

**SITE NOTES**

**LEGAL DESCRIPTION**

-LOT 1, BLOCK 1, EXTENSION OF LAPRELLE PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 247, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**ZONING**

**SF-3 - BUILDING COVERAGE AND IMPERVIOUS COVER PER 25-2-492 (D)**

-PER 2.7.1. THIS BUILDING IS EXEMPT FROM SIDEWALL ARTICULATION BECAUSE BOTH SIDES OF BUILDING ARE GREATER THAN AN AVERAGE OF 9' FROM INTERIOR LOT LINE

-THIS BUILDING IS TO BE BUILT IN ACCORDANCE WITH ORDINANCE NO. 20140130-021: SECTION R320 VISIBILITY

	GRAVEL OVER UNCOMPACTED SOIL
	FLATWORK IN R.O.W.
	A/C FOUNDATION
	GRASS
	1/2" CRITICAL ROOT ZONE
	1/4" CRITICAL ROOT ZONE
	TENT CORNER
	HIGH/LOW POINT ADJACENT TO BUILDING

	ELEVATION	NOTES
TENT 1	587' - 11 1/4"	
TENT 2	590' - 4"	
TENT 3	591' - 7 7/8"	
LOW GRADE POINT ADJACENT TO BUILDING	585' - 6 1/4"	
HIGH GRADE POINT ADJACENT TO BUILDING	590' - 5 1/4"	
AVERAGE ADJACENT GRADE	587' 11 3/4"	

TREE TAG NO.	SIZE	NOTES
A	36"	PROTECTED
B	10"	TO BE REMOVED
C	10"	
D	12"	

**2411 Euclid** 7/8/14

**LOT DATA**

LEGAL DESCRIPTION: LOT 1 BLK 1 LA PRELLE PLACE EXTENSION	UNIT
TAX PARCEL ID: 305572	
ZONING	3 SINGLE FAMILY (SF-3)
LOT SIZE (ac)	0.1985 ACRES
LOT SIZE (ft <sup>2</sup> )	8647 SF
MAX. GROSS FLOOR AREA (40%)	3459 SF
MAX. BUILDING COVERAGE (40%)	3459 SF
MAX SF	3459 SF
est. MAX SF with covered parking	3459 SF
MAX. IMPERVIOUS COVERAGE (45%)	3891 SF
	45% per LDC 25-2-492 (D) SF-3

**NEIGHBORHOOD DESIGN TOOLS**

	DAWSON	
Impervious Cover & Parking Placement	NO	LDC 25-2-1603
Garage Placement	NO	LDC 25-2-1604
Front Porch Setback	NO	LDC 25-2-1602

BUILDING AND SITE AREA			
	NEW UNIT "A"	NEW UNIT "B"	TOTAL SQ. FT.
a-1. 1ST FLOOR CONDITIONED	853.7	853.7	1707.4
b. 2nd FLOOR CONDITIONED	766	766	1532
c. 3RD FLOOR CONDITIONED	0	0	0
d. BASEMENT	0	0	0
e. COVERED PARKING (GARAGE/CARPORT)	0	0	0
f. COVERED PATIO/ DECK OR PORCH	332.5	332.5	665
g. BALCONY	0	0	0
h. OTHER (open covered storage)	0	0	0
<b>TOTAL BUILDING COVERAGE [EXCLUDE b,c,d &amp; g FROM TOTAL per LDC 25-1-21(11)]</b>	<b>1524.2</b>	<b>1524.2</b>	<b>3048.4</b>
i. DRIVEWAY	395	395	790
j. WALKWAYS	0	0	0
k. UNCOVERED PATIO	0	0	0
l. UNCOVERED ROOF DECK (counts at 50%)	0	0	0
m. AC PADS	9	9	18
n. OTHER (POOL COPING, RETAINING WALLS)	0	0	0
<b>TOTAL SITE COVERAGE</b>	<b>404</b>	<b>404</b>	<b>808</b>
o. POOL	0	0	0
p. SPA	0	0	0

**SITE DEVELOPMENT INFORMATION**

**BUILDING COVERAGE INFORMATION (per LDC 25-1-21 (11)) (from above)**

	EXISTING BUILDING COVERAGE	PERCENTAGE OF LOT	PROPOSED BUILDING COVERAGE	PERCENTAGE OF LOT
	0	0	3048.4	35.26%

**IMPERVIOUS COVER INFORMATION (Per LDC 25-1-23 (B))**

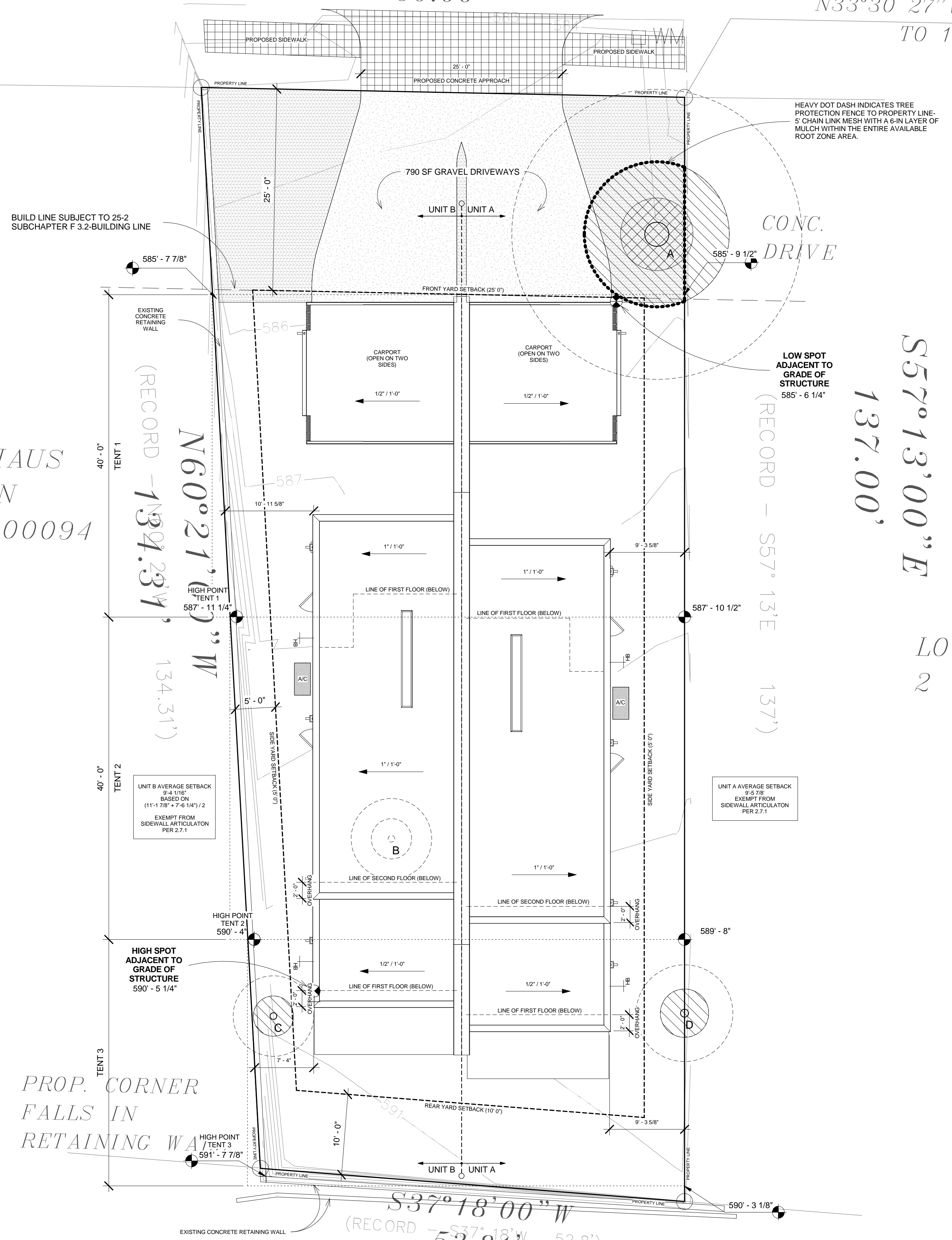
	EXISTING IMPERVIOUS COVERAGE	PERCENTAGE OF LOT	PROPOSED IMPERVIOUS COVERAGE	PERCENTAGE OF LOT
	0	0	3856.4	44.60%

**GROSS FLOOR AREA**

	UNIT "A"	UNIT "B"	Exemption	total
1st Floor (from above)	853.7	853.7		1707.4
2nd Floor (from above)	766	766		1532
3rd Floor (from above)	0	0		0
Basement (from above)	0	0		0
Attic	0	0		0
Carport(attached) (from above) complies with exemptions 3.3.2.A.3 (up to -450)	332.5	0		332.5
Carport(attached) (from above) complies with exemptions 3.3.2.B.1 (up to -200)	0	332.5		200
Garage (attached) (from above)	0	0		0
Accessory building(s) detached	0	0		0
<b>TOTAL GROSS FLOOR AREA</b>				<b>3371.9</b>
(F.A.R.) TOTAL GROSS FLOOR AREA/ lot size x 100				<b>39.00%</b>

**EUCLID AVENUE** (50' RIGHT-OF-WAY)  
 N33°57'00"E (RECORD - N33°57'E 60')  
 60.00' (BEARING BASIS)  
 N33°30'27"W 60.21'  
 TO 1/2" IRF

1/2" IRF



LOT 1  
 GIFT-NEUHAUS  
 SUBDIVISION  
 DOC. #200600094

N60°21'11"W (RECORD - N60°21'11"W 134.31')  
 134.31'

S57°13'00"E (RECORD - S57°13'E 137')  
 137.00'

LOT 2

PROP. CORNER FALLS IN RETAINING WALL

S37°18'00"W (RECORD - S37°18'W 52.8')  
 52.8'  
 HEB GROCERY CO.  
 VOL. 12648, PG. 1687