

PROPERTY INFO

OWNER: KINDRA A WELCH

ADDRESS: 1104 CHARLOTTE ST
AUSTIN, TX 78703

LEGAL DESCRIPTION: CEN 54.5X101.22FT ORIG LOT 6, BLOCK 14, MAAS ADDITION, TRAVIS COUNTY, TEXAS

NEIGHBORHOOD: CORE

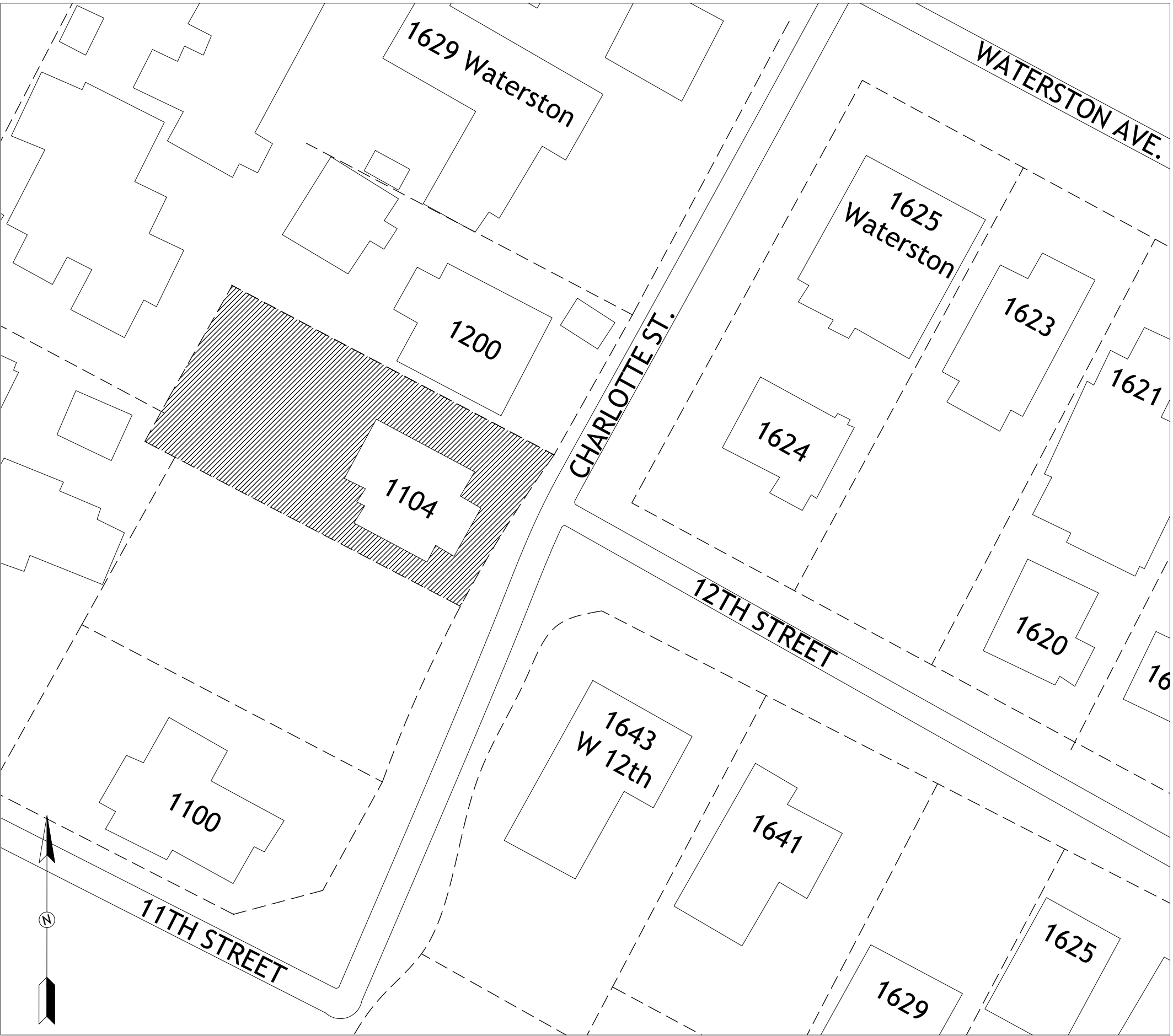
ZONING: SF-3-NP

NEIGHBORHOOD PLANNING AREA: OLD WEST AUSTIN

CAPITOL VIEW CORRIDORS: RED BUD TRAIL

DRAWINGS LIST

- 0.0 PROPERTY INFO
 - 0.1 EXISTING ELEVATIONS PHOTOS
 - 0.2 EXISTING & PROPOSED SITE PLANS
 - 0.3 TREE & CONSTRUCTION PLAN
 - 0.4 DEMOLITION PLAN
- 1.0 FOUNDATION OUTLINE
 - 1.1 FLOOR PLAN
 - 1.2 ROOF PLAN
 - 1.3 WALL SECTIONS
- 2.0 FRONT & REAR ELEVATION
 - 2.1 SIDE ELEVATIONS
- 3.0 SUBCHAPTER F INFO
 - 3.1 SUBCHAPTER F INFO
 - 3.2 SETBACK AVERAGE PLAN



1 VICINITY MAP
SCALE 1/32" = 1'0"



3 EXISTING SIDE ELEVATION



1 EXISTING FRONT ELEVATION



4 EXISTING SIDE ELEVATION



2 EXISTING REAR ELEVATION

WELCH - CURRY HOUSE

1104 CHARLOTTE ST

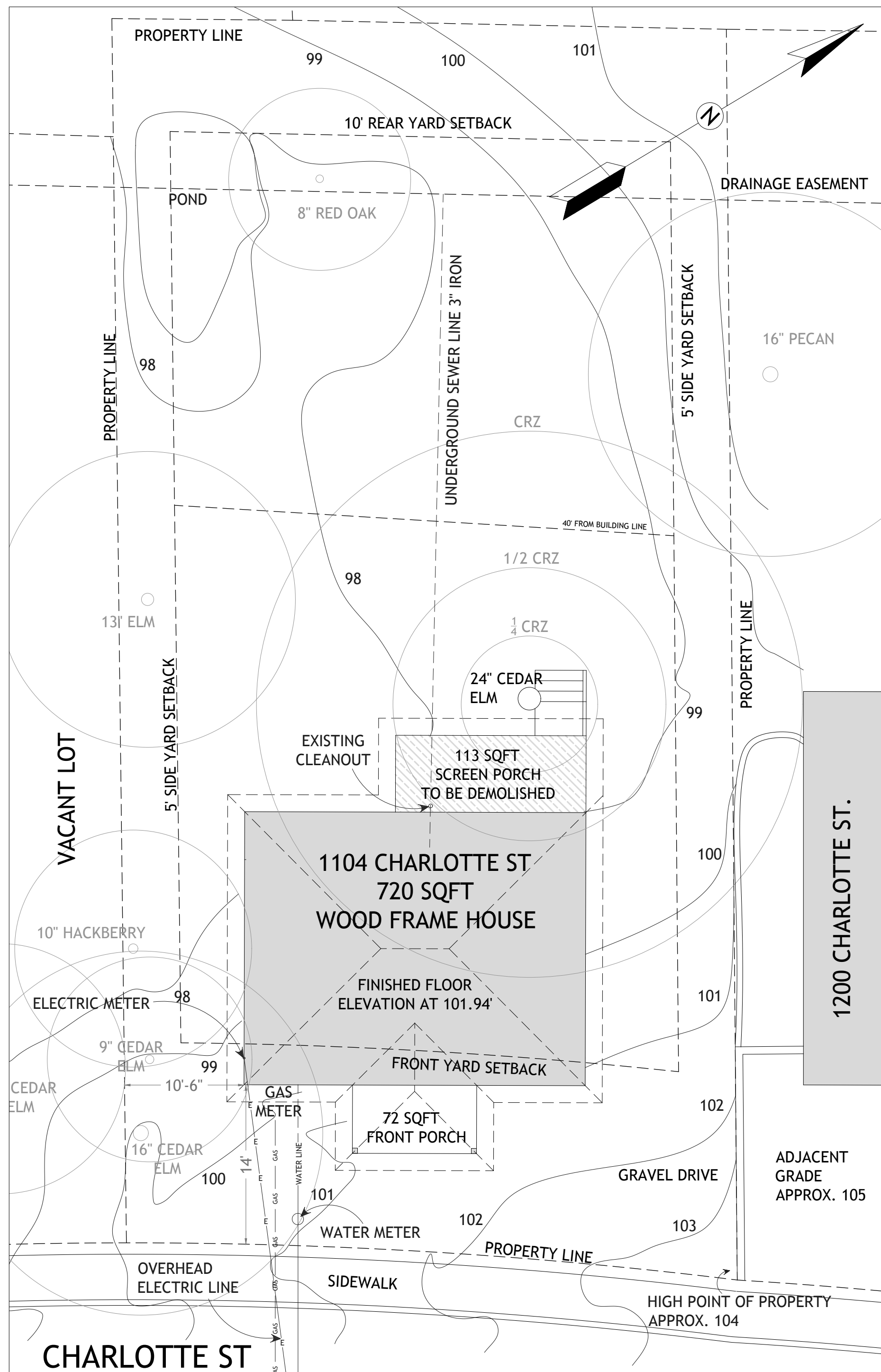
JOHN CURRY (830)998-0614

KINDRA WELCH (512) 663-3166

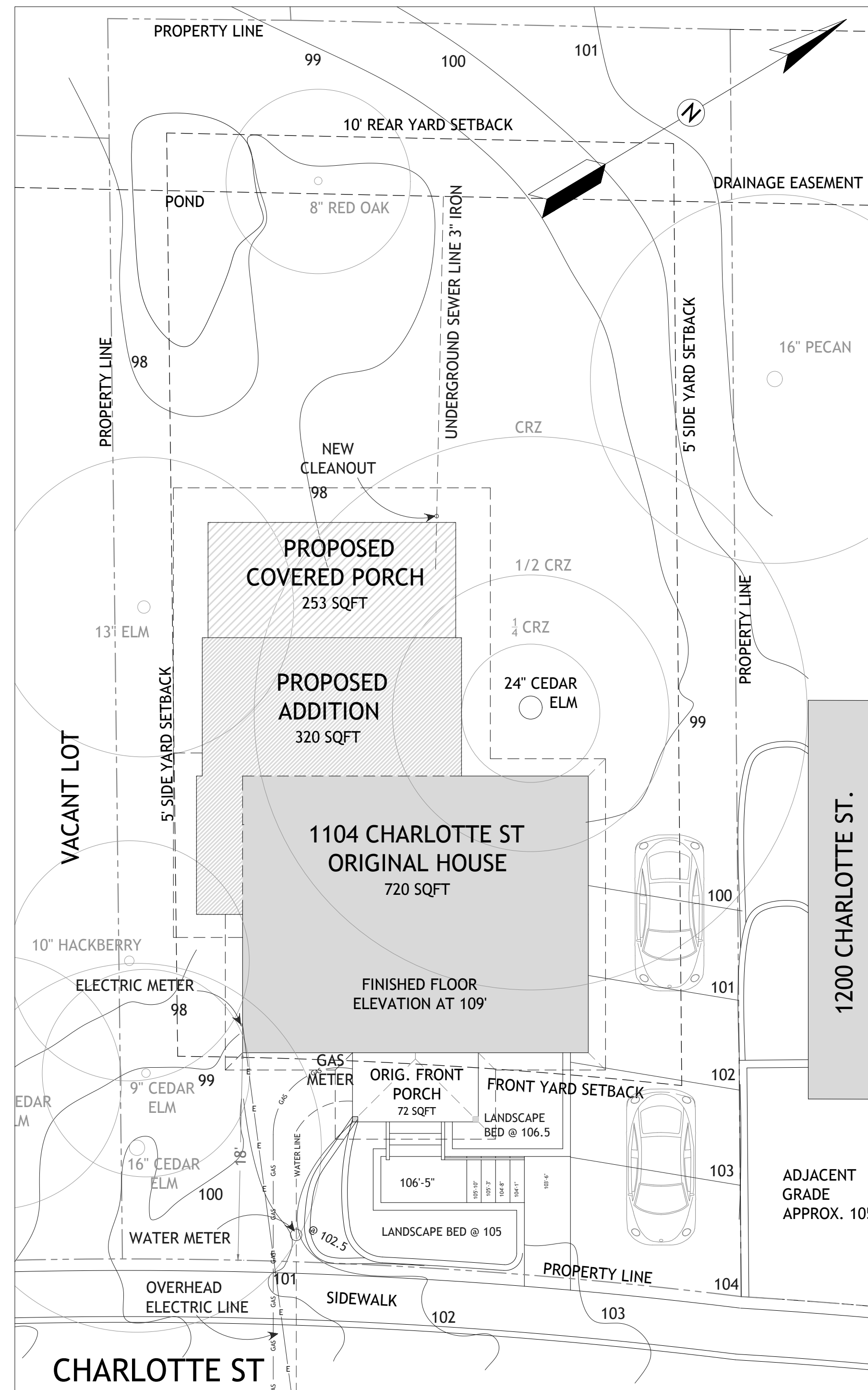
5/1/2021

0.1

EXISTING
ELEVATIONS



2 **EXISTING SITE PLAN**
SCALE 1/8" = 1'0"

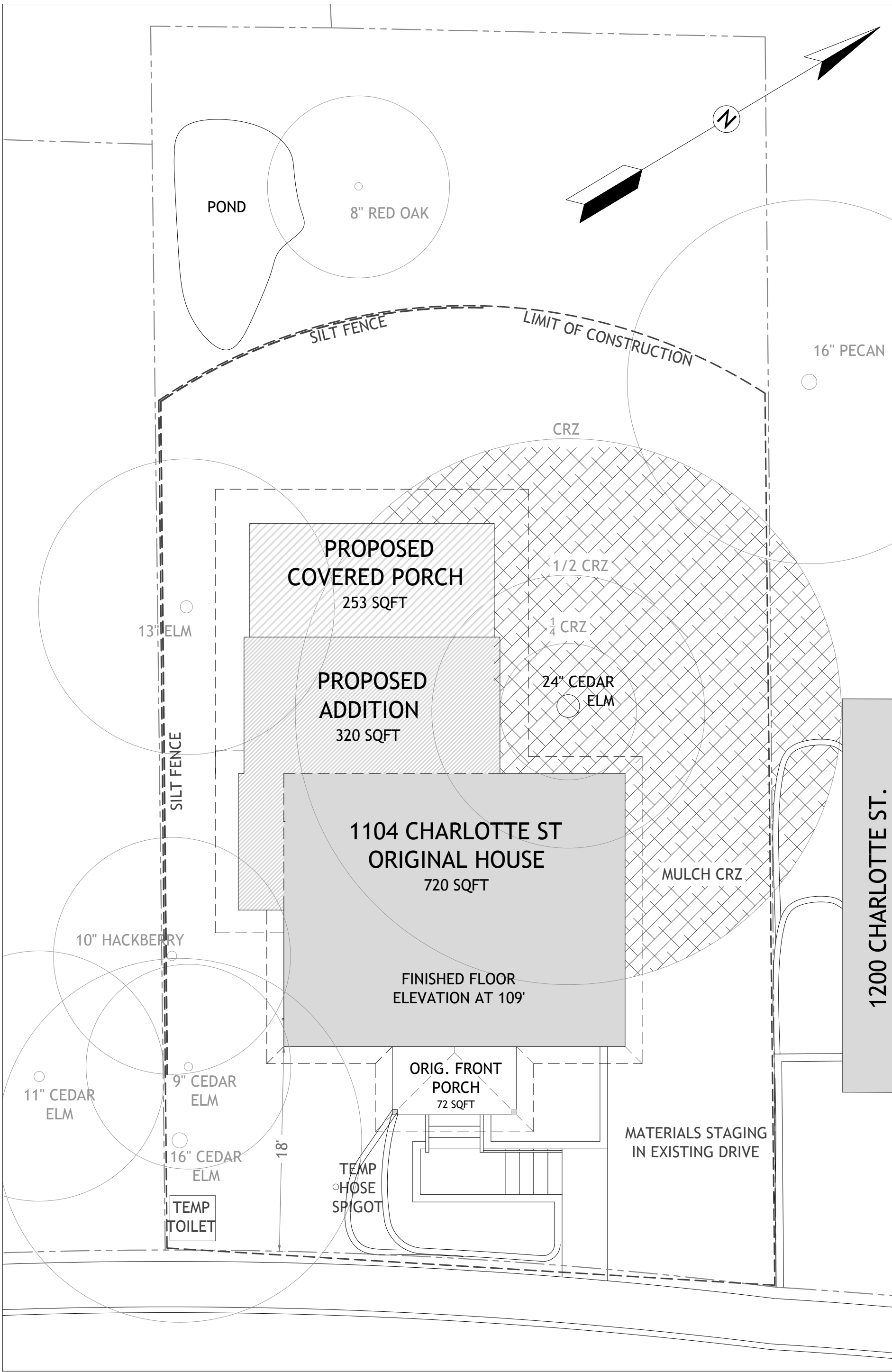


1 **PROPOSED SITE PLAN**
SCALE 1/8" = 1'0"

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5/1/2021
0.2
SITE Plan



3 TREE & CONSTRUCTION PLAN
SCALE 1/8" = 1'0"

1 IMPERVIOUS COVER
LOT ALLOWABLE @ 45% 5717 SF
2572 SF

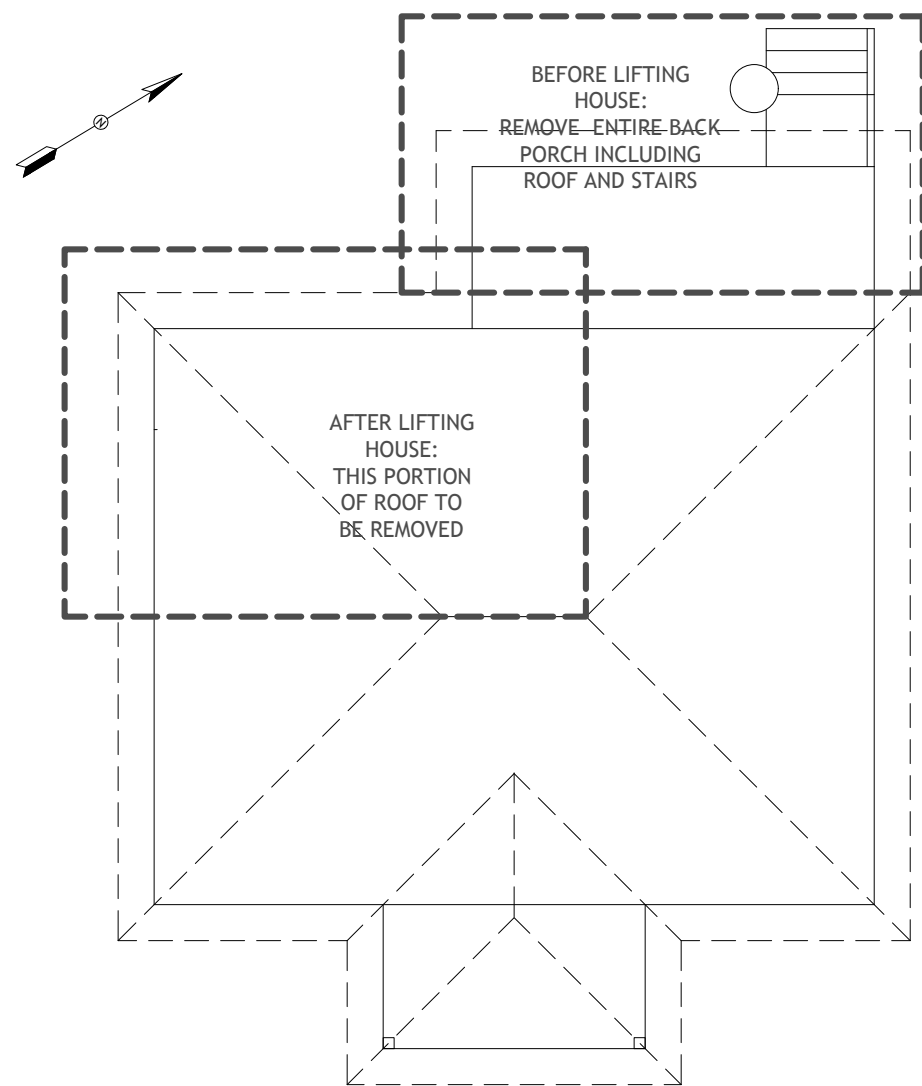
	EXISTING TO REMAIN	PROPOSED	FINAL
EXISTING HOUSE	720	320	1040
COVERED PORCH	72	253	325
GRAVEL DRIVEWAY	535		535
WALKWAYS	50	80	130
UN-COVERED PORCH			25
MISC. OTHER	25	25	25
SQFT TOTALS	1402	678	2080
COVERAGE	26.5%		36.38%

- TREE PROTECTION NOTES FOR PROTECTED 24" CEDAR ELM:
1. PROVIDE TREE PROTECTION BOARDS
 2. PROVIDE 6" MULCH FOR FULL CRZ
 3. PARK DUMPSTER AND STORE MATERIALS ON EXISTING DRIVE OUTSIDE OF CRZ

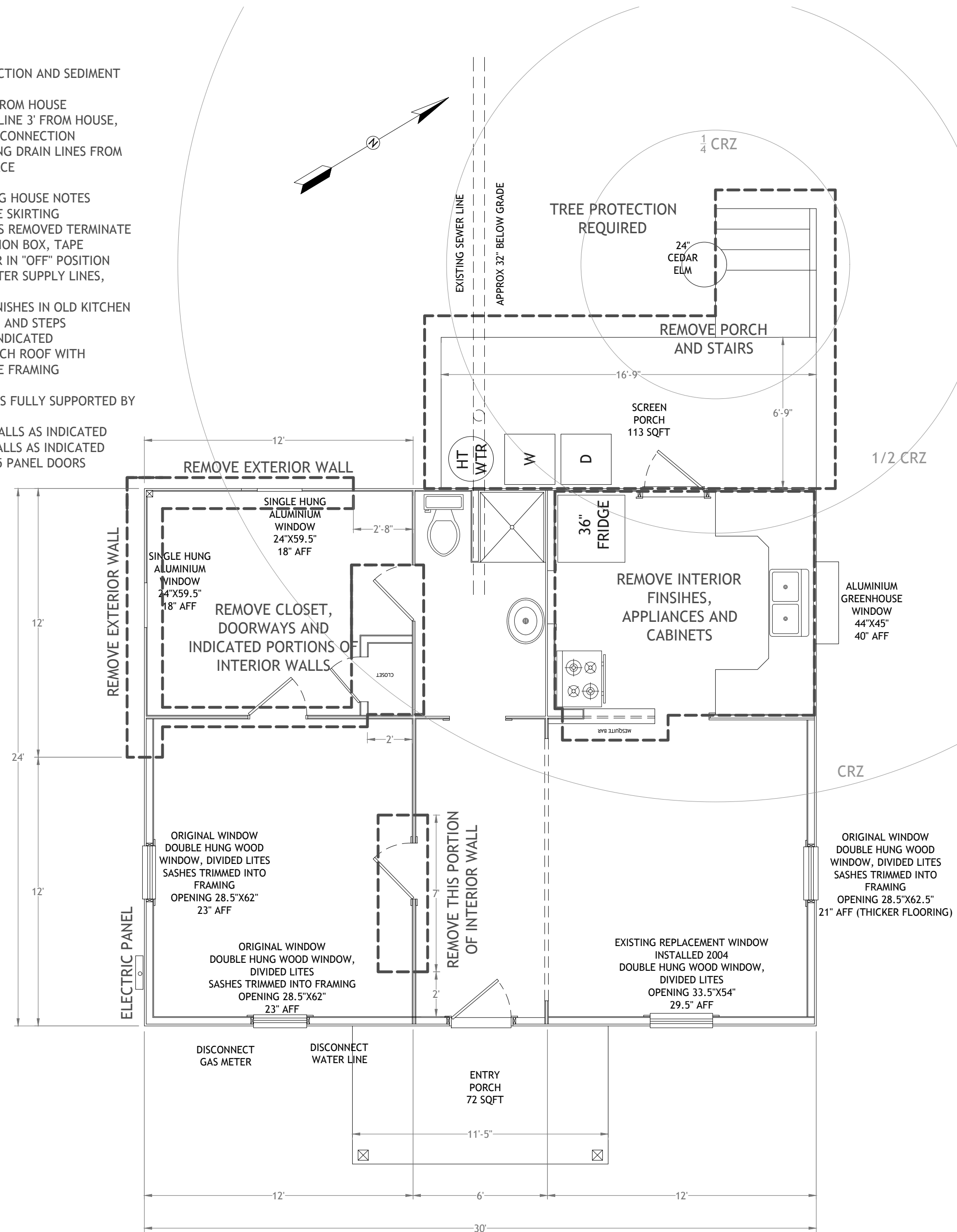
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EXISTING ROOF/ DEMO PLAN

SCALE 1/8" = 1'0"



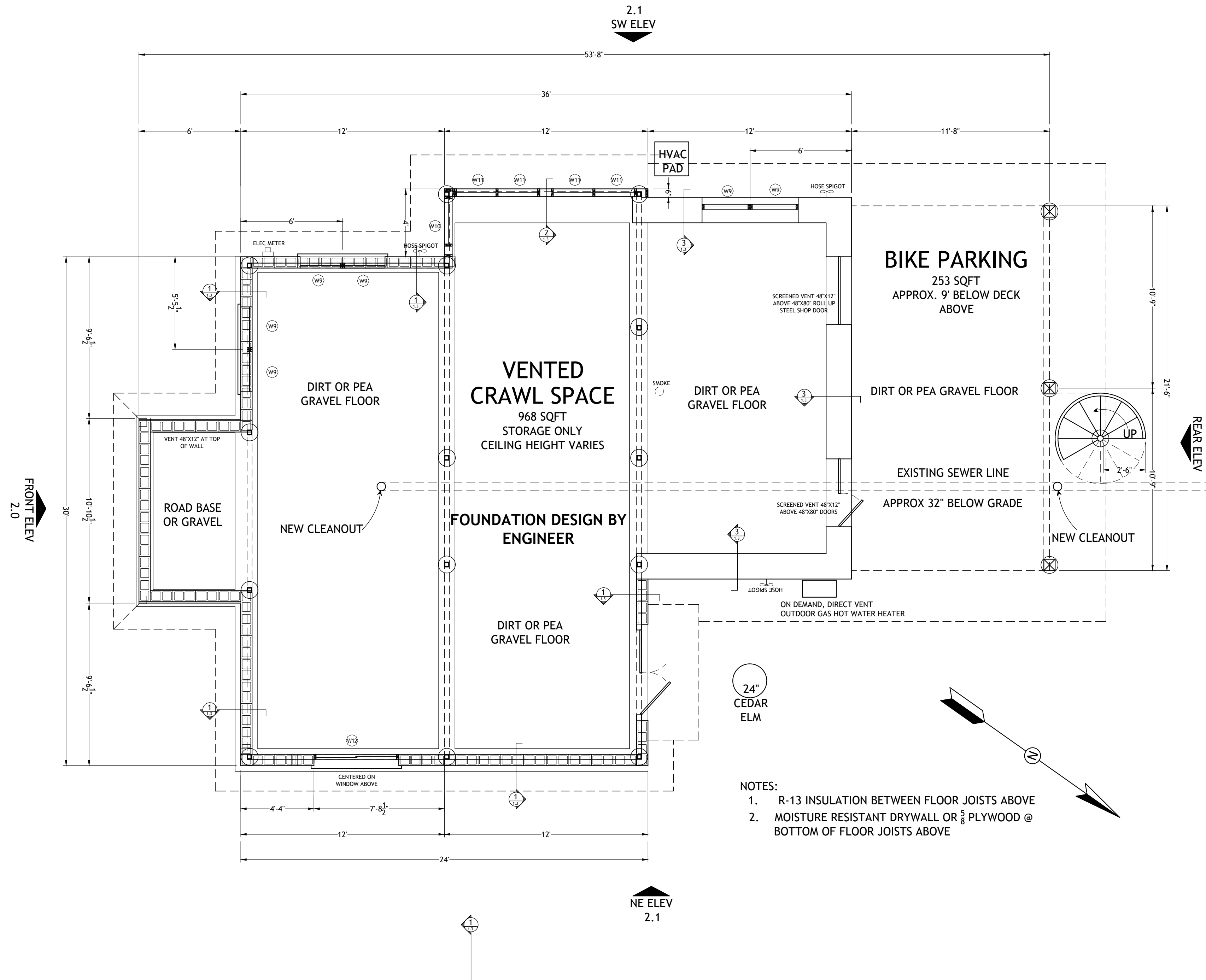
- PRE-DEMOLITION NOTES:
1. INSTALL TREE PROTECTION AND SEDIMENT CONTROL PER C.O.A.
 2. DISCONNECT GAS 3' FROM HOUSE
 3. DISCONNECT WATER LINE 3' FROM HOUSE, INSTALL TEMP. HOSE CONNECTION
 4. DISCONNECT PLUMBING DRAIN LINES FROM SEWER IN CRAWL SPACE
- DEMOLITION BEFORE LIFTING HOUSE NOTES
5. REMOVE CRAWLSPACE SKIRTING
 6. WHERE ELECTRICAL IS REMOVED TERMINATE OLD LINE IN A JUNCTION BOX, TAPE ASSOCIATED BREAKER IN "OFF" POSITION
 7. REMOVE ALL PVC WATER SUPPLY LINES, SALVAGE COPPER
 8. REMOVE INTERIOR FINISHES IN OLD KITCHEN
 9. REMOVE BACK PORCH AND STEPS
 10. REMOVE CLOSET AS INDICATED
 11. SUPPORT FRONT PORCH ROOF WITH DIAGONALS TO HOUSE FRAMING
- DEMOLITION AFTER HOUSE IS FULLY SUPPORTED BY NEW FOUNDATION:
12. REMOVE EXTERIOR WALLS AS INDICATED
 13. REMOVE INTERIOR WALLS AS INDICATED
 14. SET ASIDE ORIGINAL 5 PANEL DOORS



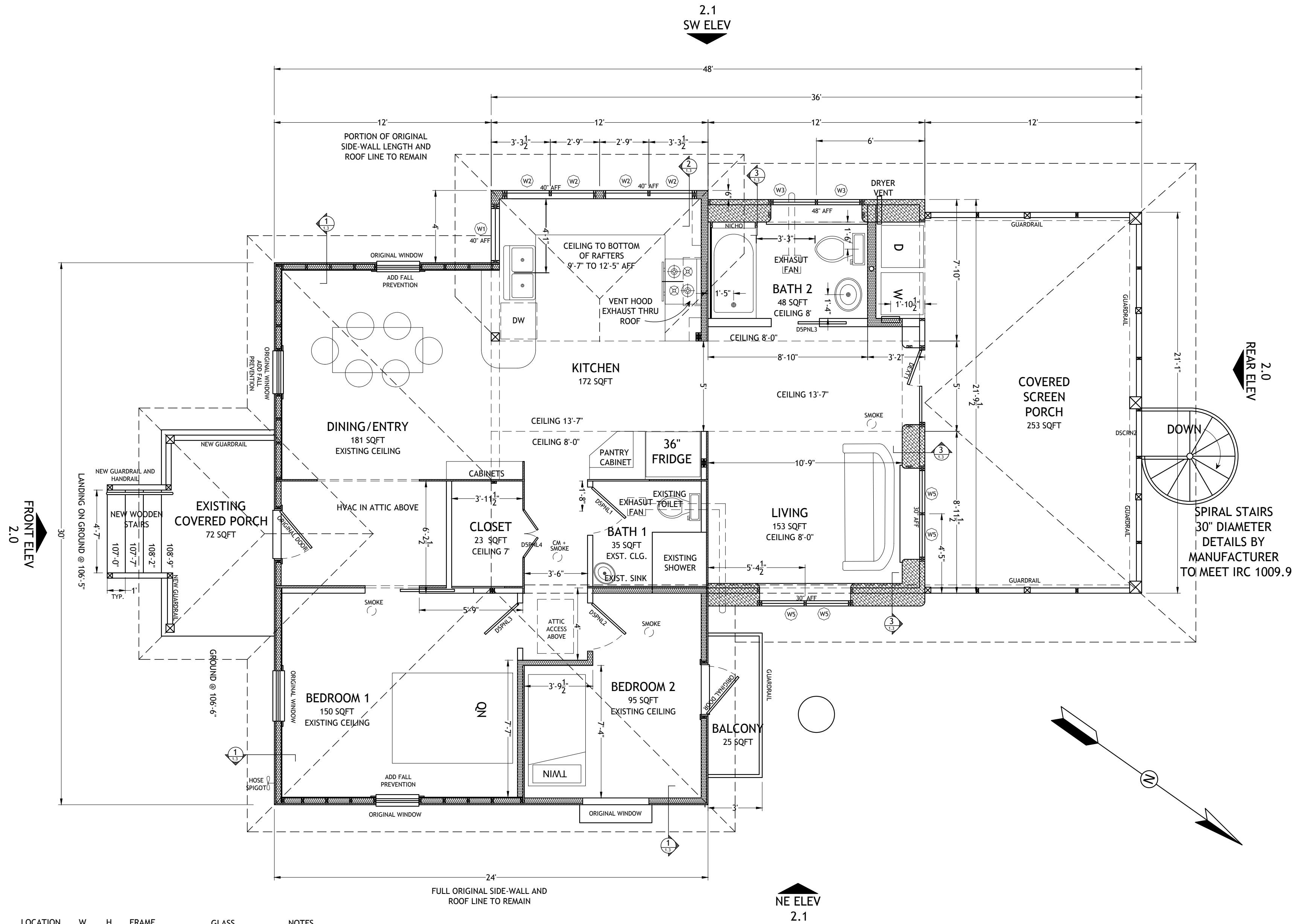
1

EXISTING FLOOR PLAN/ DEMOLITION PLAN

SCALE 1/4" = 1'0"



CRAWL SPACE PLAN
SCALE $\frac{1}{4}" = 1'-0"$



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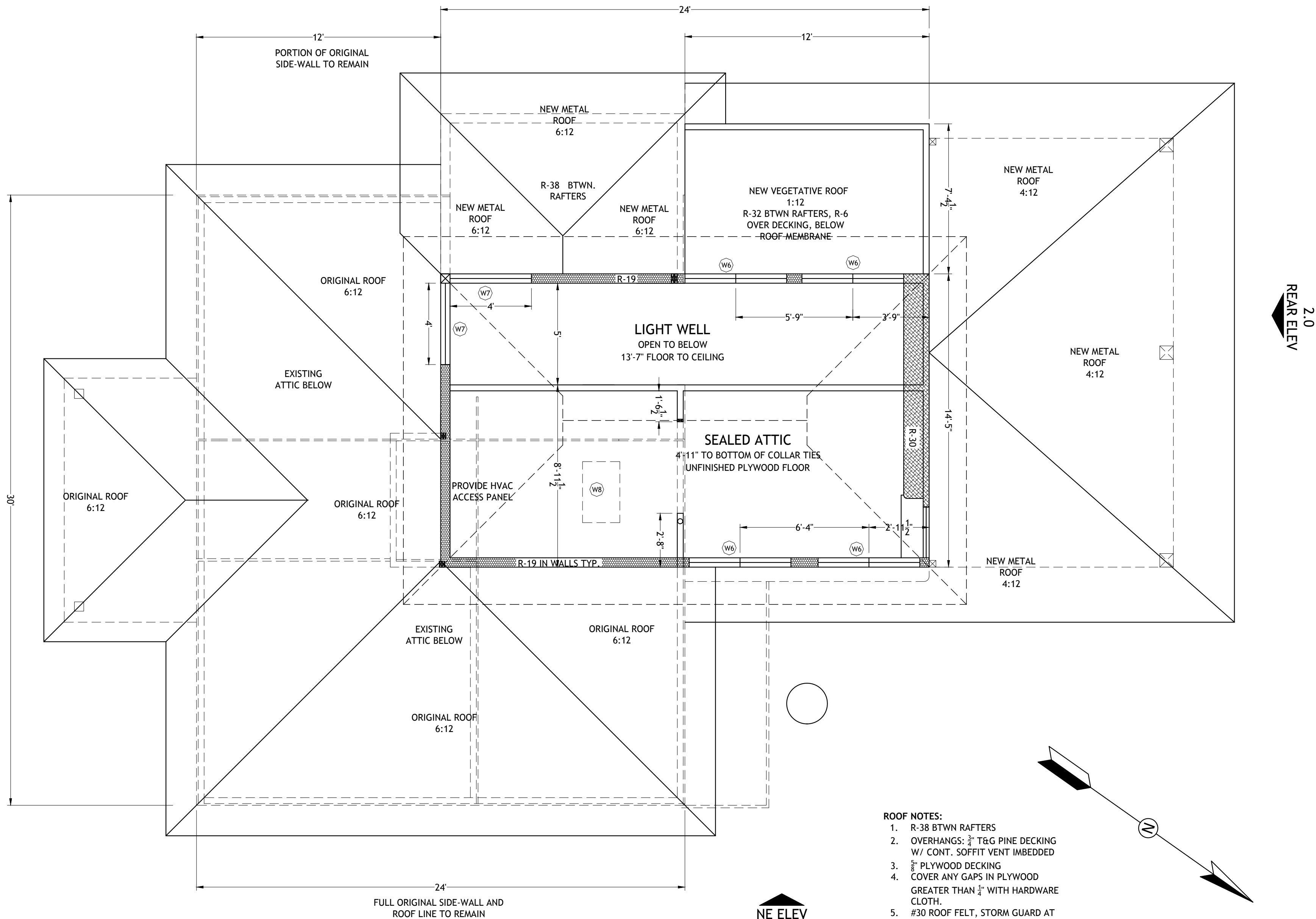
5/1/2021

1.1

FLOOR PLAN

FRONT ELEV
2.0

FULL ORIGINAL FACADE AND
ROOF LINE TO REMAIN



REAR ELEV
2.0

NE ELEV
2.1

ROOF NOTES:

1. R-38 BTWN RAFTERS
2. OVERHANGS: 3/4" T&G PINE DECKING W/ CONT. SOFFIT VENT IMBEDDED
3. 5/8" PLYWOOD DECKING
4. COVER ANY GAPS IN PLYWOOD GREATER THAN 1/4" WITH HARDWARE CLOTH.
5. #30 ROOF FELT, STORM GUARD AT SIDEWALLS AND VALLEYS
6. 1.5" VENT SPACE OVER DECKING
7. VENTED RIDGE
8. GALVALUME CONCEALED FASTNER METAL ROOF

FLOOR PLAN

SCALE 1/4" = 1'-0"

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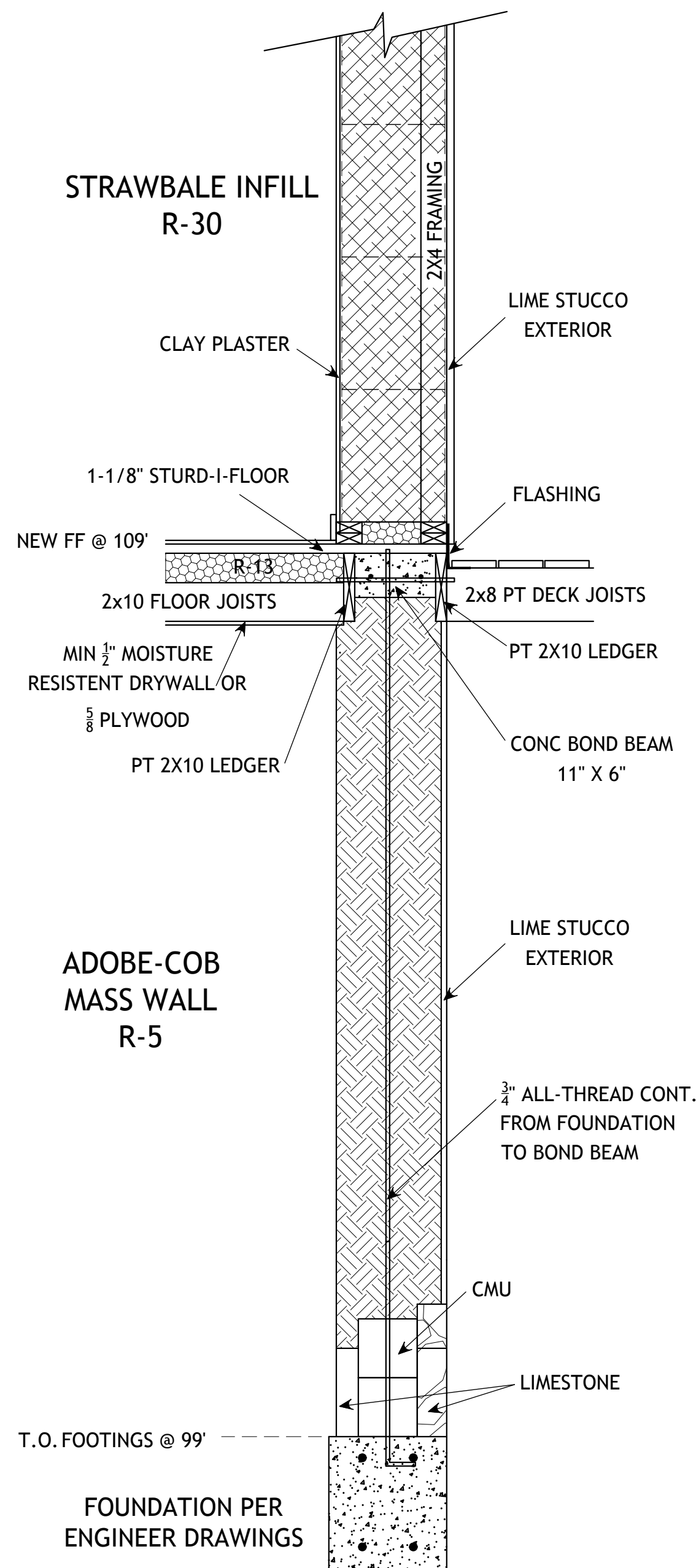
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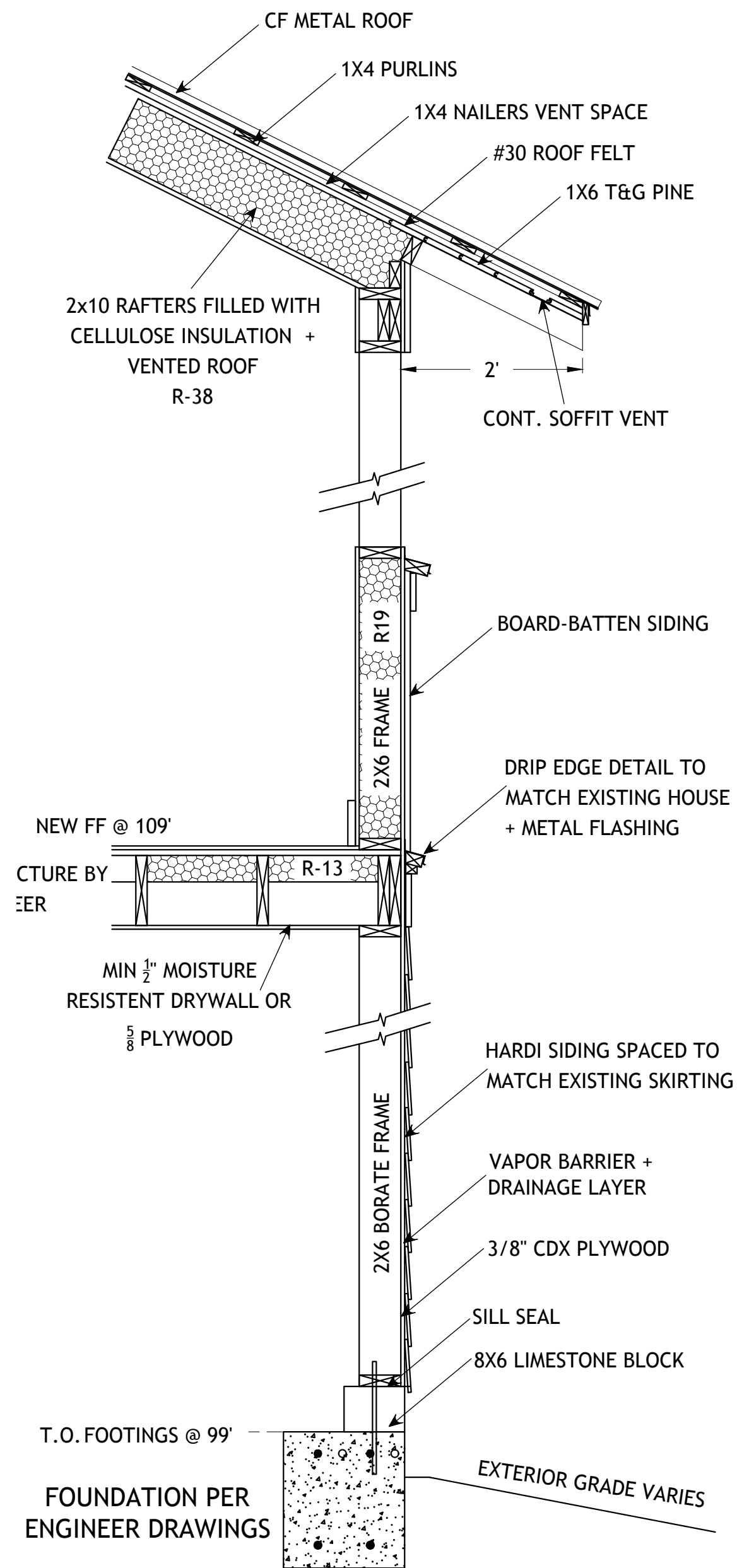
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1.2

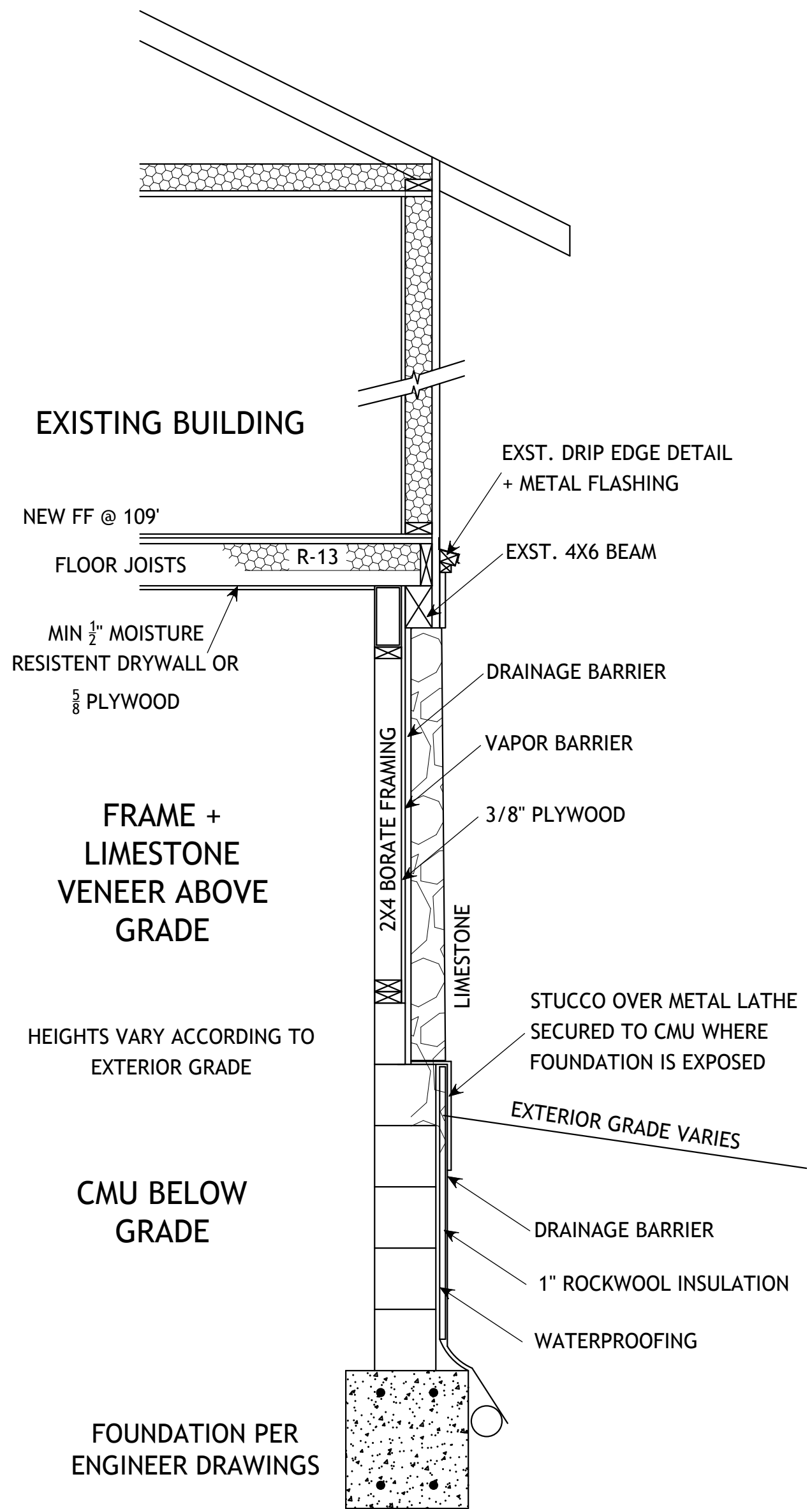
ROOF Plan



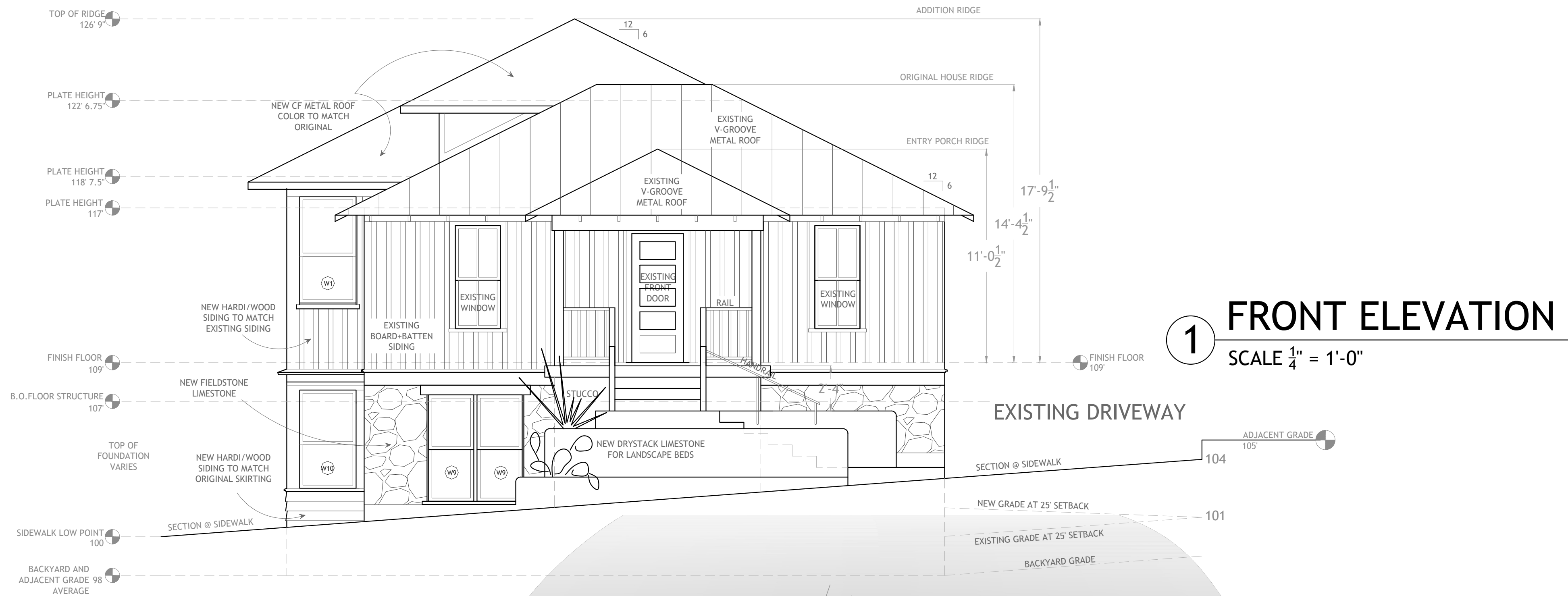
3 ADDITION WALL SECTION
SCALE 3/4" = 1'-0"



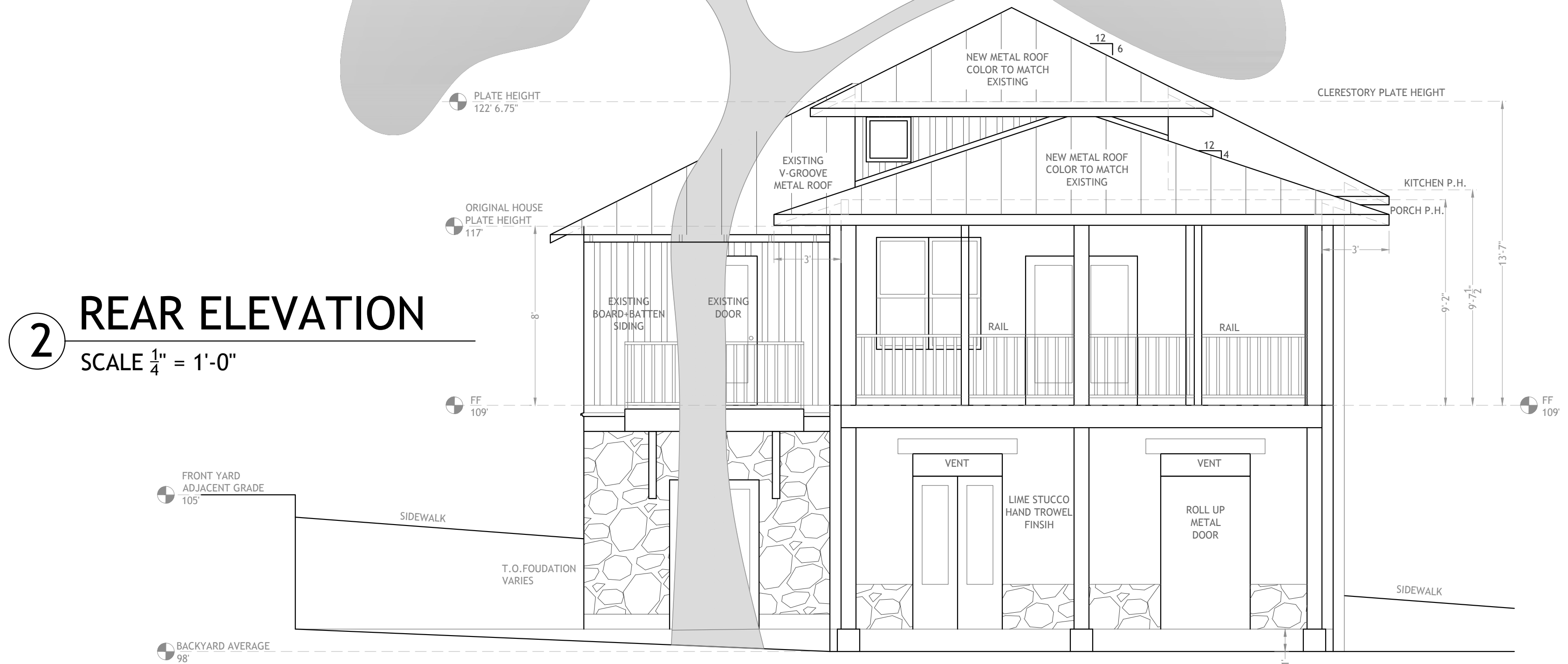
2 ADDITION WALL SECTION
SCALE 3/4" = 1'-0"



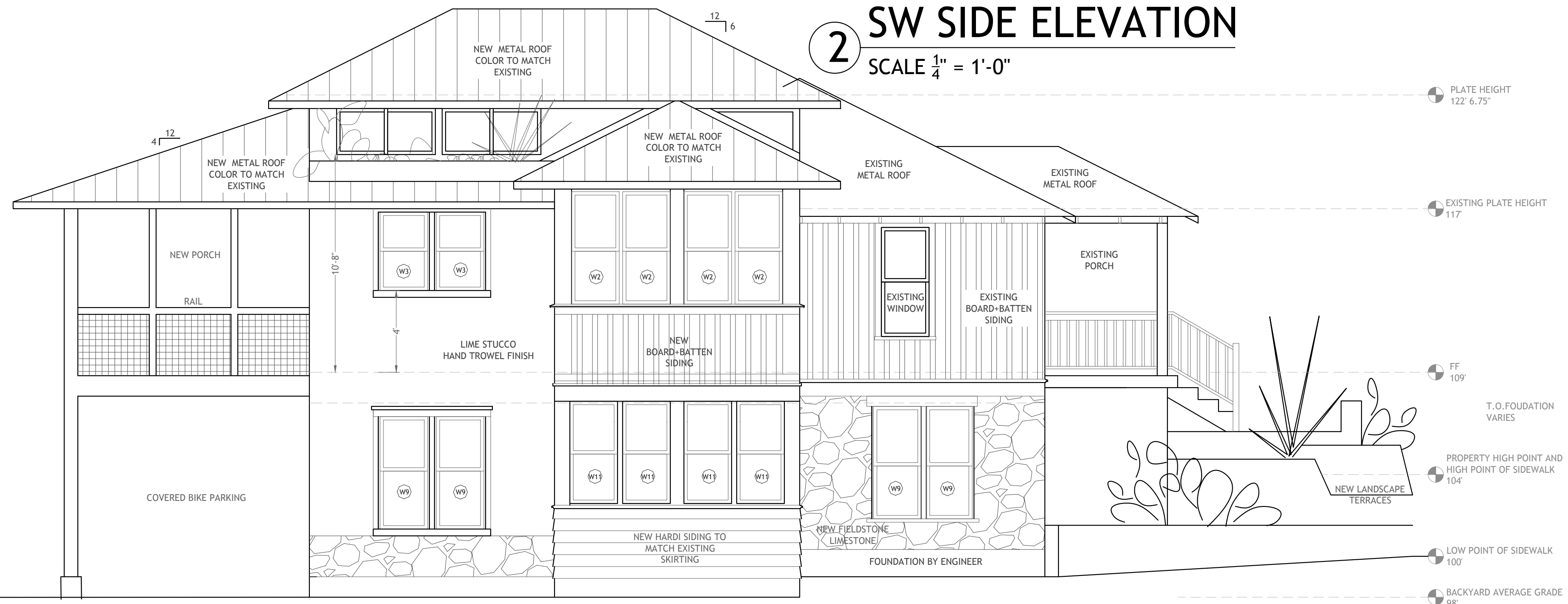
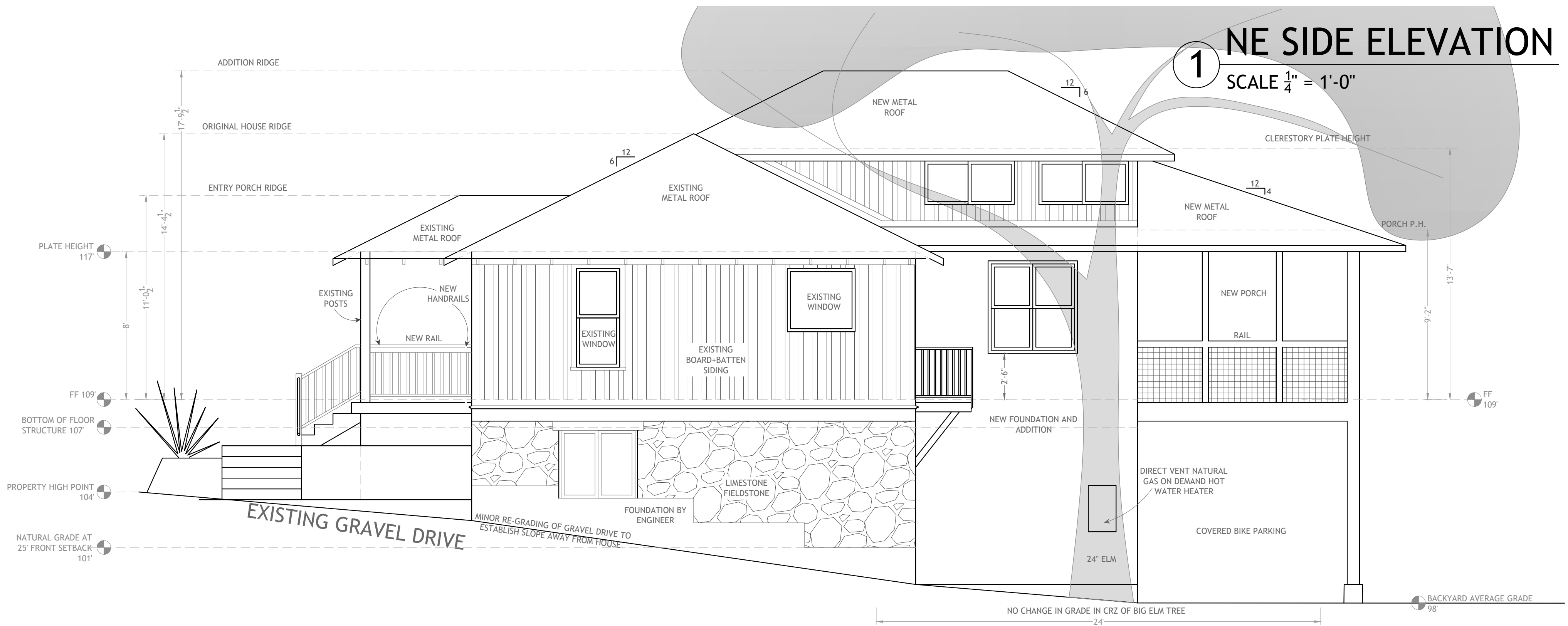
1 EXISTING HOUSE WALL SECTION
SCALE 3/4" = 1'-0"



1 FRONT ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



2 REAR ELEVATION
SCALE $\frac{1}{4}" = 1'-0"$



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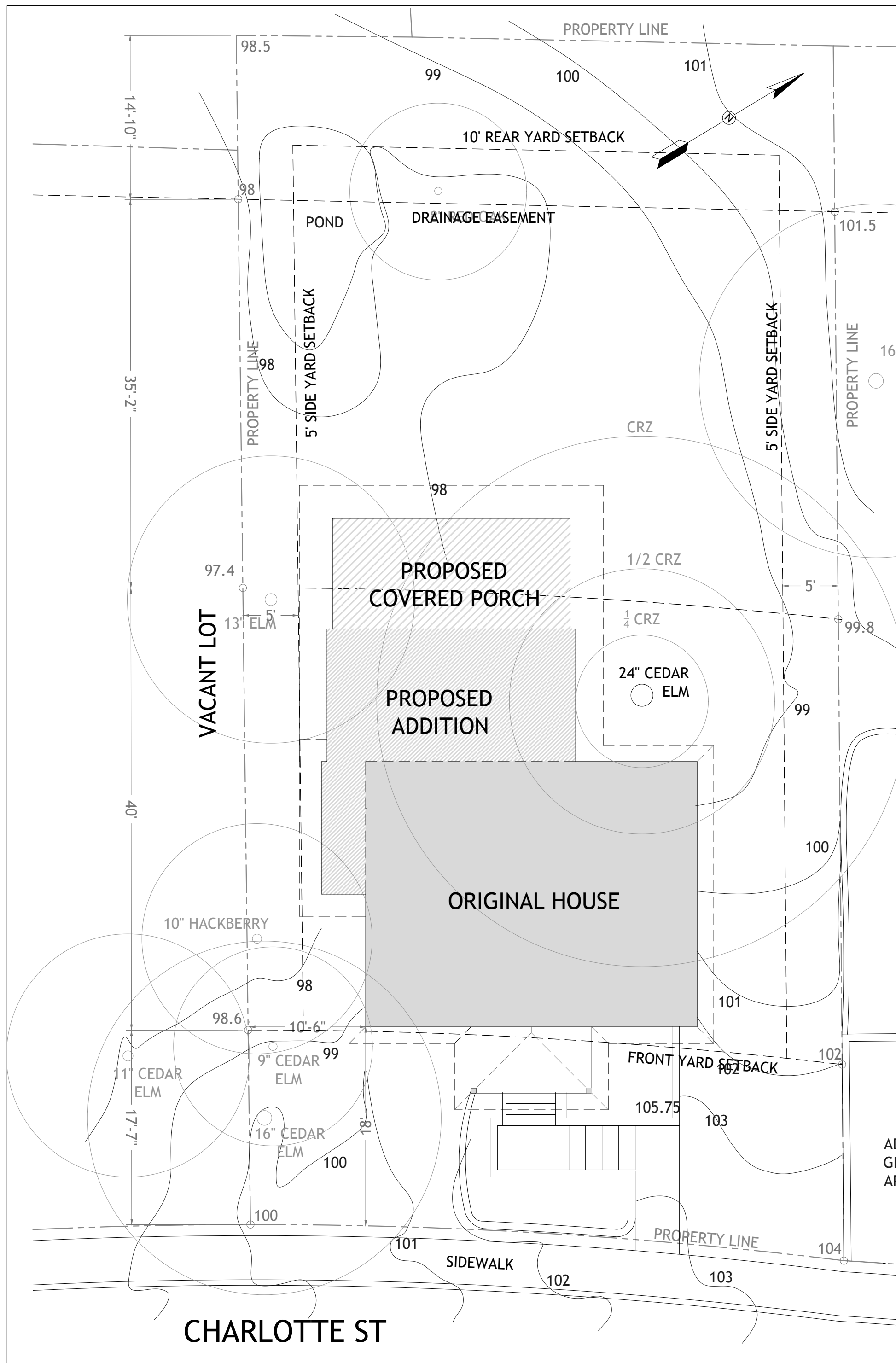
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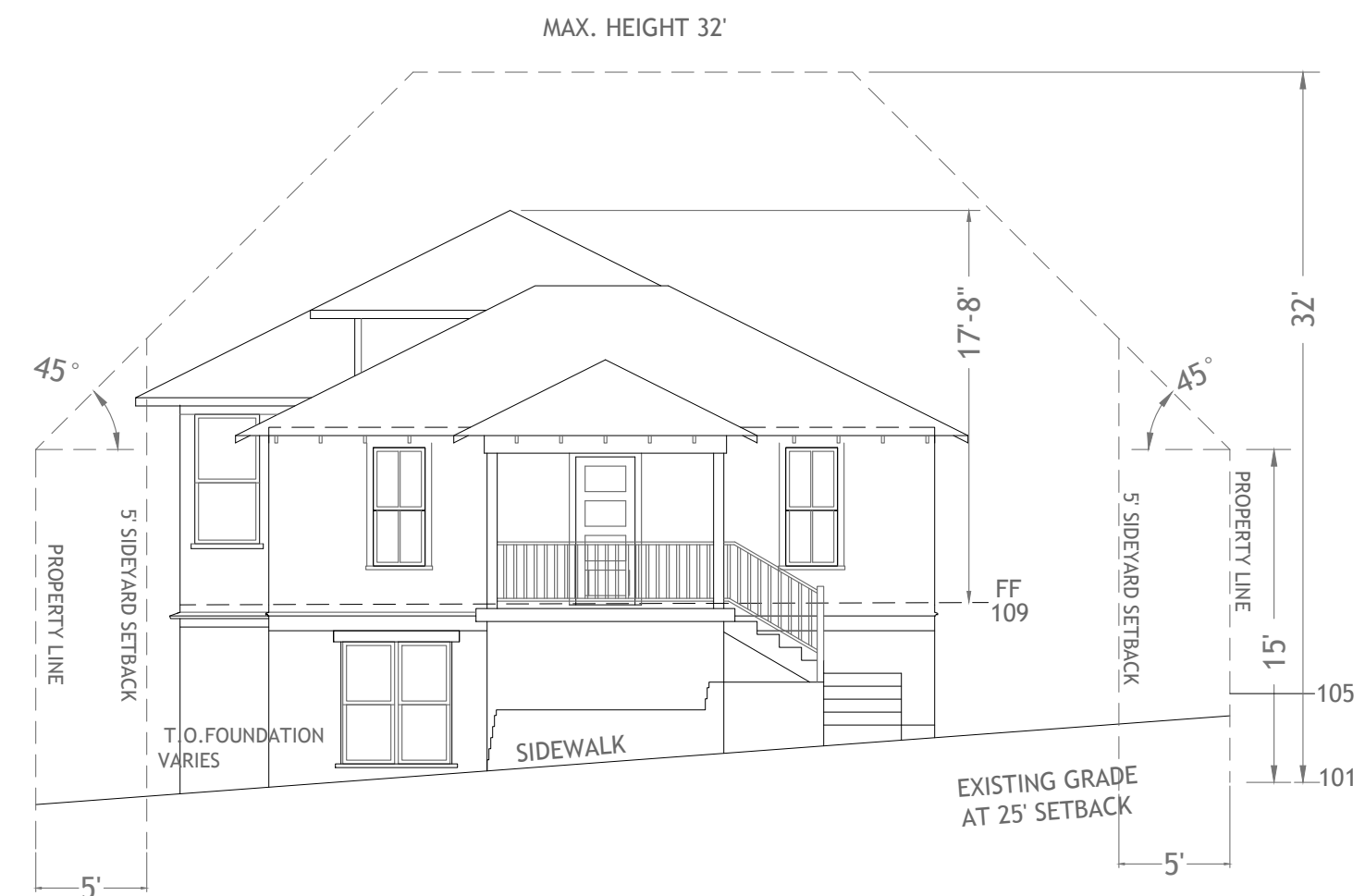
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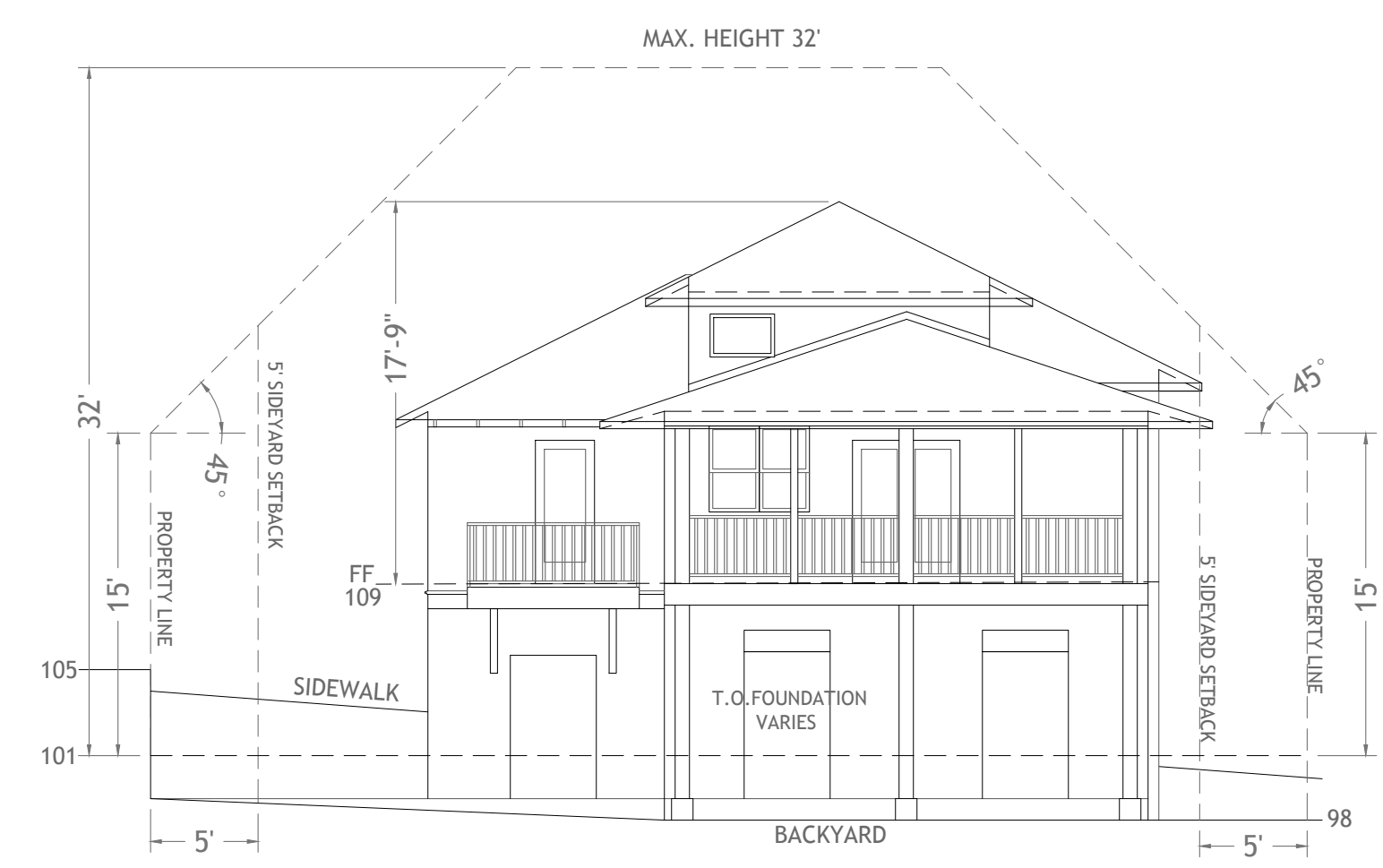
SIDE ELEVATIONS



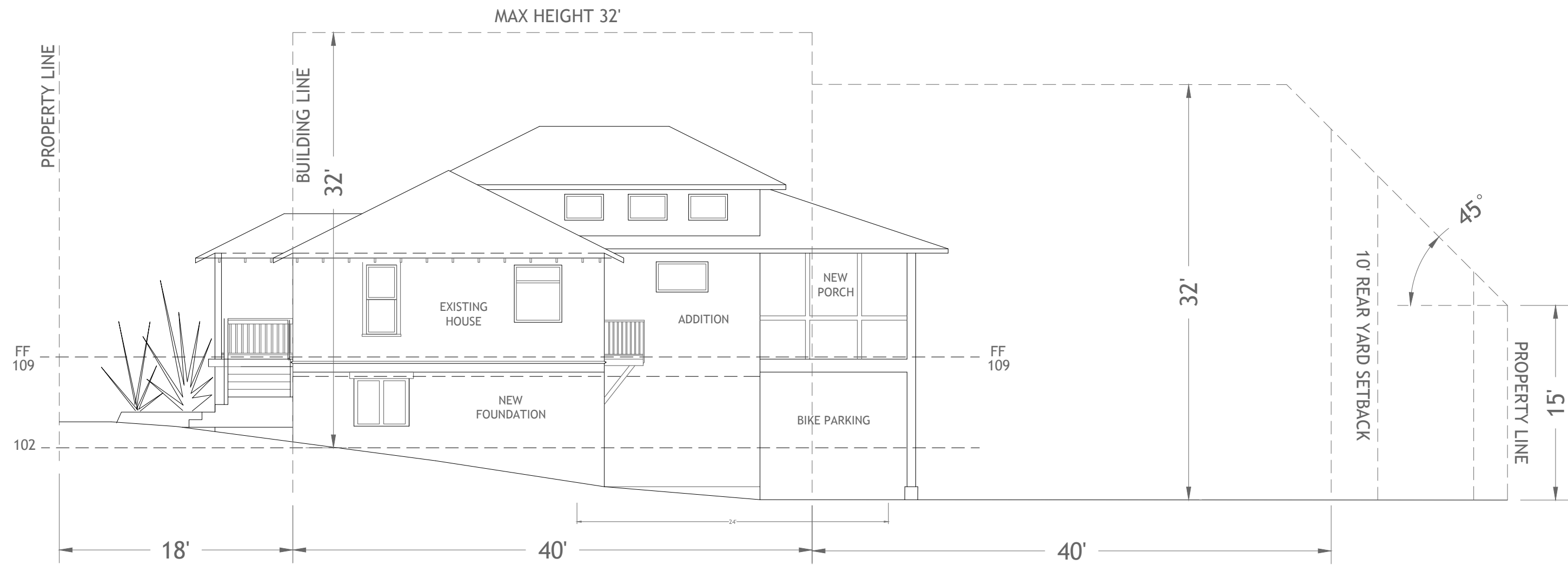
3 PROPERTY SETBACKS
SCALE 1/8" = 1'0"



1 PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'0"



2 PROPOSED REAR ELEVATION
SCALE 1/8" = 1'0"



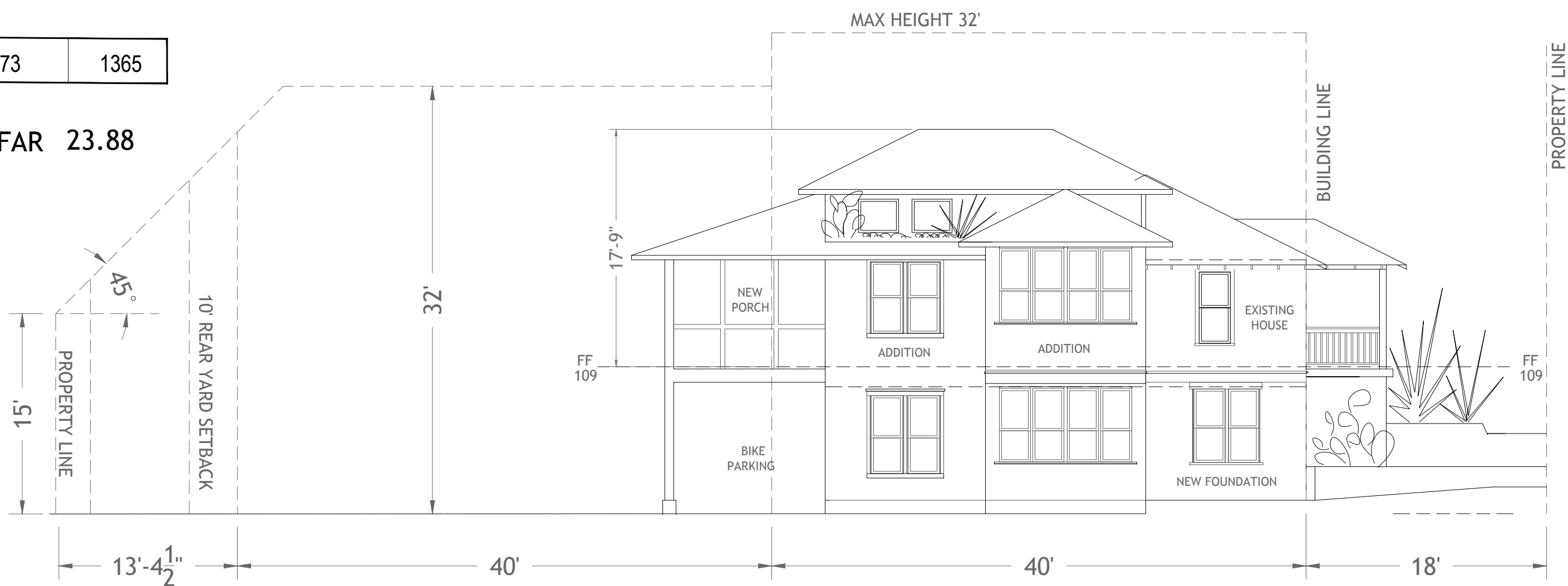
1 PROPOSED SIDE ELEVATION
SCALE 1/8" = 1'0"

3 FAR
LOT 5717 SF

	EXISTING TO REMAIN	NEW	FINAL
CONDITIONED	720	320	1040
COVERED PORCH	72	253	325

TOTALS	792	573	1365
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NEW FAR 23.88

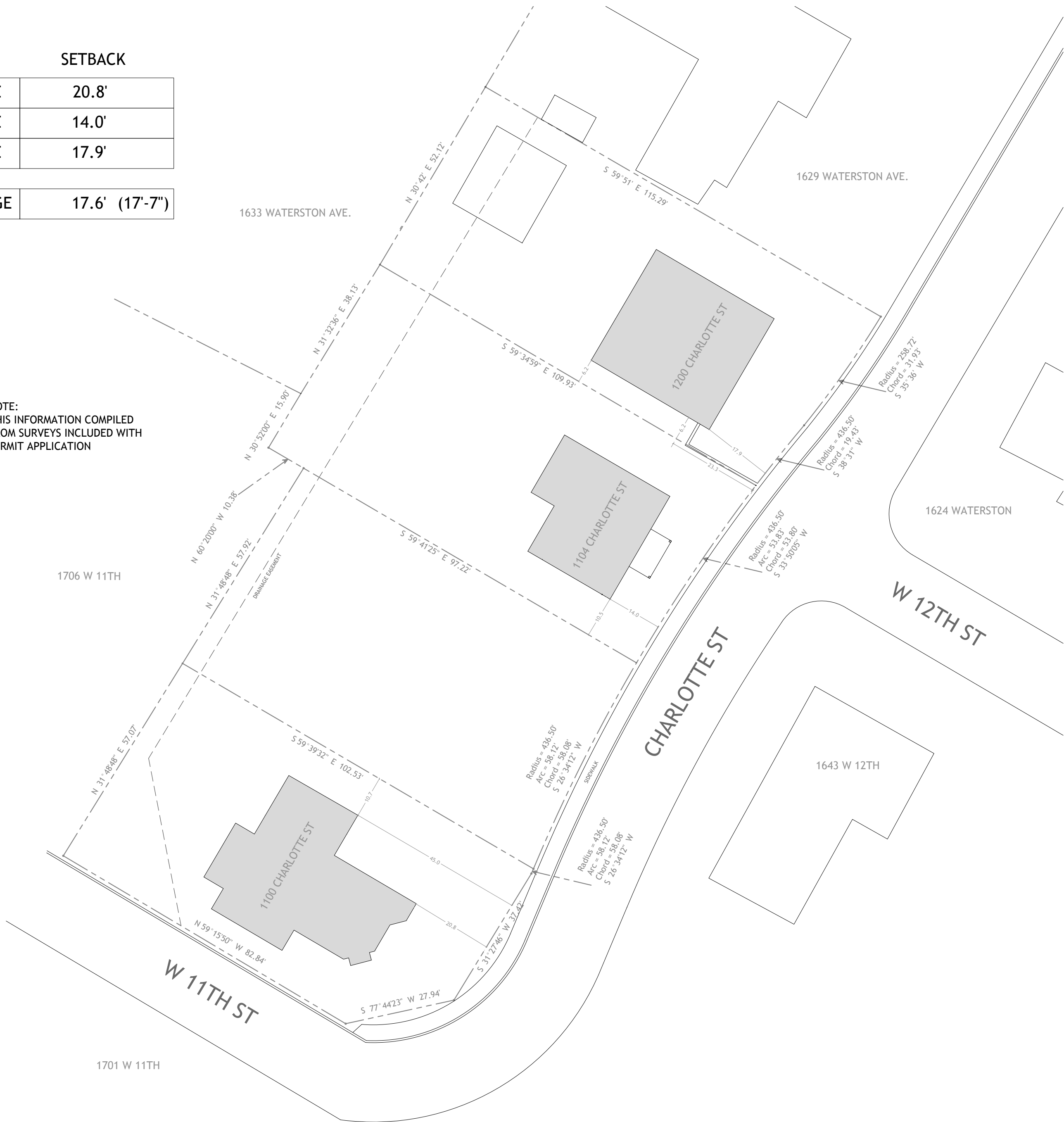


2 PROPOSED SIDE ELEVATION
SCALE 1/8" = 1'0"

ADDRESS	SETBACK
1100 CHARLOTTE	20.8'
1104 CHARLOTTE	14.0'
1200 CHARLOTTE	17.9'
SETBACK AVERAGE	17.6' (17'-7")



NOTE:
THIS INFORMATION COMPILED
FROM SURVEYS INCLUDED WITH
PERMIT APPLICATION



1

CONTEXTUAL SITE PLAN

SCALE 1" = 20'

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3/1/2021

3.2

SETBACK
AVERAGE