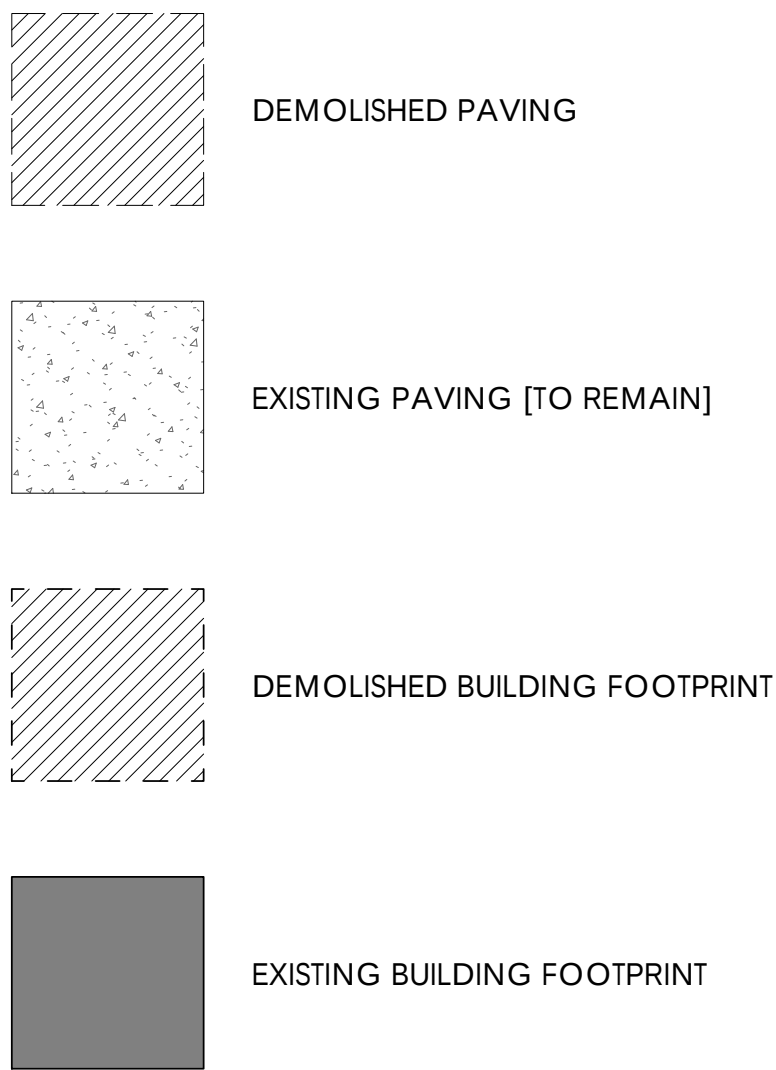
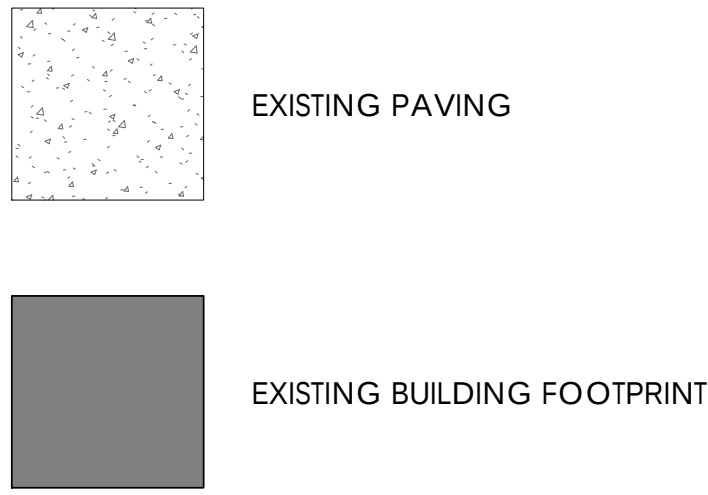
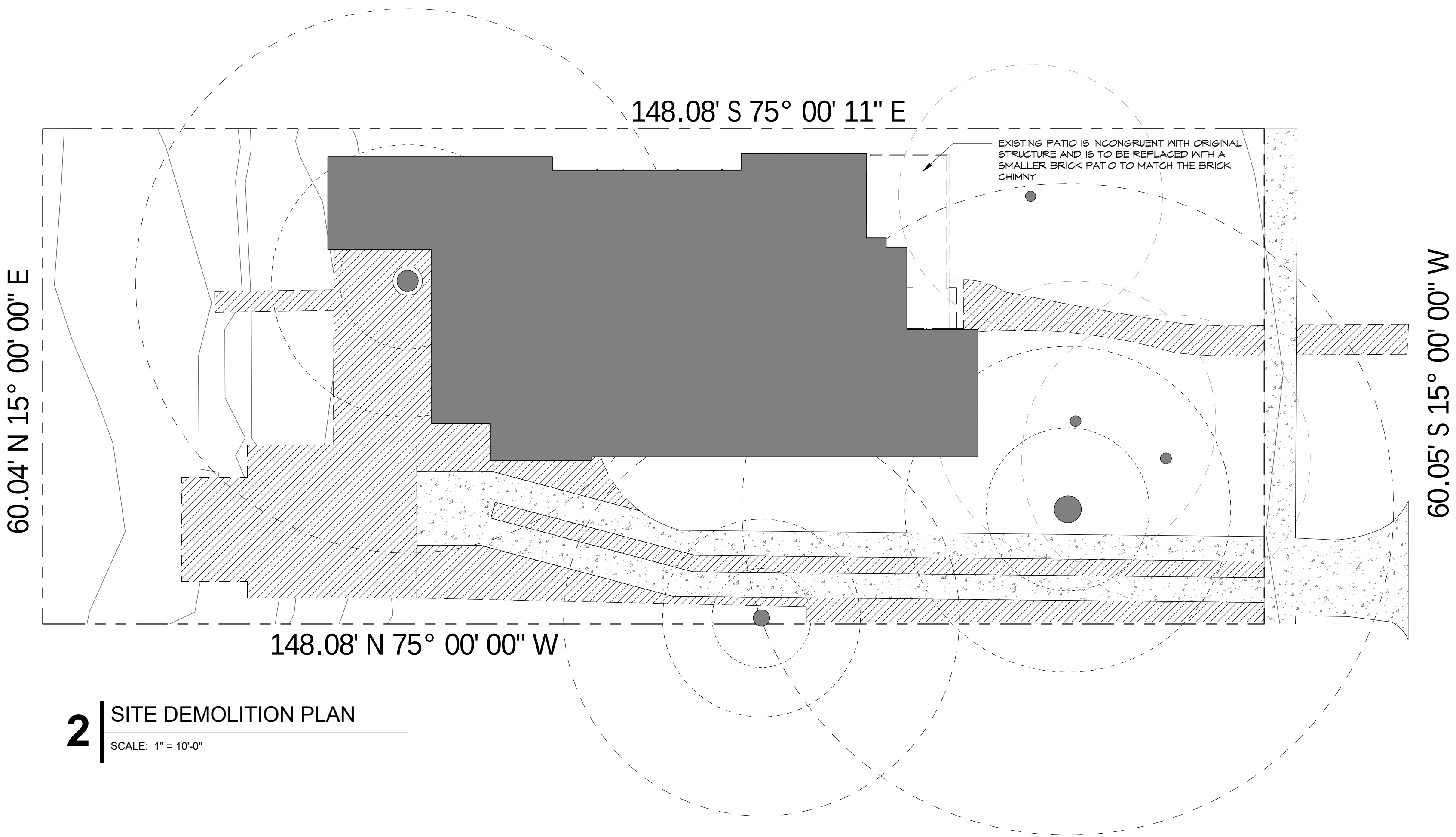
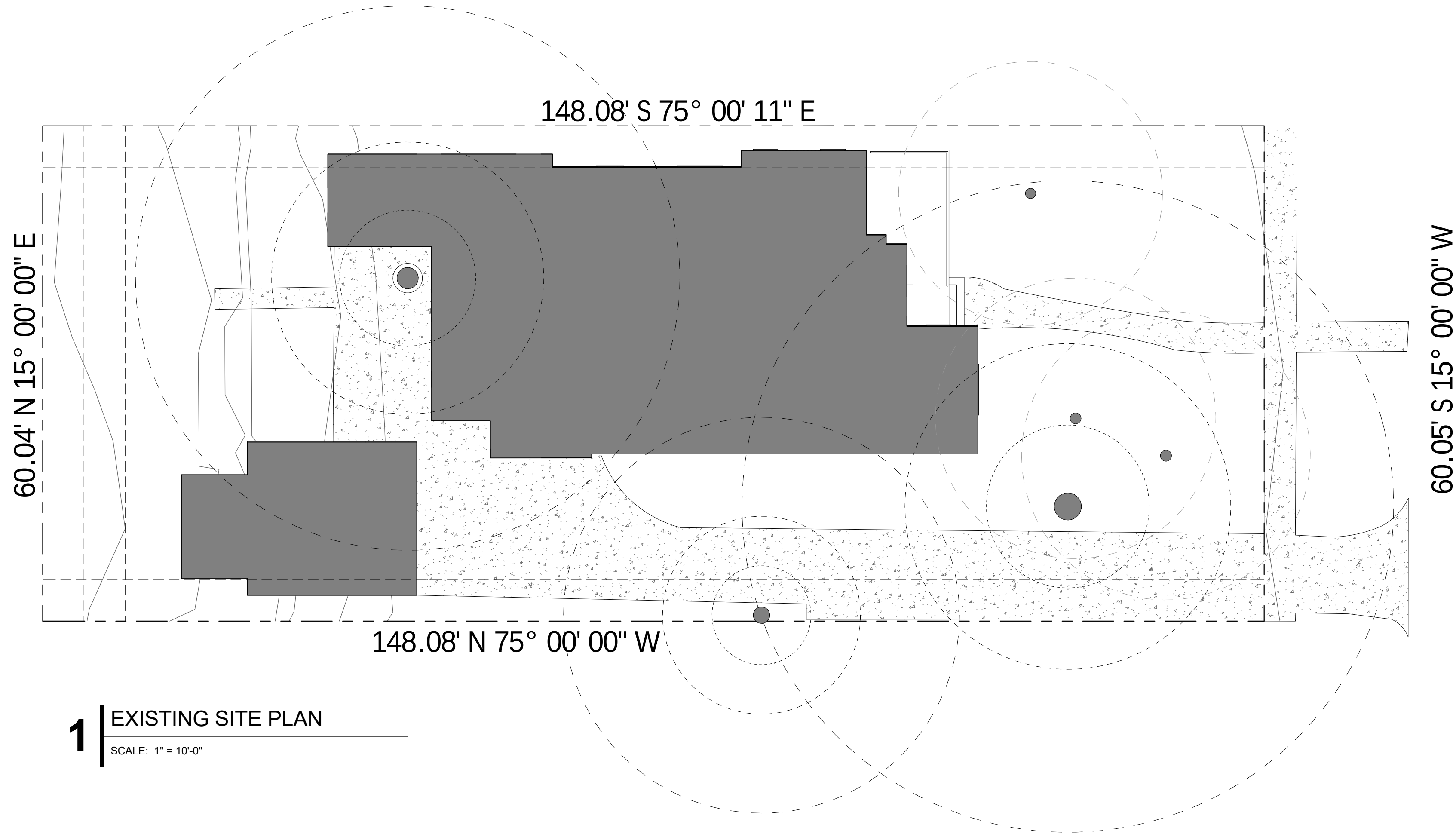






EXISTING SITE & DEMO

SCALE: 1" = 10'-0"

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512.494.0643 TEL 512.494.9041 FAX  
308-B CONGRESS AVE, AUSTIN TX 78701  
www.fazioarchitects.com

08.09.2016  
Professional Seal of a Registered Architect, State of Texas, No. 505, signed by [Signature]

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AUSTIN, TEXAS 78703

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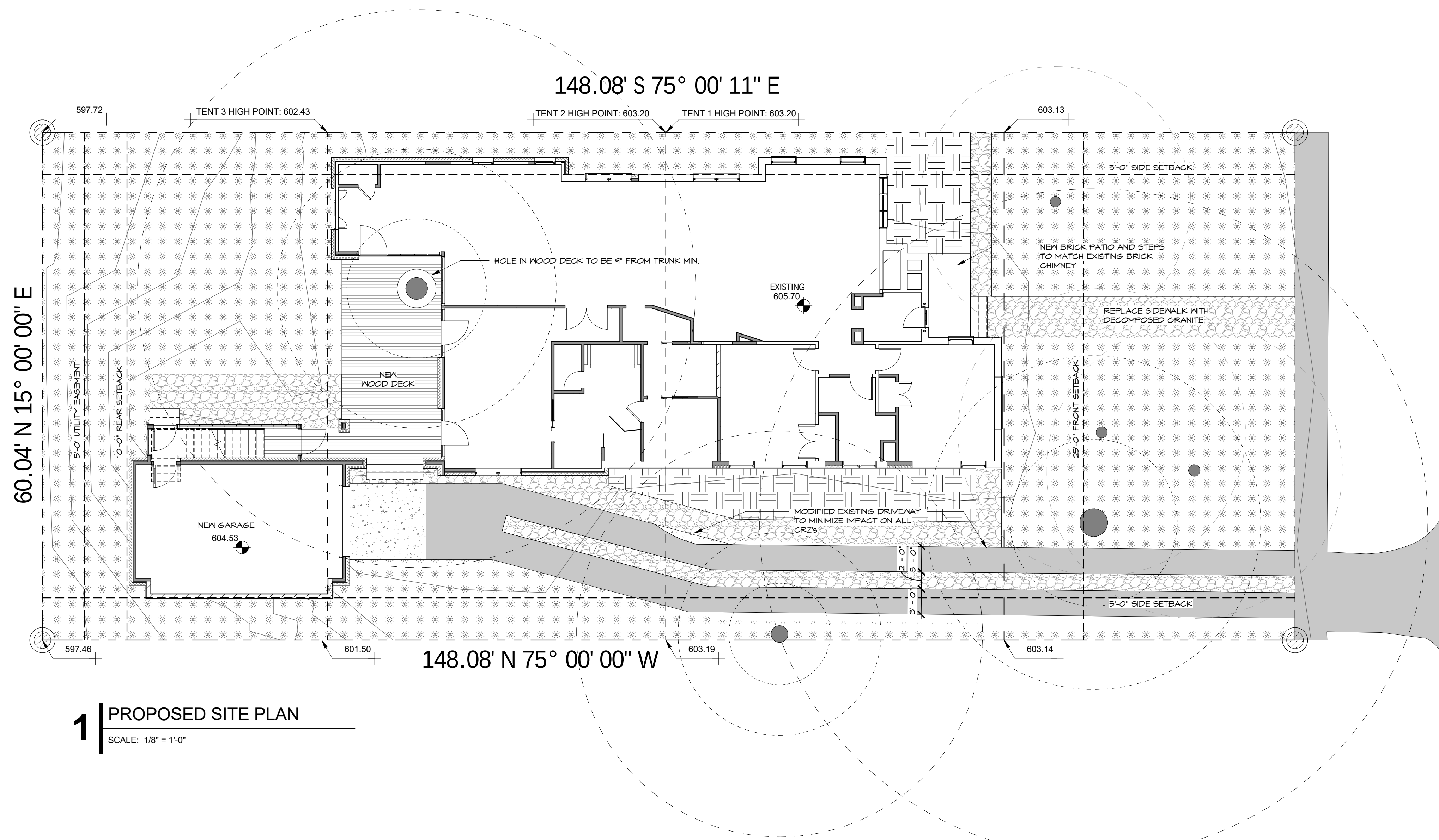
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|                                                                                   |                         |
|-----------------------------------------------------------------------------------|-------------------------|
|  | PROPERTY LINE           |
|  | SETBACK LINE            |
|  | EASEMENT                |
|  | TOPOGRAPHY LINE         |
|  | MCMANSION BUILDING LINE |
|  | MCMANSION TENT LINE     |
|  | NEW POURED CONCRETE     |
|  | NEW DECOMPOSED GRANITE  |
|  | NEW SOD                 |
|  | EXISTING FLAT WORK      |

1. ZONING FOR THIS BUILDING IS SF-3-H-NP
2. LOT ADDRESS IS 2410 JARRATT AVENUE
3. SITE SQUARE FOOTAGE IS 8,891 SQFT
4. VERIFY THAT ALL SITE DRAINAGE IS AWAY FROM BUILDINGS

|                                  |               |
|----------------------------------|---------------|
| <b><u>BUILDING COVERAGE</u></b>  |               |
| 1ST FLOOR CONDITIONED AREA       | 2,394 SQ. FT. |
| COVERED PARKING [GARAGE/CARPORT] | 427 SQ. FT.   |
| COVERED PATIO, DECK OR PORCH     | 302 SQ. FT.   |
| TOTAL BUILDING SQUARE FOOTAGE    | 3,540 SQ. FT. |
| TOTAL BUILDING COVERAGE          | 3,123 SQ. FT. |
| <b><u>SITE COVERAGE</u></b>      |               |
| DRIVEWAY                         | 756 SQ. FT.   |
| SIDEWALKS                        | 0 SQ. FT.     |
| UNCOVERED PATIO                  | 83 SQ. FT.    |
| A/C PADS                         | 18 SQ. FT.    |
| TOTAL SITE COVERAGE              | 3,980 SQ. FT. |

|                            |               |
|----------------------------|---------------|
| <u>BUILDING COVERAGE</u>   |               |
| PROPOSED BUILDING COVERAGE | 3,123 SQ. FT. |
| % OF LOT SIZE              | 35.13%        |
| <u>IMPERVIOUS COVERAGE</u> |               |
| PROPOSED SITE COVERAGE     | 3,980 SQ. FT. |
| % OF LOT SIZE              | 44.76%        |



# 1 | PROPOSED SITE PLAN

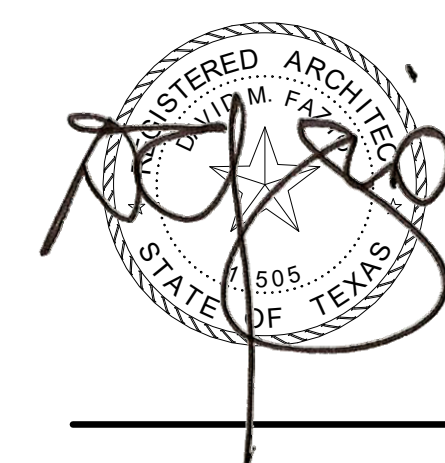
SCALE: 1/8" = 1'-0"

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

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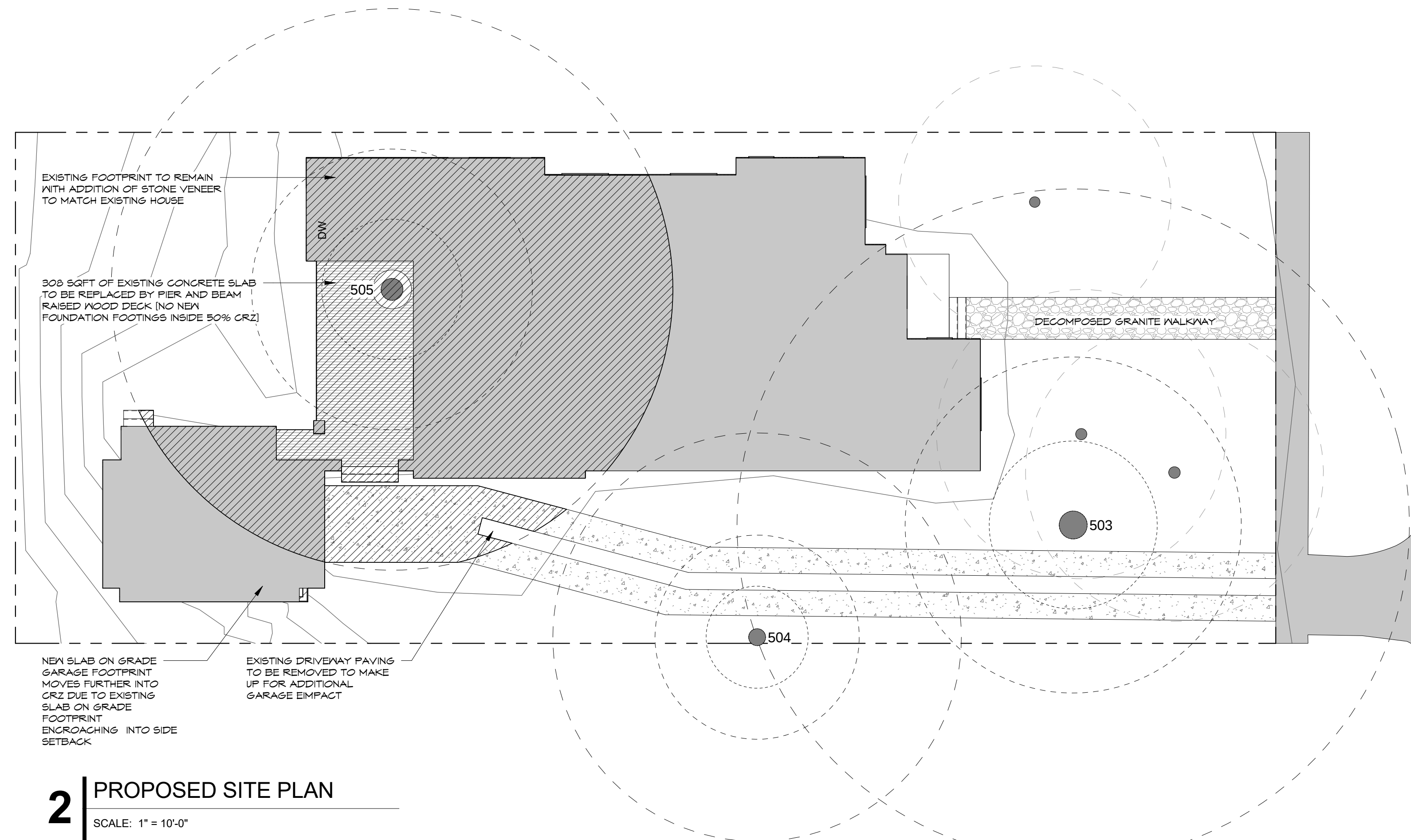
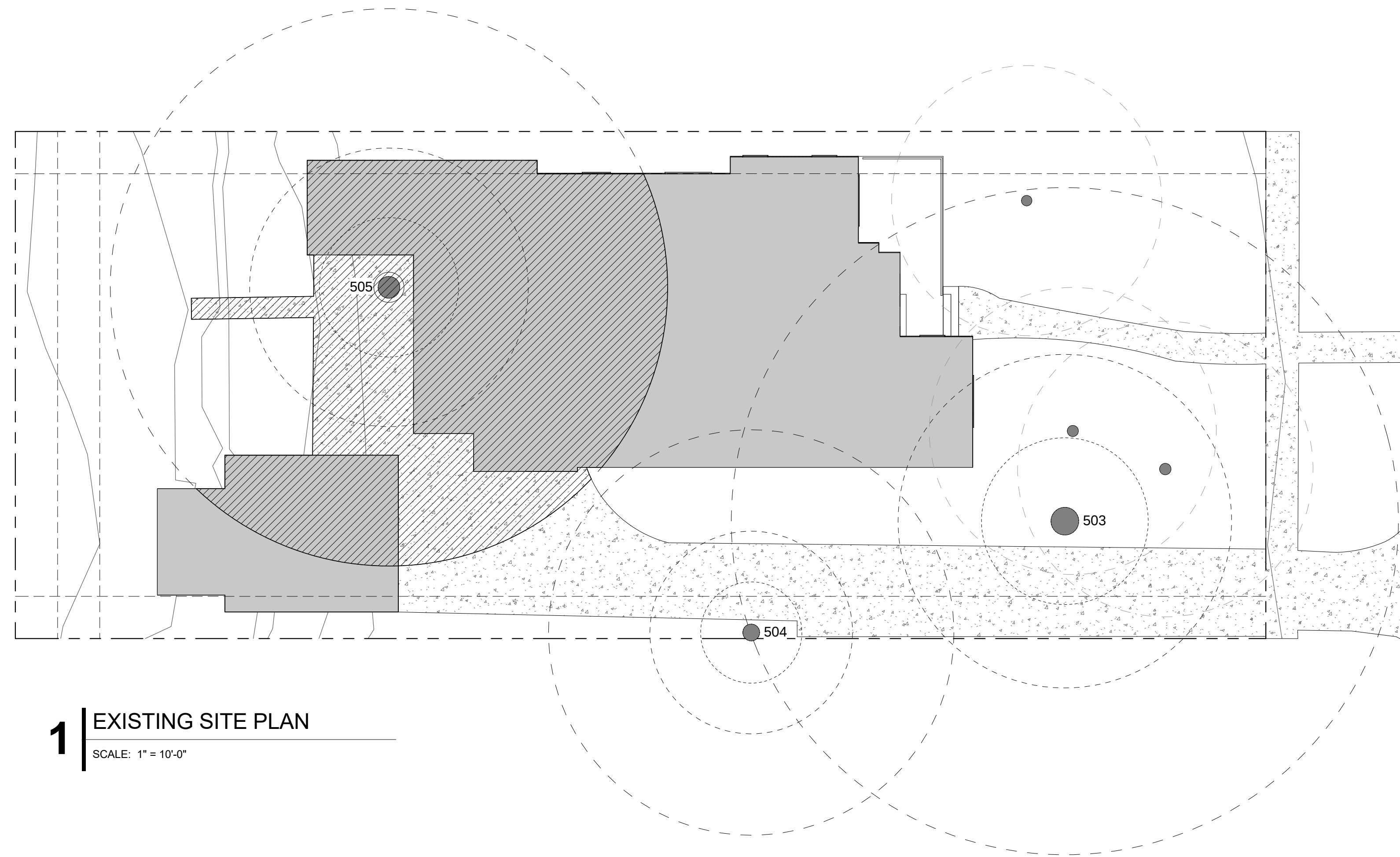
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PROPOSED SITE PLAN  
SCALE: As indicated

PROPOSED  
SCALE: As indicated



| TREE<br>NUMBER | TOTAL CRZ<br>AREA | PHASE    | IMPERVIOUS<br>COVER | PERCENT<br>IMPACTED |
|----------------|-------------------|----------|---------------------|---------------------|
| 503            | 4802 SQFT         | EXISTING | 1610 SQFT           | 34.07%              |
|                |                   | PROPOSED | 1201 SQFT           | 24.50%              |
|                |                   | EXISTING | 554 SQFT            | 30.88%              |
| 504            | 1810 SQFT         | PROPOSED | 368 SQFT            | 20.33%              |
|                |                   | EXISTING | 1841 SQFT           | 55.28%              |
| 505            | 3421 SQFT         | PROPOSED | 1844 SQFT           | 53.86%              |



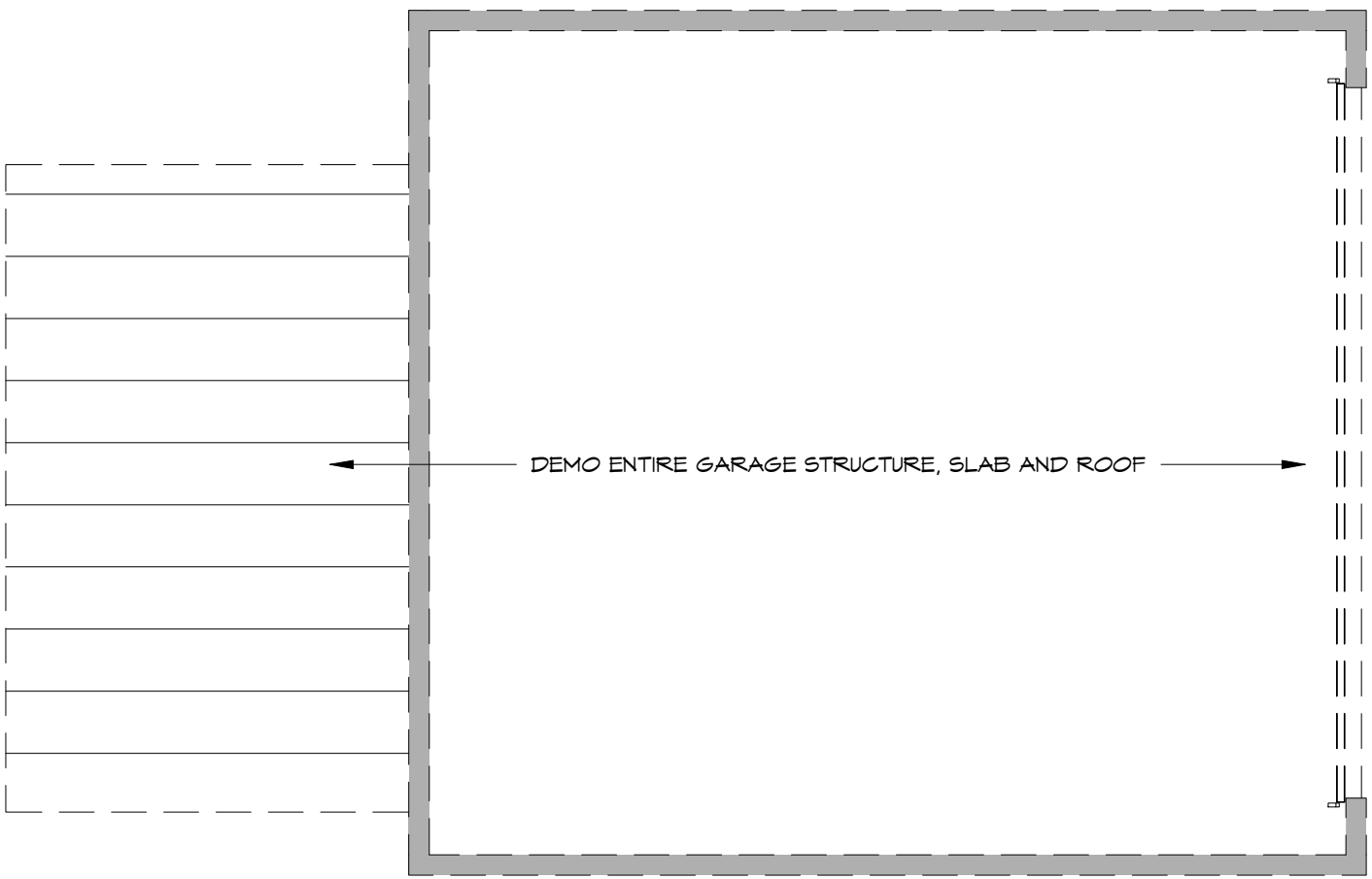
LEGEND

- EXISTING WALL TO REMAIN  
REPAIR AS NEEDED
- DEMO EXISTING EXTERIOR CLADDING  
REPAIR FRAMING AND INTERIOR FINISH AS NEEDED
- DEMO EXISTING ELEMENT
- PARTIAL DEMO EXISTING WALL  
LOCATION FOR NEW WINDOW (REF: ELEVATIONS)
- DEMO EXISTING WINDOW  
CONTINUE ADJACENT FINISH

GENERAL NOTES

- DIMENSIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH PROPOSED FLOOR PLAN
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ESPECIALLY ELECTRICAL AND HVAC DURING AND THROUGHOUT CONSTRUCTION
- ALL EXISTING WINDOWS TO REMAIN TO BE REPAIRED / UPGRADED AS NEEDED. REPLACED WINDOWS TO BE COMPLIANT WITH CITY OF AUSTIN CODE FOR HIGH EFFICIENCY WINDOWS WITH LOW-E GLASS
- ELECTRICAL, PLUMBING, AND MECHANICAL TO BE REPAIRED / REPLACED AS NEEDED

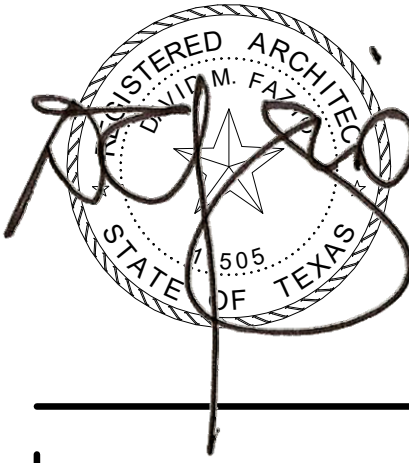
PRESERVE TREE IN ACCORDANCE  
WITH CITY ARBORIST AT ALL PHASES  
OF DEMOLITION AND CONSTRUCTION



1 1ST FLOOR DEMOLITION PLAN

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

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DEMOLITION 1ST FLOOR PLAN

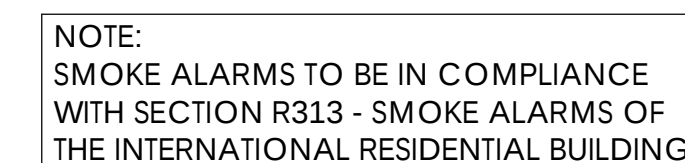
SCALE: 1/4" = 1'-0"

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## A1.1



NOTE:  
ALL FOUNDATIONS ARE CONCRETE SLAB  
ON GRADE

**EXTERIOR WALL**  
2x4 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE).  
INSULATION, SHEATHING, 4 SMART SIDING, STUCCO  
OR PANEL SIDING VENEER, R.E. EXTERIOR ELEVATIONS.

**EXTERIOR WALL**  
2x6 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE).  
INSULATION, SHEATHING, 4 SMART SIDING, STUCCO  
OR PANEL SIDING VENEER, R.E. EXTERIOR ELEVATIONS.

**EXTERIOR WALL**  
2x6 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE).  
INSULATION, SHEATHING, 4 SMART SIDING, STUCCO  
OR PANEL SIDING VENEER, R.E. EXTERIOR ELEVATIONS.

**EXTERIOR WALL**  
2x6 FRAMING AT 16" O.C., 1/2" GYP. (INSIDE).  
INSULATION, SHEATHING, 4 SMART SIDING, STUCCO  
OR PANEL SIDING VENEER, R.E. EXTERIOR ELEVATIONS.

**EXTERIOR WALL**  
CUSTOM STEEL AND GLASS REF: SHOP DRAWINGS

**INTERIOR PARTITION**  
2x4 FRAMING AT 16" O.C.

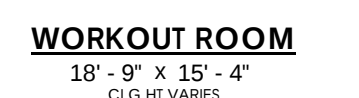
**EXISTING WALL TO REMAIN**  
VERIFY LOCATION

ALL DOORS TO BE SOLID CORE  
WOOD DOORS. VERIFY SPECIES  
& FINISH

4" (TYP.)

1. DIMENSIONS ARE TO FACE OF FRAMING AND ARE APPROXIMATE, U.N.O. AND GROUND FLOOR AREA IS CALCULATED FROM FINISH FLOOR. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES, ESPECIALLY ELECTRICAL AND HVAC DURING AND THROUGHOUT CONSTRUCTION.
3. ALL WINDOWS TO BE COMPLIANT WITH CITY OF AUSTIN CODE FOR HIGH EFFICIENCY WINDOWS WITH LOW-E GLASS.
4. ALL PLUMBING FIXTURES ARE TO BE HIGH EFFICIENCY RATED FIXTURES

|                             |                    |
|-----------------------------|--------------------|
| <u>1ST FLOOR GROSS AREA</u> |                    |
| 1ST FLOOR AREA              | 2,322 SQ. FT.      |
| <u>GARAGE</u>               |                    |
| ATTACHED                    | 499 SQ. FT.        |
| SUBTRACT 200 SQ. FT.        | -200 SQ. FT.       |
| <b>TOTAL</b>                | <b>299 SQ. FT.</b> |
| <u>GARAGE 2ND FLOOR</u>     |                    |
| 2ND FLOOR AREA              | 417 SQ. FT.        |
| TOTAL GROSS FLOOR AREA      | 3,038 SQ. FT.      |
| GROSS AREA OF LOT           | 8,891 SQ. FT.      |
| FLOOR AREA RATIO            | 34.17%             |



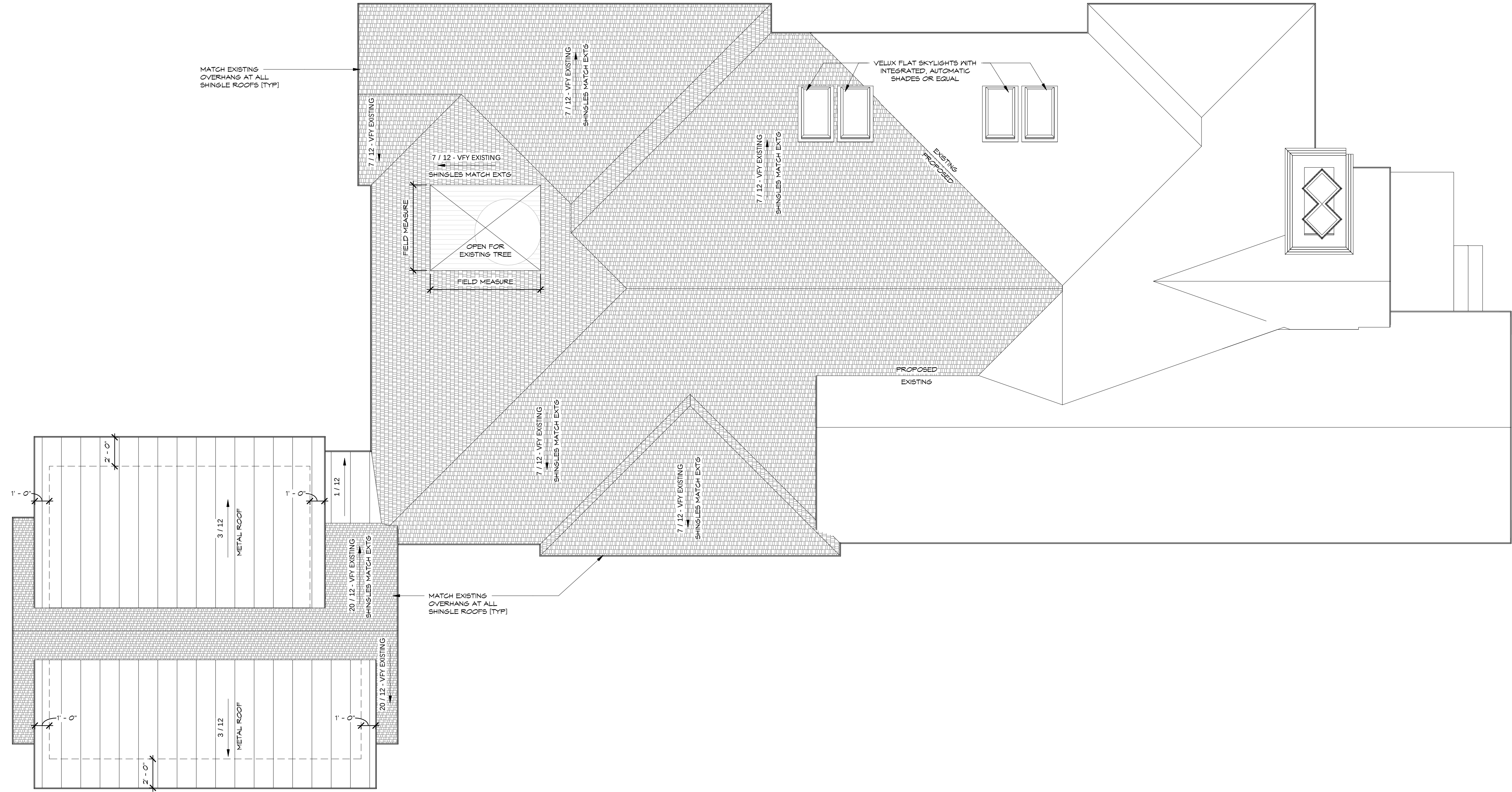
SCALE: 1/4" = 1'-0"

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

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







**1** | ROOF  
SCALE: 1/4" = 1'-0"

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

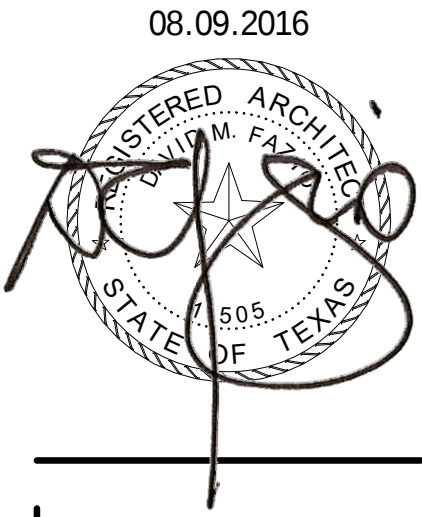
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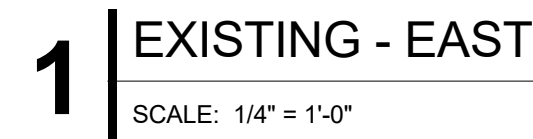
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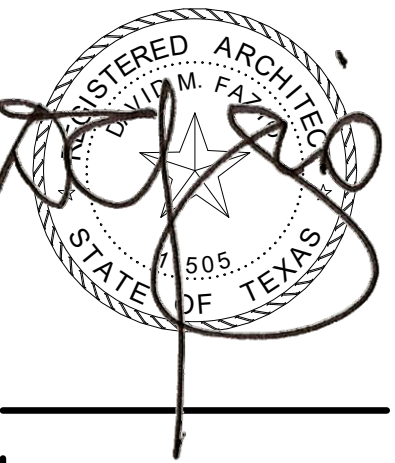
- GENERAL ELEVATION NOTES
- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS [U.N.O.]
  - NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC. OF EXISTING STONE
  - TO INCLUDE LIGHTER LIMEWASH AGENTS SIMILAR TO EXISTING BUILDING
  - ROOF SLOPES TO MATCH EXISTING [U.N.O.]
  - ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



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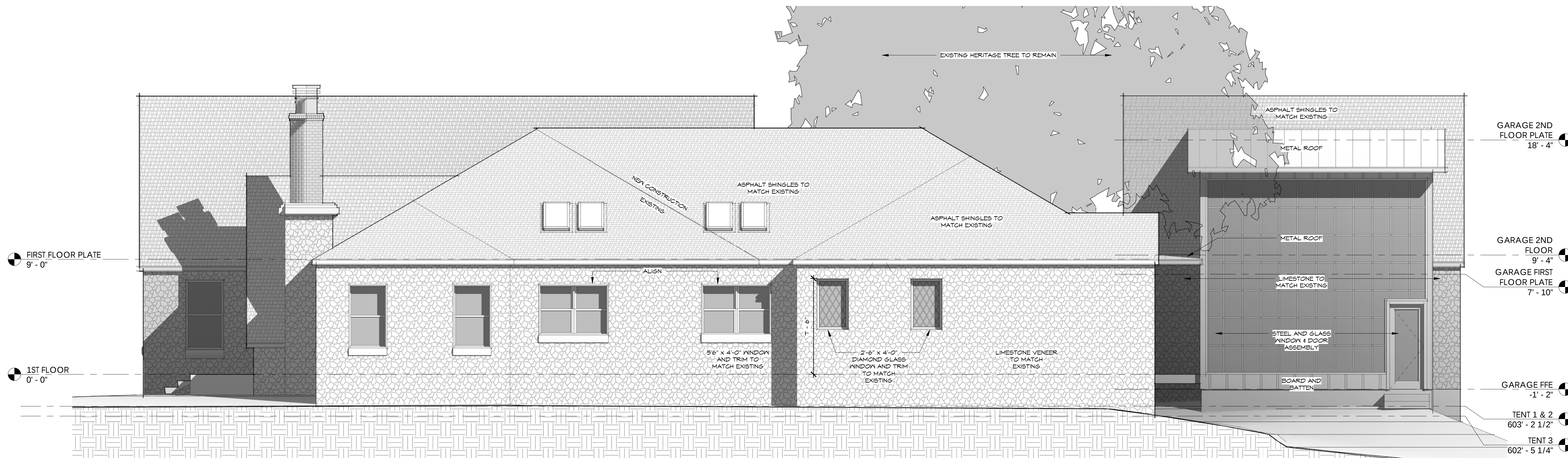
EXTERIOR ELEVATIONS  
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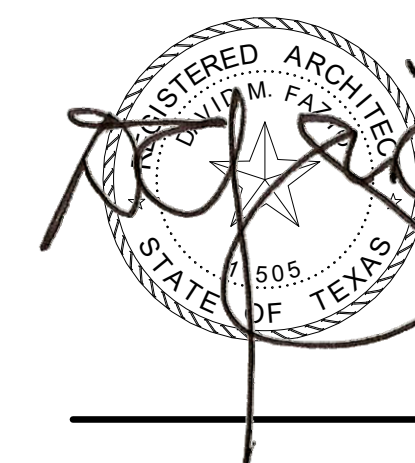
1 EXISTING - NORTH  
SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES
- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS (U.N.O.)
  - NEW STONE VENEER TO MATCH SCALE, TONE, STYLE, ETC. OF EXISTING STONE AND TO INCLUDE FOSSILED LIVING AGENTS SIMILAR TO EXISTING BUILDING
  - ROOF SLOPES TO MATCH EXISTING (U.N.O.)
  - ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



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

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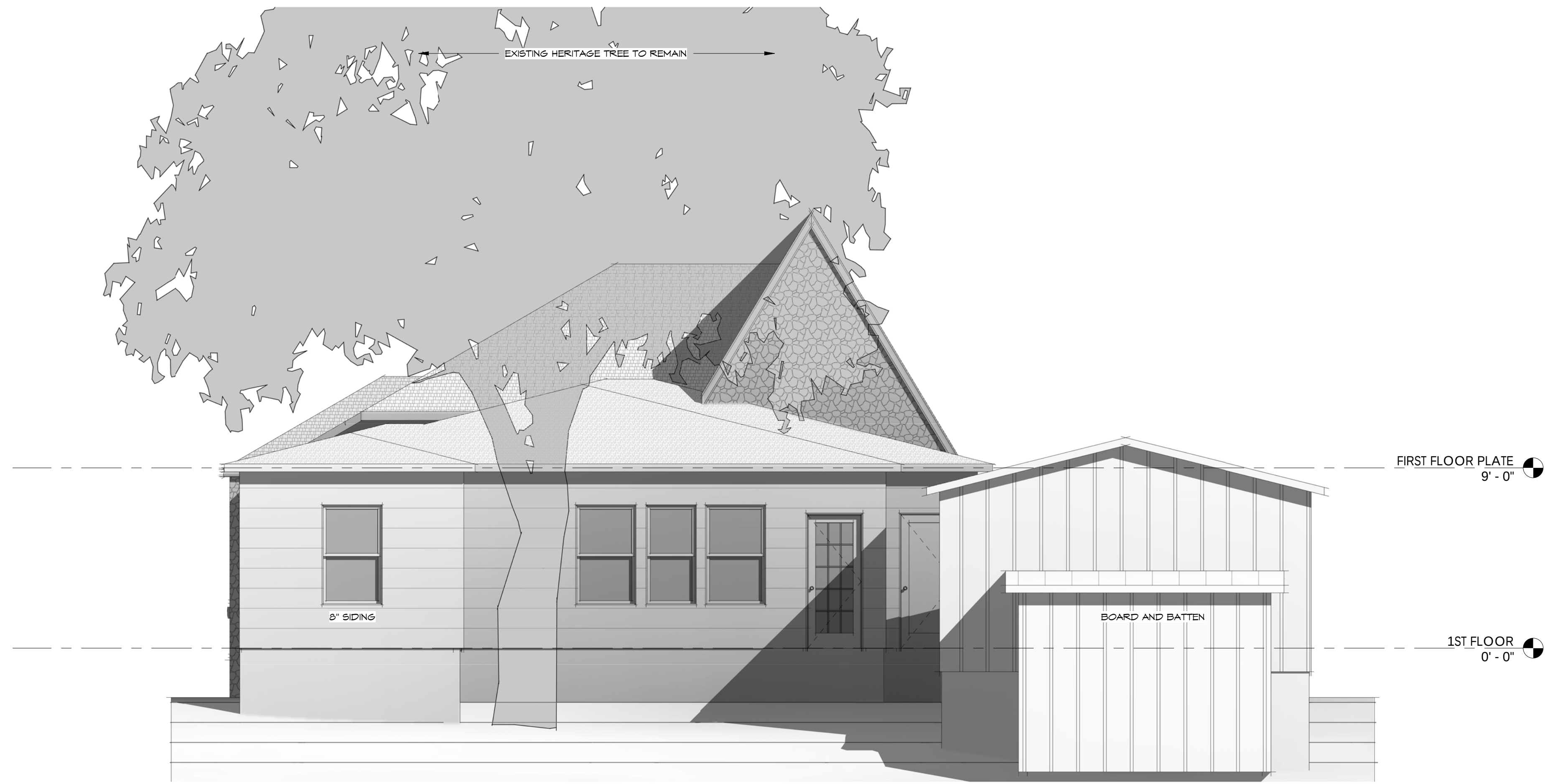
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EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

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**1** | EXISTING - WEST  
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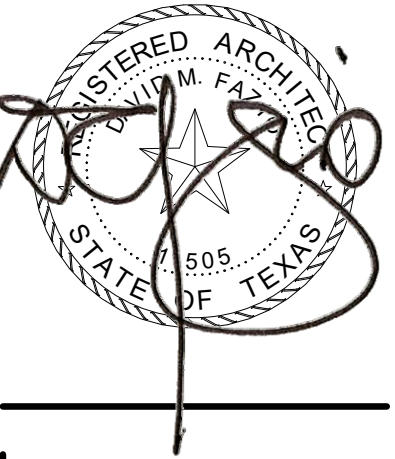
GENERAL ELEVATION NOTES

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- ROOF SLOPES TO MATCH EXISTING (U.N.O.)
- ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



**2** | WEST  
SCALE: 1/4" = 1'-0"

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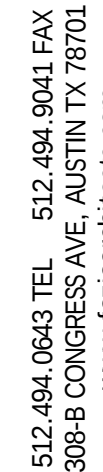
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EXTERIOR ELEVATIONS  
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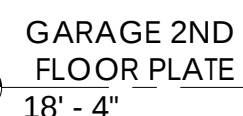
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1ST FLOOR

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

- ALL NEW WINDOWS AND TRIM ARE TO MATCH STYLE, MATERIAL, AND APPEARANCE OF EXISTING WINDOWS [U.N.O.]
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- ROOF SLOPES TO MATCH EXISTING [U.N.O.]
- ALL GUTTERS TO BE REPAIRED / REPLACED AS NEEDED AND NEW GUTTERS MATCHING EXISTING GUTTERS ARE TO BE INSTALLED AS NEEDED



GARAGE 2ND  
 FLOOR  
 9' - 4" AGE FIRST  
 FLOOR PLATE  
 7' - 10"

GARAGE FFE  
-1' - 2"

FIRST FLOOR PLATE 9' - 0" 

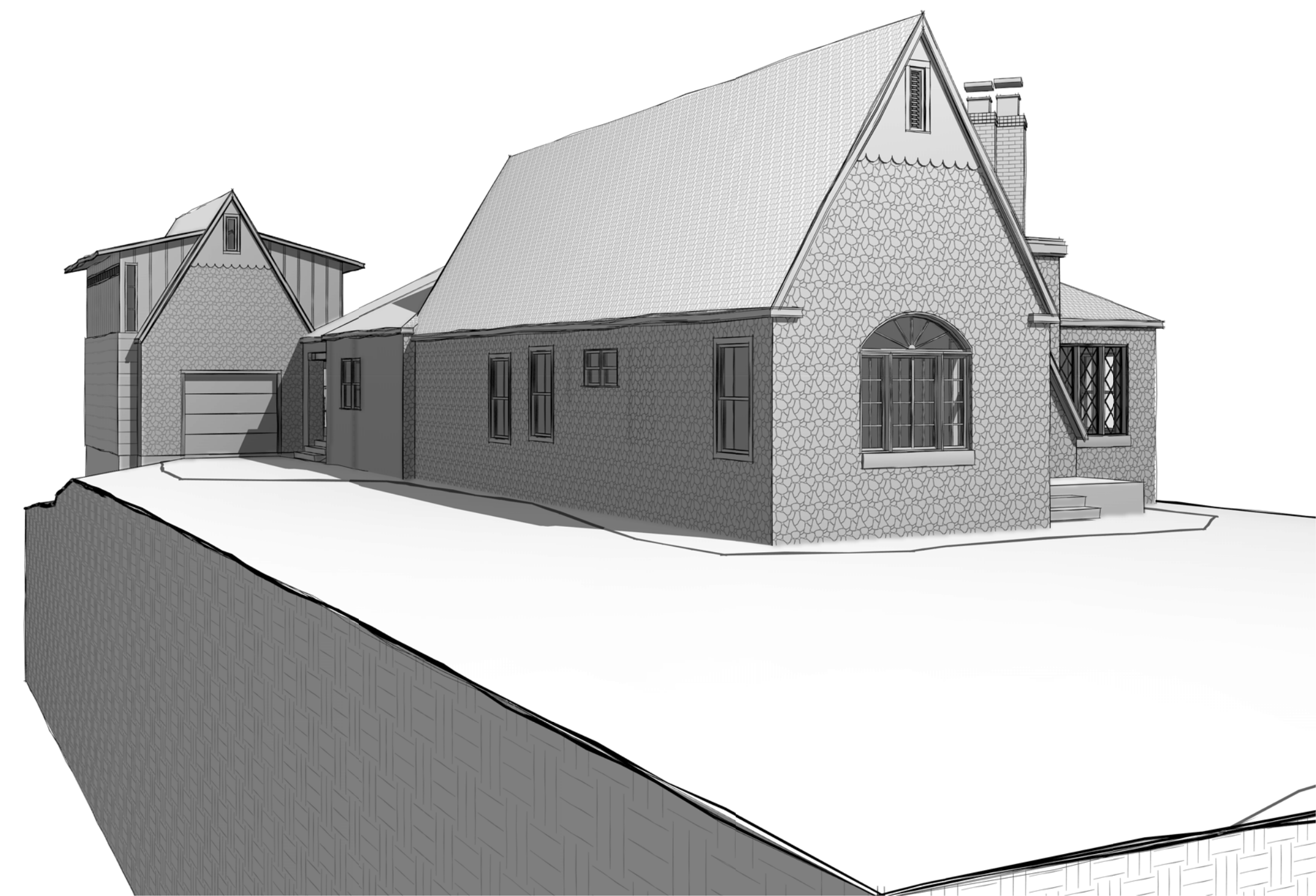
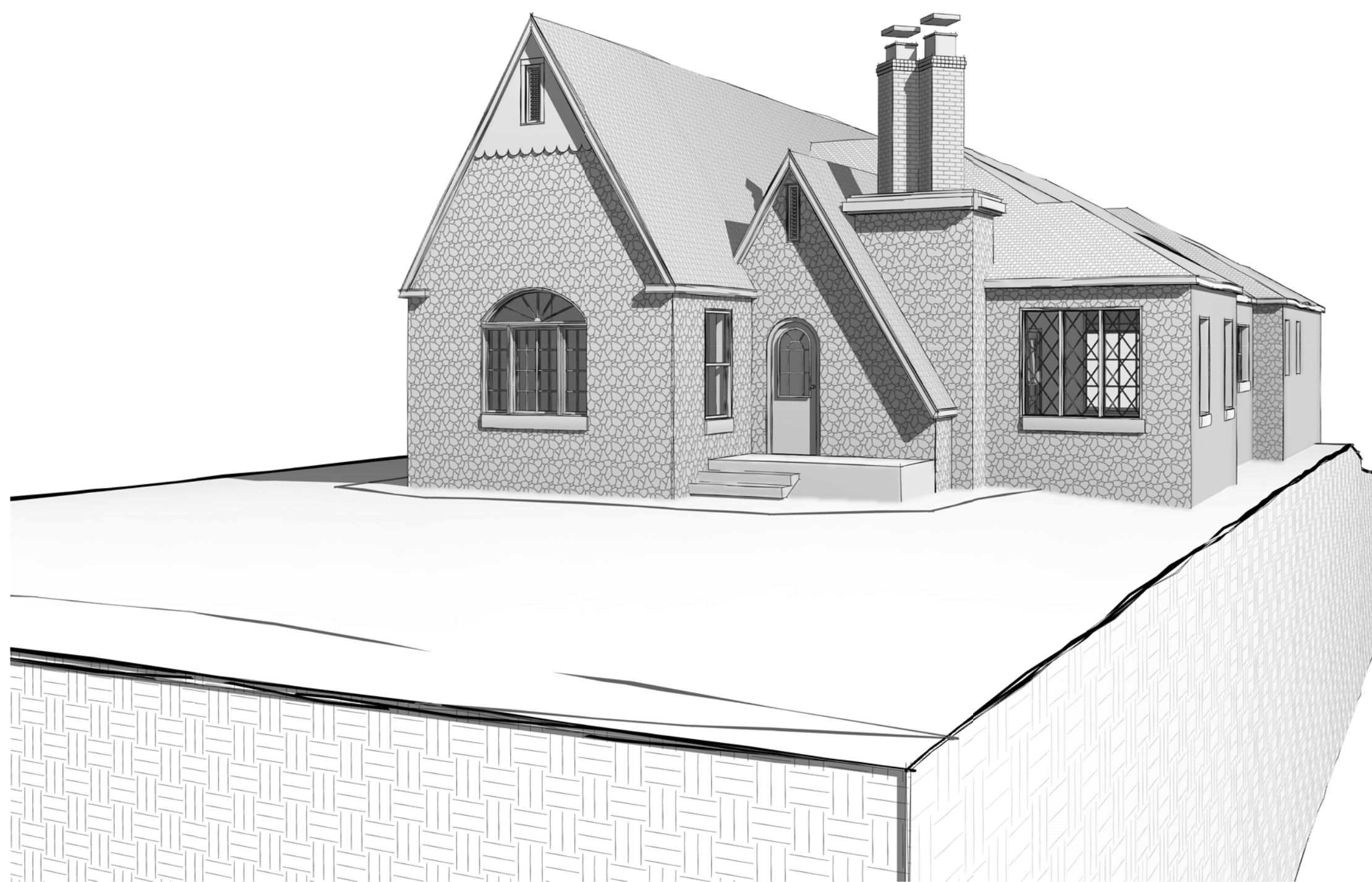
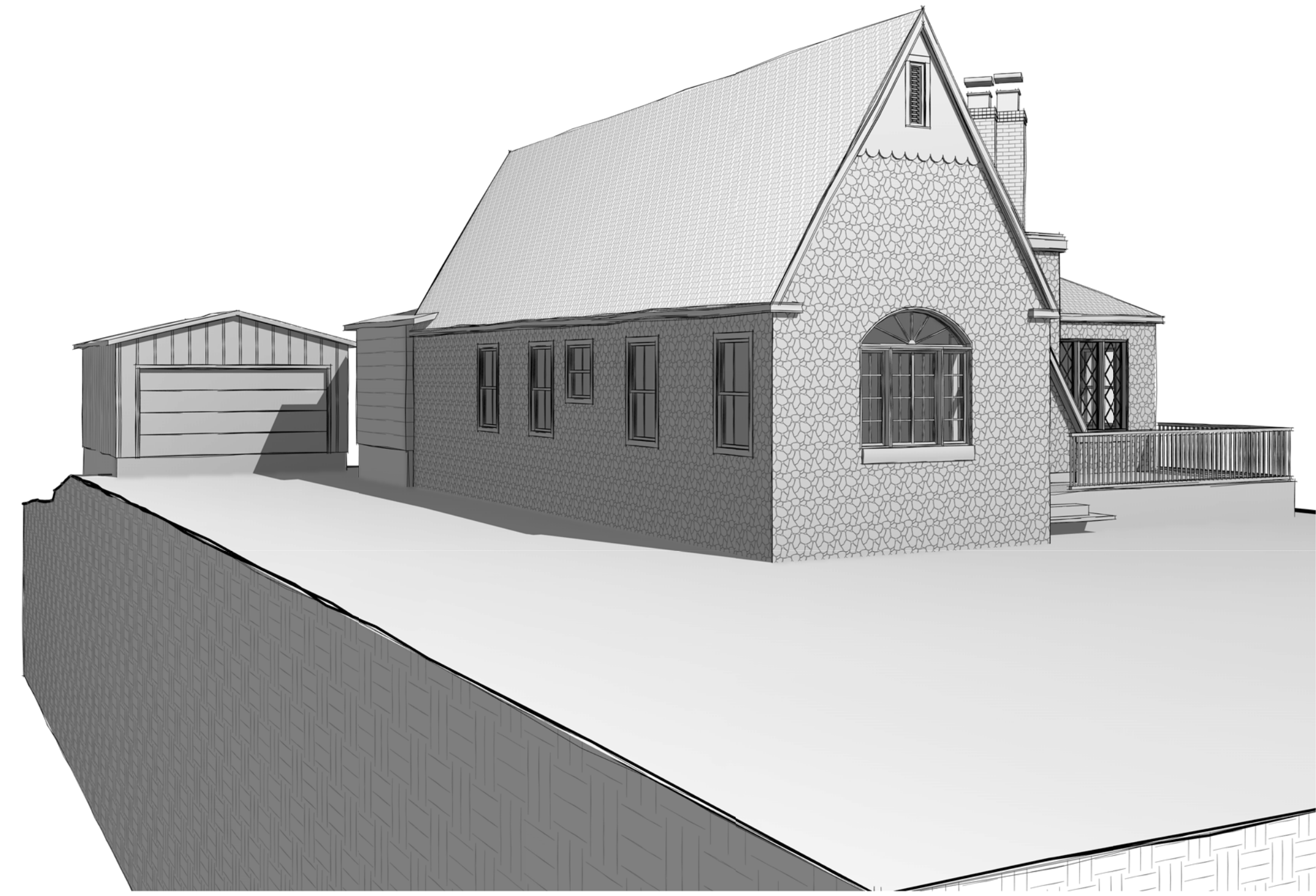
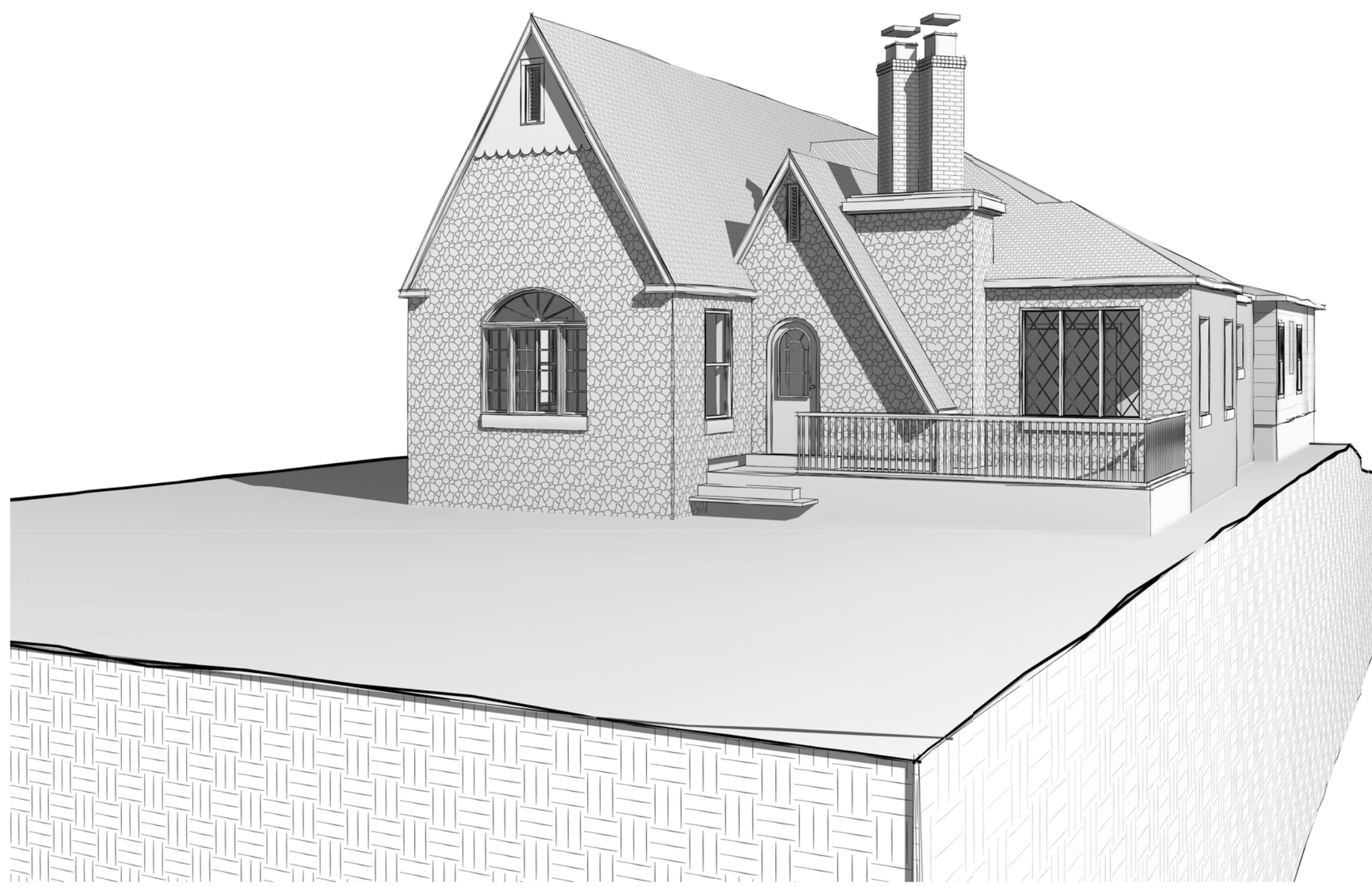
1ST FLOOR 0' - 0" 

TENT 1 & 2  
603' - 2 1/2"

TENT 3  
602' - 5 1/4"

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

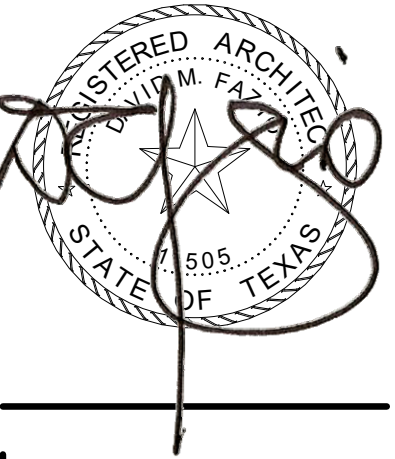
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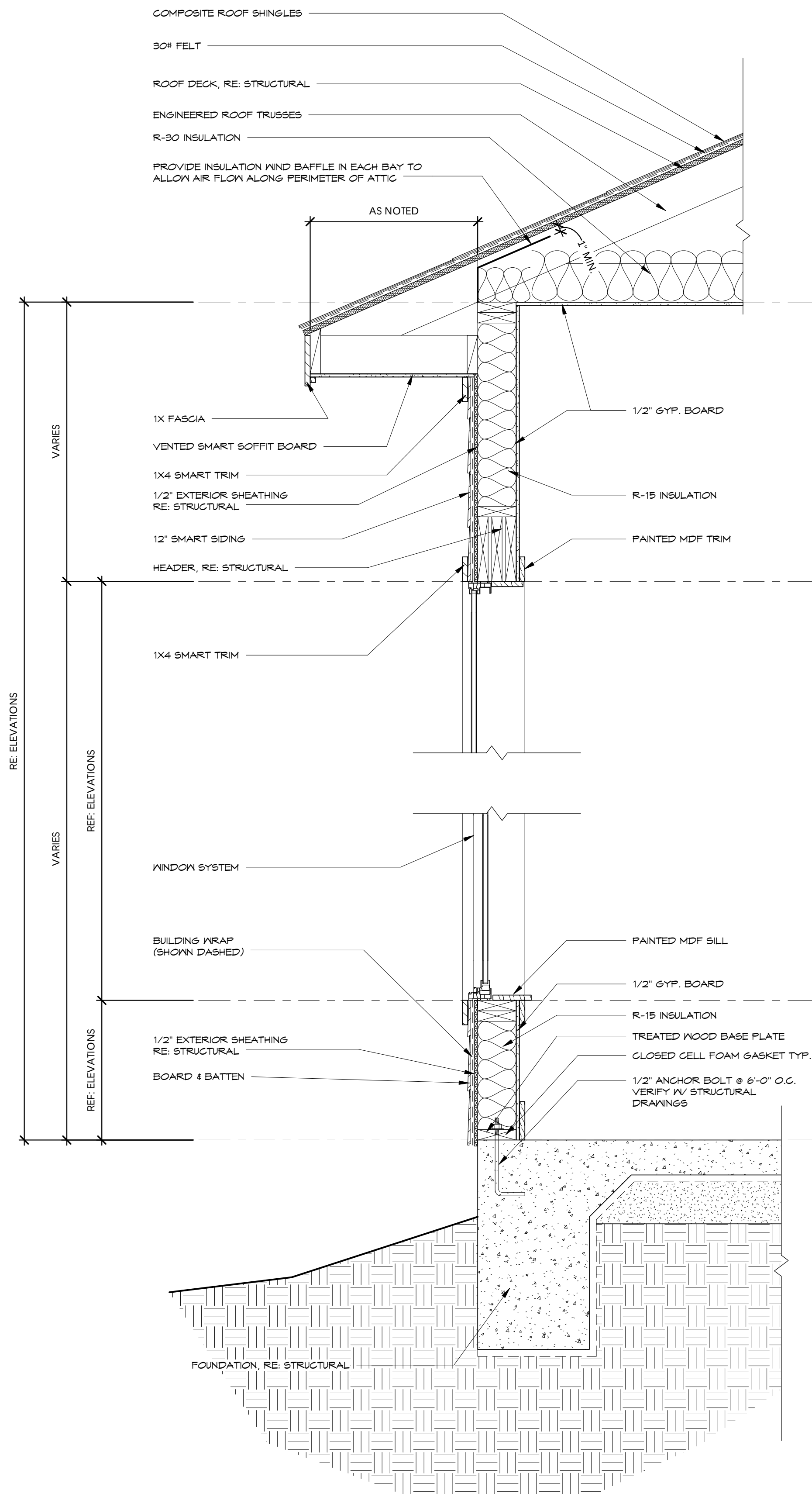
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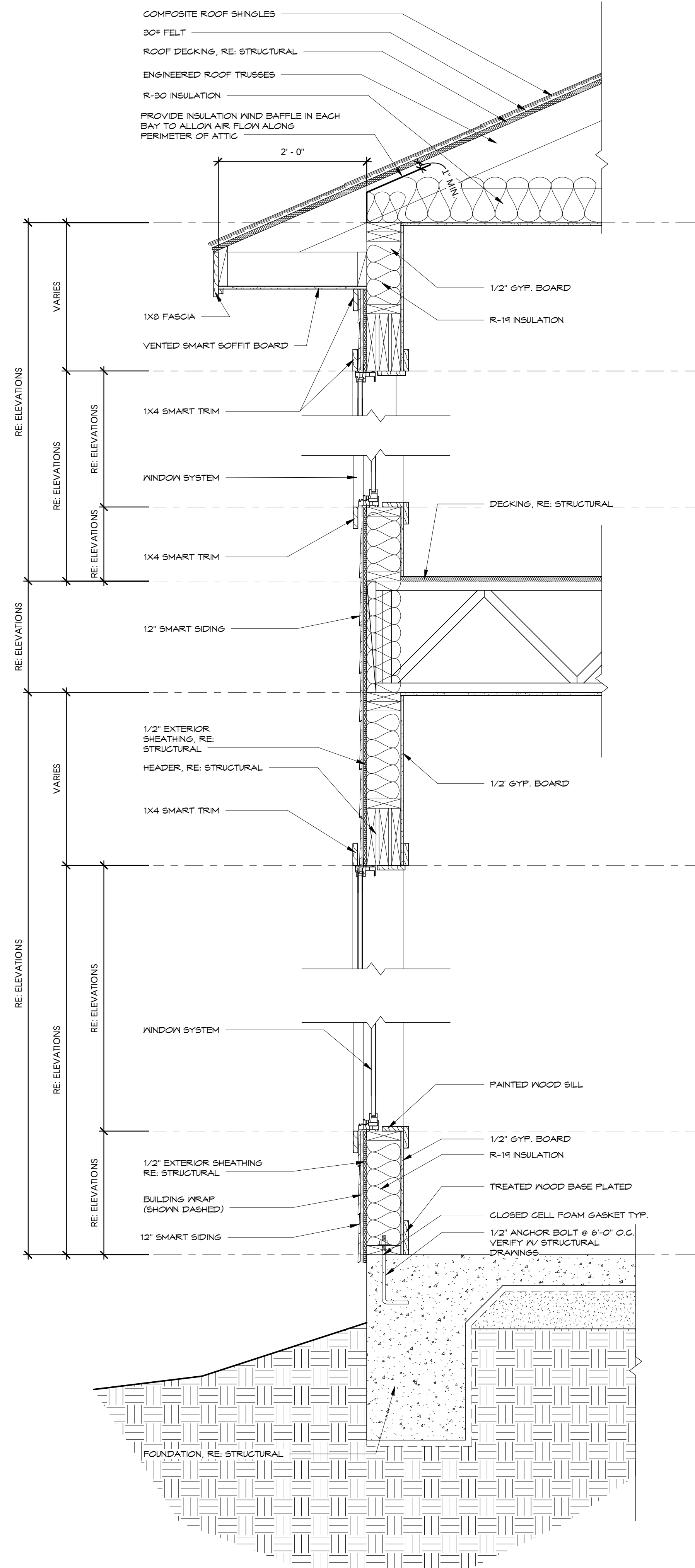
SCALE:  
VIEWS FROM RIGHT OF WAY

SHEET

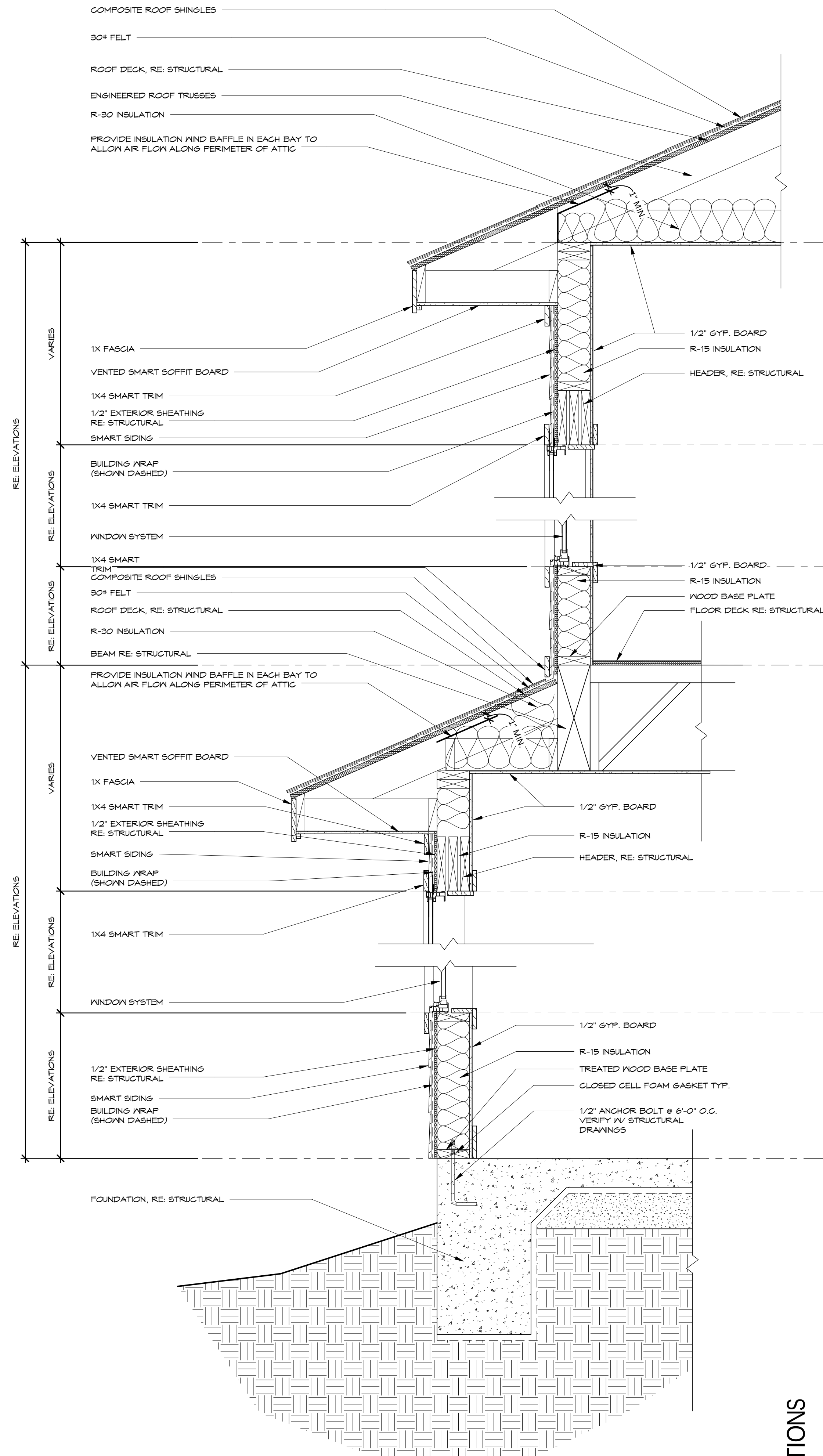
## A2.4



**1** | 1 STORY W/ WINDOW  
SCALE: 1" = 1'-0"



**2** | 2 STORY W/ WINDOW  
SCALE: 1" = 1'-0"



**3** | 2 STORY OFFSET W/ WINDOW  
SCALE: 1" = 1'-0"



WALL SECTIONS  
SCALE: 1" = 1'-0"

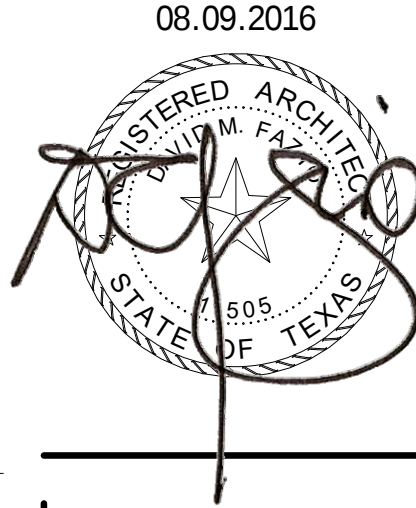
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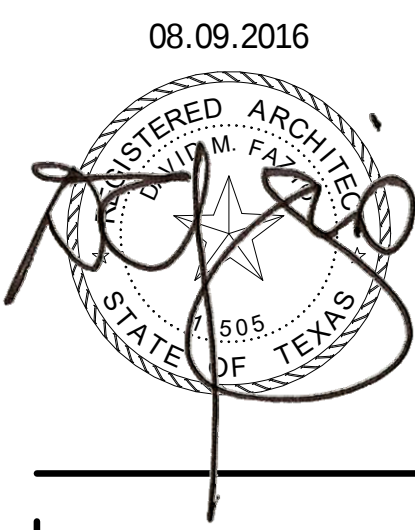
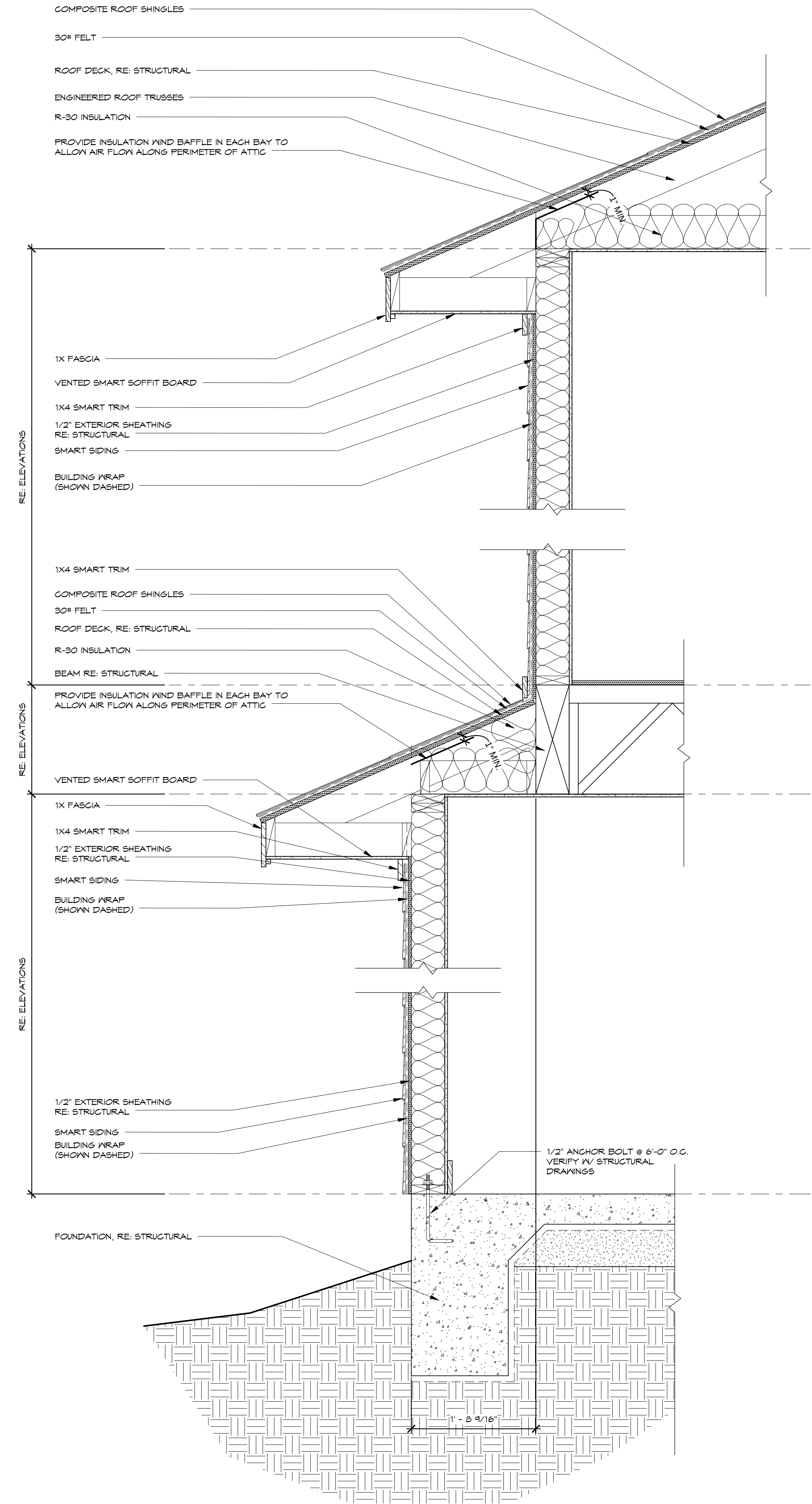
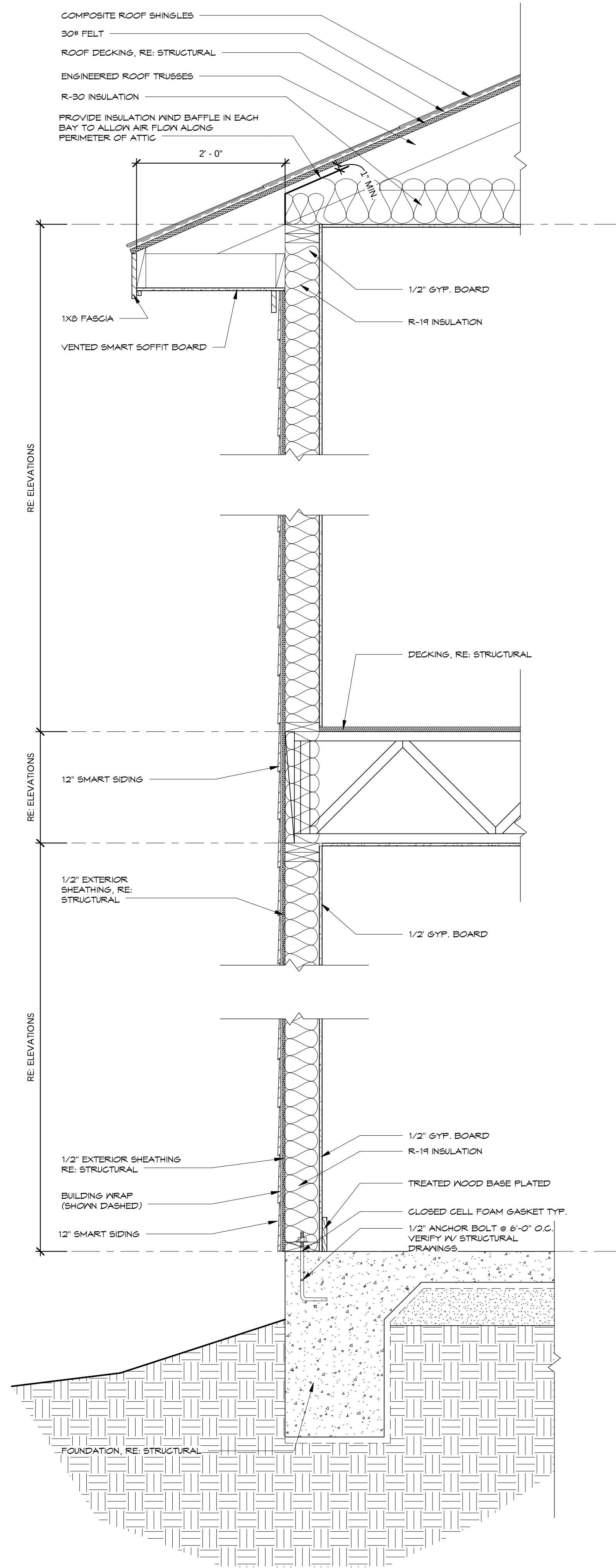
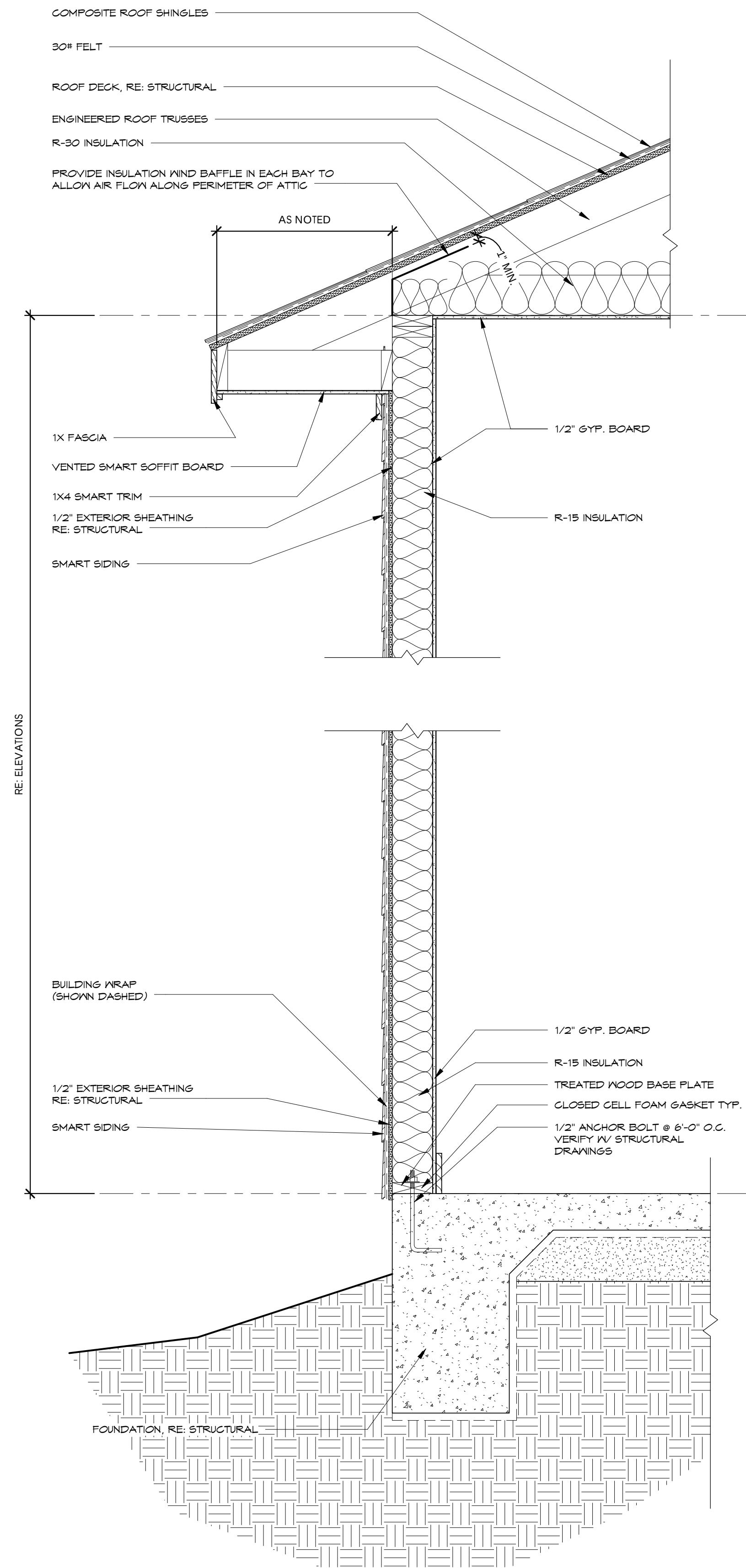
SHEET  
**A3.0**

2410 JARRATT AVENUE  
AUSTIN, TEXAS 78703



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WALL SECTIONS  
SCALE: 1" = 1'-0"