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PERMIT SET

**RIVES RESIDENCE
1400 PRESTON
AUSTIN, TX 78703**

DESIGNED:

DRAWN:

REVIEWED:

DATE ISSUED: JANUARY 24, 2014



1.24.2014

DRAWING TITLE:

EXISTING

ELEVATIONS

SCALE:

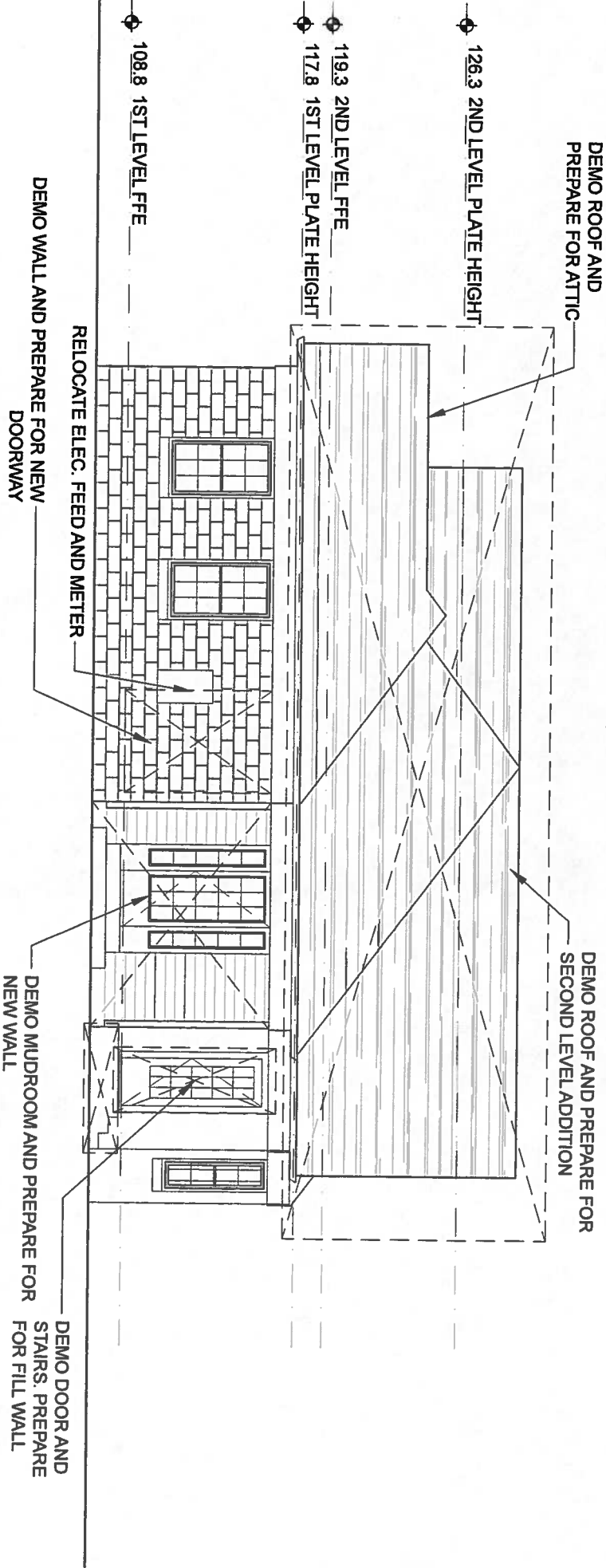
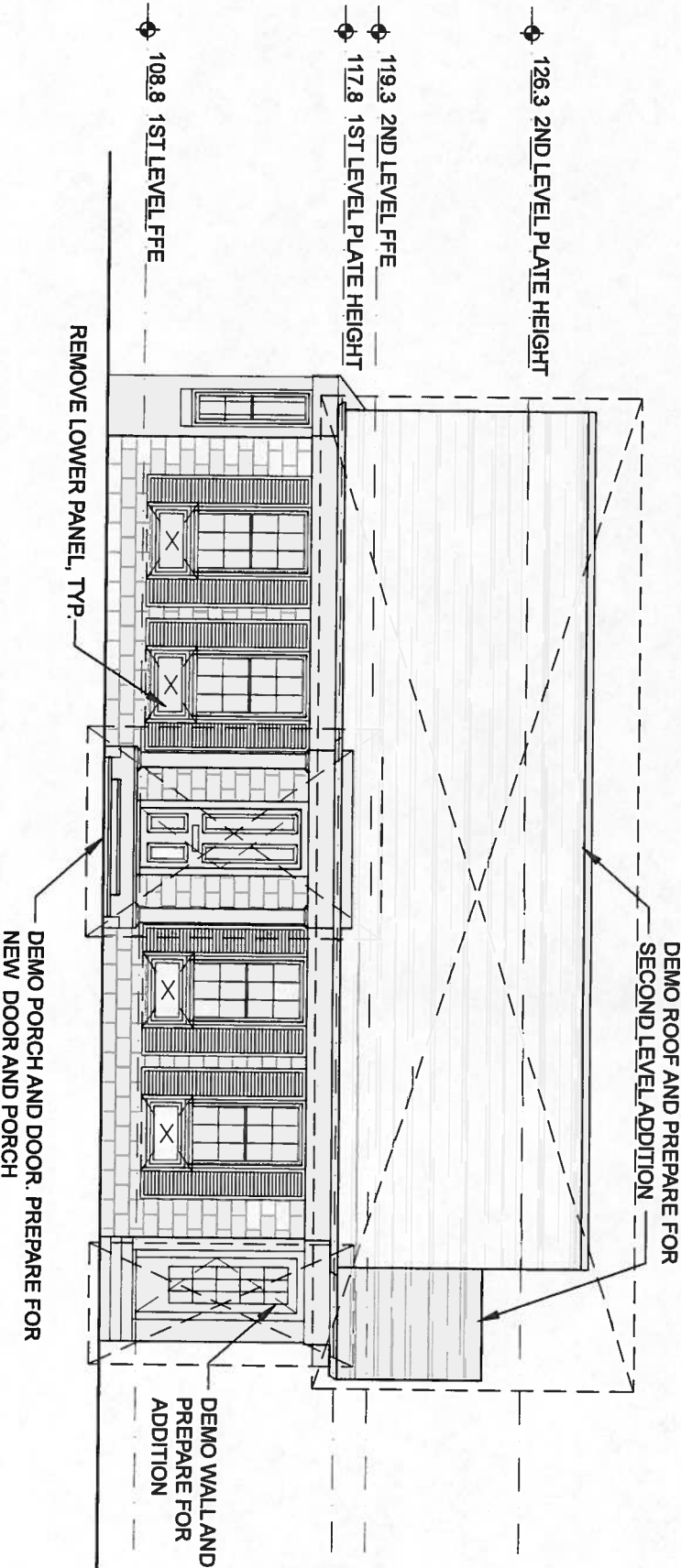
AS NOTED

SHEET:

A3.0

NOTE:
REMOVE ALL WINDOWS FOR
REPLACEMENT

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



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXISTING

ELEVATIONS

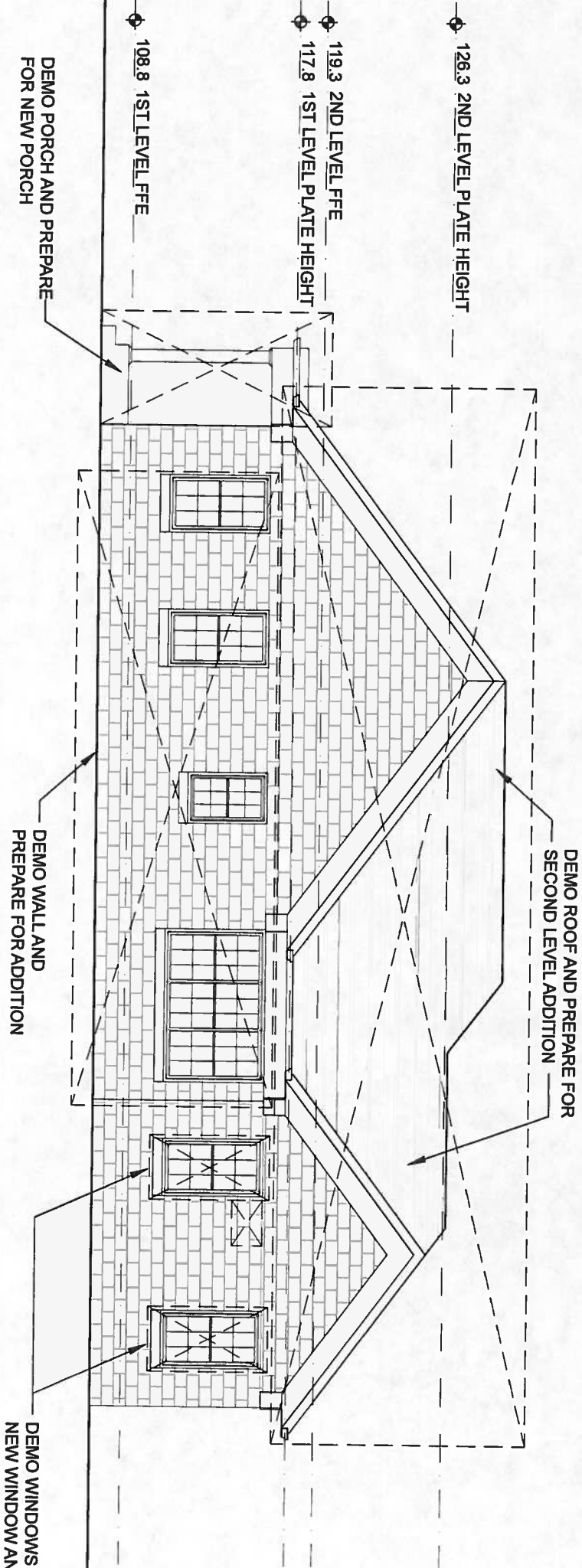
SCALE:

AS NOTED

SHEET:

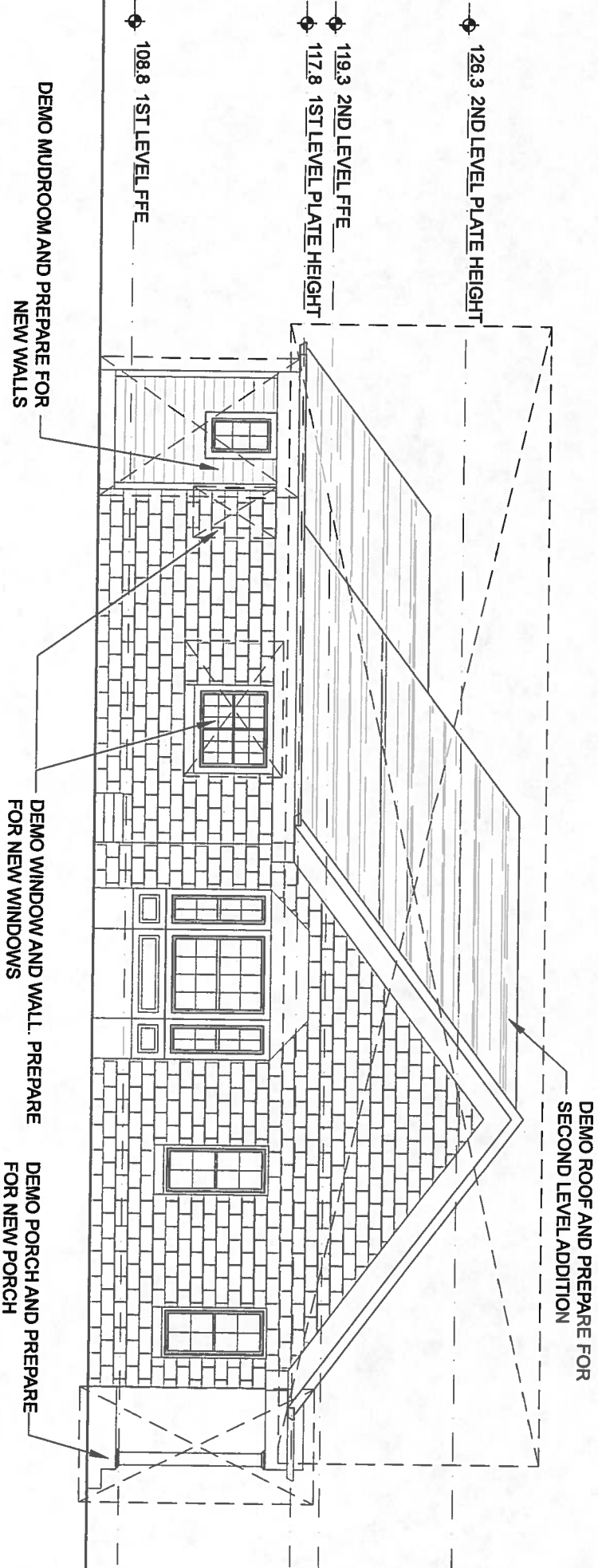
2 EXISTING WEST ELEVATION

A3.1



NOTE:
REMOVE ALL WINDOWS FOR
REPLACEMENT

1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"





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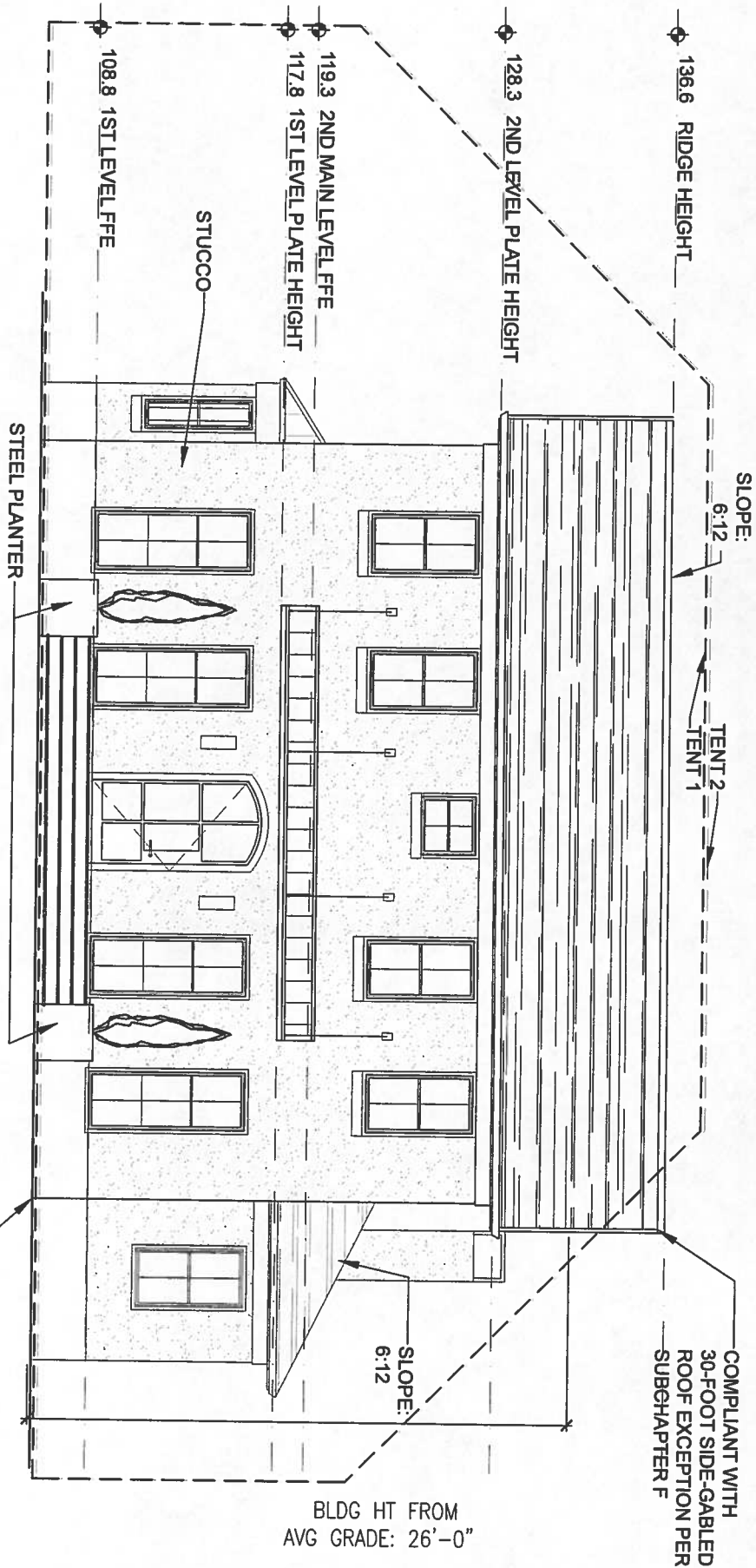
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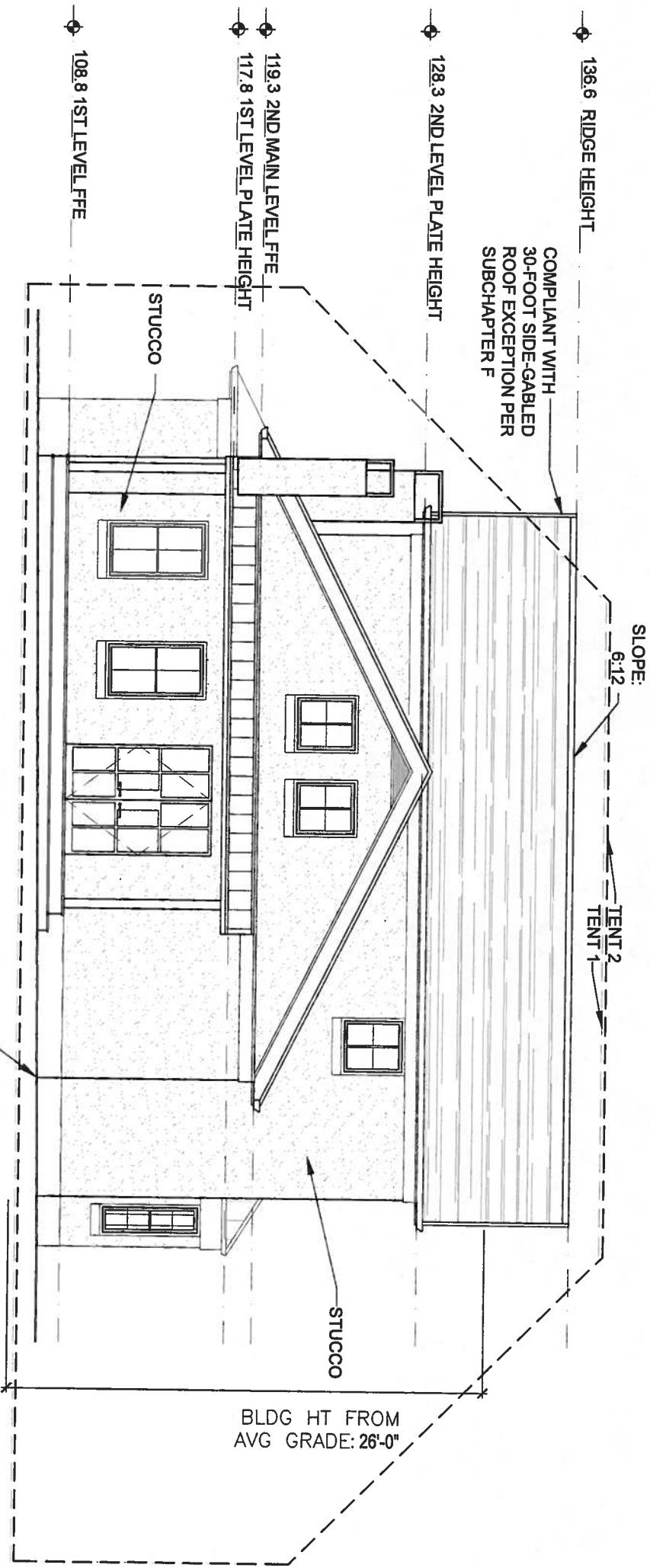
SHEET:

2 NEW NORTH ELEVATION

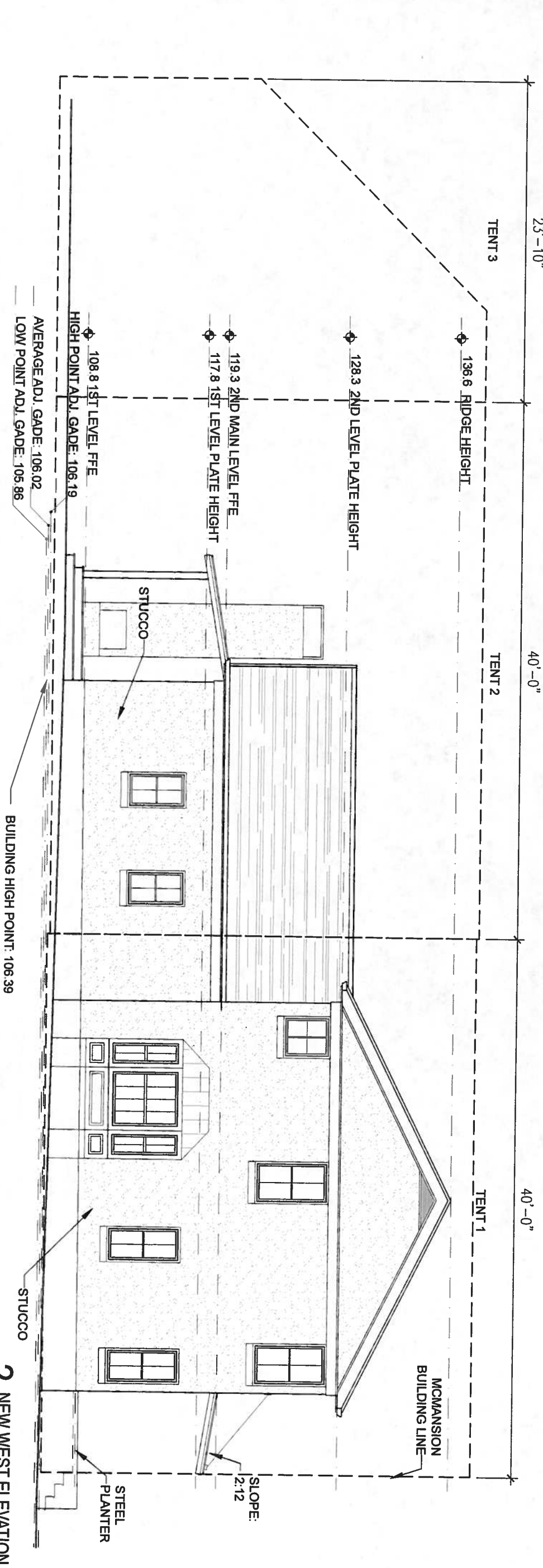
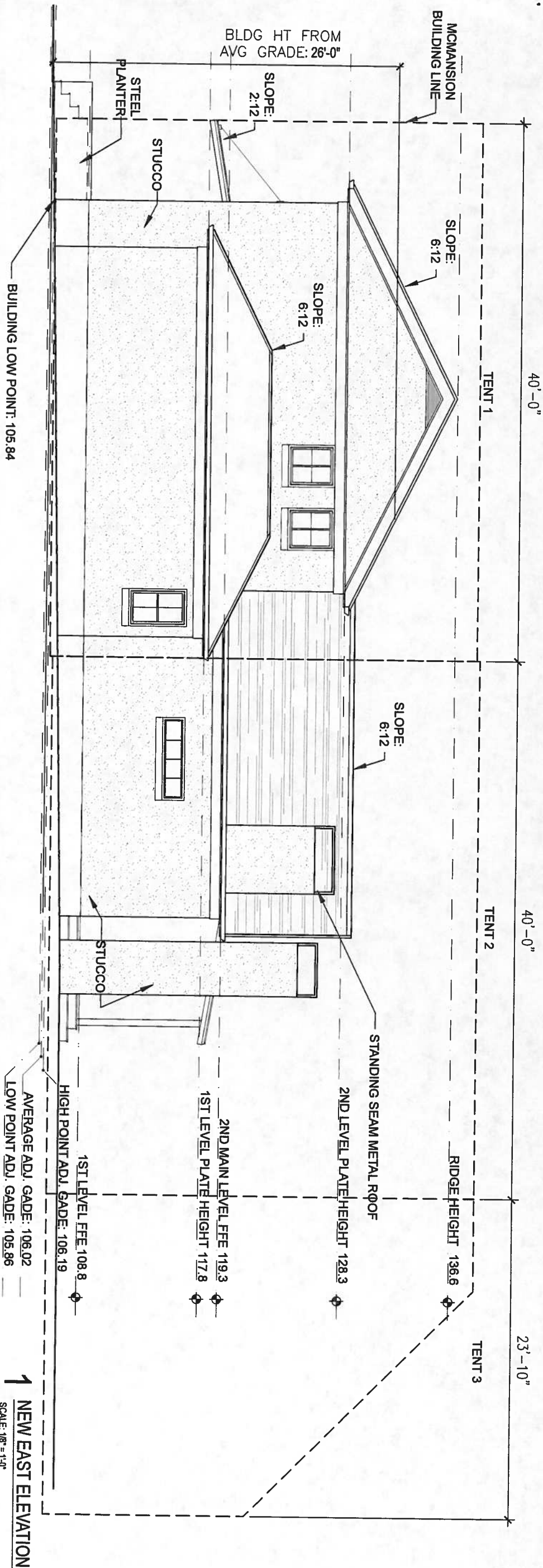
A3.2



1
NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW NORTH ELEVATION



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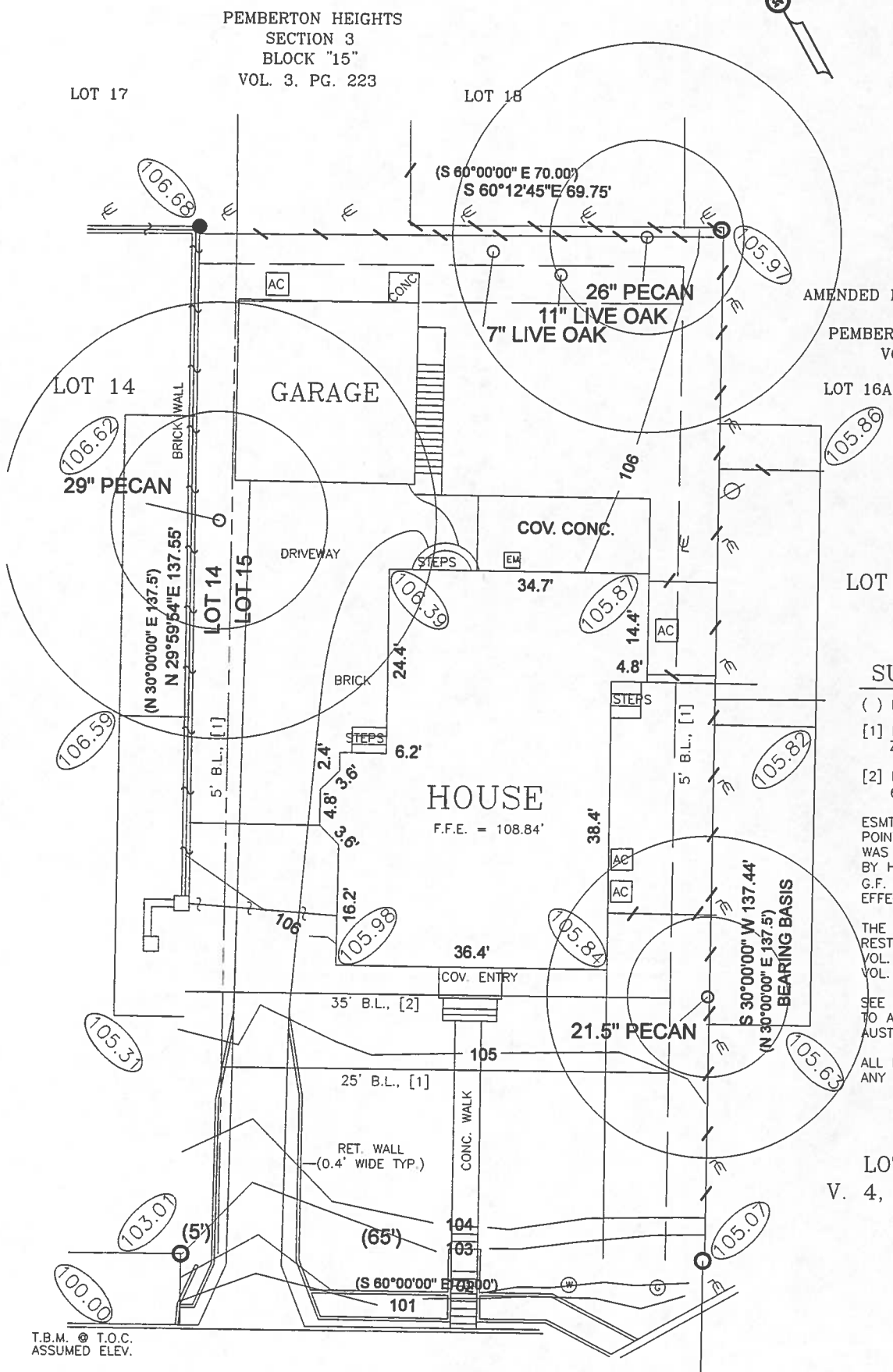
1/24/2014
DRAWING TITLE:
NEW ELEVATIONS
SCALE:
AS NOTED
SHEET:

A3

SCALE: 1"=20'

LEGEND

- WROUGHT IRON
WOOD FENCE
UTILITY LINE
A/C UNIT
ELEC. METER
GAS METER
WATER METER
UTILITY POLE
IRON ROD FND.
PIPE FND.
B.L. BUILDING LINE
P.U.E. PUBLIC UTILITY EASEMENT
F.F.E. FINISHED FLOOR ELEVATION



SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
[1] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE.
[2] PER VOL. 593, PG. 298 AND VOL. 682, PG. 283.
ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE CO. PER COMMITMENT G.F. #00100001; PARAGRAPH 10. EFFECTIVE DATE: DEC. 22, 2009
THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 4, PG. 29 VOL. 593, PG. 298, VOL. 682, PG. 283
SEE VOL. 1714, PG. 442 FOR PROVISIONS TO A GRADE RELEASE TO THE CITY OF AUSTIN DATED AUG. 6, 1956 FOR LOT 15.
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

1400 PRESTON AVENUE (50' R.O.W.)

LOT No. 15 & EAST 5' OF LOT 14 BLOCK "17" SUBDIVISION / ADDITION PEMBERTON HEIGHTS
SECTION 8 PHASE Book Page(s) 29 PLAT RECORDS
CITY TRAVIS COUNTY, TEXAS
AUSTIN Reference: CLAUDE RIVES V AND CYNTHIA RIVES AND CLAUDE RIVES IV

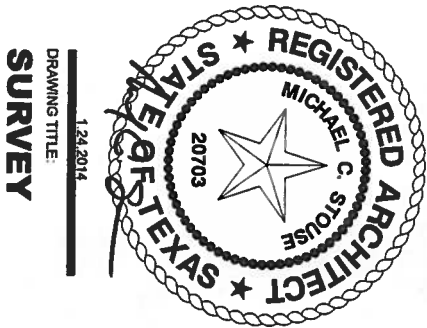
TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR HERITAGE TITLE COMPANY OF AUSTIN, INC. / TITLE RESOURCES GUARANTY COMPANY
The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and, after the exercise of professional diligence and reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief; that there are no visible discrepancies, conflicts, shortages in area, or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown hereon; and that the property has access to and from a roadway, except as shown hereon.

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION# 10118900

By:		Date:
FIELD WORK	CR	12-20-13
DRAFTING	SCN	
DATE	12-31-13	
Job No.	12B23813	
SCALE:	1"=20'	



1 SURVEY
SCALE: 1"=20'-0"



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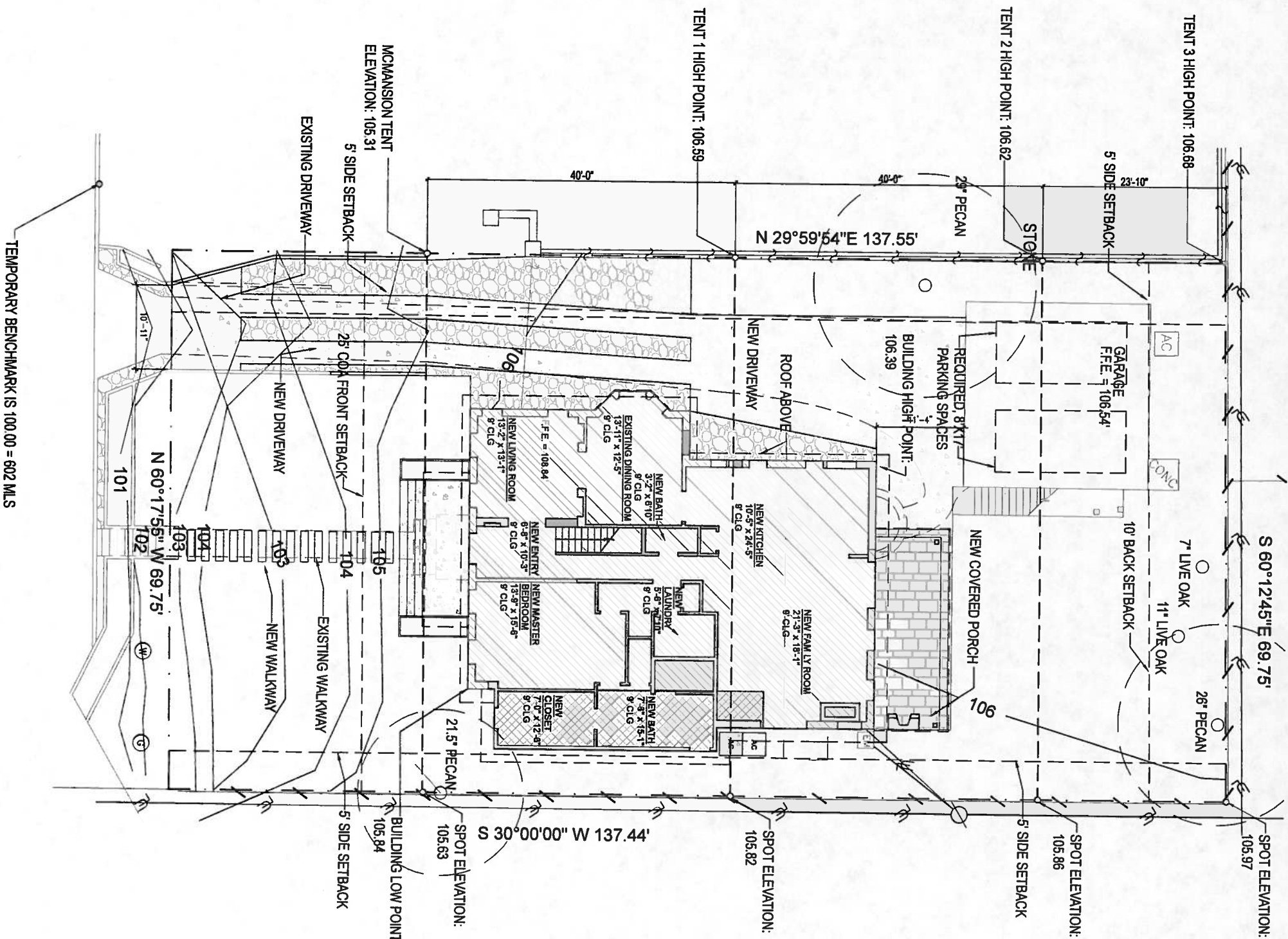
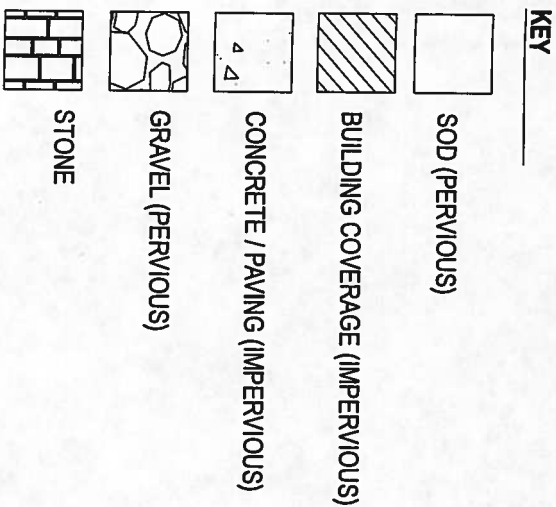
NORTH

PERMIT SET

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1007 W. 82nd St., Austin, Texas 78723
P.O. Box 111111 Austin, Texas 78711
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PROPERTY DATA AND CALCULATIONS

ZONE: SF-3 + NP
 MAX AVG. HEIGHT: 32'
 FRONT SETBACK: 25'
 REAR SETBACK: 10'
 SIDE INTERIOR SETBACK: 5'

LEGAL: LOT 15 AND THE EAST 5' OF LOT 14, BLOCK 17, SECTION 8, PEMBERTON HEIGHTS ADDITION, VOL. 4, PG. 29
LOT SIZE: 9,592 SQ.FT.

MAX BUILDING COVERAGE = 40% = 3,837 SQ. FT

ITEM	EXIST.	NEW	TOTAL
GROUND LEVEL HOUSE	1,842 SF	263 SF	2,105 SF
GARAGE	576 SF		576 SF
COVERED FRONT PORCH	36 SF	69 SF	105 SF
COVERED BACK PORCH	214 SF		214 SF
TOTAL:	2,668 SF		3,000 SF
BUILDING COVERAGE			31.3%

MAX IMPERVIOUS COVER = 45% = 4,316 SQ. FT

ITEM	EXIST.	NEW	TOTAL
TOTAL BC ON LOT	2,668 SF	332 SF	3,000 SF
DRIVEWAY	1,055 SF	76 SF	1,131 SF
UNCOVERED WOOD DECK	35 SF		35 SF
UNCOVERED BACK PORCH	21 SF	-21 SF	0 SF
BRICK PAVERS	236 SF	-236 SF	0 SF
FRONT WALK	133 SF	-73 SF	60 SF
BACK GARAGE PORCH	15 SF		15 SF
A/C PADS	36 SF	-9 SF	27 SF
STONE WALLS	26 SF		26 SF
TOTAL:	4,225 SF		4,270 SF
IMPERVIOUS COVER: LOT			44.7%

MAX F.A.R./DEVELOPMENT= 0.4:1.0 = 3,837 SQ. FT.

ITEM	EXST.	NEW	TOTAL
GROUND LEVEL	1,842 SF	263 SF	2,105 SF
UPPER LEVEL	512 SF	467 SF	979 SF
GARAGE	576 SF		576 SF
APARTMENT	576 SF		576 SF
GARAGE EXEMPTION	-450 SF		-450 SF
NEW PORCHES	319 SF		319 SF
PORCH EXEMPTION		-319SF	-319 SF
TOTAL:	3,506 SF		3,786 SF
AREA LOT			0.394

FRONT YARD (2,332 SF) MAX IMPERVIOUS COVER = 40% = 933 SF

ITEM	
DRIVEWAY	248 SF
WALKWAY	112 SF
TOTAL:	360 SF
IMPERVIOUS COVER at FRONT YARD	15.4%

1 NEW PLOT PLAN

SCALE: 1/16" = 1'-0"



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NORTH

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AUSTIN, TX 78703

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DRAWN:

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1.24.2014

DRAWING TITLE:

NEW PLOT

PLAN

AS NOTED

SHEET:

A1



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DATE ISSUED: JANUARY 24, 2014



1/24/2014

DRAWING TITLE:

UPPER LEVEL

DEMO PLAN

SCALE:

AS NOTED

SHEET:



DEMO STAIRS AND PREPARE
FOR NEW STAIRS

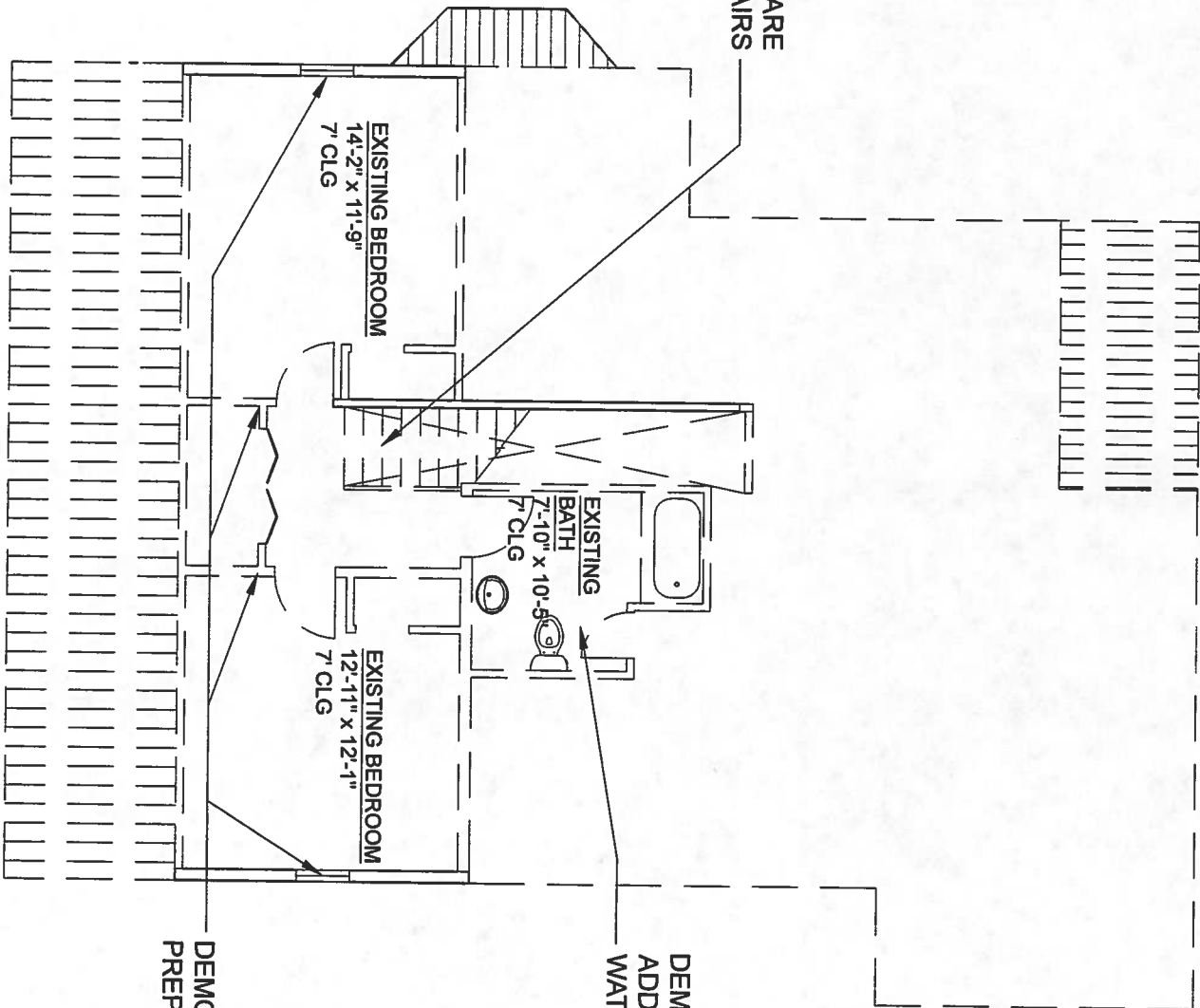
DEMO BATH AND PREPARE FOR
ADDITION. CAP AND PROTECT
WATER LINES

DEMO WALL AND WINDOWS.
PREPARE FOR ADDITION

EXISTING BEDROOM
14'-2" x 11'-9"
7" CLG

EXISTING BEDROOM
12'-1" x 12'-1"
7" CLG

EXISTING
BATH
7'-10" x 10'-6"
7" CLG



1 UPPER LEVEL DEMO PLAN

SCALE: 1/8" = 1'-0"

A2.1



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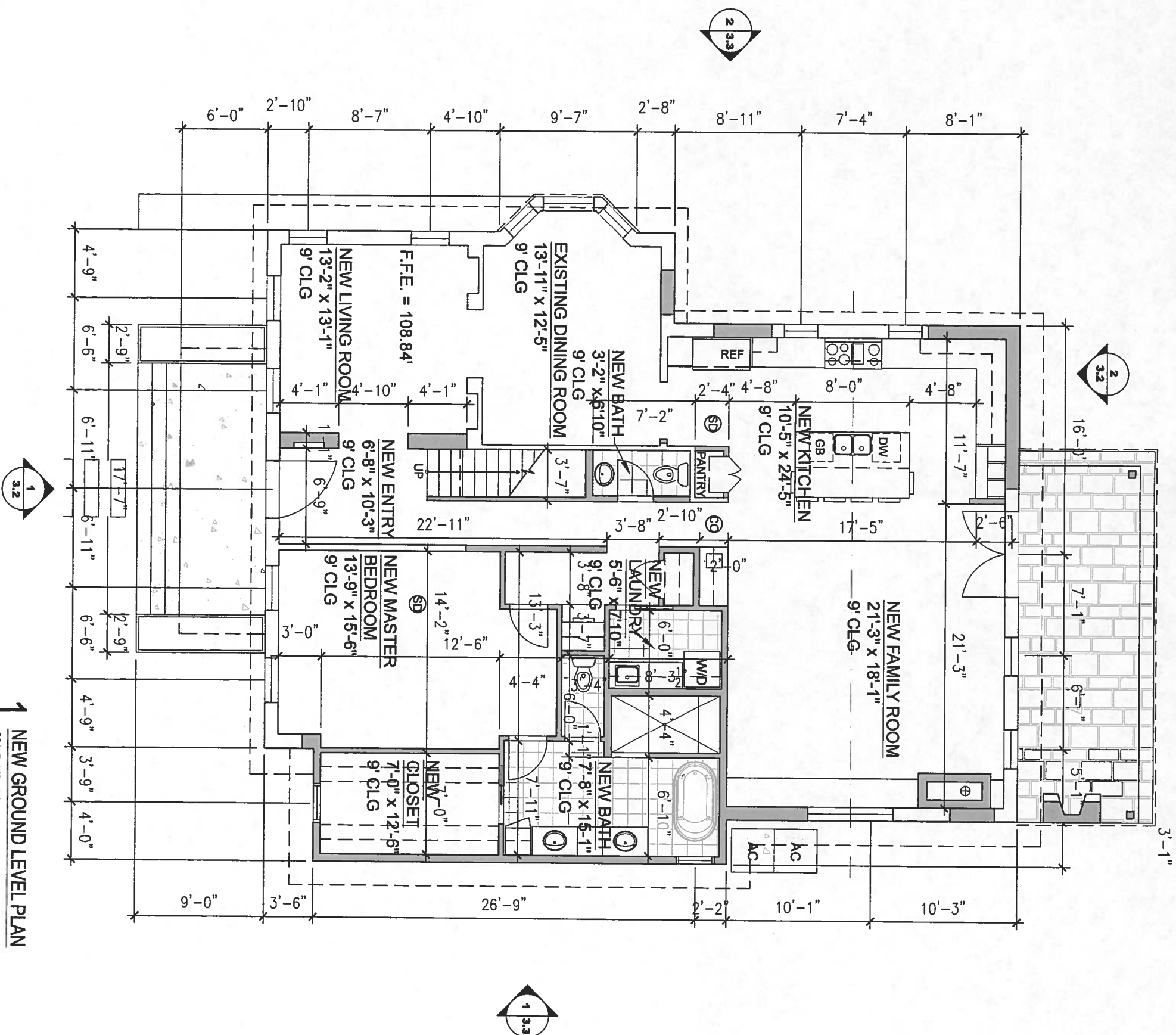
DRAWING TITLE:

DRAWING TITLE:
NEW PLAN

AS NOTED

SHEET:

A2.2



1 NEW GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"

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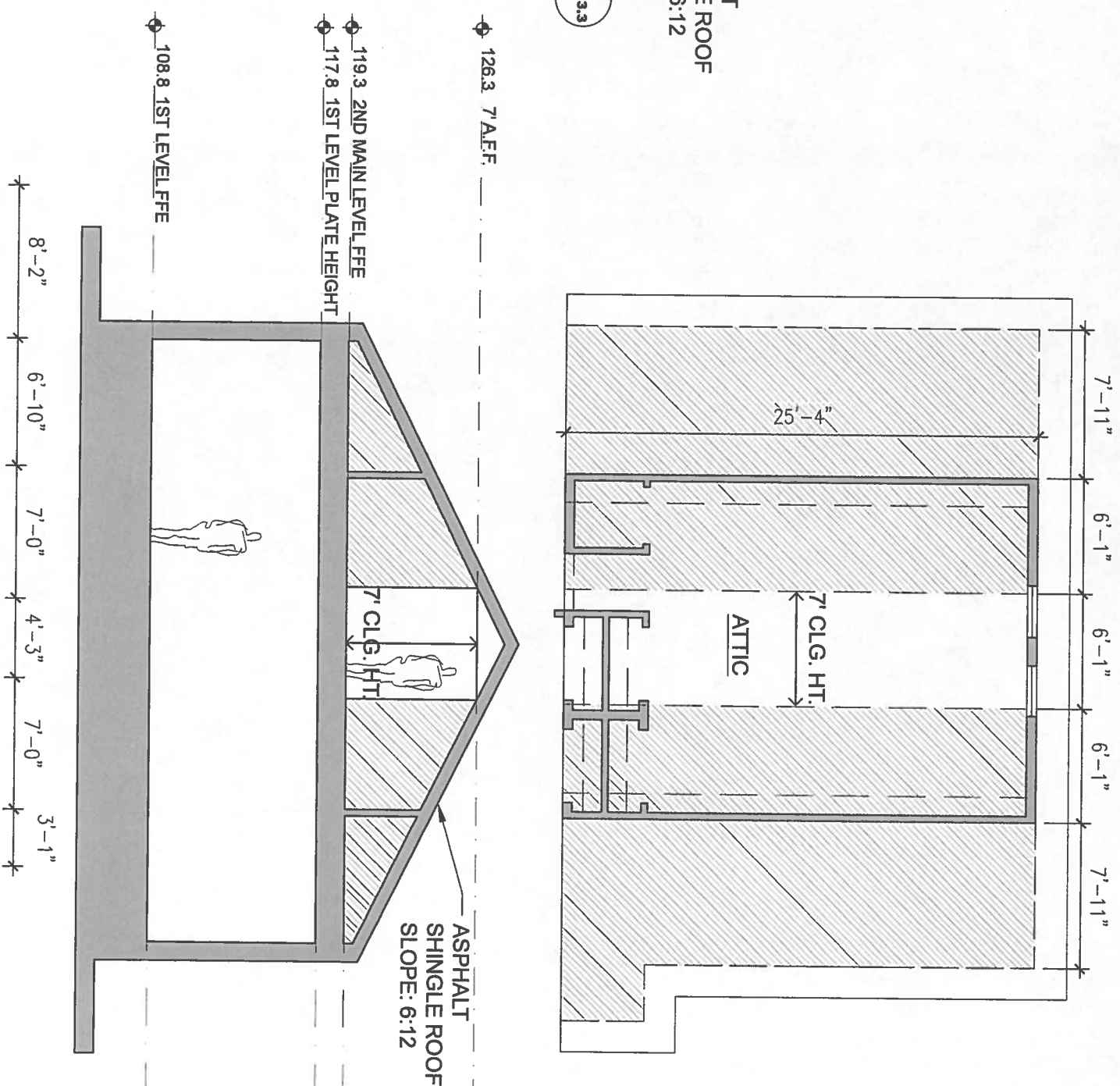
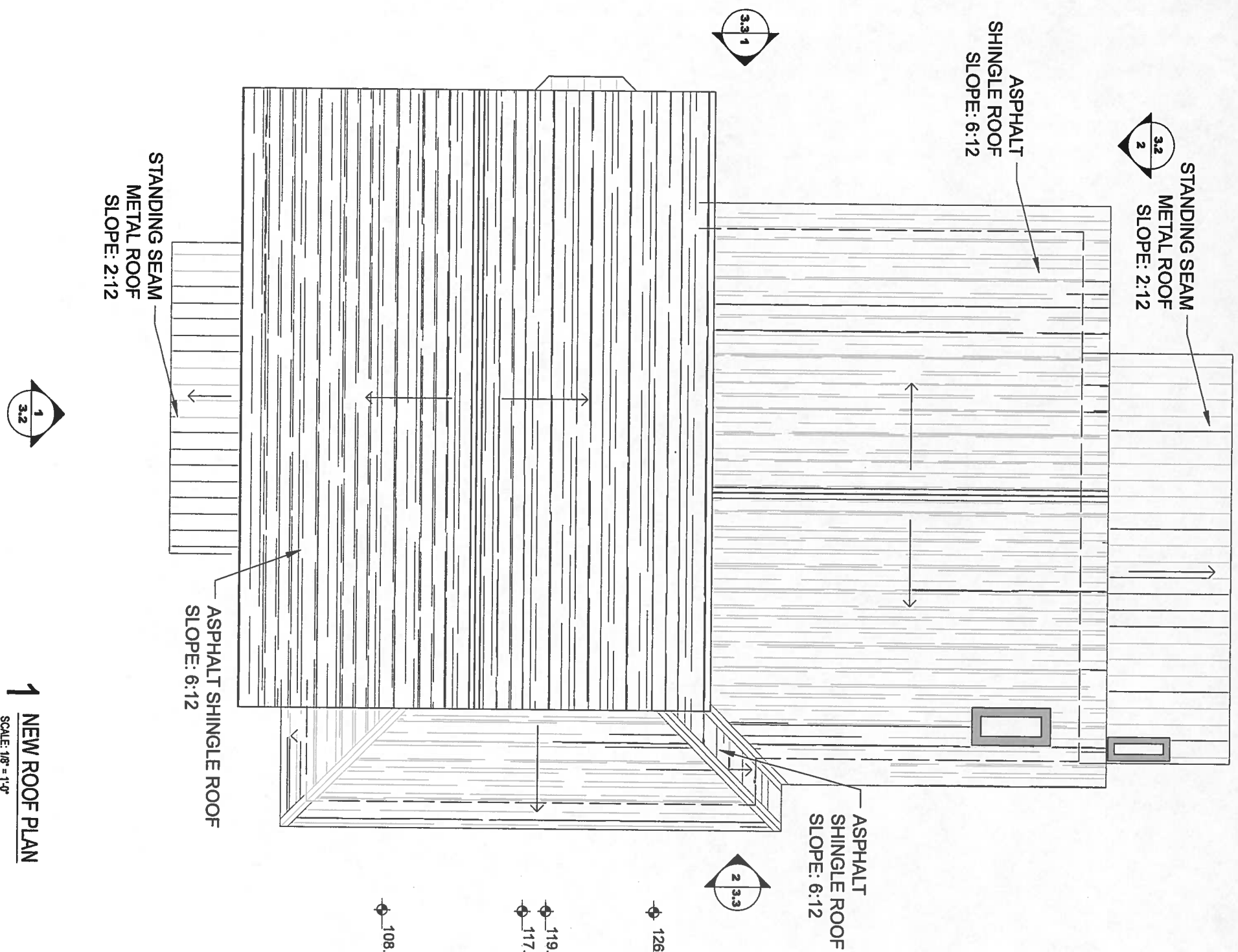
DRAWING TITLE:

**NEW UPPER
LEVEL PLAN**

SCALE:

AS NOTED

SHEET:



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DRAWING TITLE:

NEW ROOF

PLAN & ATTIC

AS NOTED

AS NOTED

SHEETS

A2.4