



JUDITH CAMILLE BROWNING
2109 HARTFORD ROAD
AUSTIN, TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION:
LOT 16, PEASE ESTATES, SECTION 2, A
SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF, RECORDED IN VOLUME
544, PAGE 1 OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS.

RESTRICTIONS:
SUBJECT TO RESTRICTIONS IN VOL.
585, PG. 350.
SUBJECT TO BUILDING SETBACK
LINES IN VOL. 585, PG. 350.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0445H
PANEL: 0445H
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL
FLOOD-PLAIN ADMINISTRATOR FOR THE
CURRENT STATUS OF THIS TRACT.

SURVEY DATE	JULY 09, 2014
TITLE CO.	HERITAGE TITLE COMPANY
G.F. NO.	201401563
JOB NO.	A0620014 - A0613414
FIELD BY	DERICK SOLOMON 07/08/2014
CALC. BY	CHRIS ZOTTER 06/23/2014
DRAWN BY	SEAN SUTTON 07/09/2014
RPLS CHECK	EDWARD RUMSEY 07/09/2014

ALLSTAR
Land Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

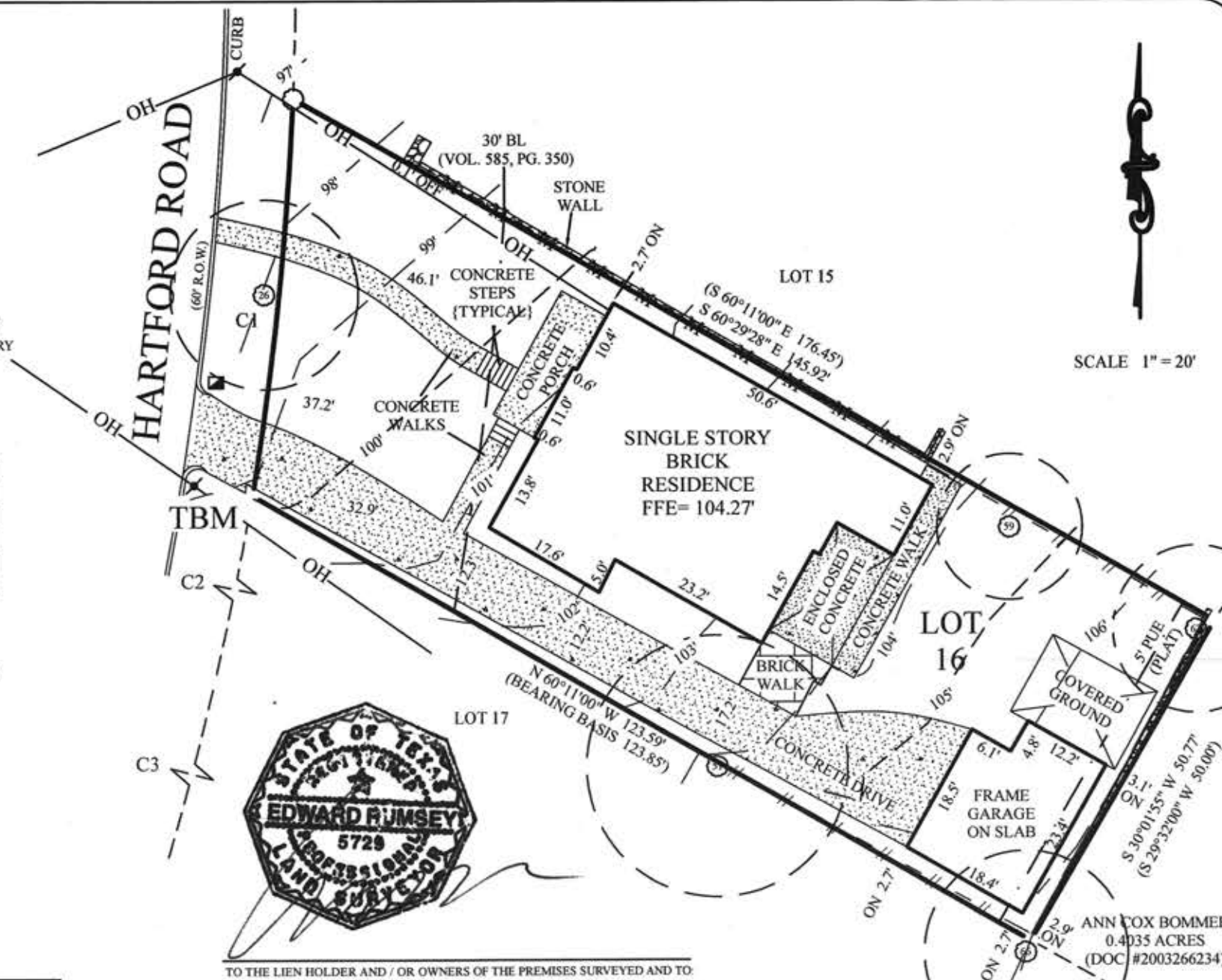
LEGEND

- M — METAL FENCE
- // — WOOD FENCE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- WATER METER
- FFE FINISHED FLOOR ELEVATION
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- TREE

TREE LIST	
26	13" OAK
51	18" OAK
59	10" TREE
62	11.5" OAK
66	14" CHINABERRY

TEMPORARY BENCH MARK (TBM)
IS TOP OF IRON PIPE FOUND
ASSUMED ELEVATION = 100.00'
1' CONTOURS

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	452.33'	54.70'	N 05°56'01" E	54.67'
(C1)	(452.33')	(XXX.XX')	(N 11°11" E)	(XXX.XX')
C2	452.33'	52.13'	N 13°14'50" E	52.10'
(C2)	(452.33')	(XXX.XX')	(N 11°11" E)	(XXX.XX')
C3	452.33'	50.50'	N 20°25'16" E	50.47'
(C3)	(452.33')	(XXX.XX')	(N 11°11" E)	(XXX.XX')



2109 Hartford



2109 Hartford – South Profile



2109 Hartford

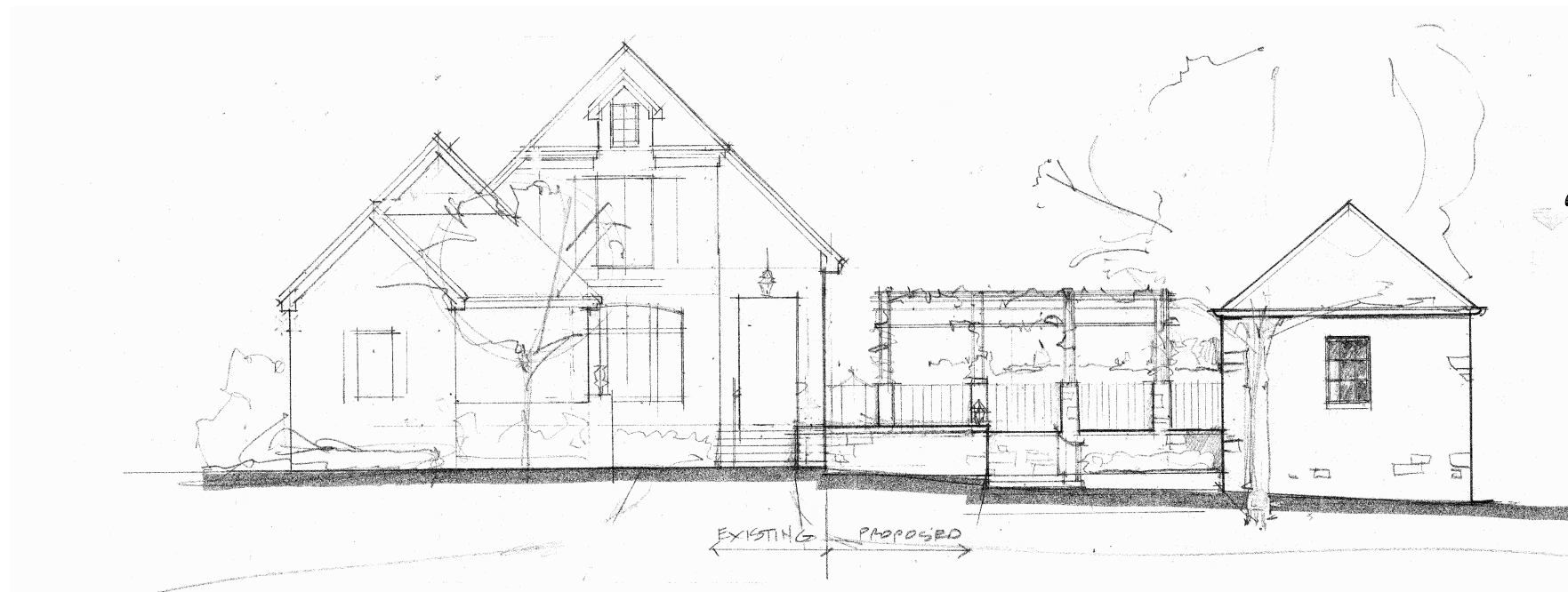


2109 Hartford – North Profile 2



2109 Hartford – North Profile





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


ZONING

SF-3

LOT SIZE

6,764 SF

SITE PLAN LEGEND

<u>100</u>	ORIGINAL TOPOGRAPHY
<u>100</u>	EXISTING TO REMAIN TOPOGRAPHY
<u>100</u>	NEW TOPOGRAPHY
	MAG NAIL FOUND
	1/2" IRON PIPE FOUND
	1/2" ROD FOUND
	1/2" ROD SET
P.U.E.	PUBLIC UTILITY E5MT
()	RECORD INFORMATION
	UTILITY POLE
	DOWN GUY
	OVHD UTILITY LINE
- M - M -	MTL FENCE
	WATER METER
	GAS METER
	= CONCRETE
	= STONE
	= GRAVEL (PERVIOUS)

SITE PLAN NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
2. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
4. CIVIL ENGINEERING BY OTHERS.
5. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.
6. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. LANDSCAPING BY OTHERS (N.I.C.)
8. PROVIDE PVC PIPE SLEEVES BENEATH ALL PAVED SURFACES TO ACCOMMODATE LANDSCAPE LIGHTING, IRRIGATION & DRAINAGE.

TREE SCHEDULE

TREE #	SIZE/TYPE
26	13" OAK
51	18" OAK
59	10" <i>REMOVE</i>
62	11.5" OAK
66	14" CHINABERRY

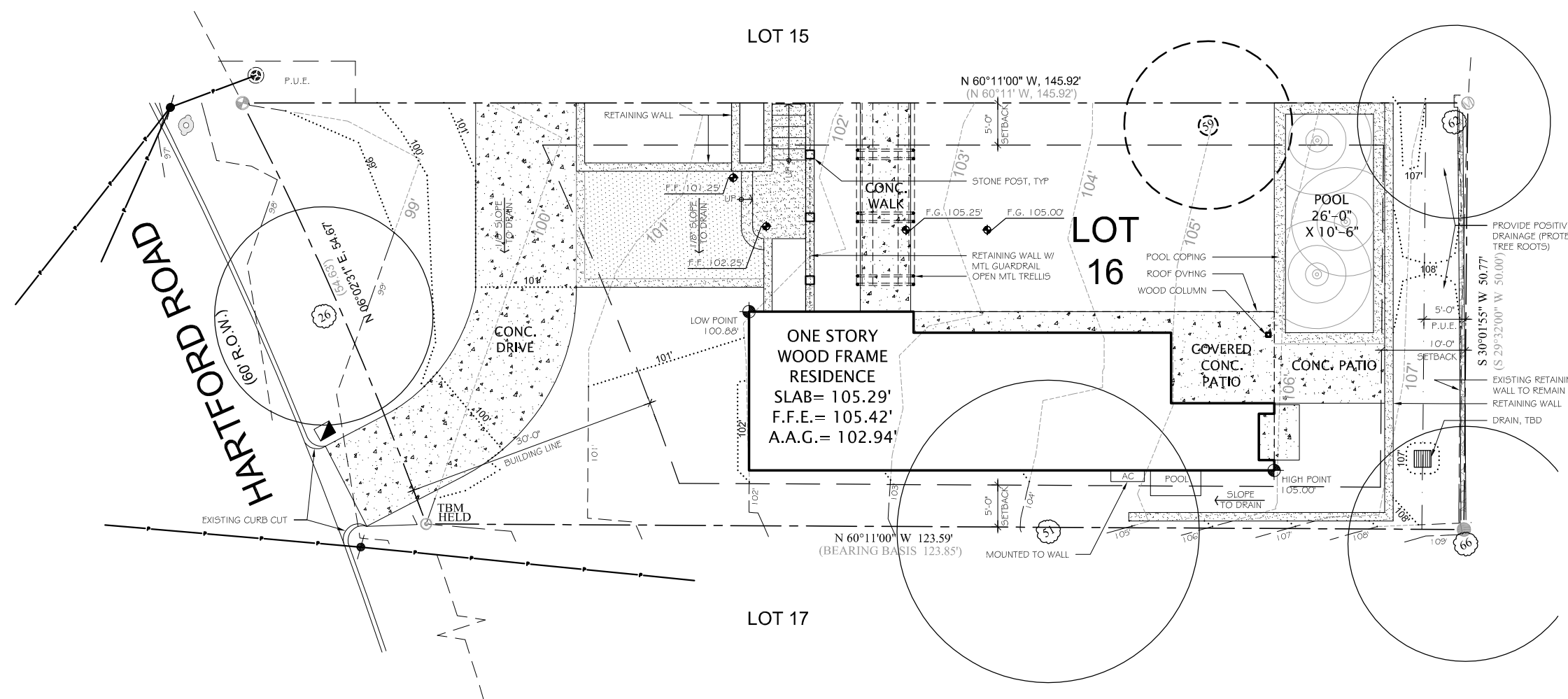
TREE PROTECTION NOTES:

1. DRIP LINE CALCULATION 1'-0" PER 0'-1" OF TRUNK
2. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. FENCING SHALL BE ERRECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION.
3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 1'0" OR MORE.
4. ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND. CUT NO ROOTS WITHOUT ARBORIST CONSULTATION

TREE LEGEND

2 STREET VIEW OF 2111 & 2109 HARTFORD ROAD

SCALE: NTS



1 SITE PLAN

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



CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA#11484

PROJECT

PROJECT
JUDY BROWNING
2109 HARTFORD ROAD
AUSTIN, TX 78703

PERMIT

ISSUE
02.18.15

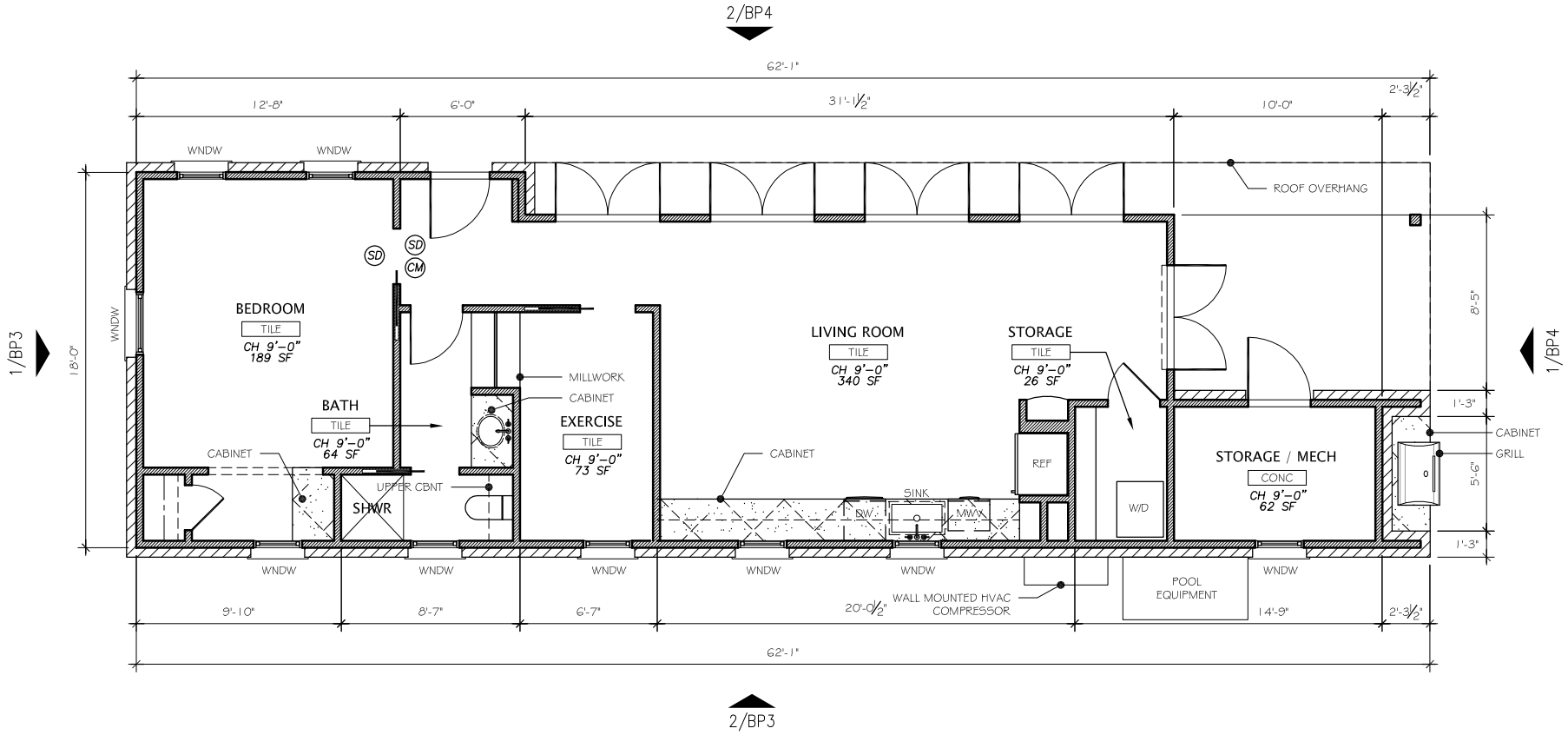
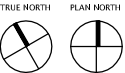
SITE PLAN

123

1

FIRST FLOOR PLAN

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



FLOOR PLAN WALL KEY:

- 3 1/2" WOOD STUDS
- STONE VENEER

GENERAL NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNO
- HOSE BIBS TO BE LOCATED AT 24" ABOVE FINISHED GRADE
- DO NOT SCALE DRAWINGS. DIMENSIONS AS INDICATED TAKE PRECEDENT OVER DRAWINGS.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS WHICH DO NOT PERMIT CONSTRUCTION OR INSTALLATION AS DRAWN

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FLOOR PLAN

BP2

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architecture + interiors
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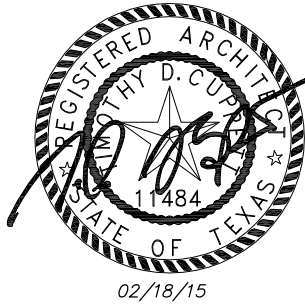
1 FRONT ELEVATION

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



2 RIGHT ELEVATION

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



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ELEVATION
BP 3

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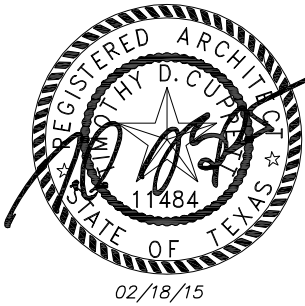
1 REAR ELEVATION

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



2 LEFT ELEVATION

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



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ELEVATION
BP 4

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