



KAHLON-PATEL RESIDENCE

ARCHITECT

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STRUCTURAL ENGINEER

STRUCTURES
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Drawn by CAI
Checked by CVM



VICINITY MAP

1106 W. 10TH STREET SHEET LIST	
SHEET NO.	SHEET NAME
0.0	TITLE SHEET
A1.0	SITE PLAN
A1.1	MAIN FLOOR PLAN
A1.2	BASEMENT & ATTIC FLOOR PLANS
A1.4	MAIN FLOOR DEMOLITION PLAN
A1.5	BASEMENT & ATTIC DEMOLITION PLANS
A1.9	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A7.1	3D EXTERIOR VIEWS
A7.2	3D EXTERIOR VIEWS
A7.4	PICTURE LOCATION DIAGRAM

BUILDING COVERAGE				
AREA	EXISTING	REMOVED	ADDED	TOTAL
MAIN FLOOR CONDITIONED	1,237	0	545	1,782 SQ FT
ACCESSORY BUILDINGS	498	-85	0	413 SQ FT
COVERED PARKING	665	0	380	1,045 SQ FT
COVERED PATIO, DECK OR PORCH	504	0	233	737 SQ FT
TOTAL GROSS BUILDING AREA	2,904	-85	1,158	3,977 SQ FT
SITE AREA				15,076 SQ FT
PERCENTAGE OF SITE (MAX. 40%)				26 % OF LOT

IMPERVIOUS COVER				
AREA	EXISTING	REMOVED	ADDED	TOTAL
BUILDING COVERAGE	2,904	-85	1,158	3,977 SQ FT
DRIVEWAY	1,739	-743	0	996 SQ FT
WALKS	180	-15	178	343 SQ FT
UNCOVERED PORCHES	348	-348	336	336 SQ FT
WOOD DECK (50%)	56	-56	251	251 SQ FT
OTHER (RETAINING WALLS, POOL COPING)	1,068	-59	0	1,009 SQ FT
TOTAL IMPERVIOUS COVER	6,295	-1,306	1,798	6,787 SQ FT
SITE AREA				15,076 SQ FT
PERCENTAGE OF SITE (MAX. 45%)				45 % OF LOT

FLOOR AREA RATIO					
AREA	EXISTING	REMOVED	ADDED	EXEMPTION	TOTAL
BASEMENT CONDITIONED	1,237	0	545		1,782 SQ FT
MAIN FLOOR CONDITIONED	1,237	0	545		1,782 SQ FT
ATTIC	238	-45	0		193
GARAGE (DETACHED)	665	0	0	-450	215 SQ FT
CARPORT (DETACHED)	0	0	380		380 SQ FT
ACCESSORY BUILDINGS	498	-85	0		413 SQ FT
GROUND FLOOR PORCH	504	0	0	-200	304 SQ FT
TOTAL FAR	4,379	-130	1,470	-650	5,069 SQ FT
SITE AREA					15,076 SQ FT
PERCENTAGE OF SITE (MAX. 45%)					34 % OF LOT

PROJECT DESCRIPTION:

REMODEL AND ADDITION TO AN EXISTING 2-STORY SINGLE-FAMILY RESIDENCE. REMODEL OF EXISTING, DETACHED GUEST HOUSE. NEW CARPORT AND BREEZEWAY CONNECTING MAIN HOUSE AND GUEST HOUSE.

ZONING:

SF - 3 - H - HD - NP

NEIGHBORHOOD:

OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION

LEGAL DESCRIPTION:

LOT 19&20 BLOCK 6 OLT 5 DIV Z SILLIMAN, 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 #107006)

GENERAL NOTES:

PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, 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

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Date: 2.5.15
Issue: HLC PRELIMINARY SET
Revision: NO.

0.0

TITLE SHEET

1 OF 13

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A1.0

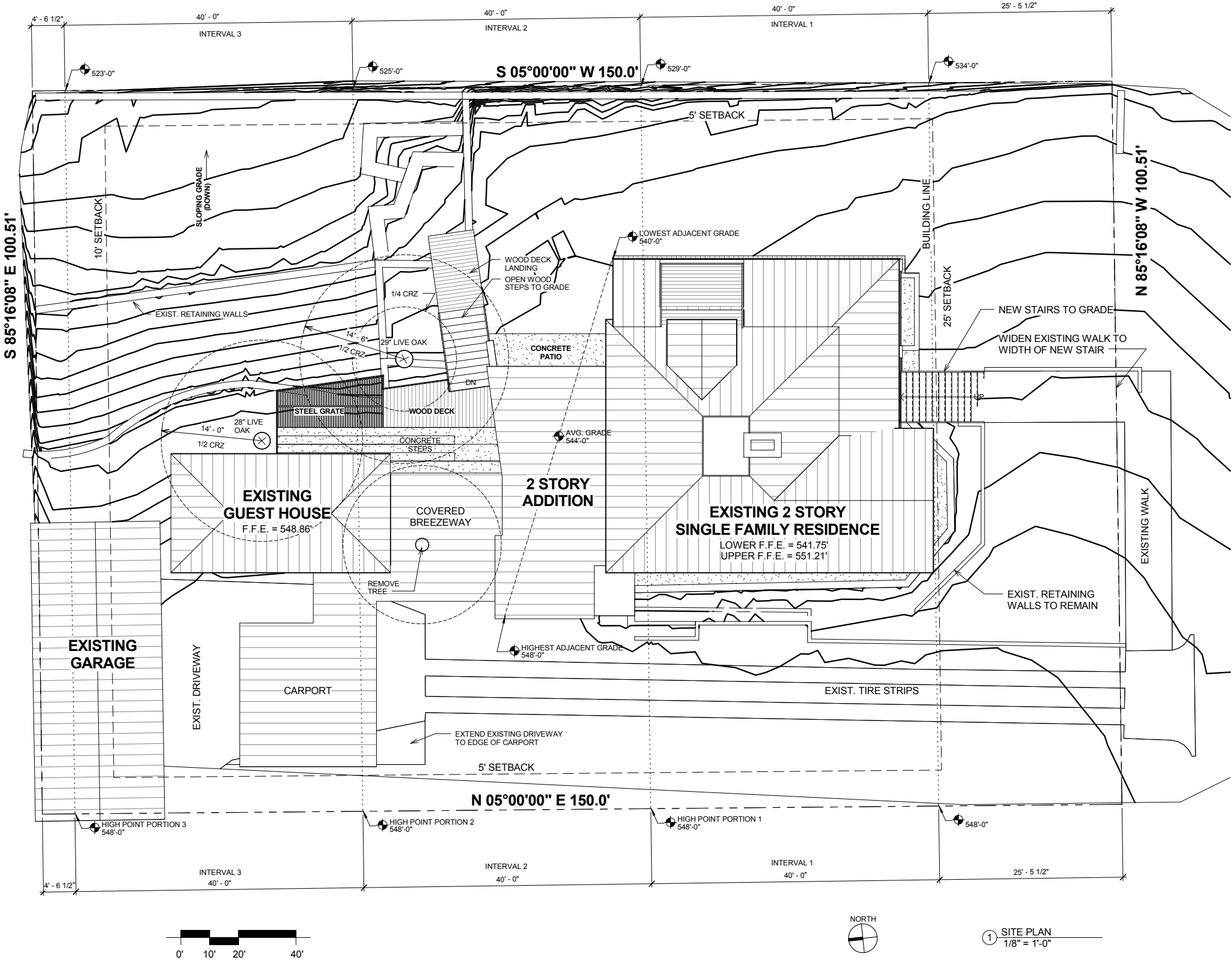
SITE PLAN

2 OF 13

SITE PLAN LEGEND:	
	PROPERTY LINE
	SETBACK LINE
	McMANSION TENT INTERVAL LINE

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 WITH CRITICAL ROOT ZONE DIAGRAMS
6.	PAYMENT IN LIEU OF SIDEWALK INSTALLATION

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 1/4 CRITICAL ROOT ZONE. EXCAVATION, IF NEEDED, NOT TO EXCEED DEPTH OF EXISTING HARDSCAPE.

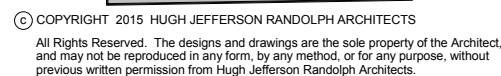


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3 OF 13



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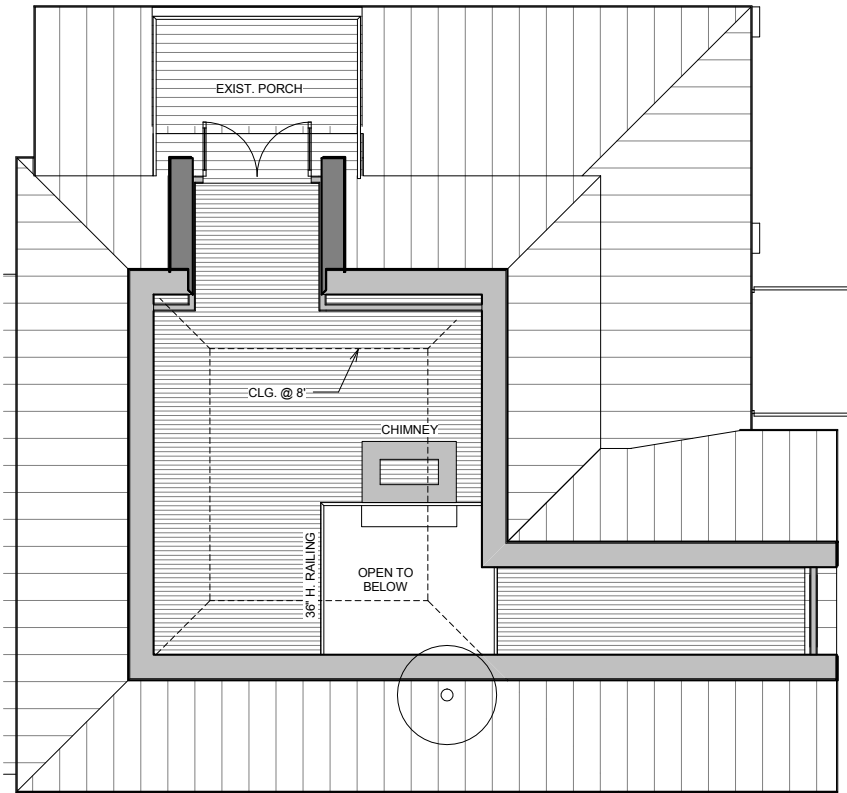
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A1.2

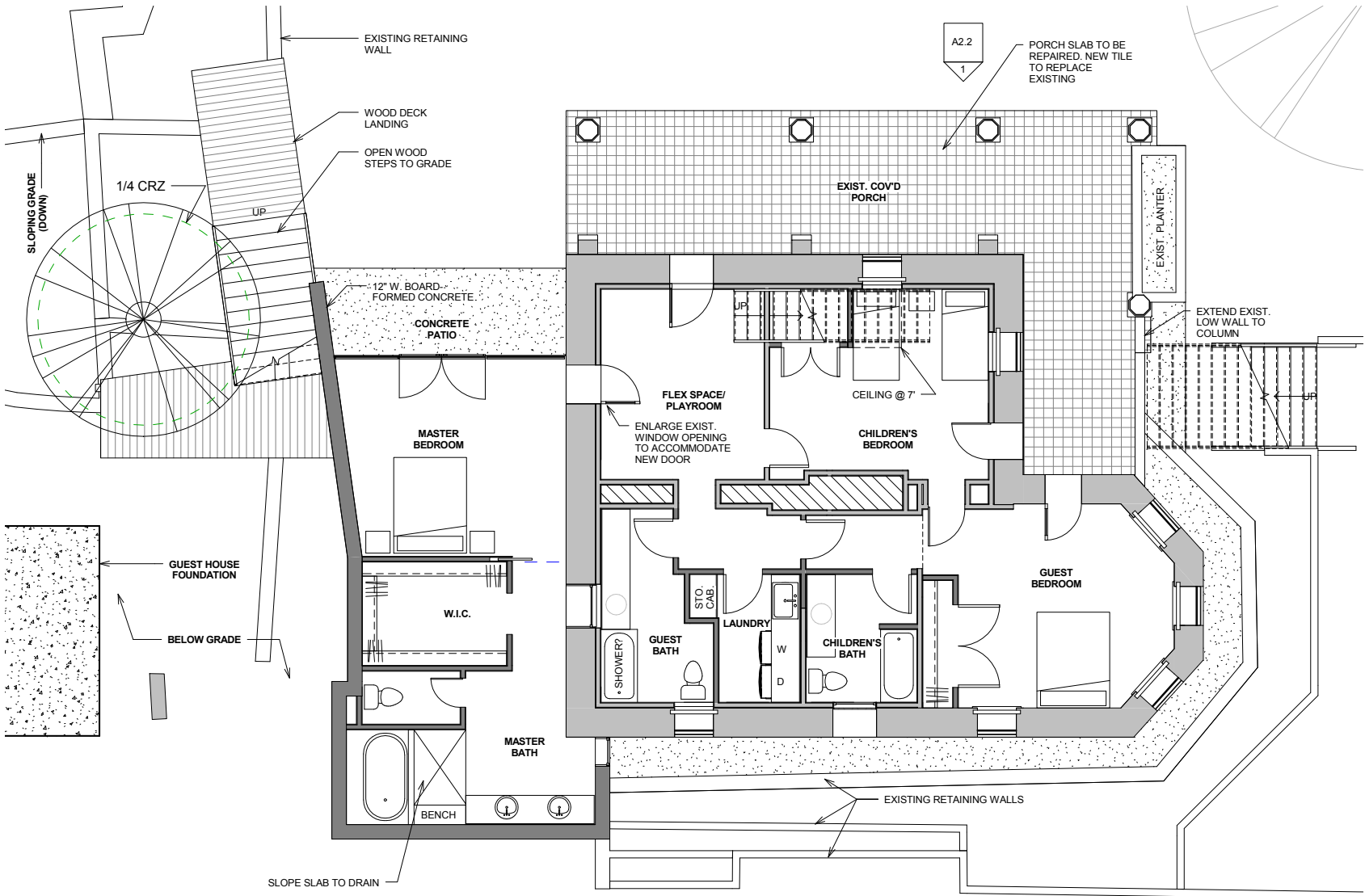
BASEMENT &
ATTIC FLOOR
PLANS

4 OF 13



NOTE: UNFINISHED PONY WALLS TO BE SHEETROCKED. ROOF STRUCTURE TO BE INSULATED AND REPAIRED AS NEEDED TO MEET CODE

② ATTIC LEVEL
3/16" = 1'-0"



2
A2.2

① BASEMENT
3/16" = 1'-0"

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. EXISTING ROOF AND UNDERLAYMENT TO BE REMOVED.

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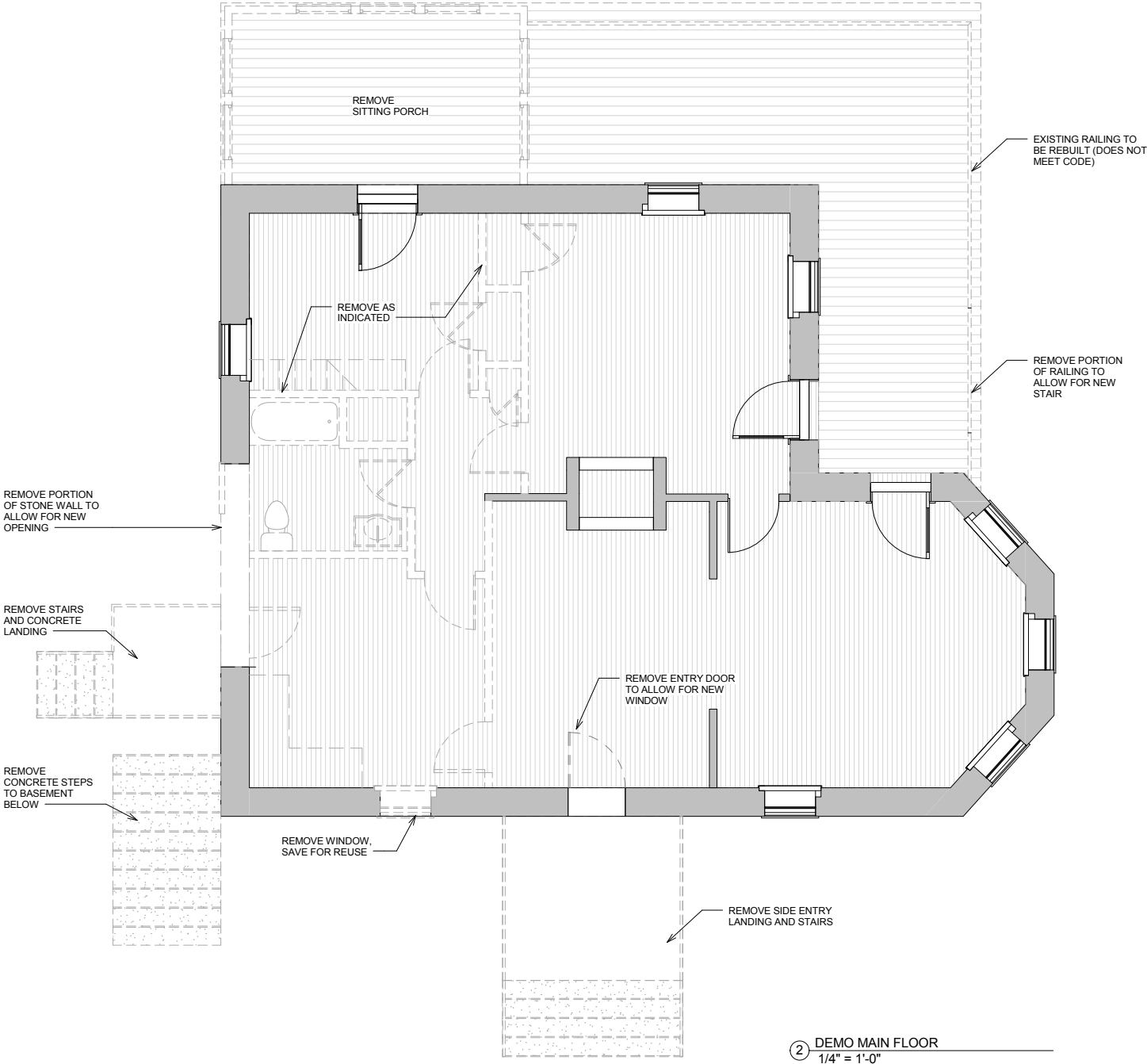
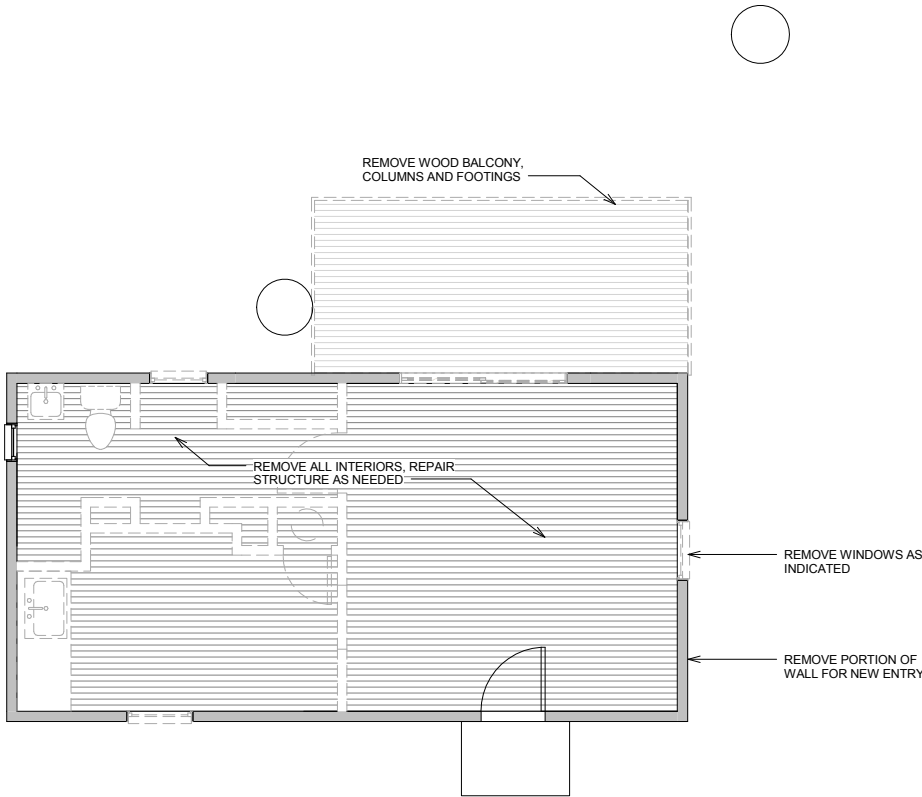
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A1.4

MAIN FLOOR
DEMOLITION PLAN

5 OF 13



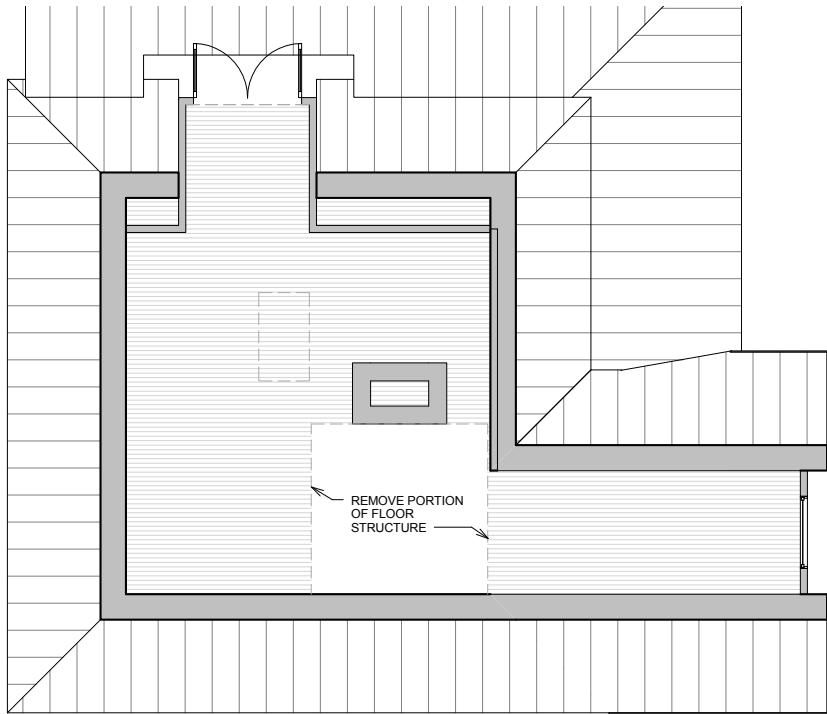
2 DEMO MAIN FLOOR
1/4" = 1'-0"

Drawn by CVM
Checked by XXX

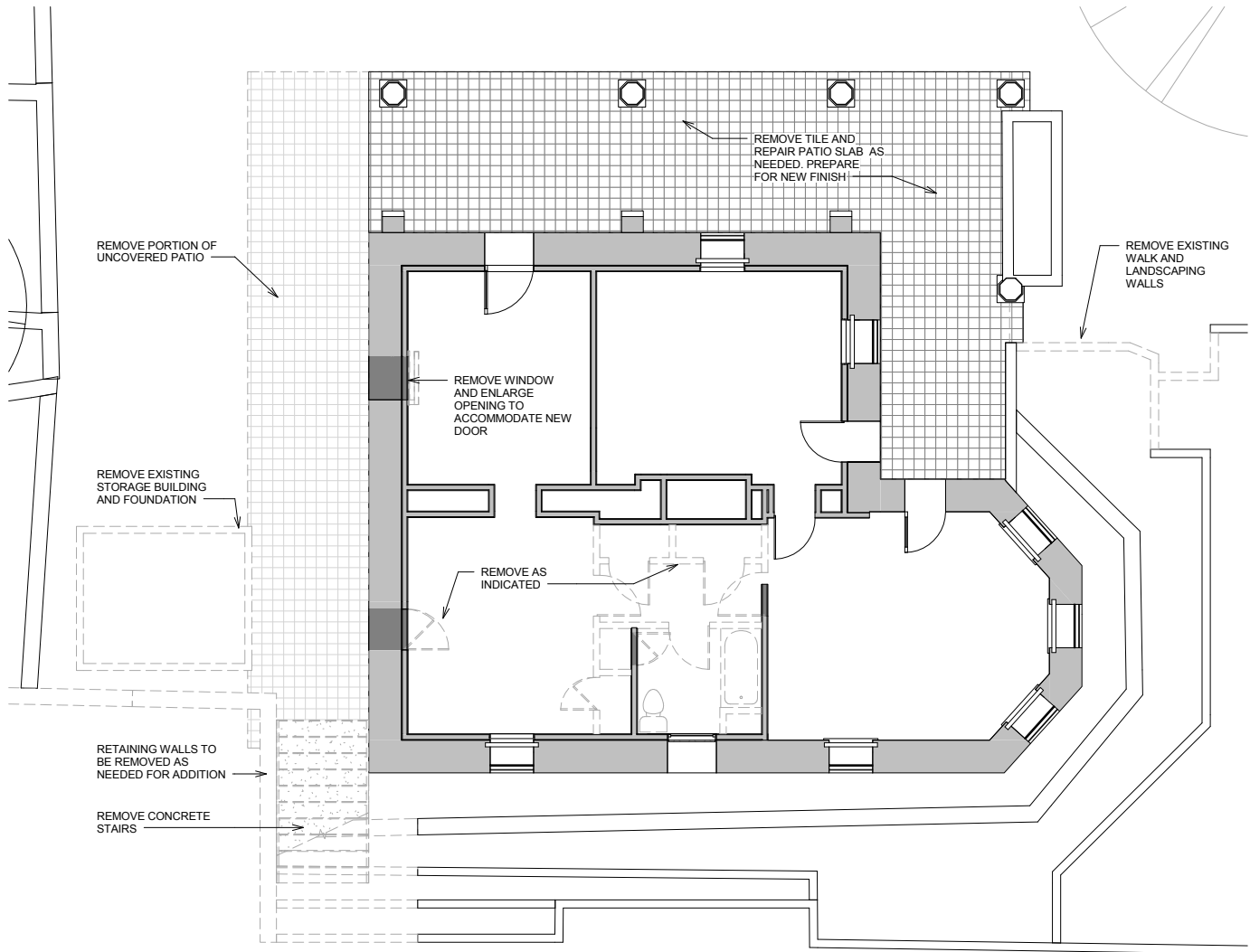
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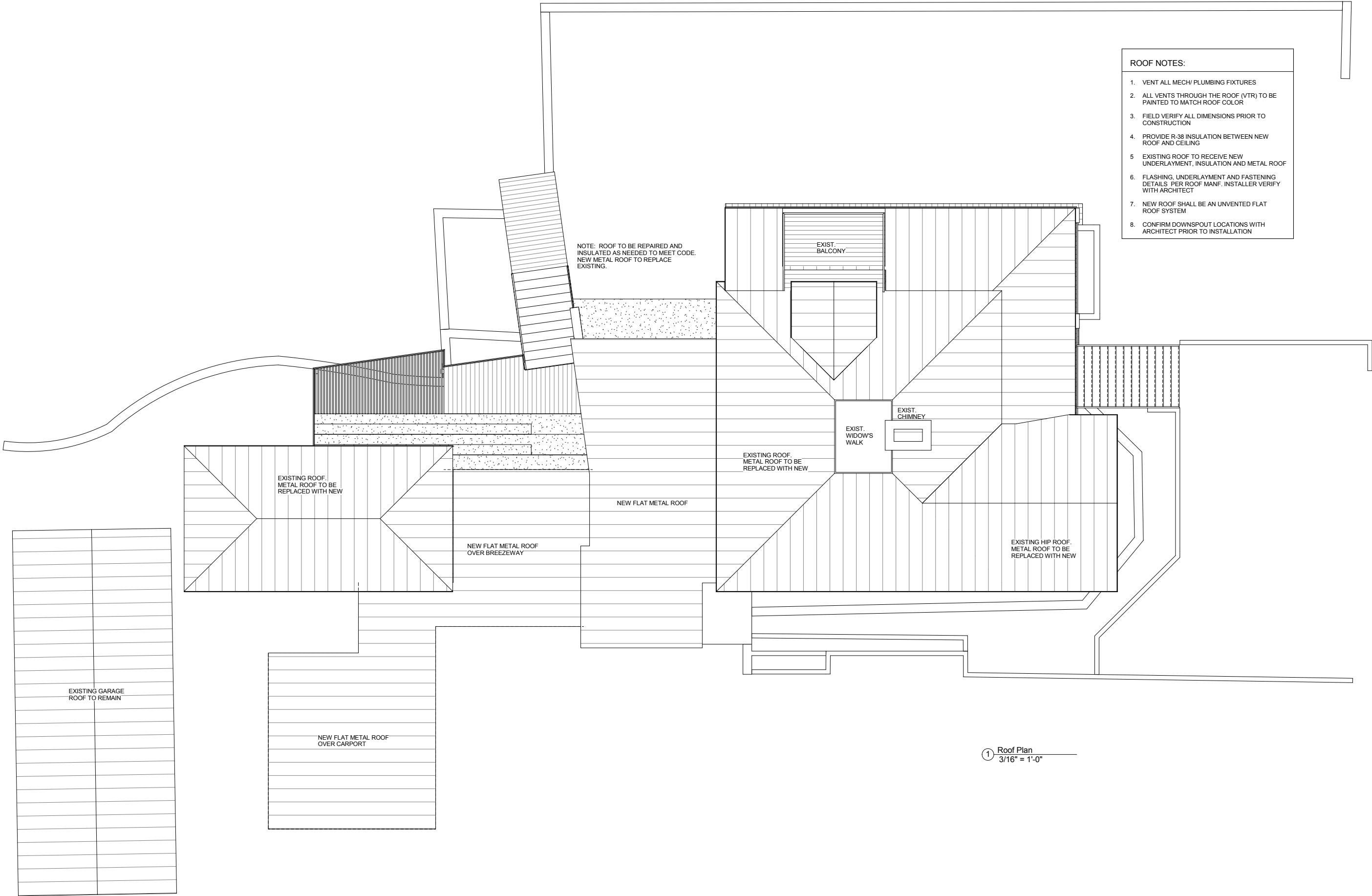
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② DEMO - ATTIC LEVEL
3/16" = 1'-0"



① DEMO - BASEMENT
3/16" = 1'-0"



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A1.9

ROOF PLAN

7 OF 13

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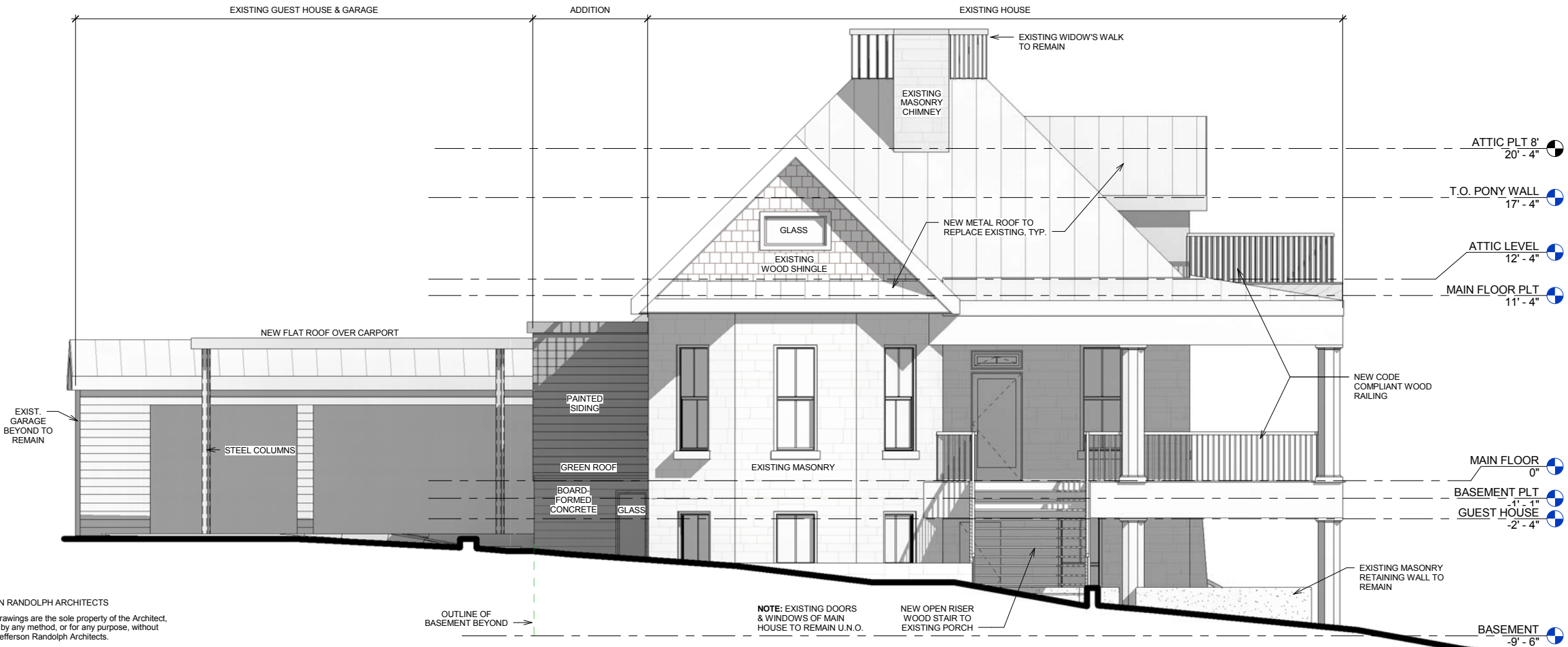
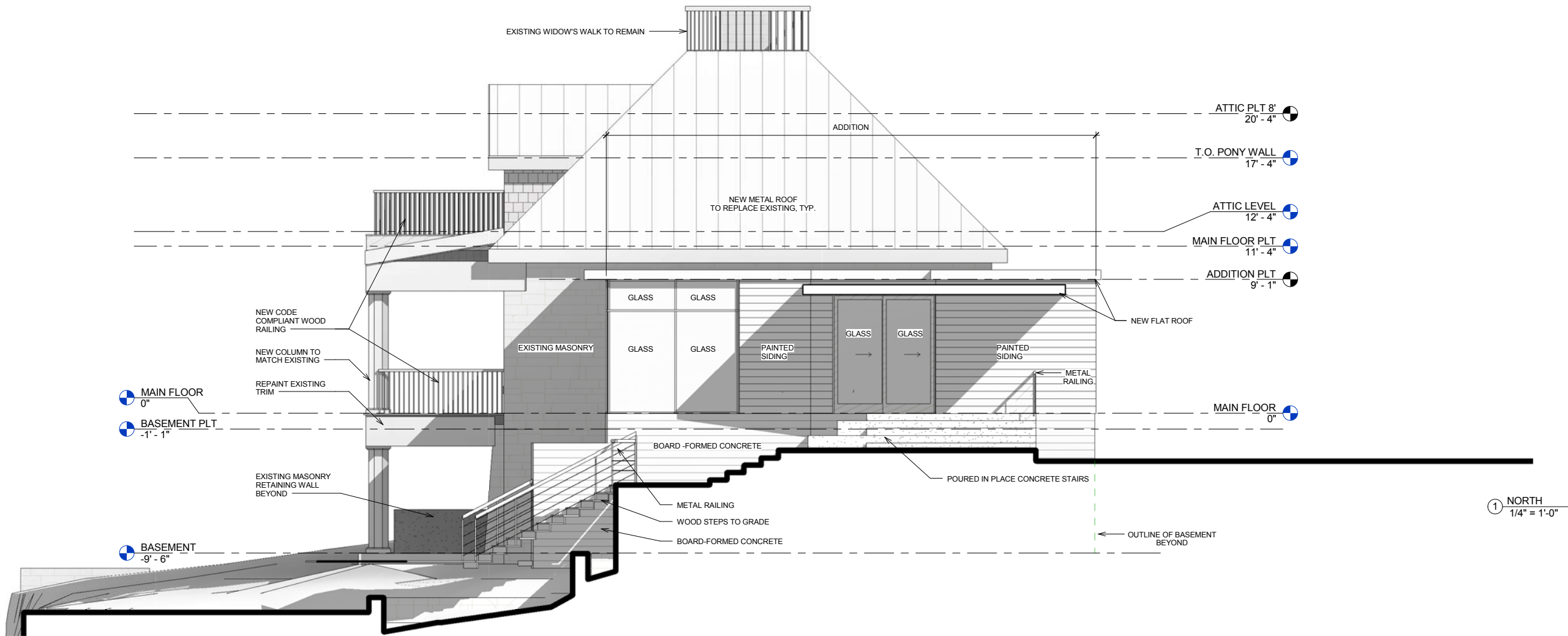
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A2.1
EXTERIOR
ELEVATIONS



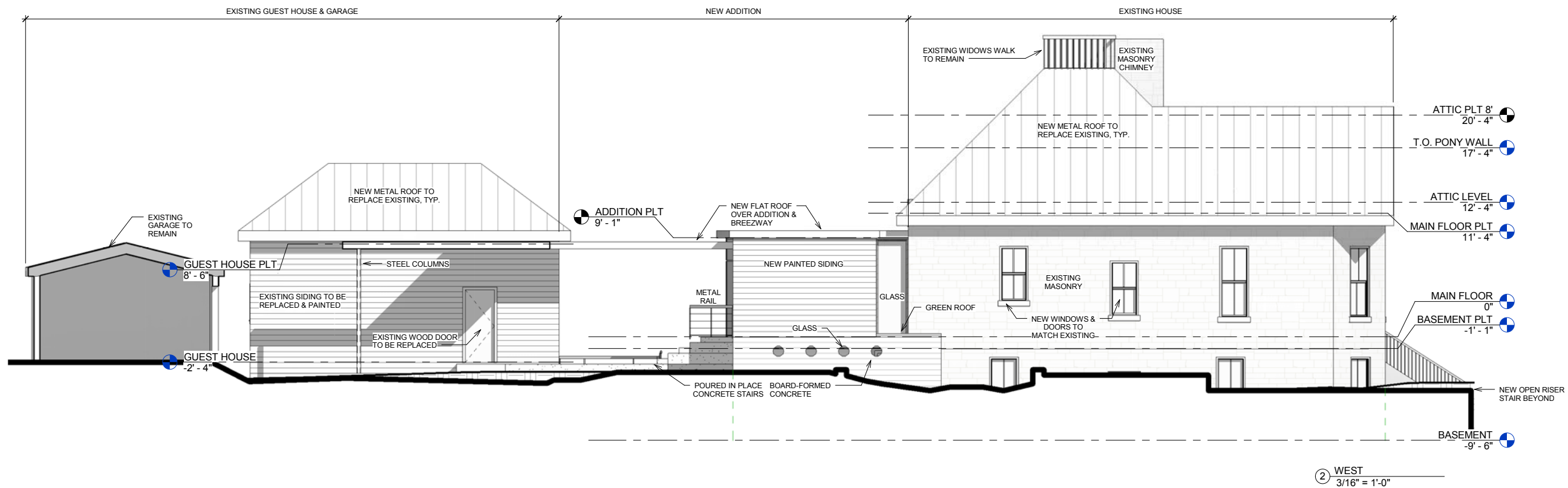
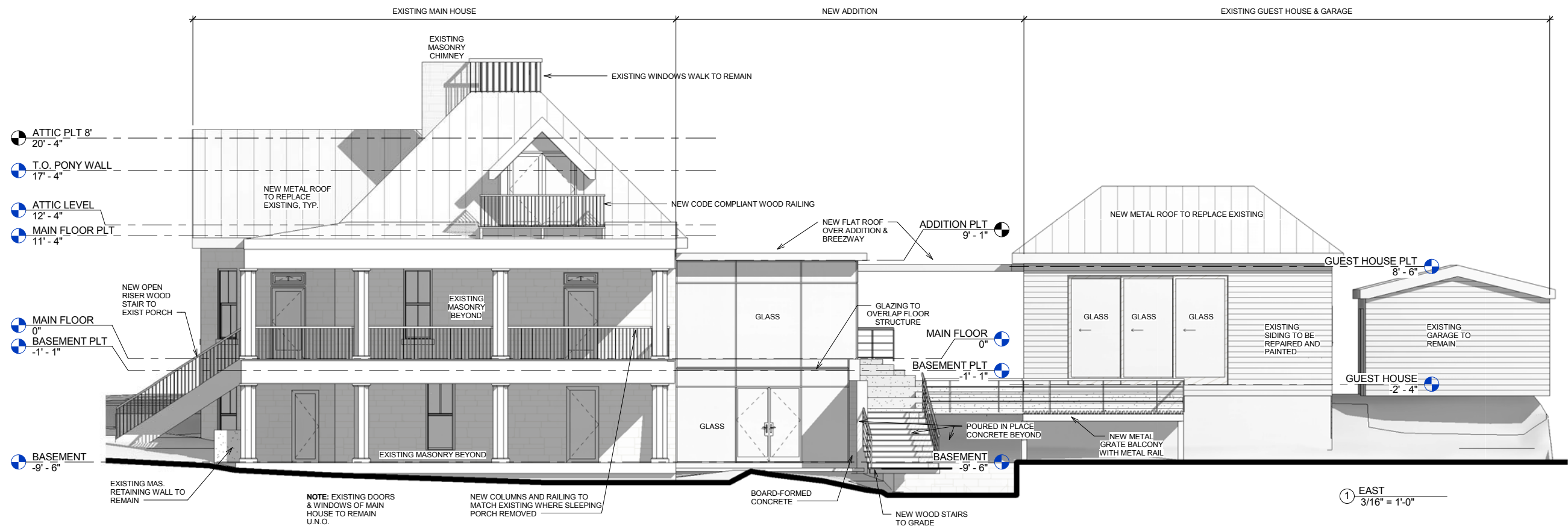
NOTE: EXISTING DOORS
& WINDOWS OF MAIN
HOUSE TO REMAIN U.N.O.

NEW OPEN RISER
WOOD STAIR TO
EXISTING PORCH

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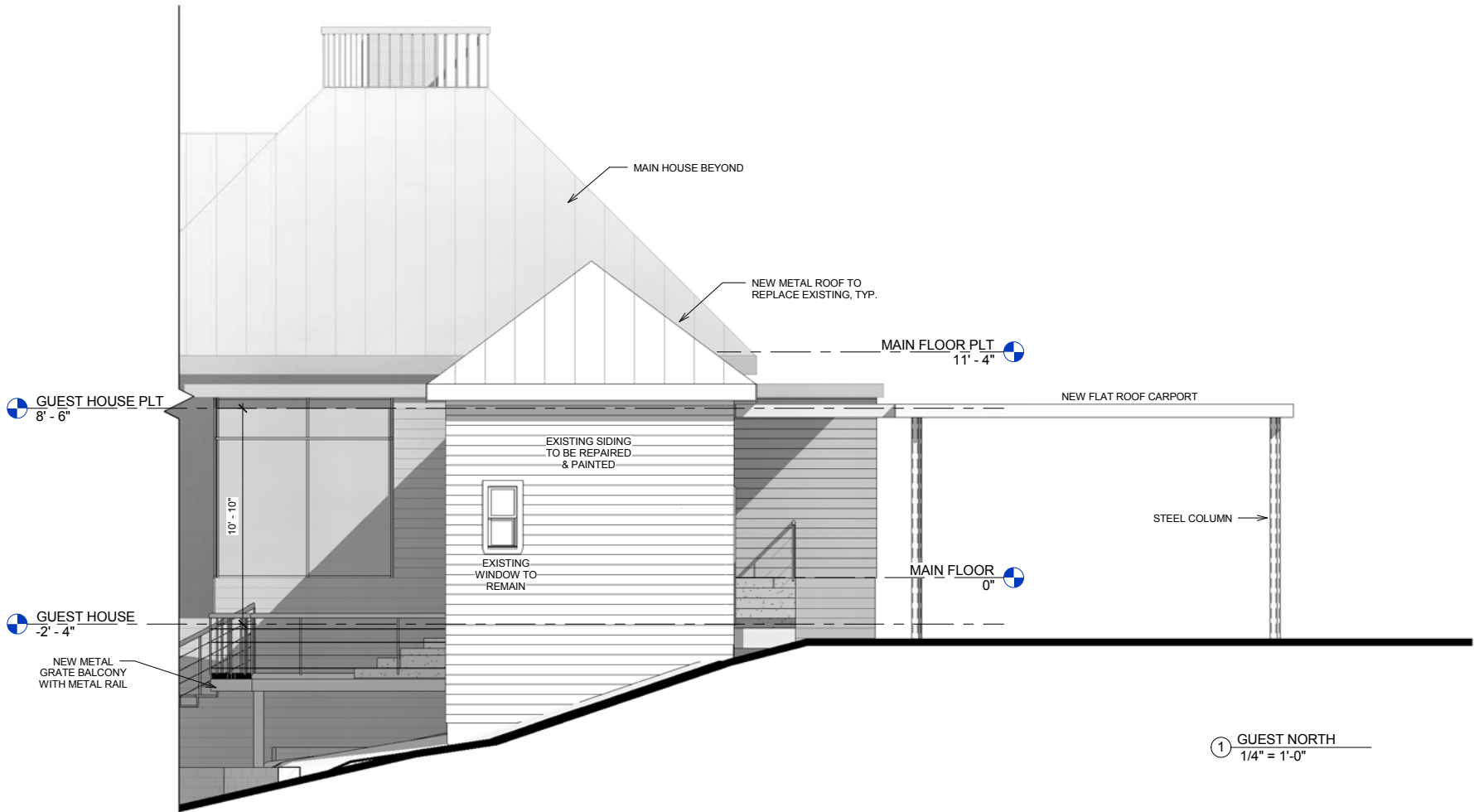
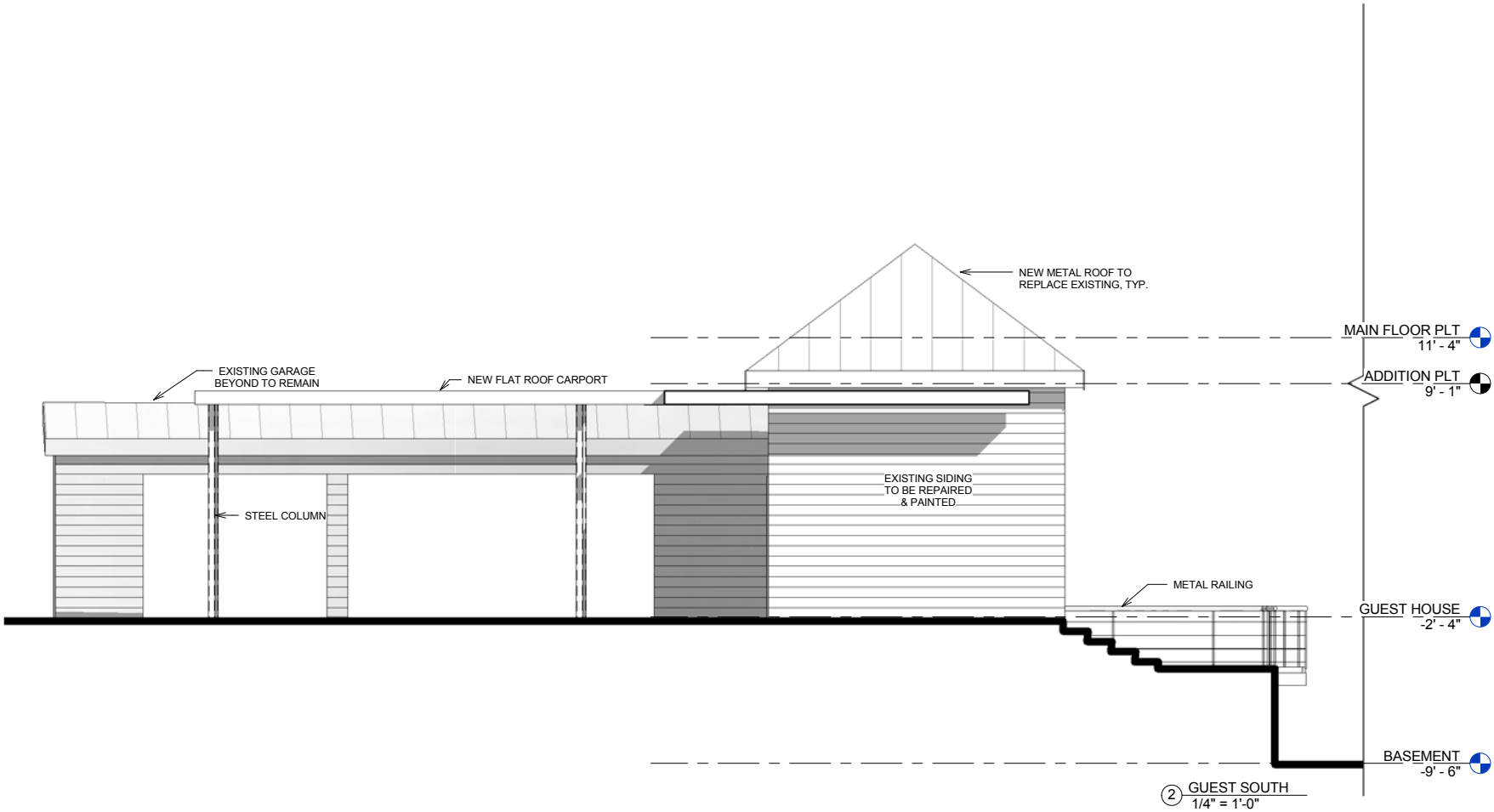


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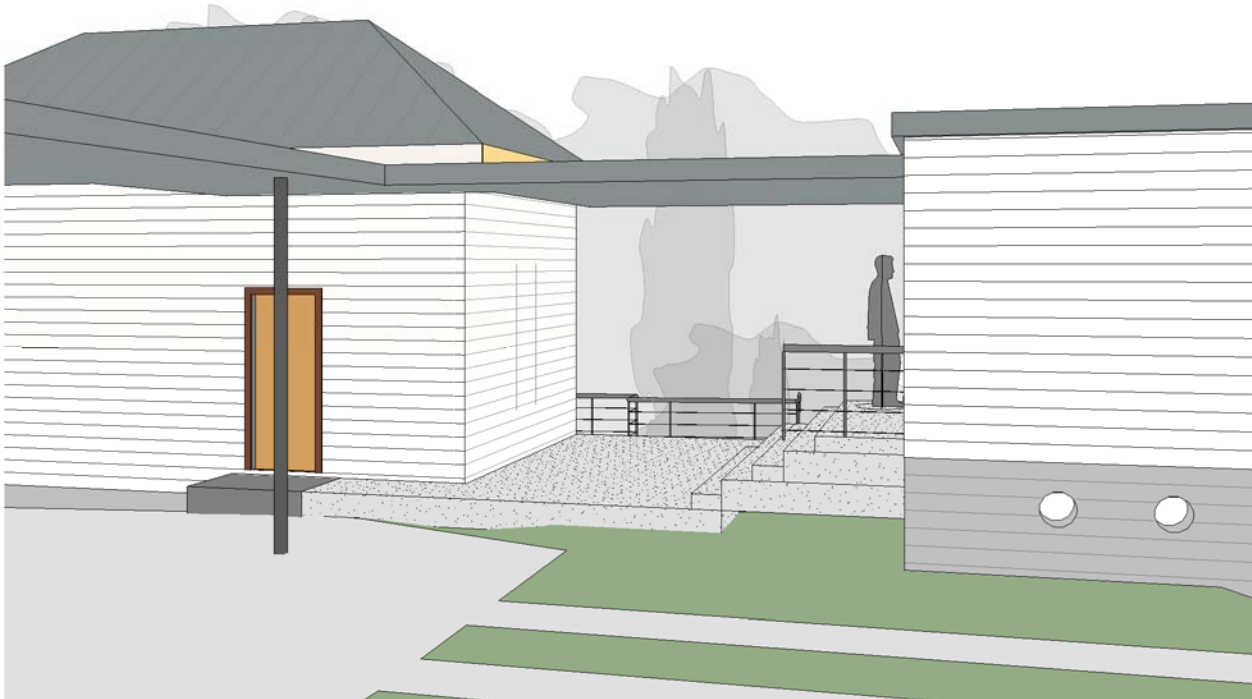
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A2.3

EXTERIOR
ELEVATIONS

10 OF 13



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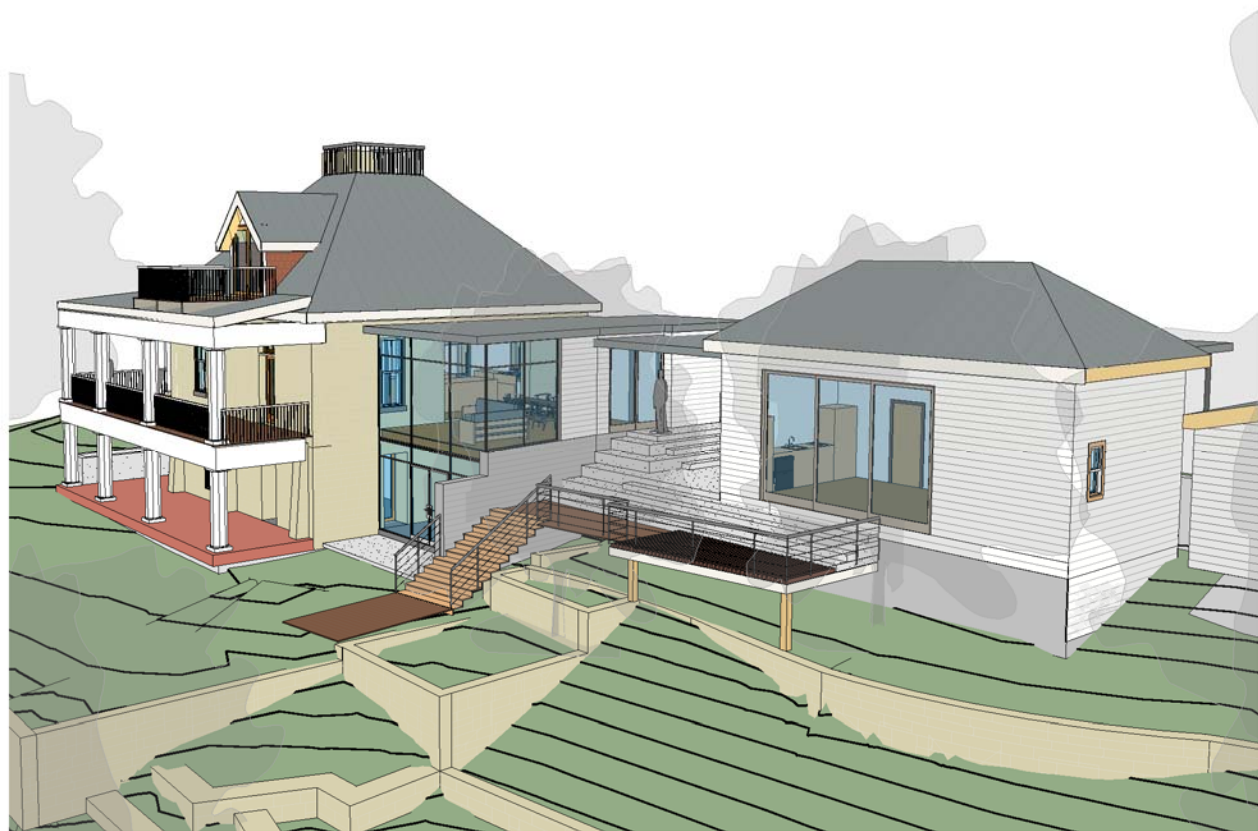
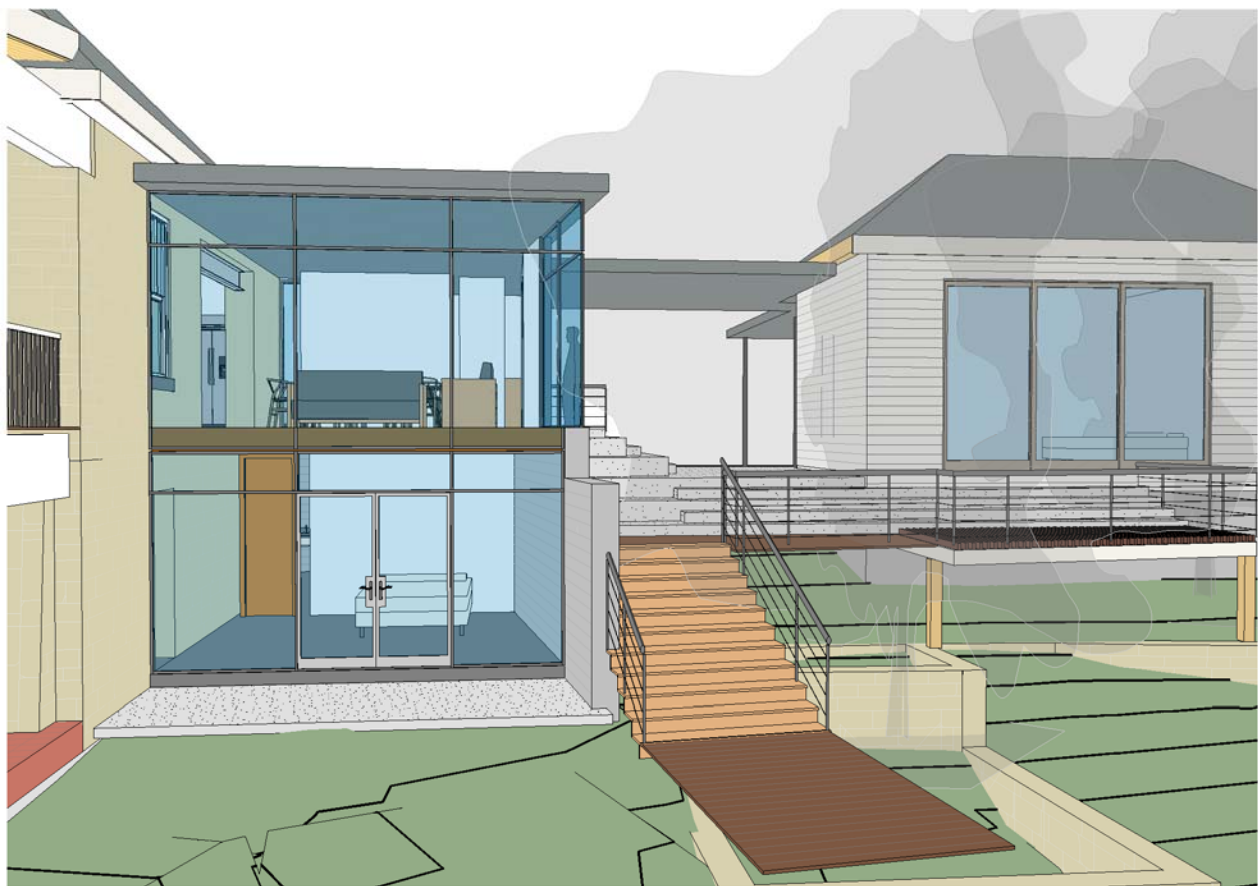
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A7.1

3D EXTERIOR
VIEWS

11 OF 13



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A7.2

3D EXTERIOR
VIEWS

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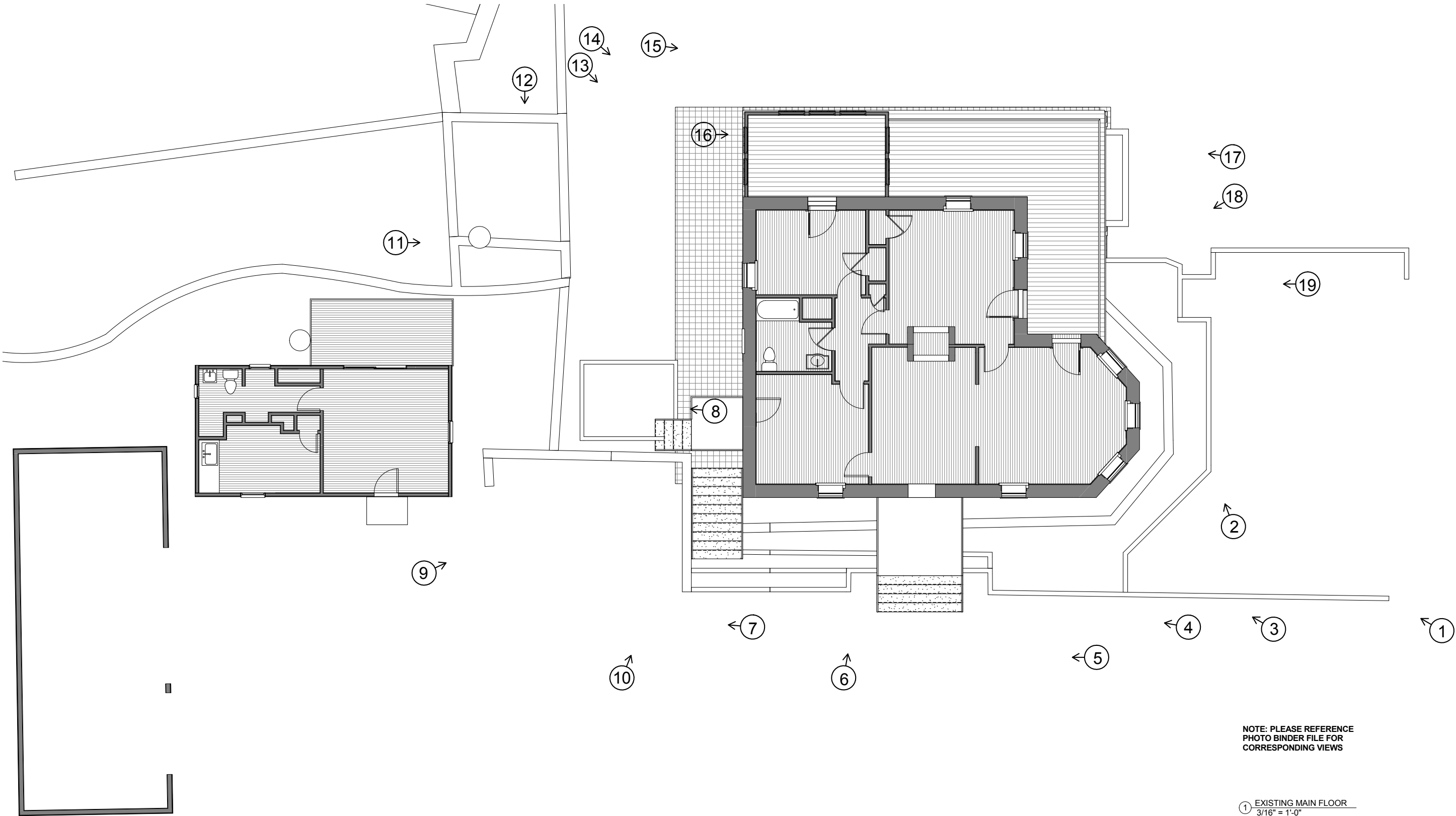
A7.4

PICTURE
LOCATION
DIAGRAM

13 OF 13

NOTE: PLEASE REFERENCE
PHOTO BINDER FILE FOR
CORRESPONDING VIEWS

1 EXISTING MAIN FLOOR
3/16" = 1'-0"





REALTY
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1706



































