

2 REAR PERSPECTIVE



1 FRONT PERSPECTIVE

Ebady Residence

1705 W. 30th St.
Austin, TX 78703

ARCHITECT: Norma Yancey, AIA
SIDETRACKED STUDIO, PLLC
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Austin, Texas 78702
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OWNER INFORMATION

Laura and Sherif Ebady
1705 W. 30th St.
Austin, TX 78703

LEGAL DESCRIPTION

LOT 3 BLK 1 BRYKERWOODS C

ZONING INFORMATION

SF-3-NP

WINDSOR ROAD
CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD ASSOCIATION
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

FAR CALCULATION

LOT SIZE	8,511 SF				
FLOOR TO AREA	EXISTING	DEMO	NEW	EXEMPT	TOTAL
1ST FLOOR :	1557 SF	1557 SF	1980 SF	0 SF	1980 SF
COVERED FRONT PORCH:	48 SF	48 SF	59 SF	0 SF	0 SF
SCREENED PORCH:	0 SF	0 SF	161 SF	0 SF	0 SF
DETACHED GARAGE:	421 SF	0 SF	0 SF	421 SF	0 SF
ACCESSORY BUILDING:	292 SF	292 SF	0 SF	0 SF	0 SF
TOTAL:	2318 SF	1897 SF	2200 SF	641 SF	1980 SF

1,980 SF/8,511 SF = 23.3% < 40% FAR ALLOWED BY CODE

IMPERVIOUS CALCULATION

LOT SIZE	8,511 SF				
IMPERVIOUS COVER:	EXISTING	DEMO	NEW	EXEMPT	TOTAL
FIRST FLOOR:	1557 SF	1557 SF	1980 SF	0 SF	1980 SF
DETACHED GARAGE:	421 SF	0 SF	0 SF	0 SF	421 SF
ACCESSORY STRUCTURE:	292 SF	292 SF	0 SF	0 SF	0 SF
COVERED PORCH:	48 SF	48 SF	59 SF	0 SF	59 SF
SCREENED PORCH:	0 SF	0 SF	161 SF	0 SF	161 SF
TOTAL BUILDING COVERAGE (TBC):	2318 SF	1897 SF	2200 SF	0 SF	2621 SF
DRIVEWAY:	1660 SF	1660 SF	924 SF	0 SF	924 SF
SIDEWALKS & CONC. STEPS:	300 SF	300 SF	0 SF	0 SF	0 SF
UNCOVERED WOOD DECKS (COUNT 50%)	64 SF	64 SF	129 SF	0 SF	129 SF
AC PADS:	13 SF	13 SF	13 SF	0 SF	13 SF
WOOD DECK RAMP (COUNT 50%)	0 SF	0 SF	39 SF	0 SF	39 SF
ACCESSIBLE ROUTE TO RAMP (CONCRETE)	0 SF	0 SF	53 SF	0 SF	53 SF
TOTAL IMPERVIOUS:	4,355 SF	3,934 SF	3,358 SF	0 SF	3,779 SF

3,779 SF/8,511 SF = 44.4% < 45% IMPERVIOUS COVER ALLOWED BY CODE

Sidetracked Studio

1605 E. 7th St. Unit B
Austin, Texas
512 774 4261

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under
the supervision of Norma
Yancey.
It is not to be used for regulatory
approval, permitting, or

FIELD INSPECTION REQUIRED

Prior to performing any bidding,
new construction, and/or
repairs,
general contractor shall visit the
site, inspect all existing
conditions, and report any



12.19.18

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COVER SHEET

G1.0

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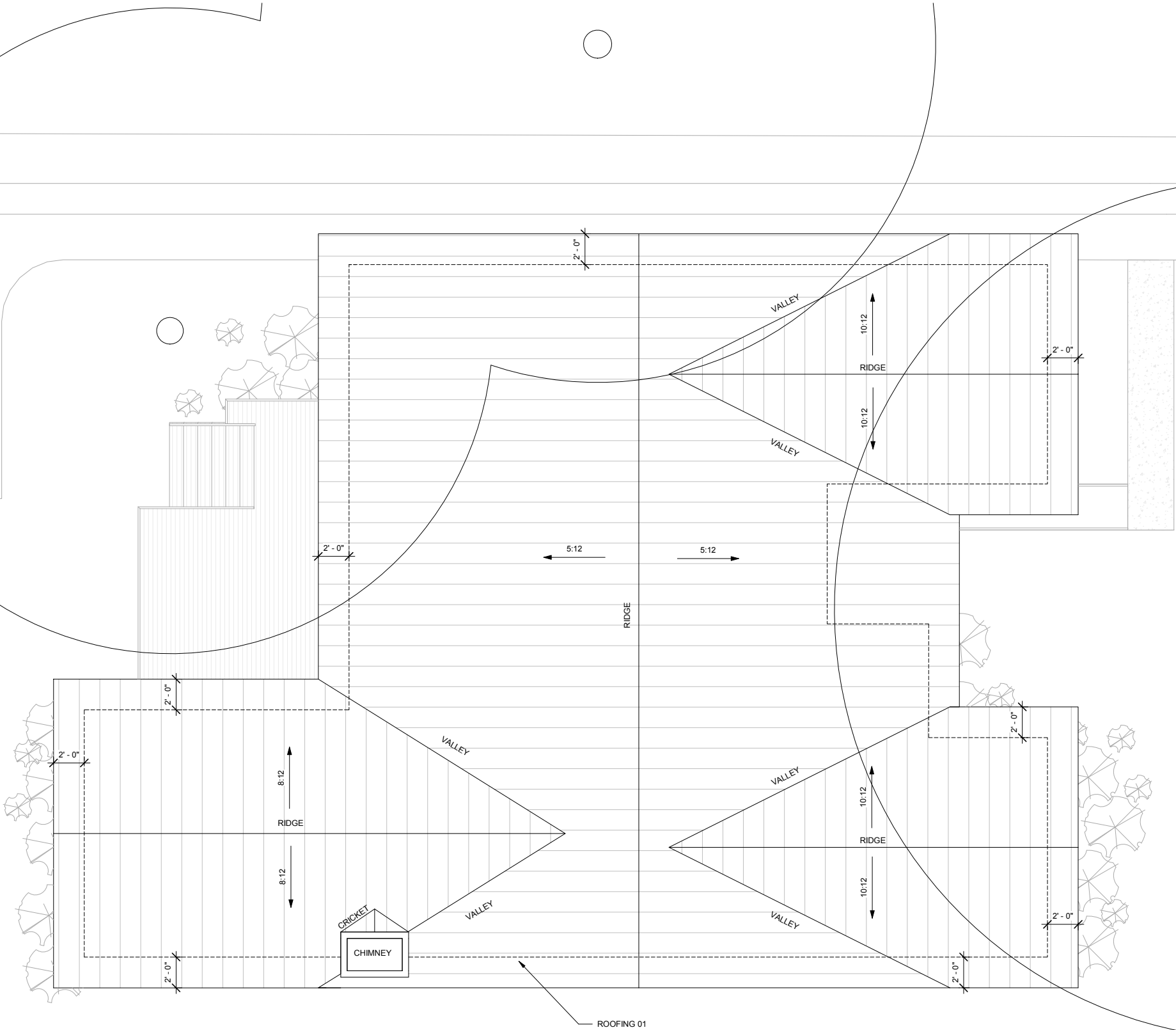
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ROOF PLAN

A1.1

GENERAL

1. ALL CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PERFORMING WORK.
2. DO NOTE SCALE DRAWINGS, DIMENSIONS SHOWN SHALL GOVERN LOCATION, SIZES, ETC. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE. CONSULT ARCHITECT IF CONFLICT OR QUESTIONS ARISE.
3. ALL DIMENSIONS ARE TAKING FROM FACE OF FRAMING; U.N.O.
4. BOTTOM FINISHED SURFACE OF ALL CEILINGS AS NOTED IN DRAWINGS. REF. REFLECTED CEILING PLAN AE1.0 FOR CEILING DETAILS AND FINISHES.
5. ALL DOOR KNOBS TO BE MOUNTED AT 3'-1" AFF; U.N.O.
6. ALL SITE AND BUILDING ELEVATIONS ARE RELATIVE TO FF OF MAIN HOUSE, U.N.O.
7. ALL SIMPLE INTERIOR PARTITIONS (EXISTING AND NEW) TO BE CONSTRUCTED WITH 2X4 FRAMING, U.N.O.
8. ALL INTERIOR PARTITIONS SUPPORTING POCKET DOORS TO BE CONSTRUCTED WITH 2X6 FRAMING, U.N.O.
9. ALL INTERIOR AND EXTERIOR PLUMBING WALLS TO BE CONSTRUCTED WITH 2X6 FRAMING, U.N.O.
10. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH 2X6 FRAMING MIN, U.N.O.



1 ROOF PLAN
1/8" = 1'-0"

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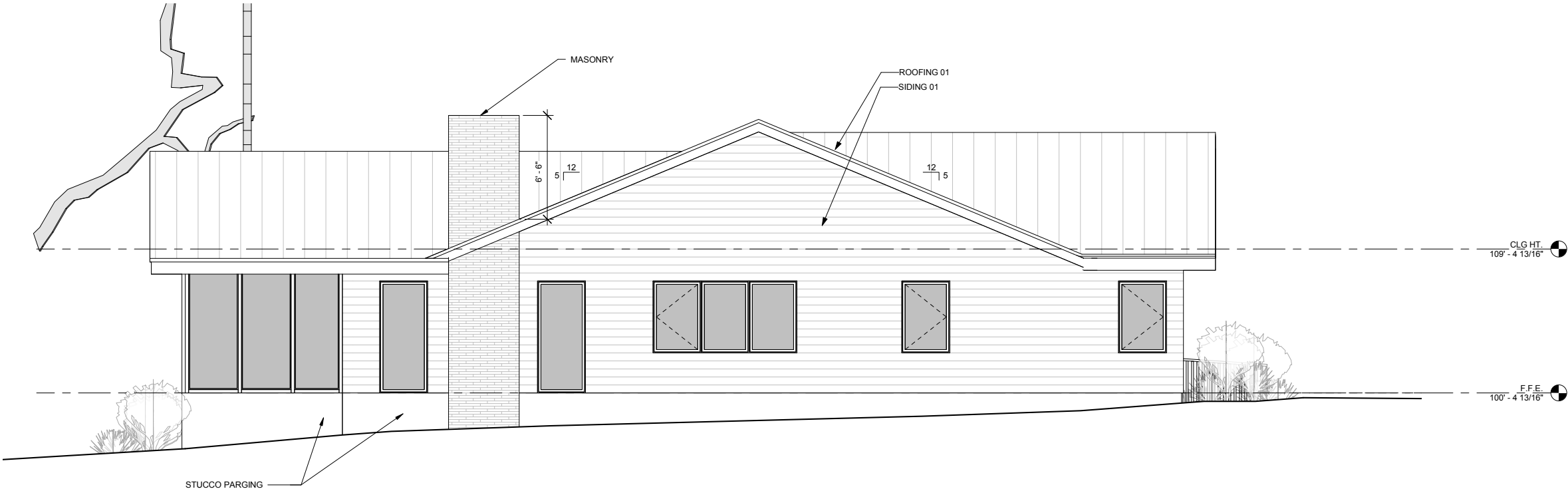
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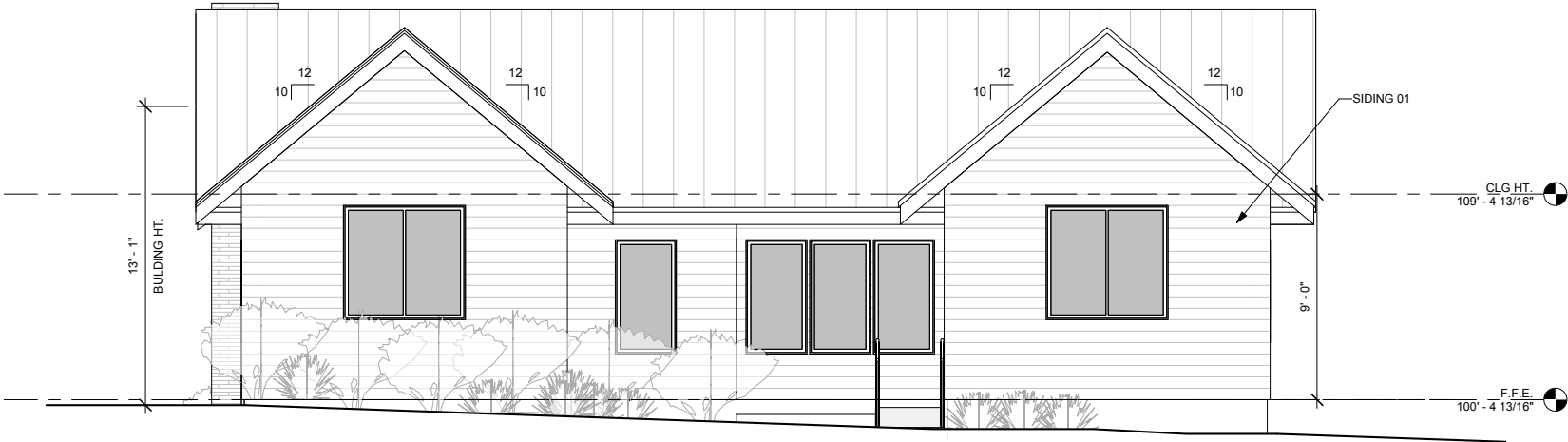
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EXTERIOR ELEVATIONS

A2.0



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



1 NORTH ELEVATION
1/8" = 1'-0"

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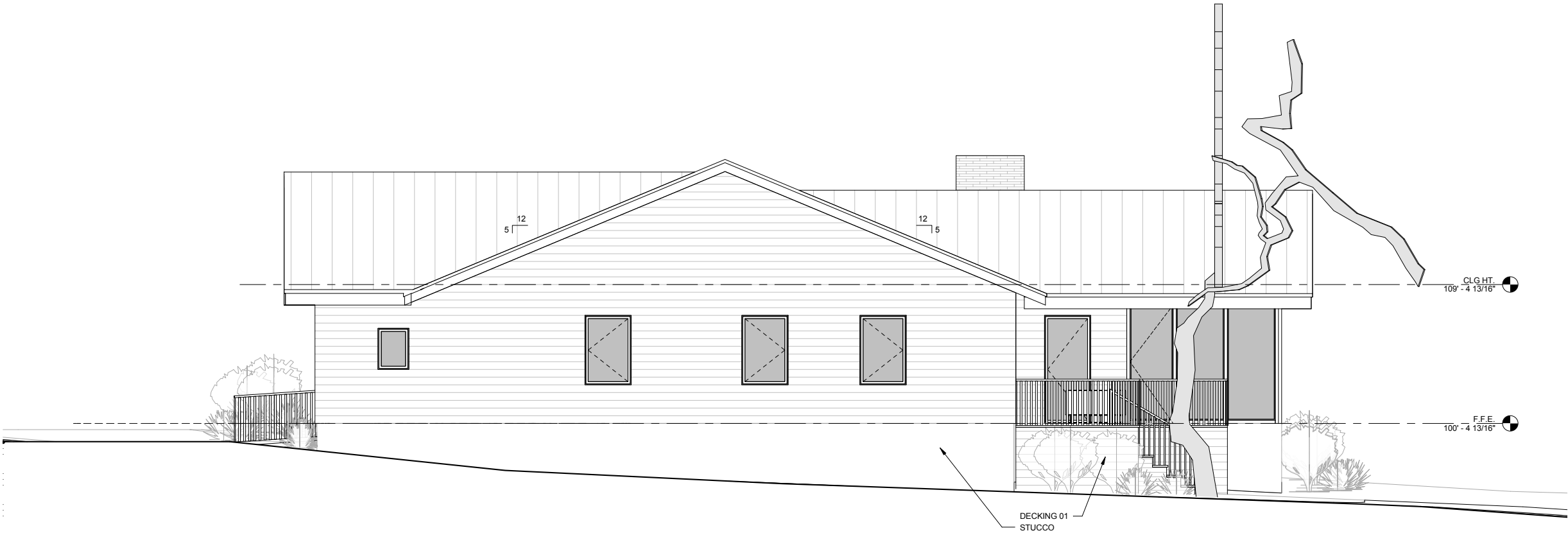
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EXTERIOR ELEVATIONS

A2.1

2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

