

TBM
ELEV. =
ASSUMED
100.0'

GASTON AVENUE
(50' R.O.W.-PER PLAT)
(BEARING BASIS) S 60°00'00" E 75.02' (F.M.)
N 29°24'16" E 140.08' (F.M.)
N 30°00'00" E 140.00' (DEED)

LOT 1 &
W. 5' OF LOT 2

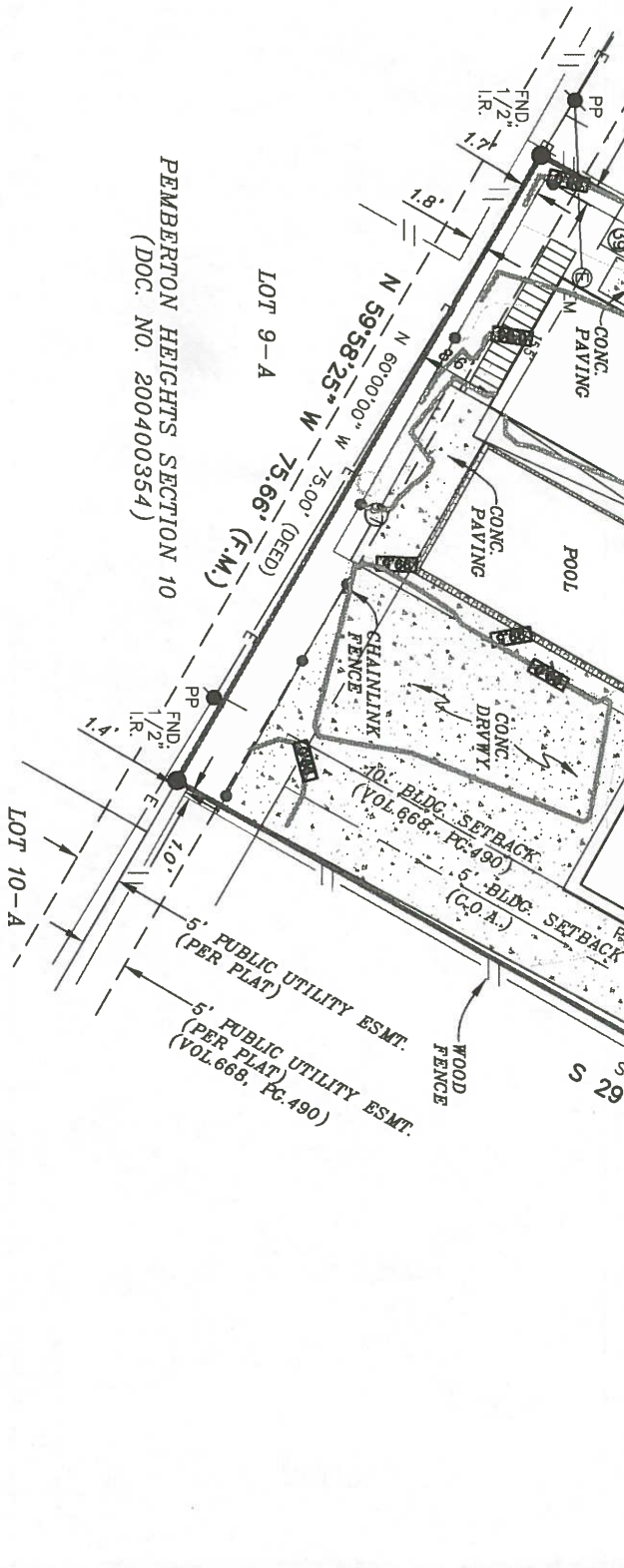
TWO STORY
STONE & SIDING

MARY RANDOLPH DINKINS
CALLED E. 65' OF LOT 2 &
W. 10' OF LOT 3, BLOCK 30
0.24 ACRES TRACT
(VOL. 10832, PG. 948)

10554.81 SQ. FT.
0.24 ACRES

E. 60' OF LOT 3 &
W. 20' OF LOT 4

PEMBERTON HEIGHTS SECTION 10
(DOC. NO. 200400354)



LEGEND

These standard symbols will
be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- FOUND IRON ROD
- ELECTRIC METER
- POWER POLE
- TREES AS LABELED
- CONTROL MONUMENT
- RECORDED ON DEED
- (F.M.) FIELD MEASURED

TREE LABEL#	DIAMETER	DESCRIPTION
12	2-7"	TALLOW
13	7"	TALLOW
14	6"	HACK
15	6"	UNKNOWN
19	7"	UNKNOWN
20	15"	HACK
21	16"	TALLOW
27	8"	OAK
35	10"	HACK
36	8"	HACK
37	8"	HACK
38	8"	UNKNOWN
39	6"	TALLOW
40	2-6"	TALLOW
42	6"	HACK
57	2-14"	UNKNOWN

HACK = HACKBERRY

CITY OF AUSTIN SETBACK NOTE:
THIS PROPERTY IS SUBJECT TO THE CITY OF
AUSTIN SETBACK REQUIREMENTS, PER THE
NEIGHBORHOOD PLANNING GUIDE. FOR THIS
PROPERTY'S CURRENT ZONING OF SF-3-NP.

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED
DEED UNLESS OTHERWISE NOTED.

At date of this survey, the property is in FEMA designated
ZONE X as verified by FEMA map Panel No:
494533C, 0443 H, effective date of SEPTEMBER 26, 2008
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of improvements shown.

I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to FIDELITY NATIONAL TITLE INSURANCE COMPANY
AUSTIN TITLE

that the above map is true and correct according to an actual field survey, made by me, on the ground or
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancies or conflicts in the boundary lines, no visible physical evidence of easements or rights-of-way
as of the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner:

Address: 1609 GASTON AVE. AUSTIN, TX 78703 G# No. AUT-60-661-AUT150045357DC
Legal Description of the Land:
SEE ATTACHED EXHIBIT A

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 4, PAGE 154, PLAT RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 668, PAGE 490, DEED RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 676, PAGE 70, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

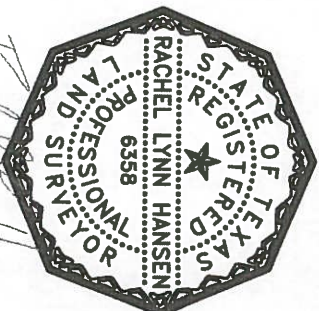


GRAPHIC SCALE



FINAL "AS-BUILT" SURVEY

JOB NO.:	1508031027	NO.	REVISION	DATE
DATE:	05/21/15	01.	TREE/TOP	08/27/15
DRAWN BY:	MN/SM	(REFER JOB NO. 1505028204)		
APPROVED BY:	RLH			



RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

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Thursday, October 29, 2015

PROJECT

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1609 GASTON AVE
AUSTIN, TEXAS 78703

DRAWN BY
JK, JH

SET ISSUE

11/16/2014

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REVISIONS
REV ID DATE

SHEET TITLE

SITE PLAN

SHEET

A0.2

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C.O.A. PERMIT NOTES:

- IN 1/2 CRZ, NO OVER EXCAVATION PERMITTED AND PENETRATE EXISTING GRADE NO MORE THAN 4" WITH THICKENED SLAB. PIERS TO AVOID TREE ROOTS DISCOVERED DURING CONSTRUCTION. REFER TO STRUCTURAL.
- SIDEWALK @ 4'-0" WIDE (PER DETAIL COA STANDARD NO. 4325-1
- CUT IS ABOVE TOP PLATE.
- EAVE TO FALL UNDER LDC SUBCHAPTER F, 2.6.E - EXCEPTION #3
- A CHIMNEY, VENT, ANTENNA, OR ENERGY CONSERVATION OR PRODUCTION EQUIPMENT OR FEATURE NOT DESIGNED FOR OCCUPANCY."

IMPERVIOUS COVER

SITE AREA:	10,554.81	SQ FT
ALLOWABLE BUILDING COVER:	(40.0%):	4,221.92 SQ FT
TOTAL PROPOSED BUILDING COVER:	(39.9%):	4,218.00 SQ FT
ALLOWABLE IMPERVIOUS COVER:	(45.0%):	4,749.66 SQ FT
TOTAL PROPOSED IMPERVIOUS COVER:	(42.3%):	4,467.00 SQ FT

BUILDING COVERAGE:

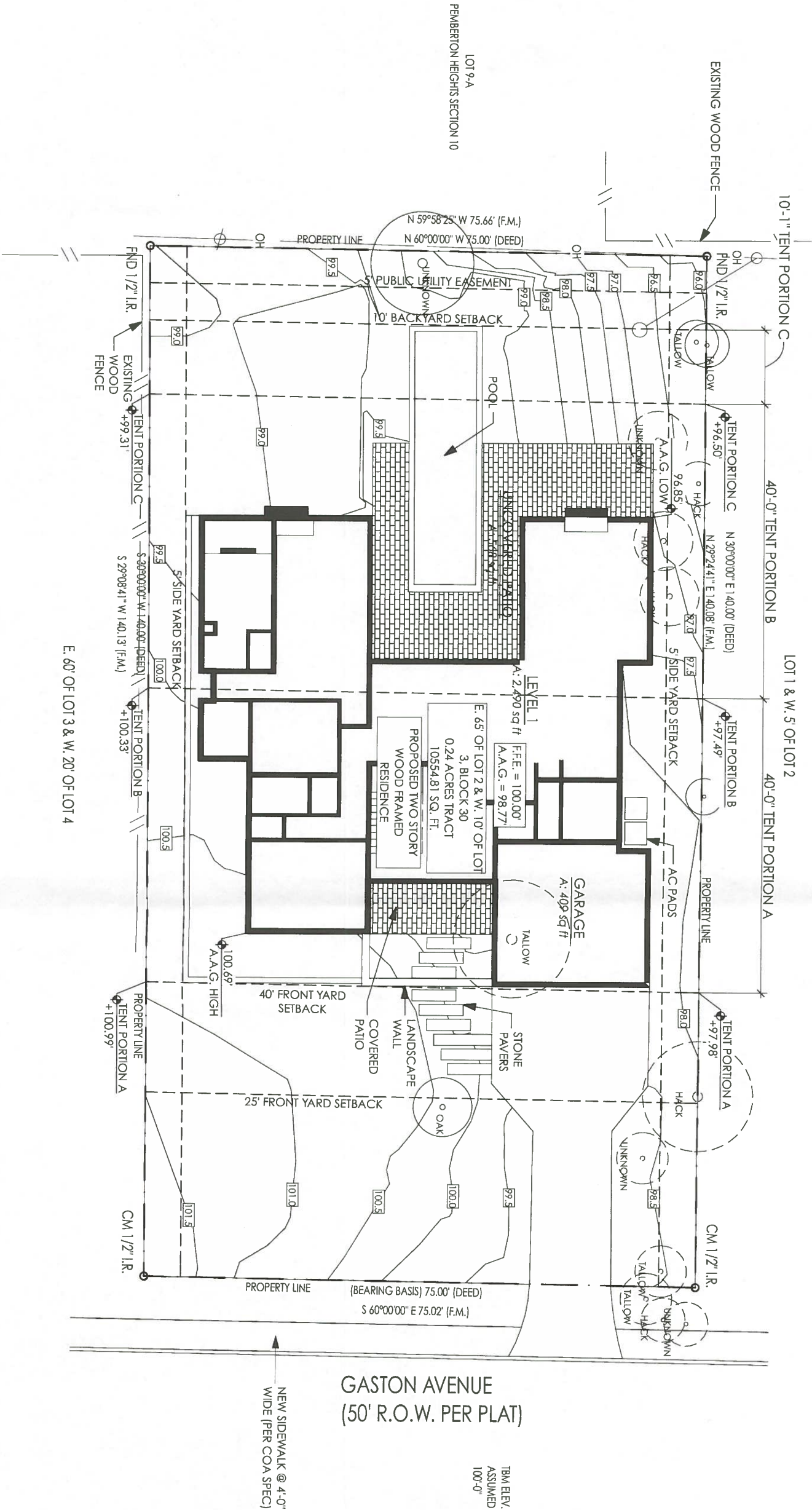
LEVEL 1:	2,490	SQ FT
COVERED PORCH:	0	SQ FT
(UNDER HABITABLE)		
OVERHANGS/ COVERED PATIO:	114	SQ FT
(OVER HABITABLE):		
GARAGE:	409	SQ FT

SITE IMPERVIOUS COVERAGE:

UNCOVERED DRIVEWAY:	613	SQ FT
STONE PAVERS:	85	SQ FT
RETAINING WALLS:	88	SQ FT
A/C PADS:	25	SQ FT
POOL COPING:	68	SQ FT
UNCOVERED PATIO:	575	SQ FT

F.A.R. CALCULATIONS

LEVEL 1:	2,490	SQ FT
LEVEL 2:	1,519	SQ FT
COVERED PORCH: (EXEMPTION)	0	SQ FT (-200 SQ FT)
GARAGE: (EXEMPTION)	409	SQ FT (-200 SQ FT)
TOTAL PROPOSED:	4,218.00	SQ FT (0.399)
TOTAL ALLOWED:	4,221.92	SQ FT (0.400)



SITE PLAN - LEVEL 1

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

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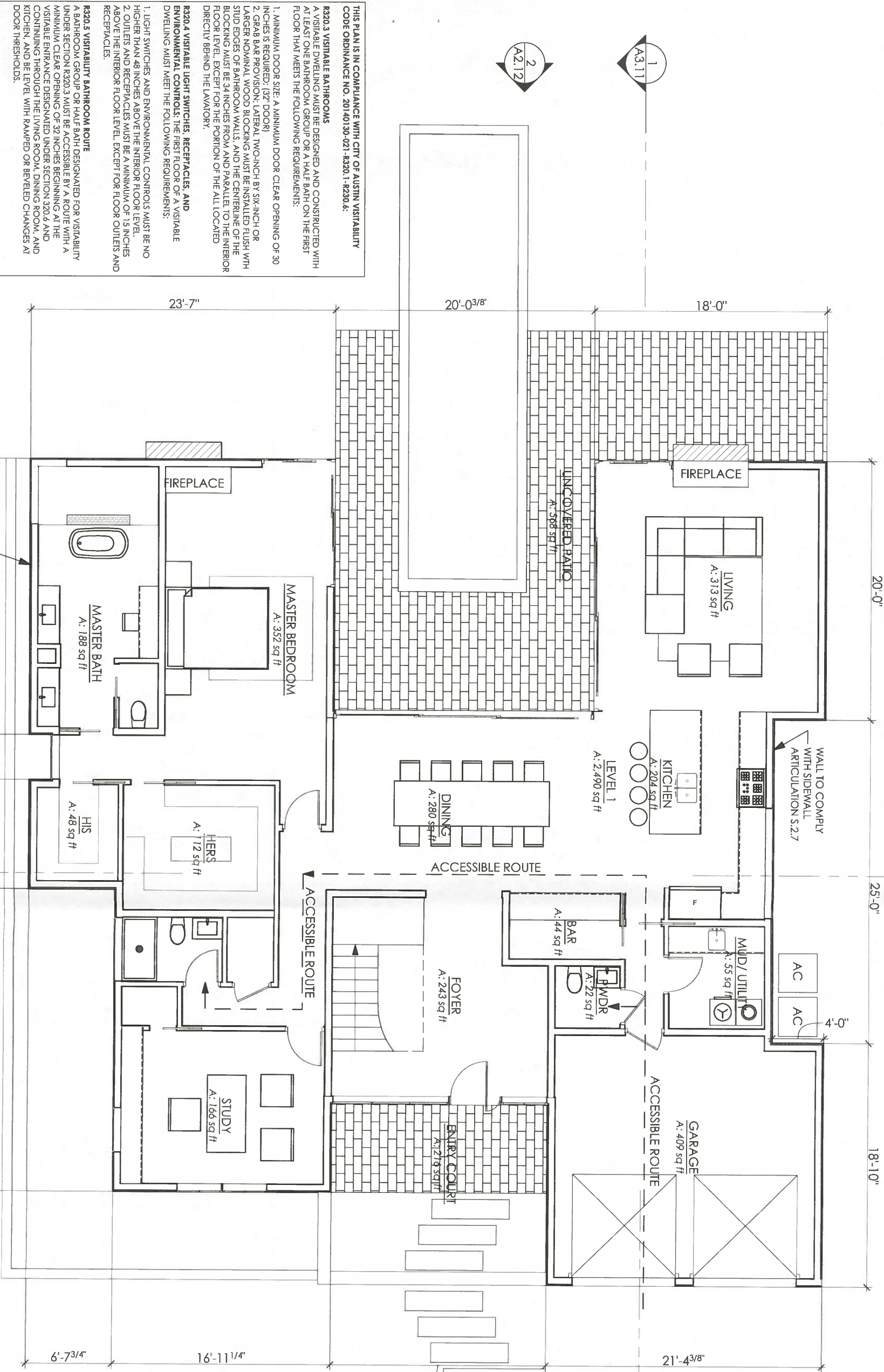
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FLOOR PLAN - LEVEL 1

SHEET:

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FLOOR PLAN - LEVEL 1

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

THIS PLAN IS IN COMPLIANCE WITH CITY OF AUSTIN VISIBILITY
CODE ORDINANCE NO. 20140130-021-R320.1-R320.6:

R320.3 VISITABLE BATHROOMS

A VISITABLE DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH
AT LEAST ONE BATHROOM GROUP OR A HALF BATH ON THE FIRST
FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:

1. MINIMUM DOOR SIZE: A MINIMUM DOOR CLEAR OPENING OF 30
INCHES IS REQUIRED: (32" DOOR)
2. GRAB BAR PROVISION: LATERAL TWO-INCH BY SIX-INCH OR
LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH
STUD EDGES OF BATHROOM WALLS, AND THE CENTERLINE OF THE
BLOCKING MUST BE 34 INCHES FROM AND PARALLEL TO THE INTERIOR
FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE ALL LOCATED
DIRECTLY BEHIND THE LAVATORY.

R320.4 VISITABLE LIGHT SWITCHES, RECEPTACLES, AND
ENVIRONMENTAL CONTROLS: THE FIRST FLOOR OF A VISITABLE
DWELLING MUST MEET THE FOLLOWING REQUIREMENTS:

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO
HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL.
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES
ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND
RECEPTACLES.

R320.5 VISITABILITY BATHROOM ROUTE

A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISIBILITY
UNDER SECTION R320.3 MUST BE ACCESSIBLE BY A ROUTE WITH A
MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE
VISITABLE ENTRANCE DESIGNATED UNDER SECTION 320.6 AND
CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND
KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT
DOOR THRESHOLDS.

R320.6 VISITABLE DWELLING ENTRANCE

A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP
ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS
AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE
ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE
GARAGE OR CARPORT OF THE DWELLING.

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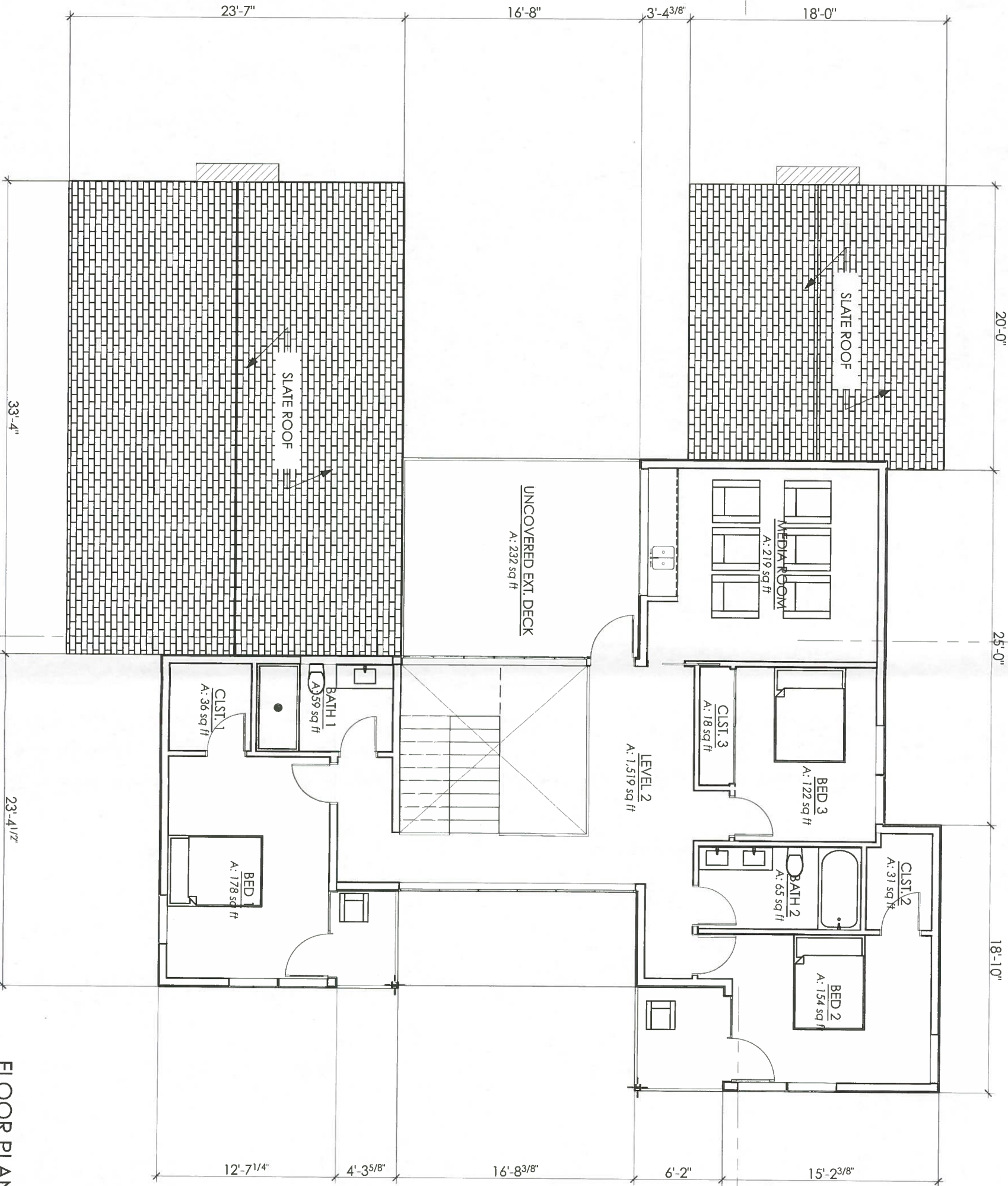
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FLOOR PLAN - LEVEL 2

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1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

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ROOF PLAN

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1 ROOF PLAN

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

ROOF RIDGE

+29'-4"

ROOF LEVEL

+21'-0"

LEVEL 2

+12'-0"

LEVEL 1

+0"

SLATE ROOF

12

8

5'-0" SETBACK

45°

12

8

5'-0" SETBACK

45°

ROOF RIDGE

+29'-4"

ROOF LEVEL

+21'-0"

LEVEL 2

+12'-0"

TOP PLATE

+10'-0"

LEVEL 1

+0"

A.A.G.

+98.77'

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512 587 6612

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2 EAST ELEVATION

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

40'-0" TENT PORTION B

40'-0" TENT PORTION A

REFER TO SITE PLAN FOR SETBACK

SLATE ROOF

STONE CHIMNEY

ROOF RIDGE

+29'-4"

ROOF LEVEL

+21'-0"

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PROPERTY LINE

TOP PLATE

+10'-0"

LEVEL 2

+12'-0"

LEVEL 1

+0"

A.A.G.

+98.77'

TENT PORTION C

+96.50'

TENT PORTION B

+97.49'

WALL TO COMPLY WITH
SIDEWALL ARTICULATION
SUBCHAPTER F.S.2.7.

TENT PORTION A

+97.98'

PROPERTY LINE

27'-0" C.O.A. BUILDING HEIGHT

40'-0" FRONT YARD SETBACK

10'-0" SETBACK

REAR SETBACK PLANE

45°

20'-10 1/4" TENT PORTION C

1 NORTH ELEVATION

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

SHEET TITLE
EXTERIOR ELEVATIONS

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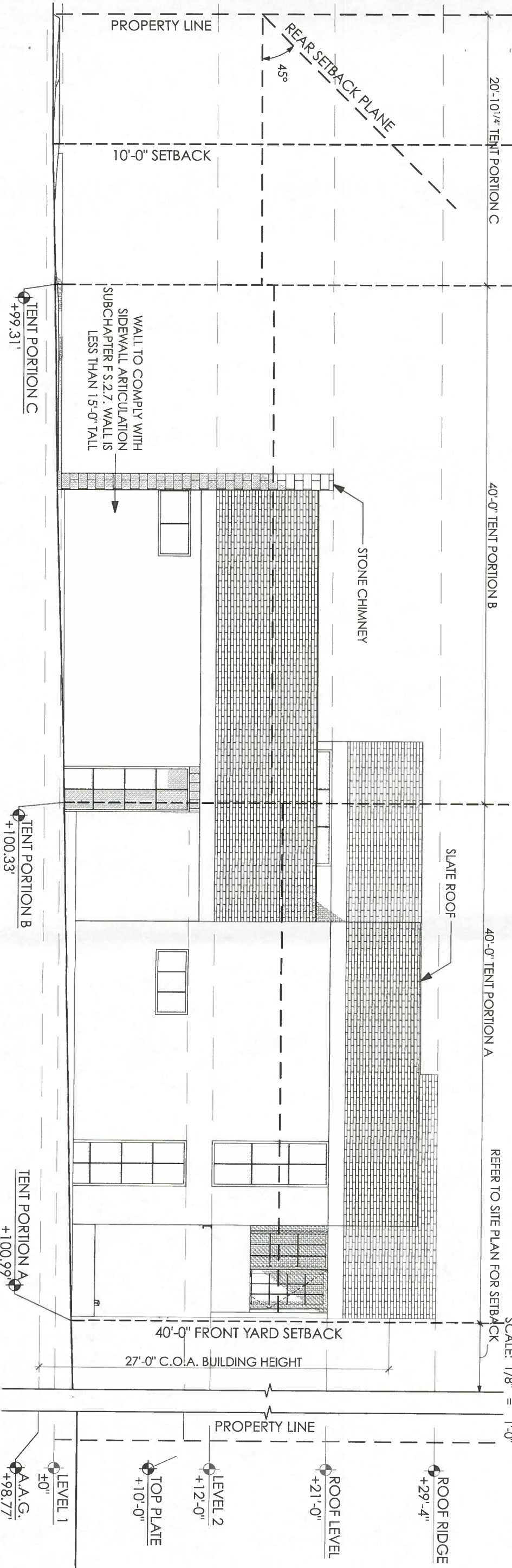
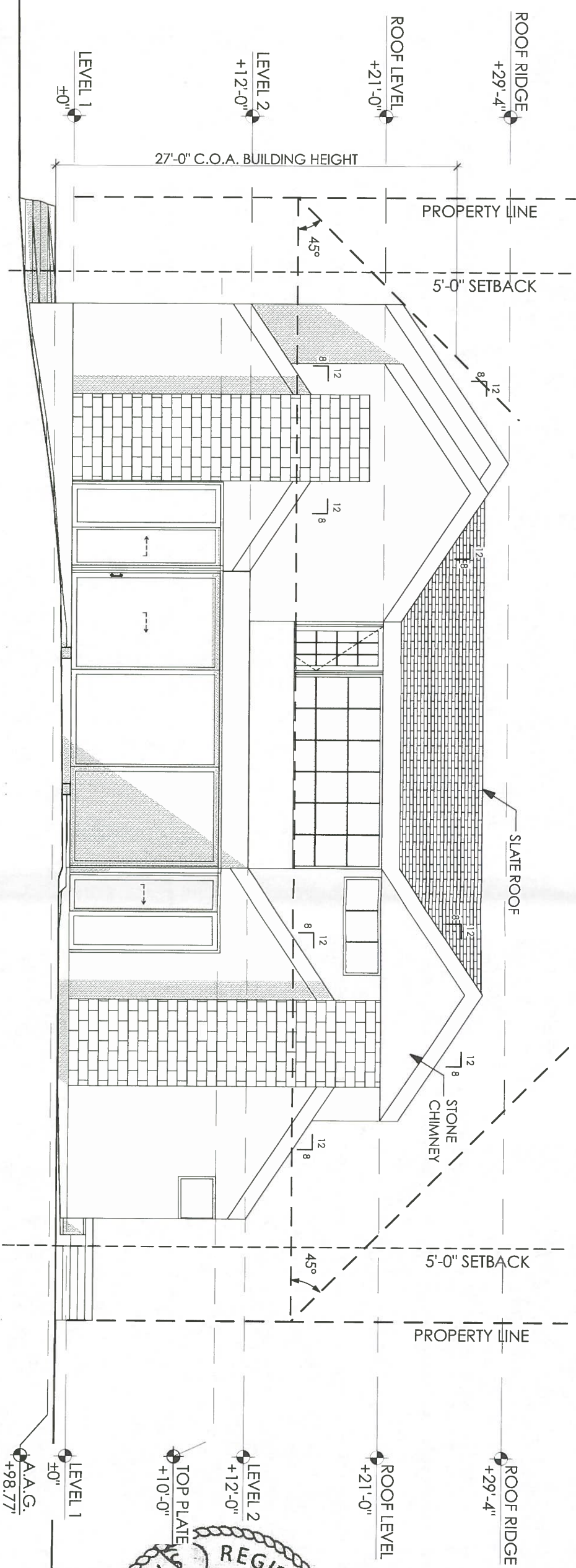
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EXTERIOR ELEVATIONS

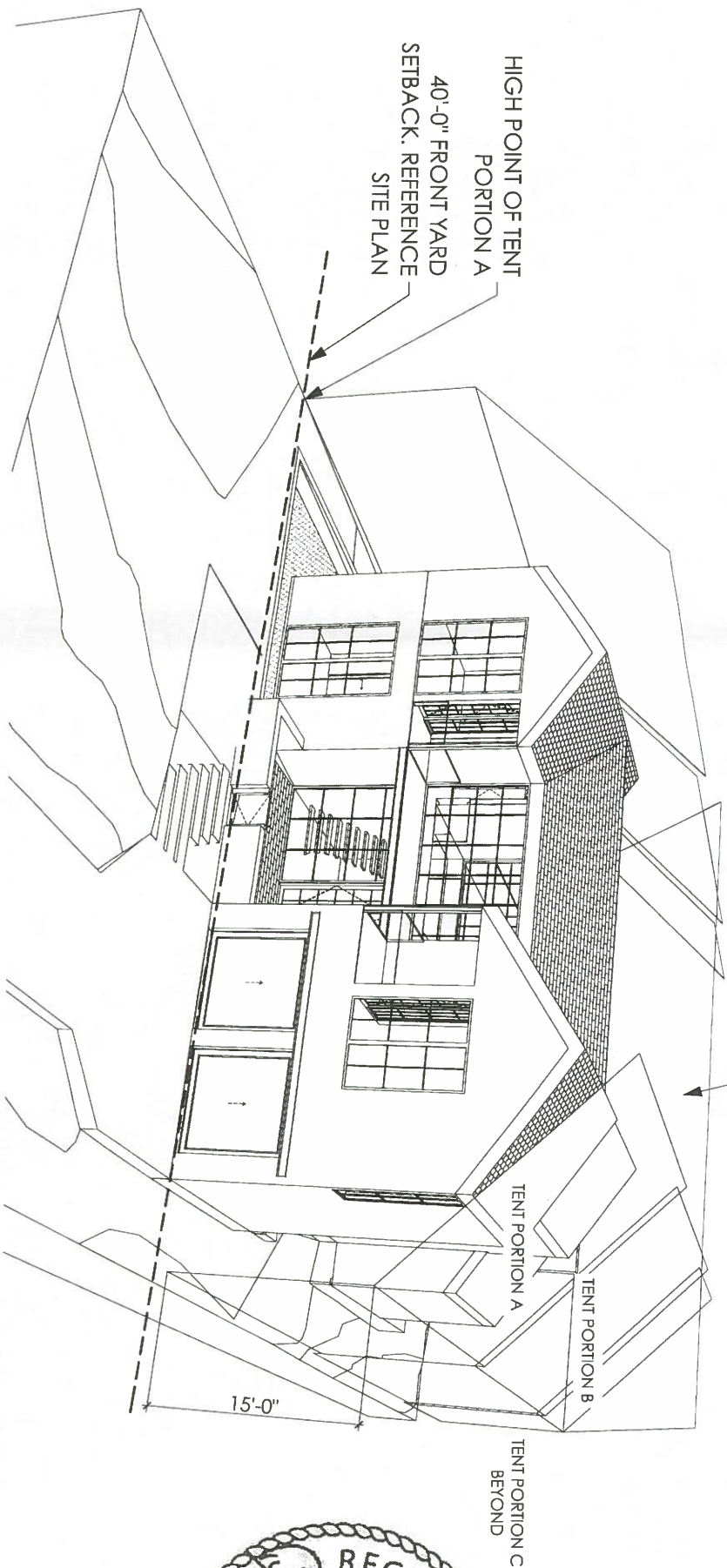
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



REAR YARD STEBACK PLANE

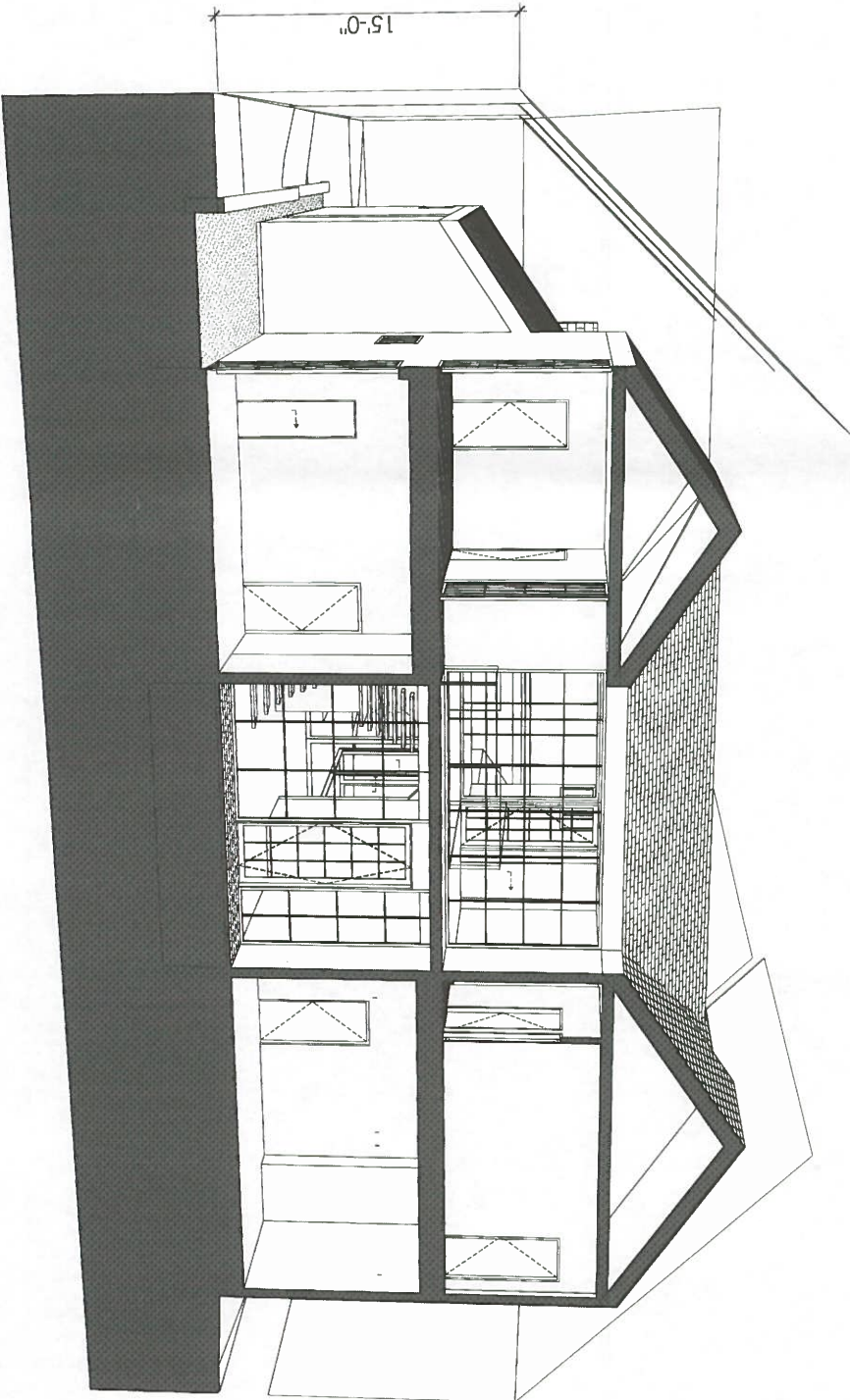


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2 COMPATIBILITY TENT EXHIBIT



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SETBACK EXHIBITS

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1 COMPATIBILITY TENT EXHIBIT

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