BUILDING COVERAGE

(DETAILED INFO FOR BIDDING / C.O.A. REQUIRED NUMBERS ABOVE)

	NEW/ADDITION
MAIN LEVEL CONDITIONED AREA	3,125'
MAIN LEVEL MASONRY	35'
LOWER LEVEL CONDITIONED AREA	2,726'
LOWER LEVEL MASONRY	8'
ROOF OVERHANGS > 24"	14'
GARAGE	547'
COV'D ENTRY	112'
MAIN FLR. OUTDOOR LIVING/DINING/KITCHEN	554'
LOWER COVERED PATIO/POOL STORAGE	554'
A/C EQUIPMENT PAD	27'
SWIMMING POOLS (POOL SURFACE AREA)	681'
TOTAL BUILDING AREA	7,675'
TOTAL BUILDING COVERAGE ON LOT	4,387' 25.84% OF LOT (16,976 SQ FT LOT)

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	NEW/ ADDITION
TOTAL BUILDING COVERAGE	4,372'
DRIVEWAY (UNCOVERED)	1,035'
SIDEWALKS/WALKWAYS	0'
AC PADS	27'
RETAINING WALLS	249'
POOL SURROUND	1,116'
UNCOV'D WD. DECK (632 S.F. @ 50%)	316'
POOL EQUIPMENT	30'
TOTAL IMPERVIOUS COVER	7,145'
TOTAL LOT AREA	16,976'

7,145'/ 16,976' x 100 = 42.09% PERCENTAGE OF LOT

ALLOWABLE IMPERVIOUS COVERAGE: 16,976' x 45% = 7,639'

CITY OF AUSTIN - GROSS FLOOR AREA

AREA	NEW/ ADDITION	EXEMPTION	TOTAL
MAIN LEVEL AREA (INCL. MASONRY)	3,160'		3,160'
LOWER LEVEL AREA (INCL. MASONRY)	2,734'		2,734'
GARAGE	547'	-200'	347'
GROUND FLOOR PORCHES			
FRONT PORCH	112'	-112'	0'
OUTDOOR LIVING/DIN./KITCH.	554'	-554'	0'
LOWER COVERED PATIO	554'	-200'	354'
CEILINGS OVER 15'	194'		194'
TOTAL GROSS FLOOR AREA	7,855'	-1,066'	6,789'
TOTAL LOT AREA			16,976'

6,789'/16,976' x 100 = 39.99% FLOOR-TO-AREA RATIO (FAR)

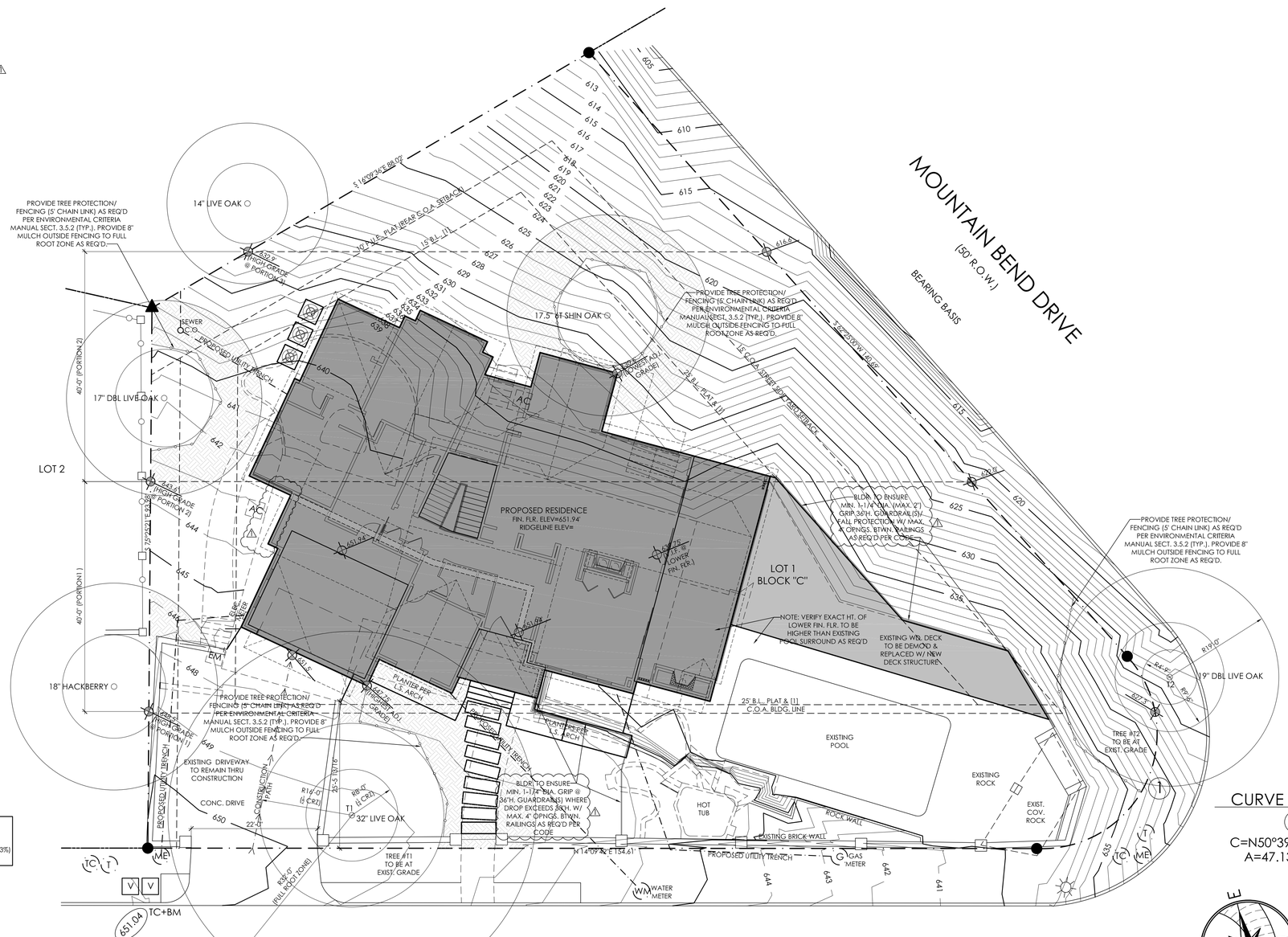
ALLOWABLE FAR: 16,976' x 40% = 6,790'

TREE LIST

#	SIZE & SPECIES
T1	32" LIVE OAK
T2	19" DBL. LIVE OAK

CRITICAL ROOT ZONES CALCS.

TREE	TOTAL C.R.Z. S.F.	EXIST. TOTAL ROOT ZONE DISTURBANCE	PROPOSED TOTAL ROOT ZONE DIST.	TOTAL CRZ I.C. %
TREE #T1	3,217'	2,294'	2,254'	70.01% (EXIST.=71.3%)
TREE #T2	1,134'	483'	0'	42.59%



NOTE: BLDR. TO ENSURE MIN. 1-1/4" DIA. (MAX. 2") GRIP 36"H. GUARDRAIL(S)/ FALL PROTECTION W/ MAX. 4" OPNGS. BTWN. RAILINGS WHERE ANY OPEN SIDED WALKING SURFACES (INCLUDING STAIRS, PORCHES, BALCONIES, & LANDINGS) ARE WITHIN 36" HORIZONTALLY & ANY DROP EXCEEDS 30"H. ABV. GRADE AS REQ'D PER CODE

NOTE: BUILDING WILL INCLUDE A FIRE SPRINKLER SYSTEM PER NFPA 13D

CURVE TABLE

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C=N50°39'28"W 36.96'
A=47.13' R=20.00'

GENERAL SITE NOTES:

1.0 BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.

2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.

3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.

5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.

6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.

7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.

10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.

12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.

13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.

14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.

15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.

16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

17.0 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.

18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

LEGAL DESCRIPTION:
3501 MOUNT BONNELL RD.
LOT 1, BLOCK C
MOUNT BONNELL TERRACE
SECTION 1
AUSTIN, TX 78731
TRAVIS COUNTY

3501 MOUNT BONNELL ROAD

SITE PLAN

SCALE: 1:10

REVISIONS	
1	03.01.2023

DATE	06.09.2023
DRAWN	WW
CHECKED	XX

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THESE PLANS ARE BEING PREPARED FOR CONSTRUCTION FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION & DISTRIBUTION IS STRICTLY PROHIBITED.
THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET PER A PRIOR AGREEMENT WITH THE OWNER. ADDITIONAL INFORMATION REQUIRED TO CONSTRUCT THIS PROJECT IS GIVEN. ENGINEERING AND SURVEYING SHALL BE PROVIDED & COORDINATED BY OTHERS.

WILL WASHER: ARCHITECT
801 SINGLE OAK COVE, AUSTIN, 78746
512.680.9576

A Custom Residence for
BRF HOMES, INC.
3501 MOUNT BONNELL
AUSTIN, TX 78731

FOR C.O.A. PERMIT SET- 06.09.2023

REGISTERED ARCHITECT JAMES W. WASHER 26511 STATE OF TEXAS
06.09.2023

JOB NO.:	3501 MT. BONNELL
NAME:	SITE PLAN
SCALE:	1:10
SHEET	A1