

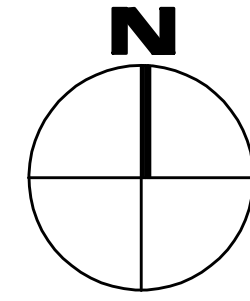
ADD JOB NUMBER	43615
PRELIMINARY REVIEW DATE	8-4-15
RELEASE DATE	7-28-15
REVISIONS:	
8-12-15	10-21-15

2406 SHARON WILSON RESIDENCE

AUSTIN DESIGN GROUP
residential designers
9020-1 Capital of Texas Highway Suite 350 Austin, TX 78751 Phone No. (512) 346-4200

Copyright © 2015
Designs and drawings are the property of Austin Design Group. Any reproduction of these plans and specifications without the written consent of Austin Design Group is strictly prohibited by law.

DIRECTORY:
WILSON-DON SHARON
DRAWING FILE:
43615.DWG



F.A.R. CALCULATIONS

EXIST. 1st FLOOR AREA	1442
NEW 1st FLOOR AREAS	281
EXIST. 2nd FLOOR AREA	543
NEW 2nd FLOOR AREA**	36
TOTAL GROSS FLOOR AREA	2304
TOTAL GROSS GROSS AREA OF LOT	7130
FLOOR AREA RATIO (max. 0.4% of lot area)	29.8%

**NEW 2nd FLR AREA INCLUDES 36* AT STAIRS w/ CLG. HT. HIGHER THAN 15' ABV. LOWER FLOOR

BUILDING COVERAGE

LOT SQ. FT.	7130 = 100.0%
1st FLOOR COND. AREA	1723
COV. PORCH	43
COV. STOOP	10
TOTAL BUILDING COVERAGE	1776 = 22.9%

IMPERVIOUS COV.

TOTAL BUILDING COV.	1776
EXIST. DRIVEWAY	241
EXIST. FRONT WALKS & STEPS	166
EXIST. A/C PAD	9
EXISTING REMAINING PATIO	330
NEW A/C PAD (IF NEEDED)	9
NEW STOOP	11
NEW STEPPING STONES	19
TOTAL IMPERV. COVERAGE	2561 = 33.1%

FRONT YARD IMPERVIOUS COV.

TOTAL FRONT YARD AREA	1400
FRONT YARD DRIVEWAY	241
FRONT WALKS, STEPS, STP'G STONES	185
FRONT YARD IMPERV. COVERAGE	426 = 30.4%

NOTES:

PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE
FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.

LEGAL DESCRIPTION

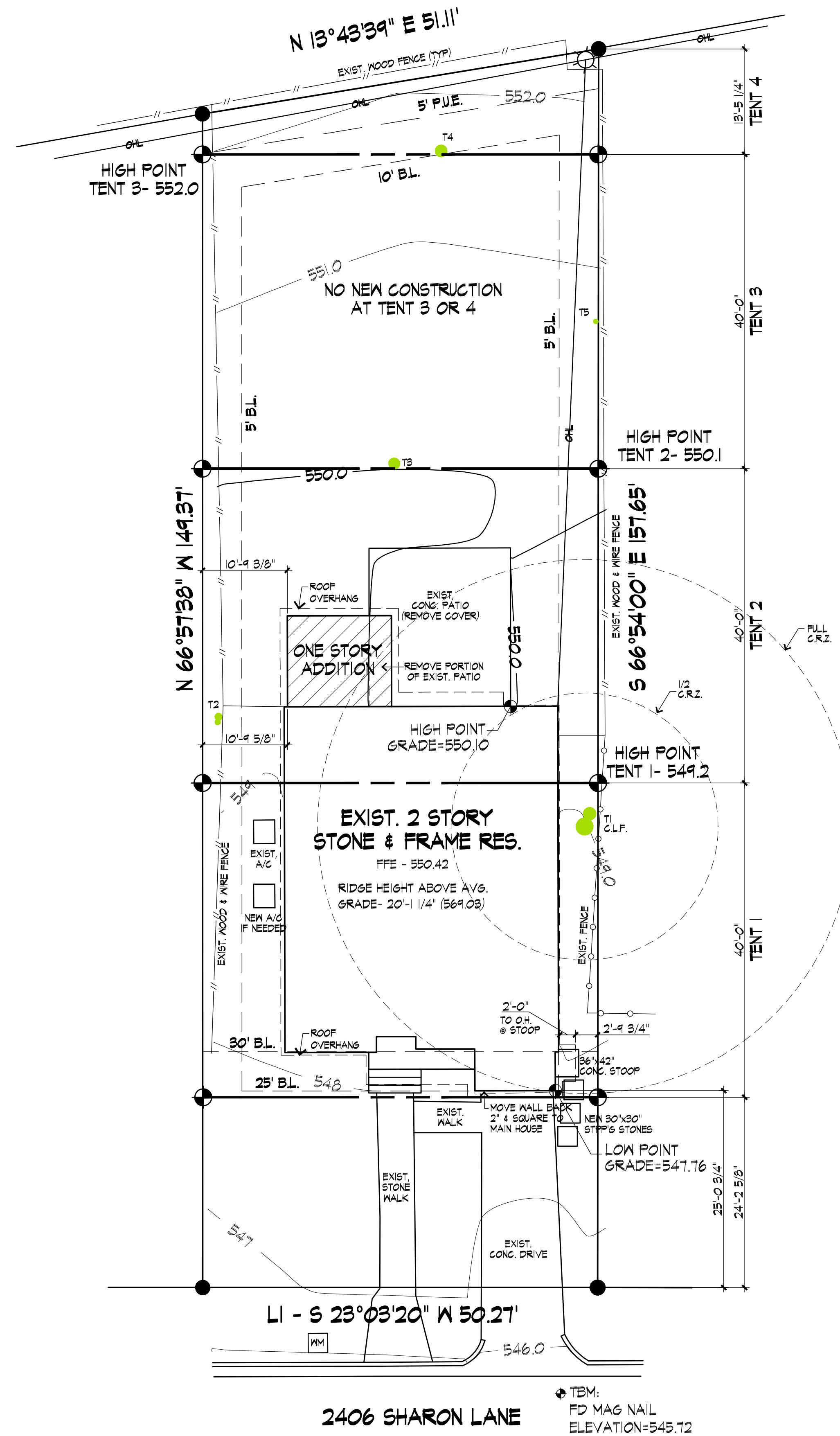
TARRY TOWN 5
LOT 56
2406 SHARON LANE



SITE PLAN

AVERAGE GRADE	
HIGH POINT GRADE	550.10
LOW POINT GRADE	547.76
TOTAL	1097.86
	= 2
AVERAGE GRADE	548.93

SCALE: 1"=10'



TREE TABLE:

- T1 - 18" / 25" CEDAR ELM
- T2 - 7" / 10" LIGUSTRUM
- T3 - 16" PECAN
- T4 - 17" CEDAR ELM
- T5 - 6" PECAN

NOTES:

FENCE OWNERSHIP NOT DETERMINED
THE ELEVATIONS SHOWN HEREON BASED ON CITY OF AUSTIN BENCH MARK #125, ELEVATION 548.08, NAVD1988
548.85 DENOTES EXISTING ELEVATION
30' S.B.L. IS BASED ON RECORDED RESTRICTIVE COVENANTS AND NOT APPLICABLE TO CITY OF AUSTIN PERMITTING

2406 SHARON LANE
TM: FD MAG NAIL
ELEVATION=545.72