

Demo Steps down to Garage door

Demo Concrete for New Entry



NO changes proposed

Picture #3 - Existing Breezeway, facing Motor **Court Entrance**

Picture #2 - Existing Breezeway, facing North/West to 1014 Gaston



Picture #4



Picture #5



Demo Exterior finish & sheathing

Demo awning roof

Demo A/C pads

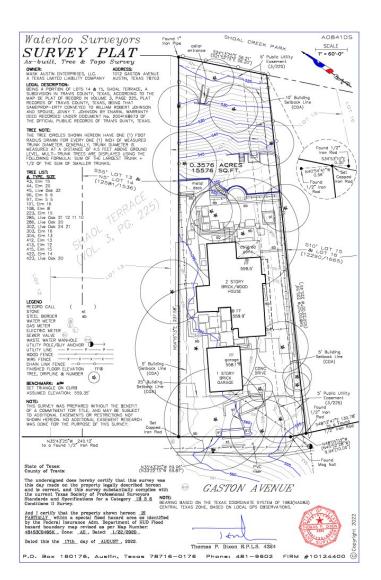
Picture #6 - North/West side of property facing 1014 Gaston Ave



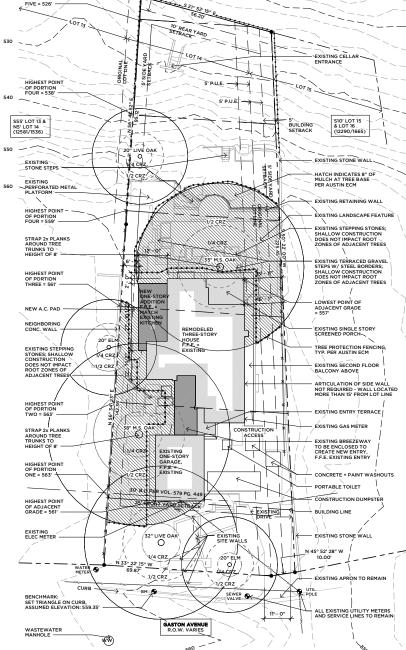
Demo Steps down to Motor Court

Picture #7 - Driveway Entrance to property

1012 GA	STON AV	ENUE REN	IODEL	
AREA DESCRIPTIO		EXISTING SQ.		TOTAL SO
NOTE: PROVIDE A SEPARATE CALCULATION FOR EA ATTACH ADDITIONAL SHEETS AS NECESSARY. MEAS OUTSIDE SURFACE OF EXTERIOR WALL.	ACH DISTINCT AREA. SUREMENTS ARE TO THE	FT.	FT.	
A. 1ST LEVEL CONDITIONED AREA		1,649	515	2,164
B. 2ND LEVEL CONDITIONED AREA		1,472	0	1,472
C. 3RD LEVEL CONDITIONED AREA		1,011	0	1,011
D. BASEMENT		0	0	0
E. COVERED PARKING (GARAGE OR CARPORT)		-	-	-
GARAGE		560	0	560
CARPORT		0	0	0
F. COVERED PATIO, DECK, PORCH AND/OR BALCON	Y AREAS			
FRONT PORCH		294	-221	73
REAR PORCH		361	0	361
G. OTHER COVERED OR ROOFED AREAS		18	-6	12
TOTAL BUILDING COVERAG	GE (SQFT)			
(EXCLUDE B, C, & D FROM TOTA	AL)	2,882	288	3,170
40% MAX. ALLOWABLE IN SF-2 ZO	DNING		LOT AREA =	15,580
MAXIMUM ALLOWABLE =	6,232			
TOTAL BUIL	DING COVERAGE (SQFT)	3,170	% OF LOT SIZE	20.35%
H. UNCOVERED WOOD DECK (COUNTED AS 50%)		0	0	0
I. DRIVEWAY		1,215	0	1,215
J. SIDEWALKS		731	-n	720
K. UNCOVERED PATIO		118	-75	43
L A/C PAD		40	-12	28
M. OTHER				
EXTERIOR STAIRS		40	0	40
POOL COPING		0	0	0
POOL EQUIPMENT		0	0	0
EAVES IN EXCESS OF 2'		41	-35	6
N. POOL AND SPA WATER SURFACE (EXCLUDED)		0	0	0
TOTAL SITE COVERA	GE	5,067	155	5,222
TOTAL IMPERVIOUS COVER/	AGE (SQFT)			
45% MAX. ALLOWABLE IN SF-2 Z	DNING		LOT AREA =	15,580
MAXIMUM ALLOWABLE =	7,011			
	IOUS COVERAGE (SQFT)	6.000	% OF LOT SIZE	** ***



	GROSS FLOOR AREA	EXISTING SQ. FT.	ADDED SQ. FT.	EXEMPTION	TOTAL SQ. FT.
_					
_	1ST LEVEL CONDITIONED	1,649	515	0	2,164
_	2ND LEVEL CONDITIONED	1,472	0	0	1,472
	3RD LEVEL CONDITIONED	1,011	0	0	1,011
	AREA W/ CEILING > 15'	0	0	0	0
	GROUND FLOOR PORCHES	655	-221	-361	73
	BASEMENT LEVEL CONDITIONED	0	0	0	0
	GARAGE ATTACHED	560	0	-200	360
	GARAGE DETACHED	0	0	0	0
	CARPORT ATTACHED	0	0	0	0
	CARPORT DETACHED	0	0	0	0
	WATER HEATER CLOSET - UNCONDITIONED	18	-6	0	12
_	TOTAL GROSS FLOOR ARE	A (SQFT)	5,092		
	40% MAXIMUM ALLOWABLE PER SUB	CHAPTER F		LOT AREA =	15,580
	MAXIMUM ALLOWABLE =	6,232			
	TOTAL GRO	SS FLOOR AREA (SQFT)	5,092	% OF LOT SIZE	32.68%
_				``	
				SHOAL CREEK PAR CITY OF AUSTIN	к
C		S'P.	U.E. 56 20° 52' 15" E		





APPER AND N	NDIX P-2. CITY OF AUSTIN STANDAR IATURAL AREA PROTECTION
1. ALL PRESE TEMPO	TREES AND NATURAL AREAS SHOV RVED SHALL BE PROTECTED DURIN DRARY FENCING.
2. PRO OF AU	TECTIVE FENCES SHALL BE ERECT
START OR GR	TECTIVE FENCES SHALL BE INSTAL OF ANY SITE PREPARATION WORK ADING), AND SHALL BE MAINTAINE S OF THE CONSTRUCTION PROJEC
4. ERC INSTA RESUL	SION AND SEDIMENTATION CONTR LLED OR MAINTAINED IN A MANNEF T IN SOIL BUILD-UP WITHIN TREE D
5. PRC OF TR BRAN FENCE ORDEI	TECTIVE FENCES SHALL SURROUN EES, AND WILL BE LOCATED AT THI CHES (DRIP LINE), FOR NATURAL A S SHALL FOLLOW THE LIMIT OF CC R TO PREVENT THE FOLLOWING:
А.	SOIL COMPACTION IN THE ROOT Z FROM VEHICULAR TRAFFIC OR STO OR MATERIALS;
В.	ROOT ZONE DISTURBANCES DUE 1 (GREATER THAN 6 INCHES CUT OR NOT REVIEWED AND AUTHORIZED
c.	WOUNDS TO EXPOSED ROOTS, TR MECHANICAL EQUIPMENT;
D.	OTHER ACTIVITIES DETRIMENTAL CHEMICAL STORAGE, CEMENT TRU FIRES.
6. EXC BE PE	EPTIONS TO INSTALLING FENCES A RMITTED IN THE FOLLOWING CASE
А.	WHERE THERE IS TO BE AN APPRO IMPERMEABLE PAVING SURFACE, SUCH SITE DEVELOPMENT, ERECT APPROXIMATELY 2 TO 4 FEET BEY DISTURBED;
В.	WHERE PERMEABLE PAVING IS TO A TREE'S DRIP LINE, ERECT THE FE LIMITS OF THE PERMEABLE PAVIN GRADING SO THAT THIS AREA IS G PRIOR TO PAVING INSTALLATION DAMAGE);
c.	WHERE TREES ARE CLOSE TO PRO ERECT THE FENCE TO ALLOW 6 TO SPACE BETWEEN THE FENCE AND
D.	WHERE THERE ARE SEVERE SPACE TRACT SIZE, OR OTHER SPECIAL R CONTACT THE CITY ARBORIST AT ALTERNATIVES.
SPECI EXCEP CONS	AL NOTE: FOR THE PROTECTION OF PTIONS TO INSTALLING FENCES AT TRUCTION LINE WILL BE PERMITTED
7. WHI BEING TRUNH TO TH REDUC	ERE ANY OF THE ABOVE EXCEPTION CLOSER THAN 4 FEET TO A TREE T (WITH STRAPPED-ON PLANKING T(E LIMITS OF LOWER BRANCHING) IN CED FENCING PROVIDED.
8. TRE MANN	ES APPROVED FOR REMOVAL SHAL ER WHICH DOES NOT IMPACT TREE
PRUNE GOOD ROOT WITH TEMPE	ROOTS EXPOSED BY CONSTRUCTI 2D FLUSH WITH THE SOIL, BACKFILI 20 UALITY TOP SOIL AS SOON AS PC AREAS ARE NOT BACKFILLED WITH ORGANIC MATERIAL IN A MANNER 1 CRATURE AND MINIMIZES WATER LC DRATION.
EXISTI	Y TRENCHING REQUIRED FOR THE I SCAPE IRRIGATION SHALL BE PLACE NG TREE TRUNKS AS POSSIBLE.
11. NO SHALL IS PER	LANDSCAPE TOPSOIL DRESSING GF BE PERMITTED WITHIN THE DRIP L MITTED ON THE ROOT FLARE OF AI
12. PRI	JNING TO PROVIDE CLEARANCE FO

- - 510

AUSTIN ENVIRONMENTAL CRITERIA MANU

VEHICULAR TRAFFIC AND EQUIPMENT SHA BEFORE DAMAGE OCCURS (IMPING OF BR 13. ALL FINISHED PRUNING SHALL BE DONE RECOGNIZED, APPROVED STANDARDS OF (REFERENCE THE NATIONAL ARBORIST AS SHODIACE THE NATIONAL ARBORIST AS SHODIACE THE NATIONAL ARBORIST AS SHODIACE THE NATIONAL ARBORIST AS THE CITY ARBORIST). 14. DEVIATIONS FROM THE ABOVE NOTES N ORDINANCE VIOLATIONS IF THERE IS SUB COMPLIANCE OR IF A TREE SUSTAINS DAM HTTP://AUSTIM-TXELAWS.US/CODE/ECM_ ACCESSED MARCH 5, 2021

> LEGEND BUILDING FOOTPRINT TREE PROTECTION FENCING WD, PERIMETER FENCE (SEE LANDSCAPE) CHAIN LINK FENCING B[®] MULCH FOR TREE PROTECTION

	AGE IN FRON	I YARD:	
PARKING PLACEMEN IMPERVIOUS COVER TOTAL AREA OF FRO	IT IN FRONT	RICTIONS ON IMPERV YARDS (AUSTIN LDC 2 ONT YARD IS LIMITED 1,963 S.F. IT YARD: 423 S.F. (21.	5-2-1603- TO 40%.
NOTE			
NOTE			
	ALL PROTEC	RUCTION DISTURBS L TED TREES ON SITE, P SOUTH)	
	TOTAL CRZ	EXISTING DISTURBANCE	PROPO DISTUR
20" LIVE OAK	1.257 S.F.	158 S.F. / 12.57%	158 S.F.
35" M.S. OAK	3,858 S.F.	1,859 S.F. / 48.19% 709 S.F. / 56.40%	1,860 S.
*20" ELM (SIDE YD.)	1,257 S.F.	709 S.F. / 56.40% 1.613 S.F. / 35.56%	709 S.F 1.626 S.
32" LIVE OAK	4,530 S.F. 3 217 S F	1,591 S.F. / 49.46%	1,626 S. 1,591 S.F
20" ELM (FRONT YD.)1,257 S.F.	497 S.F. / 39.54%	497 S.F
20" ELM (FRONT YD. TREE MARKED WITH)1,257 S.F. ASTERISK (*	497 S.F. / 39.54% LOCATED ON NEIGH	497 S.F BORING P
20" ELM (FRONT YD. TREE MARKED WITH NEIGHBORING HOUS)1,257 S.F. ASTERISK (* E AND NEIGH	497 S.F. / 39.54% LOCATED ON NEIGH BORING CONCRETE \	497 S.F BORING P WALL DIS1
20" ELM (FRONT YD. TREE MARKED WITH NEIGHBORING HOUS THAN 50% OF CRZ. /)1,257 S.F. ASTERISK (* E AND NEIGHALL PROPOSE	497 S.F. / 39.54% LOCATED ON NEIGH	497 S.F BORING P WALL DIST DCATED BI

AL D NOTES FOR TREE IN ON PLAN TO BE G CONSTRUCTION WITH D ACCORDING TO CITY CTION. E O PRIOR TO THE (CLEARING, GRUBBING THROUGHOUT ALL D BARRIERS SHALL BE WHICH DOES NOT RPLINES.	LEGAL DESCRIPTION BEING A PORTION OF LOTS 14 & 15, SHOAL TERRACE, A SEDAL AGINI TRAVIC SOUNTY, SEDAL AGINI TRAVIC SOUNTY, SEDAL AGINI TRAVIC SOUNTY, DE PLAT OF RECORD IN VOLUME 3, PAGE 225, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME PACHT RECORDS OF TRAVIS COUNTY, TEXAS, BEING TO WILLIAGE JEINNY T. JOHNSON BY GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2004 IMB673 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.	SURVEY INFORMATION DATE: AUGUST 17, 2022 SURVEYOR: THOMAS P. DIXON WATERICO SURVEYORS P.O. BOX 16076 AUSTINI, TEXAS 78716-0176 T: S124815602 STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR #4324 FIRM # 10124400
D THE TREES OR GROUP COUTERNOST UNIT OF REAS, PROTECTIVE INSTRUCTION LINE, IN STRUCTION LINE, IN O GRADE CHANGES FULL, OR TRENCHING BY THE CITY ARBORIST; JINK OR LINES BY VED GRADE CHANGE, REE WELL, OR OTHER STRUCTION LINES BY VED GRADE CHANGE, REE WELL, OR OTHER STRUCTION CONTREL STRUCTION CO	TREE PROTECTION NOTES TREE PROTECTION NOTES 1. PROVISE MUNINUS 'GRYE PRET MIGHTANI LIKK MESH PRET MIGHTANI LIKK MESH PRET MOTE ZONES AS SHOWN IN DRAWING. POSTS SHOWN IN DRAWING. POSTS FOR THE FENDING SHALL BE REGIST FEET APARTY of "EIGHT FEET APARTY of "EIGHT FEET APARTY of "COT ZONES AS AN TH A 20" CT WENTY INCRY DIAMETER TRUNK HAS A CRITICAL ROOT ZONE OF 20 (TWENTY ROOT ZONE OF 20 (TWENTY REET.) 3. TREES SHALL BE PROTECTED PROBLICATION ON SITE 4. NO WORK SHALL BE PORTECTED ROOT ZONE OF ANY MATERIALS 5. A CERTIFIED ARBORST OC TOT THE HEALTH OF ALL TREES FOR THE ENTIRE DUBRITICAL ROOTIFIE SOLITICAL COMPACTION AND ROOT DISTUBBANCE. 6. EXISTING HARDSCAPE WITHIN THE HEALTH OF ALL TREES FOR THE ENTIRE DUBRITICAL ROOTION AREAS SHALL BE REMOVED WITHING THE ADARDREST FOR THE FULL OR 20 FOR REMOVED SVA" PLYWOOD OVER 224 LUMBER COMPACTION AND ROOT DISTUBBANCE. 7. FHEATY EQUIPMENT WALE BE FOR THE RULL OR 20 FOR REMOVED SVA" PLYWOOD OVER 244 LUMBER POINTED TREES FOR THE SOLL ROOT COMPACTION AND ROOT DISTUBBANCE. 8. WHERE PRUNNES IN SHEED DE ROWNER THAN 22% OF A THERE SCANOPY OF A THE	SURVEY NOTES BEARING BASED ON THE TEXAS CONDINANCES STEM OF BRS (WADB3) CENTRAL TEXAS ZONE, BASED ON LOCAL OPS OBSERVATIONS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO MARY BE SUBJECT TO DISS HEREY CERTON THAT DISS HEREY CERTON THAT DISS HEREY CERTON THAT DISS HEREY CERTON THAT DISS HEREY CERTON THAT SUBVEY. THE SUBJECT TO MARY BASED ON THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TEXAS SOCIETY OF PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TROMENT AND CONTENTIONS IN SUBVEY. SUBVEY. SOCIETY OF PROPERTY LEGALLY DESCRIBED HEREON AND SCORE AMED AND FOR AND CONTENTIONS IN SUBVEY. SUBVEY. SOCIETY OF PROPERTY LEGALLY DESCRIBED HEREON AND AREA AS SUBVEY. SUBVEY. SOCIETY SHOWN HEREON IS DAVID. SUBVEY. SOCIETY SHOWN HEREON INSURANCE AND DEPARTMENT OF HAD FLOOD HAZARD AREA AS SUBVEY. SUBVEY. SOCIETIES SITIAT THE PROPERTY SHOWN HEREON INSURANCE AND DEPARTMENT OF HAD FLOOD HAZARD AREA AS DOUNDARY MAR PREVISED ASSK FOR ALL DATED AND PREVISED ASSK FOR ALL DATED AND PREVISED ASSK FOR ALL DATED AND DEPARTMENT OF HAD FLOOD HAZARD AREA AS DOUNDARY MAR PREVISED ASSK FOR ALL DATED AND PREVISED ASSK FOR ALL DATED AND PREVISED ASSK FOR ALL DATED AND PREVISED ASS
EATER THAN 4 INCHES INE OF TREES. NO SOIL IY TREE. 2 STRUCTURES, 2 STRUCTURES, 2 ALTAKE PLACE 1 ALTAKE P	TREE SURVEY NOTES THE TREE CIRCLES SHOWN HEREON HAVE ONE FOOT NOTE NEAD TREE OF TRUNK DIAMETER, GENERALLY, TRUNK DIAMETER, GENERALLY, TRUNK DIAMETER, GENERALLY, TRUNK DIAMETER, GENERALLY, TRUNK GROUND, LEVE, MUI, TI-TRUNK TREES, ARE ODBACKDUSS SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.	CERTIFIED ARBORISTIC MAINTEES DURING THE COURSE OF CONSTRUCTION. SVERIFY ALL NARDSCAPE INCLUDING DRIVES, PARKING APEAS, WALLS, STEPS AND MACHITECT. THE CONTRACTOR IS ENCOURAGED TO HIRE A WATERPROOFING CONSULTANT TO URTHODS WATERPROOFING ALL PORTIONS OF THE PROJECT.
	SAFETY NOTES PROVIDE SMOKE DETECTOR SYSTEM (HAROWRED) BACK-UP) AT EACH SLEEPING ROOM AND VICINITY IN ACCORDANEE WITH IRC R314. PROVIDE CARBON MONXIDE DETECTOR IN IMMEDIATE UICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315. ANY NEW PLUMBING OR ROOF YENTS SHALL BE SCREENED FOR EMBER PROTECTION PER IWUIC 504.10	STABILIZATION AND REVECETATION NOTES 1. ALL DETVICET AREAS TO BRE VECETATED IMMEDIATELY FOLLOWING THE END OF CONSTRUCTION WITH NATVE, DROUGHT RESISTANT GRASSES STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADING COMPLETE: STABILIZATION BLANKET (SRB). ALL DISTURBED/SARE AREAS WILL REQUIRE STABILIZATION BEFORE THE STABILIZATION BEFORE THE NOTICE OF TERMINATION (NOT FOR THIS PROJECT SHALL BE SUBMITTED.
AGE AND	FIRE SAFETY NOTES FIRE SAFETY NOTES FIRE SPRINKLER SYSTEM. PER INTERNATIONAL RESIDENTIAL AUTOMATIC RESIDENTIAL FIRE SPR FOR ADDITIONS OR ALTERATIONS T ALREADY PROVIDED WITH AN AUTO SYSTEM.	CODE R313.2, EXCEPTION, AN
UUSTIN CODE: D	CURRENTLY ADOPTED CODES 1) INTERNATIONAL ULDING CODE 2) INTERNATIONAL URSIDEVTAL CO ONE AND TWO FAMILY OWELLINGS 3) INTERNATIONAL INFERY CONSEI 4. UNIFORM MECHANICAL CODE 2) 3) MODERIDE VICTIV OF AUSTIN 6) INTERNATIONAL FUEL GAS CODE 1) NATIONAL ELECTRIC CODE 2007 6) OR 200 PUED BY INFER SERVICE 9) INTERNATIONAL FUEL GREEN 6) INTERNATIONAL FUEL GREEN 6) INTERNATIONAL EXISTING BULD 10) INTERNATIONAL PROPERTY MAIL	DDE FOR - 2021 EDITION RVATION CODE - 2021 EDITION 2021 EDITION H EDITION, - 2021 EDITION D EDITION, ROVIDER ING CODE - 2021 EDITION

" (S)

Site Plan SCALE: As India

Notes Notes The Contractor is responsible for confirming and correcting dimensions at the job site; the means, methods, techniques, sequences, or procedure of construction; and for safety precautions in connection with the Project. SAM BURCH ARCHITECT CRED A Gaston Avenue Remodel 1012 Gaston Avenue Austin, Texas 78703 1012

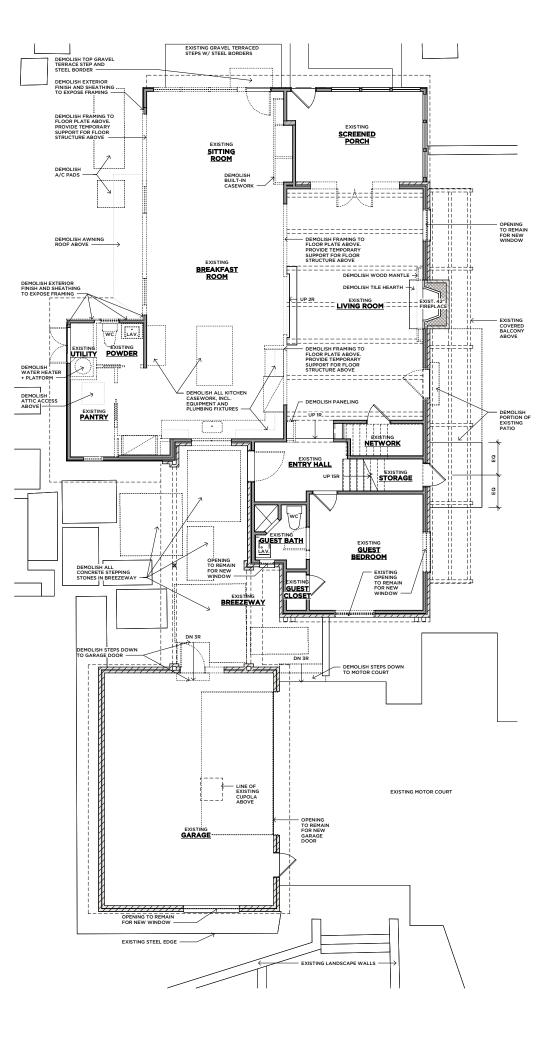
Date 10/03/2022

Issue Permit Set

Permit Set

Site Plan





 DEMO LEGEND

 FRAMING WALLS (2x6) TO REMAIN

 FRAMING WALLS (2x6) TO REMAIN

 FRAMING WALLS (2x6) TO REMAIN

 MASONRY WALLS TO REMAIN

 DEMOLSHED WALLS TO REMAIN

 DEMOLSHED WALLS TO REMAIN

 DEMOLSHED WALLS TO REMAIN

Issue Date Permit Set 10/03/2022
Notes
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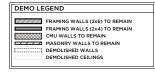


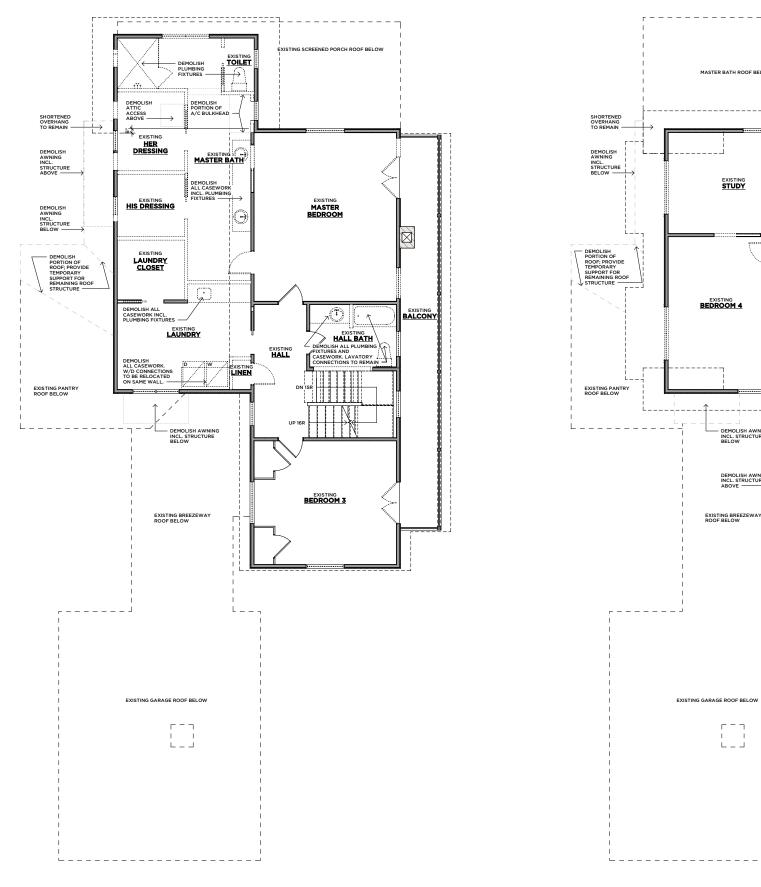
Permit Set

First Floor Demo Plan

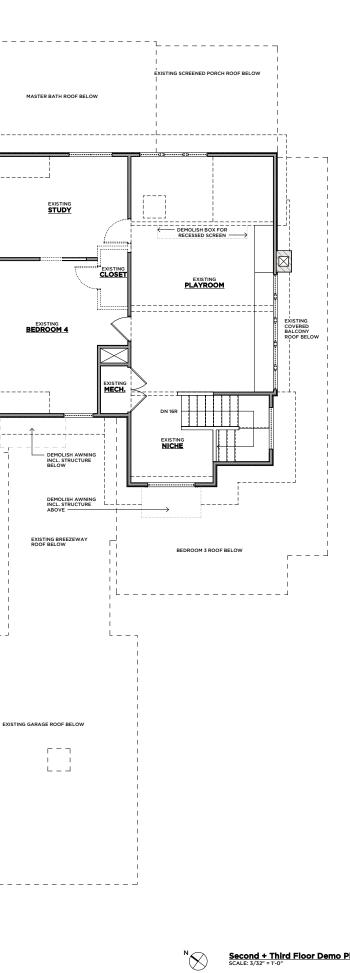








1 Second Floor Demo Plan SCALE: 3/32" = 1'-0"



EXISTING

Issue Permit Set Date 10/03/2022 Notes The Contractor is responsible for confirming and correcting dimensions at the job site; the means, methods, techniques, sequences, or procedures of construction; and for safety precautions in connection with the Project.



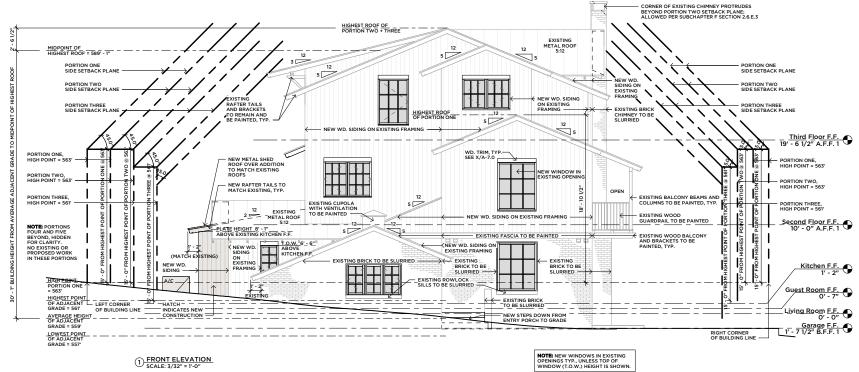


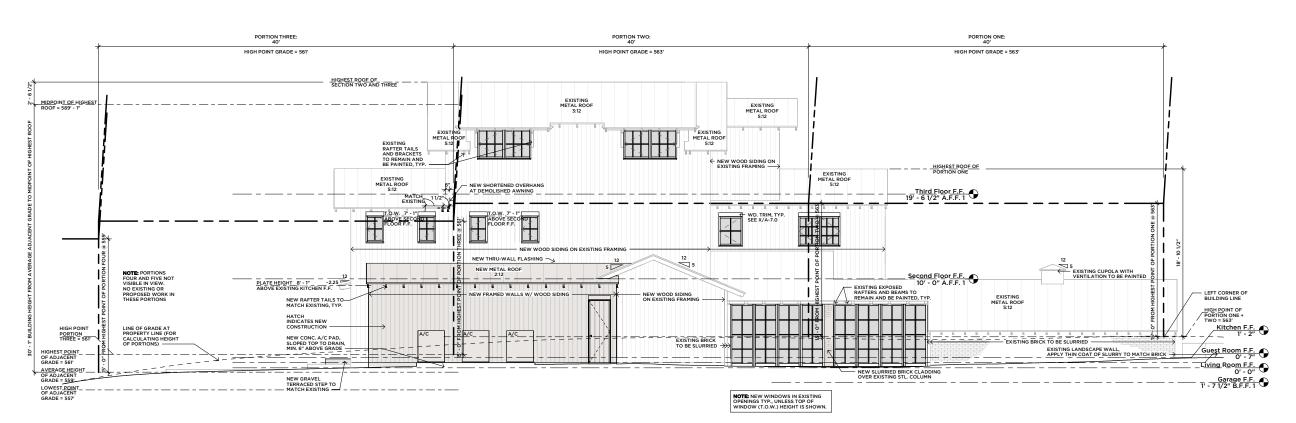
1012 Gaston Avenue Remodel 1012 Gaston Avenue Austin, Texas 78703

Permit Set

Second + Third Floor Demo Plans







Issue	Date
Permit Set 10/0	3/2022
-	
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Notes	
The Contractor is	
responsible for	
confirming and	
correcting dimensio	ns at
the job site; the mea	
methods, technique	
sequences, or proce	
of construction; and	
safety precautions in	
connection with the	
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Permit Set

Exterior Elevations



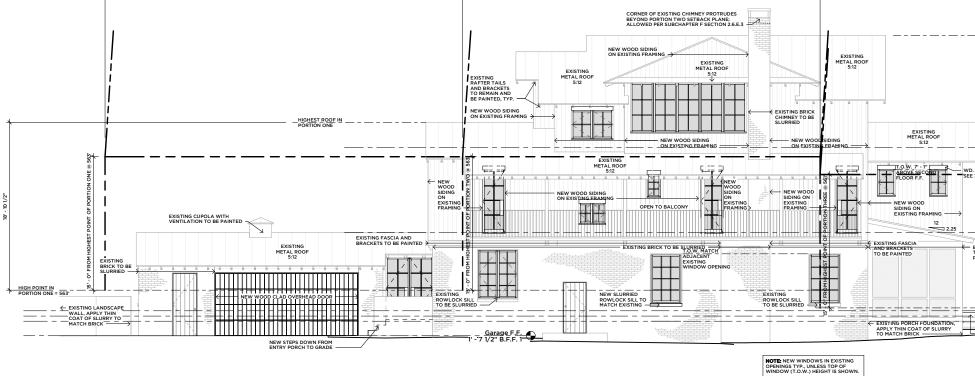
<u>Third Floor F.F.</u> 19' - 6 1/2" A.F.F. 1

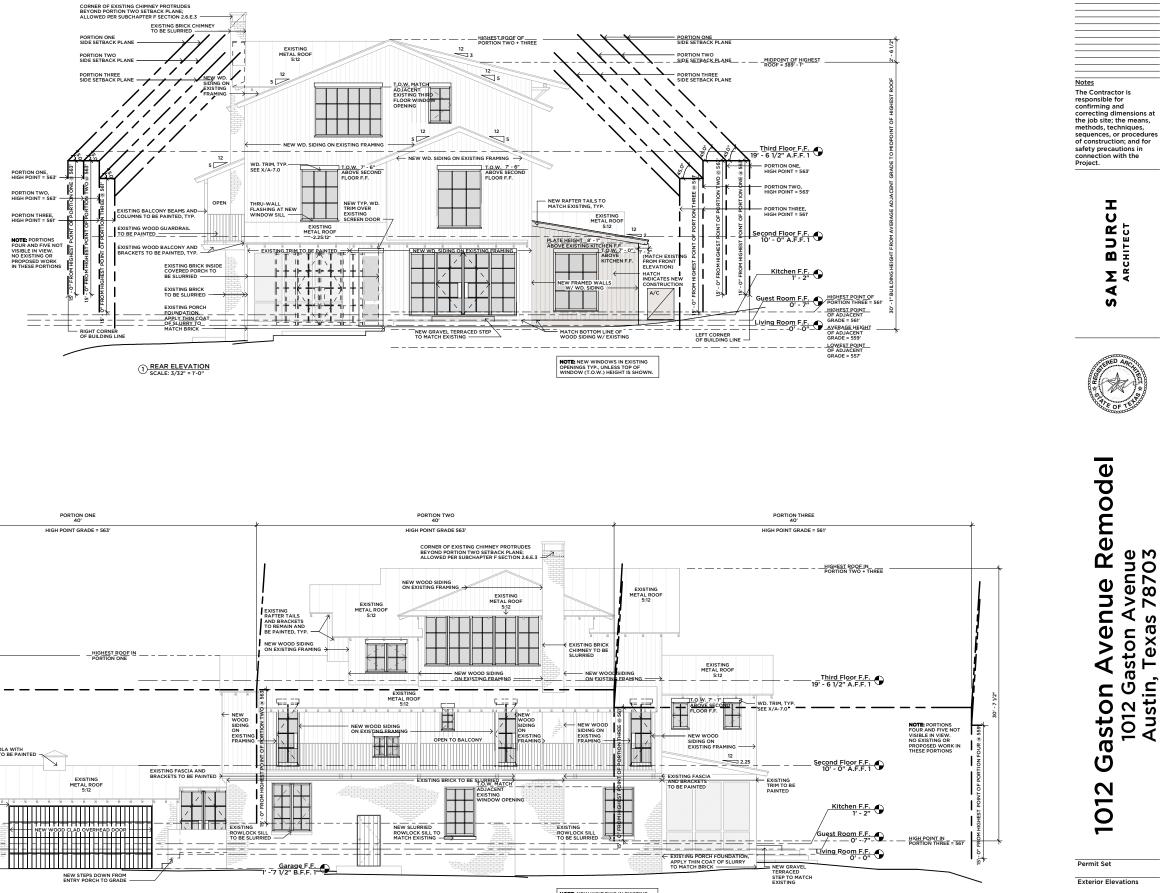
Second Floor F.F. 10' - 0" A.F.F. 1

Kitchen F.F. 1' - 2"

Gu<u>est Room F.F.</u> 0' - 7"







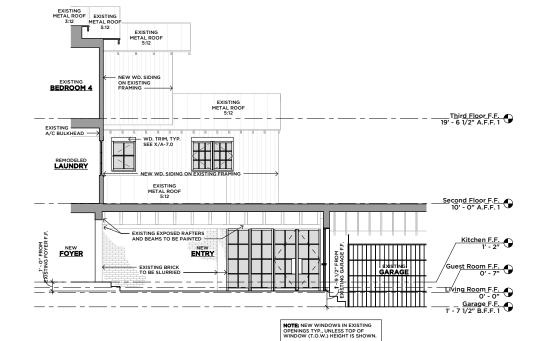


Date 10/03/2022

Issue Permit Set

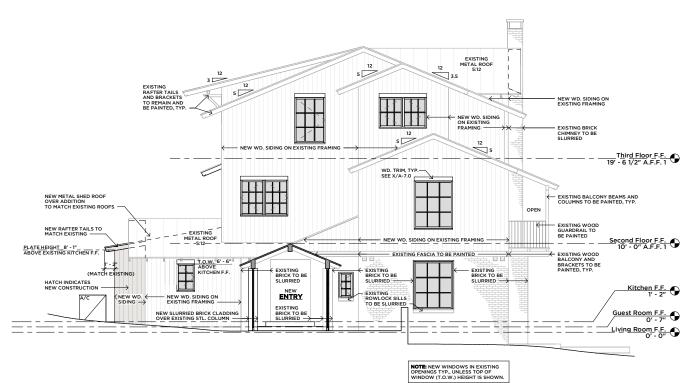
(2) BUILDING SECTION SCALE: 3/32" = 1'-0"







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



Terrer Dete
Issue Date Permit Set 10/03/2022
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NOTE: NEW WINDOWS IN EXISTING OPENINGS TYP., UNLESS TOP OF WINDOW (T.O.W.) HEIGHT IS SHOWN. 1012 Gaston Avenue Remodel 1012 Gaston Avenue Austin, Texas 78703

Permit Set

Building Section

