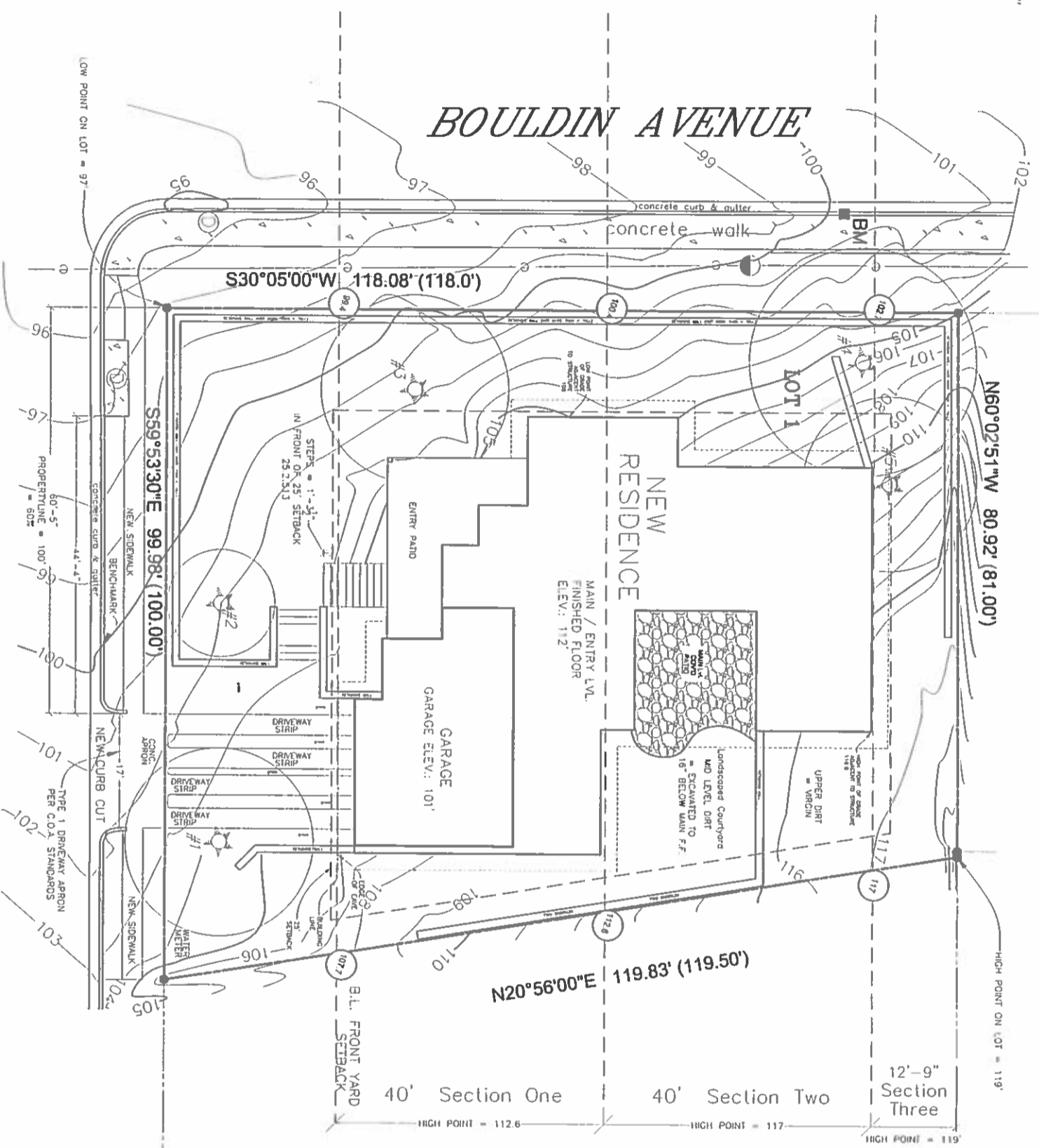


TREE LIST

#	TYPE	SIZE
#1	elm	14"
#2	elm	8"
#3	elm	14"
#4	shin oak	17"
#5	elm	13"

LEGAL DESCRIPTION:
 LOT 1, POST OAK ST. ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 52, PAGE 81, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



POST OAK STREET

Site Plan

SCALE: 1" = 20'-0"

TOTAL SQUARE FOOTAGE OF PERIMETER OF BASEMENT WALLS = 2827 SQ.FT.
 TOTAL SQUARE FOOTAGE OF PERIMETER OF BASEMENT BELOW EXISTING GRADE = 1920 SQ.FT.
 (NOTE: EXISTING GRADE IS LOWER THAN NEW GRADE)
 PERCENTAGE UNDERGROUND = 68% (18% MORE THAN THE REQUIRED 50%)

CITY OF AUSTIN CALCULATIONS

CITY OF AUSTIN MAY ALLOWED	F.A.R.	IMP. COVERAGE	BLDG COVERAGE
2541	40%	45.0%	40.0%
1202			
UNFINISHED BASEMENT	eternol	2528	2528
Upper PATIO OPEN	NA	NA	NA
Main Lvl Entry Patio	307-200 = 107	307	307
MAIN Lvl. COVD. PATIO	NA	323	
GARAGE	493-200 = 293	493	493
R. WALL		108	
STEPS		160	
DRIVEWAY STRIPS		300	
A/C PAD		9	
CEILING > 15'		34	
TOTAL AREA	4177	4,228	3328
LOT AREA	10,693	10,693	10,693
FINAL CALCULATION	39.0%	39.5%	31.1%

BENCHMARK BM:
 Square cut in concrete curb,
 Assumed Elevation 100.00'

The seal is for John D. Austin, a member of the National Council of Building Designers (N.C.B.D.C.). It includes the council's logo and the text "NATIONAL COUNCIL OF BUILDING DESIGNERS" and "CERTIFICATION". The seal is dated 12/20/16.

45-2017-0004

*NOTE: PER SECTION 3.3.2.B.1 OF SUBCHAPTER F,
 200 SF OF THE GARAGE IS EXEMPTED FROM THE F.A.R.
 200 SF OF THE ENTRY PATIO IS ALSO EXEMPTED FROM THE F.A.R.

IMPORTANT CONCRETE BASEMENT WALL:
SEE ENGINEER'S PLANS FOR EXACT LOCATION
AND SIZE AND WATER PROOFING DETAILS.

PROVIDE ADEQUATE WATER DRAINS (SEE ENGINEER FOR DETAILS)

BASEMENT
9' C.L.G.
24" EXPOSED FLOOR TRUSS ABOVE

IMPORTANT CONCRETE BASEMENT WALL:
SEE ENGINEER'S PLANS FOR EXACT LOCATION
AND SIZE AND WATER PROOFING DETAILS.

PROVIDE ADEQUATE WATER DRAINS (SEE ENGINEER FOR DETAILS)

HVAC FOR MAINT
HVAC FOR MAINT

BASEMENT
9' C.L.G.
24" EXPOSED FLOOR TRUSS

SEE OTHERS FOR SPECS ON BASEMENT VENTING

BASEMENT
9' C.L.G.

BASEMENT
ACCESS

FUTURE
ELEVATOR

BASEMENT
ENTRANCE

STORAGE

UP TO
MAIN LEVEL

GARAGE
9' C.L.G.

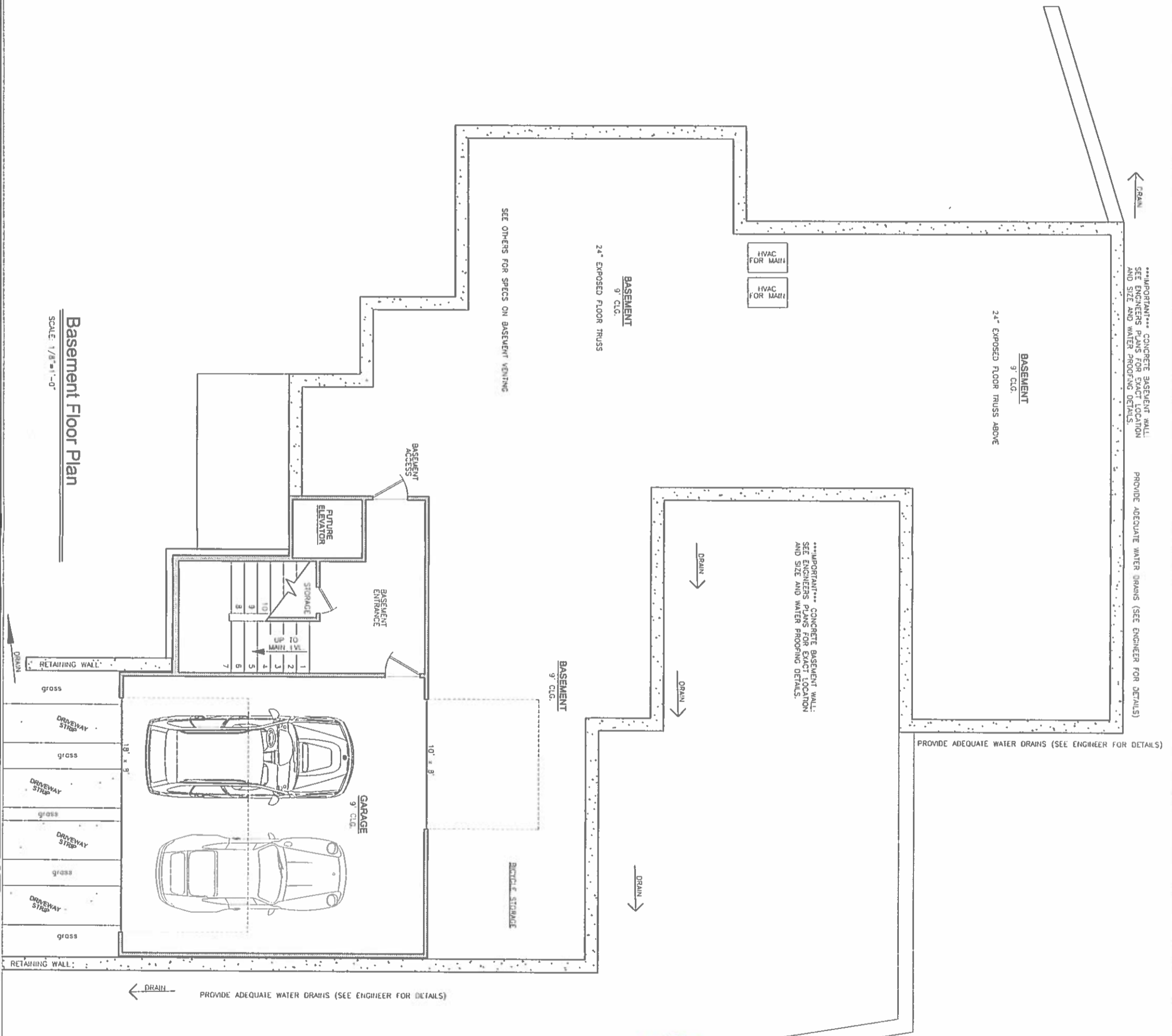
BICYCLE STORAGE

18' x 8'

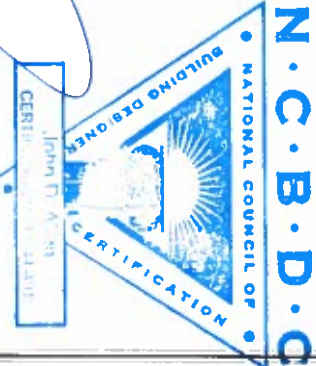
10' x 8'

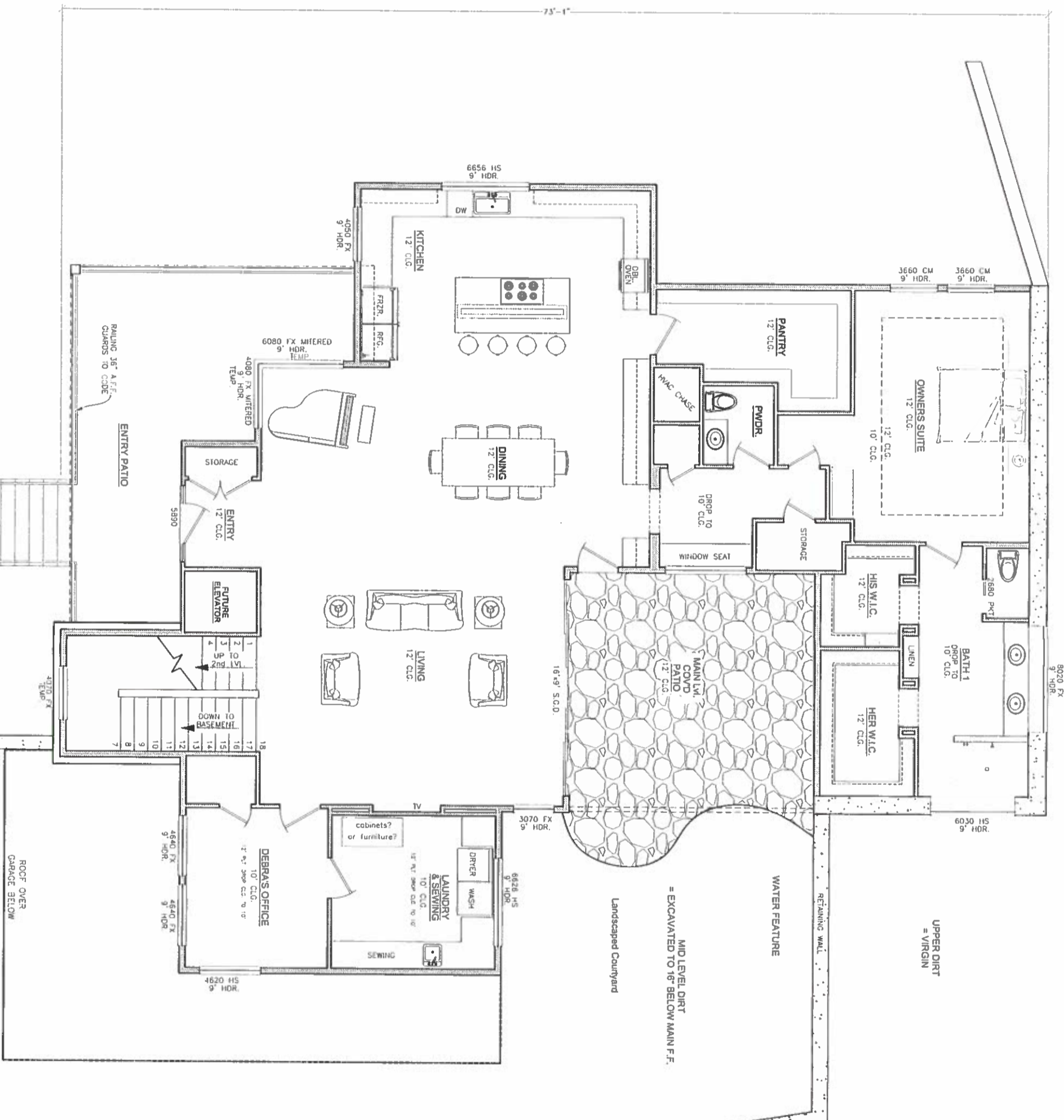
Basement Floor Plan

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



12/20/16



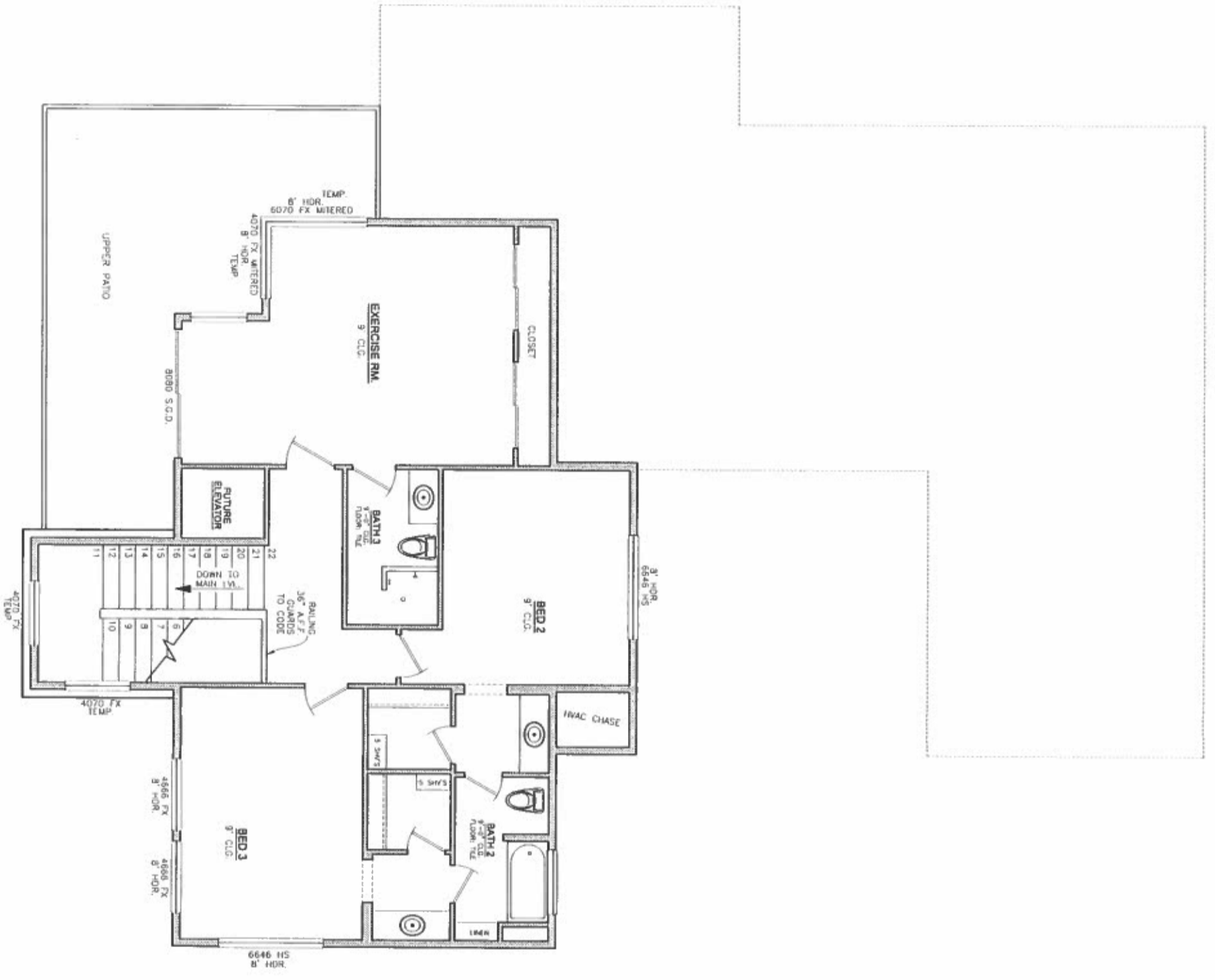


Main Level Floor Plan

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

John U. Allen
 CERTIFICATION NO. 44-491
 NATIONAL COUNCIL OF BUILDING DESIGNERS
 CERTIFICATION

12/20/16



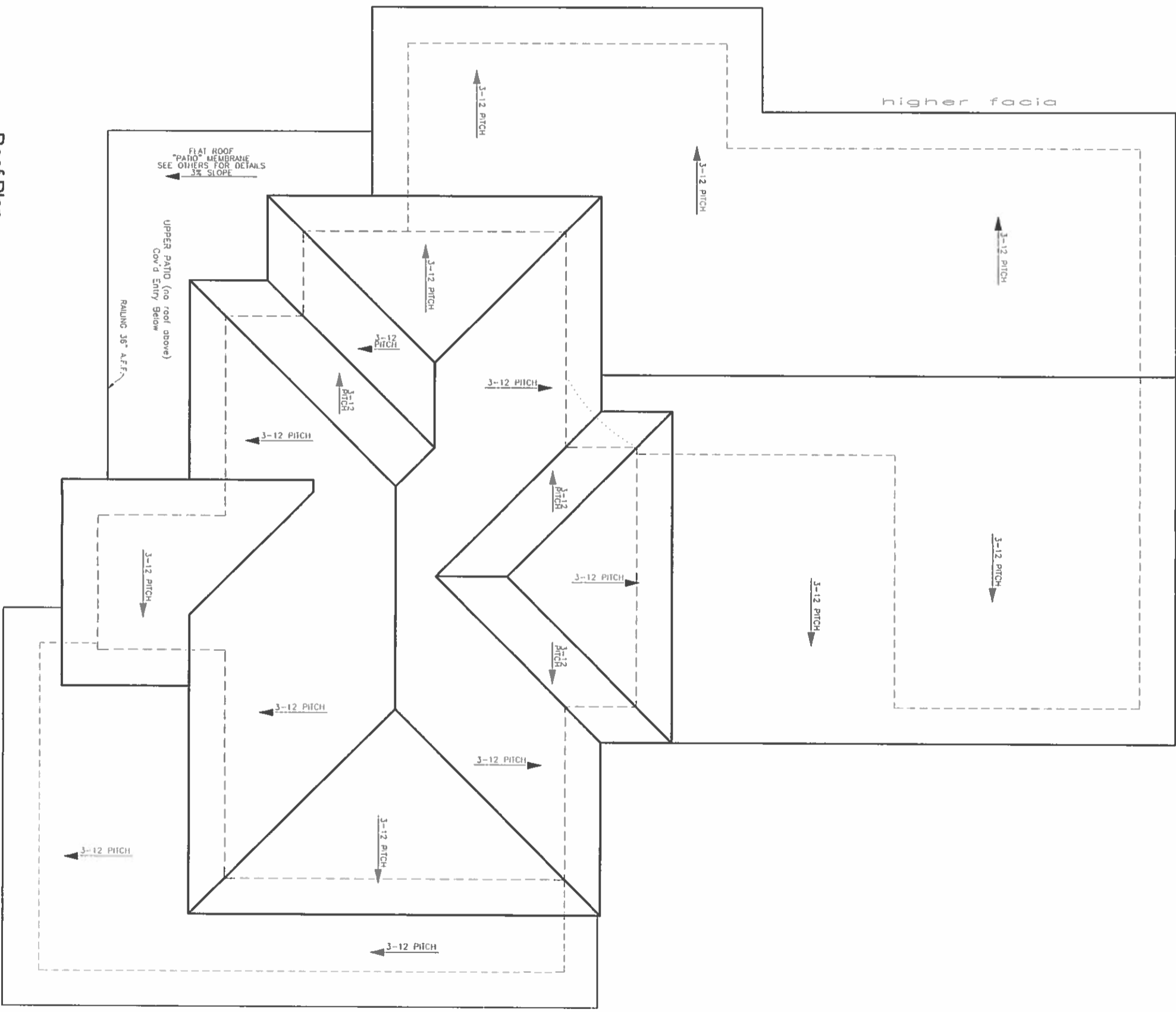
2nd Level Floor Plan

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

[Handwritten signature]

12/20/16





higher fascia

FLAT ROOF
"PATIO" MEMBRANE
SEE OTHERS FOR DETAILS
3% SLOPE

UPPER PATIO (no roof above)
Coverd Entry Below

RAILING 36" A.F.F.

Roof Plan

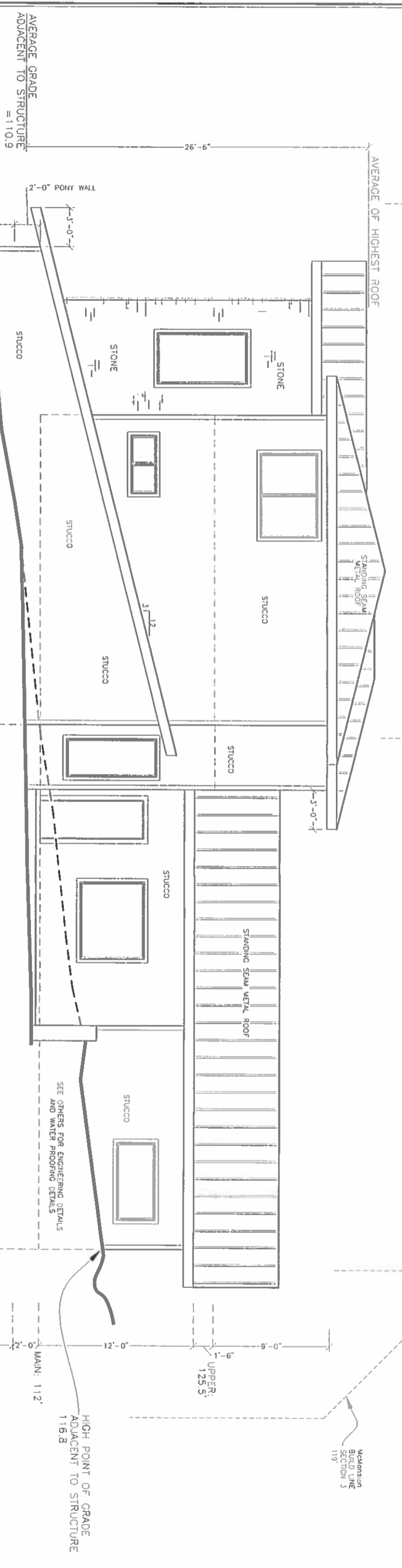
SCALE: 1/8"=1'-0"

[Handwritten Signature]
12/20/16



40' Section One HIGH POINT OF GRADE 112.6

40' Section Two HIGH POINT OF GRADE 117



Right Elevation

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



Front Elevation

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



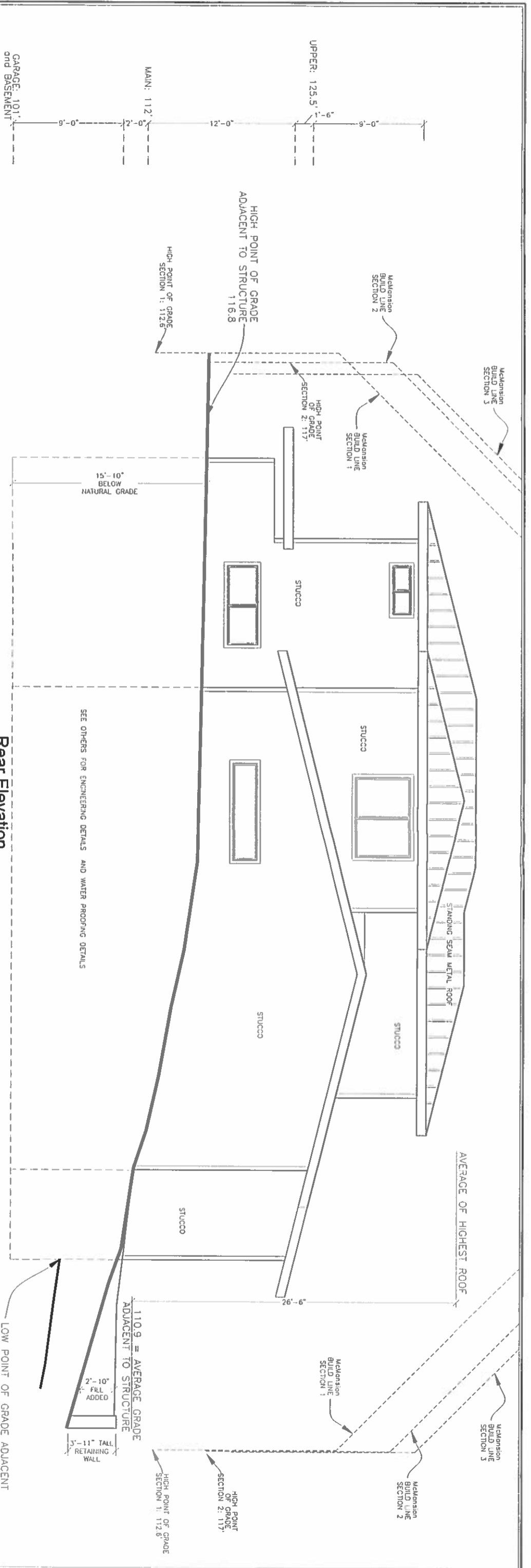
McKenzie BUILD LINE SECTION 1
McKenzie BUILD LINE SECTION 2
McKenzie BUILD LINE SECTION 3

107.7 on Right 99.4 on left
(Intersection of front yard setback and side of driveway)
Average = 103.55

***MAIN: 112' = 8.45' ABOVE AVERAGE
INSTEAD OF 3' - SEE VARIANCE

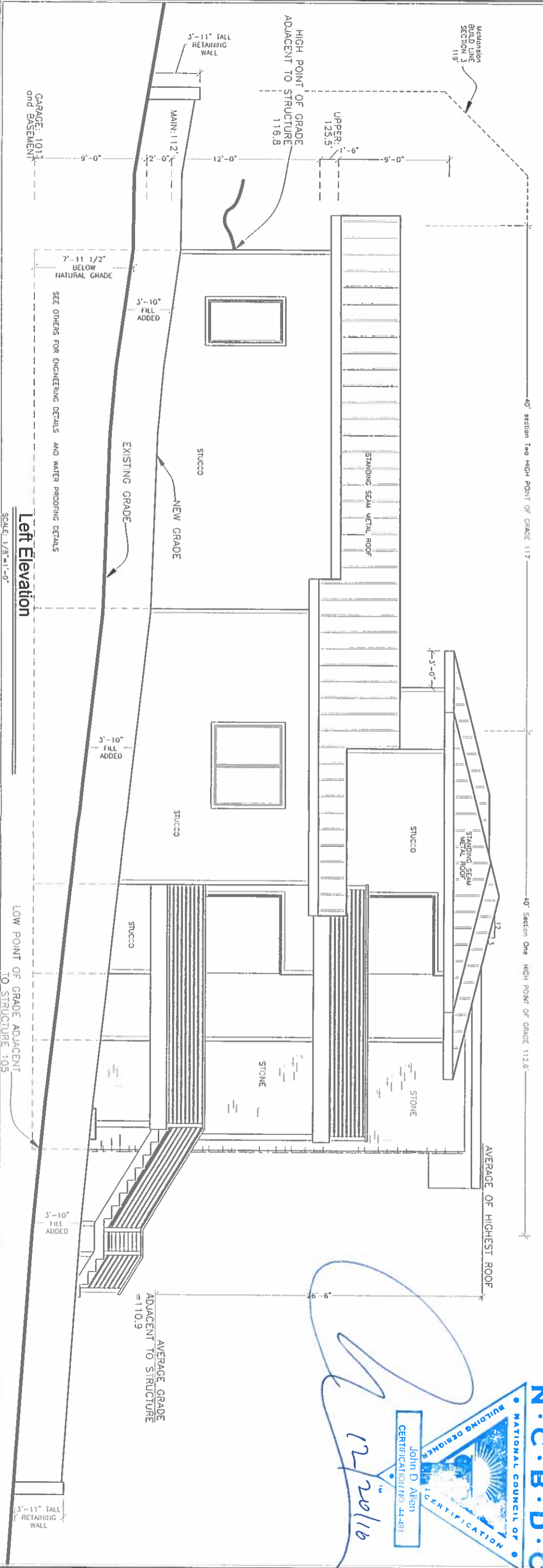
Note: Basement, F.F. needs to be 100'
or more for 25' drainage to work

UPPER: 125.5'
MAIN: 112'
GARAGE: 101' and BASEMENT



Rear Elevation

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



Left Elevation

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

N.C.B.D.C.
 NATIONAL COUNCIL OF
 BUILDING DESIGNERS
 CERTIFICATION
 John D. Allen
 CERTIFICATION NO. 44-81

12/20/16