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**CORNERSTONE**  
ARCHITECTS

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AUSTIN TX 78746

SUITE 200

7000 BEE CAVES RD.

A CUSTOM REMODEL FOR:

ARLO & ALEX GILBERT

1500 WOOLDRIDGE DRIVE

AUSTIN, TEXAS 78703

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REVISION: 03.23.20 COA COMMENTS



03.23.20

GILBERT REMODEL

SHEET **A-1**  
1 OF 10

PROJECT NO: 19290  
DRAWN BY: AS  
DATE: 02.17.20  
CHECKED BY: AS  
PROJECT MGR: AS

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	EXISTING/ REMODELED	NEW/ ADDITION	EXEMPTION	TOTAL
1ST FLOOR AREA (INCL. MASONRY)	2,231'	0'	0'	2,231'
2ND FLOOR AREA (INCL. MASONRY)	2,626'	0'	0'	2,626'
3RD FLOOR AREA	0'	0'	0'	0'
BASEMENT	0'	0'	0'	0'
ATTIC	0'	0'	0'	0'
GARAGE (ATTACHED)	817'	0'	-200'	617'
GARAGE (DETACHED)	0'	0'	0'	0'
CARPOR (ATTACHED)	0'	0'	0'	0'
CARPOR (DETACHED)	0'	0'	0'	0'
GROUND FLOOR PORCHES	362'	0'	-362'	0'
TOTAL GROSS FLOOR AREA	6,036'	0'	-562'	5,474'
TOTAL LOT AREA				11,424'

$5,474' / 11,424' \times 100 = 47.9\%$  FLOOR-TO-AREA RATIO (FAR)  
ALLOWABLE FAR:  $11,424' \times 40\% = 4,569'$

CITY OF AUSTIN - BUILDING COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
1ST FLOOR AREA	2,231'	0'	2,231'
GARAGE/CARPOR	817'	0'	817'
ACCESSORY BUILDING (DETACHED)	0'	0'	0'
COVERED PATIOS	31'	0'	31'
COVERED PORCHES	331'	0'	331'
TOTAL BUILDING COVERAGE	3,410'	0'	3,410'
TOTAL LOT AREA			11,424'

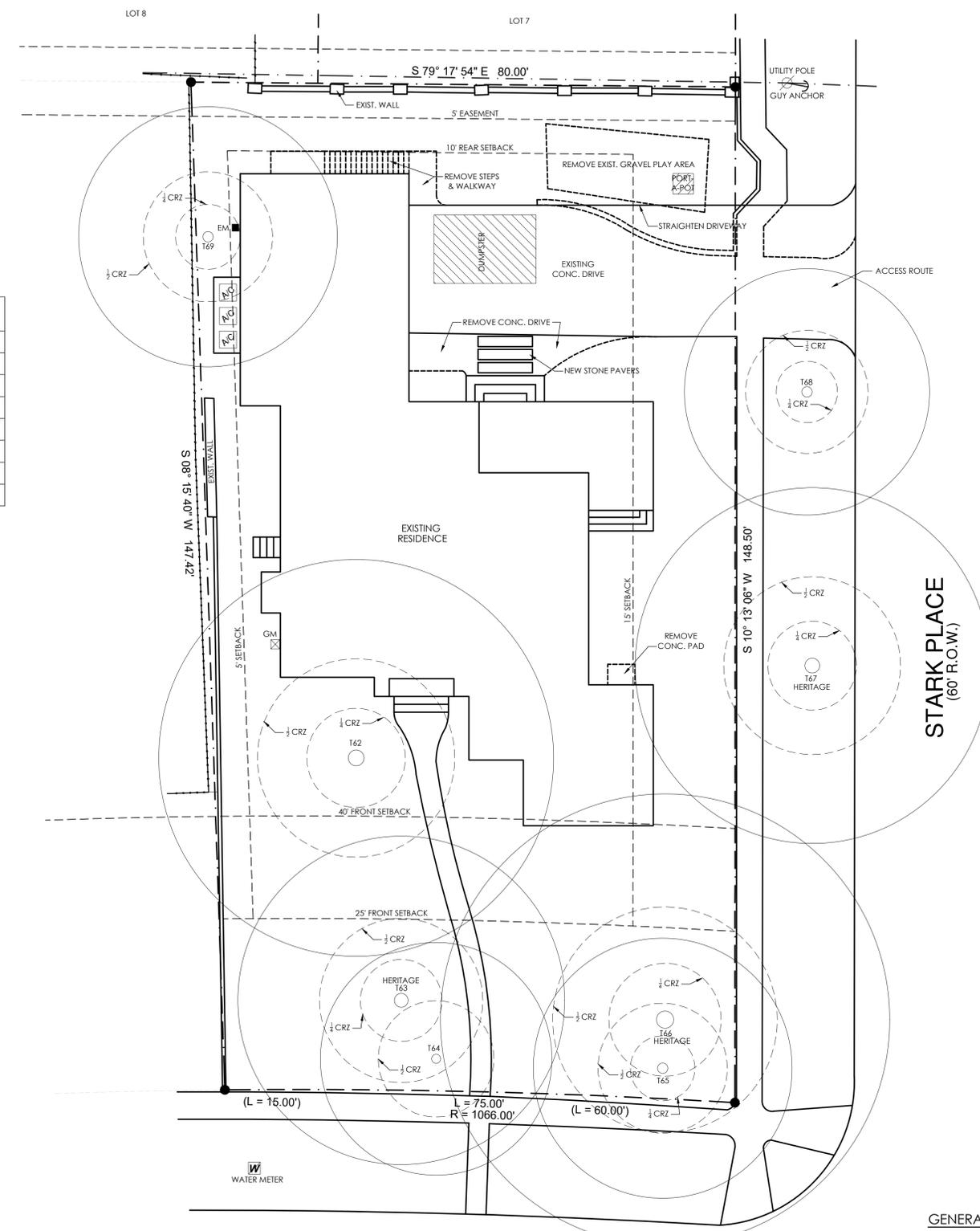
$3,410' / 11,424' \times 100 = 29.8\%$  PERCENTAGE OF LOT  
ALLOWABLE BUILDING COVERAGE:  $11,424' \times 40\% = 4,569'$

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
TOTAL BUILDING COVERAGE	3,410'	0'	3,410'
DRIVEWAY	821'	116'	937'
SIDEWALKS/WALKWAYS	206'	36'	242'
UNCOVERED PATIOS	0'	0'	0'
UNCOVERED WOOD DECKS (50%)	0'	0'	0'
AC/ POOL EQUIP PADS	56'	0'	56'
OTHER:			
POOL COPING	0'	0'	0'
LANDSCAPE WALLS	128'	0'	128'
TOTAL IMPERVIOUS COVER	4,621'	152'	4,773'
TOTAL LOT AREA			11,424'

$4,773' / 11,424' \times 100 = 41.8\%$  PERCENTAGE OF LOT  
ALLOWABLE IMPERVIOUS COVERAGE:  $11,424' \times 45\% = 5,140'$

PROVIDE TREE PROTECTION AS REQUIRED PER ENVIRONMENTAL CRITERIA MANUAL SECT. 3.5.2  
IN ORDER TO ASSURE THAT THE REMAINING ROOT ZONES ARE ADEQUATELY PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION. FENCING SHOULD BE INDICATED TO PROTECT THE ENTIRE CRZ AREA OR AS MUCH OF THE CRZ AS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN LINK MESH AT A MINIMUM HEIGHT OF 5 FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRZ.  
2X4 OR GREATER SIZE PLANKS (6' TALL MIN.) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME ON THE PROJECT.



TREE TABLE

T62	29" SYCAMORE
T63	24" RED OAK
T64	17" OAK
T65	19" PIN OAK
T66	33" PIN OAK
T67	26" RED OAK
T68	18" RED OAK
T69	19" PECAN

LEGEND:

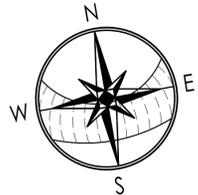
- XXXXXX BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

GM = GAS METER  
EM = ELECTRIC METER  
IPF = IRON PIPE FOUND  
IRS = IRON ROD SET WITH "PREMIER" CAP  
IRF = IRON ROD FOUND  
CM = CONTROLLING MONUMENT

GENERAL SITE NOTES:

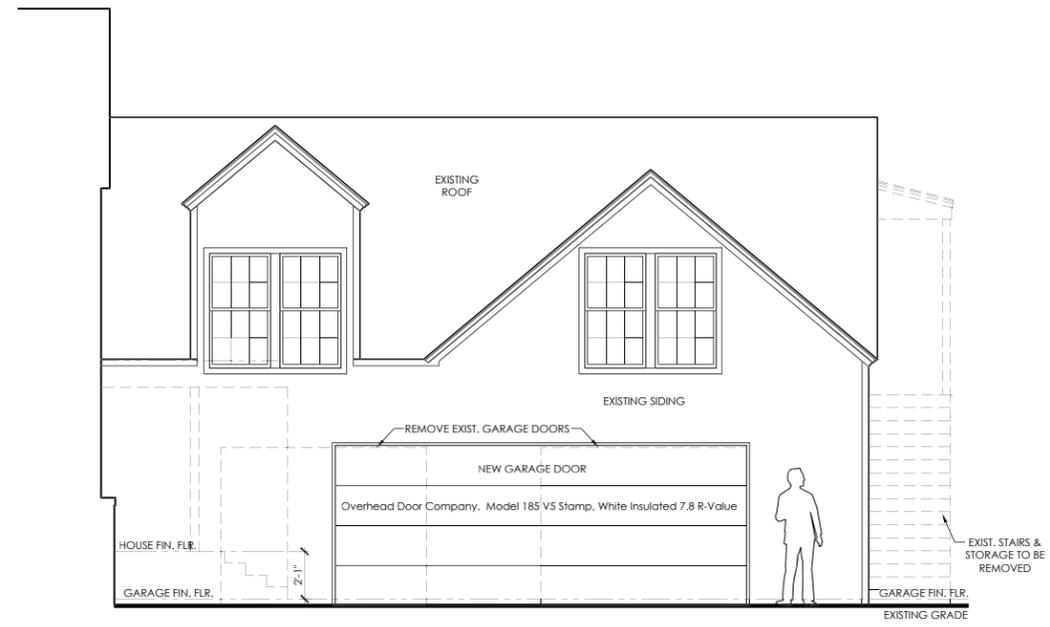
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

LEGAL DESCRIPTION:  
1500 WOOLDRIDGE DRIVE  
LOT 6 & E 1/2 LOT 5, BLK 2  
PEMBERTON HEIGHTS  
AUSTIN, TX 78703  
TRAVIS COUNTY

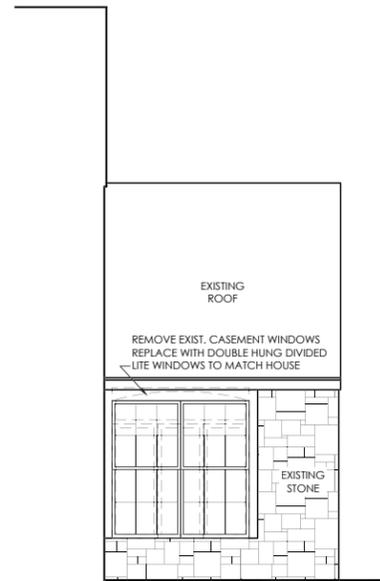


WOOLDRIDGE DRIVE  
(60' R.O.W.)

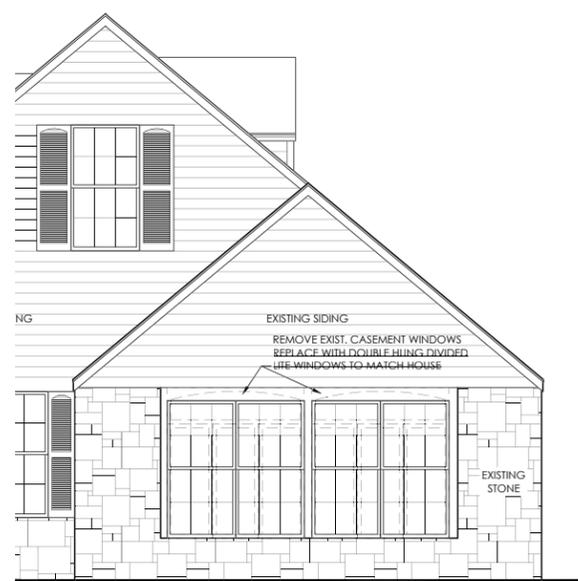
SITE PLAN  
SCALE 1:10



**A GARAGE**  
SCALE 1/8"=1'-0"



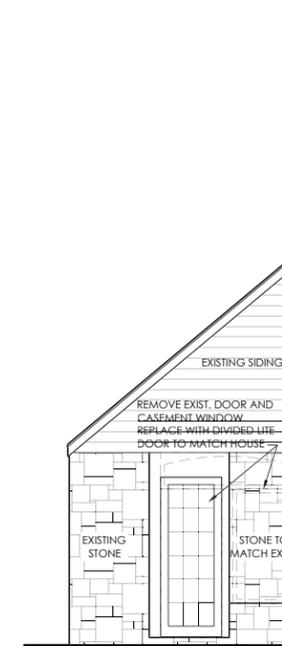
**B SUN ROOM**  
SCALE 1/8"=1'-0"



**C SUN ROOM**  
SCALE 1/8"=1'-0"



**D SUN ROOM**  
SCALE 1/8"=1'-0"



**E SUN ROOM**  
SCALE 1/8"=1'-0"



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REVISION:

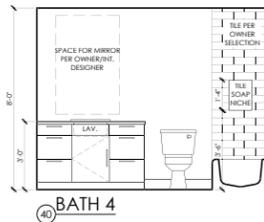
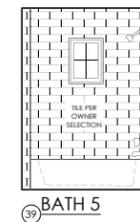
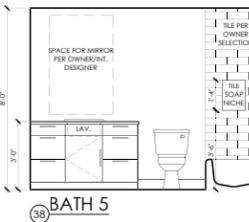
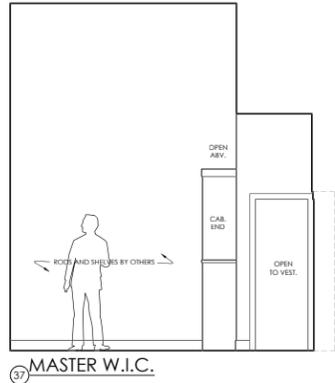
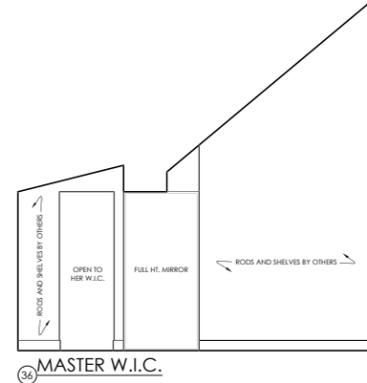
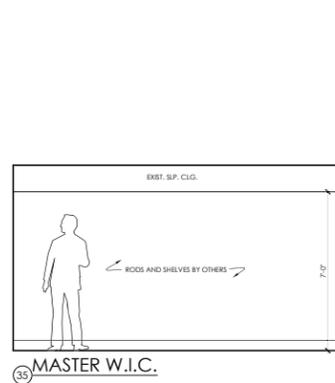
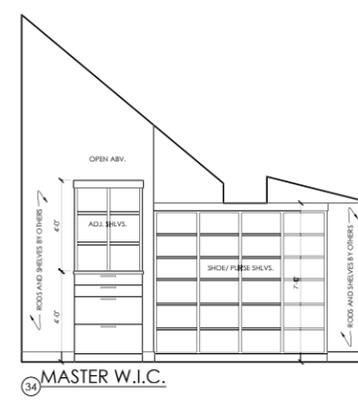
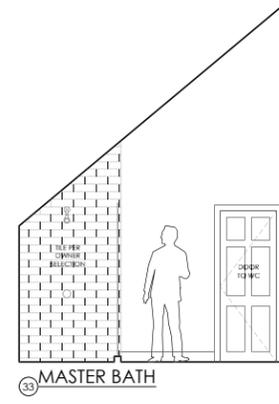
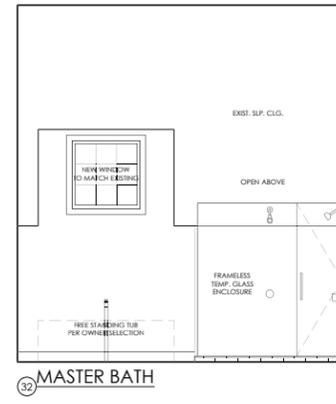
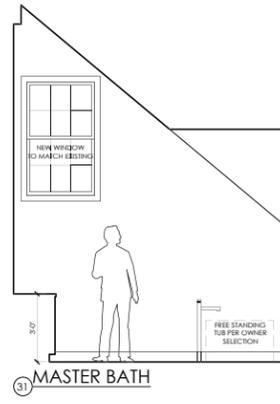
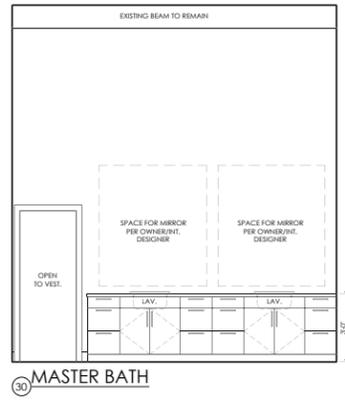


04.15.20  
GILBERT REMODEL

SHEET **A-6.1**

PROJECT NO: 19290  
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INTERIOR ELEVATIONS  
SCALE 1/8"=1'-0"

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03.23.20 COA COMMENTS

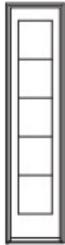
1500 WOOLDRIDGE

SHEET **A-8**  
8 OF 10

PROJECT NO: 19290  
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PROJECT MGR: AS

<b>Clad MO (mm)</b>	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (1116)
<b>Wood MO (mm)</b>	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
<b>RO (mm)</b>	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
<b>FS (mm)</b>	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
<b>DLO (mm)</b>	0-11 1/2 (292)	11-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)	2-1 19/32 (650)	2-7 19/32 (802)

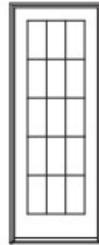
6-10 1/4 (2089)  
6-11 9/16 (2122)  
6-10 1/2 (2096)  
6-10 (2083)  
5-6 5/8 (1680)



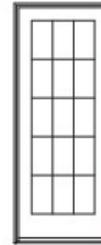
1668  
1670  
1680



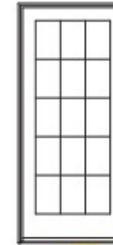
2068  
2070  
2080



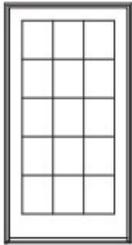
2668  
2670  
2680  
2690



2868  
2870  
2880



3068  
3070  
3080  
3090



3668  
3670  
3680

Traditional Steel  
*Change Collection*

**Model 185 V5 Stamp**  
*Change Model*



## Customize

Select an option below

- Door Size >
- Color >
- Window >
- Glass >
- Hardware >

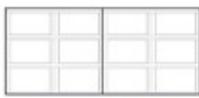
### Hinges ✖

	
Arrow Hinge	Aspen Hinge
	
Barcelona Hinge	Bean Hinge



### My Selections

#### Door Size



Double 16' x 7'

[Edit](#)

#### Color



White

[Edit](#)





Replace casement windows with double hung divided lite windows to match existing.

Replace all windows - like for like.



Replace <sup>Lancaster</sup> windows with double hung divided lite windows to match existing

Replace all windows - like for like.



New divided lite door.



Replace all windows - Like for like.



Replace all windows - like for like.

New double 6068 divided lite Grant bars.



Replace all windows - Like for like.



Replace windows - like for like.



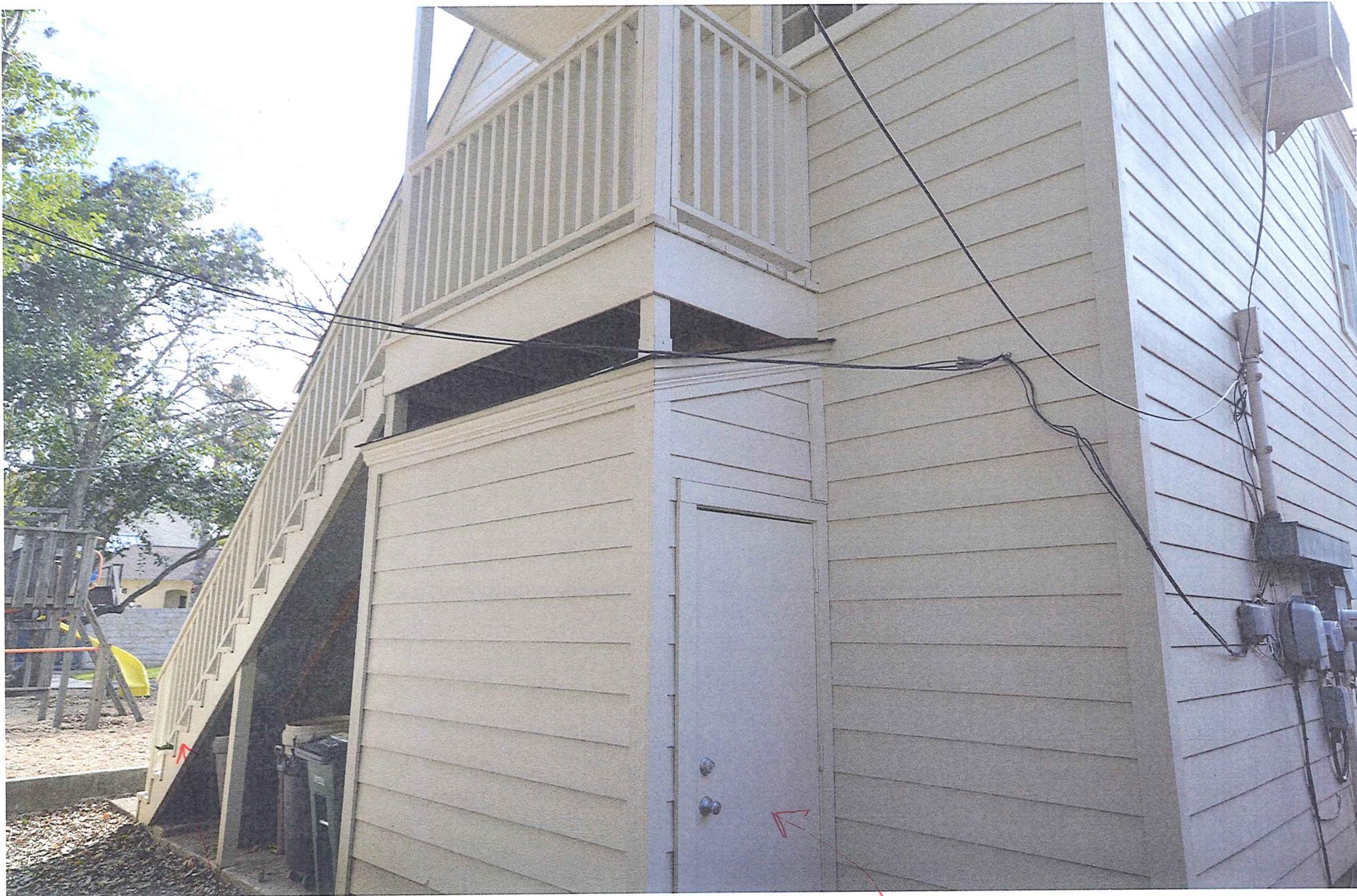
*Replace all windows - Like for like*



Replace all windows - like for like.



Remove exterior stairs and storage closet



Remove exterior stairs and storage closet.