Additional Information, Continued

Calculation Aid

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1st floor conditioned area		1,762.00	1,762.00
b) 2nd floor conditioned area		838.00	838.00
c) 3rd floor conditioned area			0.00
d) Basement			0.00
e) Attached Covered Parking (garage or carport)			0.00
f) Detached Covered Parking (garage or carport)		463.00	463.00
g) Covered Wood Decks (counted at 100%)			0.00
h) Covered Patio			0.00
i) Covered Porch		414.00	414.00
j) Balcony			0.00
k) Other – Specify: STORAGE		197.00	197.00
Total Building Area (TBA) (add: a through k)	0.00	3,674.00	3,674.00
Total Building Coverage (TBC) (from **TBA** subtract, if applicable: b, c, d, and j)	(A) 0.00	2,836.00	(B) 2,836.00
l) Driveway		237.00	237.00
m) Sidewalks			0.00
n) Uncovered Patio		226.00	226.00
o) Uncovered Wood Decks (counted at 50%)			0.00
p) AC pads and other concrete flatwork		27.00	27.00
q) Other (Pool Coping, Retaining Walls)			0.00
Total Site Impervious Coverage (add: **TBC** and l through q)	(C) 0.00	3,326.00	(D) 3,326.00
r) Pool			0.00
s) Spa			0.00

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Lot Area (sq ft): 7,404.00

Existing Building Coverage (see above **A**, sq ft): 0.00

Existing Coverage % of lot (**A** ÷ **Lot Area**) x 100 : _____ %

Final Building Coverage (see above **B**, sq ft): 2,836.00

Final Coverage % of lot (**B** ÷ **Lot Area**) x 100 : 38 %

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Coverage (see above **C**, sq ft): 0.00

Existing coverage % of lot (**C** ÷ **Lot Area**) x 100 : _____ %

Final Impervious Coverage (see above **D**, sq ft): 3,326.00

Final coverage % of lot (**D** ÷ **Lot Area**) x 100 : 45 %

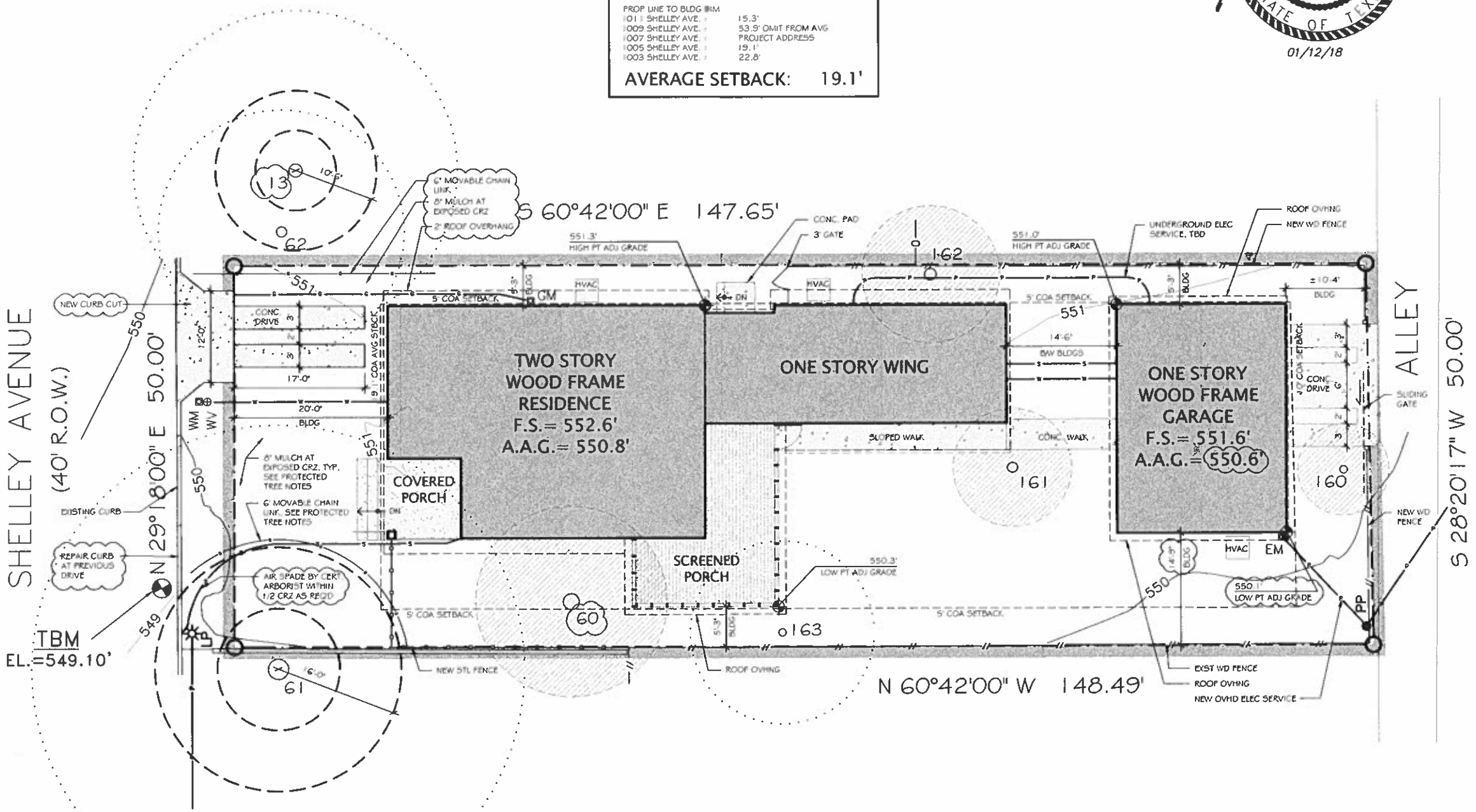
SETBACK AVG CALCS

PROP LINE TO BLDG @M	
1011 SHELLEY AVE.	15.3'
1009 SHELLEY AVE.	53.9' OMIT FROM AVG
1007 SHELLEY AVE.	PROJECT ADDRESS
1005 SHELLEY AVE.	19.1'
1003 SHELLEY AVE.	22.8'

AVERAGE SETBACK: 19.1'

REGISTERED ARCHITECT TIMOTHY D. CUFFETT 11484 STATE OF TEXAS

01/12/18



1 PROPOSED SITE PLAN — SCALE: 1/8" = 1'-0"

NORTH

LEGEND

- EM — ELECTRIC METER
- GM — GAS METER
- WM — WATER METER
- WV — WATER VALVE
- LP — LIGHT POLE
- PP — POWER POLE
- P — POWER LINE
- G — GAS LINE
- S — WASTE WATER LINE
- W — WATER LINE
- WOOD FENCE
- TBM — MAG NAIL SET AS TEMPORARY BENCHMARK
- CONCRETE
- STONE

LEGAL DESCRIPTION

50X150 FT OLT 4 DIVISION 2

ZONING

SF-3

LOT SIZE

7,404 SF

TREE SCHEDULE

TREE #	SIZE/TYPE	
13	21" POST OAK	
~~60~~	~~25" CEDAR ELM~~	~~REMOVE~~
61	32" LIVE OAK	
62	16" POST OAK	
~~160~~	~~12" PECAN~~	~~REMOVE~~
~~161~~	~~6",5",5",3",3",3" CHINABERRY~~	~~REMOVE~~
~~162~~	~~6",5",5",5",5",2",2" CHINABERRY~~	~~REMOVE~~
163	12" PECAN	

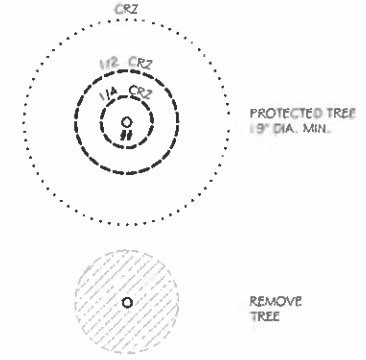
PROTECTED TREE NOTES:

1. DRIP LINE CALCULATION 1'-0" PER 0.1" OF TRUNK.
2. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 19" OR MORE.
4. ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND. CUT NO ROOTS WITHOUT ARBORIST CONSULTATION.
5. ALL NECESSARY PRUNING BY CERTIFIED ARBORIST.
6. 2X4 PLANKS REQUIRED AT TRUNKS WHERE 1/2 CRZ IS NOT FENCED COMPLETELY
7. PROVIDE 8" OF MULCH AT EXPOSED CRZ
8. TRENCHING WITHIN 1/2 CRZ TO BE AVOIDED. IF REQ'D, CERTIFIED ARBORIST TO AIRSPADE FOR TOP 30" TO AVOID CUTTING ROOTS 1 1/2" OR GREATER

SITE PLAN NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
2. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
4. CIVIL ENGINEERING BY OTHERS.
5. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
6. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. LANDSCAPING BY OTHERS (N.I.C.)
8. PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE.

TREE LEGEND



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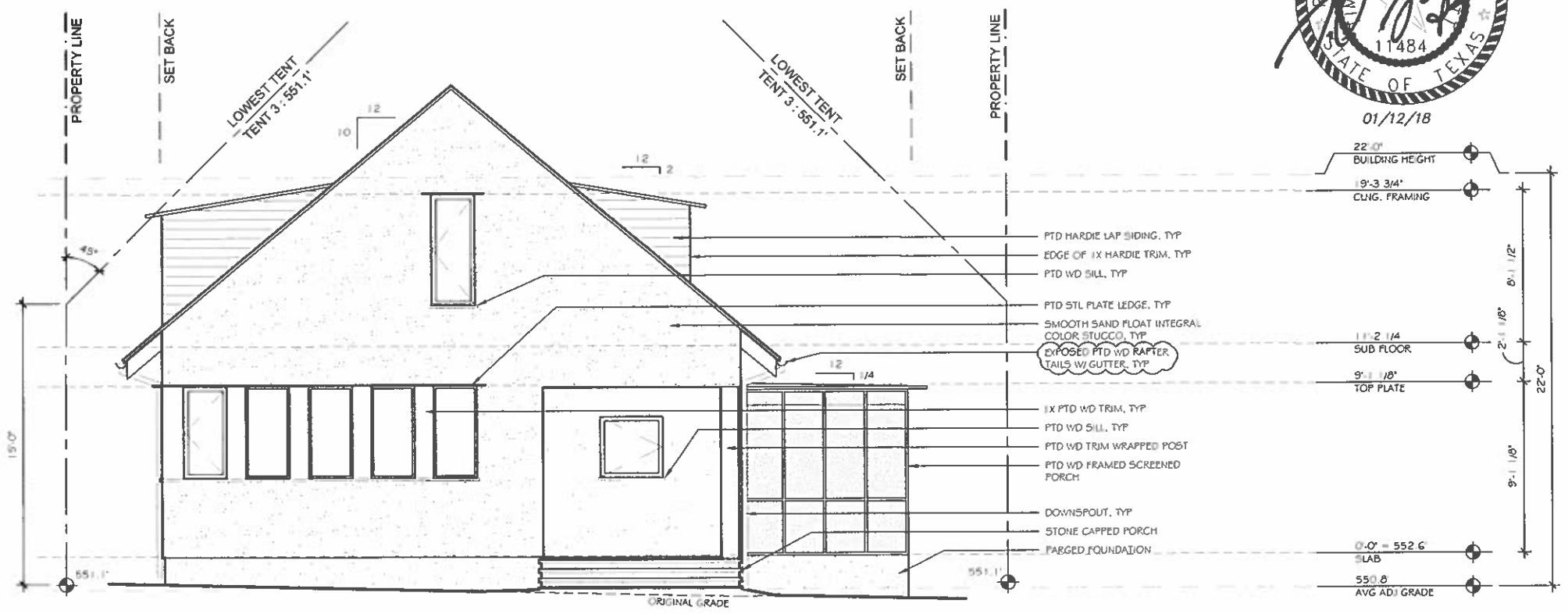
ISSUE	
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01.12.18	PERMIT REVISED

SITE PLAN

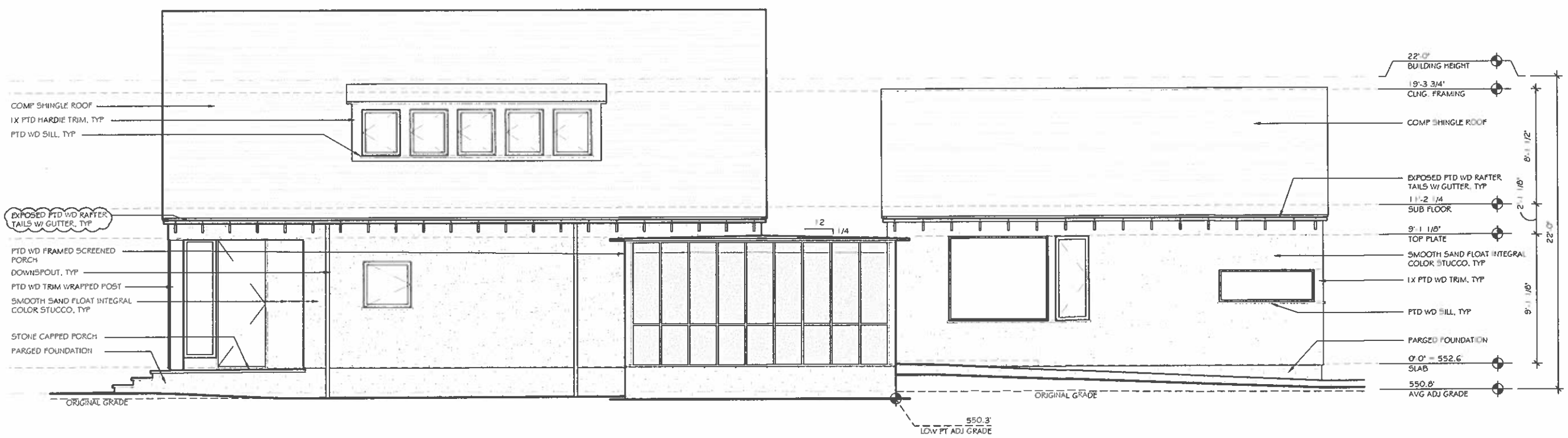
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SHEET IS FORMATTED TO 22" X 34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED TO 11" X 17".



1 FRONT ELEVATION (WEST) SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION (SOUTH) SCALE: 1/4" = 1'-0"

SHEET IS FORMATTED TO 22" X 34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED TO 11" X 17".

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11484
STATE OF TEXAS
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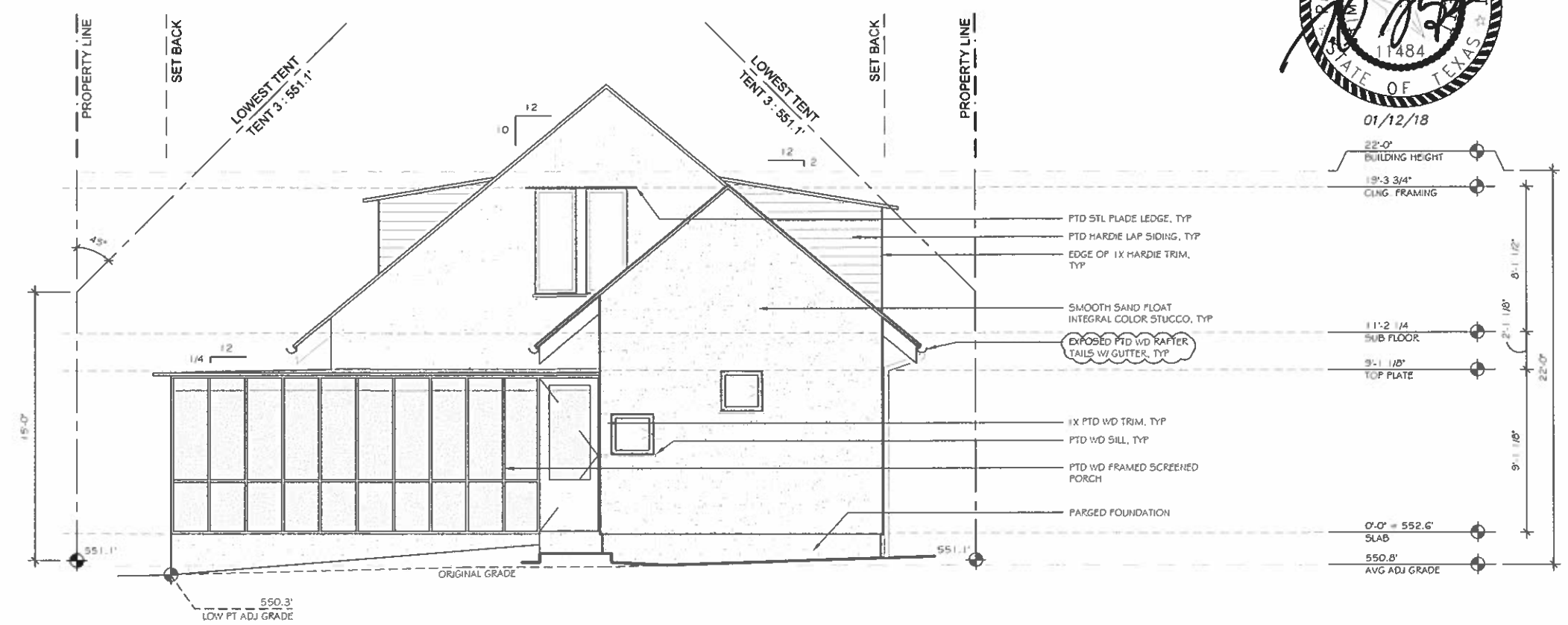
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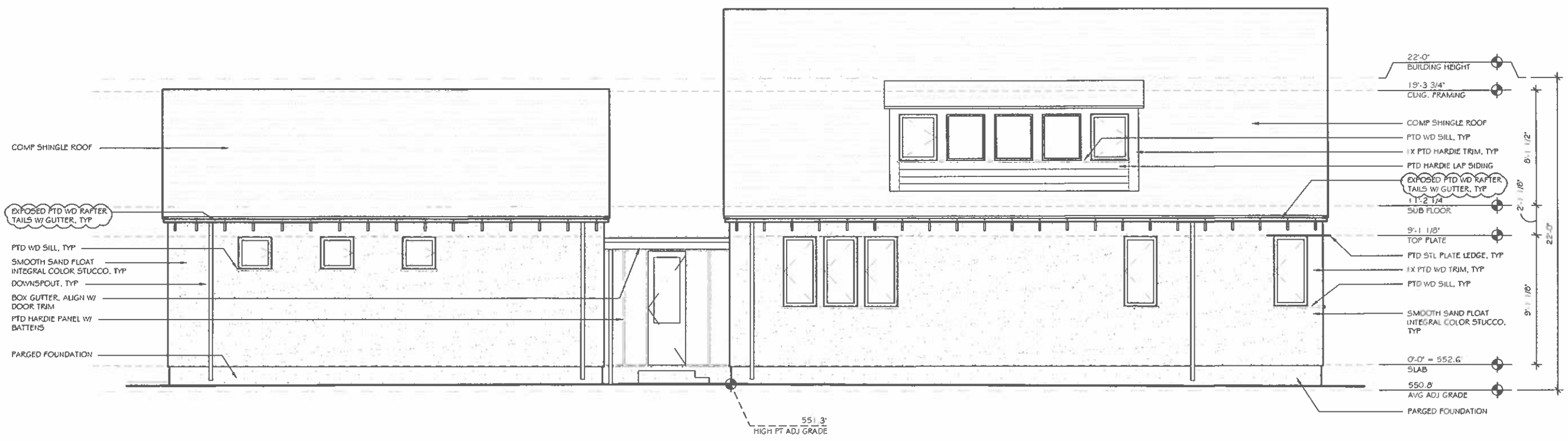
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ELEVATION
BP.300



1 REAR ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

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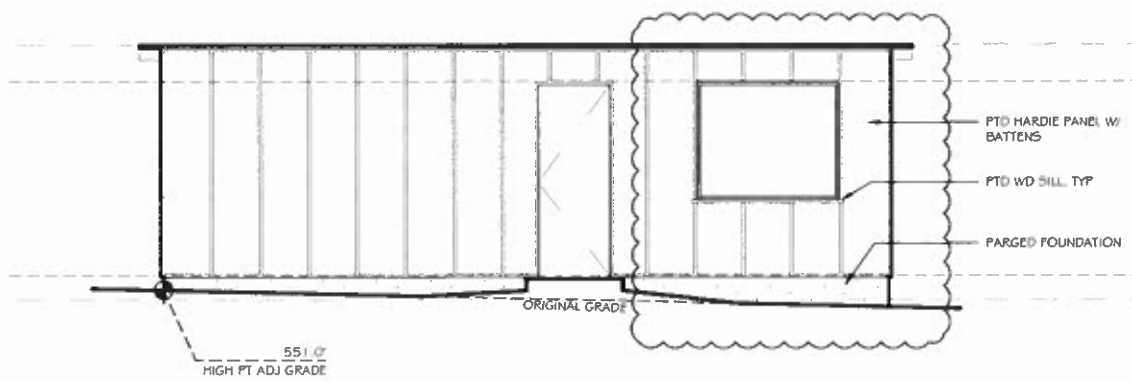
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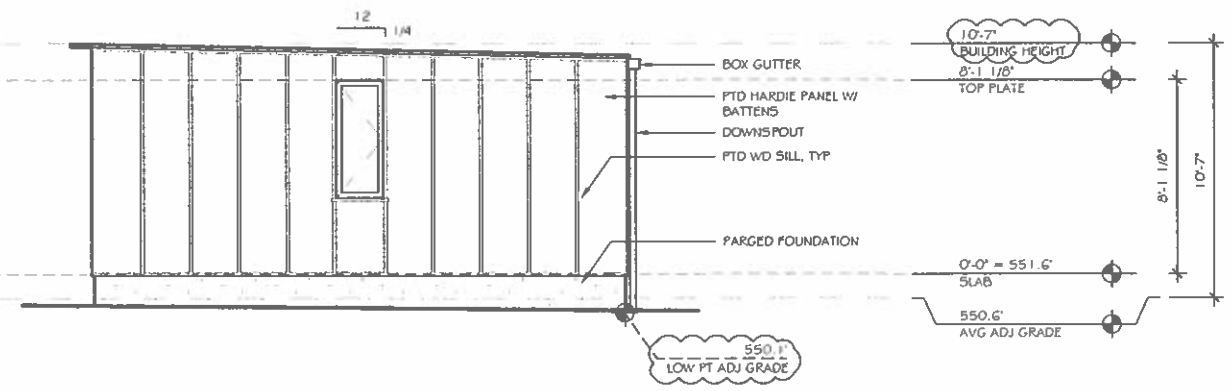
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ELEVATION

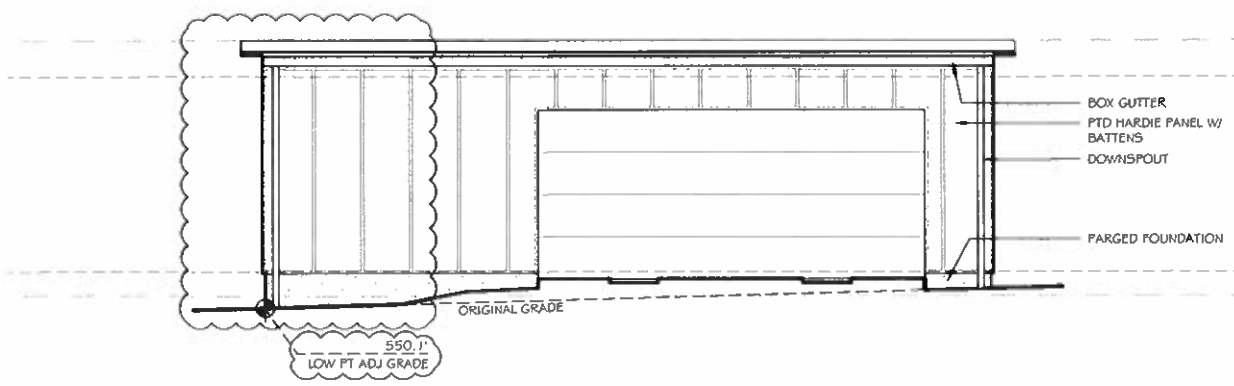
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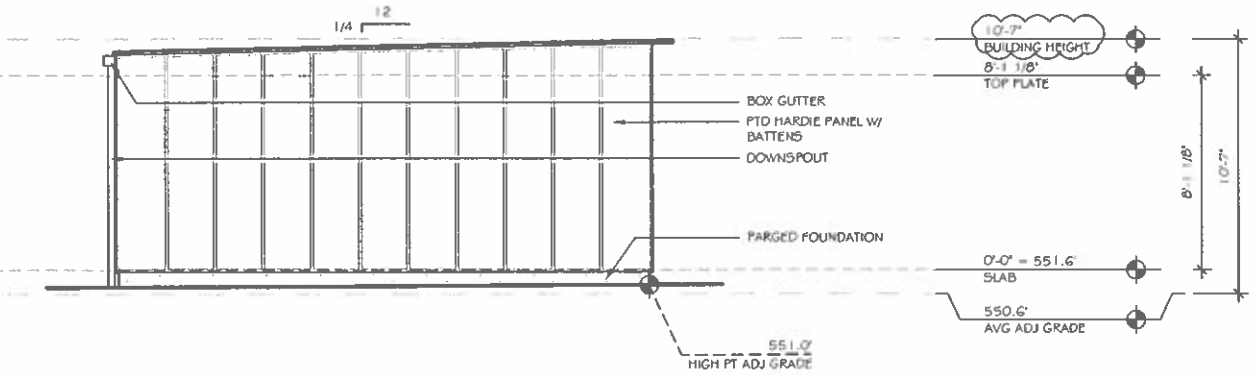
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2 RIGHT ELEVATION (SOUTH) SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (EAST) SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION (NORTH) SCALE: 1/4" = 1'-0"

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ELEVATION
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