



WEST KLEMM - STUDIO & GARAGE

1013 EAST 9TH STREET, AUSTIN, TX, 78702

ARCHITECT: CLAYTON & LITTLE ARCHITECTS
1001 EAST 8TH STREET
AUSTIN, TEXAS 78702
CONTACT: ANNIE LAURIE GRABIEL, ASSOC. AIA
PHONE: (512) 477.1727 x. 208
FAX: (512) 477.9876

OWNER INFORMATION

DAVID WEST & WILL KLEMM
1019 EAST 9TH STREET
AUSTIN, TX 78702

LEGAL DESCRIPTION

LOT 6 *PLUS SE TRI of LOT 5 BLK 4 OLT 2-3

SITE INFORMATION

SITE INFORMATION TAKEN FROM ALL POINTS SURVEYING
SURVEY DATE: 02.08.16

ZONING INFORMATION

Zoning: MF - H - NP
Previous Land Use: SF-3
Future Land Use: SF-3
Property ID: 194798
Geographic ID: 0206051008
Legal Description: LOT 6 *PLUS SE TRI of LOT 5 BLK 4 OLT 2-3
Date built: 1884
Historic: Yes, Historic Landmark - H-80-05
Neighborhood: George L. Robertson Subdivision
Neighborhood Plan: Central East Austin
TOD: No
Overlay District: Residential Design Standards
Floodplain: No
Watershed: Waller, Urban
Easements: No

Minimum Setbacks: Front: 25'
Street Side: 15'
Interior Side: 5'
Rear /Alley: 5'

Max. Bldg. Height: 32' per McMansion
Lot Size: 10,899 sf per survey (10,981 sf per TCAD)
Max Bldg. Coverage: 40% sf (4,360 %) as existing SF-3 use
Max Impervious Cover: 45% sf (4,905 %) as existing SF-3 use
Max F.A.R.: 0% sf (4,360 %) as existing SF-3 use
Parking: 2 Per building use proposed (Code: 25-6 Zoning/Transportation/Appendix A)
Potential parking reductions: No additional Parking needed with Secondary Dwelling Unit as residence is in the exempt parking district.

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CODE ANALYSIS

BUILDING CODE: INTERNATIONAL RESIDENTIAL BUILDING CODE 2012, WITH AUSTIN AMENDMENTS
BUILDING DESCRIPTION: WOOD FRAME (W/MASONRY AND WOOD VENEER), 2 STORY ACCESSORY DWELLING UNIT

LEGAL JURISDICTION: AUSTIN, TEXAS, TRAVIS COUNTY

AREA CALCULATIONS:

LOT SIZE - 10,981 S.F.	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	1,008 S.F.	810 S.F.	1,818 S.F.
2ND FLOOR CONDITIONED	1,008 S.F.	550 S.F.	1,558 S.F.
BASEMENT (EXEMPT)	520 S.F.	0 S.F.	0 S.F.
COVERED PATIO	472 S.F.	0 S.F.	462 S.F.
BALCONY	328 S.F.	40 S.F.	368 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.
TOTAL BUILDING COVERAGE	2,816 S.F.	1,400 S.F.	4,216 S.F.
% BUILDING COVERAGE (2,290 / 10,981) = 20.8%			
DRIVEWAY	60 S.F.	140 S.F.	200 S.F.
SIDEWALKS	655 S.F.	130 S.F.	785 S.F.
UNCOVERED PATIO	0 S.F.	0 S.F.	0 S.F.
UNCOVERED WOOD DECK	0 S.F.	0 S.F.	0 S.F.
AC PADS	27 S.F.	3 S.F.	30 S.F.
OTHER	50 S.F.	0 S.F.	50 S.F.
TOTAL NON-BUILDING COVERAGE	792 S.F.	270 S.F.	1062 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	2,272 S.F.	1080 S.F.	3,352 S.F.
% IMPERVIOUS COVER (3,352 / 10,981) = 30.5%			

NOTE: EXISTING AREAS TAKEN FROM TCAD

SYMBOL LEGEND

	ELEVATION SYMBOL
	SECTION DETAIL SYMBOL
	SECTION SYMBOL
	PARTITION TYPE SYMBOL
ROOM NAME	ROOM NAME & NUMBER SYMBOL
	DOOR NUMBER SYMBOL
	DETAIL SYMBOL
	WINDOW SYMBOL

VICINITY MAP



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PRELIMINARY
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FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

West-Klemm Studio

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COVER SHEET

G1.0

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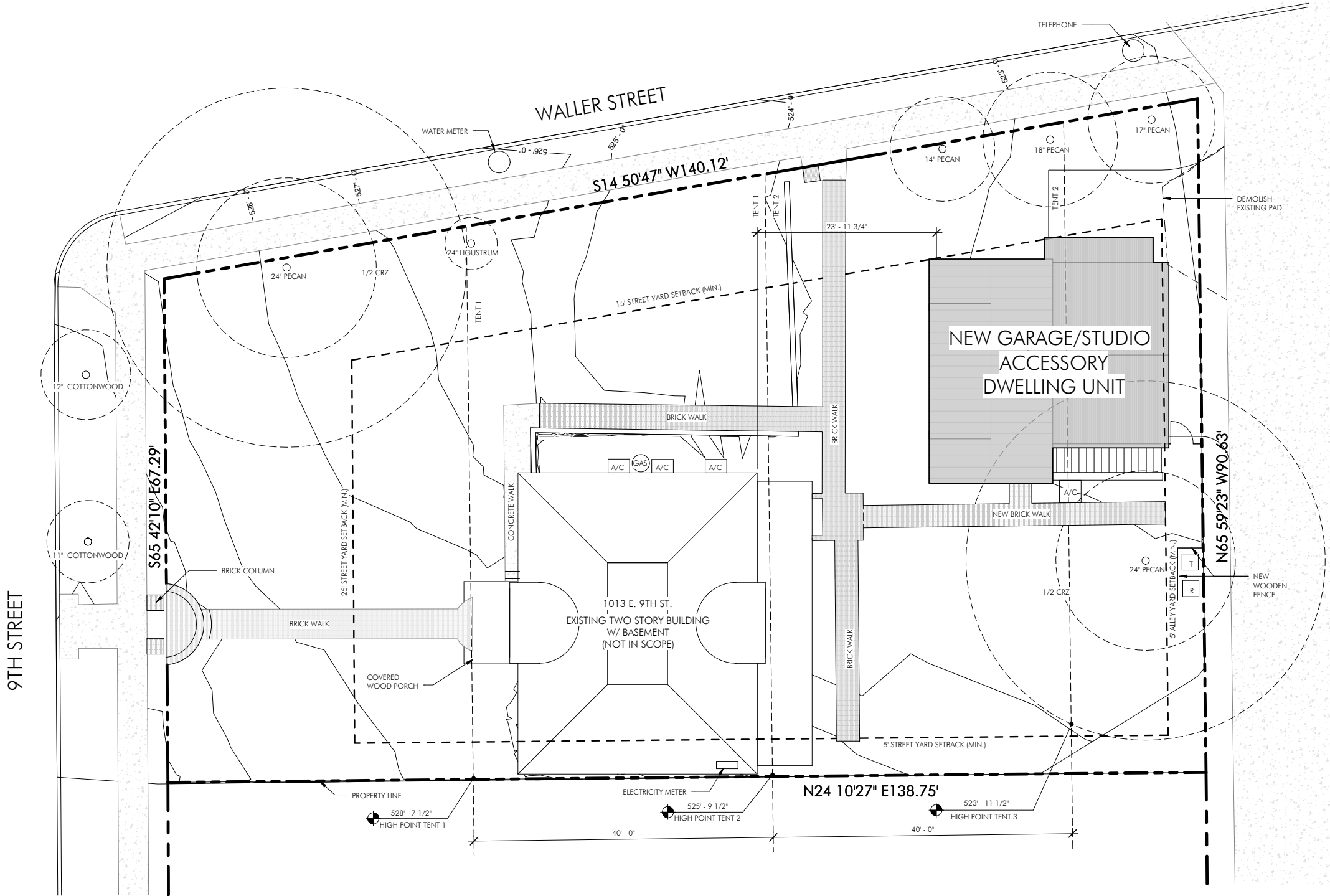
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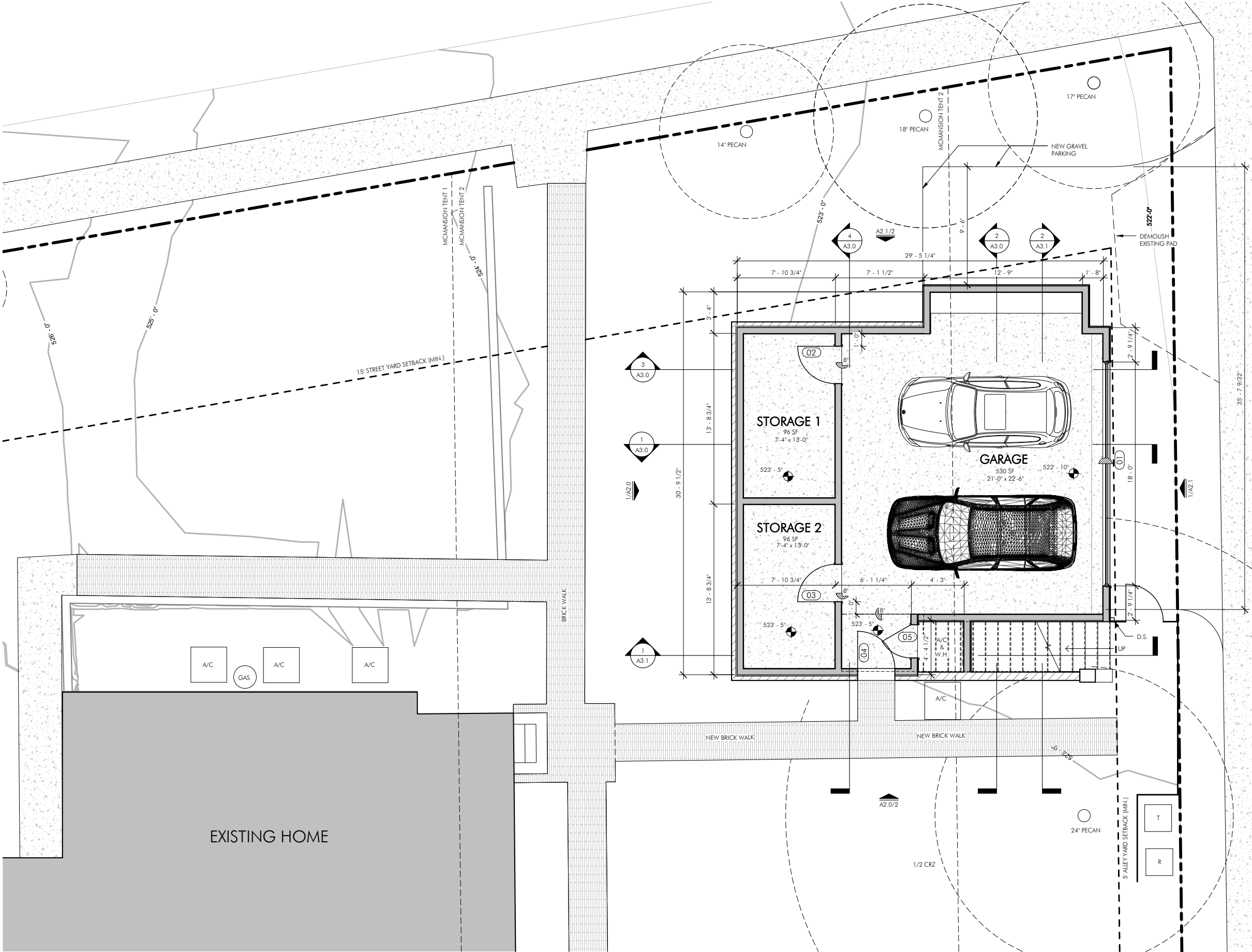
SITE PLAN

A1.0



1 SITE PLAN
1/8" = 1'-0"

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1 FIRST FLOOR PLAN
1/4" = 1'-0"

DRAWING LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION
	WOOD FLOORING
	WOOD DECKING
	TILE
	CONCRETE

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FIRST FLOOR PLAN

A1.1

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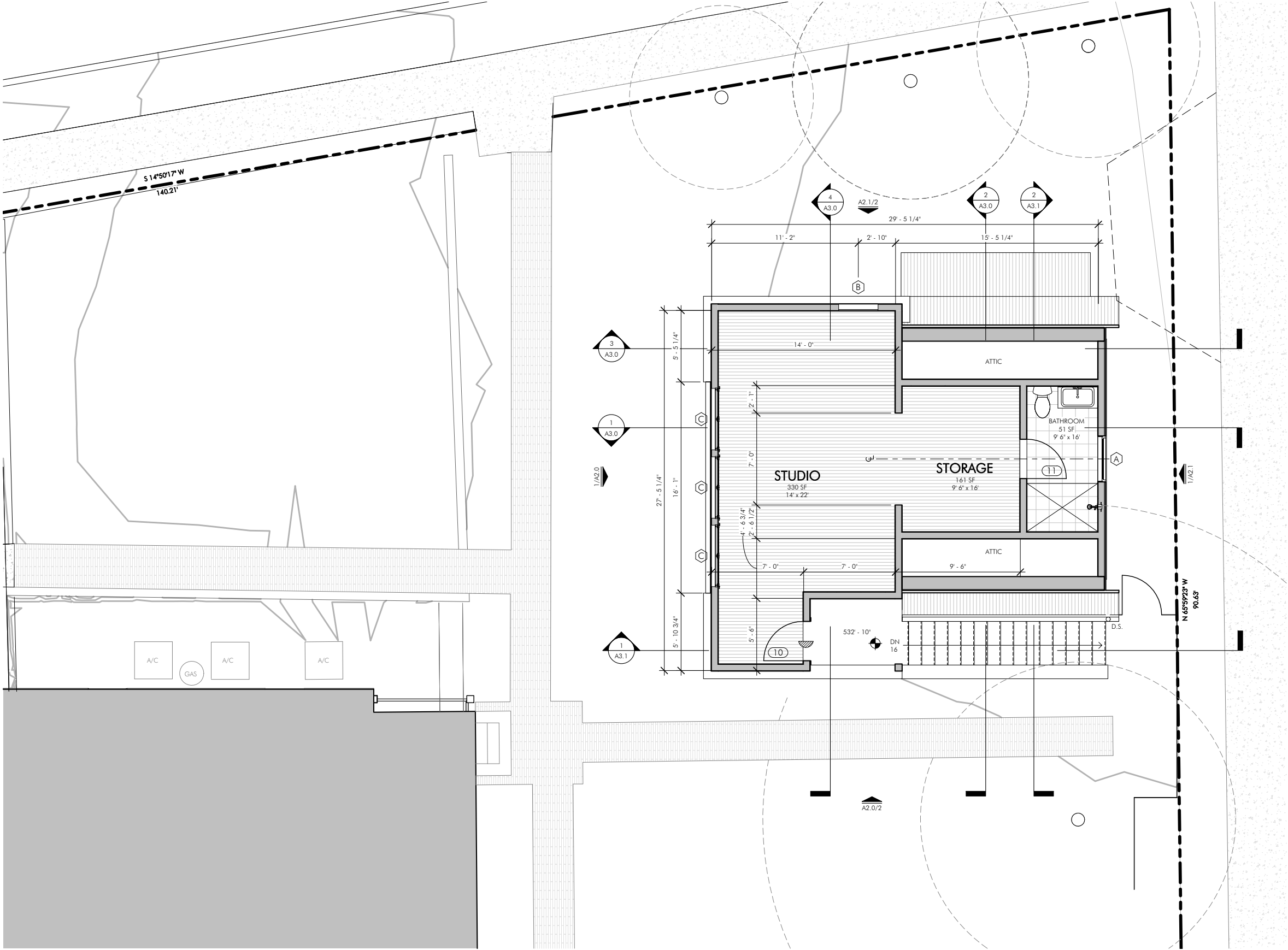
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SECOND FLOOR PLAN

A1.2



DRAWING LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION
	WOOD FLOORING
	WOOD DECKING
	TILE
	CONCRETE

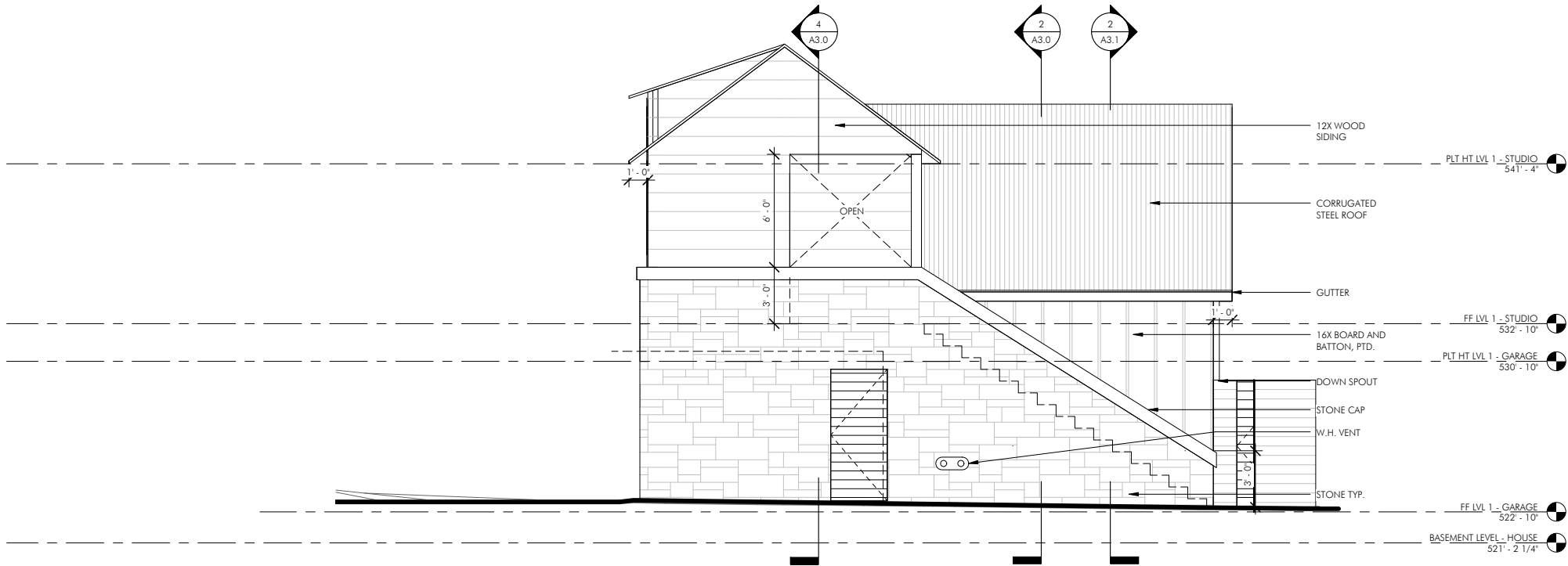
1 SECOND FLOOR PLAN
1/4" = 1'-0"

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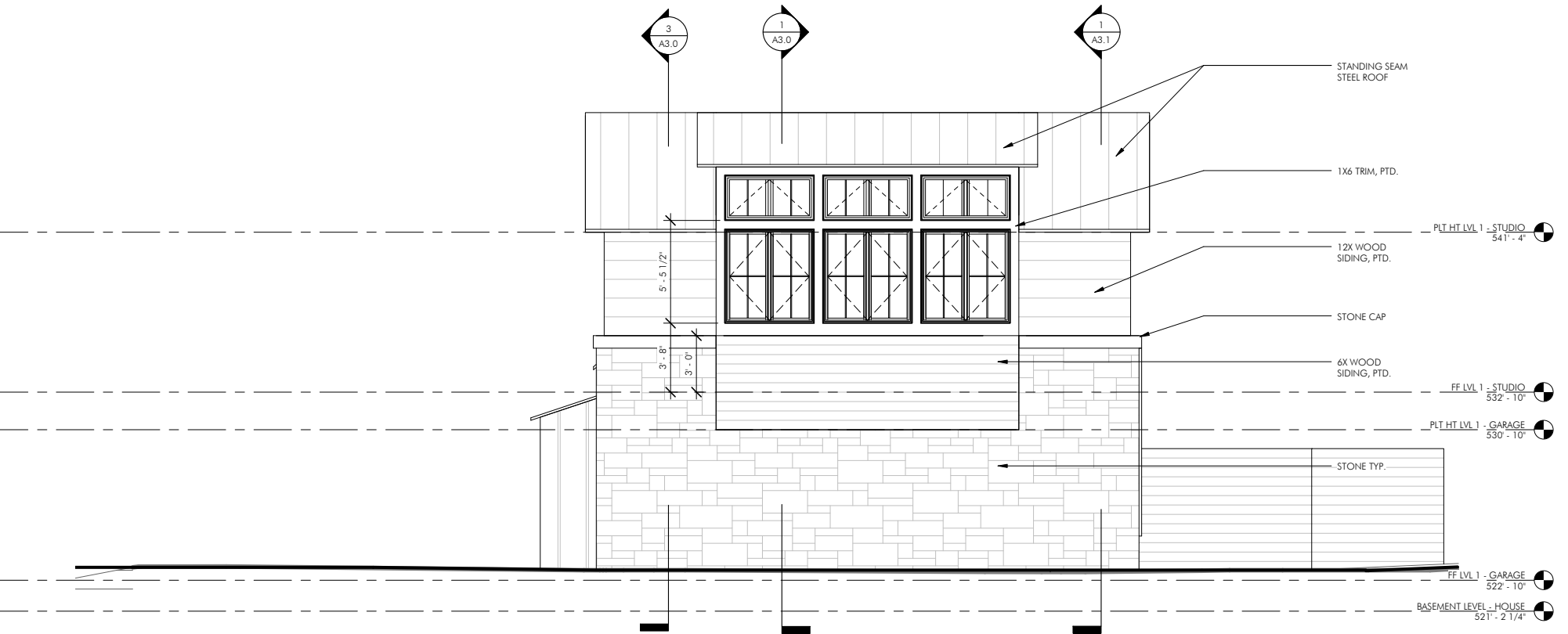
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2 WEST ELEVATION
1/4" = 1'-0"



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

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EXTERIOR ELEVATIONS

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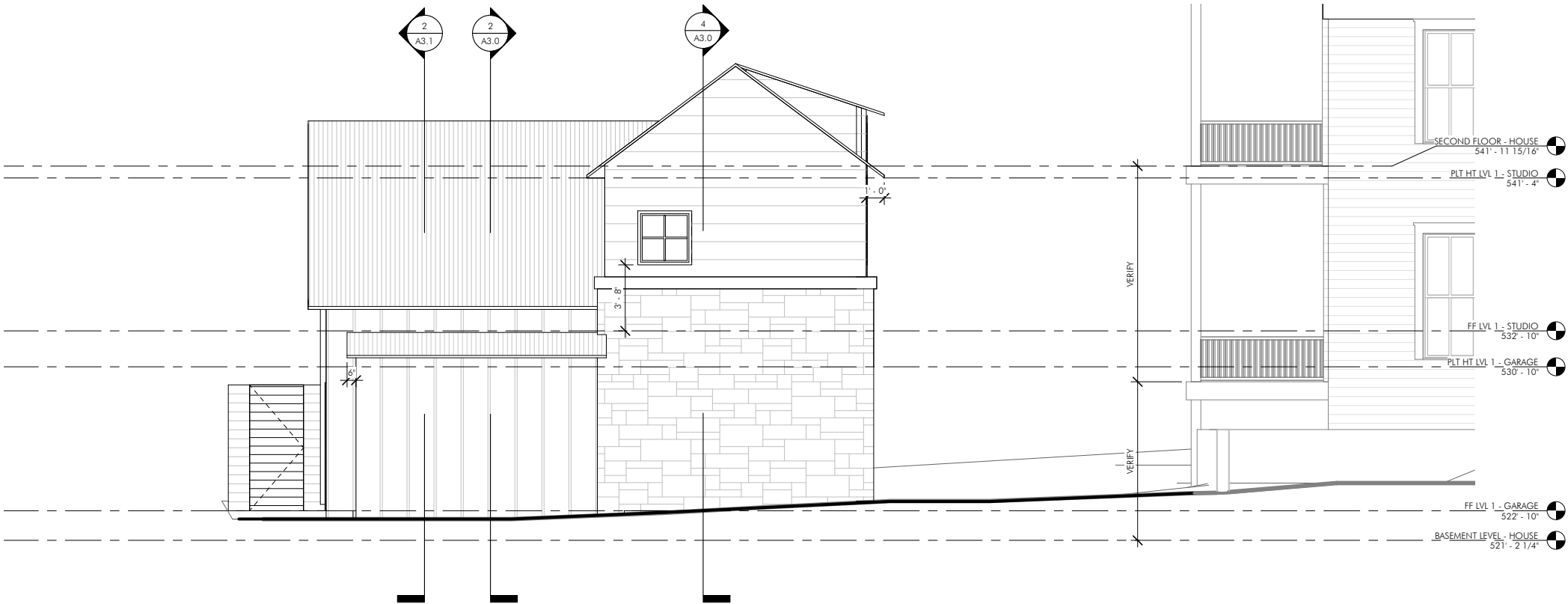
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EXTERIOR ELEVATIONS

A2.1



2 EAST ELEVATION
 $\frac{1}{4}'' = 1'-0''$



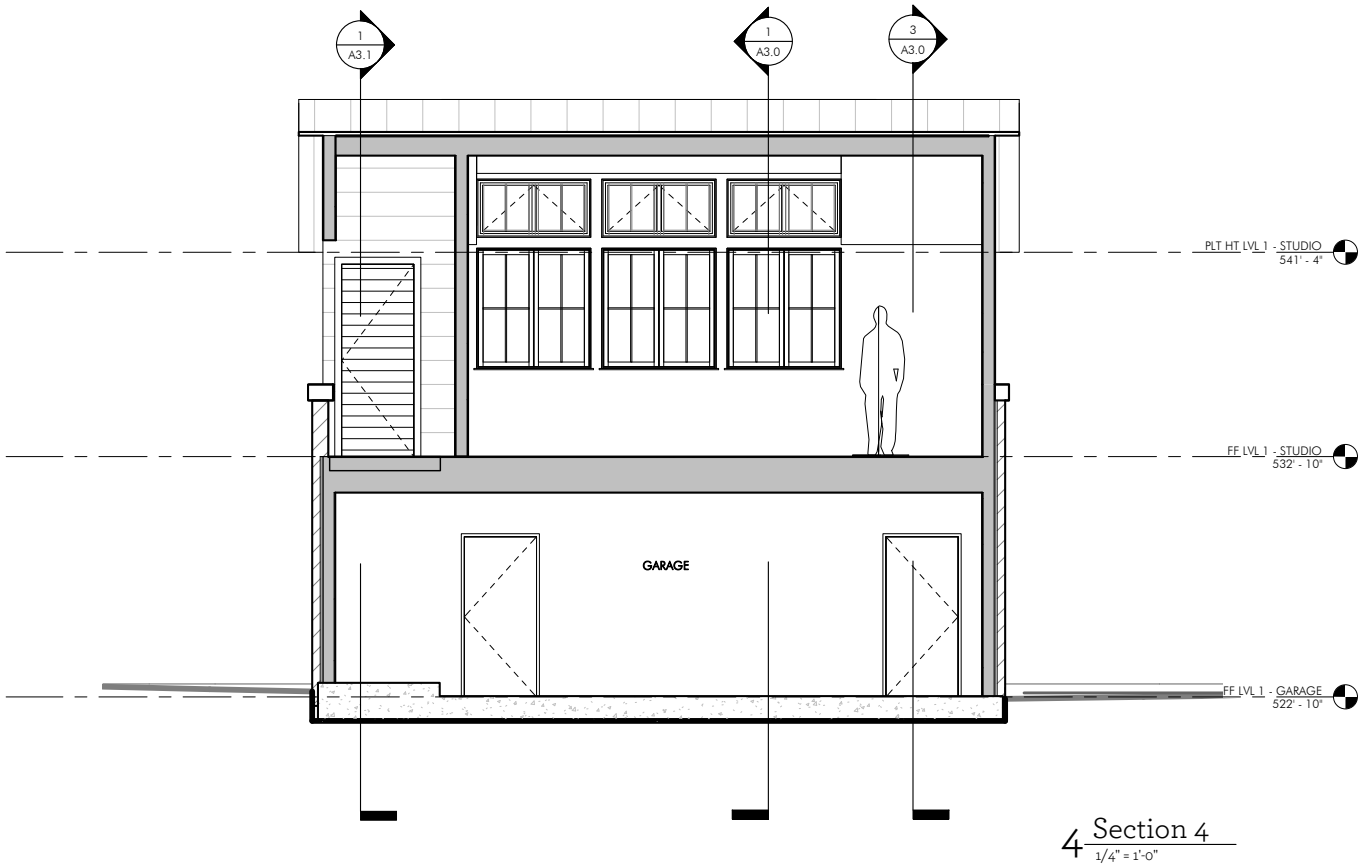
1 SOUTH ELEVATION 1
1/4" = 1'-0"

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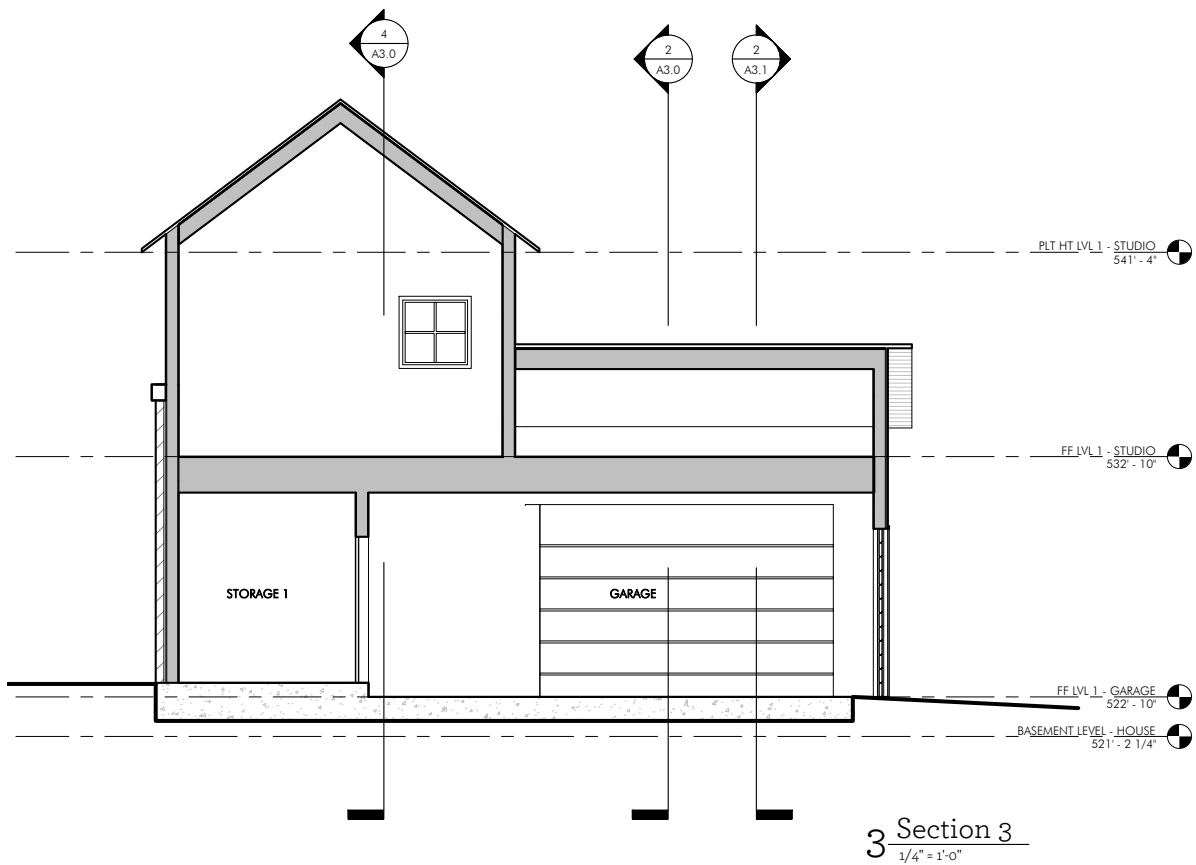
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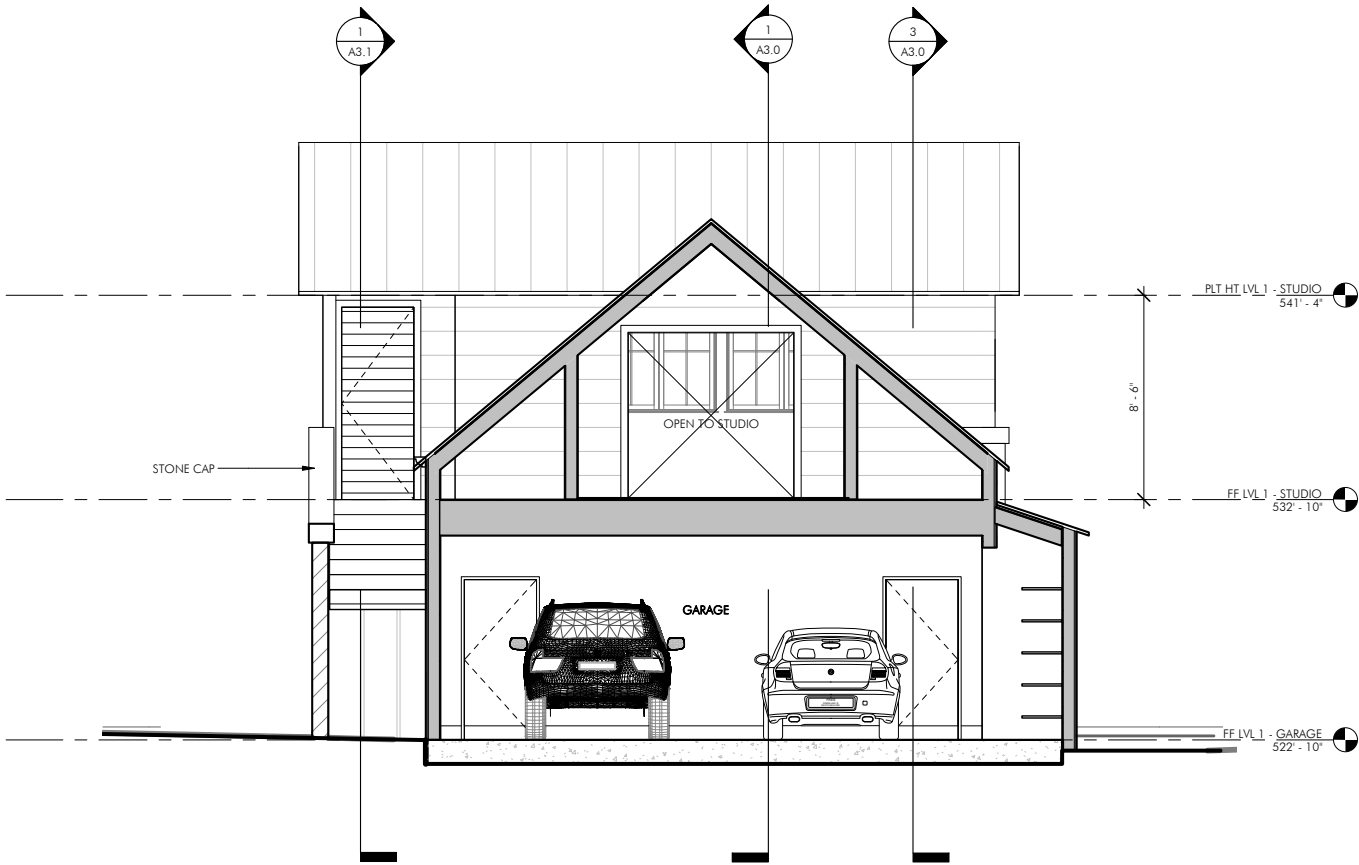
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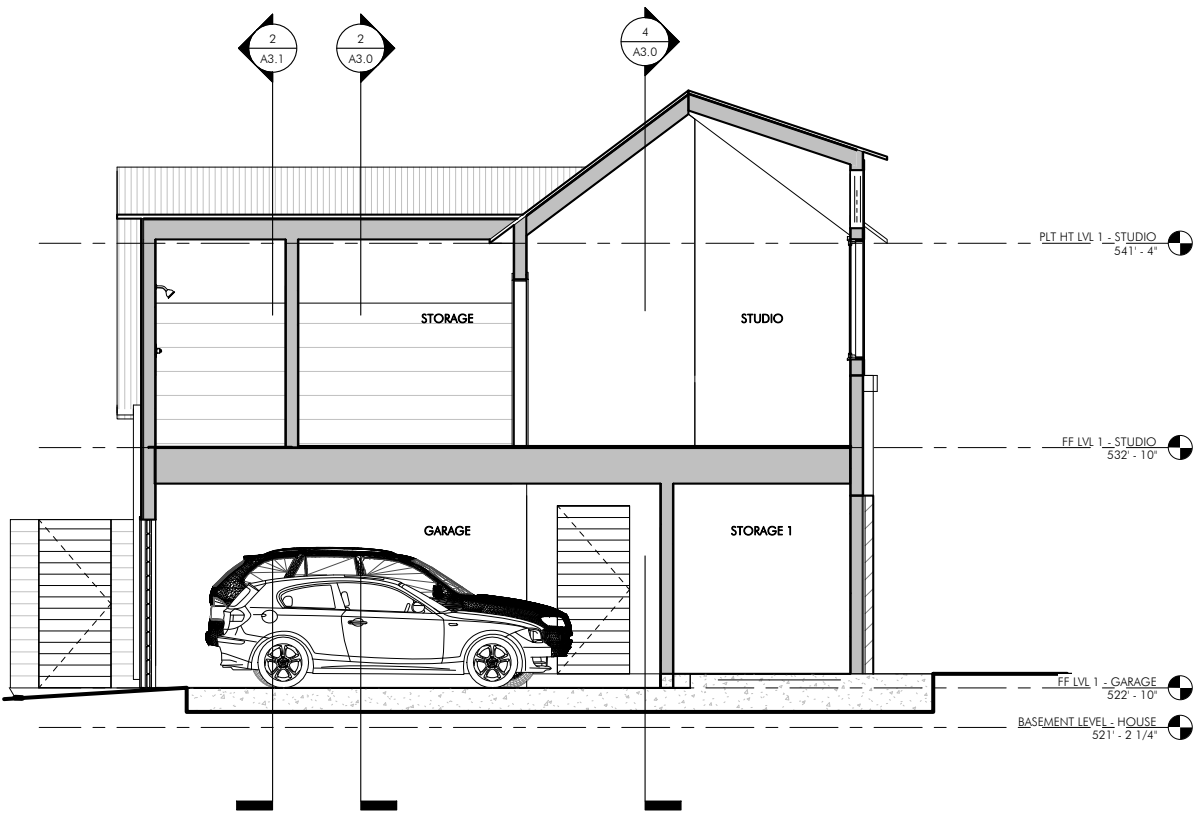
4 Section 4
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

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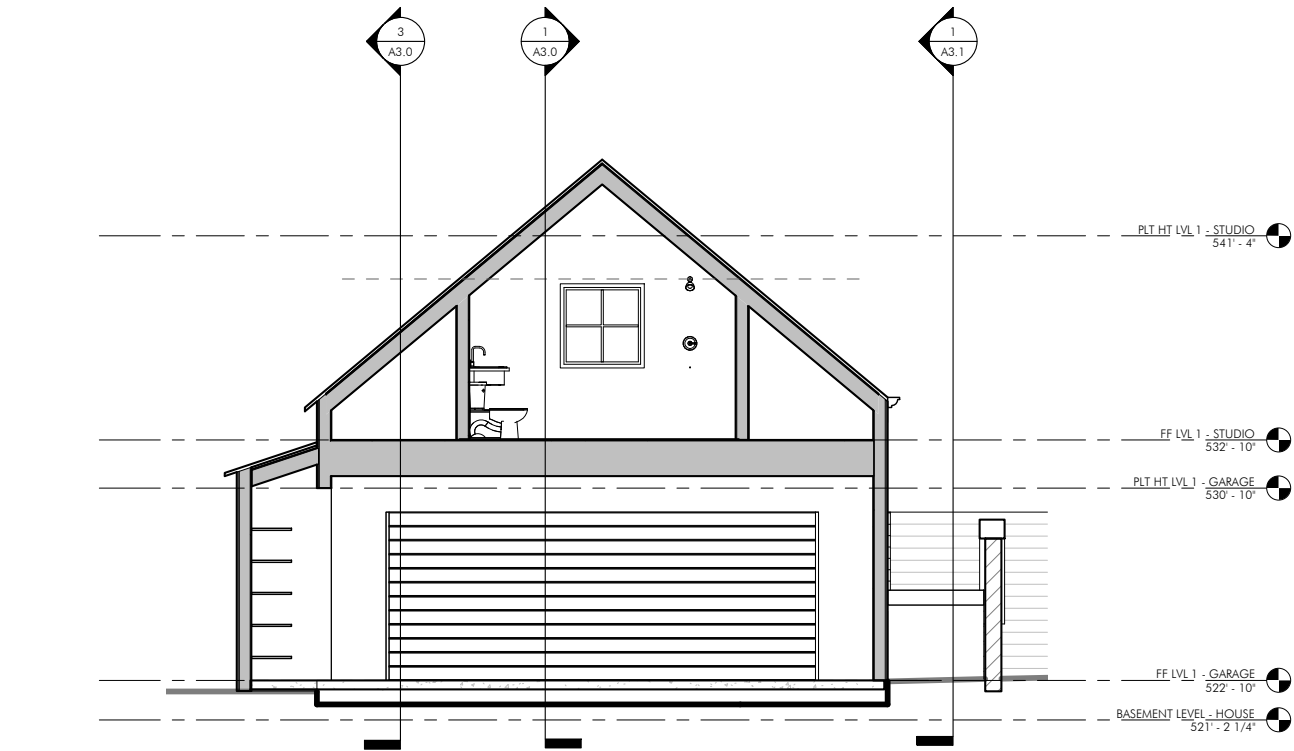
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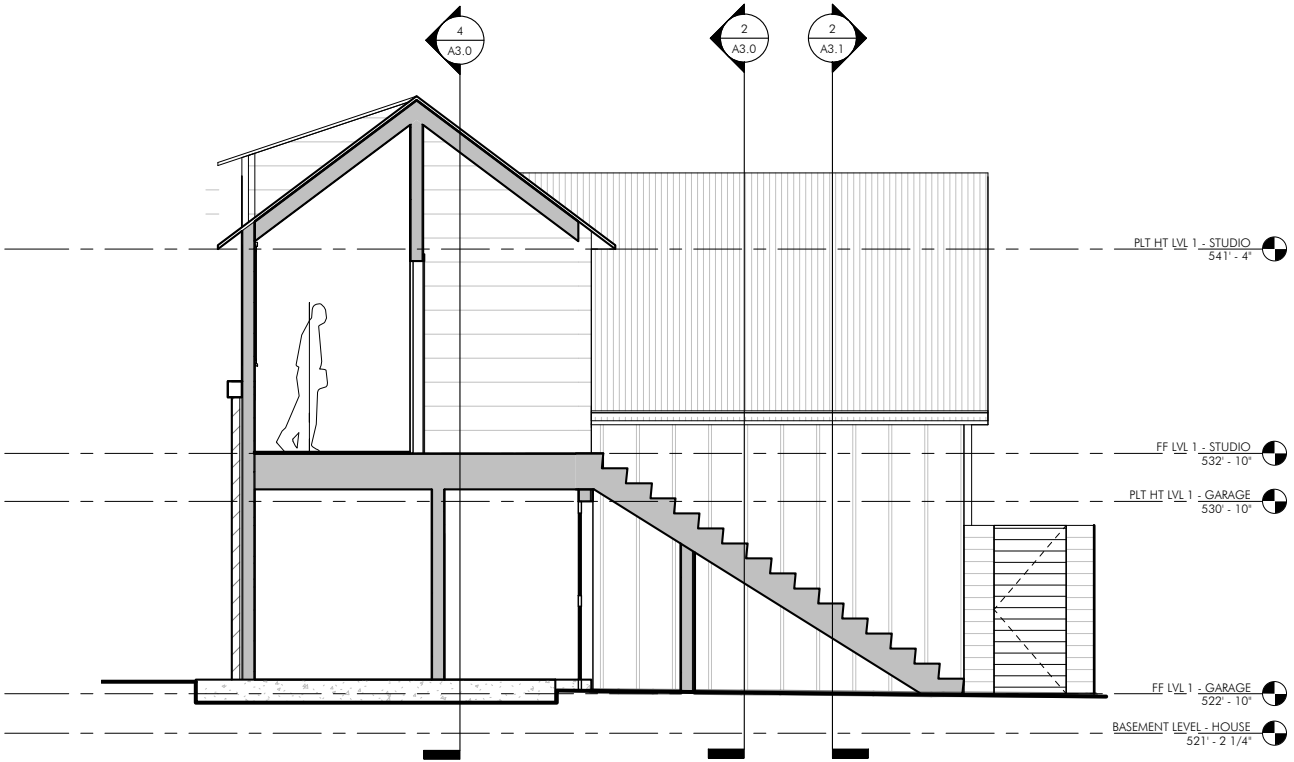
BUILDING SECTIONS

A3.0

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2 Section 6
1/4" = 1'-0"



1 Section 5
1/4" = 1'-0"

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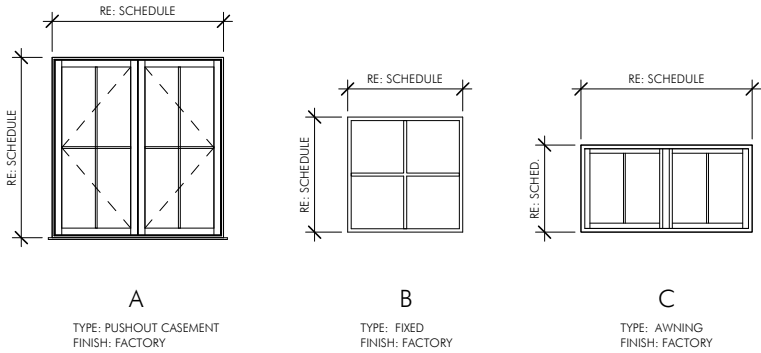
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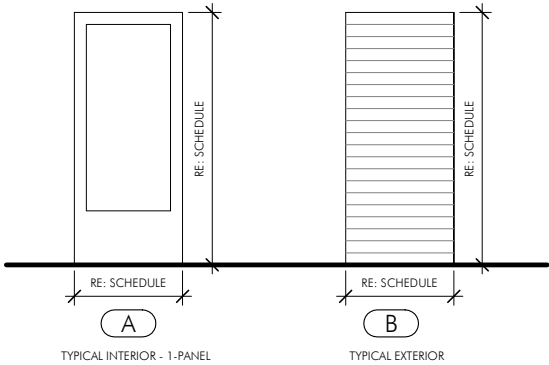
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BUILDING SECTIONS

A3.1



WINDOW TYPES



DOOR TYPES

WINDOW SCHEDULE							
MARK	DESCRIPTION	TYPE	HEAD HEIGHT	WIDTH	HEIGHT	TRIM	COMMENTS
A	WOOD FIXED	2	9' - 4"	3' - 6"	3' - 6"		
B	WOOD FIXED	2	6' - 8"	3' - 0"	3' - 0"		
C	WOOD PUSH CASEMENT	1	8' - 8"	4' - 9"	5' - 0"	1X6 WOOD	
C	WOOD PUSH CASEMENT	1	8' - 8"	4' - 9"	5' - 0"	1X6 WOOD	
C	WOOD PUSH CASEMENT	1	8' - 8"	4' - 9"	5' - 0"	1X6 WOOD	
D	WOOD AWNING	3	11' - 6 1/2"	4' - 9"	2' - 5"	1X6 WOOD	
D	WOOD AWNING	3	11' - 6 1/2"	4' - 9"	2' - 5"	1X6 WOOD	
D	WOOD AWNING	3	11' - 6 1/2"	4' - 9"	2' - 5"	1X6 WOOD	

- WINDOW NOTES:
- ALL SIZES TO BE VERIFIED ON SITE BY WINDOW FABRICATOR. SIZES NOTED IN THIS SCHEDULE ARE GENERAL.
 - GLAZING TO BE INSULATED, LOW "E", UNLESS NOTED OTHERWISE. ALL WINDOWS TO MEET CITY OF AUSTIN ENERGY CODE W/ OVERALL U-FACTOR OF 0.40 (OR BETTER) AND A SHGC OF 0.30 (OR BETTER).
 - PROVIDE TEMPERED GLAZING AS NOTED AND AS REQUIRED BY CODE - TO BE VERIFIED BY CONTRACTOR.
 - CAULK NAILING FLANGE AND BLOCKING PER WINDOW MFR. INSTALLATION INSTRUCTIONS.
 - ALL WINDOWS LOCATED INSIDE A SHOWER TO HAVE TEMPERED GLAZING AND BE FIBERGLASS.

DOOR SCHEDULE					
DOOR #	WIDTH	HEIGHT	DOOR		COMMENTS
			TYPE	MATERIAL	
01	18' - 0"	7' - 0"	A		
02	3' - 0"	6' - 8"	B		
03	3' - 0"	6' - 8"	B		
04	3' - 0"	7' - 0"	A		
05	2' - 8"	8' - 0"	B		
10	3' - 0"	8' - 0"	B		
11	3' - 0"	6' - 8"	B		
12	3' - 0"	9' - 6"			
13	3' - 0"	8' - 0"			
14	3' - 0"	7' - 0"	A		

- DOOR NOTES:
- GLAZING, WHERE APPLICABLE, TO BE DOUBLE PANE LOWE WITH A MINIMUM .40 U-FACTOR AND A MINIMUM SHGC RATING OF .25
 - CONTRACTOR AND WINDOW SUPPLIER TO VERIFY ALL REQUIRED TEMPERED GLAZING LOCATIONS PER CURRENT CODE.
 - DOOR BETWEEN MAIN HOUSE AND GARAGE TO BE 20 MINUTE FIRE RATED DOOR EQUIPPED WITH SELF CLOSING DEVICE

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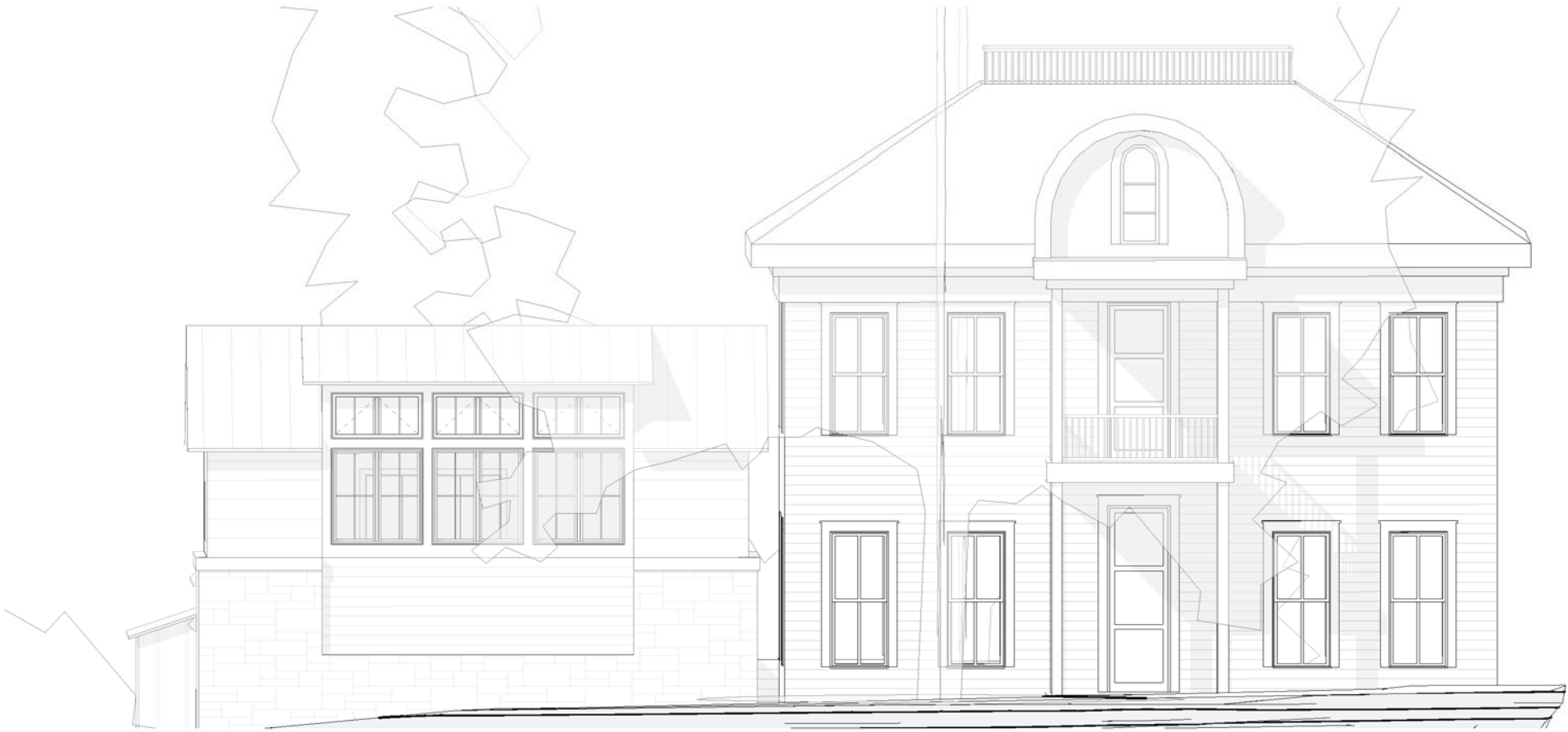
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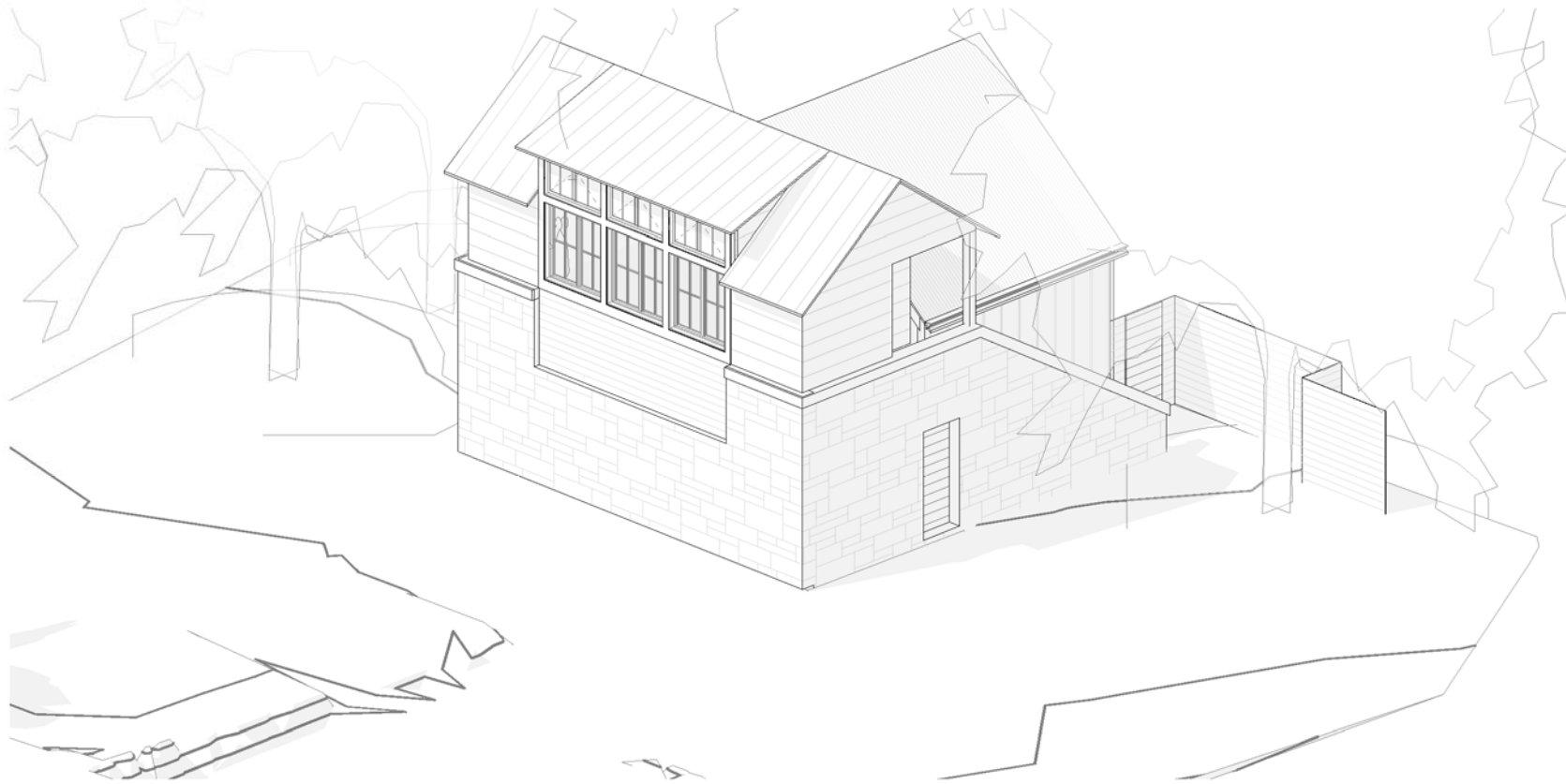
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SCHEDULES



2 9TH ST. ELEVATION



1 NORTHWEST - AXO

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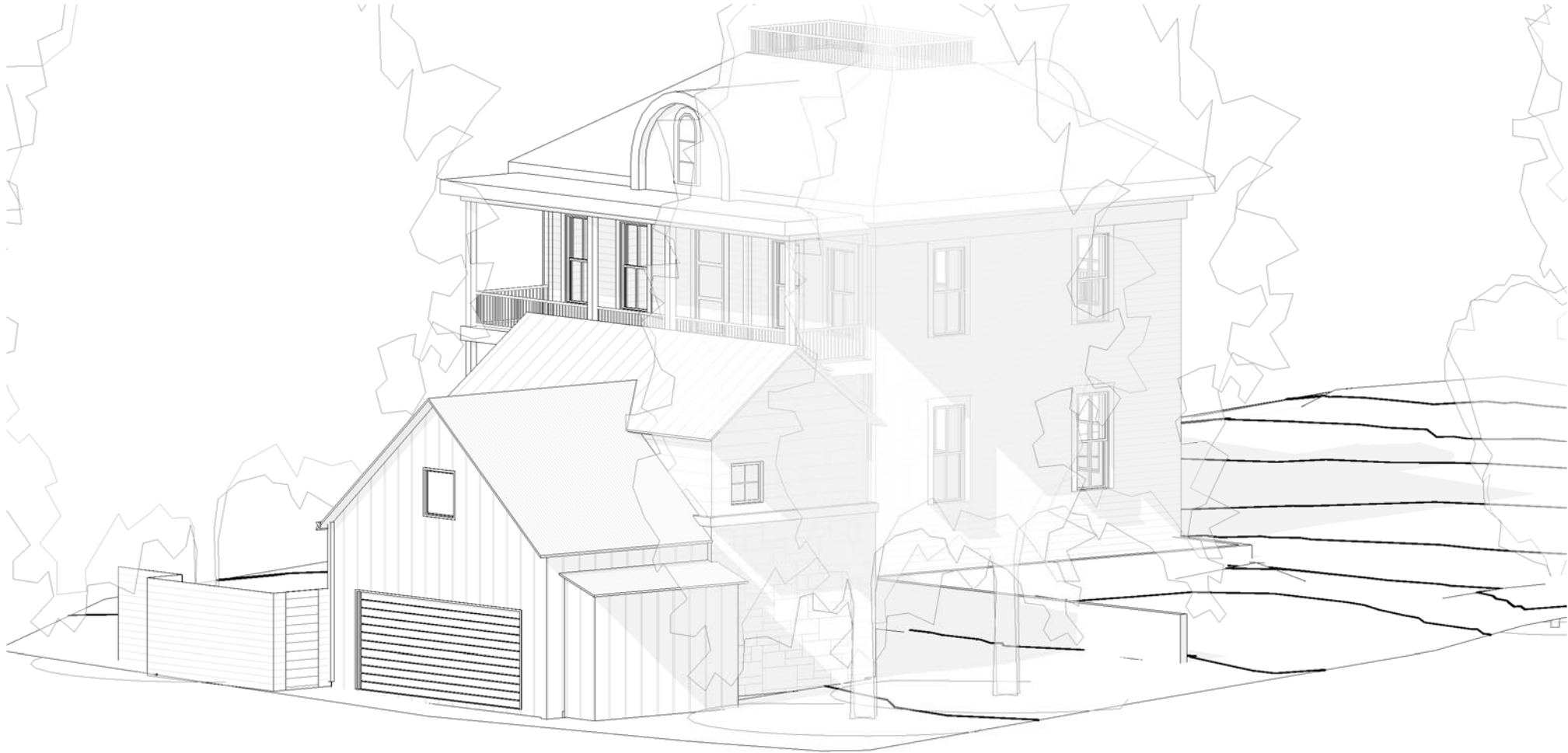
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3D VIEWS

A8.0



2 NORTH WEST STREET VIEW



1 SOUTH WEST BIRD'S EYE VIEW

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3D VIEWS

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