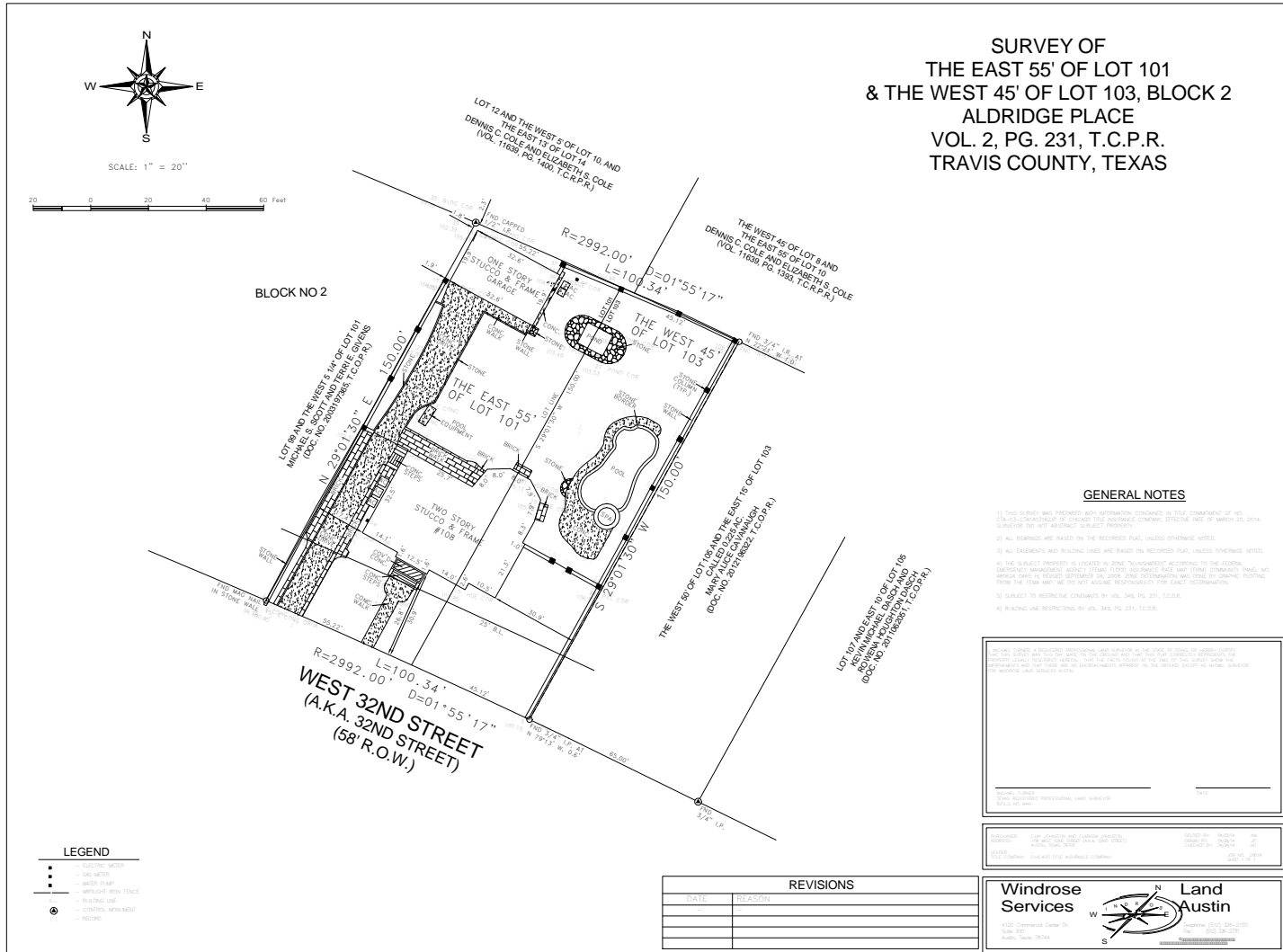




3 FRONT YARD

ENTRY VIEW FOR REFERENCE ONLY

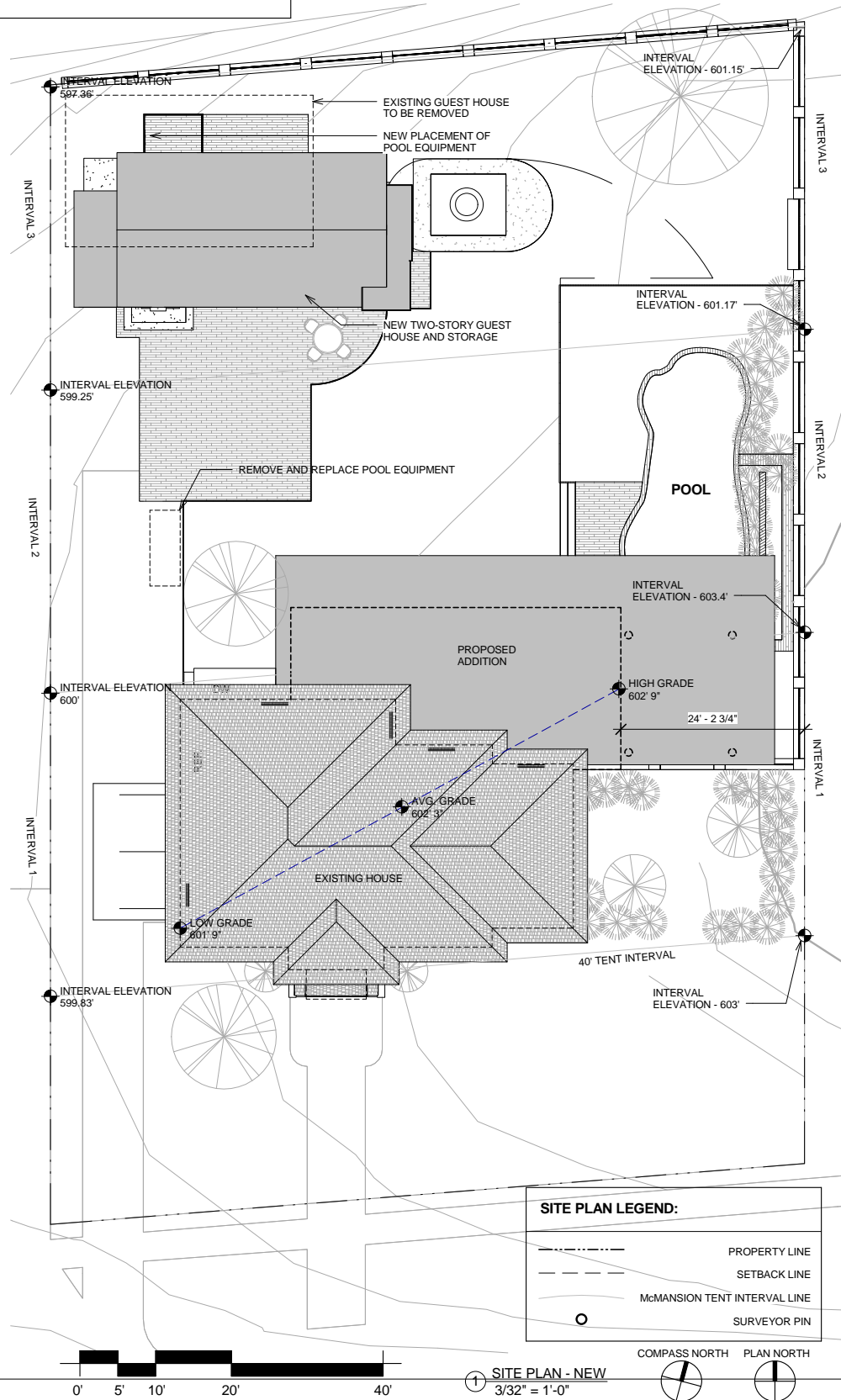


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TREE PROTECTION NOTES:

1. ALL TREES & NATURAL AREAS TO REMAIN, TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY STANDARDS OF PROTECTION.
2. NEW WALKWAY TO MAINTAIN DISTANCE FROM 1/2 CRITICAL ROOT ZONE, EXCAVATION, IF NEEDED, NOT TO EXCEED DEPTH OF EXISTING HARDSCAPE.



VICINITY MAP

SHEET LIST	
SHEET NO.	SHEET NAME
A1.0	Unnamed
A1.1	DEMOLITION FIRST FLOOR
A1.2	DEMOLITION SECOND FLOOR
A2.0	BASEMENT LEVEL FLOOR PLANS
A2.1	ENTRY LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A2.3	GUEST HOUSE PLANS AND ELEVATIONS
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATION
A3.2	EXTERIOR ELEVATION
A3.3	BUILDING SECTIONS
H1.1	EXISTING GUEST HOUSE PHOTOS
H1.2	EXISTING HOUSE PHOTOS
H1.3	EXISTING HOUSE PHOTOS
S0.0	STRUCTURAL NOTES
S0.1	STRUCTURAL NOTES CONTINUED
S1.0	FOUNDATION PLAN
S1.0A	FOUNDATION LATERAL PLAN
S1.1	FOUNDATION PLAN
S2.0	SECOND FLOOR FRAMING PLAN
S2.0A	MAIN FLOOR LATERAL PLAN
S2.1	ROOF FRAMING PLAN
S2.1A	LATERAL ROOF PLAN
S3.0	FOUNDATION DETAILS
S3.1	FOUNDATION DETAILS CONTINUED
S4.0	TYPICAL WOOD FRAMING DETAILS
S4.1	TYPICAL WOOD FRAMING DETAILS
S4.2	TYPICAL WOOD FRAMING DETAILS
S5.0	TYPICAL STEEL DETAILS
S6.0	MOMENT FRAME DETAILS
W1.0	VIEW 1
W1.1	VIEW 2
W1.2	VIEW 3
W1.3	VIEW 4
W1.4	VIEW 5
W1.5	VIEW 6
W1.6	VIEW 7
W1.7	VIEW 8
W1.8	VIEW 9
W1.9	VIEW 10
W1.10	VIEW 11
W1.11	GUEST HOUSE 2ND FLOOR
W1.12	Unnamed
W1.13	Unnamed

LEGAL DESCRIPTION:

108 W 32ND STREET, AUSTIN, TX 78705

LOT 101 & 103, BLOCK 2, NORTH UNIVERSITY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME X PAGE X OF THE PLAT RECORD OF TRAVIS COUNTY, TEXAS. (TCAD PARCEL #213078)

GENERAL NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES
2. DO NOT SCALE DRAWING. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS
3. STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS
4. MECH. ELEC. PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS. MAY REQUIRE COORDINATION WITH ARCHITECT

SITE PLAN NOTES:

1. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
2. TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3. CIVIL ENGINEERING & LANDSCAPING BY OTHERS
4. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER
5. ONLY TREES 19" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN - REFERENCE SITE SURVEY 2/A/1.0 FOR FULL TREE LIST AND LOCATION

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CONSTRUCTION, OR
REGULATORY APPROVAL

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Checked by BL/SLW

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A0.0
PROJECT AND
SITE
INFORMATION
1 OF 25



① Back House



② View from Neighbor's Drive

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A0.3

3-D VIEWS

OF

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① View From Entry of Driveway



② C - BACK YARD EAST

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3D-VIEWS

OF

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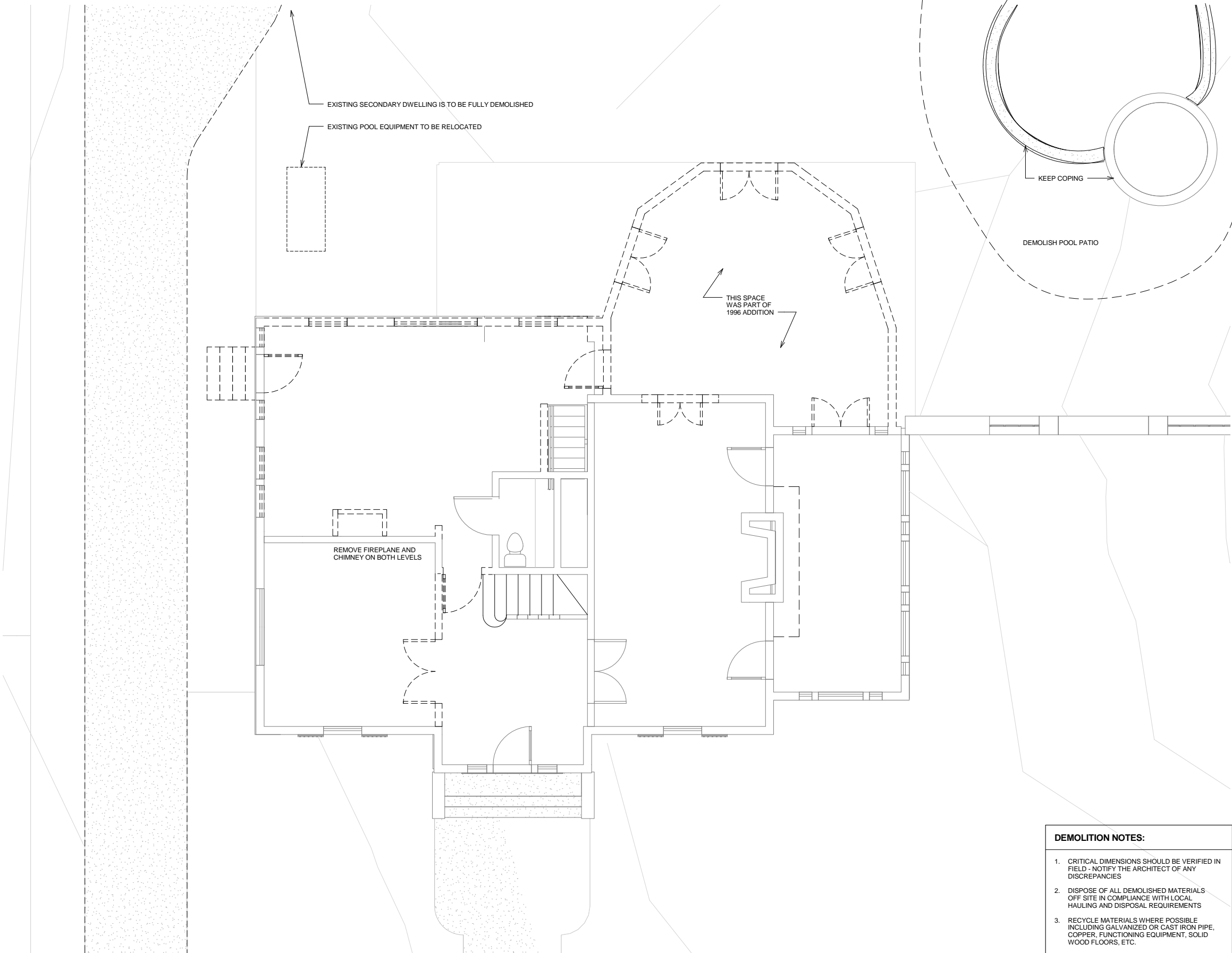
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DEMOLITION NOTES:

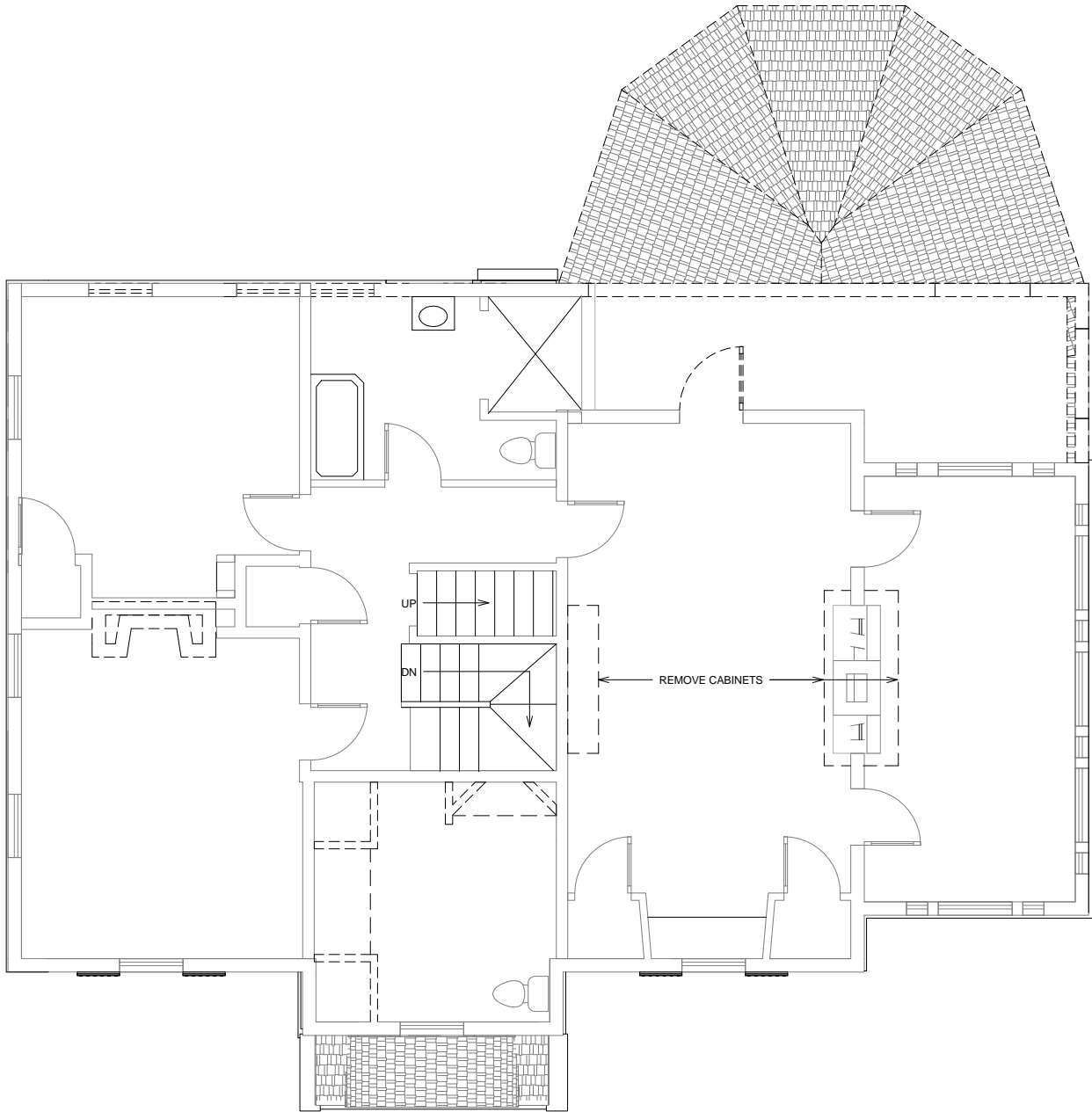
1. CRITICAL DIMENSIONS SHOULD BE VERIFIED IN FIELD - NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
2. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE IN COMPLIANCE WITH LOCAL HAULING AND DISPOSAL REQUIREMENTS
3. RECYCLE MATERIALS WHERE POSSIBLE INCLUDING GALVANIZED OR CAST IRON PIPE, COPPER, FUNCTIONING EQUIPMENT, SOLID WOOD FLOORS, ETC.
4. UTILITY METERS ARE TO BE RELOCATED
5. REMOVE EXISTING FINISHED FLOOR THROUGHOUT AND PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING

A1.1 DEMOLITION FIRST FLOOR



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DEMOLITION NOTES:

1. CRITICAL DIMENSIONS SHOULD BE VERIFIED IN FIELD - NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
2. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE IN COMPLIANCE WITH LOCAL HAULING AND DISPOSAL REQUIREMENTS
3. RECYCLE MATERIALS WHERE POSSIBLE INCLUDING GALVANIZED OR CAST IRON PIPE, COPPER, FUNCTIONING EQUIPMENT, SOLID WOOD FLOORS, ETC.
4. UTILITY METERS ARE TO BE RELOCATED
5. REMOVE EXISTING FINISHED FLOOR THROUGHOUT AND PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING

1 DEMOLITION - SECOND LEVEL PLAN
1/4" = 1'-0"



A1.2
DEMOLITION
SECOND FLOOR
OF

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Checked by BL/SLW

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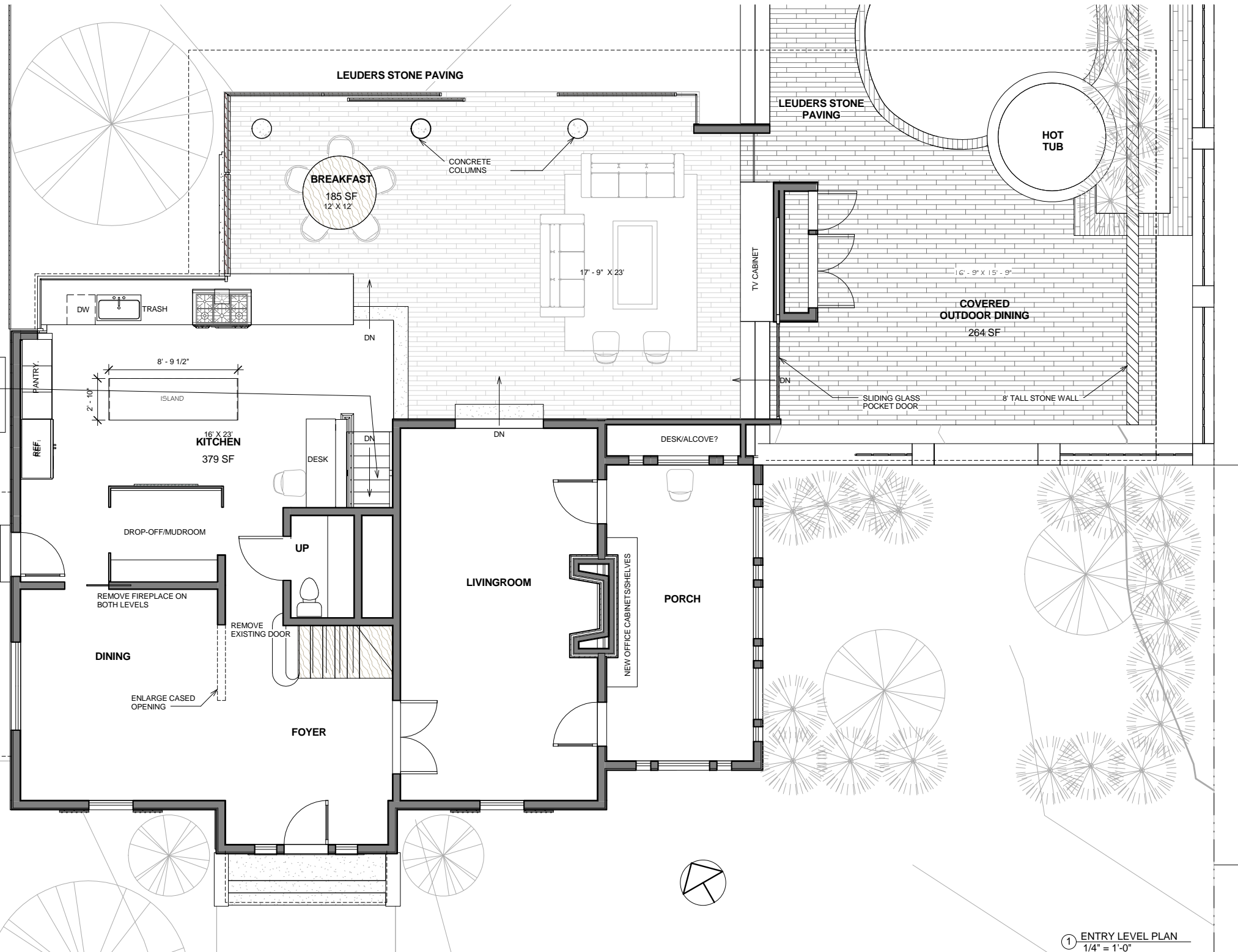
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A2.1 ENTRY LEVEL PLAN

OF

BASEMENT SCOPE:
- MOVE WASHER/DRYER CONNECTIONS
- ADD FLOOR DRAIN
- NEW FLOOR
- PAINT WALLS AND CEILINGS

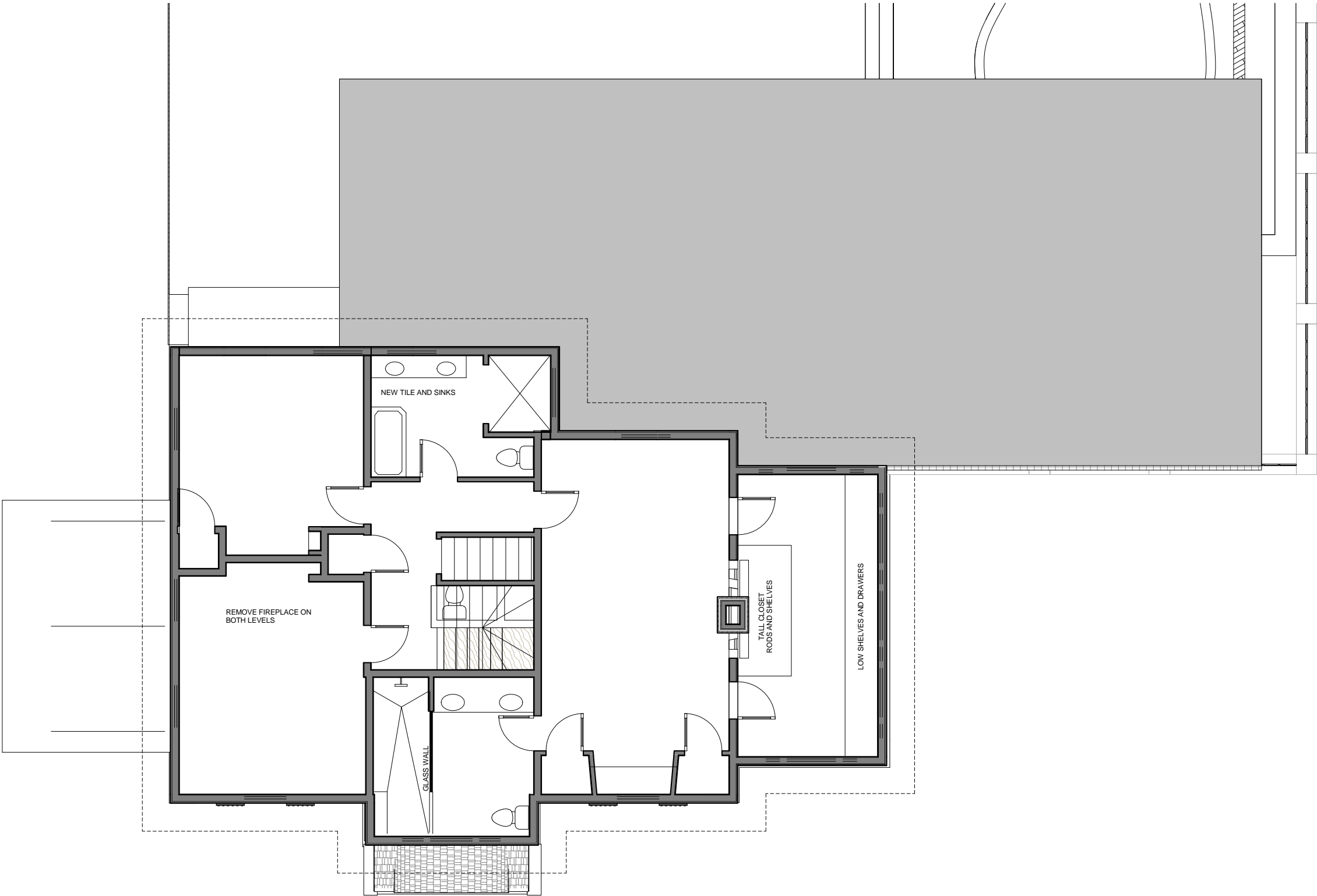
NEW PARKING CANOPY ABOVE



① ENTRY LEVEL PLAN
1/4" = 1'-0"

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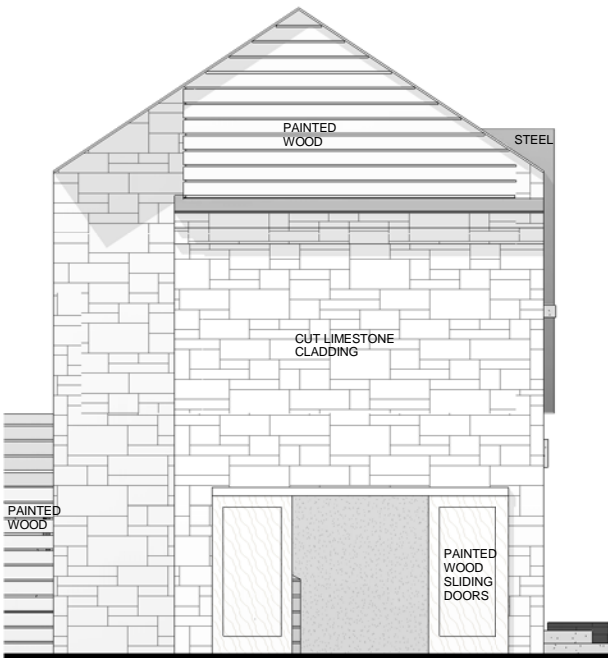
A2.2

SECOND LEVEL
PLAN

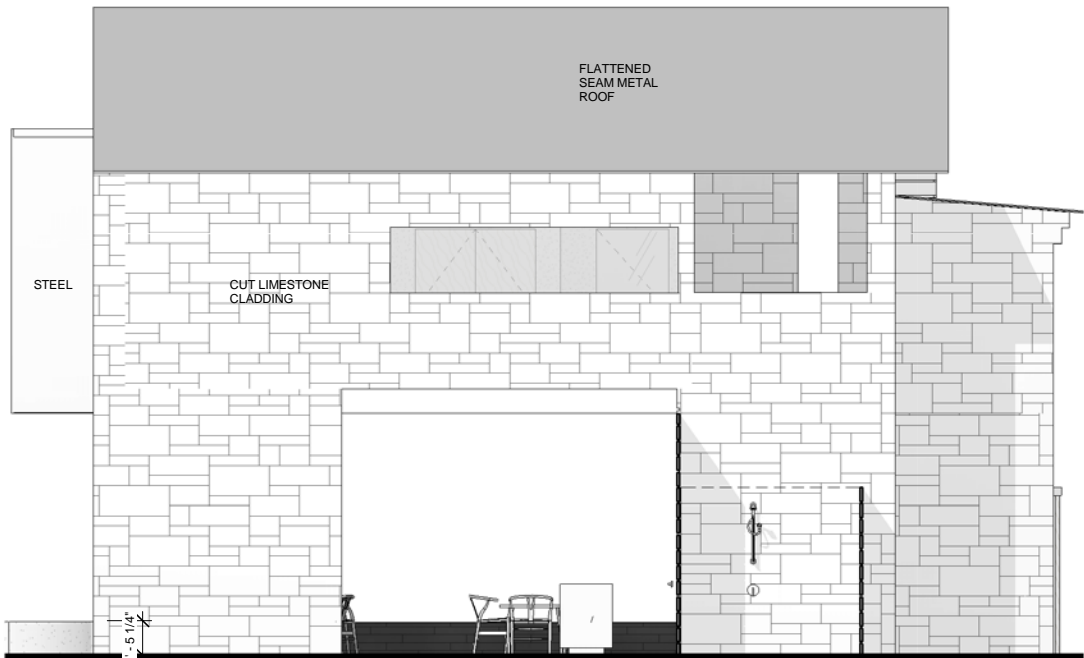
5 OF 25

① SECOND LEVEL PLAN
1/4" = 1'-0"

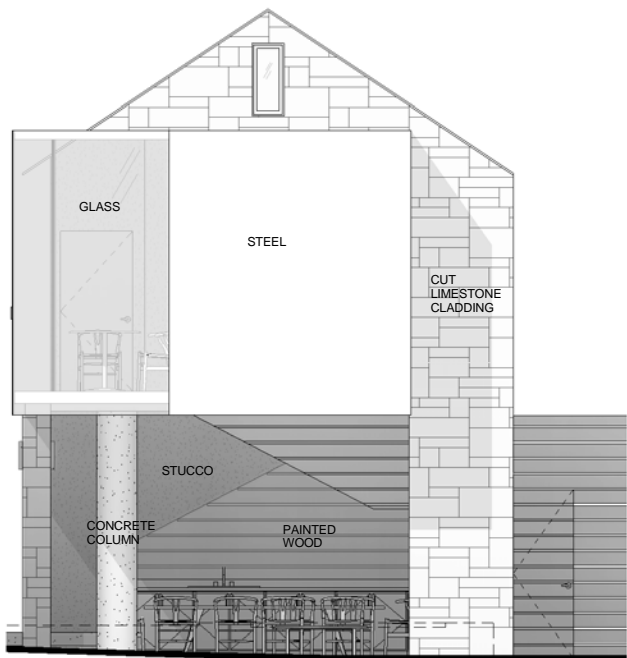




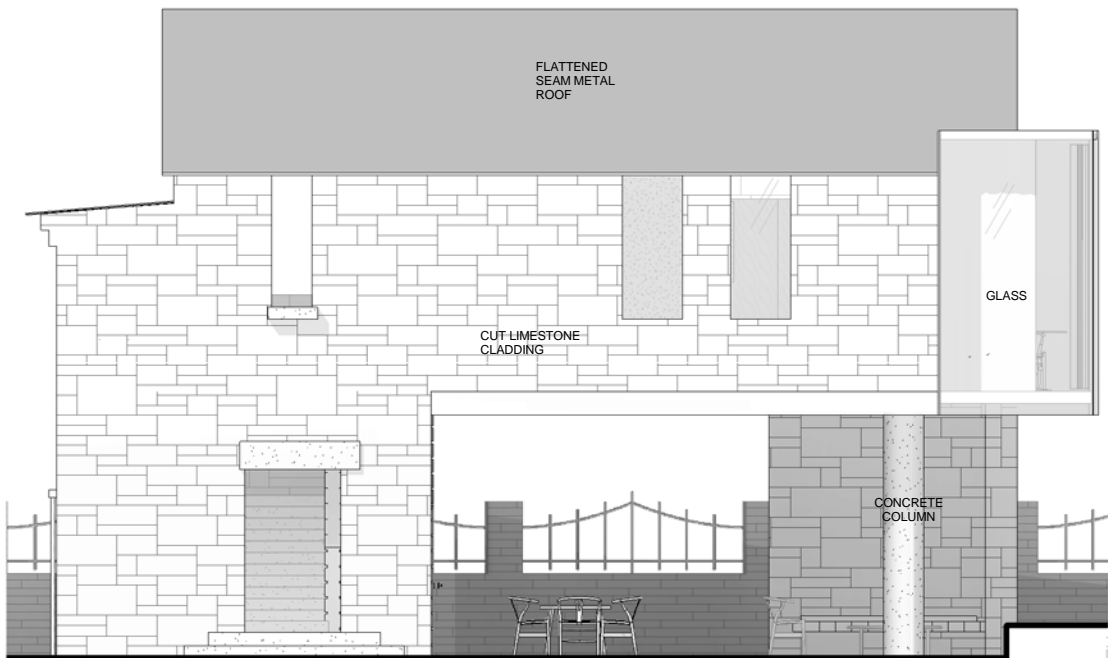
⑥ GUEST HOUSE ELEVATION - EAST
1/4" = 1'-0"



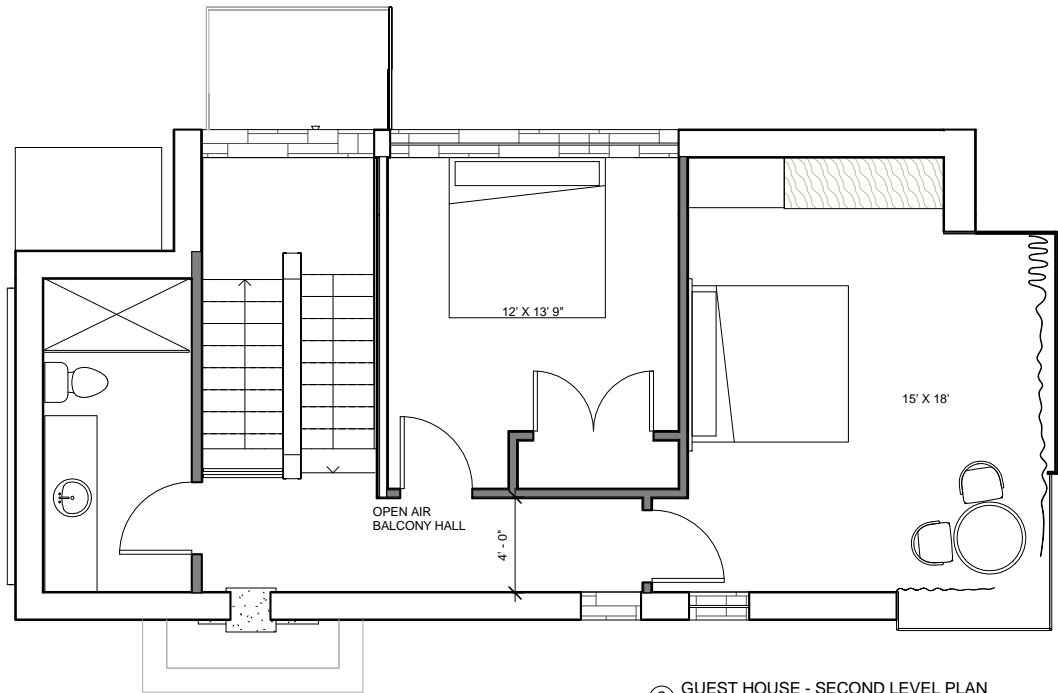
⑦ GUEST HOUSE ELEVATION - SOUTH
1/4" = 1'-0"



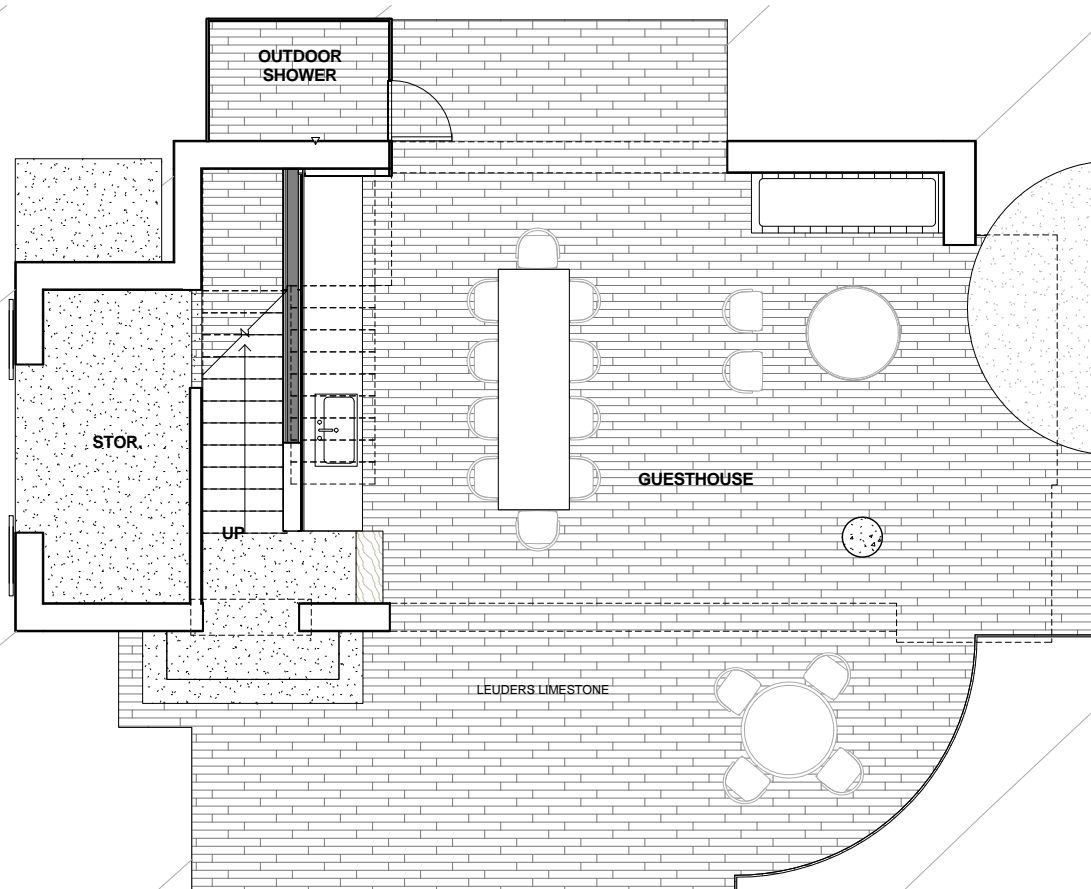
⑤ GUEST HOUSE ELEVATION - WEST
1/4" = 1'-0"



④ GUEST HOUSE ELEVATION - NORTH
1/4" = 1'-0"



② GUEST HOUSE - SECOND LEVEL PLAN
1/4" = 1'-0"



① GUEST HOUSE - ENTRY LEVEL PLAN
1/4" = 1'-0"

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A2.3

GUEST HOUSE
PLANS AND
ELEVATIONS

OF

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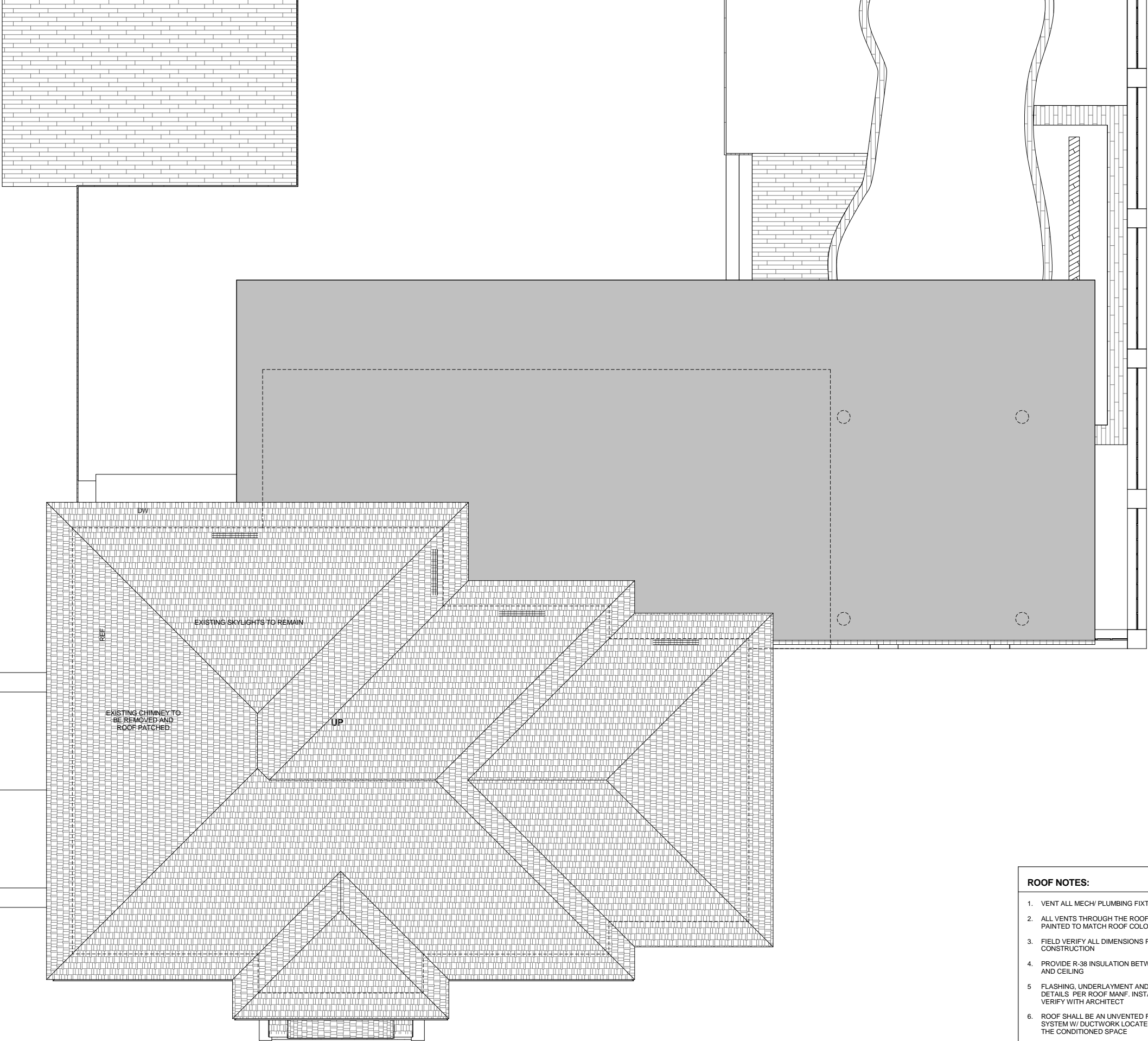
A2.4

ROOF PLAN

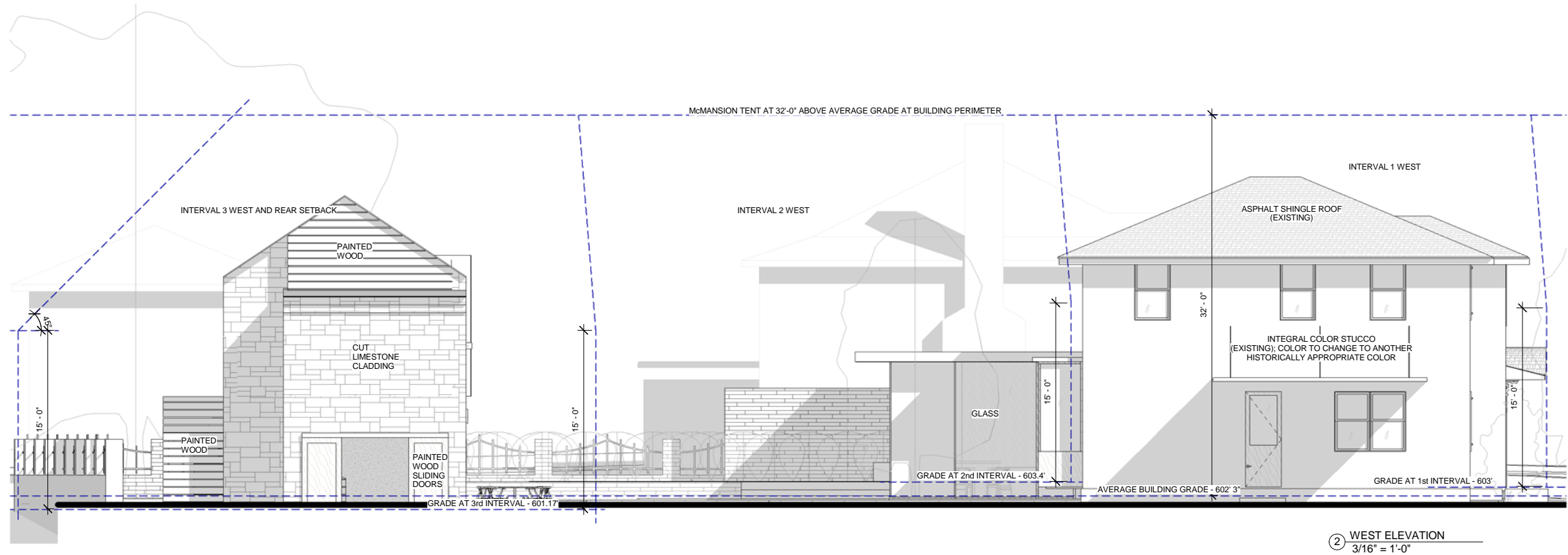
ROOF NOTES:

1. VENT ALL MECH/ PLUMBING FIXTURES
2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
4. PROVIDE R-38 INSULATION BETWEEN ROOF AND CEILING
5. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANF. INSTALLER VERIFY WITH ARCHITECT
6. ROOF SHALL BE AN UNVENTED FLAT ROOF SYSTEM W/ DUCTWORK LOCATED WITHING THE CONDITIONED SPACE
7. THERE IS NO ATTIC SPACE ABOVE FINISHED CEILINGS

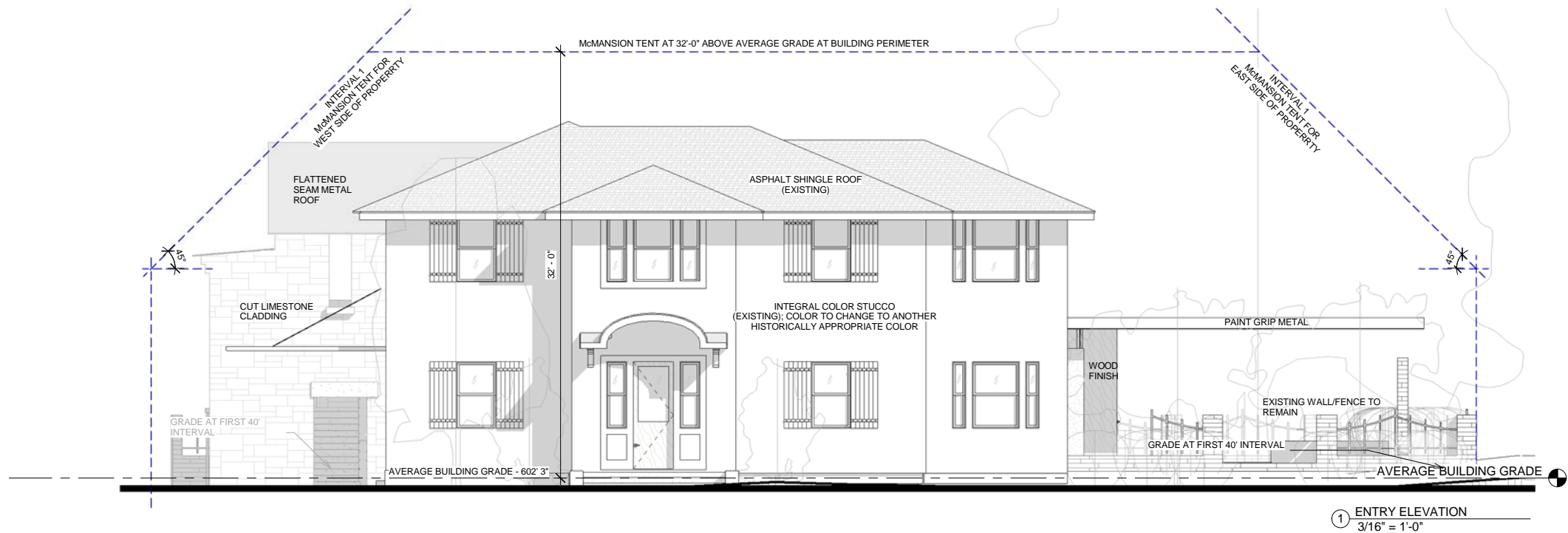
1 ROOF PLAN
1/4" = 1'-0"



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② WEST ELEVATION
3/16" = 1'-0"



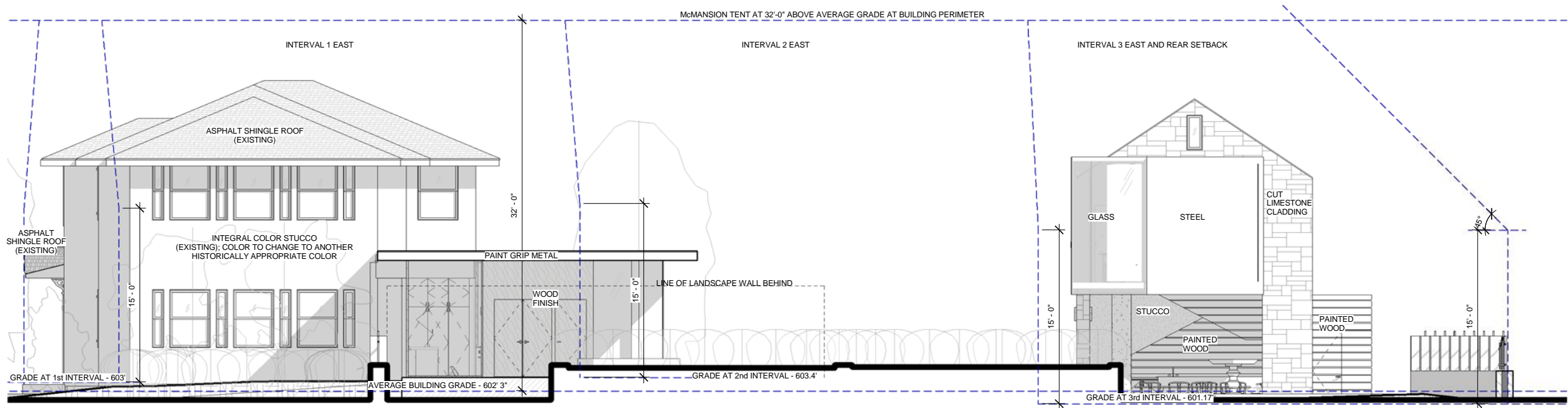
① ENTRY ELEVATION
3/16" = 1'-0"

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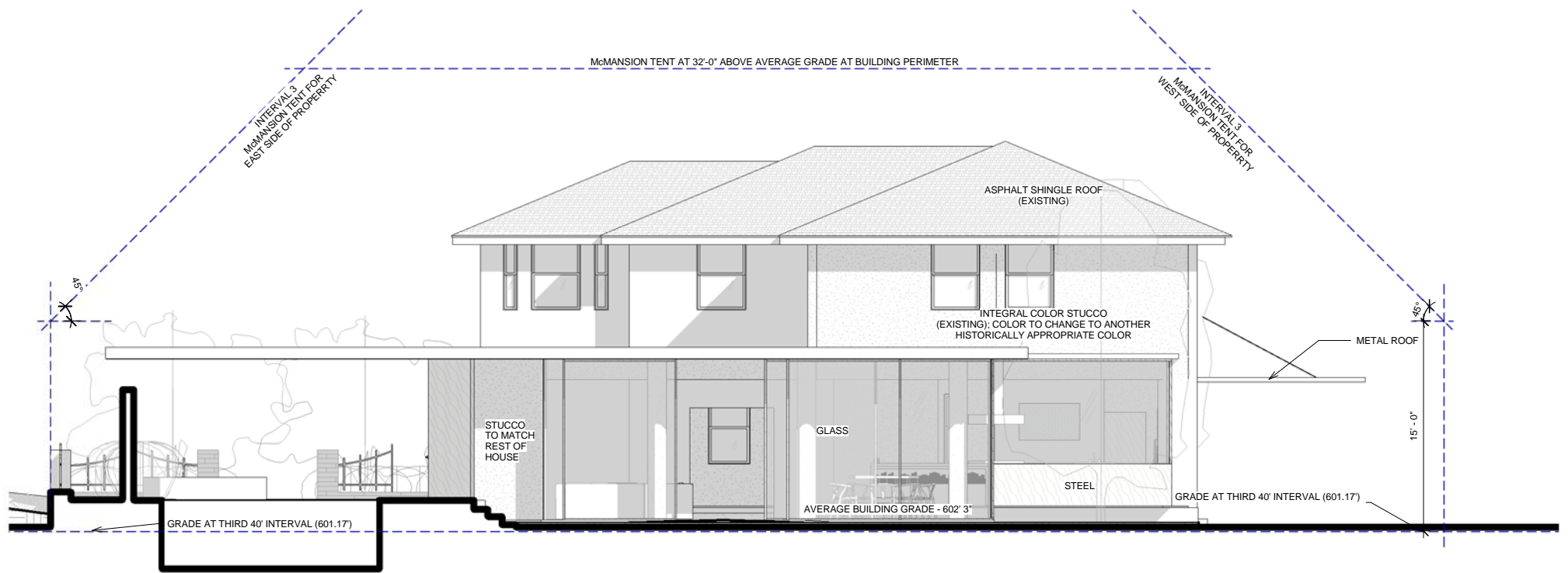
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A3.1
EXTERIOR
ELEVATION

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② EAST ELEVATION
3/16" = 1'-0"



① NORTH ELEVATION
3/16" = 1'-0"

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A3.2
EXTERIOR
ELEVATION

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EXISTING GUEST HOUSE TO BE DEMOLISHED - SOUTHEAST CORNER



EXISTING GUEST HOUSE TO BE DEMOLISHED - SOUTH FACE



EXISTING GUEST HOUSE TO BE DEMOLISHED - EAST FACE

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H1.1
EXISTING GUEST
HOUSE PHOTOS



EXISTING HOUSE - SOUTH FACE



EXISTING HOUSE - SOUTHEAST CORNER



EXISTING HOUSE - EAST FACE

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H1.2

EXISTING HOUSE
PHOTOS

OF



EXISTING HOUSE - EAST FACE (AREA TO BE DEMOED HIGHLIGHTED)



EXISTING HOUSE - EAST FACE (AREA TO BE DEMOED HIGHLIGHTED)



EXISTING HOUSE -NORTH FACE (AREA TO BE DEMOED HIGHLIGHTED)

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EXISTING HOUSE -NORTH FACE (AREA TO BE DEMOED HIGHLIGHTED)



EXISTING HOUSE -WEST FACE

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H1.3
EXISTING HOUSE
PHOTOS

OF