

1. PRIOR TO START OF DEMOLITION & CONSTRUCTION, CONTRACTOR SHALL PROVIDE & INSTALL EROSION CONTROL BARRIERS AS REQUIRED.
2. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAR THE SITE OF ANY MATERIAL DEBRIS, & CLEAN UP ANY BUILDING OR SITE AREAS AFFECTED BY CONSTRUCTION.
3. EXTERIOR HVAC EQUIPMENT SHALL BE SCREENED IN COMPLIANCE W/ ANY CITY OF AUSTIN REGULATIONS AND/OR LOCAL DEED RESTRICTIONS.
4. EXISTING TREES SHALL BE MAINTAINED, UNLESS NOTED OTHERWISE.
5. BUILDER TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
6. VERIFY METER & UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
7. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONFIRM ALL DRIVEWAY, WALKWAY & PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
9. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS & PATIOS.
10. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
11. CONTRACTOR TO PROVIDE LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHTS.
12. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
13. TREES TO BE REMOVED SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
14. 1ST FLOOR POWDER BATH MUST QUALIFY AS A VISITABLE BATHROOM  
A. CLEAR DOOR OPENING MUST BE 30"  
B. LATERAL 2X6 BLOCKING MUST BE INSTALLED ALONG WALLS WITH CENTERLINE 34" ABOVE FINISHED FLOOR
15. VISIBLE NO STEP ENTRANCE TO HAVE BEVELED THRESHOLD OF 1/2" OR LESS AND CLEAR DOOR WIDTH OF AT LEAST 32"
16. SPOT GRADE ELEVATIONS REFERENCE THE LOWER ELEVATION BETWEEN EXISTING AND NEW

|     |               |         |
|-----|---------------|---------|
| 294 | 30" Live Oak  |         |
| 295 | 13" Hackberry | removed |
| 296 | 16" Hackberry | removed |
| 297 | 38" Live Oak  |         |

| IMPERVIOUS COVER                                 |        |
|--|--------|
| AREA DESCRIPTION                                 | SQ. FT |
| site   | 5,771  |
| driveway/walking surfaces                        | 938    |
| sidewalk   | ----   |
| building footprint                               | 1,124  |
| uncovered porches                                | ---    |
| AC pad   | 27     |
| covered wood deck                                | 240    |
| garage   | 200    |
| balcony  | ---    |
| IMPERVIOUS COVER (2,597 allowed) - 43.8% (2,529) |        |

| TOTAL BUILDING COVERAGE            |        |
|------------------------------------|--------|
| AREA DESCRIPTION                   | SQ. FT |
| 1st floor conditioned area         | 724.5  |
| 2nd floor conditioned area         | 724.5  |
| attic exemption                    |        |
| 5 - 7 head height                  | 283.5  |
| greater than 7 head height         | 283.5  |
| covered parking - attached         | ---    |
| covered parking - detached garage  | 200    |
| covered patio w/ floor area above  | 0      |
| covered patio w/o floor area above | 0      |
| covered roof terrace               | ---    |
| other covered or roofed area       | ---    |

| TOTAL BUILDING COVERAGE            |     | ----   |
|------------------------------------|-----|--------|
| AREA DESCRIPTION                   |     | SQ. FT |
| 1st floor conditioned area         |     | 400    |
| 2nd floor conditioned area         |     |        |
| with 60" AFF knee wall             | 458 |        |
| with 72" AFF knee wall             | 398 |        |
| 3rd floor conditioned area         |     | ----   |
| covered parking - attached garage  |     | ----   |
| covered patio w/ floor area above  | 155 |        |
| covered patio w/o floor area above | 240 |        |
| covered roof terrace               |     | ----   |
| other covered or roofed area       |     | ----   |

| AREA DESCRIPTION                     | NEW SQ. FT | EXEMPT SQ. FT |
|--------------------------------------|------------|---------------|
| 1st floor conditioned area           | 400        |               |
| 2nd floor conditioned area (72" aff) | 398        |               |
| covered porch                        | 240        | 240           |
| garage (attached)                    | ****       | ****          |
| <b>TOTAL BUILDING AREA UNIT B</b>    | <b>798</b> |               |

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alan knox, aia # 21945

08.07.2018

[illegible]

606 Augusta Ave,  
Austin, TX 78703

Date 08.07.2018

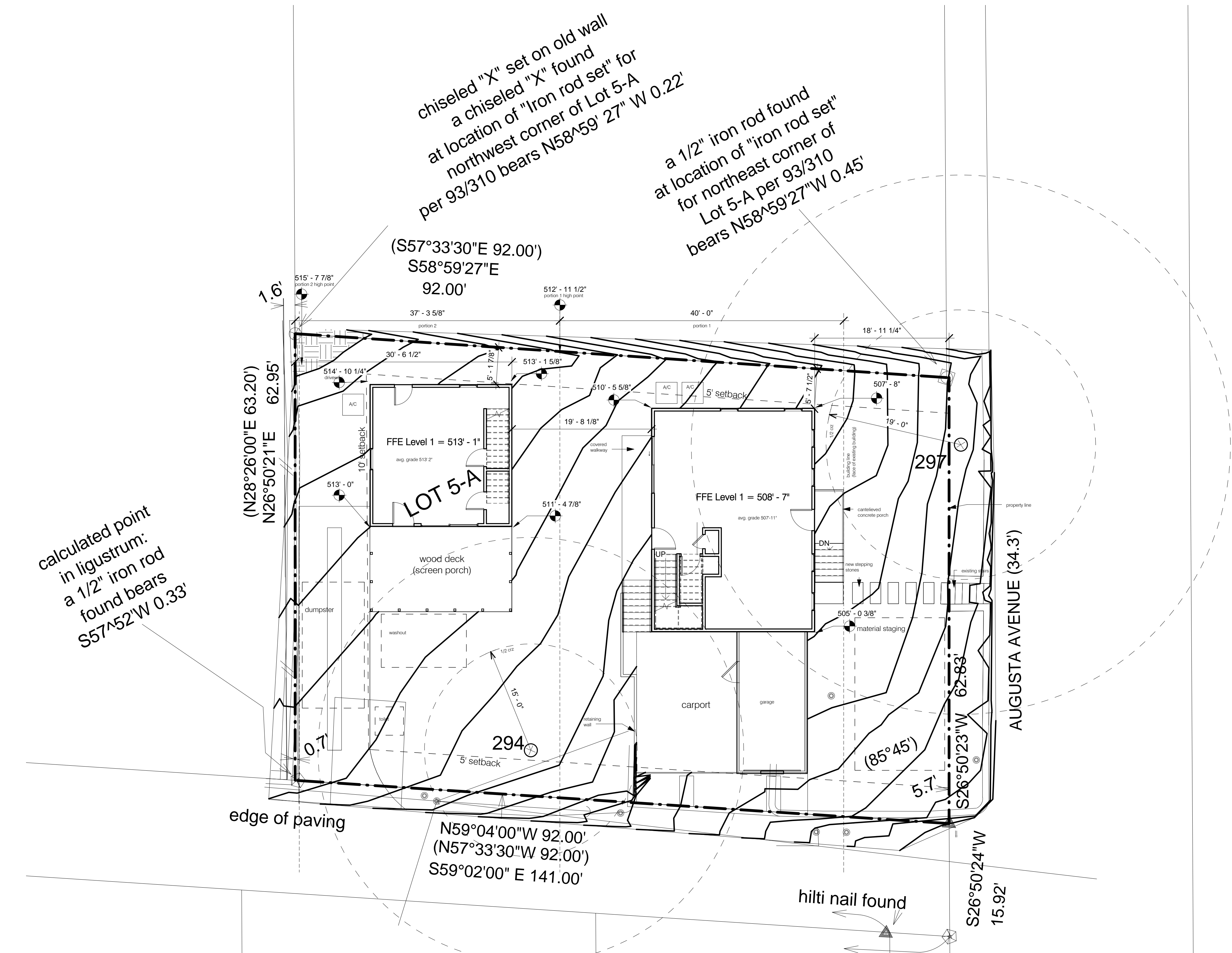
|                |      |
|----------------|------|
| project number | 1075 |
| Drawn by       | bc   |
| Checked by     | ack  |

contents

architectural site plan

Scale: As indicated  
for full size set or 1/2  
of indicated scale for  
11x17 set.

A001

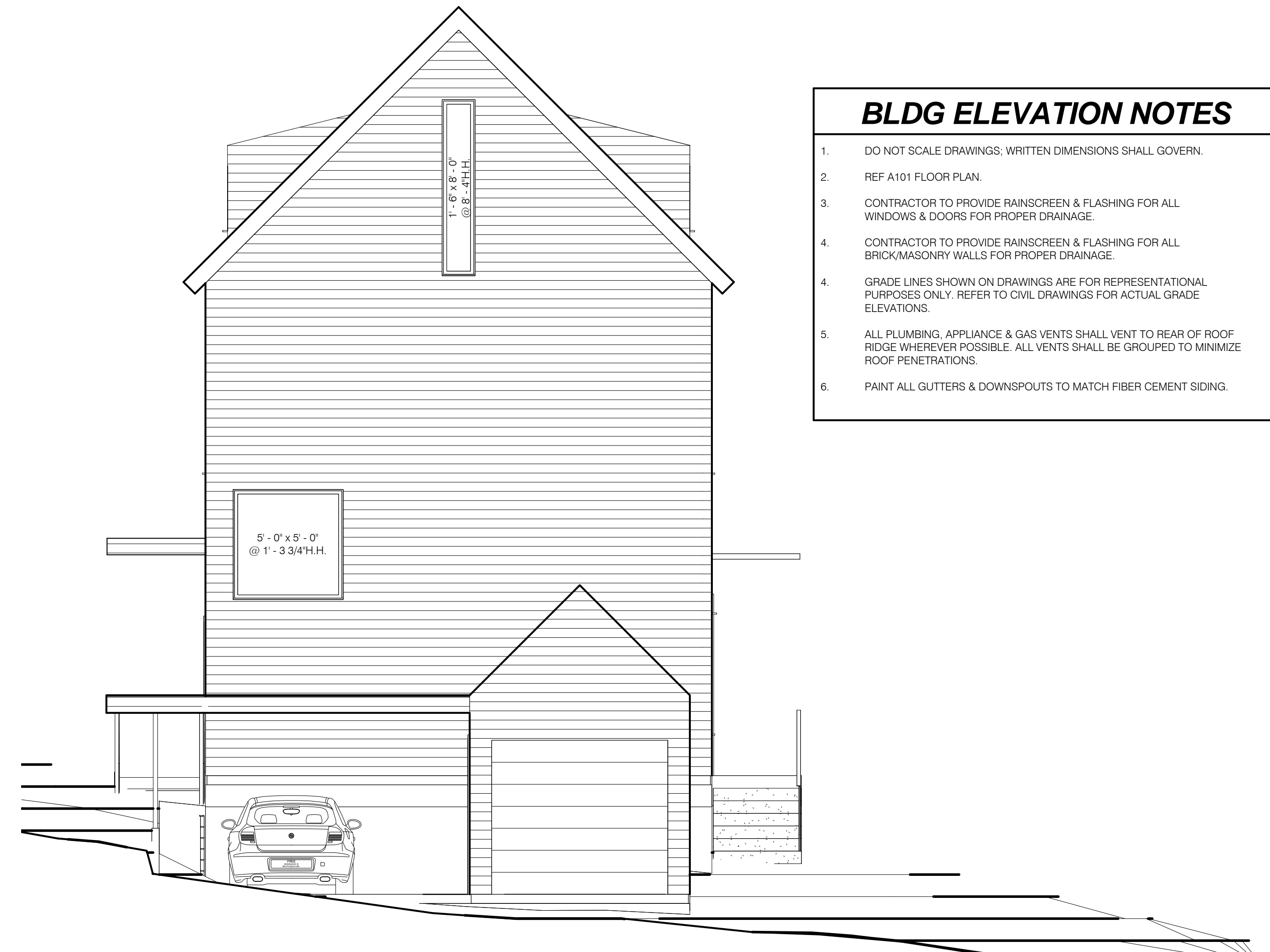


1 architectural site plan  
1/8" = 1'-0"

plan north      true north



④ East (Street)  
1/4" = 1'-0"



③ South  
1/4" = 1'-0"



② West  
1/4" = 1'-0"



⑤ North  
1/4" = 1'-0"

- ### BLDG ELEVATION NOTES
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
  - REF A101 FLOOR PLAN.
  - CONTRACTOR TO PROVIDE RAINSCREEN & FLASHING FOR ALL WINDOWS & DOORS FOR PROPER DRAINAGE.
  - CONTRACTOR TO PROVIDE RAINSCREEN & FLASHING FOR ALL BRICK/MASONRY WALLS FOR PROPER DRAINAGE.
  - GRADE LINES SHOWN ON DRAWINGS ARE FOR REPRESENTATIONAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADE ELEVATIONS.
  - ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.
  - PAIN ALL GUTTERS & DOWNSPOUTS TO MATCH FIBER CEMENT SIDING.

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these documents are for design review and not intended for construction bidding or permit purposes. they were prepared by, or under the supervision of:

alan knox, aia # 21945

08.07.2018

| No. | Description | Date |
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Riverside Homes LLC  
  
606 Augusta Ave,  
Austin, TX 78703

Date 08.07.2018

project number 1075  
Drawn by tr  
Checked by ack

contents

building elevations

Scale: 1/4" = 1'-0"  
for full size set or 1/2  
of indicated scale for  
11x17 set.

A200

