

SANDS RESIDENCE

OWNER

ARCHITECT

JONATHAN SANDS
1715 SUMMIT VIEW PL.
AUSTIN, TEXAS 78703
T 917.375.7954

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AUSTIN, TX 78702
T 512.636.5900

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ENGINEERING CONTRACTOR

STRUCTURES, LLC.
6926 N. LAMAR BLVD
AUSTIN, TX 78752
T: 512.499.0919
CONTACT: JERRY GARCIA, PE

RANSERVE
225 S. COMMONS FORD RD.
AUSTIN, TX 78733
T: 512.343.9313
CONTACT: MARK REHBERG

LEGAL DESCRIPTION:

LOT B2 + W 4 FT OF LOT 81 ENFIELD C

SCOPE:

ZONING:

NEW CONSTRUCTION OF TWO-STORY RESIDENCE, GARAGE, GUEST QUARTERS, AND POOL.

SQUARE FOOTAGES:

EXISTING: 2,815 S.F. (TO BE DEMOLISHED)
NEW MAIN HOUSE: 3,899 S.F.
NEW GUEST QUARTERS: 960 S.F.
TOTAL: 4,989 S.F. CONDITIONED AREA
NEW GARAGE: 830 S.F.
FAR: 5,601 S.F. (ALLOWABLE FAR 6,676 S.F.)
TOTAL IMPERVIOUS COVERAGE: 6,970 S.F.
ALLOWABLE IMPERVIOUS COVER: 7,510 S.F. (45% OF
11,930 S.F.)
BUILDING COVERAGE: 3,626 S.F.
ALLOWABLE BLDG. COVERAGE: 6,676 S.F. (40% OF
11,930 S.F.)

SHEET INDEX:

SHEET NAME:		NO.		ISSUE FOR	
ARCHITECTURAL				PERMIT DWGS. 02.02.17	
SITE PLAN	A1.1	●			
GROUND FLOOR PLAN	A2.1	●			
SECOND FLOOR PLAN	A2.2	●			
BUILDING ELEVATIONS	A3.1	●			
BUILDING ELEVATIONS	A3.2	●			
BUILDING ELEVATIONS	A3.3	●			
STRUCTURAL					
FOUNDATION PLAN					
FOUNDATION DETAILS					
FLOOR FRAMING PLAN					
CEILING FRAMING PLAN					
ROOF FRAMING PLAN					

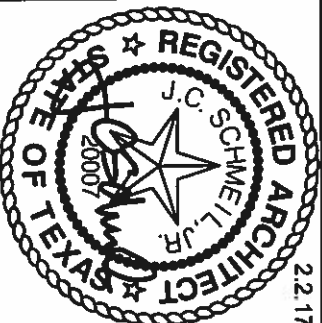
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J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 20007



FOR PERMIT

[illegible]

1 SITE PLAN

$$1/16'' = 1'-0''$$


All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED

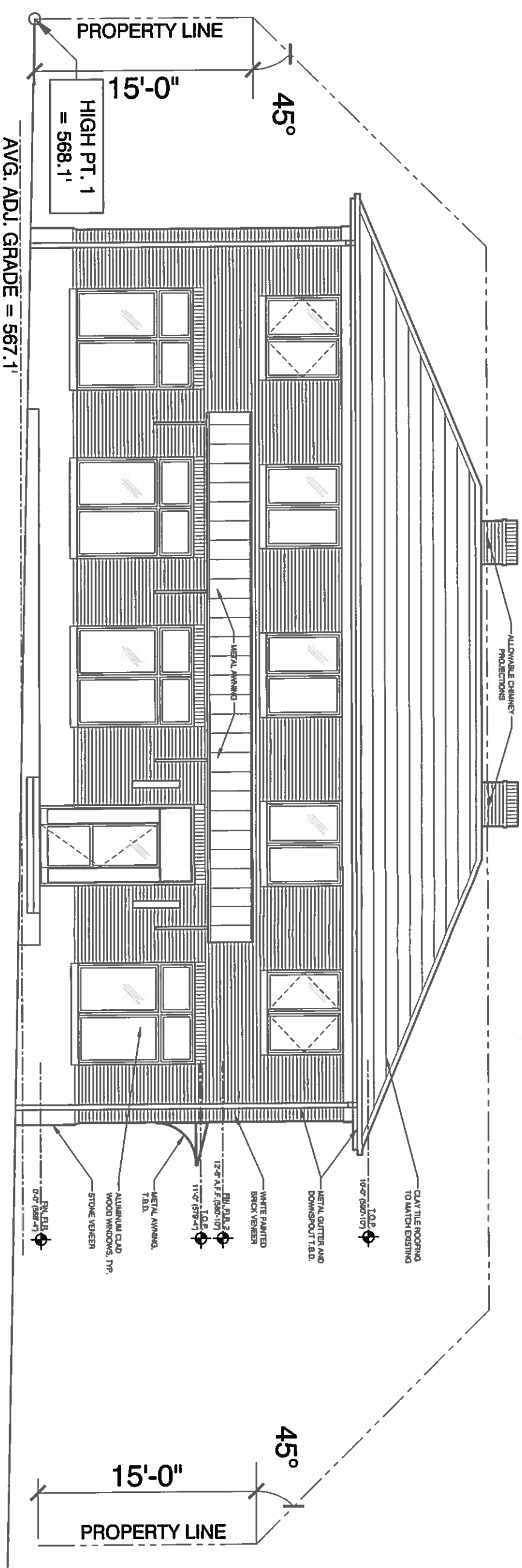
FEB 03 2017

JGM

ISSUE	DATE
PMT	2/2/17

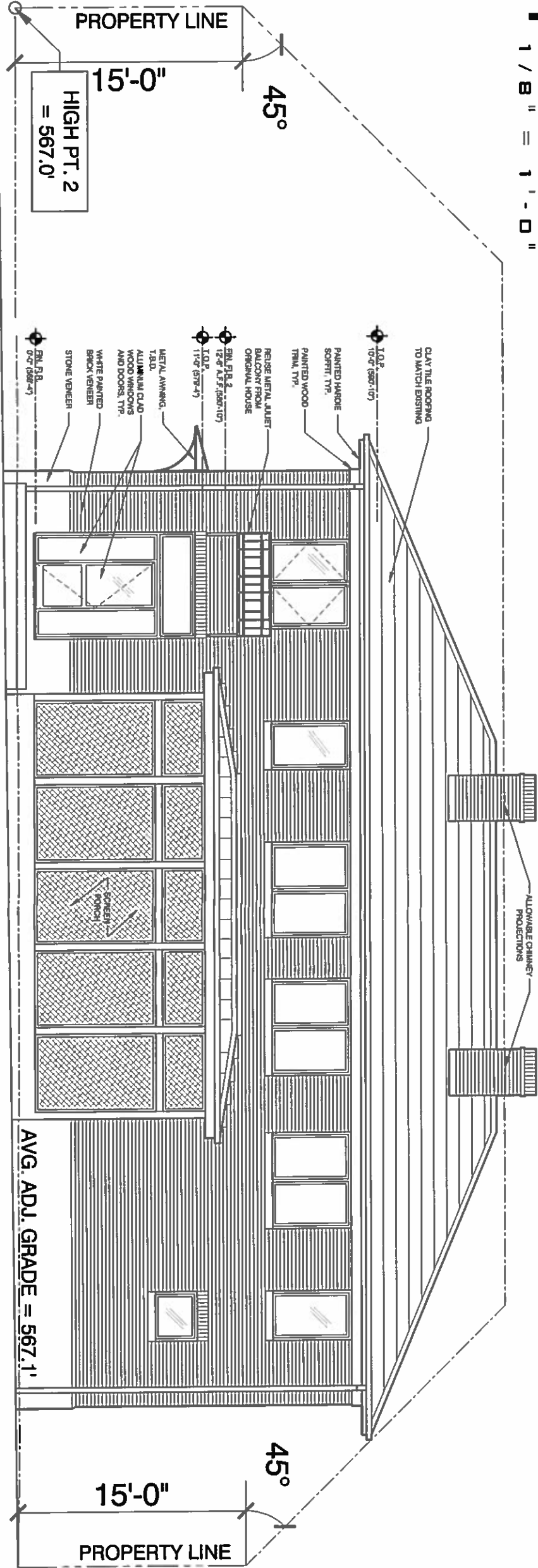
ISSUE DATE:

1.1



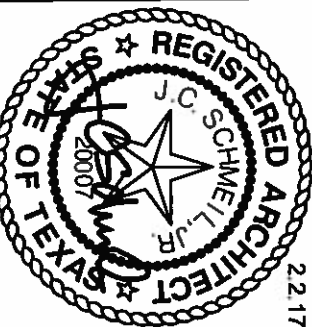
1 NORTH ELEVATION
1 / 8 " = 1 ' - 0 "

AVG. ADJ. GRADE = 567.1'



2 SOUTH ELEVATION
1 / 8 " = 1 ' - 0 "

AVG. ADJ. GRADE = 567.1'



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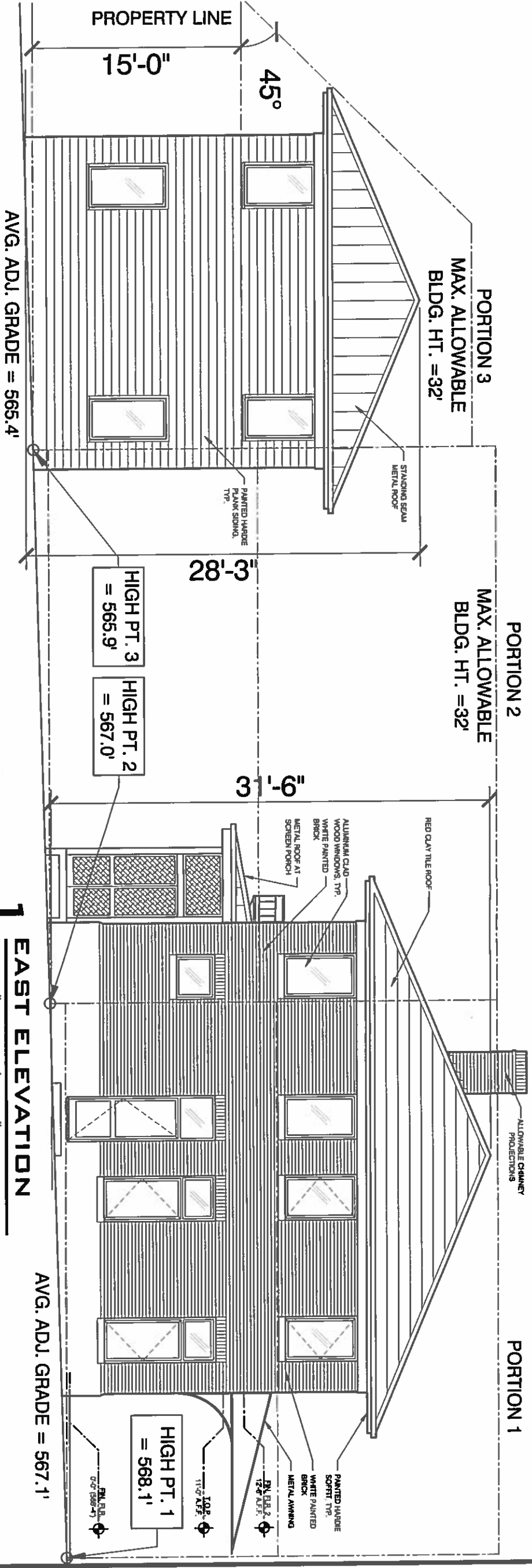
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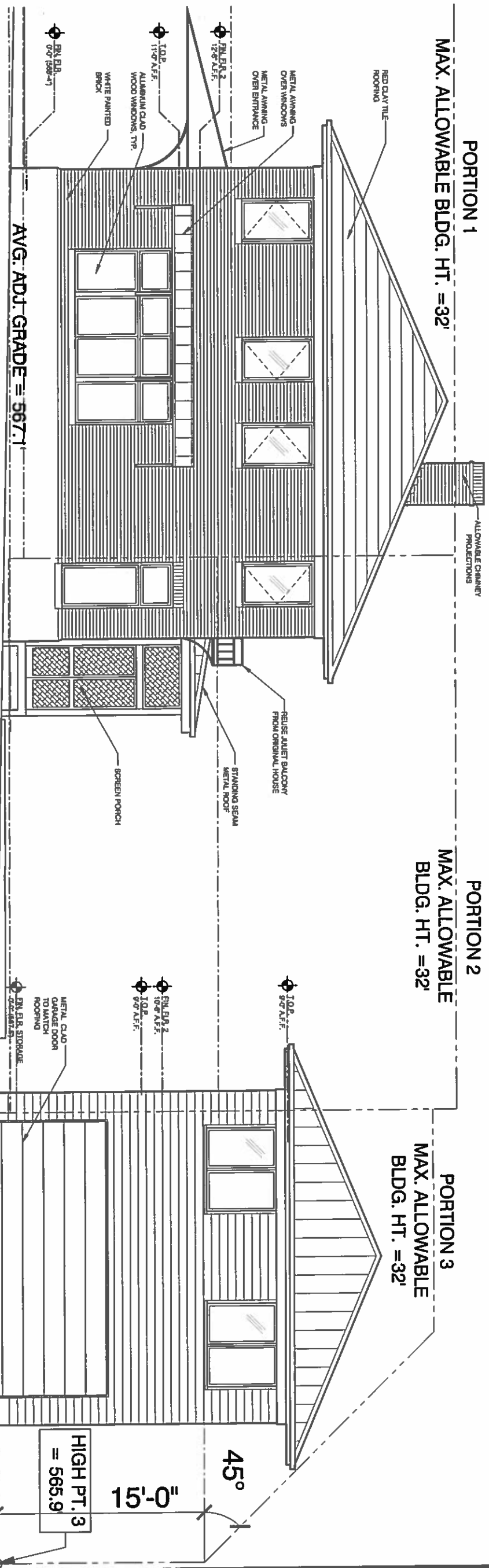
ISSUE DATE:
2/2/17
ELEVATIONS
1/8" = 1'-0"

ISSUE	DATE
PMT	2/2/17

A3.1



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



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



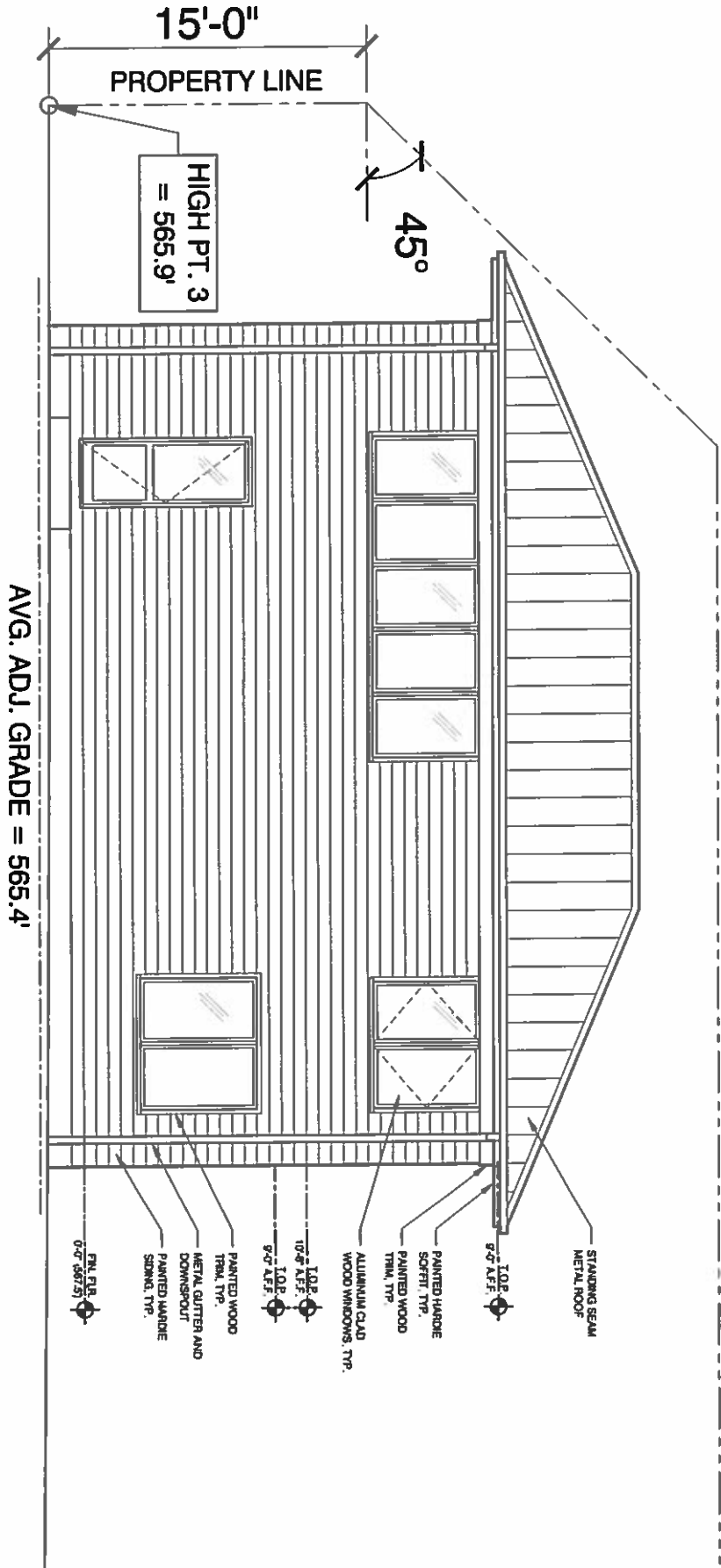
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ISSUE	DATE
PMT	2/21/17

ISSUE DATE:
2/21/17
ELEVATIONS
1/8" = 1'-0"

A3.2



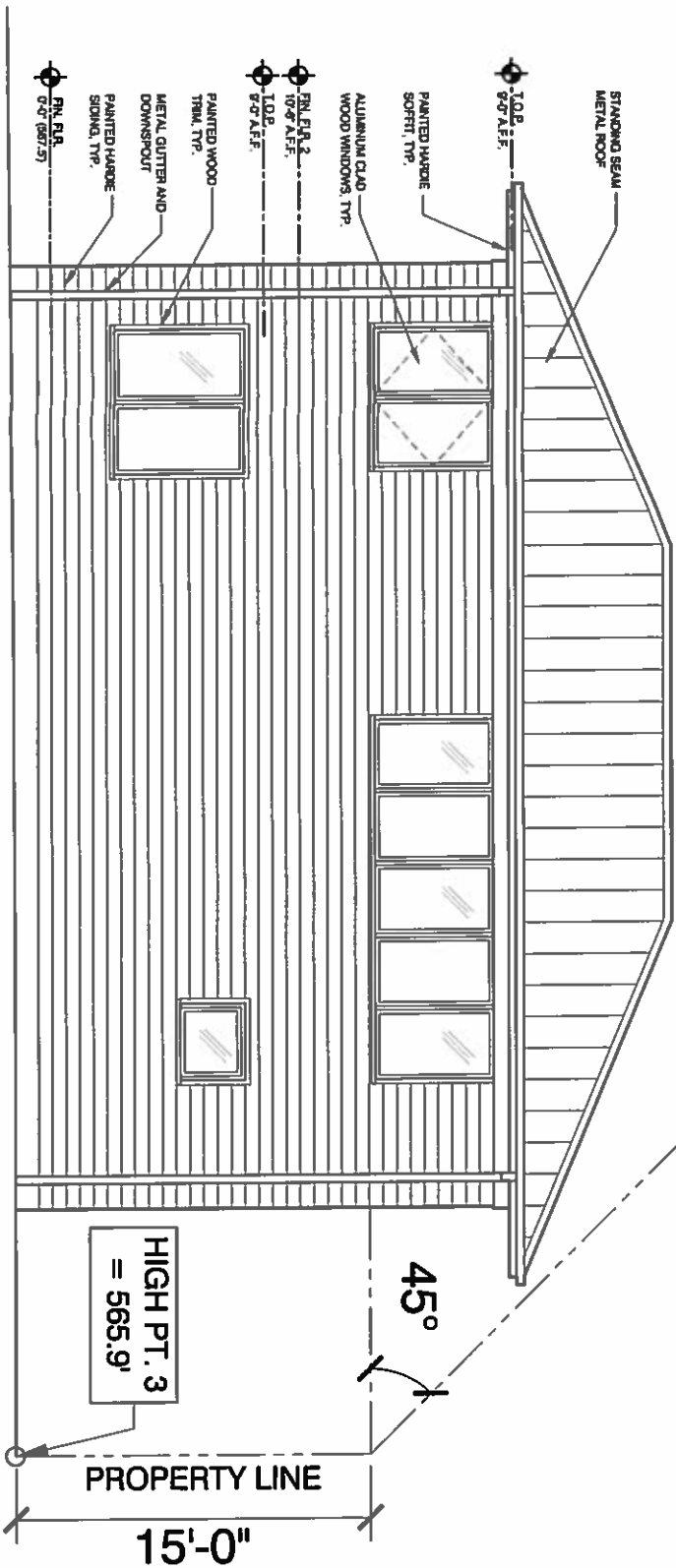
1 NORTH ELEVATION GARAGE

1 / 8 " = 1 ' - 0 "

AVG. ADJ. GRADE = 565.4'

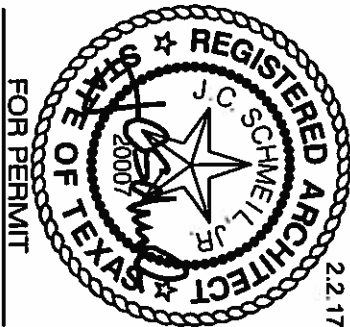
PORTION 3

MAX. ALLOWABLE BLDG. HT. = 32'



2 SOUTH ELEVATION GARAGE

1 / 8 " = 1 ' - 0 "



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ISSUE DATE:
2/2/17
ELEVATIONS
1/8" = 1'-0"

A3.3