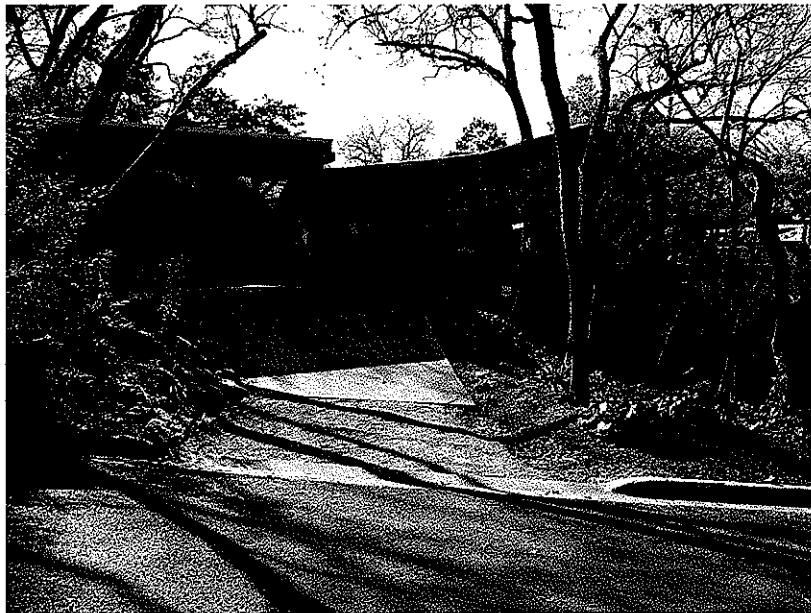


CS-2011-0027

# 801 Avondale

Proposed Remodel & Addition

Front: From Avondale



Looking South on Alameda – Property on Left



Escarpment on Alameda



Subject Property from Alameda



Subject Property Looking North on Alameda



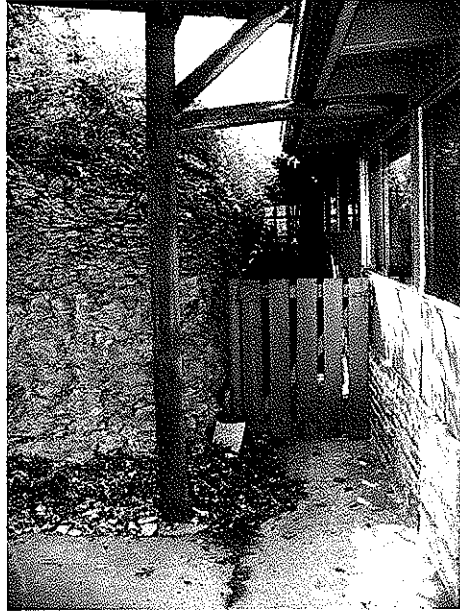
The Existing Front Deck from Alameda



Upper Escarpment Behind Carport



The Upper Escarpment Looking Toward Greenhouse



Residence Across Avondale



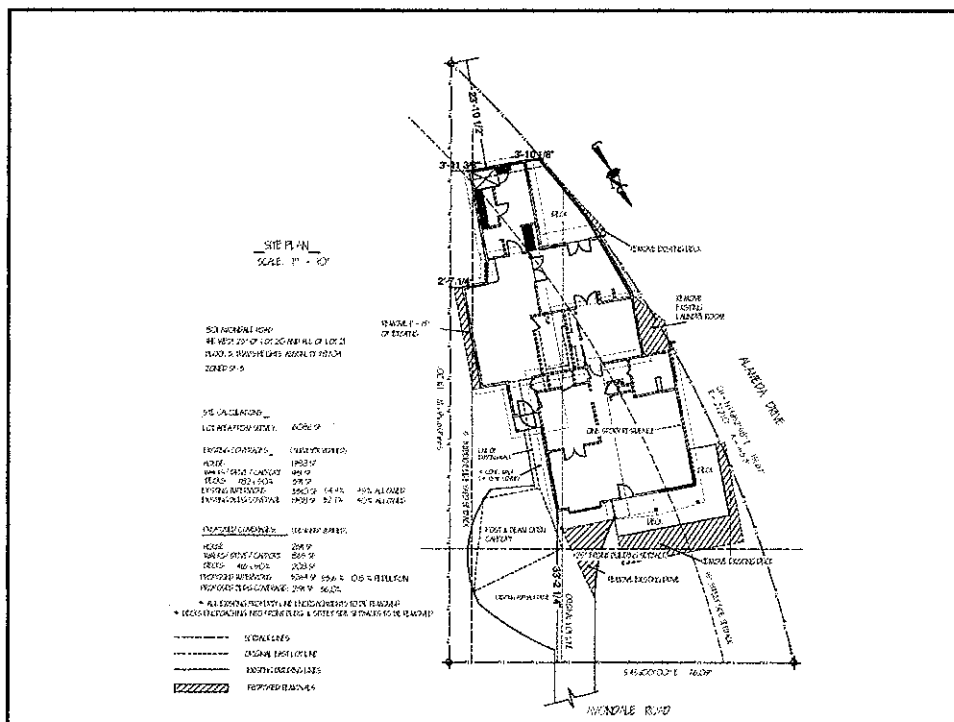
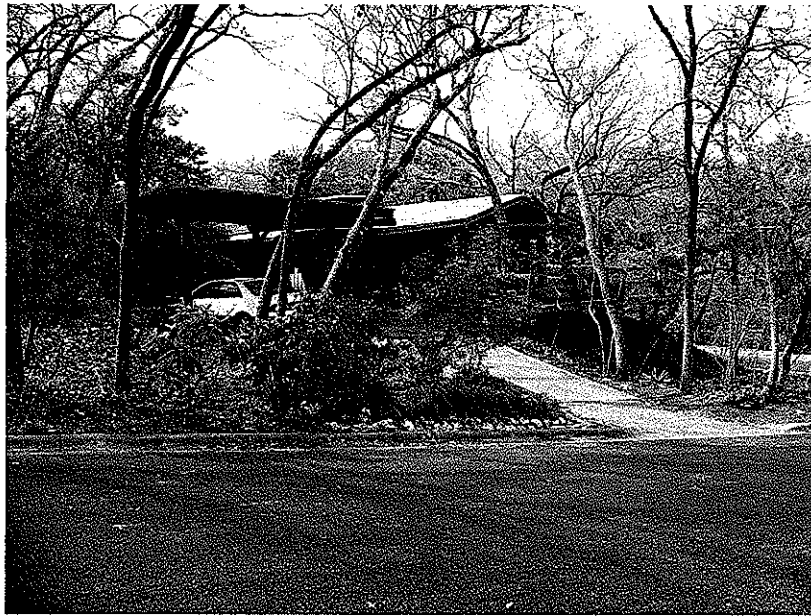
Looking Across and East on Avondale



Adjacent Residence on Avondale – Above on Escarpment



### Subject Property Looking From Avondale Toward Alameda



02

NO.	DESCRIPTION	BY	DATE

EXISTING

SHEET TITLE:

BENTON RESIDENCE  
REMODEL

801 AVONDALE  
AUSTIN, TX 78764

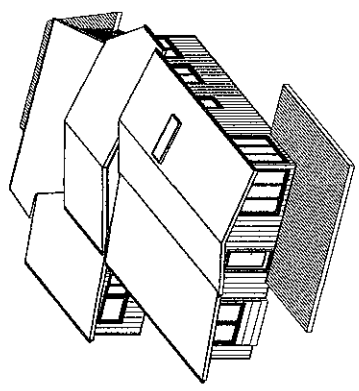
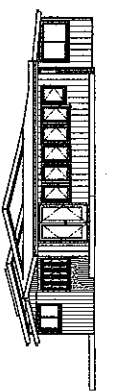
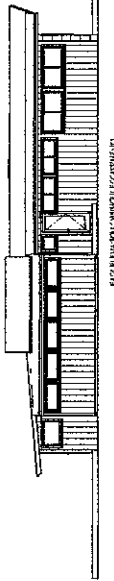
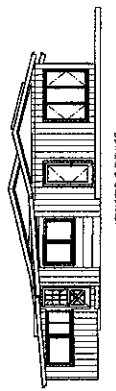
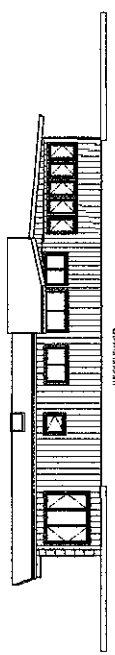
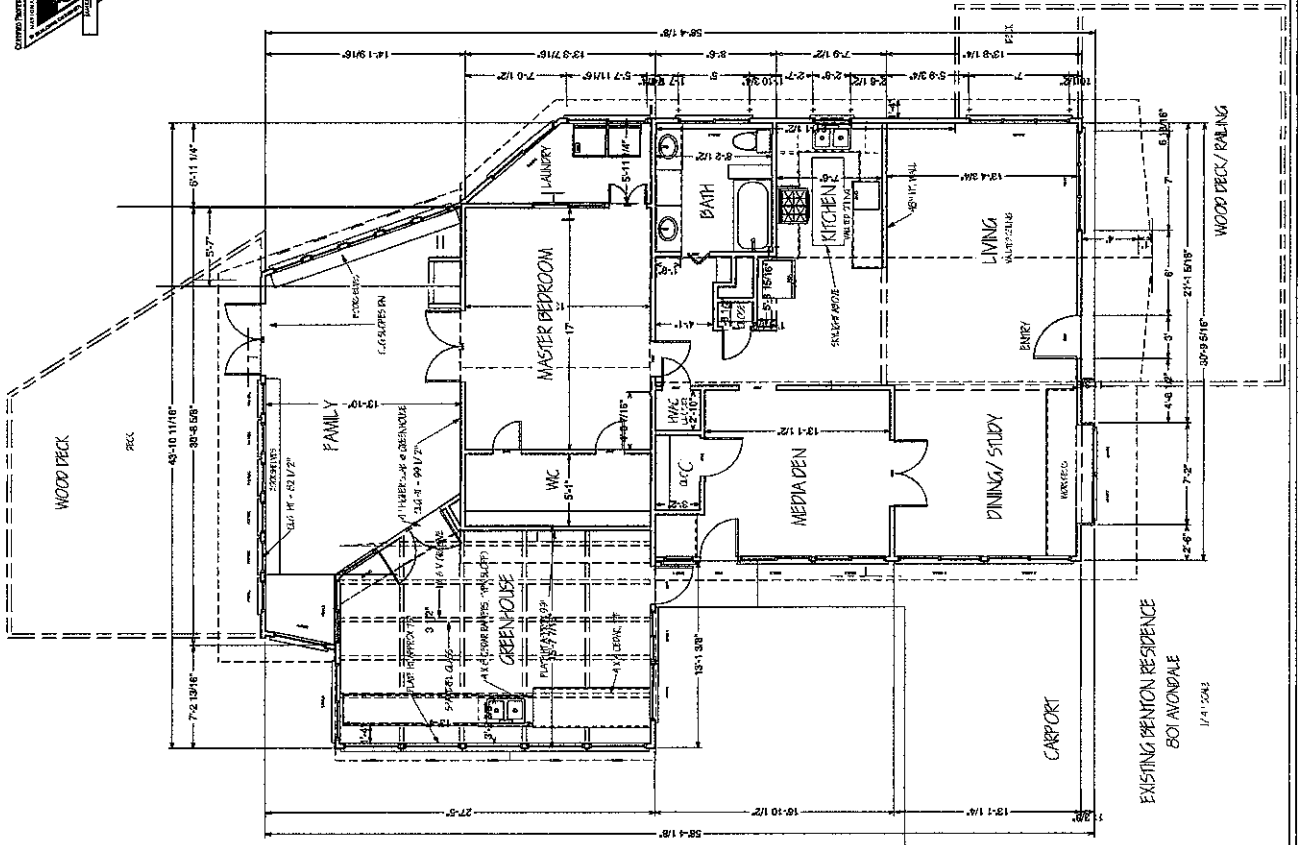
PROJECT DESCRIPTION:

Casa Design Company  
387 WEST SHREVE DRIVE  
WESTLAKE HILLS, TX 78746  
912-467-4001  
www.CasaDesignCo.com

DATE: 4/28/2011

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

SHEET: A-2





03

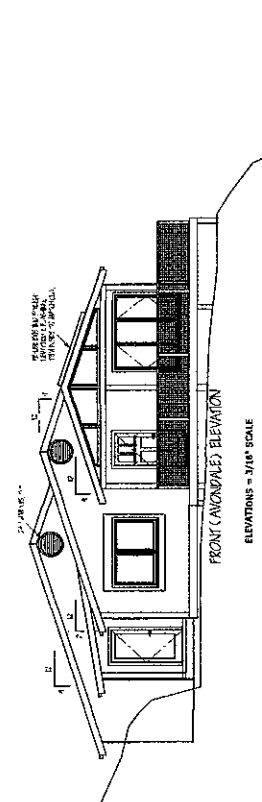
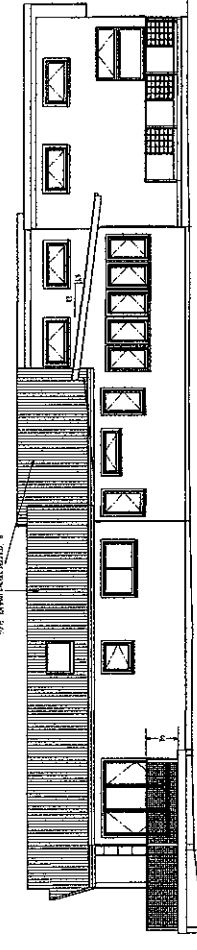
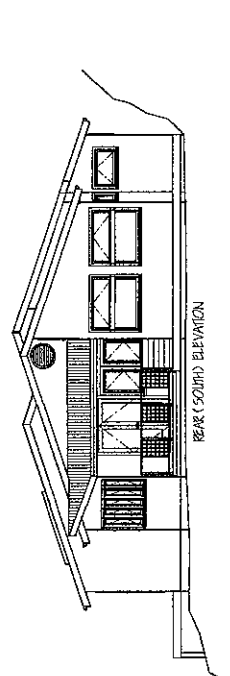
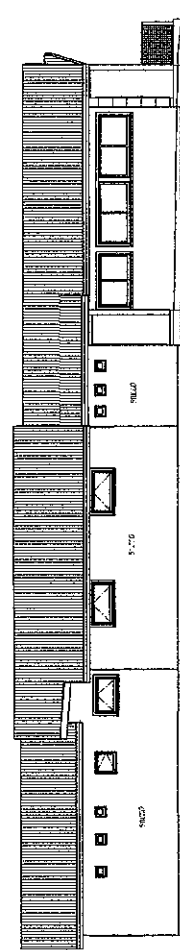
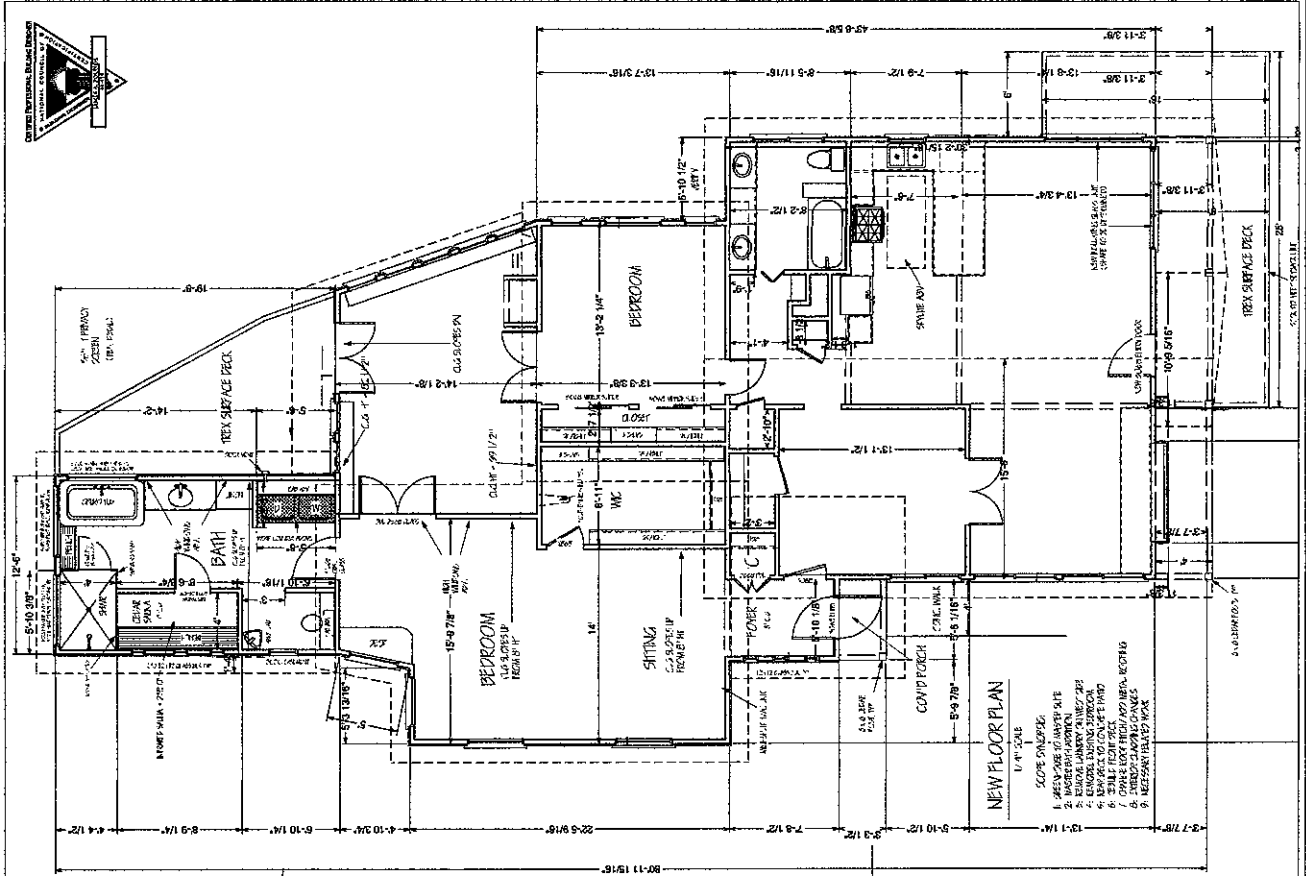
NO.	DESCRIPTION	BY	DATE

NEW FLOOR PLAN

BENTON RESIDENCE  
REMODEL

Casa Design Company  
207 WEST SPRING DRIVE  
MCKINNEY, TX 75069  
312-457-4061 www.casadesign.com

DATE: 4/28/2011  
SCALE:  
SHEET: A-3



**BENTON PROPOSED REMODEL**  
**801 AVONDALE**  
**AUSTIN, TX 78704**



SITE PLAN  
 SCALE: 1" = 10'

801 AVONDALE ROAD  
 THE WEST 25' OF LOT 20 AND ALL OF LOT 21  
 BLOCK 3, TRAVIS HEIGHTS, AUSTIN, TX 78704  
 ZONED SF-3

SITE CALCULATIONS:

LOT AREA FROM SURVEY: 6086 SF

EXISTING COVERAGES: (SURVEYOR VERIFIED)

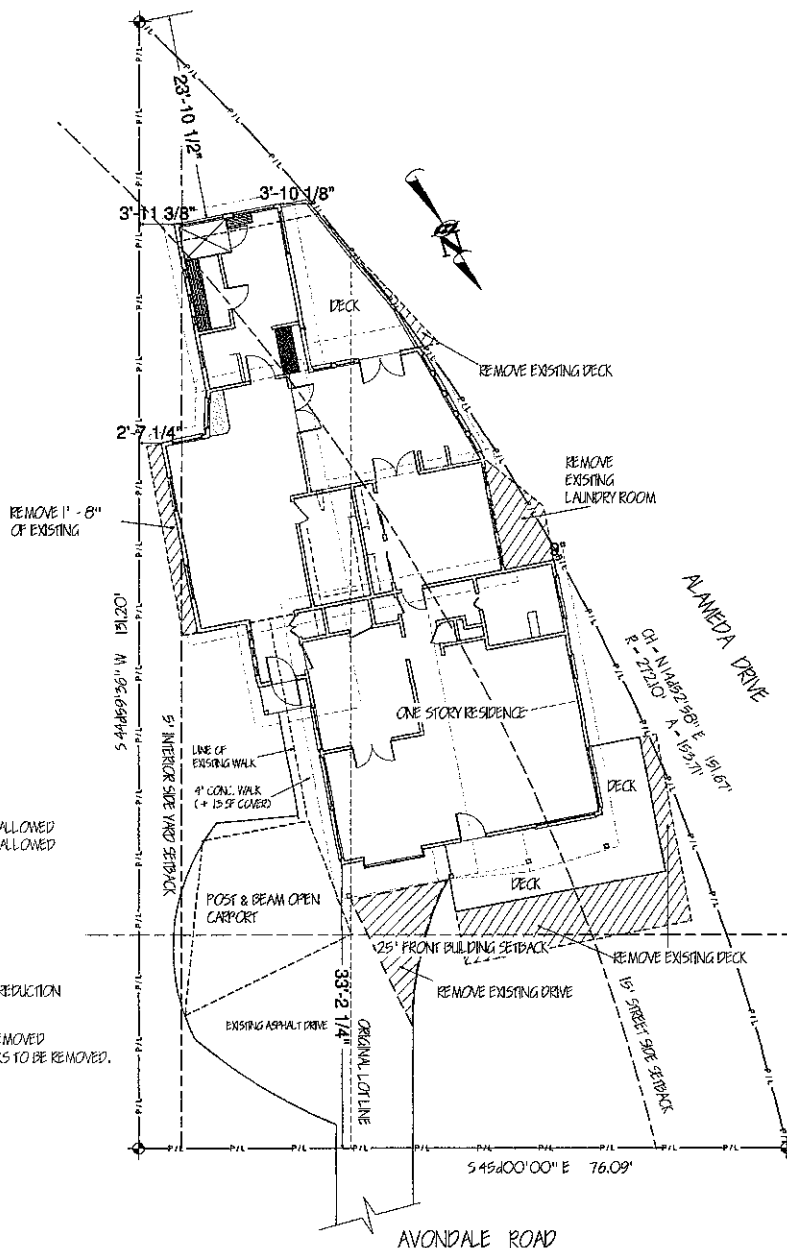
HOUSE: 1988 SF  
 WALKS / DRIVE / CARPORT: 924 SF  
 DECKS: 782 SF @ 90%  
 EXISTING IMPERVIOUS: 3310 SF @ 54.4% @ 45% ALLOWED  
 EXISTING BLDG COVERAGE: 1988 SF @ 32.7% @ 40% ALLOWED

PROPOSED COVERAGES: (DESIGNER VERIFIED)

HOUSE: 2191 SF  
 WALKS / DRIVE / CARPORT: 865 SF  
 DECKS: 416 SF @ 50%  
 PROPOSED IMPERVIOUS: 3264 SF @ 53.6% @ 0.8% REDUCTION  
 PROPOSED BLDG COVERAGE: 2191 SF @ 36.0%

\* ALL EXISTING PROPERTY LINE ENCROACHMENTS TO BE REMOVED  
 \* DECKS ENCROACHING INTO FRONT BLDG. & STREET SIDE SETBACKS TO BE REMOVED.

- SETBACK LINES
- ORIGINAL EAST LOT LINE
- EXISTING BUILDING LINES
- ////// PROPOSED REMOVALS



AVONDALE ROAD