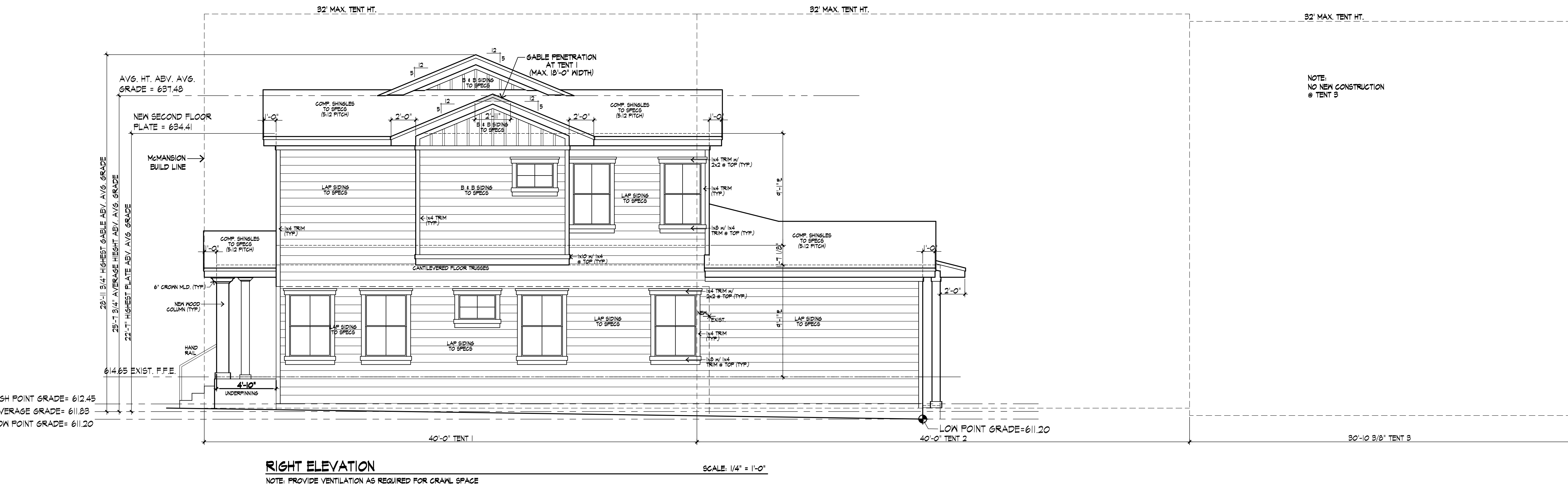
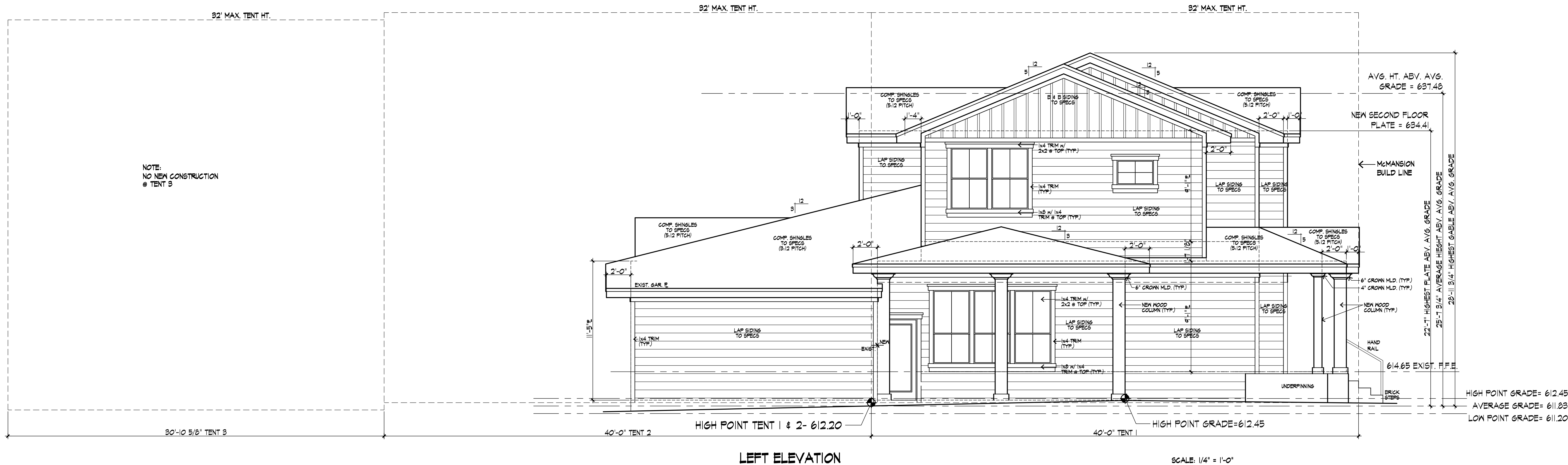


5 of 7

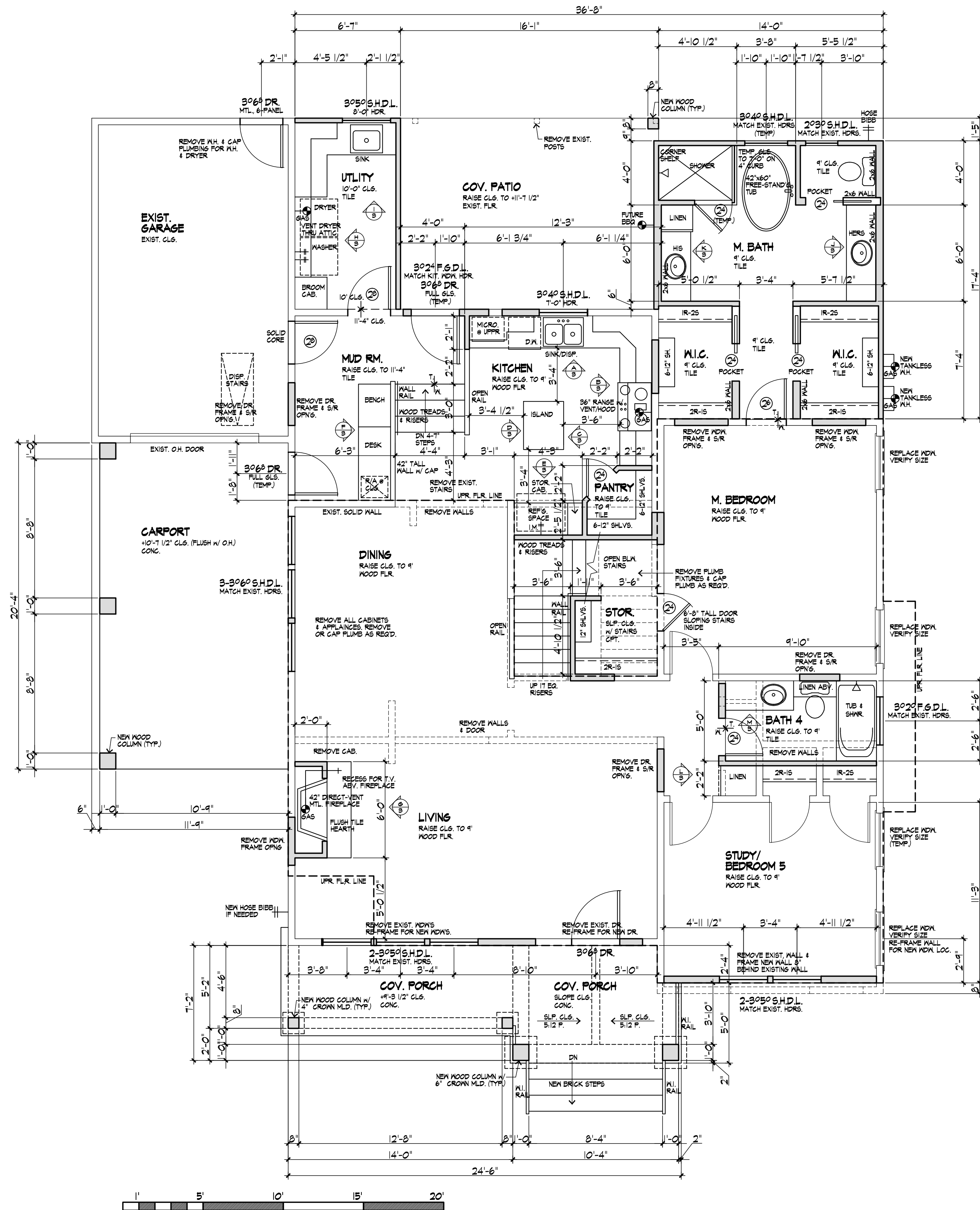


ADDITION & RENOVATION
3309 OAKMONT

AUSTIN DESIGN GROUP
residential designers
4020-1 Capital of Texas Highway Suite 850, Austin, TX 78754 Phone No. (512) 846-4200

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87214-MD06



LOWER FLOOR PLAN

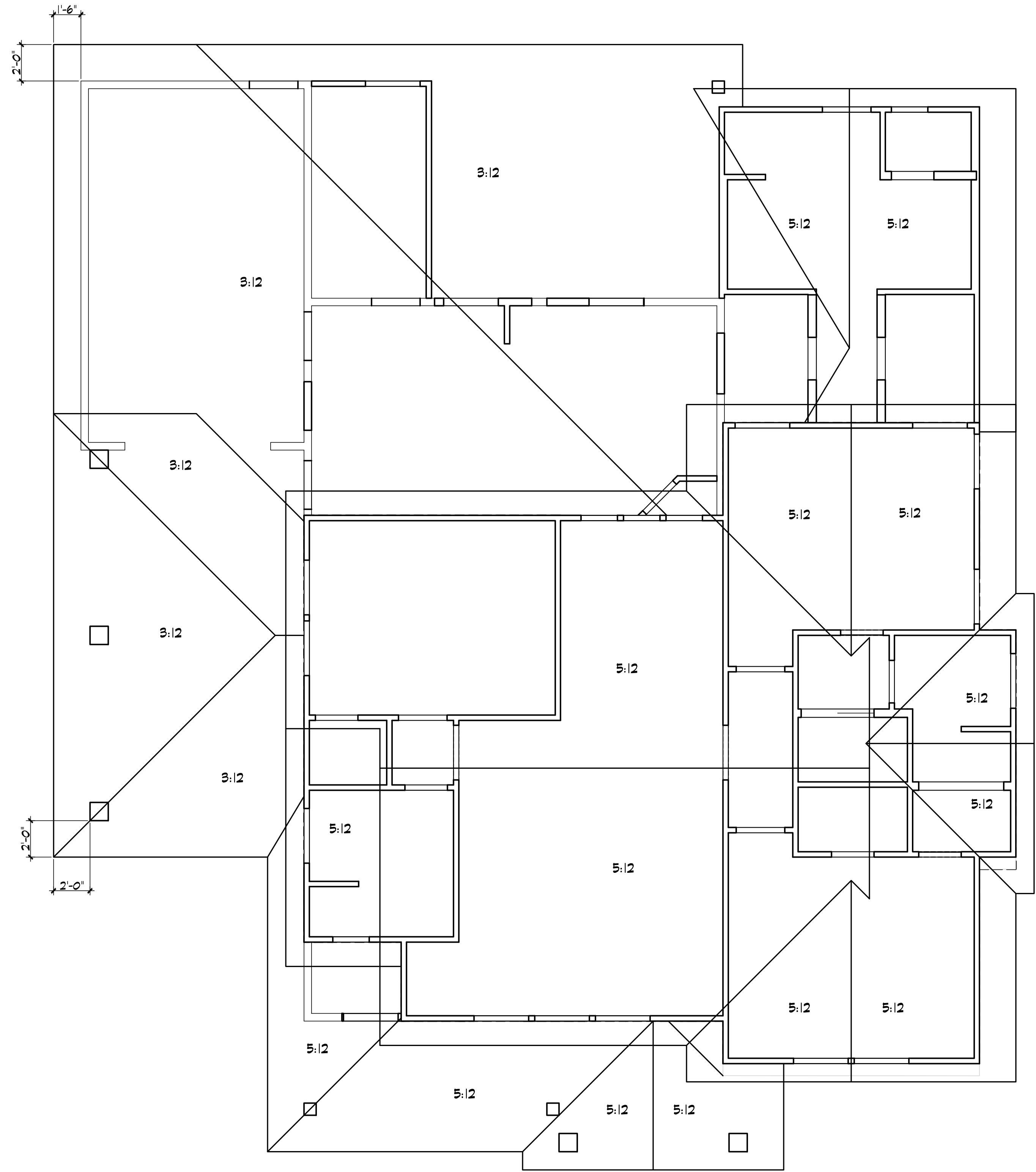
NOTE: ALL INTERIOR DOORS TO MATCH EXISTING DOOR HT'S
: ALL SHOWER HEADS TO BE 7'-0" A.F.F.
: 1-H.V.A.C. UNIT @ ATTIC ABV. MID ROOM
: VERIFY ALL DIMENSIONS TO EXISTING WALLS
: WALLS ARE SHOWN 5" TO DRYWALL, NOT FRAMING.
PLAN WAS FIELD MEASURED. FIELD VERIFY BEFORE CONSTRUCTION.

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

SQUARE FOOTAGE (APPROXIMATE)			
ITEM	EXIST.	NEW	TOTAL
LOWER LIVING	1409	329	1738
UPPER LIVING	-	1082	1082
TOTAL LIVING	-	-	2820
COVERED PORCH	-	156	156
EXIST. GARAGE	248	-	-
CARPORT ADDITION	-	239	239
NEW FOUNDATION	-	732	732

LEGEND

- NEW MASONRY VENEER
- NEW FRAME WALL
- EXISTING FRAME WALL
- EXISTING WALL, MASONRY, CAB. ETC., TO BE REMOVED



ROOF PLAN

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

ADD. JOB NUMBER:
87214

PRELIMINARY REVIEW DATE:		
10-21-14	1-14-15	5-10-15
4-14-15	4-11-15	5-5-15

RELEASE DATE:

REVISIONS:		

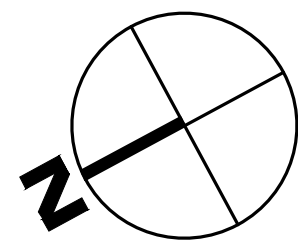
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87214-ROOF.DWG



F.A.R. CALCULATIONS

1st FLOOR GROSS AREA	1738
2nd FLOOR GROSS AREA**	1135
CARPORT EDITION	239
*EXIST. 1-CAR GARAGE (attached)	248
*Subtract 200.0 for attached parking	-200
TOTAL GROSS FLOOR AREA	3160
TOTAL GROSS GROSS AREA OF LOT	8452
FLOOR AREA RATIO (max. 0.4% of lot area)	37.34%

**2nd FLR GROSS AREA INCLUDES 53# AT STAIRS w/ CLG. HT. ABV. 15' ABV. LOWER FLOOR

BUILDING COVERAGE

LOT SQ. FT.	8452 = 100.0%
1st FLOOR COND. AREA	1738
UPPER FLOOR CANTILEVER	25
CARPORT	239
1-CAR GARAGE (attached)	248
COV. PORCH	156
COV. PATIO	189
SHED (EXIST.)	130

TOTAL BUILDING COVERAGE 2725 = 32.3%

IMPERVIOUS COV.

TOTAL BUILDING COV.	2725
DRIVEWAY	469
FRONT WALKS & STEPS	177
A/C PADS	18

TOTAL IMPERV. COVERAGE 3389 = 40.1%

FRONT YARD IMPERVIOUS COV.

TOTAL FRONT YARD AREA	1624
FRONT YARD DRIVEWAY	300
COV. PORCH	97
FRONT WALKS & STEPS	177
FRONT YARD IMPERV. COVERAGE	574 = 35.4%

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.

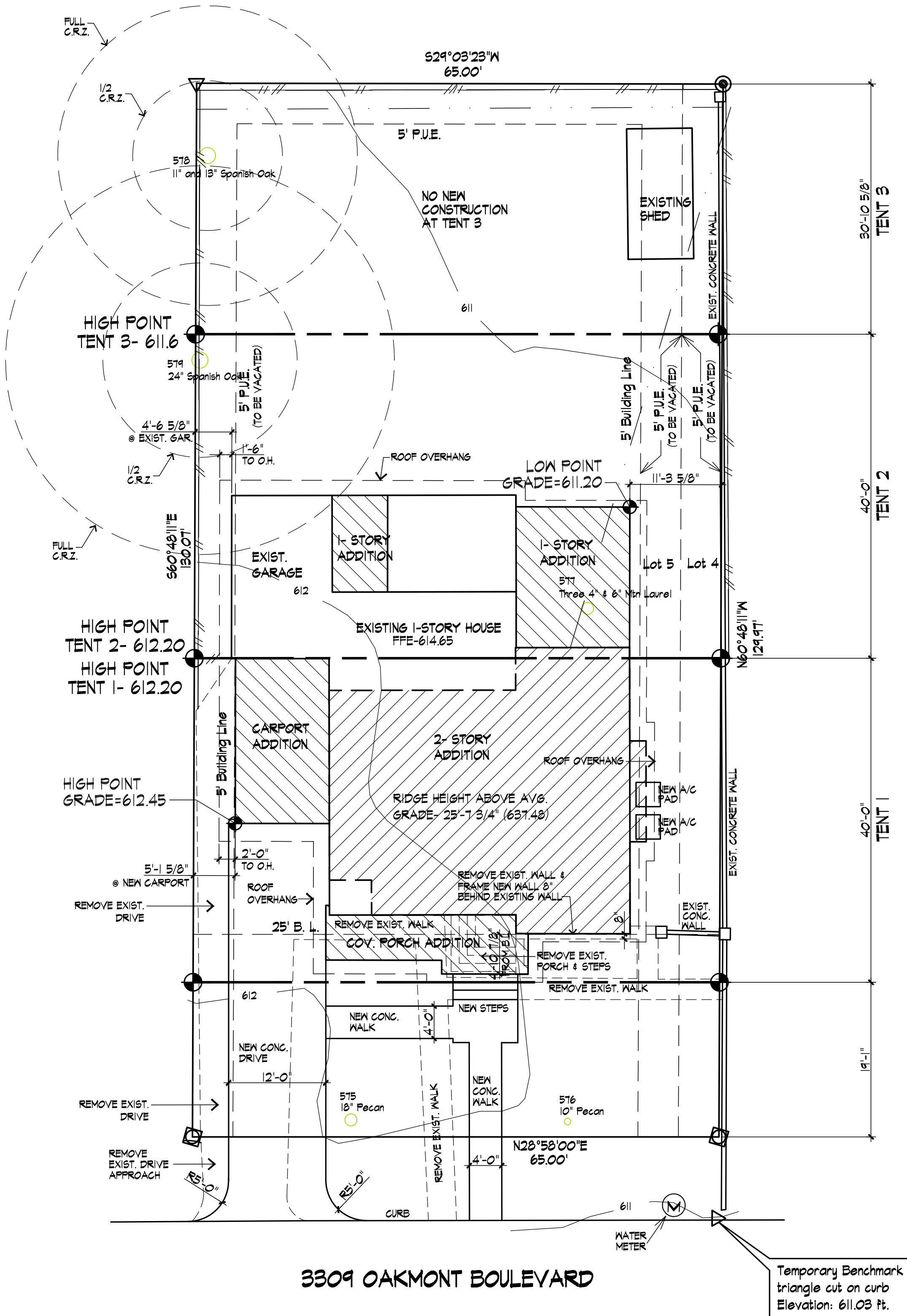
LEGAL DESCRIPTION

BRYKER WOODS
SECTION E
BLOCK 2
LOT 5 & N 5' OF LOT 4
3309 OAKMONT BOULEVARD

AVERAGE GRADE	
HIGH POINT GRADE	612.45
LOW POINT GRADE	611.20
TOTAL	1223.65
	÷ 2
AVERAGE GRADE	611.83



SITE PLAN



ADDN JOB NUMBER:
87214

PRELIMINARY REVIEW DATE:
10-27-14 11-14-15 3-10-15
4-14-15 4-17-15 5-5-15

RELEASE DATE:

REVISIONS:

ADDITION & RENOVATION
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87214 SITE.DWG

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