

○ WATER METER

1629 PALMA PLAZA SQUARE FOOT CALCULATION

LOT SIZE: 9,308 S.F.

EXISTING FRONT HOUSE 1ST FLOOR CONDITIONED AREA: 1,985 S.F.
 EXISTING FRONT HOUSE 2ND FLOOR CONDITIONED AREA: 468 S.F.
 EXISTING COVERED BACK SCREEN PORCH: 221 S.F.

PROPOSED F.A.R. EXEMPT CONDITIONED ATTIC AREA: 338 SQUARE FEET

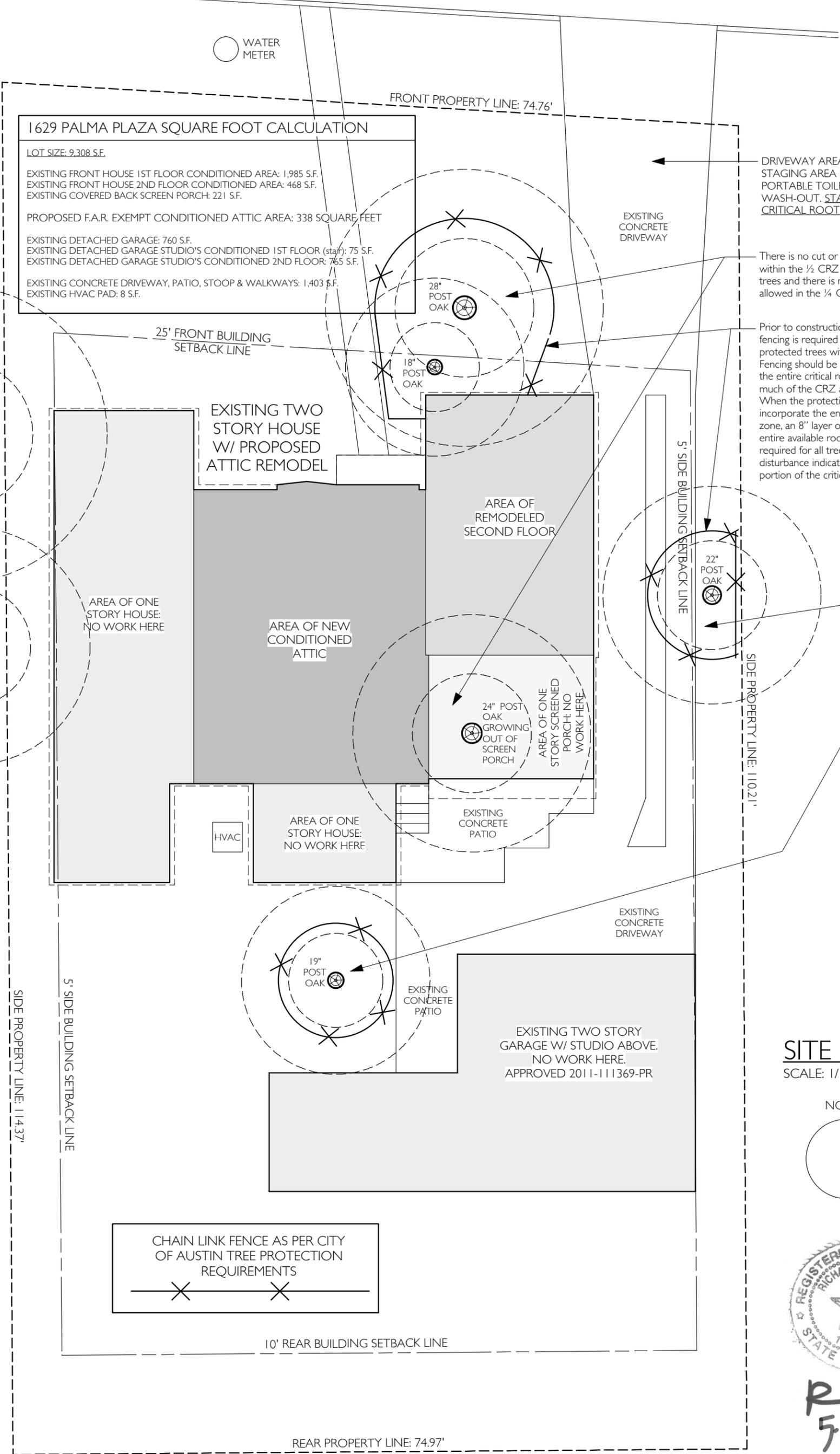
EXISTING DETACHED GARAGE: 760 S.F.
 EXISTING DETACHED GARAGE STUDIO'S CONDITIONED 1ST FLOOR (stair): 75 S.F.
 EXISTING DETACHED GARAGE STUDIO'S CONDITIONED 2ND FLOOR: 765 S.F.

EXISTING CONCRETE DRIVEWAY, PATIO, STOOP & WALKWAYS: 1,403 S.F.
 EXISTING HVAC PAD: 8 S.F.

DRIVEWAY AREA TO ACT AS STAGING AREA FOR DUMPSTERS, PORTABLE TOILETS & CONCRETE WASH-OUT. STAY OUT OF CRITICAL ROOT ZONE FENCING.

There is no cut or fill 4" or greater within the 1/2 CRZ of protected trees and there is no impact allowed in the 1/4 CRZ.

Prior to construction, protective fencing is required around all protected trees within the LOC. Fencing should be indicated to protect the entire critical root zone area or as much of the CRZ as is practical. When the protective fencing cannot incorporate the entire 1/2 critical root zone, an 8" 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.



AREA OF ONE STORY HOUSE: NO WORK HERE

EXISTING TWO STORY HOUSE W/ PROPOSED ATTIC REMODEL

AREA OF REMODELED SECOND FLOOR

AREA OF NEW CONDITIONED ATTIC

24" POST OAK GROWING OUT OF SCREEN PORCH
 AREA OF ONE STORY SCREENED PORCH: NO WORK HERE

AREA OF ONE STORY HOUSE: NO WORK HERE

EXISTING CONCRETE PATIO

HVAC

EXISTING CONCRETE DRIVEWAY

19" POST OAK

EXISTING CONCRETE PATIO

EXISTING TWO STORY GARAGE W/ STUDIO ABOVE. NO WORK HERE. APPROVED 2011-111369-PR

SIDE PROPERTY LINE: 114.37'

5' SIDE BUILDING SETBACK LINE

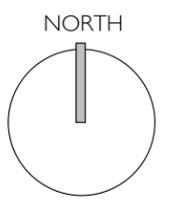
SIDE PROPERTY LINE: 110.21'

5' SIDE BUILDING SETBACK LINE

10' REAR BUILDING SETBACK LINE

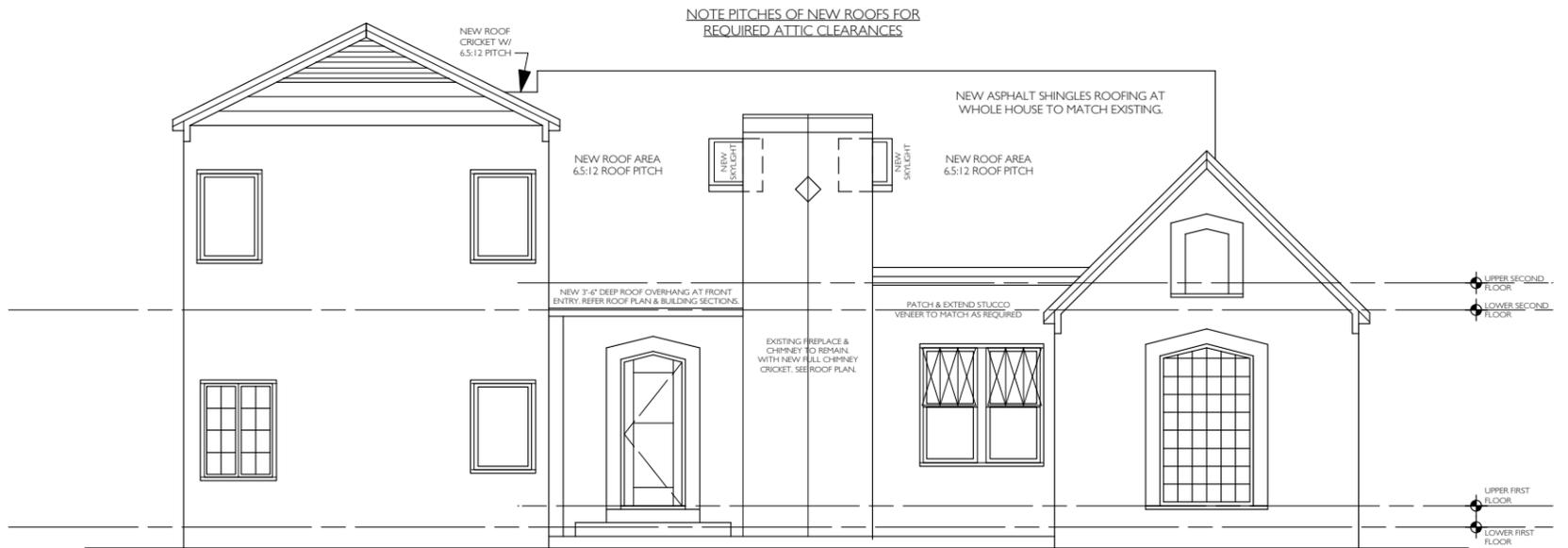
CHAIN LINK FENCE AS PER CITY OF AUSTIN TREE PROTECTION REQUIREMENTS

SITE PLAN
 SCALE: 1/10" = 1'-0"

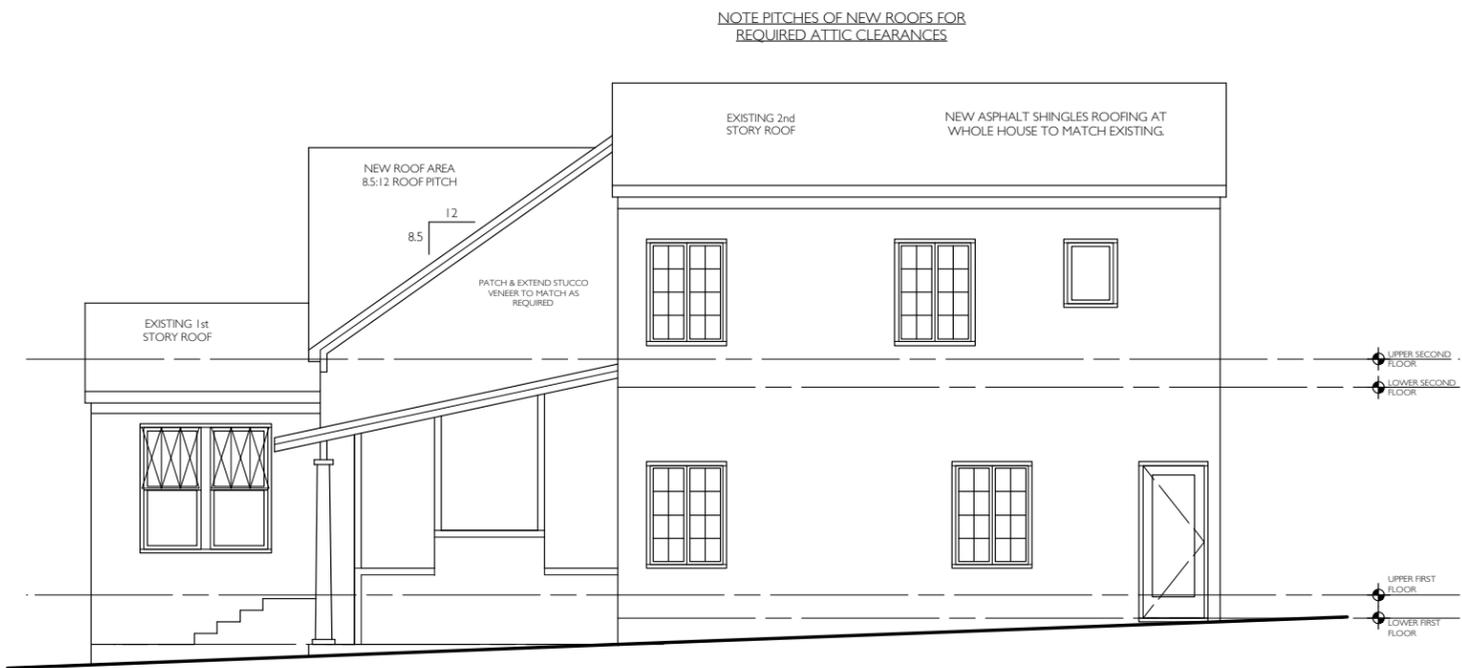


R.H.
 5.18.18

<p>AI</p>	<p>DATE: 5-18-18</p>	<p>GOTTFRIED & CLIFTON REMODEL & ATTIC ADDITION 1629 PALMA PLAZA, AUSTIN TX, 78703</p>	<p>E S A ELEMENTFIVEARCHITECTURE www.element5architecture.com</p>	<p>2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228</p>
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

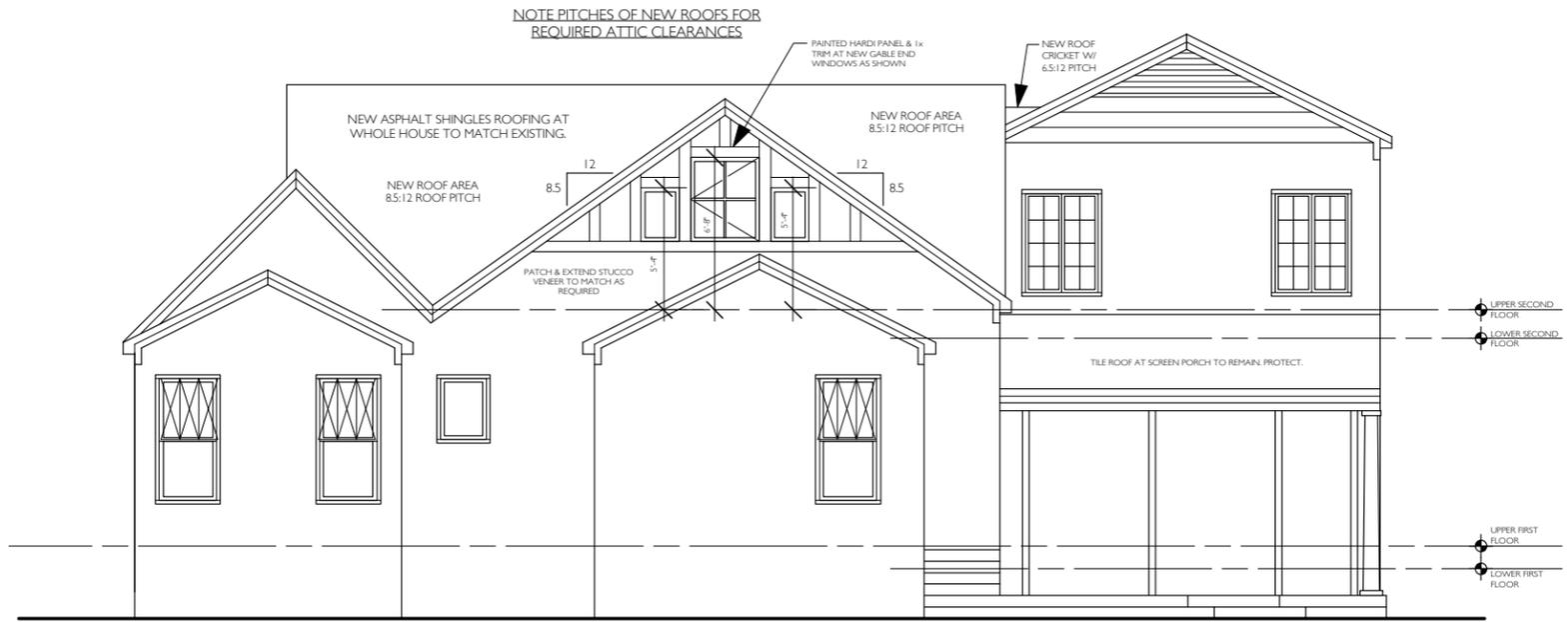


EAST ELEVATION
SCALE: 1/8" = 1'-0"

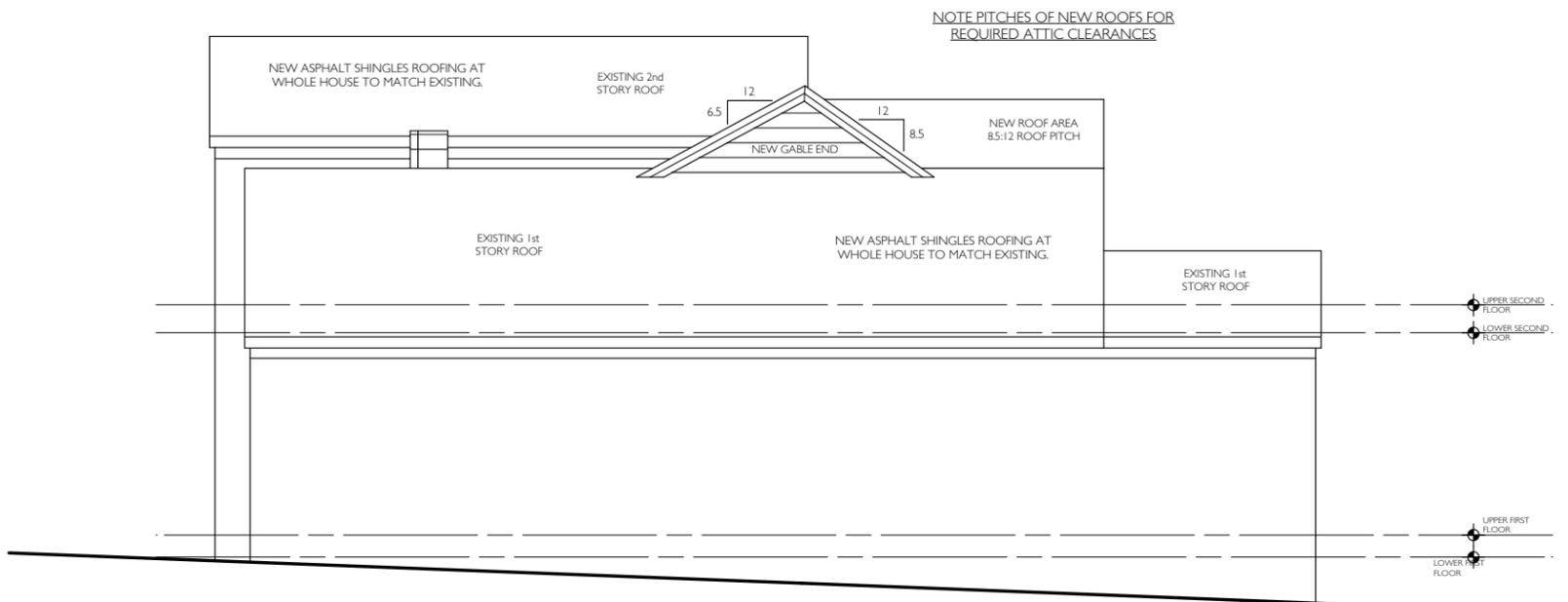


R.H.
5.18.18

A6	DATE: 5-18-18	GOTTFRIED & CLIFTON REMODEL & ATTIC ADDITION 1629 PALMA PLAZA, AUSTIN TX, 78703	E S A ELEMENTFIVEARCHITECTURE www.element5architecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



R.H.
5.18.18

A7	DATE: 5-18-18	GOTTFRIED & CLIFTON REMODEL & ATTIC ADDITION 1629 PALMA PLAZA, AUSTIN TX, 78703	E 5 A ELEMENTFIVEARCHITECTURE www.element5architecture.com	2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228
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