



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

# Terkel Residence

2816 Glenview Ave  
Austin, TX 78703

ARCHITECT: Norma Vance, AIA  
SIDETRACKED STUDIO, PLLC  
1805 E. 7th Unit B  
Austin, Texas 78702  
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norma@sidetracked-studio.com

## OWNER INFORMATION

Colleen Terkel  
2816 Glenview Ave  
Austin, TX 78703

## LEGAL DESCRIPTION

N CEN 59 X 129.9 FT OF TRT B BRYKER WOODS

## ZONING INFORMATION

SF-3-NP

Zoning Ordinances: 20100923-10

## INDEX OF DRAWINGS

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## SQUARE FOOTAGE

LOT SIZE 7,680 SF

FLOOR TO AREA RATIO:	EXIST.	NEW	EXEMPT	TOTAL
FIRST FLOOR CONDITIONED SPACE:	-	2,450	0	2450
SECOND FLOOR CONDITIONED SPACE:	-	-	-	-
THIRD FLOOR CONDITIONED SPACE:	-	-	-	-
AREA W/ CEILINGS >15FT:	-	-	-	-
GROUND FLOOR PORCH:	-	184	184	0
BASEMENT:	-	-	-	-
ATTIC:	-	-	-	-
GARAGE:	-	342	200	142
CARPORT:	-	-	-	-
ACCESSORY BUILDINGS:	-	-	-	-
TOTAL:	-	2976	384	2592

2592 SF/ 7680 SF = 33.75% < 40% FAR ALLOWED BY CODE

IMPERVIOUS COVER:	EXIST.	NEW	TOTAL
FIRST FLOOR CONDITIONED SPACE:	-	2450	2450
SECOND FLOOR CONDITIONED SPACE:	-	-	-
THIRD FLOOR CONDITIONED SPACE:	-	-	-
BASEMENT:	-	-	-
ATTACHED COVERED PARKING:	-	342	342
DETACHED COVERED PARKING:	-	-	-
COVERED WOOD DECKS (100%):	-	-	-
COVERED PATIO:	-	-	-
COVERED PORCH:	-	184	184
BALCONY:	-	-	-
OTHER:	-	-	-
TOTAL BUILDING AREA:	-	2976	2976
TOTAL BUILDING COVERAGE:	-	2976	2976
DRIVEWAY:	-	313	313
SIDEWALKS & STEPS:	-	94	94
UNCOVERED PATIO:	-	62	62
UNCOVERED WOOD DECKS (50%):	-	-	-
AC PADS & CONC FLATWORK:	-	9	9
OTHER:	-	-	-
SUB-TOTAL:	-	478	478
TOTAL:	-	3454	3454

3454 SF/ 7680 SF = 44.97% < 45% IMPERVIOUS COVERAGE ALLOWED BY CODE



1 FRONT VIEW

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COVER SHEET

G1.0

SITE NOTES & TREE PROTECTION

1. CONTRACTOR TO ASSURE THAT THE ROOT ZONES OF ALL TREES ARE ADEQUATELY PRESERVED. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF CONSTRUCTION.
2. CONTRACTOR TO PROVIDE TREE PROTECTION FENCING FOR ALL PROTECTED TREES ON SITE. TREE PROTECTION FENCING MUST PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN EIGHT-INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WITH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
3. FOOT TRAFFIC IS CONSIDERED A ROOT ZONE DISTURBANCE. CONTRACTOR TO PROVIDE 2X4 OR GREATER PLANKS (6FT TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
4. ANY DEMOLITION IN THE 1/4 AND 1/2 CRITICAL ROOT ZONES OF PROTECTED TREES ON OR ADJACENT TO THE SITE MUST BE DONE WITH HAND TOOLS TO AVOID DAMAGING ROOTS OF TREES.
5. ALL UTILITY TRENCHING WITHIN THE 1/2 CRZ MUST BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5"+ IN DIAMETER. ALL PAID RECEIPTS FOR THIS WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
6. CONTRACTOR TO WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND NEAR ROOTS OF TREES DURING CONCRETE WORK.
7. IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, CONTRACTOR TO PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED CONTRACTOR TO SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

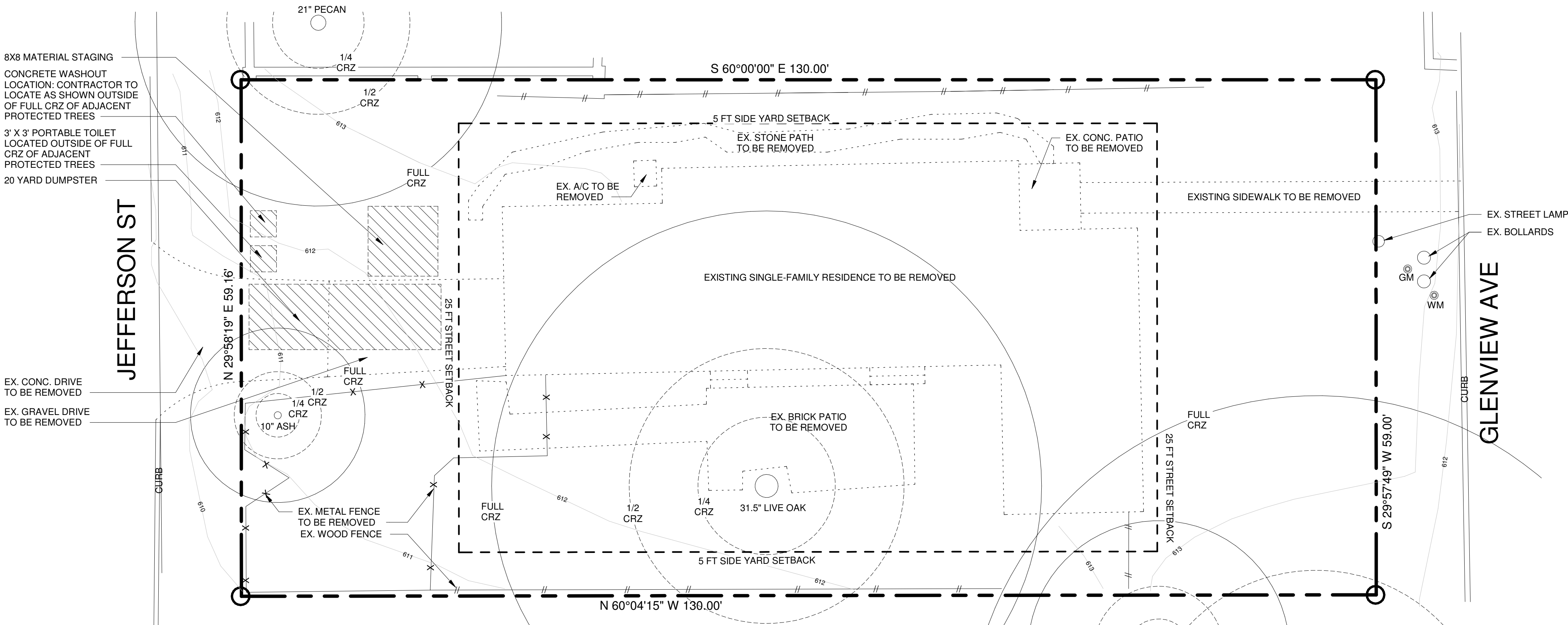
Sidetracked Studio

1806 Holly St.  
Austin, Texas 78702  
870 219 6942



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1 SITE PLAN - EXISTING  
1/8" = 1'-0"

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SITE PLAN - EXISTING & DEMO

A0.0

BUILDING CALCULATIONS	
LOWEST ADJ. GRADE:	98' - 1"
HIGHEST ADJ. GRADE:	99' - 10-1/4"
REF:	2/A0.0
AVG. ADJ. GRADE:	98' - 11-5/8"
BUILDING HEIGHT:	16' - 7-1/2"
REF:	1/A2.0

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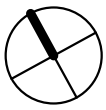
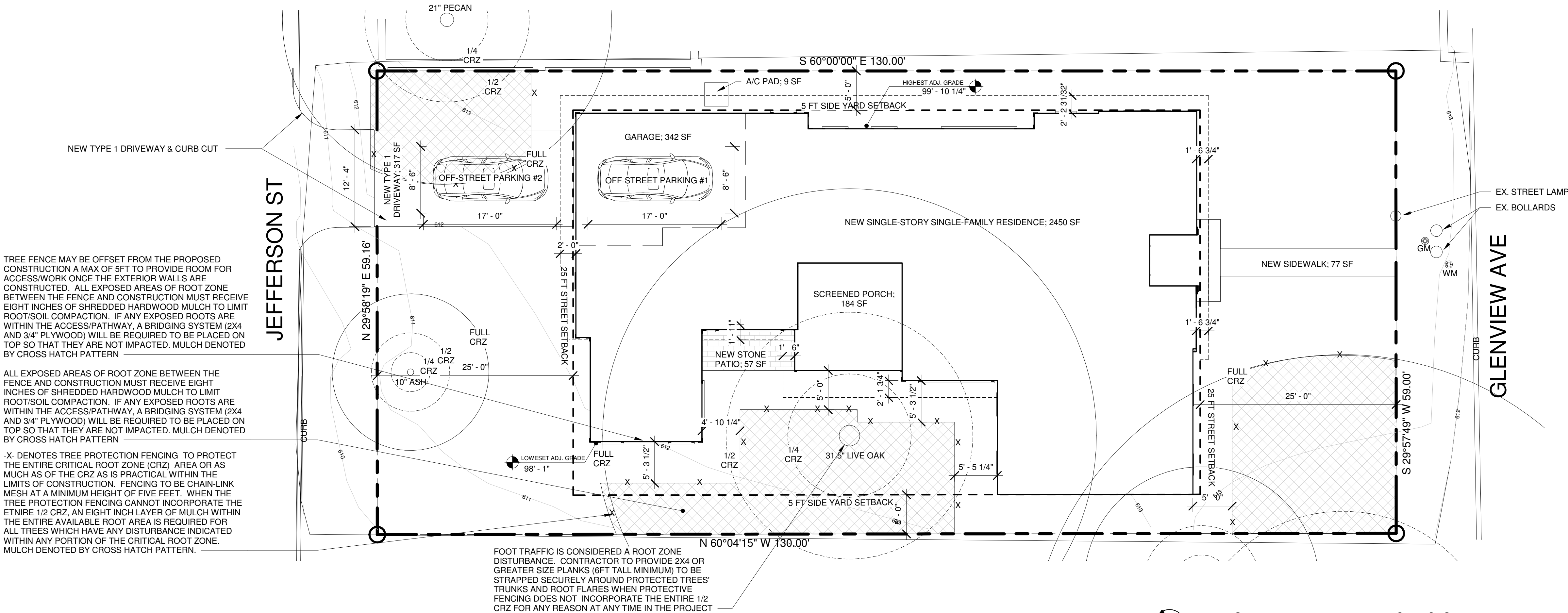
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1 SITE PLAN - PROPOSED

1/8" = 1'-0"

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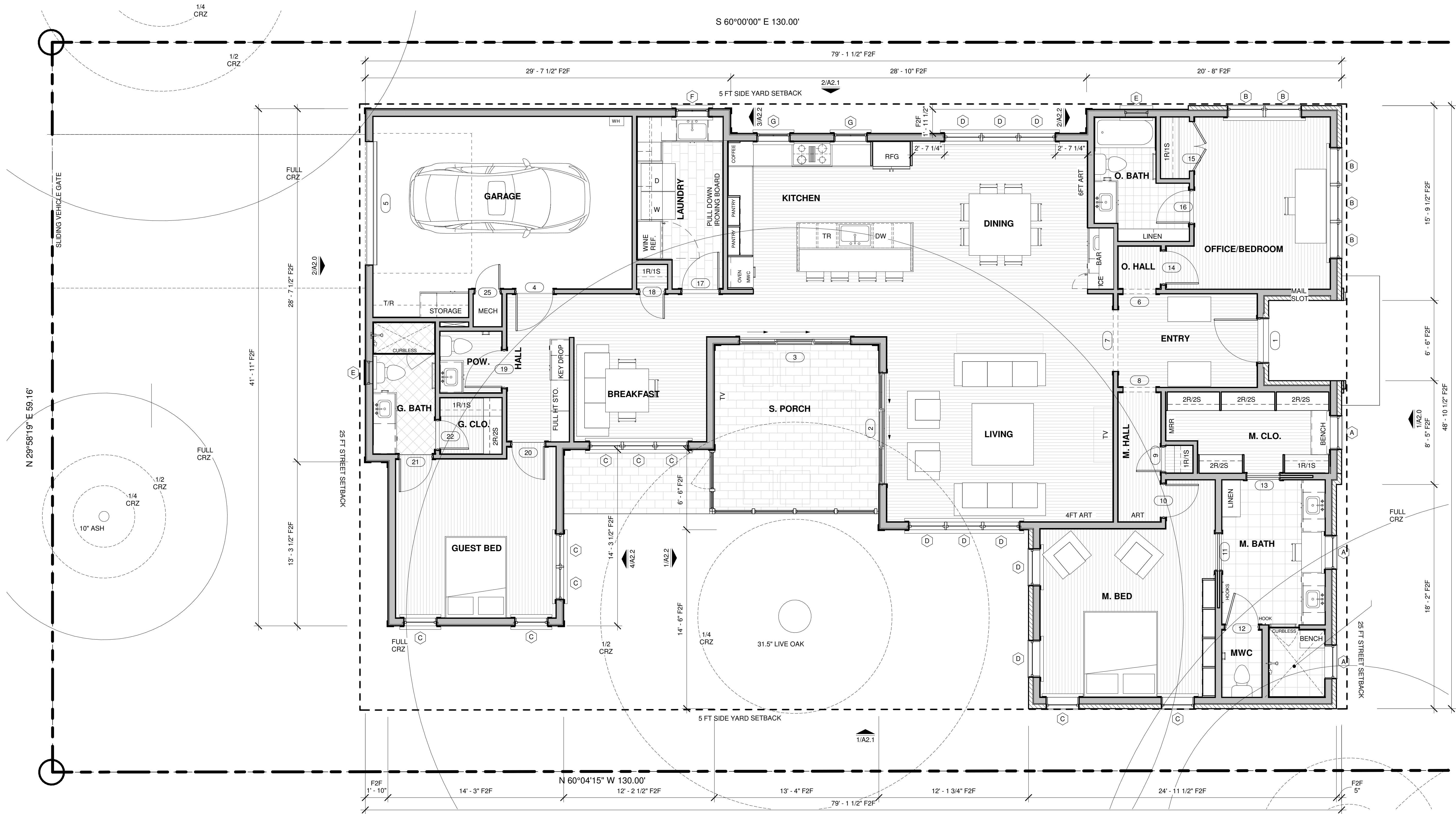
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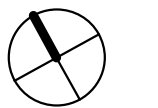
SITE PLAN - PROPOSED

A0.1



PLAN NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING, U.N.O.  
2. DIMENSIONS NOTED "F2F" ARE FROM FINISH FACE TO FINISH FACE.



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

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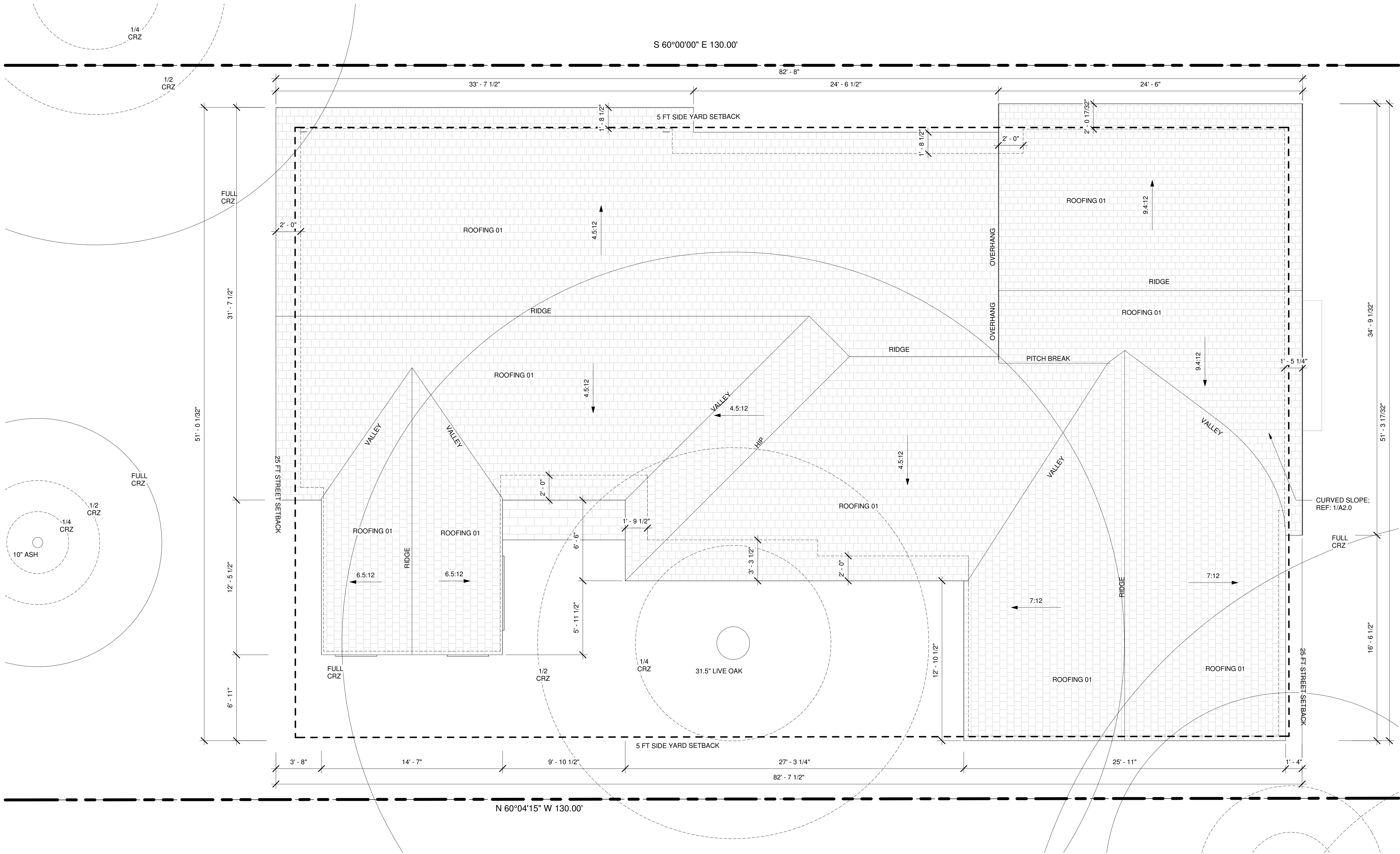
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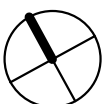
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FIRST FLOOR PLAN

A1.0



 **1 ROOF PLAN**  
1/4" = 1'-0"

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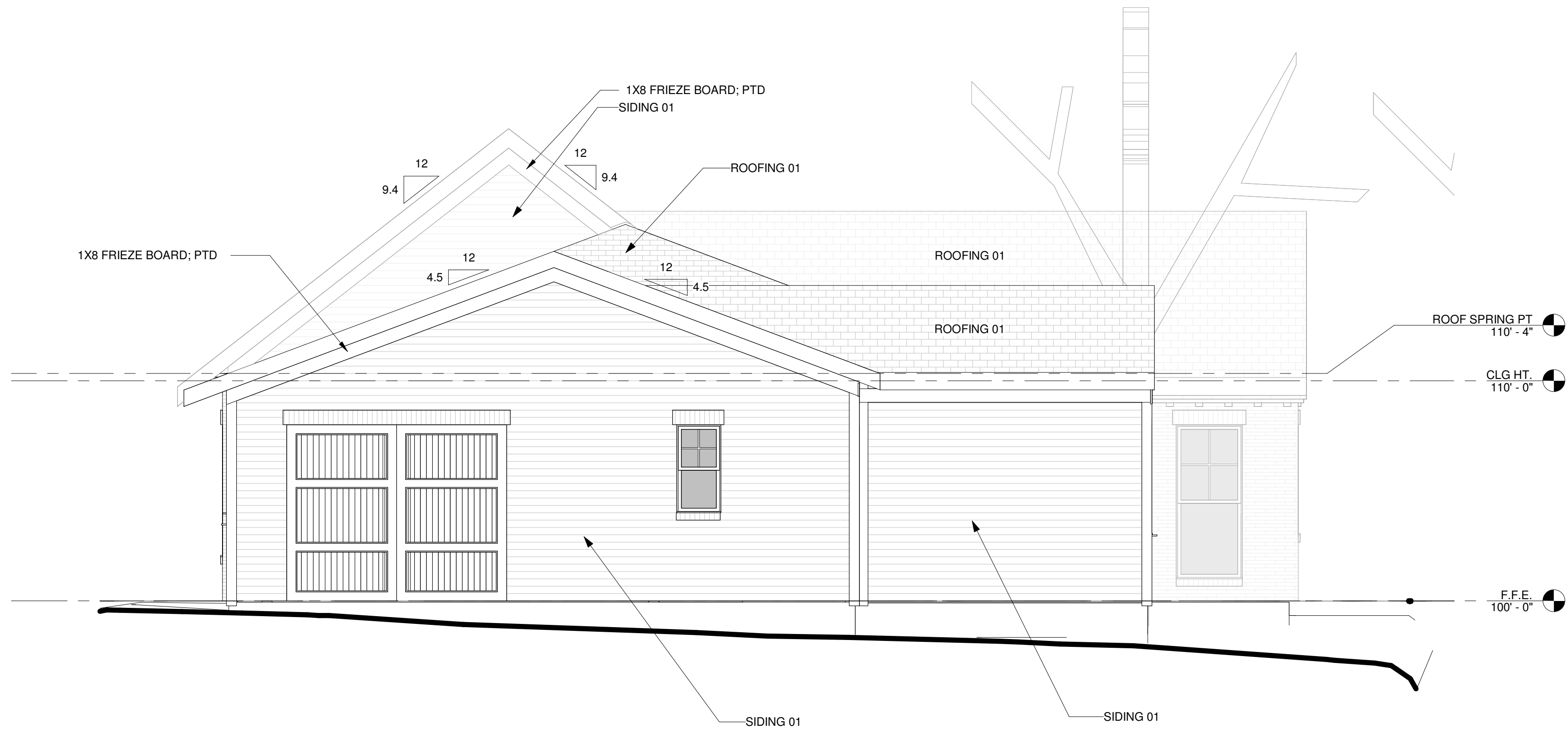
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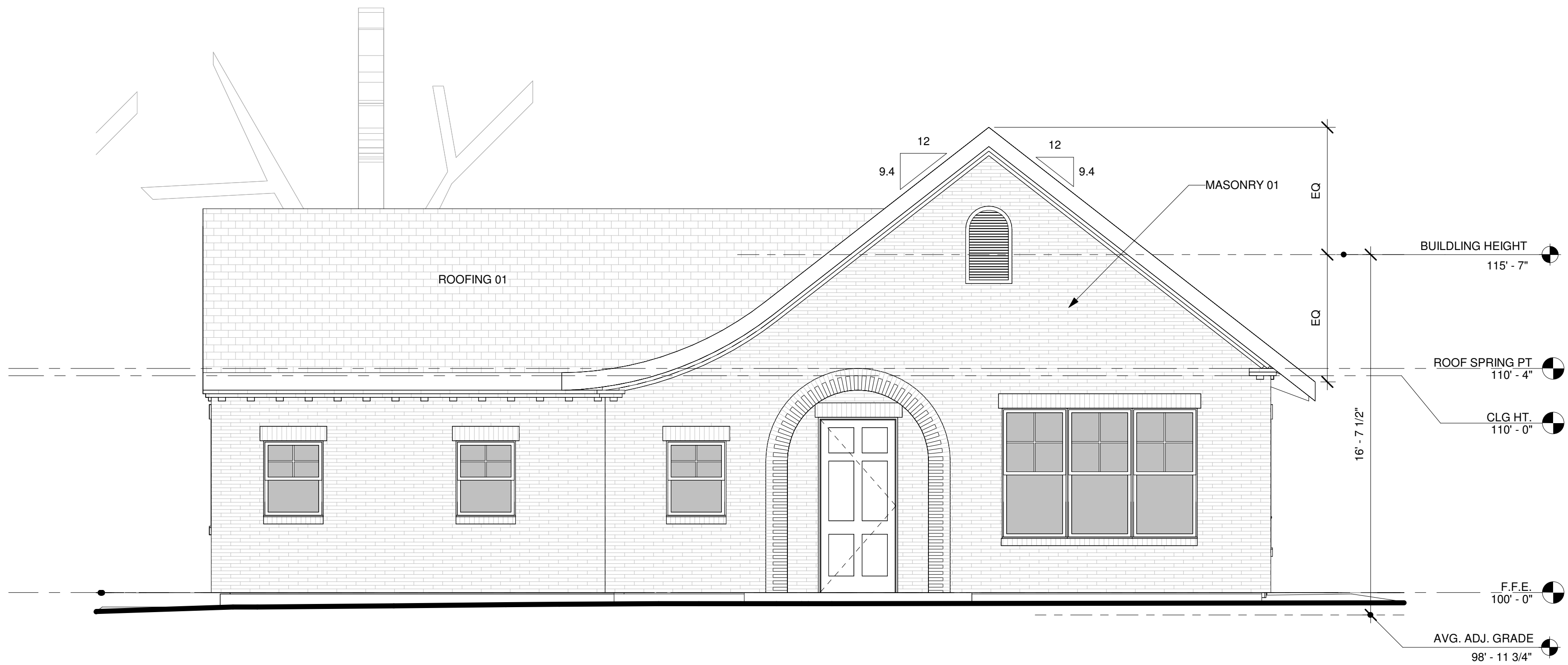
ROOF PLAN

## A1.1





2 WEST ELEVATION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. 1X6 CORNER BOARDS,PTD, AT ALL SIDING 02 CORNERS.
2. 1X8 FRIEZE BOARDS,PTD, AT SIDING 02.
3. 1X4 FLUSH WINDOW TRIM,PTD, AT SIDING 02.
4. HEADERS & SILLS AT MASONRY 01 TO BE COMPOSED OF MASONRY 01.

BUILDING CALCULATIONS

LOWEST ADJ. GRADE: 98' - 1"  
HIGHEST ADJ. GRADE: 99' - 10-1/4"  
REF: 2/A0.0

AVG. ADJ. GRADE: 98' - 11-5/8"

BUILDING HEIGHT: 16' - 7-1/2"  
REF: 1/A2.0

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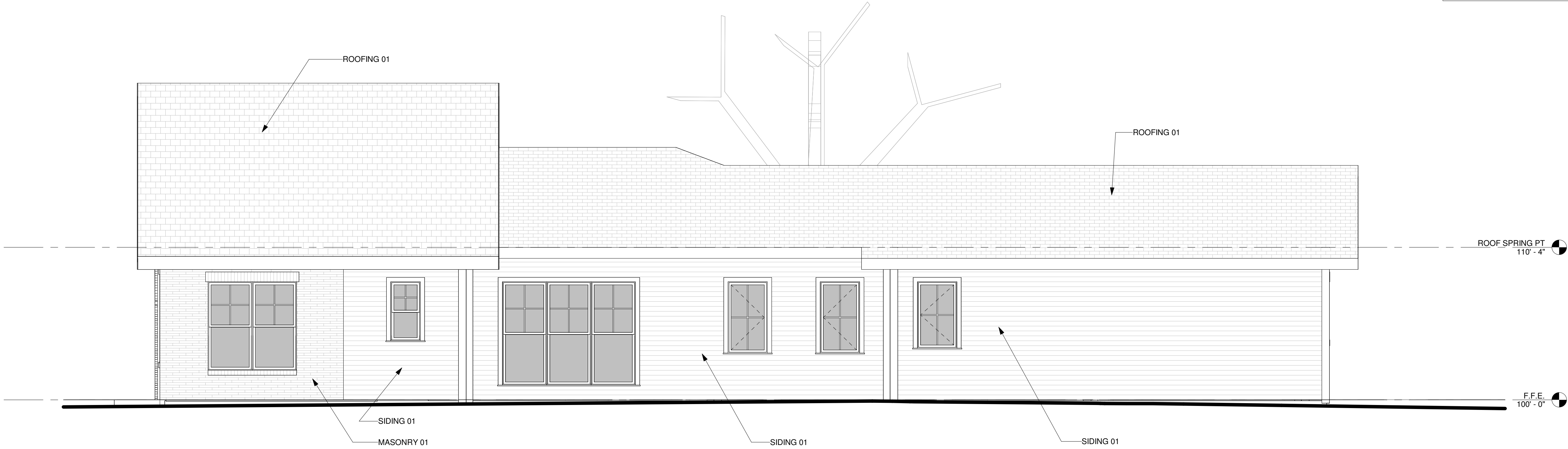
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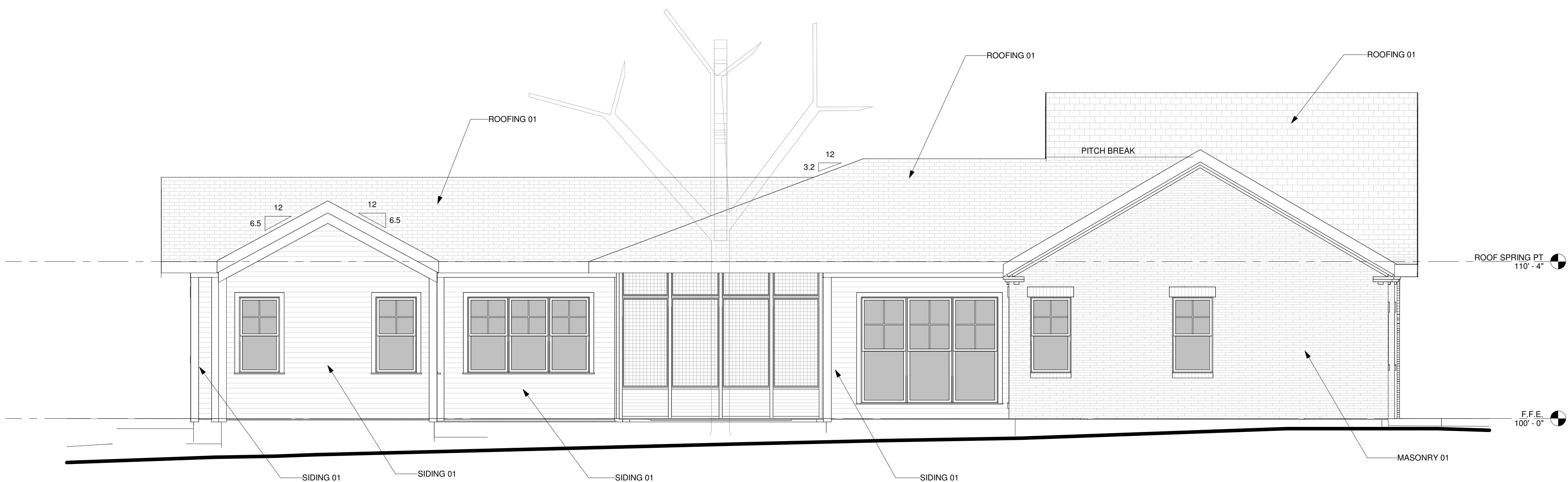
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EXTERIOR ELEVATIONS

A2.0



2 NORTH ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION  
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. 1X6 CORNER BOARDS,PTD, AT ALL SIDING 02 CORNERS.
2. 1X8 FRIEZE BOARDS,PTD, AT SIDING 02.
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EXTERIOR ELEVATIONS

A2.1

EXTERIOR ELEVATION NOTES

1.

1X6 CORNER BOARDS,PTD, AT ALL SIDING 02 CORNERS.

2.

1X8 FRIEZE BOARDS,PTD, AT SIDING 02.

3.

1X4 FLUSH WINDOW TRIM,PTD, AT SIDING 02.

4.

HEADERS & SILLS AT MASONRY 01 TO BE COMPOSED OF MASONRY 01..

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REGISTERED ARCHITECT

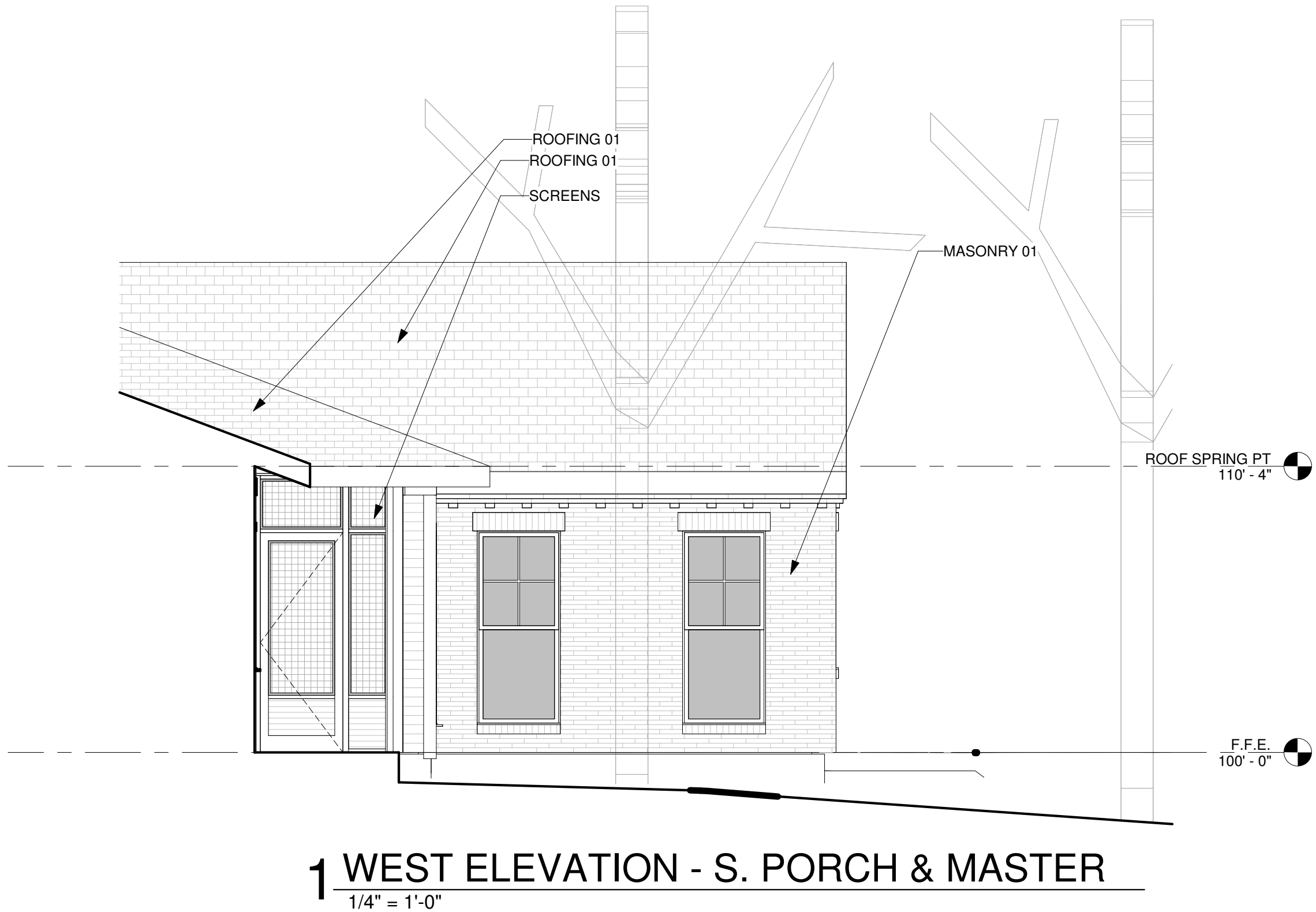
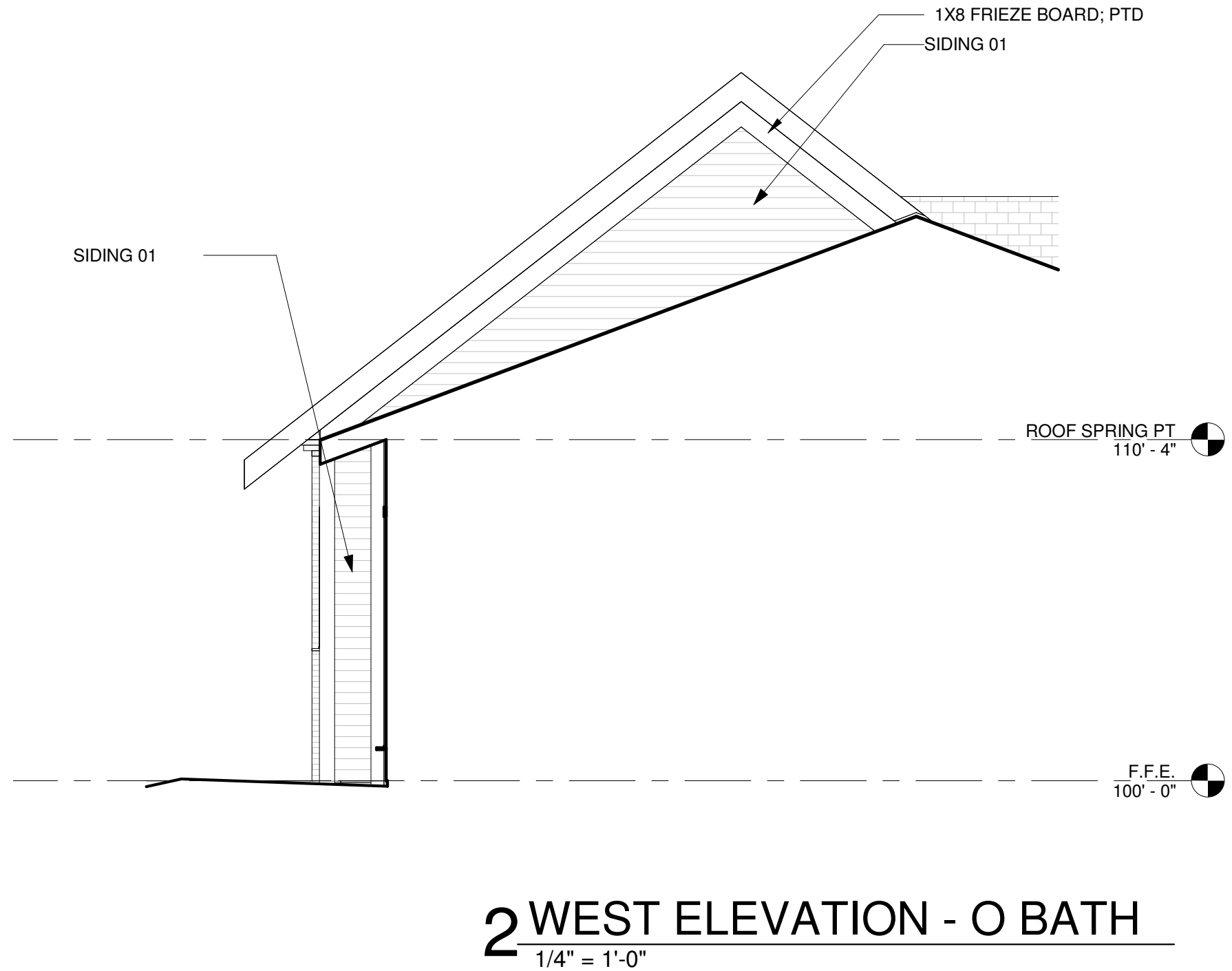
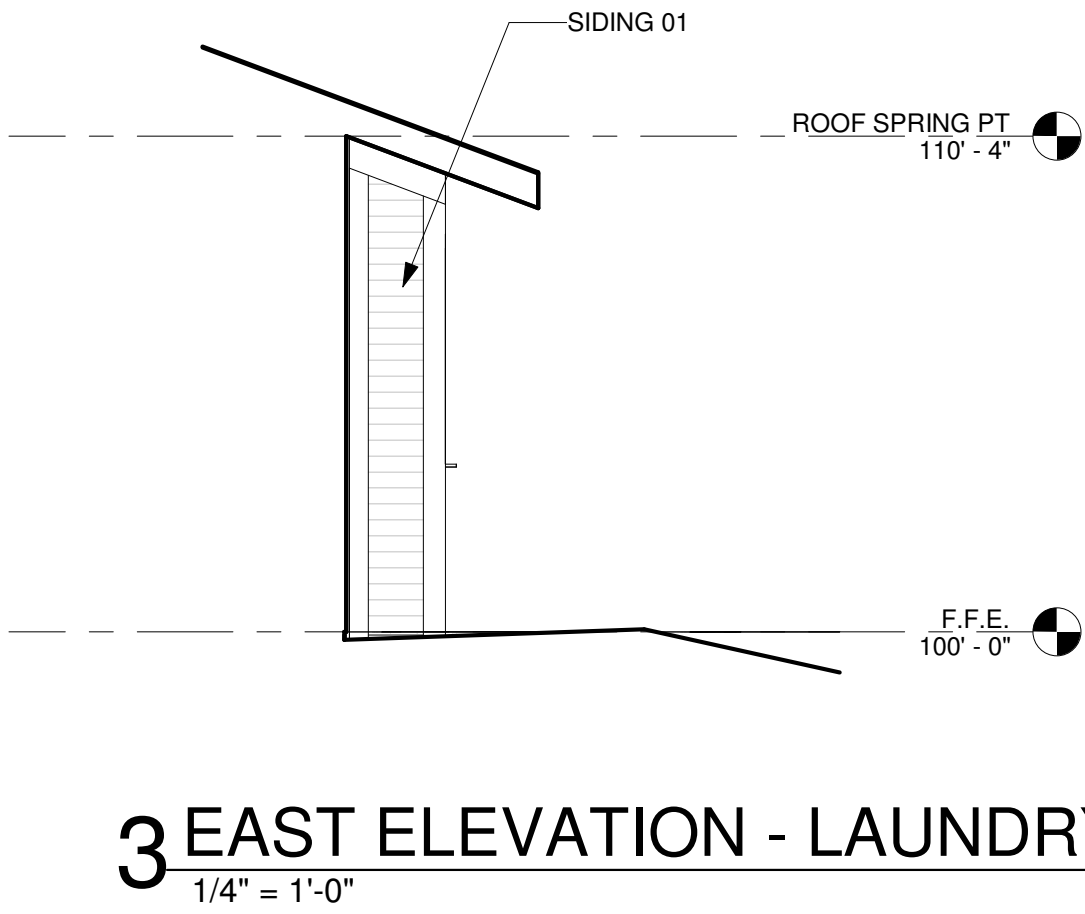
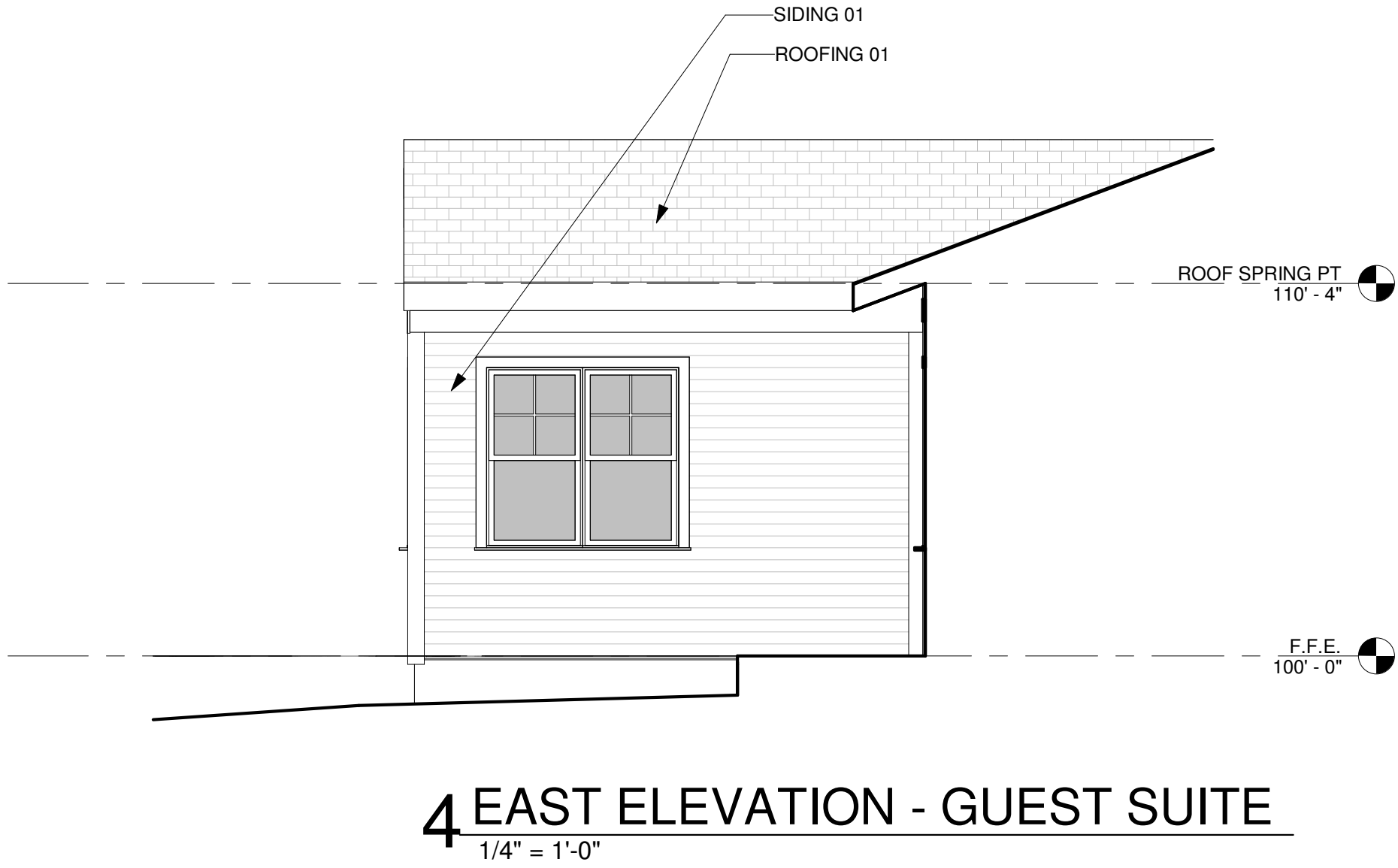
WENDY J. YALOWITZ

24250

STATE OF TEXAS

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EXTERIOR ELEVATIONS	

A2.2