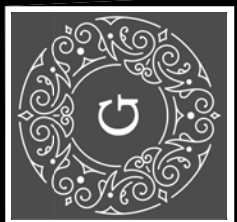


GENERAL NOTES

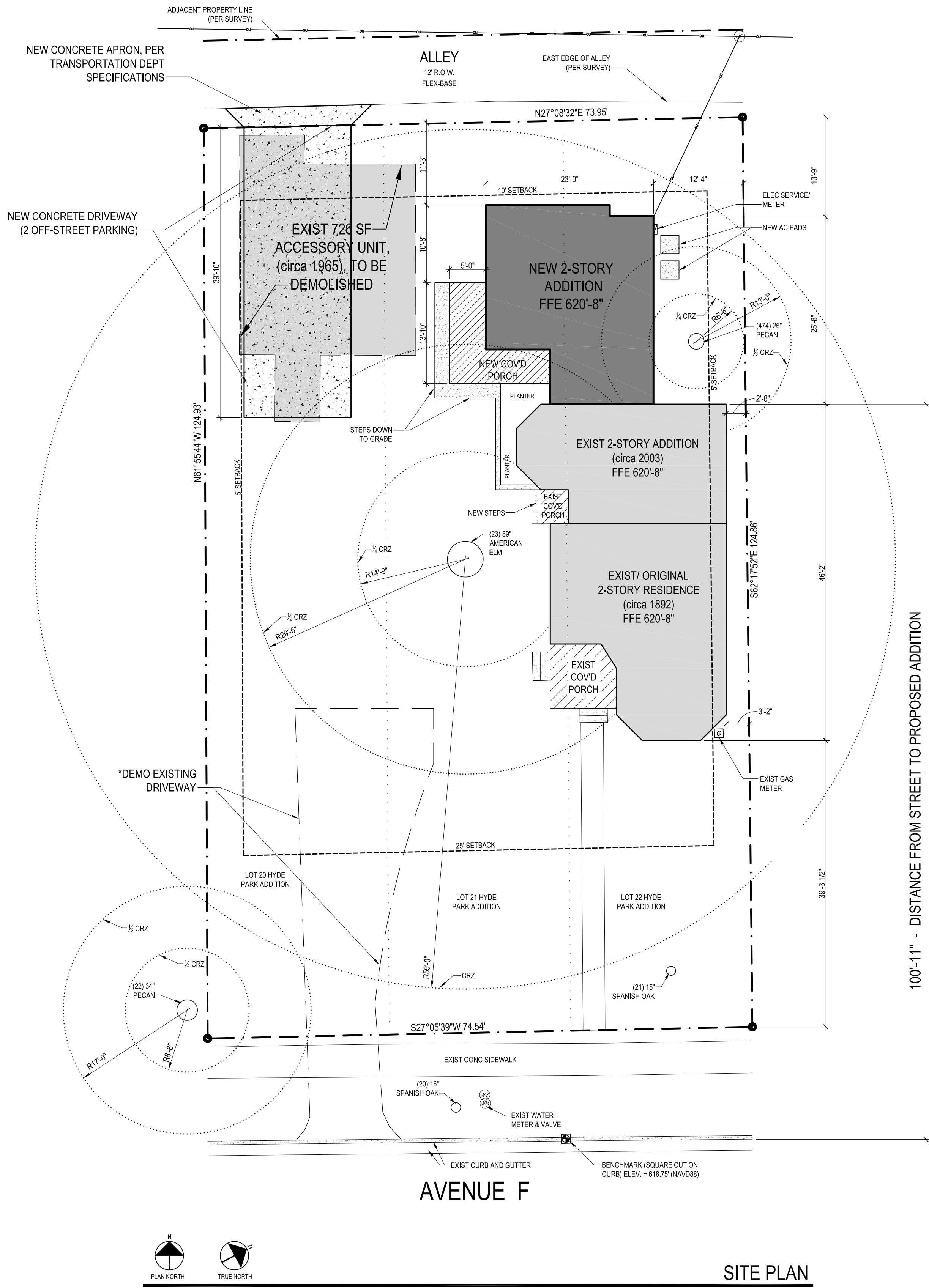
SITE PLAN NOTES:
1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
2.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
3.0 FINISH GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
4.0 PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL EROSION FROM EXPOSED LOT FRONTAGE OF THIS PROPERTY. CONTRACTOR TO COORDINATE WITH CITY OF AUSTIN FOR APPROPRIATE RESPONSE.



GROSS FLOOR AREA (UPDATED ---)				
	Existing	New	Exemption	Total
1st Floor	1016	533	-	1549
2nd Floor	980	395	-	1375
3rd Floor	-	-	-	-
Basement	-	-	-	-
Attic	-	-	-	-
Garage (attached)	-	-	-	-
(detached)	-	-	-	-
Carport (attached)	-	-	-	-
(detached)	-	-	-	-
Accessory building	-	-	-	-

TOTAL GROSS FLOOR AREA 2924
(Total Gross Floor Area : lot size) = 0.315:100 Floor-To-Area Ratio (FAR)

Is this project claiming a 'parking area' exemption as described under Article 3? Y ☐ N ☒
Is this project claiming a 'ground floor porch' exemption as described under Article 3? Y ☒ N ☐
Is this project claiming a 'basement' exemption as described under Article 3? Y ☐ N ☒
Is this project claiming a 'habitable attic' exemption as described under Article 3? Y ☐ N ☒
Is a sidewall articulation required for this project? Y ☒ N ☐
Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒



SITE PLAN

SCALE: 1" = 10'-0"

OWNER:
Ted and Lindsay Wasserman
lindsaywas@hotmail.com

ARCHITECT:
Clint Garwood | Garwood Architecture, PLLC
512.730.3747 info@garwoodarchitecture.com

CONTRACTOR:
TBD

SITE INFORMATION

LEGAL DESCRIPTION:
0.2132 ACRE (APPROX. 9285 SQ. FT.) BEING ALL OF LOTS 20-22 OF HYDE PARK ADDITION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 67 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JOHN C. EVINS IN A WARRANTY DEED DATED SEPTEMBER 26, 1977 AND RECORDED IN VOLUME 5934, PAGE 1644 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

PHYSICAL ADDRESS:
4104 Ave F, Austin, TX 78751

Existing Lot Area (sq ft)	9285
Zoning	SF-3-H-HD-NCCD-NP
Allowable Bldg Coverage @ 40% (sq ft)	3714
Allowable Impervious Coverage @ 45% (sq ft)	4178

INDEX OF DRAWINGS

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A1.2	UPPER LEVEL FLOOR PLAN
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A2.1	-
A2.2	-
A2.3	-
A3.1	-

ELECTRICAL

E1.1	-
E1.2	-

STRUCTURAL

-	-
---	---

BUILDING AND SITE AREA (UPDATED ---)	Exist Sq Ft	New/Added Sq Ft	Total Sq Ft
a. 1st floor conditioned area	-	-	-
b. 2nd floor conditioned area	-	-	-
c. 3rd floor conditioned area	-	-	-
d. Basement	-	-	-
e. Covered Parking	-	-	-
f. Cov'd Porches	-	-	-
g. Balcony	-	-	-
h. Other (---)	-	-	-
Total Building Coverage (exclude b,c,d, & f from total)	-	-	-
i. Driveway (at private property)	-	-	-
j. Sidewalks & Steps (at private property)	-	-	-
k. Uncovered Porches/Patios	-	-	-
l. Uncovered Wood Deck (counts at 50%)	-	-	-
m. AC pads	-	-	-
n. Other (Planter)	-	-	-
Total Site Coverage (exclude b,c,d & g from total)	-	-	-
o. Pool	-	-	-
p. Spa	-	-	-

BUILDING COVERAGE INFORMATION (Total lot size: 9285 sf)

Existing Building Coverage (sq ft): -- % of lot size: 00.0%
Proposed Building Coverage (sq ft): -- % of lot size: 00.0%

IMPERVIOUS COVER INFORMATION

Existing Impervious Coverage (sq ft): -- % of lot size: 00.0%
Proposed Impervious Coverage (sq ft): -- % of lot size: 00.0%

TREE SCHEDULE

(20)	16"	SPANISH OAK
(21)	15"	SPANISH OAK
(22)	34"	PECAN
(23)	59"	AMERICAN ELM
(474)	26"	PECAN
(558)	24"	HACKBERRY



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Wasserman Residence
Remodel & Addition
4104 Ave F
Austin, Texas 78751

REV	DESCRIPTION	DATE	DRAWN BY
1	ISSUED FOR REVIEW	1.28.2019	CRG

SHEET TITLE
SITE PLAN AND
COVER SHEET

SHEET

A0.1





















Weisiger-White House, 4104 Avenue F, circa 2018



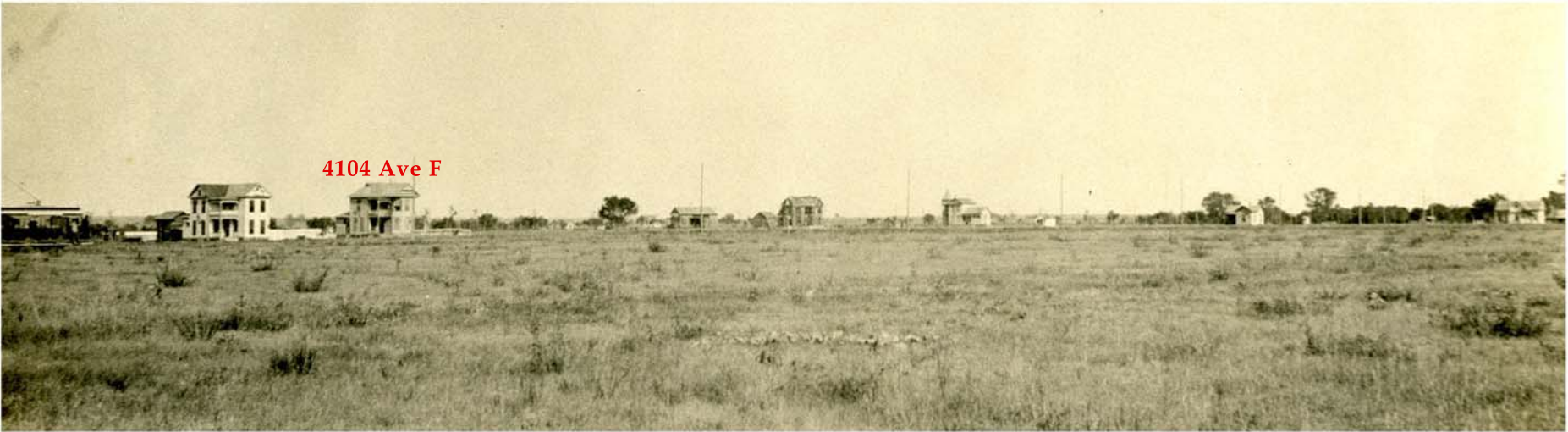
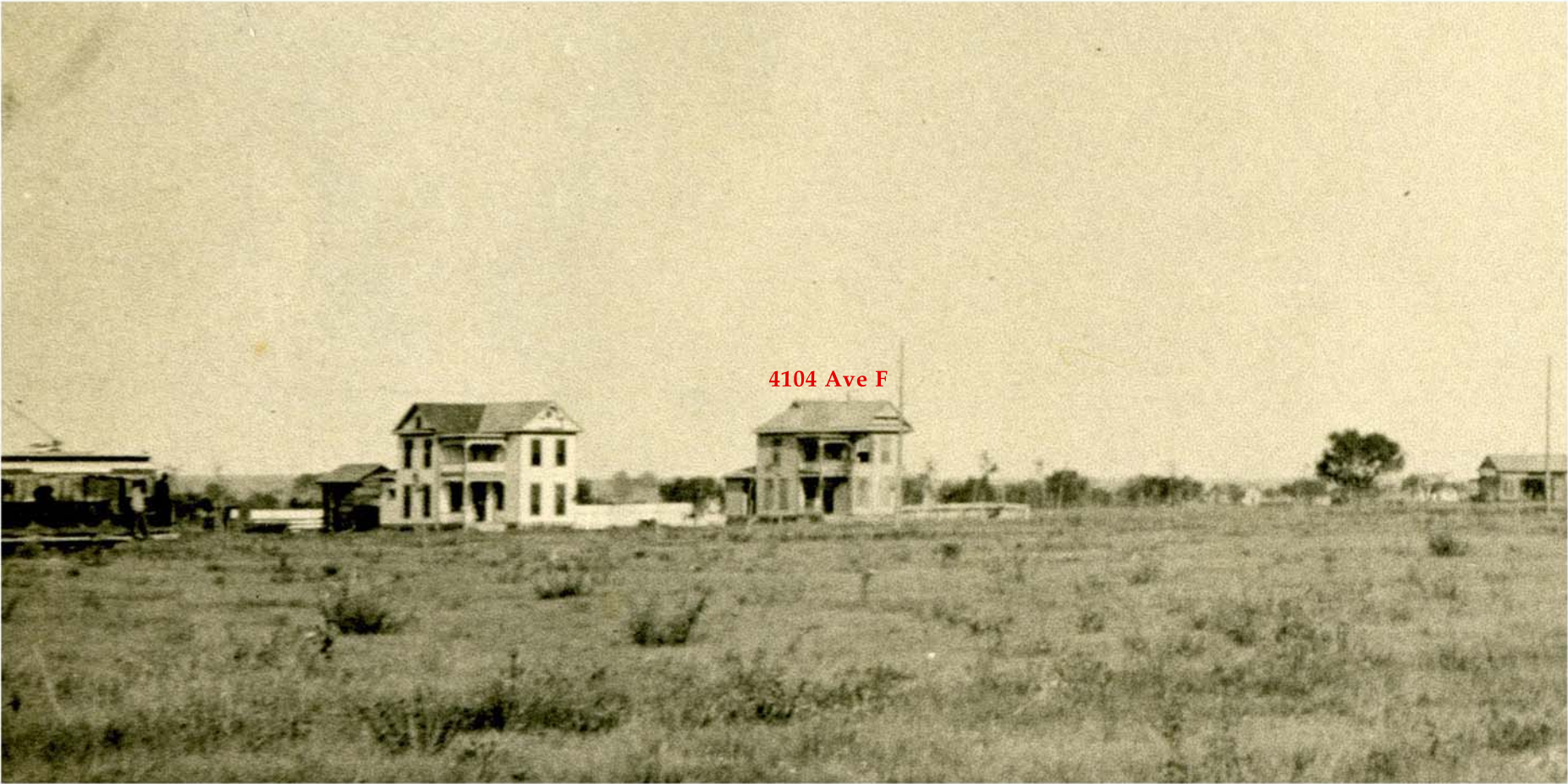
Weisiger-White House, 4104 Avenue F, circa 2018



Weisiger-White House, 4104 Avenue F, circa 2018



Weisiger-White House, 4104 Avenue F, circa 1895



Weisiger-White House, 4104 Avenue F, circa 1900

