



WEST KLEMM - STUDIO & GARAGE

1013 EAST 9TH STREET, AUSTIN, TX, 78702

ARCHITECT: CLAYTON & LITTLE ARCHITECTS
 1001 EAST 8TH STREET
 AUSTIN, TEXAS 78702
 CONTACT: ANNIE-LAURIE GRABIEL, ASSOC. AIA
 PHONE: (512) 477.1727 x. 208
 FAX: (512) 477.9876

OWNER INFORMATION

DAVID WEST & WILL KLEMM
 1019 EAST 9TH STREET
 AUSTIN, TX 78702

LEGAL DESCRIPTION

LOT 6 *PLUS SE TRI of LOT 5 BLK 4 OLT 2-3

SITE INFORMATION

SITE INFORMATION TAKEN FROM ALL POINTS SURVEYING
 SURVEY DATE: 02.08.16

ZONING INFORMATION

Zoning: MF - H - NP
 Previous Land Use: SF-3
 Future Land Use: SF-3
 Property ID: 194798
 Geographic ID: 0206051008
 Legal Description: LOT 6 *PLUS SE TRI of LOT 5 BLK 4 OLT 2-3
 Date built: 1884
 Historic: Yes, Historic Landmark - H-80-05
 Neighborhood: George L. Robertson Subdivision
 Neighborhood Plan: Central East Austin
 TOD: No
 Overlay District: Residential Design Standards
 Floodplain: No
 Watershed: Waller, Urban
 Easements: No
 Minimum Setbacks: Front: 25'
 Street Side: 15'
 Interior Side: 5'
 Rear /Alley: 5'
 Max. Bldg. Height: 32' per McMansion
 Lot Size: 10,899 sf per survey (10,981 sf per TCAD)
 Max Bldg. Coverage: 40% of (4,360 %) as existing SF-3 use
 Max Impervious Cover: 45% of (4,905 %) as existing SF-3 use
 Max F.A.R.: 0% of (4,360 %) as existing SF-3 use
 Parking: 2 Per building use proposed (Code: 25-6 Zoning/Transportation/Appendix A)
 Potential parking reductions: No additional Parking needed with Secondary Dwelling Unit as residence is in the exempt parking district.

INDEX OF DRAWINGS

- G1.0 COVER SHEET
- A1.0 SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS
- A6.0 SCHEDULES

CODE ANALYSIS

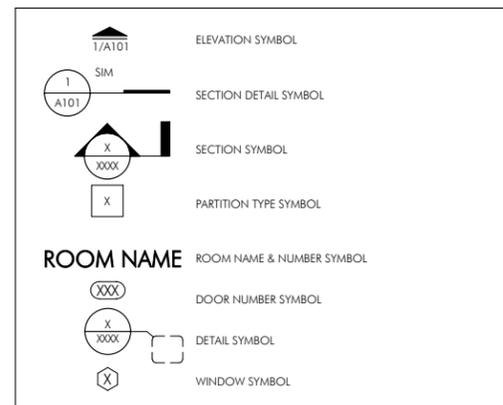
BUILDING CODE: INTERNATIONAL RESIDENTIAL BUILDING CODE 2012, WITH AUSTIN AMMENDMENTS
 BUILDING DESCRIPTION: WOOD FRAME (W/MASONRY AND WOOD VENEER), 2 STORY ACCESSORY DWELLING UNIT
 LEGAL JURISDICTION: AUSTIN, TEXAS, TRAVIS COUNTY

AREA CALCULATIONS:

LOT SIZE - 10,981 S.F.	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	1,008 S.F.	810 S.F.	1,818 S.F.
2ND FLOOR CONDITIONED	1,008 S.F.	550 S.F.	1,558 S.F.
BASEMENT (EXEMPT)	520 S.F.	0 S.F.	0 S.F.
COVERED PATIO	472 S.F.	0 S.F.	472 S.F.
BALCONY	328 S.F.	40 S.F.	368 S.F.
OTHER	0 S.F.	0 S.F.	0 S.F.
TOTAL BUILDING COVERAGE	2,816 S.F.	1,400 S.F.	4,216 S.F.
% BUILDING COVERAGE (2,290 / 10,981) = 20.8%			
DRIVEWAY	60 S.F.	140 S.F.	200 S.F.
SIDEWALKS	655 S.F.	130 S.F.	785 S.F.
UNCOVERED PATIO	0 S.F.	0 S.F.	0 S.F.
UNCOVERED WOOD DECK	0 S.F.	0 S.F.	0 S.F.
AC PADS	27 S.F.	3 S.F.	30 S.F.
OTHER	50 S.F.	0 S.F.	50 S.F.
TOTAL NON-BUILDING COVERAGE	792 S.F.	270 S.F.	1062 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	2,272 S.F.	1080 S.F.	3,352 S.F.
% IMPERVIOUS COVER (3,352 / 10,981) = 30.5%			

NOTE: EXISTING AREAS TAKEN FROM TCAD

SYMBOL LEGEND



VICINITY MAP



PRELIMINARY NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
 Clayton & Little Architects
 PROJECT NUMBER: 1644

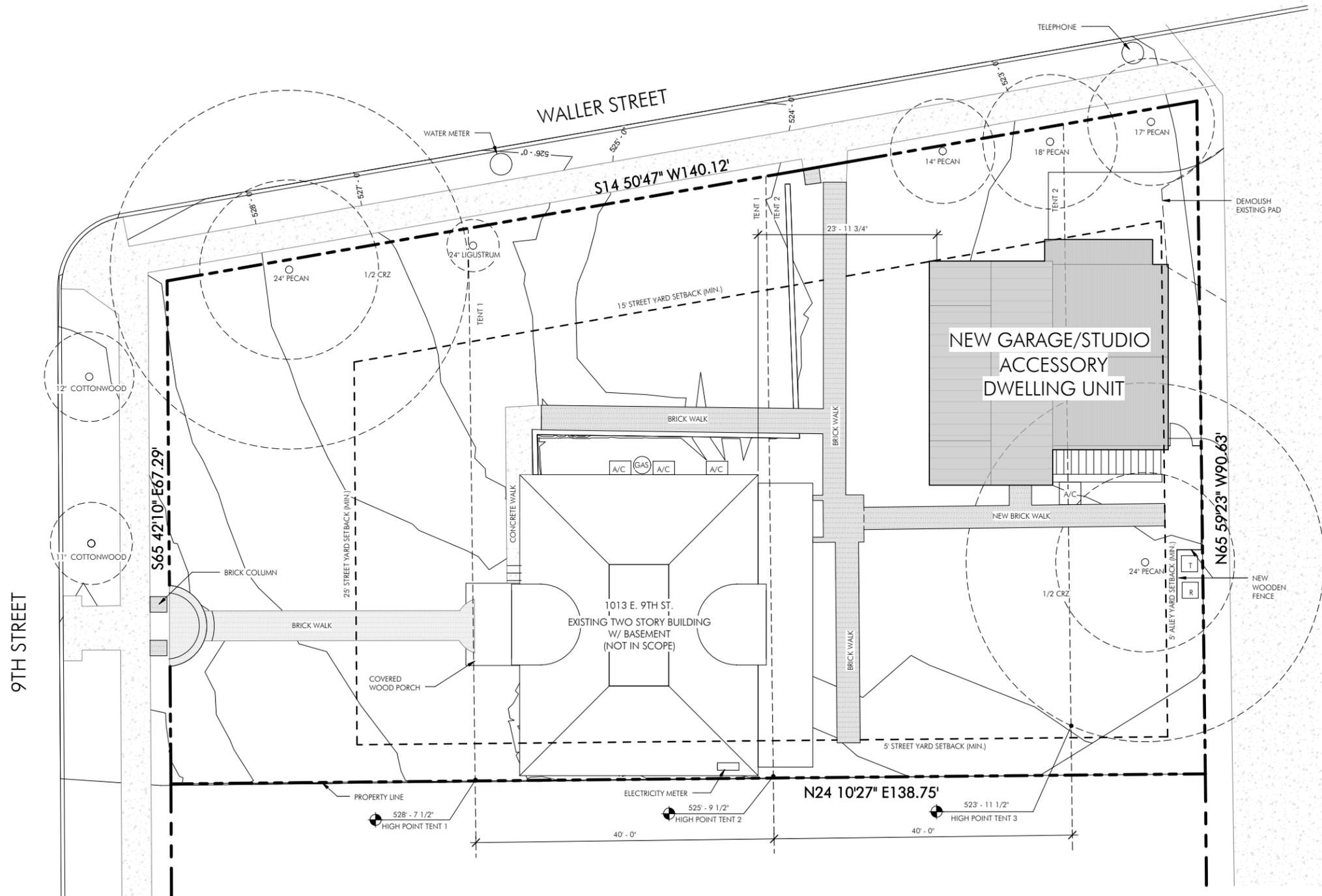
COVER SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



West-Klemm Studio

1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

SITE PLAN

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

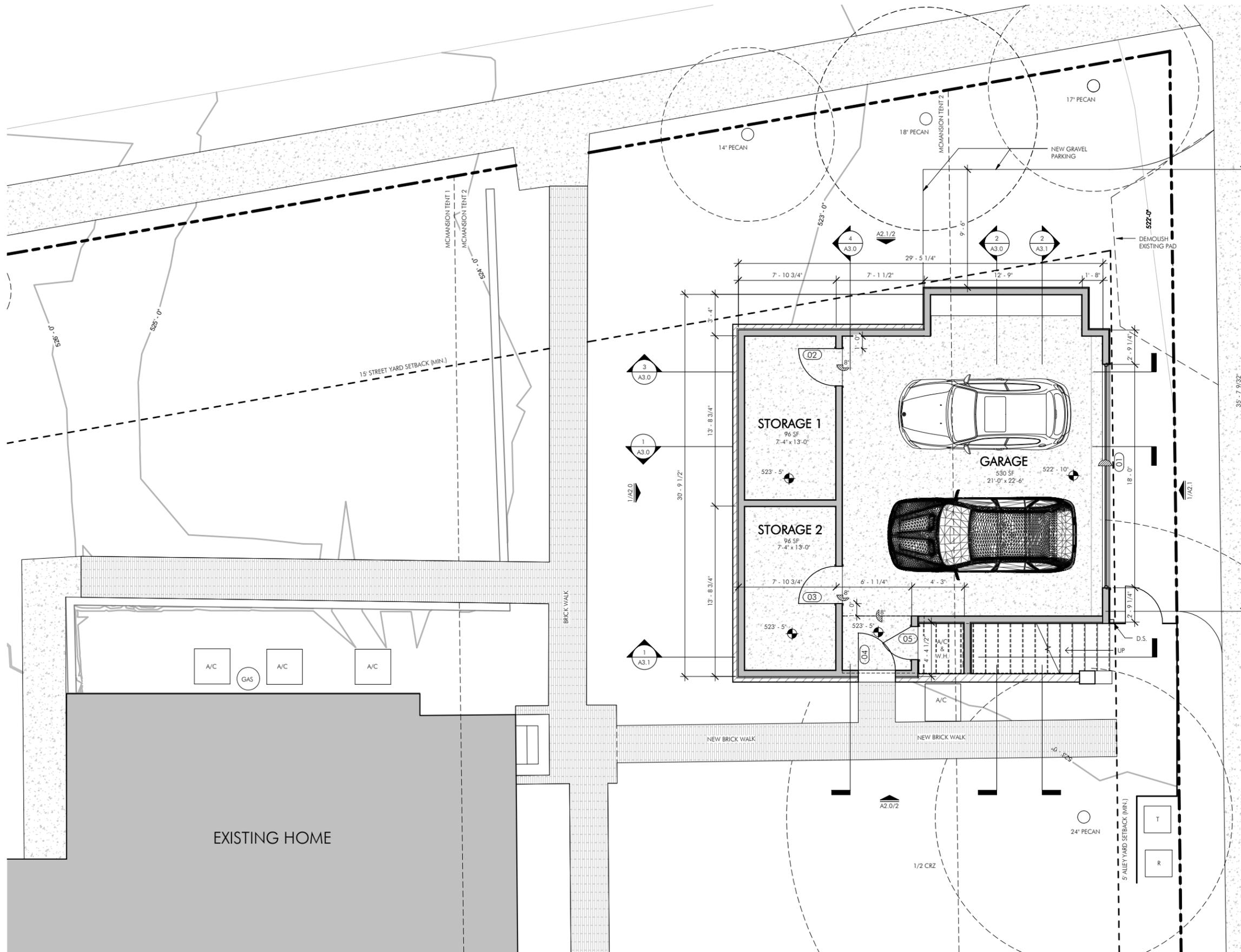
A1.0

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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 FIRST FLOOR PLAN
1/4" = 1'-0"

DRAWING LEGEND

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

West-Klemm Studio

1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

FIRST FLOOR PLAN

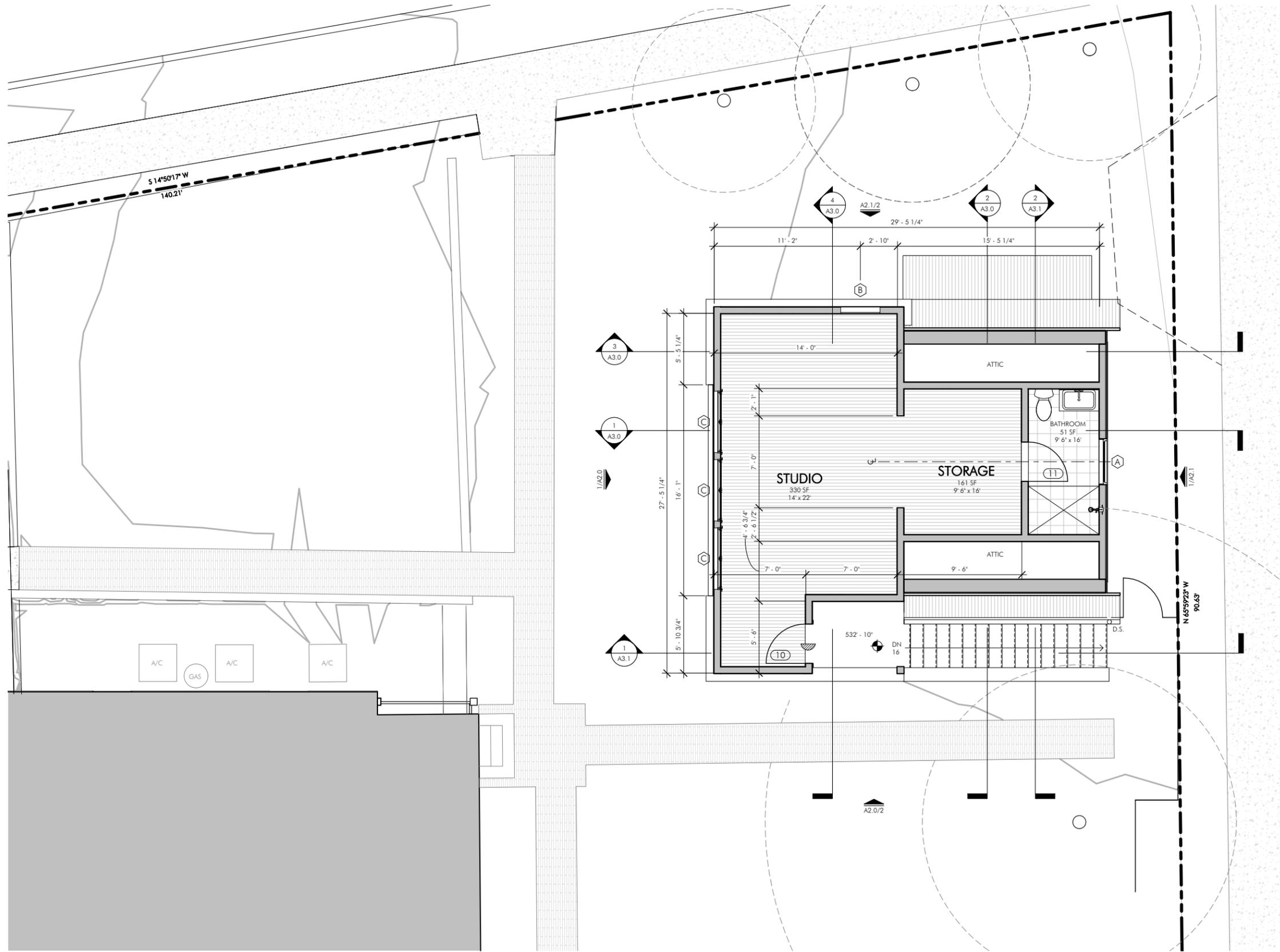
A1.1

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



DRAWING LEGEND

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

1 SECOND FLOOR PLAN
1/4" = 1'-0"

West-Klemm Studio

1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

SECOND FLOOR PLAN

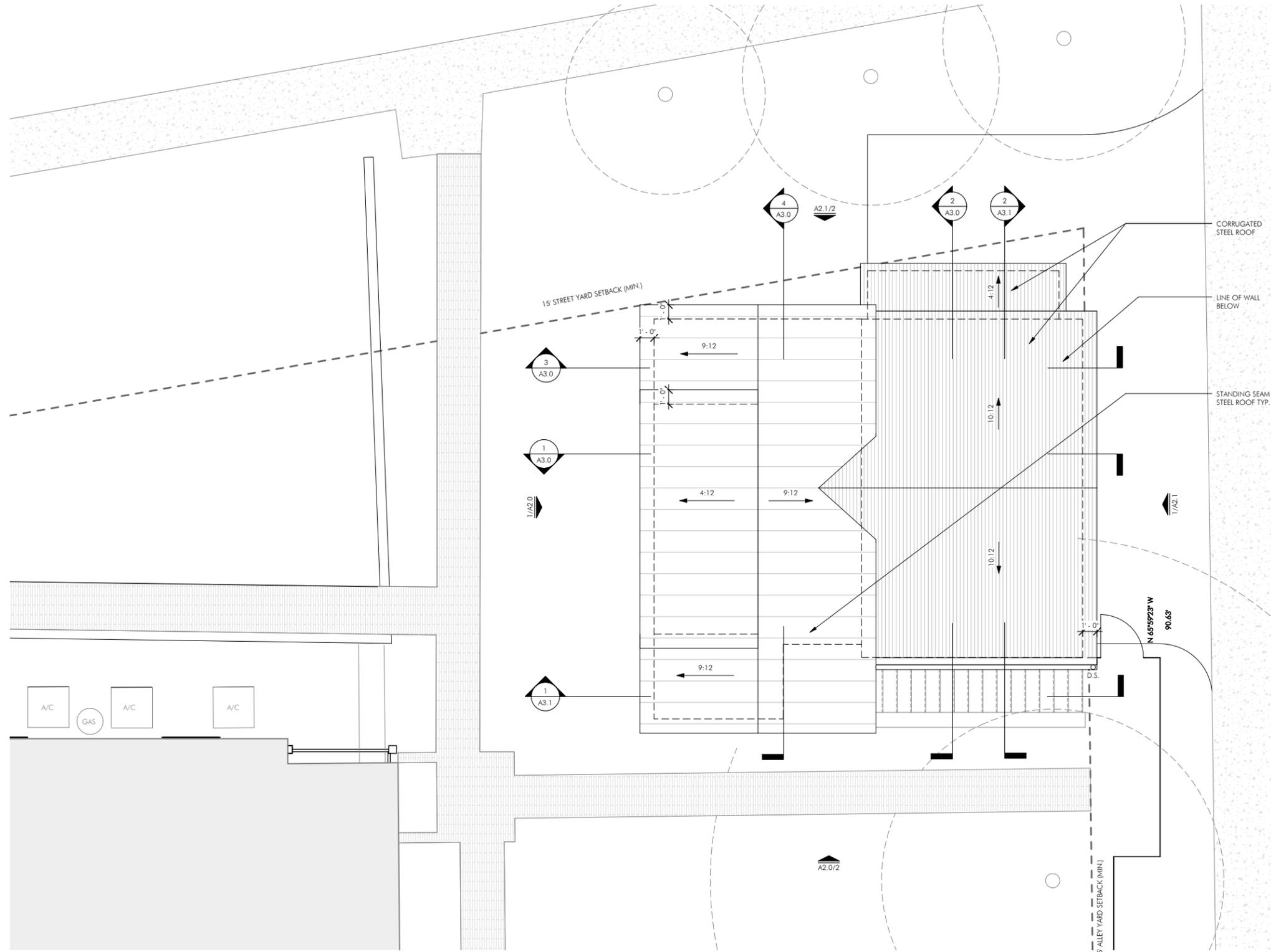
A1.2

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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 ROOF PLAN
1/4" = 1'-0"

West-Klemm Studio
1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

ROOF PLAN

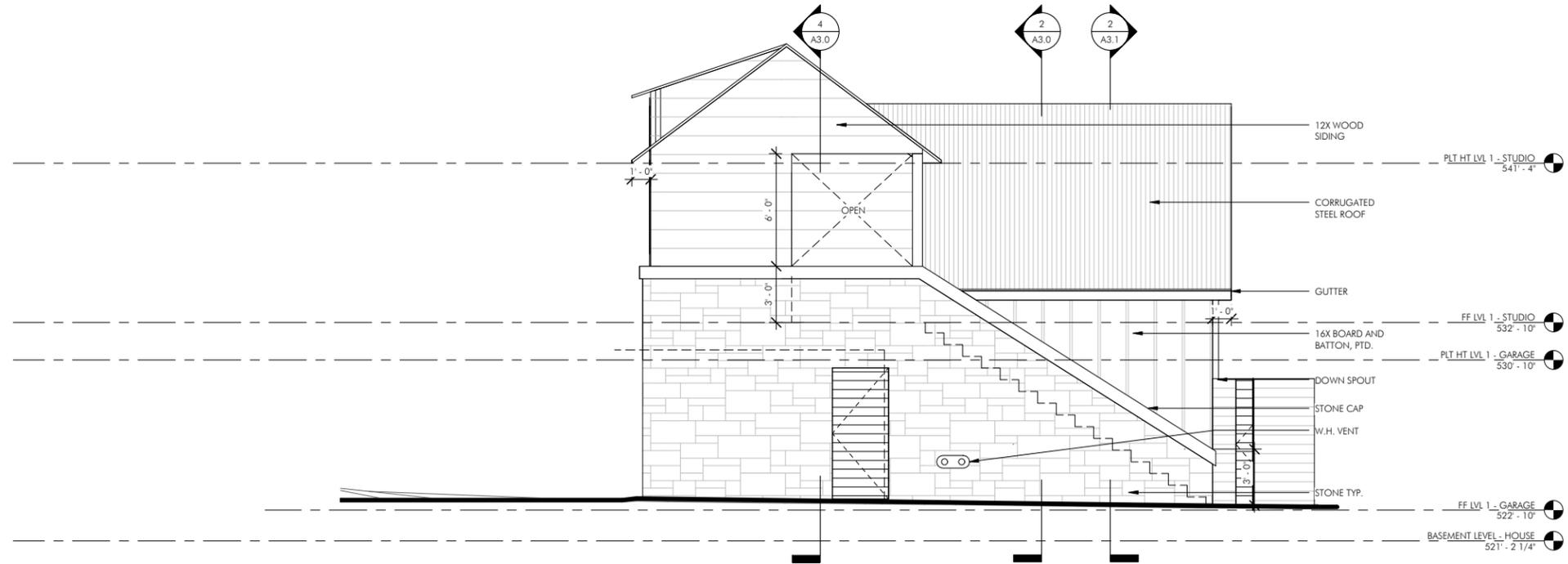
A1.3

PRELIMINARY
NOT FOR CONSTRUCTION

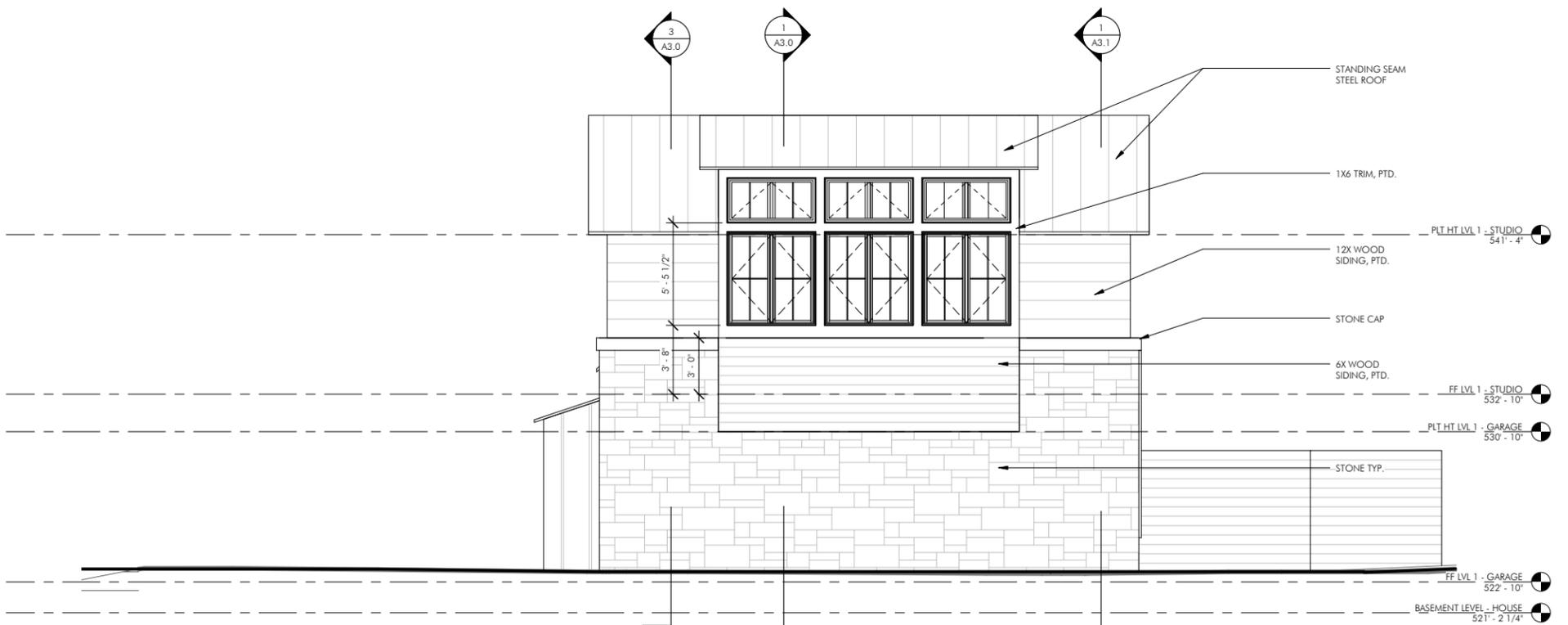
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



2 WEST ELEVATION
1/4" = 1'-0"



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

West-Klemm Studio
1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

EXTERIOR ELEVATIONS

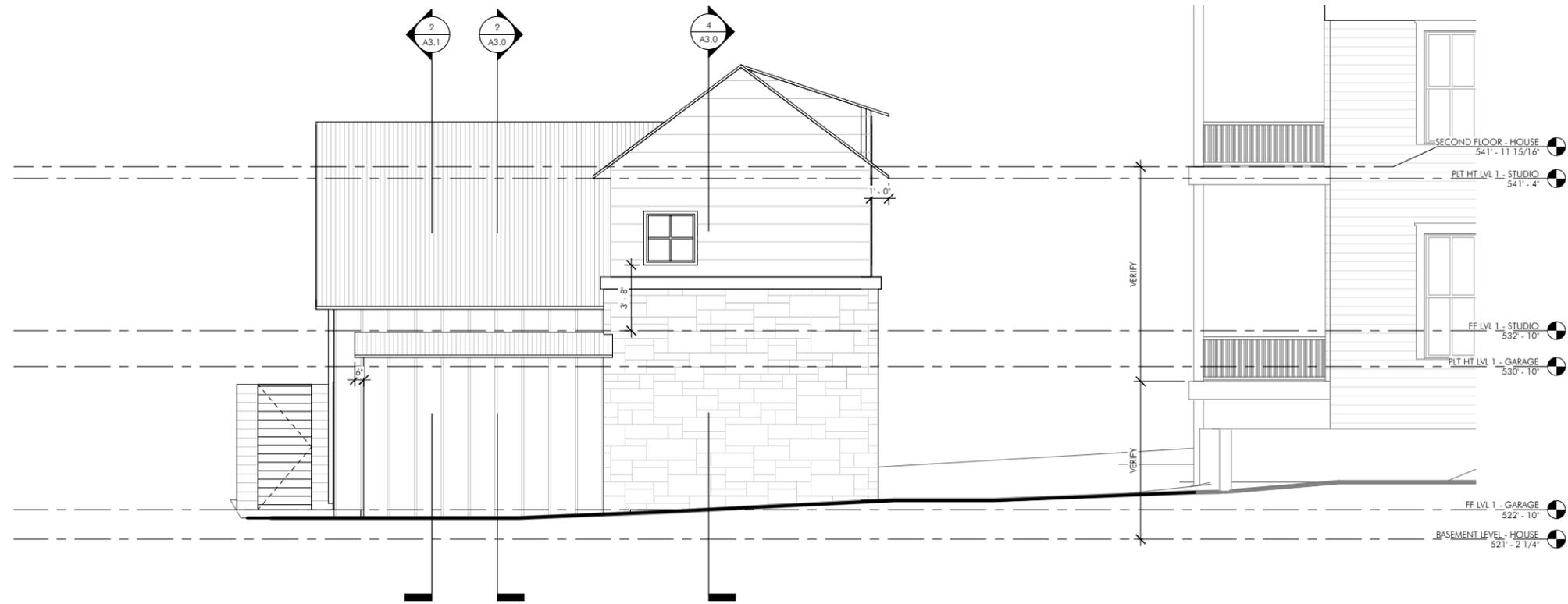
A2.0

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



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



1 SOUTH ELEVATION₁
1/4" = 1'-0"

West-Klemm Studio

1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

EXTERIOR ELEVATIONS

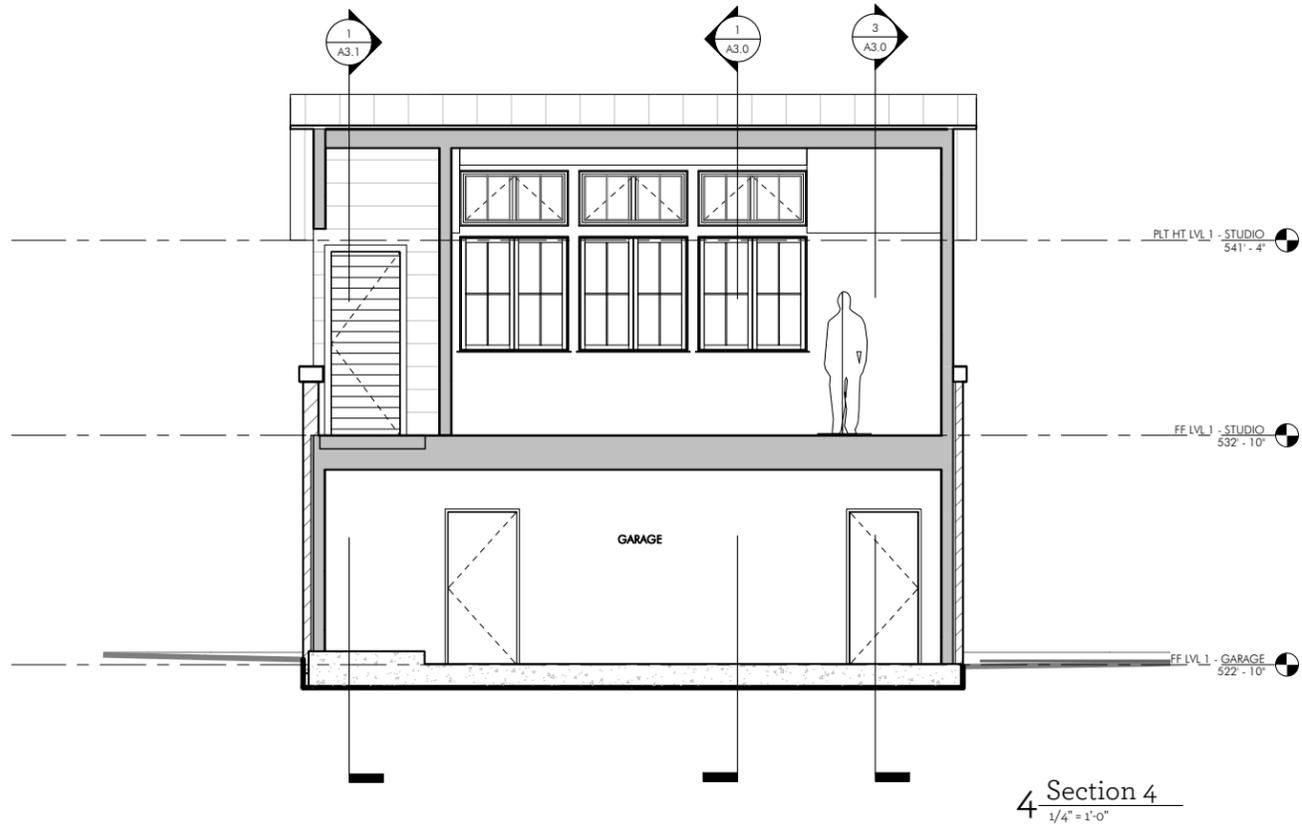
A2.1

PRELIMINARY
NOT FOR CONSTRUCTION

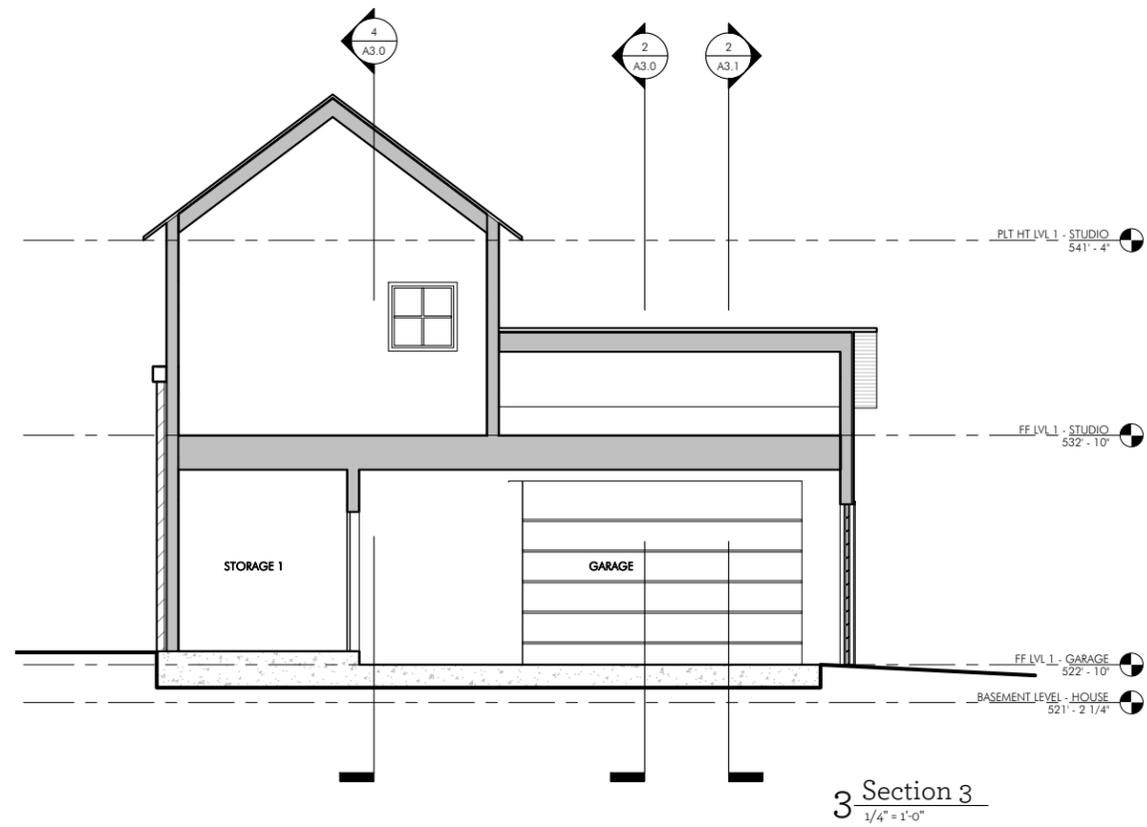
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

FIELD INSPECTION REQUIRED

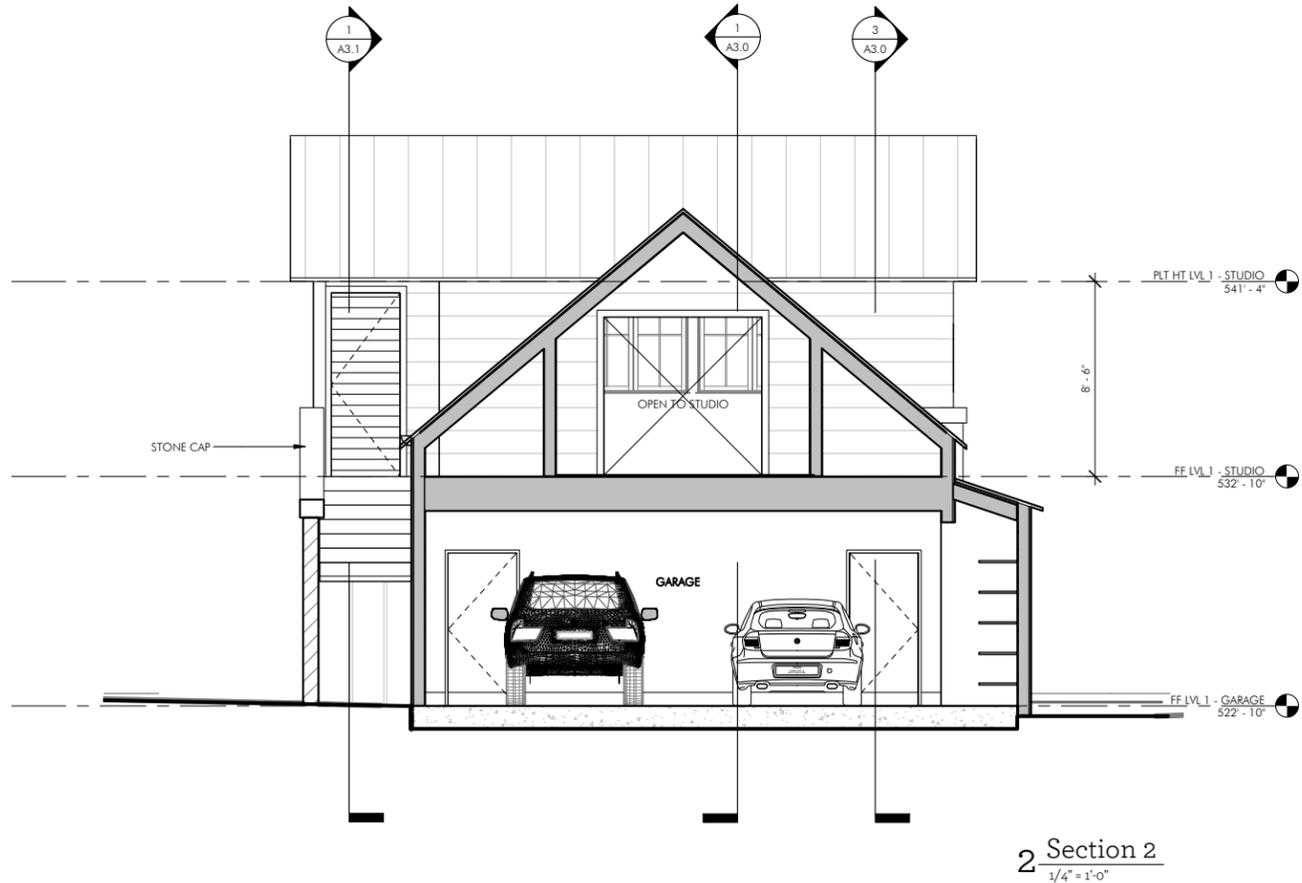
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



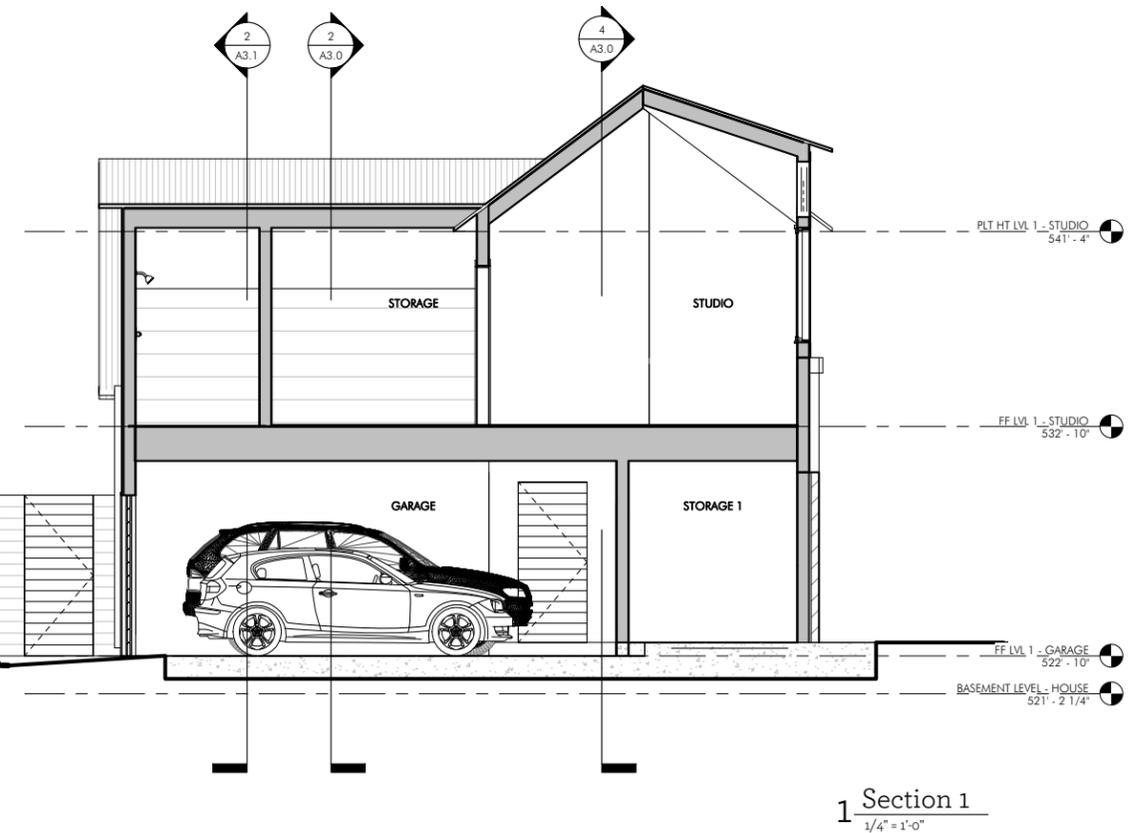
4 Section 4
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

West-Klemm Studio
1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

BUILDING SECTIONS

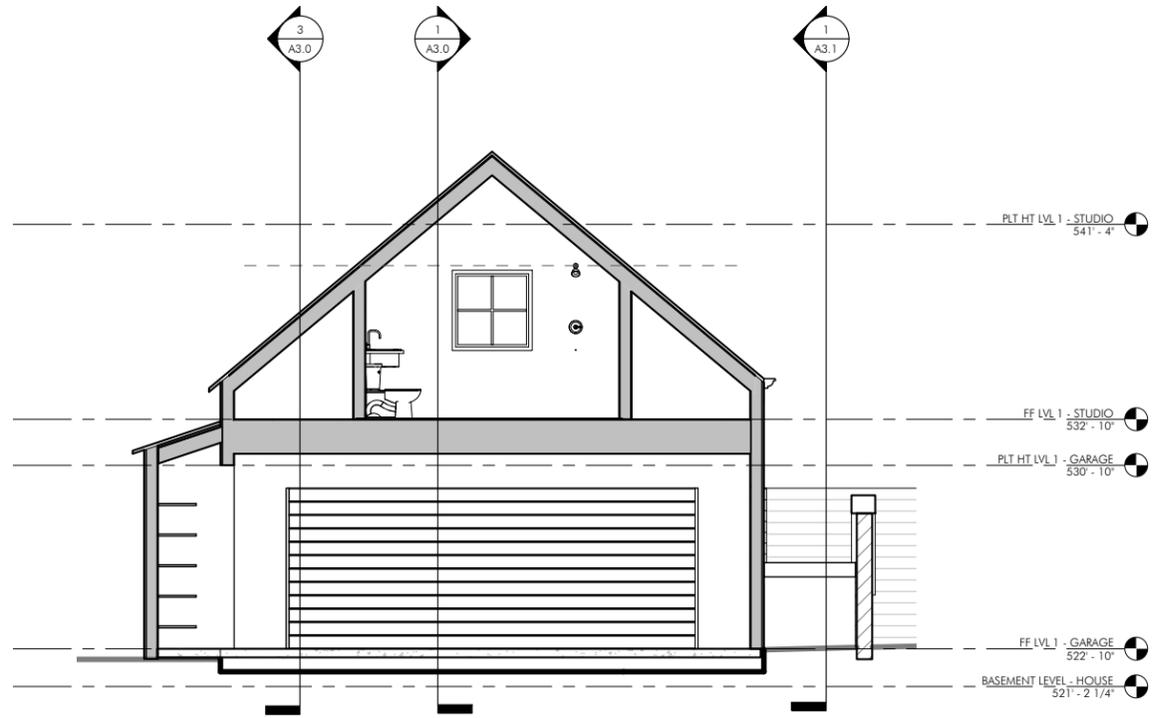
A3.0

PRELIMINARY
NOT FOR CONSTRUCTION

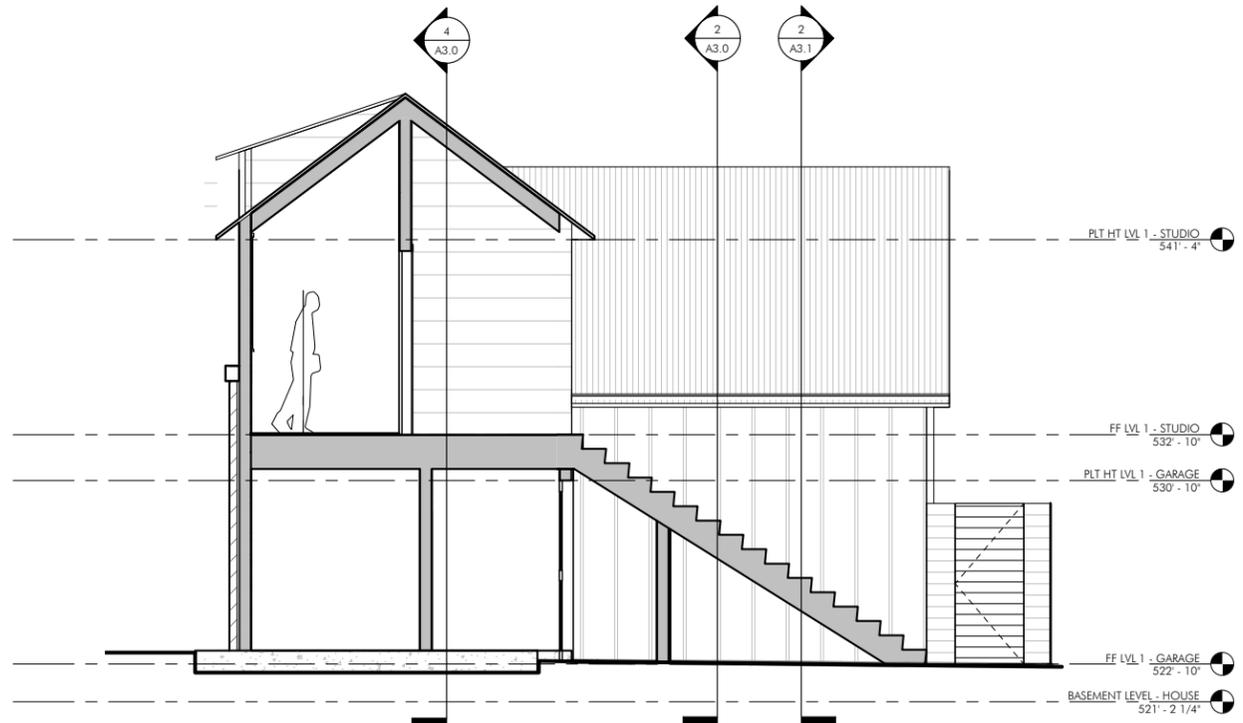
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



2 Section 6
1/4" = 1'-0"



1 Section 5
1/4" = 1'-0"

West-Klemm Studio

1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

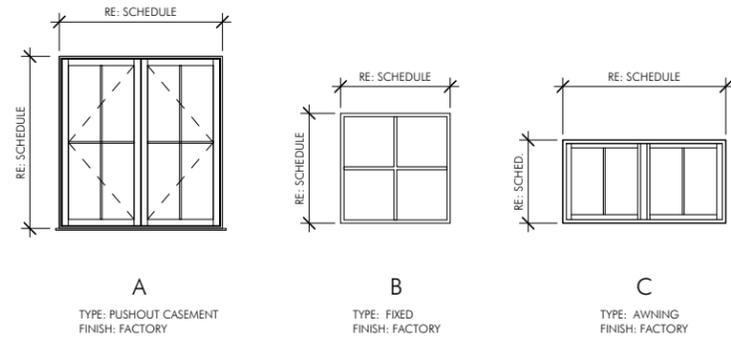
COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

BUILDING SECTIONS

A3.1

PRELIMINARY
NOT FOR CONSTRUCTION

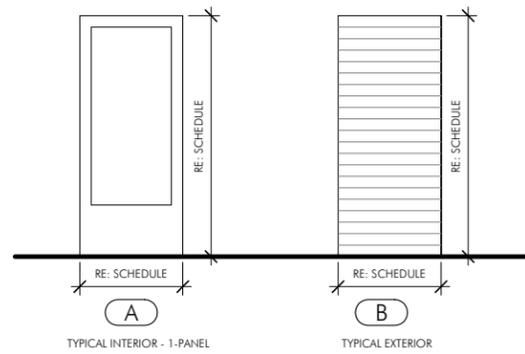
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.



WINDOW TYPES

WINDOW SCHEDULE							
MARK	DESCRIPTION	TYPE	HEAD HEIGHT	WIDTH	HEIGHT	TRIM	COMMENTS
A	WOOD FIXED	2	9' - 4"	3' - 6"	3' - 6"		
B	WOOD FIXED	2	6' - 8"	3' - 0"	3' - 0"		
C	WOOD PUSH CASEMENT	1	8' - 8"	4' - 9"	5' - 0"	1X6 WOOD	
C	WOOD PUSH CASEMENT	1	8' - 8"	4' - 9"	5' - 0"	1X6 WOOD	
C	WOOD PUSH CASEMENT	1	8' - 8"	4' - 9"	5' - 0"	1X6 WOOD	
D	WOOD AWNING	3	11' - 6 1/2"	4' - 9"	2' - 5"	1X6 WOOD	
D	WOOD AWNING	3	11' - 6 1/2"	4' - 9"	2' - 5"	1X6 WOOD	
D	WOOD AWNING	3	11' - 6 1/2"	4' - 9"	2' - 5"	1X6 WOOD	

- WINDOW NOTES:**
- ALL SIZES TO BE VERIFIED ON SITE BY WINDOW FABRICATOR. SIZES NOTED IN THIS SCHEDULE ARE GENERAL.
 - GLAZING TO BE INSULATED, LOW "E", UNLESS NOTED OTHERWISE. ALL WINDOWS TO MEET CITY OF AUSTIN ENERGY CODE W/ OVERALL U-FACTOR OF 0.40 (OR BETTER) AND A SHGC OF 0.30 (OR BETTER).
 - PROVIDE TEMPERED GLAZING AS NOTED AND AS REQUIRED BY CODE - TO BE VERIFIED BY CONTRACTOR.
 - CAULK NAILING FLANGE AND BLOCKING PER WINDOW MFR. INSTALLATION INSTRUCTIONS.
 - ALL WINDOWS LOCATED INSIDE A SHOWER TO HAVE TEMPERED GLAZING AND BE FIBERGLASS.



DOOR TYPES

DOOR SCHEDULE					
DOOR #	WIDTH	HEIGHT	DOOR		COMMENTS
			TYPE	MATERIAL	
01	18' - 0"	7' - 0"	A		
02	3' - 0"	6' - 8"	B		
03	3' - 0"	6' - 8"	B		
04	3' - 0"	7' - 0"	A		
05	2' - 8"	8' - 0"	B		
10	3' - 0"	8' - 0"	B		
11	3' - 0"	6' - 8"	B		
12	3' - 0"	9' - 6"			
13	3' - 0"	8' - 0"			
14	3' - 0"	7' - 0"	A		

- DOOR NOTES:**
- GLAZING, WHERE APPLICABLE, TO BE DOUBLE PANE LOWE WITH A MINIMUM .40 U-FACTOR AND A MINIMUM SHGC RATING OF .25
 - CONTRACTOR AND WINDOW SUPPLIER TO VERIFY ALL REQUIRED TEMPERED GLAZING LOCATIONS PER CURRENT CODE.
 - DOOR BETWEEN MAIN HOUSE AND GARAGE TO BE 20 MINUTE FIRE RATED DOOR EQUIPPED WITH SELF CLOSING DEVICE

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.

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects

PROJECT NUMBER: 1644

SCHEDULES

PRELIMINARY
NOT FOR CONSTRUCTION

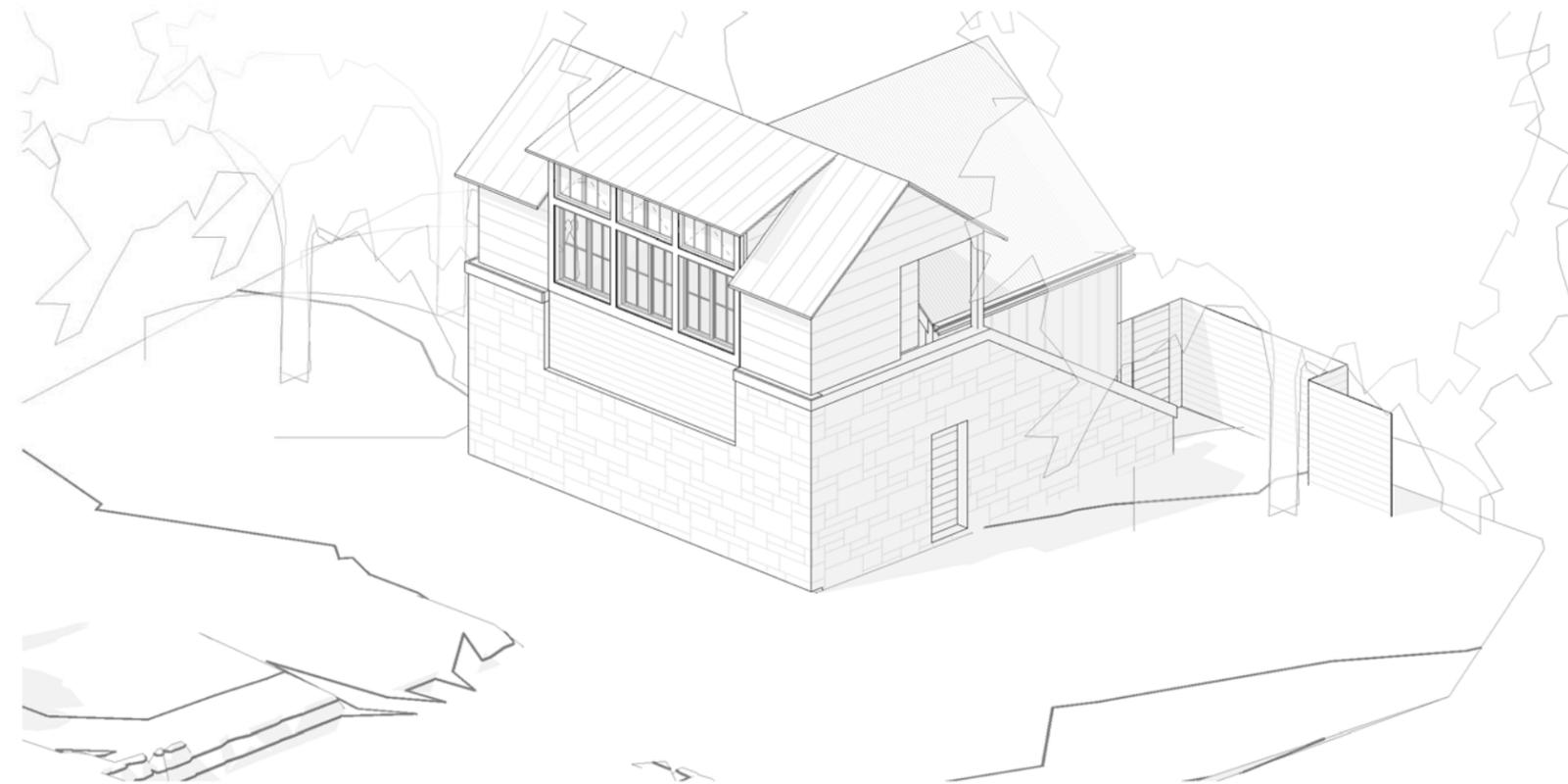
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



2 9TH ST. ELEVATION



1 NORTHWEST - AXO

West-Klemm Studio
1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects

PROJECT NUMBER: 1644

3D VIEWS

A8.0

**PRELIMINARY
NOT FOR CONSTRUCTION**

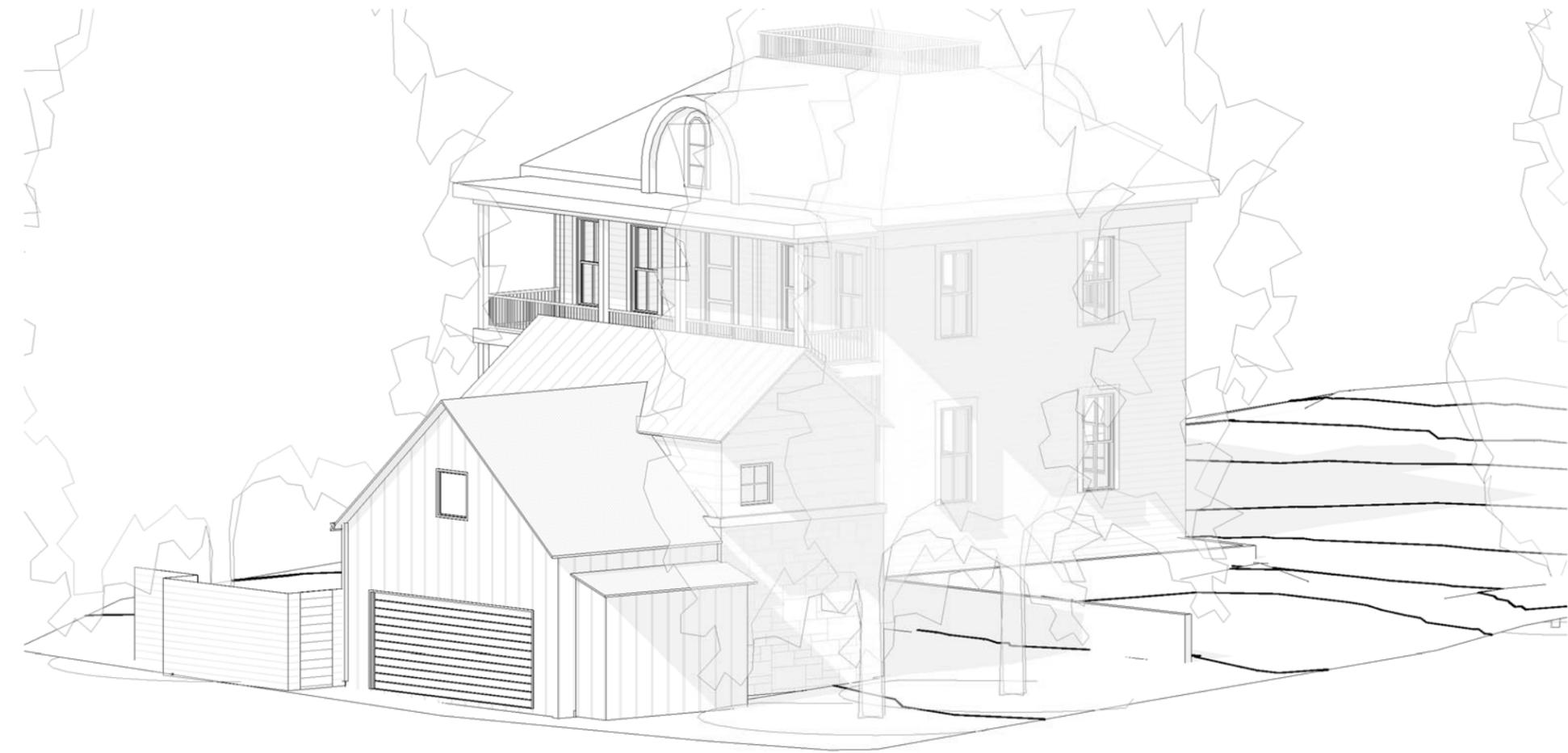
This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

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.



2 NORTH WEST STREET VIEW



1 SOUTH WEST BIRD'S EYE VIEW

West-Klemm Studio
1013 East 9th Street, Austin TX, 78702

DATE	ISSUED FOR
10.26.16	SD 1
12.19.2016	CERTIFICATE OF APP.

COPYRIGHT © 2016
Clayton & Little Architects
PROJECT NUMBER: 1644

3D VIEWS

A8.1