

### VICINITY MAP

THIS PROJECT CONSISTS OF A PARTIAL RECONSTRUCTION OF THE FRONT PORCH ON THE HOUSE. THE WORK INCLUDES REFRAMING THE FRONT PORTION OF THE EXISTING ROOF FOR THE NEW PROPOSED DESIGN. THE EXISTING ROOF WAS NOT PROPERLY DONE IN KEEPING WITH INDUSTRY STANDARDS, THE GABLES ARE NOT IN KEEPING WITH THE STYLE AND ERA OF THE HOUSE AND THE ROOF PEAKS CREATED HAVE THE POTENTIAL FOR WATER PENETRATION ISSUES.

THE NEW DESIGN TAKES THE EXISTING FOOTPRINT OF THE PORCH AND SIMPLIFIES THE FRONT GABLES AND CREATE ONE SINGLE CROSS GABLE TOWARD THE SIDE OF THE HOUSE IN A STYLE MORE IN KEEPING WITH THE STYLE AND ERA OF THE HOUSE. THE WORK ALSO INCLUDES REPLACING THE ROOF ON ON THE REST OF THE HOUSE, THE ONLY PORTION TO BE REFRAMED IS THE FRONT PORTION TO ACHIEVE THE NEW DESIGN. THE WORK ALSO INCLUDES REPLACING THE SIDING BELOW THE WATERTABLE WITH A COMPOSITE SIDING MATERIAL FOR DURABILITY AND ADDING NEW CRAWLSPACE VENTS.

### PROJECT DESCRIPTION

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822 N MONTCLAIR

COVER

Project number: 19.10-04

Date: 2-24-26

Scale: 12" = 1'-0"

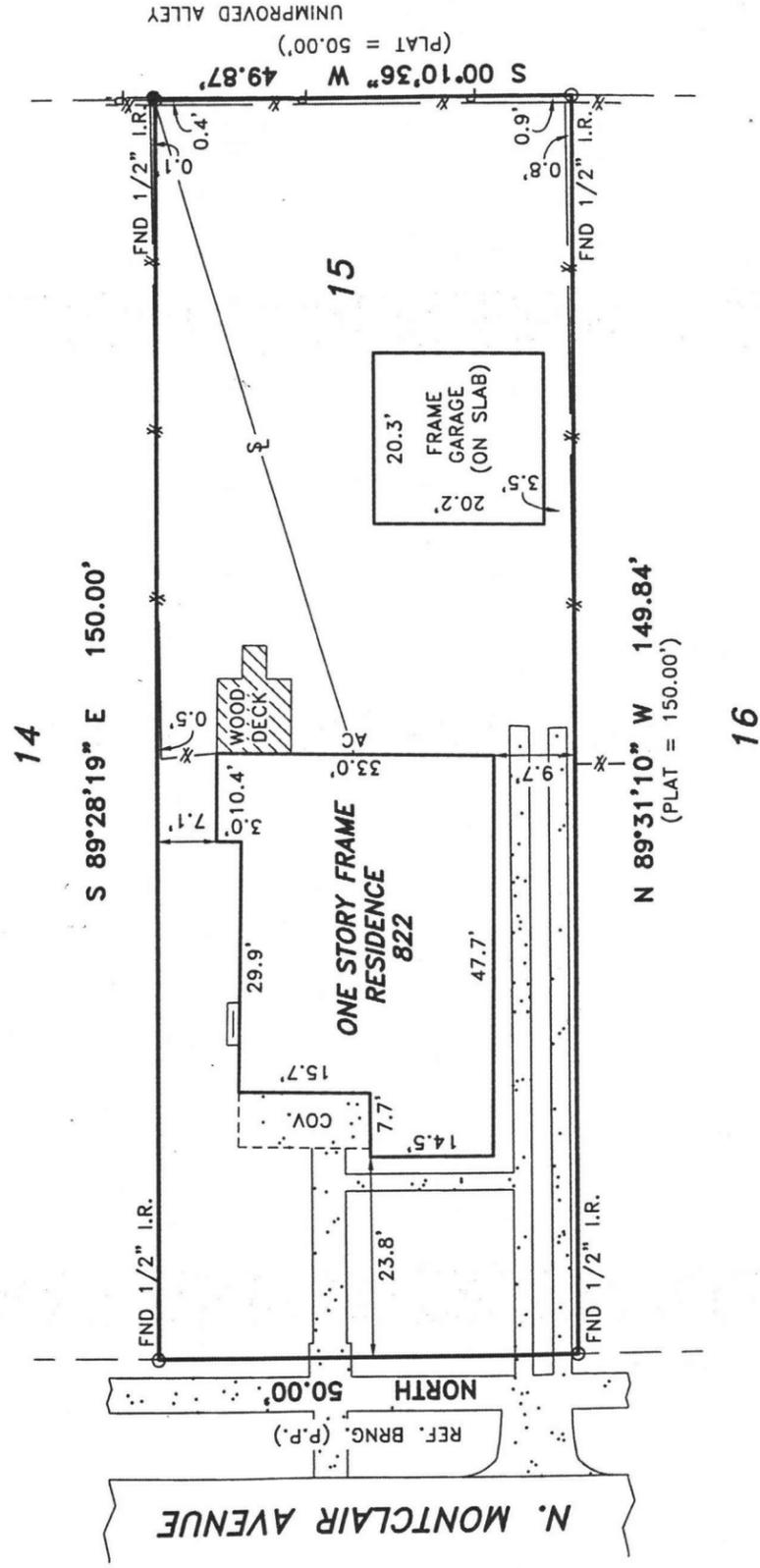
**G-001**

NOT FOR CONSTRUCTION, PERMIT OR REGULATORY APPROVAL

# "LAND TITLE SURVEY"

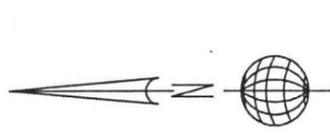
BEING LOT 15, IN BLOCK 23/3470, OF OAK CLIFF ANNEX, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 216, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2



(NOT TO SCALE)

LEGEND	
●	POWER POLE
⊠	GAS METER
⊡	WATER METER
—P—	POWERLINE
—S—	OVERHEAD SERVICE LINE
—//—	WOOD FENCE
—X—	CHAIN LINK FENCE
—O—	WROUGHT IRON FENCE
—	BUILDING LINE
—	EASEMENT LINE
⊠	BRICK COLUMN
⊠	TRANSFORMER AND PAD
///	ASPHALT SURFACE
—	CONCRETE



- NOTES:**
- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW CAP STAMPED R.P.L.S. NO. 3963.
  - 2) (P.P.) INDICATES THAT BUILDING LINES, EASEMENTS, R.O.W.'S, ETC. AS SHOWN ON THIS SURVEY ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION HEREON.
  - 3) ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.
  - 4) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENTS RECORDED IN THE FOLLOWING:  
VOLUME 585, PAGE 445  
VOLUME 768, PAGE 302  
VOLUME 1033, PAGE 557  
VOLUME 90084, PAGE 2704

THIS IS TO CERTIFY THAT NO PORTION OF THE ABOVE SHOWN PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA AS PUBLISHED IN COMMUNITY PANEL NO. 480171 0340J

ZONE X MAP DATED 8-23-01 OF THE FLOOD INSURANCE RATE MAP.

I, ROBERT C. MYERS, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AS DETERMINED BY SURVEY ON THE GROUND UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY LINES AT THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN ON THE ABOVE PLAT. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ROBERT C. MYERS R.P.L.S. NO. 3963

ROBERT C. MYERS  
(972) 272-6287  
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**Analytical Surveys, Inc.**  
"A PROFESSIONAL COMPANY OPERATING IN YOUR BEST INTEREST"

707 EAST STREET  
GARLAND, TEXAS  
75042

THIS SURVEY WAS PERFORMED FOR:

REPUBLIC TITLE

USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

NAME DE JONG  
JOB NO. 72517-03  
DATE 6-16-03  
GF# 03R01885 PCOK  
DRN. BY SLJ



Project number

19.10-04

Date

2-24-26

AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

SURVEY - FOR  
REFERENCE

AS-100



Alfredo Peña  
2-24-26

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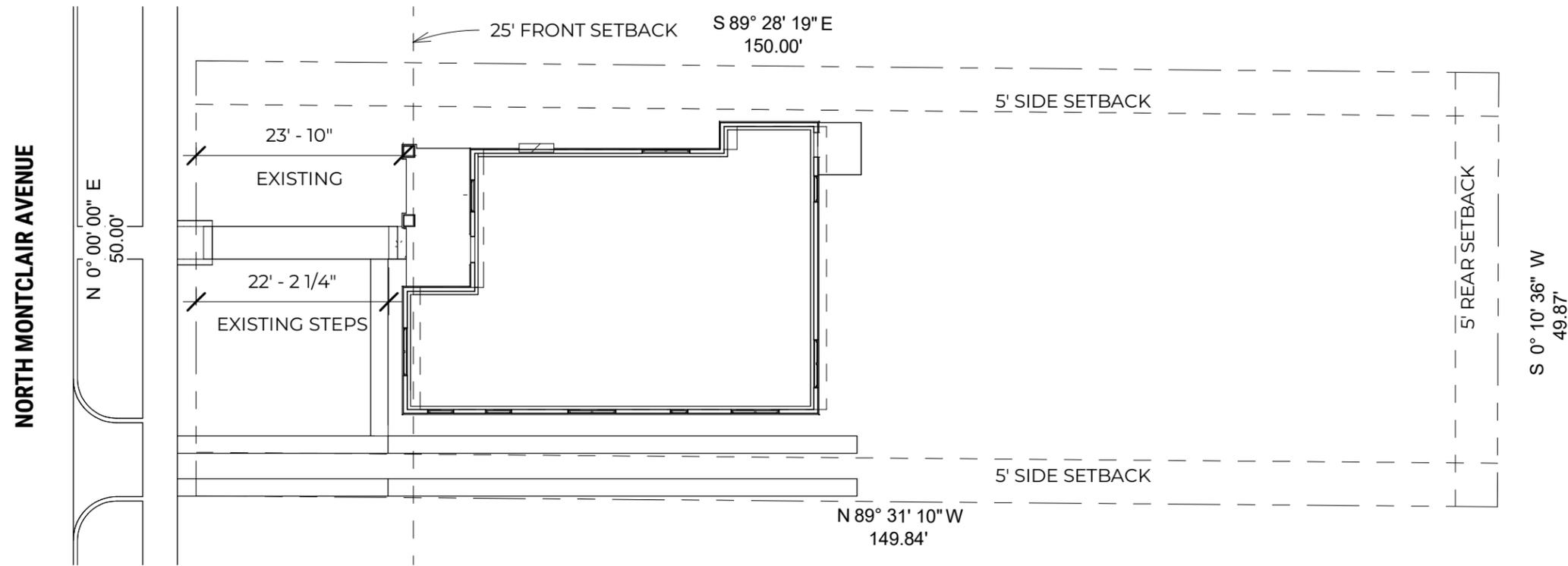
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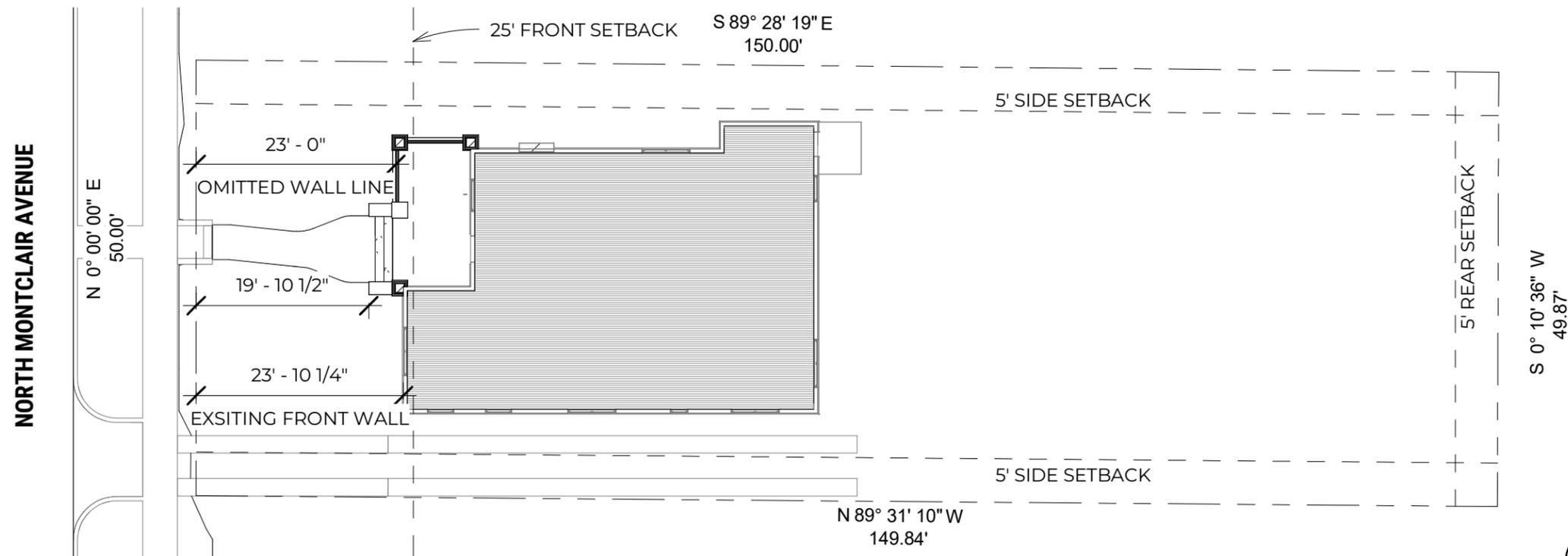
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2 SITE PLAN - EXISTING

1/16" = 1'-0"

NOTE: AVERAGE FRONT-OF-STEPS OF ADJACENT 3 HOUSES ON EACH SIDE OF 822 (6 TOTAL) ENCROACH ON FRONT SETBACK BY 28 3/4 INCHES.



1 SITE PLAN - PROPOSED

1/16" = 1'-0"

AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

SITE PLANS

Project number

19.10-04

Date

2-24-26



AS-101

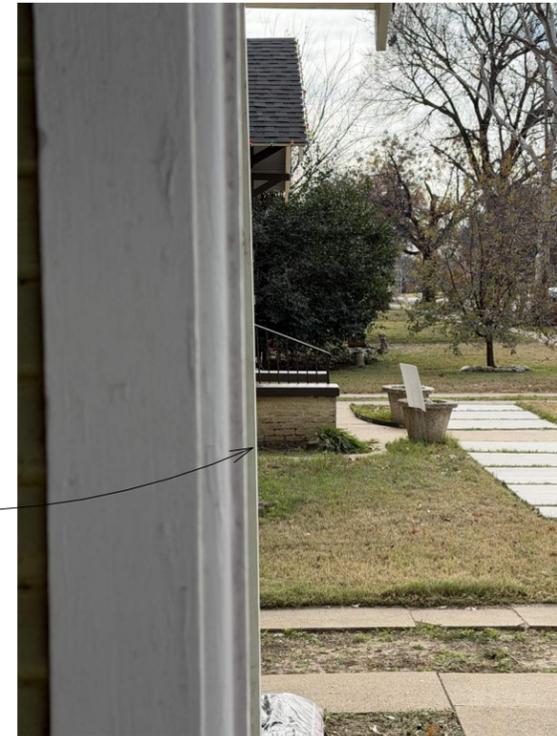


**FROM THE CONSERVATION ORDINANCE**

SECTION 10. Subarea 1 - single family.

(e) Setbacks

(1) The minimum front yard setback is 25 feet. The front yard setback must be within five feet of the average setback of the nearest three main uses within the blockface.



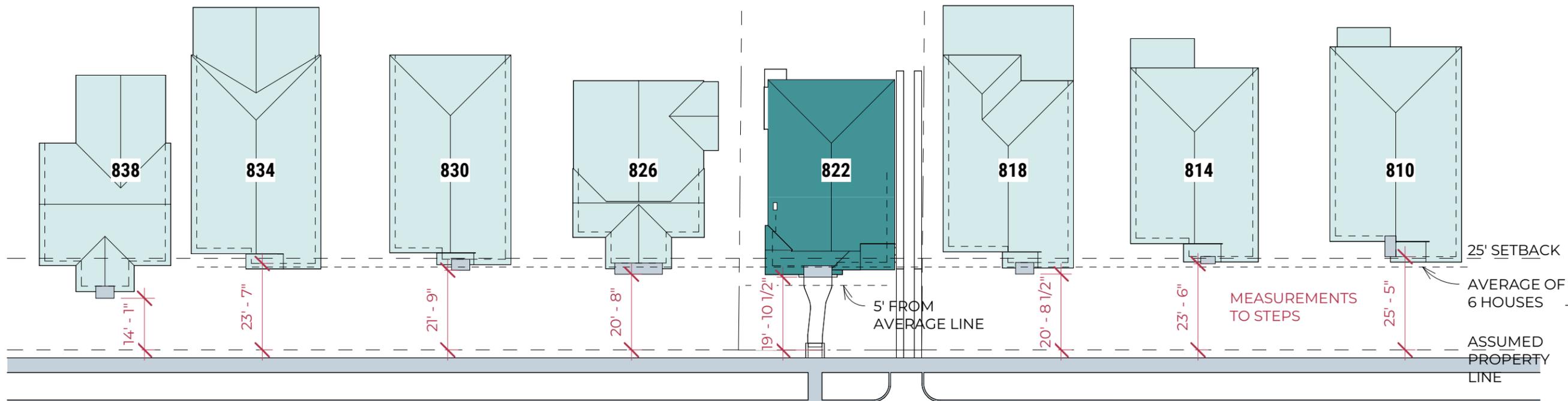
SW CORNER OF 822 N MONTCLAIR

CORNER AT PORCH

ACTUAL PROPERTY LINE

LOOKING NORTH

LOOKING SOUTH



HOUSE: 26'-5"	HOUSE: 29'-11"	HOUSE: 30'-0"	HOUSE: 34'-4"	HOUSE: 26'-0 1/2"	HOUSE: 30'-5"	HOUSE: 32'-8"	HOUSE: 33'-3"
PORCH: 19'-7"	PORCH: 25'-9"	PORCH: 26'-11"	PORCH: 25'-10"	PORCH: 25'-11 1/2"	PORCH: 26'-0"	PORCH: 27'-8"	PORCH: 27'-7"
STEPS: 16'-3"	STEPS: 25'-9"	STEPS: 23'-9"	STEPS: 23'-3"	STEPS: 22'-0"	STEPS: 22'-10"	STEPS: 25'-8"	STEPS: 27'-7"

**MEASUREMENTS FROM SIDEWALK - NOT PROPERTY LINE**

**AVERAGES FROM SIDEWALK TO STEPS:**

AVERAGE OF NEIGHBORING SIX HOUSES = 24'-9 1/2"  
 AVERAGE INCLUDING 838 N CLINTON = 23' - 7"

**AVERAGES FROM ASSUMED PROPERTY LINE TO STEPS:**

AVERAGE OF NEIGHBORING SIX HOUSES = 22' - 7 1/4"  
 AVERAGE INCLUDING 838 N CLINTON = 21' - 4 1/2"



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**AMANDA POUNDS**

822 NORTH MONTCLAIRE AVENUE  
 DALLAS, TX 75208

NEIGHBORING HOUSES

Project number

19.10-04

Date

2-24-26

**AS-102**



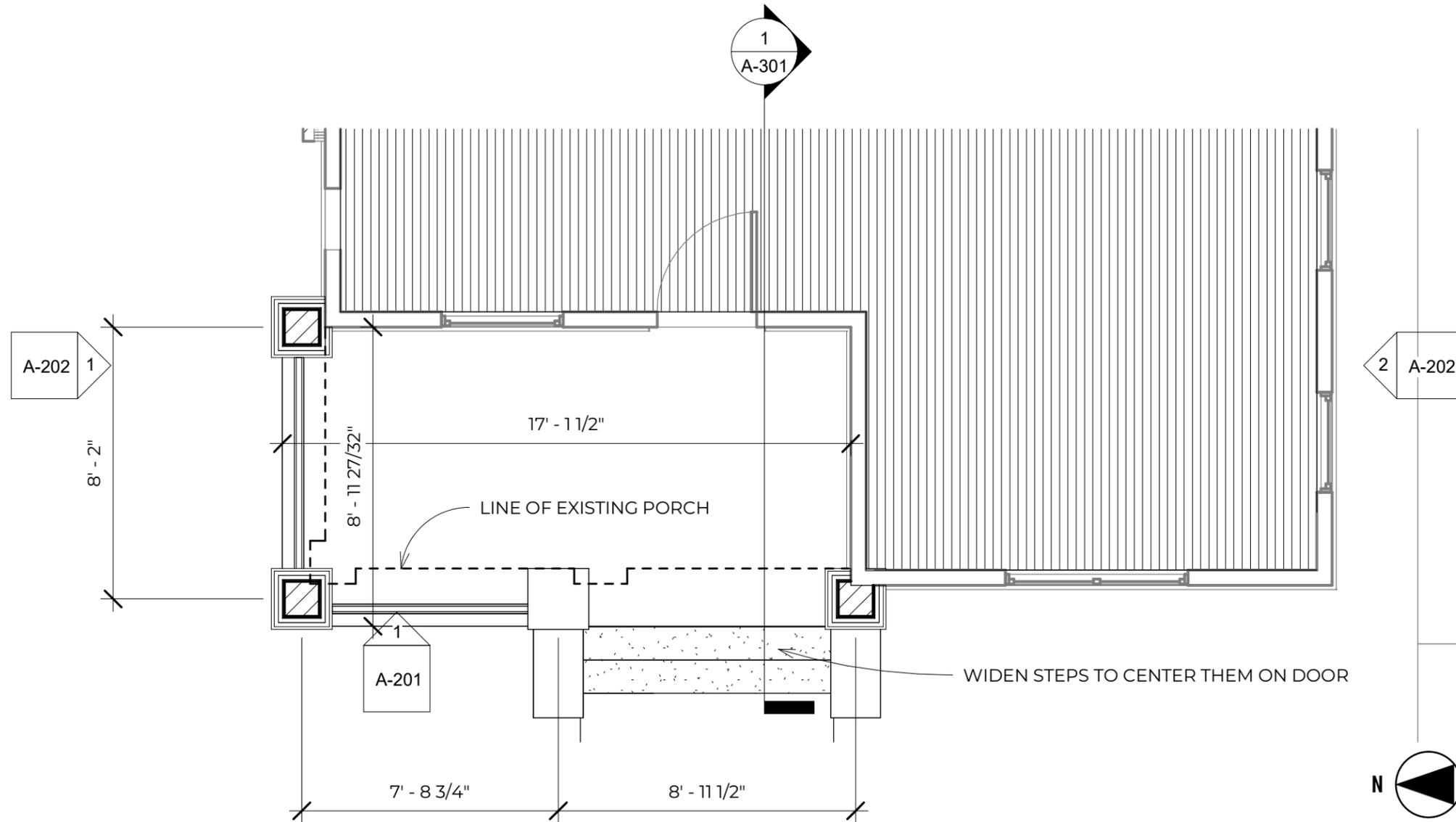
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**1** PORCH FLOOR PLAN - PROPOSED  
 1/4" = 1'-0"

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822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

PORCH PLAN

Project number

19.10-04

Date

2-24-26

A-101



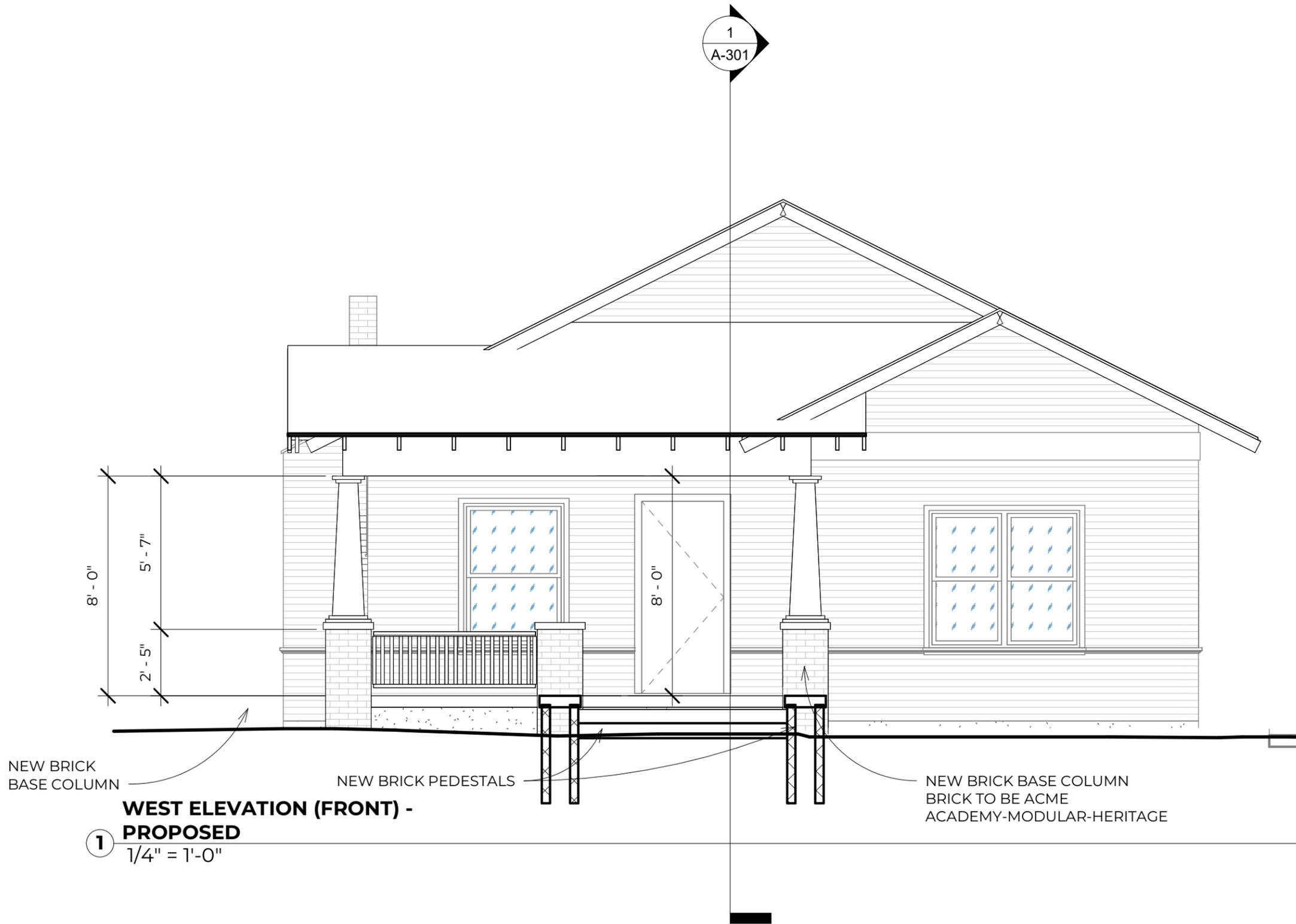
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**WEST ELEVATION (FRONT) - PROPOSED**

1  
1/4" = 1'-0"

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DALLAS, TX 75208

ELEVATION

Project number  
19.10-04

Date  
2-24-26

A-201



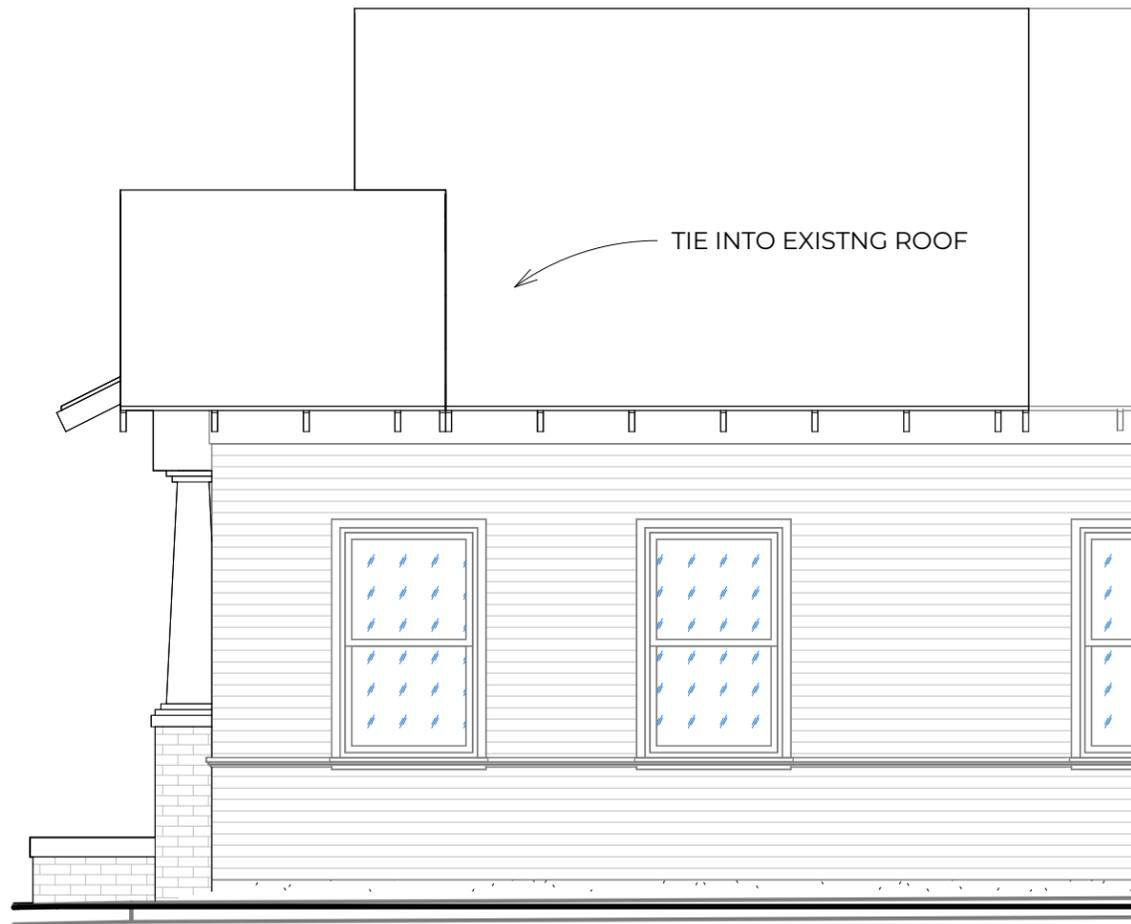
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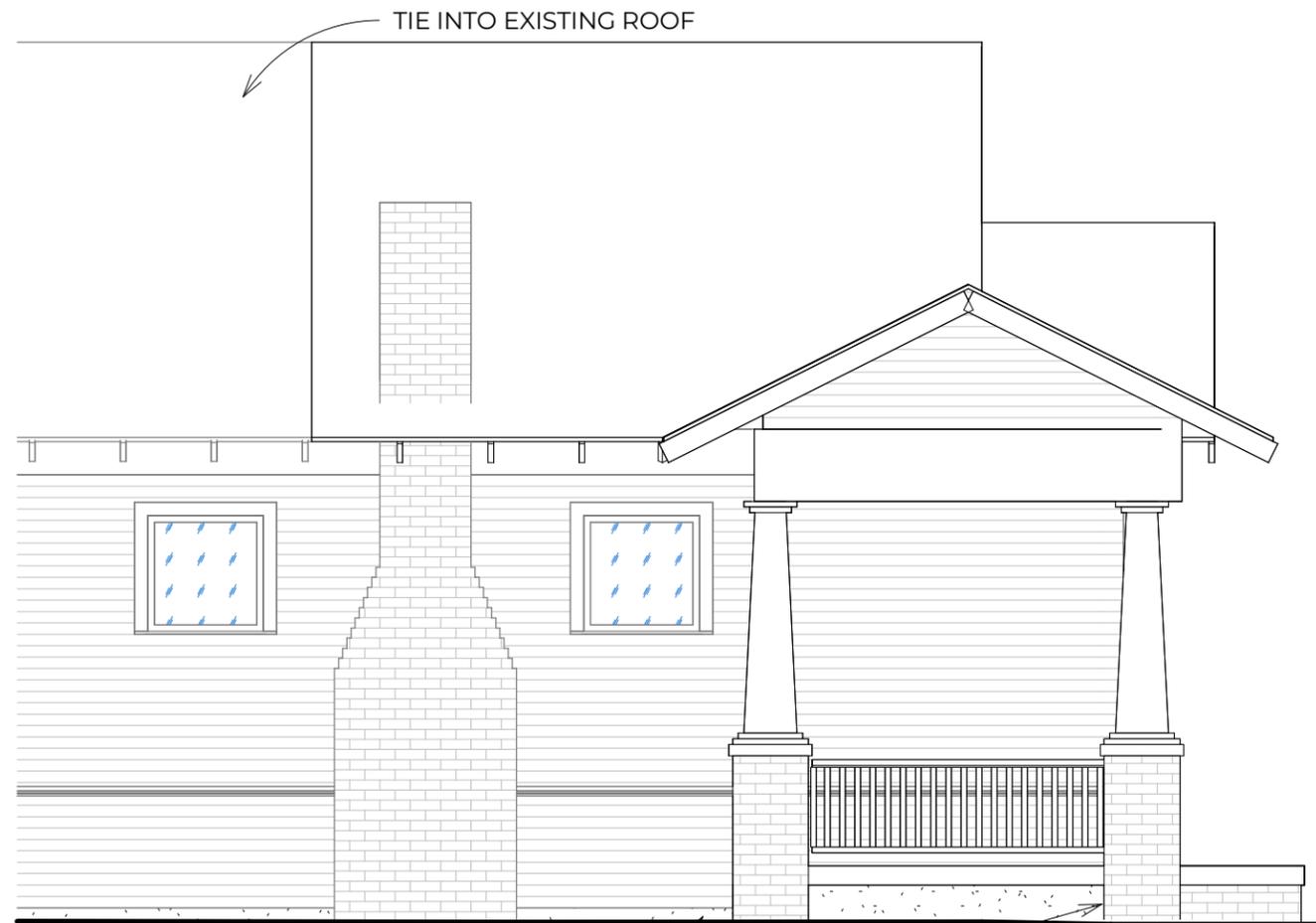
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**SOUTH ELEVATION (DRIVEWAY) -**

**PROPOSED**

② 1/4" = 1'-0"



**NORTH ELEVATION - PROPOSED**

① 1/4" = 1'-0"

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ELEVATIONS

Project number

19.10-04

Date

2-24-26

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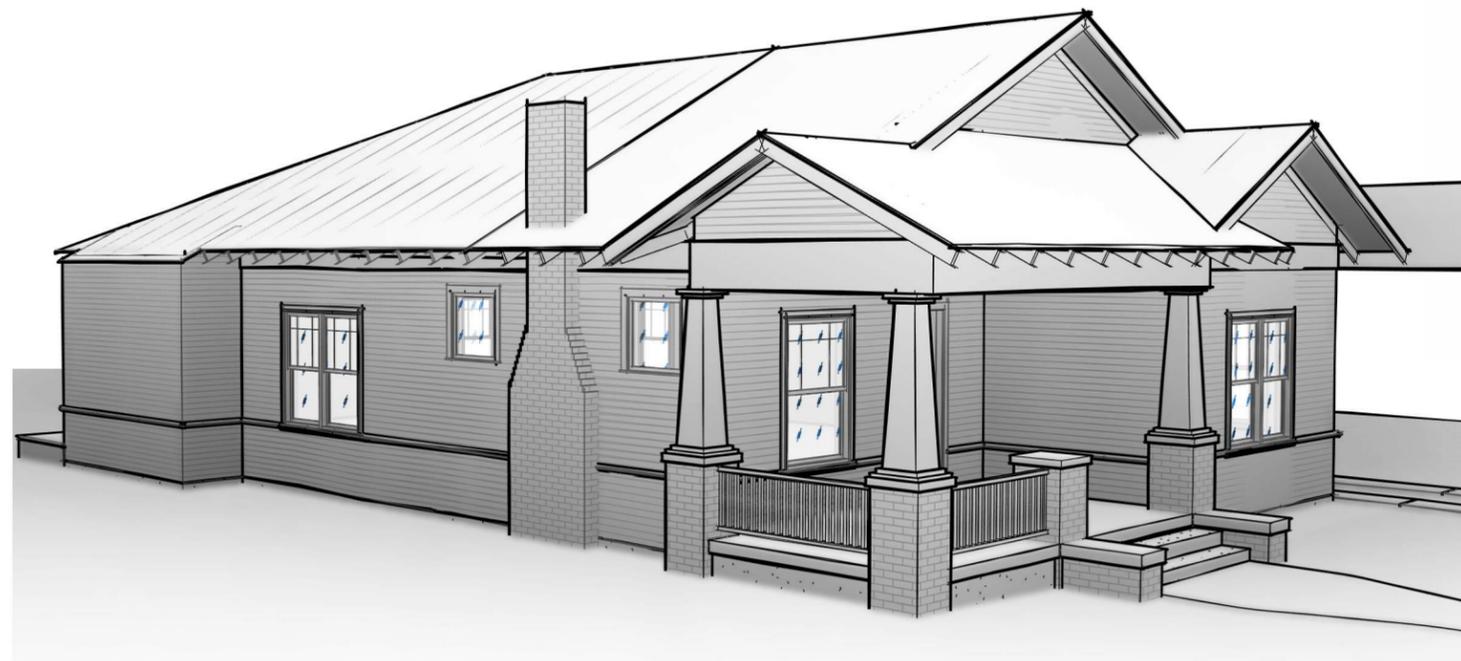
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**View from North**



**View from Northwest**

**AMANDA POUNDS**

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3D VIEWS

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**A-901**



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POORLY BUILT  
ROOF TRANSITION

**SOUTH SIDE ROOF**



**FRONT OF HOUSE**



POORLY BUILT  
ROOF TRANSITION  
AT HIP RIDGE

**NORTH SIDE PORCH ROOF**

AMANDA POUNDS

822 NORTH MONTCLAIRE AVENUE  
DALLAS, TX 75208

EXISTING  
CONDITIONS  
PHOTOS

Project number

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Date

2-24-26

**AE-901**