



CORNERSTONEARCHITECTSLLP.COM

CORNERSTONE
ARCHITECTS

512329.0007

AUSTIN TX 78746

SUITE 200

7000 BEE CAVES RD.

A CUSTOM RESIDENCE FOR:
TODD AND NATALIE KINSEL
2407 JARRATT AVE.
AUSTIN, TX 78703

PERMIT SET - 15 DECEMBER 2020

COPYRIGHT © 2020 ALL RIGHTS RESERVED.
THESE DESIGNS/ DRAWINGS ARE THE SOLE
PROPERTY OF CORNERSTONE ARCHITECTS AND
MAY NOT BE REPRODUCED IN ANY FORM BY
ANY METHOD, FOR ANY PURPOSE WITHOUT
PREVIOUS WRITTEN PERMISSION.

REVISION:



12/15/2020

KINSEL RESIDENCE

SHEET

A1

PROJECT NO: 20120
DRAWN BY: LW
DATE: 12/15/2020
CHECKED BY: JK
PROJECT MGR: EW

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	EXISTING/ REMODELED	NEW/ ADDITION	EXEMPTION	TOTAL
1ST FLOOR AREA (INCL. MASONRY)	0'	2,137.5'	0'	2,137.5'
2ND FLOOR AREA (INCL. MASONRY)	0'	1,571.9'	0'	1,571.9'
1st FLOOR CEILING HT. OVER 15'	0'	0'	0'	0'
BASEMENT	0'	0'	0'	0'
MAIN HOUSE ATTIC	0'	625.0'	-625.0'	0'
GARAGE ATTIC	0'	0'	0'	0'
GARAGE (ATTACHED)	0'	0'	0'	0'
GARAGE (DETACHED)	0'	500.0'	-450.0'	50.0'
CARPORT (ATTACHED MAIN HOUSE)	0'	0'	0'	0'
CARPORT (ATTACHED GUEST HOUSE)	0'	0'	0'	0'
GROUND FLOOR PORCHES	0'	617.7'	-617.7'	0'
ACCESSORY BUILDING(S) (DETACHED)	0'	0'	0'	0'
TOTAL GROSS FLOOR AREA	0	5,452.1	-1,692.7	3,759.4
TOTAL LOT AREA				9,445.5'

3,759.4' / 9,445.5' x 100 = 39.80% FLOOR-TO-AREA RATIO (FAR)

ALLOWABLE FAR: 9,445.5' x 40% = 3,778.2'

CITY OF AUSTIN - BUILDING COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
1ST FLOOR AREA	0'	2,137.5'	2,137.5'
GARAGE/CARPORT	0'	500.0'	500.0'
COVERED ENTRY	0'	180.1'	180.1'
COVERED SIDE ENTRY	0'	0'	0'
COVERED OUTDOOR LIVING	0'	341.0'	341.0'
TOTAL BUILDING COVERAGE	0	3,158.6	3,158.6
TOTAL LOT AREA			9,445.5'

3,158.6' / 9,445.5' x 100 = 33.44% PERCENTAGE OF LOT

ALLOWABLE BUILDING COVERAGE: 9,445.5' x 40% = 3,778.2'

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
TOTAL BUILDING COVERAGE	0'	3,141.2'	3,141.2'
DRIVEWAY	1,581.3'	-644.7'	936.6'
SIDEWALKS/WALKWAYS	0'	0'	0'
UNCOVERED PATIOS	0'	0'	0'
UNCOVERED WOOD STAIRS (50%)	0'	0'	0'
AC STAIR PADS	0'	22.2'	22.2'
OTHER: COURTYARD WALL	0'	38.0'	38.0'
TOTAL IMPERVIOUS COVER	1,581.3	2,556.7	4,138.0
TOTAL LOT AREA			9,445.5'

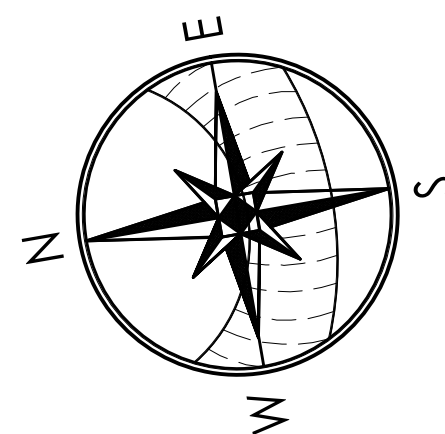
4,138.0' / 9,445.5' x 100 = 43.81% PERCENTAGE OF LOT

ALLOWABLE IMPERVIOUS COVERAGE: 9,445.5' x 45% = 4,250.5'

GENERAL SITE NOTES:

- BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

LEGAL DESCRIPTION:
2407 JARRATT AVENUE
LOT 19 BLOCK 1
AUSTIN, TX 78703
TRAVIS COUNTY



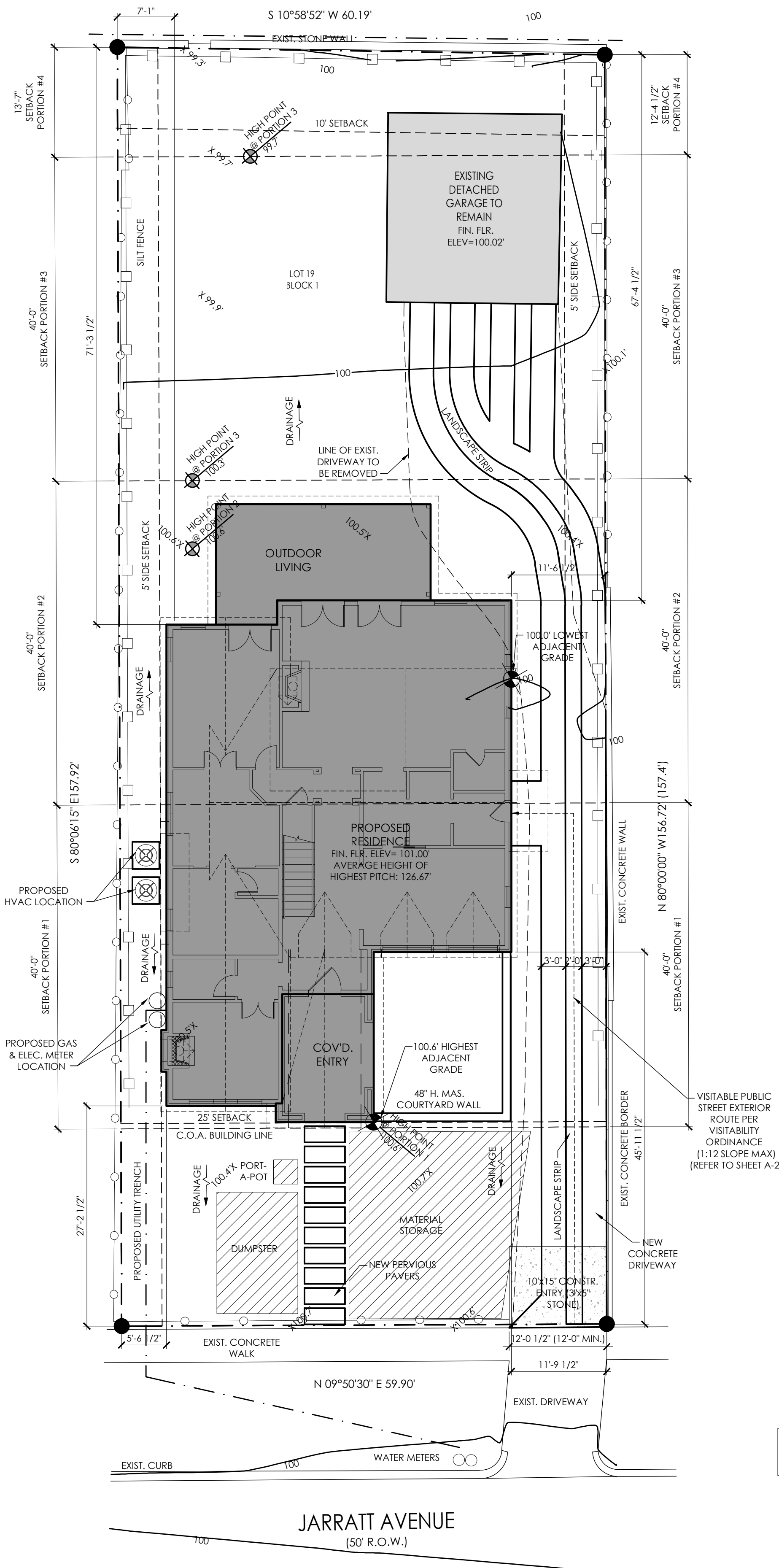
NOTE: LANDSCAPE ARCHITECT TO PROVIDE
SWALES AND AREA DRAINS AS REQUIRED
TO DIVERT WATER AWAY FROM HOUSE.

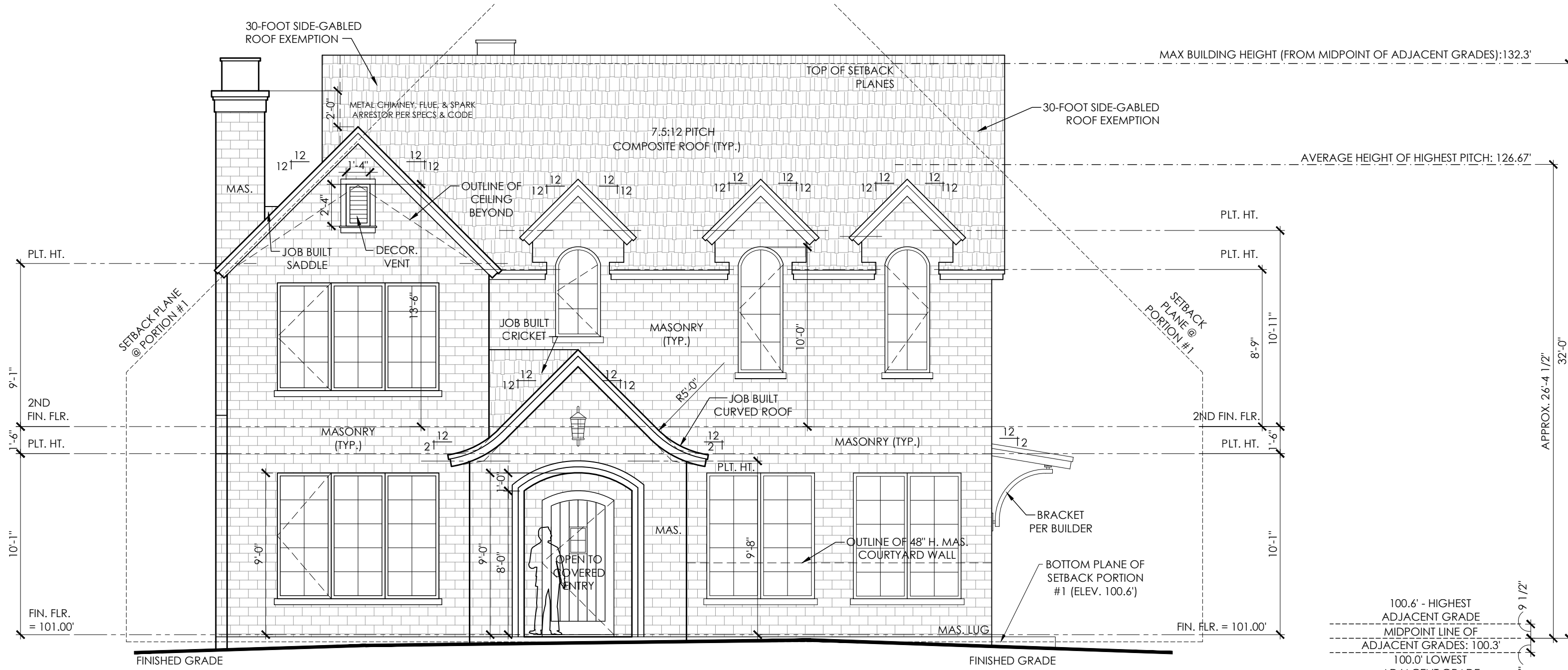
SITE PLAN

SCALE 1:10

GENERAL PROJECT NOTES

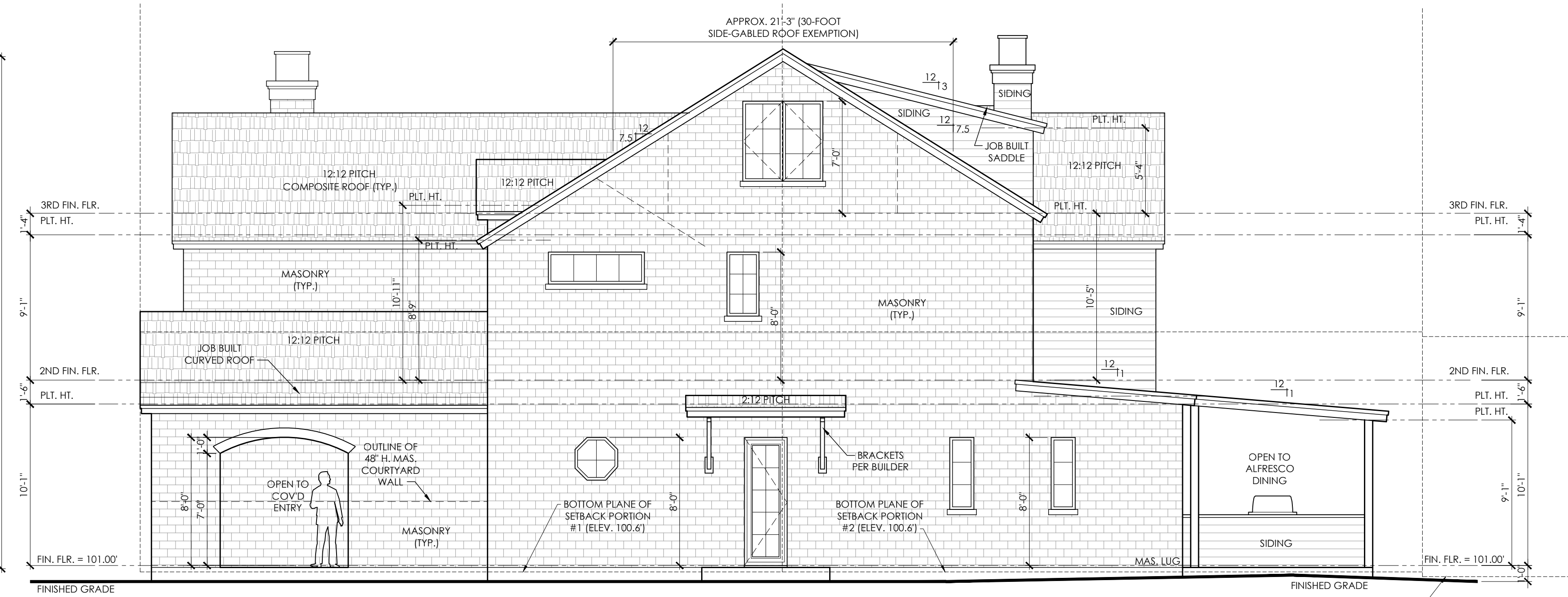
- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
- PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
- WHEN THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS, MATERIALS OR SYSTEMS, CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS, MATERIALS, AND SYSTEMS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES. IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS CONTRACTOR IS TO CONTACT ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION OF MATERIALS FOR DIRECTION.
- ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY, CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.





FRONT ELEVATION

SCALE 3/16" = 1'-0"

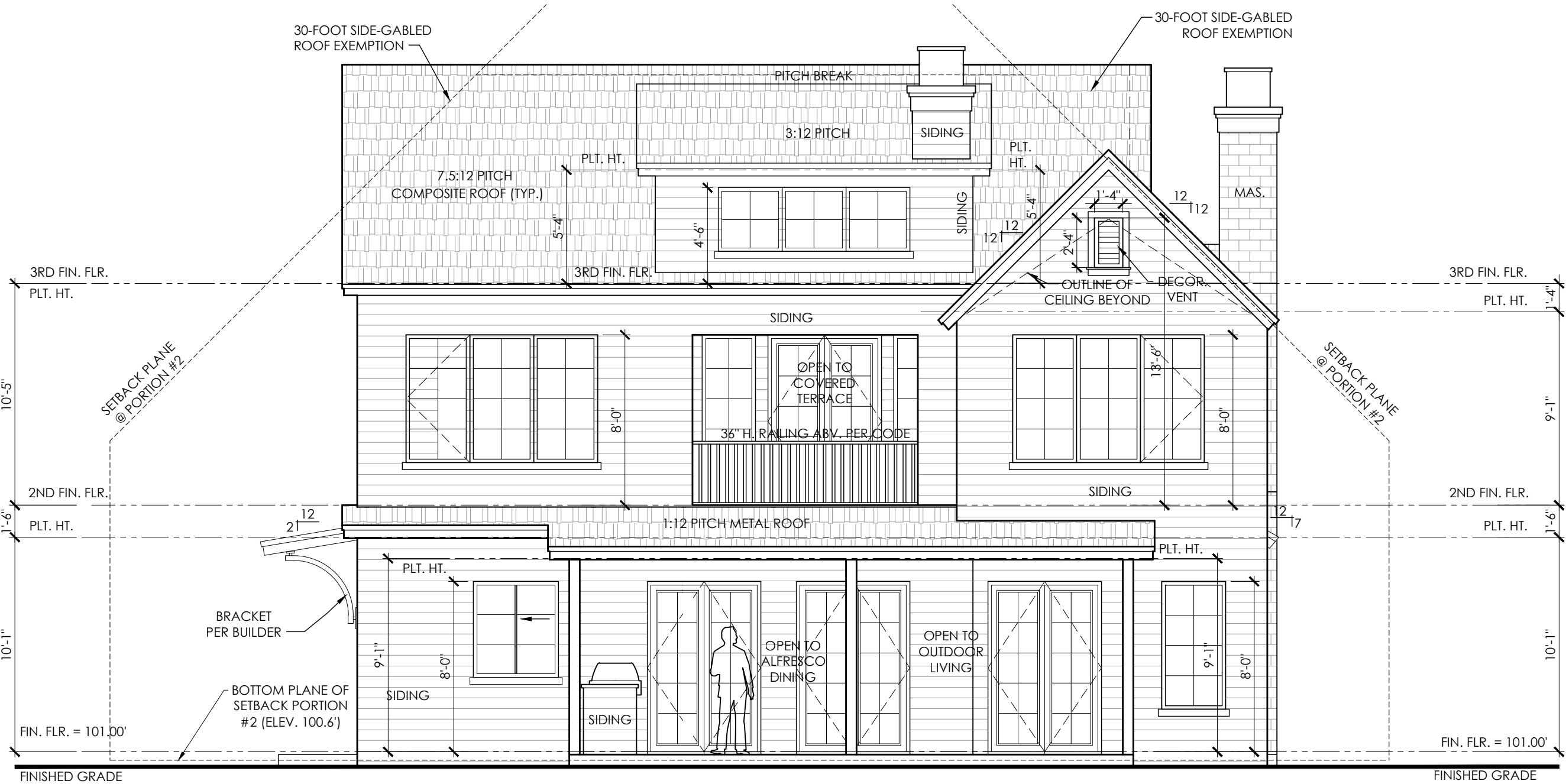


RIGHT ELEVATION

SCALE 3/16" = 1'-0"

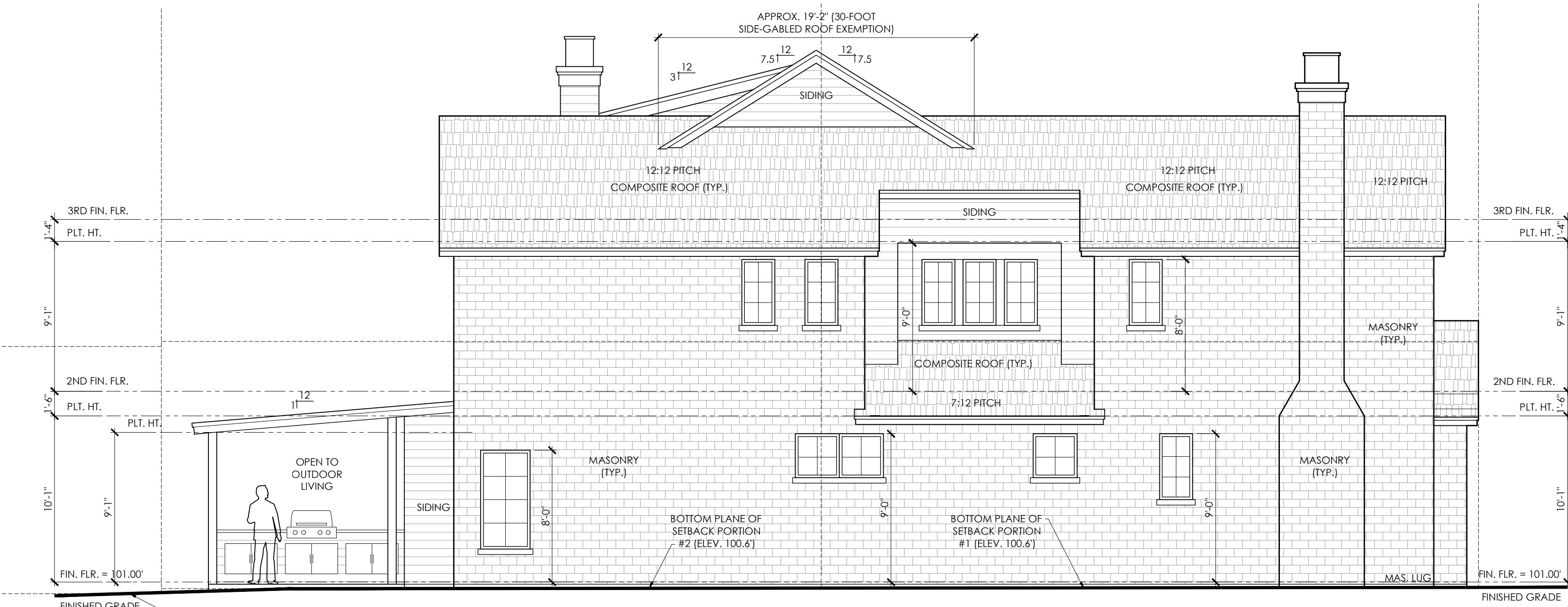
GENERAL ELEVATION NOTES

- ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. SIDING TRIM AT SIDING WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
- ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
- CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAIN FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL SIDING / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.



REAR ELEVATION


SCALE 3/16" = 1'-0"



LEFT ELEVATION

SCALE 3/16" = 1'-0"

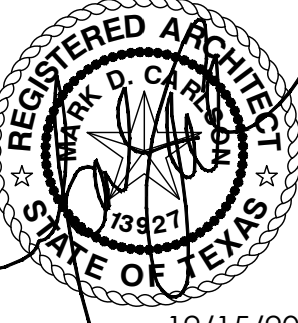
PERMIT SET - 15 DECEMBER 2020



CORNERSTONE ARCHITECTS

COPYRIGHT © 2020 ALL RIGHTS RESERVED. THESE DESIGNS/ DRAWINGS ARE THE SOLE PROPERTY OF CORNERSTONE ARCHITECTS AND MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD, FOR ANY PURPOSE WITHOUT PREVIOUS WRITTEN PERMISSION.

REVISION:



12/15/2020

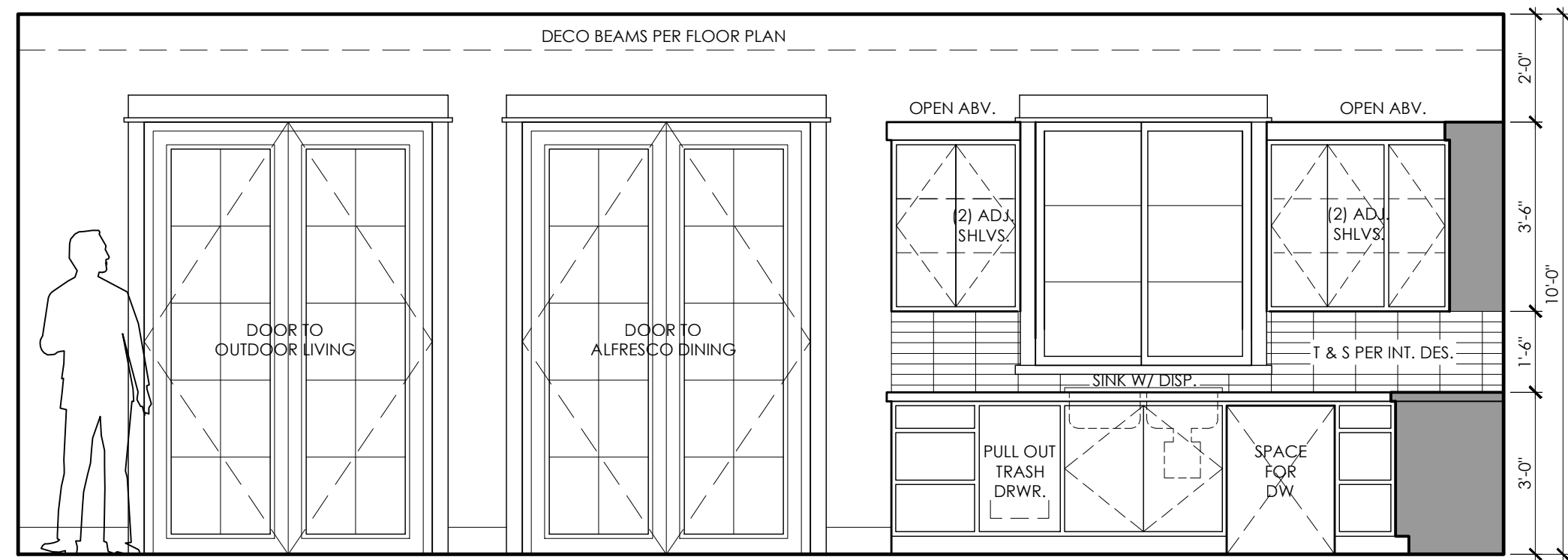
KINSEL RESIDENCE

A5

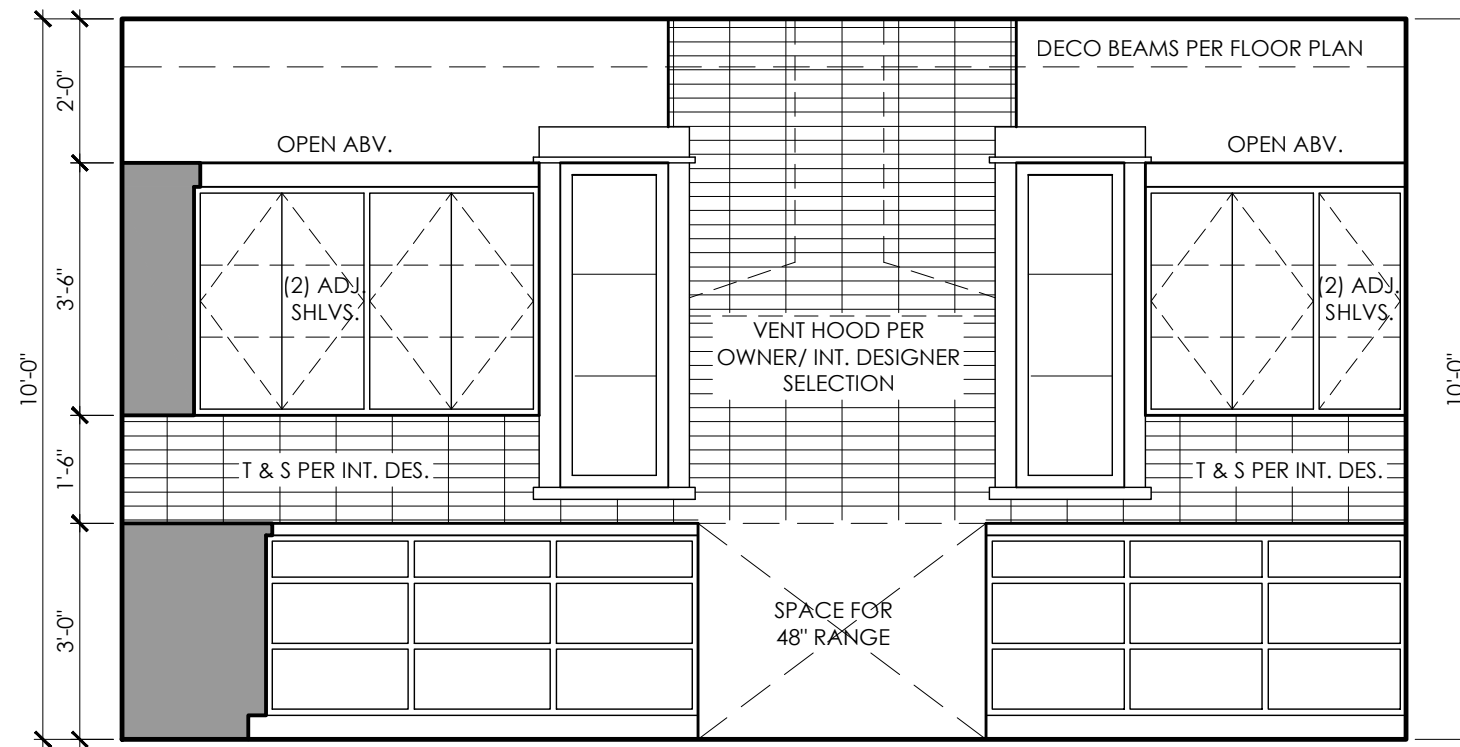
SHEET

PROJECT NO: 20120
DRAWN BY: LW
DATE: 12/15/2020
CHECKED BY: X
PROJECT MGR: EW

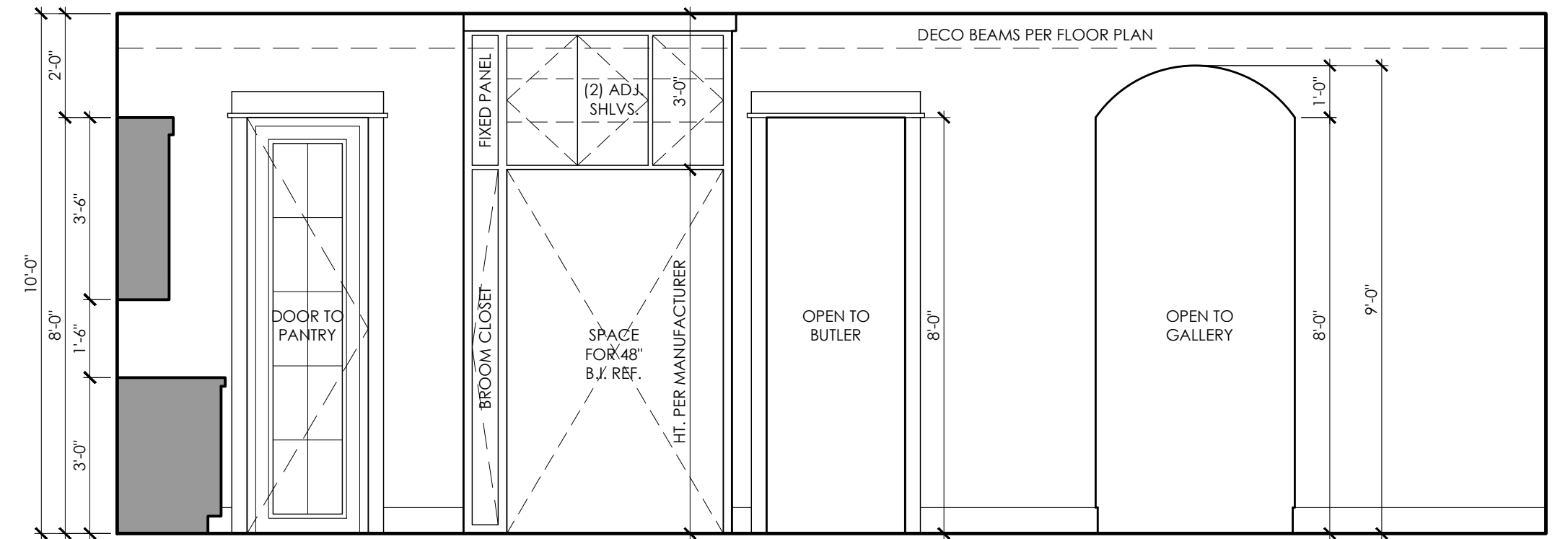




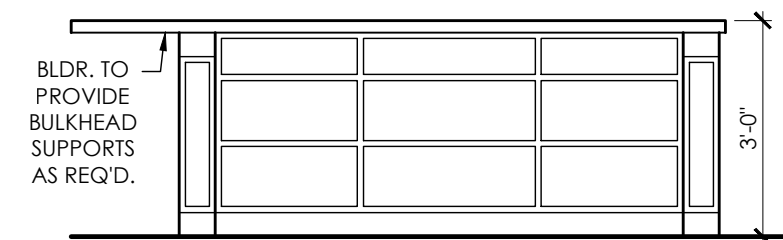
1 KITCHEN



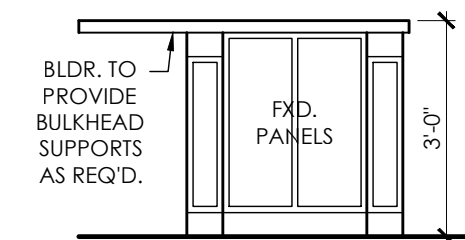
2 KITCHEN



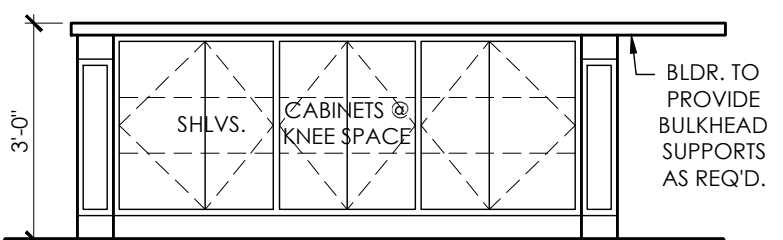
3 KITCHEN



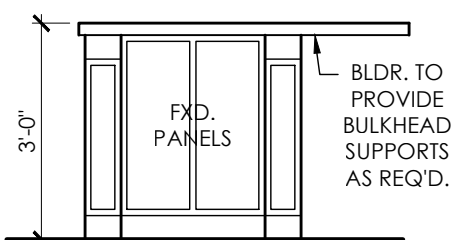
4 ISLAND



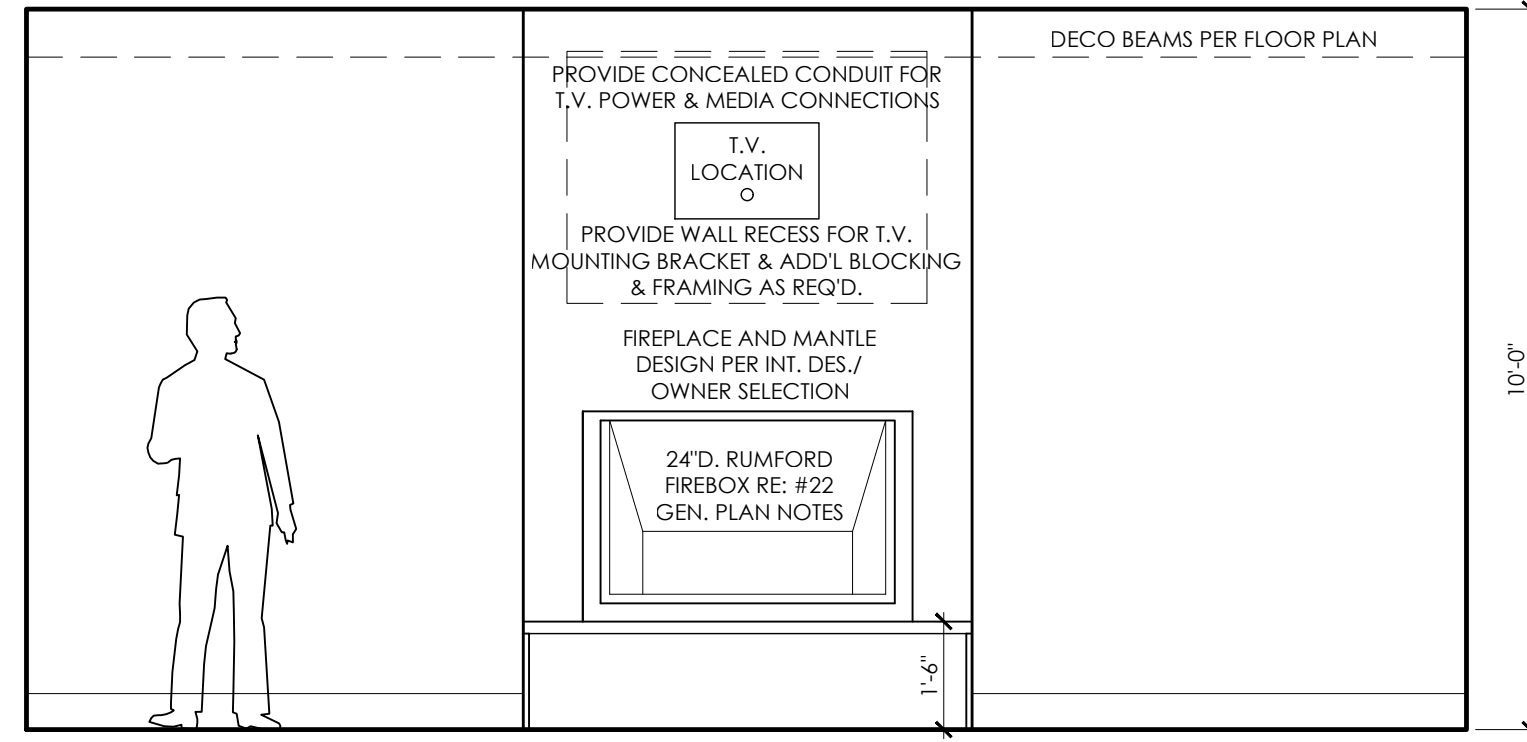
5 ISLAND



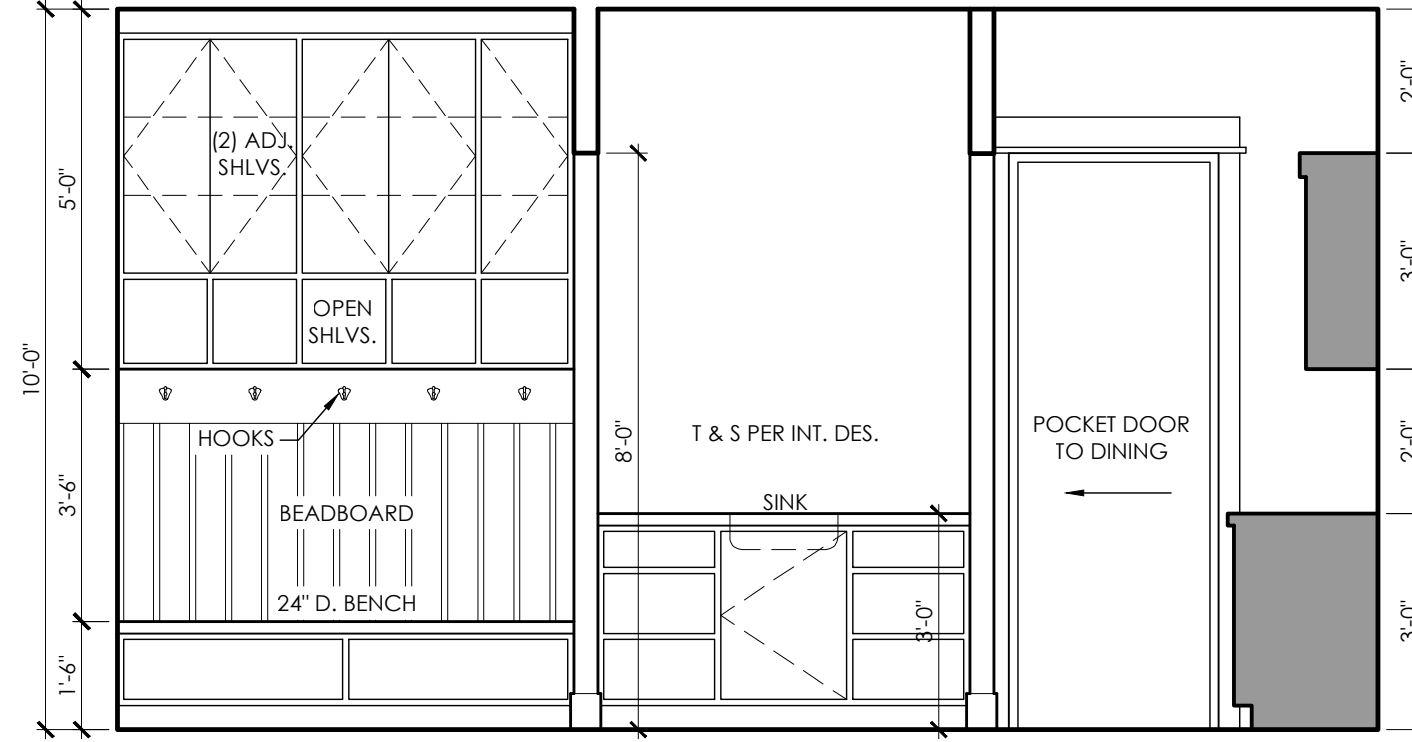
6 ISLAND



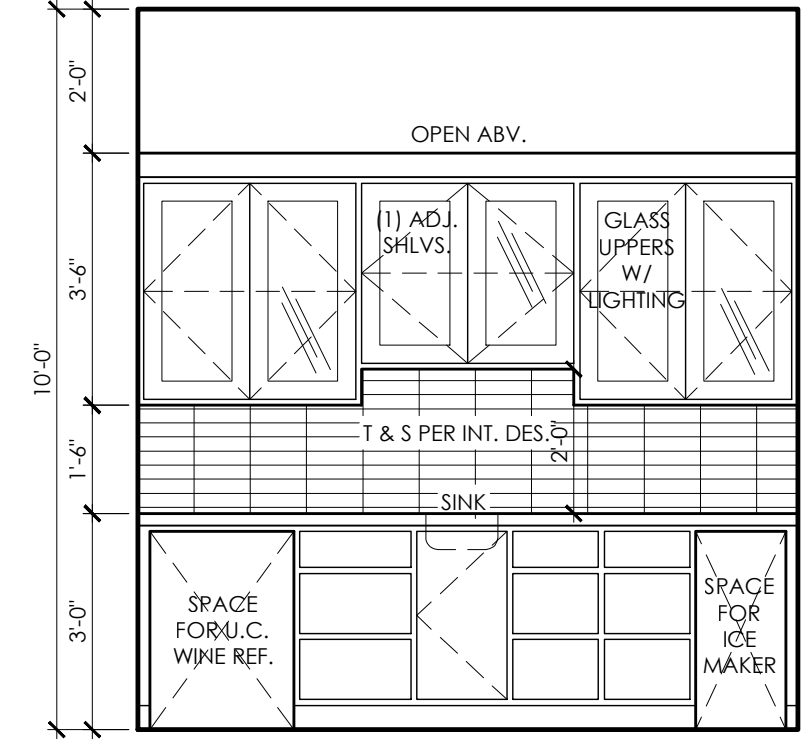
7 ISLAND



8 LIVING

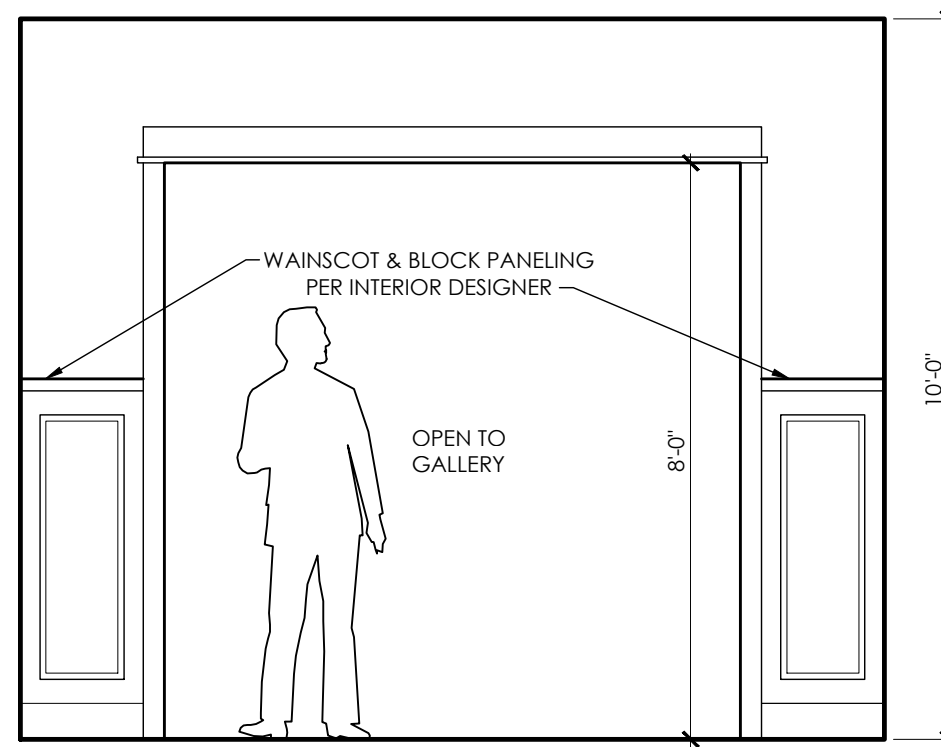


9 MUD/UTILITY 1/BUTLER

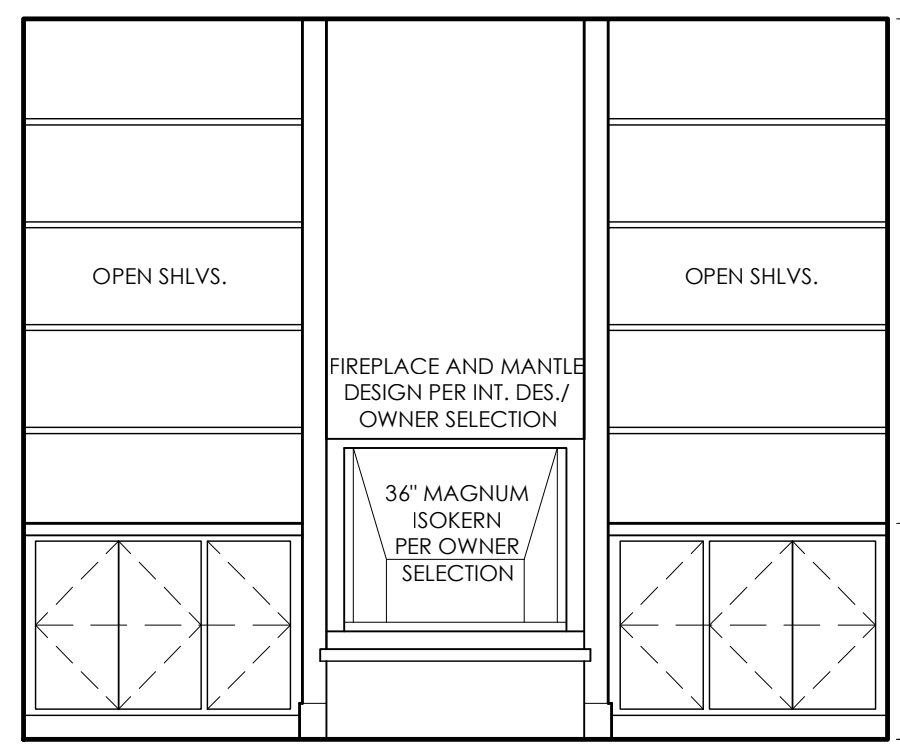


10 BUTLER

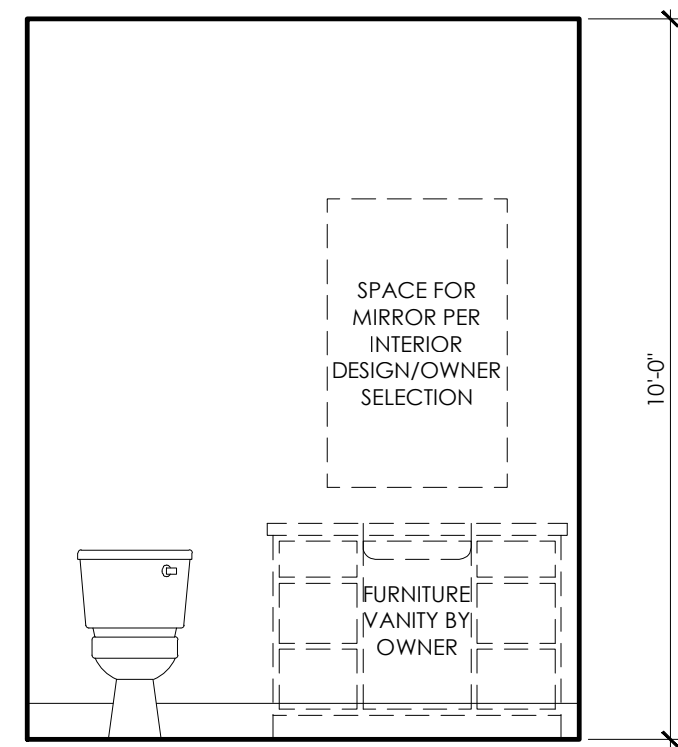
11 NOTE USED



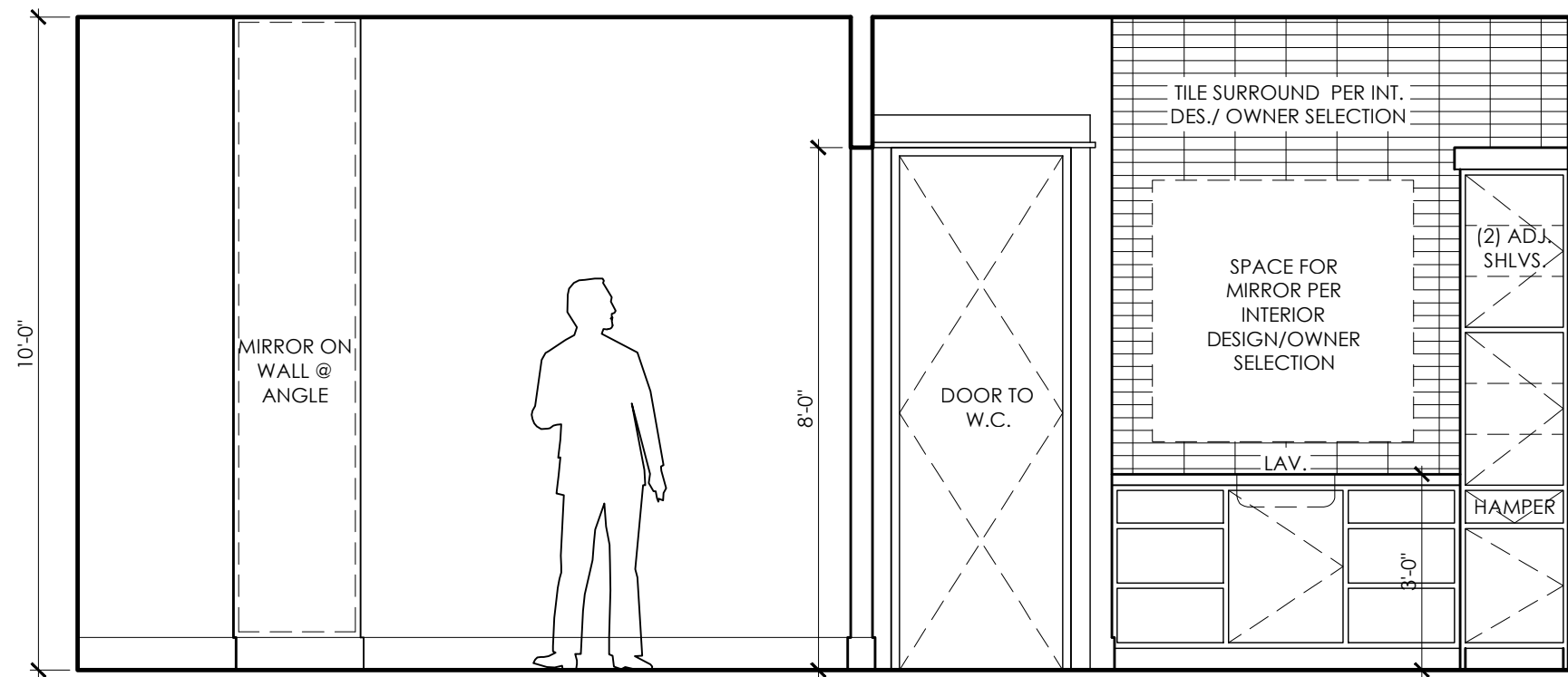
12 DINING



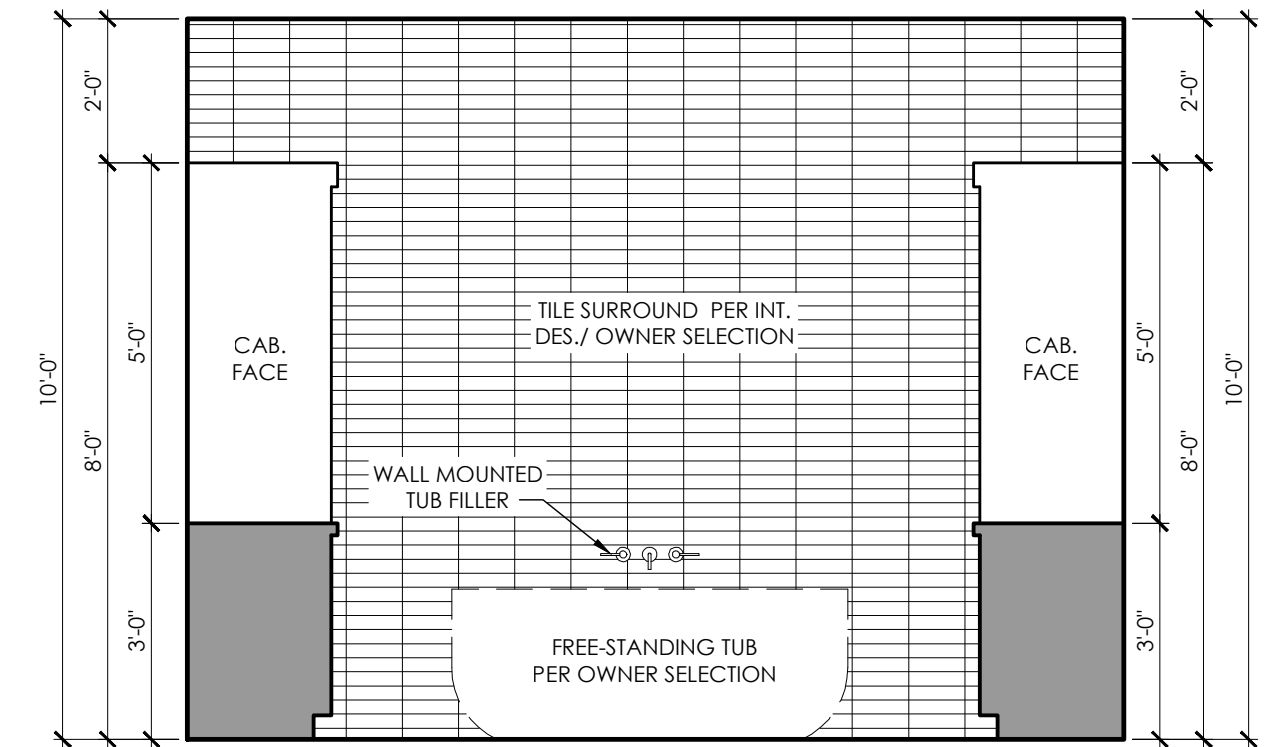
13 LIBRARY



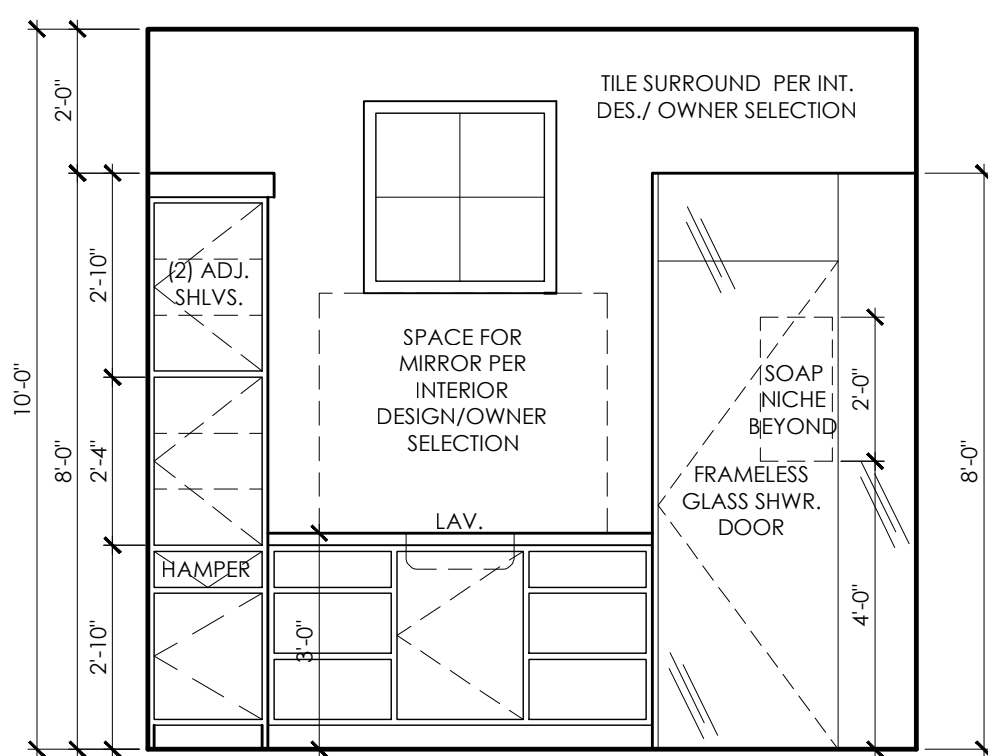
14 PWDR.



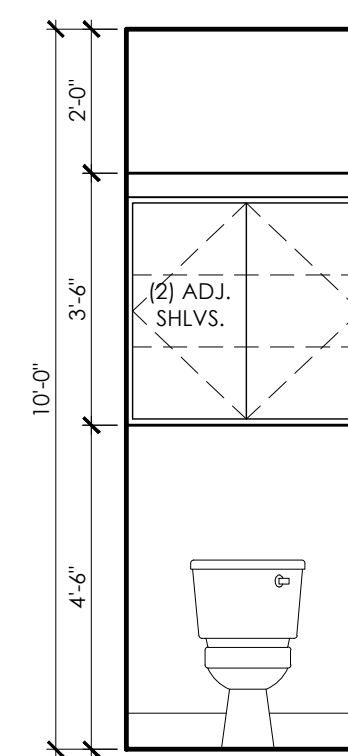
15 MASTER W.I.C./BATH



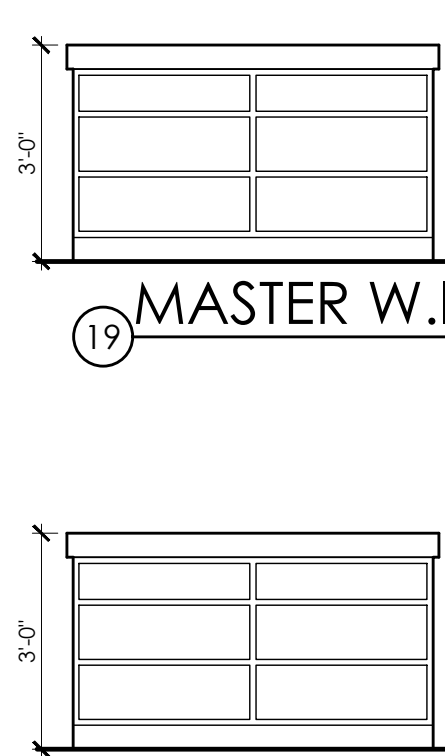
16 MASTER BATH



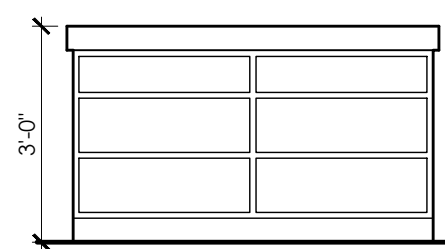
17 MASTER BATH/W.I.C.



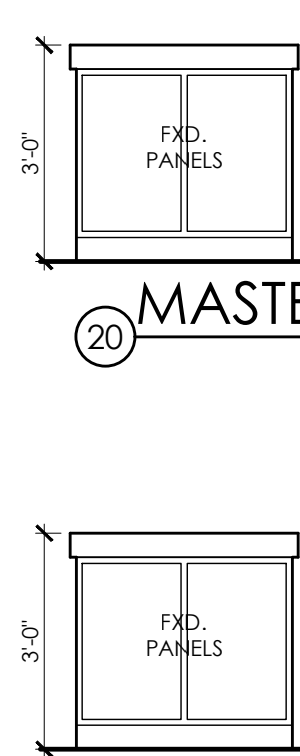
18 W.C.



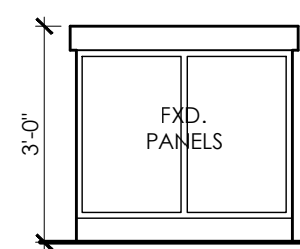
19 MASTER W.I.C.



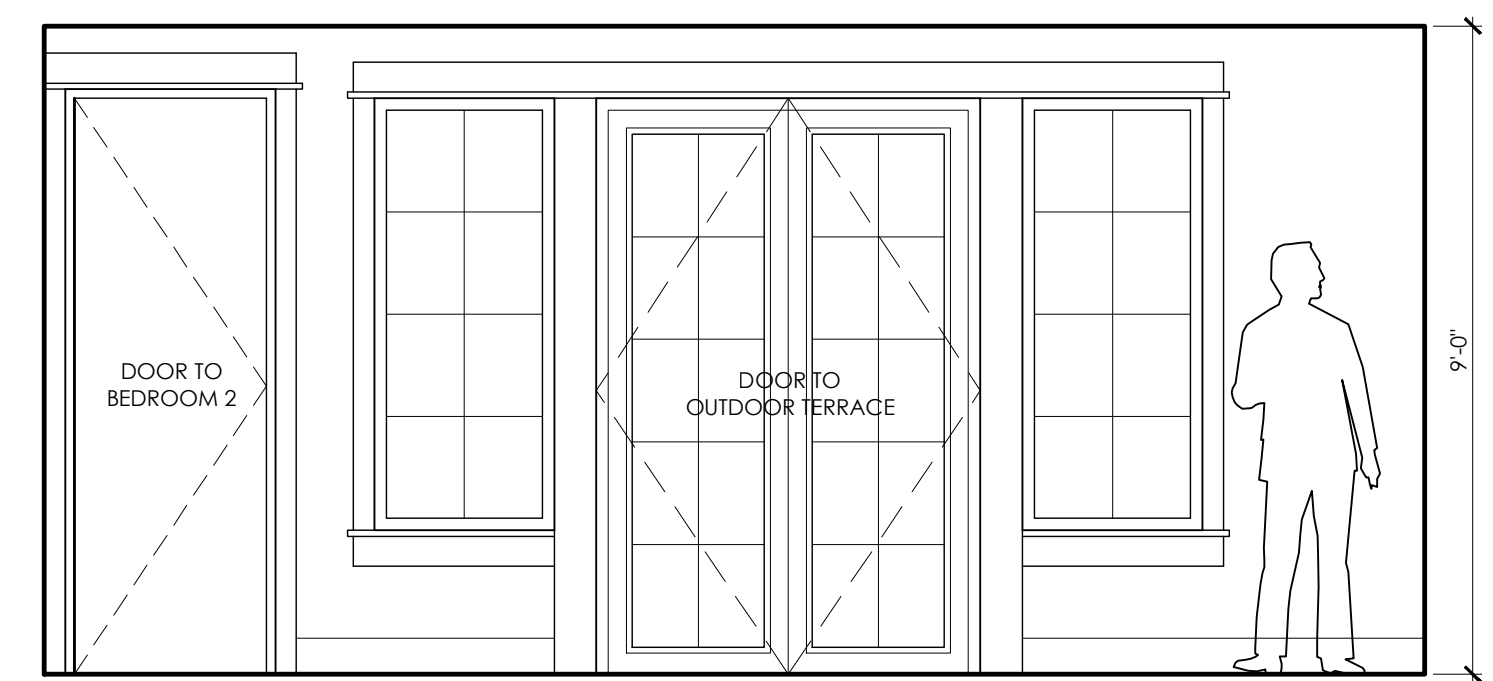
21 MASTER W.I.C.



20 MASTER W.I.C.



22 MASTER W.I.C.



24 SITTING

INTERIOR ELEVATIONS

SCALE 3/8" = 1'-0"

PERMIT SET - 15 DECEMBER 2020

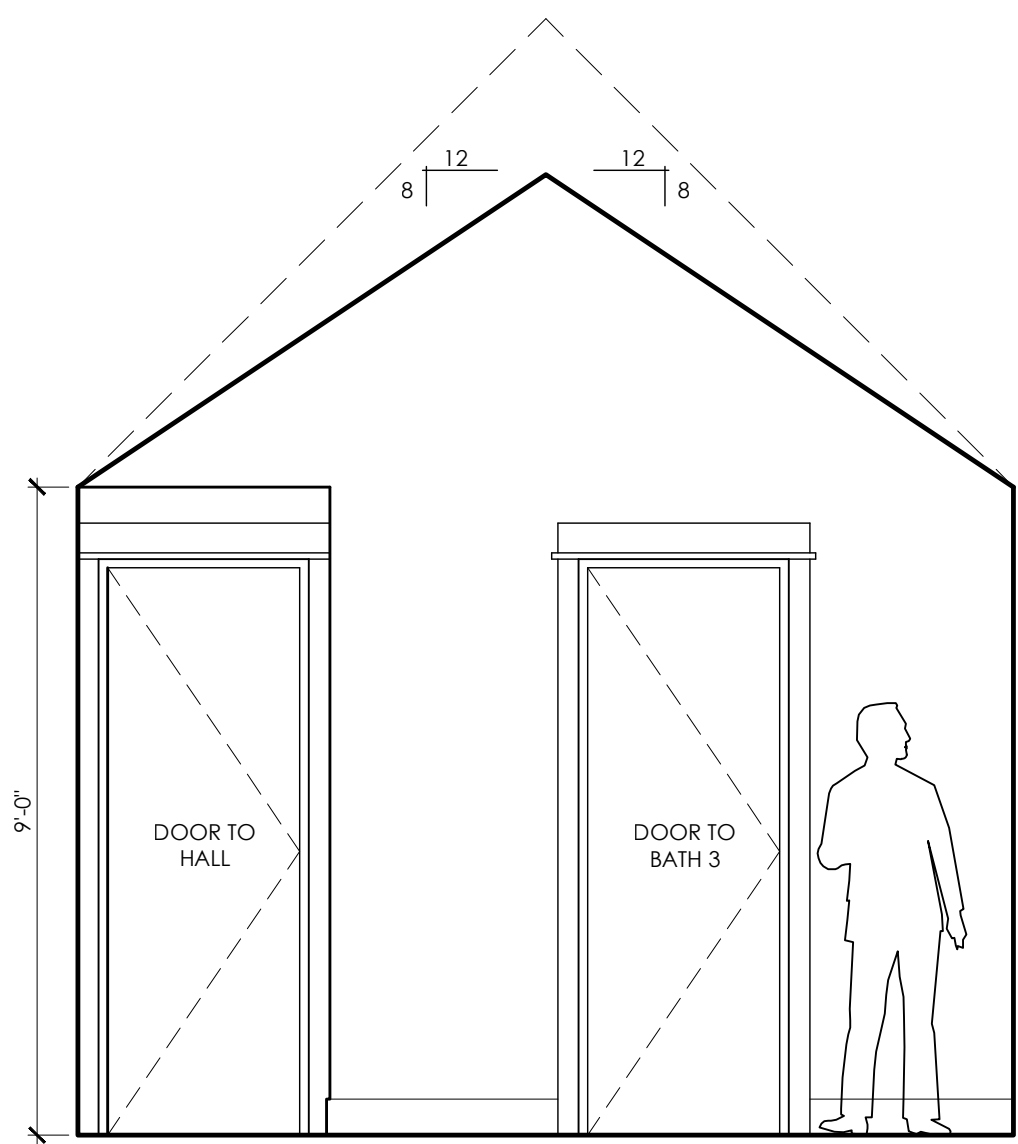
CORNERSTONE ARCHITECTS

12/15/2020

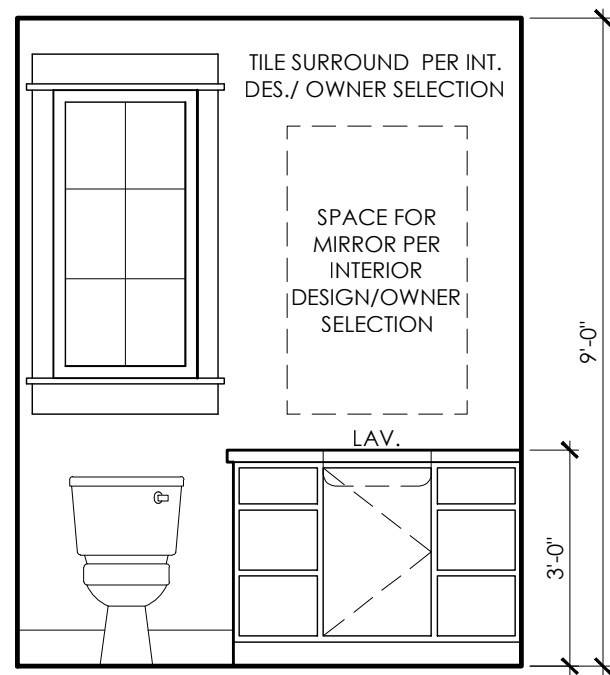
KINSEL RESIDENCE

A7

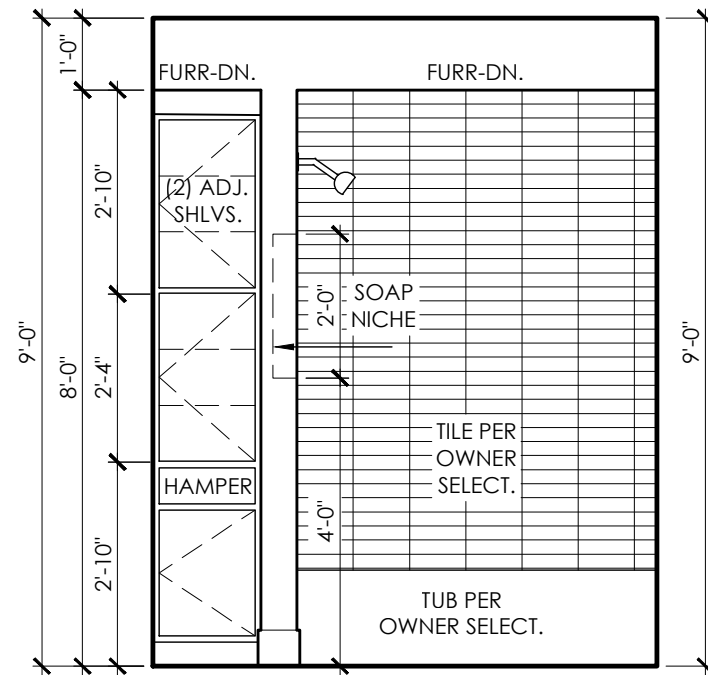
PROJECT NO: 20120
DRAWN BY: LW
DATE: 12/15/2020
CHECKED BY: JX
PROJECT MGR: EW



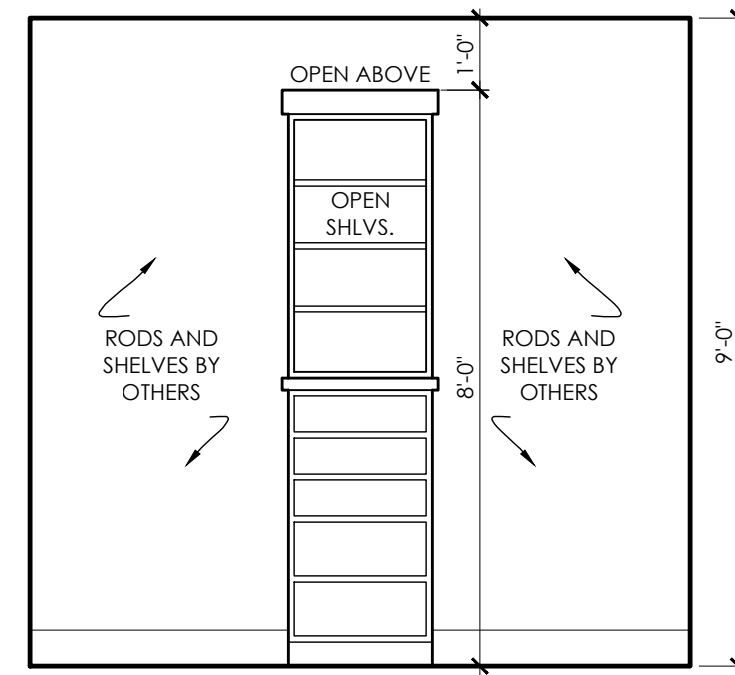
25 BEDROOM 2



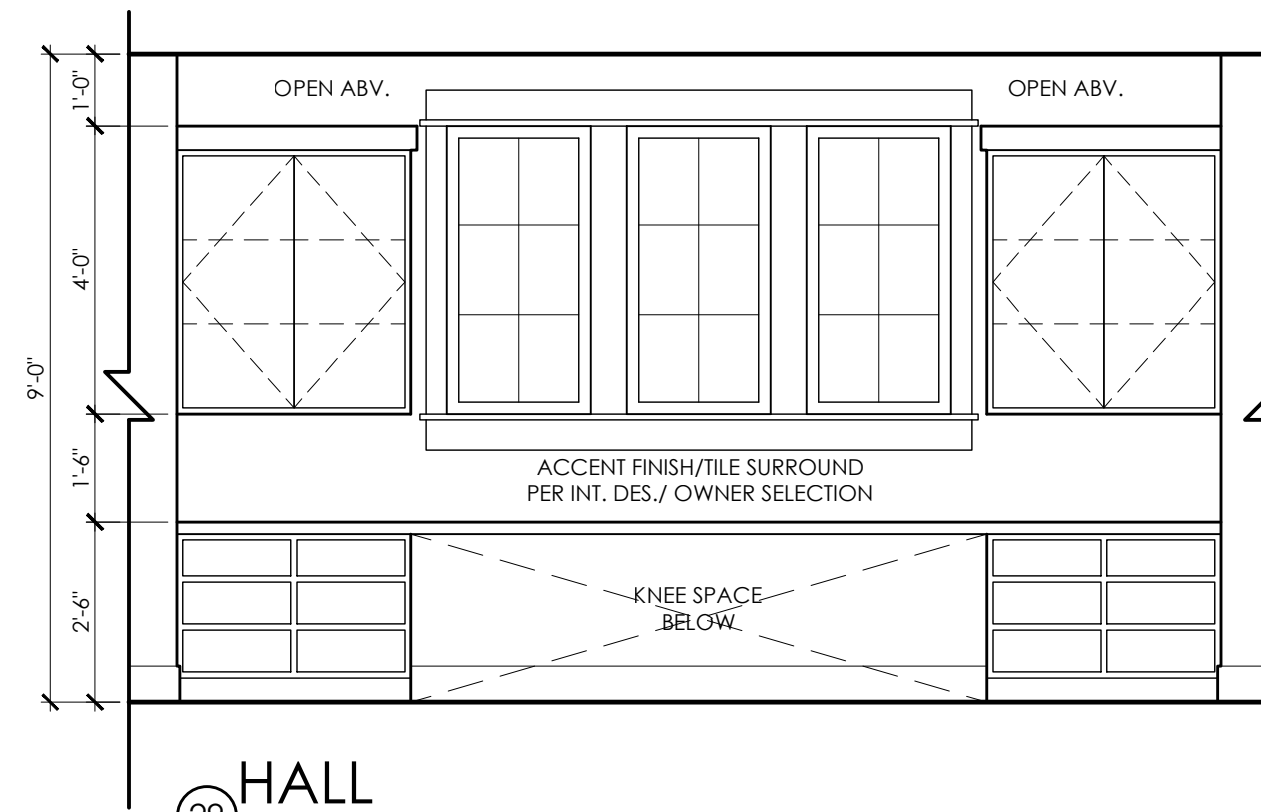
26 BATH 2



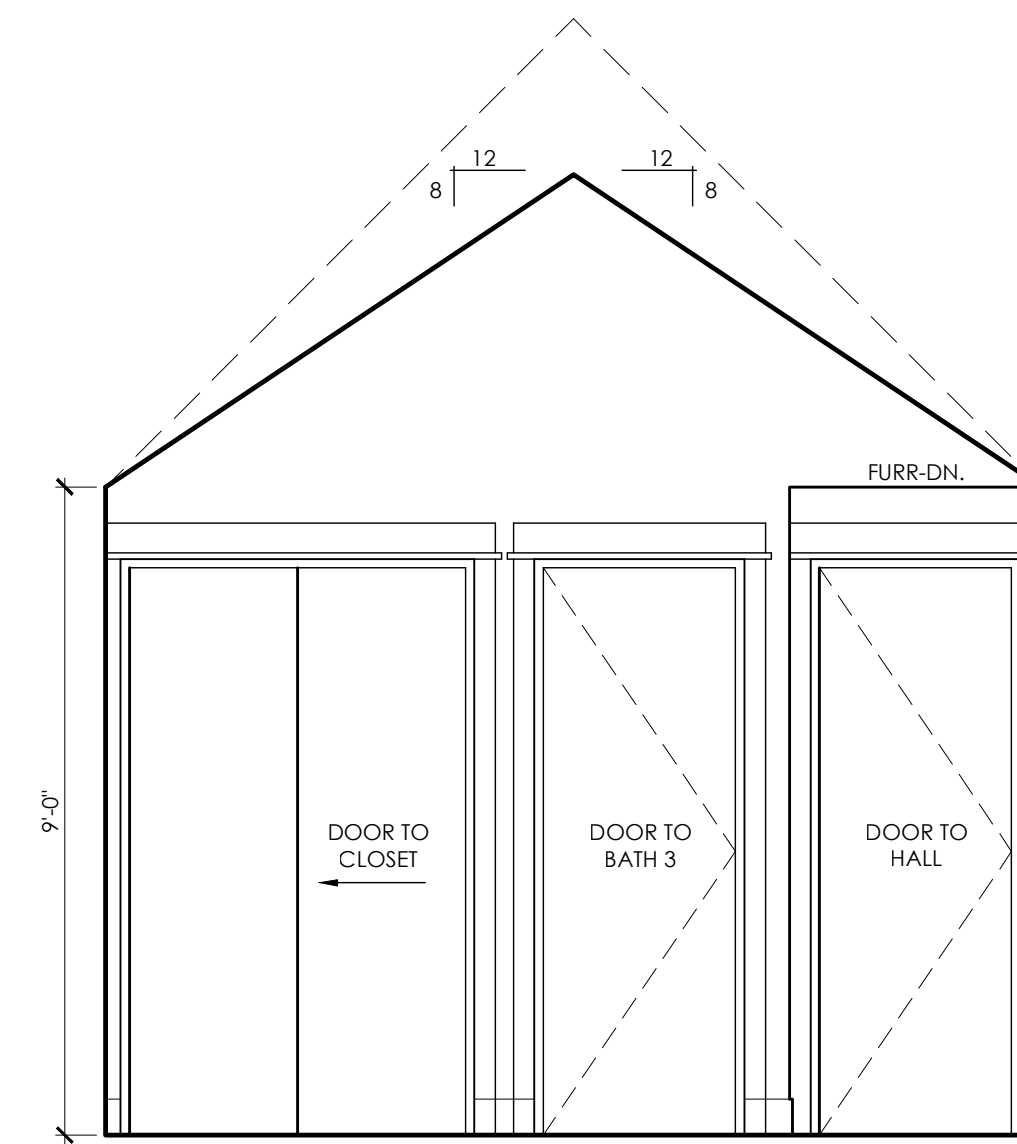
27 BATH 2



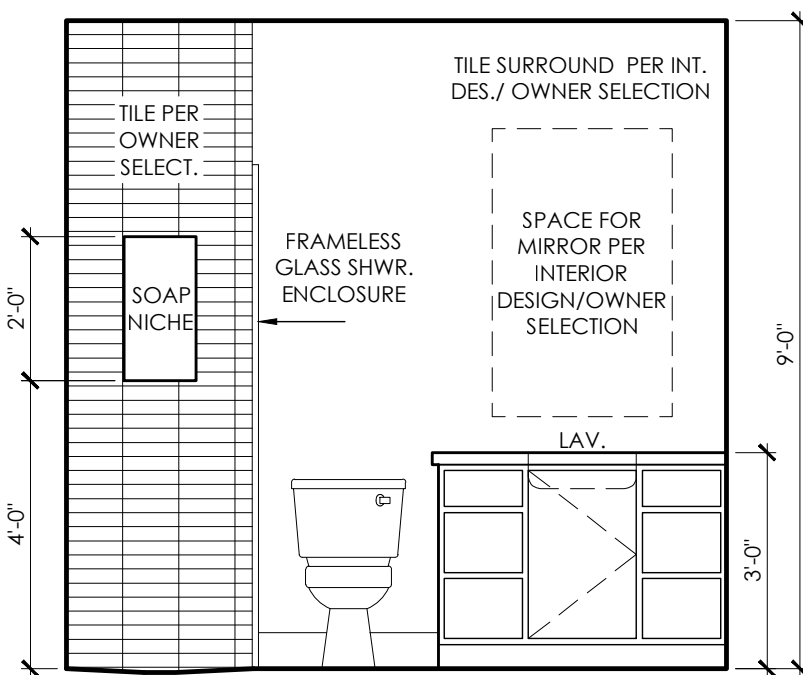
28 W.I.C.



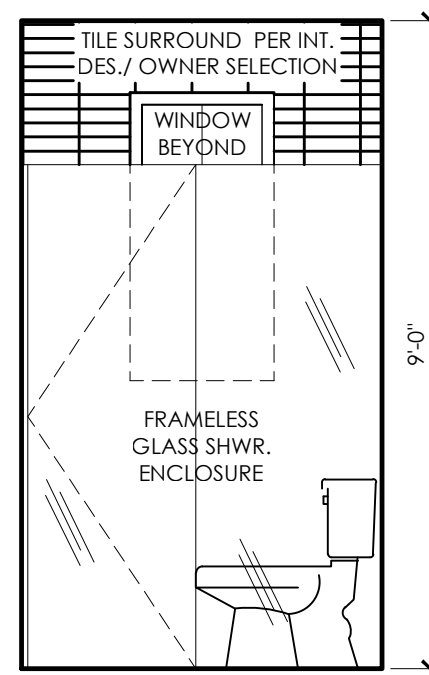
29 HALL



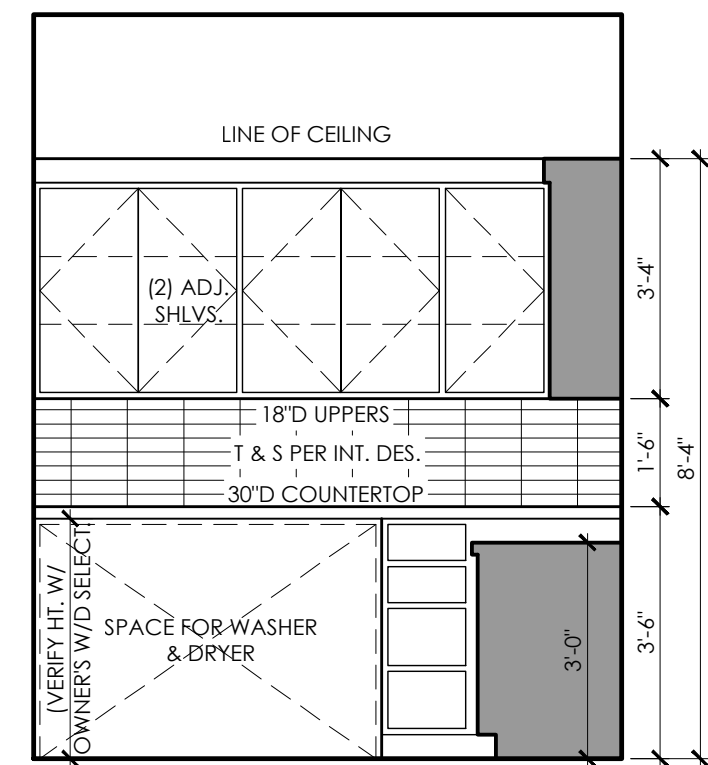
30 BEDROOM 3



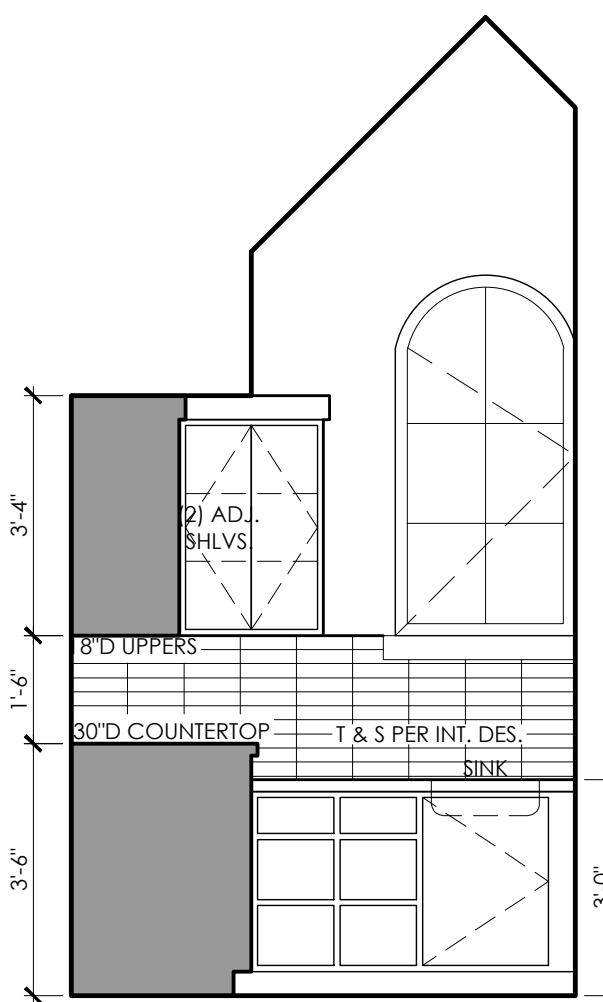
31 BATH 3



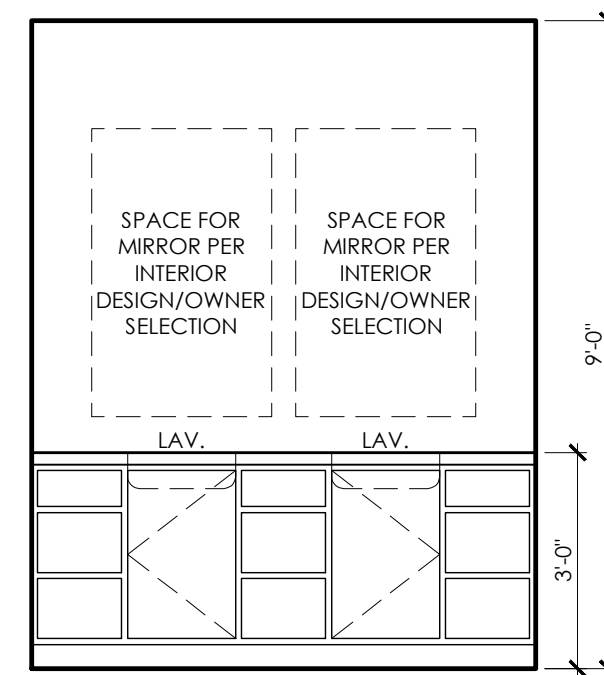
32 BATH 3



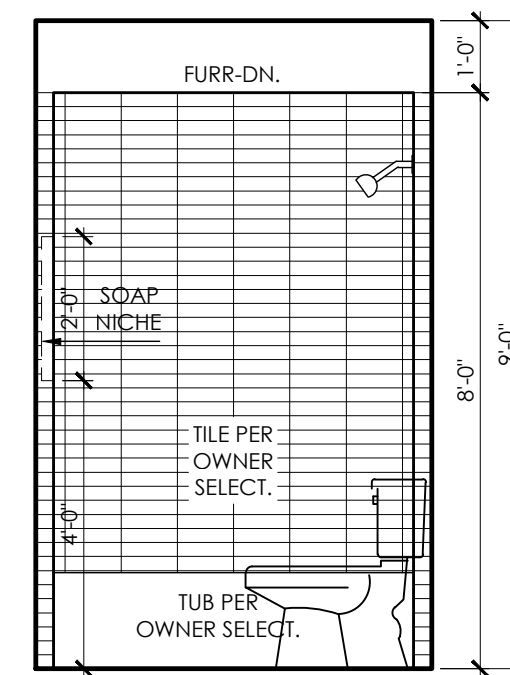
33 UTILITY 2



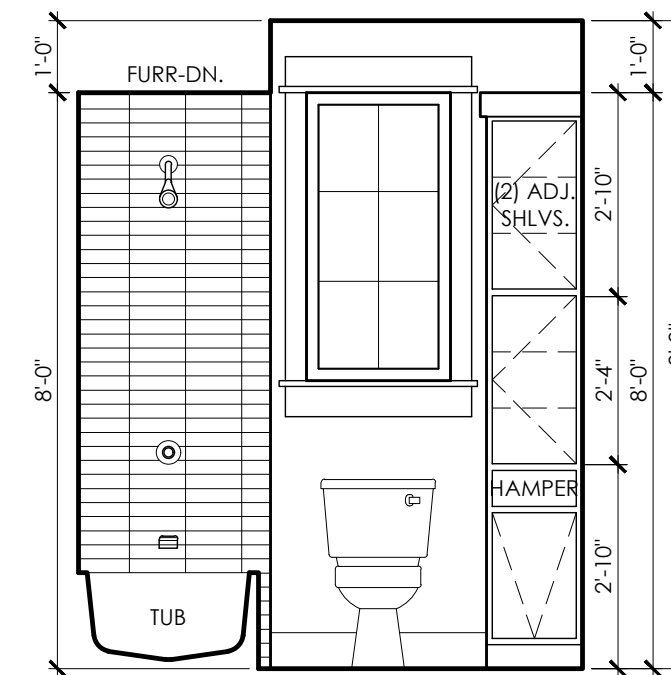
34 UTILITY 2



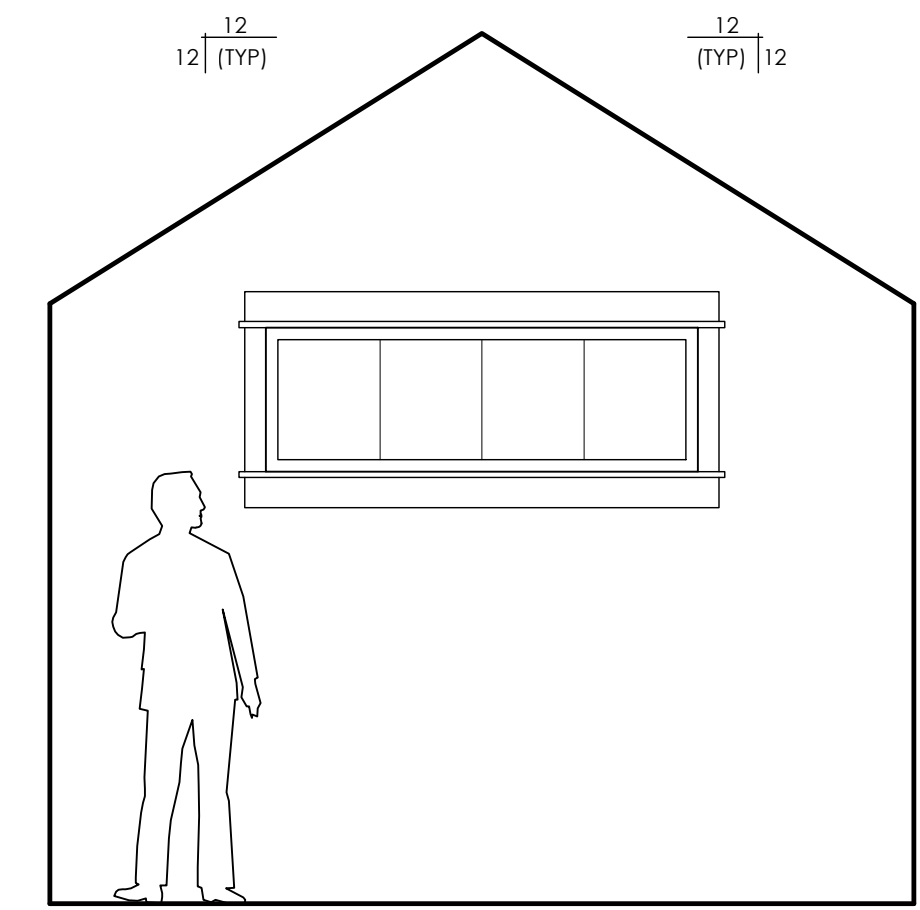
35 BATH 4



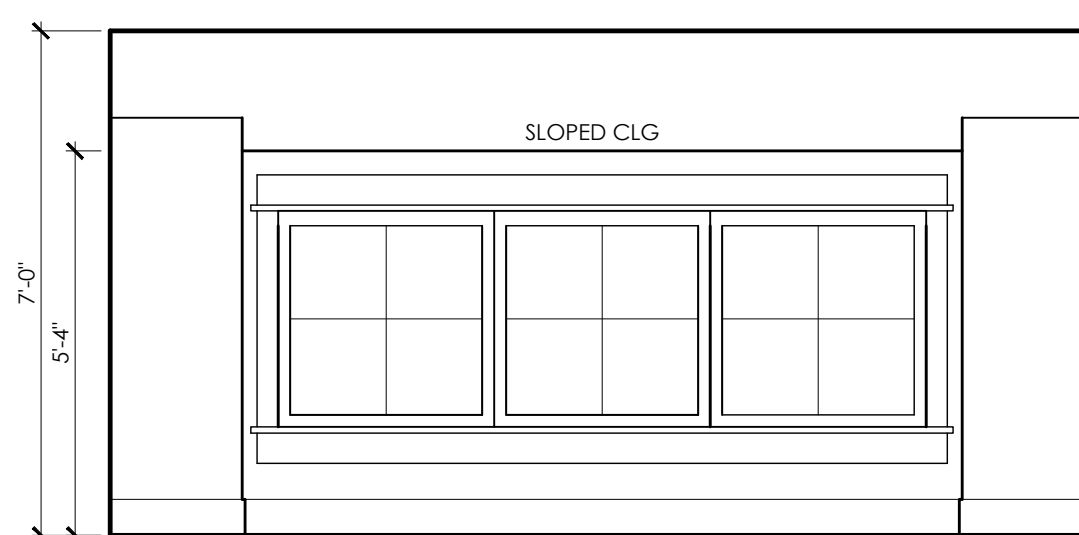
36 BATH 4



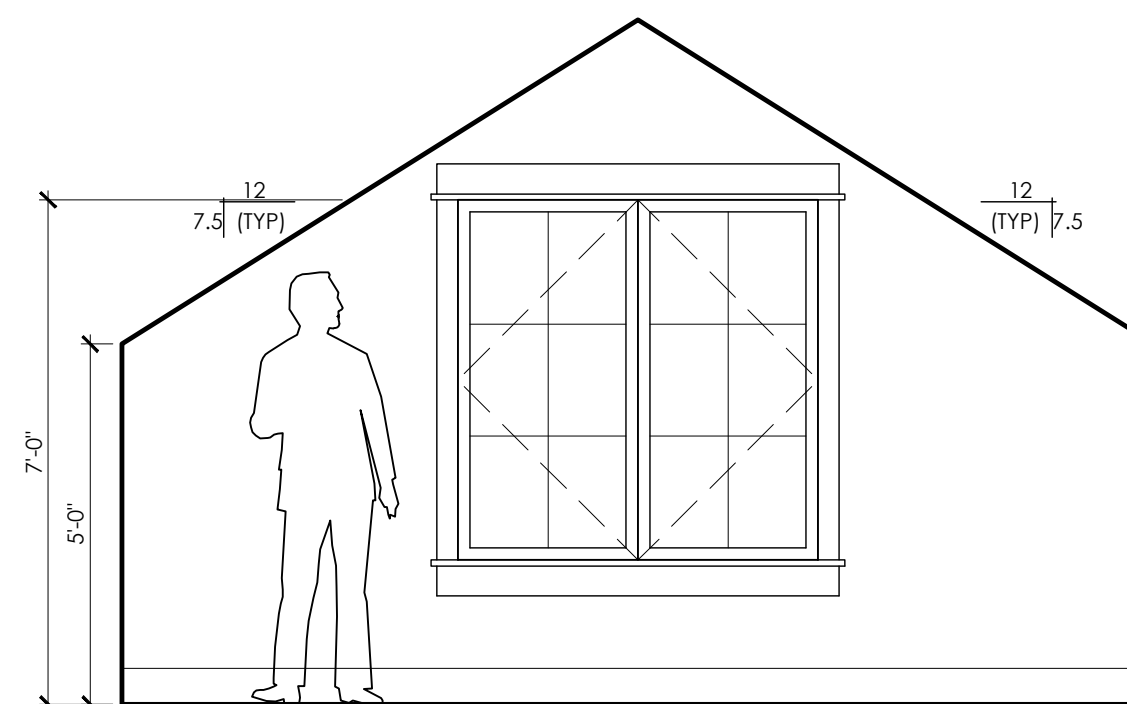
37 BATH 4



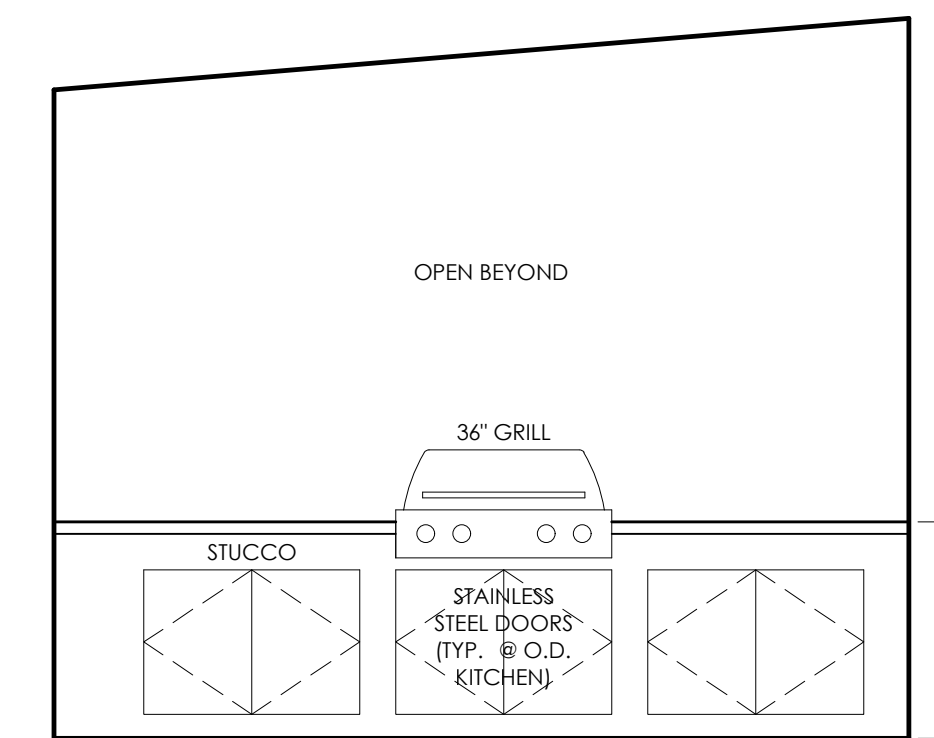
38 BEDROOM 5



39 GAMEDIA



40 GAMEDIA



41 OUTDOOR KITCHEN

GENERAL INT. ELEV. NOTES

1. WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
2. STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT STILE PLACEMENT & WIDTH.
3. VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER OR BUILDER. STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT, FRONTS & HARDWARE.
4. SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.
5. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
6. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
7. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
8. PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW.
9. PROVIDE GROMMETS AS REQ'D. FOR CABLES AT ENTERTAINMENT CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.
10. CABINET CONTRACTOR TO PROVIDE AND INSTALL END PANELS TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT RAISED BAR LOCATIONS. PROVIDE MATCHING OR PER DESIGNER SELECTION BULKHEADS AS REQUIRED FOR STURDY TOP SUPPORT.
11. TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
12. CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
13. SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.

INTERIOR ELEVATIONS

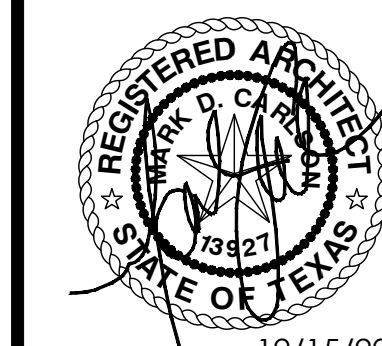
SCALE 3/8" = 1'-0"

PERMIT SET - 15 DECEMBER 2020



COPYRIGHT © 2020 ALL RIGHTS RESERVED. THESE DESIGNS/ DRAWINGS ARE THE SOLE PROPERTY OF CORNERSTONE ARCHITECTS AND MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD. FOR ANY PURPOSE WITHOUT PREVIOUS WRITTEN PERMISSION.

REVISION:



KINSEL RESIDENCE

SHEET

A8

PROJECT NO: 12020
DRAWN BY: LW
DATE: 12/15/2020
CHECKED BY: 3X
PROJECT MGR: EW