

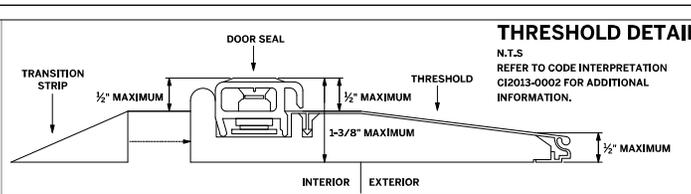
1305 W 42ND ST



1 Visability Plan

Scale 3/32" = 1'-0" @ 11x17
Scale 3/16" = 1'-0" @ 24x36

KEYED NOTES:	
01	GENERAL NOTE: The junction-box centerline of all light switches and environmental controls shall be no higher than 45" above finished floor.
02	GENERAL NOTE: The junction-box centerline of all outlets, receptacles and data ports shall be no lower than 18" above finished floor.
03	No-step entry and maximum threshold height of 1/2", minimum nominal 36" width.
04	32" clear visible route 2x6 blocking at all walls in bathrooms (except directly behind lavatories), centerline 34" above finished floor.
05	30" x 30" clear space inside bathroom.
06	32" wide door to bathroom. Door shall not impede required 30" x 30" clear space inside bathroom.
07	Exterior visible route via driveway.
08	



GENERAL NOTE:
Refer to sheet G002 for notes regarding VISABILITY REQUIREMENTS

Exterior visible route shall have a running slope of no more than 1:12 unless handrails are provided, in which case running slope shall not exceed 1:8. Cross slope shall in no case exceed 1:50.

DISCLAIMERS:
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SEAL OF ARCHITECT:
WILLIAM LAWRENCE HODGE
ARCHITECT
1001 S. GARDNER
AUSTIN, TEXAS 78704
ISSUE DATE: 09 June 2021

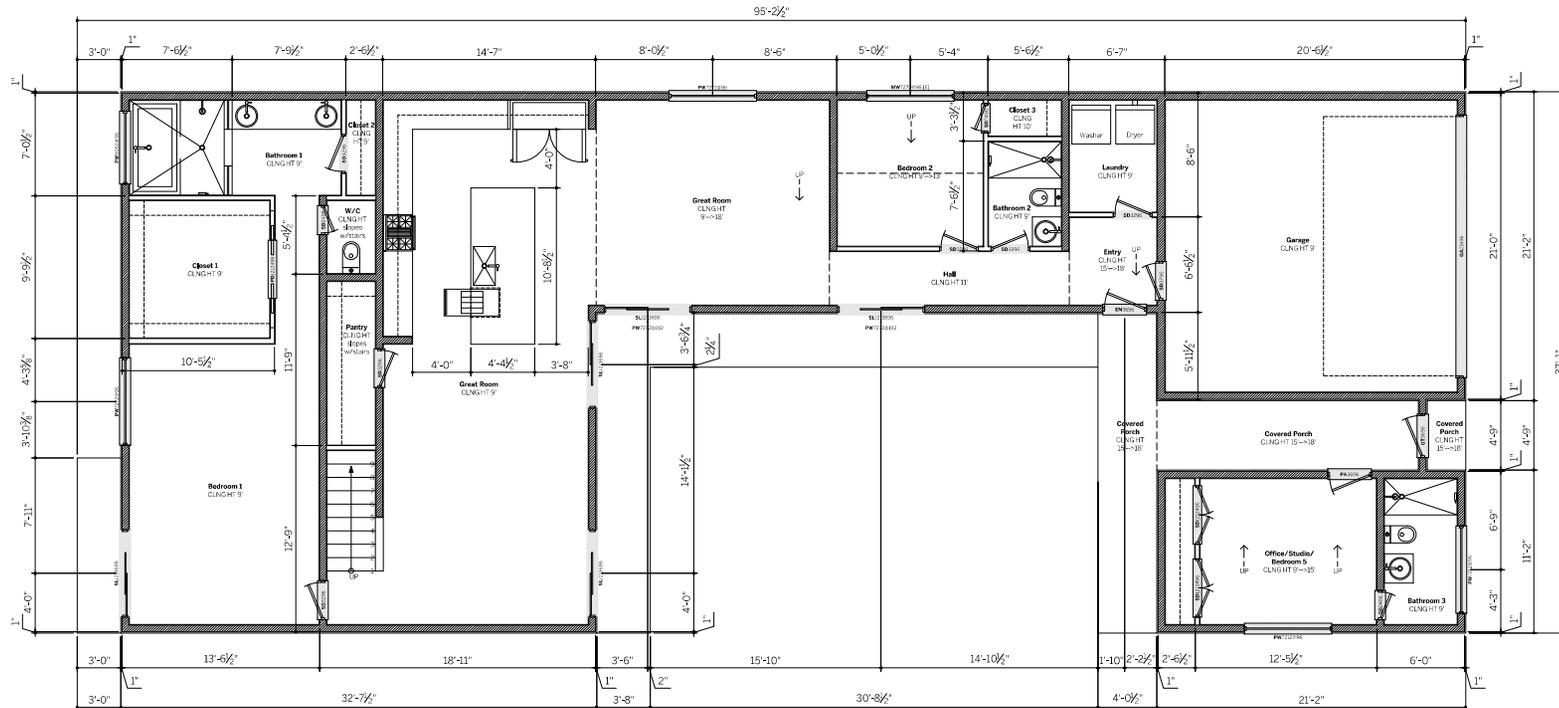
SEAL OF MUNICIPAL APPROVAL:

WILLIAM LAWRENCE HODGE ARCHITECT
1001 S. GARDNER
AUSTIN, TEXAS 78704
WWW.WLHARCHITECT.COM

NEW PROJECT AT 1305 W 42ND ST
AUSTIN, TX 78704

ISSUE DATE: 09 June 2021
SHEET TYPE: Visability Plan

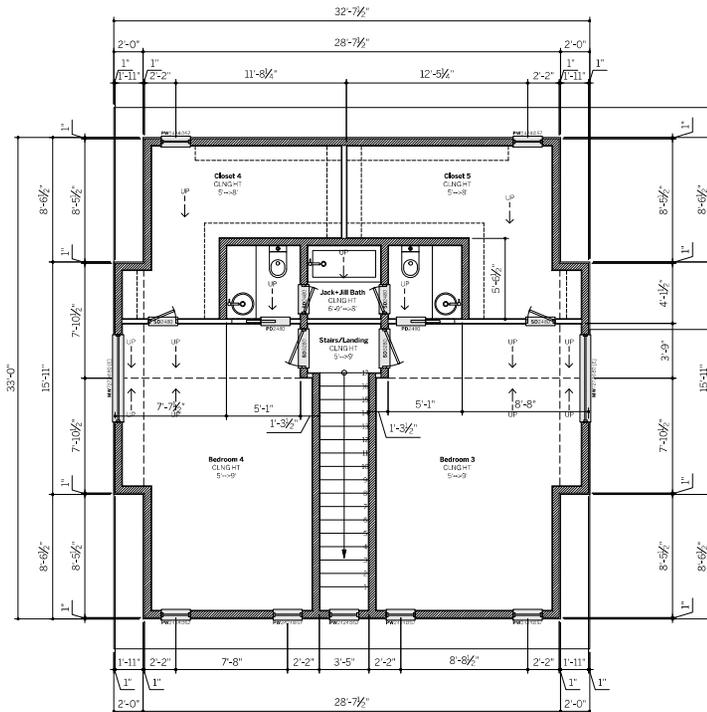
A001



1 Floor Plan, Bldg 1, Level 01

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

<p>KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):</p> <p>01 New 24"-eased 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)</p> <p>UL ASSEMBLY U373</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 (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 REGISTERED ARCHITECT STATE OF TEXAS #19014</p> <p>ISSUE DATE: 09 June 2021</p>	<p>SEAL OF MUNICIPAL APPROVAL.</p> <p>NEW PROJECT AT 1302 W. 42ND ST. AUSTIN, TX 78758</p> <p>ISSUE DATE: 09 June 2021</p> <p>SHEET TYPE: Floor Plans, Level 01</p>	<p>WILLIAM LAWRENCE HODGE ARCHITECT</p> <p>1302 W. 42ND ST. AUSTIN, TX 78758 512.452.1144 WWW.WLHARCHITECT.COM</p> <p>A101</p>
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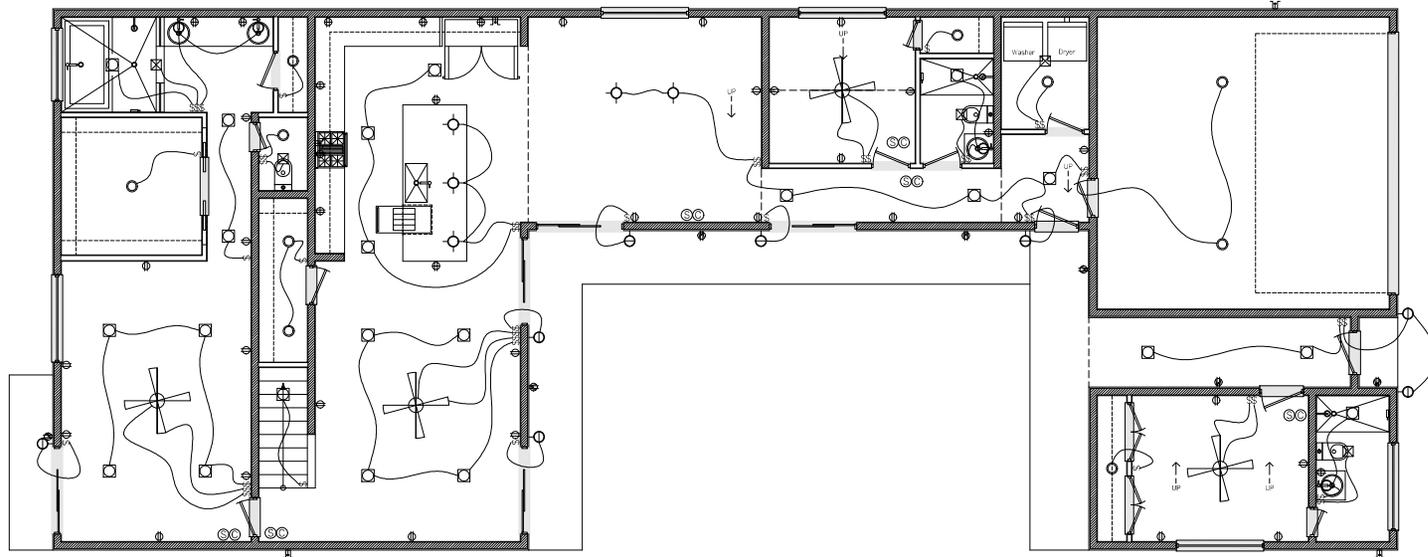
1 Floor Plan, Bldg 1, Level 02
Scale 1/8" = 1'-0" @ 11x17

<p>KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):</p> <p>01 New 24" x 48" 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 #98114. 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 LAWRENCE HODGE ARCHITECT 1015 G. CONNORS AVE AND COURTNEY, TX 78745 512.343.4744 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 02</p> <h1 style="font-size: 2em;">A102</h1>
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① Roof Plan, Bldg 1

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

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	NOTES ON FRAMING	FRAMING AND ROOFING LEGEND	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
<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.</p> <p>05 Linen closet (cabinetry).</p> <p>06 Pantry (cabinetry).</p> <p>07 Access panel to open space above. minimum opening 30" x 48".</p> <p>R1 New walkable-TPO roof deck.</p> <p>R2 New metal coping.</p> <p>R3 New metal scupper.</p> <p>R4 New metal gutter.</p> <p>R5 New metal downspout.</p> <p>REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:</p> <p style="text-align: center;">(X) </p> <p>REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS:</p> <p style="text-align: center;">(X)</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>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #28914. 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 shown) 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>ISSUE DATE 09 June 2021</p>	
			 <p>NEW PROJECT AT 1300 W. 42ND ST. AUSTIN, TX 78704</p> <p>ISSUE DATE 09 June 2021</p> <p>SHEET TYPE Roof Plans</p> <h1 style="font-size: 2em; margin: 0;">A104</h1>		



① MEP Plan, Bldg 1, Level 01

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

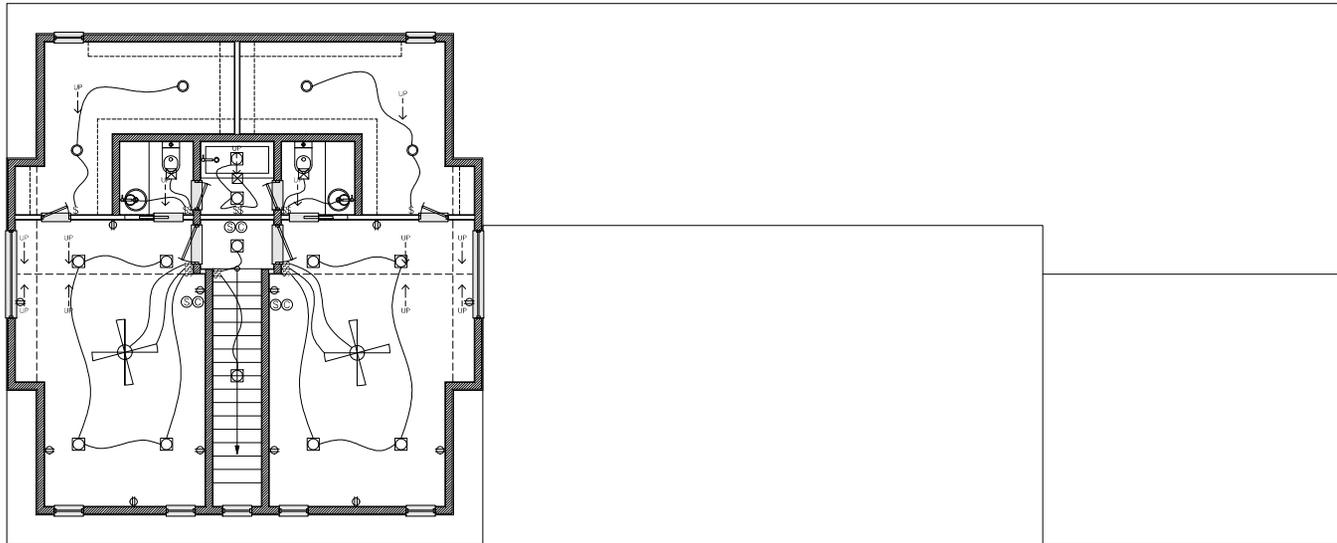
FIXTURE LEGEND				GENERAL MEP NOTES		DISCLAIMERS		SEAL OF ARCHITECT		SEAL OF MUNICIPAL APPROVAL	
				1. Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas 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 GDDs through GDD8 (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 SHALL BE FOR CONSTRUCTION.	 ISSUE DATE: 09 June 2021		 ISSUE DATE: 09 June 2021			
				2. Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.							
				3. Final locations of lighting and outlets to be coordinated in field with Owner.							
				4. Final switching to be coordinated in field with Owner.							

WILLIAM LAWRENCE HODGE ARCHITECT
 1401 S. CONGRESS AVE. AND
 SUITE 1100, TEXAS 78704
 512.476.4141
 WWW.WLHARCHITECT.COM

NEW PROJECT AT 1302 W. 42ND ST.
 AUSTIN, TX 78704

ISSUE DATE: 09 June 2021
 SHEET TYPE: MEP Plans, Level 01

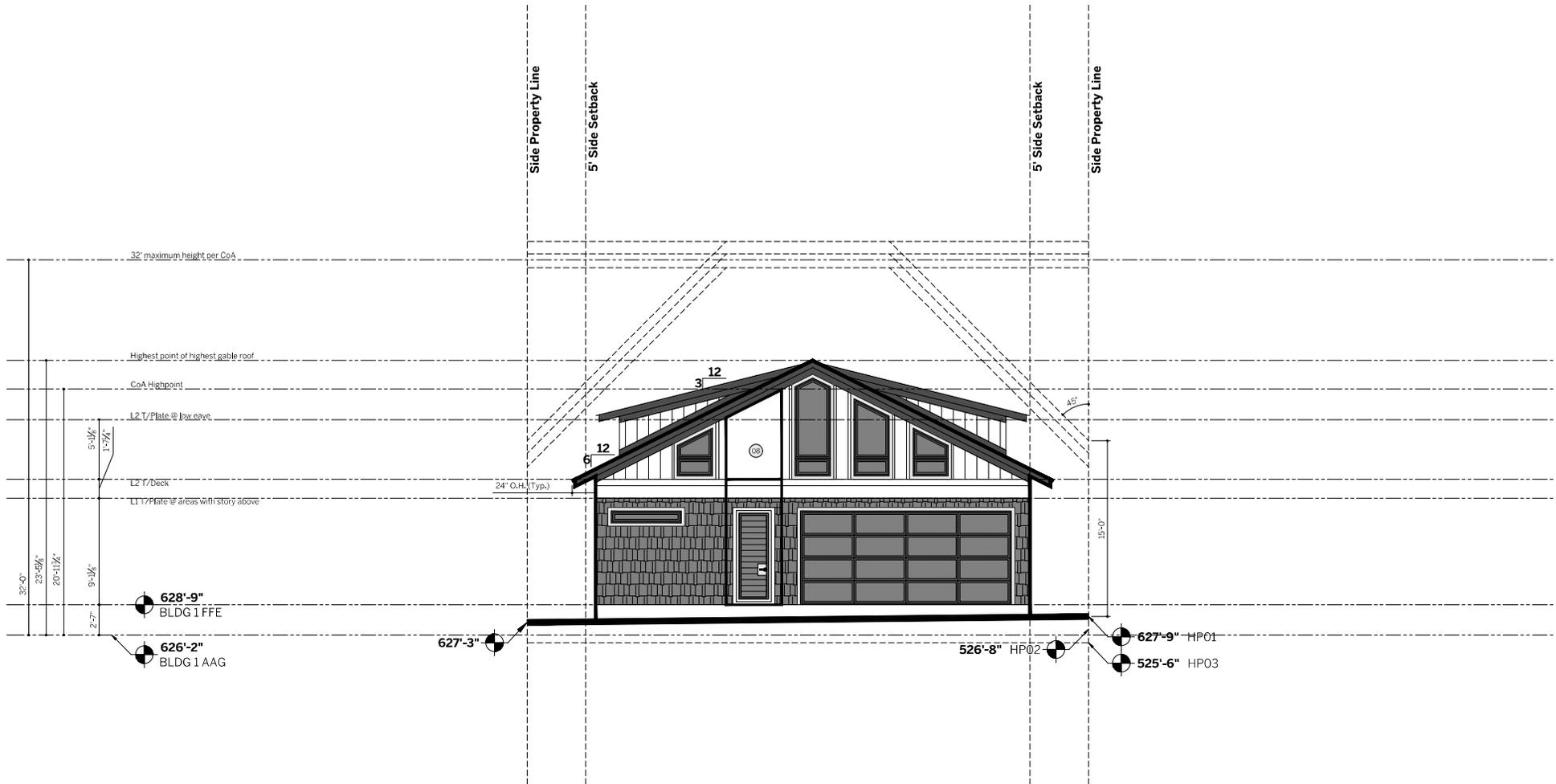
A105



1 MEP Plan, Bldg 1, Level 02

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

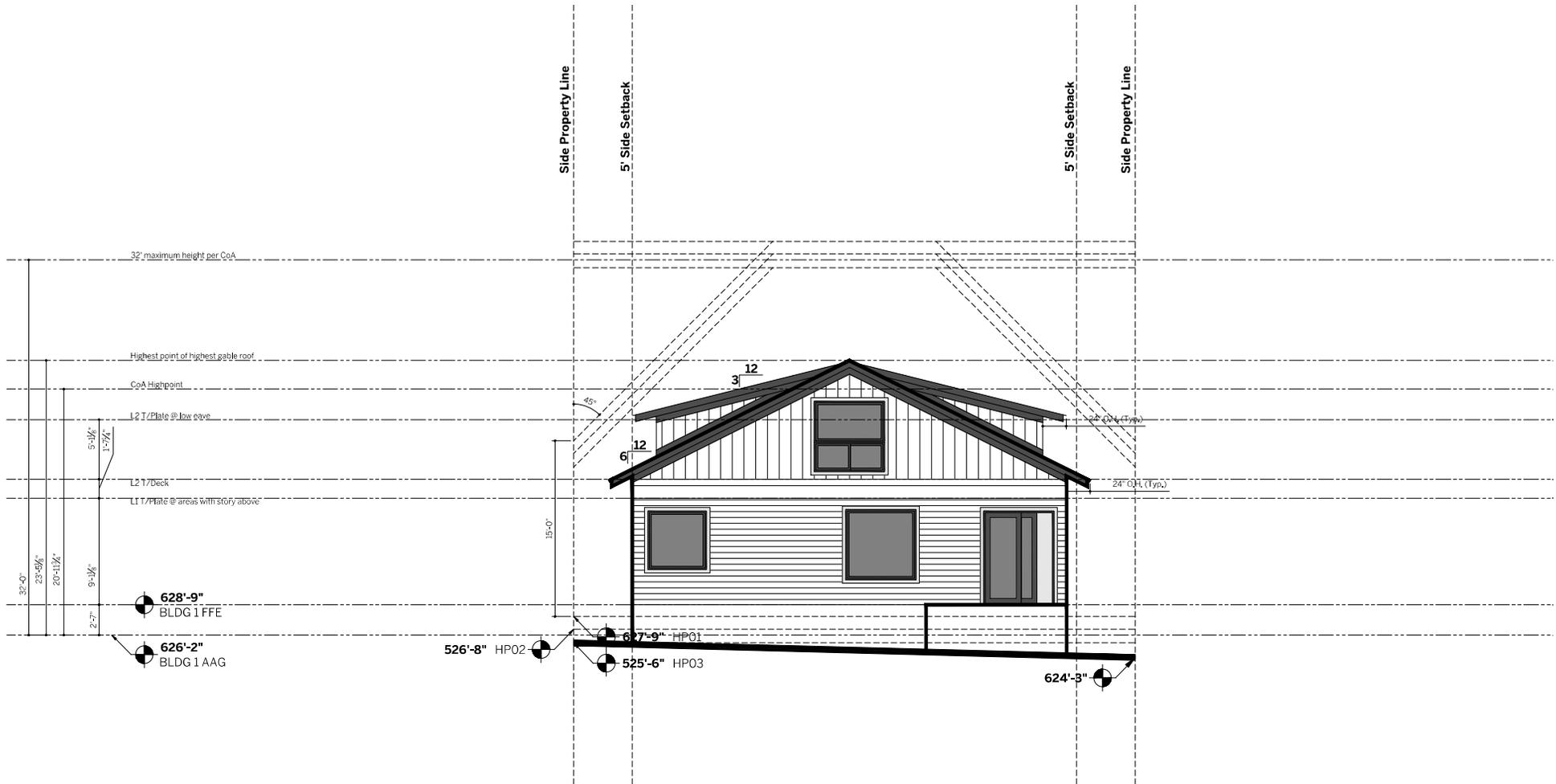
FIXTURE LEGEND				GENERAL MEP NOTES		DISCLAIMERS		SEAL OF ARCHITECT		SEAL OF MUNICIPAL APPROVAL	
	Ceiling fan w/ light kit		Pendant light		Wall switch		Smoke detector				
	Ceiling fan w/ light kit		Ceiling mounted light		Duplex outlet		CO2 detector				<p>NEW PROJECT AT 1302 W. 42ND ST AUSTIN, TX 78704</p> <p>ISSUE DATE: 09 June 2021</p> <p>SHEET TYPE: MEP Plans, Level 02</p> <h1 style="font-size: 2em; margin: 0;">A106</h1>
	Recessed can light		Vanity light		GFI duplex outlet		Thermostat	<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 (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>			
	Exterior walkway light		Waterproof GFI duplex outlet		Hot/cold water tap		Hose bibb	<p>ISSUE DATE: 09 June 2021</p>			
	Undercounter lighting		220v outlet		Gas tap		Gas tankless water heater				
	Exhaust fan		Electric meter								



1 Elevation, Bldg 1, Front

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

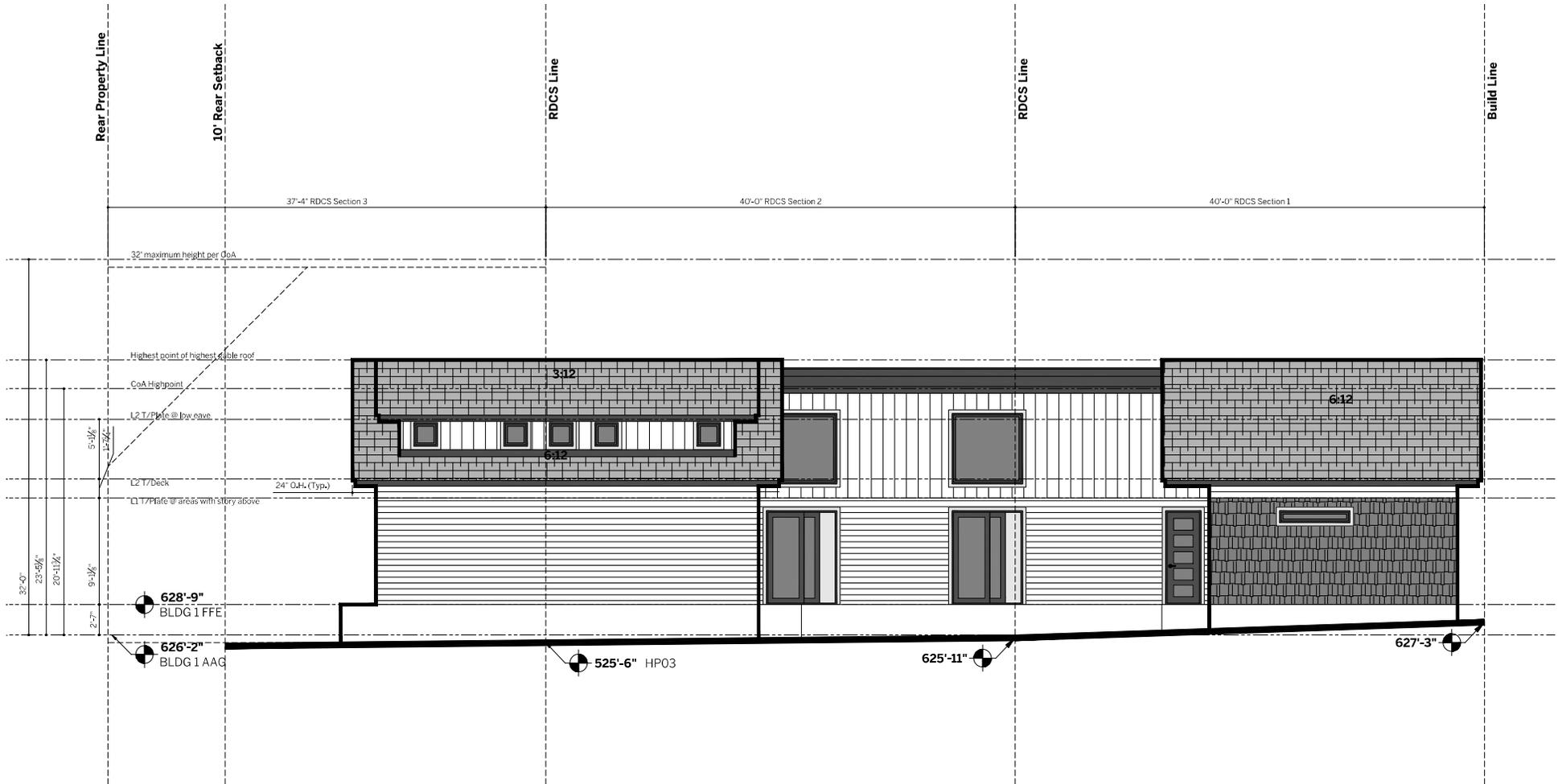
<p>KEYED NOTES.</p> <p>01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 04 New parapet at exterior porch or deck, Minimum 36" above finish floor; 05 New through-wall 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 #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 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>NEW PROJECT AT 1305 W. 42ND ST. AUSTIN, TX 78746</p> <p>ISSUE DATE: 09 June 2021</p> <p>SHEET TYPE: Elevations.</p> <p>A201</p>
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1 Elevation, Bldg 1, Rear

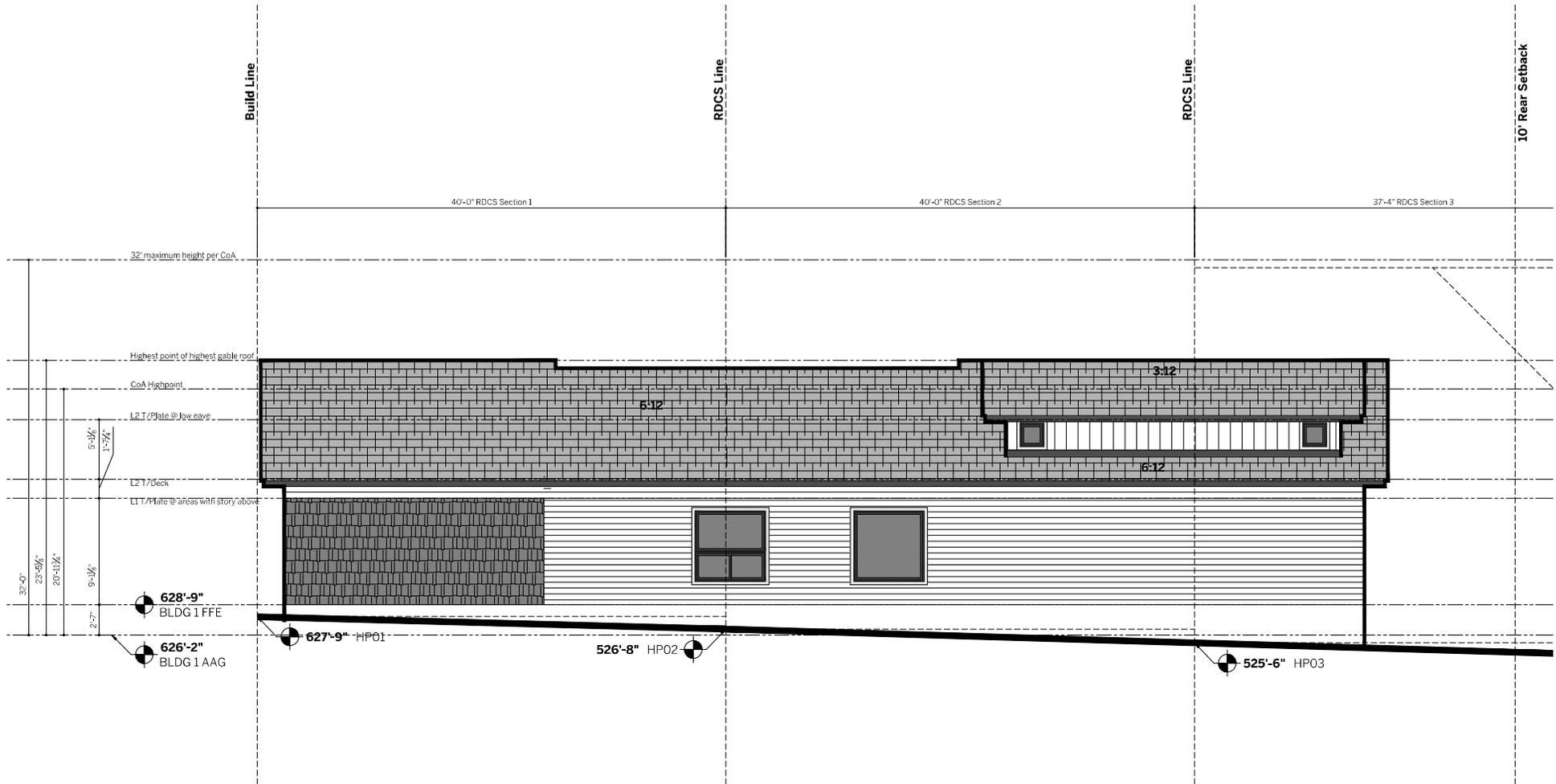
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

<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 #59114. 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 therein, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<p>SEAL OF ARCHITECT.</p>	<p>SEAL OF MUNICIPAL APPROVAL.</p> <p>ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations.</p>	<p>WILLIAM LAWRENCE HODGE AIA ARCHITECT</p> <p>1401 S. CONGRESS AVE. AND SUITE 100, TEXAS 78704 WILLIAMLHODGEARCHITECT.COM</p> <p>NEW PROJECT AT 1302 W. 42ND ST. AUSTIN, TX 78746</p> <p>A202</p>
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1 Elevation, Bldg 1, Left
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36

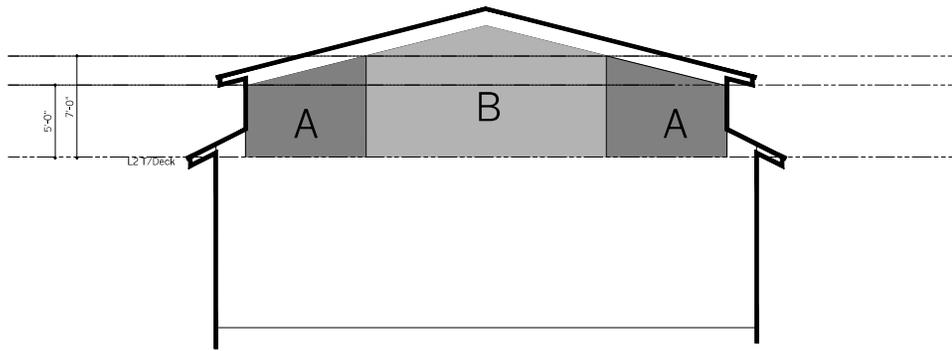
<p>KEYED NOTES.</p> <p>01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 04 New parapet at exterior porch or deck, Minimum 36" above finish floor; 05 New through-wall 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 0001 through 0008 (includes) 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 78704-2124 512.444.1234 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>A203</h2>
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1 Elevation, Bldg 1, Right

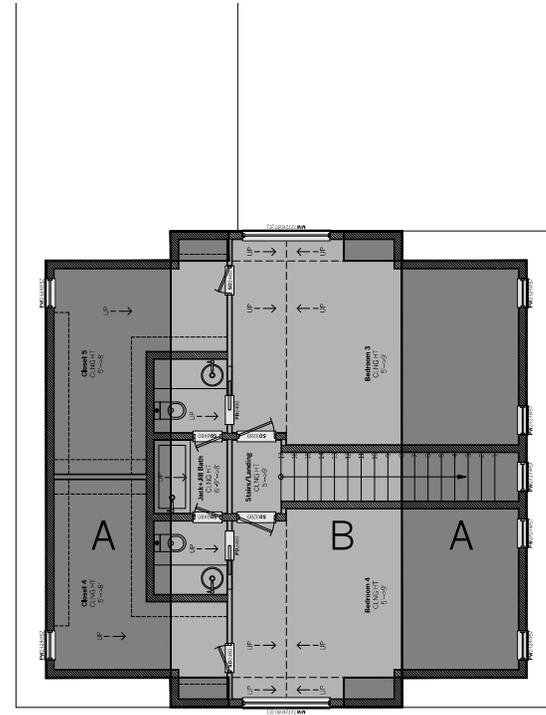
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

<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 #28014. 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>NEW PROJECT AT 1302 W. 42ND ST. AUSTIN, TX 78704 ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations, Bldg 1.</p>	<p>WILLIAM LAWRENCE HODGE AIA ARCHITECT 1401 S. CONGRESS AVE. AND COURTNEY, TX 78746 512.453.4242 WILLIAMSARCHITECT.COM</p> <p>NEW PROJECT AT 1302 W. 42ND ST. AUSTIN, TX 78704 ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations, Bldg 1.</p> <h1 style="font-size: 2em;">A204</h1>
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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 #93914. 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</p> <p>ISSUE DATE 09 June 2021</p> <p>SHEET TYPE Sections</p> <p style="font-size: 24px; font-weight: bold;">A301</p>	



Property Profile



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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

WEST 42ND STREET (50')

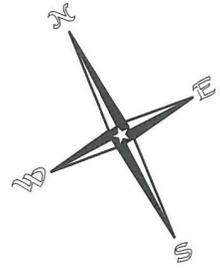
(S59°53'17"E 47.82')
per Doc. 2011119949
S62°03'29"E 48.00'

BENCHMARK
Triangle cut on top of curb.
Elevation = 628.02'

Legend

- x — Iron Rod Found unless noted
- / — Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- — — Wire Fence
- — — Wood Board Fence
- — — Overhead Utility Line
- (Record Bearing and Distance)

SCALE 1" = 20'



BURNET ROAD (50')

N28°24'19"E 139.83'
(140.00')

(140.00')

Christopher T. Mabley
and Janice L. Mabley
Document No. 2006123237

Gordon Stone and
Julia Stone
Doc. No. 2002181808

Nancy N. Abshier
(0.173 Acre)
Vol. 12037 Pg. 1464

Patima Meza
(0.173 Acre)
Vol. 7546 Pg. 90

Sanford L. Bauman, Jr.
Vol. 6809 Pg. 2160

Gus F. Dugger
Volume 1489 Page 512

Randall Towler Kempner
Volume 12494 Page 1180

William Dugger, Jr.
and wife, Esther Dugger
Volume 1132 Page 84

(N30°24'00"E 140.34')
per Doc. 2011119949
N28°28'17"E 140.21'

concrete
626.47'

wood deck
626.52'

finish floor
Elev. 629.48'

One-Story
Frame
No. 1305

wood deck
626.52'

wood deck
626.52'

a/c pad
626.88'

concrete
626.52'

wood deck
626.52'

Katharine M. O'Brien
Document N. 2011119949

Gus F. Dugger, and wife,
Mrs. Laura Dugger
Volume 910 Page 77

0.15 ACRE SURVEYED
6,739 Sq. Ft.

frame garage

(S30°21'09"W 140.28')
per Doc. 2011119949
S28°26'16"W 140.39'

John F. Burnett and
Virginia Garrard Burnett
Volume 13092 Page 1647
John M. Dugger, and wife,
Clara Mae Dugger
Volume 849 Page 415

Justin Levrier and
Ashley Levrier
Document No. 2013077941

LEWIS LANE

TREE LIST

2588	10"	Hackberry
2589	10"	Hackberry
2590	9"	Hackberry
2591	15"	Pecan
2592	20"	Pecan
2593	29"	Pecan

SURVEY MAP OF:

0.15 ACRE OF LAND OUT OF BLOCK 8, LEWIS HANCOCK'S 20 ACRE TRACT, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 133 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND AS CONVEYED TO KATHARINE M. O'BRIEN BY DEED RECORDED IN DOCUMENT NO. 2011119949 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 1305 WEST 42ND STREET.

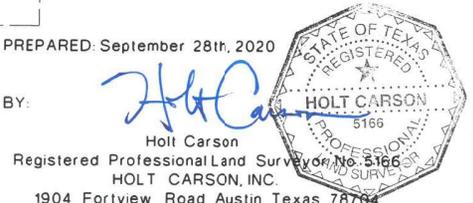
Maria Moshe and Oren Moshe
(0.137 Acre)
Document No. 2018038906

Lot 14
Resubdivision of Lots 7, 8, 9, 10,
11, & 12 Lewis Hancock Subdivision
Volume 8 Page 80

- NOTES:**
- This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
 - NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
 - Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.
 - Orientation for this survey is based upon the State Plane Coordinate System (4203-Texas Central Zone)

PREPARED: September 28th, 2020

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700