

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

I-5/11

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2020-0020

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, May 11th, 2020

Susan Benz, ^{East Cesar Chavez NPCT} Treasurer

Your Name (please print)

1101 E 6th St

Your address(es) affected by this application

Susan Benz

Signature

5/8/2020

Date

Daytime Telephone: 512 220 9542

Comments: We are NOT in favor of
granting this variance.
Thank you.

This notice arrived less than a week prior to the BoA meeting. That is not enough time for Neighborhood Contact Teams to respond. The Applicant should come to our meetings to ask for support well in advance of going to the BoA.

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2020-0020

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, May 11th, 2020

DAVID BREARLEY
Your Name (please print)

☐ I am in favor
☒ I object

1308 E 2nd St. 78702
Your address(es) affected by this application

[Signature]
Signature

May 9, 2020
Date

Daytime Telephone: 541-261-6545

Comments:

~~see details on subsequent pages~~

see details on subsequent pages

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

PUBLIC COMMENT

I-5/13

RE: 1401 E 3rd Street Setback Variance Request
CASE # C15-2020-0020

Board of Adjustment,

As a neighbor, I received notification regarding the side-setback variance request for 1401 E 3rd Street. I am writing to respectfully request that the board of adjustment **deny this request on a life safety basis.**

As sited, the building presents a hazard to persons and property. In addition to increasing the opportunity for fire propagation between structures, the limited side lot setback:

- Does not meet the accessibility and visitability requirements defined in section R320.7;
- Fails to ensure emergency fire egress via the two “accessible” ground-floor exits;
- Restricts first responder’s ability to engage a structure-involved fire at 1401 or 1403 E 2nd Street.

As you consider this variance request, please keep these measurements in mind:

- **82 inches.** At the northeast corner of the structure, the as-built clearance between 1401 E 3rd Street and the abutting historic structure at 1403 E 3rd Street is 82” (6’-10”). The City’s official side-lot setbacks call for 10’ of clearance; the as-built clearance is 68% of what is required.
- **43 inches.** As currently built, the width of the first-floor entrance sidewalk is 43”. Since the fence between properties is not on the lot line, this clearance is not guaranteed going forward.
- **18 inches.** The approximate distance that the exiting fence built by Durham Trading Partners encroaches on the abutting property at 1403 E 3rd Street is 18”. Note that the existing sidewalk straddles over the lot line by approximately 10”.
- **33 inches.** If the abutting property owner ever moves the fence to the lot line, the width of the first-floor entrance sidewalk will be reduced to a non-ADA-compliant width of 33”.

Consider also the explanation in Permit Partner’s March 19th letter:

“[Durham Partners used] an incorrect version of the survey...to set the construction forms.”

The City’s development guidelines do not allow for this type of error. **Per the City’s published Residential Inspections flowchart, all pre-foundation development activities are predicated upon the completion a third-party form survey.** As a homeowner, I was able to negotiate City’s residential development process successfully. It is more than reasonable to expect a professional developer to do so.

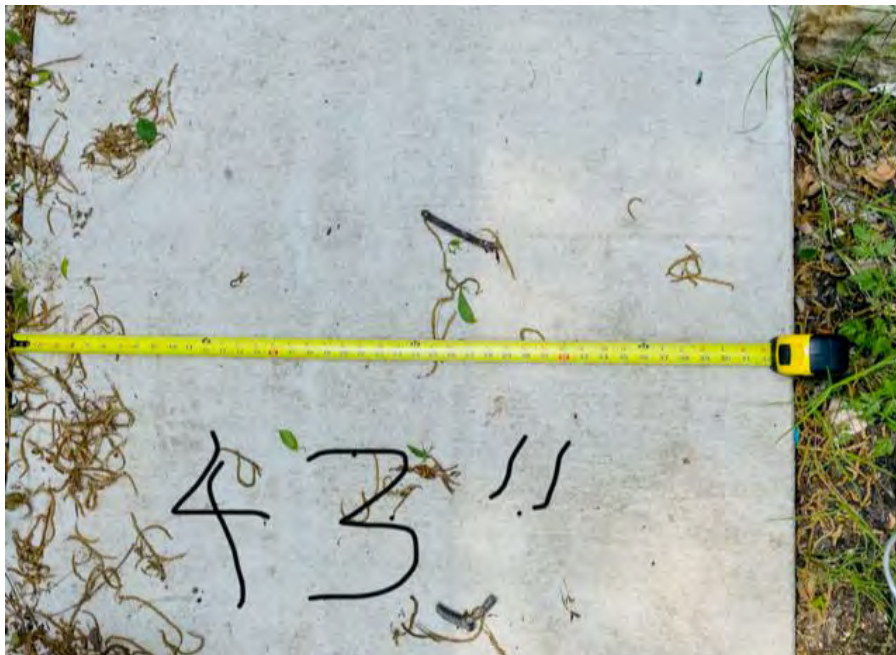
While I am sympathetic to the fact that Durham Trading Partners has invested a lot of time and money in this project, one company’s financial concerns cannot take precedence over public safety. Approving this variance request retroactively will effectively permit an **inexcusable life safety hazard** to persist for decades. This not only sets a poor precedent but also exposes the City to increased risk and liability.

Sincerely,
David Brearley

CASE # C15-2020-0020

EXHIBITS

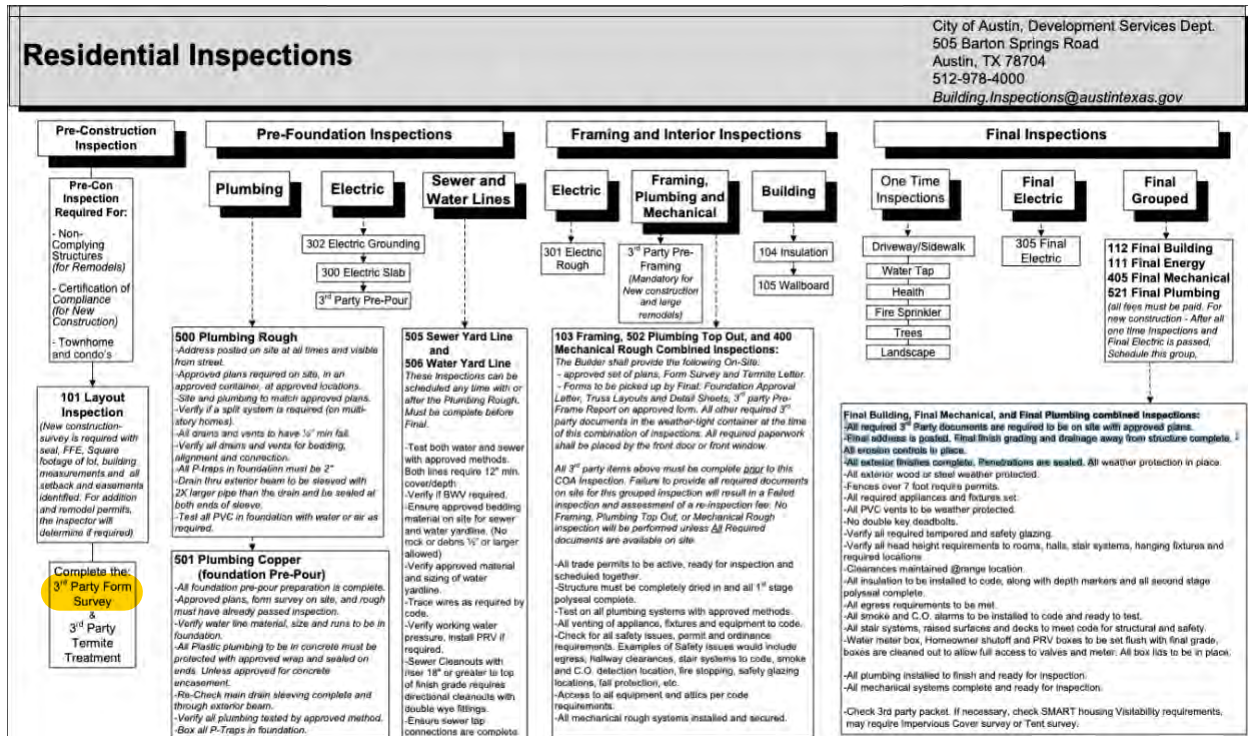
In practice, the as-built clearance is already quite tight and restricted. If the abutting property owner ever moves the fence to the property line—as is common during redevelopment activities—the sidewalk clearance will decrease from the existing 43" to a non-ADA-compliant width of 33" (2.78 feet).



PUBLIC COMMENT

I-5/15

EXHIBITS



The City of Austin's published Residential Inspection flowchart clearly indicates that a 3rd Party Form Survey is a prerequisite to any pre-foundation construction activities. This process ensures that a licensed surveyor has confirmed and verified the foundation form locations *before* the developer sets anything is set in stone.

Permit Partner's March 19th statement indicates that:

"the plot plan was accurate and was based on an accurate survey"

If so, the only explanation for a side lot setback error is that Durham Trading Partners failed to retain its 3rd party professional, Waterloo Surveyors, to visit the site to conduct a form survey. While that oversight is unfortunate, it does not merit a variance. The BOA should not reward bad actors.

EXHIBITS

A member of the East Cesar Chavez Planning Team brought the questionable side-lot setback at 1401 E 3rd Street to Durham Trading Partner's attention as early as Q1 2018. City staff were also informed, per this email record:

From: Thompson, Jeffrey - BC

Sent: Friday, March 02, 2018 9:59 AM

To: Johns, Renee <Renee.Johns@austintexas.gov>; Olsen, Dillon <Dillon.Olsen@austintexas.gov>

Subject: Re: [1401 E 3rd Street](#)

But the foundation is easily less than 5 ft from the property line. Here is a picture of the actual building.

Jeff Thompson
District 3
Planning Commissioner

Office: [512-314-1830](tel:512-314-1830)



PUBLIC COMMENT

I-5/17

From: Johns, Renee
Sent: Thursday, March 1, 2018 3:41:33 PM
To: Thompson, Jeffrey - BC; Olsen, Dillon
Subject: RE: [1401 E 3rd Street](#)

Jeffrey,

This is an approved plan and there is a projection into the 5 foot setback. This is a common concern, but the code does allow for eaves and other incidentals to project 2 ft. into any setback, LDC 25-2-513 B. If you look at sheet A201, you can see the elevation view of the proposed residence. On this elevation, you can see the footprint of the building stops at the 5 ft. setback and the eaves project into the setback. Again this is an allowed and common design.

I hope this answers your question.

Renee Johns

Planner Senior – Expedited Review

City of Austin Development Services Department

One Texas Center, 505 Barton Springs Road, [7th Floor](#)

Office: 512.974.2260

From: Thompson, Jeffrey - BC
Sent: Thursday, March 01, 2018 3:08 PM
To: Johns, Renee <Renee.Johns@austintexas.gov>; Olsen, Dillon <Dillon.Olsen@austintexas.gov>
Subject: 1401 E 3rd Street

Hi Dillon,

I'm looking into a case on behalf of a district 3 constituent. She is concerned that the house being built at 1401 E 3rd does not have a 5 foot side setback.

Looking at the plan (2017-043148 PR), it clearly shows that the house encroaches on the 5 foot set back line. Can you tell me if this is in fact an approved plan and if so can you please explain why?

Thank you so much for your time.

Jeff Thompson
District 3
Planning Commissioner

Office: [512-314-1830](tel:512-314-1830)

From: Bryce Allison
To: [Ramirez, Elaine](#)
Subject: C15-2020-0020
Date: Friday, May 08, 2020 6:32:26 PM

*** External Email - Exercise Caution ***

Dear Elaine,

I just received notice in the mail about case C15-2020-0020.

1401 E 3rd St is requesting a variance on the interior setback from 5 to 2.77 feet. I own the property adjacent at 1403 E 3rd St.

I am **against** granting this variance. I have been extremely concerned about this as it puts the neighboring property way too close to my own and will devalue my property and privacy.

I am also concerned that the property appears to be a multi-tenant property when it is described and zoned as a single family residence. Can you shed any light on this?

I would like to have the opportunity to speak at the meeting on May 11.

Thank you,
Bryce Allison
512-522-2792

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

From: Amy Thompson
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: BOA Case # C15-2020-0020 _ Resident Objection
Date: Monday, May 11, 2020 12:20:13 AM
Attachments: [Case Number C15-2020-0020 Public Comment Objection Thompson.pdf](#)
[1401 E 3RD ST Site Plan.pdf](#)

*** External Email - Exercise Caution ***

Dear Ms. Ramirez,

Attached please find my public comments and related documentation to support my STRONG OBJECTION to the request for set back incursion in BOA Case # C15-2020-0020 .

This case raises public safety as well as social equity concerns. As such, I appreciate the board's attention to neighbor input.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you,
Amy Thompson
512-659-7666
1402 E. 2nd St.
Austin, Texas 78702

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Case Number: C15-2020-0020

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, May 11th, 2020

Public Comment Re: Case Number C15-2020-0020 (1401 East 3rd St.)

Submitted by: Amy Thompson, Adjacent Property owner at 1402 East 2nd St.; tel: 512-659-7666

Position: I **STRONGLY OBJECT** to the proposed variance (see comments below)

As an adjacent neighbor to this property I am opposed to the requested variance for set back requirements at this property for the following reasons:

- 1) **Health and Safety Concerns**
- 2) **Social Equity Concerns**

As the homeowner immediately to the south of this property, I have an immediate interest in **the Health and Safety Concerns** associated with new structure that is being built in violation of City codes designed to prevent the spread of house fires. As a resident, I first alerted the City to my concerns about this set back violation on January 20th, 2018, in a letter to my planning commission district representative, Jeff Thompson. At that point the foundation for the property had been staked out, but not poured. I sent Jeff a pictured of the clear violation of the minimum 5 foot setback and he in turn pulled the site plan and contacted City staff.



The site plan (attached) confirmed that the plan was approved in violation of the code, but no immediate justification was apparent. Once the foundation was poured in violation of the code, I sent another inquiry. The response by City staff to this inquiry was dismissive, despite the clear violation and

Case Number: C15-2020-0020**Contact: Elaine Ramirez, 512-974-2202****Public Hearing: Board of Adjustment, May 11th, 2020**

threat to the health and safety of adjacent property owners. I understand Commission Thompson pursued the inquiry further, but I was never informed of the results, and have been frustrated and concerned by the situation ever since.

In 2017, an historic structure stood at this property. The property had been recommended for preservation by the City's survey of Historic East Austin and the neighborhood strongly supported its preservation. The developers seeking its demolition argued repeatedly that the building had to be demolished for health and safety reasons, based primarily on its grandfathered location within the 5' side setback. The developers argued strongly, and apparently convincingly, before the City Planning Commission that the health and safety of the neighboring properties was of greater community importance than the structure's value as a contributing structure to the disappearing history of East Austin's minority/ working class communities. For the planning department to turn a blind eye to the set-back violation included in the new site plans within months of the much loved historic structure's destruction, was a slap in the face to neighboring property owners and the community as a whole. It reflects a callous preference for the promotion of development and support of commercial developers in East Austin neighborhoods regardless of the impact on residential property owner's needs and shared community values. Supporting developer's profit margins simply can not be valued above the health and safety of residents, let alone the preservation of communal goods. City staff's support of this set-back violation raises **Social Equity Issues**, and should not be allowed to continue.

Any financial impact that this will have on the property's current owner, however regrettable, cannot take precedence over public safety. Moreover, it cannot be prioritized without calling attention to the historic inequities in the application of City's planning code.

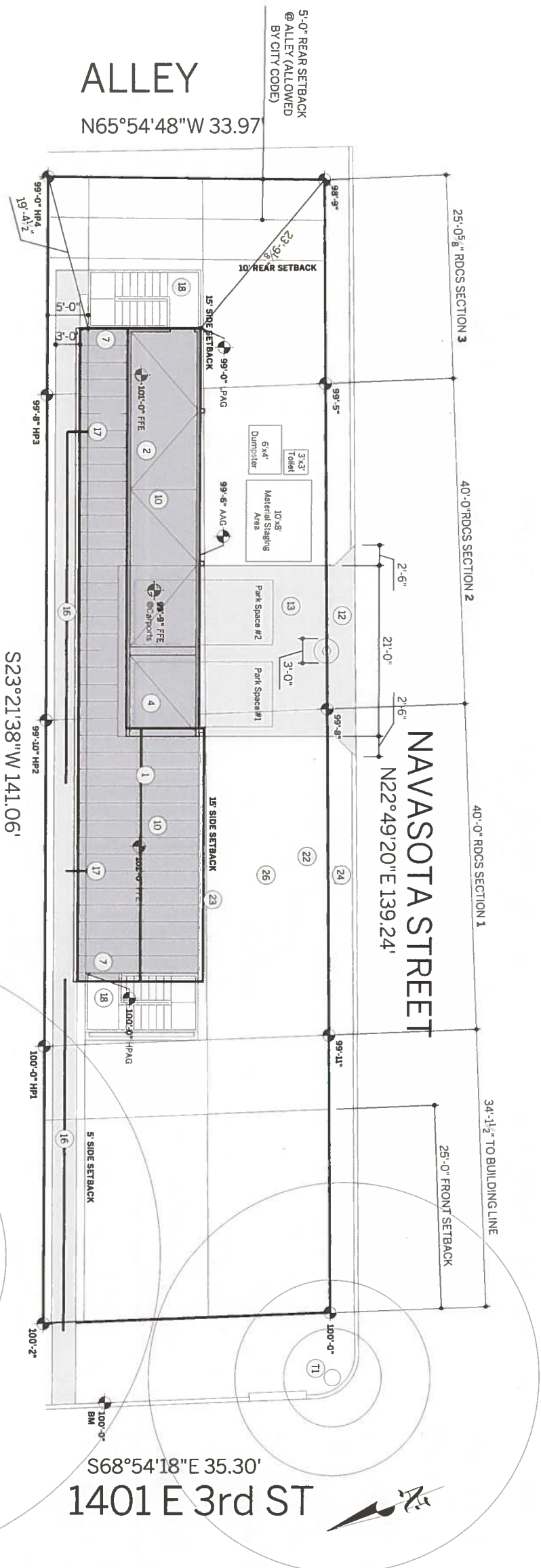
It is unlikely that the current developers acquired this property without understanding the setback violation in place and its potential financial impact to completing construction on the site. However, even if that is the case, and that it is somehow staff's fault that the site plan erroneously approved the site plan violation – that is no reason to allow an exception. The City planning department often changes its interpretation and support of site plans during the construction process and very often resulting in significant expense to residential property owners. I have personally suffered a significant comparably financial hardship and know of other residents in the neighborhood who have as well. Yet, while I know of no case in which financial hardship was successfully argued to facilitate approval of a requested variance for a residential property in our neighborhood – I can site several incidents in which financial hardship was explicitly discussed and considered in the weighing of the impact of a request made by developers. This bias in the application of city code is an equality issue. The physical safety and financial security of individuals and families should not be weighed less than the profit margin of commercial investors.

Please feel free to contact me for further information or documentation if needed.

Thank you for your attention to this case.

Amy Thompson

I-5/22



REVIEWED

NOV 13 2017

AUSTIN WATER UTILITY

CONSUMER SERVICE DIVISION - TAPS

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED

NOV 12 2017

314-230
JGM

REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

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

| | | | | | | | |
|----|--|----|--|----|---|----|--|
| 01 | New primary residence. | 11 | New spiral stair to roof deck | 17 | New step-free entry into residence. Maximum vertical rise 1/2". | 23 | New electrical meter(s) for primary residence and secondary residence or additional unit, as applicable. |
| 02 | New accessory residence. | 12 | New Type I driveway approach per City of Austin standards. | 18 | New pre-fabricated steel staircase. | 24 | Location of existing water meter. |
| 03 | New attached garage. | 13 | New concrete driveway. | 19 | New concrete patio, uncovered. | 25 | Location(s) of new water meter(s), as applicable. |
| 04 | New attached carport. | 14 | New conc. driveway ribbon. | 20 | New wood deck, uncovered | 26 | Location of new water supply and waste water line to primary residence. |
| 05 | New detached garage. | 15 | New sidewalk in right-of-way per City of Austin standards. | 21 | New decomposed granite patio, uncovered. | 27 | Location of new water supply to secondary residence or additional unit, as applicable. |
| 06 | New detached carport. | 16 | New vestible route from public way to residence. | 22 | Existing overhead electric service. | | |
| 07 | New covered porch w/ deck or habitable space above. | | | | | | |
| 08 | New covered porch w/o deck or habitable space above. | | | | | | |
| 09 | New uncovered deck. | | | | | | |
| 10 | New uncovered roof deck. | | | | | | |

24x TRUNK Ø
12x TRUNK Ø
6x TRUNK Ø
OUTER CRITICAL ROOT ZONE
MIDDLE (L/2) CRITICAL ROOT ZONE
INNER (L/4) CRITICAL ROOT ZONE

| # | TRUNK Ø | SPECIES |
|----|---------|-----------|
| T1 | 24" | CEDAR ELM |
| T2 | 38" | PECAN |

The document is under the seal of WILLIAM LAWRENCE HOGGE, Registered Professional Engineer #19074. This document is not for replication, 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 interpretation required to construct a project. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (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.

ISSUE DATE

02 Nov 2017.

OCHONA
Development + Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE 02 NOV 2017.
SHEET TYPE Site Plan.

A000

1 Site Plan

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

OCHONA

SINGLE-FAMILY RESIDENCE W/

ACCESSORY APT AT

AUSTIN, TEXAS 78702

| HEET TYPE | Site Pla |
|-----------|----------|
|-----------|----------|

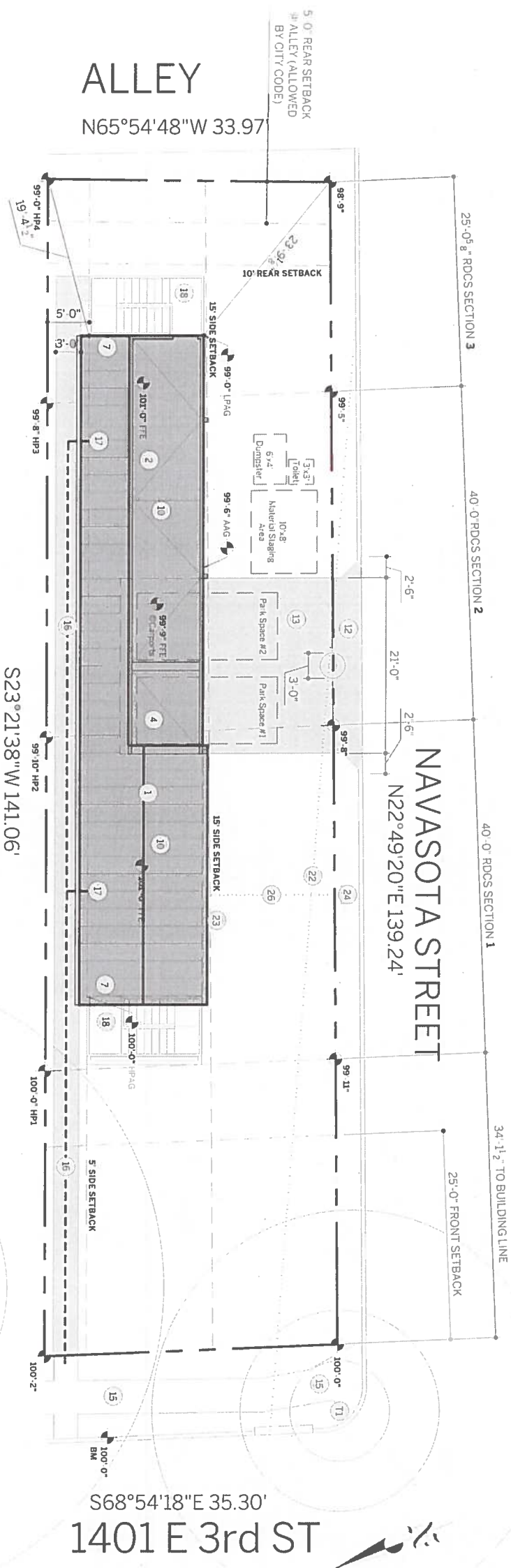
A000

**CITY OF AUSTIN
APPROVED FOR PERMIT**

J. Rodney Gonzales
Development Services Department

By [Signature] Date 12-7-17
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.

1-5/23



REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

| KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | CRITICAL ROOT ZONES AT PROTECTED TREES. | | LIST OF PROTECTED TREES. | | DISCLAIMERS | SEAL OF ARCHITECT. | SEAL OF MUNICIPAL APPROVAL. |
|---|---|---|--|--------------------------|--|-------------|--|-----------------------------|
| 01 | New primary residence. | 11 | New spiral stair to roof deck. | 17 | New step-free entry into residence. Maximum vertical rise 1/2". | 23 | New electrical meter(s) for primary residence and secondary residence or additional unit, as applicable. | |
| 02 | New accessory residence. | 12 | New Type I driveway approach per City of Austin standards. | 18 | New pre-fabricated steel staircase. | 24 | Location of existing water meter. | |
| 03 | New attached garage. | 13 | New concrete driveway. | 19 | New concrete patio. | 25 | Location(s) of new water meter(s), as applicable. | |
| 04 | New detached carport. | 14 | New conc. driveway ribbon. | 20 | New wood deck, uncovered | 26 | Location of new water supply and waste water line to primary residence. | |
| 05 | New detached garage. | 15 | New conc. driveway ribbon. | 21 | New decomposed granite patio, uncovered | 27 | Location of new water supply to secondary residence or additional unit, as applicable | |
| 06 | New detached carport. | 16 | right-of-way. | 22 | Existing overhead electric service. | | | |
| 07 | New covered porch w/ deck or hushable space above. | 17 | New visible route from public way to residence. | 23 | Maximum cross slope 1/50 | | | |
| 08 | New covered porch w/o deck or hushable space above. | 18 | Minimum width 3'-0" | 24 | REFER TO SHEET A101 FOR CONTINUATION OF ROUTE TO INTERIOR OF UNIT. | | | |
| 09 | New uncovered deck. | 19 | Maximum cross slope 1/50 | 25 | | | | |
| 10 | New uncovered roof deck. | 20 | | 26 | | | | |

| TH | TRUNK Ø | SPECIES |
|----|---------|---------|
| T1 | 24" | CECILIA |
| T2 | 38" | PECAN |

DISCLAIMERS

This document is issued under the seal of WILLIAM LAWRENCE HODGE Texas architect #19074. This document is not for 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. All sheets are intended to be read in conjunction with one sheet applies to all sheets in this set by reference. The information in G001 through G007 (exclusive) 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.

WILLIAM LAWRENCE HODGE
REGISTERED ARCHITECT
STATE OF TEXAS
NO. 19074

ISSUE DATE 02 Nov 2017.

0 1 2 4 8 15
GRAPHIC SCALE (in feet)

City of Austin

REVIEWED FOR CODE COMPLIANCE

1 Site Plan
Scale 1/16" = 1'-0" @ 11x17
Scale 1/8" = 1'-0" @ 24x36

OCHONA

SINGLE-FAMILY RESIDENCE w/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017.

SHEET TYPE Site Plan.

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 assent to this understanding of the nature of contract documents.
- The General Contractor is responsible for the provision of minor details and appointments not shown on 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 such as may be required to shield the Owner from claims pertaining to the General Contractor's and/or subcontractors' 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 relevant rules, laws, codes and standards. Likewise, the General Contractor is solely responsible for ensuring that all personnel 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:
2015 International Energy Conservation Code, 2012 Amended National Electrical Code
2012 International Fire Code, 2012 Uniform Mechanical Code
2012 Uniform Plumbing Code, 2012 International Residential Code
 - 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 shall 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 VISITABILITY REQUIREMENTS.**
(Per City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 to the 2012 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 34" above finish floor level.
 - Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.
 - Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.
 - At least one entrance to the first floor of the dwelling shall have a "no step" entrance with a beveled threshold of 1/2" or less.
 - A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum 36" in clear width and shall have a maximum cross-slope of 1:50.

NOTES REGARDING TREE PROTECTION.

- All trees 19" in trunk diameter and greater at a height of 4'-6" above grade are protected by municipal ordinance.
- No protected tree shall be removed without a permit.
- To the extent that space allows, all protected trees shall be surrounded with a chain-link fence per City of Austin standard details G10S-2 and G10S-4, installed at a distance of 12 times the trunk diameter from the center of the tree. (EG: The protective fence for a 20" tree shall be installed 20'-0" from the center of the tree.)
- Where space does not allow extent of a protective fence described in (3) above, the protective fence shall be installed as far as possible from the trunk and 2x4 wood boards shall be strapped to the trunk for a distance of at least 8' above the ground per City of Austin standard detail G10S-4.
- All excavation within critical root zones shown on site plan shall occur under the guidance and supervision of a licensed private arborist.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.

- FOUNDATIONS.
A. All concrete slab-on-grade and pier+beam foundations shall be engineered by a structural engineer licensed in the state of Texas.
B. All concrete intended for exposure as flooring shall be protected during construction.
- FRAMING.
A. All framing shall be engineered by a structural engineer licensed in the state of Texas.
B. All wall studs shall be sized as indicated otherwise in architectural or engineering drawings.
C. All floor and roof trusses shall be engineered by a structural engineer licensed in the state of Texas.
- SHEATHING AND DECKING.
A. All wall sheathing shall be, at a minimum, 7/16" OSB unless indicated otherwise on engineering drawings.
B. All floor decking shall be, at a minimum, 1-1/4" OSB "screwed and glued" unless indicated otherwise on engineering drawings.
C. All roof decking shall be, at a minimum, 5/8" OSB with a radiant barrier facing downward (unless spray foam insulation is to be used).
- AIR AND WATER BARRIERS.
A. All exterior wall sheathing shall receive a vapor-permeable air-water barrier equal to or better than Fortifiber HydroTex.
C. Sheathing at window and door assemblies shall be shingled over head and jamb line and shall be further sealed with compatible self-adhered membrane flashing.
D. All roof sheathing shall receive an ice-water shield.
- INSULATION, SEALANTS and VENTILATION.
A. All exterior wall and roof assemblies shall receive insulation consisting of one of the following types (SELECTED PRODUCT IS INDICATED IN SPECIFICATIONS ON SHEET G003):
.....1) Open-cell spray foam insulation;
.....2) Blown-in batt insulation; or
.....3) Paperfaced fiberglass batt insulation.
B. All insulation shall comply with the following minimum thermal-performance requirements:
..... Walls R-19
..... Roofs R-38
..... Walls R-19
C. All walls surrounding bathroom areas shall receive paperfaced fiberglass batt insulation.
D. Where blow-in batt insulation or fiberglass batt insulation is to be used, roof cavities shall be ventilated by means of continuous perforated cement-board soffits and ridge vents.
E. All penetrations through exterior cladding shall be sealed with silicone sealant to prevent water intrusion.
F. All crawlspaces beneath pier+beam foundations shall be ventilated by means of 6" diameter round vents with insect screens.
- EXTERIOR CLADDING and TRIM.
A. All exterior cladding shall be installed in strict accordance with manufacturers' instructions and placed per architectural elevations.
B. All cement-board cladding shall be smooth with no false wood grain.
C. All cement-board plank siding shall be 6" or 12" exposure, as noted on architectural elevations.
D. Where no exposure size is given, 6" horizontal exposure shall be assumed.
E. All joints in cement-board plank siding shall be staggered and putted before painting.
F. All vertical cement-board paneling shall be made from 4' x 8' sheets of smooth cement board with no false wood grain, with battens at 24" o.c. unless otherwise noted.
F. All wood siding shall be clear-sealed cedar or redwood shiplap siding. 6" exposure unless noted otherwise. Where no exposure size is given, 6" horizontal exposure shall be assumed.
G. All stucco cladding shall be 3-coat portland cement stucco (NO EIFS OR SYNTHETIC STUCCO) on paper-backed metal lath with the 3rd coat consisting of an elastomeric color coating.
H. Unless noted otherwise, all stucco cladding shall receive control joints as per the following:
.....1) VERTICAL JOINTS, at a spacing of 32' maximum in plan and at all window+door corners.
.....2) HORIZONTAL JOINTS, at the top of deck of every floor level.
J. All stone cladding shall be Austin-chalk or Leeders limestone masonry, random-ashlar bond, nominal 4-1/2" thickness.
K. All exterior trim shall be RealTrim, nominal 1x4 size, smooth all sides (SAS) with no false wood grain.
L. All exterior fasciae shall be cement board or RealTrim, nominal 1x6 size, smooth all sides (SAS) with no false wood grain.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

- ROOFING.
A. All roofing shall consist of one of the following assemblies (SELECTED PRODUCT IS INDICATED ON G003):
.....1) Standing-seam metal roofing, 1-1/2" minimum seam, dark-bronze finish.
.....2) 30-year composition-singel roofing.
.....3) Walkable PVC roofing, or
.....4) Torch-down asphaltic-folled roofing.
B. All roof decks above conditioned space shall receive walkable PVC roofing.
C. All balconies and uncovered decks above covered porches shall receive walkable PVC roofing.
D. All balconies and uncovered decks above covered porches shall receive walkable PVC roofing.
E. DECKS and BALCONIES.
A. All roof decks above conditioned space shall receive one of the following deck surfaces (SELECTED PRODUCT IS INDICATED ON G003):
.....1) Synthetic-wood decking on treated-wood sleepers, or
.....2) Walkable PVC roofing.
.....3) Synthetic-wood decking on treated-wood sleepers, or
.....4) Walkable PVC roofing.
C. All sleepers and structure used under synthetic wood decking shall be pressure-treated without exception.
D. All tileset ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-isolation membrane.
E. All roof decks, balconies, and uncovered roof decks above covered porches shall receive steel railings as per the following (SELECTED PRODUCT IS INDICATED ON G003):
.....1) 36" minimum height balustrade comprised of 1.5" square steel tubing attached to front of exterior fascia or balcony, with stainless-steel cable railing at 3.5" vertical separation o.c.; or
.....2) 36" minimum height parapet with continuous metal coping on top.
- FLASHINGS, GUTTERS, and SCUPPERS.
A. All flashings and counterflashings shall be galvanized steel unless noted otherwise.
B. All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific conditions.
C. All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.
D. All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED)
E. All low eaves on shed, gable, and hip roofs shall receive 6" gutters unless noted otherwise. Where roof plan does not show gutters, 6" gutter shall be assumed.
F. All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia
G. All downspouts shall be either dark-bronze finish to match gutter or painted to match cement-board siding.
H. Downspouts shall be provided as per the following:
.....1) WALLS LESS THAN 20' IN LENGTH: One downspout.
.....2) WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall.
J. 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 this note.
K. Through-wall scuppers shall be provided at all parapets.
L. Through-wall scuppers shall be 6" wide by 6" tall and shall be galvanized metal or TPO-coated metal.
M. 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:
.....1) PARAPET LESS THAN 10' IN LENGTH: One scupper, in center.
.....2) PARAPET GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two.
N. All scuppers shall be installed such that roof and/or deck material behind parapet singles on top of back of scupper.
P. All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.
Q. All through-wall scuppers shall be sealed at all junctions with exterior wall.
- WINDOWS.
A. All windows shall be one of the following specifications (SELECTED PRODUCT IS INDICATED ON G003):
.....1) VINYL, fin-mounted windows, Andersen 100 series or better, or
.....2) ALUMINUM-CLAD WOOD fin-mounted windows, Andersen 200 series or better.
B. All sleeping rooms shall have at least one window rated for egress by the manufacturer.
C. All windows shall be tempered as indicated in the architectural plans. Where no tempering requirements are indicated in architectural plans, windows meeting ANY of the following conditions shall be tempered:
.....1) All windows in showers or baths with head height at or below 96" AFF;
.....2) All windows within 24" of the arc of any swinging door;
.....3) All windows within 24" of the jamb of any sliding door;
.....4) All windows within 12" AFF;
.....5) All windows with any single pane of glazing larger than 36 square feet in area.
D. All awning and casement windows whose sill height is lower than 24" above finish floor shall be fitted with window-opening control devices (WOCDD).
E. All windows shall be listed as compliant with current energy codes and shall have a maximum U-factor of 0.40 without exception.
F. 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.
A. All exterior doors shall be one of the following:
.....1) SOLID-CORE WOOD SWINGING DOORS with tempered glazing.
.....2) STEEL SWINGING DOORS with tempered glazing, or
.....3) ALUMINUM SLIDING DOORS with tempered glazing.
B. All exterior swinging doors shall receive lever hardware (NO KNOBS).
- INTERIOR DOORS.
A. All interior doors shall be one of the following:
.....1) SOLID-CORE WOOD DOORS with flat paneling, or
.....2) SOLID-CORE WOOD DOORS with 5-pane (6x4) paneling.
B. Doors shall be paint-grade unless noted otherwise.
C. Swinging doors shall receive lever hardware (NO KNOBS).
- TRIM AND CASINGS.
A. All interior baseboards shall be one of the following assemblies:
.....1) 1x4 flat MDF or paint-grade wood with no quarter-round, or
.....2) 1x4 stain-grade wood with no quarter-round.
B. All interior door trim shall be one of the following assemblies:
.....1) 1x4 flat MDF or paint-grade wood, or
.....2) 1x4 stain-grade wood.
- FLOORING.
A. All flooring shall be one of the following assemblies:
.....1) Clear-sealed polished concrete, Level 4 finish;
.....2) Engineered-wood plank flooring, finish as per OWNER;
.....3) Carpet, color as per OWNER;
.....4) Ceramic tile, 12x12 or as selected by OWNER, or
.....5) Ceramic tile, 1" diameter white penny tile with black grout.
B. All interior tile shall be installed upon a crack-isolation membrane.
C. All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units
A. All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.
C. All interior drywall at ceilings shall be 5/8" gypsum board.
D. All drywall in WET AREAS (baths, utility rooms) shall consist of one of the following:
.....1) Exterior-grade fiberglass-backed gypsum board, installed at full height of wall, or
.....2) Cementitious backer board, installed at full height of wall.
- PAINTING and TEXTURING.
A. All exterior cladding suitable for painting (stucco, cement board, fasciae and trim) shall receive exterior-grade latex paint. Color shall be WHITE unless otherwise selected by OWNER.
B. All exterior 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.
C. All interior walls, trim, casings, and ceilings shall be receive no VOC latex paint. Color shall be WHITE unless otherwise selected by OWNER.
D. All interior walls and ceilings shall receive orange-peel texture.
- CABINETS and COUNTERTOPS.
A. All interior cabinets and shelving shall consist of one of the following assemblies:
.....1) Paint-grade wood or MFC cabinetry, or
.....2) Stain-grade wood cabinetry.
B. All cabinets shall be full-flush-overlay cabinets with concealed (European) hinges and drawer extensions.
C. All drawer fronts shall receive brushed-nickel linear pulls installed as follows:
.....VERTICAL DIMENSION: CL of pull 1" below top of drawer front.
.....HORIZONTAL DIMENSION: Centered on width of drawer front.
D. All door fronts shall receive brushed-nickel linear pulls installed as follows:
.....VERTICAL DIMENSION: CL of 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.
E. All countertop material shall be either GRANITE or SOLID-SURFACE as selected by OWNER. Where OWNER has made no selection, countertops shall be white Silstone.
- ELECTRICAL SYSTEMS.
A. Electrical systems shall be designed by master electrician.
B. A whole-house surge protector shall be installed unless deleted by OWNER.
C. Location of meters and load center shall be determined by master electrician.
- PLUMBING SYSTEMS.
A. Plumbing systems shall be designed by master plumber.
B. Interior supply shall be via flexible (PEX) system with manifold.
C. A master cutoff valve shall be installed at manifold unless deleted by OWNER.
D. All piping in exterior walls shall be insulated.
- HVAC SYSTEMS.
A. HVAC systems shall be designed by master HVAC technician.
B. HVAC systems shall consist of one of the following:
.....1) Heat pump compliant with current energy code;
.....2) Gas furnace with 10% makeup air compliant with current energy code;
.....3) Ductless split system compliant with current energy code.
C. All HVAC systems shall incorporate makeup air as required by energy code.

DISCLAIMERS.

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SEAL OF ARCHITECT.

SEAL OF MUNICIPAL APPROVAL.

ISSUE DATE 02 Nov 2017.

City of Austin
REVIEWED FOR CODE COMPLIANCE

OCHONA
Developer - Acquirement
SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE 02 Nov 2017.
SHEET TYPE General Notes.

G002

SPECIFICATIONS (CONFIRM WITH OWNER PRIOR TO INSTALLATION).

| Element | Material |
|---------------------------|--|
| Foundation | Slab-on-grade, engineered by others |
| Framing, walls | 2x4 / 2x6 wood studs, Southern Yellow Pine #2 or better |
| Framing, floors | Pre-fabricated roof trusses, engineered by others |
| Framing, roofs | Pre-fabricated roof trusses, engineered by others |
| Sheathing, walls | 7/16" minimum oriented-strand-board |
| Decking, floors | 1-1/8" oriented-strand-board, mechanically fastened and adhered |
| Drinking, roof | 3/4" minimum oriented-strand-board |
| Water-resistive barrier | Fortiber Hydro-Tex water-resistive barrier |
| Insulation | Fiberglass batt insulation, R19 at walls, R38 at roofs |
| Roofing | Cement-board plank siding + stucco, REF: ELEVATIONS |
| Trim, exterior | RealTrim or similar, nominal 1x4 size, S4S (smooth four sides) |
| Windows | Standing-seam metal roofing on ice+water shield + walkable PVC Vinyl Andersen 100 series or better, BLACK |
| Doors, exterior | Vinyl or fiberglass, tempered as req'd, Andersen or better |
| Flooring, general | Engineered wood flooring (OR OWNER SELECTION) |
| Flooring, baths | Ceramic "penny" mosaic tile, black grout (OR OWNER SELECTION) |
| Flooring, kitchens | Engineered wood flooring (OR OWNER SELECTION) |
| Flooring, utility | Porcelain tile, 12" x 12" (OR OWNER SELECTION) |
| Drywall, walls, general | 1/2" gypsum board |
| Drywall, walls, wet areas | Cementitious backer board OR glass-mat-faced gypsum board |
| Drywall, ceilings | 5/8" gypsum board |
| Tile, baths + kitchens | Subway tile, 3" x 6", white, stack bond |
| Trim, baseboards | 1x4 wood, flat profile, painted, NO QUARTER-ROUND |
| Trim, casings | 1x4 wood, flat profile, painted |
| Doors, interior | Solid-core wood doors (NO PANELING), painted |
| Door hardware, exterior | Schlage Century One keyed handle/et w/ Latitude lever |
| Door hardware, interior | Schlage Plymouth Style privacy/passage sets, Latitude levers |
| Cabinetry | Paint-grade MDF or wood cabinetry, full-flush overlay (NO EXPOSED FACE FRAMES), European-style hinges, flat-panel doors (no stile-and-rail paneling) |
| Countertops | Solid-surface countertops, white (OWNER SELECTION) |

APPLIANCE SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

| Appliance | Specification |
|----------------------|--|
| Refrigerator+freezer | GE Cafe series Energy Star 22.1 cu.ft. counter-depth French-door refrigerator, stainless-steel, model no. CYE22TSHSS |
| Range | GE Cafe series 30" free-standing range with storage drawer, stainless steel, model no. CGS975SEDS |
| Microwave+vent hood | GE Cafe series 1.7 cu.ft. convection over-the-range microwave oven, stainless steel, model no. CVM1790SSSS |
| Dishwasher | GE Cafe series stainless interior built-in dishwasher with hidden controls, model no. CDT76SSSFRSS |
| Washer | GE Energy Star front-load washer, model no. GFWH1200HWW |
| Dryer | GE front-load electric dryer, model no. GFDN120EDWW, stacked |
| Disposal | Waste King Legend Series 1 HP disposal, model no. 8000TC |

PLUMBING SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

| Fixture | Specification |
|-------------------------|---|
| Kitchen sink | Kohler Vault undermount sink, single-hole, model no. K-3839-1 |
| Kitchen faucet | Kohler Sensate electronic pull-down kitchen sink faucet K-72218 |
| Bathroom sink | NOTE: REQUIRES UNSWITCHED 120V POWER OUTLET |
| Bathroom faucet | Kohler Verticyl undermount bathroom sink K-2883 |
| Bathhub | Kohler Purist widespread faucet K-14406-3, cross handles |
| Bath+shower head+faucet | Kohler Villager bath K-715 (left drain) or K-716 (right drain) |
| Toilet | Kohler Purist bath+shower valve trim with cross handles and 90 ° spout, model no. K-114421-3E, with Rite-Temp valve with diverter and stops, model no. K-11748-KS |
| | Kohler Persuade dual-flush toilet, model no. K-3654 |
| | w/ Brevia elongated toilet seat, model no. K-4774 |

ELECTRICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

| Fixture | Specification |
|-----------------------------|---|
| Ceiling fan w/ light kit | Fanitation Involition two-bladed ceiling fan, satin nickel, FP4520SN with satin-nickel blades, B4500SN, and light kit, LK4520SN |
| Ceiling fan, wet locations | Fanitation Zornx ceiling fan, satin nickel, FP4640SN |
| Recessed ceiling light | Lighting Inc. one-light ceiling mount, item # 335157, E26 LED lamp |
| Recessed ceiling light trim | Lighting Inc. air-light IC, item # 605638, E26 LED lamp |
| Pendant light, large | Lighting Inc. 6" pro-optic LED trim, item # 725403, white, E26 LED lamp |
| Pendant light, small | Lighting Inc. one-light LED pendant, item # 754421, G4 LED lamp |
| Exterior light | Lighting Inc. one-light LED pendant, item # 539505, E26 LED lamp |
| Vanity light | Lighting Inc. one-light outdoor fixture, item # 336638, E26 LED lamp |
| | Lighting Inc. two-light vanity fixture, item # 300295, E26 LED lamp |

MECHANICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

| Fixture | Specification |
|-------------|---------------------------------------|
| HVAC system | Trane gas furnace with 90% makeup air |
| Exhaust fan | Broan model 684 exhaust fan |

| | | | |
|--|--------------|--------------------|-----------------------------|
| | DISCLAIMERS. | SEAL OF ARCHITECT. | SEAL OF MUNICIPAL APPROVAL. |
|--|--------------|--------------------|-----------------------------|

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02 Nov 2017.

ISSUE DATE

City of Austin

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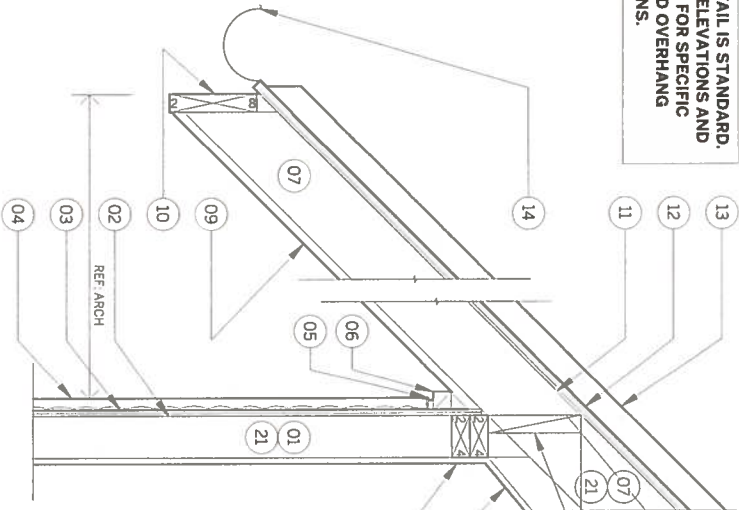
GOCHONA
Development + Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

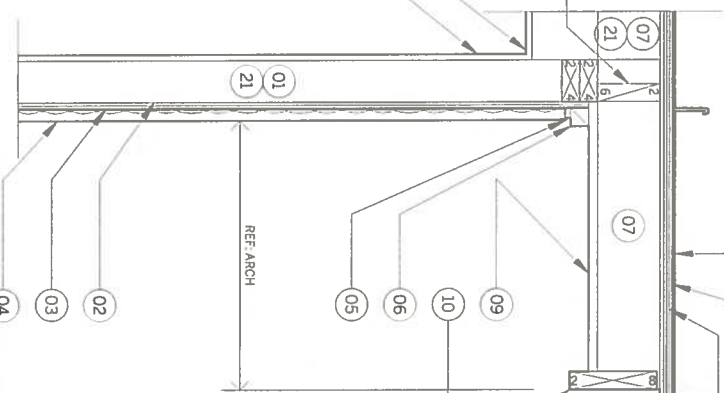
ISSUE DATE 02 Nov 2017.
SHEET TYPE Specifications.



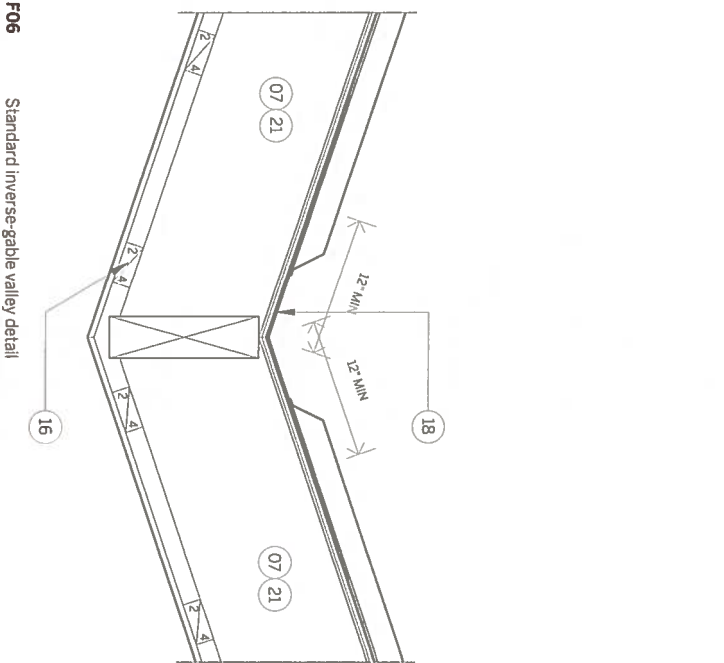
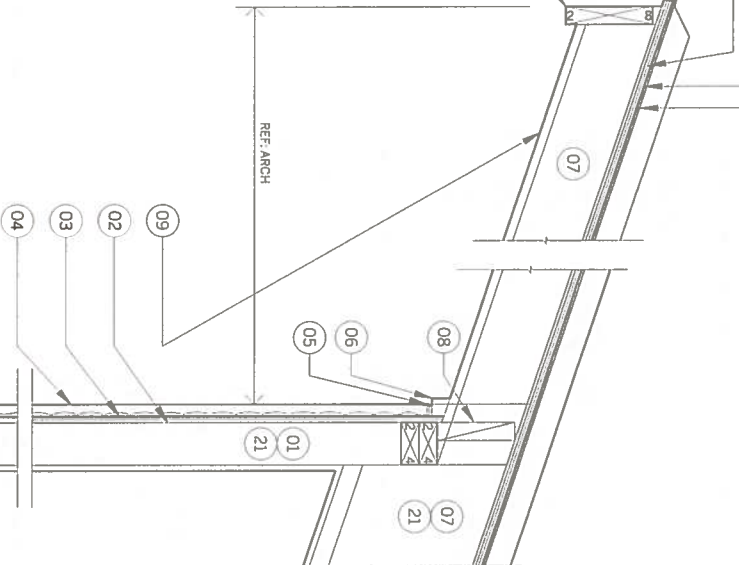
F01 Standard low eave detail



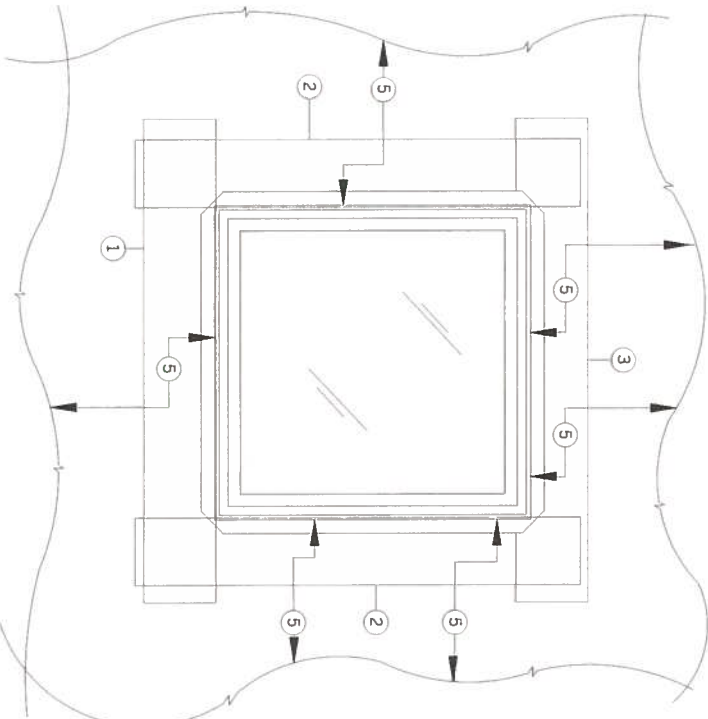
F02 Standard rake detail



F03 Standard high eave detail

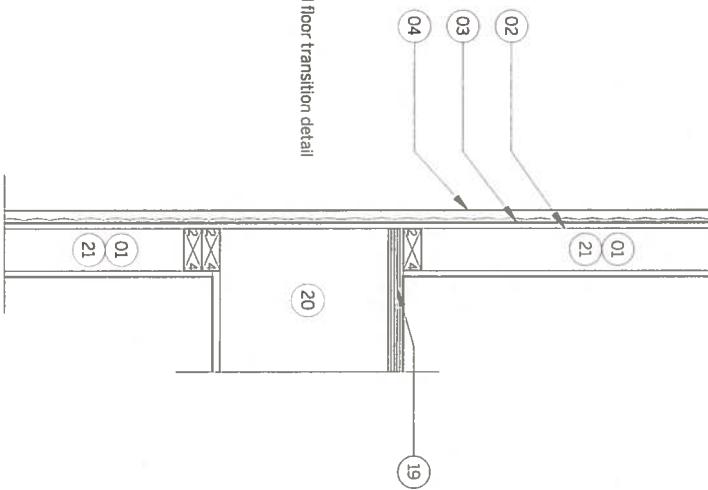


F04 Standard window installation detail



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

F05 Standard floor transition detail



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

| | | | | | |
|----|---|----|--|----|--------------------------------------|
| 01 | Wall framing, 2x4 (2x6 similar, REFER TO PLANS FOR PLACEMENT) | 10 | Fascia, 2x8 material (REFER TO SPECIFICATIONS) | 21 | Insulation (REFER TO SPECIFICATIONS) |
| 02 | Wall sheathing, 1/2" OSB, attached per S2 | 11 | Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS) | | |
| 03 | Building wrap | 12 | Ice-and-water shield | | |
| 04 | Exterior cladding, stucco (siding similar, REFER TO ELEVATIONS FOR PLACEMENT) | 13 | Standing-seam metal roof (composition shingle similar) | | |
| 05 | Sealant as required | 14 | Metal gutter | | |
| 06 | Wood blocking at eave+wall junction | 15 | Metal drip edge | | |
| 07 | Wood rafter (trusses similar, REFER TO ENGINEERING PLANS FOR PLACEMENT) | 16 | Wood furring | | |
| 08 | Wood shear blocking between rafters or trusses per IRC and engineering drawings | 17 | Gypsum board at ceiling, 5/8" thick | | |
| 09 | Ventilated soffit board (unless roof cavity is sprayed with foam insulation) | 18 | Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing | | |
| | | 19 | Floor decking, 1-1/4" thick | | |
| | | 20 | Truss or floor joist | | |

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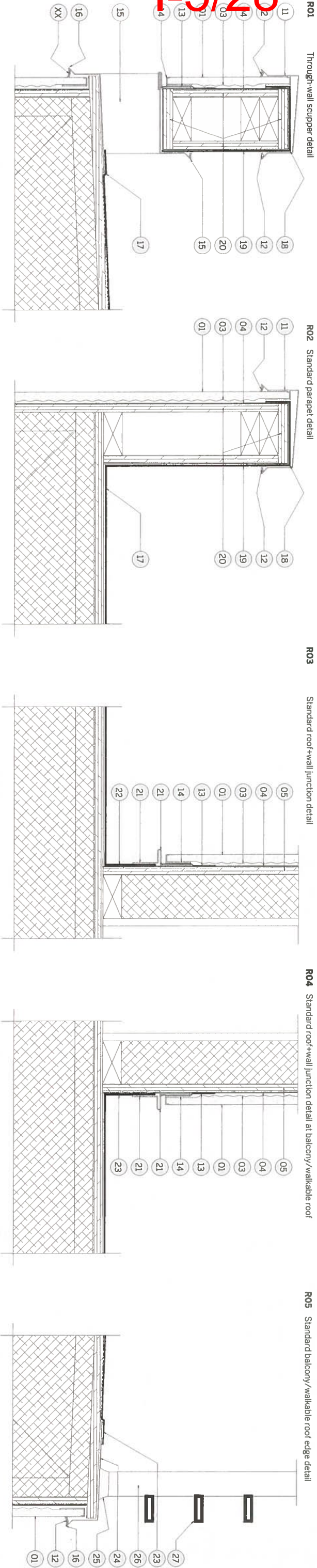
OCHONA
Development + Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE 02 Nov 2017.
SHEET TYPE Standard Details.

G004

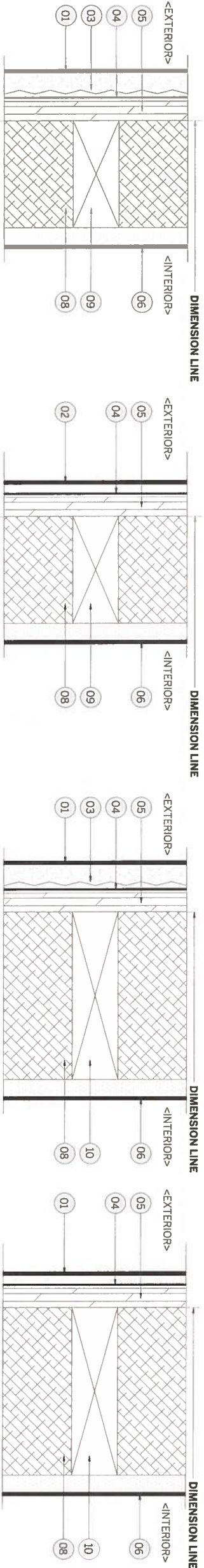
STANDARD ROOF DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 1-1/2" = 1'-0" @ 11x17 / Scale 3" = 1'-0" @ 24x36.



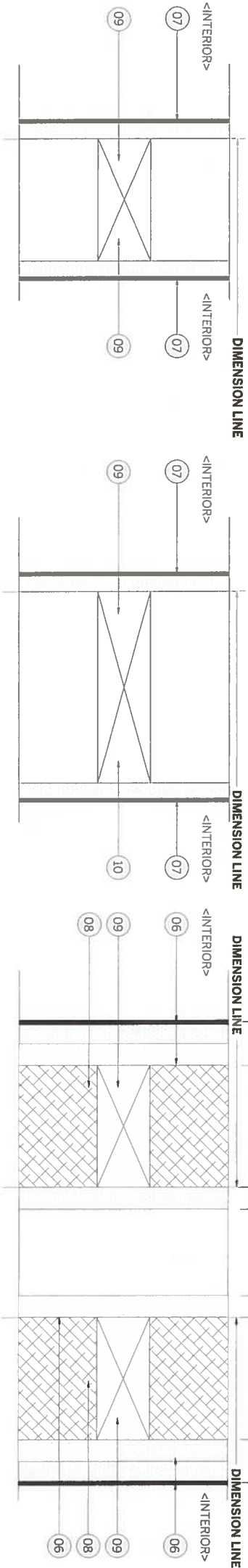
STANDARD PARTITION TYPES (WOOD-FRAMED CONSTRUCTION).

Scale 3" = 1'-0" @ 11x17 / Scale 6" = 1'-0".

EXTERIOR WALLS
WEO1 Stucco veneer on 2x4 wood studs
WEO2 Cement-board veneer on 2x4 wood studs
WEO3 Stucco veneer on 2x6 wood studs
WEO4 Cement-board veneer on 2x6 wood studs



INTERIOR WALLS
WNO1 2x4 wood studs
WNO2 2x6 wood studs
WNO3 2x6 wood studs
WNO4 2x6 wood studs
WNO5 2x6 wood studs



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

- | | | | |
|----|--|----|---|
| 01 | 3-coat stucco with elastomeric 3rd coat. | 15 | Galvanized metal through-wall scupper enclosure. |
| 02 | Cement-board siding, 6" horizontal exposure. | 16 | Drip edge. |
| 03 | Metal lath. | 17 | 60mil PVC roofing. |
| 04 | Water-resistive barrier. | 18 | PVC roofing to run over top of parapet. |
| 05 | Exterior sheathing. | 19 | PVC 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 | Spray-foam insulation. | 22 | PVC roofing to run up wall underneath flashing + counterflashing. |
| 09 | 2x4 wood stud. | 23 | Walkable PVC roofing. |
| 10 | 2x6 wood stud. | 24 | Galvanized metal slip plate with drip edge. |
| 11 | Galvanized metal coping. | 25 | Urethane sealant at junction of railing and slip plate. |
| 12 | Silicone sealant, tooled for drainage. | 26 | Galvanized 2" x 2" metal railing post. |
| 13 | Self-adhered membrane flashing. | 27 | Galvanized 1/2" x 2" steel bar railing, horizontal. |
| 14 | Weep screed. | | |

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SEAL OF ARCHITECT.



ISSUE DATE

02 Nov 2017.

SEAL OF MUNICIPAL APPROVAL.

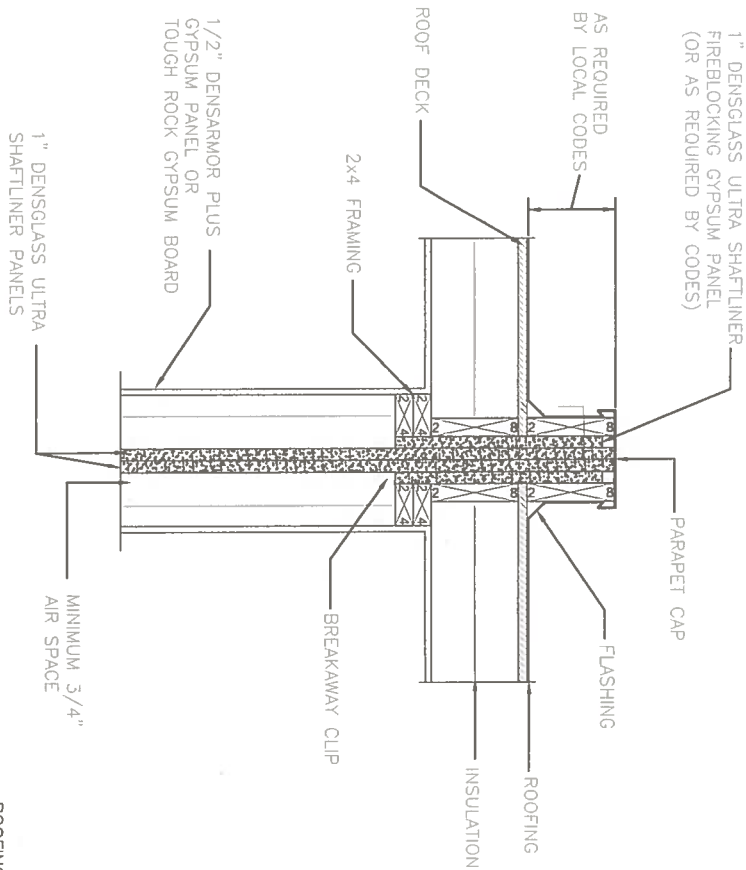
REVIEWED FOR CODE COMPLIANCE

City of Austin

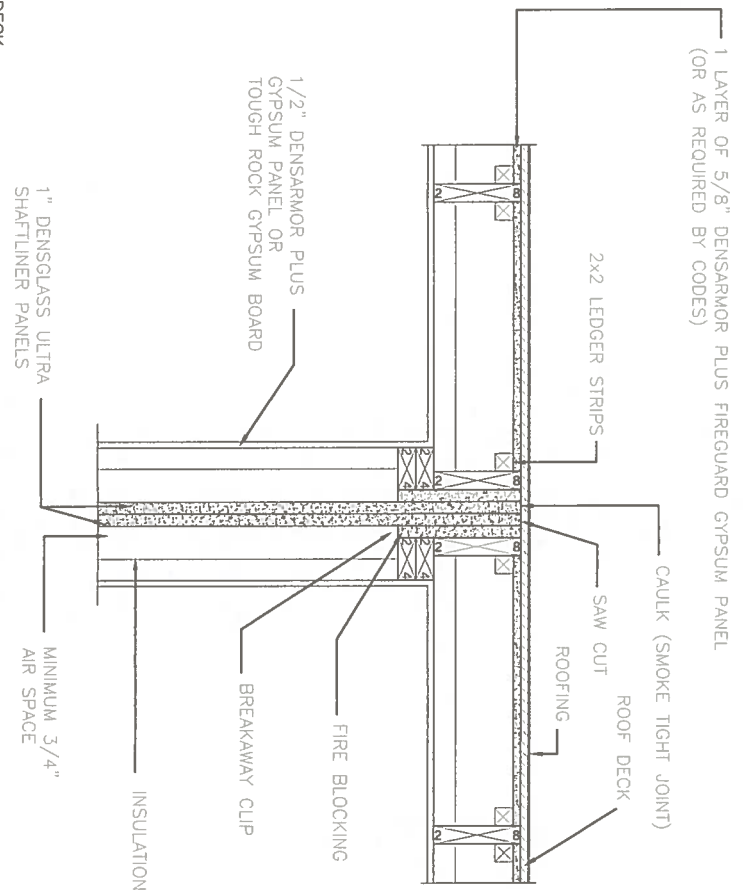
OCHONA
Development + Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

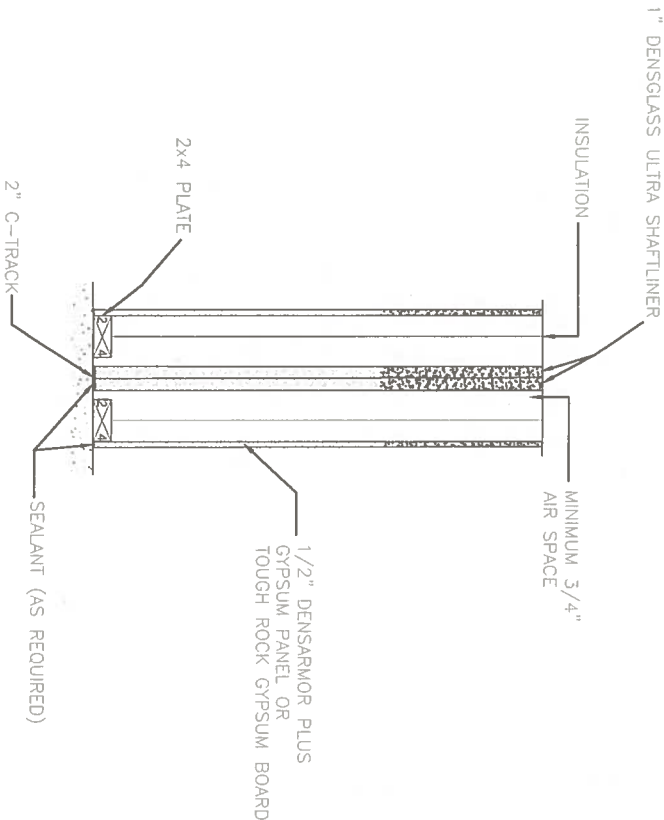
ISSUE DATE 02 Nov 2017.
SHEET TYPE Standard Details.
G005



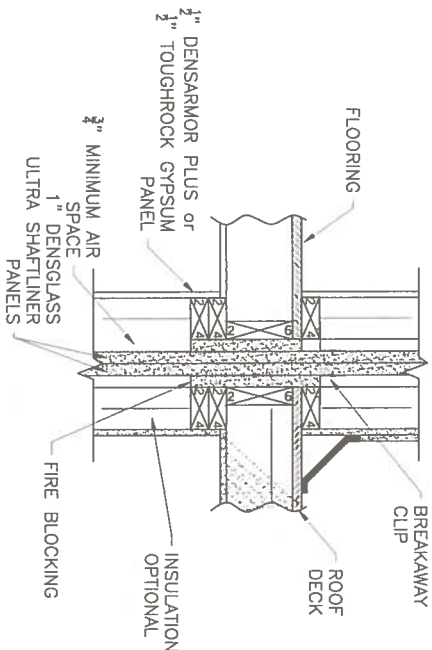
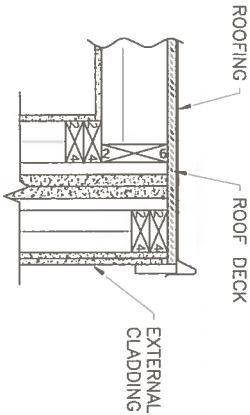
TYPICAL ROOF PARAPET DETAIL



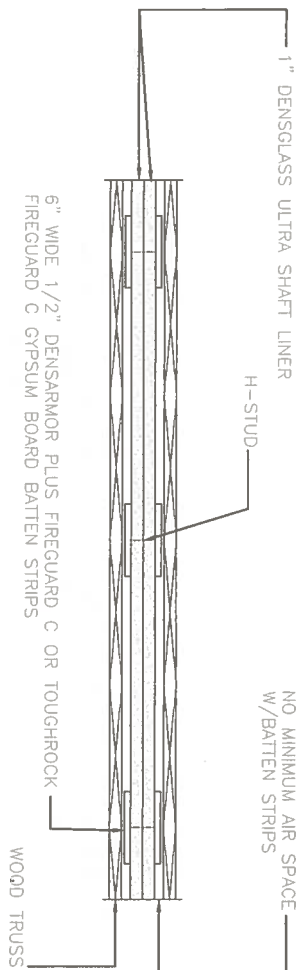
TYPICAL ROOF JUNCTION DETAIL



TYPICAL FOUNDATION DETAIL



TYPICAL OFFSET
ROOF/WALL DETAIL



*ONLY APPLIES IF SOLID WALL IS ACCESSIBLE. IF NOT ACCESSIBLE, THE 1/2" TYPE C STRIPS ARE NOT REQUIRED.

*ATTIC DETAIL ADJACENT TO TRUSSES

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

| | | | | | |
|----|---|----|--|----|--------------------------------------|
| 01 | Wall framing, 2x4 (2x6 similar; REFER TO PLANS FOR PLACEMENT) | 10 | Fascia, 2x8 material (REFER TO SPECIFICATIONS) | 21 | Insulation (REFER TO SPECIFICATIONS) |
| 02 | Wall sheathing, 1/2" OSB, attached per S2 | 11 | Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS) | | |
| 03 | Building wrap | 12 | Ice-and-water shield | | |
| 04 | Exterior cladding, stucco (siding similar; REFER TO ELEVATIONS FOR PLACEMENT) | 13 | Standing-seam metal roof (composition shingle similar) | | |
| 05 | Sealant as required | 14 | Metal gutter | | |
| 06 | Wood blocking at eave+wall junction | 15 | Metal drip edge | | |
| 07 | Wood rafter (trusses similar; REFER TO ENGINEERING PLANS FOR PLACEMENT) | 16 | Wood furring | | |
| 08 | Wood shear blocking between rafters or trusses per IRC and engineering drawings | 17 | Gypsum board at ceiling, 5/8" thick | | |
| 09 | Ventilated soffit board (unless roof cavity is sprayed with foam insulation) | 18 | Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing | | |
| | | 19 | Floor decking, 1-1/4" thick | | |
| | | 20 | Truss or floor joist | | |

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SEAL OF ARCHITECT.

ISSUE DATE

02 Nov 2017.

SEAL OF MUNICIPAL APPROVAL.

OCHONA
Development + Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE

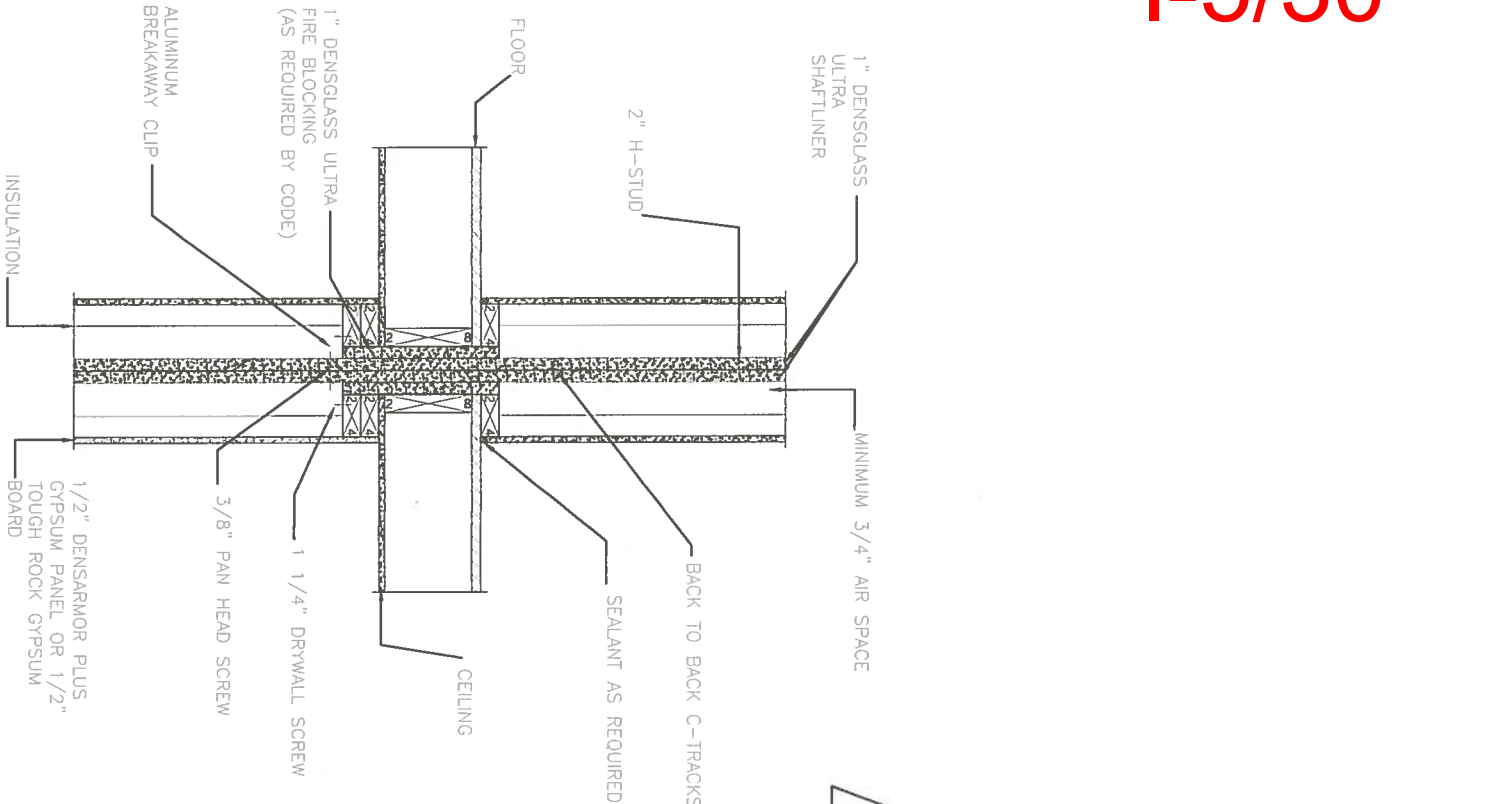
02 Nov 2017.

SHEET TYPE

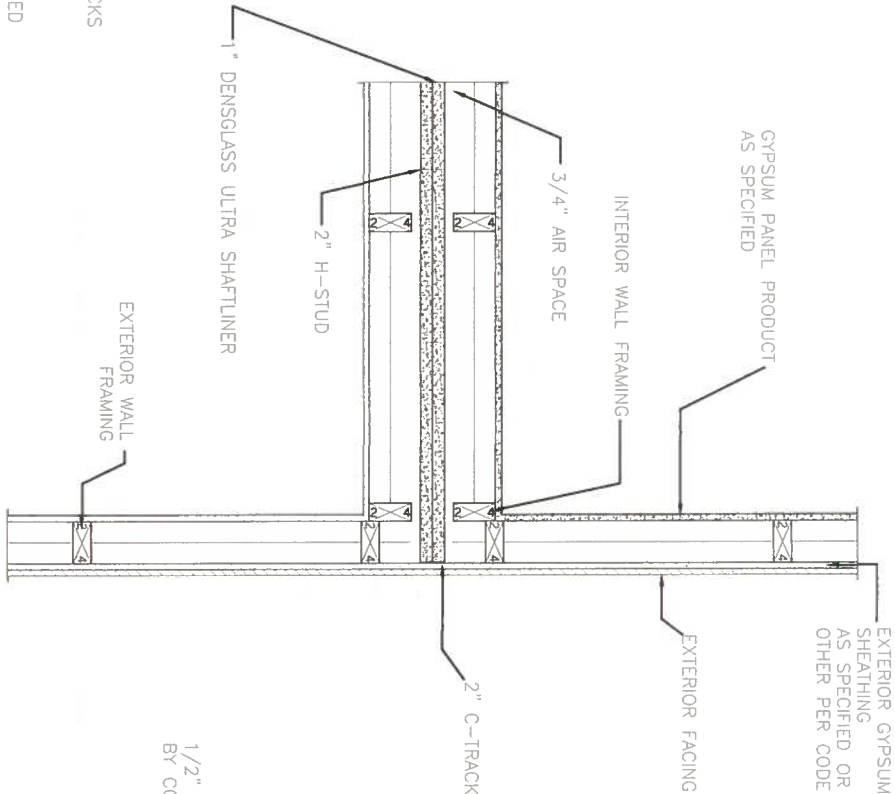
Standard Details.

G006

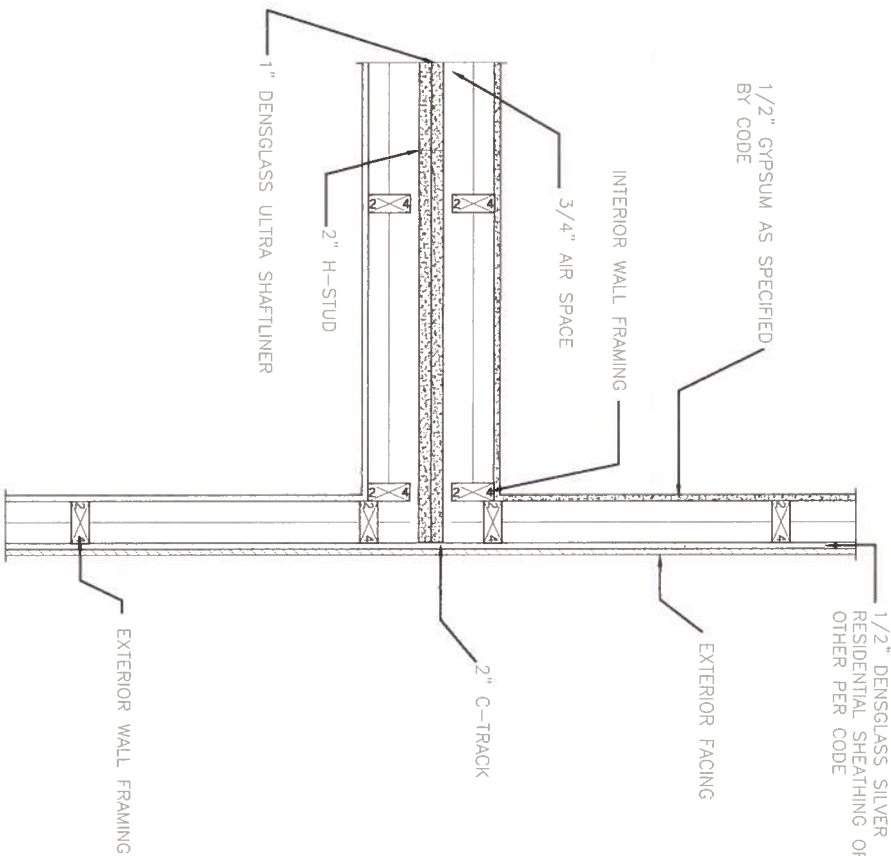
City of Austin
REVIEWED FOR CODE COMPLIANCE



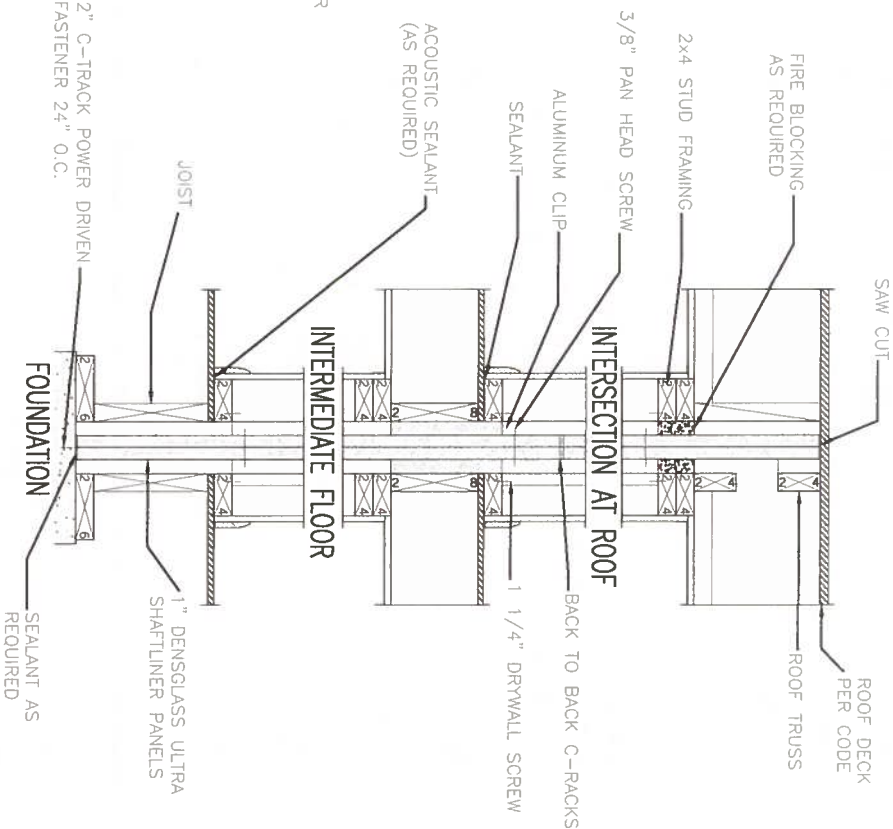
INTERMEDIATE FLOOR DETAIL



EXTERIOR WALL DETAIL



EXTERIOR WALL DETAIL



FULL WALL DETAIL

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

| | | | | | |
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| 02 | Wall sheathing, 1/2" OSB, attached per S2 | 11 | Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS) | | |
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| 08 | Wood shear blocking between rafters or trusses | 17 | Gypsum board at ceiling, 5/8" thick | | |
| 09 | per IRC and engineering drawings | 18 | Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing | | |
| | Ventilated soffit board (unless roof cavity is sprayed with foam insulation) | 19 | Floor decking, 1-1/4" thick | | |
| | | 20 | Truss or floor joist | | |

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SEAL OF ARCHITECT.



ISSUE DATE 02 Nov 2017.

SEAL OF MUNICIPAL APPROVAL.

City of Austin
VIEWED FOR CODE COMPLIANCE

OCHONA
Developer + Architect




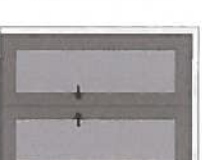

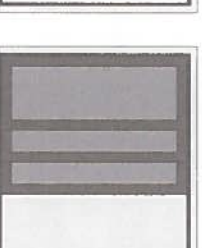
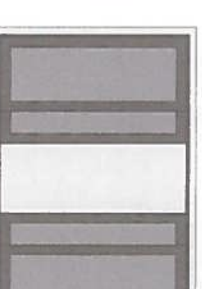














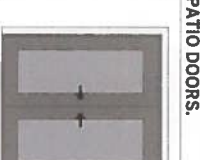
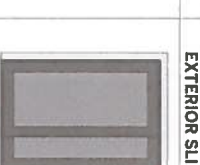
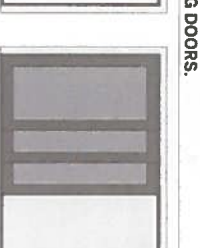
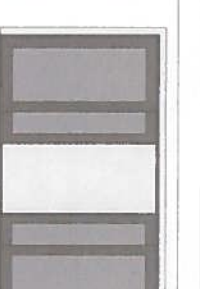











SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE 02 Nov 2017.

SHEET TYPE **Standard Details.**

G007

DOOR SCHEDULES.









| SWINGING ENTRY DOORS. | | SWINGING PATIO DOORS. | | EXTERIOR SLIDING DOORS. | | | INTERIOR SWINGING DOORS. | | | | | | | | INTERIOR BYPASS DOORS. | | |
|--|--|---|--|--|---|--|---|---|---|---|---|--|--|--|--|--|--|
|  EN3696 |  EN(2)3696 |  PA3696 |  PA(2)3696 |  SL(2)3696 |  SL(3)3696 |  SL(4)3696 |  SD1896 |  SD2496 |  SD2896 |  SD3296 |  SD3696 |  SD(2)1896 |  SD(2)2496 |  SD(2)3296 |  SD(2)3696 |  BP(2)2496 |  BP(2)3696 |
|  EN3680 |  EN(2)3680 |  PA3680 |  PA(2)3680 |  SL(2)3680 |  SL(3)3680 |  SL(4)3680 |  SD1880 |  SD2480 |  SD2880 |  SD3280 |  SD3680 |  SD(2)1880 |  SD(2)2480 |  SD(2)3280 |  SD(2)3680 |  BP(2)2480 |  BP(2)3680 |

GARAGE DOORS.

| | |
|---------|---|
| GA9680 |  |
| GA21680 |  |
| GA9696 |  |
| GA21696 |  |

| | |
|-----------|---|
| PD2480 |  |
| PD3280 |  |
| PD3680 |  |
| PD(2)2480 |  |
| PD(2)3280 |  |
| PD(2)3680 |  |
| PD2496 |  |
| PD3296 |  |
| PD3696 |  |
| PD(2)2496 |  |
| PD(2)3296 |  |
| PD(2)3696 |  |

BARN DOORS

| | | | |
|---|---|---|---|
|  |  |  |  |
| BD2480 | BD3680 | BD(2)2480 | BD(2)3680 |
|  |  |  |  |
| BD2496 | BD3696 | BD(2)2496 | BD(2)3696 |

GENERAL NOTES REGARDING DOORS AND WINDOWS.

| | | | | | |
|----|--|----|---|----|---|
| 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. | 05 | When the Owner's chosen 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 rough openings for windows and/or doors with the requirements of the Owner's chosen window and/or door manufacturers. | 07 | All individual windows within MIXED WINDOW UNITS shall be TIGHT-MULLED in the FACTORY. NO MULLING ONSITE. |
| 02 | Head heights given are to be measured to the top of the window and/or door unit. | 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. | | |
| 03 | Unit widths and heights are nominal and general. | | | | |
| 04 | Individual manufacturers may have standard unit sizes that differ from the unit sizes given above. | | | | |

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William Lawrence Hodge

ISSUE DATE
02 Nov 2017.

GRAPHIC SCALE (in feet)

0 1 2 4 8

City of Austin

REQUIRED FOR CODE COMPLIANCE

OCHONA

Development + Architecture

SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT

1401 E 3RD ST





















































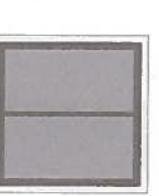


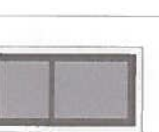
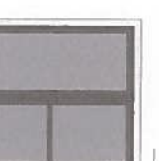
AUSTIN, TEXAS 78702

ISSUE DATE
02 Nov 2017.

SHEET TYPE
Door Schedules.

G008

WINDOW SCHEDULES.

| FIXED WINDOWS. | | | | | | SLIDING WINDOWS. | | | | | | CASEMENT WINDOWS. | | | | SASH WINDOWS. | | MIXED WINDOWS. | |
|--|---|---|---|---|--|---|---|---|---|--|--|---|---|---|---|---------------|--|----------------|--|
|  PW1212@80 PW1212@96 |  PW2412@80 PW2412@96 |  PW3612@80 PW3612@96 |  PW4812@80 PW4812@96 |  PW6012@80 PW6012@96 |  PW7212@80 PW7212@96 |  SW3612@80 SW3612@96 |  SW4812@80 SW4812@96 |  SW6012@80 SW6012@96 |  SW7212@80 SW7212@96 | | |  CW2412@80 CW2412@96 |  CW3612@80 CW3612@96 |  SH3612@80 SH3612@96 |  Upper portion: PW6042 Lower portion: SL6018 | | | | |
|  PW1224@80 PW1224@96 |  PW2424@80 PW2424@96 |  PW3624@80 PW3624@96 |  PW4824@80 PW4824@96 |  PW6024@80 PW6024@96 |  PW7224@80 PW7224@96 |  SW3624@80 SW3624@96 |  SW4824@80 SW4824@96 |  SW6024@80 SW6024@96 |  SW7224@80 SW7224@96 | | |  CW2424@80 CW2424@96 | | |  Upper portion: PW6042 Lower portion: SL6018 | | | | |
|  PW1236@80 PW1236@96 | |  PW3636@80 PW3636@96 | | |  PW7236@80 PW7236@96 |  SW3636@80 SW3636@96 |  SW4836@80 SW4836@96 |  SW6036@80 SW6036@96 |  SW7236@80 SW7236@96 | | |  CW3636@80 CW3636@96 |  SH3636@80 SH3636@96 | |  Upper portion: PW7254 Lower portion: SL7218 | | | | |
|  PW1248@80 PW1248@96 |  PW2448@80 PW2448@96 | |  PW4848@80 PW4848@96 | | | |  SW4848@80 SW4848@96 | | | | | | | | | | | | |
|  PW1260@80 PW1260@96 |  PW2460@80 PW2460@96 | | |  PW6060@80 PW6060@96 | | | |  SW6060@80 SW6060@96 | | | |  CW2460@80 CW2460@96 |  CW3660@80 CW3660@96 |  SH3660@80 SH3660@96 |  Left portion: PW7236 Right portion: PW7236 | | | | |
|  PW1272@96 |  PW2472@96 |  PW3672@96 | | |  PW7272@96 | | | |  SW7272@96 | | |  CW2472@96 |  CW3672@96 |  SH3672@80 SH3672@96 |  Left portion: PW7236 Right portion: SH7236 | | | | |
| CUSTOM WINDOWS. | | | | | | | | | | | | | | | | | | | |

01

GENERAL NOTES REGARDING DOORS AND WINDOWS.

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 rough openings for windows and/or doors with the requirements of the Owner's chosen window and/or door manufacturers.

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.

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.

02

Head heights given are to be measured to the top of the window and/or door unit.

03

Unit widths and heights are nominal and general.

04

Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

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.

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Head heights given are to be measured to the top of the window and/or door unit.

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01

SEAL OF ARCHITECT.

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SEAL OF MUNICIPAL APPROVAL.

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ISSUE DATE

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GRAPHIC SCALE (in feet)

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02 Nov 2017.

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City of Austin

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REVIEWED FOR CODE COMPLIANCE

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ISSUE DATE

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02 Nov 2017.

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SHEET TYPE

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Window Schedules.

13

SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT 1401 E 3RD ST AUSTIN, TEXAS 78702

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02 Nov 2017.

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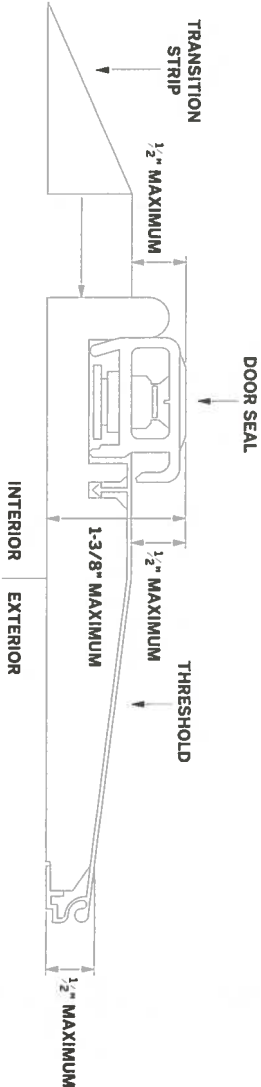
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02 Nov 2017.

PROJECT CALCULATION AND APPLICATION SHEET (REFERENCE A000 FOR SITE PLAN)

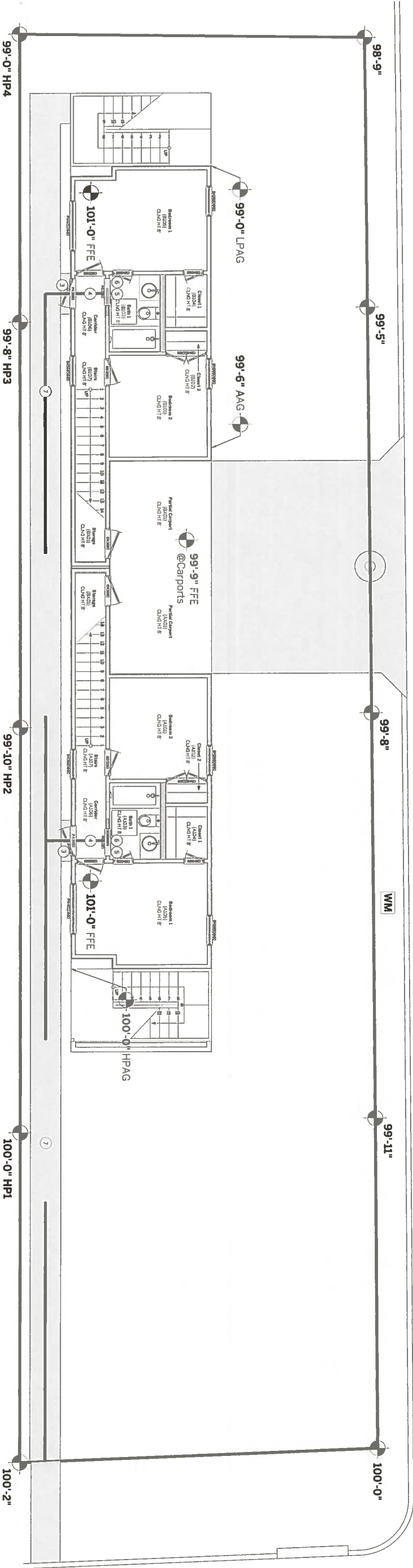
| PROPERTY INFORMATION | | | | SITE DEVELOPMENT INFORMATION | | | | ACCESSORY DWELLING UNIT AREA | | | | | |
|--|--|--|---|------------------------------|--------|-----------------|--------|------------------------------|----------|--------|--------|------------------------|----------------------------------|
| Address | 1401 E 3rd St 78702 | Area Description | Existing SF | Bldg 1 | Bldg 2 | New or Added SF | Bldg 1 | Bldg 2 | Total SF | Bldg 1 | Bldg 2 | ADU allowed? | 0 |
| Tax Parcel ID | #0204061201 | 1 st floor conditioned (enclosed) area | 0 | 0 | 0 | 878 | 0 | 0 | 878 | 0 | 0 | ADU proposed? | Yes |
| Legal Description | W 35.6' of N 138' of W 193.4' of outlet 20, division "O" | 2 nd floor conditioned (enclosed) area | 0 | 0 | 0 | 1097 | 0 | 0 | 1097 | 0 | 0 | Project ADU area | 0 |
| Zoning District | SF-3-NP | 3 rd floor conditioned (enclosed) area (including attics) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Maximum ADU area | 0 |
| Lot Area (SF) | 4912 | Basements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ADU L2 area | 0 |
| Lot Width (FT) | 35.6 | Covered parking (garage or carport, attached or detached) | 0 | 0 | 0 | 210 | 0 | 0 | 210 | 0 | 0 | Max ADU L2 area | 550 |
| Neighborhood Planning Area | East Cesar Chavez | Covered porch (front), patio (back), deck and/or balcony area(s) | 0 | 0 | 0 | 196 | 0 | 0 | 196 | 0 | 0 | Difference | 0 |
| Historic District | n/a | Other covered or roofed area(s) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | OWNER INFORMATION | |
| REQUIRED REVIEWS | Yes/No | Uncovered wood decks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Name | Durham Trading Partners XII, LLC |
| Is project participating in SMART Housing? | No | Total building area | 0 | 0 | 0 | 2381 | 0 | 0 | 2381 | 0 | 0 | Address | 902 E Dean Keeton St 78705 |
| Does project have Green Building requirement? | No | Pools | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Phone number | 512.554.3647 |
| Is site within Airport Overlay Zone? | No | Soas | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Email | jeffblatt@gmail.com |
| Does site have a septic system? | No | BUILDING COVERAGE INFORMATION | | | | | | | | | | | |
| Does structure exceed 3 600 SF total under roof? | No | Area Description | Existing SF | Bldg 1 | Bldg 2 | New or Added SF | Bldg 1 | Bldg 2 | Total SF | Bldg 1 | Bldg 2 | CONTRACTOR INFORMATION | |
| Is property within 100 feet of 100-year flood plain? | No | 1 st floor conditioned (enclosed) area | 0 | 0 | 0 | 878 | 0 | 0 | 878 | 0 | 0 | Name | |
| Is there at least one protected tree on this or adjacent lot(s)? | Yes | Covered parking (garage or carport, attached or detached) | 0 | 0 | 0 | 210 | 0 | 0 | 210 | 0 | 0 | Address | |
| Is site within Residential Design and Compatibility Standards Ordinance area? | Yes | Covered porch (front), patio (back), deck and/or balcony area(s) | 0 | 0 | 0 | 196 | 0 | 0 | 196 | 0 | 0 | Phone number | |
| Does site currently have wastewater availability? | Yes | Total building coverage | 0 | 0 | 0 | 1284 | 0 | 0 | 1284 | 0 | 0 | Email | |
| Are there existing water or wastewater infrastructure, appurtenances, or existing water or wastewater easements on site? | No | IMPERVIOUS COVERAGE : lot percentage | >>& | | | | | | | | | | |

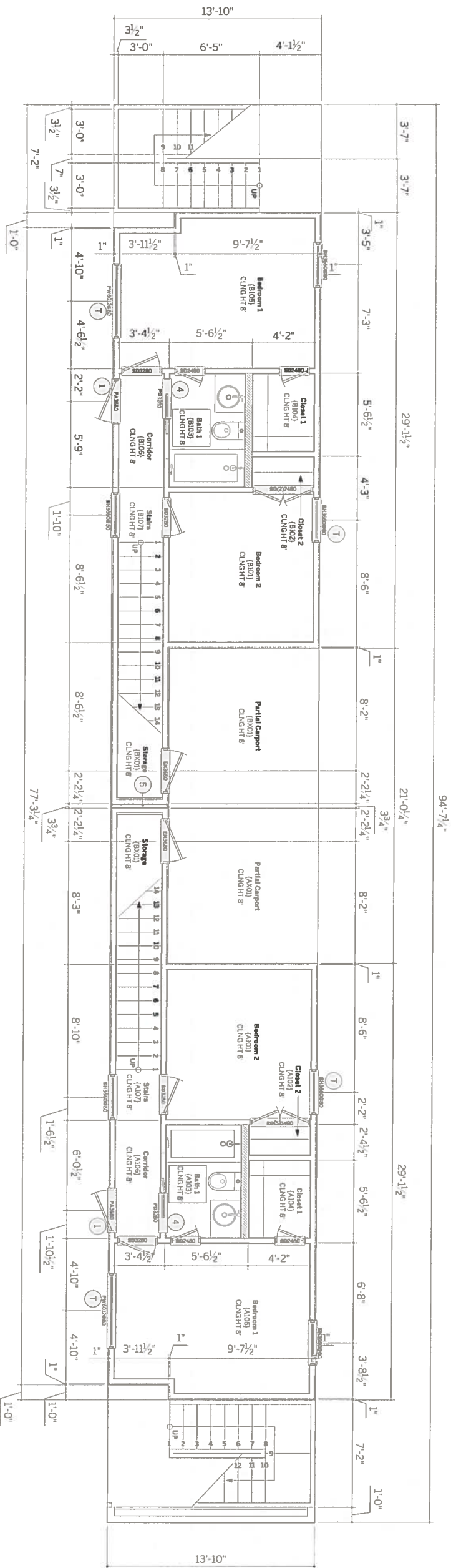











THRESHOLD DETAIL
N.T.S
REFER TO CODE INTERPRETATION
C1203-0002 FOR ADDITIONAL INFORMATION.

NAVASOTA STREET





| KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | | VISIBILITY NOTES (REPEATED FROM SHEET G002). | | | FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | | DISCLAIMERS. | | | SEAL OF ARCHITECT. | | | SEAL OF MUNICIPAL APPROVAL. | | |
|---|--|----|--|----|---|---|--|---|---|---|---|---|--|--|-----------------------------|--|--|
| 01 | New step-free entry into residence from public way. Maximum vertical rise 1/2". | 04 | New accessible door into visible bathroom on Level 01. Minimum clear width 32". | 06 | Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Railing or partial-height wall at interior. Minimum height 36" above finish floor. | 1 | Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. |  | 2x4 wood framing | <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for 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. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless listed below, the cover sheet and all sheets listed thereon shall be in compliance with the International Building Code (IBC) and IBC/AIA ID FOR CONSTRUCTION.</p> |  |  | | | | | |
| 02 | New step-free entry into residence from garage or carport. Maximum vertical rise 1/2". | 05 | New 120-minute-rated denising wall between duplex units. Construction to comply with UL C542 or approved equivalent. | 07 | Ceiling break. Line of 5' ceiling height. Line of 7' ceiling height. Line of 15' ceiling height. | 2 | 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. Switches and thermostats on all floors shall be located no greater than 45" @ junction-box centerline) above finish floor level. |  | 2x6 wood framing | | | | | | | | |
| 03 | New accessible route through and to Level 01 public spaces. Minimum clear width 32". | | | 08 | Line of 5' ceiling height. Line of 7' ceiling height. Line of 15' ceiling height. | 3 | Power receptacles and data ports on all floors shall be located no less than 18" @ junction-box centerline) above finish floor level. |  | 3x5 cold-formed metal framing | | | | | | | | |
| | | | | 09 | Line of 5' ceiling height. Line of 7' ceiling height. Line of 15' ceiling height. | 4 | At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less. |  | 6" depth cold-formed metal framing | | | | | | | | |
| | | | | 10 | Line of 5' ceiling height. Line of 7' ceiling height. Line of 15' ceiling height. | 5 | 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 of 36" in clear width and shall have a maximum cross-slope of 1:50. |  | 12" depth insulated-concrete-form framing | | | | | | | | |
| REFER TO SHEET A400 FOR CONTINUATION OF ROUTE TO EXTERIOR AND PUBLIC WAY. | | | | | 11 | Tempered glass. | 6 | | | | | | | | | | |
| | | | | | | | | | | ISSUE DATE 02 Nov 2017. | | | | | | | |

1 Floor Plan, Level 01

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

SEAL OF MUNICIPAL APPROVAL

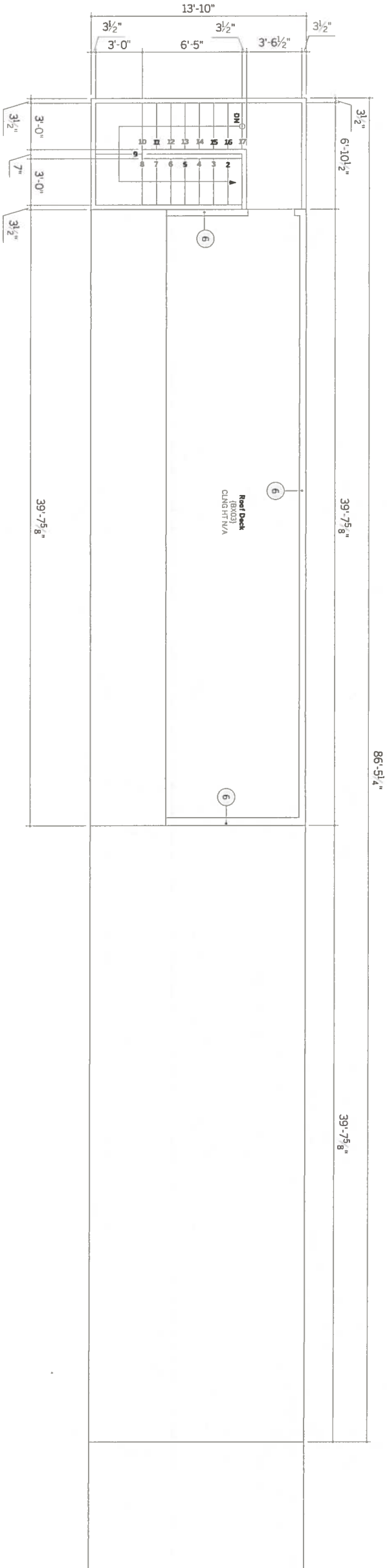
OCHONA
Development & Architecture




SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017.

SHEET TYPE: **Floor Plans, Level 01.**

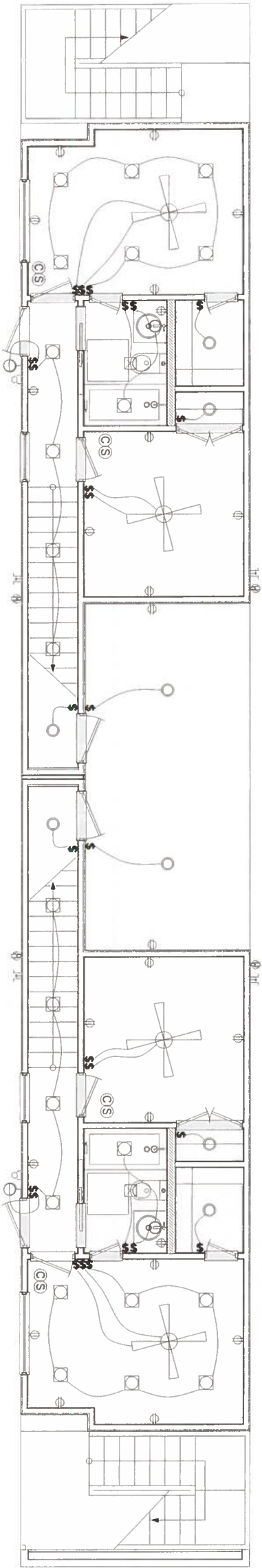
A101



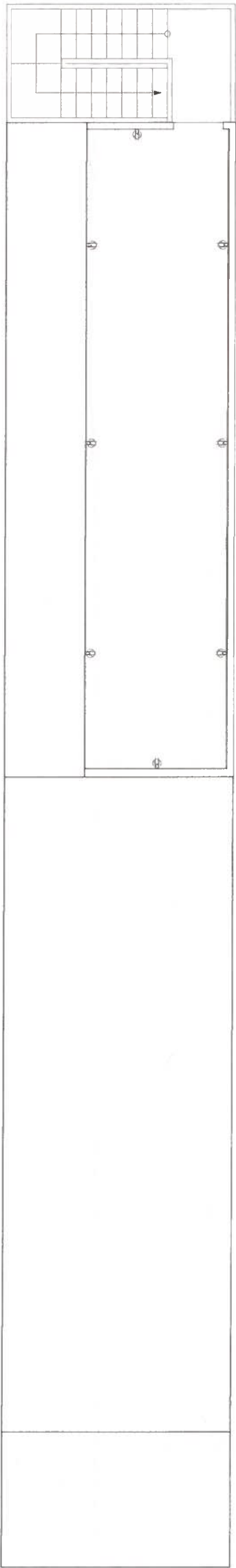
| KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | VISIBILITY NOTES (REPEATED FROM SHEET G002). | | FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | DISCLAIMERS. | | SEAL OF ARCHITECT. | | SEAL OF MUNICIPAL APPROVAL. | |
|--|--|---|--|---|---|---|--|---|-----------------------------------|--|--|
| 01 | New step-free entry into residence from public way. Maximum vertical rise 1/2". | 06 | Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. | 1. | Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. |  | This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #15074. This document is not for 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 seal of construction department is visible. No information required to construct a project. Interpretation by a contractor is required. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (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. |  | ISSUE DATE 02 Nov 2017. |  | City of Austin REVIEWED FOR CODE COMPLIANCE |
| 02 | New step-free entry into residence from garage or carport. Maximum vertical rise 1/2". | 07 | Railing or partial-height wall at interior. Minimum height 36" above finish floor. | 2. | 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. Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level. | | | | | | |
| 03 | New accessible route through and to Level 01 public spaces. Minimum clear width 32". | 08 | Ceiling break. | 3. | Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level. | | | | | | |
| 04 | New accessible door into visitable bathroom on Level 01. Minimum clear width 32". | 09 | Line of 5' ceiling height. | 4. | At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less. | | | | | | |
| | | 10 | Line of 7' ceiling height. | 5. | A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50. | | | | | | |
| | | 11 | Line of 15' ceiling height. | 6. | | | | | | | |
| REFER TO SHEET A00 FOR CONTINUATION OF ROUTE TO EXTERIOR AND PUBLIC WAY. | | REQUIRED LENGTH XX'-XX" PROVIDED LENGTH XX'-XX" T | | | | | | | | | |









1 Floor Plan, Level 03

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



| | | | |
|--|-----------------------------|---|--|
| FIGURE SYMBOLS (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | | |
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| DISCLAIMERS. | | | |
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| SEAL OF ARCHITECT. | SEAL OF MUNICIPAL APPROVAL. | REVIEWED FOR CODE COMPLIANCE | |
| | | City of Austin | |
| ISSUE DATE 02 Nov 2017. | | SHEET TYPE MEP Plans, Level 01 | |
| GRAPHIC SCALE (feet) | | OCHONA | |
| 0 1 2 4 8 | | Developments & Architecture | |
| | | SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT 1401 E 3RD ST AUSTIN, TEXAS 78702 | |
| | | ISSUE DATE 02 Nov 2017. | |
| | | A105 | |



| FIXTURE SYMBOLS (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | | | | | | | | |
|--|--------------------------|---|-----------------------------|---|-------------------------------|---|----------------|---|--------------------|
|  | Ceiling fan w/ light kit |  | Pendant light |  | Wall switch |  | Smoke detector |  | Hot/cold water tap |
|  | Ceiling mounted light |  | Recessed can light |  | Duplex outlet |  | CO2 detector |  | Door bell |
|  | Ceiling fan w/ light kit |  | Exterior wall mounted light |  | Waterproof GFCI duplex outlet |  | Thermostat |  | Door bell chimes |
|  | Exhaust fan |  | 220V outlet |  | AC multi split | | | | |
| DISCLAIMERS. | | | | | | | | | |
| <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for 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. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (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> | | | | | | | | | |
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| ISSUE DATE 02 Nov 2017. | | | | ISSUE DATE 02 Nov 2017. | | | | | |
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| OCHONA Development + Architecture | | | | | | | | | |
| SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT 1401 E 3RD ST AUSTIN, TEXAS 78702 | | | | | | | | | |
| SHEET TYPE MEP Plans, Level 03. | | | | ISSUE DATE 02 Nov 2017. | | | | | |
| A107 | | | | | | | | | |

MEP Plan, Level 03

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

SEAL OF ARCHITECT.

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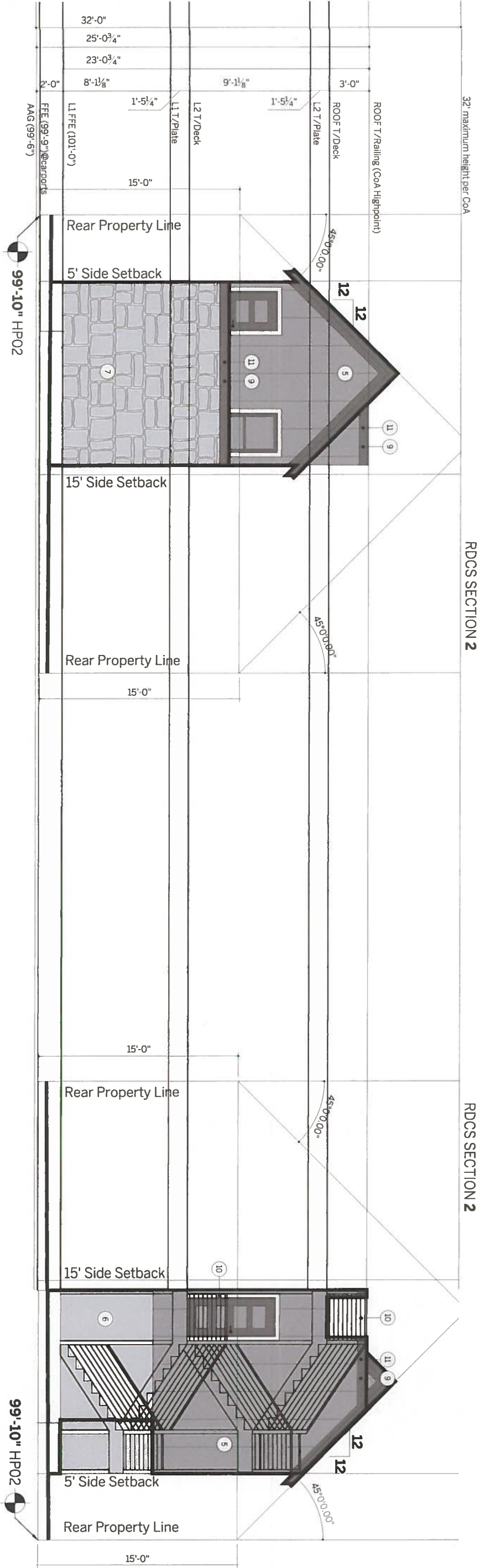
City of Austin
REVIEWED FOR CODE COMPLIANCE

LDC TITLE 25. CHAPTER 25-2. SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): LDC TITLE 25. CHAPTER 25-2. SUBCHAPTER F, ARTICLE 3.4.1

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.

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.

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.



1 Elevation, Bldg 1, Front

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

2 Elevation, Bldg 1, Rear

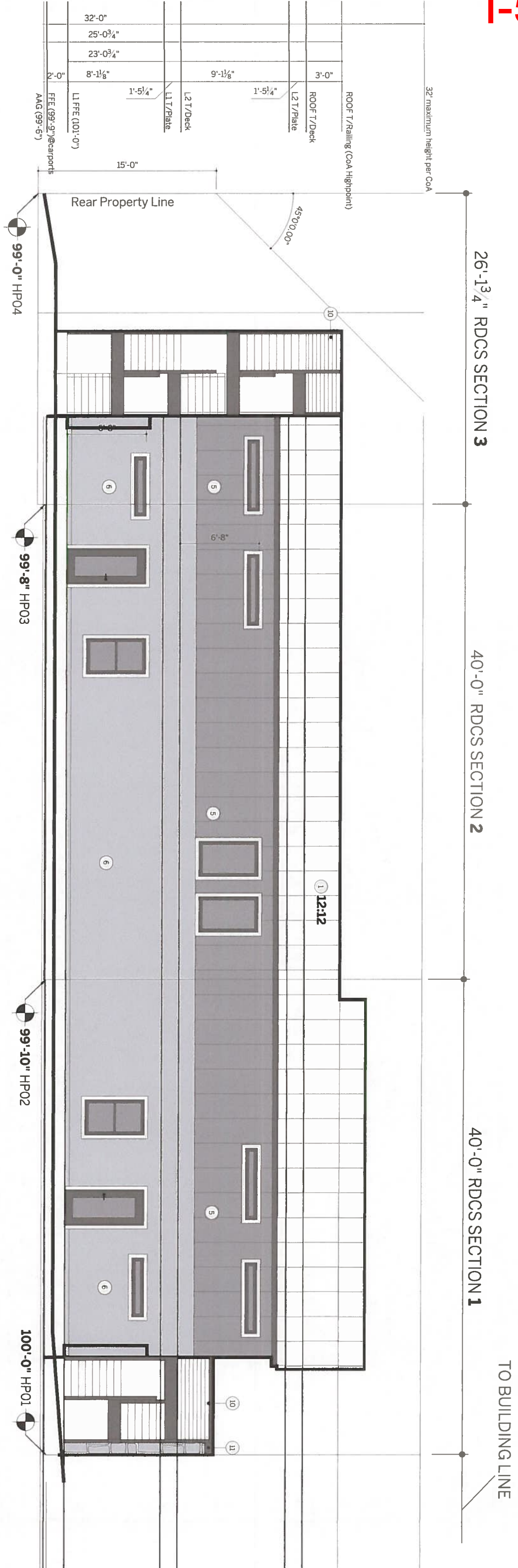
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

| | | | |
|---|---|--|---|
| KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT). | | | |
| 01 | New standing-seam metal roof. | 06 | New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric. |
| 02 | New 30-year composition shingle roof. | 07 | New 3.5"-thick stone masonry veneer, random-ashlar bond. |
| 03 | New horizontally-oriented cement-board siding. | 08 | New brick masonry veneer, common bond. |
| 04 | Exposure 6". New horizontally-oriented cement-board siding. | 09 | New metal coping. Exposure 6". |
| 05 | Exposure 12". New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens. | 10 | New metal railing at exterior porch or deck. Minimum height 36" above finish floor. |
| DISCLAIMERS. | | This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for 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. All work shall be done in accordance with the laws in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (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. | |
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| ISSUE DATE 02 Nov 2017. | | CITY OF AUSTIN REVIEWED FOR CODE COMPLIANCE | |
| GRAPHIC SCALE (in feet) 0 1 2 4 8 | | OCHONA Development + Architecture SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT 1401 E 3RD ST AUSTIN, TEXAS 78702 | |
| SHEET TYPE Elevations, Bldg 1. | | A201 | |

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.

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.

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.



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

- | | | | | | |
|----|---|----|---|----|---|
| 01 | New standing-seam metal roof. | 06 | New 3-coat Portland-cement stucco on metal latn. 3rd coat | 11 | New parapet at exterior porch or deck. Minimum height 36" above finish floor. |
| 02 | New 30-year composition shingle roof. | 07 | New 3.5"-thick stone masonry veneer, random-ashlar bond. | | |
| 03 | New horizontally-oriented cement-board siding. | 08 | New brick masonry veneer, common bond. | | |
| 04 | Exposure 6". New horizontally-oriented cement-board siding. | 09 | New metal coping. Exposure 6". | | |
| 05 | New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens. | 10 | New metal railing at exterior porch or deck. Minimum height 36" above finish floor. | | |

1 Elevation, Bldg 1, Left

DISCLAIMERS.

This document is issued under the seal of the State of Texas. The ARCHITECT, Texas architect #19074, has prepared this document for the 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 seal of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. All sheets are complementary. That which is shown on one sheet, applies to all sheets this set by reference to the sheets in this set. The seal of the Architect is required on all sheets 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.

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SEAL OF MUNICIPAL APPROVAL.

0 1 2 4 8
GRAPHIC SCALE (in feet)

ISSUE DATE 02 Nov 2017.

City of Austin
REVIEWED FOR CODE COMPLIANCE

OCHONA
Development + Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE 02 Nov 2017.
SHEET TYPE Elevations, Bldg 1.

A203

DO NOT CONSTRUCT IN A HALF CRITICAL ROOT ZONE FOR ANY PROTECTED TREE. IF PROPOSED FOUNDATION LIES WITHIN A HALF CRITICAL ROOT ZONE IN THE FIELD, CONTACT ENGINEER FOR FOUNDATION DESIGN REVISIONS

TREE PROTECTION NOTES

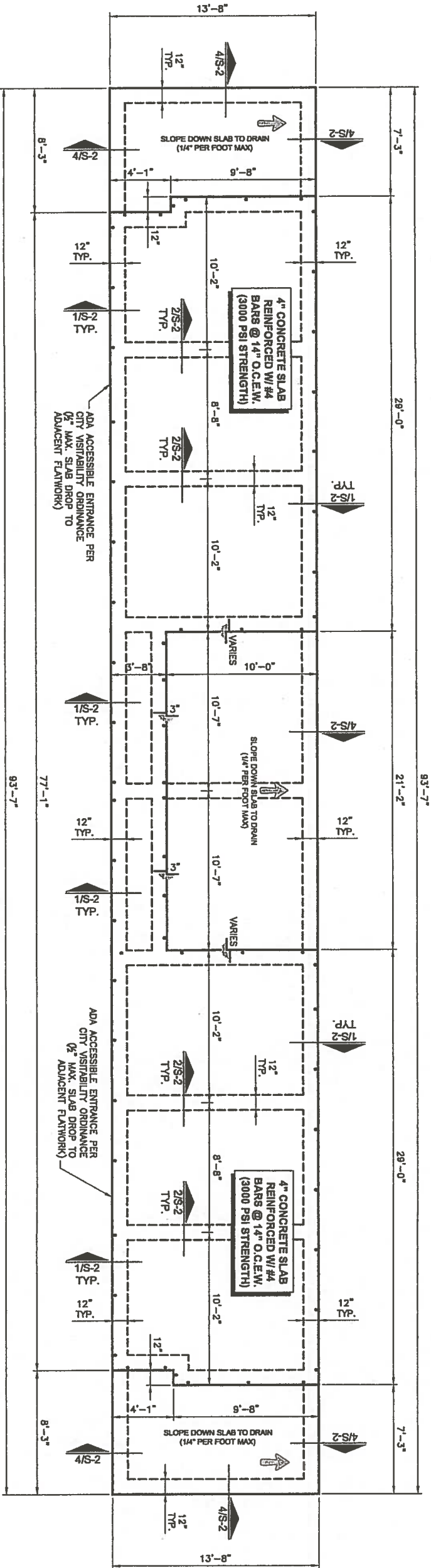
1. All trees close to structure shall be protected with fencing.
2. Tree protection fences shall be erected according to City of Austin Standards, including types of fencing and signage.
3. Tree protection fences shall be installed prior to the commencement of any site preparation work.
4. Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall take place before construction begins. All pruning must be done according to City of Austin standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning technique).
5. All tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.

GENERAL PROJECT NOTES

1. The design of this project is the property of Genesis 1 Engineering Co. Any changes without prior written permission are not permitted.
2. Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.
3. All required permits by City of Austin, TX shall be secured prior to start of construction.
4. All contractors and subcontractors shall have at least five years experience in the construction industry.
5. Job site shall be cleaned daily of all excess debris and spoils.
6. The site and building shall be designed in accordance with the 2015 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

Approved Plans Correction Notes:

1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.



CONTENTS

| | |
|----------|---------------------------|
| S-1..... | FOUNDATION PLAN |
| S-2..... | FOUNDATION DETAILS |
| S-3..... | STRUCTURAL FRAMING PLAN |
| S-4..... | LEVEL 1 WALL BRACING PLAN |
| S-5..... | LEVEL 2 WALL BRACING PLAN |
| S-6..... | FRAMING DETAILS I |
| S-7..... | FRAMING DETAILS II |

LEGEND

- SLAB DROP, SEE HEIGHT
- L-60 ANCHOR BOLT

REFER TO S-2 FOR FOUNDATION NOTES

FOUNDATION PLAN
FULL SIZE: 1/8" = 1'-0" (24x36)
HALF SIZE: 1/16" = 1'-0" (11x17)

PLAN NOTES:

1. Concrete contractor shall verify all foundation dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
2. Dimensions for interior beams are taken from edge of foundation to center of interior beam.
3. Do NOT scale off dimensions on plans.

SLAB PENETRATIONS:

Refer to architectural drawings for all locations, sizes and typical requirements.

FINISHED FLOOR ELEVATION:

Refer to Architectural Drawings for finished floor elevations.



Genesis 1 Engineering Company
Commercial • Residential
6104 South First St., Ste.105
Austin, TX 78745
Office: 512-899-2246
Fax: 512-899-2203
T.B.P.E. Registered Firm #F-2565

PROJECT ADDRESS
1401 E. 3RD STREET
AUSTIN, TEXAS
CLIENT NAME
ARCHITECT WILLIAM HODGE

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF THE ARCHITECT FOR ANY INCONSISTENCIES IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

TABLE 5 - TWB (T-TYPE) WALL BRACING

| MODEL NO. | BRACE LENGTH (1) (FEET-INCHES) | WALL HEIGHT (FEET) | REQUIRED INSTALLATION ANGLE OF THE TWB (T-TYPE) BRACE FROM THE HORIZONTAL (DEGREE) | FASTENERS (QUANTITY-TYPE) TOP AND BOTTOM PLATES | END AND STUD EACH AND STUD |
|-----------|--------------------------------|--------------------|--|---|----------------------------|
| TWB10 | 9'-6" | 8 | 55° | 2-16d | 1-8d |
| TWB12 | 11'-4" | 8 | 45° | 2-16d | 1-8d |
| TWB14 | 14'-2" | 10 | 45° | 2-16d | 1-8d |

FOR S1: 1 INCH = 25.4MM, 1LBS = 4.45N

THE TWB WALL BRACING STRAP IS NOT RECOGNIZED TO REPLACE OR BE USED AS AN ALTERNATIVE TO BRACED WALL CONSTRUCTION METHODS DESCRIBED IN THE CODE.

THE ALLOWABLE IN-PLANE RACKING SHEAR LOAD OF WALL BRACED WITH THE TWB12 OR TWB14 STRAP INSTALLED IN ACCORDANCE WITH THIS TABLE IS 180LBS. THE TWB STRAPS RESIST TENSION AND COMPRESSION LOADS, AND MUST NOT BE COMBINED WITH OTHER SHEAR RESISTING ELEMENTS OR COMPONENTS. THE ALLOWABLE RACKING SHEAR LOAD MUST NOT BE INCREASED FOR SHORT TERM LOADING, SUMMING SHEAR CAPACITIES OF THE TWB WALL BRACE WITH DISSIMILAR MATERIALS APPLIED TO EITHER SIDE OF THE SAME WALL IS NOT ALLOWED.

THE WALL STUDS MUST BE SPACED 16 INCHES ON CENTER, MAXIMUM.

THE TWB WALL BRACING STRAP MUST BE INSTALLED AT THE INSTALLATION ANGLE SPECIFIED IN THE TABLE.

(OPTIONAL WHERE FEASIBLE)

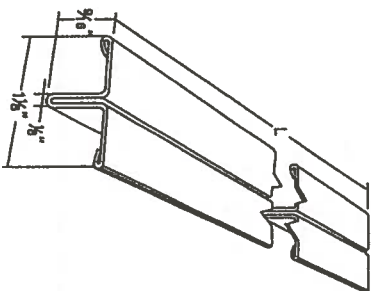


FIGURE 5A-TWB (T-TYPE) BRACE DIMENSIONS

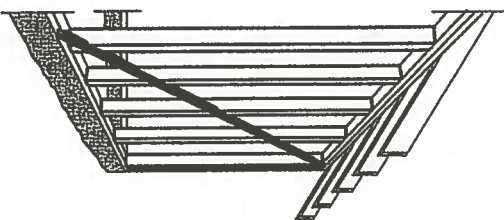


FIGURE 5B-TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 3/8"-INCH DEEP SAW KEYS IN STUDS)

OPTIONAL: INSTALL TWB STRAPS AT ALL CORNERS WHERE FEASIBLE (BOTH DIRECTIONS)

WALL BRACING LEGEND

DESIGNED BY GENESIS 1 ENGINEERING

Continuous wood structural panel sheathing:
Solid sheath entire building in 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 in. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.

Gypsum board:
Minimum thickness: 1/2" Connection criteria: 13 gage, 1-3/8" long, 1864 head, 0.085" diameter, 1-1/4" long; annular-ripped 8d cooler nail, 0.085" diameter, 1-5/8" long, 1864" head, or gypsum board nail, 0.085" diameter, 1-5/8" long, 822" head, Spacing: Nails, @ 8" o.c.; Screws, @ 16" o.c.

Gypsum board:
Minimum thickness: 5/8" w/ ceiling roof support @ 16" o.c.
Connection criteria: 13 gage, 1-5/8" long, 1864 head, 0.085" diameter, 1-3/8" long; annular-ripped 8d cooler nail, 0.082" diameter, 1-7/8" long, 1/4" head, or gypsum board nail, 0.0815" diameter, 1-7/8" long, 1864" head, Spacing: Nails, @ 7" o.c.; Screws, @ 12" o.c.

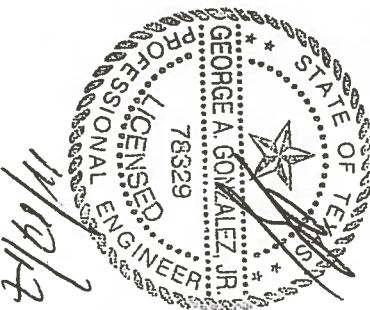
- Approved Plans Correction Notes:
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 2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.

WALL BRACING NOTES

1. The design of the wall bracing for this new project is based on the 2015 edition of the International Residential Code (IRC 2015)
2. Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
3. If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

DIMENSION NOTE:

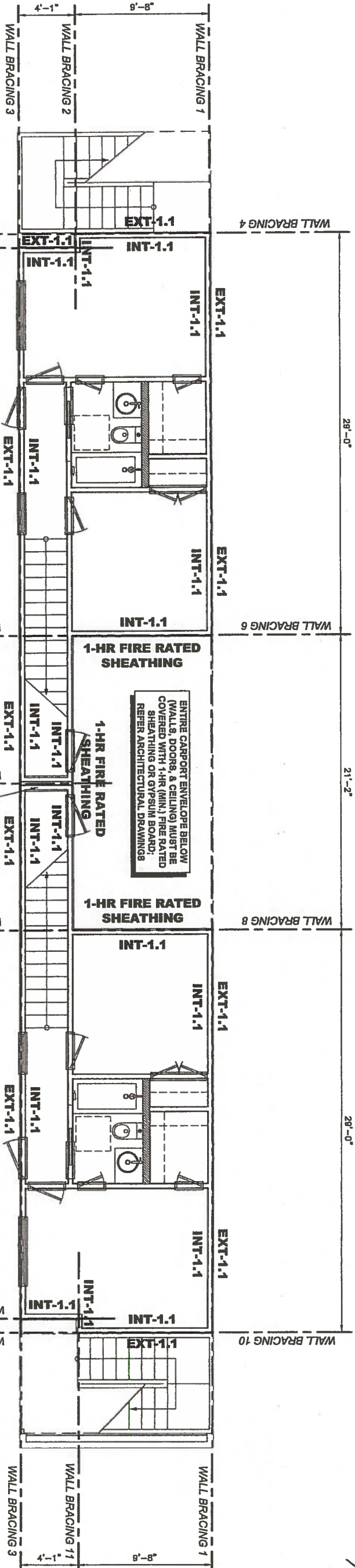
1. Wall bracing dimension presented only for City of Austin plan review purposes.
2. For framing dimensions refer to Architectural floor plans



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PROJECT ADDRESS:
**1401 E. 3RD STREET
AUSTIN, TEXAS**
CLIENT NAME:
ARCHITECT WILLIAM HODGE

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.



LEVEL 1 WALL BRACING PLAN

FULL SIZE: 1/4" = 1'-0" (24x36)
HALF SIZE: 1/8" = 1'-0" (11x17)

City of Austin
REVIEWED FOR CODE COMPLIANCE

TABLE 5 - TWB (T-TYPE) WALL BRACING

| MODEL NO. | BRACE LENGTH (L) (FEET-INCHES) | WALL HEIGHT (FEET) | REQUIRED INSTALLATION ANGLE OF THE TWB (T-TYPE) BRACE FROM THE HORIZONTAL (DEGREE) | FASTENERS (QUANTITY-TYPE) | |
|-----------|--------------------------------|--------------------|--|---------------------------|---------------|
| | | | | TOP AND BOTTOM PLATES | EACH AND STUD |
| TWB10 | 8'-9" | 8 | 55° | 2-16d | 1-8d |
| TWB12 | 11'-4" | 8 | 45° | 2-16d | 1-8d |
| TWB14 | 14'-2" | 10 | 45° | 2-16d | 1-8d |

FOR S1: 1 INCH = 25.4MM, 11BS = 4.43N

¹THE TWB WALL BRACING STRAP IS NOT RECOGNIZED TO REPLACE OR BE USED AS AN ALTERNATIVE TO BRACED WALL CONSTRUCTION METHODS DESCRIBED IN THE CODE.

²THE ALLOWABLE IN-PLANE RACKING SHEAR LOAD OF WALL BRACED WITH THE TWB12 OR TWB14 STRAP INSTALLED IN ACCORDANCE WITH THIS TABLE IS 180LBS. THE TWB STRAPS RESIST TENSION AND COMPRESSION LOADS, AND MUST NOT BE COMBINED WITH OTHER SHEAR RESISTING ELEMENTS OR COMPONENTS. THE ALLOWABLE RACKING SHEAR LOAD MUST NOT BE INCREASED FOR SHORT TERM LOADING. SUMMING SHEAR CAPACITIES OF THE TWB WALL BRACE WITH DISSIMILAR MATERIALS APPLIED TO EITHER SIDE OF THE SAME WALL IS NOT ALLOWED.

³THE WALL STUDS MUST BE SPACED 16 INCHES ON CENTER, MAXIMUM.

⁴THE TWB WALL BRACING STRAP MUST BE INSTALLED AT THE INSTALLATION ANGLE SPECIFIED IN THE TABLE

(OPTIONAL WHERE FEASIBLE)

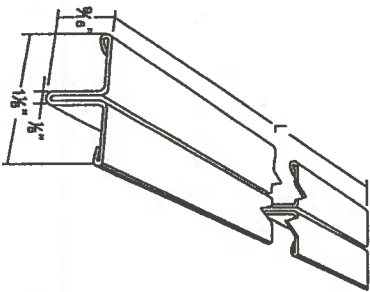


FIGURE 5A-TWB (T-TYPE) BRACE DIMENSIONS

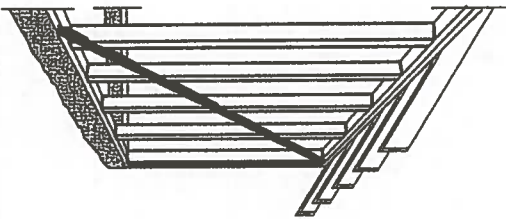


FIGURE 5B-TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 3/8-INCH DEEP SNAW KEYS IN STUDS)

OPTIONAL: INSTALL TWB STRAPS AT ALL CORNERS WHERE FEASIBLE (BOTH DIRECTIONS)

WALL BRACING LEGEND

DESIGNED BY GENESIS 1 ENGINEERING

| | |
|---------|---|
| EXT-1.1 | Continuous wood structural panel sheathing: 2x8 double end stud building in 1/2" wood paneling and fender with 6d common nails at 8" on center at supported edges and 12" on center at the intermediate supports or 16" on 1 3/4" staples at 3" on center at supported edges and 8" on center at the intermediate supports. Horizontal block all wood panels. |
| INT-1.1 | Gypsum board: Minimum thickness: 1/2" Connection criteria: 13 gpa, 1-3/8" long, 18d4 head, 0.098" diameter, 1-1/4" long, annular-ripped; 5d cooler nail, 0.088" diameter, 1-5/8" long, 9d2 head, 0.0915" diameter, 1-7/8" long, 18d4 head, Spacing: Nails, @ 8" o.c.; Screws, @ 16" o.c. |
| INT-1.2 | Gypsum board: Minimum thickness: 5/8" w/ ceiling roof support @ 16" o.c. Connection criteria: 13 gpa, 1-5/8" long, 18d4 head, 0.098" diameter, 1-3/8" long, annular-ripped; 6d cooler nail, 0.082" diameter, 1-7/8" long, 1/4" head, or gypsum board nail, 0.0915" diameter, 1-7/8" long, 18d4 head, Spacing: Nails, @ 7" o.c.; Screws, @ 12" o.c. |

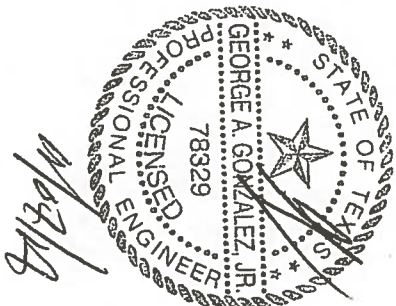
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WALL BRACING NOTES

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DIMENSION NOTE:

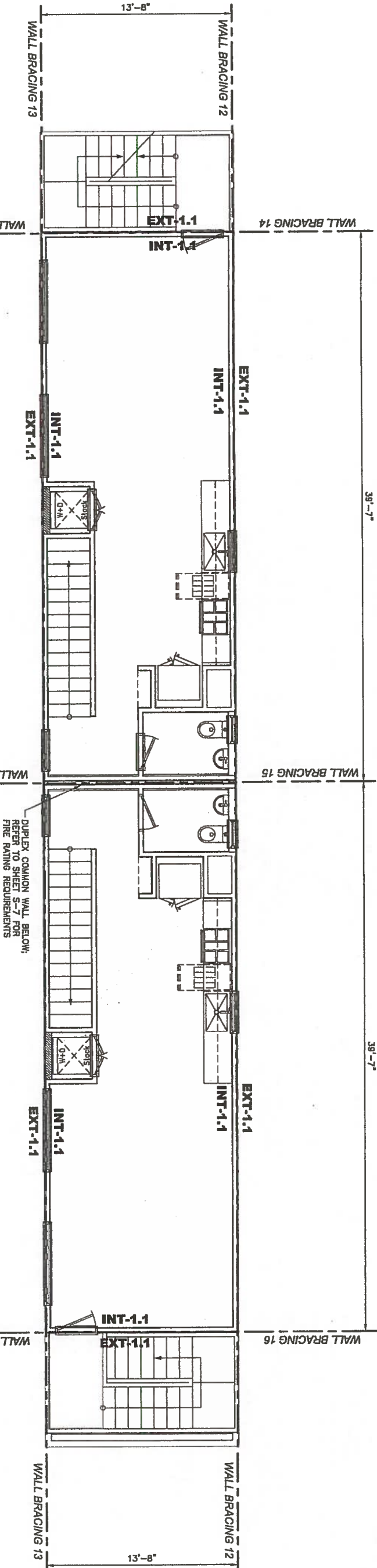
1. Wall bracing dimension presented only for City of Austin plan review purposes.
2. For framing dimensions refer to Architectural floor plans



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LEVEL 2 WALL BRACING PLAN

FULL SIZE: 1/4" = 1'-0" (24x36)
HALF SIZE: 1/8" = 1'-0" (11x17)

City of Austin
REVIEWED FOR CODE COMPLIANCE

| | | | |
|--|----------------------------|--------------------|---------------|
| PROJECT NAME LEVEL 2 WALL BRACING PLAN | PROJECT NUMBER AU-17-73 | VERSION 2.0 | DATE 04/15 |
| CLIENT NAME SINGLE-FAMILY DUPLEX | DESIGNED BY FV/GAG | APPROVED BY GAG | AS NOTED |
| S-5 5 of 7 | | | |

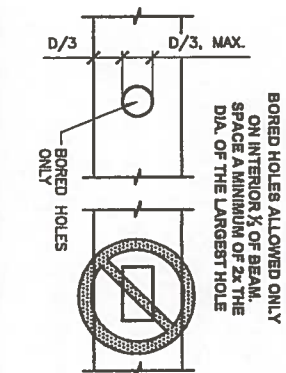
TYPICAL WALL SECTIONS - WOOD FRAMING

| WALL | STUDS | SHEATHING | INSULATION |
|---------------|----------------|------------|------------|
| | | SIDE 1 | SIDE 2 |
| EXTERIOR 4" | 2x4 @ 16" O.C. | 3/8" OSB | R-12 |
| EXTERIOR 6" | 2x6 @ 16" O.C. | 3/8" OSB | R-20 |
| INTERIOR 4" | 2x4 @ 16" O.C. | 1/2" GWB | SOUND |
| INTERIOR 6" | 2x6 @ 16" O.C. | 1/2" GWB | SOUND |
| EXT. SHEAR 4" | 2x4 @ 16" O.C. | STR 1 1/2" | R-12 |
| EXT. SHEAR 6" | 2x6 @ 16" O.C. | STR 1 1/2" | R-20 |
| INT. SHEAR 4" | 2x4 @ 16" O.C. | STR 1 1/2" | SOUND |
| INT. SHEAR 6" | 2x6 @ 16" O.C. | STR 1 1/2" | SOUND |

OSB = APA RATED ORIENTED STRAND BOARD / GWB = Gypsum Wall Board /
STR1 = APA RATED STRUCTURAL SHEATHING

HEADER SCHEDULE
(FOR SAWN LUMBER HEADERS NOT OTHERWISE SPECIFIED)

| MAX. ALLOWABLE SPAN, FT. | NON-STRUCTURAL SHEATHING | STRUCTURAL SHEATHING |
|--------------------------|--------------------------|----------------------|
| HEADER SIZE | | |
| DBL 2x4 | 2'-6" | 3'-6" |
| DBL 2x6 | 3'-6" | 4'-6" |
| DBL 2x8 | 4'-6" | 5'-6" |
| DBL 2x10 | 5'-6" | 6'-6" |
| DBL 2x12 | 6'-6" | 7'-6" |

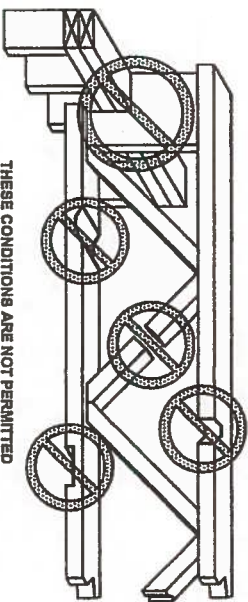


JOIST PENETRATION LIMITATIONS
NOT TO SCALE

| NAME | PANEL | ORIENTATION TO FRAMING | MAX. FASTENER SPACING | EDGES | INTERM. |
|----------------|--------------|------------------------|-----------------------|-------|---------|
| SHEAR WALL | 3/8" OSB | 1 OR 2 | 16" | 4" | 12" |
| ROOF SHEATHING | 3/4" PLYWOOD | 1 | 16" | 4" | 8" |
| INTERIOR WALL | 1/2" GWB | 1 | 16" | 12" | 12" |

H-CLIPS OR SOLID BLOCKING REQ'D AT ALL WOOD PANEL EDGES

SHEATHING FASTENING SCHEDULE - WOOD FRAMING



MMWT TRUSS MODIFICATION LIMITATIONS
NOT TO SCALE

MANUFACTURED WOOD TRUSSES

- Manufactured wood trusses shall be metal plate connected wood trusses designed and fabricated in accordance with the National Design Specification for Metal Plate Connected Wood Truss Construction (NDS/PTC 1-1985).
- Trusses shall be designed by a Professional Engineer licensed in Texas (truss designed).
- Lumber shall be kiln-dried and shall have a moisture content at time of manufacture between 7% and 15% by weight.
- Connector plates shall be manufactured by a Wood Truss Council of America member plate supplier. Connector plates shall be 0.036-inch thickness minimum and shall conform to ASTM A653/A653M steel, grade 53 minimum. All plates shall be G80 galvanized in accordance with ASTM A653/A653M.
- Truss erection shall be in accordance with Commentary And Recommendations For Handling, Installing And Bracing Metal Plate Connected Wood Trusses (TPI H1B-91).
- All trusses are bottom chord bearing U.N.C.
- Trusses with multiple point loads shall be designed for unbalanced loading.
- Field verify span dimensions.
- Truss configurations shown are schematic. Truss designer shall determine truss configuration.
- Center opening of trusses are to remain clear of diagonal members to allow clearance for HVAC ductwork.
- Cutting or altering of trusses is not permitted.
- Coordinate with mechanical for duct chase sizes & locations.
- Deflection criteria:

- Floor Trusses
 - Live-load deflection: span/600
 - Total-load deflection: span/480 or 1/4" max.
- Roof Trusses
 - Live-load deflection: span/480
 - Total-load deflection: span/360

Wood Framing

Unless noted otherwise, the following materials are typical:

Framing lumber: #2 southern pine, kiln dried 15% MC

Studs: #2 spf, kiln dried 15% MC

Plywood: APA-rated exterior exposure, thickness as noted.

Sheathing: APA-rated panels, thickness or span-rating as noted.

Rimboard: APA ENVS 1" rim board.

LVL: 2x80 F2 2.0E, APA certified

Bois: ASTM A307, U.N.C., all holes 1/16" larger than bolt dia., use ASTM F344 standard washers at both ends (or equivalent) and the washer shall be at least 2.5 times the bolt diameter.

Connectors: Simpson Strong-Tie or approved substitute

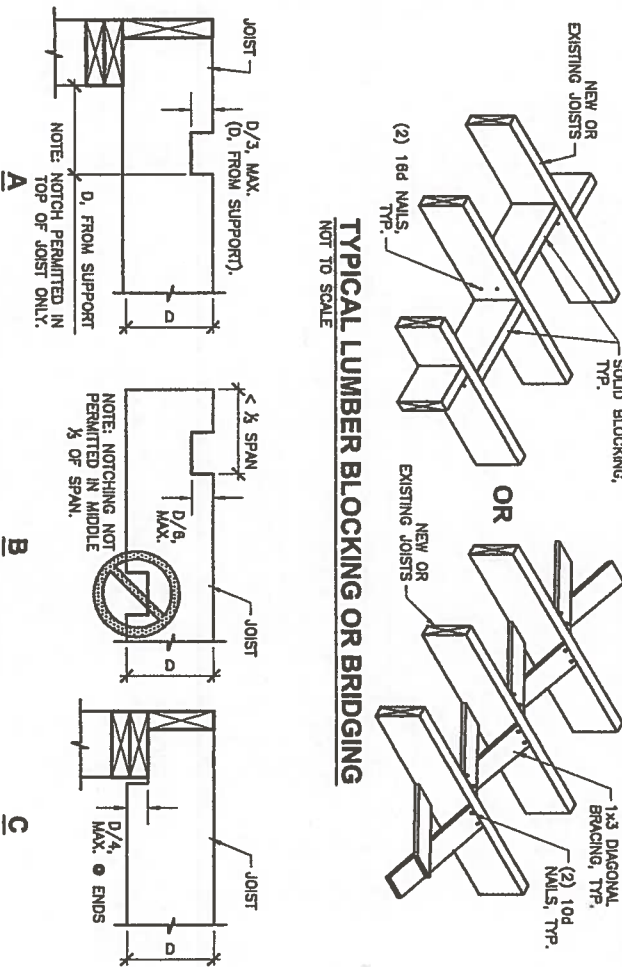
GWB: PY-400 construction adhesive, exterior exposure, or approved substitute

Pressure-treated: ACQ treated to per AWPA treatment standards, designated as (C-1) on the drawings, kiln-dried after treatment (KDAT) where noted. Use Simpson Zmaxx (3185) connector or approved substitute.

2. All framing shall be done in accordance with nationally-recognized framing standards, as reference in International Residential Code 2015

3. Headers shall be as shown on the drawings. If not shown on drawings, headers shall be as prescribed in Table R802.7.1 of the International Residential Code. Contact Engineer for headers not shown on the drawings and not specified in Table R802.7.1

TYPICAL LUMBER BLOCKING OR BRIDGING
NOT TO SCALE



JOIST NOTCHING LIMITATIONS
NOT TO SCALE

4. All end walls shall be framed with a single plate at the bottom and a double plate at the top. Splices in top-plates shall be staggered by more than 48-inches and nailed with (6) 16d common nails on both sides of the splice.

5. Plates in contact with concrete or masonry shall be pressure-treated.

6. Exterior sill plates shall be bolted to the foundation with 1/2-inch anchor bolts at 72-inches (48-inches if two or more stories) on center with minimum embedment of 7-inches. 3" square, 3 gage bearing plate washers shall be provided and installed at every sill anchor.

7. All wood stud walls shall be full height between floors without intermediate plate line, unless noted otherwise.

8. Provide double studs at all wall corners and on each side of all openings.

9. Wall studs shall be spiked at beam supports.

10. Roof sheathing shall be exterior grade, APA rated plywood. Sheathing shall be nailed with 8D common nails at 6-inches on center at panel edges and 12-inches on center at intermediate supports. Sheathing shall be laid with the face grain perpendicular to the rafters, continuous over three or more supports, with joints staggered. H-clips are required at all unsupported edges.

11. Shear wall (braced wall) and exterior wall sheathing shall be exterior grade, APA rated plywood, nailed with 8D common nails at 6-inches on center at panel edges and 12-inches on center at intermediate supports. Edges shall be fully blocked with 2x solid wood blocking.

12. Hold downs shall be provided at both ends of every shear wall (braced wall). Hold downs shall be through-bolted through double 2x studs (nail downs with screws or nails are not acceptable) and anchored into the concrete foundation. Acceptable hold down is Simpson Strong-Tie HCB3B. OR-Hold downs shall be located and installed as shown on the drawings. Hold downs shall be hot-dipped galvanized / stainless steel

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JOIST HANGER SCHEDULE
(NOT OTHERWISE SPECIFIED)

| MEMBER | HANGER # | FACE FASTENER | JOIST FASTENER |
|----------|----------|---------------|----------------|
| 2x4 | HU24 | (4) 10d | (2) 10dX1.5 |
| 2x6 | HU26 | (6) 10d | (4) 10dX1.5 |
| 2x8 | HU28 | (6) 10d | (4) 10dX1.5 |
| 2x10 | HU210 | (10) 10d | (6) 10dX1.5 |
| 2x12 | HU212 | (12) 10d | (6) 10dX1.5 |
| 2x14 | HU214 | (12) 10d | (6) 10dX1.5 |
| DBL 2x4 | HU24-2 | (4) 10d | (2) 10d |
| DBL 2x6 | HU26-2 | (6) 10d | (4) 10d |
| DBL 2x8 | HU28-2 | (6) 10d | (4) 10d |
| DBL 2x10 | HU210-2 | (14) 10d | (6) 10d |
| DBL 2x12 | HU212-2 | (14) 10d | (6) 10d |
| DBL 2x14 | HU214-2 | (14) 16d | (6) 16d |

NOTES:

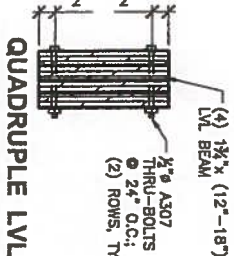
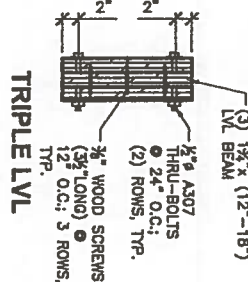
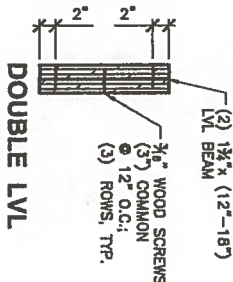
- Based on Simpson Strong-Tie.
- Hangers shown are for nominal dimensioned lumber, (1.5" thick). For rough sawn lumber use Simpson "LUS" or "LUT" series hangers, or approved substitute.
- Use oil avoidable fastener holes.
- Use only manufacturers approved fasteners.
- Hangers and fasteners in exterior conditions must be H.D. Galv.

CEILING JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

| MEMBER | SPACING (IN.) | MAX. ALLOWABLE SPAN (FT.) |
|--------|---------------|---------------------------|
| 2x4 | @ 16" O.C. | 10'-9" |
| | @ 24" O.C. | 9'-3" |
| 2x6 | @ 16" O.C. | 16'-11" |
| | @ 24" O.C. | 13'-11" |
| 2x8 | @ 16" O.C. | 21'-7" |
| | @ 24" O.C. | 17'-7" |
| 2x10 | @ 16" O.C. | 28'-7" |
| | @ 24" O.C. | 20'-11" |

Based on International Residential Code Table R802.4(1)
(LL=10 psf; DL=5 psf L/A=240)

FOR ANY OTHER LUMBER SPECIES REFERENCE
THE 2015 IRC CODE OR CONSULT WITH DESIGN ENGINEER



MULTIPLE LVL
FASTENING DETAIL
NOT TO SCALE

