

1. BUILDING & SITE AREA CALCULATIONS					11-16-22 db
(etc) = existing to remain (etp)					
	EXIST	NEW	TOTAL		
a. FIRST FLR. CONDITIONED AREA	2067sf	0sf	2067sf		
b. SECOND FLR. CONDITIONED AREA	0sf	480sf	480sf		
c. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf		
d. BASEMENT	0sf	0sf	0sf		
e. GARAGE	0sf	0sf	0sf		
1. ATTACHED (or <10' away)	0sf	0sf	0sf		
2. CARPORT 2 sides 80% open	0sf	0sf	0sf		
f. 1. COVERED PATIO, DECK OR PORCH	84sf	0sf	84sf		
2. BALCONIES (not over bldg)	0sf	122sf	122sf		
g. OTHER BUILDING OR COV'D AREAS (CANTEEN/ETC)	0sf	0sf	0sf		
h. OTHER BUILDING WOOD DECK(S) (COUNT 100%)	243sf	116sf	359sf		
i. UNCOVERED WOOD DECK(S) (COUNT 100%)	0sf	359sf	359sf		
j. SWIMMING POOL (water surface only)	0sf	64sf	64sf		
k. SPA	0sf	64sf	64sf		
l. TOTAL BLDG AREA (a thru j)	2394sf	1141sf	3535sf		

2. BUILDING COVERAGE

covered by bldg or foot			
	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,i,j,k)			
EXIST BLDG COVERAGE per LDC 25-1-21	2394sf	116sf	2510sf
TOTAL LOT AREA			7782sf

PROPOSED % OF BLDG COVERAGE ON LOT (2510/7782)	32.3 %
ALLOWABLE % OF BLDG COVERAGE ON LOT = 3113 SF	40 %

3. IMPERVIOUS COVERAGE

per LDC 25-1-23			
	EXIST	NEW	TOTAL
1. TOTAL BLDG COVERAGE (k less b,c,d,i,j,k)	2151sf	0sf	2151sf
m. DRIVEWAY ON PRIVATE PROPERTY	0sf	423sf	423sf
n. SIDEWALK/MALKWAYS ON PRIVATE PROP.	120sf	0sf	120sf
o. SIDEWALK/MALKWAYS (BALCONY)	0sf	122sf	122sf
p. UNCOVERED WOOD DECKS (COUNT 50%) (359x.5)	122sf	58sf	180sf
q. AIR CONDITIONER PADS	9sf	0sf	9sf
r. CONCRETE DECKS	0sf	0sf	0sf
s. SITE WALLS & RETAINING	0sf	0sf	0sf
t. OTHER (pool cooling, pool equip, generator)	0sf	143sf	143sf
u. TOTAL IMPERVIOUS COVERAGE	2402sf	812sf	3150sf
z. TOTAL LOT AREA			7782sf

PROPOSED IMPERVIOUS COVERAGE (3150/7782 = 41.3%)	40.5 %
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 3502 SF	45 %

4. F.A.R. CALCULATIONS

per LDC 25-2 subchap F			
	EXIST	NEW	TOTAL
a. FIRST FLR. CONDITIONED AREA	2067sf	0sf	2067sf
b. SECOND FLR. CONDITIONED AREA > 15'	0sf	30sf	30sf
c. FIRST FLR COVERED PORCH	84sf	0sf	84sf
d. FIRST FLR COVER PORCH EXEMPT (full)	<84>sf	<0>sf	<84>sf
e. SECOND FLR. CONDITIONED AREA	0sf	480sf	480sf
f. SECOND FLR. CONDITIONED AREA > 15'	0sf	0sf	0sf
g. SECOND FLR. COVERED PORCHES	0sf	0sf	0sf
h. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf
i. BASEMENT	0sf	0sf	0sf
j. BASEMENT EXEMPTION	0sf	0sf	0sf
k. ATTIC	0sf	0sf	0sf
l. HABITABLE ATTIC EXEMPTION	0sf	<0>sf	<0>sf
m. GARAGE	0sf	0sf	0sf
n. 1. ATTACHED	0sf	0sf	0sf
2. DETACHED >10' away	0sf	0sf	0sf
3. CARPORT	0sf	0sf	0sf
PARKING EXEMPTION (a)-200,(a)-450,(a)-150)	<0>	<0>sf	<0>sf
9. OTHER BUILDING OR COVERED AREAS	0sf	0sf	0sf
y. TOTAL HOUSE GROSS FLOOR AREA	2067sf	510sf	2577sf
z. TOTAL LOT AREA			7782 sf

PROPOSED % FLOOR AREA RATIO (2577/7782)	33.1 %
ALLOWABLE FLOOR AREA RATIO 40% x 7782 lot = 3113 SF	40 %

FIRE AREA: APU = 1396 SQ FT < 3600 sq ft

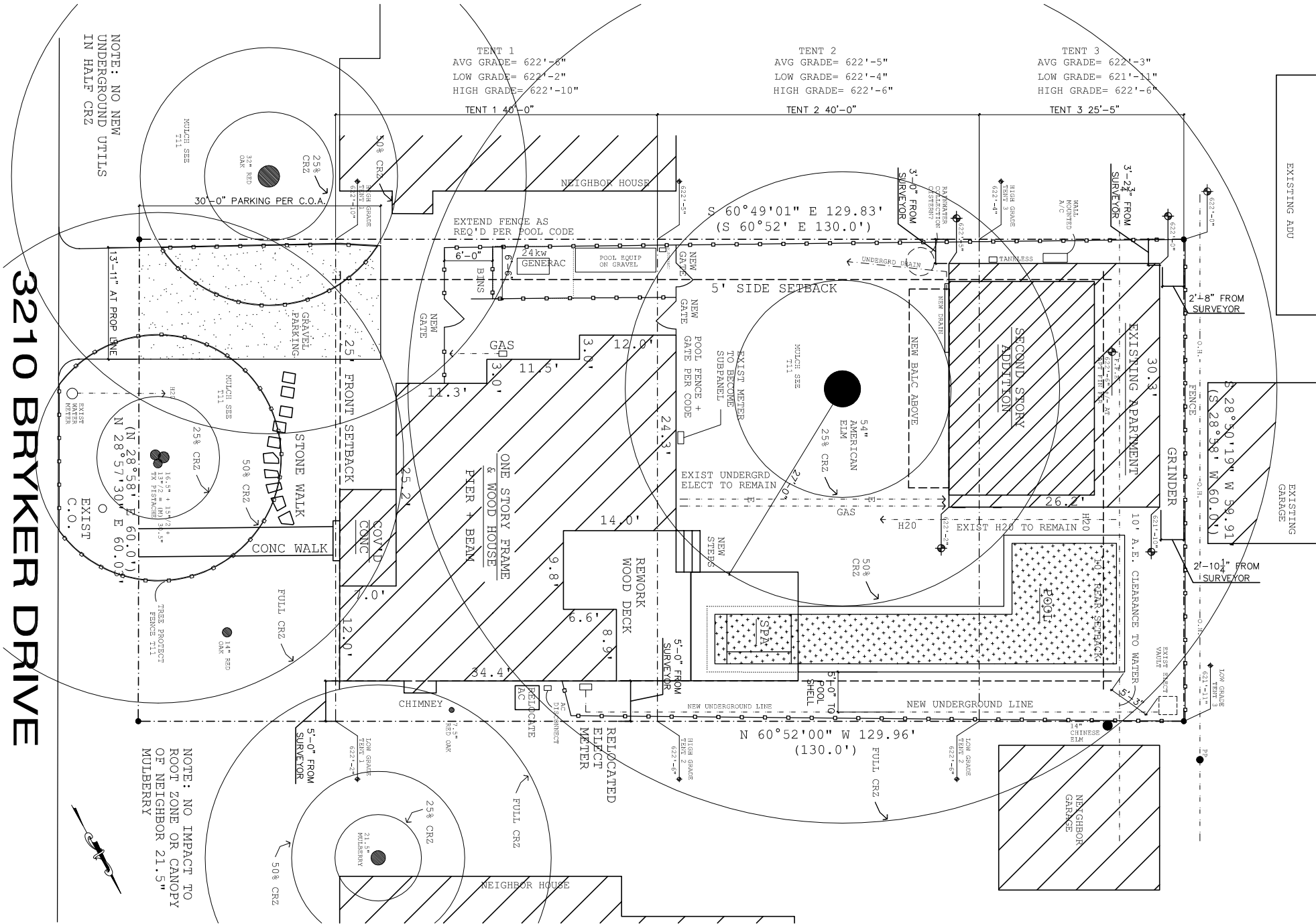
MAIN HOUSE = 1273 SQ FT < 3600 sq ft

NOTE: THIS IS A 50% NEW CONSTRUCTION THEREFORE NO SIDEWALK FEE IS REQUIRED.

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY DATED 01-22-2022. ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

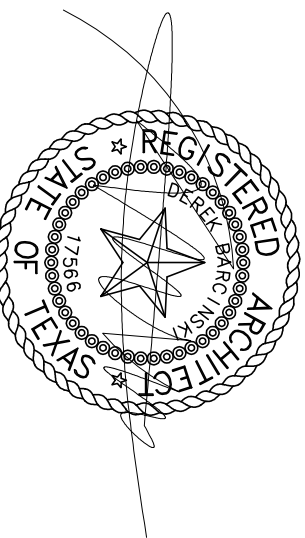
THESE DRAWINGS DO NOT NOR ARE INTENDED TO LOCATE PROPERTY LINES, BUILDING SET BACKS, NOR HEIGHT LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE DRAINAGE 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 A WARRANTY OF ACCURACY. 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.



DRAWING INDEX

- A01 SITE PLAN
- A11 LOWER PLAN + DEMO PLAN
- A12 UPPER PLAN + ROOF PLAN
- A21 PROPOSED ELEVS
- E11 LOWER ELECT PLAN
- E12 UPPER ELECTRICAL & NOTES
- T11 TREE PROTECTION PLAN
- T12 TREE CRZ IMPACT DIAGRAM
- S0.0 STRUCTURAL NOTES
- S0.1 STRUCTURAL NOTES
- S1.0 FOUNDATION PLAN
- S2.0 UPPER FLR FRAMING
- S2.1 UPPER ROOF FRAMING
- S2.3 LOWER BRACING
- S2.4 UPPER BRACING
- S3.0 FDN DETAILS
- S4.0 FRAMING DETAILS
- S4.1 FRAMING DETAILS



11 NOV 2022

ADOPTED BUILDING CODES:

- 2021 International Residential Code (IRC)
- 2021 International Building Code (IBC)
- 2020 National Electrical Code (NEC)
- 2021 Uniform Mechanical Code (UMC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 Int'l Energy Conservation Code (IECC)
- 2021 International Fire Code (IFC)

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF THE STATE OF TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. DISCREPANCIES BETWEEN CODES, STANDARD PRACTICES AND INFORMATION WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND PRIOR TO CONSTRUCTION OF THE AREAS AFFECTED.

PROJECT INFO:

ZONING	ST-3-NP
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT - 32 FEET	21'-2" SEE 1/A21

LEGAL DESCRIPTION:

03-27-21 NW
NORTH 15' OF LOT 22 AND SOUTH 45' OF LOT 23, BLOCK 4, BRYKER WOODS "E," VOL 4, PAGE 104, TRAVIS CO.

FOR PERMIT

MALONEY GARAGE
3210 BRYKER DRIVE
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