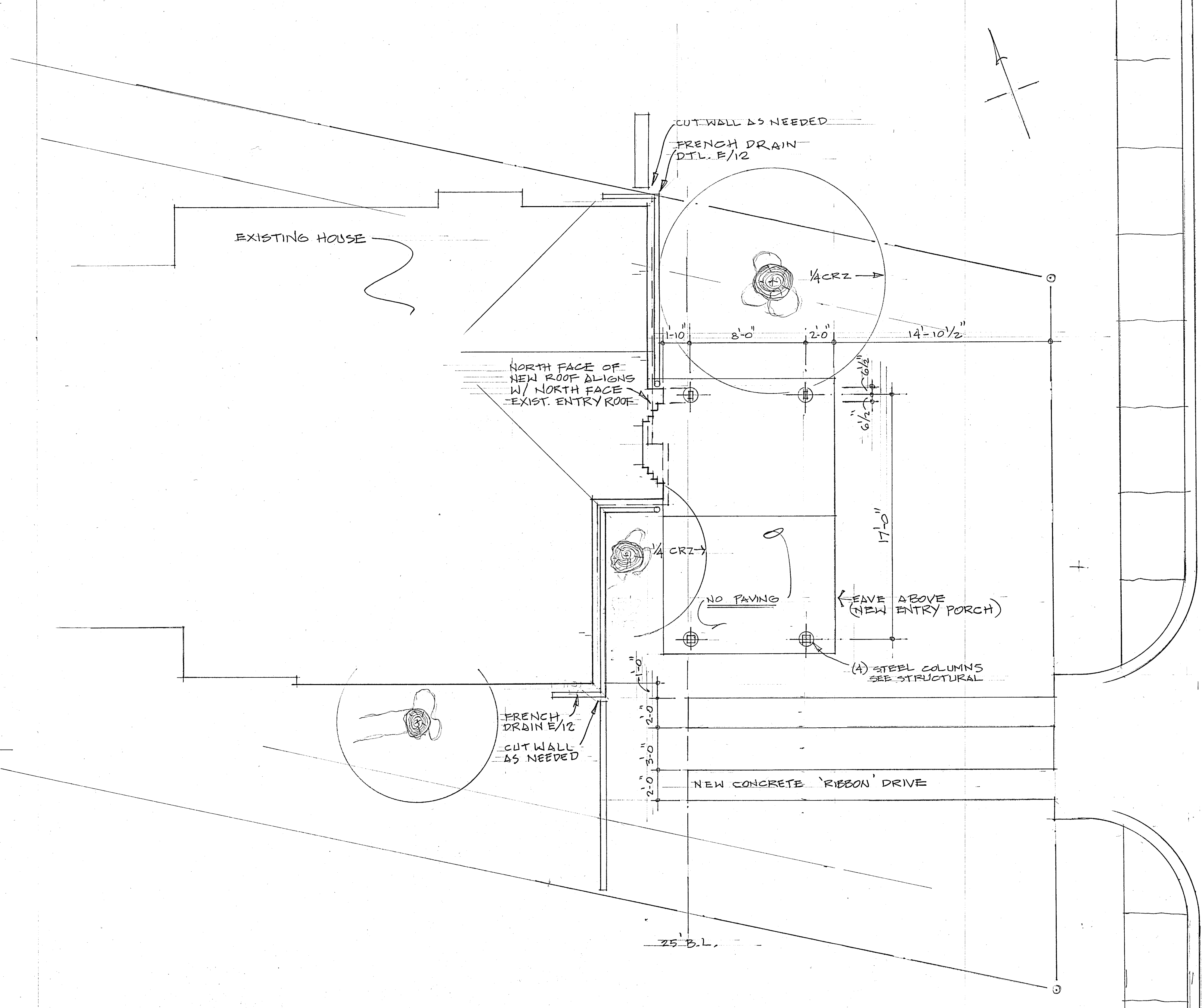
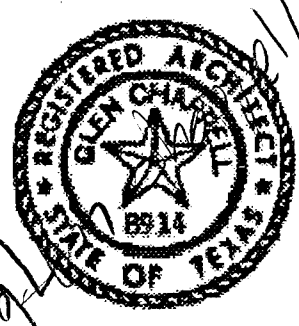




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PLAN EAST
(ENTRY Porch
+ Driveway)
Date 12.14.22
Sheet 2
Of 16

ALAMEDA DRIVE

SUNSET

CONC. APPROACH

±40" TO FENCE

±42" TO TREE

17" PECAN

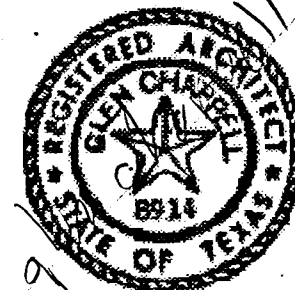
FIN. FLR. 518.45

PIERS IN 1/2 CRZ: FINALIZE LOCATION ON SITE AFTER AIR-SPADE LOCATES ANY MAJOR ROOTS (3 ONLY)

30" PECAN

1/4 CRZ

1/2 CRZ



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PLAN - WEST
(Rear Drive)

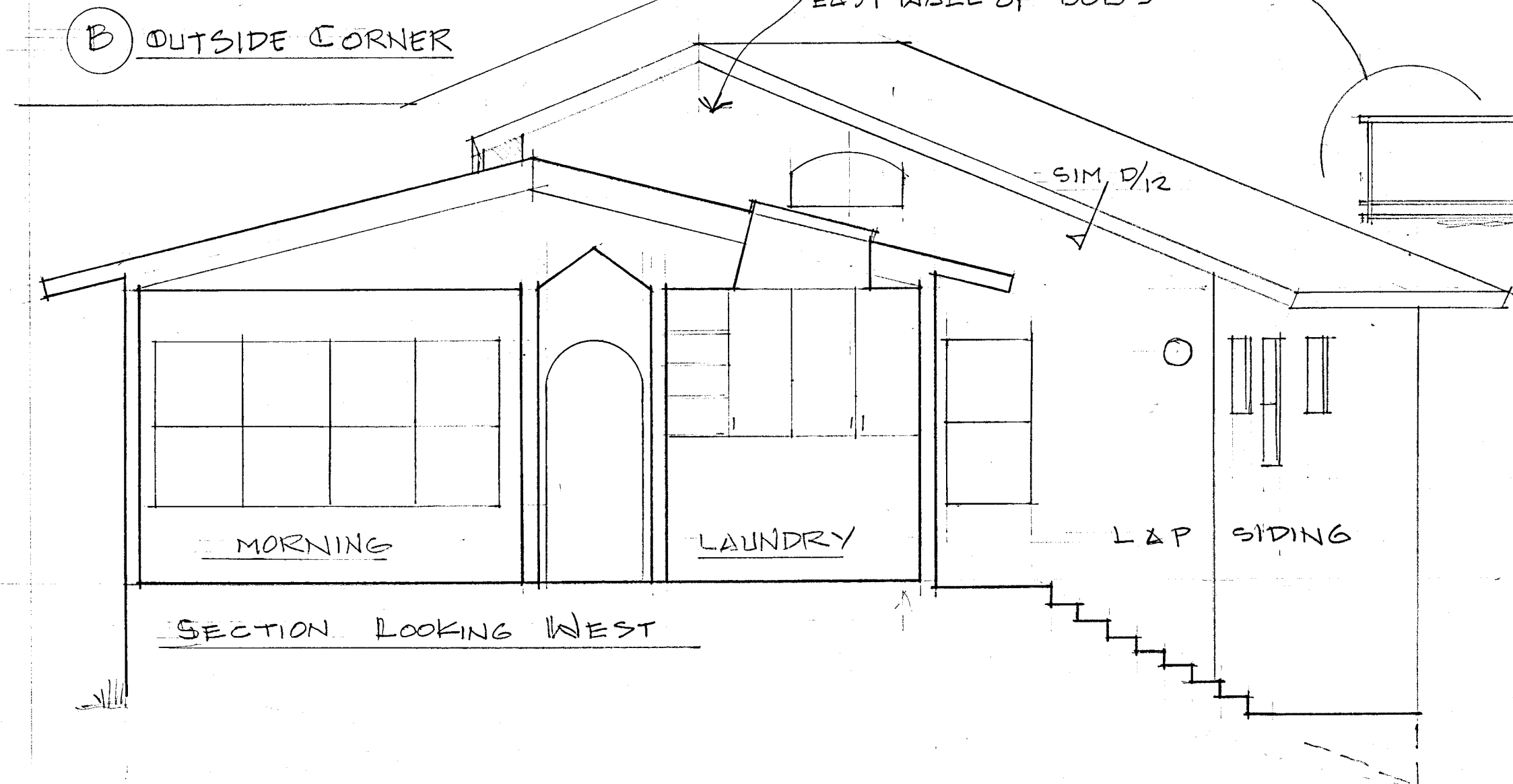
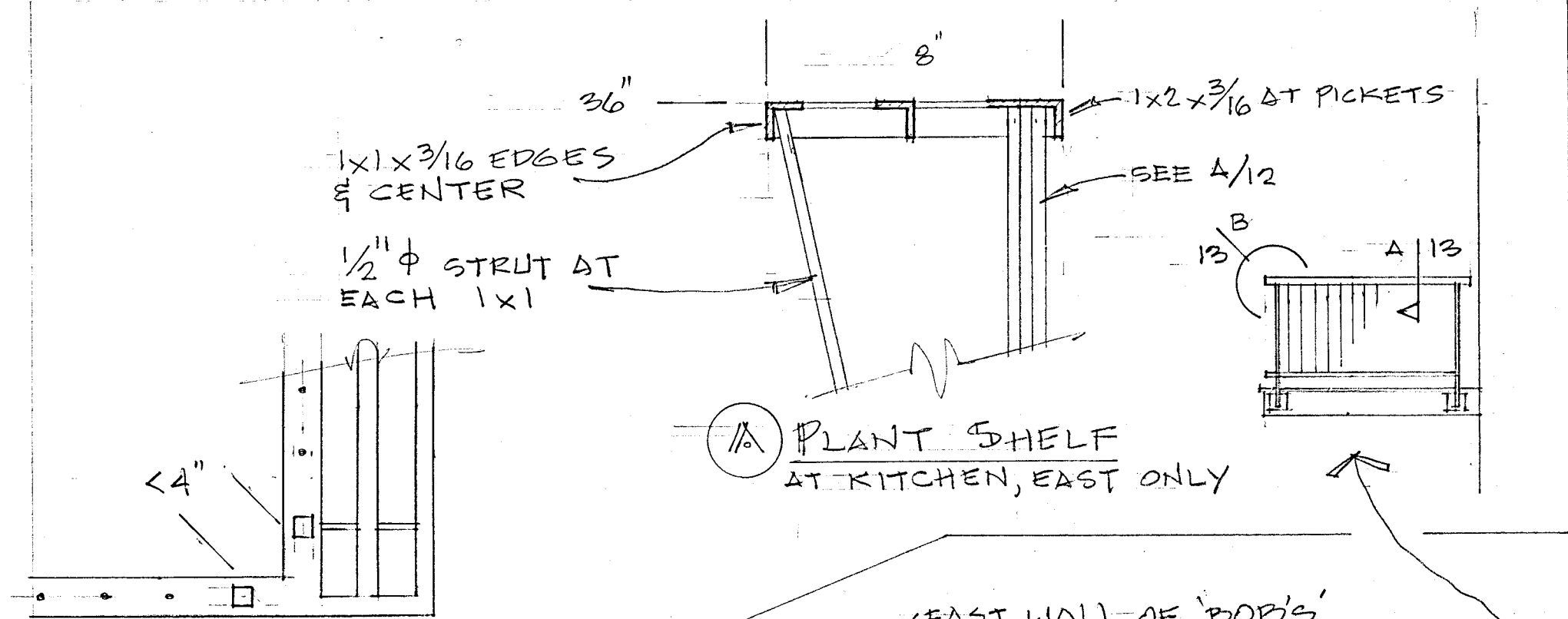
Date 12.14.22

Sheet

3

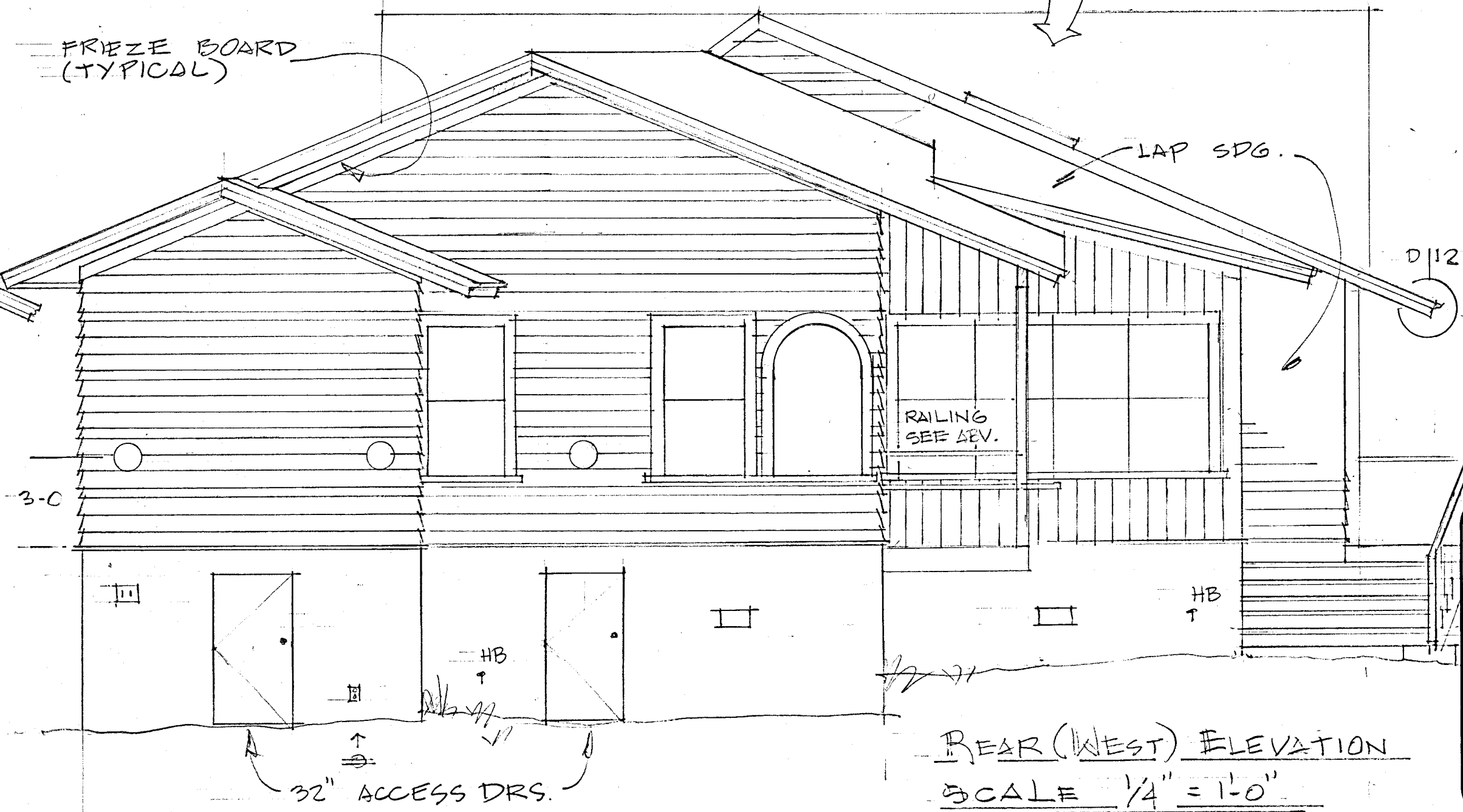
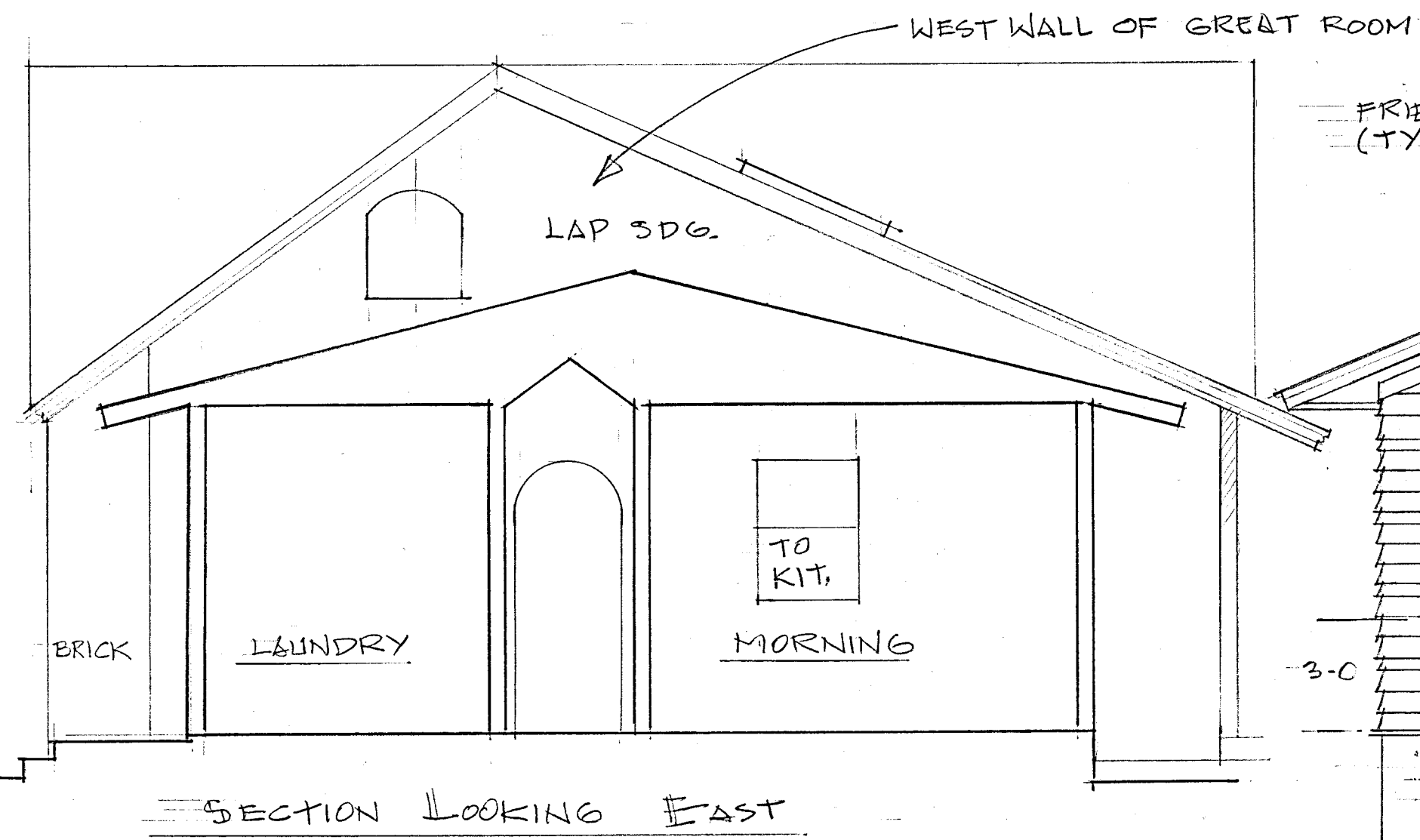
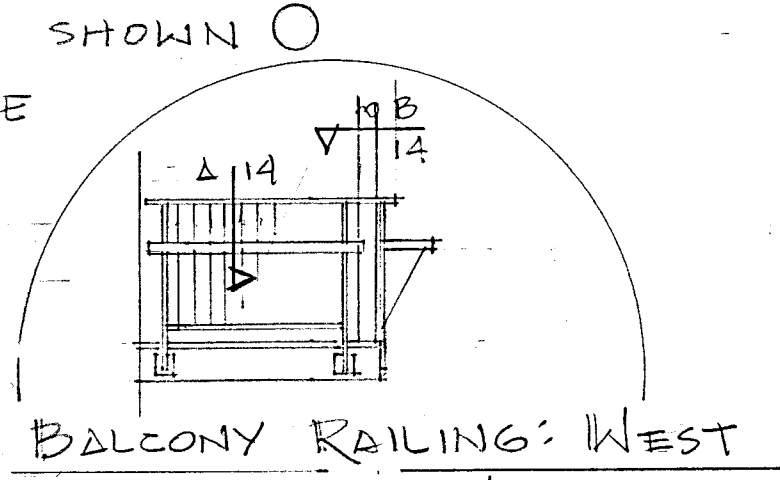
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Glen Chappell
ARCHITECT
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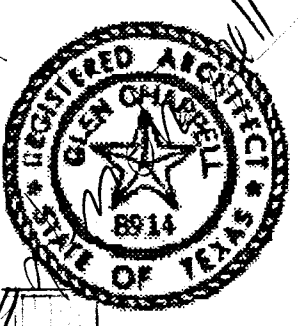
FRONT (EAST)

- SEE ROOF PLAN SHEET 4 FOR ROOF SLOPES AND EAVE DIMENSIONS
- EXTERIOR LIGHTS SHOWN ○
- LAP SIDING, EXPOSURE 7", 7", 7", 3 1/2", REPEAT
- BUILDING HEIGHT SEE SHT. 14 NORTH

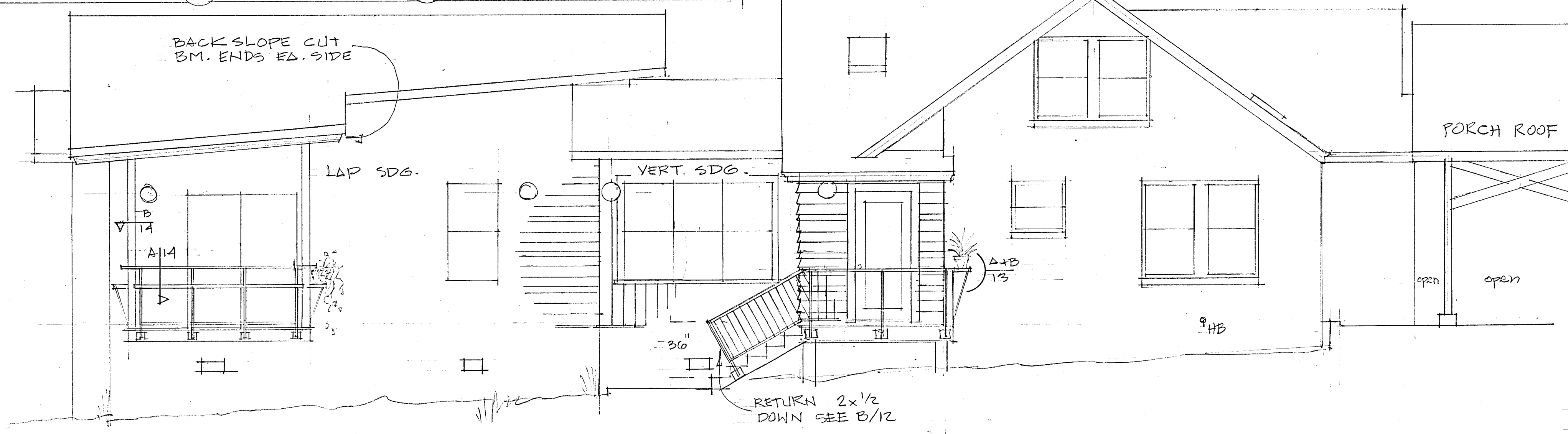
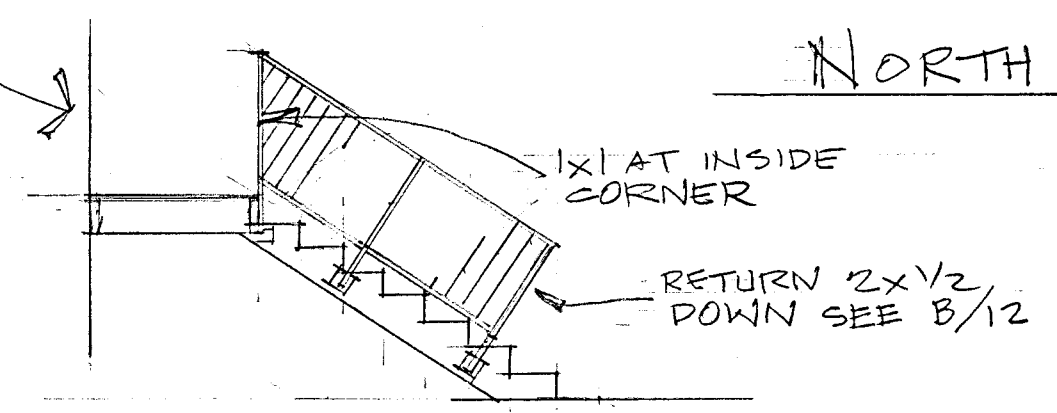
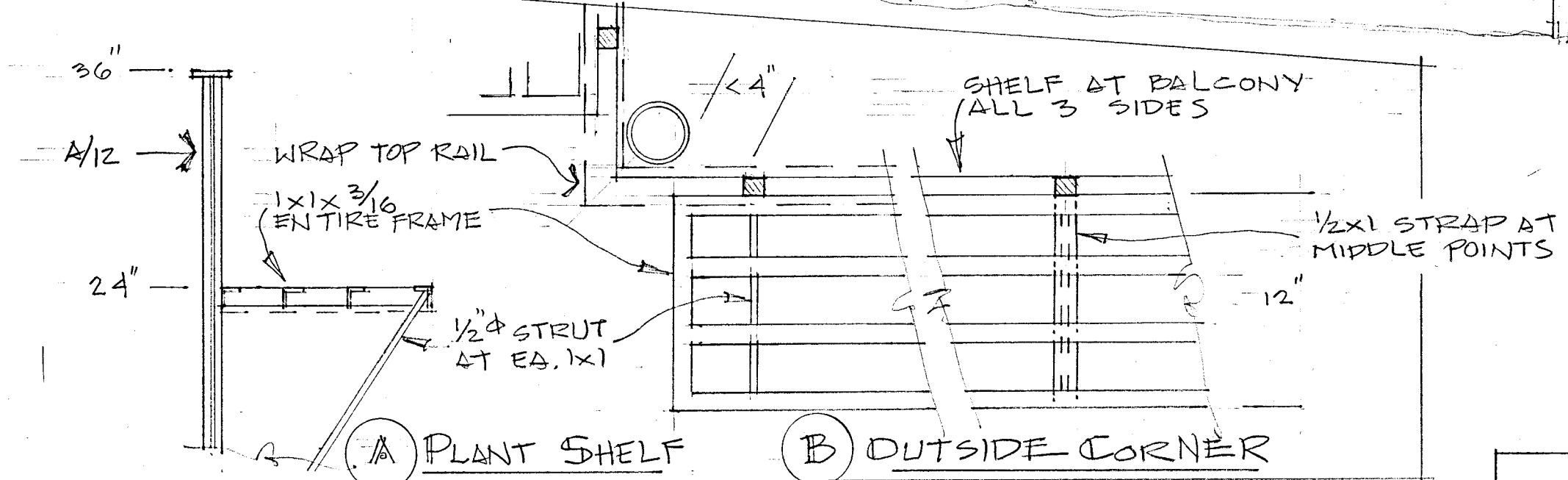
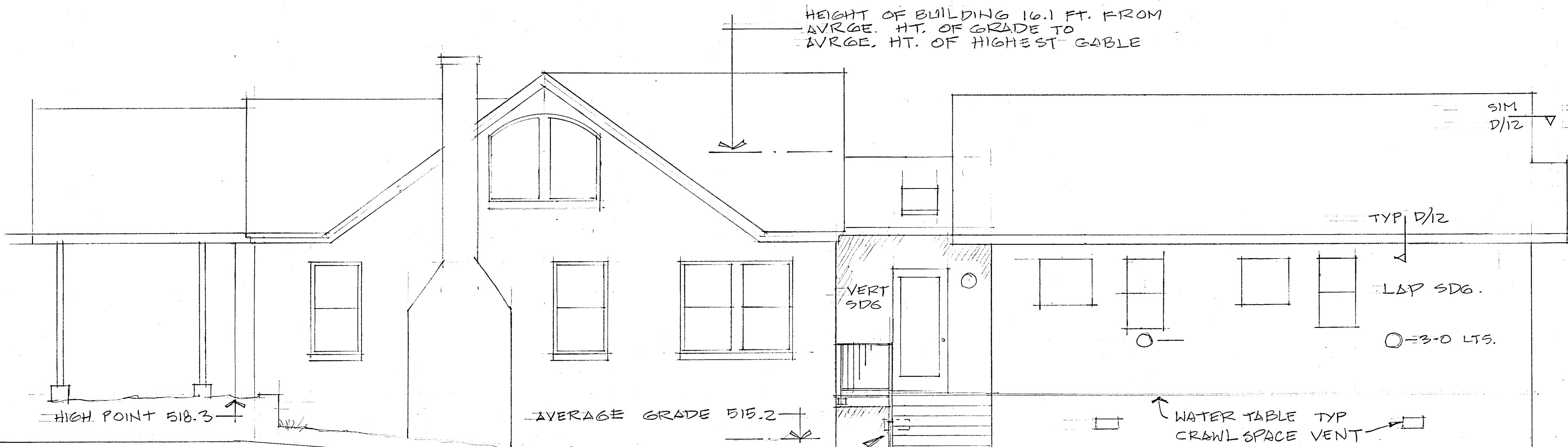


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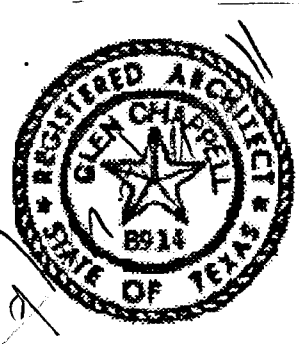
EXTERIOR
ELEVATIONS
EAST, WEST
Date 12.14.22
Sheet 13
Of 16



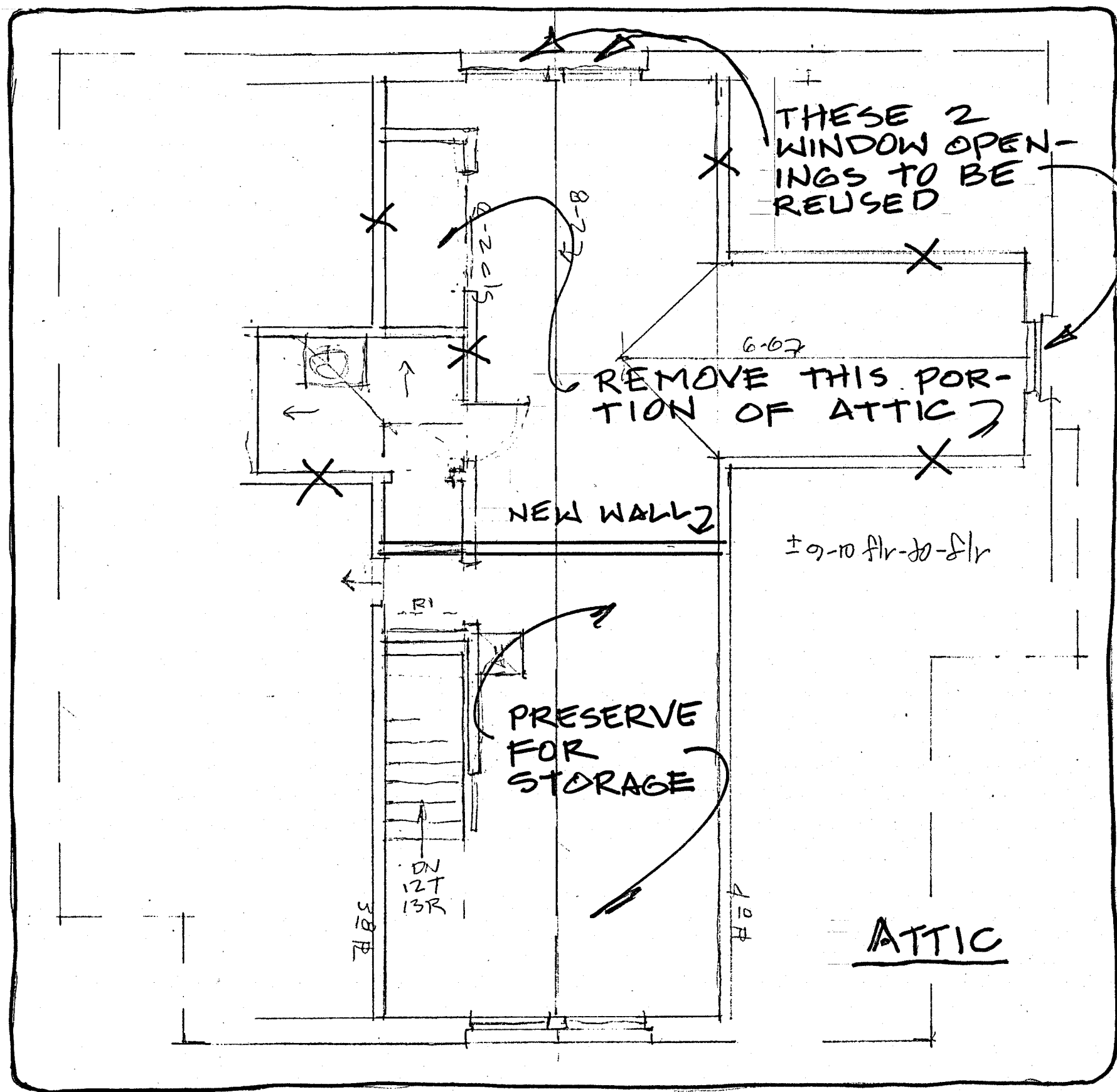
SOUTH ELEVATION... SC 3 1/4"

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EXTERIOR
ELEVATIONS
SOUTH, NORTH
Date 12.14.22
Sheet 14
Of 16



REMOVE OLD AC

CUT BRICK

REMOVE BRICK HERE

PRESERVE ALL BRICK & WINDOW OPENINGS ON N, E, & S SIDES

REMOVE ALL INTERIOR WALLS EXCEPT STAIRCASE TO ATTIC

CUT BRICK

ROOF 36° (not back hip) ≈ 9:12
 WDW SILLS 2-4 1/2" int. stool
 2-3 ext sill
 2-8 w
 7-6 head

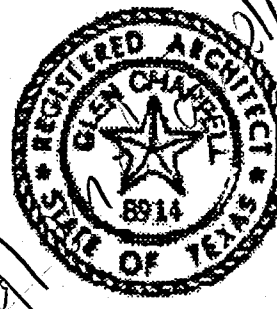
1702 ALAMEDA

AS-BUILT... SC: 1/4"

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AS-BUILT & DEMO PLAN
Date 12.14.22
Sheet 15
Of 16

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Lot Area (sq ft): 6203

Existing Building Coverage (see above A, sq ft): 0 1669

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 27 %

Final Building Coverage (see above B, sq ft): 0 2166

Final Coverage % of lot (B ÷ Lot Area) x 100 : 35 %

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq ft): 0 2461

Existing coverage % of lot (C ÷ Lot Area) x 100 : 40 %

Final Impervious Coverage (see above D, sq ft): 0 2660

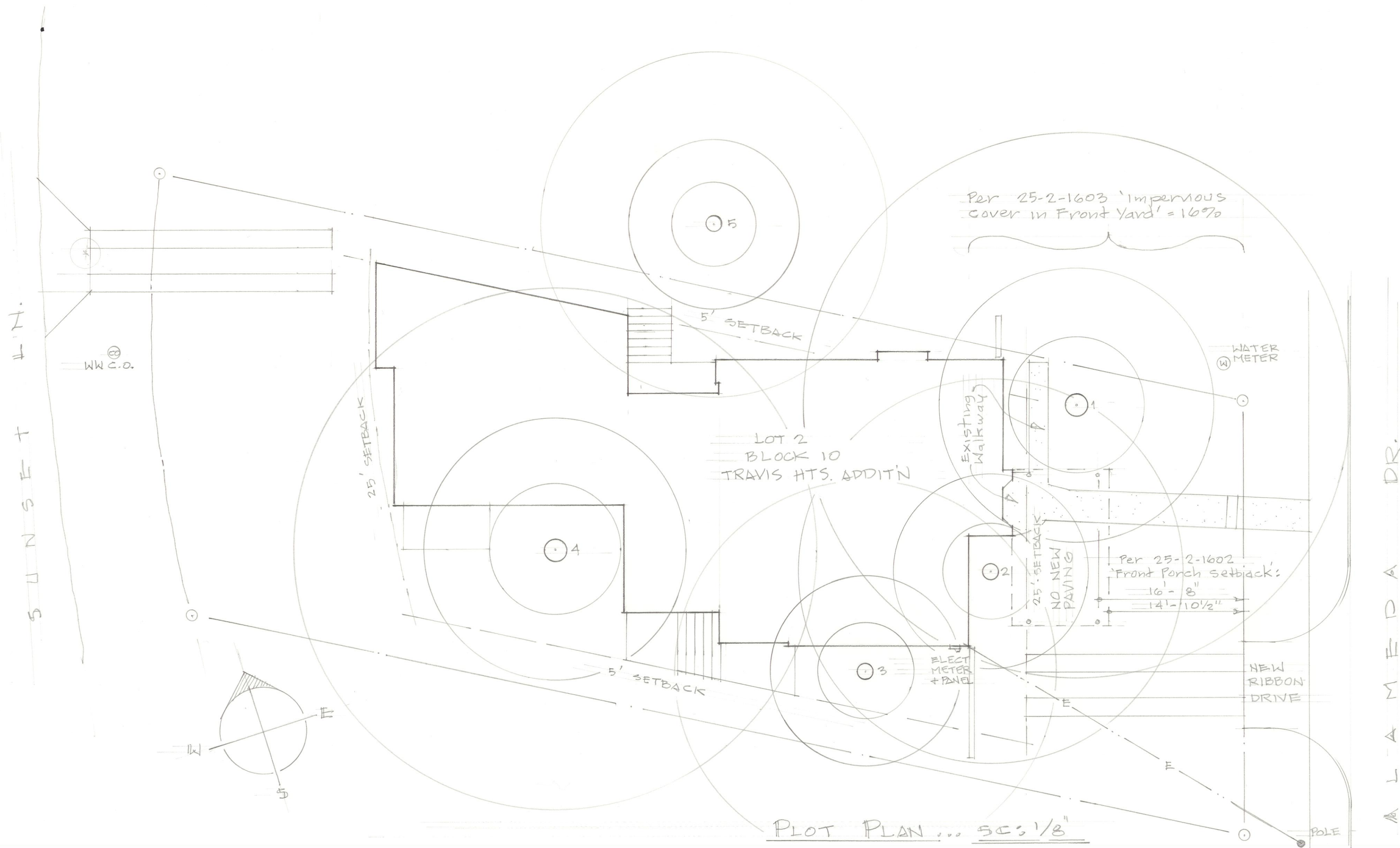
Final coverage % of lot (D ÷ Lot Area) x 100 : 43 %

Calculation Aid**Area Description**

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area	1374	576	1950
b) 2 nd floor conditioned area	-	-	-
c) 3 rd floor conditioned area	-	-	-
d) Basement	-	-	-
e) Attached Covered Parking (garage or carport)	-	-	-
f) Detached Covered Parking (garage or carport)	295	<-295>	-
g) Covered Wood Decks (counted at 100%)	-	-	-
h) Covered Patio	-	-	-
i) Covered Porch	-	216	216
j) Balcony	-	50	50
k) Other - Specify:	-	-	-
Total Building Area (TBA) (add: a through k)	1669	547	2216
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	1669	497	2166
l) Driveway	361	<-181>	180
m) Sidewalks	414	<-216>	198
n) Uncovered Patio	-	-	-
o) Uncovered Wood Decks (counted at 50%)	-	39	39
p) AC pads and other concrete flatwork	10	60	70
q) Other (Pool Coping, Retaining Walls)	7	-	7
Total Site Impervious Coverage (add: TBC and l through q)	2461	199	2660
r) Pool	-	-	-
s) Spa	-	-	-

- SEE 'Impervious Cover in Front Yard' below (= 1690)
- SEE 'Front Porch Setback' below:



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PLOT PLAN
TABULATION

Date: 12.14.22

Sheet **16**

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SCALE: 1"=20'



SUNSET LANE
(40' R.O.W.)

• SHADED AREAS TO BE DEMO'D

AS-15 PLAN 8.24.22

1702 ALAMEDA DRIVE
(50' R.O.W.)

- | | | |
|---|----------------|---|
| 1 | 31.5" Live Oak | Two drilled piers in 1/2 CRZ |
| 2 | 22.3" Live Oak | One drilled pier in 1/2 CRZ (Leans strongly over house) |
| 3 | 22.1" Pecan | No change |
| 4 | 30" Pecan | See notes below |
| 5 | 20" Pecan | No change (On neighbor's lot) |

Tree Protection Notes

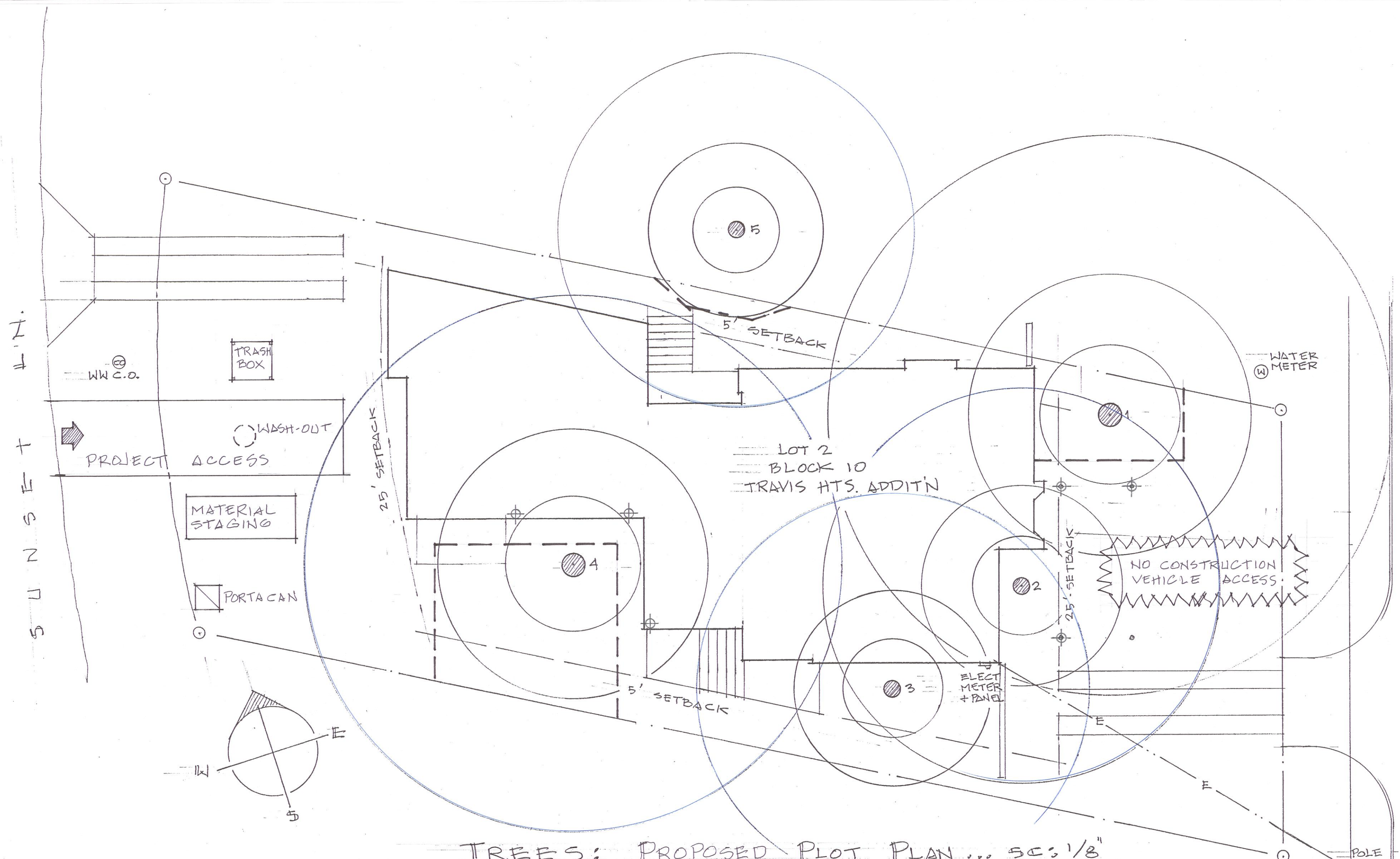
- Drilled piers in 1/2 CRZ: location to be finalized by air-spade under supervision of Arborist. Indicated on plan by ⊕
- Tree protection fencing per City detail 610S-4
- Tree fence shown with bold dotted line. Locate 3 feet from areas of work
- Tree no.'s 1, 2 & 4: provide 8" mulch at areas of 1/2 CRZ not enclosed by fence
- No vehicle access in front yard (Alameda). No wood planks secured to trunks of any tree will be required

30" Pecan (Tree no. 4) Notes

- As-is building directly abuts trunk up to about 8 feet height and sits over all root flares at South side of tree. Hand-demo this entire structure
- All new work is raised on pier-and-beam such that 100% of the CRZ of the 30" Oak is preserved at natural grade

Comparative table re CRZ of 30" Pecan

	As-is	Proposed
1/4 CRZ	42% covered by structure	Zero infringement
1/2 CRZ	50% covered w/ conc. struct. & walks	Three drilled piers, no cut or fill
Full CRZ	56% open @ natural grade	45% open @ natural grade



TREES: PROPOSED PLOT PLAN... 5/8"

ALAMEDA DR.



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PLOT PLAN
& TABULATION
• TREES •
Date 12.14.22
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