



A SURVEY OF 0.413 ACRES (APPROXIMATELY 18,011 SQ. FT.), OUT OF OUTLOT 3, DIVISION Z, OF THE GOVERNMENT
OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, BEING ALL OF A 0.296 ACRE TRACT CONVEYED TO LES CANTER IN A
WARRANTY DEED EXECUTED MAY 3, 2018 AND RECORDED IN
DOCUMENT NO. 2018068087 AND ALL OF A 0.118 ACRE
TRACT CONVEYED TO LES CANTER IN A WARRANTY DEED EXECUTED MAY 3, 2018 AND RECORDED IN DOCUMENT NO.
2018068136, BOTH OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS.

BUILDING COVERAGE CALCULATIONS 8,812 SF 1,055 SF EXISTING SECOND FLOOR (NOT IN CALC) 1,030 SF EXISTING COVERED ENTRY PORCH 153 SF EXISTING COVERED SCREENED PORCH -138 SF 153 SF 194 SF NEW CONDITION OFFICE ADDITION 770 SF EXISTING ADU (ABOVE GARAGE / NOT IN CALC) 550 S F EXISTING BALCONY/DECK (NOT IN CALC) 220 SF 2,325 SF 26.4 % 40.0 % IMPERVIOUS COVER CALCULATIONS 2,325 SF 22 SF 255 SF 25 SF 153 SF 280 SF 107 SF 30 SF EXISTING BRICK PAVERS AND WALKWAYS 3,202 SF 36.3 % 45.0 % **GROSS FLOOR AREA (FAR) CALCULATIONS** 1,249 SF 1,030 SF FRONT PORCH (EXEMPT PER 3.3.3A) 153 SF 153 SF SCREENED PORCH (EXEMPT PER 3.3.3A) 320 SF DETACHED GARAGE (-450 SF PER 3.3.2A) 550 SF ACCESSORY BUILDING (ABOVE GARAGE) 3,149 SF 35.7% 40.0 % FRONT YARD IMPERVIOUS CALCULATIONS 1,257 SF **89 SF** 89 SF







1403 WEST 9TH STREET AUSTIN, TEXAS 78703

CLIENT BILL AND SHELLEY KILDAY

PROJECT DESIGNER MATT GARCIA DESIGN CONTACT: NICOLE MARSHALL EMAIL: mgdnicole@gmail.com PHONE: 714-492-0936

STRUCTURAL ENGINEER

CONTACT: EMAIL: PHONE:

7.1 % 40.0 %

GENERAL CONTRACTOR

CONTACT: EMAIL: PHONE:

LANDSCAPE ARCHITECT

CONTACT: EMAIL: PHONE:

The drawings and written material herein constitue original work of the designer, and as an intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the written express consent of the designer.

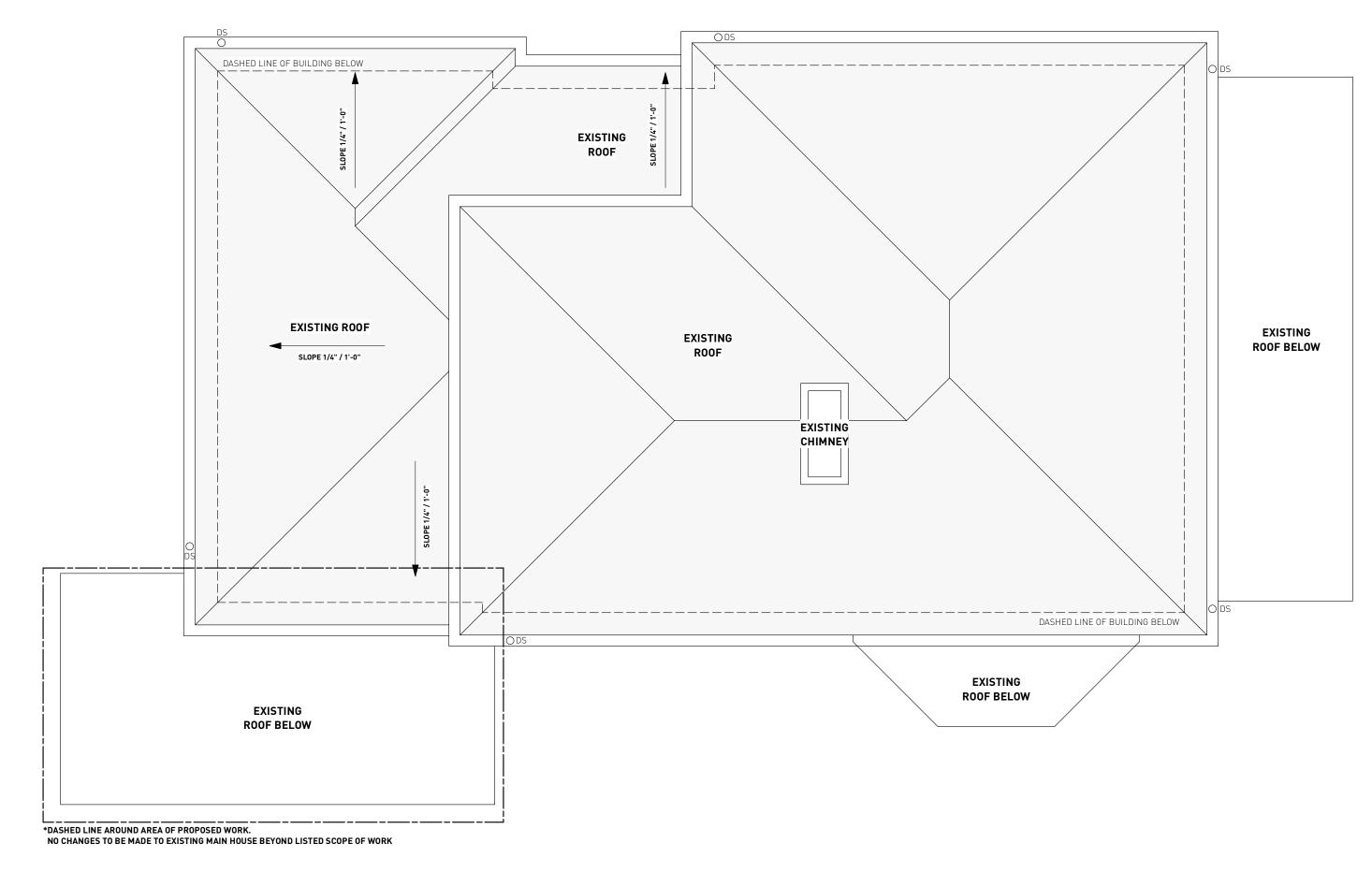
ISSUE HISTORIC REVIEW - JUNE 07 2023 HLC ARCH REVIEW - SEPTEMBER 13 2023

REVISIONS

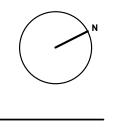
TITLE DATE SHEET

SITE PLAN SEPT 13 2023



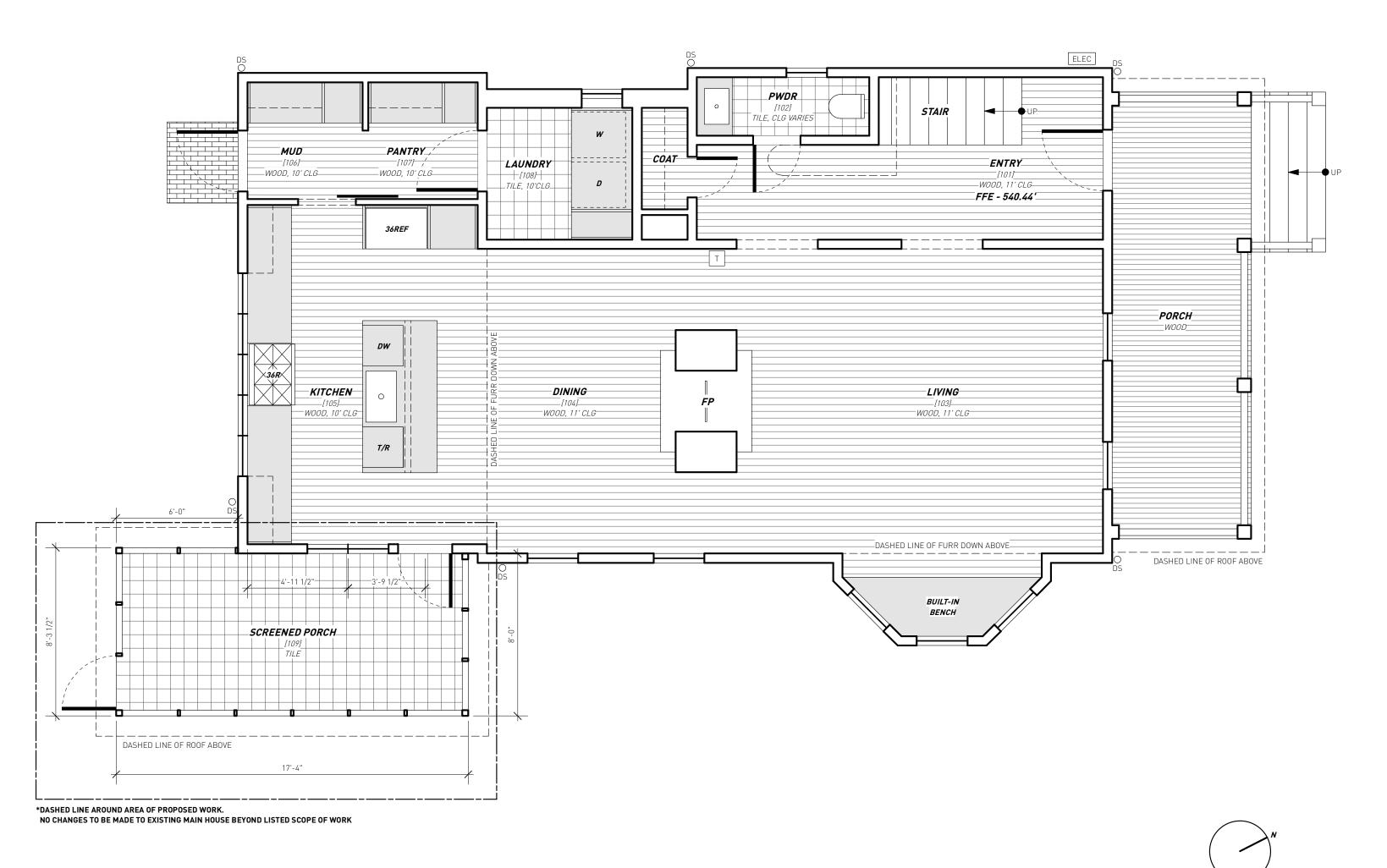


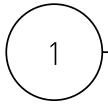












EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"







1403 WEST 9TH STREET AUSTIN, TEXAS 78703

CLIENT BILL AND SHELLEY KILDAY

PROJECT DESIGNER MATT GARCIA DESIGN CONTACT: NICOLE MARSHALL EMAIL: mgdnicole@gmail.com PHONE: 714-492-0936

STRUCTURAL ENGINEER

CONTACT: EMAIL: PHONE:

GENERAL CONTRACTOR

CONTACT: EMAIL: PHONE:

LANDSCAPE ARCHITECT

CONTACT: EMAIL: PHONE:

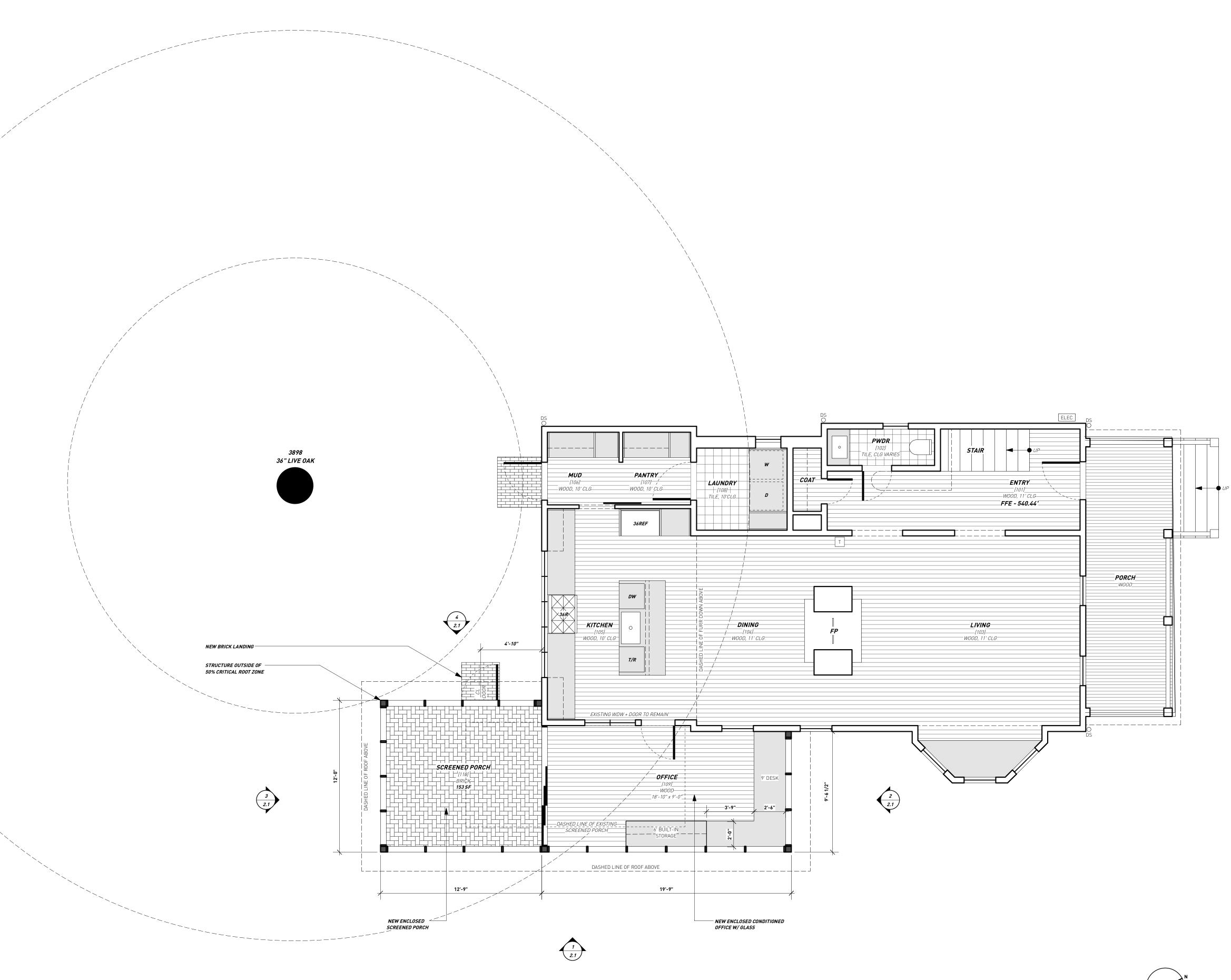
The drawings and written material herein constitue original work of the designer, and as an intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the written express consent of the designer.

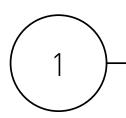
ISSUE HISTORIC REVIEW - JUNE 07 2023 HLC ARCH REVIEW - SEPTEMBER 13 2023

REVISIONS

TITLE DATE SHEET EXISTING FLOOR PLANS SEPT 13 2023







PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"







1403 WEST 9TH STREET AUSTIN, TEXAS 78703

CLIENT BILL AND SHELLEY KILDAY

PROJECT DESIGNER MATT GARCIA DESIGN CONTACT: NICOLE MARSHALL EMAIL: mgdnicole@gmail.com PHONE: 714-492-0936

STRUCTURAL ENGINEER

CONTACT: EMAIL: PHONE:

GENERAL CONTRACTOR

CONTACT: EMAIL: PHONE:

LANDSCAPE ARCHITECT

CONTACT: EMAIL: PHONE:

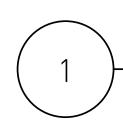
The drawings and written material herein constitue original work of the designer, and as an intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the written express consent of the designer.

ISSUE HISTORIC REVIEW - JUNE 07 2023 HLC ARCH REVIEW - SEPTEMBER 13 2023

REVISIONS

TITLE PROPOSED FIRST FLOOR PLAN SEPT 13 2023 DATE SHEET

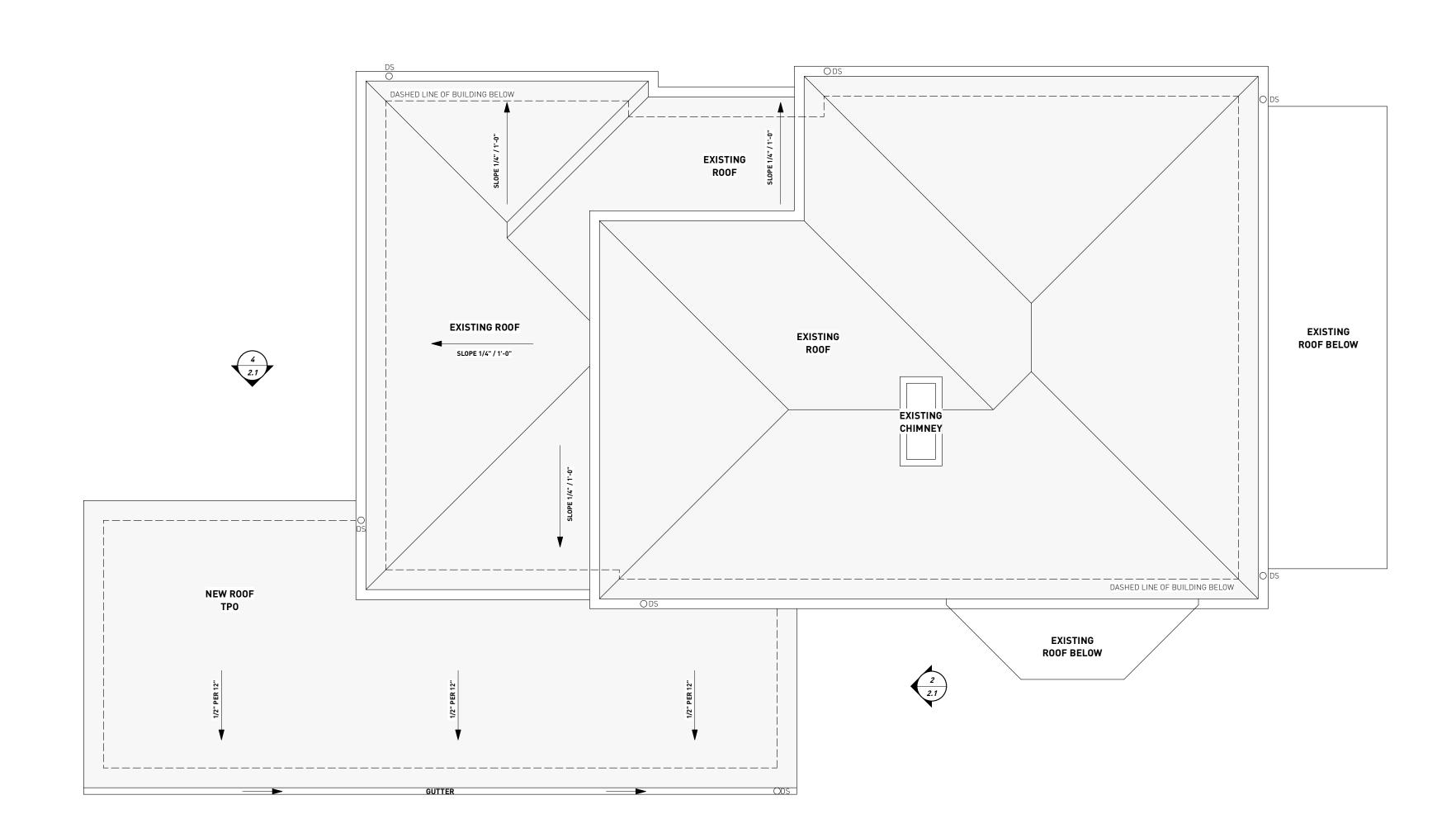




3

PROPOSED ROOF PLAN 1/4" = 1'-0"













1403 WEST 9TH STREET AUSTIN, TEXAS 78703

CLIENT BILL AND SHELLEY KILDAY

PROJECT DESIGNER MATT GARCIA DESIGN CONTACT: NICOLE MARSHALL EMAIL: mgdnicole@gmail.com PHONE: 714-492-0936

STRUCTURAL ENGINEER

CONTACT: EMAIL: PHONE:

GENERAL CONTRACTOR

CONTACT: EMAIL: PHONE:

LANDSCAPE ARCHITECT

CONTACT: EMAIL: PHONE:

The drawings and written material herein constitue original work of the designer, and as an intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the written express consent of the designer.

ISSUE HISTORIC REVIEW - JUNE 07 2023 HLC ARCH REVIEW - SEPTEMBER 13 2023

REVISIONS

TITLE DATE SHEET PROPOSED ROOF PLAN SEPT 13 2023



EXISTING HOUSE WOOD BASE, PTD -BRICK PAVER/STEP -



ROOF TRIM, PTD -

WOOD RAFTERS, PTD – WOOD TRIM, PTD -

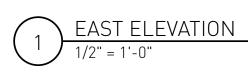
WOOD FRAME W/ SCREEN, PTD

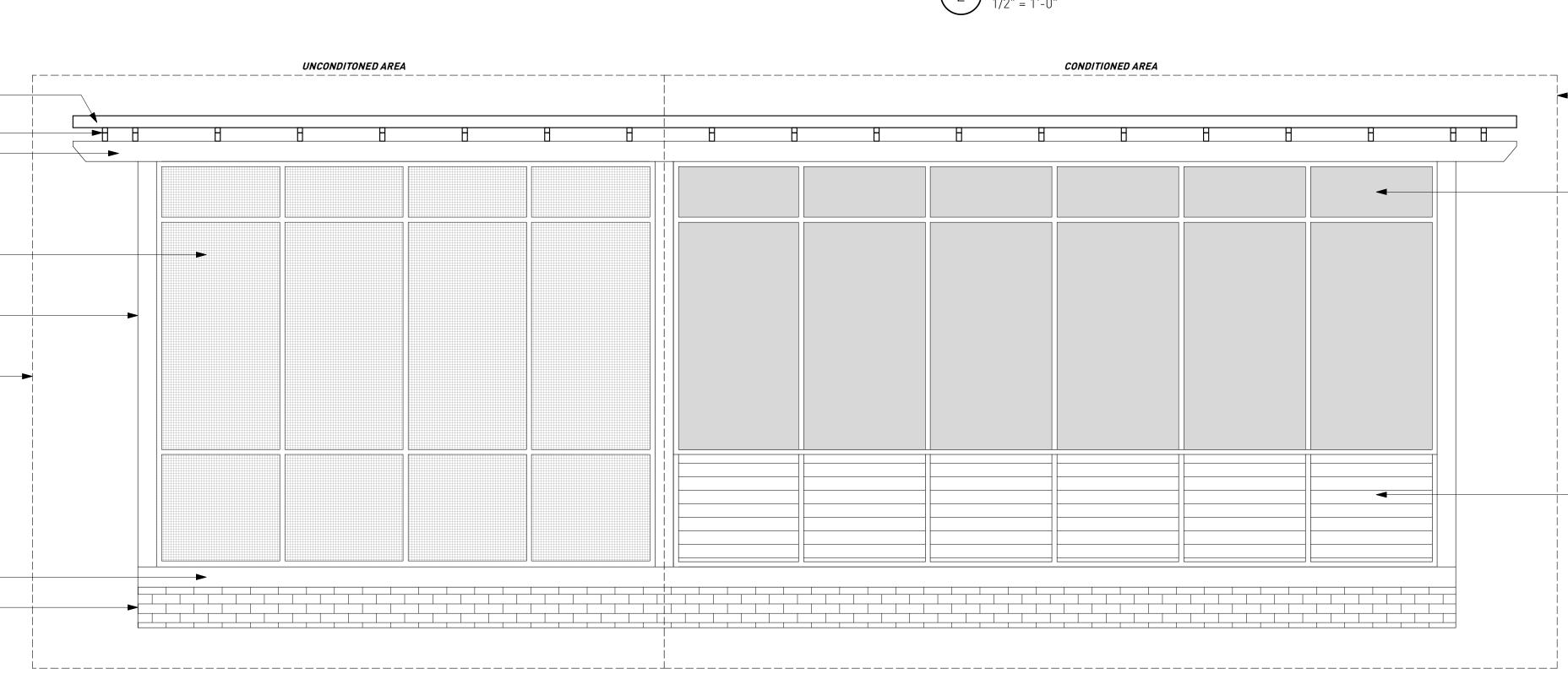
WOOD COLUMN, PTD

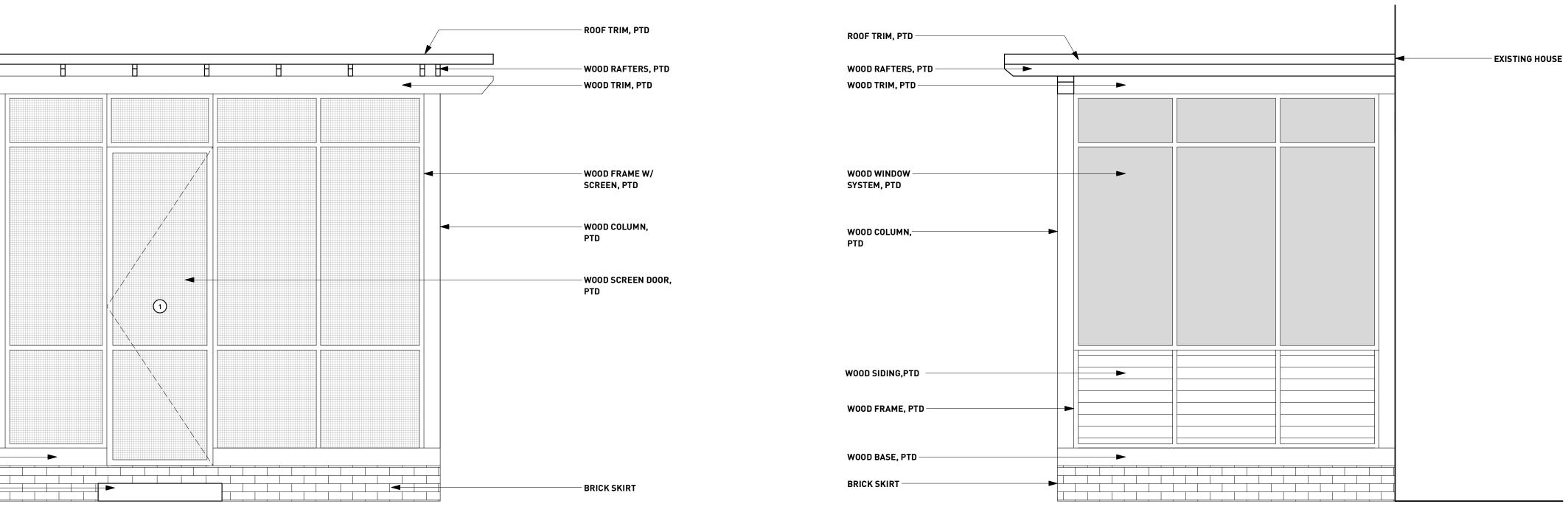
NEW ENCLOSED SCREEN PORCH-(EXTERIOR MATERIALS TO MATCH ORIGINAL SCREEN PORCH)

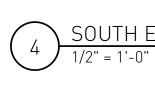
WOOD BASE, PTD –

BRICK SKIRT –



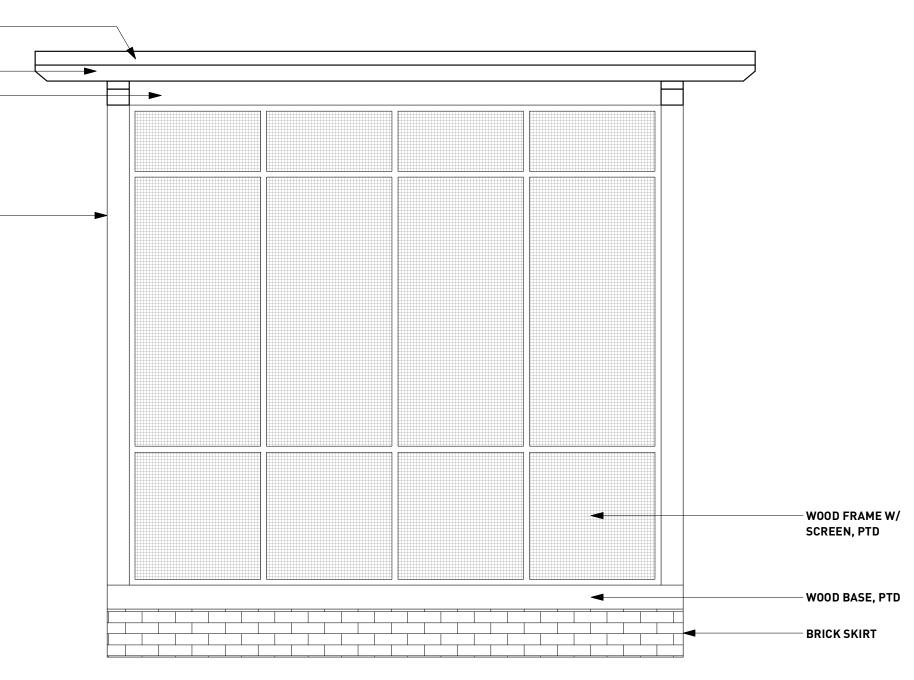






WOOD RAFTERS, PTD WOOD TRIM, PTD -

ROOF TRIM, PTD –



SOUTH ELEVATION (SCREEN PORCH)

γ NORTH ELEVATION (OFFICE) 1/2" = 1'-0"

COM	NDITIONED AREA					
H	H	H	H	H		NEW ENCLOSED CONDITIONED OFFICE W/ GLASS (EXTERIOR MATERIALS TO MATCH ORIGINAL SCREEN PORCH)
						WOOD WINDOW SYSTEM, PTD
					-	







1403 WEST 9TH STREET AUSTIN, TEXAS 78703

CLIENT BILL AND SHELLEY KILDAY

PROJECT DESIGNER MATT GARCIA DESIGN CONTACT: NICOLE MARSHALL EMAIL: mgdnicole@gmail.com PHONE: 714-492-0936

STRUCTURAL ENGINEER

CONTACT: EMAIL: PHONE:

GENERAL CONTRACTOR

CONTACT: EMAIL: PHONE:

LANDSCAPE ARCHITECT CONTACT:

EMAIL: PHONE:

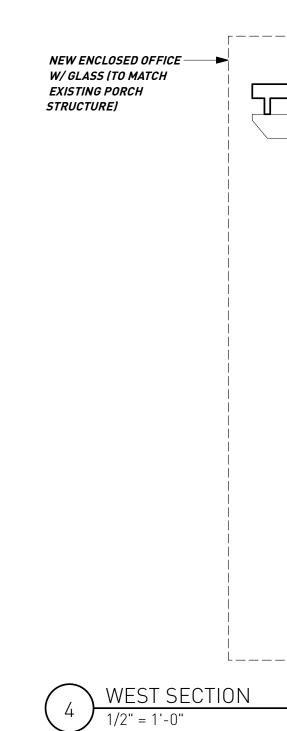
The drawings and written material herein constitue original work of the designer, and as an intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the written express consent of the designer.

ISSUE HISTORIC REVIEW - JUNE 07 2023 HLC ARCH REVIEW - SEPTEMBER 13 2023

REVISIONS

TITLE DATE SHEET PROPOSED ELEVATIONS SEPT 13 2023

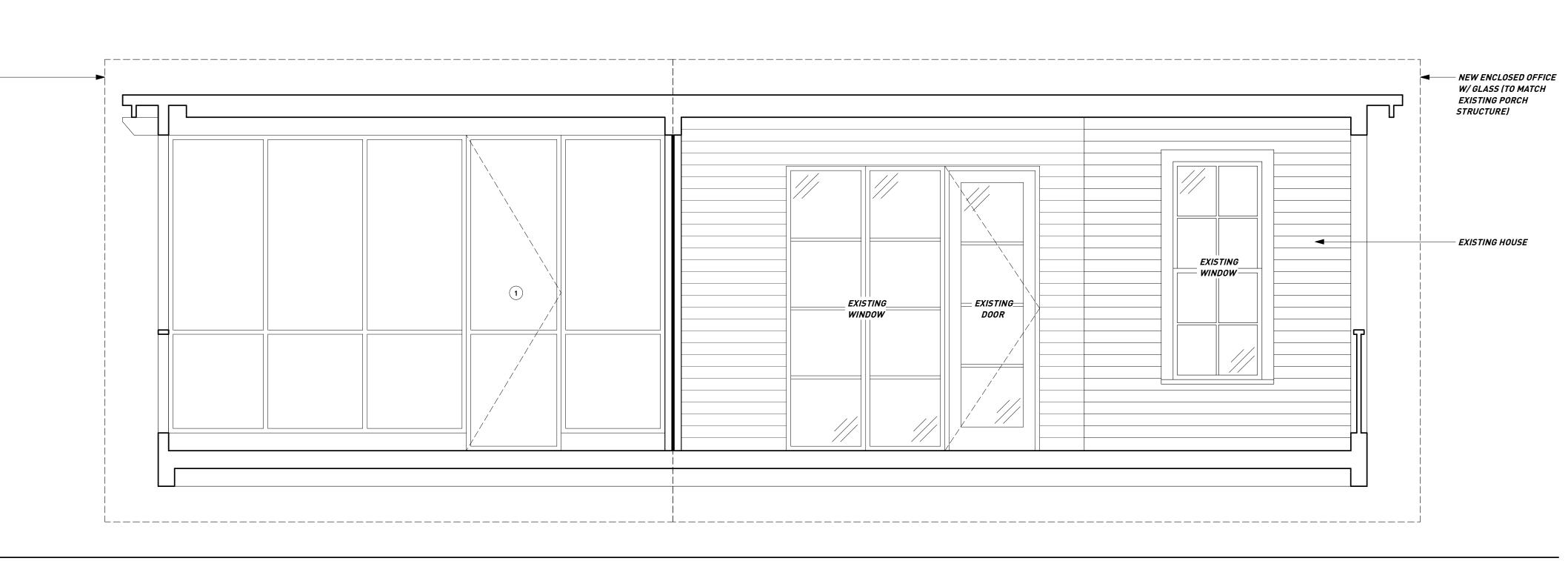


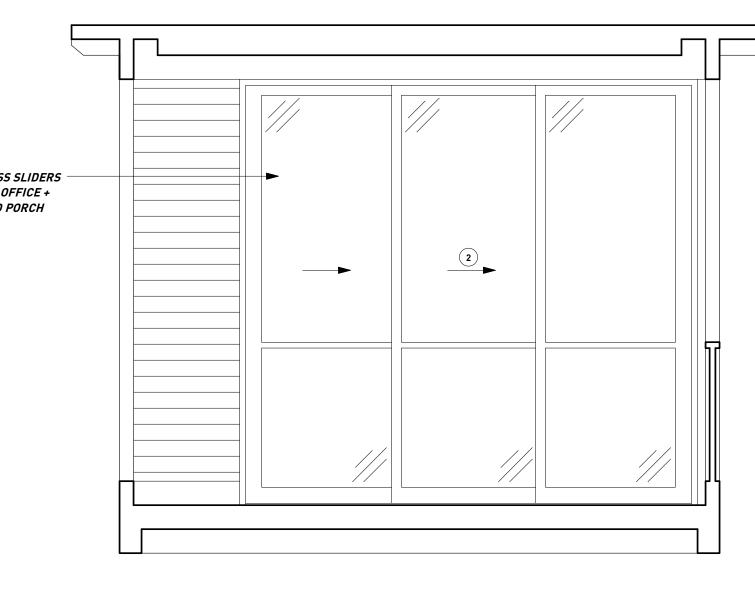


NEW SCREENED PORCH---(TO MATCH EXISTING PORCH STRUCTURE)

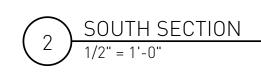
EAST SECTION 1/2" = 1'-0"

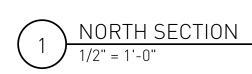
												1			
			//.				//.		//.		//.				
/]
												-			

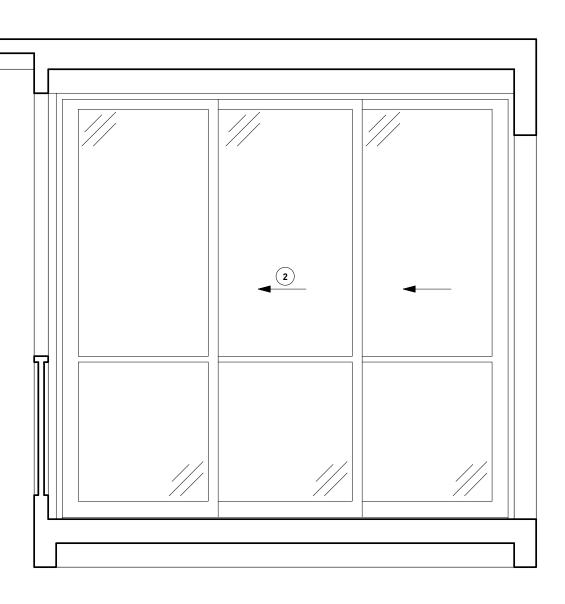


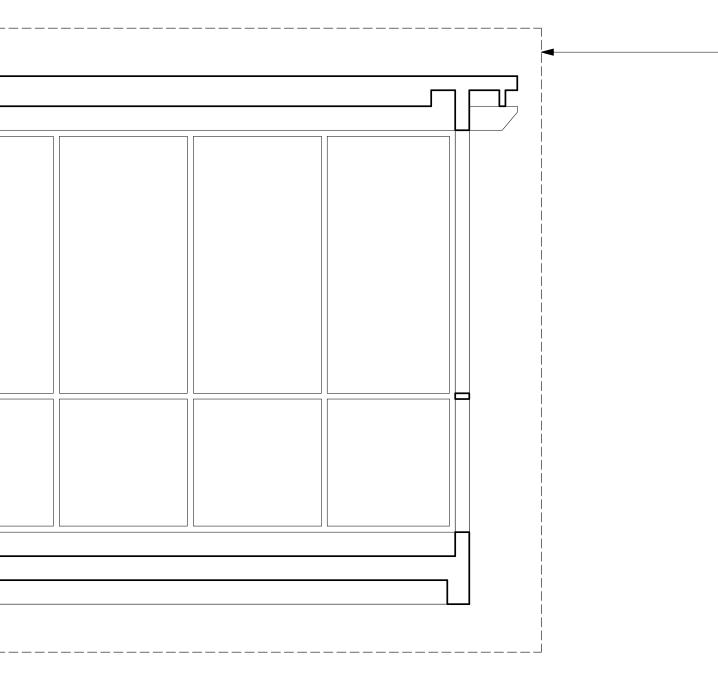












— NEW SCREENED PORCH (TO MATCH EXISTING PORCH STRUCTURE)







1403 WEST 9TH STREET AUSTIN, TEXAS 78703

CLIENT BILL AND SHELLEY KILDAY

PROJECT DESIGNER MATT GARCIA DESIGN CONTACT: NICOLE MARSHALL EMAIL: mgdnicole@gmail.com PHONE: 714-492-0936

STRUCTURAL ENGINEER

CONTACT: EMAIL: PHONE:

GENERAL CONTRACTOR

CONTACT: EMAIL: PHONE:

LANDSCAPE ARCHITECT

CONTACT: EMAIL: PHONE:

The drawings and written material herein constitue original work of the designer, and as an intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the written express consent of the designer.

ISSUE HISTORIC REVIEW - JUNE 07 2023 HLC ARCH REVIEW - SEPTEMBER 13 2023

REVISIONS

TITLE DATE SHEET

SECTIONS SEPT 13 2023

