

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	EXISTING/ REMODELED	NEW/ ADDITION	EXEMPTION	TOTAL
1ST FLOOR AREA (INCL. MASONRY)	0'	2,064'	0'	2,064'
2ND FLOOR AREA (INCL. MASONRY)	0'	1,143'	0'	1,143'
3RD FLOOR AREA	0'	0'	0'	0'
BASEMENT	0'	0'	0'	0'
ATTIC	0'	0'	0'	0'
GARAGE (ATTACHED)	0'	0'	0'	0'
GARAGE (DETACHED)	0'	495'	-450'	45'
CARPORT (ATTACHED)	0'	0'	0'	0'
CARPORT (DETACHED)	0'	0'	0'	0'
GROUND FLOOR PORCHES	0'	328'	-328'	0'
TOTAL GROSS FLOOR AREA	0'	4,030'	-778'	3,252'
TOTAL LOT AREA				8,132'

3,252' / 8,132' x 100 = 40.0% FLOOR-TO-AREA RATIO (FAR)

ALLOWABLE FAR: 8,132' x 40% = 3,252'

CITY OF AUSTIN - BUILDING COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
1ST FLOOR AREA	0'	2,064'	2,064'
GARAGE/CARPORT	0'	495'	495'
ACCESSORY BUILDING (DETACHED)	0'	0'	0'
COVERED PATIOS	0'	0'	0'
COVERED PORCHES	0'	328'	328'
TOTAL BUILDING COVERAGE	0'	2,887'	2,887'
TOTAL LOT AREA			8,132'

2,887' / 8,132' x 100 = 35.5% PERCENTAGE OF LOT

ALLOWABLE BUILDING COVERAGE: 8,132' x 40% = 3,252'

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
TOTAL BUILDING COVERAGE	0'	2,887'	2,887'
DRIVEWAY	0'	756'	756'
SIDEWALKS/WALKWAYS	0'	0'	0'
UNCOVERED PATIOS (REAR STEPS)	0'	0'	0'
UNCOVERED WOOD DECKS (0' @ 50%)	0'	0'	0'
AC/POOL EQUIP PADS	0'	16'	16'
OTHER:			
POOL COPING	0'	0'	0'
RETAINING WALLS	0'	0'	0'
TOTAL IMPERVIOUS COVER	0'	3,659'	3,659'
TOTAL LOT AREA			8,132'

3,659' / 8,132' x 100 = 45.0% PERCENTAGE OF LOT

ALLOWABLE IMPERVIOUS COVERAGE: 8,132' x 45% = 3,659'

FRONT YARD IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
DRIVEWAY AREA	0'	150'	150'
SIDEWALKS/WALKWAYS	0'	0'	0'
TOTAL IMPERVIOUS COVER	0'	0'	150'
TOTAL FRONT YARD AREA			1,500'

(150' / 1,500') x 100 = 10.0% PERCENTAGE OF FRONT YARD

ALLOWABLE FRONT YARD IMP. COVERAGE: 1,500' x 40% = 600'

NOTE: CONSTRUCTION ACCESS  
PATH IS 3" PLYWOOD ON TOP  
OF 2x6 PLANKS ON TOP OF 8"  
LAYER OF HARDWOOD MULCH  
ON TOP OF EXIST. GRADE.

Extend the tree protection fence to full CRZ where possible.  
Where construction is adjacent to protected root zone, move  
fence back 4' to allow work zone access. 10" layer of rough  
grind mulch to be applied in work zone to buffer foot traffic.  
Equipment may not access the work zone.

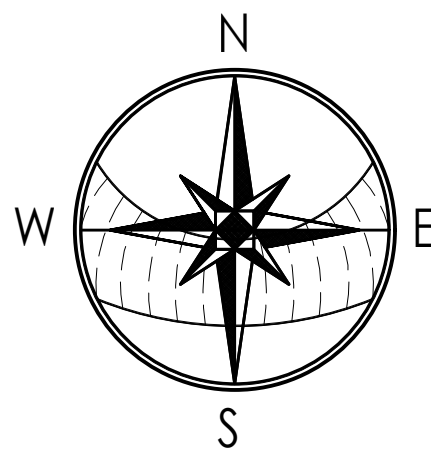
PROVIDE A PRIVATE CERTIFIED ARBORIST  
ASSESSMENT OF THE PRUNING REQUIREMENTS  
NEEDED FOR THE PROJECT

PROVIDE TREE PROTECTION AS REQUIRED PER  
ENVIRONMENTAL CRITERIA MANUAL SECT. 3.5.2  
IN ORDER TO ASSURE THAT THE REMAINING ROOT ZONES ARE ADEQUATELY  
PRESERVED, TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE  
LIMITS OF CONSTRUCTION. FENCING SHOULD BE INDICATED TO PROTECT THE  
ENTIRE CRZ AREA OR AS MUCH OF THE CRZ AS PRACTICALLY. FENCING IS  
REQUIRED TO BE CHAIN LINK MESH AT A MINIMUM HEIGHT OF 5 FEET. WHEN THE  
TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/4 CRZ, 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 CRZ.  
2X4 OR GREATER SIZE PLANKS (6' TALL MIN.) TO BE STRAPPED SECURELY  
AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE  
FENCING DOES NOT INCORPORATE THE ENTIRE 1/4 CRZ FOR ANY REASON AT ANY  
TIME ON THE PROJECT.

GENERAL SITE NOTES:

- BUILDER TO RESCULPTURE TOPO/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 24" ABOVE FINISHED GRADE OR PER SUBDIVISION  
REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE  
OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- UTILITY LINE LOCATIONS ARE APPROXIMATES. 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/LOCATIONS 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, DEED 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 STUMPS 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.

LEGAL DESCRIPTION:  
1710 MOHLE DRIVE  
LOT 21 BLK 2 BRYKERWOODS C  
AUSTIN, TEXAS 78703  
TRAVIS COUNTY



SITE PLAN

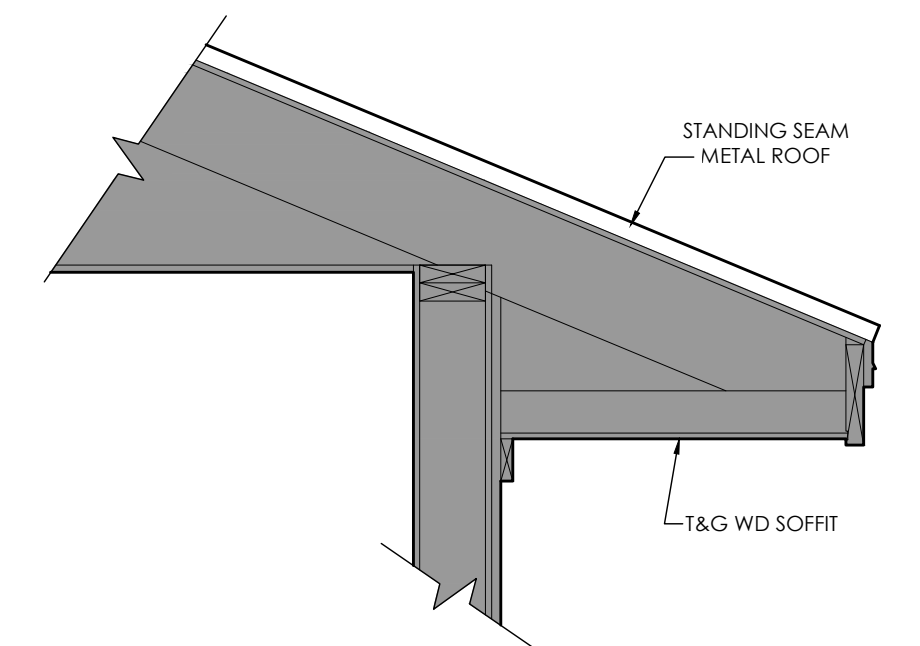
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Point #	Description
246	TRE 11.25 TRIPLE MAGNOLIA TT1640 6.5 6.5 3
494	TRE 10.5 OAK TT1636
495	TRE 9.5 OAK TT1637
501	TRE 18.5 ELM TT1638
502	TRE 29 PECAN TT1641
503	TRE 24.5 ELM TT1639
504	TRE 14.5 MAGNOLIA TT1635
505	TRE 31.75 SPANISH OAK TT1634



GENERAL ELEVATION NOTES

- ALL WINDOW HDR. HTS. TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- PROVIDE STUCCO TRIM AT STUCCO WALL VENEER.
- EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
- ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
- 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.
- CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.



A TYP. O.H. DTL.  
SCALE 3/4" = 1'-0"

NOT FOR REGULATORY  
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CONSTRUCTION

1710 MOHLE DRIVE

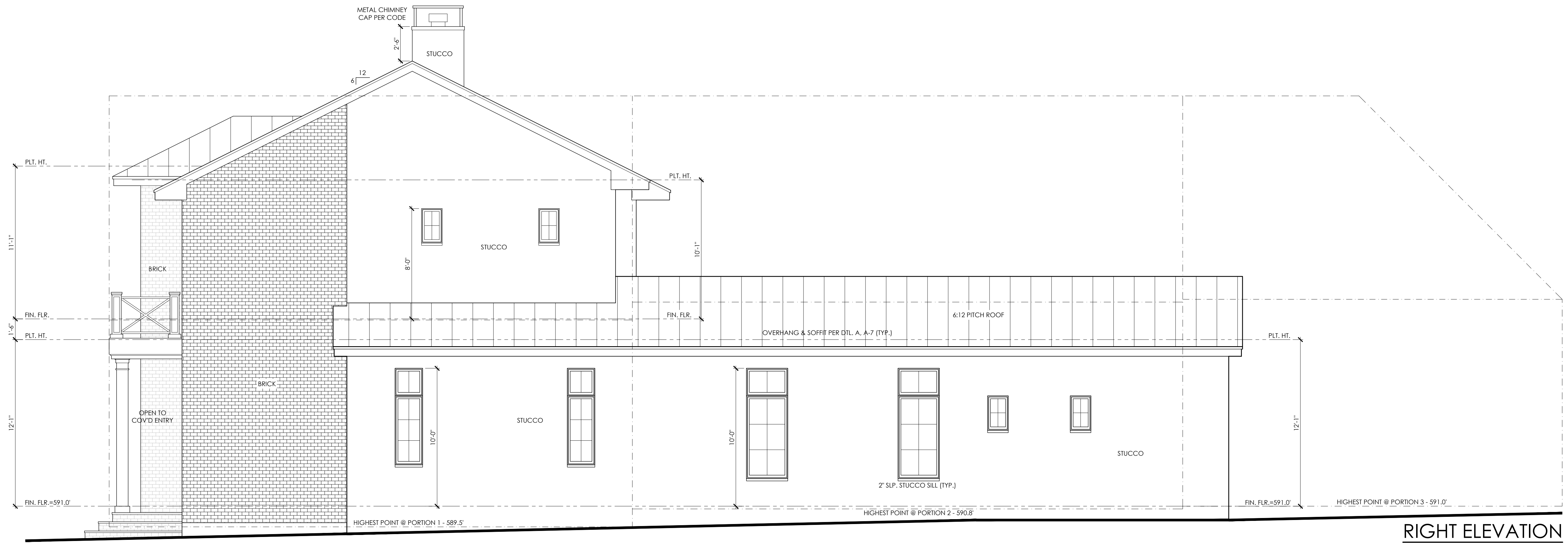
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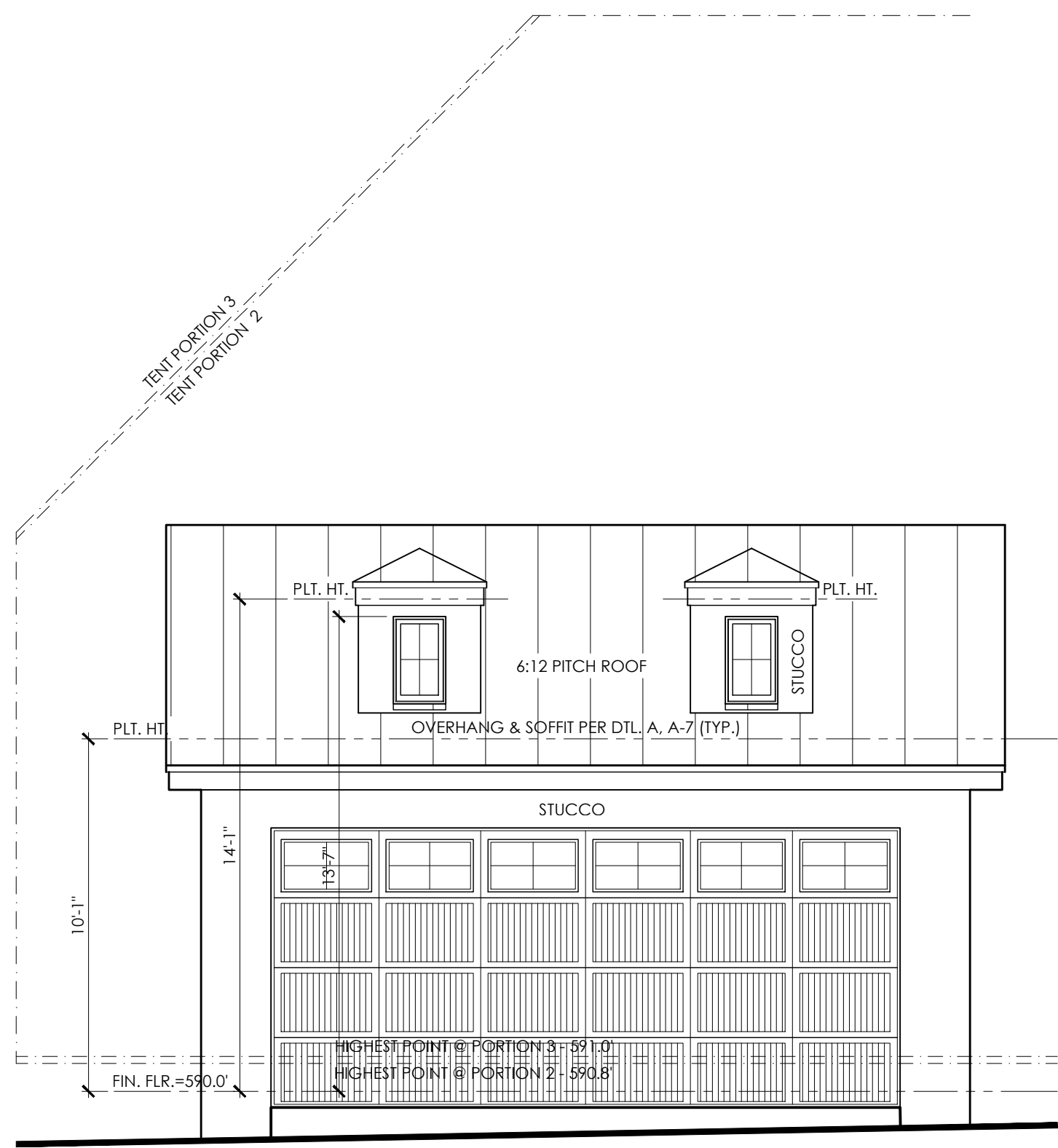
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DATE: 07/04/21  
CHECKED BY: AS

REVISION:

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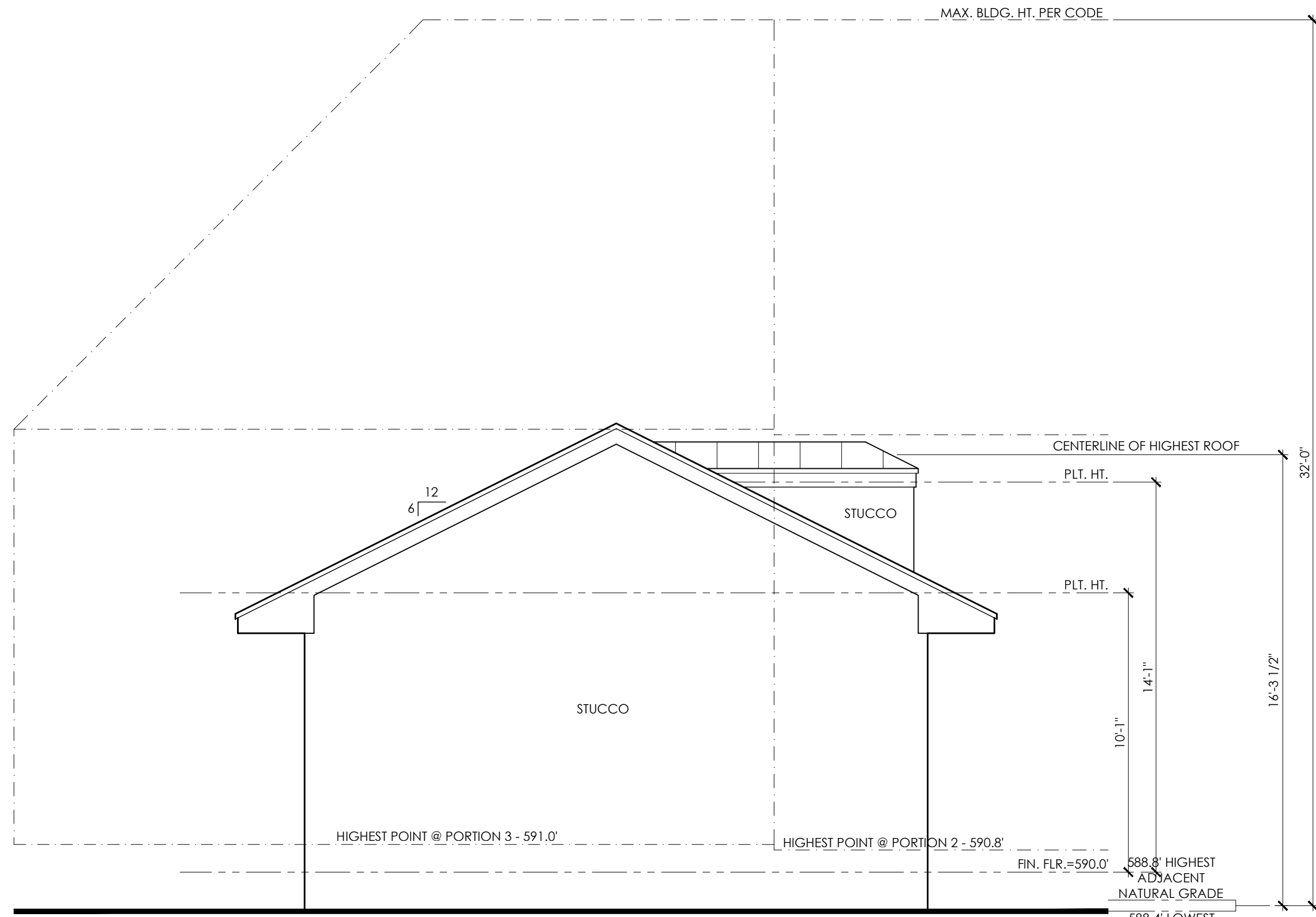


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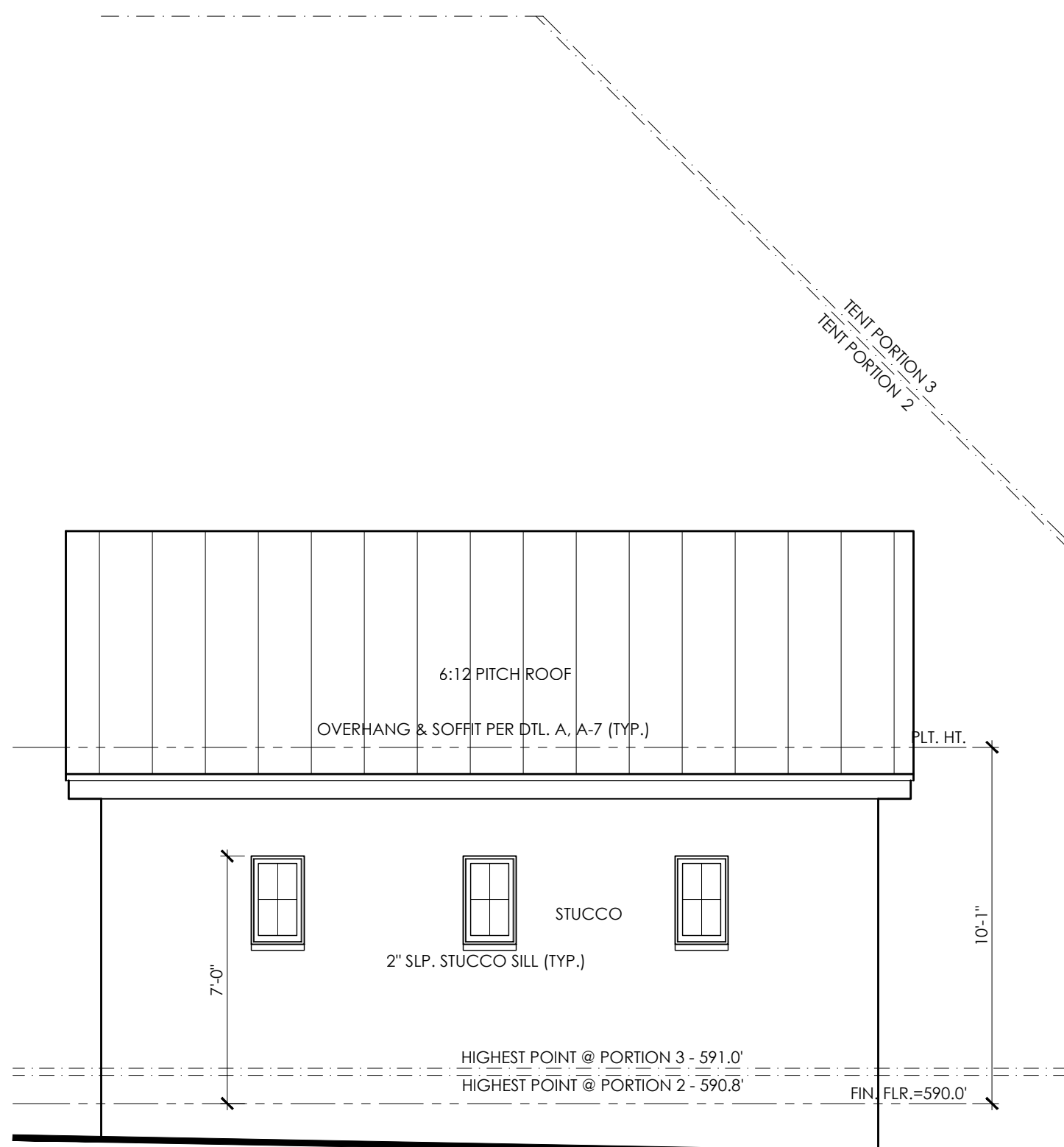
**GARAGE FRONT**

SCALE 1/4" = 1'-0"



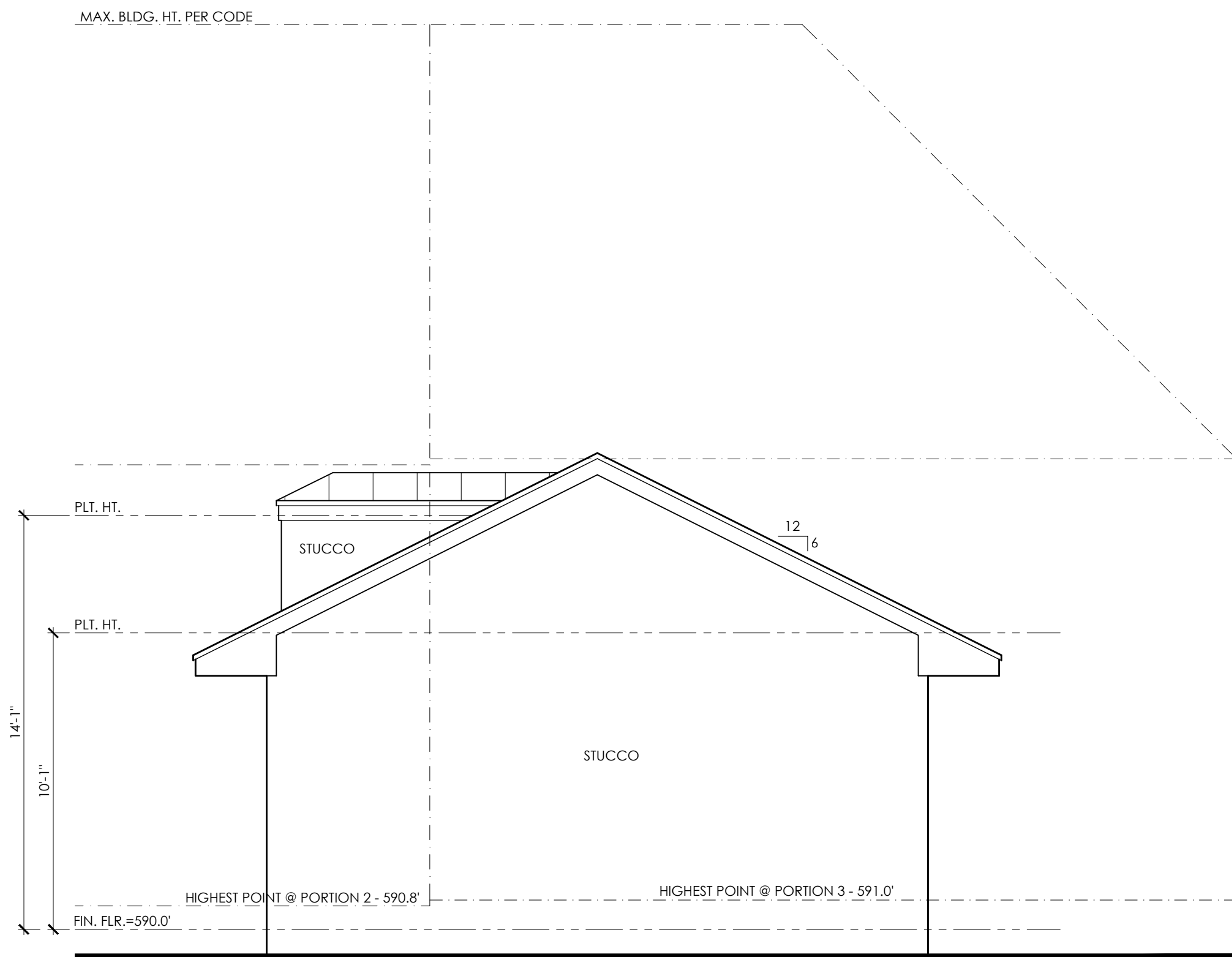
**GARAGE LEFT**

SCALE 1/4" = 1'-0"



**GARAGE REAR**

SCALE 1/4" = 1'-0"



**GARAGE RIGHT**

SCALE 1/4" = 1'-0"

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1710 MOHLE DRIVE	
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