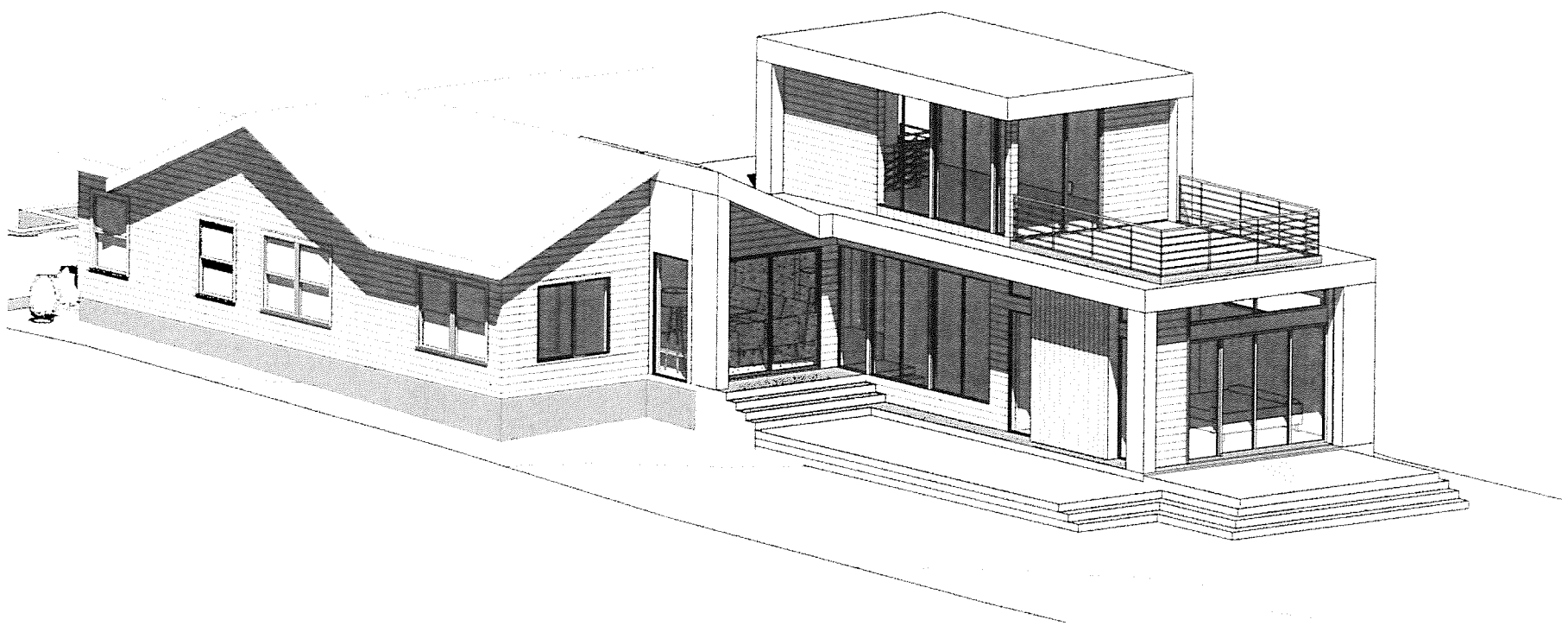
CLARKSVILLE RESIDENCE

705 Theresa Ave. Austin, Texas 78703



PROJECT RENDERING

A. SITE ADDRESS
705 THERESA AVENUE
AUSTIN, TX 78703

B. LEGAL DESCRIPTION
LOT 2, THERESA WINN SUBDIVISION
VOL. 623, PG.474
OLD WEST AUSTIN
PROPERTY ID: 109319

C. BUILDING CODE
1. INTERNATIONAL RESIDENTIAL CODE 2012

D. PLANNING AND ZONING DATA
1. ZONE: SF-3-NP OCC
2. SQFT OF SITE: ***8,200 SQFT***

E. PROJECT SUMMARY:
THIS IS A TWO STORY ADDITION TO AN EXISTING ONE STORY HOUSE. THE MASTER BEDROOM WILL BE EXPANDED AND A NEW MASTER BATHROOM ADDED. A WORK OUT ROOM WILL BE ADDED AS A SECOND STORY. NEW OUTDOOR DECKING WILL BE ADDED.

EXISTING = 1,263 SF
PROPOSED FIRST LEVEL = 808 SF
PROPOSED SECOND LEVEL = 330 SF
TOTAL = 2,401 SF

F. CONSTRUCTION TYPE:
1. STRUCTURAL PIER & BEAM FOUNDATION
2. STRUCTRUAL WOOD FRAMING

G. EXTERIOR BUILDING MATERIALS:
1. EXTERIOR MATERIAL - STUCCO, HARDIE BOARD SIDING AND WOOD.
2. ROOFING MATERIAL - STANDING SEAM METAL

H BUILDING COVER CALCULATIONS:
1. TOTAL BUILDING COVER
(NEW) 808 SF
(EXISTING) 1,316 SF
(2,124 / 8,200) = 26% < 40% OF SITE AREA

I. IMPERVIOUS COVER CALCULATIONS
(EXISTING + NEW) 3,357 SF
(3,357/ 8,200) = 41% < 45% OF SITE AREA

J. F.A.R.CALCULATION
(2,401 GROSS FLOOR AREA) / 8,200 (LOT SIZE)) X 100 = 29< 40 F.A.R.

K. BUILDING HEIGHT
ALLOWABLE = 32'-0"
PROPOSED = 23'-6"

L. SETBACK REQUIREMENTS
FRONT: 25'-0"
REAR: 10'-0"
SIDE: 5'-0"

BUILDING INFORMATION

Historical Review Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A0.0	Cover	06/01/2016	
A0.1	General Information	06/01/2016	
A1.0	Site Plan	06/01/2016	
A2.0	Level 1 - Symbol Plan	06/01/2016	
A2.1	Level 2 - Symbol Plan	06/01/2016	
A2.2	Level 1 - Dimension Plan	06/01/2016	
A2.3	Level 2 - Dimension Plan	06/01/2016	
A2.6	Roof Plan	06/01/2016	
A3.0	Building Elevations	06/01/2016	
A3.1	Building Elevations	06/01/2016	
A4.0	Building Sections	06/01/2016	
A4.1	Building Sections	06/01/2016	
A11.0	Perspective Views	06/01/2016	
A11.1	Perspective Views	06/01/2016	
A11.2	Perspective Views	06/01/2016	
D2.0	Level 1 - Demolition Plans	06/01/2016	
E1.0	Existing Site Photos	06/01/2016	
E1.1	Existing Site Photos	06/01/2016	

SYMBOLS LEGEND

1 A101 SIM	SECTION
1 A101 SIM	WALL SECTION
2 A101	BUILDING ELEVATION
Ref 1 Ref 1 A101 1 Ref 1 Ref	INTERIOR ELEVATION
Room name 101 150 SF	ROOM NUMBER, NAME AND SQ. FOOTAGE

1 A101 SIM	ENLARGED PLAN
11	WINDOW TYPE
101	DOOR NUMBER
1	REVISION NUMBER
5'-0" T.O.P	SPOT ELEVATION
0	COLUMN GRID
	EXHAUST FAN
HB	HOSE BIBB
W	WATER LINE

Symbol Legend
1/8" = 1'-0"

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Contractor

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T 512 452 4228

Structural Engineer

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No.	Description	Date
01	ISSUE FOR PERMIT	06/01/2016

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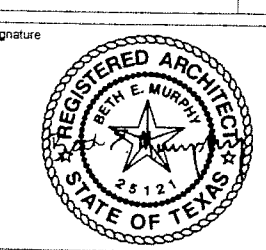


Clarksville Residence

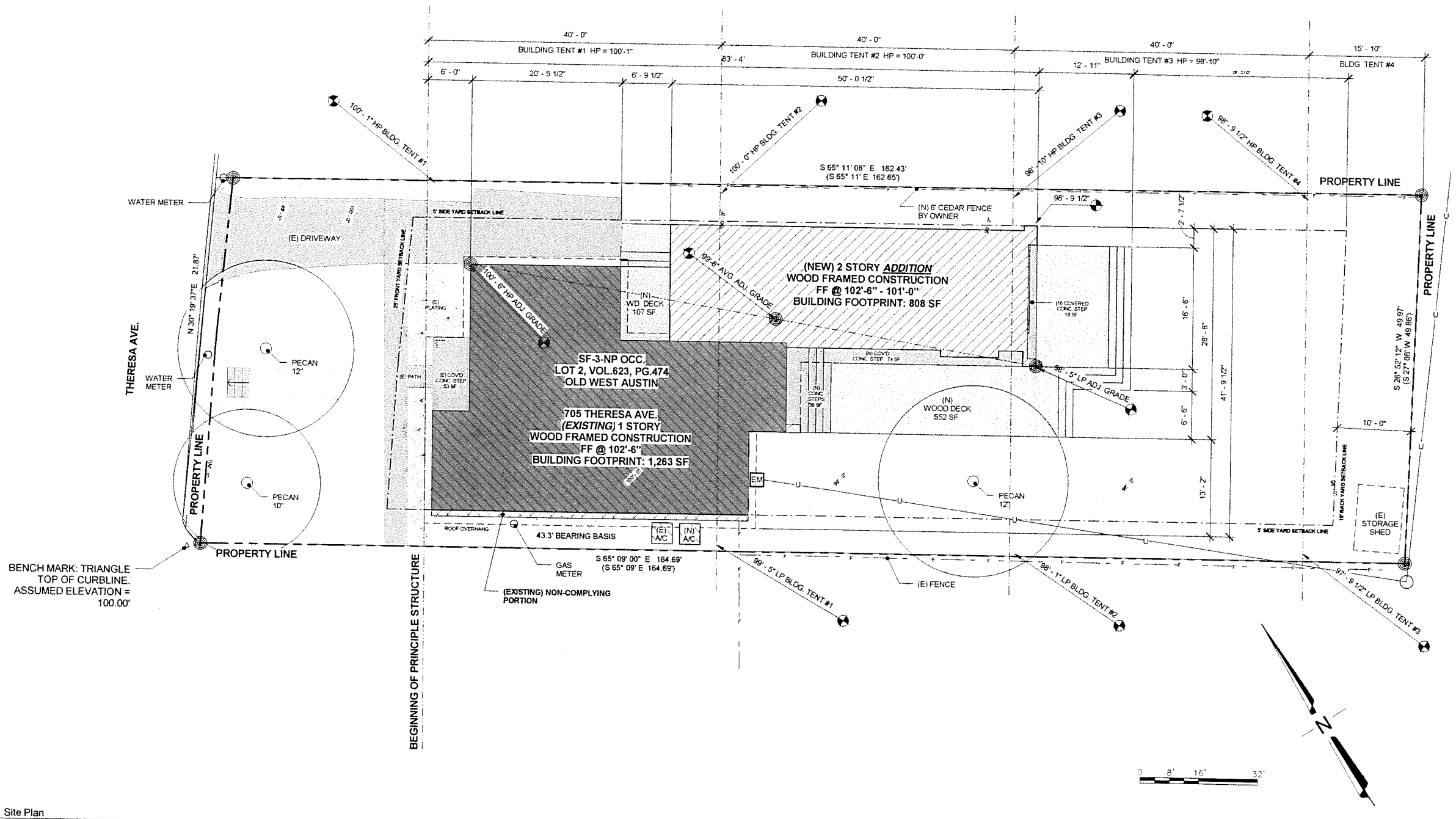
705 Theresa Avenue

Cover

Project number	Project Number
Date	06/01/2016
Drawn by	Author
Checked by	Checker

A0.0

Scale 1/8" = 1'-0"



1 Site Plan
1/8" = 1'-0" HALF SCALE = 1/16" = 1'-0"

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REGISTERED ARCHITECT
BETH E. MURPHY
25121
STATE OF TEXAS

Clarksville Residence

705 Theresa Avenue

Site Plan

Project number	Project Number
Date	06/01/2016
Drawn by	Author
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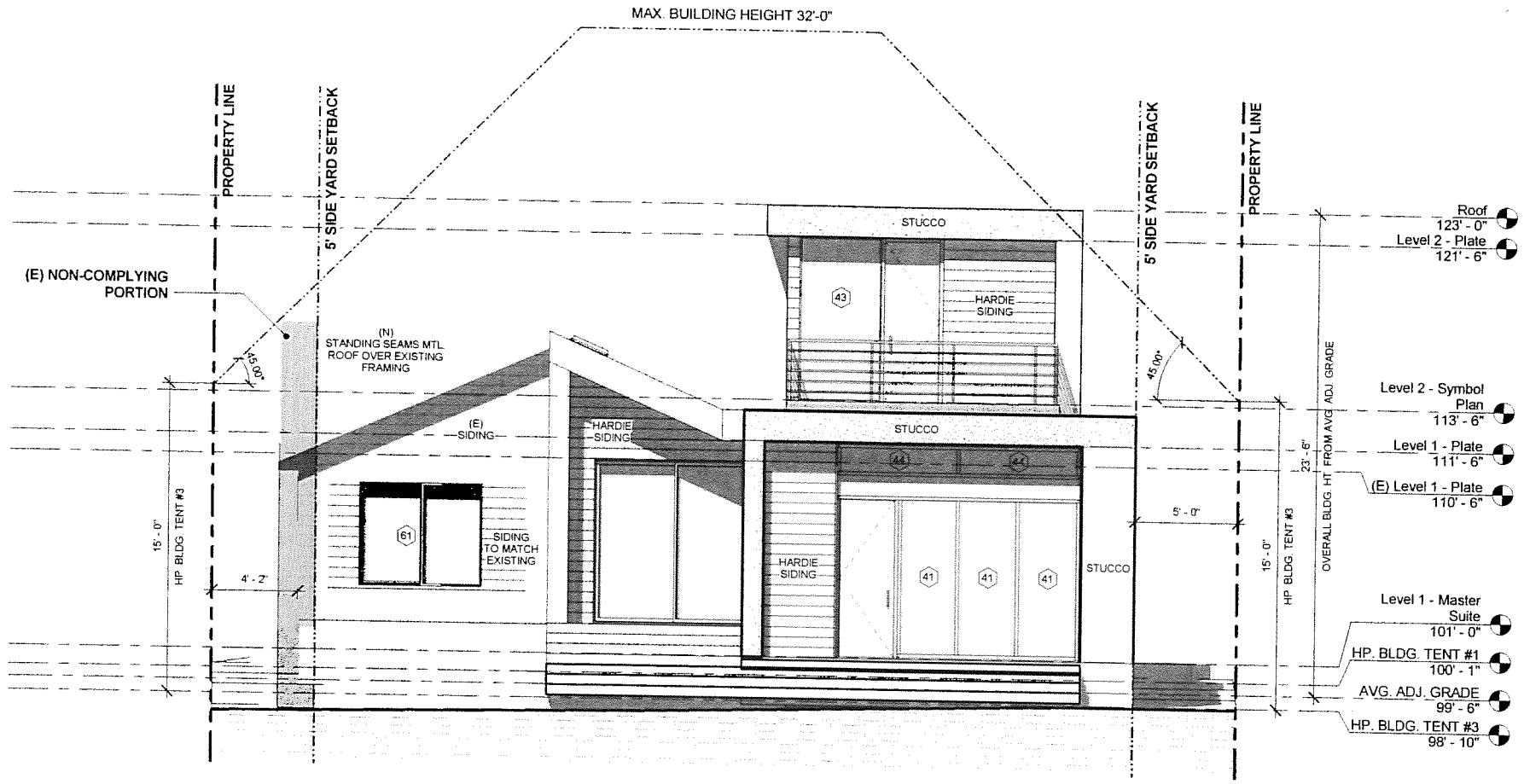
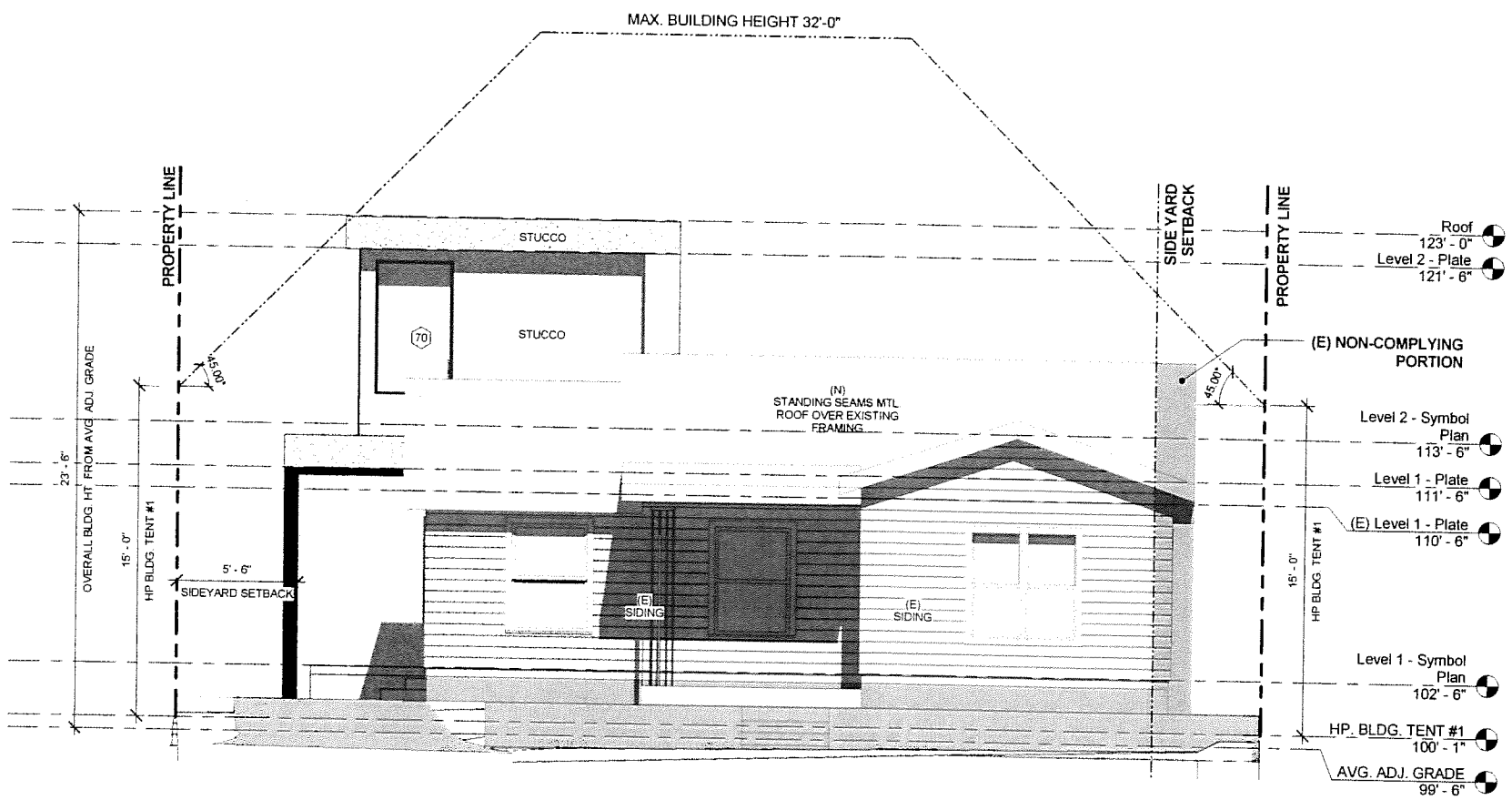
A1.0

Scale 1/8" = 1'-0"



2 East Elevation
1/4" = 1'-0"
HALF SCALE = 1/8" = 1'-0"

0 8' 16' 32'



1 West Elevation
1/4" = 1'-0"
HALF SCALE = 1/8" = 1'-0"

0 8' 16' 32'

GENERAL NOTES:

1. ALL NEW WINDOWS AND SLIDING DOORS TO BE MILGARD THERMALLY IMPROVED ALUMINUM WITH DARK BRONZE ANODIZES FINISH.

2. ALL REPLACEMENT WINDOWS AT THE EXISTING STRUCTURE TO MATCH WITH EXISTING MANUFACTURE AND WHITE VINLY FINISH.

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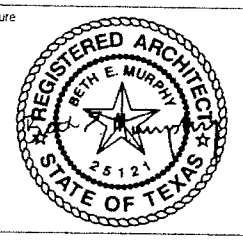

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Building Elevations

Project number	Project Number
Date	06/01/2016
Drawn by	Author
Checked by	Checker

A3.0

Scale 1/4" = 1'-0"

GENERAL NOTES:

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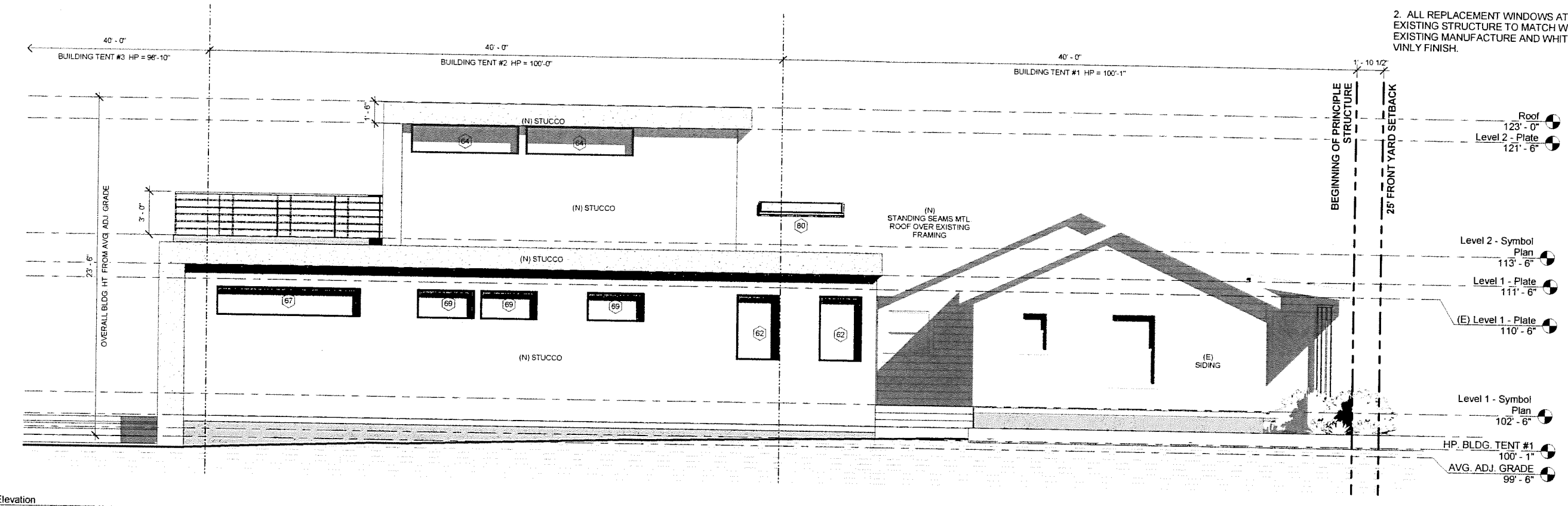
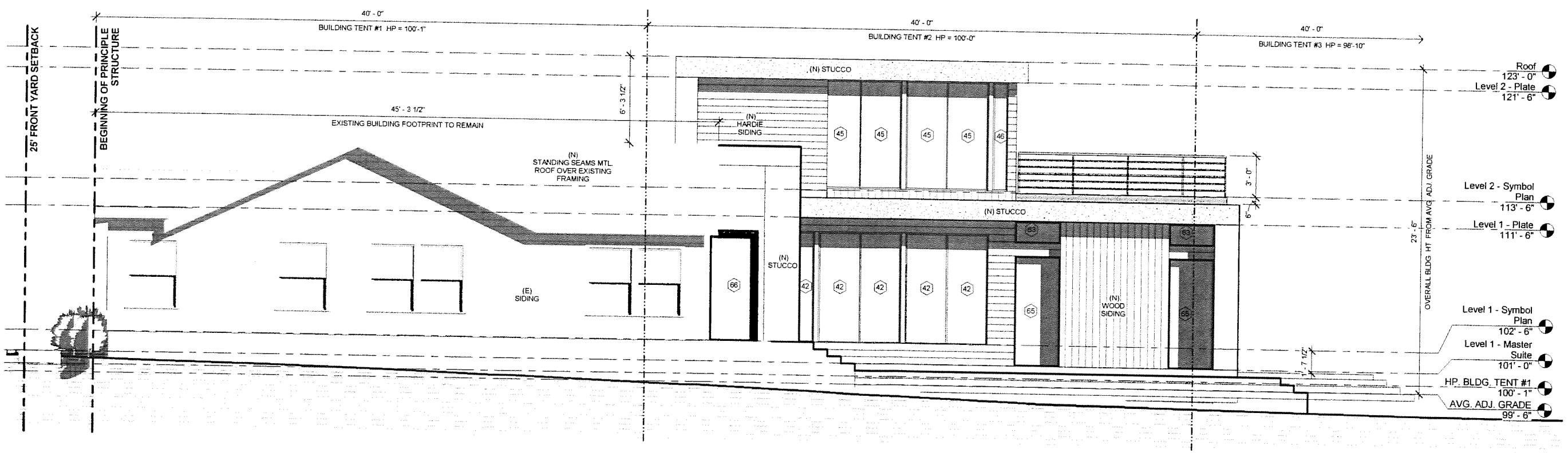
2. ALL REPLACEMENT WINDOWS AT THE EXISTING STRUCTURE TO MATCH WITH EXISTING MANUFACTURE AND WHITE VINLY FINISH.



2 North Elevation
1/4" = 1'-0" HALF SCALE = 1/8" = 1'-0"



1 South Elevation
1/4" = 1'-0" HALF SCALE = 1/8" = 1'-0"

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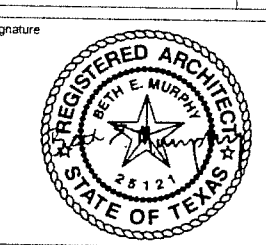

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Building Elevations

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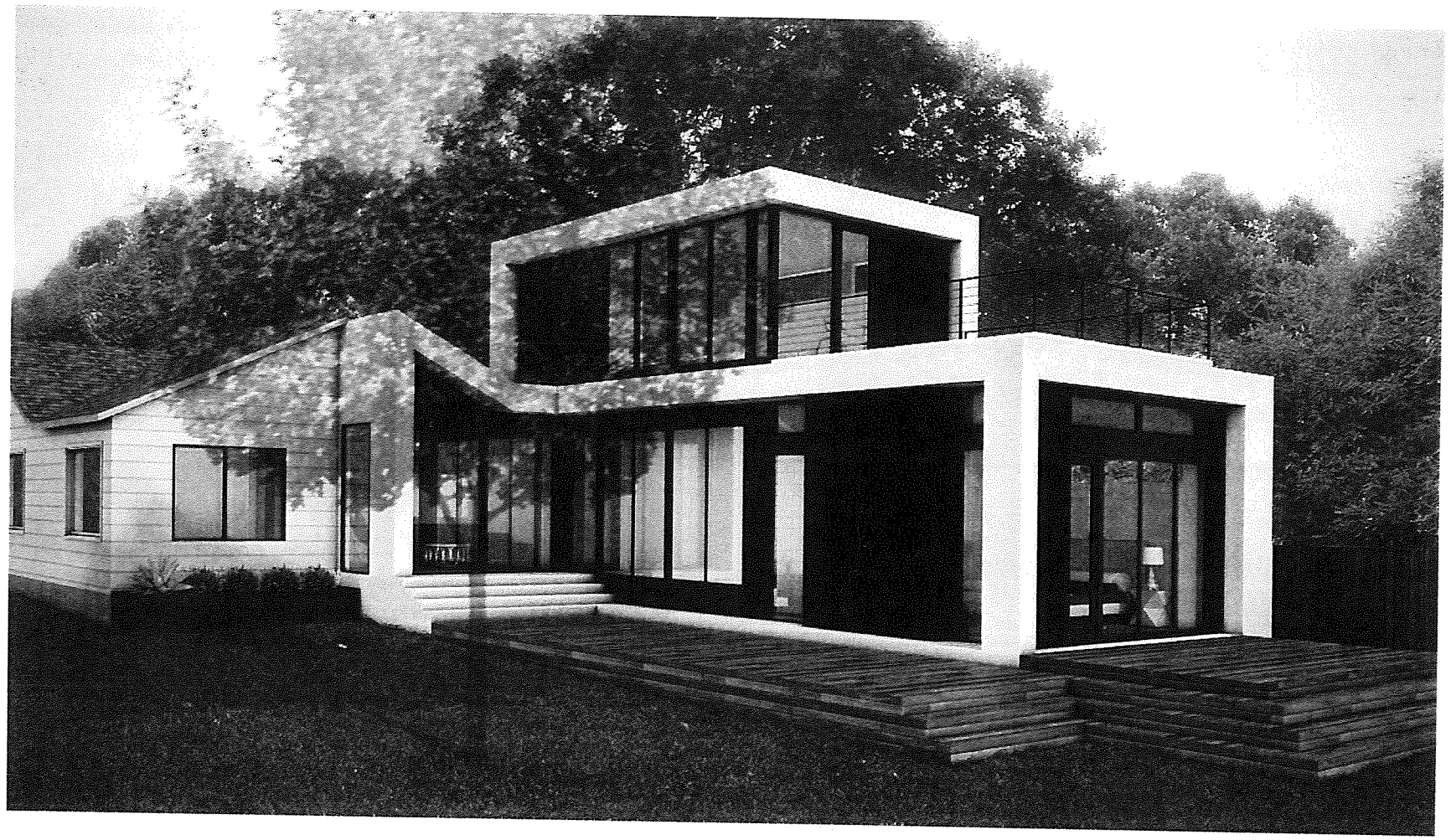
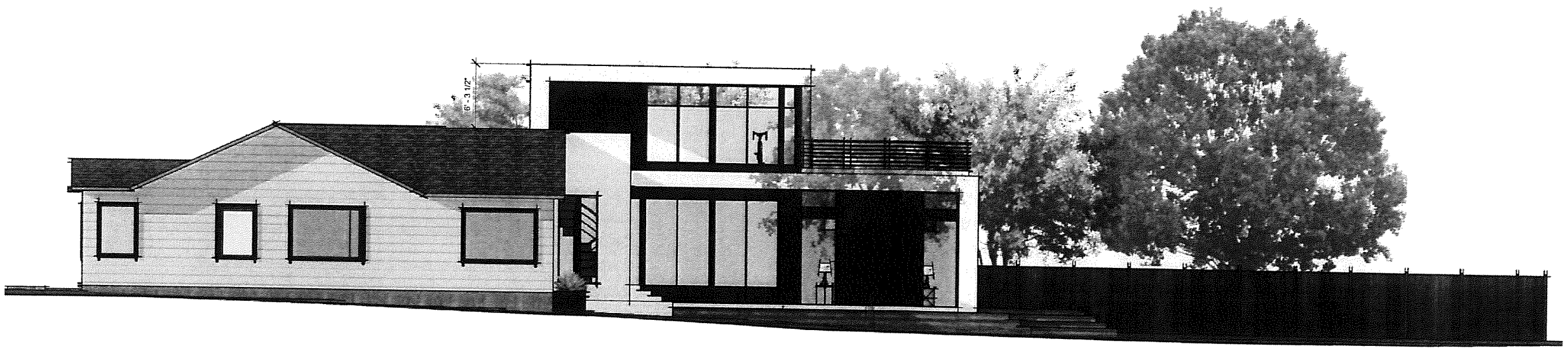
A3.1

Scale 1/4" = 1'-0"



2 Perspective View - Southeast Corner
1 1/2" = 1'-0"



1 South Elevation
1 1/2" = 1'-0"

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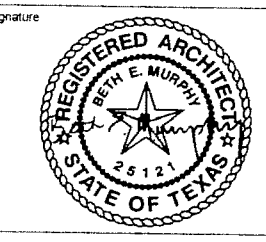

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Perspective Views

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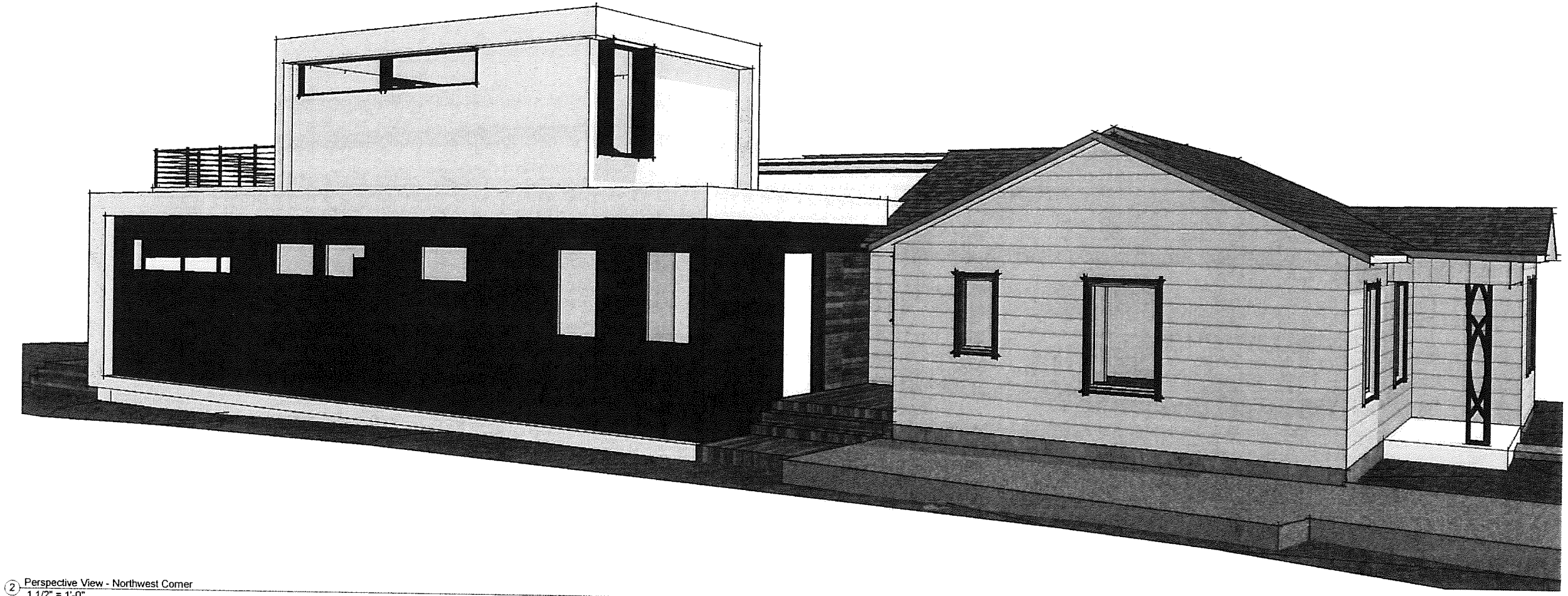
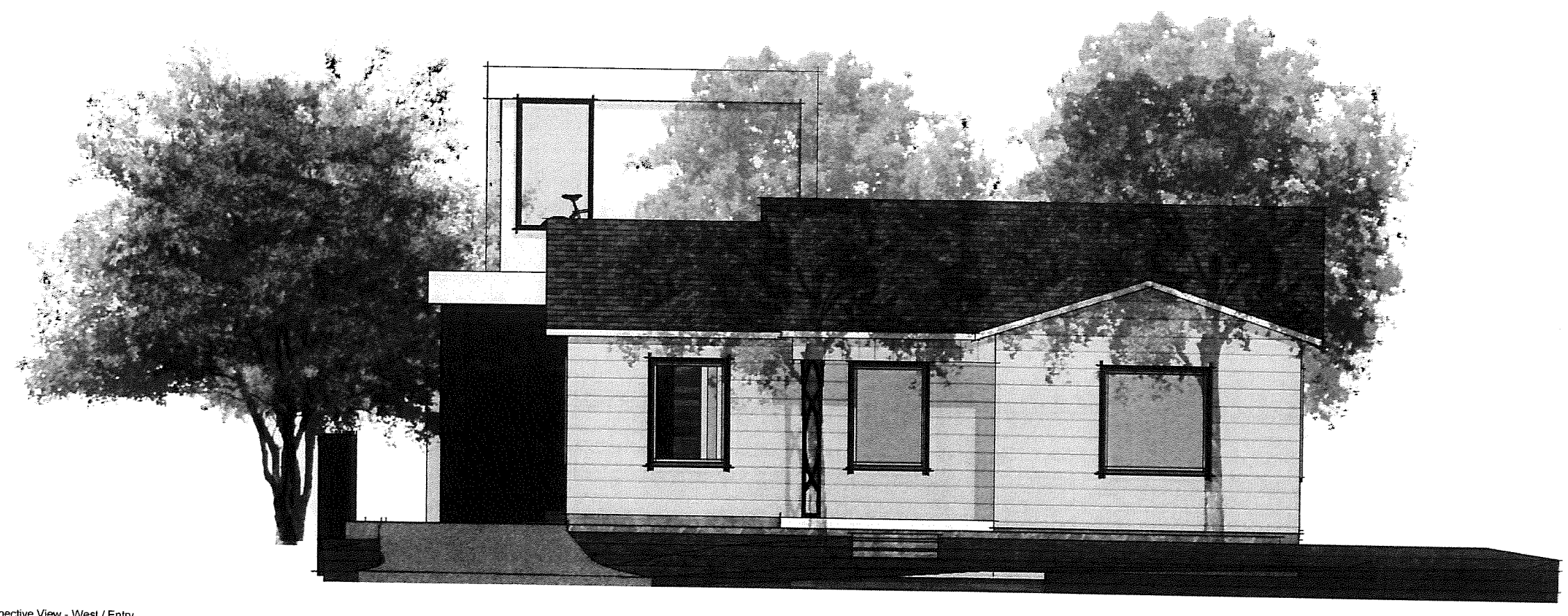
A11.0

Scale 1 1/2" = 1'-0"



2 Perspective View - Northwest Corner
1 1/2" = 1'-0"



1 Perspective View - West / Entry
1 1/2" = 1'-0"

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Perspective Views

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A11.1

Scale 1 1/2" = 1'-0"

1 Perspective View - East
1 1/2" = 1'-0"

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A11.2

Scale 1 1/2" = 1'-0"