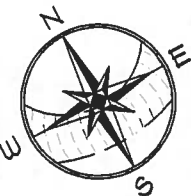
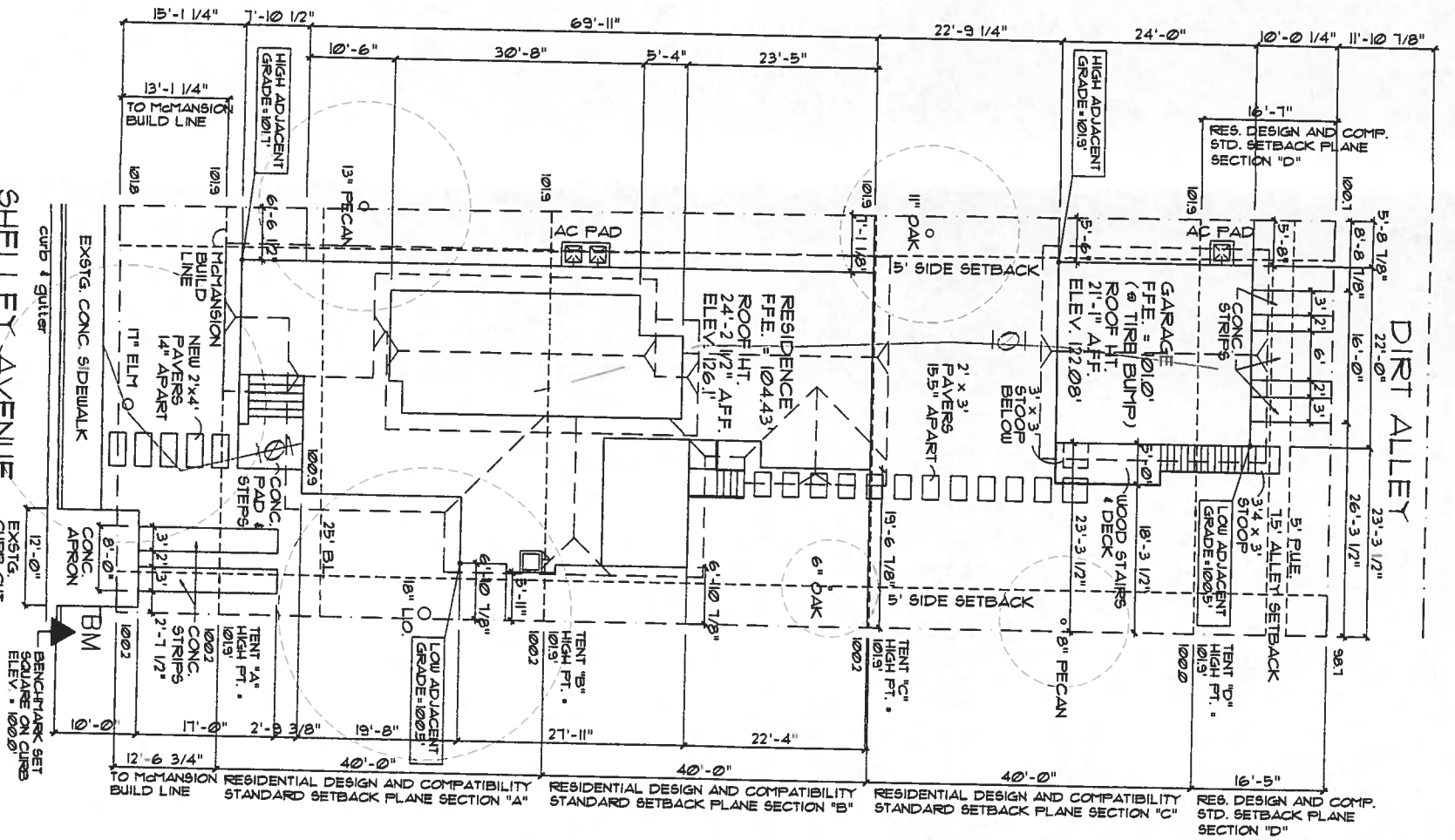
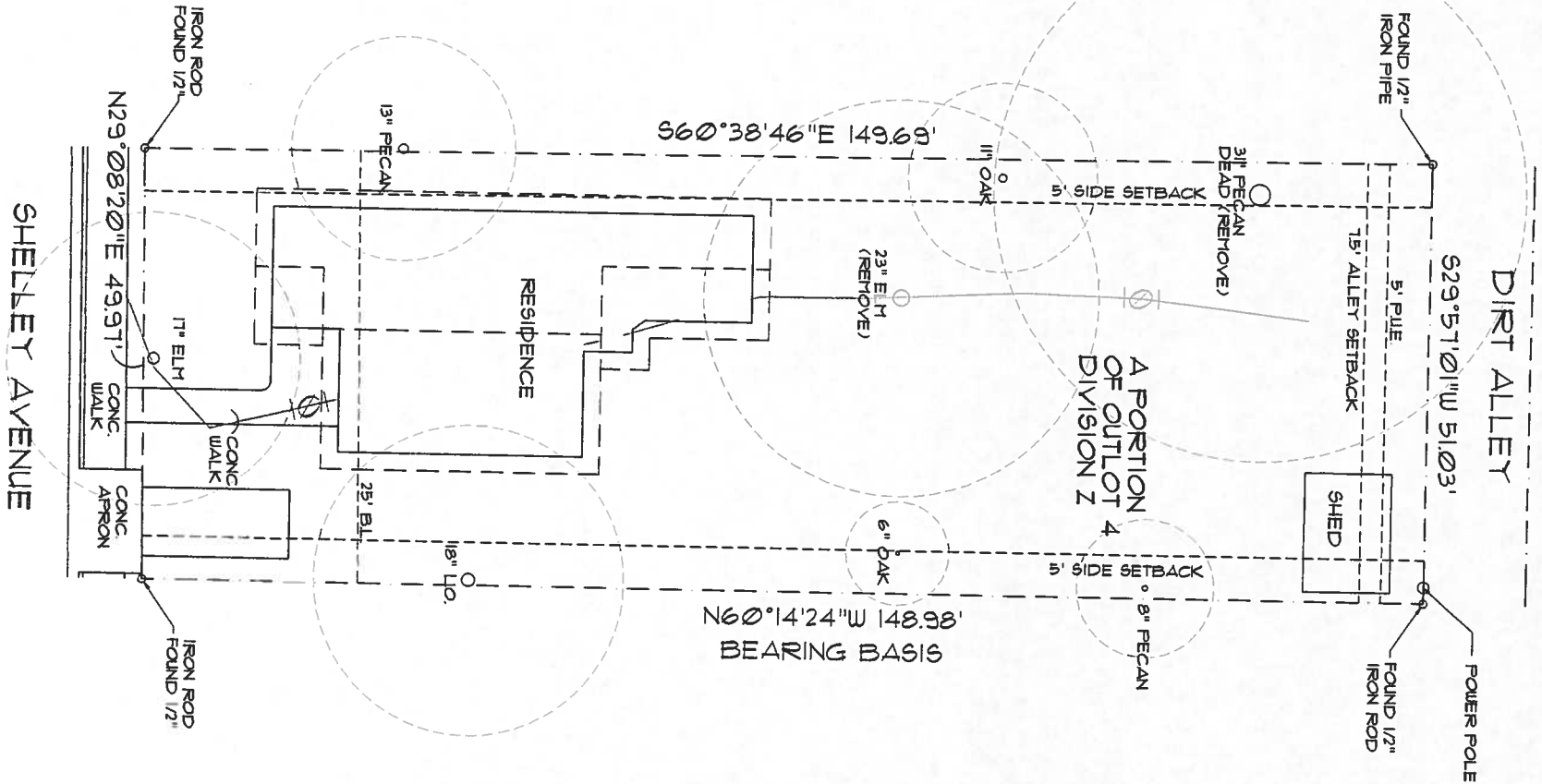


EXISTING  
SITE PLAN  
SCALE 1" = 20'-0"



LEGAL DESCRIPTION:  
1003 SHELLEY AVENUE  
A PORTION OF OUTLOT 4  
DIVISION 2  
AUSTIN, TEXAS

GENERAL SITE NOTES:  
1. BUILD TO RESCULPTURE  
TOPO TO PROVIDE PROPER  
DRAINAGE AS REQ'D.

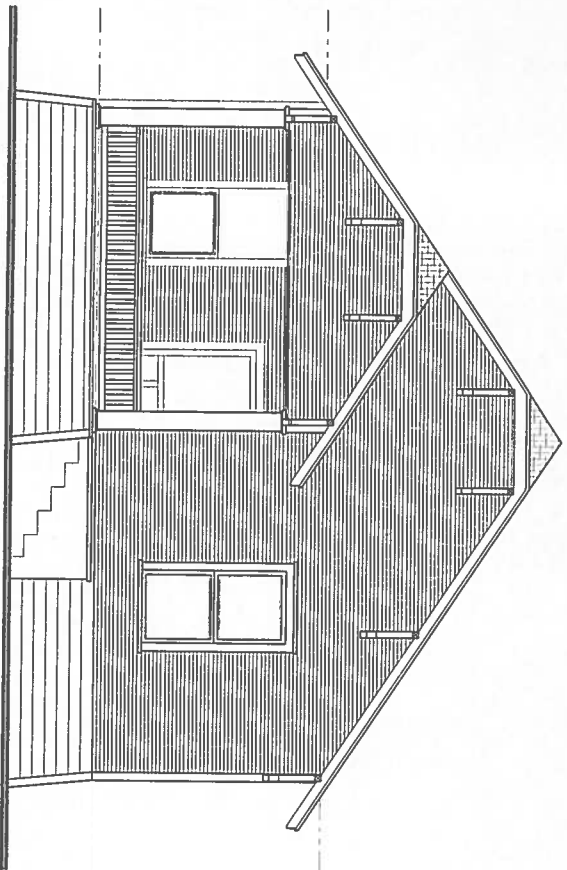
GROSS FLOOR AREA

1ST FLR. CONDITIONED	1929 SF
2ND FLR. CONDITIONED	479 SF
TOTAL CONDITIONED	2408 SF
FOR RESIDENCE	
GARAGE APT.	528 SF
TOTAL CONDITIONED	528 SF
FOR GARAGE APT.	
GARAGE	528 SF
PARKING ALLOWANCE	-450 SF
(UP TO 450 SF)	
GROSS FLOOR AREA	3014 SF
TOTAL LOT AREA	1541 SF
(ALLOWABLE GFA)	(3016 SF)
FLOOR AREA RATIO	400

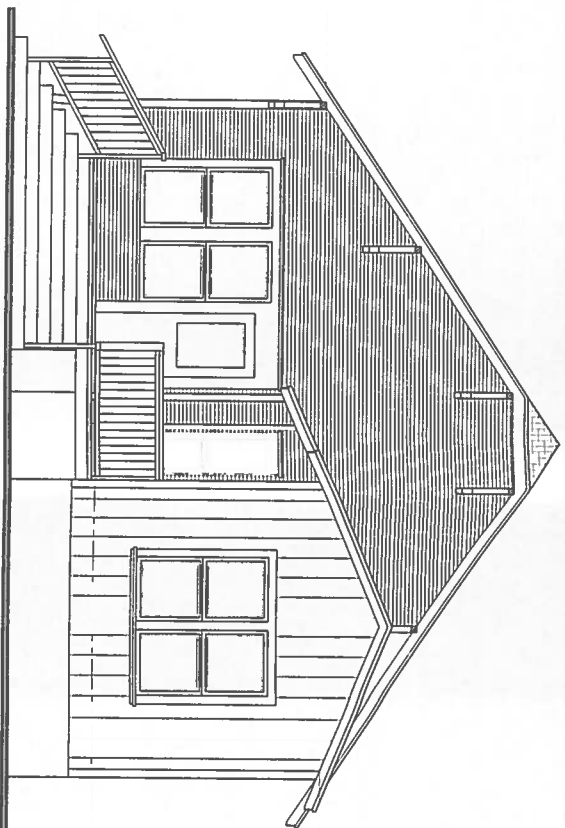
IMPERVIOUS COVER CALC'S.

1ST FLOOR CONDITIONED	1929 SF
FRONT CYRD. PORCH	111 SF
SCREENED PORCH	163 SF
GARAGE	528 SF
TOTAL BLDG. COVERAGE	2731 SF
	36.2%
UD. STAIRS & GARAGE	48 SF
(104 SF AT 50% STAIRS & GARAGE)	
STAIRS & GARAGE	10 SF
PAVERS TO GARAGE	75 SF
UD. STAIRS & REAR DECK	36 SF
PARKING STRIPS & FRONT	134 SF
DRIVEWAY STRIPS	120 SF
STAIRS, PAD & PAVERS	125 SF
(AT FRONT OF HOUSE)	
AC PAD	21 SF
TOTAL SITE COVERAGE	3315 SF
	44.0%
TOTAL LOT SF	1541 SF
	100%
(ALLOWABLE IMP. CVR = 3393 SF)	

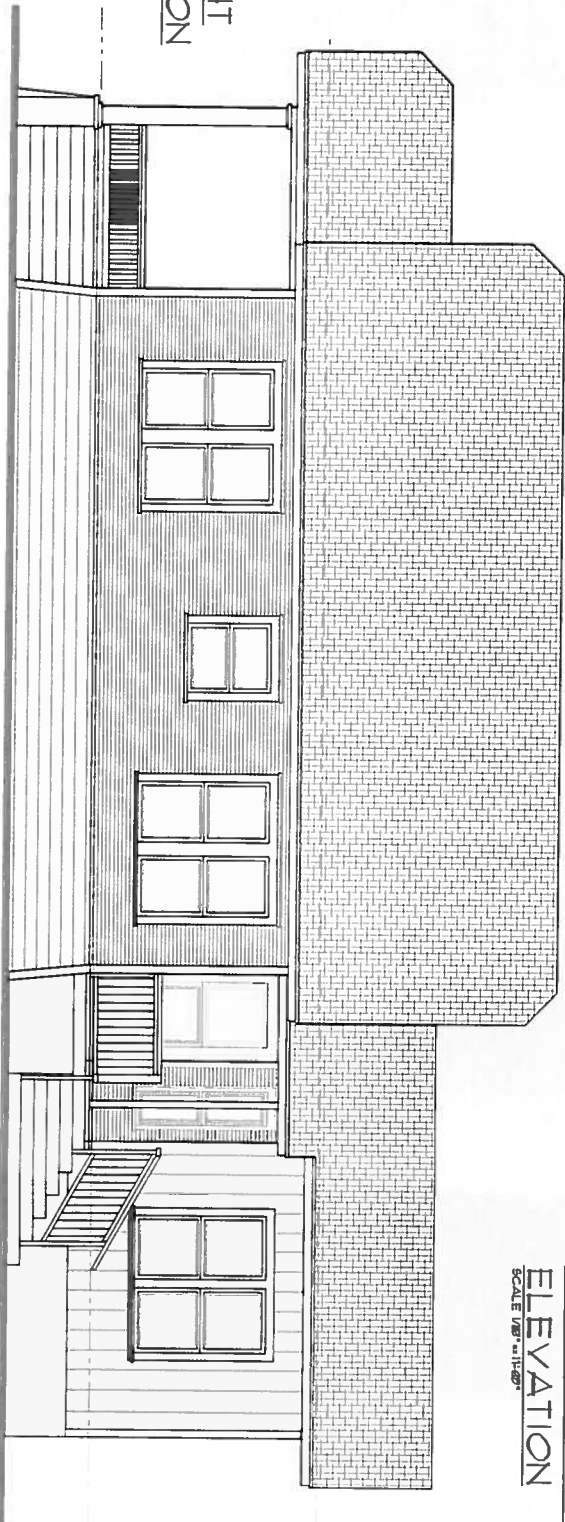
SITE PLAN  
SCALE 1" = 20'-0"



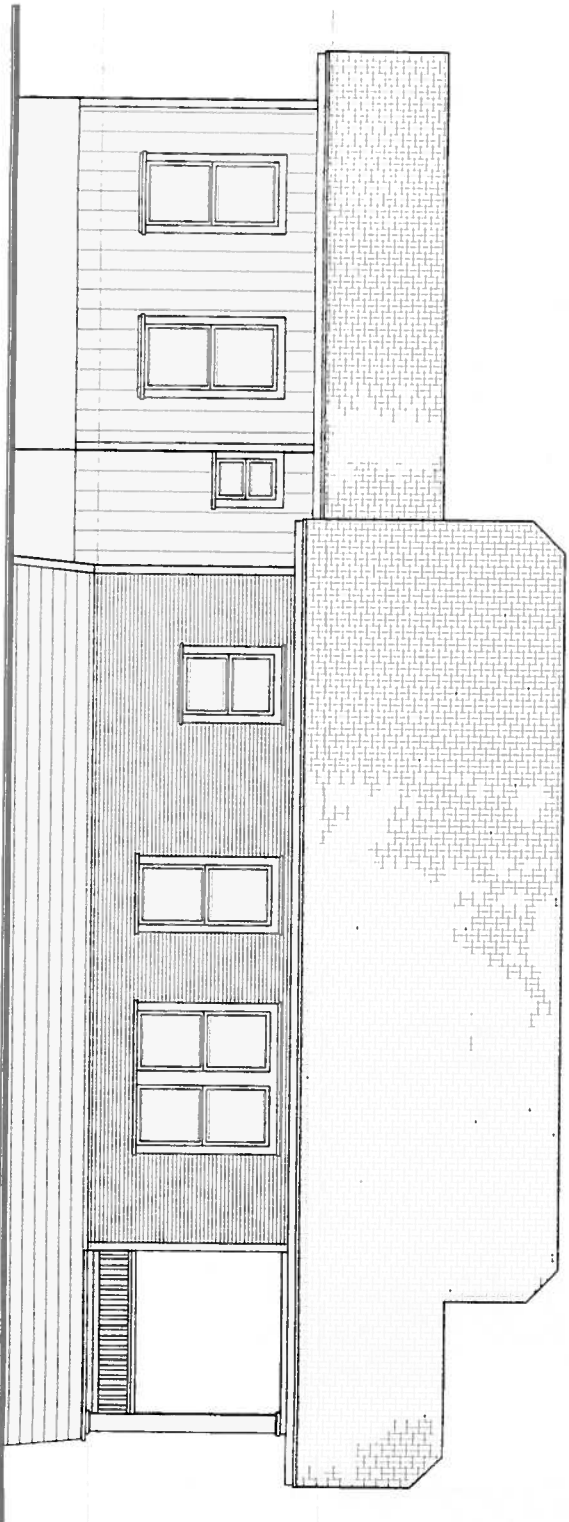
EXISTING FRONT  
ELEVATION  
SCALE 1/8" = 1'-0"



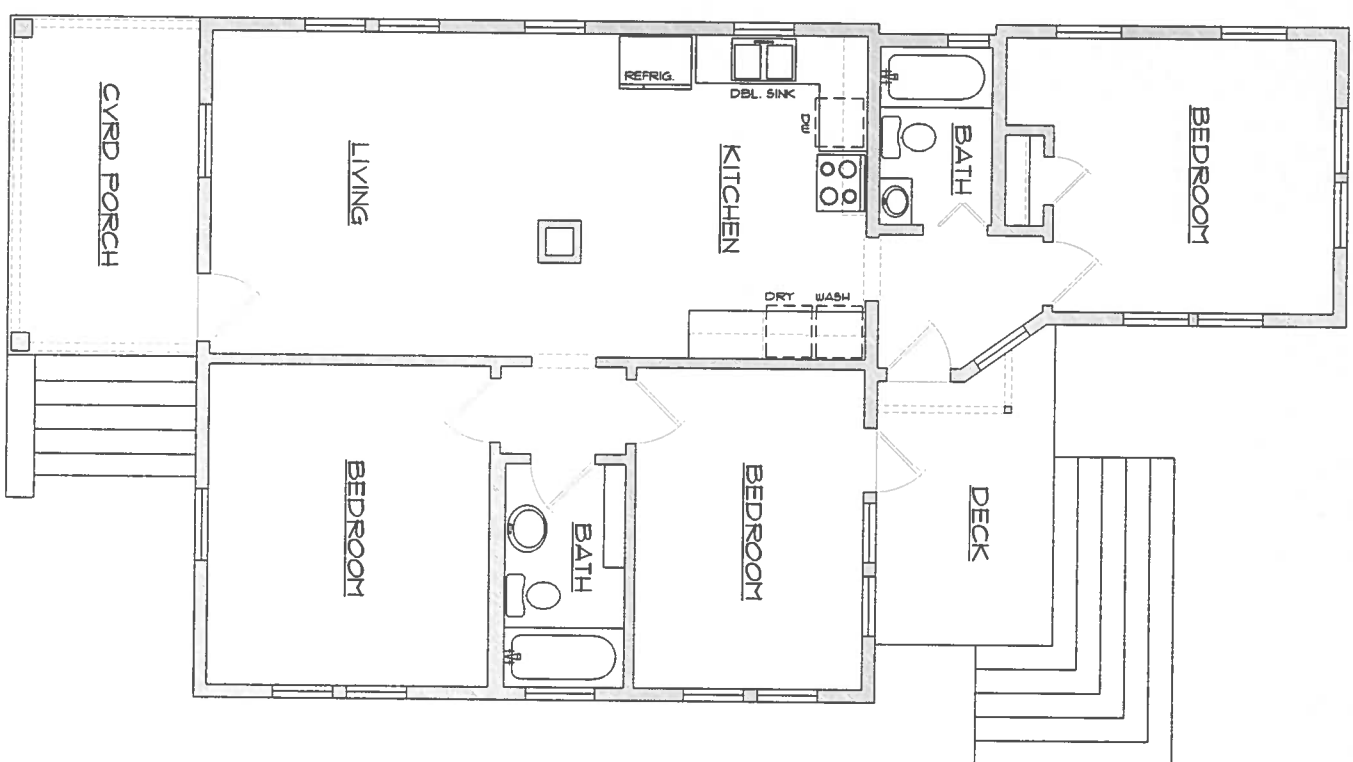
EXISTING REAR  
ELEVATION  
SCALE 1/8" = 1'-0"



EXISTING RIGHT  
SIDE ELEVATION  
SCALE 1/8" = 1'-0"



EXISTING LEFT  
SIDE ELEVATION  
SCALE 1/8" = 1'-0"



EXISTING FLOOR PLAN  
SCALE 1/8" = 1'-0"

GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE TO BE USED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. THE CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE RESTRICTIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING COMMENCED OR MATERIALS BEING ORDERED.
3. THE ARCHITECT'S RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES, SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE ARCHITECT, SHALL BE LIMITED TO THE CORRECTION OF THE DESIGNER'S MISTAKES. THE ARCHITECT WILL ACCEPT FULL LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE ARCHITECT.
4. THESE DRAWINGS ARE INTENDED TO BE USED FOR THE DESIGN OF THE PROJECT. THE PROJECT IS EXECUTED OR NOT, THE CONTRACTOR SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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GENERAL PLAN NOTES:

1. ALL UNLESS NOTED OTHERWISE, ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE PLANS.
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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DENOTES EXISTING WALLS

DENOTES NEW WALLS

GROSS FLOOR AREA	
1ST FLOOR CONDITIONED	1923 SF
2ND FLOOR CONDITIONED	479 SF
TOTAL CONDITIONED	2318 SF
GARAGE APT.	
CONDITIONED FOR	528 SF
GARAGE APT.	528 SF
PARKING ALLOWANCE	528 SF
(UP TO 480 SF)	480 SF
GROSS FLOOR AREA	3017 SF
TOTAL LOT AREA	784 SF
(ALLOWABLE GFA)	(300 SF)
FLOOR AREA RATIO	40/10
FRONT COVERED PORCH	63 SF
REAR CYRD DECK	63 SF







