

EXISTING ROOF TO REMAIN
REPAIR AS REQUIRED

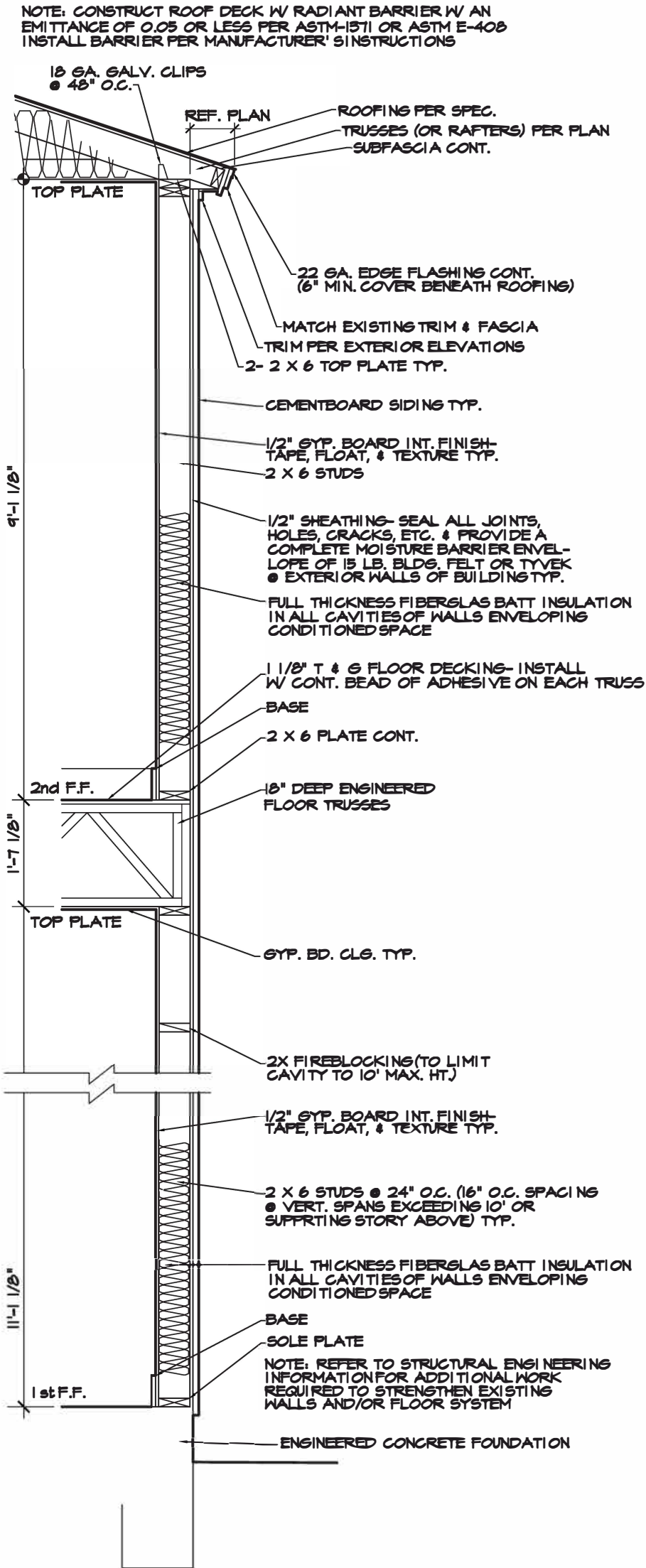
METAL CAP



**1406 WEST 29th STREET
AUSTIN, TEXAS**

BUILDING INFORMATION	
SITE BEING LOT 47, BRYKER WOODS SUBDIVISION RECORDED ON PAGE 242, VOLUME 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS ADDRESS IS 1406 WEST 29th STREET, AUSTIN, TEXAS LOT IS ZONED SF-3	
TOTAL AREA OF LOT =	8,434 S.F.
BUILDING COVER:	
8,434 S.F. X 0.4 =	3,373 S.F.
EXISTING GROUND FLOOR CONDITIONED AREA =	1,622 S.F.
NEW (ADDITION) GROUND FLOOR CONDITIONED AREA =	115 S.F.
EXISTING GROUND FLOOR INTERIOR AREA TO BE CONVERTED FROM INTERIOR SPACE TO PORCH (WITHOUT HABITABLE AREA ABOVE) =	235 S.F.
TOTAL GROUND FLOOR CONDITIONED AREA =	1,502 S.F.
EXISTING ROOFED PORCH (GROUND FLOOR PORCH WITH HABITABLE SPACE ABOVE) =	195 S.F.
UNCONDITIONED GARAGE =	454 S.F.
AREA OF UPPER STORY EXTENDING BEYOND THE LOWER STORY FOOTPRINT =	7 S.F.
ACTUAL BUILDING COVER = 28.3% =	2,393 S.F.
IMPERVIOUS COVER:	
45% ALLOWABLE X 8,434 S.F. =	3,795 S.F.
BUILDING COVER =	2,393 S.F.
CONCRETE DRIVEWAY =	1,365 S.F.
EQUIPMENT PADS =	12 S.F.
ACTUAL IMPERVIOUS COVER = 44.7% =	3,710 S.F.
ALLOWABLE BUILDING AREA:	
40% ALLOWABLE X 8,434 S.F. =	3,373 S.F.
GROUND FLOOR CONDITIONED AREA =	1,502 S.F.
UNCONDITIONED GARAGE =	454 S.F.
EXISTING UPSTAIRS CONDITIONED AREA =	894 S.F.
ADDITION TO UPSTAIRS CONDITIONED AREA =	515 S.F.
TOTAL UPSTAIRS CONDITIONED AREA =	1,409 S.F.
EXISTING ROOFED PORCH (GROUND FLOOR PORCH WITH HABITABLE SPACE ABOVE) =	195 S.F.
EXISTING GROUND FLOOR INTERIOR AREA TO BE CONVERTED FROM INTERIOR SPACE TO PORCH (WITHOUT HABITABLE AREA ABOVE) =	235 S.F.
ROOFED SECOND FLOOR BALCONY =	188 S.F.
ART. 3.3.3.A.1- EXCLUSION FOR GROUND FLOOR PORCHES W/O HABITABLE SPACE ABOVE =	-235 S.F.
ART. 3.3.2.A.1- UP TO 450 S.F. EXCLUSION OF DETACHED PARKING =	-450 S.F.
ART. 3.3.3.A.2- UP TO 200 S.F. EXCLUSION FOR PORCHES W/ HABITABLE SPACE ABOVE =	-195 S.F.
TOTAL BUILDING AREA = 36.7% =	3,103 S.F.
HEIGHT OF BUILDING = 25'-10 1/16"	

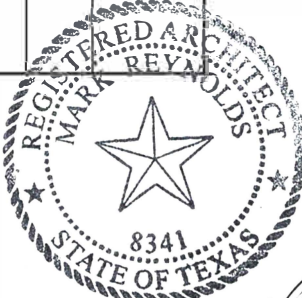
ALL WORK SHALL CONFORM TO THE STANDARDS OF:
THE INTERNATIONAL RESIDENTIAL CODE- 2018 EDITION
THE INTERNATIONAL ENERGY CODE- 2018 EDITION
NATIONAL ELECTRICAL CODE- 2018 EDITION
INTERNATIONAL MECHANICAL CODE- 2018 EDITION
INTERNATIONAL PLUMBING CODE- 2018 EDITION
FIRE PREVENTION CODE- 2018 EDITION
TEXAS ACCESSIBILITY STANDARDS
LAWS OF THE STATE OF TEXAS
ALL OTHER REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION ON THIS SITE



PLUMBING SYSTEM SIZING

FIXTURE DESCRIPTION	DOMESTIC WATER				HOT WATER	WASTE WATER		
	I.D.	QTY	WS F.U.	TOTAL F.U.		QTY	DF.U.	TOTAL F.U.
WATER CLOSET	WC	4	2.5	10		4	3.5	14
LAVATORY-SINGLE BASIN	LAV.	5	0.5	2.5	1.85	5	1	5
TUB	TB	1	3.5	3.5	1.2	1	3	3
DBL SINK - KITCHEN	SK	1	4	4	3	1	3	3
SINK - SINGLE BOWL	MS	0	2	0		0	3	0
SHOWER	SH	3	2	6	9	3	2	6
CLOTHES WASHER-DOMESTIC	WSH	1	2.5	2.5	1.87	2	3	3
TOTALS				28.5	16.92			34
GPM EQUIVALENT OF TOTAL F.U.				8	5.24			
GPM - CONTINUOUS LOADING		0	0	0				
GPM - TOTAL				8	5.24			

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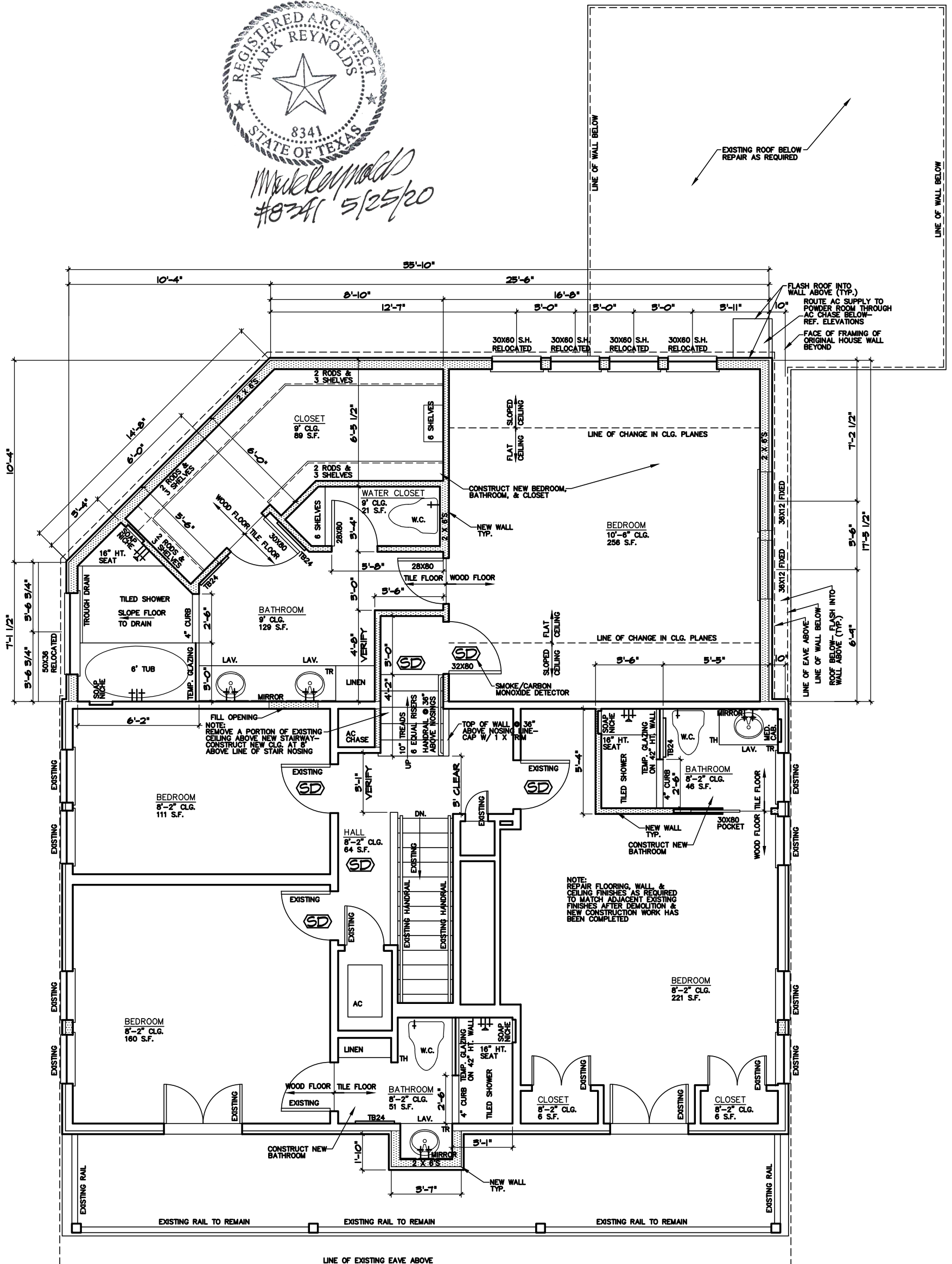
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#8341 5/25/20

ADDITION/REMODEL PLANS FOR
1406 WEST 29th STREET

PROJECT
1406 WEST 29th STREET
AUSTIN, TEXAS



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SECOND FLOOR PLAN

3/16" = 1'-0"

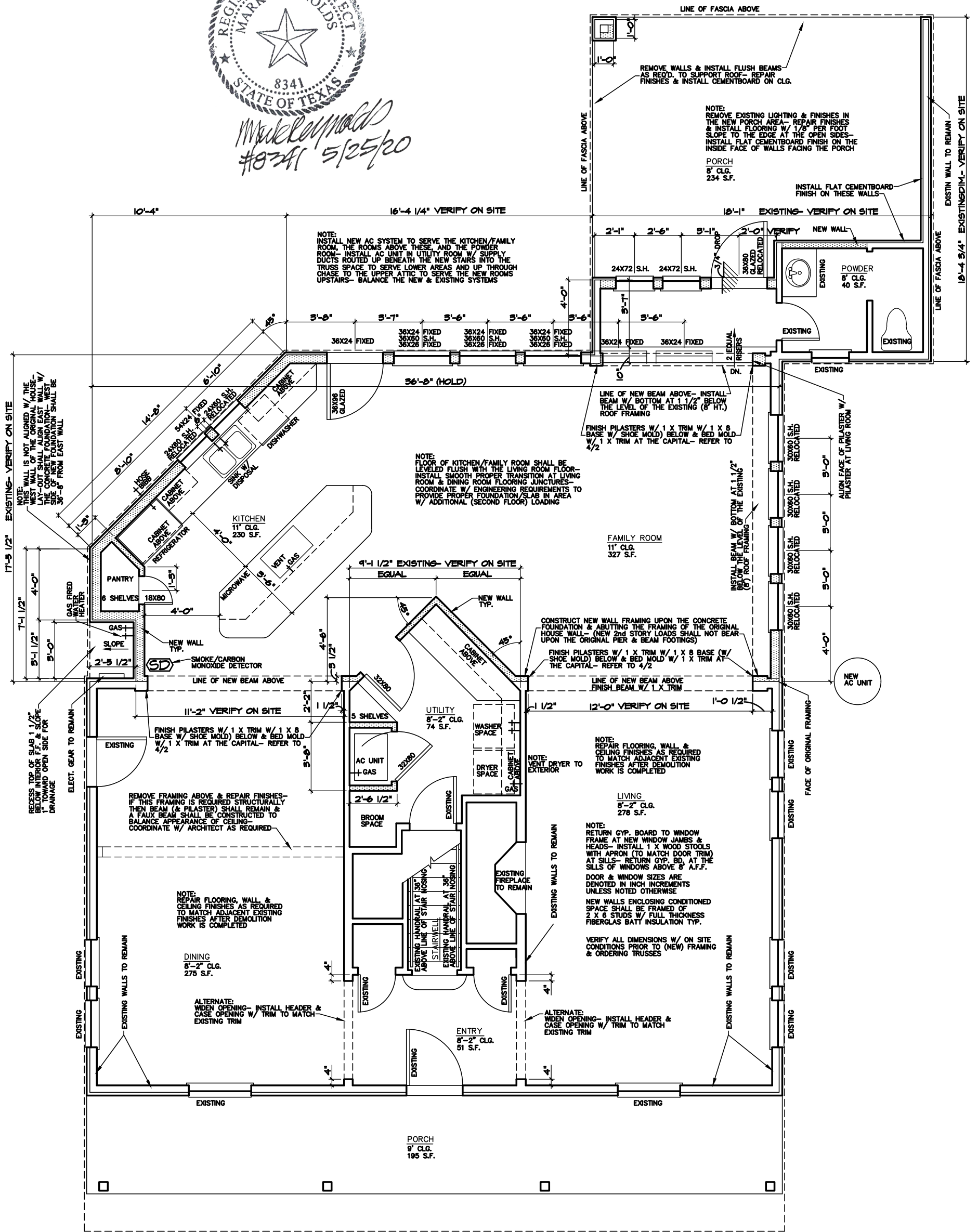
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NORTH



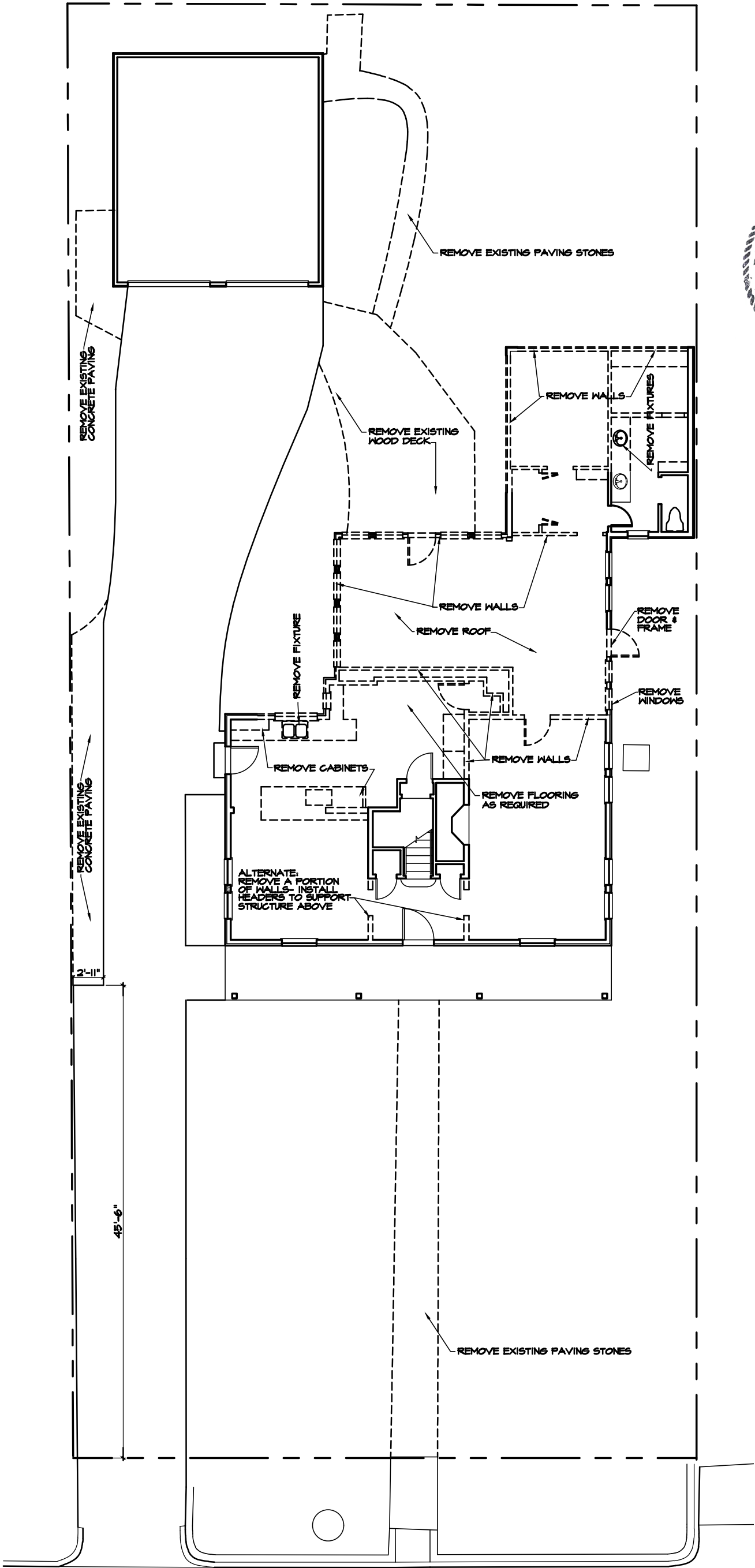
FIRST FLOOR PLAN

3/16" = 1'-0"

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**FIRST FLOOR
DEMOLITION PLAN**

3/32" = 1'-0"

NORTH



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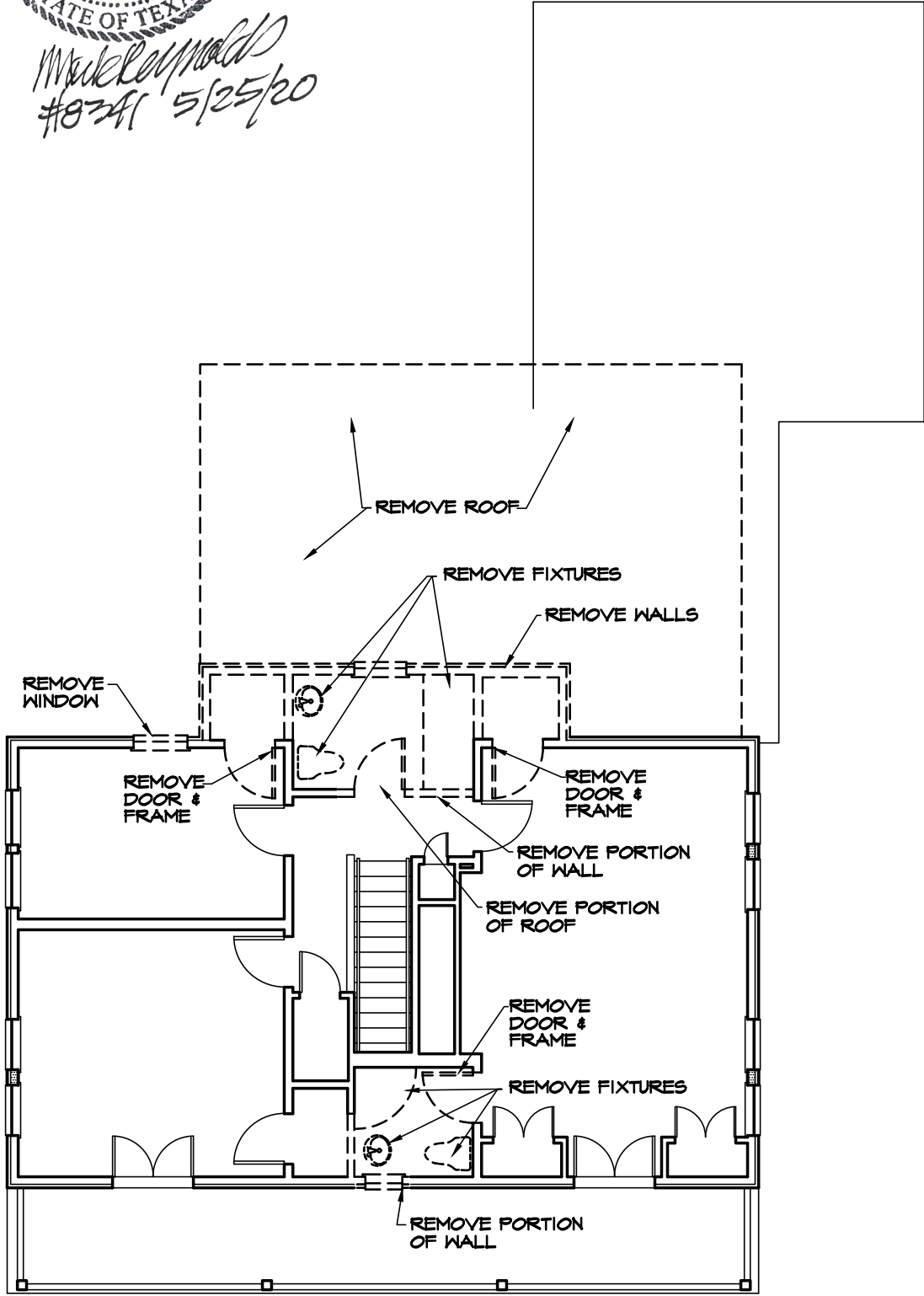
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**SECOND FLOOR
DEMOLITION PLAN**
1/8" = 1'-0"

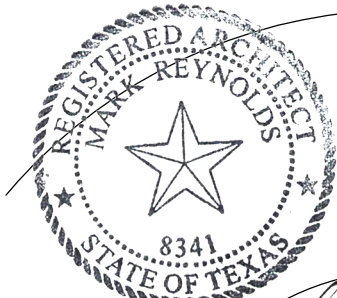
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CONCRETE WASHOUT
AREA— REMOVE ALL
MATERIAL & DEBRIS
BY PROJECT CLOSE-OUT

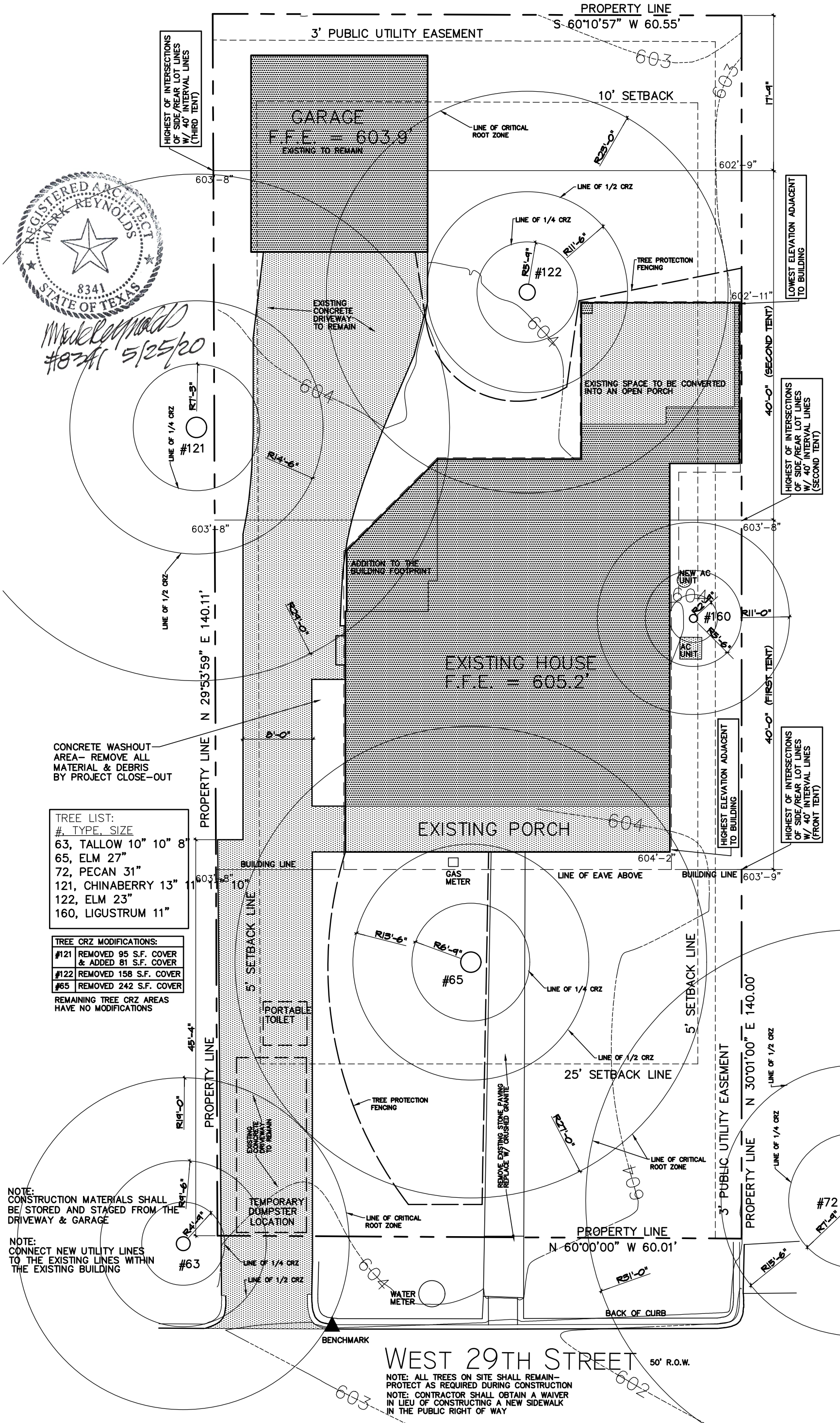
TREE LIST:
#, TYPE, SIZE
63, TALLOW 10" 10" 8"
65, ELM 27"
72, PECAN 31"
121, CHINABERRY 13" 11"
122, ELM 23"
160, LIGUSTRUM 11"

TREE CRZ MODIFICATIONS:
#121 REMOVED 95 S.F. COVER
& ADDED 81 S.F. COVER
#122 REMOVED 158 S.F. COVER
#65 REMOVED 242 S.F. COVER

REMAINING TREE CRZ AREAS
HAVE NO MODIFICATIONS

NOTE:
CONSTRUCTION MATERIALS SHALL
BE STORED AND STAGED FROM THE
DRIVEWAY & GARAGE

NOTE:
CONNECT NEW UTILITY LINES
TO THE EXISTING LINES WITHIN
THE EXISTING BUILDING



WEST 29TH STREET

NOTE: ALL TREES ON SITE SHALL REMAIN—
PROTECT AS REQUIRED DURING CONSTRUCTION
NOTE: CONTRACTOR SHALL OBTAIN A WAIVER
IN LIEU OF CONSTRUCTING A NEW SIDEWALK
IN THE PUBLIC RIGHT OF WAY

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SITE PLAN

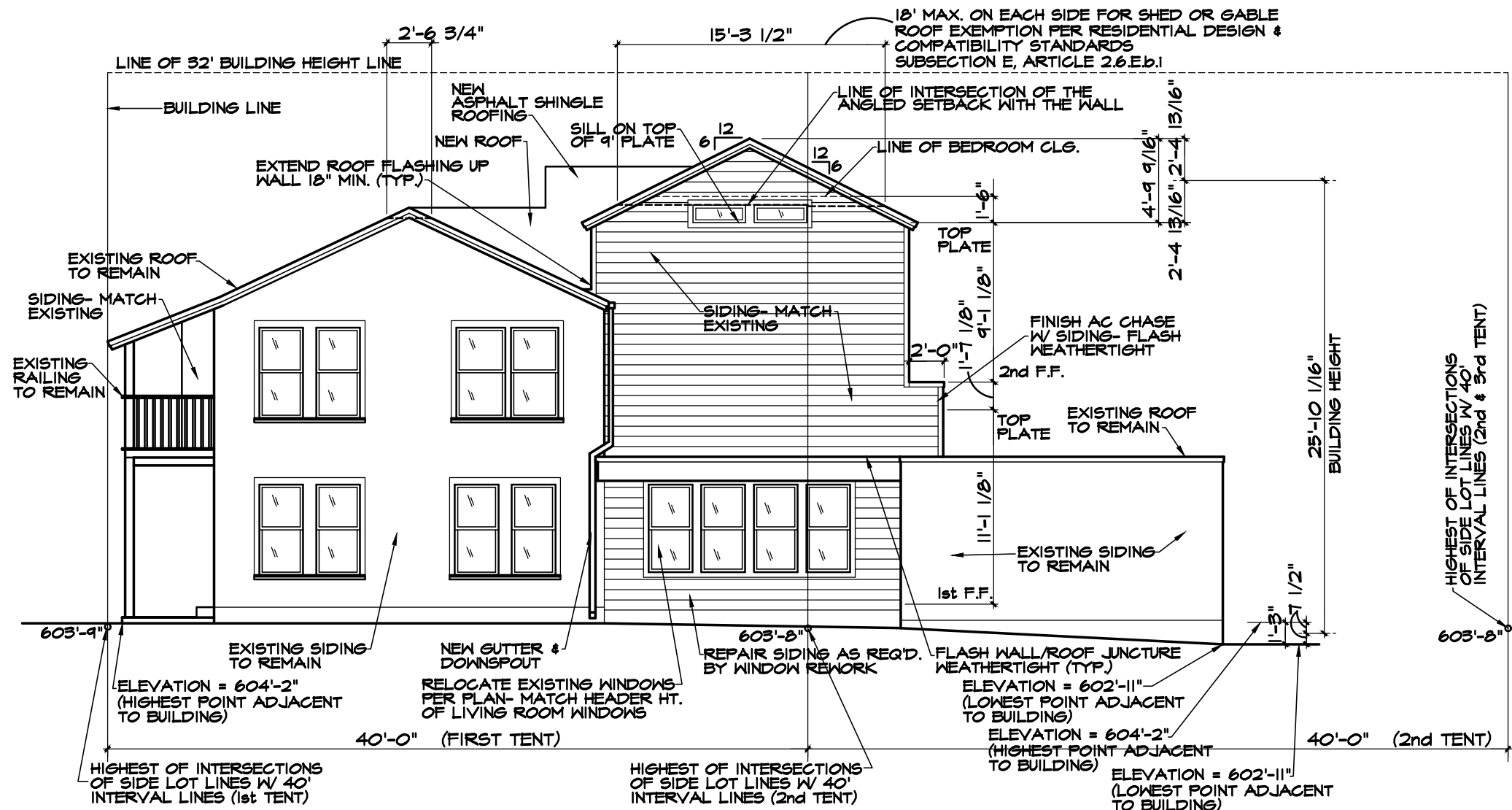
3/32" = 1'-0"



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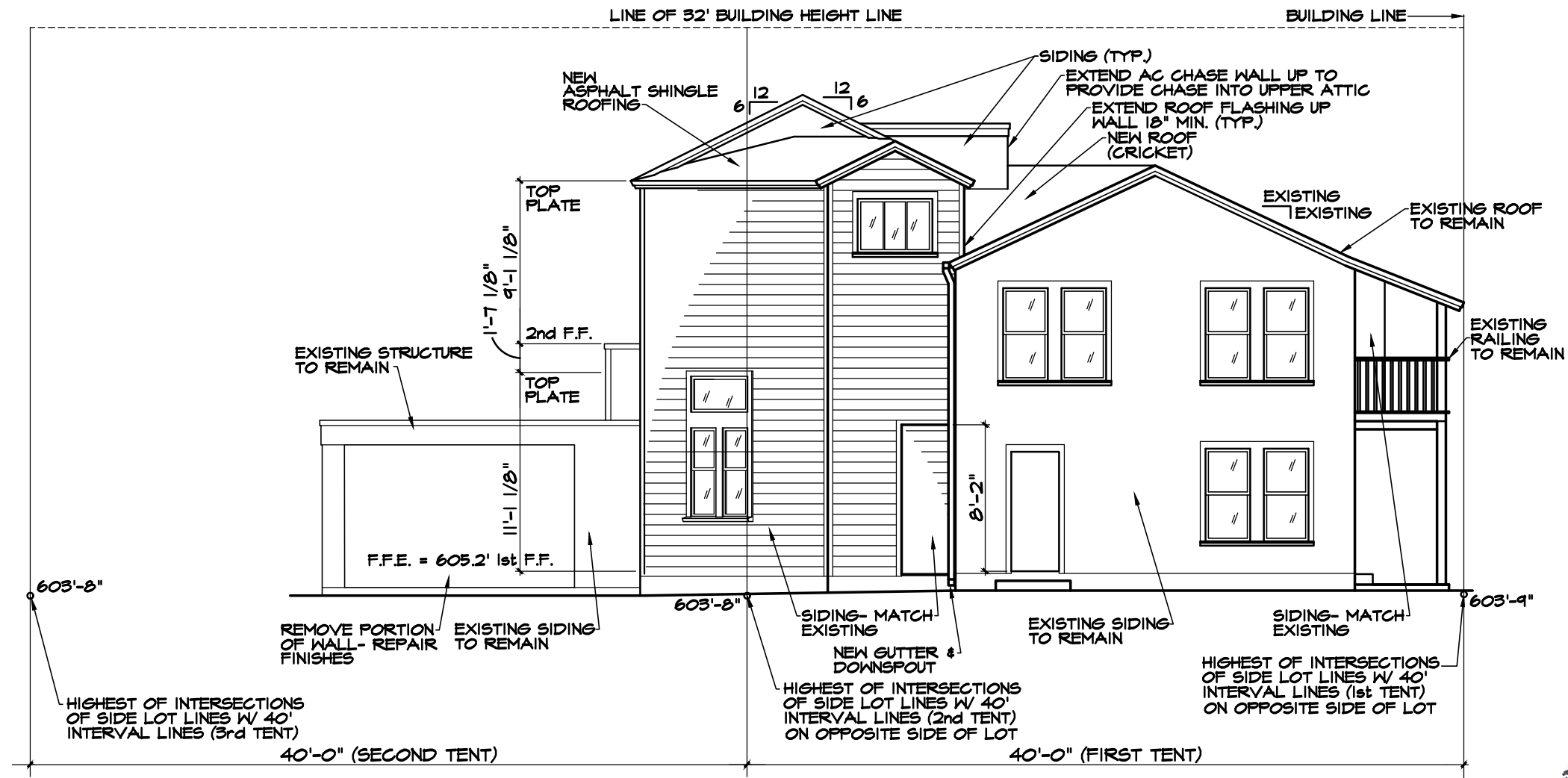


RIGHT SIDE ELEVATION
 1/8" = 1'-0"

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LEFT SIDE ELEVATION

1/8" = 1'-0"

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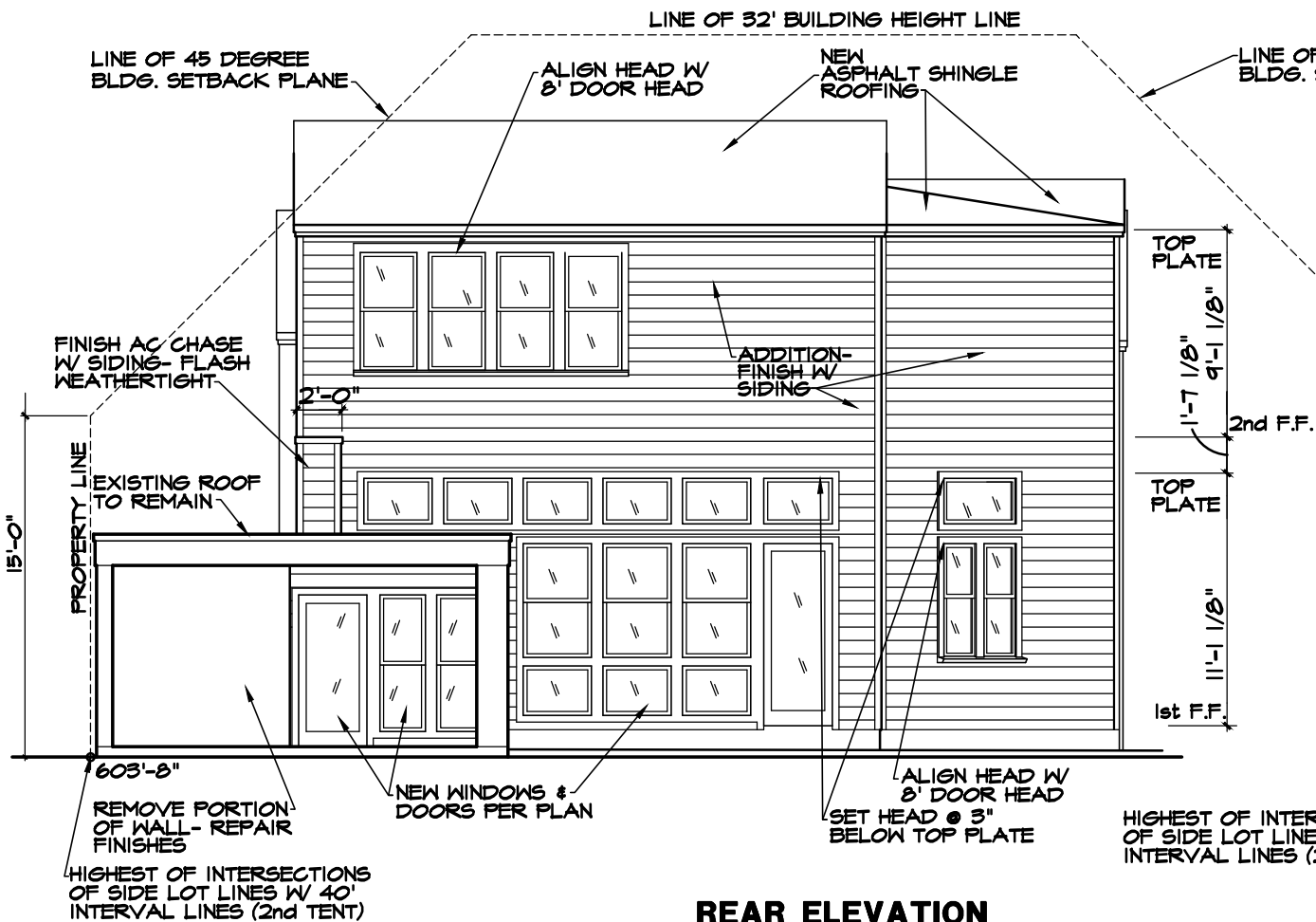
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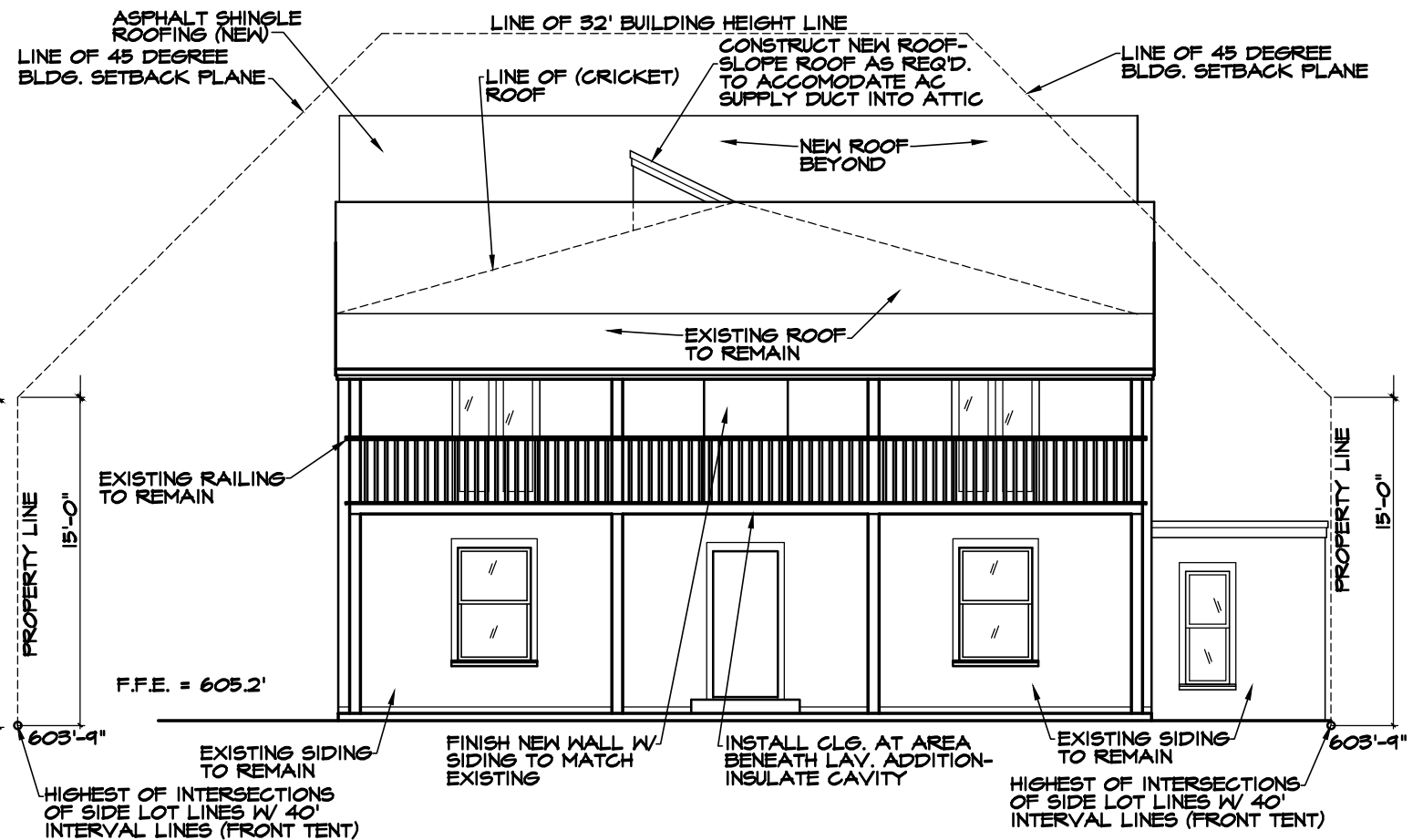


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REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

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