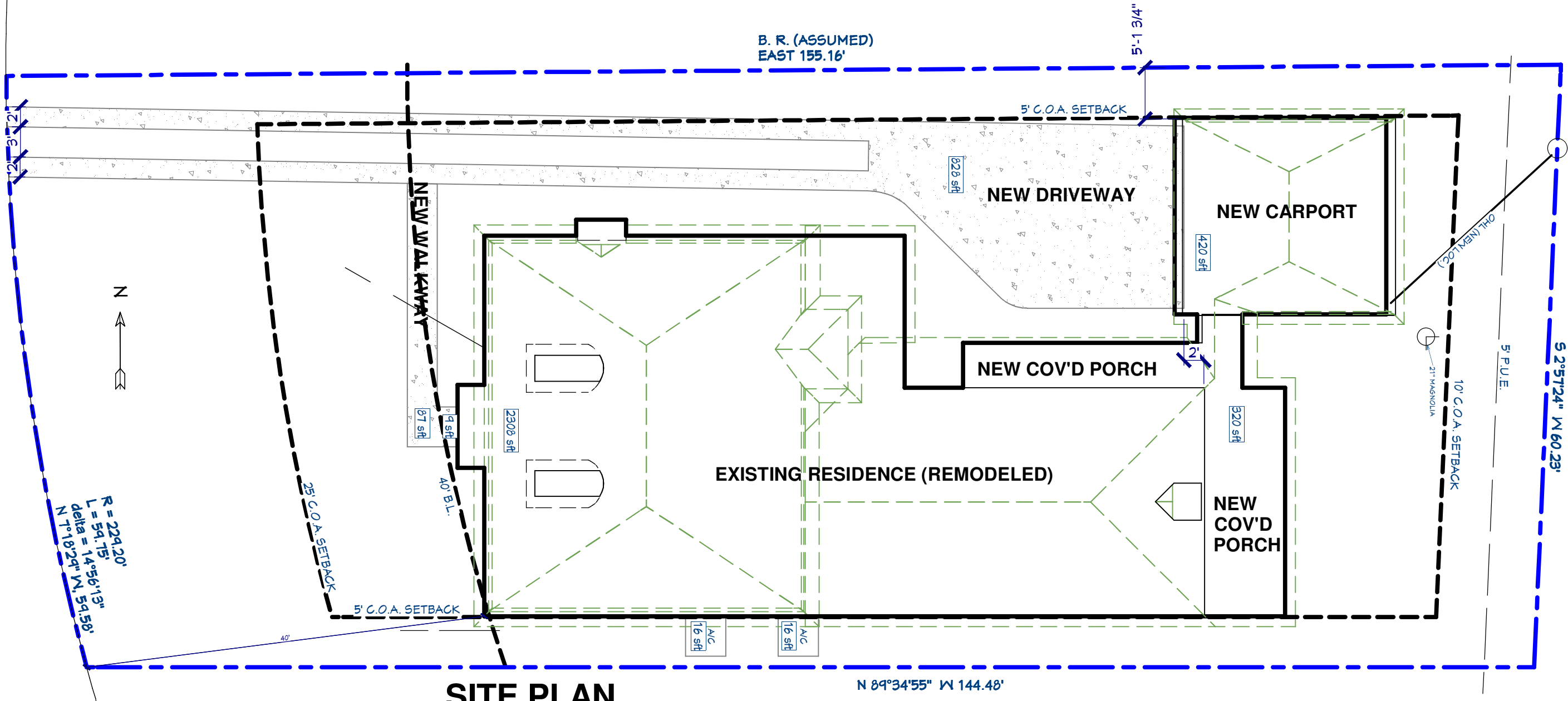




SITE PLAN

SCALE: 3/32" = 1'-0"

NOTE: NO TREES WILL BE REMOVED.

C.O.A. AREA CALCULATIONS		
	EXISTING (SQ. FT.)	NEW (TOTAL)
A. 1ST FLOOR CONDITIONED AREA	1808	2308
B. 2ND FLOOR CONDITIONED AREA	920	1260
C. 3RD FLOOR CONDITIONED AREA	-	-
D. BASEMENT	-	-
E. COVERED PARKING		
GARAGE (ATTACHED)	450	-
CARPORT (ATTACHED)	-	420
F. COVERED PATIO,DECK OR PORCH	65	329
G. BALCONY	-	-
H. OTHER	-	-
I. UNCOVERED WOOD DECK	-	-
TOTAL BUILDING AREA	3243	4317

TOTAL BUILDING AREA ON LOT		
TOTAL BUILDING AREA ON LOT	2258	3057
LOT AREA	9009	9009
	25.1%	33.9%

IMPERVIOUS COVERAGE		
TOTAL BUILDING AREA ON LOT	2258	3057
FLATWORK AREA (EXISTING SURVEY)	2396	-
DRIVEWAY		828
SIDEWALK / WALKWAY		87
AIR CONDITIONER PADS		32
TOTAL IMPERVIOUS COVERAGE	4654	4004
IMPERVIOUS COVERAGE PERCENTAGE	51.7%	44.4%

GROSS FLOOR AREA	
TOTAL GROSS FLOOR AREA	3568
FLOOR-TO-AREA RATIO (FAR)	39.6%

SCI CUSTOM HOMES

P.O. BOX 1479, CEDAR PARK, TX 78630
(512) 636-0485 FAX (512) 528-1256
CUSTOM HOME DESIGN / BUILD

GRANT MARTIN REMODEL

LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1
2501 JARRATT AVE.
AUSTIN, TRAVIS COUNTY, TEXAS

DATE: 12/05/14

1 OF 10

SCI CUSTOM HOMES

P.O. BOX 1479, CEDAR PARK, TX 78630
(512) 636-0485 FAX (512) 528-1256
CUSTOMHOME DESIGN / BUILD

EXACTA
TEXAS SURVEYORS, INC.

PROPERTY ADDRESS: 2501 JARRATT AVENUE AUSTIN, TEXAS 78703



SURVEY NUMBER: TX1406.2592-01

REVISION DATE(S): (REV.0 10/15/2014)

NOTES:
1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOL. 585, PG. 452, DEED RECORDS, TRAVIS COUNTY, TEXAS.

NOTES:
FENCE OWNERSHIP NOT DETERMINED
P.U.E. = PUBLIC UTILITY EASEMENT



C-1
R = 229.20(P#M)
L = 60(P) 59.75(M)
Δ = 1.4° 56.13'(M)
N 7° 18.29' W, 59.58'(M)



I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 24TH DAY OF JUNE, 2014; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ATLANT NATIONAL TITLE INSURANCE COMPANY, GF NO. AUST14003, EFFECTIVE JUNE 18, 2014, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPRETY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



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 hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

EXISTING SURVEY

GRANT MARTIN REMODEL

LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1

2501 JARRATT AVE.
AUSTIN, TRAVIS COUNTY, TEXAS

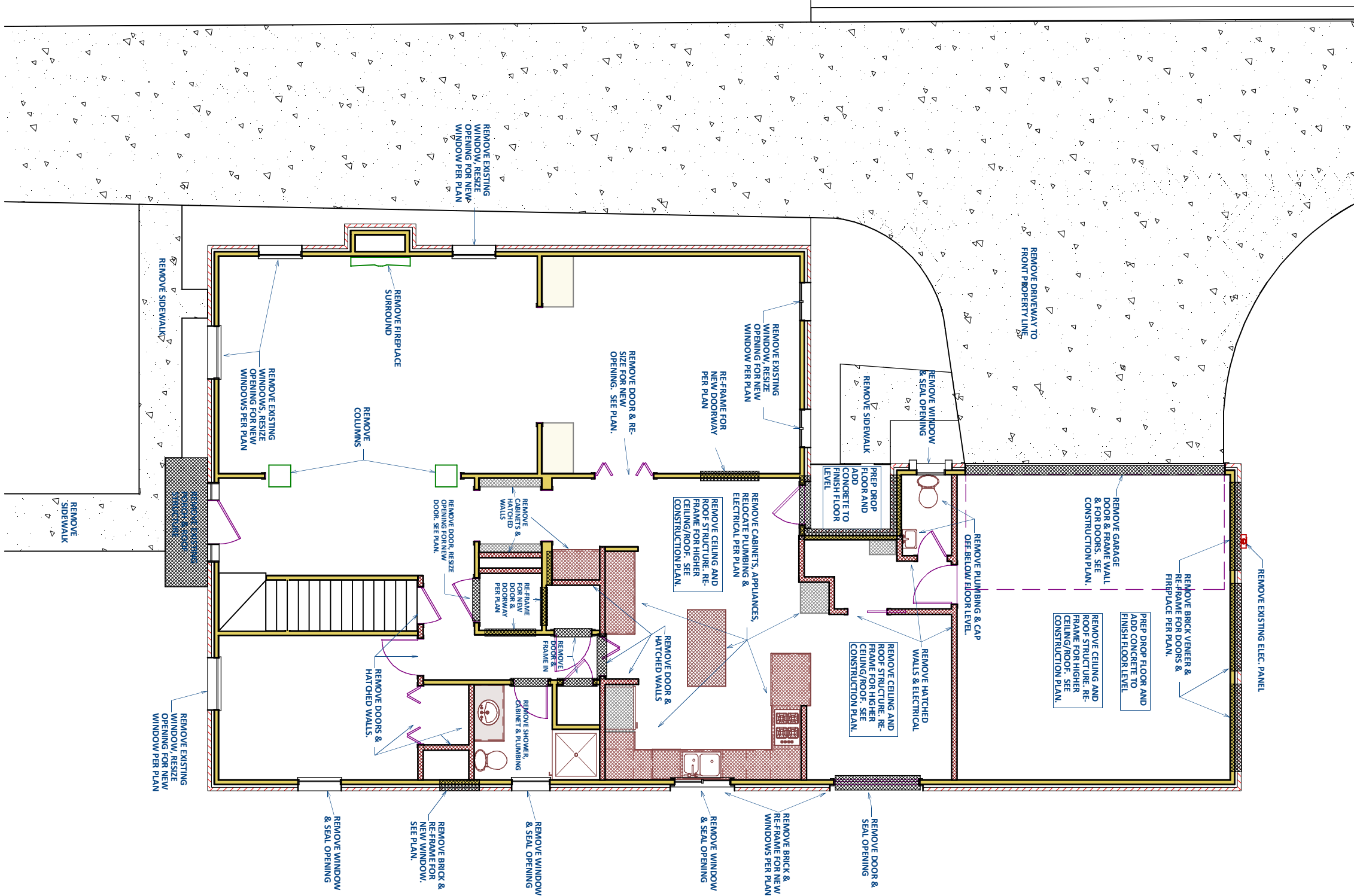
SCI CUSTOM HOMES

P.O. BOX 1479, CEDAR PARK, TX 78630

2) 636-0485 FAX (512) 528-1256
CUSTOM HOME DESIGN / BUILD

DATE: 12/05/14

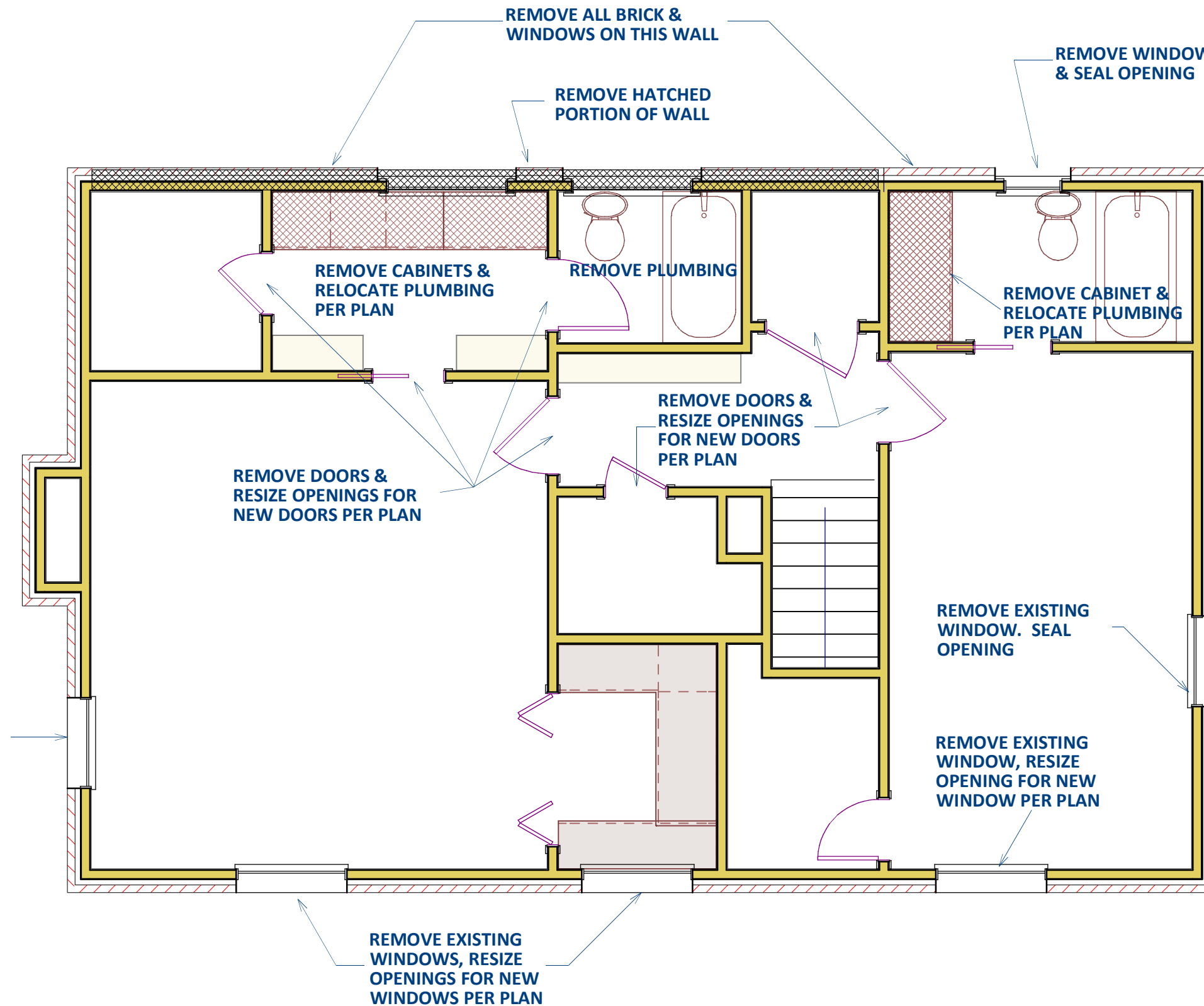
3 OF 10



FIRST FLOOR

DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR

DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

GRANT MARTIN REMODEL

LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1

2501 JARRATT AVE.

AUSTIN, TRAVIS COUNTY, TEXAS

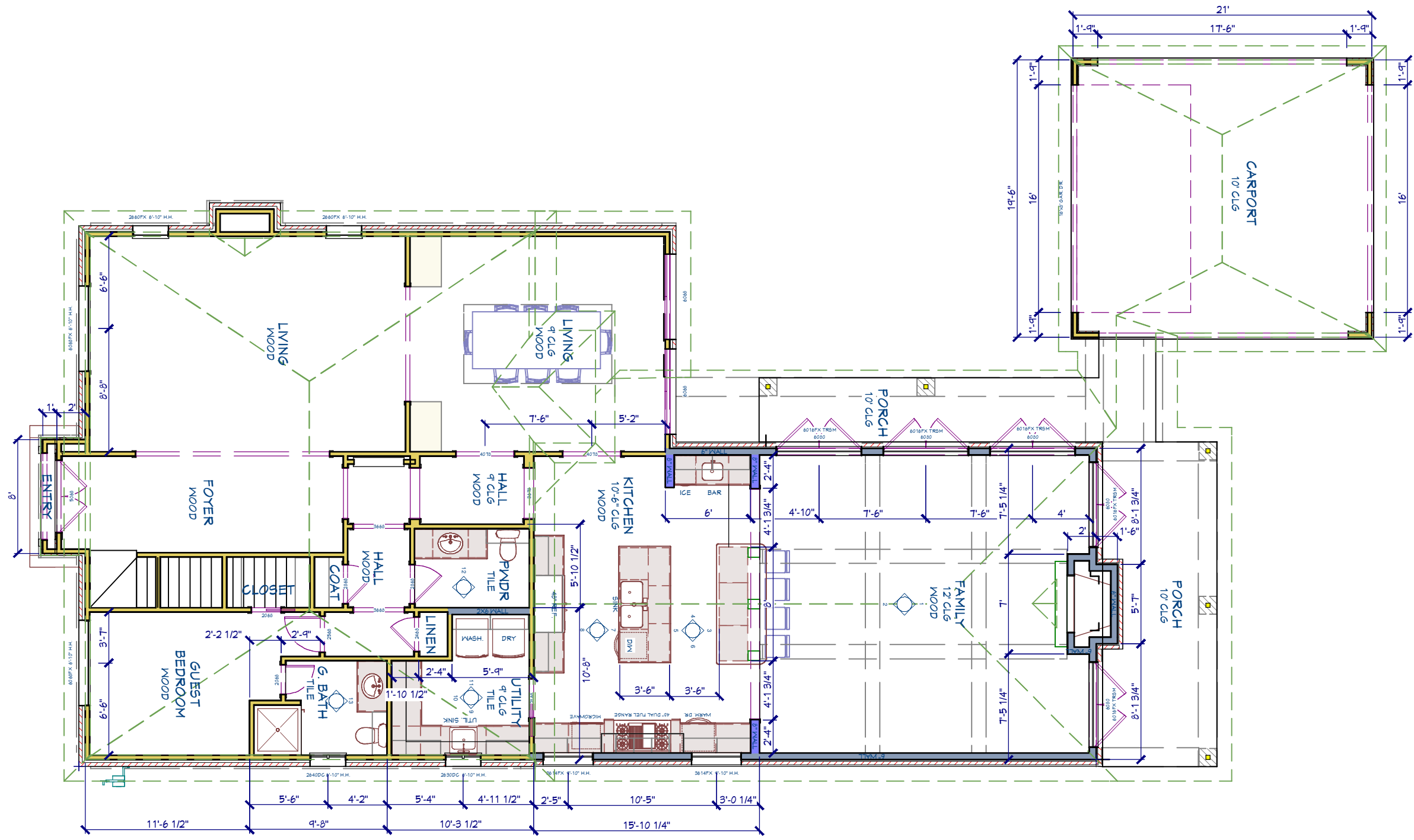
SCI CUSTOM HOMES

P.O. BOX 1479, CEDAR PARK, TX 78630

(512) 636-0485 FAX (512) 528-1256

CUSTOM HOME DESIGN / BUILD

DATE: 12/05/14



1ST FLOOR

FLOOR PLAN

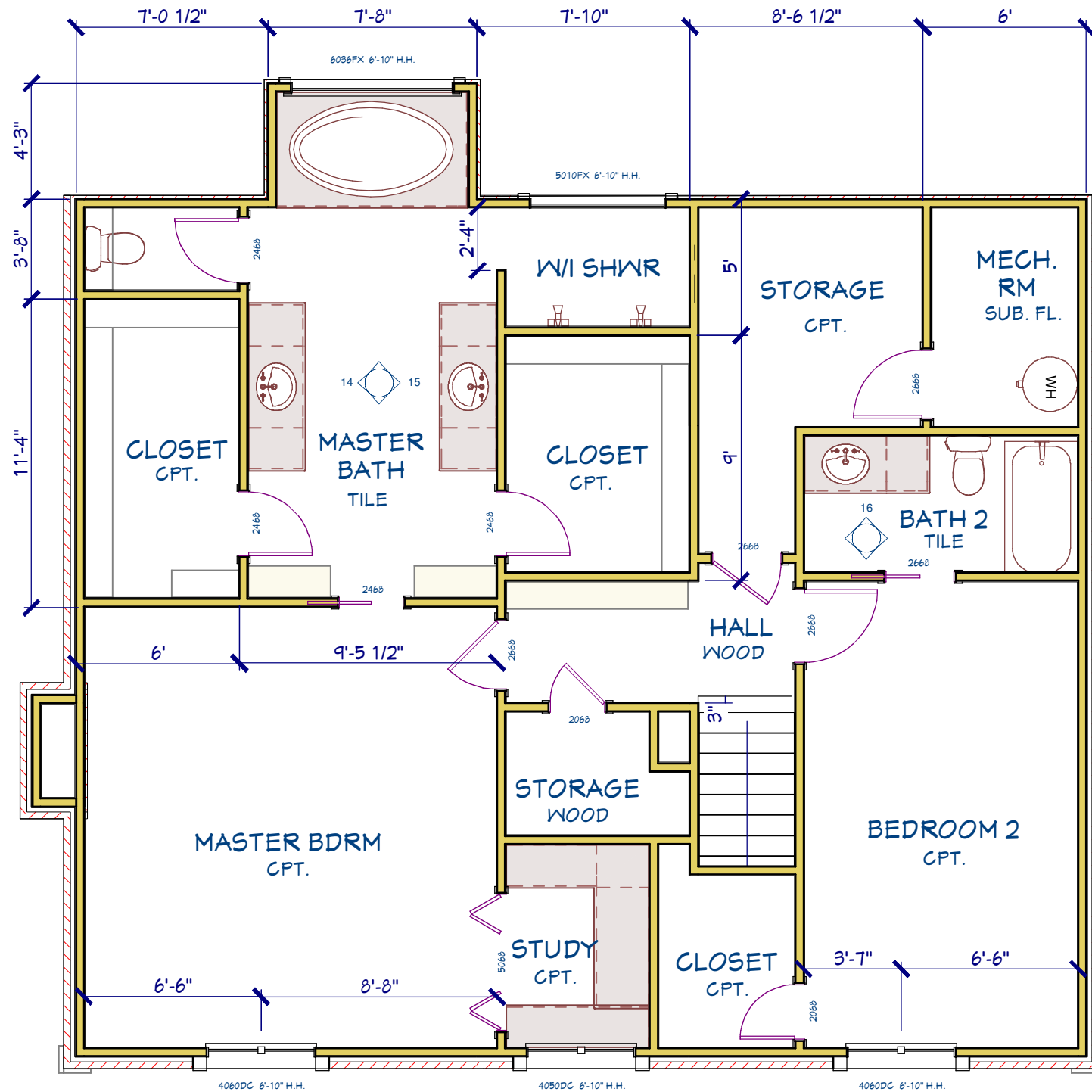
SCALE: 1/8" = 1'-0"

SCI CUSTOM HOMES
P.O. BOX 1479, CEDAR PARK, TX 78630
(512) 636-0485 FAX (512) 528-1256
CUSTOM HOME DESIGN / BUILD

GRANT MARTIN REMODEL
LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1
2501 JARRATT AVE.
AUSTIN, TRAVIS COUNTY, TEXAS

DATE: 12/05/14

5 OF 10



2ND FLOOR

FLOOR PLAN

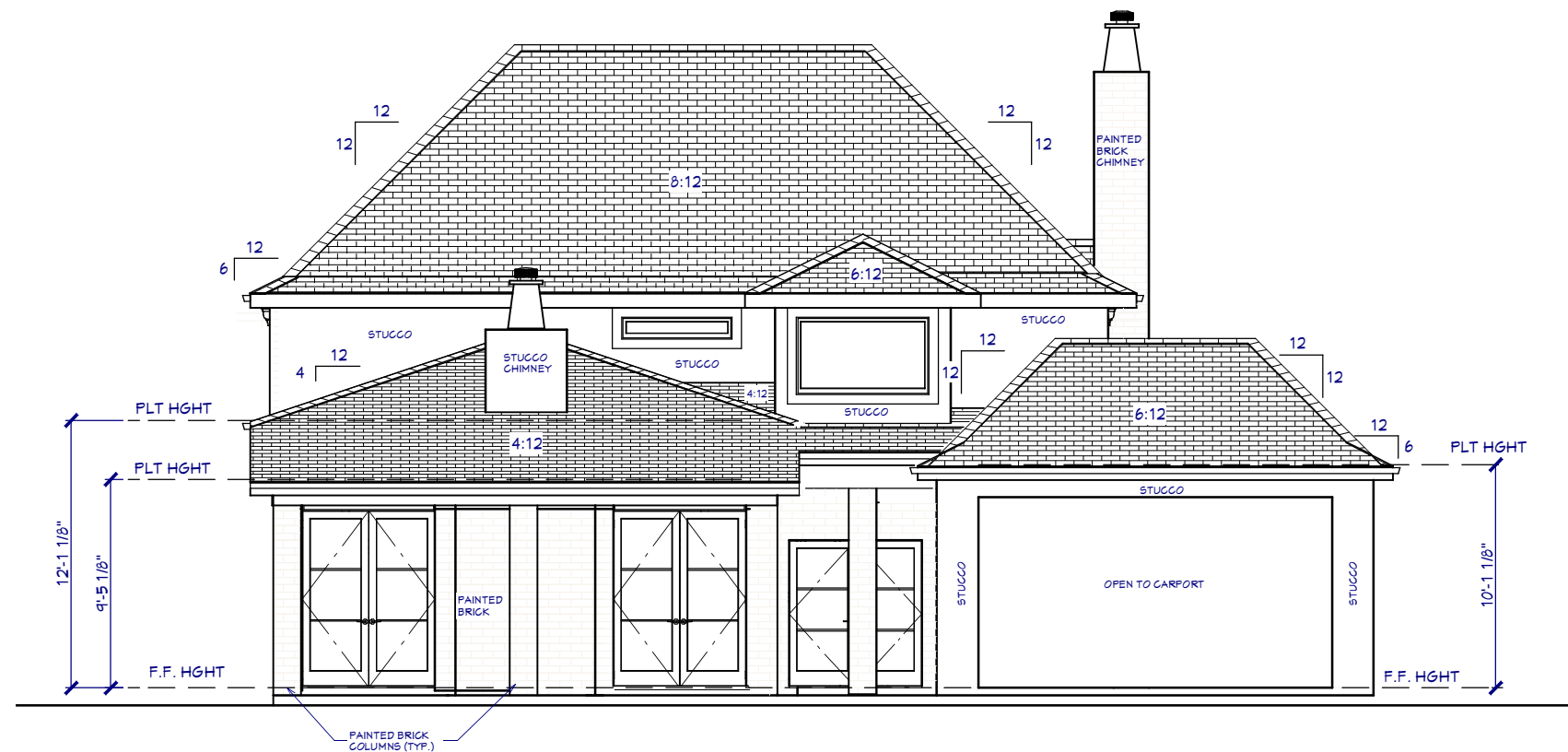
SCALE: 3/16" = 1'-0"

GRANT MARTIN REMODEL
LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1
2501 JARRATT AVE.
AUSTIN, TRAVIS COUNTY, TEXAS

SCI CUSTOM HOMES
P.O. BOX 1479, CEDAR PARK, TX 78630
(512) 636-0485 FAX (512) 528-1256
CUSTOM HOME DESIGN / BUILD

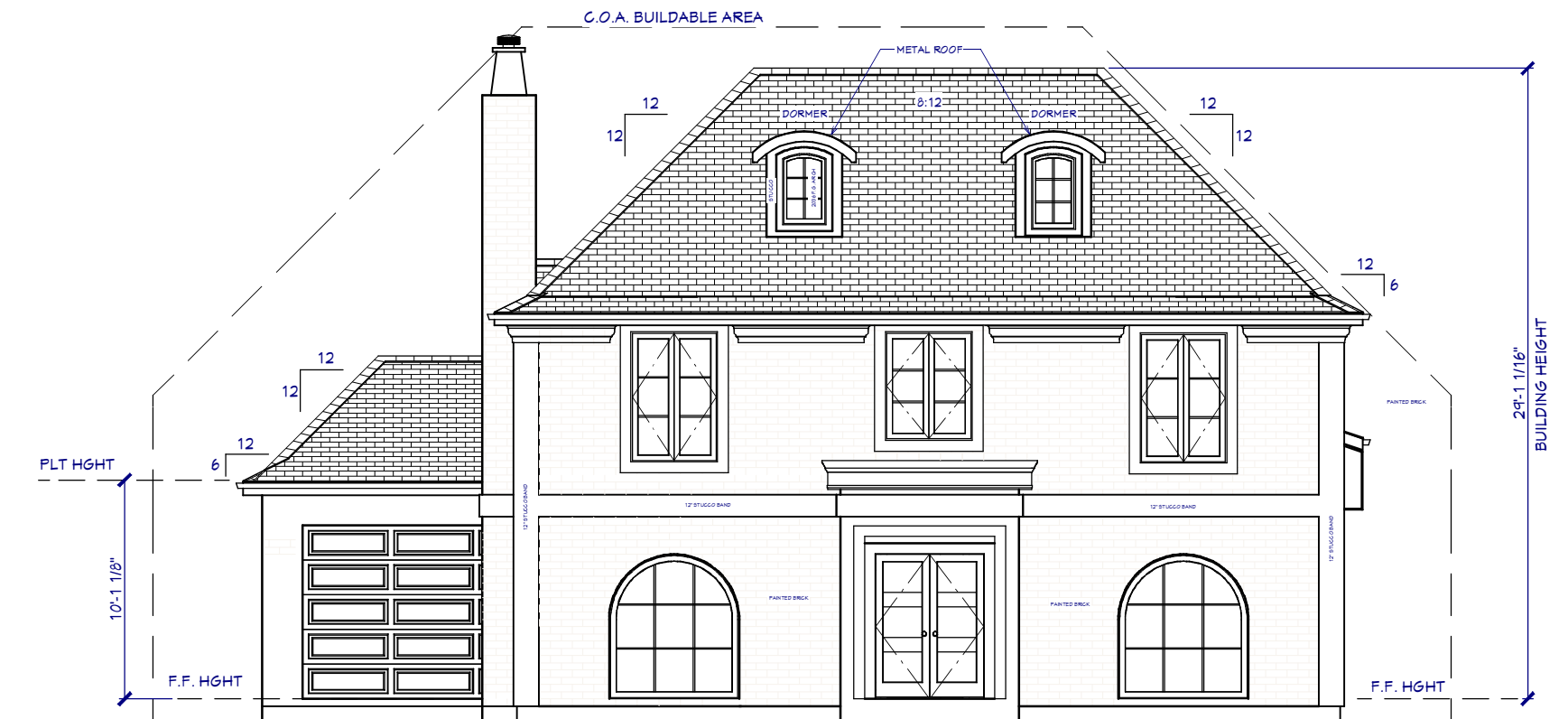
DATE: 12/05/14

6 OF 10



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

GRANT MARTIN REMODEL

LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1

2501 JARRATT AVE.

AUSTIN, TRAVIS COUNTY, TEXAS

SCI CUSTOM HOMES

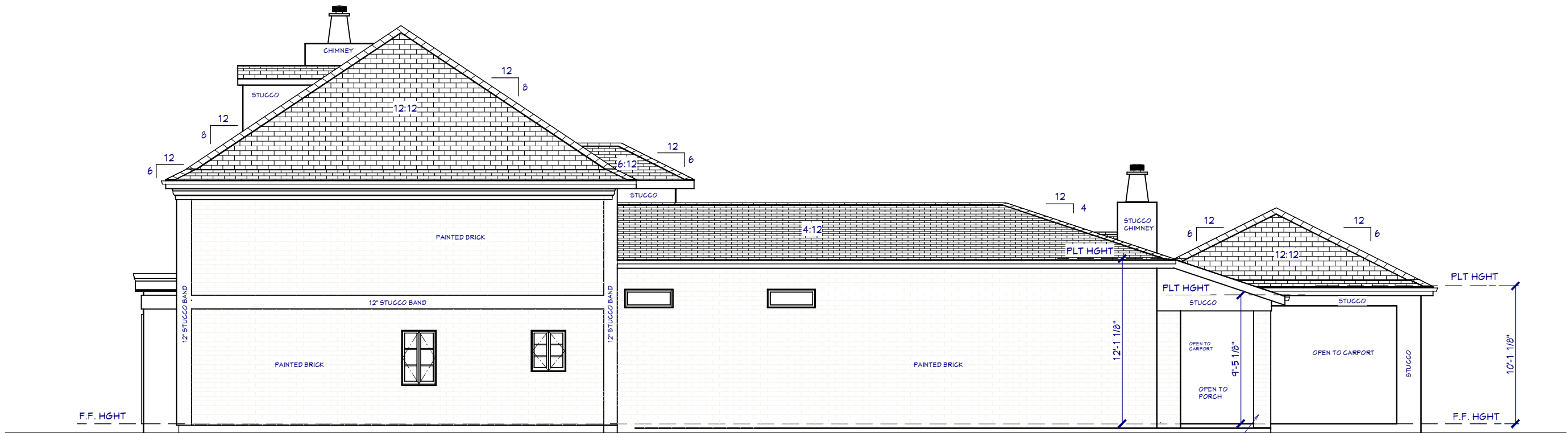
P.O. BOX 1479, CEDAR PARK, TX 78630

(512) 636-0485 FAX (512) 528-1256

CUSTOM HOME DESIGN / BUILD

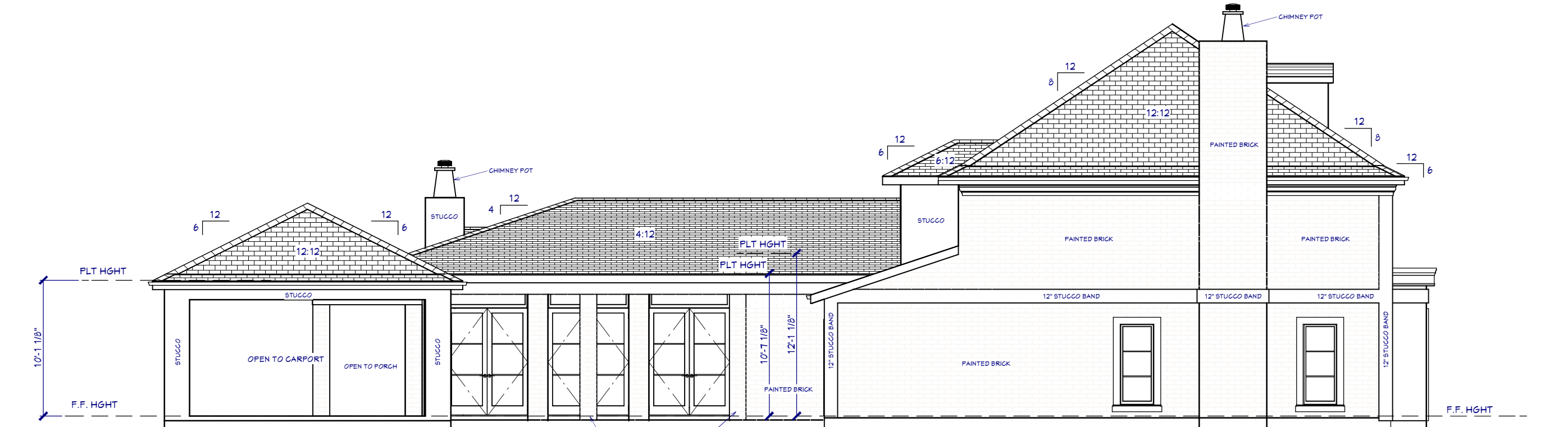
DATE: 12/05/14

7 OF 10



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

SCI CUSTOM HOMES
P.O. BOX 1479, CEDAR PARK, TX 78630
(512) 636-0485
CUSTOM HOME DESIGN / BUILD

GRANT MARTIN REMODEL
LOT 23, BLK 5 PEMBERTON HEIGHTS SEC 1
2501 JARRATT AVE.
AUSTIN, TRAVIS COUNTY, TEXAS

DATE: 12/05/14

8 OF 10

2501 Jarratt (Existing)



2501 Jarratt (Existing)



Left Side View



Rear View



Left side view

2501 Jarratt (Existing)



Rear View