
BALCONES RESIDENCE

3800 Balcones Drive

Certificate of Appropriateness

Review Committee

September 14, 2015



architecture

Matt Fajkus Architecture
900 East 6th Street
Suite 100
Austin, Texas 78702

512.432.5137

www.mfarchitecture.com

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 See next page for photos.

EXISTING CONDITIONS

—
*Discussion purposes only.
Not for construction.*
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September 14, 2015
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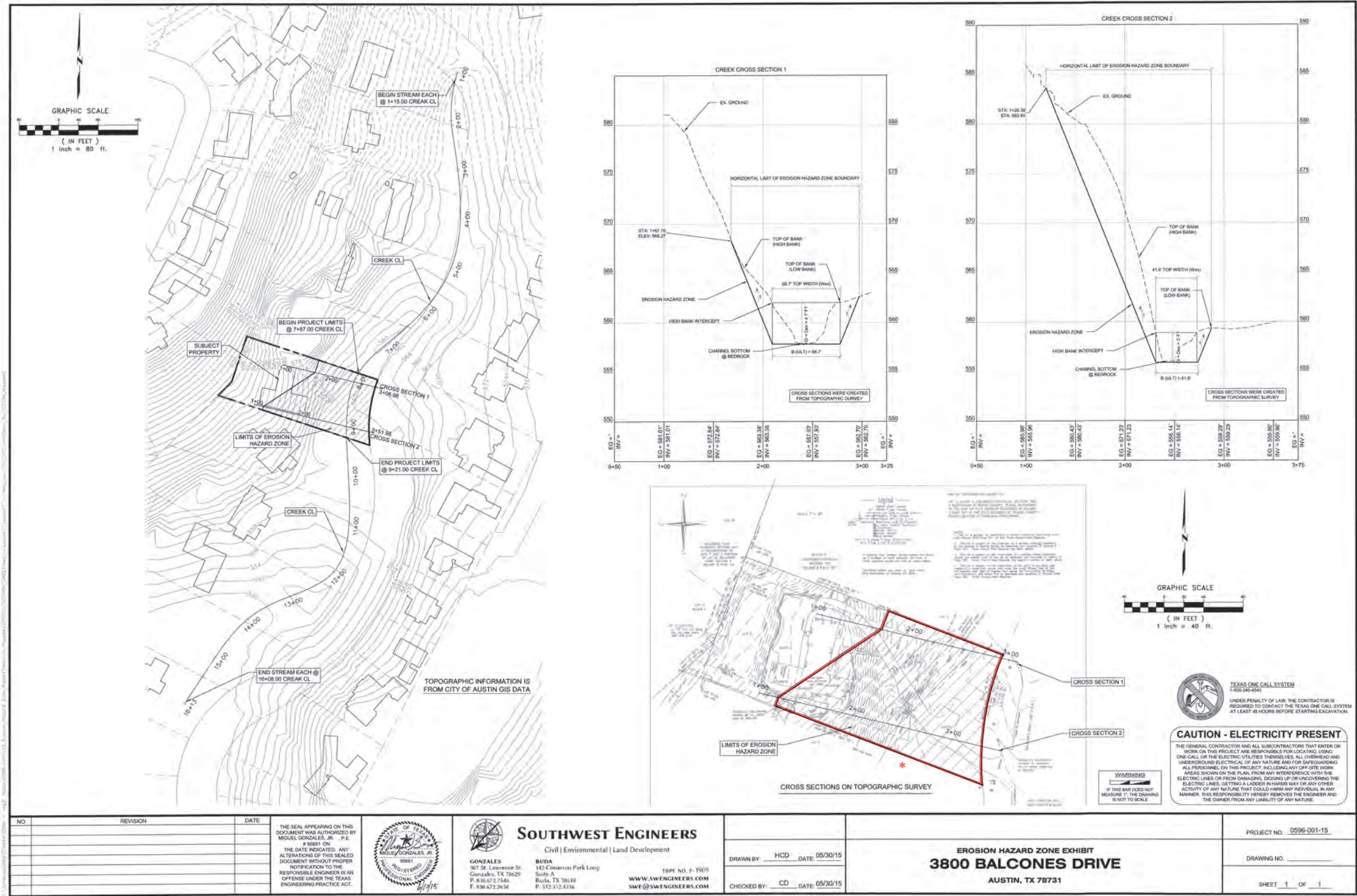
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* EROSION HAZARD ZONE

Erosion Hazard Zone (EHZ), defined as :
An area where stream channel erosion is likely to result in damage to or loss of property, buildings, infrastructure, utilities or other valued resources.

An Erosion Hazard Zone provides a boundary outside of which resources are not expected to be threatened as a result of future stream erosion. This document provides criteria to planners, designers and regulators in evaluating the potential impact from erosion for proposed development near defined waterways.

The following criteria provides a 'Level 1', analysis that was developed based on observed erosion rates in Austin to predict an Erosion Hazard Zone that is considered sufficient without a high level of site specific hydrologic, soil, and geomorphic information. An applicant may opt to perform a 'Level 2' analysis using more robust technical procedures and detailed site specific information, as approved by the Watershed Protection Department.

Although it is preferable to set all development outside of the natural Erosion Hazard Zone, new development located within an Erosion Hazard Zone shall be protected with engineered structural protective works where such construction is allowed.

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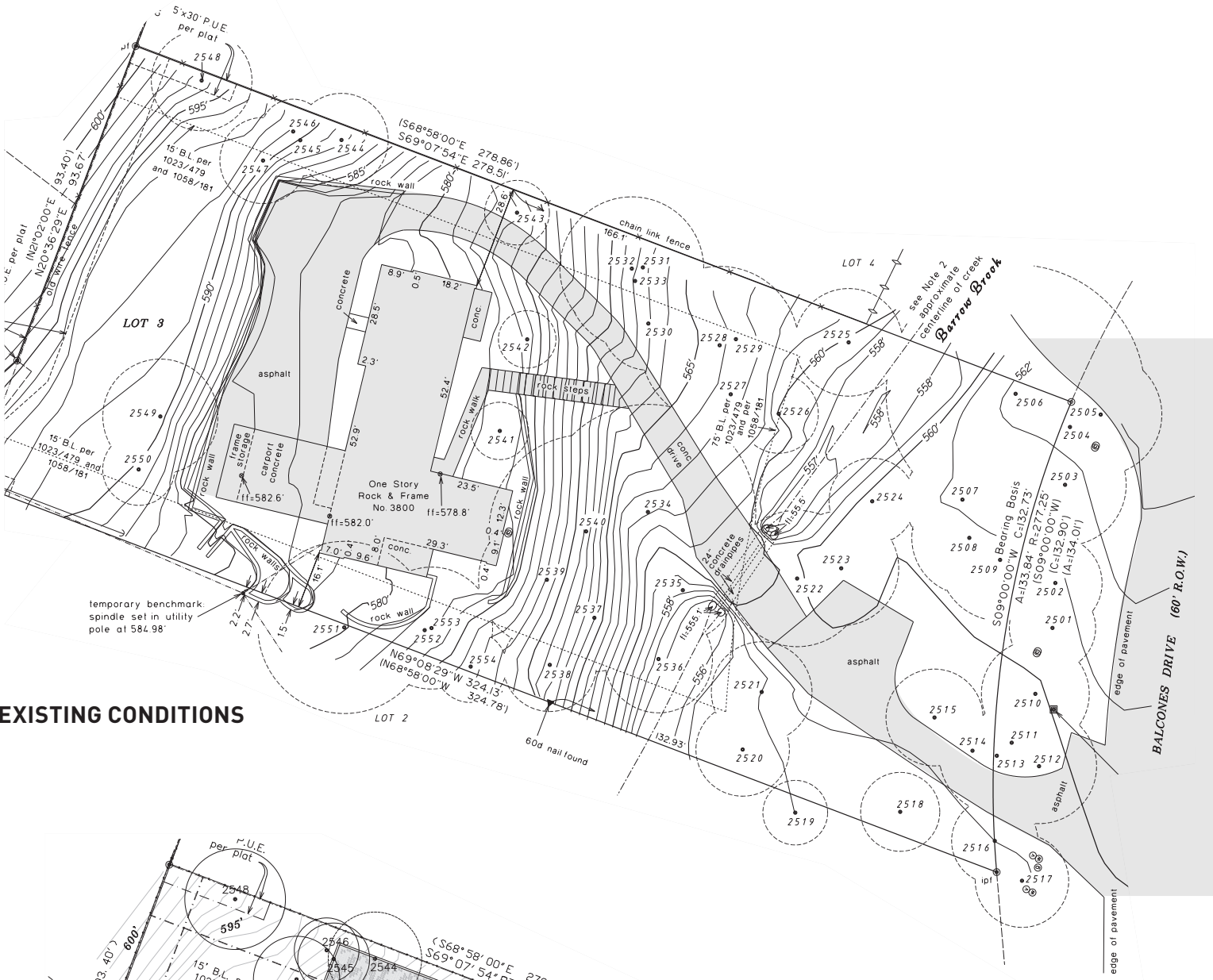
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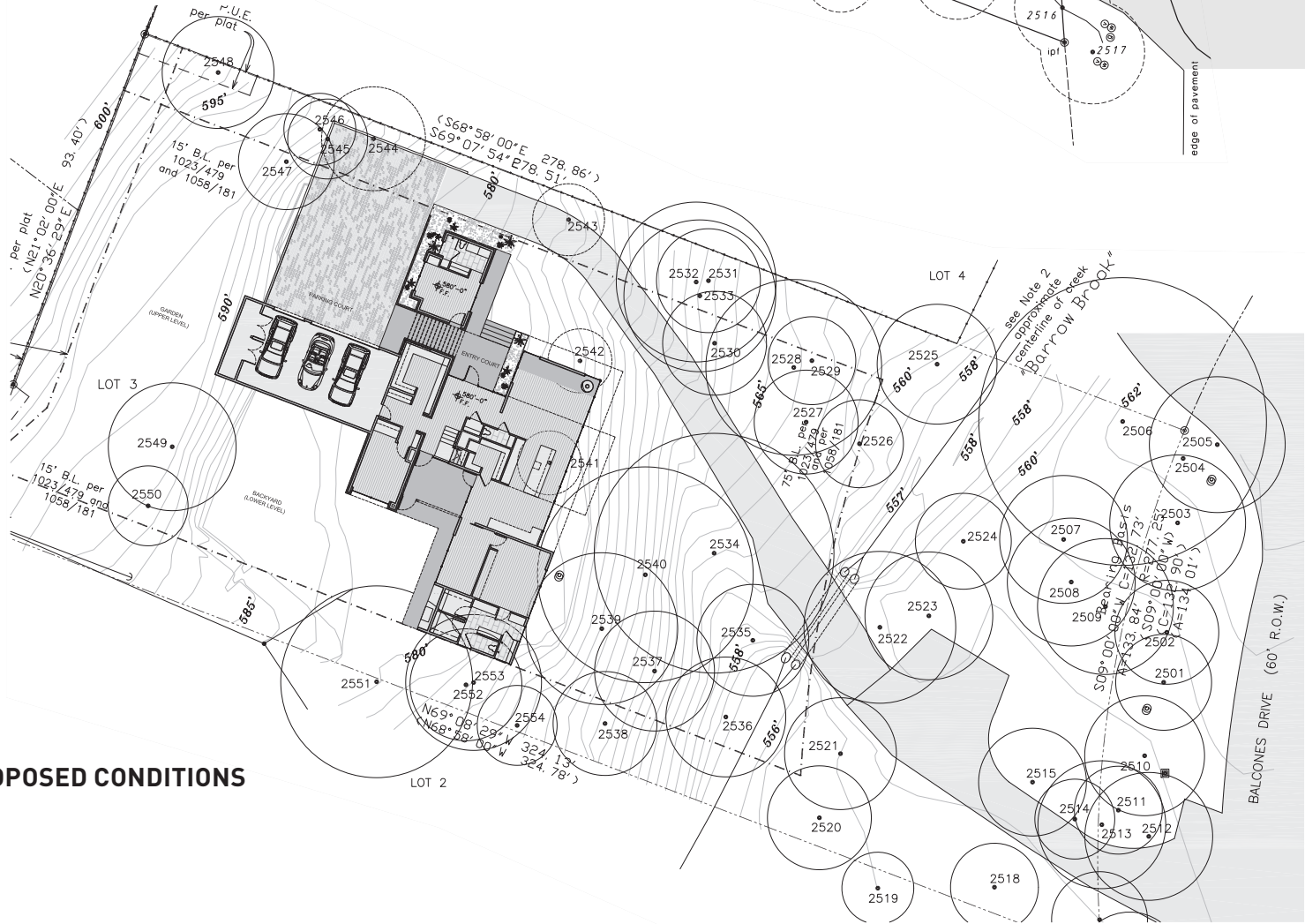
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EXISTING CONDITIONS



PROPOSED CONDITIONS

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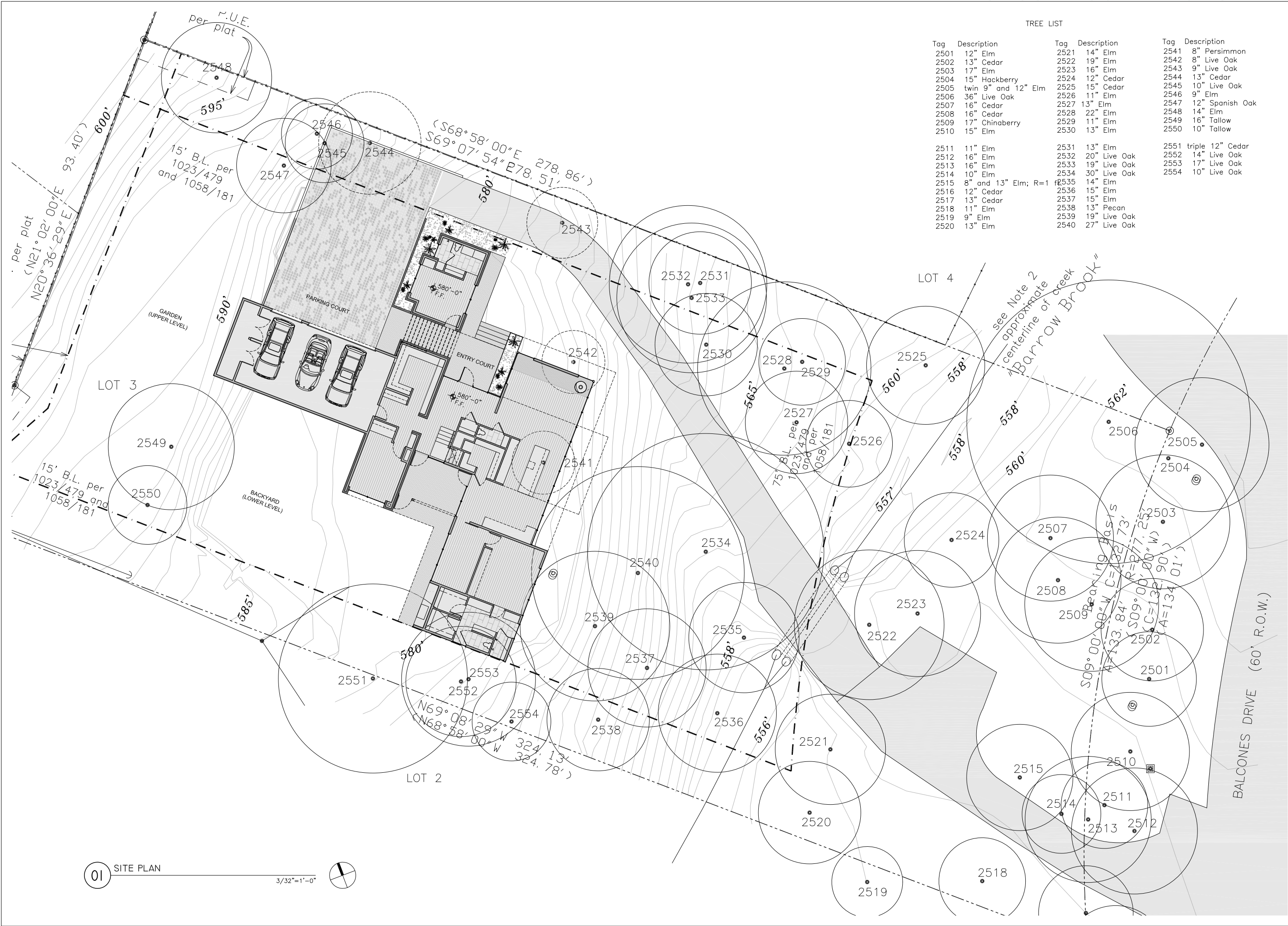


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PROPOSED CONDITIONS



TREE LIST					
Tag	Description	Tag	Description	Tag	Description
2501	12" Elm	2521	14" Elm	2541	8" Persimmon
2502	13" Cedar	2522	19" Elm	2542	8" Live Oak
2503	17" Elm	2523	16" Elm	2543	9" Live Oak
2504	15" Hackberry	2524	12" Cedar	2544	13" Cedar
2505	twin 9" and 12" Elm	2525	15" Cedar	2545	10" Live Oak
2506	36" Live Oak	2526	11" Elm	2546	9" Elm
2507	16" Cedar	2527	13" Elm	2547	12" Spanish Oak
2508	16" Cedar	2528	22" Elm	2548	14" Elm
2509	17" Chinaberry	2529	11" Elm	2549	16" Tallow
2510	15" Elm	2530	13" Elm	2550	10" Tallow
2511	11" Elm	2531	13" Elm	2551	triple 12" Cedar
2512	16" Elm	2532	20" Live Oak	2552	14" Live Oak
2513	16" Elm	2533	19" Live Oak	2553	17" Live Oak
2514	10" Elm	2534	30" Live Oak	2554	10" Live Oak
2515	8" and 13" Elm; R=1	2535	14" Elm		
2516	12" Cedar	2536	15" Elm		
2517	13" Cedar	2537	15" Elm		
2518	11" Elm	2538	13" Pecan		
2519	9" Elm	2539	19" Live Oak		
2520	13" Elm	2540	27" Live Oak		

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MATT FAJUS ARCHITECTURE, LLC

PROJECT TITLE

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3800 BALCONES DRIVE | AUSTIN, TEXAS | 78731

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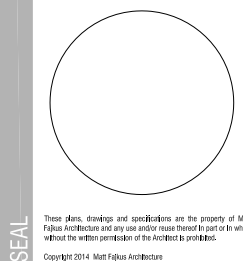
SEAL

REVISIONS:

PROJECT NUMBER:
1517
DATE:
09.04.2015
PHASE:
SD
DRAWING TITLE:
SITE PLAN

A1.0
mfarchitecture

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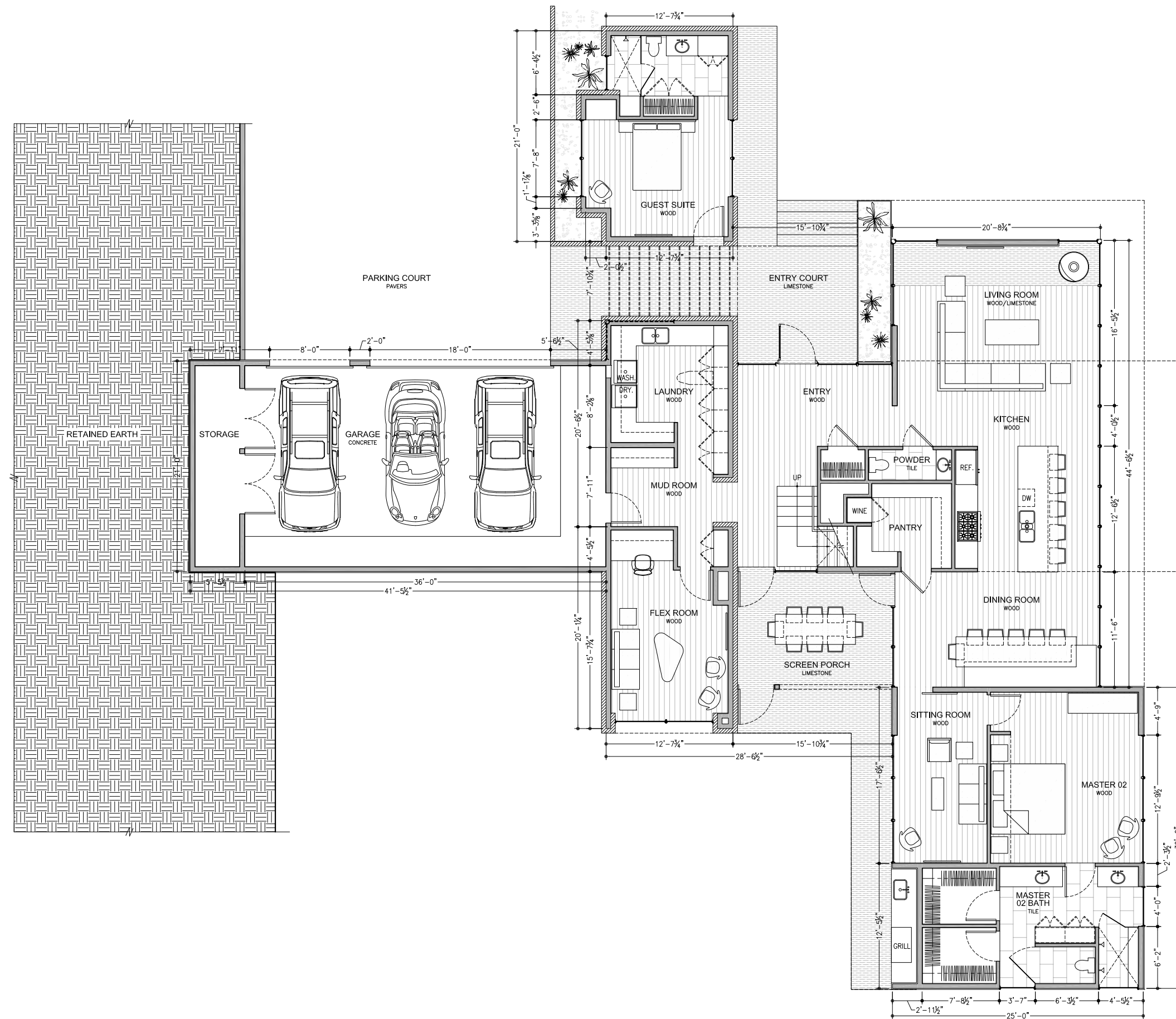
PROJECT NUMBER:
1517

DATE:
09.04.2015

PHASE:
SD

DRAWING TITLE:
**FLOOR PLAN
LEVEL 1**

A1.1
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01 FLOOR PLAN: LEVEL 1 3/16"=1'-0"



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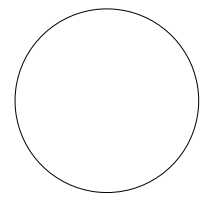
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REVISIONS:

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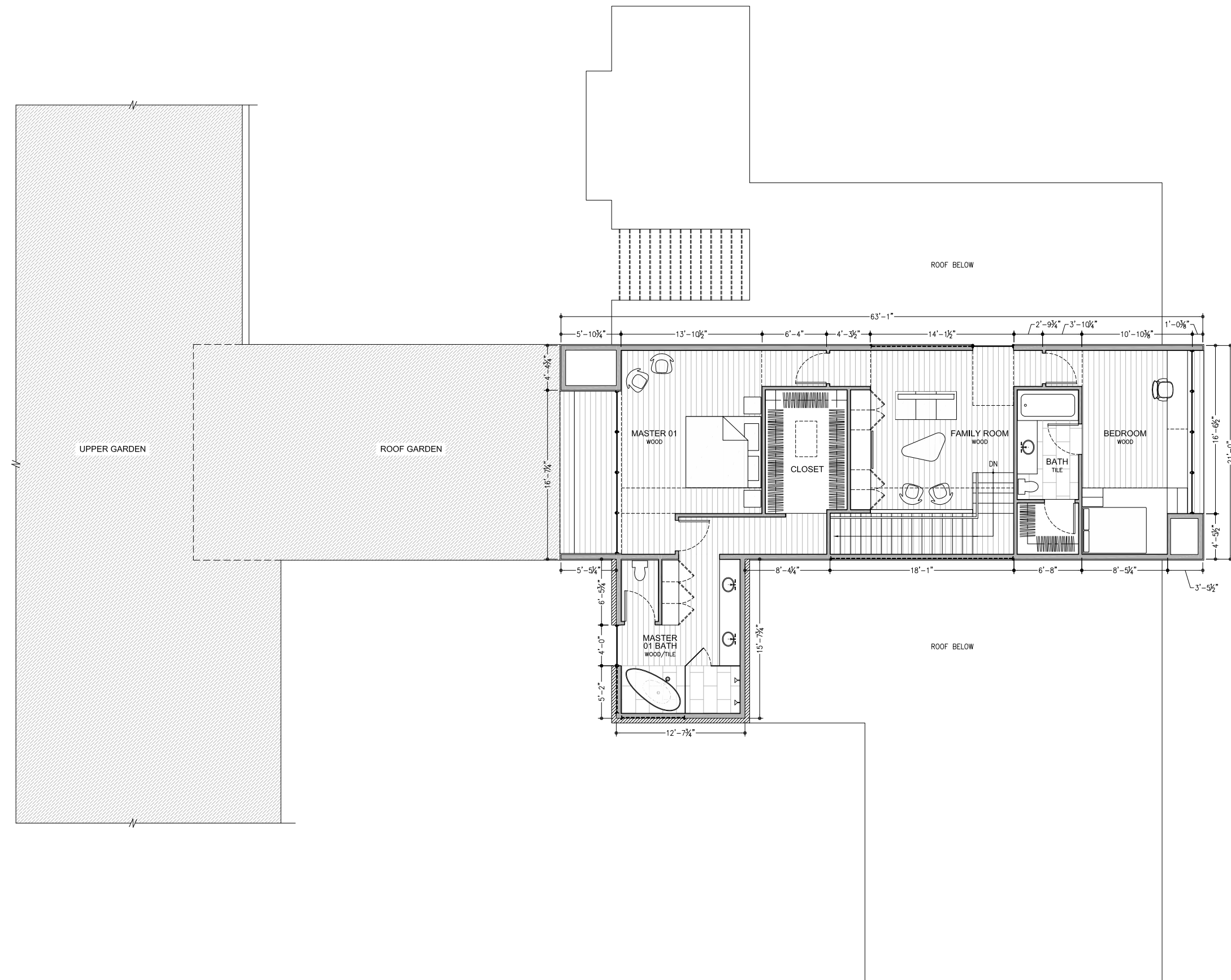
PHASE:
SD

DRAWING TITLE:
**FLOOR PLAN
LEVEL 2**

DRAWING TITLE:
FLOOR PLAN
LEVEL 2

A1.2
*mf*architecture

mf architecture



01 FLOOR PLAN: LEVEL 2

$$\overline{3/16'' = 1' - 0''}$$


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VIEW FROM DINING ACROSS KITCHEN + LIVING

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