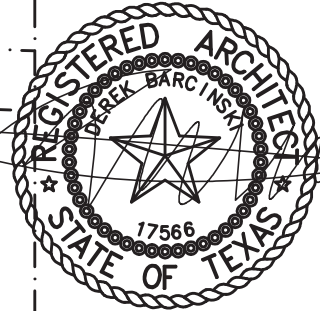
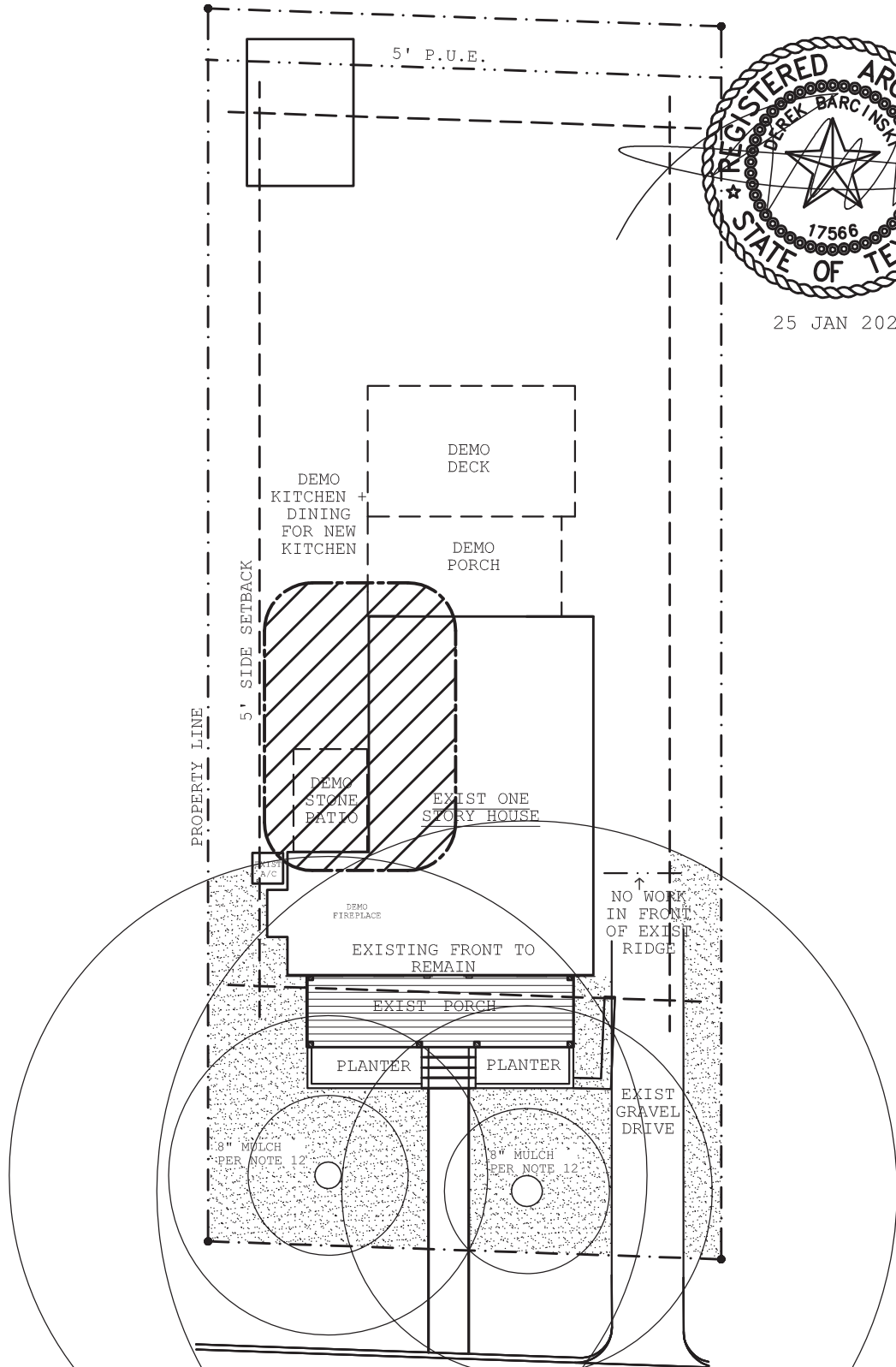


\\DROBO\Shared\atlantis DRAWINGS active\turner drawings\turner 01-25-24 permit set v1.dwg, D11 demo 8x11, 1/25/2024 6:29:01 PM, PDF995



25 JAN 2024

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austin texas 78751
ph 512.452.7800 fax 452.7801
atlantisarchitects.com

TURNER HOUSE
1709 WETHERSFIELD ROAD
AUSTIN, TEXAS 78703

THESE GRANTS, ACCOMPANYING SPECIFICATIONS AND SCHEDULES, AND THE DESIGN THEREON AND INSTRUMENTS OF SERVICE ONLY AND SHALL IN NO MANNER BE A BASIS FOR THE PROJECT OF ATLANTIS ARCHITECTS. UNAUTHORIZED USE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT CONSENT OF ATLANTIS ARCHITECTS IS PROHIBITED.

1709 Wethersfield Road
SEE T-11 FOR TREE PROTECTION

1 DEMO PLAN
D11 SCALE: 1/16" = 1'-0"

FOR PERMIT

FOR PERMIT
25 JAN 24

D
11

1. BUILDING & SITE AREA CALCULATIONS 09-25-23 MW

	GERT adding to main		GERT	
	Yes	No	Yes	No
FIRST FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
SECOND FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
THIRD FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
FOURTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
FIFTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
SIXTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
SEVENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
EIGHTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
NINTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
TENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
ELEVENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
TWELFTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
THIRTEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
FOURTEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
FIFTEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
SIXTEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
SEVENTEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
EIGHTEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
NINETEENTH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
TWENTIETH FIB. CONDITIONED AREA	0.15	0.22	0.15	0.22
TOTAL	1.00	1.00	1.00	1.00

2. BUILDING COVERAGE covered by bldg or roof

	EXIST	NEW	TOTAL
TOTAL BLDG COVERAGE (k less b,c,d,f2,i,k,l)			
EXIST BLDG COVERAGE per LDC 25-1-21	1205.6f	899.6f	2104.6f
TOTAL LOT AREA			5996.6f

PROPOSED % OF BLDG COVERAGE ON LOT (2104/5996)	35.1 %
--	--------

ALLOWABLE % OF BLDG COVERAGE ON LOT = 2398 SF	40 %
---	------

3. IMPERVIOUS COVERAGE per LDC 25-1-23

	EST.	NEAR	TOTAL
TOTAL BIRD COVERAGE (i.e. less $b_2, d, h \times 5$)	1,203.67	989.91	2,193.58
WATERFOWL COVERAGE	82.67	82.67	165.34
SEMIWATERFOWL COVERAGE	8.27	8.27	16.53
WILDLIFE/AVIATION COVERAGE	8.27	8.27	16.53
UNCOVERED BIRD DEGS (count: 503 (22 x 5))	0.00	0.00	0.00
ADDITIONAL BIRD COVERAGE	0.00	0.00	0.00
ADDITIONAL WILDLIFE/AVIATION COVERAGE	0.00	0.00	0.00
ADDITIONAL WATERFOWL COVERAGE	0.00	0.00	0.00
SITE PLANT & RETAINING	12.67	0.00	12.67
OTHER (topsoil, Jung, etc.)	0.00	0.00	0.00
TOTAL BIRD COVERAGE	1,311.67	1,072.67	2,384.34
TOTAL LOT AREA			9,396.67
PROPOSED IMPROVEMENT COVERAGE (TOTAL BIRD x 45.30)			108,700.70
EXISTING IMPROVEMENT COVERAGE (125' x 248' x 45.30)			12,711.00

4. F.A.R. CALCULATIONS

[illegible]

FRONT YARD IMPERVIOUS = N/A

FIRE AREA: LOWER ROOF $\frac{sf + DECK}{sf} = \frac{SQ\ FT}{XXXX\ SQ\ FT} < 3600\ sq\ ft$
 FIRE AREA: LOWER XXXX $\frac{sf + UPPER\ XXX\ sf}{sf} = \frac{XXXX\ SQ\ FT}{XXXX\ SQ\ FT} < 3600\ sq\ ft$

NOTE: EXIST HOUSE = 877 SF ADDITION = 1142 SF
 THIS PROJECT IS > 50% NEW CONSTRUCTION
 THEREFORE SIDEWALK FEE IS REQUIRED.

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY WATERLOO SURVEYORS INC, DATED 04-15-20 AND IS FOR ESTIMATING PURPOSES ONLY. VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE PROPERTY LINES, BOLDING SET BACKS, NOR HEIGHT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE RULE OF THE CONTRACT. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE OBSTACLES APPROPRIATE TO THE SITE AND IN CONSIDERATION TO ACQUIRING PROPERTIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING THE NEW WORK WITH EXISTING CONSTRUCTION. INFORMATION ON EXISTING BUILDINGS SHOWN IN THE DRAWINGS WAS BASED ON THE INFORMATION SUPPLIED BY OWNERS. THIS INFORMATION IS NOT GUARANTEED. THE CONTRACTOR'S ACTUAL AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTORS SHALL VERIFY ALL INFORMATION. VARIATIONS FROM THE INFORMATION SHOWN OR STATED ON THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF EXISTING UTILITIES.

DRAWING INDEX

B0.1 SITE PLAN

- FA1.1 DEMO + PROPOSED FLOOR PLAN
FA1.2 UPPER FLOOR PLAN + ROOF PLAN
FA2.1 DEMO + PROPOSED ELEVATIONS
FA2.2 DEMO + PROPOSED ELEVATIONS

FOR HLC REVIEW

ADOPTED BUILDING CODES:

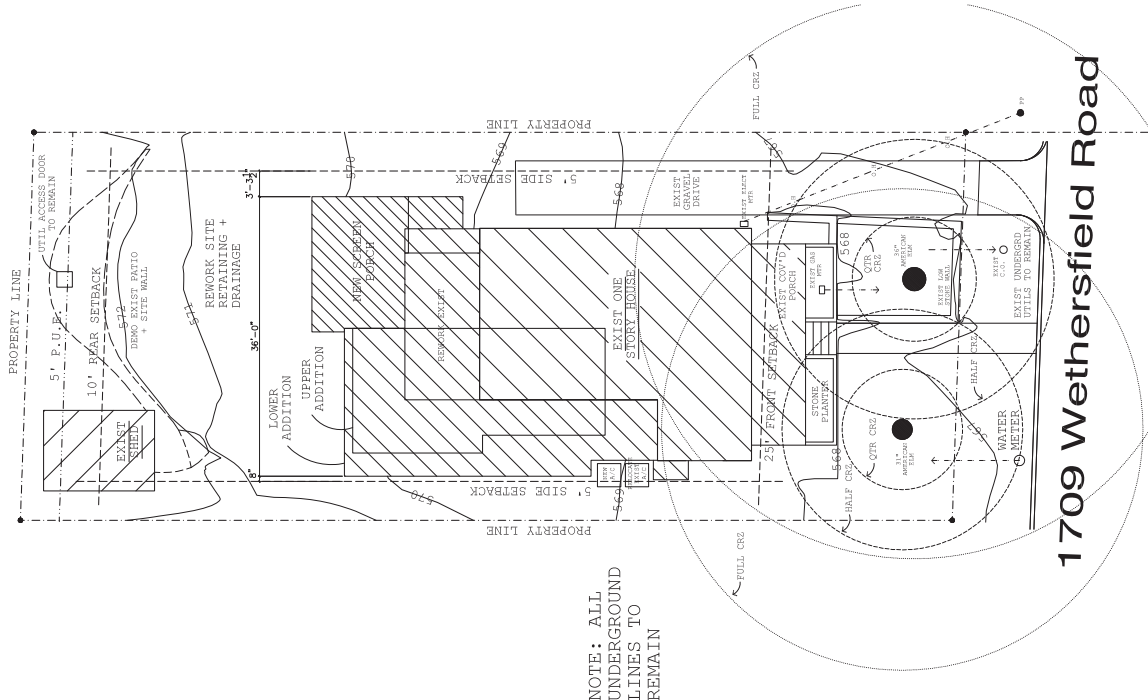
- 2021 International Residential Code (IRC)
- 2021 International Building Code (IBC)
- 2020 National Electrical Code (NEC)
- 2021 Uniform Mechanical Code (UMC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 International Energy Conservation Code (IECC)

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF THE BUILDING OFFICIAL, OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY THE CONTRACTOR. DISCREPANCIES BETWEEN CODES, STANDARD PRACTICES AND INFORMATION WITHIN THE CONTRACT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND PRIOR TO CONSTRUCTION OF THE AREAS AFFECTED.

PROJECT INFO:	
ZONING	SP-1
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT	32 FEET

LEGAL DESCRIPTION:

LOT 22, ENFIELD F, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 194, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



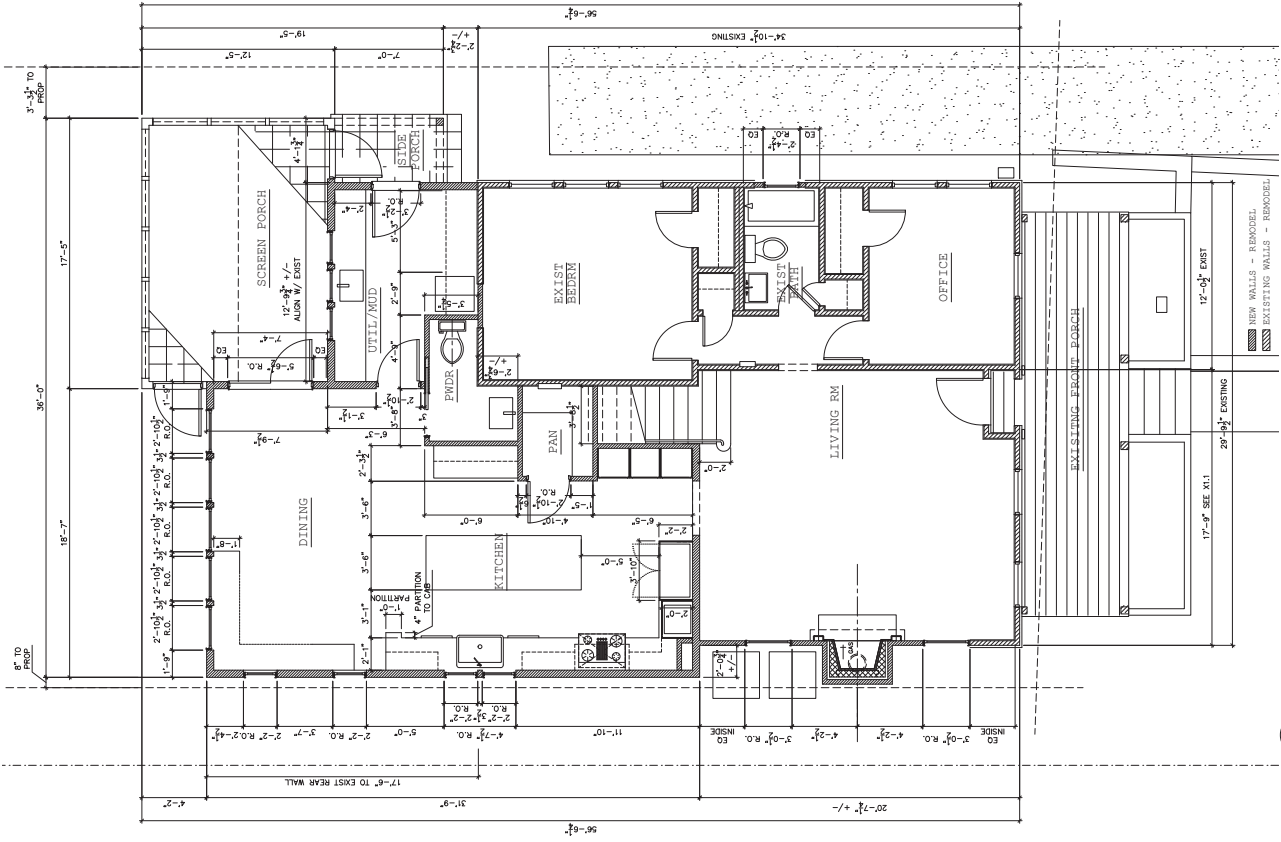
NOTE: ALL
UNDERGROUND
LINES TO
REMAIN

1709 Wethersfield Road

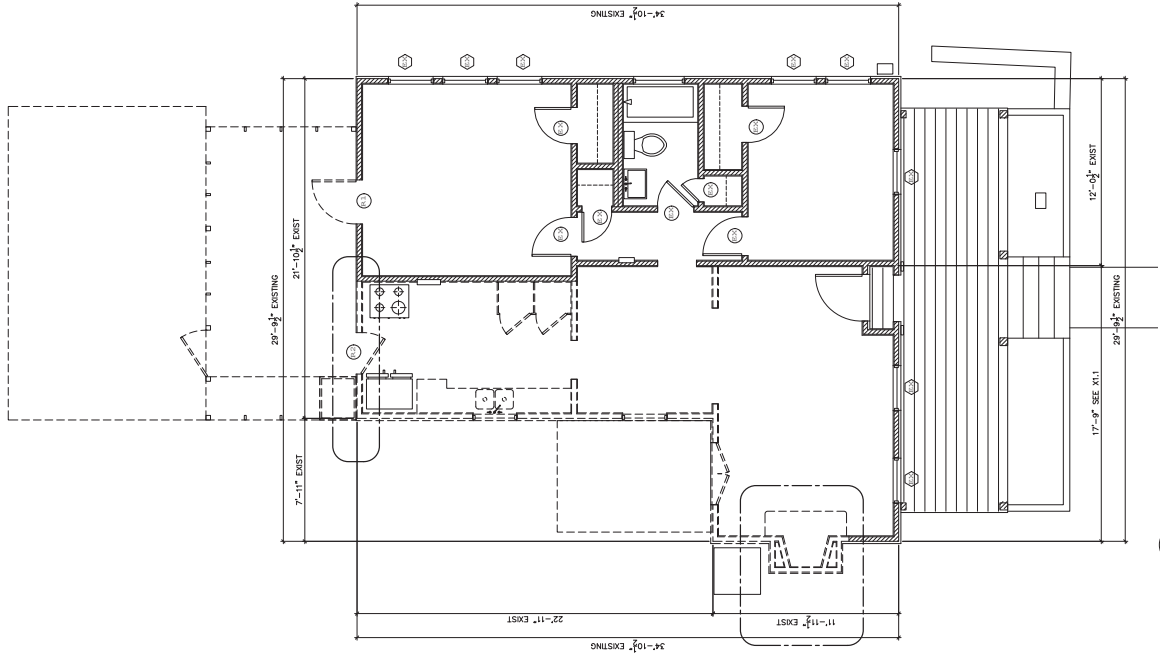
1 SITE PLAN - PROPOSED

0.1 SCALE: 1/8" = 1'-0" (1/16" = 1'-0" IF PLOTTED 11x17)

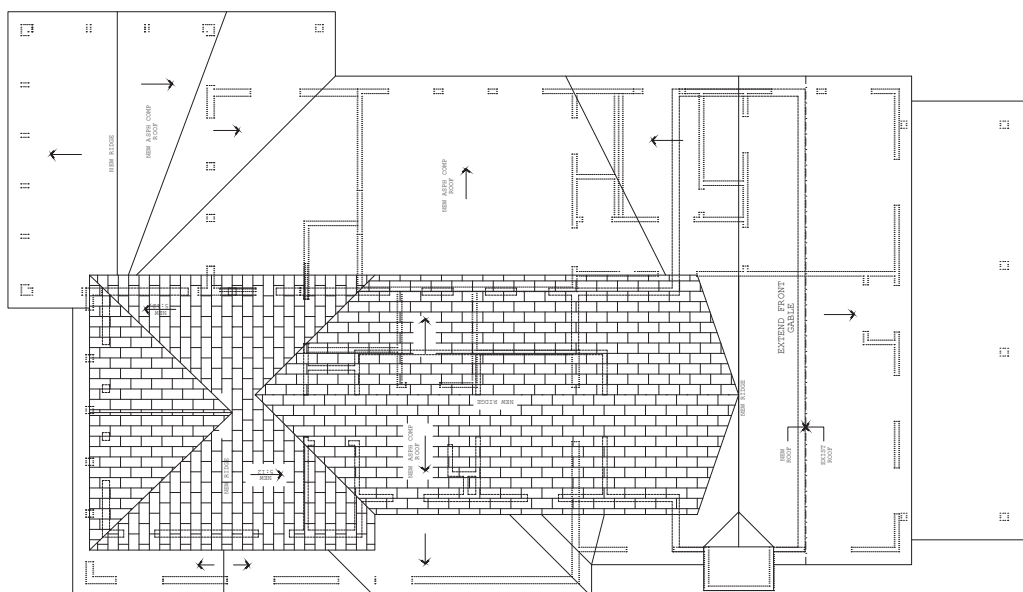
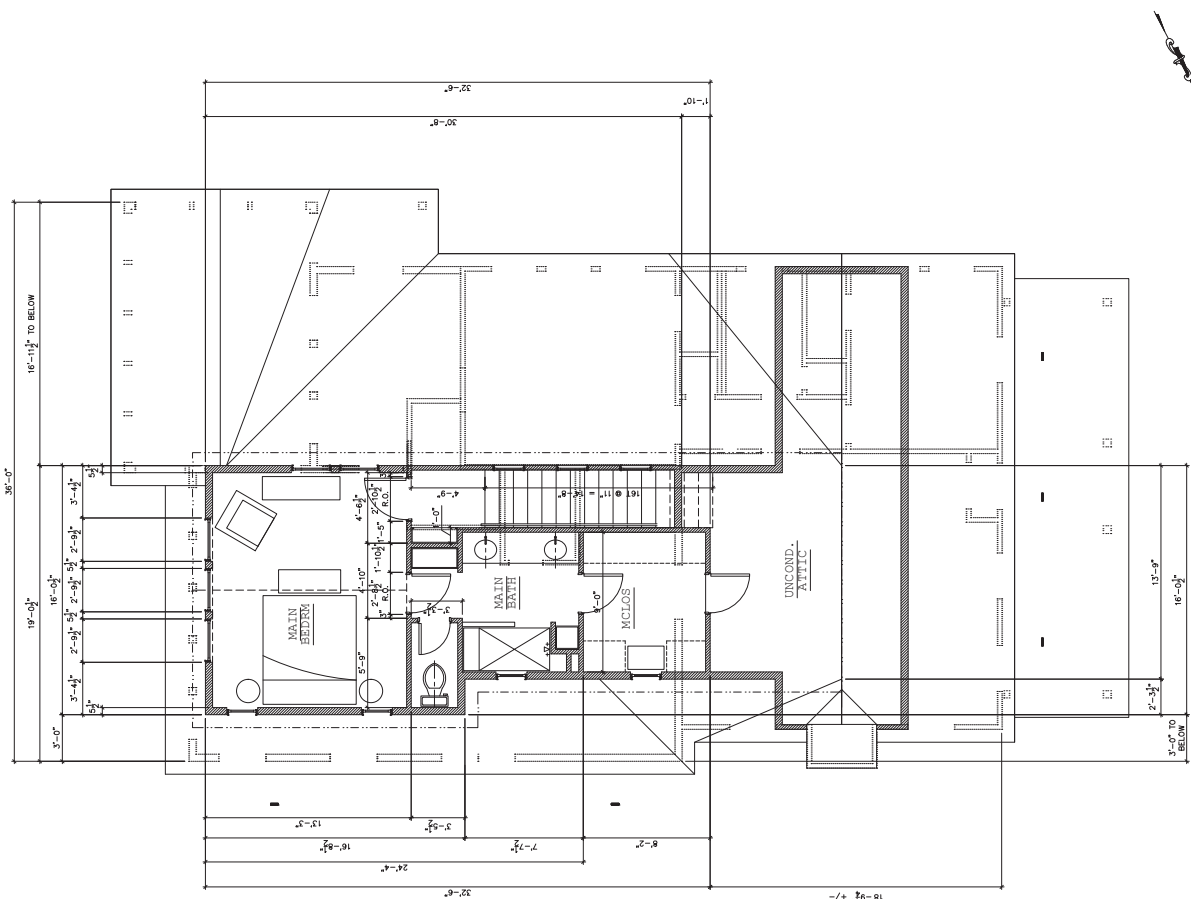
FOR HLC REVIEW

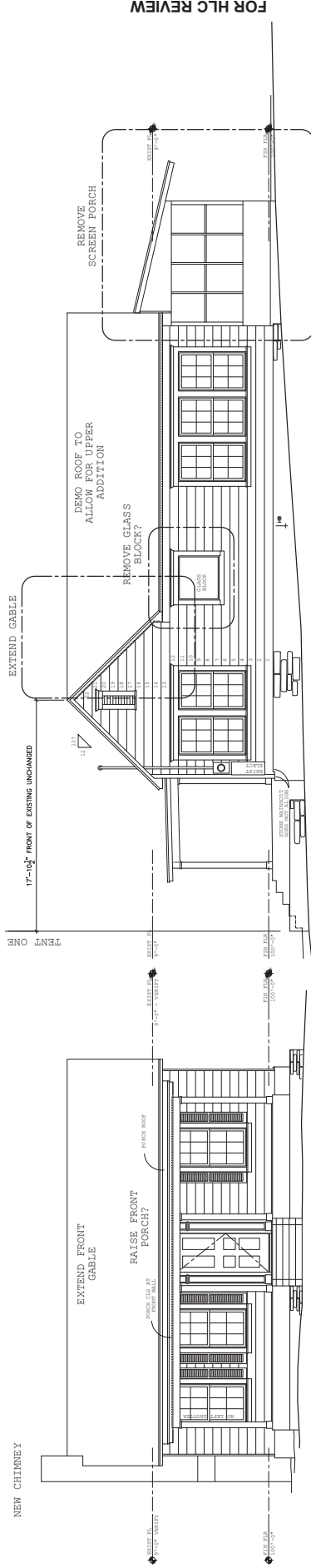


2 LOWER FLOOR - PROPOSED
1.1 SCALE: 1/4" = 1'-0"



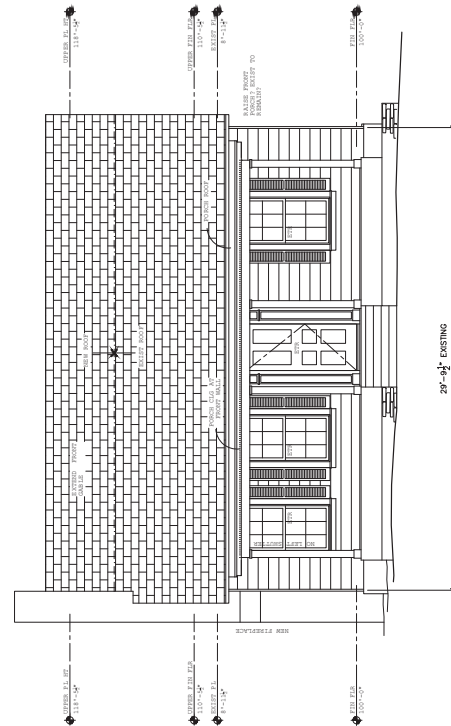
1 LOWER FLOOR - DEMO
1.1 SCALE: 1/4" = 1'-0"



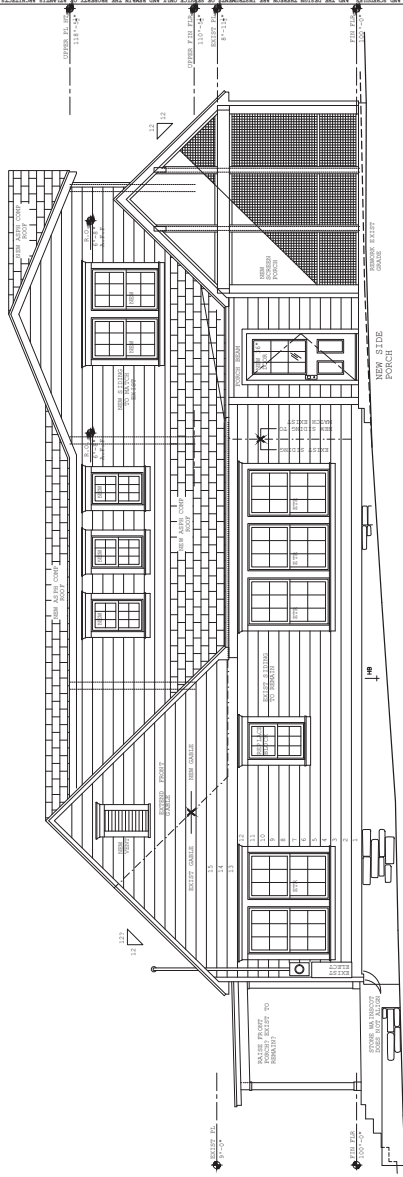


1 FRONT ELEVATION - DEMO - (WEST) AS SEEN FROM WETHERSFIELD
2.1 SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION - DEMO - (SOUTH) AS SEEN FROM DRIVE
2.1 SCALE: 1/4" = 1'-0"

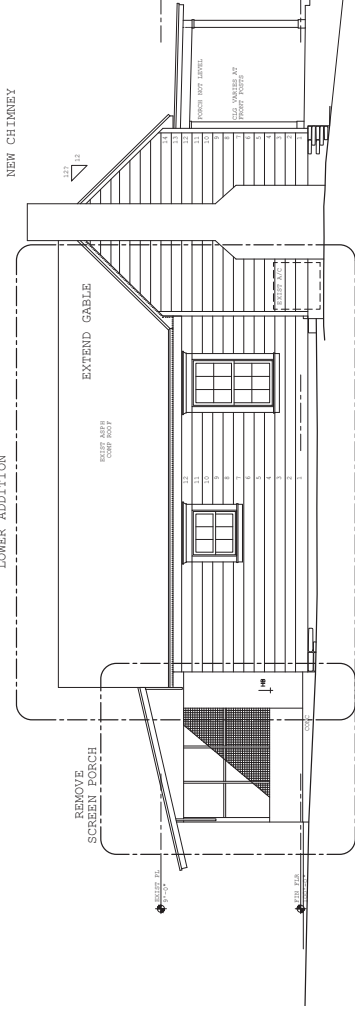


3 FRONT ELEVATION - PROPOSED - (WEST) AS SEEN FROM WETHERSFIELD
2.1 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION - PROPOSED - (SOUTH) AS SEEN FROM DRIVE
2.1 SCALE: 1/4" = 1'-0"

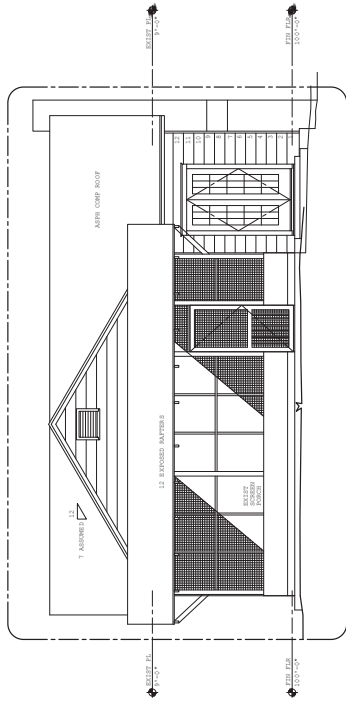
REMOVE WALL TO
ALLOW FOR NEW
LOWER ADDITION



RAISE FRONT
PORCH:

2 SIDE ELEVATION - DEMO - (NORTH)
2.2 SCALE: 1/4" = 1'-0"

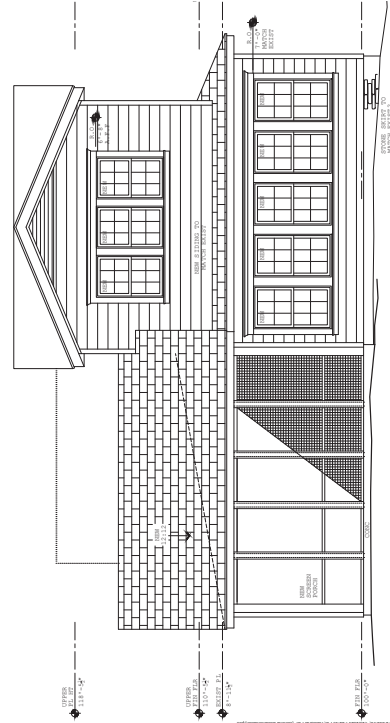
REMOVE SCREEN PORCH, REMOVE REAR
KITCHEN WALL + REAR LIV RM WALL



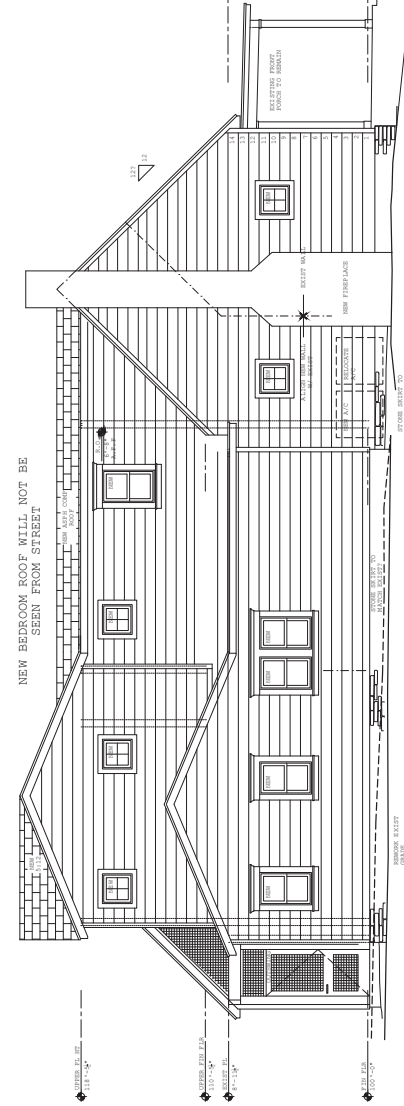
1 REAR ELEVATION - DEMO - (EAST) AS SEEN FROM BACKYARD
2.2 SCALE: 1/4" = 1'-0"

NEW BEDROOM ROOF WILL NOT BE
SEEN FROM STREET

FOR HLC REVIEW



3 FRONT ELEVATION - PROPOSED - (EAST) AS SEEN FROM BACKYARD
2.2 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION - PROPOSED - (NORTH)
2.2 SCALE: 1/4" = 1'-0"

EXTEND EXIST ROOF LINE



TURNER 25 JAN 24
WEST (FRONT ELEV)
EXISTING TO REMAIN
1709 WETHERSFIELD

PROTECT
TREES

NO CHANGES
TO FRONT

1



EXTEND EXIST
GABLE

REPLACE
WITH
DOUBLE
HUNG

EXIST TO
REMAIN

TURNER
1709 WETHERSFIELD
SOUTH ELEVATION
25 JAN 24

2

DEMO PORCH →

DEMO
DECK

TURNER
1709 WETHERSFIELD

EAST - PEARL BLVD
25 JAN 24

3



TURNER 1709 WETHERSFIELD
NORTH BELLEVILLE
28 JAN 24

DEMO
POREN

REMOVE SIDE WALL
FOR KITCHEN ADDITION

4





OUTLINE OF
NEW KITCHEN

DEMO

DEMO THIS
WALL

01.25.24

TURNER 1709 WETHERSFIELD

NORTH ELEV.

5