

NEW SITE PLAN			WYCHE RESIDENCE   4314 Avenue F   Austin, Texas		
DRAWING SCALE: 3/32" = 1'-0"			DATE: 03 JAN 2021		PROJECT NUMBER: 19-217
PERMITTING / CONSTRUCTION DRAWING			REVISIONS: R1 21 APR 2021		

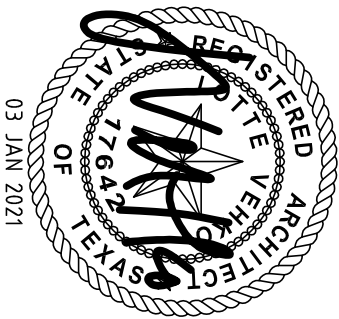
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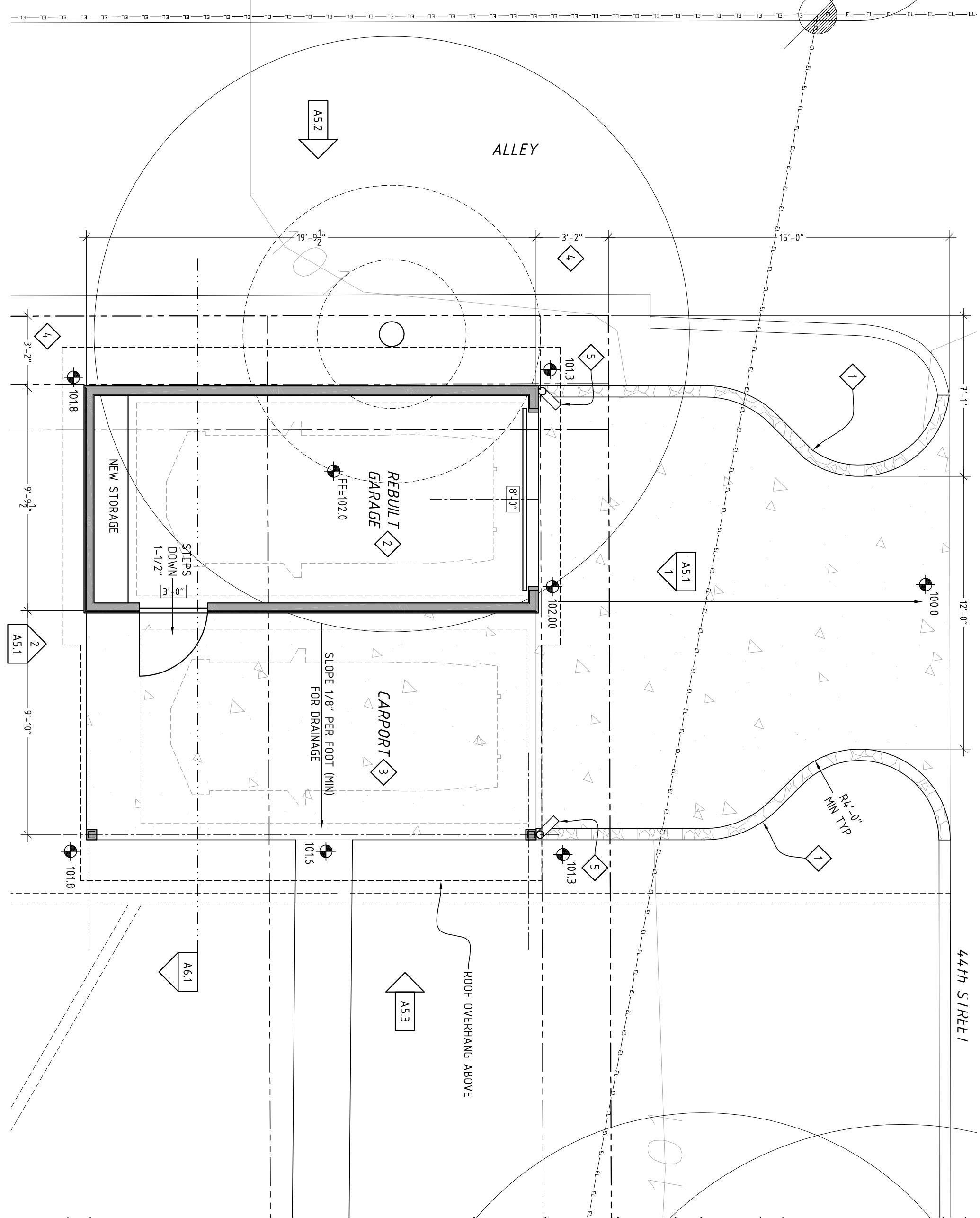
1. REF ENVIRONMENTAL PLAN FOR TREE AND SITE DRAINAGE DETAILS.  
2. REF INDICATED DETAIL SHEET FOR DETAILED GARAGE / CARPORT / DRIVEWAY INFORMATION.  
3. DIMENSIONS ON THIS SHEET ARE TO THE FINISHED FACE OF ELEMENTS AND ARE ROUNDED TO THE NEAREST INCH.

SHEET NOTES

- NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS, AND KEYS MAY VARY FROM SHEET TO SHEET
- 1 NEW AREA DRAIN  
2 NEW UNDERGROUND DRAIN LINE TO EXISTING GUTTER @ 44TH STREET

KEYED NOTES





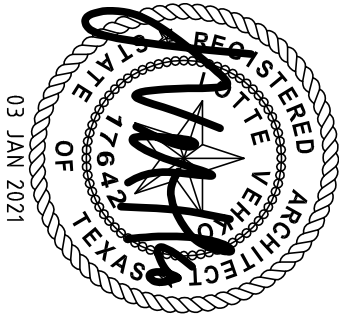
SHEET NOTES

1. UNLESS NOTED OTHERWISE, DIMENSIONS ON THIS SHEET ARE TO THE FACE OF STRUCTURE AT NEW WORK, FINISHED FACE OF ELEMENT AT EXISTING WORK, AND CENTERLINE OF COLUMNS, FIXTURES, AND OPENINGS.
2. SITE INFORMATION IS SHOWN ON THIS PLAN FOR GENERAL REFERENCE ONLY. REFER TO THE SITE PLAN FOR DETAILED SITE INFORMATION.

KEYED NOTES

NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS, AND KEYS MAY VARY FROM SHEET TO SHEET

- 1 NEW RETAINING WALL / CURB
- 2 EXISTING NON-CONFORMING GARAGE REBUILT IN ACCORDANCE WITH NCCD 8.14
- 3 CARPORT ADDED TO EXISTING (REBUILT) NON-CONFORMING GARAGE IN ACCORDANCE WITH LDC SECTION 25-2-963
- 4 REBUILT GARAGE / CARPORT SETBACK INCREASED TO 3'-0" FROM REAR AND STREET SIDE PROPERTY LINES PER NCCD 8.14
- 5 NEW DOWNSPOUTS DISCHARGE ONTO PAVED DRIVEWAY --- REF ROOF PLAN & ELEVATIONS



REFERENCE NOTE

THIS DRAWING IS PART OF A SET THAT INCLUDES IMPORTANT RELATED INFORMATION ON OTHER DRAWING SHEETS. REVIEW THE FULL DRAWING SET FOR COMPLETE PROJECT INFORMATION BEFORE BEGINNING CONSTRUCTION.



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## KEYED NOTES

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- 1 NEW 4"  $\phi$  GUTTER & DOWNSPOUT
- 2 NEW TRANSLUCENT FIBERGLAS ROOFING AS SELECTED BY OWNER
- 3 NEW COMPOSITION SHINGLE ROOFING AS SELECTED BY OWNER
- 4 MATCH ROOF SLOPE OF EXISTING GARAGE

R1

**Vehko Architecture**  
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NEW ROOF PLAN

WYCHE RESIDENCE | 4314 Avenue F | Austin, Texas

DRAWING SCALE: 1/4"= 1'-0"

DATE: 03 JAN 2021

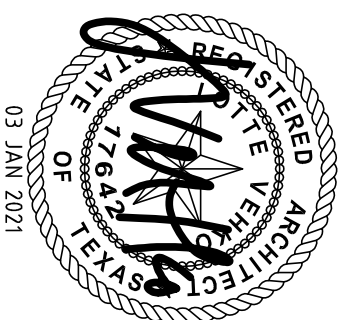
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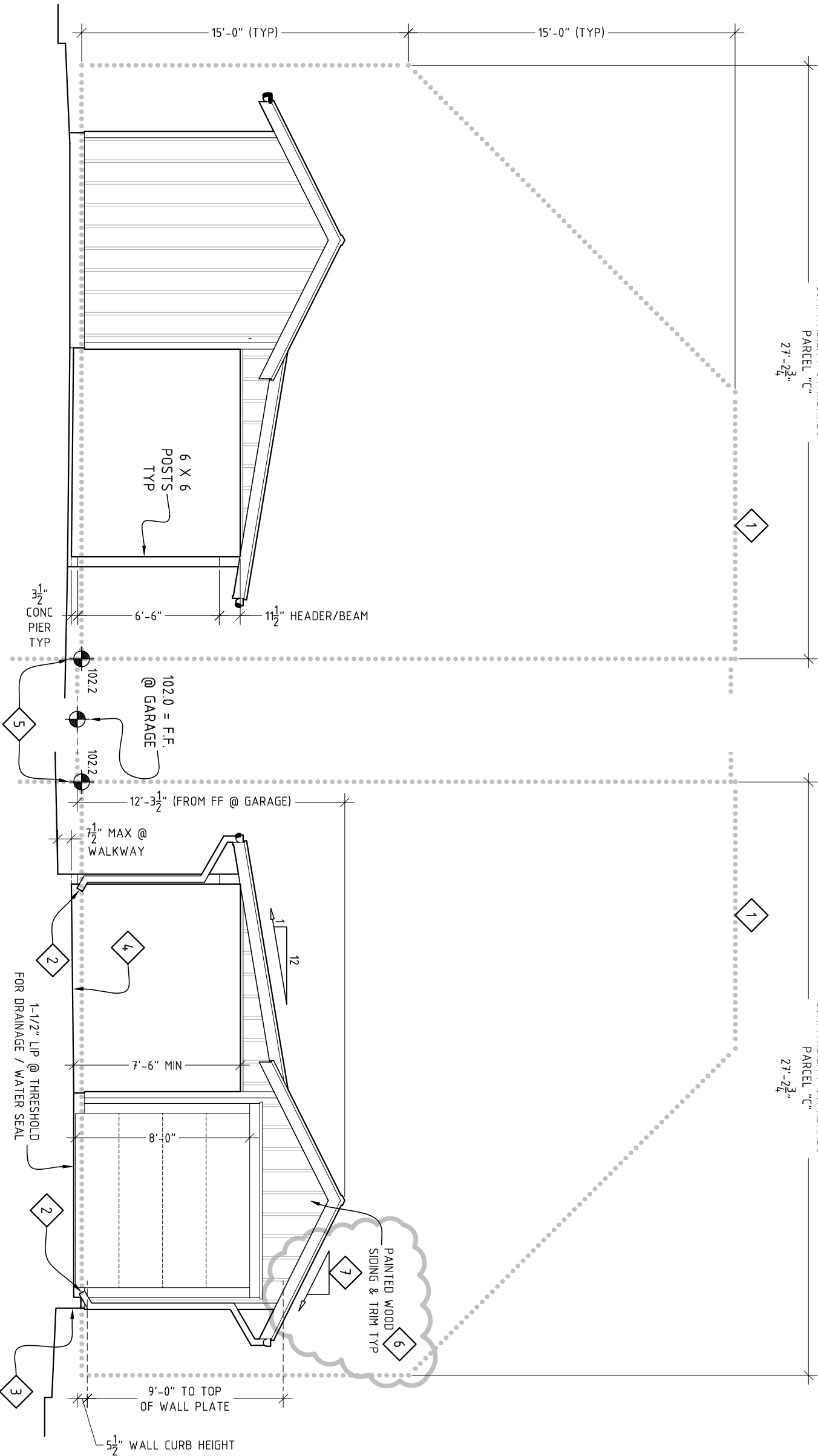
### A3.2

RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS  
PARCEL "C"  
27'-2<sup>3</sup>/<sub>4</sub>"

RESIDENTIAL DESIGN &  
COMPATIBILITY STANDARDS  
PARCEL "C"  
27'-2<sup>3</sup>/<sub>4</sub>"

REBUILT GARAGE & CARPORT SOUTH  
SCALE: 3/16" = 1'-0"  
2

REBUILT GARAGE & CARPORT NORTH  
SCALE: 3/16" = 1'-0"  
1



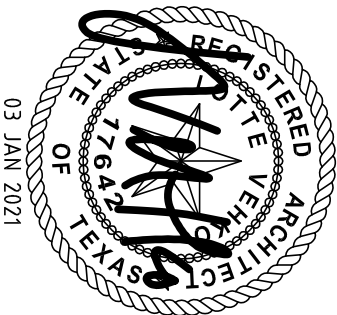
#### SHEET NOTES

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#### KEYED NOTES

NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS, AND KEYS MAY VARY FROM SHEET TO SHEET

- 1 BUILDING LIMIT PER LDC SUBCHAPTER F "MCMANSION" ORDINANCE
- 2 DOWNSPOUTS DISCHARGE ONTO PAVED DRIVEWAY FOR DRAINAGE TO STREET, TYP
- 3 4" HIGH CURB TYP @ RECONFIGURED DRIVEAY
- 4 CARPORT FLOOR SLOPES 1/8" INCH PER FOOT FOR DRAINAGE
- 5 HIGH POINT OF RDCS PARCEL "C"
- 6 MATCH NEW SIDING TO EXISTING BOARD AND BATTEN, TYP
- 7 MATCH NEW ROOF SLOPE TO SLOPE OF EXISTING ROOF, TYP



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Vehko Architecture

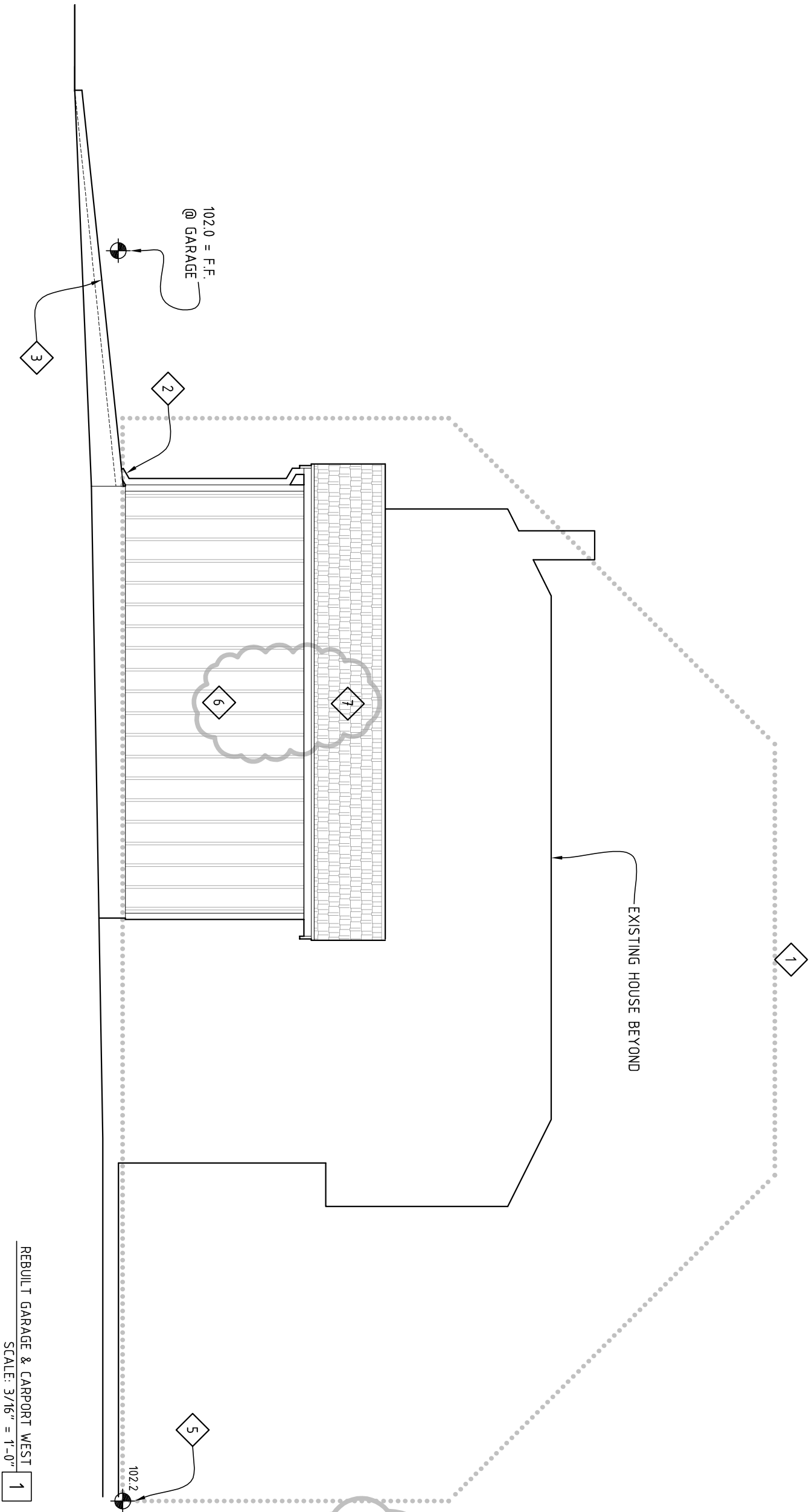


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KEYED NOTES

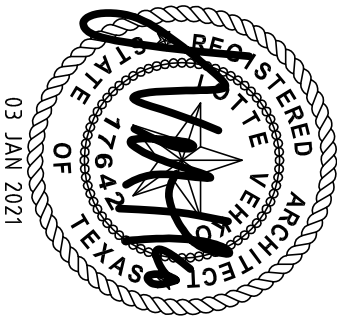
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- 3 4" HIGH CURB TYP @ RECONFIGURED DRIVEAY
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- 5 HIGH POINT OF RD/C'S PARCEL "C"
- 6 MATCH NEW SIDING TO EXISTING BOARD AND BATTEN, TYP
- 7 MATCH NEW ROOF SLOPE TO SLOPE OF EXISTING ROOF, TYP
- R1



REBUILT GARAGE & CARPORT WEST  
SCALE: 3/16" = 1'-0"

1



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EXTERIOR ELEVATIONS		WYCHE RESIDENCE   4314 Avenue F   Austin, Texas	
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