

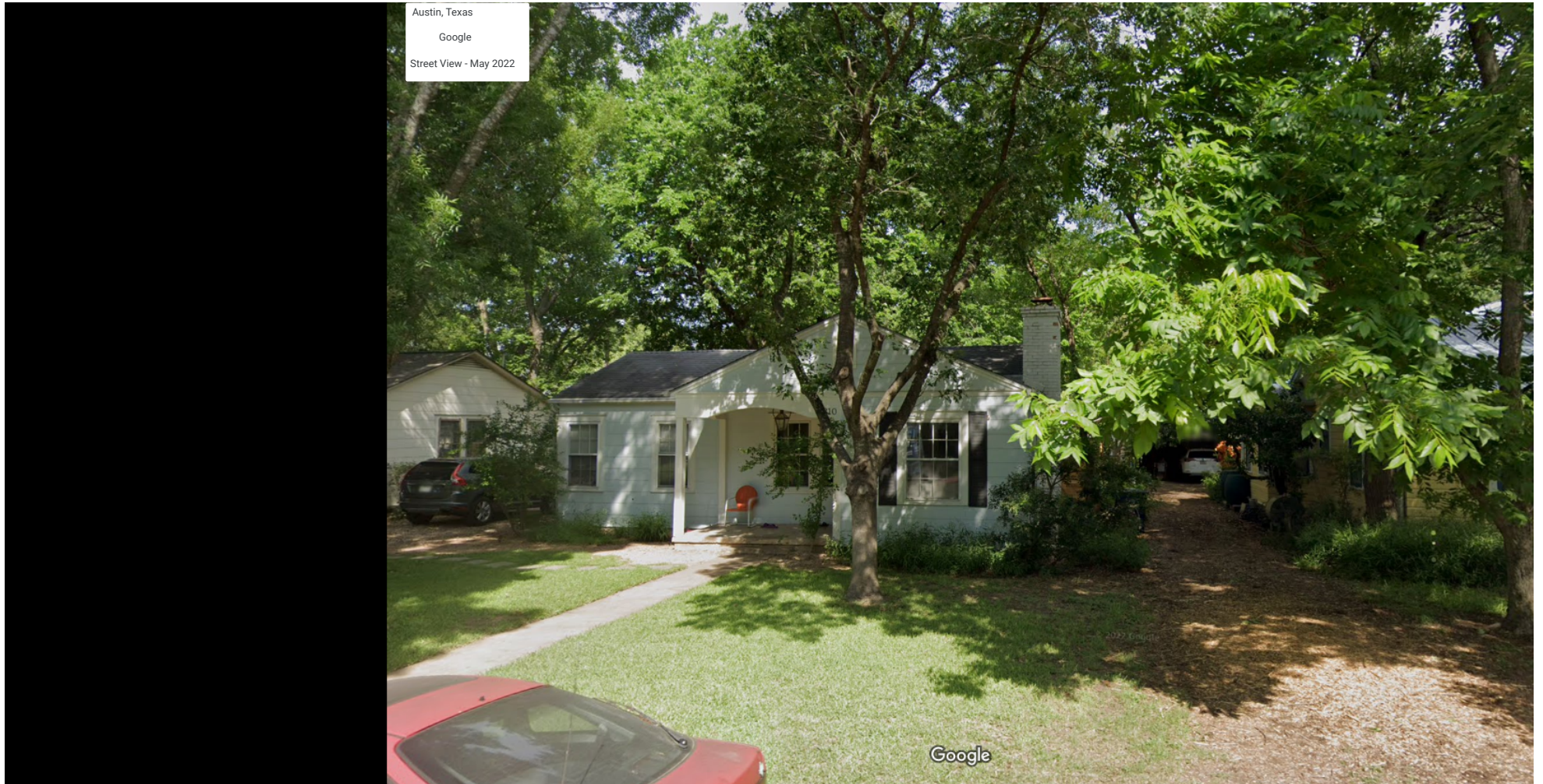


Image capture: May 2022 © 2022 Google



3210 Bryker Dr

All

Street View & 360°

Maloney 3210 Bryker Drive

Front of House Unchanged by remodel of studio / garage behind.

3211 Bryker Dr



Image capture: May 2022 © 2022 Google



3210 Bryker Dr

All

Street View & 360°

Maloney 3210 Bryker

Existing studio / garage is well behind existing houses.

does not visually affect historic character of NRD

	EXIST (etr)	NEW	TOTAL
(etr) = existing to remain			
FIRST FLR. CONDITIONED AREA 1273/794 etr	2067sf	0sf	2067sf
SECOND FLR. CONDITIONED AREA	0sf	480sf	480sf
THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf
BASEMENT	0sf	0sf	0sf
GARAGE	0sf	0sf	0sf
1. ATTACHED (or <10' away)	0sf	0sf	0sf
2. DETACHED (>10' away)	0sf	0sf	0sf
3. CARPORT 2 sides 80% open	0sf	0sf	0sf
1. COVERED PATIO, DECK OR PORCH	84sf	0sf	84sf
2. BALCONIES (not over bldg)	0sf	122sf	122sf
OTHER BUILDING OR COV'D AREAS (CANTILEVER)	0sf	0sf	0sf
UNCOVERED WOOD DECK(s) (count 100%)	243sf	116sf	359sf
SWIMMING POOL (water surface only)	0sf	359sf	359sf
SPA	0sf	64sf	64sf
TOTAL BLDG AREA (a thru j)	2394sf	1141sf	3535sf

	EXIST	NEW	TOTAL
TOTAL BLDG COVERAGE (k less b,c,d,f2,i,&j)			
EXIST BLDG COVERAGE per LDC 25-1-21	2394sf	116sf	2510sf
TOTAL LOT AREA			7782sf

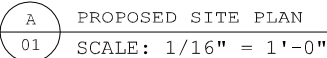
	EXIST	NEW	TOTAL
TOTAL BLDG COVERAGE (k less b,c,d,h,i&j)	2151 sf	0 sf	2151 sf
DRIVEWAY ON PRIVATE PROPERTY	0 sf	425 sf	425 sf
SIDEWALK/WALKWAYS ON PRIVATE PROP.	120 sf	0 sf	120 sf
UNCOVERED PATIOS (BALCONY)	0 sf	122 sf	122 sf
UNCOVERED WOOD DECKS (count 50%)(359x.5)	122 sf	58 sf	180 sf
AIR CONDITIONER PADS	9 sf	0 sf	9 sf
CONCRETE DECKS	0 sf	0 sf	0 sf
SITE WALLS & RETAINING	0 sf	0 sf	0 sf
OTHER (pool coping, pool equip, generator)	0 sf	143 sf	143 sf

	EXIST	NEW	TOTAL
FIRST FLR. CONDITIONED AREA	2067 sf	0 sf	2067 sf
FIRST FLR. CONDITIONED AREA > 15'	0 sf	30 sf	30 sf
FIRST FLR COVERED PORCH	84 sf	0 sf	84 sf
FIRST FLR COVER PORCH EXEMPT (full)	<84 sf	<0 sf	<84 sf
SECOND FLR. CONDITIONED AREA	0 sf	480 sf	480 sf
SECOND FLR. CONDITIONED AREA > 15'	0 sf	0 sf	0 sf
SECOND FLR. COVERED PORCHES	0 sf	0 sf	0 sf
THIRD FLR. CONDITIONED AREA	0 sf	0 sf	0 sf
BASEMENT	0 sf	0 sf	0 sf
BASEMENT EXEMPTION	0 sf	0 sf	0 sf
ATTIC	0 sf	0 sf	0 sf
HABITABLE ATTIC EXEMPTION	0 sf	<0 sf	<0 sf
GARAGE	0 sf	0 sf	0 sf
1. ATTACHED	0 sf	0 sf	0 sf
2. DETACHED >10' away	0 sf	0 sf	0 sf
3. CARPORT	0 sf	0 sf	0 sf
PARKING EXEMPTION (e1-200,e2-450,e3-450)	<0 sf	<0 sf	<0 sf
OTHER BUILDING OR COVERED AREAS	0 sf	0 sf	0 sf
TOTAL HOUSE GROSS FLOOR AREA	2067 sf	510 sf	2577 sf
TOTAL LOT AREA			7782 sf
PROPOSED % FLOOR AREA RATIO (2577/7782)			33.1 %
ALLOWABLE FLOOR AREA RATIO 40% x 7782 lot = 3113 SF			40 %

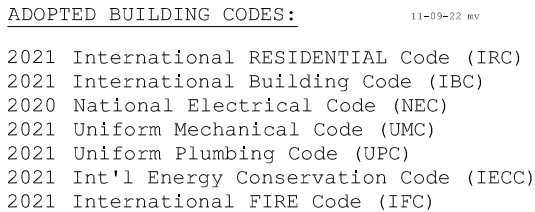
NOTE: THIS IS < 50% NEW CONSTRUCTION
THEREFORE **NO SIDEWALK FEE** IS REQUIRED.

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.



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



PROJECT INFO:		11-09-22 mv
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		21'-2" SEE 1/A21

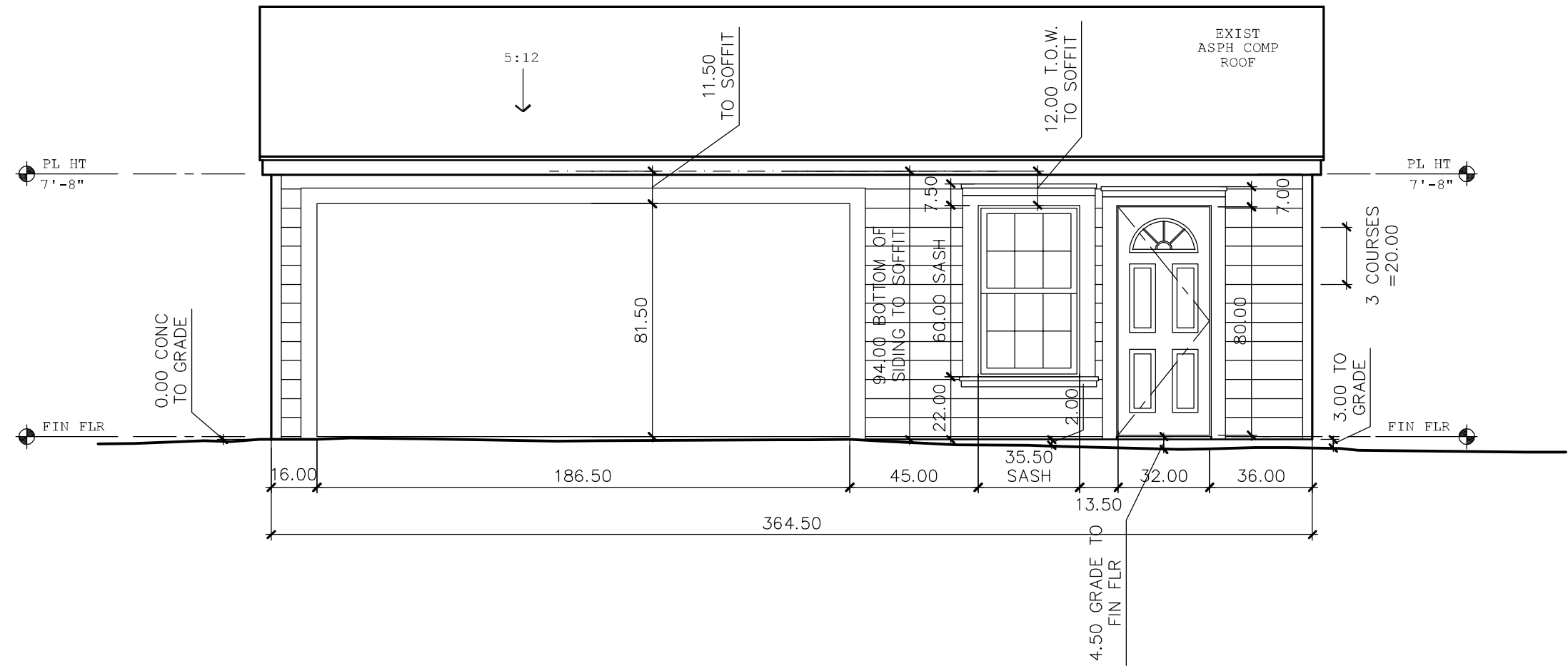
NORTH 15' OF LOT 22 AND SOUTH 45' OF
LOT 23, BLOCK 4, BRYKER WOODS "E,"
VOL 4, PAGE 104, TRAVIS CO.

FOR PERMIT

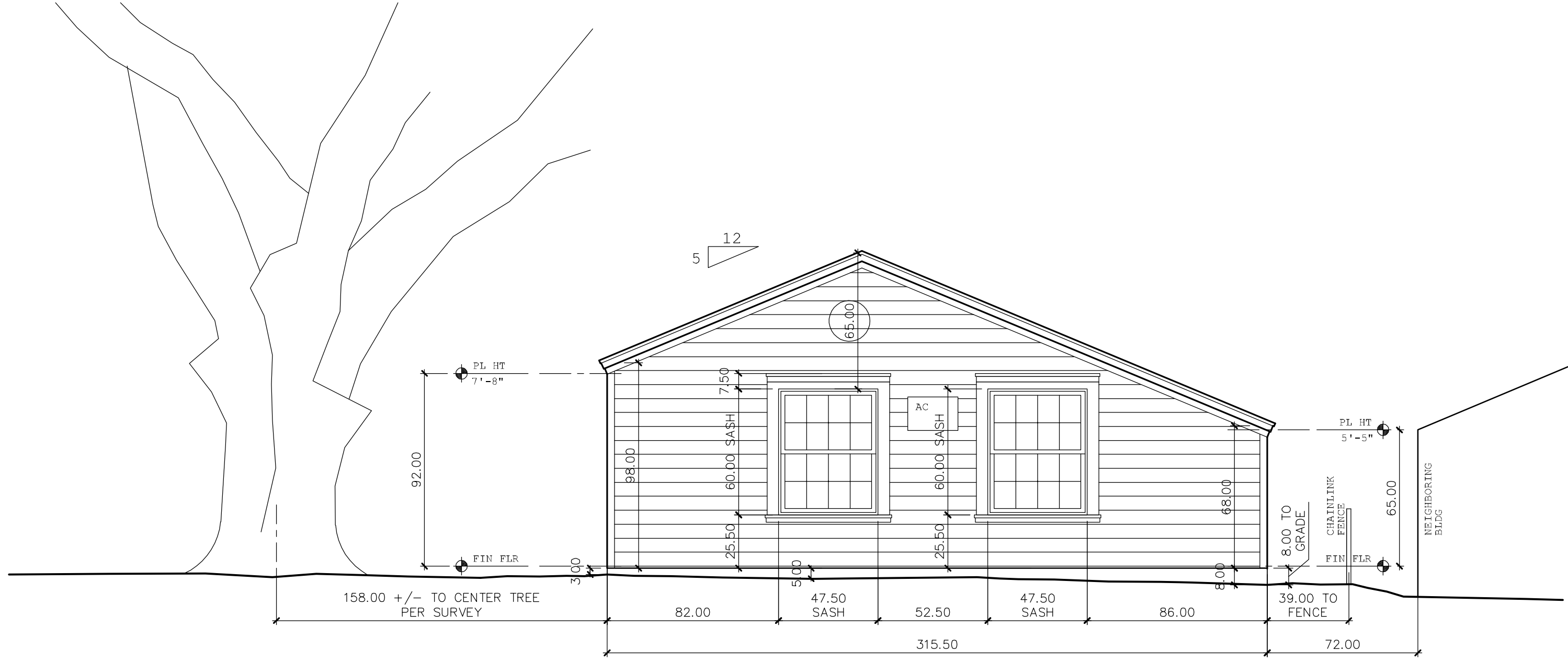
MALONEY GARAGE
3210 BRYKER DRIVE
AUSTIN, TEXAS 78703

PERMIT SET
11 NOV 22

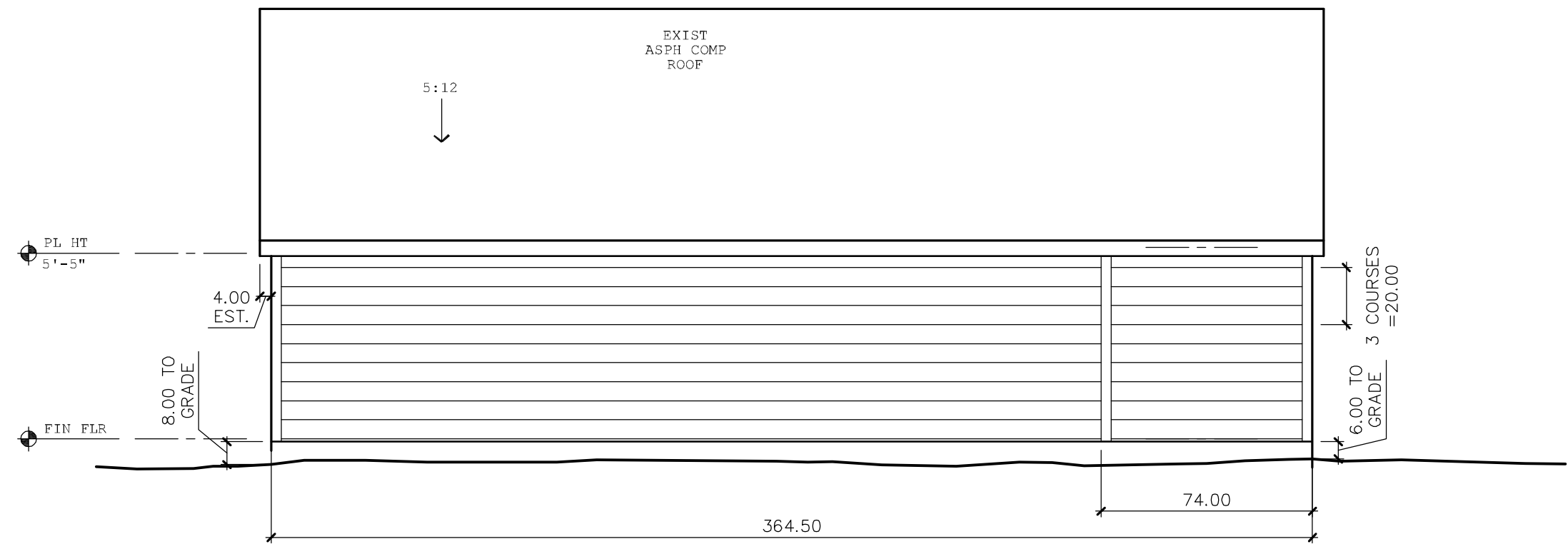
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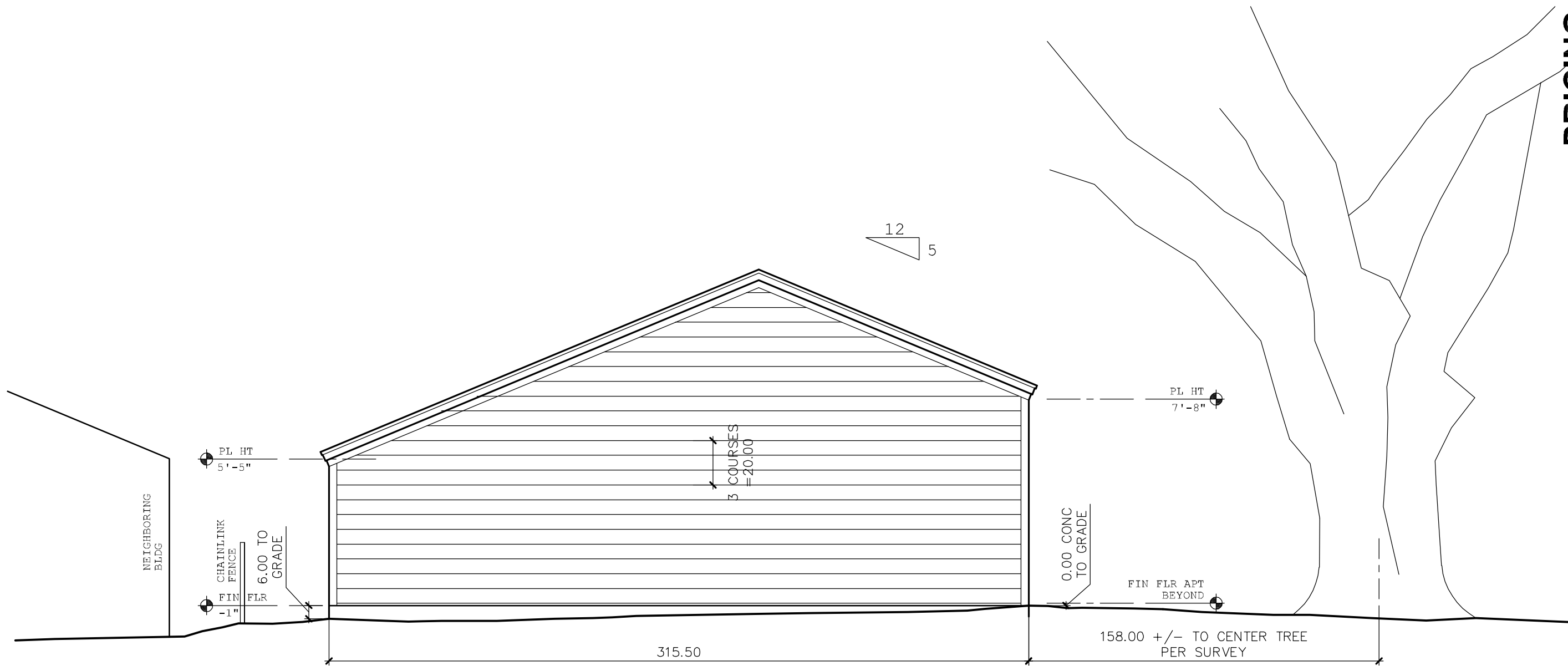
1 EXIST GARAGE FRONT ELEVATION
2.1 SCALE: 1/4" = 1'-0"



2 EXIST GARAGE SIDE ELEVATION - LOOKING TOWARDS DRIVE
2.1 SCALE: 1/4" = 1'-0"



3 EXIST GARAGE REAR ELEVATION
2.1 SCALE: 1/4" = 1'-0"



4 EXIST GARAGE SIDE ELEVATION - LOOKING TOWARDS BACKYARD
2.1 SCALE: 1/4" = 1'-0"

PRICING SET - FOR CONTRACT

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

MALONEY GARAGE
3210 BRYKER DRIVE
AUSTIN, TEXAS 78703

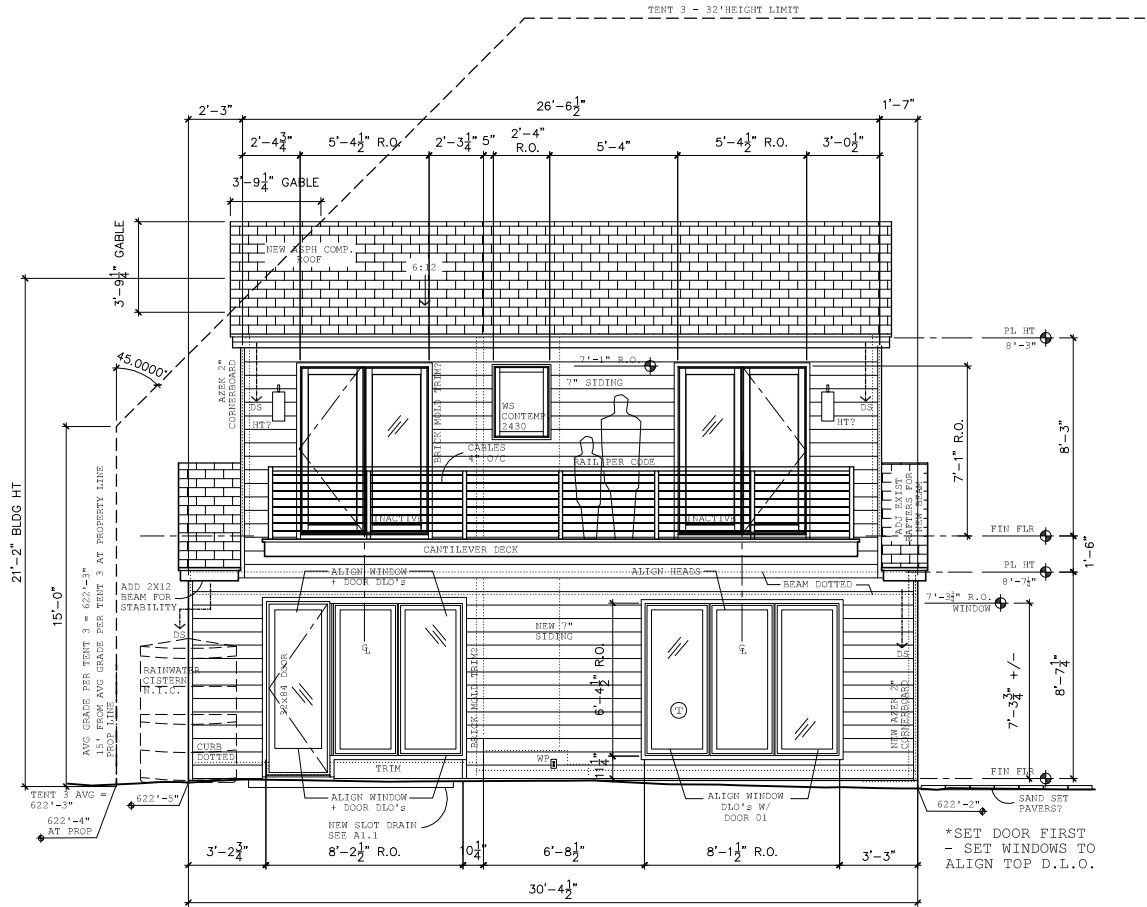
CHECK SET
21 OCT 22

MEASURED
18 OCT 22

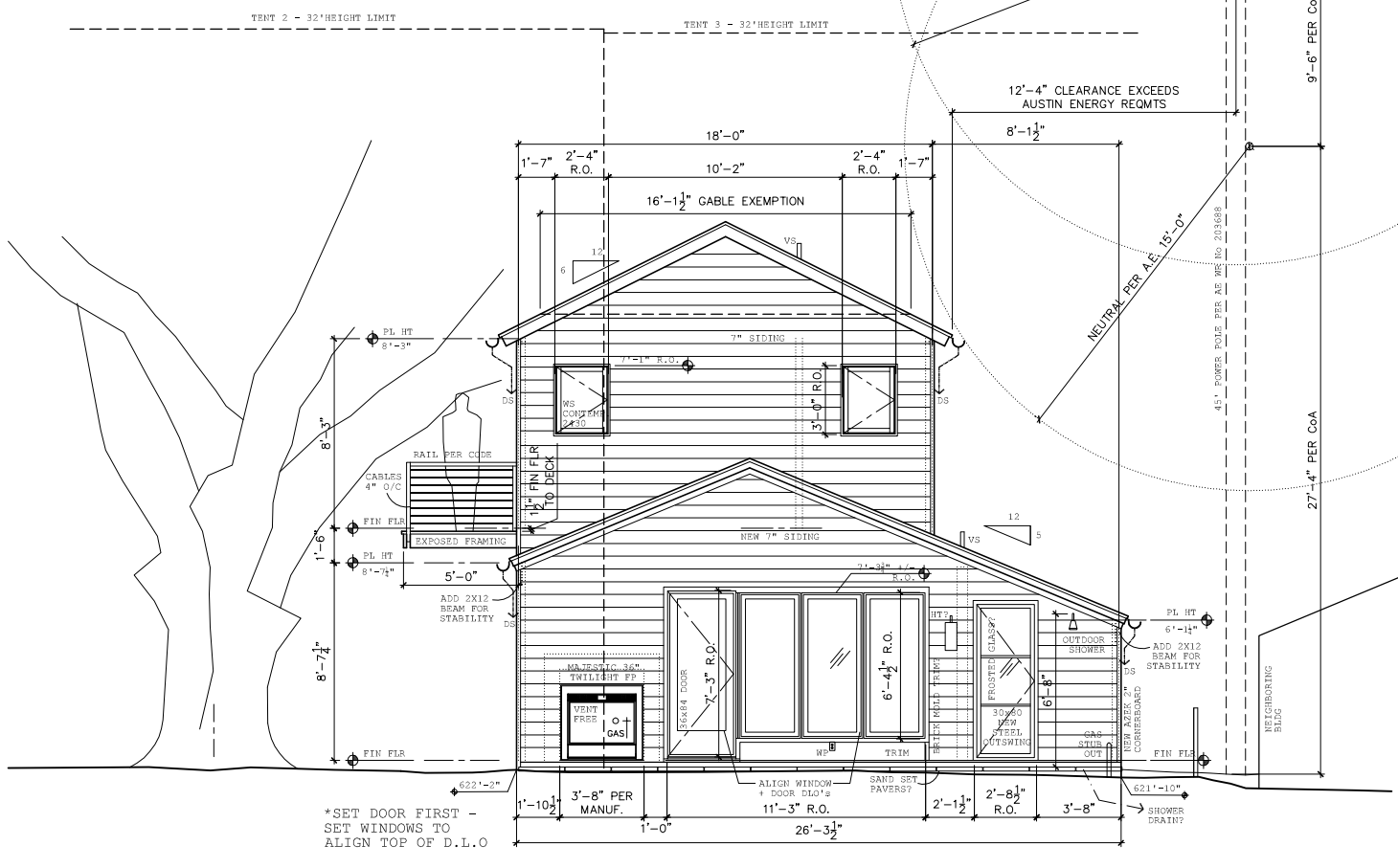
MEASURED
10 JUN 21

X
2.1

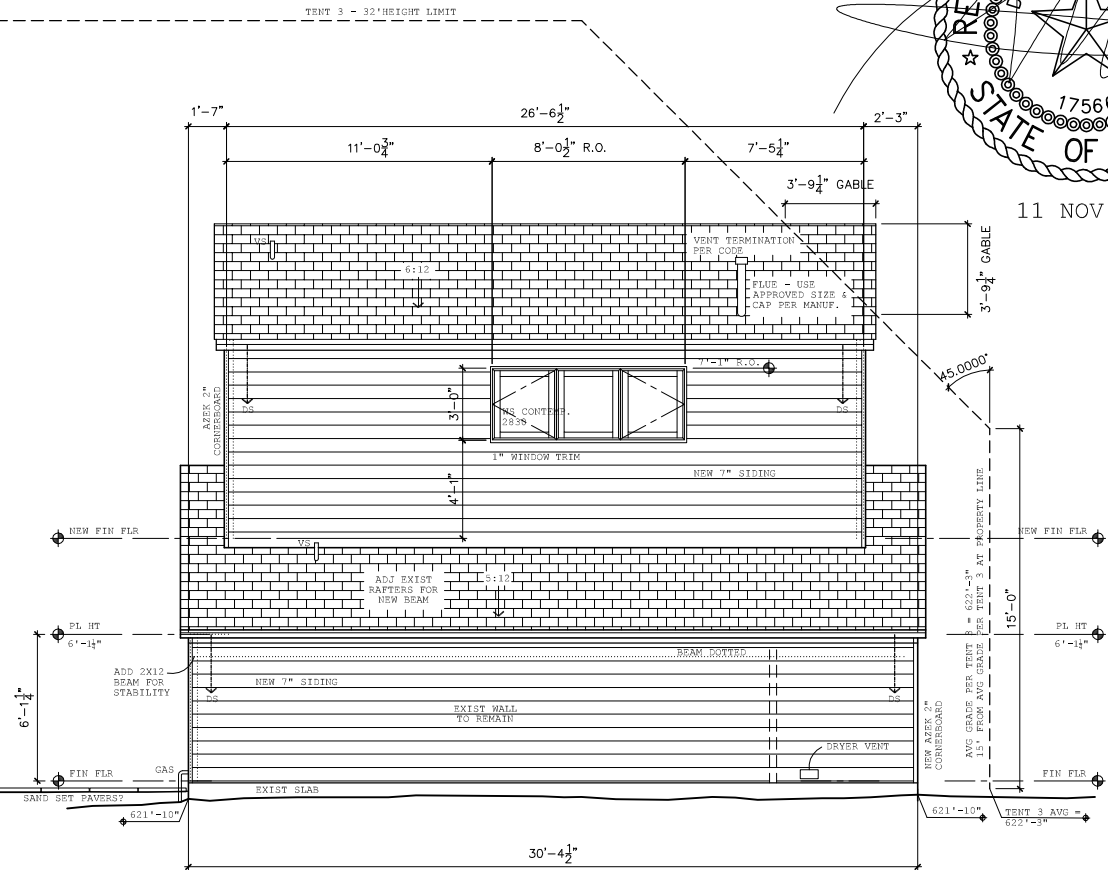
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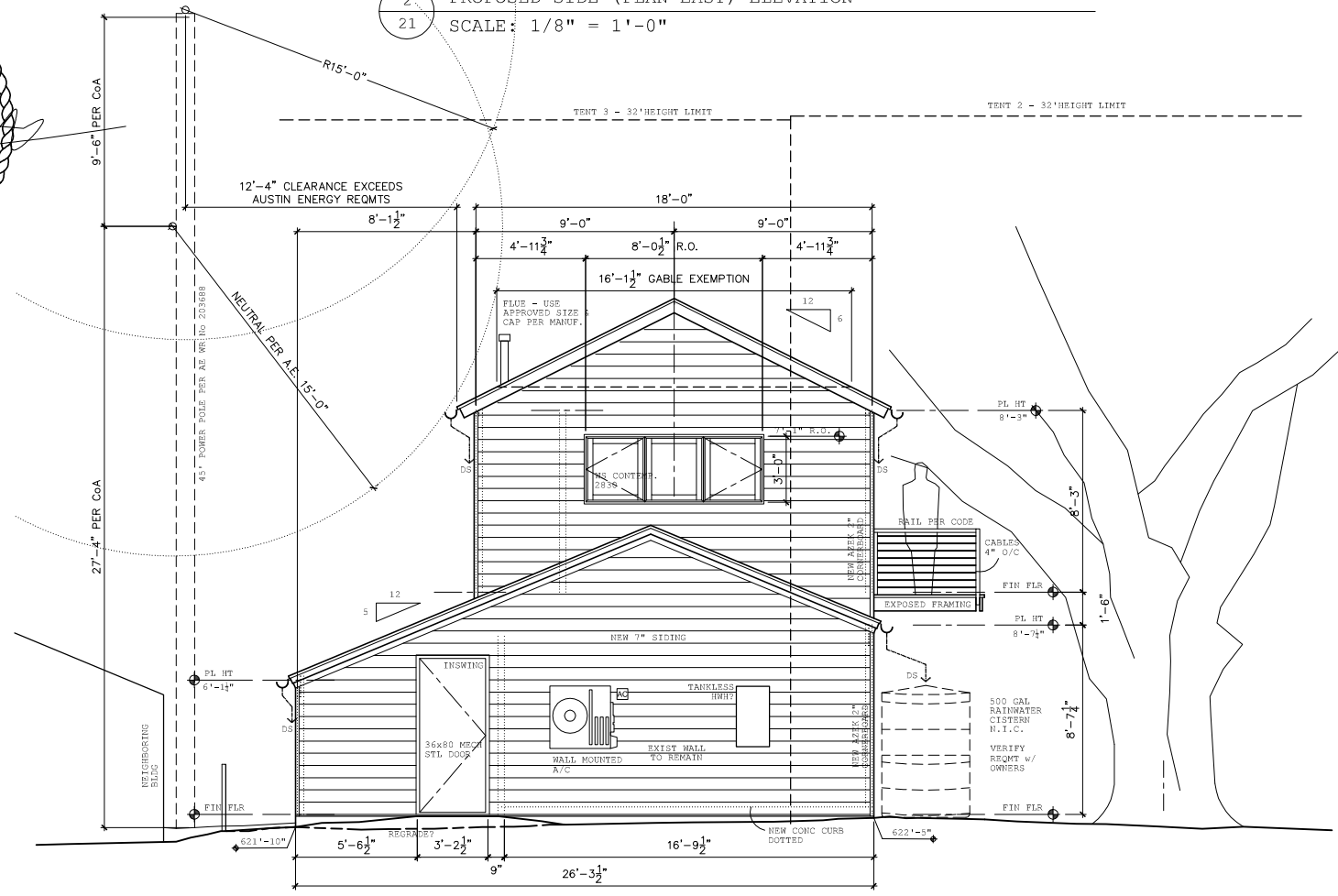
1 PROPOSED FRONT (PLAN NORTH) ELEVATION
21 SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (PLAN EAST) ELEVATION
21 SCALE: 1/8" = 1'-0"



3 PROPOSED REAR (PLAN SOUTH) ELEVATION
21 SCALE: 1/8" = 1'-0"



4 PROPOSED SIDE (PLAN WEST) ELEVATION
21 SCALE: 1/8" = 1'-0"



11 NOV 2022

FOR PERMIT

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MALONEY GARAGE
3210 BRYKER DRIVE
AUSTIN, TEXAS 78703

PERMIT SET
11 NOV 22

A
21

REMOVE ROOF TO
ALLOW FOR ADDITION

REMOVE
GARAGE DOOR

REPLACE
WINDOW

3210 BRYKER

FRONT



REMOVE ROOF
TO ALLOW
FOR ADDITION

REPLACE
WINDOWS

3210 BRYKER

EAST SIDE



EXIST WALL TO
REMAIN

REPAIR SIDING
AS REQ'D

3210 BRYKER

REAR (SOUTH)

3210 BRYKER

WEST SIDE

EXIST WALL
TO REMAIN

