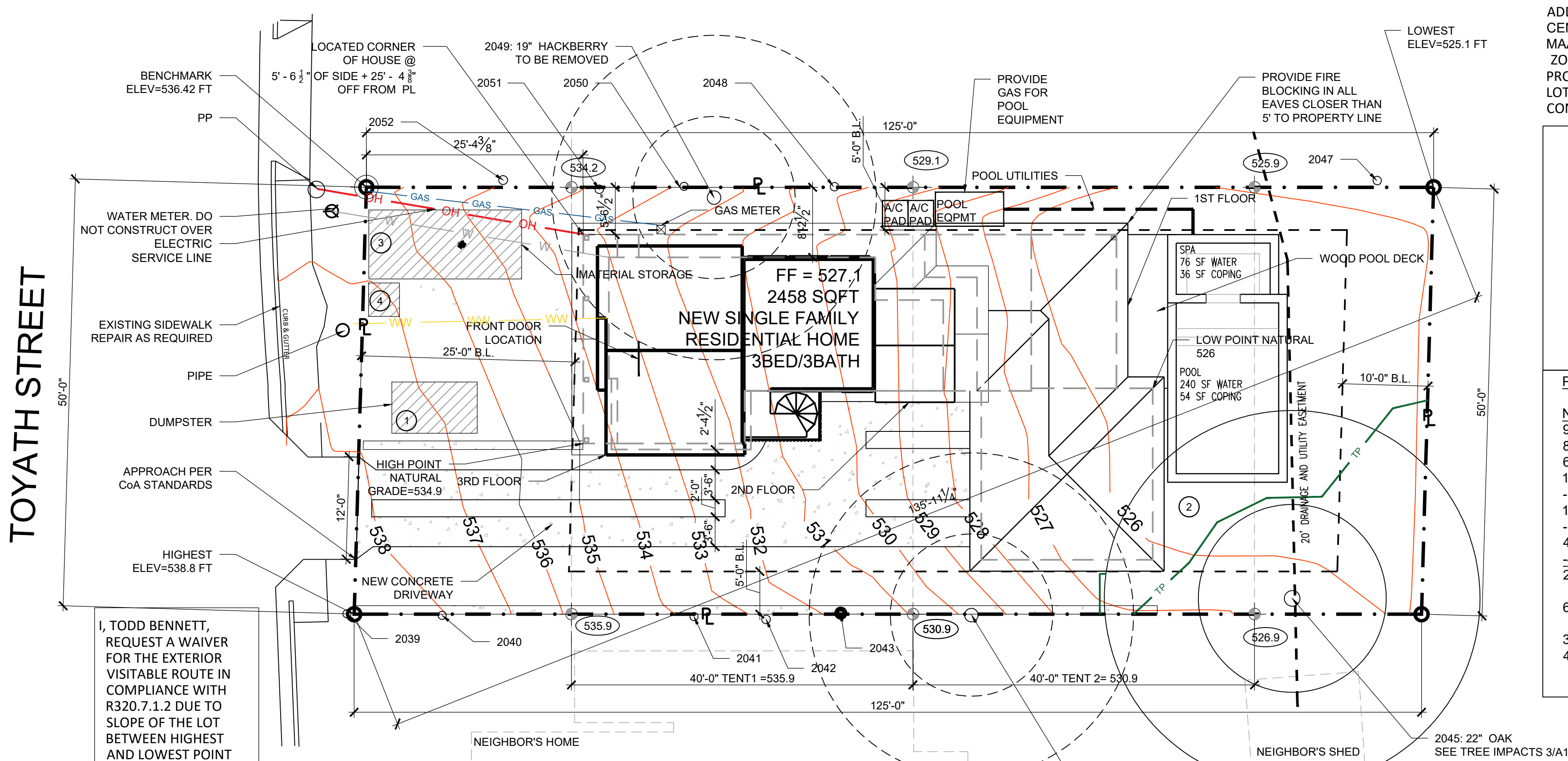




ADDRESS: 1104 TOYATH ST TX 78703
CEN 50 FT OF ORIG LOT 6 BLK 13
MAAS ADDN
ZONING SF-3
PROTECTED TREE - YES
LOT SIZE: 6248 SF
CONDITIONED SQ FOOTAGE: 2458 SF

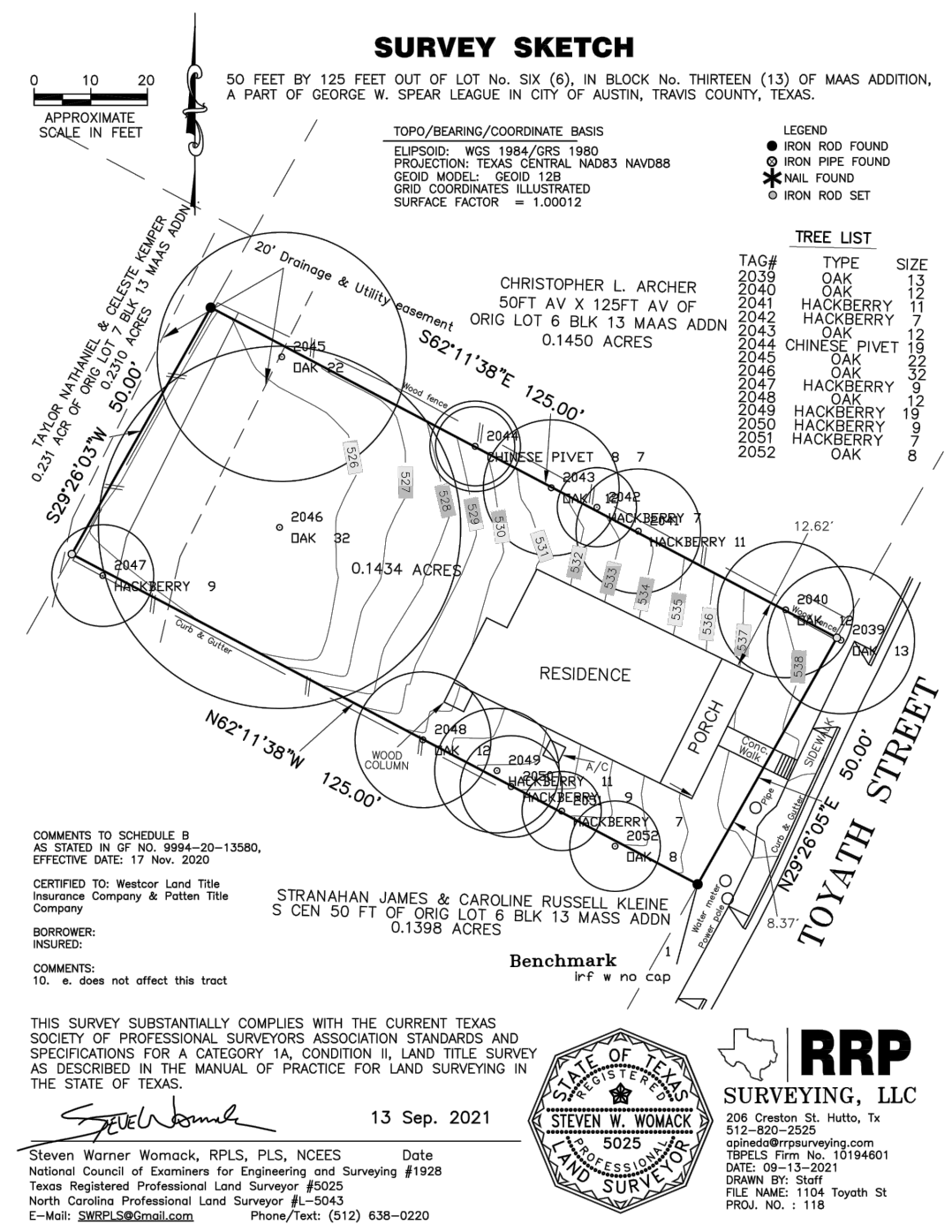
PROPOSED BUILDING COVERAGE	
NEW	DESCRIPTION
973	1ST LEVEL
180	REAR PORCH
108	FRONT PORCH
403	CARPORT
1664	TOTAL
6248	LOT SIZE
26.63 B.C.	
40% (2499 SF) ALLOWED IN SF-3	

PROPOSED FLOOR TO AREA RATIO	
NEW	DESCRIPTION
973	1ST LEVEL
822	2ND LEVEL
663	3RD LEVEL
108	FRONT PORCH
-108	PORCH EXEMPTION
180	REAR PORCH
-180	PORCH EXEMPTION
403	CARPORT
-403	CARPORT EXEMPTION
2458	TOTAL
6248	LOT SIZE
39.34%	F.A.R.
40% (2499 SF) ALLOWED	

PROPOSED IMPERVIOUS COVERAGE	
NEW	DESCRIPTION
733	DRIVEWAY/WALK
973	1ST FLOOR HOUSE
10	2ND FLOOR HOUSE
403	CARPORT
90	POOL & SPA COPING
63	WOOD POOL DECK (125)
14	METAL LANDING
	SPIRAL STAIRS
18	A/C PAD
32	POOL EQUIPMENT
139	RETAINING WALL
108	FRONT PORCH
180	REAR PORCH
2763	TOTAL
6248	LOT SIZE
44.22%	I.C.
45% (2812 SF) ALLOWED IN SF-3	

SITE PLAN
SCALE: 1" = 10'-0" (HALF SCALE = 1"=20'-0")

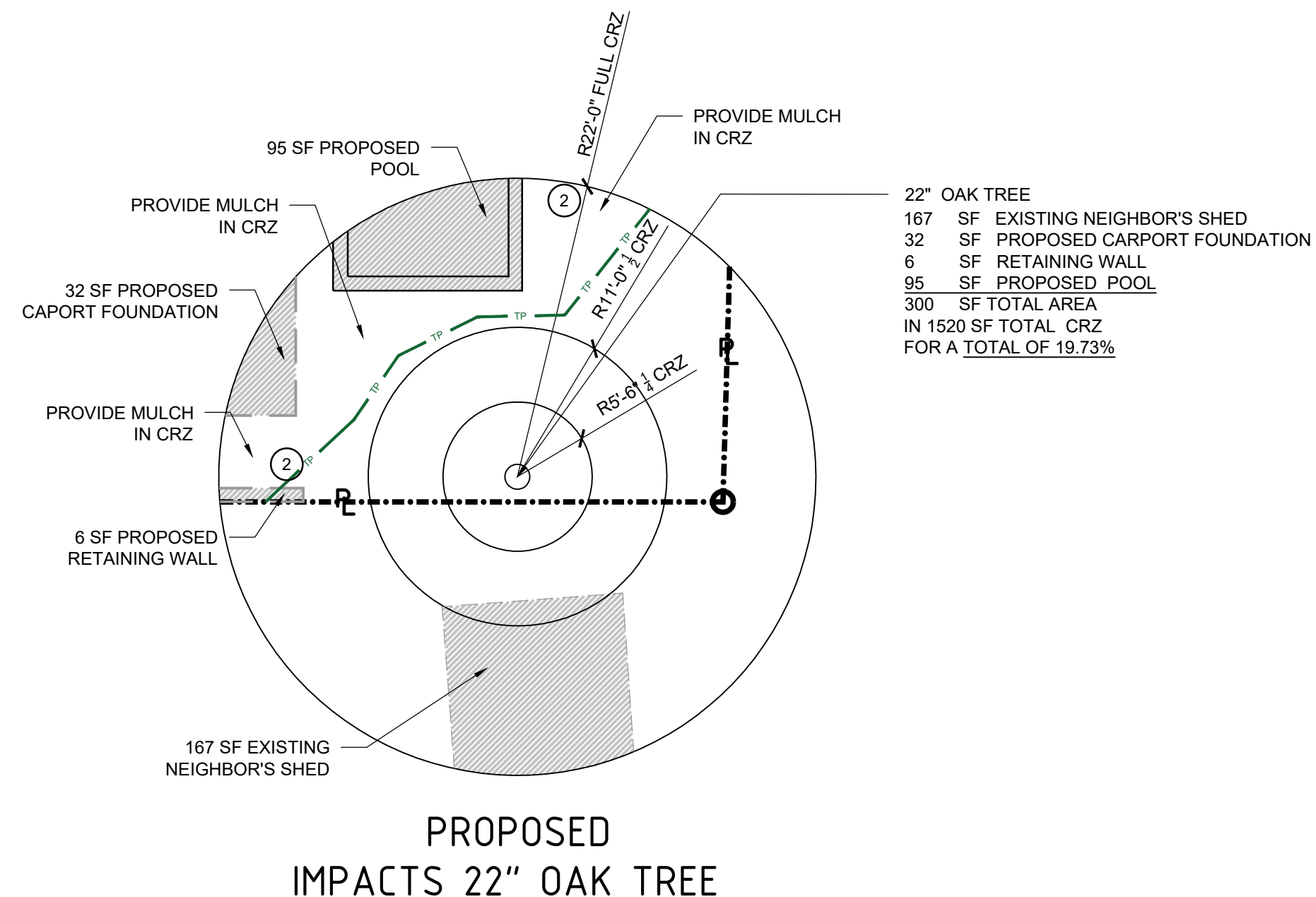
1



SURVEY
SCALE: 1" = 30'-0" (HALF SCALE = 1"=60'-0")

2

- TREE KEY NOTES**
- ACCESS TO SITE & DUMPSTER. NOT TO BE WITHIN ANY 1/2 CRZ OF PROTECTED TREE UNTIL DRIVEWAY POURED
 - TREE PROTECTION TO PROTECT FULL CRZ OF PROTECTED TREES. IF THE FULL CRZ CANNOT BE PROTECTED PROVIDE AN 8" LAYER OF MULCH WITHIN THE ENTIRE FULL UNPROTECTED ROOT ZONE TO MINIMIZE COMPACTION. IF FENCE CANNOT PROTECT ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME, STRAP 2X4 PLANKS 6" TALL MINIMUM, SECURELY AROUND TRUNK AND ROOT FLARES. ENVIRONMENTAL CRITERIA MANUAL
 - MATERIAL STORAGE. MAY NOT BE WITHIN 1/2 CRZ OF PROTECTED TREE
 - PORTABLE TOILET LOCATION AND TRUCK WASH. NOT TO BE WITHIN FULL CRZ OF ANY PROTECTED TREE
- TREE NOTES**
- THERE ARE NO PORTIONS OF THE SLAB WITHIN THE 1/2 CRZ OF ANY PROTECTED TREE
 - ANY EXCAVATION FOR UTILITIES WITHIN THE 1/2 CRZ WILL BE DONE USING AIR SPADING BY A CERTIFIED ARBORIST
 - IF CONCRETE LINE PUMP IS TO BE USED, WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND AND NEAR ROOT OF TREES.
 - IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER LAYER OF 3" WITHIN ROOT ZONES.
 - NO BATTER BOARD OF FOUNDATION FORMWORK STAKES WITHIN THE 1/2 CRZ EXCEPT #5 WITH POINTED TIP. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.

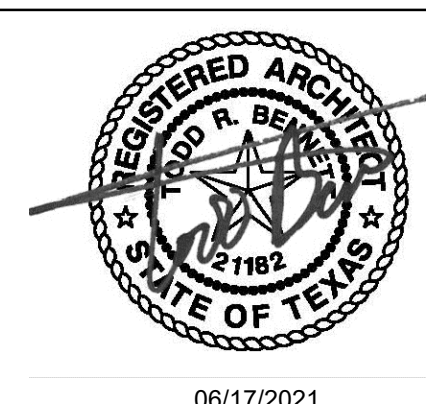


PROPOSED TREE IMPACTS
SCALE: NONE

3

NEW RESIDENCE
1104 TOYATH ST
AUSTIN, TX 78703

paradisahomes
comfort-quality-style



06/17/2021

date	issues & revisions	dsgrn	aprv

EXISTING & PROPOSED SITE PLAN

number

A1

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NEW RESIDENCE
1104 TOYATH ST
AUSTIN, TX 78703

paradisahomes
comfort-quality-style



06/17/2021

date	issues & revisions	dsgr	aprv
	WINDOW UPDATES	09/08/2021	

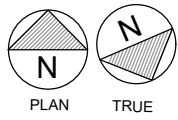
description
1ST, 2ND & 3RD
LEVEL FLOOR PLAN

number

A2.0

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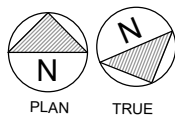
WINDOW SCHEDULE				
TAG	QUANTITY	WIDTH	HEIGHT	TYPE
A	8	3/0	5/0	SINGLE HUNG (1 TEMP)
A1	2	3/0	6/0	SINGLE HUNG
B	1	2/0	4/0	SH (1 TEMP)
C	2	2/0	5/0	FIXED + TEMP
D	1	6/0	3/0	FIXED
E	4	4/0	2/0	FIXED
F	2	4/0	4/0	(2) 4/0 X 2/0 + MULLED
G	1	3/0	2/0	FIXED
H	4	4/0	7/0	FIXED + TEMP
I	2	4/0	6/0	SH + TEMP
J	1	6/0	4/0	FIXED



3RD LEVEL FLOOR PLAN 1

SCALE: 3/16" = 1'-0" (HALF SCALE = 3/32"=1'-0")

DOOR SCHEDULE				
Door No	Width	Height	Swing	Notes
100	3/0	8/0	LH	CUSTOM ENTRY
101	12/0	8/0	SLDR	PBACK PORCH
102	2/4	8/0	LH	STAIR CLOSET
103	2/6	8/0	RH	AC CLOSET
104	2/6	8/0	RH	RESTROOM 105
200	3/0	8/0	LH	ENTRY 200
201	2/8	8/0	RH	BEDROOM 201
202	2/6	8/0	RH	CLOSET 202
203	2/0	8/0	LH	COAT CLOSET
204	2/8	8/0	LH	UTILITY
205	2/8	8/0	LH	BATH 203
206	2/8	8/0	LH	BEDROOM 205
207	2/6	8/0	LH	CLOSET 206
208	2/8	8/0	LH	TO SPIRAL STAIRS (CUSTOM)
300	2/8	8/0	LH	TO SPIRAL STAIRS (CUSTOM)
301	2/8	8/0	RH	PRIMARY ROOM
302	2/6	8/0	RH	PRIMARY CLOSET
303	2/8	8/0	LH	PRIMARY BATHROOM
304	2/0	8/0	RH	LINEN
305	2/4	8/0	RH	TOILET

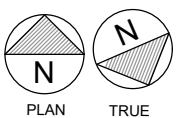


2ND LEVEL FLOOR PLAN 2

SCALE: 3/16" = 1'-0" (HALF SCALE = 3/32"=1'-0")

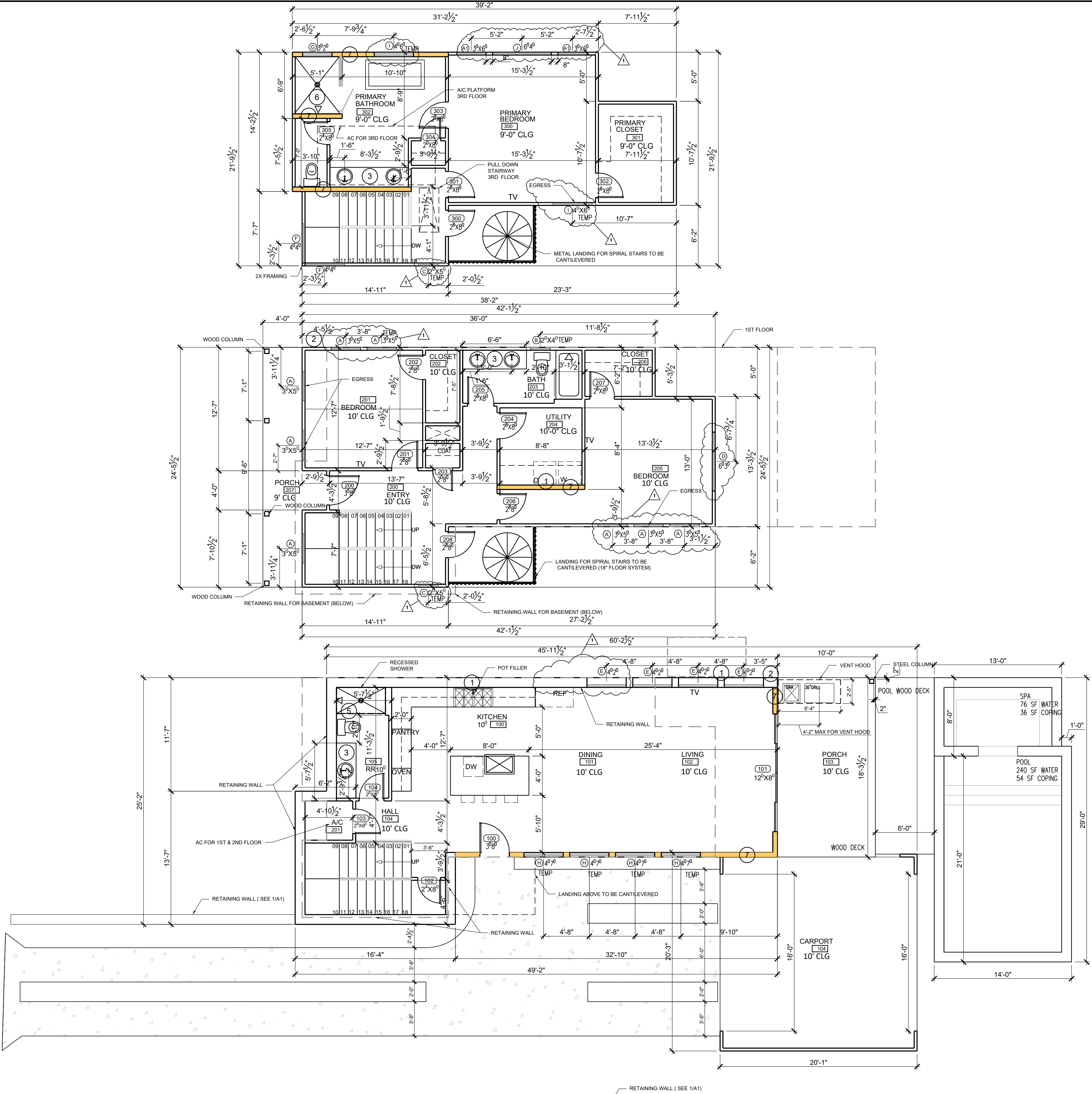
KEYED NOTES

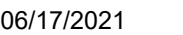
- 1 PROVIDE GAS
- 2 HOSE BIBB WITH ANTI SIPHON
- 3 NOTE: PROVIDE 2X6 BLOCKING @ 34" AFF AROUND PERIMETER OF THIS RESTROOM EXCEPT BEHIND THE SINK
- 4 MAXIMUM 1/2" CHANGE IN LEVEL
- 5 PROVIDE GLASS SURROUND WITH 30" SHOWER DOOR WITH RECESSED SLAB
- 6 PROVIDE GLASS SURROUND WITH 30" SHOWER DOOR
- 7 2X6 WALL



1ST LEVEL FLOOR PLAN 3

SCALE: 3/16" = 1'-0" (HALF SCALE = 3/32"=1'-0")

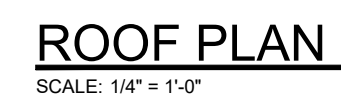




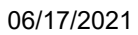
description

ROOF PLAN

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AUSTIN, TX 78703



1 WINDOW UPDATES 09/08/2021

ELEVATIONS

A4.0

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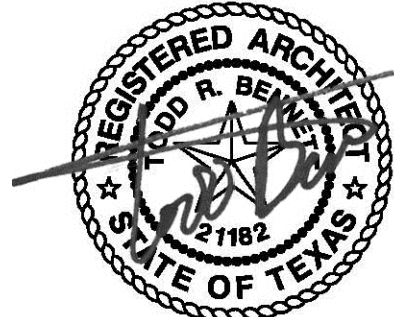
SCALE: 1/4" = 1'-0" (HALF SCALE = 1/8"=1'-0")

FRONT ELEVATION



SIDE ELEVATION

~~SCALE: 1/4" = 1'-0" (1/4)~~ ~~SCALE: 1/8" = 1'-0" (1/8)~~



06/17/2021

date	issues & revisions	dsgn	aprv
1	WINDOW UPDATES	09/08/2021	

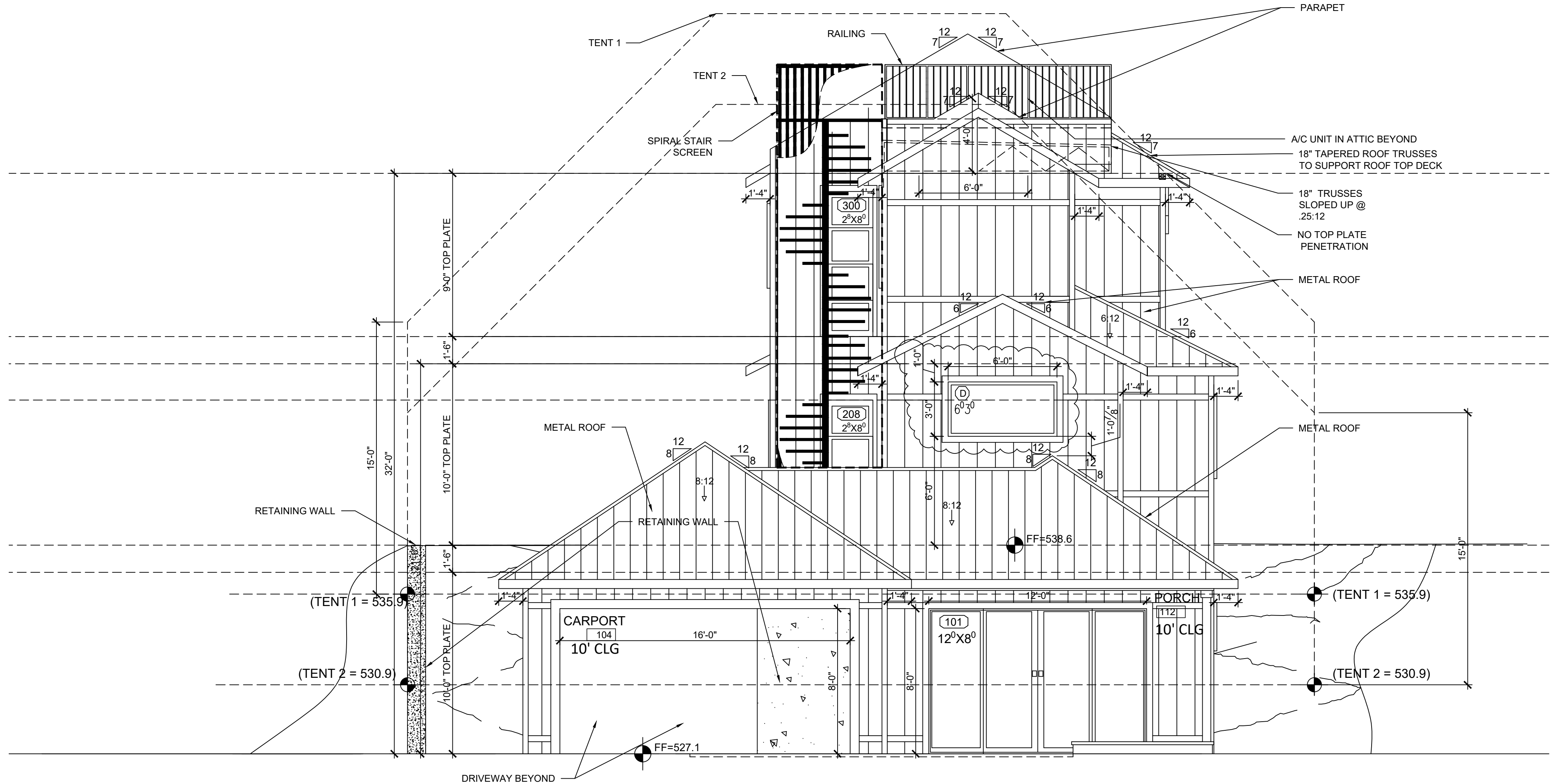
description

ELEVATIONS

number

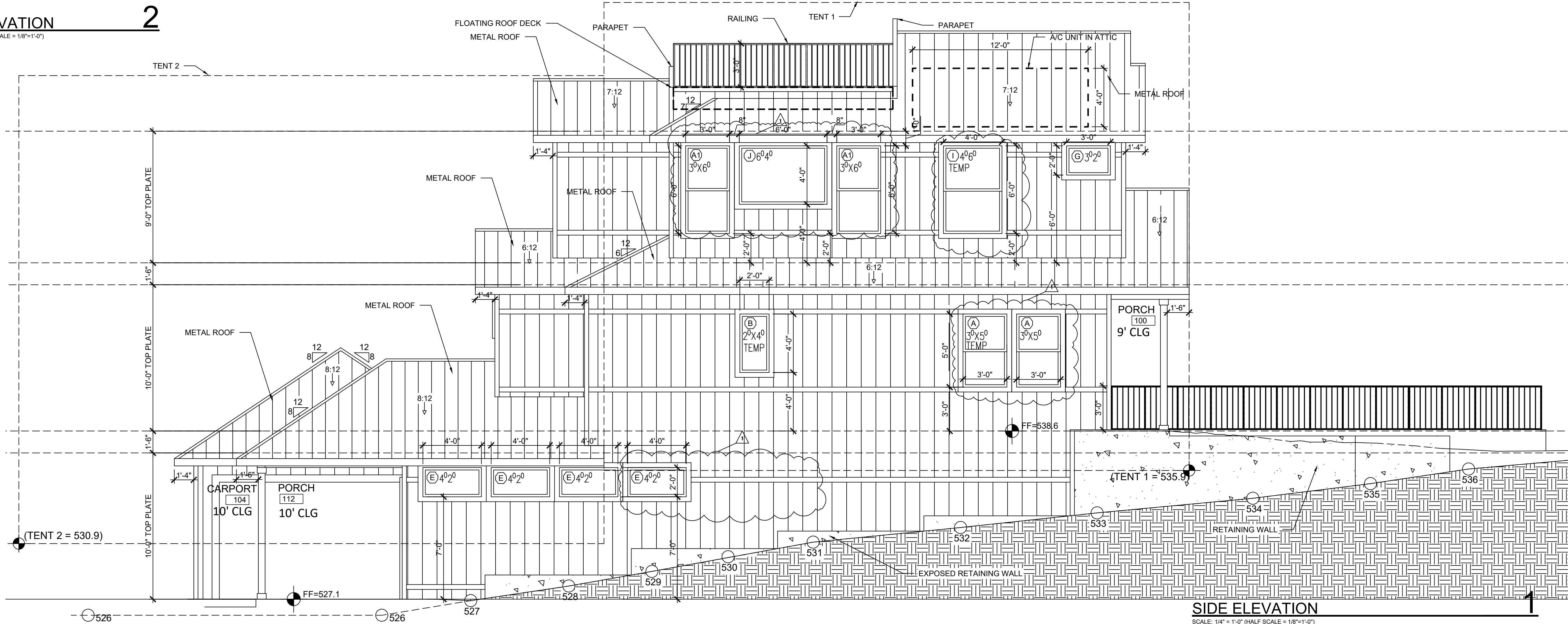
A4.1

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REAR ELEVATION
SCALE: 1/4" = 1'-0" (HALF SCALE = 1/8" = 1'-0")

2



SIDE ELEVATION
SCALE: 1/4" = 1'-0" (HALF SCALE = 1/8" = 1'-0")

1