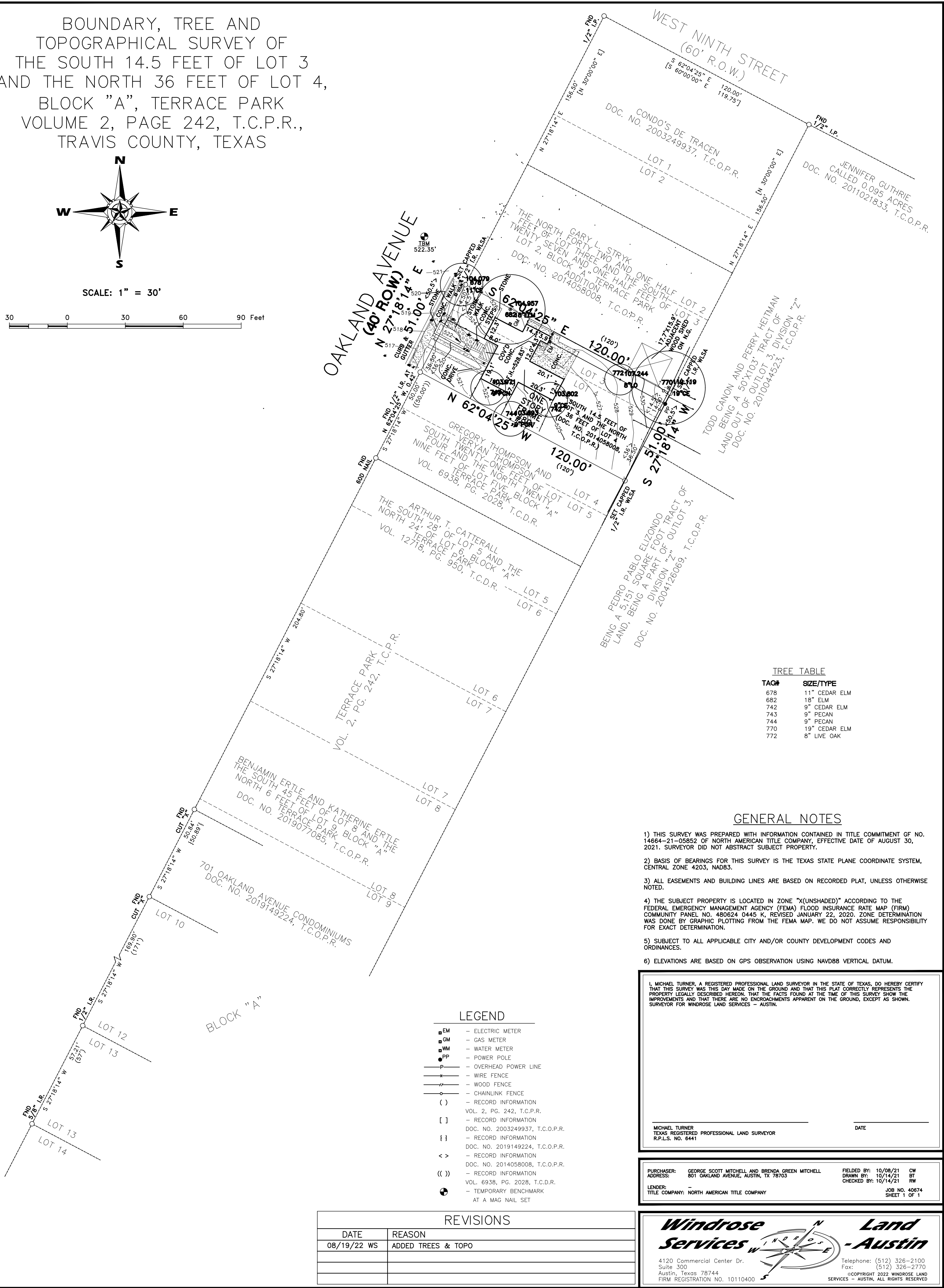
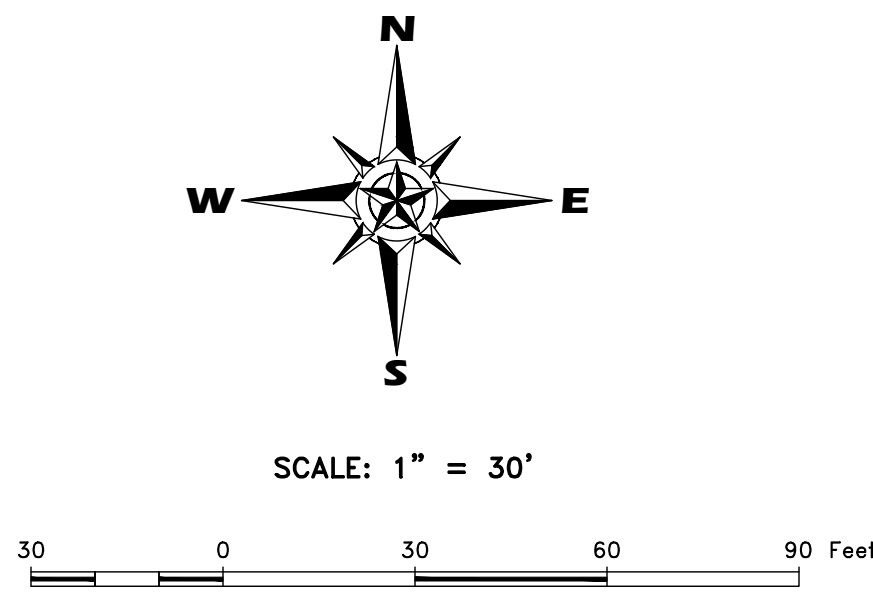


BOUNDARY, TREE AND
TOPOGRAPHICAL SURVEY OF
THE SOUTH 14.5 FEET OF LOT 3
AND THE NORTH 36 FEET OF LOT 4,
BLOCK "A", TERRACE PARK
VOLUME 2, PAGE 242, T.C.P.R.,
TRAVIS COUNTY, TEXAS



TREE TABLE	
TAG#	SIZE/TYPE
678	11" CEDAR ELM
682	18" ELM
742	9" CEDAR ELM
743	9" PECAN
744	9" PECAN
770	19" CEDAR ELM
772	8" LIVE OAK

GENERAL NOTES

- 1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 14684-21-05852 OF NORTH AMERICAN TITLE COMPANY, EFFECTIVE DATE OF AUGUST 30, 2021. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 2) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
- 3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480624 0445 K, REVISED JANUARY 22, 2020. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) SUBJECT TO ALL APPLICABLE CITY AND/OR COUNTY DEVELOPMENT CODES AND ORDINANCES.
- 6) ELEVATIONS ARE BASED ON GPS OBSERVATION USING NAVD88 VERTICAL DATUM.

I, MICHAEL TURNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. SURVEYOR FOR WINDROSE LAND SERVICES - AUSTIN.

MICHAEL TURNER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 6441

PURCHASER: GEORGE SCOTT MITCHELL AND BRENDA GREEN MITCHELL
ADDRESS: 801 OAKLAND AVENUE, AUSTIN, TX 78703
FIELDER BY: 10/06/21 CW
DRAWN BY: 10/14/21 BT
CHECKED BY: 10/14/21 RW
JOB NO. 40674
SHEET 1 OF 1

Windrose Services - Austin

4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
FIRM REGISTRATION NO. 10110400

Telephone: (512) 326-2100
Fax: (512) 326-2770
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REVISIONS	
DATE	REASON
08/19/22 WS	ADDED TREES & TOPO

1 SURVEY
SCALE: 1" = 30'-0"

LITTLE PORCH HOUSE
REMODEL+ADDITION
801 OAKLAND | AUSTIN, TX 78703

SURVEY 23.06.11

A1.0

FOR PERMIT

PROJECT INFORMATION

ADDRESS: 801 OAKLAND AVE
LOT AREA: 6,604 SQFT
ZONING: MF-4-HD-NP
PROPERTY ID: 106746
LEGAL DESCRIPTION: S 14.5 FT OF LOT 3 & N 36 FT OF LOT 4 BLK A QLT 3 DIV Z TERRACE PARK
HISTORIC DISTRICT: SMOOT/TERRACE, NATIONAL REGISTER
NEIGHBORHOOD PLAN: OLD WEST AUSTIN

CODE INFORMATION

WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL CODE LISTED BELOW AND PER THE CITY OF AUSTIN'S LOCAL AMENDMENTS:

2021 FLOOD HAZARD AREAS - (CHAPTER 25-12, ARTICLE 3)

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)

2015 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)

2020 NATIONAL ELECTRICAL CODE (NEC)
2021 UNIFORM MECHANICAL CODE (UMC)
2021 UNIFORM PLUMBING CODE (UPC)

NOTES CONCERNING TREE PROTECTION:

-SEE COA ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2
-5' MIN CHAIN LINK MESH TREE FENCING IS REQUIRED ALONG ALL FULL CRITICAL ROOT ZONES. WHERE UNACHIEVABLE, FENCE AS MUCH OF THE CRZ AS PRACTICAL. WHERE THE TREE PROTECTION FENCING CANNOT INCORPORATE ALL OF THE 1/2" CRZ 8 INCHES OF MULCH IS REQUIRED IN THE FULL CRZ.
-NO MATERIAL STAGING, DUMPSTER AND SPOILS PLACEMENT, AND ACCESS ROUTE IN THE 1/2 CRZ. WHEN NOT POSSIBLE, MINIMIZE IMPACT AND PROTECT WITH 8 INCHES OF MULCH IN THE FULL CRZ OF IMPACTED TREE.
-WHEN HEAVY MACHINERY IS ANTICIPATED TO ENCROACH INTO THE ROOT ZONES OF

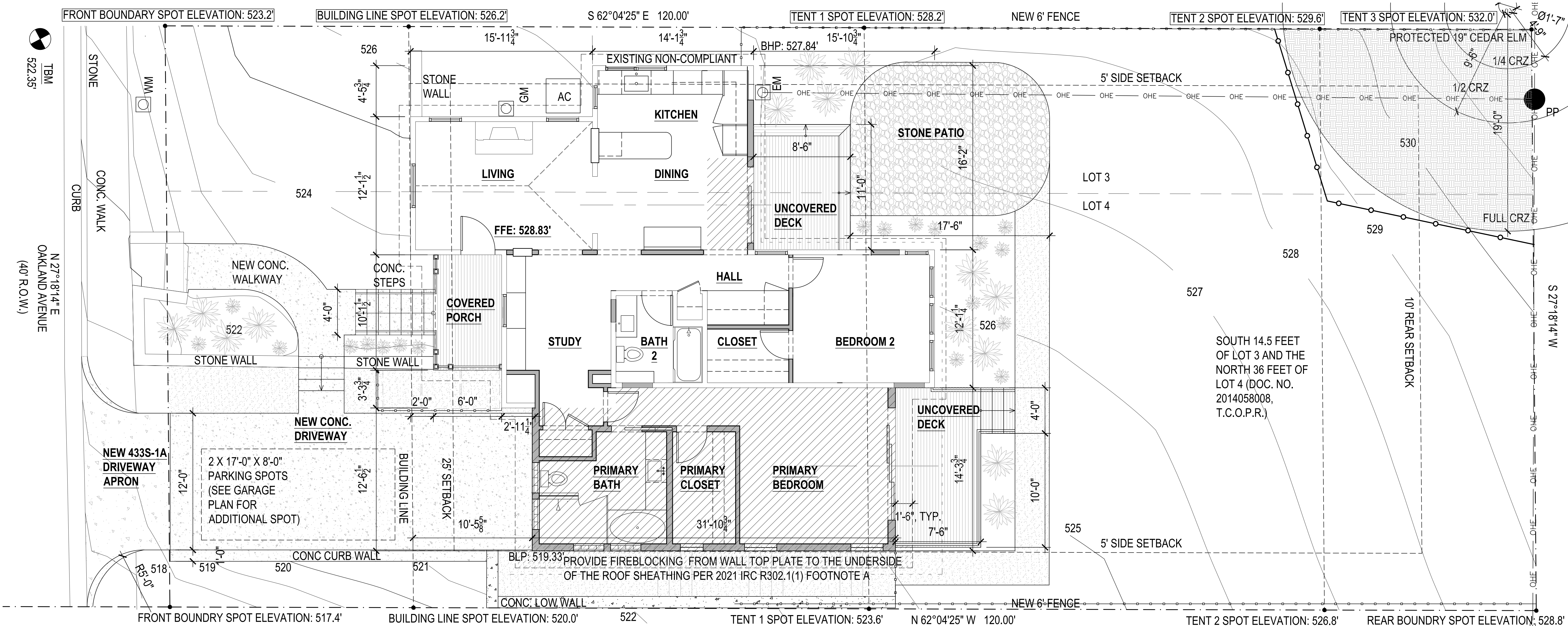
PROTECTED TREES, COVER THESE AREAS WITH A MINIMUM OF 12" OF ORGANIC MULCH, 2X4 PLANKS AND 3/4" PLYWOOD ON TOP TO BRIDGE OVER THE ROOT ZONE AND MINIMIZE ROOT COMPACTION.
-PLEASE AVOID THE 1/2 CRZ OF ALL OF THE PROTECTED TREES. TRENCHES HAVE TO BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5" OR MORE IN DIAMETER. PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
-WHEN POURING THE FOUNDATION, PLEASE MAKE SURE THAT NO BATTER BOARD OR FOUNDATION FORMWORK STAKES ARE PLACED WITHIN THE 1/2 CRZ EXCEPT FOR #5 REBAR W/ POINTED TIP. USE A STRONG-BACK DESIGN TO

GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.
-IF PRUNING IS EXPECTED, HAVE A CERTIFIED ARBORIST ASSESS THE PRUNING NEEDS FOR THE PROJECT AND PROVIDE A WRITTEN ASSESSMENT WITH THE UPDATE SUBMITTALS OF THE ESTIMATED PERCENTAGE OF CANOPY THAT THE PRUNING IS PROPOSED TO REMOVE - THIS CANNOT EXCEED 25% PER PROTECTED TREE. A "PAID IN FULL" RECEIPT FOR THE WORK WILL BE REQUIRED FROM THIS CERTIFIED ARBORIST TO THE FINAL TREE INSPECTOR. IF 25% OR MORE OF THE CANOPY IS DESIRED TO BE REMOVED (FOR ANY PROTECTED TREE), A CERTIFIED ARBORIST MUST PROVIDE A WRITTEN REPORT TO THE COA

TREE INSPECTOR BEFORE PERFORMING THIS WORK IN ORDER.
-IF A CONCRETE LINE PUMP WILL BE USED TO POUR FOUNDATION, PLEASE WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT SLURRY FROM LEACHING INTO GROUND AND NEAR ROOTS OF TREES.

KEY

- = NEW ADDITION
- = PEA GRAVEL (PERVIOUS)
- = CONCRETE FLATWORK (IMPERVIOUS)
- = CONSTRUCTION STAGING
- = 8"-12" CRZ PROTECTION ORGANIC MULCH
- = CHAIN LINK MESH TREE FENCING
- = 2X4 PLANKS WITH 3/4" PLYWOOD FOR BRIDGING CRZ



CALCULATIONS

LOT AREA: 6,119 SQFT
GROUND FLOOR: 897 SQFT EXISTING, 1,341 SQFT NEW (33 SQFT @ DINING, 444 SQFT @ PRIMARY SUITE)
COVERED PORCH: 61 SQFT EXISTING
UNCOVERED DECK: 0 SQFT EXISTING, 94 SQFT + 117 SQFT: 211 SQFT NEW
STORAGE SHED: 120 SQFT EXISTING, 0 SQFT NEW
GARAGE: 0 SQFT EXISTING, 414 SQFT NEW
DRIVEWAY: 202 SQFT EXISTING, 382 SQFT NEW
PATIO: 346 SQFT EXISTING, 218 SQFT NEW
WALKWALK AND STAIRS: 111 SQFT EXISTING, 131 SQFT NEW
AC PAD AND MISC FLATWORK: 31 SQFT EXT, 40 SQFT NEW

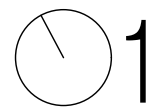
EXISTING BUILDING COVERAGE: 958 SQFT, 100(958 SQFT / 6,119 SQFT) = 16% OF LOT,
NEW BUILDING COVERAGE: 1,768 SQFT, 100(1,768 SQFT / 6,119 SQFT) = 29% OF LOT
EXISTING IMPERVIOUS COVER: 100(1,768 SQFT / 6,119 SQFT) = 29% OF LOT
NEW IMPERVIOUS COVER: 100(2,278 SQFT / 6,119 SQFT) = 37% OF LOT
EXISTING FAR: 100(897 SQFT / 6,119 SQFT) = 15%
NEW FAR: 100(1,555 SQFT / 6,119 SQFT) = 25% (200 GARAGE AND FULL GROUND FLOOR PORCH EXEMPTION)

LITTLE PORCH HOUSE
REMODEL+ADDITION
801 OAKLAND | AUSTIN, TX 78703

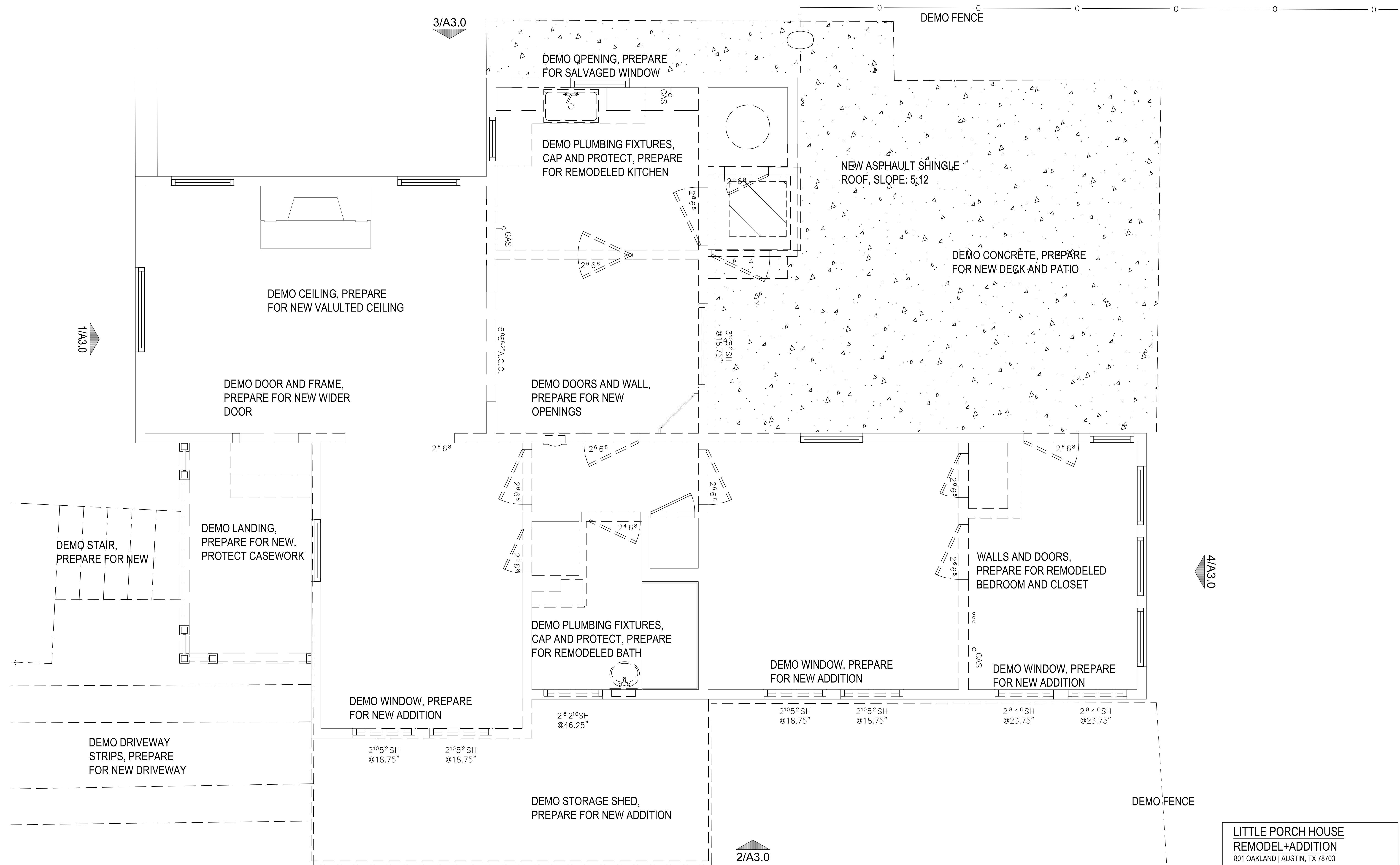
SITE PLAN 23.06.11

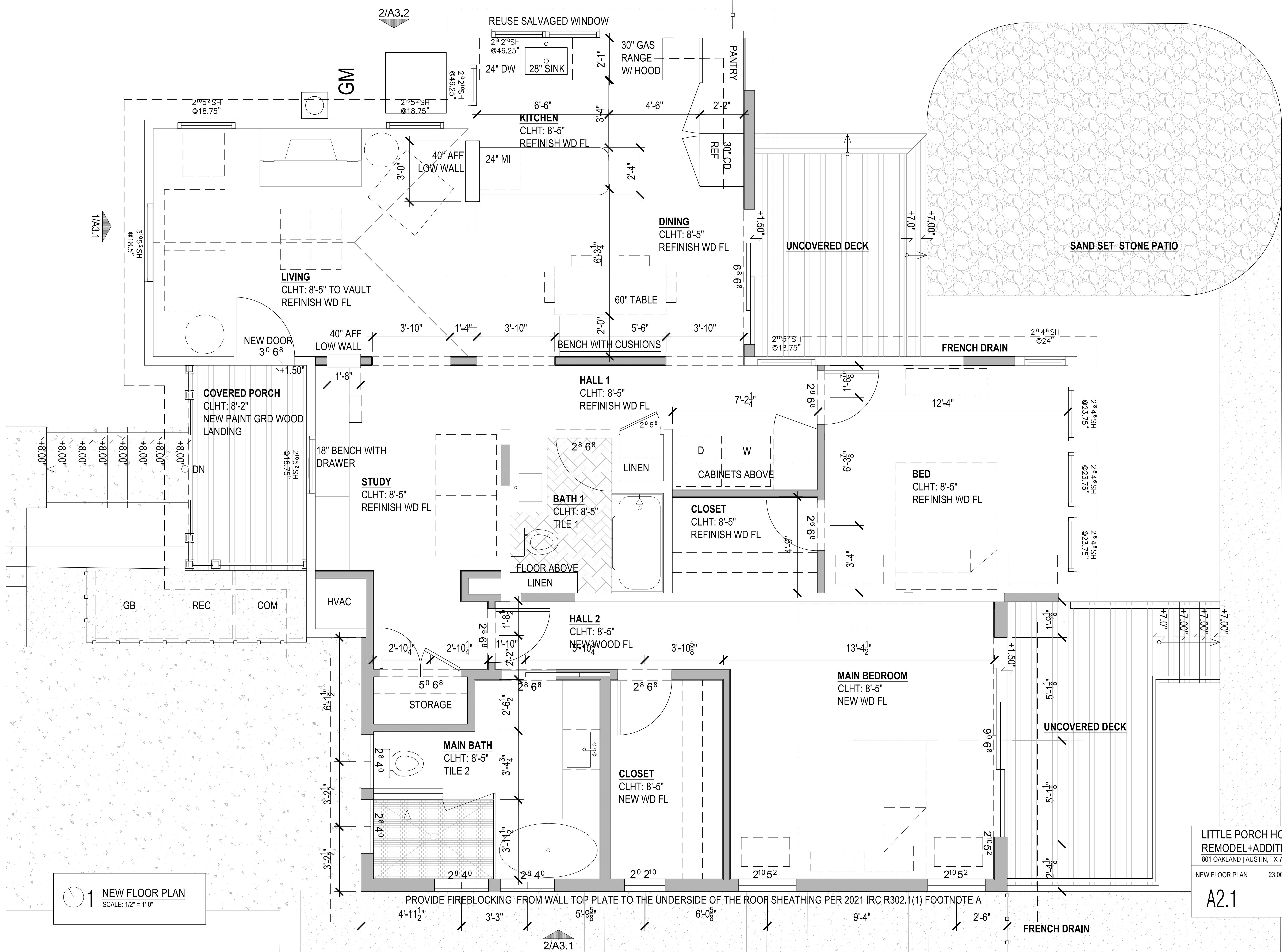
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FOR PERMIT



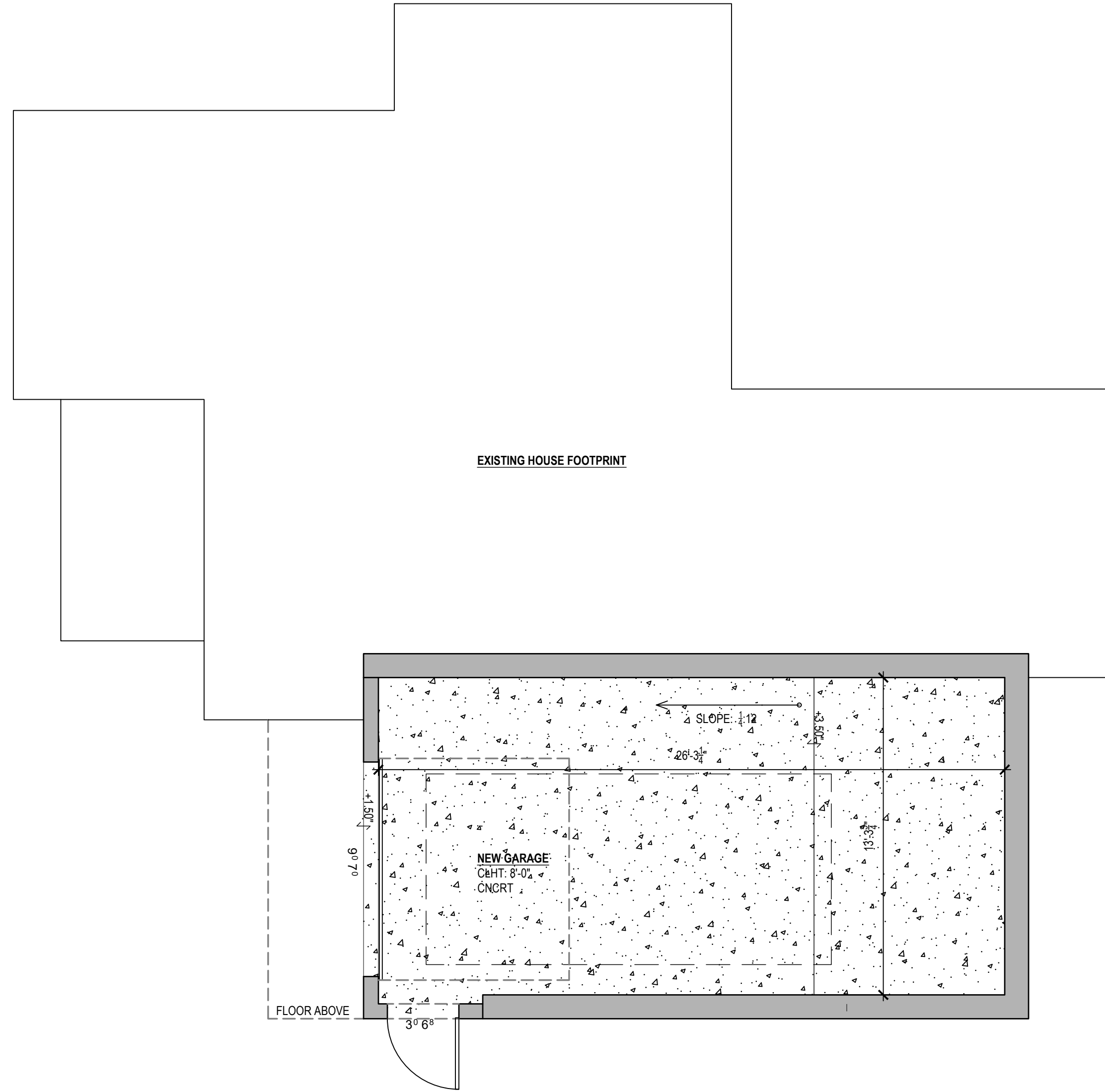
NEW SITE PLAN
SCALE: 1/2" = 1'-0"



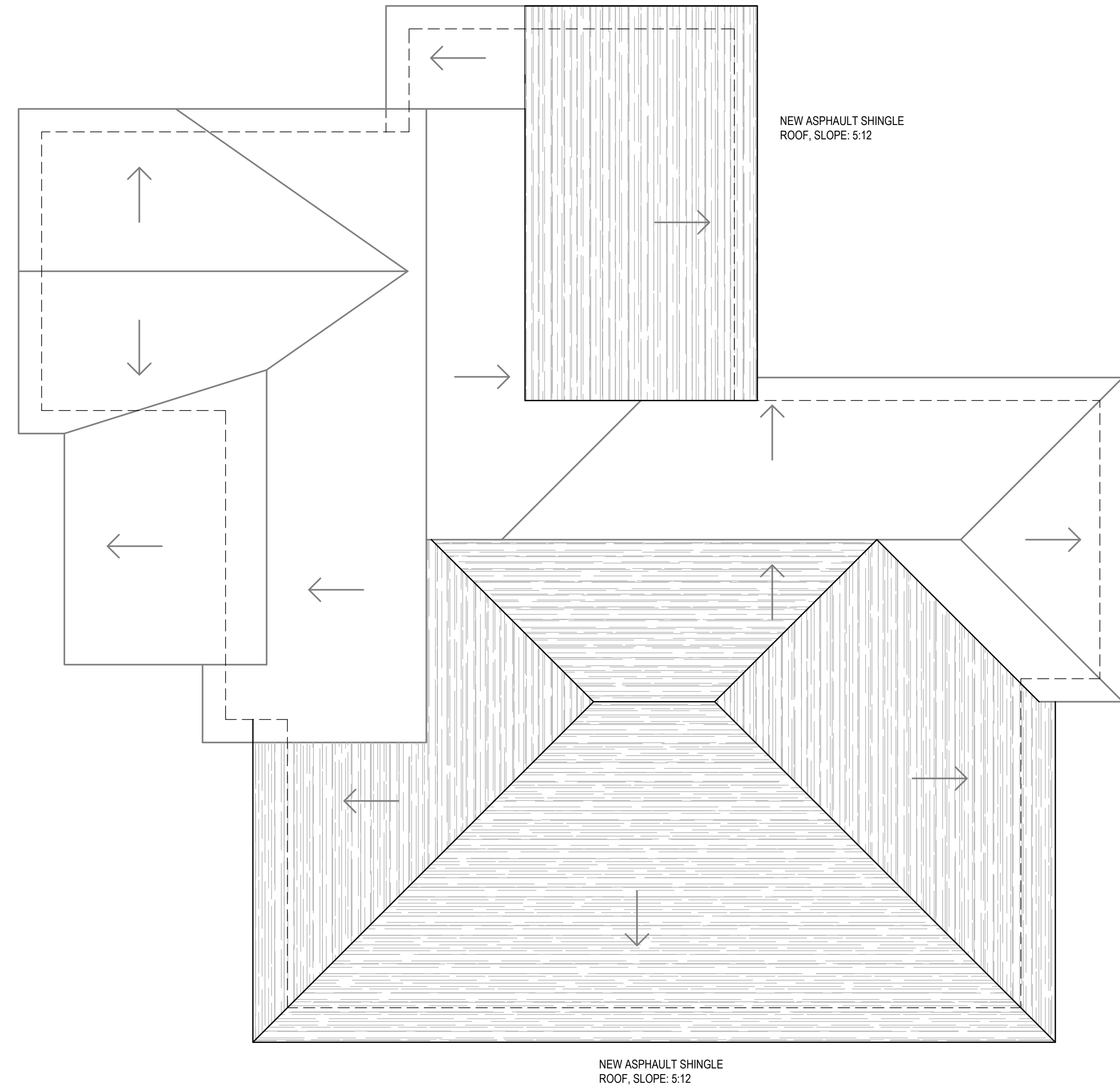


1 NEW FLOOR PLAN
SCALE: 1/2" = 1'-0"

LITTLE PORCH HOUSE REMODEL+ADDITION 801 OAKLAND AUSTIN, TX 78703	
NEW FLOOR PLAN	23.06.11
A2.1	
FOR PERMIT	



1 NEW GARAGE PLAN
SCALE: 1/4" = 1'-0"



2 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

LITTLE PORCH HOUSE REMODEL+ADDITION 801 OAKLAND AUSTIN, TX 78703		FOR PERMIT
NEW GARAGE + ROOF	23.06.11	
A2.2		



1 EXISTING WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



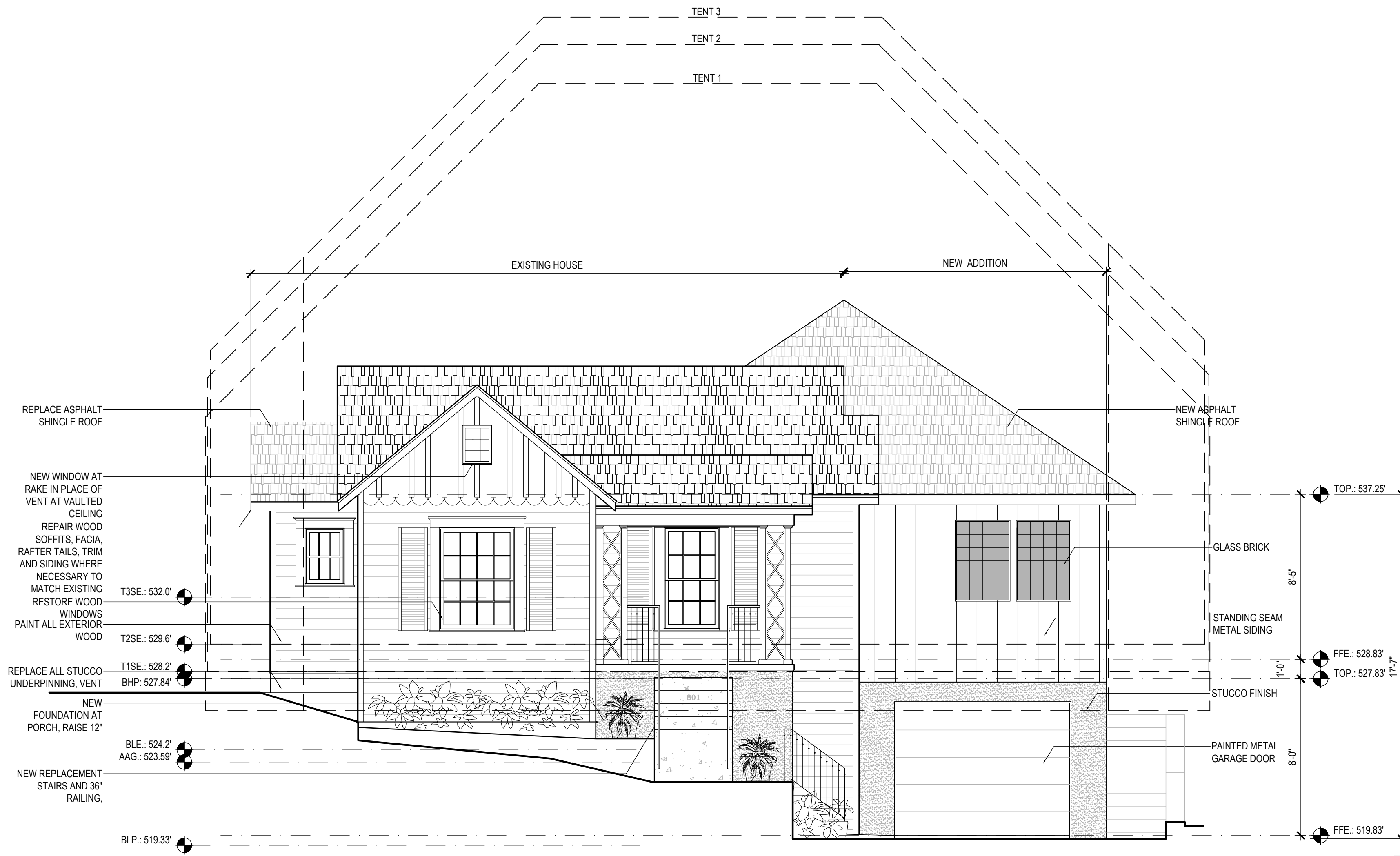
2 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



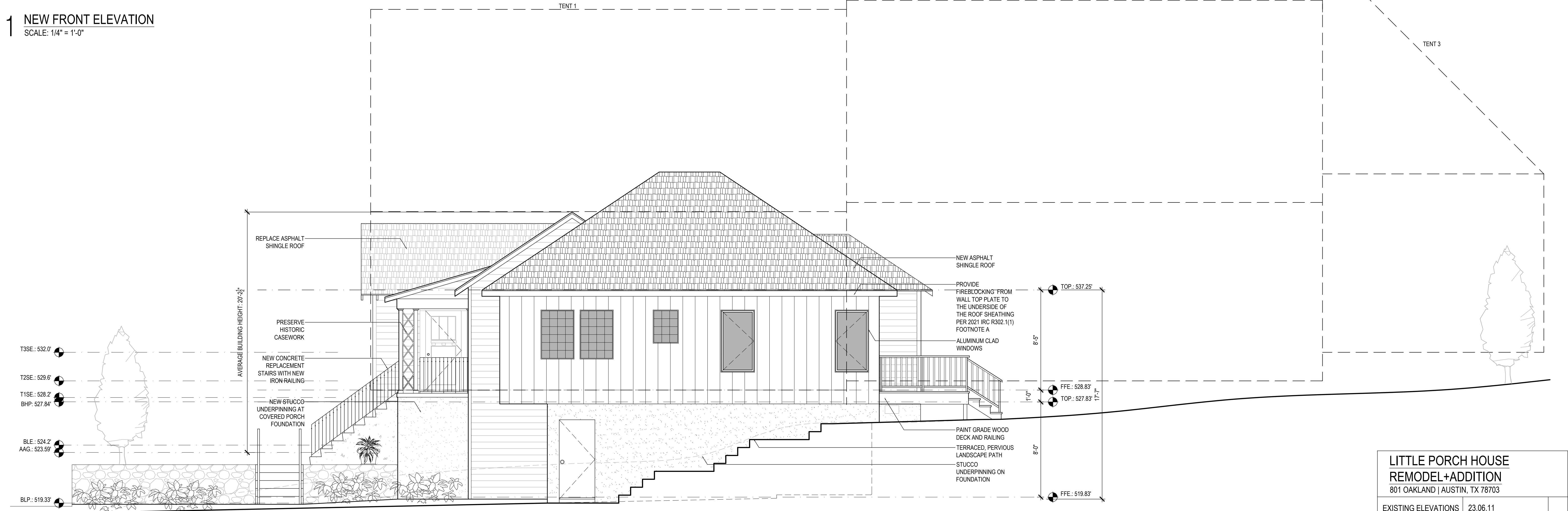
3 EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING EAST BACK ELEVATION
SCALE: 1/4" = 1'-0"

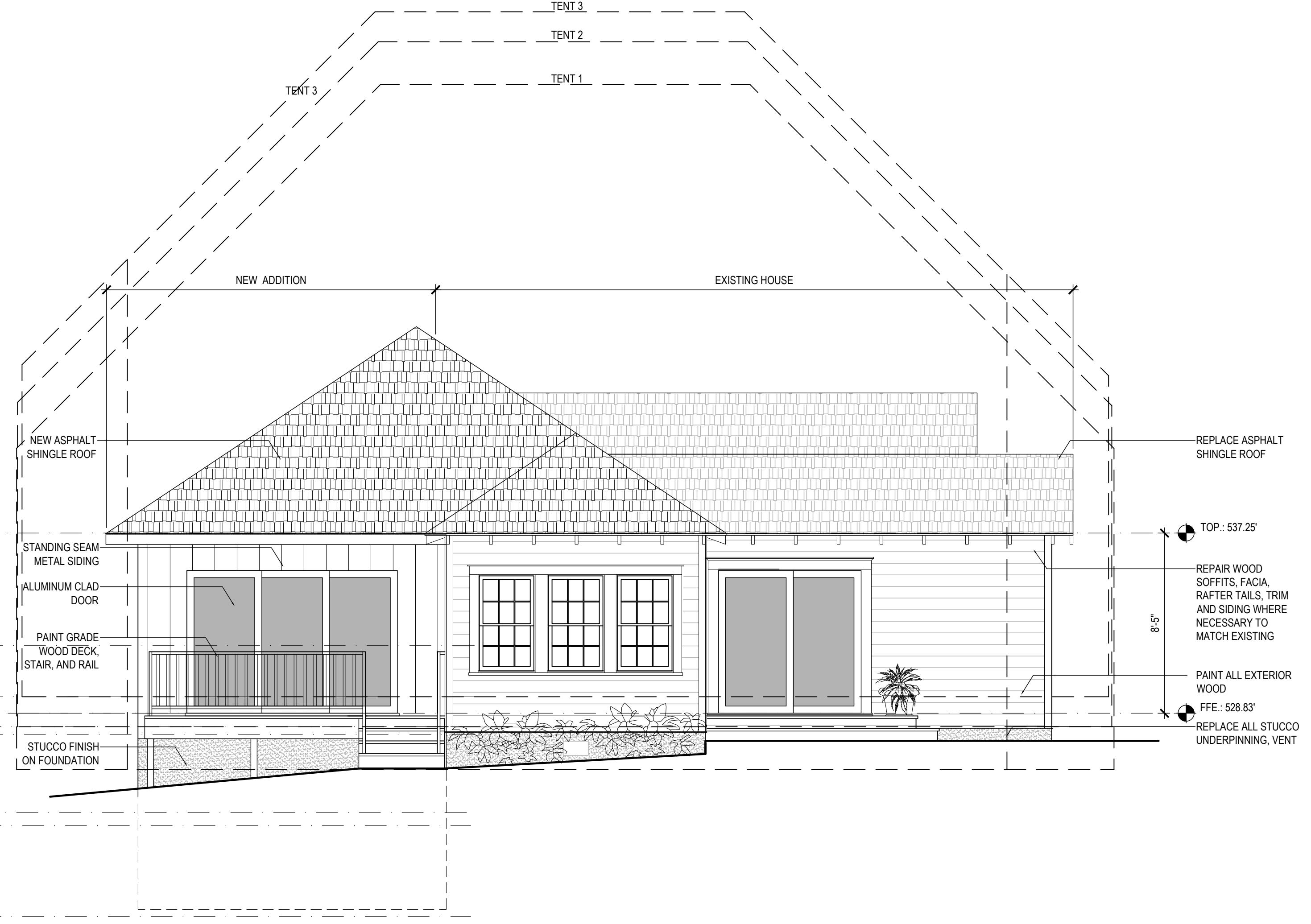


1 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

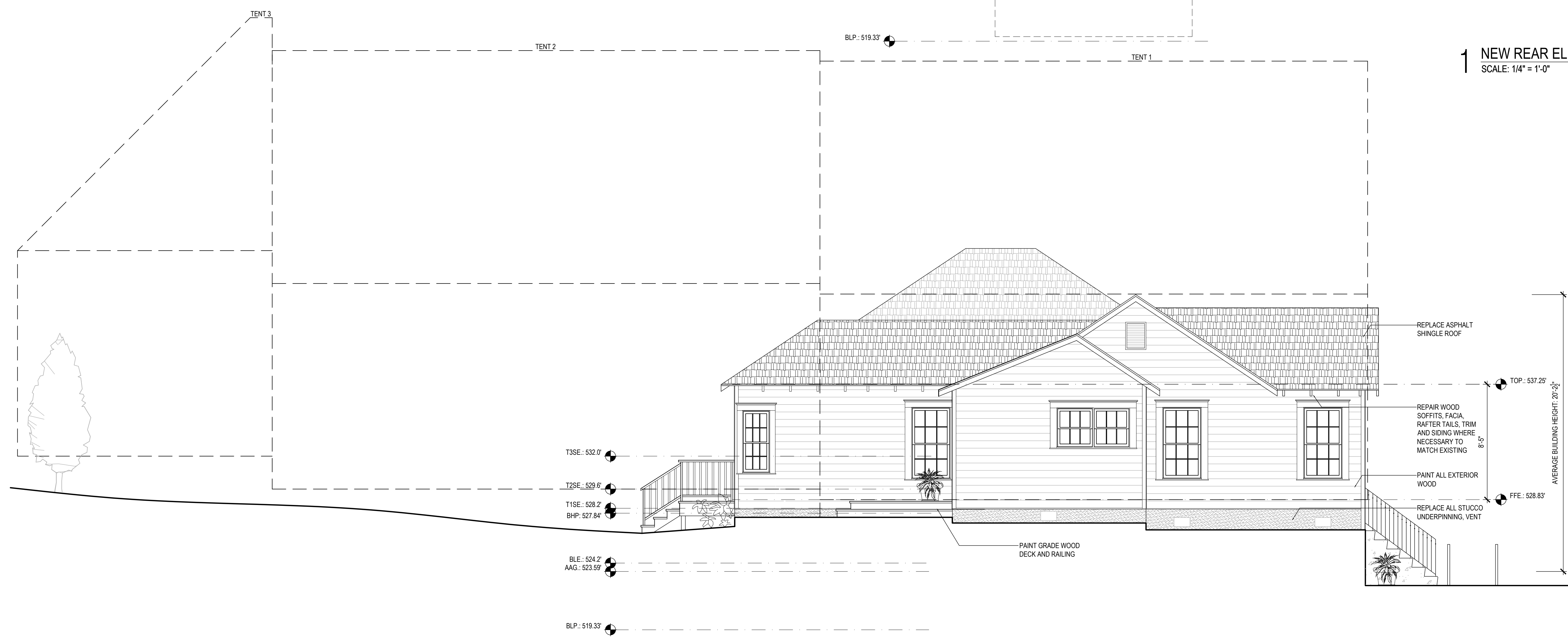


2 NEW SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LITTLE PORCH HOUSE REMODEL+ADDITION 801 OAKLAND AUSTIN, TX 78703		FOR PERMIT
EXISTING ELEVATIONS	23.06.11	
A3.1		



1 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LITTLE PORCH HOUSE REMODEL+ADDITION 801 OAKLAND AUSTIN, TX 78703		FOR PERMIT
NEW ELEVATIONS	23.06.11	
A3.2		