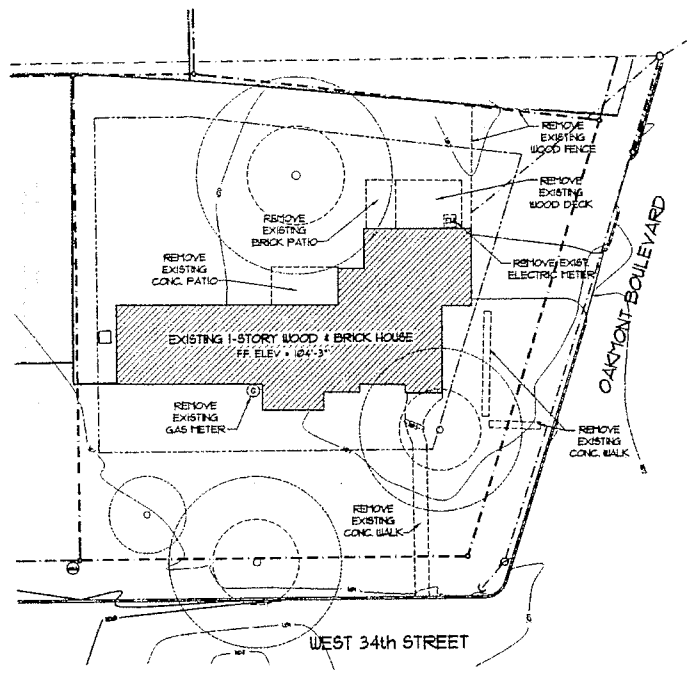
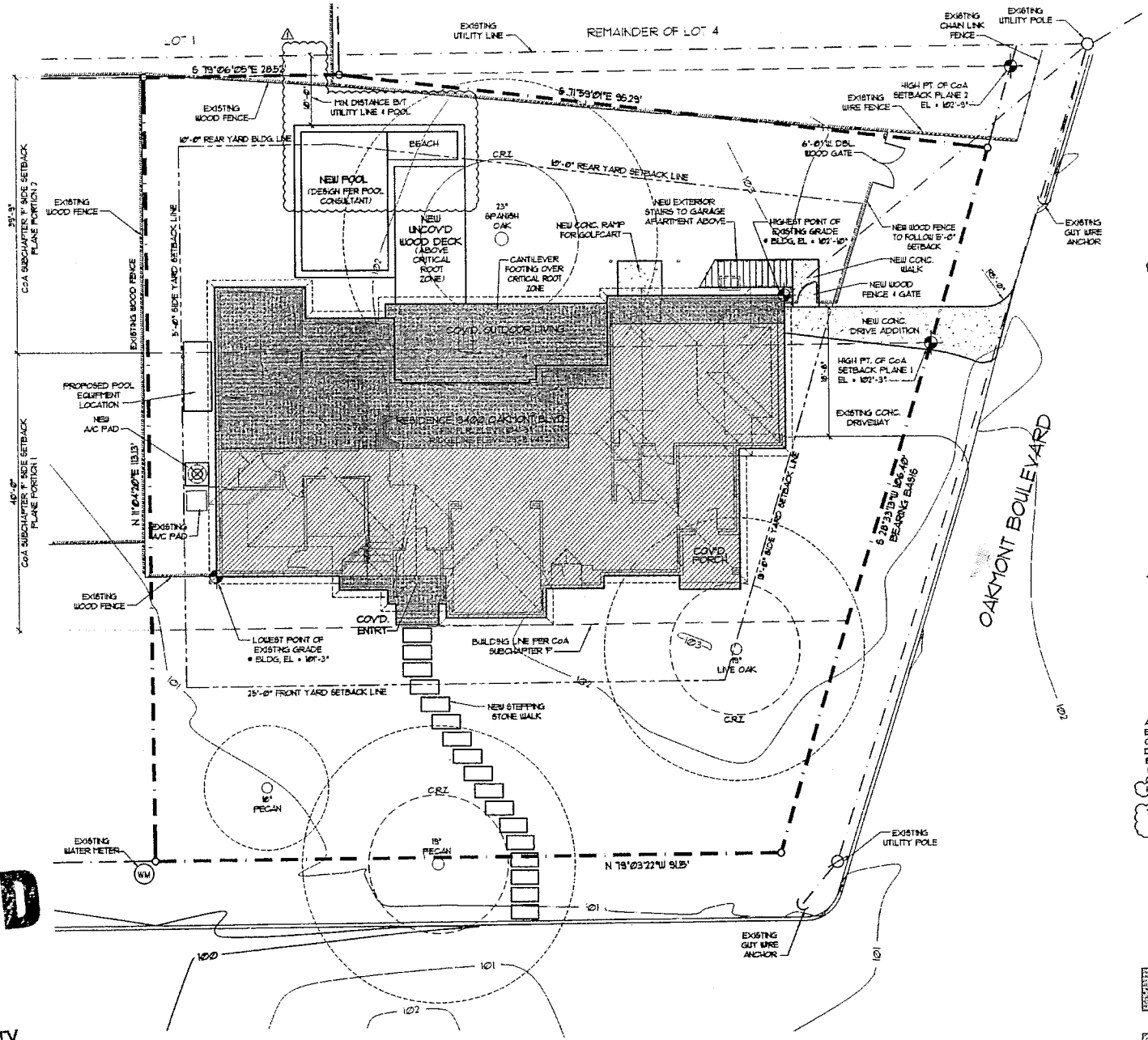


SITE DEMOLITION PLAN

SCALE 1:20



SITE PLAN

SCALE 1/16

CITY OF AUSTIN - BUILDING AND SITE AREA

(CHART PER CoA RESIDENTIAL PERMIT APPLICATION)

		EXISTING	NEW / ADDITION	TOTAL
A.	1ST FLOOR CONDITIONED AREA	1,445#	880#	2,253#
B.	2ND FLOOR CONDITIONED AREA			
	- 2ND FLOOR CONDITIONED AREA (MAIN)	0#	715#	715#
	- 2ND FLOOR CONDITIONED AREA (APARTMENT)	0#	799#	253#
C.	3RD FLOOR CONDITIONED AREA	0#	0#	0#
D.	BASEMENT	0#	0#	0#
E.	COVERED PARKING (GARAGE / CARPORT)			
	- ATTACHED	441#	893#	1,334#
	- DETACHED	0#	0#	0#
F.	COVERED PATIO, DECK OR PORCH			
	- COVERED ENTRY	22#	41#	63#
	- COVERED PORCH	67#	0#	67#
	- COVERED OUTDOOR LIVING	0#	330#	330#
G.	BALCONY	0#	0#	0#
H.	OTHER			
	- UNCOVERED EXTERIOR STAIRS & UPPER DECK	0#	124#	124#
	- MASONRY VENEER COVERAGE	0#	123#	123#
I.	UNCOVERED WOOD DECK (+ 50%)	0#	1,050#	1,050#
TOTAL GROSS BUILDING AREA (TOTAL A THROUGH I)		1,375#	2,663#	4,663#
J.	POOL	0#	3,140#	3,140#
K.	SPA	0#	0#	0#
TOTAL BUILDING COVERAGE ON LOT				3,450#
(SUBTRACT B, C, D, I, J, & K NOT INCLUDED)				3,450# / 11,753# = 29.3% OF LOT

CITY OF AUSTIN - GROSS FLOOR AREA (FLOOR-TO-AREA RATIO)

(CHART PER CoA RESIDENTIAL PERMIT APPLICATION)

		EXISTING	NEW / ADDITION	TOTAL
I.	1ST FLOOR GROSS AREA	1,445#	880#	2,253#
II.	2ND FLOOR GROSS AREA (INCLUDES APT.)	0#	1,672#	1,672#
III.	3RD FLOOR GROSS AREA	0#	0#	0#
IV.	BASEMENT GROSS AREA	0#	0#	0#
V.	ATTIC GROSS AREA	0#	0#	0#
VI.	GARAGE GROSS AREA			
	- ATTACHED	441#	893#	1,334#
	- DETACHED	0#	0#	0#
VII.	CARPORT GROSS AREA			
	- ATTACHED	0#	0#	0#
	- DETACHED	0#	0#	0#
VIII.	ACCESSORY BUILDINGS (DETACHED)	0#	0#	0#
IX.	CEILINGS OVER 15'-0"	0#	0#	0#
X.	TOTAL GROSS FLOOR AREA:	1,886#	1,939#	3,825#

TOTAL GROSS FLOOR AREA	
ADD EXISTING + NEW FROM ABOVE	3,825#
- GROSS AREA OF LOT	11,753#
FLOOR-TO-AREA RATIO (FAR)	
GROSS FLOOR AREA / GROSS AREA OF LOT	32.5%

CITY OF AUSTIN - IMPERVIOUS COVERAGE

A. TOTAL BUILDING COVERAGE ON LOT	3,450#
B. DRIVEWAY AREA ON PRIVATE PROPERTY	429#
C. SIDEWALKS / WALKWAYS ON PRIVATE PROPERTY	133#
D. UNCOVERED PATIOS	0#
E. UNCOVERED WOOD DECKS (50%)	1,050#
F. AIR CONDITIONER PADS	72#
G. CONCRETE DECKS	0#
H. POOL COPING	340#
I. POOL EQUIPMENT	110#
TOTAL IMPERVIOUS COVERAGE	4,784#
	4,784# / 11,753# = 36.4% OF LOT

FRONT YARD SETBACK - IMPERVIOUS COVERAGE

1. DRIVEWAY AREA - FRONT YARD SETBACK	0#
2. SIDEWALKS / WALKWAYS - FRONT YARD SETBACK	80#
TOTAL FRONT YARD IMPERVIOUS COVERAGE	80#
TOTAL FRONT YARD SETBACK AREA	2,376#
	= 3.4% IMPERVIOUS COVERAGE

HATCHING INDICATES AREAS OF NEW ADDITION AT FOOTPRINT

HATCHING INDICATES EXISTING PORTION OF HOUSE TO REMAIN AT FOOTPRINT

LEGAL DESCRIPTION:
3400 OAKMONT BOULEVARD
A PORTION OF LOT 4, BLOCK B, HAPPY HOLLOW SUBDIVISION, VOL. 3, PG. 221 PLAT RECORDS AUSTIN, TEXAS 78703
TRAVIS COUNTY

SURVEY CREATED BY:
ALL POINTS SURVEYING
1114 FORTVIEW ROAD, SUITE 200
AUSTIN, TEXAS 78704
T: (512) 440-0678
F: (512) 440-6755

REVIEWED

MAR 16 2015

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

All structures/pools/etc. must maintain a 10' horizontal clearance from AE energized power lines.

AE APPROVED
MAR 16 2015
75-238
JGM

No structures, pools etc. may be placed in an electric utility easement.

GENERAL SITE NOTES:

1.0 BUILDER TO RECULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.

2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.

3.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.

4.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.

5.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.

6.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

7.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8.0 CONFIRM ALL DRIVEWAY, SIDEWALKS AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.

9.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

10.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.

11.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.

12.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.

13.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.

14.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.

15.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

16.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 6" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.

17.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

cornerstone architects
7000 BEE CAVES RD, SUITE 200 AUSTIN TX 78746
(512) 329 0007
WWW.CGAPARTNERS.NET

A REMODEL & ADDITION FOR:
THE KORIOTH RESIDENCE
3400 OAKMONT BOULEVARD
AUSTIN, TEXAS 78703

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REVISION: 1 03/13/15 CM
- Pool Revision per CoA

REGISTERED ARCHITECT
JAMES G. MOORE
STATE OF TEXAS
12 Mar 15

KORIOTH RESIDENCE REMODEL

SHEET A-1
1 of 13

PROJECT NO.	14159
DRAWN BY:	CM
DATE:	03/04/15
CHECKED BY:	CM, JH
PROJECT MGR:	CM