

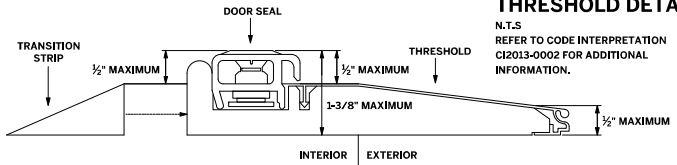


1305 W 42ND ST

1 Visitability Plan

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

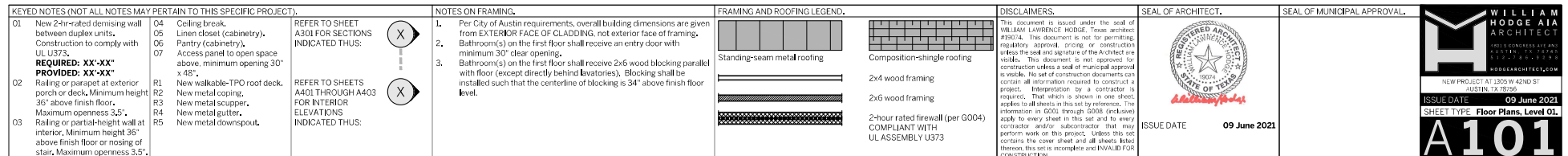
KEYED NOTES:				THRESHOLD DETAIL N.T.S REFER TO CODE INTERPRETATION C12013-0002 FOR ADDITIONAL INFORMATION.	GENERAL NOTE: Refer to sheet 6002 for notes regarding VISITABILITY REQUIREMENTS  Exterior visible route shall have a running slope of no more than 1:12 unless handrails are provided, in which case running slope shall not exceed 1:8. Cross slope shall in no case exceed 1:50.	DISCLAIMERS: 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 6001 through 6008 (Inclusions) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	SEAL OF ARCHITECT:  ISSUE DATE 09 June 2021	SEAL OF MUNICIPAL APPROVAL:  ISSUE DATE 09 June 2021
01	GENERAL NOTE: The junction-box centerline of all light switches and environmental controls shall be no higher than 45" above finished floor.	04	32" clear visible route 2x6 blocking at all walls in bathrooms (except directly behind lavatories), centerline 34" 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. No-step entry and maximum threshold height of 1/2", minimum nominal 36" width,	06	30" x 30" clear space inside bathroom.					
03		07	32" wide door to bathroom. Door shall not impede required 30" x 30" clear space inside bathroom.					
		08	Exterior visible route via driveway.					

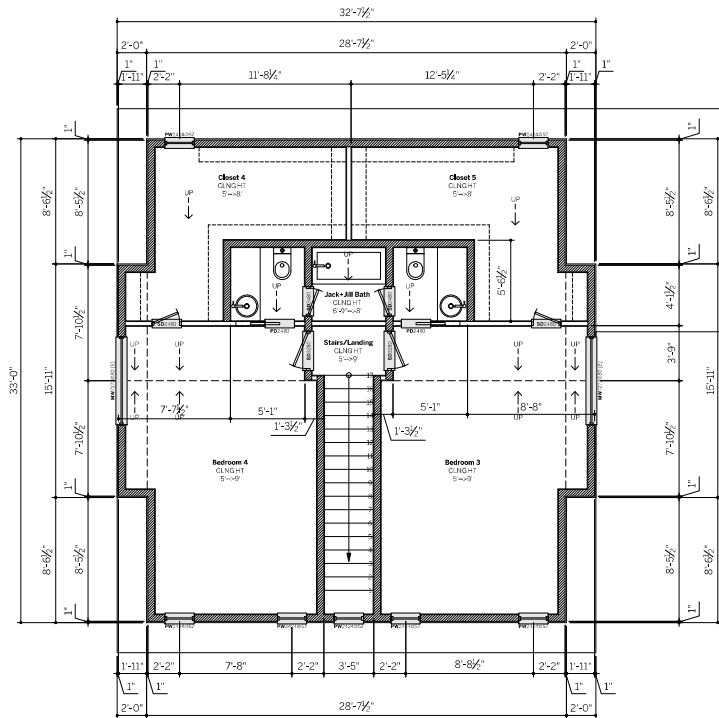
**WILLIAM HODGE AIA ARCHITECT**  
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512.544.8888  
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NEW PROJECT AT 1305 W 42ND ST  
AUSTIN, TX 78704

ISSUE DATE 09 June 2021  
SHEET TYPE Visitability Plan







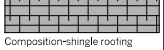
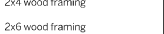
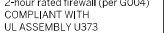



**A001**





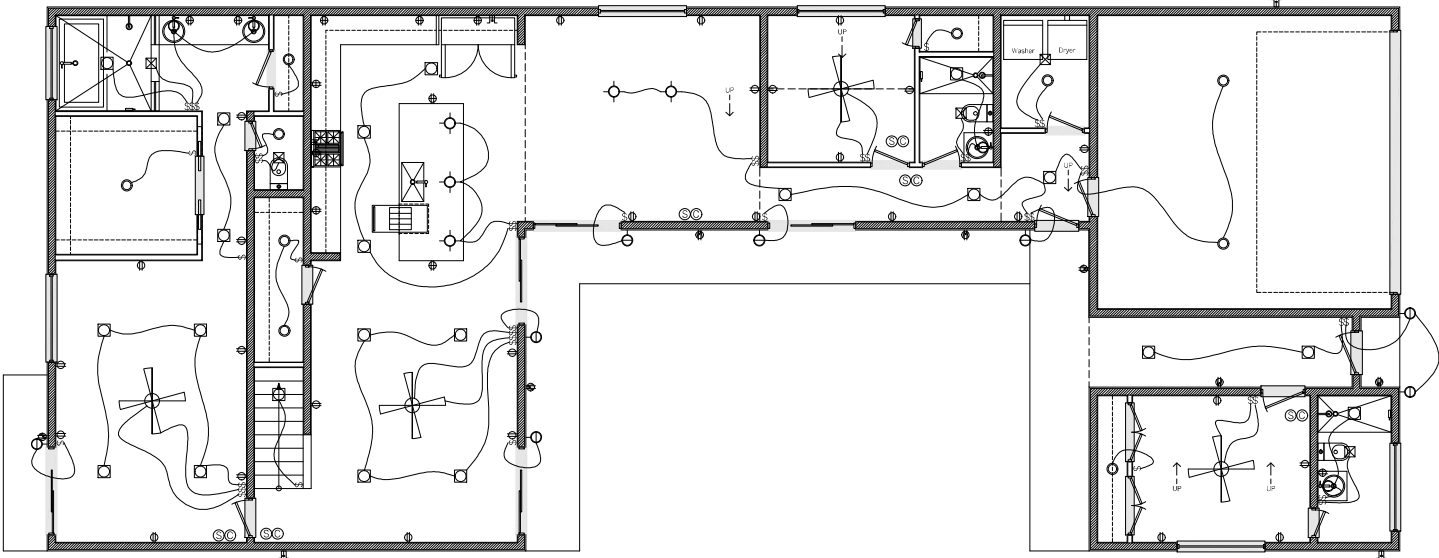
1 Floor Plan, Bldg 1, Level 02

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






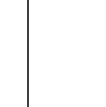

















KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)			NOTES ON FRAMING		FRAMING AND ROOFING LEGEND		DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
01 New 2-1/4" rated demising wall between duplex units. Construction to comply with UL U373. <b>REQUIRED: XX-XX"</b> <b>PROVIDED: XX-XX"</b>	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".	REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:  	1. Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing. 2. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. 3. Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.		 Standing-seam metal roofing  2x4 wood framing  2x6 wood framing  2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U573	 Composition-shingle roofing  2x4 wood framing  2x6 wood framing  2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U573	<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 listed therein, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	 WILLIAM LAWRENCE HODGE ARCHITECT 1901 S CONGRESS AVE AND COSTER, TX 78704 (512) 444-8888 HODGEARCHITECT.COM NEW PROJECT A11305 W 42ND ST AUSTIN, TX 78704 ISSUE DATE: 09 June 2021 SHEET TYPE: Floor Plans, Level 02.	 CITY OF AUSTIN SEAL OF MUNICIPAL APPROVAL A102

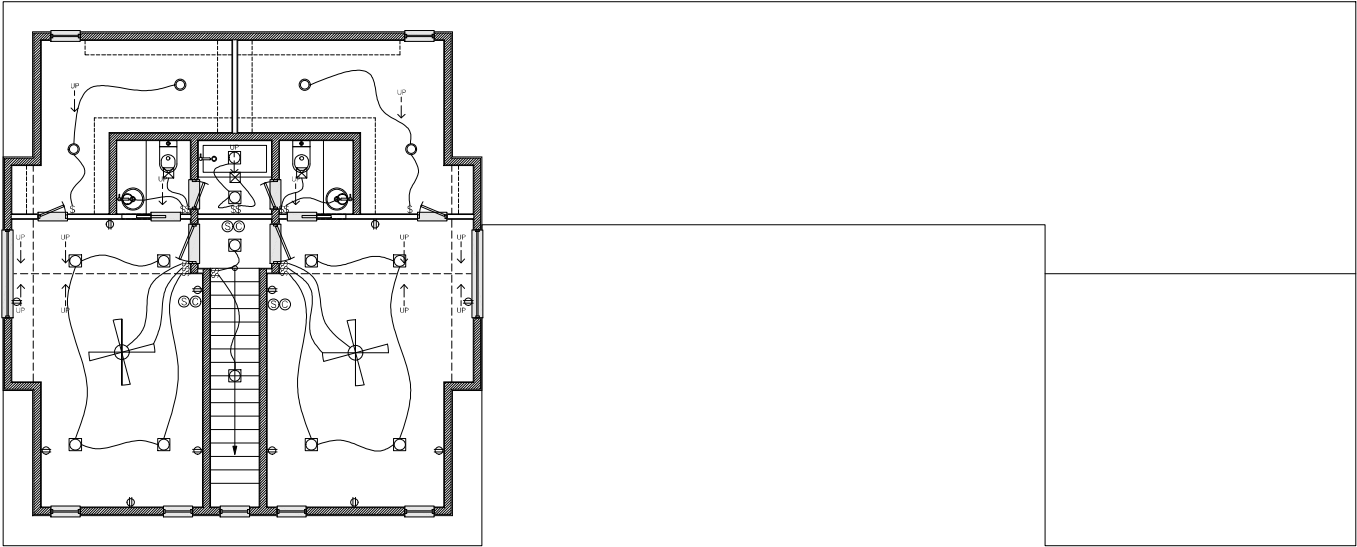
1 Roof Plan, Bldg 1  
Scale 1/8" = 1'-0" @ 11x17  
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)			NOTES ON FRAMING	FRAMING AND ROOFING LEGEND	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
01 New 2-1/4" rated demising wall between duplex units. Construction to comply with UL U373. <b>REQUIRED: XX-XX"</b> <b>PROVIDED: XX-XX"</b>	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".	REFER TO SHEET A301 FOR SECTIONS INDICATED THUS: <div><div>X</div><div>I</div><div>I</div></div>	1. Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing. 2. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. 3. Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.	<div><div>Standing-seam metal roofing</div><div>Composition-shingle roofing</div><div>2x4 wood framing</div><div>2x6 wood framing</div><div>2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U373</div></div>	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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	<div><div>SEAL OF ARCHITECT</div><div>WILLIAM LAWRENCE HODGE REGISTERED ARCHITECT STATE OF TEXAS 19014 WILLIAM L. HODGE WILLIAM L. HODGE ARCHITECT, P.C. 1305 W. 42ND ST. AUSTIN, TX 78746 ISSUE DATE 09 June 2021 SHEET TYPE Roof Plans</div></div>	<div><div>SEAL OF MUNICIPAL APPROVAL</div><div>WILLIAM L. HODGE ARCHITECT 1305 W. 42ND ST. AUSTIN, TX 78746 ISSUE DATE 09 June 2021 SHEET TYPE Roof Plans <b>A104</b></div></div>



























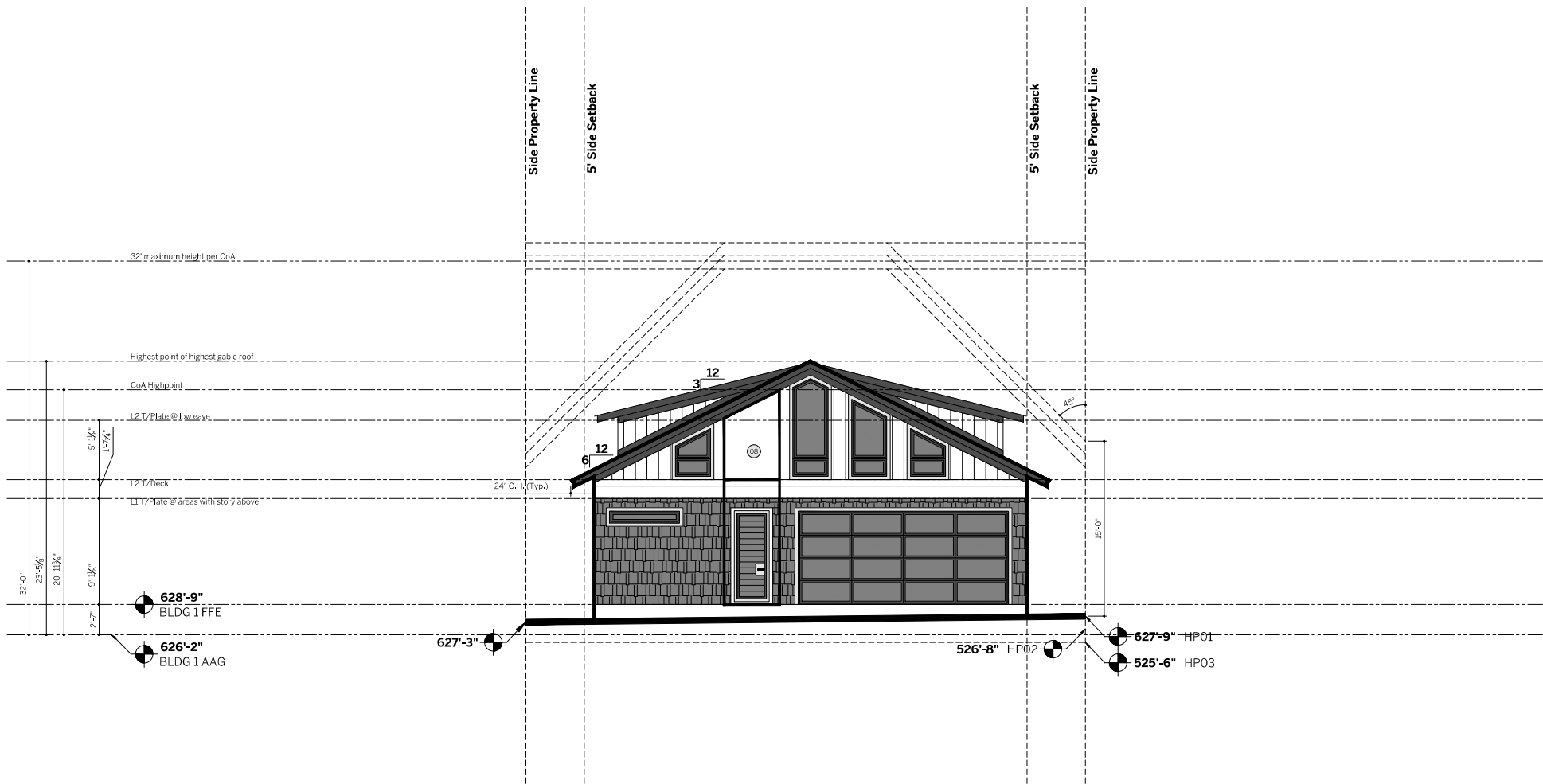
① MEP Plan, Bldg 1, Level 01  
Scale 1/8" = 1'-0" @ 11x17  
Scale 1/4" = 1'-0" @ 24x36

FIXTURE LEGEND				GENERAL MEP NOTES				DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
	Ceiling fan w/ light kit		Pendant light		Wall switch		Smoke detector	<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 GDS1 through GDS8 (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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>		
	Ceiling recessed light		Duplex outlet		CO2 detector					
	Recessed can light		GFI duplex outlet		Thermostat					
	Vanity light		Waterproof GFI duplex outlet		Hot/cold water tap					
	Exterior walkway light		220v outlet		Hose bibb					
	Undercounter lighting		Electric meter		Gas tap					
	Exhaust fan				Gas tankless water heater					



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

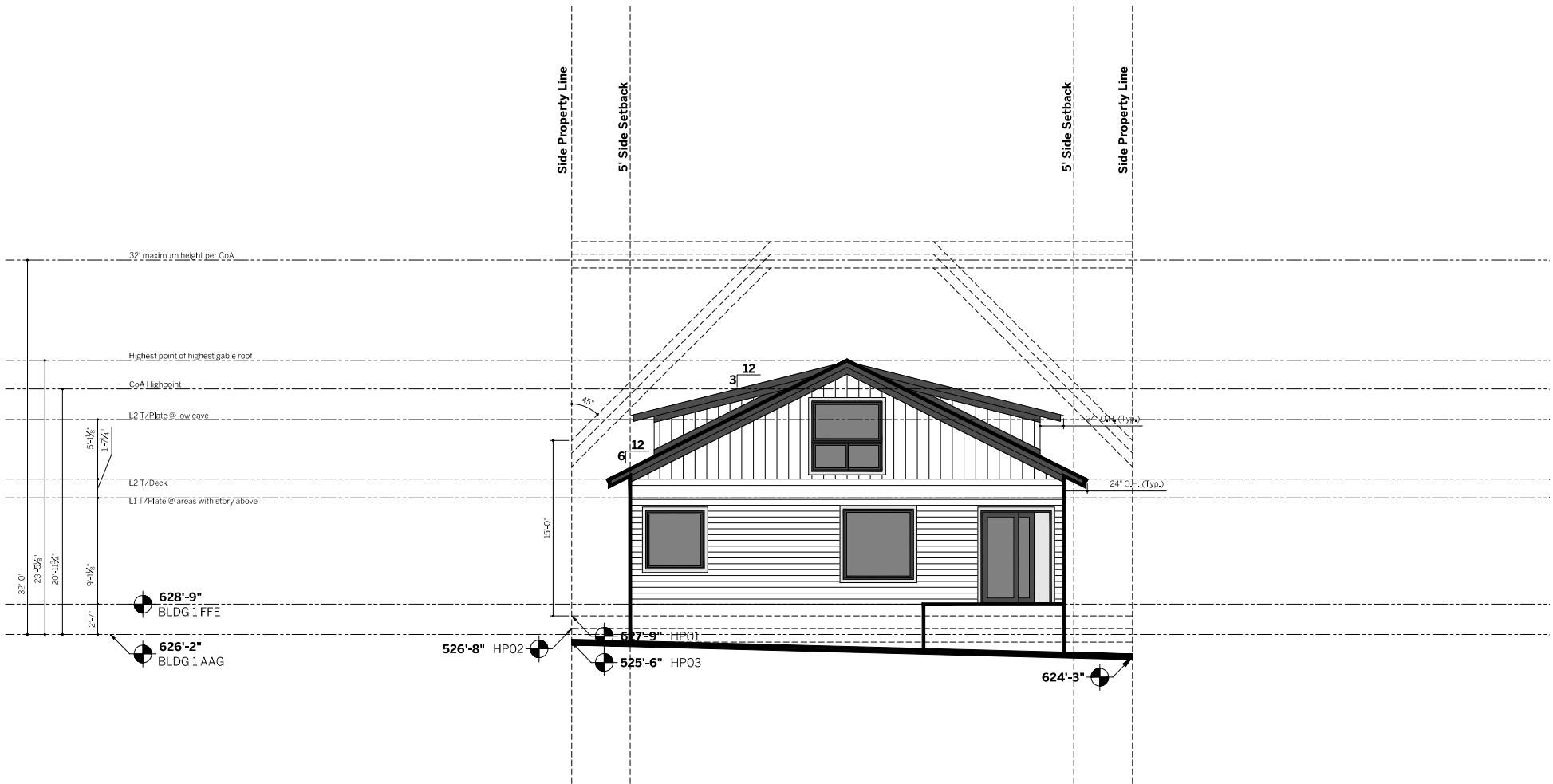
FIXTURE LEGEND				GENERAL MEP NOTES		DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
	Ceiling fan w/ light kit		Pendant light		Wall switch	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing 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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>		
	Ceiling fan w/ no light kit		Ceiling recessed light		Duplex outlet			
			Recessed can light		GFI duplex outlet			
			Vanity light		Waterproof GFI duplex outlet			
			Exterior walkway light		220V outlet			
			Undercounter lighting		Electric meter		ISSUE DATE	09 June 2021
			Exhaust fan		Smoke detector			
					CO2 detector			
					Thermostat			
					Hot radi water tap			
					Hose bibb			
					Gas tap			
					Gas tankless water heater			



① Elevation, Bldg 1, Front

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

KEYED NOTES.	CODE REFERENCES (City of Austin RDOS area only).	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 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 (ref. structural); 08 Clear opening.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.  ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.  LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.	<div>Standing-seam metal roofing</div> <div>Cement-board or RealTrim fascia</div> <div>6" horizontal cement board</div> <div>6" horizontal stained wood</div>	<div>Composition-shingle roofing</div> <div>Cement-board trim or RealTrim</div> <div>24" vertical cement board</div> <div>Stone veneer (ashlar bond)</div>	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p> <p>SEAL OF ARCHITECT: WILLIAM LAWRENCE HODGE REGISTERED ARCHITECT STATE OF TEXAS 19014 HODGEARCHITECT.COM</p> <p>ISSUE DATE: 09 June 2021 SHEET TYPE: Elevations.</p>	<p>NEW PROJECT A1300 W 42ND ST AUSTIN, TX 78746</p> <p>09 June 2021</p> <p>A201</p>

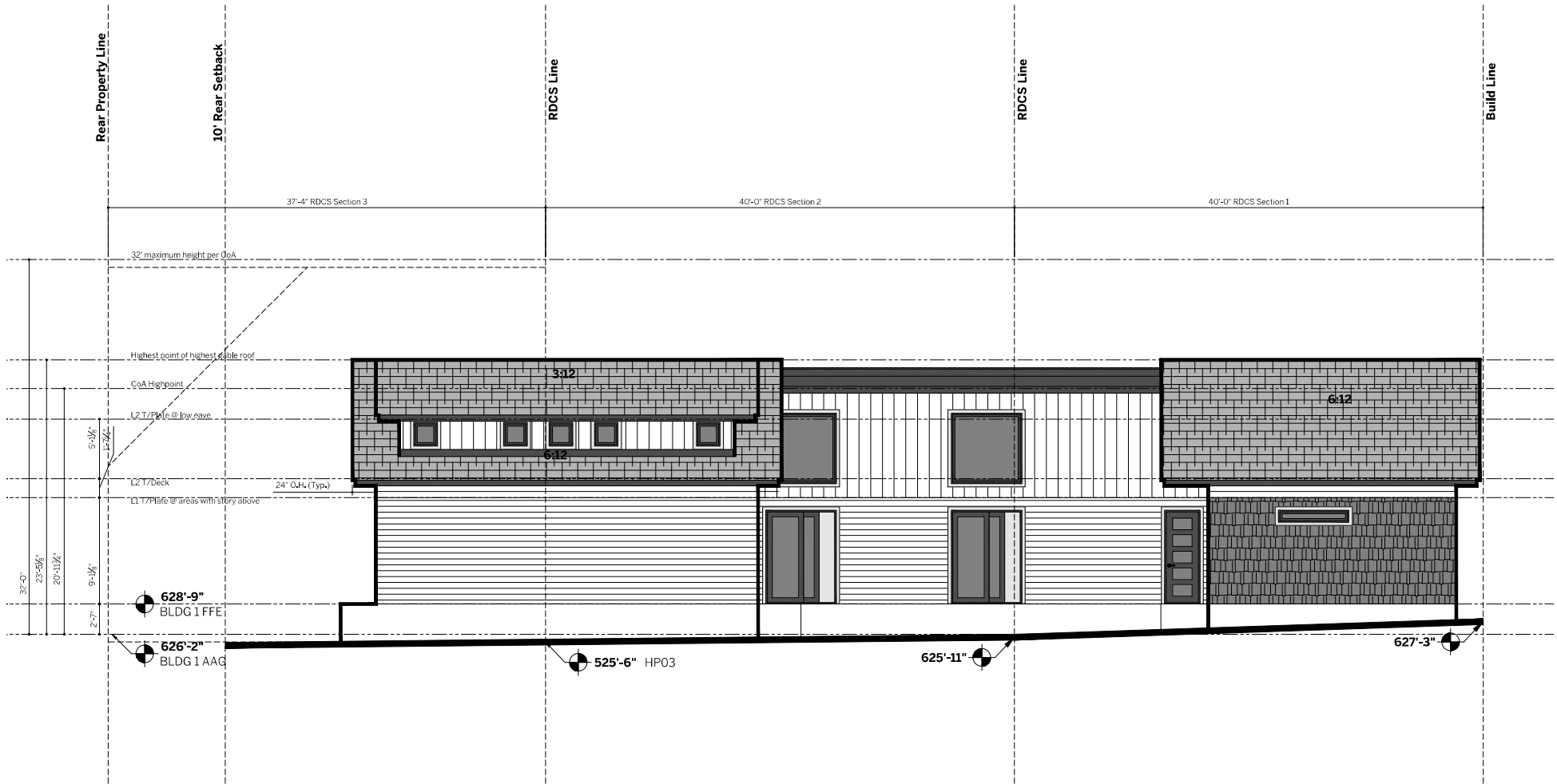


① Elevation, Bldg 1, Rear

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



KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
01 New metal coping, Exposure 6". 02 New metal flashing, Exposure 6" minimum. 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.5". 04 New parapet at exterior porch or deck, Minimum 36" above finish floor. 05 New through-wall scupper. 06 New metal downspout. 07 Steel column (ret. structural). 08 Clear opening.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.  ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.  LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.	<div>Standing-seam metal roofing</div> <div>Cement-board or RealTrim fascia</div> <div>6" horizontal cement board</div> <div>6" horizontal stained wood</div>	<div>Composition-shingle roofing</div> <div>Cement-board trim or RealTrim</div> <div>24" vertical cement board</div> <div>Stone veneer (ashlar bond)</div>	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #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 labeled thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p> <div>SEAL OF ARCHITECT. WILLIAM LAWRENCE HODGE REGISTERED ARCHITECT STATE OF TEXAS 19014 WILLIAM L. HODGE WILLIAM L. HODGE ARCHITECT NEW PROJECT AT 1305 W. 42ND ST. AUSTIN, TX 78746</div>	<div>SEAL OF MUNICIPAL APPROVAL.</div>





① Elevation, Bldg 1, Left

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

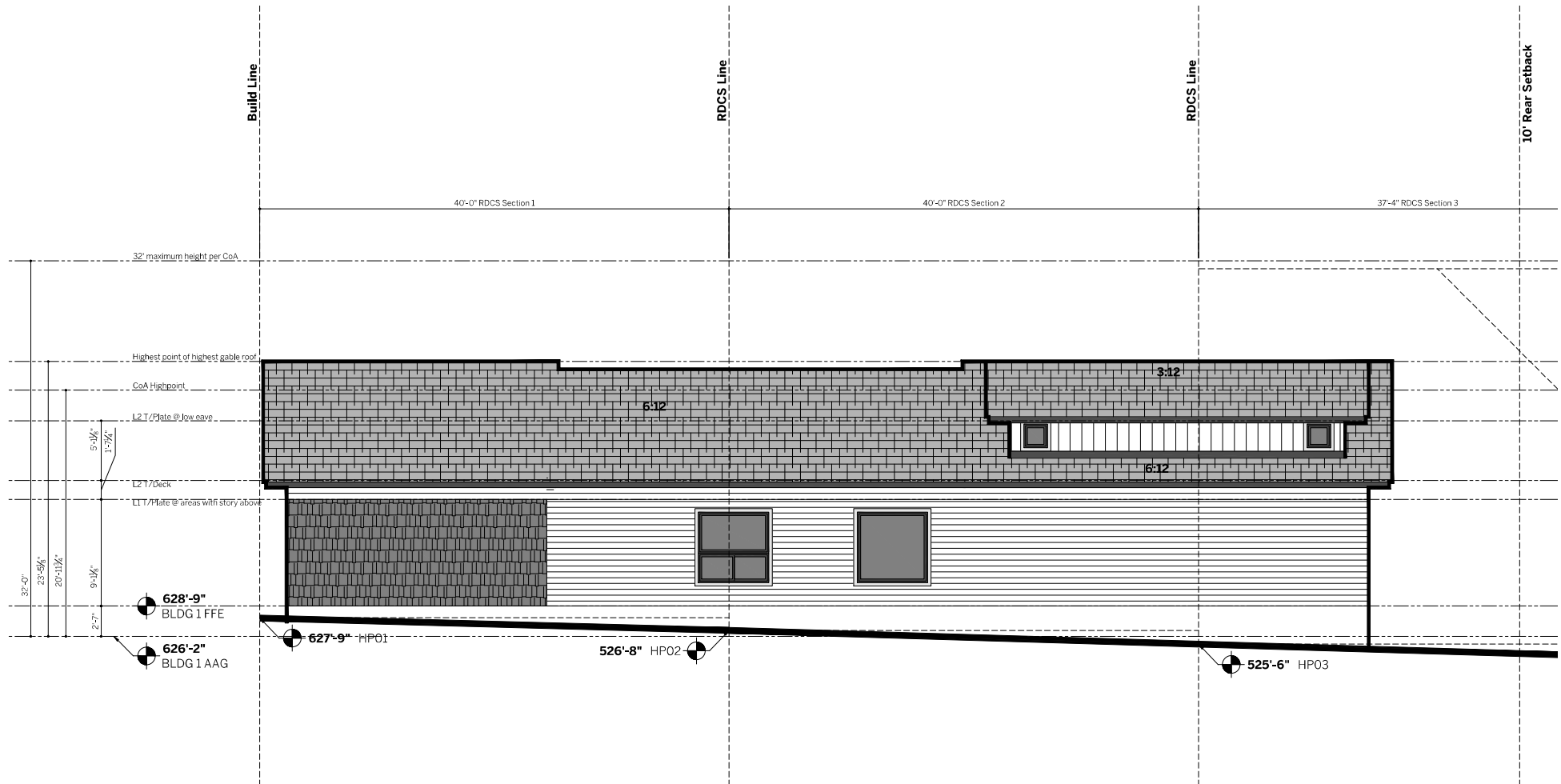
KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 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.	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.	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)	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 GDS1 through GDS8 (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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	 ISSUE DATE 09 June 2021	 ISSUE DATE 09 June 2021

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NEW PROJECT A1309 W 42ND ST  
AUSTIN, TX 78704

ISSUE DATE 09 June 2021  
SHEET TYPE Elevations, Bldg 1.

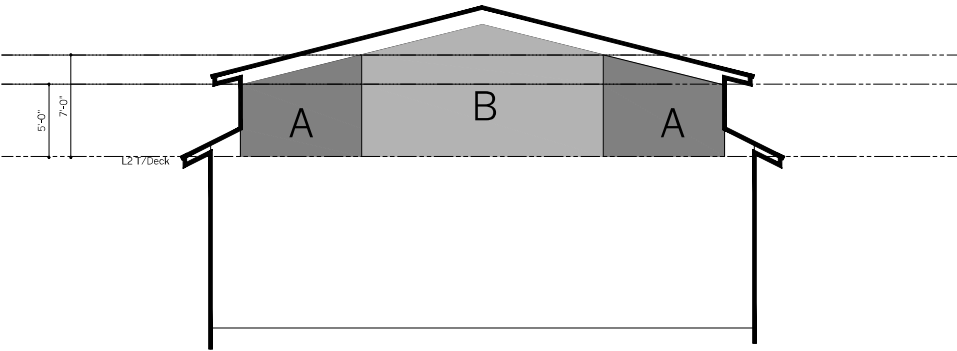
**A203**



① Elevation, Bldg 1, Right

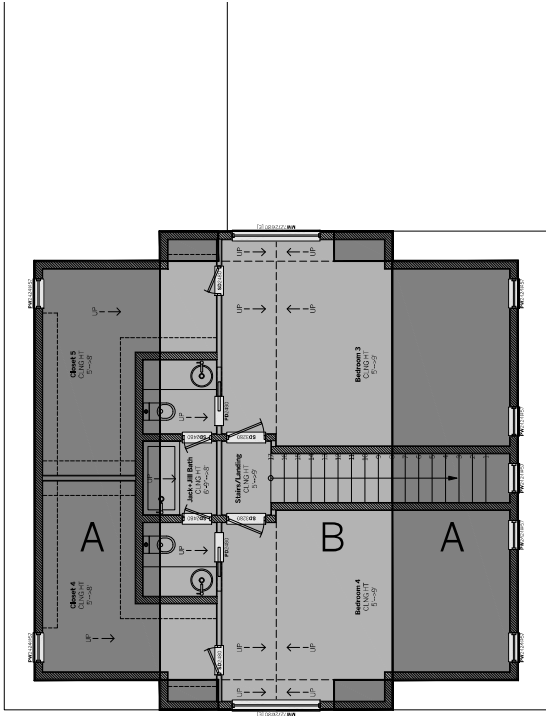
Scale 1/8" = 1'-0" @ 11x17  
Scale 1/4" = 1'-0" @ 24x36

<p><b>KEYED NOTES.</b></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 (ref. structural);</p> <p>08 Clear opening.</p>	<p><b>CODE REFERENCES</b> (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><b>ARCHITECT'S NOTE:</b> 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><b>MATERIALS LEGEND.</b></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><b>DISCLAIMERS.</b></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 GDS1 through GDS8 (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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<p><b>SEAL OF ARCHITECT.</b></p> <p>WILLIAM LAWRENCE HODGE REGISTERED ARCHITECT STATE OF TEXAS 19014</p> <p>ISSUE DATE 09 June 2021</p>	<p><b>SEAL OF MUNICIPAL APPROVAL.</b></p> <p>WILLIAM HODGE AIA ARCHITECT 19014 NEW PROJECT A1305 W 42ND ST AUSTIN, TX 78704 ISSUE DATE 09 June 2021 SHEET TYPE Elevations, Bldg 1 <b>A204</b></p>
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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.	
A	Occupiable space with ceiling height between 5'-0" and 7'-0", indicated thus:		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 GDS1 through GDS8 (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 listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.						
B	Occupiable space with ceiling height greater than 7'-0", indicated thus:								
AREA "A": 524 SF			AREA "B": 484 SF			AREA "C": 0 SF		ISSUE DATE 09 June 2021	
						ISSUE DATE 09 June 2021		SHEET TYPE Sections.	
								A301	

WILLIAM HODGE AIA ARCHITECT  
1901 S. CONGRESS AVE. AND  
COSTER, TX 78745  
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HODGEARCHITECT.COM

NEW PROJECT AT 1305 W. 42ND ST.  
AUSTIN, TX 78746

ISSUE DATE: 09 June 2021  
SHEET TYPE: Sections.

**A301**



Property Profile



NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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# D-1/57

WEST 42ND STREET (50')

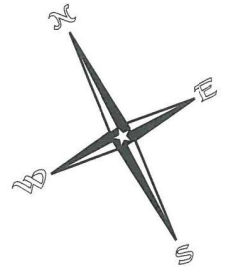
(S59°53'17"E 47.82')  
per Doc. 2011119949  
S62°03'29"E 48.00'

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

Legend

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

SCALE 1" = 20'



Randall Towler Kempner  
Volume 12494 Page 1180

William Dugger, Jr.  
and wife, Esther Dugger  
Volume 1132 Page 34

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

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

(N30°24'00"E 140.34')  
per Doc. 2011119949

N28°28'17"E 140.21'

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

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

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.

## NOTES:

1. 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.
2. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.
4. Orientation for this survey is based upon the State Plane Coordinate System (4203-Texas Central Zone)

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

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



A 1072028