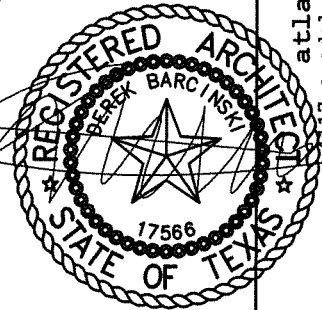
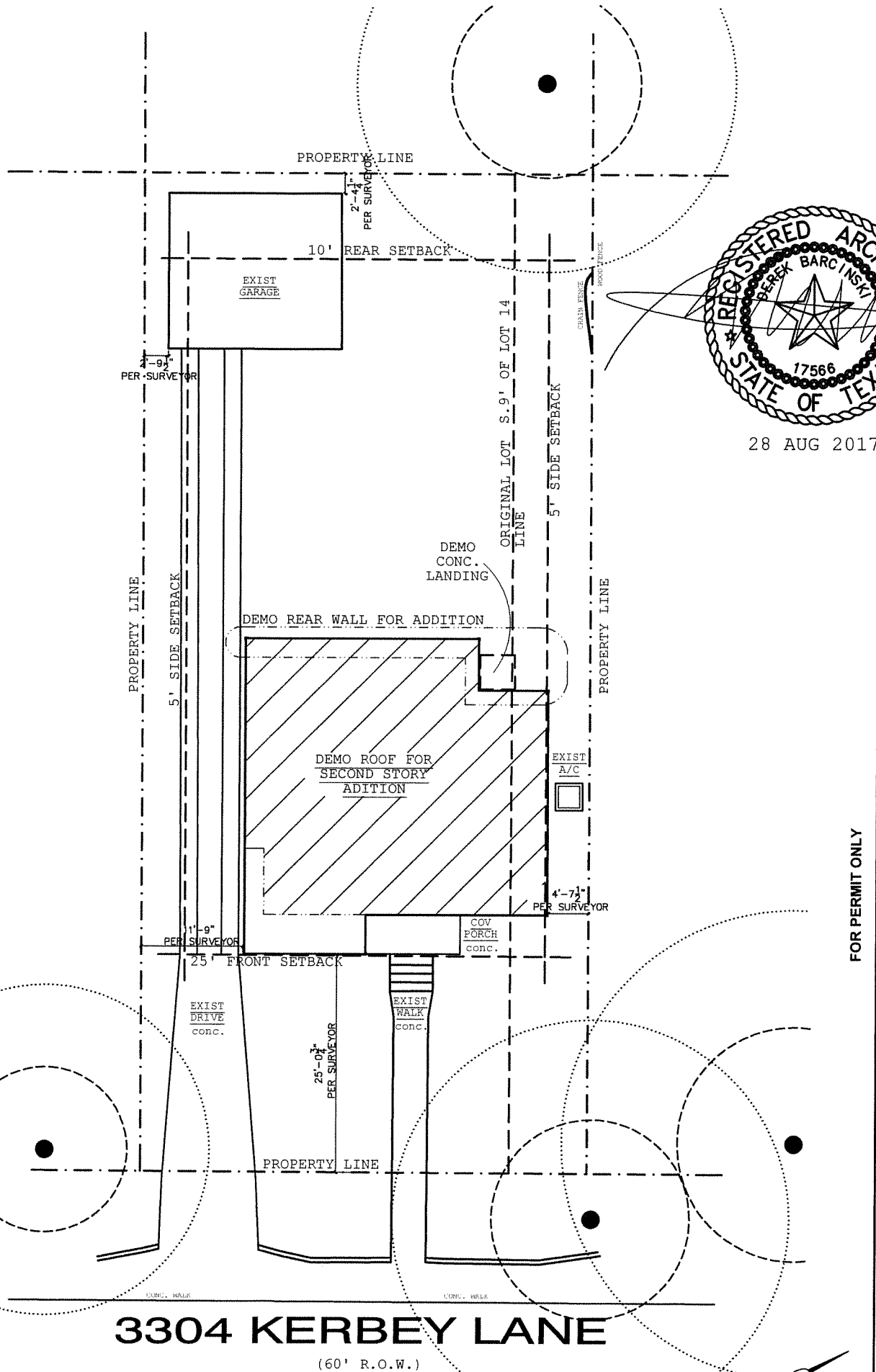




atlantis architects
1117 guadalupe street - studio B
austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

FOR PERMIT ONLY

POUNDS HOUSE
3304 KERBEY LANE
AUSTIN, TEXAS 78703

FOR PERMIT
28 AUG 17

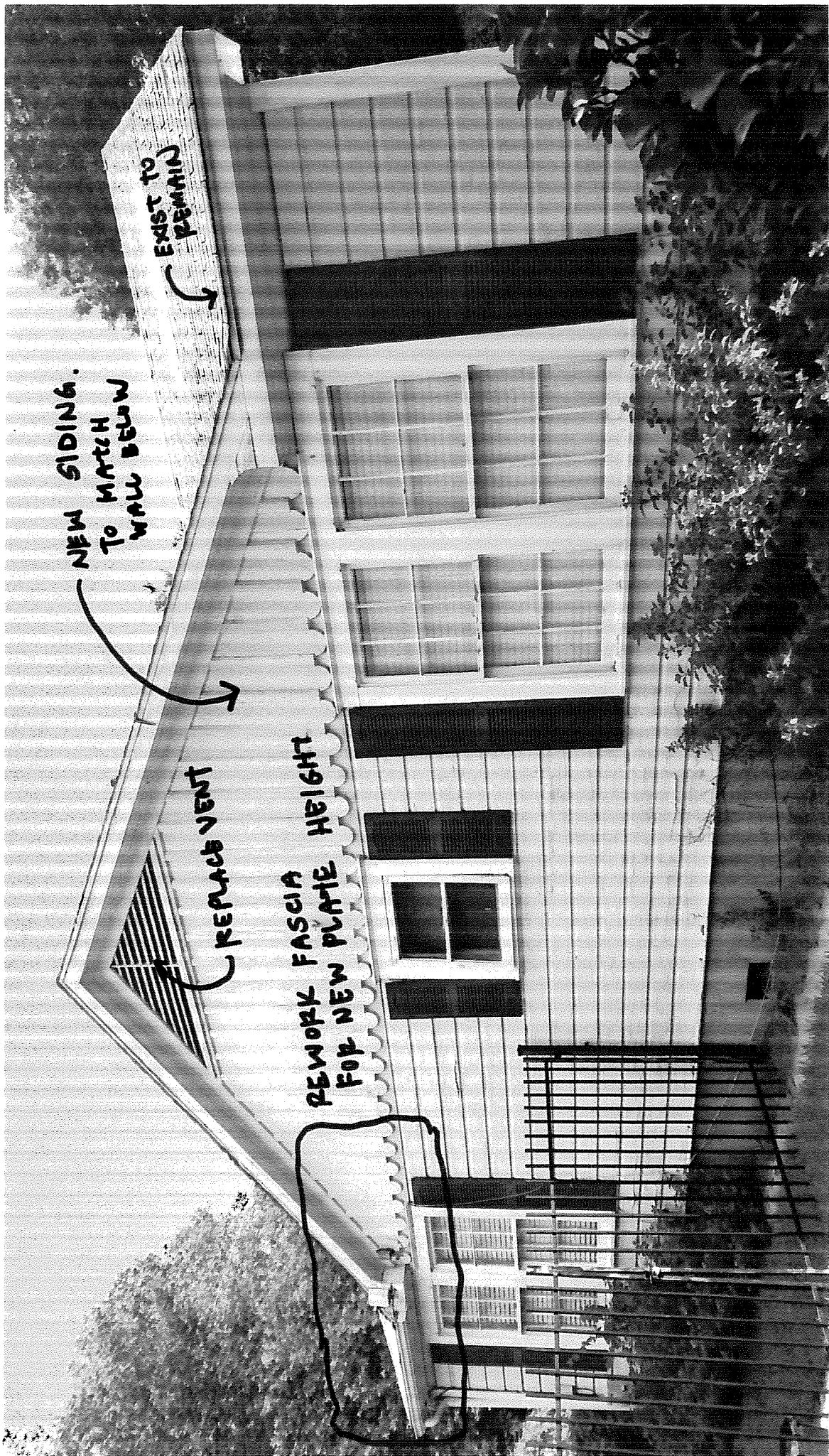
D.1

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

08-29-17



EXISTING FRONT PORCH + GABLE TO REMAIN



NEW SIDING.
TO MATCH
WALL BELOW

EXIST TO
REMAIN

REPLACE VENT

REWORK FASCIA
FOR NEW PLATE HEIGHT



REMOVE REAR WALL FOR FAM RM
EXTENSION + ADDITION

EXIST. TO REMAIN

REMOVE GABLE FOR SECOND STORY
ADDITION



1. BUILDING & SITE AREA CALCULATIONS06-20-17 ea

	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA (ecri) = existing to remain (ecri)	1,135.61	294.61	1,429.61
b. SECOND FLR. CONDITIONED AREA	0.00	982.61	982.61
c. THIRD FLR. CONDITIONED AREA	0.00	0.00	0.00
d. BASEMENT	0.00	0.00	0.00
e. GARAGE	0.00	0.00	0.00
f. OTHER BUILDING OR COVERED AREAS	0.00	0.00	0.00
g. UNCOVERED WOOD DECK(S) (COUNT 100%)	0.00	0.00	0.00
h. SWIMMING POOL (WATER SURFACE ONLY)	0.00	0.00	0.00
i. SPA	0.00	0.00	0.00
j. TOTAL BLDG AREA (a thru i)	1,135.61	982.61	2,118.22

2. BUILDING COVERAGE

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k laas b/c/d/h & i)	1,135.61	982.61	2,118.22
2. TOTAL LOT AREA	1,135.61	982.61	2,118.22

PROPOSED % OF BLDG COVERAGE ON LOT (1996 / 6039 = %)33 %

ALLOWABLE % OF BLDG COVERAGE ON LOT = 2,415 SF40 %

3. IMPERVIOUS COVERAGE

	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k laas b/c/d/h & i)	1,135.61	982.61	2,118.22
m. DRIVEWAY ON PRIVATE PROPERTY	499.91	0.00	499.91
n. SIDEWALK/PATHWAYS ON PRIVATE PROP.	187.51	0.00	187.51
o. UNCOVERED PATIOS	0.00	0.00	0.00
p. UNCOVERED WOOD DECKS (COUNT 50%) (OX X .5)	0.00	0.00	0.00
q. AIR CONDITIONER PADS	9.61	9.61	19.21
r. CONCRETE DECKS	0.00	0.00	0.00
s. SITE WALLS & RETAINING	0.00	0.00	0.00
t. OTHER (COOLING, LUGS, ETC.)	0.00	0.00	0.00
u. TOTAL IMPERVIOUS COVERAGE	2,233.61	366.61	2,600.22
v. TOTAL LOT AREA	1,135.61	982.61	2,118.22

PROPOSED IMPERVIOUS COVERAGE (2629 / 6039 = %)43 %

ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 2,717 SF45 %

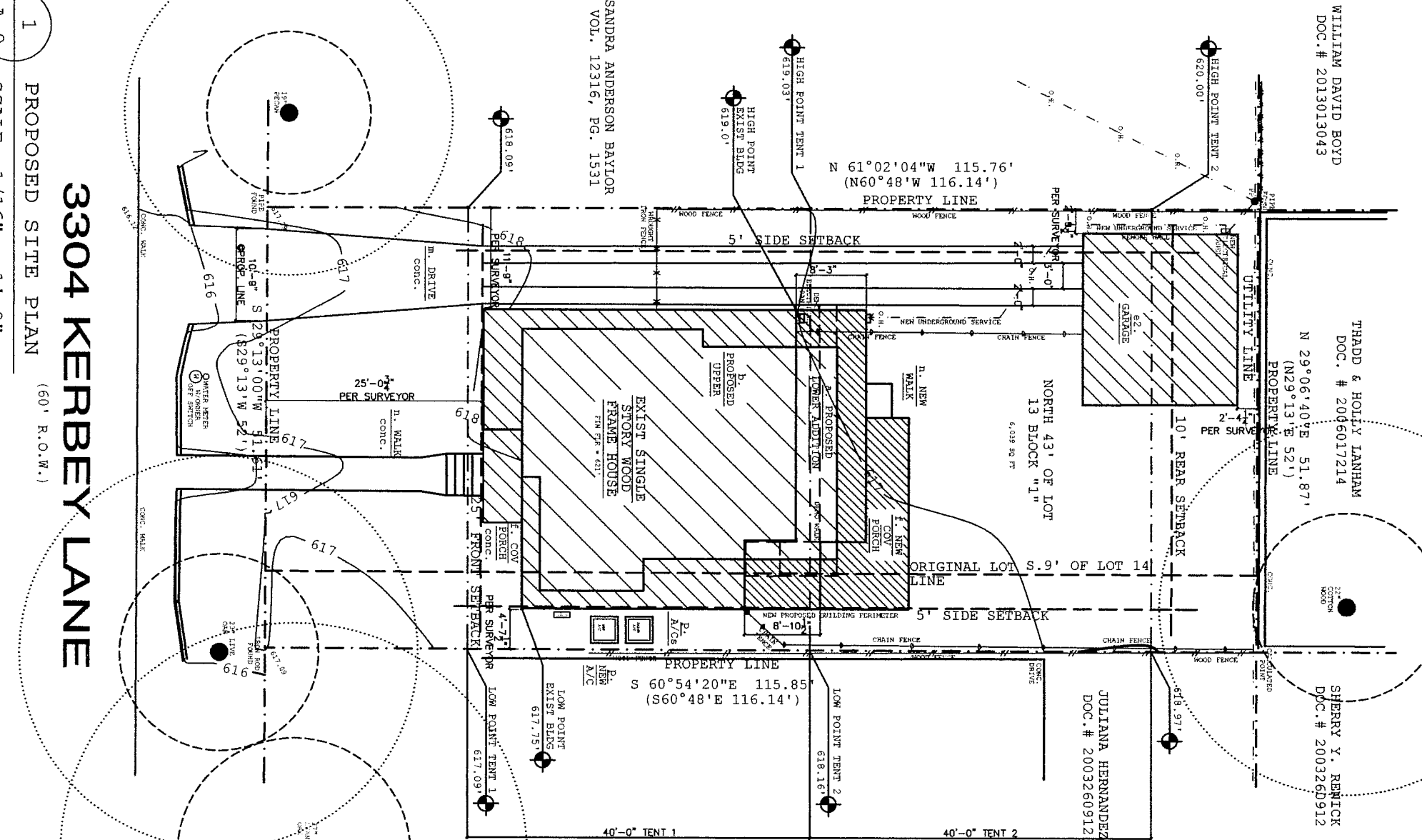
4. F.A.R. CALCULATIONS

	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA	1,135.61	294.61	1,429.61
b. FIRST FLR. COVERED PORCH	0.00	0.00	0.00
c. FIRST FLR. COVER PORCH EXEMPT (101 or 1-200)	65.91	134.91	199.91
d. SECOND FLR. CONDITIONED AREA	0.00	982.61	982.61
e. SECOND FLR. COVERED PORCHES	0.00	0.00	0.00
f. THIRD FLR. CONDITIONED AREA	0.00	0.00	0.00
g. BASEMENT	0.00	0.00	0.00
h. BASEMENT EXEMPTION	0.00	0.00	0.00
i. ATTIC	0.00	0.00	0.00
j. HABITABLE ATTIC EXEMPTION	0.00	0.00	0.00
k. GARAGE	0.00	0.00	0.00
l. DETACHED >10' x 40'	364.91	0.00	364.91
m. CARPORT	0.00	0.00	0.00
n. PARKING EXEMPTION (61-200, 62-450, 63-450)	0.00	0.00	0.00
o. OTHER BUILDING OR COVERED AREAS	0.00	0.00	0.00
p. TOTAL HOUSE GROSS FLOOR AREA	1,135.61	2,766.61	4,102.22
q. TOTAL LOT AREA	1,135.61	982.61	2,118.22

PROPOSED % FLOOR AREA RATIO (2411 / 6039)39.8 %

ALLOWABLE FLOOR AREA RATIO 40% x 6039 lot = 2,415.6 SF40 %

NOTE: SIDEWALK ALREADY EXIST THEREFORE SIDEWALK FEE IS NOT REQUIRED



1A.0

PROPOSED SITE PLAN

(60' R.O.W.)

SCALE: 1/16" = 1'-0"

3304 KERBEY LANE

AE APPROVED

242-507

AUG 3 0 2017

29 AUG 2017

MCP

A.0 SITE PLAN

A.1 LOWER FLOOR PLAN

A.2 UPPER FLOOR PLAN

A.3 ELEVATIONS - FRONT + SIDE

A.4 ELEVATIONS - REAR + DRIVE

E.1 ELECTRICAL PLAN

S.1 FOUNDATION PLAN

S.2 FOUNDATION NOTES & DETAILS

S.3 LOW ROOF/CLG & FLR FRAMING PLAN

S.4 HIGH ROOF/CLG FRAMING PLAN

S.5 FRAMING NOTES & DETAILS

S.6 FIRST FLR BRACED WALL PLAN

S.7 SECOND FLR BRACED WALL PLAN

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	SE-3-MF
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT - 32 FEET	See A.3 & A.4

LEGAL DESCRIPTION:

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

29 AUG 2017

atlantis architects
 madaluxe street - studio B
 austin texas 78751
 512.452.7800 fax 452.7801
 atlantisarchitects.com

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

A.3) SCALE: 1/8" = 1'-0"

4) PROPOSED SIDE ELEVATION - FACING NORTH

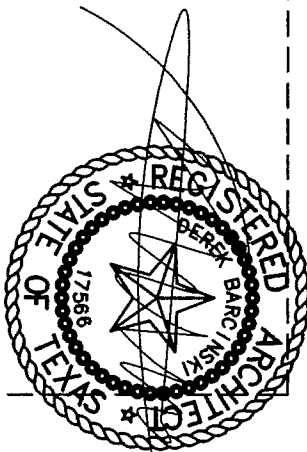
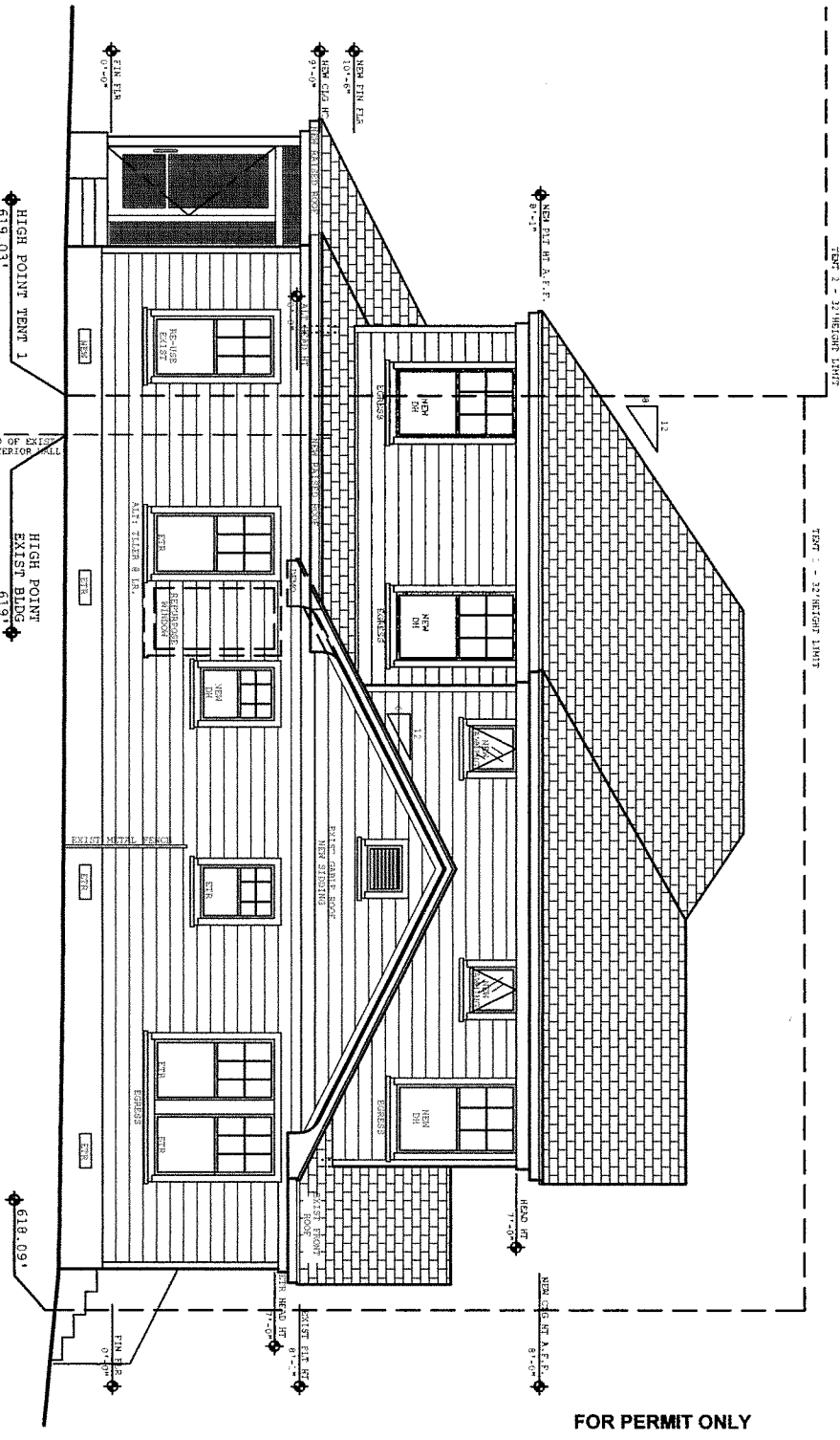
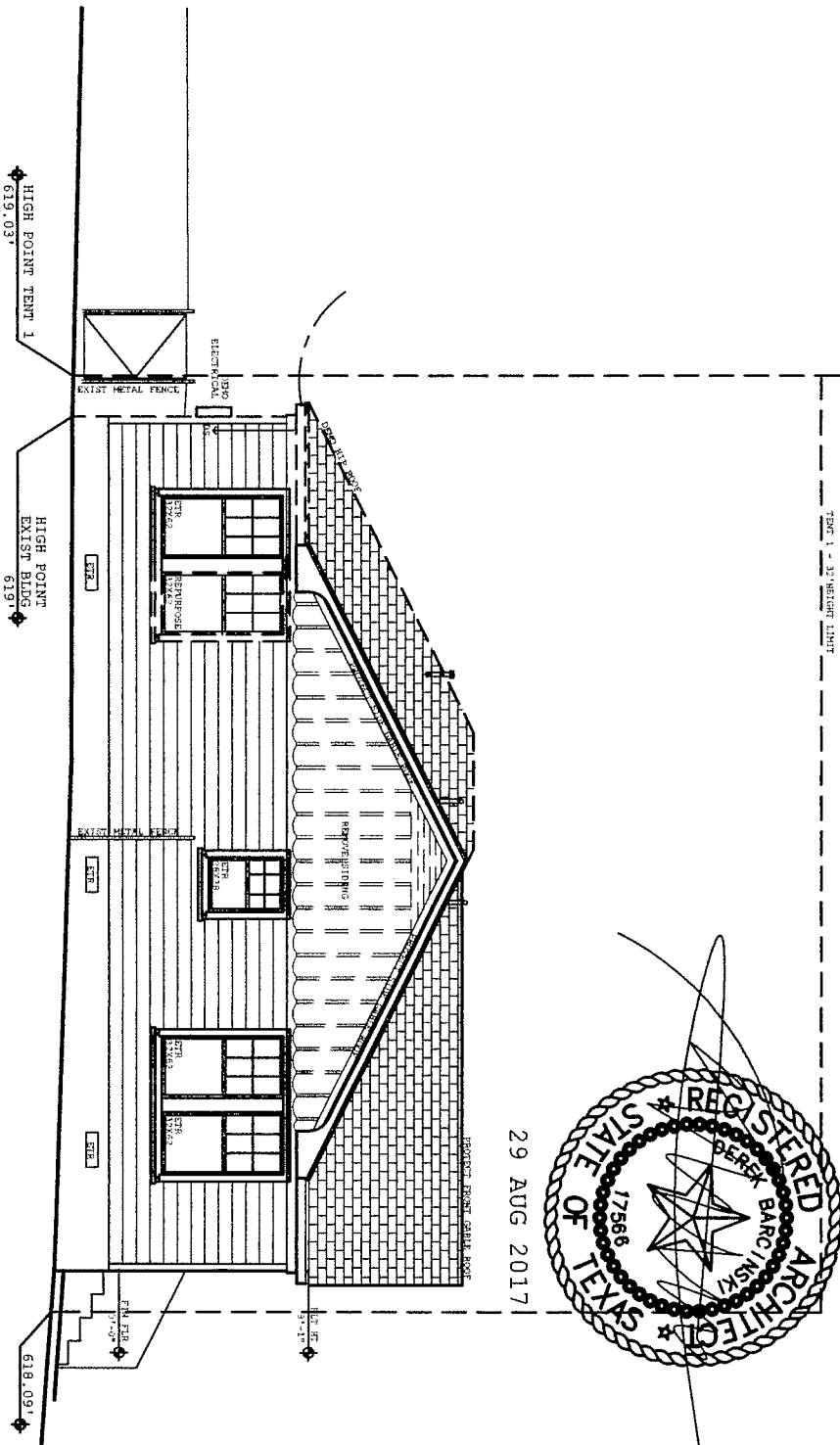
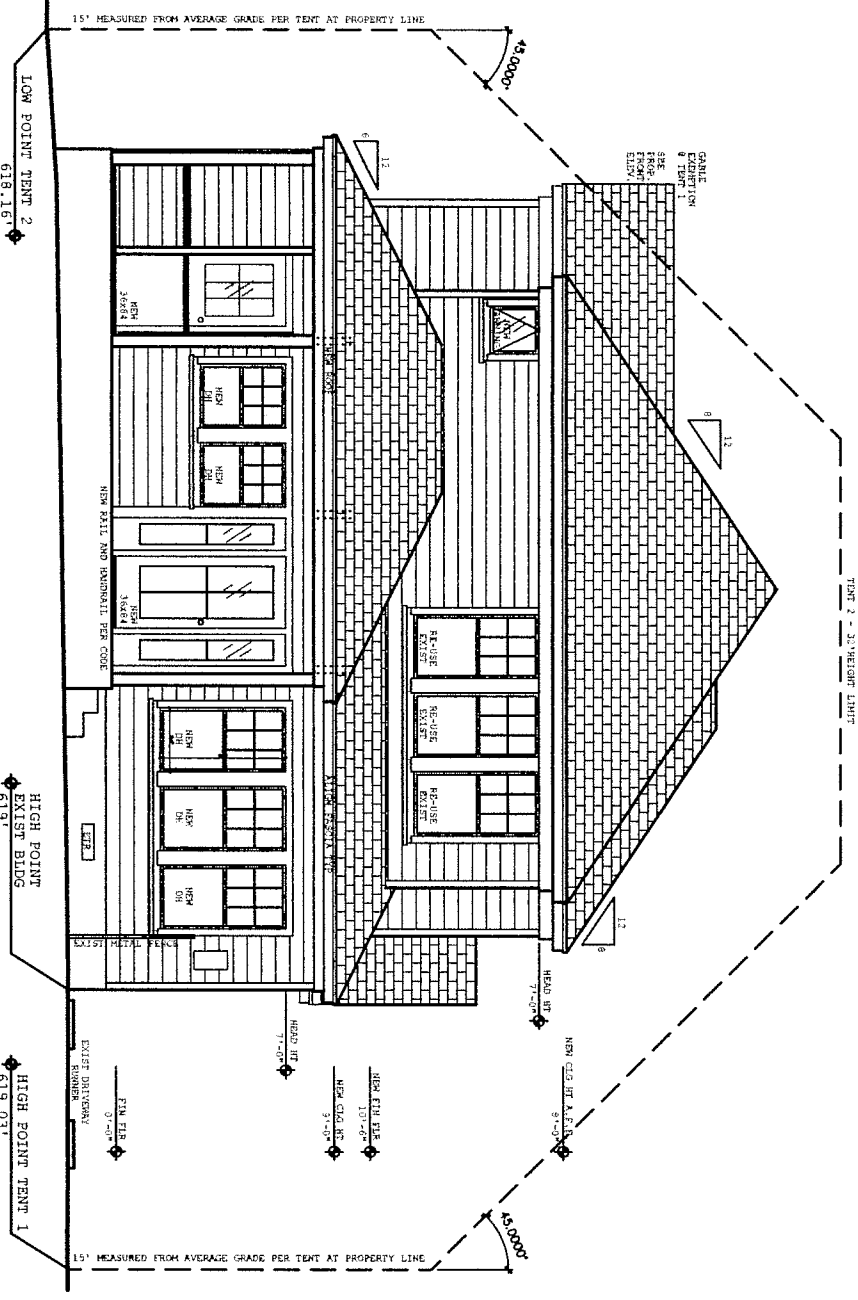
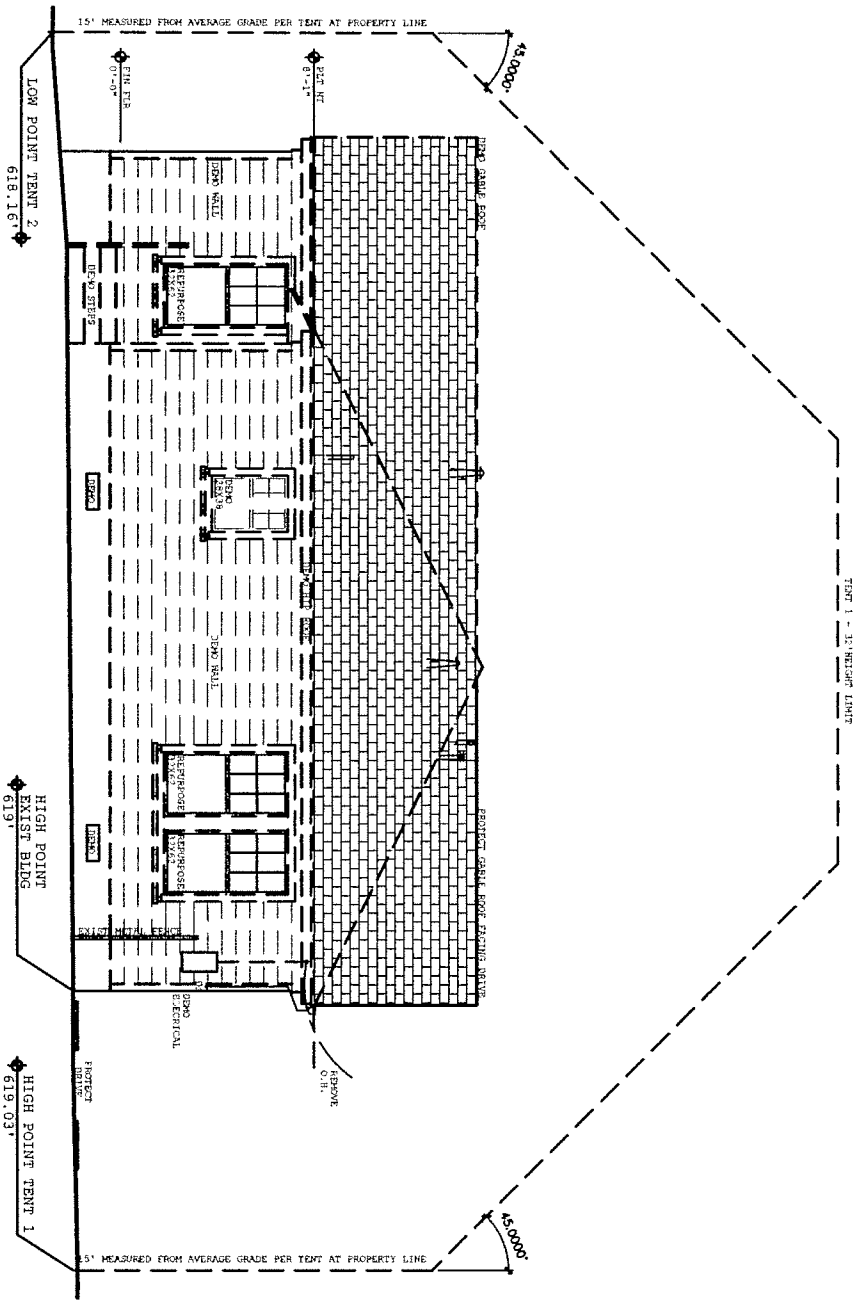
4

A.3) SCALE: 1/8" = 1'-0"

POUNDS HOUSE
3304 KERBEY LANE
AUSTIN, TEXAS 78703

REV'D PER
PROPRIATENESS
21 SEP 17

A.3



29 AUG 2017

FOR PERMIT ONLY

POUNDS HOUSE
3304 KERBEY LANE
AUSTIN, TEXAS 78703

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

FOR PERMIT
29 AUG 17

A.4