

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

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Property Information

Project Address: <u>607 HARTMAN STREET</u>	Tax Parcel ID: <u>106502</u>
Legal Description: <u>0.11 ACR of Lot 5 Brooks & Shelley & OLT 3 DIV 2</u>	
Zoning District: <u>SF-3</u>	Lot Area (sq ft): <u>4,791</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable): <u>HARTMAN STREET</u>

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N <input type="radio"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="radio"/> N <input checked="" type="radio"/>	(If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y <input type="radio"/> N <input checked="" type="radio"/>	(If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="radio"/> N <input checked="" type="radio"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? Y <input type="radio"/> N <input checked="" type="radio"/>	(If yes, click here for more information on the tree permit process.)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.) wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? <input checked="" type="radio"/> Y <input type="radio"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, submit approved auxiliary and potable plumbing plans.) (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input type="radio"/> N <input checked="" type="radio"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="radio"/> N <input checked="" type="radio"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="radio"/> N <input checked="" type="radio"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="radio"/> N <input checked="" type="radio"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: vacant <u>single-family residential</u>	duplex residential two-family residential other: _____
Proposed Use: vacant <u>single-family residential</u>	duplex residential two-family residential other: _____
Project Type: new construction addition <u>addition/remodel</u>	other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>3</u>	# bedrooms upon completion: <u>2</u>
# baths existing: <u>2</u>	# baths upon completion: <u>2</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Addition to single family home</u>	
Trades Permits Required (Circle as applicable): <u>electric</u> <u>plumbing</u> <u>mechanical (HVAC)</u> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>200,000</u> 0	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>100,000</u> 0	Amount of Total Job Valuation dedicated to all Remodel/Repair:
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.		Bldg: \$ <u>50,000</u> Elec: \$ <u>10,000</u> Plmbg: \$ <u>5,000</u> Mech: \$ <u>7,500</u> TOTAL: \$ <u>72,500</u> 0
Amount for Primary Structure: \$ _____ Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		
Amount for Accessory Structure: \$ <u>0</u> Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N		

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

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	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	<u>947</u>		<u>203</u>		0.00	0.00
b) 2 nd Floor conditioned area	<u>467</u>		<u>578</u>		0.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			<u>187</u>		0.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	0.00	0.00	0.00	0.00	0.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

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)	
Total Building Coverage (sq ft): <u>1,685</u>	% of lot size: <u>35</u>

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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2,152</u>	% of lot size: <u>44</u>

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>17</u> ft <u>10</u> in Number of Floors: <u>2</u>	# of spaces required: <u>2</u> # of spaces provided: <u>2</u>

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.	
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Width of approach (measured at property line): <u>12</u> ft	Distance from intersection (for corner lots only): <u>—</u> ft
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, drainage review is required)	

Subchapter B					
Gross Floor Area					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	949	303			1,252 0.00
2 nd Floor	467	578			1,045 0.00
3 rd Floor	-	-			- 0.00
Area w/ ceilings > 15'	-	-	Must follow article 3.3.5	-	- 0.00
Ground Floor Porch* (check article utilized)	189	-	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	-189	0 0.00
Basement	-	-	Must follow article 3.3.3B, see note below		0.00
Attic	-	-	Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	-	<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	-	<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached	-	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached	-	<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)	-	-			0.00
Totals	1,605 0.00	881 0.00			0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00

(Total Gross Floor Area + Lot Area) x 100 = 2,300 15 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y (N)

(Yes, if a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y (N)

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

Additional Information, Continued

Discrepancies, Clarifications, and Additions

Permit Exhibits:

Plot Plan – Plot Plans must be drawn to a standard scale and are to include but are not limited to the following items: property address and legal description, north arrow, drawing scale, trees within the ROW or trees equal to or greater than 19 inches in diameter located on the property and immediately adjacent to the property, property lines, building lines for both existing and proposed improvements, easements, required zoning setbacks and roof overhangs, water meter and wastewater cleanout locations, underground and overhead utility lines and appurtenances, and water and/or wastewater line size and material.

Floorplan(s) – Floorplans must be drawn to a standard scale and are to include (but are not limited to) the following items: drawing scale, room labels, new wall measurements, new ceiling heights, new door and window schedule, smoke detector* and carbon monoxide detector** specifications and locations, dimensioned locations of new plumbing fixtures, handrail/guardrail locations and room square footages. Please provide Existing and Proposed Floor plan if part of the improvements includes removing or adding any wall, window, door, plumbing fixtures, etc. Clearly differentiate between existing, demolished, and new items.

*provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314

**provide carbon monoxide detector in immediate vicinity of sleeping rooms in accordance with IRC R315.

Exterior Elevations – Elevation plans must be drawn to a standard scale and are to include front, rear, and sides of the structure. For additions, elevations are required of all sides of the new portion of the structure. Height dimensions are required on all elevations. If ceiling height exceeds 20' or building is multi-story include dimensions of high, low, and average elevations at grade.

Setback Plane Compliance Plan – If subject to Subchapter F – A separate exhibit must be submitted showing topographic elevations on 1-foot intervals on the property, including the top of foundation spot elevation and intersections of the property boundary with the building line segments per Subchapter F, Section 2.6. All topographic information must be prepared and sealed by a Texas-registered professional land surveyor.

Structural Drawing(s) –

Foundation plan of sufficient detail to show conformance to the provisions of the currently adopted IRC including but not limited to:

- 1) size, spacing and strength of reinforcing steel
- 2) foundation requirements for braced wall panels required in braced wall plan.

Wall and floor/ceiling/roof sections and details, framing plans and/or framing design information as follows:

General – lumber size, grade, species and spacing of all wood elements.

Wood framed floors – spans and intermediate girders

Wood framed walls – wall type (e.g. 2x4's @ 16 in. o.c.), wall height, headers.

Wood framed roofs – roof framing plan to include rafters and girders as a minimum.

Brace wall plan showing compliance with the currently adopted IRC. The plan shall clearly indicate the braced wall lines and the braced wall method use for compliance to expedite review.

Non-complying Structures (applicable to all work types) –

A separate exhibit must be submitted showing the existing building footprint location in relation to the property boundaries and required setbacks. Exterior walls and supporting structural elements must be clearly labeled and dimensioned showing walls to be removed per Land Development Code Section 25-2-963.

Setback Averaging –

If using setback averaging, one copy of the Contextual Site Plan showing four adjacent properties with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, Residential Design and Compatibility Standards, Section 2.3.

Surveys must be provided by a Texas-registered professional land surveyor showing existing buildings and their distance from the front lot line.

Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

Additional Information, Continued

Calculation and			
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) 1 st floor conditioned area	949	303	1,252 0.00
b) 2 nd floor conditioned area	967	578	1,045 0.00
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)	-		0.00
g) Covered Wood Decks (counted at 100%)	-371	-	0 0.00
h) Covered Patio		68	68 0.00
i) Covered Porch	189	-	189 0.00
j) Balcony			0.00
k) Other - Specify: <u>UNCOVERED TERRACE</u>	-	255	255 0.00
Total Building Area (TBA) (add: a through k)	0.00	0.00	0.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 0.00	0.00	(B) 0.00
l) Driveway	72	78	150 0.00
m) Sidewalks	-27	183	183 0.00
n) Uncovered Patio	-186	120	120 0.00
o) Uncovered Wood Decks (counted at 50%)	-		0.00
p) AC pads and other concrete flatwork	7	7	14 0.00
q) Other (Pool Coping, Retaining Walls)	-		0.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 0.00	0.00	(D) 0.00
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): 4,791

Existing Building Coverage (see above A, sq ft): 0.00 1,037

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 22 %

Final Building Coverage (see above B, sq ft): 0.00 1,685

Final Coverage % of lot (B ÷ Lot Area) x 100 : 35 %

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 1,320

Existing coverage % of lot (C ÷ Lot Area) x 100 : 28 %

Final Impervious Coverage (see above D, sq ft): 0.00 2,152

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

PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

7416 Canal Drive, Lake Worth, FL 33467
LB# 10193731 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



PROPERTY ADDRESS: 607 HARTHAN STREET, AUSTIN, TEXAS 78703

SURVEY NUMBER: 1711.1303

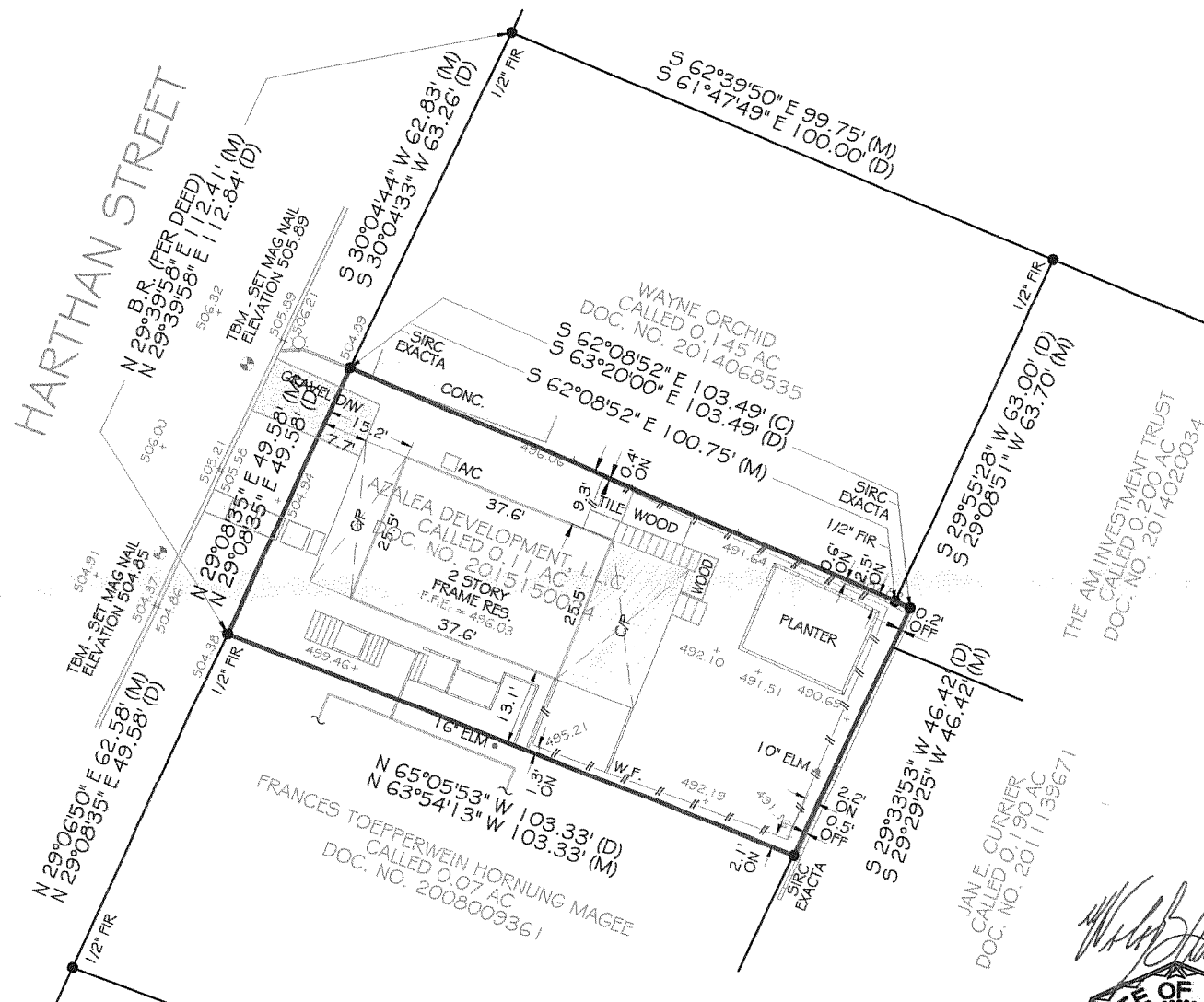
FIELD WORK DATE: 12/20/2017

REVISION DATE(S): (REV.1 12/22/2017)

17111303
BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN DOC. NO. 2015150024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH FOR EASEMENTS OR SETBACKS THAT MAY AFFECT THIS PROPERTY.



GRAPHIC SCALE
1 inch = 30 feet

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 15th DAY OF DECEMBER 2017; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A FULL TITLE REPORT, THEREFORE THE PROPERTY MAY BEAR ENCUMBRANCES NOT SHOWN HEREON.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

CLIENT NUMBER:

DATE: 12/22/2017

BUYER: Matt Sandlin

SELLER:

CERTIFIED TO: MATT SANDLIN

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

POWERED BY:

surveystars

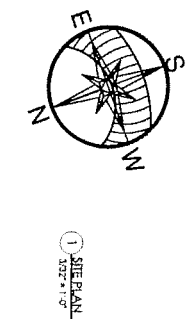
www.surveystars.com

EXACTA TEXAS SURVEYORS, INC.

2132 E9th St, Cleveland OH 44115
LB# 10193993 | P: 866.735.1916 | F: 773.305.4011

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.



AREA	ESTIMATED/COVERED	NEW/OLD/NO	TOTAL
TOTAL BUILDING COVERAGE	1,079 SF	644.5 SF	1,683.5
ROOFING	1,079 SF	120.5 SF	1,200 SF
LOWERS/PATIO	184.5 SF	120.5 SF	305 SF
WALLS	79.5 SF	183.5 SF	263 SF
DOORS	34.5 SF	0 SF	34.5 SF
LANDSCAPE	0 SF	0 SF	0 SF
PAVING	0 SF	0 SF	0 SF
WATER	0 SF	0 SF	0 SF
OTHER	0 SF	0 SF	0 SF
TOTAL BUILDING COVERAGE	1,118.5 SF	713.5 SF	2,132 SF
TOTAL LOT AREA			4,791 SF

2,132 SF / 4,791 SF = 44.5% COVERAGE

MAX. ALLOWABLE IMPERVIOUS COVERAGE: 47% @ 49.5% = 2,146 SF

