ADDITION TO TONER HOUSE

2902 OAKMONT BLVD
AUSTIN, TX 78703
### SITE INFORMATION

**DATE:** 2018 01/22/20
**PROJECT NUMBER:** PERMIT SET ISSUE:

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Scott Ginder - Texas Architect
Registration # 21234

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#### ZONING: SF-3-NP

**LEGAL DESCRIPTION:** E 150 FT OF LOT 1 BRYKERWOODS ANNEX NO 2 RESUB OF PT LOTS 6-10

**STANDARDS**

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED / ALLOWED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>2,500 SF MIN.</td>
<td>9,427 SF</td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>.40 (3,770.0 SF)</td>
<td>.28 (2,870 SF)</td>
</tr>
<tr>
<td>BUILDING COVERAGE:</td>
<td>.40 (3,770.0 SF)</td>
<td>.26 (2,457 SF)</td>
</tr>
<tr>
<td>IMPERVIOUS COVER:</td>
<td>.45 (4,242 SF)</td>
<td>.42 (3,924 SF)</td>
</tr>
<tr>
<td>FRONT SETBACK:</td>
<td>25'</td>
<td>25'</td>
</tr>
<tr>
<td>SIDE YARD SETBACK:</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>REAR SETBACK:</td>
<td>10'</td>
<td>10'</td>
</tr>
</tbody>
</table>

#### SITE DEVELOPMENT INFORMATION

<table>
<thead>
<tr>
<th>AREA</th>
<th>EXISTING</th>
<th>REMOVED</th>
<th>ADDED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST FLR CONDITIONED (MAIN HOUSE)</td>
<td>1,576</td>
<td>0</td>
<td>0</td>
<td>1,576 SF</td>
</tr>
<tr>
<td>1ST FLR CONDITIONED (ADDITION)</td>
<td>0</td>
<td>0</td>
<td>614</td>
<td>614 SF</td>
</tr>
<tr>
<td>2ND FLR CONDITIONED (MAIN HOUSE)</td>
<td>0</td>
<td>0</td>
<td>480</td>
<td>480 SF</td>
</tr>
<tr>
<td>BASEMENT</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
<tr>
<td>COVERED PARKING</td>
<td>0</td>
<td>0</td>
<td>163</td>
<td>163 SF</td>
</tr>
<tr>
<td>COVERED PATIO, DECKS</td>
<td>140</td>
<td>60</td>
<td>200</td>
<td>200 SF</td>
</tr>
<tr>
<td>OTHER COVERED</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
<tr>
<td>UNCOVERED DECKS/OPEN STAIRS</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
<tr>
<td>DRIVEWAY, IMP. WALKWAYS, AC PAD</td>
<td>1,295</td>
<td>0</td>
<td>0</td>
<td>1,295 SF</td>
</tr>
</tbody>
</table>

**TOTAL COVERED AREA (.26)**

2,457 SF

**TOTAL IMPERVIOUS COVER ALLOWED (.45)**

4,242 SF

**TOTAL IMPERVIOUS COVER (.41)**

3,924 SF

#### F.A.R. CALCULATIONS:

<table>
<thead>
<tr>
<th>AREA</th>
<th>EXISTING</th>
<th>REMOVED</th>
<th>ADDED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAIN HOUSE (1ST FLR)</td>
<td>1,576</td>
<td>0</td>
<td>0</td>
<td>1,576 SF</td>
</tr>
<tr>
<td>ADDITION (1ST FLR)</td>
<td>0</td>
<td>0</td>
<td>614</td>
<td>614 SF</td>
</tr>
<tr>
<td>MAIN HOUSE (2ND FLR)</td>
<td>0</td>
<td>0</td>
<td>492</td>
<td>492 SF</td>
</tr>
<tr>
<td>SPACE OVER 15' TALL</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
<tr>
<td>GARAGE, (DETACHED)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
<tr>
<td>CARPORT</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
<tr>
<td>ACCESSORY BUILDINGS</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 SF</td>
</tr>
</tbody>
</table>

**TOTAL F.A.R. ALLOWED (.40)**

3,770 SF

**TOTAL ACTUAL F.A.R. (.28)**

2,670 SF

#### PARKING:

**LAND USE**

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAIN HOUSE</td>
<td>2</td>
</tr>
</tbody>
</table>

**TOTAL PARKING REQUIRED**

2

**TOTAL PARKING PROVIDED**

2
ADDITION TO TONER HOUSE

2902 OAKMONT BLVD
AUSTIN, TX 78703

NOTE: ADDITION EXEMPT FROM VISITABILITY

SCOPE OF ADDITION

ADDITION: 614 sqft

EXISTING HOUSE: 1620 sqft (coverage), 2096 sqft (total)

REF: SUB-CHAPTER F: 2.6.E.2

EASEMENT

OAKMONT BLVD

SCALE: 1/16" = 1'-0"
ROOF PLAN GENERAL NOTES:

1. ROOF ELEVATIONS ARE SET FROM A DATUM OF 0.00" = SCUPPER DRAINAGE PLANE = 52'-2 3/4" (+/-). OVERFLOW SCUPPERS SHALL HAVE OVERFLOW DRAINAGE PLANE @ +2.00".


3. POLYISO RIGID INSULATION SHALL BE INSTALLED IN LAYERS NOT EXCEEDING 2 INCHES THICK. INITIAL 2 INCH BASE LAYER SHALL BE MECHANICALLY FASTENED TO ROOF DECK UNDERLAYMENT AS WARRANTED BY MANUFACTURER. SUBSEQUENT LAYERS SHOULD BE FULLY ADHERED.

4. ALL ROOF COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND WARRANTY. CONTRACTOR SHALL INFORM ARCHITECT OF ANY POTENTIALLY NON-COMPATIBLE COMPONENTS AND INSTALLATION CONFLICTS.

5. ALL ROOF PENETRATIONS SHALL BE SURROUNDED BY PROPERLY FLASHED AND WATERPROOFED CURB EXCEPT PROPRIETARY PIPE PENETRATIONS WHICH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S WARRANTIED METHODS AND WITH COMPATIBLE MATERIALS.

6. ALL ROOF EQUIPMENT SHALL BE SUPPORTED ON CURBS AND/OR ISOLATORS AS WARRANTED BY MANUFACTURER.

7. DEAD LOADS AND LIVE LOADS ASSOCIATED WITH ROOF EQUIPMENT SHALL BE EVALUATED FOR STRUCTURAL LOADINGS AND SUPPORT DETAILS.

8. PROVIDE COMPATIBLE ROOF MATS WHERE REQUIRED. ATTACH TO ROOF ASSEMBLY AS WARRANTED BY ROOF MANUFACTURER. PROVIDE MINIMUM 6 INCHES GAPS BETWEEN INDIVIDUAL ROOF MAT PIECES TO ENSURE APPROPRIATE DRAINAGE.

9. PROVIDE COMPATIBLE ROOF MATS WHERE REQUIRED. ATTACH TO ROOF ASSEMBLY AS WARRANTED BY ROOF MANUFACTURER.

10. ALL SECONDARY SUPPORT STRUCTURES BEARING ON ROOF ASSEMBLY SHALL BE INSTALLED SO AS NOT TO DAMAGE OR DISRUPT INSULATING AND WATERPROOFING ENVELOPE PERFORMANCE.

11. PROVIDE COMPATIBLE ROOF MATS WHERE REQUIRED. ATTACH TO ROOF ASSEMBLY AS WARRANTED BY ROOF MANUFACTURER. PROVIDE MINIMUM 6 INCHES GAPS BETWEEN INDIVIDUAL ROOF MAT PIECES TO ENSURE APPROPRIATE DRAINAGE.

OUTLINE OF HOUSE BELOW, DASHED

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### OUTLINE OF HOUSE BELOW, DASHED

**OUTLINE OF HOUSE BELOW, DASHED**

- **EXISTING CHIMNEY**
- **EXISTING COMP SHINGLE ROOF**
- **EXISTING ROOF ABOVE**
- **CARPORT**

**SCALE: 1/8" = 1'-0"**
ADDITION TO TONER HOUSE
2902 OAKMONT BLVD
AUSTIN, TX  78703

EXISTING HOUSE SIDING
EXISTING CHIMNEY
EXISTING COMP SHINGLE ROOF
EXISTING ROOF

EXISTING BUILDING BEYOND
EXISTING ROOF
COMP SHINGLE ROOF TO MATCH EXISTING

ERECTED PERM PHONE:
ELEVATIONS

SCALE: 1/8" = 1'-0"

MC MINOR TENT AND MAX BUILDING HEIGHT

PROPERTY LINE
5' SETBACK

HORIZONTAL SIDING

EXISTING CHIMNEY, BEYOND
EXISTING HOUSE, BEYOND

SIDING TO MATCH EXISTING

EXISTING ROOF
EXISTING SIDING
SIDING TO MATCH EXISTING

COMP SHINGLE ROOF TO MATCH EXISTING

EXISTING BUILDING BEYOND
EXISTING ROOF
COMP SHINGLE ROOF TO MATCH EXISTING

SIDING TO MATCH EXISTING

EXISTING CHIMNEY
EXISTING COMP SHINGLE ROOF
EXISTING ROOF

SCALE: 1/8" = 1'-0"

1. SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2. NORTH ELEVATION

SCALE: 1/8" = 1'-0"

3. WEST ELEVATION

SCALE: 1/8" = 1'-0"

4. EAST ELEVATION

SCALE: 1/8" = 1'-0"