

C15-2014-0090

BRADLEY RESIDENCE

1900 W. 40TH STREET / AUSTIN, TEXAS 78731

SHEET INDEX

A0.1	COVER PAGE
A0.2	SURVEY OF EXISTING PLOT
A0.3	CONTEXT MAP
A1.0	SITE PLAN: EXIST & PROPOSED
A1.1	FLOOR PLAN: PROPOSED
A2.1	EXT. ELEVATIONS
A2.2	EXT. ELEVATIONS
A1.0	SITE PLAN: ANNOTATED
A1.1	FLOOR PLAN: ANNOTATED
A0.0	SUPPLEMENTAL INFORMATION

AREA CALCULATIONS

- LOT SIZE:
6,316 SQUARE FEET
- ALLOWABLE BUILDING COVERAGE (F.A.R. - 0.40:1.0):
2,526 SQUARE FEET
- PROPOSED BUILDING COVERAGE (F.A.R. -.26:1.0):
1,630 SQUARE FEET
- ALLOWABLE IMPERVIOUS COVER AREA (0.45:1.0):
2,842 SQUARE FEET
- PROPOSED IMPERVIOUS COVER AREA (.37:1.0):
2,221 SQUARE FEET

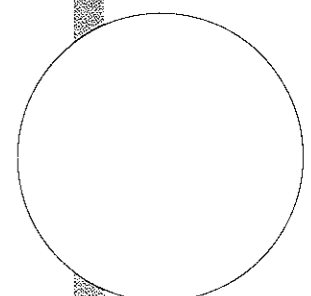
mf

600 East 4th Street
Suite 206
Austin, TX 78702
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REVISIONS:

PROJECT NUMBER:
1315
DATE:
07.30.2014
PHASE:
BOA VARIANCE
DRAWING TITLE:
**PROJECT INFO
& SCHEDULES**
A0.1

LEGAL DESCRIPTION:

LOT 10 SAVE AND EXCEPT THE W 5', OAKMONT HEIGHTS ANNEX NO 3, SECTION 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 142 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc., 7416 Canal Drive, Lake Worth, FL 33467.
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 1/2" or 5/8" diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)	A.C.	AIR CONDITIONING	ID.	IDENTIFICATION	S.E.C.	SECTION
BOUNDARY LINE	A.B.	BEARING REFERENCE	IL.	ILLEGIBLE	SEF.	SEPTIC TANK
STRUCTURE	B.C.	BLOCK CORNER	INT.	INSTRUMENT	SEW.	SEWER
CENTERLINE	B.C.F.	BACKFLOW PREVENTOR	INT.	INTERSECTION	SGD.	SET GLUE DISC
CHAIN-LINK OR WIRE FENCE	B.K.	BLOCK	LEN.	LENGTH	SIRC	SET IRON ROD & CAP
EASEMENT	B.D.G.	BUILDING	LS#	LICENSE # - BUSINESS	SN4D	SET NAIL & DISC
EDGE OF WATER	BM	BENCHMARK	LS#	LICENSE # - SURVEYOR	SQ.FT.	SQUARE FEET
IRON FENCE	B.R.L.	BUILDING RESTRICTION LINE	(M)	MEASURED	ST.	STORM
OVERHEAD LINES	BSMT.	BASEMENT	M.B.	MAP BOOK	S.T.L.	SURVEY THE LINE
SURVEY THE LINE	BW	DAYBOX WINDOW	M.E.S.	METERED END SECTION	SV	SEWER VALVE
WALL OR PARTY WALL	(C)	CALCULATED	M.F.	METAL FENCE	SW	SIDEWALK
WOOD FENCE	C	CURVE	N.R.	NON RADIAL	S.W.	SEAWALL
VINYL FENCE	CAV	CABLE TV. RISER	N.T.S.	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
	C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	TEL.	TELEPHONE FACILITIES
	CHIM.	CHIMNEY	O.G.	ON GROUND	T.O.B.	TOP OF BANK
	C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL	TWP.	TOWNSHIP
	C.O.	CLEAN OUT	OH	OVERHANG	TRANS.	TRANSFORMER
	CONC.	CONCRETE	OHL	OVERHEAD LINES	TY.	TYPICAL
	COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL	U.R.	UTILITY RISER
	CSW	CONCRETE SIDEWALK	O.R.D.	OFFICIAL RECORD BOOK	W.C.	WITNESS CORNER
	C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME	W.F.	WOODEN FENCE
	CL	CENTER LINE	O/A	OVERALL	WM	WATER METER
	CP	COVERED PORCH	Q/S	QUARTER	WW	WATER WATERSHED BOX
	QS	CONCRETE SLAB	(F)	FLAT	WV	WATER VALVE
	(D)	DEED	P.B.	PLAT BOOK	V.F.	VINYL FENCE
	D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE		
	DW	DRIVEWAY	P.C.C.	POINT OF COMPOUND CURVATURE		
	ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT	A.C.	ACCESS EASEMENT
	ENCL.	ENCLOSURE	P/E	POOL EQUIPMENT	ANDR.	ANDRUG EASEMENT
	ENT.	ENTRANCE	PG.	PAGE	CAR.	CARPORT EASEMENT
	EM	ELECTRIC METER	P.I.	POINT OF INTERSECTION	C.D.	COUNTY DELTA
	E.O.P.	EDGE OF PAVEMENT	PLS	PROFESSIONAL LAND SURVEYOR	D.E.	DRAINAGE EASEMENT
	E.O.W.	EDGE OF WATER	PLT	PLANTER	D.U.E.	DRAINAGE AND UTILITY EASEMENT
	EUB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING	FRONT.	FRONT EASEMENT
	(F)	FIELD	P.O.C.	POINT OF COMMENCEMENT	H.E.T.	HIGHWAY EASEMENT
	F.D.M.	FOUND CONCRETE MONUMENT	P.F.	PINCHED PIPE	INDR.	INDRUG EASEMENT
	FDM	FOUND DRILL HOLE	P.R.C.	POINT OF REVERSE CURVATURE	INDR.	INDRUG EASEMENT
	F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT	LANDSC.	LANDSCAPE EASEMENT
	FIF	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR	LANDSC.	LANDSCAPE EASEMENT
	FIPC	FOUND IRON PIPE & CAP			LANDS.	LANDSCAPE EASEMENT
	FIK	FOUND IRON ROD	P.T.	POINT OF TANGENCY	M.E.	MAINTENANCE EASEMENT
	FIRC	FOUND IRON ROD & CAP	R	RADIUS OR RADIAL	M.F.	MAINTENANCE FENCE
	FN	FOUND NAIL	REC.	RECORD	M.F.	MAINTENANCE FENCE
	FN4D	FOUND NAIL & DISC	RGE.	RANGE	M.F.	MAINTENANCE FENCE
	FND.	FOUND	RES.	RESIDENCE	M.F.	MAINTENANCE FENCE
	FPKN	FOUND PARKER-KALON NAIL	RW	RIGHT OF WAY	M.F.	MAINTENANCE FENCE
	FRSPK	FOUND PARKER-KALON NAIL	S.B.L.	SETBACK LINE	M.F.	MAINTENANCE FENCE
	GAL	GAS LAID	S.C.L.	SURVEY CLOSURE LINE	M.F.	MAINTENANCE FENCE
	GM	GAS METER	SCR.	SCREEN	M.F.	MAINTENANCE FENCE



Derrick L. Mayfield

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing herein shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

POINTS OF INTEREST
NONE VISIBLE

DATE: 3/15/2014

BUYER: Sabrina Bradley

SELLER: SABRINA BRADLEY

CERTIFIED TO: Sabrina Bradley .

Exacta Texas Surveyors, Inc.
LB# 10193731

www.exacta365.com
P (281) 763-7766 • F (281) 763-7767
7416 Canal Drive, Lake Worth, FL 33467

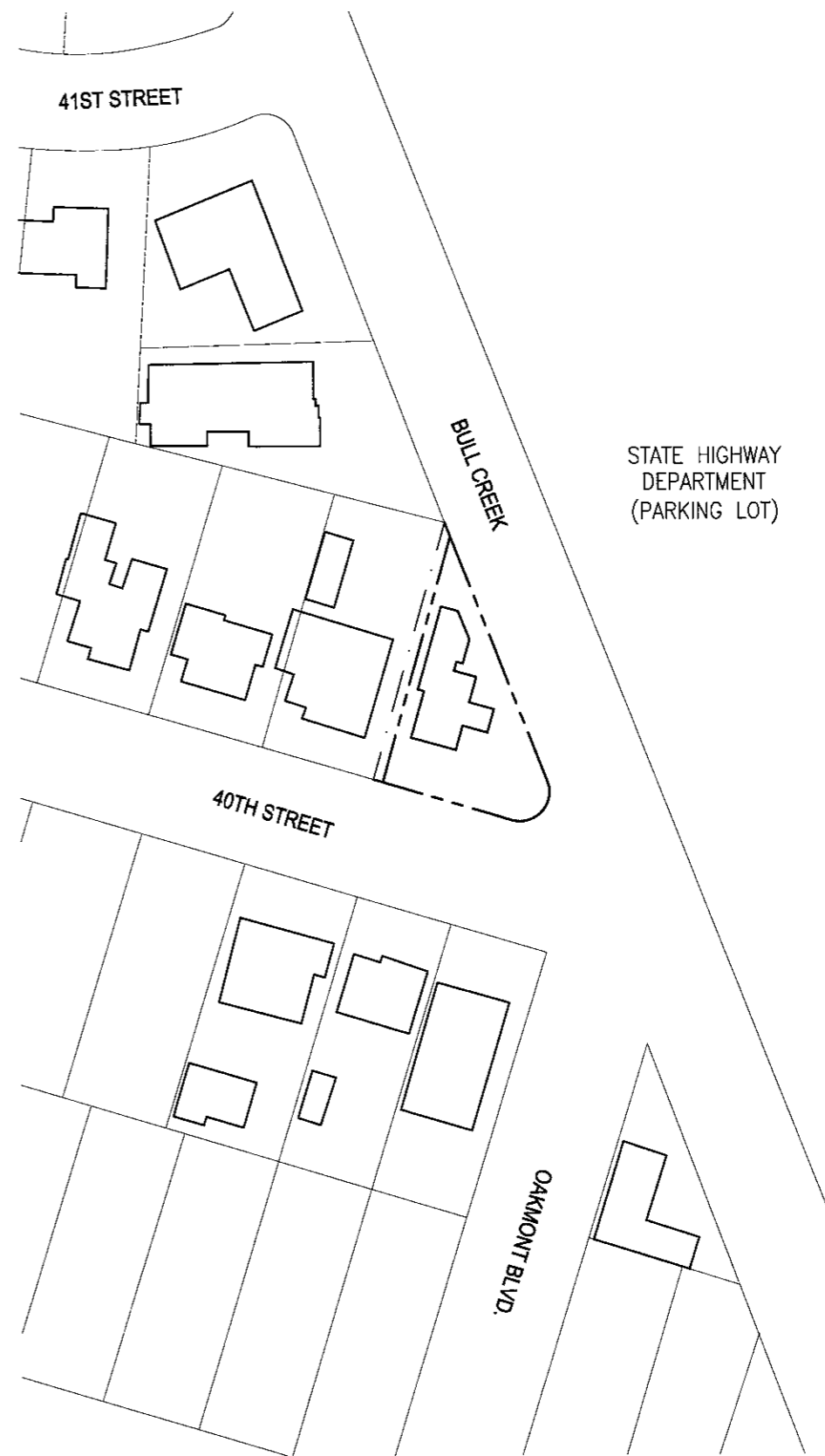
SURVEY OF EXISTING SITE

NOT TO SCALE

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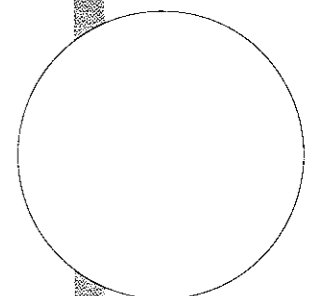


1 PROPOSED SITE PLAN + ADJACENCY MAP
NOT TO SCALE



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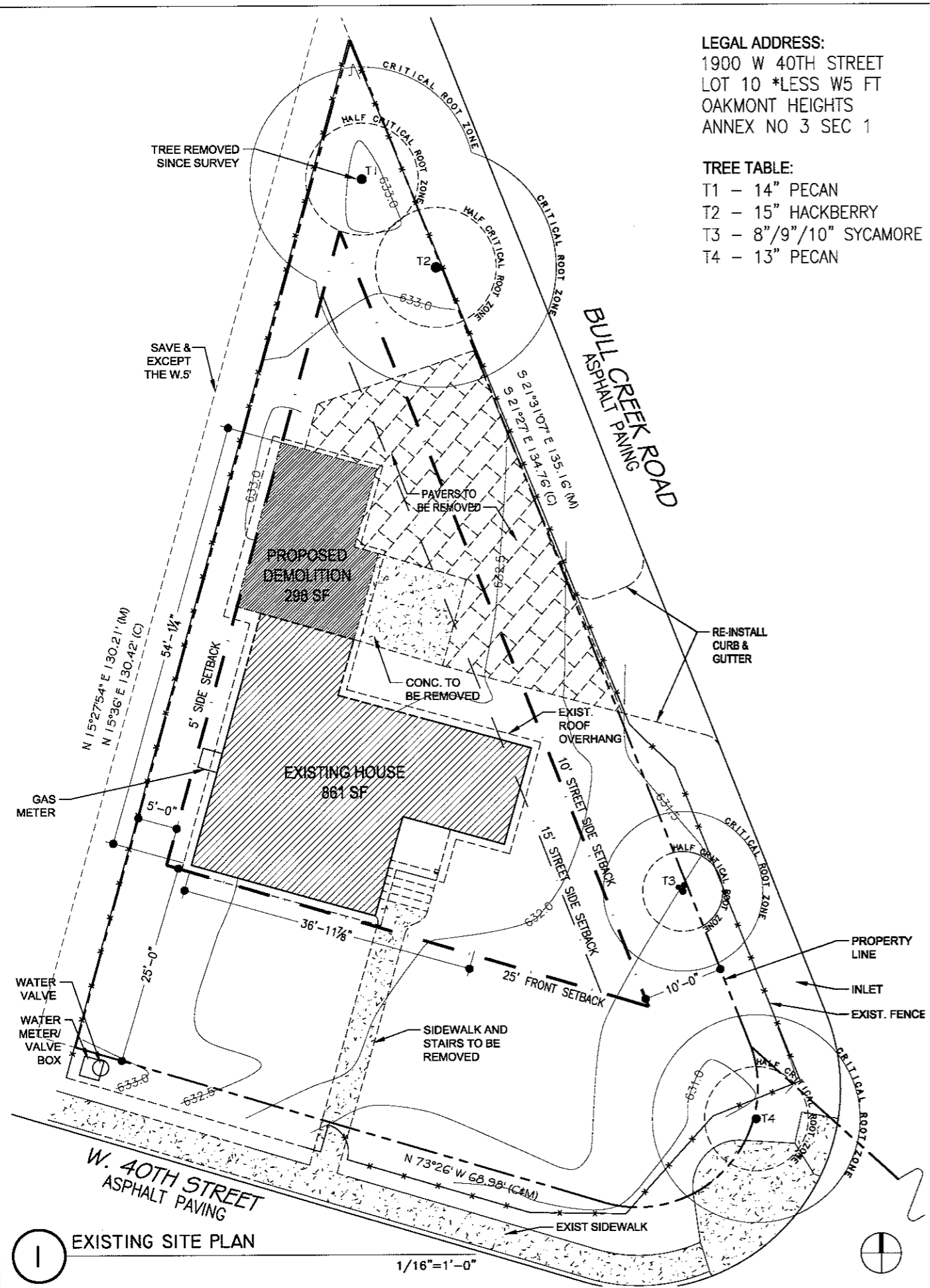
REVISIONS:

1	
2	
3	
4	

PROJECT NUMBER:
1315
DATE:
07.30.2014
PHASE:
BOA VARIANCE
DRAWING TITLE:
CONTEXT MAP

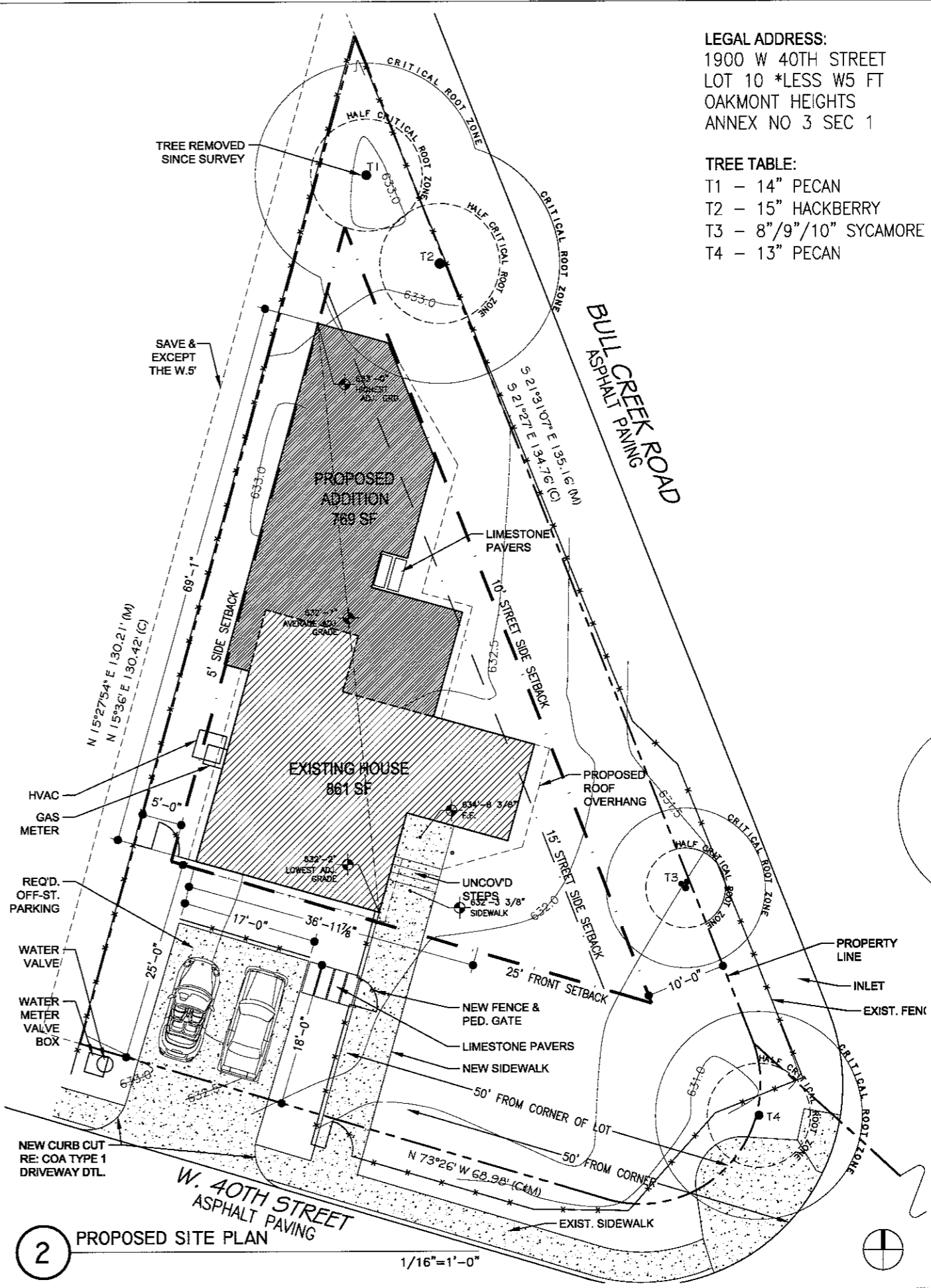
LEGAL ADDRESS:
1900 W 40TH STREET
LOT 10 *LESS W5 FT
OAKMONT HEIGHTS
ANNEX NO 3 SEC 1

TREE TABLE:
T1 - 14" PECAN
T2 - 15" HACKBERRY
T3 - 8"/9"/10" SYCAMORE
T4 - 13" PECAN



LEGAL ADDRESS:
1900 W 40TH STREET
LOT 10 *LESS W5 FT
OAKMONT HEIGHTS
ANNEX NO 3 SEC 1

TREE TABLE:
T1 - 14" PECAN
T2 - 15" HACKBERRY
T3 - 8"/9"/10" SYCAMORE
T4 - 13" PECAN



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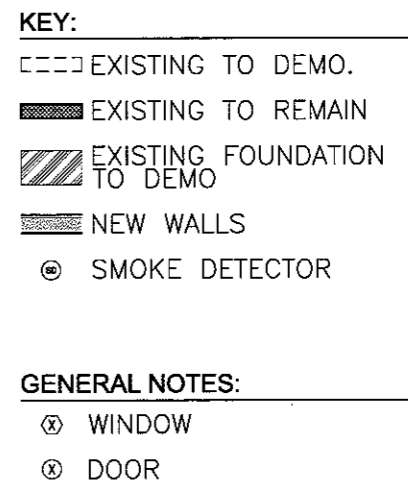
PROJECT NUMBER:
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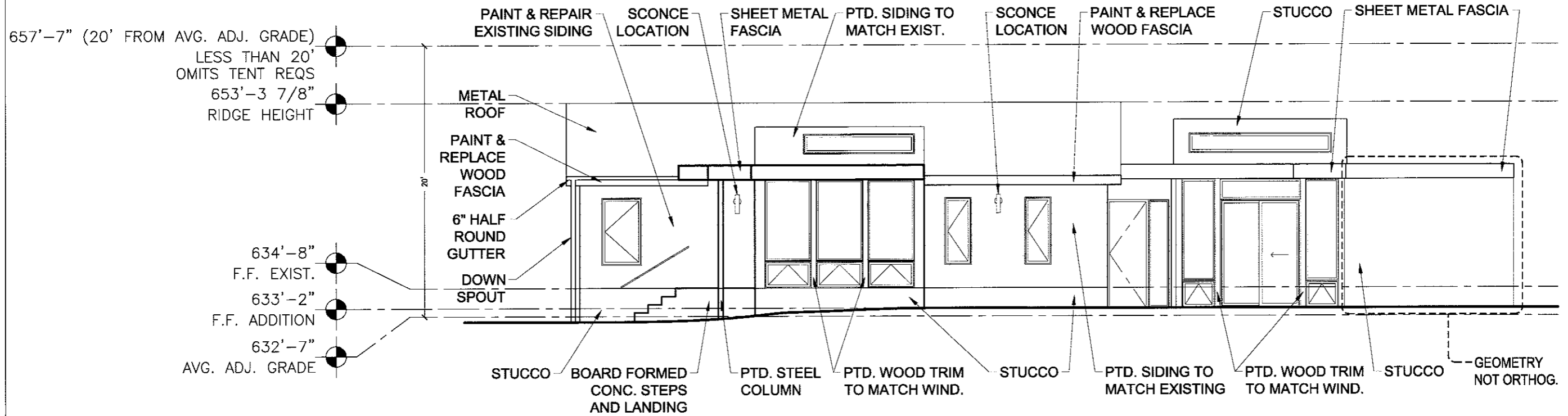
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BOA VARIANCE

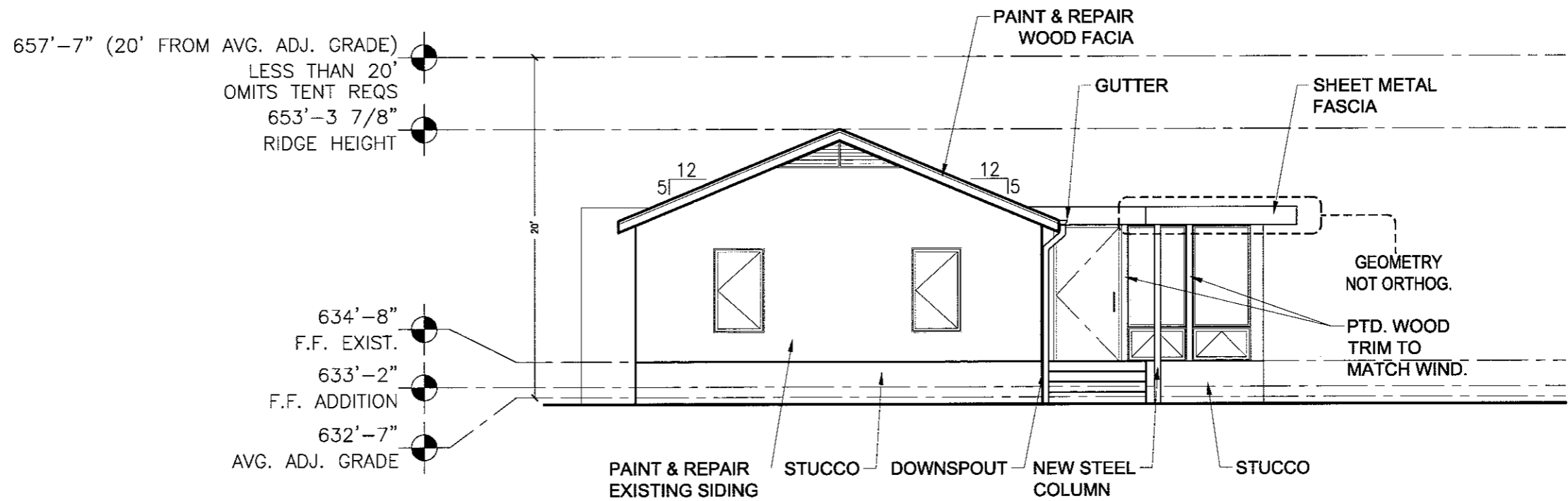
DRAWING TITLE:
SITE PLAN

A1.0
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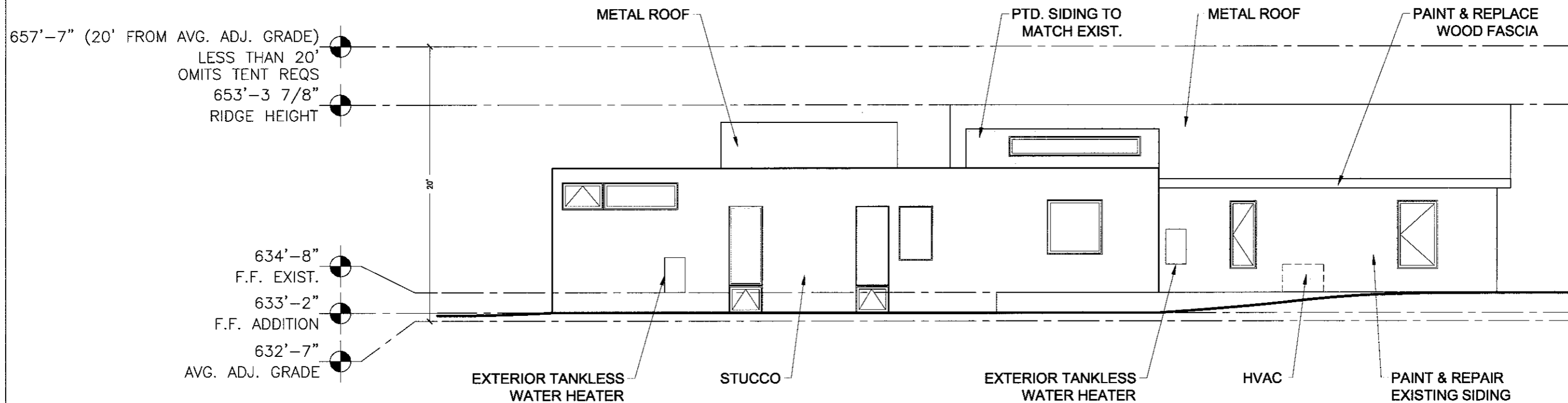
1 EXTERIOR ELEVATION EAST
 1/8"=1'-0"



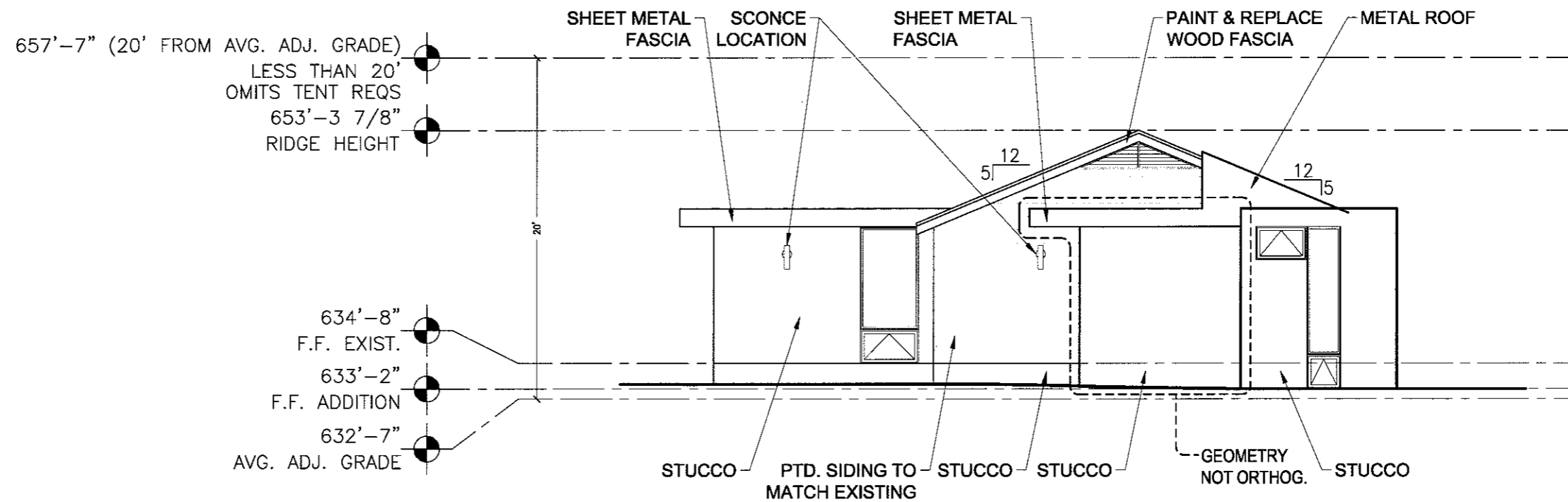
2 EXTERIOR ELEVATION SOUTH
 1/8"=1'-0"

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DATE:	07.30.2014
PHASE:	BOA VARIANCE
DRAWING TITLE:	EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION WEST
1/8"=1'-0"



2 EXTERIOR ELEVATION NORTH
1/8"=1'-0"

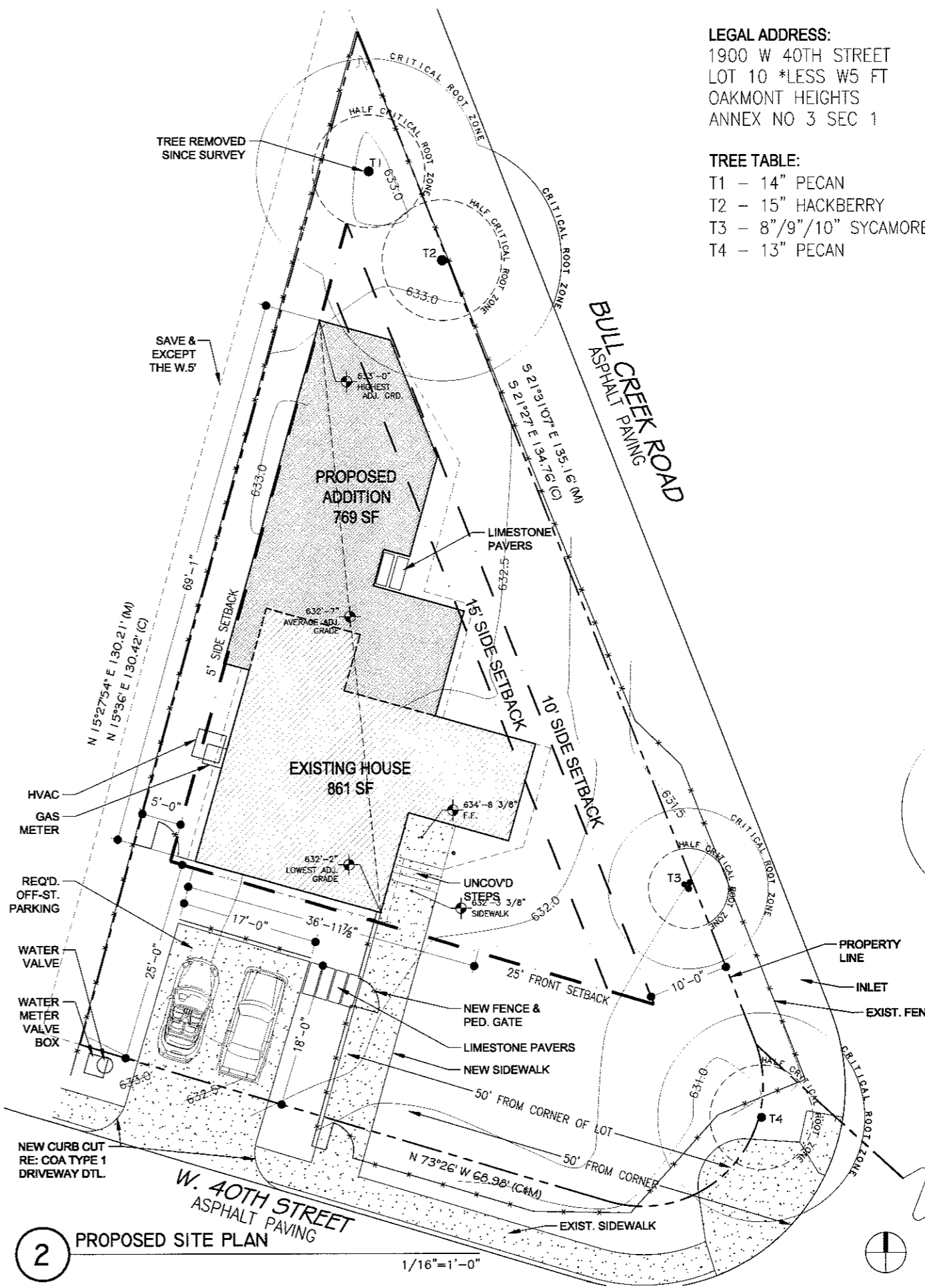
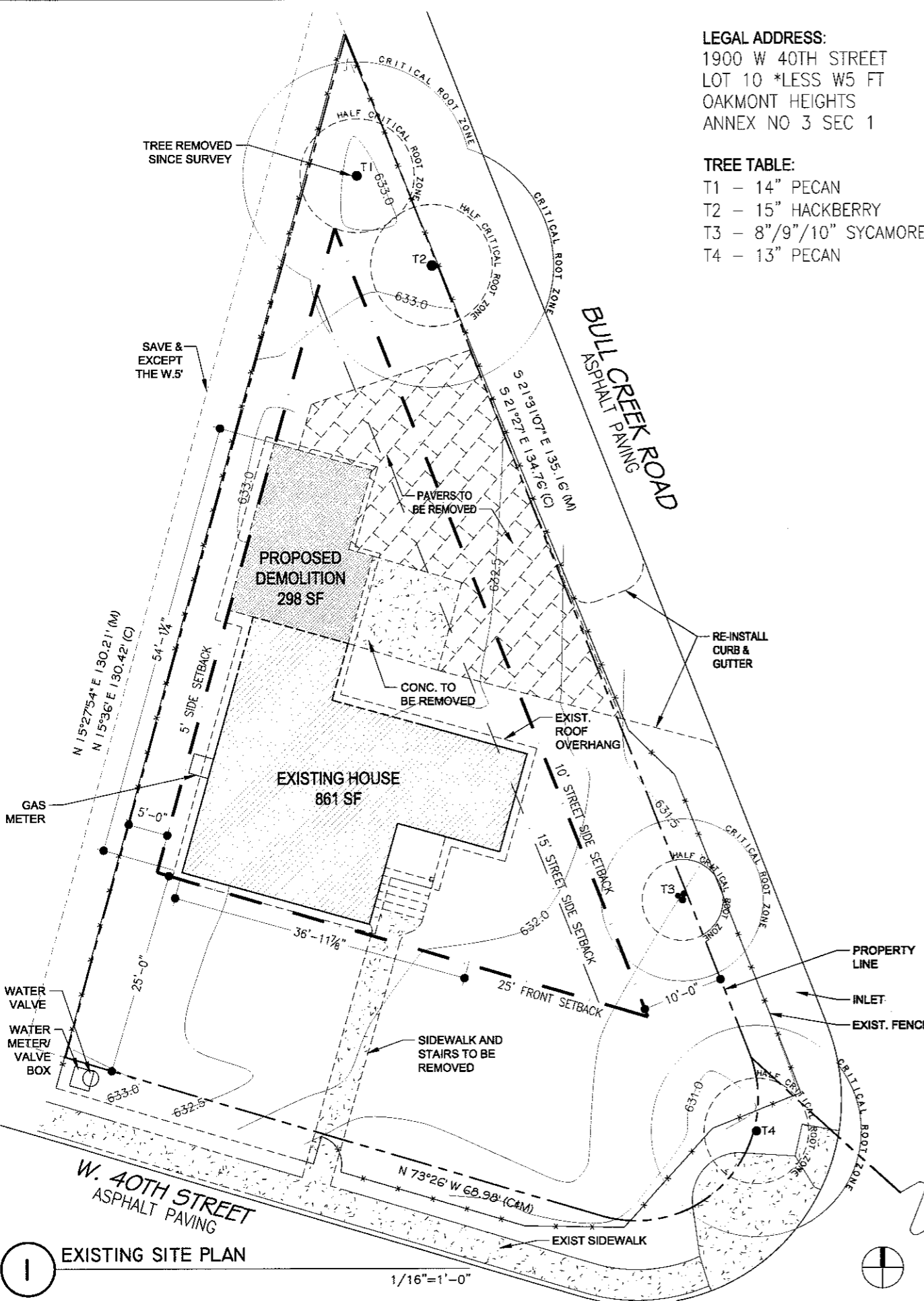
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PROJECT TITLE
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PROJECT NUMBER:
1315
DATE:
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BOA VARIANCE
DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

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1900 W. 40TH STREET
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REVISIONS:

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PHASE:
BOA VARIANCE

DRAWING TITLE:
SITE PLAN

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REASONABLE USE:

15' setback does not allow for reasonable addition to property because of unique lot shape; original house exceptionally small at 861 SF, far below neighborhood average of 1534 SF.

HARDSHIP:

- Angled lot virtually unusable with 15' setback
- Majority of lots in neighborhood are rectangular

AREA CHARACTER:

SQUARE FOOTAGE in keeping with neighborhood

- Neighborhood Average: 1534 SF
- Proposed Total: 1630 SF

SINGLE-STORY

- Unobtrusive, maintains the look and feel of area
- Desirable for accessibility

MATERIALS

- Renovation involves clean up and re-use of many existing materials

ADJACENCY

- Side yard adjacency where variance is requested is commercial surface parking
- No residential occupancy of TXDOT property

DEGREE:

129 SF total area in violation

PRECEDENCE:

Existing house violates 15' setback, obeys 10'; closest similar lot condition (Southeast, triangular) violates 15' setback, obeys 10'

VISIBILITY:

Does not reduce visibility for cars on 40th Street turning onto Bull Creek

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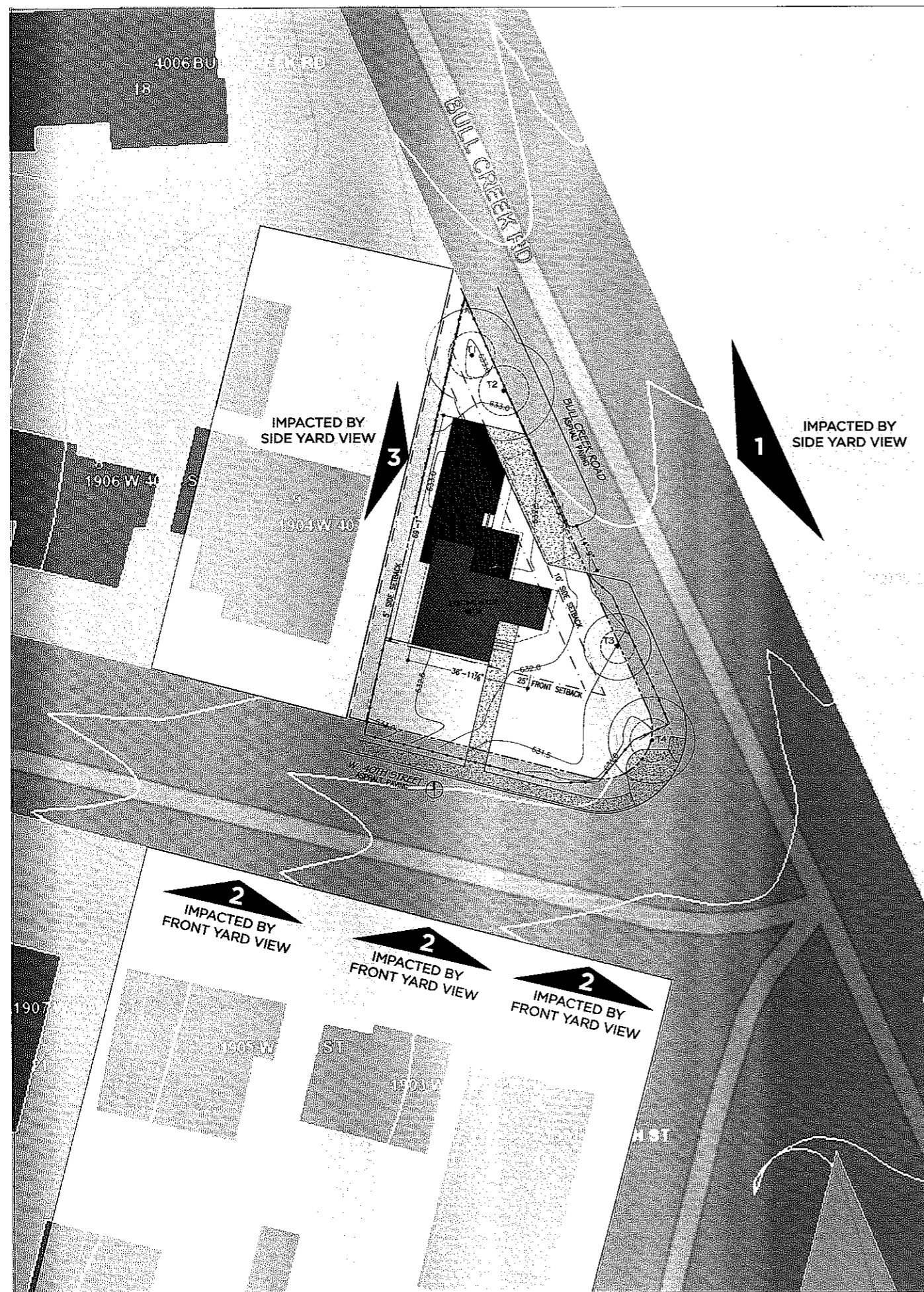
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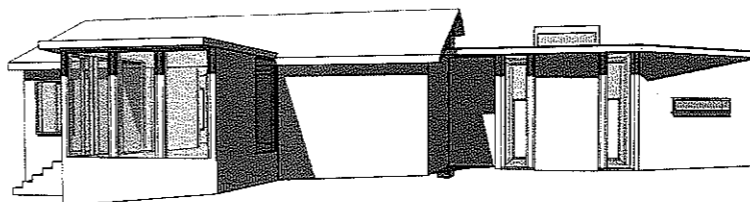
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DRAWING TITLE:
SUPPLEMENTAL INFORMATION

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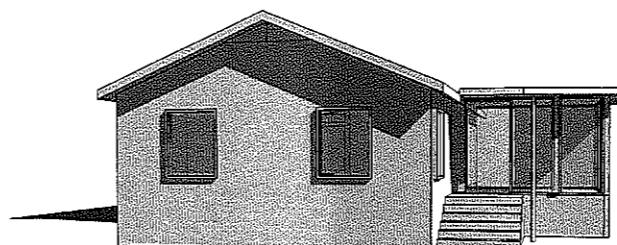
PROPOSED ONE-STORY ADDITION, SEEKS 10' SETBACK VARIANCE



1 Side yard facing Bull Creek Road;
addition maintains height of existing
house, mostly hidden by fence



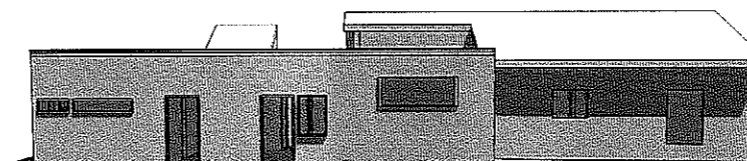
DASHED LINE INDICATES
PROPOSED NEW ELEVATION



2 Front yard facing 40th Street, addition
not visible from street



DASHED LINE INDICATES
PROPOSED NEW ELEVATION



3 Side yard facing neighbor to the West

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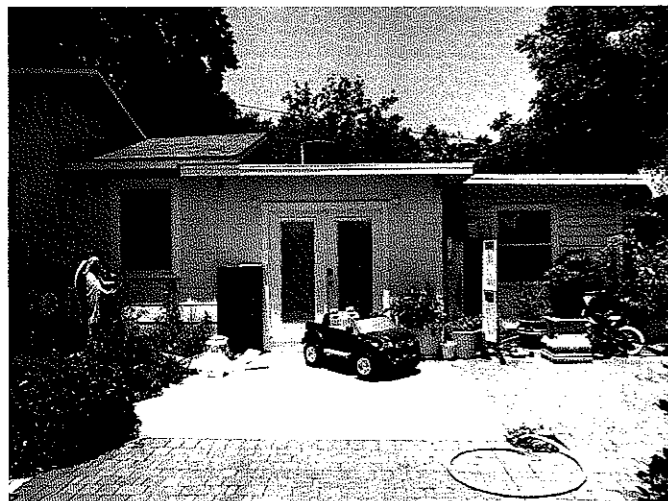
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REAR YARD LOOKING NORTH



LOOKING SOUTH FROM REAR YARD



LOOKING WEST FROM STREET SIDE YARD



LOOKING NORTHWEST FROM CORNER OF FRONT YARD



LOOKING SOUTH FROM REAR YARD



LOOKING NORTHWEST FROM CORNER OF FRONT YARD



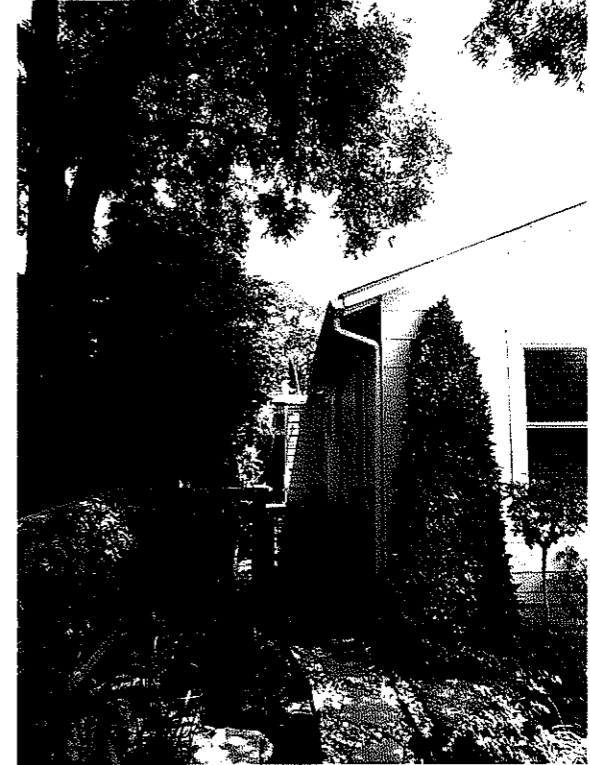
LOOKING WEST FROM STREET SIDE YARD



LOOKING NORTH FROM FRONT YARD



LOOKING NORTH FROM FRONT YARD



LOOKING NORTH ALONG WEST SIDE OF HOUSE



LOOKING SOUTHWEST FROM STREET SIDE YARD

1900 W. 40TH STREET: EXISTING CONDITIONS

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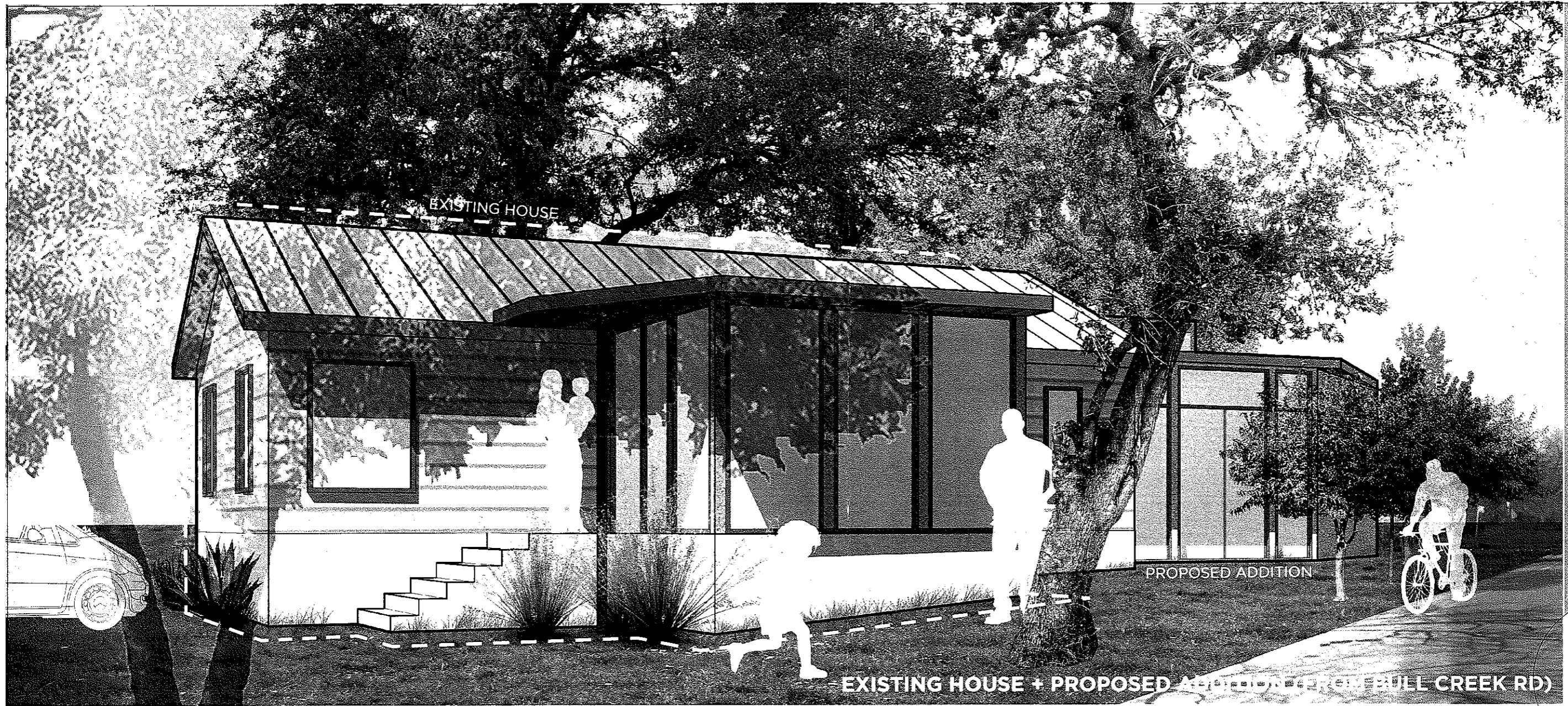
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