

IMPERVIOUS COVER			
TOTAL AREA OF LOT:			
13,364 S.F.			
EXISTING IMPERVIOUS COVER:			
6823 S.F. (51%)			
PROPOSED IMPERVIOUS COVER:			
6598 S.F. (49%)			
IMPERVIOUS COVER AREA REDUCED BY 225 S.F.			
MAXIMUM IMPERVIOUS COVER ALLOWED = 45% = 6014 S.F.			

IMPERVIOUS COVER CALCULATIONS

EXISTING HOUSE	2218 SF
SPORT COURT	987 SF
SPORT COURT WALLS	86 SF
WALL + STEPS	27 SF
GARAGE	551 SF
STORAGE	332 SF
BREEZEWAY	99 SF
POOL PAVING	1397 - 488 - 25 = 884 SF
WOOD DECK	50% OF 112 = 56 SF
POOL EQUIPMENT PAD	32 SF
STONE PILLARS	8 SF
BRICK PATIO	62 SF
FRONT WALK	128 SF
DRIVEWAY + SIDE WALL	1310 SF
GARDEN WALL	42 SF
GRAND TOTAL EXISTING IMPERVIOUS COVER	6823 SF

ADDITION

MASTER SUITE ADDITION	770 SF
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DEDUCTIONS

REMOVE STONE PILLARS	- 8 SF
REMOVE SPORT COURT	- 987 SF

GRAND TOTAL PROPOSED IMPERVIOUS COVER	6598 SF
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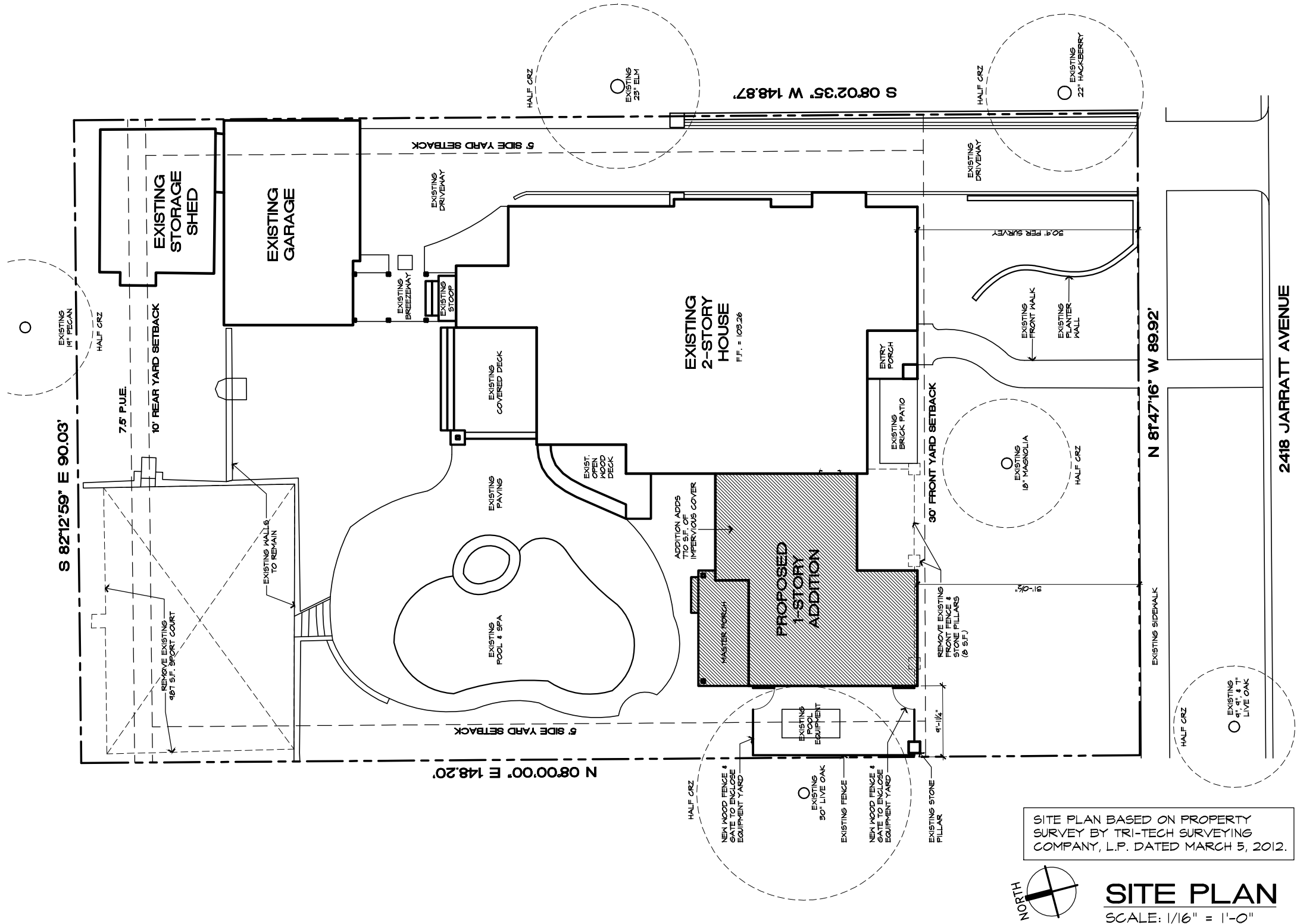
PROPOSED IMPERVIOUS COVER IS 225 SF LESS THAN EXISTING IMPERVIOUS COVER

GROSS LOT AREA 13,364 SF
MAX. IMP. COVER ALLOWED = 45% = 6014 SF

BUILDING AREA	EXIST. HOUSE	EXISTING AREA TO BE REMOVED	AREA TO BE ADDED	TOTAL S.F.
CONDITIONED:				
A. FIRST FLOOR	1962	0	658	2620
B. SECOND FLOOR	1182	0	0	1182
C. THIRD FLOOR	0	0	0	0
D. BASEMENT	343	0	0	343
E. COVERED PARKING	551	0	0	551
F. COVERED PATIO OR PORCH	322	0	101	429
G. BALCONY	0	0	0	0
H. OTHER	332	0	0	332
I. UNCOVERED WOOD DECK	50% of 112	0	0	56
TOTAL (A THROUGH I)	4748	0	765	5513
J. POOL	488	0	0	488
K. SPA	28	0	0	28

LEGAL DESCRIPTION

LOT 10 & THE NORTH 30 FEET OF LOT 9, BLOCK 6, FIRST SECTION OF PEMBERTON HEIGHTS SUBDIVISION, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORD IN BOOK 3, PAGE 134, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



SITE PLAN BASED ON PROPERTY SURVEY BY TRI-TECH SURVEYING COMPANY, L.P. DATED MARCH 5, 2012.

SHIFLET GROUP
a r c h i t e c t s

100 Westlake Drive
Austin, Texas
info@sgaustin.com
512.328.2955

REGISTERED ARCHITECT
DAVID L. SHIFLET
0136
STATE OF TEXAS

JACKSON REMODEL & ADDITION
2418 Jarratt Avenue
Austin, Texas

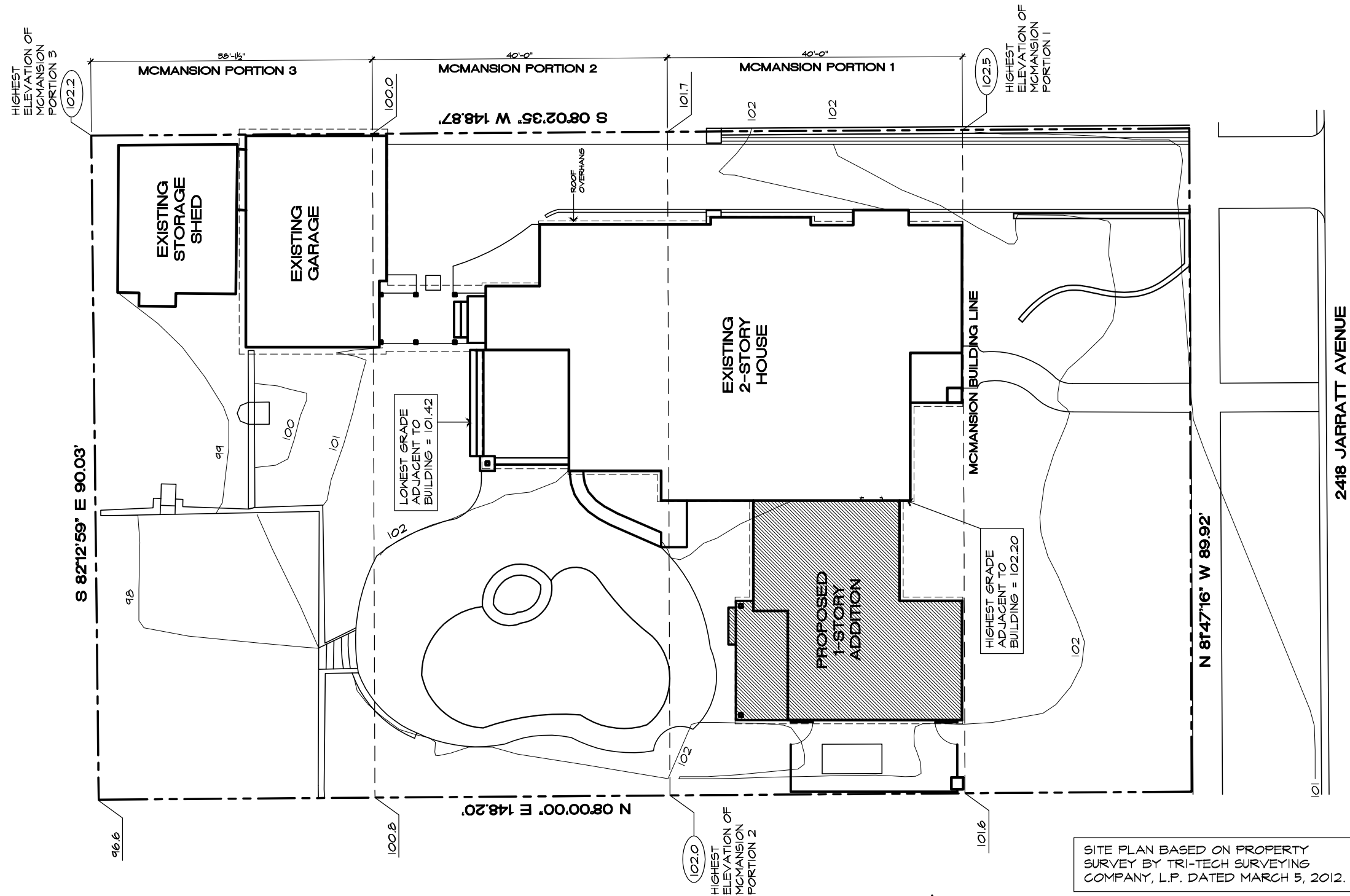
DRAWN BY:
SM
DATE:
12-14-15
REVISED:

A-1

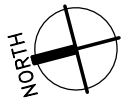
GROSS FLOOR AREA	EXIST. HOUSE	EXISTING AREA TO BE REMOVED	AREA TO BE ADDED	EXEMPTION	TOTAL S.F.
FIRST FLOOR	1962	0	658	0	2620
SECOND FLOOR	1182	0	0	0	1182
THIRD FLOOR	0	0	0	0	0
CEILINGS OVER 15'	26	0	0	0	26
GROUND FLOOR PORCH	322	0	107	-107	322
BASEMENT	343	0	0	-343	0
ATTIC	0	0	0	0	0
GARAGE (ATTACHED)	551	0	0	-200	351
GARAGE (DETACHED)	0	0	0	0	0
CARPORT (ATTACHED)	0	0	0	0	0
CARPORT (DETACHED)	0	0	0	0	0
ACCESSORY BLDGS. (DETACHED)	332	0	0	0	332
TOTAL GROSS FLOOR AREA	4718	0	765	- 650	4833 S.F.

FLOOR-AREA RATIO (F.A.R.)	
GROSS AREA OF PROPERTY: 13,364 SQ. FT.	
GROSS FLOOR AREA OF EXISTING HOUSE: 4718 SQ. FT.	
GROSS FLOOR AREA TO BE ADDED TO EXISTING HOUSE:	765 SQ. FT.
LESS EXEMPTIONS	- 650 SQ. FT.
TOTAL GROSS FLOOR AREA OF HOUSE:	4833 SQ. FT.
F.A.R. = 36% = 0.36	
MAXIMUM F.A.R. ALLOWED = 40% = 5346 SQ. FT.	

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HIGHEST GRADE ADJACENT TO BUILDING = 102.20
LOWEST GRADE ADJACENT TO BUILDING = 101.42
AVERAGE GRADE ADJACENT TO BUILDING = 101.81
PEAK OF HIGHEST ROOF ELEVATION = 125.29



SITE PLAN BASED ON PROPERTY SURVEY BY TRI-TECH SURVEYING COMPANY, L.P. DATED MARCH 5, 2012.



MCMANSION SITE PLAN

SCALE: 1/16" = 1'-0"



JACKSON REMODEL & ADDITION
2418 Jarratt Avenue
Austin, Texas

DRAWN BY: SM
DATE: 12-14-15
REVISED:



PROVIDE CARBON MONOXIDE DETECTOR IF IMMEDIATE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315.

SCALE: 3/32" = 1'-0"

SHIFLET GROUP
a r c h i t e c t s
100 Westlake Drive Austin, Texas 512.328.2955
info@sgaustin.com



RAWN BY:
SM
DATE:
2-14-15
REVISED:

Architectural elevation drawing of a proposed addition to an existing house. The drawing shows a side elevation with various rooflines, windows, doors, and exterior finishes. Labels include:

- EXISTING ROOF
- EXISTING ROOF BEYOND
- EXISTING STUCCO
- EXISTING DOOR
- EXISTING WINDOW
- EXISTING BREEZEWAY
- EXISTING HOUSE BEYOND
- EXISTING DOOR
- EXISTING DOORS
- EXISTING BRICK
- EXISTING WINDOWS
- NEW DOOR TO MATCH EXIST.
- 6x6 WOOD POSTS
- ROOFING TO MATCH EXISTING
- SOFFIT & FASCIA TO MATCH EXISTING
- STUCCO
- BRICK
- MATCH EXISTING F.F.
- 101.6' AVERAGE GRADE ADJACENT TO BUILDING

LEFT SIDE ELEVATION

