

SITE INFORMATION

SITE ADDRESS: 1005 Lydia Street and 1002 Wheelless Street, Austin, TX 78702
LEGAL DESCRIPTION: Lots #16, #17, Block 4, Stuart and Mairs, a subdivision recorded in the plat records of Travis County, Texas. Vol. W, Page #230
ZONING: MF-2-HD-NP
NEIGHBORHOOD: Central East Austin
HISTORIC DISTRICT: Robertson/Stuart and Mair Historic District
LAND USE: Multi-Family
Scope Of Work: Relocate an existing, 2 bedroom, 2 bathroom, Two story single-family residence of approximately 1,233 s.f. to an existing MF-2 zoned site with two existing duplexes. Project is 100% affordable, and will utilize relief from Affordability Unlocked to allow 5th living unit.
CONSTRUCTION TYPE: V-B Non-fire rated, wood frame, on piers.

SITE AREA: 11,643 s.f.

NOTE: Areas are measured to the outside of finished surface per C.O.A. Requirements for Building Coverage and FAR.

Existing Building Cover: 2,689 s.f.
Existing Paving Area: 1,696 s.f.

New Lower Floor Relocated House: 812 s.f.
New Second Floor Relocated House: 421 s.f.

Total Heated and Cooled: 1,233 s.f.

New Front Porch: 78 s.f.
New Back Porch: 41 s.f.

Total New Impervious Cover: 931 s.f.
Total New Limits of Construction: 1,753 s.f.

Existing A/C pads: 36 s.f.
New A/C Pad: 9 s.f.

Total Proposed Building Cover: 3,620 s.f. (31%)
Total Proposed Impervious Cover: 5,361 s.f. (46%)

PROVIDED PARKING: 4 SPACES IN DRIVEWAYS

GENERAL NOTES

1. THESE DRAWINGS ARE BASED UPON THE 2021 INTERNATIONAL BUILDING CODE, AND THE 2021 INTERNATIONAL RESIDENTIAL CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THIS CODE. THIS INCLUDES ALL LOCAL AMENDMENTS PER THE CITY OF AUSTIN. THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS OR DRAWINGS AND MANUFACTURERS' INSTALLATION REQUIREMENTS FOR CLARIFICATION. THESE DRAWINGS MAY NOT INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL COMPLETION OF THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES RELATED TO THE PROJECT'S CONSTRUCTION.

2. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. THESE DRAWINGS DO NOT INDICATE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.

3. ALL VERTICAL DIMENSIONS INDICATED ON EXTERIOR ELEVATIONS, BUILDING SECTIONS, DETAILS AND INTERIOR ELEVATIONS ARE NOMINAL. ALL PLAN DIMENSIONS INDICATE EITHER FACE OF FRAMING, FACE OF MASONRY OR CENTERLINE OF ROUGH OPENING UNLESS NOTED OTHERWISE. DO NOT SCALE MEASUREMENTS FROM DRAWINGS. NOTIFY ARCHITECT WITH ANY DIMENSIONAL QUESTIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK

4. COORDINATE LOCATION, SIZE AND CONFIGURATION OF PLUMBING VENTING AT ROOF WITH PLUMBING CONTRACTOR.

5. VERIFY AND PROVIDE FOR ALL LOCATIONS REQUIRING BLOCKING FOR ITEMS ATTACHED TO WALLS AND/OR CEILING.

6. FINAL SELECTIONS OF FINISH COLORS AND MATERIALS TO BE MADE BY OWNER.

7. ALL STAIRS SHALL BE BUILT WITH A MINIMUM CLEAR TREAD LENGTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7.75", (EXCEPTING SPIROL STAIRS)

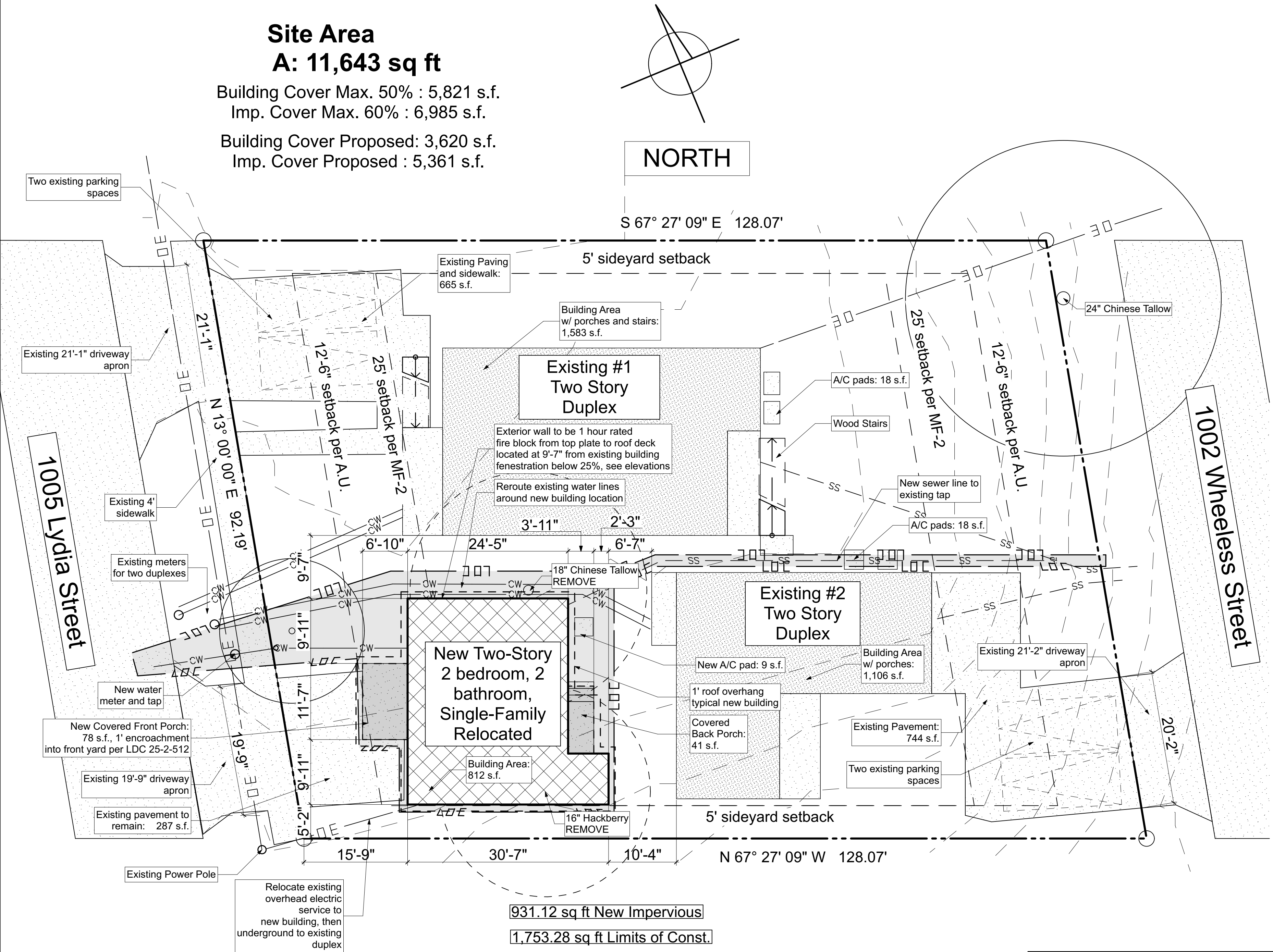
8. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS, CONFIGURATIONS AND SIZES OF ANY COLUMNS, BEAMS, LINTELS, TRUSSES AND JOISTS.

Site Area

A: 11,643 sq ft

Building Cover Max. 50% : 5,821 s.f.
Imp. Cover Max. 60% : 6,985 s.f.

Building Cover Proposed: 3,620 s.f.
Imp. Cover Proposed : 5,361 s.f.



1 Site Plan

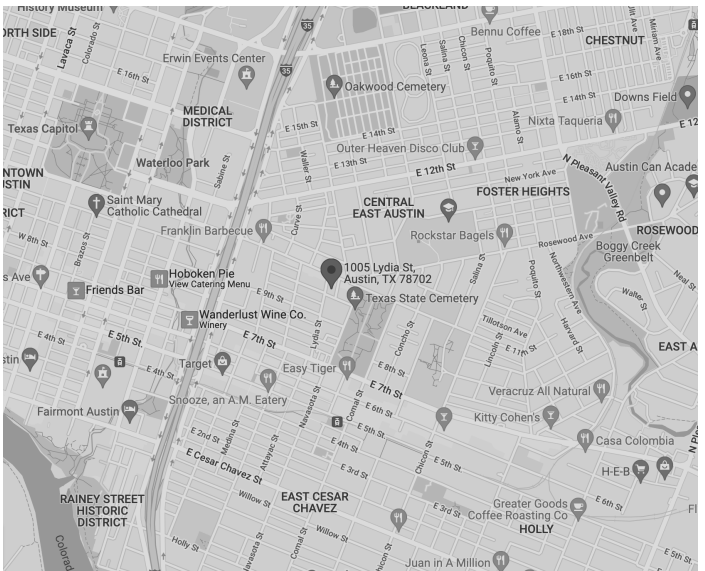
1" = 10'

NOTES:

There are no protected tree Critical Root Zones within or adjacent to the limits of construction that will be impacted by this relocation.

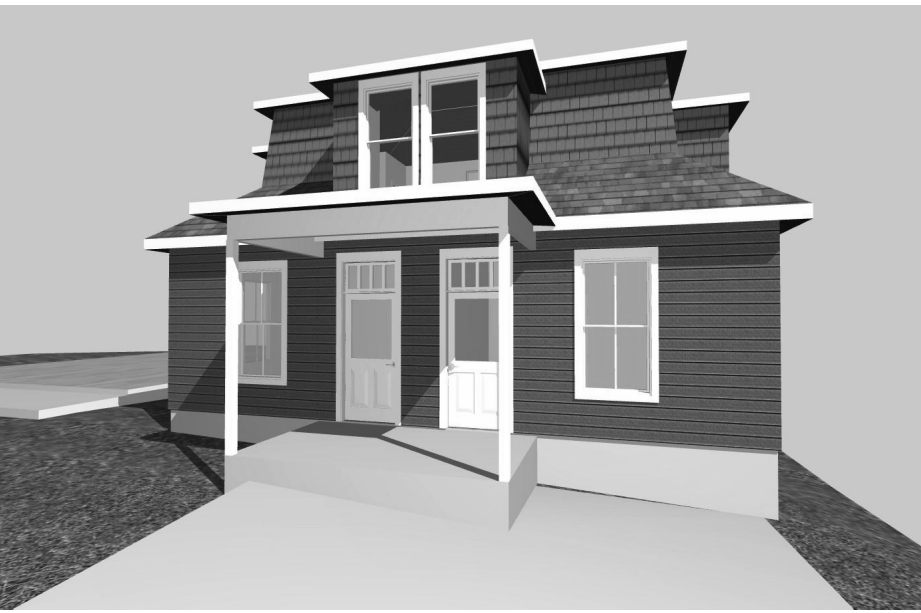
Scale: 1" = 10'-0" at 24" x 36"
Scale: 1" = 20'-0" at 11" x 17"

VICINITY MAP



Studio Momentum

1415 Justin Lane
Austin, Texas, 78757
512-452-7961



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Austin, Texas 78702

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WALL TYPE #1 - 2x4 (OR 2x6, AS NOTED) 16" ON CENTER WOOD FRAME EXTERIOR WALL WITH ONE LAYER OF 1/2" PLYWOOD SHEATHING APPLIED TO EXTERIOR SIDE OF STUDS. PROVIDE 1/2" GYPSUM BOARD TO INTERIOR SIDE. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD AT INTERIOR WET AREAS/TILE FINISH. FILL CAVITY WITH R-15 EQUIVALENT MINIMUM OPEN CELL SPRAY FOAM INSULATION (R-19 @ 2x6 WALLS). PROVIDE EXTERIOR WATER BARRIER, TYVEK, OR FULL-LAP 30# BUILDING FELT ON EXTERIOR SURFACE. EXTERIOR FINISH PER ELEVATIONS.

WALL TYPE #2 - 2x4 (OR 2x6, AS NOTED) WOOD FRAME INTERIOR PARTITION WALL. PROVIDE 1/2" GYPSUM BOARD TO BOTH SIDES. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD AT WET AREAS/TILE FINISH. SEE ROOM FINISH SCHEDULE FOR FINISHES. PROVIDE SOUND BATT INSULATION TO BATHROOM WALLS

EXTERIOR / INTERIOR ELEVATION INDICATOR

DETAIL INDICATOR

1. Provide Smoke Alarms - hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms. In accordance with 2021 IRC Sec R314. Provide Carbon Monoxide Alarm - hard wired with battery backup, installed outside of each separate sleeping area in the immediate vicinity of the bedrooms In accordance with 2021 IRC sec R315.



Scale: $\frac{3}{16}'' = 1'-0''$ at 24" x 36"
Scale: $\frac{3}{32}'' = 1'-0''$ at 11" x 17"

10

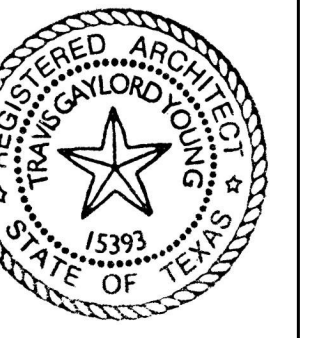


Figure: _____

James A. Jones

6/22/22
for Permit Review

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DRAWINGS SHALL NOT BE USED FOR REGULATORY
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WITH ARCHITECT'S SEAL AND SIGNATURE.

DRAWINGS INDICATE THE GENERAL SCOPE OF
THEY MAY NOT INDICATE OR DESCRIBE ALL WORK
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Door Plans

Number:

A1.2

PLAN LEGEND

OR

OR

1

A3.1

EXTERIOR / INTERIOR ELEVATION INDICATOR

1

A2.1

DETAIL INDICATOR

WALL TYPE #1 - 2x4 (OR 2x6, AS NOTED) 16" ON CENTER WOOD FRAME EXTERIOR WALL WITH ONE LAYER OF 1/2" PLYWOOD SHEATHING APPLIED TO EXTERIOR SIDE OF STUDS. PROVIDE 1/2" GYPSUM BOARD TO INTERIOR SIDE. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD AT INTERIOR WET AREAS/TILE FINISH. FILL CAVITY WITH R-15 EQUIVALENT MINIMUM OPEN CELL SPRAY FOAM INSULATION (R-19 @ 2x6 WALLS). PROVIDE EXTERIOR WATER BARRIER, TYVEK, OR FULL-LAP 30# BUILDING FELT ON EXTERIOR SURFACE. EXTERIOR FINISH PER ELEVATIONS.

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FLOOR PLAN NOTES:

1. Provide Smoke Alarms - hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms. In accordance with 2021 IRC Sec R314. Provide Carbon Monoxide Alarm - hard wired with battery backup, installed outside of each separate sleeping area in the immediate vicinity of the bedrooms In accordance with 2021 IRC sec R315.

3

Roof Plan

1/4" = 1'-0"

Studio Momentum

1415 Justin Lane
Austin, Texas 78757
512-452-7961

Seal:

Signature:

Issue:

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Revisions:

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Sheet Title:

Roof Plan

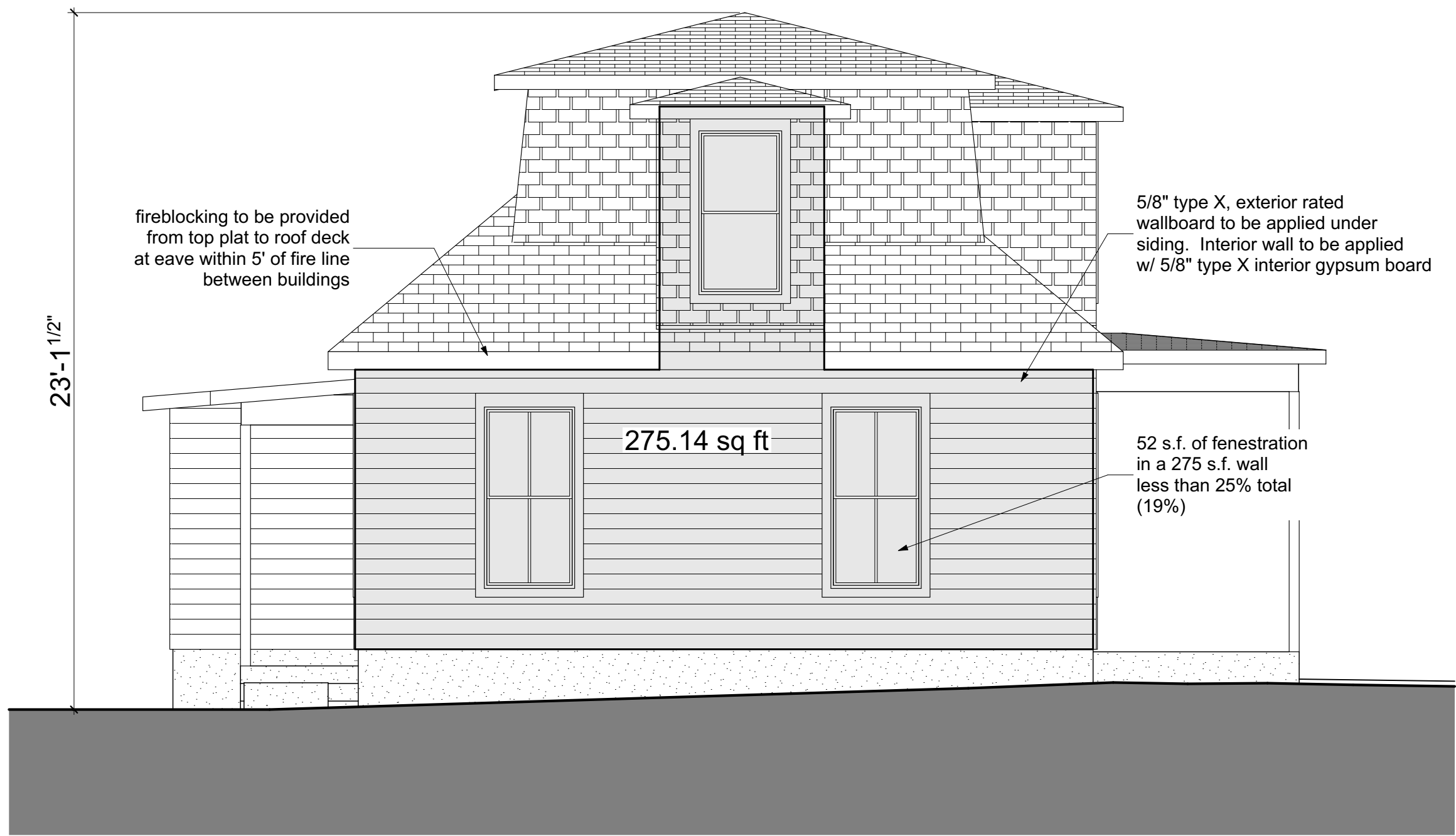
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A1.3



1 West (Front) Elevation

1/4" = 1'-0"



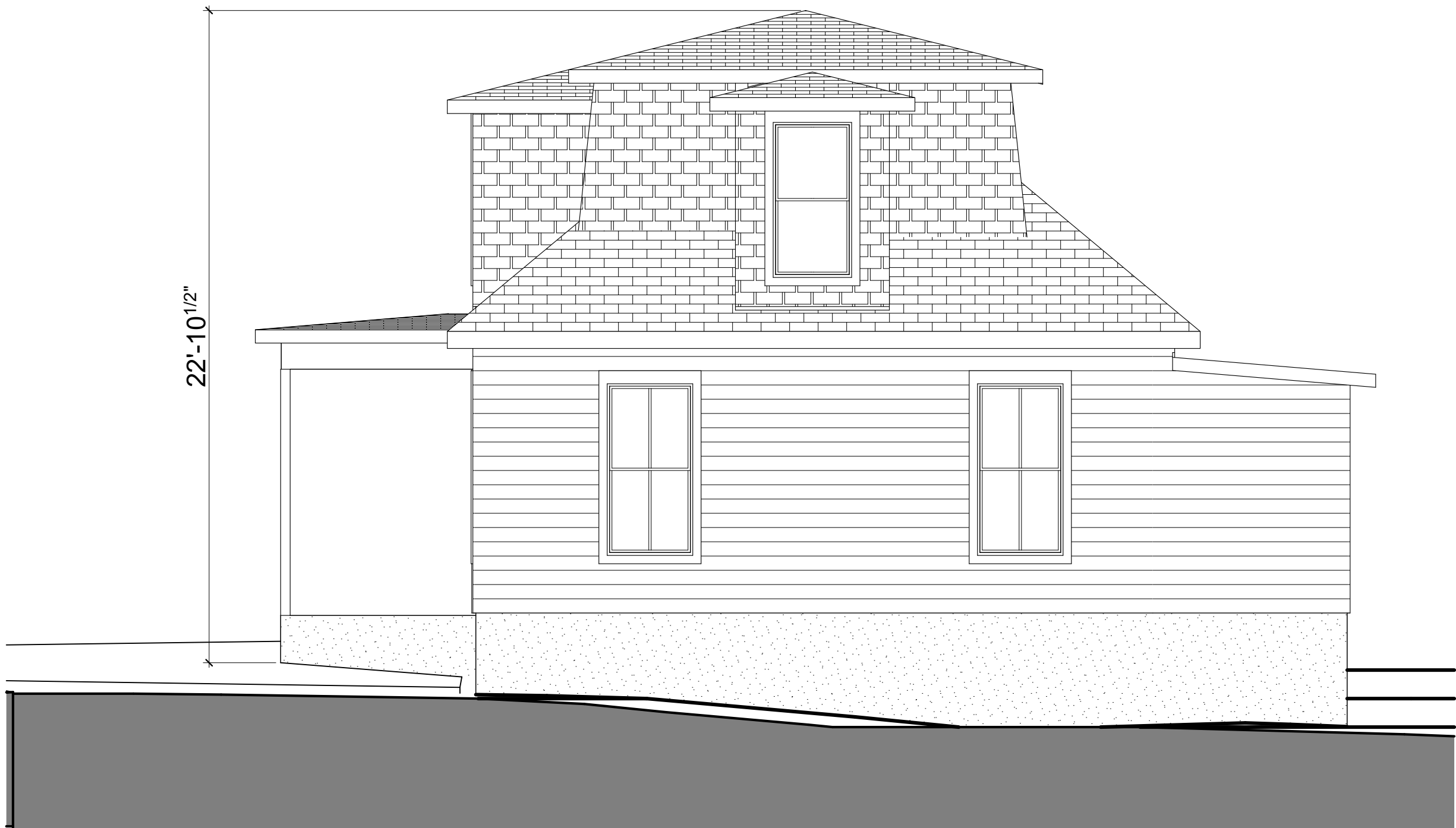
2 North (Left) Elevation

1/4" = 1'-0"



3 East (Rear) Elevation

1/4" = 1'-0"



4 South (Right) Elevation

1/4" = 1'-0"

Scale: 1/4" = 1'-0" at 24" x 36"
Scale: 1/8" = 1'-0" at 11" x 17"

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Revisions:

Sheet Title:

Building Elevations

Sheet Number:

A2.1