

PROJECT CALCULATION AND APPLICATION SHEET (REFERENCE A000 FOR SITE PLAN)			SITE DEVELOPMENT INFORMATION								ACCESSORY DWELLING UNIT AREA		
PROPERTY INFORMATION			Area Description		Existing SF		New or Added SF		Total SF				
Address			4605 Leslie Ave 78721		Bldg 1		Bldg 2		Bldg 1		Bldg 2		
Tax Parcel ID			202750		1248		0		1248		745		
Legal Description			Lot 3 Block 3 Cedar Valley		0		0		496		305		
Zoning District			SF-3-NP		0		0		0		0		
Lot Area (SF)			7000		0		0		0		0		
Lot Width (FT)			50		0		0		0		0		
Neighborhood Planning Area			MLK-183		0		0		0		0		
Historic District			n/a		0		0		0		0		
REQUIRED REVIEWS			Yes/No		0		0		0		0		
Is project participating in SMART Housing?			No		0		0		0		0		
Does project have Green Building requirement?			No		0		0		0		0		
Is site within Airport Overlay Zone?			No		0		0		0		0		
Does site have a septic system?			No		0		0		0		0		
Does structure exceed 3,600 SF total under roof?			No		1316		0		1899		1341		
Is property within 200 feet of hazardous pipeline?			No		0		0		0		0		
Is site located within Erosion Hazard Zone?			No		0		0		0		0		
Is property within 100 feet of 100-year flood plain?			No		0		0		0		0		
Is there at least one protected tree on this or adjacent lot(s)?			No		0		0		0		0		
Is site within Residential Design and Compatibility Standards Ordinance area?			Yes		0		0		0		0		
Does site currently have water availability?			Yes		0		0		0		0		
Does site currently have wastewater availability?			Yes		0		0		0		0		
Are there existing water or wastewater infrastructure, appurtenances, or existing water or wastewater easements on site?			No		0		0		0		0		
Does site have, or will it have, auxiliary water source (well)?			No		0		0		0		0		
Does site require cut or fill in excess of four (4) feet?			No		0		0		0		0		
Is site within Waterfront Overlay?			No		0		0		0		0		
Is site within Lake Austin Overlay?			No		0		0		0		0		
Does site front paved street?			Yes		0		0		0		0		
Is site adjacent to paved alley?			No		0		0		0		0		
Does site have Board of Adjustment variance?			No		0		0		0		0		
---> Case # (if applicable)			na		0		0		0		0		
Does site have Residential Design and Compatibility Commission waiver?			No		0		0		0		0		
DESCRIPTION OF WORK					0		0		0		0		
Existing use			Vacant		0		0		0		0		
Proposed use			Two-Family Residential		1316		0		1412		1709		
Project type			New House and Secondary Apartment		0		0		0		0		
Will all or part of existing exterior wall, structure, or roof be removed?			Yes/No		0		0		0		0		
# of existing bedrooms			0		0		0		0		0		
# of new bedrooms			5		0		0		0		0		
# of bedrooms upon completion			5		0		0		0		0		
Total bedroom count			5		0		0		0		0		
Building 1 bedroom count			3		0		0		0		0		
Building 2 bedroom count			2		0		0		0		0		
# of existing bathrooms			0		0		0		0		0		
# of new bathrooms			4.5		0		0		0		0		
Total bathroom count			4.5		0		0		0		0		
Building 1 bathroom count			2.5		0		0		0		0		
Building 2 bathroom count			2		0		0		0		0		
Project Description			New House and Secondary Apartment		0		0		0		0		
TRADE PERMITS REQUIRED			Yes/No		0		0		0		0		
Electric trade permit required?			Yes		0		0		0		0		
Plumbing trade permit required?			Yes		0		0		0		0		
Mechanical (HVAC) trade permit required?			Yes		0		0		0		0		
Concrete (R.O.W.) trade permit required?			Yes		0		0		0		0		
JOB VALUATION					0		0		0		0		
Cost of primary structure			\$200,000		0		0		0		0		
Permits required			Yes		0		0		0		0		
Electrical trade permit required?			Yes		0		0		0		0		
Plumbing trade permit required?			yes		0		0		0		0		
Mechanical trade permit required?			yes		0		0		0		0		
Cost of accessory structure			\$150,000		0		0		0		0		
Permits required			Yes		0		0		0		0		
Electrical trade permit required?			Yes		0		0		0		0		
Plumbing trade permit required?			yes		0		0		0		0		
Mechanical trade permit required?			yes		0		0		0		0		
Cost of building work			na		1316		1924		446		2794		
Cost of electrical work			na		0		0		0		0		
Cost of plumbing work			na		0		0		0		0		
Cost of mechanical work			na		0		0		0		0		
Is a sidewalk articulation required for this project?			No		0		0		0		0		
Does any portion of the structure extend beyond a setback plane / exemption exhibit (AKA "tent")?			No		0		0		0		0		

REGISTERED ARCHITECT
WILLIAM LAWRENCE HODGE
STATE OF TEXAS
19074
William Hodge

NEW HOUSE AND SECONDARY APARTMENT AT 4605 LESLIE AVENUE, AUSTIN, TEXAS 78721

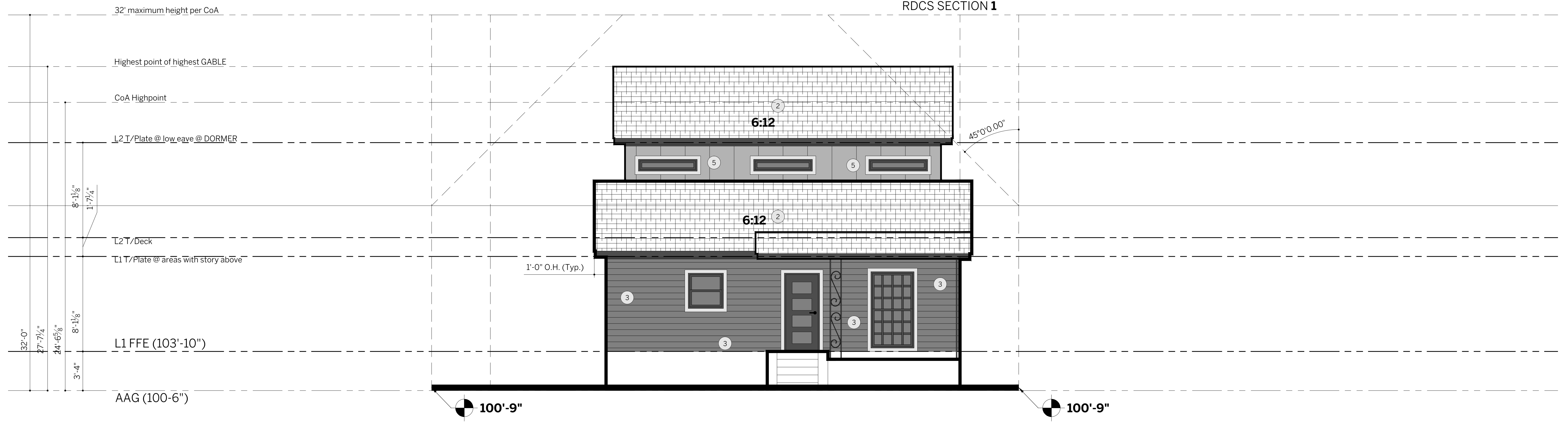
ISSUE DATE
SHEET TYPE

03/21/18
Project calculations

A001

A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.



Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).						DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.
01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.	11	New parapet at exterior porch or deck. Minimum height 36" above finish floor.	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p> <div><div>01248</div><div>GRAPHIC SCALE (in feet)</div></div>	<div>ISSUE DATE15 July 2018</div> <div>SHEET TYPEElevations, Bldg 1</div> <div>A201</div>	<div><div><div><div>OCHONA</div><div>Development + Architecture</div><div>1100 Clayton Ln. 200E Austin, Texas 78721 512.786.9268</div></div><div>HOUSE REMODEL & NEW SECONDARY APT. AT 4605 LESLIE AVENUE AUSTIN, TEXAS 78721</div><div>ISSUE DATE15 July 2018</div><div>SHEET TYPEElevations, Bldg 1</div><div>A201</div></div></div>
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.					
03	New horizontally-oriented cement-board siding. Exposure 6".	08	New brick masonry veneer, common bond.					
04	New horizontally-oriented cement-board siding. Exposure 12".	09	New metal coping. Exposure 6".					
05	New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.	10	New metal railing at exterior porch or deck. Minimum height 36" above finish floor.					

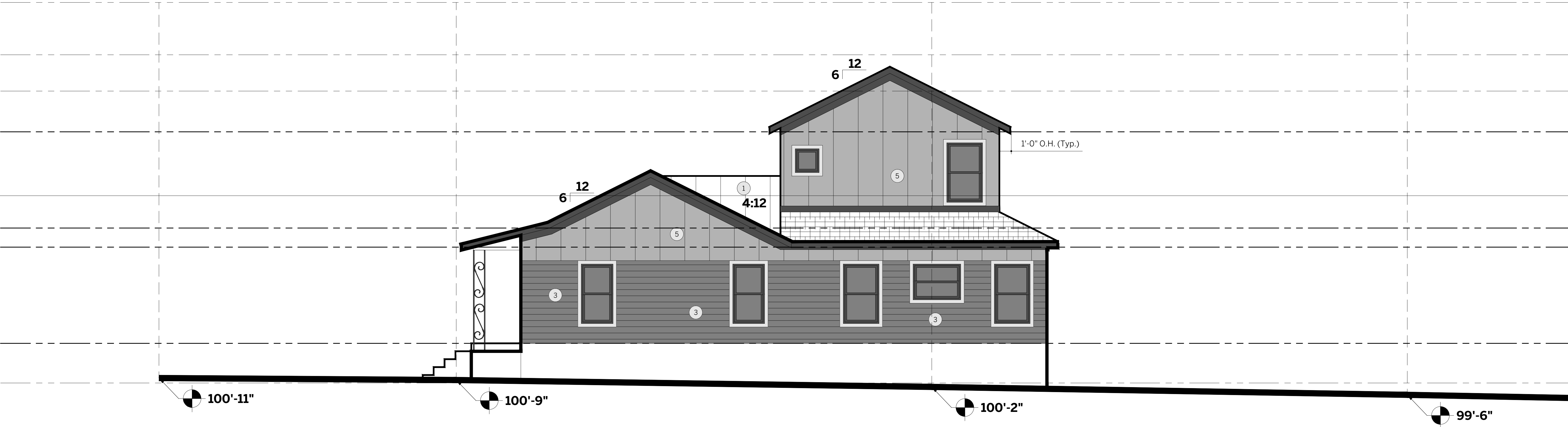
LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E, 4, b, (i):

A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



1 Elevation, Bldg 1, Right
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Scale 1/4" = 1'-0" @ 24x36

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01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.	11	New parapet at exterior porch or deck. Minimum height 36" above finish floor.		<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No set of construction documents can contain all information required to construct a project. Interpretation by a contractor is required. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G001 through G007 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<div>ISSUE DATE 15 July 2018</div> <div><div><div>0</div><div>1</div><div>2</div><div>4</div><div>8</div></div><div>GRAPHIC SCALE (in feet)</div></div>			
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