



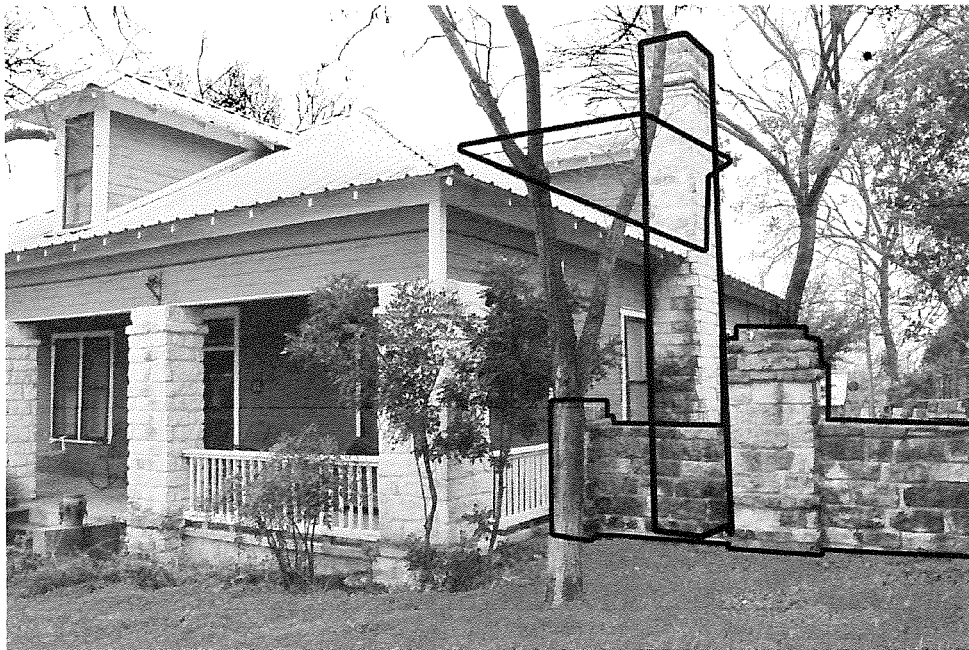
REAR ELEVATION (S) - stone fence, rear addition, roof deck & dormer to be removed



FRONT CORNER (NE) - dormer to be removed

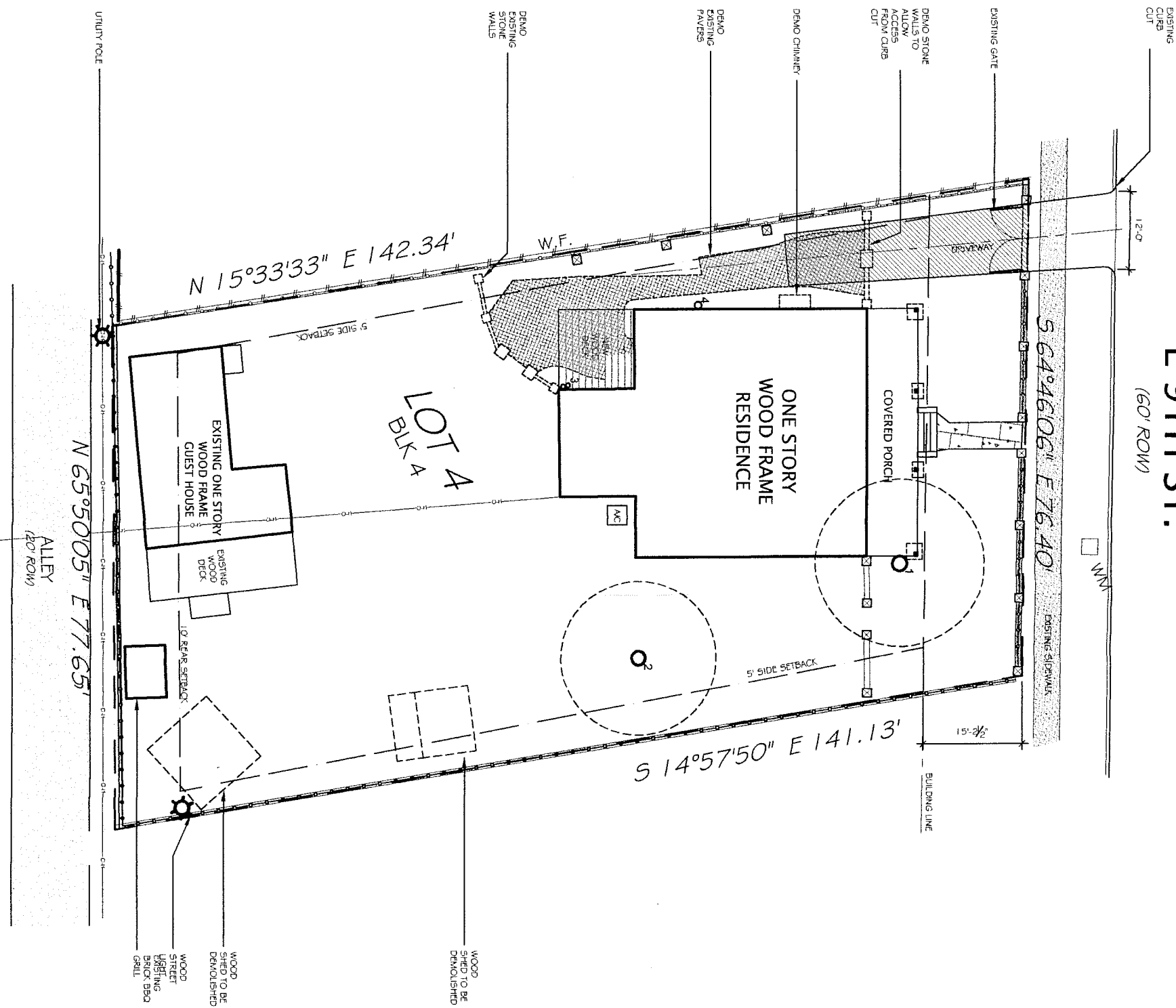


FRONT ELEVATION (N) - stone cladding on columns to be removed



FRONT CORNER (NW) - stone wall, chimney and dormer beyond to be removed

E 9TH ST.
(60' ROW)



LEGEND

- = IRON ROD FOUND
- () = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- GN = GAS METER
- EM = ELECTRIC METER
- = NEW PAVEMENT
- = PAVERS TO BE REMOVED

LEGAL DESCRIPTION

LOT 4 BLK 4 OUT 2-3 ENV B ROBERTSON GEO 1 SUBD

ZONING

SF 3

LOT SIZE

9,929.14 SF

TREE SCHEDULE

TREE # SIZE/TYPE

1 24" PECAN

2 22" OAK

3 18" OAK

4 18" OAK

5 18" OAK

6 18" OAK

7 18" OAK

8 18" OAK

9 18" OAK

10 18" OAK

11 18" OAK

12 18" OAK

13 18" OAK

14 18" OAK

15 18" OAK

16 18" OAK

17 18" OAK

18 18" OAK

19 18" OAK

20 18" OAK

21 18" OAK

22 18" OAK

23 18" OAK

24 18" OAK

25 18" OAK

26 18" OAK

27 18" OAK

28 18" OAK

29 18" OAK

30 18" OAK

31 18" OAK

32 18" OAK

33 18" OAK

34 18" OAK

35 18" OAK

36 18" OAK

37 18" OAK

38 18" OAK

39 18" OAK

40 18" OAK

41 18" OAK

42 18" OAK

43 18" OAK

44 18" OAK

45 18" OAK

46 18" OAK

47 18" OAK

48 18" OAK

49 18" OAK

50 18" OAK

51 18" OAK

52 18" OAK

TREE PROTECTION NOTES:

1. CRITICAL ROOT ZONE = 1 FT. RADIUS PER EVERY 1" OF TRUNK.
2. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE RECTO AROUND THE CRITICAL ROOT ZONE OF ALL TREES OF TREE PROTECTION.
3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 19" OR MORE.
4. ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND, CUT NO ROOTS WITHOUT ARBORIST CONSULTATION.

SITE PLAN NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
2. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
4. CIVIL ENGINEERING BY OTHERS.
5. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
6. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. LANDSCAPING BY OTHERS (N.L.C.)
8. PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE.

TREE LEGEND

- = HERITAGE TREE PROTECTED TREE
- = EXISTING TREE
- = TREE TO BE REMOVED
- = 30" DIA. MIN.
- = 19" DIA. MIN.

ISSUE
BUILDING PERMIT

7.24.15

A RENOVATION FOR
MELISSA & DAVID SCHEINFELD
1009 E 9th ST.
AUSTIN, TX 78702



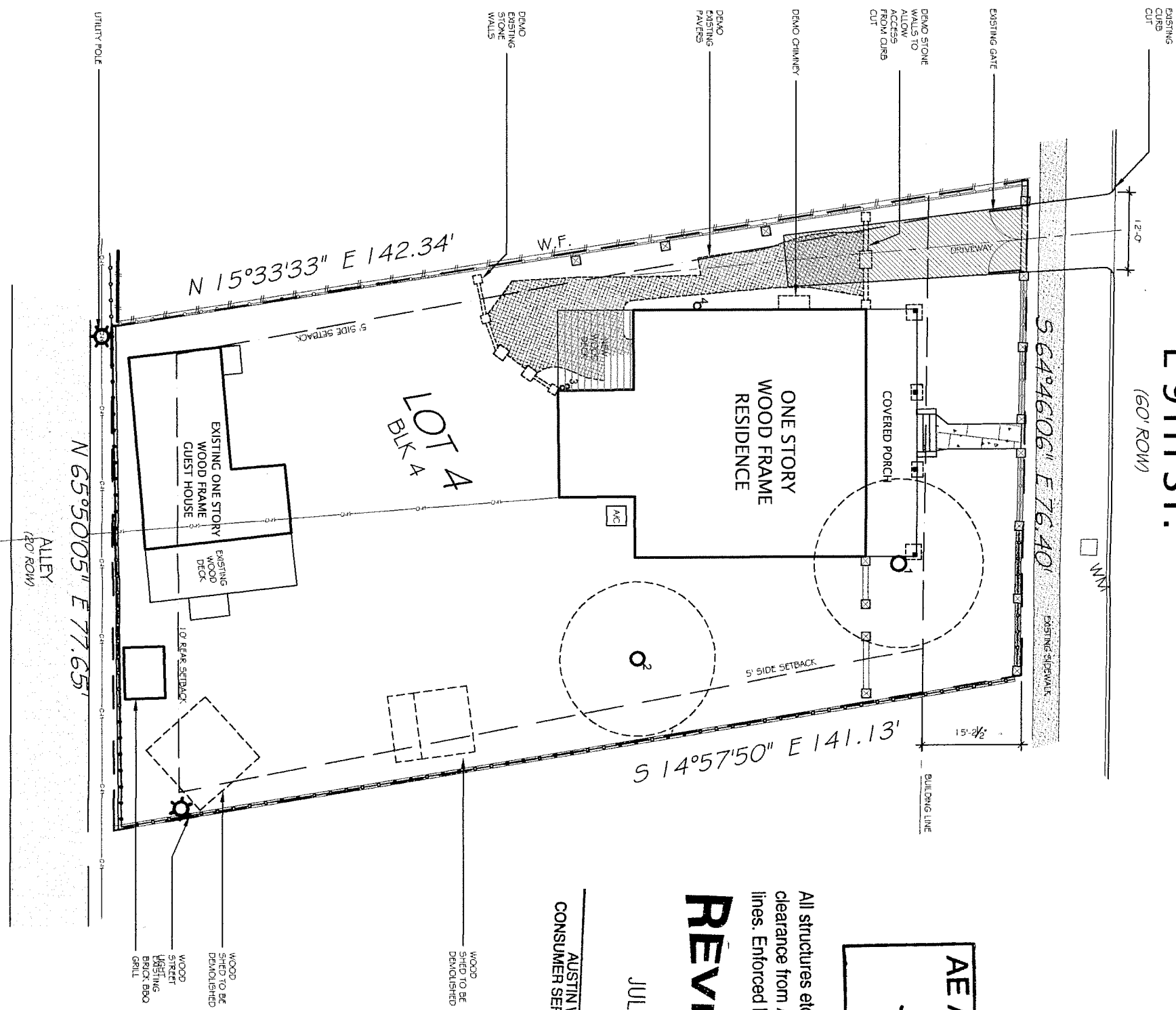
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SITE PLAN

BP 0

CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES. UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA#11484

E 9TH ST.
(60' ROW)



AE APPROVED
JUL 27 2015
208-214
JGM

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

REVIEWED

JUL 27 2015

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

LEGEND

- IRON ROD FOUND
- () RECORD PER PLAN
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BL — BUILDING LINE
- GA — GAS METER
- EA — ELECTRIC METER
- NEW PLUMBING
- PAVERS TO BE REMOVED

SITE PLAN NOTES:

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TREE LEGEND

- HERITAGE TREE PROTECTED TREE EXISTING TREE TO REMAIN
- 30 DIA. MIN. 19 DIA. MIN. TREE TO BE REMOVED

LEGAL DESCRIPTION

LOT 4 BLK 4 QUT 2-3 DIV B ROBERTSON GEO L SUBD

ZONING

SF-3

LOT SIZE

9,929.14 SF

TREE SCHEDULE

TREE # SIZE/TYPE

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2 22' OAK

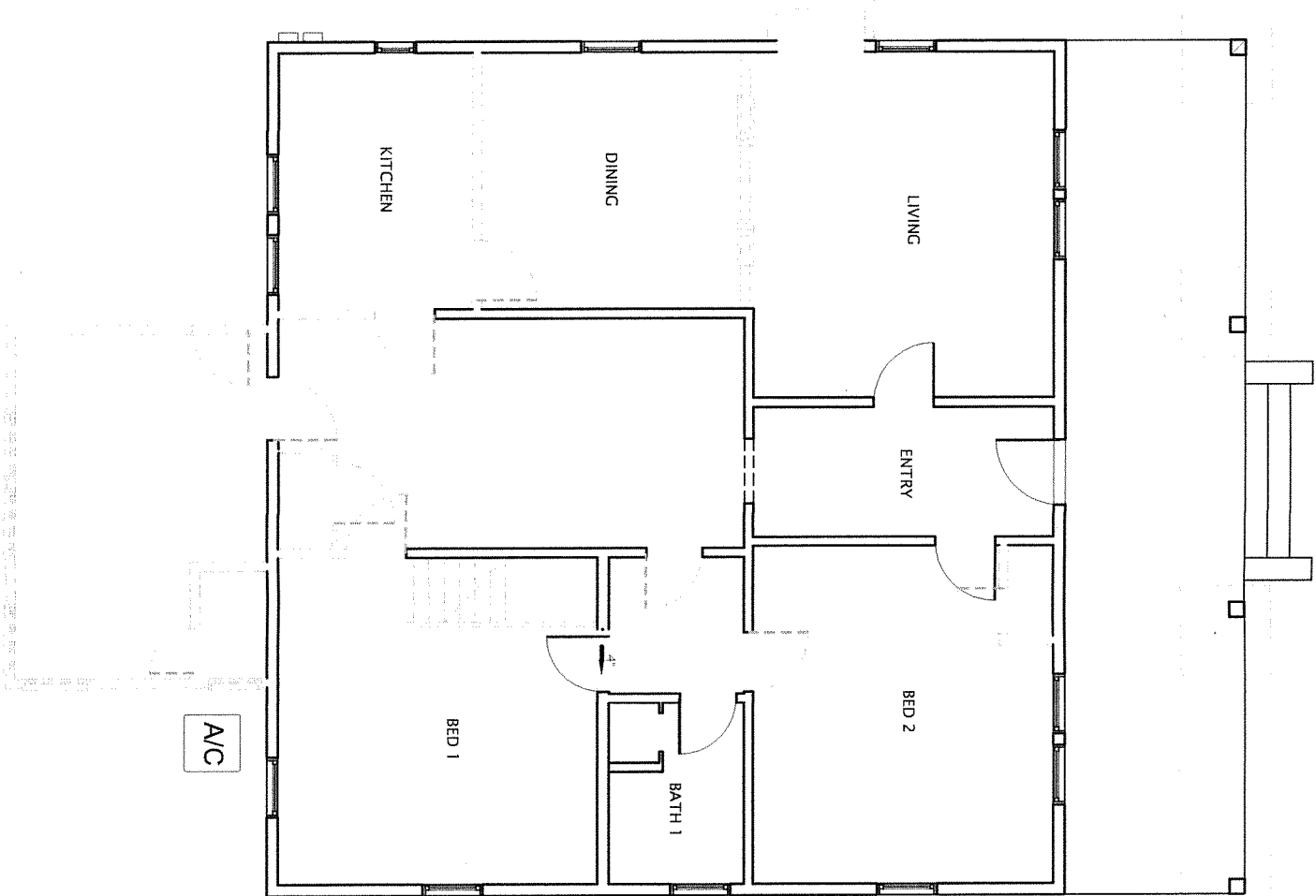
3 16' HESPERALOA REMOVE

4 15' GEMWATER REMOVE

1

FIRST FLOOR DEMO PLAN

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



DEMOLITION NOTES:

- PROTECT ALL EXISTING WOOD FLOORING
- REMOVE EXISTING MILLWORK AND TRIM
- REMOVE FRAMING, DOORS & WINDOWS AS INDICATED. TAKE CARE TO SUPPORT STRUCTURE.
- TAKE PRECAUTION TO MAINTAIN UTILITIES
- DO NOT SCALE DRAWINGS. DIMENSIONS AS INDICATED TAKE PRECEDENT OVER DRAWINGS.
- DRAWINGS INDICATE EXISTING CONDITIONS TO THE EXTENT THAT THE ARCHITECT HAS OBSERVED DISCREPANCIES AND/OR DISCOVERIES TO ARCHITECT.

FLOOR PLAN WALL KEY:

- EXISTING WOOD STUDS
- EXISTING WALL TO BE REMOVED

DEMO PLAN

BP 1

ISSUE
BUILDING PERMIT

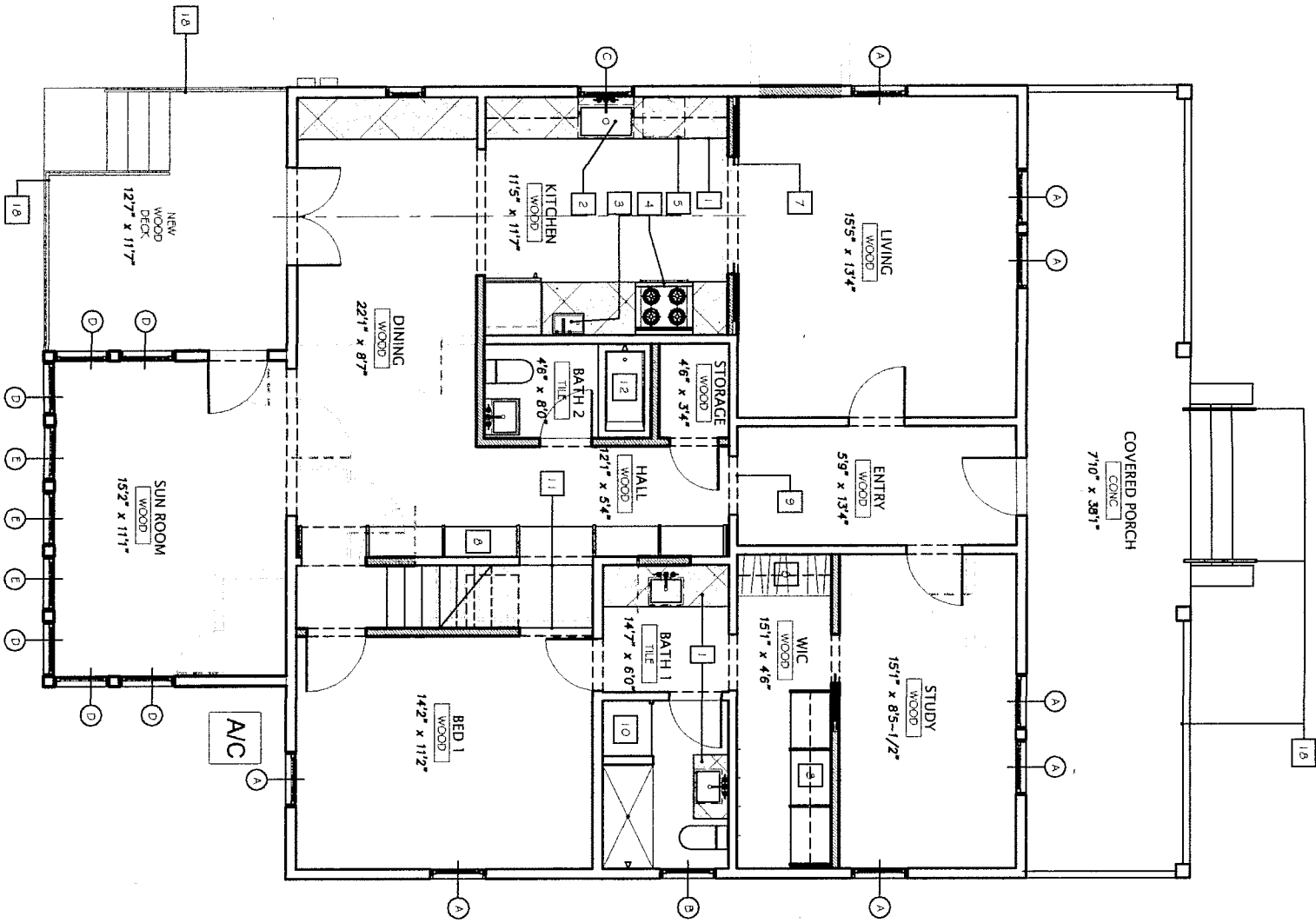
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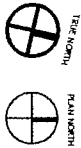
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1 FIRST FLOOR PLAN

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



KEYNOTES

1. BASE CABINET AND COUNTERTOP
2. KITCHEN SINK W/ GARBAGE DISPOSAL
3. VEGETABLE WASHING SINK W/ GARBAGE DISPOSAL
4. 30" RANGE
5. DISHWASHER
6. REFRIGERATOR
7. TRUE DIVIDED LITE GLASS DOORS IN POCKET
8. FLOOR TO CEILING MILLWORK
9. GLASS TRANSOM
10. LINEN STORAGE
11. WINDOW TO STAIR
12. TUB W/ SHOWER
13. SINKLIGHT
14. XX
15. NEW STEEL HANDRAIL & BALUSTRADE
16. XX
17. XX
18. STEEL HANDRAIL (GRADE DOTS NOT REQUIRE GUARDRAIL)
19. XX
20. XX
21. XX
22. XX

WINDOW TYPES

- A. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
B. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
C. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
D. MATCH EXISTING SIZE, CSMT ALUM CLAD WD
E. MATCH EXISTING SIZE, FIXED ALUM CLAD WD
F. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD

ALLOWANCES (for purchase):

- PLUMBING FIXTURES \$xxx
- DECORATIVE LIGHT FIXTURES \$xxx
- COUNTER TOPS \$xxx
- FLOOR & WALL TILE \$xxxSF

FLOOR PLAN WALL KEY:

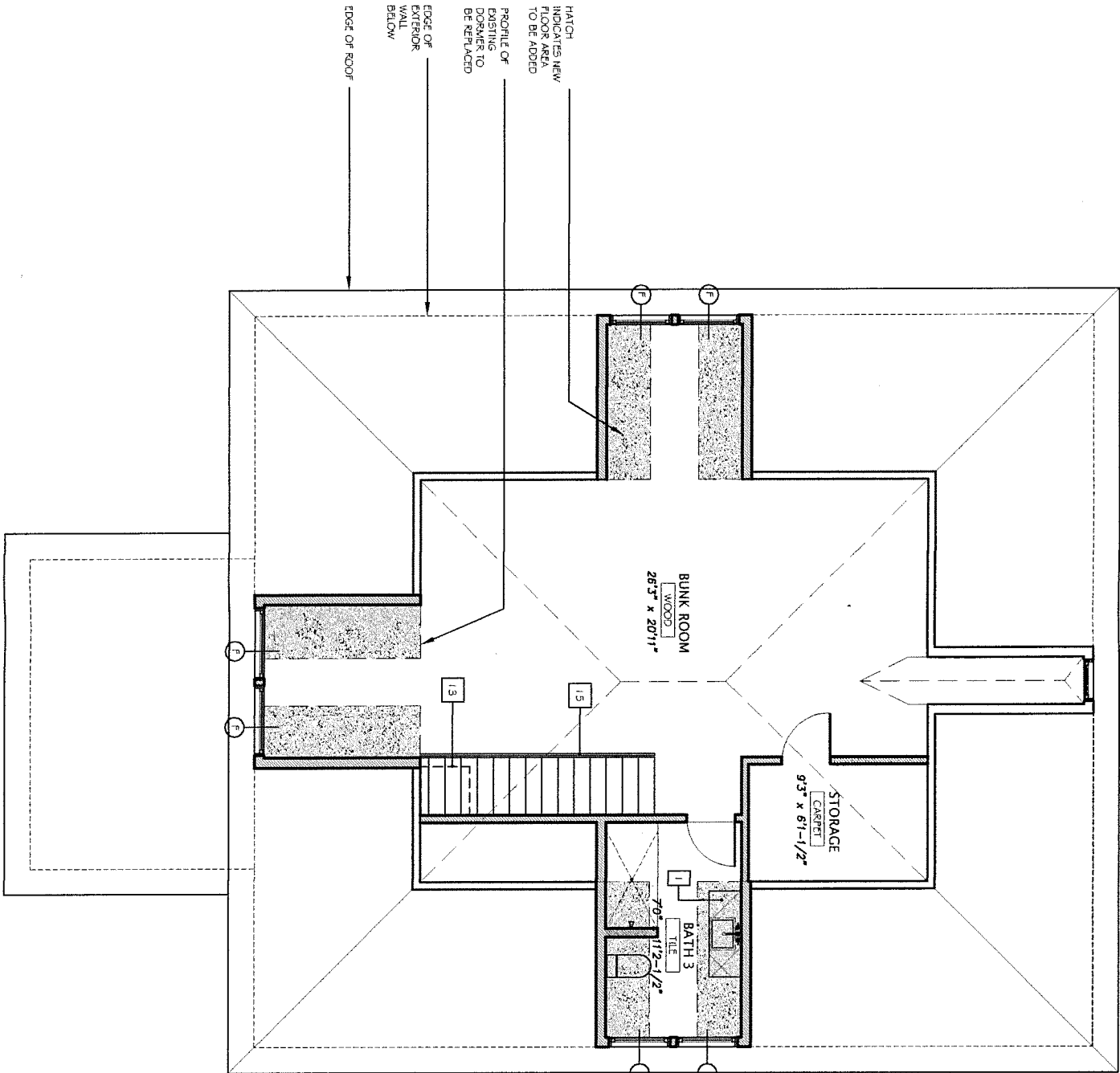
- 5 1/2" WOOD STUDS
- 3 1/2" WOOD STUDS
- EXISTING WALL TO BE REMOVED

GENERAL NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- PROVIDE AND INSTALL NEW PLUMBING FIXTURES
- PROVIDE NEW LIGHTING THROUGHOUT
- PROVIDE NEW VRF HEAT SYSTEM THROUGHOUT
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS WHICH DO NOT PERMIT CONSTRUCTION OR INSTALLATION AS DRAWN
- PROVIDE AND INSTALL OPEN CELL SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF DECK

FINISH NOTES:

- TAPE AND FLOAT ALL INTERIOR DRYWALL
- INSTALL NEW MILLWORK AND TRIM THROUGHOUT
- PREP & PAINT INTERIOR AND EXTERIOR
- SAND, FINISH, PATCH & REPAIR EXISTING WOOD FLOOR
- PATCH & REPAIR EXISTING STUCCO



1 SECOND FLOOR PLAN

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



KEYNOTES

1. BASE CABINET AND COUNTERTOP
2. KITCHEN SINK, W/ GARBAGE DISPOSAL
3. VEGE TABLE WASHING SINK, W/ GARBAGE DISPOSAL
4. SOT RANGE
5. DISHWASHER
6. REFRIGERATOR
7. TRUE DIVIDED LITE GLASS DOORS IN POCKET
8. FLOOR TO CEILING MILLWORK
9. GLASS TRANSOM
10. LINEN STORAGE
11. WINDOW TO STAIR
12. TUB W/ SHOWER
13. STUCCO
14. XX
15. NEW STEEL HANDRAIL & BALUSTRADE
16. XX
17. XX
18. STEEL GUARDRAIL
19. XX
20. XX
21. XX
22. XX

WINDOW TYPES

- A. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
- B. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
- C. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
- D. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
- E. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD
- F. MATCH EXISTING SIZE, DBL-HUNG ALUM CLAD WD

ALLOWANCES (for purchase):

- PLUMBING FIXTURES \$XX
- DECORATIVE LIGHT FIXTURES \$XX
- COUNTER TOPS \$XX/SF
- FLOOR & WALL TILE \$XX/SF

FLOOR PLAN WALL KEY:

- 1/2" WOOD STUDS
- 3/4" WOOD STUDS
- EXISTING WALL TO BE REMOVED

GENERAL NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- PROVIDE AND INSTALL NEW PLUMBING FIXTURES
- PROVIDE NEW LIGHTING THROUGHOUT
- PROVIDE NEW VRF HEAT SYSTEM THROUGHOUT
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS NOT PRESENT IN THE DRAWINGS OR INSTANTANEOUS DRAWN
- PROVIDE AND INSTALL OPEN CELL SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF DECK

FINISH NOTES:

- TAPE AND FLOAT ALL INTERIOR DRYWALL
- INSTALL NEW MILLWORK AND TRIM THROUGHOUT
- PREP & PAINT INTERIOR AND EXTERIOR
- SAND, FINISH, PATCH & REPAIR EXISTING WOOD FLOOR
- PATCH & REPAIR EXISTING STUCCO

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FLOOR PLAN
BP 4

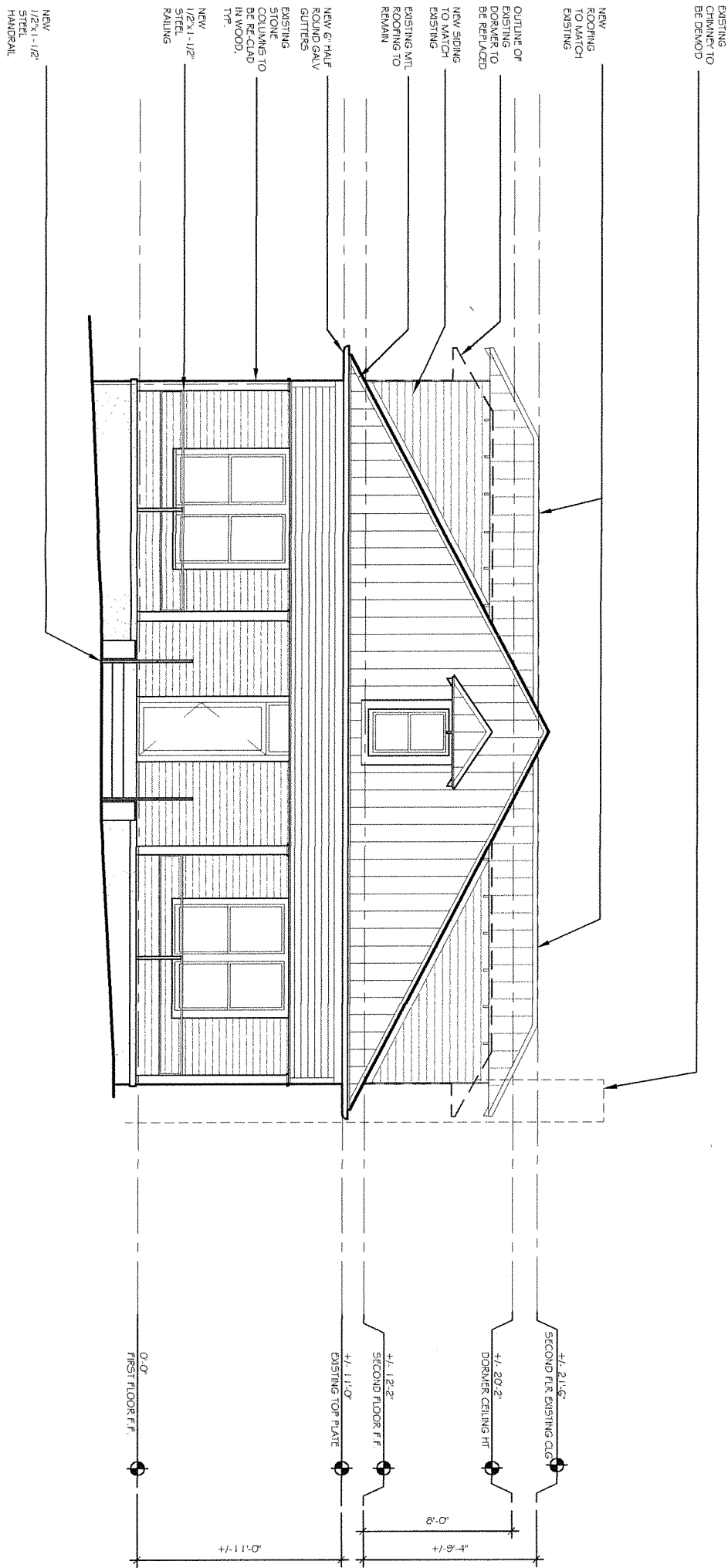
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07/24/15



1 FRONT ELEVATION (NORTH)

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

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ELEVATION
BP 5

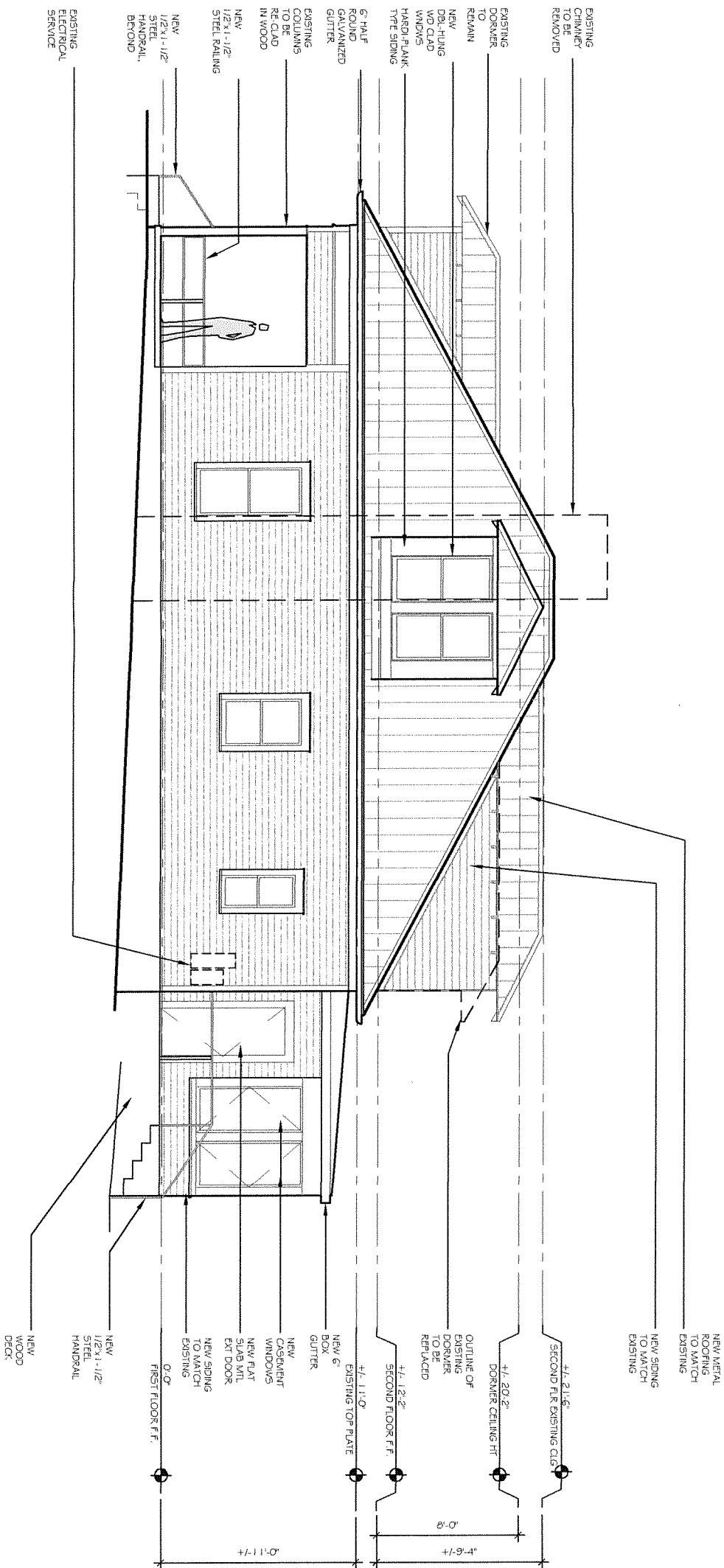
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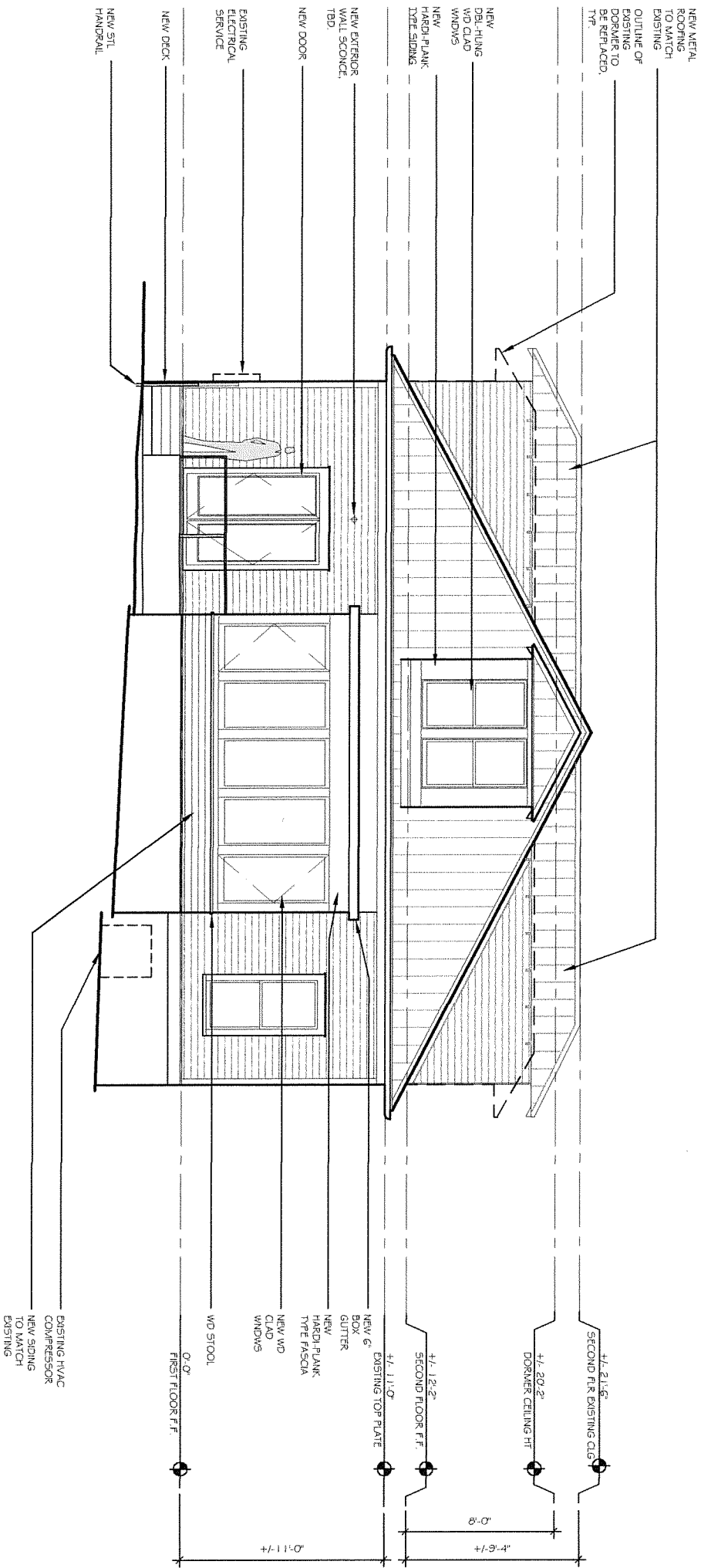
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1 SIDE ELEVATION (WEST)

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



1 REAR ELEVATION (SOUTH)

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

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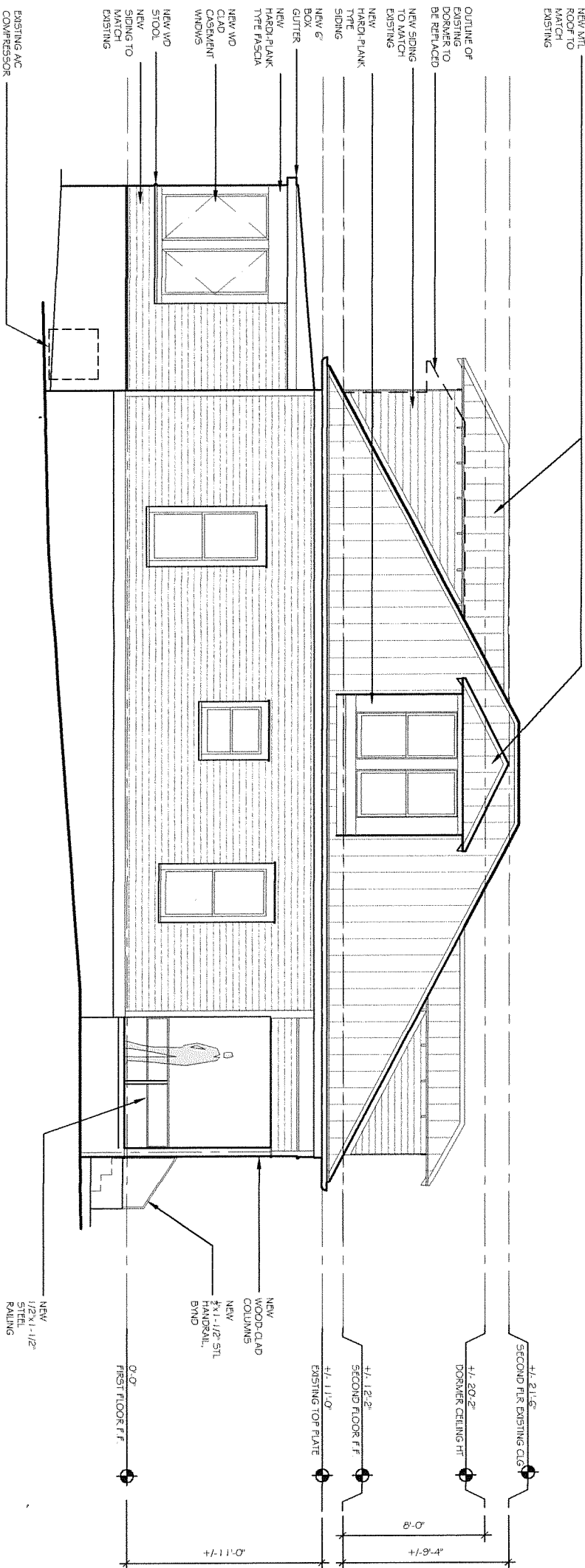
ELEVATION
BP 7

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1 SIDE ELEVATION (EAST)

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