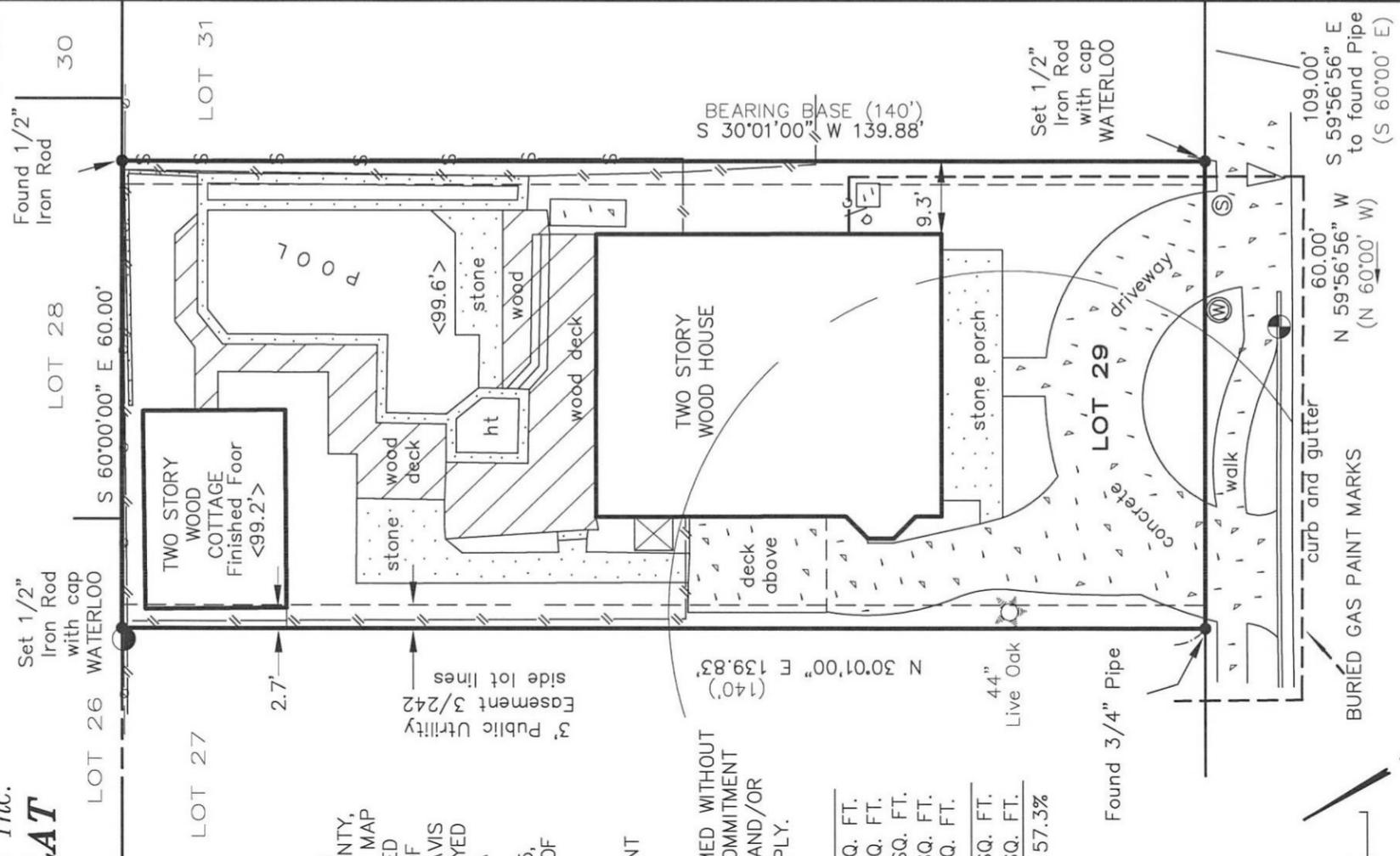


Waterloo Surveyors Inc.
SURVEY PLAT

ASBUILT SURVEY

J13108a



OWNER:

LUIS SENTIS and
ADELA BEN-YAKAR

ADDRESS:

1512 WEST 29TH STREET
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION

LOT 29, BRYKER-WOODS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 242, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO LUIS SENTIS AND ADELA BEN-YAKAR RECORDED IN DOCUMENT NO. 2004-092985, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 29 IS SUBJECT TO

RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER RESTRICTIONS AND/OR EASEMENT RIGHTS MAY APPLY.

IMPERVIOUS COVERAGE

- HOUSE 1,640 SQ. FT.
- COTTAGE 467 SQ. FT.
- WOOD DECK 835X.50=417 SQ. FT.
- STONE & CONCRETE 2,267 SQ. FT.
- STORAGE BLDG 21 SQ. FT.
- TOTAL COVER 4,812 SQ. FT.
- LOT AREA 8,396 SQ. FT.
- TOTAL PERCENT COVER 57.3%

LEGEND

- WOOD FENCE ————
- CHAIN LINK ————
- OVERHEAD ELECTRIC —e—
- UTILITY POLE
- WATER METER
- SEWER LID
- SPOT ELEVATION <101'>
- Benchmark with assumed elevation of 100'
- TREE
- drip edge

SCALE
1" = 20'

State of Texas:

County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445H

Zone: X Dated: 09/26/08

Dated this the 14th day of October, 2013.

Thomas P. Dixon R.P.L.S. 4324

© Copyright 2013 1005 East St. Elmo Road, Austin, Texas 78745 Phone: 512-481-9602



3 PROPERTY SURVEY
1" = 20'-0"



MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A2.1

SENTIS RESIDENCE

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.

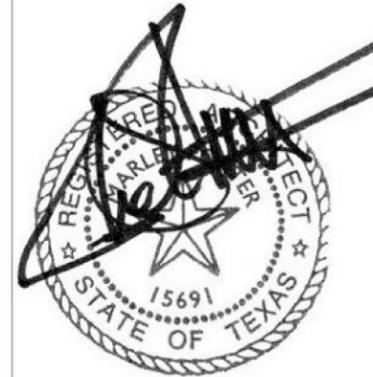
SENTIS RESIDENCE

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



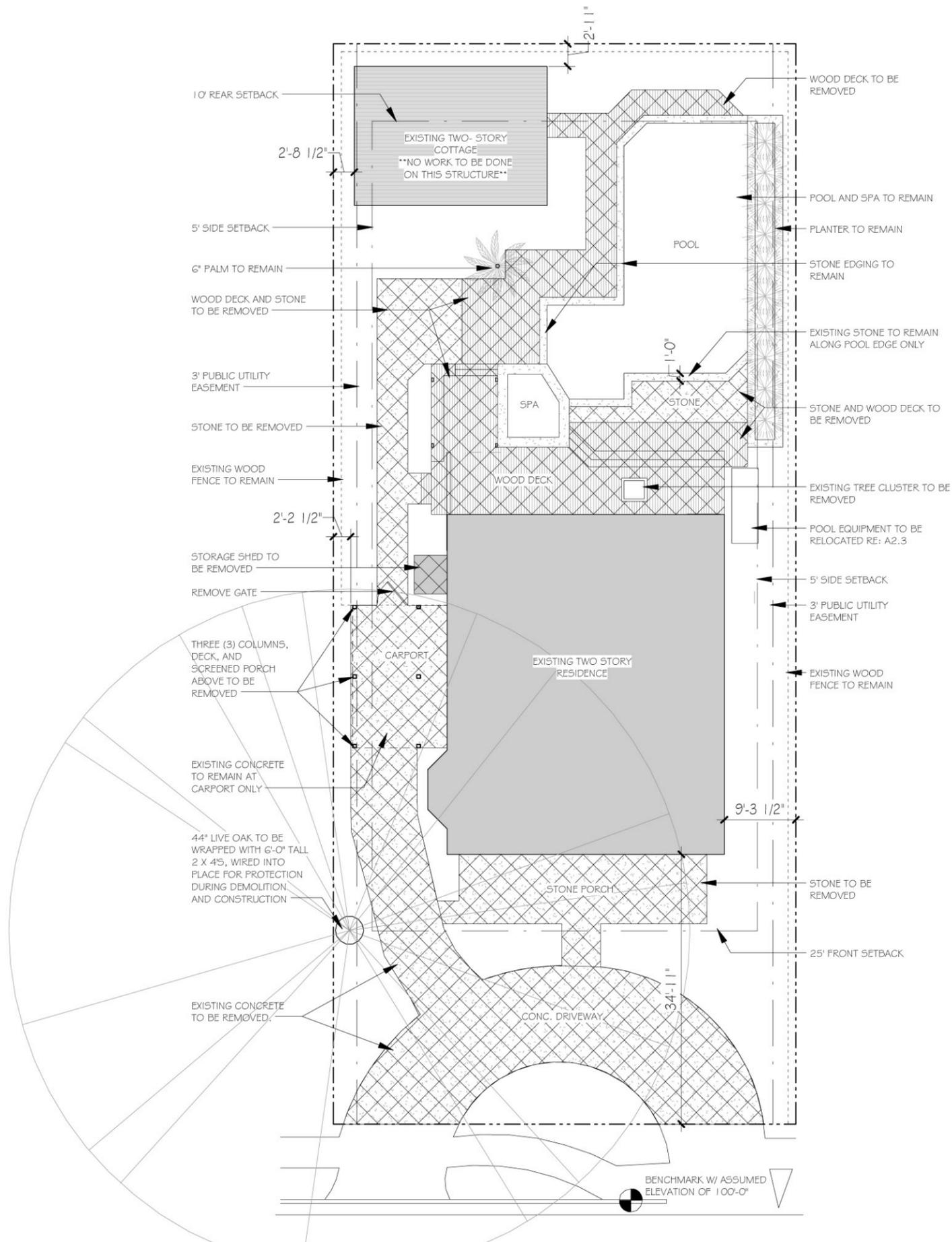
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A2.2

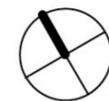


IMPERVIOUS COVERAGE - EXISTING

HOUSE	1,640 S.F.
COTTAGE	467 S.F.
STORAGE BLDG.	21 S.F.
STONE/CONC.	2,267 S.F.
WOOD DECK	835X.50=417.5 S.F.
TOTAL COVER	4,812.5 S.F.
LOT AREA	8,396 S.F.
TOTAL PERCENT COVER	57.3%

FLOOR TO AREA RATIO - EXISTING

HOUSE, LOWER LEVEL	1,523 S.F.
HOUSE, UPPER LEVEL	758 S.F.
COTTAGE, LOWER LEVEL	408 S.F.
COTTAGE, UPPER LEVEL	389.2 S.F.
GROSS FLOOR AREA	3078.2 S.F.
LOT AREA	8,396 S.F.
FLOOR TO AREA RATIO	36.7 %



1 SITE PLAN - EXISTING
1/16" = 1'-0"

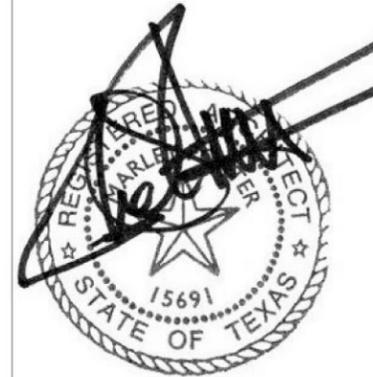
SENTIS RESIDENCE

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



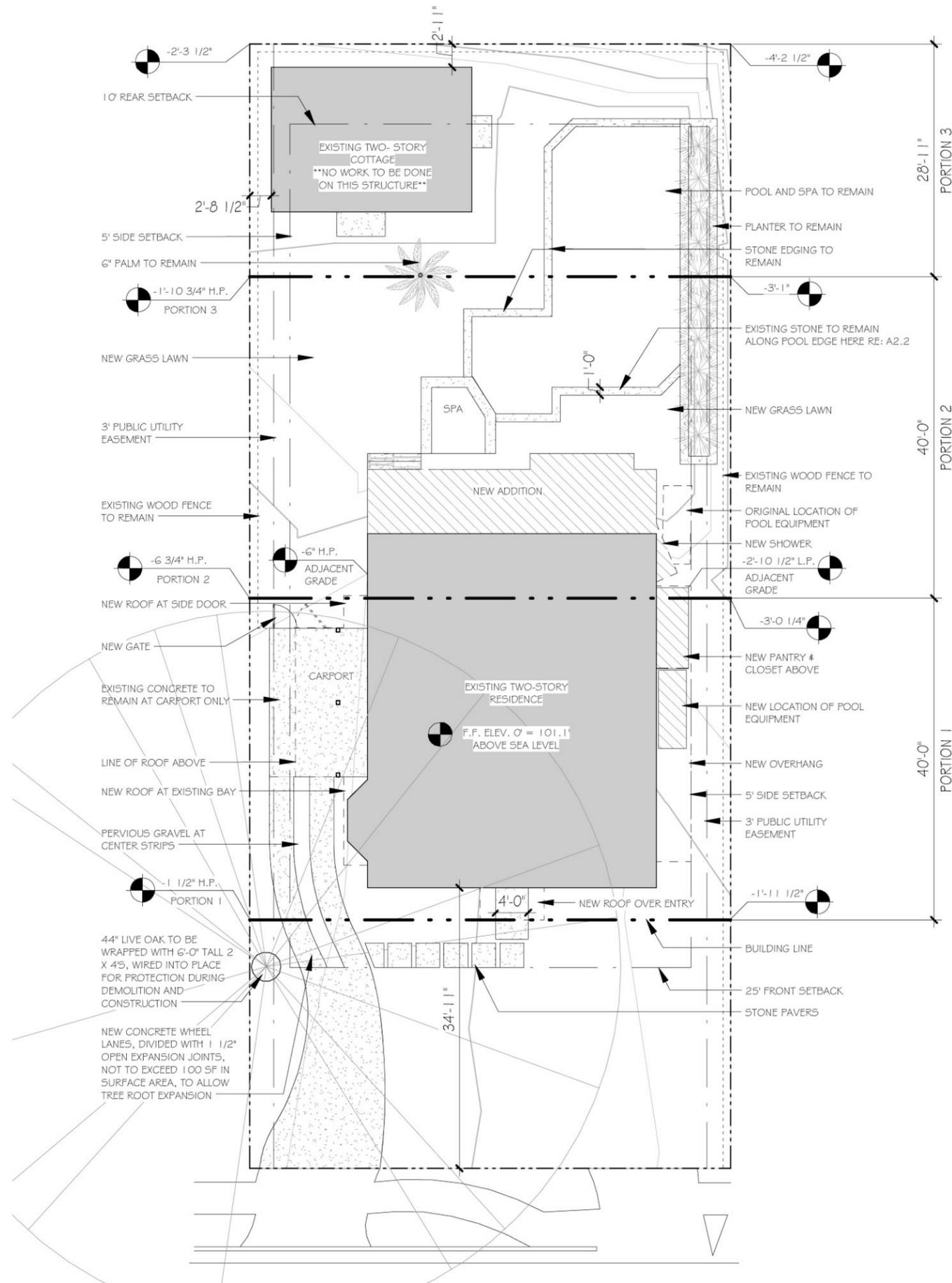
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A2.3



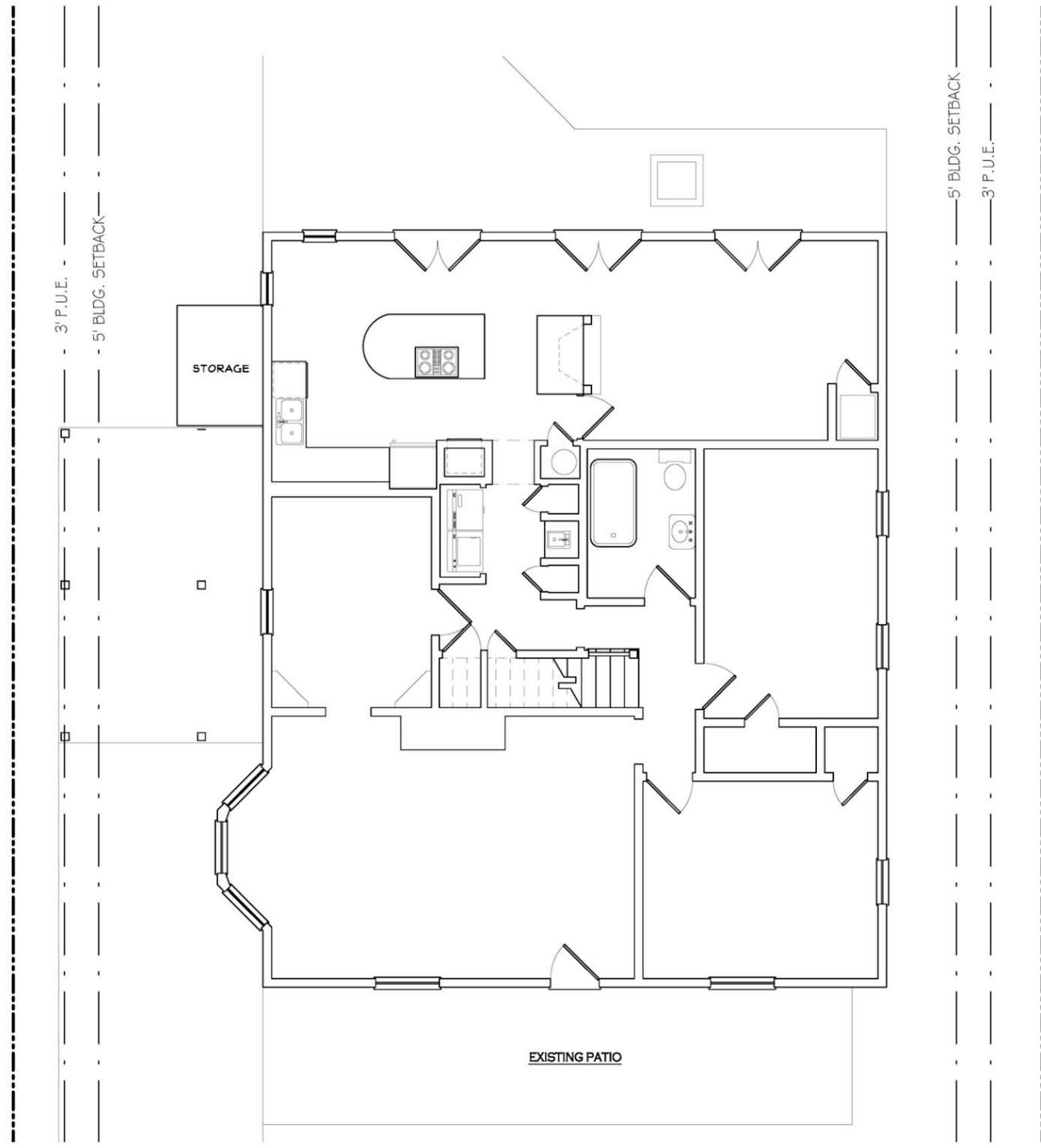
IMPERVIOUS COVERAGE - PROPOSED

HOUSE	1,640 S.F.
NEW ADDITION	323.4 S.F.
NEW PANTRY	39.8 S.F.
ROOF OVERHANGS	161.4 S.F.
COTTAGE	467 S.F.
STONE/CONC.	925.8 S.F.
PAVERS	50.3 S.F.
POOL EQUIPMENT	33.3 S.F.
TOTAL COVER	3,641 S.F.
LOT AREA	8,396 S.F.
TOTAL PERCENT COVER	43.4 %

FLOOR TO AREA RATIO - PROPOSED

HOUSE, LOWER LEVEL	1,662.4 S.F.
BACK PORCH	178 S.F.
GROUND FLR PORCH EXEMPTION	-178 S.F.
CARPOR	225.7 S.F.
PARKING AREA EXEMPTION	-225.7 S.F.
HOUSE, UPPER LEVEL	902.3 S.F.
COTTAGE, LOWER LEVEL	408 S.F.
COTTAGE, UPPER LEVEL	389.2 S.F.
GROSS FLOOR AREA	3361.9 S.F.
LOT AREA	8,396 S.F.
FLOOR TO AREA RATIO	40 %





2 FLOOR PLAN - FIRST FLOOR - EXISTING
1/8" = 1'-0"

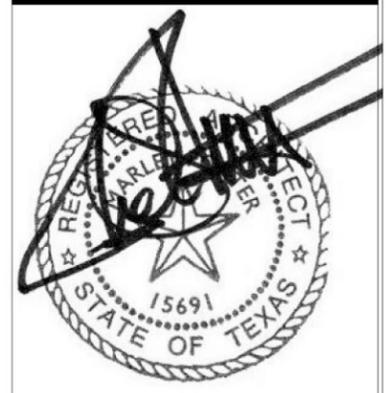
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

**MARLEY PORTER
ARCHITECT**

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

SENTIS RESIDENCE

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



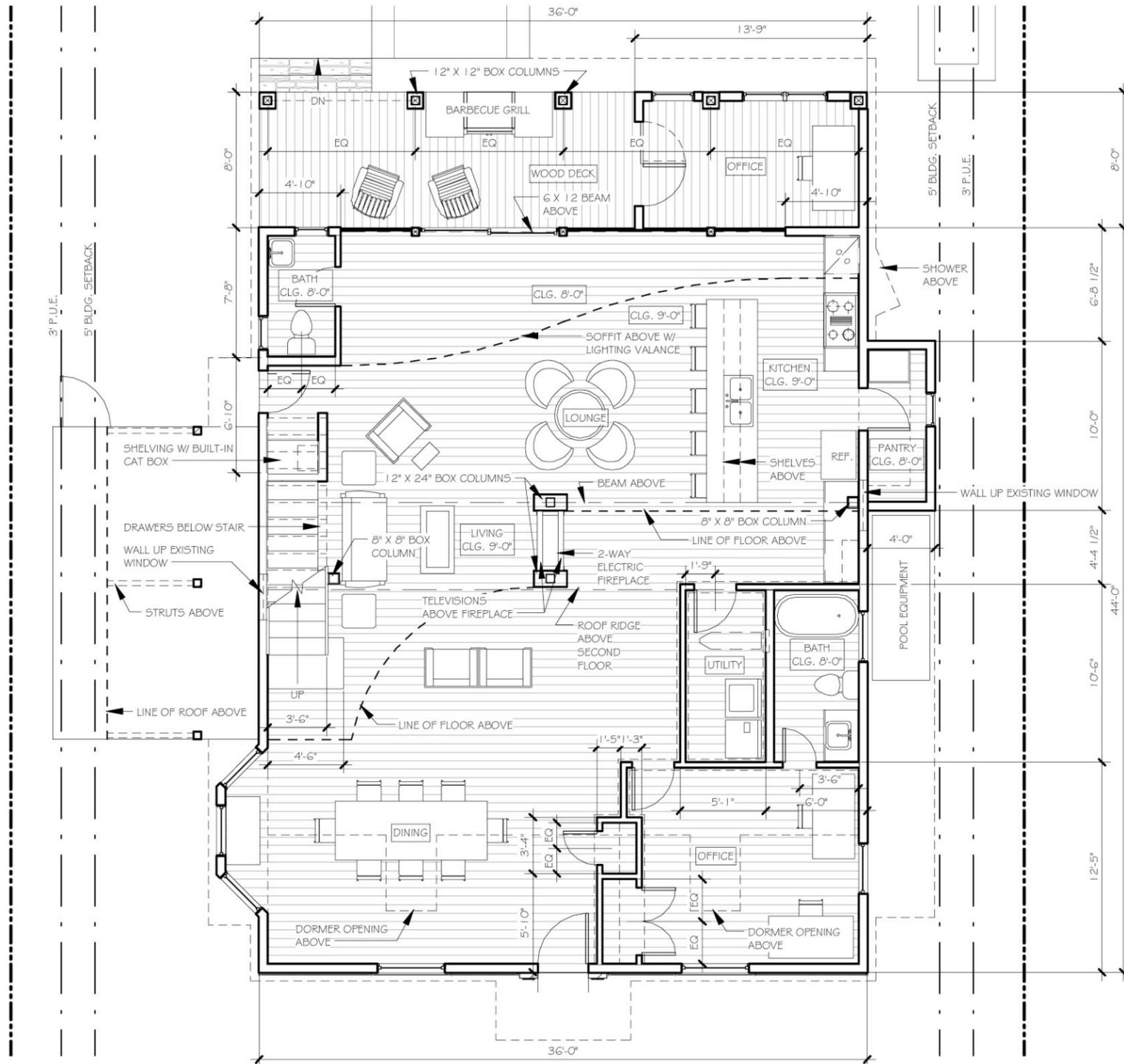
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

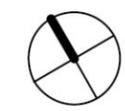
4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

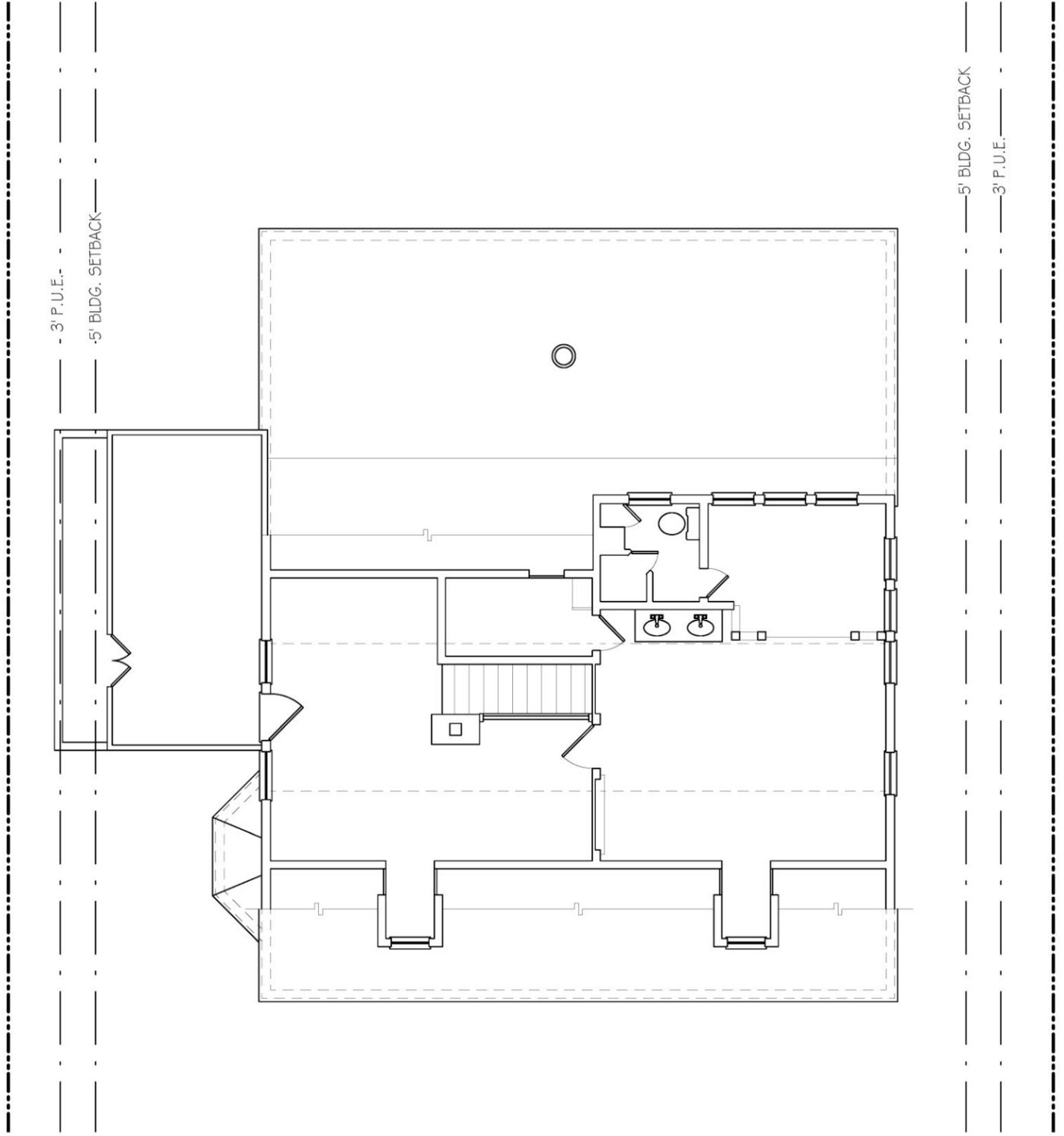
DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A3.2



1 FLOOR PLAN - FIRST FLOOR - PROPOSED
1/8" = 1'-0"





1 FLOOR PLAN - SECOND FLOOR - EXISTING
1/8" = 1'-0"

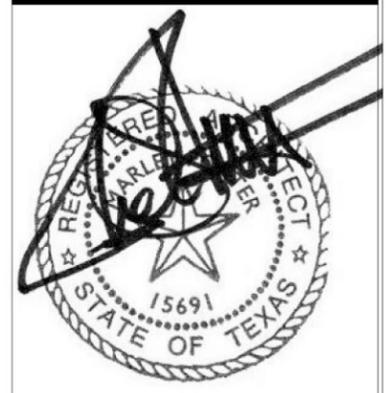
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

**MARLEY PORTER
ARCHITECT**

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



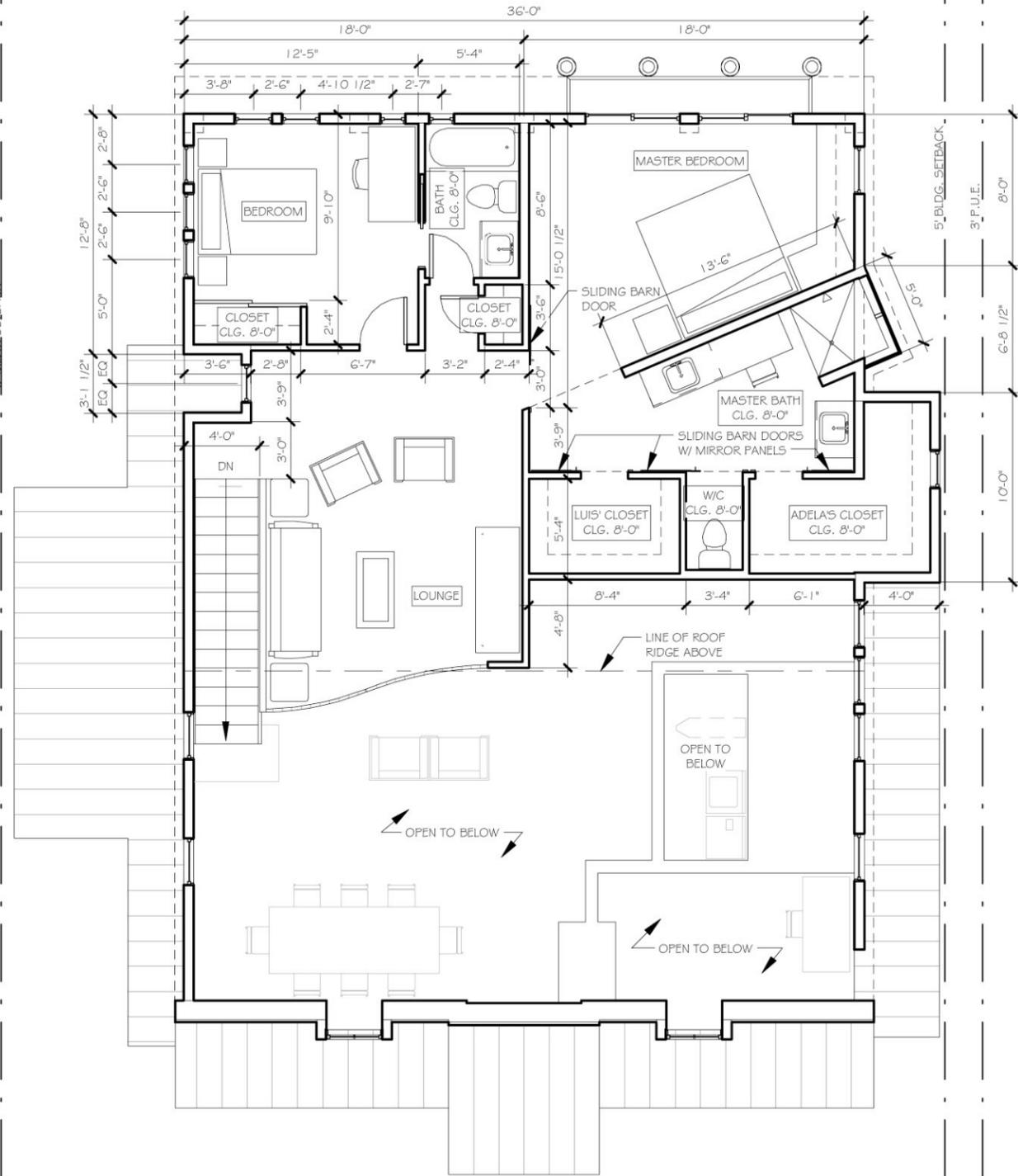
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A3.4



1 FLOOR PLAN - SECOND FLOOR - PROPOSED
1/8" = 1'-0"

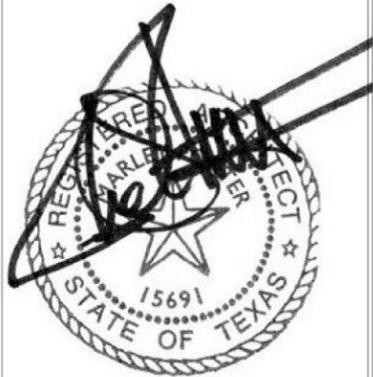
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



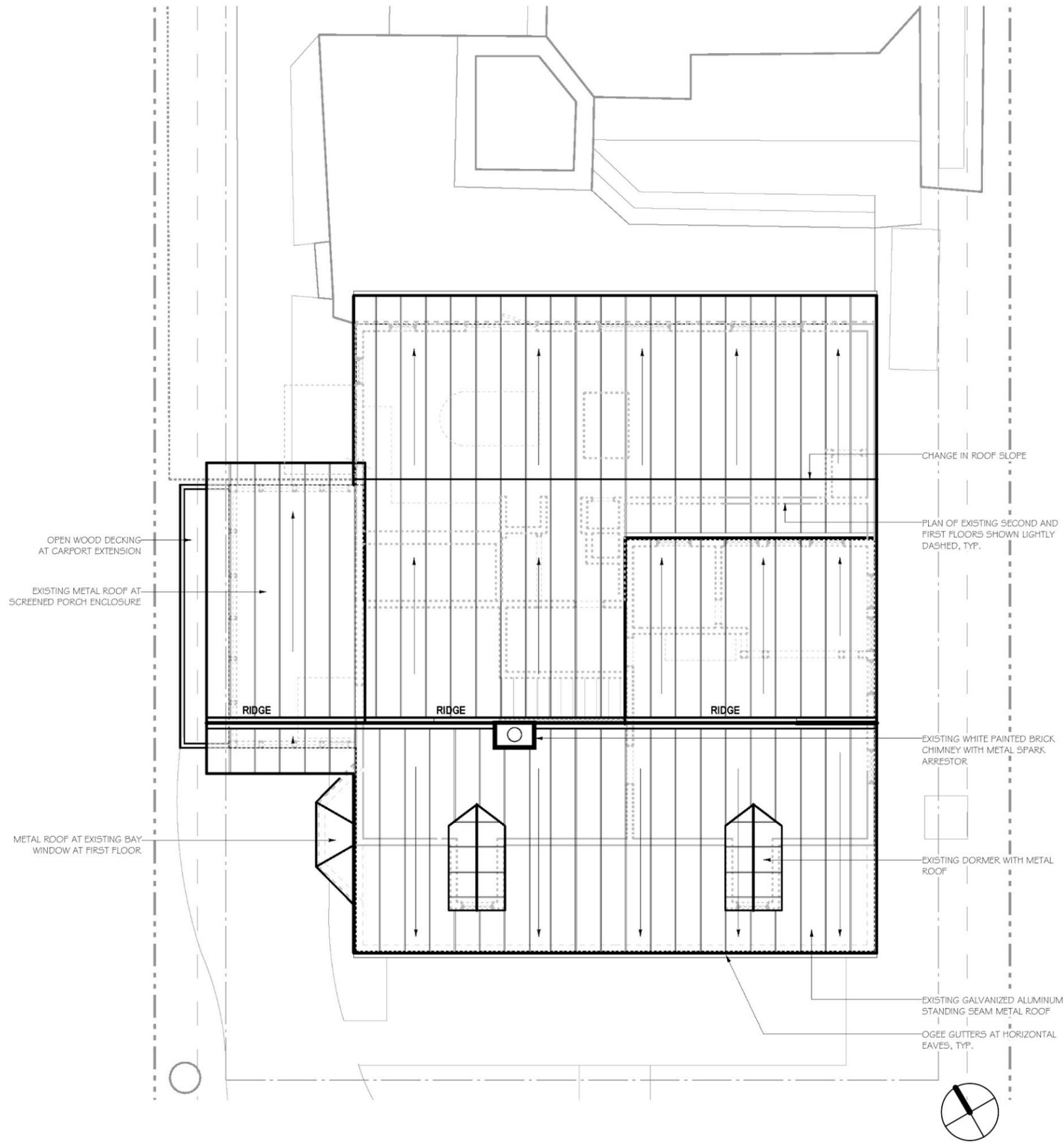
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A3.5



1 ROOF PLAN - EXISTING
1/8" = 1'-0"

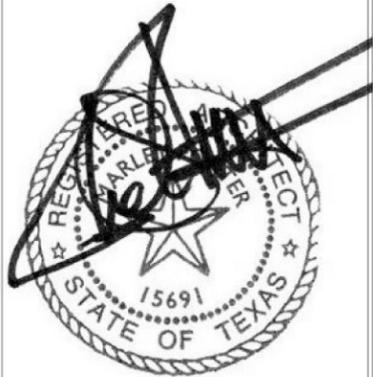
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



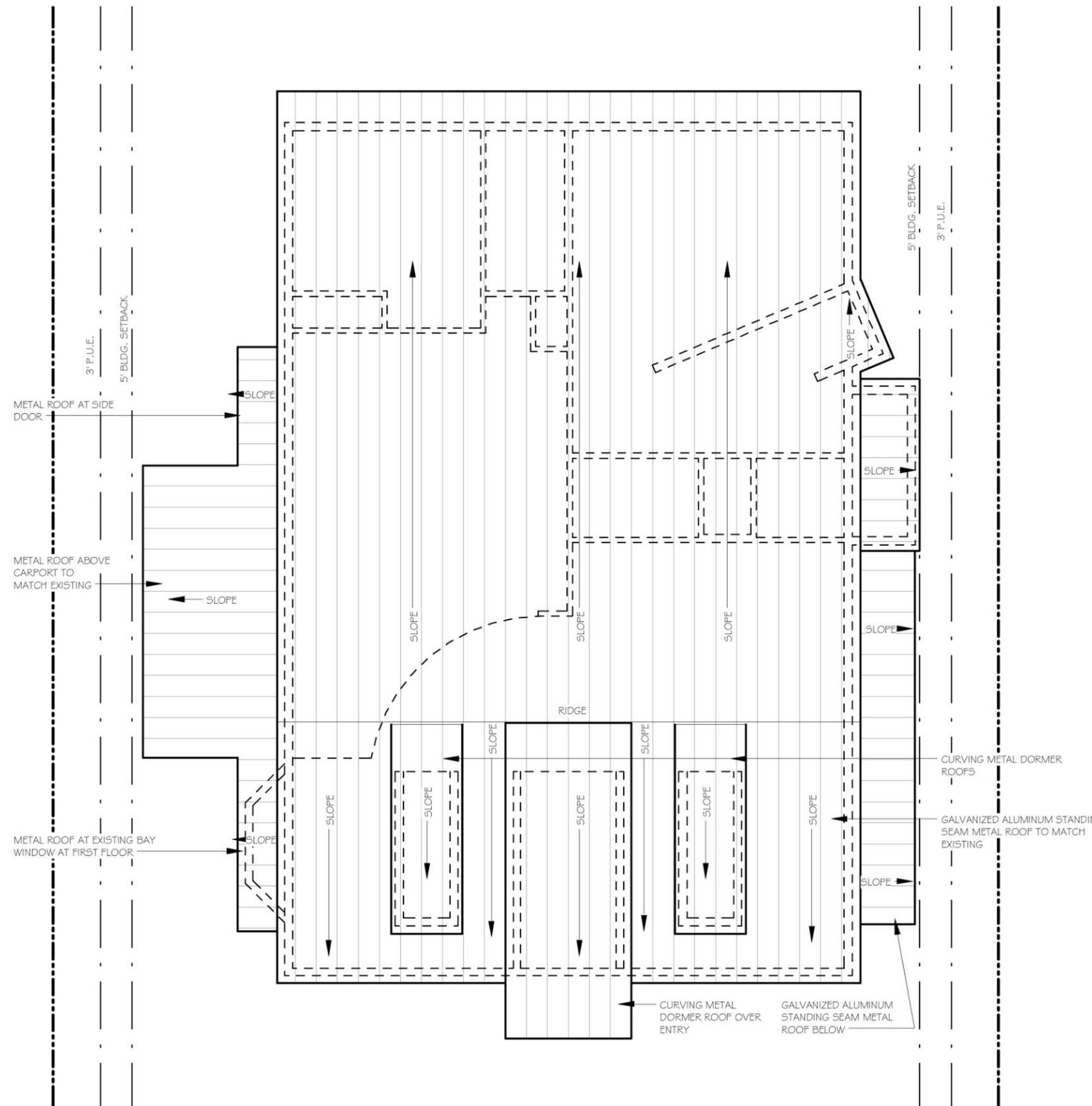
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A3.6



1 ROOF PLAN - PROPOSED
1/8" = 1'-0"

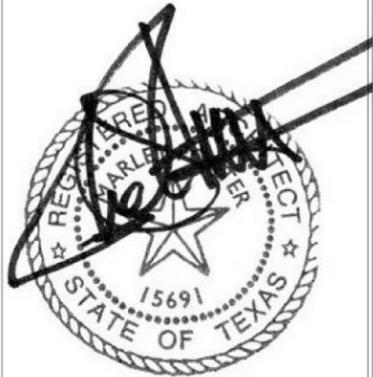
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



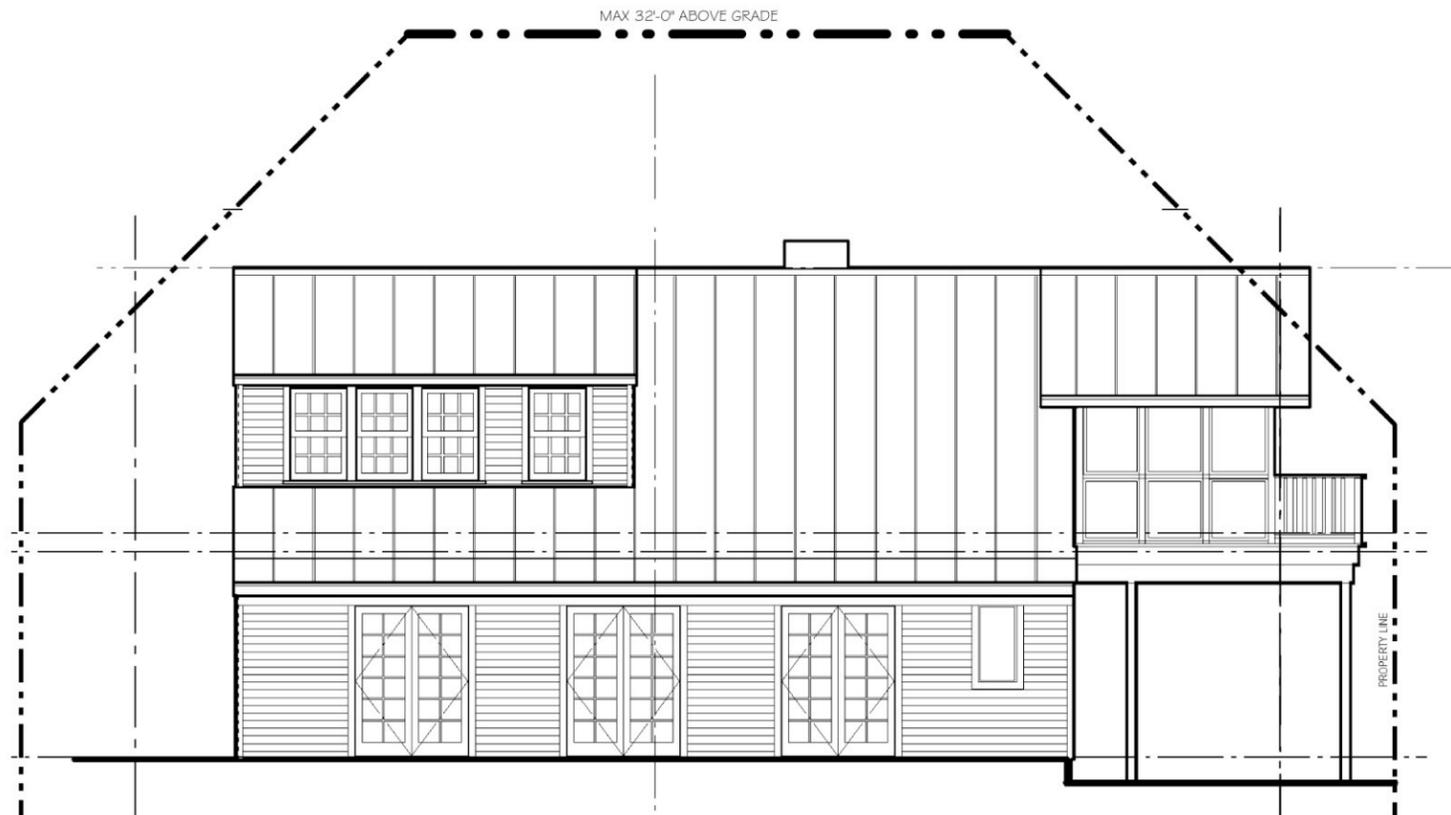
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A4.1



1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

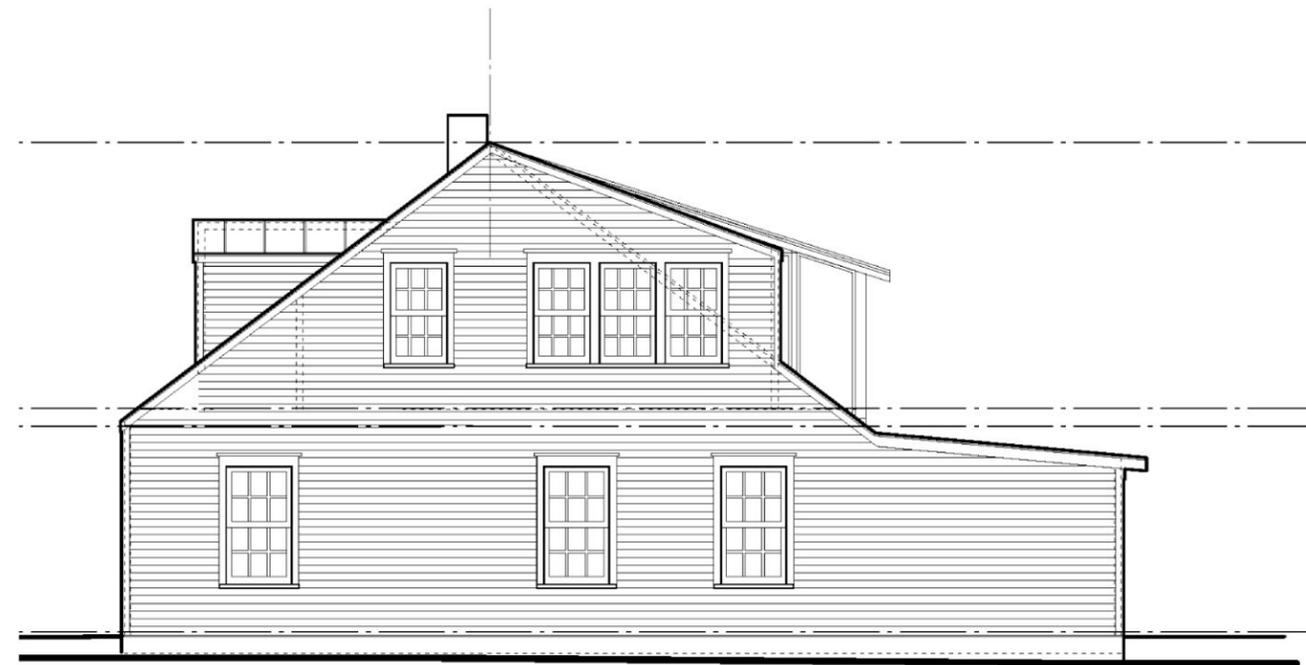
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

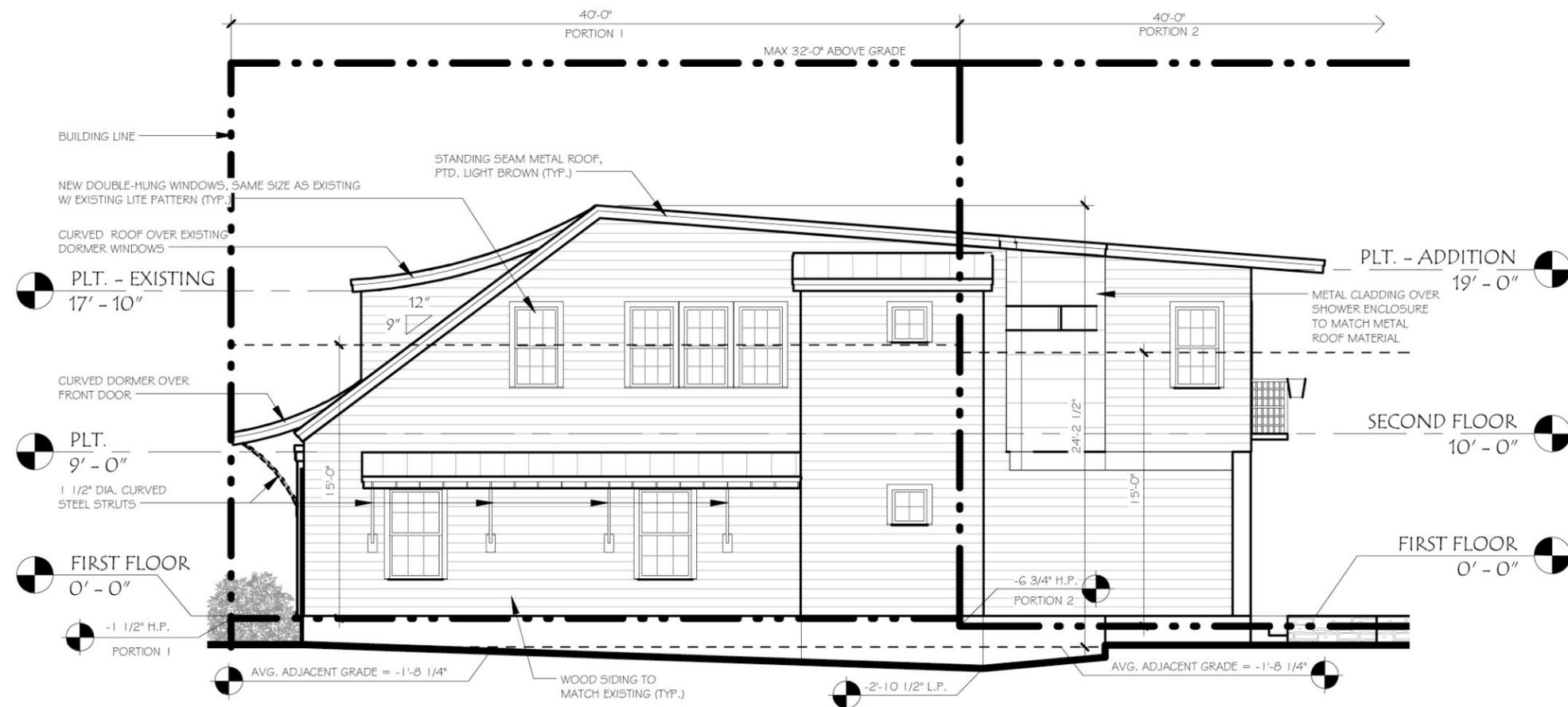
REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

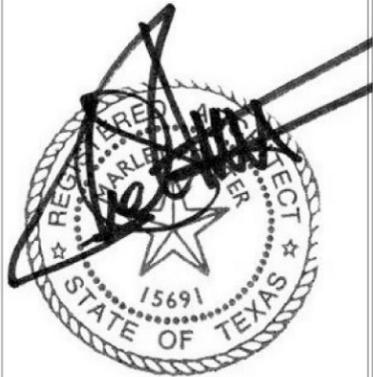
DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



4 EAST ELEVATION - EXISTING
1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

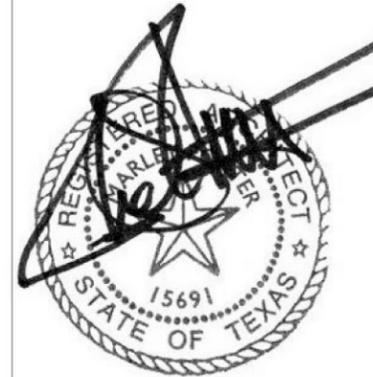
SENTIS RESIDENCE

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



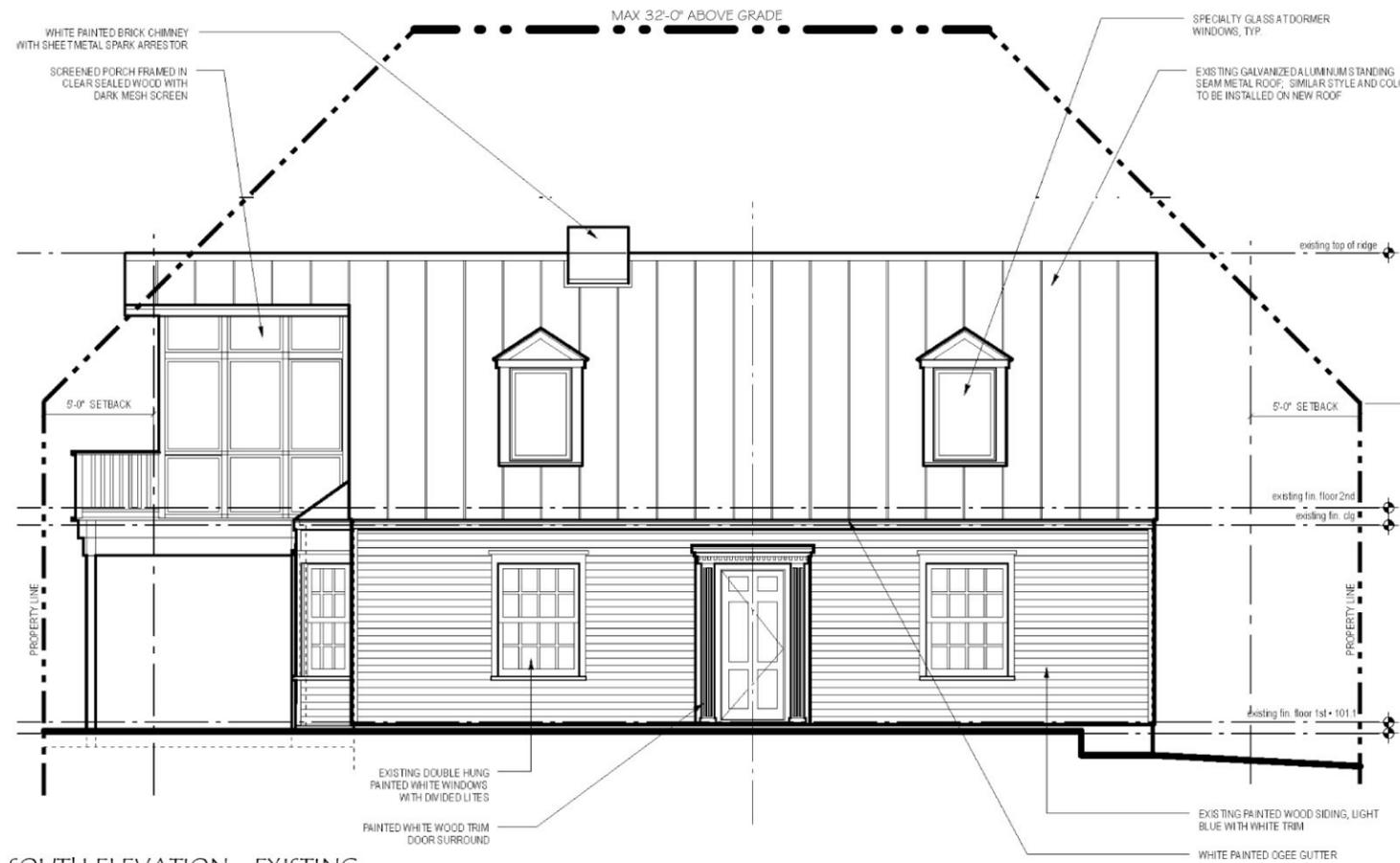
LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT

MARLEY PORTER
ARCHITECT

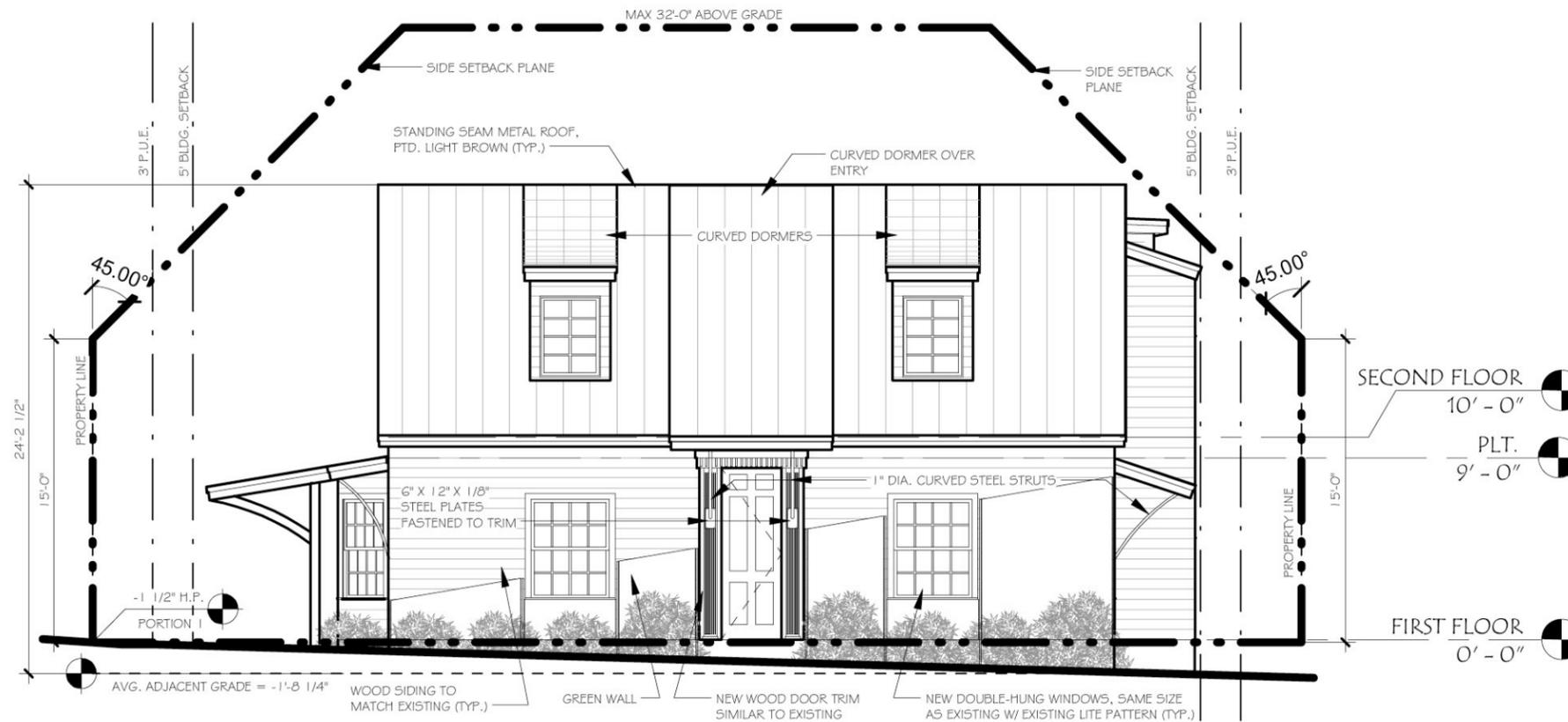
4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A4.3



1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

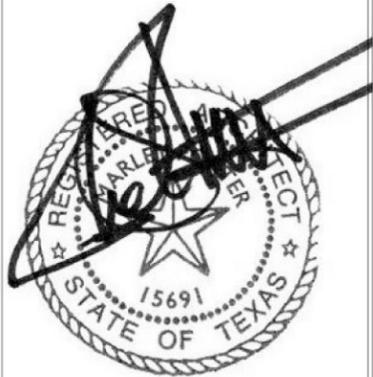
**SENTIS
RESIDENCE**

1512 W. 29TH STREET
AUSTIN, TEXAS

REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

CONSTRUCTION GUIDE DOCUMENTS
These documents are intended as a guide in the construction process. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.

DESIGN COPYRIGHT
All Design contained herein, plans, elevations, details, etc. are property of the Architect and may not be reproduced in any form without expressed permission from the Architect.



FOR PERMIT ONLY.
NOT FOR CONSTRUCTION.



**LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT**

**MARLEY PORTER
ARCHITECT**

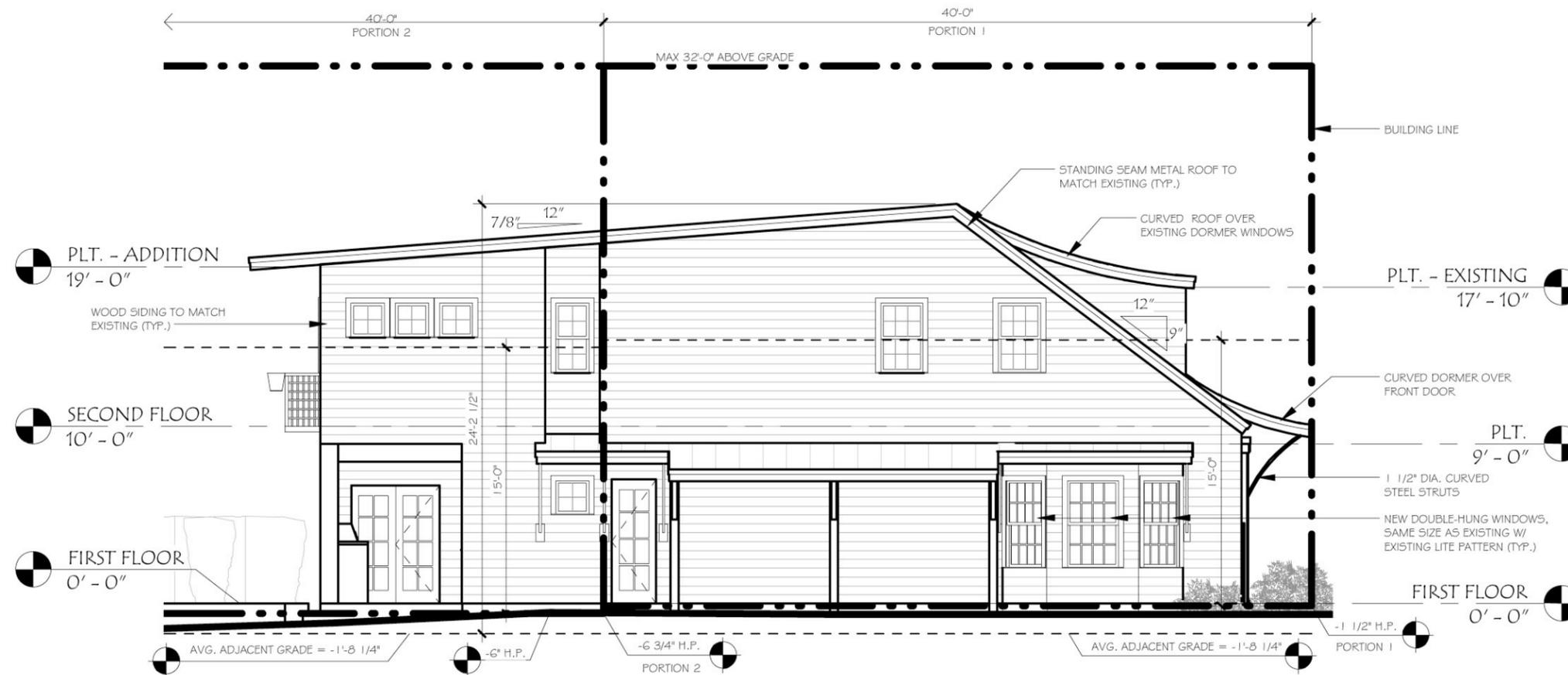
4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
Phone 830 - 798 - 9310
Fax 830 - 798 - 9304
Cell 512 - 736 - 4566
marley@livingarchitecture.com
www.livingarchitecture.com

DESIGNED BY:	MARLEY PORTER
CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON

A4.4



3 WEST ELEVATION - EXISTING
1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED
1/8" = 1'-0"