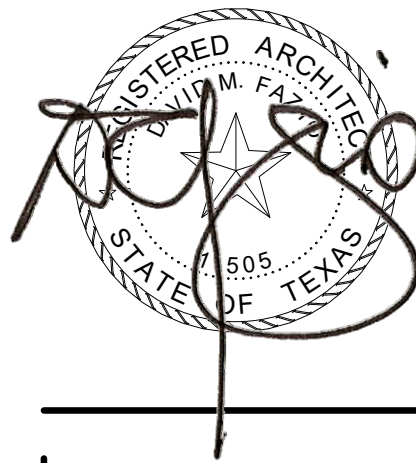


EXISTING SITE & DEMO
SCALE: 1" = 10'-0"

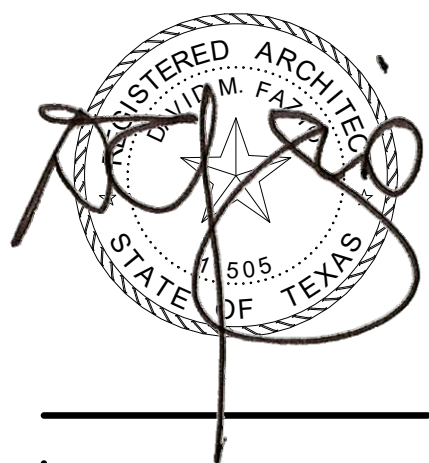
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Fazio
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512.494.0643 TEL 512.494.9041 FAX
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SHEET

AS1.1

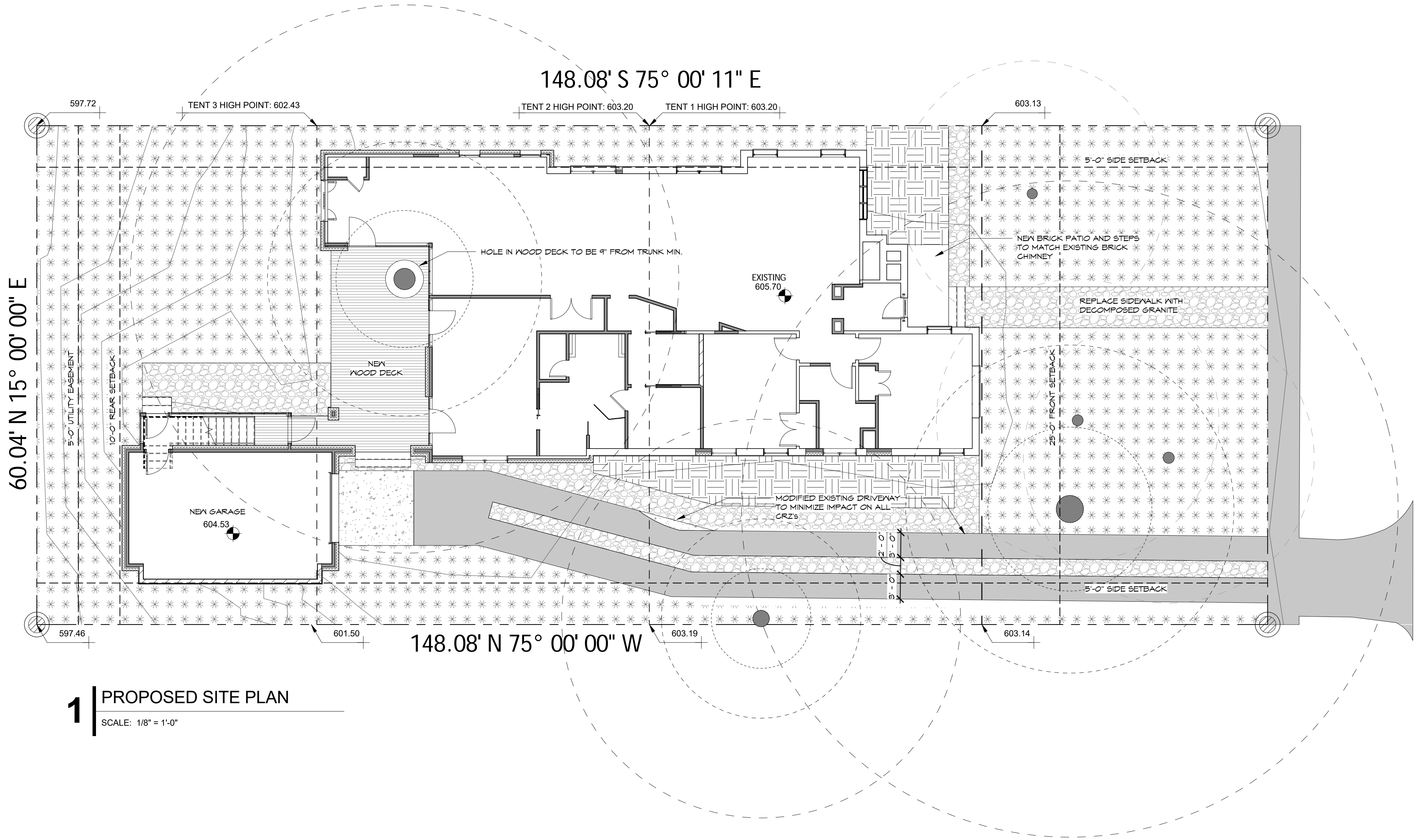


PROPOSED SITE PLAN

SCALE: As Indicated

60.05' S 15° 00' 00" W

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1 | PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT
---	TOPOGRAPHY LINE
---	MCMANSON BUILDING LINE
---	MCMANSON TENT LINE
[Pattern]	NEW POURED CONCRETE
[Pattern]	NEW DECOMPOSED GRANITE
[Pattern]	NEW SOD
[Pattern]	EXISTING FLAT WORK

GENERAL NOTES

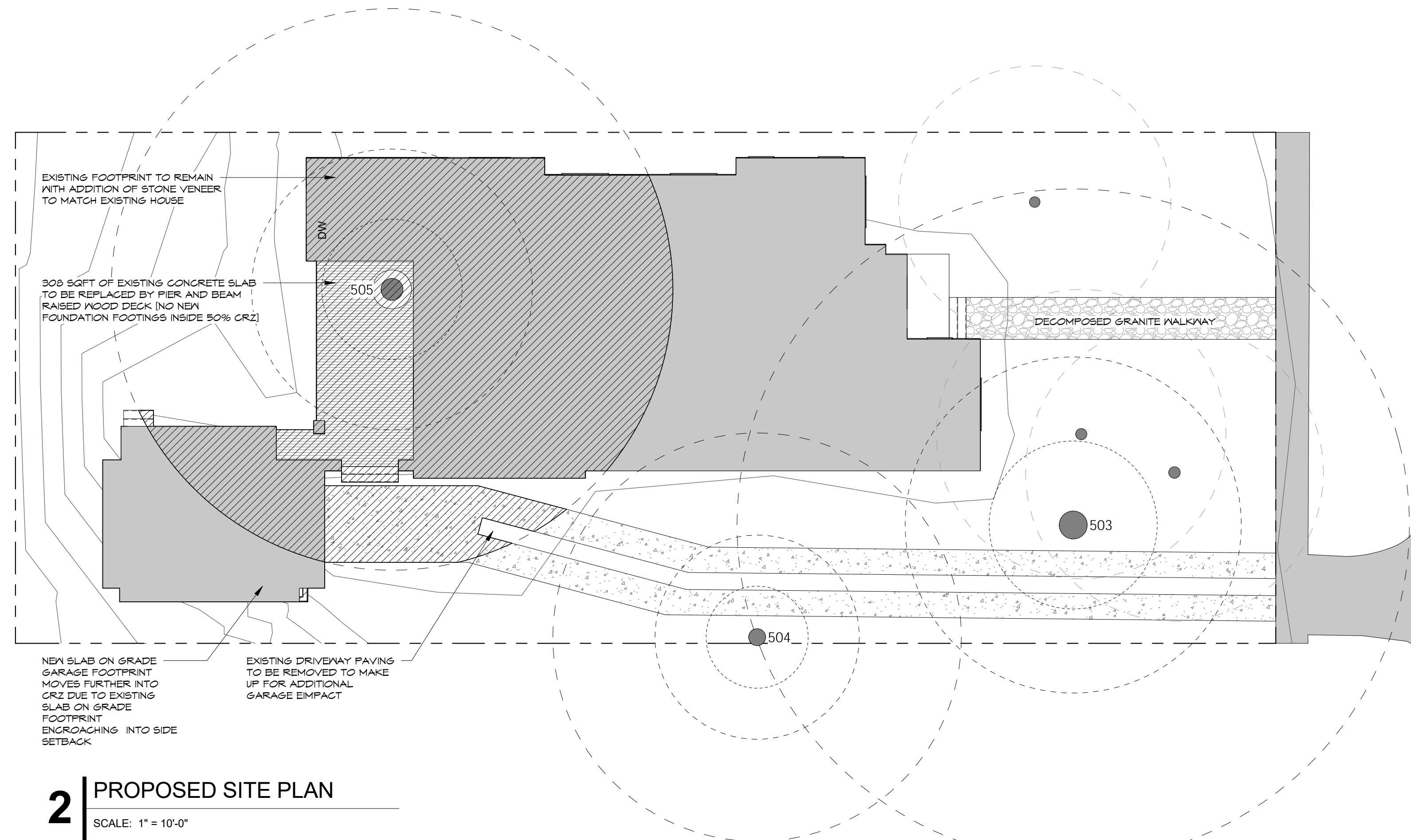
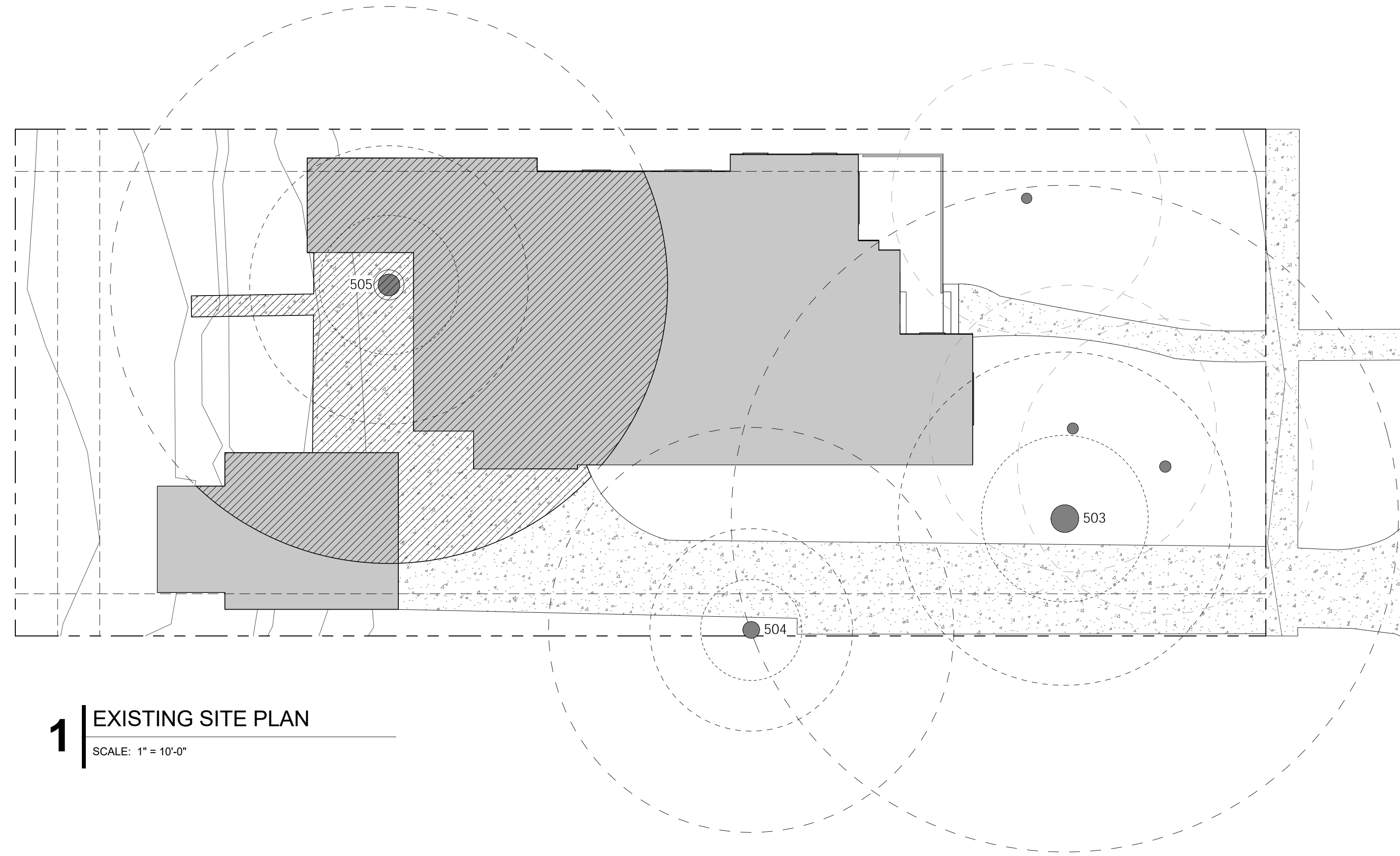
1. ZONING FOR THIS BUILDING IS SF-3-H-NP
2. LOT ADDRESS IS 2410 JARRATT AVENUE
3. SITE SQUARE FOOTAGE IS 8,841 SQFT
4. VERIFY THAT ALL SITE DRAINAGE IS AWAY FROM BUILDINGS

BUILDING & SITE AREA

BUILDING COVERAGE	
1ST FLOOR CONDITIONED AREA	2,394 SQ. FT.
COVERED PARKING (GARAGE/CARPORT)	427 SQ. FT.
COVERED PATIO, DECK OR PORCH	302 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE	
3,540 SQ. FT.	
TOTAL BUILDING COVERAGE	
3,123 SQ. FT.	
SITE COVERAGE	
DRIVEWAY	756 SQ. FT.
SIDEWALKS	0 SQ. FT.
UNCOVERED PATIO	83 SQ. FT.
A/C PADS	18 SQ. FT.
TOTAL SITE COVERAGE	
3,980 SQ. FT.	

COVERAGE CALCULATIONS

BUILDING COVERAGE	
PROPOSED BUILDING COVERAGE	3,123 SQ. FT.
% OF LOT SIZE	35.13%
IMPERVIOUS COVERAGE	
PROPOSED SITE COVERAGE	3,980 SQ. FT.
% OF LOT SIZE	44.76%



TREE NUMBER	TOTAL CRZ AREA	PHASE	IMPERVIOUS COVER	PERCENT IMPACTED
503	4902 SQFT	EXISTING	1670 SQFT	34.07%
		PROPOSED	1201 SQFT	24.50%
504	1810 SQFT	EXISTING	554 SQFT	30.60%
		PROPOSED	360 SQFT	20.33%
505	3421 SQFT	EXISTING	1841 SQFT	55.28%
		PROPOSED	1044 SQFT	35.36%*

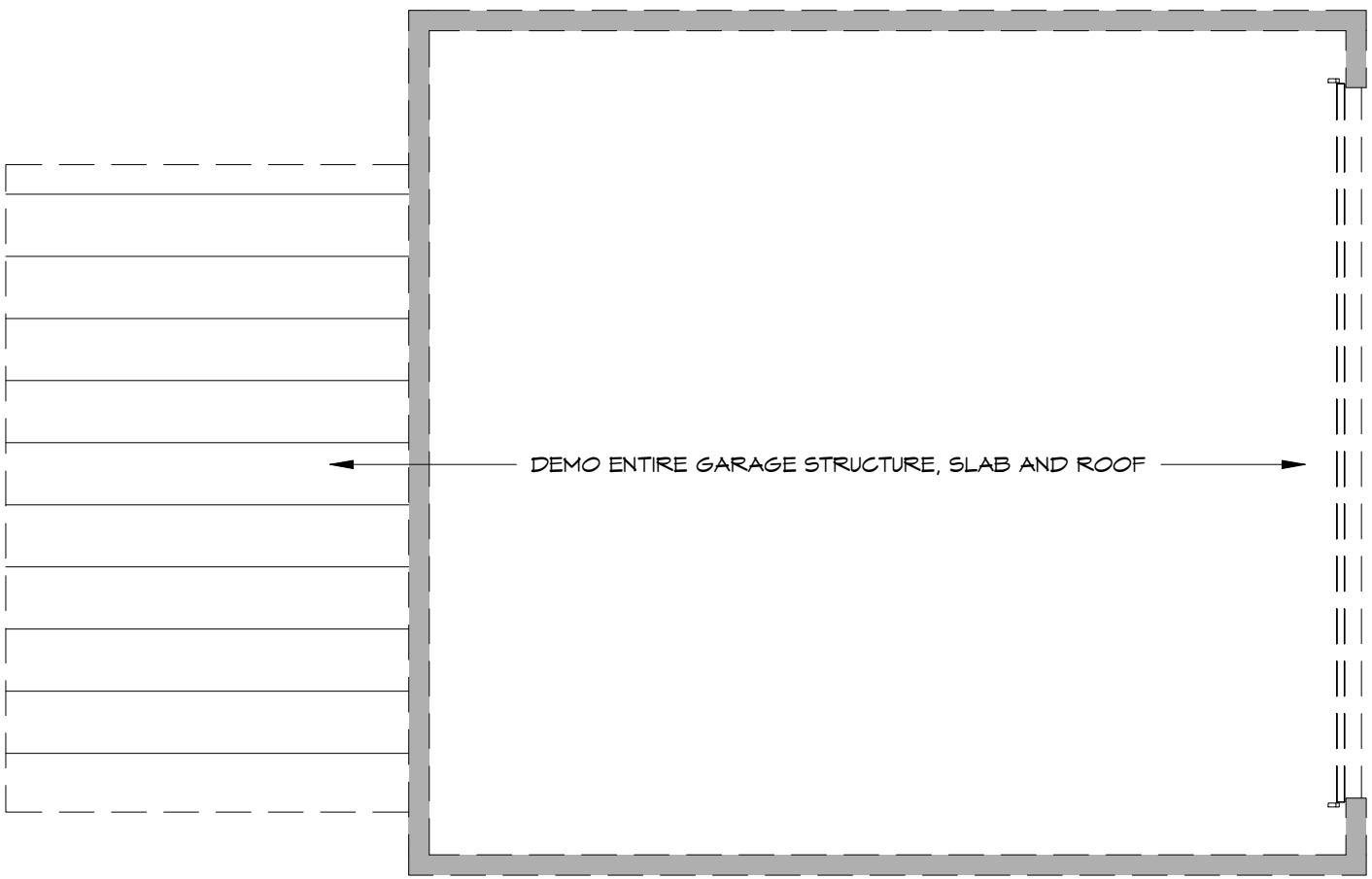
LEGEND

- EXISTING WALL TO REMAIN
REPAIR AS NEEDED
- DEMO EXISTING EXTERIOR CLADDING
REPAIR FRAMING AND INTERIOR FINISH AS NEEDED
- DEMO EXISTING ELEMENT
- PARTIAL DEMO EXISTING WALL
LOCATION FOR NEW WINDOW (REF: ELEVATIONS)
- DEMO EXISTING WINDOW
CONTINUE ADJACENT FINISH

GENERAL NOTES

- DIMENSIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH PROPOSED FLOOR PLAN
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ESPECIALLY ELECTRICAL AND HVAC DURING AND THROUGHOUT CONSTRUCTION
- ALL EXISTING WINDOWS TO REMAIN TO BE REPAIRED / UPGRADED AS NEEDED. REPLACED WINDOWS TO BE COMPLIANT WITH CITY OF AUSTIN CODE FOR HIGH EFFICIENCY WINDOWS WITH LOW-E GLASS
- ELECTRICAL, PLUMBING, AND PLUMBING TO BE REPAIRED / REPLACED AS NEEDED

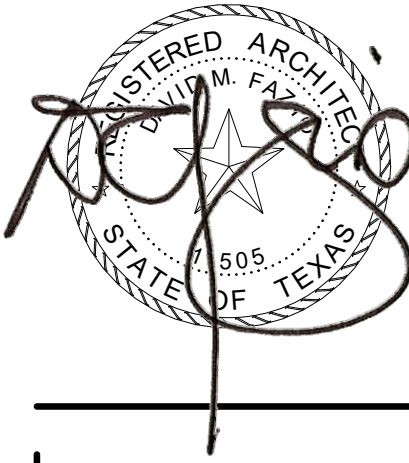
PRESERVE TREE IN ACCORDANCE
WITH CITY ARBORIST AT ALL PHASES
OF DEMOLITION AND CONSTRUCTION



1 1ST FLOOR DEMOLITION PLAN

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

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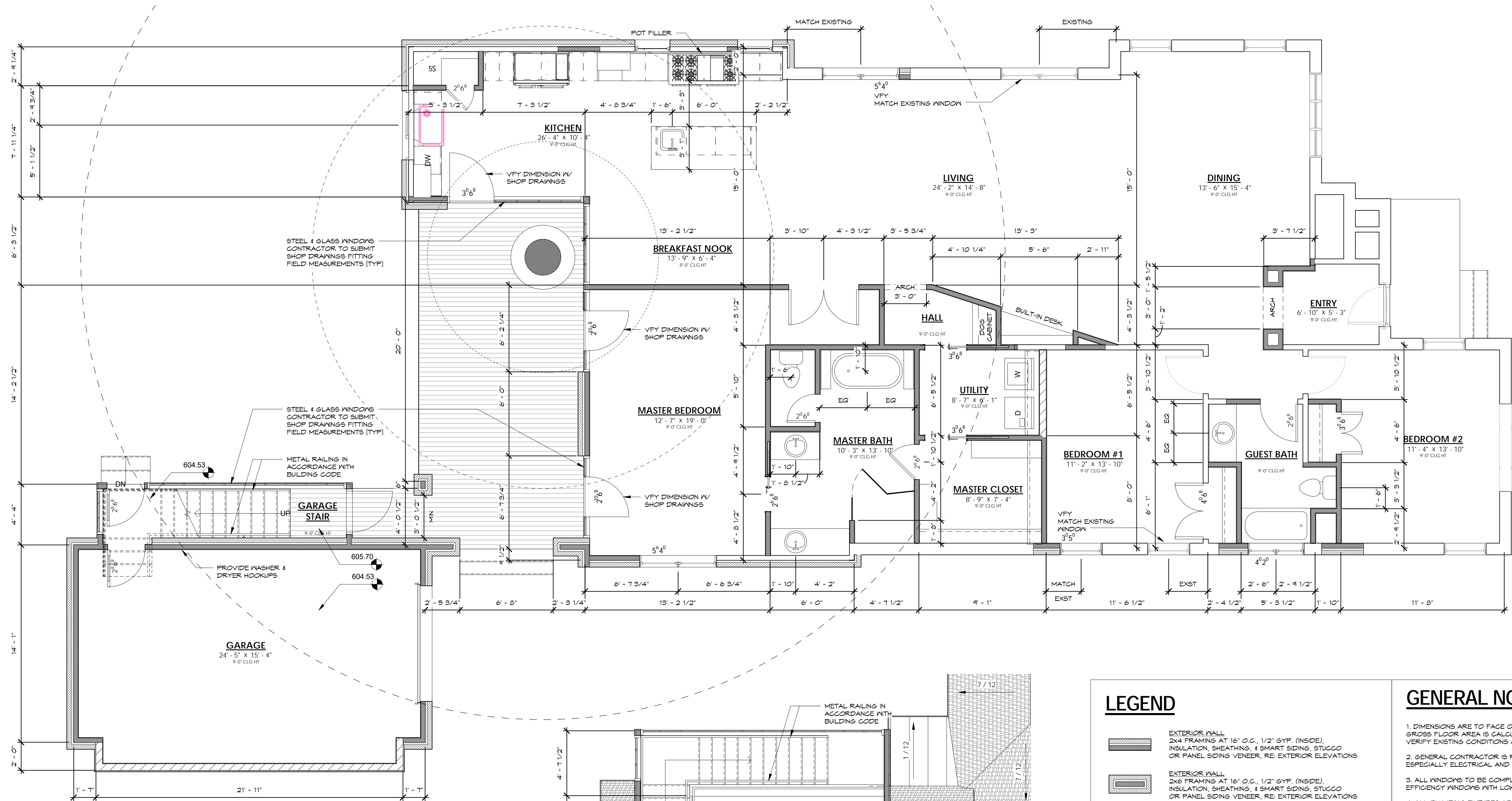
REVISION	DATE



DEMOLITION 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

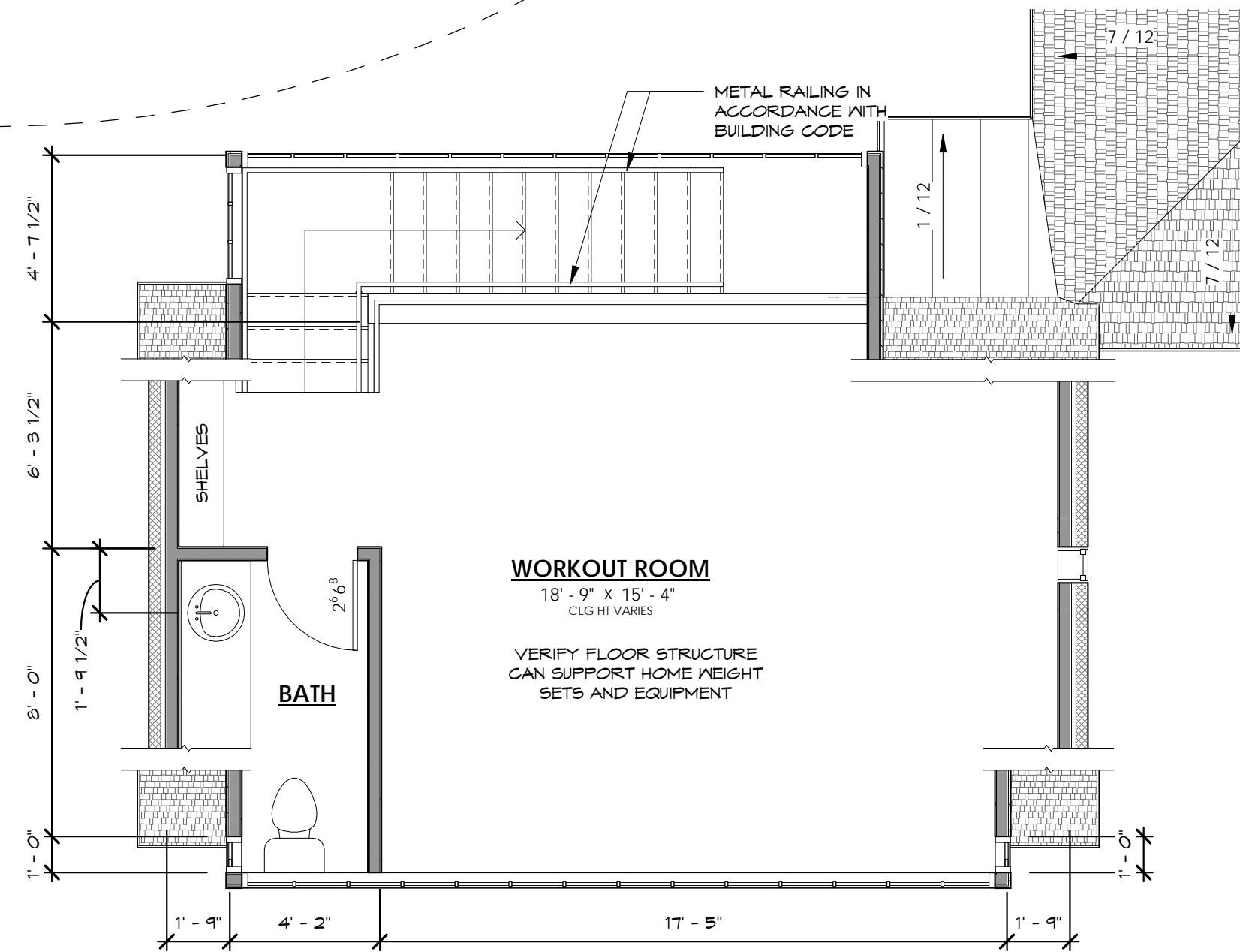
SHEET

A1.0



1 PROPOSED 1ST FLOOR PLAN

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



2 PROPOSED GARAGE 2ND FLOOR PLAN

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

LEGEND

- EXTERIOR WALL
2x4 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE),
INSULATION, SHEATHING, 1/2" SMART SIDING, STUCCO
OR PANEL SIDING VENEER, RE: EXTERIOR ELEVATIONS
- EXTERIOR WALL
2x6 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE),
INSULATION, SHEATHING, 1/2" SMART SIDING, STUCCO
OR PANEL SIDING VENEER, RE: EXTERIOR ELEVATIONS
- EXTERIOR WALL
2x6 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE),
INSULATION, SHEATHING, 1/2" SMART SIDING, STUCCO
OR PANEL SIDING VENEER, RE: EXTERIOR ELEVATIONS
- EXTERIOR WALL
2x6 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE),
INSULATION, SHEATHING, 1/2" SMART SIDING, STUCCO
OR PANEL SIDING VENEER, RE: EXTERIOR ELEVATIONS
- EXTERIOR WALL
CUSTOM STEEL AND GLASS REF: SHOP DRAWINGS
- INTERIOR PARTITION
2x4 FRAMING AT 16" O.C.
- EXISTING WALL TO REMAIN
VERIFY LOCATION
- ALL DOORS TO BE SOLID CORE
WOOD DOORS. VERIFY SPECIES
& FINISH

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF FRAMING AND ARE APPROXIMATE. U.N.O. AND GROSS FLOOR AREA IS CALCULATED FROM FINISH FACE. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ESPECIALLY ELECTRICAL AND HVAC DURING AND THROUGHOUT CONSTRUCTION
- ALL WINDOWS TO BE COMPLIANT WITH CITY OF AUSTIN CODE FOR HIGH EFFICIENCY WINDOWS WITH LOW-E GLASS.
- ALL PLUMBING FIXTURES ARE TO BE HIGH EFFICIENCY RATED FIXTURES

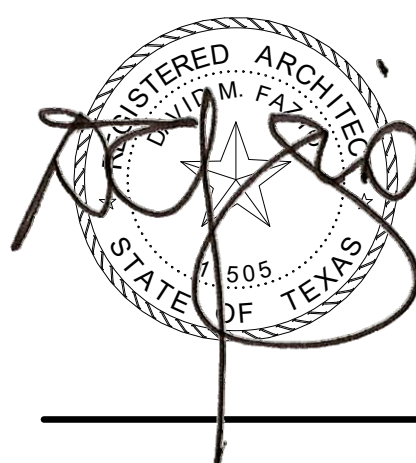
BUILDING AREA

1ST FLOOR GROSS AREA	
1ST FLOOR AREA	2,322 SQ. FT.
GARAGE	
ATTACHED	499 SQ. FT.
SUBTRACT 200 SQ. FT.	-200 SQ. FT.
TOTAL	299 SQ. FT.
GARAGE 2ND FLOOR	
2ND FLOOR AREA	417 SQ. FT.
TOTAL GROSS FLOOR AREA	3,038 SQ. FT.
GROSS AREA OF LOT	8,891 SQ. FT.
FLOOR AREA RATIO	34.17%

NOTE:
SMOKE ALARMS TO BE IN COMPLIANCE
WITH SECTION R313 - SMOKE ALARMS OF
THE INTERNATIONAL RESIDENTIAL BUILDING

NOTE:
ALL FOUNDATIONS ARE CONCRETE SLAB
ON GRADE

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PROPOSED FLOOR PLANS

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

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

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A2.0

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



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

- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS [U.N.O.]
- NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC OF EXISTING STONE AND TO INCLUDE FOSSILIZED LIMESTONE ACCENTS SIMILAR TO EXISTING BUILDING
- ROOF SLOPES TO MATCH EXISTING [U.N.O.]
- ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



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

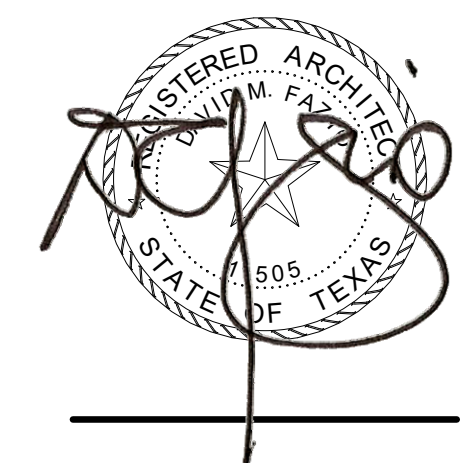
FIRST FLOOR PLATE
9' - 0"

1ST FLOOR
0' - 0"

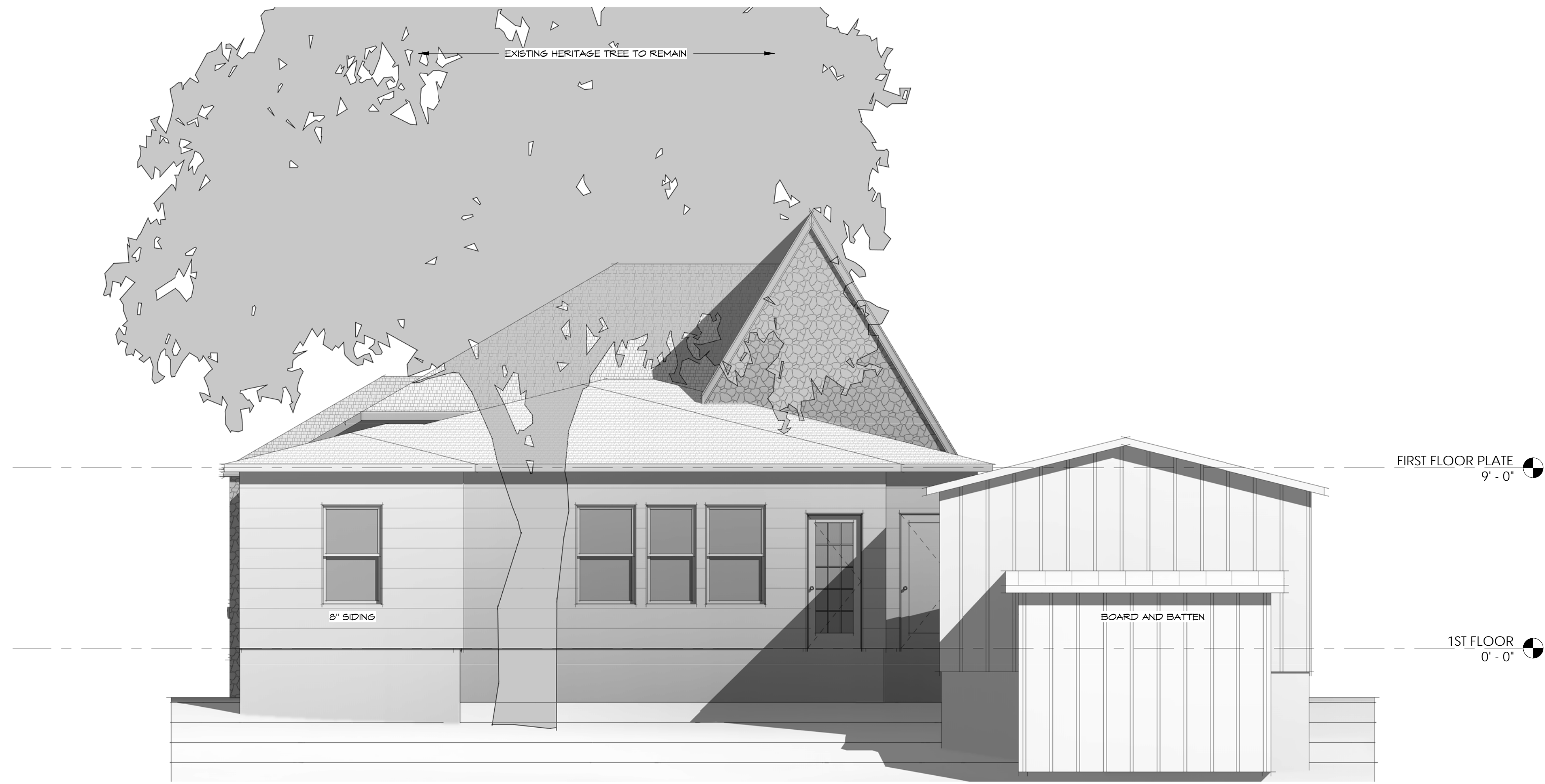
TENT 1 & 2
603' - 2 1/2"
TENT 3
602' - 5 1/4"



- GENERAL ELEVATION NOTES
- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS [U.O.]
 - NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC OF EXISTING STONE AND TO INCLUDE THE FOLLOWING LINEMENTS ACCENTS SIMILAR TO EXISTING BUILDING
 - ROOF SLOPES TO MATCH EXISTING [U.O.]
 - ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



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1 | EXISTING - WEST
SCALE: 1/4" = 1'-0"

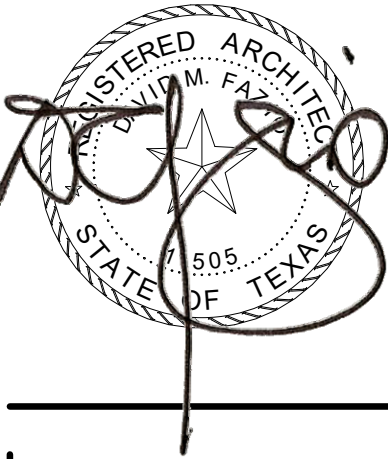
GENERAL ELEVATION NOTES

- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS (U.N.O.)
- NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC OF EXISTING STONE AND TO INCLUDE FOSSILIZED LIMESTONE ACCENTS SIMILAR TO EXISTING BUILDING
- ROOF SLOPES TO MATCH EXISTING (U.N.O.)
- ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



2 | WEST
SCALE: 1/4" = 1'-0"

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



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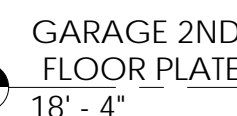
SCALE: 1/4" = 1'-0"



1ST FLOOR 0' - 0"

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

- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS [U.N.O.]
- NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC OF EXISTING STONE AND TO INCLUDE FOSSILIZED LIMESTONE ACCENTS SIMILAR TO EXISTING BUILDING
- ROOF SLOPES TO MATCH EXISTING [U.N.O.]
- ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



GARAGE 2ND FLOOR
 9' - 4" AGE FIRST FLOOR PLATE
 7' - 10"

1' - 2" GARAGE FFE

FIRST FLOOR PLATE

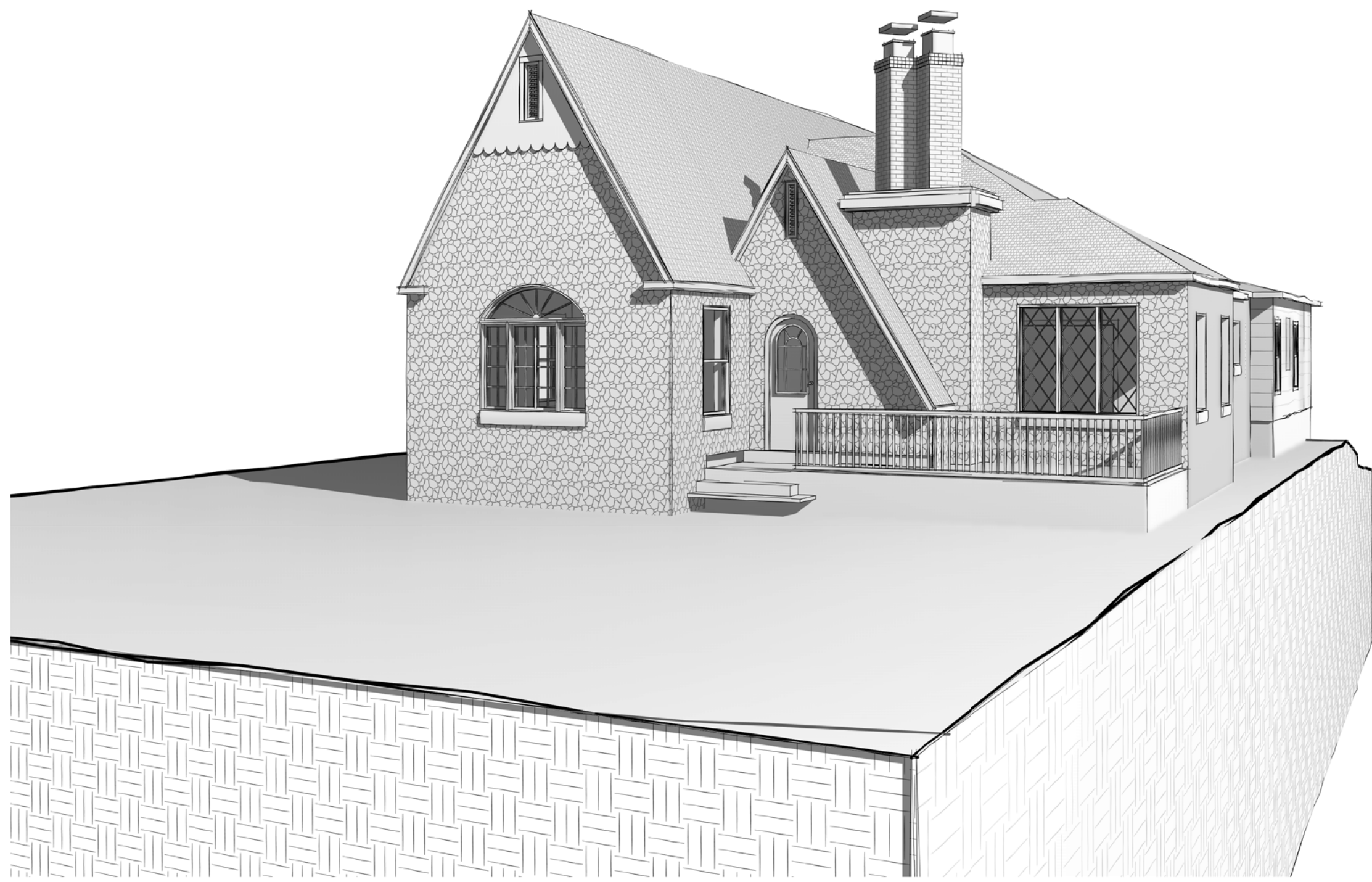
1ST FLOOR
0' - 0"

TENT 1 & 2
603' - 2 1/2"

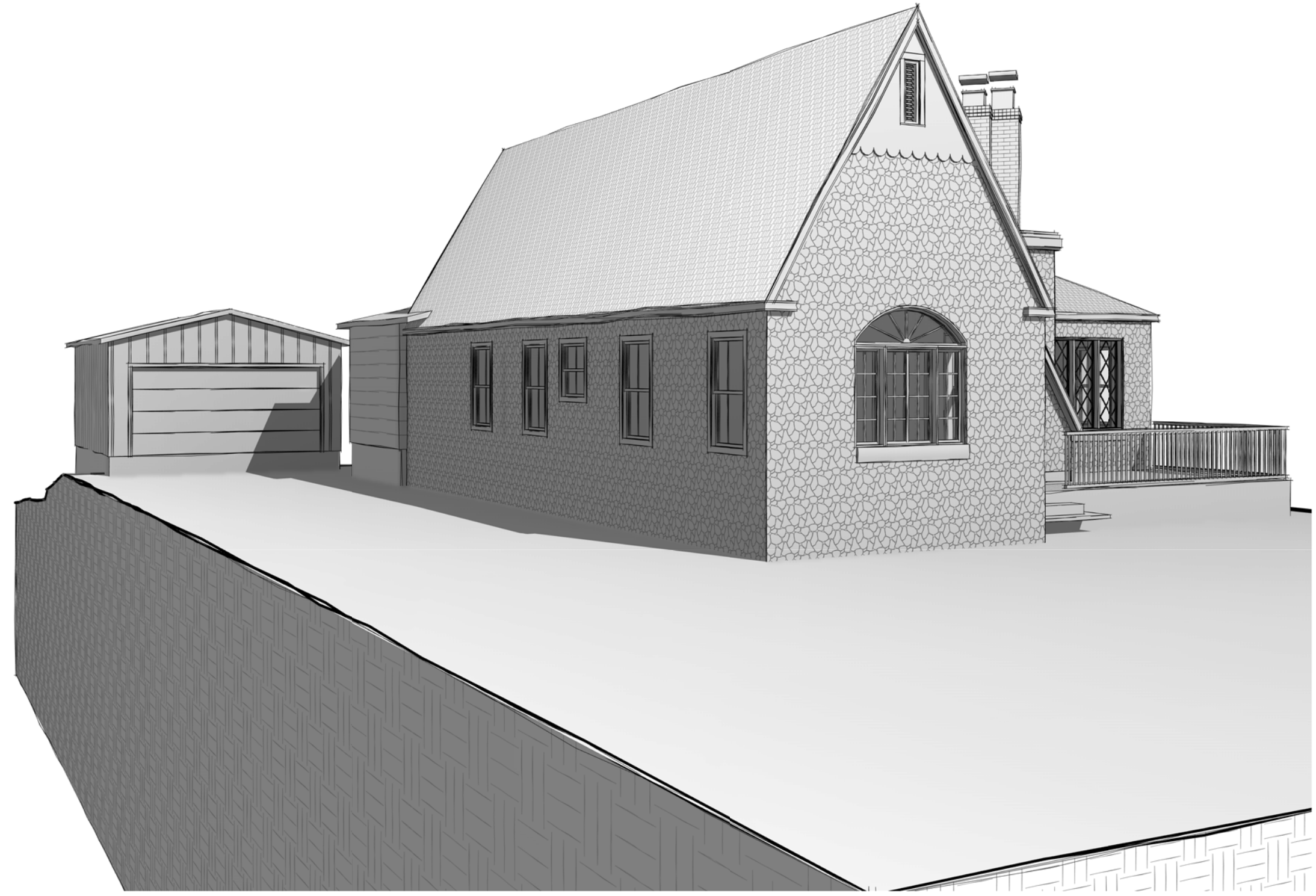
TENT 3
602' - 5 1/4"

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

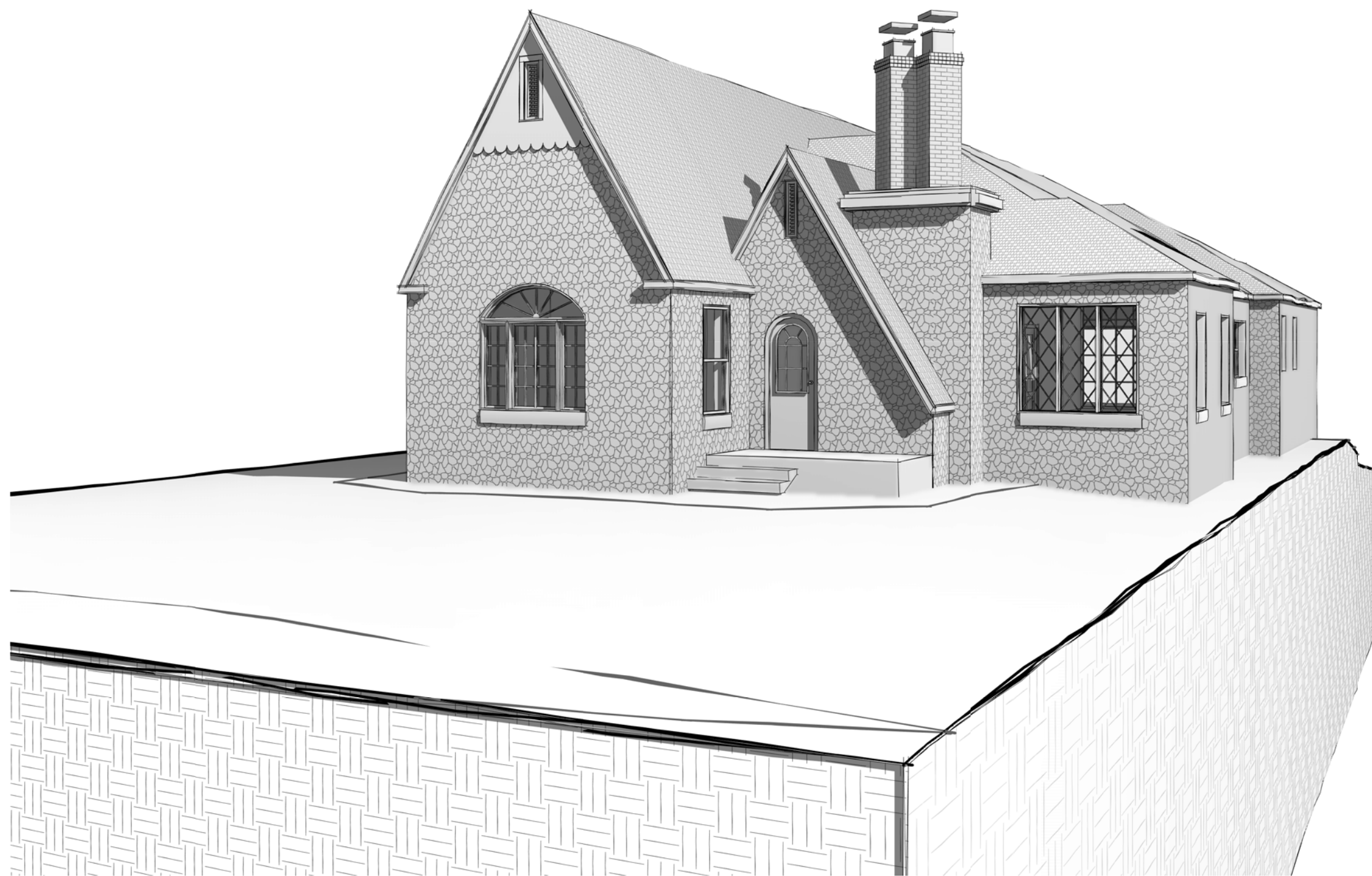
SCALE: 1/4" = 1'-0"



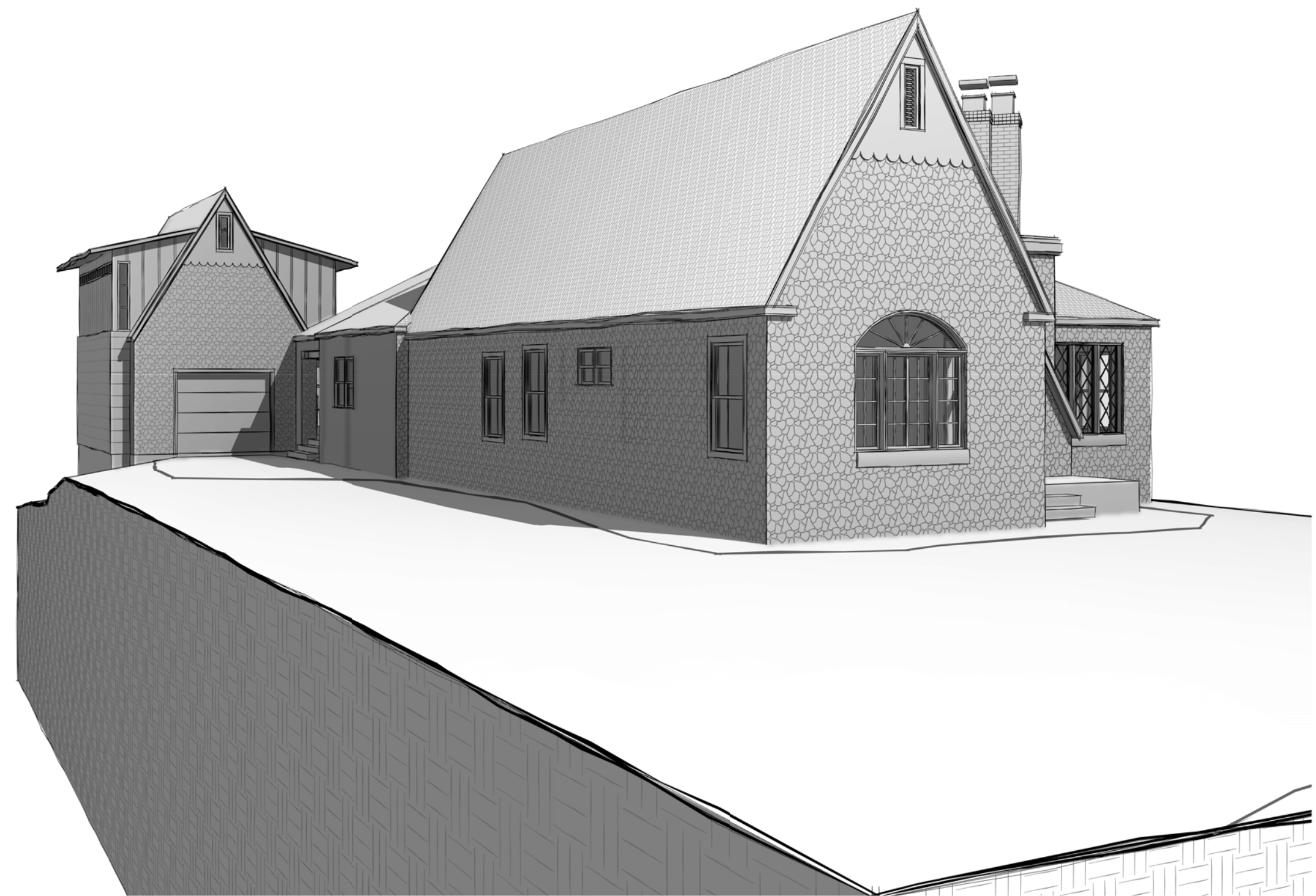
1 | R.O.W. - NORTH EAST - EXISITNG
SCALE:



3 | R.O.W. - SOUTH EAST - EXISTING
SCALE:

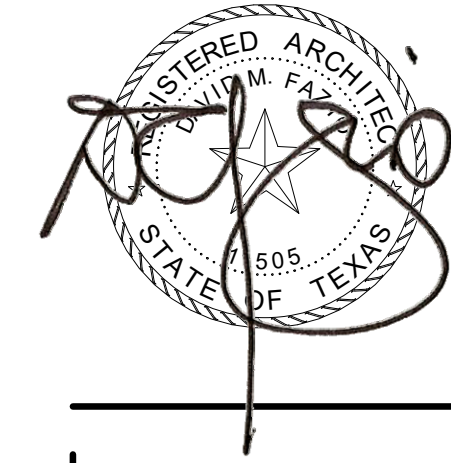


2 | R.O.W. - NORTH EAST - PROPOSED
SCALE:



4 | R.O.W. - SOUTH EAST - PROPOSED
SCALE:

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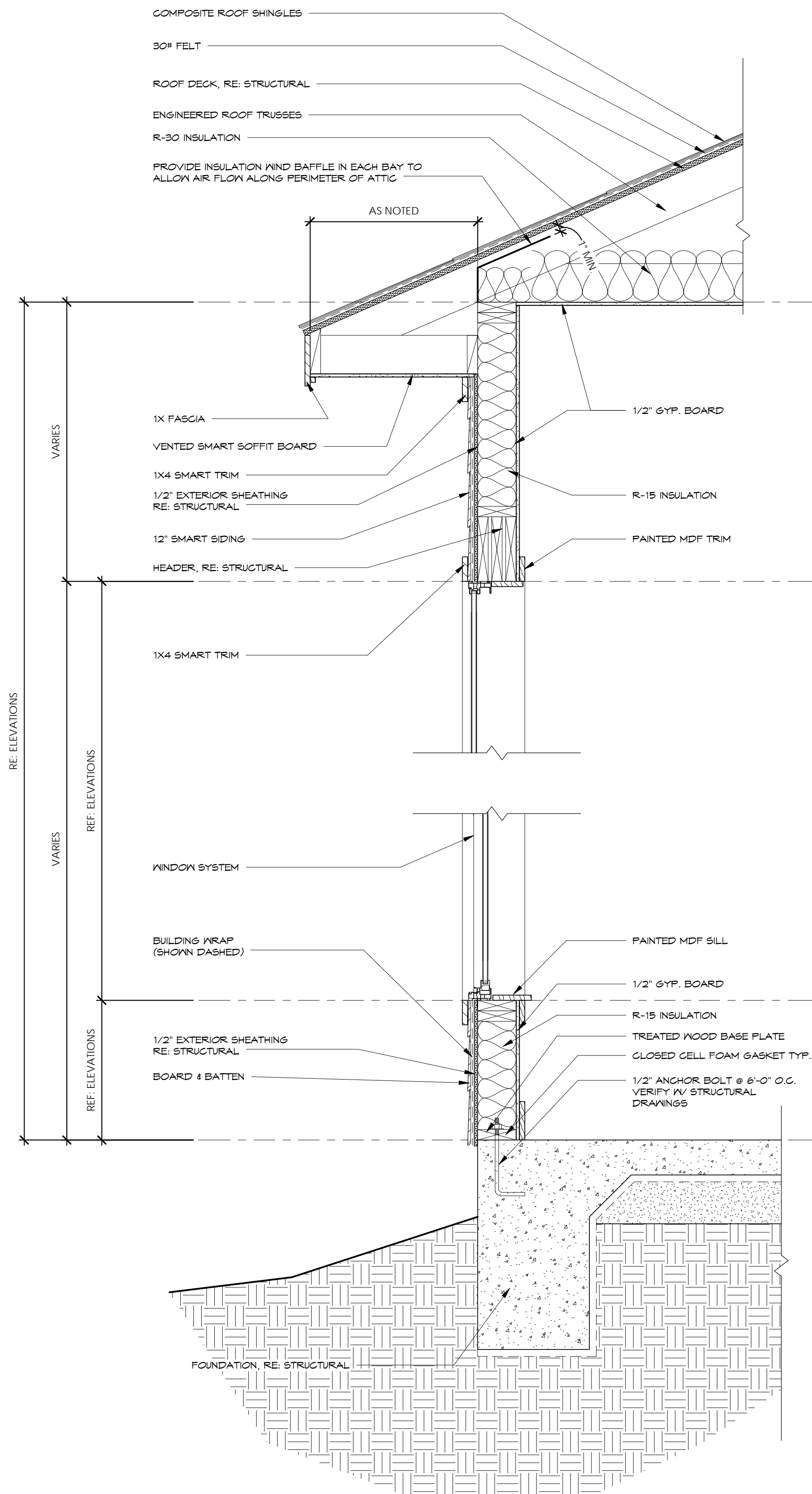
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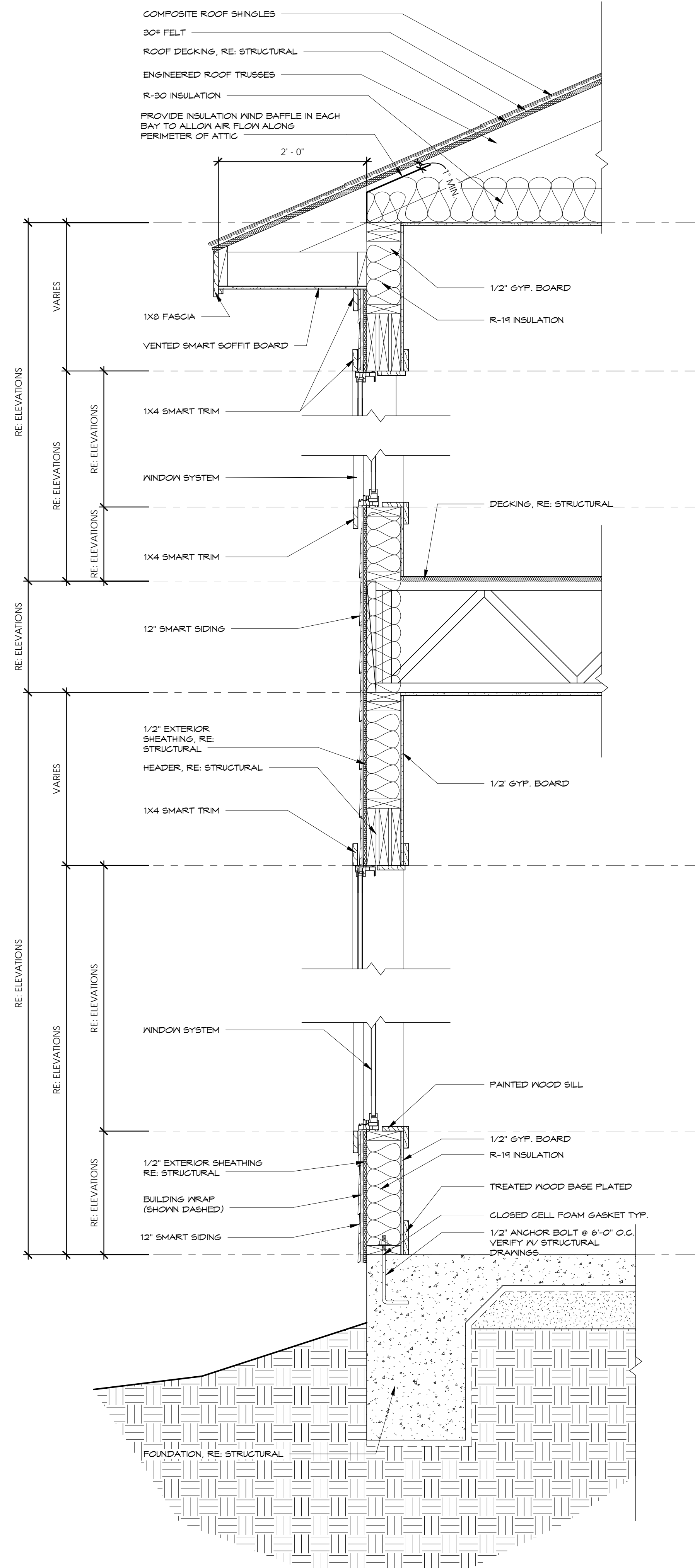
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A2.4

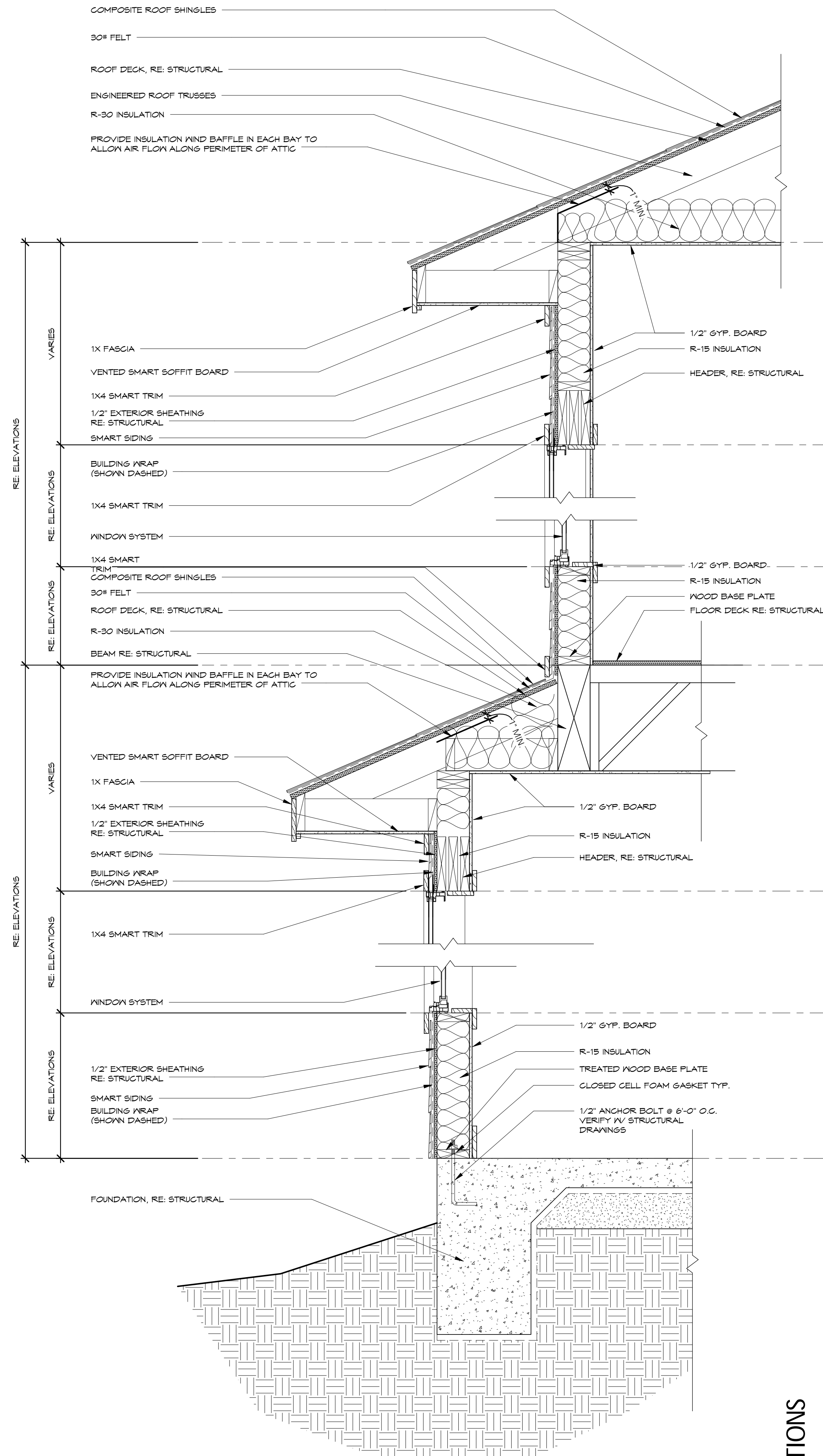
VIEWS FROM RIGHT OF WAY
SCALE:



1 | 1 STORY W/ WINDOW
SCALE: 1" = 1'-0"



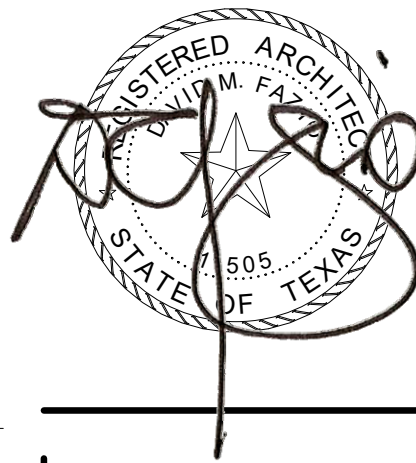
2 | 2 STORY W/ WINDOW
SCALE: 1" = 1'-0"



3 | 2 STORY OFFSET W/ WINDOW
SCALE: 1" = 1'-0"



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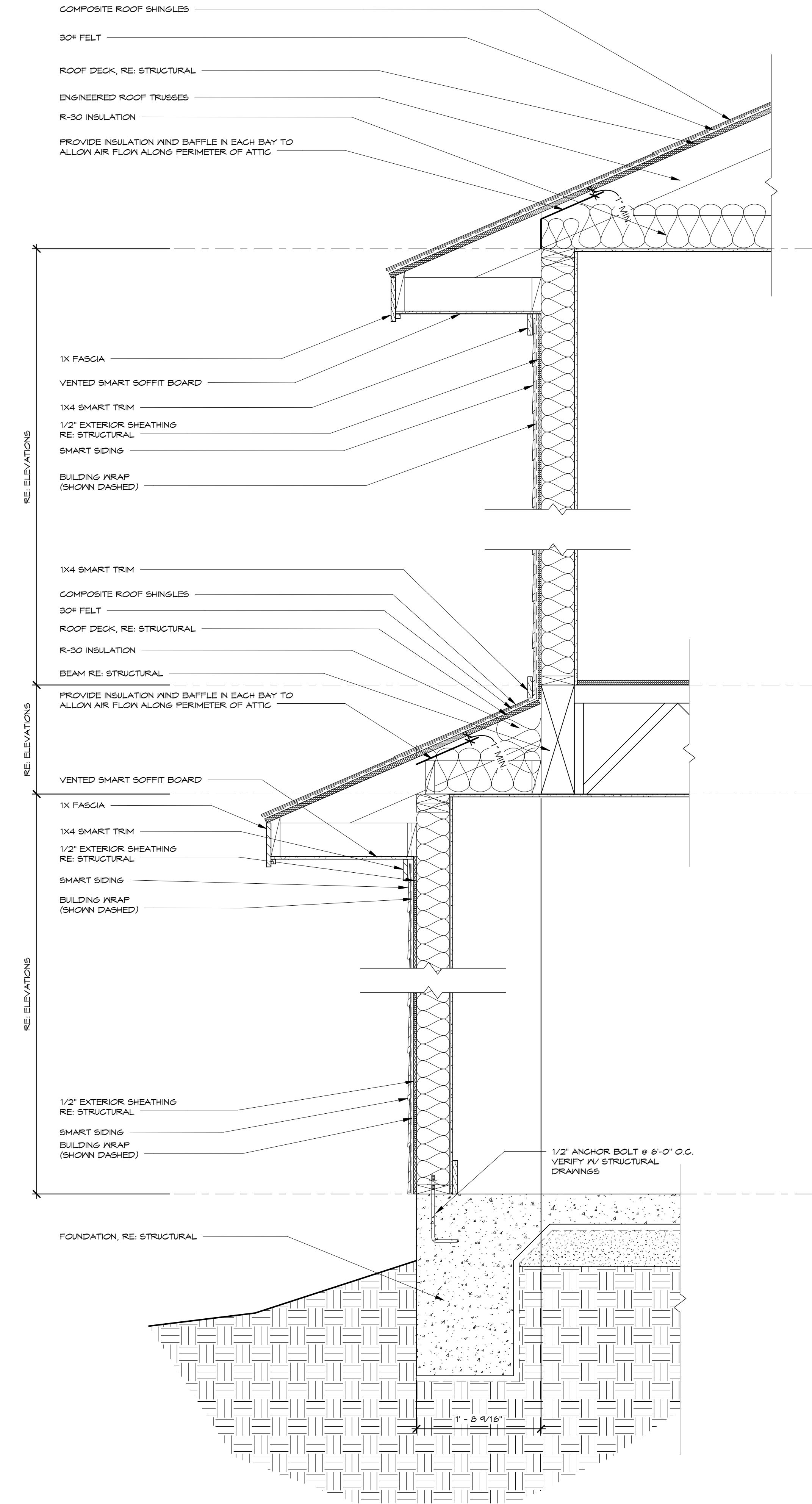
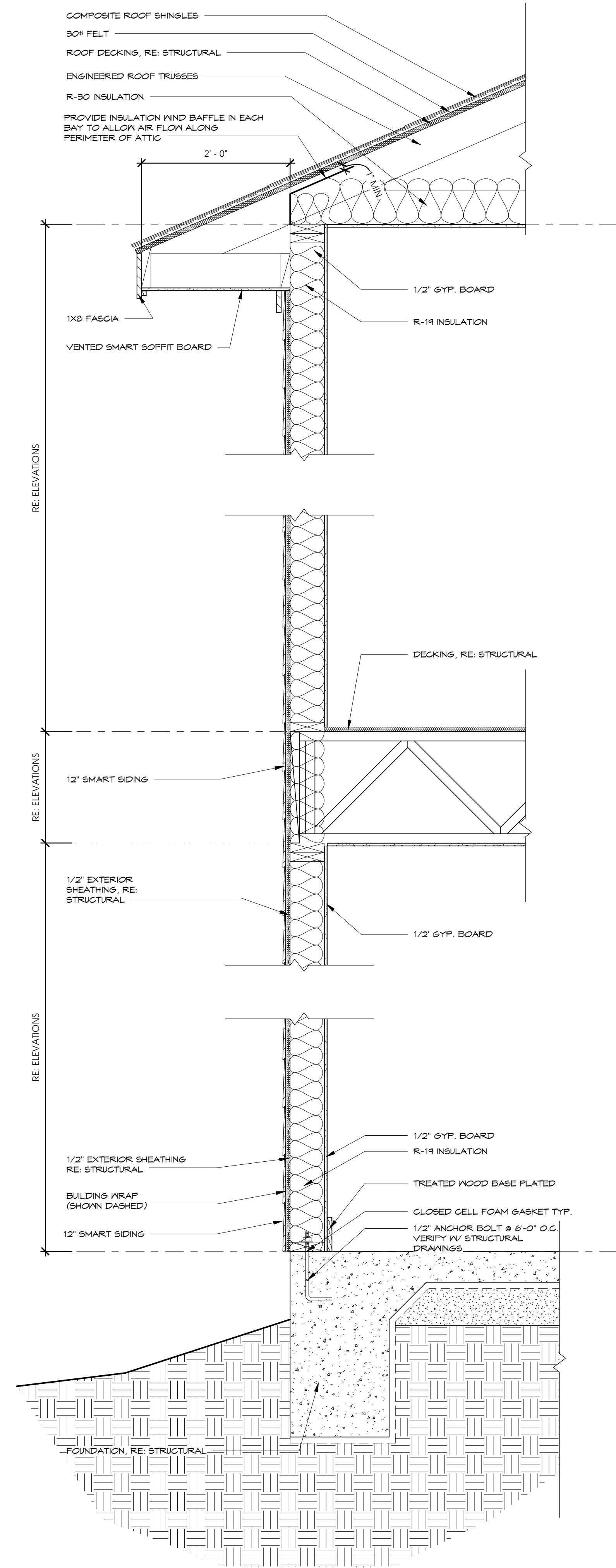
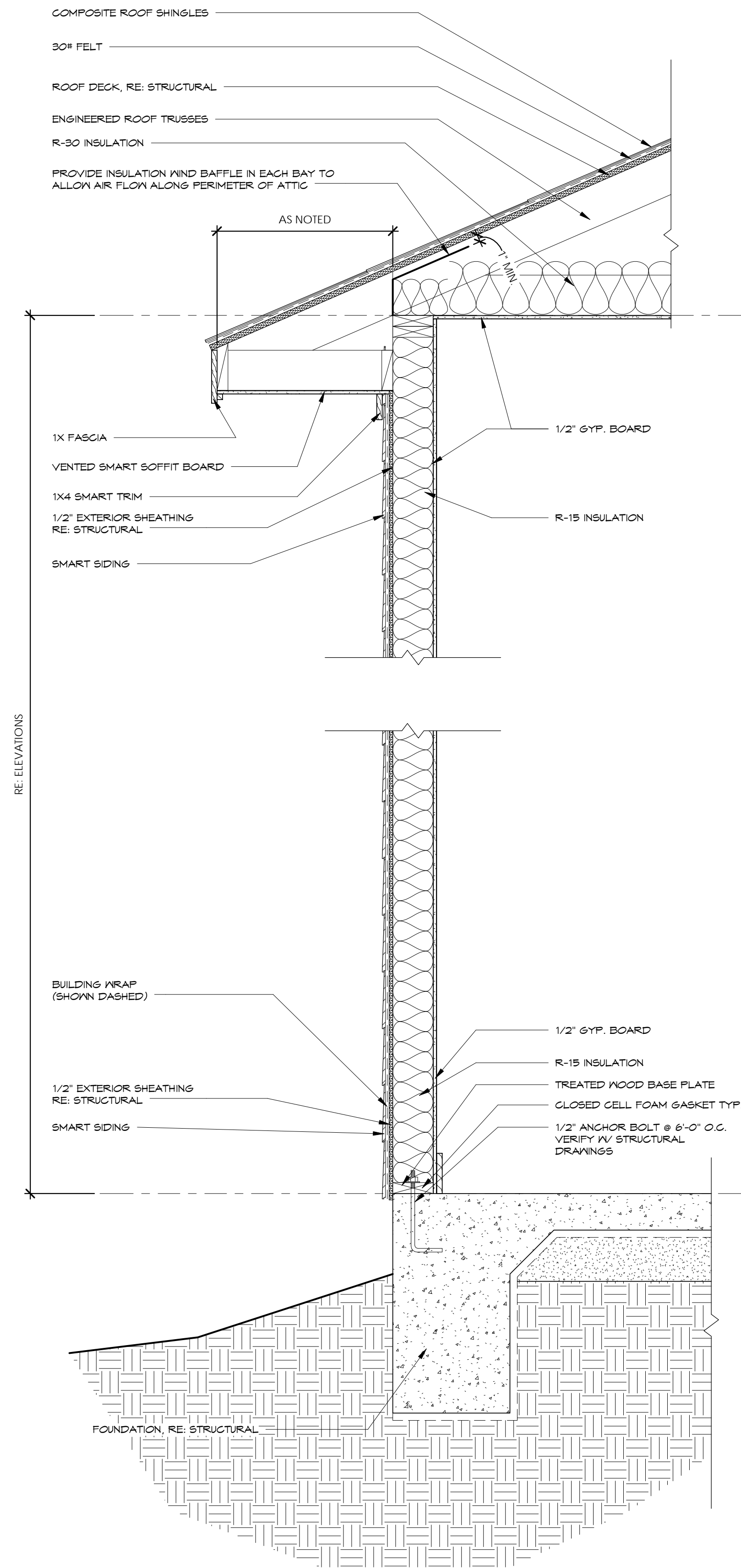
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WALL SECTIONS
SCALE: 1" = 1'-0"

SHEET
A3.0



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