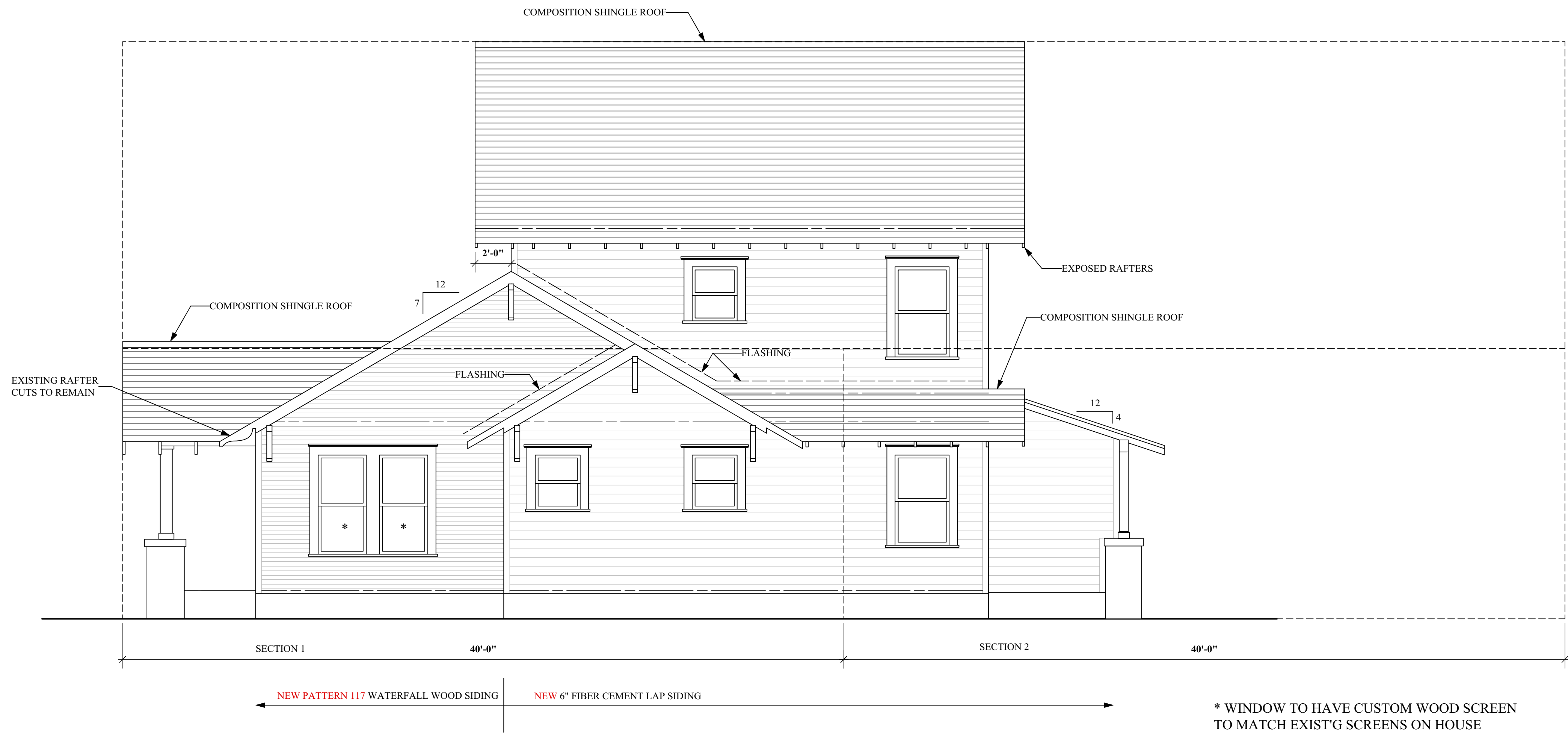




1 EAST ELEVATION

1/4" = 1'-0"

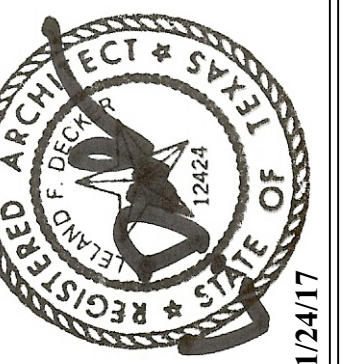
REV. #2: ADDED BLDG TENT



2 SOUTH ELEVATION

1/4" = 1'-0"

* WINDOW TO HAVE CUSTOM WOOD SCREEN
TO MATCH EXIST'G SCREENS ON HOUSE

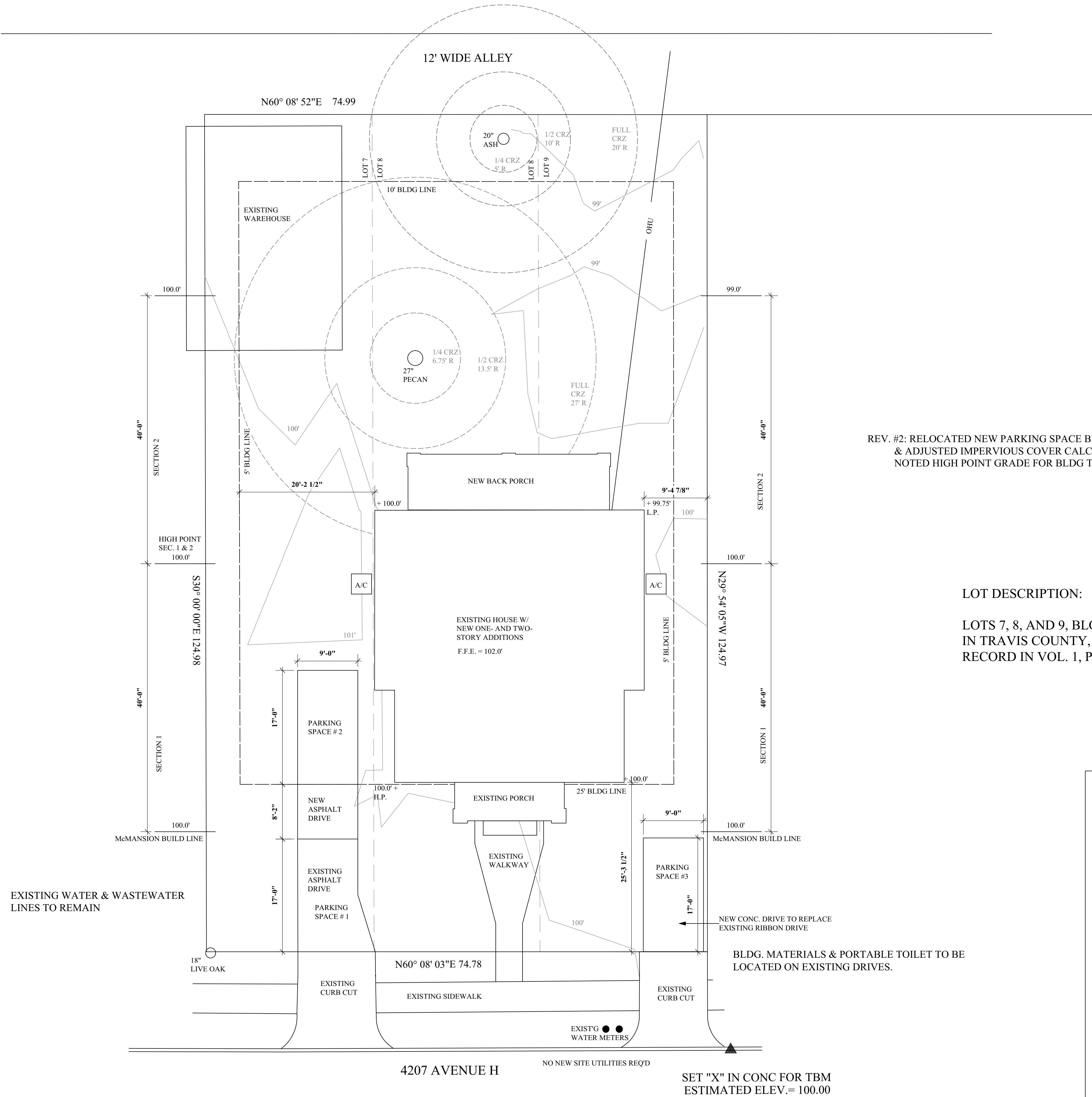


Architect
Wimberley, TX
Reg. #12424

Leland F. Decker
104 Darling Dr.
512/457-0230

Duplex Renovation
4207 Avenue H
Austin, TX

BIDS 10/10/16
PERMIT 1/24/17
REV #1 2/16/17
REV #2 8/4/17
REV #3 11/11/17



REV. #2: RELOCATED NEW PARKING SPACE BEHIND FRONT BLDG LINE
& ADJUSTED IMPERVIOUS COVER CALCULATIONS.
NOTED HIGH POINT GRADE FOR BLDG TENT SECTIONS.

LOT DESCRIPTION:

LOTS 7, 8, AND 9, BLOCK 19, HYDE PARK ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF
RECORD IN VOL. 1, PG. 67, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

BUILDING AND SITE AREA:			
1ST FL. COND.:	EXISTING	NEW	TOTAL
2ND FL. COND.:	-	929	929
COVERED PORCHES:	97	252	349
OUTBUILDING:	686	-	686
TOTAL GROSS BLDG AREA:	2175	1341	3516
BUILDING COVERAGE:			
1ST FLOOR AREA:	2175	412	2587
LOT SIZE = 9359 S.F.			= 27.6 %
IMPERVIOUS COVER:			
TOTAL BLDG COVERAGE:	2175	412	2587
DRIVEWAY:	162	380	542
WALKWAY:	137	-	137
A/C PADS:	-	18	18
TOTAL IMPERVIOUS COVER:	2474	810	3284
			= 35.1%
GROSS FLOOR AREA:			
1ST FL.	EXISTING	NEW	EXEMPTION
2ND FL.	1392	160	1552
PORCH:	97	252	-349
ACCESSORY BUILDING:	686		0
TOTAL GROSS FLOOR AREA:			686
F.A.R. =	33.8 %		3167

SITE PLAN

1/8" = 1'-0"



Architect
Leland F. Decker
104 Darling Dr.
512/457-0230
Wimberley, TX
Reg. #12424

Duplex Renovation
4207 Avenue H
Austin, TX

BIDS 10/10/16
PERMIT 1/24/17
REV #1 2/16/17
REV #2 8/4/17
REV #3 11/11/17

A.1