

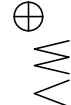



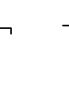


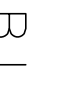
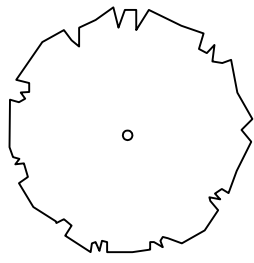


LEGEND

- 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

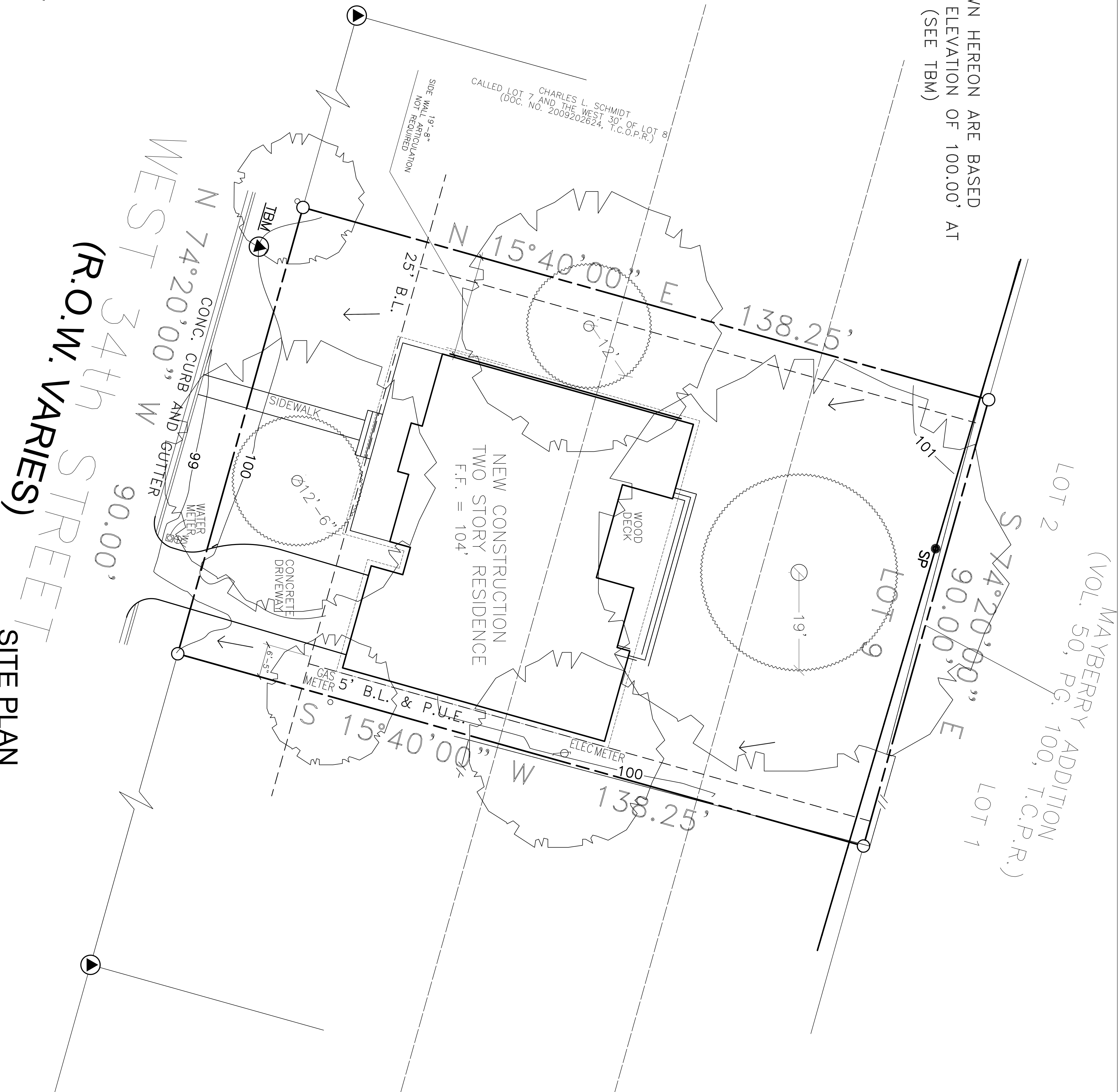
NOTE:
ELEVATIONS SHOWN HEREON ARE BASED
ON AN ASSUMED ELEVATION OF 100.00' AT
A 60D NAIL SET. (SEE TBM)

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.



Harrison Giles

1710 W 34th St Austin, TX 78703

John Allen Design

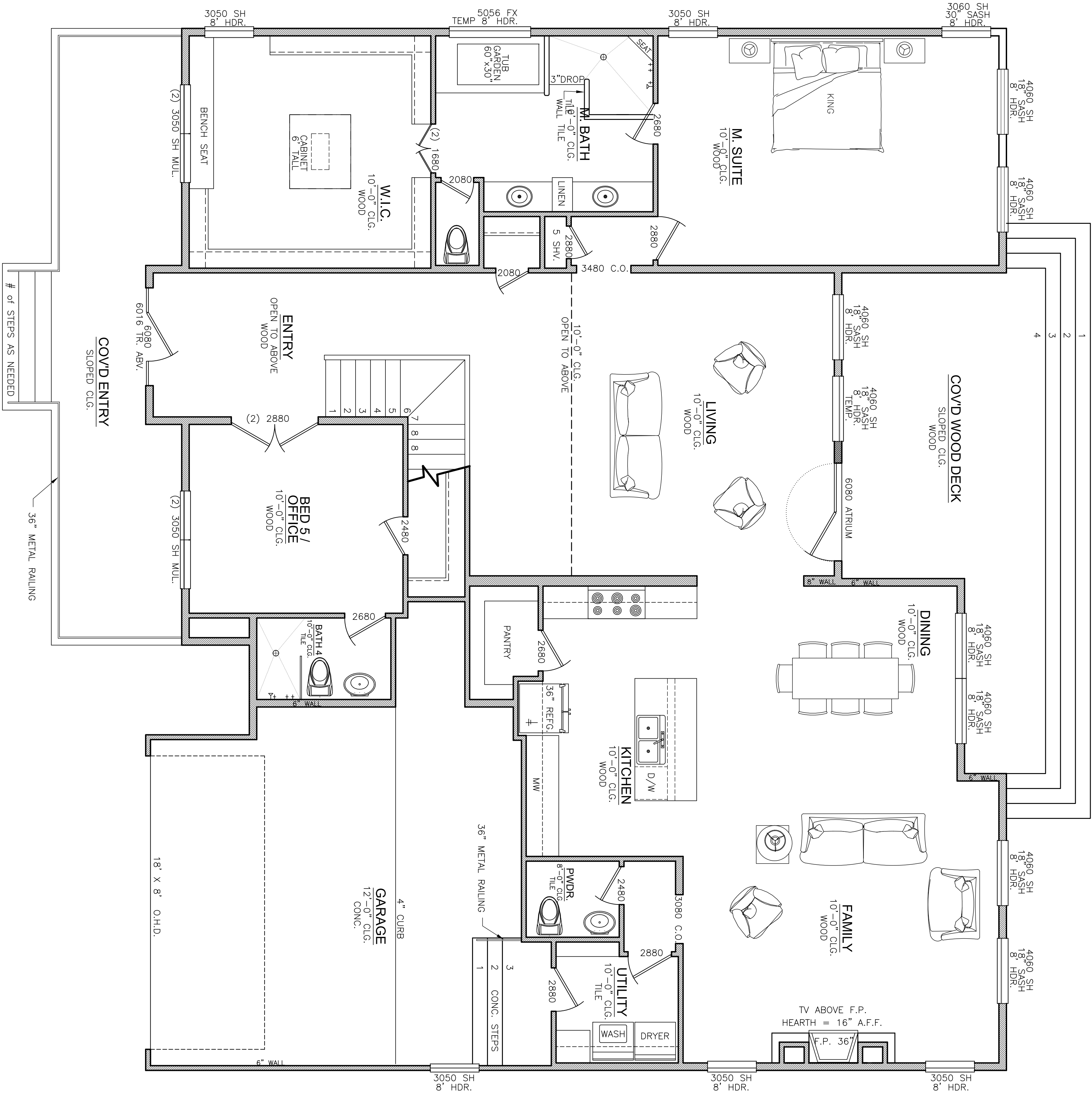
512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

SHEET

A-1

OF 8 SHT'S

05/16/14 JDA



LOWER LEVEL FLOOR PLAN

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

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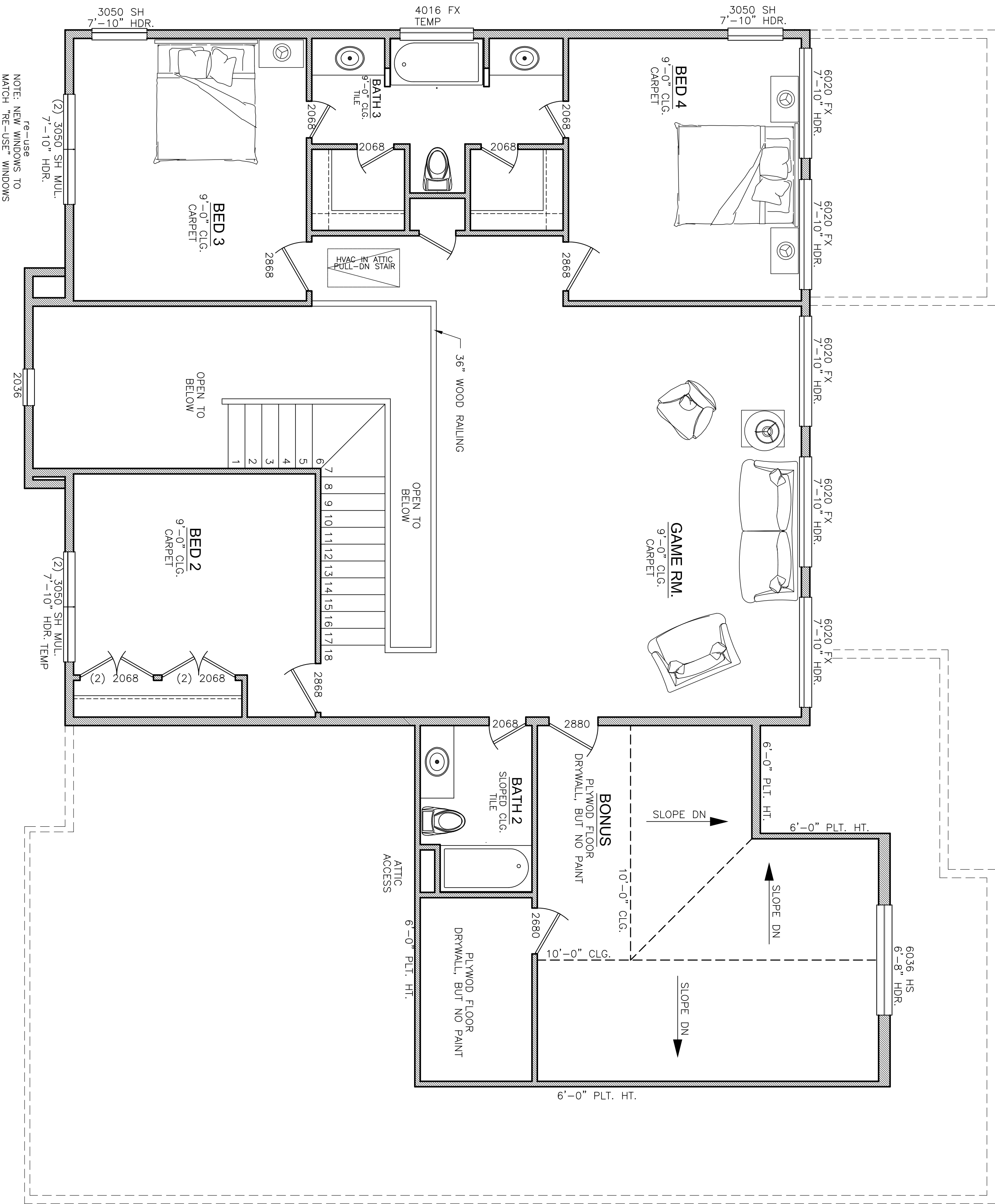
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SHEET

A-2

OF 8 SHEETS

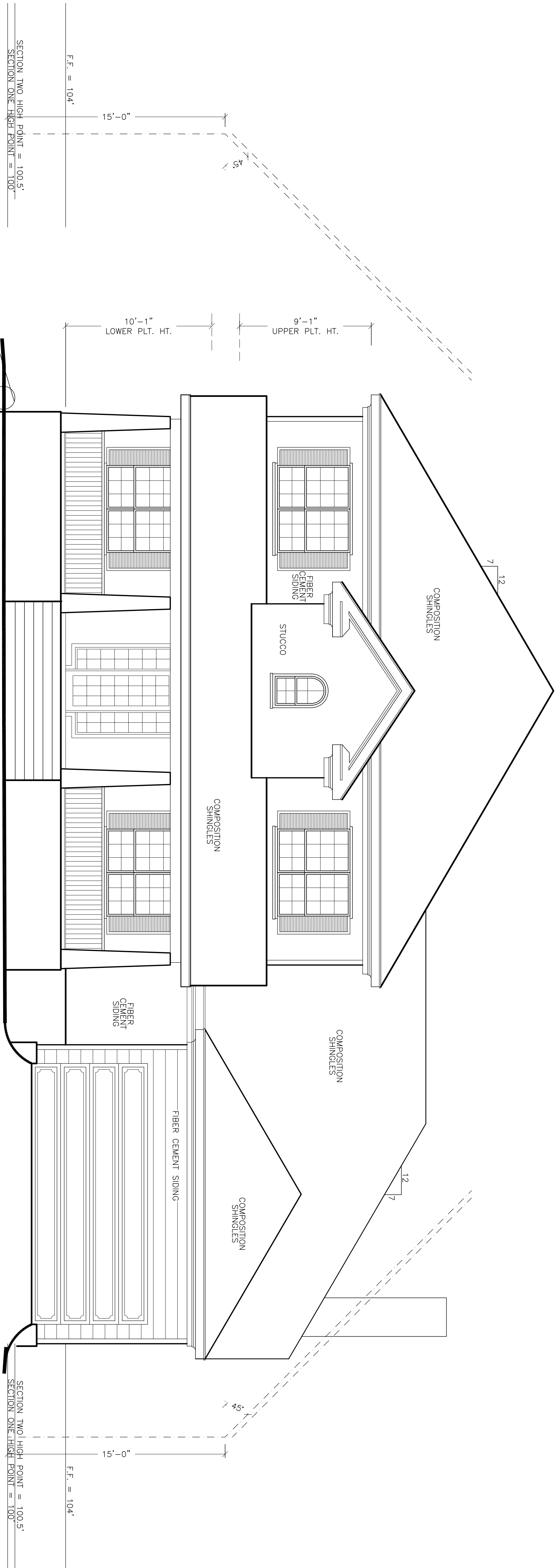
05/16/14 JDA



UPPER LEVEL FLOOR PLAN

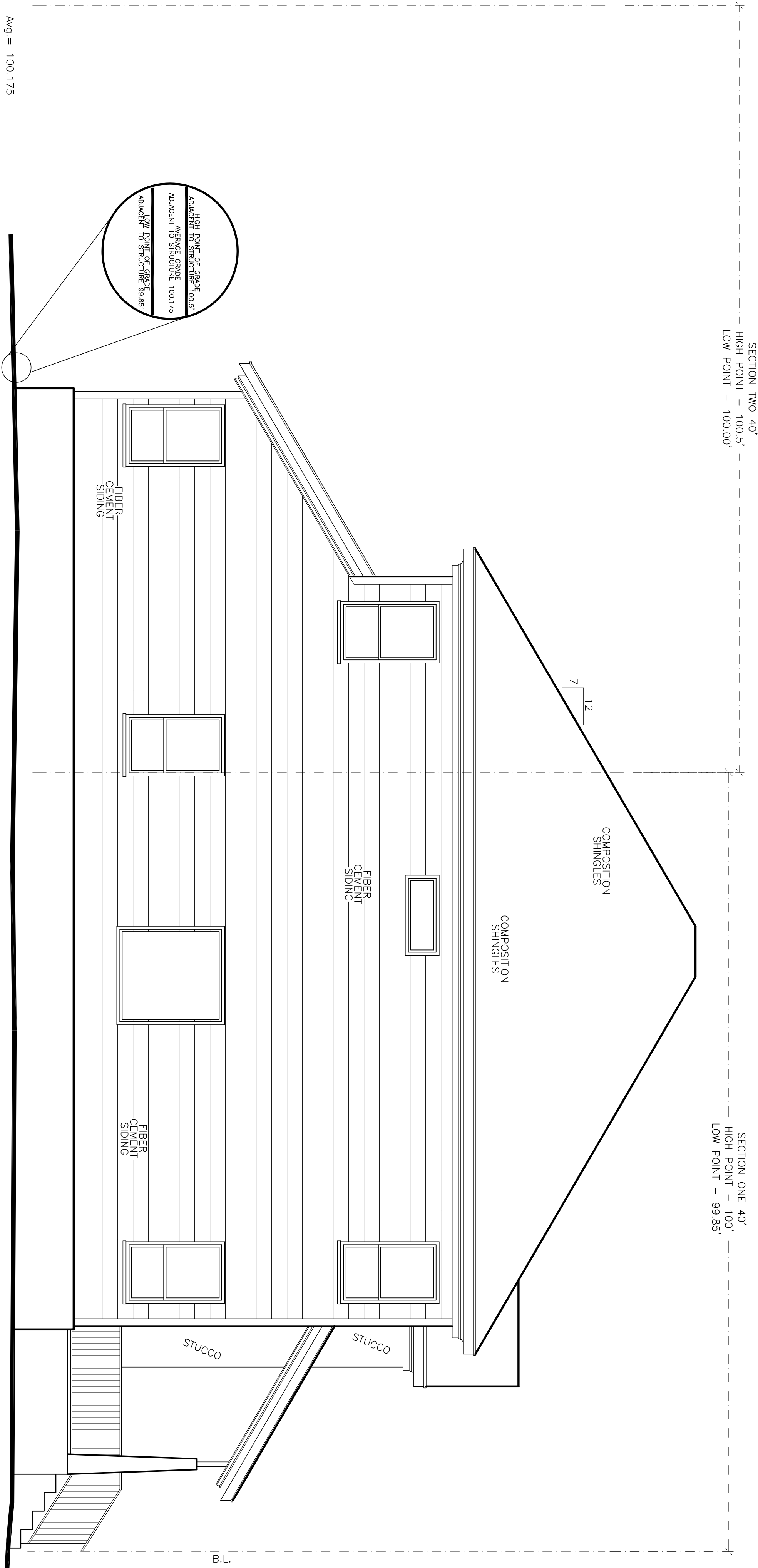
SCALE: 1/4"=1'-0"

| 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. |



FRONT ELEVATION

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



LEFT ELEVATION

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

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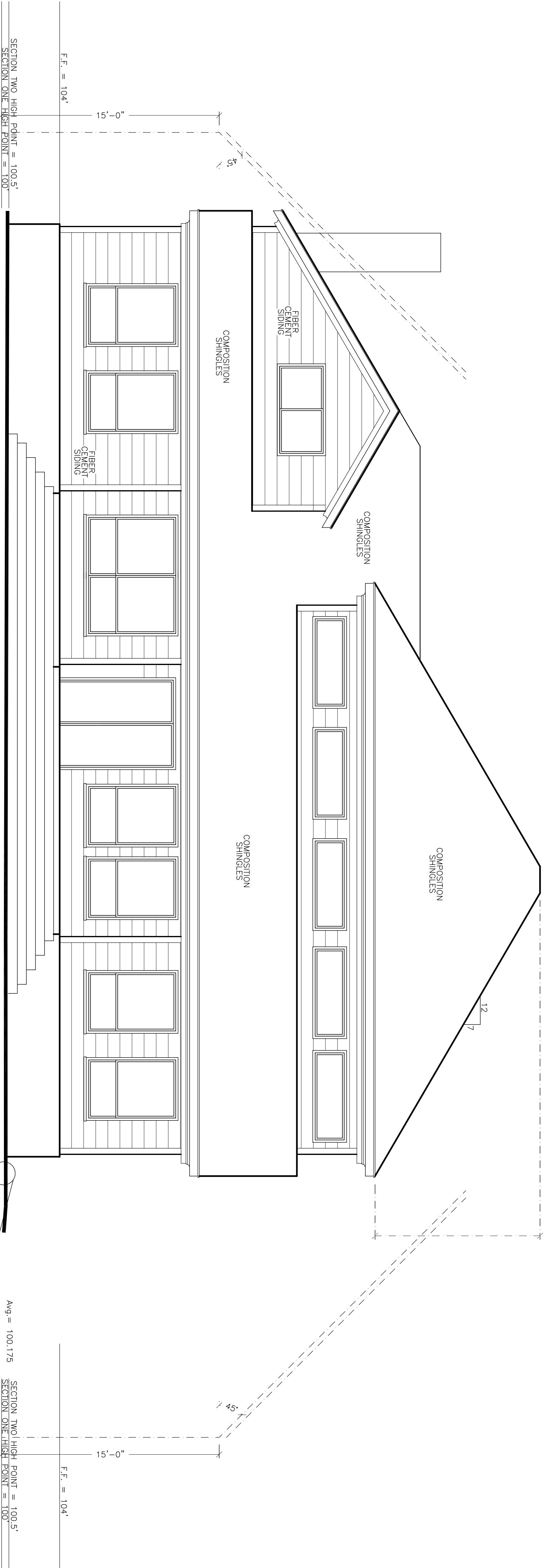
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SHEET

A-4

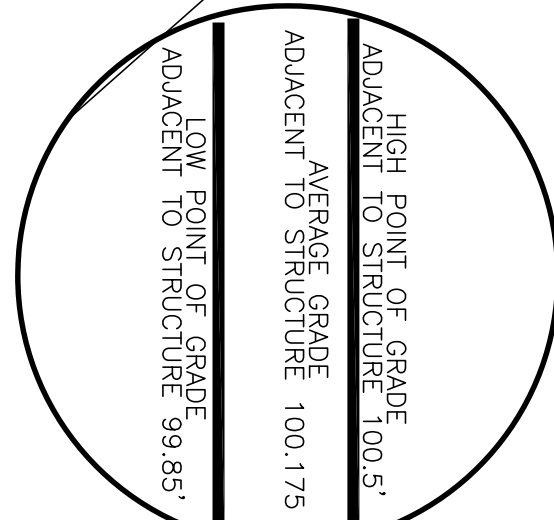
OF 8 SHET'S

05/16/14 JDA

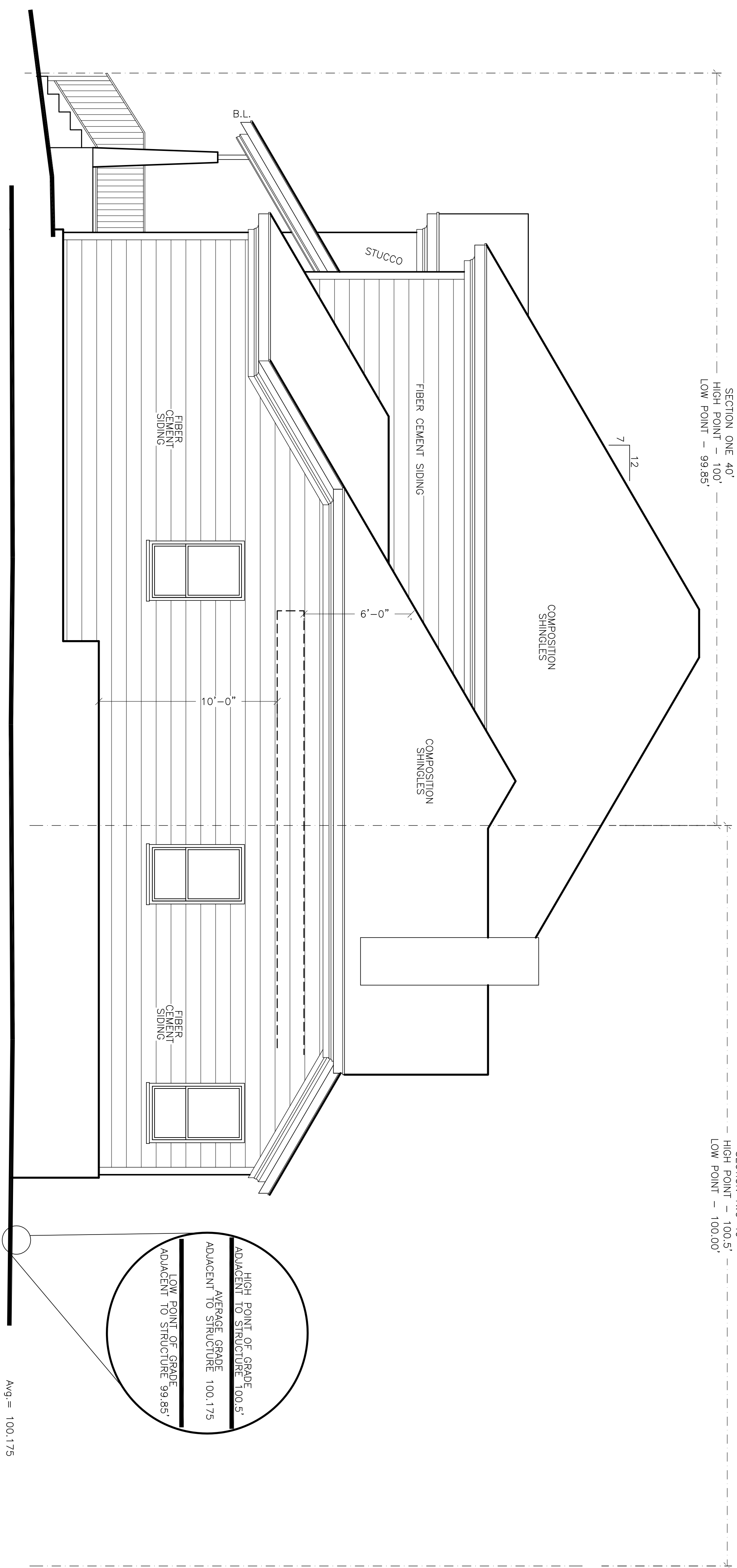


REAR ELEVATION

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

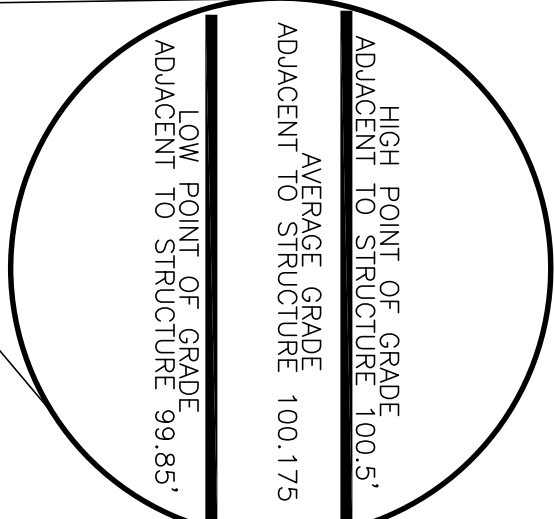


DETAILED VIEW
OF AVERAGE
GRADE



RIGHT ELEVATION

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



Avg. = 100.175

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A-5

OF 8 SHT'S

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