

mark paccone  
architecture

ben may design

- FOR PERMIT ONLY -  
- NOT FOR CONSTRUCTION -

PROJECT TEAM:

OWNER:  
MIKE WALKER  
512.590.5356  
wolkenitd@yahoo.com

GENERAL CONTRACTOR:

TBD

ARCH. OF RECORD:

MARK PACCONE  
512.699.5885  
mark@pacccone.com

DRAWINGS/DESIGN:

BEN MAY DESIGN  
512.507.4664  
ben@benmaydesign.com

STRUCTURAL:

HOLLINGSWORTH+PACK  
CHRIS HEWITT  
512.275.6060  
chris.h@holl-pack.com



NEW GARAGE APT

904 WILLOW ST  
AUSTIN, TX 78702

DATE: 3 / 5 / 14

SCALE: 1/16" = 1'-0"

SHEET NAME:

SP1

NOTES:

SHEET INDEX:

- SP1 SITEPLAN  
A1 FLOORPLANS  
A1.2 ROOF PLAN  
A2 ELEVATIONS

PROJECT TOTALS:

TOTAL SITE AREA:  
6510 SF

EXISTING:

EXISTING  
CONDITIONED HOUSE:  
1121 SF

EXISTING WALKWAY:  
96 SF

EXISTING PORCHES:  
500 SF

EXISTING IMP. COVER:  
26.4 %

EXISTING FAR:  
17.2%

NEW ADDITION:

NEW UNCONDITIONED  
DETACHED GARAGE  
FOOTPRINT:  
625 SF

DETACHED GARAGE  
FAR CREDIT:  
-450 SF

(NEW 2ND FLOOR  
GARAGE APT.)

525 SF

NEW OPEN WOOD  
STAIRS -> 50%:

184 SF (50%) -> 92 SF

NEW CONC. LANDING:  
40 SF

NEW DRIVEWAY:  
224 SF

TOTAL BUILDING  
COVERAGE:  
2, 803 SF

NEW IMP. COVER:  
43.06 %

NEW FAR:  
28.0%

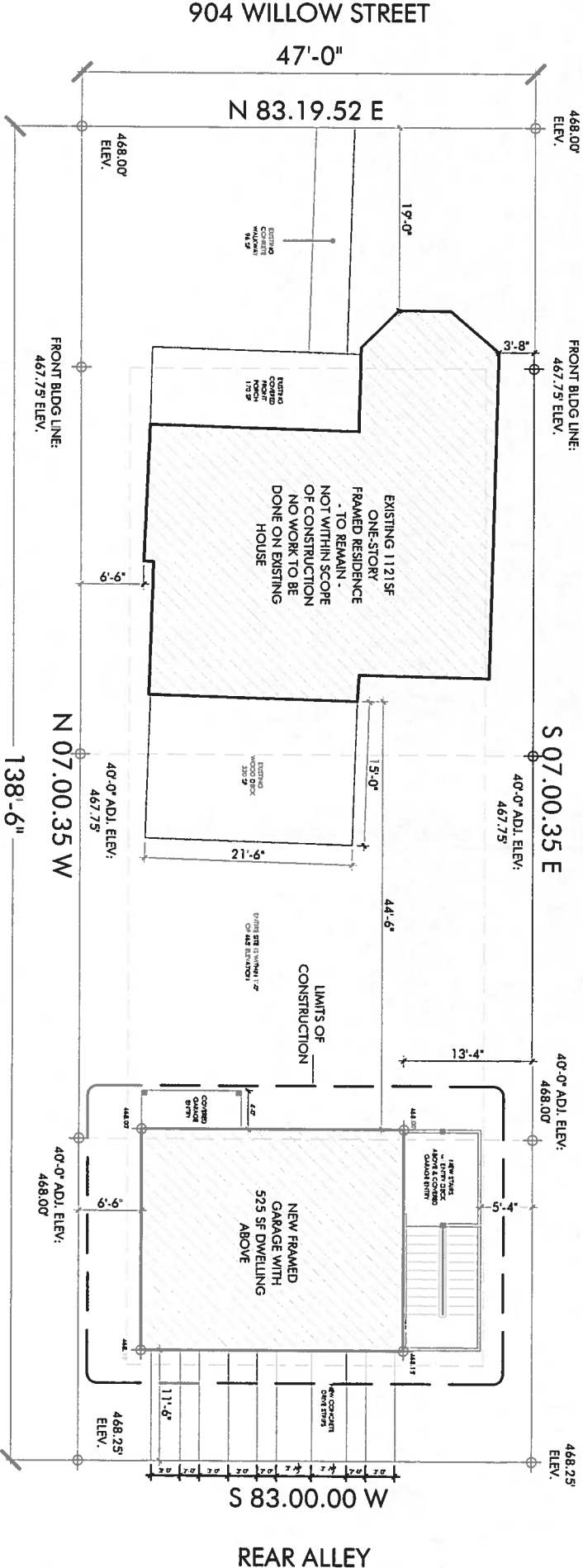
PROJECT HEIGHT:

LOW GRADE: 638'-0"  
HIGH GRADE: 638'-3"  
AVE. GRADE: 638'-1.5"  
AVE. ROOF HEIGHT:  
23'-4" A.F.F.

TOTAL AVE. HEIGHT:  
23'-5.5"



EXISTING SITEPLAN



UPDATED SITEPLAN

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL FULFILL ALL REQUIREMENTS OF THE CITY OF AUSTIN, TEXAS, ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED IN CONVICTION TO ANY CITY, STATE OR FEDERAL LAW. THE CONTRACTOR SHALL ALSO FURNISH COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL FURNISH THESE DIMENSIONS TO THE CITY OF AUSTIN, TEXAS, AND THE CITY OF AUSTIN, TEXAS, SHALL BE RESPONSIBLE FOR ANY DISCREPANCY THAT MAY ARISE.

THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING BUT NOT LIMITED TO: LOT DIMENSIONS, SETBACKS, AND DISTANCES TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN, TEXAS, OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS AND MATERIALS, SUCH AS: CONSTRUCTION METHODS, OR FAILURE OF ANY OF THEM TO COMPLY WITH THE CITY OF AUSTIN, TEXAS, CONSTRUCTION DOCUMENTS. ANY DEFECT OR DISCREPANCY FOUND WITH THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITING TO THE OFFICE OF THE CITY OF AUSTIN, TEXAS, AND THE CITY OF AUSTIN, TEXAS, SHALL NOT ALLOWED THE OFFICE TO CORRECT THE DEFECT. THE CITY OF AUSTIN, TEXAS, SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL USE REINFORCED CONCRETE FOR ALL FOUNDATIONS AND SHALL BE CONSTRUCTED ON A FOUNDATION THAT IS NOT LESS THAN 18" THICK. THE FOUNDATION SHALL BE PERMANENTLY FRAMED TOGETHER AND SEPARATED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OVERLAP IN PLATES, CORNER STUD CEMENTS AND AROUND DOOR AND WINDOW ROUGH OPENING CEMENTS.

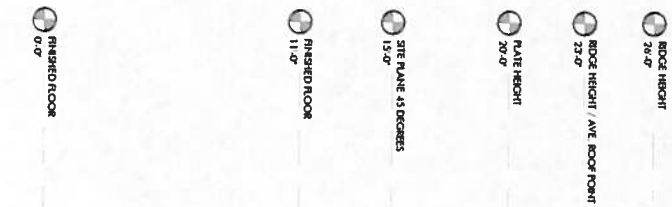
AS PER IBC, SECTION 1210 BURGLARY RESISTANCE AND RESISTANCE TO BREACH: ALL EXCESS WINDOWS TO HAVE A NET OPENING OF 5.7 SF, A MIN. CLEAR OPEN WIDTH OF 20" MIN. CLEAR OPEN HEIGHT OF 24", AND NOT TO EXCEED A SET HEIGHT OF 44".

INSTALL WATERPROOFING SYSTEM BOARD OR HARD BOARD AT ALL WATER SPLASH AREAS TO A MINIMUM OF 7" ABOVE SHOWER DRAINS. INSTALL SHOWER PANS OR FIBERGLASS WATERPROOF BATH AND DRAIN APPROPRIATELY.

INSTALL TYPE X COMPOUND AT ALL GARAGE CEILING LOCATIONS FOR ADOPTED FIRE RESISTANCE.

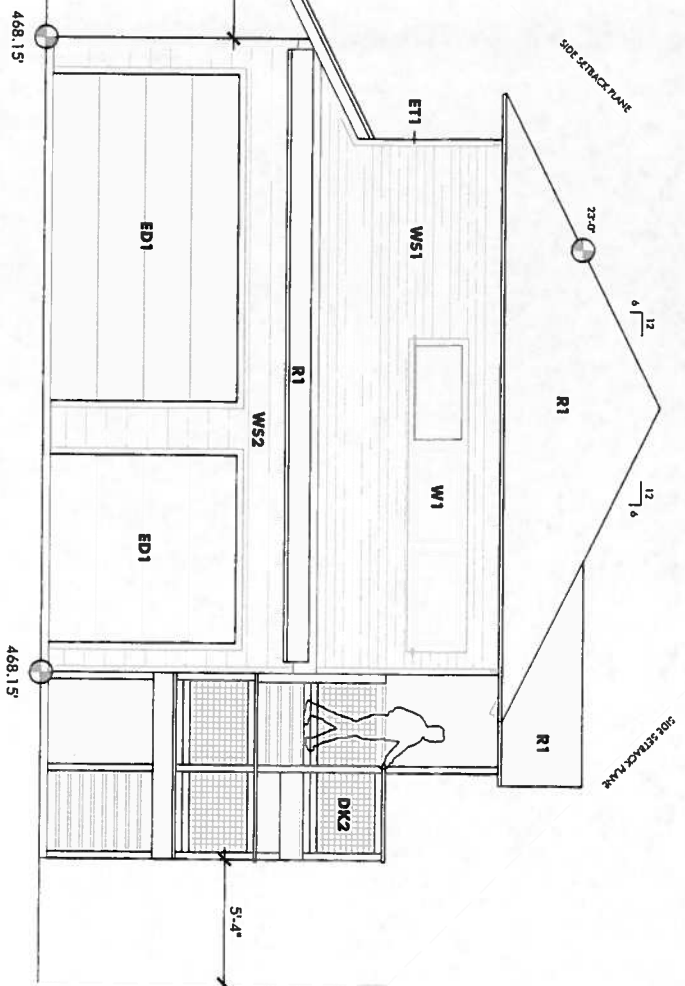
RESISTANT WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

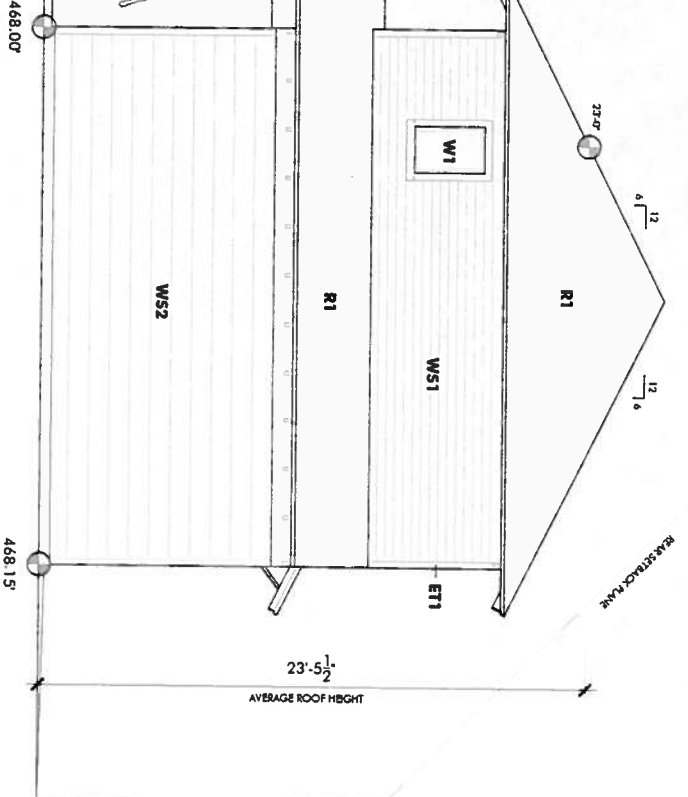


# NORTH ELEVATION

**AS PER IBC, SECTION R310 EMERGENCY ESCAPE AND  
RESCUE OPENINGS:**



## EAST ELEVATION



**mark paccone**

ben may design

- FOR PERMIT ONLY -  
- NOT FOR CONSTRUCTION -

**PROJECT TEAM:**

**OWNER:**

**MIKE WALKER**  
512.590.5356  
walkermiked@yahoo.com

**GENERAL CONTRACTOR:**

TBD

**ARCH. OF RECORD:**

MARK PACCO

mark@paccone.com

### DRAWINGS/DESIGN:

**BEN MAY DESIGN**

ben@benmaydesign.com

**STRUCTURAL:**

**HOLLINGSWORTH-PACK**

512.275 6060

chris.h@holl pack.com



NEW GARAGE APT

904 WILLOW ST  
AUSTIN, TX 78702

DATE: 3/5/14

SCALE: 1/8" = 1'-0"

SHEET NAME

A2