

ADOPTED BUILDING CODES:

- 2015 (International Residential Code)
- 2012 (International Building Code)
- 2014 (National Electrical Code)
- 2015 (Uniform Mechanical Code)
- 2015 (Uniform Plumbing Code)
- 2015 (International Energy Conservation Code)

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT INFO:

ZONING	SF-3-NP
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT - 32 FEET	

LEGAL DESCRIPTION:

LOT 8, LESS AND EXCEPT THE SOUTH 45.0 FEET THEREOF, BLOCK 7, BRYKER-WOODS ADDITION B, VOL 4, PAGE 12, TRAVIS CO.

DRAWING INDEX

- A0.1 SITE PLAN
- A1.1 LOWER FLOOR PLAN
- A1.2 UPPER FLOOR PLAN
- A1.3 PROPOSED ROOF PLAN
- A2.1 EXIST + PROPOSED FRONT ELEV
- A2.2 EXIST + PROPOSED NORTH ELEV
- A2.3 EXIST + PROPOSED WEST ELEV
- A2.4 EXIST + PROPOSED SOUTH ELEV
- A3.1 EXIST + PROPOSED SECTIONS
- A5.1 INT ELEVS KITCHEN + DINING
- A5.2 INT ELEVS POWDER & UTILITY
- A5.3 INT ELEVS MBATH & GIRLS BATH
- A5.4 INT ELEVS BOYS BATHS
- A5.5 INT ELEVS SCREEN PORCH
- AS1.1 PROPOSED FOUNDATION LAYOUT
- AS1.2 PROPOSED UPPER FLOOR FRAMING LAYOUT
- AS1.3 PROPOSED ROOF FRAMING LAYOUT
- X1.1 EXIST LOWER PLAN
- X1.2 EXIST UPPER PLAN
- X1.3 EXIST ROOF

1. BUILDING & SITE AREA CALCULATIONS

(e=1) = existing to remain	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA	1746sf	60sf	1806sf
b. SECOND FLR. CONDITIONED AREA	1568sf	162sf	1730sf
c. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf
d. BASEMENT	0sf	0sf	0sf
e. GARAGE	0sf	0sf	0sf
1. ATTACHED (of <10' away)	0sf	0sf	0sf
2. DETACHED (>10' away)	0sf	0sf	0sf
3. CARPORT (2 sides 80% open)	0sf	0sf	0sf
f. COVERED PATIO, DECK OR PORCH	54sf	617sf	671sf
g. OTHER BUILDING OR COVERED AREAS	0sf	0sf	0sf
h. UNCOVERED WOOD DECK(S) (count 100%)	81sf	0sf	81sf
i. SWIMMING POOL (water surface only)	0sf	0sf	0sf
j. SPA	0sf	0sf	0sf
k. TOTAL BLDG AREA (a thru j)	3449sf	839sf	4288sf

2. BUILDING COVERAGE

covered by bldg or roof	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)			
EXIST BLDG COVERAGE per LDC 25-1-21	1881sf	677sf	2558sf
2. TOTAL LOT AREA			9111sf
PROPOSED % OF BLDG COVERAGE ON LOT (2558/9111)			28.1 %
ALLOWABLE % OF BLDG COVERAGE ON LOT = 3644 SF			40 %

3. IMPERVIOUS COVERAGE

per LDC 25-1-23	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)	1881sf	677sf	2558sf
m. DRIVEWAY ON PRIVATE PROPERTY	339sf	0sf	339sf
n. SIDEWALK/WALKWAYS ON PRIVATE PROP.	418sf	0sf	418sf
o. UNCOVERED PATIOS	0sf	0sf	0sf
p. UNCOVERED WOOD DECKS (count 50%) (XX X .5)	0sf	0sf	0sf
q. AIR CONDITIONER PADS	28sf	0sf	28sf
r. CONCRETE DECKS	0sf	0sf	0sf
s. SITE WALLS & RETAINING	161sf	0sf	161sf
t. OTHER (cooling, lugs, etc.)	0sf	0sf	0sf
u. TOTAL IMPERVIOUS COVERAGE	2827sf	677sf	3504sf
2. TOTAL LOT AREA			9111sf
PROPOSED IMPERVIOUS COVERAGE (3504/9111)			38.5 %
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 4100 SF			45 %

4. F.A.R. CALCULATIONS

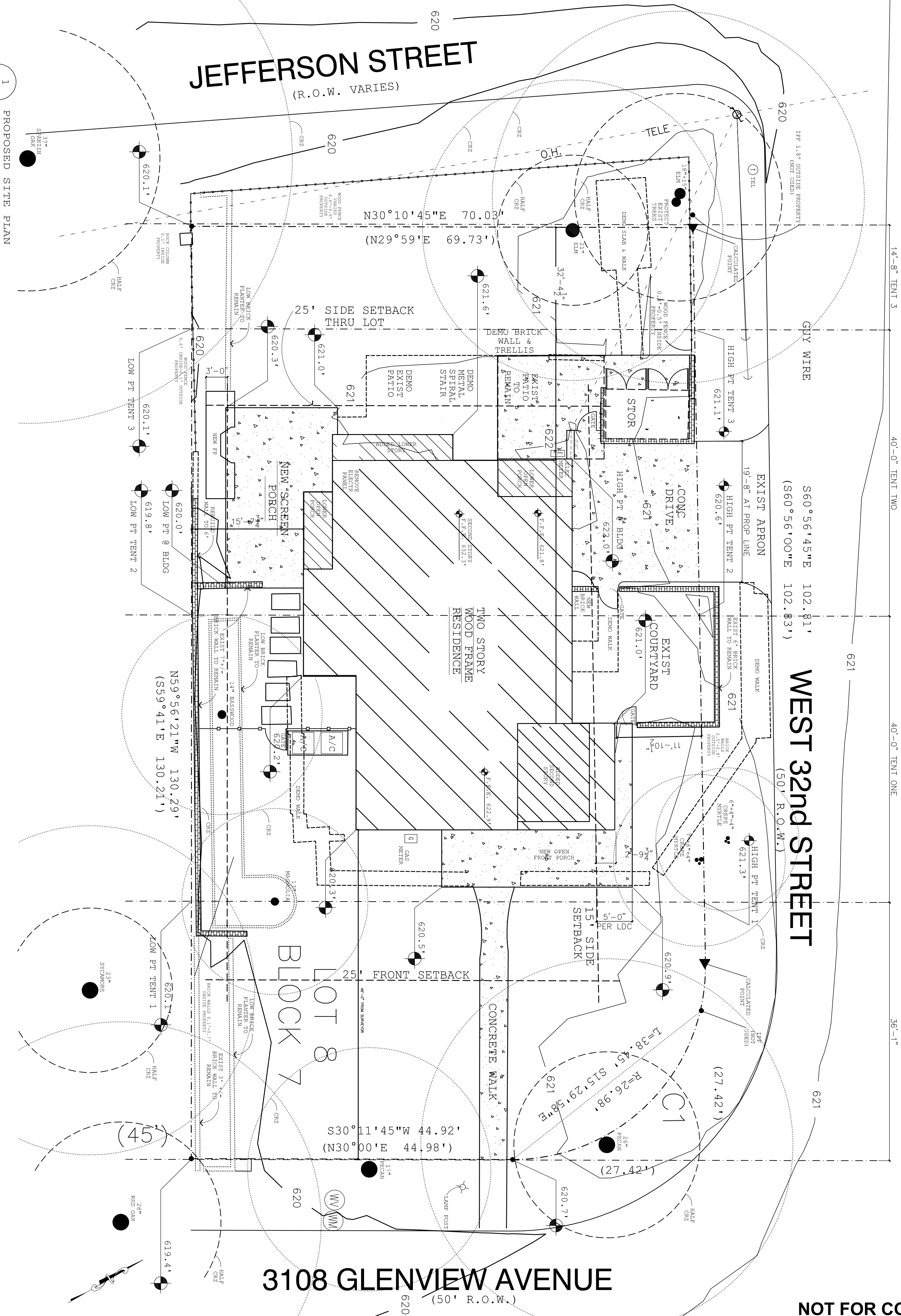
per LDC 25-2 setback F	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA	1746sf	60sf	1806sf
b. SECOND FLR. CONDITIONED AREA > 15'	4sf	0sf	4sf
c. FIRST FLR COVERED PORCH EXEMPT (full or 1-200)	54sf	617sf	671sf
d. FIRST FLR COVER PORCH EXEMPT (full or 1-200)	0sf	617sf	617sf
e. SECOND FLR. CONDITIONED AREA	1568sf	162sf	1730sf
f. SECOND FLR. CONDITIONED AREA > 15'	0sf	0sf	0sf
g. SECOND FLR. COVERED PORCHES	0sf	0sf	0sf
h. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf
i. BASEMENT	0sf	0sf	0sf
j. BASEMENT EXEMPTION	0sf	0sf	0sf
k. ATTIC	0sf	0sf	0sf
l. HABITABLE ATTIC EXEMPTION	0sf	0sf	0sf
m. GARAGE	0sf	0sf	0sf
n. GARAGE	0sf	0sf	0sf
o. DETACHED >10' away	0sf	0sf	0sf
p. DETACHED >10' away	0sf	0sf	0sf
q. PARKING EXEMPTION (e1-200,e2-450,e3-450)	<0>sf	<0>sf	<0>sf
r. OTHER BUILDING OR COVERED AREAS	0sf	0sf	0sf
s. TOTAL HOUSE GROSS FLOOR AREA	3375sf	263sf	3637sf
t. TOTAL LOT AREA			9111sf
PROPOSED % FLOOR AREA RATIO (3637 / 9111)			39.9 %
ALLOWABLE FLOOR AREA RATIO 40% x 9111 lot = 3644 SF			40 %

NOTE: THIS IS < 50% NEW CONSTRUCTION THEREFORE SIDEWALK FEE IS NOT REQUIRED.

ALL LOT CONDITIONS AND INFORMATION BASED UPON SURVEY AND RECORDS OF THE SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN, APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE CONDITIONS AND ADJOINING PROPERTIES.

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN, APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE CONDITIONS AND ADJOINING PROPERTIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING NEW WORK WITH EXISTING CONSTRUCTION. INFORMATION ON EXISTING BUILDINGS SHOWN IN THE DRAWINGS WAS BASED ON THE INFORMATION SUPPLIED BY THE OWNER. THIS INFORMATION IS NOT A WARRANTY AND SHALL BE AVOID AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTORS SHALL VERIFY ALL INFORMATION, VARIATIONS FROM THE DIMENSIONS INDICATED ON THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



NOT FOR CONSTRUCTION

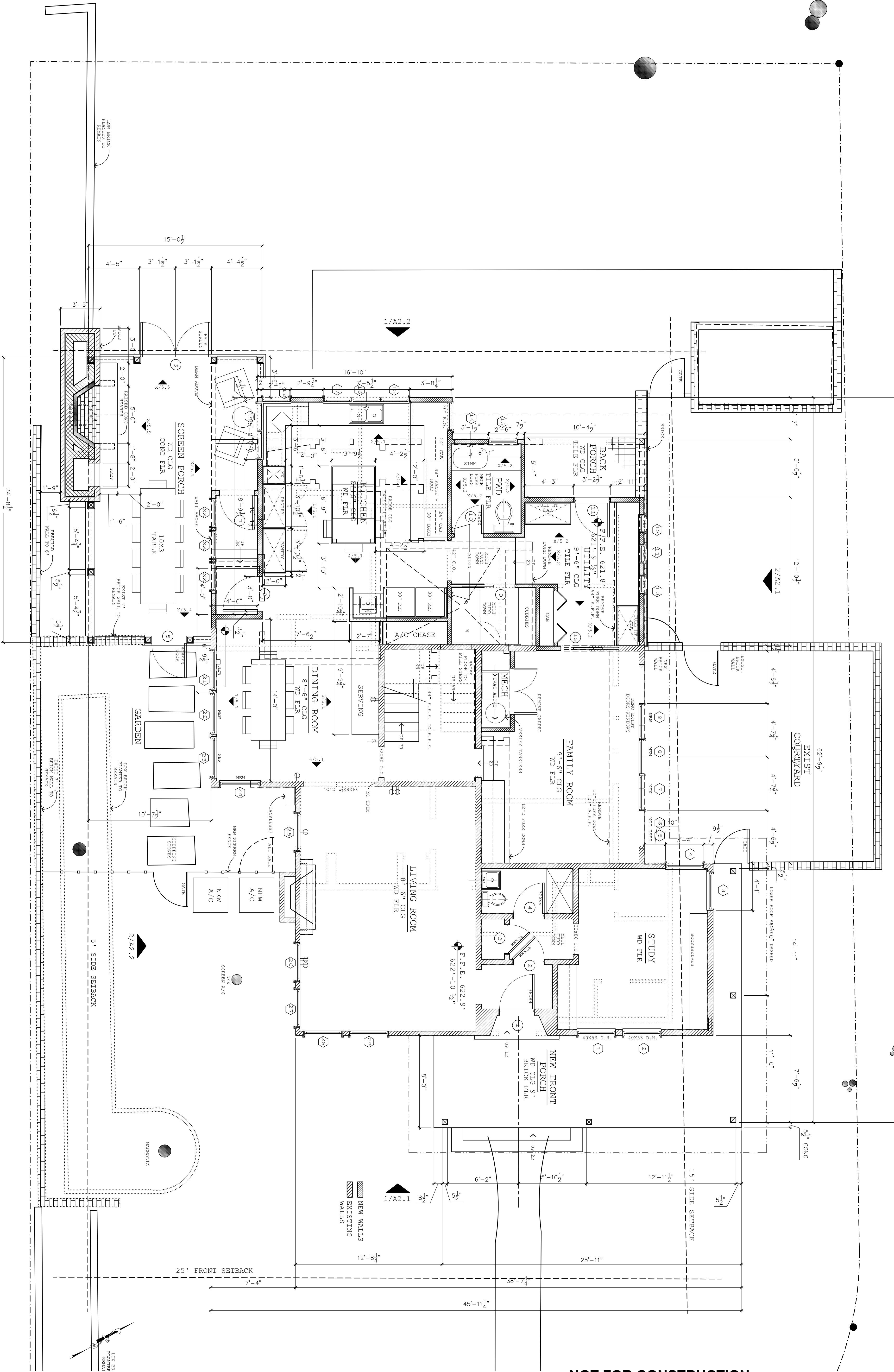
atlantis architects
4117 guadalupe street - studio B
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

SCARBOROUGH HOUSE
3108 GLENVIEW AVENUE
AUSTIN TEXAS 78703

INTERVIEWS
28 JAN 18
70 OWNERS
23 JAN 18
700 BUTLER
05 DEC 17
THESE * TORS
18 OCT 17

EXIST SITE
18 OCT 17

0.1



NOT FOR CONSTRUCTION

SCARBOROUGH HOUSE
3108 GLENVIEW AVENUE
AUSTIN TEXAS 78703

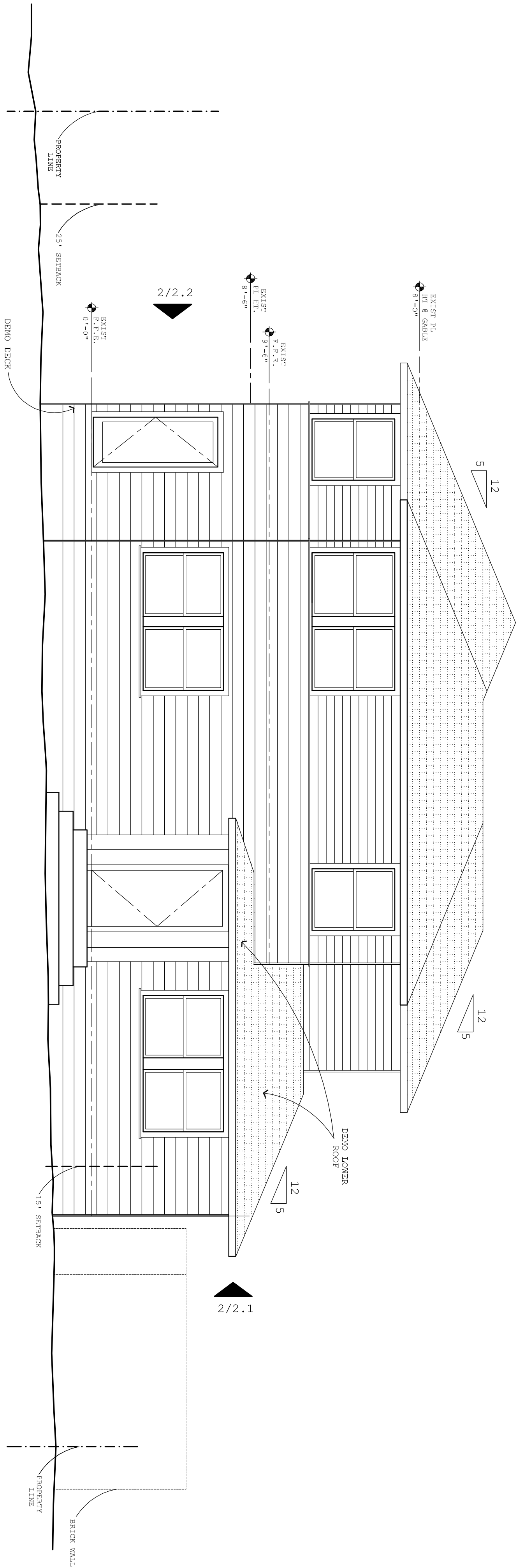
atlantis architects
4117 guadalupe street - studio B
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

TO RUITOR
05 DEC 17

A
1.1

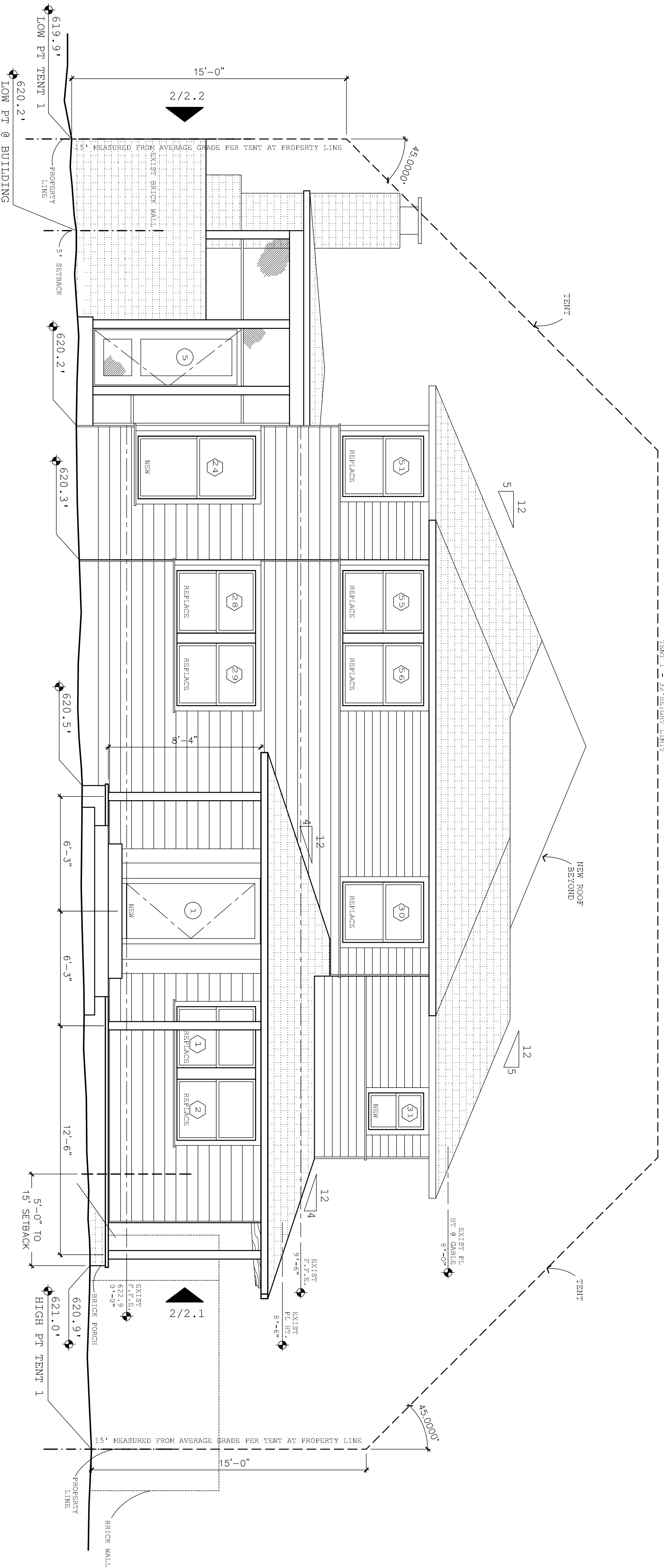
1 PROPOSED LOWER FLOOR PLAN

1.1 SCALE: 1/4" = 1'-0" IF PLOTTED AT 22x34 (SCALE = 1/8"=1'-0" IF PLOTTED AT 11x17)



NOT FOR CONSTRUCTION

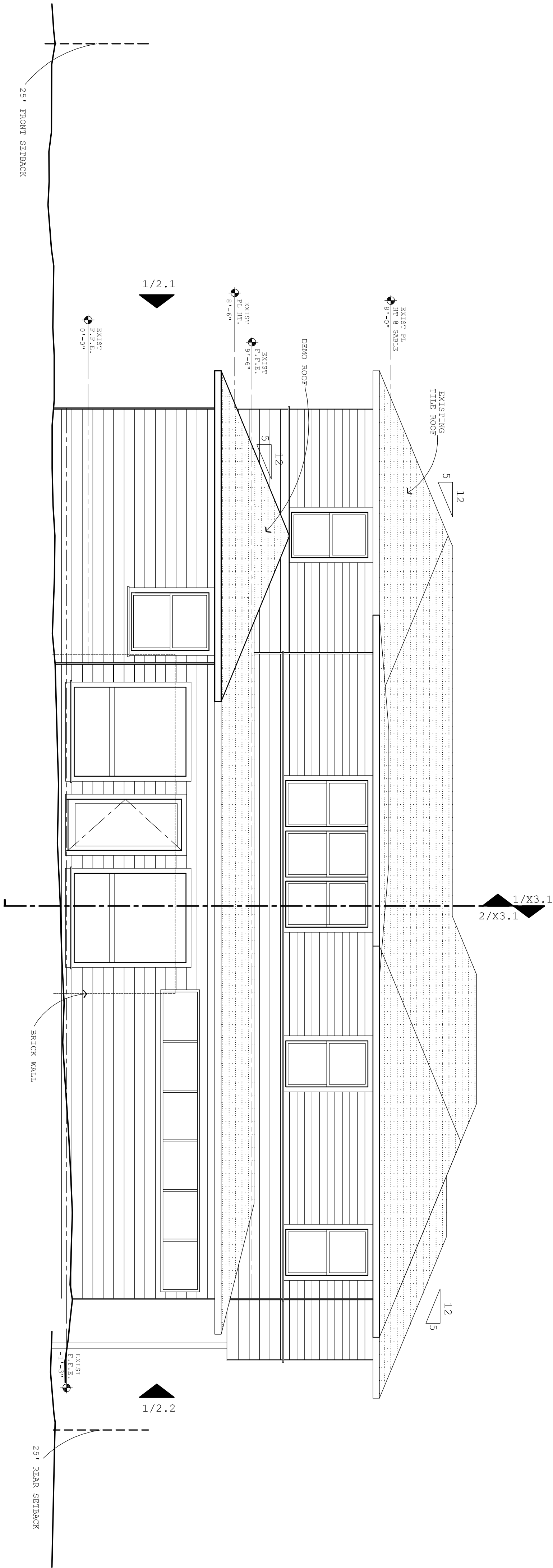
atlantis architects
4117 guadalupe street - studio B
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com



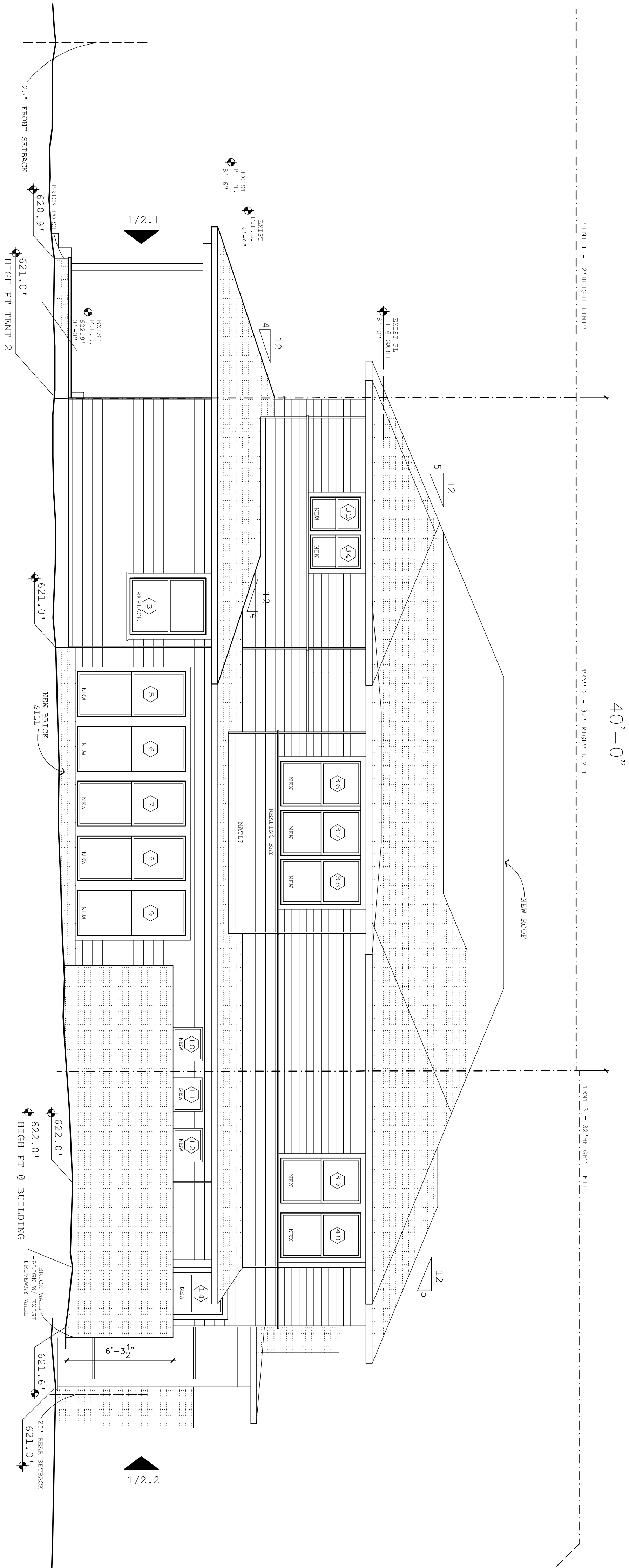
SCARBOROUGH HOUSE
3108 GLENVIEW AVENUE
AUSTIN TEXAS 78703

CHECK SET
16 JAN 18
CHECK SET
20 DEC 17
TO BUILDER
09 DEC 17

A
2.1



NOT FOR CONSTRUCTION



SCARBOROUGH HOUSE
3108 GLENVIEW AVENUE
AUSTIN TEXAS 78703

atlantis architects
4117 guadalupe street - studio B
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

CHECK SET
16 JAN 18
CHECK SET
20 DEC 17
TO BUILDER
09 DEC 17

A

2.2

3108 GREENVIEW

SCARBOROUGH

NEW
BATH

NEW D.H. + SIDING TO
MATCH EXISTING

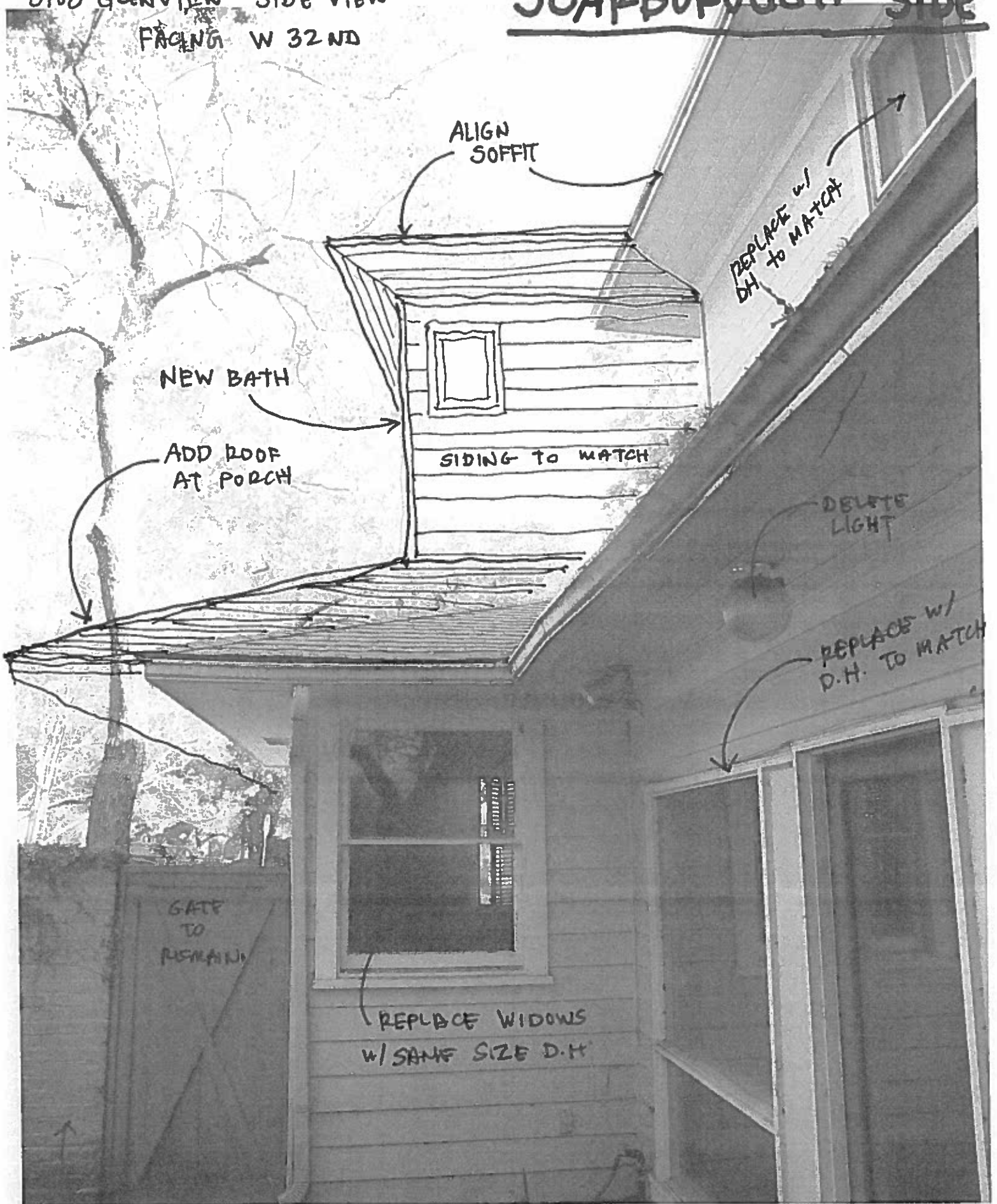
EXIST FACADE
TO REMAIN

NEW FRONT
PORCH



3100 GLENVIEW - SIDE VIEW
FACING W 32ND

SCARBOROUGH SIDE



COURTYARD WALLS TO REMAIN AT 32ND STREET

3105 GLENVIEW PEAR
SCARBOROUGH

REMOVE FACED UP

REMOVE PATIO
+ SIGNAL STAIR

EXTEND
KITCHEN

ADD
SCREEN PORCH

