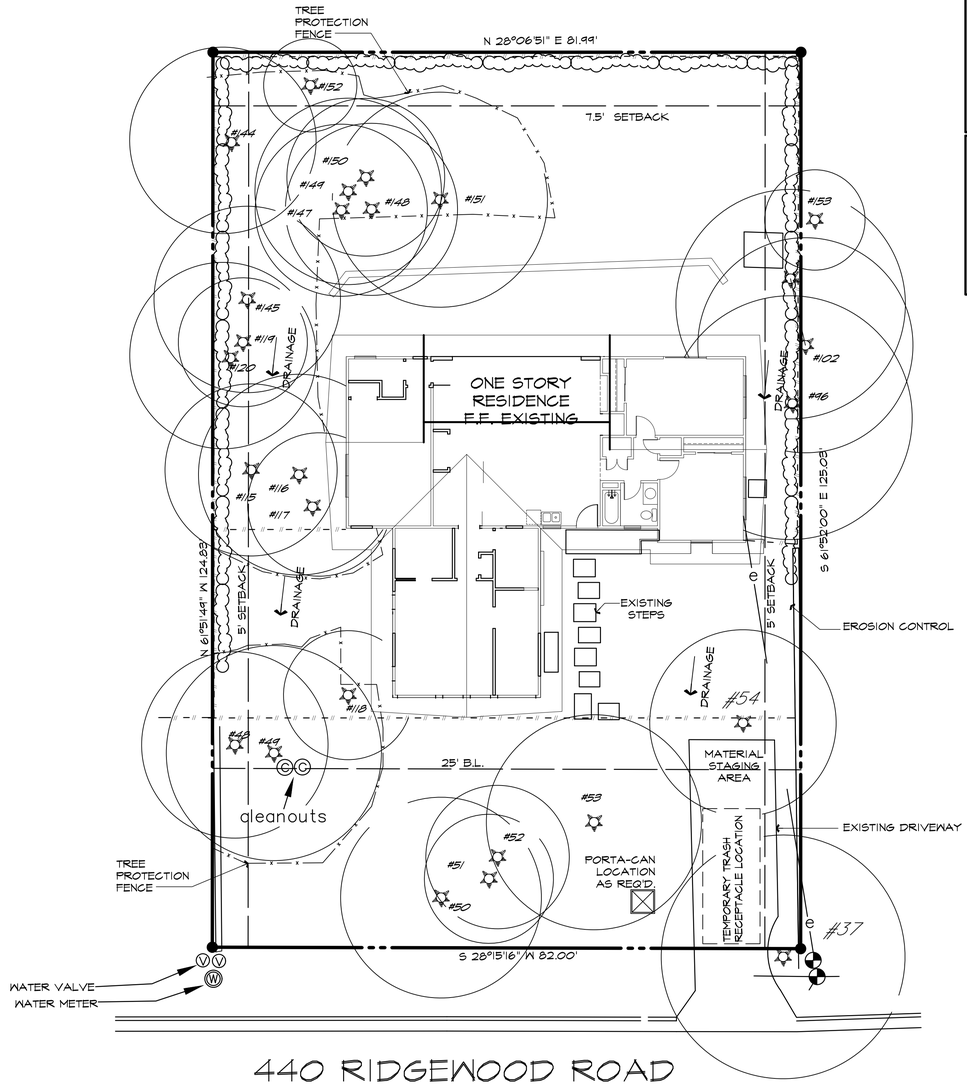


440 RIDGEWOOD ROAD

ARCHITECTURAL DRAWING INDEX

SP-1.1	SITE PLAN
A-1.1	FIRST FLOOR PLAN & DEMO PLAN
A-1.2	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS
A-2.3	SECTION-ELEVATIONS & BUILDING DETAILS
M-1.1	FIRST FLOOR MEP
S-3.1	ROOF PLAN

IMPERVIOUS COVER

TOTAL LOT AREA	10,290 SF
HOUSE	1,879 SQ. FT.
FRONT PORCH	38 SQ. FT.
DRIVEWAY	340 SQ. FT.
WALLS	114 SQ. FT.
9 STEPS	65 SQ. FT.
SIDE CONC.	76 SQ. FT.
CONC. PAD	26 SQ. FT.

TOTAL COVER EXISTING 2,538 sq. ft.=24.7%

NO NEW IMPERVIOUS COVER

NOTES:
1. CONTRACTOR TO DETERMINE SEWER TAP AND WATER METER LOCATION PRIOR TO FOUNDATION CONSTRUCTION.
2. THERE ARE NO STORM SEWER INLETS ON OR NEAR PROPERTY WITHIN 10'.
3. NO CONCRETE WASHOUT ALLOWED ON SITE

TREE LIST-NO PROTECTED TREES
NO# SIZE TYPE

#37, 17" Live Oak
#48, 13" Live Oak
#49, 15" Live Oak
#50, 14" Elm
#51, 9" Elm
#52, 10" Elm
#53, 15" Elm
#54, 13" Elm
#96, 17" Live Oak
#101, 16" Live Oak
#102, 15" Elm
#115, 12" Live Oak
#116, 14" Elm
#117, 10" Elm
#118, 9" Elm
#119, 9" Elm
#120, 6",6",5",3" Ligustrum
#140, 7" Caltapa
#144, 13" Elm
#145, 13" Live Oak
#146, 13" Live Oak
#147, 12" Live Oak
#148, 12" Live Oak
#149, 13" Live Oak
#150, 11" Elm
#151, 15" Live Oak
#152, 5",3" Elm
#153, 7" Caltapa

KEN SMITH
ARCHITECTURE & PLANNING
2802 Flintrock Tr
SUITE B-102
LAKEWAY, Texas 78734
Phone: 512-551-2505

REGISTERED ARCHITECT DOUGLAS F. NISSEN 20341 STATE OF TEXAS

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PROJECT:

A CUSTOM RESIDENCE FOR:

440 RIDGEWOOD ROAD, 78746

BUILDER:

Property ID Number:
Ref ID2 Number:

LEGAL DESCRIPTION:

0.2352 ACRE OF LAND, MORE OR LESS, BEING ALL OF THAT CERTAIN 0.235 ACRE OF LAND CONVEYED TO ROBERT B. BARNES BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2009075441, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT

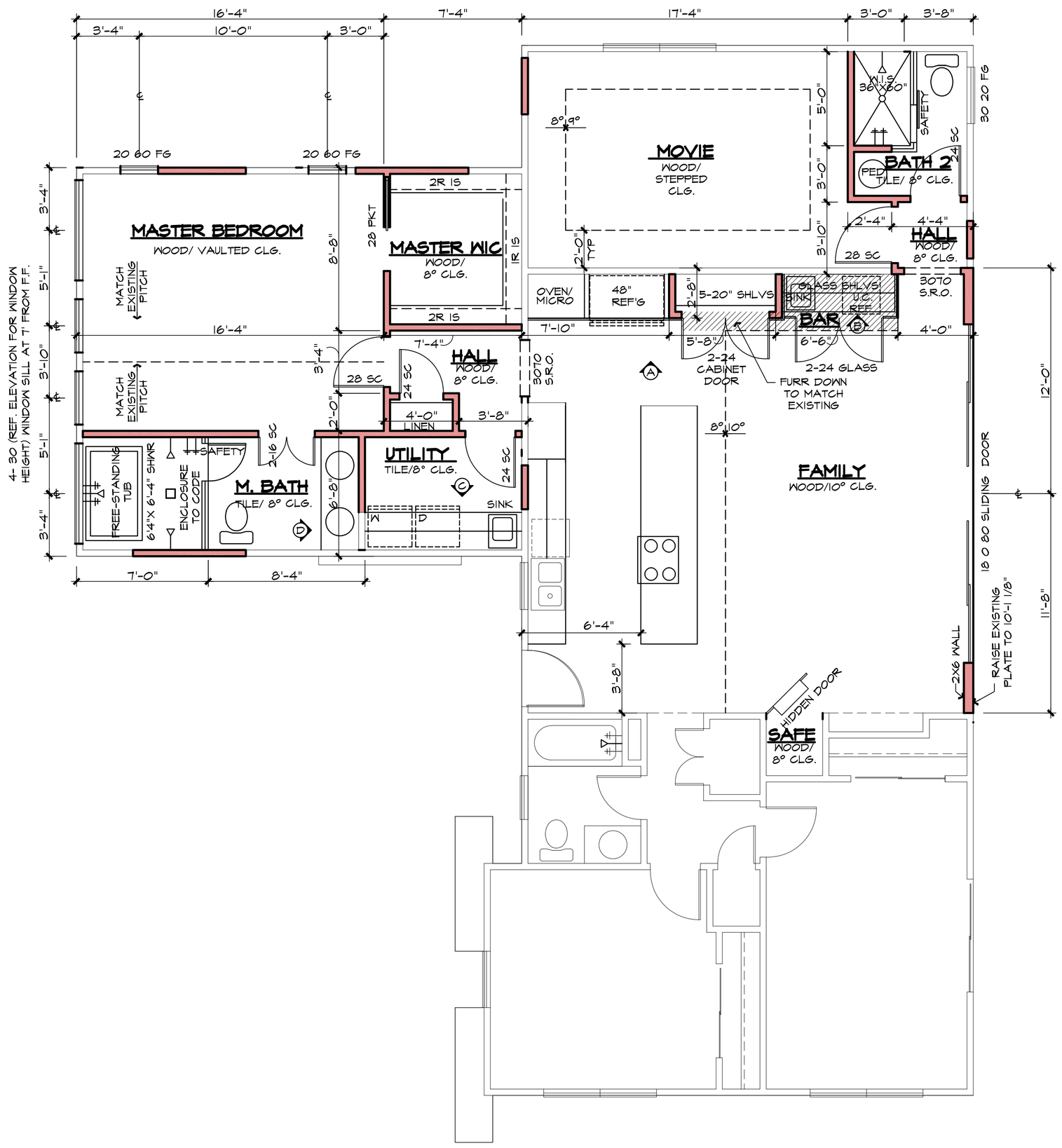
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DESIGN SET:
OWNER REVIEW SET
FINAL SET
CONSTRUCTION DOCUMENTS

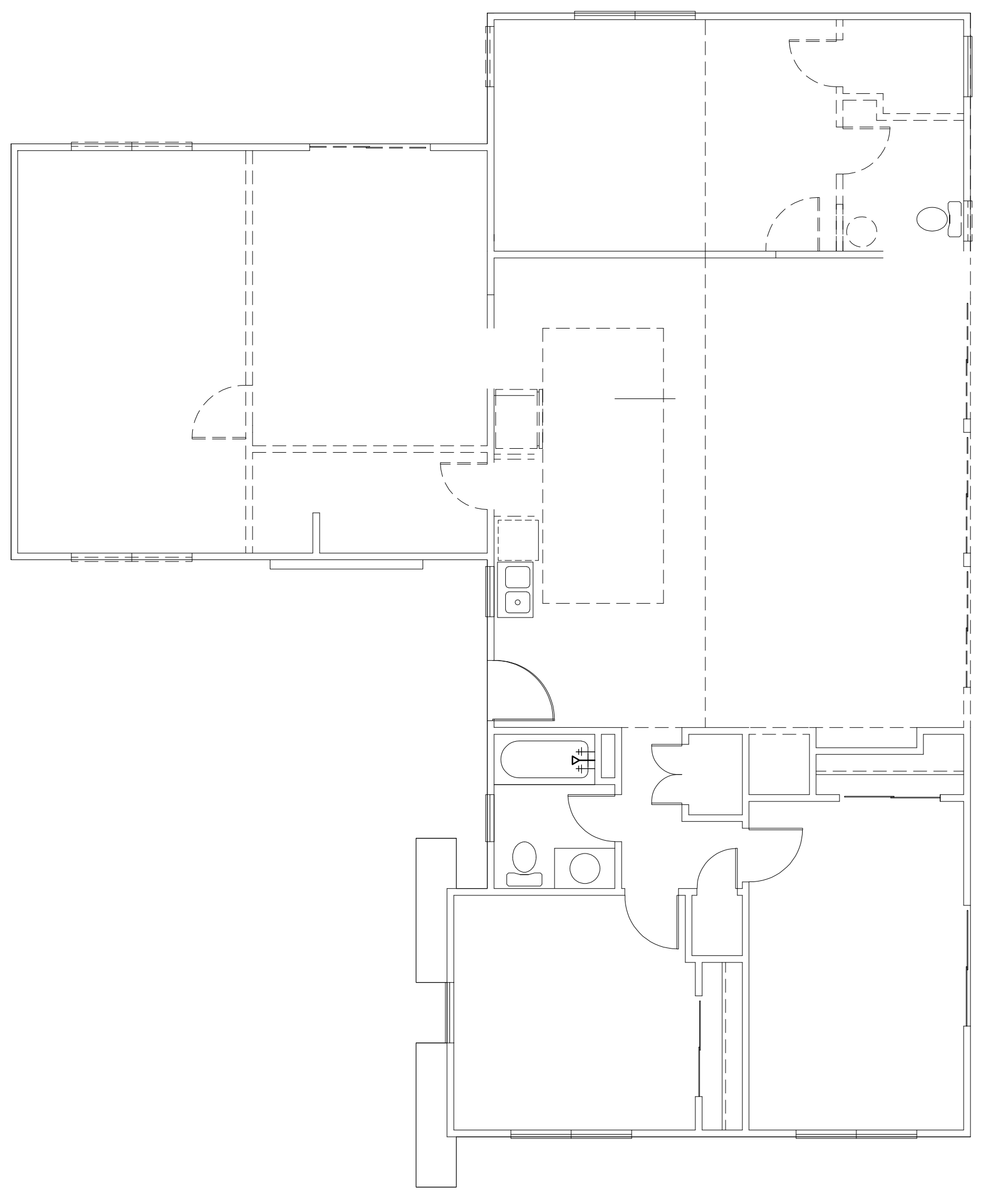
SITE PLAN

SCALE: 1" = 10'-0"

SP-1.1



FIRST FLOOR PLAN



DEMO FLOOR PLAN

NOT TO SCALE

KEN SMITH

ARCHITECTURE & PLANNING

2802 Flintrock Tr
SUITE B-102
LAKEWAY, Texas 78734
Phone: 512-551-2505

REGISTERED ARCHITECT
DOUGLAS J. NESSEN
23561
STATE OF TEXAS

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PROJECT:

A CUSTOM RESIDENCE FOR

Brian and Tamara Stillman
440 Ridgewood Rd
Westlake Hills, Tx 78746

BUILDER:

NOTES:

- ALL PLATE HEIGHTS ARE 10'-1'-1/8" U.N.O. OR TO MATCH EXISTING
- FIRST FLOOR WINDOW HEADERS TO MATCH EXISTING
- PROVIDE ONE S.F. NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.
- FURR DOWNS AND DOUBLE FRAMED WALLS TO BE FIREBLOCKED PER CODE.
- THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE.

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REMODEL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ONSET OF CONSTRUCTION.
- INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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- FOUNDATION NOTE:
EXISTING PIER AND BEAM FOUNDATION ASSUMED TO BE STRUCTURALLY ADEQUATE FOR THIS REMODEL/ADDITION. NEW ENGINEERING, REPAIR OR REPLACEMENT IS NOT WITHIN THE SCOPE OF THE ARCHITECTS RESPONSIBILITY.

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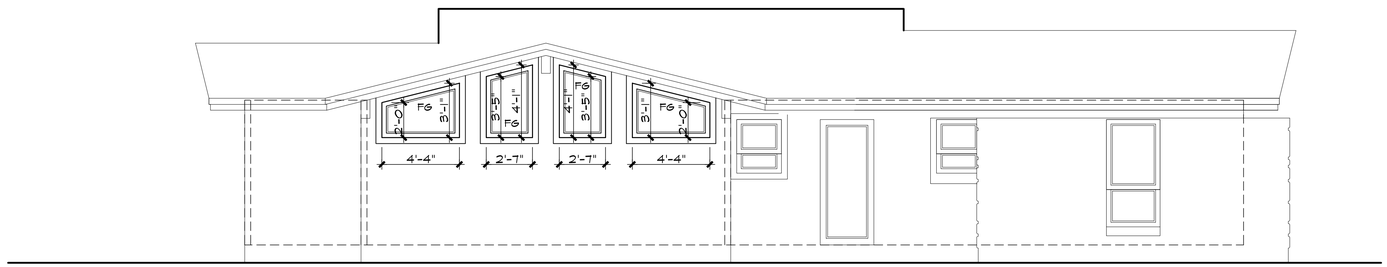
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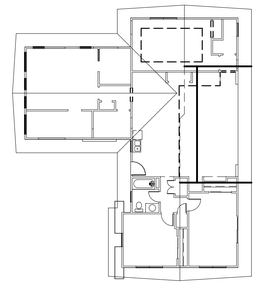
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A-1.1



d FRONT ELEVATION

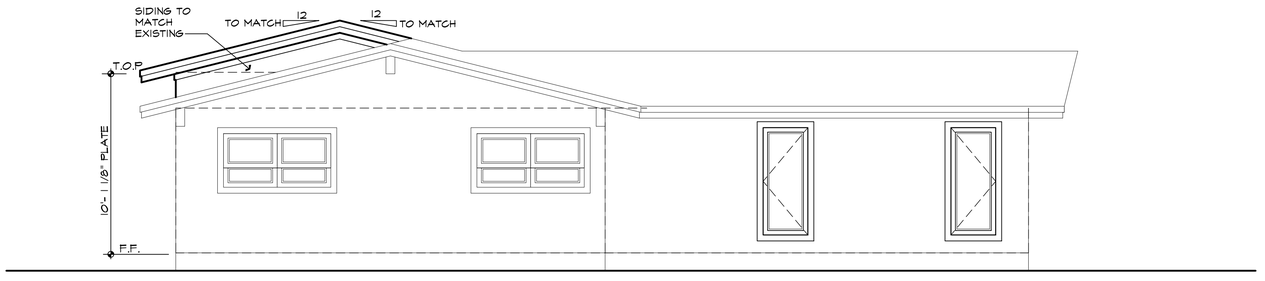


ROOF PLAN

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

OVERHANGS TO MATCH EXISTING

OVERHANGS AT GABLES TO BE 12" U.N.O. ON ELEVATIONS



c LEFT SIDE ELEVATION

KEN SMITH
ARCHITECTURE & PLANNING
2802 Flintrock Tr
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Phone: 512-551-2505

REGISTERED ARCHITECT
STATE OF TEXAS

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PROJECT:

A CUSTOM
RESIDENCE FOR

Brian and Tamara Stillman
440 Ridgenood Rd
Westlake Hills, Tx 78746

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ROUTE VENTS TO REAR OF RIDGE, AND GANG WHERE POSSIBLE

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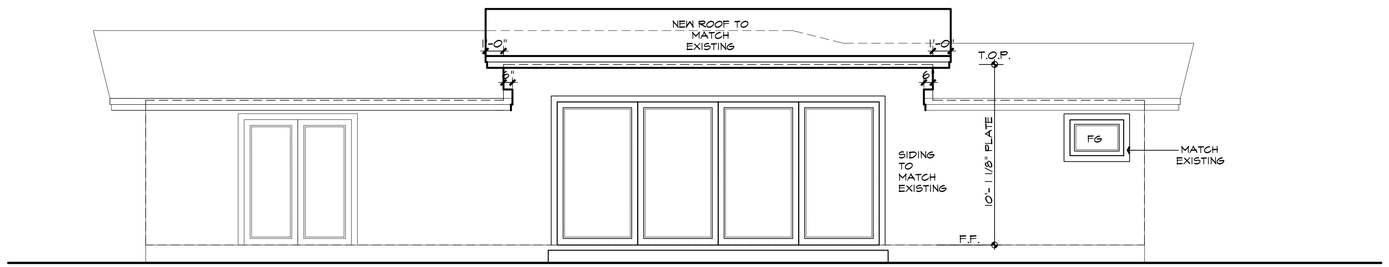
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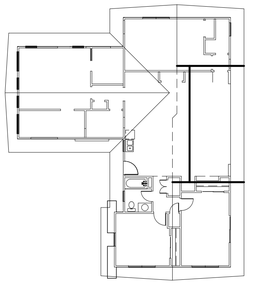
EXTERIOR ELEVATIONS

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

A-2.1

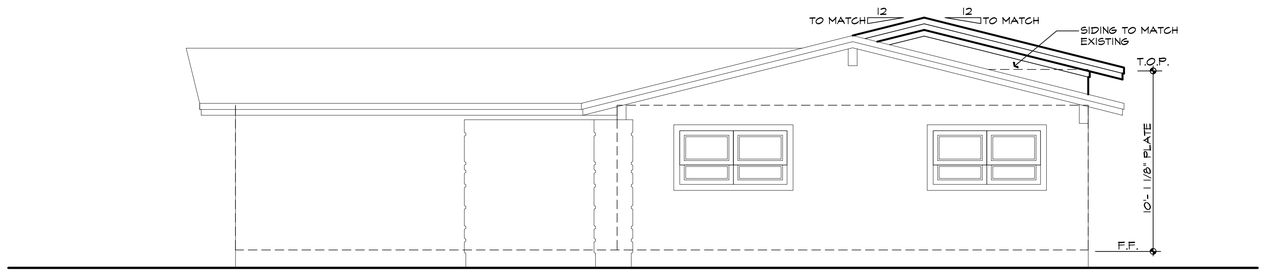


b REAR ELEVATION



ROOF PLAN

SCALE: 1/16" = 1'-0"
OVERHANGS TO MATCH EXISTING
OVERHANGS AT GABLES TO BE 12" U.N.O. ON ELEVATIONS



c RIGHT SIDE ELEVATION

KEN SMITH
ARCHITECTURE & PLANNING
2802 Flintrock Tr
SUITE B-102
LAKEWAY, Texas 78734
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REGISTERED ARCHITECT STATE OF TEXAS

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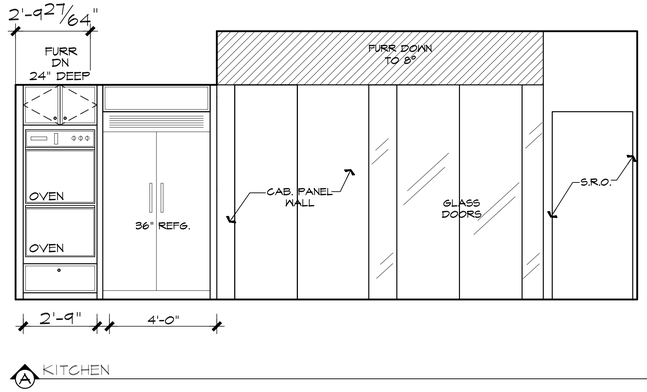
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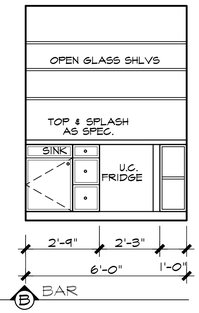
EXTERIOR ELEVATIONS

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

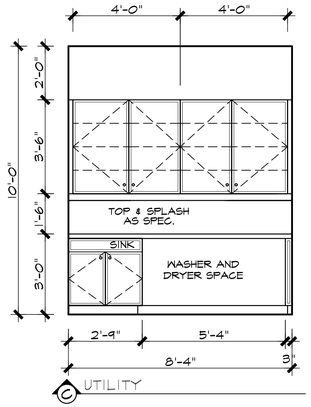
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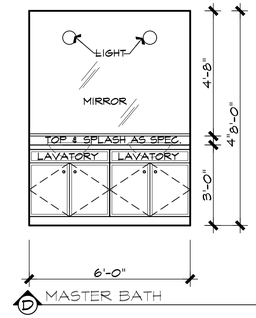
A KITCHEN



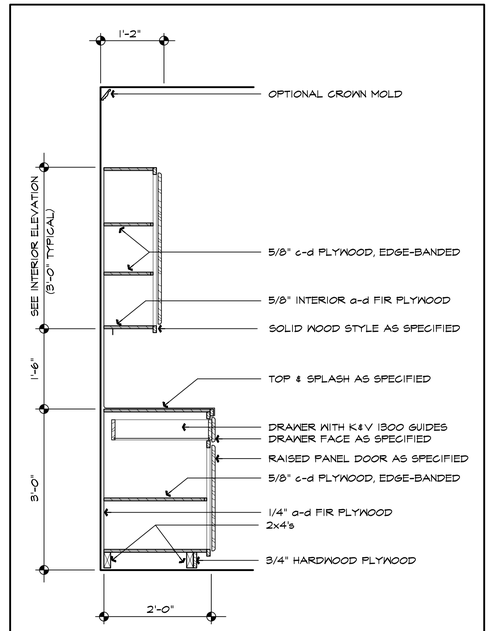
B BAR



C UTILITY



D MASTER BATH



TYPICAL CABINET SECTION SCALE: 3/4" = 1'-0"

NOTES:

CONTRACTOR IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL BUILDING CODES AND LIFE SAFETY REGULATIONS. SUB-CONTRACTORS TO VERIFY WITH THE CONTRACTOR ALL CONSTRUCTION METHODS AND DETAILS.

DROP BRICK LEDGE SO AS NOT TO EXCEED 24" OF EXPOSED CONCRETE. ROUTE VENTS TO REAR OF RIDGE, AND GANG WHERE POSSIBLE

ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT

KEN SMITH
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2802 Flintrock Tr
SUITE B-102
LAKEWAY, Texas 78734
Phone: 512-551-2505

REGISTERED ARCHITECT STATE OF TEXAS

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PROJECT:

A CUSTOM RESIDENCE FOR

Brian and Tamara Stillman
440 Ridgenood Rd
Westlake Hills, Tx 78746

BUILDER:

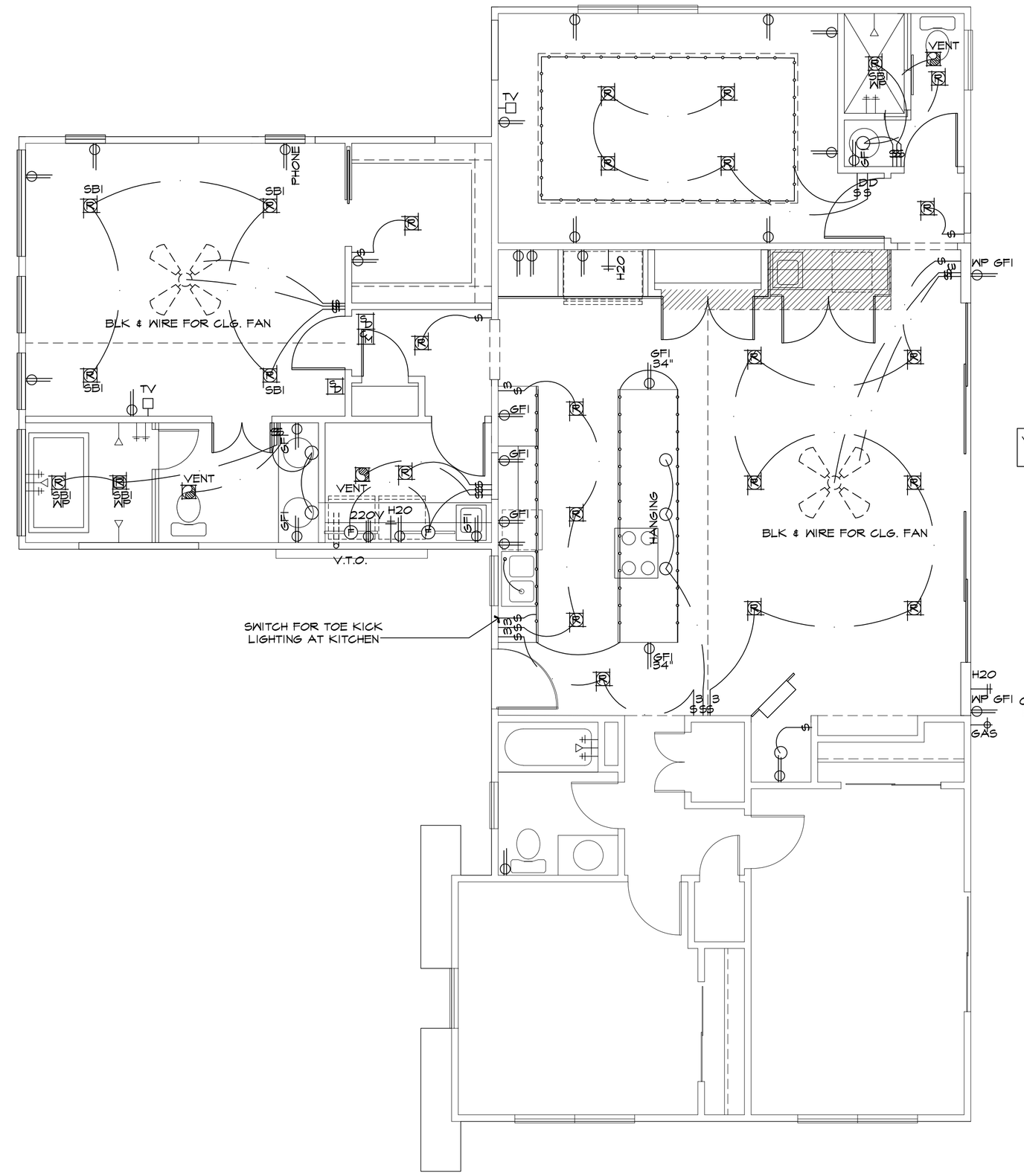
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INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

A-3.1



VERIFY ALL EXISTING ELECTRICAL

1ST FLOOR MEP PLAN

ELECTRICAL SYMBOL CHART									
BLOCK & WIRE FOR CLG. FAN		CABLE/TV OUTLET		LOW VOLTAGE PORT PANEL		LIGHT		SWITCH	
		PHONE		OUTLET		FLOOD LIGHT		THREE-WAY SWITCH	
		SPEAKER	SPKR	HORIZONTAL OUTLET	HORZ.	RECESSED FIXTURE ON SLOPED SURFACE	SBI	DIMMER SWITCH	D
		VOLUME CONTROL		220V OUTLET	220V	EYEBALL FIXTURE	EB	RECIRCULATING PUMP	R
OFFICE PORT		SMOKE DETECTOR		FLOOR OUTLET	FO	RECESSED FIXTURE	R		
HALOGEN		HEAT DETECTOR		WATER PROOF	WP	HEAT/VENT/LITE	HVL		
FLOURESCENT	F	CARBON MONOXIDE DETECTOR		4 PLEX OUTLET		VENT/LITE	VL		

REMODEL NOTES

- VERIFY THAT ALL EXISTING ELECTRICAL OUTLETS TO REMAIN STILL MEET CODE AFTER REMODELING.
- COORDINATE DISPLAY LIGHTING TYPE, LOCATION, AND SWITCHING PATTERNS WITH OWNER PRIOR TO SHEET ROCK INSTALLATION.
- COORDINATE ADDITIONAL ELECTRICAL OUTLETS IN EXISTING WALLS WITH OWNER PRIOR TO SHEET ROCK INSTALLATION.
- COORDINATE ADDITIONAL FLOOR OUTLETS W/OWNER PRIOR TO FLOORING INSTALLATION.
- CONTRACTOR TO VERIFY THE ADEQUACY OF EXISTING UTILITIY SERVICES AND IN-HOUSE SYSTEMS WHERE APPLICABLE.

KEN SMITH
ARCHITECTURE & PLANNING
2802 Flintrock Tr
SUITE B-102
LAKEWAY, Texas 78734
Phone: 512-551-2505

REGISTERED ARCHITECT
DOUGLAS P. NISSEN
30081
STATE OF TEXAS

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PROJECT:

A CUSTOM
RESIDENCE FOR

BUILDER:

NOTES:

- SUPPLY 220v OR GAS TO HVAC UNIT(s) IN ATTIC (RE:SPECS) INCLUDE 110v OUTLET FOR SERVICE.
- PROVIDE LIGHT AT HVAC UNIT(s) IN ATTIC.
- ALL VENTS TO REAR OF HOUSE PAINTED TO MATCH ROOF COLOR.
- ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS ARE TO BE PROVIDED WITH ARC FAULT PROTECTORS.
- SMOKE DETECTORS TO BE 110v W/ BATTERY BACKUP. WIRE SMOKE DETECTORS SO THAT WHEN ONE SOUNDS, ALL WILL SOUND.
- COORDINATE LOW VOLTAGE PRE-WIRING WITH OWNER PRIOR TO SHEET ROCK INSTALLATION.

ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT

RELEASE DATES:

BS KS-1021p

FIRST FLOOR MEP

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

M-1.1