

TITTLE-STUBBS
RESIDENCE

OWNER

RACHEL TITTLE +
JOSEPH STUBBS
4212 AVENUE A
AUSTIN, TEXAS 78751
T 734.846.8447

ARCHITECT

MERZBAU DESIGN COLLECTIVE
1401 E. 7TH STREET
AUSTIN, TX 78702
T 512.636.5900
CONTACT: J.C. SCHMEIL, AIA

CONTRACTOR

T.B.D.

ENGINEERING

JM STRUCTURAL ENGINEERING
1905 N. LAMAR BLVD., SUITE 101
AUSTIN, TX 78705
T 512.505.8533
CONTACT: JAVIER MARTIN, P.E.

SCOPE:

REMODEL AND ADDITION TO AN
EXISTING SINGLE-FAMILY
RESIDENCE

ZONING:

SF-3-HD-HCCD-NP, HYDE PARK

SQUARE FOOTAGES:

EXISTING: 1,158 S.F.
NEW: 542
SCREENED PORCH: 307 S.F.
TOTAL: 1,700 S.F. CONDITIONED AREA

FAR: 1,844 S.F. (ALLOWABLE FAR 2,475 S.F.)

BUILDING COVERAGE: 2,240 S.F.
ALLOWABLE BLDG. COVERAGE: S.F. 2,475
(40% OF 6,189 S.F.)

TOTAL IMPERVIOUS COVERAGE: 2,485
ALLOWABLE IMPERVIOUS COVER: 2,801
(45% OF 6,189 S.F.)

LEGAL DESCRIPTION:

SF-3-HD-HCCD-NP, HYDE PARK

SHEET INDEX:

SHEET NAME		NO.		ISSUE FOR	
ARCHITECTURAL					
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BUILDING ELEVATIONS	A3.1				
STRUCTURAL					
FOUNDATION PLAN	S1				
FOUNDATION DETAILS	S2				
FLOOR FRAMING PLAN	S3				
CEILING FRAMING PLAN	S4				
ROOF FRAMING PLAN	S5				



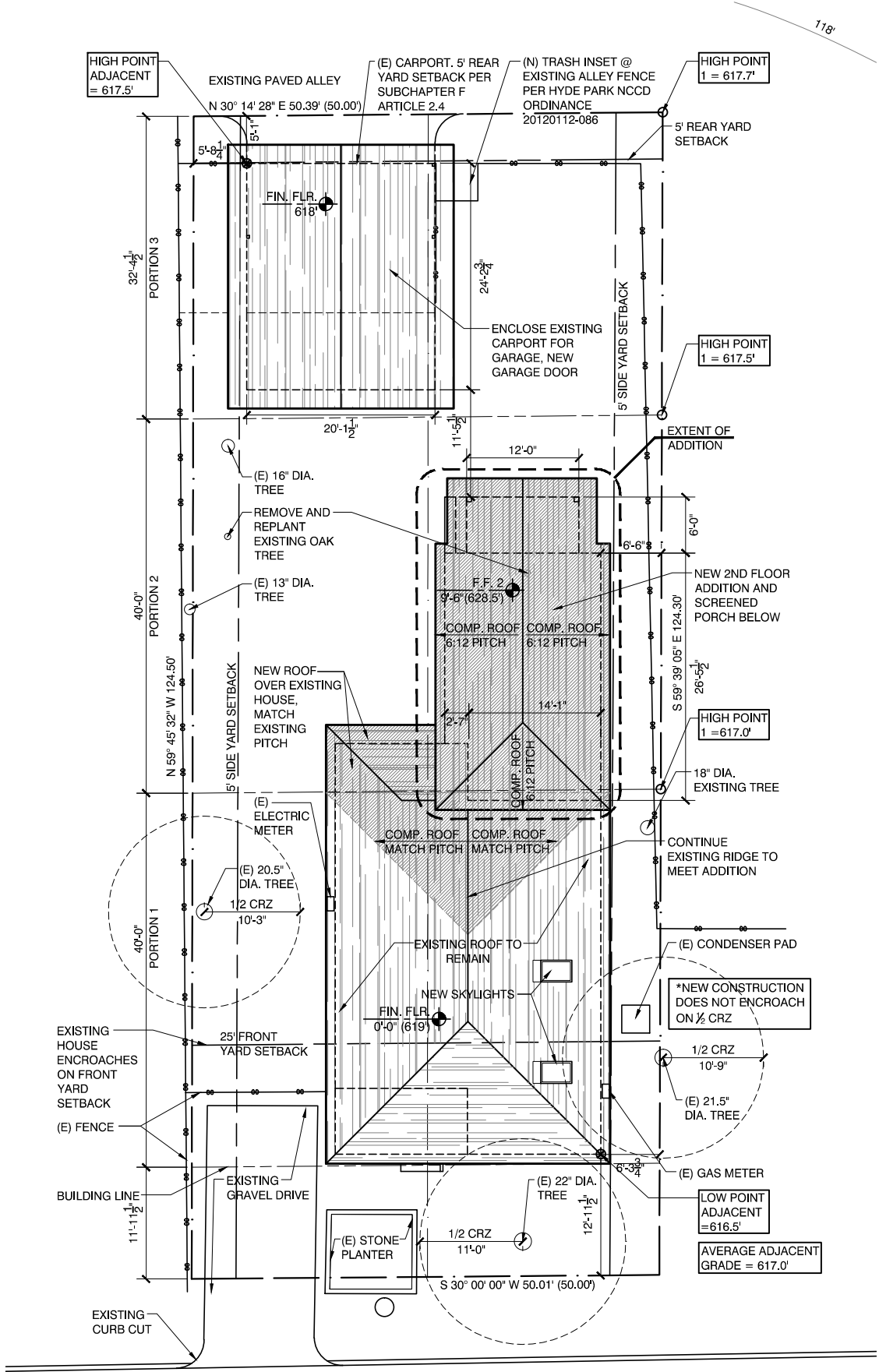
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ISSUE	DATE
PMT	9/02/15

ISSUE DATE:
9/02/15
SITE PLAN
1/16" = 1'-0"

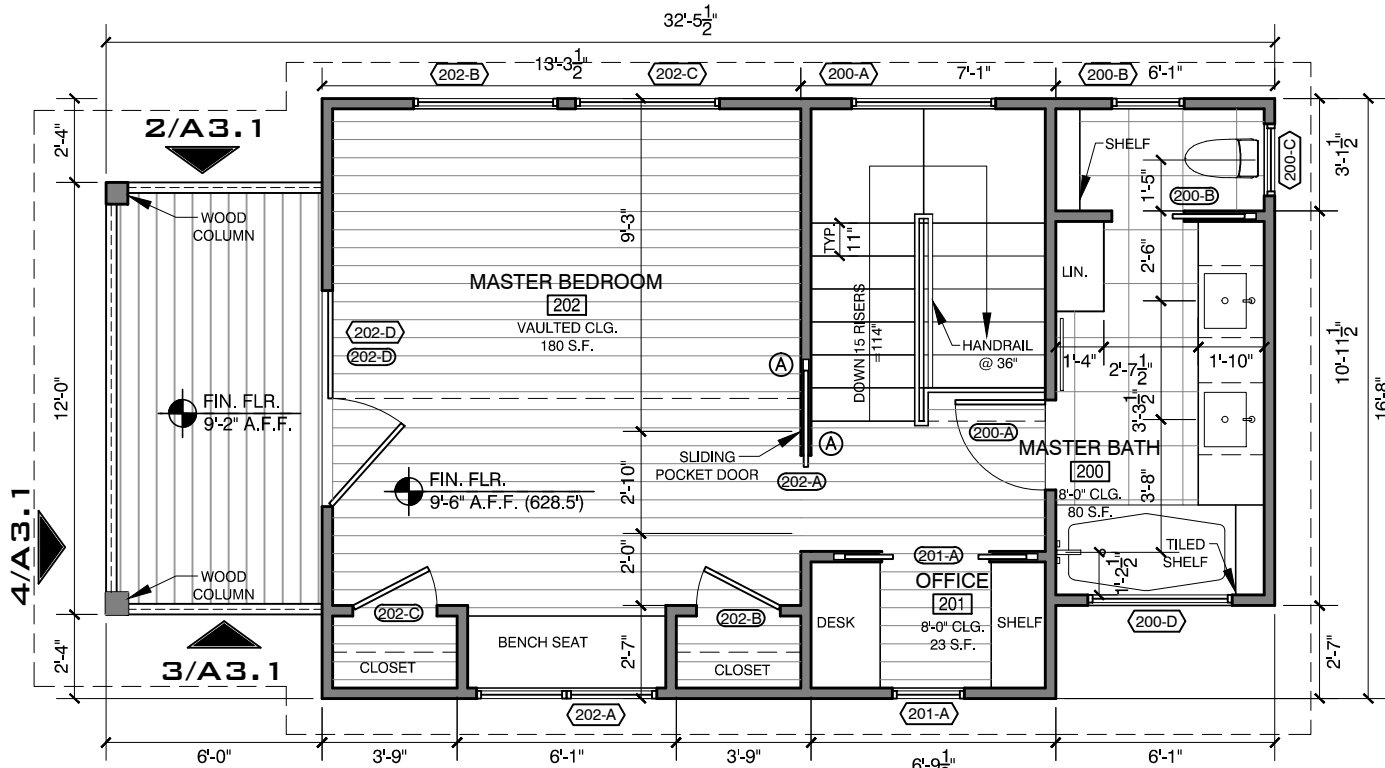
A1.1



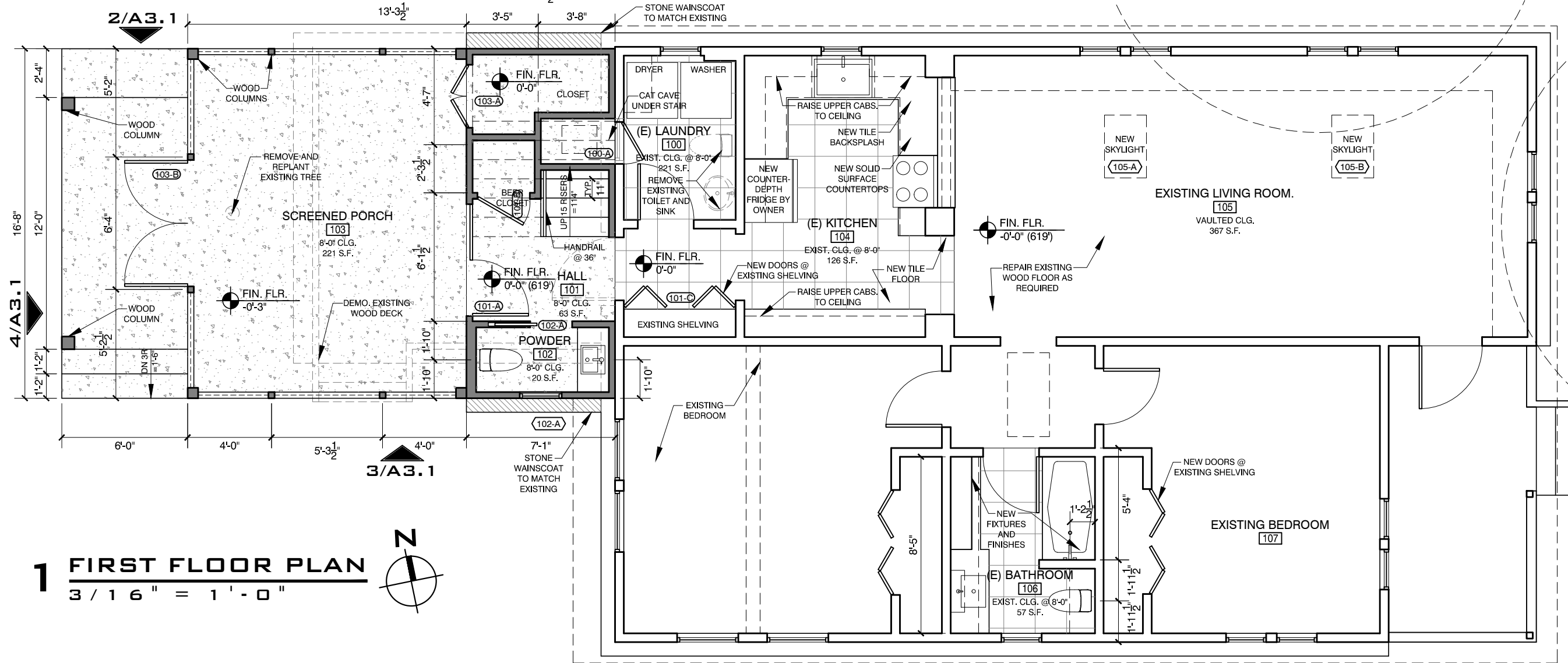
AVENUE A

1 SITE PLAN
1/16" = 1'-0"

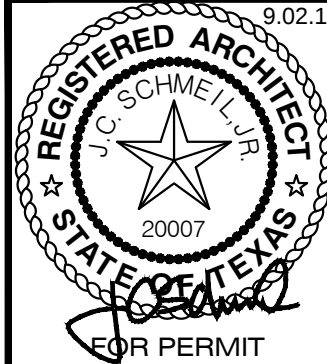
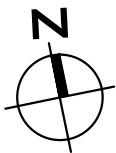




2 SECOND FLOOR PLAN
3 / 1 6 " = 1 ' - 0 "



1 FIRST FLOOR PLAN
3 / 1 6 " = 1 ' - 0 "



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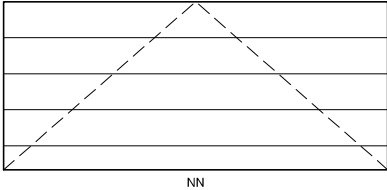
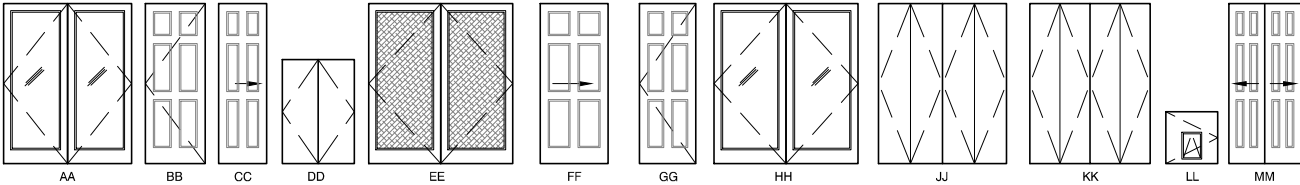
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FLOOR PLAN
3/16" = 1'-0"

A2.1

DOOR SCHEDULE									
NUMBER	TYPE	NOMINAL WIDTH	NOMINAL HEIGHT	THICKNESS	MATERIAL	HEAD	JAMB	SILL	REMARKS
100-A	LL	2'-2"	2'-2"	-	WD	-	-	-	CAT DOOR IN OPERABLE WOOD PANEL
101-A	AA	5'-4"	6'-8"	-	WD/GL	-	-	-	(2) SINGLE LITE WOOD DOORS
101-B	BB	2'-6"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD CLOSET DOOR W/LOCKING HARDWARE
101-C	JJ	5'-4"	6'-8"	-	WD	-	-	-	(2) SOLID CORE BIFOLD CLOSET DOORS
102-A	CC	2'-0"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD POCKET DOOR
103-A	DD	3'-0"	5'-0"	-	WD	-	-	-	(2) SOLID CORE WOOD CLOSET DOORS W/LOCKING HARDWARE
103-B	EE	6'-0"	6'-8"	-	WD	-	-	-	(2) WOOD FRAMED SCREEN DOOR
107-A	KK	5'-0"	6'-8"	-	WD	-	-	-	(2) SOLID CORE BIFOLD CLOSET DOORS
200-A	BB	2'-6"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD CLOSET DOOR
200-B	CC	2'-0"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD POCKET DOOR
201-A	MM	3'-0"	6'-8"	-	WD	-	-	-	(2) SOLID CORE WOOD POCKET DOORS
202-A	FF	2'-8"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD SLIDING POCKET DOOR
202-B	GG	2'-4"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD CLOSET DOOR
202-C	GG	2'-4"	6'-8"	-	WD	-	-	-	SOLID CORE WOOD CLOSET DOOR
202-D	HH	6'-0"	6'-8"	-	WD/GL	-	-	-	(2) SINGLE LITE WOOD DOORS
300-A	NN	16'-0"	7'-0"	-	ALUM.	-	-	-	ALUMINUM OVERHEAD GARAGE DOOR

NOTE: ALL DOOR STYLES TO MATCH EXISTING 6 PANEL STYLE UNLESS OTHERWISE NOTED. CONFIRM ALL DOOR HANDING. HARDWARE AND HINGES PER SPECIFICATIONS.

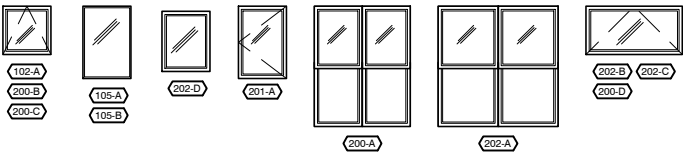


1

DOOR SCHEDULE

1 / 8 " = 1 ' - 0 "

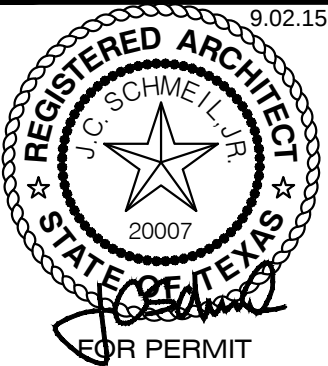
WINDOW SCHEDULE									*NOTE: CONFIRM ALL HEAD HEIGHTS AND TEMPERING REQUIREMENTS
NAME	NOMINAL WIDTH	NOMINAL HEIGHT	OPERATION	HEAD	JAMB	SILL	GLASS	REMARKS	
102-A	2'-0"	2'-0"	AWNING	6'-8"	-	-	INSUL.	ALUMINIMUM CLAD WOOD	
105-A	2'-0"	3'-0"	FIXED		-	-	INSUL.	VELUX SKYLIGHT FCM 2234	
102-A	2'-0"	3'-0"	FIXED		-	-	INSUL.	VELUX SKYLIGHT FCM 2234	
200-A	4'-0"	6'-0"	DBL HUNG	6'-8"	-	-	TEMP.	FACTORY MULLED ALUMINIMUM CLAD WOOD	
200-B	2'-0"	2'-0"	AWNING	6'-8"	-	-	INSUL.	ALUMINIMUM CLAD WOOD	
200-C	2'-0"	2'-0"	AWNING	6'-8"	-	-	INSUL.	ALUMINIMUM CLAD WOOD	
200-D	4'-0"	2'-0"	AWNING	6'-8"	-	-	TEMP.	ALUMINIMUM CLAD WOOD	
201-A	2'-0"	3'-0"	CSMT	6'-8"	-	-	INSUL.	ALUMINIMUM CLAD WOOD	
202-A	5'-0"	5'-0"	DBL HUNG	6'-8"	-	-	INSUL.	FACTORY MULLED ALUMINIMUM CLAD WOOD	
202-B	4'-0"	2'-0"	AWNING	6'-8"	-	-	INSUL.	ALUMINIMUM CLAD WOOD	
202-C	4'-0"	2'-0"	AWNING	6'-8"	-	-	INSUL.	ALUMINIMUM CLAD WOOD	
202-D	2'-0"	2'-6"	FIXED	10'-6"	-	-	TEMP.	ALUMINIMUM CLAD WOOD	



2

WINDOW SCHEDULE

1 / 8 " = 1 ' - 0 "



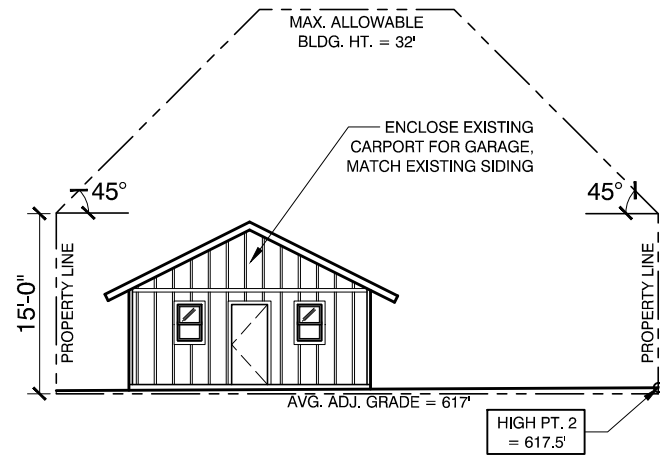
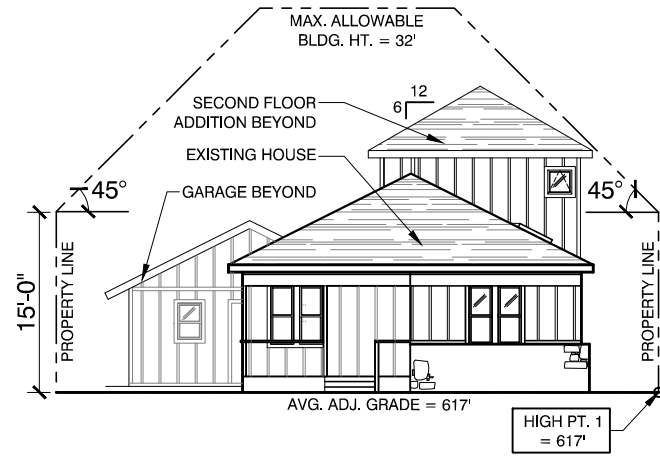
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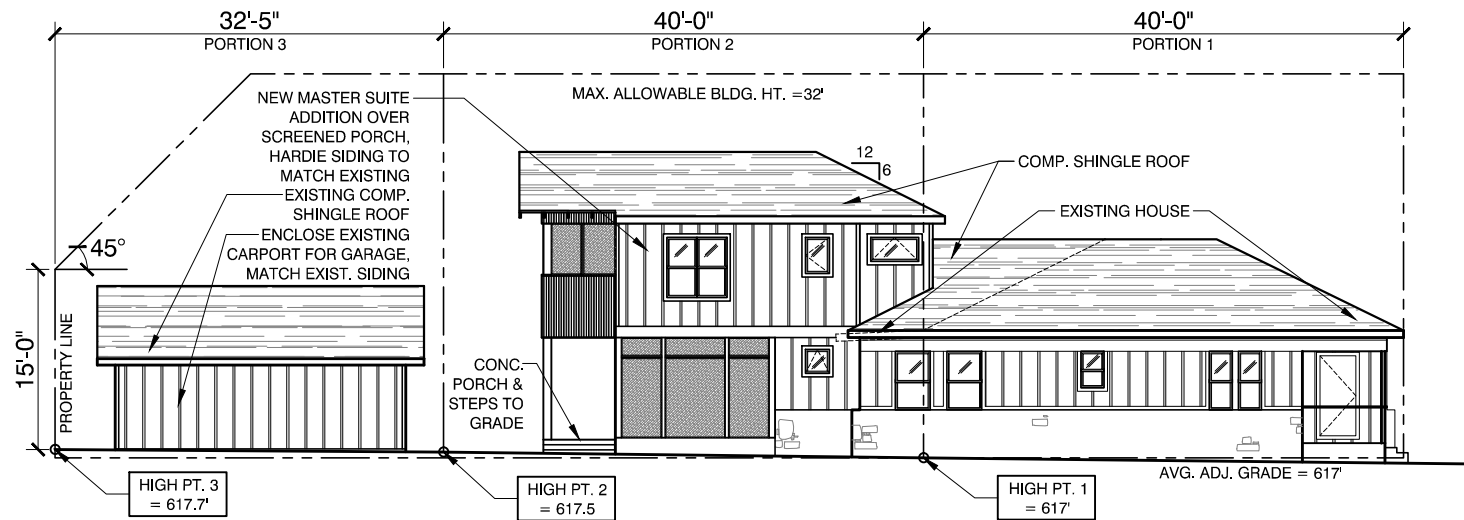
	ISSUE	DATE
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ISSUE DATE:
9/02/15
SCHEDULES
1/8" = 1'-0"

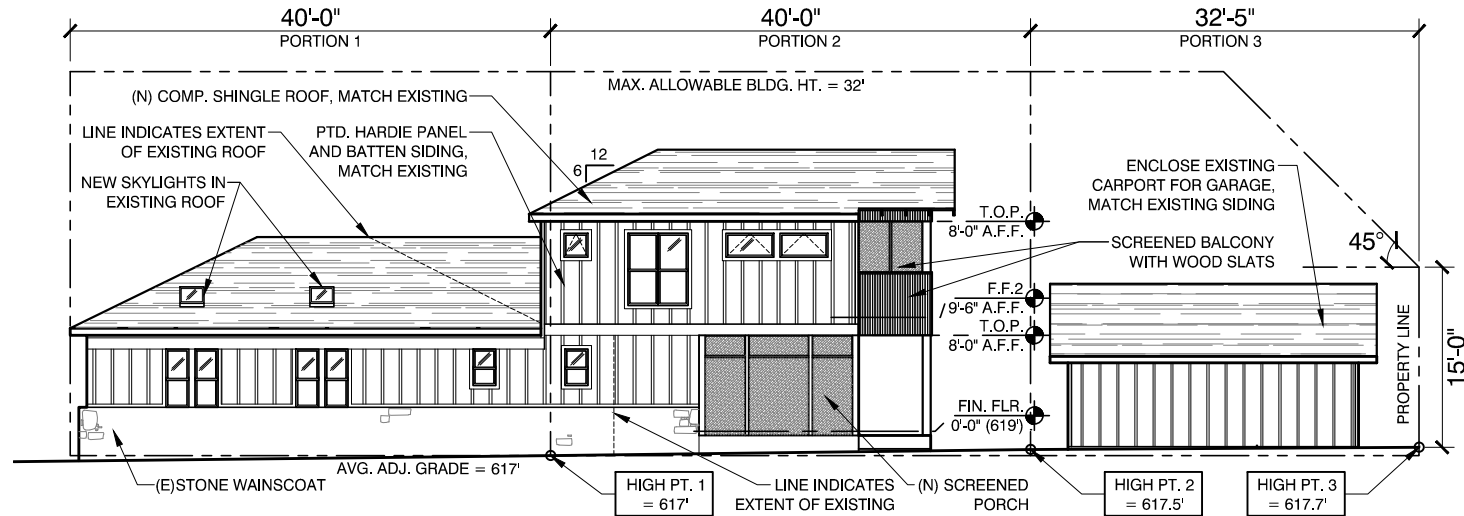
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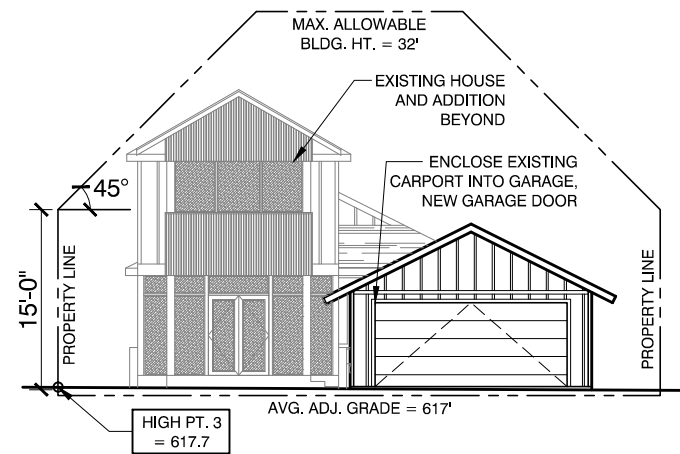
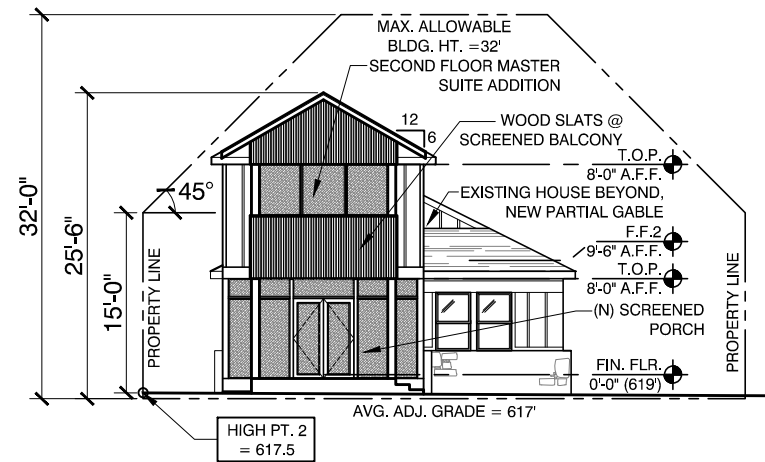
1 EAST ELEVATION
1 / 8 " = 1 ' - 0 "



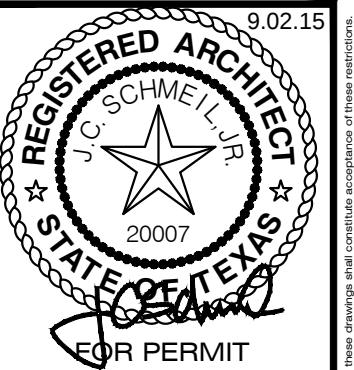
3 SOUTH ELEVATION
1 / 8 " = 1 ' - 0 "



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



4 WEST ELEVATION
1 / 8 " = 1 ' - 0 "



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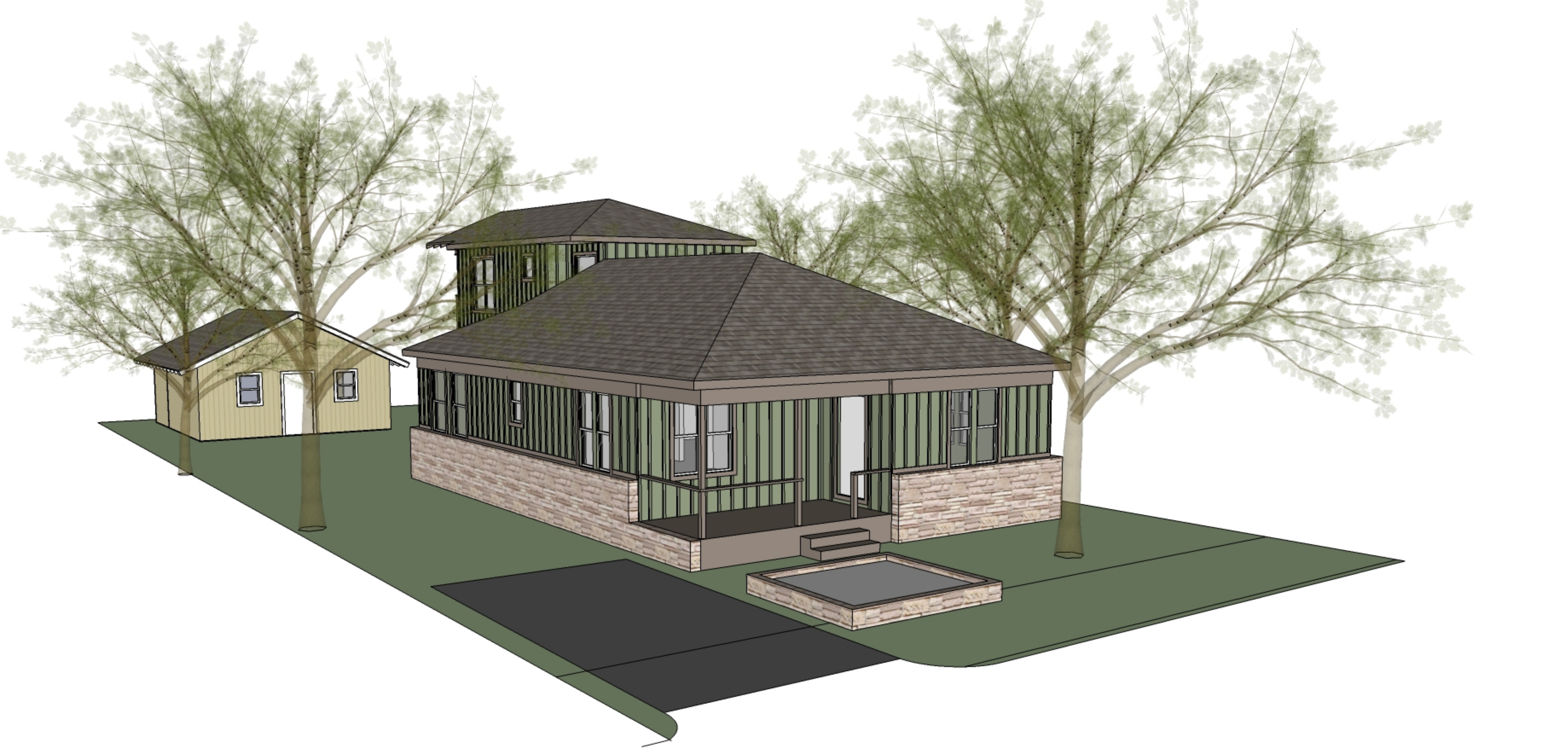
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ELEVATIONS
1/8" = 1'-0"

A3.1

















4212 AVENUE A
FRONT (EAST) FACADE



4212 AVENUE A
REAR (WEST) FACADE



4212 AVENUE A
NORTH FACADE



4212 AVENUE A
SOUTH FACADE