

Additional Information, Continued

Calculation Aid

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

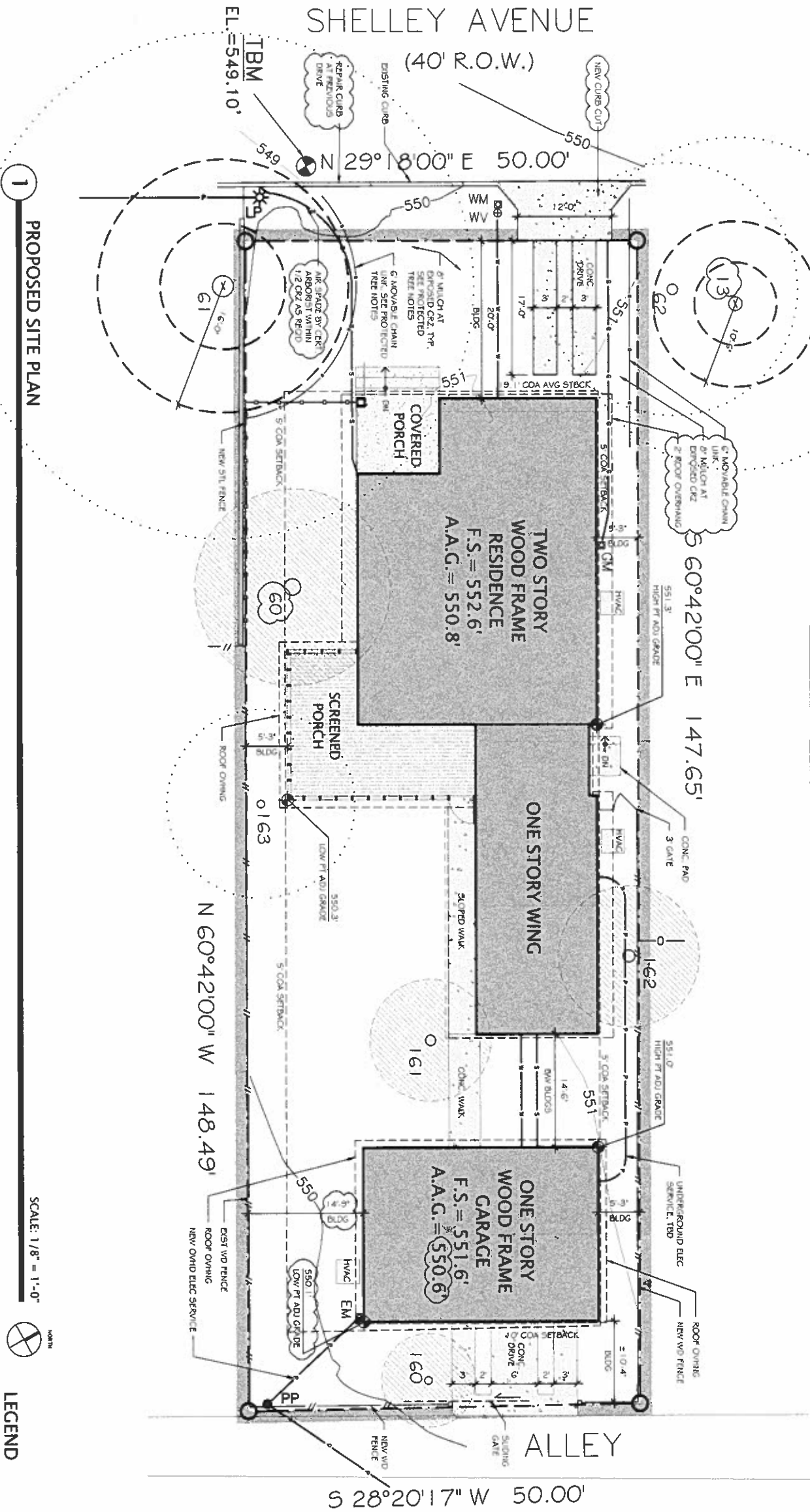
Existing coverage % of lot (C ÷ Lot Area) x 100 : %

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 #MM	15.3'
1011 SHELLEY AVE	53.9' OMIT FROM AVG
1009 SHELLEY AVE	PROJECT ADDRESS
1007 SHELLEY AVE	19.1'
1005 SHELLEY AVE	22.8'
1003 SHELLEY AVE	
AVERAGE SETBACK: 19.1'	



1 PROPOSED SITE PLAN

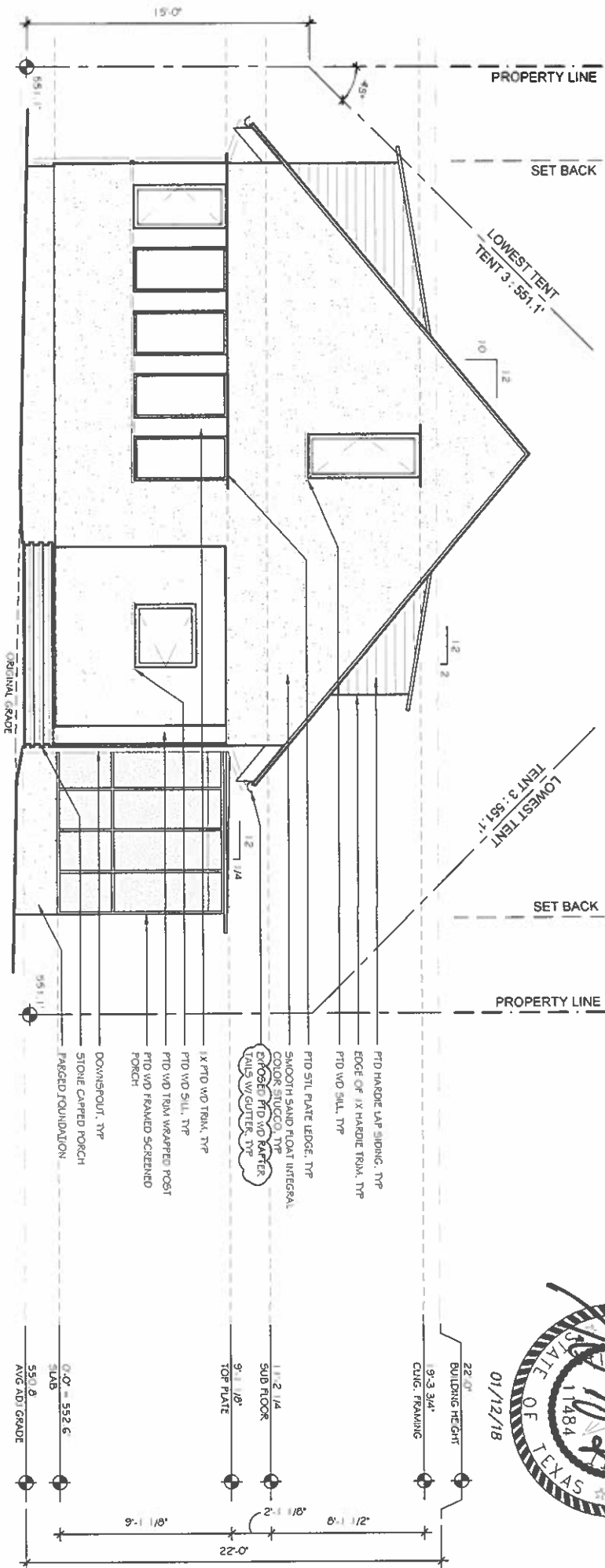
SCALE: 1/8" = 1'-0"



LEGEND

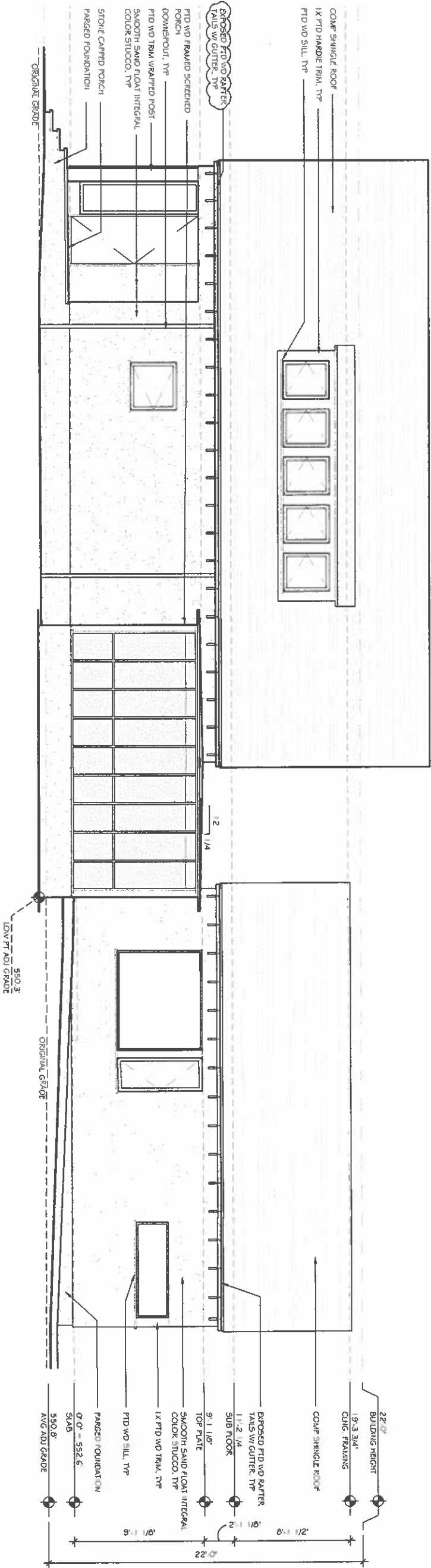
- ELECTRIC WATER
- GAS METER
- WATER METER
- WATER VALVE
- WATER POLE
- POWER POLE
- POWER LINE
- GAS LINE
- WASTE WATER LINE
- WOOD FENCE
- WALL INLET SETTING
- TEMPORARY DEMARKERS
- CONCRETE
- STONE

LEGAL DESCRIPTION	
50X 50 FT LOT 4 DIVISION 2	
ZONING	
SF-3	
LOT SIZE	
7,404 SF	
TREE SCHEDULE	
TREE #	SIZE/TYPE
13	2" POST OAK
60	25" DBH OAK
61	32" LIVE OAK
62	16" POST OAK
160	12" DBH OAK
161	6" DBH OAK
162	6" DBH OAK
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 DIRECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION	
3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 15" 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. 2X4 PLANKS REQUIRED AT TRUNKS WHERE 1/2 CR2 IS NOT FINISHED COMPLETELY	
6. PROVIDE 6" OF MULCH AT PROPOSED CR2	
7. TRENCING WITHIN 1/2 CR2 TO BE AVOIDED IF RECD. CERTIFIED ARBORIST TO AVOID CUTTING FOR TOP 30" TO AVOID CUTTING ROOTS 1/2 CR2	
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.L.C.)	
8. PROVIDE PVC PIPE SERVICES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE	
TREE LEGEND	
CR2	PROTECTED TREE 18" DIA. MIN.
1/2 CR2	PROTECTED TREE 18" DIA. MIN.
1/4 CR2	PROTECTED TREE 18" DIA. MIN.
1/8 CR2	PROTECTED TREE 18" DIA. MIN.
1/16 CR2	PROTECTED TREE 18" DIA. MIN.
1/32 CR2	PROTECTED TREE 18" DIA. MIN.
1/64 CR2	PROTECTED TREE 18" DIA. MIN.
1/128 CR2	PROTECTED TREE 18" DIA. MIN.
1/256 CR2	PROTECTED TREE 18" DIA. MIN.
1/512 CR2	PROTECTED TREE 18" DIA. MIN.
1/1024 CR2	PROTECTED TREE 18" DIA. MIN.
1/2048 CR2	PROTECTED TREE 18" DIA. MIN.
1/4096 CR2	PROTECTED TREE 18" DIA. MIN.
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1 FRONT ELEVATION (WEST)

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



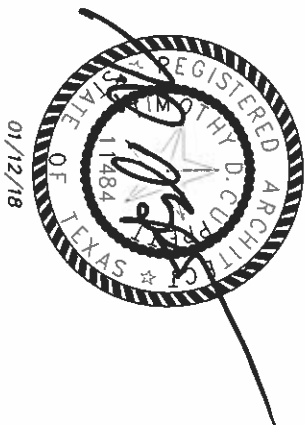
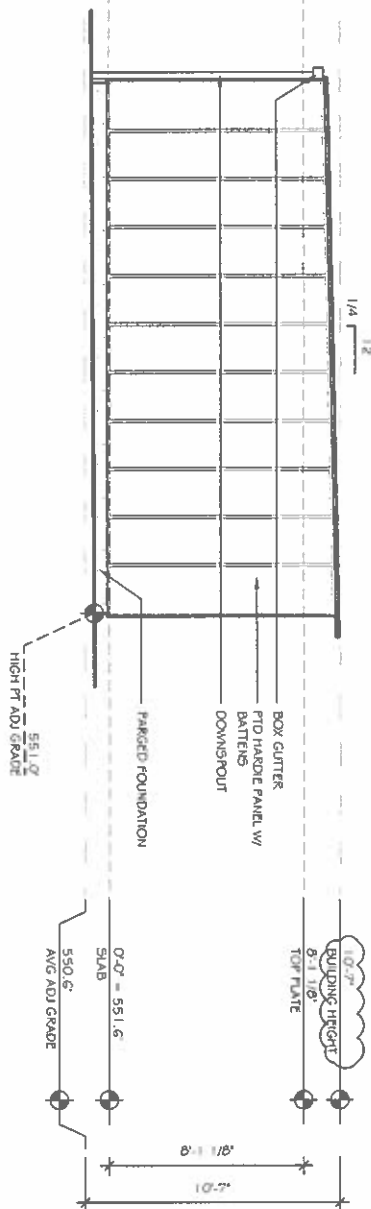
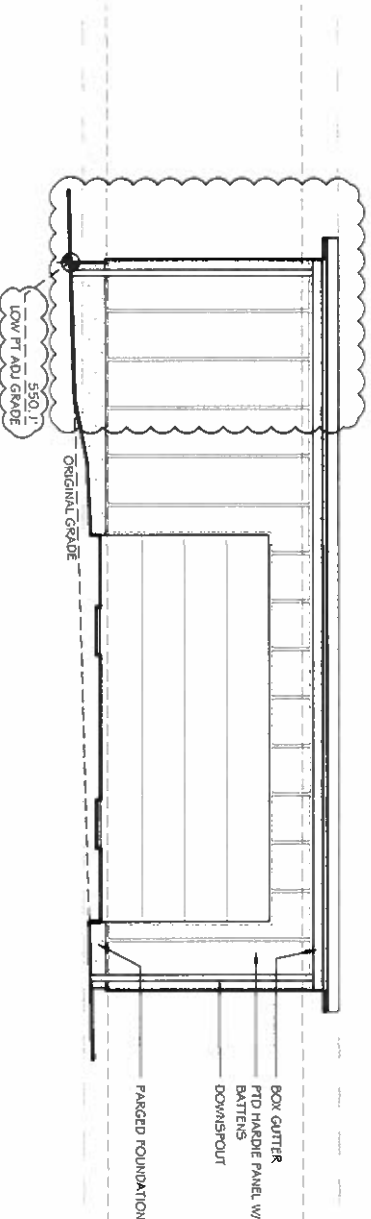
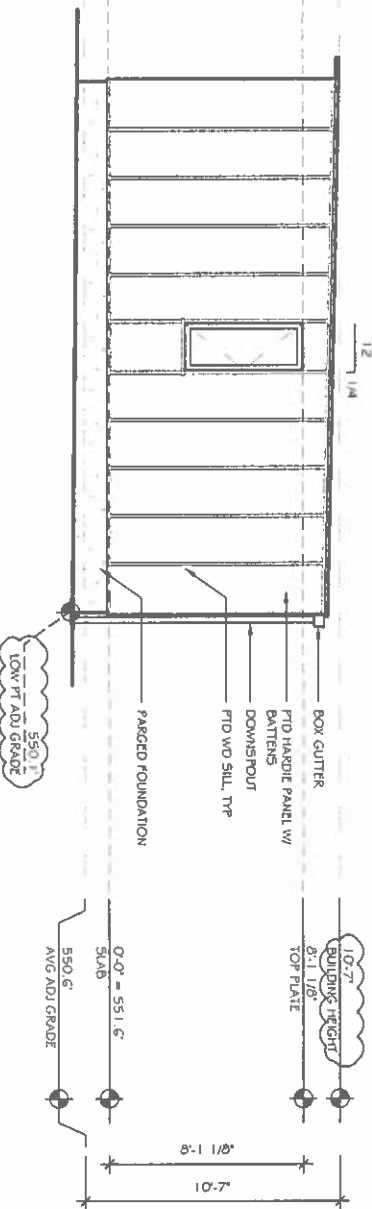
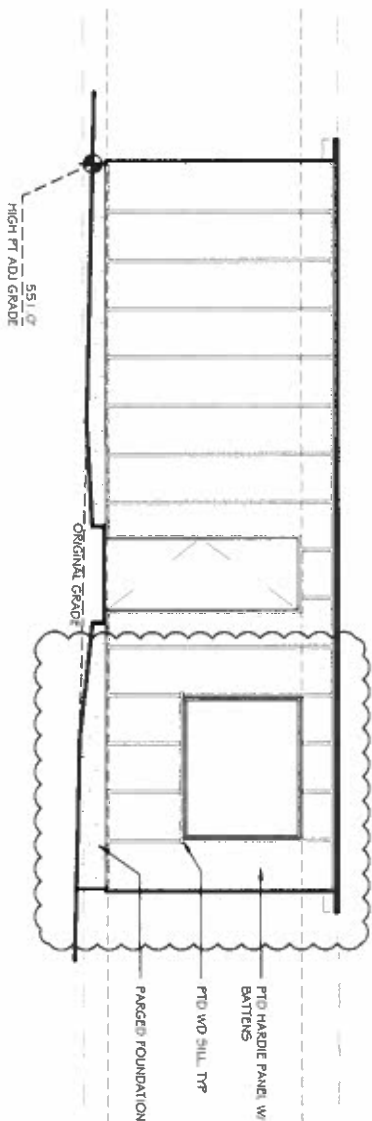
2 RIGHT ELEVATION (SOUTH)

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



LEFT ELEVATION (NORTH)





Project Renderings and Neighborhood Context Photographs from Applicant





PROPOSED SIDING ALTERNATE

1007 SHELLEY AVE



PROPOSED SIDING ALTERNATE

1007 SHELLEY AVE

1007 Shelley Avenue
NRD-2017-0097



1002 Shelley Avenue



1003-05 Shelley Avenue

1007 Shelley Avenue
NRD-2017-0097



1008 Shelley Avenue



1006 Shelley Avenue

1007 Shelley Avenue
NRD-2017-0097



100x Shelley Avenue



100x Shelley Avenue, from W. 10th Street

1007 Shelley Avenue
NRD-2017-0097



1009 Lorraine