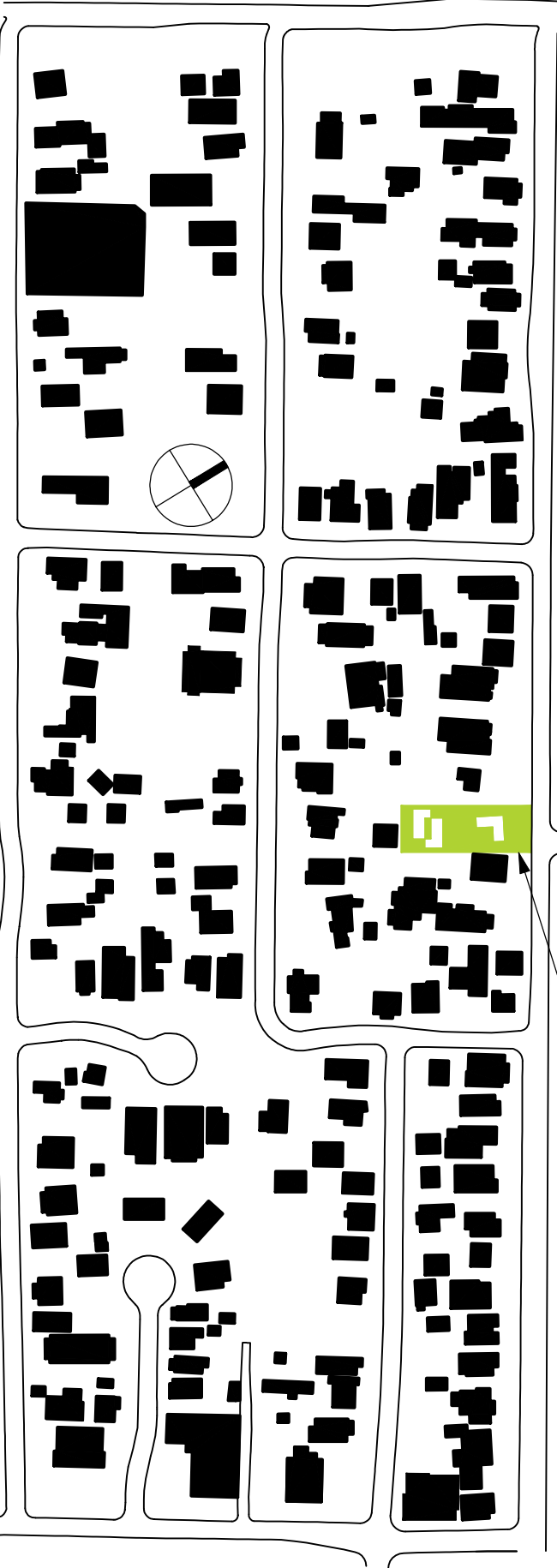




BOOKENDS

(Or, Towards A New Back House)

Waterston Ave

Palma Plaza

Enfield Rd

Summit View

Cromwell Hill

Niles Rd

Woodlawn Blvd

1701 WATERSTON AVE - CLARKSVILLE

PEASE MANSION



Exterior before



Exterior after

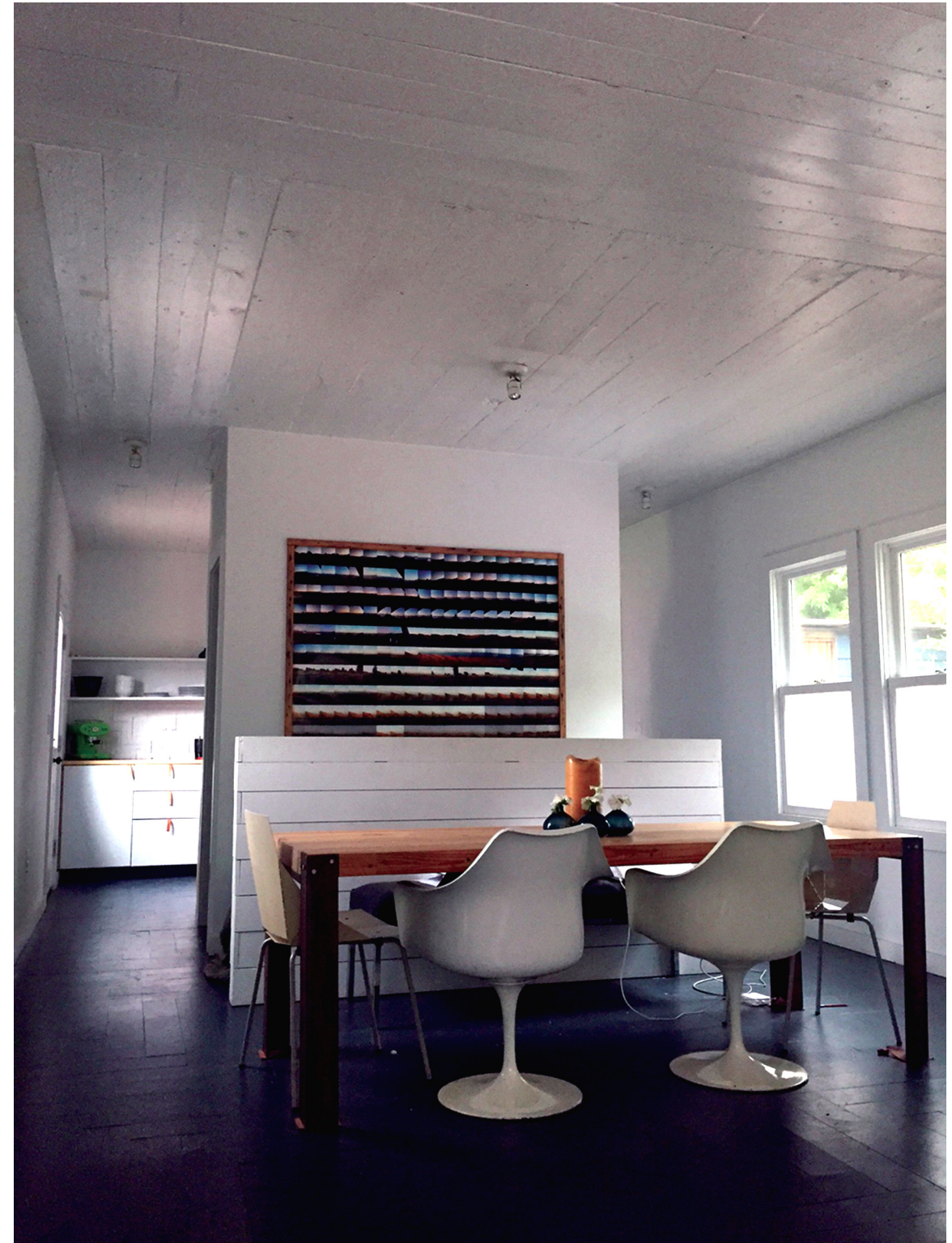


Rehabilitation of a Contributing House (per Secretary of Interior’s Standards)

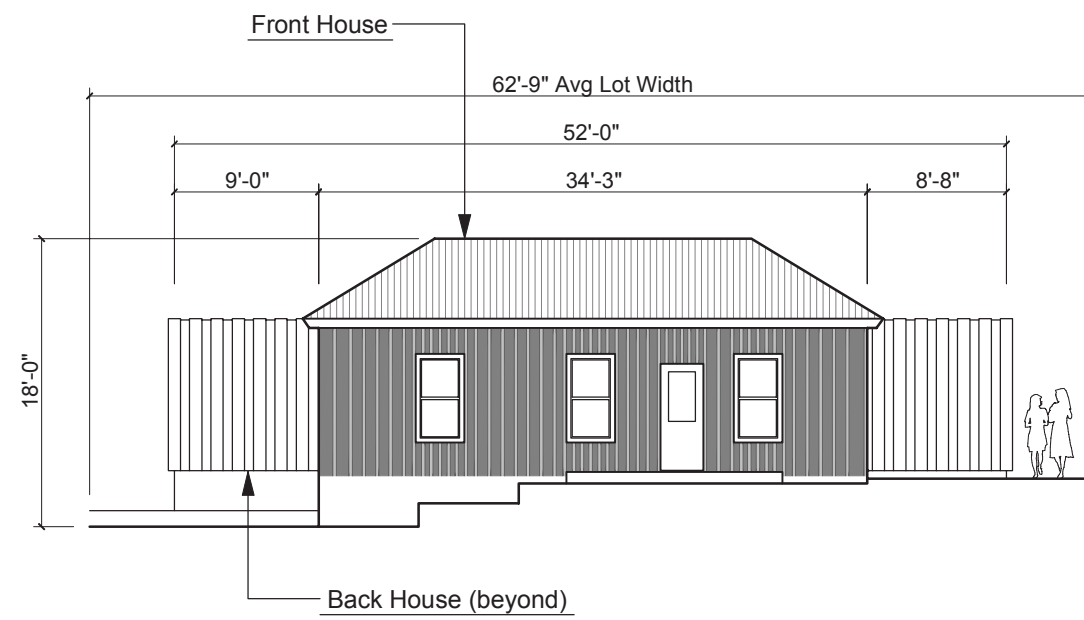
Interior before



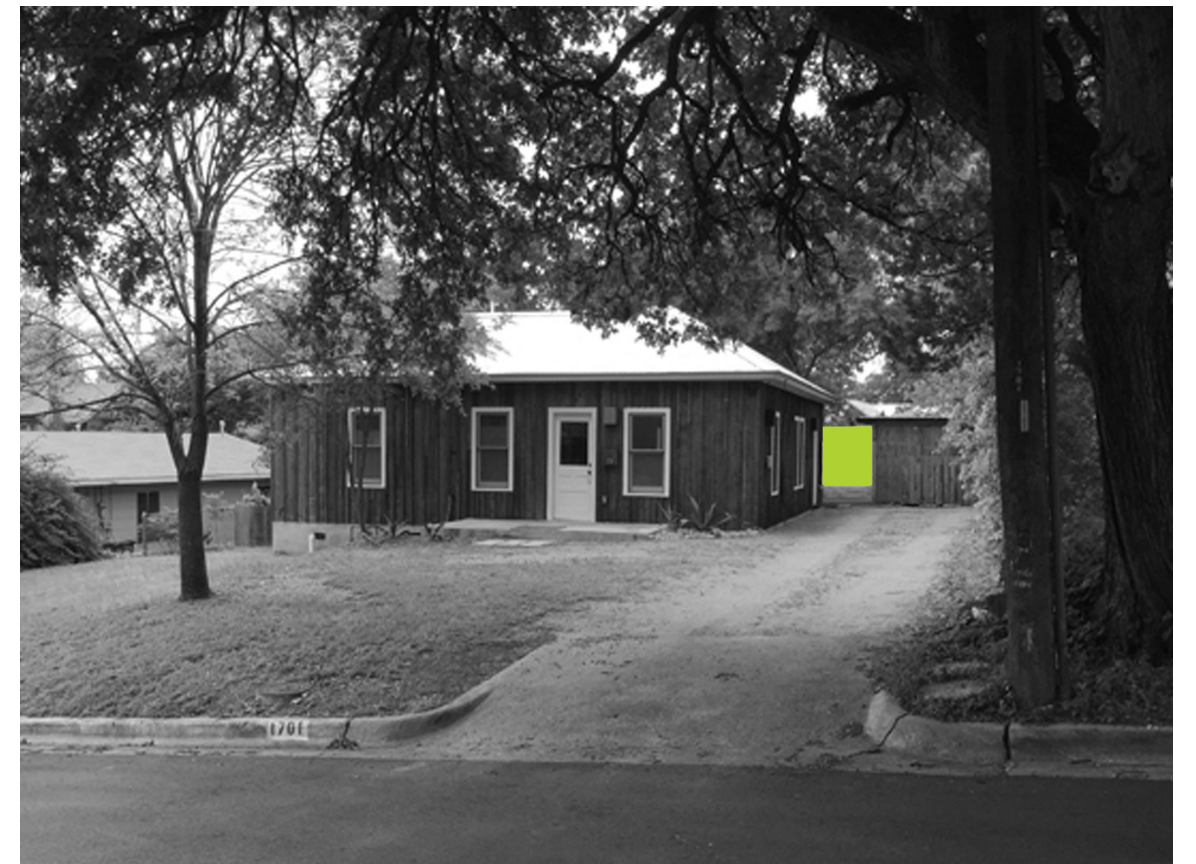
Interior after

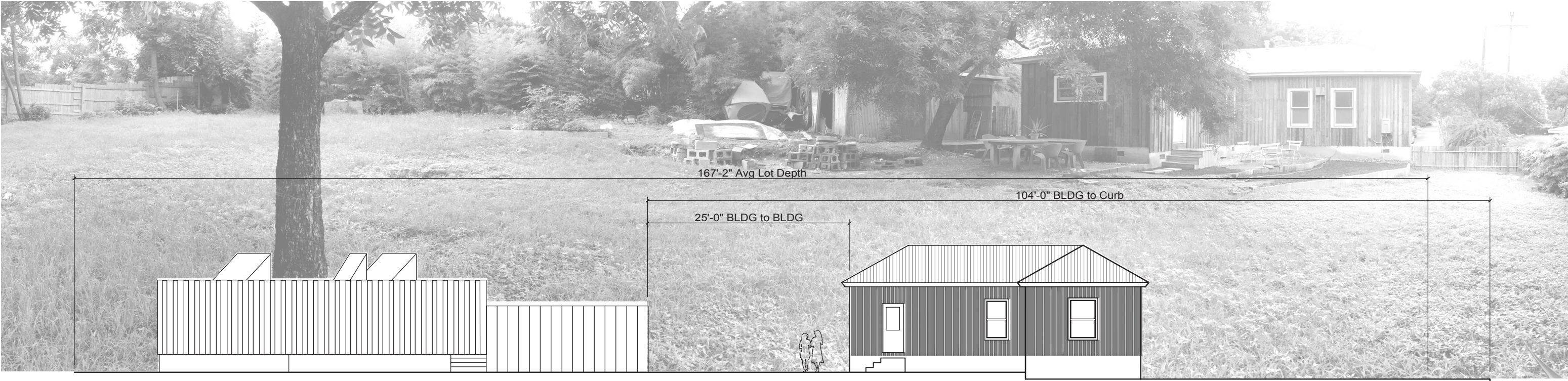


Rehabilitation of a Contributing House (per Secretary of Interior's Standards)



North Elevation - Sight Lines From Waterston Ave

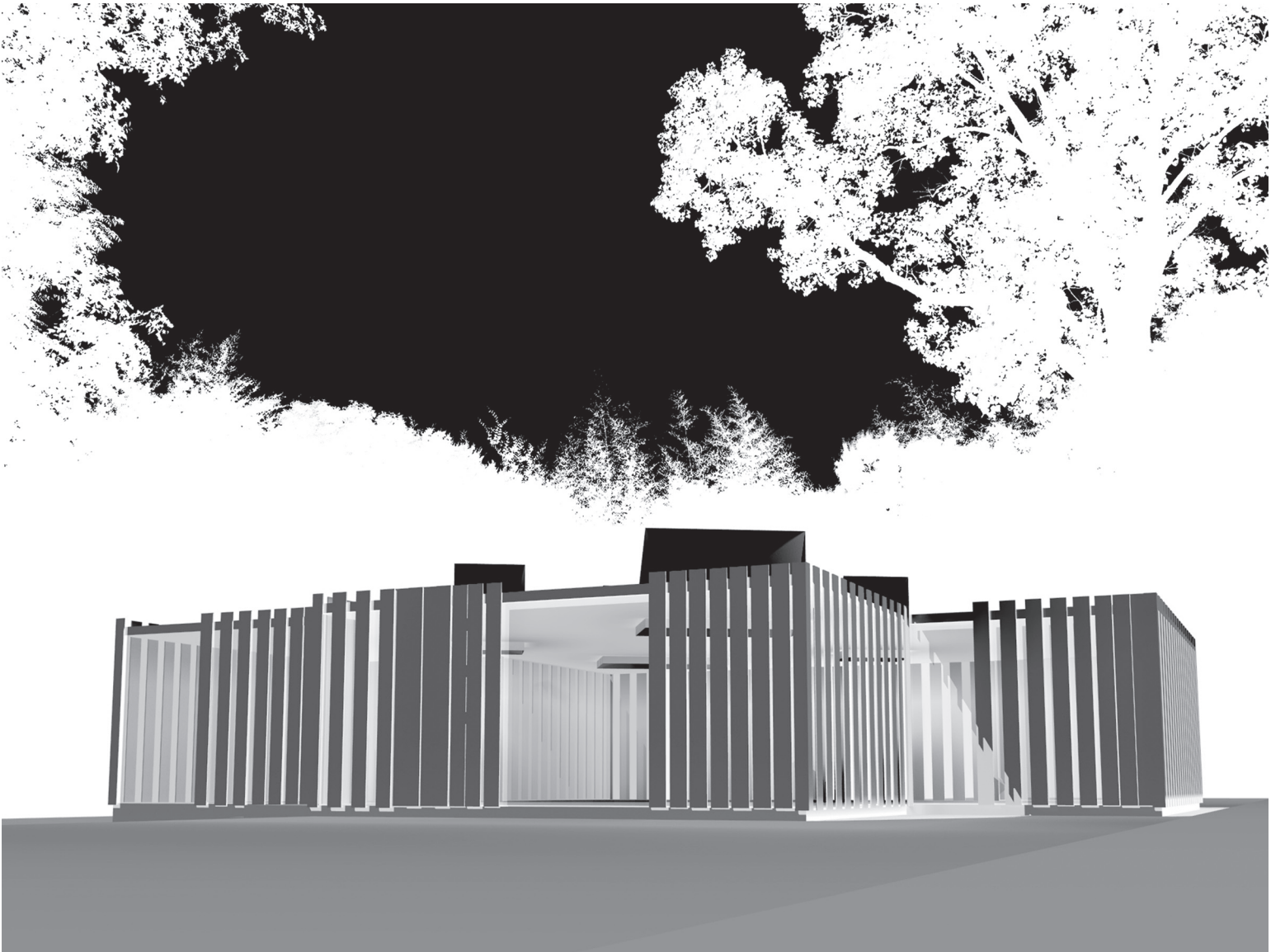




East / West Longitudinal Elevations and Site Photographs

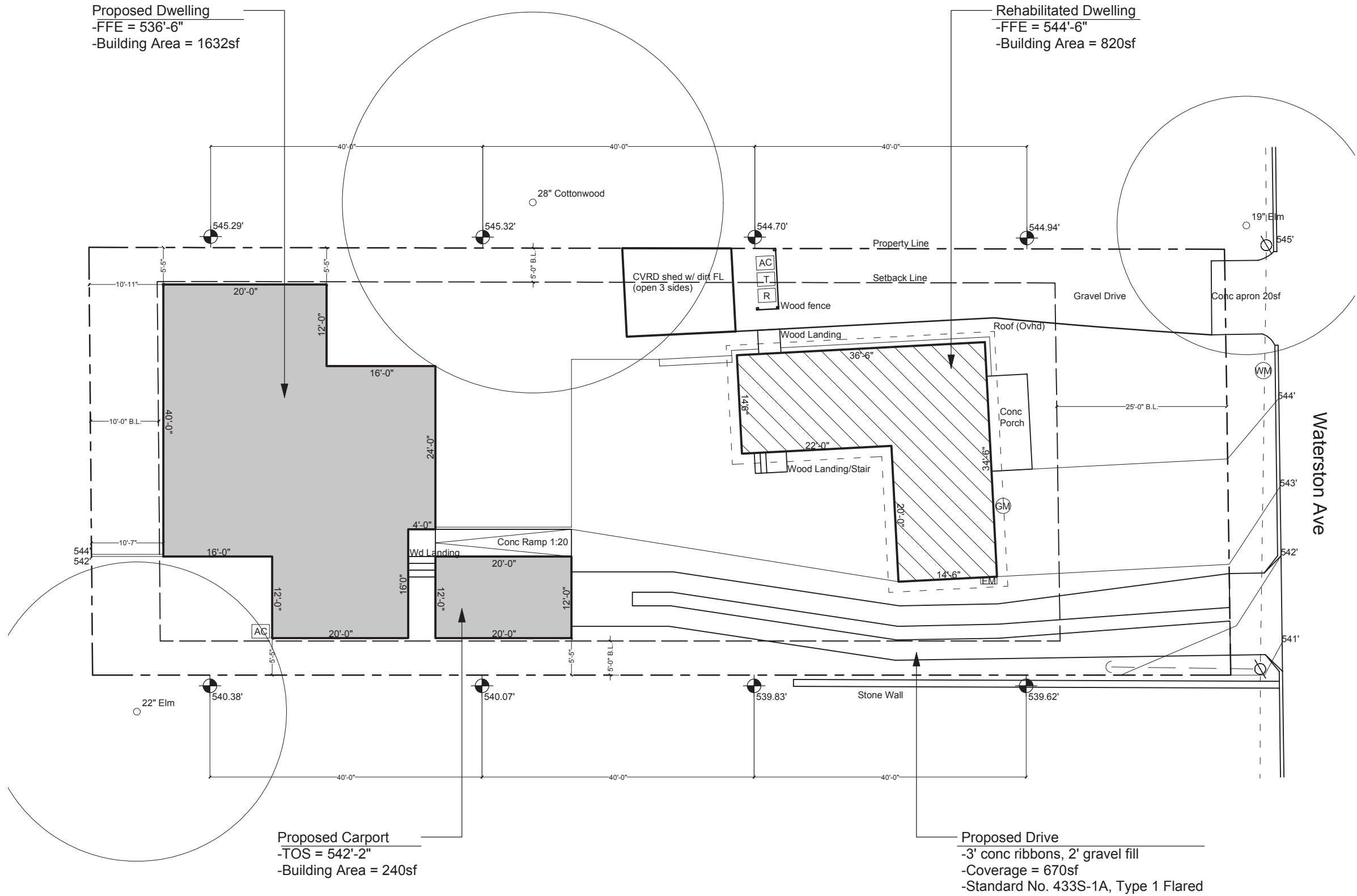


Closed configuration



Open configuration

Massing Study



Site Development			
Zoning District	SF-3-NP		
Neighborhood Plan	OWA		
Historic District	Clarksville		
Lot Size (sf)	10487		
Impervious Cover	3820	36%	
FAR	2452	23%	

Area Description	Exist SF	New SF	Total SF
a) 1st Floor	820	1632	2452
d) Detached Carport	0	240	240
c) Covered Dirt	200	0	200
d) Covered Wood Deck	0	28	28
e) Conc Driveway	22	670	692
f) Uncovered Conc Porch	84	0	84
g) Uncovered Conc Ramp	0	80	80
h) Uncovered Wood Deck	26	0	26
i) Concrete A/C pad	9	9	18
Total Building Area	1020	1900	2920
Impervious Cover	1161	2659	3820
% of Lot	11%	25%	36%

Gross Floor Area (GFA)			
1st Floor	820	1632	2452
Ground Floor Porch	160	0	160
Exemption 3.3.3 A	-160	0	-160
Carport	0	240	240
Exemption 3.3.2 A3	0	-240	-240
Total GFA	820	1632	2452
% of Lot	8%	16%	23%

WATERSTON Phase 2
1701 Waterston Ave - Austin, TX 78703

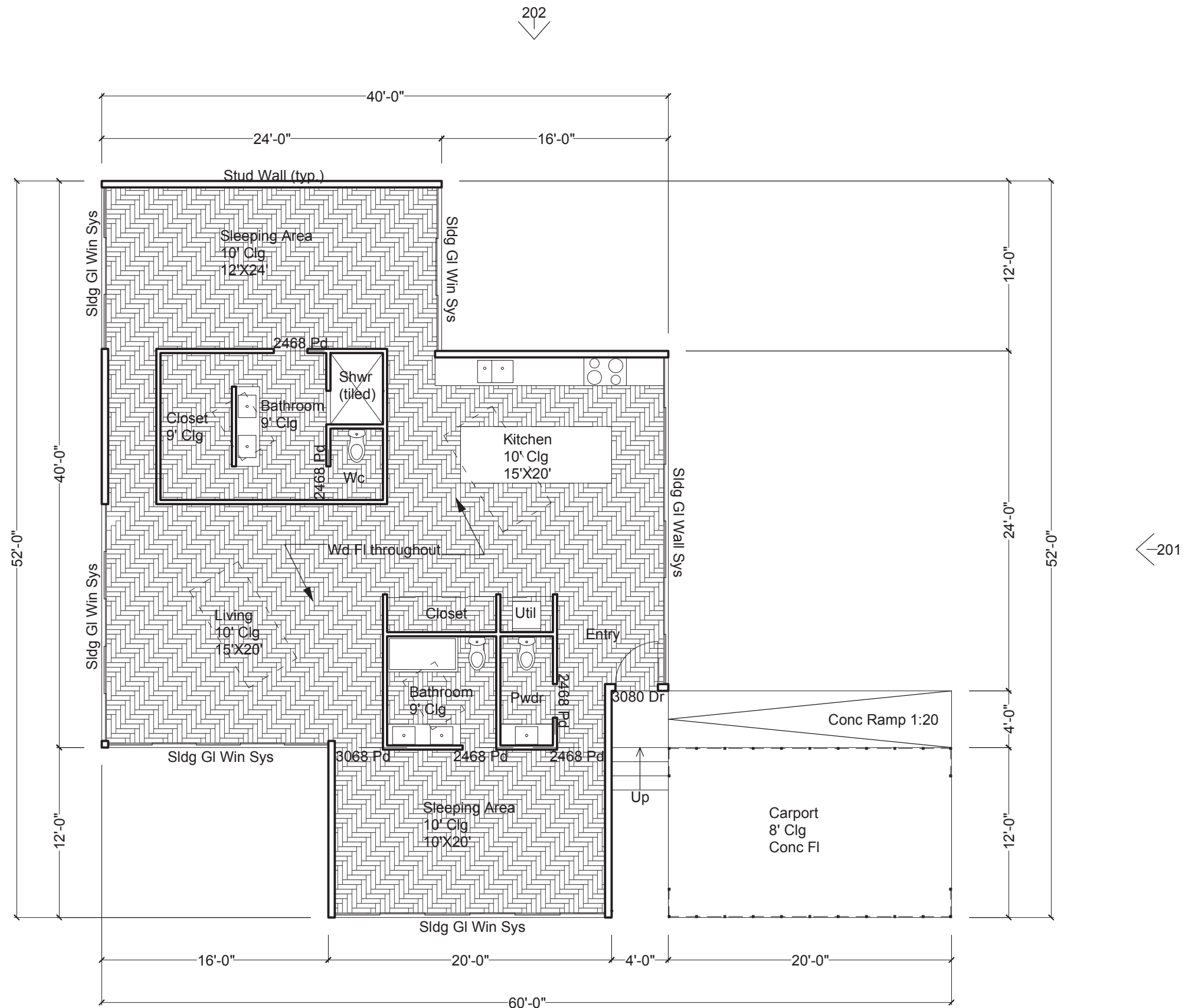
MidSpace - info@midspacedac.com - 206.225.6501

Phase: Permit Set
Date: 06.27.16
Remarks: HISTORIC REVIEW

A001 - Site Plan

Scale: 1/16" = 1'





WATERSTON Phase 2
1701 Waterston Ave - Austin, TX 78703

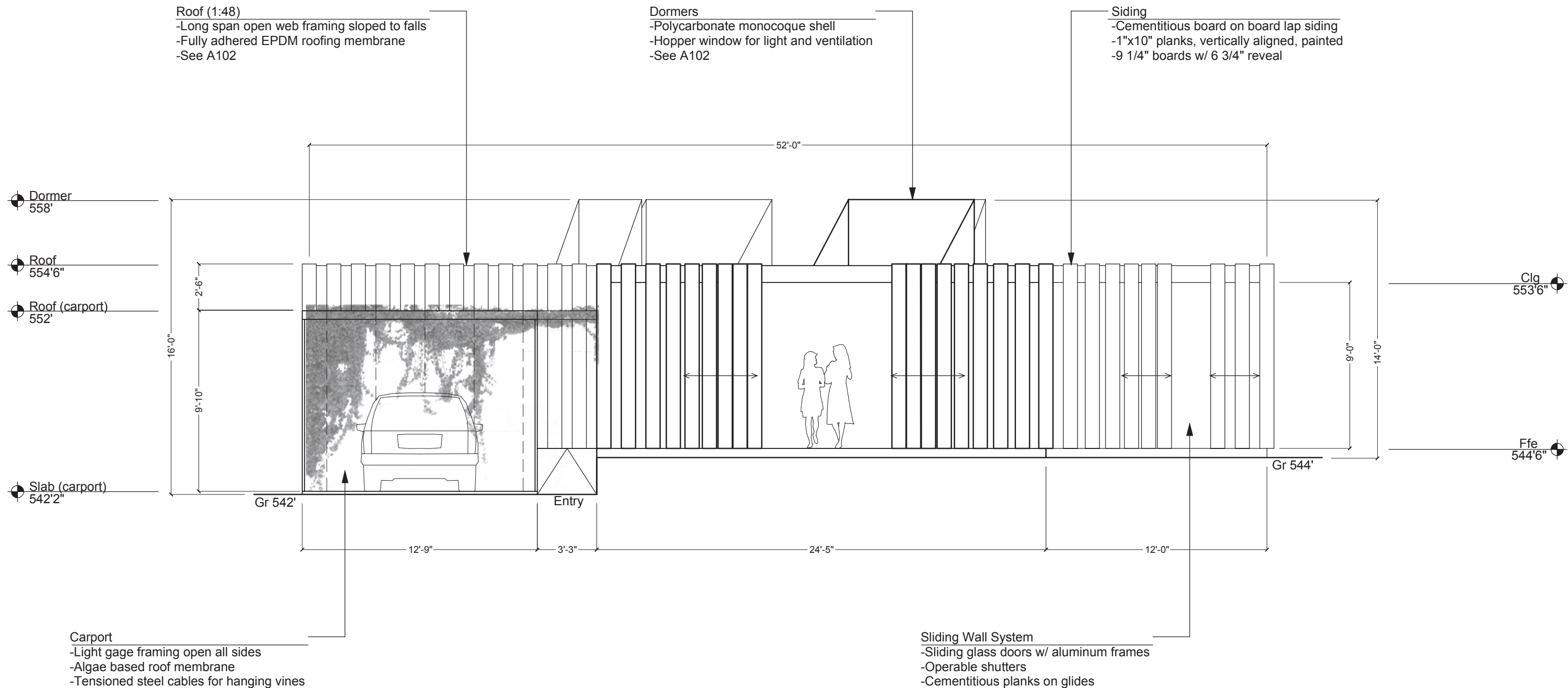
MidSpace - info@midspacedac.com - 206.225.6501

Phase: Permit Set
Date: 06.27.16
Remarks: HISTORIC REVIEW

A101 - Floor Plan

Scale: 1/8" = 1'





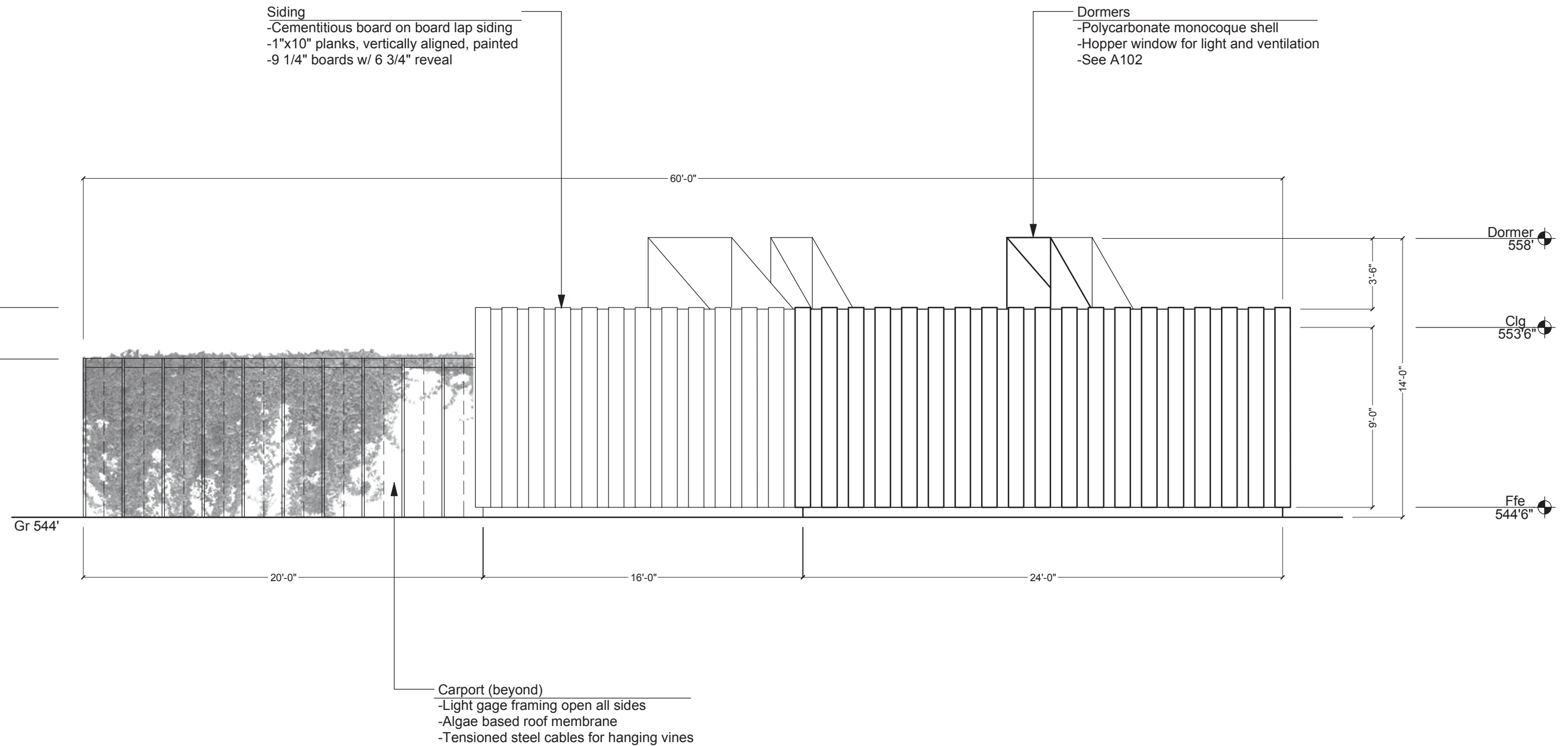
WATERSTON Phase 2
 1701 Waterston Ave - Austin, TX 78703

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Phase: Permit Set
 Date: 06.27.16
 Remarks: HISTORIC REVIEW

A201 - Elevation

Scale: 3/16" = 1'



WATERSTON Phase 2
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Phase: Permit Set
 Date: 06.27.16
 Remarks: HISTORIC REVIEW

A202 - Elevation

Scale: 3/16" = 1'

Roof (1:48)

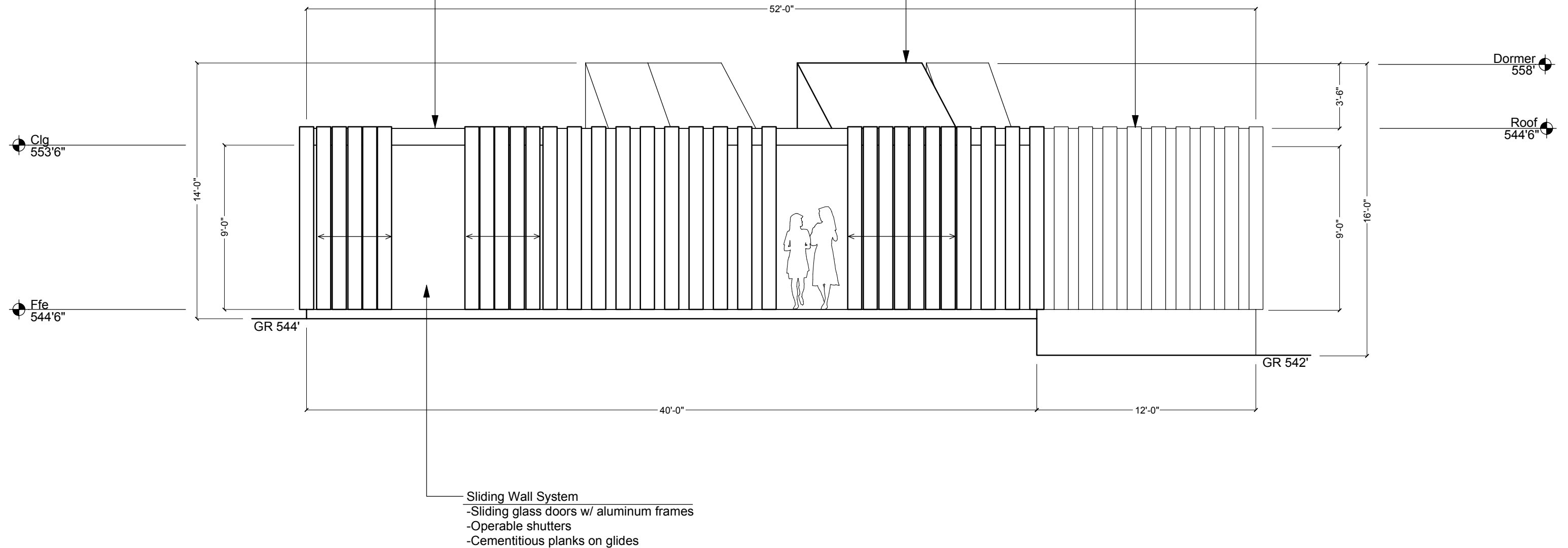
- Long span open web framing sloped to falls
- Fully adhered EPDM roofing membrane
- See A102

Dormers

- Polycarbonate monocoque shell
- Hopper window for light and ventilation
- See A102

Siding

- Cementitious board on board lap siding
- 1"x10" planks, vertically aligned, painted
- 9 1/4" boards w/ 6 3/4" reveal



WATERSTON Phase 2

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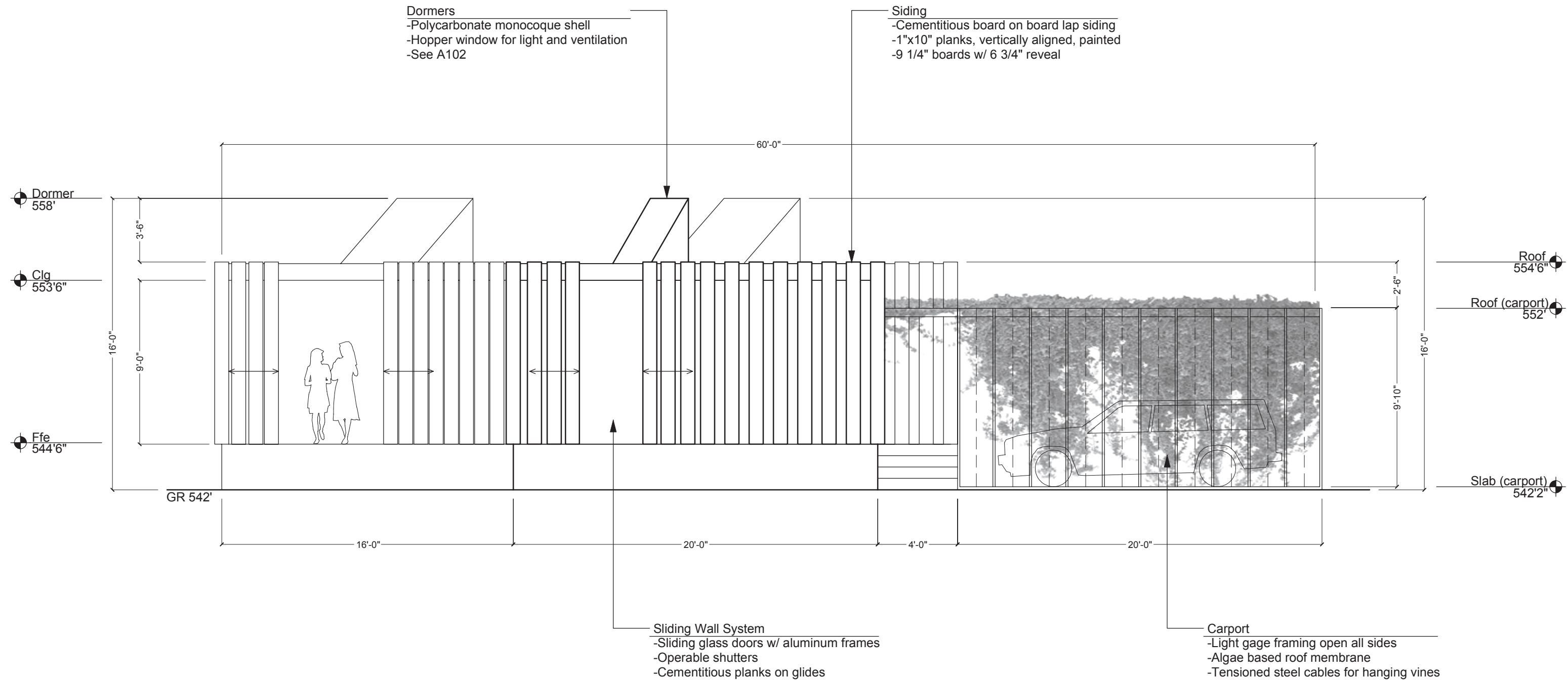
Phase: Permit Set

Date: 06.27.16

Remarks: HISTORIC REVIEW

A203 - Elevation

Scale: 3/16" = 1'



WATERSTON Phase 2
 1701 Waterston Ave - Austin, TX 78703

MidSpace - info@midspacedac.com - 206.225.6501

Phase: Permit Set
 Date: 06.27.16
 Remarks: HISTORIC REVIEW

A204 - Elevation

Scale: 3/16" = 1'