

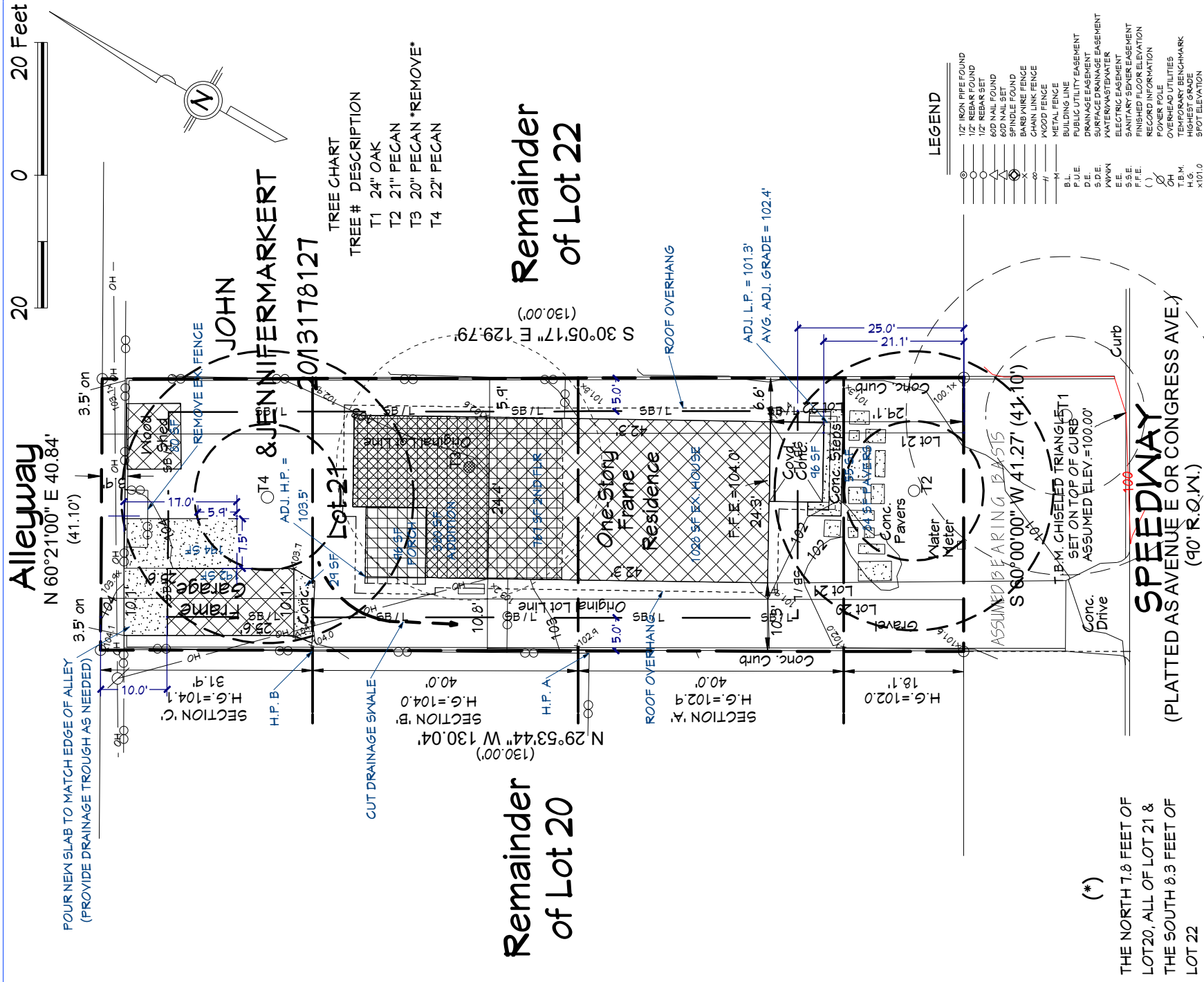












Notes:

1) Subject to restrictions and easement rights as stated in Vol. 180 Pg. 229, Vol. 294 Pg. 367, Vol. 372 Pg. 454, Vol. 563 Pg. 20, Vol. 608 Pg. 319, Vol. 608 Pg. 322, Vol. 828 Pg. 567, Deed Records and in Vol. 1, Pg. 67, Plat Records

TO THE LIENHOLDER AND /OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON
THE GROUND UNDER MY SUPERVISION OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS
PREPARED IN ACCORDANCE WITH THE COMMITMENT REFERENCED HEREON, AND THAT THERE
ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS,
OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

THIS AREA IS NOT DEPICTED AS BEING
IN SPECIAL FLOOD HAZARD AREA PER
FEMA'S FLOOD INSURANCE RATE MAP
48493C046H1 DATED 09/12/2010. IT IS
REPRESENTED AS INZONE "X".
HOWEVER AT THE PRESENT TIME, NO
ELEVATIONS, DRAINAGE, OR
FLOOD STUDIES HAVE BEEN
PERFORMED BY THIS FIRM AND
INFORMATION IS BASED SOLELY UPON
SAID MAP. THE SURVEYOR DOES
NOT ASSUME RESPONSIBILITY AS TO
ANY INFORMATION PROVIDED ON THE
MAP AND DOES NOT IMPLY THAT THE
PROPERTY AND/OR THE STRUCTURES
THEREON ARE FREE OF FLOOD
DAMAGE. FOR FURTHER INFORMATION
CONTACT YOUR FLOOD PLAIN RECORDS
PLAIN ADMINISTRATOR.

STREET ADDRESS: 4404 SPEEDWAY (PLATTED AS AVENUE E OR CONGRESS AVE) AUSTIN TX 78746 THEFT OF PROPERTY OF FLOOD DAMAGE FOR FURTHER INFORMATION

LOT: (*) BLOCK: 5 SUBDIVISION: HYDE PARK ADDITION VOLICAB CONTACT YOUR FLOOD PLAT RECORDS

REFERENCE NAME: JOHN CRABB PLAINADMINISTRATOR.

G.F. #: 1510596-ILF

B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

JOB #: B0510915_TA

DATE: 05/20/15

SCALE: 1"= 20'

FIELD WORK BY CHRIS	05/19/15
CALC'D BY GF	05/20/15
DRAFTED BY GF	05/20/15
CHECKED BY VG	05/20/15

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

IMPERVIOUS COVERAGE	
EXTING.NEWTTL	DESCRIPTION
1028 380	1408 HOUSE
96 0 96	FRONT PORCH
0 80 80	FRONT WALK
55 0 55	FRONT STEPS
84 0 84	FRONT PAVERS
0 96 96	REAR PORCH
262 -70 192	GARAGE
29 0 29	GARAGESLAB
0 194 194	CONC. DRIVEWAY
80 0 80	WOOD SHED
9 0 9	AC PAD
1643 680	2328 TOTAL SF
5394	LOT SIZE
43.6%	1.C.
45%	ALLOWED IN SF-3

<u>BUILDING COVERAGE</u>	
EXTING NEW TTL	DESCRIPTION
1023 380	1408 HOUSE
46 0	96 FRONT PORCH
0 96	96 REAR PORCH
262 -70	142 GARAGE
80 0	80 WOOD SHED
1466 406	1872 TOTAL SF
5334	LOT SIZE
35.1%	B.C.
40%	ALLOWED IN SF-3

FLOOR-AREA-RATIO (FAR)	
EXTNG NEW TTL	DESCRIPTION
1028 380	1ST FLR
0 767 767	2ND FLR
262 -70	192 GARAGE
- -	-192 GARAGE EXEMPT
80 0 80	WOOD SHED
1370 1071 2255	TOTAL SF
5334	LOT SIZE
42.3%	FAR (<2300 SF)
40%	OR 2300 SF ALLOWED IN SF 3

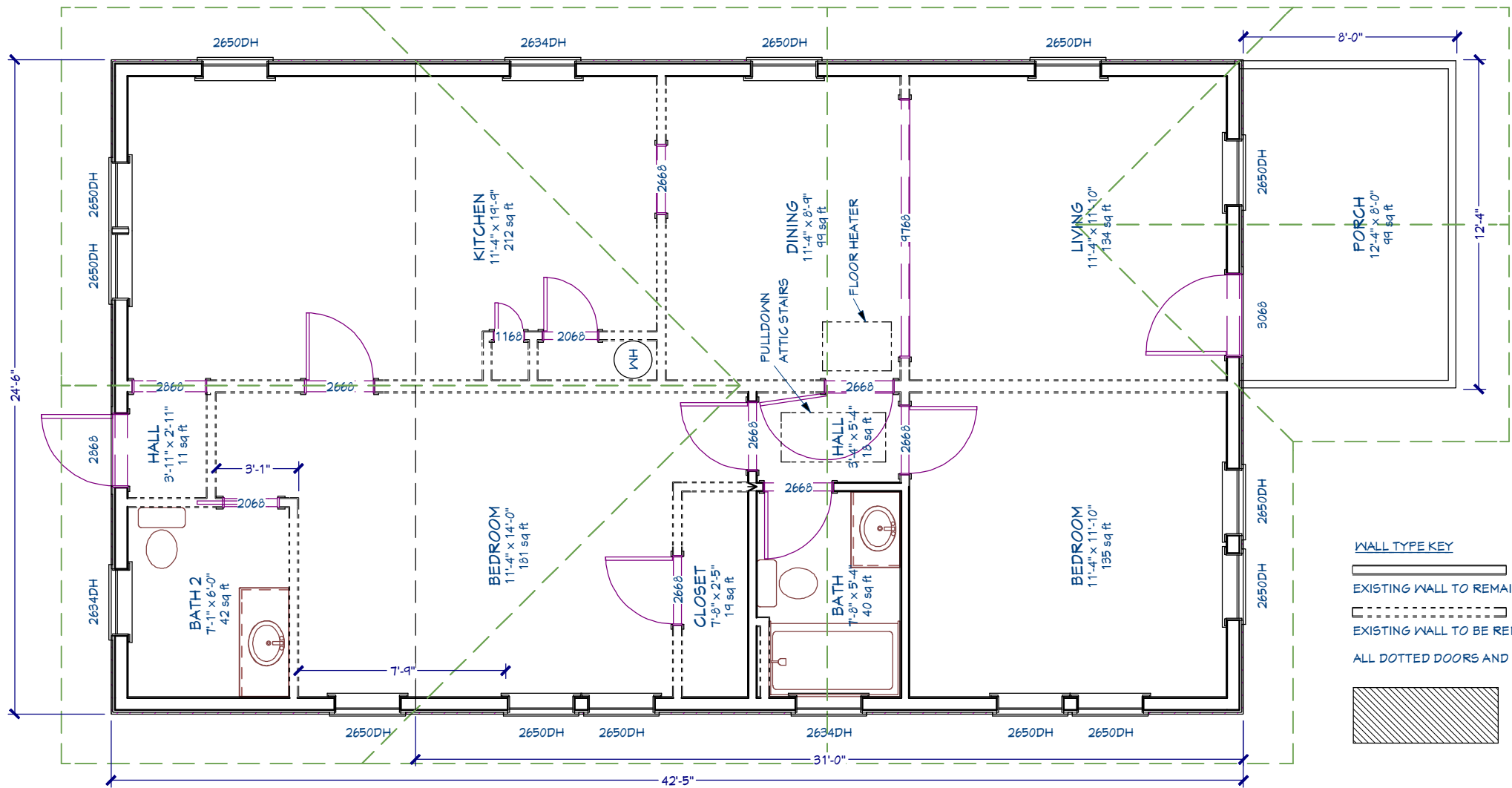
CPBD CERTIFICATION

AREA CALCULATIONS BY WILLIAM
"RON" VAN SICKLE, CPBD FOR
PERMITTING BASED ON SURVEY
PROVIDED BY OTHERS.

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF
BUILDING DESIGNERS
CERTIFICATION
WILLIAM "RON" VAN SICKLE
44-166
William Van Sickle
Sept. 10, 2015



W. Van Sickle
Sept. 10, 2015



WALL TYPE KEY

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

ALL DOTTED DOORS AND WINDOWS TO BE REMOVED



FIXTURE, APPLIANCE,
SHELF OR CABINET
TO BE REMOVED

GENERAL NOTES

ENGINEERING FOR FOUNDATION TO BE PROVIDED BY LOCAL CONTRACTOR

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

- APPLICABLE CODES:
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2012 INTERNATIONAL BUILDING CODE
 - 2012 INTERNATIONAL RESIDENTIAL CODE
 - 2012 INTERNATIONAL FIRE CODE
 - 2012 UNIFORM PLUMBING CODE
 - 2012 UNIFORM MECHANICAL CODE
 - 2006 UNIFORM SOLAR ENERGY CODE
 - 2011 NATIONAL ELECTRICAL CODE

ALL FOUNDATION, ROOF, CEILING AND WALL STRUCTURE TO BE SPECIFIED PER ENGINEERING PLANS. ALL BEAMS NECESSARY SHALL BE SPECIFIED, SIZED AND LOCATED PER ENGINEERING PLANS.

EXISTING / DEMOLITION FLOOR PLAN

SCALE: 3/16" = 1ft



EES Home Design
10948 Long Branch Dr.
Austin, Texas 78736
Tel & Fax: (512) 693-2166

Design/Detailing Firm Name and Address

Drawn by
RV5 BD

Job Number
EES15-0018 4404 Speedway

Revisions

Renovation and Addition to
4404 Speedway
Austin, TX 78751

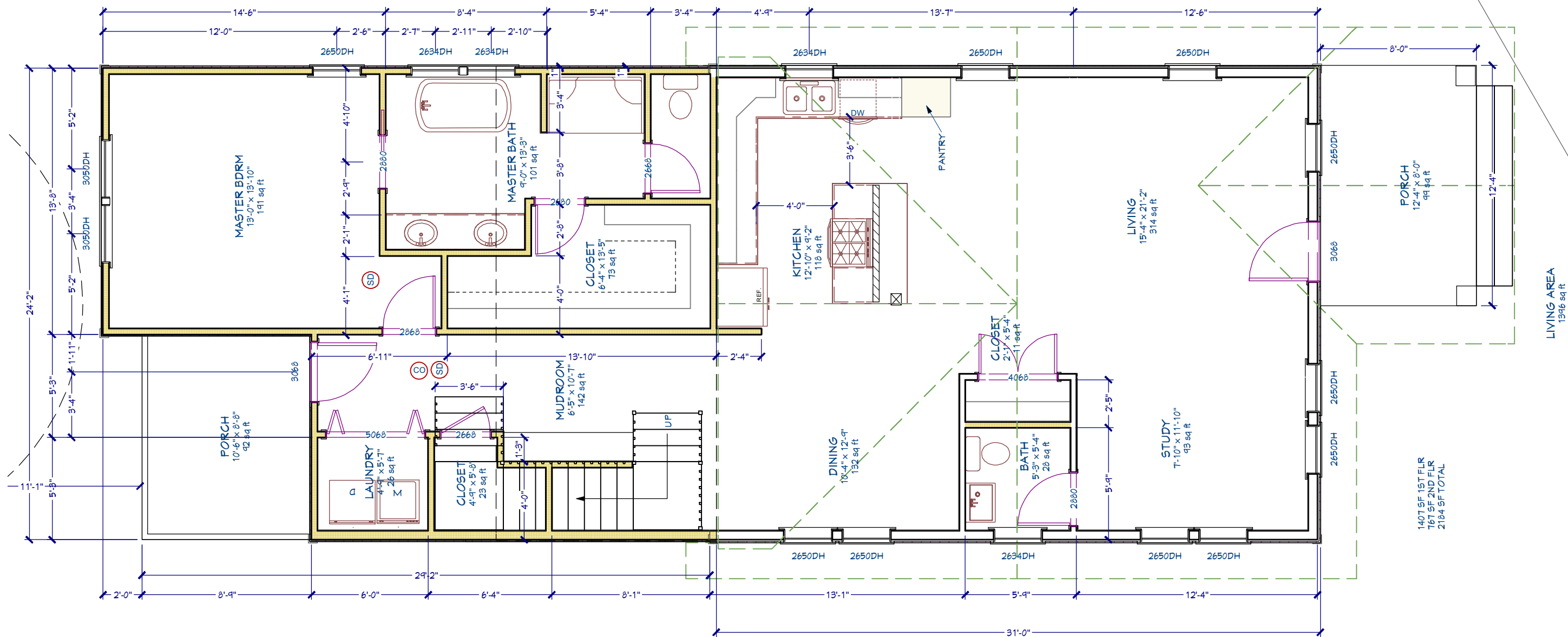
Project Name and Address

Description
EXISTING / DEMOLITION FLOOR PLAN

Date
Wednesday, September 23, 2015

Scale
Scale: 3/16" = 1ft. or as noted otherwise

Sheet
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WALL TYPE KEY

- EXISTING WALL
- NEW WALL

NEW WALLS WILL EITHER BE SHOWN TO ALIGN WITH AN EXISTING WALL OR BE SHOWN WITH A DIMENSION FROM AN EXISTING WALL TO BE CONSTRUCTED PER ENGINEER'S SPECIFICATIONS, TYP. 2X4 FRAMING 16" O.C. WITH 1/2" SHEETROCK EACH SIDE.

PROPOSED LOWER FLOOR PLAN

SCALE: 3/16" = 1ft

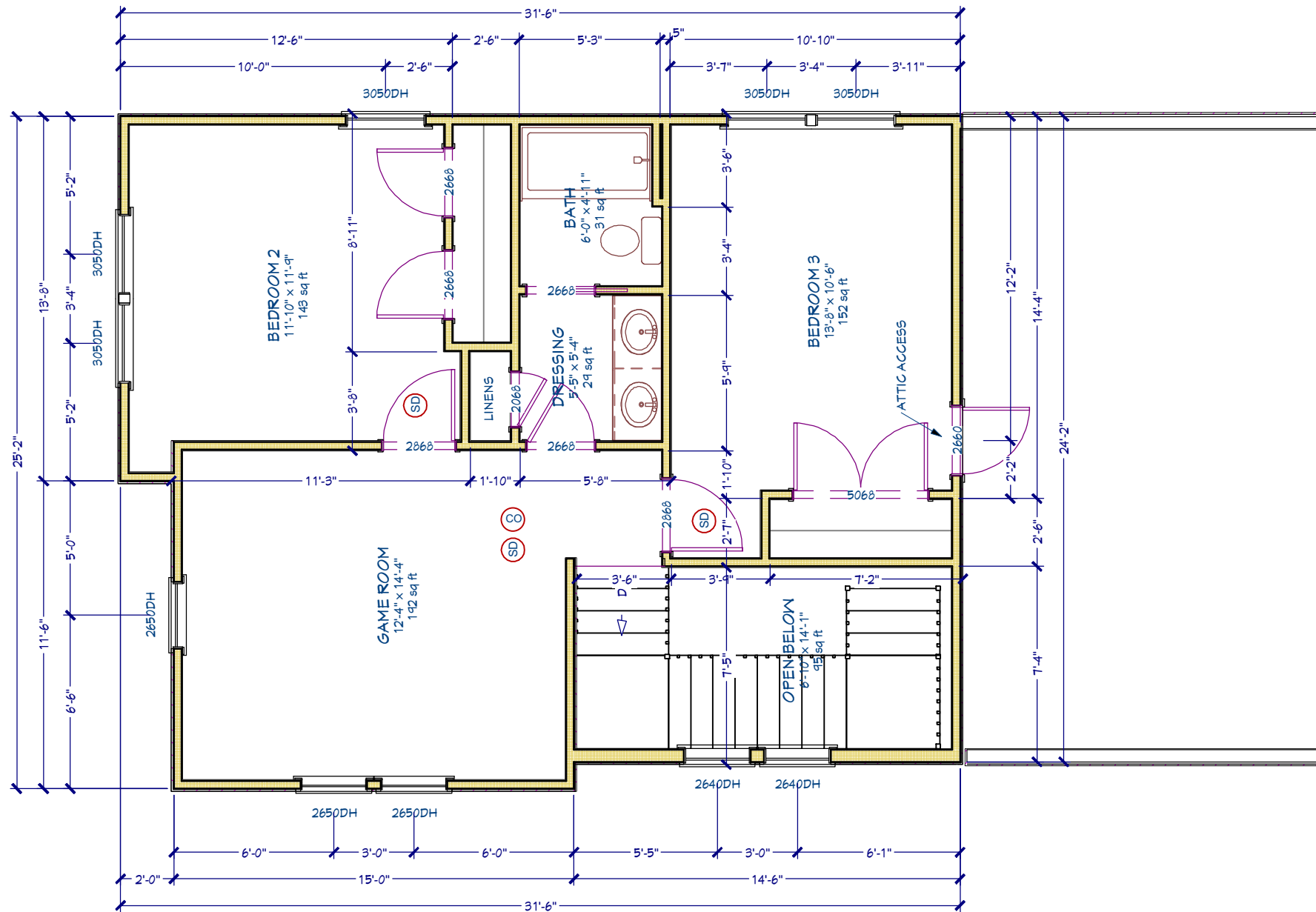


EES Home Design
10948 Long Branch Dr.
Austin, Texas 78736
Tel & Fax: (512) 693-2166

Job Number	EES150018 4404 Speedway	Drawn by	RV5 BD
Project Name and Address	Renovation and Addition to 4404 Speedway Austin, TX 78751	Date	

Renovation and Addition to
4404 Speedway
Austin, TX 78751

Description	PROPOSED LOWER FLOOR PLAN
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise



PROPOSED UPPER FLOOR PLAN

SCALE: 3/16" = 1ft

CONSTRUCTION NOTES

1. NEW FRAME WALLS WHERE SHOWN WITH CROSS HATCHING
2. NEW FIXTURES, CABINETRY, COUNTERTOPS, DOORS AND WINDOWS WHERE SHOWN
3. APPROXIMATE CEILING HEIGHT 8' (MATCH EXISTING)
4. DOOR OPENINGS WITHOUT SPECIFIC DIMENSIONS TO BE CENTERED IN OPENING OR PLACED 4" FROM NEAREST CORNER.
5. WINDOW AND DOOR OPENINGS ARE FT-IN W x FT-IN H + TYPE (EX: 36"W X60"H SINGLE HUNG WINDOW IS "3050SH")
6. DIMENSIONS ARE ROUNDED TO NEAREST INCH AND MAY NOT ADD TO LONGEST SPAN. ALL DIMENSIONS TO BE VERIFIED IN FIELD WITH EXISTING CONDITIONS.
7. PROVIDE SMOKE DETECTOR SYSTEM - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND VICINITY, IF APPLICATBLE, AS WELL AS ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING BASMENTS IN ACCORDANCE WITH 2012 IRC SEC R314.
8. APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDRROMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNTIS THAT HAVE ATTACHED GARAGES. IN ACCORDANCE WITH 2012 IRC SEC R315.1
9. EXISTING ELECTRICAL ITEMS TO BE TESTED AND BROUGHT TO CODE AS NEEDED. ONLY NEW ELECTRICAL ITEMS ARE SHOWN ON THIS PLAN

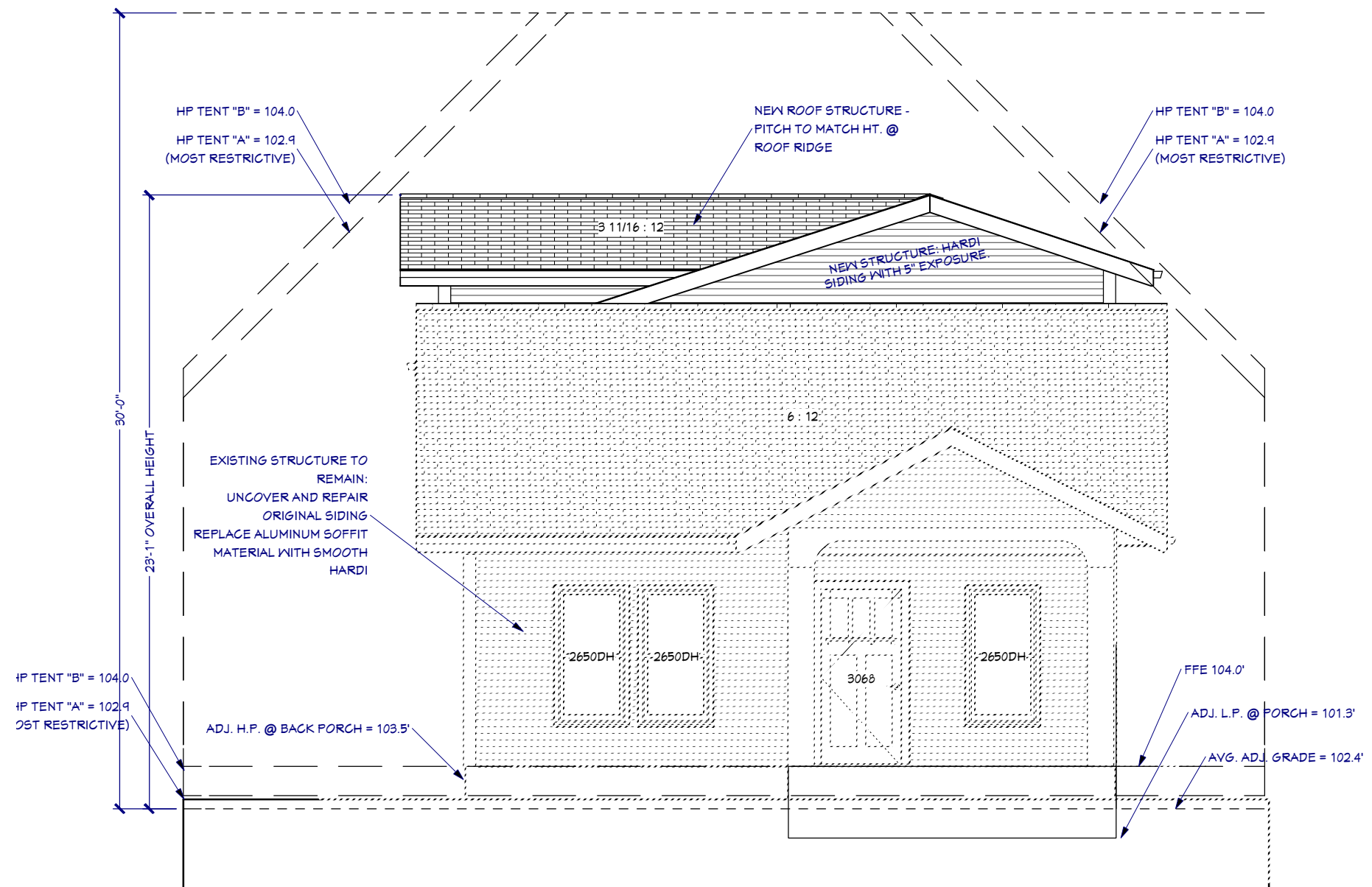
WALL TYPE KEY

EXISTING WALL

NEW WALL

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CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF
BUILDING DESIGNERS
WILLIAM "RON" VAN SICKLE
44-486
Sept. 10, 2015

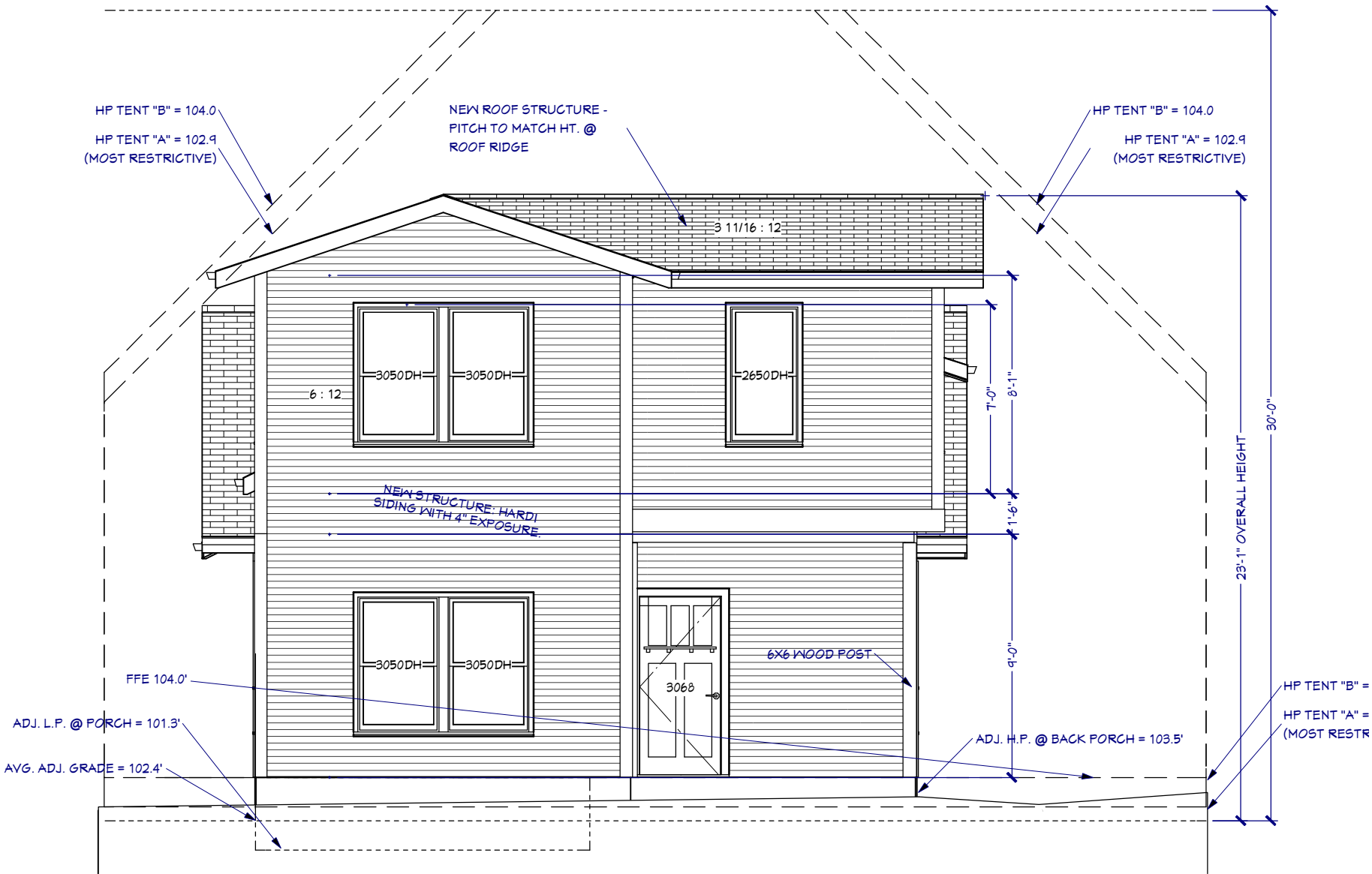


EES Home Design
10948 Long Branch Dr.
Austin, Texas 78736
Tel & Fax: (512) 693-2166

Job Number	EES15 0018 4404 Speedway
Drawn by	RV5 BD
Revisions	

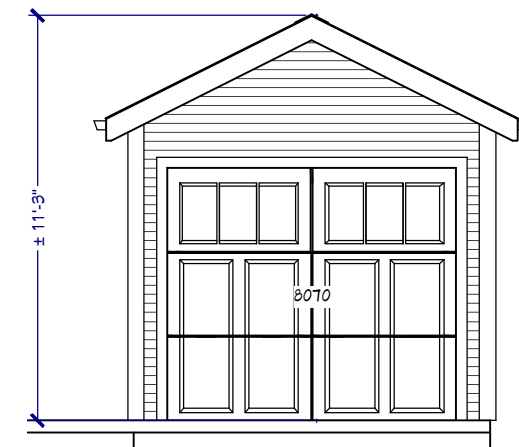
Renovation and Addition to
4404 Speedway
Austin, TX 78751

FRONT ELEVATION
Wednesday, September 23, 2015
Scale: 3/16" = 1ft. or as noted otherwise



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1ft



GARAGE REAR ELEVATION

SCALE: 3/16" = 1ft



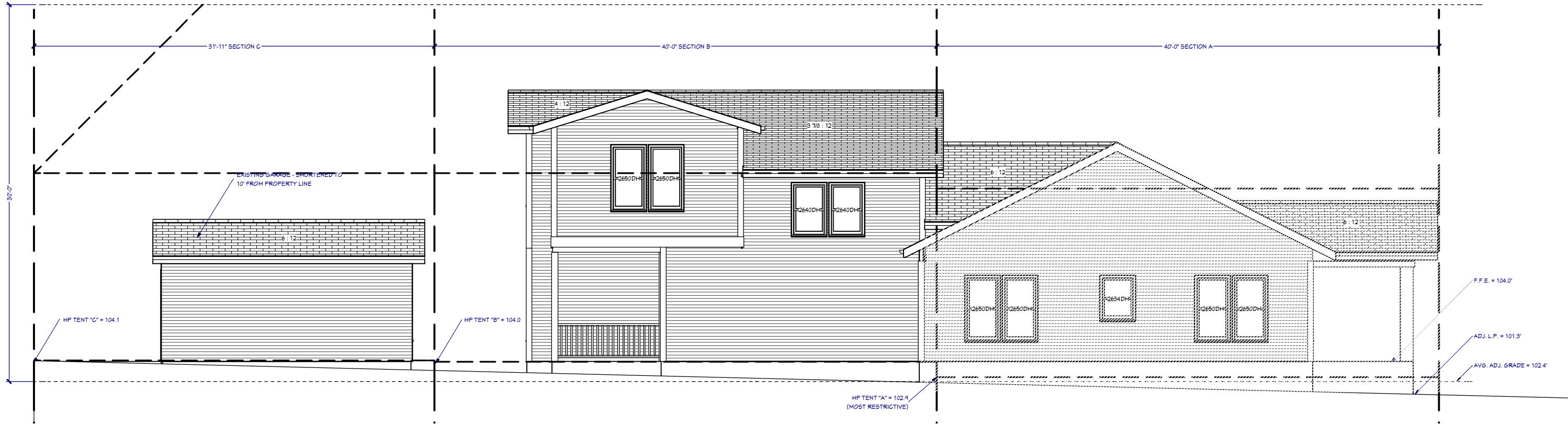
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10948 Long Branch Dr.
Austin, Texas 78736
Tel & Fax: (512) 693-2166

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Drawn by	RV5 BD
Revisions	

Renovation and Addition to
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Austin, TX 78751

Description	REAR ELEVATION
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise

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PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1ft

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WILLIAM "RON" VAN SICKLE
44-486
Sept. 10, 2015

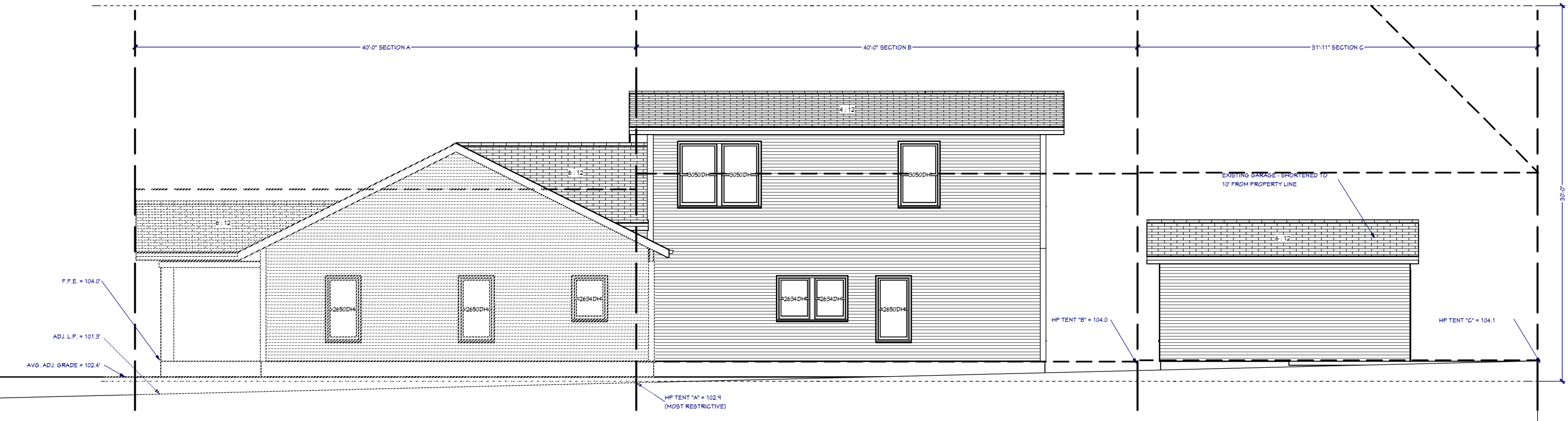


EES Home Design
10948 Long Branch Dr.
Austin, Texas 78736
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Job Number	EES150018 4404 Speedway
Drawn by	RVS BD
Revisions	
Date	

Renovation and Addition to
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Austin, TX 78751

Description	LEFT (SOUTH) ELEVATION
Date	Wednesday, September 23, 2015
Scale	Scale: 3/16" = 1ft. or as noted otherwise



PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1ft

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF
BUILDING DESIGNERS
WILLIAM "RON" VAN SICKLE
44-486
Sept. 10, 2015



EES Home Design
10946 Long Branch Dr.
Austin, Texas 78736
Tel & Fax: (512) 693-2166

Design/Drawn by Firm Name and Address

Drawn by
RVS
Date

Job Number
EES150018 4404 Speedway
Revisions

Project Name and Address
**Renovation and Addition to
4404 Speedway
Austin, TX 78751**

Description
RIGHT (NORTH) ELEVATION

Date
Wednesday, September 23, 2015

Scale
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