



PROJECT NAME:

MATTHEWS RESIDENCE

DATE:

JULY 27, 2016

IMAGE NAME:

CONCEPTUAL VIEW FROM CHARLOTTE STREET



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CONCEPTUAL VIEW FROM CHARLOTTE STREET



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1102 Charlotte

The main criteria for this design are: aesthetics (contemporary architecture appropriate for today and compatible with existing rooflines and designs in Clarksville); security (primary issue with the female owner living alone); easy maintenance; sustainability; and appropriate size/scale for the site and the neighborhood.

Since we met with CCDC and the NHLC, we have made major changes to accommodate requests from these two community organizations and to improve the overall sustainability and functionality of the house:

1. Gabled roofs were added above the living room and the carport facing Charlotte St.
2. The square footage of the house has been decreased.
3. The original two-story design is now a one-story.
4. The garage now functions as a ventilated carport to minimize its street-facing view.
(There is no room on this lot for a side or rear entry garage).
5. A porch has been added to the front of the house.
6. The eight-foot wooden front wall has been reduced to a railing height of three feet.
7. The pitch and height of the rooflines on the entire house have been reduced.
8. A front door/gate with visibility from the street has been added.
9. Windows have been added to the front of the house and are visible to the street.

The house is now a single-story 2,000 SF design, with two bedrooms, two baths, and study.

The front walls of the house and carport will help create privacy and safety for the interior courtyard's reflecting pool. The house/wall are 25' from the street on Charlotte and will sit farther back than the houses on either side.

The rooflines are designed to conserve energy and provide natural light into the rooms, and to shield them where appropriate from west and south sun exposure.

Exterior materials will include a combination of masonry, windows, wood, metal, or similar natural materials.

In addition to existing trees, Japanese maples will be planted in front on Charlotte and more trees and other native landscaping in the back and side yards.

The entire house has been placed in and among the existing trees, so that it reflects the owner's desire for privacy and respect for the landscaping and historic nature of the neighborhood.

The house will conform to code, and no variances will be requested.

IMPERVIOUS COVER

SITE AREA:	5,747 SQ FT
ALLOWABLE BUILDING COVER:	(40.0%): 2,298 SQ FT
TOTAL PROPOSED BUILDING COVER:	(39.6%): 2,277 SQ FT
ALLOWABLE IMPERVIOUS COVER:	(45.0%): 2,586 SQ FT
TOTAL PROPOSED IMPERVIOUS COVER:	(44.96%): 2,584 SQ FT

BUILDING COVER BREAKDOWN:

MAIN HOUSE - 1ST FLR:	1,931 SQ FT
GARAGE:	346 SQ FT
NEW COVERED PORCH (UNDER HABITABLE):	---- SQ FT
OVERHANGS / COVERED PATIO : (NOT UNDER HABITABLE)	---- SQ FT

SITE BREAKDOWN:

NEW DRIVEWAY:	183 SQ FT
STEPPING STONE PAVERS:	37 SQ FT
A/C PADS:	9 SQ FT
POOL EQUIPMENT PAD:	24 SQ FT
POOL COPING:	54 SQ FT

F.A.R. CALCULATIONS

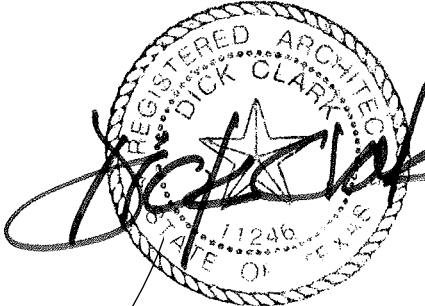
LOWER LEVEL:	1,931 SQ FT
UPPER LEVEL:	---- SQ FT
PORCH: (EXEMPTION)	---- SQ FT (-0 SQ FT)
GARAGE: (GARAGE EXEMPTION)	346 SQ FT (-200 SQ FT)
TOTAL PROPOSED:	2,077 SQ FT (0.361)
TOTAL ALLOWED:	2,300 SQ FT (0.400)

TREE LIST
NO # SIZE TYPE

#72, 16" ELM
#73, 9" ELM
#75, 11" ELM
#78, 9" LIVE OAK
#80, 17" ASH
#120, 24" ELM
#122, 13" ELM
#127, 16" ASH

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SEAL



Wednesday, July 27, 2016

PROJECT

MATTHEWS RESIDENCE

1102 Charlotte Street
Austin, Texas 78703

DRAWN BY
SP, KP

SET ISSUE

07.26.16 - PROGRESS

REVISIONS

REV ID DATE

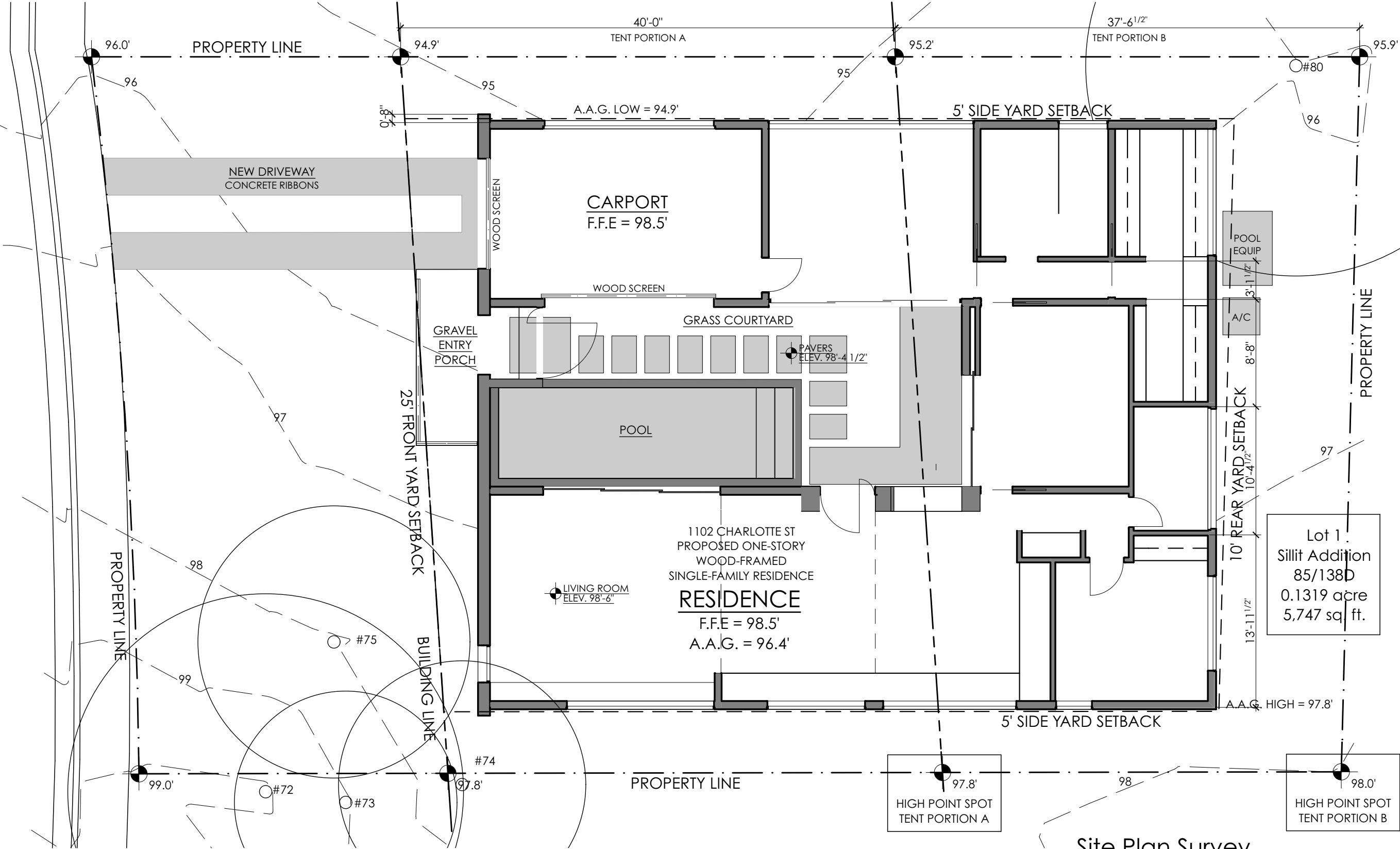
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SITE PLAN

SHEET :

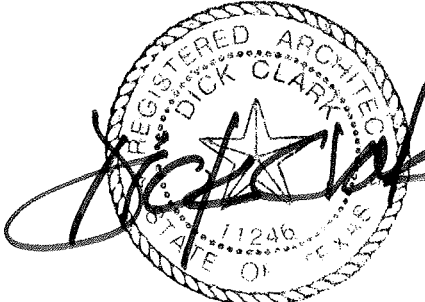
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Site Plan Survey

SCALE: 1/8" = 1'-0"



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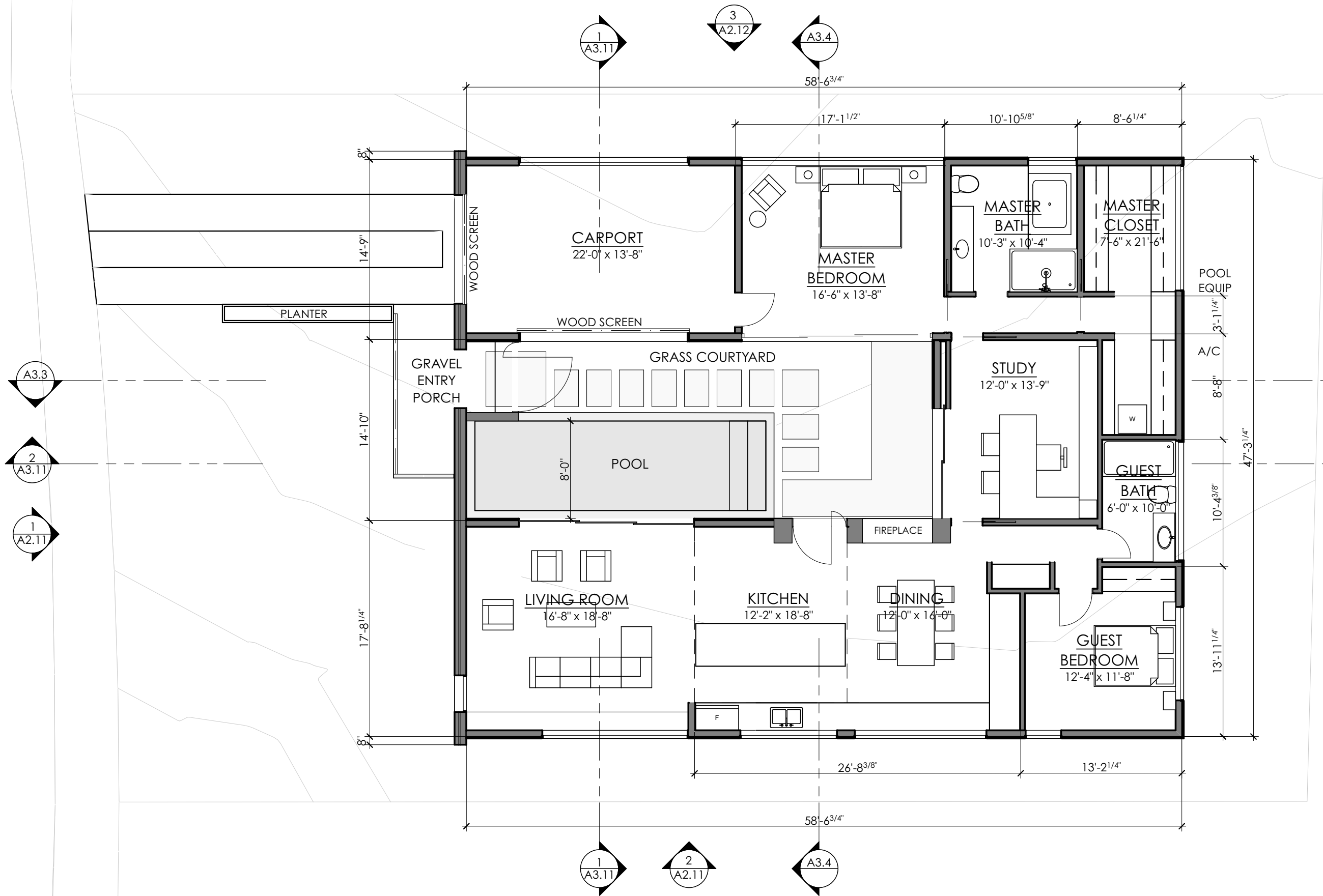
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FLOOR PLAN - LEVEL 1

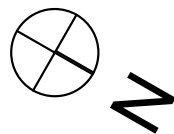
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1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

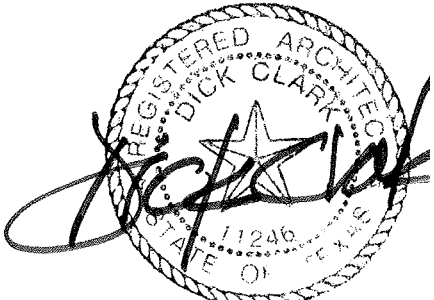




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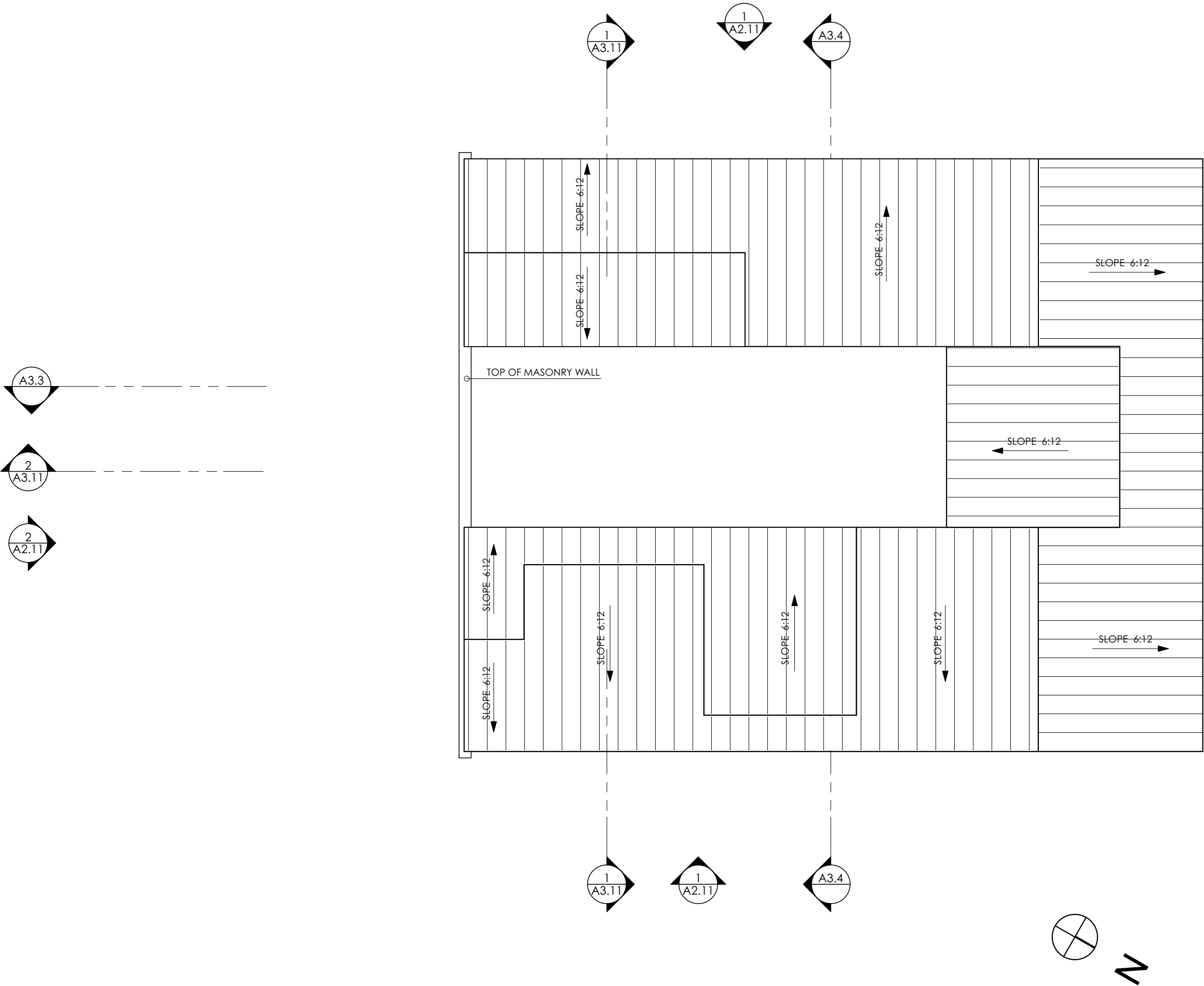
ROOF PLAN

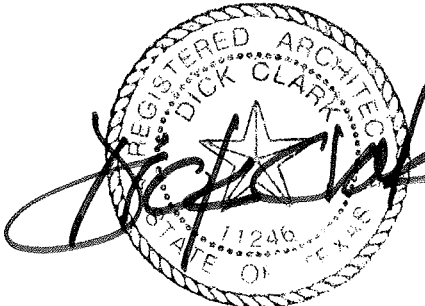
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1 T.O.S : ROOF (1)
SCALE: 1/8" = 1'-0"

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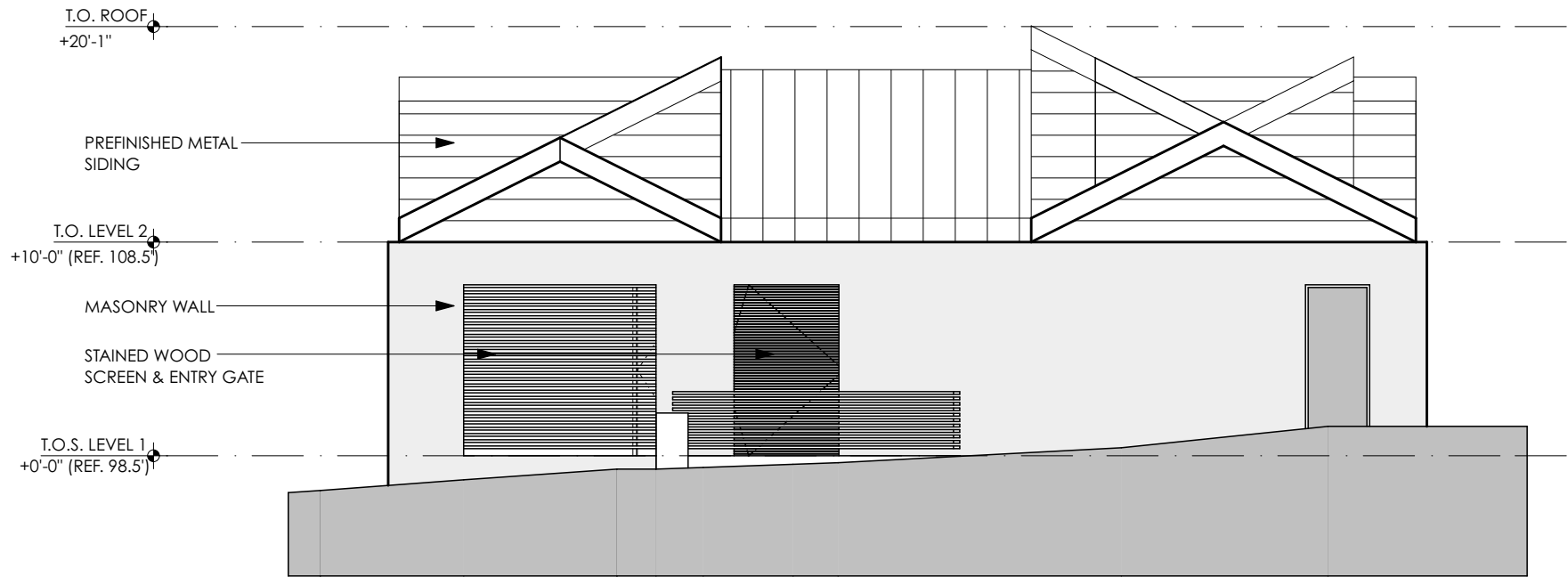
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EXTERIOR ELEVATIONS

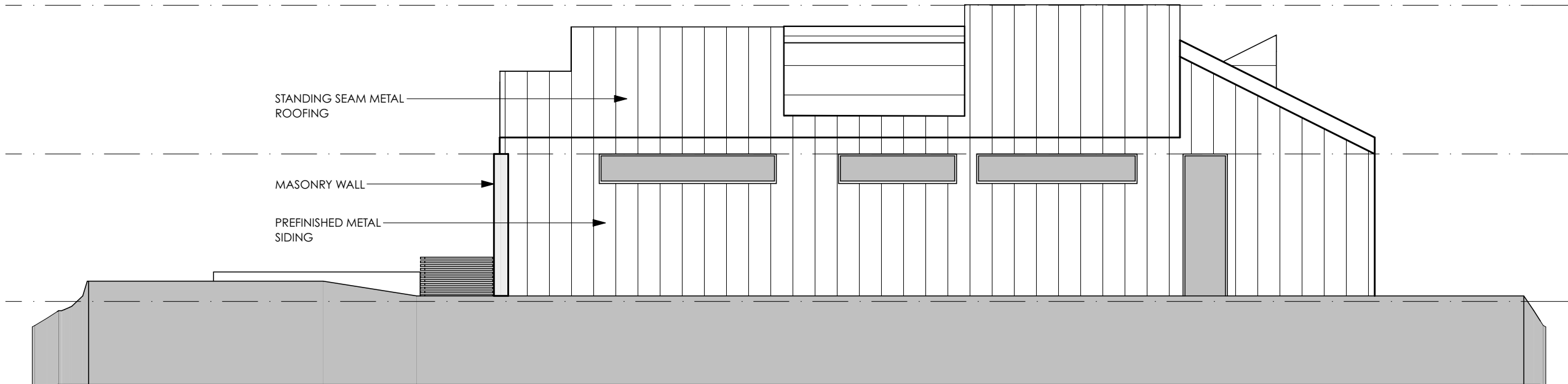
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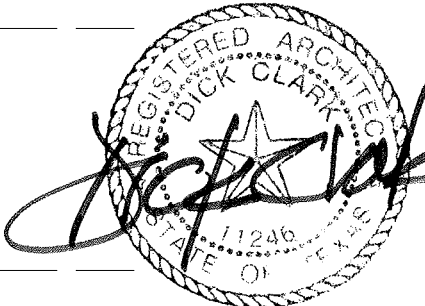
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

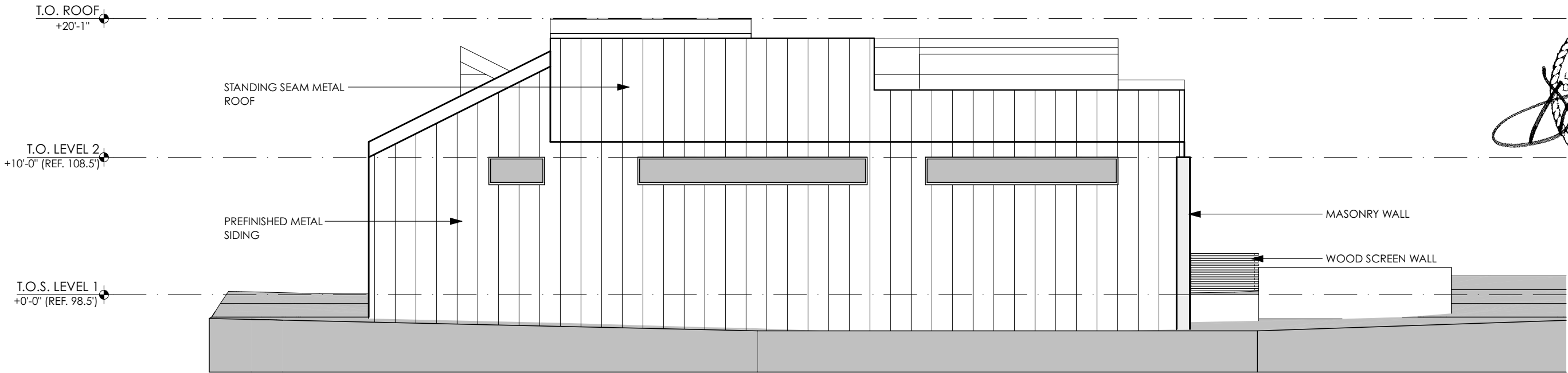


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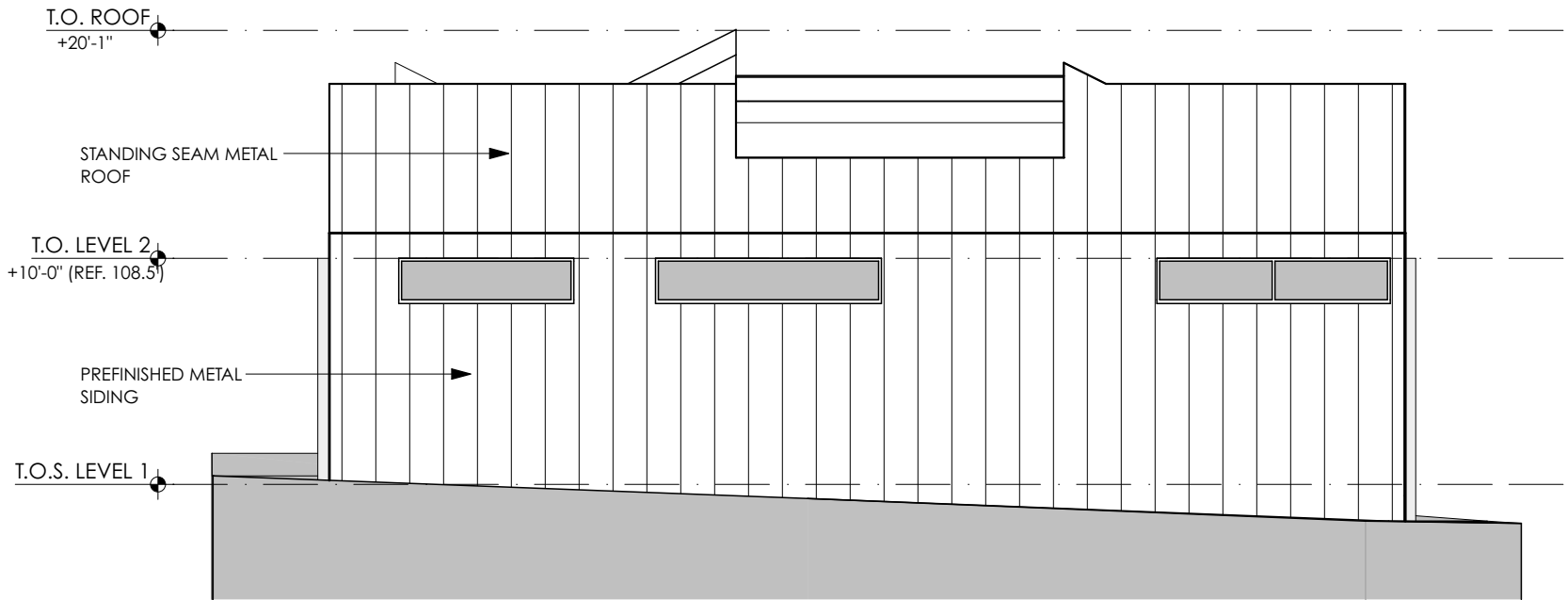
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3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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EXTERIOR ELEVATIONS

SHEET :

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