

STEVE ZAGORSKI  
ARCHITECT

1700 W 31ST ST  
AUSTIN, TX 78703

PROJECT NO: 2017\_22

DRAWN BY: CC

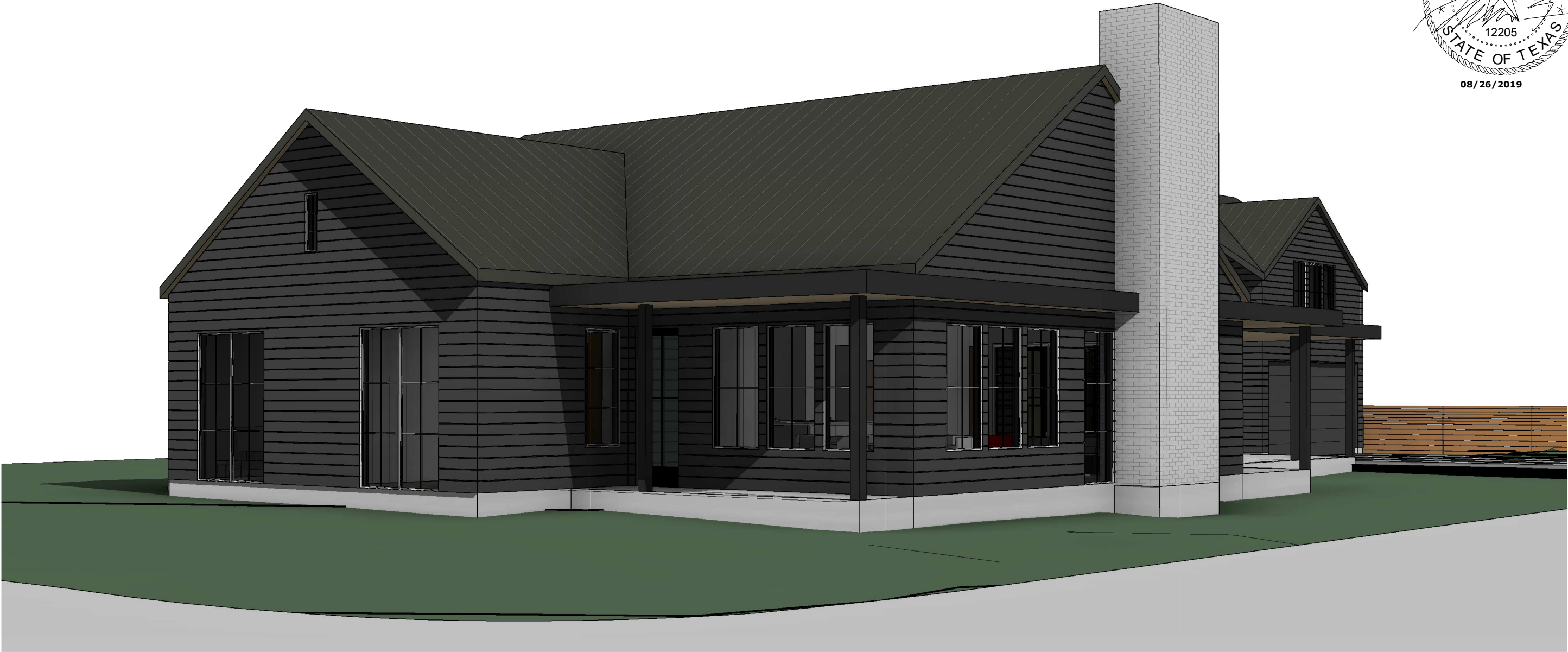
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ISSUE DATE: 08/26/2019

DRAWING TITLE  
COVER SHEET

DRAWING NO

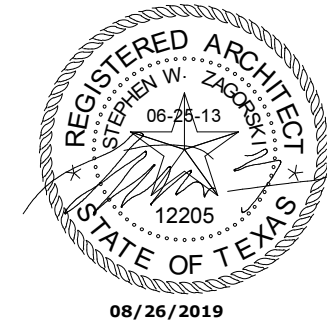
P 0.0



|   |                |        |           |        |             |         |        |
|---|----------------|--------|-----------|--------|-------------|---------|--------|
| LOT SIZE  | 9214           |        |           |        |             |         |        |
| SITE DEVELOPMENT INFORMATION                      |                |        |           |        |             |         |        |
|   | EXISTING SQ FT |        | NEW SQ FT |        | TOTAL SQ FT |         |        |
|   | Bldg 1         | Bldg 2 | Bldg 1    | Bldg 2 | Bldg 1      | Bldg 2  |        |
| a 1st floor conditioned area                      | 0              | 0      | 2732      | 0      | 2,732.0     | 0.0     |        |
| b 2nd floor conditioned area                      | 0              | 0      | 517       | 0      | 517.0       | 0.0     |        |
| c 3rd floor conditioned area                      | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| d Basement  | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| e Covered Parking (Garage or Carport)             | 0              | 0      | 428       | 0      | 428.0       | 0.0     |        |
| f Covered patio, deck, porch and/or balcony areas | 0              | 0      | 498       | 0      | 498.0       | 0.0     |        |
| g Other covered or roofed area                    | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| h Uncovered wood decks                            | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| Total Gross Building Area                         | 0              | 0      | 4175      | 0      | 4,175.0     | 0.0     |        |
| j. Pool   | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| k. Spa  | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| a 1st floor conditioned area                      | 0              | 0      | 2732      | 0      | 2,732.0     | 0.0     |        |
| e Covered Parking                                 | 0              | 0      | 428       | 0      | 428.0       | 0.0     |        |
| f Covered Patio, Deck, or Porch                   | 0              | 0      | 498       | 0      | 498.0       | 0.0     |        |
| h Other(BUILDING OVERHANG)                        | 0              | 0      | 0         | 0      | 0.0         | 0.0     |        |
| Building Coverage Information                     | 0              | 0      | 3658      | 0      | 3,658.0     | 0.0     |        |
| Total Building Coverage                           |                |        |           |        |             | 3,658.0 |        |
| Percentage of lot size                            |                |        |           |        |             |         | 39.70% |

|                                   |          |        |         |
|-----------------------------------|----------|--------|---------|
| IMPERVIOUS                        | EXISTING | NEW    | TOTAL   |
| i Driveway                        | 0        | 422    | 422.0   |
| j Sidewalks                       | 0        | 26     | 26.0    |
| k Uncovered Patio                 | 0        | 0      | 0.0     |
| l Uncovered Wood Deck (50%)       | 0        | 0      | 0.0     |
| m AC pads                         | 0        | 18     | 18.0    |
| n Other (roof overhang beyond 2') | 0        | 0      | 0.0     |
| Impervious cover Information      | 0        | 4124   | 4,124.0 |
| Percentage of lot size            | 0.00%    | 44.76% | 44.76%  |
| Allowed Impervious                |          |        | 4,146.3 |

|                      |          |         |                          |                   |         |
|----------------------|----------|---------|--------------------------|-------------------|---------|
| FAR                  | Existing | New     | Prop Exemption           | Applied Exemption | Total   |
| 1st Floor            | 0        | 2,732.0 |                          |                   | 2,732.0 |
| 2nd Floor            | 0        | 517.0   |                          |                   | 517.0   |
| 3rd Floor            | 0        | 0       |                          |                   | 0.0     |
| Area w ceilings >15' |          |         | Follow Article 3.3.5.    |                   | 0.0     |
| Ground Floor Porch   |          |         | Full Porch sq ft 3.3.3 A |                   | 0.0     |
| Basement             | 0        | 0       | 200 sq ft 3.3.3 A 2      |                   | 0.0     |
| Attic                | 0        | 0       | Art. 3.3.3 B             |                   | 0.0     |
| Garage               |          |         | Art. 3.3.3 C             |                   | 0.0     |
| Attached             | 0        | 428     | 200 sq ft 3.3.2 B 2b     | 200               | 228.0   |
| Detached             | 0        | 0       | 450 Sq ft 3.3.2 A1/2a    |                   | 0.0     |
| Carport              |          |         | 200 sq ft 3.3.2 B 2a     |                   | 0.0     |
| Attached             | 0        | 0       | 450 sq ft 3.3.2 A3       |                   | 0.0     |
| Detached             | 0        | 0       | 200 sq ft 3.3.2 B 1      |                   | 0.0     |
| Accessory Buildings  |          |         | 450 sq ft 3.3.2 A 1      |                   | 0.0     |
| Detached             | 0        | 0       |                          |                   | 0.0     |
| Total FAR            |          |         |                          |                   | 3,477.0 |
| Allowed FAR          |          |         |                          |                   | 3,685.6 |



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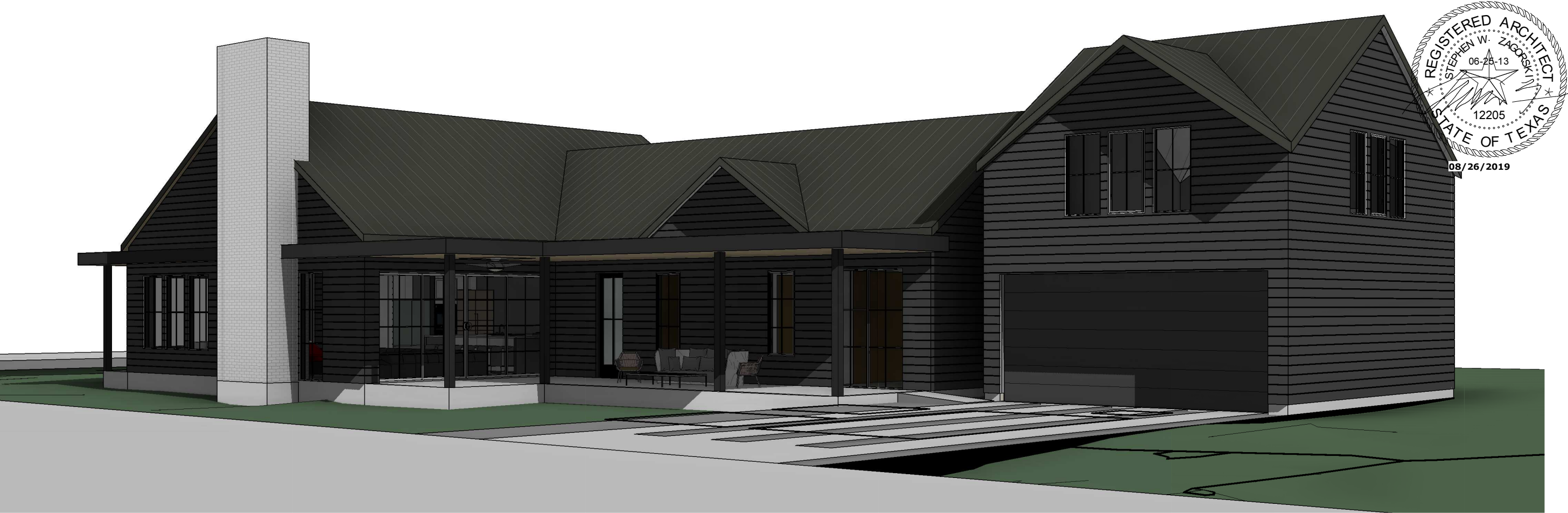
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**DRAWING TITLE**  
PERSPECTIVES

**DRAWING NO**  
**P 6.0**







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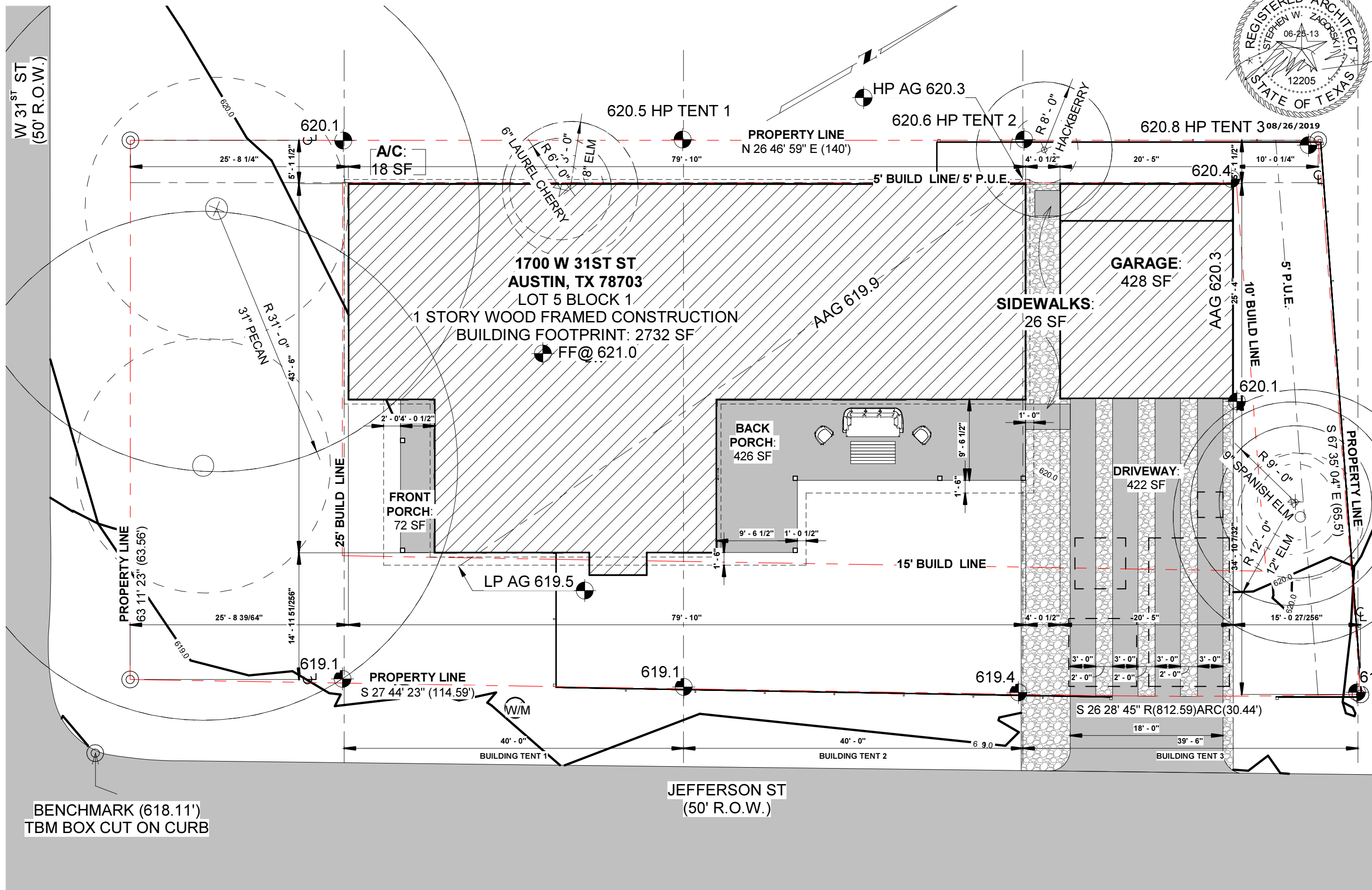
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DRAWING TITLE  
PERSPECTIVES

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P 6.1

W 31<sup>ST</sup> ST  
(50' R.O.W.)



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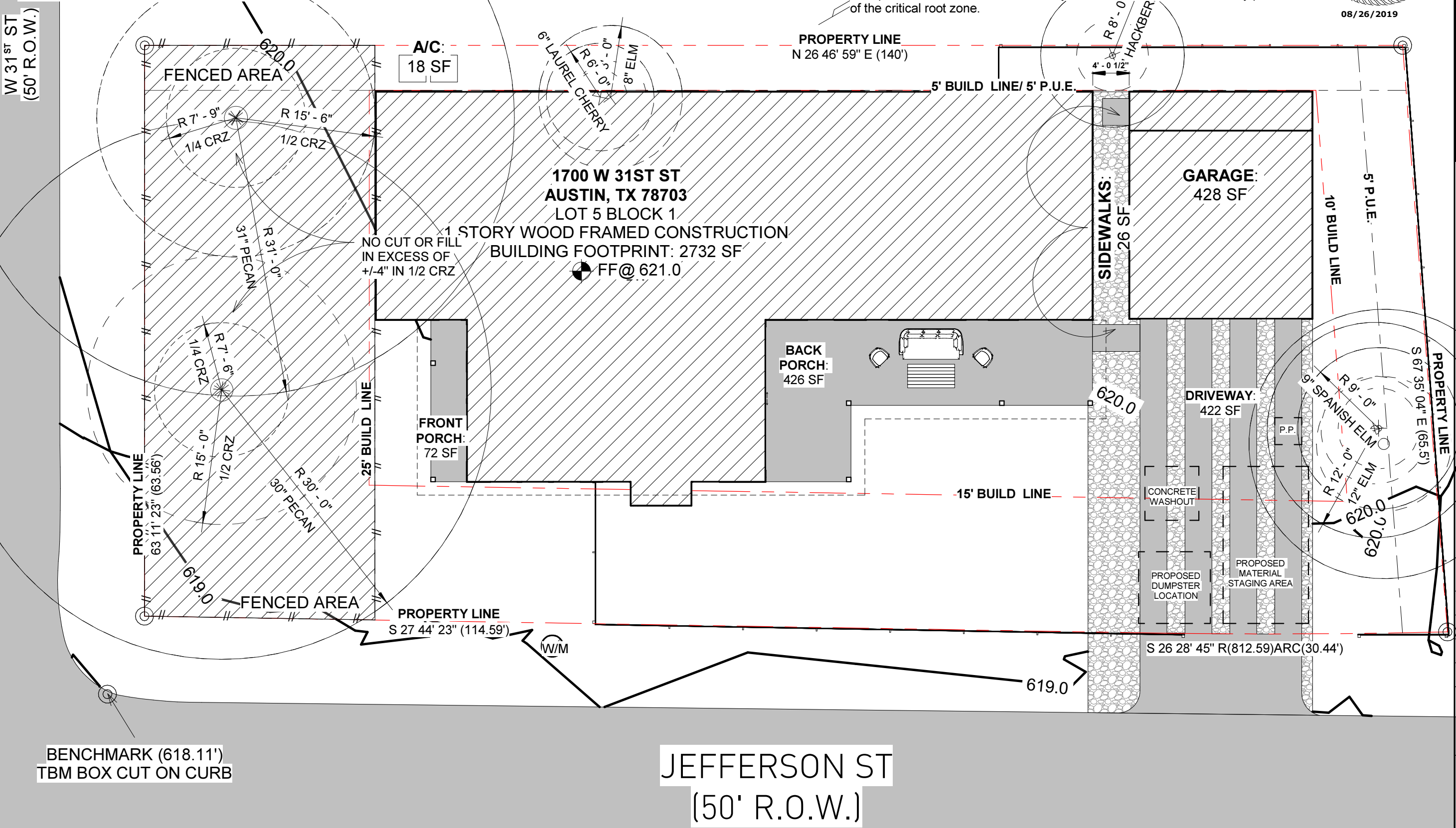
|               |            |
|---------------|------------|
| PROJECT NO:   | 2017_22    |
| DRAWN BY:     | CC         |
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| DRAWING TITLE | SITE PLAN  |
| DRAWING NO    | P 1.0      |



TREE PRESERVATION GENERAL NOTES:  
ALL EXCAVATION INSIDE THE 1/2 CRZ TO BE PERFORMED BY HAND OR USING AIR EXCAVATION  
ALL ROOTS 1/5" OR LARGER TO BE PRESERVED.  
IMPACTED TREES TO BE FERTILIZED AND AERATED PER COA STANDARDS AT A 2 YR RATE  
A MINIMUM OF 50% OF OVERALL CRZ AREA TO BE PRESERVED TO PREVENT SOIL DISTURBANCE  
THERE WILL BE NO GRADE CHANGED BEYOND 4" IN THE 1/2 CRZ LESS THAN 25% OF CANOPY WILL BE IMACTED

TREE PRESERVATION KEYNOTES  
01 THERE WILL BE NO IMPACTS INSIDE THE 14 CRZ.  
02 LOCATIONS OF TREE PROTECTIVE FENCES INSTALLED 5' AWAY FROM PROPOSED FOOTPRINTS AND ALONG CRZ.  
03 LOCATIONS OUTSIDE OF TREE PROTECTIVE FENCING AND INSIDE CRZ SHALL HAVE AN 8" LAYER OF PROTECTIVE MULCH. 04 LOCATIONS INSIDE THE FENCED CRZ ARE TO HAVE 4" OF MULCH IF THERE IS NO GROUND COVER

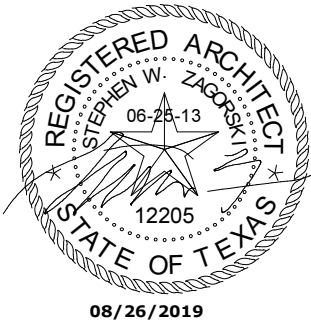
TO BE IN COMPLIANCE WITH:  
In order to assure that the remaining root zones are adequately preserved, tree protection fencing is required for all trees within the limits of construction. Project designers are required to show the specific locations of tree protection fencing on the grading and tree protection plan. Fencing should be indicated to protect the entire critical root zone (CRZ) area or 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 critical root zone, an eight inch layer of mulch within the entire available root zone area is required for All trees which have any disturbance indicated within any portion of the critical root zone.



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| DRAWING TITLE | TREE SITE PLAN |
| DRAWING NO    | P 1.1          |



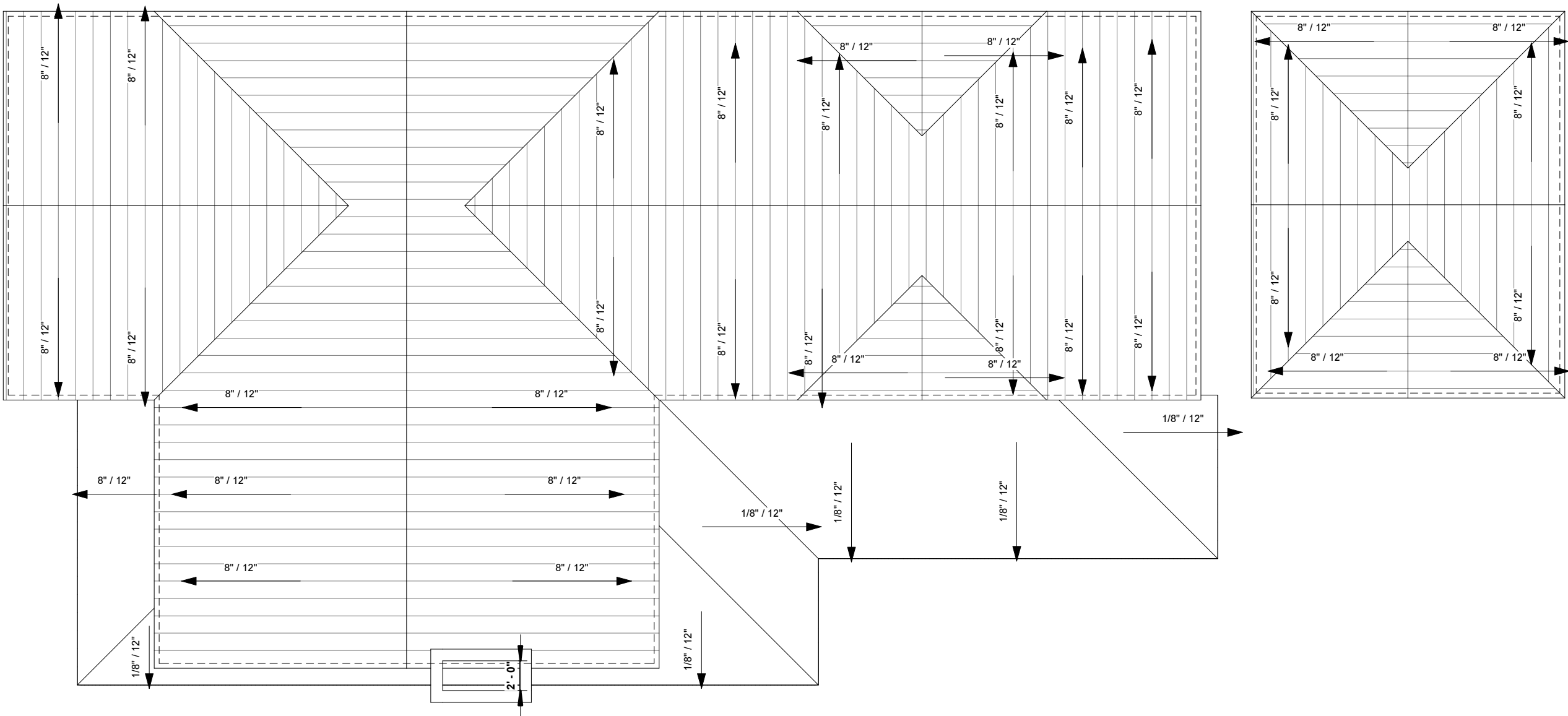
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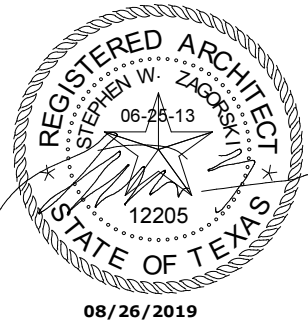
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DRAWING TITLE  
ROOF PLAN

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P 3.1



1 P-ROOF LAYOUT  
1/8" = 1'-0"



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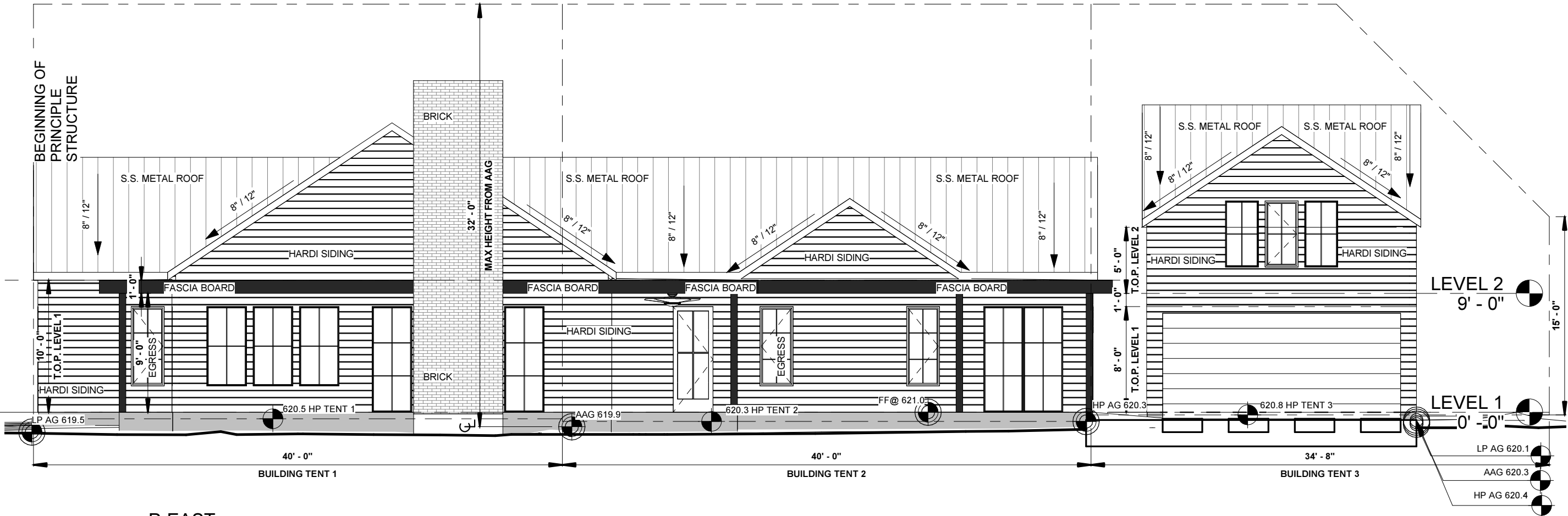
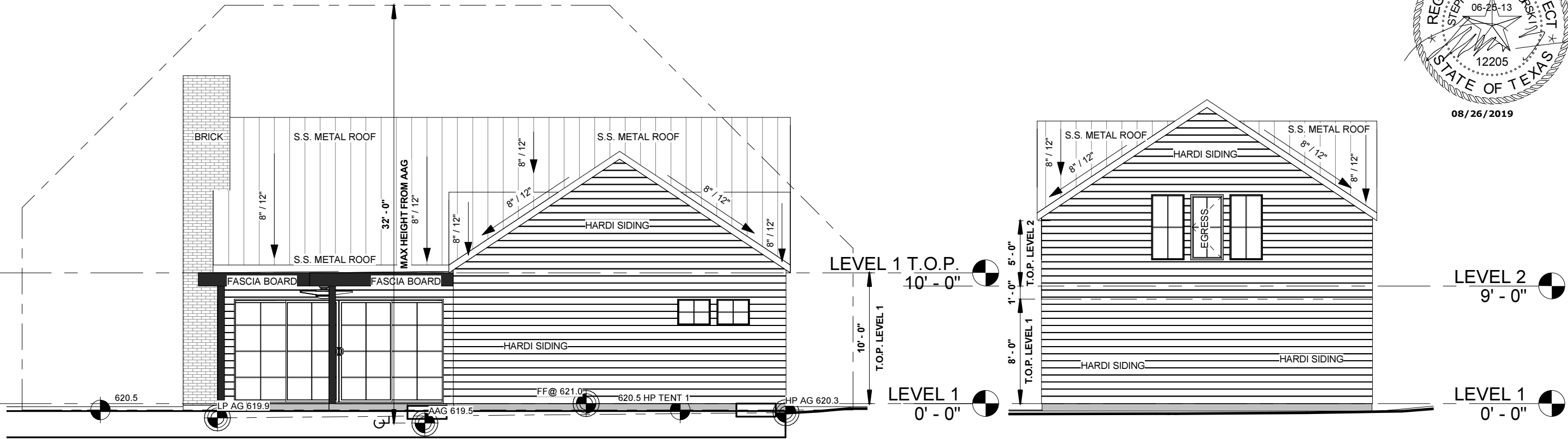
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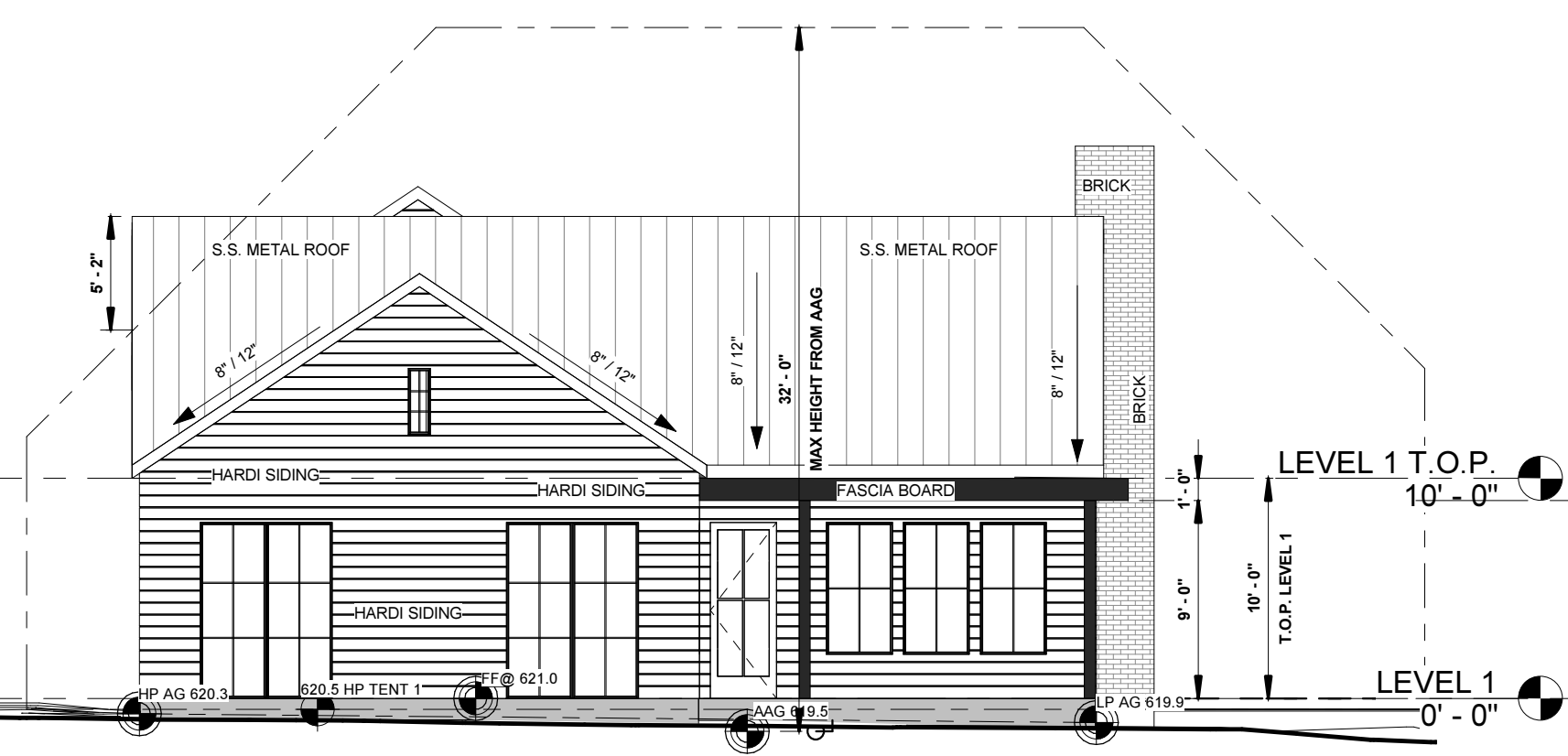
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DRAWING TITLE  
ELEVATIONS

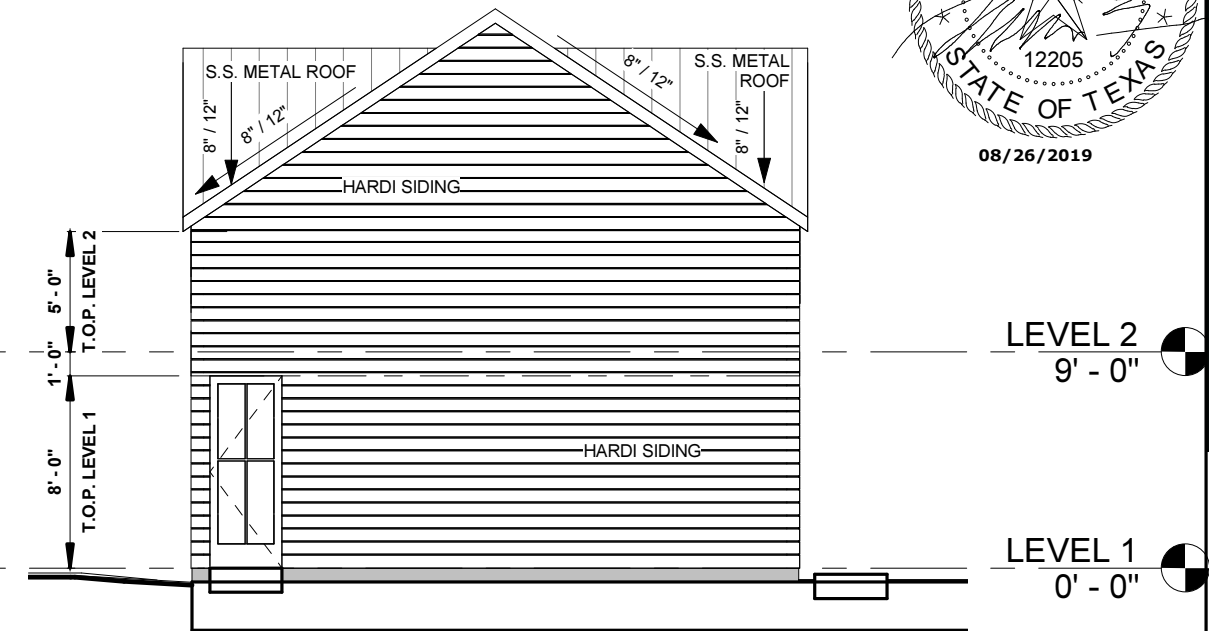
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P 4.0

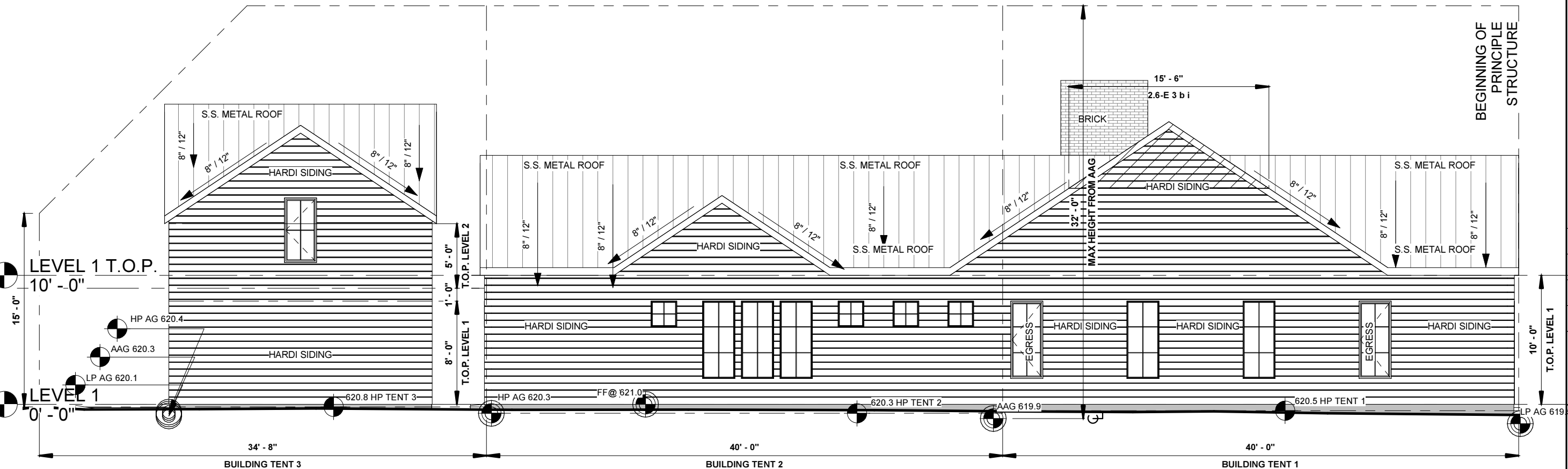




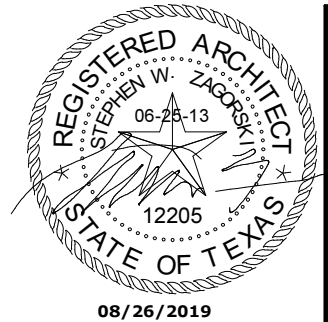
① P-SOUTH  
1/8" = 1'-0"



③ P-GARAGE SOUTH  
1/8" = 1'-0"



② P-WEST  
1/8" = 1'-0"



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