

APPLICABLE CODES
International Residential Code 2021
International Plumbing Code 2021
National Electric Code 2020
Uniform Mechanical Code 2021
International Energy Conservation Code 2021
All City and local Amendments

Address
3909 AVENUE G
AUSTIN, TX 78751

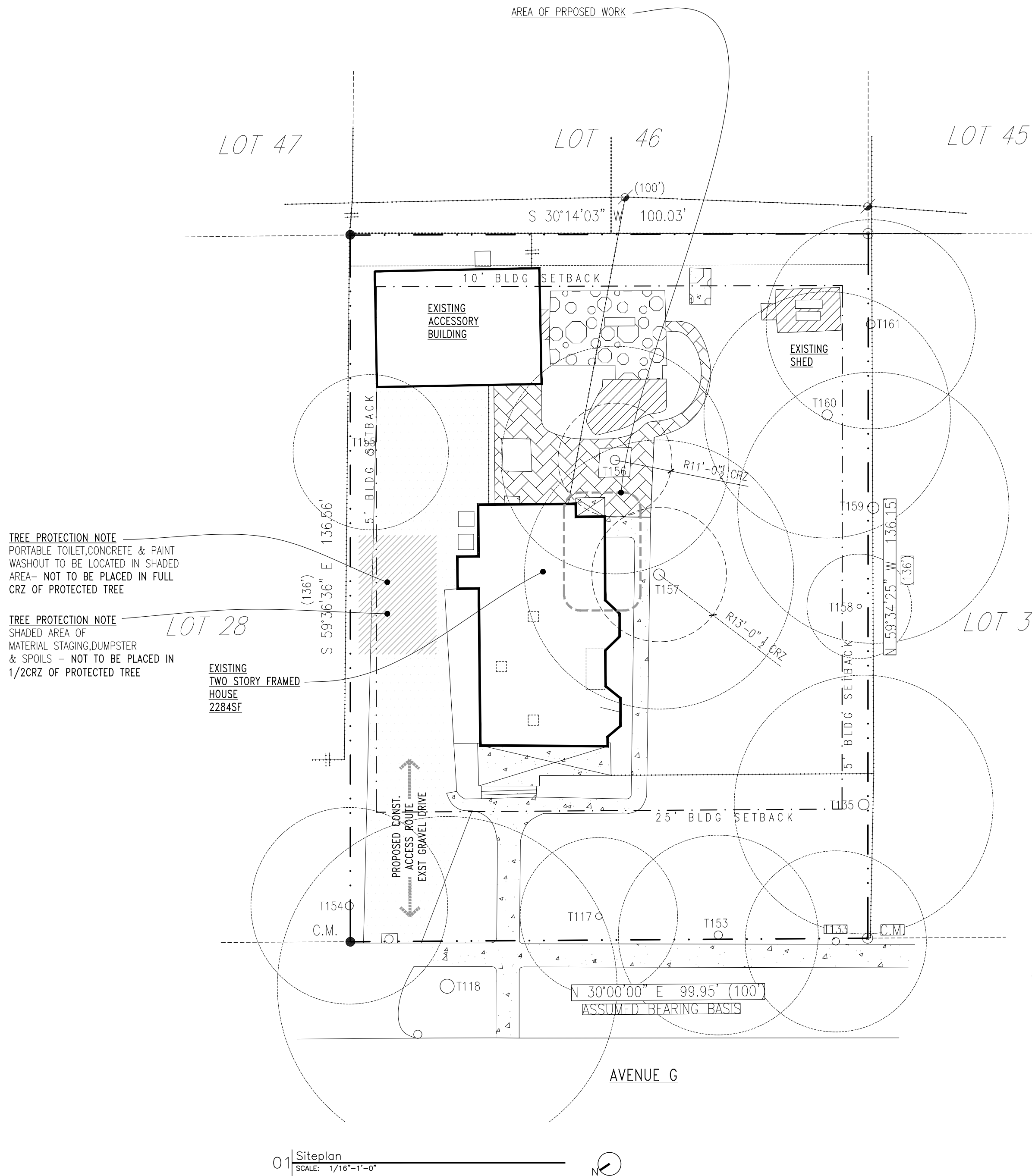
ID 213107
LOT 29 SHADOW LAWN

NEIGHBORHOOD:
HYDE PARK

SF-3-H-HD-NCCD-NP

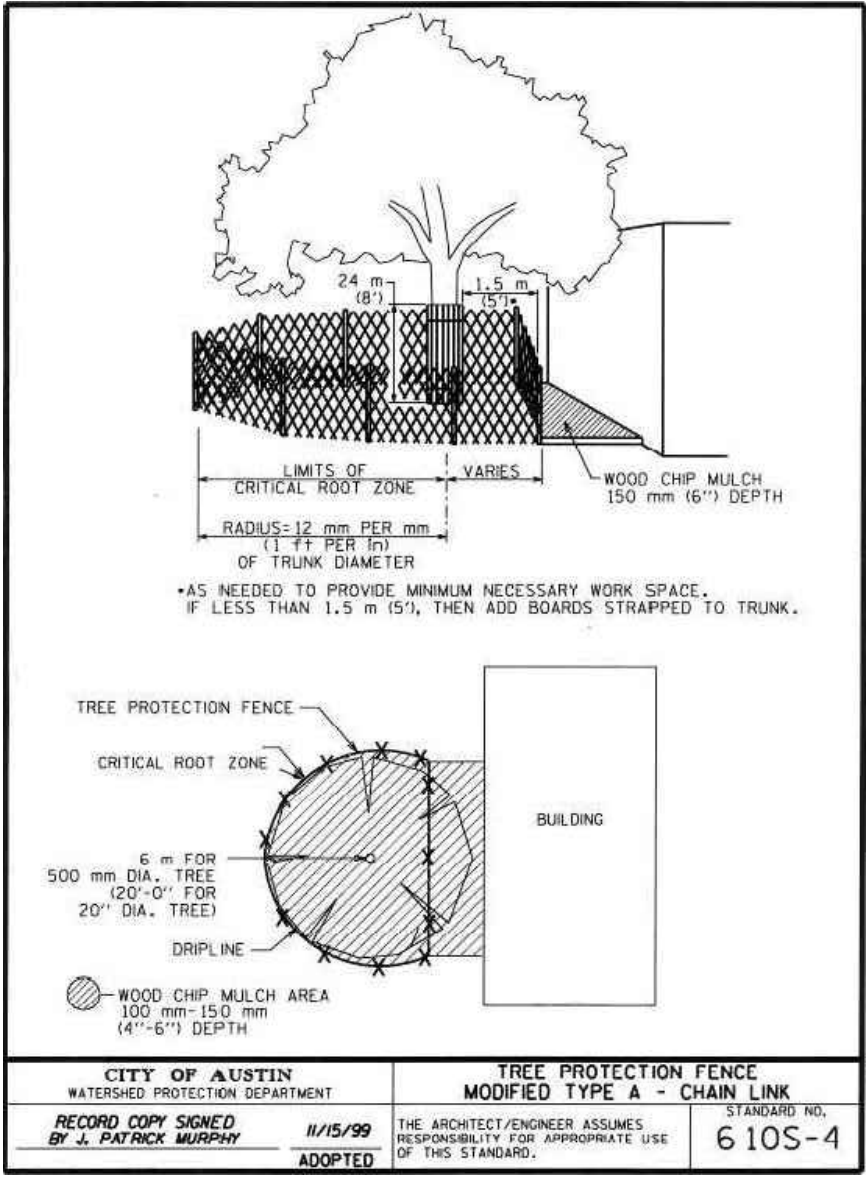
COA Subchapter F
Zoning Summary:
Min Lot Size 5750
Min Lot Width 50'
Max unit per dwelling 1
Max height 35' (32' Sub F)
Min Setbacks
Front 25'
St Side yard 15
Int Side yard 5
Rear 10 (alley 5')

- PROJECT NOTES
- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH ARCHITECTS AND OWNERS TO WALK THROUGH THE DRAWINGS AND TO ADDRESS ANY QUESTIONS OR CONCERNS.
 - ALL MECHANICAL WORK TO BE DESIGN/BUILD BY MECHANICAL CONTRACTOR
 - REFERENCE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION
 - COORDINATE FINAL FINISH MATERIALS, LIGHT FIXTURES, PLUMBING FIXTURES WITH INTERIOR DESIGNER



TREE TABLE	
TAG#	DESCRIPTION
T117	15.2" PECAN
T118	32.8" PECAN
T133	17.5" PECAN
T135	25.0" PECAN
T153	19.3" PECAN
T154	19.0" SYCAMORE
T155	15.0" OAK
T156	22.0" OAK
T157	26.0" PECAN
T158	10.1" OAK
T159	26.2" PECAN
T160	23.8" PECAN
T161	20.2" PECAN

- TREE PROTECTION NOTES
- *NO CONSTRUCTION ACCESS ROUTE, MATERIAL STAGING,DUMPSTER OR SOILS PLACEMENT WITHIN $\frac{1}{2}$ " CRZ OF PROTECTED TREE
 - NO PORTABLE TOILET,CONCRETE OR PAINT WASHOUT IN FULL CRZ OF PROTECTED TREE
 - ** PROVIDE 5' HIGH CHAIN LINK MESH FENCING TO INCORPORATE ENTIRE $\frac{1}{2}$ " CRZ SEE 3/A0.1
 - $\frac{1}{4}$ CRZ NO NEW IMPACT
 - $\frac{1}{4}$ CRZ NO CUT/FILL GEATER THAN 4"
 - FULL CRZ PRESERVE 50%
 - IF TRENCHING WITHIN THE $\frac{1}{2}$ CRZ OF PROTECTED TREES CANNOT BE AVOIDED, THE TRENCHES WILL HAVE TO BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5"+ IN DIAMETER AND THE PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
 - IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.



02 COA TREE PROTECTION
SCALE: NTS

WINDOW REPLACEMENT AT FLANAGAN-HEIERMAN HOUSE

3909 AVENUE G
AUSTIN, TEXAS

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09.09.22

CHARLES J MELANSON ARCHITECT LLC

2304 E 10TH STREET
AUSTIN, TEXAS 78702

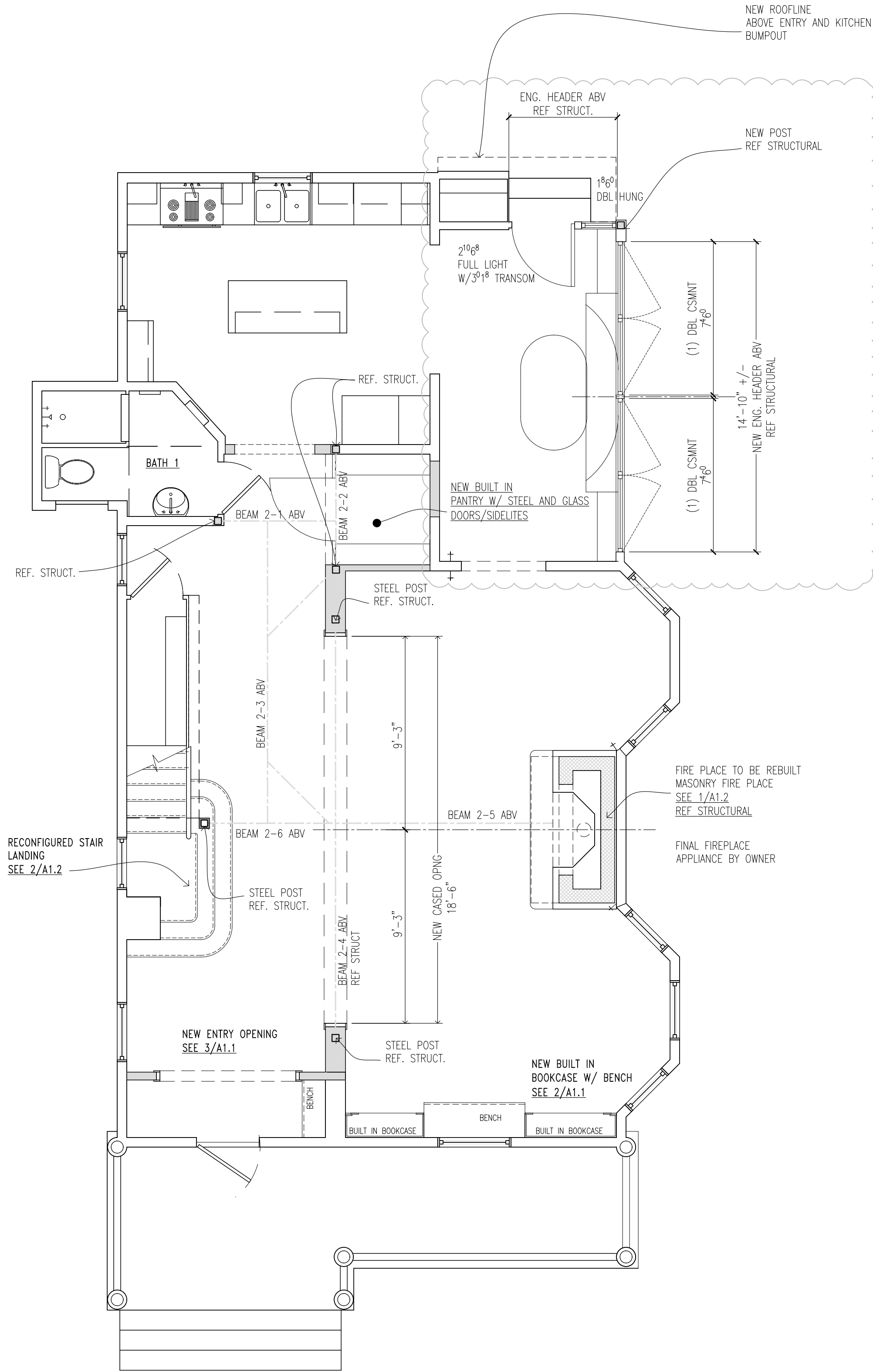
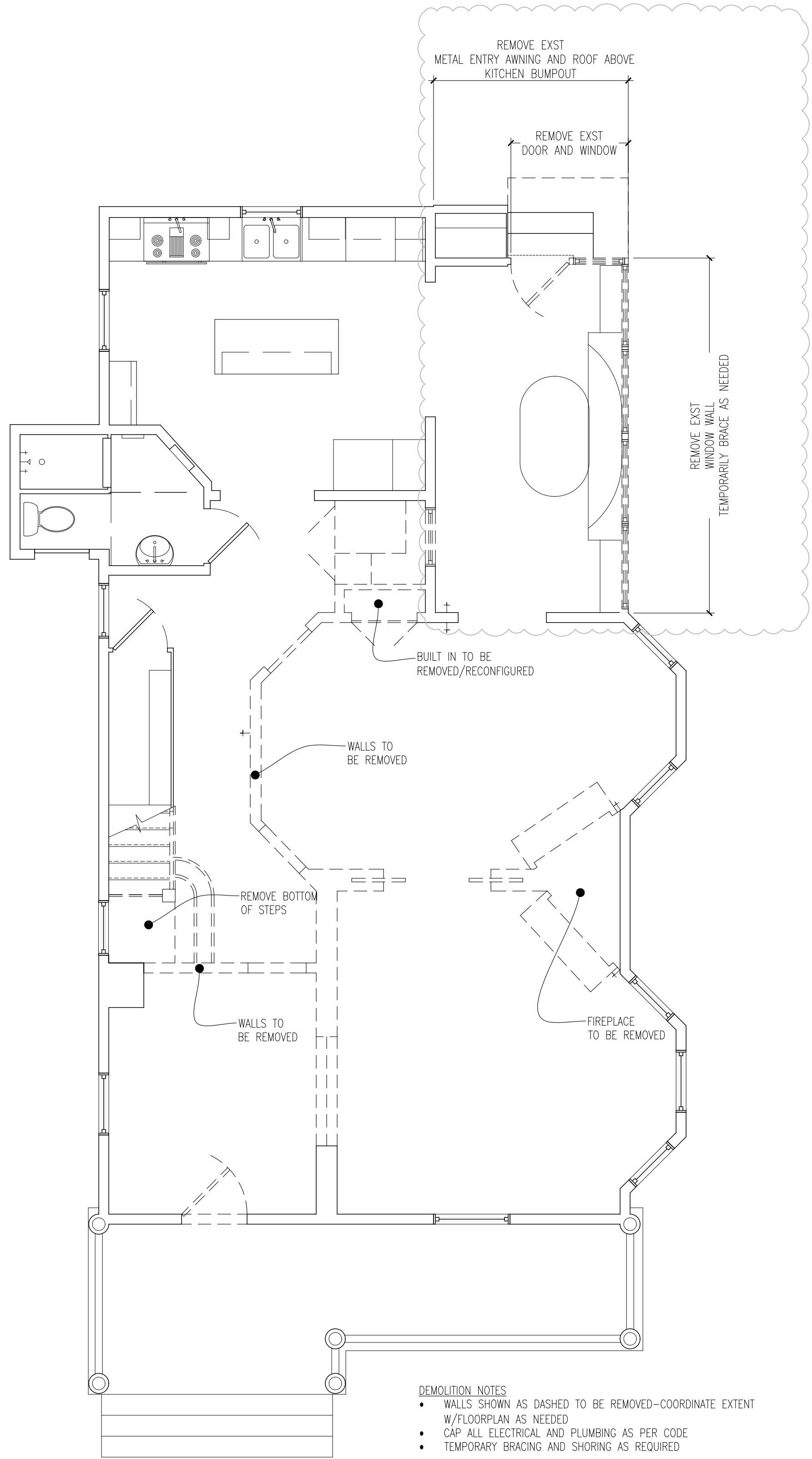
512.923.8988
CJM.ARCHITECTURE@GMAIL.COM

PROJECT:
REMODEL
FOR
FLANAGAN-HEIERMAN HOUSE

3909 AVENUE G
AUSTIN, TEXAS

ISSUE	DATE
REVIEW BOARD	09.09.22

A0.1



- TYPICAL FLOOR PLAN NOTES**
- DO NOT SCALE DRAWINGS
 - PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS
 - CONTRACTOR TO VERIFY ALL APPLIANCES WITH OWNER
 - CONTRACTOR TO HOOK-UP OWNER PROVIDED APPLIANCES AND VERIFY PRPER FUNCTION
 - CONFIRM PLUMBING CONNECTIONS WITH FINAL PLUMBING FIXTURE SELECTIONS
 - ALL WOOD AND WOOD BASED PRODUCTS ARE TO BE PROTECTED FROM DECAY AND TERMITES PER CODE
 - PROVIDE BLOCKING IN NEW WALLS FOR FUTURE GRAB BAR CONSTRUCTION
 - SHOWER HEADS AT 7'-0"

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ARCHITECT LLC**

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PROJECT:
**REMODEL
FOR
FLANAGAN-HEIERMAN
HOUSE**

3909 AVENUE G
AUSTIN, TEXAS

ISSUE	DATE
COA PERMIT	03.31.22
WINDOW REV	09.01.22
REVIEW BOARD	09.09.22

A1.0

- 11X17 DRAWING IS $\frac{1}{2}$ SCALE



01E Existing South Elevation
SCALE: 1/4"=1'-0"



02E Existing East Elevation
SCALE: 1/4"=1'-0"



01 Proposed South Elevation
SCALE: 1/4"=1'-0"



02 Proposed East Elevation
SCALE: 1/4"=1'-0"

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PROJECT:
REMODEL
FOR
FLANAGAN-HEIERMAN
HOUSE

3909 AVENUE G
AUSTIN, TEXAS

ISSUE	DATE
EXTERIOR-WINDOW	07.25.22
WINDOW REV	09.01.22
REVIEW BOARD	09.09.22

A2.0



01 | Photographs—Existing Exterior Conditions—East
SCALE: 1/2"=1'-0"



- EXISTING WINDOWS AND FRAMING TO BE REMOVED
- EXISTING VERTICAL SIDING TO BE REMOVED
- EXISTING METAL CANOPY TO BE REMOVED
- EXISTING WINDOWS AND FRAMING TO BE REMOVED
- EXISTING VERTICAL SIDING TO BE REMOVED

01 | Photographs—Existing Exterior Conditions—South
SCALE: 1/2"=1'-0"

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