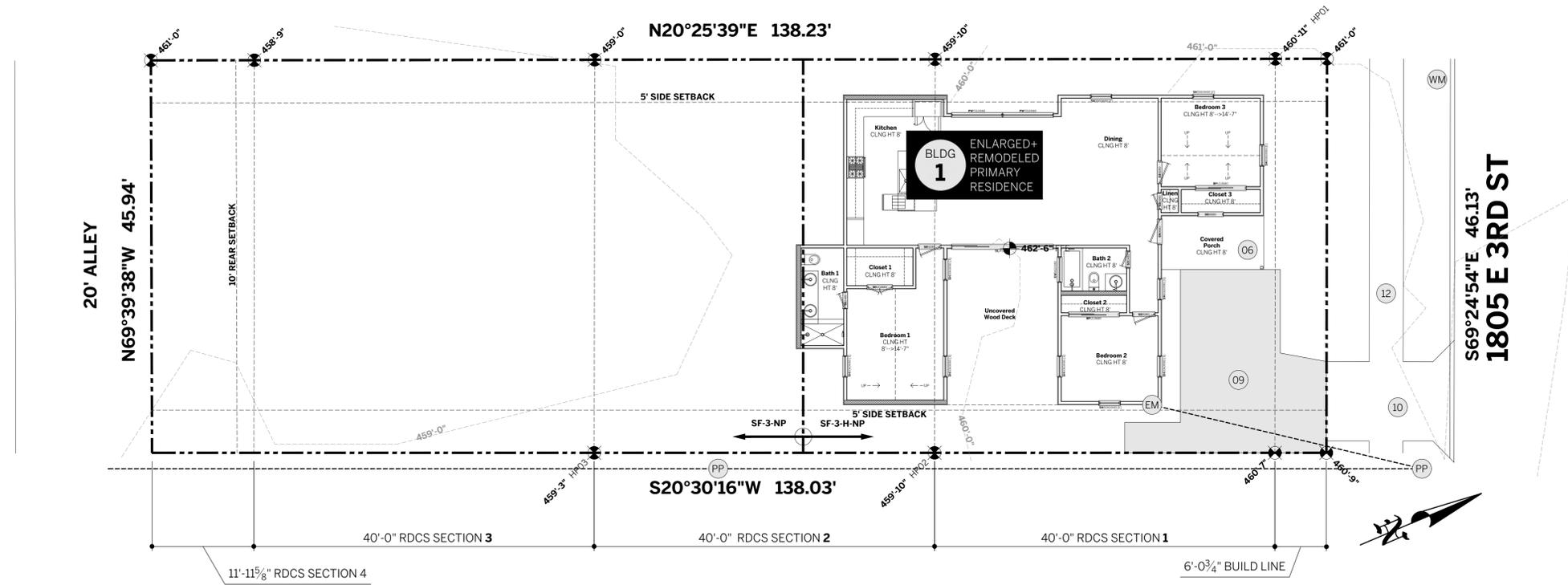


TREE PROTECTION NOTES

- 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.

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 Existing concrete driveway.
03 New garage detached from primary residence.	10 Existing 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 Existing conc. sidewalk in right-of-way.
06 Existing covered porch w/o deck or habitable space above.	13 Existing overhead electric line, indicated thus: ---
07 New uncovered concrete patio.	14 New water supply line, indicated thus: ---

CRITICAL ROOT ZONES AT PROTECTED TREES.

15 New sanitary sewer line, indicated thus: ---	
16 New natural gas line, indicated thus: ---	
EM Electric meter(s).	
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).

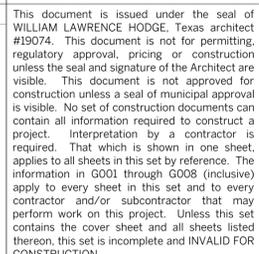
LIST OF PROTECTED TREES.

#	TRUNK Ø	SPECIES

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SEAL OF ARCHITECT.



SEAL OF MUNICIPAL APPROVAL.

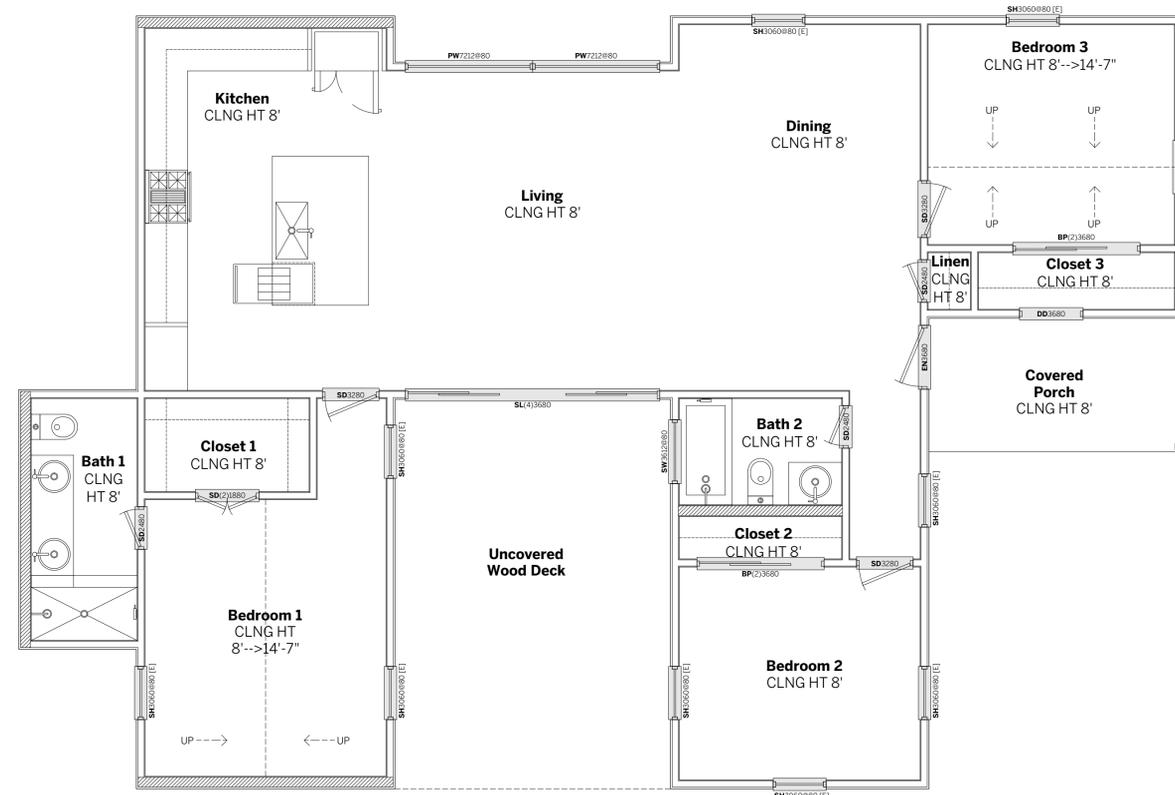
ISSUE DATE **18 June 2021**

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

ISSUE DATE **18 June 2021**
SHEET TYPE **Site Plan.**

A000



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

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

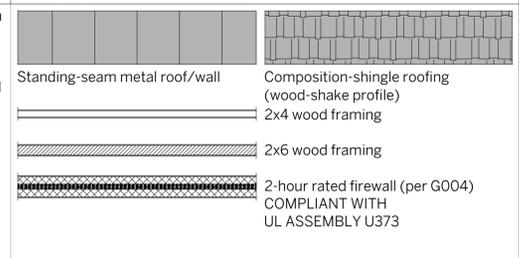
01	New 2-hr-rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX'-XX" PROVIDED: XX'-XX"	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".	REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:
02	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5".	R1 New walkable-TPO roof deck. R2 New metal coping. R3 New metal scupper. R4 New metal gutter. R5 New metal downspout.	REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS:
03	Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".		

04	Ceiling break.	
05	Linen closet (cabinetry).	
06	Pantry (cabinetry).	
07	Access panel to open space above, minimum opening 30" x 48".	
R1	New walkable-TPO roof deck.	
R2	New metal coping.	
R3	New metal scupper.	
R4	New metal gutter.	
R5	New metal downspout.	

NOTES ON FRAMING.

- Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing.
- Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
- Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.

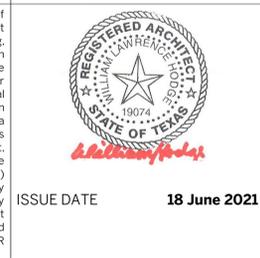
FRAMING AND ROOFING LEGEND.



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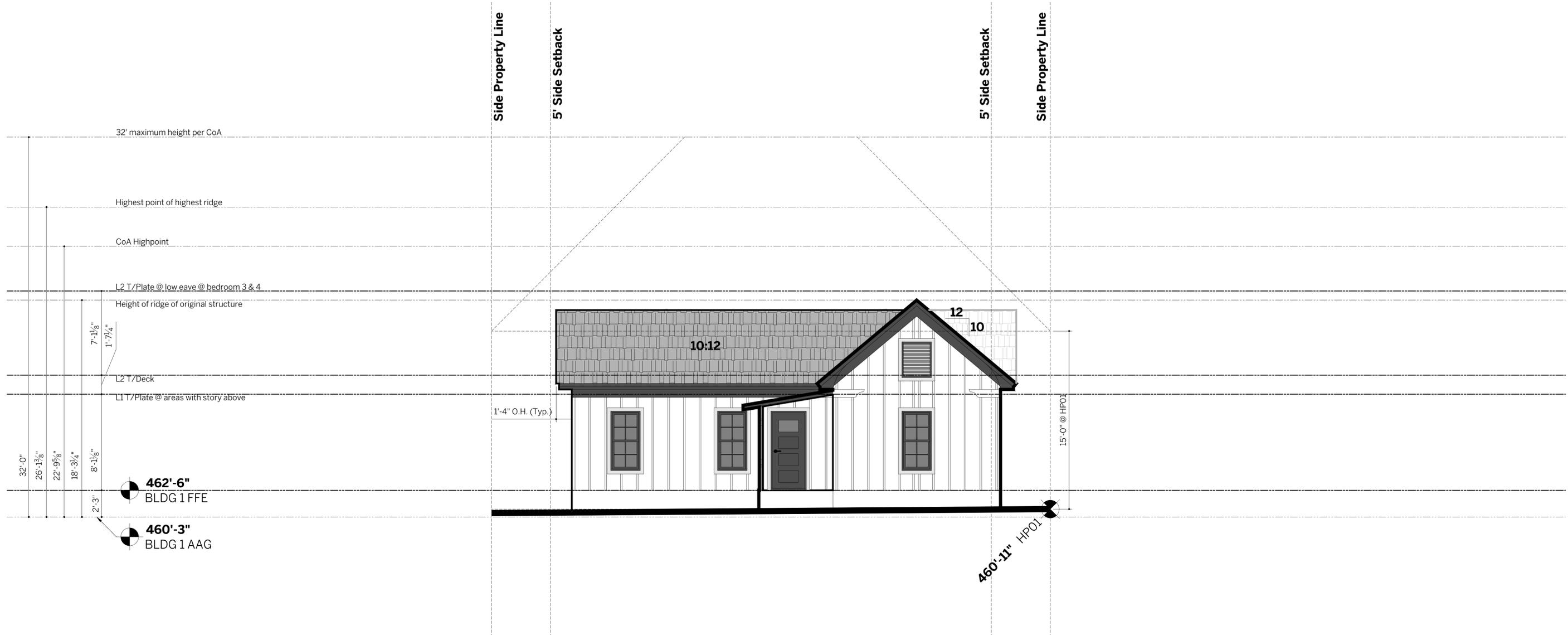
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SEAL OF MUNICIPAL APPROVAL.

REMODEL/ADDITION AT 1805 E 3rd ST
 AUSTIN, TX 78702
 ISSUE DATE **18 June 2021**
 SHEET TYPE **Floor Plans, Level 01**
A101

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 REMODEL/ADDITION AT 1805 E 3rd ST
 AUSTIN, TX 78702
 ISSUE DATE **18 June 2021**
 SHEET TYPE **Floor Plans, Level 01**
A101



NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.

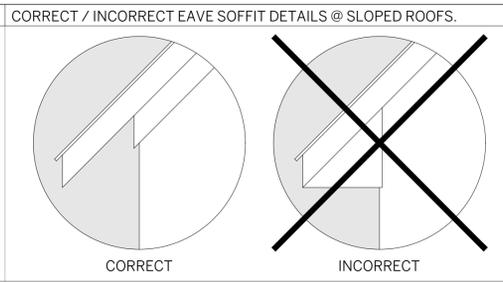
01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	02	Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	03	Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).	04	Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)	09	Replace previously-existing shutters (not shown for clarity).
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1 Elevation, Bldg 1, Front
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

2 Basic Sightline Model (as seen from E 3rd St)
Scale NTS

KEYED NOTES.
01 New metal coping. Exposure 6".
02 New metal flashing. Exposure 6" minimum.
03 New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5".
04 New parapet at exterior porch or deck. Minimum 36" above finish floor.
05 New through-wall scupper.
06 New metal downspout.
07 Steel column (ref: structural).

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.



MATERIALS LEGEND.
Standing-seam metal roof/wall Composition-shingle roofing Cement-board or RealTrim fascia Cement-board trim or RealTrim 6" horizontal cement board 6" horizontal stained wood 12" horizontal cement board 24" vertical cement board Stone veneer (ashlar bond)

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ISSUE DATE **18 June 2021**

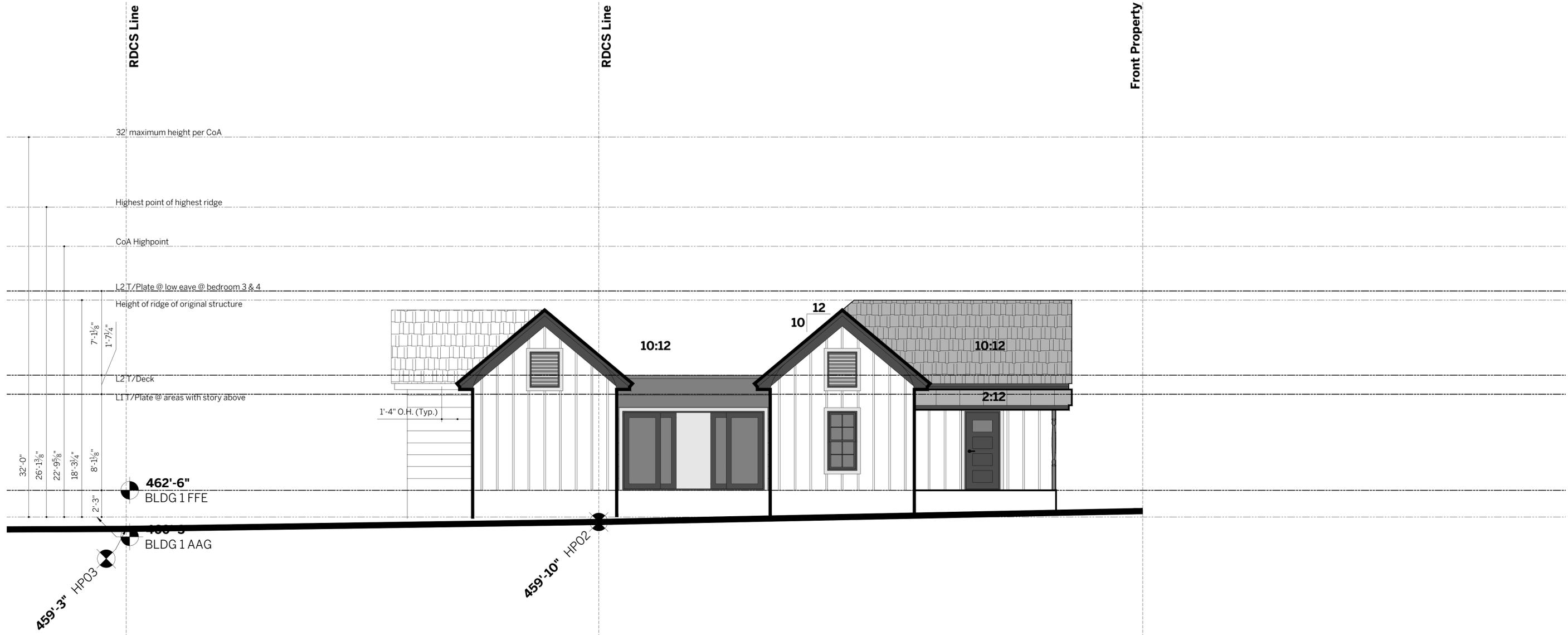
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REMODEL/ADDITION AT 1805 E 3rd ST
AUSTIN, TX 78702

ISSUE DATE **18 June 2021**
SHEET TYPE **Elevations.**

A201



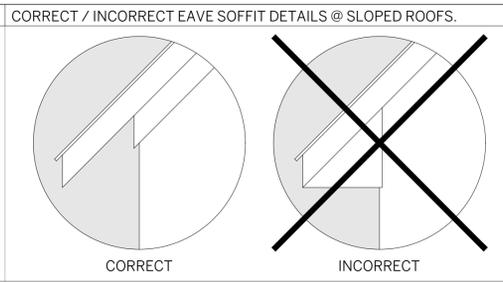
NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.

01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)
02	Unless an element or material has deteriorated beyond the point of repair—or unless specifically noted—existing elements and materials are to be repaired, not replaced.	02	Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.	09	Replace previously-existing shutters (not shown for clarity).
		03	Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.		
		04	Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).				

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

KEYED NOTES.
01 New metal coping. Exposure 6".
02 New metal flashing. Exposure 6" minimum.
03 New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5".
04 New parapet at exterior porch or deck. Minimum 36" above finish floor.
05 New through-wall scupper.
06 New metal downspout.
07 Steel column (ref: structural).

CODE REFERENCES (City of Austin RDCS area only).
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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.



MATERIALS LEGEND.	
Standing-seam metal roof/wall	Composition-shingle roofing
Cement-board or RealTrim fascia	Cement-board trim or RealTrim
6" horizontal cement board	6" horizontal stained wood
12" horizontal cement board	24" vertical cement board
Stone veneer (ashlar bond)	

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ISSUE DATE **18 June 2021**

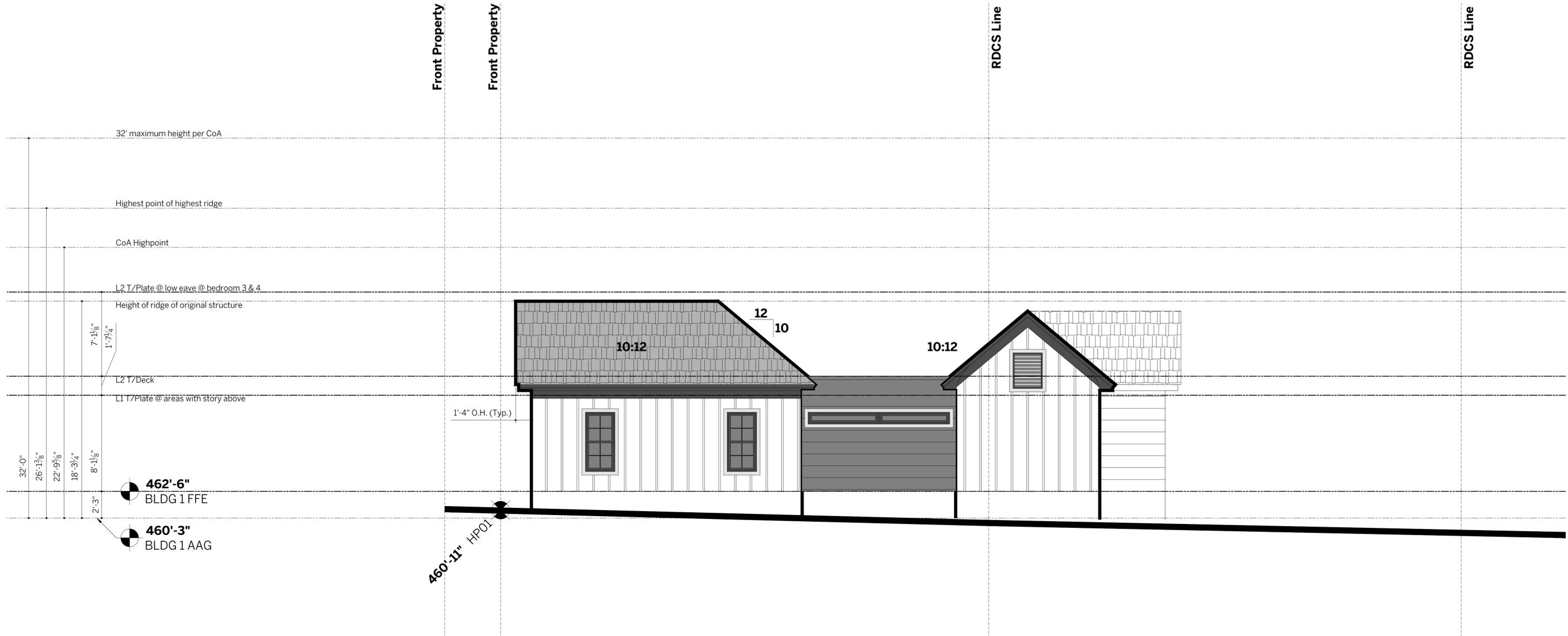
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REMODEL/ADDITION AT 1805 E 3rd ST
 AUSTIN, TX 78702

ISSUE DATE **18 June 2021**
 SHEET TYPE **Elevations, Bldg 1**

A203



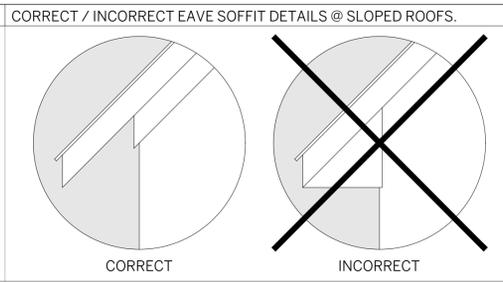
1 Elevation, Bldg 1, Right
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36

NOTES PERTAINING TO REPAIR & RESTORATION OF ORIGINAL STRUCTURE.

01	The contractor shall verify the sizes / dimensions of all existing conditions in the field prior to commencement of work. Sizes, dimensions, and profiles of existing conditions are to be replicated to the greatest extent possible.	01	Repair and repaint existing wood siding (TYP @ FRONT, LEFT, AND REAR).	02	Repair and repaint existing wood battens (TYP @ FRONT, LEFT, AND REAR).	03	Repair and repaint existing wood window and door trim (TYP @ FRONT, LEFT, AND REAR).	04	Repair and repaint existing wood soffits, ornamental trim, and fasciae (TYP @ ALL SIDES).	05	Replace existing substandard front porch covering with new structure of like material, size, and slope.	06	Replace existing front porch columns with new columns of like material, size, and profile to existing shaped column at front-right corner of front porch.	07	Replace existing non-historic front door. Ensure that door is able to be opened, closed, latched, and locked.	08	Repair and repaint existing wood window units. If one or more panes of existing glazing in any window are broken, replace all panes of glazing on all windows on that side of house with new 1/4" single-pane glass. UNDER NO CIRCUMSTANCES ARE EXISTING WINDOW UNITS TO BE REMOVED. (TYP @ ALL WINDOWS)	09	Replace previously-existing shutters (not shown for clarity).
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KEYED NOTES.
01 New metal coping. Exposure 6".
02 New metal flashing. Exposure 6" minimum.
03 New metal railing at exterior porch or deck. Minimum height 36" above finish floor. Maximum opening 3.5".
04 New parapet at exterior porch or deck. Minimum 36" above finish floor.
05 New through-wall scupper.
06 New metal downspout.
07 Steel column (ref: structural).

CODE REFERENCES (City of Austin RDCCS area only).
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REMODEL/ADDITION AT 1805 E 3rd ST
 AUSTIN, TX 78702

ISSUE DATE 18 June 2021
SHEET TYPE Elevations, Bldg 1

A204