

KAHLON-PATEL RESIDENCE

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ARCHITECT

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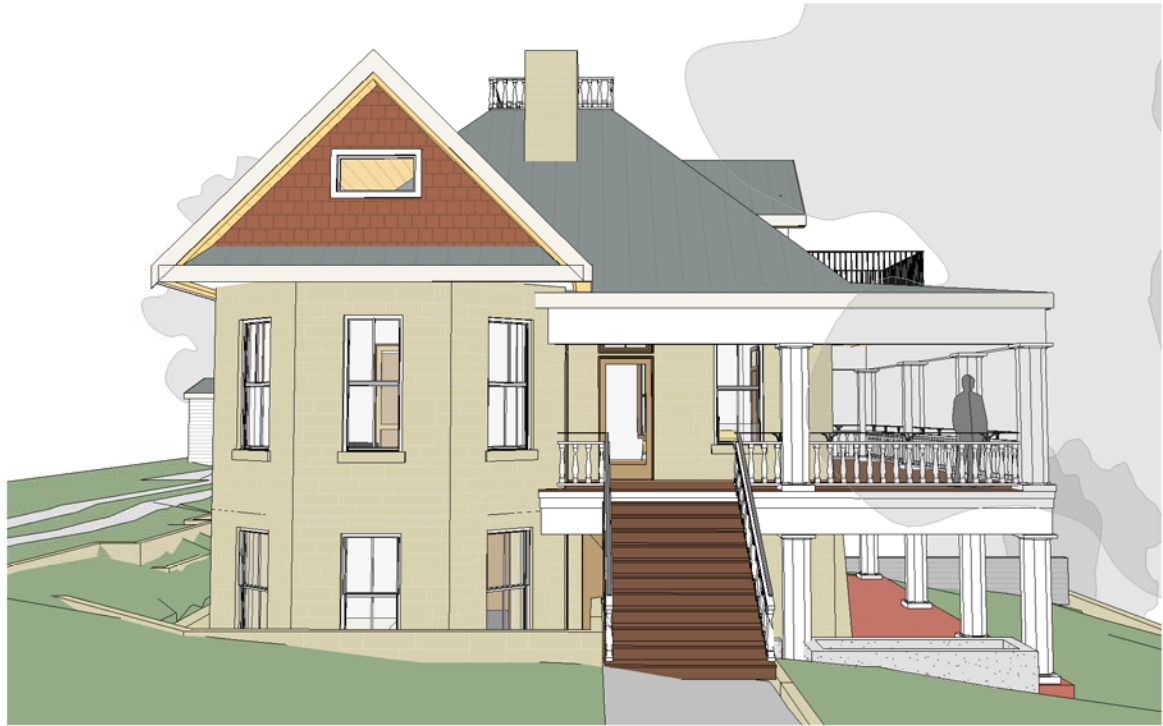
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STRUCTURAL ENGINEER

STRUCTURES
1018 W. 11TH ST., SUITE 100
AUSTIN, TEXAS 78703

CONTACT: JERRY GARCIA
JERRY@STRUCTURESTX.COM
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Drawn by CAI, CVM
Checked by CVM



FOR REFERENCE ONLY



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VICINITY MAP

BUILDING COVERAGE				
AREA	EXISTING	REMOVED	ADDED	TOTAL
MAIN FLOOR CONDITIONED	1,237	0	558	1,795 SQ FT
ACCESSORY BUILDINGS	498	-85	0	413 SQ FT
COVERED PARKING	665	-18	0	647 SQ FT
COVERED PATIO, DECK OR PORCH	504	0	170	674 SQ FT
TOTAL GROSS BUILDING AREA	2,904	-103	728	3,529 SQ FT
SITE AREA				15,076 SQ FT
PERCENTAGE OF SITE (MAX. 40%)				23.4 % OF LOT

IMPERVIOUS COVER				
AREA	EXISTING	REMOVED	ADDED	TOTAL
BUILDING COVERAGE	2,904	-103	728	3,529 SQ FT
DRIVEWAY	1,739	-363	0	1,376 SQ FT
WALKS	180	-29	55	206 SQ FT
UNCOVERED PORCHES	348	-348	345	345 SQ FT
WOOD DECK (50%)	56	-56	152	152 SQ FT
OTHER (RETAINING WALLS, POOL COPING)	1,065	-84	50	1,031 SQ FT
TOTAL IMPERVIOUS COVER	6,292	-983	1,330	6,639 SQ FT
SITE AREA				15,076 SQ FT
PERCENTAGE OF SITE (MAX. 45%)				44.0 % 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	558		1,795 SQ FT
ATTIC	238	0	0		238
GARAGE (DETACHED)	665	0	0	-450	215 SQ FT
CARPORT (DETACHED)	0	0	0		0 SQ FT
ACCESSORY BUILDINGS	498	-85	0		413 SQ FT
GROUND FLOOR PORCH	504	0	0	-200	304 SQ FT
TOTAL FAR	4,379	-85	1,103	-650	4,747 SQ FT
SITE AREA					15,076 SQ FT
PERCENTAGE OF SITE (MAX. 45%)					31.5 % OF LOT

PROJECT DESCRIPTION

REMODEL OF AN EXISTING 2-STORY SINGLE-FAMILY RESIDENCE. 2-STORY ADDITION INCLUDING A MASTER SUITE AND DINING ROOM. REMODEL OF EXISTING, DETACHED GUEST HOUSE. NEW BREEZEWAY AND OUTDOOR LIVING SPACE CONNECTING MAIN HOUSE AND GUEST HOUSE.

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)

ZONING

SF - 3 - H - HD - NP

NEIGHBORHOOD

OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION

GENERAL PROJECT 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

1106 W. 10TH STREET SHEET LIST

SHEET NO.	SHEET NAME
A0.0	TITLE SHEET & PROJECT INFORMATION
A0.1	SITE PLAN
A0.2	MAIN FLOOR DEMOLITION PLAN
A0.3	BASEMENT DEMOLITION PLAN
A1.1	MAIN FLOOR PLAN
A1.2	MAIN FLOOR DIMENSION PLAN
A1.3	BASEMENT FLOOR PLAN
A1.4	BASEMENT DIMENSION PLAN
A1.5	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A8.1	PICTURE LOCATION DIAGRAM
A9.1	3D EXTERIOR VIEWS
A9.2	3D EXTERIOR VIEWS

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Date: 4.22.15
Issue: HLC SUBMISSION
Revision: NO.

A0.0

TITLE SHEET &
PROJECT
INFORMATION
1 OF 15

NOTE FOR TREE #3, #5 & #7:
THERE WILL BE NO EXCAVATION
WITHIN 50% CRZ - PERIMETER BEAM
WILL REST ON TOP OF GRADE AND NOT
BELOW.

WHERE PIERS ARE NECESSARY TO
MAINTAIN BEAM SPAN, AN AIR SPADE
WILL BE USED AND EVERY EFFORT
MADE TO AVOID IMPACT TO ANY ROOTS

SITE PLAN LEGEND	
	EXISTING TO BE REMODELED
	NEW ADDITION
	PROPERTY LINE
	SETBACK LINE
	McMANSION TENT LINE
	OUTLINE OF ROOF

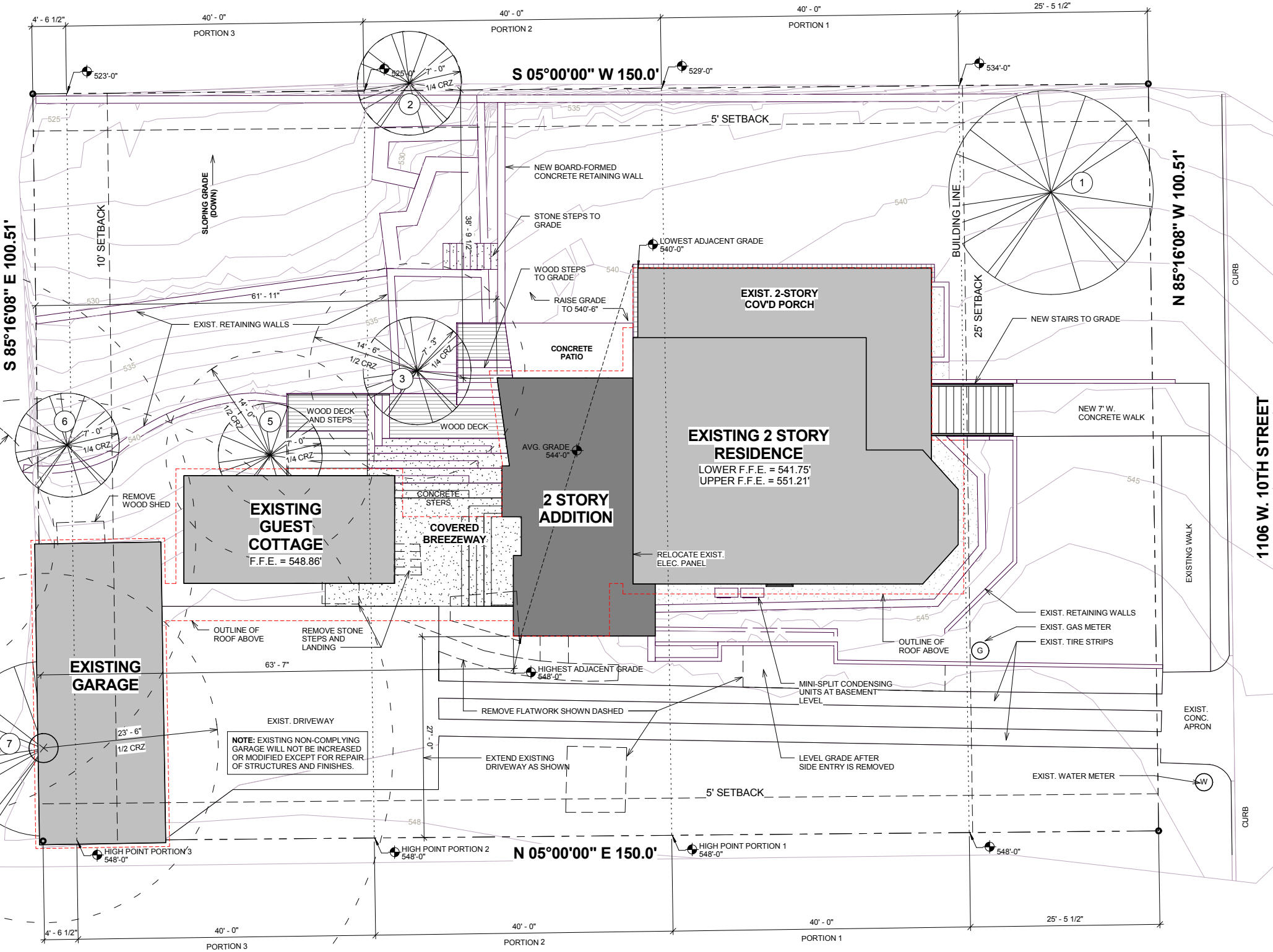
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SITE PLAN NOTES	
1.	CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
2.	TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3.	CIVIL ENGINEERING & LANDSCAPING BY OTHERS
4.	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED 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 1/2 CRITICAL ROOT ZONE. EXCAVATION, IF NEEDED, NOT TO EXCEED DEPTH OF EXISTING HARDSCAPE.

TREE LIST	
①	55" LIVE OAK
②	28" LIVE OAK
③	29" LIVE OAK
⑤	28" LIVE OAK
⑥	28" LIVE OAK
⑦	38" LIVE OAK
⑧	47" LIVE OAK



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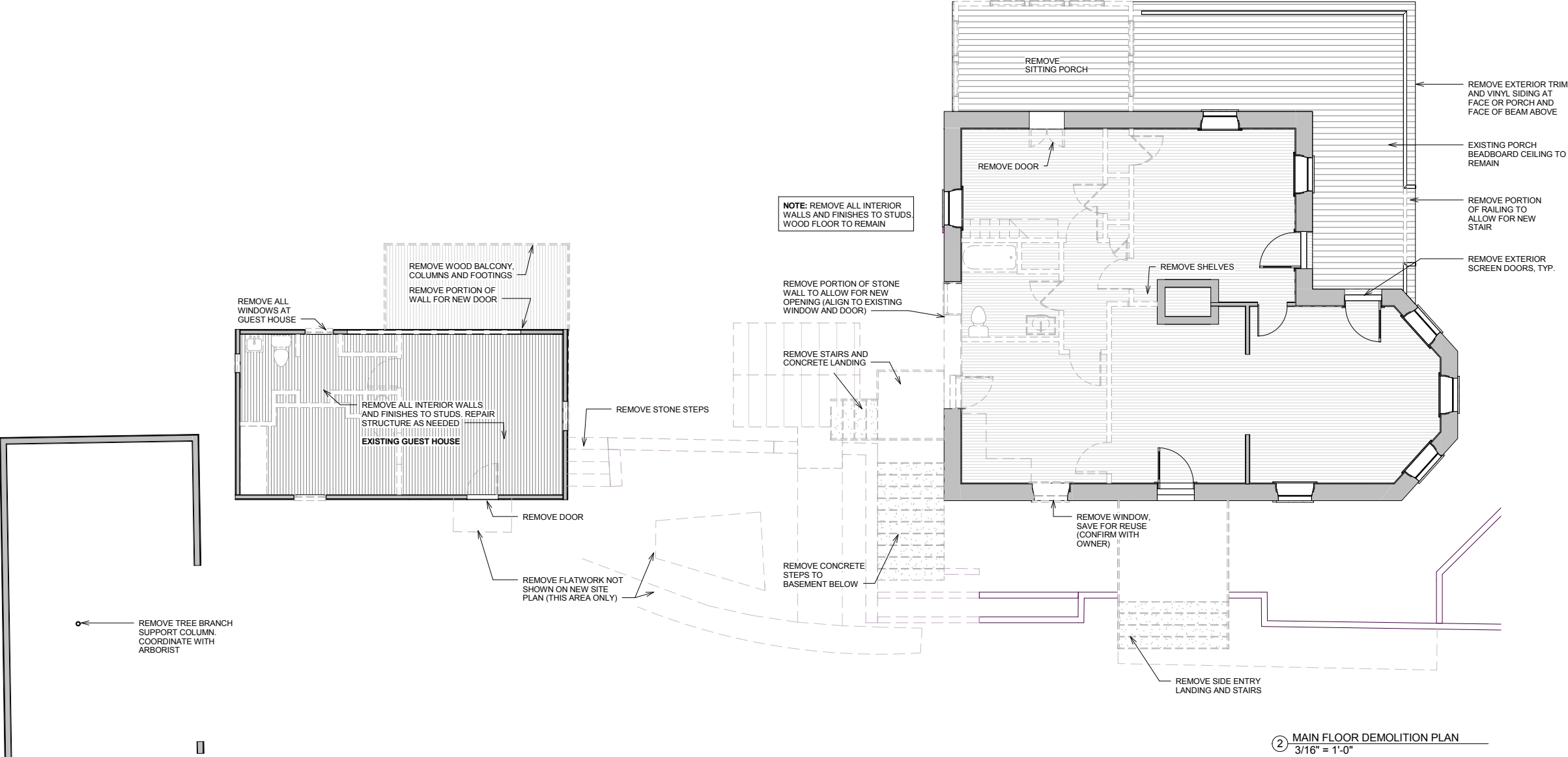
A0.1

SITE PLAN

2 OF 15

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DEMOLITION LEGEND	
	EXISTING TO REMAIN
	DEMOLISHED

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.
6.	WOOD FLOORING TO REMAIN THROUGHOUT. REMOVE ALL OTHER FLOORING
7.	SAVE ALL INTERIOR DOORS FOR REUSE
8.	SAVE ALL ORNAMENTAL DOOR AND WINDOW TRIM FOR REUSE



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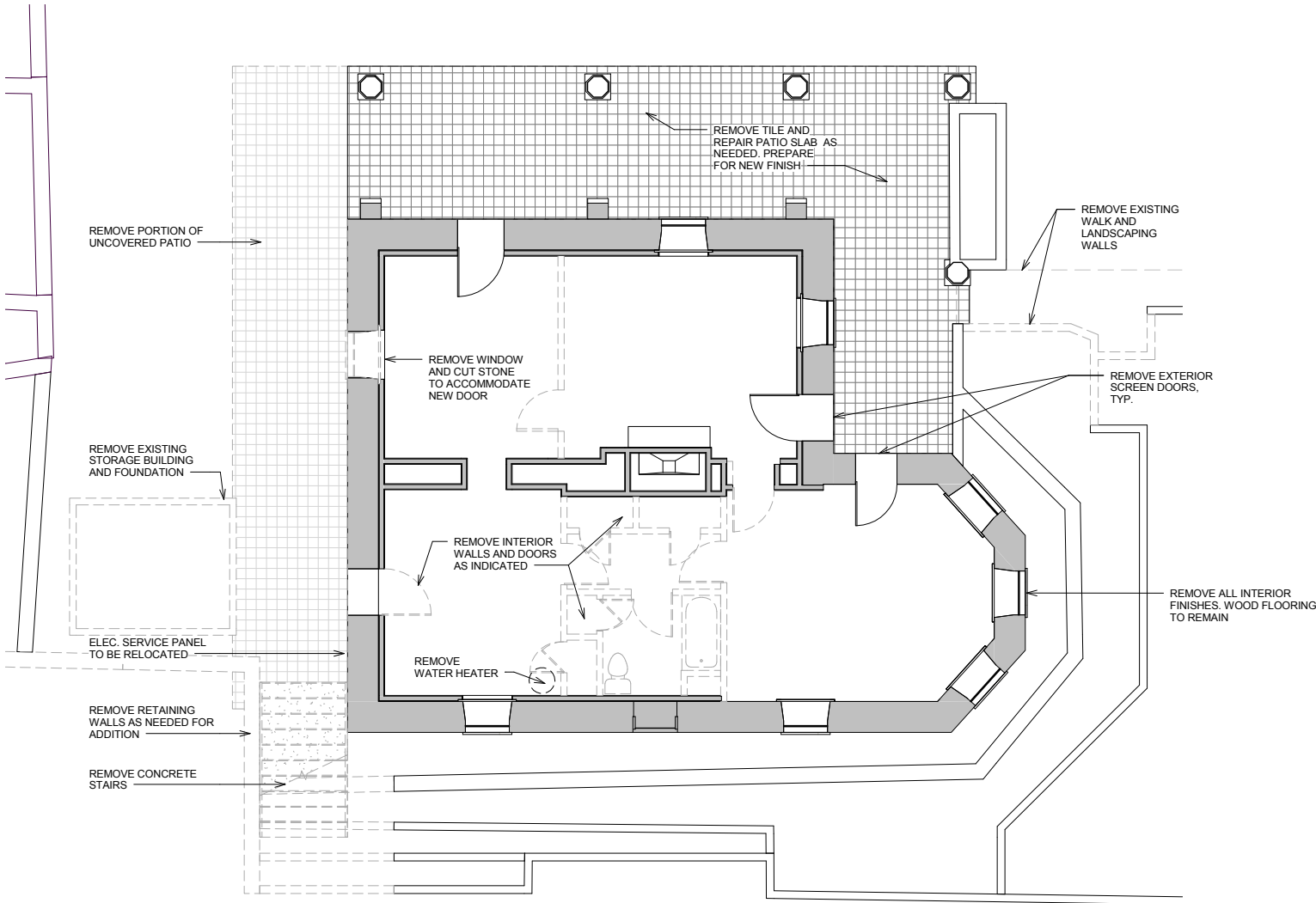
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A0.3
BASEMENT
DEMOLITION PLAN



1 BASEMENT DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION LEGEND	
	EXISTING TO REMAIN
	DEMOLISHED

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
5.	UTILITY METERS ARE TO BE RELOCATED
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7.	WOOD FLOORING TO REMAIN THROUGHOUT. REMOVE ALL OTHER FLOORING
8.	SAVE ALL INTERIOR DOORS FOR REUSE
9.	SAVE ALL ORNAMENTAL DOOR AND WINDOW TRIM FOR REUSE



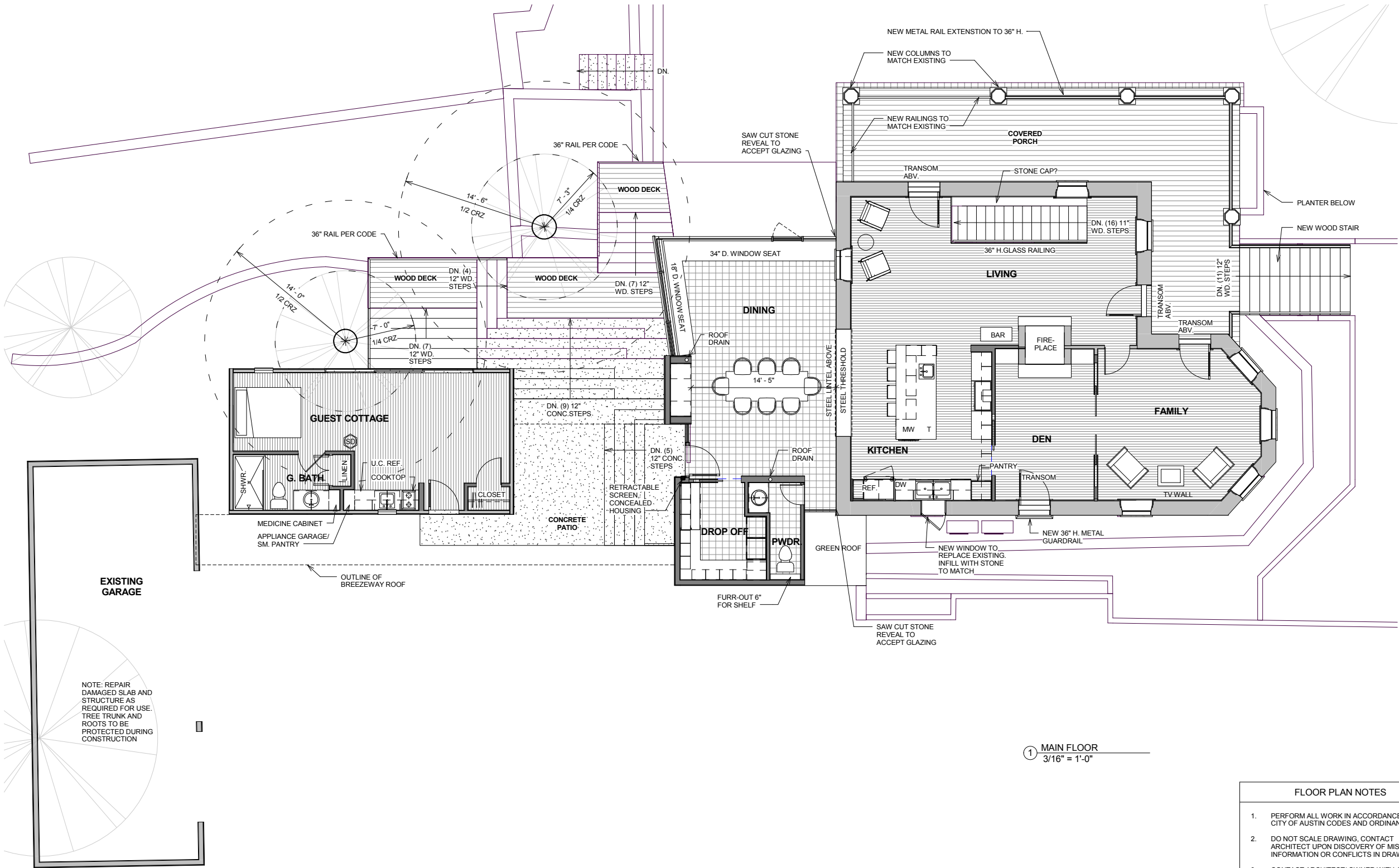
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A1.1
MAIN FLOOR PLAN



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

FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW GLASS WALL
	OVERHEAD FEATURE / ROOF
	SMOKE DETECTOR

FLOOR PLAN NOTES	
1.	PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
2.	DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
3.	CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
4.	MINIMUM R-15 INSULATION IN WALLS
5.	USE 1/2" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 1/2" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
6.	CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR



NOTE: REPAIR DAMAGED SLAB AND STRUCTURE AS REQUIRED FOR USE. TREE TRUNK AND ROOTS TO BE PROTECTED DURING CONSTRUCTION

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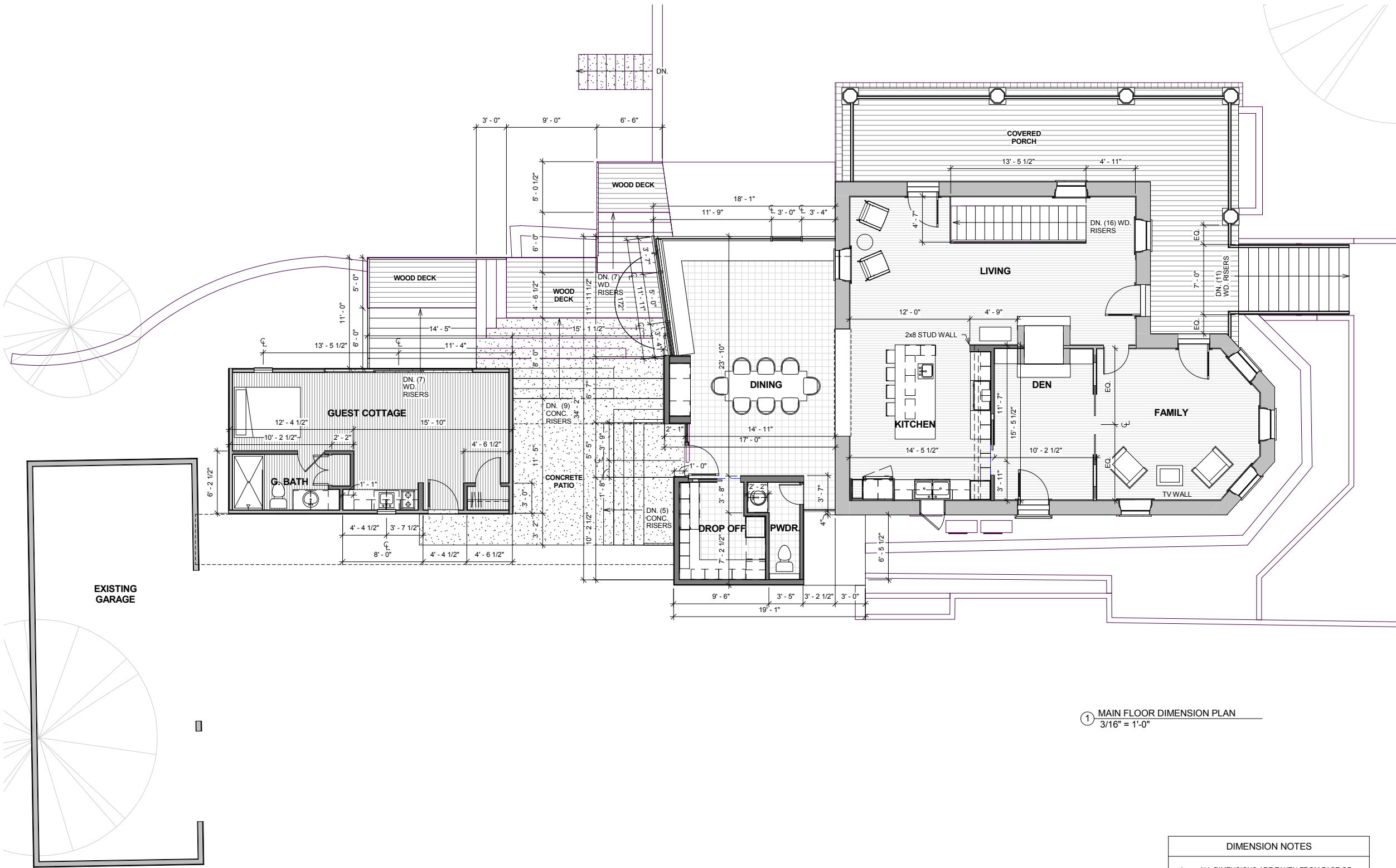
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A1.2
MAIN FLOOR
DIMENSION PLAN

6 OF 15



① MAIN FLOOR DIMENSION PLAN
3/16" = 1'-0"

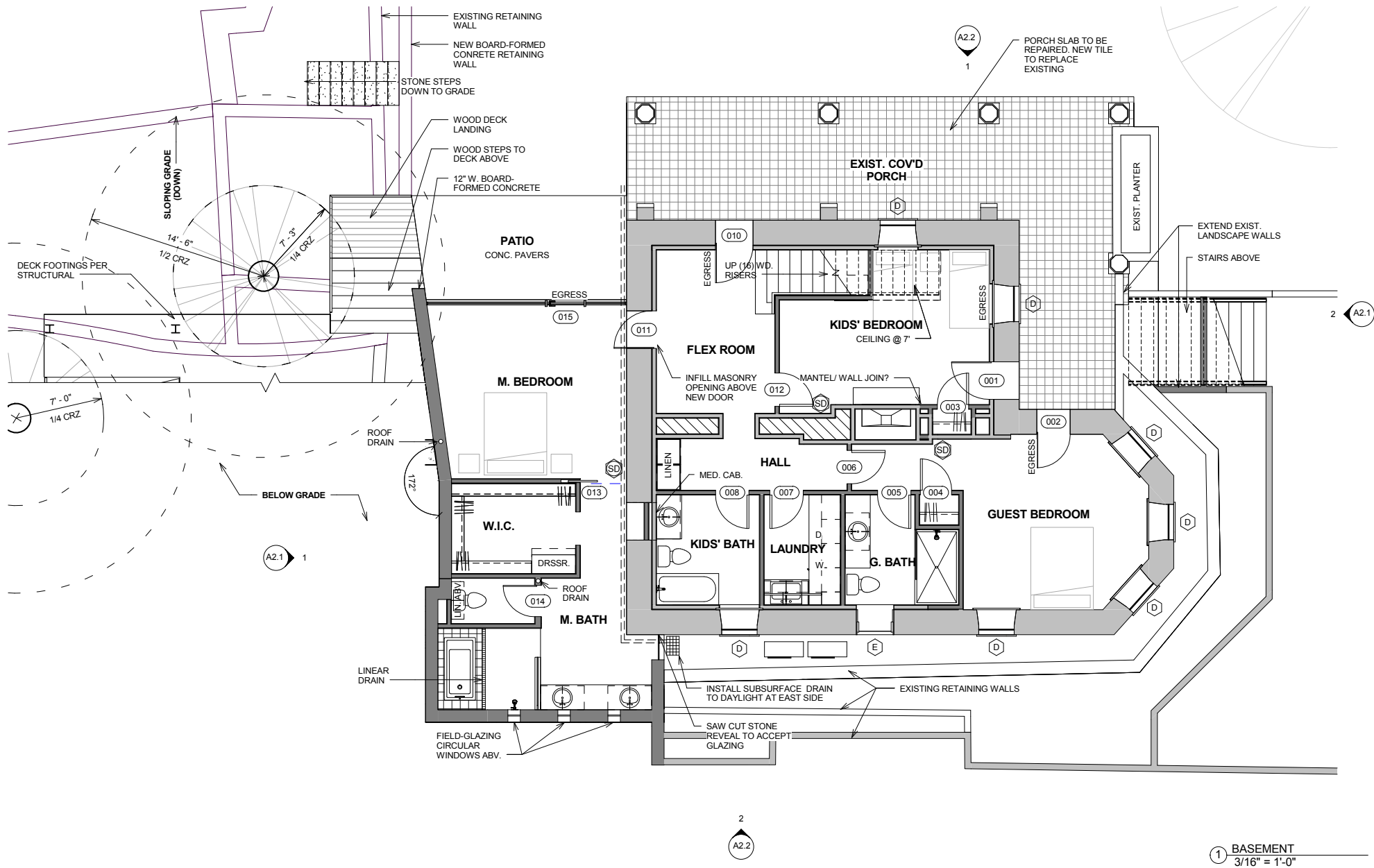
DIMENSION NOTES

- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
- ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAME WITH 4" STUDS U.N.O.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" UNLESS NOTED OTHERWISE



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1 BASEMENT
3/16" = 1'-0"

FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW GLASS WALL
	OVERHEAD FEATURE / ROOF
	SMOKE DETECTOR

FLOOR PLAN NOTES	
1.	PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
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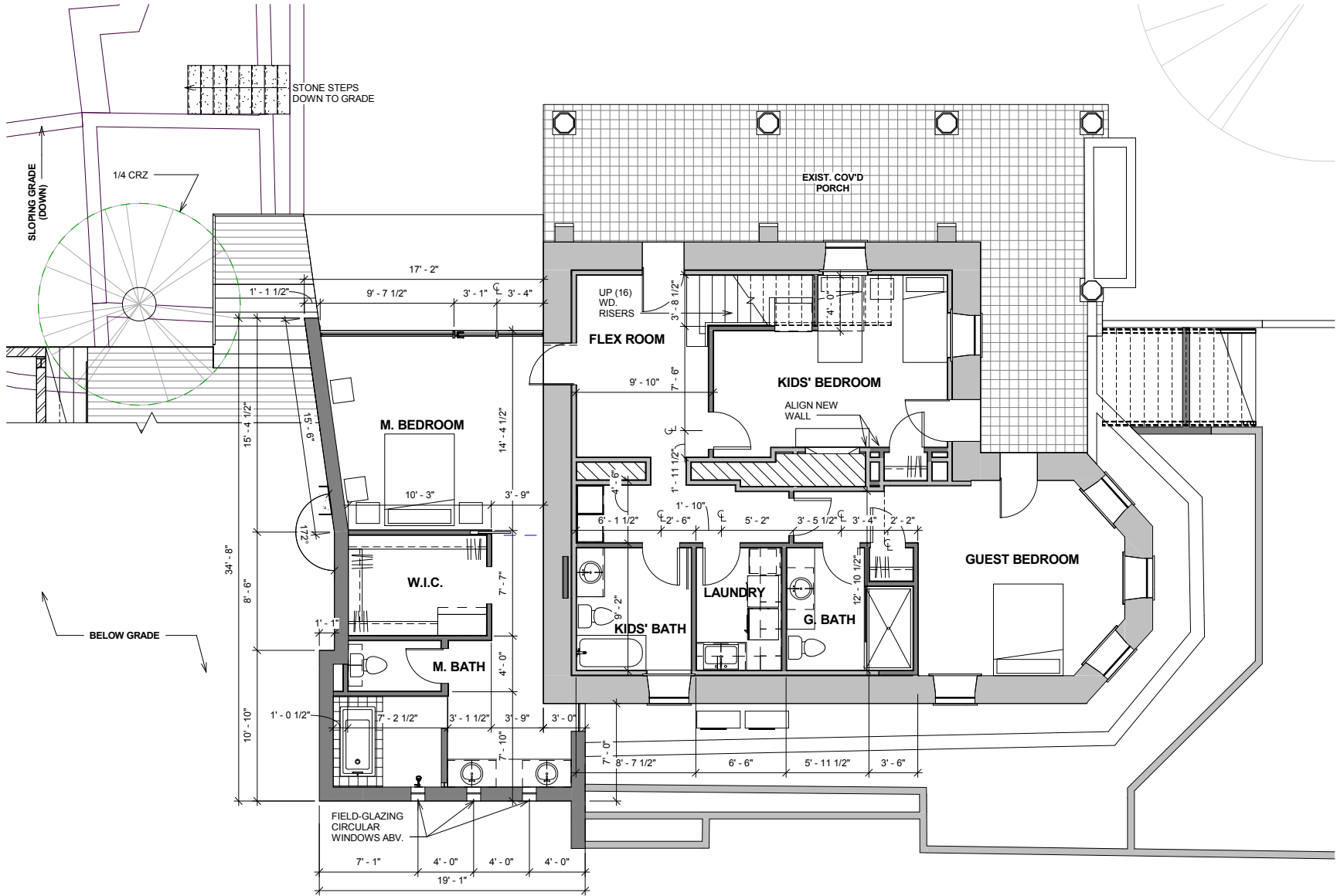
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A1.4
BASEMENT
DIMENSION PLAN

8 OF 15



1 BASEMENT DIMENSION PLAN
3/16" = 1'-0"

DIMENSION NOTES

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- ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAME WITH 4" STUDS U.N.O.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" UNLESS NOTED OTHERWISE



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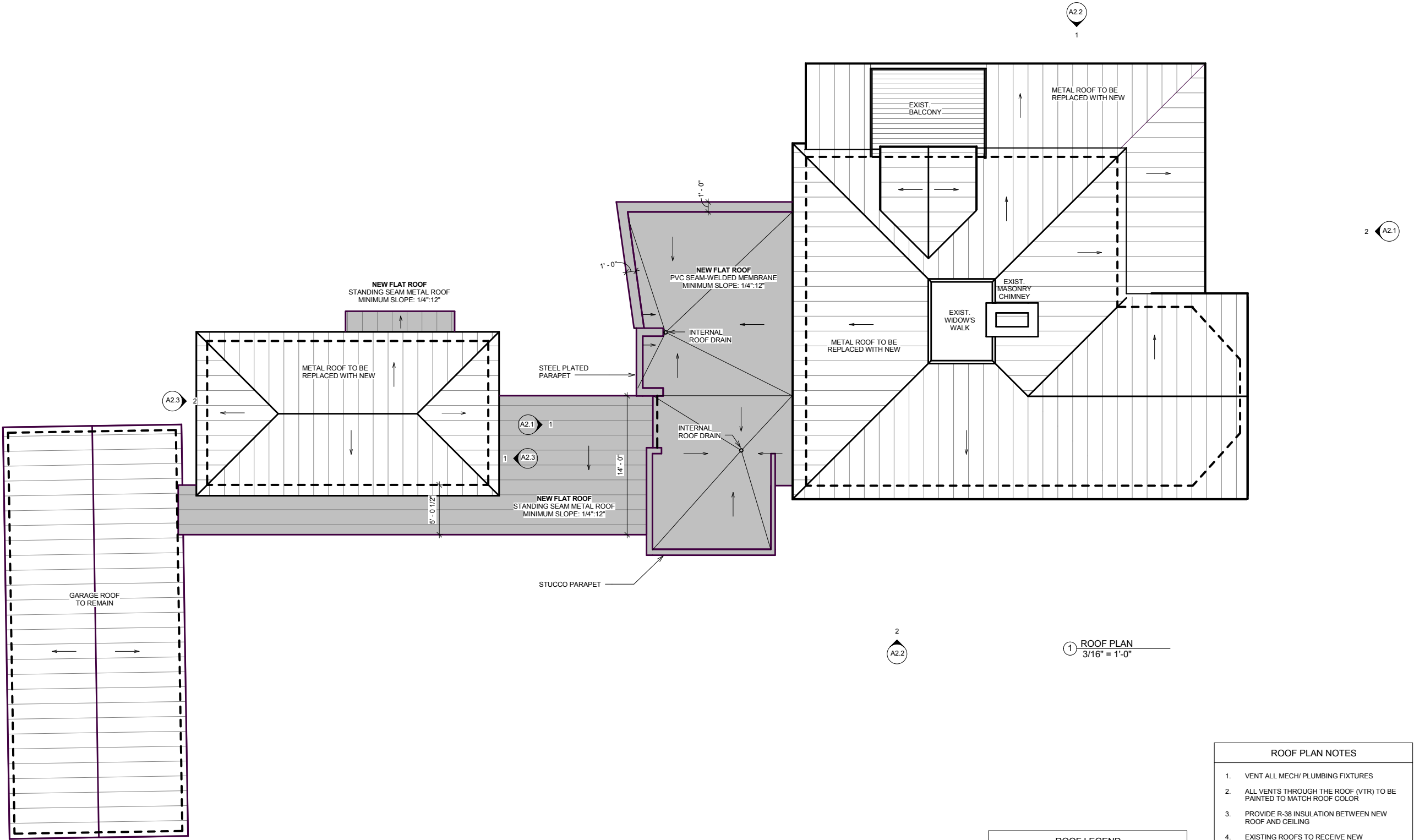
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A1.5

ROOF PLAN

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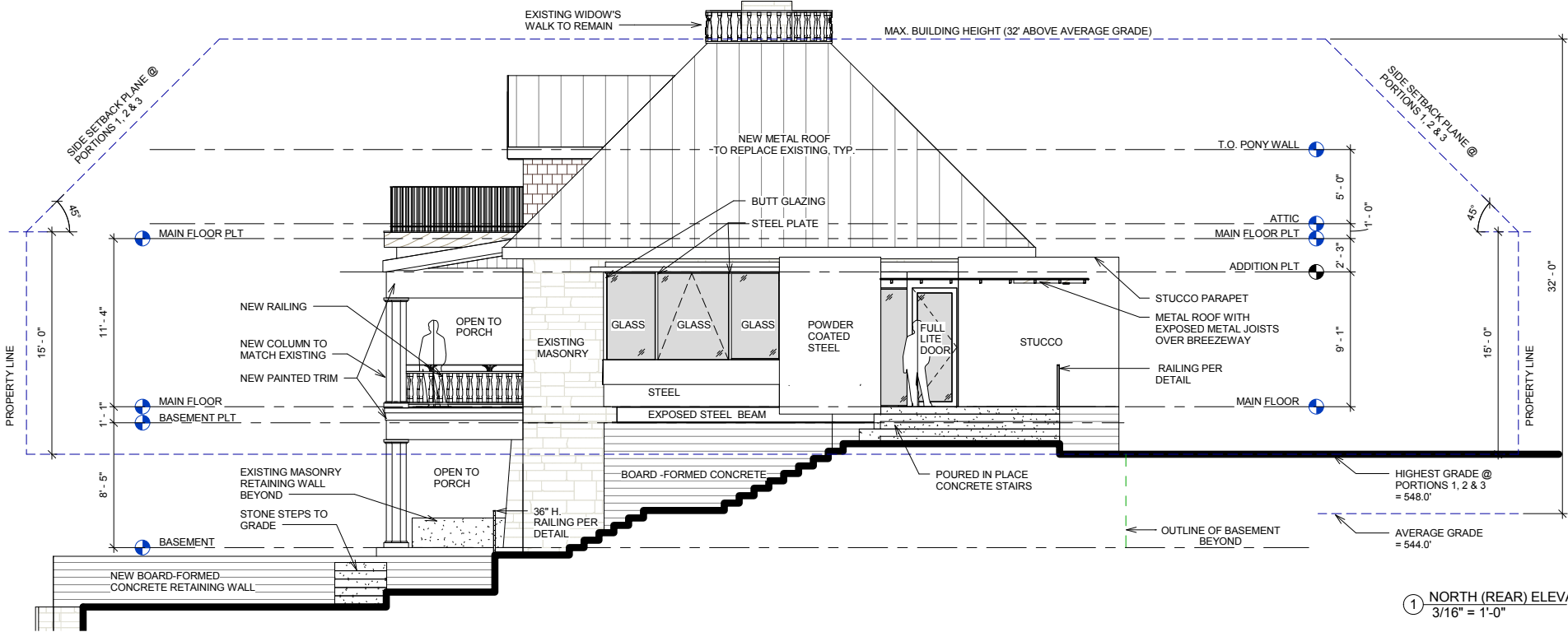
ROOF LEGEND	
	EXISTING ROOF TO BE REPLACED
	NEW ROOF
	OUTLINE OF WALLS BELOW
	LOW-SLOPE ROOF DRAINS WITH DRAINAGE ARROWS

ROOF PLAN NOTES	
1.	VENT ALL MECH/ PLUMBING FIXTURES
2.	ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
3.	PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING
4.	EXISTING ROOFS TO RECEIVE NEW UNDERLAYMENT, INSULATION AND METAL ROOF
5.	FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER, INSTALLER TO VERIFY WITH ARCHITECT
6.	NEW ROOF SHALL BE AN UNVENTED FLAT ROOF SYSTEM
7.	CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION

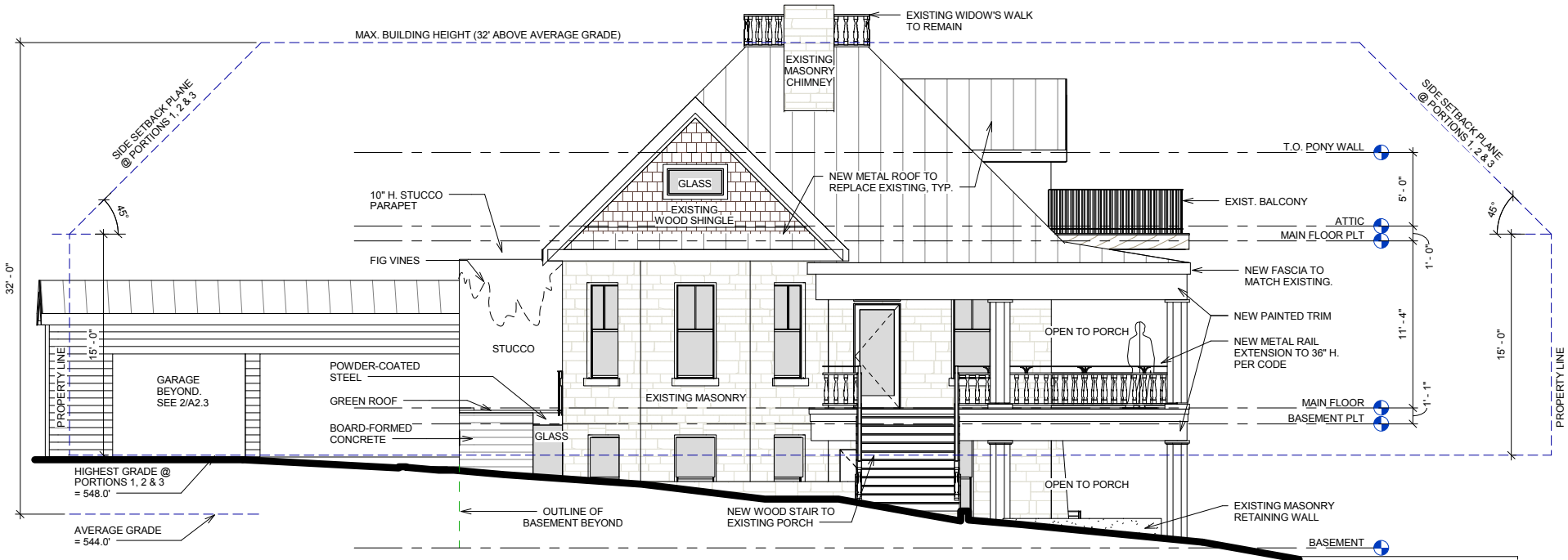


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① NORTH (REAR) ELEVATION
3/16" = 1'-0"

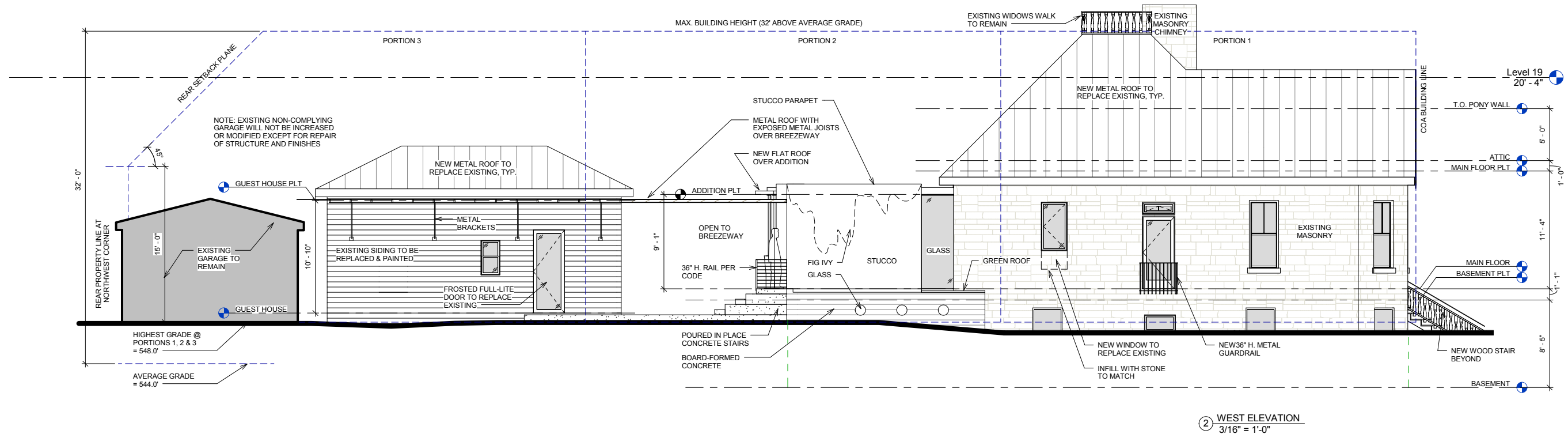
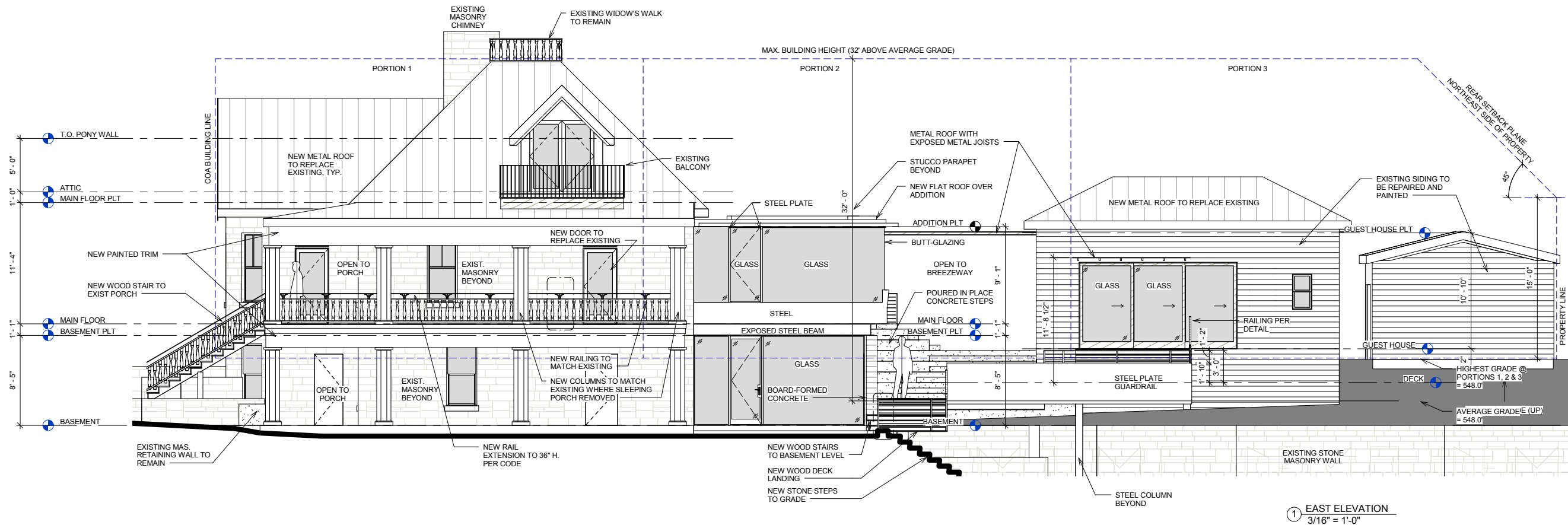


② SOUTH (FRONT) ELEVATION
3/16" = 1'-0"

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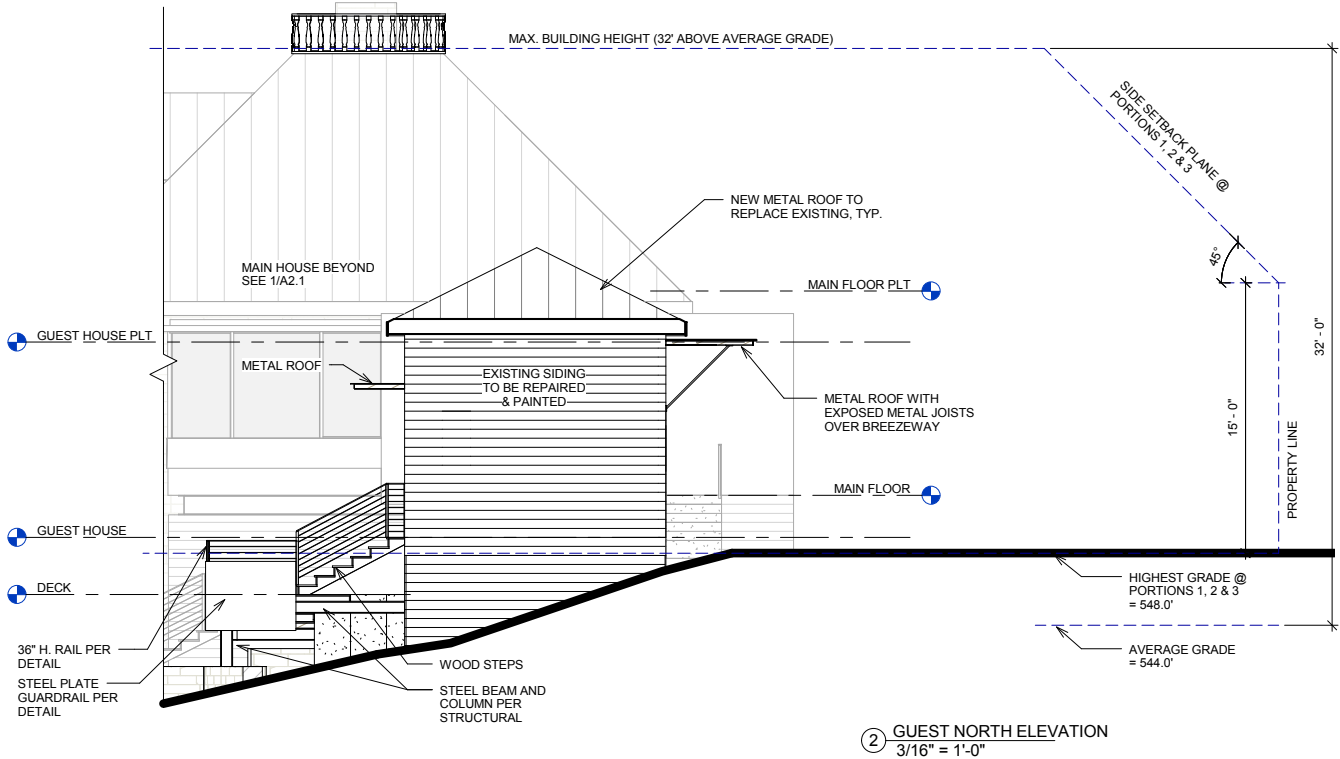
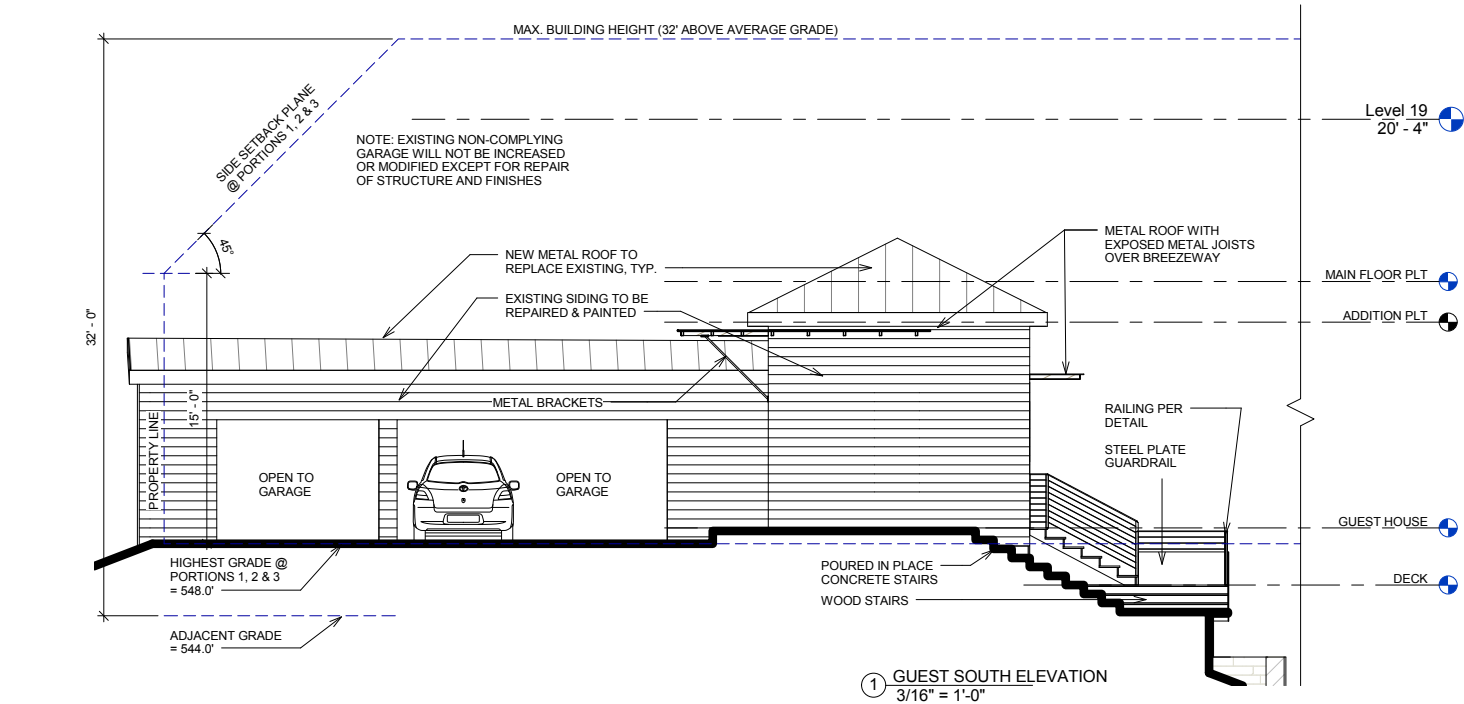
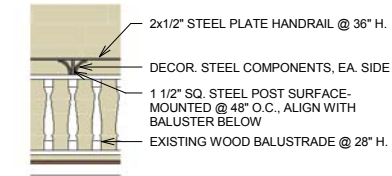
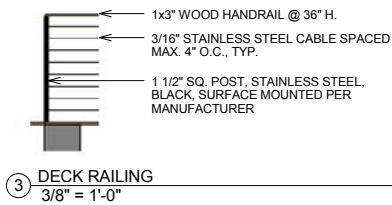
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A2.3

EXTERIOR
ELEVATIONS

12 OF 15

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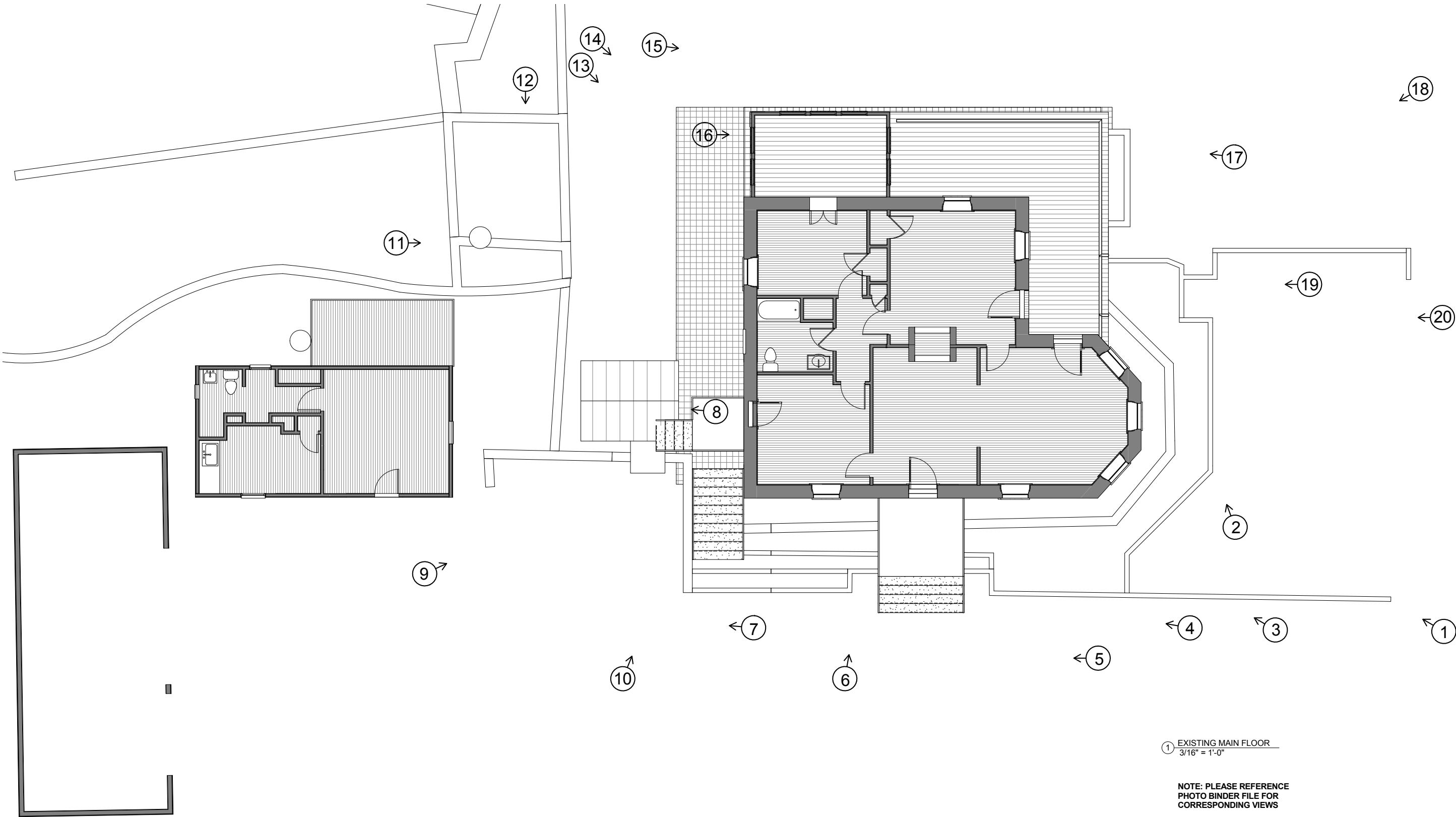
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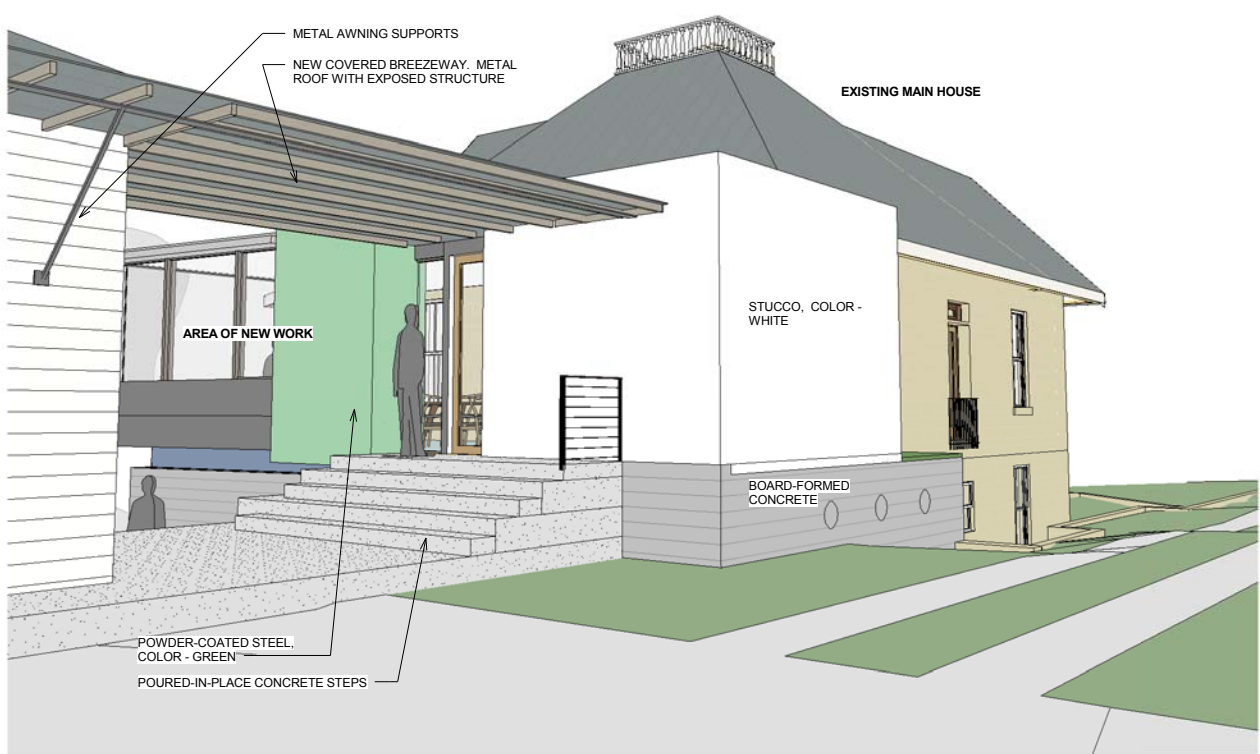
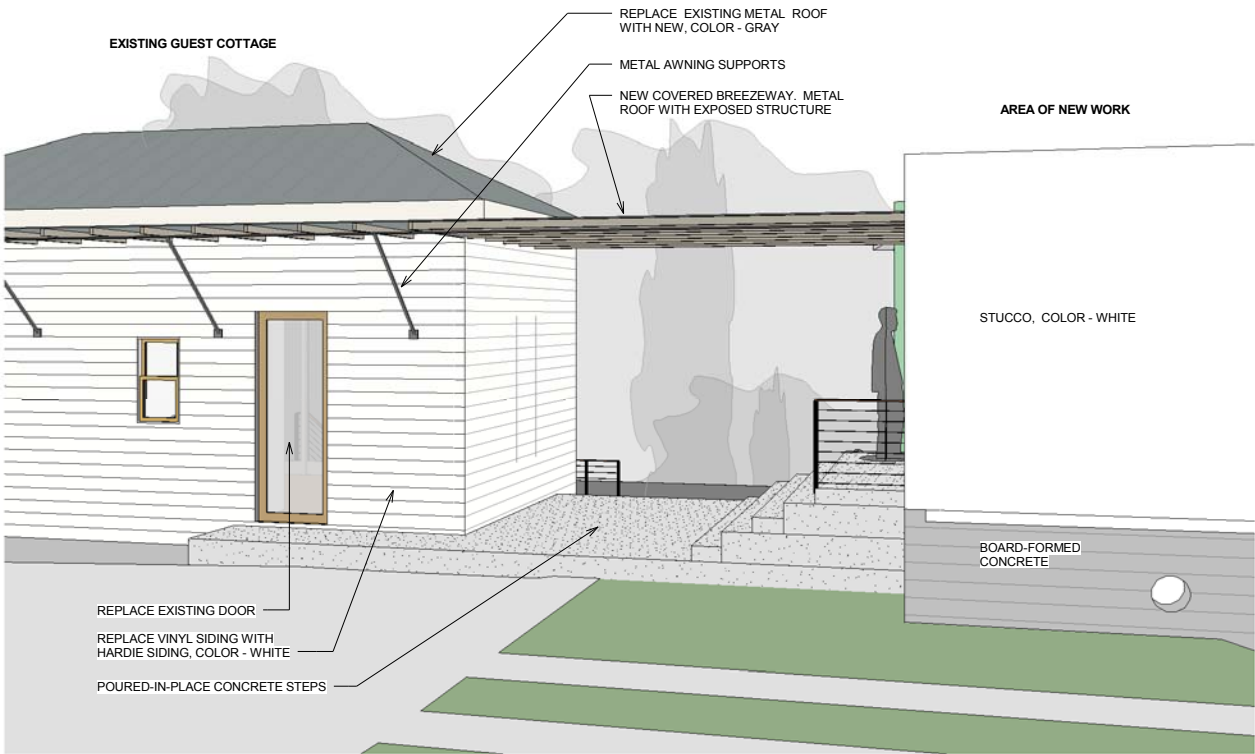
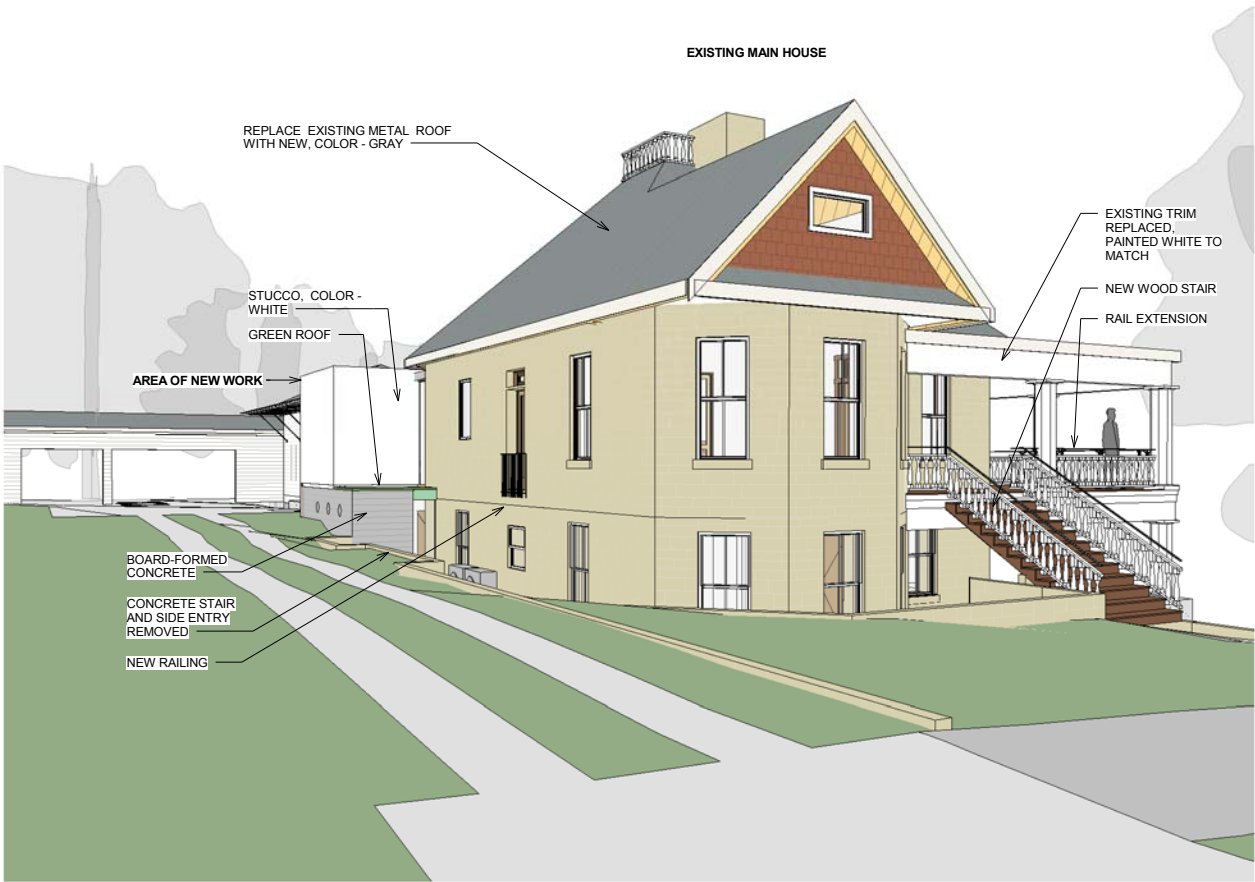
A8.1

PICTURE
LOCATION
DIAGRAM
13 OF 15



① EXISTING MAIN FLOOR
3/16" = 1'-0"

NOTE: PLEASE REFERENCE
PHOTO BINDER FILE FOR
CORRESPONDING VIEWS



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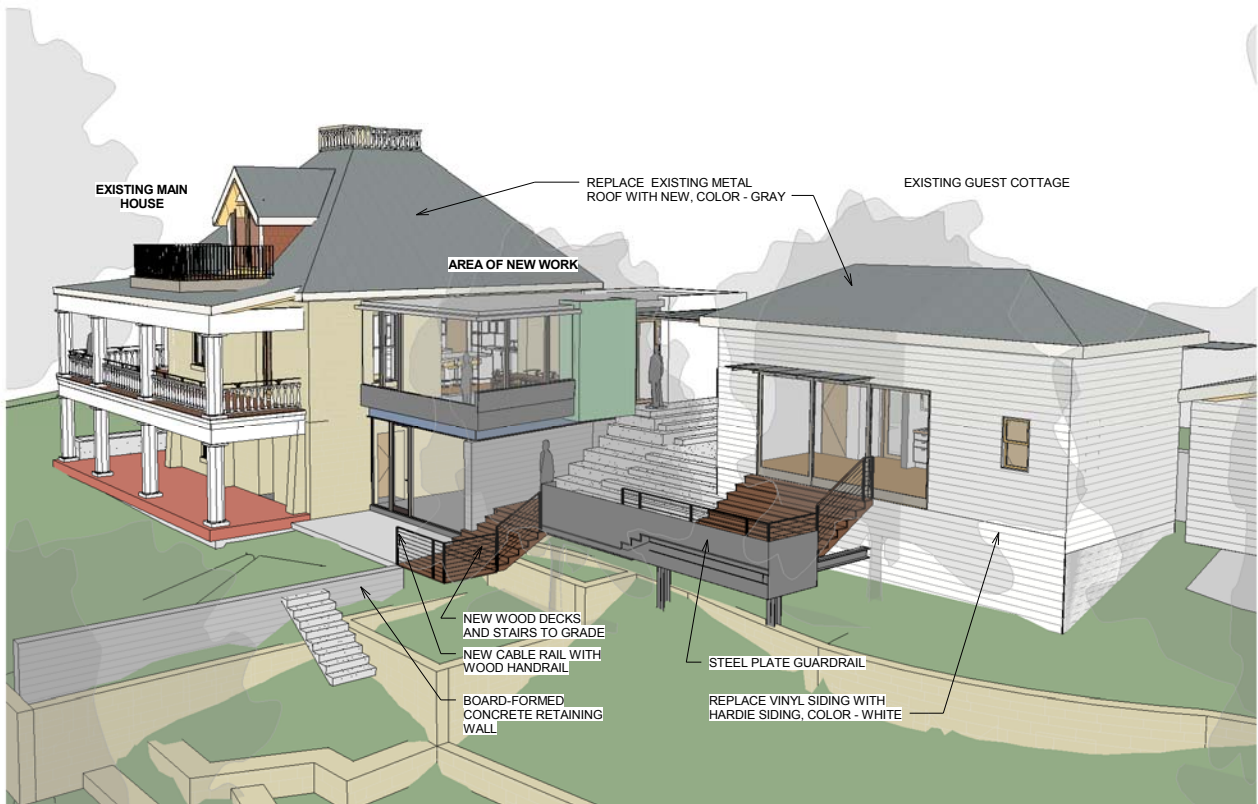
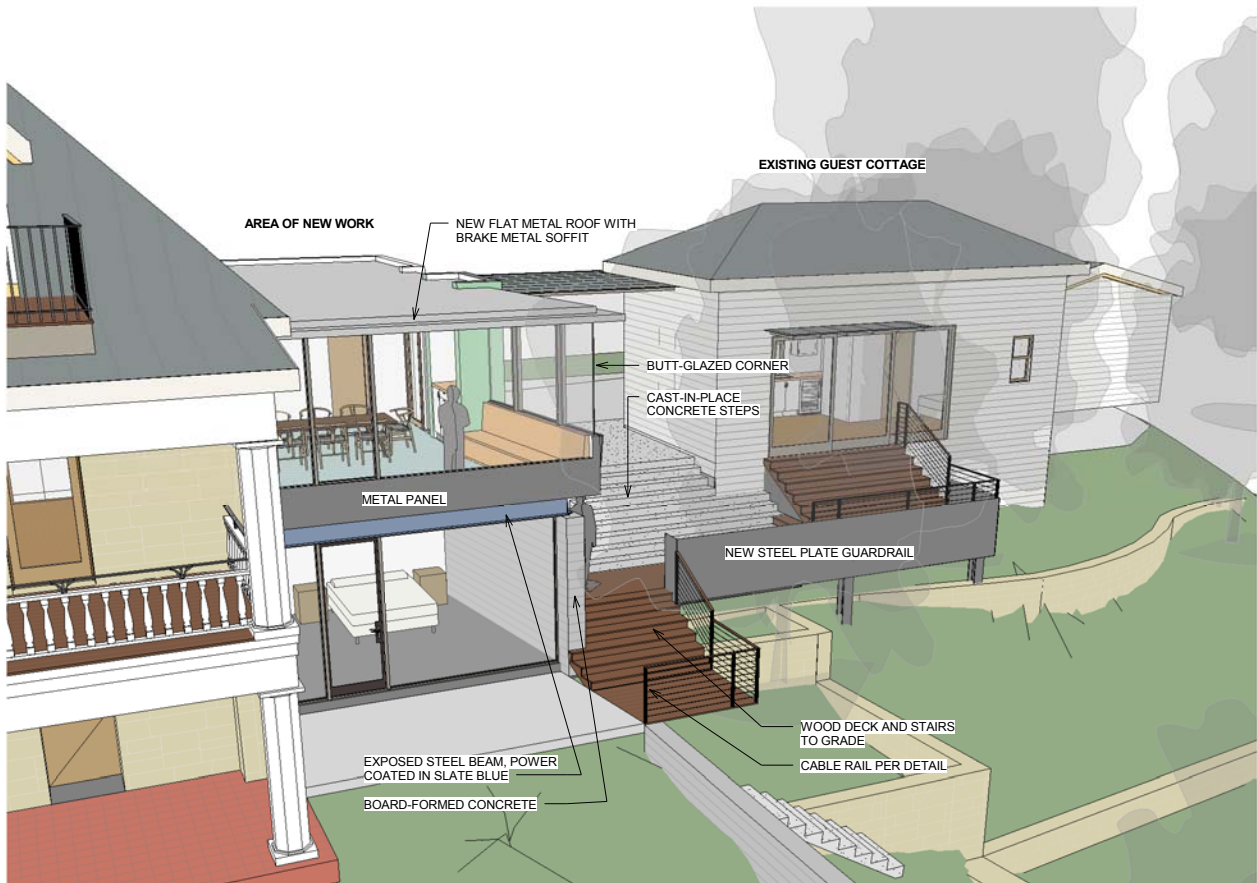
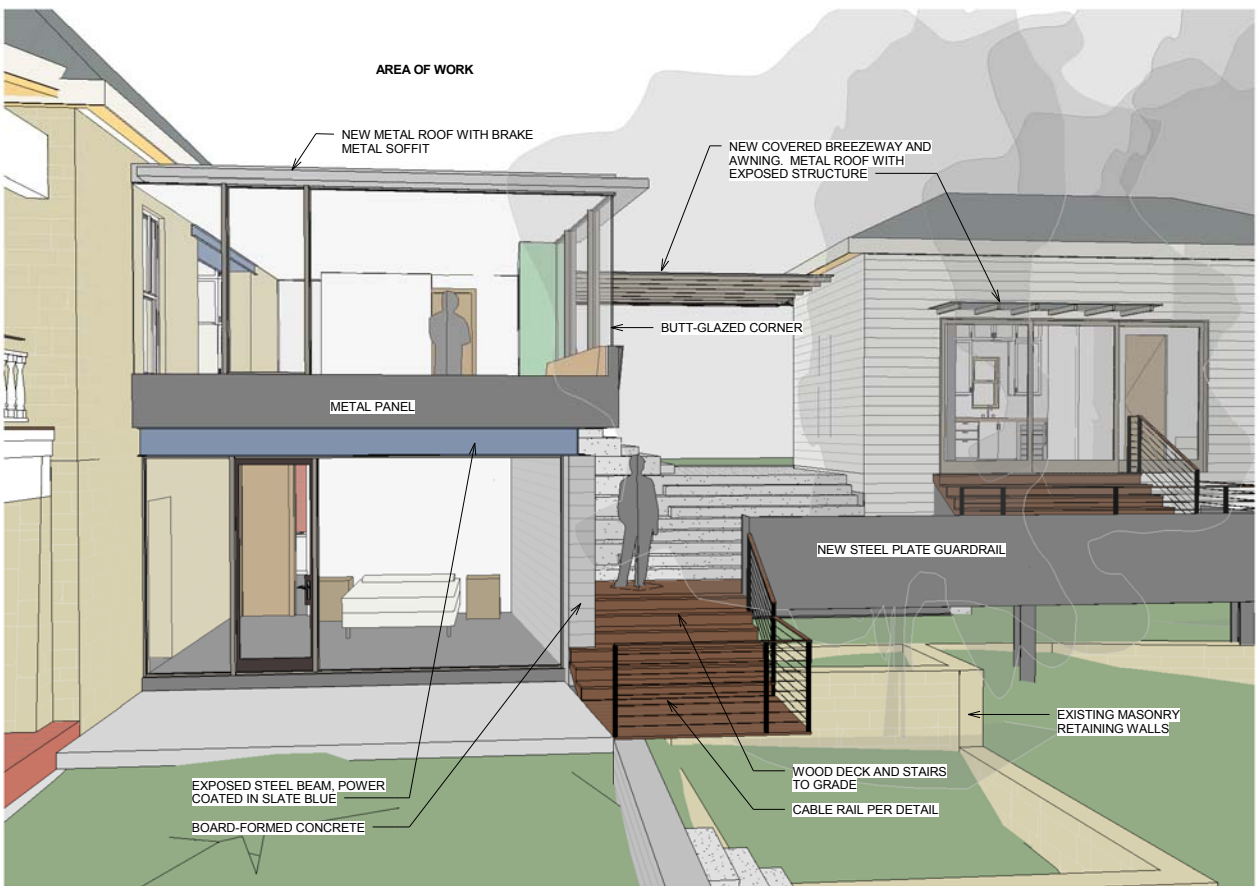
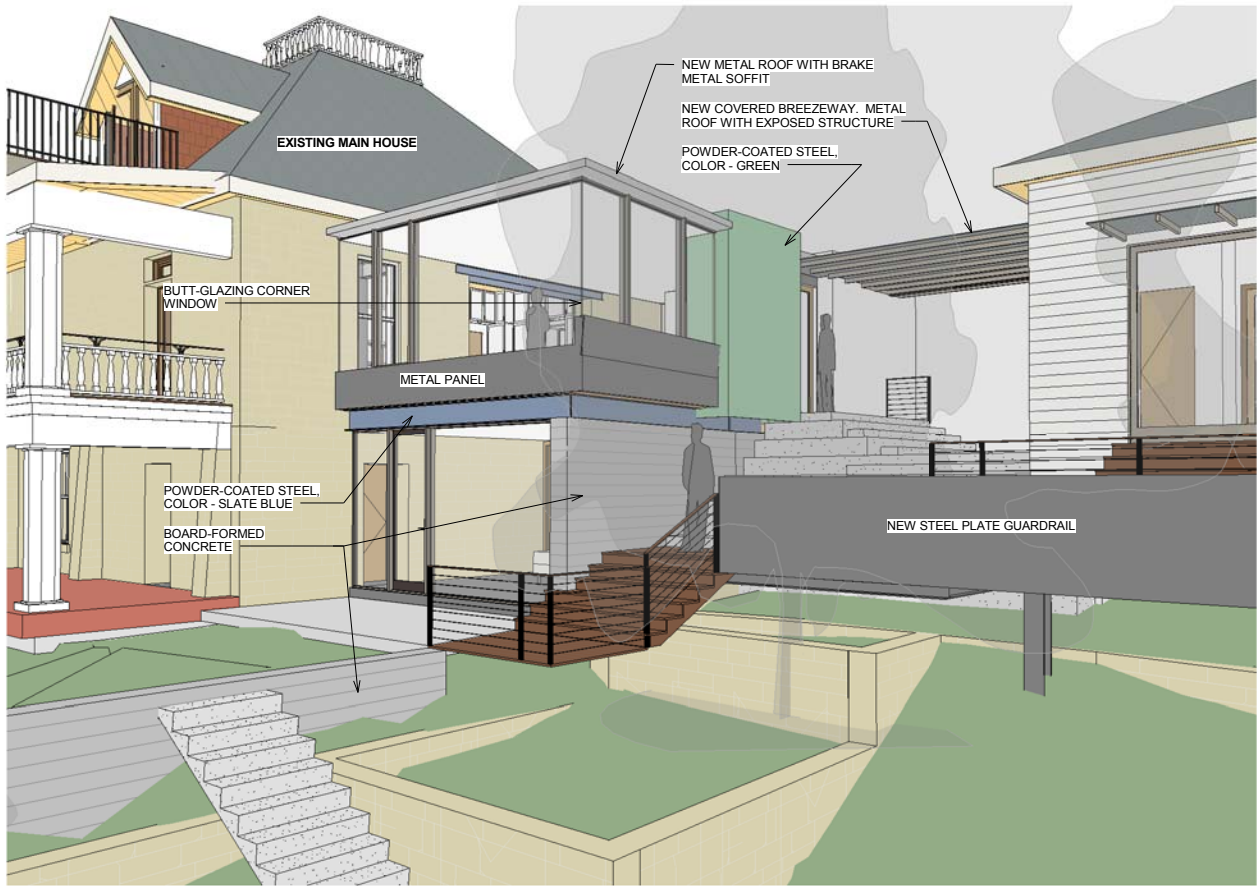
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A9.1

3D EXTERIOR
VIEWS

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A9.2
3D EXTERIOR
VIEWS

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