

NOTES:

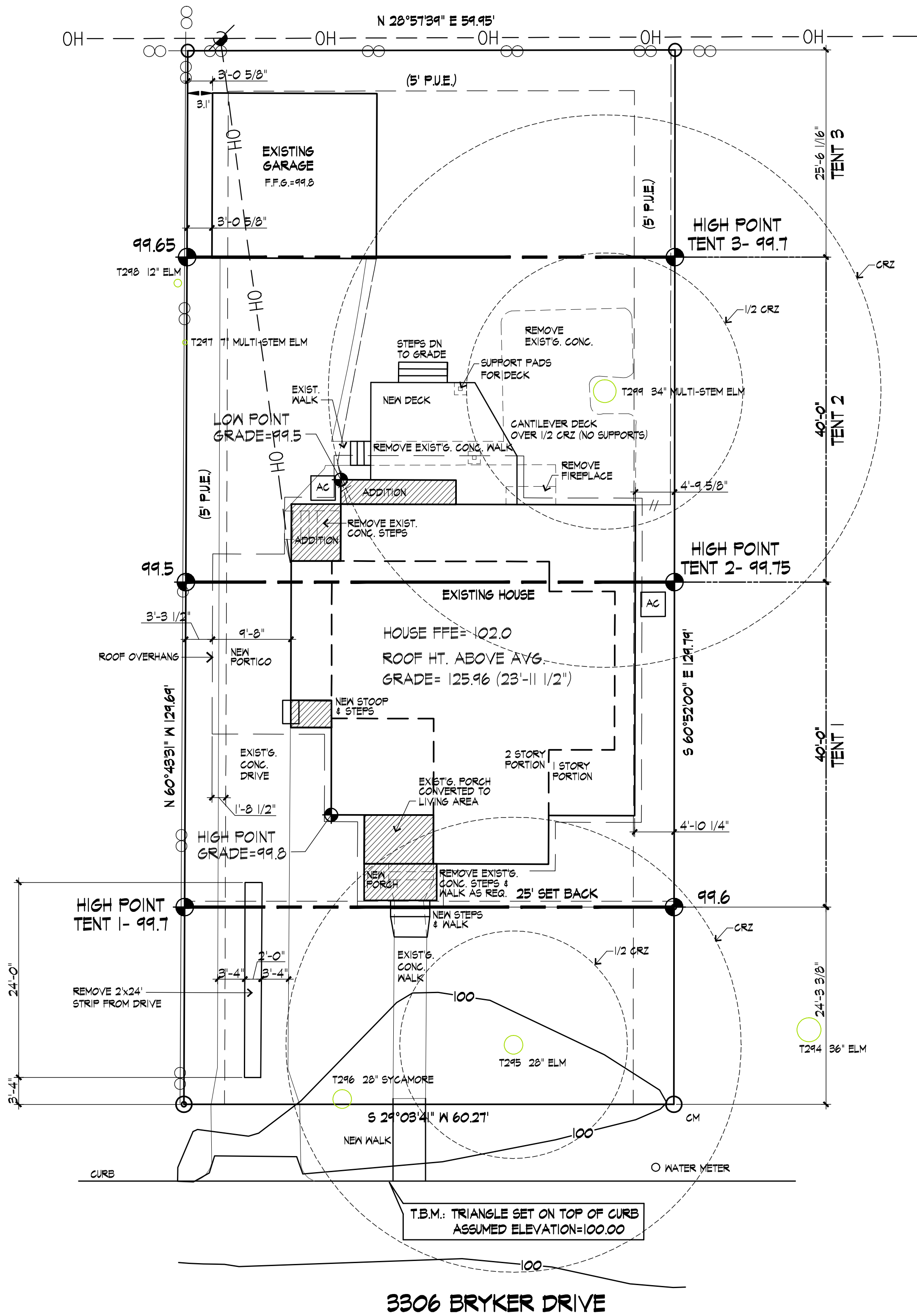
PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE
FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.

LEGAL DESCRIPTION

BRYKER WOODS "E"
BLOCK 4
LOT 28
3306 BRYKER DRIVE



SITE PLAN



F.A.R. CALCULATIONS

MAIN HOUSE 1st FLOOR GROSS AREA	1728
MAIN HOUSE 2nd FLOOR GROSS AREA	902
* 2 CAR GARAGE (detached)	411
* Subtract 400.0 (max.) for detached garage	-411
TOTAL GROSS FLOOR AREA	2630
TOTAL GROSS AREA OF LOT	7798
FLOOR AREA RATIO (max. 0.4% of lot area)	33.7%

BUILDING COVERAGE

LOT SQ. FT.	7798 = 100.0%
EXIST. HOUSE COND. AREA (FIRST FLOOR)	1591
NEW COND. AREA (FIRST FLOOR)	137
EXIST. GARAGE	411
NEW COV. PORCHES	56
TOTAL BUILDING COVERAGE	2195 = 28.2%

IMPERVIOUS COV.

TOTAL BUILDING COV.	2195
DRIVEWAY & REAR WALK	1064
FRONT SIDEWALK	104
A/C PADS	18
UN-COV. DECK & STEPS (COUNTED AT 50%)	119
TOTAL IMPERV. COVERAGE	3500 = 44.9%

ADD JOB NUMBER
75514

PRELIMINARY REVIEW DATE
1-8-14 1-25-14

RELEASE DATE
8-4-14

REVISIONS:

ADDITION & RENOVATION
MAVITY RESIDENCE

AUSTIN DESIGN GROUP
residential designers
9020 Capital of Texas Highway Suite 350 Austin, TX 78751 Phone No. (512) 346-4200

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DIRECTORY:
MAY 15
DRAWING FILE:
155-451E.DWG

ADS JOB NUMBER	75514
PRELIMINARY REVIEW DATE	7-25-14
RELEASE DATE	8-4-14
REVISIONS	

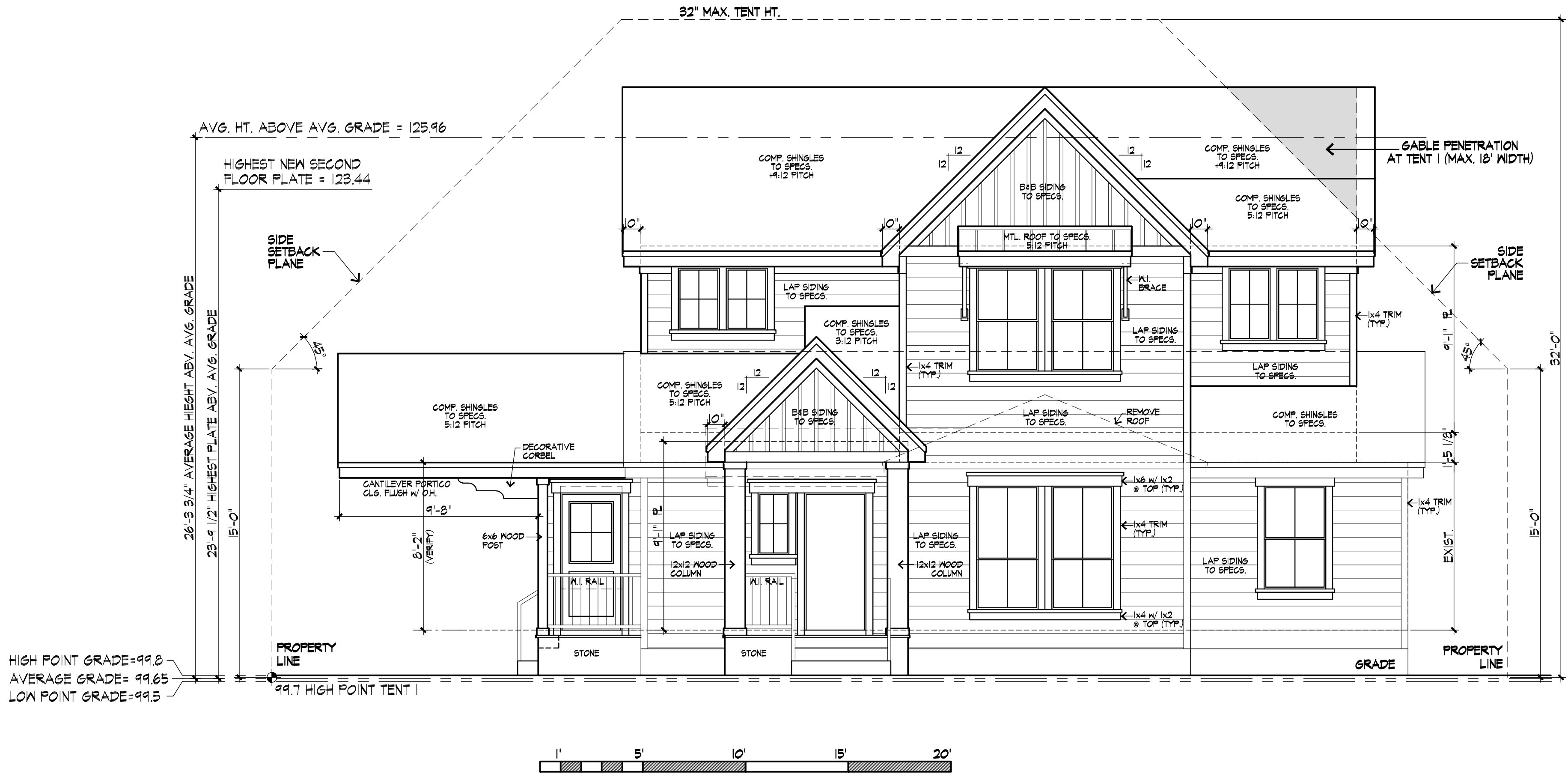
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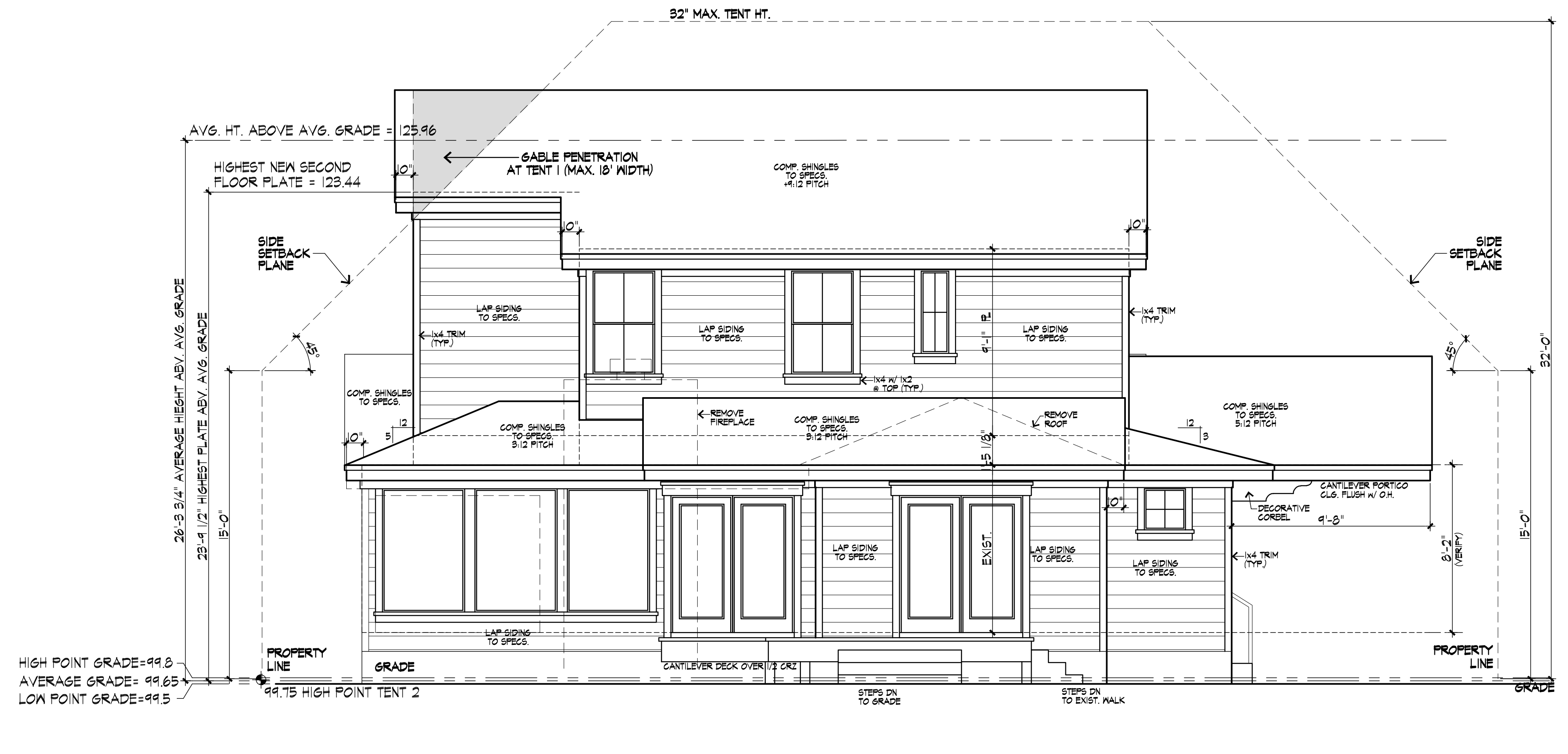
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FRONT ELEVATION

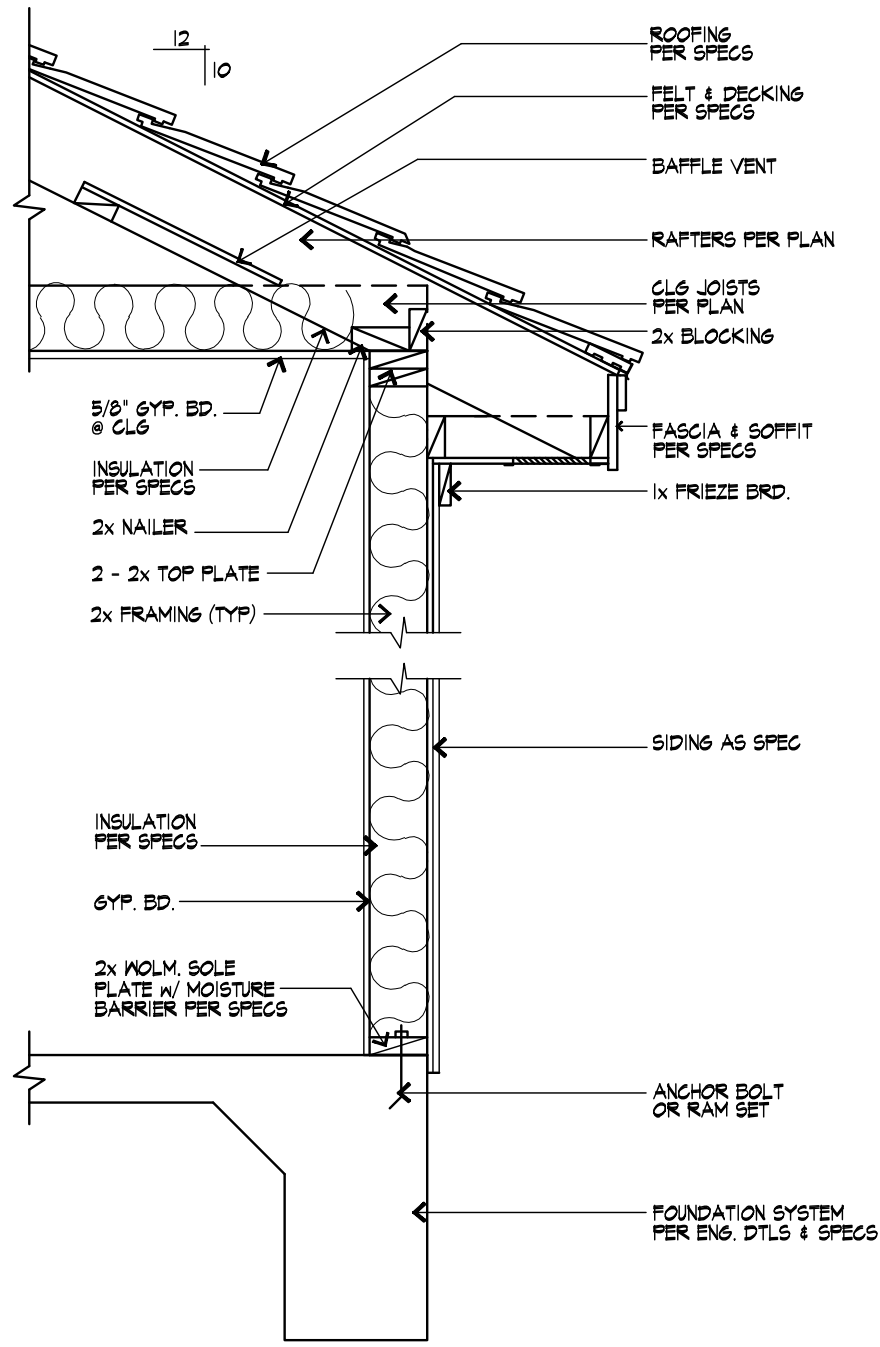
NOTE: ATTIC VENTILATION TO COMPLY WITH I.R.C. BUILDING CODES CURRENT EDITION.
: MASONRY LUG NOT TO EXCEED 1'-0" ABV. FINISHED GRADE

SCALE: 1/4" = 1'-0"



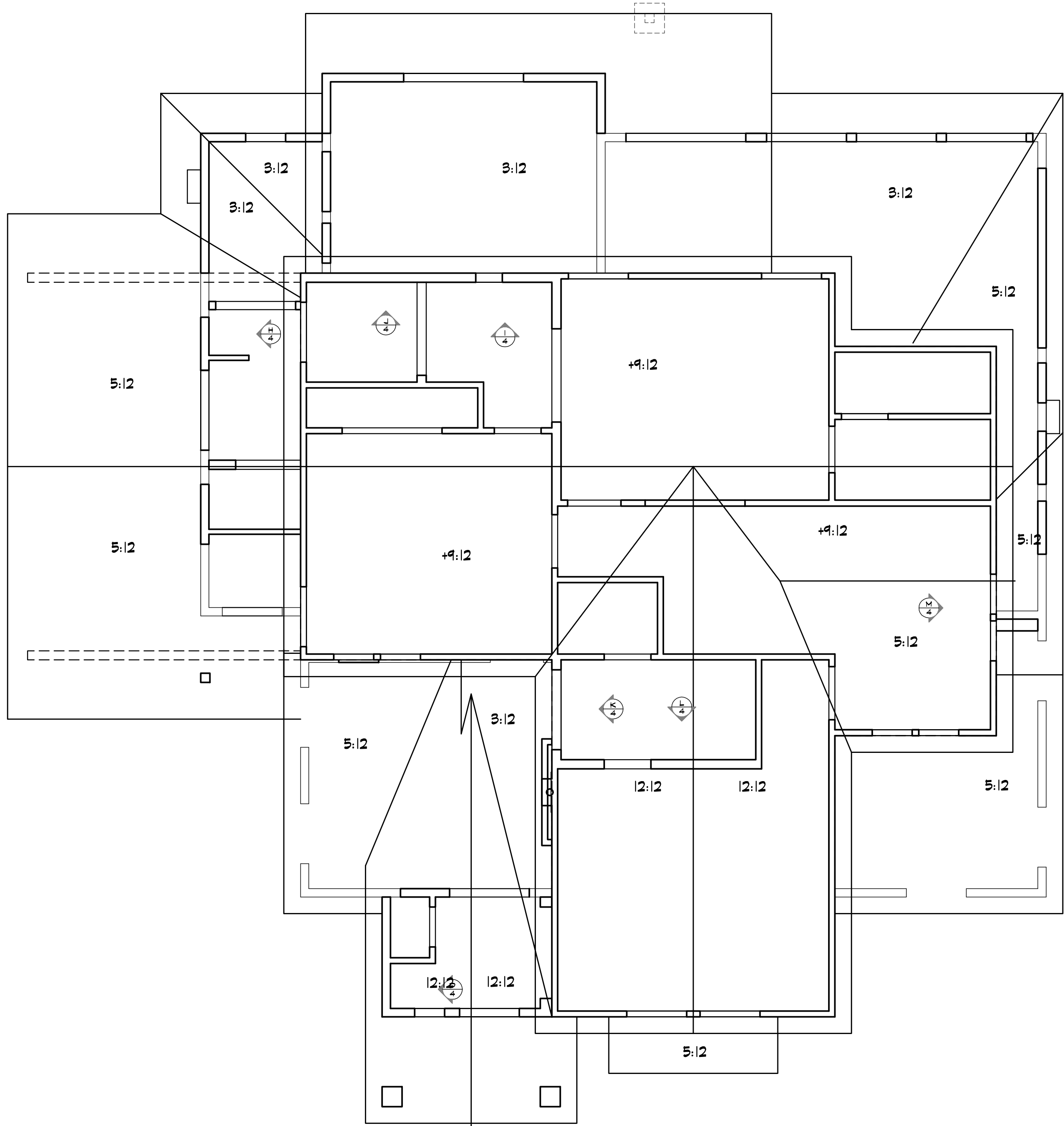
REAR ELEVATION

SCALE: 1/4" = 1'-0"



TYP. WALL SECTION

SCALE: 3/4" = 1'-0"



1' 5' 10' 15' 20'

ROOF PLAN

SCALE: 1/4" = 1'-0"

ADG JOB NUMBER
15514

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