

OWNER
PAIGE & ANDY HART
1505 TRAVIS HEIGHTS BLVD.
AUSTIN, TX 78704

ARCHITECT
MERZBAU DESIGN COLLECTIVE
4009 BANISTER LANE #250
AUSTIN, TX 78704
T 512.636.5900
CONTACT: J.C. SCHMEIL, AIA

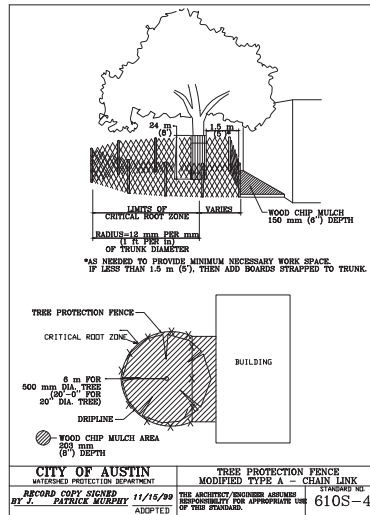
CONTRACTOR

ENGINEER

*NOTE: 2X4 OR GREATER SIZE PLANKS, MIN. 6' HT., TO BE STRAPPED SECURELY AROUND PROTECTED TREES' TRUNKS AND ROOT FLARES WHERE PROTECTIVE FENCING DOES NOT INCORPORATE ENTIRE 1/2 CRZ.

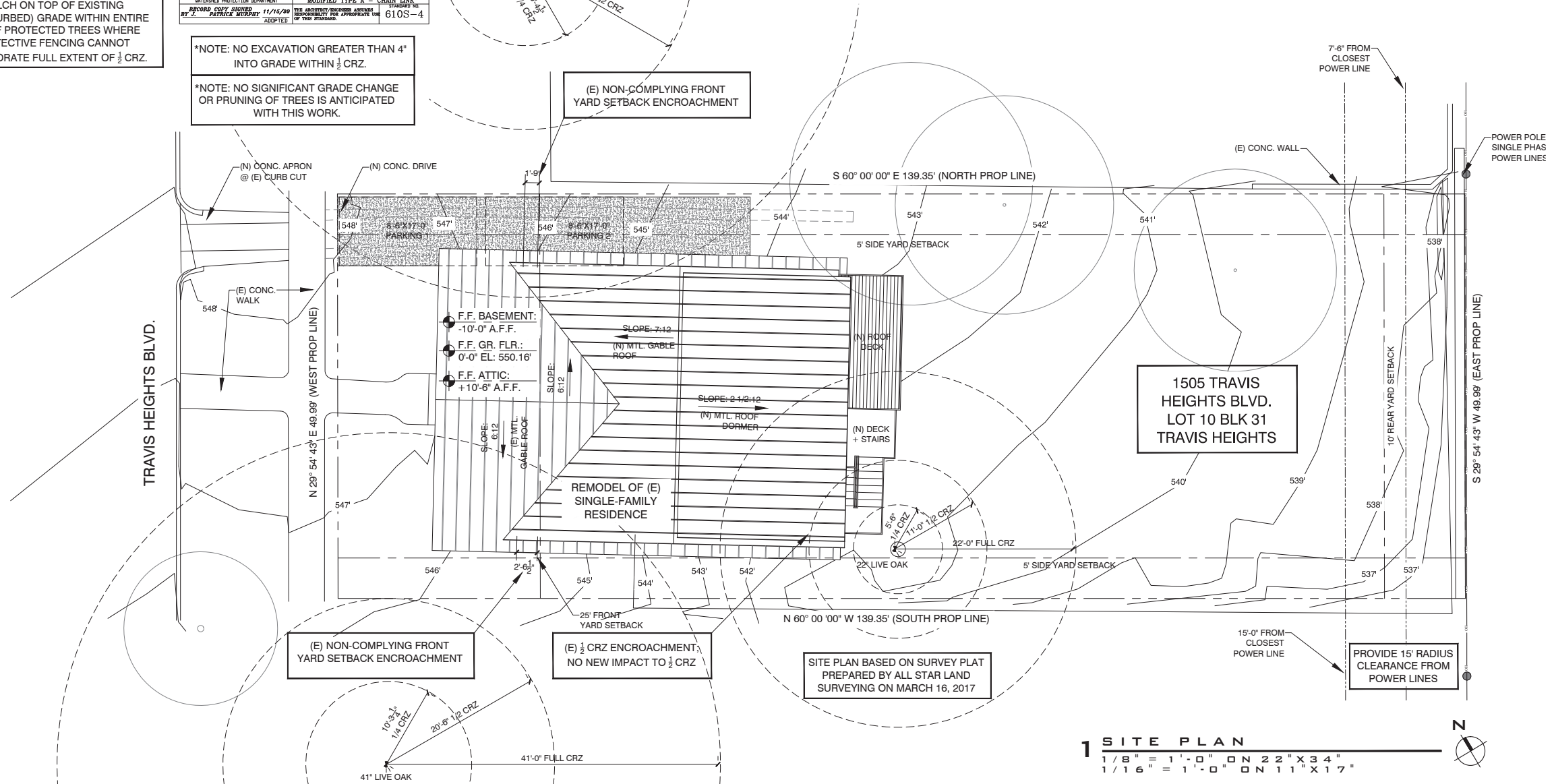
*NOTE: TREE FENCING TO BE CHAIN LINK MESH AT MIN. HT. OF 5', AND SHALL ENCOMPASS AS MUCH OF THE CRZ OF PROTECTED TREES AS POSSIBLE, OR $\frac{1}{4}$ CRZ AT MINIMUM. ALL FENCING TO BE ON GRADE (FLAT POSTS + SANDBAGS).

*NOTE: PROVIDE 8 INCHES OF HARDWOOD MULCH ON TOP OF EXISTING (UNDISTURBED) GRADE WITHIN ENTIRE CRZ OF PROTECTED TREES WHERE PROTECTIVE FENCING CANNOT INCORPORATE FULL EXTENT OF ½ CRZ.



*NOTE: NO EXCAVATION GREATER THAN 4"
INTO GRADE WITHIN $\frac{1}{2}$ CRZ.

*NOTE: NO SIGNIFICANT GRADE CHANGE
OR PRUNING OF TREES IS ANTICIPATED
WITH THIS WORK.

[illegible]

LEGAL DESCRIPTION:
LOT 10 BLK 31 TRAVIS HEIGHTS

SCOPE:
GROUND FLOOR REMODEL, MAIN FLOOR DECK, PARTIAL CONVERSION OF EXISTING CRAWL SPACE INTO BASEMENT, AND BASEMENT LEVEL PATIO, AND NEW HABITABLE ATTIC W/ BALCONY.

ZONING:
SF-3-NP, SOUTH RIVER CITY, TRAVIS HEIGHTS-SWISHER SUBCHAPTER F

SQUARE FOOTAGES:
LOT : 7,209 S.F.

MAIN HOUSE:
(E) GROUND FLOOR: 1,234 S.F.
(N) BREAKFAST ROOM: 85 S.F.
(N) ATTIC: 1054 S.F. (NON-F.A.R.)
(N) BASEMENT: 614 S.F.
(E) COVERED PORCH: 232 S.F.
(N) COVERED PATIO: 177 S.F.
(N) BALCONY: 98 S.F.
(N) UNCOVERED DECK: 110 S.F./2=55 S.F.

TOTAL CONDITIONED S.F. (HOUSE): 2,987 S.F.

DRIVEWAY: 443 S.F.
SIDEWALK + STEPS: 78 S.F.
A/C PADS & FLATWORK: 18 S.F.

F.A.R.: 2,165 S.F. (30.03% OF ALLOWABLE)
B.C.: 1,772 S.F. (24.58% OF ALLOWABLE)
I.C.: 2,421 S.F. (33.58% OF ALLOWABLE)

10.20.21

REGISTERED ARCHITECT
J.C. SCHMEIL JR.
20007
STATE OF TEXAS

J.C. Schmeil Jr.

FOR REVIEW

MERZBAU
DESIGN COLLECTIVE

4009 Banister Lane #250, Austin, TX 78704
T | 512 636 5900 E | jschm@merzbau.com

J.C. SCHMEL, ARCHITECT AIA | TEXAS LICENSE NO. 20017

HART RESIDENCE
PAIGE & ANDY HART
1505 TRAVIS HEIGHTS BLVD.
AUSTIN, TX 78704

ISSUE	DATE
SD	6/30/21
HLC REVIEW	10/20/21

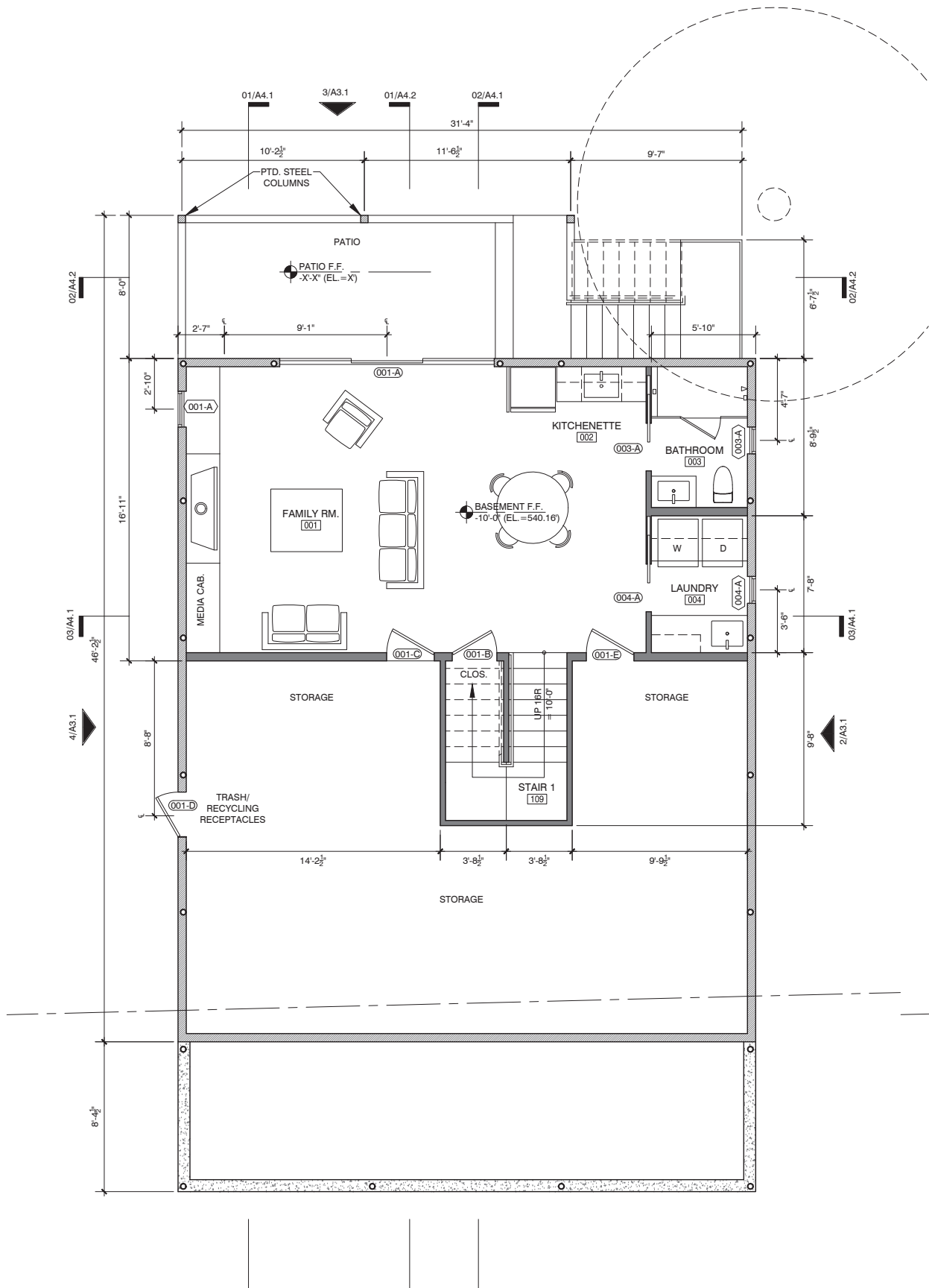
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ISSUE DATE:
0.20.21

SITE PLAN

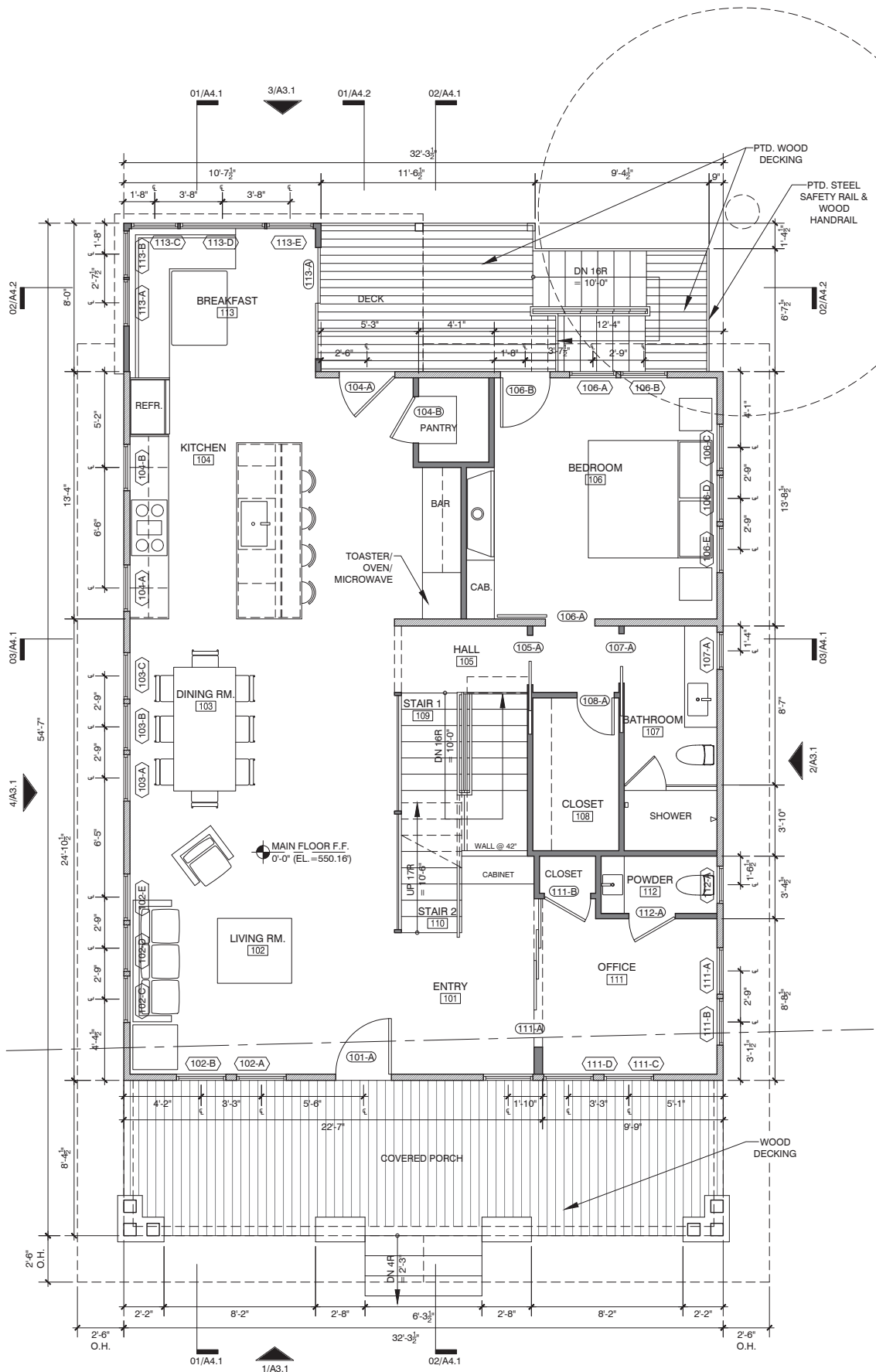
= 1'-0" ON 22X34
= 1'-0" ON 11X17

A1.1



1 BASEMENT FLOOR PLAN

1/4" = 1'-0" ON 22" X 34"
1/8" = 1'-0" ON 11" X 17"



2 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0" ON 22" X 34"
1/8" = 1'-0" ON 11" X 17"



M E R Z B A U
DESIGN COLLECTIVE
4009 Banister Lane #250, Austin, TX 78704
11512 636 9500 E | jcschmeil@merzbaudesign.com
J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 2007

HART RESIDENCE
PAIGE & ANDY HART
1505 TRAVIS HEIGHTS BLVD.
AUSTIN, TX 78704

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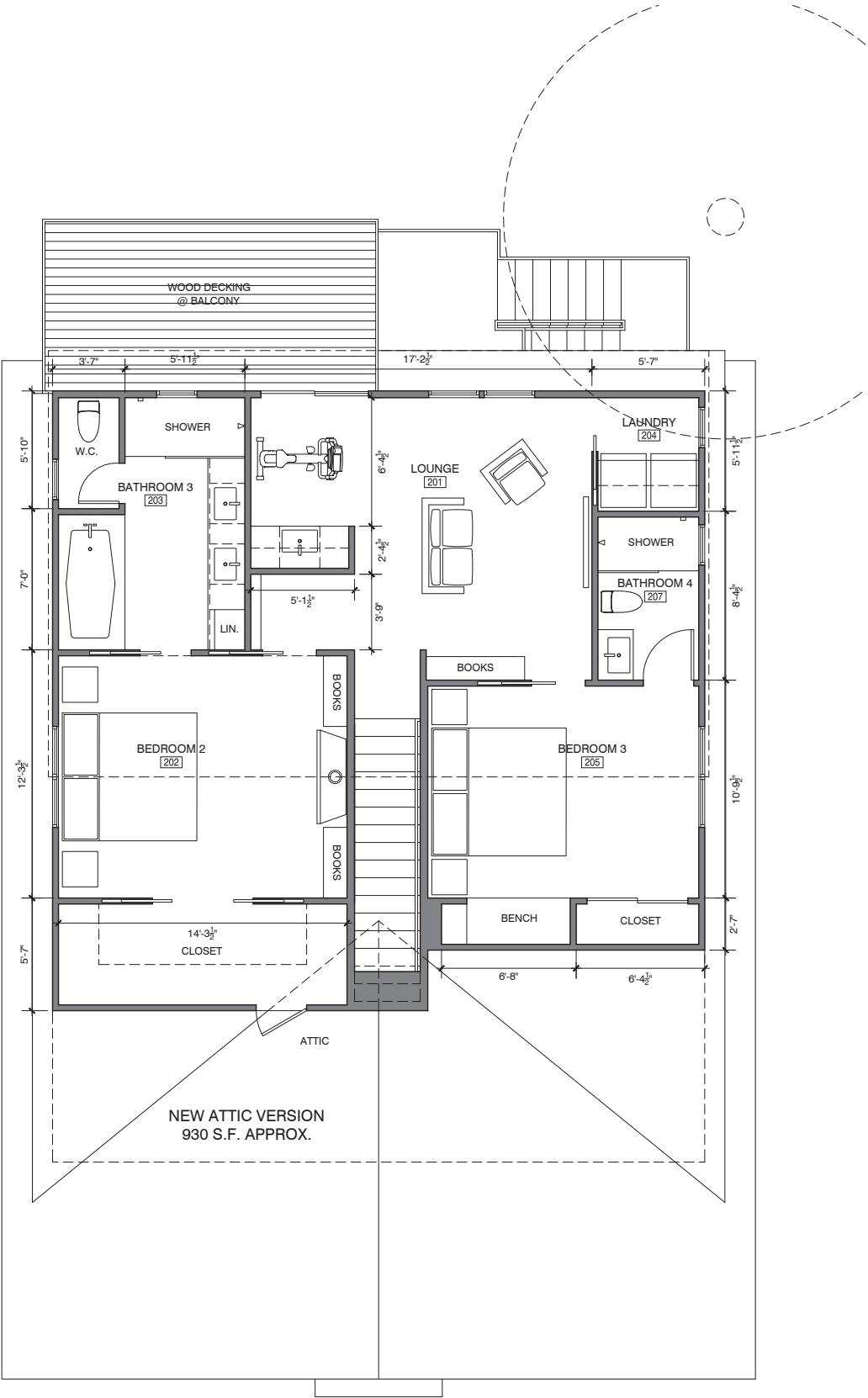
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BASEMENT +
MAIN FL PLANS

1/4" = 1'-0" ON 22X34
1/8" = 1'-0" ON 11X17

A2.1



1 ATTIC FLOOR PLAN
1/4" = 1'-0" ON 22" X 34"
1/8" = 1'-0" ON 11" X 17"



M E R Z B A U
DESIGN COLLECTIVE
4009 Banister Lane #250, Austin, TX 78704
T 512 658 9500 E jcschmeil@merzbau.com
J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 20007

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ATTIC FLOOR PLAN
1/4" = 1'-0" ON 22X34
1/8" = 1'-0" ON 11X17

A2.2











