

DEMO SITE PLAN - ARCHITECTURAL 01
 SCALE: 1/8" = 1'-0" @ 22x34 | 1/16" = 1'-0" @ 11x17

SITE DEMO NOTES

- REMOVE, REMOVE AND SALVAGE, AND REMOVE AND REINSTALL ITEMS INDICATED GRAPHICALLY ACCORDING TO DEMOLITION LEGEND AND AS INDICATED.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED.
- REMOVE AND REINSTALL ALL SURFACE MOUNTED ITEMS THAT ARE AFFECTED BY WORK AND NOT SPECIFICALLY INDICATED.
- WHERE A SEAMLESS PATCH BETWEEN EXISTING AND NEW SURFACES AND ITEMS IS NOT POSSIBLE OR PRACTICAL, REMOVE ITEM BACK TO NEAREST JOINT OR CORNER AND REPLACE WITH NEW TO MATCH.
- REMOVE ALL ABANDONED ITEMS EXPOSED BY DEMOLITION WORK.
- WHERE ITEMS ARE INDICATED TO BE REMOVED, DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
- WHERE ITEMS ARE INDICATED TO BE REMOVED AND SALVAGED, CAREFULLY DETACH FROM EXISTING CONSTRUCTION IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER.
- WHERE ITEMS ARE INDICATED TO BE REMOVED AND REINSTALLED, DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- PERFORM AN ENGINEERING SURVEY OF CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE BUILDING DEMOLITION OPERATIONS.
- PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
- PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE.
- EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.

SITE DEMO LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
	OVERHEAD UTILITIES
	FENCE
	WASTEWATER LINE
	ASPHALT
	DEMO GRAVEL
	DEMO BRICK
	DEMO CONCRETE
	EXISTING GAS METER
	EXISTING SEWER METER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	UTILITY POLE
	EXISTING TREE
	TREE NUMBER (IF SHOWN) - REF SURVEY
	CRITICAL ROOT ZONE (CRZ)
	1/2 CRZ (IF SHOWN)
	1/4 CRZ (IF SHOWN)

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 CONTACT: SAM COVEY

KEARNS-RYALL RESIDENCE
 3803 AVE H
 AUSTIN, TEXAS 78752

PLEASE RECYCLE

REVISION	DATE

CONSTRUCTION DOCUMENTS
 PROJECT NO. 1903
 DATE 01/21/2020

DEMO SITE PLAN
A111

AREA CALCULATIONS

DESCRIPTION	EXISTING SF	NEW/ADDED SF	FACTOR	TOTAL SF	% OF LOT AREA
LOT AREA				8,226	100%
IMPERVIOUS COVER CALCULATIONS					
HOUSE FOUNDATION	1,884	145	1.00	2,029	
DRIVEWAY	1,385	831	1.00	833	
EXISTING GARAGE	376	0	1.00	376	
FRONT ENTRY PATH	167	0	1.00	167	
REAR PATIO	483	150	1.00	129	
REAR STEPPING PADS	0	43	1.00	43	
BACK PORCH & STEPS	137	152	0.50	76	
TOTAL NEW IMPERVIOUS COVER				3,653	44%
MAXIMUM ALLOWABLE IMPERVIOUS COVER				3,702	45%
EXISTING IMPERVIOUS COVER				4432	54%
FLOOR AREA					
LEVEL 1 (CONDITIONED AREA)	1,884	145	1.00	2,029	
LEVEL 2 (CONDITIONED ATTIC)	0	1,652	0.00	0	
GARAGE	376	0	1.00	376	
COVERED BACK PORCH	0	0	0.00	0	
COVERED FRONT PORCH	0	135	0.00	0	
TOTAL FLOOR AREA				2,405	29%
MAXIMUM ALLOWABLE FLOOR AREA				3,290	40%

SITE NOTES

1. PROVIDE POSITIVE DRAINAGE AWAY FROM PERIMETER OF HOUSE. REMOVE VEGETATION WHERE NECESSARY. COORDINATE WITH ARCHITECT.

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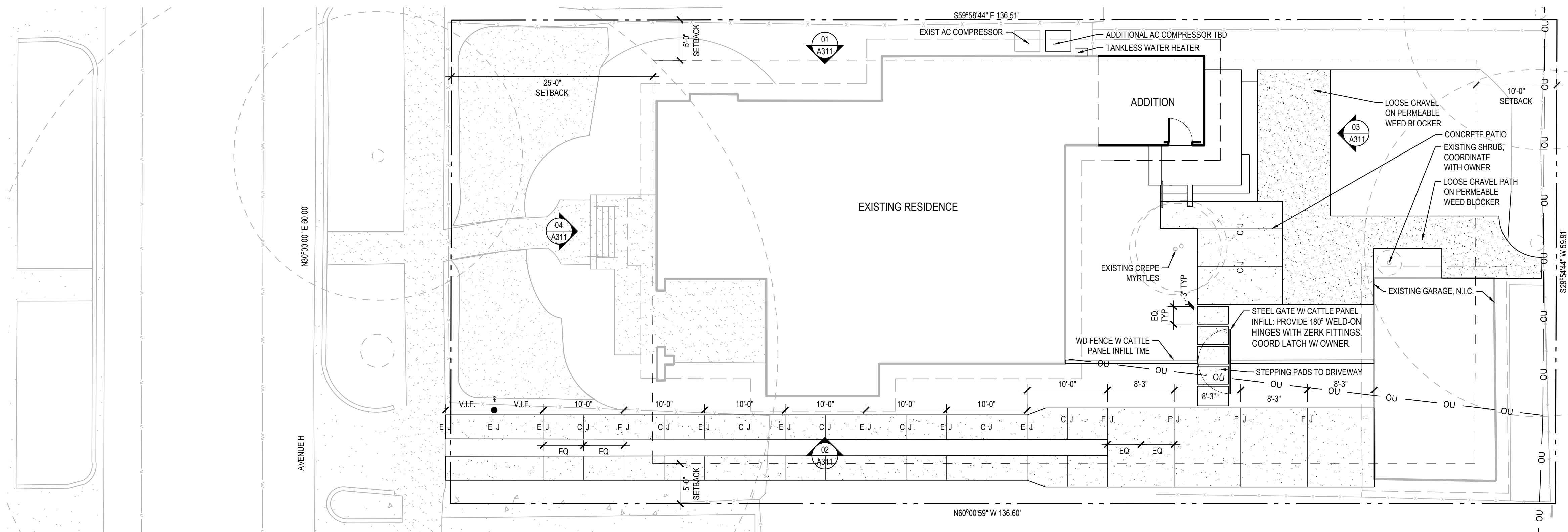
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KEY NOTES

1. NOT USED.

SITE LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- OVERHEAD UTILITIES
- FENCE
- WASTEWATER LINE
- GRAVEL
- CONCRETE
- EXISTING GAS METER
- EXISTING SEWER METER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- UTILITY POLE
- EXISTING TREE
- TREE NUMBER (IF SHOWN) - REF SURVEY
- CRITICAL ROOT ZONE (CRZ)
- 1/2 CRZ (IF SHOWN)
- 1/4 CRZ (IF SHOWN)



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 SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17

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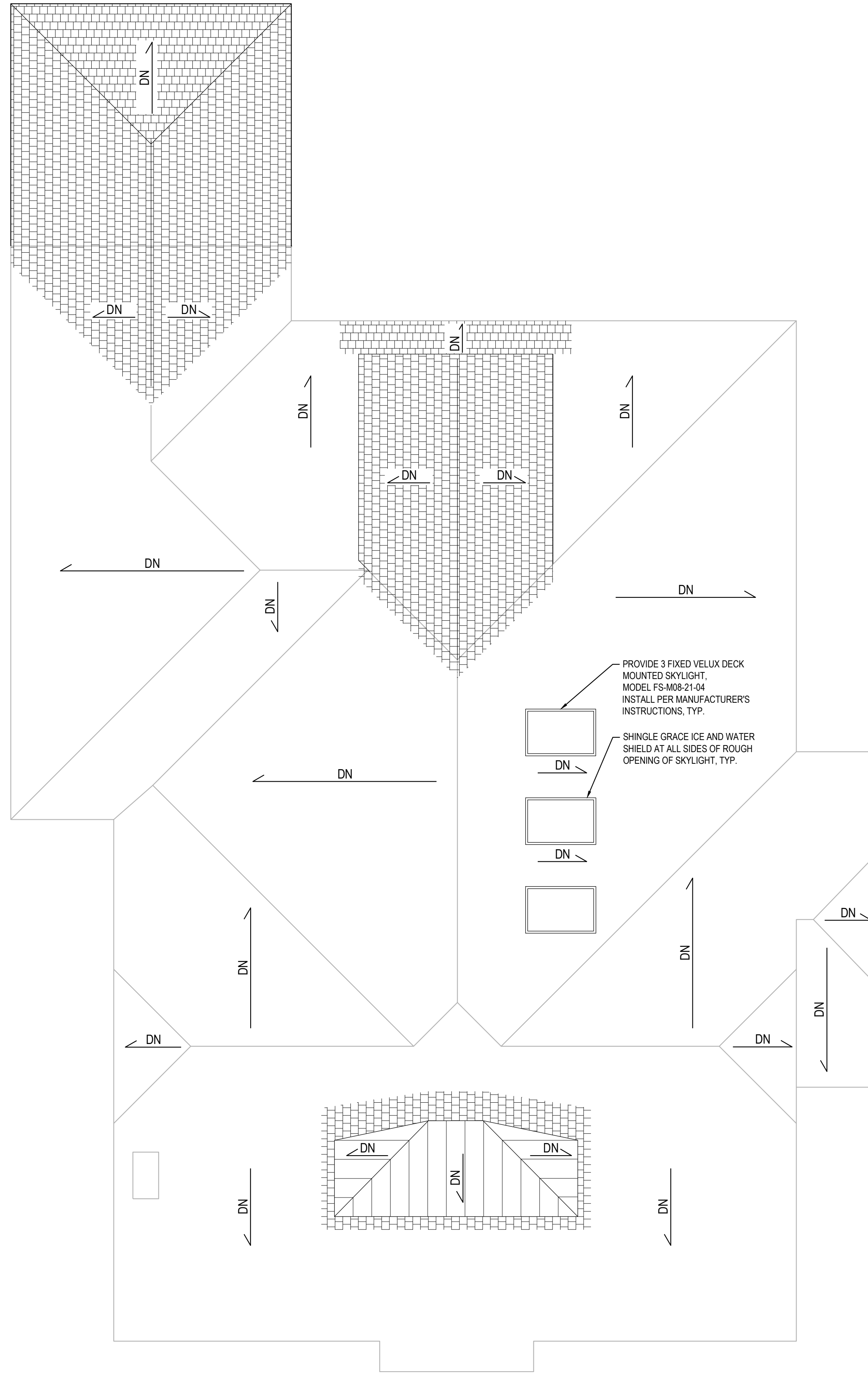
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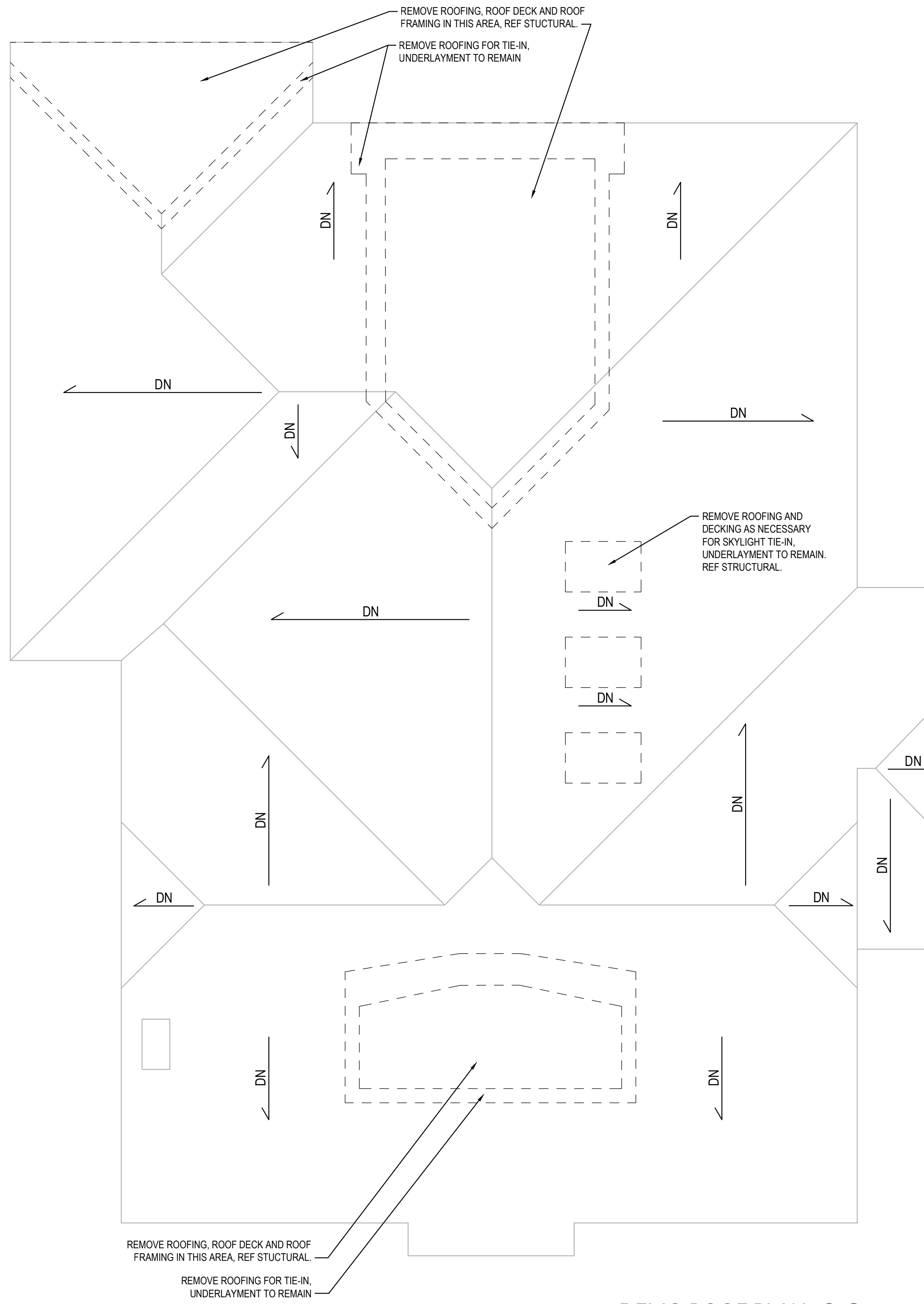
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SITE PLAN
A121

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ROOF PLAN 01
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17



DEMO ROOF PLAN 02
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17

ROOF PLAN DEMO NOTES

- 1. REMOVE SHINGLES 1'-0" BEYOND CUT LINE IN ROOF TO LAP SHINGLES.

ROOF PLAN NOTES

- 1. LAP SHINGLES INTO EXISTING ROOF SHINGLES TO REMAIN.
- 2. DO NOT INSTALL FRAMING ON TOP OF ROOFING MATERIAL.
- 3. ROOF UNDERLAYMENT:
 - 3.1. PROVIDE COMPLETE UNDERLAYMENT OF GRACE ICE & WATER SHIELD AT STANDING SEAM ROOFING. INSTALL SHINGLE STYLE WITH 8" VERTICAL OVERLAP MINIMUM, STRIP IN UNDERNEATH EXISTING BUILDING FELT MINIMUM 0'-8" VERTICALLY.
 - 3.2. PROVIDE #15 FELT AT NEW SHINGLED ROOFING AREAS, INSTALL SHINGLE STYLE UNDER EXISTING ROOFING FELT MINIMUM 8" VERTICALLY.

ROOF PLAN LEGEND

	ROOF EDGE/SLOPE
	EXISTING ROOF EDGE/SLOPE
	AREA OF EXISTING ROOFING TO REMOVE
	NEW SHINGLES
	STANDING SEAM ROOFING

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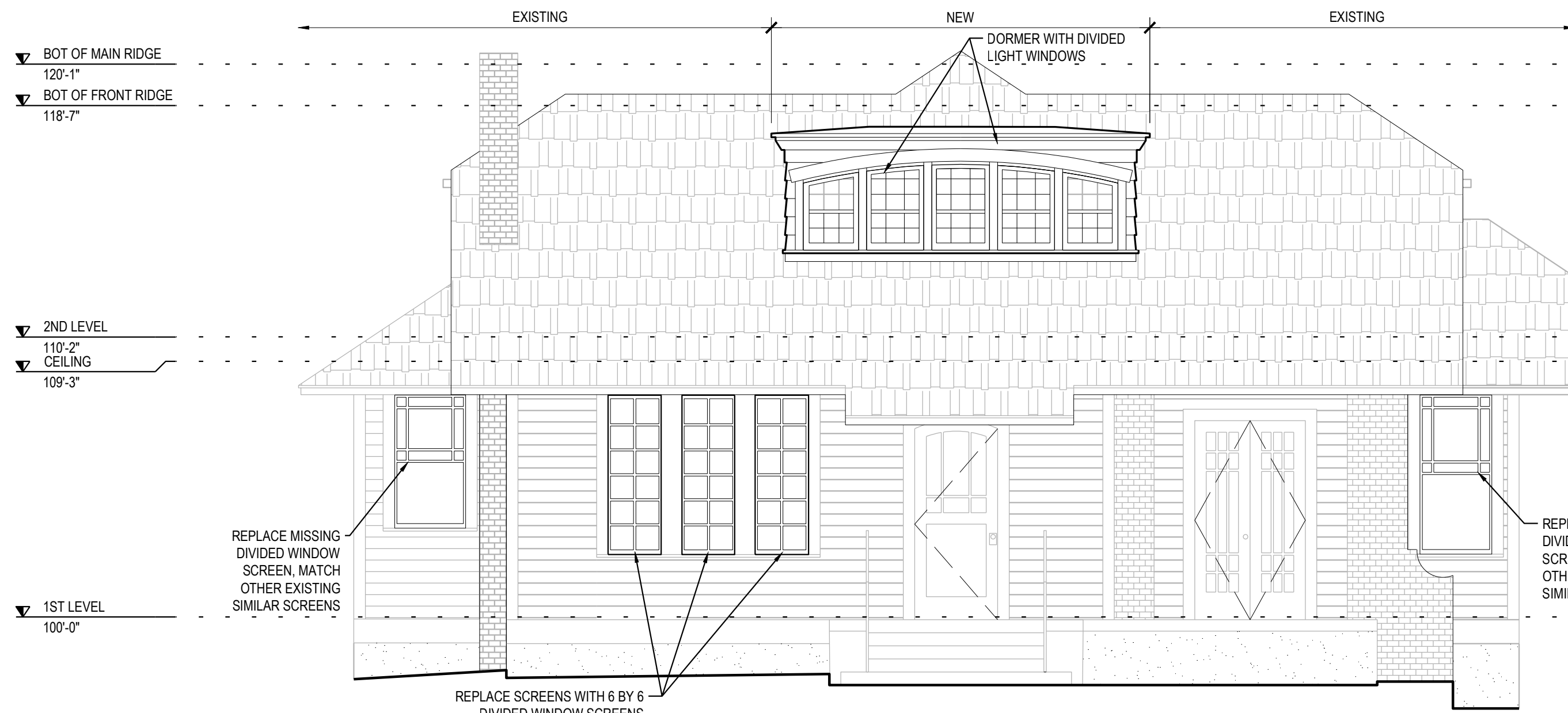
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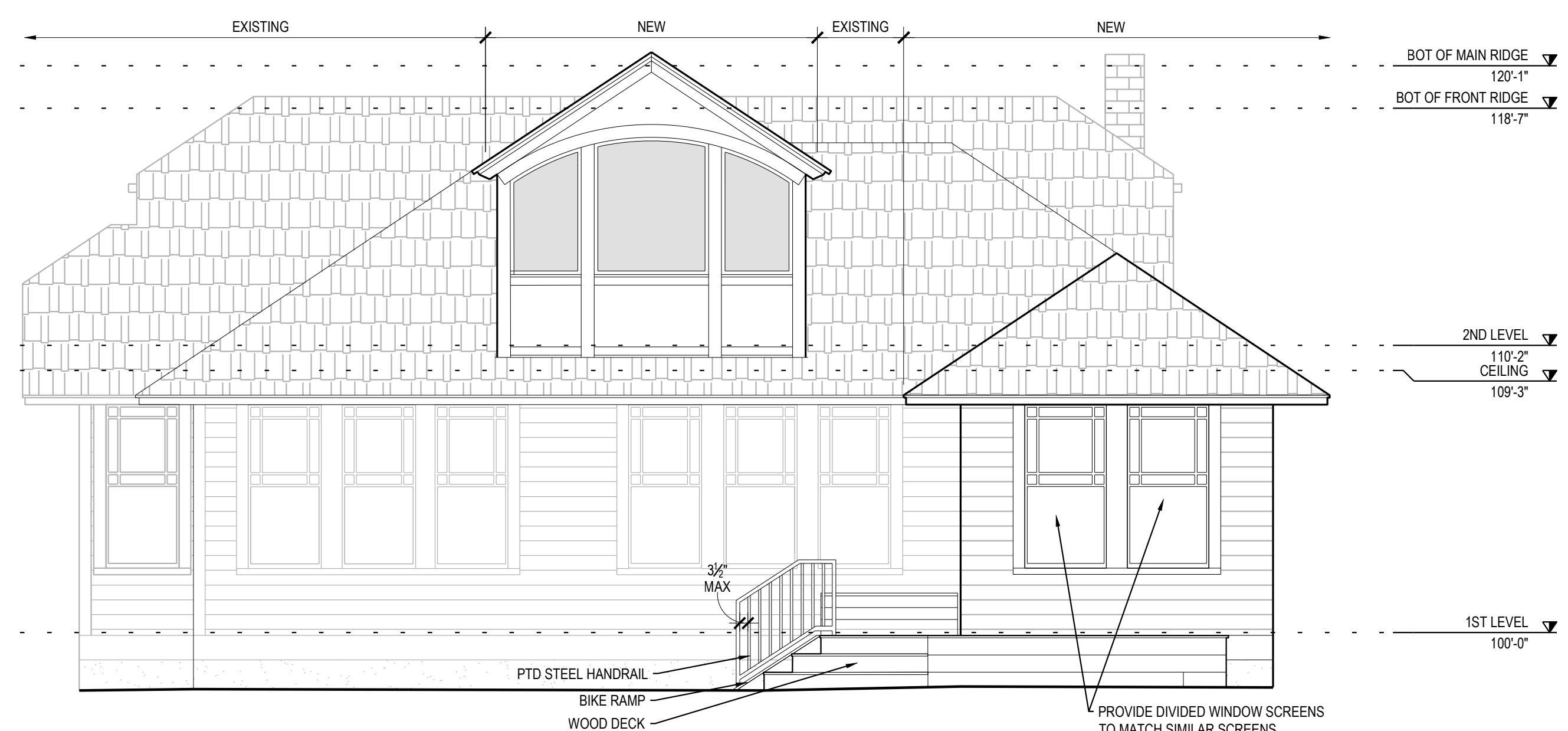
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ROOF PLAN & DEMO PLAN

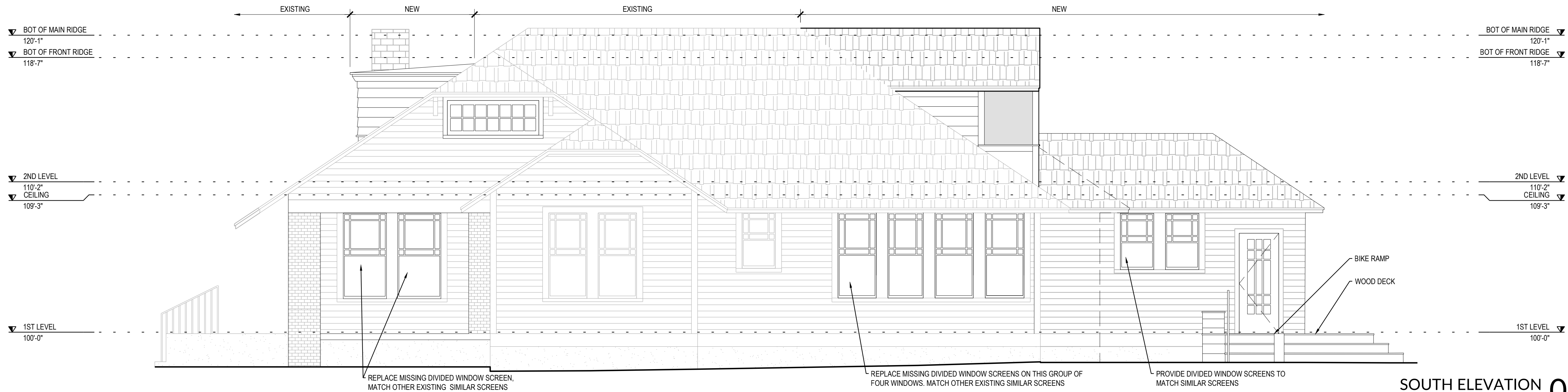
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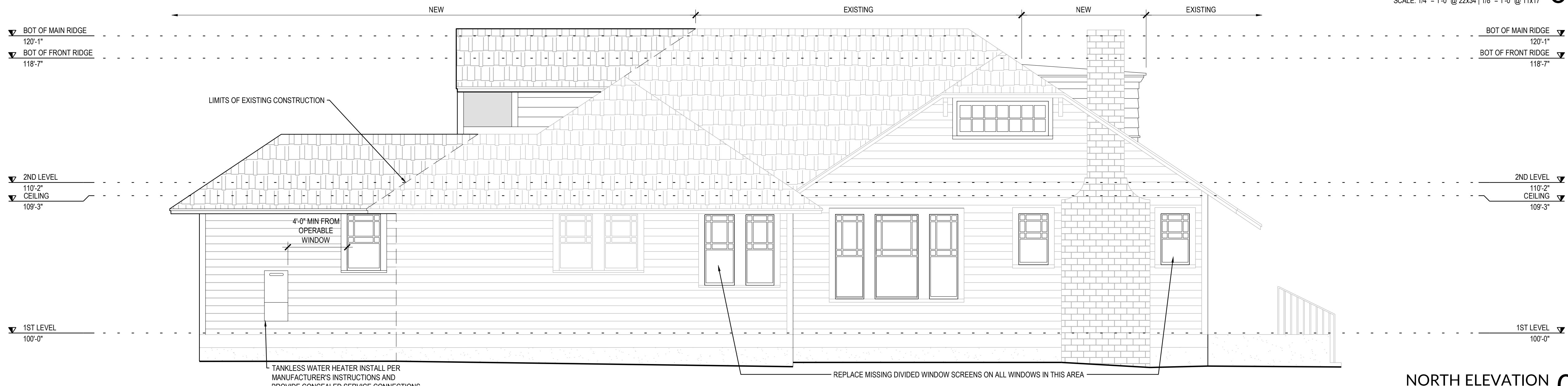
WEST ELEVATION 04
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17



EAST ELEVATION 03
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17

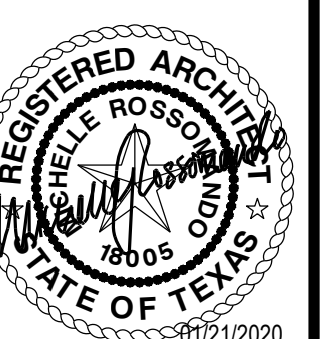


SOUTH ELEVATION 02
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17



NORTH ELEVATION 01
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17

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EXTERIOR ELEVATIONS

A311

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CABINETS & BUILT-INS	COUNTERTOPS & SURFACES	REMARK
00	FRONT PORCH	EXIST CONC	-	EXIST	EXIST	-	-	REPAINT T.M.E.	-	-	
01	LIVING ROOM	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	
02	DINING ROOM	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	EXIST	-	-	REF INT ELEV FOR EXTENT OF ACCENT TILE
03	HALLWAY	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	
03A	HALLWAY CLOSET	EXIST WD	WD	PTD WB	PTD WB	PTD WB	PTD WB	PAINT	-	-	
04	MAX'S ROOM	EXIST WD	EXIST WD	PAINT	REPAINT T.M.E.	REPAINT T.M.E.	PAINT	REPAINT T.M.E.	-	-	
05	BATHROOM 1	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	REF INT ELEV FOR EXTENT OF ACCENT TILE
05A	BATHROOM CLOSET	EXIST WD	EXIST WD	PTD WB	PTD WB	PTD WB	PTD WB	REPAINT T.M.E.	-	-	
06	BATHROOM 2	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	
07	KITCHEN	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	
08	LILY'S ROOM	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	
09	MAIN BEDROOM	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	REPAINT T.M.E.	-	-	
10	LAUNDRY/MUD ROOM	EXIST WD	EXIST WD	EXIST	EXIST	EXIST	EXIST	PTD WB	PT	TBD	REF INT ELEV FOR EXTENT OF BACKSPASH TILE
20	LOFT	WD T&G	WD	PTD WB	PTD WB	PTD WB	PTD WB	PTD WB	-	TBD	
21	BATHROOM 3	TBD	WD	REF INT ELEV	REF INT ELEV	REF INT ELEV	REF INT ELEV	PTD WB	PT	TBD	
22	BALCONY	TBD	WD	V-GROOVE	V-GROOVE	V-GROOVE	V-GROOVE	V-GROOVE	-	-	
23	STORAGE	PLYWOOD	WD	PT WB	PT WB	PT WB	PT WB	TBD	-	-	
24	STORAGE	PLYWOOD	WD	PT WB	PT WB	PT WB	PT WB	TBD	-	-	
25	HVAC	PLYWOOD	-	-	-	-	-	-	-	-	

FINISH INDEX

MARK	ITEM	DESCRIPTION	MANUFACTURER	SERIES	COLOR/FINISH	SIZE	CONTACT	REMARK
PT-1	PAINT	LOW VOC	-	-	T.M.E.			
PT-2	PAINT	LOW VOC	-	-	T.M.E.			
PT-3	PAINT	LOW VOC	-	-	T.M.E.			
PT-4	PAINT	LOW VOC	-	-	TBD			
PT-5	PAINT	LOW VOC	-	-	TBD			
V-1	CLEAR FINISH	POLYURETHANE	-	-				
B-1	WD BASE	T.M.E.	-	-				
B-2	WD BASE	T.M.E.	-	-				
T-1	TILE	MOSAIC	-	-	TBD			
T-2	TILE	SUBWAY	-	-	3X6			
T-3	TILE	EDGING	-	-	1X6			
F-1	EXIST FLOORING	T&G LONGLEAF PINE	-	-	T.M.E.			
F-2	NEW FLOORING	T&G YELLOW PINE	-	-	TBD	1X4		
F-3	NEW FLOORING	SHEET FLOORING	-	-	TBD			
CT-1	LAUNDRY	SOLID SURFACE	-	-	TBD			
CT-2	LEV 2 RR	SOLID SURFACE	-	-	TBD			
CT-3	LEV 2 DESK	SOLID SURFACE	-	-	TBD			

DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE			THICKNESS	DOOR				DETAILS				REMARK	HARDWARE	
	NUMBER OF PANELS	PANEL WIDTH(S)	HEIGHT		TYPE	MATERIAL	FINISH	GLASS	HEAD	JAMB	SILL	REMARK		STOP	HARDWARE SET
100	1	2'-8"	6'-8"	1-3/4"	A	WD	PT	-	-	-	-	SALVAGED PANEL, CUSTOM POCKET DOOR TRACK: HAFELE HAWA JUNIOR 8 OR SIMILAR	SALVAGE EXISTING, MAKE INOPERABLE	-	1
101	1	2'-0"	6'-8"	1-3/4"	A	WD	PT	-	-	-	-	SALVAGED DOOR & JAMB	REUSE EXISTING	-	-
102	1	2'-8"	6'-8"	1-3/4"	A	WD	PT	-	-	-	-	SALVAGED DOOR & JAMB	REUSE EXISTING	-	-
103	1	3'-0"	6'-8"	1-3/4"	B	TBD	PT	SINGLE PANE GLASS, T.M.E.	-	-	-	EXTERIOR	TBD	-	-
200	1	3'-0"	6'-8"	1-3/4"	D	TBD	PT	TEMPERED, INSUL GLASS	-	-	-	EXTERIOR	TBD	-	-
201	1	2'-4"	6'-8"	1-3/4"	C	WD	PT	-	-	-	-	UPSTAIRS RESTROOM	TO MATCH EXISTING DOWNSTAIRS	-	-
202	2	2'-1"	6'-8"	1-3/4"	C	WD	PT	-	-	-	-	SLIDING DOOR IN HALL	RECESSED METAL PULLS	-	-
203	2	3'-0"	6'-2"	1-3/4"	E	WD	PT	-	-	-	-	HVAC CLOSET ACCESS	TBD	-	-
204	1	3'-0"	6'-2"	1-3/4"	C	WD	PT	-	-	-	-	POCKET DOOR IN ATTIC ROOM	RECESSED METAL PULLS	-	-
205	1	2'-1"	3'-11"	1-3/4"	C	WD	PT	-	-	-	-	SLIDING DOOR IN ATTIC ROOM	RECESSED METAL PULLS	-	-
206	2	2'-1"	3'-11"	1-3/4"	C	WD	PT	-	-	-	-	SLIDING DOOR IN ATTIC ROOM	RECESSED METAL PULLS	-	-
207	2	2'-1"	3'-11"	1-3/4"	C	WD	PT	-	-	-	-	SLIDING DOOR IN ATTIC ROOM	RECESSED METAL PULLS	-	-
208	2	2'-1"	3'-11"	1-3/4"	C	WD	PT	-	-	-	-	SLIDING DOOR IN ATTIC ROOM	RECESSED METAL PULLS	-	-

WINDOW AND DOOR NOTES

- DIMENSIONS SHOWN ARE TO ROUGH OPENING, UIO
- FOR DOOR SWING DIRECTION, REFERENCE PLANS
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS

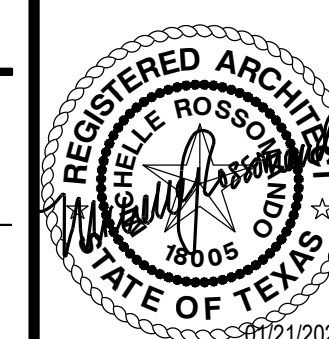
ELEMENT FINISH SCHEDULE NOTES

- FIELD FINISH ITEMS IN ELEMENT FINISH SCHEDULE UNLESS INDICATED OTHERWISE.



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ELEMENT FINISH SCHEDULE

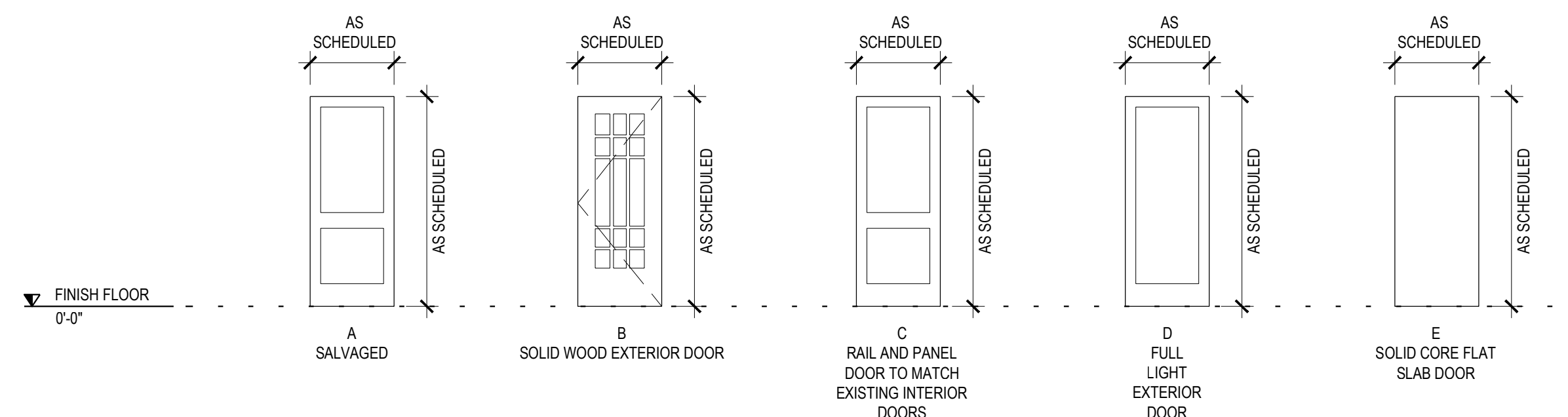
ITEM	LOCATION	DESCRIPTION	FACTORY FINISH	FIELD FINISH
TRIM	DOORS			PT T.M.E.
DOORS				PT T.M.E.
PANELING	STAIR			PT
TREADS AND RISERS	STAIR			CLEAR
STAIR POST	STAIR			PT
PICKETS	STAIR			PT
HANDRAIL	STAIR			CLEAR
INTERIOR PANELING	LEVEL 2 BALCONY			PT
PANELED CEILING	LEVEL 2 BALCONY			PT
RAILINGS	LEVEL 2 BALCONY			PT
BENCH	LAUNDRY/MUD ROOM			CLEAR
BENCH	BACK PORCH			WATERPROOF COATING TBD
MILLWORK	MUD ROOM			TBD

ACCESSORY & FIXTURE SCHEDULE - RESTROOM 3

ITEM	MANUFACTURER	MODEL	FINISH	REMARK
LAVATORY				
SHOWER HEAD				
SHOWER TRIM KIT				
SHOWER FLOOR				
SHOWER WALLS				
TOILET				
MIRROR				

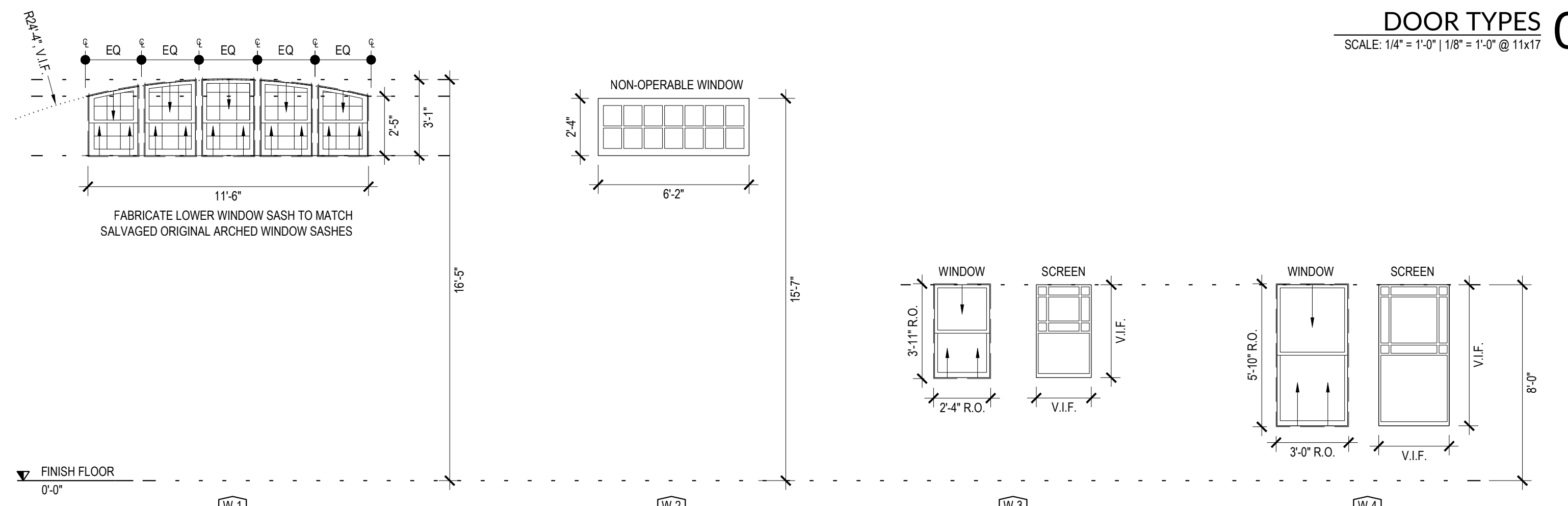
ACCESSORY & FIXTURE SCHEDULE - LAUNDRY/MUDROOM

ITEM	MANUFACTURER	MODEL	FINISH	REMARK
LAUNDRY SINK				
WASHER				OWNER SUPPLIED
DRYER				OWNER SUPPLIED
STEPLADDER	XTEND & CLIMB LIGHT SLIMLINE 3 STEP LADDER	SL3H	MFR ALUMINUM	CONFIRM 17.2" W X 2.5"D X 51.5" H WHEN FOLDED, REF INT ELEVS.
BIKE STORAGE	MONKEY BARS BIKE STORAGE RACK		MFR PTD	PROVIDES STORAGE FOR 5-6 BIKES, DEPENDING ON HANDLEBARS
EXTERIOR BIKE RACK				
CLOTHESLINE				
HAMPER				



DOOR TYPES 02

SCALE: 1/4" = 1'-0" | 1/8" = 1'-0" @ 11x17



WINDOW TYPES 01

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WINDOW AND DOOR TYPES SCHEDULES

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