

LOT INFORMATION

TOTAL LOT AREA: 6,759.02 SF ZONING: SF-3

	MAXIMUM ALLOWED BUILDING COVERAGE @ 40% = 2,703.61 SF	MAXIMUM ALLOWED IMPERVIOUS COVERAGE @ 45% = 3,041.56 SF	
CITY OF AUSTIN AREA CALCULATIONS			
CGA AREA NAME	EXISTING	NEW	TOTAL
a) 1ST FLOOR CONDITIONED AREA	0.00 SF	1,244.95 SF	1,244.95 SF
b) 2ND FLOOR CONDITIONED AREA	0.00 SF	1,228.37 SF	1,228.37 SF
c) 3RD FLOOR CONDITIONED AREA	0.00 SF	95.15 SF	95.15 SF
d) BASEMENT	0.00 SF	0.00 SF	0.00 SF
e) ATTACHED COVERED PARKING	0.00 SF	0.00 SF	0.00 SF
f) DETACHED COVERED PARKING	0.00 SF	400.00 SF	400.00 SF
g) COVERED WOOD DECKS	0.00 SF	0.00 SF	0.00 SF
h) COVERED PATIO	0.00 SF	0.00 SF	0.00 SF
i) COVERED PORCH	0.00 SF	404.00 SF	404.00 SF
j) BALCONY	0.00 SF	0.00 SF	0.00 SF
k) OTHER	0.00 SF	0.00 SF	0.00 SF
TOTAL BUILDING AREA	0.00 SF	3,572.47 SF	3,572.47 SF
TOTAL BUILDING COVERAGE	0.00 SF	2,248.95 SF	2,248.95 SF
l) DRIVEWAY	0.00 SF	187.50 SF	187.50 SF
m) SIDEWALKS	0.00 SF	75.70 SF	75.70 SF
n) UNCOVERED PATIO	0.00 SF	0.00 SF	0.00 SF
o) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0.00 SF	0.00 SF	0.00 SF
p) AC PATIS AND OTHER CONCRETE FLATWORK	0.00 SF	42.22 SF	42.22 SF
q) OTHER (POOL, CORING, RETAINING WALLS)	0.00 SF	173.00 SF	173.00 SF
r) POOL	0.00 SF	0.00 SF	0.00 SF
s) SPA	0.00 SF	0.00 SF	0.00 SF
TOTAL SITE IMPERVIOUS COVERAGE	0.00 SF	2,747.37 SF	2,747.37 SF

TOTAL PROJECT BUILDING COVERAGE @ 2,248.95 SF = 33.27% TOTAL PROJECT IMPERVIOUS COVERAGE @ 2,747.37 SF = 40.65%

CITY OF AUSTIN FAR CALCULATIONS

MAXIMUM ALLOWABLE FLOOR TO AREA RATIO (FAR) @ 40% = 2,703.61 SF

CGA FAR AREAS	EXISTING	NEW	EXEMPTION	TOTAL
a) 1st FLOOR	0.00 SF	1,244.95 SF	0.00 SF	1,244.95 SF
b) 2nd FLOOR	0.00 SF	1,228.37 SF	0.00 SF	1,228.37 SF
c) 3rd FLOOR	0.00 SF	95.15 SF	0.00 SF	95.15 SF
d) AREA W/ CEILING > 15'	0.00 SF	12.36 SF	0.00 SF	12.36 SF
e) GROUND FLOOR PORCH	0.00 SF	404.00 SF	-404.00 SF	0.00 SF
f) BASEMENT	0.00 SF	0.00 SF	0.00 SF	0.00 SF
g) ATTIC	0.00 SF	424.00 SF	-404.00 SF	20.00 SF
h) ATTACHED GARAGE	0.00 SF	0.00 SF	0.00 SF	0.00 SF
i) DETACHED GARAGE	0.00 SF	0.00 SF	0.00 SF	0.00 SF
j) ATTACHED CARPORT	0.00 SF	0.00 SF	0.00 SF	0.00 SF
k) DETACHED CARPORT	0.00 SF	400.00 SF	-400.00 SF	0.00 SF
l) ACCESSORY BUILDING(S)	0.00 SF	291.45 SF	-283.30 SF	8.15 SF
TOTAL GROUND FLOOR AREA	0.00 SF	4,333.51 SF	-2,495.30 SF	2,838.21 SF

TOTAL PROJECT FLOOR TO AREA RATIO (FAR) @ 2,580.83 SF = 38.18%

ZONING: SF-3

LEGAL DESCRIPTION
 1104 MAUFRAS STREET
 LOT 13 BLK 4 LOT 4 DVZ
 SHELLEY HEIGHTS 2
 AUSTIN, TEXAS 78703
 TRAVIS COUNTY

TREE LEGEND

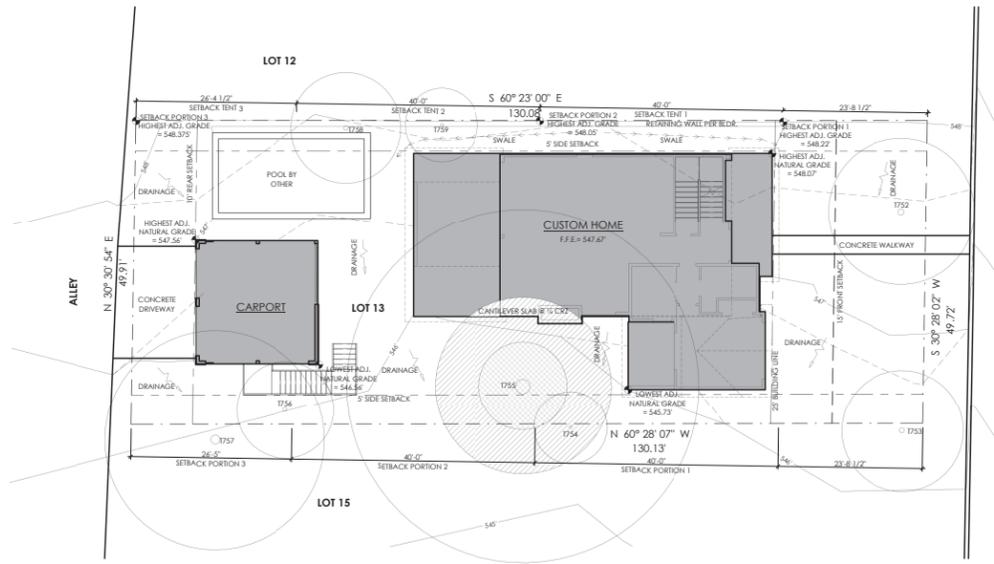
- 1/4 CRITICAL ROOT ZONE (NO CUT/FILL)
- 1/2 CRITICAL ROOT ZONE (NO CUT/FILL > 4')
- DRIP ZONE

TREE LIST

DEMO	TAG NO.	SIZE	DESCRIPTION
	1755	2"	ELM
	1754	4"	HACKBERRY
REMOVE	1764	8"	ELM
	1757	18"	DAK
REMOVE	1759	8"	HACKBERRY
REMOVE	1759	8"	HACKBERRY
	1753	10"	HACKBERRY
	1752	12"	PECAN

GENERAL SITE NOTES

- BUILDER TO RESURFCE TOP OF FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 18" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10' BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS PRIOR TO COMMENCING WORK.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. SEE RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- ALL STAMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.



1 SITE PLAN
 1" = 30'-0"

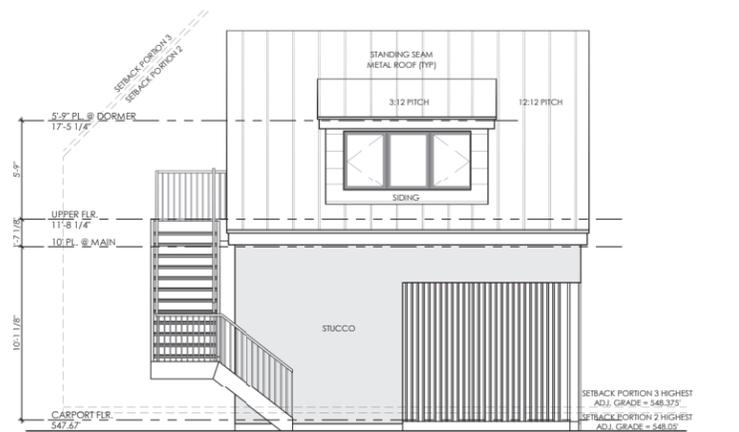


CORNERSTONE ARCHITECTS
 7000 BEE CAVER RD. SUITE 200 AUSTIN, TX 78746 817.339.0007

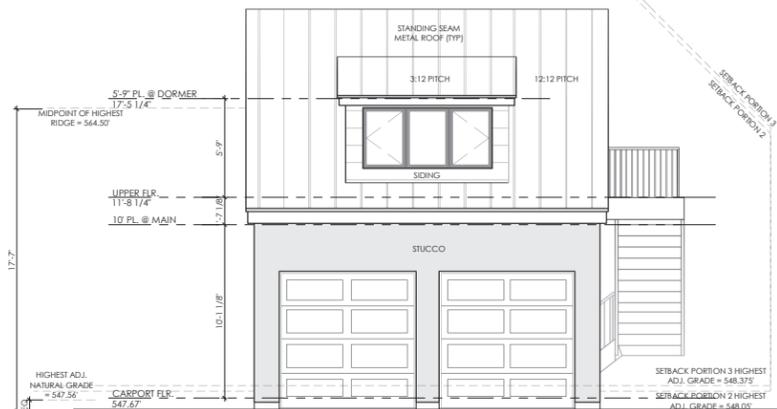
A Custom Residence For VINSON RADKE HOMES
 1104 MAUFRAS STREET
 AUSTIN, TEXAS 78703

REVISION:

 11/18/2019
 VRH MAUFRAS SPEC
 SHEET: **A1**
 1 of 6
 PROJECT NO: 19239
 DRAWN BY: SRS
 DATE: 11/18/2019
 CHECKED BY: KK
 PROJECT MGR: SRS



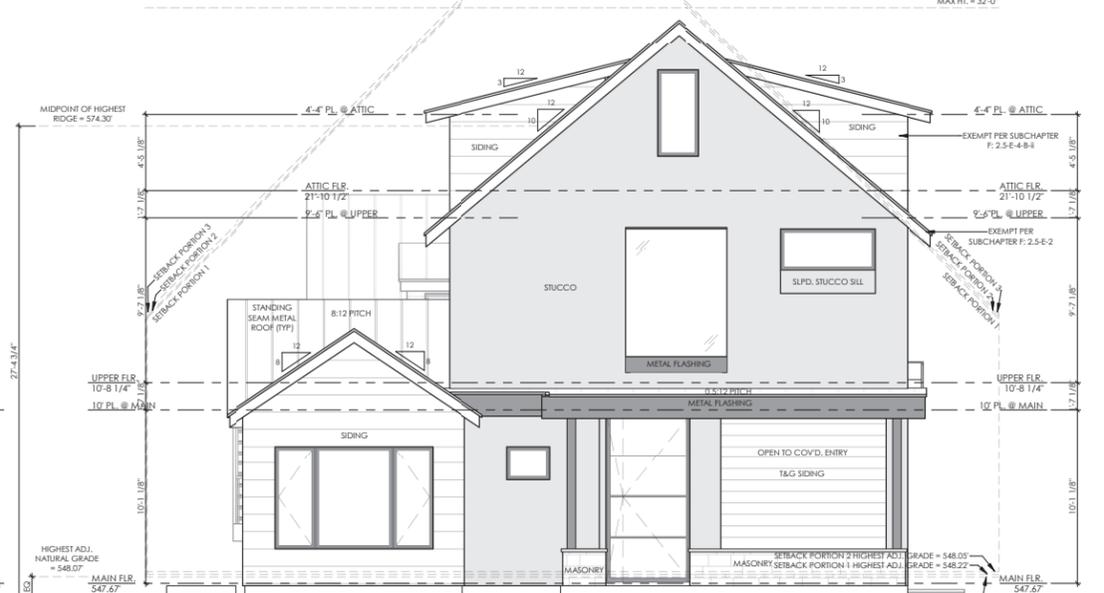
4 REAR GARAGE ELEVATION
3/32" = 1'-0"



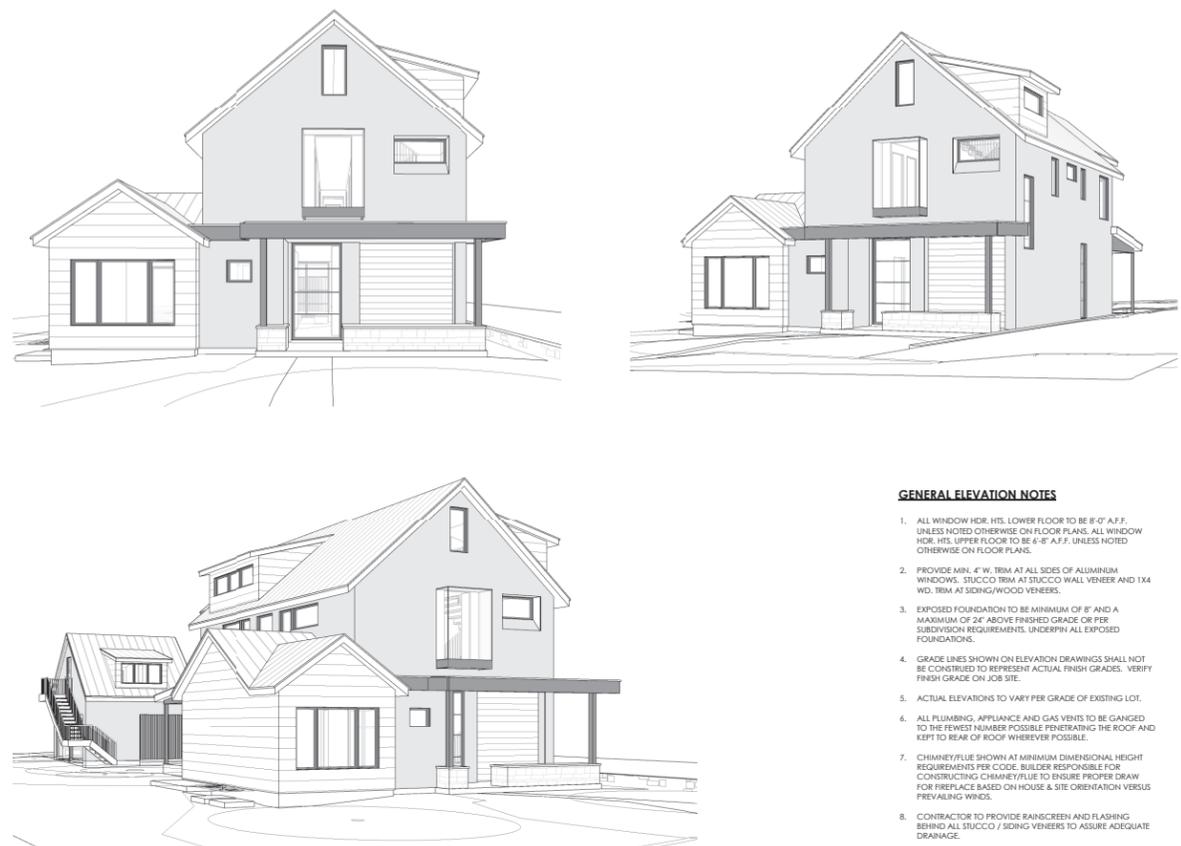
3 FRONT GARAGE ELEVATION
3/32" = 1'-0"



2 REAR ELEVATION
3/32" = 1'-0"



1 FRONT ELEVATION
3/32" = 1'-0"



GENERAL ELEVATION NOTES

1. ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 6'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
2. PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS UNDERPIN ALL EXPOSED FOUNDATIONS.
4. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
5. ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
6. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
7. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAIN FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
8. CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

VRH MAURRAS SPEC

SHEET: A4
4 of 6

PROJECT NO: 19239
DRAWN BY: SRK
DATE: 11/18/2019
CHECKED BY: XX
PROJECT MGR: SRK



6 LEFT ELEVATION
3/32" = 1'-0"



5 RIGHT ELEVATION
3/32" = 1'-0"


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REVISION:


 11/18/2019

VRH MAUFRAIS SPEC

SHEET: **A5**
 5 of 6

PROJECT NO: 19239
 DRAWN BY: SRK
 DATE: 11/18/2019
 CHECKED BY: KK
 PROJECT MGR: SRK