

C15-2014-0112

PROJECT DESCRIPTION AND CALCULATIONS :

LEGAL DESCRIPTION:

BEING LOT 6, BLOCK 4, OLT 28 & 31, DIV C LAFAYETTE HEIGHTS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
THEREOF RECORDED IN VOLUME 4, PAGE 43,
TRAVIS COUNTY PLAT RECORDS.

ADDRESS:

3102 LAFAYETTE AVENUE, AUSTIN, TEXAS

WATER & GAS METER:

AS SHOWN ON SURVEY

STORM SEWER INLETS:

NONE

OCCUPANCY GROUP:

RESIDENTIAL R-3

ZONING:

SF-3-NP

NEIGHBORHOOD: UPPER BOGGY CREEK / CHERRYWOOD

SUBDIVISION:

WITHOUT PUBLIC SIDEWALKS

TOTAL LOT SIZE:

6,870 SF.

MAXIMUM IMPERVIOUS COVERAGE (45%):

3,092 SF.

MAXIMUM FRONT IMP COVERAGE (40%):

529 SF.

MAXIMUM FLOOR / AREA R ATIO (40%):

2,748 SF.

IMPERVIOUS COVERAGE

PRIMARY HOUSE :	1,676 SF.
SECONDARY APT :	841 SF.
FRONT PORCH :	166 SF.
DRIVEWAY (ON PRIVATE PROPERTY):	296 SF.
WALK/SOOPS (ON PRIVATE PROPERTY):	113 SF.

TOTAL COVERAGE:	3,092 SF.
LOT AREA:	6,870 SF.
TOTAL PERCENT COVERAGE:	44.71 %

FRONT YARD COVERAGE:	523 SF.
TOTAL PERCENT COVERAGE:	40 %

FLOOR / AREA RATIO:

PRIMARY HOUSE 1ST FL AREA:	1473 SF.
SECONDARY APT 1ST FL AREA:	712 SF.
SECONDARY APT 2ND FL AREA:	130 SF.

GROSS FLOOR AREA:	2,315 SF.
LOT AREA:	6,870 SF.
FLOOR TO AREA RATIO:	33.70%



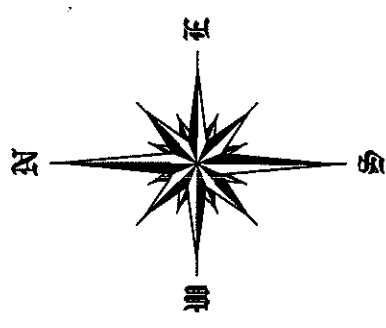


3102 L AFAYETTE AVENUE

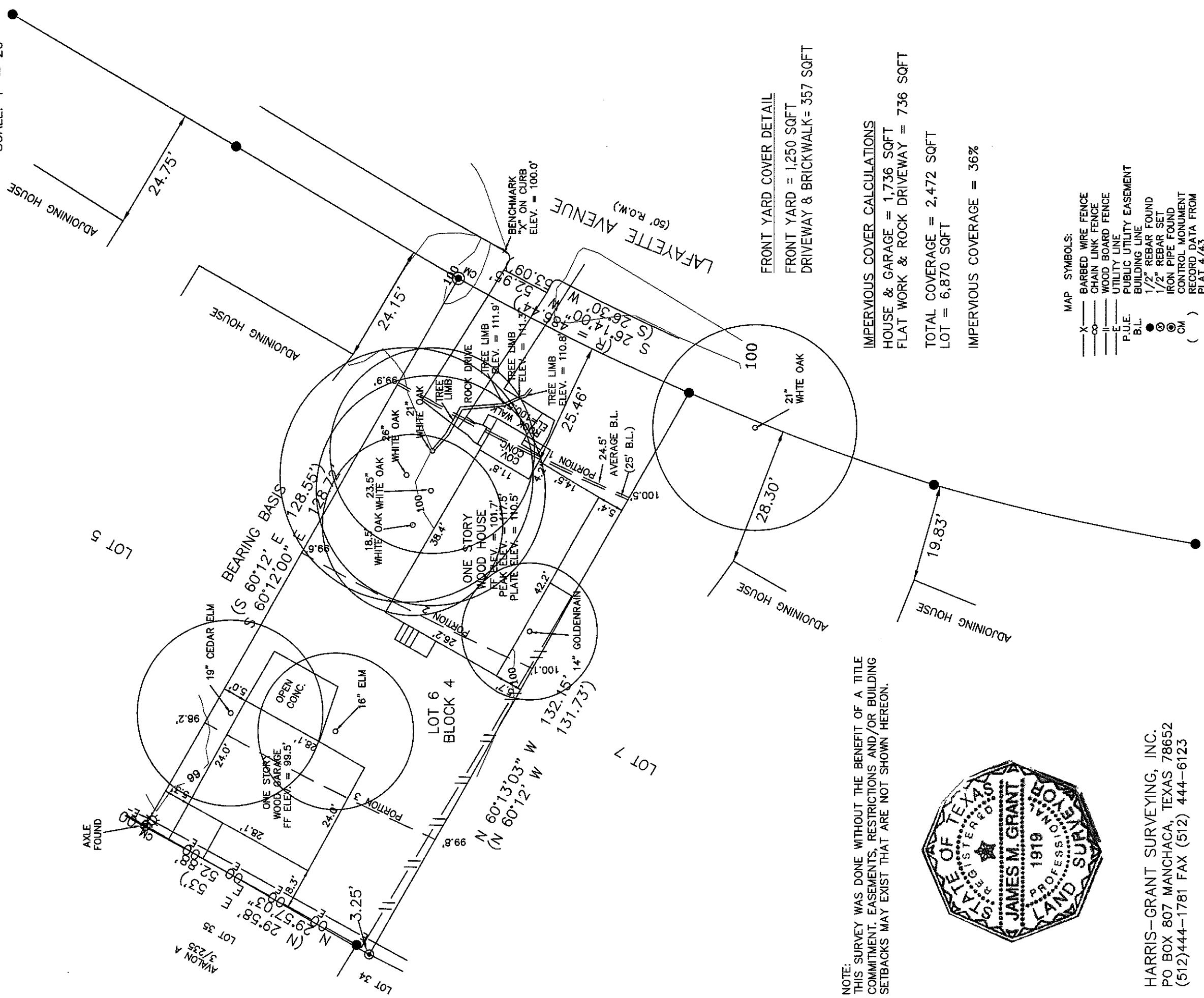
OAK TREES ON NORTH SIDE

AS-BUILT SURVEY

OF 3102 LAFAYETTE AVENUE, AUSTIN, TEXAS
 LOT 6, BLOCK 4 OUTLOT 28 & 31 DIVISION C
 LAFAYETTE HEIGHTS
 VOLUME 3, PAGE 43



PLAT NORTH
 SCALE: 1" = 20'

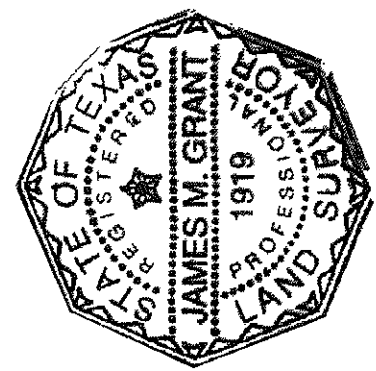


FRONT YARD COVER DETAIL
 FRONT YARD = 1,250 SQFT
 DRIVEWAY & BRICKWALK = 357 SQFT

IMPERVIOUS COVER CALCULATIONS
 HOUSE & GARAGE = 1,736 SQFT
 FLAT WORK & ROCK DRIVEWAY = 736 SQFT
 TOTAL COVERAGE = 2,472 SQFT
 LOT = 6,870 SQFT
 IMPERVIOUS COVERAGE = 36%

- MAP SYMBOLS:
- X- BARBED WIRE FENCE
 - O- CHAIN LINK FENCE
 - ||- WOOD BOARD FENCE
 - E- UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - ⊙ 1/2" REBAR SET
 - ⊙ IRON PIPE FOUND
 - ⊙ CONTROL MONUMENT
 - () RECORD DATA FROM PLAT 4/43
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - ⊕ POWER POLE







NOTE:
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS, RESTRICTIONS AND/OR BUILDING SETBACKS MAY EXIST THAT ARE NOT SHOWN HEREON.

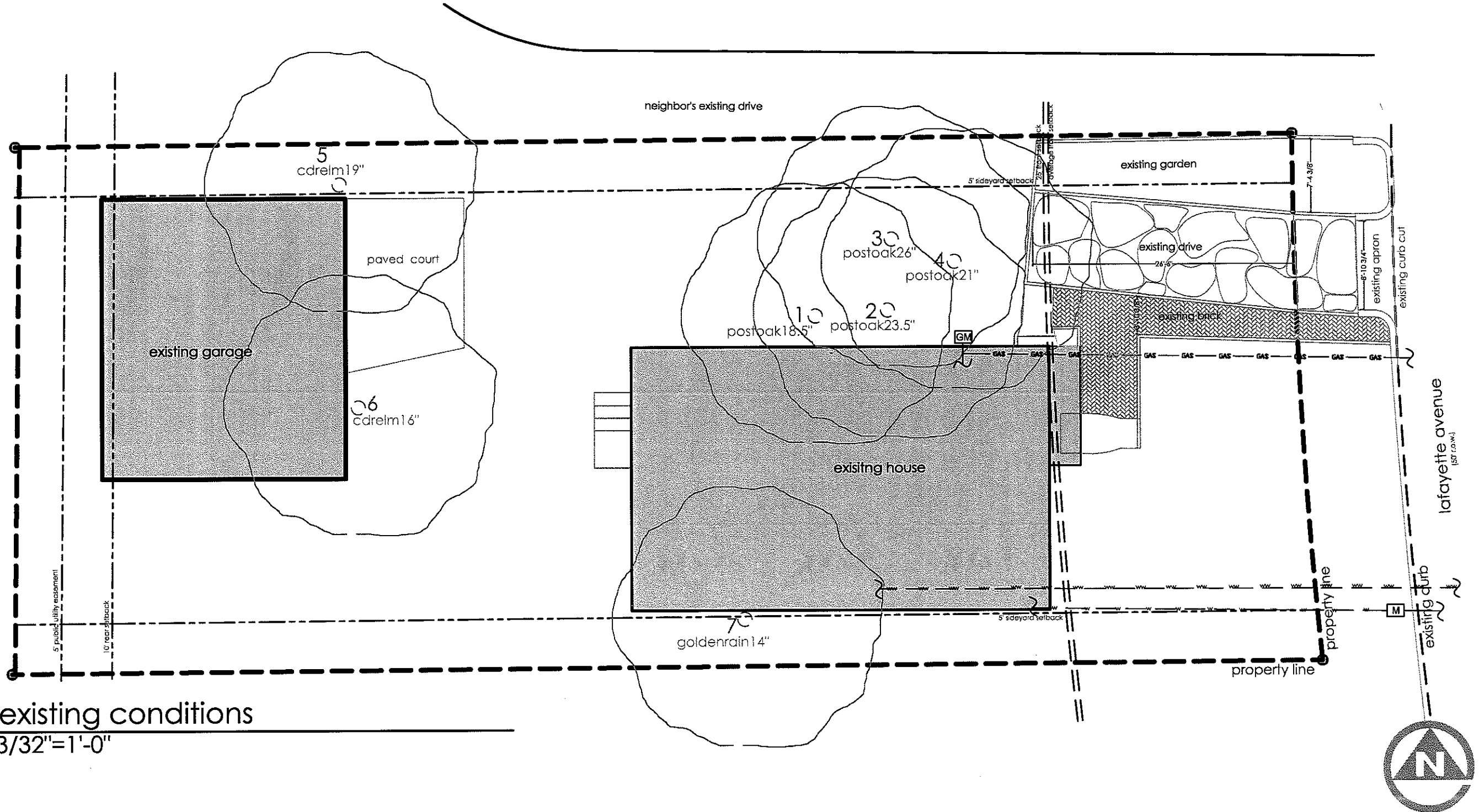


HARRIS-GRANT SURVEYING, INC.
 PO BOX 807 MANCHACA, TEXAS 78652
 (512)444-1781 FAX (512) 444-6123

James M. Grant
 JAMES M. GRANT R.P.L.S. 1919
 DATE: JULY 8, 2014
 HARRIS-GRANT SURVEYING, INC. FIRM NO. 10036100

LEGEND :







-  EXISTING TREES
-  WATER METER ASSEMBLY, ON SITE
-  GAS METER ASSEMBLY, ON SITE
-  BUILDING FOOTPRINT
-  MINIMUM SETBACKS
-  PROPERTY LINE

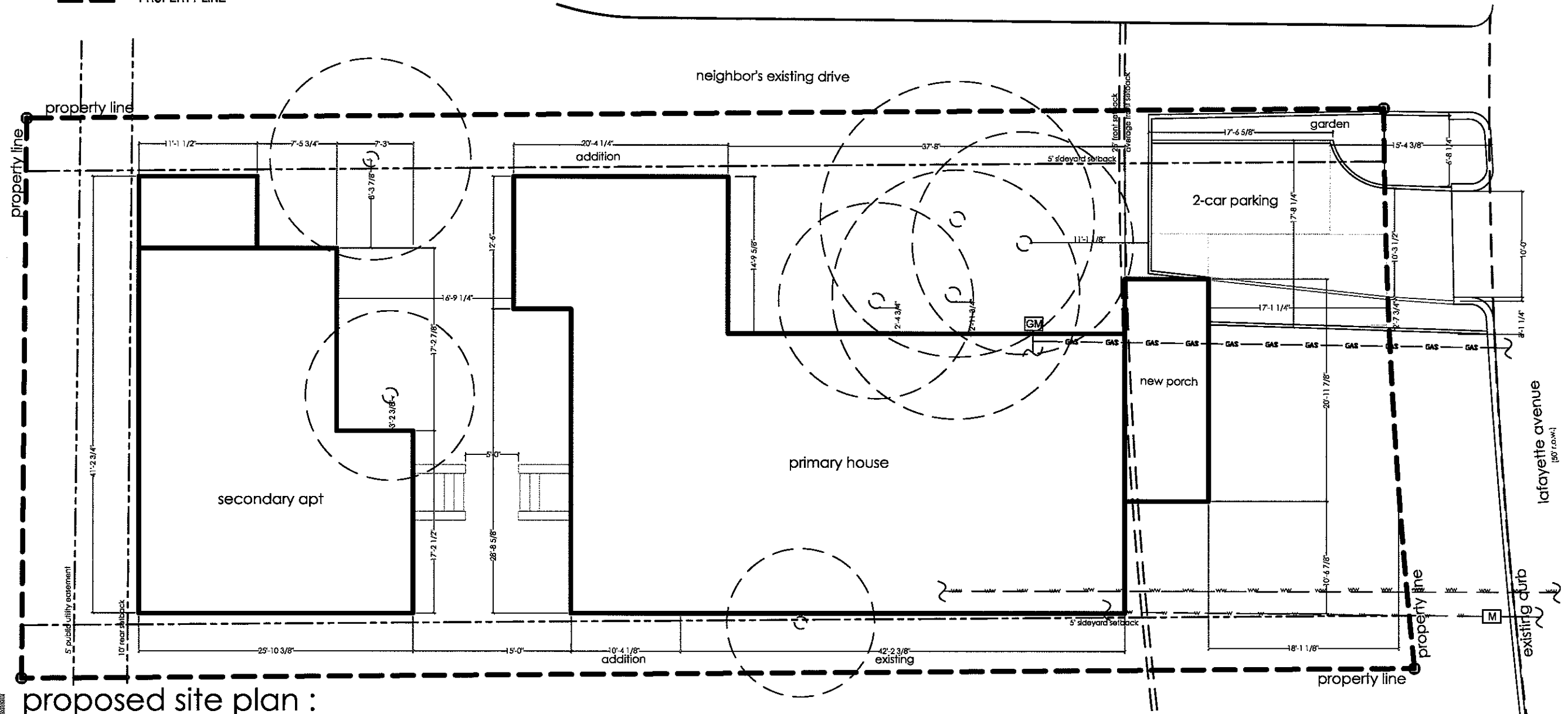


01 existing conditions
 3/32" = 1'-0"



LEGEND :



-  1/2 CRZ OF EXISTING TREES
-  WATER METER ASSEMBLY, ON SITE
-  GAS METER ASSEMBLY, ON SITE
-  BUILDING FOOTPRINT
-  MINIMUM SETBACKS
-  PROPERTY LINE

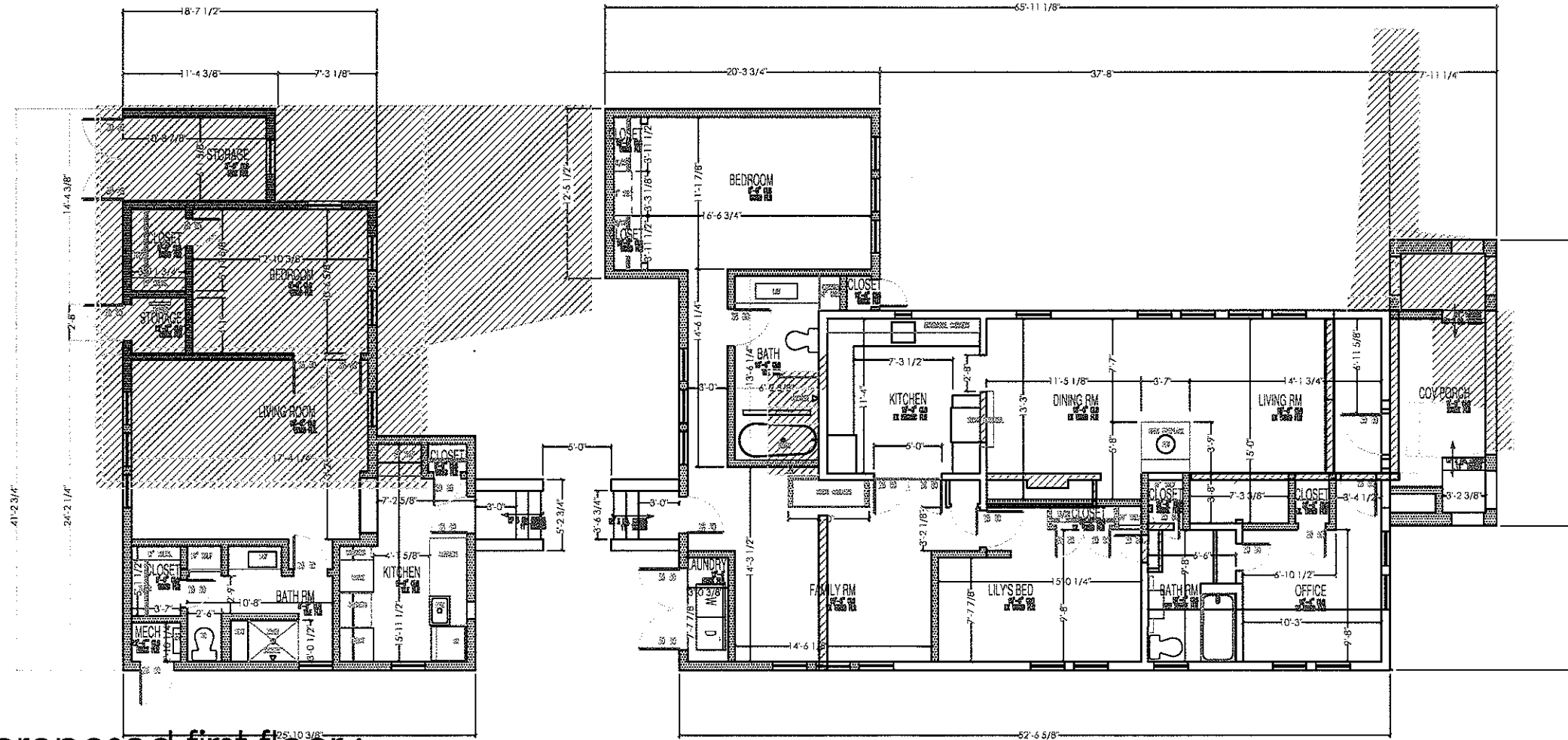


01 proposed site plan :
3/32"=1'-0"



LEGEND :

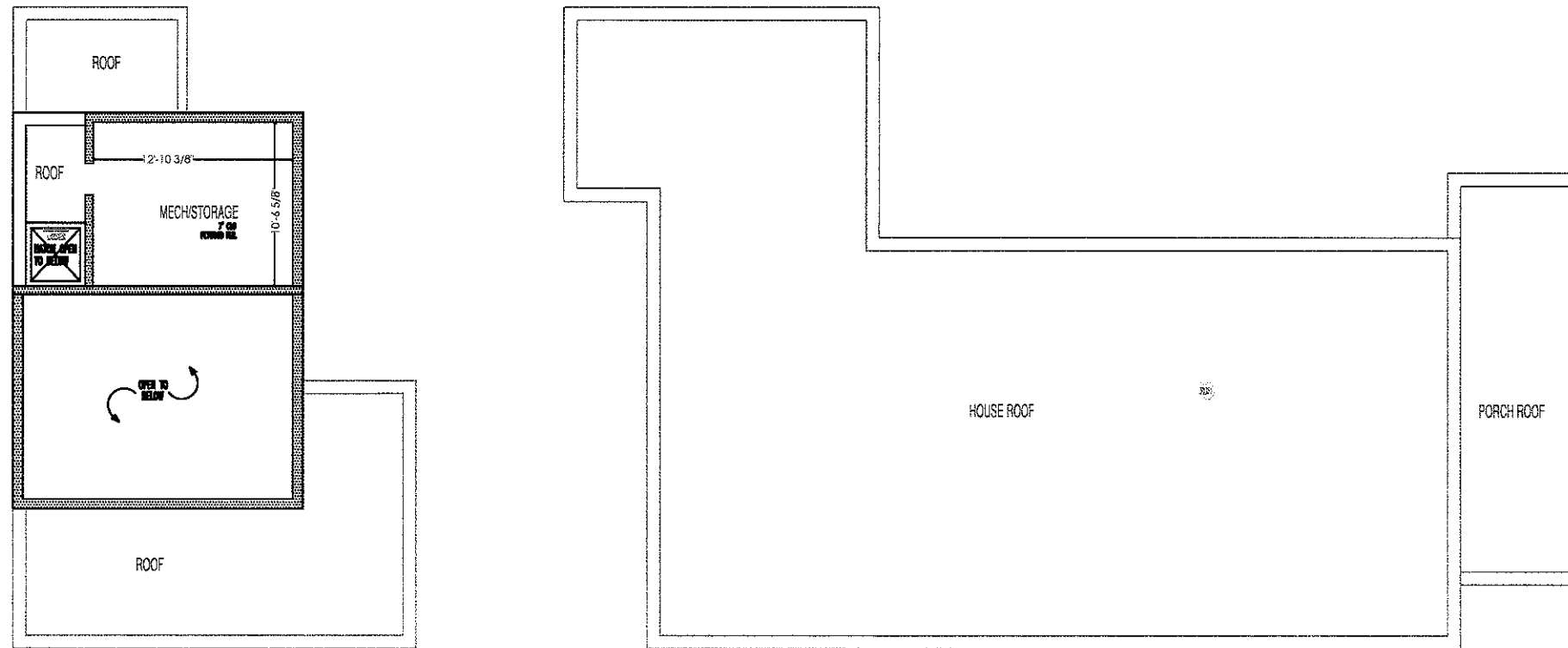
-  DEMO EXISTING WALLS & CONCRETE
-  ADDITION / NEW WALLS



01 proposed first floor :
 $\frac{3}{32}'' = 1'-0''$

LEGEND :

-  DEMO EXISTING WALLS & CONCRETE
-  ADDITION / NEW WALLS



01 proposed second floor :
3/32"=1'-0"