

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0078

BOA DATE: August 9th, 2021

ADDRESS: 1305 W 42nd St

COUNCIL DISTRICT: 10

OWNER: Malicca Homes LLC

AGENT: William Hodge

ZONING: SF-3

LEGAL DESCRIPTION: .1543 AC OF BLK 8 HANCOCK LEWIS SUBD

VARIANCE REQUEST: decrease the minimum lot width from 50 feet to 48 feet

SUMMARY: erect a Single-Family home

ISSUES: unplatted tract

	ZONING	LAND USES
<i>Site</i>	SF-3	Single-Family
<i>North</i>	CS	General Commercial Service
<i>South</i>	SF-3	Single-Family
<i>East</i>	SF-3	Single-Family
<i>West</i>	SF-3	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Central Austin Community Development Corporation
 Central Austin Urbanists
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Preservation Austin
 Rosedale Neighborhood Assn.
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group

D-1/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2021-0078

LOCATION: 1305 W 42ND STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

1" = 292'



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1305 West 42nd Street 78731

Subdivision Legal Description:

0.1543 acres of Lewis Hancock Subdivision (per TCAD); West 48 feet of east 144 feet of north 140 feet of Block 8 of the Lewis Hancock 20 Acre Tract Subdivision (per deed)

Lot(s): n/a Block(s): 8

Outlot: _____ Division: _____

Zoning District: SF-3

I/We William Hodge AIA on behalf of myself/ourselves as authorized agent for Martha-Cary Sadler, Malicca Homes LLC affirm that on Month June, Day 10, Year 2021, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: single-family residence

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492, Site Development Regulations. I am seeking a variance to reduce the minimum lot width requirement for the subject property from 50' (per 25-2-492, Table [D]) to 48' (as surveyed) so as to construct a single-family residence.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

the property does not meet minimum lot width requirements for its zoning district and the property is not a legal lot but rather the result of an unplatted land division that occurred after the City acquired jurisdiction over subdivisions in this area, thus rendering the property ineligible for an exemption from platting without a variance. State law requires an exemption from platting for construction to be approved; without such an exemption, no use of any sort is permissible on the property whatsoever.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The subject tract is the only tract of its width in the vicinity that has been denied an exemption from platting for lack of sufficient roadway frontage (other tracts in this vicinity have been granted exemptions from platting because they were deeded prior to the March 14, 1946 grandfather date for compliance with subdivision requirements); and, the subject tract is the only unplatted tract in the vicinity for which construction was not approved due to the lack of a land status determination (an unplatted property on an adjacent street was permitted for construction despite the lack of a formal exemption from platting).

b) The hardship is not general to the area in which the property is located because:

The subject tract is the only tract of its width in the vicinity that has been denied an exemption from platting for lack of sufficient roadway frontage (other tracts in this vicinity have been granted exemptions from platting because they were deeded prior to the March 14, 1946 grandfather date for compliance with subdivision requirements); and, the subject tract is the only unplatted tract in the vicinity for which construction was not approved due to the lack of a land status determination (an unplatted property on an adjacent street was permitted for construction despite the lack of a formal exemption from platting).

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The property once contained a single-family home and it is proposed to once again contain a single-family home (i.e., there will be no increase in density); the impact on the critical root zone of the eastern neighbor's 29" pecan tree will not be increased; and, all required parking for our proposed residence will be contained within a two-car garage onsite.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 06/10/2021

Applicant Name (typed or printed): William Hodge AIA

Applicant Mailing Address: 3410 Dalton Street

City: Austin State: Texas Zip: 78745

Phone (will be public information): (512) 786-9298

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 06/10/2021

Owner Name (typed or printed): Martha-Cary Sadler, Malicca Homes LLC

Owner Mailing Address: 807 Leonard Street

City: Austin State: Texas Zip: 78705

Phone (will be public information):

Email (optional – will be public information):

Section 5: Agent Information

Agent Name: William Hodge AIA

Agent Mailing Address: 3410 Dalton Street

City: Austin State: Texas Zip: 78745

Phone (will be public information): (512) 786-9298

Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

(1) This variance is required for two reasons: (a) to obtain a land status determination exempting the subject property from the requirement to plat; and, (b) to obtain approval to erect a single-family structure on the subject property. (2) The property once contained a single-family residence and detached garage. (3) Both the previous single-family residence and detached garage were

Additional Space (continued)

noncomplying with 25-2-492: the previous single-family residence violated the 25' minimum front setback requirement for SF-3 zoning, and the detached garage violated the 5' minimum interior side setback requirement for SF-3 zoning. (4) On the property abutting the subject property to the east is a 29"-trunk-diameter pecan tree. This is a heritage-level protected tree. A large portion of this tree's critical root zone is within the subject property. Tree protection regulations restrict impact (disturbance of ground plane) within the critical root zone of a protected tree to 50% of critical-root-zone area. The combination of the structures on the adjacent property plus the previous single-family residence on the subject property added up to 57.9%. The required foundation repairs to the previous single-family residence would have resulted in a further disturbance of the critical root zone in question. (5) As a result of [3] and [4] above, the property owner sought permits to relocate the previous single-family residence and detached garage. Said permits were obtained prior to the denial of an exemption from platting, a denial which hinged on the width of the subject property. (6) The proposed single-family residence for which this variance is being sought has been designed to respect the eastern neighbor's heritage tree. Of the portion of the proposed structure that is within said tree's critical root zone, only a small corner has a height of two stories; the remainder is one story. Also, whereas the previous impact to the neighbor's heritage tree was 57.9%, above the 50% maximum imposed by ordinance, our proposed development would result in a total critical-root-zone impact of 46.3%, below the 50% maximum imposed by ordinance. While a building permit has not yet been obtained, the tree-ordinance reviewer assigned to this property has given emailed assent to the critical root zone impact we propose. (7) The proposed FAR is 33.86, below the maximum of 40 and lower than other recently-built residences on the block. Exhibits have been attached to this application to further illustrate and clarify the points above.

Property Identification #: 217733	Property Information: 2021	Owner Identification #: 1759119
Geo ID: 0221020306 Situs Address: Property Type: Real State Code: A1	Legal .1543 AC OF BLK 8 HANCOCK Description: LEWIS SUBD Abstract: S05510 Neighborhood: CORE Appraised Value: \$557,421.00 Jurisdictions: 01, 0A, 02, 2J, 03, 68	Name: MALICCA HOMES LLC Exemptions: DBA: Null



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., G...

Travis CAD Map Search

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**City of Austin
Development Services Department
Land Status Determination
Not Eligible for Platting Exception**

June 01, 2021

File Number: **C8I-2021-0210**

Address: **1305 W 42ND ST**

Tax Parcel I.D. # **0221020306**

Tax Map Date: **05/27/2021**

The Development Services Department has determined that the property as described in the following description and map:

Is a tract of land that is **the west 48 feet of the east 144 feet of the north 140 feet of Block 8, of the Lewis Hancock 20 acre tract subdivision** and does not meet the requirements of the land development code for roadway frontage, and is therefore, **NOT ELIGIBLE** to receive utility service.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Amy Combs
Representative of the Director
Development Services Department



Property Profile



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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FOLDER DETAILS

Permit/Case: 1948-C1450 W

Reference File Name:	C1450
Description:	
Sub Type:	Water
Work Type:	Commercial
Project Name:	PIER Migration Water Tap - 1305 W 42ND ST, AUSTIN-FULL PURPOSE, 78756
Status:	Expired
Application Date:	Jul 19, 1948
Issued:	Jul 19, 1948
Expiration Date:	Jul 19, 1950
Related Folder:	Yes

FOLDER INFO

Description	Value
Meter Size	0075

PROPERTY DETAILS

Number	Pre	Street	StreetType	Dir	Unit Type	Unit Number	City	State	Zip	Legal Desc
1305	W	42ND	ST				AUSTIN	TX	78756	Address

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FOLDER DETAILS

Permit/Case: 1948-24742 W

Reference File Name:

24742

Description:

Sub Type:

Wastewater

Work Type:

Commercial

Project Name:

PIER Migration Sewer Tap - 1305 W 42ND ST, AUSTIN-FULL PURPOSE, 78756

Status:

Expired

Application Date:

Jul 19, 1948

Issued:

Jul 19, 1948

Expiration Date:

Jul 19, 1950

Related Folder:

[Yes](#)

PROPERTY DETAILS

Number	Pre	Street	StreetType	Dir	Unit Type	Unit Number	City	State	Zip	Legal Desc
1305	W	42ND	ST				AUSTIN	TX	78756	Address

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UNPLATTED PROPERTIES ON SAME BLOCK AS SUBJECT PROPERTY

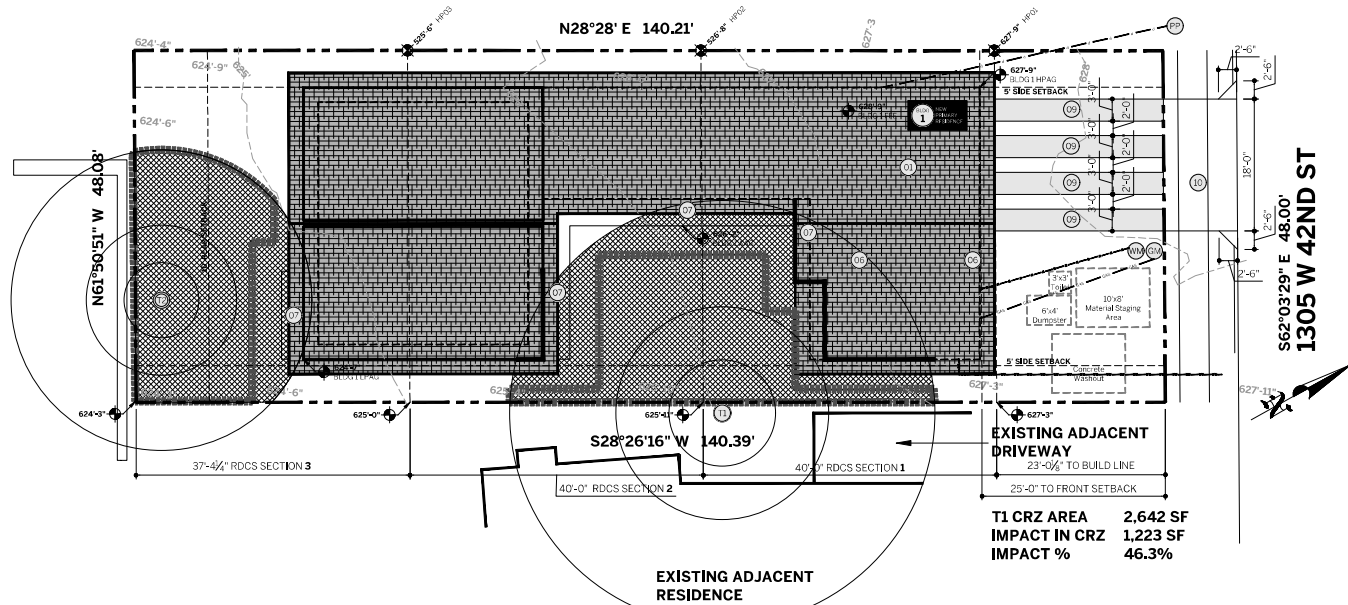
4006 Lewis Lane	68 x 118.5 ft Lot 14 Lewis Hancock Subd	
4008 Lewis Lane	50 x 118.5 ft Lot 14 Lewis Hancock Subd	
4010 Lewis Lane	50 x 118.5 ft Lot 14 Lewis Hancock Subd	
4011 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 7 Unrecorded Resub of Lt 8)	
4013 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 6 Unrecorded Resub of Lt 8)	
4015 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 5 Unrecorded Resub of Lt 8)	
4101 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 4 Unrecorded Resub of Lt 8)	
4103 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 3 Unrecorded Resub of Lt 8)	
4105 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 2 Unrecorded Resub of Lt 8)	2013: new single family house, no land status determination, 2990 SF (40.0% FAR)
4107 Burnet Rd	Pt of Lot 8 Lewis Hancock Subd (TR 1 Unrecorded Resub of Lt 8)	
4111 Burnet Rd	54 x 140 ft Blk 8 Lewis Hancock Subd	
1307 W 42nd St	50 x 140 ft Blk 8 Lewis Hancock Subd	
1303 W 42nd St	48 x 140 ft Blk 8 Lewis Hancock Subd	
1301 W 42nd St	E 48 ft N 140 ft Blk 8 Lewis Hancock Subd	2015: land status determination without "minimum" roadway frontage, new single family house 2672 SF (39.9% FAR)

G O O 1

TREE PROTECTION NOTES

- Trees depicted on this sheet have been located, sized, and given species identifications per survey provided to Architect by Owner. Regardless of species—and regardless of whether they have been depicted on this sheet or not—all trees 19" in trunk diameter and greater at a height of 4'-6" above adjacent grade are protected by municipal ordinance. No protected tree shall be removed without a permit. No impacts of any kind are permitted in the 1/4 CRZ of any protected tree.
- Tree protection measures per the details on sheet G006 are required for all protected trees (on subject property and adjacent properties) whose CRZs fall within the subject property, even if said CRZs will not be directly impacted by construction. Extents of tree protection fencing are shown on this sheet. Tree protection fencing shall be installed prior to the commencement of construction.
- 2x4 or greater size planks @ 6" minimum length shall be strapped securely around protected trees' trunks and root flares when protective fencing does not incorporate entire 1/2 CRZ.
- All pruning shall be conducted under the strict oversight of a licensed professional arborist. PRUNING FOR SUBJECT TREES SHALL NOT EXCEED 25% OF TREE CANOPY. Trenching for all utilities in CRZs (indicated by notes 13, 14, 15, and 16) shall be minimized to the least extent feasible and shall occur by means of air-spading by a licensed professional arborist.
- Care shall be taken during construction that activities requiring vertical movement (eg, drilling rigs) shall not disturb existing tree canopies. The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited without exception. No batter board or foundation formwork stakes within the 1/4 CRZ except #5 rebar w/pointed tip. Use a strong-back design to get any larger stakes out of the 1/4 CRZ.

Applicable to all projects where CRZs of ANY protected trees (on subject property and/or on adjacent properties) fall within boundaries of subject property REGARDLESS OF PROJECT SCALE, SCOPE, OR TYPE



REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
REFER TO SHEET G004 FOR DETAILS OF 2-HR-RATED DEMISING WALLS (UL U373).

REFER TO SHEET G006 FOR TREE-PROTECTION AND ENVIRONMENTAL DETAILS.
STRUCTURES SHALL BE PLACED ON SITE BY LICENSED PROFESSIONAL SURVEYOR.

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

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)			CRITICAL ROOT ZONES AT PROTECTED TREES		TREE PROTECTION LEGEND	LIST OF PROTECTED TREES	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL							
01 New garage attached to primary residence.	08 New uncovered wood deck.	15 New sanitary sewer line, indicated thus: ————				# TRUNK Ø SPECIES T1 29" PECAN T2 20.5" PECAN	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (includes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.									
02 New carport attached to primary residence.	09 New concrete driveway (or ribbon).	16 New natural gas line, indicated thus: ————														
03 New garage detached from primary residence.	10 New Type I approach per City of Austin standards.	EM Electric meter(s).														
04 New carport detached from primary residence.	11 New concrete sidewalk on private property.	PP Utility pole.			FINAL LOCATIONS OF ELECTRIC + GAS SERVICES / METERS TO BE DETERMINED BY UTILITIES. FINAL LOCATIONS OF WATER + SEWER SERVICES / TAPS / METERS TO BE DETERMINED BY CIVIL ENGINEER.			# TRUNK Ø SPECIES T1 29" PECAN T2 20.5" PECAN	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (includes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.							
05 New covered porch w/ deck or habitable space above.	12 New conc. sidewalk in right-of-way per City of Austin standards.	WM Water meter.														
06 New covered porch w/o deck or habitable space above.	13 New overhead electric line, indicated thus: ————															
07 New uncovered decomposed granite patio.	14 New water supply line, indicated thus: ————							# TRUNK Ø SPECIES T1 29" PECAN T2 20.5" PECAN	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (includes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.							

WILLIAM
HODGE AIA
ARCHITECT

ARCHITECT
10000 N. MOPAC EXPRESSWAY, SUITE 100
AUSTIN, TEXAS 78758
TEL: 512.452.1111
WWW.WILLIAMHODGEARCHITECT.COM

NEW PROJECT AT 2209 N 42ND ST
AUSTIN TX 78756

ISSUE DATE 09 June 2021

SHEET TYPE Site Plan.

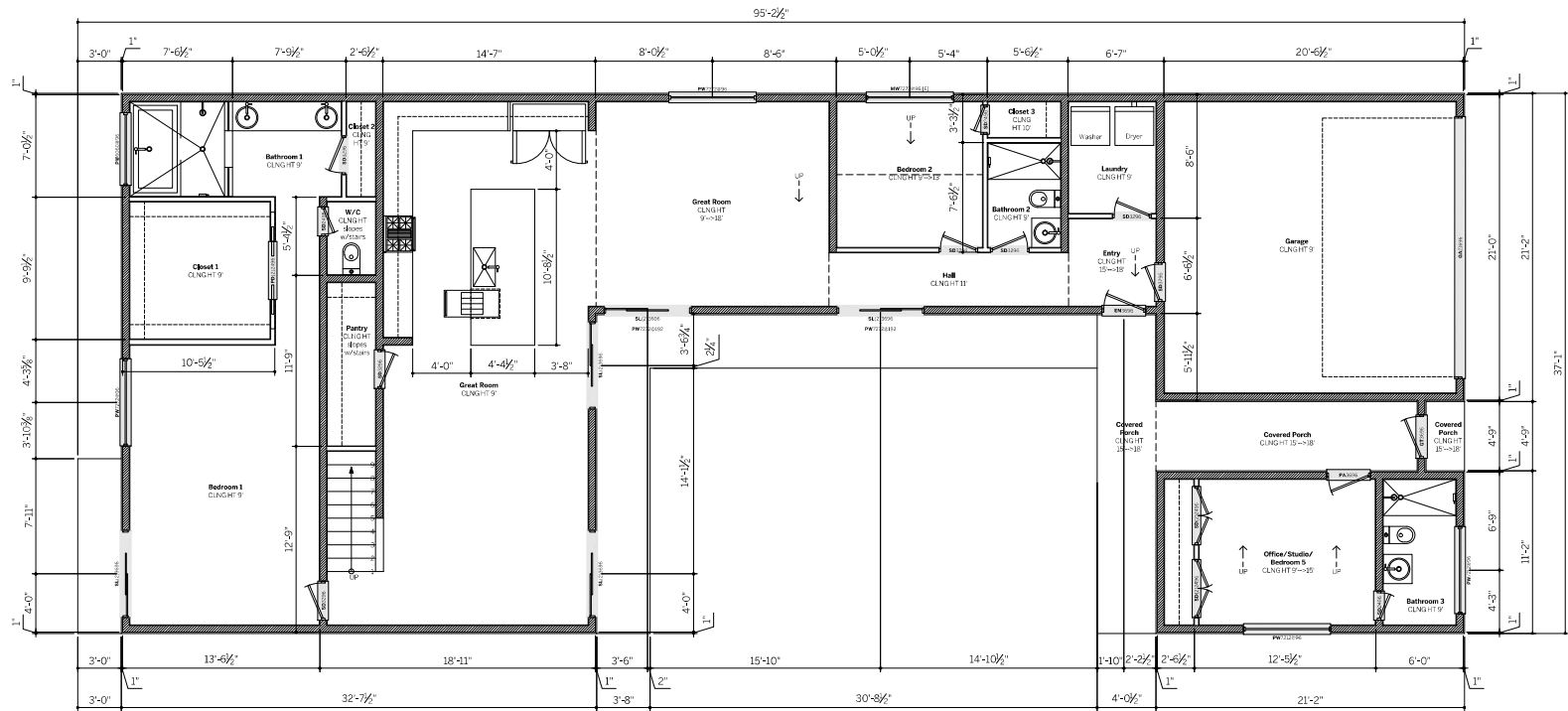
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WILLIAM LAWRENCE HODGE, AIA ARCHITECT
19014 CONSTRUCTION AND CONSTRUCTION ADMINISTRATION
HODGEARCHITECT.COM

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

ISSUE DATE: **09 June 2021**
SHEET TYPE: **Site Plan**

A000



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

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

- 01 New 24" rated demising wall between duplex units.
Construction to comply with UL U373.
REQUIRED: XX-XX"
PROVIDED: XX-XX"
- 02 Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor.
Maximum openness 3.5".
- 03 Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".
- 04 Ceiling break.
05 Linen closet (cabinetry).
06 Pantry (cabinetry).
07 Access panel to open space above. Minimum opening 30" x 48".
- R1 New walkable-TPO roof deck.
R2 New metal coping.
R3 New metal scupper.
R4 New metal gutter.
R5 New metal downspout.

REFER TO SHEET A301 FOR SECTIONS INDICATED THUS:



REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS:

NOTES ON FRAMING.

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

FRAMING AND ROOFING LEGEND.

- Standing-seam metal roofing
- Composition-shingle roofing
- 2x4 wood framing
- 2x6 wood framing
- 2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U573

DISCLAIMERS.

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SEAL OF ARCHITECT.



ISSUE DATE 09 June 2021

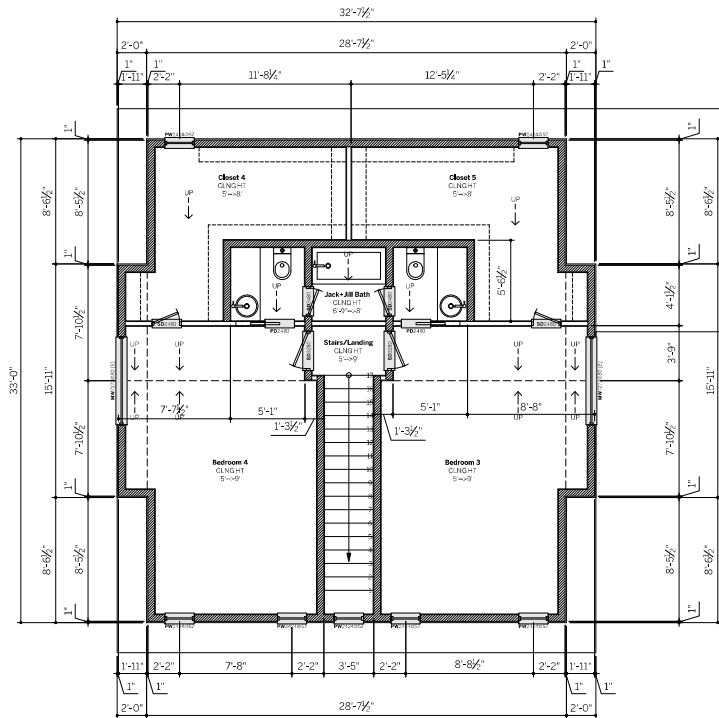
SEAL OF MUNICIPAL APPROVAL.

WILLIAM HODGE AIA ARCHITECT
1401 S. CONGRESS AVE. AND
COSTER, TEX 78704
512.525.4444
HODGEARCHITECT.COM

NEW PROJECT A11303 W 42ND ST
AUSTIN, TX 78704

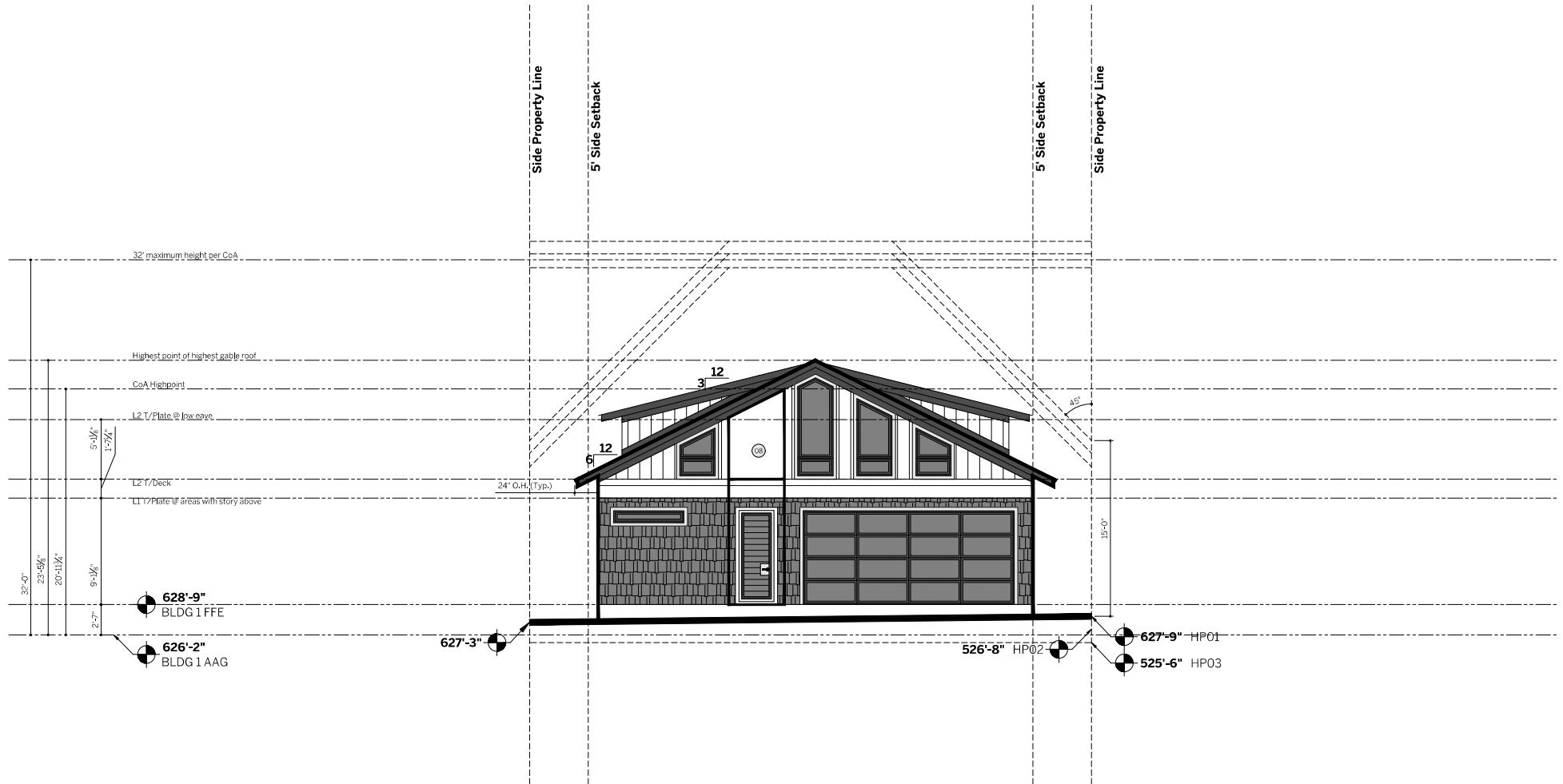
ISSUE DATE 09 June 2021
SHEET TYPE Floor Plans, Level 01

A101



1 Floor Plan, Bldg 1, Level 02
Scale 1/8" = 1'-0" @ 11x17

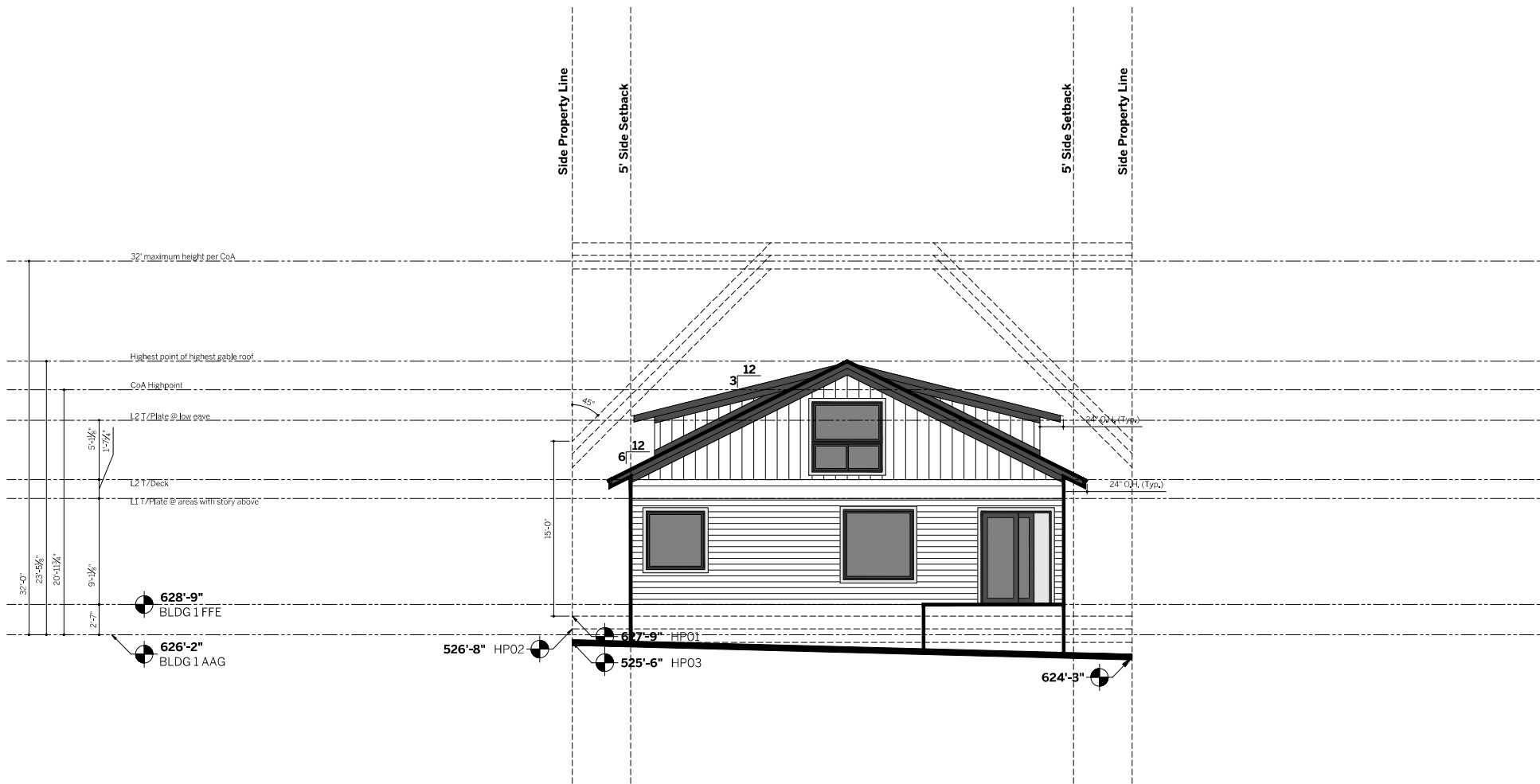
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)			NOTES ON FRAMING		FRAMING AND ROOFING LEGEND		DISCLAIMERS		SEAL OF ARCHITECT		SEAL OF MUNICIPAL APPROVAL		WILLIAM HODGE AIA ARCHITECT	
01	New 2-1/4" rated demising wall between duplex units. Construction to comply with UL U373. REQUIRED: XX-XX" PROVIDED: XX-XX"	04 Ceiling break. 05 Linen closet (cabinetry). 06 Pantry (cabinetry). 07 Access panel to open space above, minimum opening 30" x 48".	REFER TO SHEET A301 FOR SECTIONS INDICATED THUS: 	1. Per City of Austin requirements, overall building dimensions are given from EXTERIOR FACE OF CLADDING, not exterior face of framing. 2. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening. 3. Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.		Standing-seam metal roofing		This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (Inclusions) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed therein, this set is incomplete and INVALID FOR CONSTRUCTION.						
02	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Maximum openness 3.5".	R1 New walkable-TPO roof deck. R2 New metal coping. R3 New metal scupper. R4 New metal gutter. R5 New metal downspout.	REFER TO SHEETS A401 THROUGH A403 FOR INTERIOR ELEVATIONS INDICATED THUS: 			2x4 wood framing								
03	Railing or partial-height wall at interior. Minimum height 36" above finish floor or nosing of stair. Maximum openness 3.5".					2-hour rated firewall (per G004) COMPLIANT WITH UL ASSEMBLY U373				ISSUE DATE	09 June 2021			
NEW PROJECT AT 3205 W 42ND ST AUSTIN, TX 78756														
ISSUE DATE 09 June 2021														
SHEET TYPE Floor Plans, Level 02														
A102														





① Elevation, Bldg 1, Front

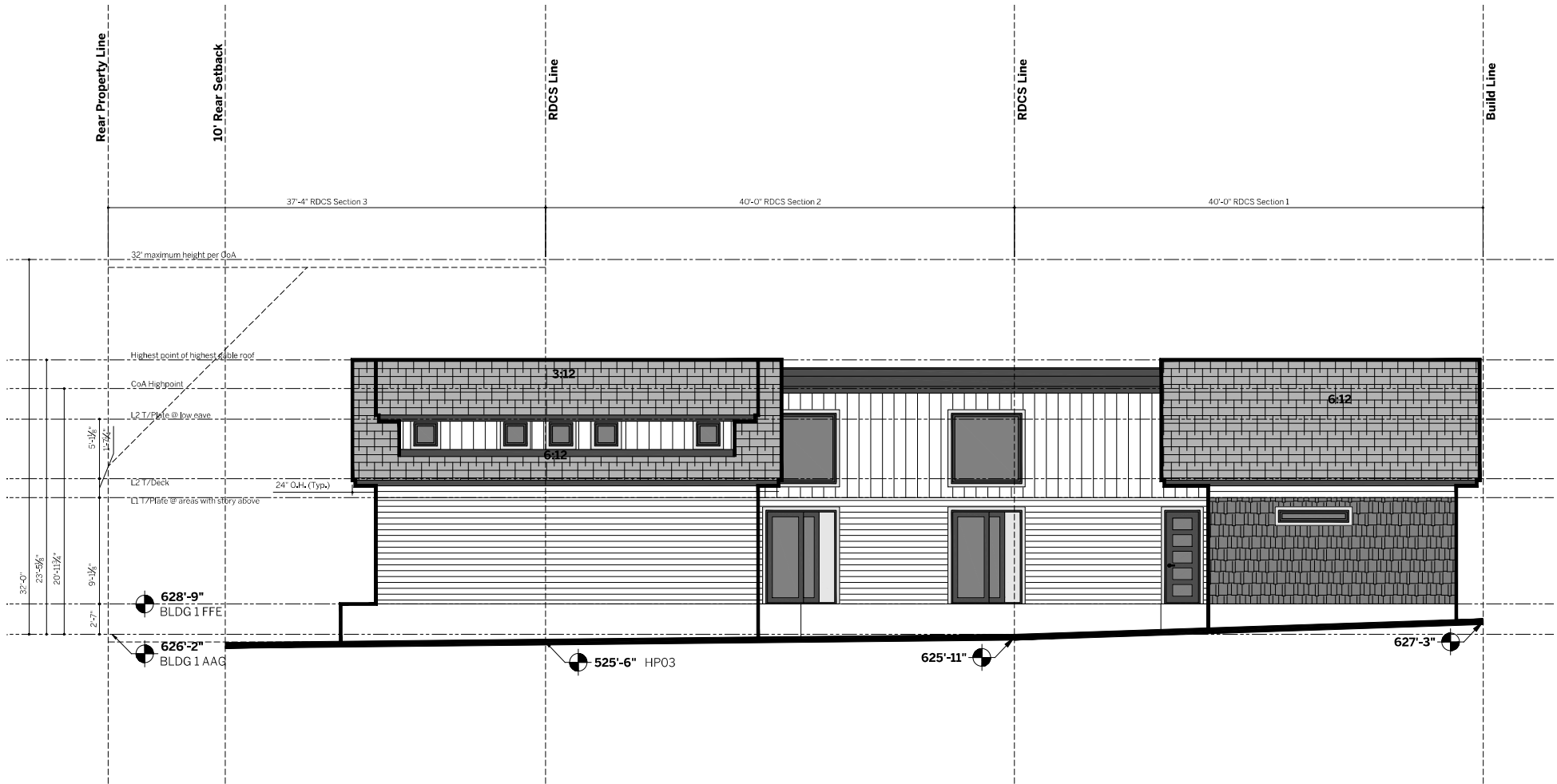
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES.	CODE REFERENCES (City of Austin RDOS area only).	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
<p>01 New metal coping, Exposure 6";</p> <p>02 New metal flashing, Exposure 6" minimum;</p> <p>03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3";</p> <p>04 New parapet at exterior porch or deck, Minimum 36" above finish floor;</p> <p>05 New through-wall scupper;</p> <p>06 New metal downspout;</p> <p>07 Steel column (ref. structural);</p> <p>08 Clear opening.</p>	<p>LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.</p> <p>ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.</p> <p>LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.</p>	<p>Standing-seam metal roofing</p> <p>Cement-board or RealTrim fascia</p> <p>6" horizontal cement board</p> <p>6" horizontal stained wood</p> <p>24" vertical cement board</p> <p>Composition-shingle roofing</p> <p>Cement-board trim or RealTrim</p> <p>Stone veneer (ashlar bond)</p>	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing, or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (Excludes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<p>SEAL OF ARCHITECT.</p> <p>WILLIAM LAWRENCE HODGE REGISTERED ARCHITECT STATE OF TEXAS 19014 HODGEARCHITECT.COM</p> <p>ISSUE DATE 09 June 2021</p>	<p>SEAL OF MUNICIPAL APPROVAL.</p> <p>NEW PROJECT A1300 W 42ND ST AUSTIN, TX 78746</p> <p>ISSUE DATE 09 June 2021</p> <p>SHEET TYPE Elevations.</p> <p>A201</p>





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

KEYED NOTES. 01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 04 New parapet at exterior porch or deck, Minimum 36" above finish floor; 05 New through-wall scupper; 06 New metal downspout; 07 Steel column (ref. structural); 08 Clear opening.	CODE REFERENCES (City of Austin RDCS area only). LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane. ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION. LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.	MATERIALS LEGEND. Standing-seam metal roofing Cement-board or RealTrim fascia 6" horizontal cement board 6" horizontal stained wood Composition-shingle roofing Cement-board trim or RealTrim 24" vertical cement board Stone veneer (ashlar bond)	DISCLAIMERS. This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing, or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (Excludes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets labeled thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	SEAL OF ARCHITECT.  ISSUE DATE 09 June 2021	SEAL OF MUNICIPAL APPROVAL.  WILLIAM HODGE AIA ARCHITECT 1901 S CONGRESS AVE AND COSTER, TX 78705 512-524-4444 HODGEARCHITECT.COM NEW PROJECT A\1300 W 42ND ST AUSTIN, TX 78705 ISSUE DATE 09 June 2021 SHEET TYPE Elevations. A202
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1 Elevation, Bldg 1, Left

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

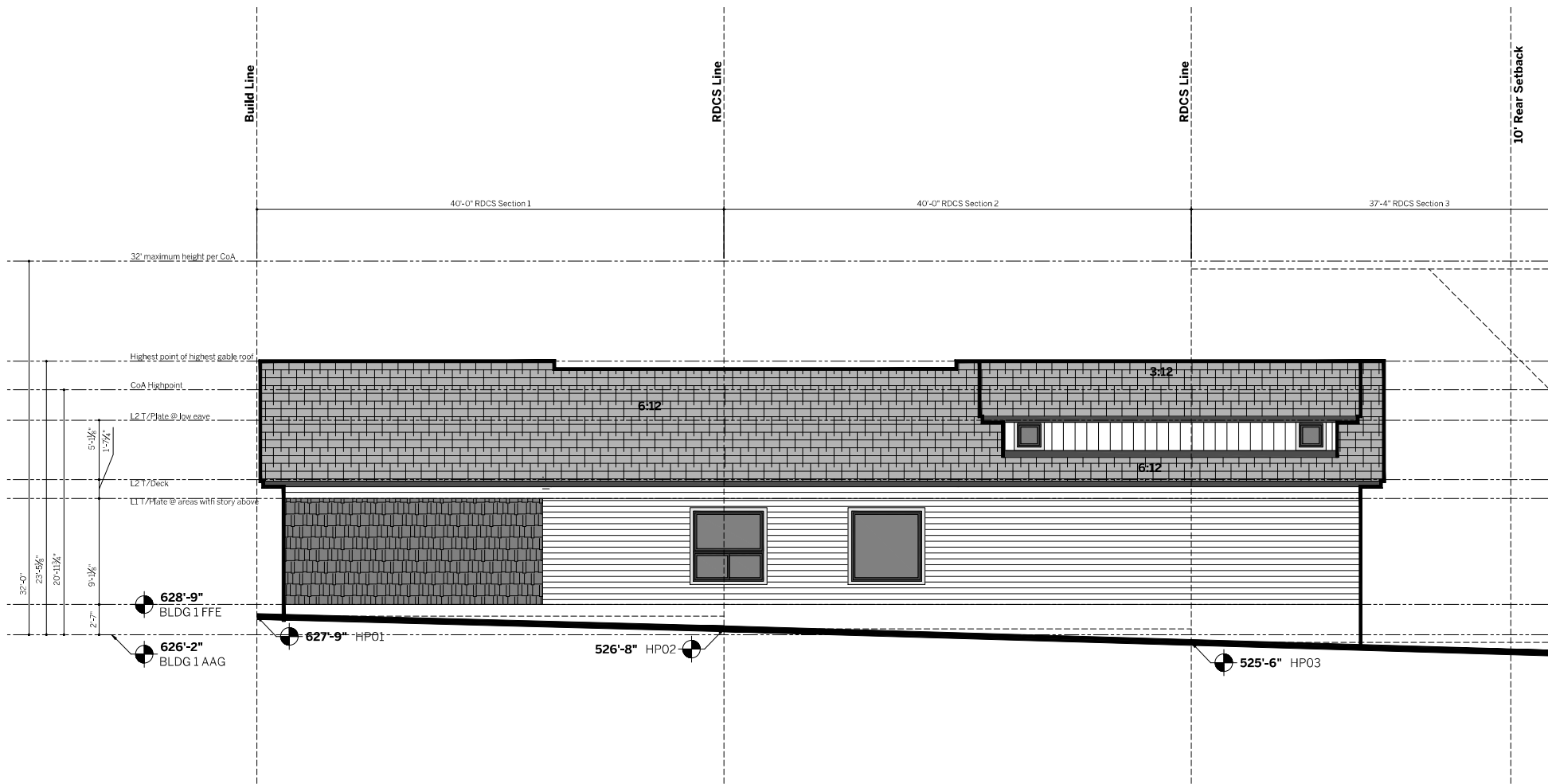
KEYED NOTES.	CODE REFERENCES (City of Austin RDCS area only).	MATERIALS LEGEND.	DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 04 New parapet at exterior porch or deck, Minimum 36" above finish floor; 05 New through-wall scupper; 06 New metal downspout; 07 Steel column (ret. structural); 08 Clear opening.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane. ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION. LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.	Standing-seam metal roofing Cement-board or RealTrim fascia 6" horizontal cement board 6" horizontal stained wood 24" vertical cement board Stone veneer (ashlar bond)	This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in GDS1 through GDS8 (Excludes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project, unless this set contains the cover sheet and all sheets listed thereon. This set is incomplete and INVALID FOR CONSTRUCTION.	 ISSUE DATE 09 June 2021	 SHEET TYPE Elevations, Bldg 1.

WILLIAM HODGE AIA ARCHITECT
1901 S CONGRESS AVE AND
COSTER, TX 78704
(512) 444-1111
HODGEARCHITECT.COM

NEW PROJECT A1309 W 42ND ST
AUSTIN, TX 78704

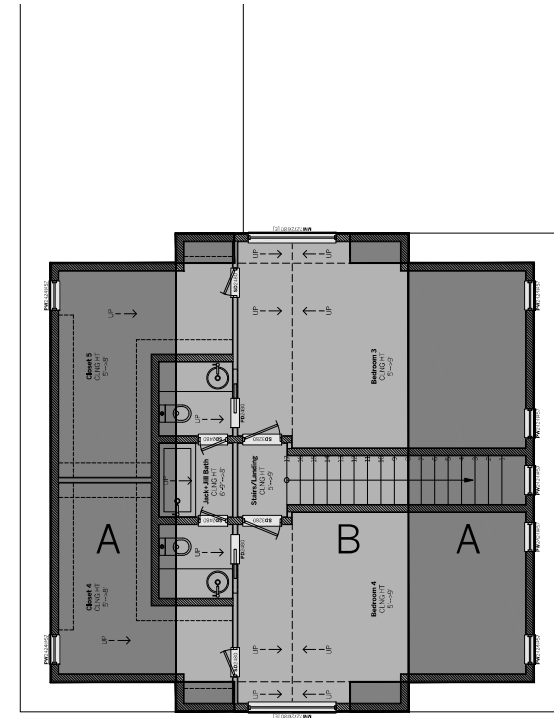
ISSUE DATE 09 June 2021
SHEET TYPE Elevations, Bldg 1.

A203







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

KEYED NOTES. 01 New metal coping, Exposure 6"; 02 New metal flashing, Exposure 6" minimum; 03 New metal railing at exterior porch or deck, Minimum height 36" above finish floor, Maximum opening 3.3"; 04 New parapet at exterior porch or deck, Minimum 36" above finish floor; 05 New through-wall scupper; 06 New metal downspout; 07 Steel column (ref. structural); 08 Clear opening.	CODE REFERENCES (City of Austin RDCS area only). LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane. ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION. LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.	MATERIALS LEGEND. Standing-seam metal roofing Cement-board or RealTrim fascia 6" horizontal cement board 6" horizontal stained wood 24" vertical cement board Stone veneer (ashlar bond)	DISCLAIMERS. This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing, or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (Excludes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.	SEAL OF ARCHITECT. ISSUE DATE 09 June 2021	SEAL OF MUNICIPAL APPROVAL. ISSUE DATE 09 June 2021	 WILLIAM HODGE AIA ARCHITECT 1901 S CONGRESS AVE AND COLUMBIA TEX 78704 512.524.4444 WWW.WILLIAMHODGEARCHITECT.COM NEW PROJECT A\1305 W 42ND ST AUSTIN, TX 78704 ISSUE DATE 09 June 2021 SHEET TYPE Elevations, Bldg 1. A204
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Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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

<p>AREA DESCRIPTIONS.</p> <p>A Occupiable space with ceiling height between 5'-0" and 7'-0", indicated thus:</p>  <p>AREA "A": 524 SF</p>			<p>B Occupiable space with ceiling height greater than 7'-0", indicated thus:</p>  <p>AREA "B": 484 SF</p>	<p>C Non-occupiable space (not included in attic exemption calculations), indicated thus:</p>  <p>AREA "C": 0 SF</p>	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #93624. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown on one sheet, applies to all sheets in this set by reference. The information in 0001 through 0008 (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>	<p>DISCLAIMERS.</p> <p>SEAL OF ARCHITECT</p>  <p>ISSUE DATE 09 June 2021</p>	<p>SEAL OF MUNICIPAL APPROVAL.</p> <p>NEW PROJECT AT 1305 W 42ND ST AUSTIN, TX 78704</p> <p>ISSUE DATE 09 June 2021 SHEET TYPE Sections.</p> <p>A301</p>	<p>WILLIAM LAWRENCE HODGE AIA ARCHITECT</p> <p>PHOTO COURTESY LEE AND KATHLEEN HODGE HODGEARCHITECT.COM</p>
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Architecture + Planning
207 San Jacinto Blvd. #301
Austin, Texas 78701
512.913.0396



06.24.2013

Vinson-Radke
Investments, LLC

4105 BURNET RD
Austin, Texas

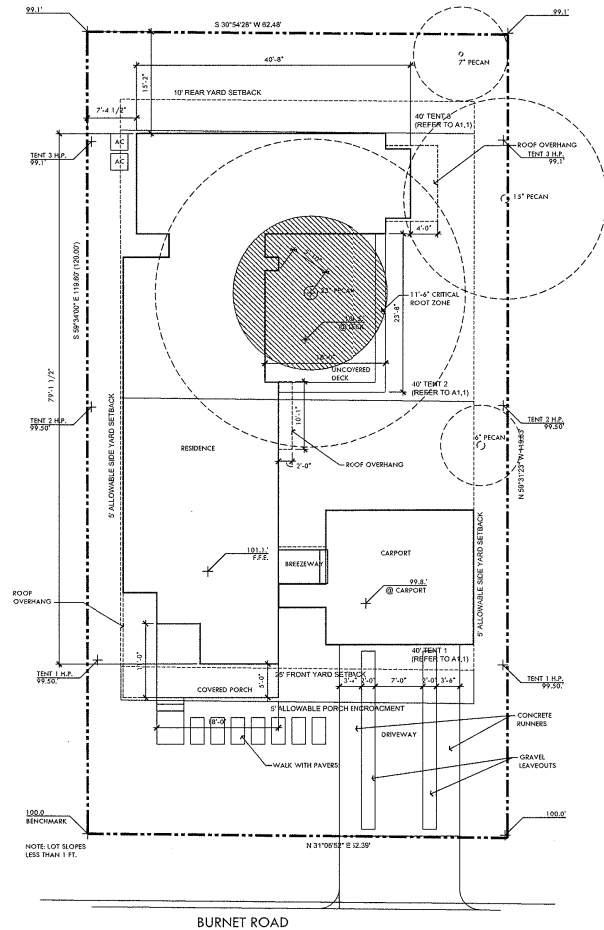
PROJECT #1215

12.17.2012	Review Set
12.18.2012	Permit Set
04.29.2013	Permit Set Update
05.01.2013	To Structural
05.16.2013	To Structural
05.16.2013	Construction Set
06.06.2013	Add. 01 - other rev.
06.24.2013	Add. 02 - permit rev.

06.24.2013
ADDENDUM 02

COMPATIBILITY

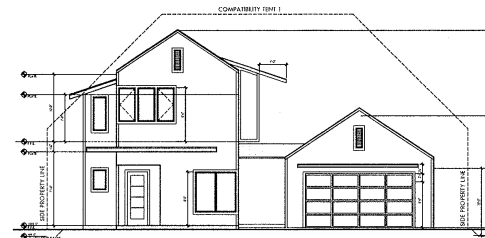
A1.1



1 ARCHITECTURAL SITE PLAN

SCALE: 1/8"=1'-0"

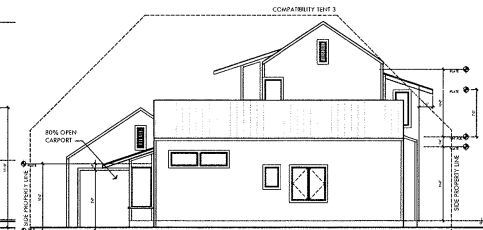
xref: 1215-vri-burnet-fplan01.dwg



2 WEST ELEVATION

SCALE: 1/8"=1'-0"

xref: 1215-vri-burnet-elev-ext01.dwg



3 EAST ELEVATION

SCALE: 1/8"=1'-0"

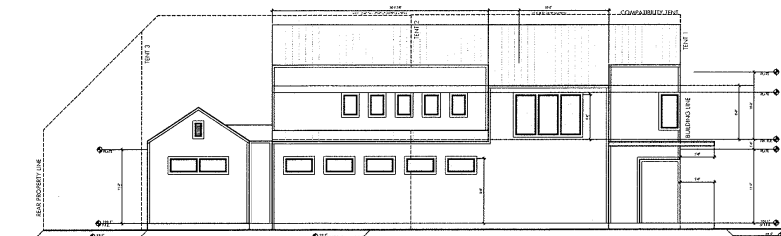
xref: 1215-vri-burnet-elev-ext01.dwg



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

xref: 1215-vri-burnet-elev-ext01.dwg



5 NORTH ELEVATION

SCALE: 1/8"=1'-0"

xref: 1215-vri-burnet-elev-ext01.dwg

REVISION
CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By *[Signature]* Date **6/24/13**
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.

REVIEWED FOR **PERMITTING ONLY**

AREA CALCULATIONS	
site area:	7,473 sf
1st floor AC area:	1,913 sf
2nd floor AC area:	1,078 sf
TOTAL AC area:	2,995 sf
carport / storage area:	448 sf
TOTAL GFA:	3,438 sf
exemptions:	450 sf
ADJUSTED GFA:	2,988 sf (10.4 FAR)
TOTAL BLDG. COVER:	3382 sf (34.6%)
covered porch:	202 sf
uncovered deck or 50%:	214 sf
driveway:	409 sf
sidewalks:	50 sf
AC pads:	12 sf
TOTAL IMPERVIOUS COVER:	3,267 sf (43.7%)



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512.913.0396



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Investments, LLC

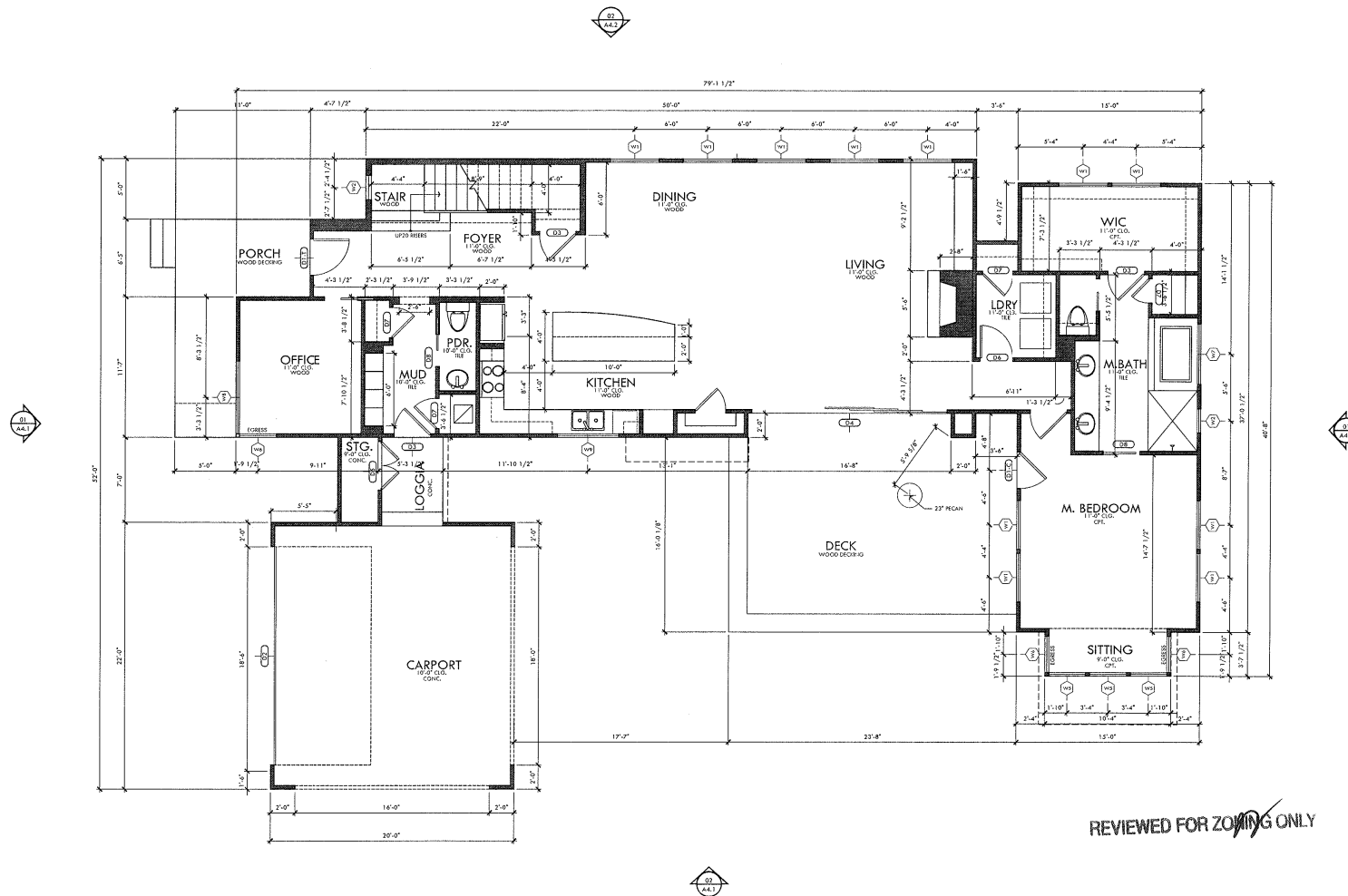
4105 BURNET RD
Austin, Texas

PROJECT #1215

12.17.2012	Review Set
12.18.2012	Permit Set
04.29.2013	Permit Set Update
05.01.2013	To Structural
05.10.2013	To Structural
05.10.2013	Construction Set
06.06.2013	Add. 01 - elec. rev.
06.24.2013	Add. 02 - permit rev.

06.24.2013
ADDENDUM 02

FLOOR PLAN:
LEVEL 01
A2.1

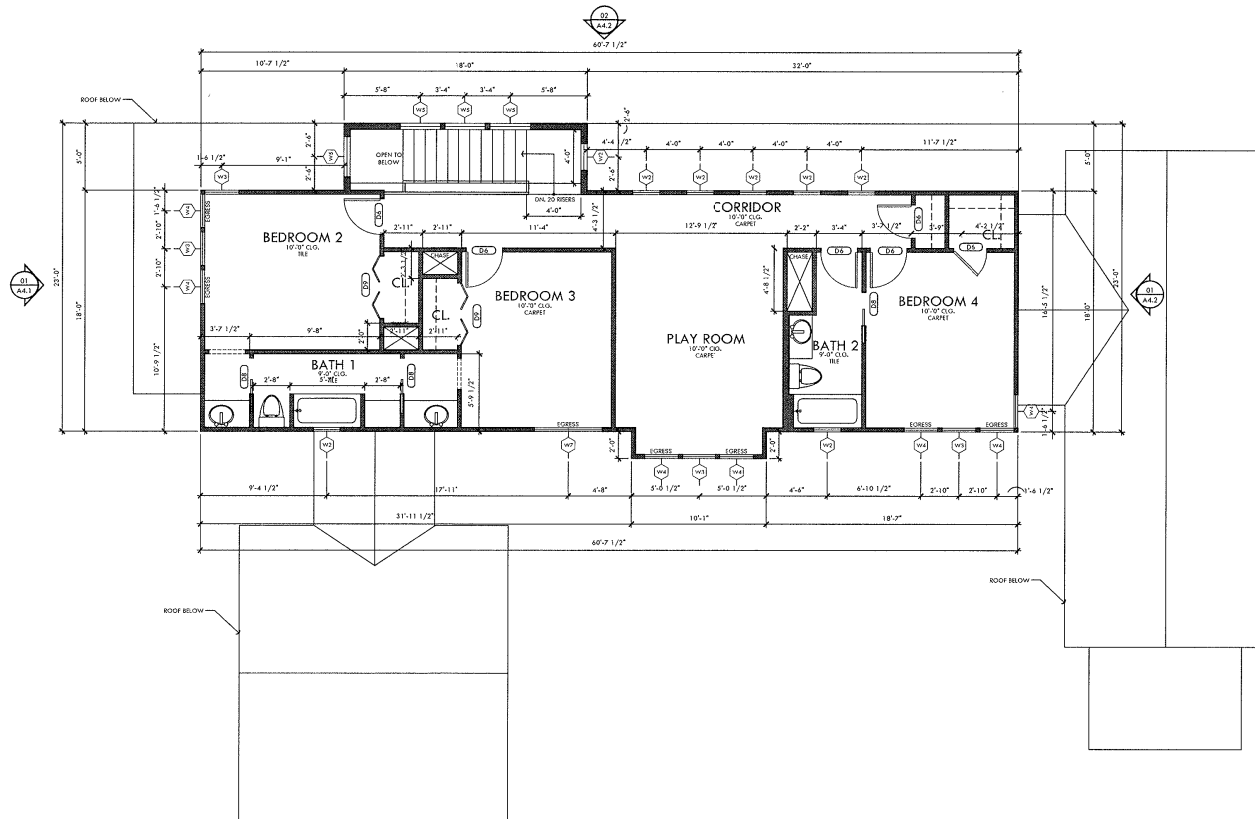


1 FLOOR PLAN LEVEL 1

SCALE: 1/4"=1'-0"

xref: 1215-vri-burnet-fplan01.dwg





REVIEWED FOR ZONING ONLY



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4105 BURNET RD
Austin, Texas

PROJECT #1215

12.17.2012	Review Set
12.18.2012	Permit Set
04.29.2013	Permit Set Update
05.01.2013	To Structural
05.10.2013	To Structural
05.10.2013	Construction Set
06.06.2013	Add 01 - other rev.
06.24.2013	Add 02 - permit rev.

06.24.2013
ADDENDUM 02

FLOOR PLAN:
LEVEL 02
A2.2

1 FLOOR PLAN LEVEL 2

SCALE: 1/4"=1'-0"

xref: 1215-vri-burnet-fplan02.dwg





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Investments, LLC

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Austin, Texas

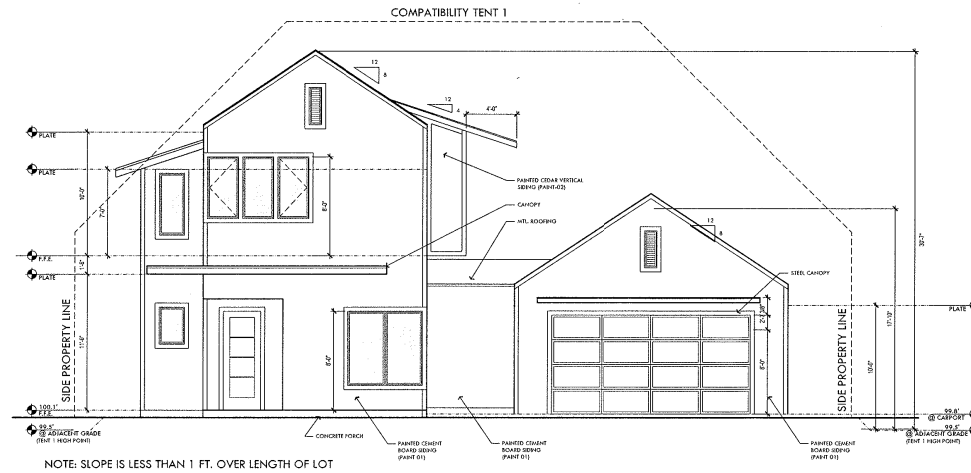
PROJECT #1215

12.17.2012	Review Set
12.18.2012	Review Set
04.28.2013	Permit Set Update
05.01.2013	To Structural
05.10.2013	To Structural
05.10.2013	Construction Set
06.06.2013	Add 01 - view rev.
06.34.2013	Add 02 - permit rev.

06.24.2013
ADDENDUM 02

EXT. ELEVATIONS

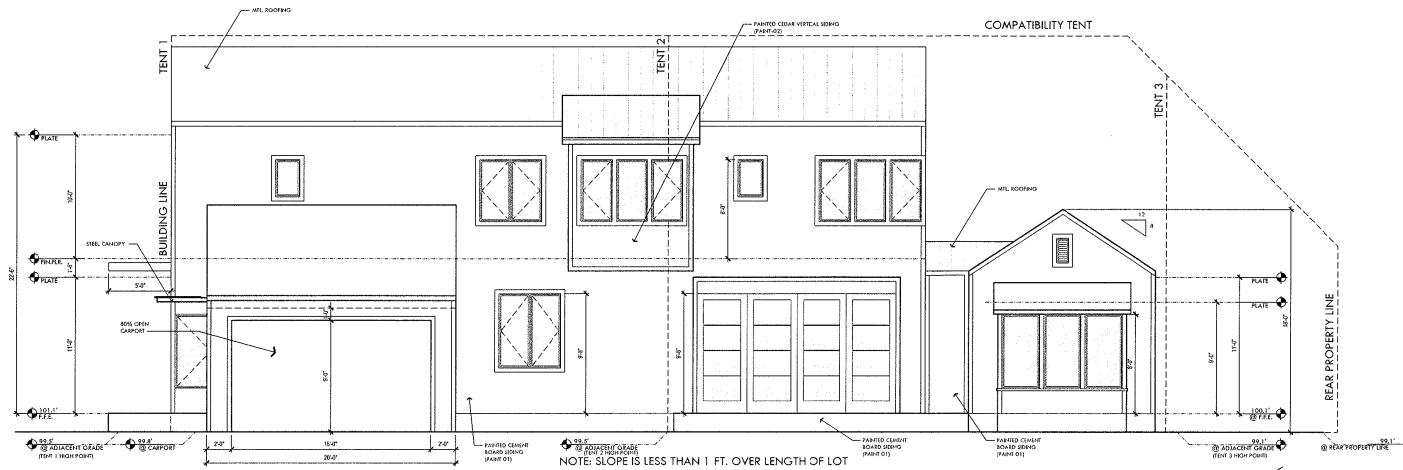
A4.1



1 WEST ELEVATION

SCALE: 1/4"=1'-0"

xref: 1215-vinburnet-elev-ext.dwg



2 SOUTH ELEVATION

SCALE: 1/4"=1'-0"

xref: 1215-vinburnet-elev-ext.dwg

REVIEWED FOR ZONING ONLY

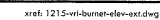
Vinson-Radke
Investments, LLC

4105 BURNET RD
Austin, Texas

12.17.2012	Review Set
12.18.2012	Permit Set
04.29.2013	Permit Set Update
05.01.2013	To Structural
05.10.2013	To Structural
05.10.2013	Construction Set
06.06.2013	Add. 01 - elec. rev.
06.24.2013	Add. 02 - permit rev.

EXT. ELEVATIONS

A4.2



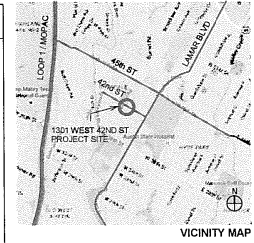
REVIEWED FOR ZONING ONLY



Drawn by T.J.R. BL
Checked by CV

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS

TREE PROTECTION NOTES: <ol style="list-style-type: none"> ALL TREES & NATURAL AREAS TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY STANDARDS OF PROTECTION NEW WALKWAY TO MAINTAIN DISTANCE FROM 14 CRITICAL ROOT ZONE EXCAVATION, IF NEEDED, NOT TO EXCEED DEPTH OF EXISTING HARDSCAPE 	GENERAL NOTES: <ol style="list-style-type: none"> ALL EXISTING STRUCTURES, PLATWORK, AND OTHER IMPERVIOUS COVERAGE REMOVED PREVIOUSLY UNDER SEPARATE PERMIT PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODE REGULATIONS & ORDINANCES DO NOT SCALE DRAWING. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS MAY REQUIRE COORDINATION WITH ARCHITECT PAYMENT IN LIEU OF SIDEWALK INSTALLATION 	ZONING: SF - 3 NEIGHBORHOOD: ROSDALE WATERSHED: SHOAL CREEK WATERSHED LEGAL DESCRIPTION: AT 1301 WEST 42ND STREET, AUSTIN, TEXAS, BEING THE EAST 48' OF THE NORTH 140' OF BLOCK 8 OF LEWIS HANCOCK'S 20 ACRE TRACT, RECORDED IN VOLUME 2, PAGE 133, PLAT RECORDS, TRAVIS COUNTY, TEXAS	SITE PLAN NOTES: <ol style="list-style-type: none"> CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING CIVIL ENGINEERING & LANDSCAPING BY OTHERS SHOWN ON SITE PLAN - REFERENCE SITE SURVEY 21A1 0 FOR FULL TREE LIST AND LOCATION ONLY TREES 18" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN - REFERENCE SITE SURVEY 21A1 0 FOR FULL TREE LIST AND LOCATION
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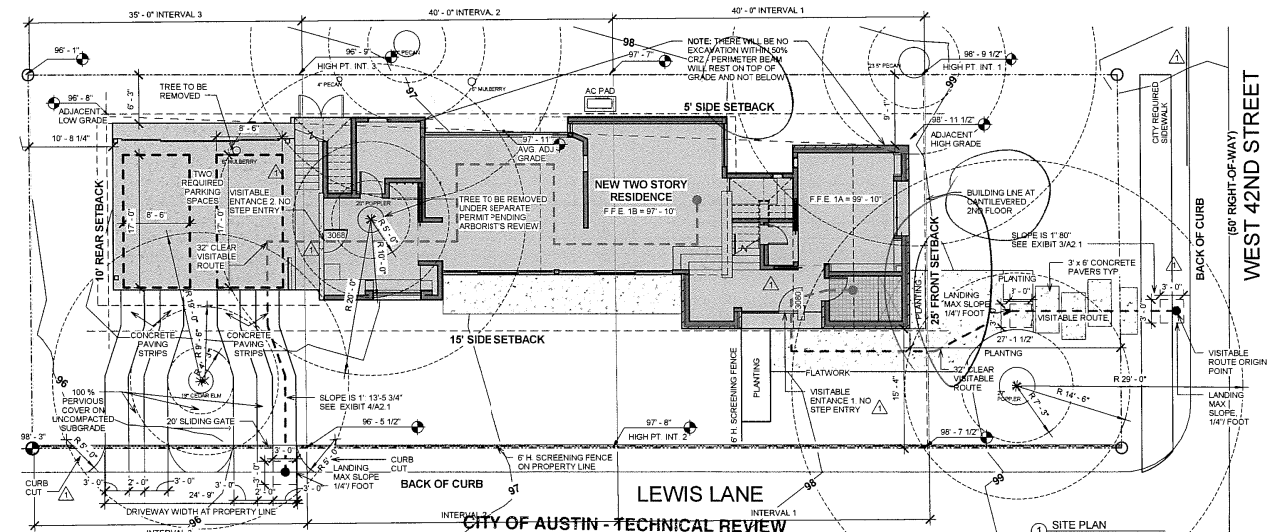


FLOOR AREA RATIO CALCULATIONS - LEVRIER RESIDENCE				
SITE AREA				6,700 SQ FT
MAX F.A.R. - 40%				2,680 SQ FT
AREA	EXISTING SQ.FT	ADDED SQ.FT	EXEMPTION	TOTAL SQ.FT
1ST FLOOR MAIN HOME CONDITIONED	0	1,578	-	1,578 SQ FT
2ND FLOOR MAIN HOME CONDITIONED	0	1,096	-	1,096 SQ FT
ATTIC MAIN HOME CONDITIONED	0	0	0	0 SQ FT
BASEMENT MAIN HOME CONDITIONED	0	0	0	0 SQ FT
COVERED PARKING (GARAGE OR CARPORT)	0	445	-	445 SQ FT
CEILING OVER 15'-0"	0	0	-	0 SQ FT
TOTAL GROSS FLOOR AREA		2,674		2,674 SQ FT
GROSS FLOOR AREA OF LOT				39.8% OF LOT
NOTES: NO ATTIC EXEMPTION = 0 SQ FT NO BASEMENT EXEMPTION = 0 SQ FT PARKING EXEMPTION = 450 + UP TO 200 SQ FT **				

APPROXIMATE AREA CALCULATIONS - LEVRIER RESIDENCE				
SITE AREA				6,700 SQ FT
MAX IMPERVIOUS COVER - 45%				3,015 SQ FT
AREA	EXISTING SQ.FT	ADDED SQ.FT	EXEMPTION	TOTAL SQ.FT
1ST FLOOR COVERAGE	0	1,528	-	1,528 SQ FT
2ND FLOOR COVERAGE	0	1,096	-	1,096 SQ FT
ATTIC CONDITIONED AREA W/ CLG < 5'-0"	0	0	0	0 SQ FT
BASEMENT	0	0	0	0 SQ FT
COVERED PARKING (CARPORT)	0	445	-	445 SQ FT
COVERED PATIO, DECK, PORCH OR BALCONY	0	247	-	247 SQ FT
OTHER - CONCRETE DRIVEWAY, WALKWAYS, OVERHANGS - BEYOND 2'-0" EXEMPTION	0	638	-	638 SQ FT
TOTAL BUILDING COVERAGE		40.6% OF LOT		2,722 SQ FT
TOTAL IMPERVIOUS COVER		44.8% OF LOT		3,002 SQ FT

SHEET LIST	
SHEET NO.	SHEET NAME
A1.0	PROJECT AND SITE INFORMATION
A2.1	ENTRY LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATION
A3.2	EXTERIOR ELEVATION
A11.0	FOUNDATION PLAN
A12.0	DETAILS
A12.1	DETAILS 1
A12.2	DETAILS 2
D 1.8	New Views to Skyline
D 9.9	Kitchen Options
D 9.10	Unlabeled
D 9.12	Unlabeled

"ATTACHED PARKING AREA FULLY OPEN ON TWO SIDES WITH NO HABITABLE SPACE ABOVE AND USED TO MEET MIN. PARKING REQUIREMENTS"



CITY OF AUSTIN - TECHNICAL REVIEW

1" = 1'-0"

COMPASS NORTH PLAN NORTH

0' 10' 20' 40'

NOT REVIEWED FOR TECHNICAL BUILDING CODE

REVIEWED FOR ZONING ONLY

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By *CJR for JL* Date *11-06-15*

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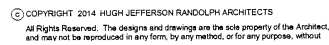
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By *CJR for JL* Date *11-06-15*

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LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS

2 OF 6



CITY OF AUSTIN - TECHNICAL REVIEW

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By JML for JC Date 11.06.15

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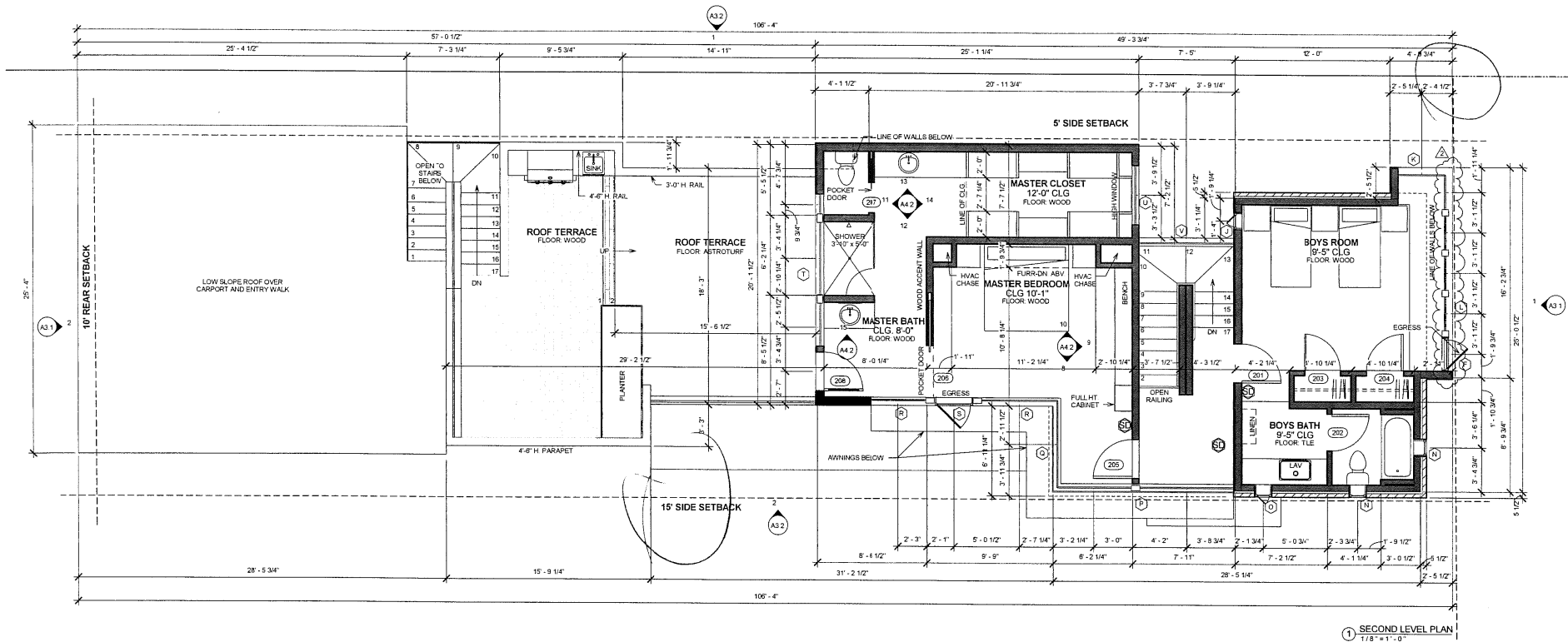
① ENTRY LEVEL PLAN
1/4" = 1'-0"



Drawn by TJR, BL
Checked by CV

REVIEWED FOR ZONING ONLY
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LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS



1 SECOND LEVEL PLAN
1/8" = 1'-0"

SECOND LEVEL PLAN LEGEND:	
	HARDWIRED SMOKE DETECTOR
	BATTERY BACKUP
	INTERNAL ROOF DRAIN - 4" DIA
	NEW WALL
	NEW STONE CLAD WALL
	OVERHEAD FEATURE / ROOF

A2.2
SECOND LEVEL
PLAN

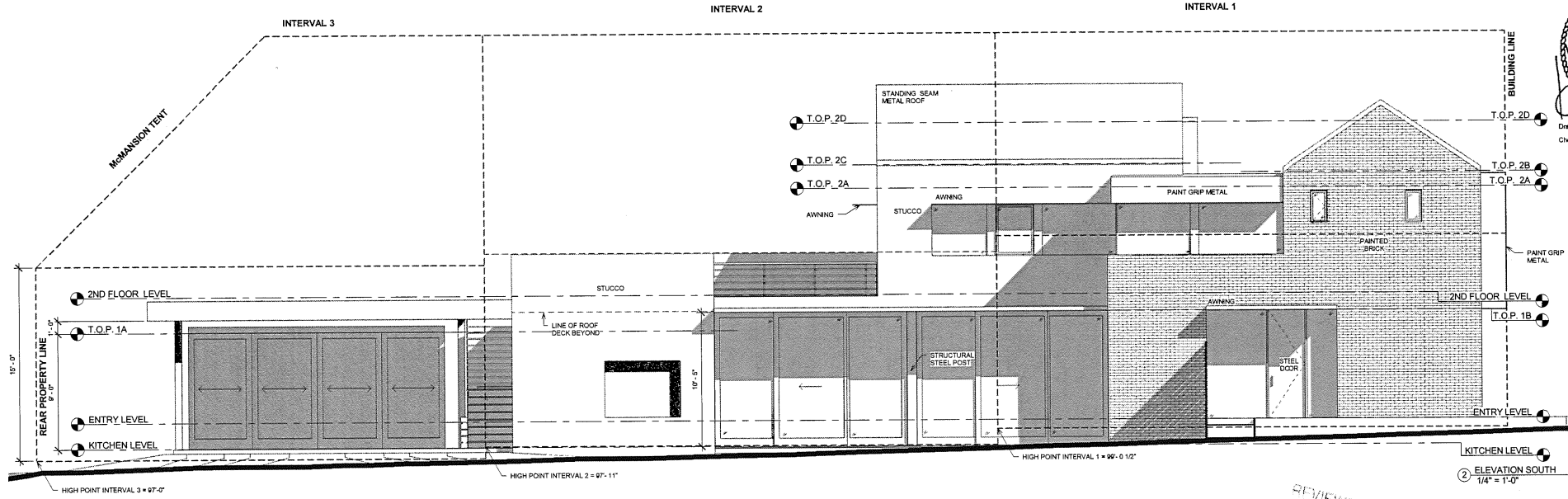
3 OF 6

hugh jefferson randolph
architects
audinarchitect.com
512.796.4001
Date: 08.20.15
Issue: PERMIT SET
Revision: 11.02.15

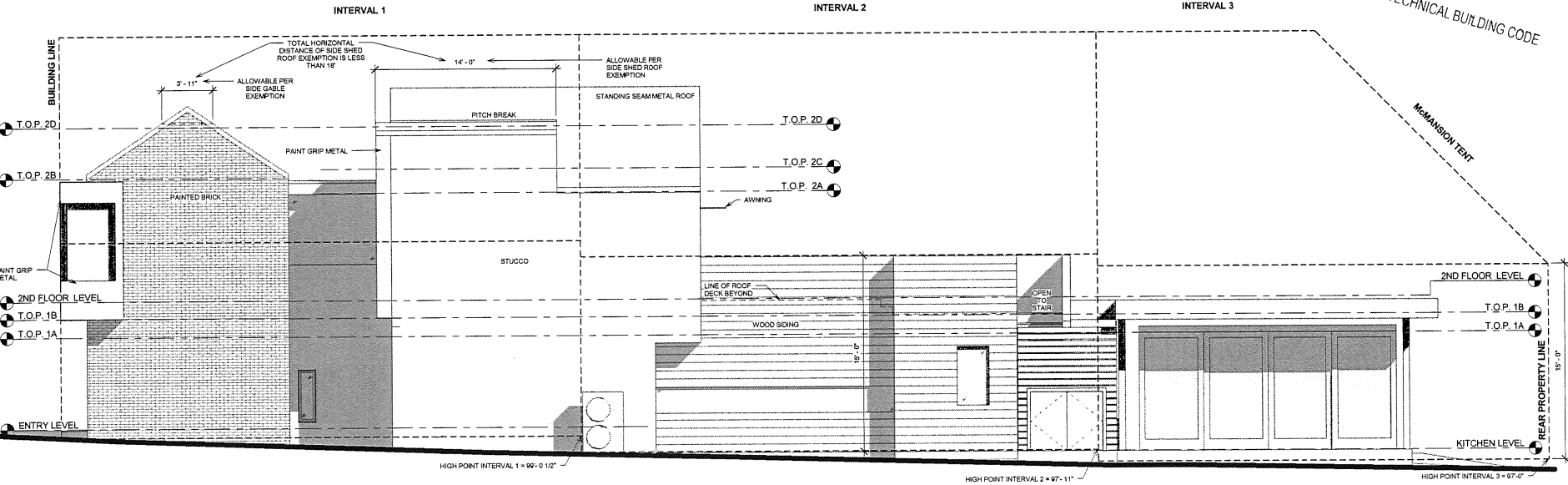


Drawn by BLTJR
Checked by CV

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS



REVIEWED FOR ZONING ONLY
NOT REVIEWED FOR TECHNICAL BUILDING CODE



hugh jefferson randolph
architects
austinarchitect.com
512.798.4201

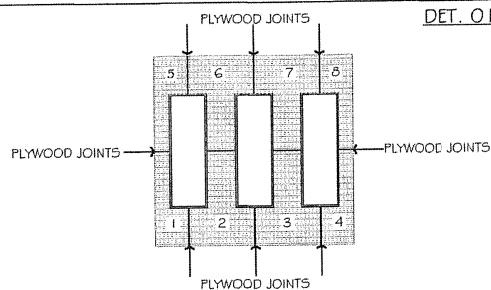
Date: 08.20.15
Issue: PERMIT SET
Revision: 10.01.15

A3.2
EXTERIOR
ELEVATION

SHEATHING NOTE:

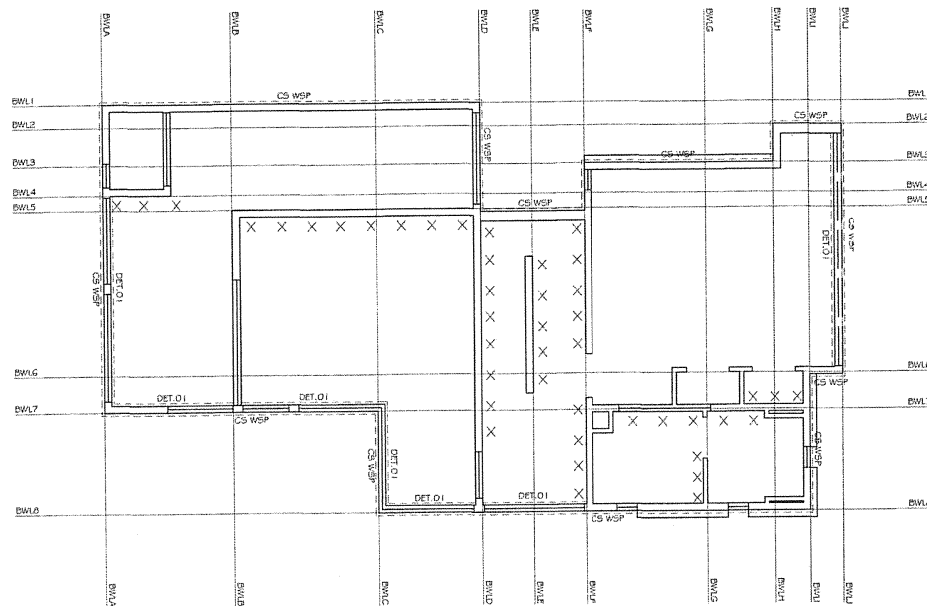
All exterior walls shall be sheathed with 1/2" OSB or CDX plywood fastened with 8d nails at 6" o.c. around the perimeter of the sheets and 12" o.c. at intermediate studs. This will provide proper wind bracing in compliance with IRC 2012.

--- DASHED LINES REPRESENT 1/2" PLYWOOD SHEATHING AS NOTED.
X X -X REPRESENTS METAL CROSS BRACING ON INTERIOR WALLS



DO NOT RIP PLYWOOD AND INSTALL BETWEEN WINDOWS. VERTICAL JOINTS MUST NOT EXCEED THE SILL TO FLOOR OR HEADER TO TOP PLATE LINE HEIGHT. PLYWOOD JOINTS MUST BE CENTERED ON WIDTH OF WINDOWS FOR VERTICAL JOINTS. PLYWOOD JOINTS MUST BE CENTERED ON HEIGHT OF WINDOWS FOR HORIZONTAL JOINTS. AS SHOWN IN DRAWING ABOVE.

BLOCK ALL JOINTS AND NAIL 3" O.C. WITH 8d NAILS TO EACH STUD ON BOTH INTERIOR AND EXTERIOR SIDES.



NOT REVIEWED FOR TECHNICAL BUILDING CODE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING IS DONE IN ACCORDANCE WITH THESE PLANS AND TO NOTIFY TUCKER ENGINEERING OF ANY VARIATION.



Jeff Tucker, PE
9-14-15

9/14/15

WALL BRACING PLANS
SECOND FLOOR

LOCATION: 1301 W. 42nd STREET

SCALE: 1/8"=1'0" PAGE: 2 OF 2

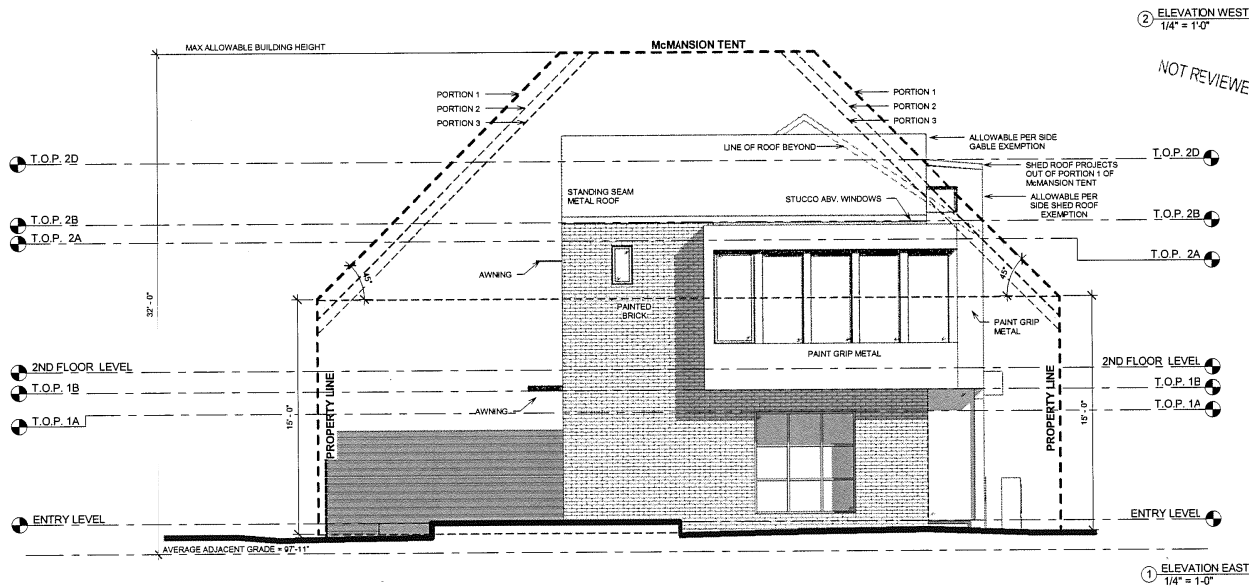
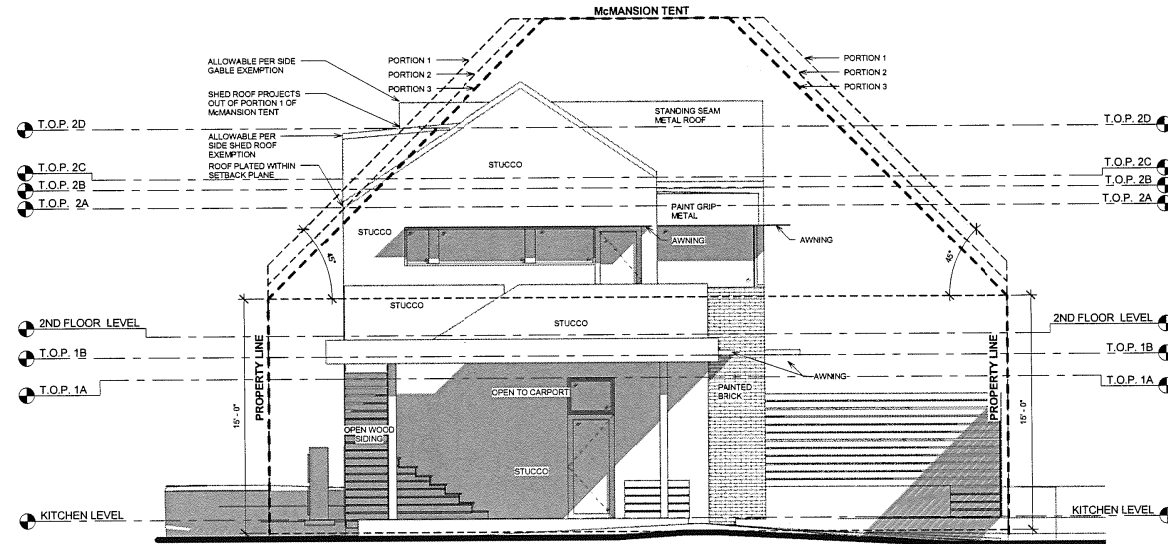
TUCKER
engineering

Tucker Engineering, Inc.
1311 Chisholm Trail, Suite 303 Round Rock, Texas 78681
Phone (512) 255-7477 • Website: tuckerengineering.net



Drawn by TJR BL
Checked by CV

LeVrier Residence
1301 WEST 42ND STREET, AUSTIN, TEXAS



Date: 08.20.15
Issue: PERMIT SET
Revision: 10.01.15

A3.1
EXTERIOR
ELEVATION

G O O 1

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 appearances not shown in 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 Subcontractor's 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:
 - 2019 International Energy Conservation Code, 2015 Amended National Electrical Code
 - 2015 International Fire Code, 2015 Uniform Mechanical Code
 - 2015 Uniform Plumbing Code, 2015 International Residential Code (as locally amended)
- 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 VISIBILITY REQUIREMENTS.

(Ref. City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 to the 2015 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 fixtures). Blocking shall be installed such that the centerline of blocking is 36" above finish floor level. Switches and thermostats on all floors shall be located no greater than 48" (8' junction-box centerline) above finish floor level.
- Power receptacles and data ports on all floors shall be located no less than 18" (0' 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 visible route shall be provided from public way to the no-step entrance of each dwelling unit. Said visible route shall be a minimum 36" in clear width and shall have a maximum cross-slope of 1:50.

NOTES REGARDING CERTAIN AREA, CLEAR SPACE, AND CEILING HEIGHT REQUIREMENTS.
(Ref. 2015 International Residential Code as locally amended)

- Habitable / occupiable rooms and hallways with flat ceilings shall have a ceiling height of not less than 7 feet, (R305.1).
- Habitable / occupiable rooms with sloped ceilings in which a minimum floor area of 70 square feet is required by code shall have a minimum of 25 square feet in which the ceiling height is not less than 7 feet, (R305.1, exception 1).
- Bathrooms, toilet rooms, and laundry rooms with flat ceilings shall have a ceiling height of not less than 6 feet 8 inches, (R305.1).
- Sinks in bathrooms with sloped ceilings shall have a clear space directly in front of the sink with a ceiling height of not less than 6 feet 8 inches. The clear space in front of a sink shall be as wide as the sink and a minimum of 21 inches deep as measured perpendicularly from the furthest edge of the sink or counter from the wall, (R305.1, 1; R307.1).
- Toilets in bathrooms and toilet rooms with sloped ceilings shall have a clear space directly in front of the toilet with a ceiling height of not less than 6 feet 8 inches. The clear space in front of a toilet shall be 32 inches wide (16 inches to either side of the centerline of the toilet) and shall be a minimum of 21 inches deep as measured perpendicularly from the furthest edge of the toilet seat from the wall, (R305.1, 1; R307.1).
- Tubs and/or showers equipped with showerheads in bathrooms with sloped ceilings shall have a ceiling height of not less than 6 feet 8 inches above an area not less than 30 inches by 30 inches at the showerhead, (R305.1, exception 2).
- When measured vertically above the permitted handrail height and at 6 feet 8 inches above the sloped line between tread nosings, the clear width of stairs (except spiral stairs) and ramps shall be not less than 36 inches. When measured at and below the permitted handrail height, the clear width of stairs (except spiral stairs) and ramps shall be not less than 31-1/2 inches for stairs or ramps with handrails on one side and shall be not less than 27 inches for stairs or ramps with handrails on two sides, (R311.7, 1).
- The headroom above stairs and ramps shall be not less than 6 feet 8 inches as measured vertically from the sloped line between tread nosings, (R311.7.2). The required headroom may be reduced to 6 feet 6 inches for spiral stairs, (R311.7.1.1).

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.

- FOUNDATIONS.**
 - All concrete slab-on-grade and pier & beam foundations shall be designed by a structural engineer licensed in the state of Texas.
 - All concrete intended for exposure as flooring shall be protected during construction.
- FRAMING.**
 - All wall framing, floor trusses, and roof trusses/framing shall be designed by a structural engineer licensed in the state of Texas.
 - All wall studs shall be sized as indicated in architectural drawings.
- SHEATHING AND DECKING.**
 - All wall sheathing, floor decking, and roof decking shall be of the thickness indicated on engineering drawings.
- AIR AND WATER BARRIERS.**
 - All exterior or wall sheathing shall receive a vapor-permeable air-water barrier equal to or better than Fortifiber Hydro-Tex.
 - All sheathing shall be sealed at joints and junctions as required by manufacturer.
 - Sheathing at window and door assemblies shall be shingled over head and jamb fins and shall be further sealed with compatible self-adhered membrane flashing.
 - All roof sheathing shall receive an ice-water shield.
- INSULATION, SEALANTS AND VENTILATION.**
 - All exterior wall and roof assemblies shall receive either open-cell spray-foam insulation or closed-cell spray-foam insulation.
 - All insulation shall comply with the following minimum thermal-performance requirements:
 - Roofs R-38. Walls R-19
 - All penetrations through exterior cladding shall be sealed with silicone sealant to prevent water intrusion.
 - All crawlspaces beneath pier & beam foundations shall be ventilated by means of 6" diameter round vents with insect screens.
- EXTERIOR CLADDING AND TRIM.**
 - All exterior cladding shall be installed in strict accordance with manufacturers' instructions and closed per architectural elevations.
 - All cement-board cladding shall be smooth with no false wood grain.
 - All cement-board plank siding shall be of the exposure noted on architectural elevations. Where no exposure size is given, 6" horizontal exposure shall be assumed.
 - All joints in cement-board plank siding shall be staggered and before painting.
 - All vertical cement-board paneling shall be made from 4' x 8' sheets of smooth cement board with no false wood grain, with 1/2 wood or RealTrim battens at 24" o.c., unless otherwise noted.
 - All wood siding shall be clear-sealed cedar or redwood shiplap siding, 6" exposure unless noted otherwise.
 - All stucco cladding shall be 3-coat portland-cement stucco (NO BFS OR SYNTHETIC STUCCO) on paper-backed metal lath with the 3rd coat consisting of an elastomeric color coating.
 - Unless noted otherwise, all stucco cladding shall receive control joints as per the following:
 - VERTICAL JOINTS: At a spacing of 32' maximum in plan and at all window/door corners.
 - HORIZONTAL JOINTS: At the top of deck of every floor level.
 - All stone cladding shall be Austin-chalk or Lueders limestone masonry, random-mix-lath bond, nominal 4-1/2" thickness.
 - All exterior trim shall be RealTrim, nominal 1x4 size, smooth all sides (S4S) with no false wood grain.
 - All exterior fascia shall be cement board or RealTrim, nominal 1x6 size, smooth all sides (S4S) with no false wood grain.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

- ROOFING.**
 - All roofing shall consist of one of the following assemblies:
 - Standing-seam metal roofing, 1-1/2" minimum seam, dark-bronze finish;
 - 35-year architectural composition-shingle roofing; and/or
 - Walkable TPO roofing.
 - Composition-shingle roofs lower than 4:12 slope shall be double-felted per the requirements of IRC Section R905.
- DECKS AND BALCONIES.**
 - All roof decks above conditioned space shall receive a waterproofing membrane of walkable TPO roofing. Tread-down membrane assemblies are expressly prohibited.
 - All balconies and uncovered wood decks above covered porches shall receive one of the following deck surfaces:
 - Synthetic wood decking on treated wood deck structure per structural engineer; or,
 - Walkable TPO roofing.
 - All sleepers and structure used under synthetic wood decking shall be pressure-treated without exception.
 - All thrust ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-solution membrane.
 - All roof decks, balconies, and uncovered roof decks above covered porches shall receive guards as per the following:
 - 36" minimum height balustrade comprised of 1-1/2" square steel tubing attached to front of exterior terrace or balcony, with stainless-steel cable railing at 3.5" vertical separation o.c., or,
 - 36" minimum height parapet with continuous metal coping on top.
- FLASHINGS, COPINGS, GUTTERS, AND SCUPPERS.**
 - All flashings and counter-flashings shall be galvanized steel unless noted otherwise.
 - All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific condition.
 - All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.
 - All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED).
 - All low eaves on shed, gable, and hip roofs shall receive 6" gutters unless noted otherwise. Where roof plan does not show gutters, 6" gutters shall be assumed.
 - All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia.
 - All downspouts shall be either dark-bronze finish to match gutter or painted to match cement siding.
 - 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 the following:
 - WALLS LESS THAN 20' IN LENGTH: One downspout
 - WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall
 - Through-wall scuppers shall be provided at all parapets. Through-wall scuppers shall be 6" wide by 6" tall and shall be galvanized-metal or TPO-coated metal.
 - 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:
 - PARAPET LESS THAN 10' IN LENGTH: One scupper, in center
 - PARAPETS GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two
 - All scuppers shall be installed such that roof and/or deck material behind parapet shingles on top of back of scupper.
 - All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.
 - All through-wall scuppers shall be sealed at all junctions with exterior wall.
- WINDOWS.**
 - All windows shall be one of the following specifications:
 - VINYL, fin-mounted windows, Andersen 100 series or better;
 - ALUMINUM-CLAD WOOD fin-mounted windows, Andersen 200 series or better; or,
 - ALUMINUM fin-mounted windows, RAM or better.
 - All sleeping rooms shall have at least one window rated for egress by the manufacturer.
 - Glazing meeting ANY of the following conditions shall be tempered (per IRC section R308.4):
 - Glazing in doors
 - Glazing where the exposed area of any individual pane is larger than 36 square feet;
 - Glazing within 24" of either side of a door in the plane of the door in a closed position;
 - Glazing on a wall perpendicular to the plane of an in-swinging door in a closed position AND within 24" of the hinge side of the door;
 - Glazing in guards and/or railings;
 - Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and/or outdoor swimming pools where the bottom edge of the glazing is less than 60" above any standing or walking surface;
 - Glazing within 36" of the walking surfaces of stairways, ramps, or landings; or
 - Glazing that meets NONE of the conditions above but meets ALL of the following conditions:
 - The exposed area of any individual pane is larger than 9 square feet AND
 - The bottom edge of glazing is less than 18" above the floor AND
 - The top edge of glazing is more than 36" above the floor AND
 - The glazing is within 36" (measured horizontally and in a straight line) of one or more walking surfaces.
 - All sash, awning, and casement windows whose sill height is lower than 24" above finish floor shall be fitted with wind-upopening control devices (WUODs) per IRC section R312.2.2.
 - All windows shall be listed as compliant with current energy codes and shall have a maximum U-factor of 0.40 without exception.
 - The General Contractor is responsible for ensuring that thermal performance is compliant with all relevant energy codes and the requirements of these contract documents.

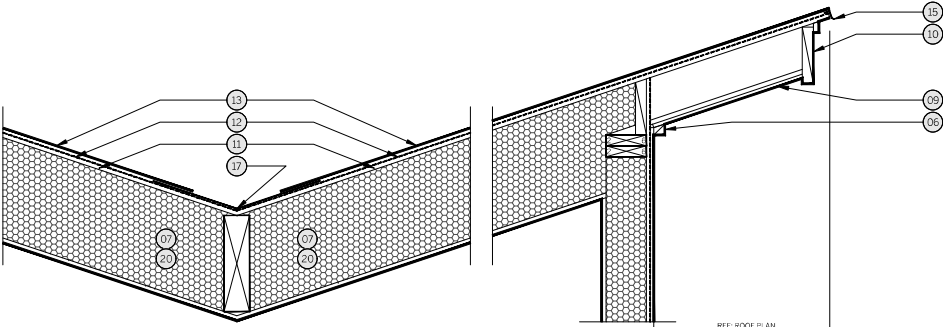
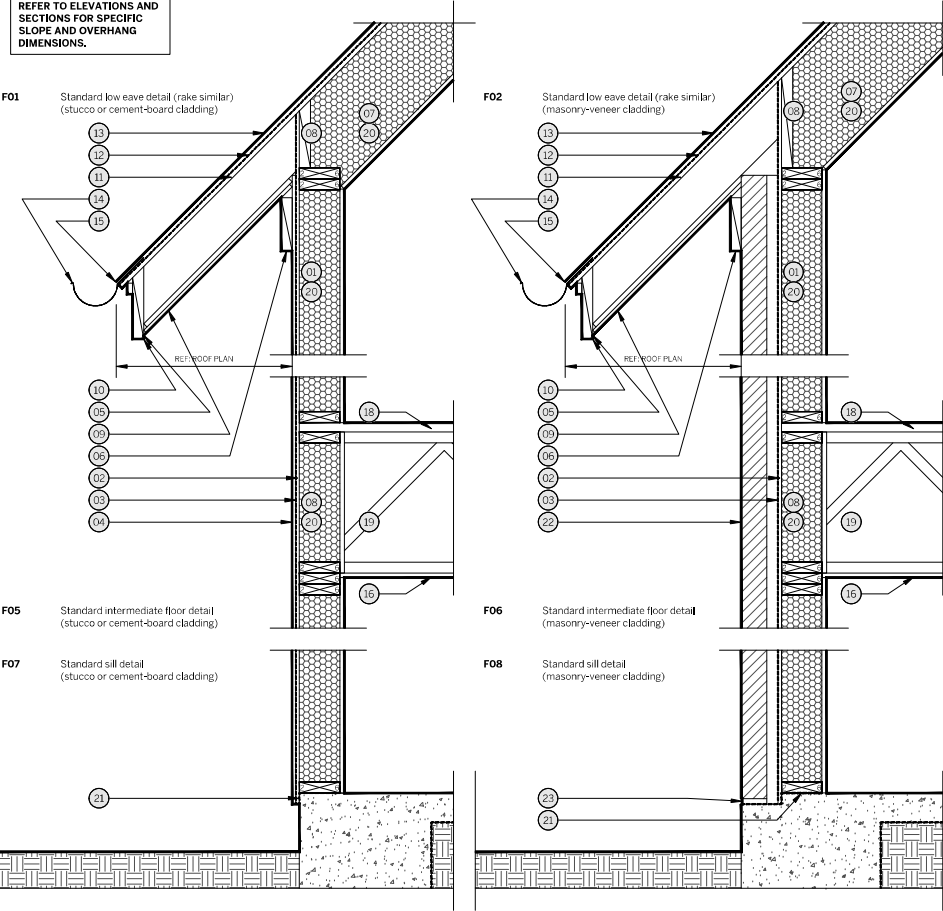
NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

- EXTERIOR DOORS.**
 - All exterior doors shall be one of the following:
 - SOLID-CORE WOOD SWINGING DOORS with tempered glazing;
 - STEEL SWINGING DOORS with tempered glazing; or,
 - ALUMINUM SLIDING DOORS with tempered glazing.
 - All exterior swinging doors shall receive lever hardware (NO KNOBS).
- INTERIOR DOORS.**
 - All interior doors shall be one of the following:
 - SOLID-CORE WOOD DOORS with flat paneling; or,
 - SOLID-CORE WOOD DOORS with Spanel (S4) paneling.
 - Doors shall be paint-grade unless noted otherwise.
 - Swinging doors shall receive lever hardware (NO KNOBS).
- TRIM AND CASINGS.**
 - All interior baseboards shall be one of the following assemblies:
 - 1x4 flat MDF or paint-grade wood with no quarter-round; or,
 - 1x4 stain-grade wood with no quarter-round.
 - All interior door trim shall be one of the following assemblies:
 - 1x4 flat MDF or paint-grade wood; or,
 - 1x4 stain-grade wood.
- FLOORING.**
 - All flooring shall be one of the following assemblies:
 - Clear-sealed polished concrete, Level 4 finish;
 - Engineered-wood plank flooring, finish as per OWNER.
 - Carpet, color as per OWNER.
 - Ceramic tile, 12"x12" or as selected by OWNER; or,
 - Ceramic tile, 1" diameter white "penny tile" with black grout.
 - All interior tile shall be installed upon a crack-solution membrane.
- DRYWALL AND BACKING.**
 - All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units.
 - All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.
 - All interior drywall at ceilings shall be 5/8" gypsum board.
 - All drywall at WET AREAS (baths, utility rooms) shall consist of one of the following:
 - Exterior-grade fiberglass-backed gypsum board, installed at full height of wall, or,
 - Cementitious backer board, installed at full height of wall.
- PAINTING AND TEXTURING.**
 - All exterior cladding suitable for painting (stucco, cement board, fascia and trim) shall receive exterior-grade latex paint. Color shall be WHITE unless otherwise selected by OWNER.
 - All exterior or 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.
 - All interior walls, trim, castings, and ceilings shall be receive no-VOC latex paint. Color shall be WHITE unless otherwise selected by OWNER.
 - All interior walls and ceilings shall receive orange-peel texture.
- CABINETS AND COUNTERTOPS.**
 - All interior cabinets and shelving shall consist of one of the following assemblies:
 - Paint-grade wood or MDF cabinetry; or,
 - Stain-grade wood cabinetry.
 - All cabinets shall be full-flush-over-lay cabinets with concealed (European) hinges and drawer extensions.
 - 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.
 - 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 TOPPERS).
 - HORIZONTAL DIMENSION: Centered on width of door front.
 - All countertops shall be as selected by OWNER. Where OWNER has made no selection, countertops shall be white Silstone.
- ELECTRICAL SYSTEMS.**
 - Electrical systems shall be designed by master electrician.
 - A whole-house surge protector shall be installed unless deleted by OWNER.
 - Location of meters and load center shall be determined by master electrician.
- PLUMBING SYSTEMS.**
 - Plumbing systems shall be designed by master plumber.
 - Interior supply shall be via flexible (PEX) system with manifolds.
 - A master cutoff valve shall be installed at manifold unless deleted by OWNER.
 - All piping in exterior walls shall be insulated.
- HVAC SYSTEMS.**
 - HVAC systems shall be designed by master HVAC technician.
 - HVAC systems shall consist of one of the following:
 - Heat pump compliant with current energy code;
 - Gas furnace with 10% makeup air compliant with current energy code;
 - Ductless cassette-style split system compliant with current energy code;
 - All HVAC systems shall incorporate makeup air as required by energy code.

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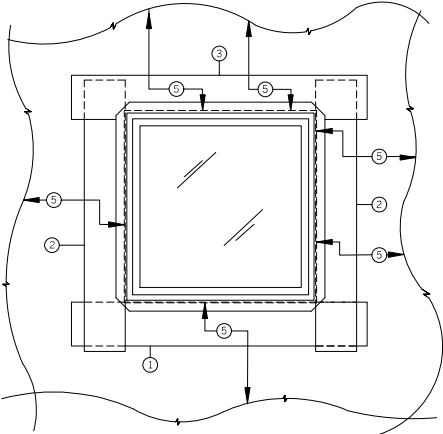
STANDARD FRAMING DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 3/4" = 1'-0" @ 11x17 / Scale 1-1/2" = 1'-0" @ 24x36.

NOTE: DETAIL IS STANDARD.
REFER TO ELEVATIONS AND
SECTIONS FOR SPECIFIC
SLOPE AND OVERHANG
DIMENSIONS.



F03 Standard valley / inverse-gable detail

F04 Standard high-eave detail (standard rake detail similar)



F09 Standard window installation detail

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

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

01	Exterior wall framing, 2x6 (2x4 MAY BE SUBSTITUTED ONLY WITH APPROVAL OF STRUCTURAL ENGINEER AND WITH USE OF CLOSED-CELL SPRAY-FOAM INSULATION)	11	Roof decking (REF: STRUCTURAL)
02	Wall sheathing (REF: STRUCTURAL)	12	Ice-and-water shield
03	Building wrap	13	Composition-shingle roofing (mtl roofing similar)
04	Exterior cladding, stucco (cement-board or wood siding similar; REF: ELEVATIONS)	14	Metal gutter (REF: ROOF PLAN)
05	Sealant as required	15	Metal drip edge
06	Wood blocking at eave/wall junction	16	Gypsum board at ceiling, 5/8" thick
07	Wood rafter (trusses similar; REF: STRUCTURAL)	17	Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing
08	Wood blocking between rafters or trusses	18	Floor decking (REF: STRUCTURAL)
09	NON-VENTILATED soffit board	19	Truss or floor joist (REF: STRUCTURAL)
10	Fascia, 2x8	20	Open- or closed-cell spray-foam insulation
		21	Sill seal
		22	Masonry veneer (REF: ELEVATIONS)
		23	Weep hole @ 24" o.c.

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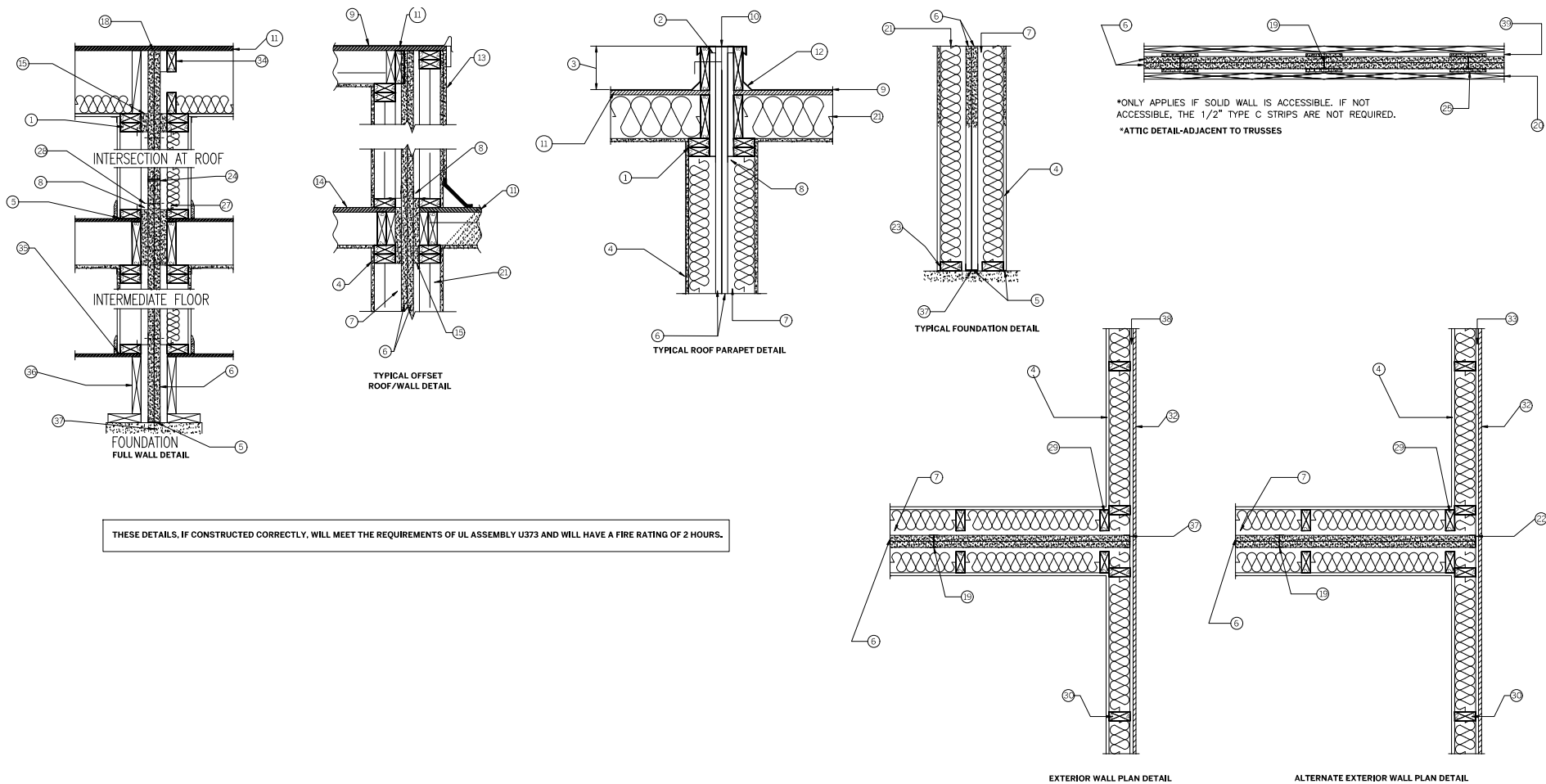
SEAL OF MUNICIPAL APPROVAL.

WILLIAM HODGE AIA ARCHITECT
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NEW PROJECT AT 1305 W. 42ND ST.
AUSTIN, TX 78705

ISSUE DATE: **09 June 2021**
SHEET TYPE: **Standard Details.**

G003



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

01	Wall framing, 2x4 (2x6 similar; REFER TO PLANS FOR PLACEMENT)
02	1" Shaftliner fire-blocking gypsum panel (or as required by codes)
03	As required by local codes
04	1/2" gypsum panel or gypsum board
05	Sealant as required
06	1" Shaftliner panels
07	Minimum 3/4" airspace
08	Aluminum Breakaway clip
09	Roofing
10	Parapet cap
11	Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)
12	Flashing
13	External cladding
14	Flooring
15	Fire Blocking (as required)
16	1 Layer of 5/8" fireguard gypsum panel (or as required by codes)
17	2x2 ledger strips
18	Sawcut
19	2" H-Stud
20	Truss or floor joist
21	Insulation (REFER TO SPECIFICATIONS)
22	2" C-Track
23	2x4 Plate
24	Back to Back C-Tracks

25	6" wide 1/2" fireguard C or gypsum board batten strips
26	Ceiling
27	1 1/2" Drywall Screw
28	3/4" Pan head screw
29	Interior wall framing
30	Exterior wall framing
31	Gypsum panel product as specified
32	Exterior facing
33	1/2" residential sheathing or other per code
34	Roof truss
35	Acoustic Sealant
36	Joist

37	2" C-Track power driven fastener 24" O.C.
38	Exterior gypsum sheathing as specified or other per code
39	No minimum air space w/batten strips

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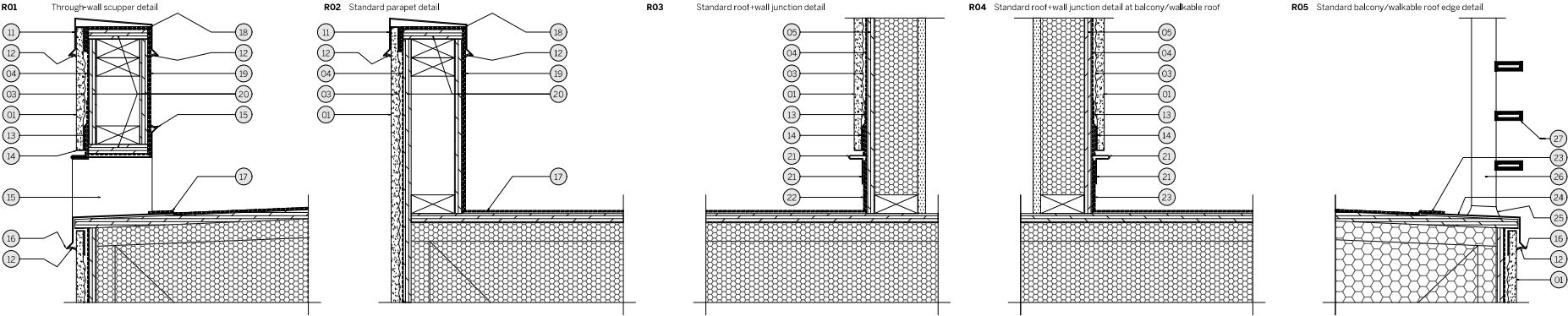
WILLIAM LAWRENCE HODGE ARCHITECT
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NEW PROJECT A\1309 W 42ND ST
AUSTIN, TX 78704

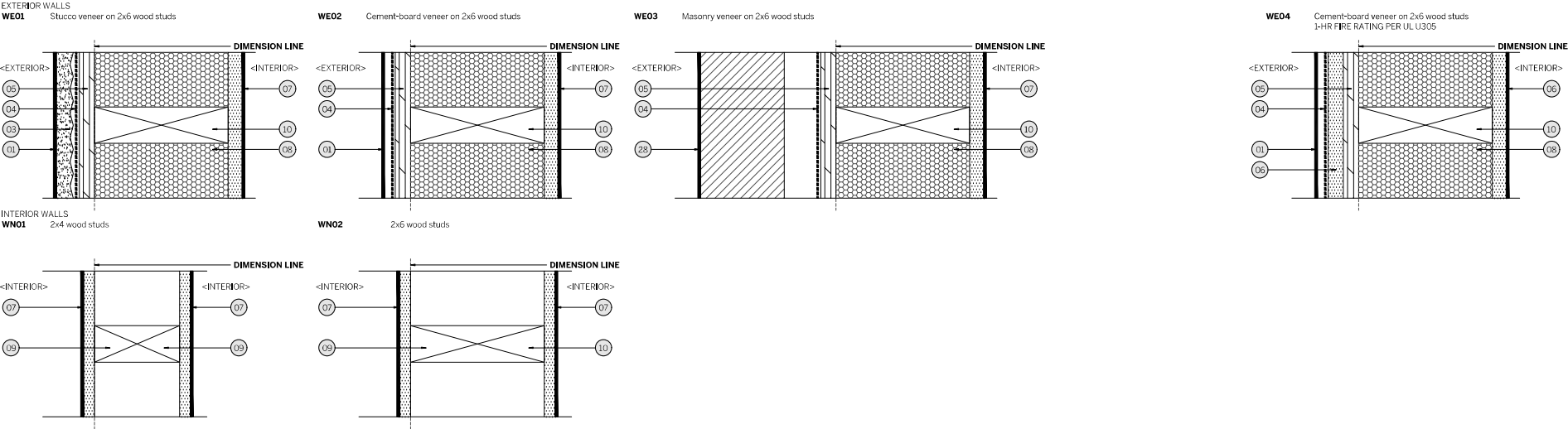
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G004

STANDARD OCCUPIED 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".



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

01 3-coat stucco (REF. ELEVATIONS),	15 Galvanized metal through-wall scupper enclosure,	28 Masonry veneer (REF. ELEVATIONS),
02 Cement-board siding (REF. ELEVATIONS),	16 Galvanized metal drip edge,	29 Air space.
03 Metal lath,	17 60mil walkable TPO roofing,	
04 Water-resistive barrier,	18 Walkable TPO roofing to run over top of parapet,	
05 Exterior sheathing (REF. STRUCTURAL),	19 Walkable TPO 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 Open- or closed-cell spray-foam insulation,	22 Walkable TPO roofing to run up wall	
09 2x4 wood stud,	underneath flashing + counterflashing,	
10 2x6 wood stud,	23 60mil walkable TPO roofing,	
11 Galvanized metal coping,	24 Galvanized metal slip plate with drip edge,	
12 Silicone sealant, tooled for drainage,	25 Urethane sealant at junction of railing and slip plate,	
13 Self-adhered membrane flashing,	26 Galvanized 2" x 2" metal railing post,	
14 Weep screen,	27 Galvanized 1/2" x 2" steel bar railing, horizontal,	

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G005

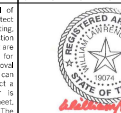
<p>BOARDS C.R.Z. WOOD CHIP MULCH AREA 100 mm-150 mm (4" - 6") DEPTH LINEAR CONSTRUCTION THROUGH TREES</p>	<p>FENCE LOCATION PRIOR TO CLEANING, GRADING AND PAVING PERMANENT PAVING AREA CURB FENCE LOCATION DURING PERMANENT INSTALLATION TREES IN PAVING AREA MINIMUM NECESSARY WORK AREA WOOD CHIP MULCH 100 TO 150 mm (4" TO 6" DEPTH) BLDG. C.R.Z. ADD BOARDS STRAPPED TO TRUNK DUE TO CLOSURE OF FENCE LESS THAN 1.5 m (5') FROM TRUNK TREES NEAR CONSTRUCTION ACTIVITY</p>	<p>CHAIN LINK FENCE 3 m (10'-0") MAX. DIELINE (VARIES) CRITICAL ROOT ZONE DIELINE TREE PROTECTION FENCE 6.0 m FOR 200 mm DIA. TREE 20" DIA. TREES</p>	<p>NOMINAL (2" x 4") POSTS 100 mm NOMINAL (2" x 4") POSTS 100 mm DIELINE (VARIES) FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE) RADIUS-15 mm PER DIA. (1 ft PER IN.) OF TRUNK DIAMETER CRITICAL ROOT ZONE TREE PROTECTION FENCE 8 m FOR 200 mm DIA. TREE 20" DIA. TREES</p>	<p>CONCRETE SIDEWALK, DRIVEWAY, OR DRIVEWAY RIBBON, 5000 PSI 10x10 WIRE REINFORCING 4-1/2" (115) 2 2 UNDISTURBED CRZ</p>	
<p>CITY OF AUSTIN WATERBURY PROTECTION STATEMENT RECORD COPY SIGNED 11/16/99 BY J. PATRICK MURPHY ADOPTED</p>	<p>TREE PROTECTION FENCE LOCATIONS THE ARCHITECT/BUSINESS ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-1</p>	<p>CITY OF AUSTIN WATERBURY PROTECTION STATEMENT RECORD COPY SIGNED 11/16/99 BY J. PATRICK MURPHY ADOPTED</p>	<p>TREE PROTECTION FENCE TYPE A - CHAIN LINK THE ARCHITECT/BUSINESS ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-2</p>	<p>CITY OF AUSTIN WATERBURY PROTECTION STATEMENT RECORD COPY SIGNED 11/16/99 BY J. PATRICK MURPHY ADOPTED</p>	<p>TREE PROTECTION FENCE TYPE B - WOOD THE ARCHITECT/BUSINESS ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-3</p>
<p>WOOD CHIP MULCH 150 mm (6") DEPTH LIMITS OF CRITICAL ROOT ZONE - VARIES RADIUS-15 mm PER DIA. (1 ft PER IN.) OF TRUNK DIAMETER *AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK. TREE PROTECTION FENCE CRITICAL ROOT ZONE BUILDING 6 m FOR 200 mm DIA. TREE 20" DIA. TREES WOOD CHIP MULCH AREA 100 mm-150 mm (4" - 6") DEPTH</p>	<p>WOOD CHIP MULCH 150 mm (6") DEPTH LIMITS OF CRITICAL ROOT ZONE - VARIES RADIUS-15 mm PER DIA. (1 ft PER IN.) OF TRUNK DIAMETER *AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK. TREE PROTECTION FENCE CRITICAL ROOT ZONE BUILDING 6 m FOR 200 mm DIA. TREE 20" DIA. TREES WOOD CHIP MULCH AREA 100 mm-150 mm (4" - 6") DEPTH</p>	<p>15 m (50') MIN. GRADE TO PREVENT RUNOFF FROM LEAVING SITE ROADWAY PROFILE PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY (60') MIN. R.O.W. PLAN VIEW</p>	<p>SILT FENCE FABRIC STEEL OR WOOD FENCE POSTS MAX. 5.4 m (18') SPACING 2" x 4" WELDED WIRE BACKING SUPPORT FOR FABRIC (1.5 m DIA. WIRE) 150 mm (6") MIN. 150 mm (6") MIN. TRENCH CROSS SECTION STANDARD DETAIL FOR SILT FENCE (S9) OF L=</p>	<p>1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 500 mm (18 INCHES). IF WOOD POSTS CANNOT ACHIEVE 500 mm (18 INCHES) DEPTH, USE STEEL POSTS.</p> <p>2. THE TOP OF THE SILT FENCE SHALL BE TRIMMED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE UPSTREAM FACE OF THE FENCE IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.</p> <p>3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 INCHES) DEEP AND 150 mm (6 INCHES) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.</p> <p>4. SILT FENCE FABRIC SHOULD BE SECURALLY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOOD WIRE - WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.</p> <p>5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.</p> <p>6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.</p> <p>7. ACCUMULATED SOIL SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 INCHES). THE SOIL SHALL BE DEPOSITED ON AN APPROVED SITE AND IN SUCH MANNER THAT IT DOES NOT CONTRIBUTE TO ADDITIONAL EROSION.</p>	
<p>CITY OF AUSTIN WATERBURY PROTECTION STATEMENT RECORD COPY SIGNED 11/16/99 BY J. PATRICK MURPHY ADOPTED</p>	<p>TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK THE ARCHITECT/BUSINESS ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-4</p>	<p>CITY OF AUSTIN WATERBURY PROTECTION STATEMENT RECORD COPY SIGNED 11/16/99 BY J. PATRICK MURPHY ADOPTED</p>	<p>TREE PROTECTION FENCE MODIFIED TYPE B - WOOD THE ARCHITECT/BUSINESS ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-5</p>	<p>CITY OF AUSTIN WATERBURY PROTECTION STATEMENT RECORD COPY SIGNED 5/23/00 BY J. PATRICK MURPHY ADOPTED</p>	<p>STABILIZED CONSTRUCTION ENTRANCE THE ARCHITECT/BUSINESS ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 641S-1</p>

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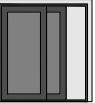


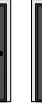




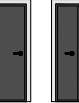



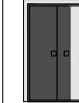
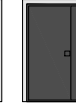




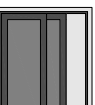


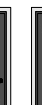








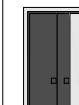
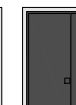


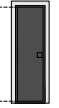




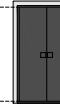


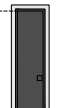





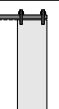



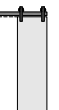



ISSUE DATE

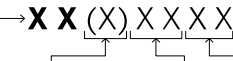

09 June 2021

SEAL OF MUNICIPAL APPROVAL.























































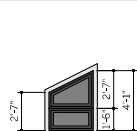
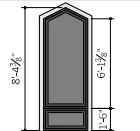
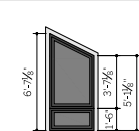
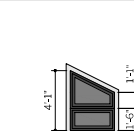
WILLIAM HODGE AIA ARCHITECT
1301 S. COMMERCE AVE. AND
COURTNEY TEX. 78704
HODGEARCHITECT.COM
NEW PROJECT A1301 W 42ND ST
AUSTIN, TX 78704
ISSUE DATE 09 June 2021
SHEET TYPE Environmental
G006






DOOR SCHEDULES.

SWINGING ENTRY DOORS.		SWINGING PATIO DOORS.		EXTERIOR SLIDING DOORS.			INTERIOR SWINGING DOORS.									INTERIOR BYPASS DOORS.													
																													
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												
																													
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												
GARAGE DOORS.																		INTERIOR POCKET DOORS.											
																													
GA9684		GA21684																PD2480		PD3280		PD3680		PD(2)2480		PD(2)3280		PD(2)3680	
																													
GA9696		GA21696																PD2496		PD3296		PD3696		PD(2)2496		PD(2)3296		PD(2)3696	
BARN DOORS.																													
																													
BD2480		BD3680		BD(2)2480		BD(2)3680		BD(2)2496										BD3696		BD(2)2496		BD(2)3696							

GENERAL NOTES REGARDING DOORS AND WINDOWS.				DOOR DESIGNATION LEGEND.		DISCLAIMERS.		SEAL OF ARCHITECT.		SEAL OF MUNICIPAL APPROVAL.		WILLIAM HODGE AIA ARCHITECT			
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 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 egress and tempering requirements such that the built work complies with the intent of this document.	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 UNIT's shall be TIGHT-MULLED in the FACTORY. NO MULLING ON-SITE.	<div><div><div>DOOR TYPE:</div><div>EN Entry door</div><div>PA Patio door</div><div>SL Exterior sliding door</div><div>GA Garage door</div><div>SD Swinging door</div><div>BP Bypass door</div><div>PD Pocket door</div><div>BD Barn door</div></div><div></div><div><div>NUMBER OF LEAVES (if more than one leaf)</div><div>MWIDTH OF DOOR LEAF (NOMINAL) (in INCHES) E.G. 30 = 30 inches</div><div>HEIGHT OF DOOR LEAF (NOMINAL) (in INCHES) E.G. 80 = 80 inches</div></div></div>		<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19014. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet applies to all sheets in this set by reference. The information in G001 through G008 (Inclusions) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>		<div><p>WILLIAM LAWRENCE HODGE ARCHITECT 1901 S. CONGRESS AVE. AND COSTER, TX 75201 WILLIAMHODGEARCHITECT.COM</p><p>NEW PROJECT A1305 W 42ND ST AUSTIN, TX 75291</p><p>ISSUE DATE 09 June 2021 SHEET TYPE Door Schedules.</p><p>G007</p></div>			

WINDOW SCHEDULES.

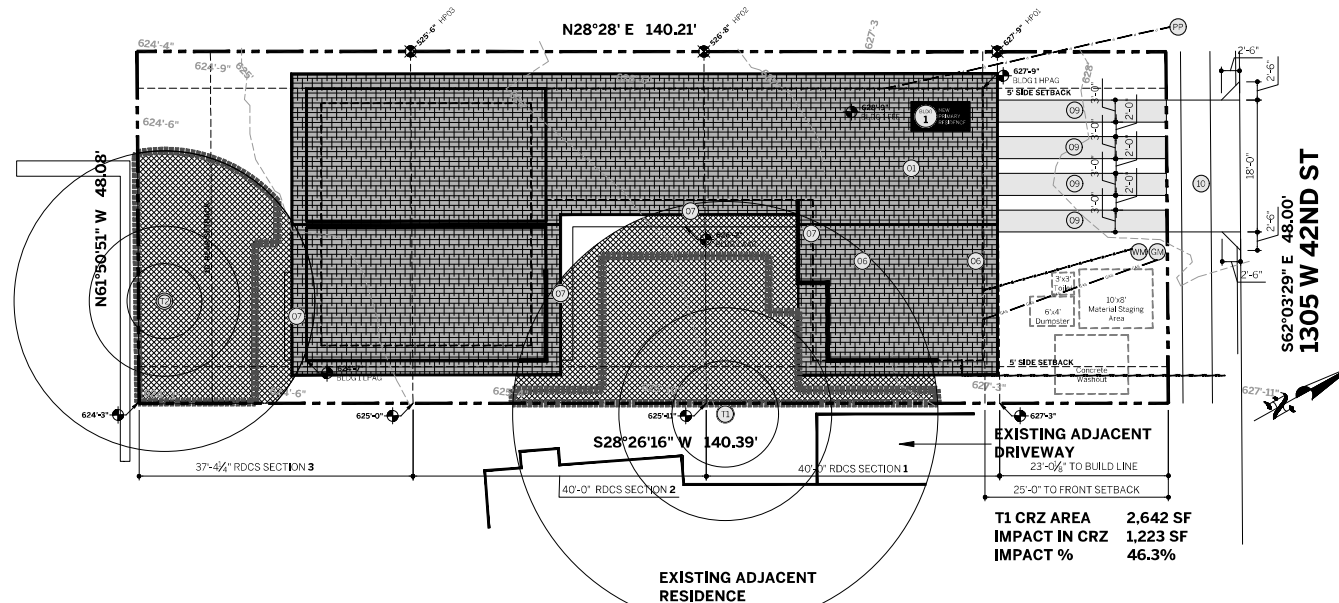
PICTURE WINDOWS.						SLIDING WINDOWS.					CASEMENT WINDOWS.		SASH WINDOWS.		MIXED WINDOWS.					
															Upper portion: PW6042 Lower portion: SL6018					
																				
															Upper portion: PW7242 Lower portion: SL7230 [E]					
																				
															Left portion: SH7236 [E] Right portion: PW7236					
															Left portion: PW7236 Right portion: SH7236 [E]					
CUSTOM WINDOWS.																				
Custom 1						Custom 2					Custom 3					Custom 4				
																				

GENERAL NOTES REGARDING DOORS AND WINDOWS.				WINDOW DESIGNATION LEGEND.				DISCLAIMERS.		SEAL OF ARCHITECT.		SEAL OF MUNICIPAL APPROVAL.		<div> WILLIAM HODGE AIA ARCHITECT 101 S. GARDEN AVENUE SUITE 100, CHICAGO ILLINOIS 60606 HODGECORP@GMAIL.COM TEL: 312.329.7855 NEW PROJECT AT 1205 W 42ND ST CHICAGO, IL 60608</div>			
01	These is a STANDARD schedule and not all windows and doors indicated above may be utilized in this specific project. Head heights given are approximate and measured to the top of the window and/or door unit.	05	When the Owner's chosen window and/or door manufacturer has standard unit sizes that differ from the unit sizes designated above, it is the sole responsibility of the General Contractor to coordinate with the Owner and the General Contractor to coordinate and agree on the requirements that the built work complies with the intent of this document.	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 designed 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.	<div> WINDOW TYPE: WIDTH OF UNIT (in INCHES) HEIGHT OF UNIT (in INCHES) HEAD HEIGHT OF UNIT (in INCHES) EGRESS-RATED UNIT (ONLY WHEN INDICATED THUS)</div>		This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19504. This document is not for permitting, regulatory approval, pricing or construction unless the seal and signature of the Architect is visible. This document is not appropriate for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. That which is shown in one sheet, applies to all sheets in this set and vice versa. Information in G001 through G008 (includes) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.		<div> ISSUE DATE 09 June 2021</div>		<div> SHEET TYPE Window Schedules.</div>		<div></div>	
02	Head heights given are approximate and measured to the top of the window and/or door unit.													ISSUE DATE 09 June 2021		SHEET TYPE Window Schedules.	
03	Head heights given are approximate and measured to the top of the window and/or door unit.													ISSUE DATE 09 June 2021		SHEET TYPE Window Schedules.	
04	Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.													ISSUE DATE 09 June 2021		SHEET TYPE Window Schedules.	

TREE PROTECTION NOTES

- Trees depicted on this sheet have been located, sized, and given species identifications per survey provided to Architect by Owner. Regardless of species—and regardless of whether they have been depicted on this sheet or not—all trees 19" in trunk diameter and greater at a height of 4'-6" above adjacent grade are protected by municipal ordinance. No protected tree shall be removed without a permit. No impacts of any kind are permitted in the 1/4 CRZ of any protected tree.
- Tree protection measures per the details on sheet G006 are required for all protected trees (on subject property and adjacent properties) whose CRZs fall within the subject property, even if said CRZs will not be directly impacted by construction. Extents of tree protection fencing are shown on this sheet. Tree protection fencing shall be installed prior to the commencement of construction.
- 2x4 or greater size planks @ 6" minimum length shall be strapped securely around protected trees' trunks and root flares when protective fencing does not incorporate entire 1/2 CRZ.
- All pruning shall be conducted under the strict oversight of a licensed professional arborist. PRUNING FOR SUBJECT TREES SHALL NOT EXCEED 25% OF TREE CANOPY. Trenching for all utilities in CRZs (indicated by notes 13, 14, 15, and 16) shall be minimized to the least extent feasible and shall occur by means of air-spading by a licensed professional arborist. Care shall be taken during construction that activities requiring vertical movement (eg, drilling rigs) shall not disturb existing tree canopies. The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited without exception. No batter board or foundation formwork stakes within the 1/4 CRZ except #5 rebar w/pointed tip. Use a strong-back design to get any larger stakes out of the 1/4 CRZ.

Applicable to all projects where CRZs of ANY protected trees (on subject property and/or on adjacent properties) fall within boundaries of subject property REGARDLESS OF PROJECT SCALE, SCOPE, OR TYPE



T1 CRZ AREA 2,642 SF
IMPACT IN CRZ 1,223 SF
IMPACT % 46.3%

REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
REFER TO SHEET G004 FOR DETAILS OF 2-HR-RATED DEMISING WALLS (UL U373).

REFER TO SHEET G006 FOR TREE-PROTECTION AND ENVIRONMENTAL DETAILS.
STRUCTURES SHALL BE PLACED ON SITE BY LICENSED PROFESSIONAL SURVEYOR.

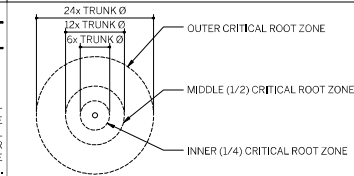
1 Site Plan
Scale: 1/16" = 1'-0" @ 11x17
Scale: 1/8" = 1'-0" @ 24x36

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

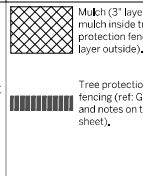
- | | | |
|---|---|--|
| 01 New garage attached to primary residence. | 08 New uncovered wood deck. | 15 New sanitary sewer line, indicated thus: ———— |
| 02 New carport attached to primary residence. | 09 New concrete driveway (or ribbon). | 16 New natural gas line, indicated thus: ———— |
| 03 New garage detached from primary residence. | 10 New Type I approach per City of Austin standards. | EM Electric meter(s). |
| 04 New carport detached from primary residence. | 11 New concrete sidewalk on private property. | PP Utility pole. |
| 05 New covered porch w/ deck or habitable space above. | 12 New conc. sidewalk in right-of-way per City of Austin standards. | WM Water meter. |
| 06 New covered porch w/o deck or habitable space above. | 13 New overhead electric line, indicated thus: ———— | |
| 07 New uncovered decomposed granite patio. | 14 New water supply line, indicated thus: ———— | |

FINAL LOCATIONS OF ELECTRIC + GAS SERVICES / METERS TO BE DETERMINED BY UTILITIES. FINAL LOCATIONS OF WATER + SEWER SERVICES / TAPS / METERS TO BE DETERMINED BY CIVIL ENGINEER.

CRITICAL ROOT ZONES AT PROTECTED TREES.



TREE PROTECTION LEGEND.



LIST OF PROTECTED TREES.

#	TRUNK Ø	SPECIES
T1	29"	PECAN
T2	20.5"	PECAN

DISCLAIMERS.

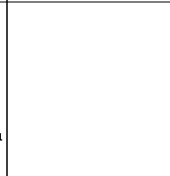
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SEAL OF ARCHITECT.



ISSUE DATE 09 June 2021

SEAL OF MUNICIPAL APPROVAL.



WILLIAM LAWRENCE HODGE AIA ARCHITECT
1101 S. CONGRESS AVE. SUITE 200
AUSTIN, TEXAS 78704
512.476.4444
WWW.WILLIAMHODGEARCHITECT.COM

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

ISSUE DATE 09 June 2021
SHEET TYPE Site Plan

A000