

matt bachardy building design

ASSOCIATE MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

P.O. BOX 2669
WIMBERLEY, TEXAS 78676

512-755-4214

www.mattbachardydesign.com
info@mattbachardydesign.com

1104 PRIVATE RESIDENCE PROGRAM DESCRIPTION

My clients are both music professors, semi-retired with no children. They desired a Mid-Century Modern inspired residence of modest size. We searched for a suitable site for several months that provided privacy and seclusion, yet convenient to Wimberley and San Marcos.

The site selected is densely wooded, gently sloped from north to south. The design solution weaves the buildings around the large oaks and understory growth that dominate the site. Only 2 trees were removed for construction.

A limited budget dictated simple shapes and a limited palette of standard off the shelf materials and components. The goal was to design and build a "well-appointed series of simple boxes".

The result is a very unique, comfortable and efficient home.

GENERAL DATA:

LOCATION: 5-acre wooded site located between Wimberley and San Marcos, Texas

TOTAL PROJECT AREA: 3,586 SQ. FT.
HEATED AREA: 1,880 SQ. FT.

2 Bedrooms, one separated from the main living area to serve as a music studio / guest suite.

2 full baths.

Large covered porch with outdoor kitchen.

Great room including kitchen and dining.

Carport with heated mechanical / storage room and screen wall.

Extensive outdoor terraces, patios, planters and walled garden at the master bath.

SITE PLANNING:

Permanent concrete benchmarks were set in the ground around the building site using GPS survey equipment. These benchmarks were used to align the building along an exact east-west solar orientation for the site's location. The benchmarks also provided exact elevation control with the project's numerous level changes in relation to the site's existing grade characteristics.

DESIGN FEATURES:

The site's attributes determined the floor plan layout. Sight lines to the north, east and south assure a dramatic view of the surrounding forest from all of the major rooms. The dense forest provides privacy from the neighboring homes. During the temperate times of the year, prevailing southeast breezes can be directed to cool the home by opening windows and sliding doors on the south side and opening clearstory windows on the north side, creating a thermosiphon effect.

The home is designed for low maintenance: Exterior materials consist of concrete, painted Hardi Panel board & batten siding, galvalume standing seam roof and glass

Interior finishes consist of diamond polished concrete floors, low VOC painted trim, doors and drywall, tile in the baths, granite counter tops in kitchen. One area that we splurged on is the kitchen / living area. High-end cabinetry with Wolf / Sub Zero appliances were specified. We also deleted the gas fired heater / stove in order to install a Big Ass Fan, which moves a large volume of air very quietly.

Exterior doors & windows: Vinyl clad awning, casement and fixed windows; clad sliding doors.

Careful consideration was given to the placement of all windows and doors to provide unimpeded views and promote natural ventilation of the house.

STRUCTURAL COMPONENTS:

Foundation: Monolithic concrete slab-on-grade.

Exterior walls: 2x6 wood framing.

Interior walls: 2x4 wood framing.

Structural beams: Glue laminated wood beams.

Roof structure: 12" engineered I Joists.

Roof decking: 5/8" plywood with Ice & Water Shield membrane. Diagonal lath strips with continuous low / high venting provide an isolated ventilation space between the roof deck and standing seam roof panels.

Insulation: Full thickness, spray foam.

MECHANICAL SYSTEMS:

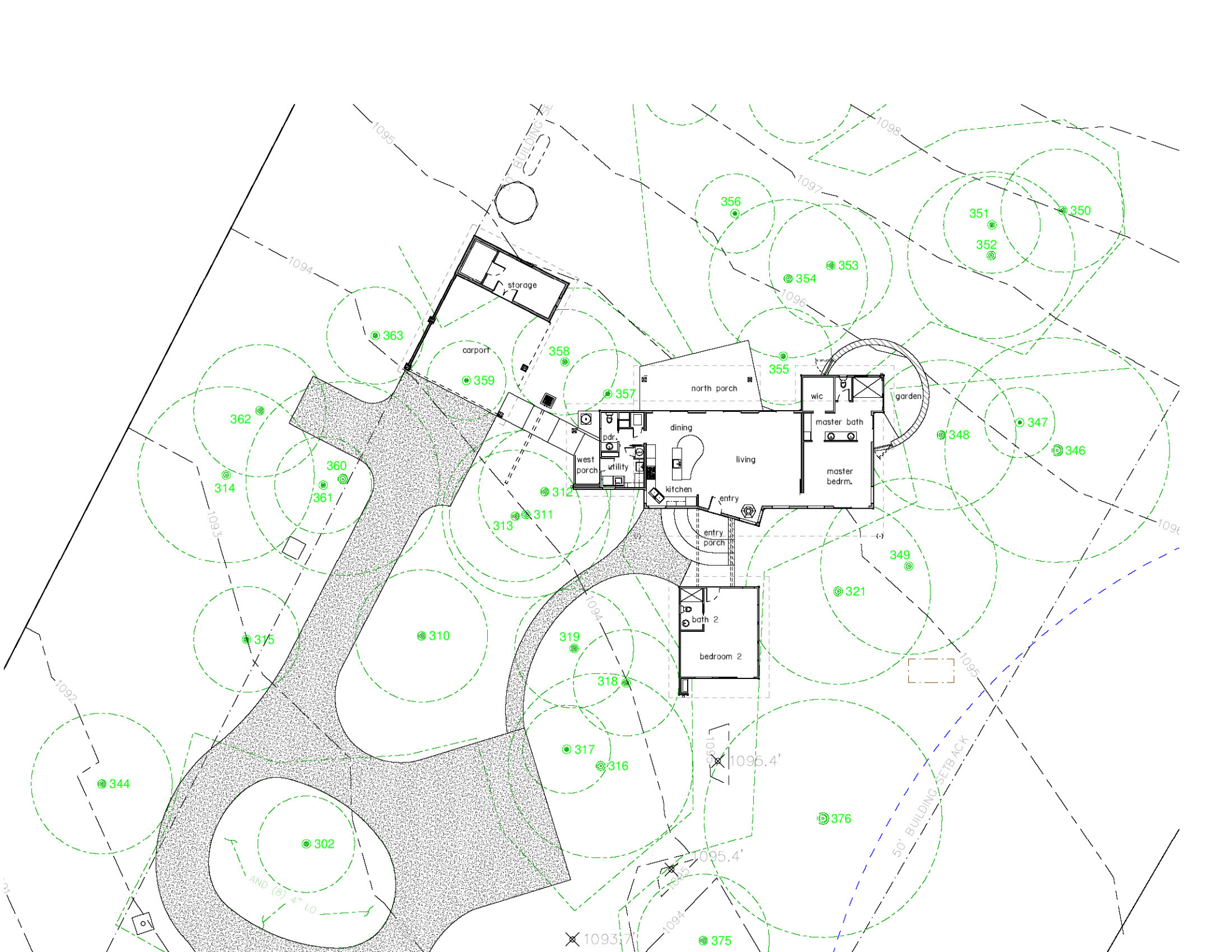
Air Conditioning system:

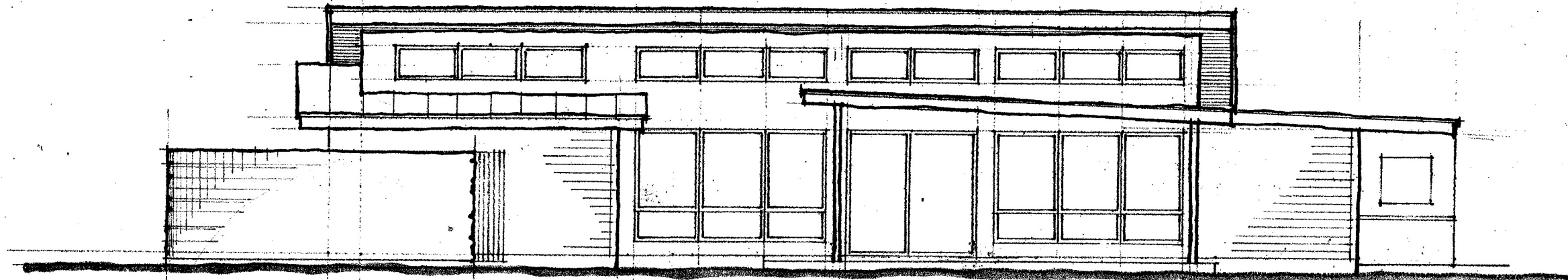
(1) Zone American Standard 16.0 SEER A/C / 90% propane gas fired forced air heating.

(1) Zone Mitsubishi mini split heat pump at the Studio

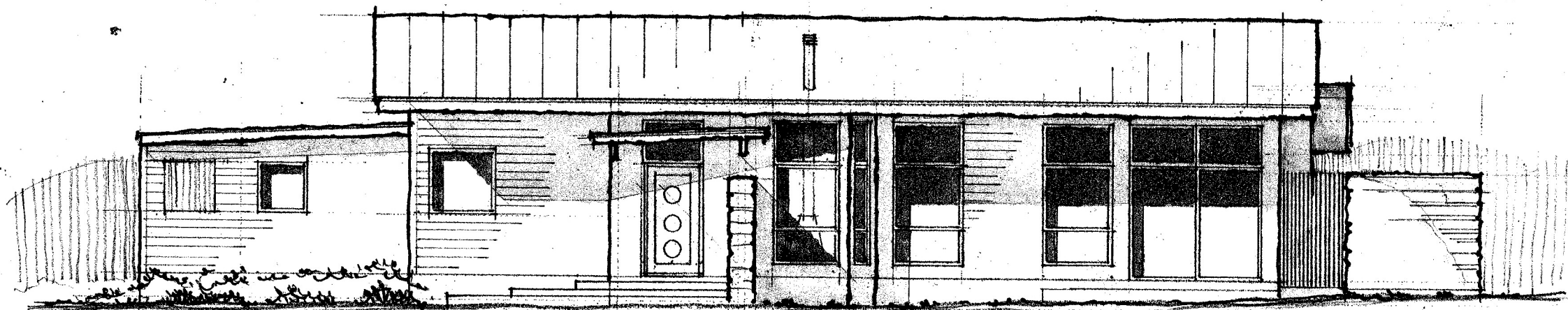
Water heating:

Power vented high efficiency 50 gallon Rheem water heater

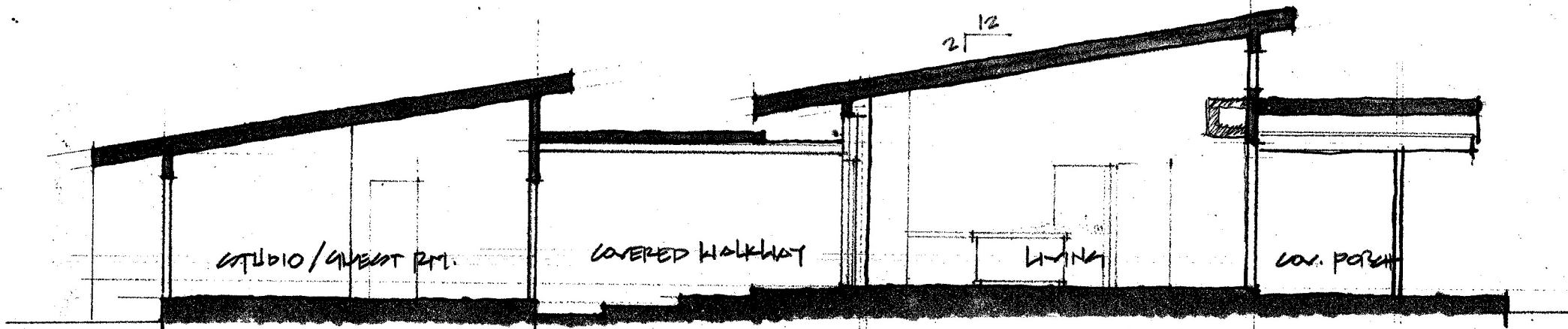




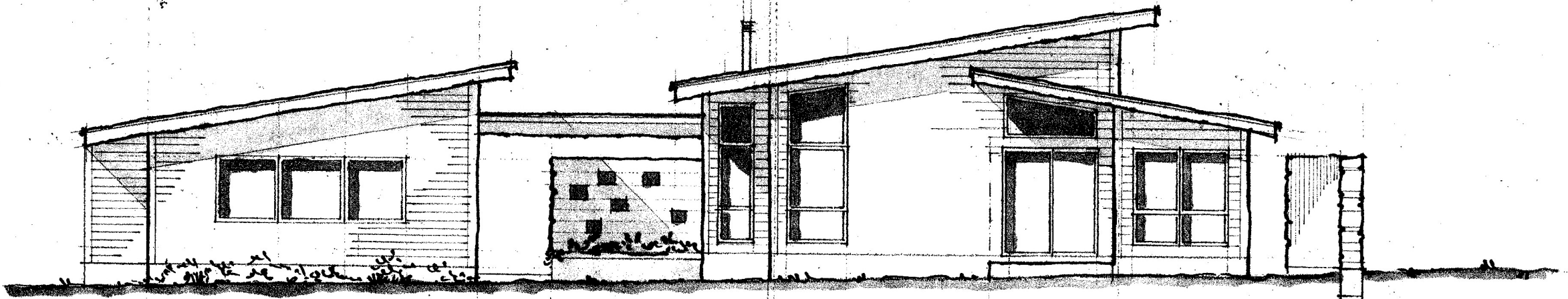
NORTH ELEVATION 1/8" = 1'-0"



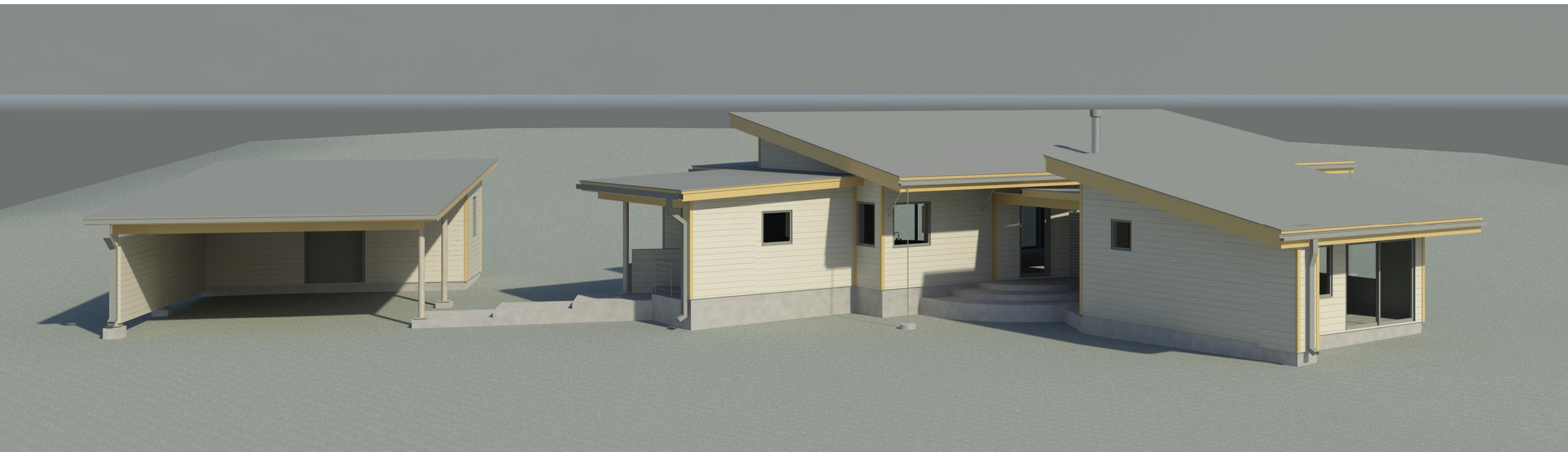
SOUTH ELEVATION 1/8" = 1'-0"

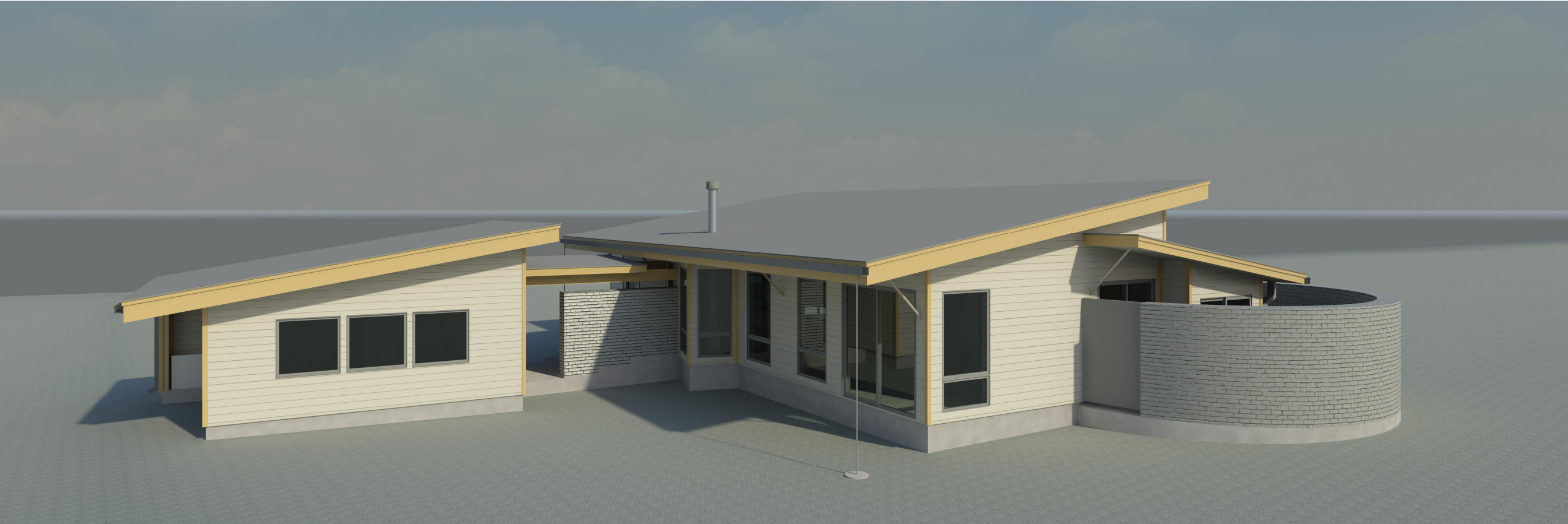


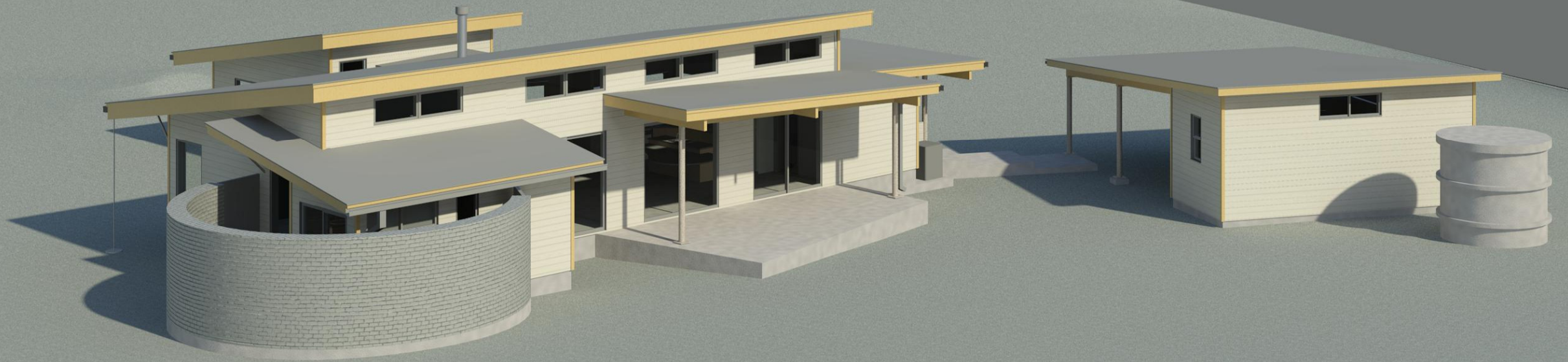
SECTION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"









All ideas, design, drawings, notes and specifications are the copyrighted property of Matthew E. Bachardy as of the date shown on these documents. The use or reproduction of these documents concerning and other construction or purpose other than that recited to the project and site location originally described herein is prohibited without written permission from Matthew E. Bachardy.

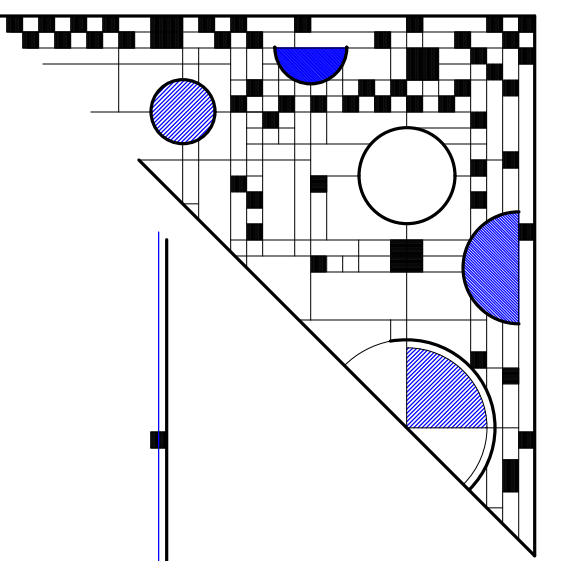
site plan note

at stake out, before proceeding with any other work or ordering materials, the contractor and/or sub contractor shall verify all dimensions and measurements, locations of all property lines, easements, building setback lines, side and rear setback requirements (whether shown on the drawings or not) and shall be responsible for their correctness. final location of the building, walks, drives and any other improvements shall be verified on the property with the owner, contractor and sub contractor.



**matt bachardy
building design**

info@mattbachardydesign.com
p.o. box 2669 wimberley, texas 78676
phone: (512) 755-4214



Hays County, Texas

Private Residence

project number:
1104

drawn by: mab checked by: -
issue date: 2/25/2018 12:10:42 PM

ISSUED FOR
CONSTRUCTION USE

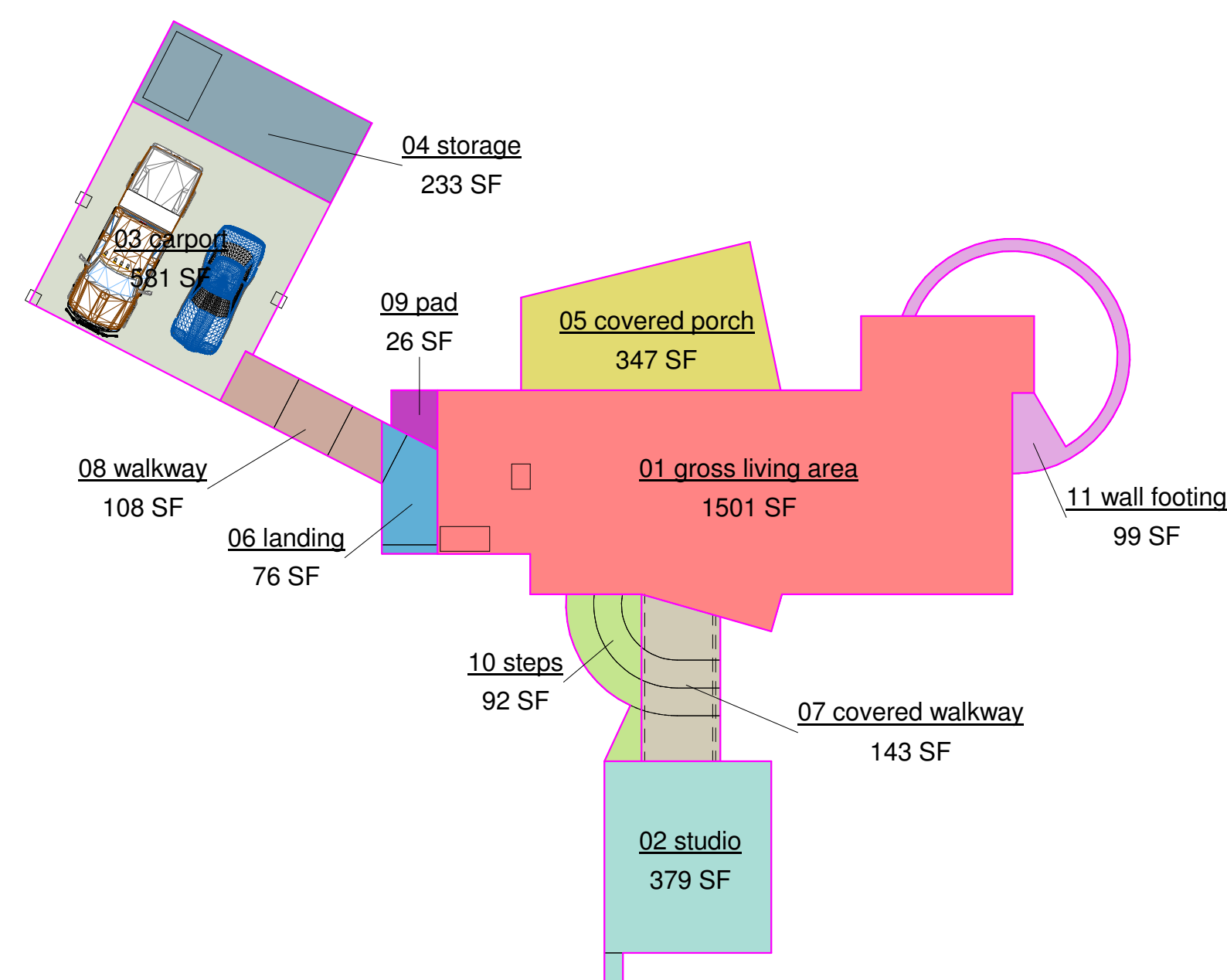
sheet contents:
site plan detail 1'-20'

sheet number:

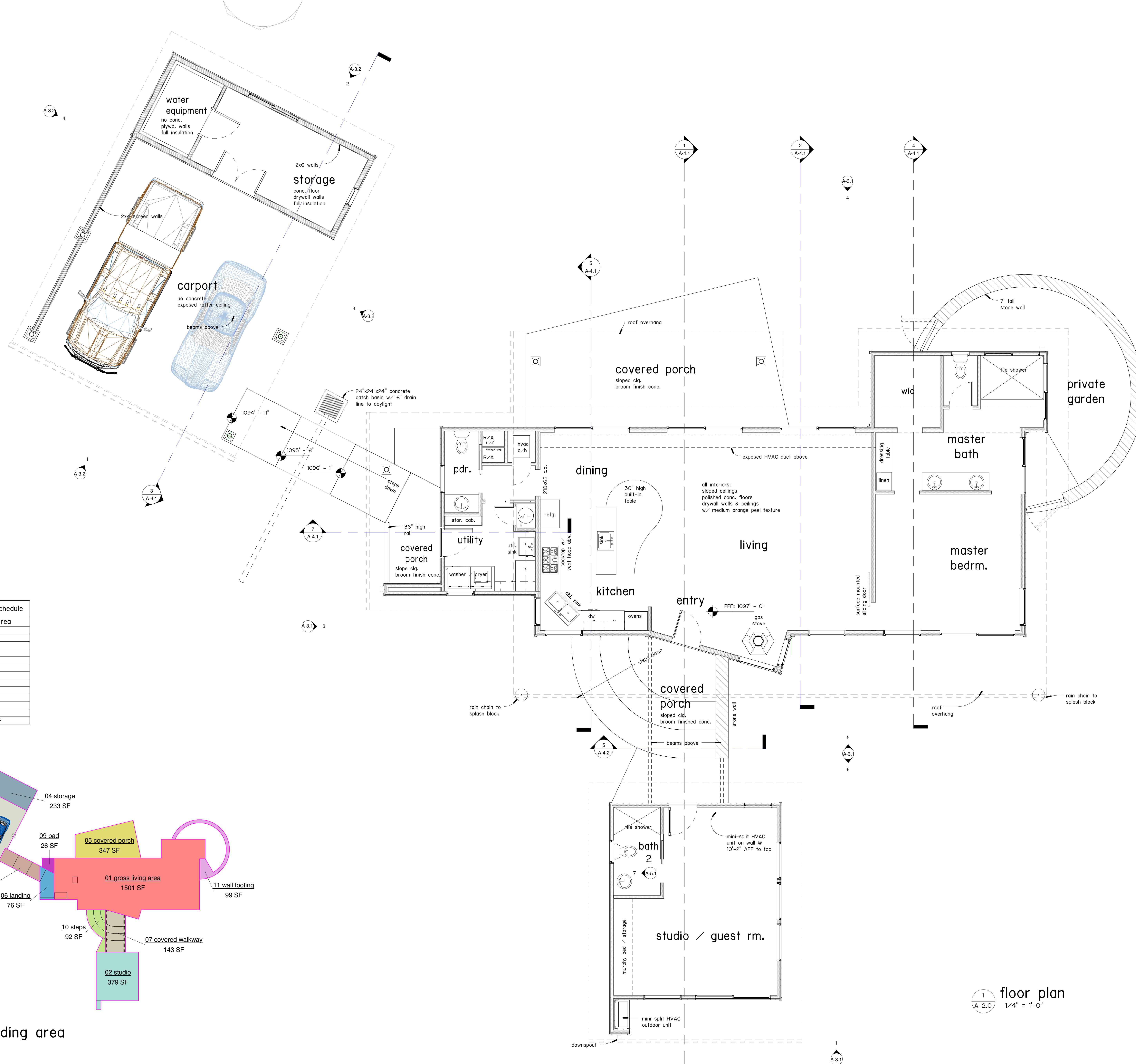
A-1.2

All ideas, design, drawings, notes and specifications are the copyrighted property of Matthew E. Bachardy as of the date shown on these documents. The use or reproduction of these documents concerning and other construction or purpose other than that stated to the project and site location originally described herein is prohibited without written permission from Matthew E. Bachardy.

gross building area schedule	
name	area
01 gross living area	1501 SF
02 studio	379 SF
03 carport	581 SF
04 storage	233 SF
05 covered porch	347 SF
06 landing	76 SF
07 covered walkway	143 SF
08 walkway	108 SF
09 pad	26 SF
10 steps	92 SF
11 wall footing	99 SF
Grand total: 11	3586 SF



2 gross building area
A-2.0 1/16" = 1'-0"



1 floor plan
A-2.0 1/4" = 1'-0"

matt bachardy
building design
info@mattbachardydesign.com
p.o. box 2669 wimberley, texas 78676
phone: (512) 755-4214

Hays County, Texas

Private Residence

project number:
1104

drawn by: mab checked by: -
issue date: 2/25/2018 2:16:04 PM
issue purpose:
ISSUED FOR CONSTRUCTION USE

sheet contents:
presentation floor plan

sheet number:

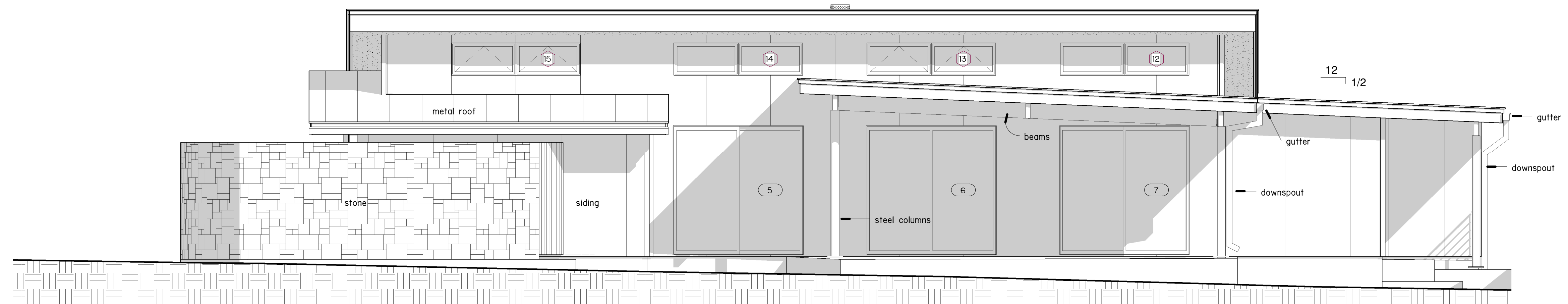
A-2.0

of

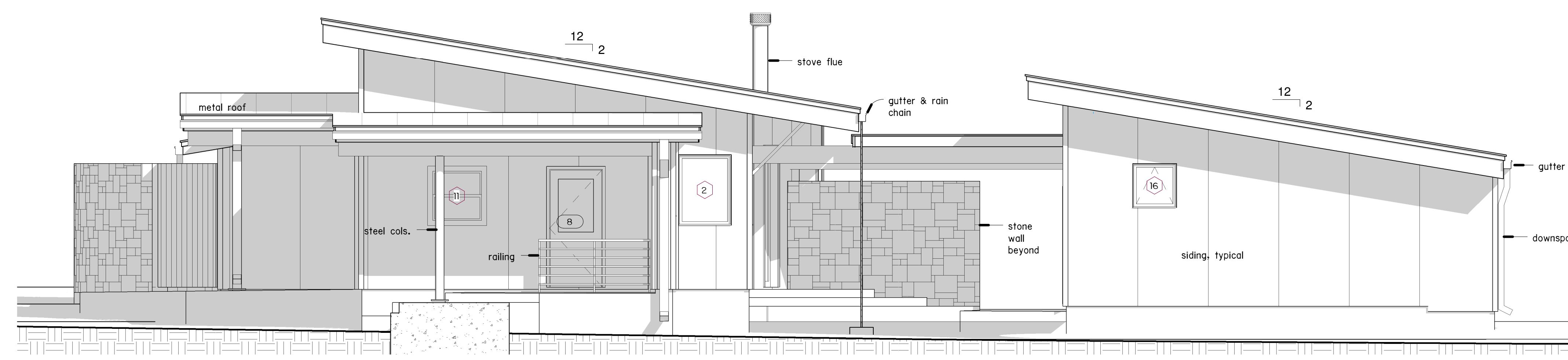
All ideas, design, drawings, notes and specifications are the copyrighted property of Matthew E. Bachardy as of the date shown on these documents. The use or reproduction of these documents concerning and other construction or purpose other than that resulting to the project and site location originally described herein is prohibited without written permission from Matthew E. Bachardy.

window schedule					
mark	width	height	operation	level	sill ht.
1	3' - 0"	3' - 0"	awning	level 1	4' - 0"
2	3' - 0"	4' - 0"	fixed	level 1	3' - 6"
3	4' - 0"	4' - 0"	awning	level 1	3' - 6"
4	3' - 0"	4' - 0"	fixed over awning	level 1	6"
5	3' - 0"	4' - 0"	fixed over awning	level 1	6"
6	3' - 0"	4' - 0"	fixed over awning	level 1	6"
7	3' - 0"	4' - 0"	fixed over awning	level 1	6"
8	3' - 0"	4' - 0"	fixed over awning	level 1	6"
9	6' - 0"	2' - 0"	slider	level 1	5' - 0"
10	2' - 0"	4' - 0"	single hung	level 1	3' - 0"
11	3' - 0"	3' - 0"	single hung	level 1	3' - 8"
12	3' - 0"	4' - 0"	double fixed	plate line A	1' - 2"
13	3' - 0"	4' - 0"	double awning	plate line A	1' - 2"
14	3' - 0"	4' - 0"	double fixed	plate line A	1' - 2"
15	3' - 0"	4' - 0"	double awning	plate line A	1' - 2"
16	2' - 6"	2' - 6"	awning	level 2 - guest room	5' - 6"
17	4' - 0"	4' - 0"	awning	level 2 - guest room	2' - 8"
18	4' - 0"	4' - 0"	fixed	level 2 - guest room	2' - 8"
19	4' - 0"	4' - 0"	fixed	level 2 - guest room	2' - 8"
20	4' - 0"	4' - 0"	fixed	level 2 - guest room	2' - 8"
21	3' - 0"	1' - 8"	awning	level 1	1' - 4"
22	2' - 0"	4' - 0"	single hung	level 3 - carport	4' - 0"
23	6' - 0"	2' - 0"	slider	level 3 - carport	8' - 0"
Grand total: 23					

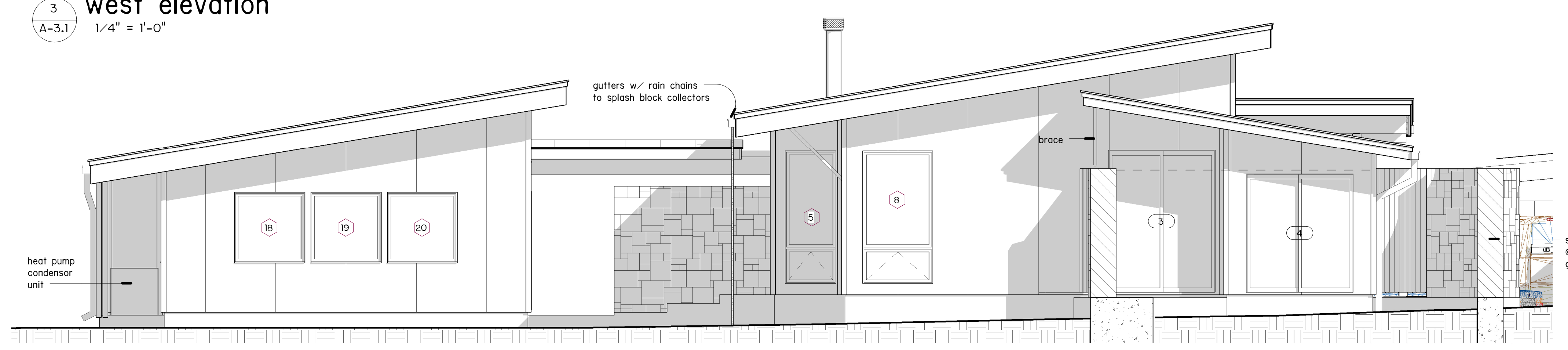
door schedule				
mark	width	height	function	comments
1	3' - 0"	8' - 0"	Exterior	
2	8' - 0"	8' - 0"	Exterior	
3	6' - 0"	8' - 0"	Exterior	
4	6' - 0"	6' - 8"	Exterior	
5	8' - 0"	8' - 0"	Exterior	
6	8' - 0"	8' - 0"	Exterior	
7	8' - 0"	8' - 0"	Exterior	
8	3' - 0"	6' - 8"	Exterior	RH 1/2 glass
9	3' - 0"	6' - 8"	Exterior	
10	8' - 0"	6' - 8"	Exterior	
11	5' - 0"	6' - 8"	Exterior	
12	3' - 0"	6' - 8"	Exterior	
13	2' - 0"	6' - 8"	Interior	
14	2' - 8"	6' - 8"	Interior	
15	2' - 6"	6' - 8"	Interior	
16	2' - 0"	6' - 8"	Interior	
17	3' - 6"	7' - 6"	Interior	surface slider w/ overhead track
18	2' - 8"	6' - 8"	Interior	
19	2' - 8"	6' - 8"	Interior	
20	3' - 0"	7' - 0"	Exterior	wood gate
21	3' - 0"	7' - 0"	Exterior	wood gate
Grand total: 21				



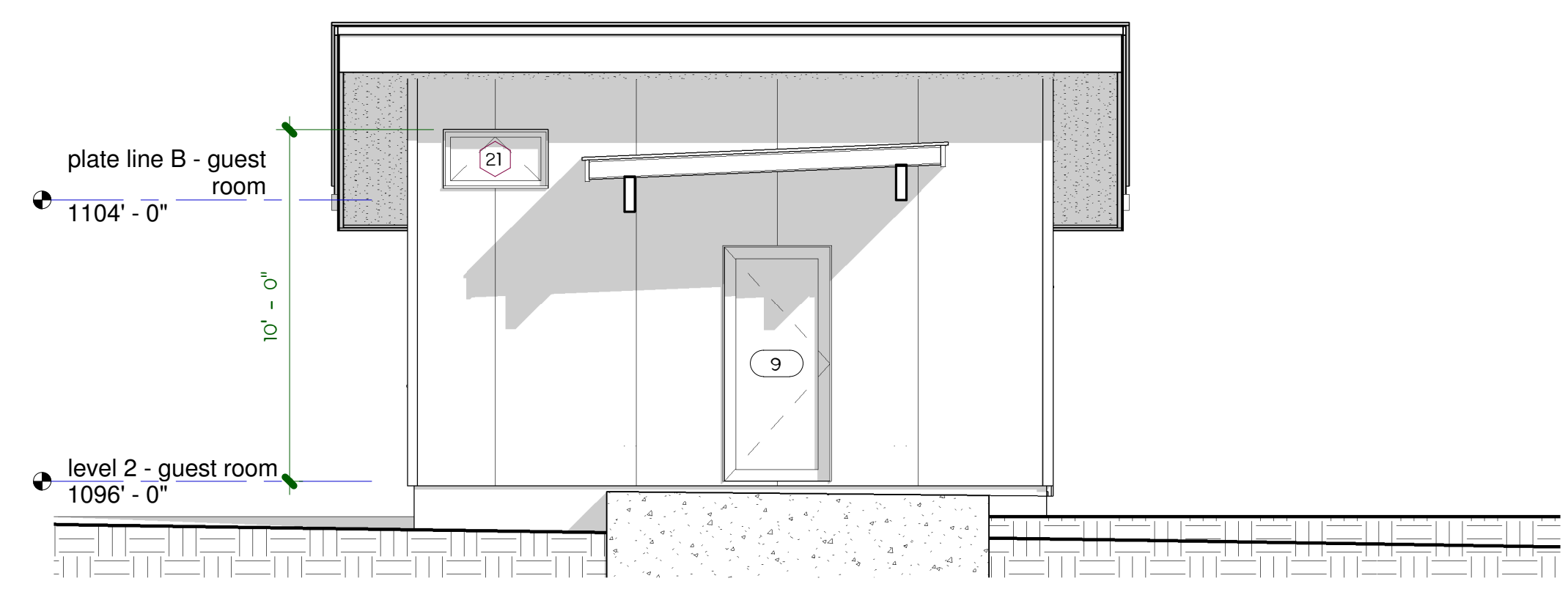
4 north elevation
A-3.1 1/4" = 1'-0"



3 west elevation
A-3.1 1/4" = 1'-0"



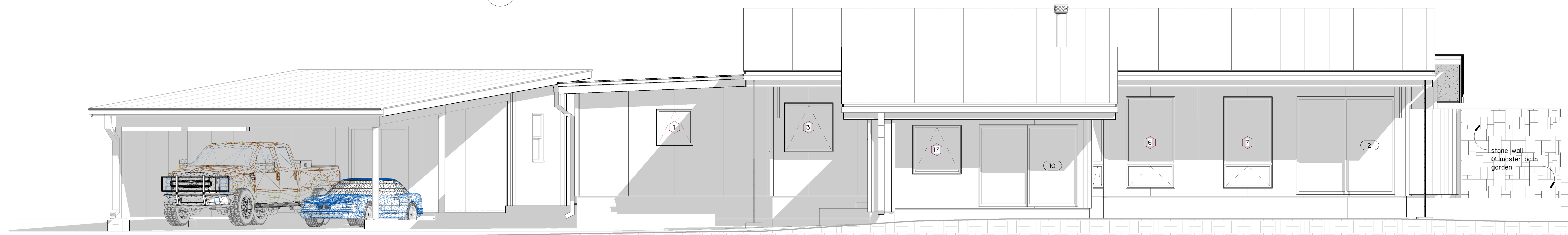
2 east elevation
A-3.1 1/4" = 1'-0"



6 north elevation - guest room
A-3.1 1/4" = 1'-0"



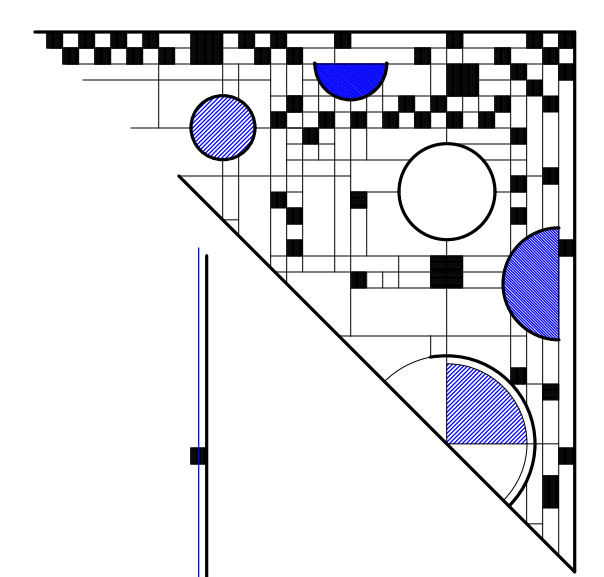
5 south elevation - house
A-3.1 1/4" = 1'-0"



1 south elevation
A-3.1 1/4" = 1'-0"

note
before proceeding with any other work or ordering materials, the contractor and/or general contractor shall verify all dimensions, measurements and locations of building components, their interrelationship of the building site and shall be responsible for their correctness.

**matt bachardy
building design**
info@mattbachardydesign.com
p.o. box 2669 - winberry, texas 78676
phone: (512) 756-4214



Hays County, Texas

Private Residence

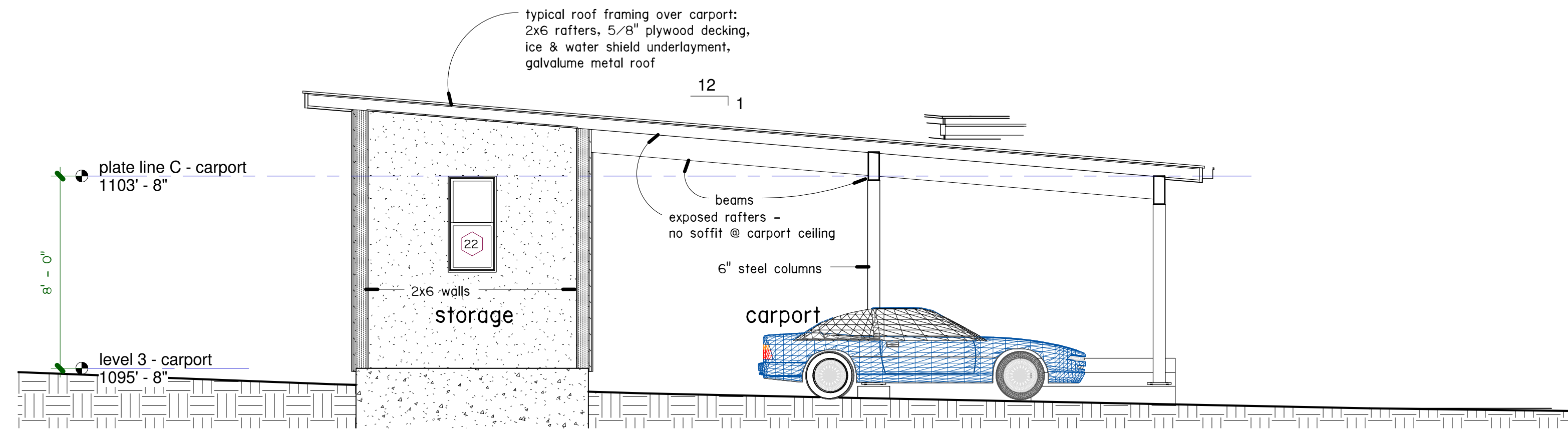
project number:
1104

drawn by: meb checked by: -
issue date: 2/25/2018 12:19:17 PM
ISSUED FOR
CONSTRUCTION USE

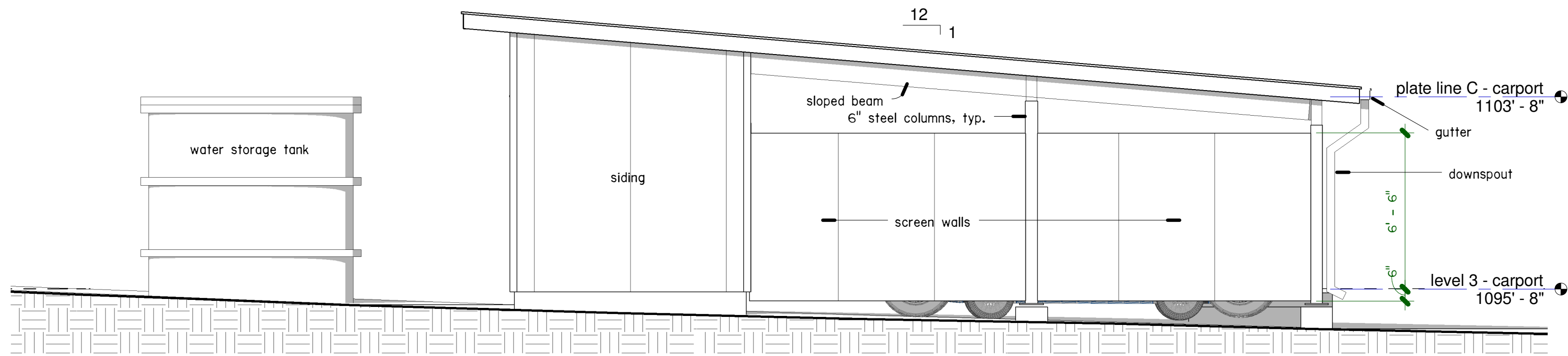
sheet contents:
exterior elevations -
house

sheet number:
A-3.1

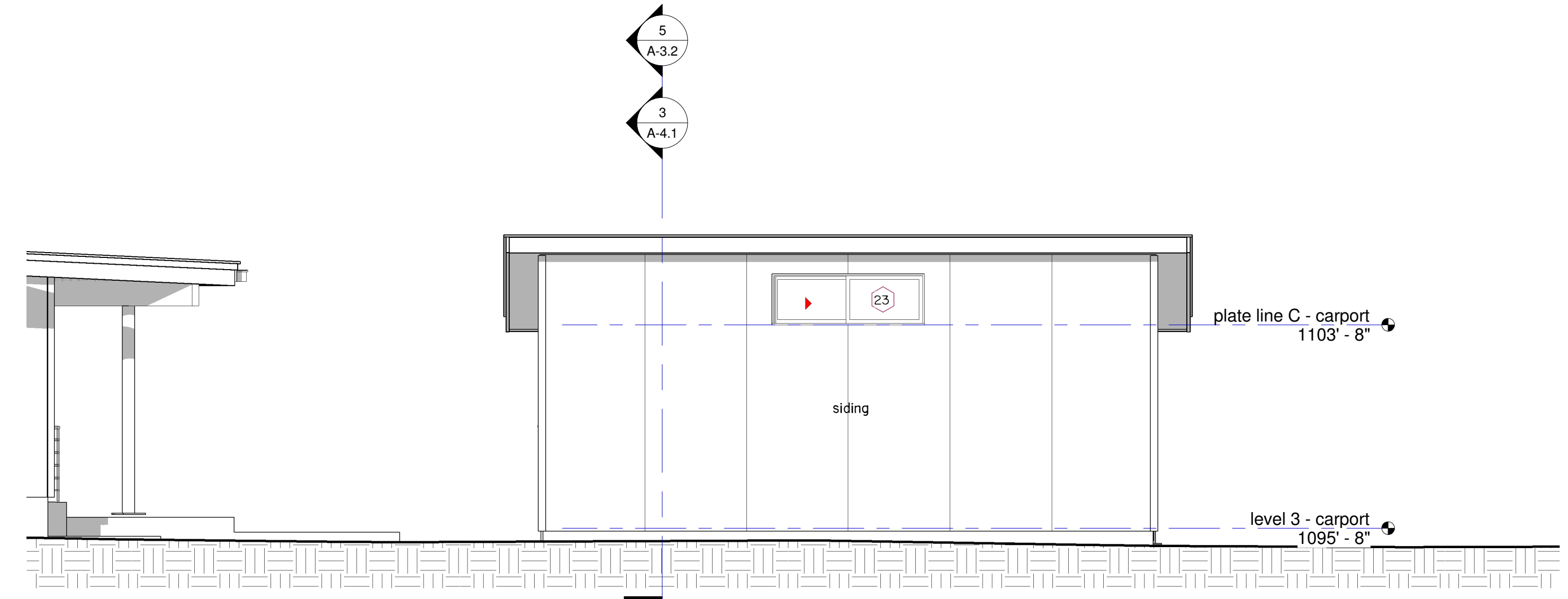
All ideas, design, drawings, notes and specifications are the copyrighted property of Matthew E. Bachardy as of the date shown on these documents. The use or reproduction of these documents concerning and other construction or purpose other than that stated to the project and site location originally described herein is prohibited without written permission from Matthew E. Bachardy.



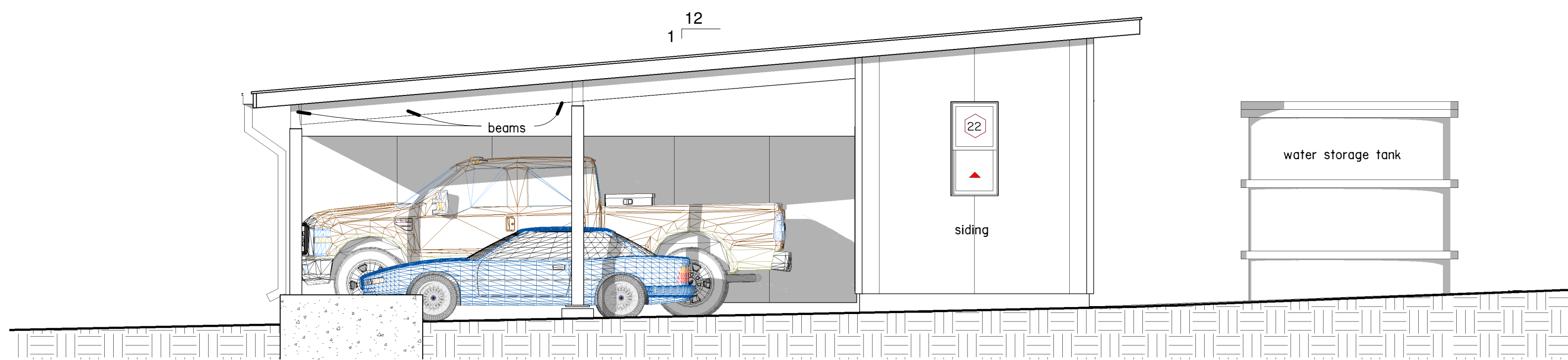
5 section B-2
A-3.2 1/4" = 1'-0"



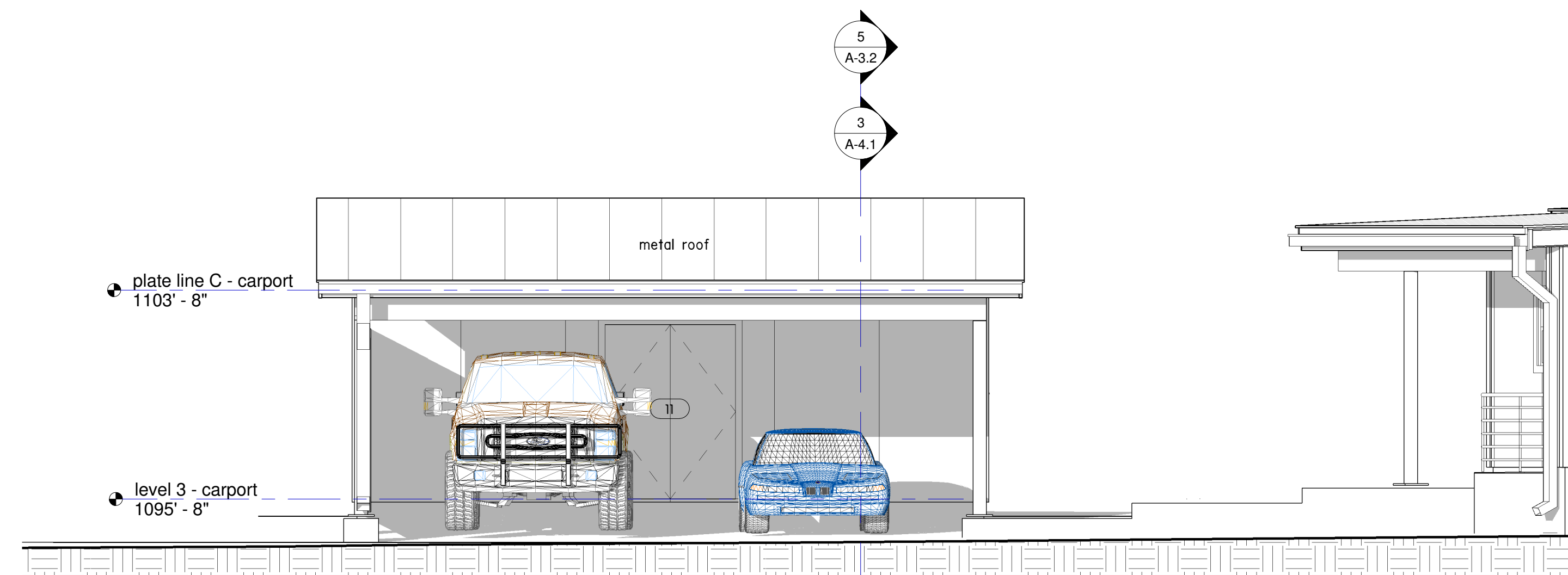
4 carport - west elevation
A-3.2 1/4" = 1'-0"



2 carport - north elevation
A-3.2 1/4" = 1'-0"



3 carport - east elevation
A-3.2 1/4" = 1'-0"



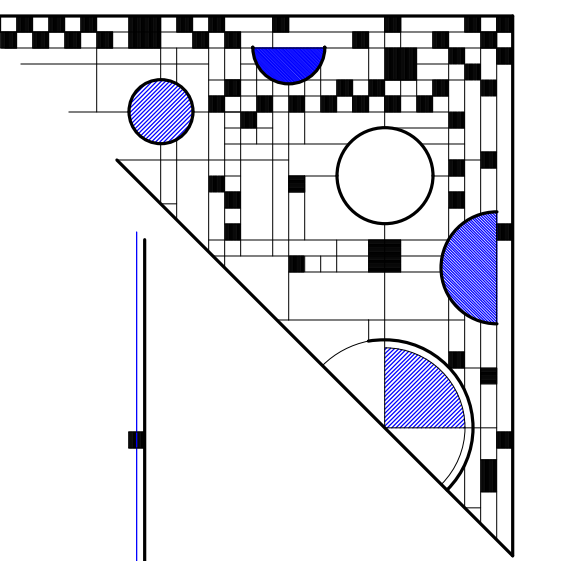
1 carport - south elevation
A-3.2 1/4" = 1'-0"

note

before proceeding with any other work or ordering materials, the contractor and/or general contractor shall verify all dimensions, measurements and locations of building components, their interrelationship of the building site and shall be responsible for their correctness.

**matt bachardy
building design**

info@mattbachardydesign.com
p.o. box 2669 Wimberley, Texas 78676
phone: (512) 755-4214



Hays County, Texas

Private Residence

project number:
1104

drawn by: mab checked by: -
issue date: 2/25/2018 12:20:44 PM

ISSUED FOR
CONSTRUCTION USE

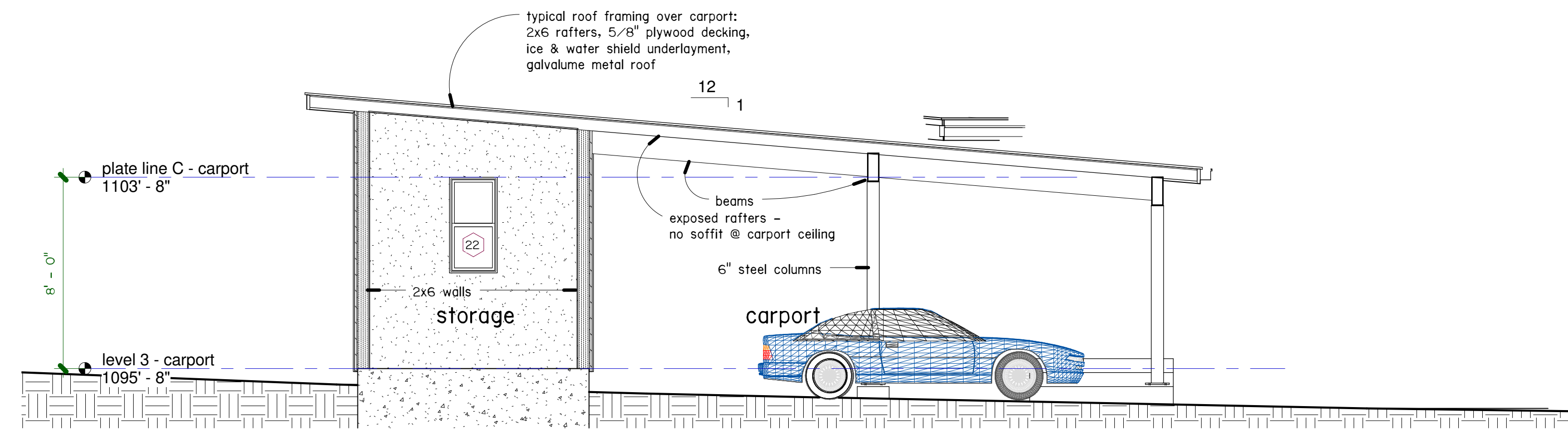
sheet contents:
exterior elevations -
carport

sheet number:

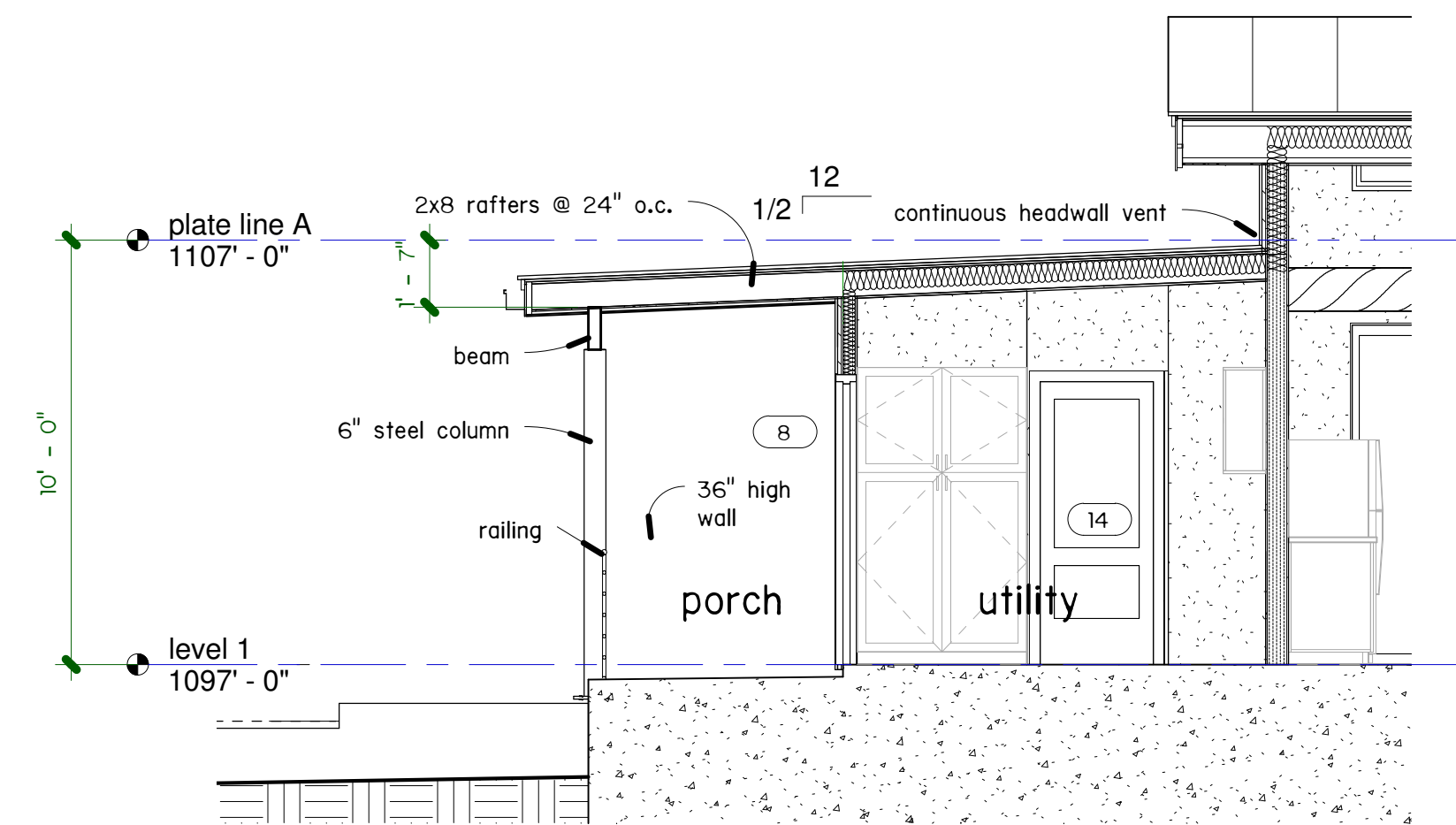
A-3.2

7 of 19

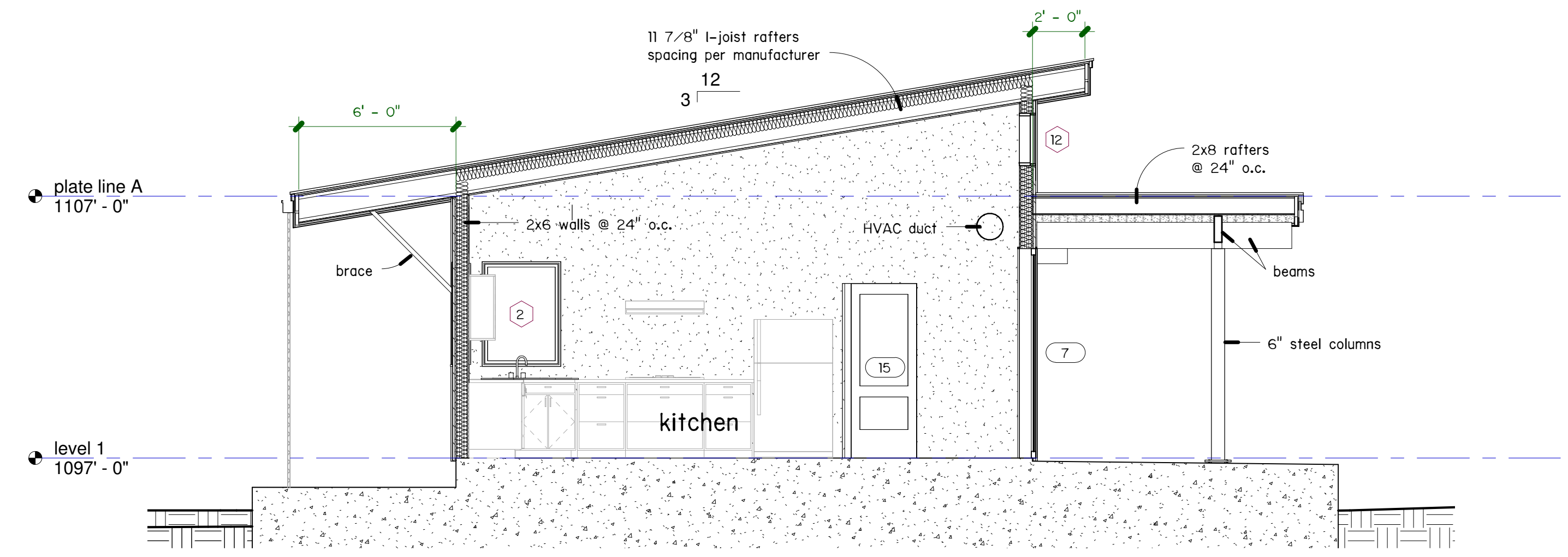
All ideas, design, drawings, notes and specifications are the copyrighted property of Matthew E. Bachardy as of the date shown on these documents. The use or reproduction of these documents concerning and other construction or purpose other than that stated to the project and site location originally described herein is prohibited without written permission from Matthew E. Bachardy.



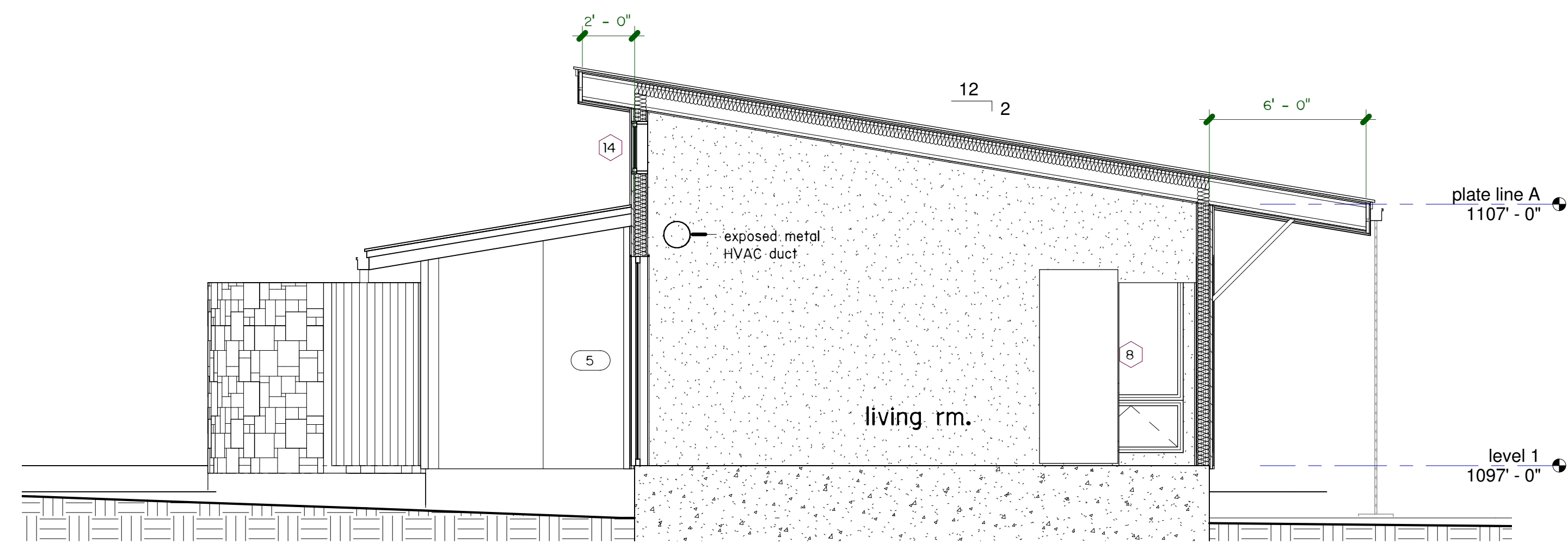
3 section B
A-4.1 1/4" = 1'-0"



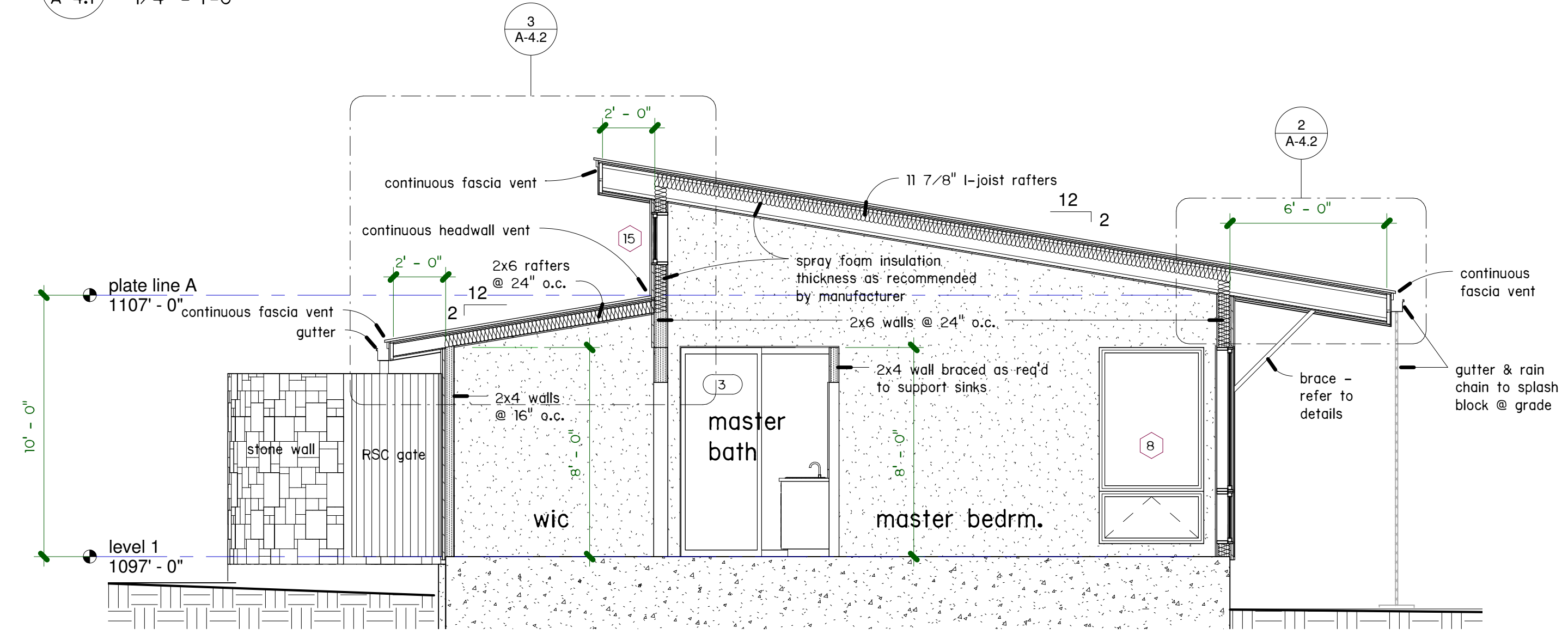
7 section C
A-4.1 1/4" = 1'-0"



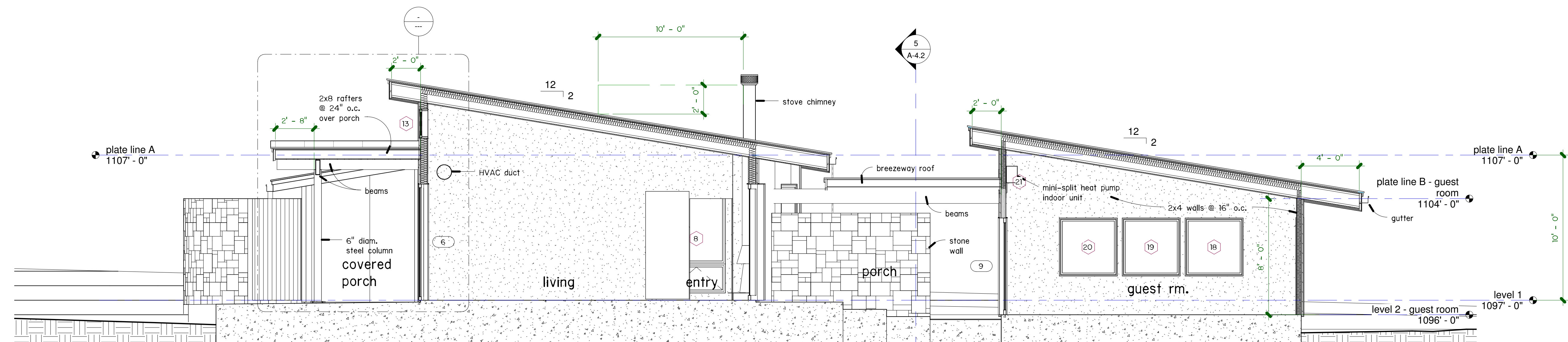
5 section W
A-4.1 1/4" = 1'-0"



2 section F
A-4.1 1/4" = 1'-0"



4 section H
A-4.1 1/4" = 1'-0"



1 section D
A-4.1 1/4" = 1'-0"

note
before proceeding with any other work or ordering materials, the contractor and/or general contractor shall verify all dimensions, measurements and locations of building components, their interrelationship of the building site and shall be responsible for their correctness.

**matt bachardy
building design**
info@mattbachardydesign.com
p.o. box 2669 wimberley, texas 78676
phone: (512) 755-4214

Hays County, Texas

Private Residence

project number:
1104

drawn by: meb checked by: -
issue date: 2/25/2018 12:21:46 PM
issue purpose:
**ISSUED FOR
CONSTRUCTION USE**

sheet contents:
building sections

sheet number:

A-4.1

8 of 19