

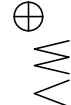



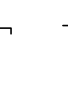


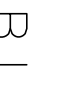
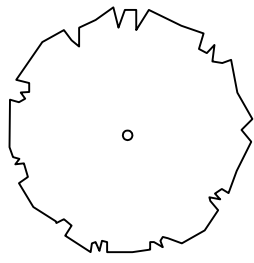


LEGEND

- XXX.XX
- SPOT ELEVATION
- IBM 
- TEMPORARY BENCHMARK
-  WM
- WATER METER
-  WV
- WATER VALVE
-  EM
- ELECTRIC METER
-  GM
- GAS METER
-  SP
- SERVICE POLE
-  P
- OVERHEAD POWER LINE
-  I
- WROUGHT IRON FENCE
-  F
- WOOD FENCE
-  O
- CHAINLINK FENCE
- B.L.
- BUILDING LINE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- 
- TREE

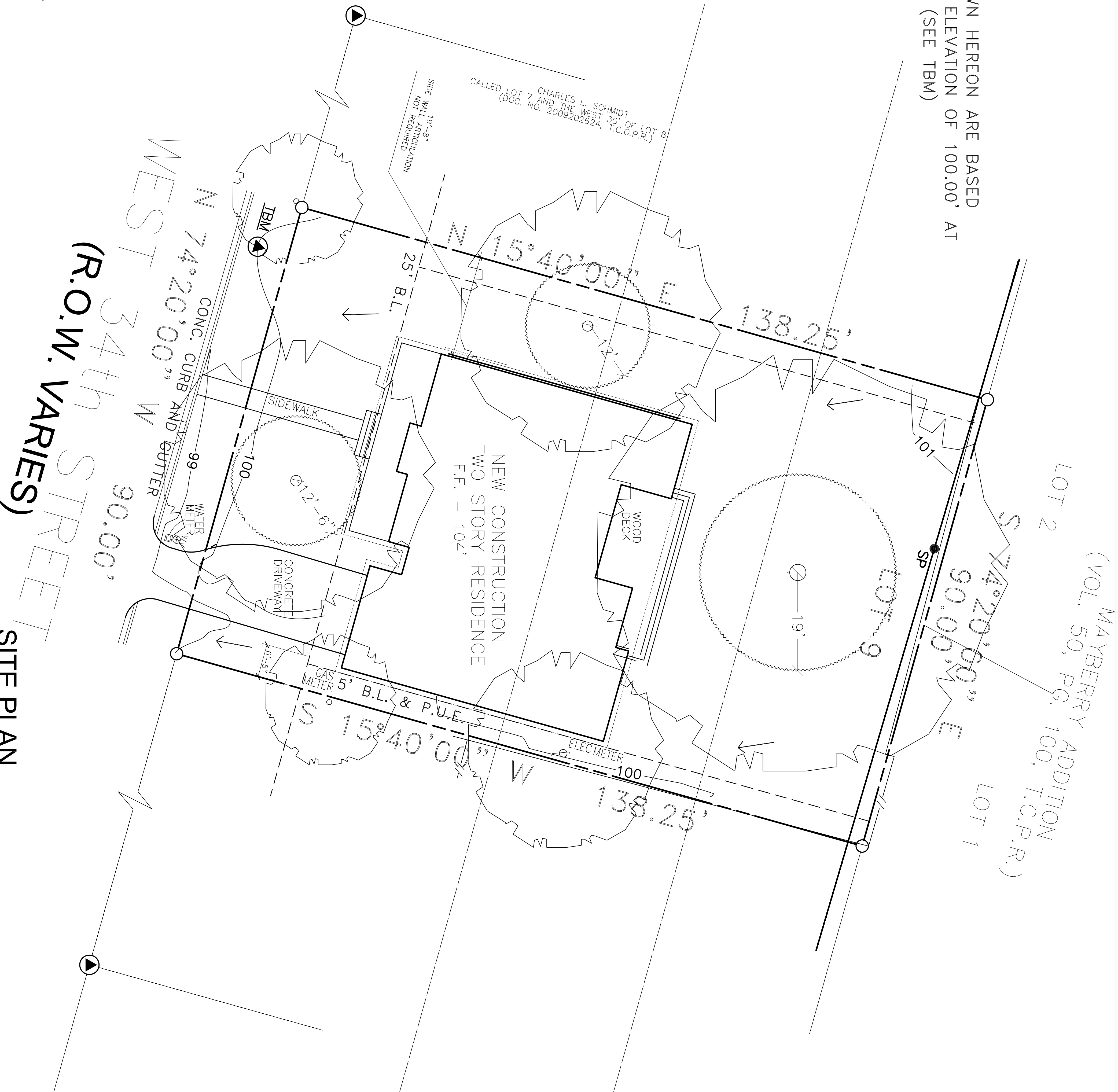
NOTE:
ELEVATIONS SHOWN HEREON ARE BASED
ON AN ASSUMED ELEVATION OF 100.00' AT
A 60D NAIL SET. (SEE TBM)

CITY OF AUSTIN CALCULATIONS

CITY OF AUSTIN	F.A.R.	IMP. COVERAGE	BLDG COVERAGE
MAX ALLOWED	.40	45.0%	40.0%
FLOOR 1 LIVING	2515	2515	2515
FLOOR 2 LIVING	1234		
UNFINISHED ATTIC	400		
F. PORCH		281	281
REAR DECK		204	408
GARAGE	349*	549	549
FRONT SIDEWALK		120	
DRIVEWAY		420	
A/C PAD		18	
TOTAL AREA	4498	4117	3753
LOT AREA	12,443	12,443	12,443
FINAL CALCULATION	36.1%	33%	30.2%

* NOTE: PER SECTION 3.3.2.B.1 OF SUBCHAPTER F, UP TO
200 SF OF THE GARAGE IS EXEMPTED FROM THE F.A.R.

LOT 9 AND THE EAST 30' OF LOT 8, BLOCK 3,
BRYKER WOODS "E", A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 4, PAGE 104, OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.



SITE PLAN

SCALE: 1"=10'-0"

Harrison Giles

1710 W 34th St Austin, TX 78703

John Allen Design

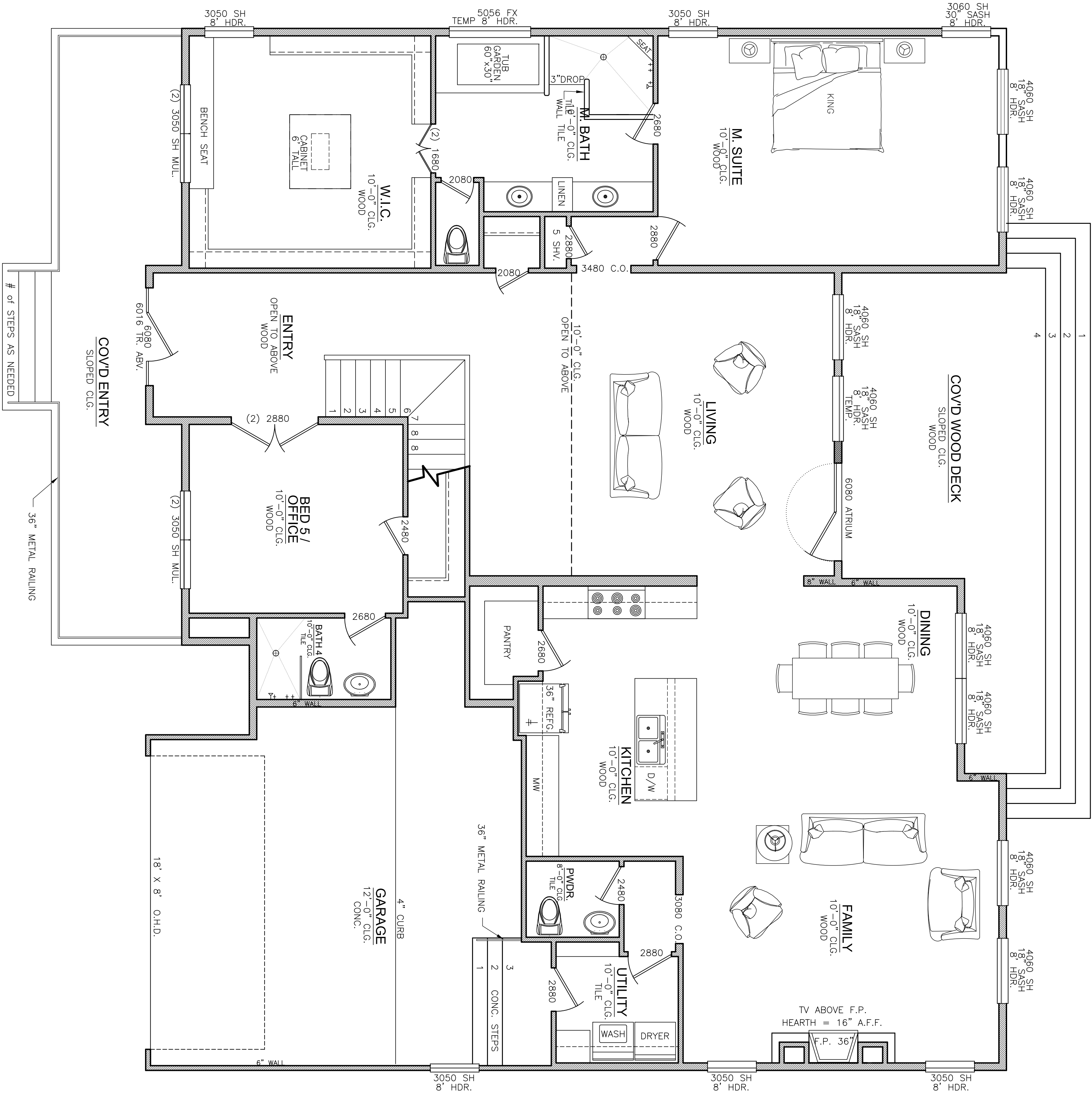
512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

SHEET

A-1

OF 8 SHT'S

05/16/14 JDA



LOWER LEVEL FLOOR PLAN

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

Harrison Giles

1710 W 34th St Austin, TX 78703

John Allen Design

512-773-3527 JohnAllenDesign.com

13740 Research Blvd. (HWY 183)

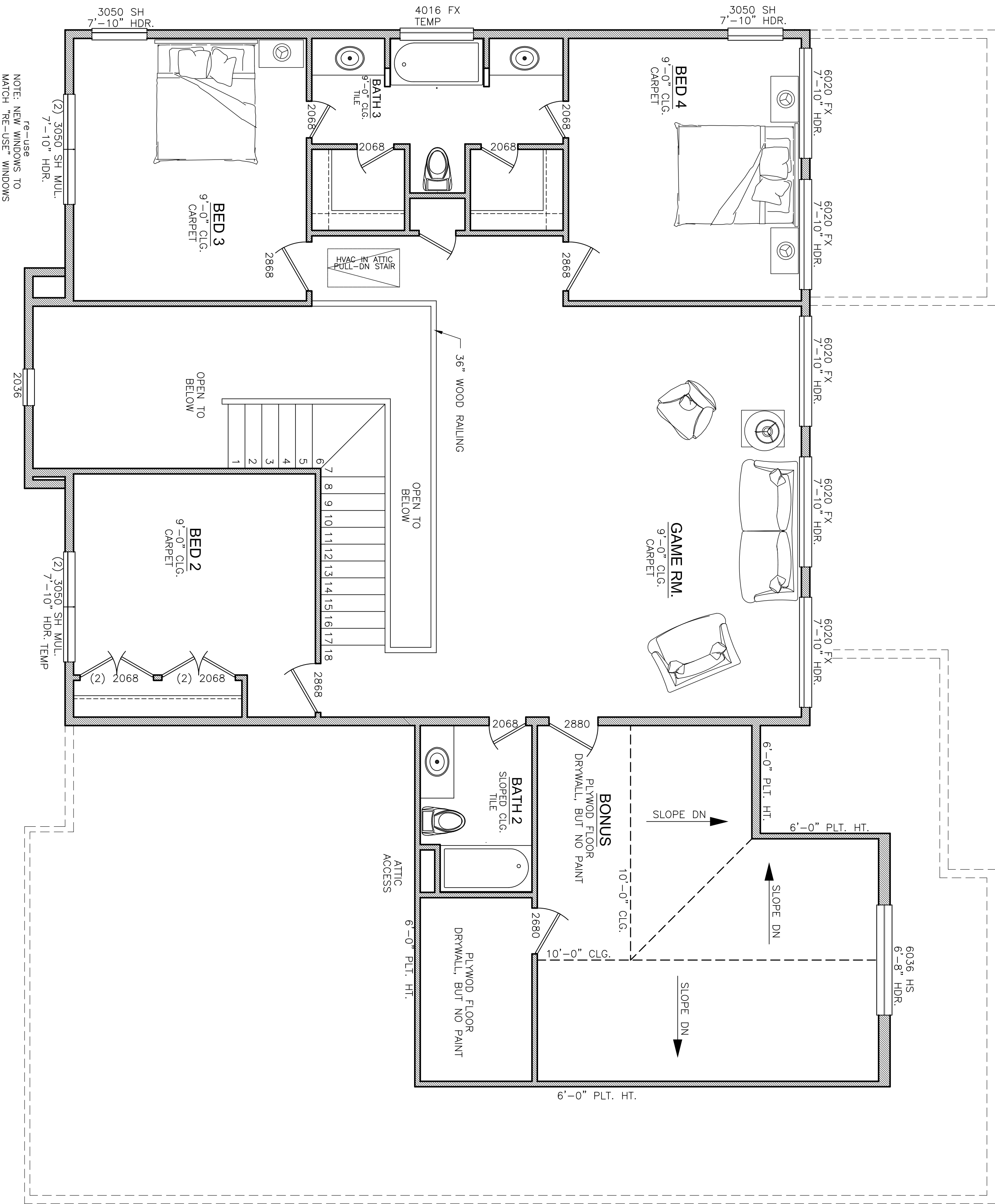
Suite J-2 Austin, Tx 78750

SHEET

A-2

OF 8 SHET'S

05/16/14 JDA



NOTE: NEW WINDOWS TO MATCH "RE-USE" WINDOWS

UPPER LEVEL FLOOR PLAN

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

SQUARE FOOTAGE LEGEND

LOWER LEVEL	2515	SQ.FT.
UPPER LEVEL	1234	SQ.FT.
TOTAL HVAC	3747	SQ.FT.
BONUS	400	SQ.FT.
TOTAL w/ BONUS	4147	SQ.FT.
GARAGE	549	SQ.FT.
WOOD DECK	408	SQ.FT.
COV'D FRONT	281	SQ.FT.

Harrison Giles

1710 W 34th St Austin, TX 78703

John Allen Design

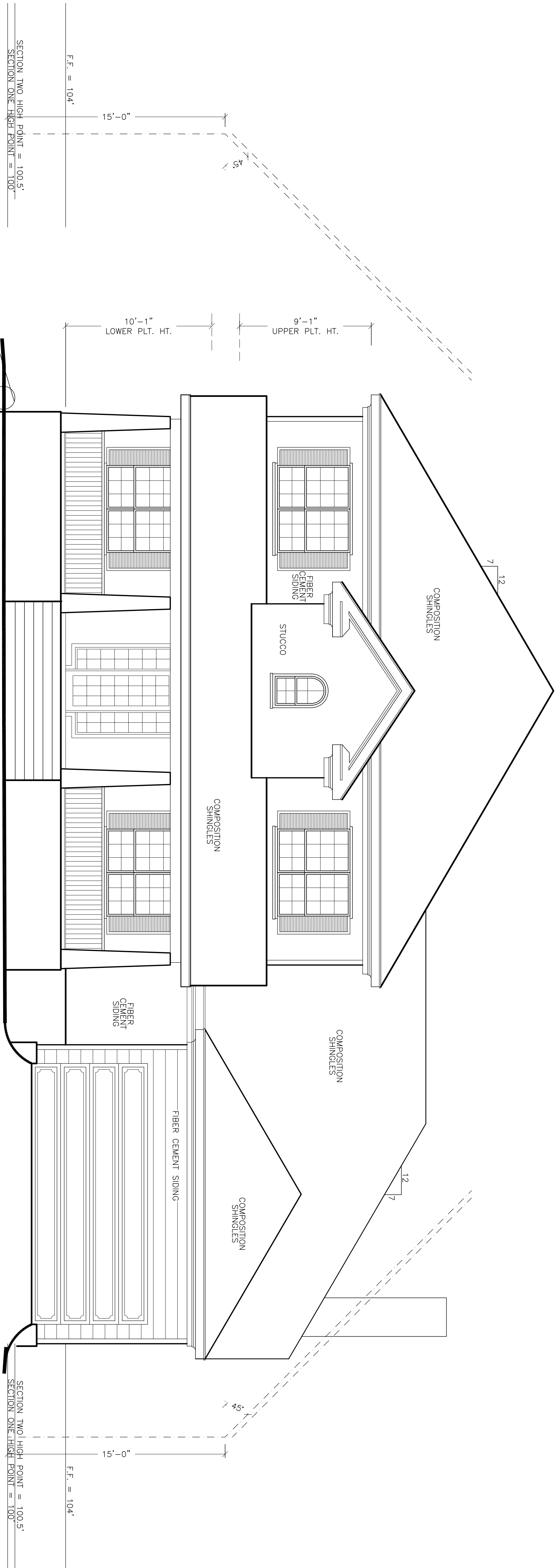
512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

SHEET

A-3

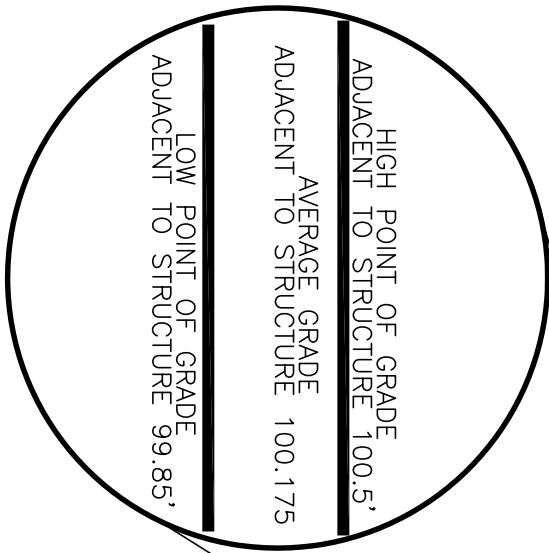
OF 8 SHIT'S

05/16/14 JDA

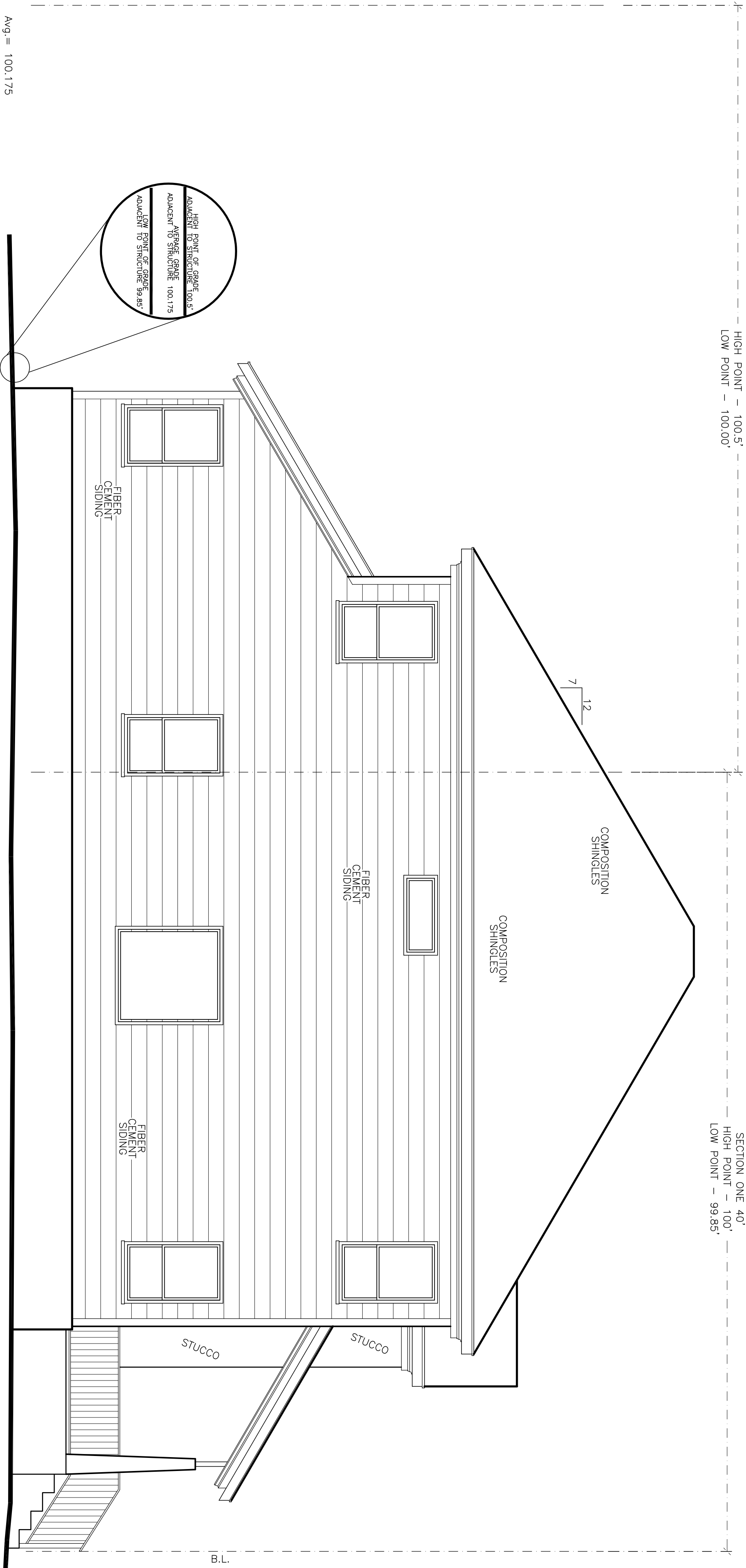


FRONT ELEVATION

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



DETAILED VIEW OF AVERAGE GRADE



LEFT ELEVATION

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

Harrison Giles

1710 W 34th St Austin, TX 78703

John Allen Design

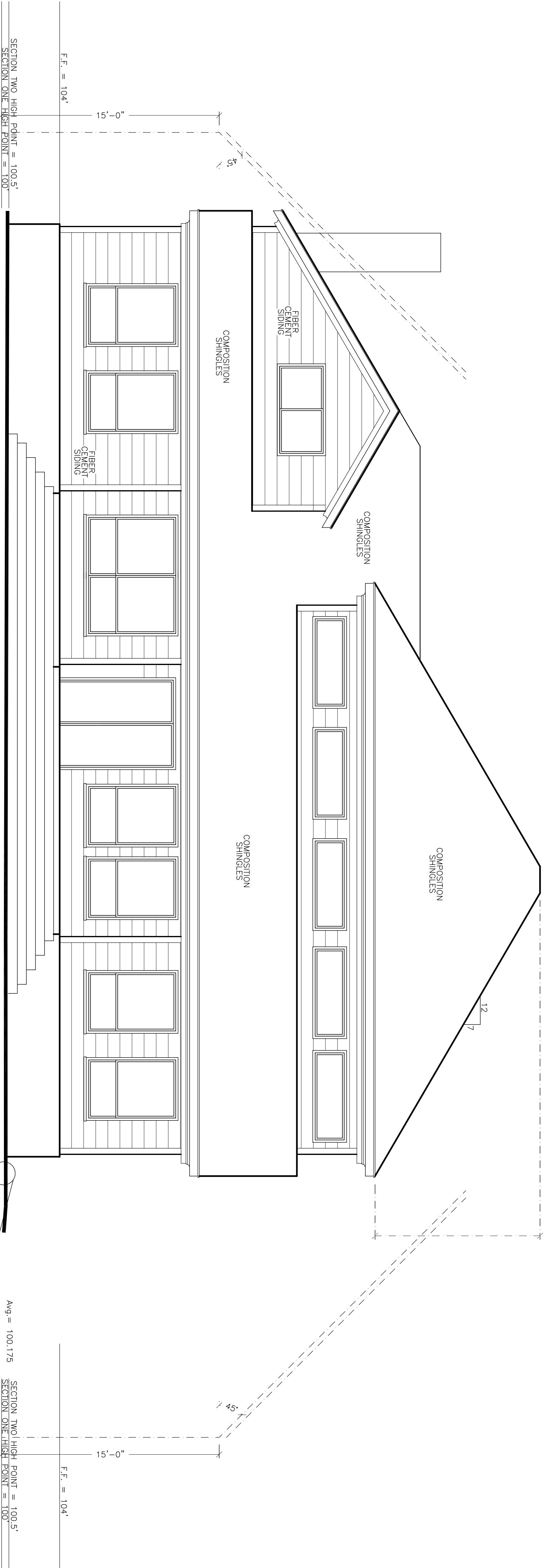
512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

SHEET

A-4

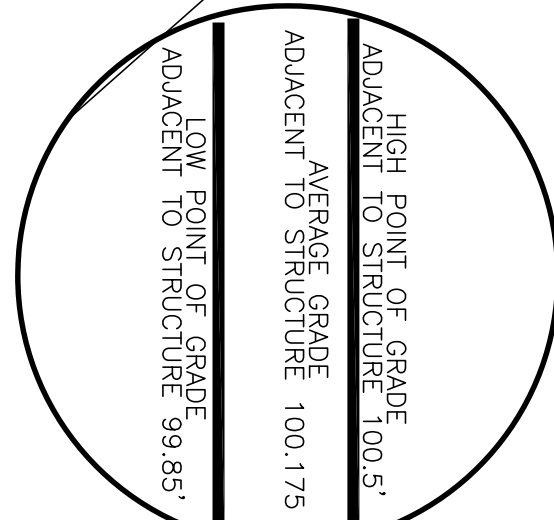
OF 8 SHET'S

05/16/14 JDA

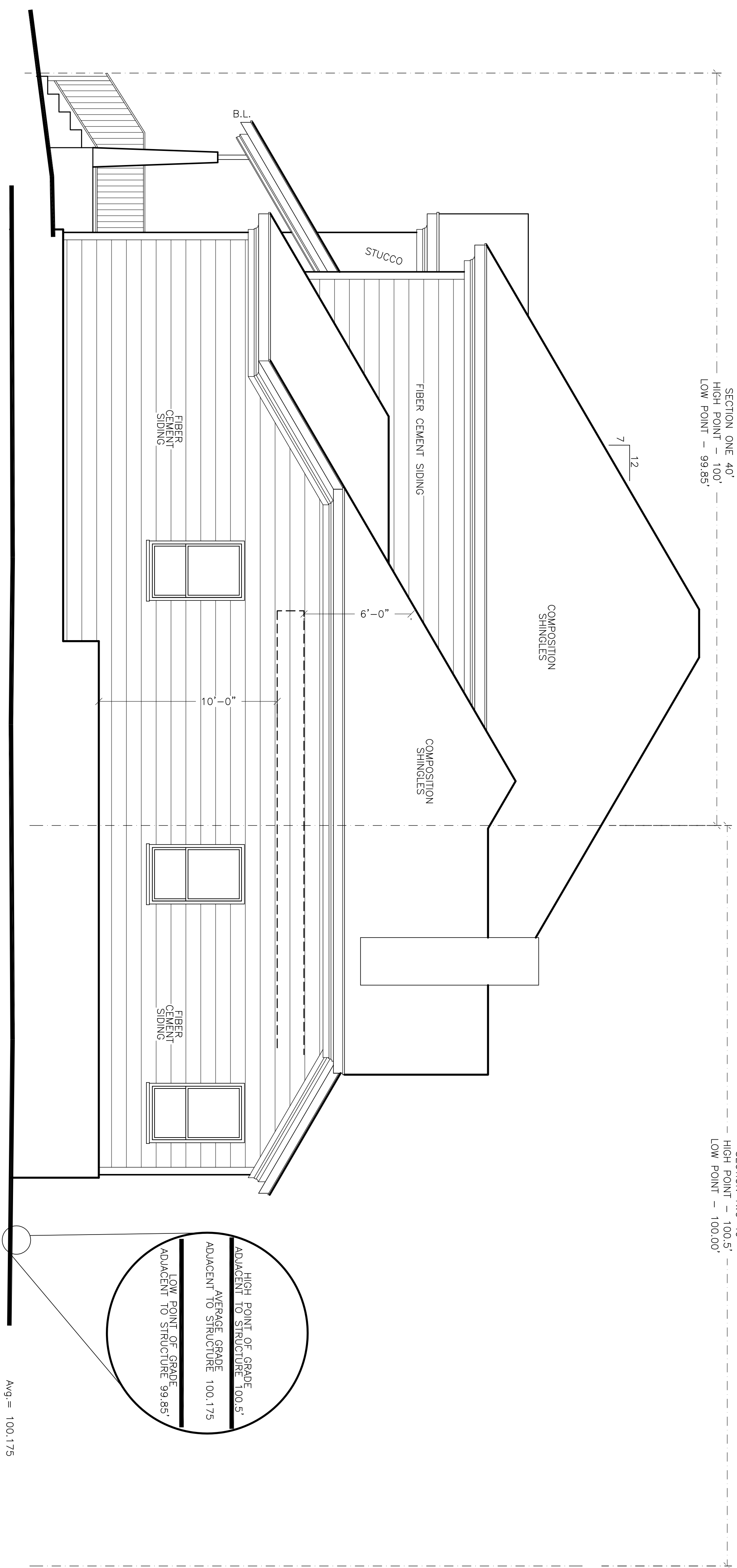


REAR ELEVATION

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

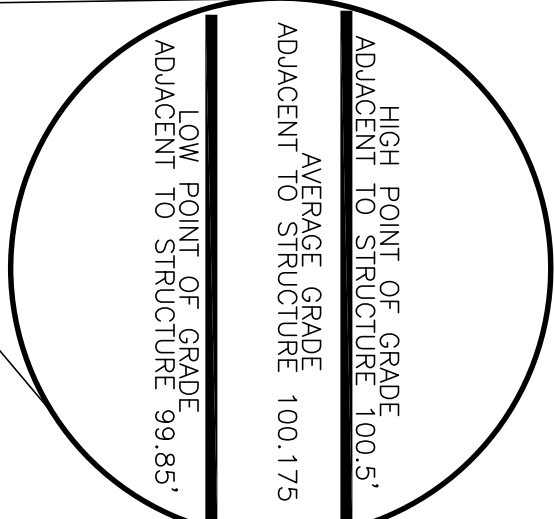


DETAILED VIEW
OF AVERAGE
GRADE



RIGHT ELEVATION

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



Avg. = 100.175

Harrison Giles

1710 W 34th St Austin, TX 78703

John Allen Design

512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

A-5

OF 8 SHT'S

05/16/14 JDA