

1. BUILDING & SITE AREA CALCULATIONS 04-13-20 db

(etc) = existing to remain	EXIST (etc)	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA	1/04 sf	6/7 sf	2381 sf
b. SECOND FLR. CONDITIONED AREA	0 sf	1023 sf	1023 sf
c. THIRD FLR. CONDITIONED AREA	0 sf	0 sf	0 sf
d. BASEMENT	0 sf	0 sf	0 sf
e. GARAGE	1. ATTACHED (or <10' away)	0 sf	0 sf
	2. DETACHED (>10' away)	0 sf	0 sf
	3. CARPORT	228 sf	228 sf
f. COVERED PATIO, DECK OR PORCH	48 sf	355 sf	403 sf
BALCONIES (not over bldg)	0 sf	0 sf	0 sf
g. OTHER BUILDING OR COVERED AREAS	0 sf	0 sf	0 sf
h. UNCOVERED WOOD DECK(S) (count 100%)	0 sf	0 sf	0 sf
i. SWIMMING POOL (water surface only)	0 sf	234 sf	234 sf
j. SPA	0 sf	25 sf	25 sf
k. TOTAL BLDG AREA (a thru j)	1/52 sf	2535 sf	4294 sf

2. BUILDING COVERAGE covered by bldg or roof

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h,i & j)			
EXIST BLDG COVERAGE per LDC 2b-1-21	1/52 sf	1260 sf	3012 sf
2. TOTAL LOT AREA			9932 sf
PROPOSED % OF BLDG COVERAGE ON LOT (3012 / 9932)			30.3 %
ALLOWABLE % OF BLDG COVERAGE ON LOT = 39/2 S7			40 %

3. IMPERVIOUS COVERAGE per LDC 2b-1-23

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h,i & j)	1/52 sf	1260 sf	3012 sf
n. DRIVEWAY ON PRIVATE PROPERTY	456 sf	0 sf	456 sf
o. SIDEWALK/WALKWAYS ON PRIVATE PROP.	1/6 sf	0 sf	1/6 sf
p. UNCOVERED PATIOS	0 sf	0 sf	0 sf
q. UNCOVERED WOOD DECKS (count 50%) (XX x .5)	0 sf	0 sf	0 sf
r. AIR CONDITIONER PADS	0 sf	18 sf	18 sf
s. CONCRETE DECKS	0 sf	0 sf	0 sf
t. SITE WALLS & RETAINING	69 sf	0 sf	69 sf
u. OTHER (lugs & coping, etc.)	66 sf	1/0 sf	236 sf
equip	0 sf	2/7 sf	2/7 sf
v. TOTAL IMPERVIOUS COVERAGE	2519 sf	14/5 sf	3994 sf
w. TOTAL LOT AREA			9932 sf
PROPOSED IMPERVIOUS COVERAGE (3994 / 9932 = 44.9%)			40.2 %
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 4469 S7			45 %

4. F.A.R. CALCULATIONS per LDC 2b-2 subchap 7

	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA	1/04 sf	6/7 sf	2381 sf
a' FIRST FLR. CONDITIONED AREA > 1b'	0 sf	13 sf	13 sf
f. FIRST FLR COVERED PORCH	48 sf	355 sf	403 sf
f' FIRST FLR COVER PORCH EXEMPT (full)	<48> sf	<355> sf	<403> sf
b. SECOND FLR. CONDITIONED AREA	0 sf	1023 sf	1023 sf
b' SECOND FLR. CONDITIONED AREA > 1b'	0 sf	0 sf	0 sf
b'' SECOND FLR. COVERED PORCHES	0 sf	0 sf	0 sf
c. THIRD FLR. CONDITIONED AREA	0 sf	0 sf	0 sf
d. BASEMENT	0 sf	0 sf	0 sf
d' BASEMENT EXEMPTION	0 sf	0 sf	0 sf
x. ATTIC	0 sf	0 sf	0 sf
x' HABITABLE ATTIC EXEMPTION	0 sf	<0> sf	<0> sf
e. GARAGE	1. ATTACHED	0 sf	0 sf
	2. DETACHED >10' away	0 sf	0 sf
	3. CARPORT	228 sf	228 sf
e' PARKING EXEMPTION (e1-200, e2-450, e3-450)	<228> sf	<228> sf	<228> sf
g. OTHER BUILDING OR COVERED AREAS	0 sf	0 sf	0 sf
y. TOTAL HOUSE GROSS FLOOR AREA	1/04 sf	1/13 sf	341/ sf
z. TOTAL LOT AREA			9932 sf
PROPOSED % FLOOR AREA RATIO (341 / 9932)			34.4 %
ALLOWABLE FLOOR AREA RATIO 40% x 9932 lot = 39/2 S7			40 %

FIRE AREA: LOWER ROOF 3450sf + DECK 10sf = 3520 SQ FT < 3600 sq ft

NOTE: THIS IS > 50% NEW CONSTRUCTION THEREFORE SIDEWALK FEE IS REQUIRED.

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY ALL STAR LAND SURVEYING, LLC DATED 02-03-15 AND IS FOR ESTIMATING PURPOSES ONLY. VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE PROPERTY LINES, BUILDING SET BACKS, NOR HEIGHT LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN, APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE DRAINAGE APPROPRIATE TO THE SITE AND IN CONSIDERATION TO ADJOINING PROPERTIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING NEW WORK WITH EXISTING CONSTRUCTION. INFORMATION ON EXISTING BUILDINGS SHOWN IN THE DRAWINGS WAS BASED UPON THE INFORMATION SUPPLIED BY OWNERS. THIS INFORMATION IS NOT AS-BUILT DATA AND THE ACTUAL 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.

ADOPTED BUILDING CODES:

- 2015 (International RESIDENTIAL Code)
- 2015 (International Building Code)
- 2017 (National Electrical Code)
- 2015 (Uniform Mechanical Code)
- 2015 (Uniform Plumbing Code)
- 2015 (International Energy Code)

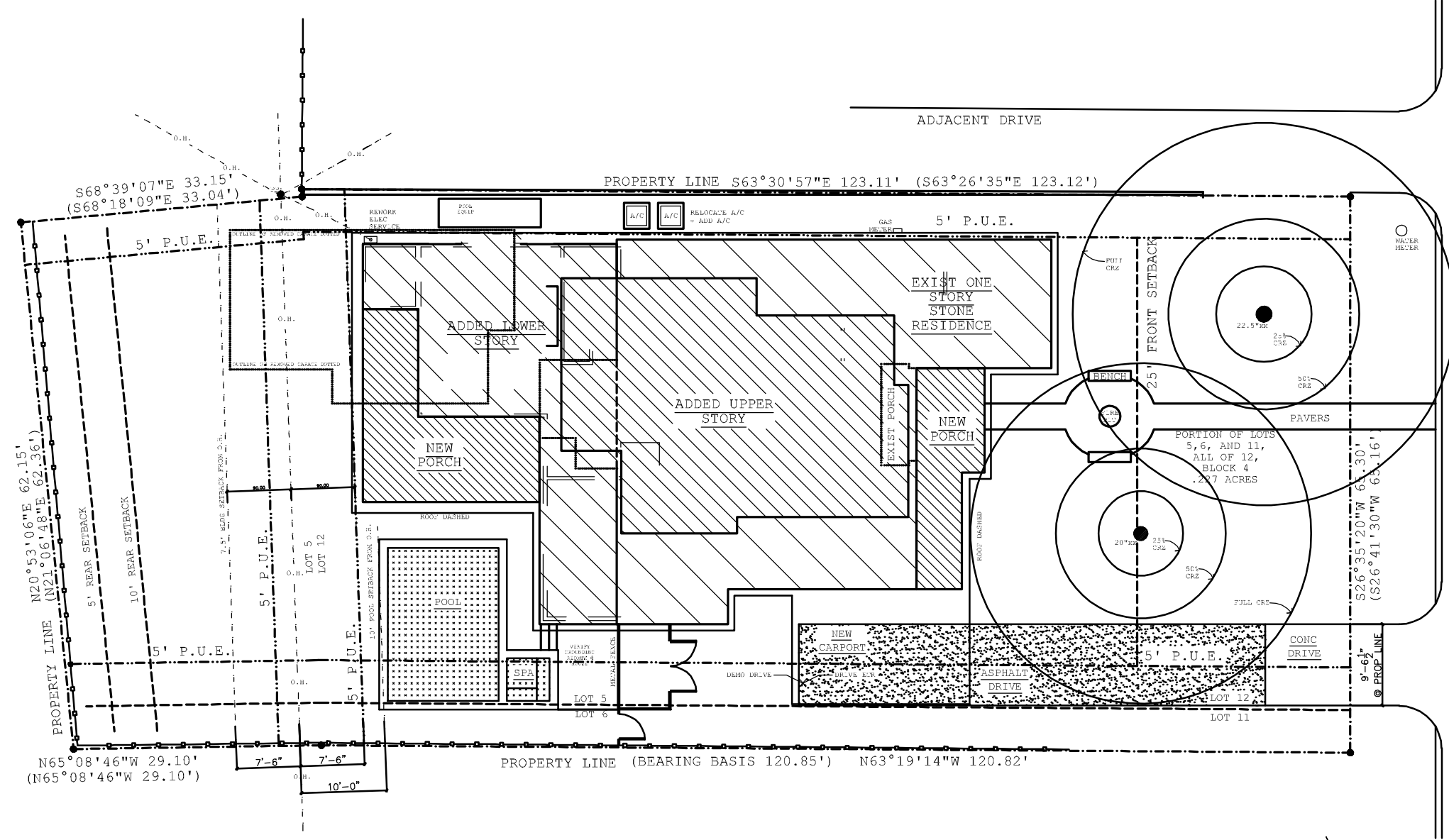
ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR. DISCREPANCIES BETWEEN CODES, STANDARD PRACTICES AND INFORMATION WITHIN CONSTRUCTION DOCUMENTS THEMSELVES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND PRIOR TO CONSTRUCTION OF THE AREAS AFFECTED.

PROJECT INFO: 12-03-19 lp

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:

LOTS 5,6,11,12, BLOCK 4, BRYKER WOODS F, VOL 4, PAGE 102, TRAVIS CO.



1 SITE PLAN
0.1 SCALE: 1/16" = 1'-0"

DRAWING INDEX

- A0 SITE PLAN
- A11 LOWER FLOOR PLAN
- A12 UPPER FLOOR PLAN
- A13 ROOF PLAN
- A21 FRONT + SIDE ELEVATIONS
- A22 REAR + DRIVE ELEVATIONS
- D.1 DEMO PLAN
- D.2 DEMO ELEV
- D.3 DEMO ELEV
- T.1 TREE PROTECTION

FOR PERMIT REVIEW

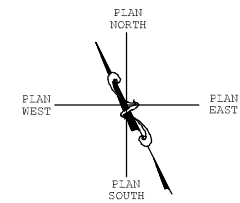
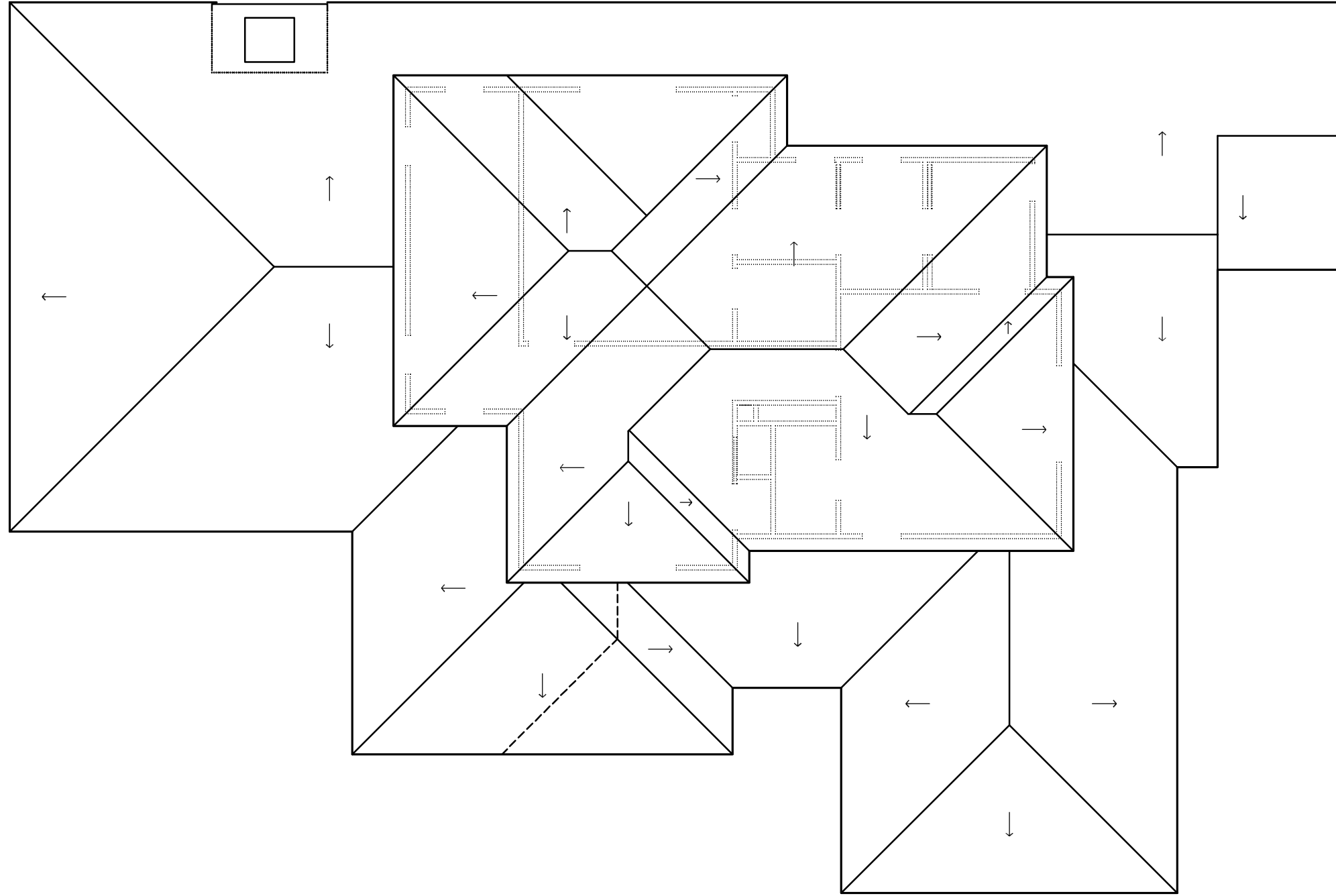
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WHITTED REMODEL
3006 BEVERLY ROAD
AUSTIN, TEXAS 78703

FOR HIC REVIEW
21 APR 20
FOR PERMIT REVIEW
23 MAR 20

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1 PROPOSED ROOF PLAN
A13 SCALE: 1/8" = 1'-0"



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1 PROPOSED SIDE (SOUTH) ELEVATION AS SEEN FROM DRIVEWAY
 A21 SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (EAST) ELEVATION AS SEEN FROM BEVERLY
 A21 SCALE: 1/8" = 1'-0"

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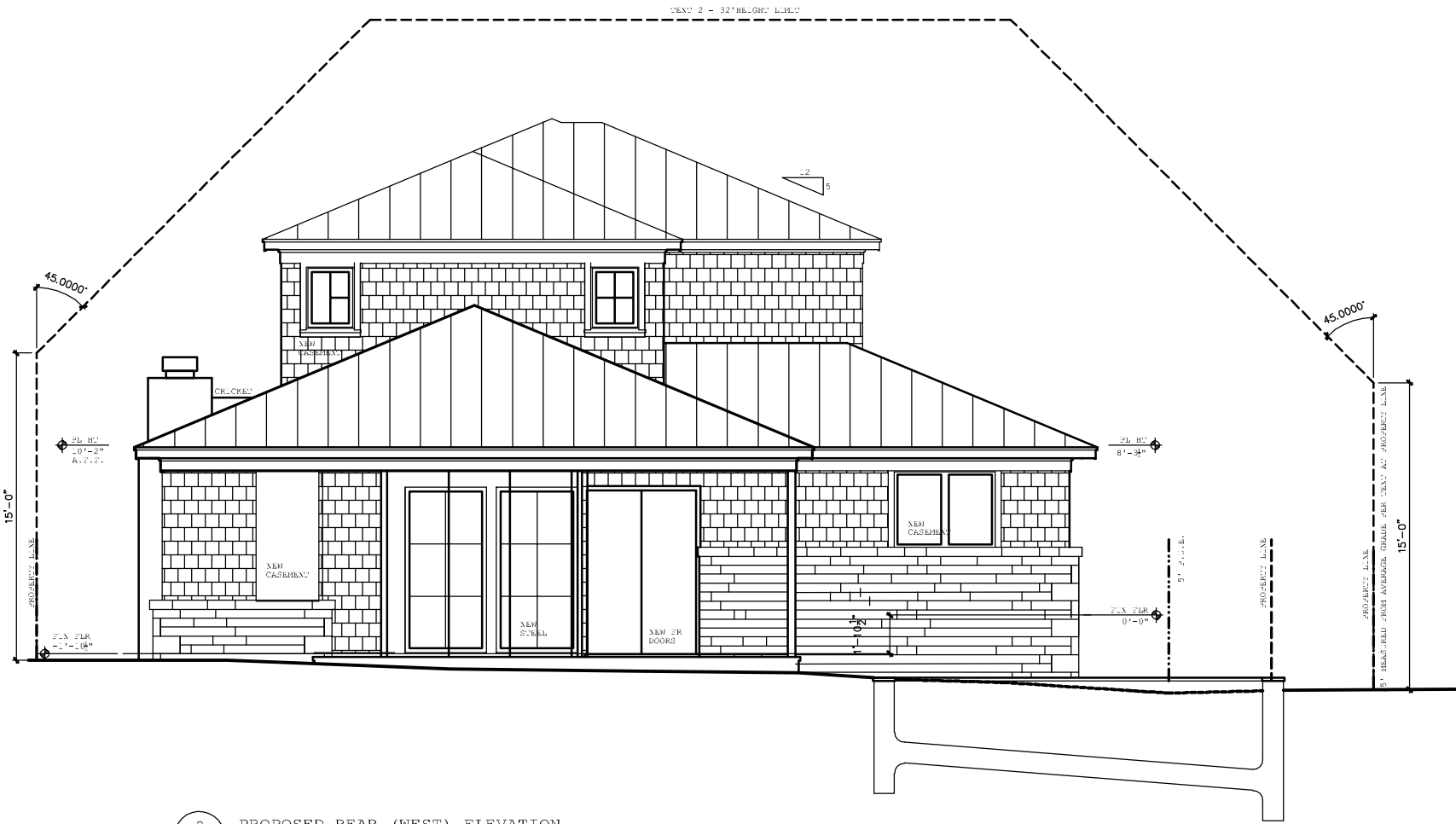
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1 PROPOSED SIDE (NORTH) ELEVATION
 A22 SCALE: 1/8" = 1'-0"



2 PROPOSED REAR (WEST) ELEVATION
 A22 SCALE: 1/8" = 1'-0"

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