Second floor will be added. Clad in cement board and batten

Vinyl soffit and fascia to be removed and replaced with painted cement board trim

Steel casement windows to be painted

Painted terra cotta block will be painted

Davis Residence
1708 W. 30th Street
Austin, TX 78703

South Elevation

Second floor will be added. Clad in cement board and batten

All exterior HVAC and plumbing systems to be demolished and placed within new construction

One story addition to be demolished and replaced with new one story construction within original footprint

Davis Residence
1708 W. 30th Street
Austin, TX 78703

North Elevation

All exterior HVAC and plumbing systems to be demolished and placed within new construction

West Sideyard

Exterior slab will be demolished. Screen porch will be added.

One story addition to be demolished and replaced

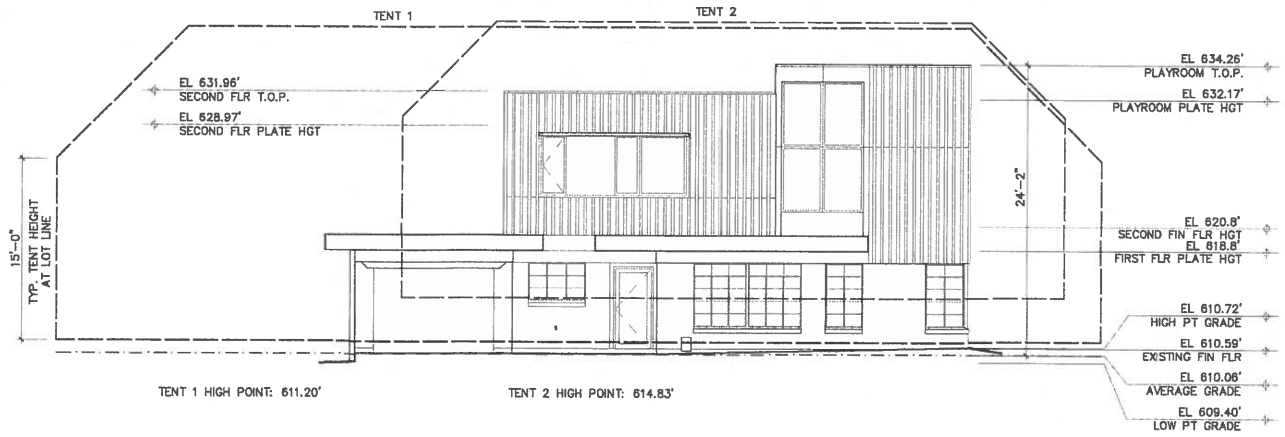
West Sideyard

One story addition to be demolished and replaced

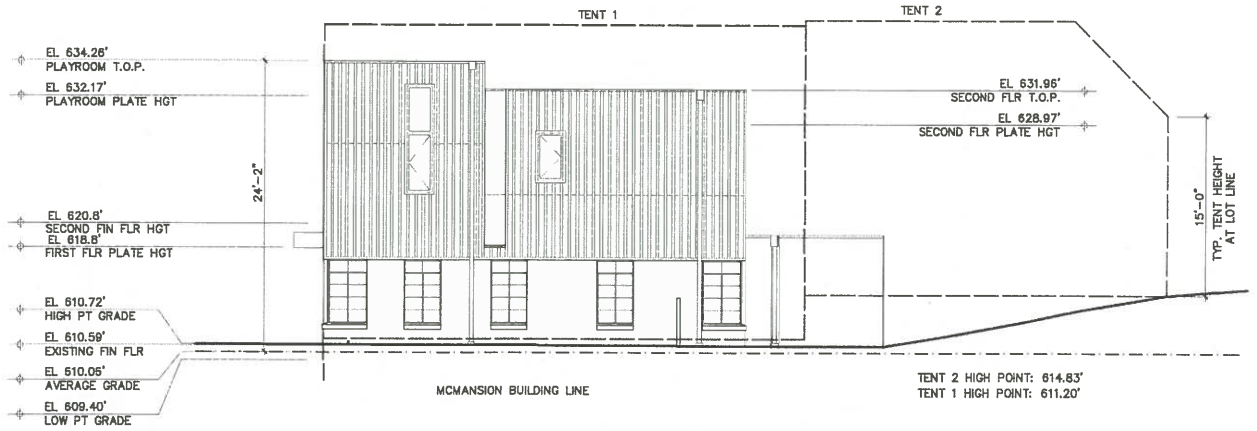
East Sideyard

Davis Residence
1708 W. 30th Street
Austin, TX 78703

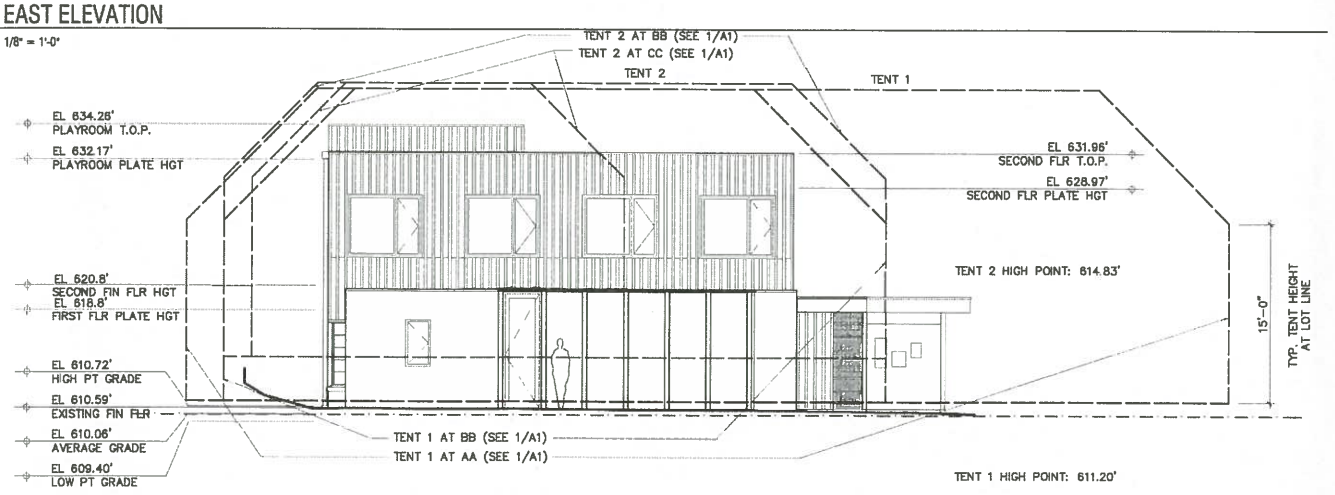
Details



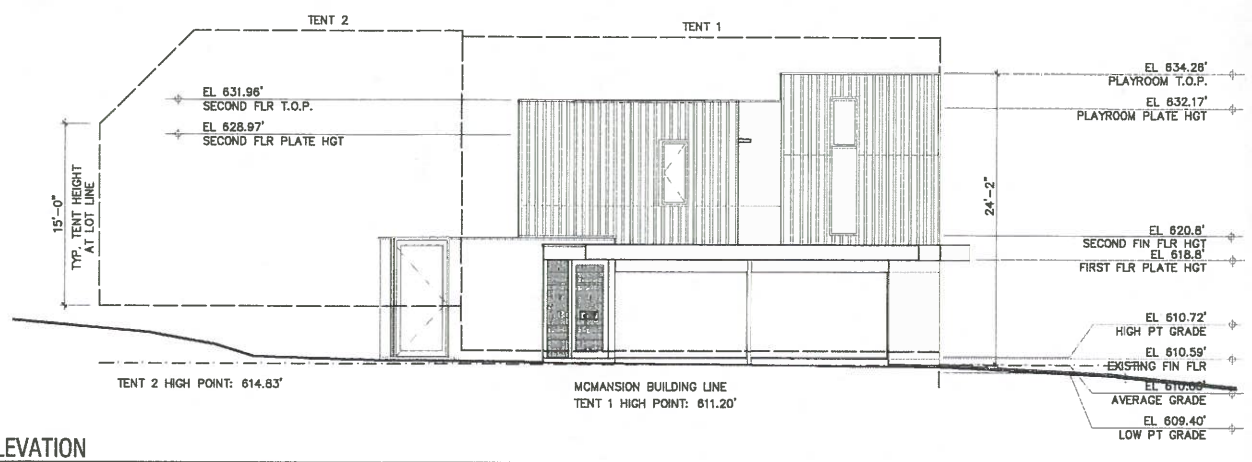
5 A1 SOUTH ELEVATION
1/8" = 1'-0"



4 A1 EAST ELEVATION
1/8" = 1'-0"



3 A1 NORTH ELEVATION
1/8" = 1'-0"



2 A1 WEST ELEVATION
1/8" = 1'-0"

PROPERTY DATA AND CALCULATIONS

ADDRESS: 1708 WEST 30TH STREET, AUSTIN, TX 78703
LEGAL DESCRIPTION: LOT 8, BLK "3", BRYKER WOODS "F", A SUBDIVISION OF TRAVIS COUNTY, TX, VOLUME 4, PAGE 102, PLAT RECORDS OF TRAVIS COUNTY, TX
ZONING: SF-3
MAX. HEIGHT: 32'
FRONT SETBACK: 25'
REAR SETBACK: 10'
SIDE SETBACK: 5'

LOT SIZE: 6764 SF

MAX. BUILDING COVERAGE = 40% OF 6764 SF = 2706 SF GROSS FLOOR AREA
GROUND FLOOR WITH GARAGE AND SCREEN PORCH: 1979 SF
DEDUCT 200 SF FOR GARAGE EXEMPTION SUBCHAPTER F, ARTICLE 2, SECTION 3.3.2.B.1
DEDUCT 39 SF FOR SCREEN PORCH EXEMPTION SUBCHAPTER F, ARTICLE 3, SECTION 3.3.3.A
PROPOSED GROUND FLOOR GROSS WITH DEDUCTIONS = 1740 SF

TOTAL: 1740 SF / 6764 SF = 26%

BREAKDOWN OF EXISTING, DEMO, AND NEW
EXISTING GROUND FLOOR WITH GARAGE: 1950 SF
EXISTING GROUND FLOOR TO BE DEMOLISHED: 396 SF
EXISTING EXTERIOR REAR PATIO/SLAB TO BE DEMOLISHED: 108 SF
PROPOSED NEW GROUND FLOOR CONSTRUCTION: 380 SF
PROPOSED NEW SCREEN PORCH CONSTRUCTION: 35 SF
PROPOSED NEW SECOND FLOOR CONSTRUCTION: 968 SF

MAX. IMPERVIOUS COVERAGE = 45% OF 6764 SF = 3044 SF

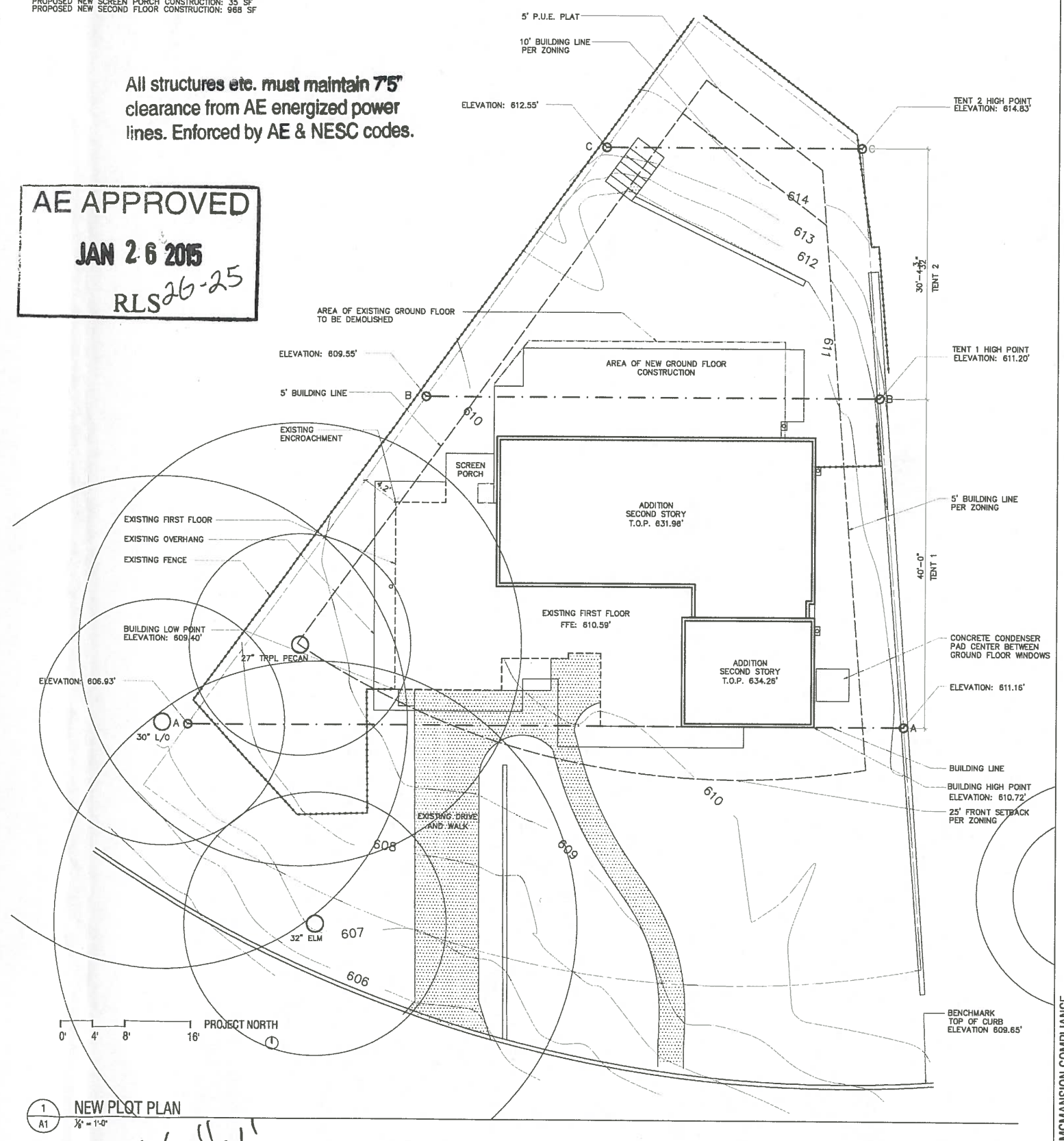
ITEM	EXISTING	DEMO	NEW	TOTAL
GROUND FLOOR W/GARAGE	1950 SF	(396 SF)	380 SF	1934 SF
SCREEN PORCH	---	---	35 SF	35 SF
REAR PATIO	108 SF	(108 SF)	---	0 SF
WALKWAYS / STEPS	232 SF	---	---	232 SF
DRIVEWAY	247 SF	---	---	247 SF
FENCING / WALLS	29 SF	---	---	29 SF
AC PAD	16 SF	(16 SF)	16 SF	16 SF
TOTAL				2493 SF 37%

MAX. F.A.R. DEVELOPMENT = 40% OF 6764 SF = 2706 SF GROSS

ITEM	EXISTING	DEMO	NEW	TOTAL
GROUND FLOOR W/GARAGE	1950 SF	(396 SF)	380 SF	1934 SF
SCREEN PORCH	---	---	39 SF	39 SF
GARAGE CREDIT	(200) SF	---	---	(200) SF
SCREEN PORCH CREDIT	---	---	(35) SF	(35) SF
SECOND FLOOR	988 SF	---	---	988 SF
TOTAL				2702 SF 40%

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
JAN 26 2015
RLS 26-25



1 A1 NEW PLOT PLAN
1/16" = 1'-0"

1/16"=1'

GOMES + STAUB
PO BOX 7186
AUSTIN TX 78713

REGISTERED ARCHITECT FRANCISCO GOMES 10517 STATE OF TEXAS

17 December 2

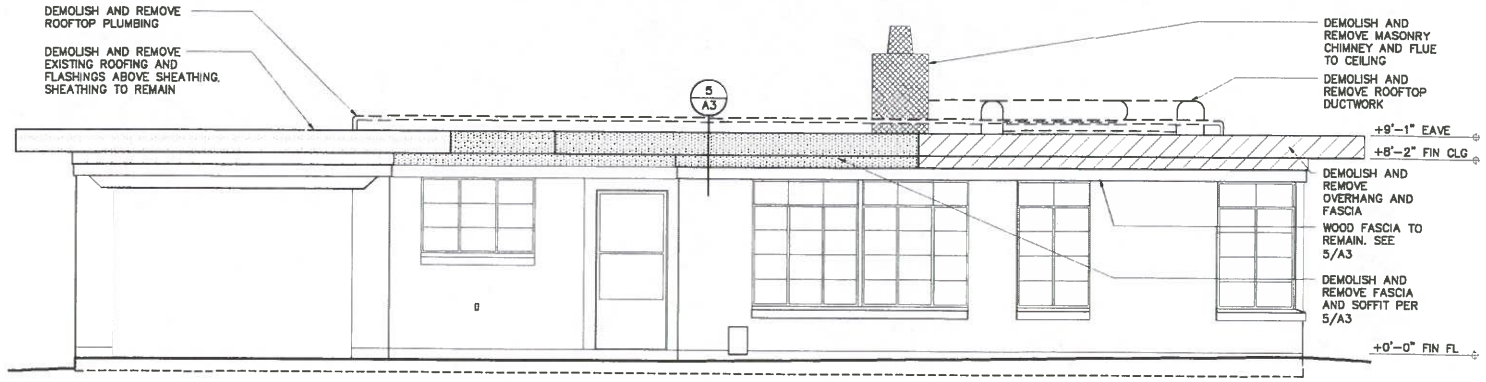
DAVIS RESIDENCE

CONSTRUCTION DOCUMENTS

MCMANSION COMPLIANCE

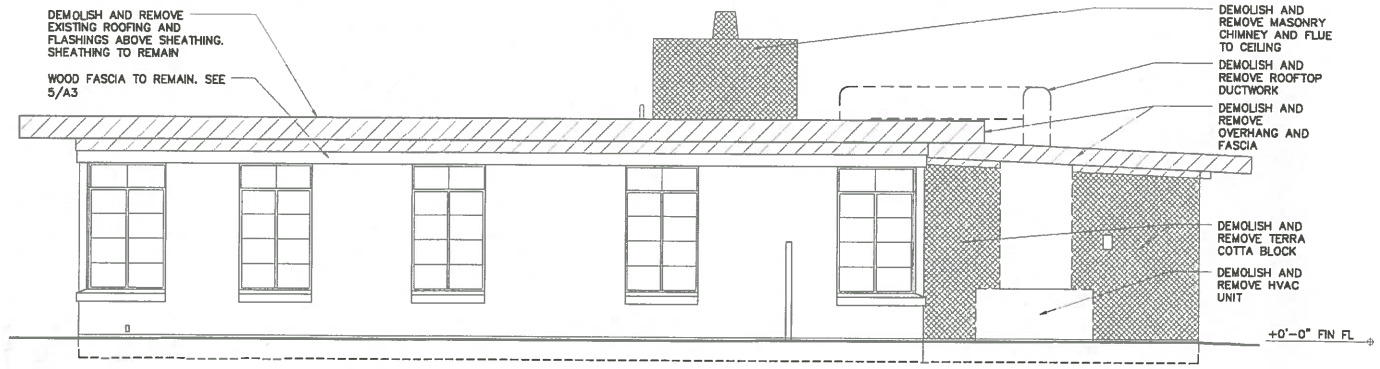
#13
17 DEC 20

A1



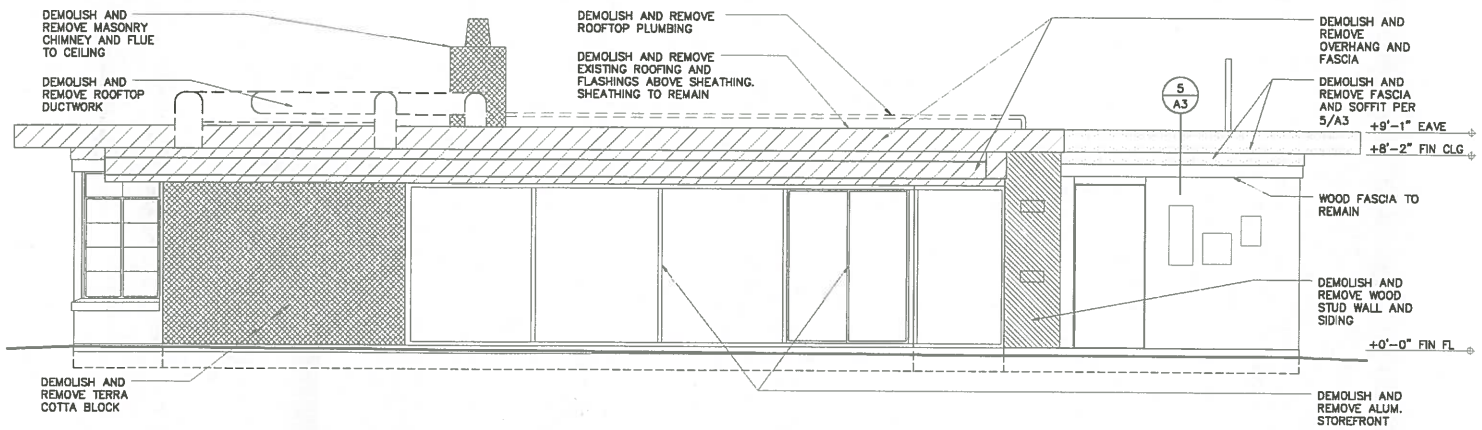
7 A3 SOUTH ELEVATION - DEMOLITION

1/4" = 1'-0"



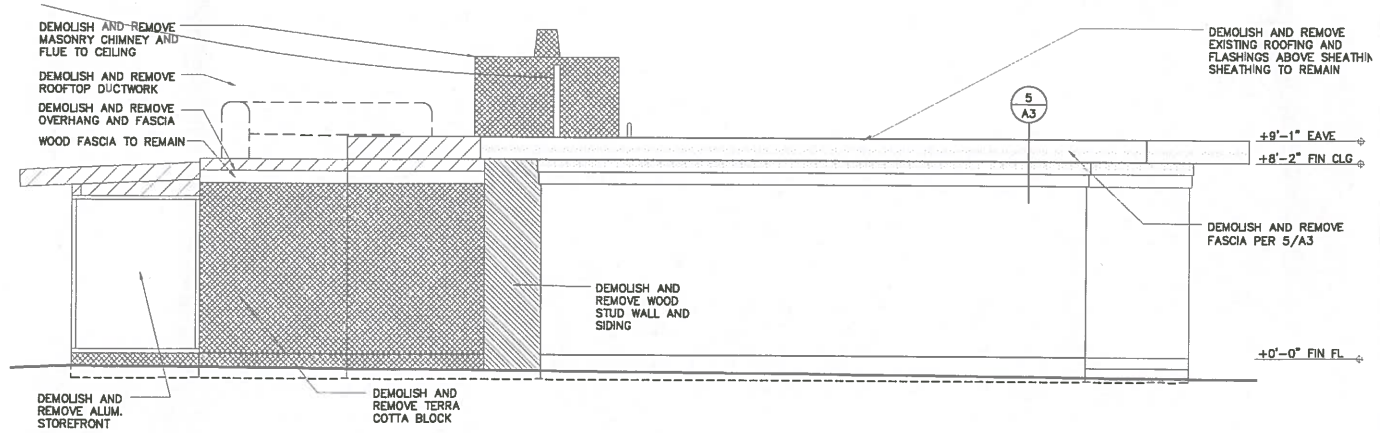
4 A3 EAST ELEVATION - DEMOLITION

1/4" = 1'-0"



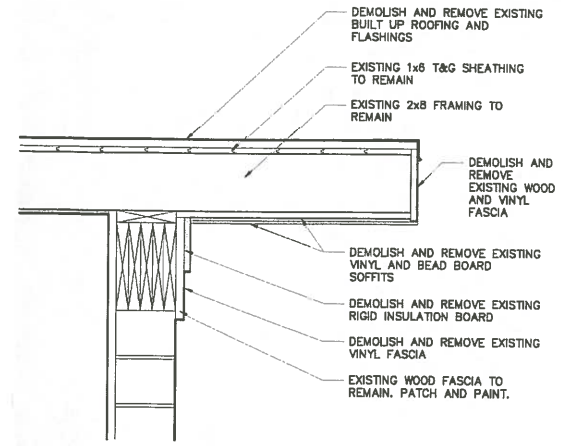
3 A3 NORTH ELEVATION - DEMOLITION

1/4" = 1'-0"



2 A3 WEST ELEVATION - DEMOLITION

1/4" = 1'-0"



5 A3 FASCIA DEMOLITION DETAIL

1" = 1'-0"

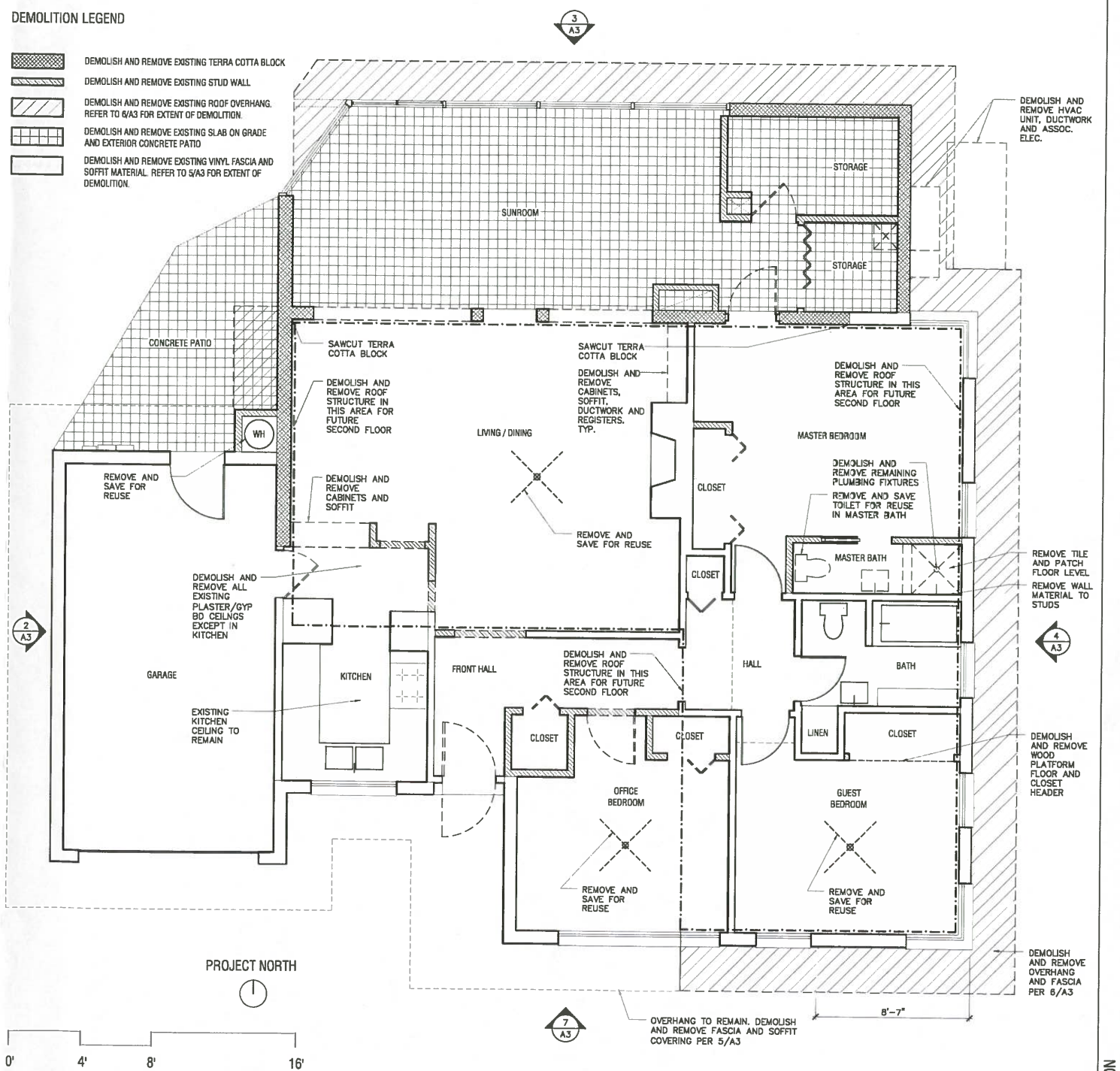
DEMOLITION NOTES

REFER TO SPECIFICATION ON SHEET A0.

1. DEMOLISH AND REMOVE OR SALVAGE WORK AS INDICATED IN DRAWINGS.
2. DEMOLISH AND REMOVE ALL HVAC EQUIPMENT, DUCTWORK, REGISTERS, AND CHASES.
3. DEMOLISH AND REMOVE ALL ROOFTOP PLUMBING AND OTHER PLUMBING AS NEEDED TO PREPARE FOR NEW WORK.
4. DEMOLISH AND REMOVE ALL ELECTRICAL WORK AS NEEDED FOR NEW WORK.
5. DEMOLISH AND REMOVE ALL EXISTING CROWN MOLDING AND WOOD BASE.
6. DEMOLISH AND REMOVE OR SALVAGE ALL ITEMS AS INDICATED IN DRAWINGS.

DEMOLITION LEGEND

- DEMOLISH AND REMOVE EXISTING TERRA COTTA BLOCK
- DEMOLISH AND REMOVE EXISTING STUD WALL
- DEMOLISH AND REMOVE EXISTING ROOF OVERHANG. REFER TO 6/A3 FOR EXTENT OF DEMOLITION.
- DEMOLISH AND REMOVE EXISTING SLAB ON GRADE AND EXTERIOR CONCRETE PATIO
- DEMOLISH AND REMOVE EXISTING VINYL FASCIA AND SOFFIT MATERIAL. REFER TO 5/A3 FOR EXTENT OF DEMOLITION.



1 A3 EXISTING FLOOR PLAN - DEMOLITION

1/4" = 1'-0"

GOMES + STAUB

PO BOX 718

REGISTERED ARCHITECT STATE OF CALIFORNIA

30

DAVIS RESIDENCE

HALF-SIZE SET

30 JA

DEMOLITION

A