane of the door in a closed position; 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;
 - Glazing in guards and/or railings.
 - Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and/or outdoor swimming pools where the bottom edge of the glazing is less than 60" above any standing or walking surface;
 - Glazing within 36" of the walking surfaces of stairways, ramps, or landings; or
 - Glazing that meets NONE of the conditions above but meets ALL of the following conditions:
 - The exposed area of any individual pane is larger than 9 square feet AND
 - The bottom edge of glazing is less than 18" above the floor AND
 - The top edge of glazing is more than 36" above the floor AND
 - The glazing is within 36" (measured horizontally and in a straight line) of one or more walking surfaces.
 - All sash, fitted, 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.
 - All windows shall be listed as compliant with current energy codes and shall have a maximum U-factor of 0.40 without exception.
 - The General Contractor is responsible for ensuring that thermal performance is compliant with all relevant energy codes and the requirements of these contract documents.

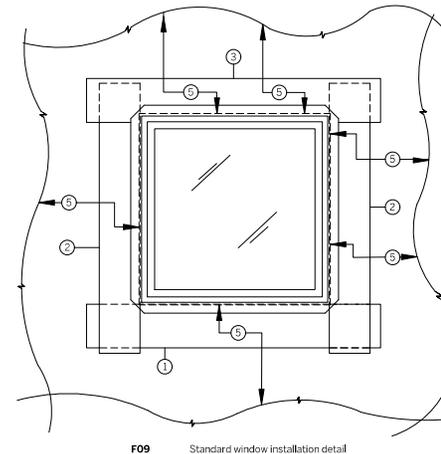
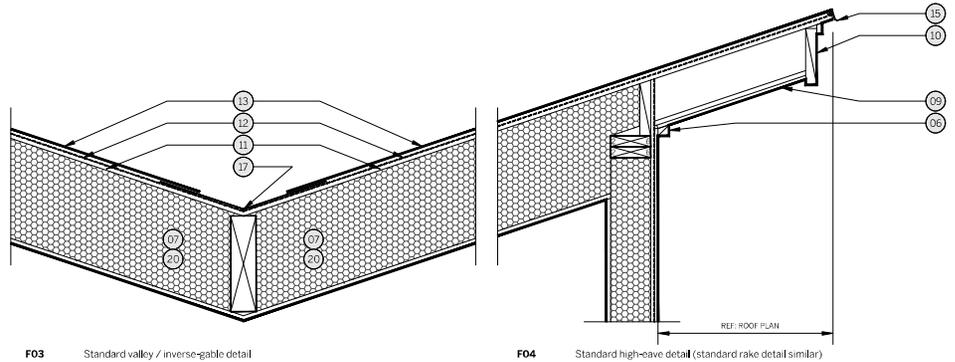
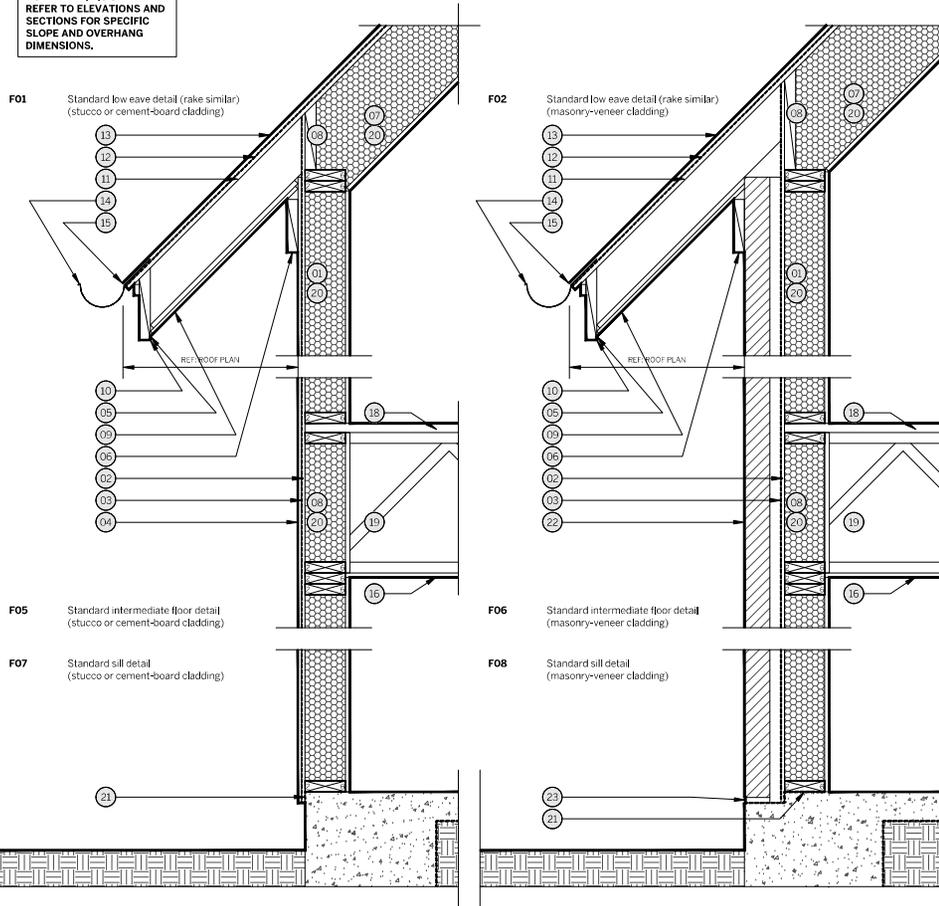
NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

- EXTERIOR DOORS.**
 - All exterior doors shall be one of the following:
 - SOLID-CORE WOOD SWINGING DOORS with tempered glazing;
 - STEEL SWINGING DOORS with tempered glazing; or
 - ALUMINUM SWINGING DOORS with tempered glazing.
 - All exterior or swinging doors shall receive lever hardware (NO KNOBS).
- INTERIOR DOORS.**
 - All interior doors shall be one of the following:
 - SOLID-CORE WOOD DOORS with flat paneling; or
 - SOLID-CORE WOOD DOORS with Spanned (S4S) paneling.
 - Doors shall be paint-grade unless noted otherwise.
 - Swinging doors shall receive lever hardware (NO KNOBS).
- TRIM and CASINGS.**
 - All interior baseboards shall be one of the following assemblies:
 - 1x4 flat MDF or paint-grade wood with no quarter-round; or
 - 1x4 stain-grade wood with no quarter-round.
 - All interior door trim shall be one of the following assemblies:
 - 1x4 flat MDF or paint-grade wood; or
 - 1x4 stain-grade wood.
- FLOORING.**
 - All flooring shall be one of the following assemblies:
 - Clear-sealed polished concrete, Level 4 finish;
 - Engineered-wood plank flooring, finish as per OWNER.
 - Carpet, color as per OWNER.
 - Ceramic tile, 12x24 or as selected by OWNER; or
 - Ceramic tile, 1" diameter white "peppy tile" with black grout.
 - All interior tile shall be installed upon a crack-isolation membrane.
- DRYWALL and BACKING.**
 - All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units.
 - All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.
 - All interior drywall at ceilings shall be 5/8" gypsum board.
 - All drywall at WET AREAS (baths, utility rooms) shall consist of one of the following:
 - Exterior-grade fiber-glass-backed gypsum board, installed at full height of wall; or
 - Cementitious backer board, installed at full height of wall.
- PAINTING and TEXTURING.**
 - All exterior cladding suitable for painting (stucco, cement board, fascia and trim) shall receive exterior-grade latex paint. Color shall be WHITE unless otherwise selected by OWNER.
 - All exterior or 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.
 - All interior walls, trim, castings, and ceilings shall be receive NOVC latex paint. Color shall be WHITE unless otherwise selected by OWNER.
 - All interior walls and ceilings shall receive orange-peel texture.
- CABINETS and COUNTERTOPS.**
 - All interior cabinets and shelving shall consist of one of the following assemblies:
 - Paint-grade wood or MDF cabinetry; or
 - Stain-grade wood cabinetry.
 - All cabinets shall be full-flush-over-lay cabinets with concealed (European) hinges and drawer extensions.
 - All drawer fronts shall receive brushed-nickel linear pulls installed as follows:
 - VERTICAL DIMENSION: 0.1" pull 1" below top of drawer front.
 - HORIZONTAL DIMENSION: Centered on width of drawer front.
 - VERTICAL DIMENSION: 0.1" pull 1" below top of door front (at BASE) or 1" above top of door front (at UPPER).
 - HORIZONTAL DIMENSION: Centered on width of door front.
 - All countertops shall be as selected by OWNER, where OWNER has made no selection, countertops shall be white Silstone.
- ELECTRICAL SYSTEMS.**
 - Electrical systems shall be designed by master electrician.
 - A whole-house surge protector shall be installed unless deleted by OWNER.
 - Location of meters and load center shall be determined by master electrician.
- PLUMBING SYSTEMS.**
 - Plumbing systems shall be designed by master plumber.
 - Interior supply shall be via flexible (PEX) system with manifolds.
 - A master cutoff valve shall be installed at manifold unless deleted by OWNER.
 - All piping in exterior walls shall be insulated.
- HVAC SYSTEMS.**
 - HVAC systems shall be designed by master HVAC technician.
 - HVAC systems shall consist of one of the following:
 - Heat pump compliant with current energy code;
 - Gas furnace with 10% makeup air compliant with current energy code;
 - Direct-expansion cassette-split system compliant with current energy code.
 - All HVAC systems shall incorporate makeup air as required by energy code.

| | | | |
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| <p>ISSUE DATE: 09 June 2021</p> | | | |

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

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



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

F09 Standard window installation detail

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 save+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. |

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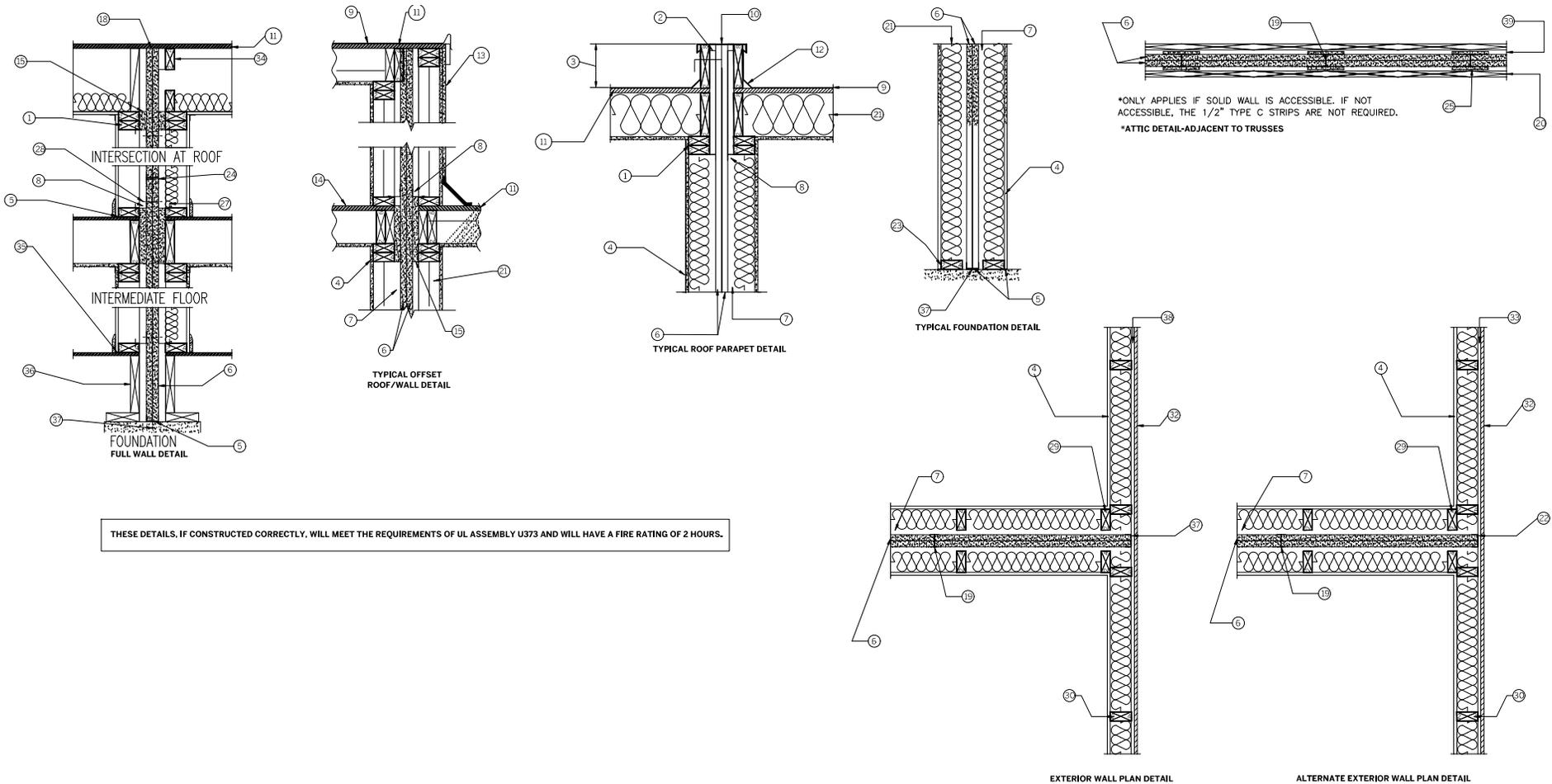
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WILLIAM LAWRENCE HODGE ARCHITECT
1401 S. CONGRESS AVE. AND
SOUTH TEX HIGHWAY
SUITE 1000 - AUSTIN, TX 78704
WWW.WLHARCHITECT.COM

NEW PROJECT A\1300 W 42ND ST
AUSTIN, TX 78704

ISSUE DATE: 09 June 2021
SHEET TYPE: Standard Details.

GOO3



THESE DETAILS, IF CONSTRUCTED CORRECTLY, WILL MEET THE REQUIREMENTS OF UL ASSEMBLY U373 AND WILL HAVE A FIRE RATING OF 2 HOURS.

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

| | | | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| 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 2" C-Track power driven fastener 24" O.C. |
| 02 1" Shaftliner fire-blocking gypsum panel (or as required by codes) | 13 External cladding | 26 Ceiling | 38 Exterior gypsum sheathing as specified or other per code |
| 03 As required by local codes | 14 Flooring | 27 1 1/2" Drywall Screw | 39 No minimum air space w/batten strips |
| 04 1/2" gypsum panel or gypsum board | 15 Fire Blocking (as required) | 28 3/4" Fan 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 | | |

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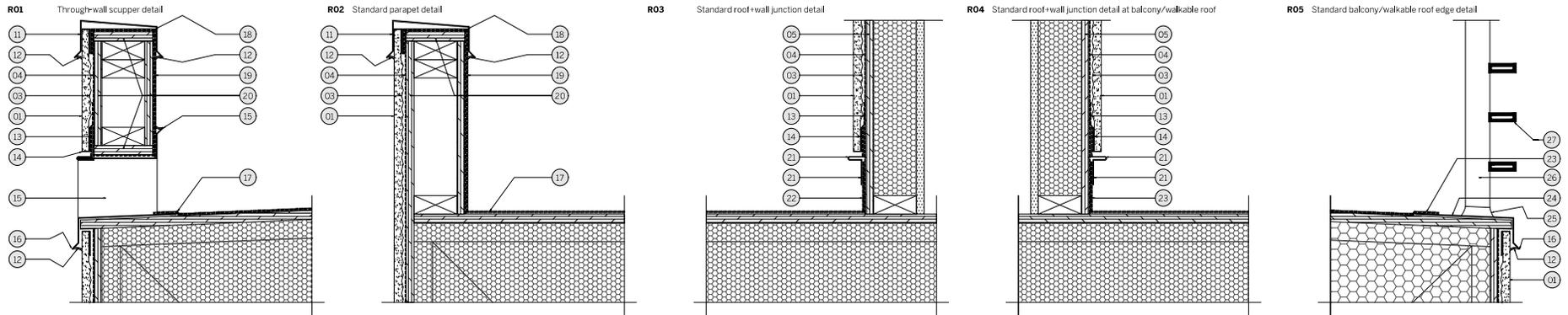
WILLIAM HODGE & ARCHITECT
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 SUITE 100, TEXAS
 AUSTIN, TX 78704
 WWW.WHARCHITECT.COM

NEW PROJECT: A 1309 W. 42ND ST
 AUSTIN, TX 78704

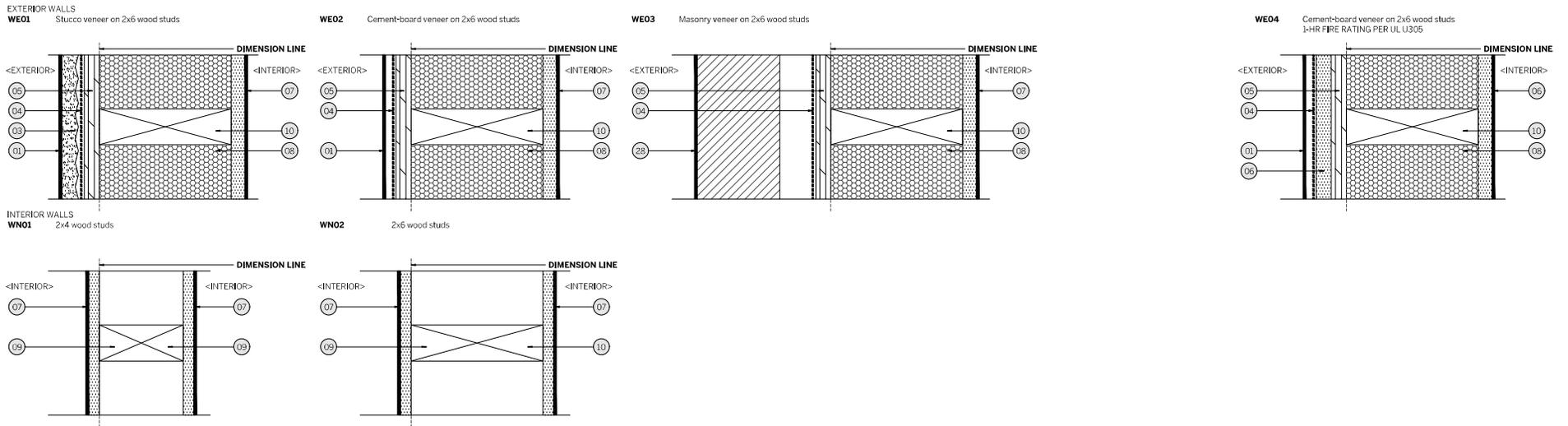
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G004

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".



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 | |
| 09 2x4 wood stud, | underneath flashing + counterflashing. | |
| 10 2x6 wood stud, | 23 60mil walkable TPO roofing. | |
| 11 Galvanized metal coping, | 24 Galvanized metal slip plate with drip edge. | |
| 12 Silicone sealant, tooled for drainage, | 25 Urethane sealant at junction of railing and slip plate. | |
| 13 Self-adhered membrane flashing, | 26 Galvanized 2" x 2" metal railing post. | |
| 14 Weep screed, | 27 Galvanized 1/2" x 2" steel bar railing, horizontal. | |

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WILLIAM HODGE AIA ARCHITECT
1401 S. CONGRESS AVE. AND
CORNER, TX 78704
737.454.4141
WWW.ARCHITECT.COM

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AUSTIN, TX 78704

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SHEET TYPE Standard Details.

G005

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| <p>BOARDS C.R.Z. BOARDS TEMPORARY ACCESS ROAD EXISTING ROADWAY OR BACKSTOP AS APPROVED WOOD CHIP MULCH AREA 100 mm-150 mm (4" - 6") DEPTH</p> <p>LINEAR CONSTRUCTION THROUGH TREES</p> | <p>FENCE LOCATION PRIOR TO CLEARING, GRADING AND PAVING PERMISSIBLE PAVING AREA CURB FENCE LOCATION PERMISSIBLE PAVING AREA C.R.Z.</p> <p>TREES IN PAVING AREA</p> | <p>CHAIN LINK FENCE 3 m (10'-0") MAX. DEIRLINE (VARIES) FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS=15 mm PER mm (1 FT. PER IN.) OF TRUNK DIAMETER</p> <p>TREE PROTECTION FENCE TYPE A - CHAIN LINK</p> | <p>NOMINAL 34 mm (2" x 4") POSTS NOMINAL 100 mm (4" x 4") POSTS 1.5 m (5') DEIRLINE (VARIES) FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS=15 mm PER mm (1 FT. PER IN.) OF TRUNK DIAMETER</p> <p>TREE PROTECTION FENCE TYPE B - WOOD</p> | <p>CONCRETE SIDEWALK, DRIVEWAY OR DRIVEWAY REBORN, 3000PSI 4-1/2" (115) REF. ADD UNDISTURBED CRZ</p> <p>DRIVEWAY, DRIVEWAY RIBBONS, SIDEWALK DETAILS IN CRZ</p> |
| <p>LIMIT OF CONSTRUCTION LINE AS SHOWN ON PLAN</p> <p>NATURAL AREAS</p> | <p>MINIMUM NECESSARY WORK AREA WOOD CHIP MULCH 100 TO 150 mm (4" TO 6" DEPTH) BLDG. C.R.Z. ADD BOARDS STRAPPED TO TRUNK DUE TO CLOSURE OF FENCE LESS THAN 1.5 m (5') FROM TRUNK</p> <p>TREES NEAR CONSTRUCTION ACTIVITY</p> | <p>CRITICAL ROOT ZONE DEIRLINE TREE PROTECTION FENCE 6.0 m FOR 300 mm DIA. TREE 20" DIA. TREES</p> <p>INDIVIDUAL TREE</p> | <p>CRITICAL ROOT ZONE DEIRLINE TREE PROTECTION FENCE 8 m FOR 300 mm DIA. TREE 20" DIA. TREES</p> <p>GROUP OF TREES</p> | <p>OCHONA DEVELOPMENT - ARCHITECTURE</p> <p>STANDARD NO. 610S-1</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> |
| <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-1</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>TREE PROTECTION FENCE LOCATIONS</p> <p>STANDARD NO. 610S-1</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-2</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-3</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>OCHONA DEVELOPMENT - ARCHITECTURE</p> <p>STANDARD NO. 610S-1</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> |
| <p>CRITICAL ROOT ZONE RADIUS=15 mm PER mm (1 FT. PER IN.) OF TRUNK DIAMETER WOOD CHIP MULCH 100 mm (4") DEPTH</p> <p>TREE PROTECTION FENCE</p> <p>CRITICAL ROOT ZONE DEIRLINE BUILDING</p> <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-4</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK</p> <p>STANDARD NO. 610S-4</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>CRITICAL ROOT ZONE RADIUS=15 mm PER mm (1 FT. PER IN.) OF TRUNK DIAMETER WOOD CHIP MULCH 100 mm (4") DEPTH</p> <p>TREE PROTECTION FENCE</p> <p>CRITICAL ROOT ZONE DEIRLINE BUILDING</p> <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-5</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>EXISTING GRADE 15 m (50') MIN. GRADE TO PREVENT RUNOFF FROM LEAVING SITE (6") MIN. ROADWAY PROFILE PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY (60") MIN. R.O.W.</p> <p>PLAN VIEW</p> <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 641S-1</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>SILT FENCE FABRIC STEEL OR WOOD FENCE POSTS MAX. 5.4 m (18') SPACING 2" x 4" WELDED WIRE BACKING SUPPORT FOR FABRIC (16 GA. WIRE) 608 mm (24") 150 mm (6") MIN. 150 mm (6") MIN. TRENCH CROSS SECTION</p> <p>STANDARD TERMS FOR SILT FENCE (S9) 1"</p> <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 642S-1</p> <p>RECORD COPY SIGNED BY MORGAN BLAYDES 09/01/2011 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> |
| <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-4</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK</p> <p>STANDARD NO. 610S-4</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 11/16/99 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 610S-5</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>CITY OF AUSTIN WILKES PROTECTION STATEMENT</p> <p>STANDARD NO. 641S-1</p> <p>RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> | <p>OCHONA DEVELOPMENT - ARCHITECTURE</p> <p>STANDARD NO. 642S-1</p> <p>RECORD COPY SIGNED BY MORGAN BLAYDES 09/01/2011 ACCEPTED</p> <p>THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.</p> |
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KEYED NOTES: (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

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ISSUE DATE 09 June 2021

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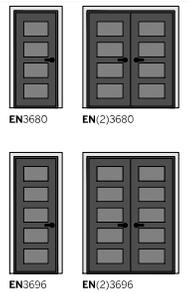
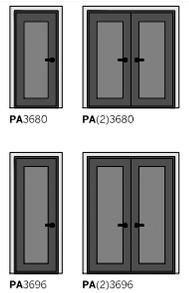
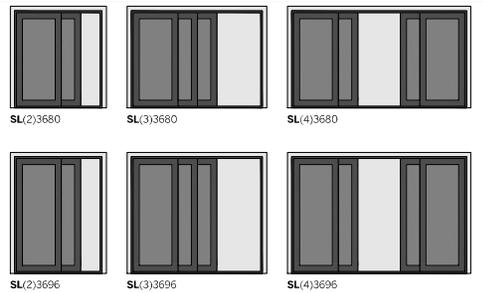
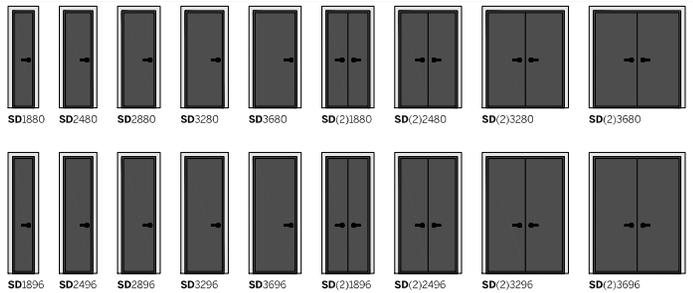
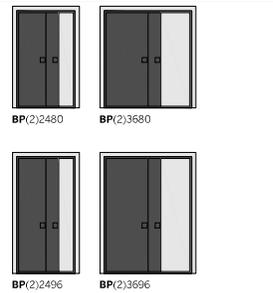
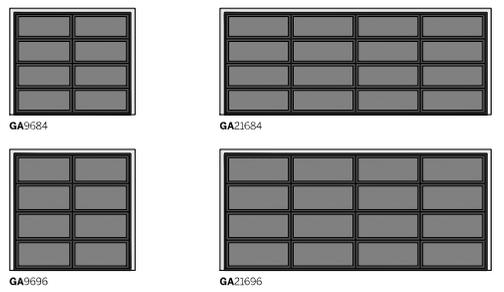
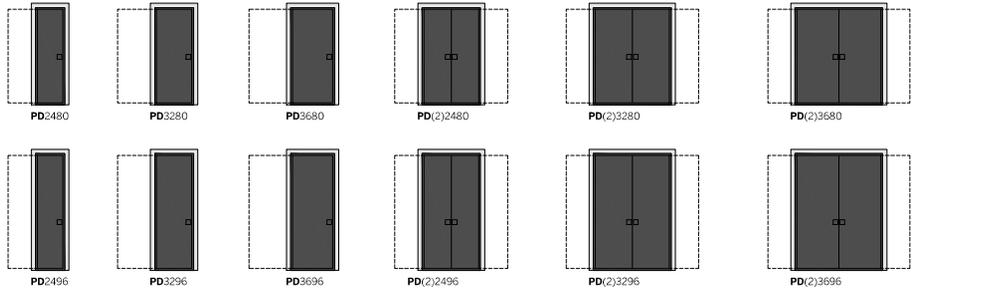
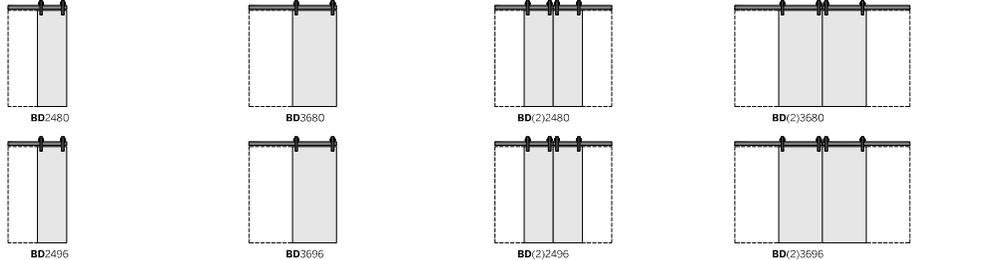
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WWW.WLARCHITECT.COM

NEW PROJECT A1 1300 W 42ND ST AUSTIN, TX 78704

ISSUE DATE 09 June 2021
SHEET TYPE Environmental

G006

DOOR SCHEDULES.

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>SWINGING ENTRY DOORS.</p>  <p>EN3680 EN(2)3680 EN3696 EN(2)3696</p> | <p>SWINGING PATIO DOORS.</p>  <p>PA3680 PA(2)3680 PA3696 PA(2)3696</p> | <p>EXTERIOR SLIDING DOORS.</p>  <p>SL(2)3680 SL(3)3680 SL(4)3680 SL(2)3696 SL(3)3696 SL(4)3696</p> | <p>INTERIOR SWINGING DOORS.</p>  <p>SD1880 SD2480 SD2880 SD3280 SD3680 SD(2)1880 SD(2)2480 SD(2)3280 SD(2)3680 SD1896 SD2496 SD2896 SD3296 SD3696 SD(2)1896 SD(2)2496 SD(2)3296 SD(2)3696</p> | <p>INTERIOR BYPASS DOORS.</p>  <p>BP(2)2480 BP(2)3680 BP(2)2496 BP(2)3696</p> | |
| <p>GARAGE DOORS.</p>  <p>GA9684 GA21684 GA9696 GA21696</p> | | <p>INTERIOR POCKET DOORS.</p>  <p>PD2480 PD3280 PD3680 PD(2)2480 PD(2)3280 PD(2)3680 PD2496 PD3296 PD3696 PD(2)2496 PD(2)3296 PD(2)3696</p> | | | |
| <p>BARN DOORS.</p>  <p>BD2480 BD3680 BD(2)2480 BD(2)3680 BD2496 BD3696 BD(2)2496 BD(2)3696</p> | | | | | |

| | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>GENERAL NOTES REGARDING DOORS AND WINDOWS.</p> <p>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.</p> <p>02 Unit widths and heights are nominal and general. Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.</p> <p>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.</p> <p>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.</p> <p>07 All individual windows within MIXED WINDOW UNITS shall be TIGHT-MULLED in the FACTORY. NO MULLING ON-SITE.</p> | <p>DOOR DESIGNATION LEGEND.</p> <p>DOOR TYPE: EN Entry door PA Patio door SL Exterior sliding door GA Garage door SD Swinging door BP Bypass door PD Pocket door BD Barn door</p> | <p>XX (X) XXXX</p> <p>NUMBER OF LEAVES (if more than one leaf)</p> <p>MWIDTH OF DOOR LEAF (NOMINAL) (in INCHES) E.G. 30 = 30 inches</p> <p>HEIGHT OF DOOR LEAF (NOMINAL) (in INCHES) E.G. 80 = 80 inches</p> | <p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19114. 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>SEAL OF ARCHITECT.</p>  <p>ISSUE DATE 09 June 2021</p> | <p>SEAL OF MUNICIPAL APPROVAL.</p>  <p>NEW PROJECT AT 1300 W. 42ND ST. AUSTIN, TX 78756</p> <p>ISSUE DATE 09 June 2021</p> <p>SHEET TYPE Door Schedules.</p> <p style="font-size: 2em; font-weight: bold; background-color: black; color: white; padding: 5px;">G007</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

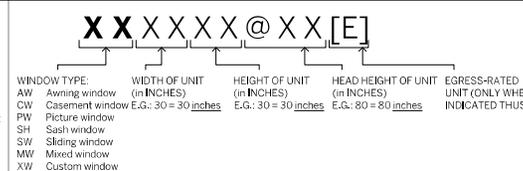
WINDOW SCHEDULES.

| PICTURE WINDOWS. | 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 | SH3636@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 | CW3636@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 | SH3636@XX | MW7272@XX [E] Upper portion: PW7242 Lower portion: SL7230 [E] |
| 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. Custom 1 Custom 2 Custom 3 Custom 4 | | | | |

GENERAL NOTES REGARDING DOORS AND WINDOWS.

- 01 This is a STANDARD schedule and not all windows and doors indicated above may be utilized in this specific project. Head heights given are to be measured to the top of the window and/or door unit.
- 02 Unit widths and heights are nominal and general. Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.
- 03 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.
- 04 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.
- 05
- 06
- 07 All individual windows within MIXED WINDOW UNITS shall be TIGHT-MULLED in the FACTORY. NO MULLING ON-SITE.
- 08 Refer to paragraph 10 ("Windows") on sheet G002 for tempering requirements.
- 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.

WINDOW DESIGNATION LEGEND.



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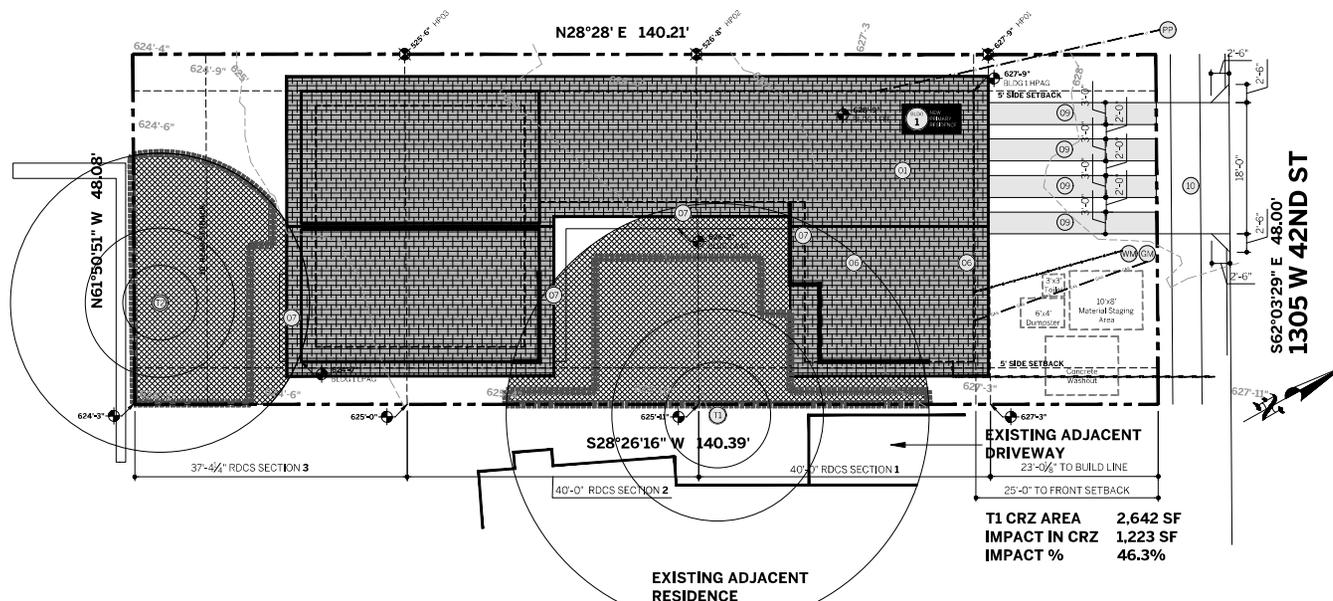
ISSUE DATE: 09 June 2021
SHEET TYPE: Window Schedules.

G008

TREE PROTECTION NOTES

- 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.
- 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.
- Extents of tree protection fencing are shown on this sheet. Tree protection fencing shall be installed prior to the commencement of construction.
- 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.
- 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.** 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.
- Care shall be taken during construction that activities requiring vertical movement (eg. drilling rigs) shall not disturb existing tree canopies. The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited without exception. No batter board or foundation formwork stakes within the 1/4 CRZ except #5 rebar w/pointed tip. Use a strong-back design to get any larger stakes out of the 1/4 CRZ.
- The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited without exception. No batter board or foundation formwork stakes within the 1/4 CRZ except #5 rebar w/pointed tip. Use a strong-back design to get any larger stakes out of the 1/4 CRZ.
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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).

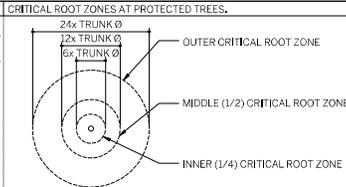
REFER TO SHEET G006 FOR TREE-PROTECTION AND ENVIRONMENTAL DETAILS. STRUCTURES SHALL BE PLACED ON SITE BY LICENSED PROFESSIONAL SURVEYOR.

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. |
| 02 New carport attached to primary residence. | 09 New concrete driveway (or ribbon). |
| 03 New garage detached from primary residence. | 10 New Type I approach per City of Austin standards. |
| 04 New carport detached from primary residence. | 11 New concrete sidewalk on private property. |
| 05 New covered porch w/ deck or habitable space above. | 12 New conc. sidewalk in right-of-way per City of Austin standards. |
| 06 New covered porch w/o deck or habitable space above. | 13 New overhead electric line. |
| 07 New uncovered decomposed granite patio. | 14 New water supply line. |

| | |
|-----------------------------|-----------------------|
| 15 New sanitary sewer line. | EM Electric meter(s). |
| 16 New natural gas line. | PP Utility pole. |
| | WM Water meter. |

FINAL LOCATIONS OF ELECTRIC + GAS SERVICES / METERS TO BE DETERMINED BY UTILITIES. FINAL LOCATIONS OF WATER + SEWER SERVICES / TAPS / METERS TO BE DETERMINED BY CIVIL ENGINEER.



| 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 |
| T1 | 29" | PECAN |
| T2 | 20.5" | PECAN |

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ISSUE DATE: 09 June 2021

WILLIAM HODGE AIA ARCHITECT
1101 S. CONGRESS AVE. AND SUITE 1101, TX 78704
737.478.1101
WWW.WHARCHITECT.COM

NEW PROJECT A | 1305 W 42ND ST
AUSTIN, TX 78704

ISSUE DATE: 09 June 2021
SHEET TYPE: Site Plan

A000