DRAWING LIST

A0.1	cover sheet
A0.2	site protection notes
A0.3	existing survey
A0.4	demo photos
A1.1	plot plan
A1.2	setback plane exhibit
A1.3	level 1 floor plan
A1.4	level 2 floor plan
A1.5	roof plan + schedules
A2.1	elevations
A2.2	elevations
A2.3	elevations
S-0.0	notes
S-1.0	foundation plan
S-2.0	framing plan
S-3.0	framing details
S-4.0	foundation details
S-4.1	bracing details
S-4.2	bracing details

GENERAL CONDITION NOTES:

All work shall comply with current versions of: International Residential Code, International Energy Conservation Code, and other applicable Codes, Ordinances, Rules, Regulations, and Laws of Building Officials or Authorities having jurisdiction. All Work necessary to comply with such requirements shall be provided by Contractor.

Discrepancies between Codes, standard practices, and information with Construction Drawings shall be brought to the attention of the Architect prior to construction.

Inter-Relation Of Documents: If discrepancies in information occur within the Contract Documents, report such discrepancies to the Architect, as they are discovered, before proceeding with construction.

Record Set Of Drawings: A record set of Contract Drawings and subsequent Drawings/Clarifications (SK's) shall be kept on the job at all times with all changes or notes recorded thereon.

Submittals: Contractor shall furnish Architect with the following submittals for review during the construction process. This list is in addition to material samples or mock-ups requested by Architect or Owner:
> Window and door orders, including shop drawings of any custom windows and doors
> Shop drawings of any custom steel fabrications (structural and non-structural)
> Shop drawings of cabinets
> Special equipment
> Cut sheets of light fixtures and plumbing fixtures

Architect will only review submittals that have been reviewed first by the General Contractor. Subcontractors shall not send submittals directly to Architect.

The Architect shall review submittals, such as shop drawings, product data, samples and other data for the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor.

GENERAL SCOPE OF WORK

This project is an addition of an elevator entry and 2nd level laundry room to an existing 2-story residence

LEGAL DESCRIPTION:

LOT 21 OLT 7&8 DIV Z AND ADJ 5 FT OF ALLEY ENFIELD B

ZONING:

SF-2

PROPERTY ID:

112120

GEOGRAPHIC ID:

0112020502

OVERLAY DISTRICT:

Residential Design and Compatibility Standards

LOT SIZE:

17,844 square feet

OWNER

Gabrielle Bekink
901 S. Mopac Expy BLDG 5 #140
Austin, TX 78746

BUILDER

Katz Builders Inc.
7901 Southwest Pkwy, #12
Austin, TX 78735
512.301.6000

STRUCTURAL ENGINEER

FORT Structures
2235 East 6th Street #105
Austin, TX 78702
512.817.9264

SITE INFORMATION:

lot size	17,844 sf
max allowed bldg coverage (40%)	7,138 sf
max allowed FAR (40%)	7,138 sf
max allowed impervious cover (45%)	8,030 sf

AREA CALCULATIONS:

building area (to remain):	
main house 1st floor	2,426 sf
guest house 1st floor	697 sf
covered parking (carport)	367 sf
covered patios/porches	
breezeway	223 sf
pool cabana	417 sf
covered entrances	235 sf
other roofed areas	
unconditioned storage	248 sf
building area (new/added)	
main house 1st floor	89 sf
covered porch	208 sf
total building coverage:	**4,910 sf**
% of lot size:	**27.52%**

IMPERVIOUS COVER CALCULATIONS:

impervious cover:	
total building coverage	4,911 sf
driveway	1,605 sf
sidewalks	291 sf
uncovered patio	352 sf
concrete flatwork	206 sf
pool coping [other]	139 sf
landscape walls [other]	237 sf
temporary gazebo [other]	100 sf
total impervious coverage:	**7,841 sf**
% of lot size:	**43.94%**

SUBCHAPTER F:

existing area (to remain):	
first floor [main and guest houses]	3,123 sf
second floor [main and guest houses]	2,936 sf
ground floor porch [breezeway]	223 sf
attached carport	367 sf
accessory buildings	
pool cabana	417 sf
storage	248 sf
new area (added)	
first floor	298 sf
second floor	298 sf
initial gross floor area:	**7,910 sf**
exemptions:	
ground floor porch [breezeway + part of addition]	223 sf
pool cabana [portion unenclosed as porch]	311 sf
carport [existing sf + 200 sf]	567 sf
total exemptions:	**1,101 sf**
final gross floor area:	
initial gross floor area:	7,910 sf
exemptions:	-1,101 sf
total GFA after exemptions:	**6,809 sf**
% of lot size:	**38.16%**

PERMIT SET

REGISTERED ARCHITECT Phillip T. Keil 17643 STATE OF TEXAS

12/16/22

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Bekink Addition

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12/16/22

cover sheet

A0.1

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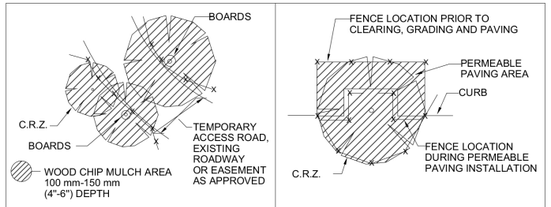
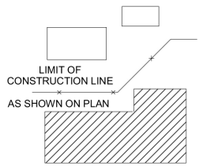
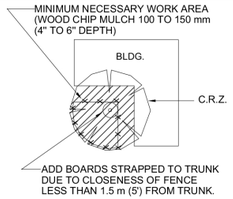


LINEAR CONSTRUCTION THROUGH TREES

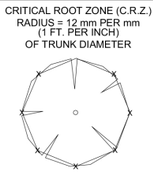
TREES IN PAVING AREA



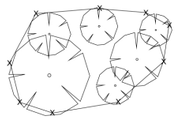
NATURAL AREAS



TREES NEAR CONSTRUCTION ACTIVITY

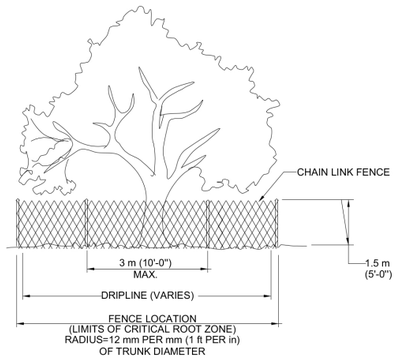


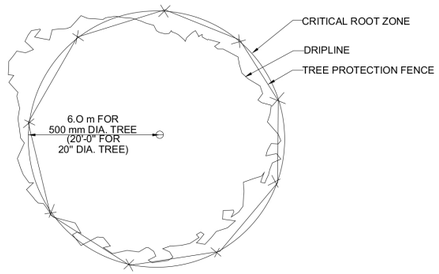
INDIVIDUAL TREE



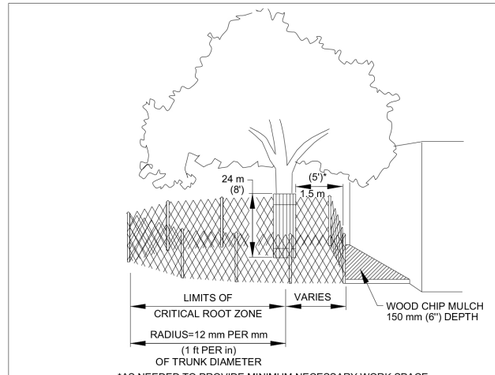
GROUP OF TREES

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

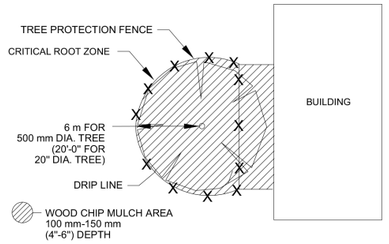




CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE.
IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4

TREE AND NATURAL AREA PROTECTION NOTES:

All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.

Protective fences shall be erected as detailed for the tree protection, the fence shall consist of 5ft tall chain link fencing material and non-movable posts installed at 8ft intervals or less.

Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing, and grading), and shall be maintained throughout all phases of the project.

Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.

Protective fences shall completely surround the trees or group of trees and will be located at the outermost limit of branches (drip line). Signs in English and Spanish, visible from all directions shall be placed on the fence to inform workers of the purpose for the boundary. For natural areas, protective fences shall follow the limit of construction line in order to prevent the following:

A. Soil compaction in the root zone area resulting from vehicular traffic or storage equipment or materials;
B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill) or trenching not indicated on plans;
C. Wounds to exposed roots, trunk or limbs by mechanical equipment
D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fire.

Exceptions to installing protective fences at critical roots zones (the critical roots zone is defined as the drip line of the tree or 12" radial distance form the trunk for each inch of trunk diameter measured 54" above grade) may be permitted in the following cases:

A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2ft to 4ft beyond the area disturbed.
B. Where permeable paving is to be installed, erect the fence at the other limits of the permeable paving area.
C. Where trees are close to proposed buildings, erect the fence no closer than 6ft to the building.

Special Note: For the protection of natural areas, no exceptions to installing fences at the limit of construction line will be permitted.

Where any of the above exceptions result in a fence being closer than 5ft to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branch) in addition to the reduced fencing.

Where any of the above exceptions result in areas of unprotected root zones, those areas should be covered with 8 inches of coarse organic mulch to minimize soil compaction.

All grading within protected root zone areas shall be done by hand or with an air spade tool to minimize root damage. Prior to grading, relocate protective fences to 2ft behind the grade change area. In no case shall the fencing be located closer to the tree trunk than six times the diameter of the trunk.

Any roots exposed, cut, or torn by construction activity shall be pruned flush with the soil and the wound shall be painted with standard tree wound dressing. Tree wound dressing shall be either Treekote aerosol, or Tanglefoot pruning sealer (or approved equal). Backfill root areas with good quality top soil as soon as possible if exposed root areas are not backfilled within 2 days. Cover root areas with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.

Prior to excavation or grade cutting within tree drip lines, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots. Severed roots on the undisturbed side of the excavation shall be cut cleanly and painted with standard tree wound dressing.

Trees most heavily impacted by construction activities should be watered deeply once a week during the growing season. The weekly total of natural rainfall and supplemental water should be the equivalent of 1 inch or 750 gal/1000 sf. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.

Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible. Trenching within the 1/2 critical root zone shall be performed by hand excavation or with an air spade tool.

No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.

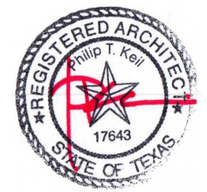
Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

All finished pruning must be done according to recognized, approved standards of the industry (reference the National Arborist Association pruning standards for shade trees)

Deviations from the above notes may result in fines if there is substantial incompetence or if a tree sustains damage as a result.

Trees approved for removal shall be removed in a manner which does not impact trees to be preserved or their root zones.

PERMIT SET



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12/16/22

site protection notes

A0.2

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existing survey
A0.3

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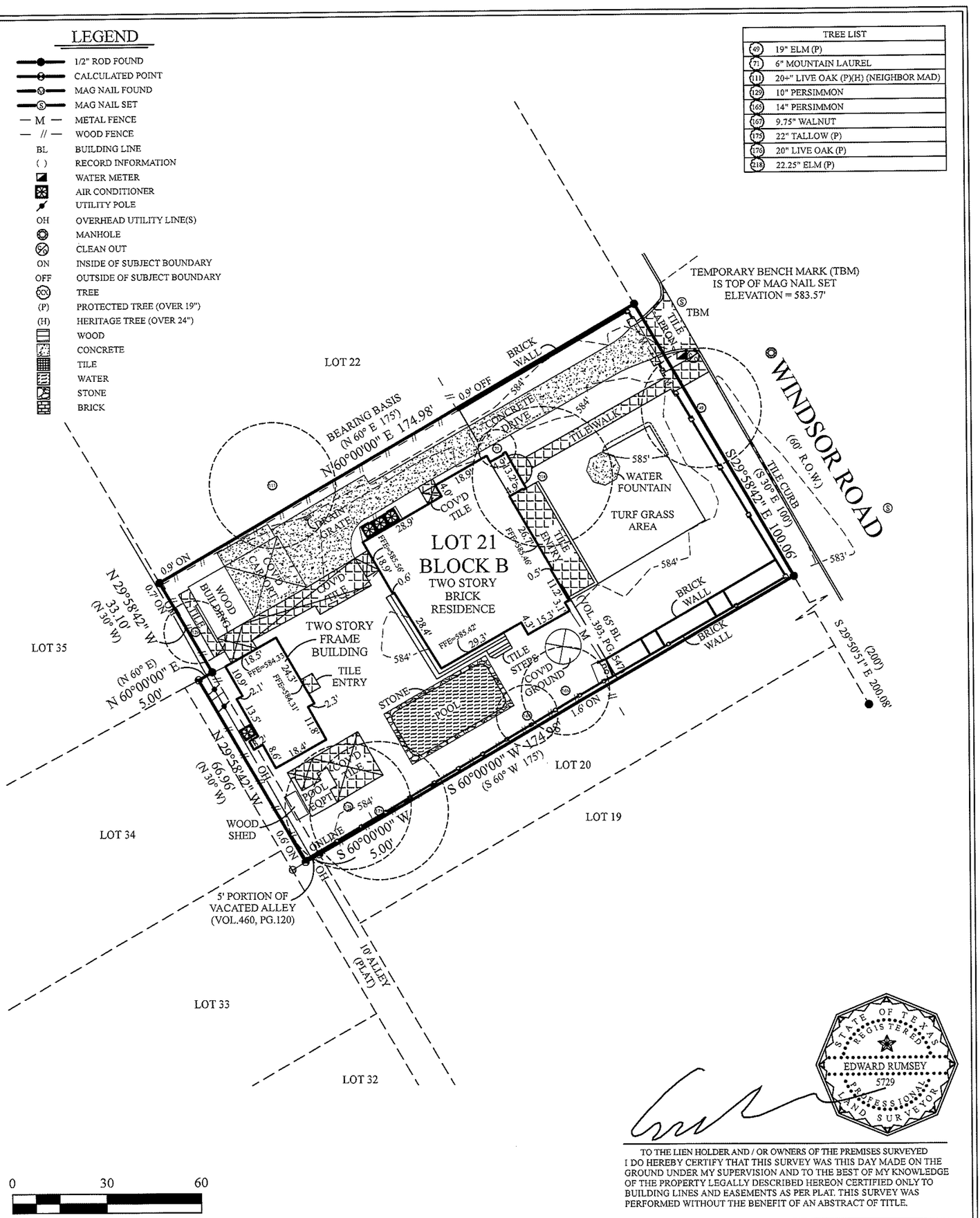
1 existing survey
NOT TO SCALE

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- MAG NAIL FOUND
- MAG NAIL SET
- — M — METAL FENCE
- — // — WOOD FENCE
- BL BUILDING LINE
- ( ) RECORD INFORMATION
- WATER METER
- AIR CONDITIONER
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- MANHOLE
- CLEAN OUT
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- TREE
- (P) PROTECTED TREE (OVER 19")
- (H) HERITAGE TREE (OVER 24")
- WOOD
- CONCRETE
- TILE
- WATER
- STONE
- BRICK

TREE LIST	
49	19" ELM (P)
71	6" MOUNTAIN LAUREL
111	20+" LIVE OAK (P)(H) (NEIGHBOR MAD)
129	10" PERSIMMON
165	14" PERSIMMON
167	9.75" WALNUT
175	22" TALLOW (P)
176	20" LIVE OAK (P)
218	22.25" ELM (P)



0 30 60

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 393, PG. 547; AND AS STATED ON PLAT RECORDED IN VOL. 3, PG. 75.
SUBJECT TO A PERPETUAL RIGHT AND EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOL. 460, PG. 120.

LEGAL DESCRIPTION

LOT 21, ENFIELD, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 3, PG. 75, PLAT RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH THE ADJACENT 5 FEET OF THE VACATED ALLEY, RECORDED IN VOL. 460, PG. 120, DEED RECORDS, TRAVIS COUNTY, TEXAS.

N
NW NE
W SCALE E
1" = 30'
SW SE
S

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0445J PANEL: 0445J DATED: 01/06/2016

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

GABRIELLE DEKUYPER BEKINK
1710 WINDSOR ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	OCTOBER 04, 2019	FIELDED BY:	DERICK SOLOMON	10/01/2019
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	10/03/2019
G.F. NO.:	-	DRAWN BY:	DAVID BAK	10/04/2019
JOB NO.:	A0909119 - A0205013	RPLS CHECK:	EDWARD RUMSEY	10/04/2019

1 existing structure looking east

2 existing structure looking north

PERMIT SET

REGISTERED ARCHITECT Phillip T. Keil 17643 STATE OF TEXAS

12/16/22

1211 E. 11th Street 200
Austin, Texas 78702
tel 512 479 4100
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demo photos

A0.4

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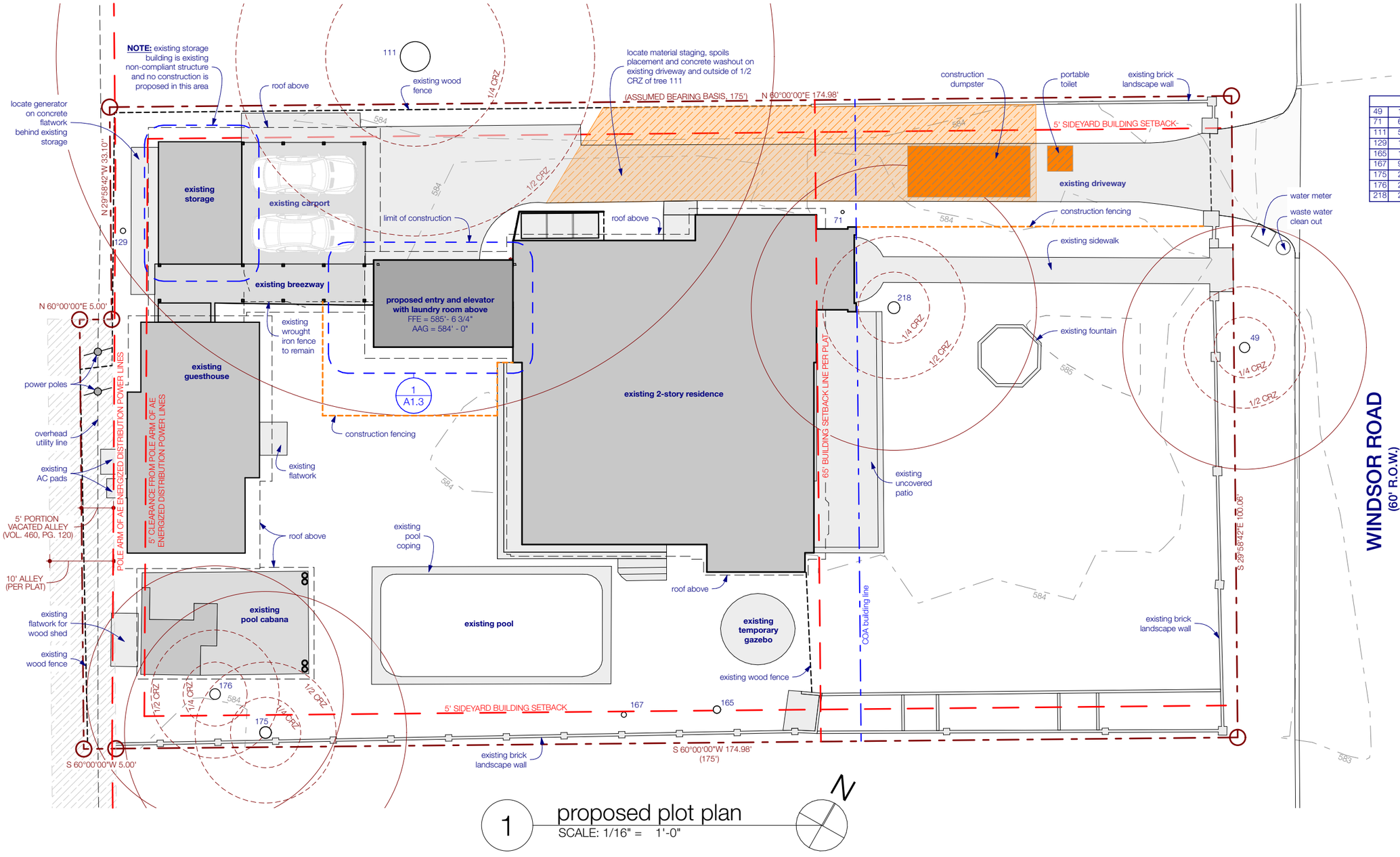
PROPERTY ADDRESS:
1710 WINDSOR ROAD
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION:
LOT 21 OLT 7&8 DIV Z AND
ADJ 5 FT OF ALLEY ENFIELD B

NOTE:
> see A0.2 tree and natural area protection notes

TREE TABLE		
49	19"	elm
71	6"	mountain laurel
111	56"	live oak
129	10"	persimmon
165	14"	persimmon
167	9.75"	walnut
175	22"	tallow
176	20"	live oak
218	22.25"	elm



1 proposed plot plan
SCALE: 1/16" = 1'-0"

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Bekink Addition

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Austin, Texas 78703

12/16/22

plot plan

A1.1

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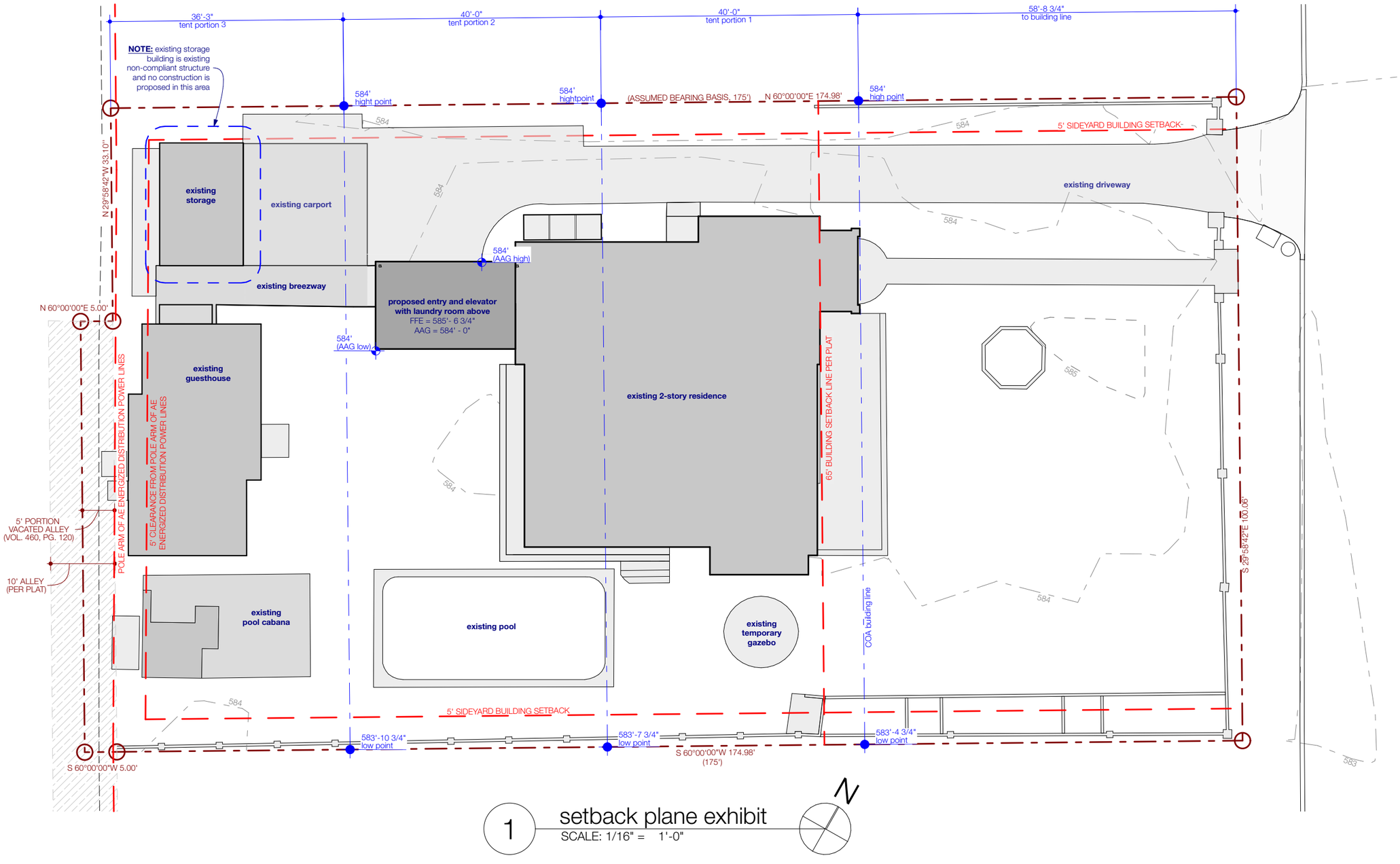
PROPERTY ADDRESS:
1710 WINDSOR ROAD
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION:
LOT 21 OLT 7&8 DIV Z AND
ADJ 5 FT OF ALLEY ENFIELD B



1 setback plane exhibit
SCALE: 1/16" = 1'-0"

PERMIT SET

REGISTERED ARCHITECT
Phillip T. Keil
17643
STATE OF TEXAS

12/16/22

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12/16/22

setback plane exhibit

A1.2

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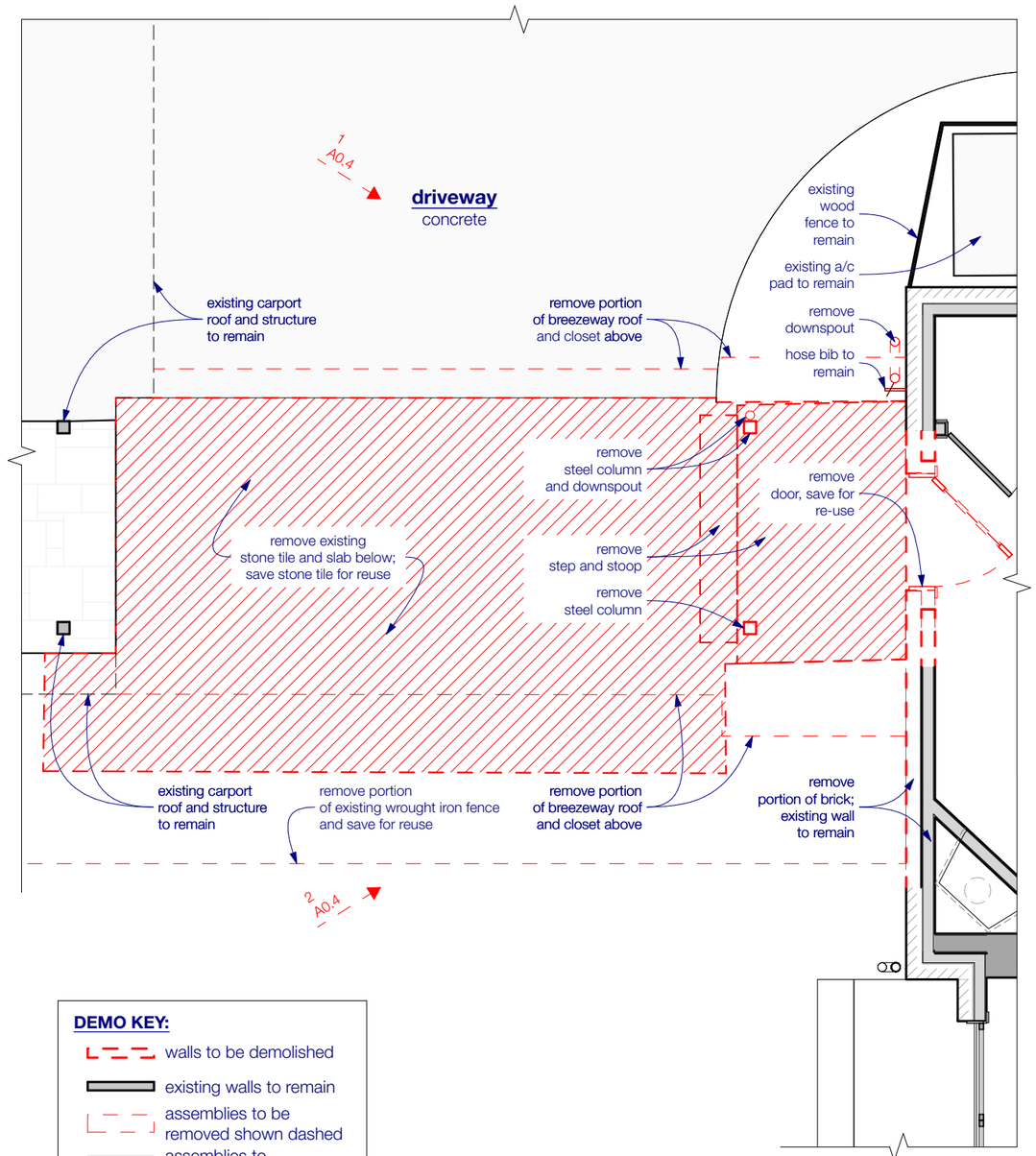
NOTE:
> see A0.2 tree and natural area protection notes

GENERAL NOTES:
> all egress windows and doors to comply with R310

> smoke detectors to be located and wired in compliance with R314

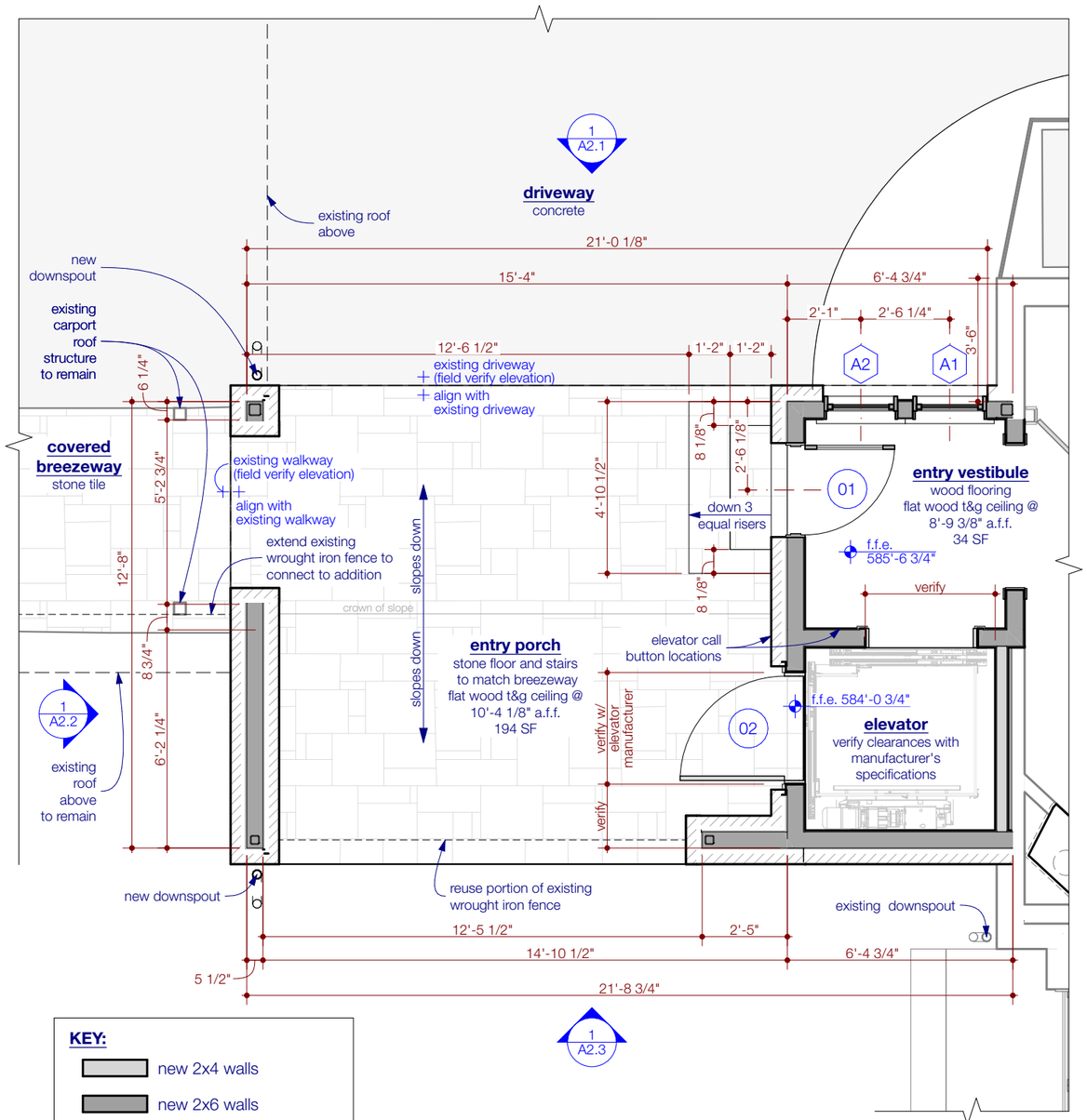
> carbon monoxide alarms to be located and wired in compliance with R315

> stairs, handrails, guardrails to comply with R311 and R312



DEMO KEY:
- walls to be demolished
- existing walls to remain
- assemblies to be removed shown dashed
- assemblies to remain shown solid
- reference for demolition photos
- flooring and slab to be demolished

2 level 1 demo plan
SCALE: 1/4" = 1'-0"



KEY:
- new 2x4 walls
- new 2x6 walls
- walls to remain
- SD CM smoke/carbon monoxide detector

1 level 1 plan
SCALE: 1/4" = 1'-0"

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level 1 floor plan

A1.3

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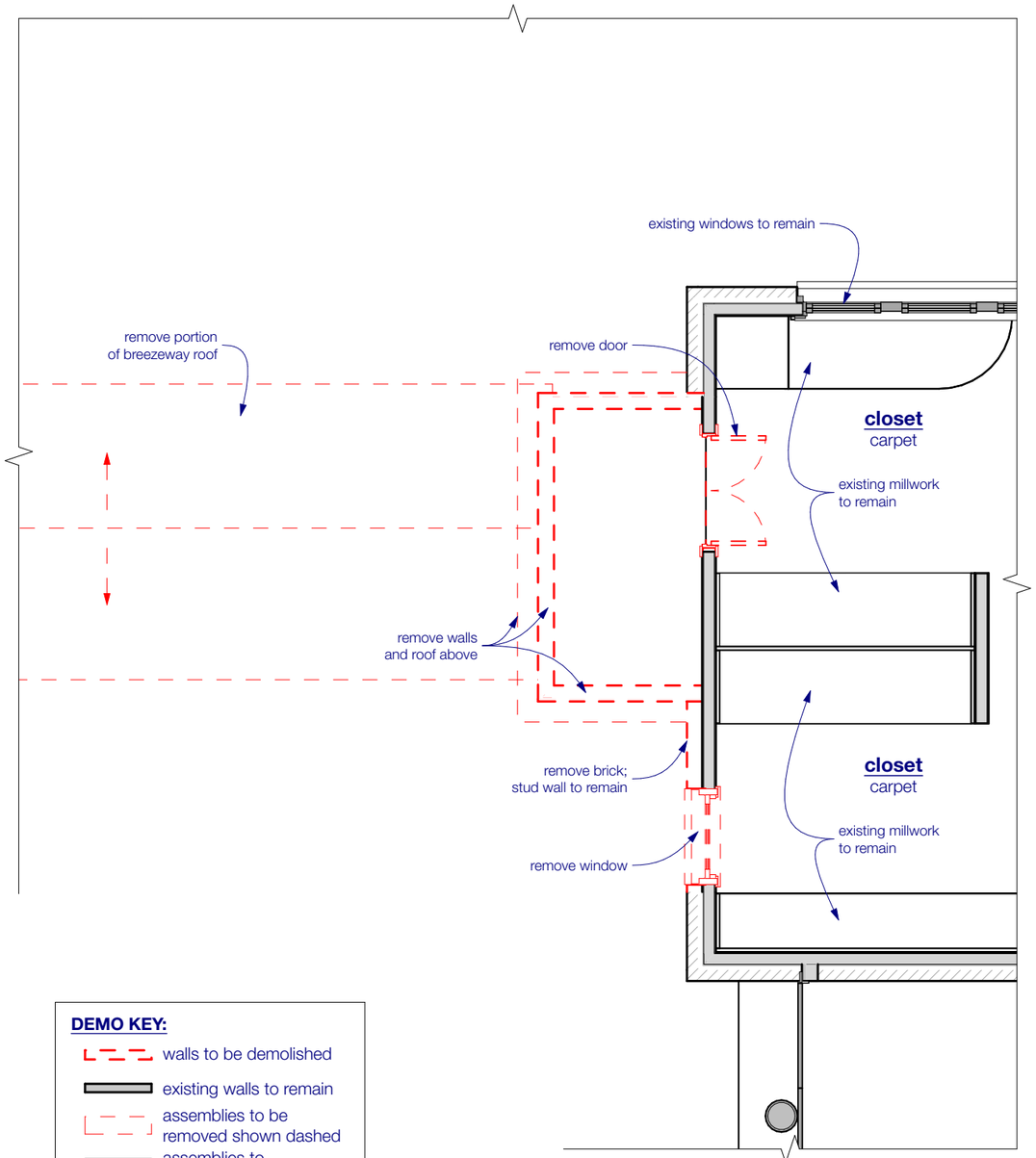
NOTE:
> see A0.2 tree and natural area protection notes

GENERAL NOTES:
> all egress windows and doors to comply with R310

> smoke detectors to be located and wired in compliance with R314

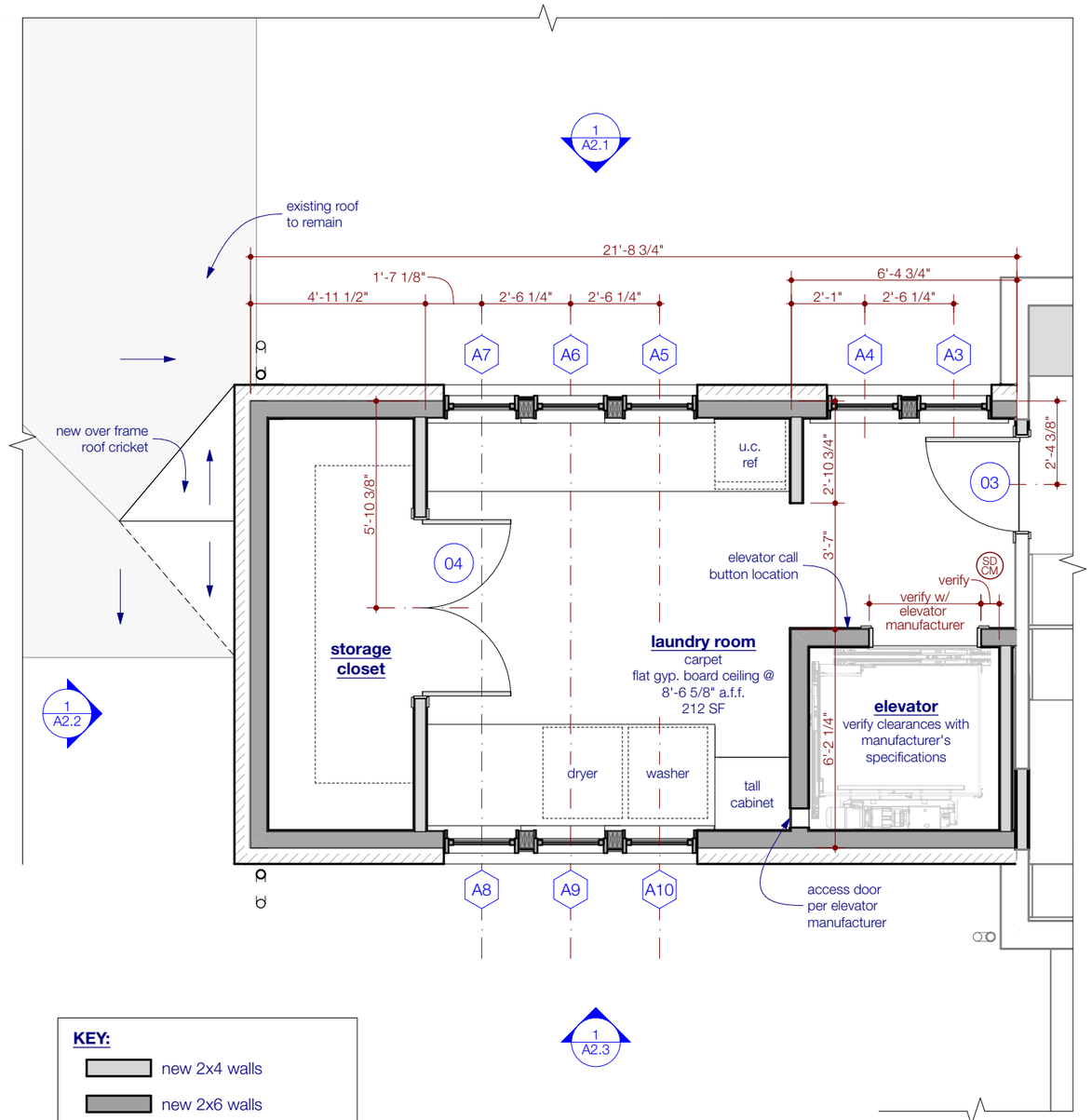
> carbon monoxide alarms to be located and wired in compliance with R315

> stairs, handrails, guardrails to comply with R311 and R312



DEMO KEY:
- walls to be demolished
- existing walls to remain
- assemblies to be removed shown dashed
- assemblies to remain shown solid
- reference for demolition photos

2 level 2 demo plan
SCALE: 1/4" = 1'-0"



KEY:
- new 2x4 walls
- new 2x6 walls
- walls to remain
- SD CM smoke/carbon monoxide detector

1 level 2 plan
SCALE: 1/4" = 1'-0"

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level 2 floor plan

A1.4

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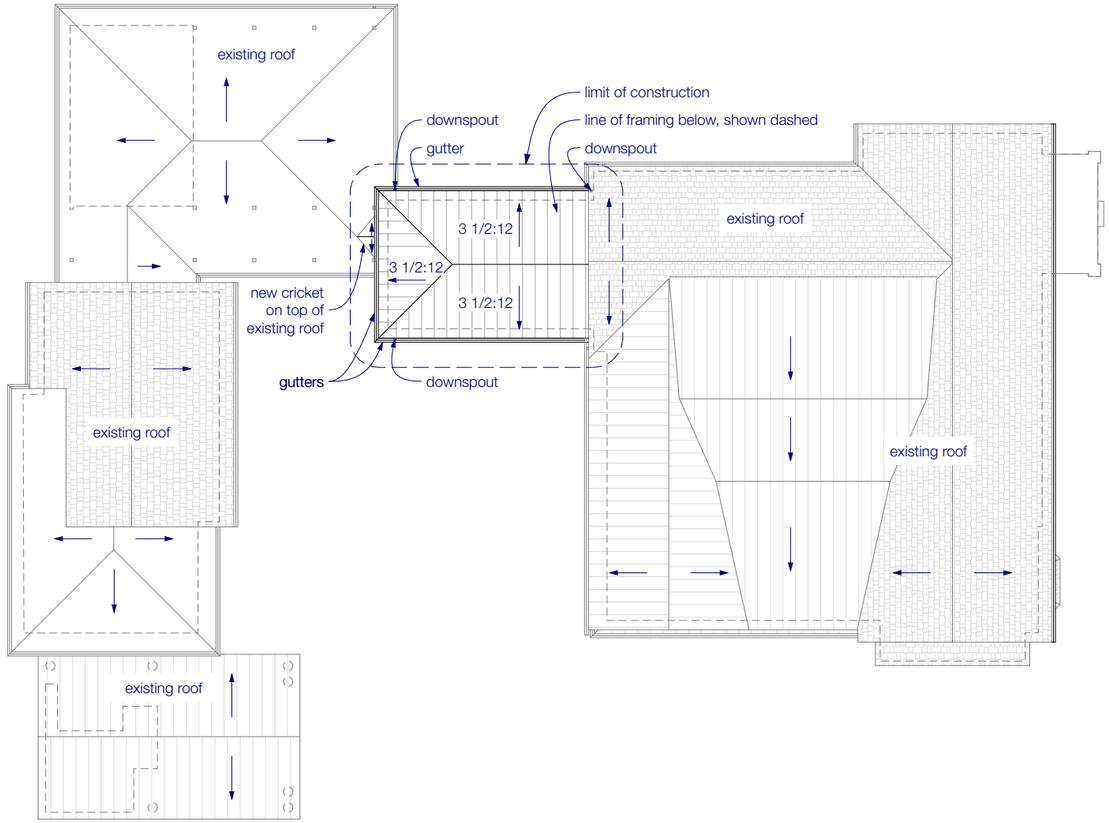
DIMENSIONS GIVEN ARE TO WINDOW UNIT. APPROPRIATE SHIM SPACE SHALL BE ADDED BY FRAMER TO ACHIEVE ROUGH OPENING.

WINDOW SCHEDULE

key	location	type	width	height	head height	notes
A1	entry vestibule	awning	2'-1"	2'-8"	align w/ existing entry door	
A2	entry vestibule	awning	2'-1"	2'-8"	align w/ existing entry door	
A3	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A4	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A5	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A6	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A7	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A8	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A9	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	
A10	laundry room	awning	2'-1"	2'-8"	align w/ existing windows	



1 roof plan
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

> all egress windows and doors to comply with R310

> all upper level windows to comply with window fall protection in R312.2

> all windows and doors located in hazardous locations shall be safely glazed in accordance with code 308.4

> all glazing in windows and doors to comply with current energy codes & R301.1.2

SIZES INDICATE FRAME SIZE. APPROPRIATE SHIM SPACE SHALL BE ADDED BY FRAMER TO ACHIEVE ROUGH OPENING.

EXTERIOR DOOR SCHEDULE

key	location	width	height	type	lock set	notes
01	entry vestibule	2'-8"	6'-8"	inswing	entrance	re-use existing door
02	elevator	3'-2"	7'-5"	outswing	passage	

INTERIOR DOOR DIMENSIONS INDICATE LEAF SIZE.

INTERIOR DOOR SCHEDULE

key	location	leaf dimensions	type	lock set	notes
03	laundry room	2'-8"×7'-0"	swing door, solid slab	privacy w/ deadbolt	
04	laundry room	5'-0"×7'-0"	swing door, solid slab	ball catch w/ dummy	(2) 2'-6" x 7'-0" leaves

PERMIT SET

REGISTERED ARCHITECT Phillip T. Keil 17643 STATE OF TEXAS

12/16/22

1211 E. 11th Street 200
Austin, Texas 78702
tel 512 479 4100
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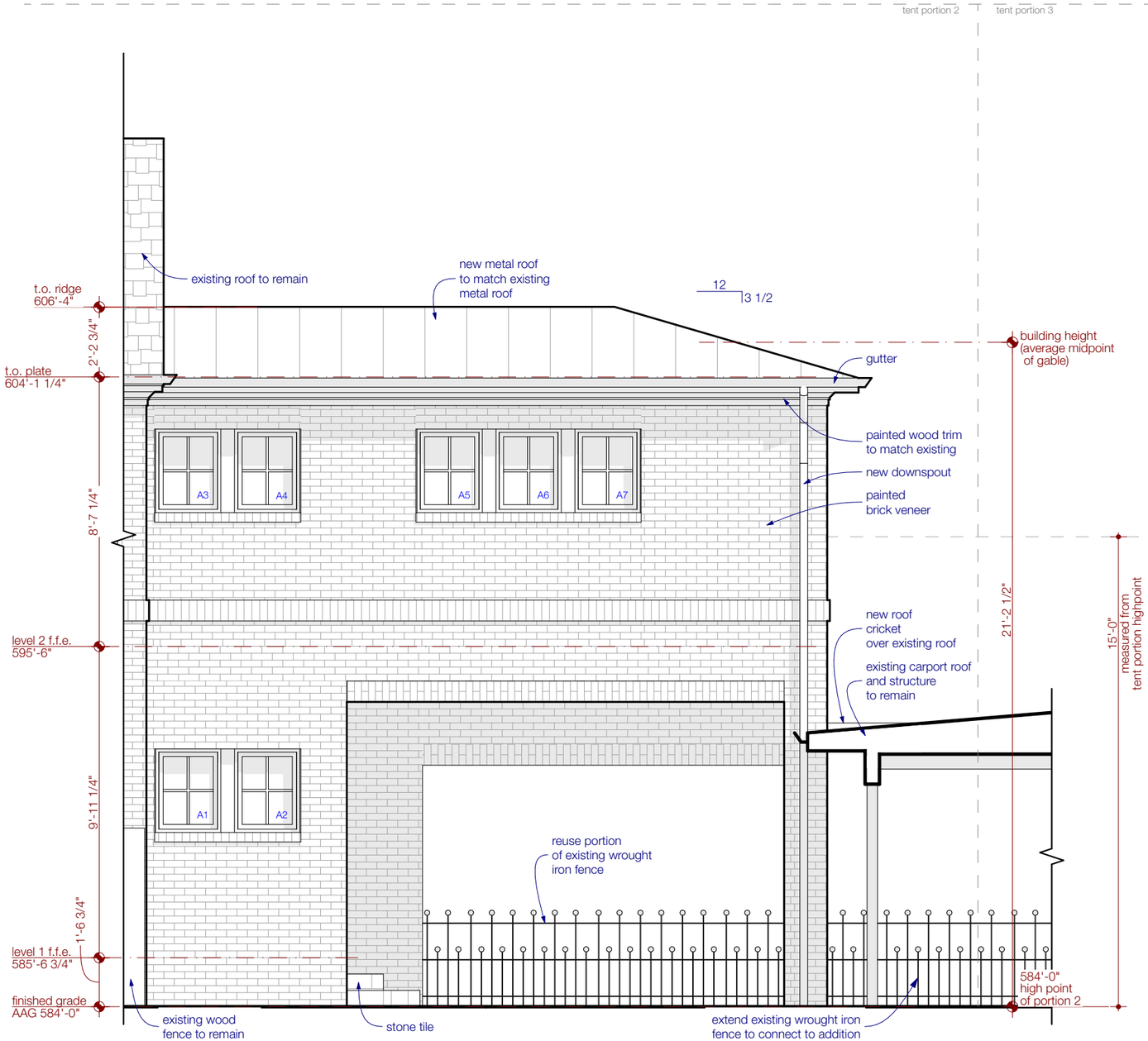
roof plan + schedules

A1.5

NOTE:
> height of existing structure
to remain unchanged



1 north elevation
SCALE: 1/4" = 1'-0"

PERMIT SET

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elevations

A2.1

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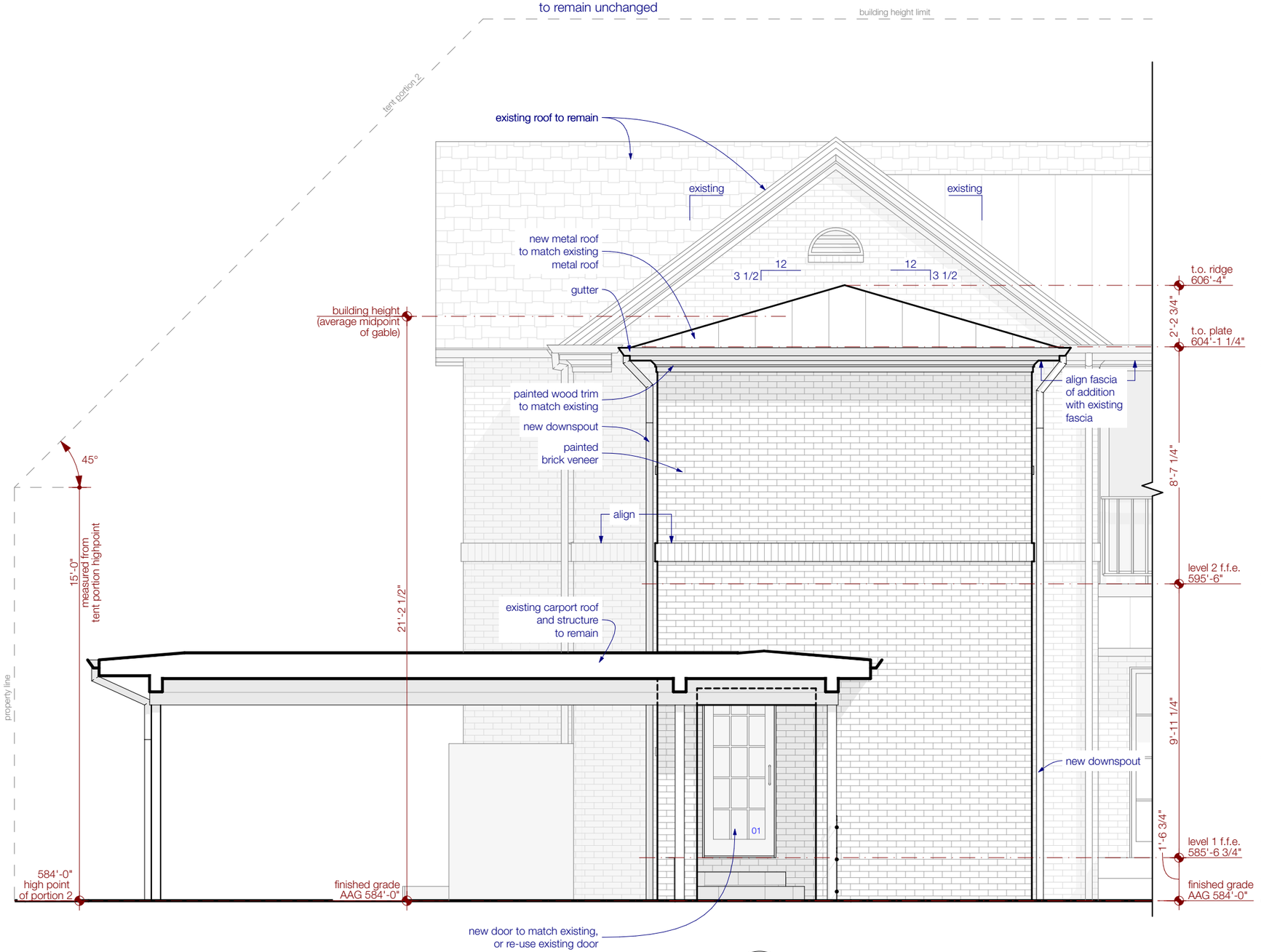
NOTE:
> height of existing structure
to remain unchanged



1 west elevation
SCALE: 1/4" = 1'-0"

PERMIT SET

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elevations

A2.2

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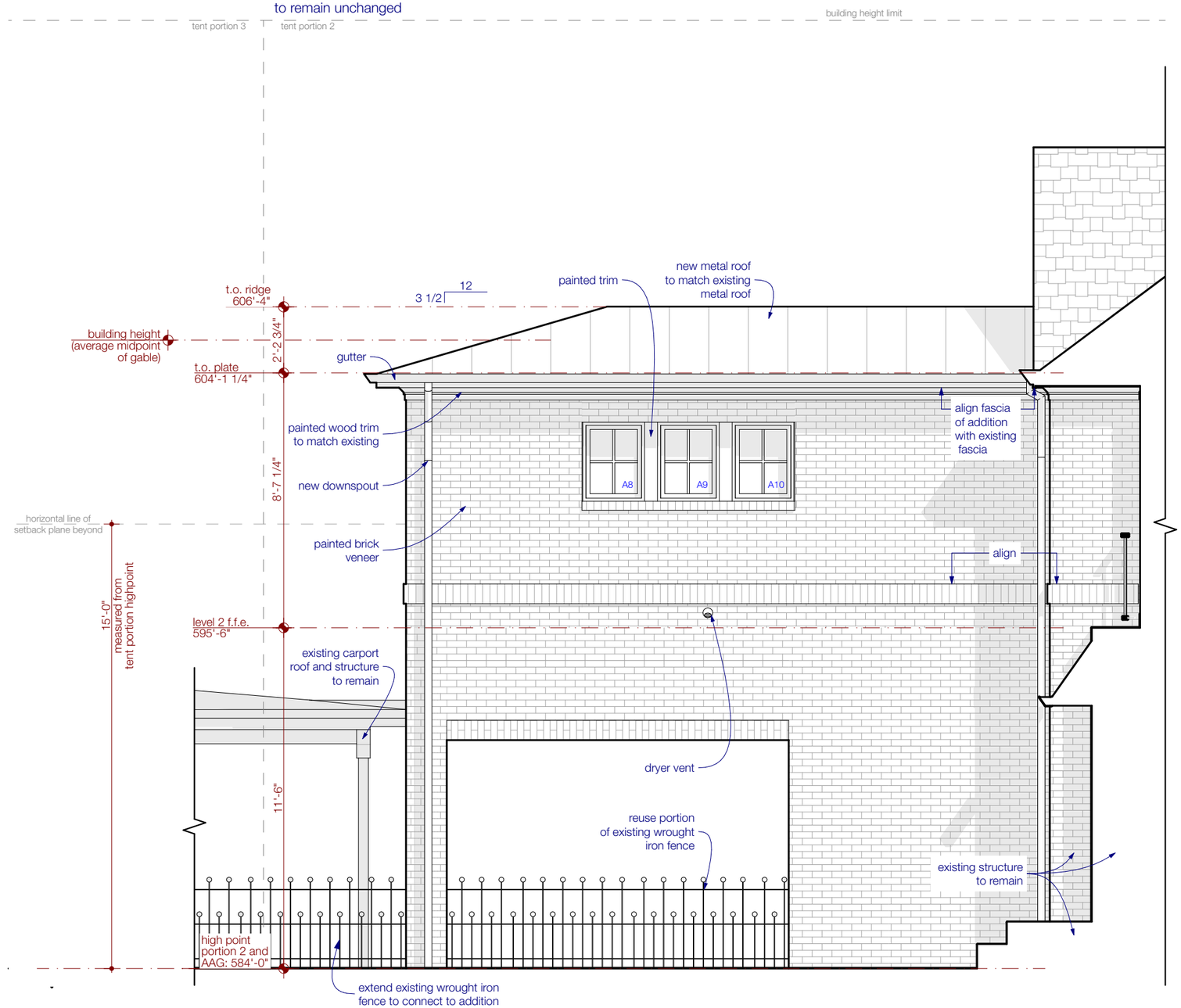
NOTE:
> height of existing structure
to remain unchanged



1 south elevation
SCALE: 1/4" = 1'-0"

PERMIT SET

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elevations

A2.3

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