



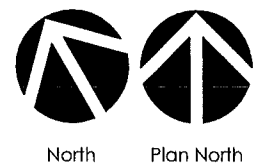
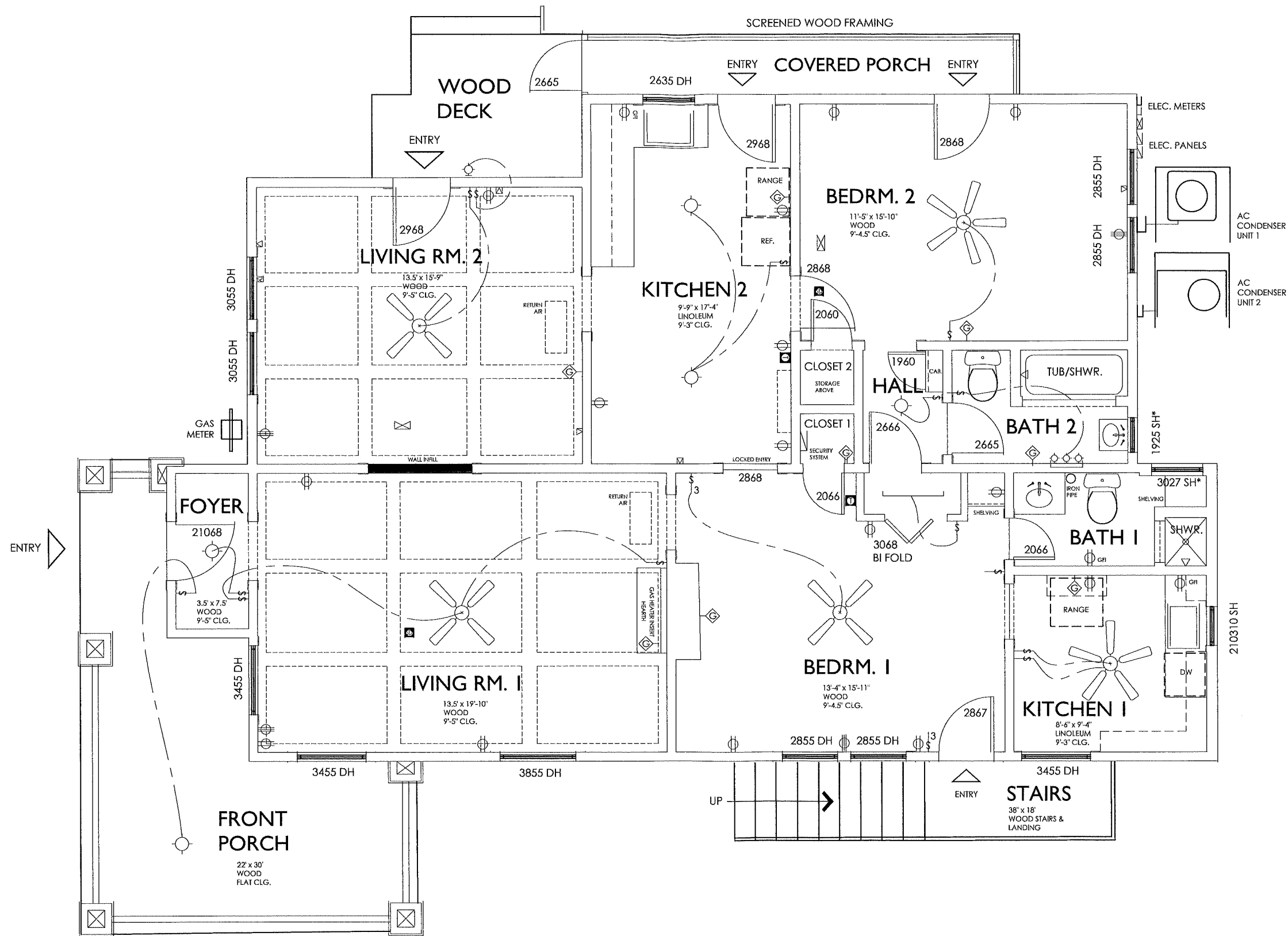
605 OAKLAND AVE.

04/13/2021

JAMES A. RECEK, ARCHITECT

EXISTING PERSPECTIVE VIEW

BVFA



EXISTING FLOOR PLAN

Scale: 11 x 17" = 3/16" or 24 x 36" = 3/8"

1,419 SQ. FT. HVAC

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JAMES A. RECEK
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3838 WILLIAMSBURG CIRCLE
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A PROJECT FOR:
KRISTI & BLAKE STANFORD
605 OAKLAND AVE
Austin, Texas 78703

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Job :

Date : 03/10/21

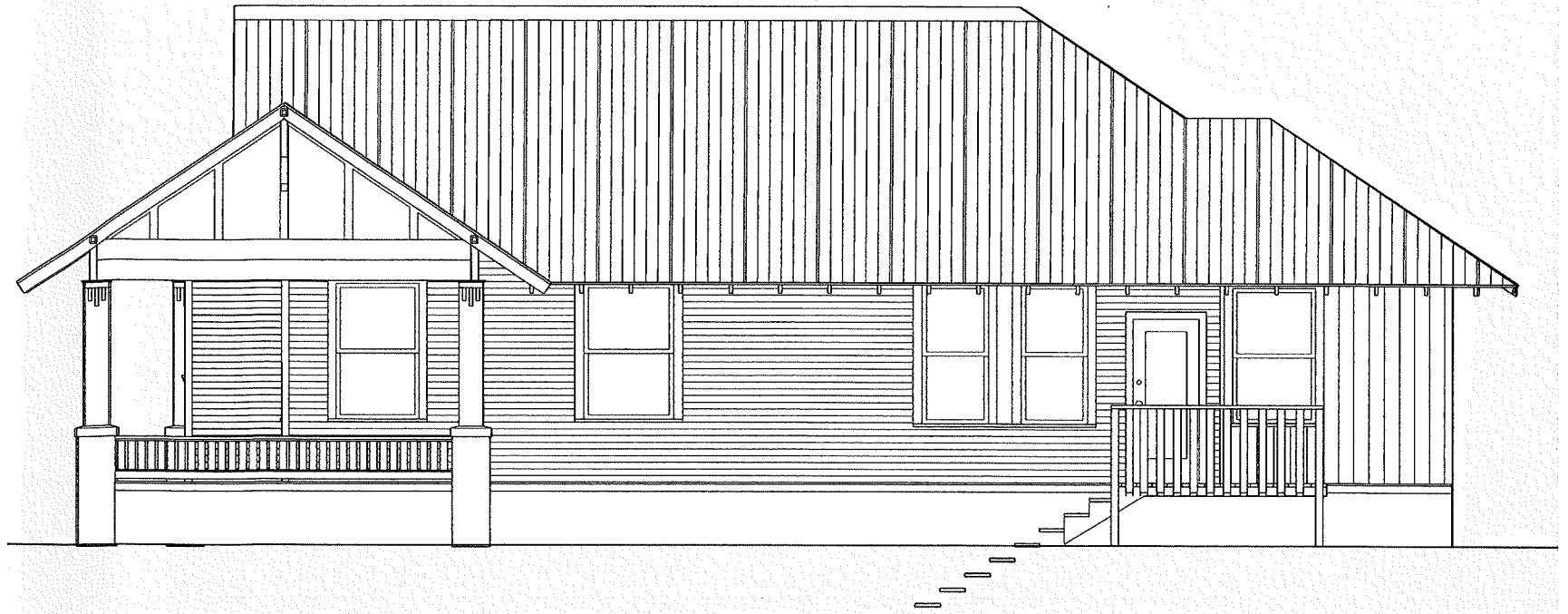
Rev :

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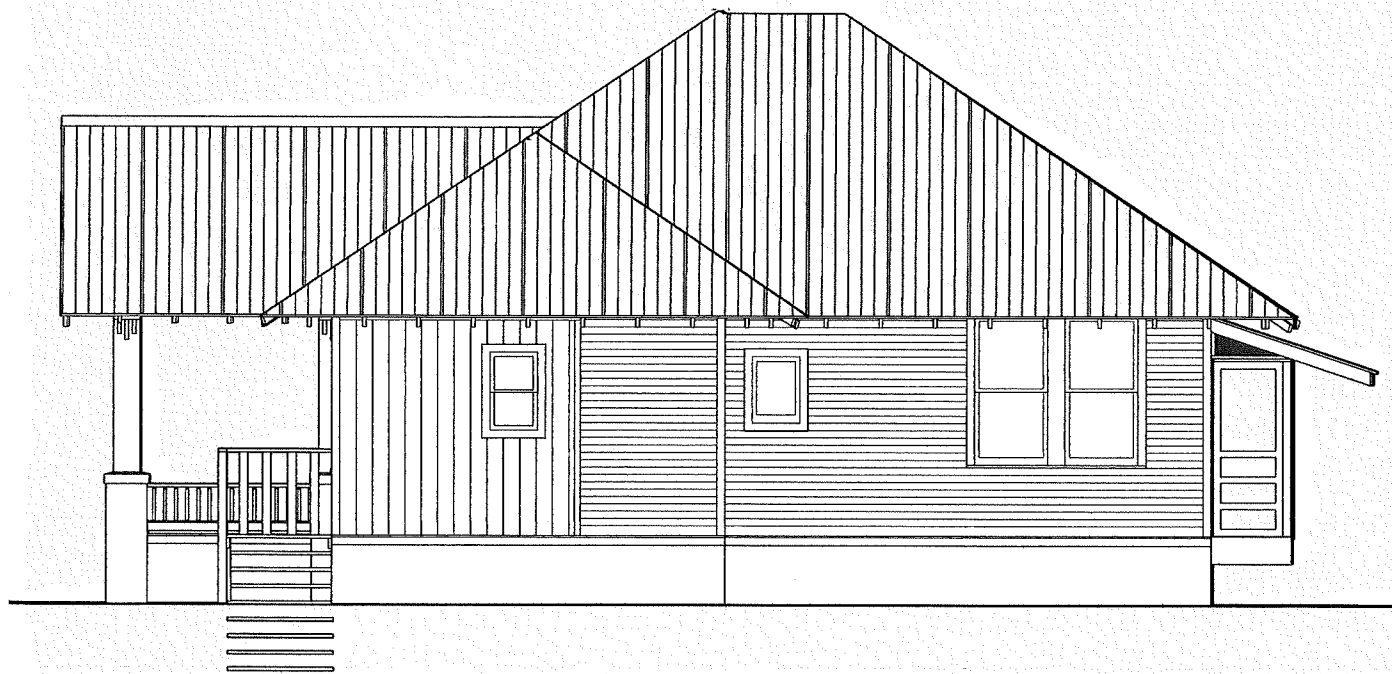
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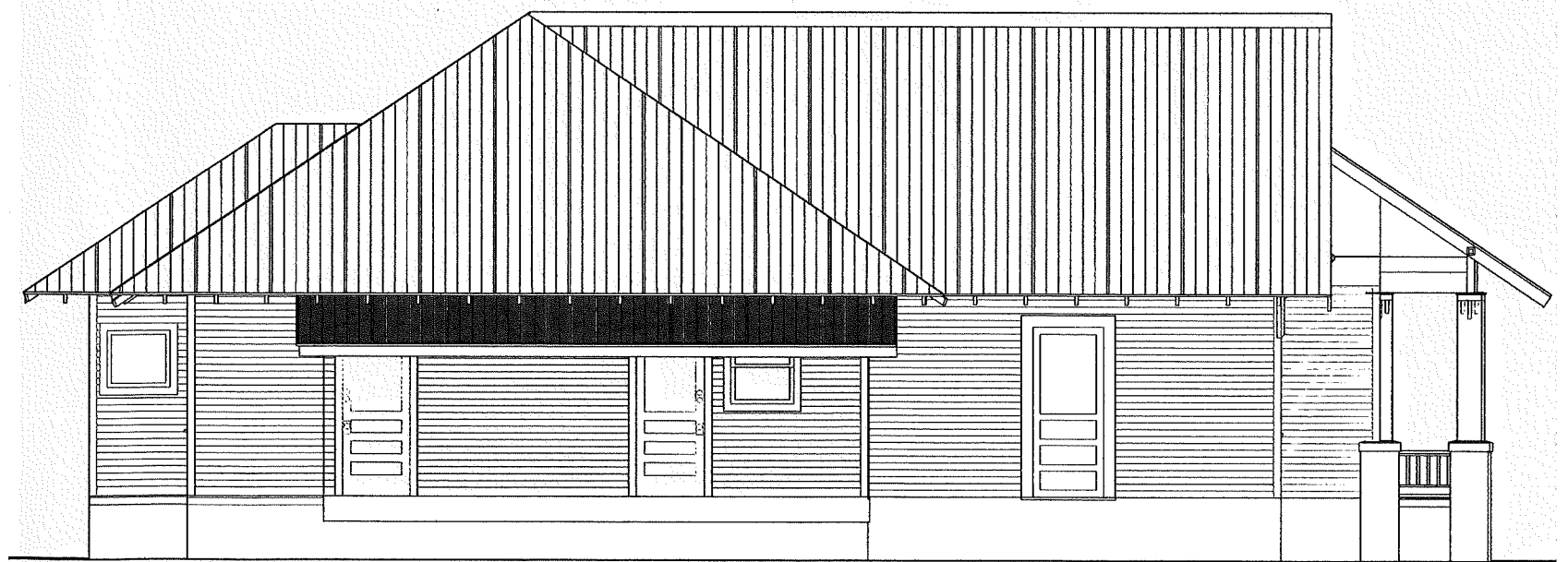
WEST



SOUTH



EAST



NORTH

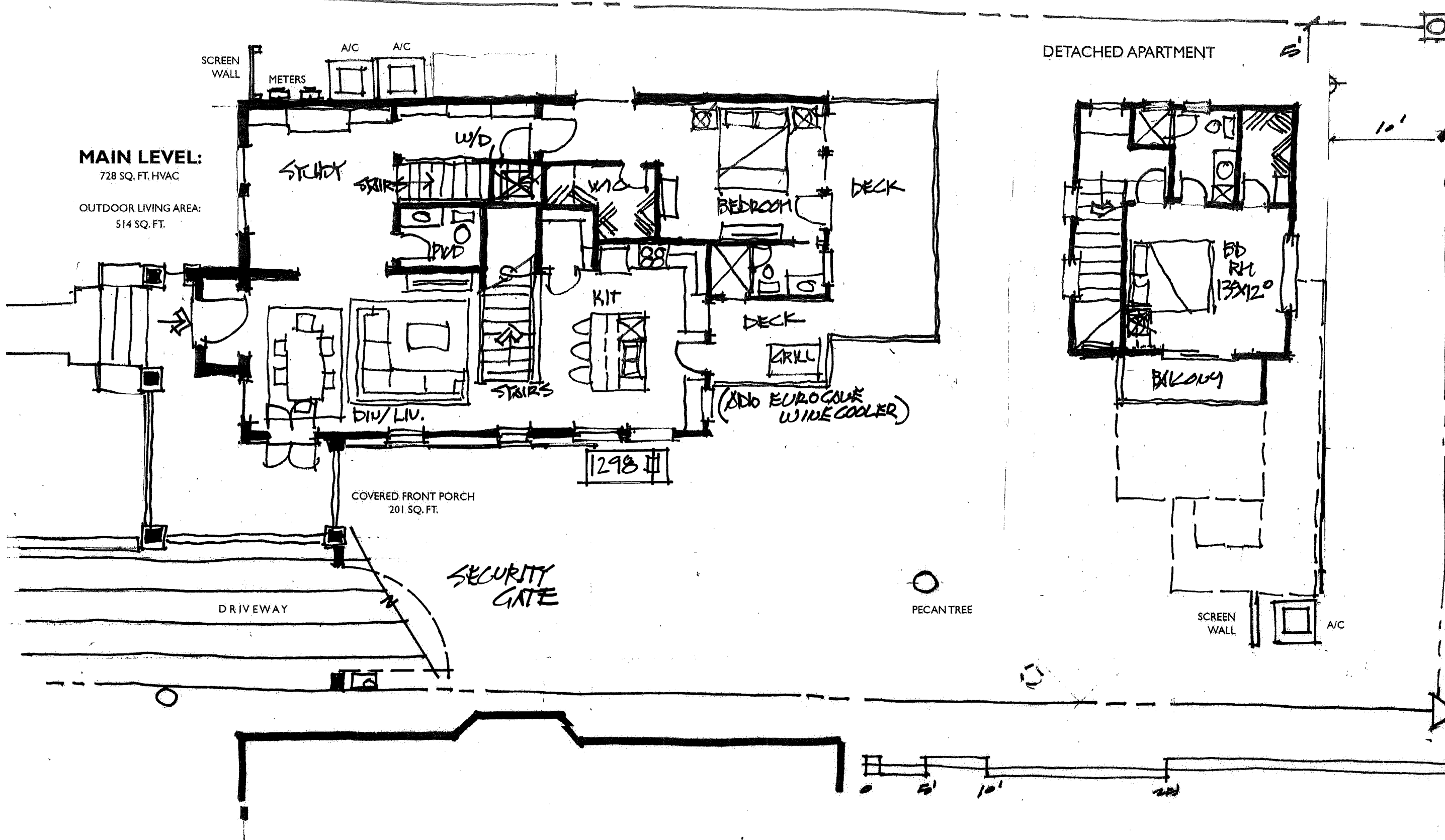
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JAMES A. RECEK, ARCHITECT

EXISTING ELEVATIONS

BVFA



MAIN LEVEL:

728 SQ. FT. HVAC

OUTDOOR LIVING AREA:

514 SQ. FT.

COVERED FRONT PORCH
201 SQ. FT.

DETACHED APARTMENT

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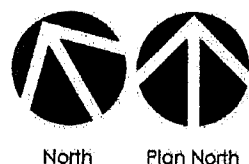
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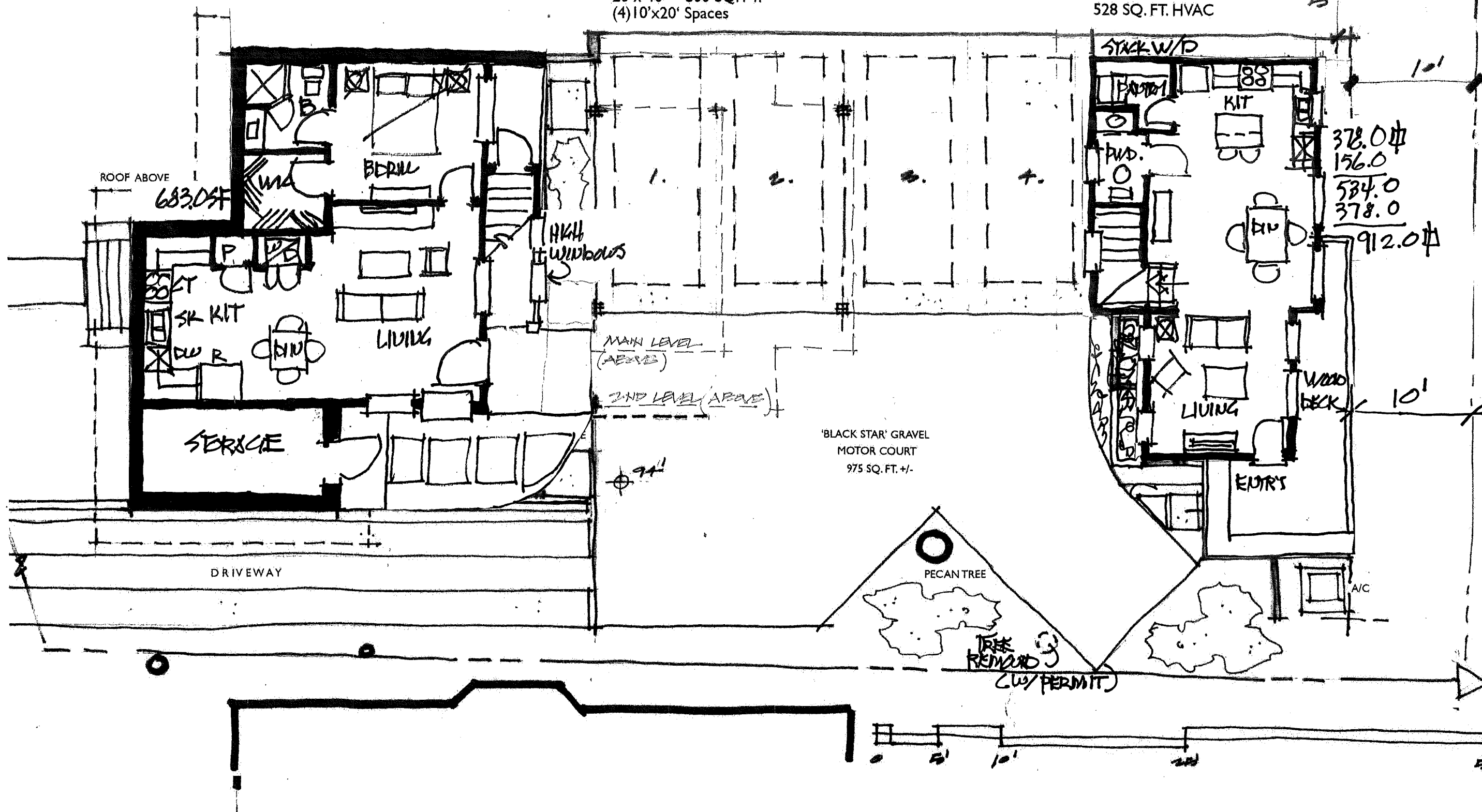
MAIN LEVEL CONCEPT PLAN

Scale: 11 x 17" = 1/8" = 1'-0"

ATTACHED APARTMENT:

CONCRETE PARKING AREA :
20 x 40' = 800 SQ. FT.
(4) 10'x20' Spaces

DETACHED APARTMENT
528 SQ. FT. HVAC



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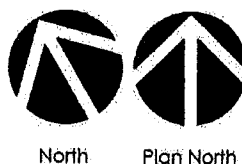
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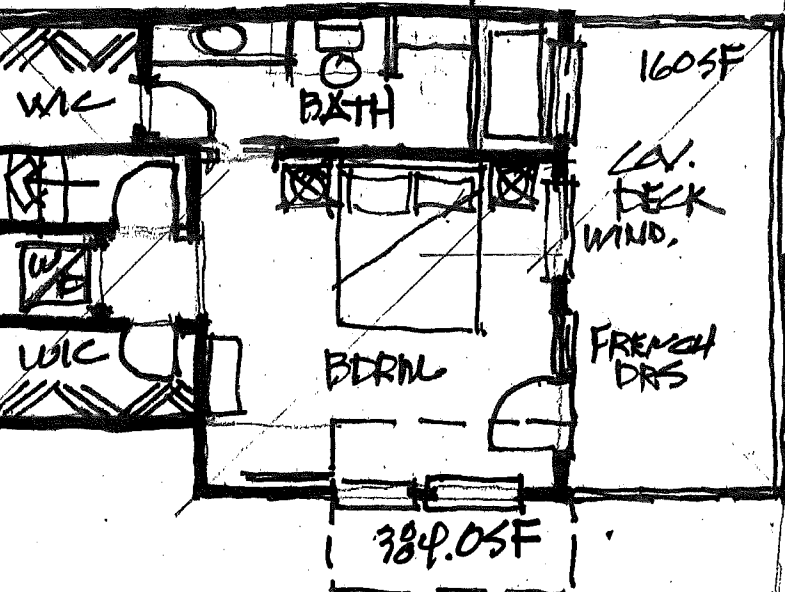


LOWER LEVEL CONCEPT PLAN

Scale: 11 x 17" = 1/8" = 1'-0"

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ROOF



PECAN TREE

CONCEPT AREA CALCULATIONS:

FRONT UNIT: $1298 + 384.0 = 1682.0$
MAIN + UPPER LEVELS 1,400 SF
LOWER APARTMENT 592 SF (683.0)

TOTAL HVAC FRONT = 1,992 SQ. FT. (2365.0)

DETACHED APARTMENT + 528 SF (912.0)

TOTAL HVAC = 2,520 SQ. FT. (3277.0)

OUTDOOR LIVING AREAS
DECKS, PORCHES & BALCONYS = 802 SQ. FT.

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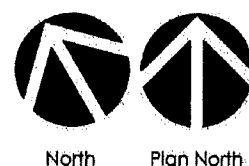
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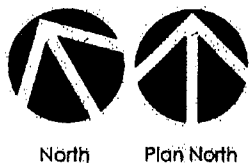
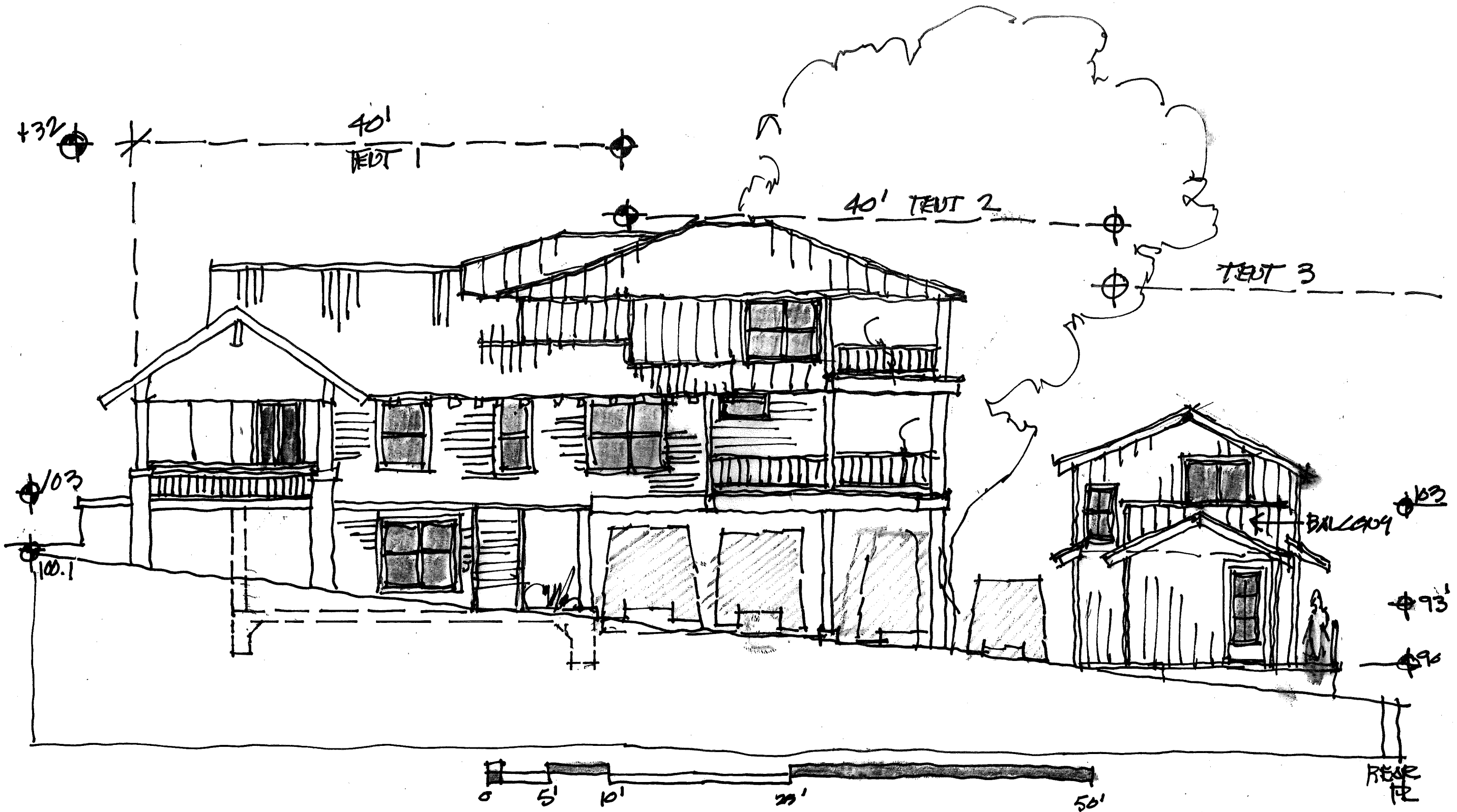
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UPPER LEVEL CONCEPT PLAN

Scale: 11 x 17" = 1/8" = 1'-0"

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CONCEPT SOUTH ELEVATION

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