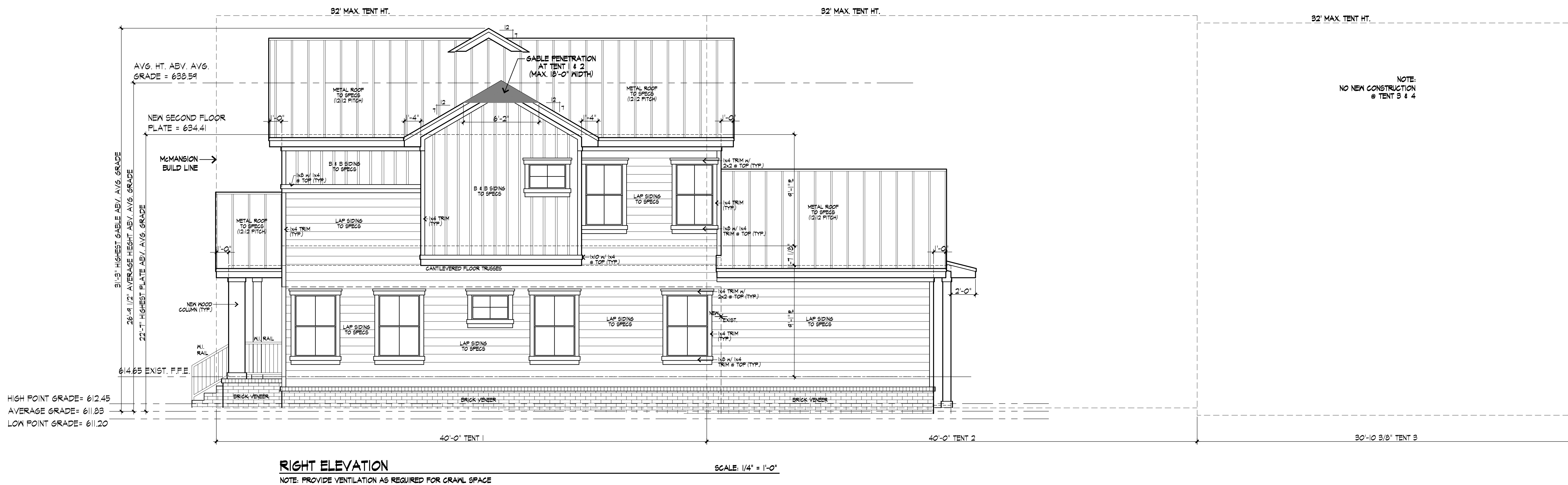
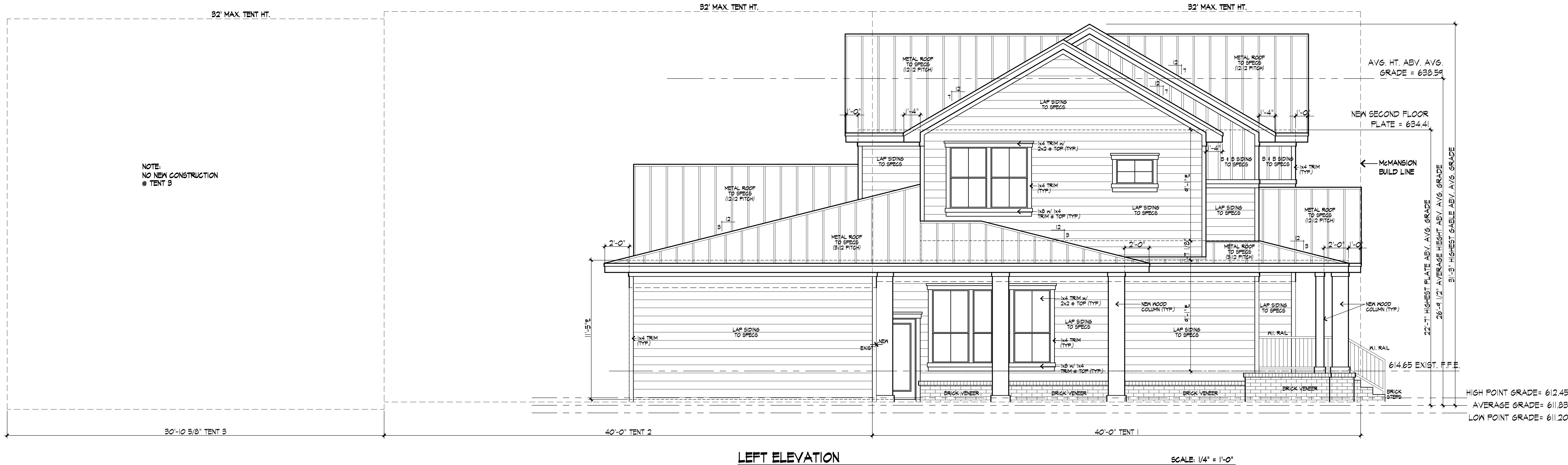




ADS JOB NUMBER
87214

PRELIMINARY REVIEW DATE
10-6-14 10-21-14

RELEASE DATE

REVISIONS:

ADDITION & RENOVATION
3309 OAKMONT

AUSTIN DESIGN GROUP
residential designers
4020-1 Capital of Texas Highway Suite 350 Austin, TX 78751 Phone No. (512) 346-4200

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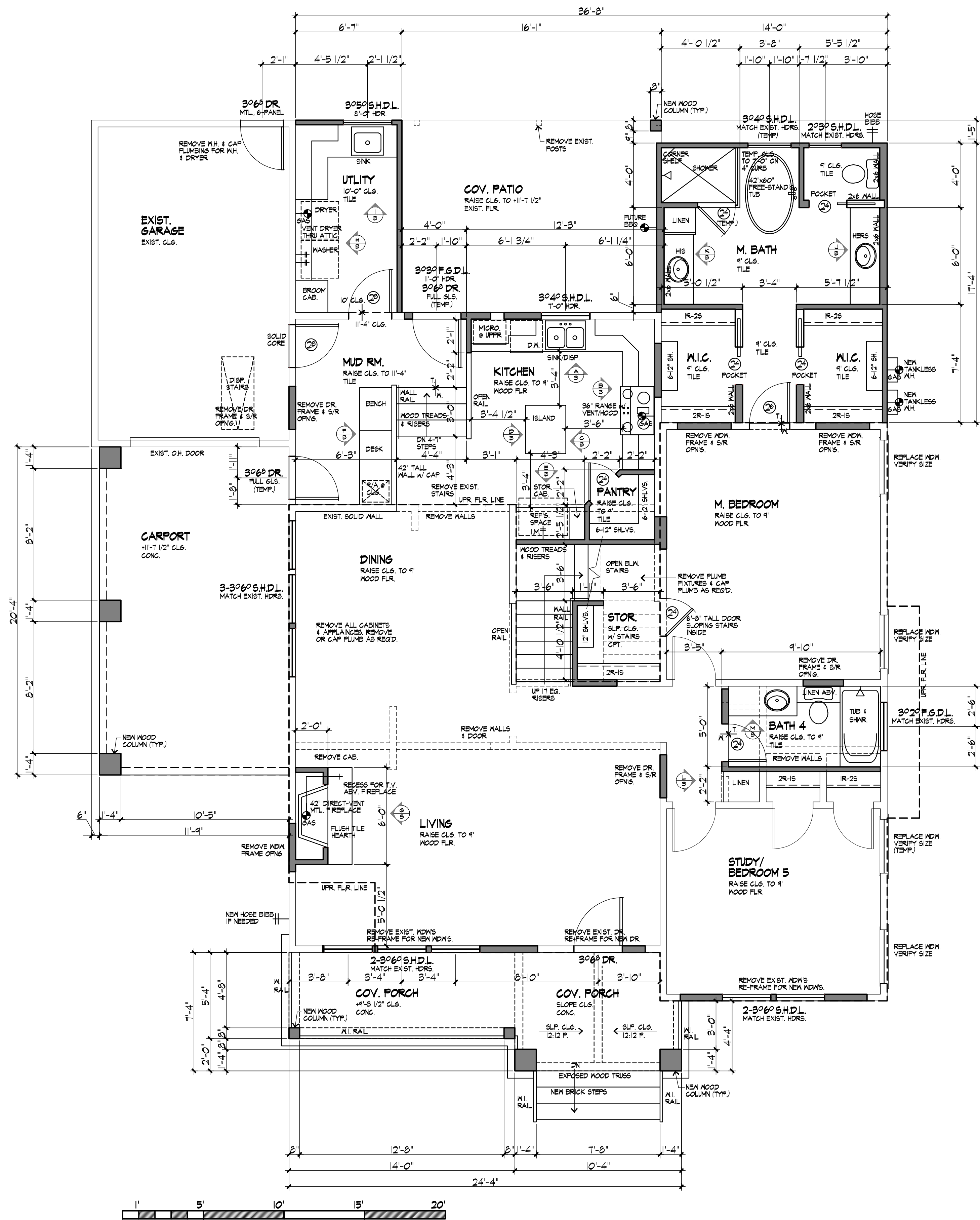
DIRECTORY:
BYRNE-3309 OAKMONT
DRAWING FILE: 87214ELEV.DWG

6 OF 7

ADDITION & RENOVATION
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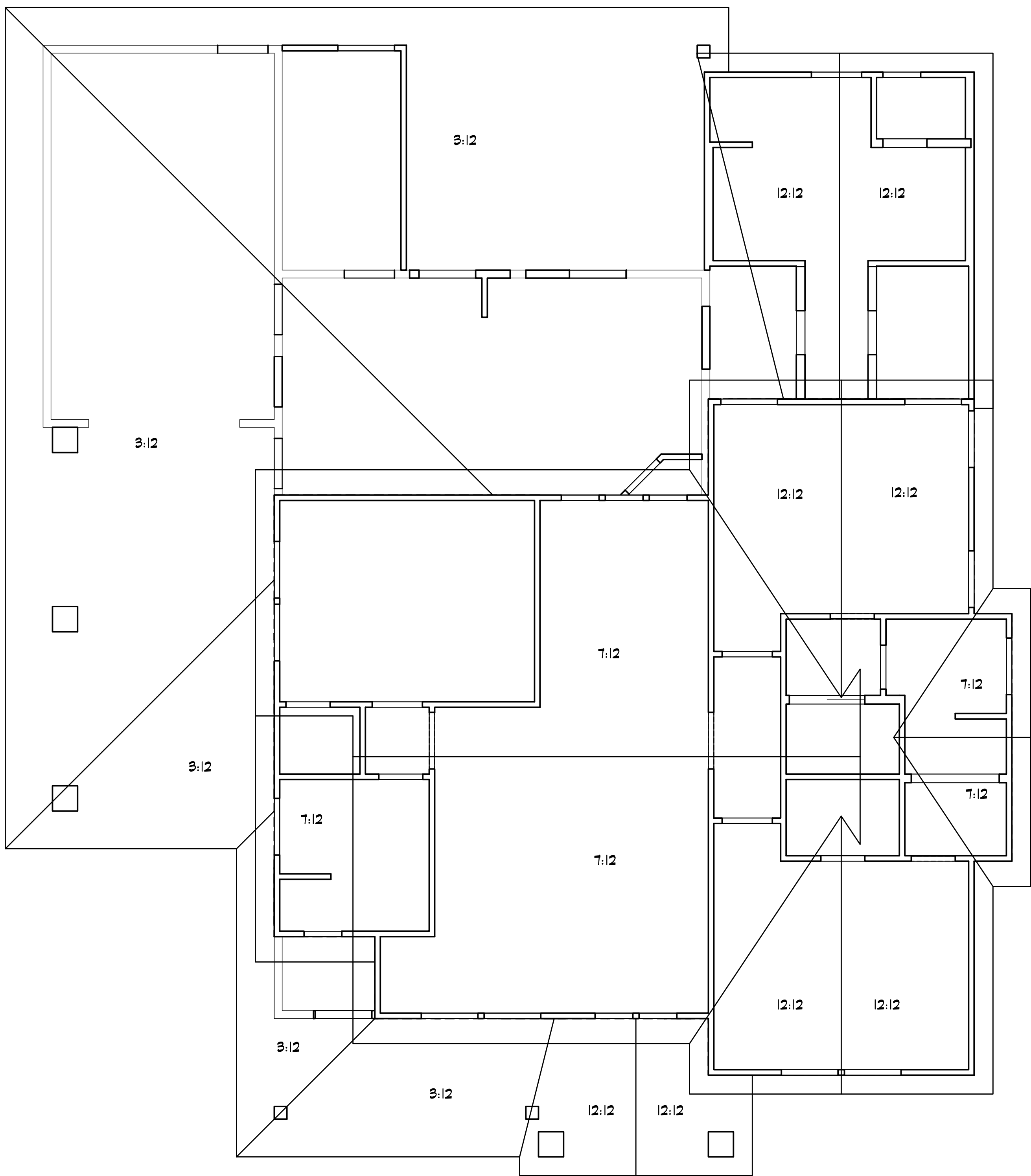
LOWER FLOOR PLAN

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. MUD ROOM
:VERIFY ALL DIMENSIONS TO EXISTING WALLS
:WALLS ARE SHOWN 5" TO DRYWALL, NOT FRAMING.
PLAN WAS FIELD MEASURED. FIELD VERIFY BEFORE CONSTRUCTION.

SQUARE FOOTAGE (APPROXIMATE)			
ITEM	EXIST.	NEW	TOTAL
LOWER LIVING	1418	329	1747
UPPER LIVING	-	1094	1094
TOTAL LIVING	-	-	2841
COVERED PORCH	-	164	164
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"

ADS JOB NUMBER	87214
PRELIMINARY REVIEW DATE	10-27-14
RELEASE DATE	
REVISIONS	

ADDITION & RENOVATION
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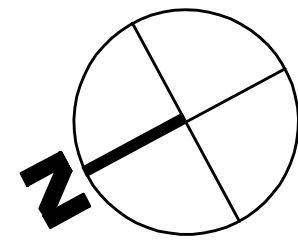
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87214ROOF.DWG



1st FLOOR GROSS AREA	1747
2nd FLOOR GROSS AREA	1147
CARPORIT EDITION	239
*EXIST. 1-CAR GARAGE (attached)	248
*Subtract 200.0 for attached parking	-200
TOTAL GROSS FLOOR AREA	3181
TOTAL GROSS GROSS AREA OF LOT	8452
FLOOR AREA RATIO (max. 0.4% of lot area)	37.64%

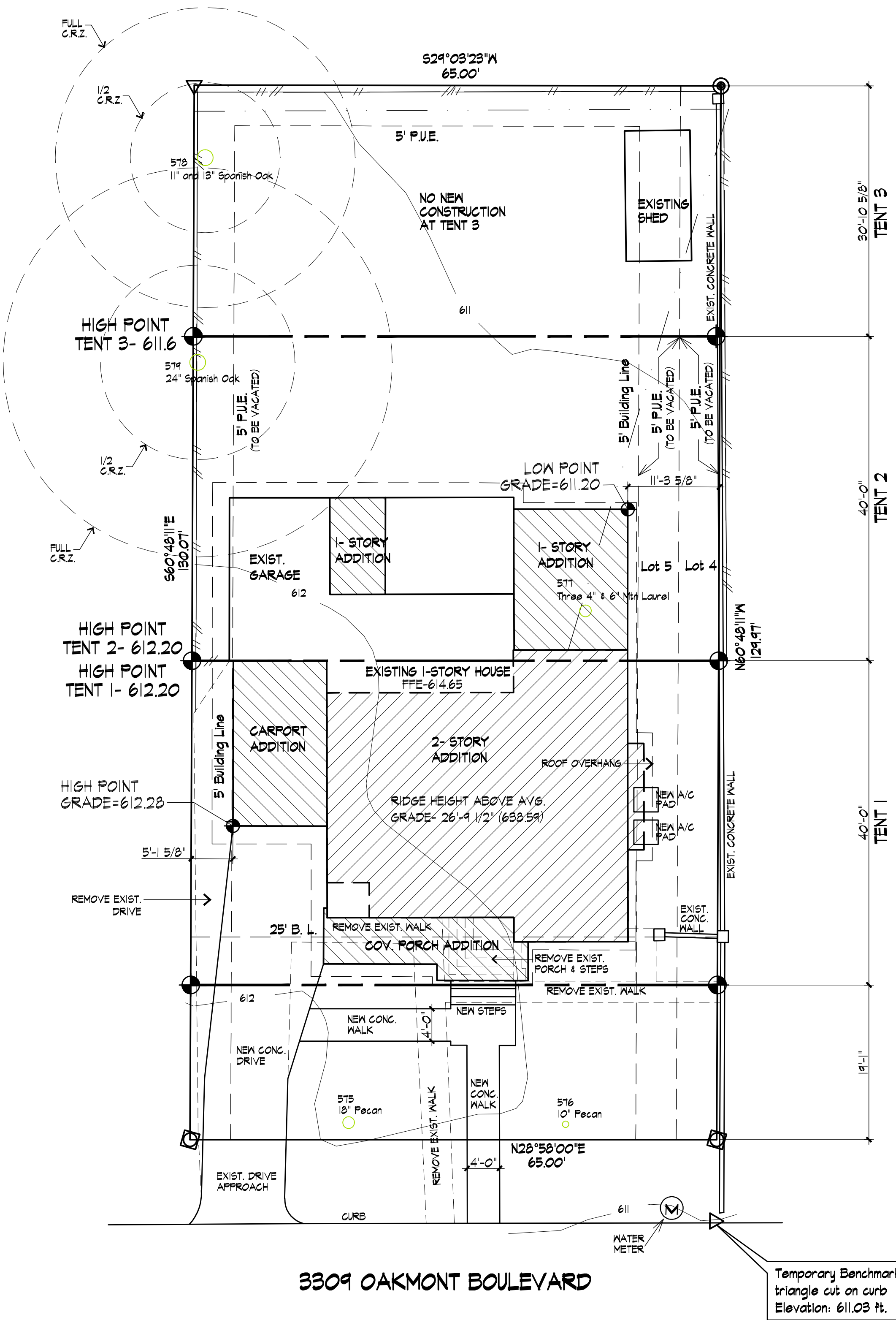
BUILDING COVERAGE	
LOT SQ. FT.	8452 = 100.0%
1st FLOOR COND. AREA	1747
CARPOT	239
1-CAR GARAGE (attached)	248
COV. PORCH	164
COV. PATIO	189
SHED (EXIST.)	130
TOTAL BUILDING COVERAGE	2717 = 32.2%
IMPERVIOUS COV.	
TOTAL BUILDING COV.	2717
DRIVEWAY	454
FRONT WALKS & STEPS	183
A/C PADS	18
TOTAL IMPERV. COVERAGE	3372 = 39.9%

FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.

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



SCALE: 1"=10'



HOLT CARSON, INC.
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