



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

Property Information

Project Address: 703 THERESA AVE Tax Parcel ID: 109318
Legal Description: LOT 3 THERESA WINN SUBDIVISION
Zoning District: SF3 Lot Area (sq ft): 8190
Neighborhood Plan Area (if applicable): OLD WEST AUSTIN Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☒ N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a Green Building requirement? Y ☒ N
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ☒ N
(If yes, approval through Aviation is required)

Does this site have a septic system? Y ☒ N
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? Y ☒ N
(If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? Y ☒ N
(If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ☒ N
(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? Y ☒ N
(Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ☒ Y N
Note: Include tree location(s) on plot plan. (If yes, [click here](#) for more information on the tree permit process)

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ☒ Y N

Does this site currently have: water availability? ☒ Y N (If no, contact Austin Water Utility to apply for wastewater availability? ☒ Y N water/wastewater taps and/or service extension request.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ☒ N
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? Y ☒ N (If yes, submit approved auxiliary and potable plumbing plans.)
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill in excess of four (4) feet? Y ☒ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ☒ N (LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ☒ N (LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y N (If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? Y ☒ N (Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? Y ☒ N Case # _____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☒ N
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y ☒ N (If yes, construction material recycling is required per LDC 25-11-39)

Existing Use: vacant single-family residential duplex residential two-family residential other: _____

Proposed Use: vacant single-family residential duplex residential two-family residential other: _____

Project Type: new construction addition addition/remodel other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? ☒ Y N PART
(Note: Removal of all or part of a structure requires a demolition permit application.)

existing bedrooms: 2 # bedrooms upon completion: 4 # baths existing: 1 # baths upon completion: 3.5

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
1ST FLOOR ADDITION & NEW 2ND FLOOR. NEW CARPORT/GARAGE

Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)

Lot = 8190th

Job Valuation		
Total Job Valuation: \$ <u>250,000.00</u> Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.	Amount for Primary Structure: \$ <u>200,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Amount for Accessory Structure: \$ <u>50,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area <u>1,100</u> sq ft. (work within existing habitable square footage)

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	1,100.00		603.00		1,703.00	0.00
b) 2 nd Floor conditioned area			1,240.00		1,240.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)				528.00	0.00	528.00
f) Covered patio, deck, porch, and/or balcony area(s)	0.00		223.00	15.00	223.00	15.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks			189.00		189.00	0.00
Total Building Area (total a through h)	1,100.00	0.00	2,255.00	543.00	3,355.00	543.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		
Building Coverage Information <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small> Total Building Coverage (sq ft): <u>2,469.00</u> % of lot size: <u>30</u>						
Impervious Cover Information <small>Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)</small> Total Impervious Cover (sq ft): <u>3,137.00</u> % of lot size: <u>38</u>						
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y <input checked="" type="checkbox"/> N						
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>26</u> ft <u> </u> in Number of Floors: <u>2</u>			Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>			
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input checked="" type="checkbox"/> Y N <small>*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</small> Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N Width of approach (measured at property line): <u>10.5</u> ft Distance from intersection (for corner lots only): <u>N/A</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> N (If yes, drainage review is required)						

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1,100.00	603.00			1,703.00
2 nd Floor		1,240.00			1,240.00
3 rd Floor					0.00
Area w/ ceilings > 15'		142.00	Must follow article 3.3.5		142.00
Ground Floor Porch* (check article utilized)		76.00	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	76.00	0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	335.00	<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	200.00	135.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached	193.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1)	193.00	0.00
Accessory Building(s) (detached)		0.00			0.00
Totals	1,100.00	2,589.00			3,220.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,220.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 39 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.



CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Demolition Permit Application

Application Type: ☐ Commercial ☐ Residential

Fee Paid: \$ _____ Submission Date: _____

For Office Use Only – Permit Information

BP- _____ PR- _____ LHD_NRD_HDP- _____ Ca. _____

Referred By: _____ NRHD/LHD: _____

☐ Release Permit ☐ Do Not Release Permit ☐ HLC Review- _____

Historic Preservation Office

Date

IMPORTANT: Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after twelve (12) months from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.
DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office (see <http://www.austintexas.gov/departments/historic-preservation>).

Submittal Requirements

- ☒ 1. Owner authorization/signature, **NOTARIZED** at the bottom of the next page of this application, **OR** a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply
- ☒ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☒ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 512-854-9473)
- ☒ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street
- ☐ 5. Review Fee (see [fee schedule](#) for applicable fees)

Additional requirements for **Commercial** Demolitions:

- ☐ 6. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Property Information

Address: 703 THERESA AVE
City: AUSTIN Zip: 78703
Current Use: SINGLE FAMILY RESIDENCE

Demolition Type

☐ Total ☒ Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:
REMOVE REAR WALL OF THE HOUSE

Demolition Contractor Information

Company: KALANTARI GROUP
Address: 1210 PARKWAY
City: AUSTIN TX Zip: 78703
Phone: (310) 770 5179

Structural Information

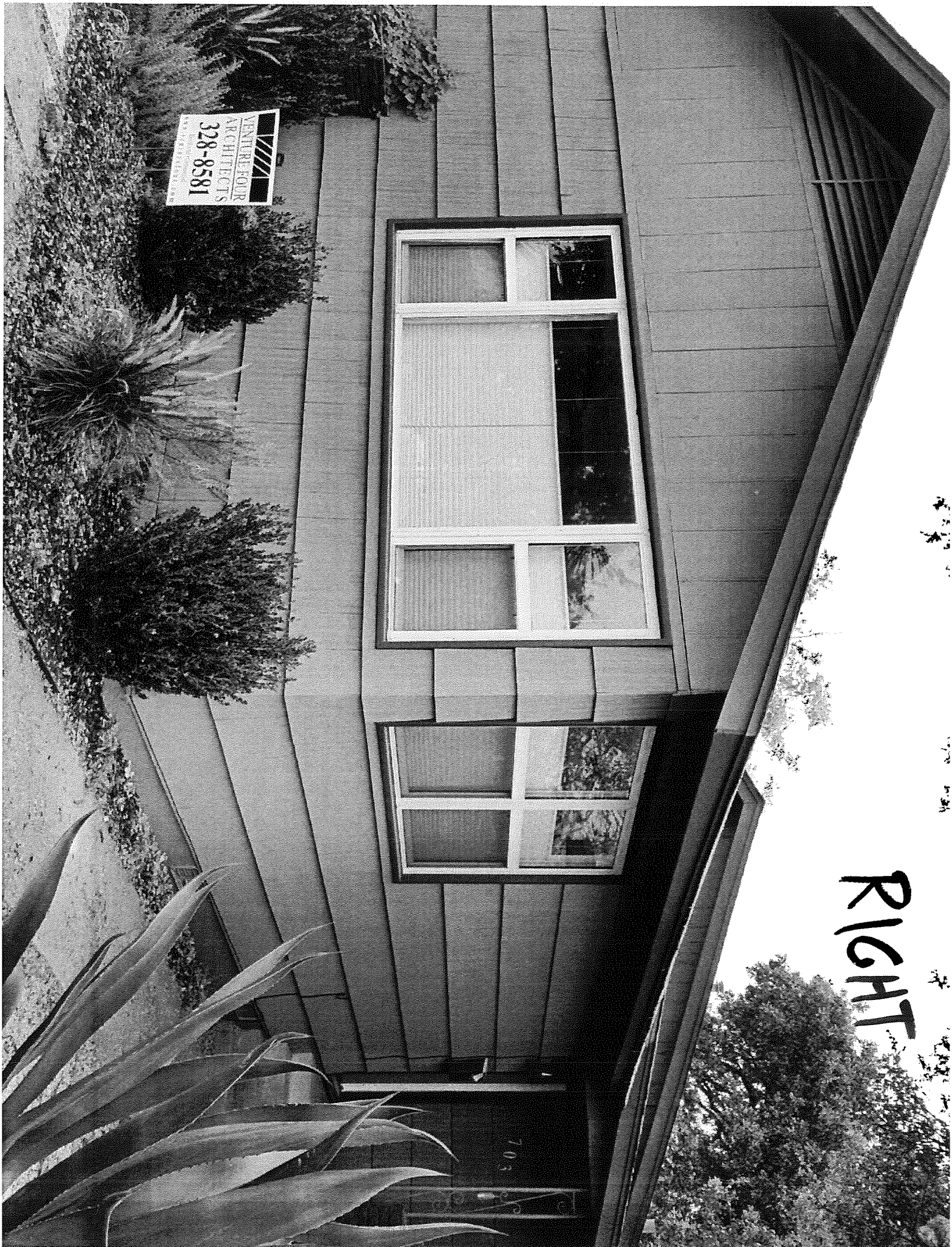
Structures: 2 Square Feet: _____
Building Materials: STUCCO AND SIDING
Foundation Type: PIER AND BEAM FOUNDATION \$ SLAB
Estimated Cost of Demolition: \$ 5000.00



VENTURE FOUR
ARCHITECTS
328-8581
JANUARY 2012

FRONT

RIGHT



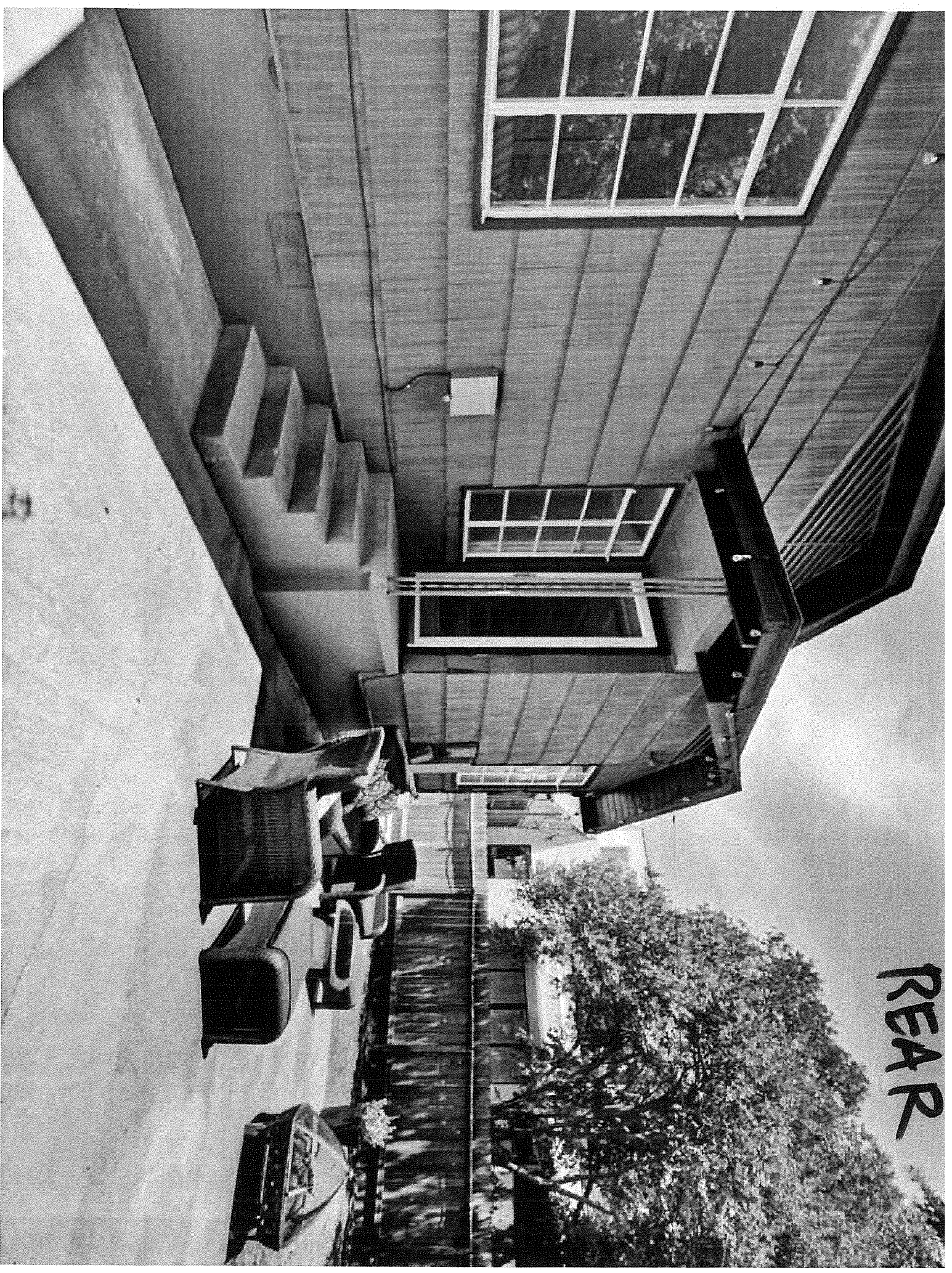


For more info
Call 9-1-1
austinfoes.com

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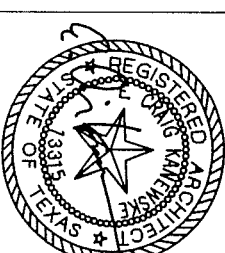


REAR



VENTURE FOUR
ARCHITECT

3821 Juniper Trace
Suite 105
Bee Cave, Texas 7873
Phone: 512-328-8581
Fax: 512-263-2821
www.venturefour.co



COOPERATING WITH VENTURE FOUR ARCHITECT
ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY
AND DOES NOT CONSTITUTE A CONTRACT. THE PROJECT
WARRANTY IS THE PROPERTY OF VENTURE FOUR ARCHITECT.

PROJECT

A CUSTOM
RESIDENCE FOR

703 THERESA AVENUE
AUSTIN, TEXAS
78703

BUILDER

1210 PARKWAY STREET
AUSTIN, TX 78703
512.456.3151

Property ID Number: 109316
Ref ID2 Number: 0110050410

LEGAL
DESCRIPTION

LOT:
BLOCK:
SUBDIVISION: THERESA WINN
COUNTY: TRAVIS

V4-1520S

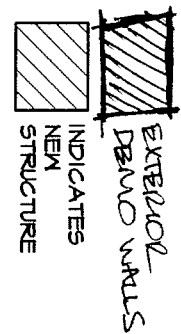
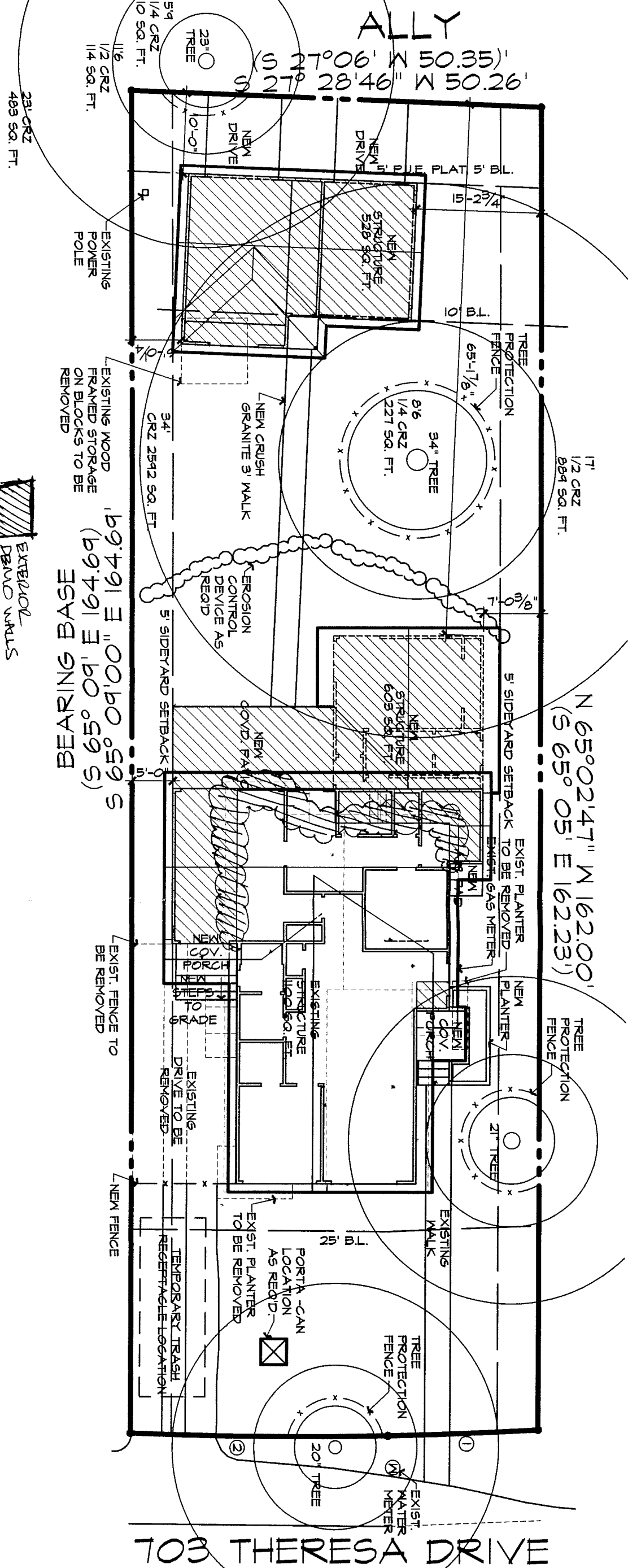
CHK

Jan 15, 2018 • 11:28am

SITE PLAN

SCALE: 1" = 20'-0"

SP-1.1



TREES:

2542 SQ. FT. EXISTING FULL CRZ
GARAGE

HOUSE & PATIO
TOTAL IMPACT 603 SQ. FT. = 23% IMPACT
77% FULL CRZ PRESERVED

884 SQ. FT. EXISTING 1/2 CRZ
227 SQ. FT. EXISTING 1/4 CRZ

NEW + EXISTING

LOT 8140 SQ. FT.

EXISTING STRUCTURE TO REMAIN: 1100 SQ. FT. SQ. FT.
NEW HOUSE ADDITION: 544 SQ. FT.

NEW COVERED PORCHES: 66 SQ. FT.
NEW COVERED PATIO: 147 SQ. FT.

NEW GARAGE: 528 SQ. FT.
NEW GARAGE COVERED PORCH: 15 SQ. FT.

TOTAL BUILDING COVERAGE = 2505 SQ. FT. = 30.5%

NEW AC PAD: 16 SQ. FT.

EXISTING DRIVEWAY: 237 SQ. FT.
EXISTING SIDEWALK: 144 SQ. FT.

NEW CONC. STEPS: 24 SQ. FT.
NEW PLANTER: 47 SQ. FT.

NEW GARAGE DRIVEWAY: 177 SQ. FT.

TOTAL FLATWORK: 645 SQ. FT.

TOTAL IMPERVIOUS COVERAGE = 645+2505 =
3150 SQ. FT. = 39.4%

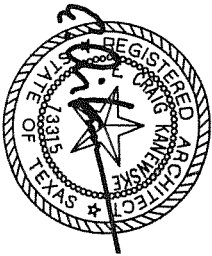
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S-10	FOUNDATION PLAN	A-11	GARAGE
S-11	1ST FLOOR PLAN	A-12	1ST FLOOR PLAN
S-12	2ND FLOOR PLAN	A-13	2ND FLOOR PLAN
S-13	3RD FLOOR PLAN	A-14	3RD FLOOR PLAN
S-14	4TH FLOOR PLAN	A-15	4TH FLOOR PLAN
S-15	5TH FLOOR PLAN	A-16	5TH FLOOR PLAN
S-16	6TH FLOOR PLAN	A-17	6TH FLOOR PLAN
S-17	7TH FLOOR PLAN	A-18	7TH FLOOR PLAN
S-18	8TH FLOOR PLAN	A-19	8TH FLOOR PLAN
S-19	9TH FLOOR PLAN	A-20	9TH FLOOR PLAN
S-20	10TH FLOOR PLAN	A-21	10TH FLOOR PLAN
S-21	11TH FLOOR PLAN	A-22	11TH FLOOR PLAN
S-22	12TH FLOOR PLAN	A-23	12TH FLOOR PLAN
S-23	13TH FLOOR PLAN	A-24	13TH FLOOR PLAN
S-24	14TH FLOOR PLAN	A-25	14TH FLOOR PLAN
S-25	15TH FLOOR PLAN	A-26	15TH FLOOR PLAN
S-26	16TH FLOOR PLAN	A-27	16TH FLOOR PLAN
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S-28	18TH FLOOR PLAN	A-29	18TH FLOOR PLAN
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S-41	31TH FLOOR PLAN	A-42	31TH FLOOR PLAN
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S-46	36TH FLOOR PLAN	A-47	36TH FLOOR PLAN
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S-93	83TH FLOOR PLAN	A-94	83TH FLOOR PLAN
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S-95	85TH FLOOR PLAN	A-96	85TH FLOOR PLAN
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S-98	88TH FLOOR PLAN	A-99	88TH FLOOR PLAN
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S-110	100TH FLOOR PLAN	A-111	100TH FLOOR PLAN
S-111	101TH FLOOR PLAN	A-112	101TH FLOOR PLAN
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S-239	229TH FLOOR PLAN	A-240	229TH FLOOR PLAN
S-240	230TH FLOOR PLAN	A-	



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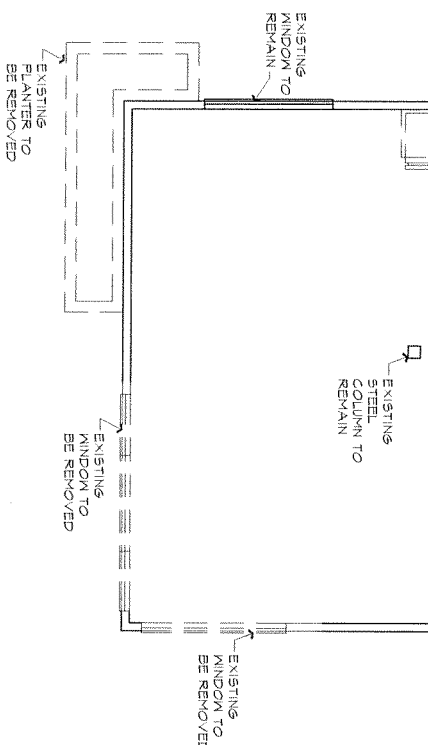
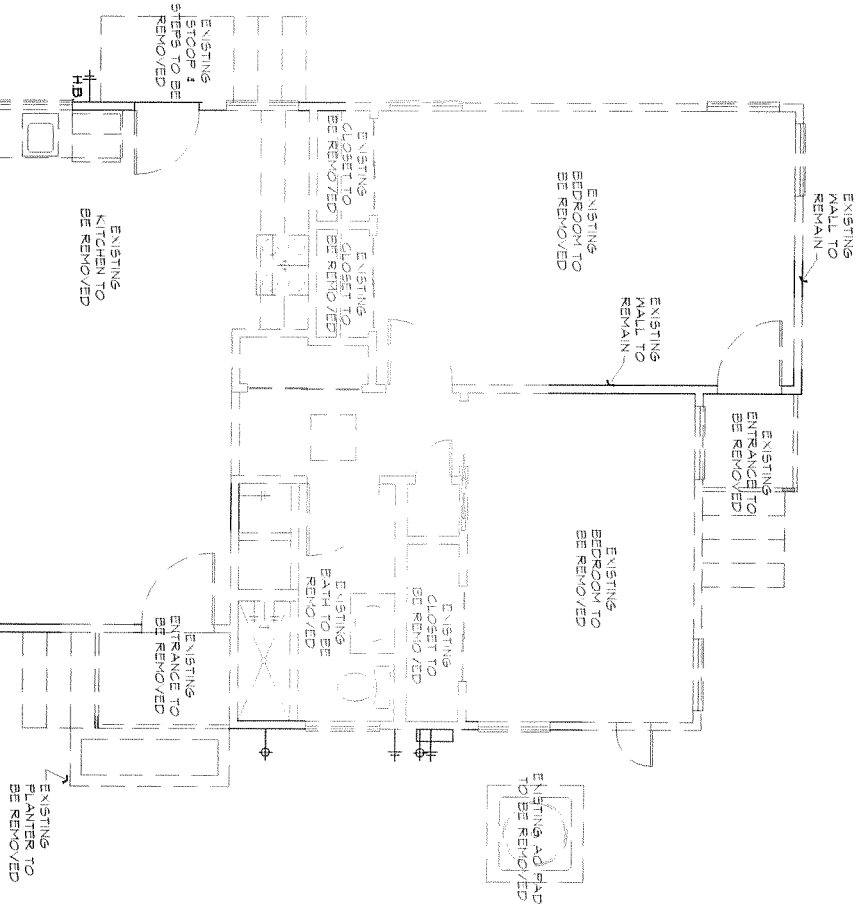
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CHC

FIRST FLOOR EXISTING
& DEMO PLAN
SCALE: 1/8" = 1'-0"

D-1.1

REMODEL NOTES

- 1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ONSET OF CONSTRUCTION.
- 2. INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
- 3. ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE PLUS-OR-MINUS, AND SHALL BE ALIGNED WITH EXISTING CONDITIONS.
- 4. ALL FLOOR HEIGHTS TO MATCH EXISTING UNO.
- 5. WINDOW HEADERS UNO, ALIGN WITH EXISTING UNO.
- 6. MATCH EXISTING MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
- 7. REPAIR OR RESTORE EXISTING MATERIALS AND SURFACES DAMAGED OR OTHERWISE AFFECTED BY THE WORK.
- 8. REPLACE ROOFING AS NEEDED ON ALL ROOF AREAS WITH CORROSION ROOFING MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
- 9. TILE HERE POSSIBLE, USE NEW ROOFING ON COMPLETE SURFACES, MATCH EXISTING ROOFING MATERIAL.
- 10. ALL DOORS, HARDWARE, TRIM, FINISHES, AND ACCESSORIES, MATCH EXISTING UNLESS NOTED OTHERWISE.
- 11. REMOVING FLOORING, LIGHTING, AND CEILING SHALL BE CAREFULLY REMOVED AND SALVAGED DURING DEMOLITION AND TURNED OVER TO THE OWNER.

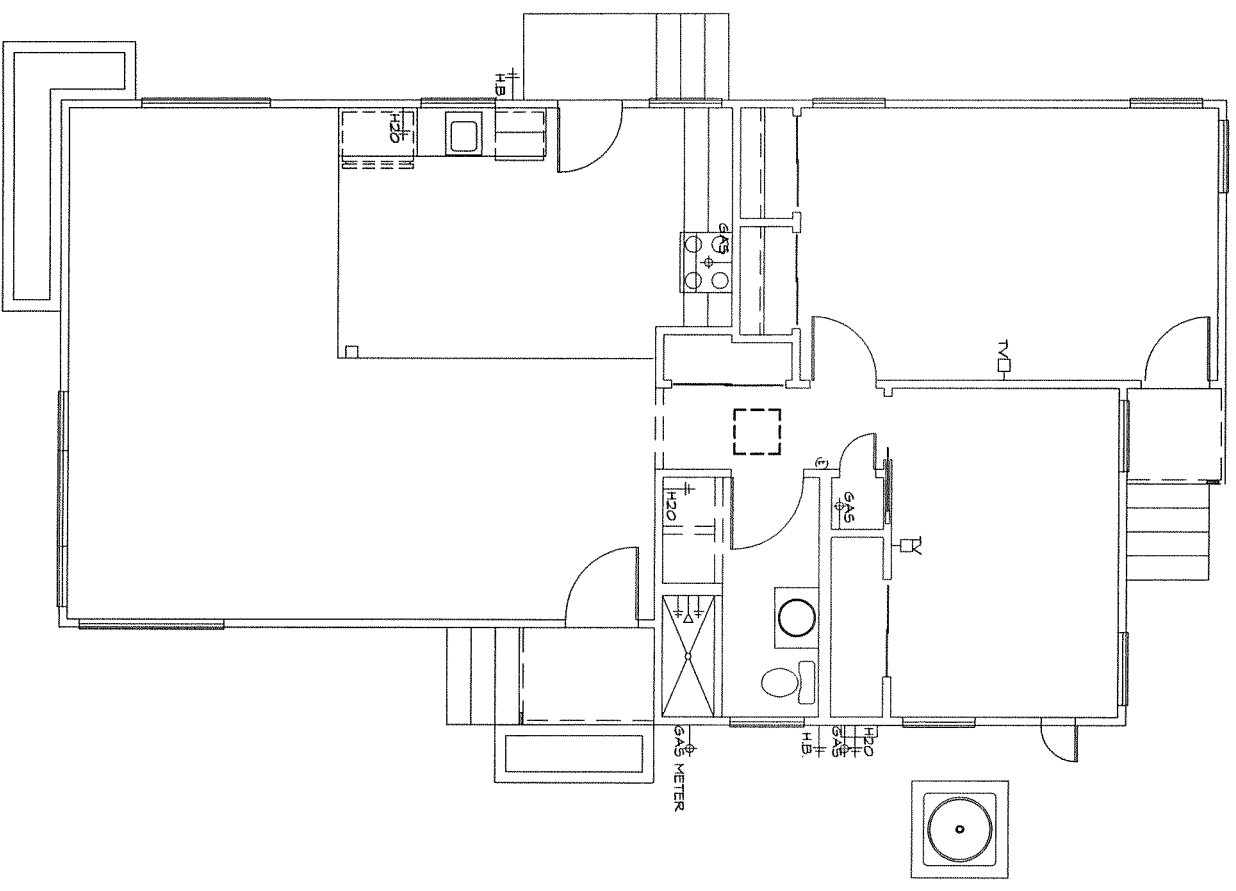


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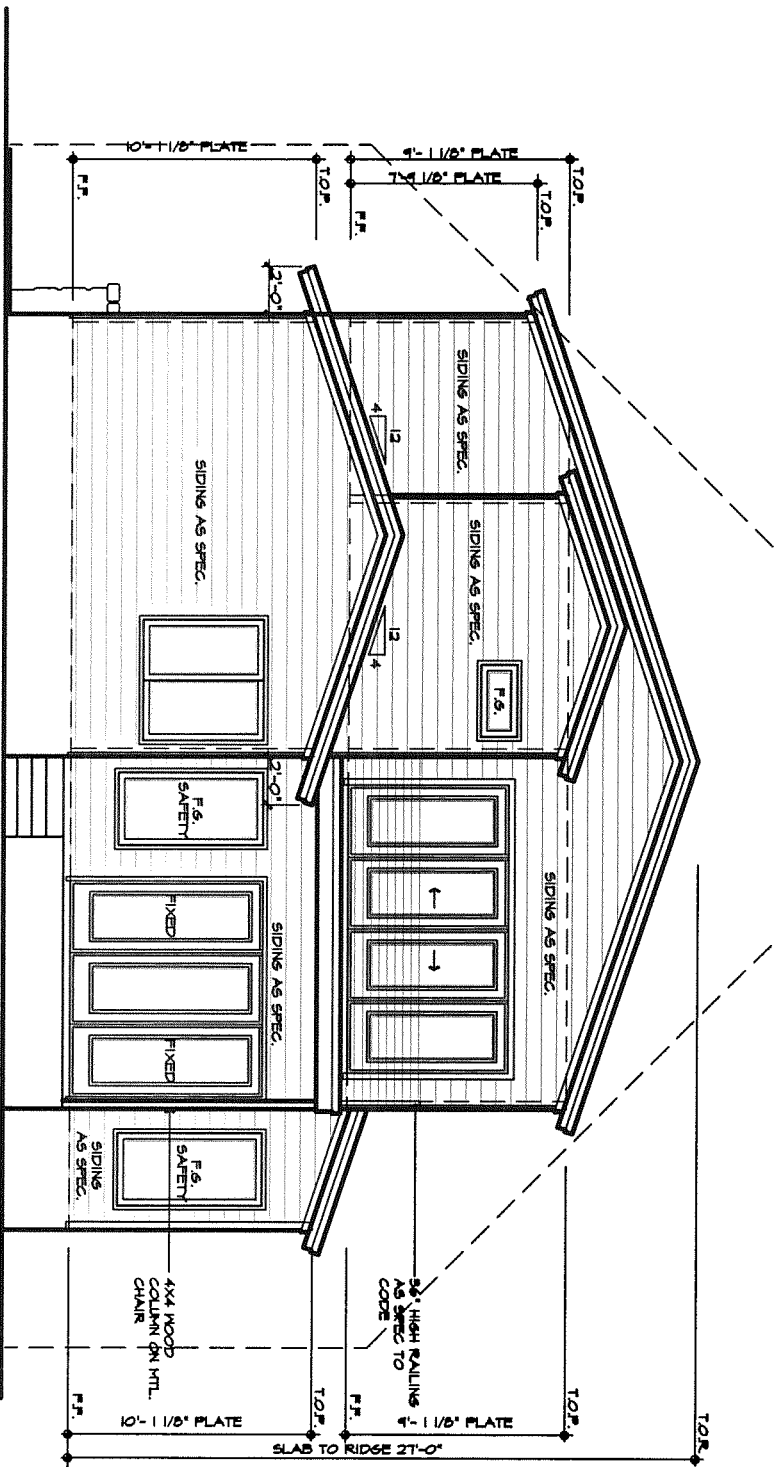
- 1. ALL FLOOR HEIGHTS ARE TO MATCH EXISTING UNO. EXCEPT FOR SECOND FLOOR UNO.
- 2. FIRST FLOOR WINDOW HEADERS TO MATCH EXISTING UNO. SECOND FLOOR WINDOW HEADERS TO BE T-O UNO.
- 3. REMOVE ONE SET AREA OF ATTIC CEMENT FLOOR AND EXISTING COVERED ROOF AREA AS PER CODE.
- 4. BLOCK FOR CEILING FANS IN ALL BREAKFAST ROOMS.
- 5. SAFETY GLASS PER CODE.
- 6. FANS DOWN AND DOUBLE TRIMMED WALLS TO BE FIREBLOCKED PER CODE.

1ST FL DEMO PLAN

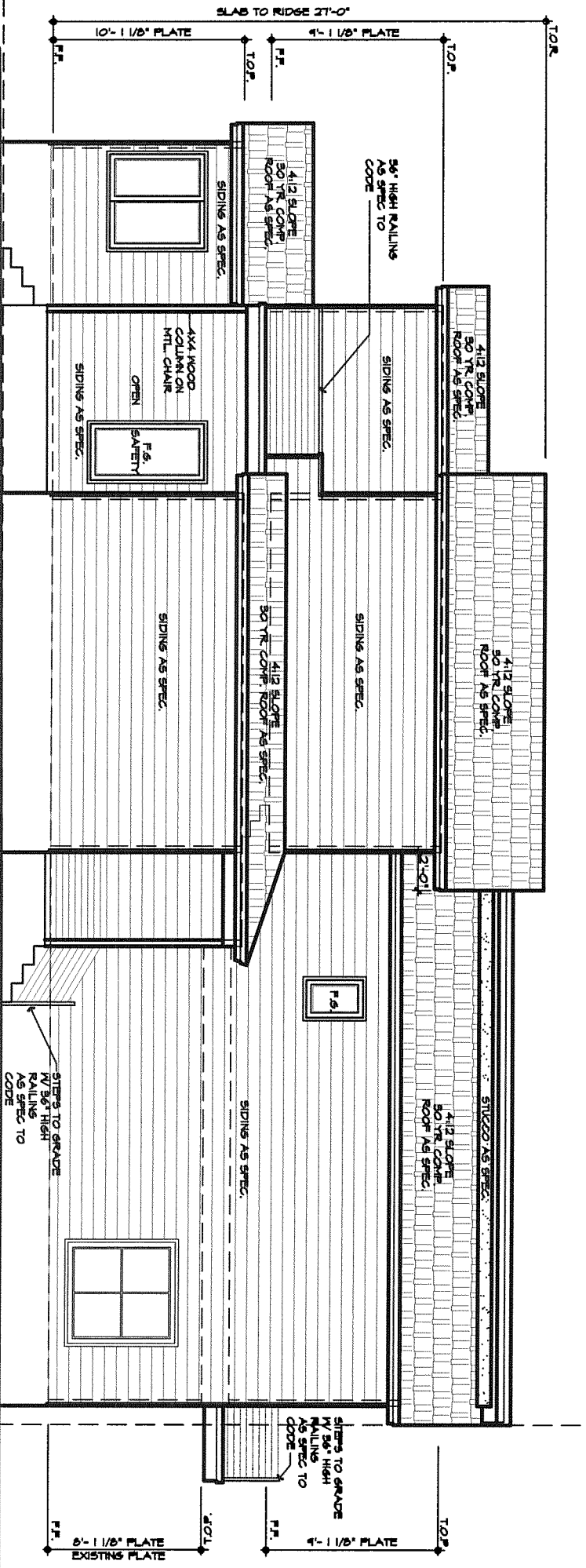
EXISTING 1ST FL PLAN



ADDITION/REMODEL SQUARE FOOTAGE			
	EXISTING	NEW	TOTAL
FIRST FLOOR	1100 SQ. FT.	609 SQ. FT.	1709
SECOND FLOOR	#####	1240 SQ. FT.	1240
TOTAL HEATED	1100	1842	2943
GARAGE	#####	335 SQ. FT.	335
CARPORT	#####	143 SQ. FT.	143
COV. TERRACE	#####	147 SQ. FT.	147 SQ. FT.
COV. PORCH	#####	76 SQ. FT.	76 SQ. FT.
UNCOVERED BALCONY	#####	184 SQ. FT.	184



REAR ELEVATION



LEFT SIDE ELEVATION

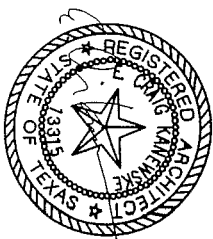
REMODEL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO ONSET OF CONSTRUCTION.
- INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS BASED ON EXISTING CONDITIONS UNLESS NOTED OTHERWISE.
- ALL PLATE HEIGHTS TO MATCH WITH EXISTING UNO.
- WINDOW HEADINGS TO MATCH EXISTING MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
- REPLACE ROOFING AS NEEDED ON ALL SURFACES WITH CORROSION RESISTANT METAL ROOFING. REUSE EXISTING ON CORROSION RESISTANT METAL ROOFING EXISTING ROOFING MATERIAL.
- ALL DOORS, HARDWARE, TRIM, SHELVEYS, ACCESSORIES, LIGHTING, FIXTURES, PANS, AND OTHER FINISHES TO BE REMOVED AND RE-INSTALLED AS NEEDED AND BE REMOVED DURING DEMOLITION AND TURNED OVER TO THE OWNER.

NOTES:

- ALL PLATE HEIGHTS ARE TO MATCH EXISTING UNO. SEE/2 FOR SECOND FLOOR UNO.
- FIRST FLOOR WINDOW HEADINGS TO MATCH EXISTING UNO. SECOND FLOOR WINDOW HEADINGS TO BE 7'-0" UNO.
- PROVIDE ONE 5'x7' NET AREA OF ATTIC VENTILATION PER 50 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.
- TURN DOWN AND DOUBLE PLY-WED WALLS TO BE PRESERVED PER CODE.
- DROP BRICK LENSE SO AS NOT TO OBSTRUCT VENTILATION. PROVIDE CONCEALED ROUTE VENT TO ROOF OR RIDGE AND GAIN WHERE POSSIBLE.
- THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.

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CONSULT WITH THE ARCHITECT FOR ANY CHANGES.

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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A-2.2

STRUCTURAL FRAMING GENERAL NOTES

GENERAL

- 1. PRIOR TO CONSTRUCTION, VERIFY STRUCTURAL ELEVATIONS AND DIMENSIONS WITH OTHER PROJECT DRAWINGS AND COORDINATE THE LOCATIONS OF CEILING AND SLEEVES THROUGH THE STRUCTURE, SLAB DEPRESSIONS, FLOOR DRAINS, INSERTS AND OTHER ITEMS.
- 2. ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS TO BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS, NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- 3. HEIGHTS OF FLOORS, ROOF DECK FLEES, AND VARIOUS FRAMING COMPONENTS ARE GIVEN ON THE DRAWINGS ARE BASED ON A FINISHED FLOOR ELEVATION OF 0.001'.
- 4. STRUCTURAL SYSTEMS ARE DESIGNED FOR IN-PLACE CONDITIONS ONLY. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OF STRUCTURAL COMPONENTS (BEAMS, COLUMNS, JOISTS, TRUSSES AND STRUCTURAL FRAMING) FOR CONDITIONS THAT WILL EXIST DURING CONSTRUCTION AND TO MEET ALL REGULATION REQUIREMENTS FOR SAFETY OF WORKMEN.
- 5. TEMPORARY FRAMING BRACING SHALL REMAIN UNTILL INSTALLATION OF PERMANENT STRUCTURAL BRACING ELEMENTS, MEMBER CONNECTIONS AND FLOOR AND ROOF DIAPHRAGMS ARE COMPLETE.

DESIGN CRITERIA

- 1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.
- 2. THE STRUCTURE IS DESIGNED FOR WIND LOADS IN ACCORDANCE WITH THE UBC REFERENCED ABOVE, WITH THE FLOORING DESIGN CRITERIA, BASIC WIND SPEED 90 MPH EXPOSURE C IMPORTANCE FACTOR 1
- 3. FRAMING AND TRUSSES TO BE DESIGNED FOR THE FOLLOWING LIVE LOADS:
ROOF 20 PSF

WOOD NOTES

A. SHEATHING

- 1. ROOF SHEATHING SHALL BE 12/51 APA RATED EXPOSURE 1 SHEATHING WITH PANE, INDEX 34/0, SUBSIDY AND NAILED WITH 6d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND 6d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. ROOF SHEATHING EXPOSED ON THE UNDERSIDE SHALL BE BOUND WITH EXTERIOR GLE. PROVIDE STANDARD EDGE CLIPS AT MID SPAN BETWEEN ALL SUPPORTS.
- 2. FLOOR SHEATHING SHALL BE 23/23 APA RATED EXPOSURE 1 SHEATHING WITH PANE, INDEX 46/24, NAILED WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE STANDARD EDGE CLIPS AT MID SPAN BETWEEN ALL SUPPORTS.
- 3. APA WALL SHEATHING SHALL BE 1/2" STRUCTURAL GRADE APA RATED SHEATHING WITH PANE, INDEX 16/0, NAILED WITH 6d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND 6d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.

B. MATERIAL PROPERTIES

- 1. ALL WOOD FRAMING SHALL BE USED AT 18 % MAXIMUM MOISTURE CONTENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS (ALLOWABLE STRESSES ARE UNFACTORED) AND ARE BASED ON 1987 NDS/BC STRESS VALUES.
MEMBER MATERIAL ALLOWABLE STRESSES
2x Beam Headers 42 S.Y.P. Fb = 4715 psi Fv = 400 psi
Laminated Veneer E = 1,600,000 psi Fv = 2,475 psi
Lumber (LVL) Fv = 2,255 psi
Parallel Strand Fv = 1,550 psi
Lumber (PSL) Fv = 2,100 psi
Glu Laminated E = 2,000,000 psi Fb = 2,400 psi
Lumber (GluLam) Fv = 165 psi
Beaming Planks, E = 1,800,000 psi Fb = 500 psi
Ladders 4S S.Y.P. Fv = 250 psi
Fv = 10 psi
Fv = 155 psi (Temp)
Sheds E = 1,200,000 psi
Fv = 1,250 psi
Post Columns E = 1,400,000 psi Fb = 675 psi
Fv = 825 psi
Fv = 825 psi
E = 1,400,000 psi Fb = 675 psi

- 2. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED FOR MOISTURE RESISTANCE.
- 3. PREFABRICATED TRUSSES SHALL BE EITHER "LIFT" BY TRUS JOIST "SANG-NAIL", OR APPROVED EQUAL, AND SHALL BE DESIGNED, DETAILED AND FABRICATED BY THE LATEST EDITION OF "DESIGN SPECIFICATIONS FOR LIGHT GAUGE METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUS PLATE INSTITUTE. WOOD TRUS SHOP DRAWINGS SHALL INCLUDE FRAMING PLANS SHOWING ALL PREFABRICATED MEMBERS WITH MARK NUMBERS FOR EACH TYPE TRUS SHOP DRAWINGS AND CALCULATIONS SHALL BEAK THE SEAL OF A REGISTERED ENGINEER FROM THE STATE OF TEXAS AND SHALL BE SUBMITTED FOR APPROVAL.

C. FLOOR AND ROOF FRAMING

- 1. FLOOR TRUSSES SHALL COMPLY WITH HANDLING AND INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUS PLATE INSTITUTE, TRUS JOIST OR MANUFACTURERS RECOMMENDATIONS.
- 2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED.
- 3. BEAMS AND HEADERS COMPRISED OF TWO OR MORE MEMBERS SHALL BE GLED AND NAILED WITH A MINIMUM OF TWO ROWS OF 16d NAILS AT 12" O.C. STAGGERED TOP AND BOTTOM. BEAMS AND HEADERS COMPRISED OF THREE OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL HAVE ADDITIONAL 3/4" DIAMETER THROUGH BOLTS AT 16" O.C. STAGGERED TOP AND BOTTOM.
- 4. SPACING OF MEMBERS SHALL NOT BE PERMITTED.
- 5. INSTALL MEMBERS, TRUS, PLUMB AND LEVEL, AND ADJUSTATE TEMPORARY BRACING SAND SHORING SHALL BE PROVIDED UNTIL FINAL CONNECTIONS ARE MADE.
- 6. HEADERS AND BEAMS REQUIRED, BUT NOT SHOWN ON THE FRAMING PLANS SHALL BE DESIGNED AND PROVIDED BY TRUS / BEAM MANUFACTURER.
- 7. DURING CONSTRUCTION, STOCKPILES OF STEELM STORED ON ANY LEVEL, ABOVE THE FOUNDATION SHALL NOT EXCEED 16 SHEET OR 10 INCHES.
- 8. PROVIDE STRONG-BACKS AT MID POINTS OF ALL CEILING MEMBERS BETWEEN 10' AND 14'. PROVIDE TWO STRONG-BACKS AT THIRD POINTS FOR ALL CEILING MEMBERS OVER 14'.

D. WALL FRAMING

- 1. PROVIDE AN EQUAL NUMBER OF 2x STUDS AT EACH END OF THE BUILT-UP BEAMS AS EACH END OF PSL, LVL OR GLULAM BEAMS. IN NO CASE SHALL ANY BEAM BE SUPPORTED BY FEWER STUDS THAN THE WIDTH OF THE BEAM SUPPORTED. BUILT-UP STUD COLLARS SHALL BE CONTINUOUS THROUGH EACH FLOOR SYSTEM TO THE FOUNDATION AND SHALL BE NAILED TOGETHER WITH 16d NAILS AT 20" O.C. FOR THE FULL STUD HEIGHT.
- 2. DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR FEET. SPLICES SHALL OCCUR AT CENTER OF SUPPORTING STUD.
- 3. REFERENCE SHEAR WALL SCHEDULE AND FRAMING PLANS FOR SHEAR WALL TYPES, SHEATHING REQUIREMENTS AND ATTACHMENT TO FOUNDATION.
- 4. INSTALL CORNER BRACING IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AT OR ADJACENT TO EVERY EXTERIOR CORNER.
- 5. BORED HOLES IN 2x STUDS SHALL NOT EXCEED 1/8" FOR BEARING WALLS AND 2 1/8" IN NON-LOAD BEARING WALLS.
- 6. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO ANY CONSTRUCTION.

E. CONNECTIONS

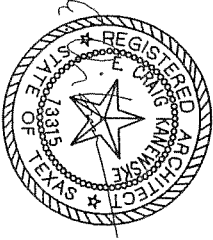
- 1. ALL MEMBERS SHALL BE CONNECTED TO ADJACENT MEMBERS WITH JOIST HANGERS, ANGLES OR OTHER MECHANICAL FASTENERS AS NOTED ON PLANS.
- 2. NAILS, SPIKES, BOLTS, NUTS, WASHERS, ETC. SHALL BE GALVANIZED FOR EXTERIOR OR TREATED WOOD LOCATIONS.
- 3. FRAMING CONNECTIONS SHALL BE SHOWN STRONG-TIE OR APPROVED EQUAL, AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED.
- 4. SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH 3/4" DIAMETER ANCHOR BOLTS AT 48" O.C. INTERIOR SILL PLATES SHALL BE ANCHORED WITH HILTI X-2" 12 POUNDER DRIVEN PINS AT 16" O.C.
- 5. ALL ANCHOR BOLTS AND HOLLOWDS SHALL HAVE A MINIMUM OF 1/4" THICK x 4" SQUARE WASHERS PLATES WITH NUTS.

STRUCTURAL STEEL

- 1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572, Fy = 50 KSI, TRUSING SHALL BE ASTM A500, GRADE B, PLATE AND ANGLE SHALL BE ASTM A56, Fy = 50 KSI.
- 2. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST PROVISIONS OF THE AISC, MANUAL OF STEEL CONSTRUCTION.
- 3. ALL CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
- 4. USE STANDARD FRAMED BEAM CONNECTIONS WITH 5/16" DIAMETER ASTM A508N BOLTS, OR WELDED EQUIVALENT UNLESS OTHERWISE SHOWN OR NOTED. BOLTS SHALL BE TWIST-OFF TYPE UNLESS NOTED OTHERWISE. ONE SLOPED CONNECTIONS NOT ALLOWED. STEEL FABRICATOR TO PROVIDE HARDENED WASHER WITH EACH BOLT.
- 5. USE ETO ELECTRODES FOR BOTH SHOP AND FIELD CONNECTIONS.
- 6. ALL WELDERS SHALL PROVIDE EVIDENCE OF PASSING THE AWS, STANDARD QUALIFICATION TESTS.
- 7. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PRIMER.



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Bee Cave, Texas 787.
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13315
STATE OF
REGISTERED ARCHITECT
KALANTARI
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PROJECT:
KALANTARI

703 THERESA AVE
AUSTIN, TX 78703

BUILDER:

1210 PARKWAY STRE
AUSTIN, TX 78703
512.456.3151

V4-1520P
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CHK

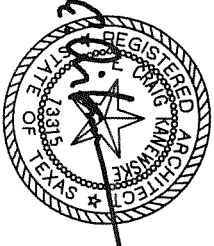
STRUCTURAL NOTE:

S-3.2



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ARCHITECT

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THIS SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH A PROJECT FOR WHICH THE ARCHITECT IS LICENSED AND REGISTERED IN THE STATE OF TEXAS.

PROJECT:

A CUSTOM
RESIDENCE FOR
KALANTARI

703 THERESA AVE
AUSTIN, TX 78703

BUILDER:

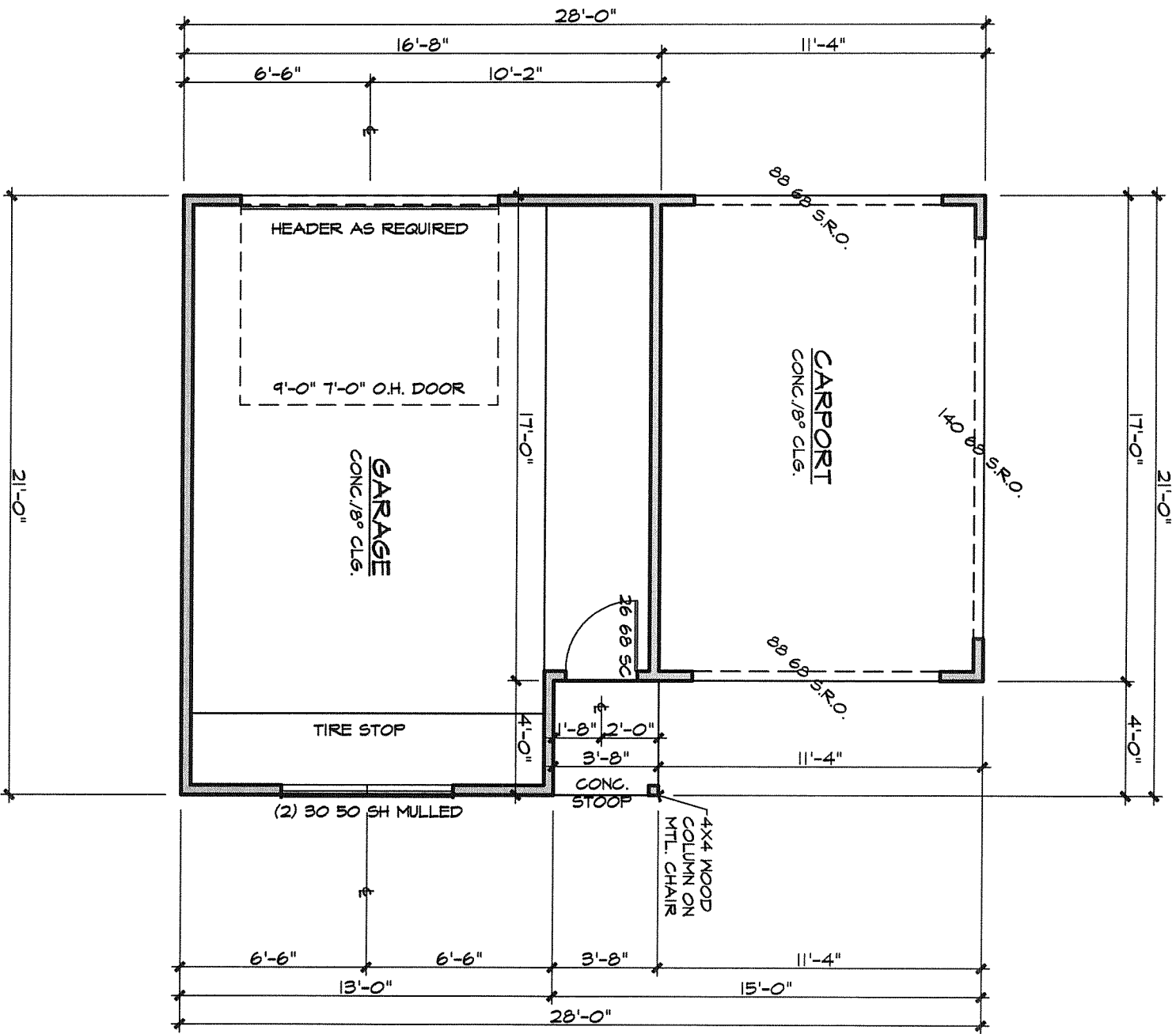
1210 PARKWAY STREET
AUSTIN, TX 78703
512.456.3151

V4-1520GARAG
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CHK

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

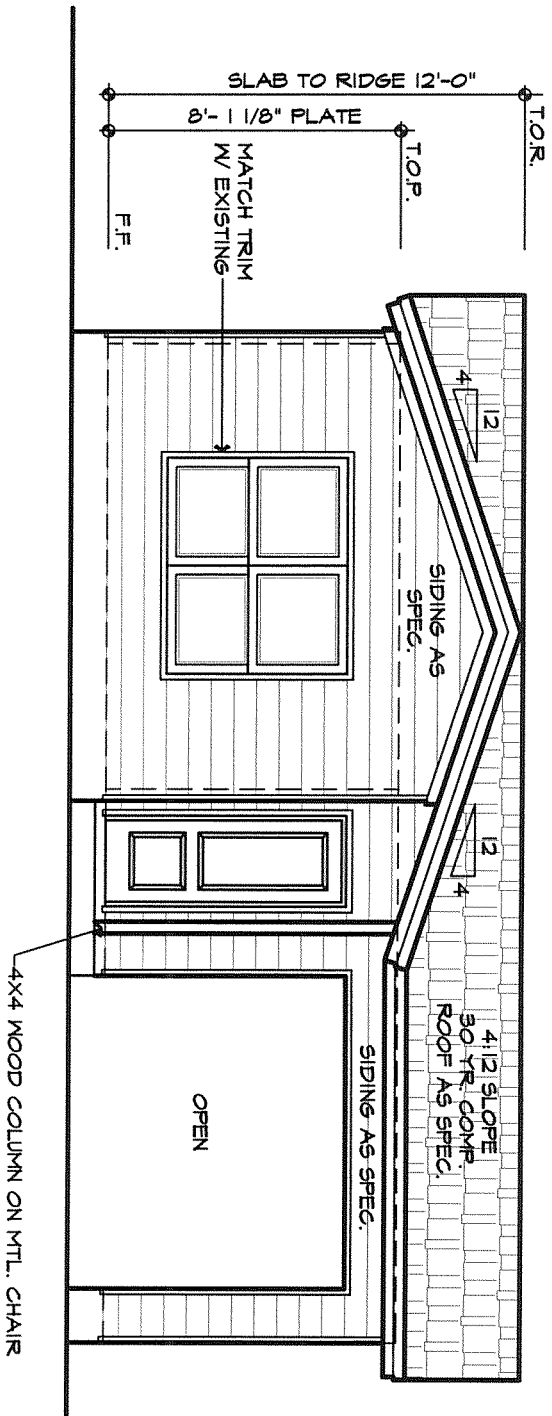
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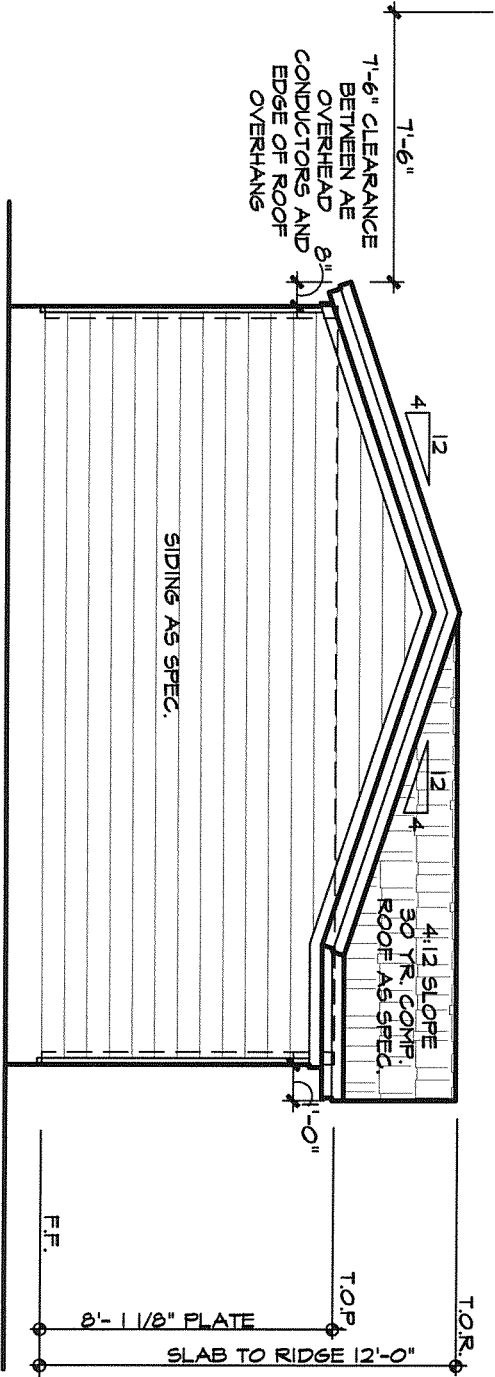
NOTES:

- ALL PLATE HEIGHTS ARE 8'-0" UNO.
- FIRST FLOOR WINDOW HEADERS TO BE 8'-0" UNO.
- PROVIDE ONE 3" X 6" NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.
- FIRE DOWNS AND DOUBLE FRAMED WALLS TO BE FIRE RATED PER CODE.
- PROVIDE BRICK LENSES SO AS NOT TO EXCEED 24" OF EXPOSED CONCRETE. ROUTE VENTS TO REAR OF RIDGE AND GABLES WHERE POSSIBLE.
- THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.
- ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SQUARE FOOTAGE			
	FRAME	MASONRY	TOTAL
GARAGE	395 SQ. FT.	N/A	395 SQ. FT.
COV. PORCH	15 SQ. FT.	N/A	15
CARPORT	143 SQ. FT.	N/A	143 SQ. FT.



b RIGHT SIDE ELEVATION



a FRONT ELEVATION

NOTES:

1. ALL PLATE HEIGHTS ARE 8 1/2" UNO.
2. FIRST FLOOR WINDOW HEADERS TO BE 6"X8" UNO.

3. PROVIDE ONE S.F. NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.

4. BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.

5. SAFETY SLABS PER CODE.

6. FUR DOWN AND DOUBLE FRAMED WALLS TO BE FIRELOCKED PER CODE.

7. DROP BRICK LEDGE SO AS NOT TO EXCEED ONE COVERED CONCRET. FOUNDATION TO BASE OF RIDGE, AND GAPS WHERE POSSIBLE.

8. THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.

9. ANY DISCREPANCIES WITH THE PLANS SHALL BE RESOLVED BY THE ARCHITECT.



VENTURE FOUR ARCHITECTS

3821 Juniper Trace

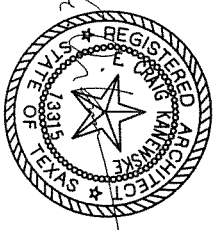
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KALANTARI

703 THERESA AVE
AUSTIN, TX 78703

BUILDER:

1210 PARKWAY STREET
AUSTIN, TX 78703
512.458.3151

V4-1520GARAGE

Mar 16, 2018 - 12:48pm

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EXTERIOR ELEVATIONS

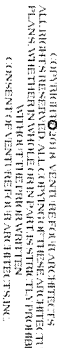
SCALE: 3/16" = 1'-0"

A-2.1



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V4-1520GARAGE

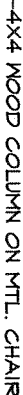
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EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

A 2 2



REAR ELEVATION



LEFT SIDE ELEVATION

- ALL PLATE HEIGHTS ARE 2'-1 1/2" UNO

- FIRST FLOOR WINDOW HEADERS TO BE 6'-0" UNO.

- PROVIDE ONE S.F. NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.

- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.**

- SAFETY GLASSES PER CODE...

- FUR DOWNS AND DOUBLE FRAMED WALLS TO BE FIREBLOCKED PER CODE.

- DROP BRICK LEDGE SO AS NOT TO EXCEED 24" OF EXPOSED CONCRETE. ROUTE VENTS TO REAR OF RIDGE, AND

- THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE