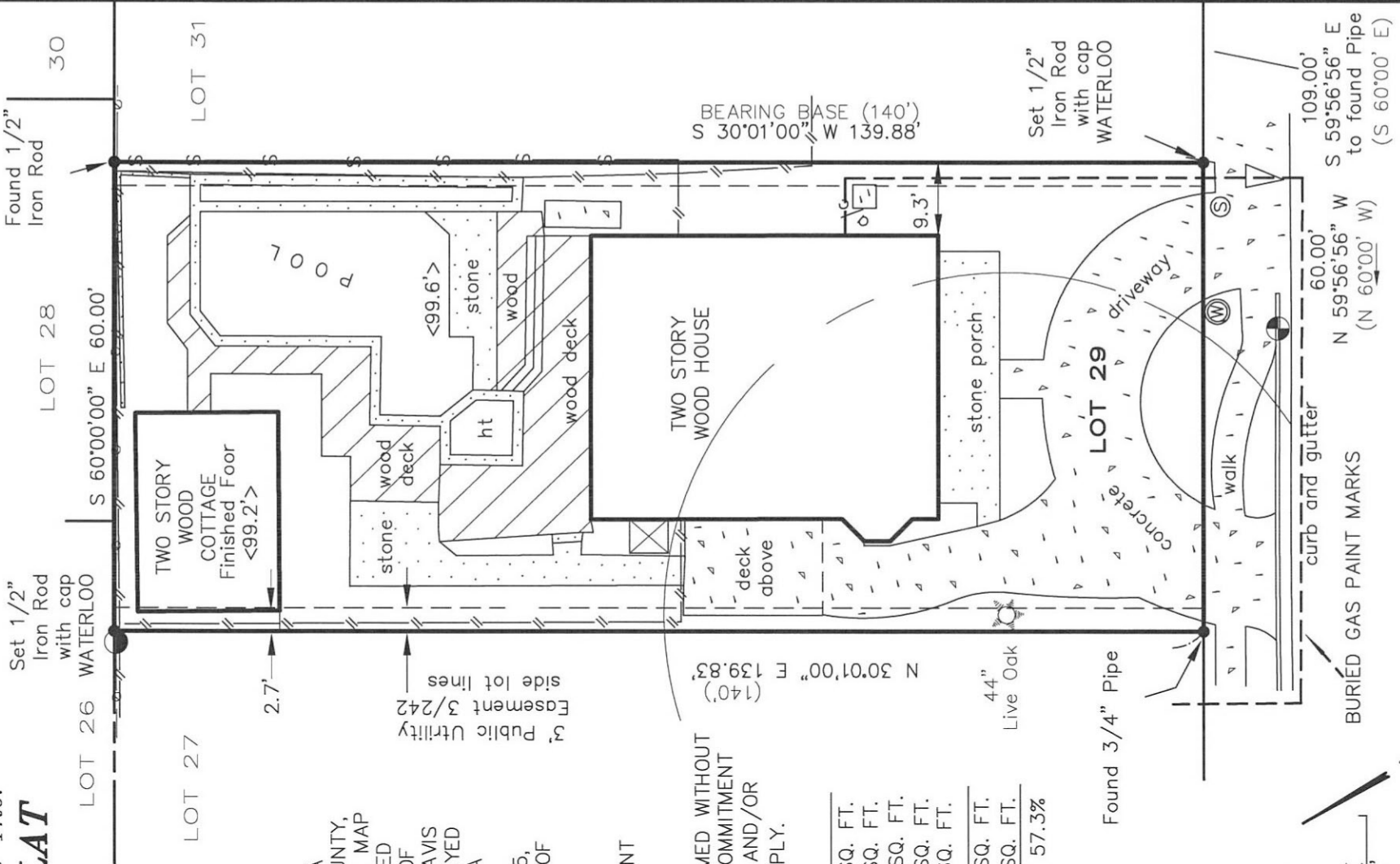


Waterloo Surveyors Inc.  
**SURVEY PLAT**

ASBUILT SURVEY

J13108a



**WEST 29TH STREET**

**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 —s—s—  
OVERHEAD ELECTRIC —e—  
UTILITY POLE  
WATER METER (W)  
SEWER LID (S)  
SPOT ELEVATION <101'>  
Benchmark with  
assumed elevation of 100'  
  
TREE (T)  
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

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3  
PROPERTY SURVEY  
1" = 20'-0"

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& CONSTRUCTION MANAGEMENT  
**MARLEY PORTER**  
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CHECKED BY:	MARLEY PORTER
ISSUE DATE:	03/07/2014
DRAWN BY:	DARBY PEARSON



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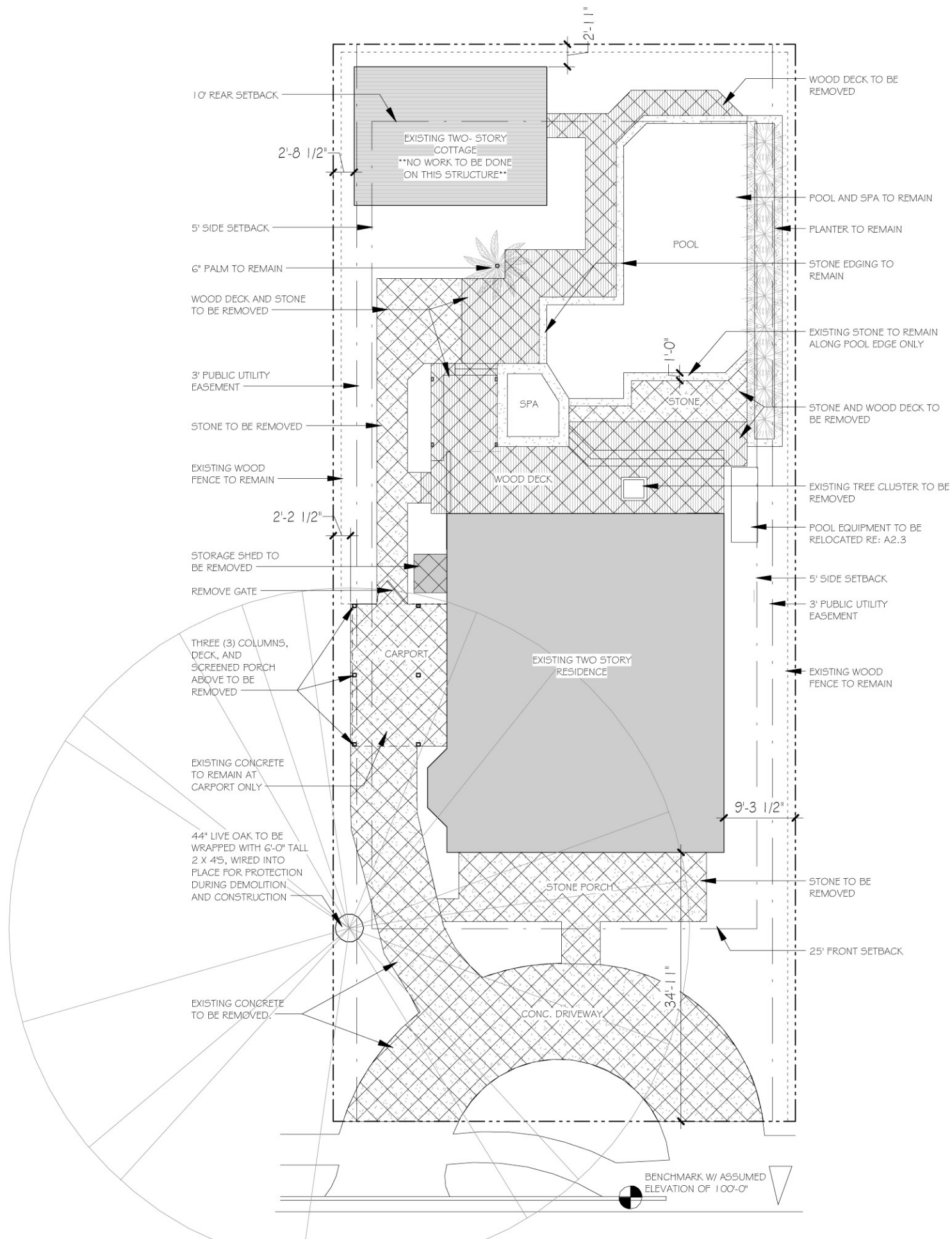
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COA ZONING REVIEW	03/07/2014

**SENTIS  
RESIDENCE**

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AUSTIN, TEXAS



CROSS-HATCHED AREAS INDICATE MATERIALS THAT ARE TO BE REMOVED PRIOR TO CONSTRUCTION

NOTE! ALL CONCRETE TO BE REMOVED SHALL BE JACK-HAMMERED INTO APPROX. 24"-SQUARE PIECES, THEN MANUALLY PRIED UP AND REMOVED.

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"

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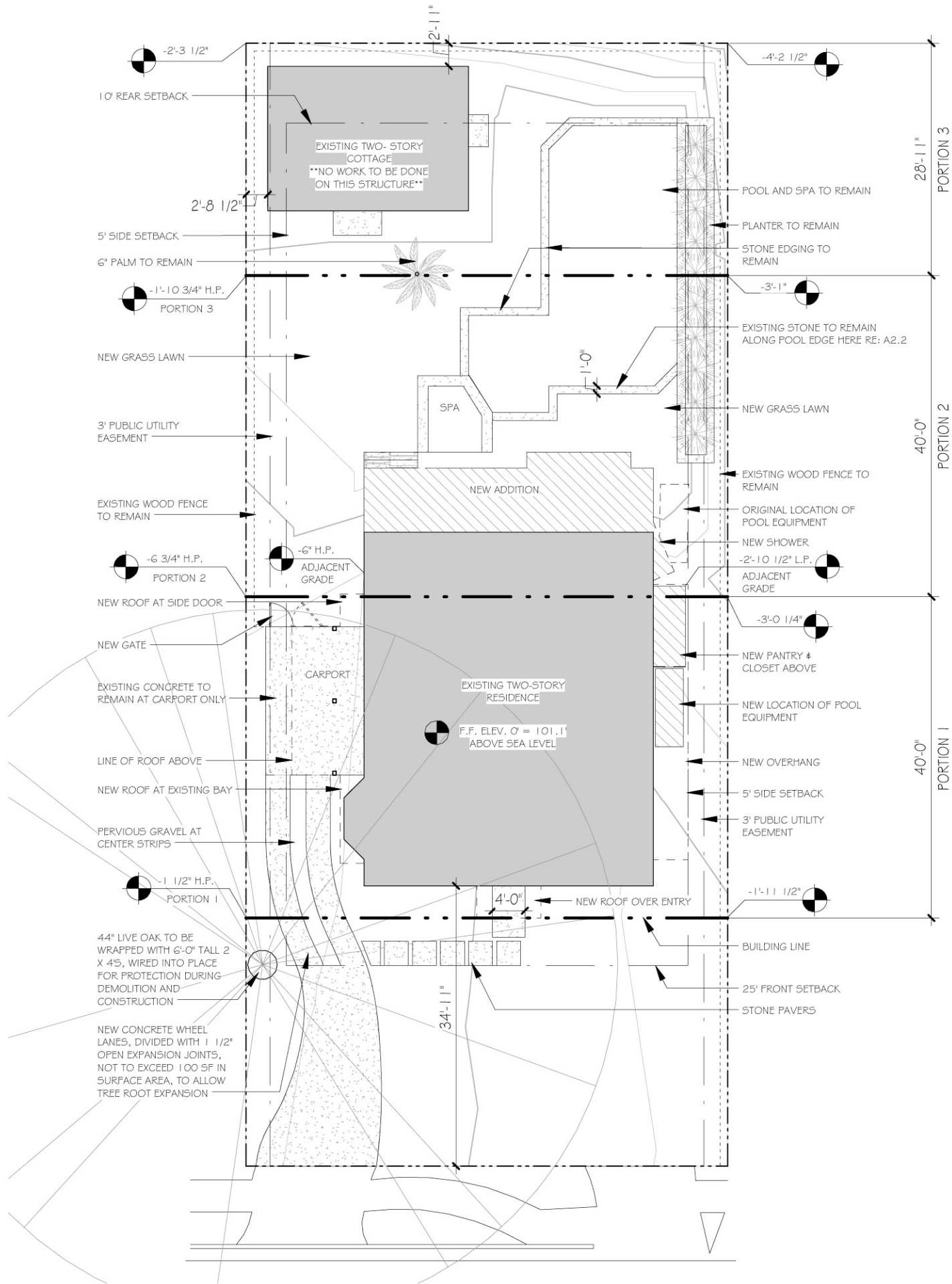
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A2.2



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.
CARPORT	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 %

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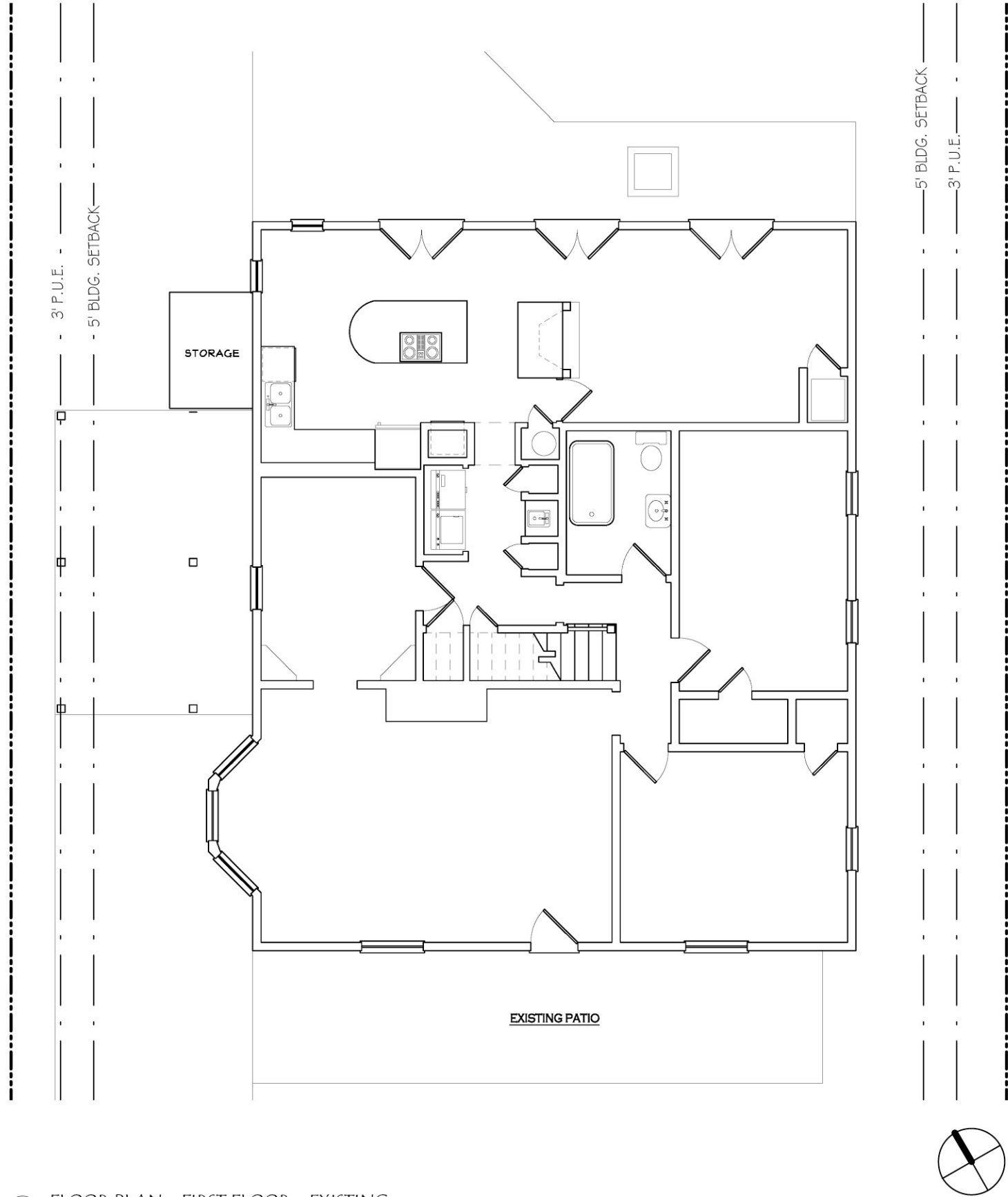
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A2.3



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

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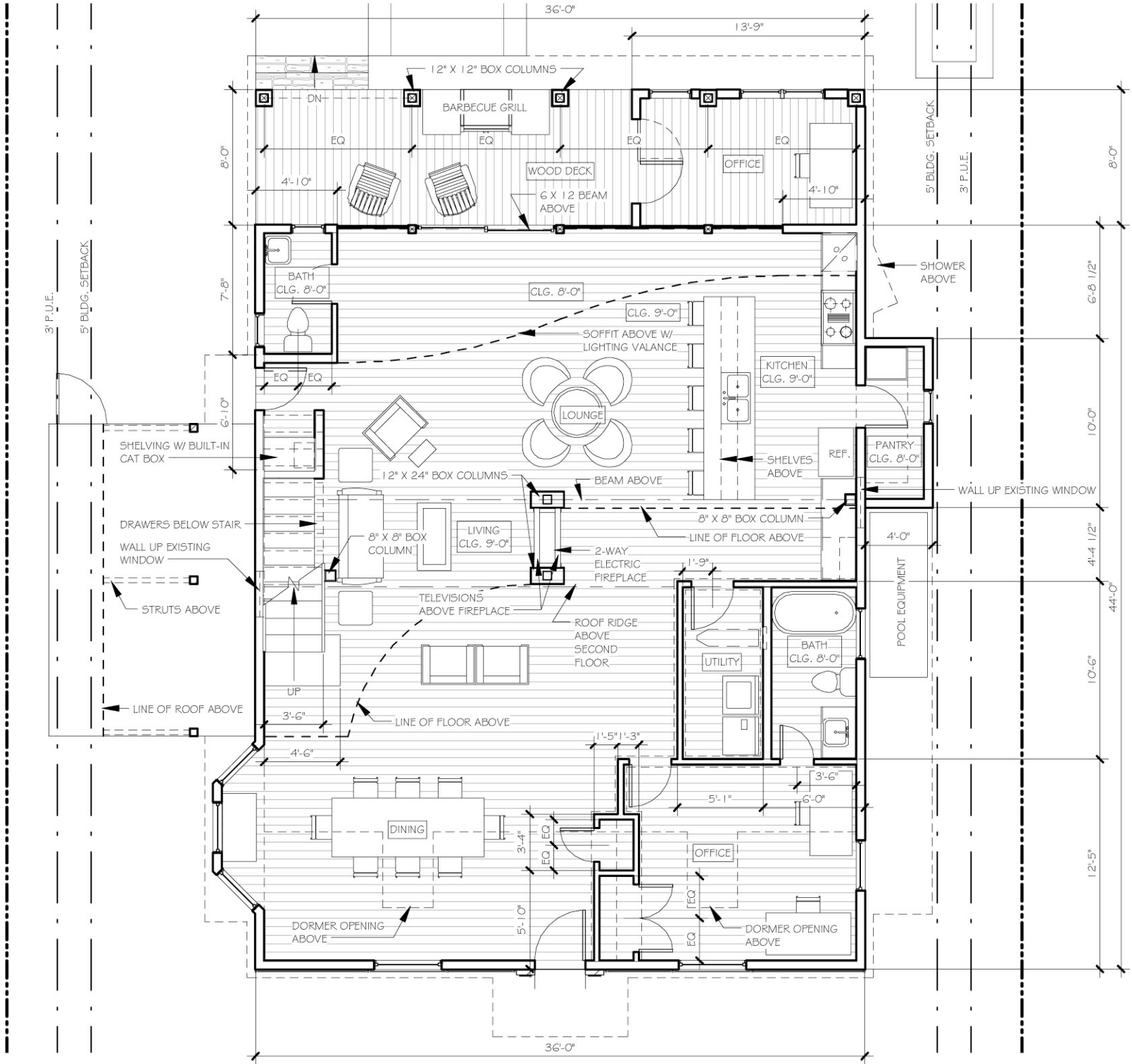
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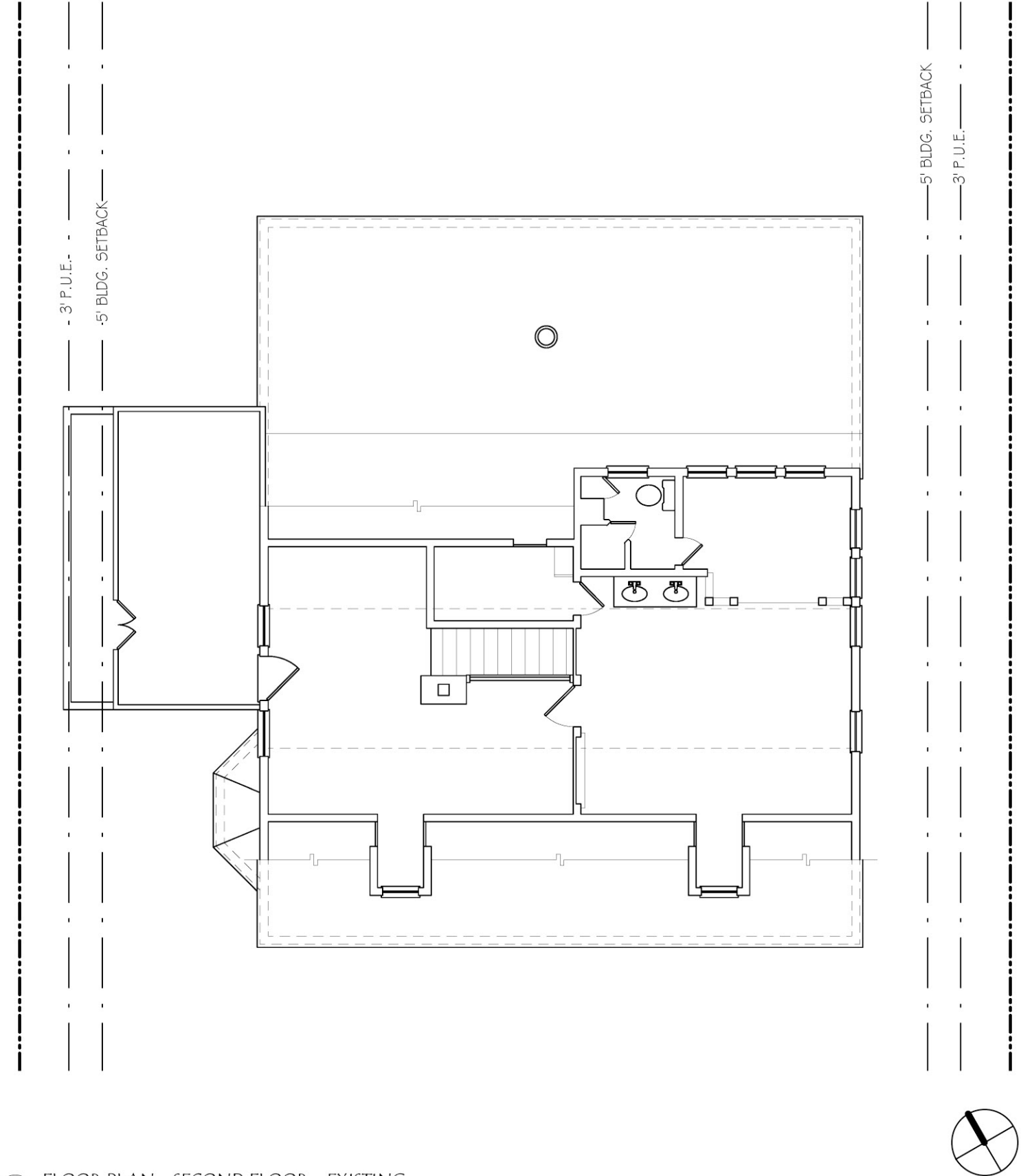
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A3.2



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



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

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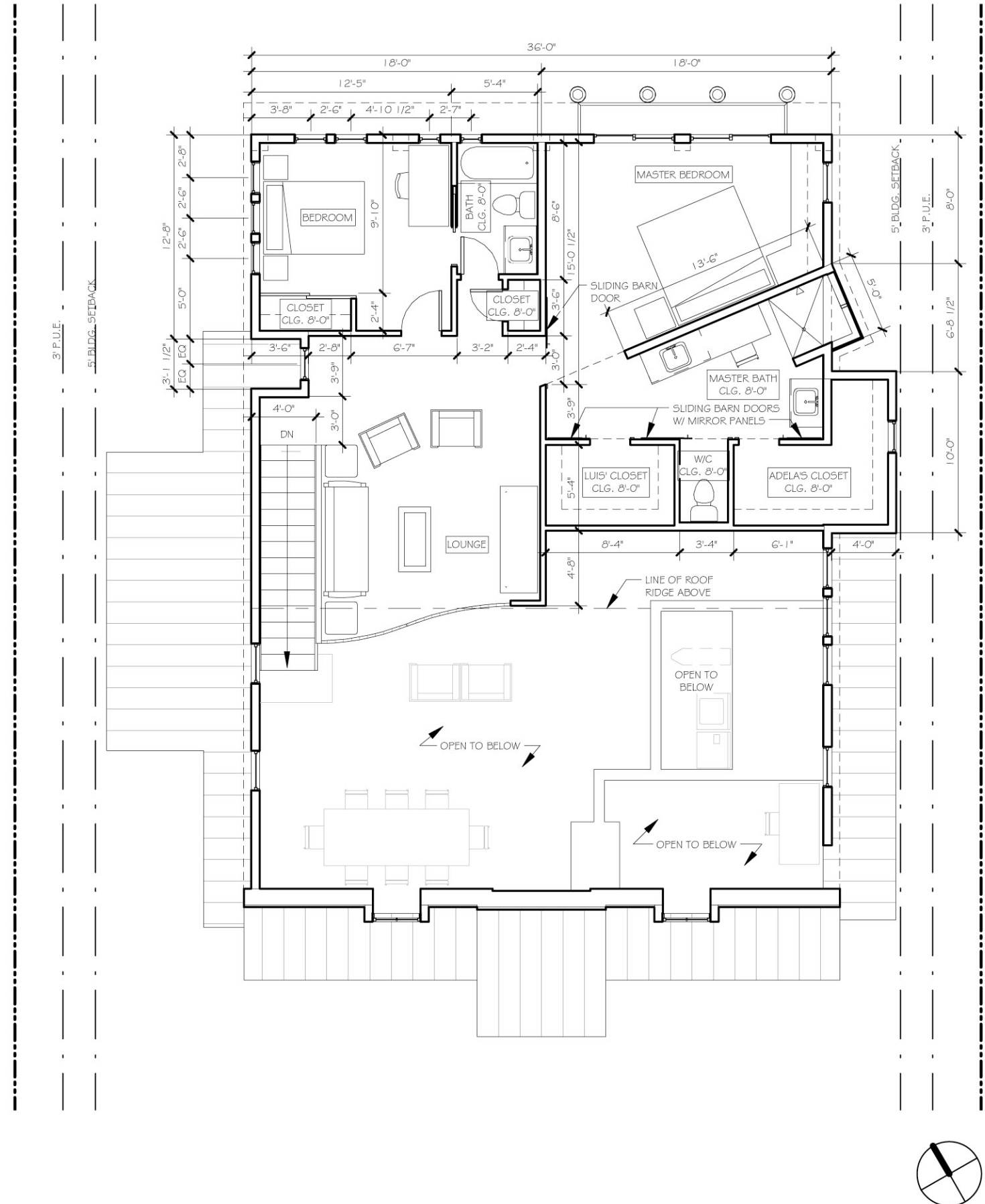


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1 FLOOR PLAN – SECOND FLOOR – PROPOSED  
1/8" = 1'-0"

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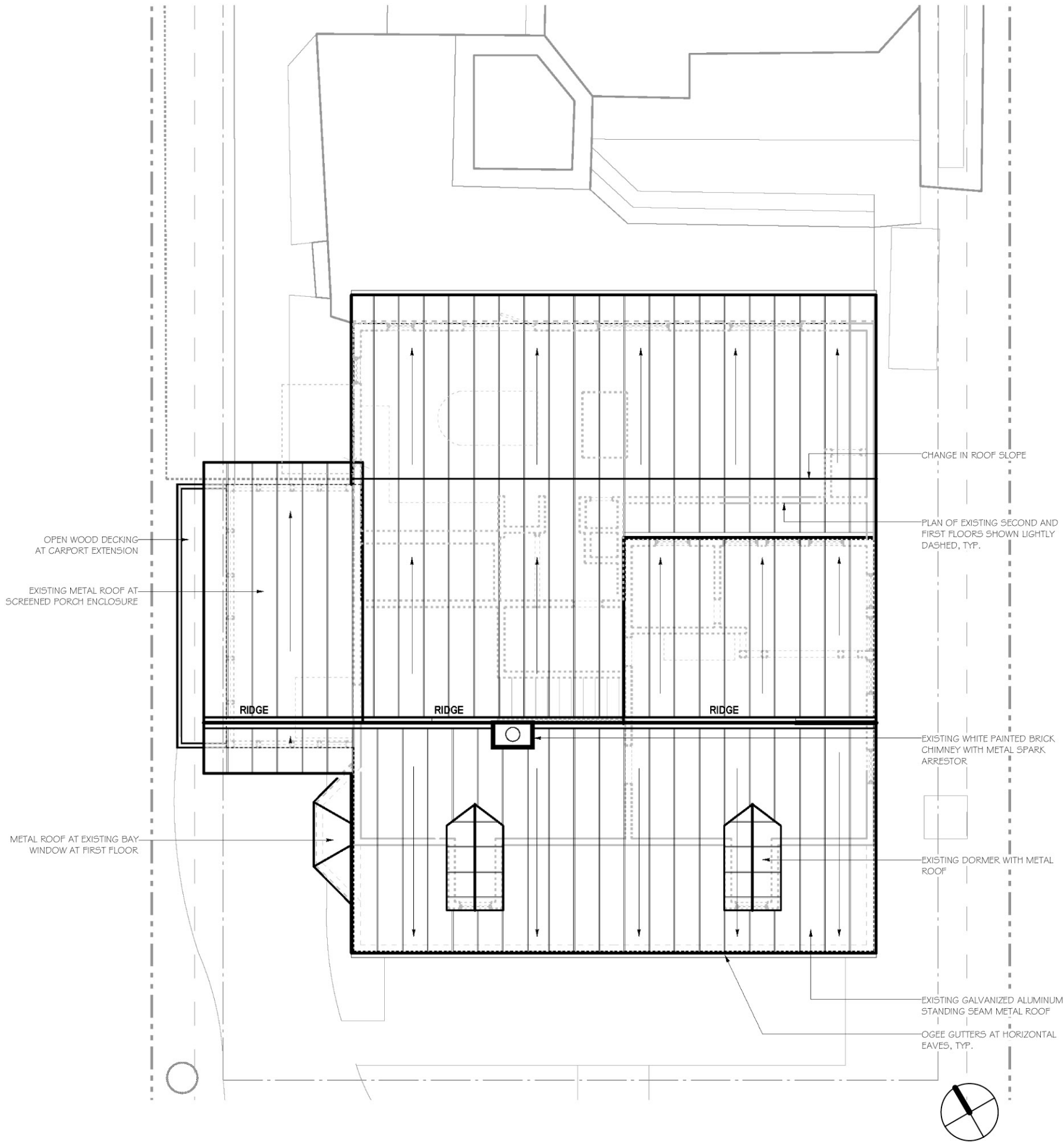
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A3.5



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



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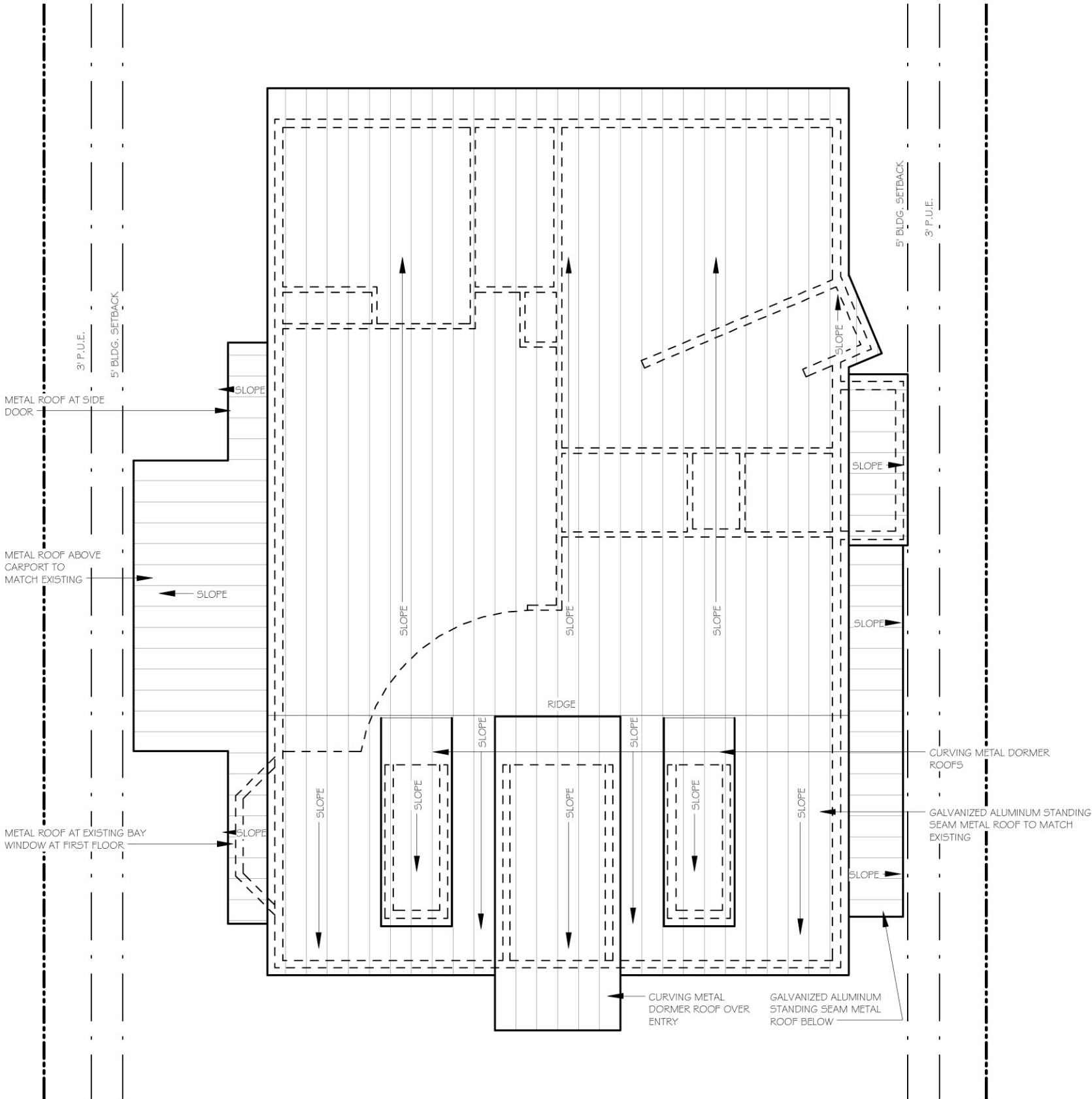
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A3.6



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

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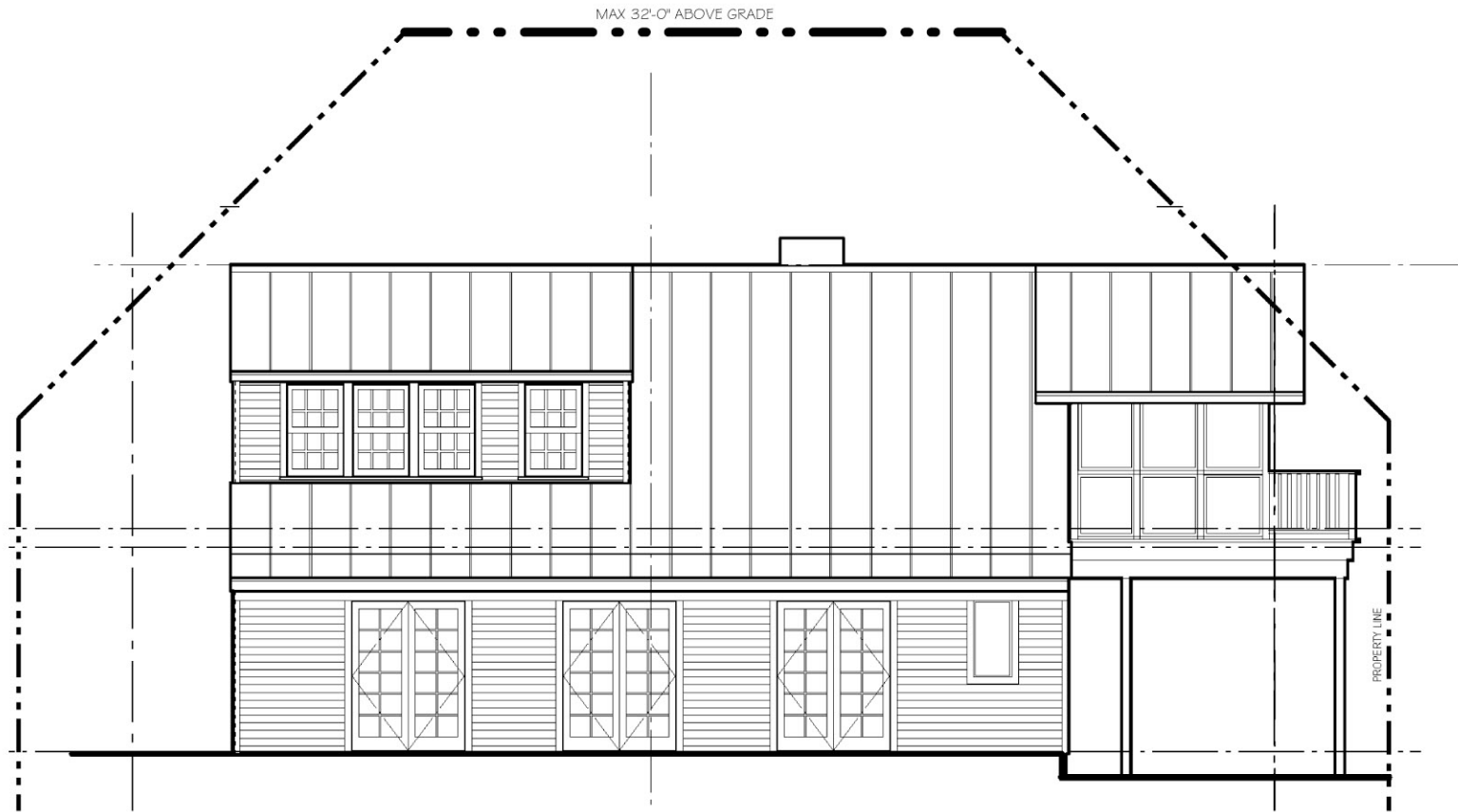
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A4.1



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



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

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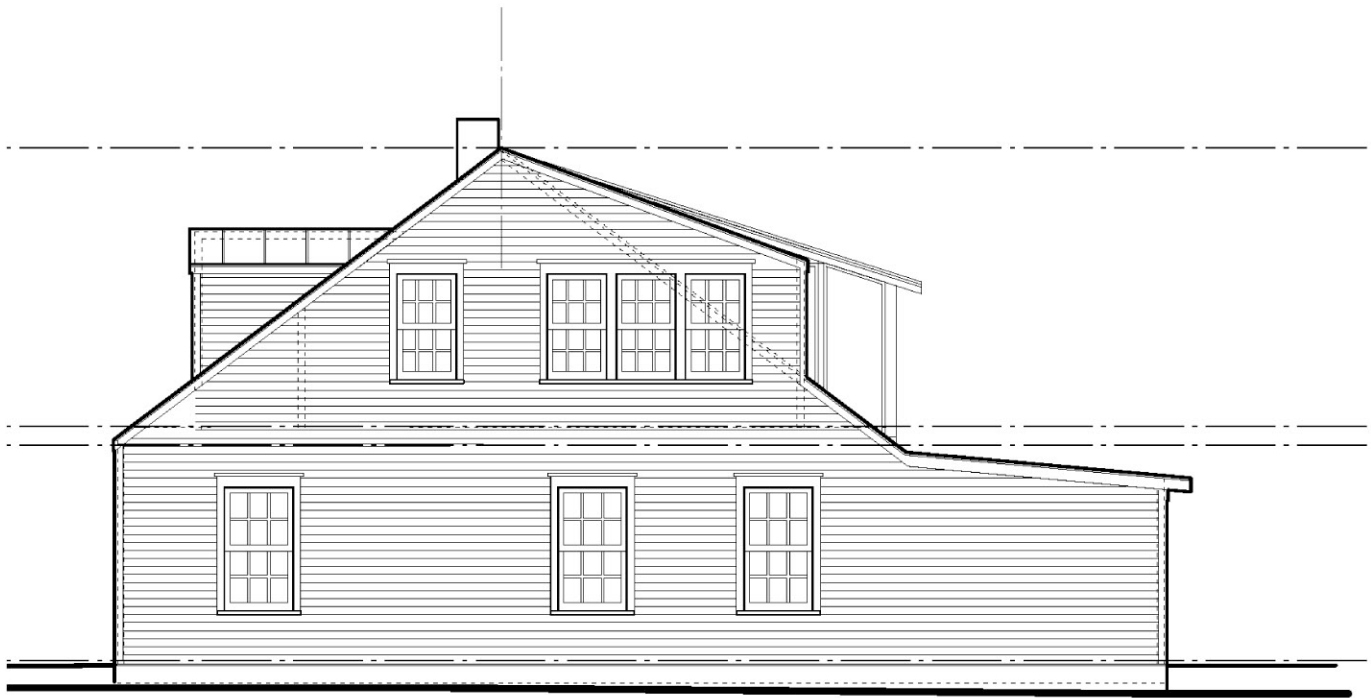
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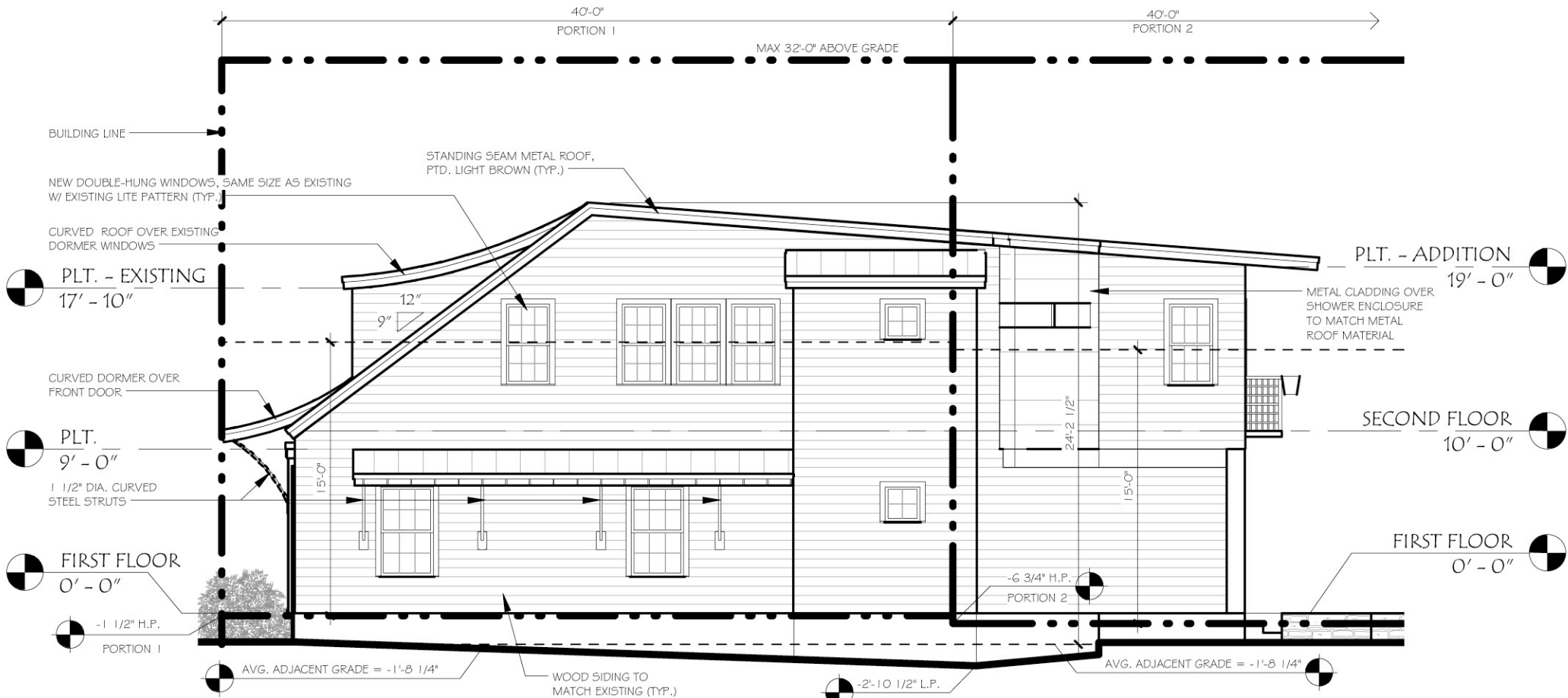
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A4.2



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



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

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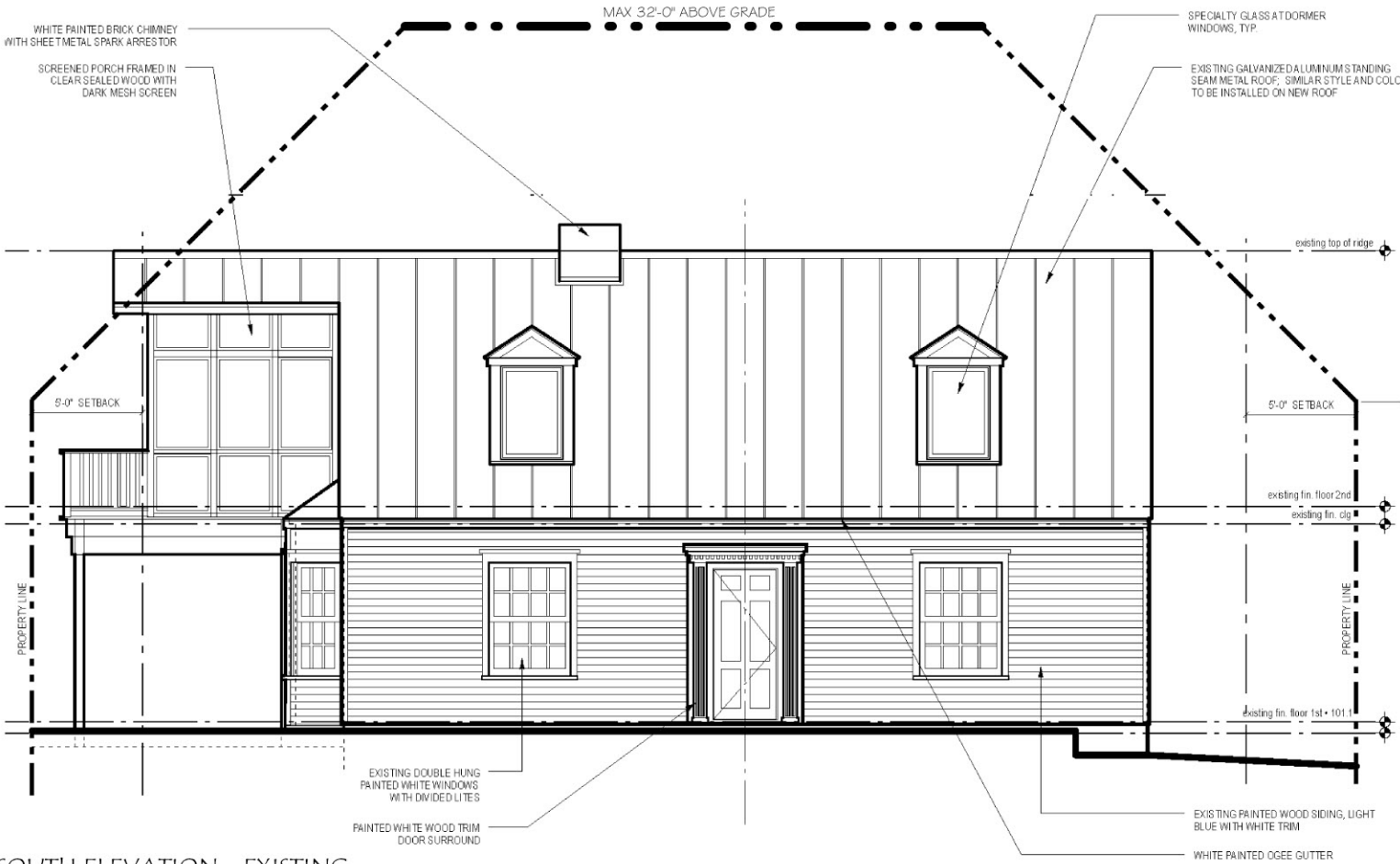
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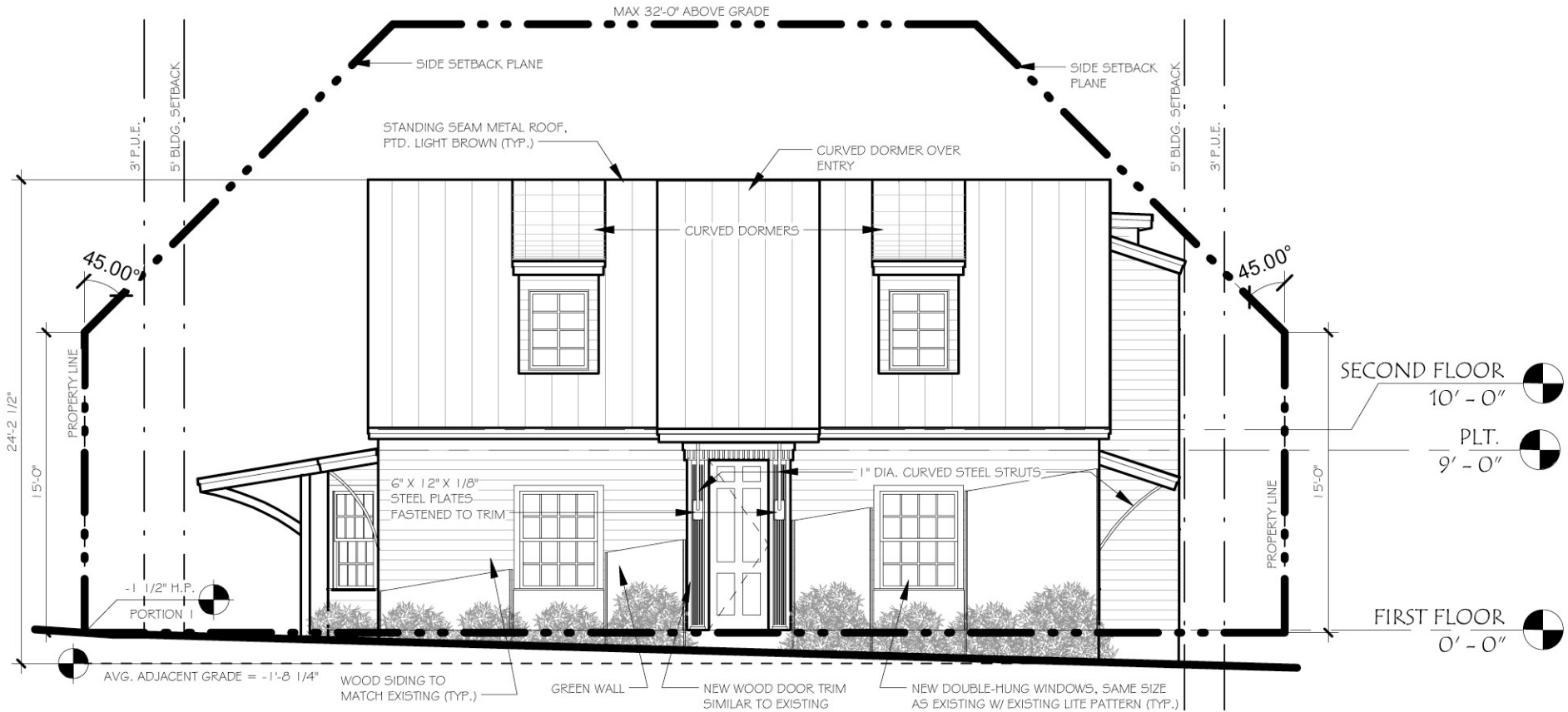
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A4.3



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



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



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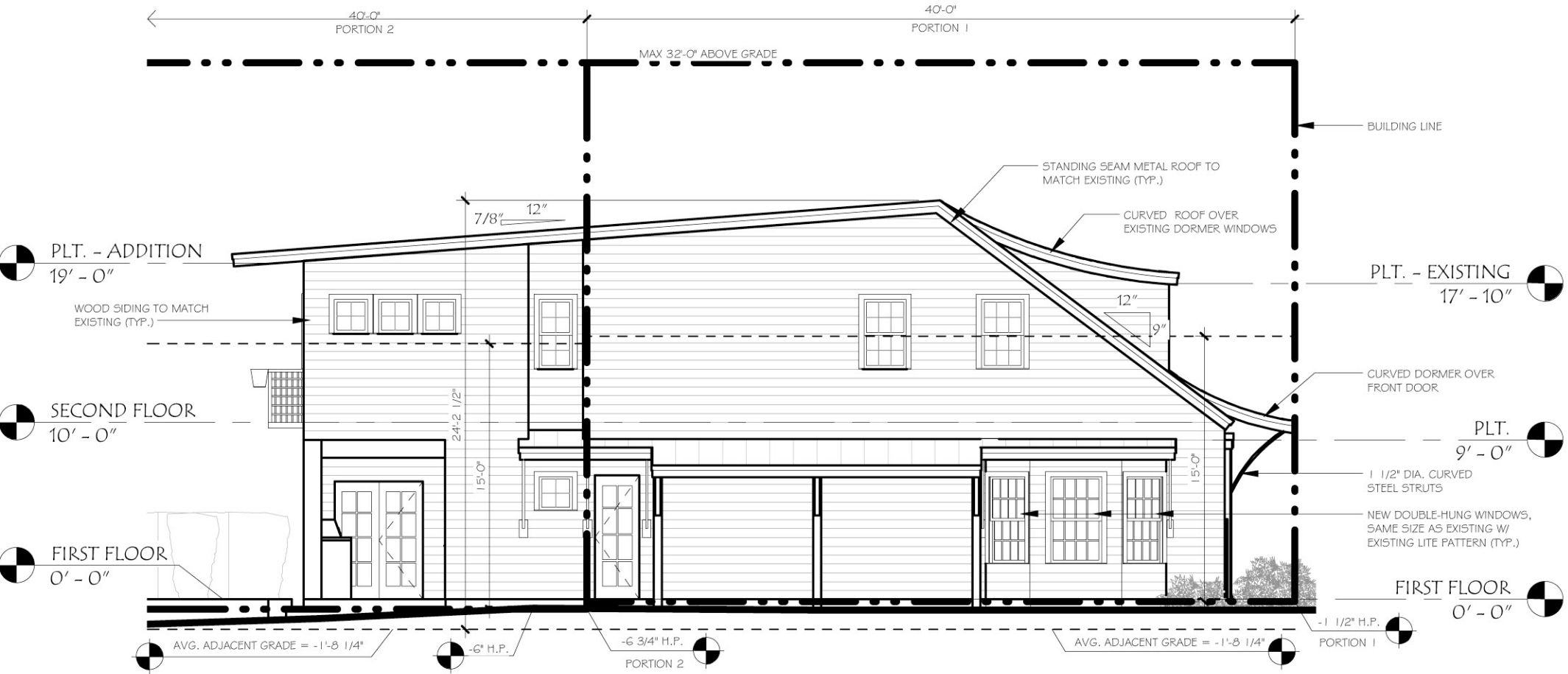
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3 WEST ELEVATION - EXISTING  
1/8" = 1'-0"



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