



CITY OF AUSTIN
Development
 SERVICES DEPARTMENT

Residential Review – One Texas Center
 505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

**Residential New Construction
 and Addition Permit Application**

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Property Information

Project Address: 3304 Kerbey LN	Tax Parcel ID: 0119000614
Legal Description: North 43 of lot 13, Block 1, Vol 4, Page 65.	
Zoning District: Travis - SF-3-MP	Lot Area (sq ft): 6039
Neighborhood Plan Area (if applicable): Winslow Road	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N	Does this site have a septic system? Y <input checked="" type="radio"/> N
Does the structure exceed 3,600 square feet total under roof? Y <input checked="" type="radio"/> N	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	ADJACENT LOT - NOT AFFECTED
Does this site currently have: water availability? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	wastewater availability? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="radio"/> N	
Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="radio"/> N	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N
Does this site front a paved street? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="radio"/> N	Case # _____ (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="radio"/> N	

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="radio"/> N	
Existing Use: vacant <input checked="" type="radio"/> single-family residential	duplex residential two-family residential other: _____
Proposed Use: vacant <input checked="" type="radio"/> single-family residential	duplex residential two-family residential other: _____
Project Type: new construction addition <input checked="" type="radio"/> addition/remodel	other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	
# existing bedrooms: 2	# bedrooms upon completion: 4
# baths existing: 1	# baths upon completion: 3
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Demolition of west wall to expand lower floor plans Addition of an upper plan, New proposed back porch	
Trades Permits Required (Circle as applicable): <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input checked="" type="radio"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$292,000.00 0	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$292,600 0	Amount of Total Job Valuation dedicated to all Remodel/Repair:
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Amount for Primary Structure: \$ _____	Bldg: \$245,700.00
	Elec: <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Elec: \$12,500.00
	Amount for Accessory Structure: \$ _____	Plmbg: \$21,600.00
	Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	Mech: \$12,300.00
		TOTAL: \$292,600.00

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area					0.00	0.00
b) 2 nd Floor conditioned area					0.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)					0.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	0.00	0.00	0.00	0.00	0.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

Building Coverage Information
 Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
 Total Building Coverage (sq ft): 1,996 % of lot size: 33

Impervious Cover Information
 Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)
 Total Impervious Cover (sq ft): 2,629 % of lot size: 43

Setbacks EXIST. LIV RM = NON COMPLIANT - NO WORK IN THIS AREA
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y N
 Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y N
 Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) **Parking** (LDC 25-6 Appendix A & 25-6-478)
 Building Height: 26 ft 3 in Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2

Right-of-Way Information
 Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y N SIDEWALK EXISTS
 *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N
 Width of approach (measured at property line): 10.75 ft Distance from intersection (for corner lots only): N/A ft
 Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required) Y N

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor						0.00
2 nd Floor						0.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)				<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		0.00
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached			<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached			<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		0.00	0.00			0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 39.9% Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.) GABLE PROTRUSION - SEE 2/A.3

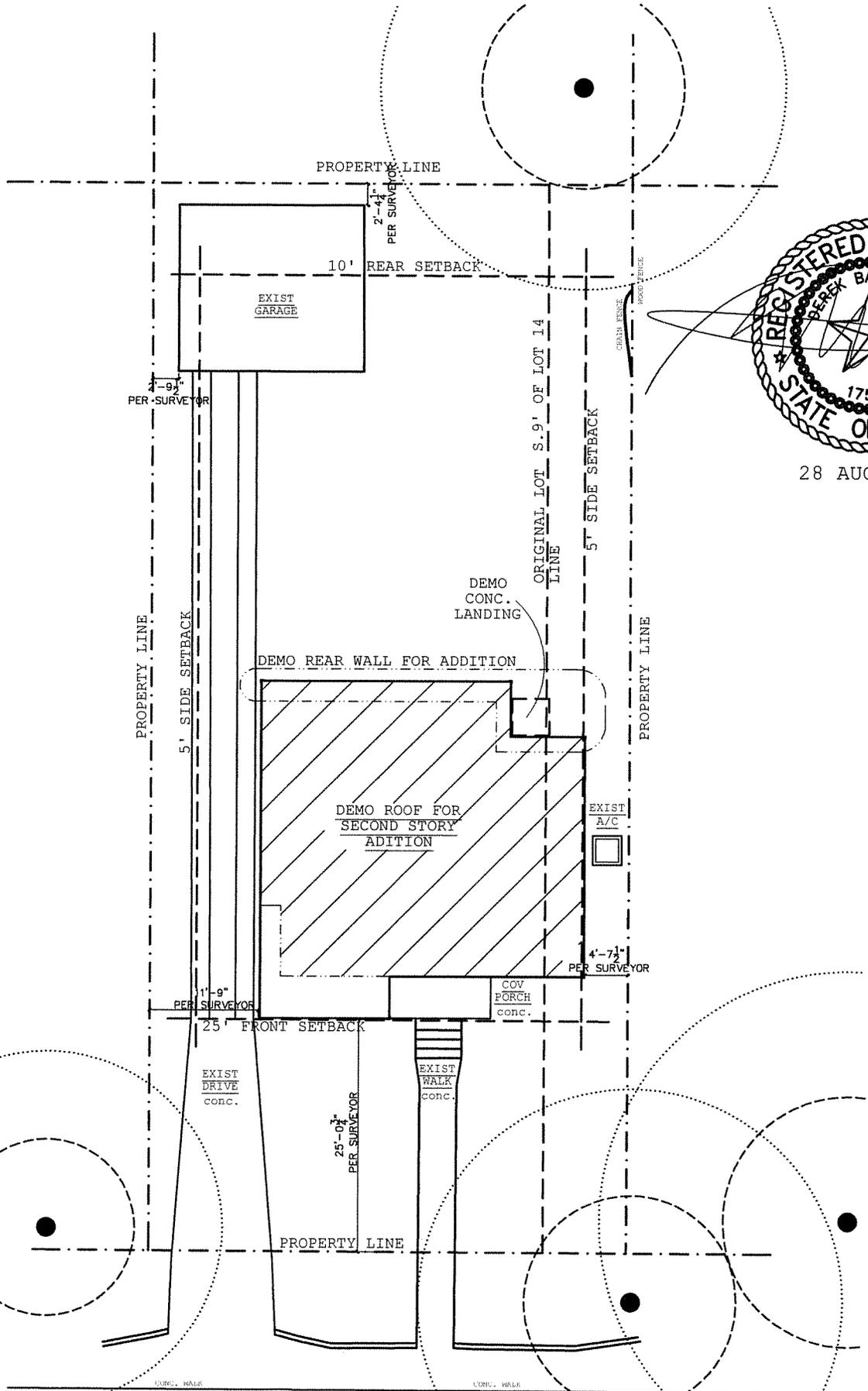
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

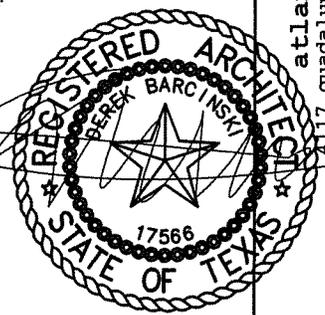
Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.



3304 KERBEY LANE
(60' R.O.W.)

1 DEMO PLAN
D.1 SCALE: 1/16" = 1'-0"



28 AUG 2017

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FOR PERMIT ONLY

POUNDS HOUSE
3304 KERBEY LANE
AUSTIN, TEXAS 78703

FOR PERMIT
28 AUG 17

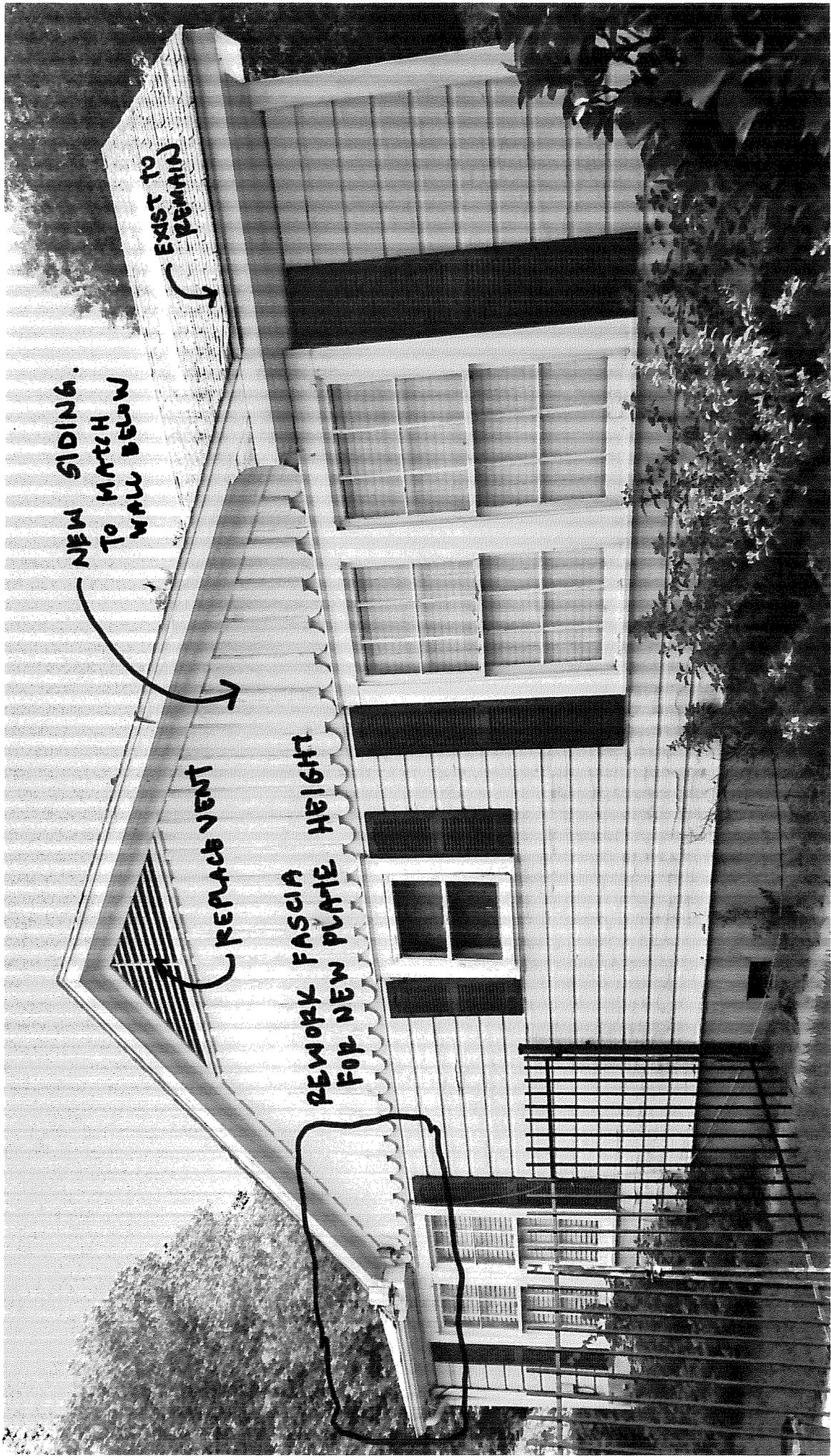
D.1

08-29-17

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EXISTING FRONT PORCH + GABLE TO REMAIN

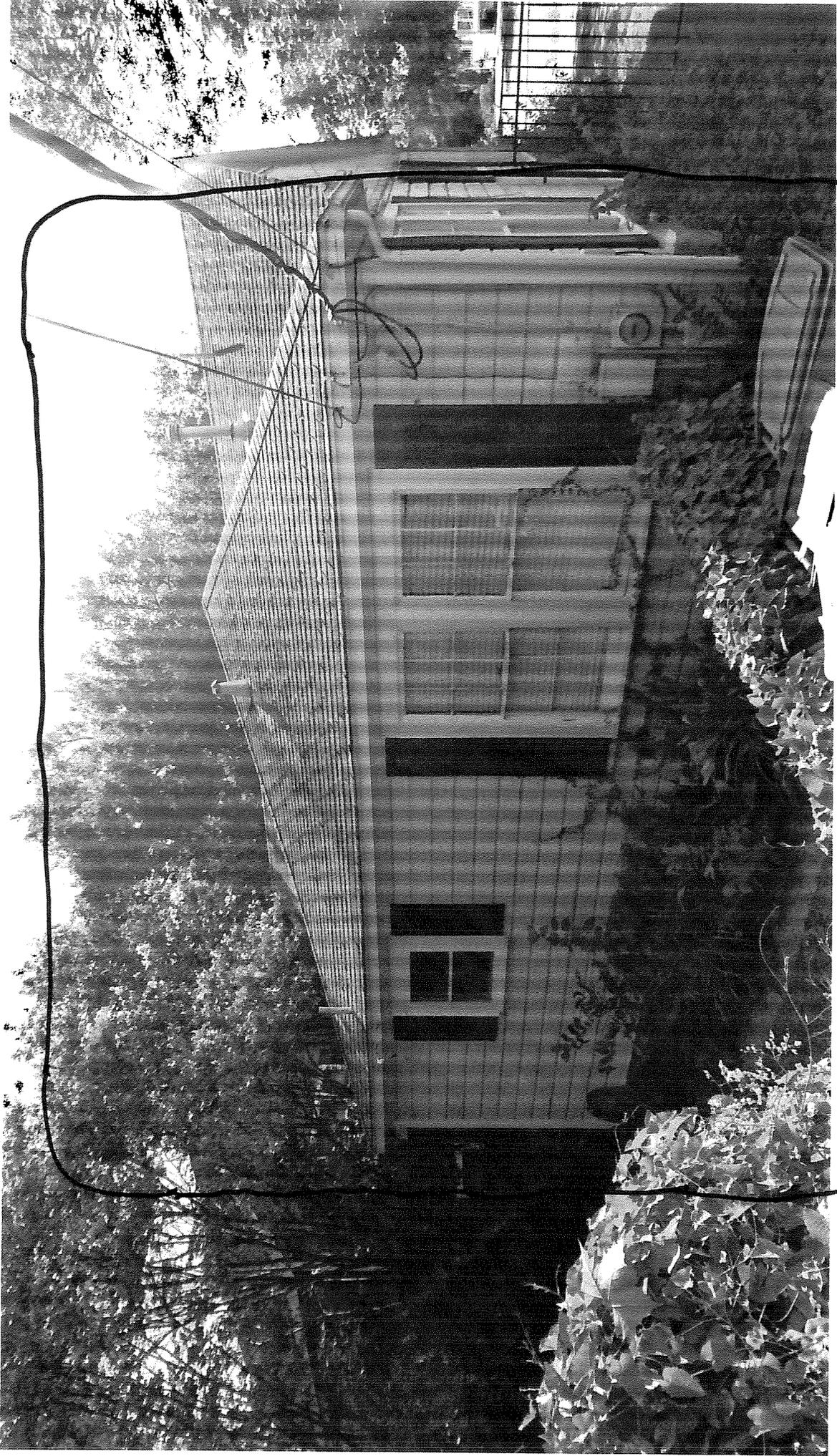


NEW SIDING.
TO MATCH
TO WALL BELOW

EXIST TO
REMAIN

REPLACE VENT

REWORK FASCIA
HEIGHT
FOR NEW PLATE



REMOVE REAR WALL FOR FAM RM
EXTENSION + ADDITION

EXIST. TO REMAIN

REMOVE GABLE FOR SECOND STORY
ADDITION



1. BUILDING & SITE AREA CALCULATIONS 06-20-17 ea

	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA (cfr) = existing to remain (cfr)	1,135.57	234.45	1,429.57
b. SECOND FLR. CONDITIONED AREA	0.00	342.85	342.85
c. THIRD FLR. CONDITIONED AREA	0.00	982.85	982.85
d. BASEMENT	0.00	0.00	0.00
e. GARAGE	0.00	0.00	0.00
f. COVERED PATIO, DECK OR PORCH	364.92	0.00	364.92
g. BALCONIES (not over bldg)	0.00	0.00	0.00
h. UNCOVERED WOOD DECK (count 100%)	0.00	0.00	0.00
i. SWIMMING POOL (water surface only)	0.00	0.00	0.00
j. SPA	0.00	0.00	0.00
k. TOTAL BLDG AREA (a thru j)	1,540.52	1,309.70	2,850.22

2. BUILDING COVERAGE

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)	1,540.52	1,309.70	2,850.22
2. TOTAL LOT AREA	6,039.91	0.00	6,039.91
PROPOSED % OF BLDG COVERAGE ON LOT (196% / 6039 = 3%)			3.3%
ALLOWABLE % OF BLDG COVERAGE ON LOT = 2.415 SF			40%

3. IMPERVIOUS COVERAGE

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)	1,540.52	1,309.70	2,850.22
m. DRIVEWAY ON PRIVATE PROPERTY	499.95	0.00	499.95
n. SIDEWALK/MALKWAYS ON PRIVATE PROP.	1,873.57	<71> SF	1,944.57
o. UNCOVERED PATIOS	0.00	0.00	0.00
p. UNCOVERED WOOD DECKS (count 50%) (k x .5)	0.00	0.00	0.00
q. AIR CONDITIONER PADS	9.57	9.57	19.14
r. CONCRETE DECKS	0.00	0.00	0.00
s. SITE WALLS & RETAINING	0.00	0.00	0.00
t. OTHER (ceiling, lush, etc.)	0.00	0.00	0.00
u. TOTAL IMPERVIOUS COVERAGE	2,233.57	386.57	2,620.14
PROPOSED IMPERVIOUS COVERAGE (2629 / 6039 = 4%)			4.3%
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 2,717 SF			45%

4. F.A.R. CALCULATIONS

	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA > 15'	1,135.57	234.45	1,429.57
b. FIRST FLR. COVERED PORCH	65.92	134.92	200.84
c. FIRST FLR COVER PORCH EXEMPT (full or 1/2-00)	<65.92> SF	<134.92> SF	<199.84> SF
d. SECOND FLR. CONDITIONED AREA	0.00	342.85	342.85
e. SECOND FLR. CONDITIONED AREA > 15'	0.00	342.85	342.85
f. SECOND FLR. COVERED PORCHES	0.00	0.00	0.00
g. THIRD FLR. CONDITIONED AREA	0.00	982.85	982.85
h. BASEMENT EXEMPTION	0.00	0.00	0.00
i. BASEMENT EXEMPTION	0.00	0.00	0.00
j. HABITABLE ATTIC EXEMPTION	0.00	<0.00> SF	<0.00> SF
k. GARAGE	0.00	0.00	0.00
l. GARAGE	0.00	0.00	0.00
m. GARAGE	0.00	0.00	0.00
n. GARAGE	0.00	0.00	0.00
o. GARAGE	0.00	0.00	0.00
p. GARAGE	0.00	0.00	0.00
q. GARAGE	0.00	0.00	0.00
r. GARAGE	0.00	0.00	0.00
s. GARAGE	0.00	0.00	0.00
t. GARAGE	0.00	0.00	0.00
u. GARAGE	0.00	0.00	0.00
v. GARAGE	0.00	0.00	0.00
w. GARAGE	0.00	0.00	0.00
x. GARAGE	0.00	0.00	0.00
y. GARAGE	0.00	0.00	0.00
z. GARAGE	0.00	0.00	0.00
AA. GARAGE	0.00	0.00	0.00
AB. GARAGE	0.00	0.00	0.00
AC. GARAGE	0.00	0.00	0.00
AD. GARAGE	0.00	0.00	0.00
AE. GARAGE	0.00	0.00	0.00
AF. GARAGE	0.00	0.00	0.00
AG. GARAGE	0.00	0.00	0.00
AH. GARAGE	0.00	0.00	0.00
AI. GARAGE	0.00	0.00	0.00
AJ. GARAGE	0.00	0.00	0.00
AK. GARAGE	0.00	0.00	0.00
AL. GARAGE	0.00	0.00	0.00
AM. GARAGE	0.00	0.00	0.00
AN. GARAGE	0.00	0.00	0.00
AO. GARAGE	0.00	0.00	0.00
AP. GARAGE	0.00	0.00	0.00
AQ. GARAGE	0.00	0.00	0.00
AR. GARAGE	0.00	0.00	0.00
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AX. GARAGE	0.00	0.00	0.00
AY. GARAGE	0.00	0.00	0.00
AZ. GARAGE	0.00	0.00	0.00
BA. GARAGE	0.00	0.00	0.00
BB. GARAGE	0.00	0.00	0.00
BC. GARAGE	0.00	0.00	0.00
BD. GARAGE	0.00	0.00	0.00
BE. GARAGE	0.00	0.00	0.00
BF. GARAGE	0.00	0.00	0.00
BG. GARAGE	0.00	0.00	0.00
BH. GARAGE	0.00	0.00	0.00
BI. GARAGE	0.00	0.00	0.00
BJ. GARAGE	0.00	0.00	0.00
BK. GARAGE	0.00	0.00	0.00
BL. GARAGE	0.00	0.00	0.00
BM. GARAGE	0.00	0.00	0.00
BN. GARAGE	0.00	0.00	0.00
BO. GARAGE	0.00	0.00	0.00
BP. GARAGE	0.00	0.00	0.00
BQ. GARAGE	0.00	0.00	0.00
BR. GARAGE	0.00	0.00	0.00
BS. GARAGE	0.00	0.00	0.00
BT. GARAGE	0.00	0.00	0.00
BU. GARAGE	0.00	0.00	0.00
BV. GARAGE	0.00	0.00	0.00
BW. GARAGE	0.00	0.00	0.00
BX. GARAGE	0.00	0.00	0.00
BY. GARAGE	0.00	0.00	0.00
BZ. GARAGE	0.00	0.00	0.00
CA. GARAGE	0.00	0.00	0.00
CB. GARAGE	0.00	0.00	0.00
CC. GARAGE	0.00	0.00	0.00
CD. GARAGE	0.00	0.00	0.00
CE. GARAGE	0.00	0.00	0.00
CF. GARAGE	0.00	0.00	0.00
CG. GARAGE	0.00	0.00	0.00
CH. GARAGE	0.00	0.00	0.00
CI. GARAGE	0.00	0.00	0.00
CJ. GARAGE	0.00	0.00	0.00
CK. GARAGE	0.00	0.00	0.00
CL. GARAGE	0.00	0.00	0.00
CM. GARAGE	0.00	0.00	0.00
CN. GARAGE	0.00	0.00	0.00
CO. GARAGE	0.00	0.00	0.00
CP. GARAGE	0.00	0.00	0.00
CQ. GARAGE	0.00	0.00	0.00
CR. GARAGE	0.00	0.00	0.00
CS. GARAGE	0.00	0.00	0.00
CT. GARAGE	0.00	0.00	0.00
CU. GARAGE	0.00	0.00	0.00
CV. GARAGE	0.00	0.00	0.00
CW. GARAGE	0.00	0.00	0.00
CX. GARAGE	0.00	0.00	0.00
CY. GARAGE	0.00	0.00	0.00
CZ. GARAGE	0.00	0.00	0.00
DA. GARAGE	0.00	0.00	0.00
DB. GARAGE	0.00	0.00	0.00
DC. GARAGE	0.00	0.00	0.00
DD. GARAGE	0.00	0.00	0.00
DE. GARAGE	0.00	0.00	0.00
DF. GARAGE	0.00	0.00	0.00
DG. GARAGE	0.00	0.00	0.00
DH. GARAGE	0.00	0.00	0.00
DI. GARAGE	0.00	0.00	0.00
DJ. GARAGE	0.00	0.00	0.00
DK. GARAGE	0.00	0.00	0.00
DL. GARAGE	0.00	0.00	0.00
DM. GARAGE	0.00	0.00	0.00
DN. GARAGE	0.00	0.00	0.00
DO. GARAGE	0.00	0.00	0.00
DP. GARAGE	0.00	0.00	0.00
DQ. GARAGE	0.00	0.00	0.00
DR. GARAGE	0.00	0.00	0.00
DS. GARAGE	0.00	0.00	0.00
DT. GARAGE	0.00	0.00	0.00
DU. GARAGE	0.00	0.00	0.00
DV. GARAGE	0.00	0.00	0.00
DW. GARAGE	0.00	0.00	0.00
DX. GARAGE	0.00	0.00	0.00
DY. GARAGE	0.00	0.00	0.00
DZ. GARAGE	0.00	0.00	0.00
EA. GARAGE	0.00	0.00	0.00
EB. GARAGE	0.00	0.00	0.00
EC. GARAGE	0.00	0.00	0.00
ED. GARAGE	0.00	0.00	0.00
EE. GARAGE	0.00	0.00	0.00
EF. GARAGE	0.00	0.00	0.00
EG. GARAGE	0.00	0.00	0.00
EH. GARAGE	0.00	0.00	0.00
EI. GARAGE	0.00	0.00	0.00
EJ. GARAGE	0.00	0.00	0.00
EK. GARAGE	0.00	0.00	0.00
EL. GARAGE	0.00	0.00	0.00
EM. GARAGE	0.00	0.00	0.00
EN. GARAGE	0.00	0.00	0.00
EO. GARAGE	0.00	0.00	0.00
EP. GARAGE	0.00	0.00	0.00
EQ. GARAGE	0.00	0.00	0.00
ER. GARAGE	0.00	0.00	0.00
ES. GARAGE	0.00	0.00	0.00
ET. GARAGE	0.00	0.00	0.00
EU. GARAGE	0.00	0.00	0.00
EV. GARAGE	0.00	0.00	0.00
EW. GARAGE	0.00	0.00	0.00
EX. GARAGE	0.00	0.00	0.00
EY. GARAGE	0.00	0.00	0.00
EZ. GARAGE	0.00	0.00	0.00
FA. GARAGE	0.00	0.00	0.00
FB. GARAGE	0.00	0.00	0.00
FC. GARAGE	0.00	0.00	0.00
FD. GARAGE	0.00	0.00	0.00
FE. GARAGE	0.00	0.00	0.00
FF. GARAGE	0.00	0.00	0.00
FG. GARAGE	0.00	0.00	0.00
FH. GARAGE	0.00	0.00	0.00
FI. GARAGE	0.00	0.00	0.00
FJ. GARAGE	0.00	0.00	0.00
FK. GARAGE	0.00	0.00	0.00
FL. GARAGE	0.00	0.00	0.00
FM. GARAGE	0.00	0.00	0.00
FN. GARAGE	0.00	0.00	0.00
FO. GARAGE	0.00	0.00	0.00
FP. GARAGE	0.00	0.00	0.00
FQ. GARAGE	0.00	0.00	0.00
FR. GARAGE	0.00	0.00	0.00
FS. GARAGE	0.00	0.00	0.00
FT. GARAGE	0.00	0.00	0.00
FU. GARAGE	0.00	0.00	0.00
FV. GARAGE	0.00	0.00	0.00
FW. GARAGE	0.00	0.00	0.00
FX. GARAGE	0.00	0.00	0.00
FY. GARAGE	0.00	0.00	0.00
FZ. GARAGE	0.00	0.00	0.00
GA. GARAGE	0.00	0.00	0.00
GB. GARAGE	0.00	0.00	0.00
GC. GARAGE	0.00	0.00	0.00
GD. GARAGE	0.00	0.00	0.00
GE. GARAGE	0.00	0.00	0.00
GF. GARAGE	0.00	0.00	0.00
GG. GARAGE	0.00	0.00	0.00
GH. GARAGE	0.00	0.00	0.00
GI. GARAGE	0.00	0.00	0.00
GJ. GARAGE	0.00	0.00	0.00
GK. GARAGE	0.00	0.00	0.00
GL. GARAGE	0.00	0.00	0.00
GM. GARAGE	0.00	0.00	0.00
GN. GARAGE	0.00	0.00	0.00
GO. GARAGE	0.00	0.00	0.00
GP. GARAGE	0.00	0.00	0.00
GQ. GARAGE	0.00	0.00	0.00
GR. GARAGE	0.00	0.00	0.00
GS. GARAGE	0.00	0.00	0.00
GT. GARAGE	0.00	0.00	0.00
GU. GARAGE	0.00	0.00	0.00
GV. GARAGE	0.00	0.00	0.00
GW. GARAGE	0.00	0.00	0.00
GX. GARAGE	0.00	0.00	0.00
GY. GARAGE	0.00	0.00	0.00
GZ. GARAGE	0.00	0.00	0.00
HA. GARAGE	0.00	0.00	0.00
HB. GARAGE	0.00	0.00	0.00
HC. GARAGE	0.00	0.00	0.00
HD. GARAGE	0.00	0.00	0.00
HE. GARAGE	0.00	0.00	0.00
HF. GARAGE	0.00	0.00	0.00
HG. GARAGE	0.00	0.00	0.00
HH. GARAGE	0.00	0.00	0.00
HI. GARAGE	0.00	0.00	0.00
HJ. GARAGE			

1. BUILDING & SITE AREA CALCULATIONS 06-20-17 ea

	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA (e1) = existing to remain	1,135sf	234sf	1,429sf
b. SECOND FLR. CONDITIONED AREA	0sf	982sf	982sf
c. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf
d. BASEMENT	0sf	0sf	0sf
e. GARAGE	0sf	0sf	0sf
f. COVERED PATIO, DECK OR PORCH	364sf	0sf	364sf
g. BALCONIES (net over bldg)	0sf	0sf	0sf
h. UNCOVERED WOOD DECK(S) (count 100%)	0sf	0sf	0sf
i. SHEDDING POOL (water surface only)	0sf	0sf	0sf
j. SPA	0sf	0sf	0sf
k. TOTAL BLDG AREA (a thru j)	1,548sf	1,430sf	2,978sf

2. BUILDING COVERAGE

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)	1,548sf	1,430sf	2,978sf
2. TOTAL LOT AREA	1,548sf	488sf	2,036sf
PROPOSED % OF BLDG COVERAGE ON LOT (1996 / 6039 = %)			33.1%
ALLOWABLE % OF BLDG COVERAGE ON LOT = 2,415 SF			40%

3. IMPERVIOUS COVERAGE

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)	1,548sf	1,430sf	2,978sf
m. DRIVEWAY ON PRIVATE PROPERTY	499sf	0sf	499sf
n. SIDEWALK/WALKWAYS ON PRIVATE PROP.	187sf	<71>sf	116sf
o. UNCOVERED PATIOS	0sf	0sf	0sf
p. UNCOVERED WOOD DECKS (count 50%) (XX X .5)	0sf	0sf	0sf
q. AIR CONDITIONER PADS	9sf	9sf	18sf
r. CONCRETE DECKS	0sf	0sf	0sf
s. SITE WALLS & RETAINING	0sf	0sf	0sf
t. OTHER (garbing, lugs, etc.)	0sf	0sf	0sf
1. TOTAL IMPERVIOUS COVERAGE	2,243sf	386sf	2,629sf
PROPOSED IMPERVIOUS COVERAGE (2629 / 6039 = %)			43.5%
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 2,717 SF			45%

4. F.A.R. CALCULATIONS

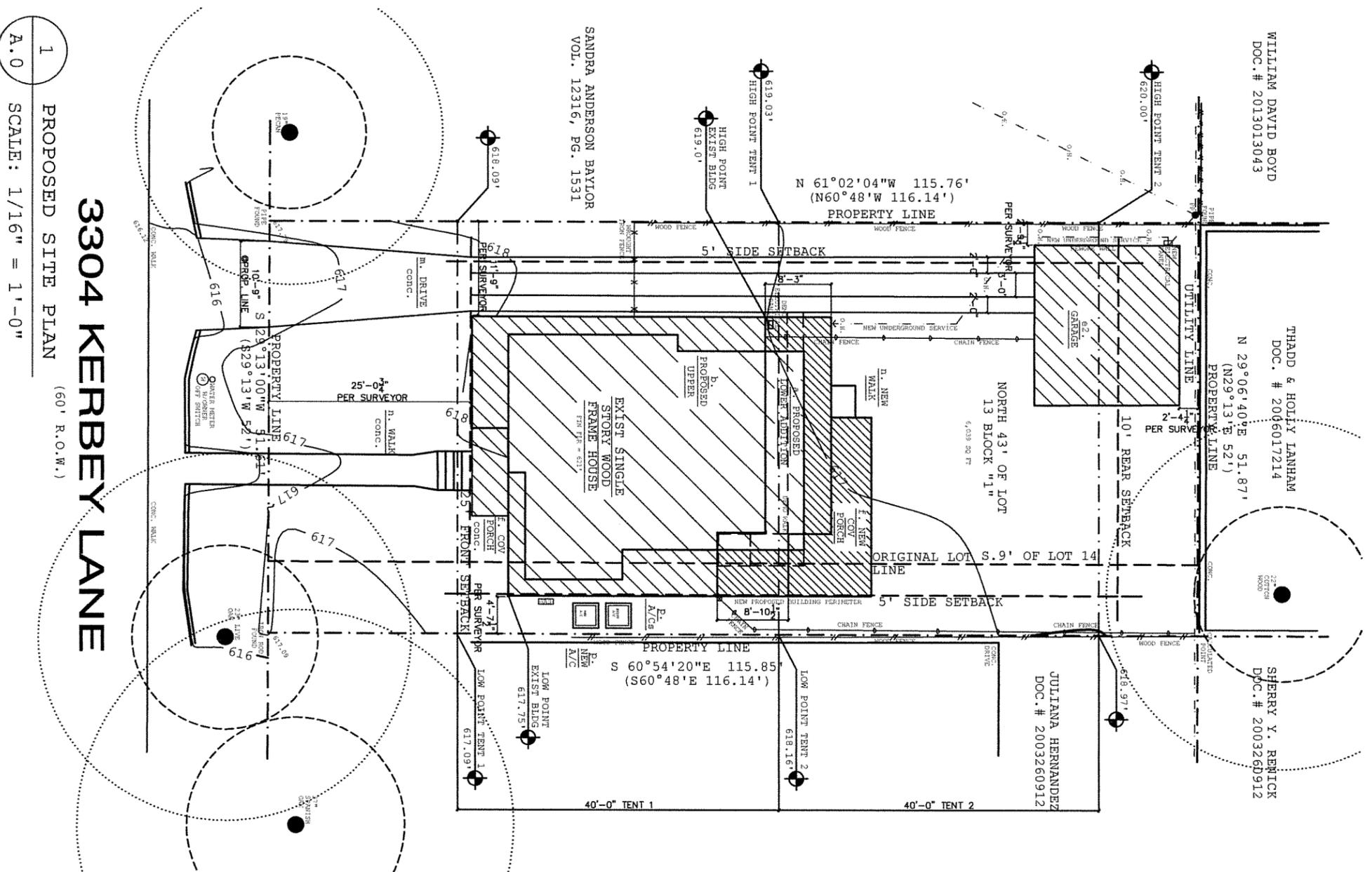
	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA > 15'	1,135sf	234sf	1,429sf
b. FIRST FLR. COVERED PORCH	65sf	134sf	199sf
c. SECOND FLR. CONDITIONED AREA > 15'	0sf	982sf	982sf
d. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf
e. BASEMENT EXEMPTION	0sf	0sf	0sf
f. HABITABLE ATTIC EXEMPTION	0sf	<2>sf	<2>sf
g. GARAGE	0sf	0sf	0sf
h. PARKING EXEMPTION (a1-200, a2-450, a3-450)	<364>sf	<0>sf	<364>sf
i. OTHER BUILDING OR COVERED AREAS	0sf	0sf	0sf
j. TOTAL HOUSE GROSS FLOOR AREA	1,135sf	2,216sf	3,351sf
k. ALLOWABLE FLOOR AREA RATIO (2411 / 6039)			39.9%
ALLOWABLE FLOOR AREA RATIO 40% X 6039 Lot = 2,415.6 SF			40%

NOTE: SIDEWALK ALREADY EXIST THEREFORE SIDEWALK FEE IS NOT REQUIRED

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY ALL POINTS SURVEYING, LLC DATED 07-25-16 AND ITS 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 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 THE WORK WITH EXISTING CONDITIONS. INFORMATION ON EXISTING BUILDINGS AND UTILITIES IS 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 CONDITIONS ON THE PROJECT. DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



3304 KERBEY LANE
 PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"
 SANDRA ANDERSON BAYLOR
 VOL. 12316, PG. 1531

ADOPTED BUILDING CODES:

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

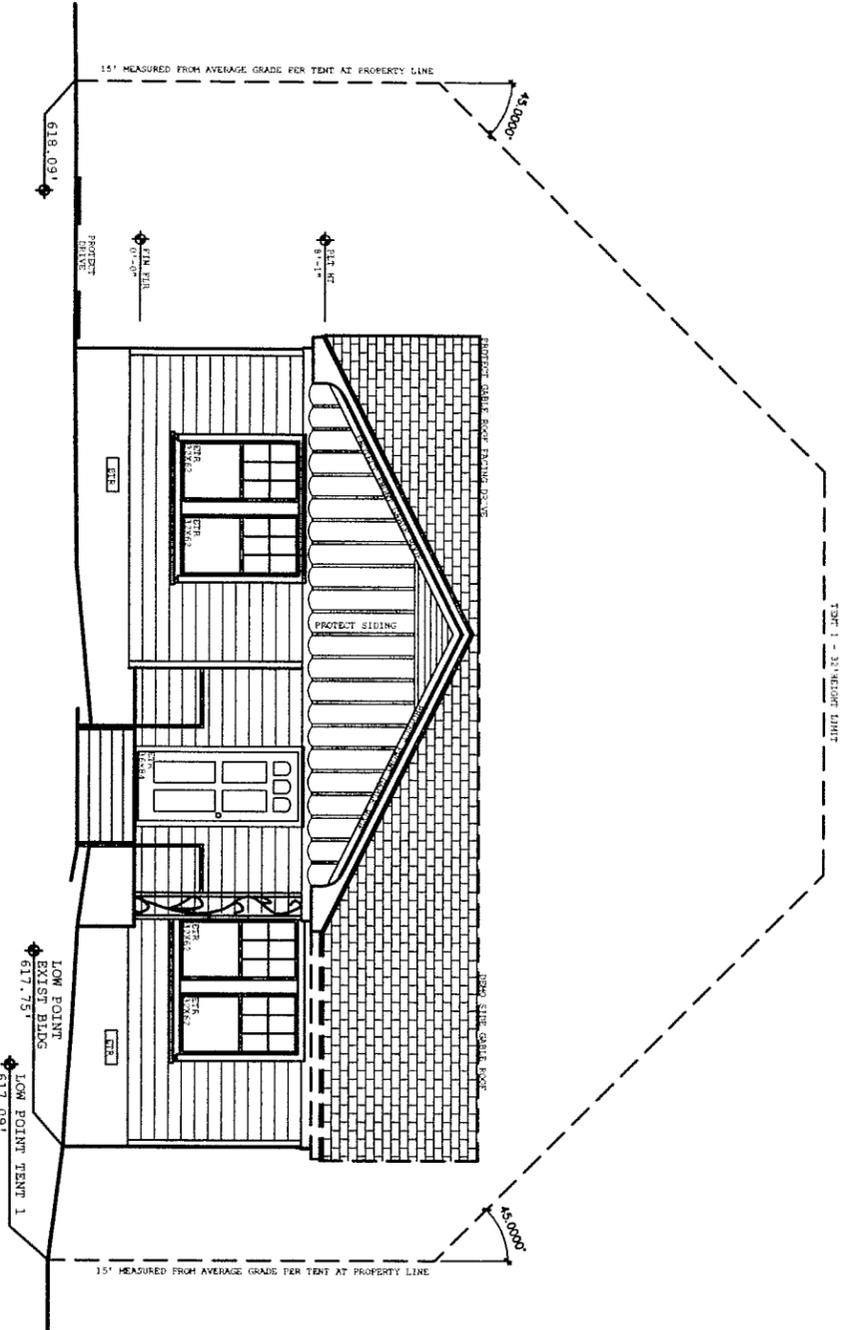
PROJECT INFO:

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

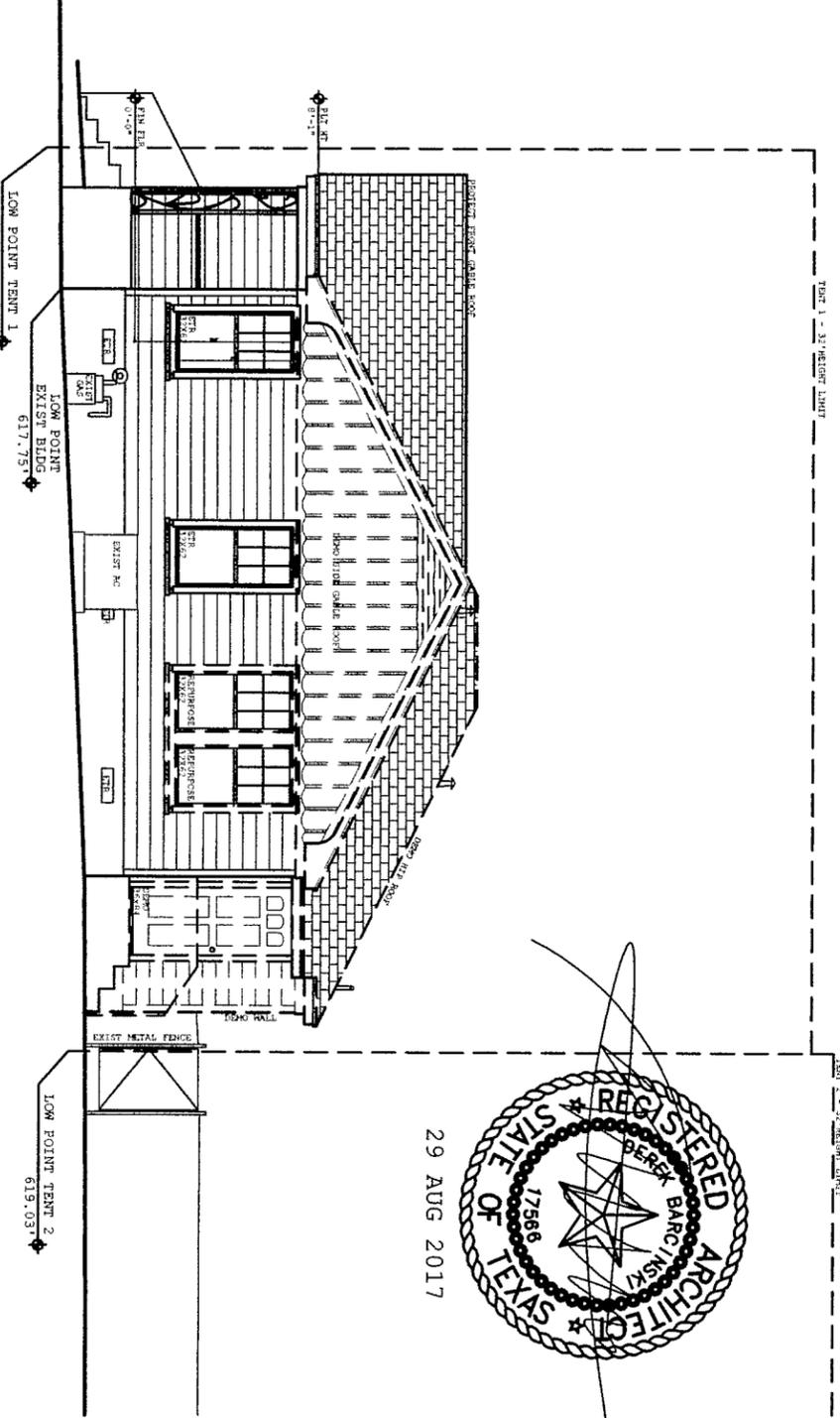
LEGAL DESCRIPTION:
 NORTH 43' OF LOT 13, BLOCK 1, VOL 4, PAGE 65, TRAVIS CO.

REGISTERED ARCHITECT
 BEREN BANCINSKI
 STATE OF TEXAS
 17666
 29 AUG 2017

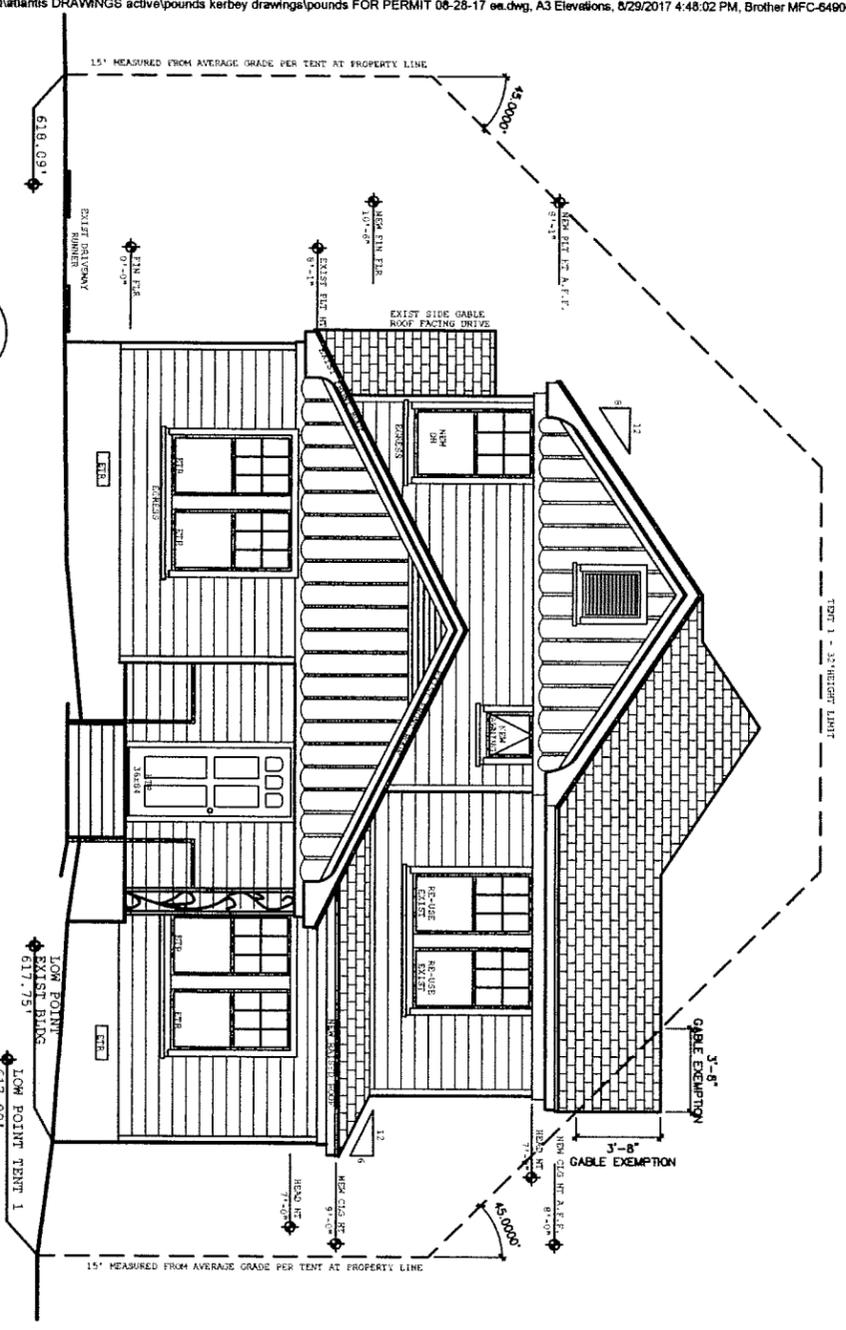
atlantis architects
 4117 guadalupe street - studio B
 austin texas 78751
 ph 512.452.7800 fax 452.7801
 atlantisarchitects.com



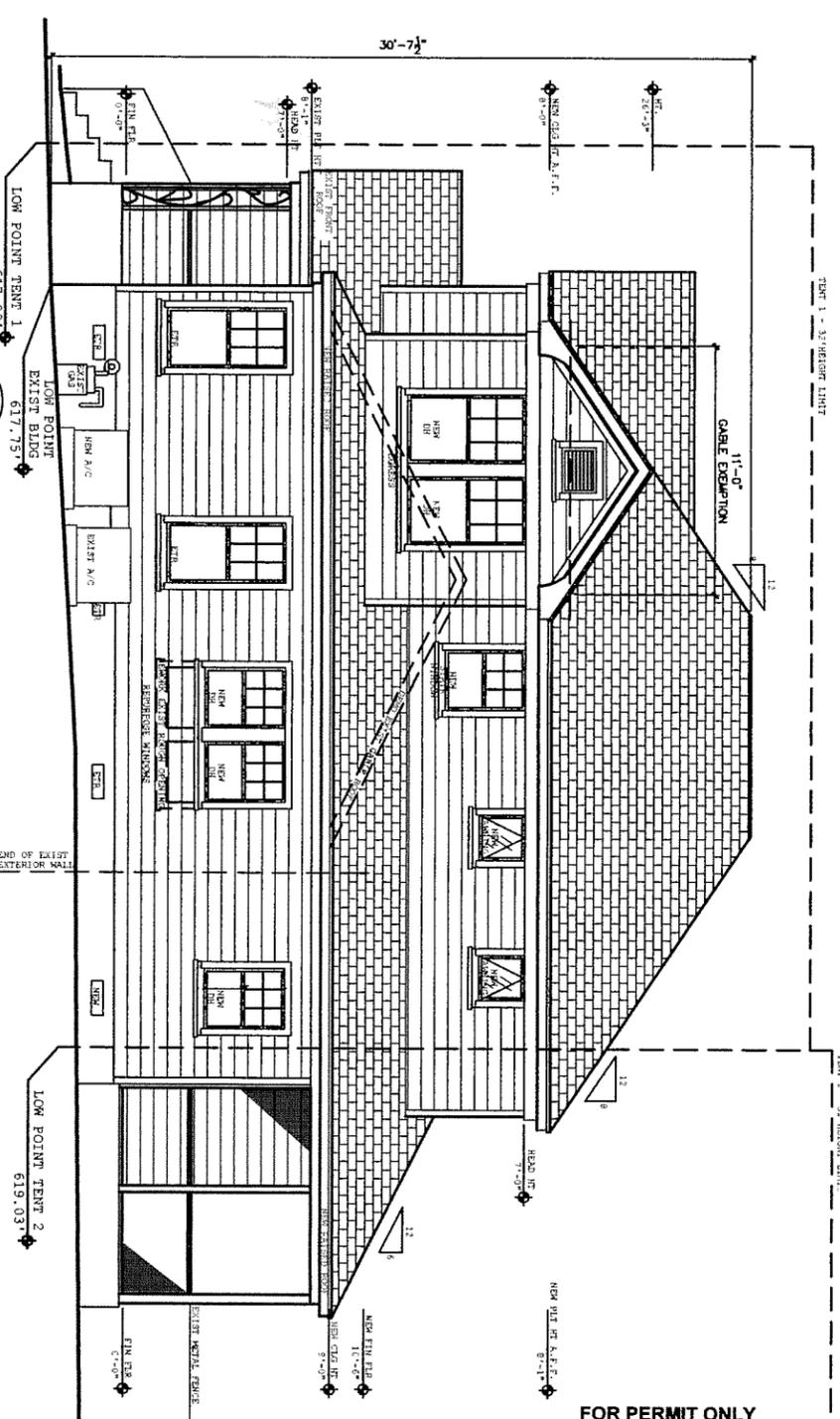
1 DEMO EXISTING FRONT ELEVATION - FACING EAST
 SCALE: 1/8" = 1'-0"



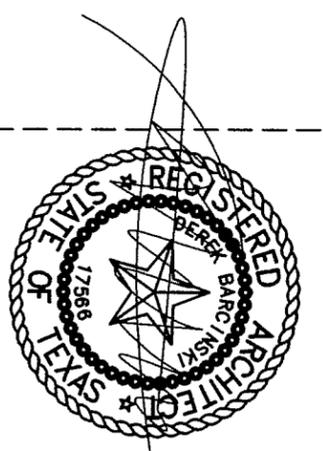
3 DEMO EXISTING SIDE ELEVATION - FACING NORTH
 SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION - FACING EAST
 SCALE: 1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION - FACING NORTH
 SCALE: 1/8" = 1'-0"



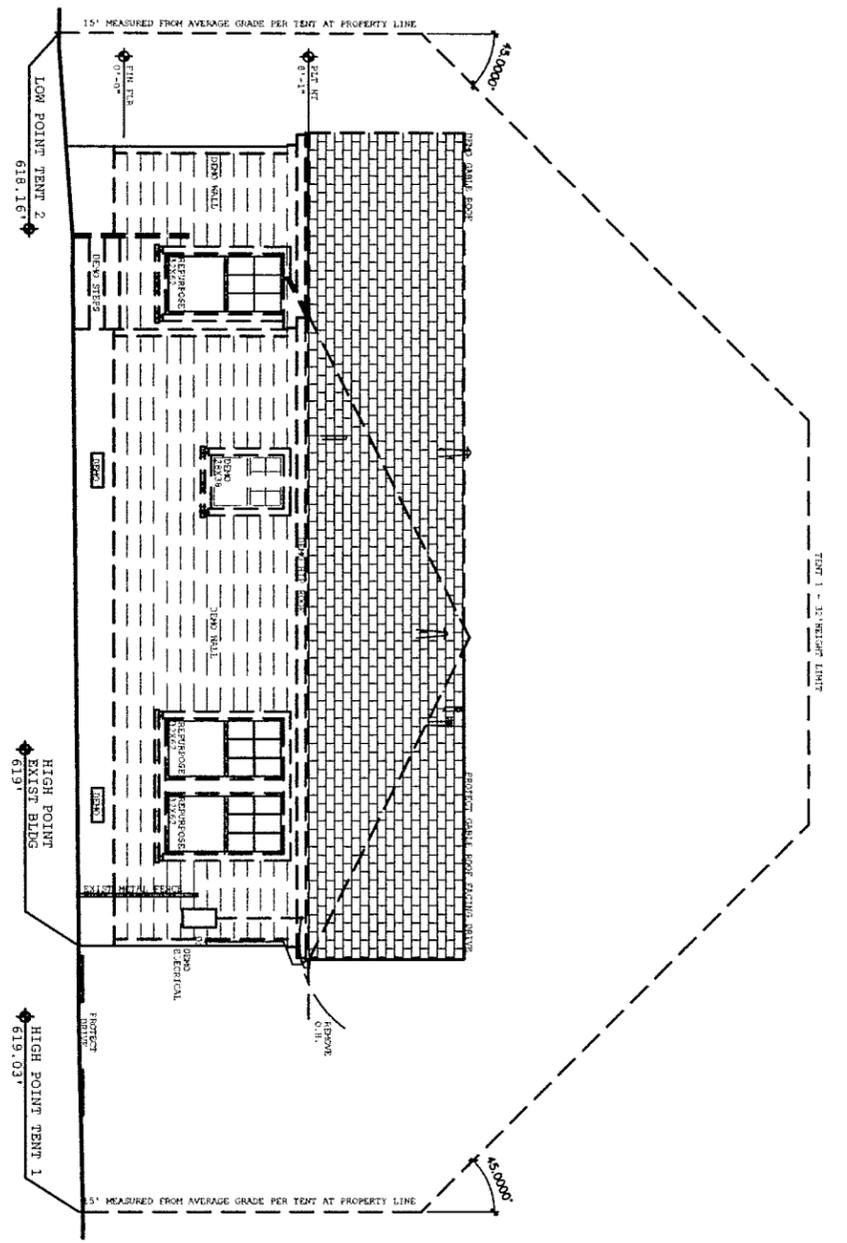
29 AUG 2017

POUNDS HOUSE
 3304 KERBEY LANE
 AUSTIN, TEXAS 78703

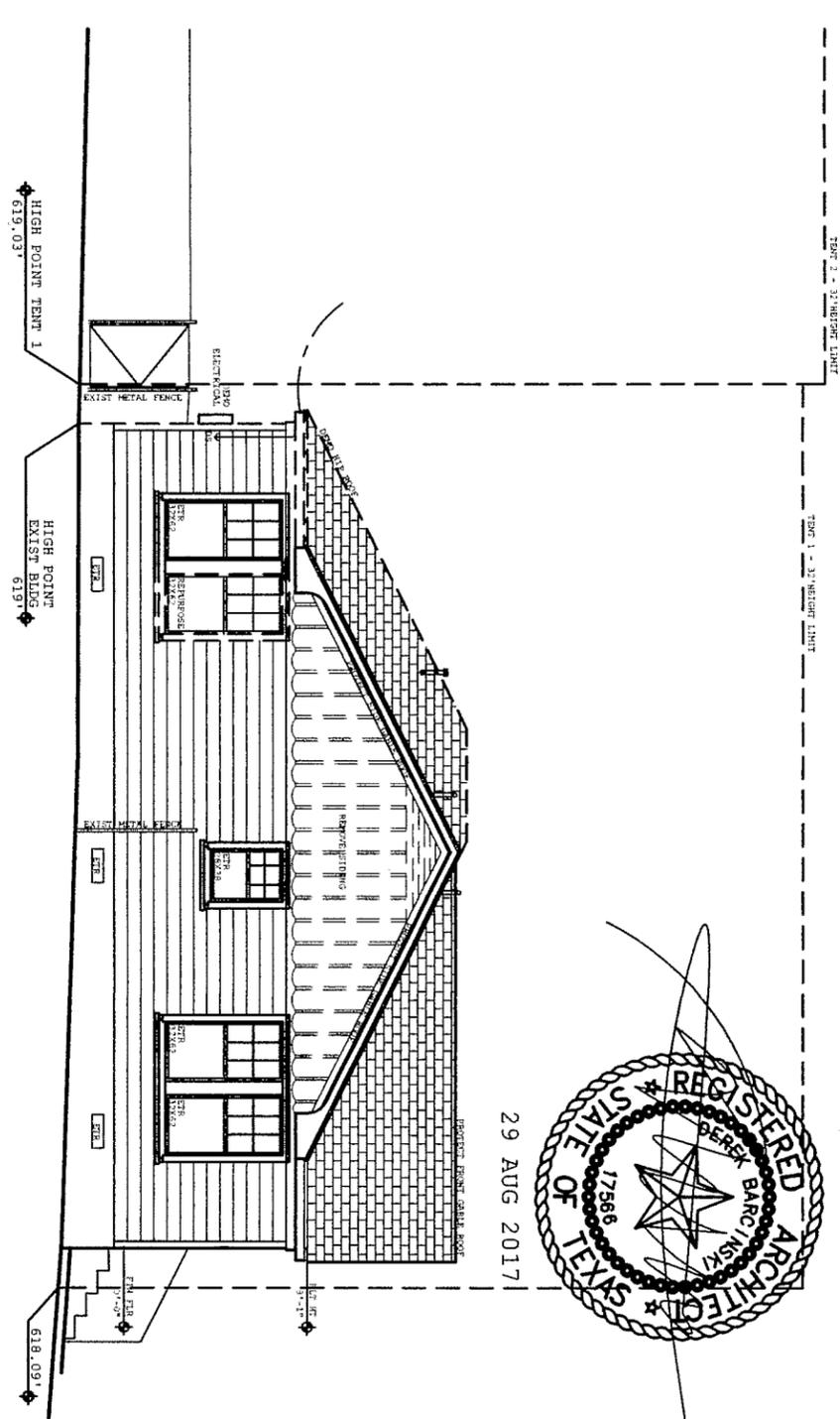
atlantis architects
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 atlantisarchitects.com

FOR PERMIT
 29 AUG 17

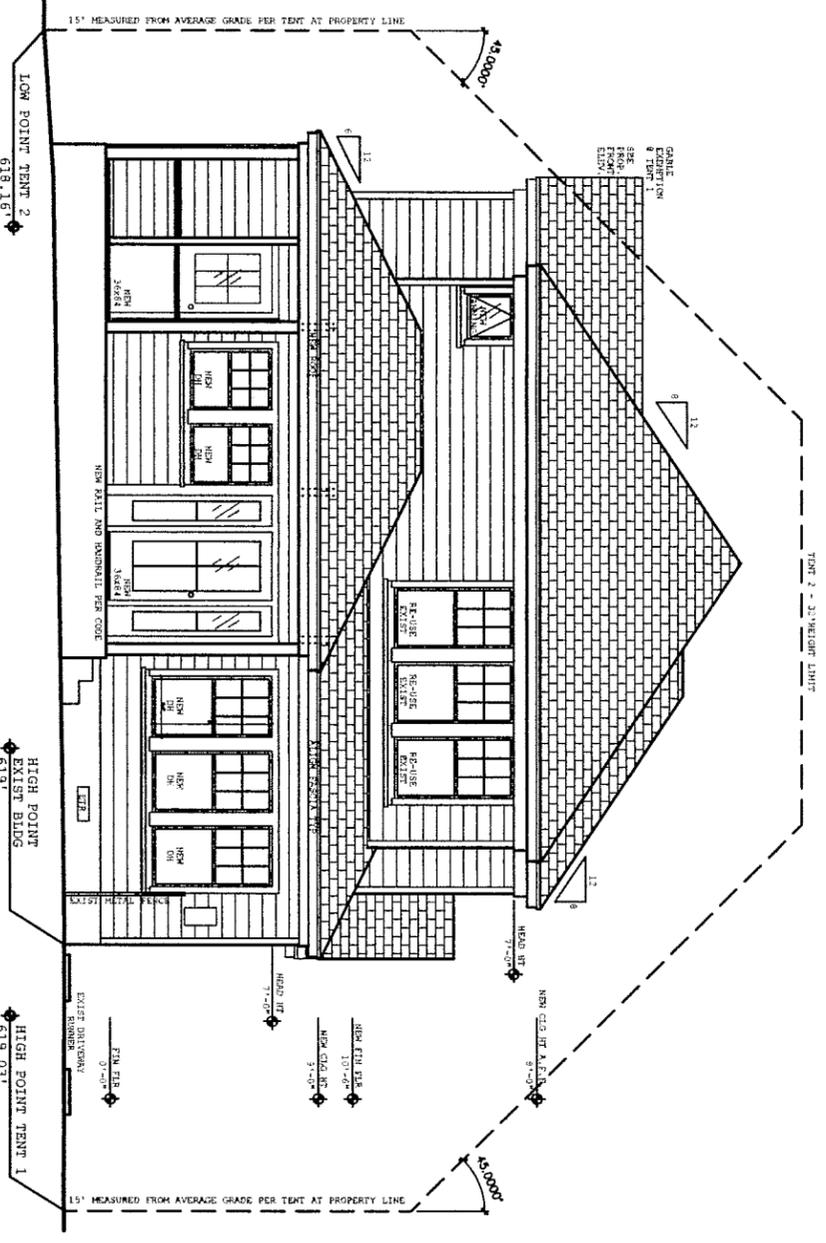
A.3



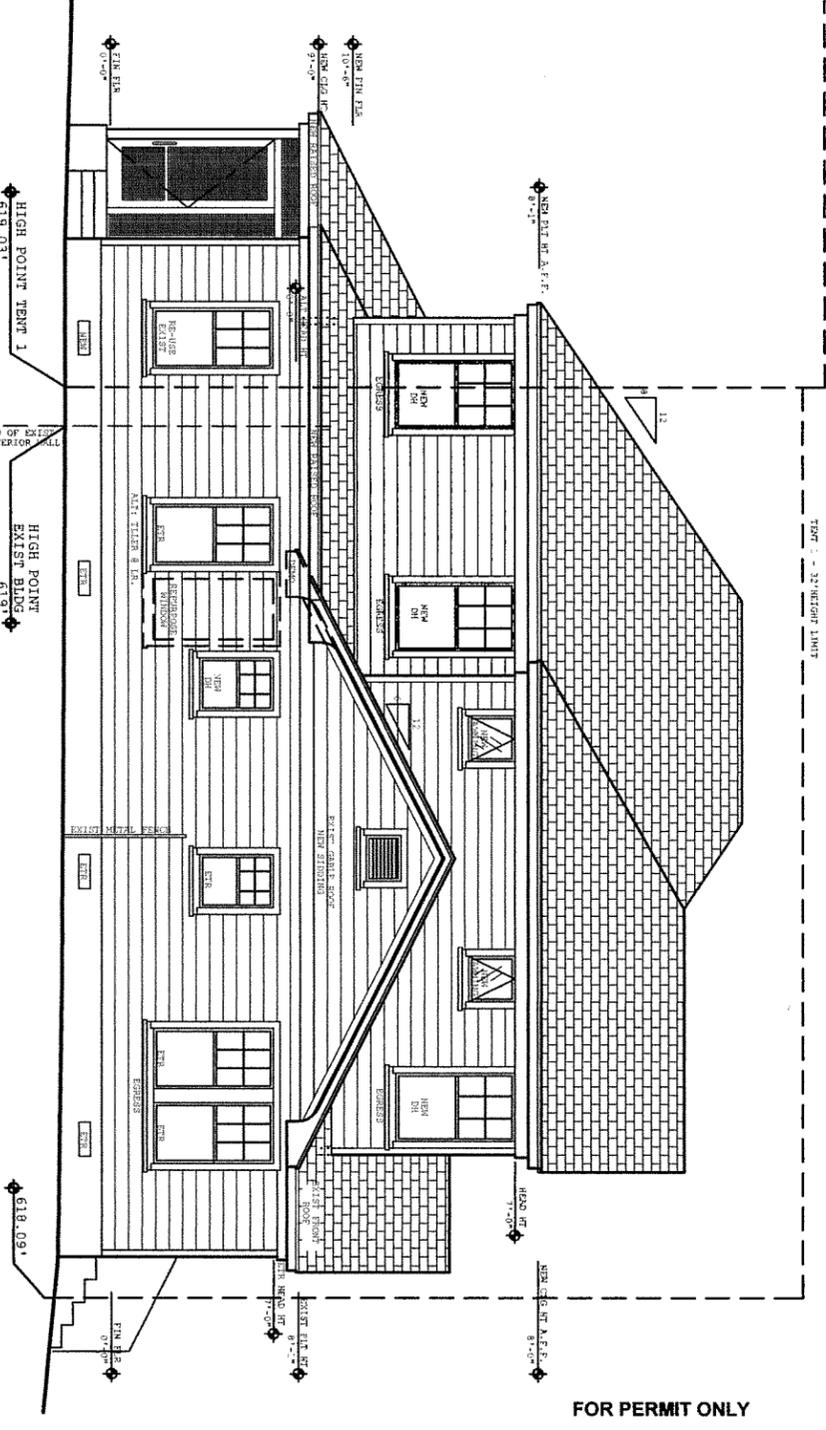
1 DEMO EXISTING REAR ELEVATION - FACING WEST
A.4 SCALE: 1/8" = 1'-0"



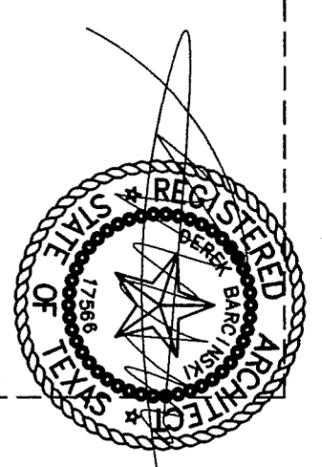
3 DEMO EXISTING DRIVE ELEVATION - FACING SOUTH
A.4 SCALE: 1/8" = 1'-0"



2 PROPOSED REAR ELEVATION - FACING WEST
A.4 SCALE: 1/8" = 1'-0"



4 PROPOSED DRIVE ELEVATION - FACING SOUTH
A.4 SCALE: 1/8" = 1'-0"



29 AUG 2017

FOR PERMIT ONLY

POUNDS HOUSE
3304 KERBEY LANE
AUSTIN, TEXAS 78703

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A.4
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29 AUG 17