

TREE	DIA.	TYPE
T1	23"	ELM, PROTECTED
T2	14"	PECAN, NOT PROTECTED
T3	14"	RED OAK, NOT PROTECTED
T4	20"	ELM, PROTECTED
T5	39"	ELM, HERITAGE

NOTE: ALL NEW FENCE TO BE 48"H MIN MTL./ WOOD FENCE. ALL NEW GATES TO HAVE SELF-LATCHING AND SELF-CLOSING HARDWARE.



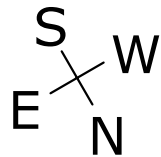
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3005 Harris Blvd, Austin, TX
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Cathy Miller - Compass Meiter, Designer
Amanda Elliott, Designer & Drafter

PROPOSED
PLOT
DRAWING

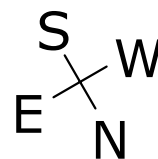
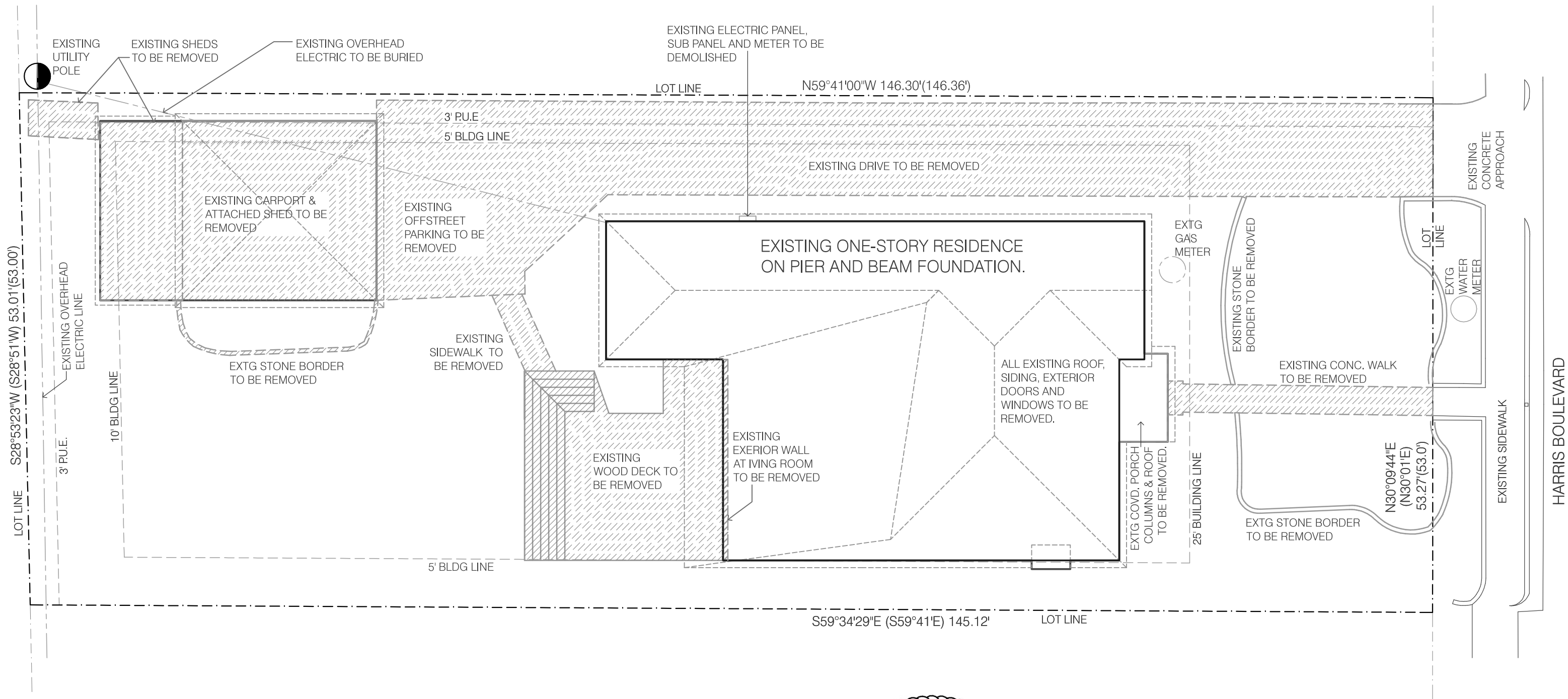
A1.1

FEB 23, 2015



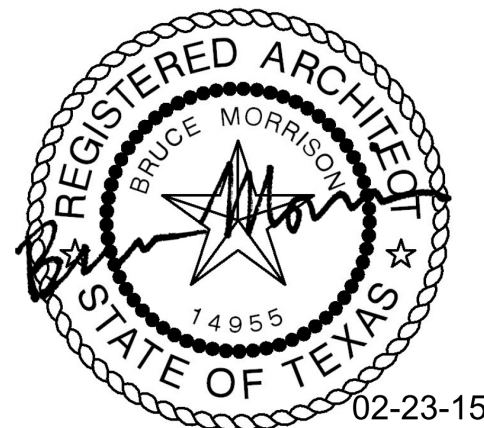
SITE PLAN - NEW

SCALE: 1"=10'-0"



SITE PLAN - DEMOLITION

SCALE: 1"=10'-0" (WHEN PRINTED ON 11"x17" FORMAT)



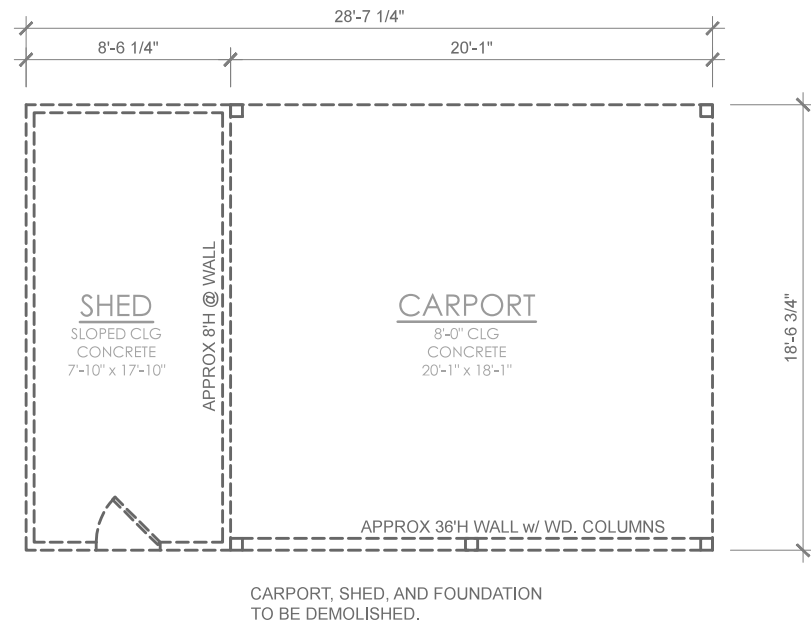
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PROPOSED
DEMO
DRAWING

A1.2

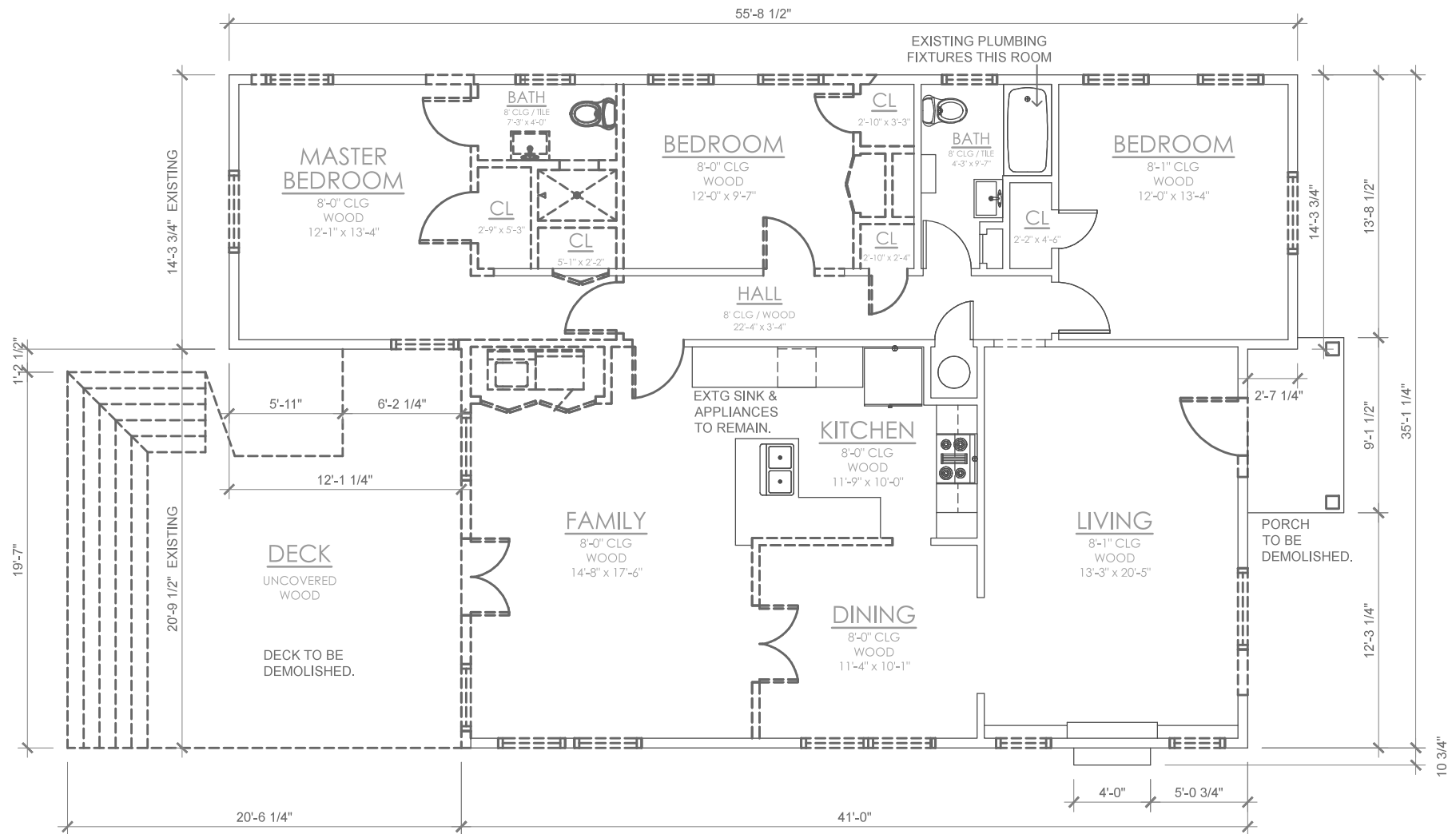
FEB 23, 2015



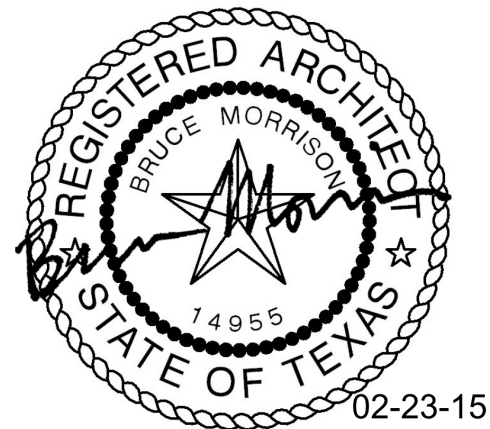
CARPORT FLOOR PLAN - EXISTING
SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

NOTES:

- EXISTING STRUCTURE OR FIXTURE
TO REMAIN.
- EXISTING STRUCTURE OR FIXTURE
TO BE DEMOLISHED.
- ALL EXISTING EXTERIOR DOORS
AND WINDOWS TO BE REPLACED.
- ALL DIMENSIONS AND SIZES SHOWN
THIS PAGE ARE EXISTING.



LOWER FLOOR PLAN - EXISTING
SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)



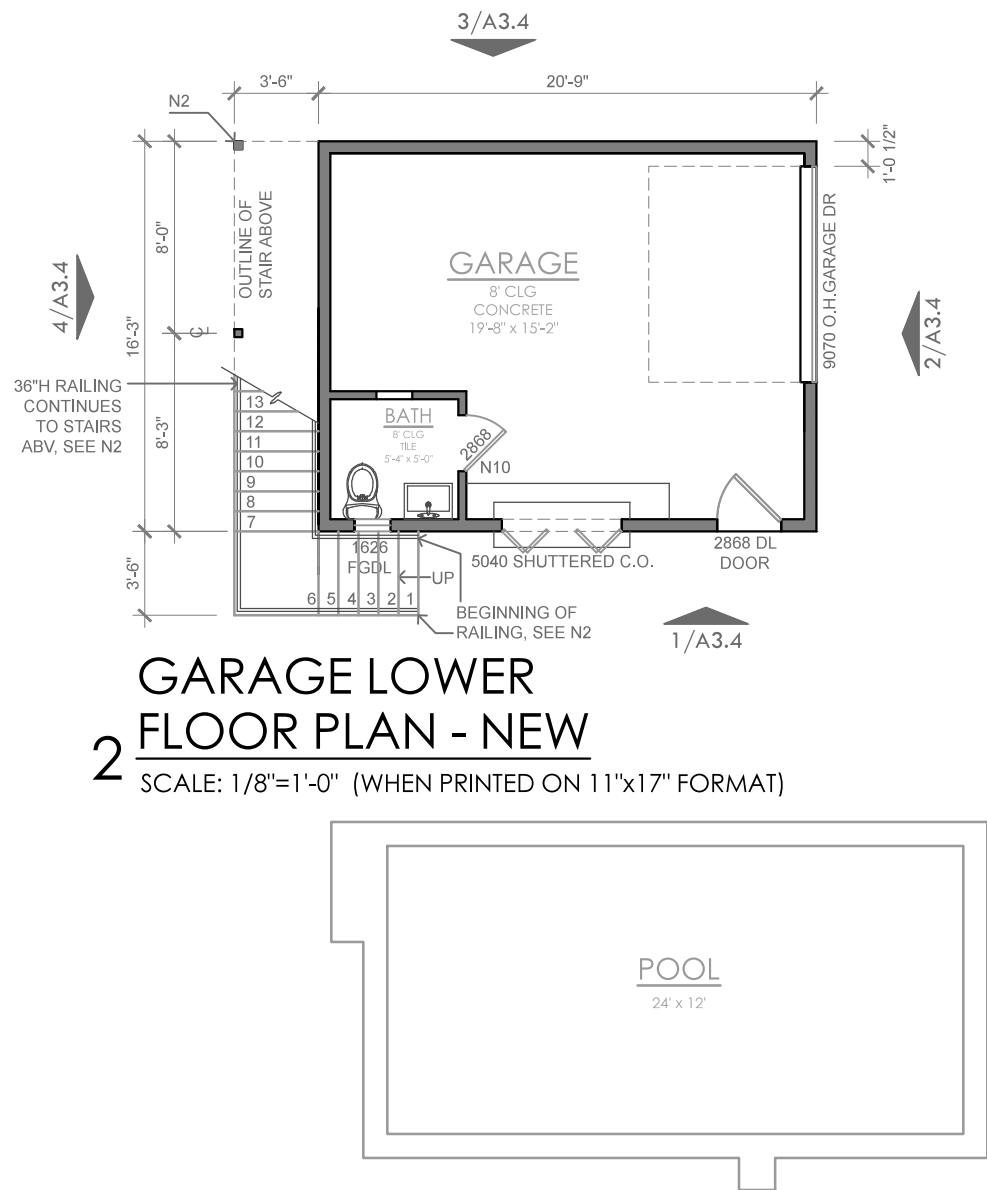
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EXISTING
FLOOR
PLAN

A2.0

FEB 23, 2015



2 GARAGE LOWER FLOOR PLAN - NEW

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

GENERAL NOTES:

N1. Smoke detectors to be hardwired, interconnected with battery backup and located per R313.2. Location of smoke detectors shown as (SD)

N2. Stairs to meet R311.7. Interior stairs to have 15 risers at 7.41"H and 14 treads at 10"D. Railing to be 36"H, style T.B.D. Uncovered stairs at Garage to have 16 risers at 7.75"H and 15 treads at 10"D. All railing constructed or selected and installed shall comply with R311.7.8 and detail #3/A2.2.

N3. Glazing in new doors to be safety glazing per R308.4.3.

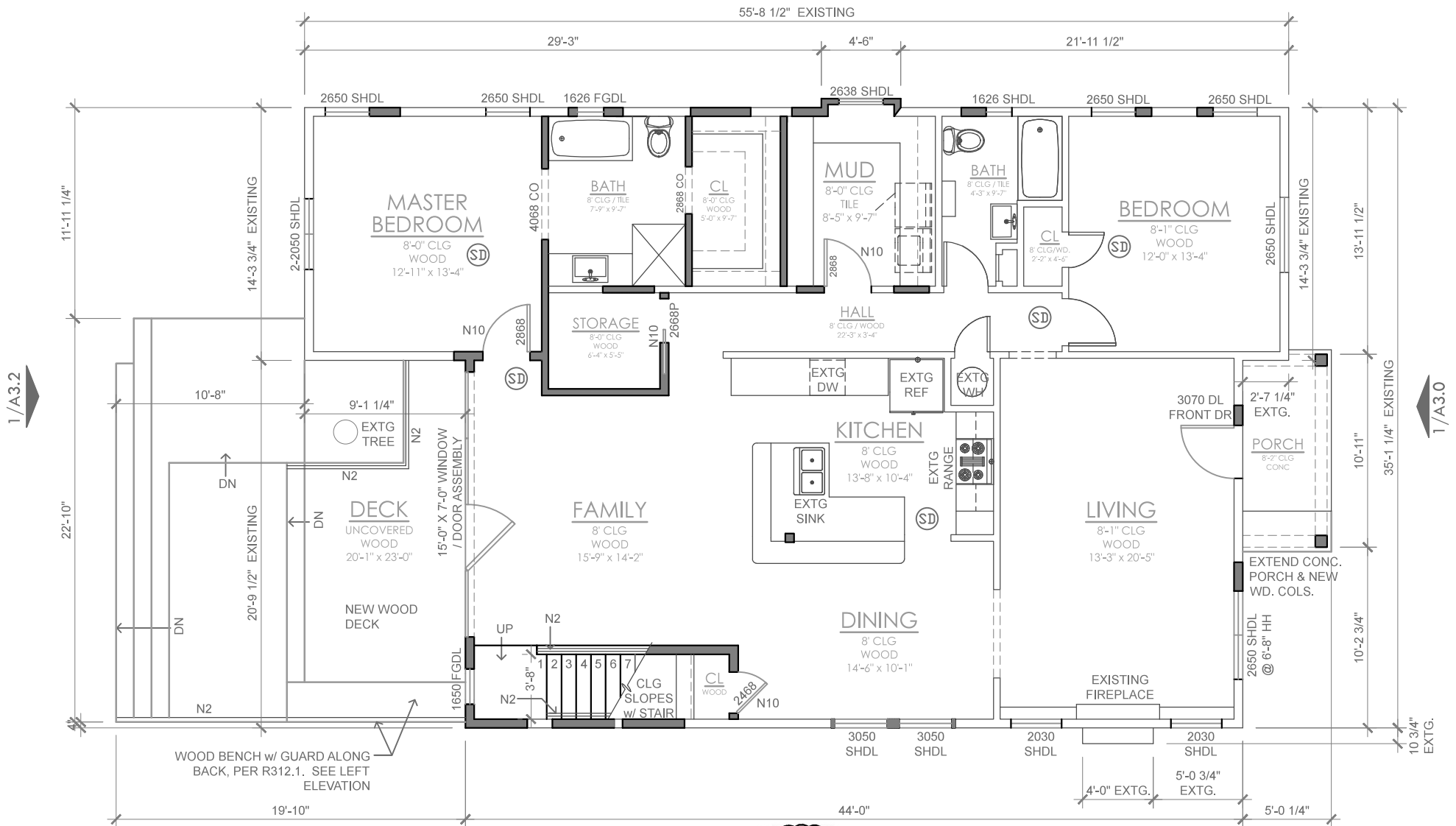
N4. All glazing in new windows and doors within 18" of the floor or within 24" to another door to be tempered safety glazing per R308.4.3.

N5. Dimensions of any new emergency escape windows in each bedroom are to comply with R310.1.2 and R310.1.3

N6. Ensure all new hallways hold 3'-0" as the minimum finished surface to finished surface per R311.3.

N7. Ensure built condition is 15" min from centerline of new toilets to adjacent vertical surface per R307.

N8. By design the door to new Garage bathroom is a 34"W door and the cased opening to new Master Bath is a 48"w opening. These are greater than the 30" minimum clear opening per City of Austin Accessibility Ordinance Ch. 25-12 Article 11, Section R322, R322.2.



1 LOWER FLOOR PLAN - NEW

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

GENERAL NOTES (cont.):

N9. Blocking to be provided in walls of new bathrooms per City of Austin Accessibility Ordinance Ch. 25-12 Article 11, Section R322, R322.3.

N10. All exterior doors and windows are new. Interior doors new as noted.

N11. All plumbing fixtures and appliances new unless noted otherwise.

N12. New walls shown hatched.



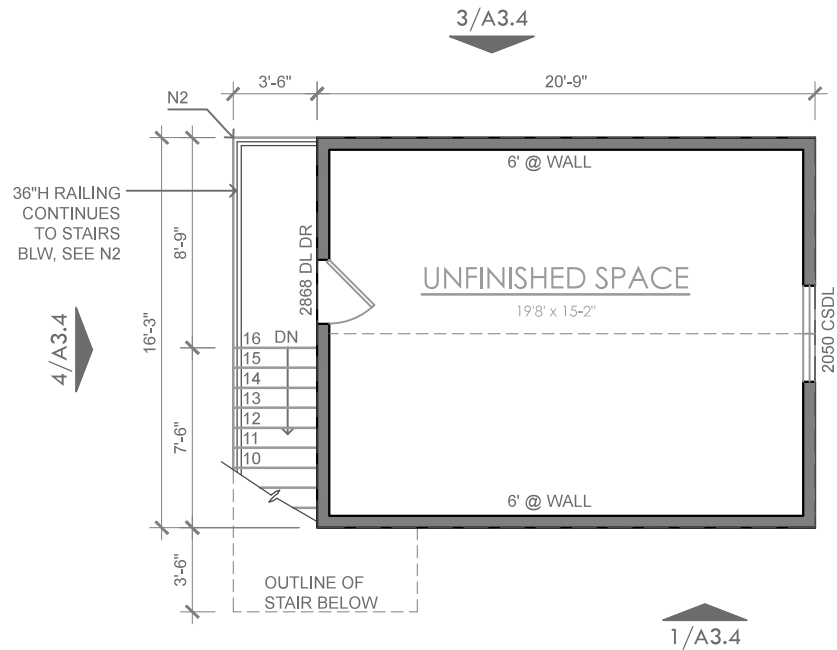
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PROPOSED
FLOOR
PLAN

A2.1

FEB 23, 2015



2 GARAGE UPPER FLOOR PLAN - NEW

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

GENERAL NOTES:

N1. Smoke detectors to be hardwired, interconnected with battery backup and located per R313.2. Location of smoke detectors shown as (SD)

N2. Stairs to meet R311.7. Interior stairs to have 15 risers at 7.41"H and 14 treads at 10"D. Railing to be 36"H, style T.B.D. Uncovered stairs at Garage to have 16 risers at 7.75"H and 15 treads at 10"D. All railing constructed or selected and installed shall comply with R311.7.8 and detail #3/A2.2.

N3. Glazing in new doors to be safety glazing per R308.4.3.

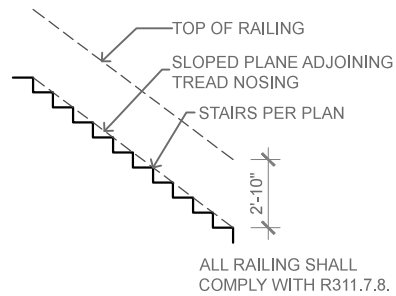
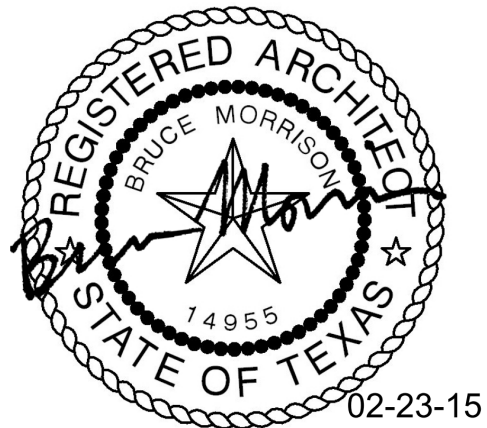
N4. All glazing in new windows and doors within 18" of the floor or within 24" to another door to be tempered safety glazing per R308.4.3.

N5. Dimensions of any new emergency escape windows in each bedroom are to comply with R310.1.2 and R310.1.3

N6. Ensure all new hallways hold 3'-0" as the minimum finished surface to finished surface per R311.3.

N7. Ensure built condition is 15" min from centerline of new toilets to adjacent vertical surface per R307.

N8. By design the door to new Garage bathroom is a 34"W door and the cased opening to new Master Bath is a 48"w opening. These are greater than the 30" minimum clear opening per City of Austin Accessibility Ordinance Ch. 25-12 Article 11, Section R322, R322.2.



3 STAIR DETAIL

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11x17 FORMAT)

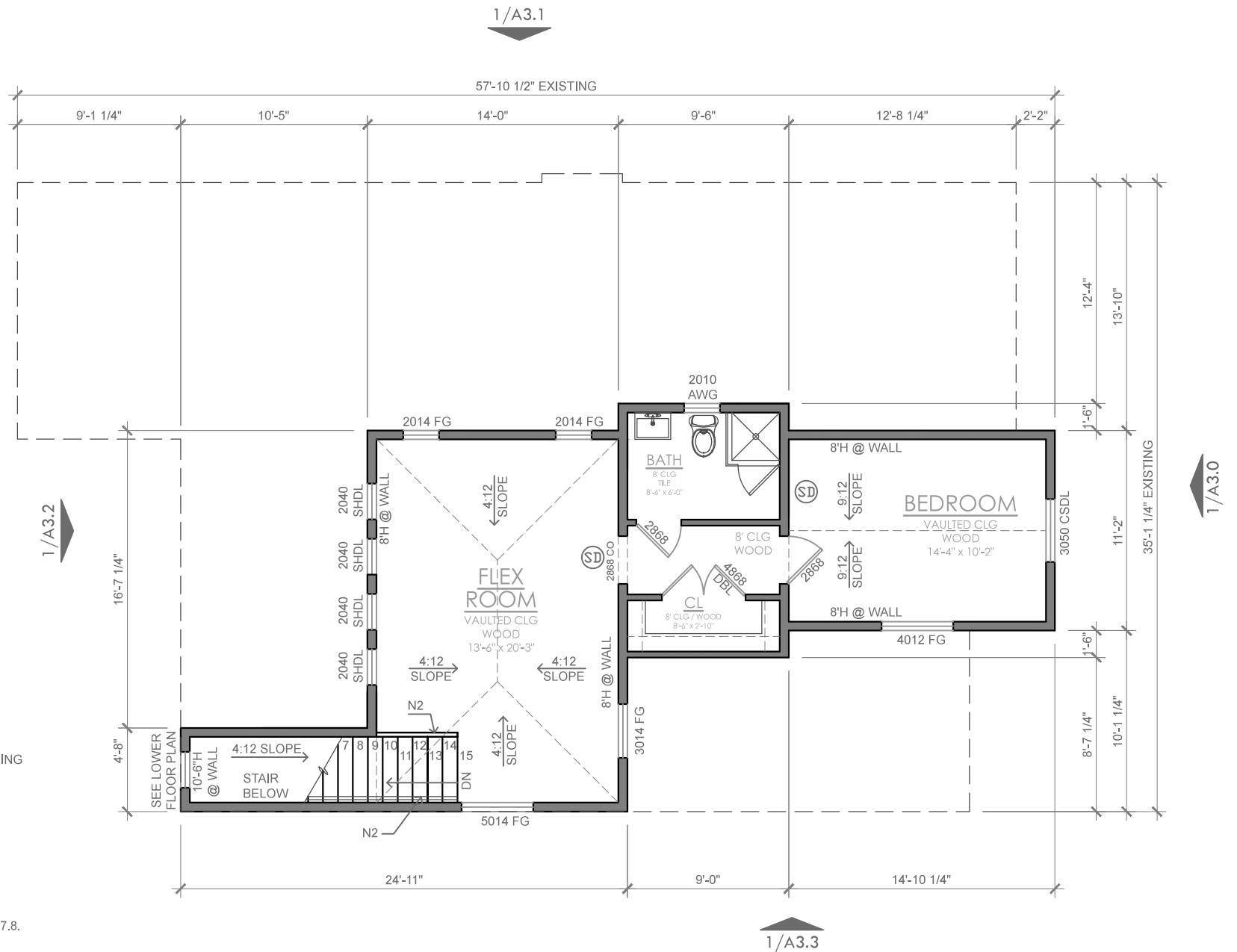
GENERAL NOTES (cont.):

N9. Blocking to be provided in walls of new bathrooms per City of Austin Accessibility Ordinance Ch. 25-12 Article 11, Section R322, R322.3.

N10. All exterior doors and windows are new. Interior doors new as noted.

N11. All plumbing fixtures and appliances new unless noted otherwise.

N12. New walls shown hatched.



1 UPPER FLOOR PLAN - NEW

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

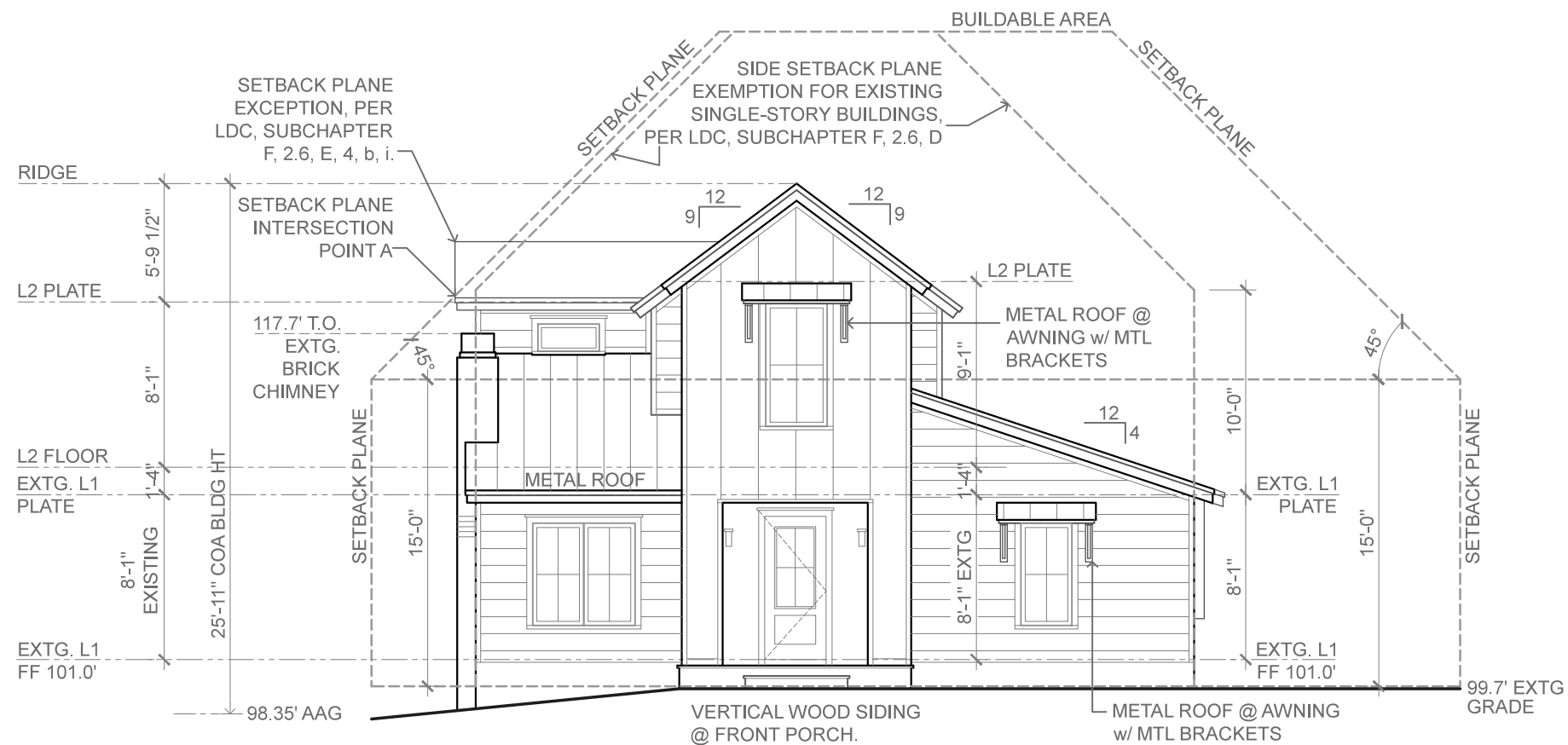
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PROPOSED
FLOOR
PLAN

A2.2

FEB 23, 2015



GENERAL NOTES:

NEW HORIZONTAL 10" HARDI SIDING AT ALL EXTERIOR WALLS U.N.O.

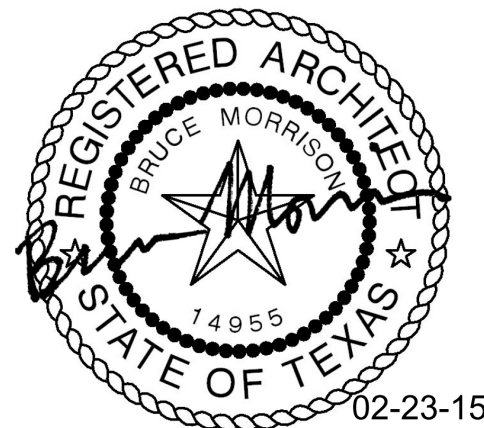
ALL ROOF NEW ASPHALT SHINGLE U.N.O.

ALL EXTERIOR DOORS & WINDOWS TO BE NEW. MANUF. T.B.D.

STAIR NOTE: STAIRS TO MEET R311.7. UNCOVERED STAIRS AT GARAGE TO HAVE 16 RISERS AT 7.75"H AND 15 TREADS AT 10"D. RAILING TO BE 36"H, ALL RAILING CONSTRUCTED OR SELECTED AND INSTALLED SHALL COMPLY WITH R311.7.8 AND DETAIL #3/A2.1.

1 FRONT ELEVATION

SCALE: 1/8"=1'-0"
(WHEN PRINTED ON 11x17 FORMAT)



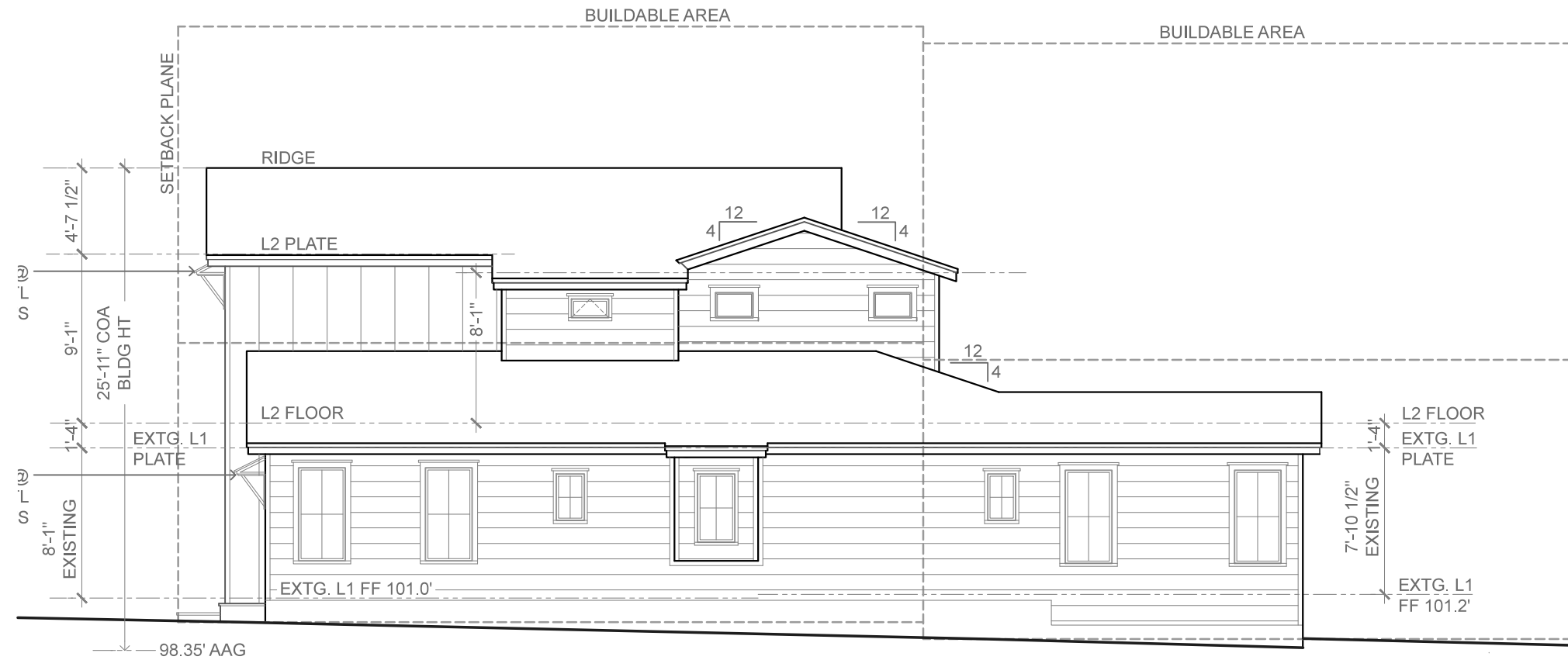
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PROPOSED
ELEVATION
DRAWINGS

A3.0

FEB 23, 2015



GENERAL NOTES:

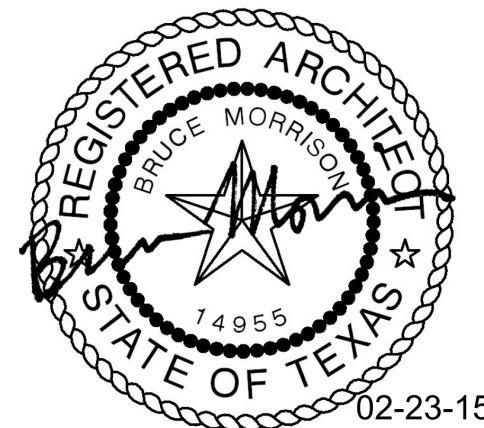
NEW HORIZONTAL 10" HARDI SIDING AT ALL EXTERIOR WALLS U.N.O

ALL ROOF NEW ASPHALT SHINGLE U.N.O.

ALL EXTERIOR DOORS & WINDOWS TO BE NEW. MANUF. T.B.D.

STAIR NOTE: STAIRS TO MEET R311.7. UNCOVERED STAIRS AT GARAGE TO HAVE 16 RISERS AT 7.75"H AND 15 TREADS AT 10"D. RAILING TO BE 36"H, ALL RAILING CONSTRUCTED OR SELECTED AND INSTALLED SHALL COMPLY WITH R311.7.8 AND DETAIL #3/A2.1.

1 RIGHT ELEVATION w/ GARAGE
SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11x17 FORMAT)



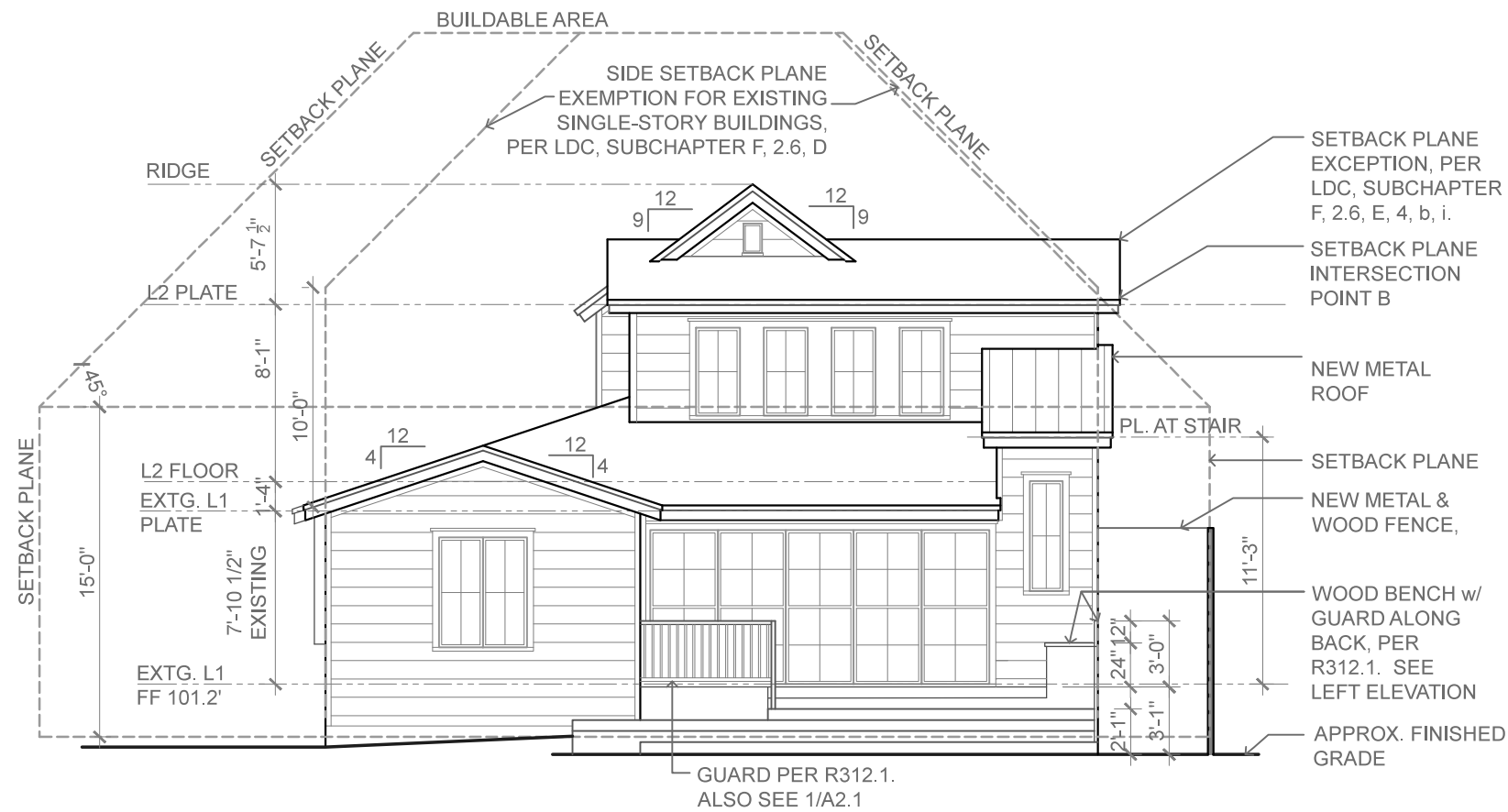
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PROPOSED
ELEVATION
DRAWINGS

A3.1

FEB 23, 2015



1 REAR ELEVATION

SCALE: 1/8"=1'-0"
(WHEN PRINTED ON 11x17 FORMAT)

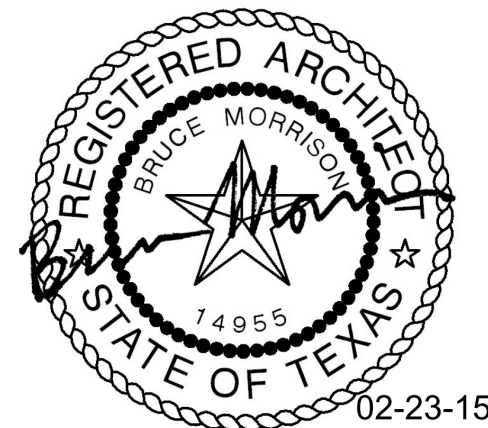
GENERAL NOTES:

NEW HORIZONTAL 10" HARDI SIDING AT ALL EXTERIOR WALLS U.N.O

ALL ROOF NEW ASPHALT SHINGLE U.N.O.

ALL EXTERIOR DOORS & WINDOWS TO BE NEW. MANUF. T.B.D.

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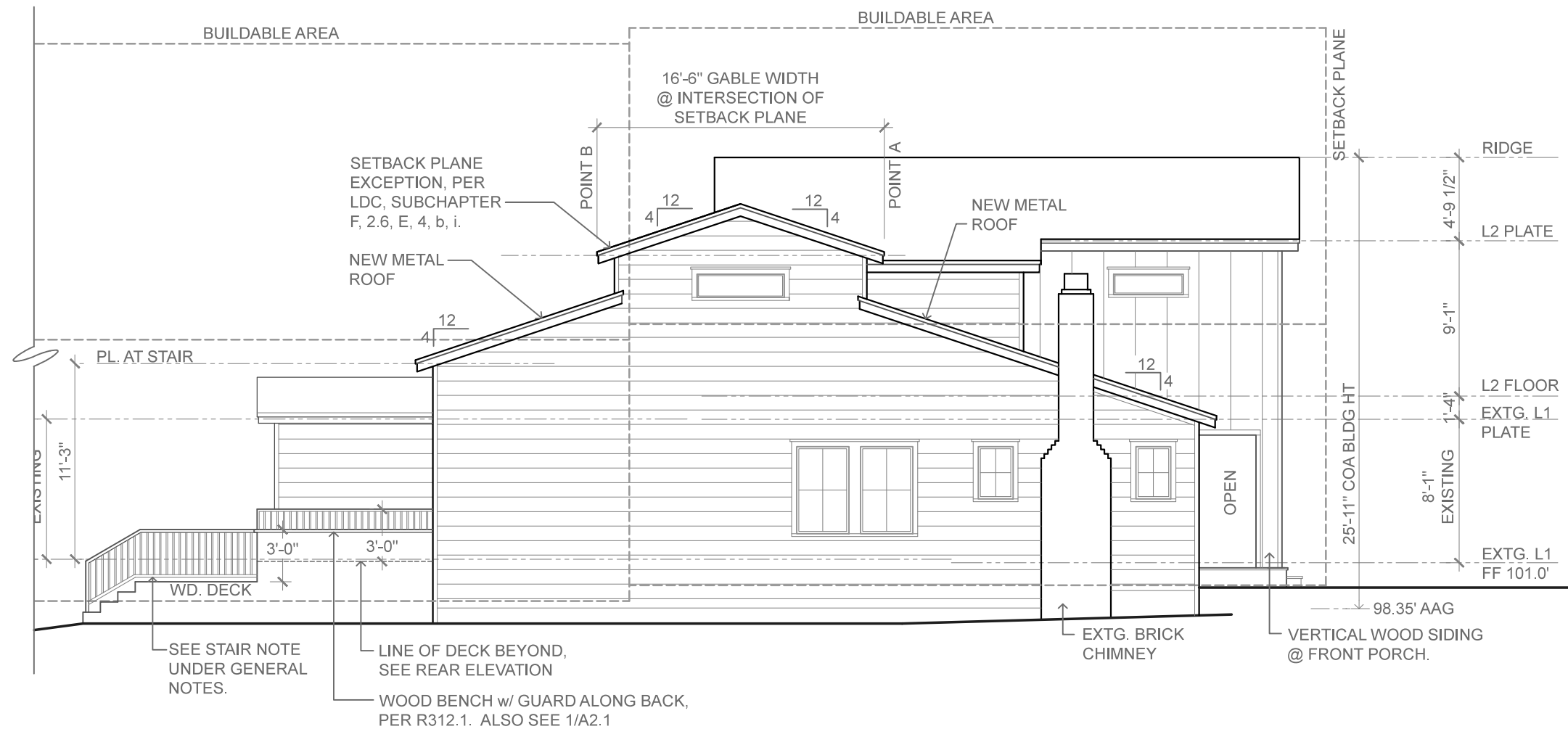
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PROPOSED
ELEVATION
DRAWINGS

A3.2

FEB 23, 2015



1 LEFT ELEVATION
 SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11x17 FORMAT)

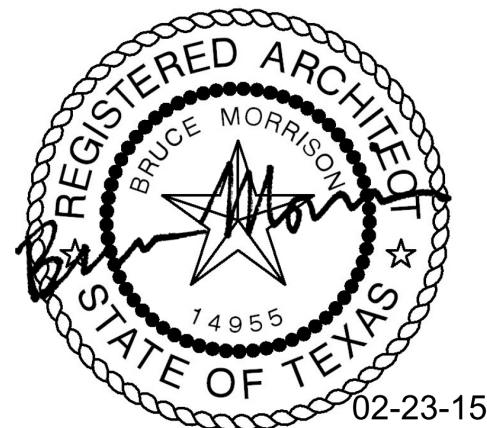
GENERAL NOTES:

NEW HORIZONTAL 10" HARDI SIDING AT ALL EXTERIOR WALLS U.N.O

ALL ROOF NEW ASPHALT SHINGLE U.N.O.

ALL EXTERIOR DOORS & WINDOWS TO BE NEW. MANUF. T.B.D.

STAIR NOTE: STAIRS TO MEET R311.7. UNCOVERED STAIRS AT GARAGE TO HAVE 16 RISERS AT 7.75"H AND 15 TREADS AT 10"D. RAILING TO BE 36"H, ALL RAILING CONSTRUCTED OR SELECTED AND INSTALLED SHALL COMPLY WITH R311.7.8 AND DETAIL #3/A2.1.



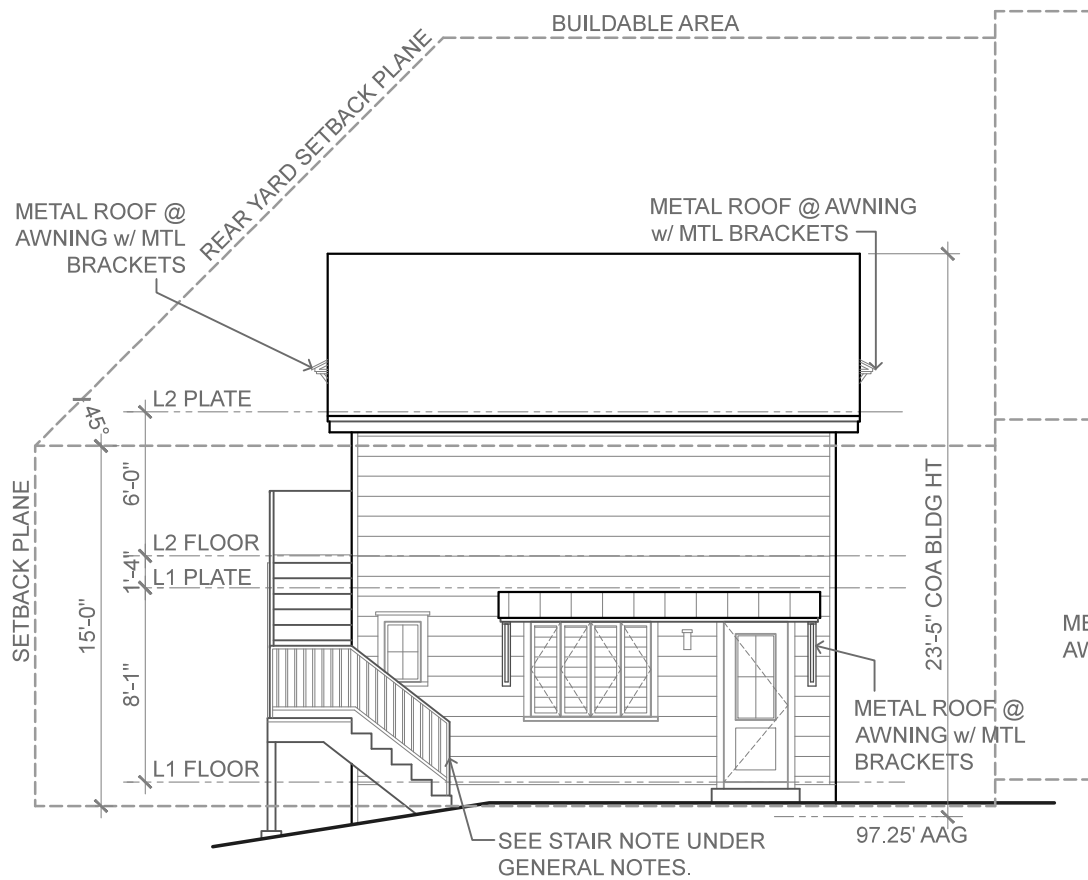
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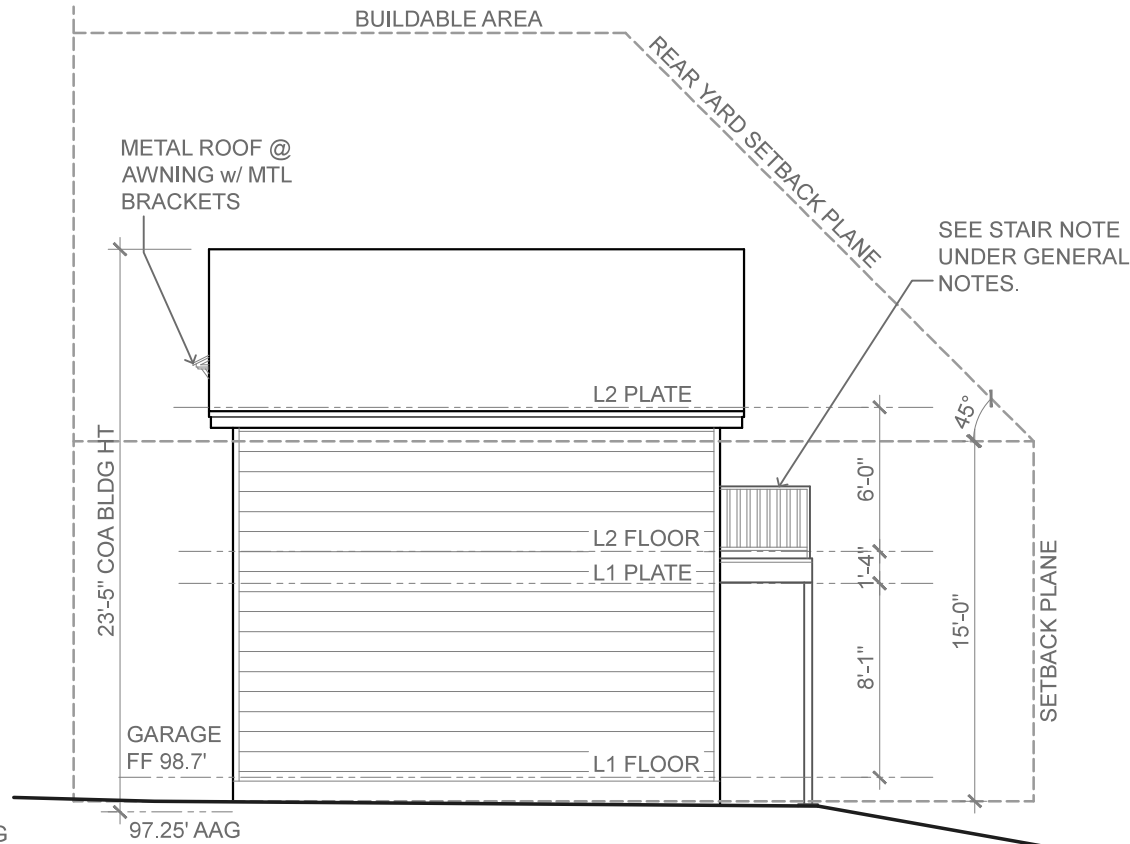
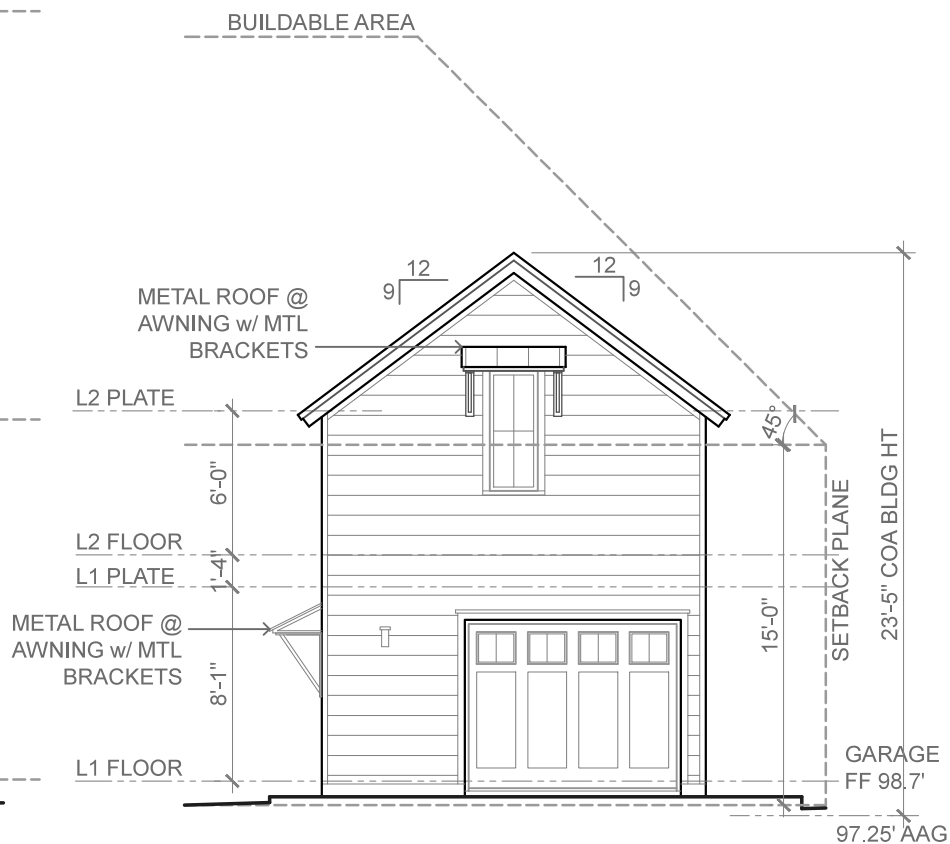
PROPOSED
 ELEVATION
 DRAWINGS

A3.3

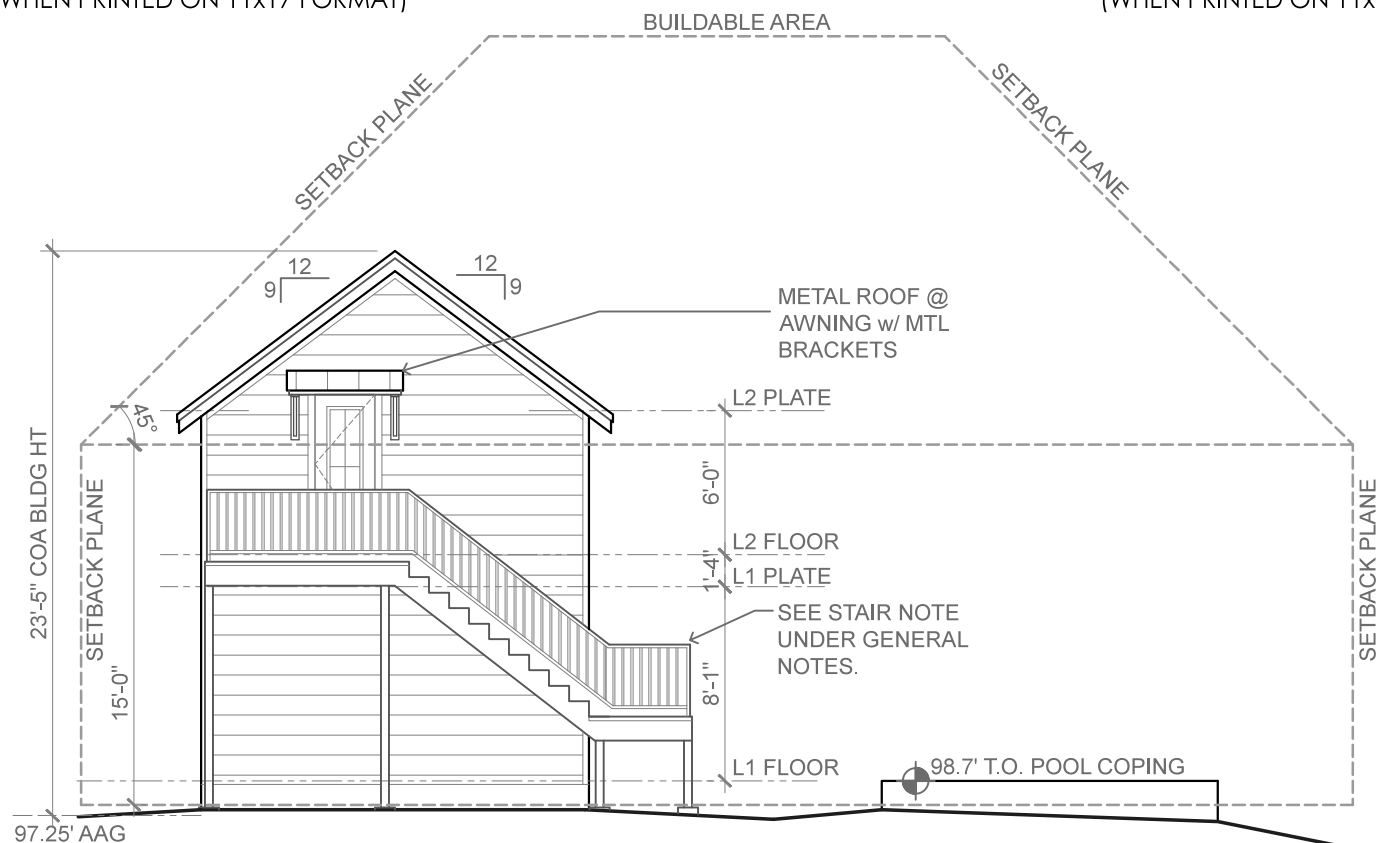
FEB 23, 2015



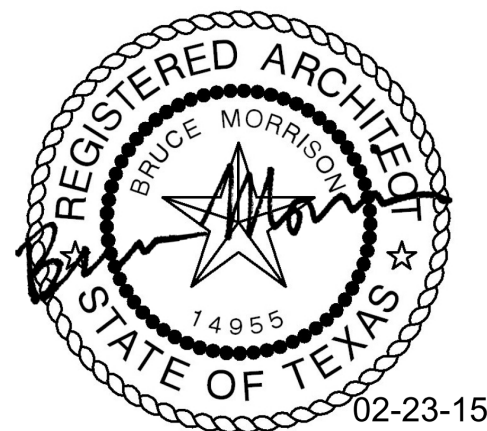
1 GARAGE LEFT ELEV
 SCALE: 1/8"=1'-0"
 (WHEN PRINTED ON 11x17 FORMAT)



3 GARAGE RIGHT ELEV
 SCALE: 1/8"=1'-0"
 (WHEN PRINTED ON 11x17 FORMAT)



4 GARAGE REAR ELEVATION
 SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11x17 FORMAT)



GENERAL NOTES:

NEW HORIZONTAL 10" HARDI SIDING AT ALL EXTERIOR WALLS U.N.O

ALL ROOF NEW ASPHALT SHINGLE U.N.O.

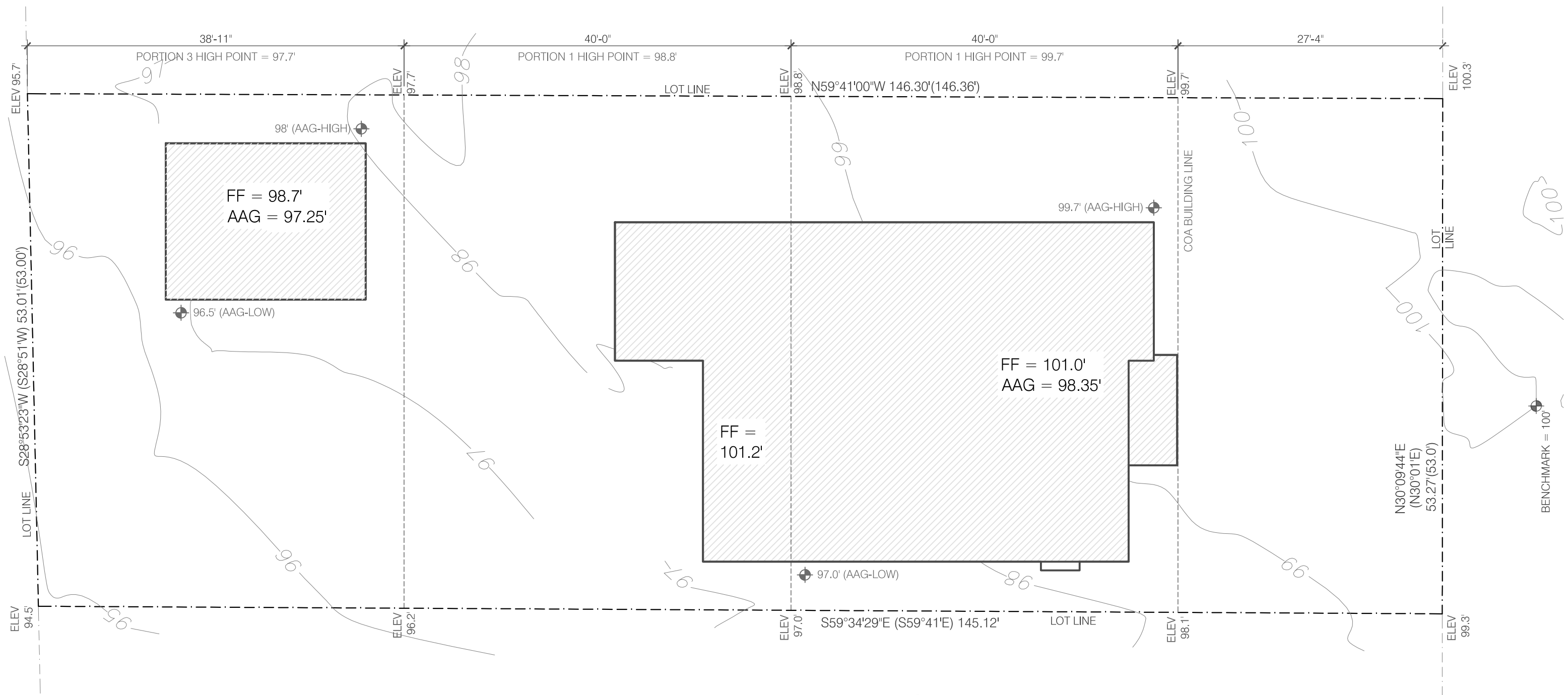
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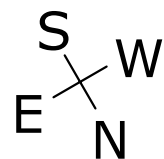
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PROPOSED
 ELEVATION
 DRAWINGS
A3.4
 FEB 23, 2015

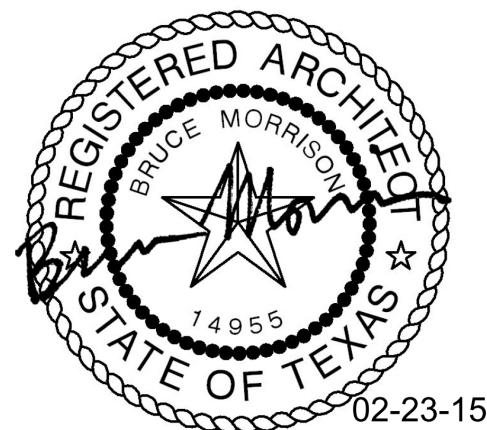


NOTE: EXISTING GRADE SHOWN



SETBACK PLANE EXHIBIT - SITE

SCALE: 1"=10'-0"



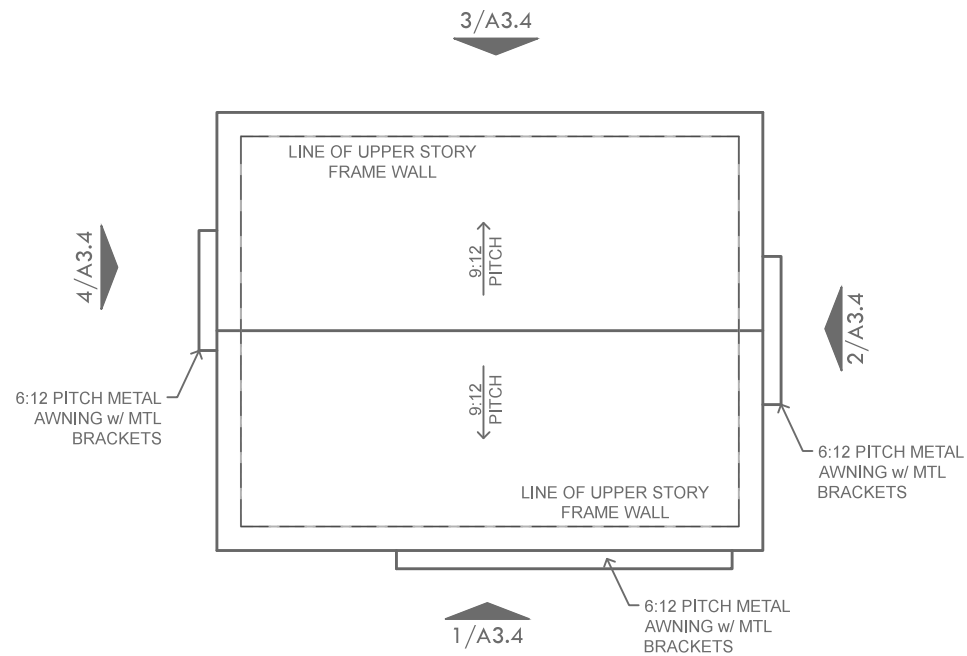
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SETBACK
PLANE
EXHIBIT

A4.0

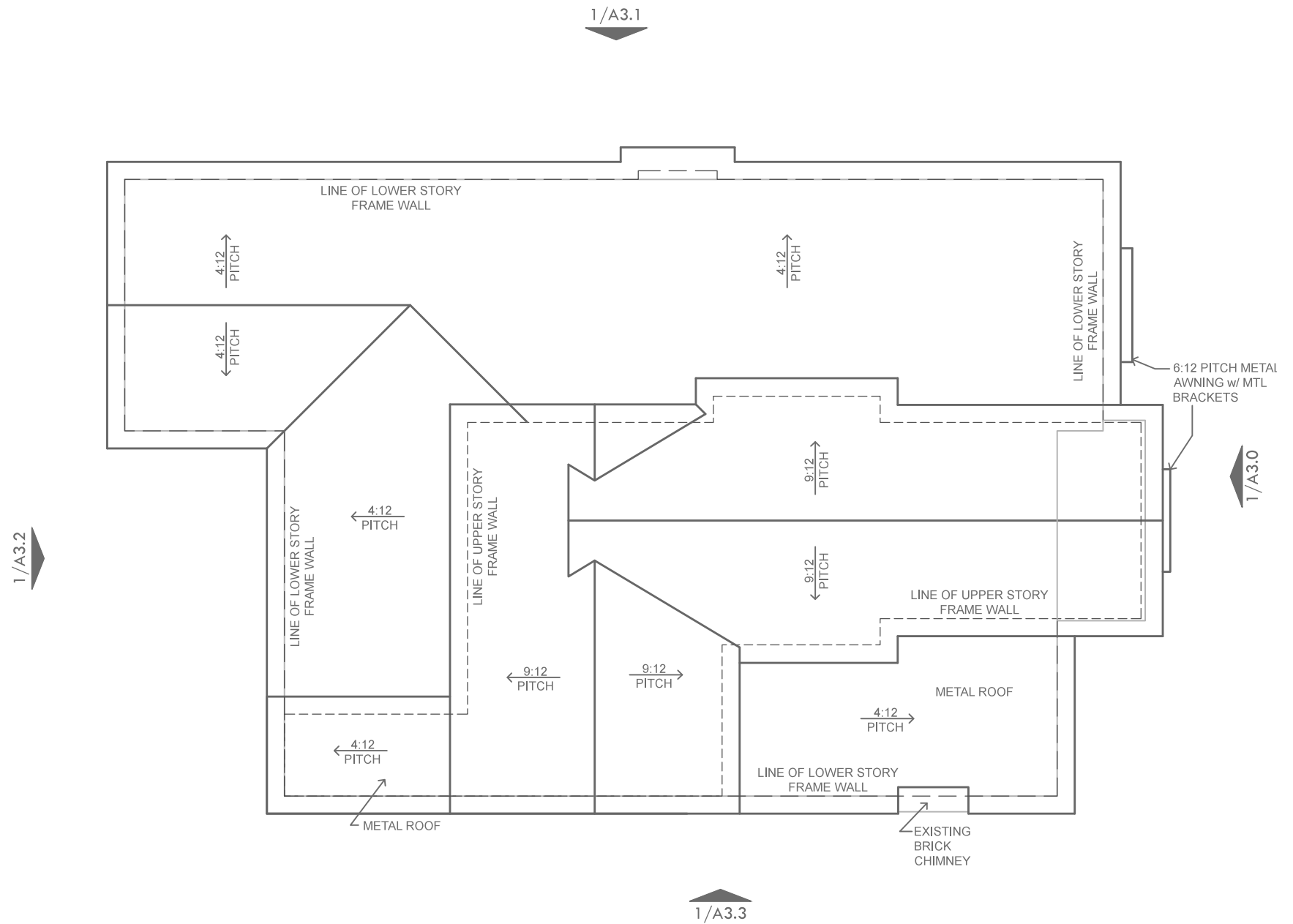
FEB 23, 2015



ROOF PLAN - GARAGE

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

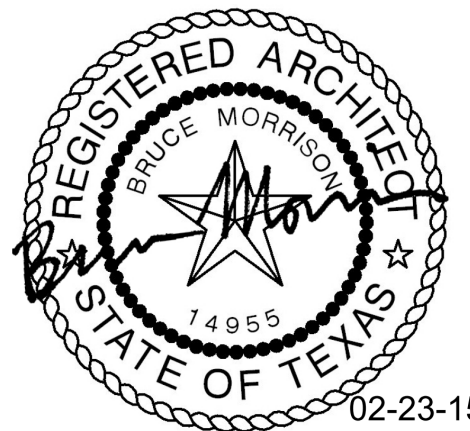
NOTE: ALL ROOF IS NEW ASPHALT SHINGLE
U.N.O. STYLE TO BE DETERMINED.



ROOF PLAN - HOUSE

SCALE: 1/8"=1'-0" (WHEN PRINTED ON 11"x17" FORMAT)

NOTE: ALL ROOF IS NEW ASPHALT SHINGLE
U.N.O. STYLE TO BE DETERMINED.



02-23-15

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PROPOSED
ROOF
PLAN

A5.0

FEB 23, 2015