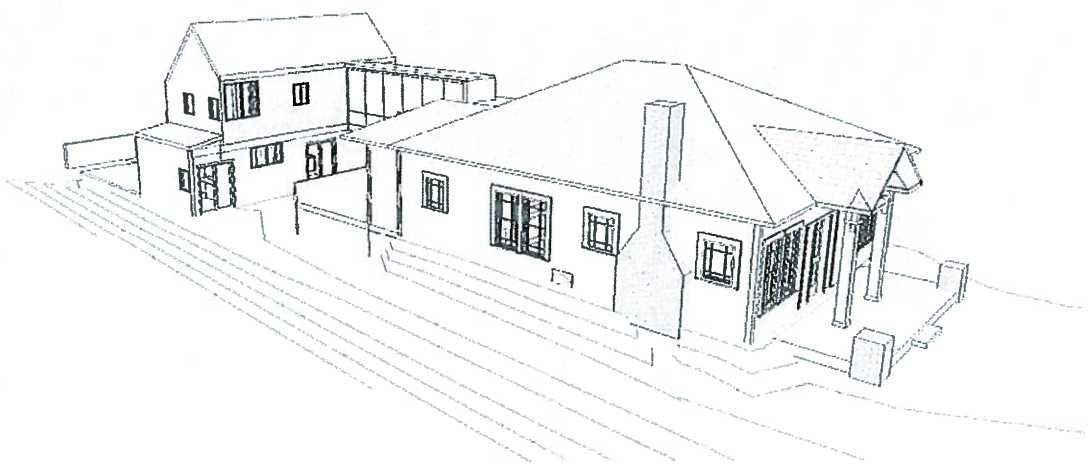


CURTIS-DANIEL RESIDENCE

1315 KENWOOD AVENUE
AUSTIN, TX 78704

OWNER INFORMATION

BRUCE CURTIS AND FRED DANIEL
1315 KENWOOD AVENUE
AUSTIN, TX 78704

PROJECT TEAM

ARCHITECT:	CLAYTON & LITTLE ARCHITECTS 1001 EAST 8TH STREET AUSTIN, TEXAS 78702	
CONTACT:	GEORGE WILCOX, AIA PHONE: (512) 477.1727 x212 FAX: (512) 477.9876	
STRUCTURAL:	DUFFY ENGINEERING INC 1702 FOGGY GLEN COVE AUSTIN, TX 78733	
CONTACT:	JOHN T, MAGGIO, P.E PHONE: (512) 402.0074 FAX: (512) 402.0075	
CONTRACTOR:	CAMELOT CUSTOM HOME BUILDERS 5015 CALABRIA COURT AUSTIN,TX 78738	
CONTACT:	PAUL STREETER PHONE:(512) 577-8348	

LEGAL DESCRIPTION

LOT 4 BLK 46 TRAVIS HEIGHTS
PROPERTY ID - 283520
TCAD ID - 0302030303

SITE INFORMATION

LAND SURVEY PREFORMED BY DAMIAN SMITH, OF ALLSTAR LAND SURVEYORS, ON APRIL 28, 2014

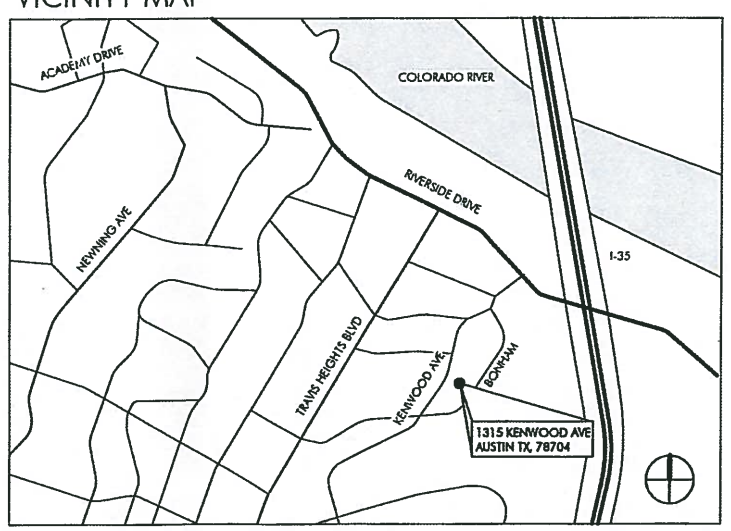
ZONING INFORMATION

ZONING:	SF-3-NP
FUTURE LAND USE:	SF-3-NP
PROPERTY ID:	283520
GEOGRAPHICAL ID:	0302030303
LEGAL DESCRIPTION:	LOT 4 BLK 46 TRAVIS HEIGHTS
DATE BUILT:	1925
HISTORIC:	YES
NEIGHBORHOOD:	TRAVIS HEIGHTS
OVERLAY DISTRICT:	SOUTH RIVER CITY NPA
WATERSHED:	URBAN-HARPER'S BRANCH,LADY BIRD LAKE
EASEMENTS:	NONE FOUND
EXPIRED PERMITS:	NONE FOUND
TREES:	SEE SURVEY
MINIMUM SETBACKS:	FRONT: 25',INTERIOR SIDES: 5',REAR: 25'
MAX BLD HT:	32' (PER SUBCHAPTER F)
LOT SIZE:	7,428 SF/ 0.1705 AC
MAX BLDG COVERAGE:	40%
MAX IMPERVIOUS COVER:	45%
MAX F.A.R.:	40%
PARKING:	2 SPACES

INDEX OF DRAWINGS

SYMBOL LEGEND

VICINITY MAP



AREA CALCULATIONS:

LOT SIZE - 7,428 S.F.	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	1,571 S.F.	395 S.F.	1,966 S.F.
2ND FLOOR CONDITIONED	0 S.F.*	595 S.F.*	595 S.F.*
DETACHED GARAGE	330 S.F.	-330 S.F.	0 S.F.
BASEMENT	210 S.F.*	0 S.F.*	210 S.F.*
COVERED PATIO, DECK OR PORCH	273 S.F.	-98 S.F.	175 S.F.
BALCONY	0 S.F.	0 S.F.	0 S.F.
OTHER	0 S.F.	0 S.F.*	0 S.F.
TOTAL BUILDING COVERAGE (EXCLUDE*)	2,174 S.F.	-33 S.F.	2,141 S.F.
% BUILDING COVERAGE (2,141 / 7,428) = 28.8%			
DRIVEWAY	552 S.F.	0 S.F.	552 S.F.
SIDEWALKS	106 S.F.	-16 S.F.	90 S.F.
UNCOVERED WOOD DECK (@ 50%)	609 (305) S.F.	106 (53) S.F.	715 (358) S.F.
AC PADS	9 S.F.	0 S.F.	9 S.F.
OTHER (STONE WALLS)	57 S.F.	0 S.F.	57 S.F.
TOTAL NON-BUILDING COVERAGE	1,029 S.F.	-37 S.F.	1,066 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	3,203 S.F.	4 S.F.	3,207 S.F.
% IMPERVIOUS COVER (3,203/7,428)= 43.1%			
GROSS F.A.R. % F.A.R. (2,561/7,428) = 34.5%			

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

REGISTERED ARCHITECT
PAUL CLAYTON
6/16/15
19180
STATE OF TEXAS

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.

Curtis-Daniel Residence

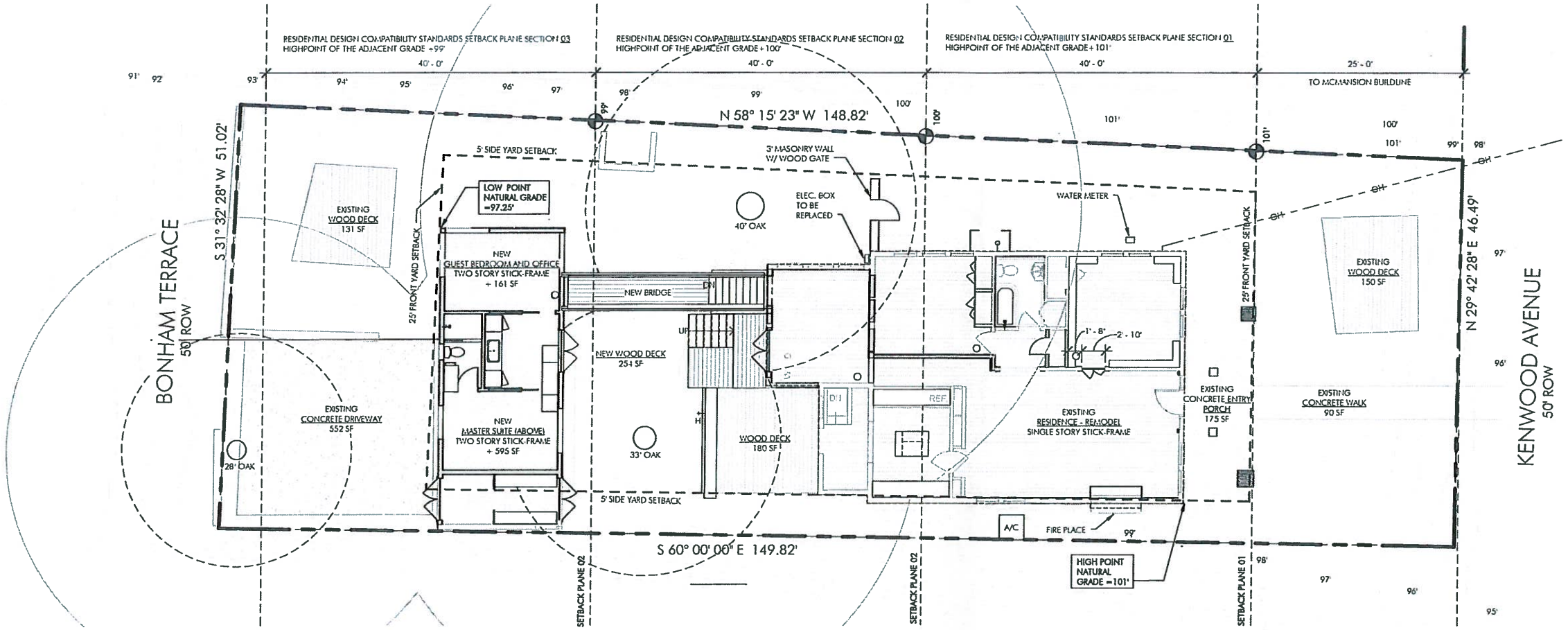
1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT &CONST

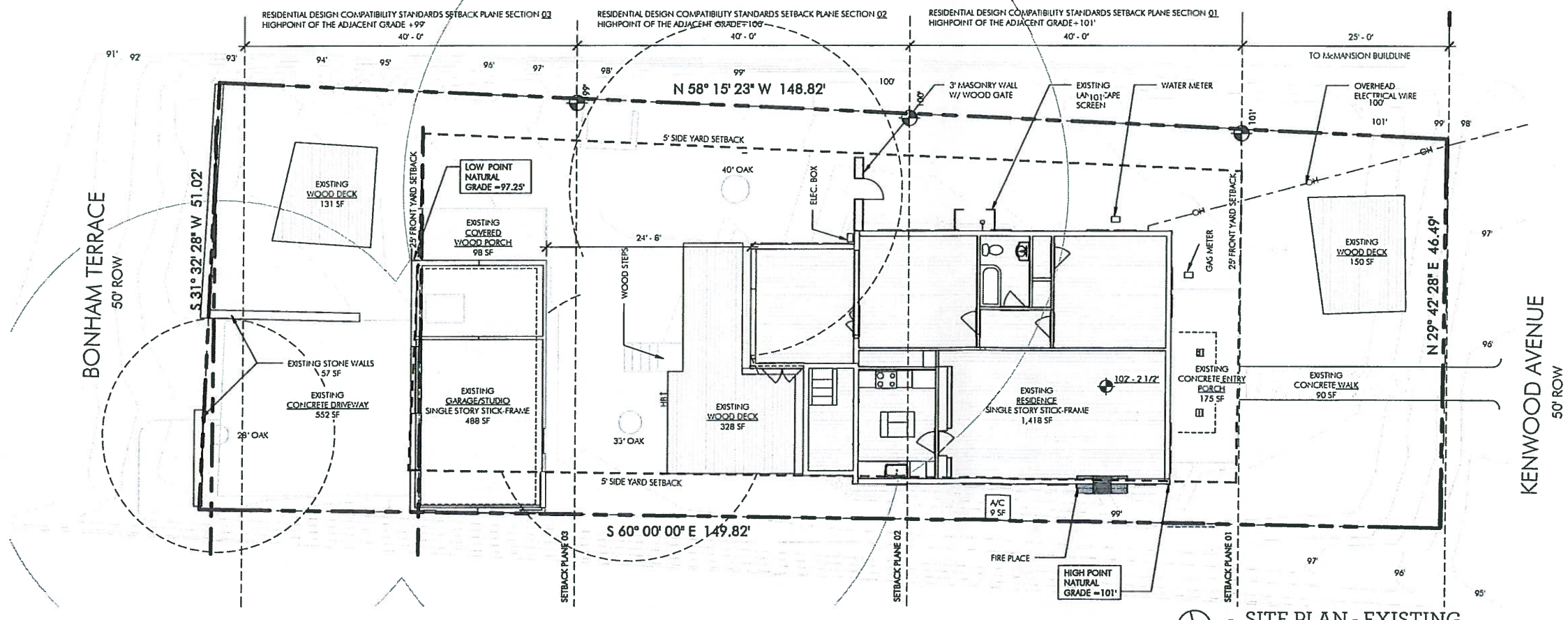
PROJECT NUMBER: 1383

COVER SHEET

G1.0



1 SITE PLAN - NEW
1/16" = 1'-0"



2 SITE PLAN - EXISTING

DRAWING LEGEND

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

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

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.

REGISTERED ARCHITECT PAUL CLAYTON 6.16.15 19180 STATE OF TEXAS

Curtis-Daniel Residence

1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT & CONST

PROJECT NUMBER: 1383

SITE PLANS

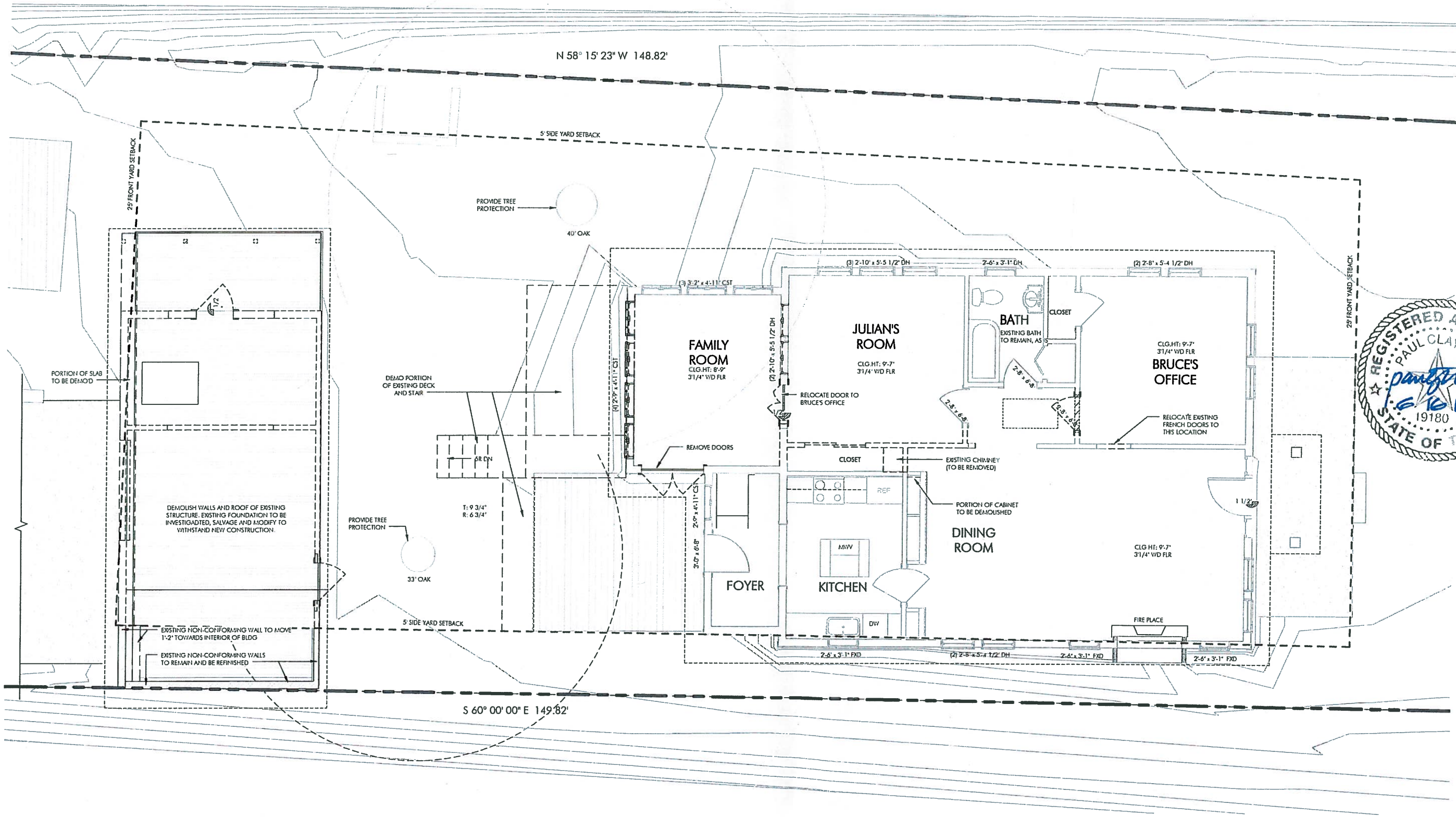
A1.0

GENERAL NOTES, DEMO:

- SALVAGE AND STORE ALL EXISTING WINDOWS TO BE REMOVED
- PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION
- REPAIR WOOD FLOORS WHERE WALLS HAVE BEEN REMOVED
- PROVIDE TREE PROTECTION FOR HERITAGE OAKS

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING NON-CONFORMING WALLS TO REMAIN AND BE REFINISHED



1 FIRST FLOOR PLAN - DEMOLITION

1/8" = 1'-0"

Architects
Clayton&Little

1004 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

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.

REGISTERED ARCHITECT PAUL CLAYTON STATE OF TEXAS 19180 6.16.15

Curtis-Daniel Residence

1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT & CONST

PROJECT NUMBER: 1363

DEMOLITION PLAN

A1.1

REGISTERED ARCHITECT
PAUL CLAYTON
6.6.15
19180
STATE OF TEXAS

GENERAL NOTES, INTERIOR:

- NEW CROWN MOLDING TO MATCH EXISTING THROUGHOUT EXISTING HOUSE
- NEW BASE BOARDS TO MATCH EXISTING THROUGHOUT EXISTING HOUSE
- ALIGN EXISTING WALLS AND INFILL WALLS WITH EXISTING WALLS AND FINISHES
- SMOOTH SHEET ROCK THROUGHOUT EXISTING AND NEW
- REPAIR WOOD FLOORS WHERE WALLS HAVE BEEN REMOVED
- PAINT ALL INTERIOR SURFACES

VISITABILITY NOTE:

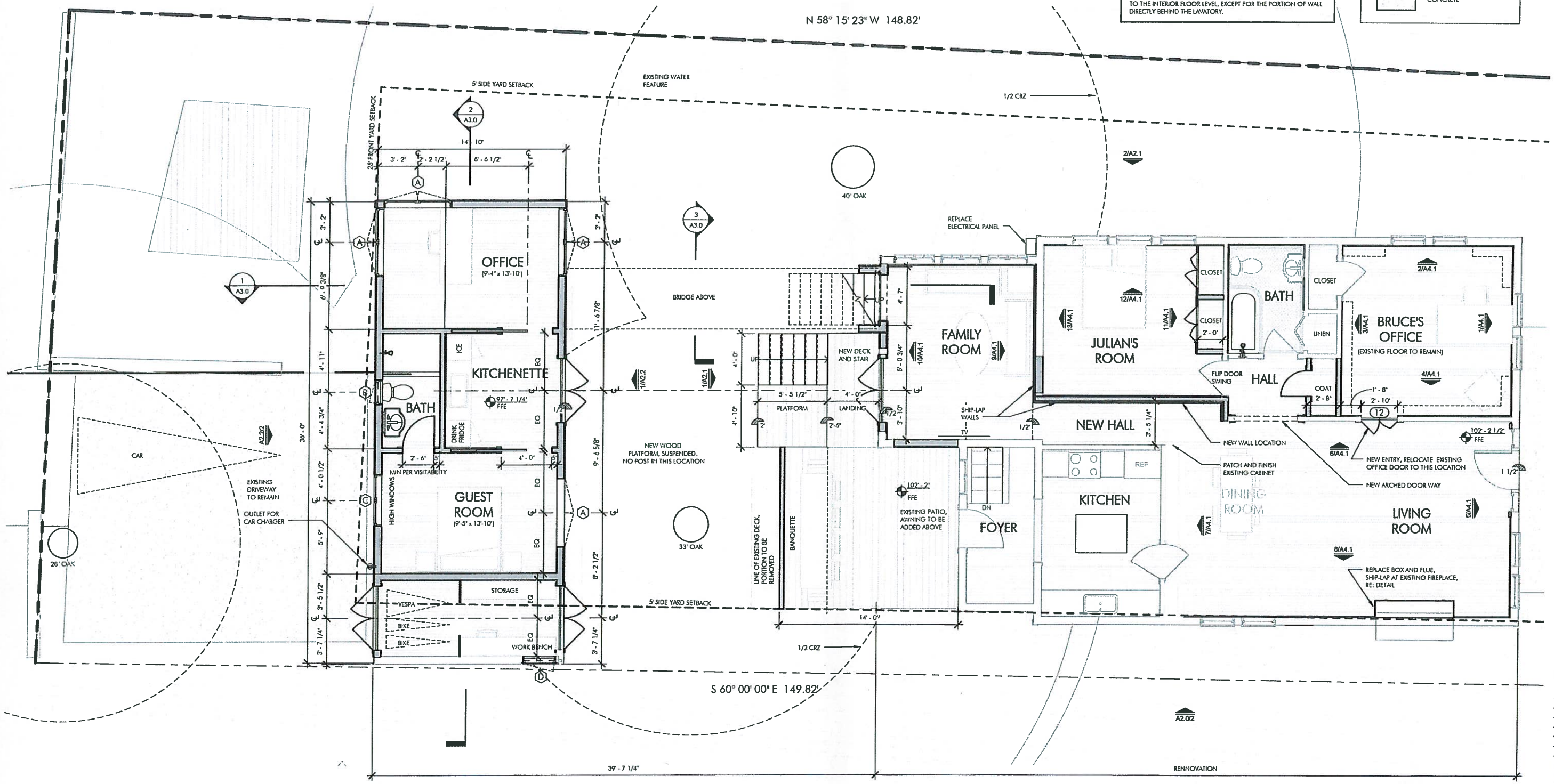
VISITABLE BATHROOM ROUTE:
- A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY MUST BE ACCESSIBLE BY ROUTE WITH A MINIMUM CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABLE DWELLING ENTRANCE:
- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32". THE ENTRANCE MAYBE LOCATED AT THE FRONT, REAR OR SIDE OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

VISITABLE BATHROOMS:
- A MINIMUM CLEAR OPENING OF 30" IS REQUIRED;
- LATERAL 2'x6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL DIRECTLY BEHIND THE LAVATORY.

DRAWING LEGEND

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



1 GROUND FLOOR PLAN
1/8" = 1'-0"

Architects
Clayton&Little

1008 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

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.

Curtis-Daniel Residence

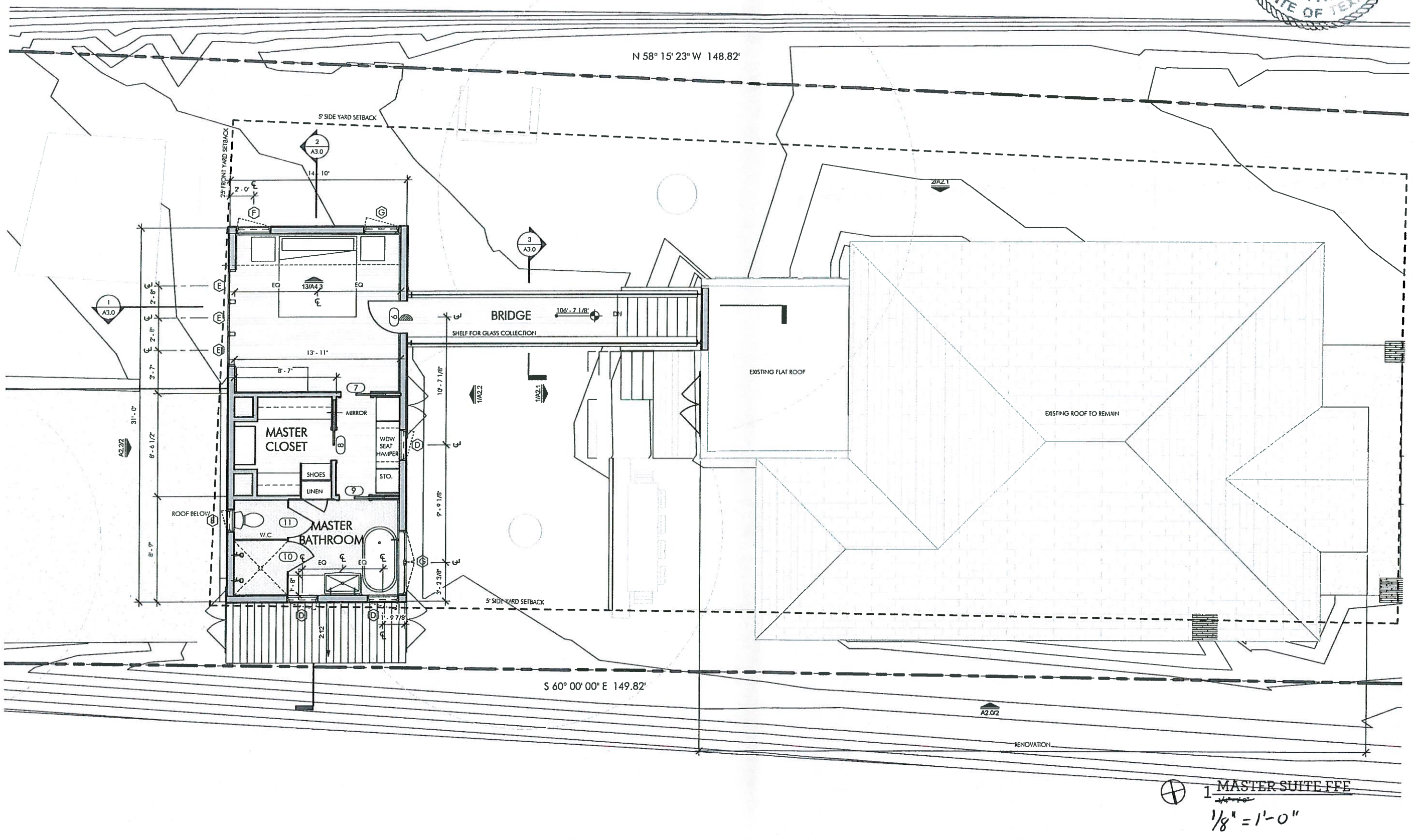
1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT & CONST

PROJECT NUMBER: 1363

GROUND FLOOR PLAN

A1.2



1 ~~MASTER SUITE FFE~~
1/8" = 1'-0"

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

REGISTERED ARCHITECT
PAUL CLAYTON
6.16.15
19180
STATE OF TEXAS

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.

Curtis-Daniel Residence

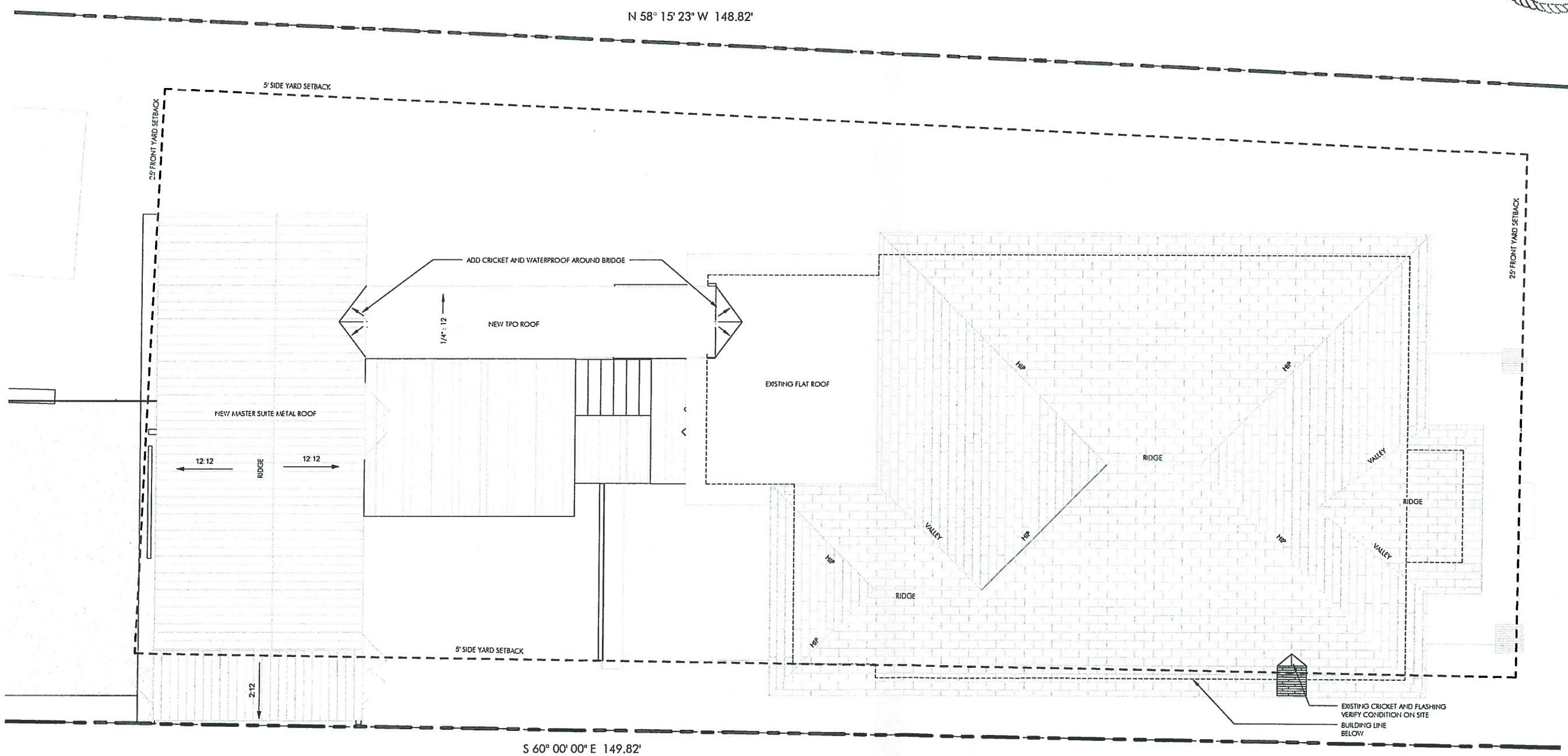
1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT &CONST

PROJECT NUMBER: 1363

SECOND FLOOR

A1.3



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

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

REGISTERED ARCHITECT
PAUL CLAYTON
6.16.15
19180
STATE OF TEXAS

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.

Curtis-Daniel Residence

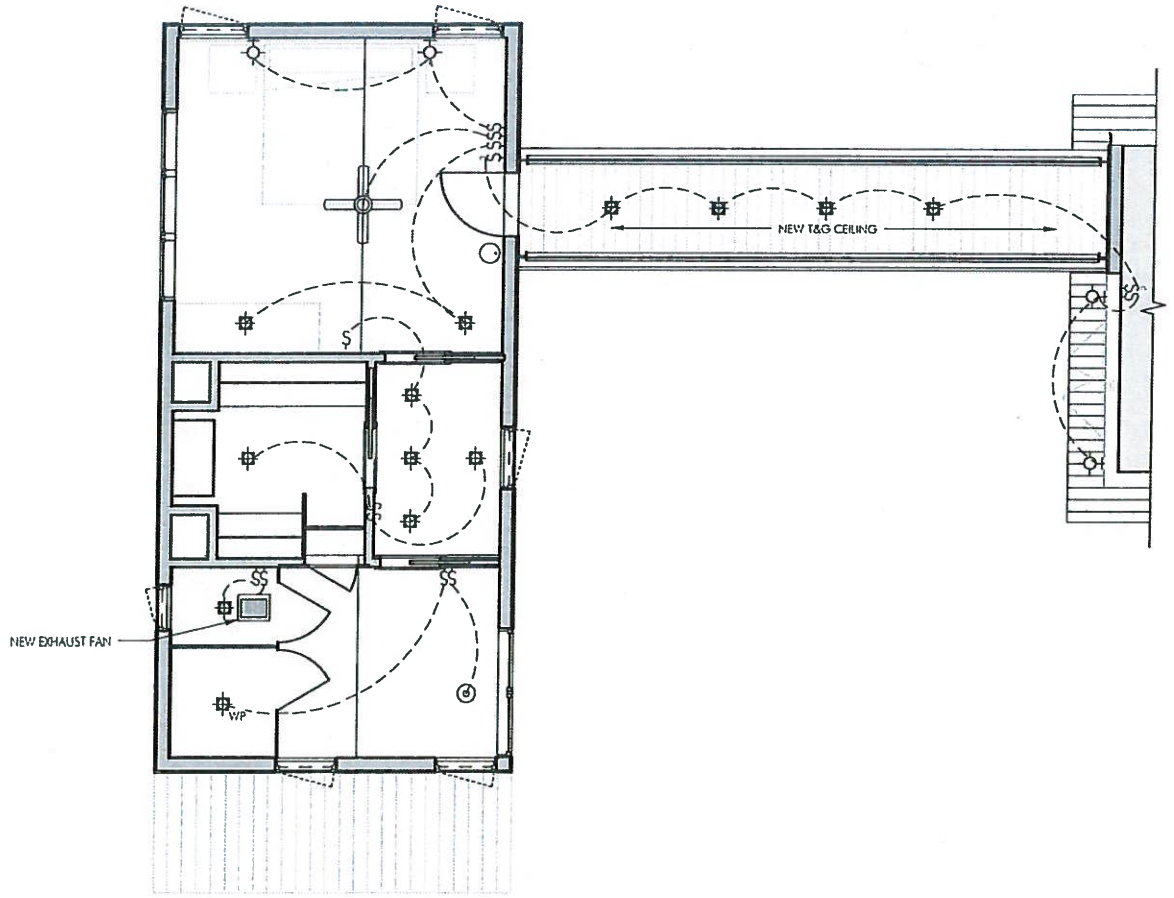
1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT & CONST

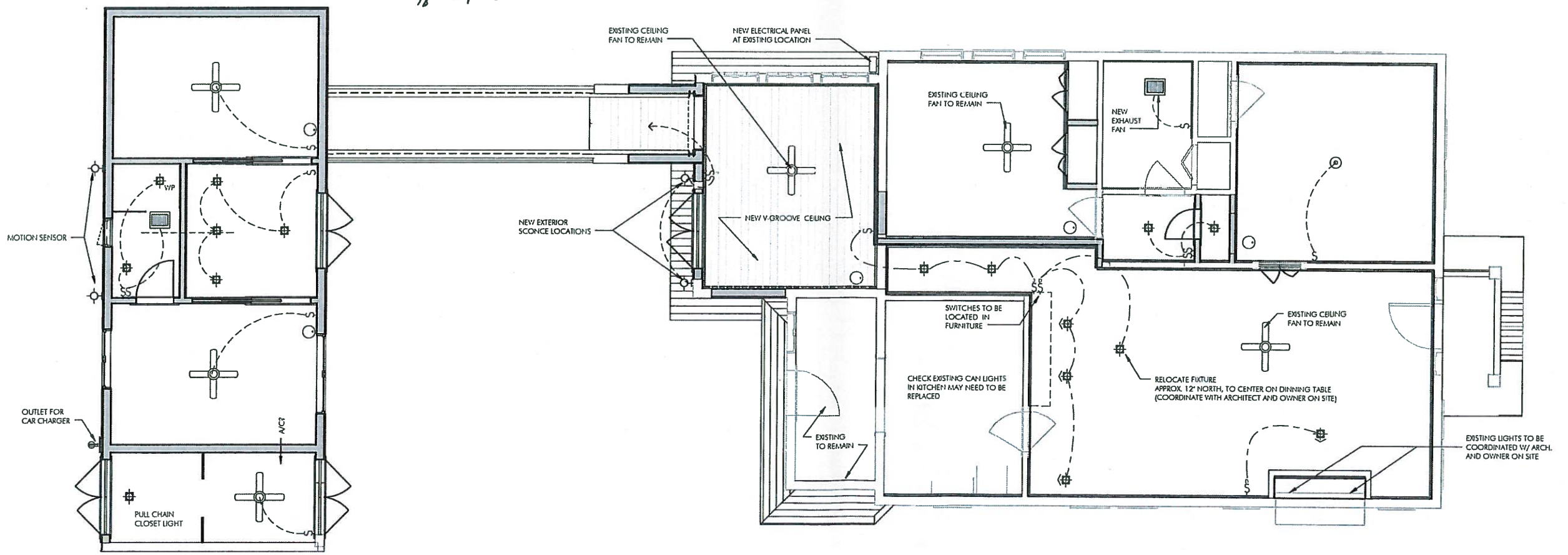
PROJECT NUMBER: 1363

ROOF PLAN

A1.4



2 MASTER SUITE REFLECTED CEILING PLAN
1/8" = 1'-0"



1 FIRST FLOOR CEILING PLAN
1/8" = 1'-0"

ELECTRICAL NOTES:

1. LIGHT SELECTIONS TO MEET CITY OF AUSTIN HIGH EFFICACY ENERGY REQUIREMENT. 2700K - 3000K COLOR TEMPERATURE LED's ARE PREFERRED LIGHT SOURCE FOR COMPLIANCE.
2. CONTRACTOR TO REPLACE AND UPGRADE EXISTING SERVICE AS NECESSARY.
3. ALL LIGHTS IN NEW LOCATIONS TO BE EQUIPPED WITH DIMMERS
4. HIGH POWER CHARGER FOR ELECTRIC CAR (240V /40A) TO BE COORDINATED WITH OWNERS, TESLA'S CHARGING CORD

VISITABILITY NOTE, ELECTRICAL:

VISITABLE SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS:
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND
-OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES..

ELECTRICAL LEGEND

NOT ALL ITEMS ARE USED. SEE ELECTRICAL SPECIFICATIONS, SHEET G1.1

- RECESSED CAN FIXTURE
- RECESSED CAN DIRECTIONAL FIXTURE
- PENDANT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- S — SWITCH - SINGLE POLE
- 3 — SWITCH - 2 WAY
- 4 — SWITCH - 3 WAY
- H — EXHAUST FAN 'H' INDICATES HEATING ELEMENT
- SMOKE DETECTOR - INSTALL PER CODE
- CEILING FAN
- HIGH POWER CHARGER FOR ELECTRIC CAR (240V /40A) TO BE COORDINATED WITH OWNERS

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512.477.1727

www.claytonandlittle.com

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.

REGISTERED ARCHITECT PAUL CLAYTON 19180 STATE OF TEXAS
6.16.15

Curtis-Daniel Residence

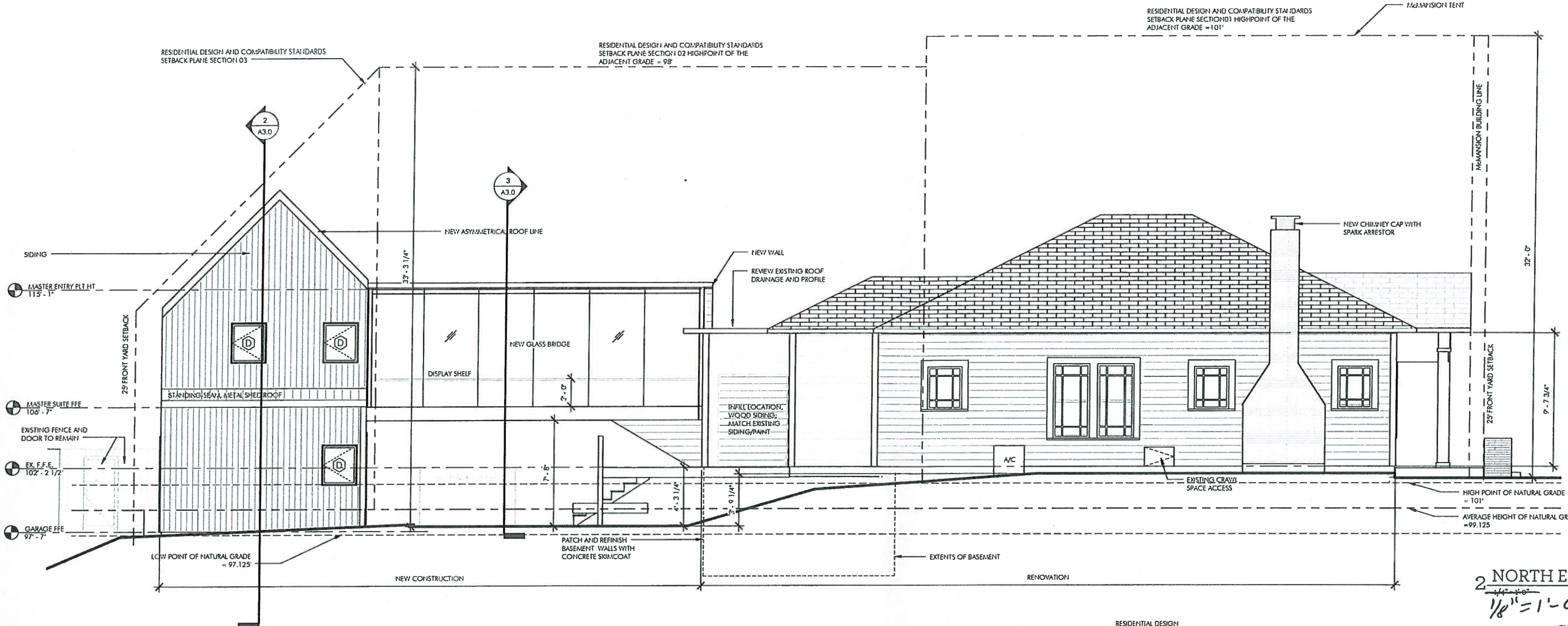
1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT &CONST

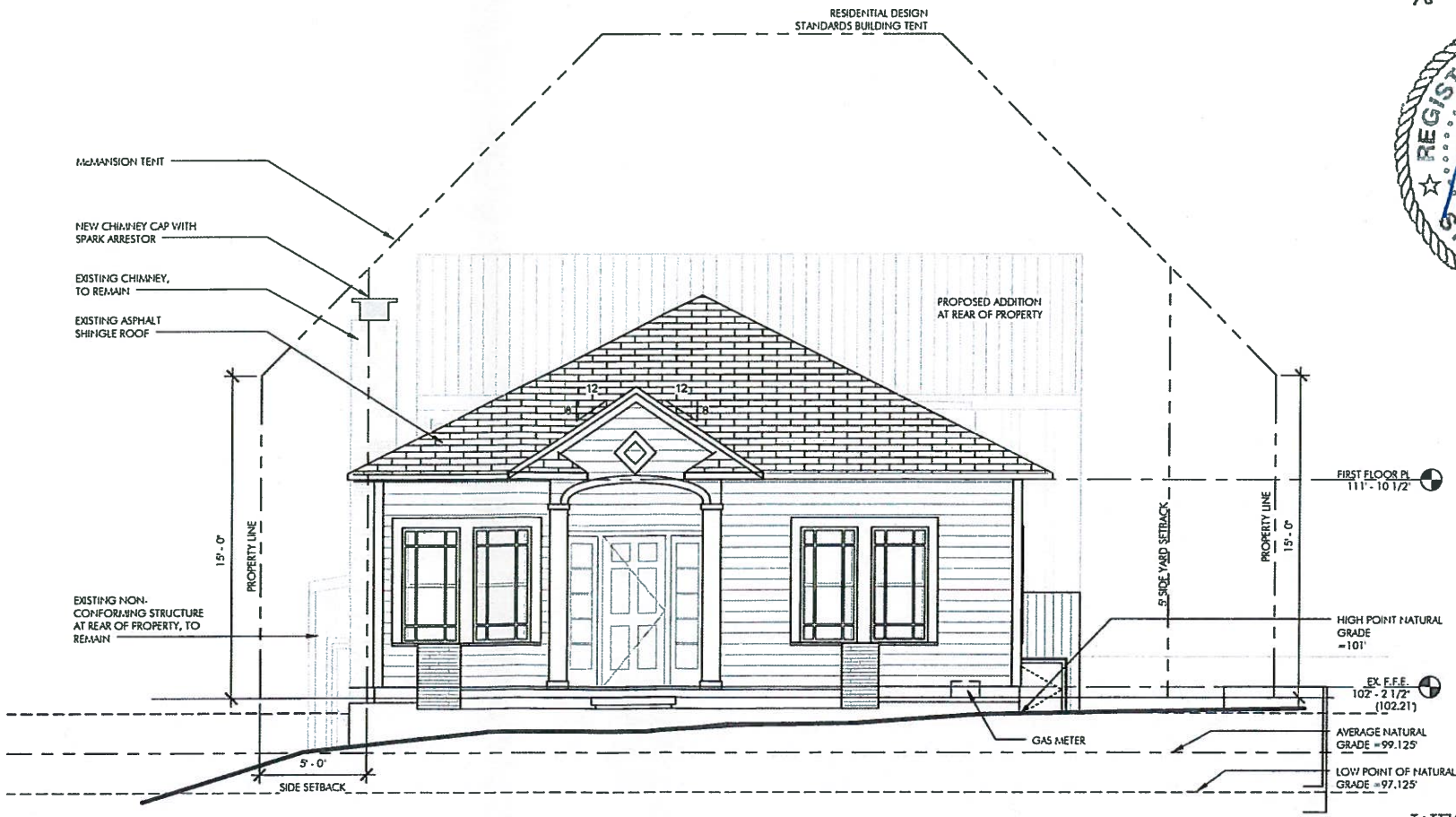
PROJECT NUMBER: 1363

REFLECTED CEILING PLANS / ELEC PLANS

A1.5



2 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

NOTE:

ENTIRE EXTERIOR OF EXISTING RESIDENCE TO BE PREPPED AND PAINTED.

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

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.

REGISTERED ARCHITECT PAUL CLAYTON 6.15 19180 STATE OF TEXAS

Curtis-Daniel Residence

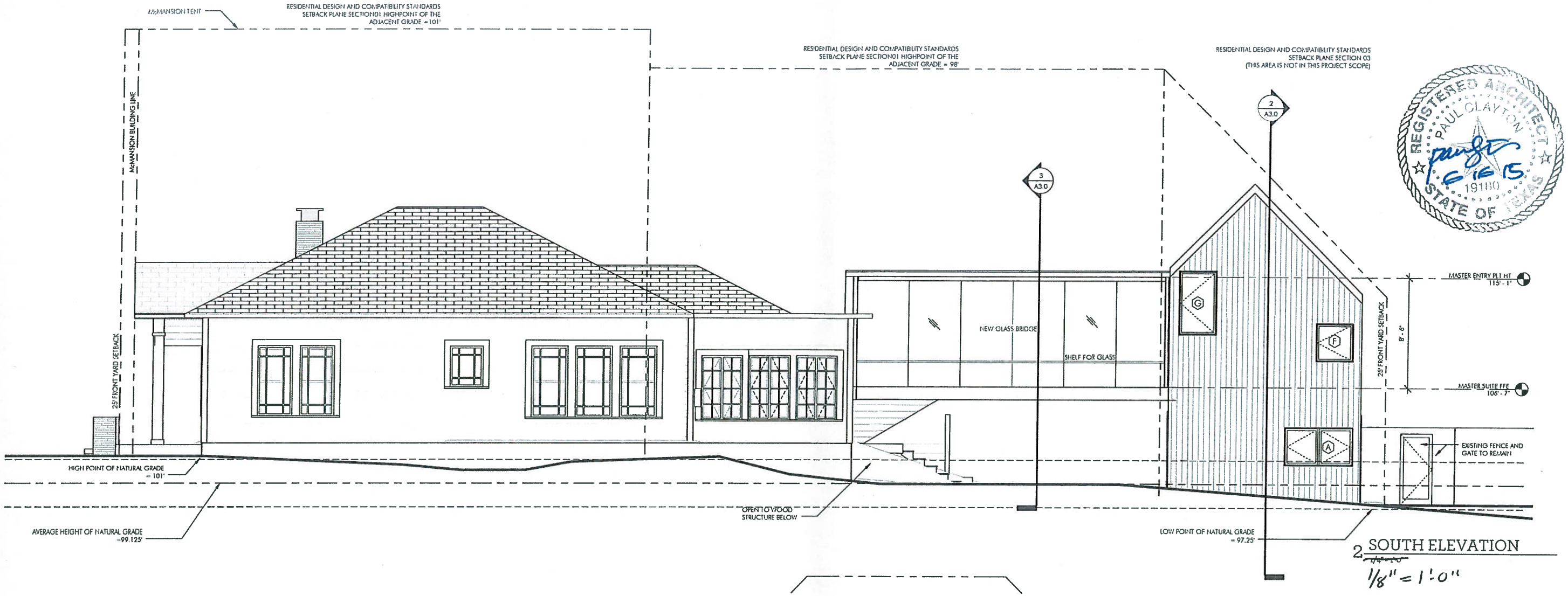
1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT & CONST

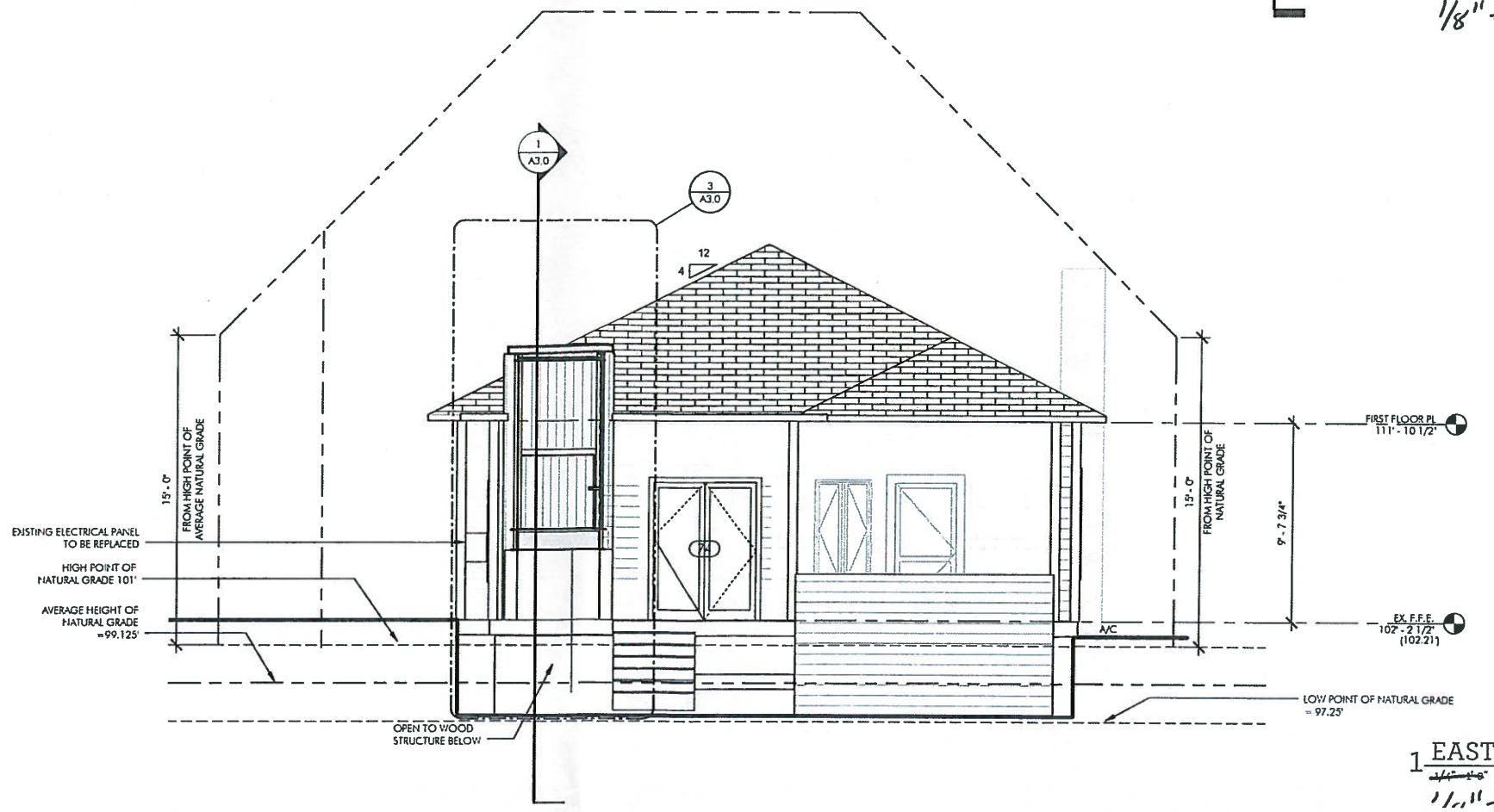
PROJECT NUMBER: 1363

EXTERIOR ELEVATIONS

A2.0



2 SOUTH ELEVATION
1/8" = 1'-0"



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

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

REGISTERED ARCHITECT PAUL CLAYTON 19110 STATE OF TEXAS
6.16.15

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.

Curtis-Daniel Residence

1315 Kenwood Avenue
Austin, TX 78704

DATE	ISSUED FOR
6.16.15	PERMIT &CONST

PROJECT NUMBER: 1363

EXTERIOR ELEVATIONS

A2.1

Curtis-Daniel Residence

1315 Kenwood Avenue
Austin, TX 78704

DATE | ISSUED FOR
6.15.15 | PERMIT & CONST

PROJECT NUMBER 1363

EXTERIOR ELEVATIONS

A2.2

Architects
Clayton&Little

1001 East 8th Street
Austin, Texas 78702
512 477 1727

www.claytonandlittle.com

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

1 GARAGE EAST ELEVATION

LOW POINT OF NATURAL GRADE =97.25'
GARAGE FFE 97'-7"
AVERAGE HEIGHT OF NATURAL GRADE =99.125'
STONE WALL BEYOND
MASTER SUITE FFE 106'-7"
MASTER ENTRY PT HT 115'-1"
NEW GLASS BRIDGE
8'-6"
AVERAGE OF TALLEST GABLE
BUILDING HEIGHT 19'-6 1/2"
DUTCH DOOR
HIGH POINT OF NATURAL GRADE =101'
PARAPET
NEW ASYMMETRICAL ROOF
MAGNUSION TENT
A3.0 1

2 GARAGE WEST ELEVATION

1/4" = 1'-0"

LOW POINT OF NATURAL GRADE =97.25'
GARAGE FFE 97'-7"
EXISTING WATER FEATURE
AVERAGE HEIGHT OF NATURAL GRADE =99.125'
HIGH POINT OF NATURAL GRADE =101'
OVERHANG
MASTER SUITE FFE 106'-7"
MASTER SUITE F.H. HT 113'-1"
MASTER ENTRY PT HT 115'-1"
8'-6"
FROM HIGH POINT OF NATURAL GRADE 15'-0"
12
4'-3 1/4"
EQ
EQ
BUILDING HEIGHT 19'-6 1/2"
FROM HIGH POINT OF AVERAGE NATURAL GRADE 15'-0"
NEW ASYMMETRICAL ROOF
AVERAGE OF TALLEST GABLE
A3.0 1

STATE OF TEXAS
REGISTERED ARCHITECT
PAUL CLAYTON
19180