

1711 WATERSTON
PROPOSED TOTAL
FAR = 0.38

LOT AREA	5,401sf
BUILDING COVERAGE	2,546sf
% BUILDING COVERAGE	47.1%
IMPERVIOUS COVERAGE	3,300sf
% IMPERVIOUS COVERAGE	61.1%
TOTAL GROSS FLOOR AREA	2,071sf
% FAR	38.3%

EXISTING
SINGLE STORY
WOOD FRAME
HOUSE
818sf

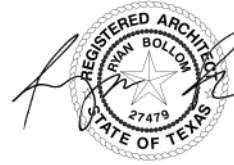
PROPOSED
SINGLE STORY
WOOD FRAME
ADDITION
1253sf

PROPOSED
SCREEN
PORCH

1 story addition respects character of neighborhood and preserves trees, but requires larger bldg and impervious coverage as allowed in 25-2-779 (for small lots) of 55% and 65%. As designed: FAR=38.3%, Bldg Cov=47.1%, Imp Cov=61.1%. A 1,500 gallon rainwater collection tank will be installed to offset the increased impervious coverage.

To accommodate 9' wide carport requires 3.5' side setback as allowed in 25-2-779. Allow 5' back setback (as allowed in 25-2-779) to match neighboring side setback.

Molly Rosenblatt and John Peet
1711 Waterston Ave
Austin, Texas 78703
Mobile +1 215 806 6796

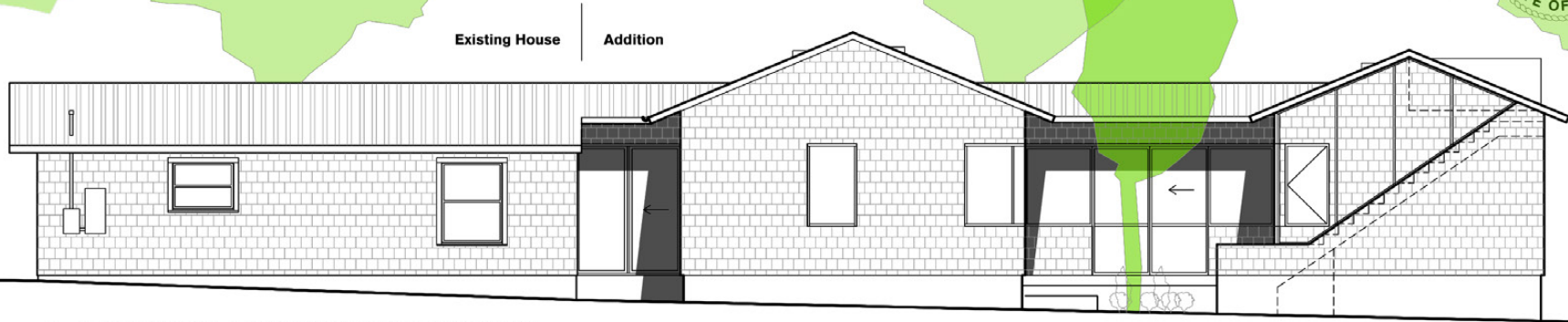


Designer
Low Design Office
2601A S 2nd St
Austin, TX 78704
Telephone +1 832 729 7962
www.lowdo.net

1 Proposed Site Plan

NTS

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3 Proposed Side Elevation Viewed from driveway

3/32" = 1'-0" printed on 8.5x11



1 Existing Front Elevation Viewed from Street

3/32" = 1'-0" printed on 8.5x11



2 Proposed Front Elevation Viewed from Street

3/32" = 1'-0" printed on 8.5x11

D-2/35

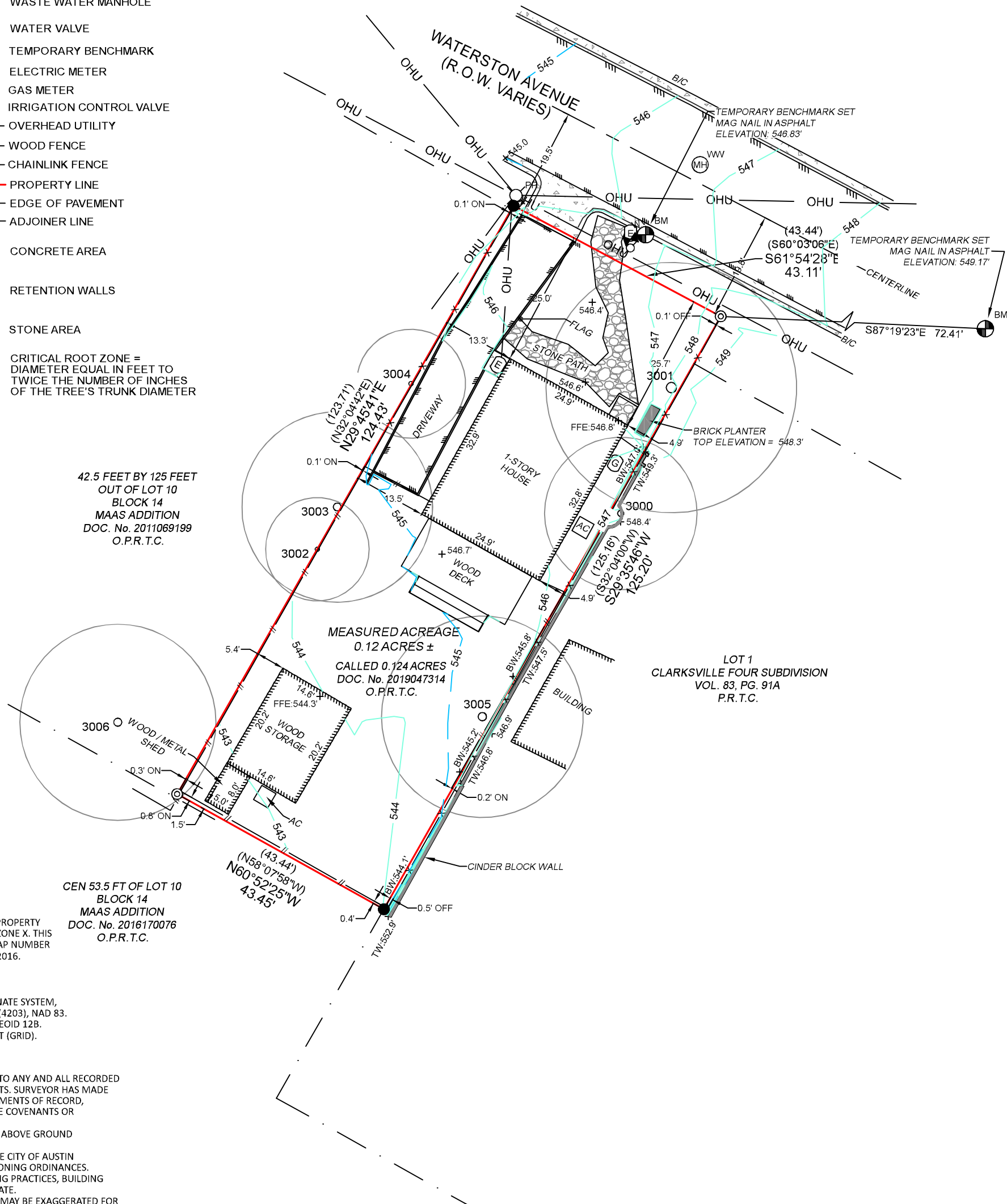


RENDERED DESIGN PROPOSAL

TOPOGRAPHIC SURVEY OF 0.12 ACRES ± OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT 7 TRAVIS COUNTY, TX

TREE TABLE		
Tag No.	Type	Trunk
3000	PECAN	14 "
3001	POST OAK	23 "
3002	HACKBERRY	10 "
3003	HACKBERRY	18 "
3004	PECAN	10 "
3005	PECAN	19 "
3006	AMERICAN ELM	18 "

- LEGEND**
- () RECORD INFORMATION
 - B/C BACK OF CURB
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
 - DOC. NO. DOCUMENT NUMBER
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
 - VOL. PG. VOLUME AND PAGE
 - P.R.T.C. PLAT RECORDS
TRAVIS COUNTY
 - FFE FINISHED FLOOR ELEVATION
 - + 100' SPOT ELEVATION
 - (M) MULTIPLE
 - IRON ROD FOUND
(TYPE NOTED)
 - ⊙ IRON PIPE FOUND
(TYPE NOTED)
 - ⊙ PP POWER POLE
 - ⊙ WW WASTE WATER MANHOLE
 - ⊙ WW WATER VALVE
 - ⊙ BM TEMPORARY BENCHMARK
 - ⊙ E ELECTRIC METER
 - ⊙ G GAS METER
 - ⊙ IRRIGATION CONTROL VALVE
 - OHU OVERHEAD UTILITY
 - // WOOD FENCE
 - X- CHAINLINK FENCE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - ADJOINER LINE
 - CONCRETE AREA
 - RETENTION WALLS
 - STONE AREA
 - CRITICAL ROOT ZONE =
DIAMETER EQUAL IN FEET TO
TWICE THE NUMBER OF INCHES
OF THE TREE'S TRUNK DIAMETER



42.5 FEET BY 125 FEET
OUT OF LOT 10
BLOCK 14
MAAS ADDITION
DOC. No. 2011069199
O.P.R.T.C.

MEASURED ACREAGE
0.12 ACRES ±
CALLED 0.124 ACRES
DOC. No. 2019047314
O.P.R.T.C.

LOT 1
CLARKSVILLE FOUR SUBDIVISION
VOL. 83, PG. 91A
P.R.T.C.

CEN 53.5 FT OF LOT 10
BLOCK 14
MAAS ADDITION
DOC. No. 2016170076
O.P.R.T.C.

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0445J, DATED 01/06/2016.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).

GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.
- 5) UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 6) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2019047314, TRAVIS COUNTY RECORDS.
- 7) TREE TYPES TO VERIFIED BY CERTIFIED ARBORIST.

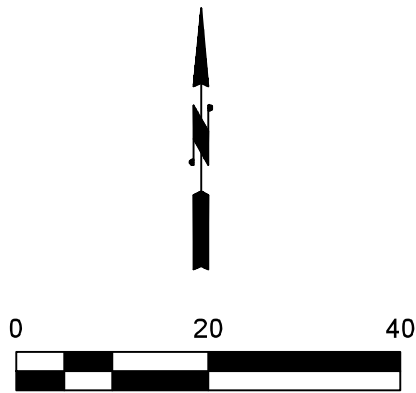
I CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Derek Kinsaul
DEREK KINSAUL, R.P.L.S. NO. 6356 OCTOBER 1, 2019

DRAWN BY: E. OLDEN REVIEWED BY: REK

REVISION #:



SURVEYED FOR: PEET
PROJECT NO. 19-0225
1711 WATERSTON AVE,
AUSTIN, TX



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

No Historic Review Application Needed for 1711 Waterston



Ryan Bollom <[REDACTED]>

1711 Waterston Avenue Addition

Gaudette, Angela <[REDACTED]>

Fri, Mar 20, 2020 at 9:55 AM

To: Ryan Bollom <[REDACTED]>

Hi Ryan,

I've passed on your inquiry to my supervisor, and she's determined that the property at 1711 Waterston should be considered "non-contributing" in accordance with the recent survey done for a historic district application (now defunct).

Our staff will be able to sign off on the project (window replacement and rear addition) as part of the regular internal review process - **no historic review application needed.**

It's up to you whether you'd like to split the application into two parts or not, but make sure everything is submitted to the Residential Review team electronically, as our entire office is currently working remotely.

Let us know if you have any more questions,

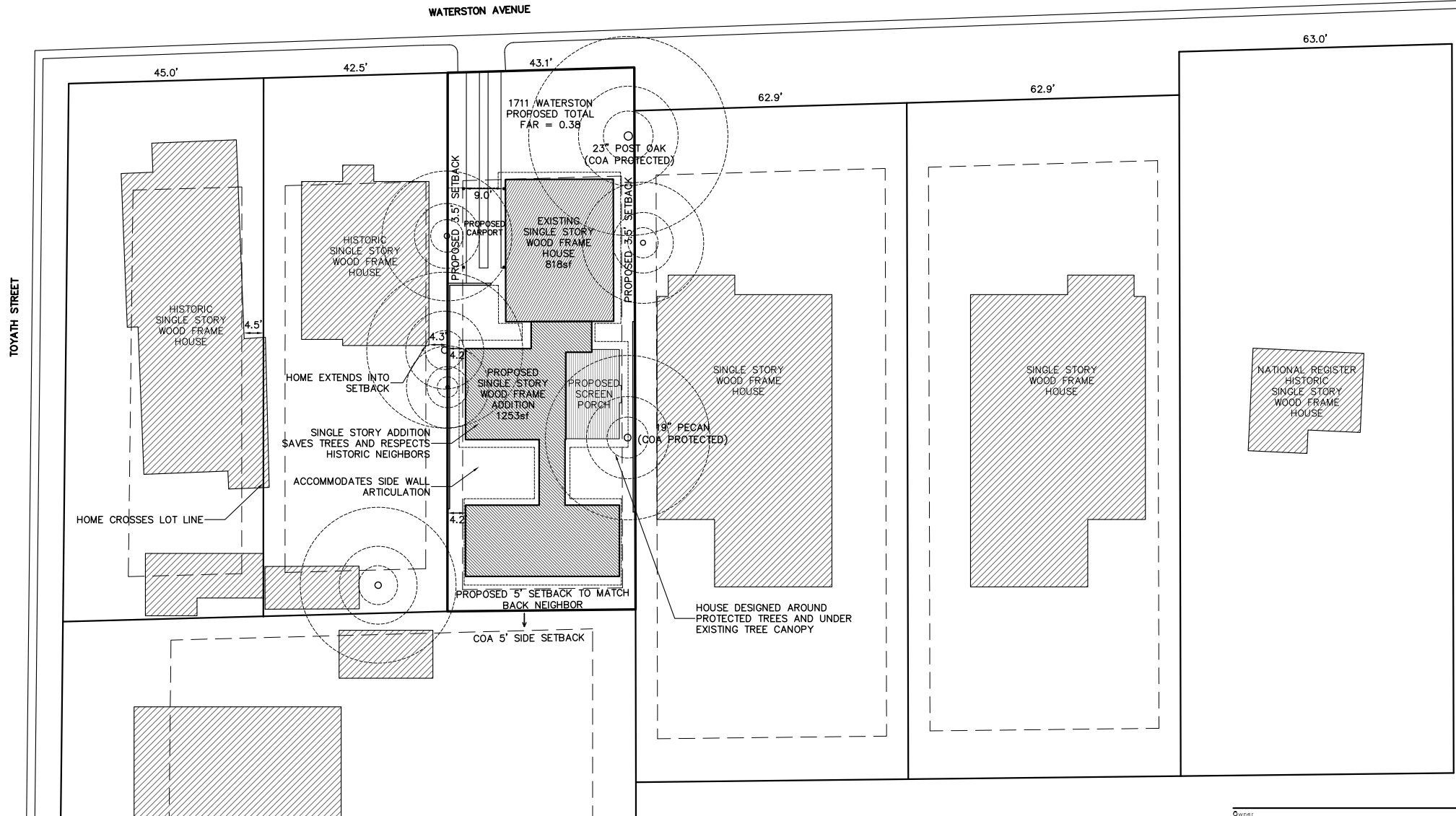
Angela Gaudette

From: Ryan Bollom <[REDACTED]>

Sent: Thursday, March 19, 2020 10:45 AM

[Quoted text hidden]

[Quoted text hidden]



LEGAL DESCRIPTION:
E42.5FT OF N125FT OF LOT 10 BLK 14 MAAS ADDN

PROPERTY ZONING: SF-4A-NP

LOT AREA	5,401sf
BUILDING COVERAGE	2,546sf
% BUILDING COVERAGE	47.1%
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1 Block Detail Plan

1/32" = 1'-0" printed on 8.5x11



2 Neighborhood Detail Plan
 NTS

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