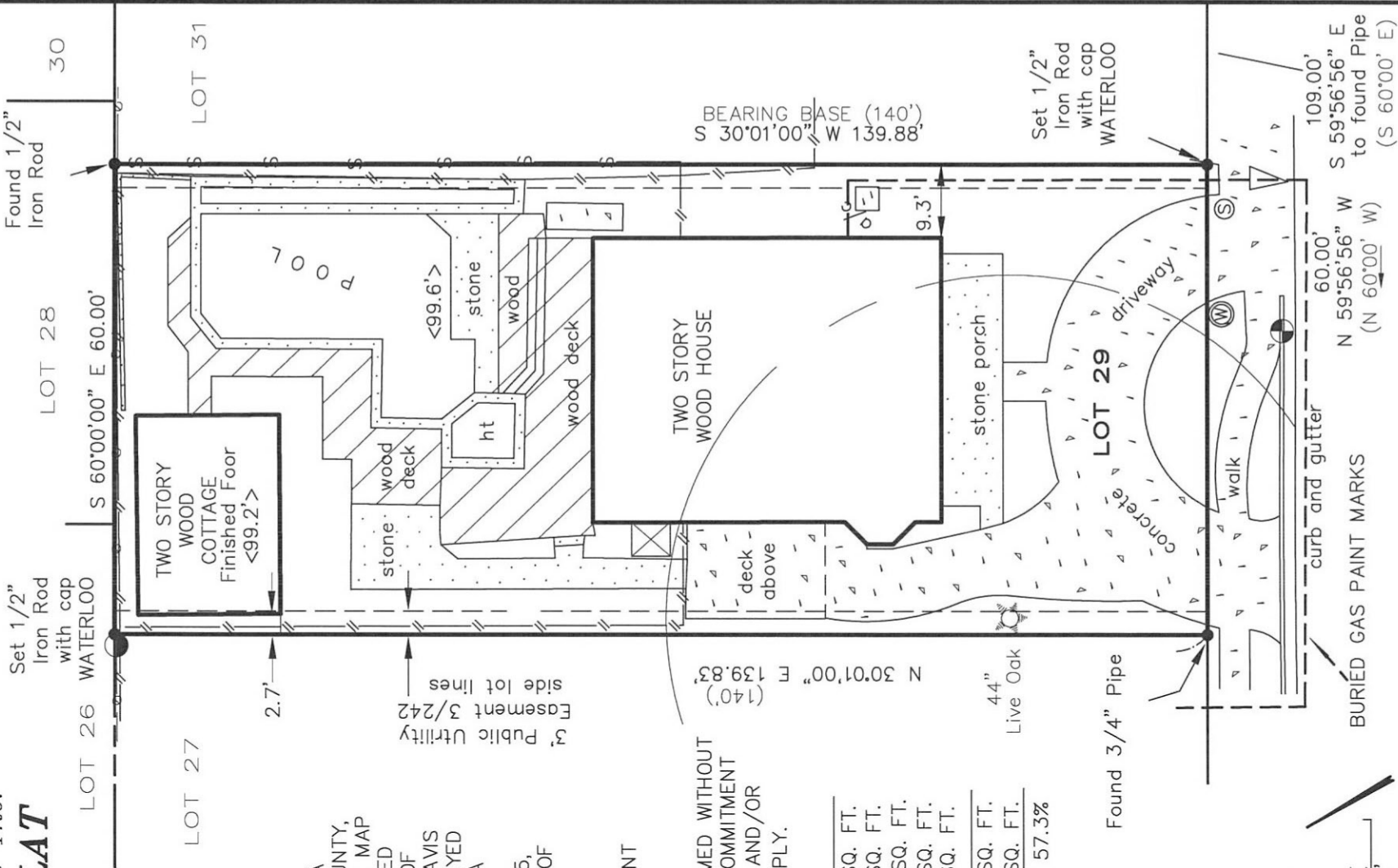


Waterloo Surveyors Inc.  
**SURVEY PLAT**

ASBUILT SURVEY

J13108a



WEST 29TH STREET

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"



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

A2.1

**SENTIS  
RESIDENCE**

1512 W. 29TH STREET  
AUSTIN, TEXAS

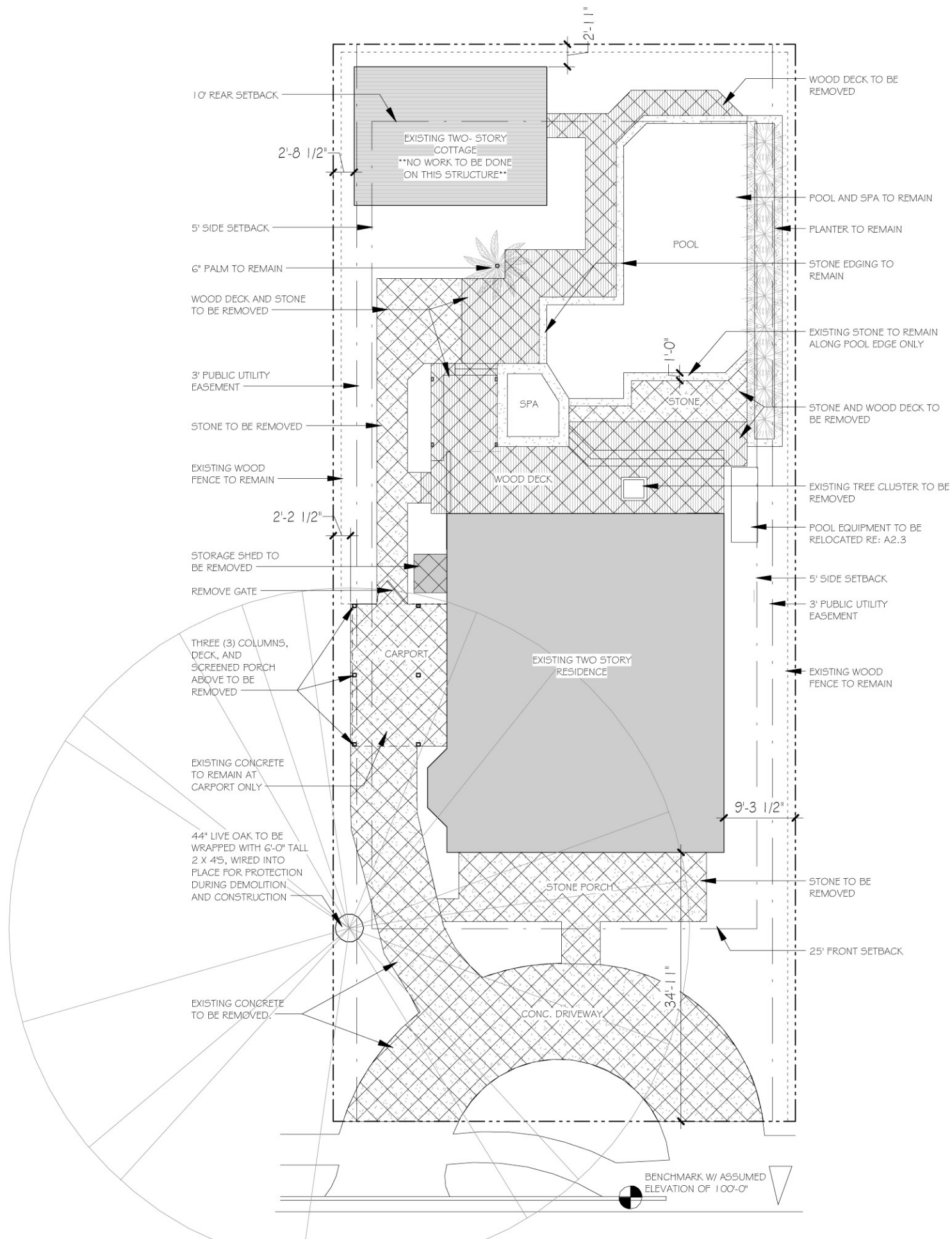
REVISIONS	DATE
COA ZONING REVIEW	03/07/2014

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.



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"

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

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.



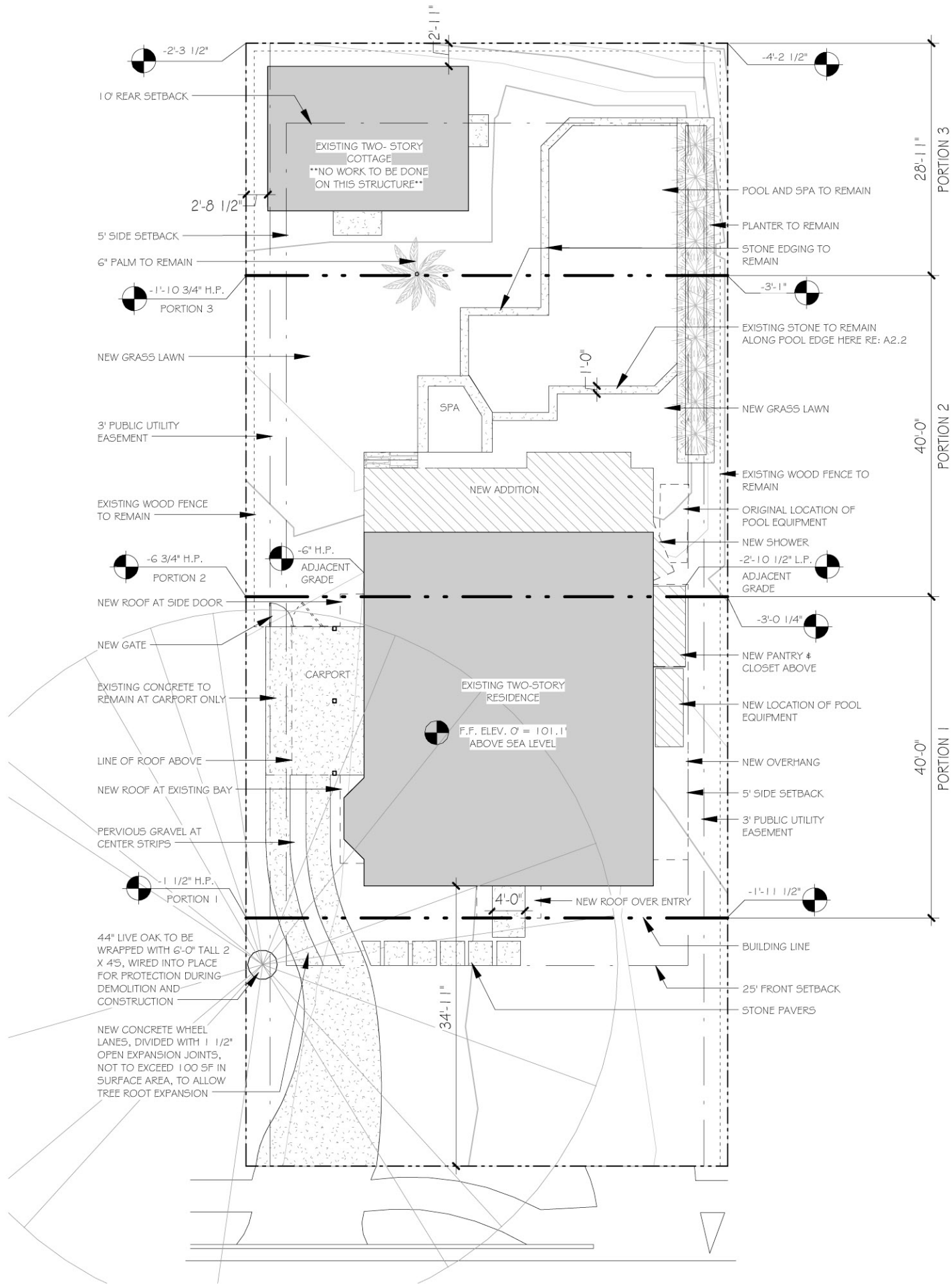
LIVING ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

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

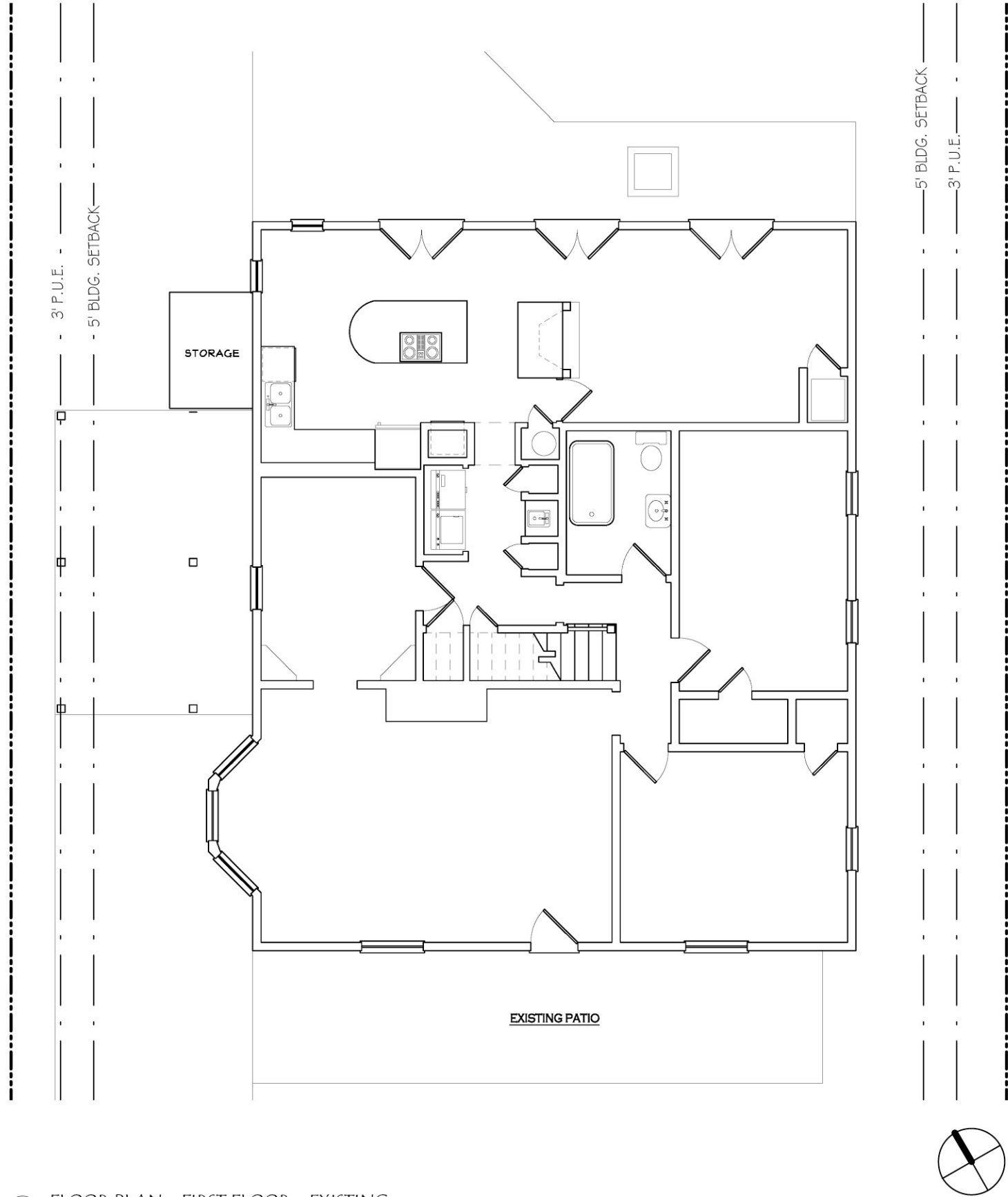
A2.3



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.
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 %

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



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.



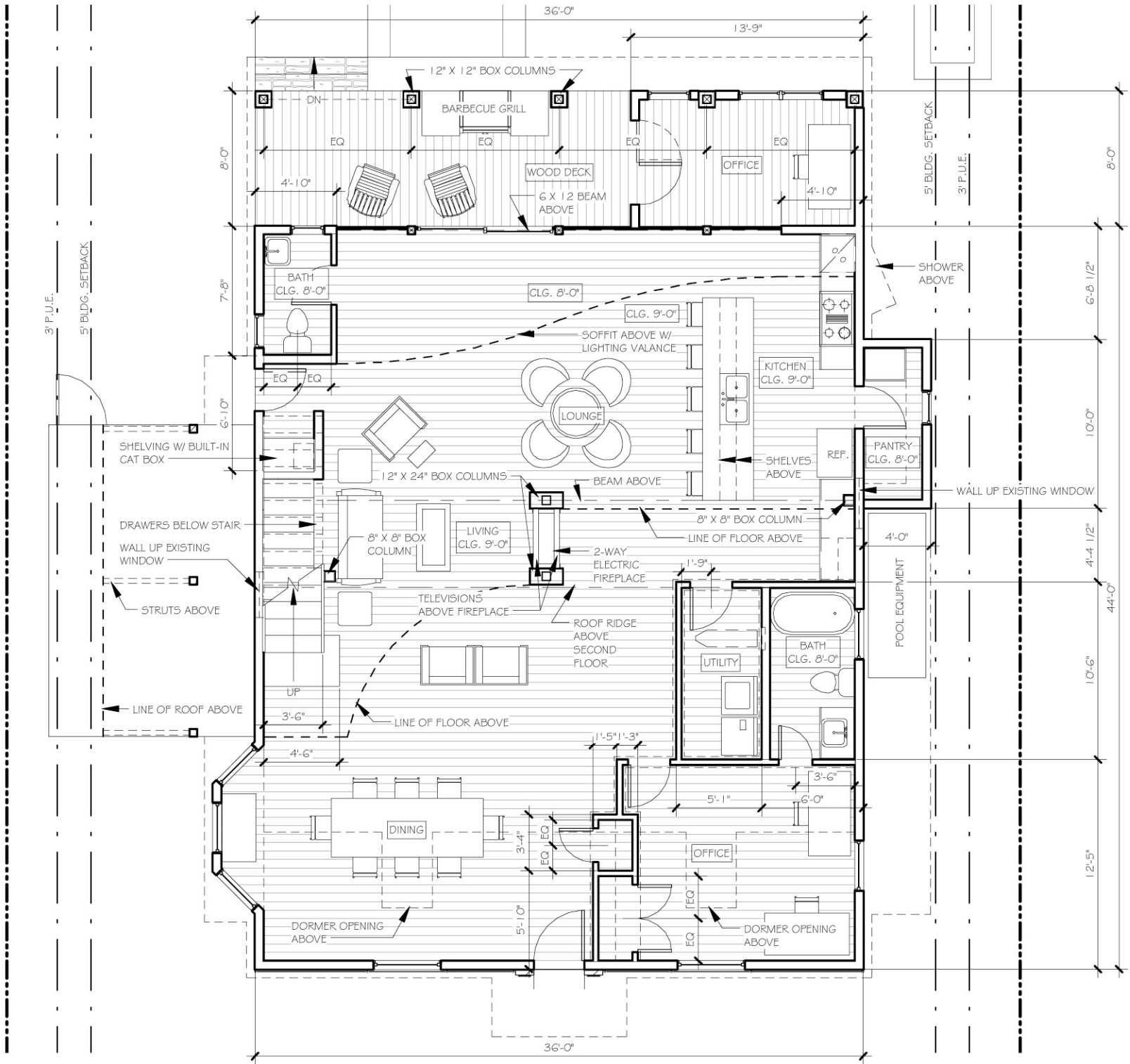
LIVING ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

MARLEY PORTER  
ARCHITECT

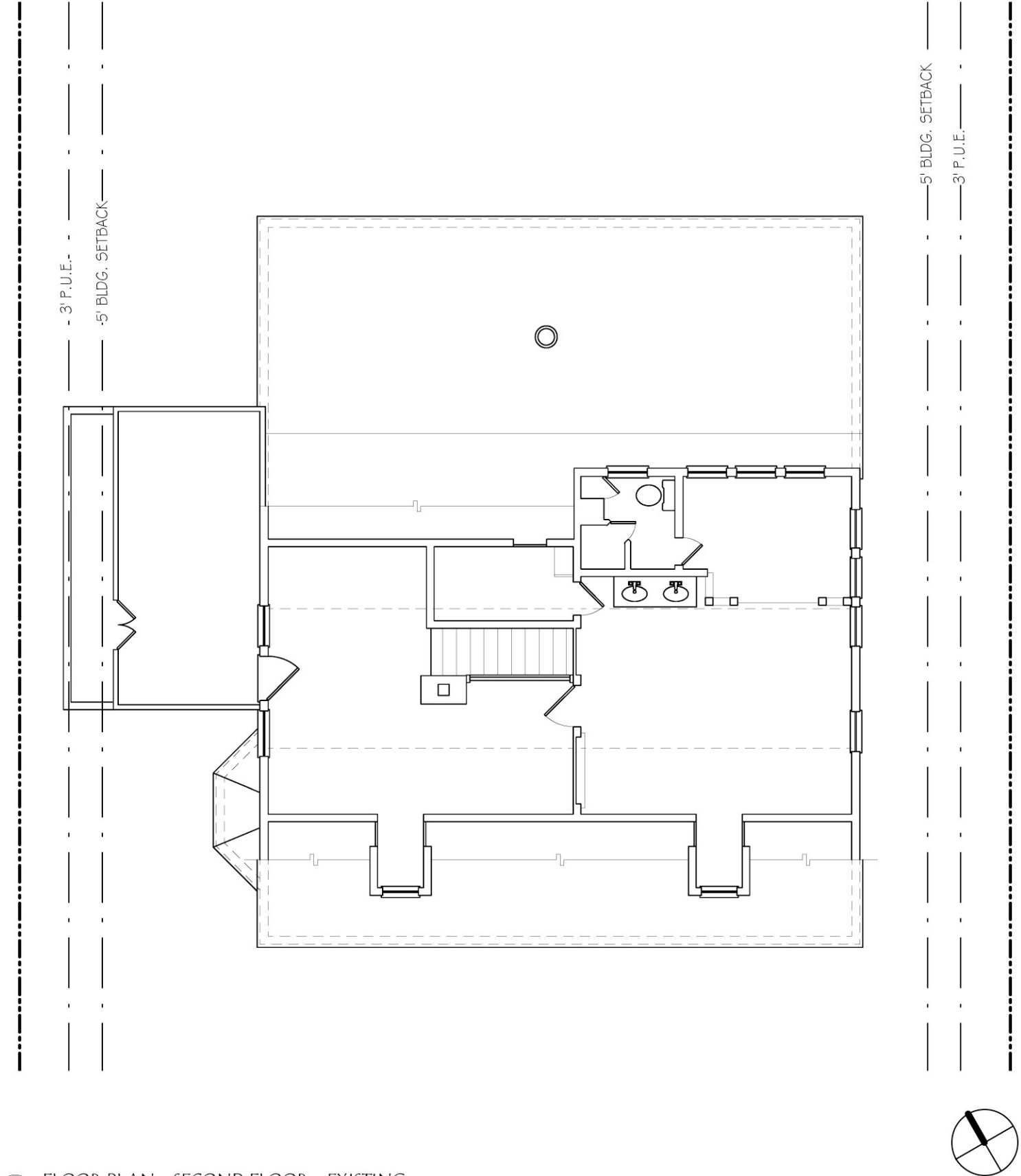
4401 COTTONWOOD DR.  
COTTONWOOD, TX 78657  
Phone 830 - 798 - 9310  
Fax 830 - 798 - 9304  
Cell 512 - 736 - 4566  
marley@livingarchitecture.com  
www.livingarchitecture.com

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.

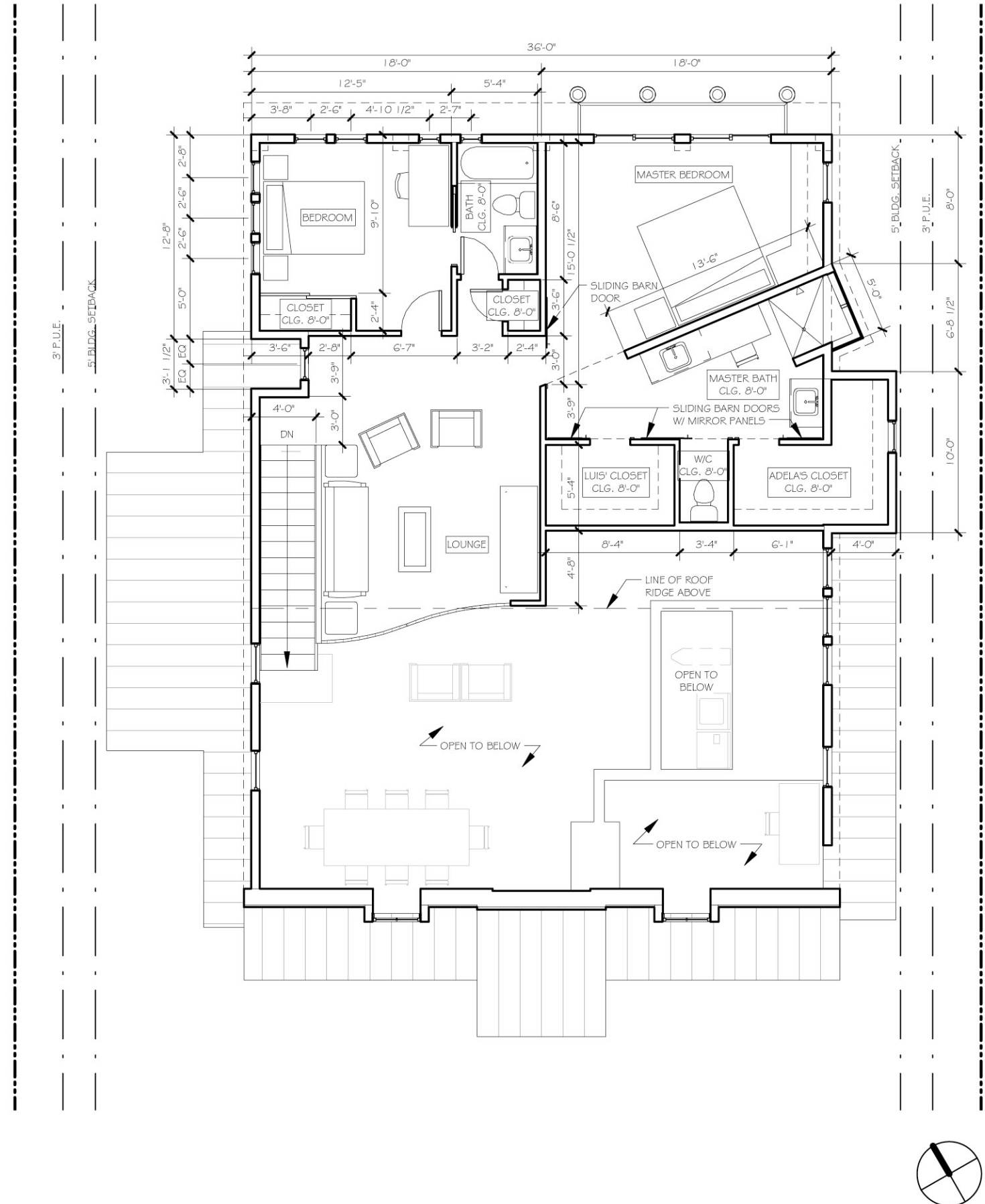


LIVING ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

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



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

**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.



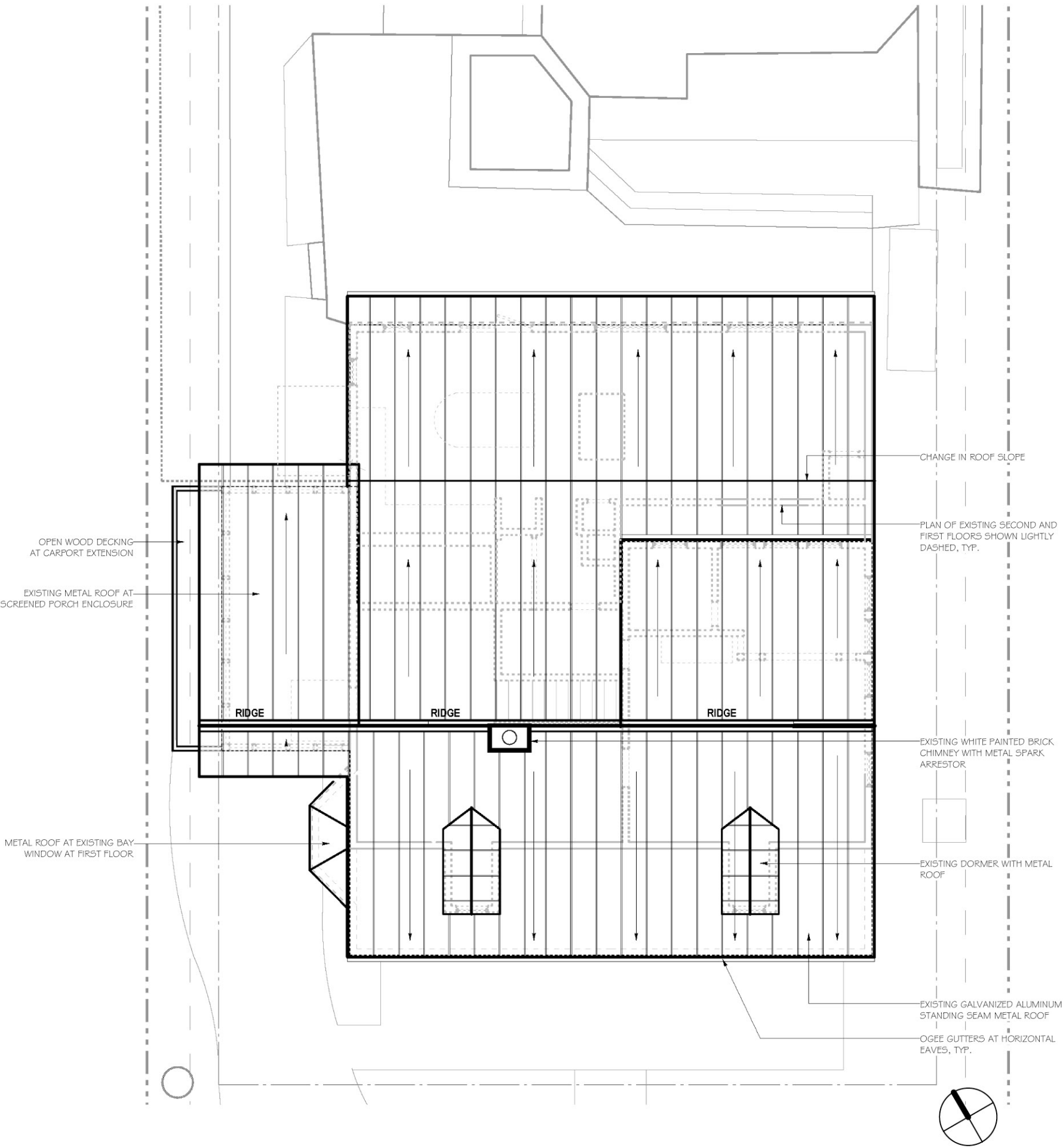
LIVING ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

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.



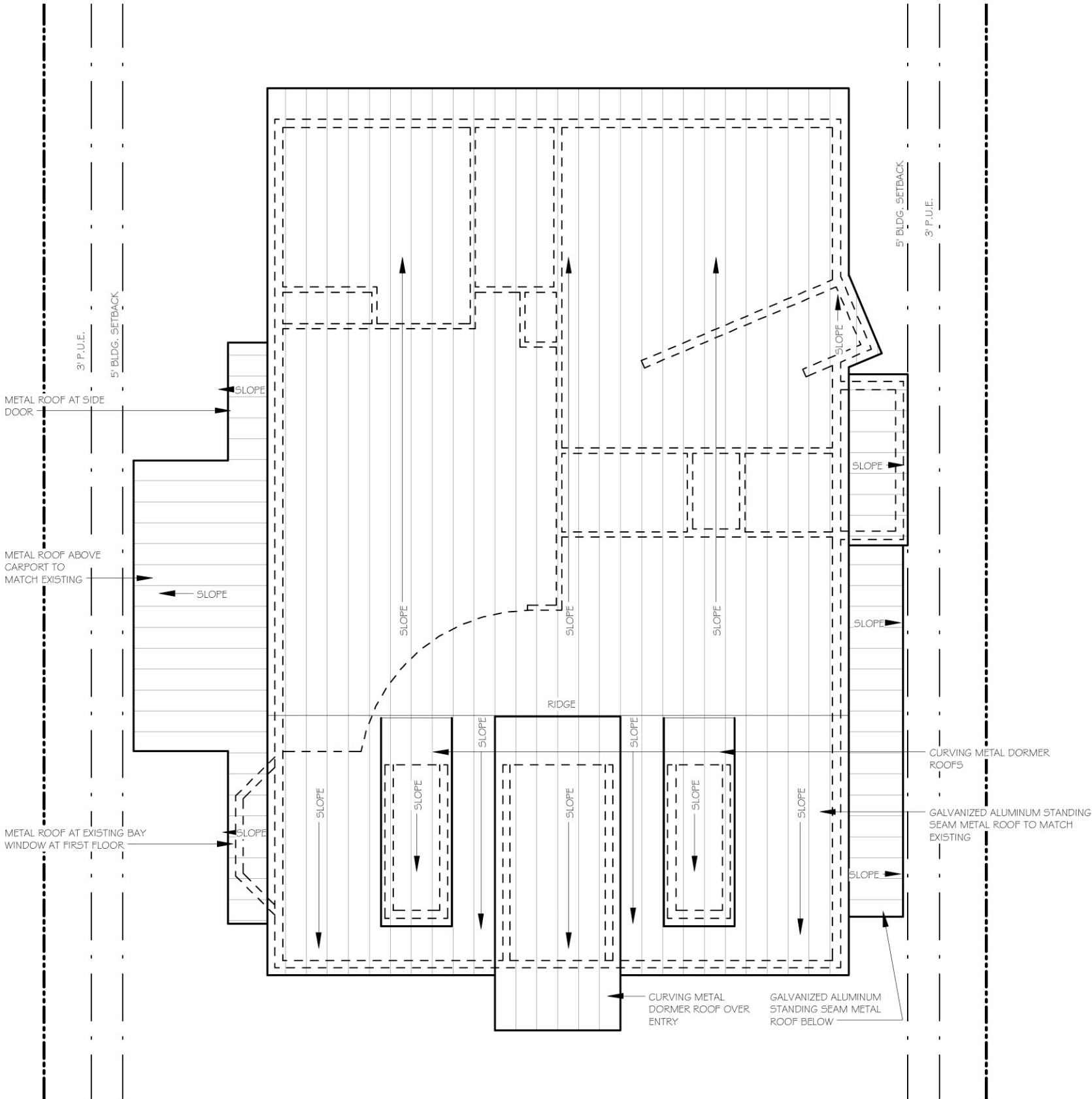
LIVING ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

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

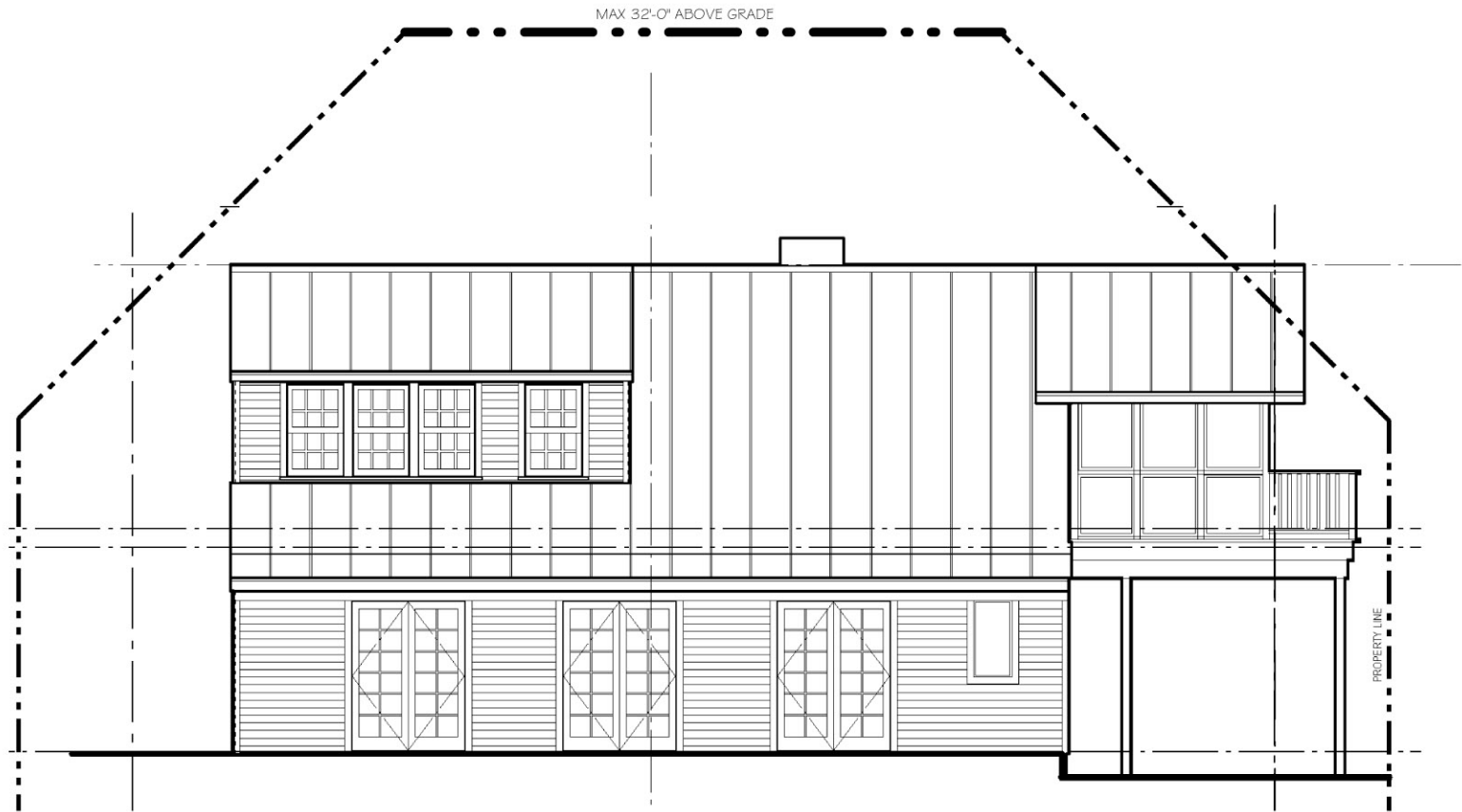
4401 COTTONWOOD DR.  
COTTONWOOD, TX 78657  
Phone 830 - 798 - 9310  
Fax 830 - 798 - 9304  
Cell 512 - 736 - 4566  
marley@livingarchitecture.com  
www.livingarchitecture.com

DESIGNED BY: MARLEY PORTER

CHECKED BY: MARLEY PORTER

ISSUE DATE: 03/07/2014

DRAWN BY: DARBY PEARSON



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.



FOR PERMIT ONLY.  
NOT FOR CONSTRUCTION.



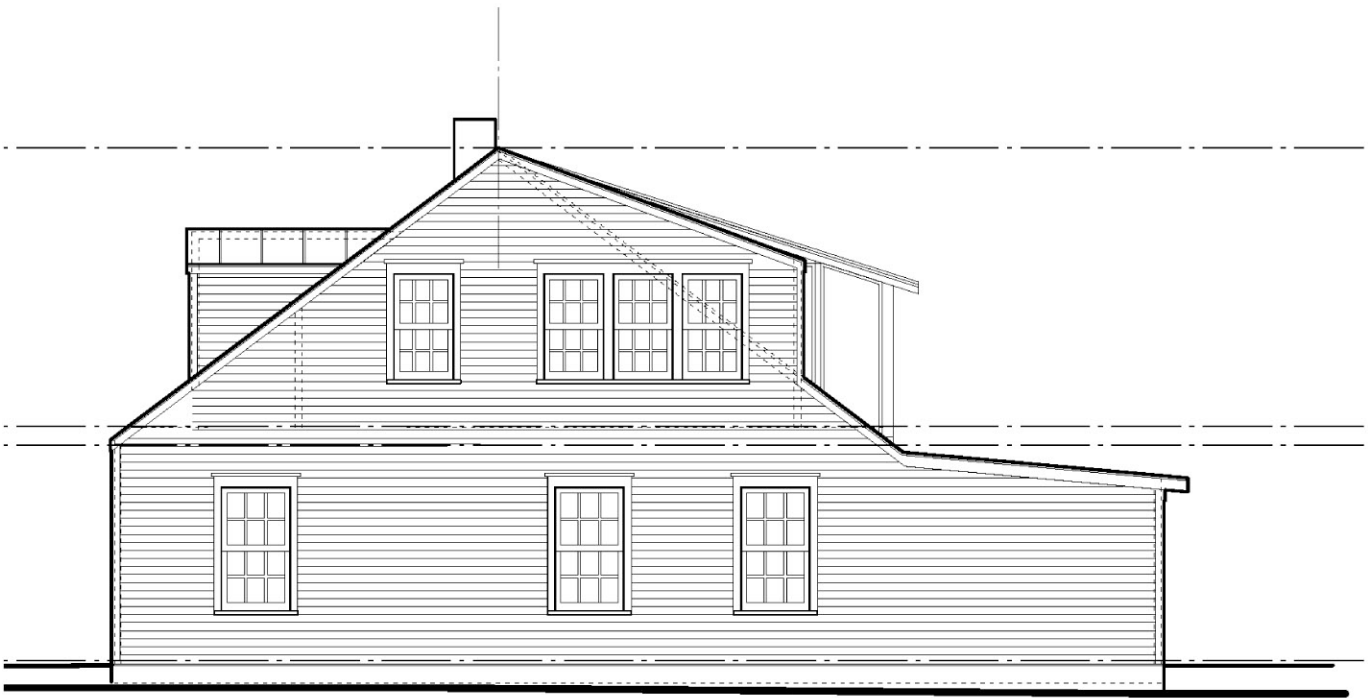
LIVING ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

MARLEY PORTER  
ARCHITECT

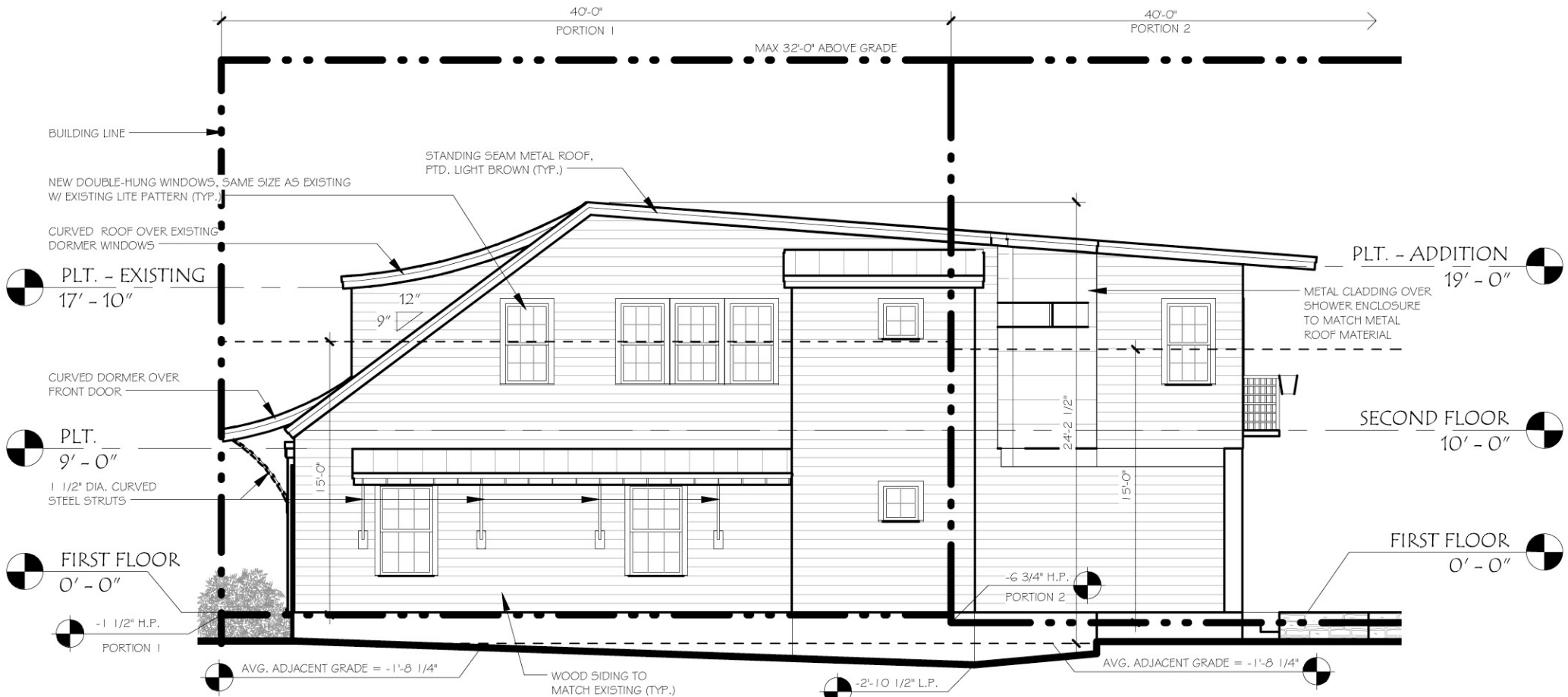
4401 COTTONWOOD DR.  
COTTONWOOD, TX 78657  
Phone 830 - 798 - 9310  
Fax 830 - 798 - 9304  
Cell 512 - 736 - 4566  
marley@livingarchitecture.com  
www.livingarchitecture.com

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

A4.2



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



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

512 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



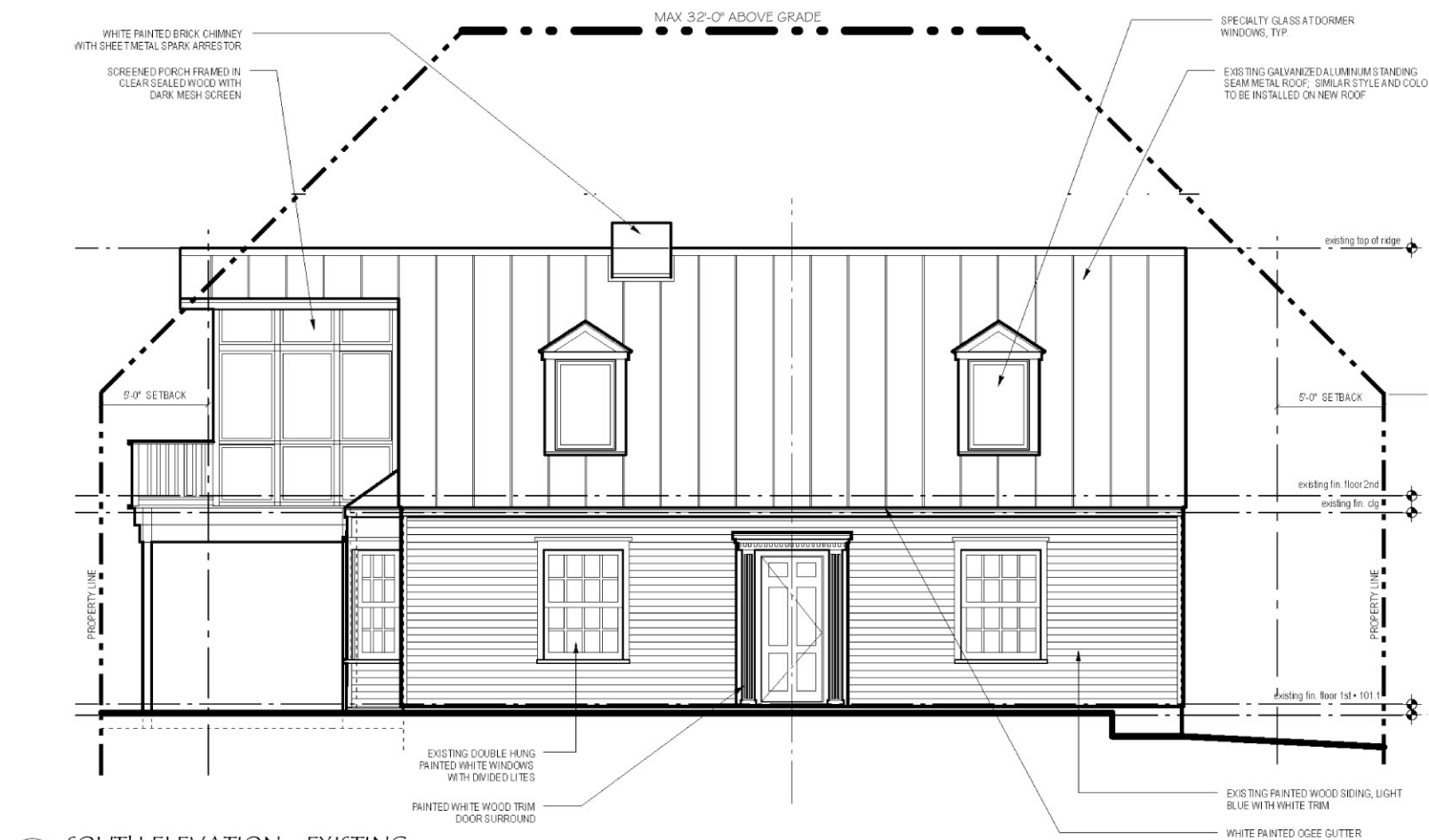
**LIVING ARCHITECTURE**  
& CONSTRUCTION MANAGEMENT

MARLEY PORTER  
ARCHITECT

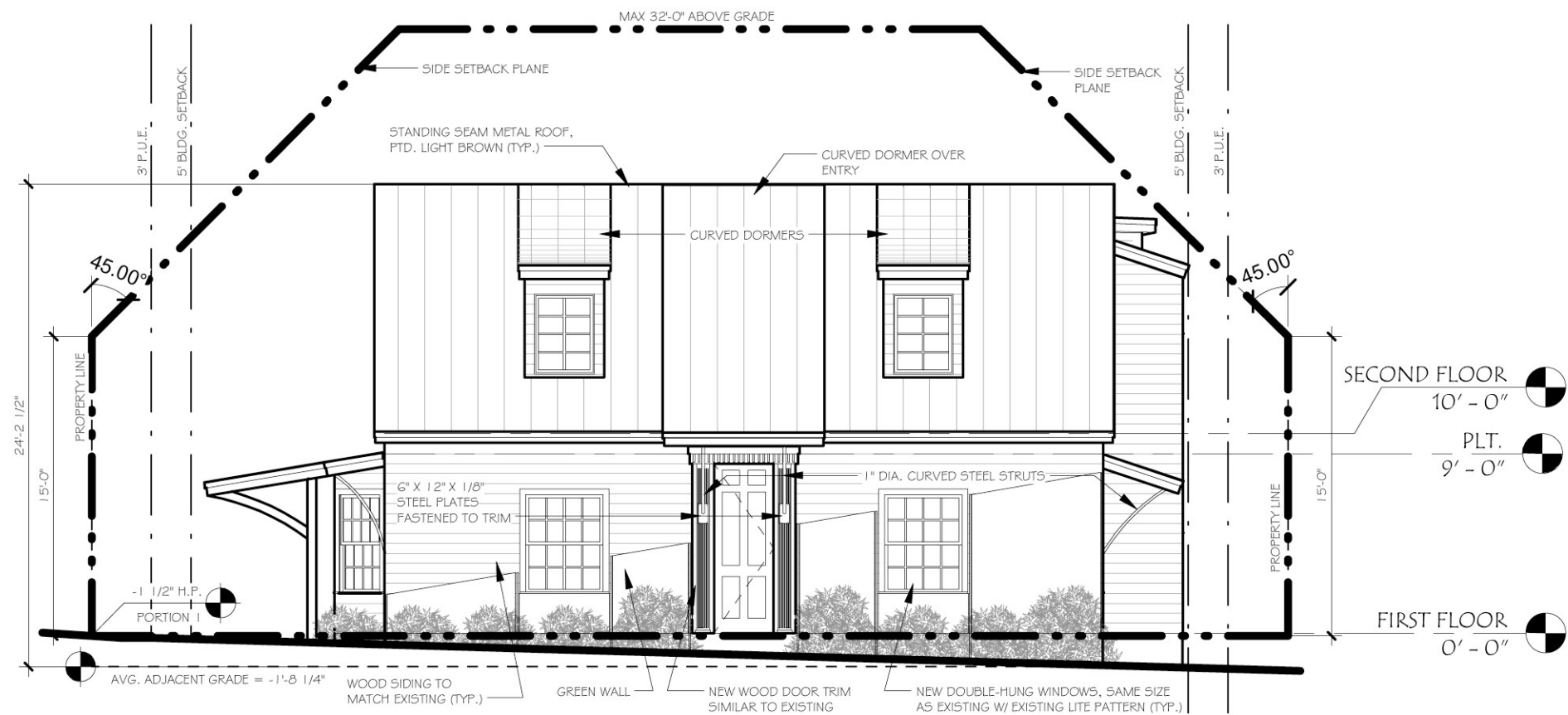
4401 COTTONWOOD DR.  
COTTONWOOD, TX 78657  
Phone 830 - 798 - 9310  
Fax 830 - 798 - 9304  
Cell 512 - 736 - 4566  
marley@livingarchitecture.com  
www.livingarchitecture.com

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

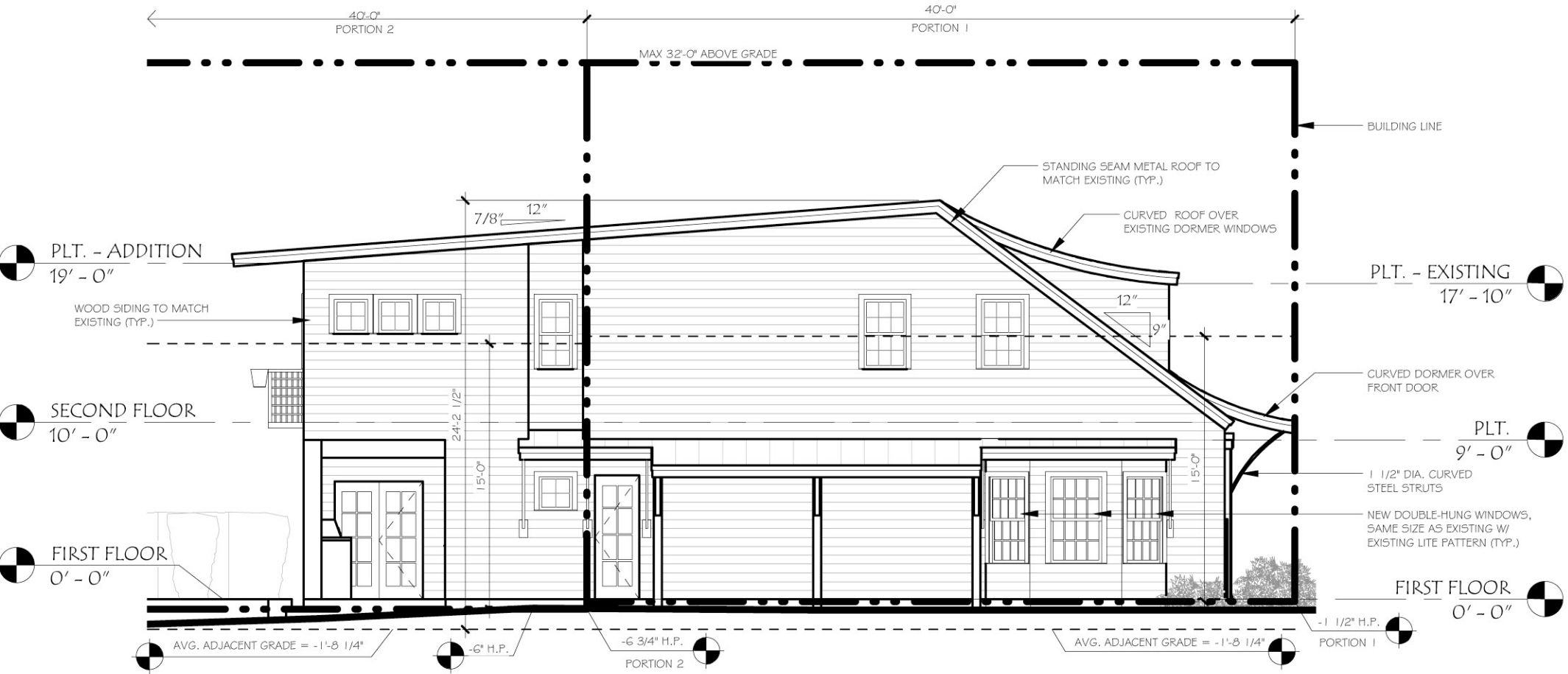
MARLEY PORTER  
ARCHITECT

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



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



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