

STEVE ZAGORSKI
ARCHITECT

PRESSLER
802 PRESSLER, AUSTIN, TX 78703

LOT SIZE		5143					
SITE DEVELOPMENT INFORMATION							
		EXISTING SQ FT		NEW SQ FT		TOTAL SQ FT	
		Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a	1st floor conditioned area	0	0	1056	0	1,056.0	0.0
b	2nd floor conditioned area	0	0	1146	0	1,146.0	0.0
c	3rd floor conditioned area	0	0	612	0	612.0	0.0
d	Basement	0	0	1051	0	1,051.0	0.0
e	Attached Covered Parking (Garage or Carport)	0	0	279	0	279.0	0.0
f	Detached Covered Parking	0	0	0	0	0.0	0.0
g	Covered Wood Deck 100%	0	0	0	0	0.0	0.0
h	Covered Patio/Porch	0	0	446	0	446.0	0.0
i	Balcony	0	0	170	0	170.0	0.0
j	Other- Specify:			0			
Total Gross Building Area		0	0	4760	0	4,760.0	0.0
Building Coverage Information		0	0	1781	0	1,781.0	0.0
Total Building Coverage							1,781.0
Percentage of lot size							34.63%
IMPERVIOUS		EXISTING		NEW		TOTAL	
k	Driveway	0		152		152.0	
l	Sidewalks	0		0		0.0	
m	Uncovered Patio	0		0		0.0	
n	Uncovered Wood Deck (50%)	0		46		0	
o	AC pads/ Pool equipment	0		18		18.0	
p	Other (Pool Coping/Retaining wall)	0		156		156.0	
Impervious cover Information		0		2153		2,153.0	
Percentage of lot size		0.00%		41.86%		41.86%	
Allowed Impervious						2,314.4	

FAR	Existing	New	Prop Exemption	Applied Exemption	Total
1st Floor	0	1,056.0			1,056.0
2nd Floor	0	1,146.0			1,146.0
3rd Floor	0	0			0.0
Area w ceilings >15'			Follow Article 3.3.5.		0.0
Ground Floor Porch		0	Full Porch sq ft 3.3.3 A		0.0
			200 sq ft 3.3.3 A 2	0	0.0
Basement	0	1051	Art. 3.3.3 B	1051	0.0
Attic	0	612	Art. 3.3.3 C	612	0.0
Garage					
Attached	0	0	200 sq ft 3.3.2 B 2b	0	0.0
			450 Sq ft 3.3.2 A1/2a		
Detached	0	0	200 sq ft. 3.3.2 B 2a	0	0.0
Carport					
			450 sq ft 3.3.2 A3		
Attached	0	279	200 sq ft 3.3.2 B 1	279	0.0
Detached	0		450 sq ft 3.3.2 A 1		0.0
Accessory Buildings					
Detached	0	0			0.0
Total FAR					2,202.0
					38.30%
Allowed FAR					2,300.0
					5750.0

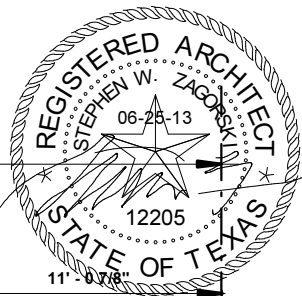
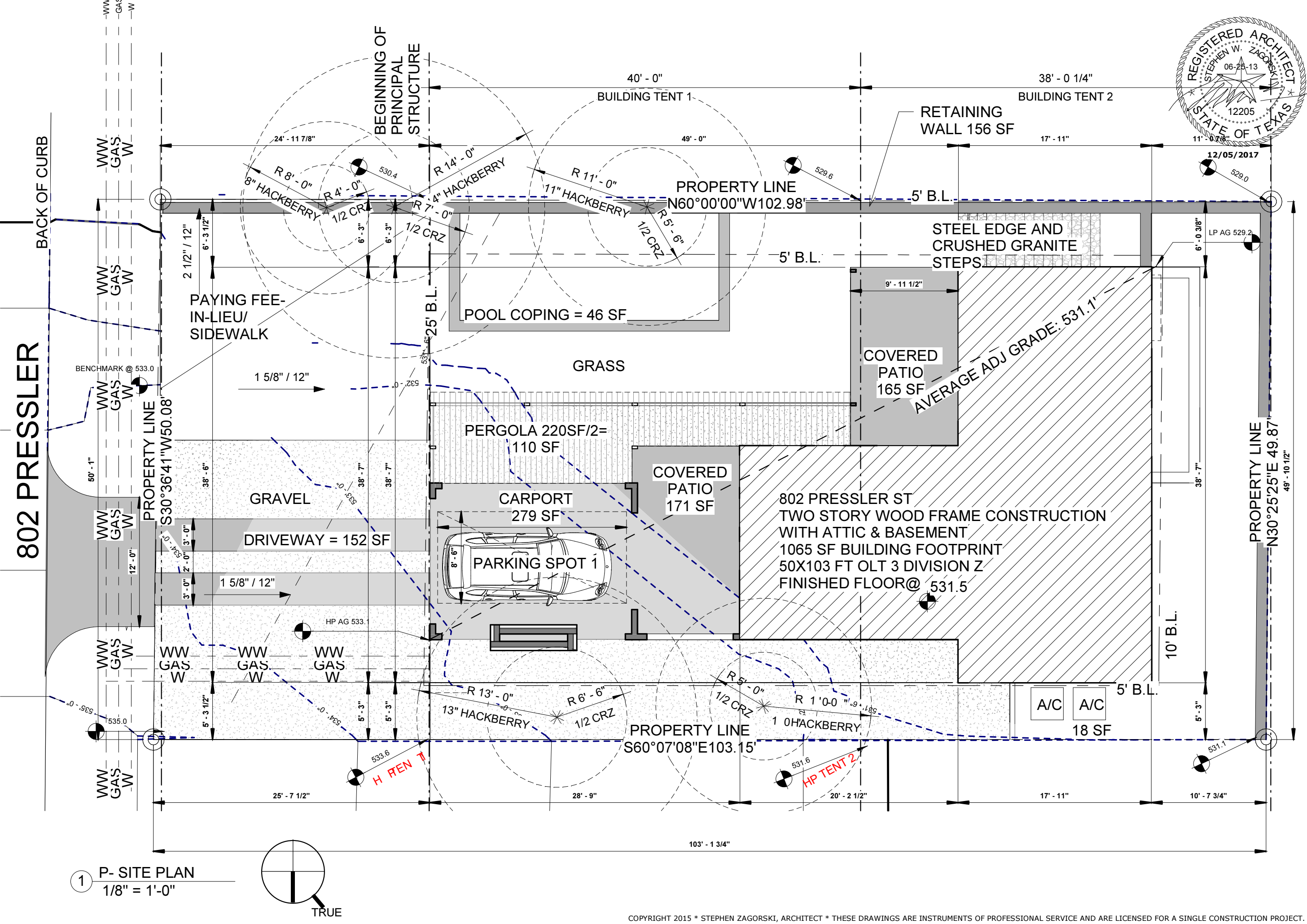
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COVER

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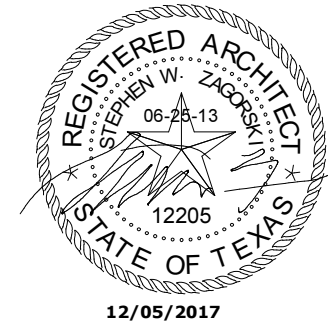
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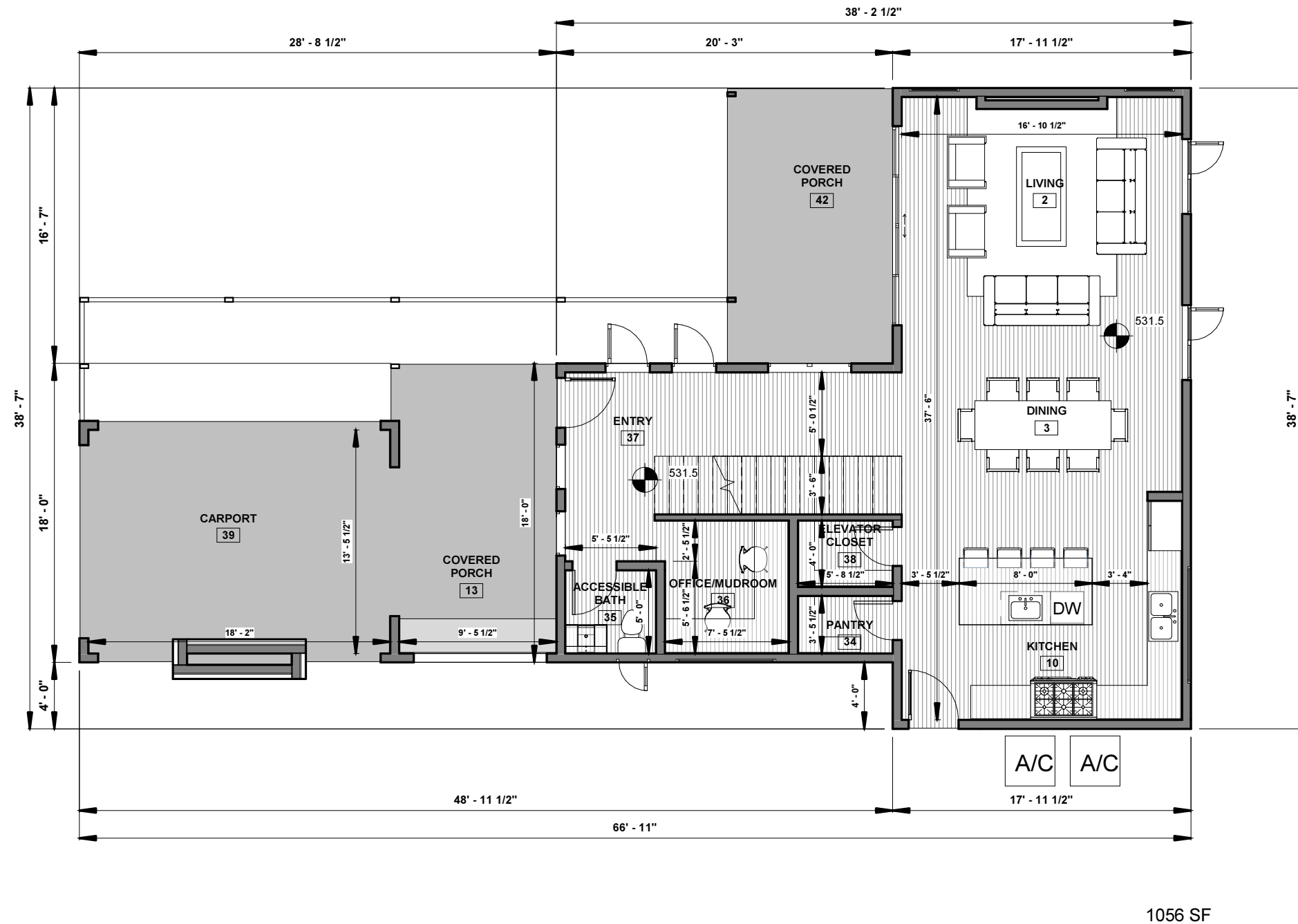
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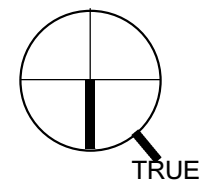
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DRAWING TITLE	SITE PLAN
DRAWING NO	P 1.0



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1 P-LEVEL 1
1/8" = 1'-0"

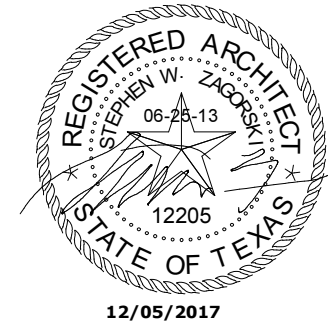


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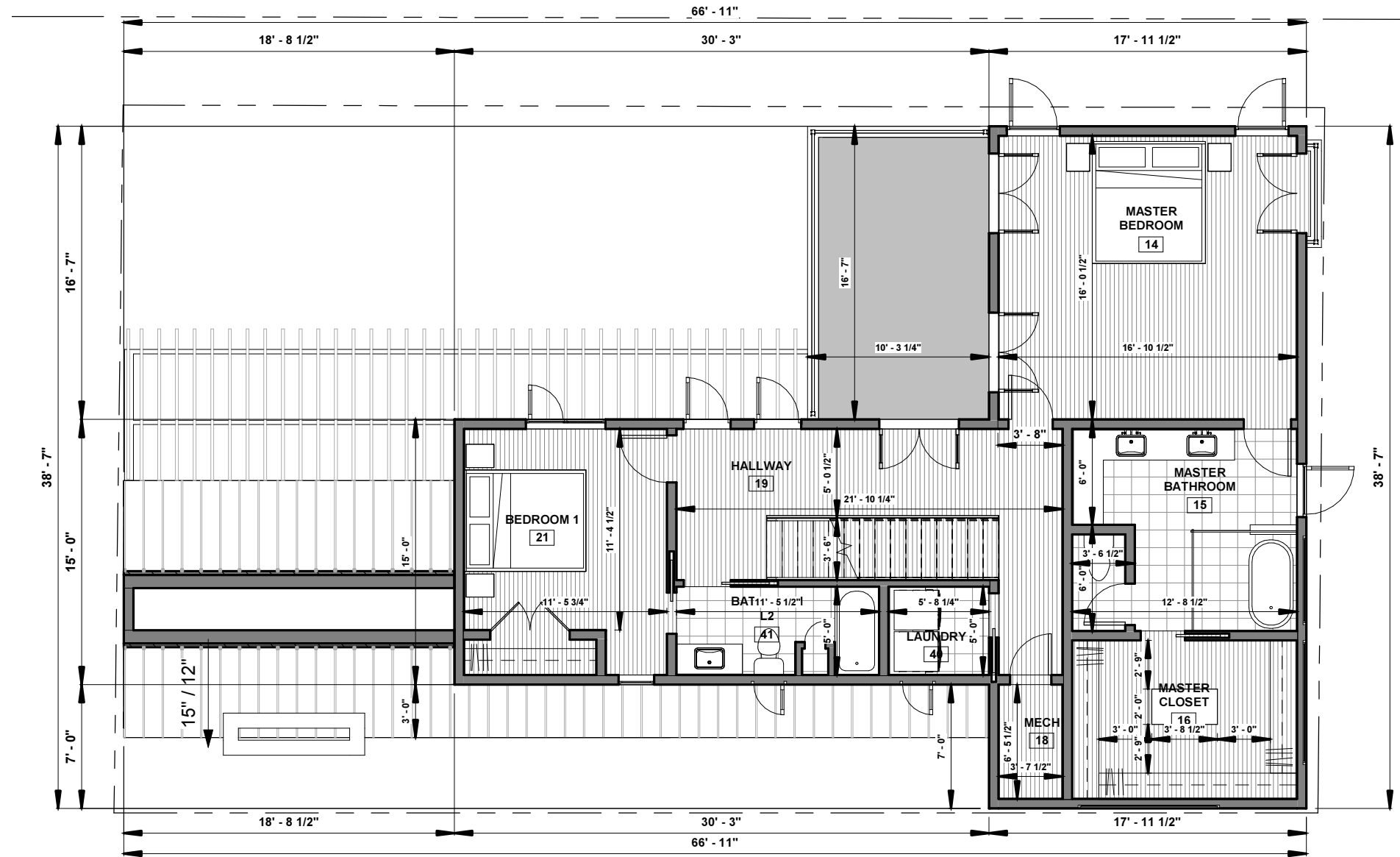
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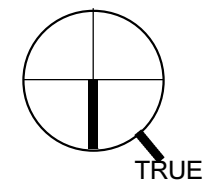
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FLOOR PLANS

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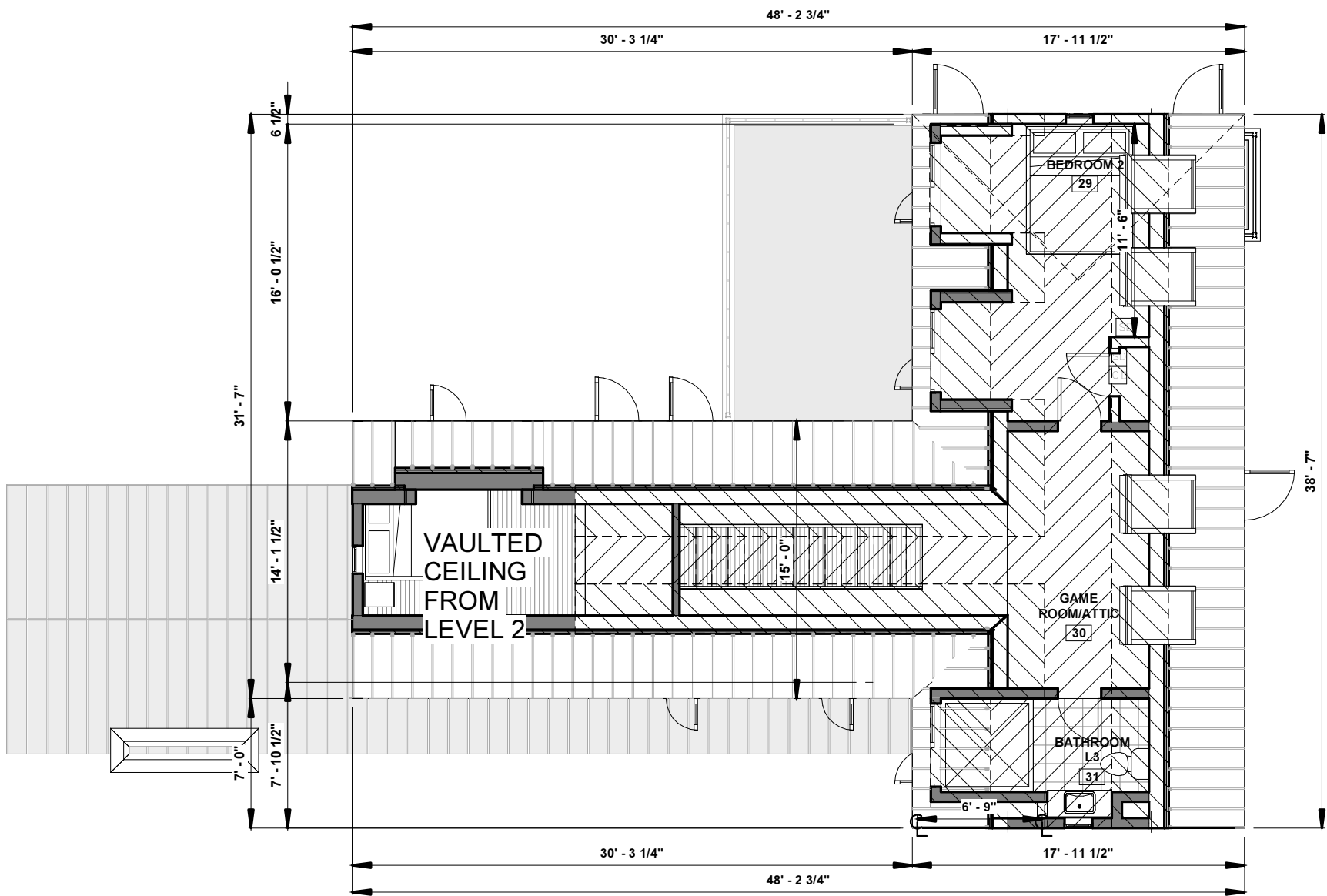


1 P- LEVEL 2
1/8" = 1'-0"



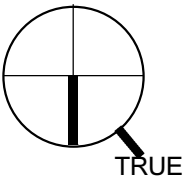


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1 P- LEVEL 3
1/8" = 1'-0"

AREA OF 5 - 7 ' HEIGHT = 361 SF
AREA OF > 7 ' HEIGHT = 251 SF
TOTAL AREA = 612 SF

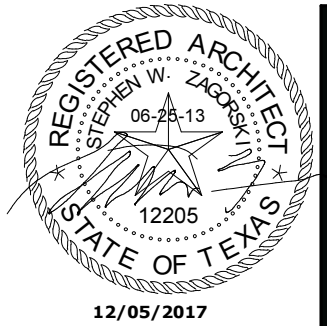


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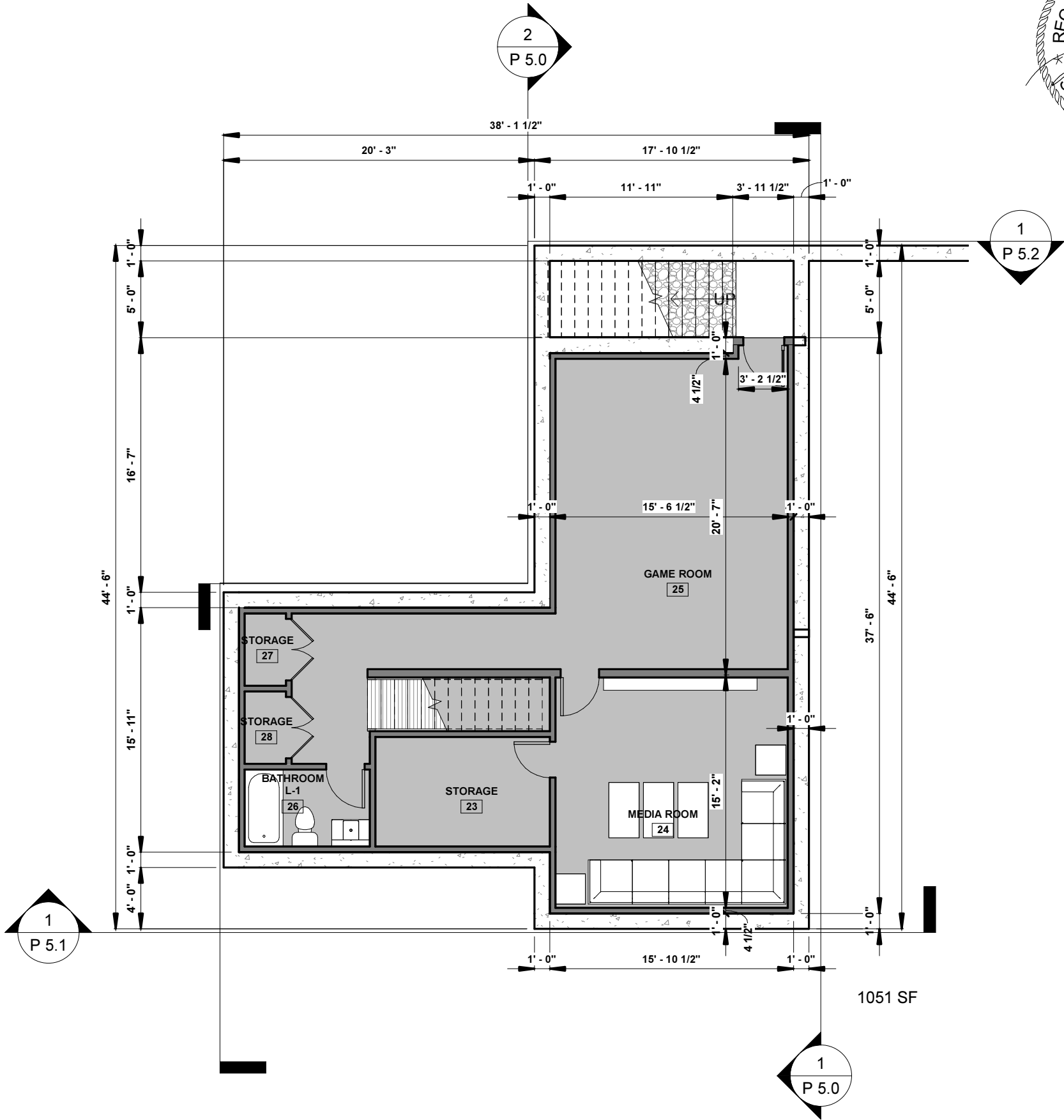
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FLOOR PLANS

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1 P- BASEMENT
1/8" = 1'-0"



NOTES:
PROVIDING VISITABILITY COMPLIANCE:

A.1. VISITABLE BATHROOM

- 1. MINIMUM DOOR SIZE: A minimum clear opening of 30" is to be provided (has a 32" door).
- 2. GRAB BAR PROVISION: lateral 2"x6" nominal wood blocking is to be installed flush with stud edges of bathroom walls.
- 3. The centerline of the blocking is to be 34" from and parallel to the interior floor level, except for the portion of the wall located directly behind lavatory.



APPROVED THRESHOLD DETAIL
N.T.S.
REFER TO CODE INTERPRETATION CI2013-0002 FOR ADDITIONAL INFORMATION.
IF FOUNDATION PLAN SHOWS MORE THAN A 1-1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL.

A.2. VISITABLE LIGHT SWITCHES

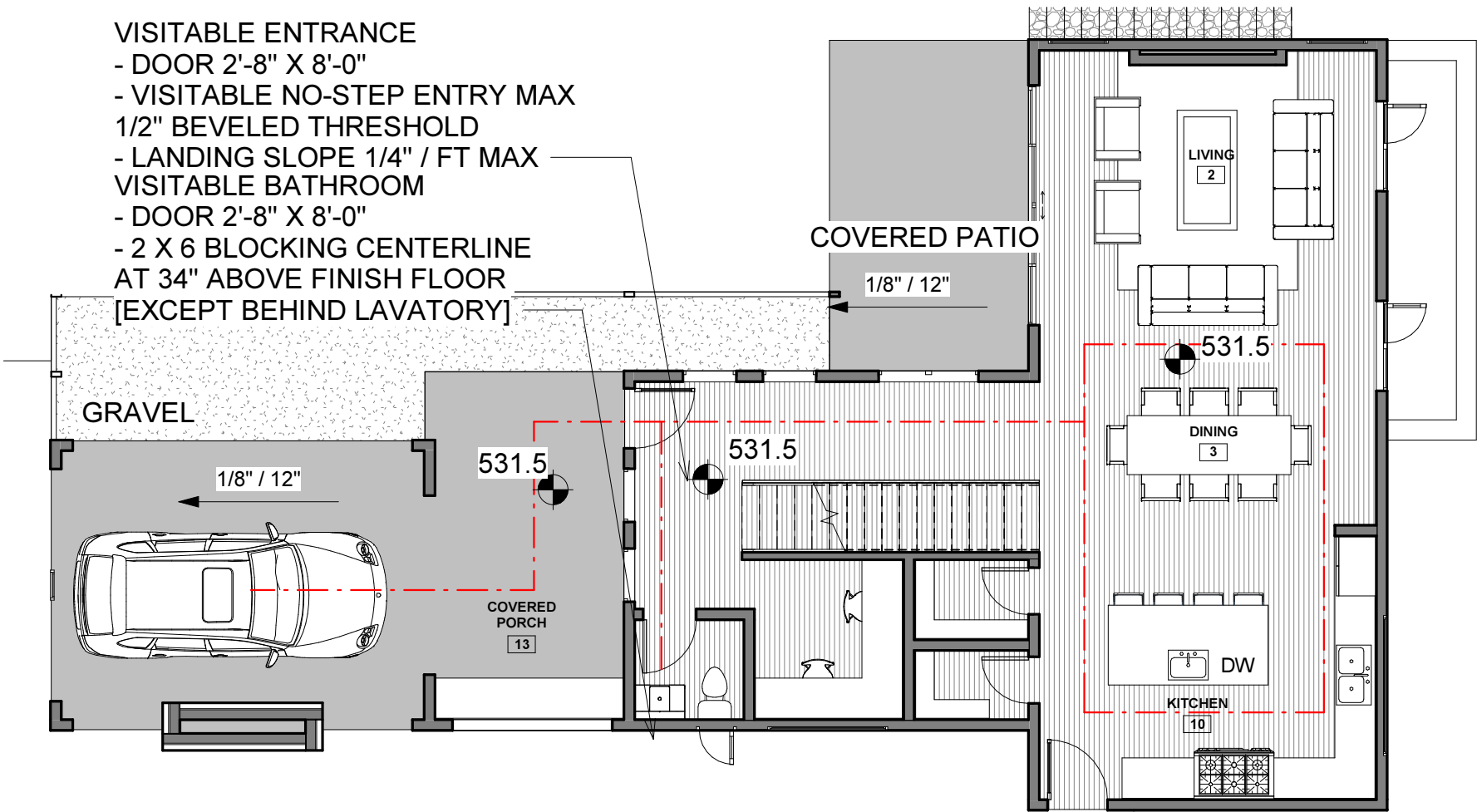
- 1. Light switches and environmental controls are no higher than 48" above the interior floor level.
- 2. Outlets and receptacles are to be a minimum of 15" above the interior floor level, except for floor outlets and receptacles.

A.3. VISITABILITY BATHROOM ROUTE

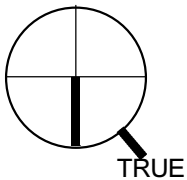
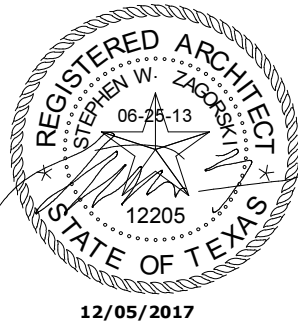
- 1. Bathroom to be accessibly by a route with a minimum clear opening of 32" beginning at the visitable entrance designated under Section 320.6 and continues through the living room, dining room and kitchen, and will be level with ramped or beveled changes at door threshold.

A.4. VISITABLE DWELLING ENTRANCE

- 1. Dwelling will be accessible by at least one no step entrance with a beveled threshold less than 1/2" and a door with a clear width of at least 32".



1 P- VISITABILITY PLAN
1/8" = 1'-0"



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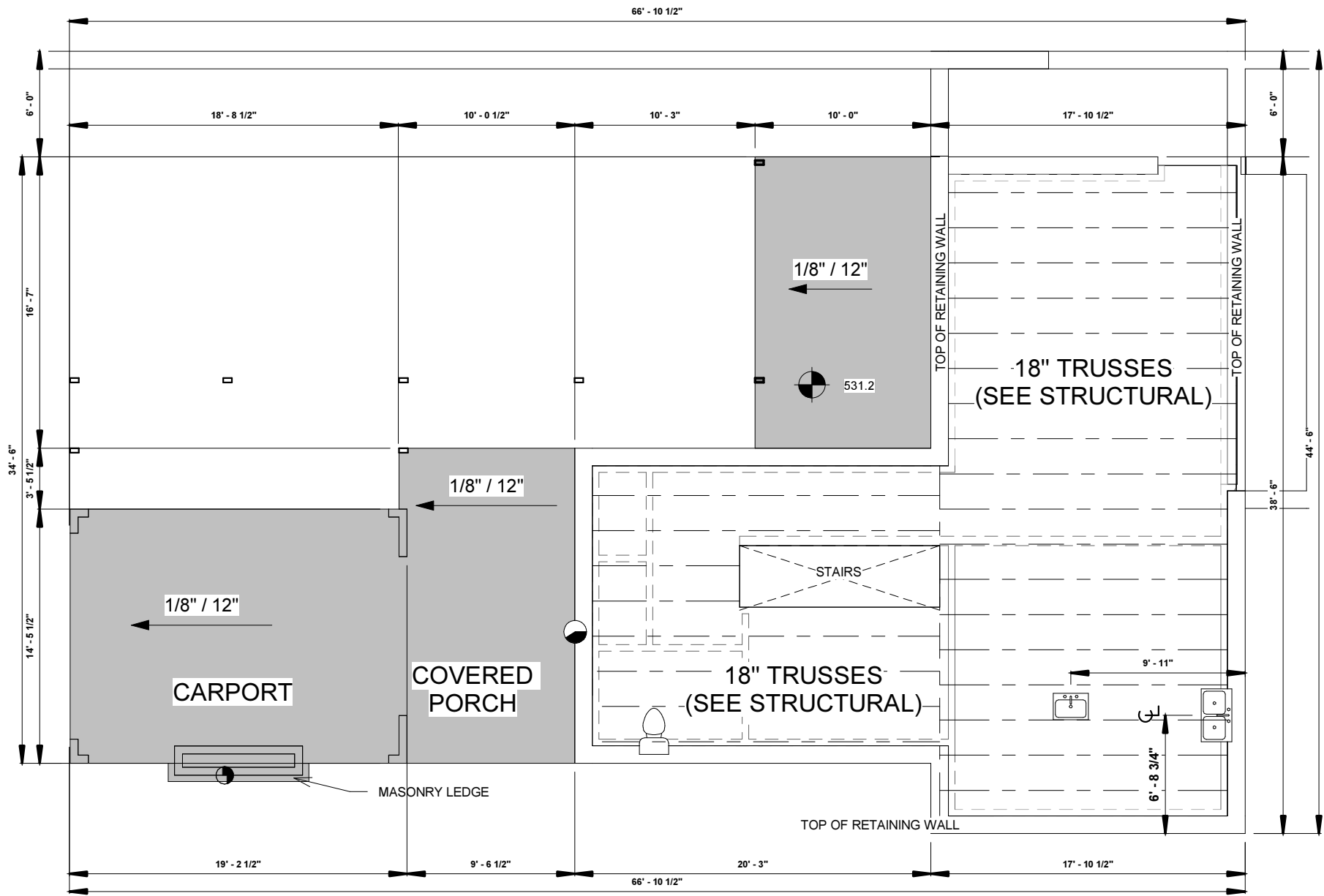
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VISITABILITY PLAN

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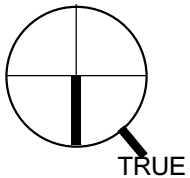
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1 P- FOUNDATION LAYOUT
1/8" = 1'-0"



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FOUNDATION LAYOUT

DRAWING NO
P 3.0



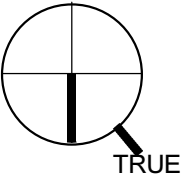
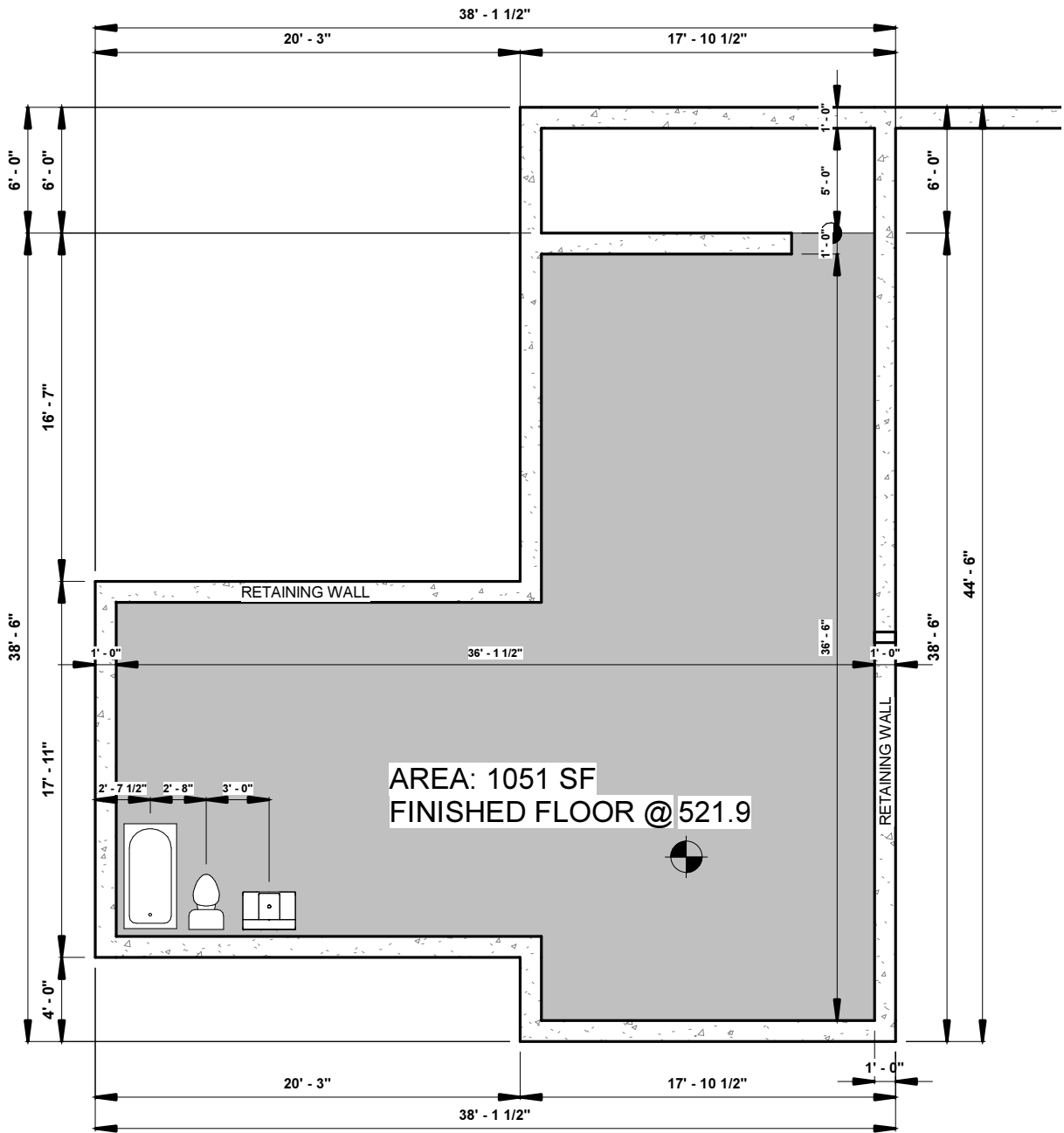
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DRAWING TITLE
FOUNDATION LAYOUT
- BASEMENT

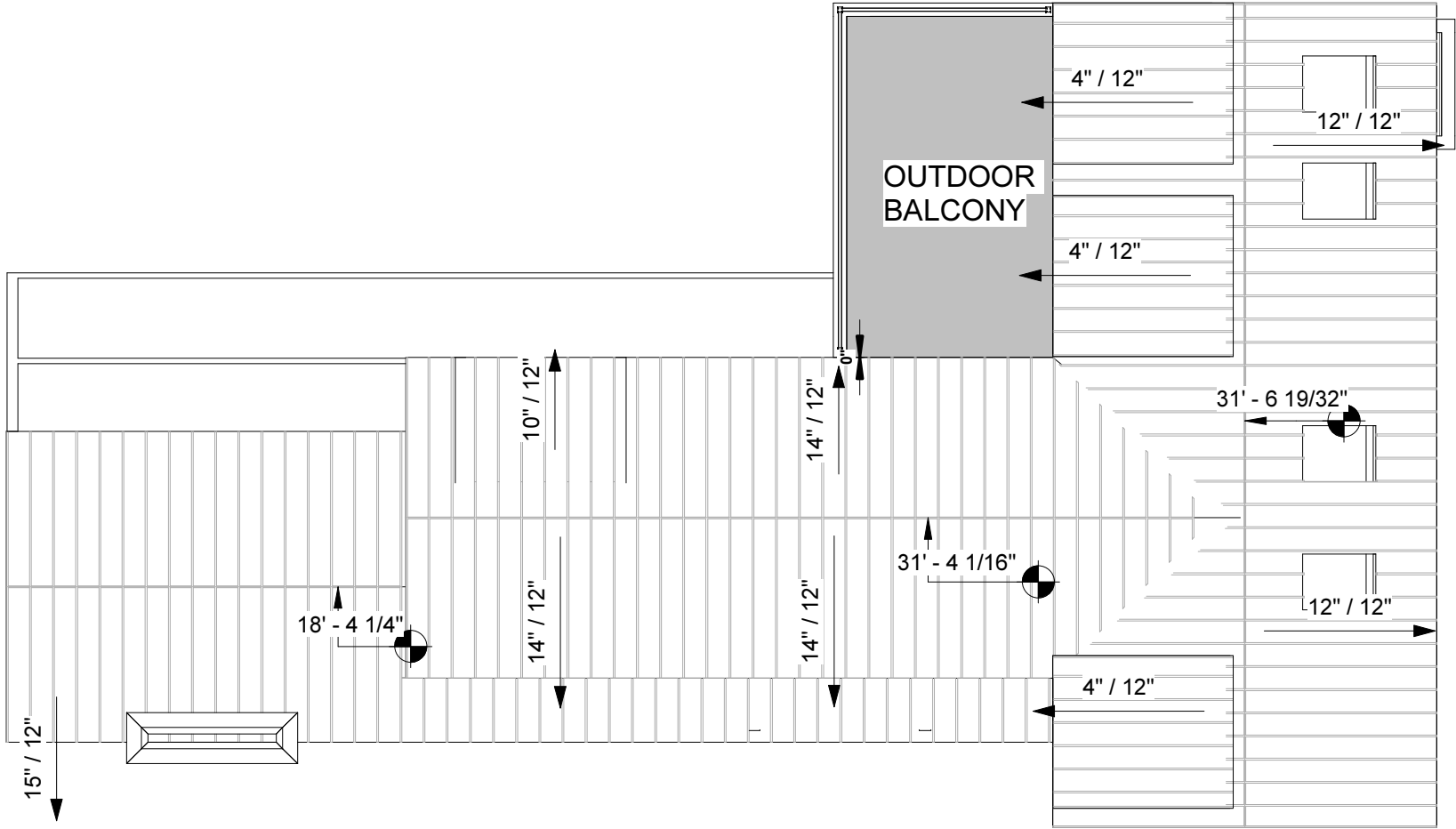
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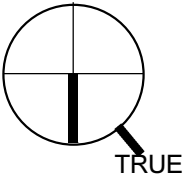
1 P- FOUNDATION BASEMENT
1/8" = 1'-0"



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① P- ROOF PLAN
1/8" = 1'-0"



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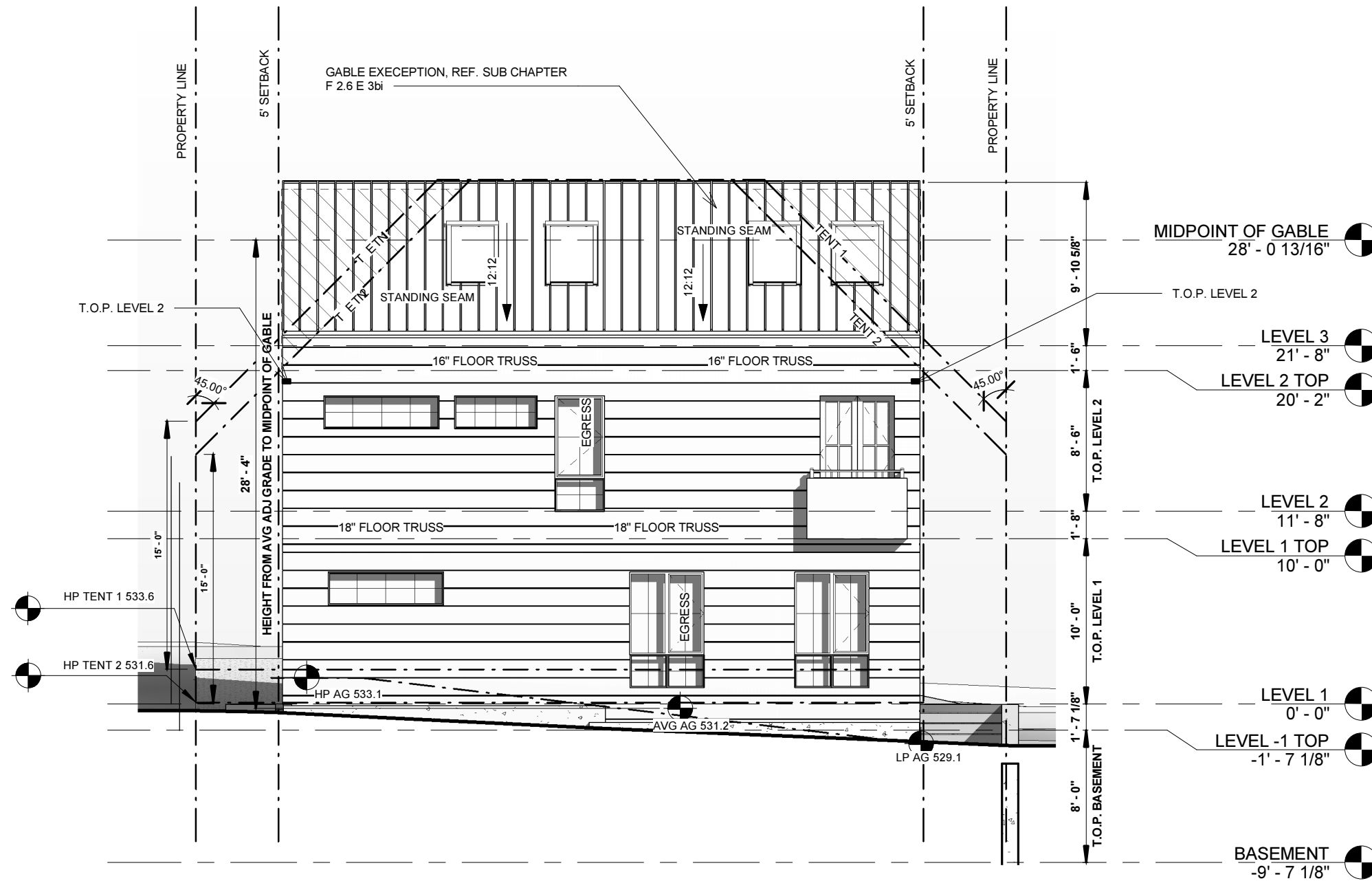
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ROOF PLAN

DRAWING NO
P 3.3



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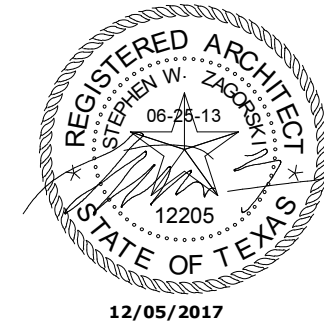
1 P- WEST ELEVATION
1/8" = 1'-0"

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DRAWING TITLE
WEST ELEVATION

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

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DRAWING TITLE
EAST ELEVATION

DRAWING NO

P 4.1



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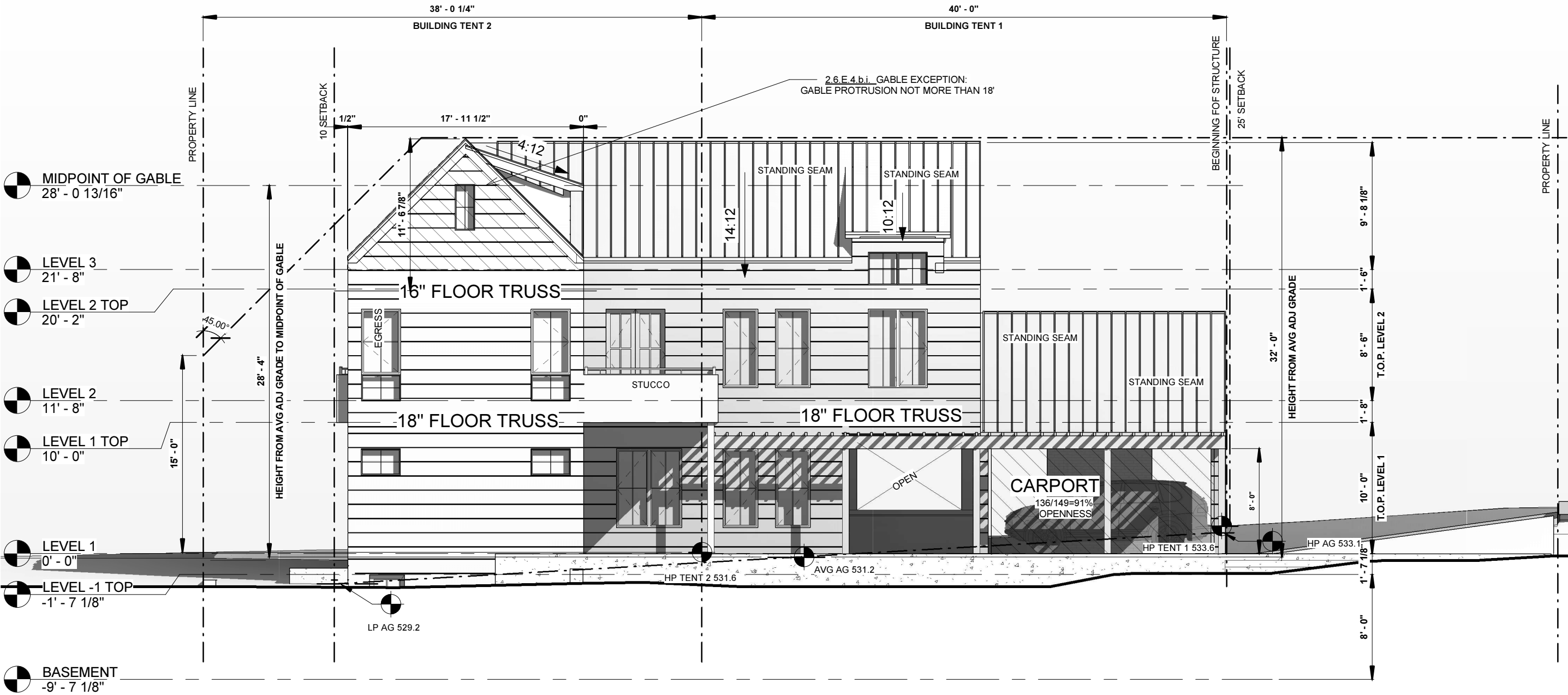
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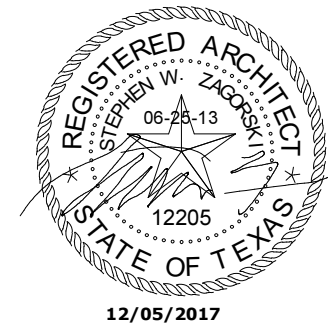
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SOUTH ELEVATION

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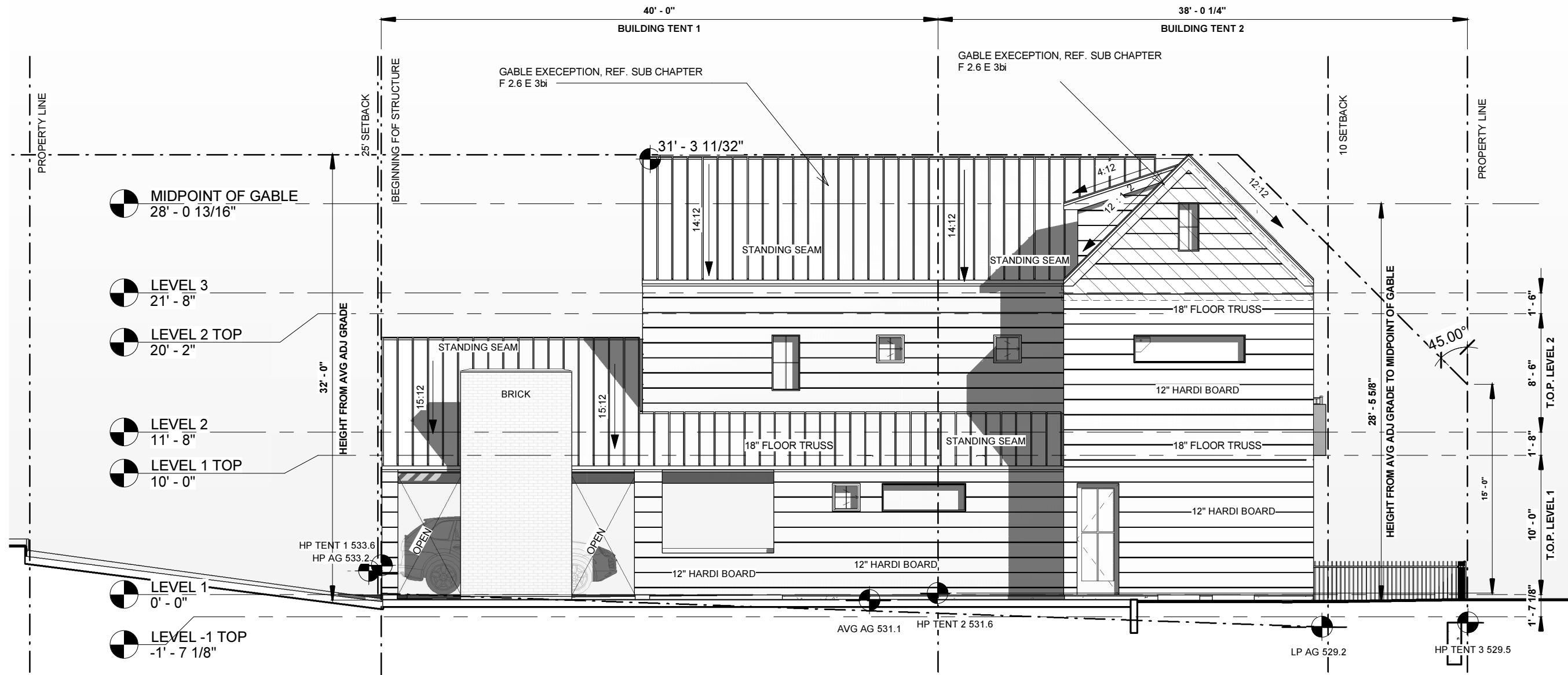
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1 P- SOUTH ELEVATION
1/8" = 1'-0"



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NORTH ELEVATION

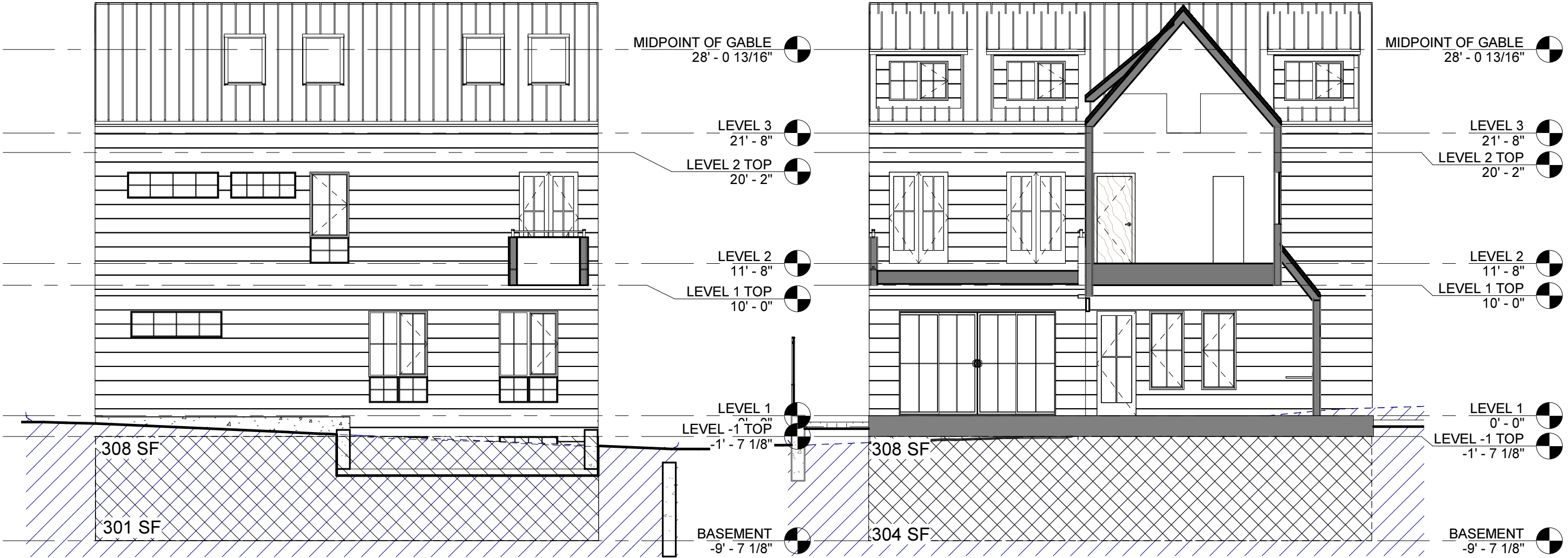
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802 PRESSLER
IN GROUND: 1358 SF TOTAL: 1386 SF
97% IN GRADE



① BASEMENT 1
1/8" = 1'-0"

② BASEMENT 4
1/8" = 1'-0"

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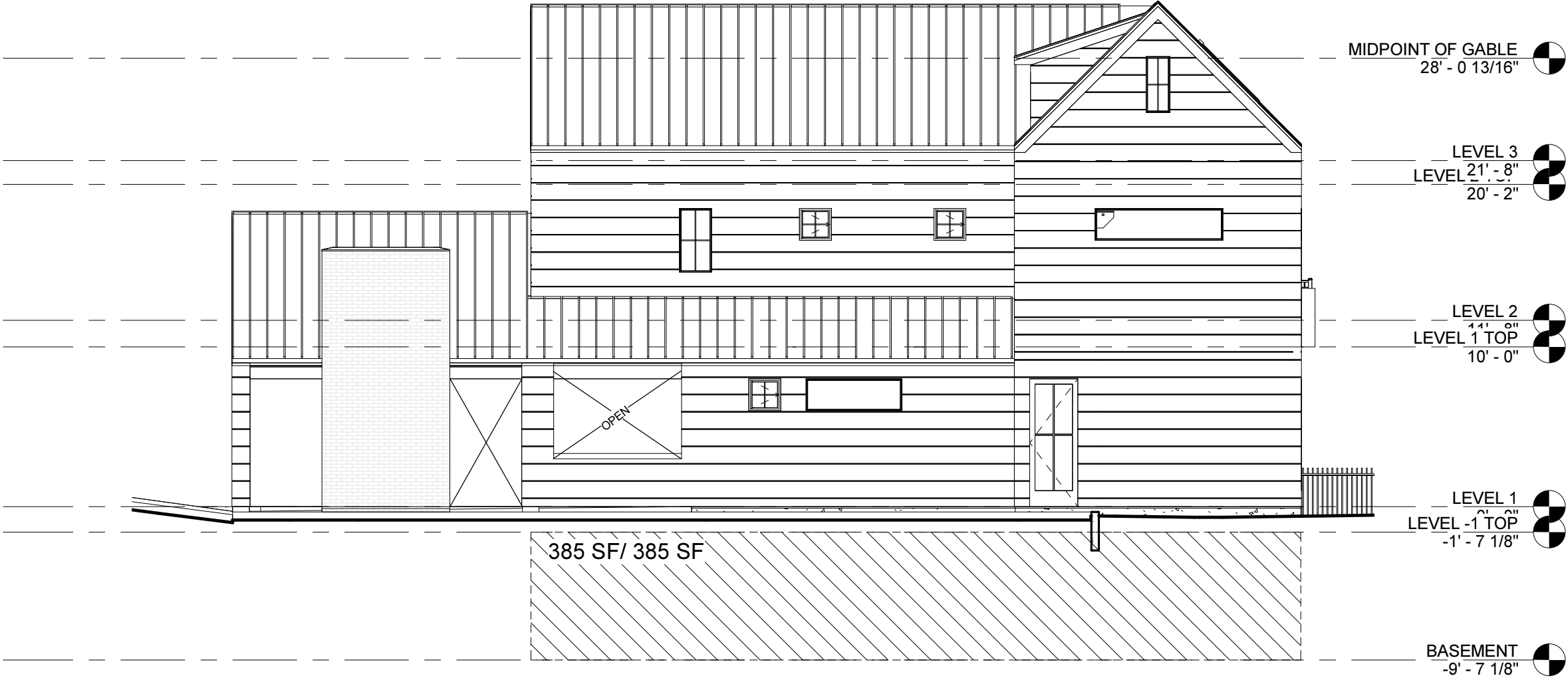
DRAWING TITLE
BASEMENT
CALCULATIONS

DRAWING NO
P 5.0

802 PRESSLER
IN GROUND: TOTAL:
1358 SF 1386 SF
97% IN GRADE



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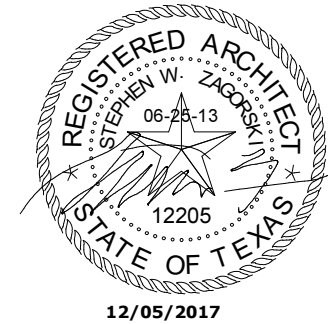
1 BASEMENT 2
1/8" = 1'-0"

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BASEMENT
CALCULATIONS

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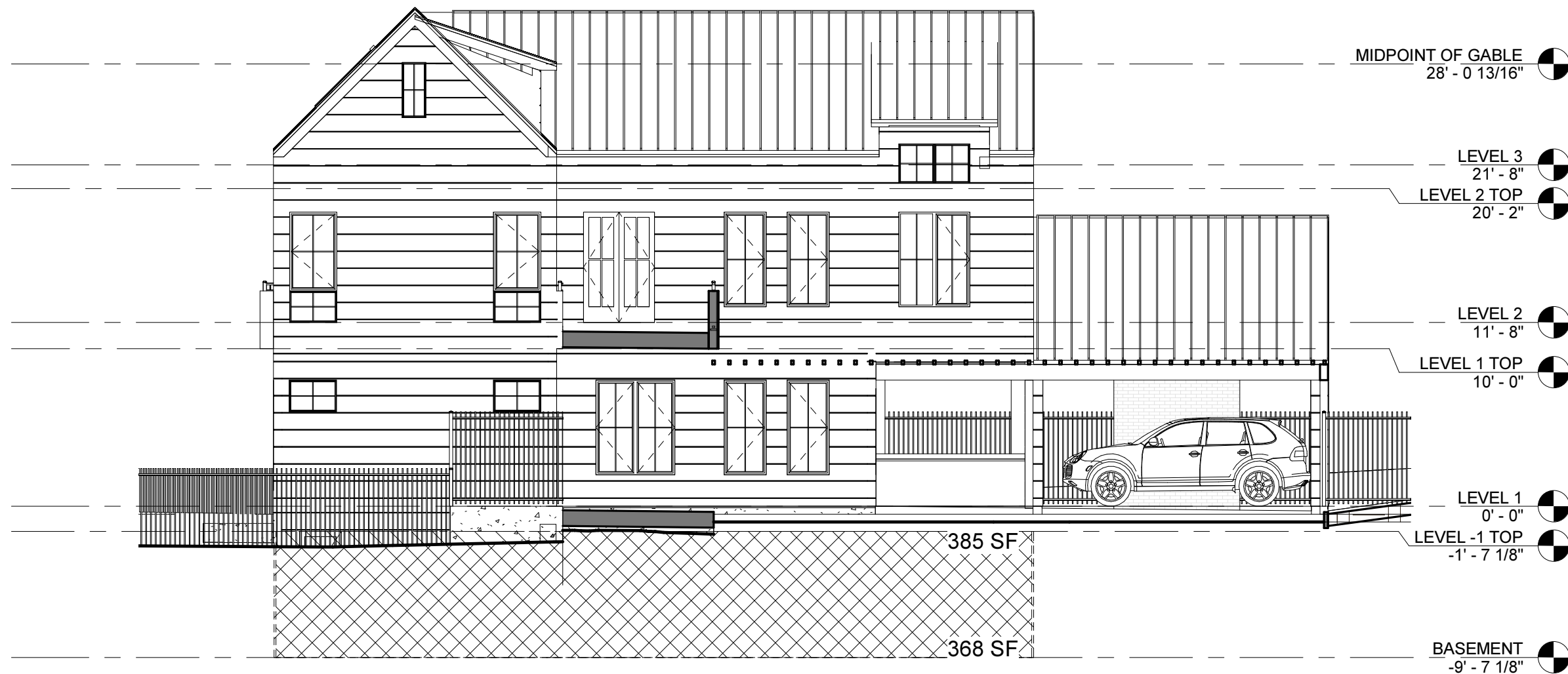
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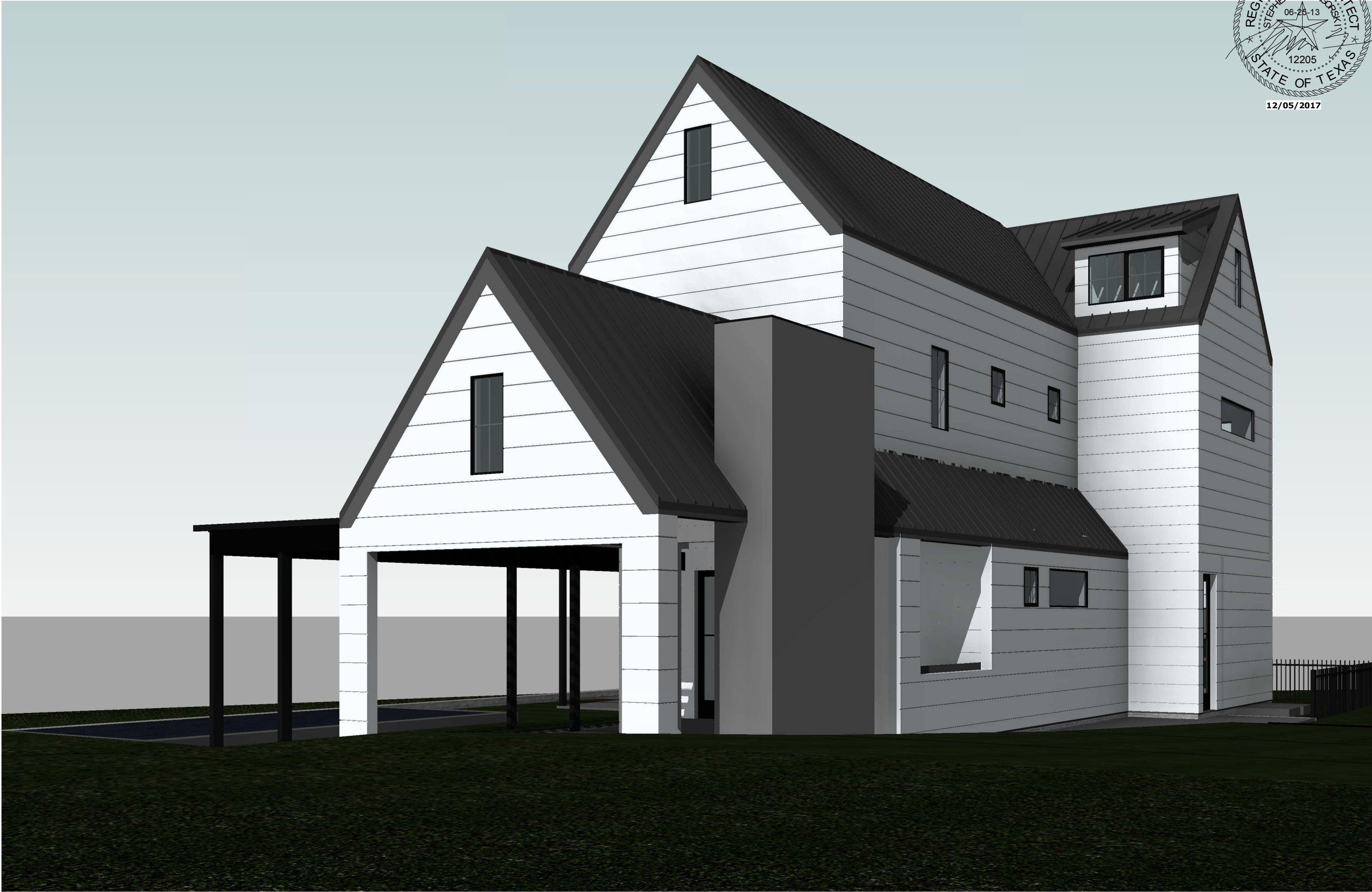
BASEMENT
CALCULATIONS

DRAWING NO

P 5.2



① BASEMENT 3
1/8" = 1'-0"



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