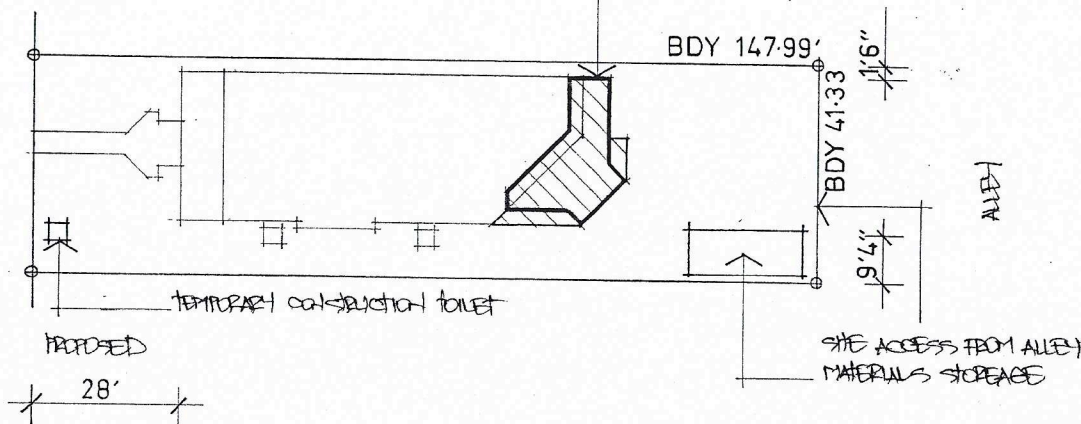


EAST MILTON ST



FORM ADDITIONS

BDY 147.99'

BDY 41.33'

SITE ACCESS FROM ALLEY  
MATERIALS STORAGE

Rec'd 18"

PIN OAK 16.23"

LIVE OAK 18.42"

EXISTING

REMOVE EXISTING SHED - SLAB  
REMOVE EXISTING DECK  
REMOVE EXISTING TREE

City of Austin

Calculation Aid (Page 2) for Residential Building Review

Enter into the table below all existing, new/added square footages, and lot size.  
If subtracting square footage, use a negative in front of the number (e.g., -12).

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor	1636.00	0.00	1636.00
2nd floor	712.00	0.00	712.00
3rd floor	0.00	0.00	0.00
Basement	0.00	0.00	0.00
Covered parking	0.00	0.00	0.00
Covered deck	82.00	-82.00	0.00
Covered porch	196.00	346.00	542.00
Covered patio	0.00	0.00	0.00
Balcony	0.00	0.00	0.00
Other roofed areas	80.00	-80.00	0.00
<b>Total Building Area</b>	<b>2706.00</b>	<b>184.00</b>	<b>2890.00</b>
<b>Total Building Coverage</b>	<b>1894.00</b>	<b>184.00</b>	<b>2178.00</b>
Driveway	0.00	0.00	0.00
Sidewalks	131.00	0.00	131.00
Uncovered patio	0.00	64.00	64.00
Uncovered deck	283.14	-283.14	0.00
Other flatwork (pool coping, retaining walls, etc.)	139.50	0.00	139.50
<b>Total Impervious Coverage</b>	<b>2547.64</b>	<b>-35.14</b>	<b>2512.50</b>
Pool (surface area)	0.00	0.00	0.00
Spa (surface area)	0.00	0.00	0.00

Lot size 6116.00

Existing Building Coverage % 32.60%  
Total Building Coverage % 35.61%

Existing Impervious Coverage % 41.66%  
Total Impervious Coverage % 41.08%



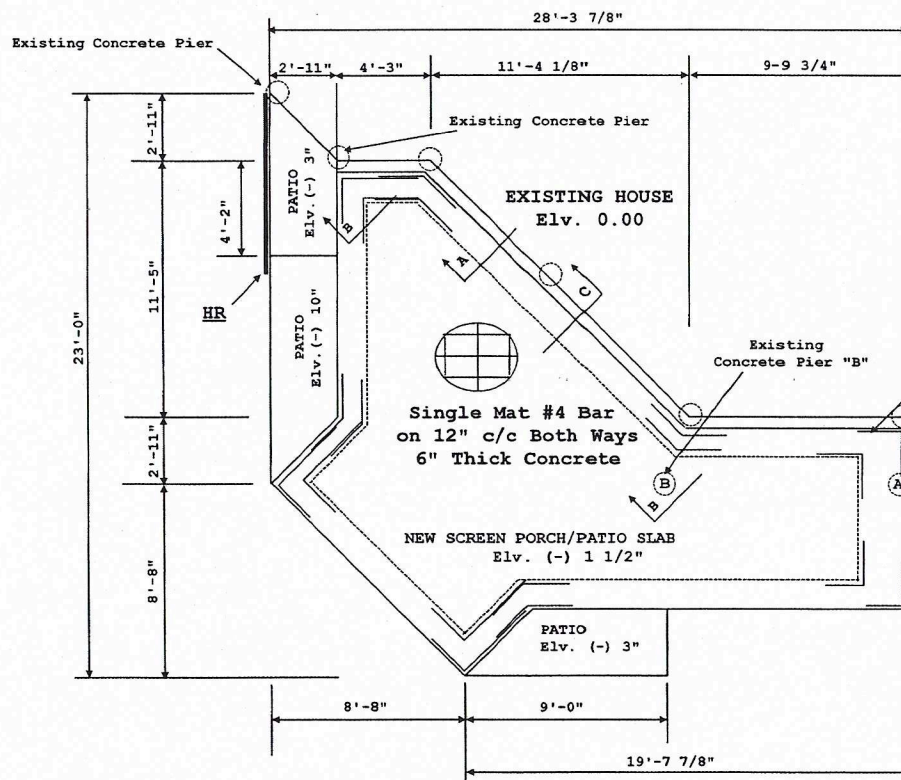
6/10/22

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australianlifestyledesign@gmail.com  
ph: 512 905 7758

client  
**PHILLIPS ADDITIONS**  
site  
207 E MILTON STREET  
AUSTIN TX

**SITE PLAN**

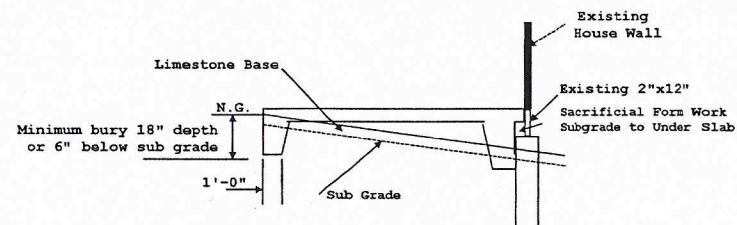
drawn by  
Brad Craig  
scales  
1" = 16'  
issue  
One  
date drawn  
April 2022  
sheet  
One of Eight  
job no  
020422  
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**Slab PLAN**

**Notes:**

1. 3000 psi concrete
2. Water cure concrete 7 days
3. Reinforcing bar grade 60 ksi minimum splice is 30"
4. Strip existing earth 6" deep, proof roll and replace soft spots with compacted limestone
5. Build sub grade with compacted limestone minimum 6" thickness
6. Existing deck to be removed
7. Contractor will shore existing as required



**SECTION A**

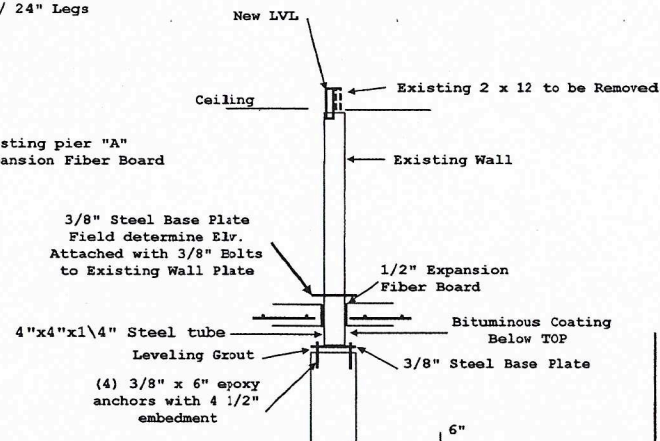
Typ. #4 Corner Bar  
Top & Bottom w/ 24" Legs

2'-11 3/4"

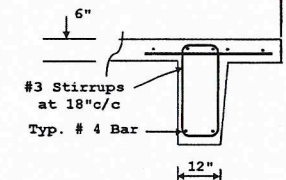
Wrap existing pier "A"  
with Expansion Fiber Board

5'-8 1/4"

2'-11"



**SECTION B**  
**TYP. @ Pier A & B**  
Scale 3/8" = 1'-0"



**SECTION C**  
Scale 3/8" = 1'-0"



Site: **207E** Milton, Austin Tx.

Title: Foundation Plan and Details Screened Patio

Drawing:  
S-001

Scale:  
3/16"=1'0"

Project:  
0000416

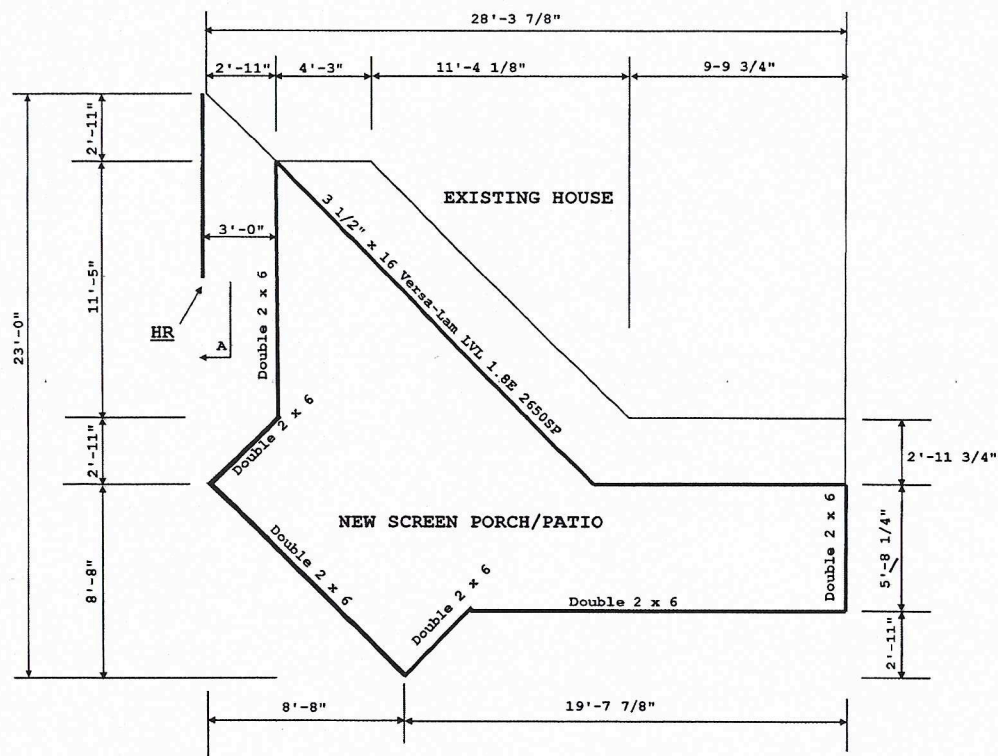
Date:  
05/16/2022

Drawn:  
LT

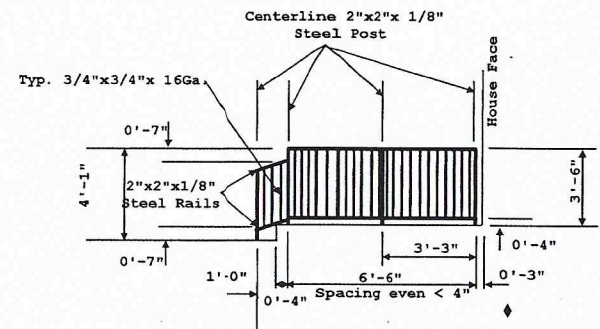
Rev:  
A

Notes:

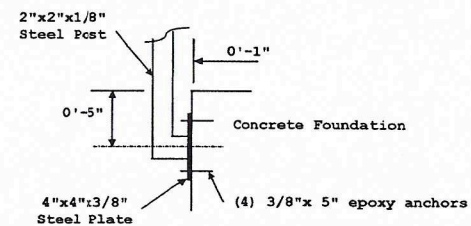
TROXELL ENGINEERING  
6651 PURGATORY RD.  
SAN MARCOS, Tx. 78666



HEADER FRAMING PLAN



SECTION A



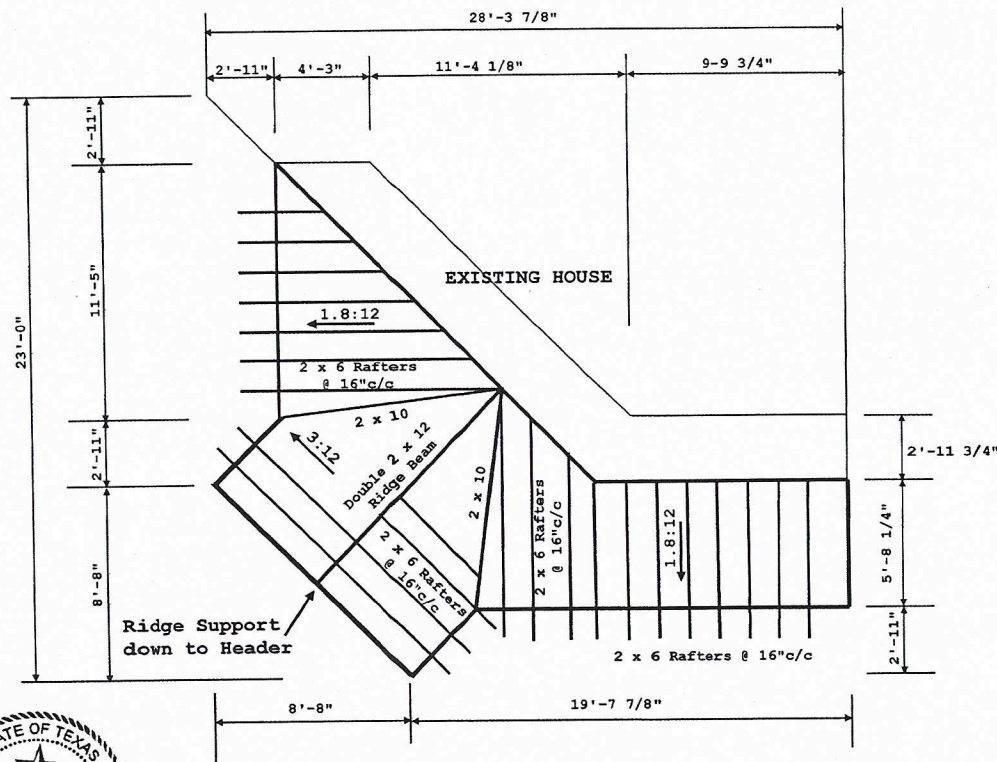
Post Anchoring Detail  
NTS



*Lawrence Troxell 6/10/22*

Site: <b>207</b> E. Milton, Austin Tx.	Drawing: S-002	Project: 0000416	Drawn: LT	Notes:	TROXELL ENGINEERING 6651 PURGATORY RD. SAN MARCOS, Tx. 78666
Title: Header Framing Plan and HR Details Screened Patio	Scale: 3/16"=1'0"	Date: 05/21/2022	Rev: A		





**Notes:**

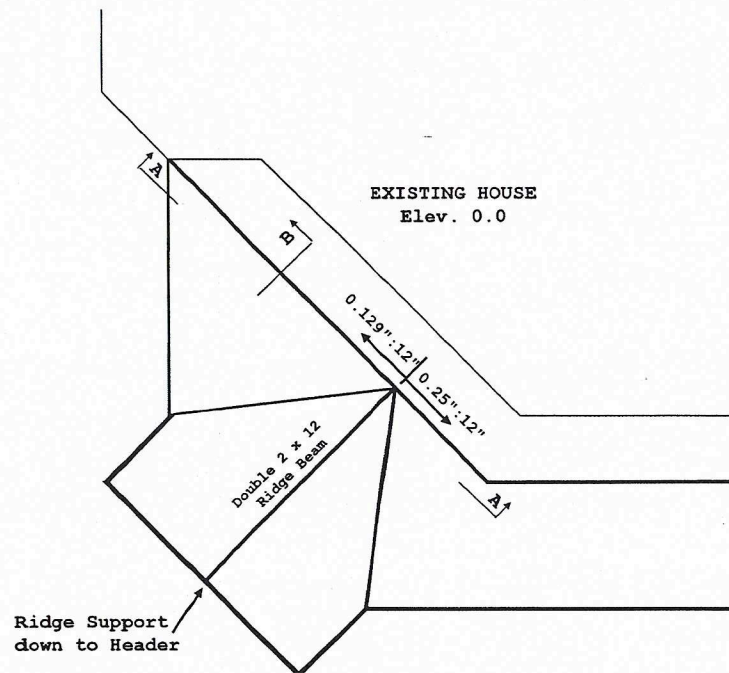
1. Reference architectural roof pitch and soffit dimensions
2. Match existing roof material
3. Rafter hangers at all locations
4. Wall floor plates to attached with 3/8" wedge anchors on 3 foot spacings



**ROOF FRAMING PLAN**

Site: 207 E. Milton, Austin Tx.	Drawing: S-003	Project: 0000416	Drawn: LT	Notes:	TROXELL ENGINEERING 6651 PURGATORY RD. SAN MARCOS, Tx. 78666
Title: Roof Framing Plan and Details Screened Porch	Scale: 3/16"=1'0"	Date: 06/04/2022	Rev: A		

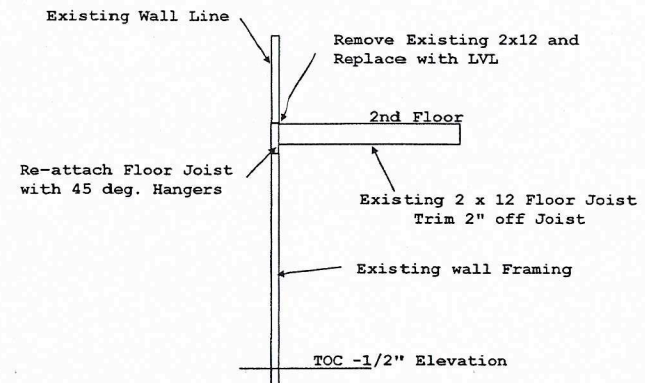




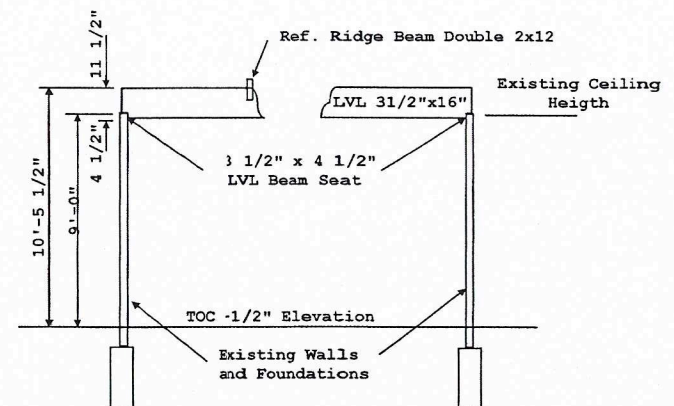
# LVL FRAMING



*J. Troxell 6/10/22*

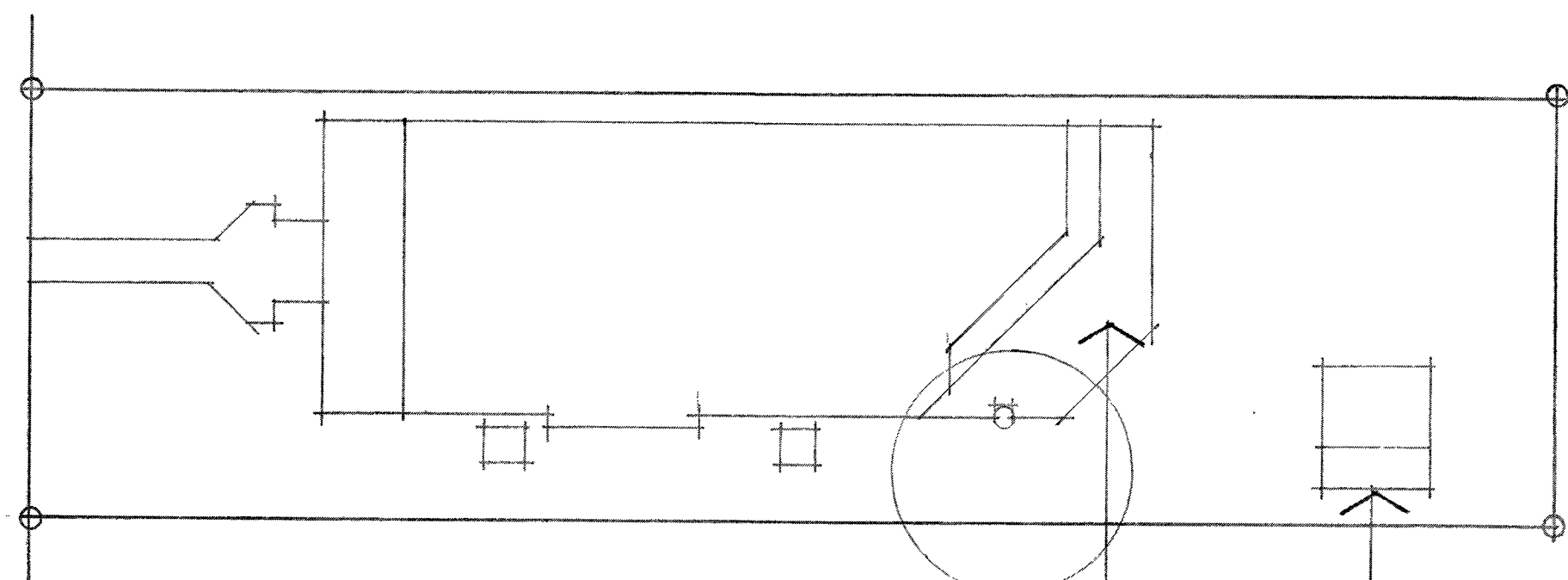


# SECTION B TYP @ EACH LVL END



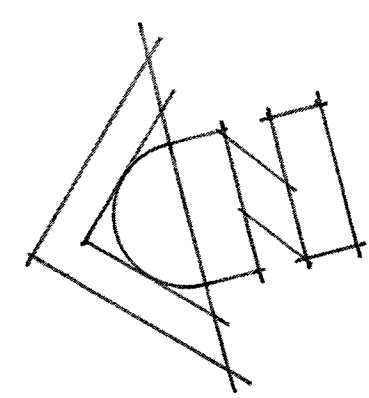
# SECTION A-A

Site: <b>207</b> E. Milton, Austin Tx.	Drawing: S-004	Project: 0000416	Drawn: LT	Notes:	TROXELL ENGINEERING 6651 PURGATORY RD. SAN MARCOS, Tx. 78666
Title: LVL Framing Plan and Details Screened Porch	Scale: 3/16"=1'0"	Date: 06/07/2022	Rev: A		



EXISTING

REMOVE EXISTING SHED - SLAB  
REMOVE EXISTING DECK  
REMOVE EXISTING TREE



FORM ADDITIONS

BDY 147.99'

BDY 41.33'

1'6"

9'4"

EAST MILTON ST

TEMPORARY CONSTRUCTION TOILET

PROPOSED

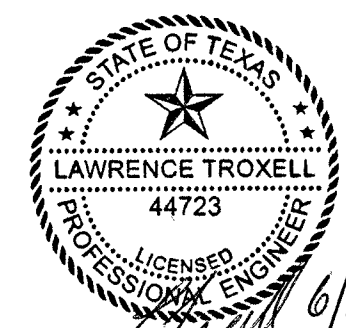
28'

SITE ACCESS FROM ALLEY  
MATERIALS STORAGE

ALLEY

**City of Austin**  
**Calculation Aid (Page 2) for Residential Building Review**  
Enter into the table below all existing, new/added square footages, and lot size.  
If subtracting square footage, use a negative in front of the number (e.g. -12).

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2nd floor	712.00	0.00	712.00
3rd floor	0.00	0.00	0.00
Basement	0.00	0.00	0.00
Covered parking	0.00	0.00	0.00
Covered deck	82.00	-82.00	0.00
Covered porch	196.00	346.00	542.00
Covered patio	0.00	0.00	0.00
Balcony	0.00	0.00	0.00
Other roofed areas	80.00	-80.00	0.00
<b>Total Building Area</b>	<b>2706.00</b>	<b>184.00</b>	<b>2890.00</b>
<b>Total Building Coverage</b>	<b>1994.00</b>	<b>184.00</b>	<b>2178.00</b>
Driveway	0.00	0.00	0.00
Sidewalks	131.00	0.00	131.00
Uncovered patio	0.00	64.00	64.00
Uncovered deck	283.14	-283.14	0.00
Other flatwork (pool coping, retaining walls, etc.)	139.50		139.50
<b>Total Impervious Coverage</b>	<b>2547.64</b>	<b>-35.14</b>	<b>2512.50</b>
Pool (surface area)	0.00	0.00	0.00
Spa (surface area)	0.00	0.00	0.00
<b>Lot size</b>	<b>6116.00</b>		
Existing Building Coverage %	32.60%		
Total Building Coverage %	35.61%		
Existing Impervious Coverage %	41.66%		
Total Impervious Coverage %	41.08%		



*Lawrence Troxell* 6/10/22

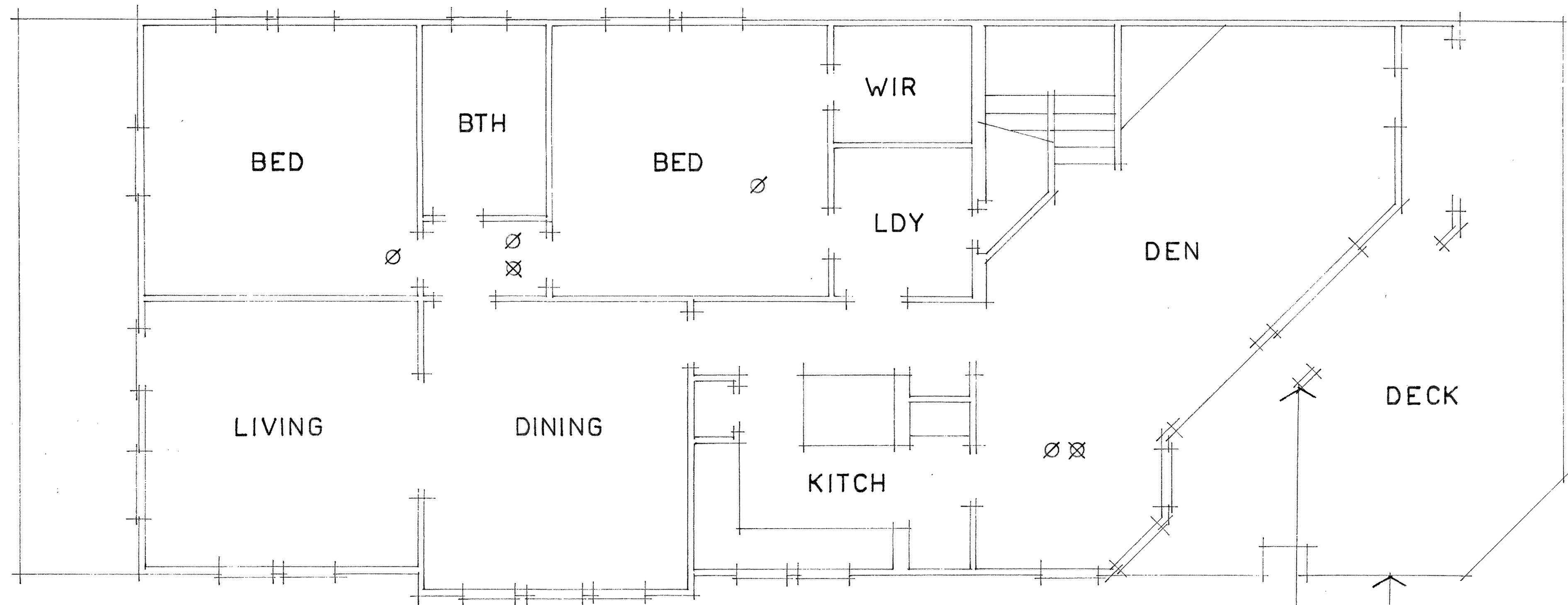
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individual – creative – green  
design-interiors-construction  
[australianlifestyledesign@gmail.com](mailto:australianlifestyledesign@gmail.com)  
ph: 512 905 7758

client  
**PHILLIPS ADDITIONS**  
site  
**207 E MILTON STREET  
AUSTIN TX**

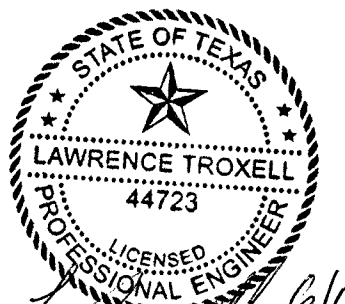
# SITE PLAN

drawn by  
**Brad Craig**  
scales  
**1" = 16'**  
issue  
**One**  
date drawn  
**April 2022**  
sheet  
**One** of  
**Eight**  
job no  
**020422**

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Smoke Detector with Battery Backup  
Carbon Monoxide Detector with Battery Backup



*Lawrence Troxell* 6/10/22

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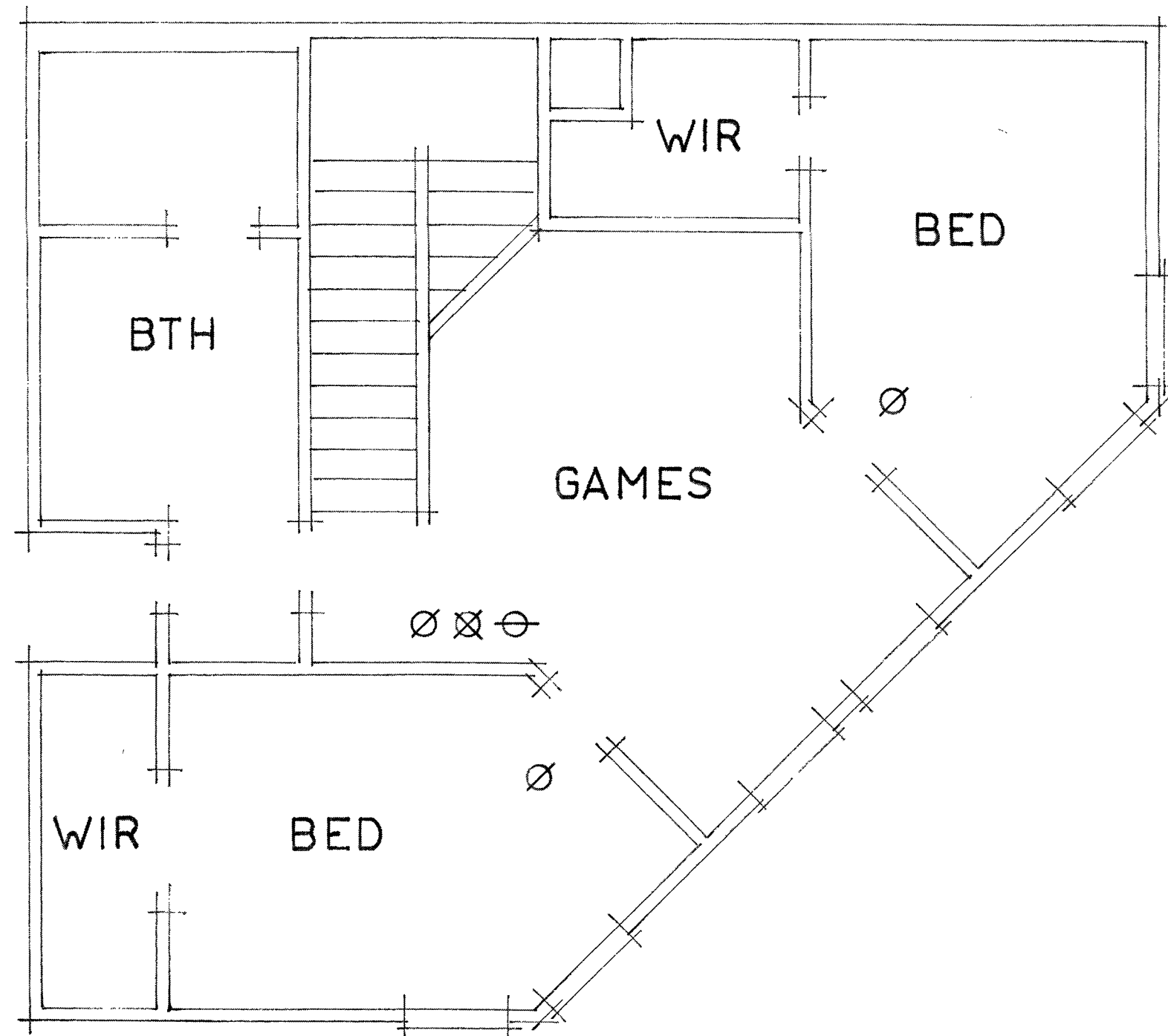
client  
**PHILLIPS ADDITIONS**  
site  
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AUSTIN TX

# EXISTING FLOOR PLAN

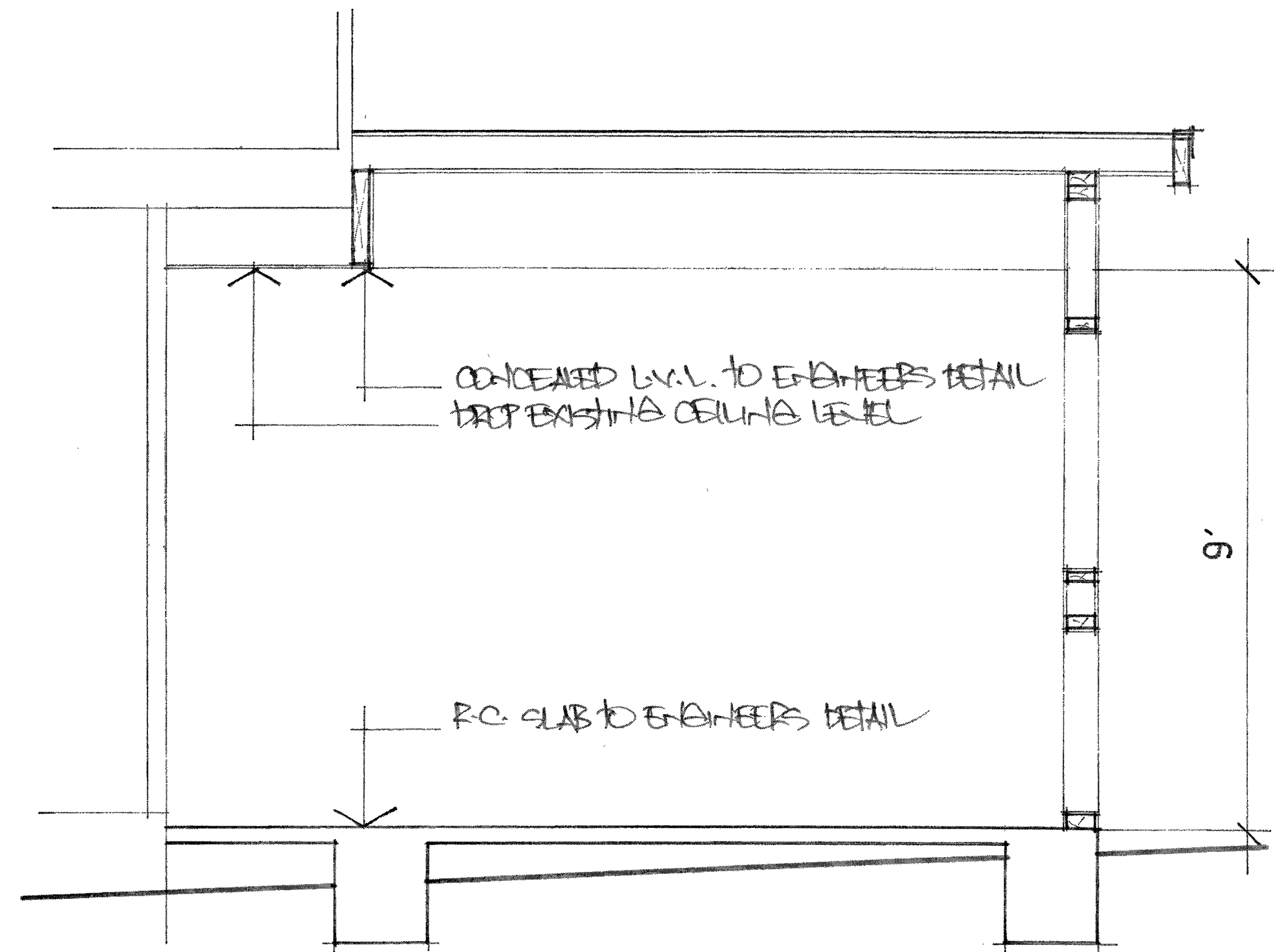
drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet of Two Eight
issue One	job no 020422

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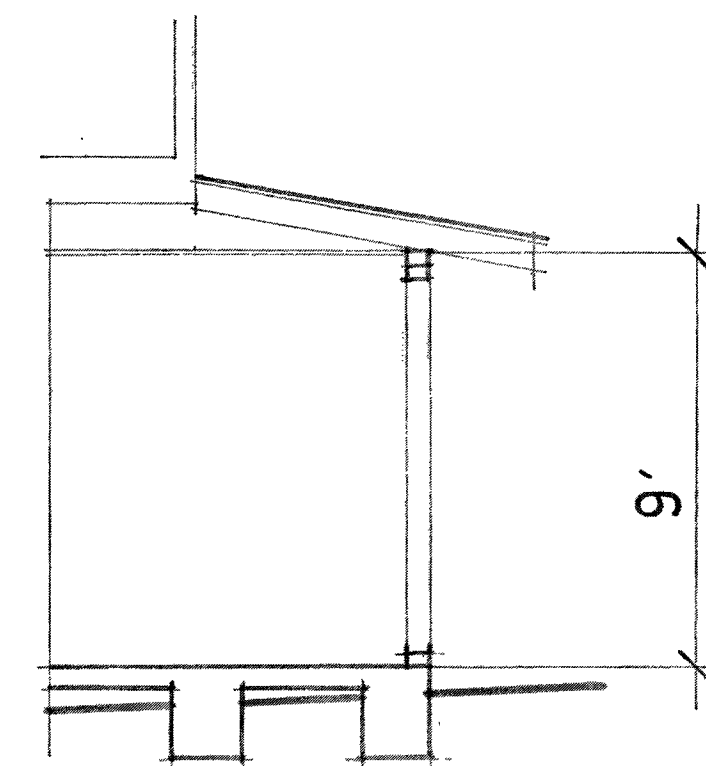




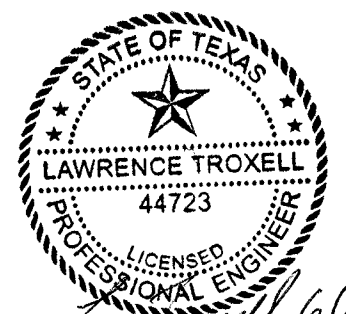
- ⊗ Smoke Detector with Battery Backup
- ⊗ Carbon Monoxide Detector with Battery Backup
- ⊗ Fx Ror Heat Dector 140deg F with Battery Backup



section a



section b



*Lawrence Troxell* 6/19/22

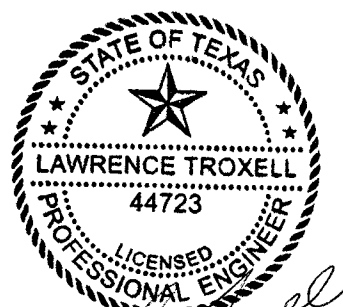
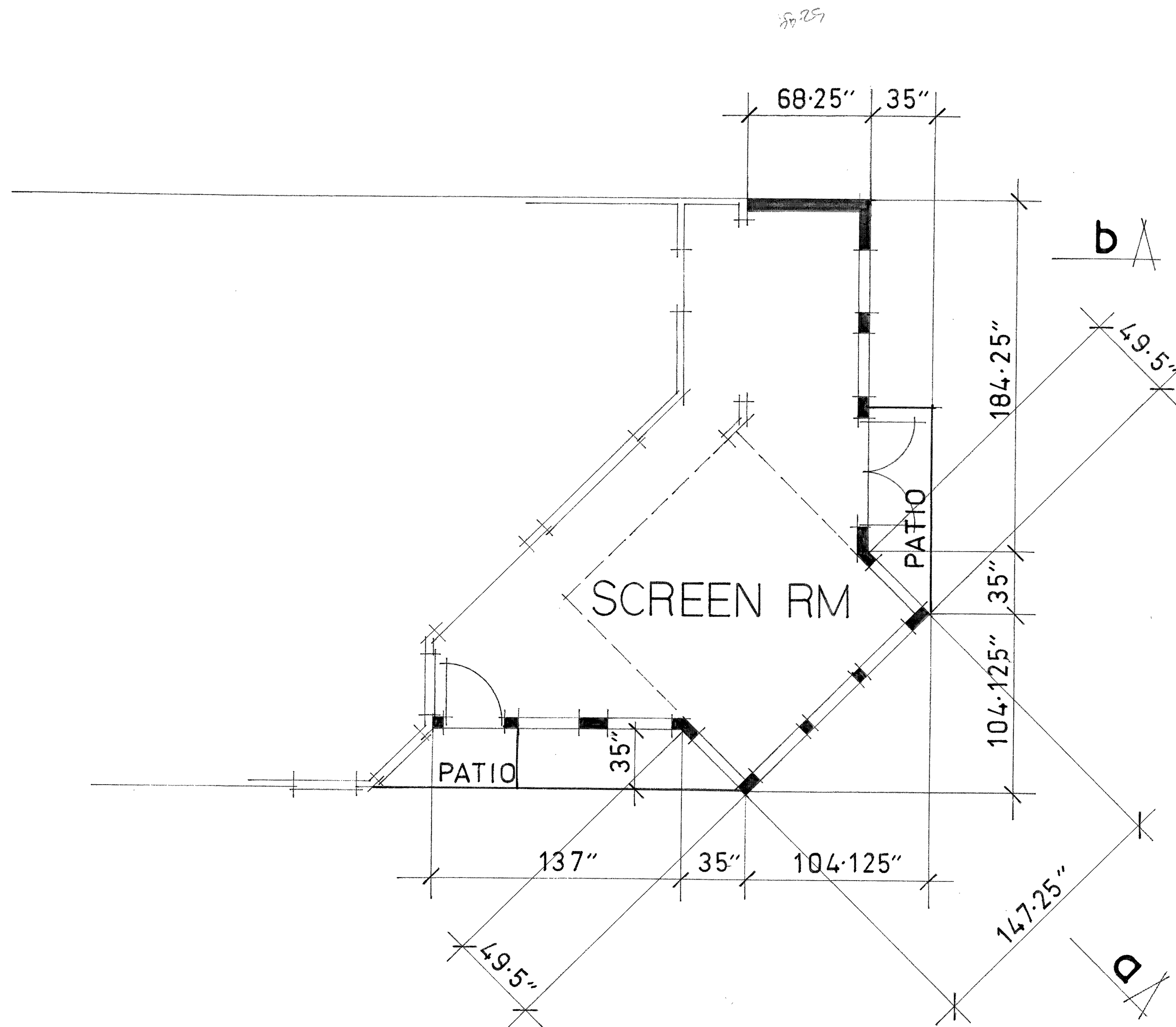
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 ph: 512 905 7758

client  
**PHILLIPS ADDITIONS**  
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# EXISTING FLOOR PLAN

drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet of Three Eight
issue One	job no 020422

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*For eel*  
*06/21/22*

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client  
**PHILLIPS ADDITIONS**  
 site  
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# PROPOSED FLOOR PLAN

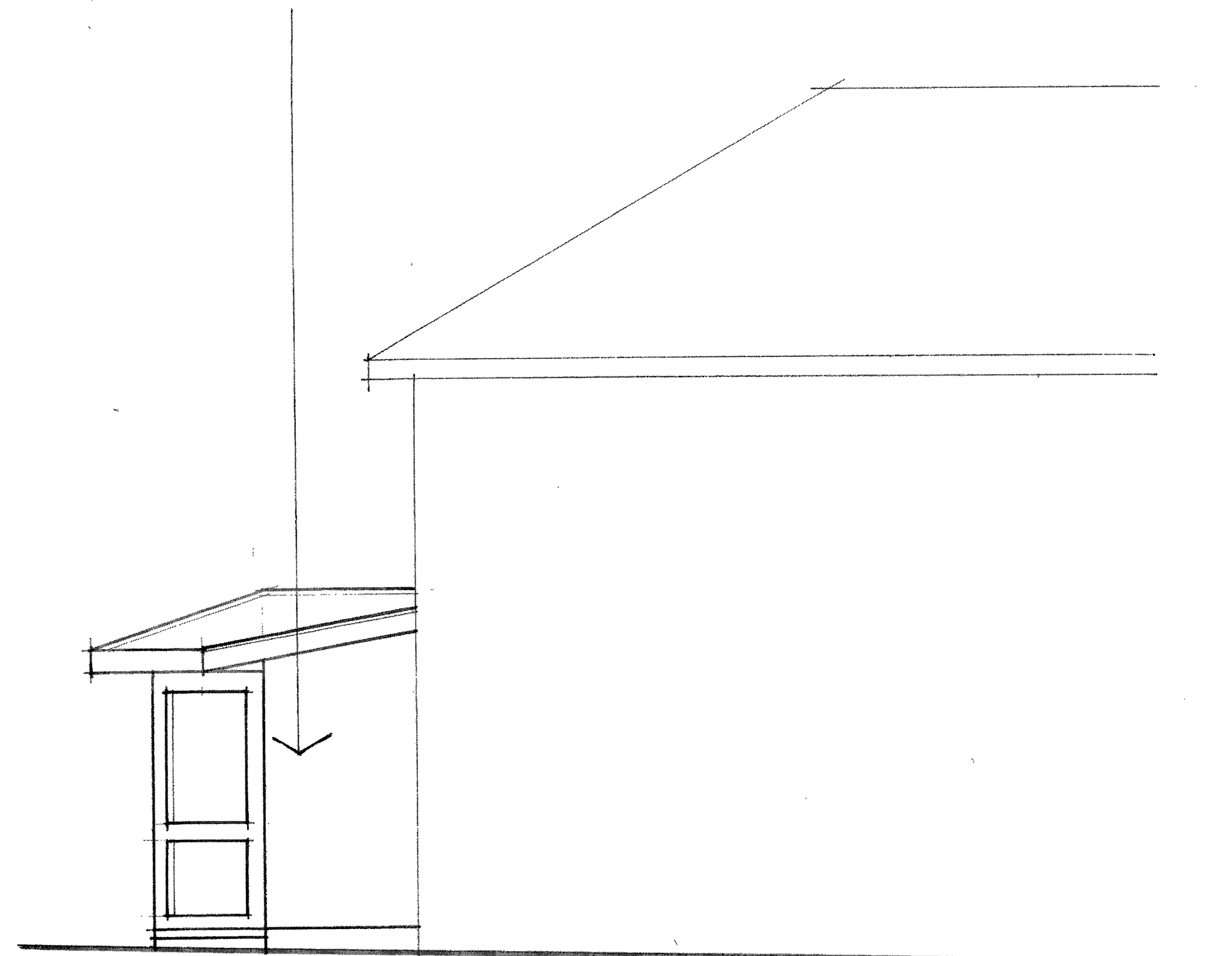
drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet of Four Eight
issue One	job no 020422

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side - WEST ELEVATION

SCREEN DOOR WITH PET DOOR  
METAL ROOFING TO MATCH EXISTING  
CLADDING TO MATCH EXISTING



side - EAST ELEVATION



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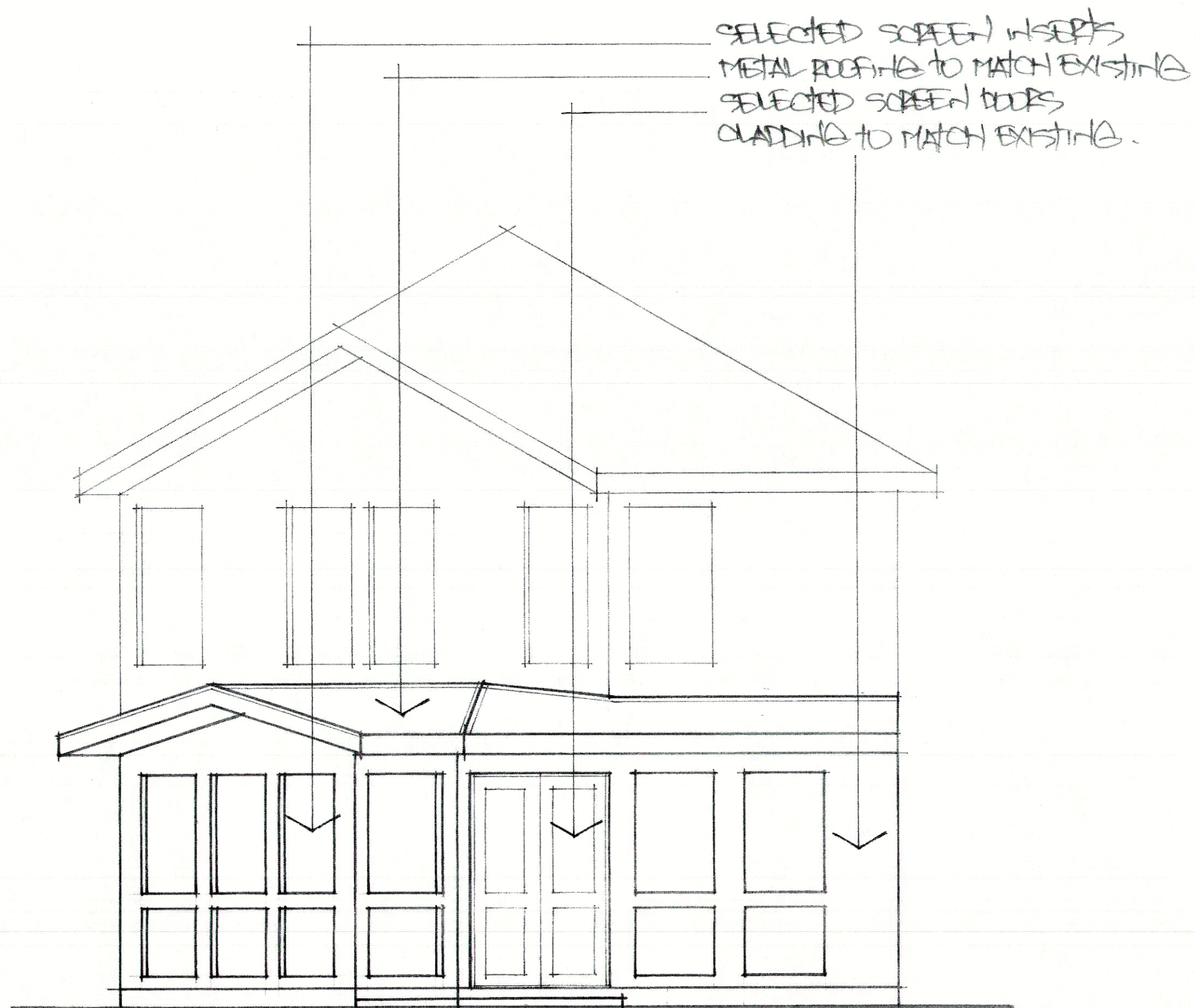
client  
**PHILLIPS ADDITIONS**  
site  
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AUSTIN TX

## ELEVATIONS

drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet of Five Eight
issue One	job no 020422

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rear - south elevation.



*Lawrence Troxell* 6/10/22

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ph: 512 905 7758

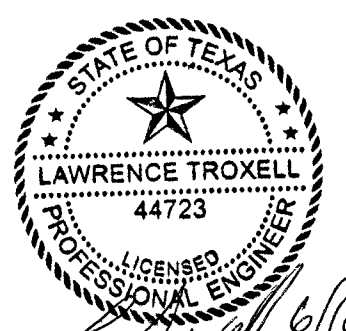
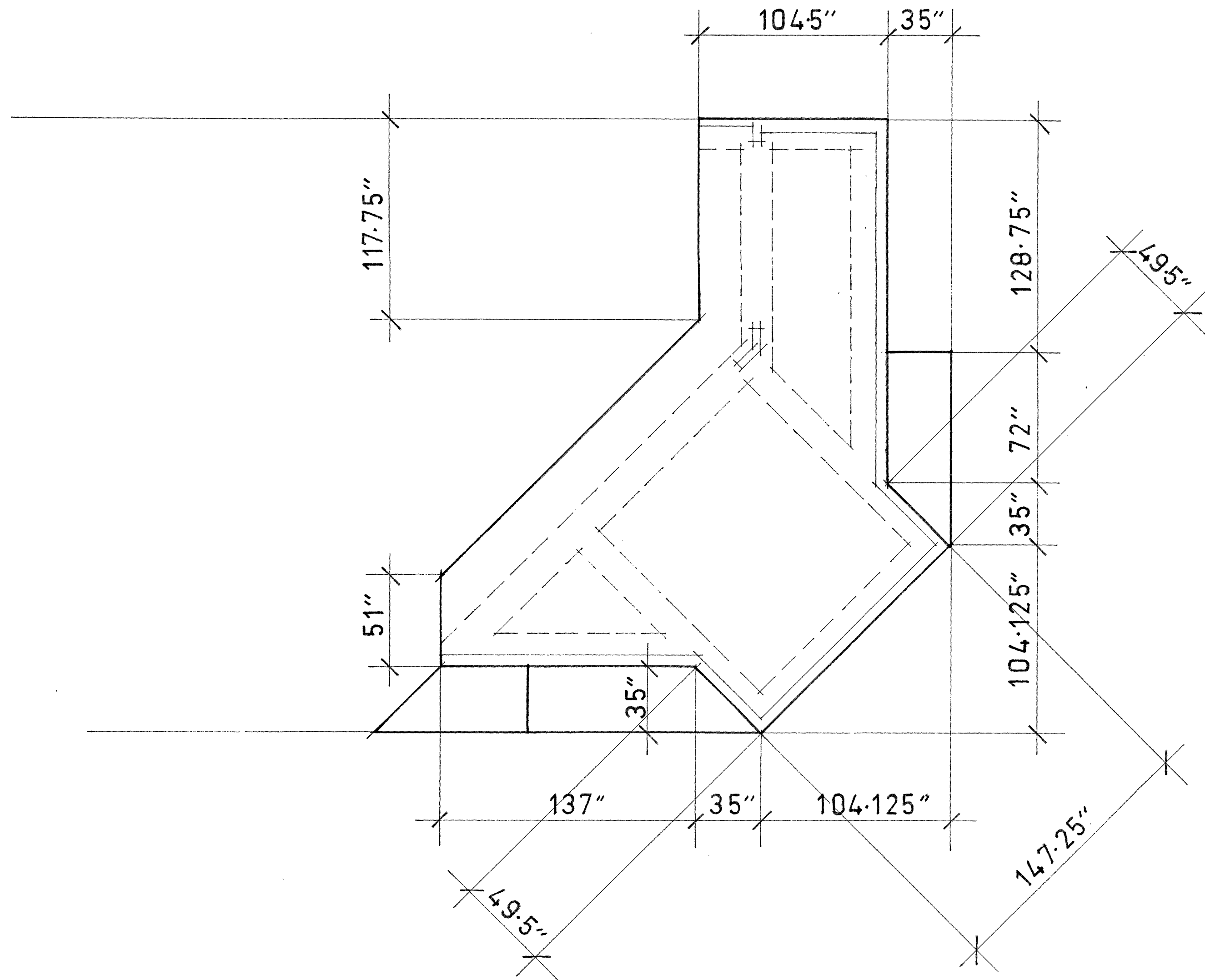
client  
**PHILLIPS ADDITIONS**  
site  
207 E MILTON STREET  
AUSTIN TX

## ELEVATIONS

drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet Six of Eight
issue One	job no 020422

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*L. Troxell* 6/10/22

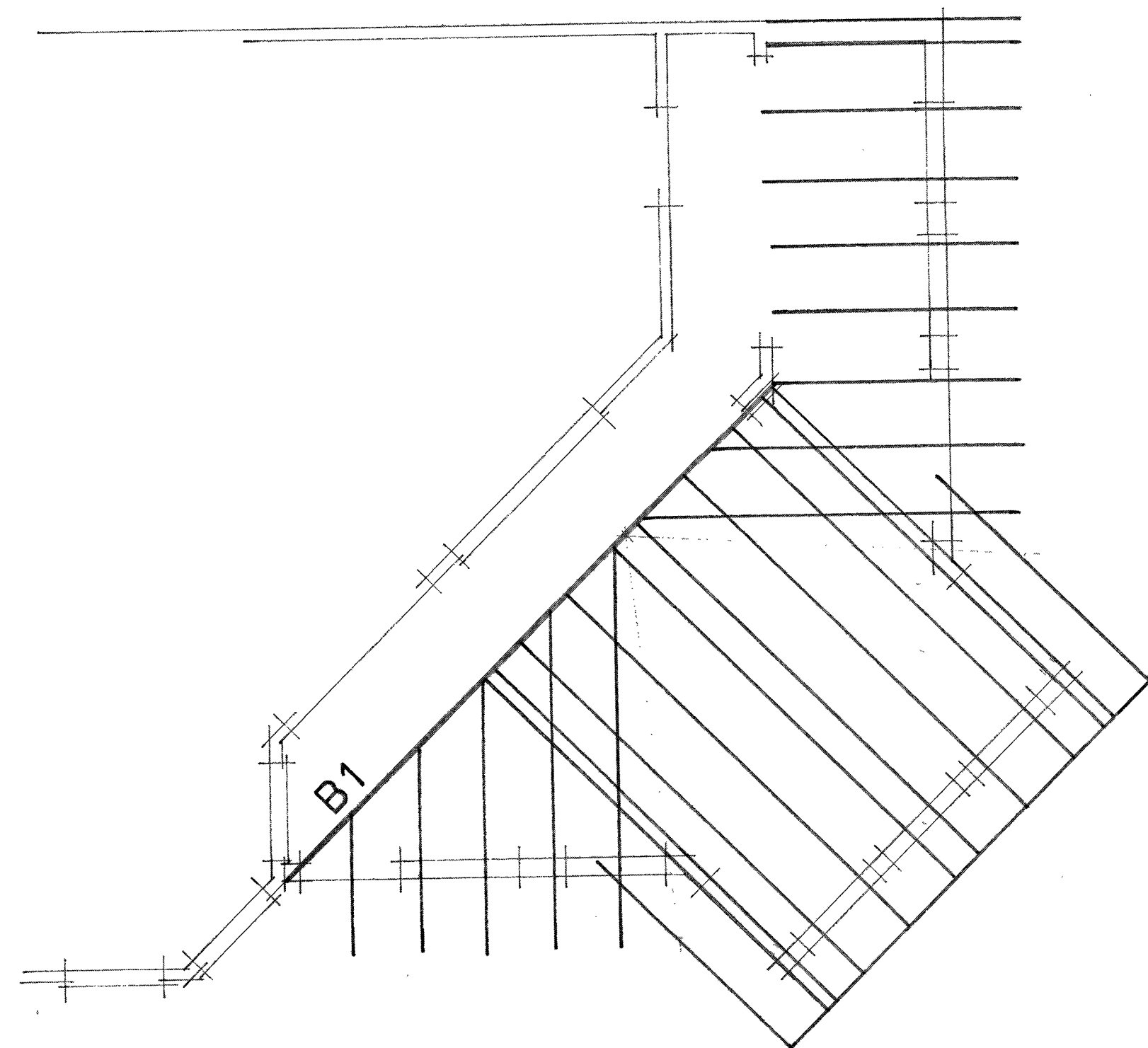
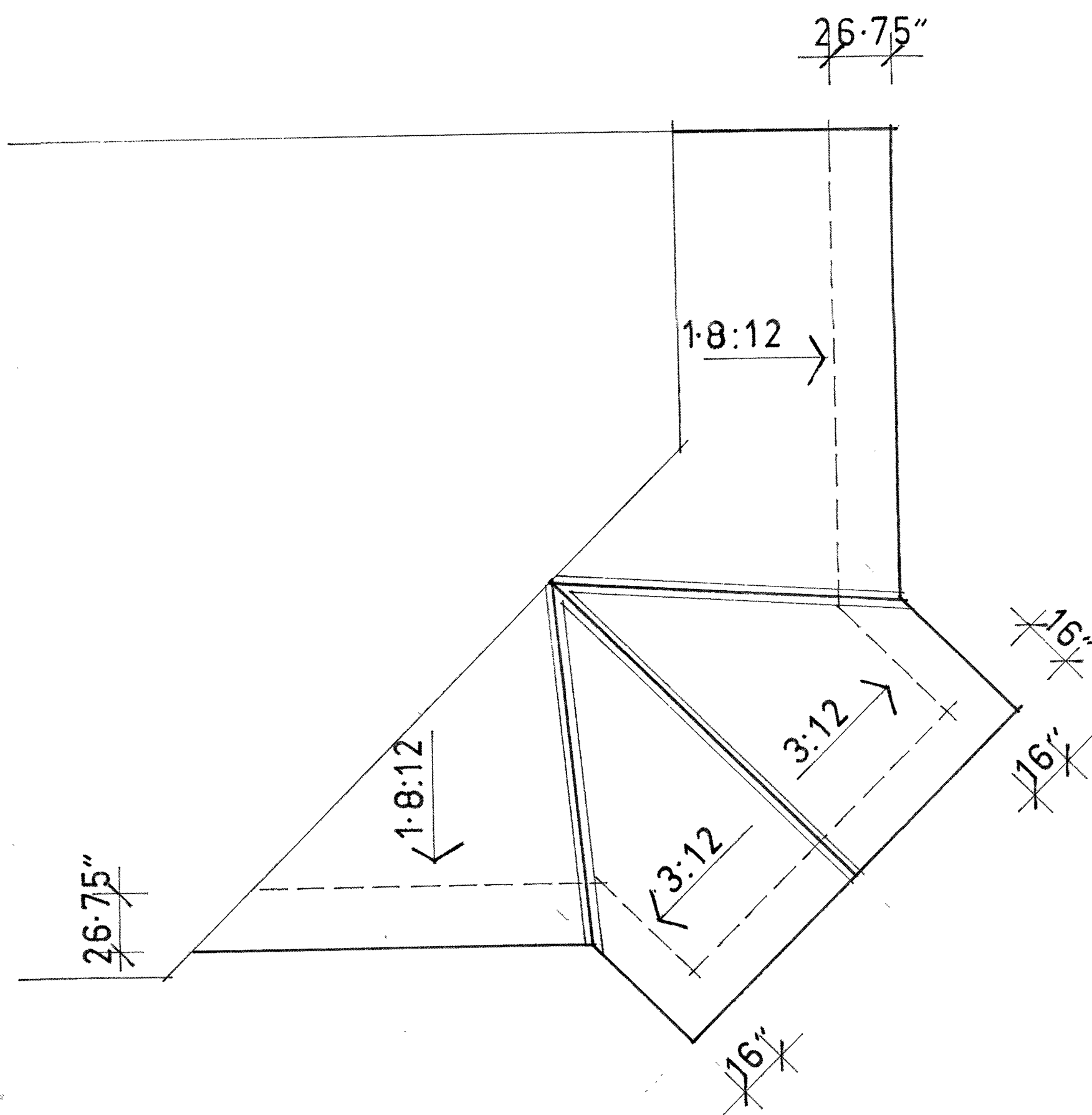
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 ph: 512 905 7758

client  
**PHILLIPS ADDITIONS**  
 site  
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 AUSTIN TX

# SLAB LAYOUT

drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet Seven of Eight
issue One	job no 020422

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B1

Concealed LVL to Engineers Detail

- All rafters/purlins to be 2x6 Pine at 24" cts



*Signature*

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ph: 512 905 7758

client  
**PHILLIPS ADDITIONS**  
site  
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# ROOF PLAN

drawn by Brad Craig	date drawn April 2022
scales 1/4" : 1'	sheet Eight of Eight
issue One	job no 020422

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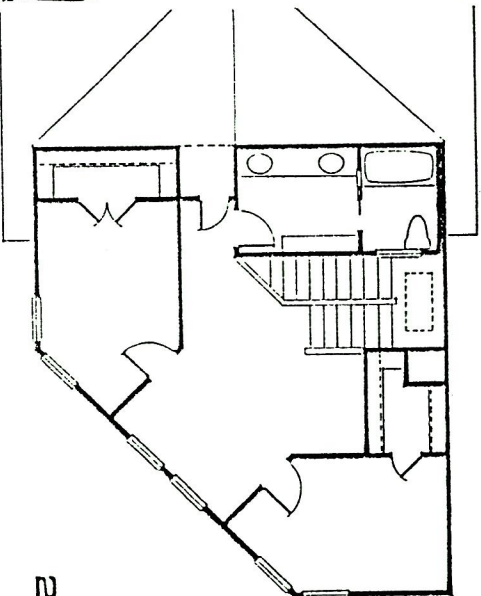
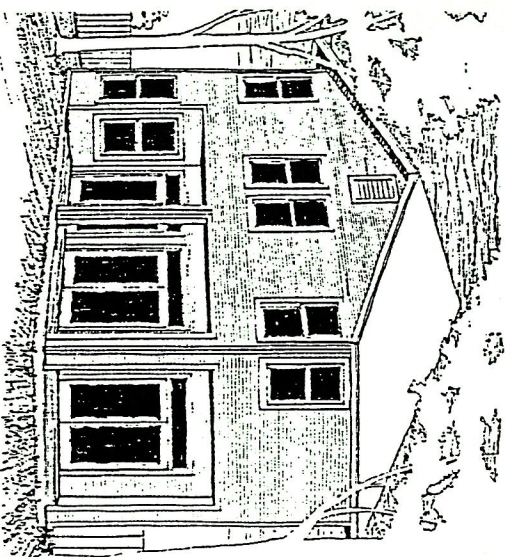
# THE SOUTHERN PHILLIPS RESIDENCE

OWNER: DAVID PHILLIPS

& DIANA BRUDER PHILLIPS

ARCHITECT: RICK KRIVONIAK, A.I.A.

SIZE OF ADDITION: 1200 SQ. FT.



The existing 80 year old house had grown too small for this family of four, and the kitchen was in dire need of remodeling. The client's first wish to capture the tall attic space was rejected due to the expense of reinforcing the existing wall and ceiling.

The next logical step was to extend the rear of the house, going up two stories in the process. The existing kitchen was completely gutted and extended, connecting to the new breakfast nook and family room desired downstairs, creating enough area for two bedrooms and a playroom upstairs. A closet and the new upstairs bath are the only new construction built over existing space.

The house sits within two feet of the east property line, limiting the rearward extension to 25 feet of fire-rated wall with no openings. A pecan tree to the west of the addition provided the other major limit to the attachment of what is essentially a small house to another small house on a 41 foot wide lot.

The solution ended up as a relatively simple hip-roofed box with a 45° slice off of the southwest corner to accommodate the pecan tree. This diagonal cut created some unusual geometry for the new family room, and a gabled facade for the addition's rear elevation, tying it to the style of the existing house.

The addition doubled the size of the home, yet is barely visible from the street. The house was occupied in late 1990.

