

1209 TAYLOR ST, AUSTIN, TX 78702

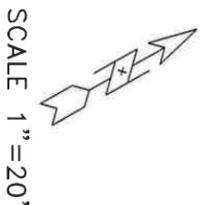
STANDARD LAND, TOPOGRAPHIC & TREE SURVEY

Address 1209 TAYLOR STREET Reference DAVID MICHAEL BIVEN
 Lot 22, WENDLANDT & STAHELLY RESUBDIVISION IN OUTLOT NOS. 33 & 45 IN DIVISION "0"
 a subdivision in TRAVIS County, Texas, Book 3 Page 88, Plat Records of TRAVIS County, Texas

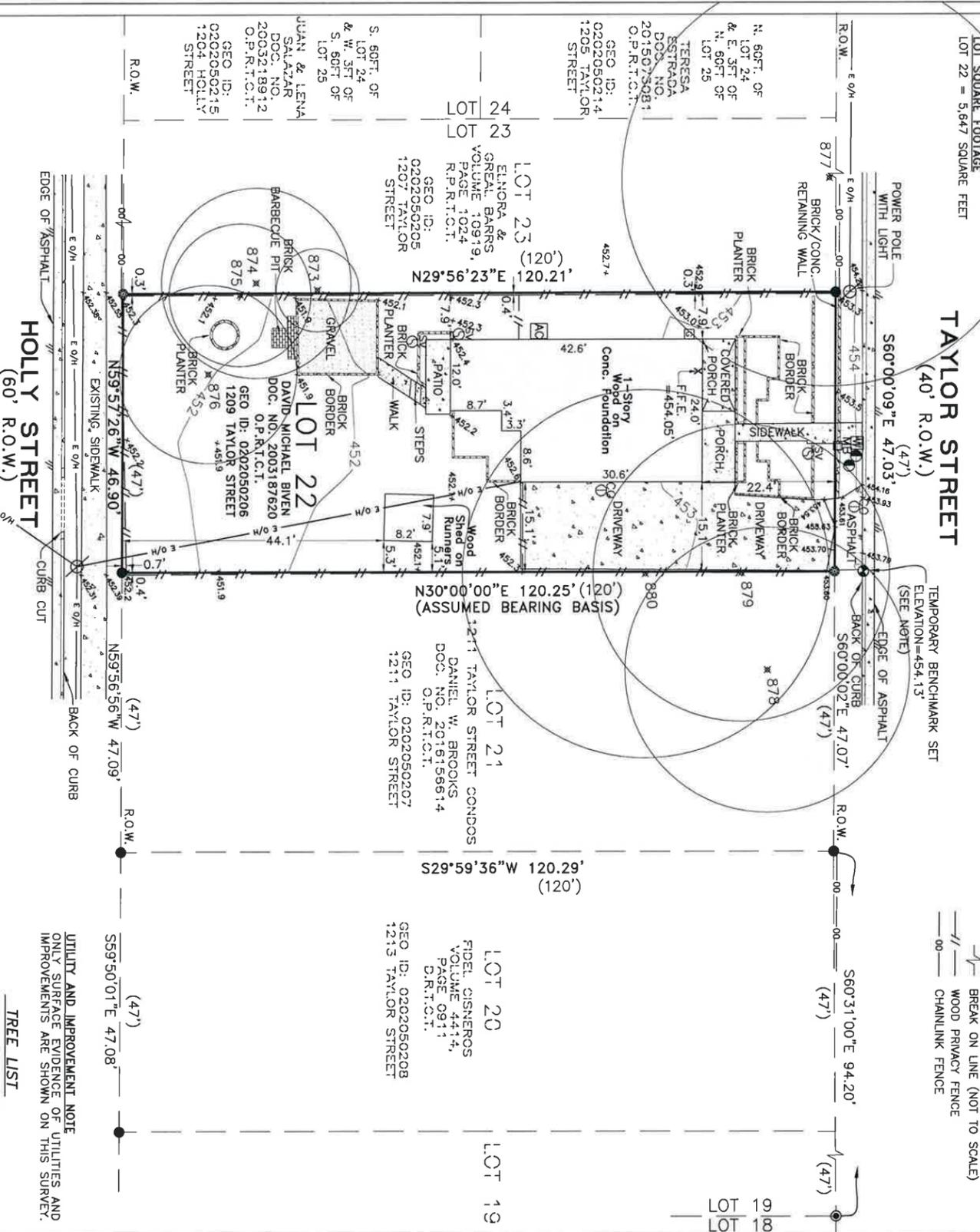
ON SITE TEMPORARY BENCH MARK
 SET TRANGLE CUT ON TOP OF CURB ON THE SOUTH SIDE OF TAYLOR STREET BETWEEN ADDRESSES #1211 & #1209, APPROXIMATELY 240' EAST OF THE INTERSECTION OF WALLER STREET & TAYLOR STREET, APPROXIMATELY 4.0' NORTH OF A CHAINLINK FENCE, AND APPROXIMATELY 20.0' SOUTH OF THE CENTERLINE OF TAYLOR STREET. ELEVATION = 454.13' (ON SITE, SEE DRAWING)
 BASIS OF VERTICAL DATUM
 MONUMENT NO. 21-2002 AS PUBLISHED BY THE C.O.A. WAS USED AS THE CONTROLLING MONUMENT FOR THIS SURVEY. A BRASS DISK FOUND ON SIDEWALK AT THE SOUTHEAST CORNER OF WALLER STREET AND WILLOW STREET, C.O.A. GRID COORDINATES N=10,067,505.38 E=3,117,443.54 ELEVATION=466.21' (OFF SITE)

PLAIN NOTE
 THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN ZONE "X" SHADED FROM FIRM MAP NUMBER 48453C0485L, DATED JANUARY 6, 2016, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

BUILDING SETBACK LINES
 1. ADDITIONAL BUILDING SETBACK LINES AND EASEMENTS THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
 2. ADDITIONAL BUILDING SETBACK LINES THAT MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS AND RESTRICTIVE COVENANTS ARE NOT SHOWN HEREON.



SCALE 1"=20'



LOT SQUARE FOOTAGE
 LOT 22 = 5,647 SQUARE FEET

TAYLOR STREET
 (40' R.O.W.)

HOLLY STREET
 (60' R.O.W.)

TEMPORARY BENCHMARK SET
 ELEVATION=454.13'
 (SEE NOTE)

EDGE OF ASPHALT
 BACK ON CURB
 S60°00'02"E 47.07'
 S60°31'00"E 94.20'
 S59°50'01"E 47.08'

- LEGEND**
- TEMPORARY BENCHMARK SET
 - COTTON GIN SPINDLE FOUND
 - 1/2" IRON ROD FOUND WITH NO CAP
 - 1/2" IRON PIPE FOUND WITH NO CAP
 - (AS PER PLAT)
 - P.R.T.C.T.
 - O.P.R.T.C.T.
 - R.P.R.T.C.T.
 - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - D.R.T.C.T.
 - DEED RECORDS TRAVIS COUNTY, TEXAS
 - R.O.W.
 - FINISHED FLOOR ELEVATION
 - AIR CONDITIONER PAD
 - CONCRETE IMPROVEMENTS
 - BRICK IMPROVEMENTS
 - DIRT & GRAVEL
 - WATER METER
 - WATER VALVE
 - WASTEWATER CLEAN OUT
 - STREET SIGN
 - MAILBOX
 - GAS METER
 - SPRINKLER CONTROL VALVE
 - OVERHEAD ELECTRIC/TELEPHONE LINE WITH POWER POLE
 - BREAK ON LINE (NOT TO SCALE)
 - WOOD PRIVACY FENCE
 - CHAINLINK FENCE

RESTRICTIVE COVENANTS AND EASEMENTS
 RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN BOOK 3, PAGE 88, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS DO AFFECT THE SUBJECT LOT.
COMMENT NOTE
 A TITLE COMMITMENT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON. NO ADDITIONAL RESEARCH OF EASEMENTS WAS PERFORMED BY LANDMARK SURVEYING, LP FOR THIS SURVEY.
 I HEREBY STATE THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, OVERLAPPING OR IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN; THAT SAID PROPERTY ADJOINS A PUBLIC ROADWAY; AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE.

AS SURVEYED BY:
 LANDMARK SURVEYING, LP
 TEXAS FIRM REGISTRATION NO. 100727-00

UTILITY AND IMPROVEMENT NOTE
 ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

TREE LIST
 HB = HACKBERRY
 CRITICAL ROOT ZONE
 TAG NUMBER & TRUNK DIAMETER

TREE TAG NO.	DESCRIPTION
873	7" HB
874	16" HB
875	12" HB
876	15" DATE PALM
877	35" PECAN
878	24" RED OAK
879	25" RED OAK
880	31" RED OAK

Jackie Lee Crow
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5209
 STATE OF TEXAS
 SURVEYED: JANUARY 23, 2017
 THIS SKETCH IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.
 CLIENT: MIKE SPECIALE
 DATE: JANUARY 23, 2017
 OFFICE: MABUAD
 CREW: J.LEE, K.DUNN
 F.B.: 1529/03
 JOB #: 1197-11-01
 DISK: I:\Mike Speciale also Chroma and 606 and Sett Studio\1209 Taylor Street\Landmark Drawings\Grid Surf\1209 TaylorStreet-Title-Final.dwg



REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT ORIGINAL SIGNATURES ARE VOID.
Landmark SURVEYING, LP
 TEXAS FIRM REGISTRATION NO. 100727-00
 2205 E. 5TH STREET
 AUSTIN, TEXAS 78702
 PH: (512)328-7411 FAX: (512)328-7413



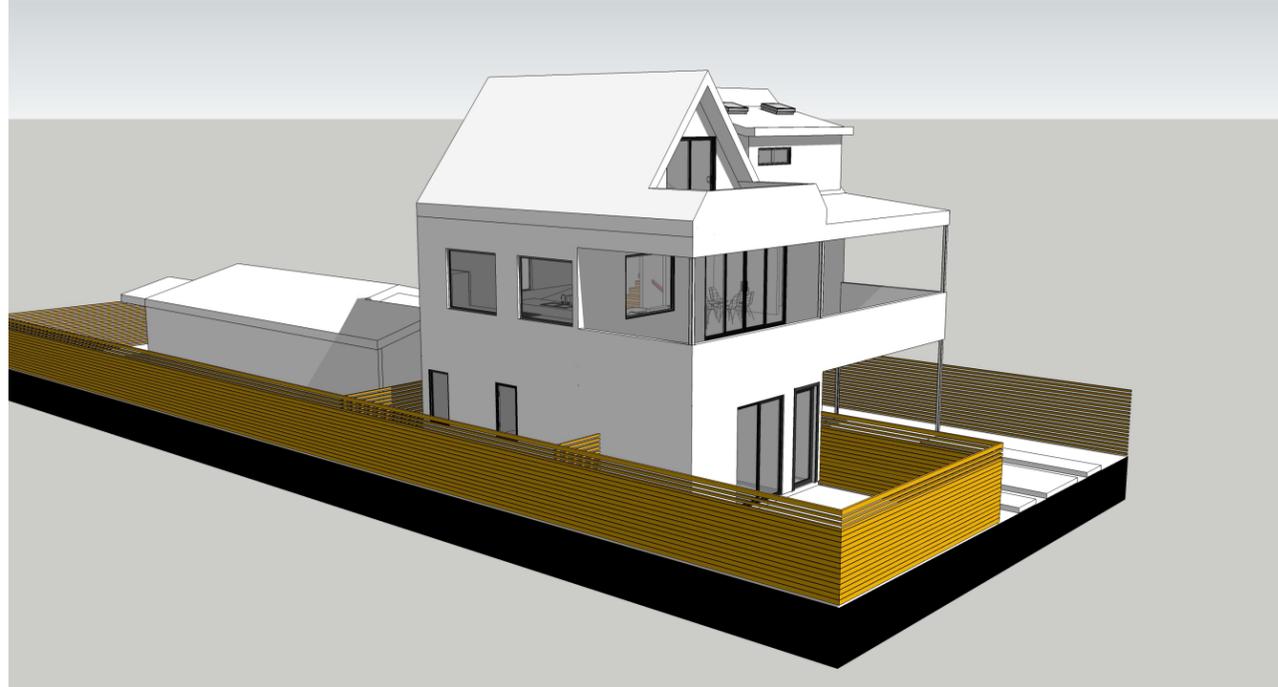
1205 east cesar chavez
 austin, tx 78702
 p 512.436.1901
 www.forsitestudio.com



PROPOSED MASSING:

- 3 levels, habitable attic
- Holly St side parking
- Gable and dormer roof combination
- Second and third floor balconies
- Through lot, primary residence facing Holly st.





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EAST CESAR CHAVEZ Neighborhood Plan Goals

1- Provide zoning for a mix of business and residential land uses in commercial areas.

2- Ensure that new structures, renovations and businesses are compatible with the neighborhood.

3- Create and preserve physical features and activities to reinforce our neighborhood's cultural identity and history.

4- Improve vehicle, bicycle and pedestrian traffic safety on neighborhood streets.

5- Make better use of the Forth-Fifth Street rail corridor.

6- Improve and promote mass transit service in the neighborhood.

7- Establish a housing education and outreach program to preserve and rehabilitate existing housing.

8- Preserve and increase the number of homeowners in the neighborhood.

9- Preserve and enhance neighborhood trees, green spaces, trails, gardens, existing parks and recreational facilities.

10- Reduce trash in our neighborhood.

11- Educate neighbors about environmental issues.

12- Attract or develop businesses that serve essential neighborhood needs.

13- Reduce crime, arson and violence in our neighborhood by increasing programs.

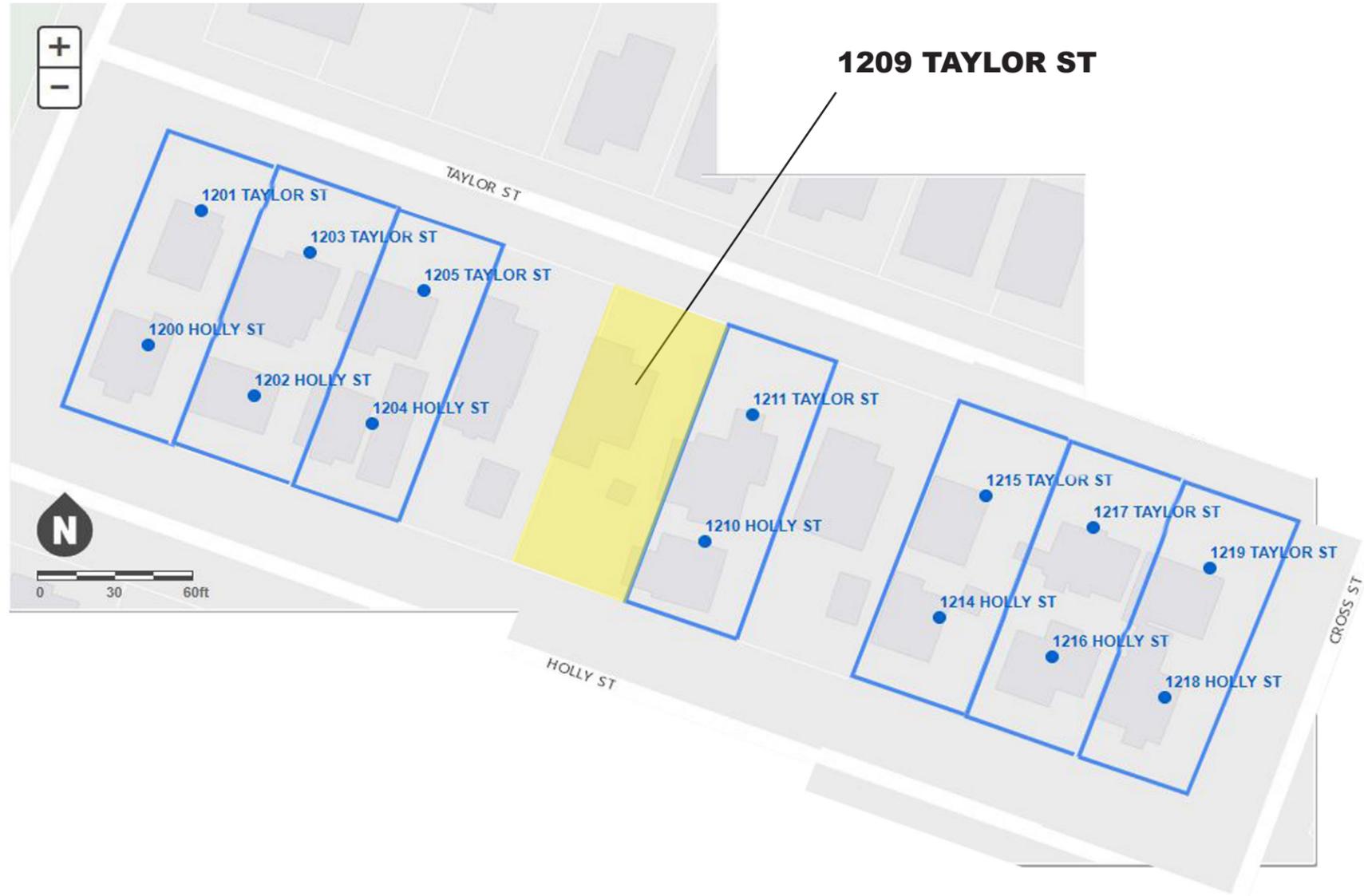
14- Coordinate and promote health and human services programs in the neighborhood.

15- Provide quality, equitable and attainable educational opportunities for youth and adults in the neighborhood.

16- Provide opportunities for cultural arts, recreation and leisure activities.



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HARDSHIP:

- Existing lot size is just below the threshold to allow the construction of an ADU, thus making it difficult to fulfill the neighborhood plan of increasing the number of home owners.



HARDSHIP:

- Through lot condition is not common in East Cesar Chavez Neighborhood.
- Through lots offer unique condition to increase the number of home owners on a single lot while offering street frontage for both dwelling unit.
- Neighborhood character can be maintained by keeping original dwelling unit facing Taylor St. side.

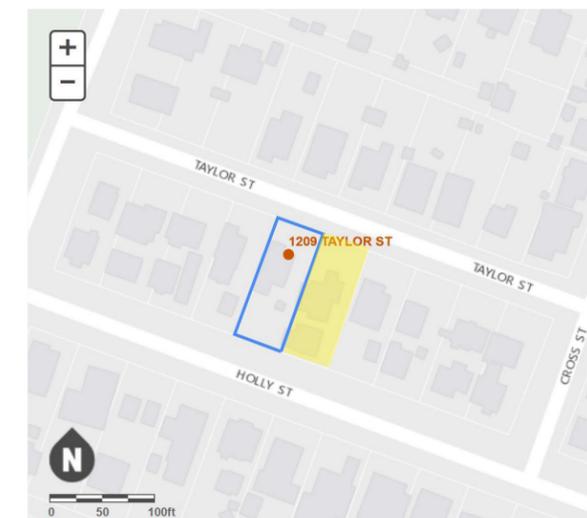
1211 TAYLOR ST, AUSTIN, TX 78702



AREA CHARACTER:

1211 Taylor st.

- 3 levels, habitable attic.
- Through lot with 2 dwelling units. 1211 Taylor and 1210 Holly
- Gable roof
- Second floor balcony facing Holly st.



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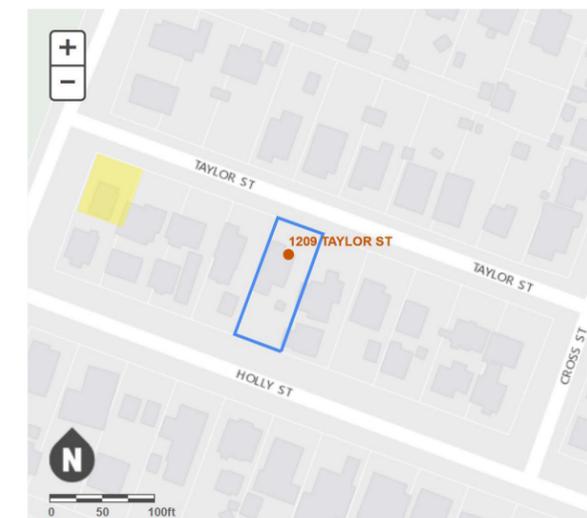
1201 TAYLOR ST, AUSTIN, TX 78702



AREA CHARACTER:

1201 Taylor st.

- 3 levels, habitable attic.
- Gable roof
- Third floor balcony facing Taylor



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1218 HOLLY ST, AUSTIN, TX 78702

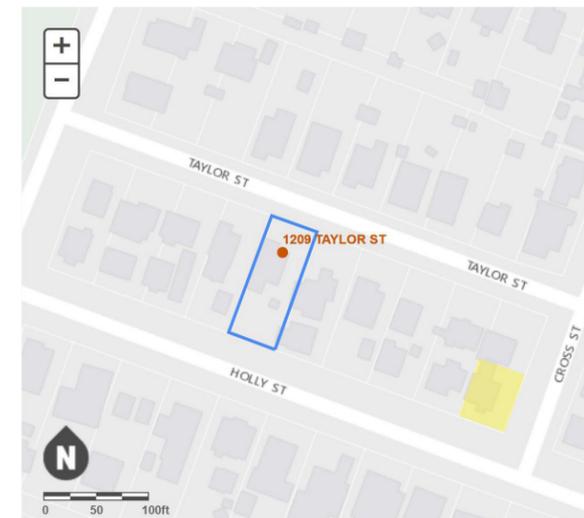
C-4/9-P



AREA CHARACTER:

1218 Holly st.

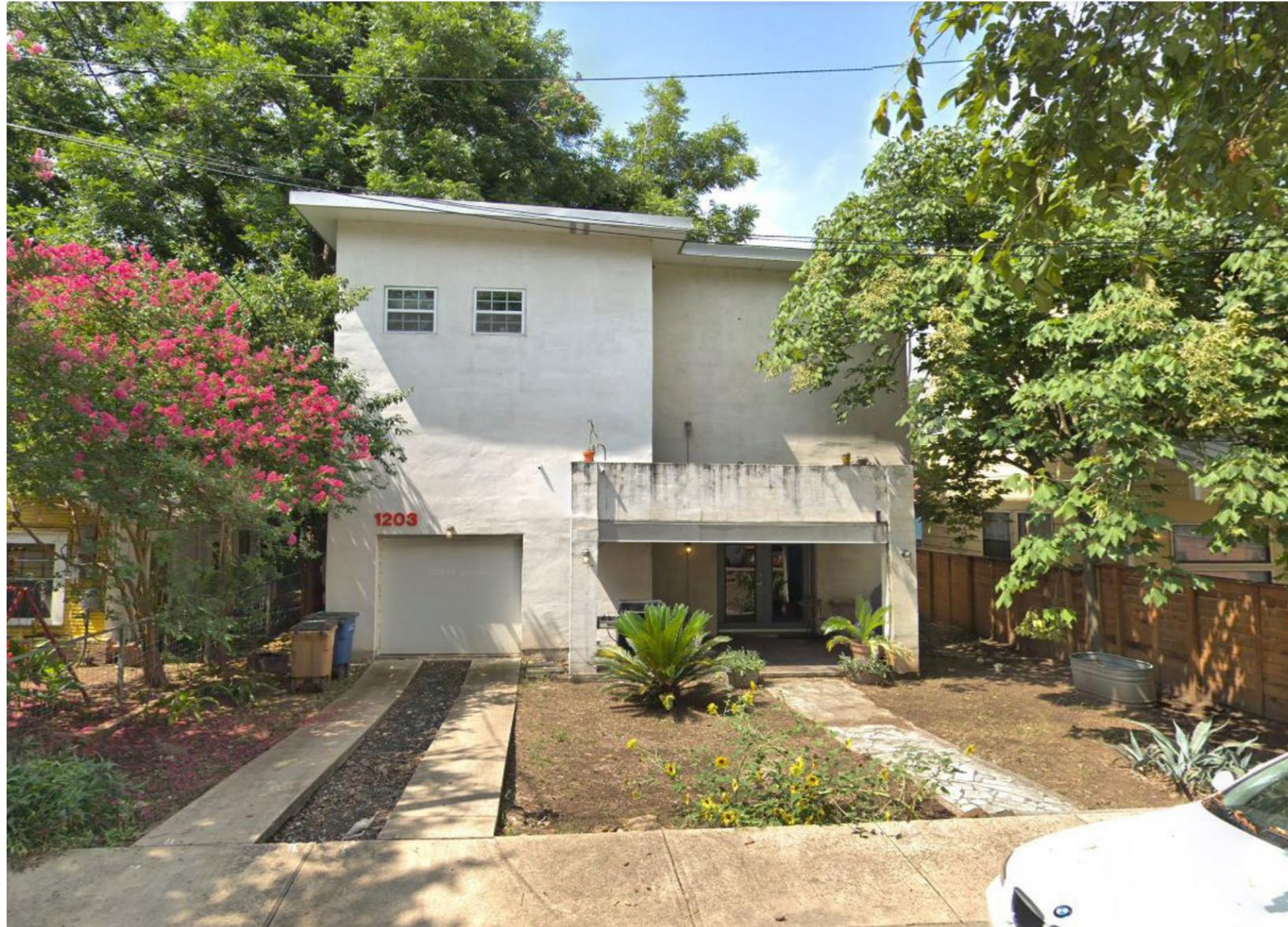
- 3 levels, habitable attic.



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ARCHITECTURE / CONSTRUCTION

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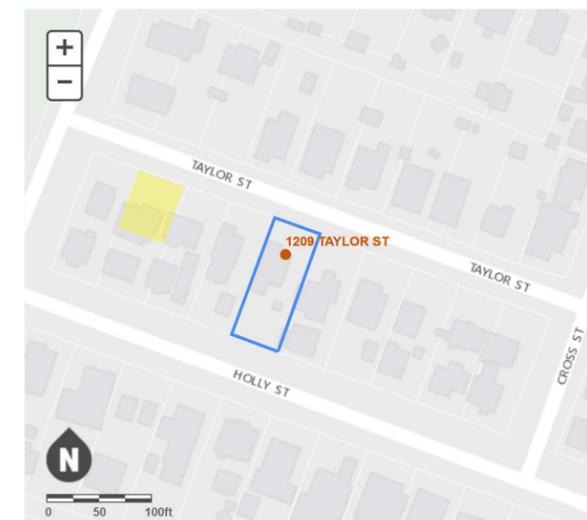
1203 TAYLOR ST, AUSTIN, TX 78702



AREA CHARACTER:

1203 Taylor st.

- 3 levels
- Second floor balcony facing Taylor st
- Third floor deck, S side



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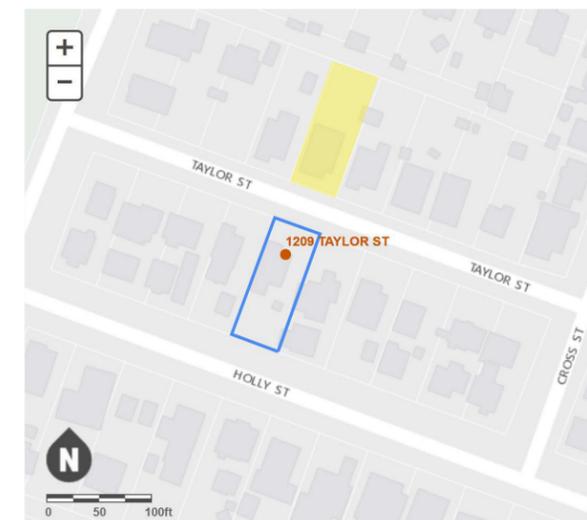
1206 TAYLOR ST, AUSTIN, TX 78702



AREA CHARACTER:

1206 Taylor st.

- Street facing porch
- Gable roof
- Craftsman bungalow style



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1202 HOLLY ST, AUSTIN, TX 78702



AREA CHARACTER:

1202 Holly st.

- Holly St side parking
- Gable roof, E to W orientation
- Large S facing windows.



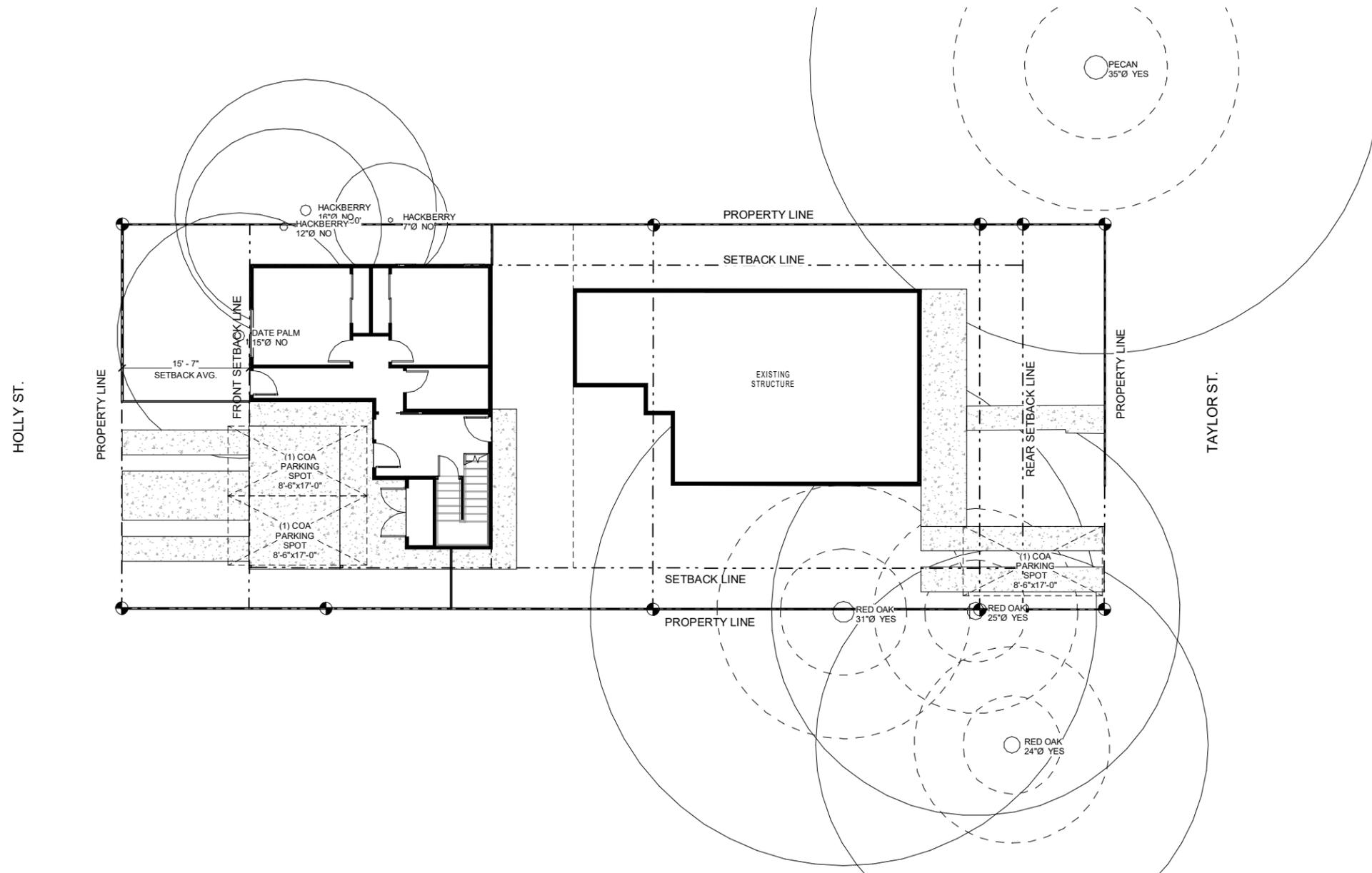
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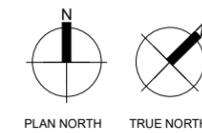
C-4/13-P

IMPERVIOUS COVER = 44.7%	
SITE	
LOT	5,647 SF
	5,647 SF
IMPERVIOUS COVER	
BUILDING A	808 SF
BUILDING B	878 SF
FLATWORK	281 SF
FLATWORK	12 SF
FLATWORK	67 SF
FLATWORK	479 SF
	2,524 SF

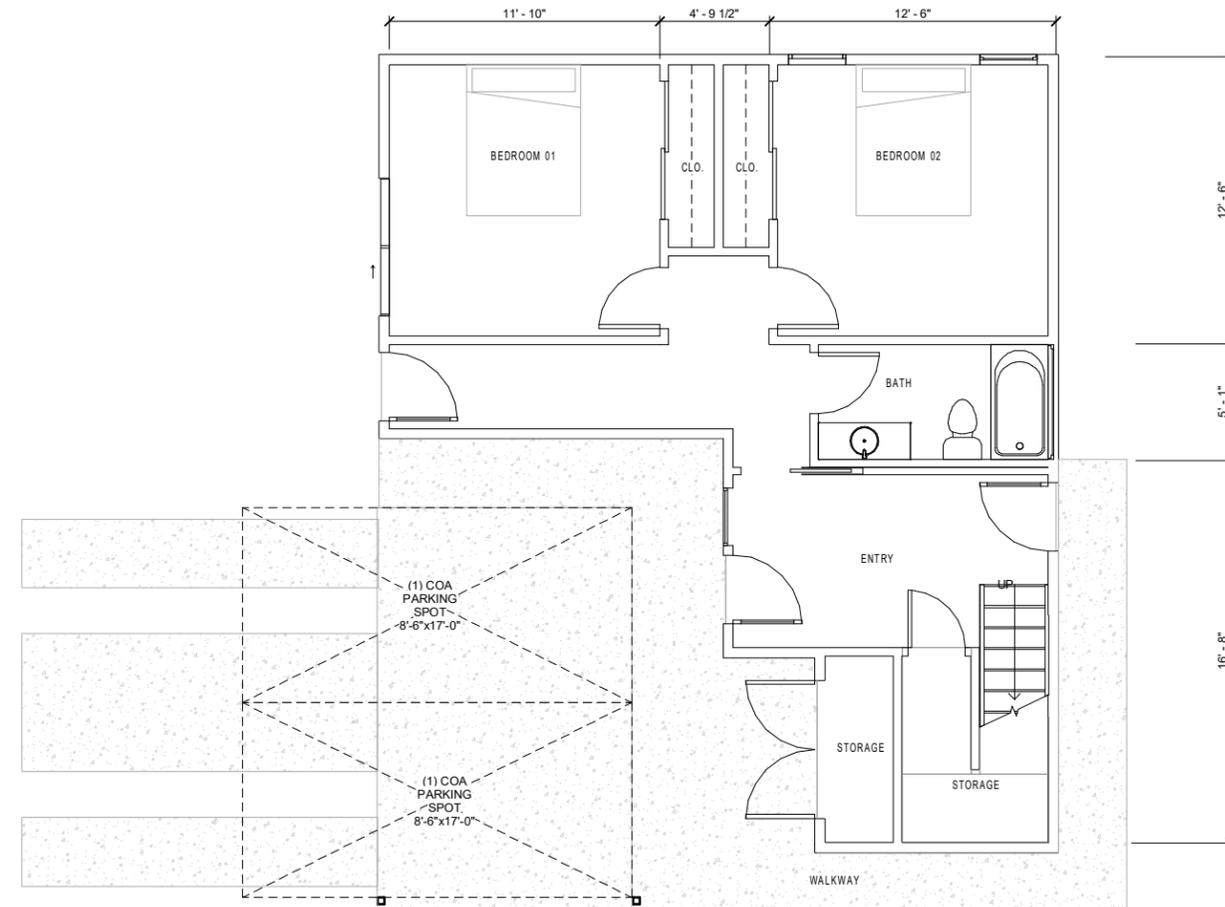
FLOOR-TO-AREA RATIO = 39.98%	
SITE	
LOT	5,647 SF
	5,647 SF
FLOOR AREA - B	
EXISTING HOUSE	864 SF
	864 SF
EXEMPT FLOOR AREA	
ATTIC	750 SF
CARPORT	194 SF
PORCH	250 SF
	1,194 SF
FIRST FLOOR	
	714 SF
SECOND FLOOR	
	681 SF
	1,395 SF



SITE PLAN



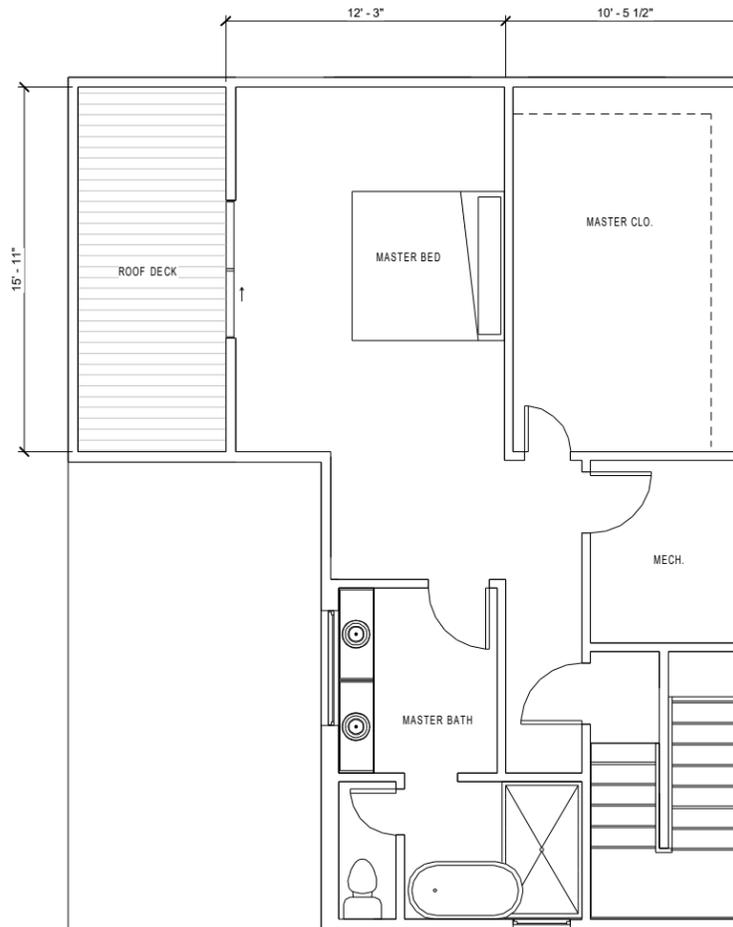
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FIRST FLOOR



SECOND FLOOR



ATTIC