

This is the same application as the one approved in 2018. I have included my complete original application and the decision sheet in this update for your review.

Any variation in the “conceptual plan” reflects simplification only. No building size or placement on either plan should be considered for any purpose other than giving the reader a sense of the size of the lot. No final decisions have been made about what may be built. The final decision about what can and will be built will be based on permit applications, reviews, and approvals by the Development Services department.

There is no site plan process for an SF-3 two-unit lot; in applying for the subdivision with Land Use, we were told that all that we should submit is the lines we want to draw and a utility plan.

Numerous other lots along Clawson have been divided into flag lots, and the neighborhood (including Clawson Road) has numerous multi-family developments. This was the basis for the findings in my original variance approval, including that the variance will not alter the character of the area.

The facts on the ground have not changed. Denying an application that is exactly the same as last time, when no facts have changed, would be a gross unfairness. The only reason I am before you again is because (1) the City told me to get my original variance before submitting for my subdivision; and (2) the City took so long to process my subdivision application that both the application and the variance expired.

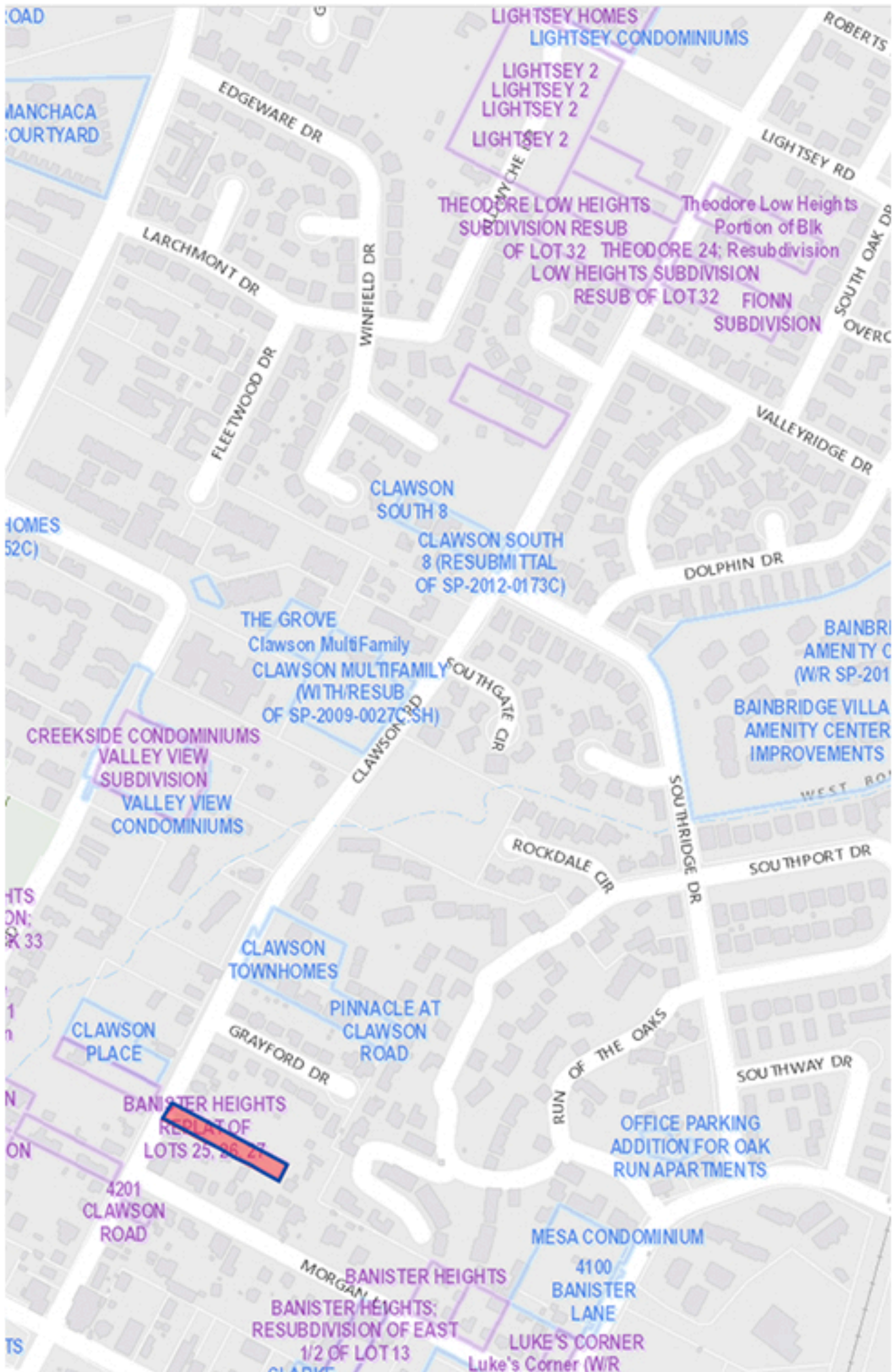
This lot is currently a half-acre and is entitled for only one house and one ADU. The City’s target density for SF-3 lots is eight primary units and eight secondary per acre. Approving this variance and subdividing the lot will only lead to half that density, but will double the current allowance and help achieve the City’s housing goal – a goal the prior Board recognized in its approval (finding #1).

At the time more than 80% of the homeowners within 300 feet signed a statement of support for the variance. I am happy to abide by the conditions placed last time, and request that you place the same conditions on this renewal.

I want to be clear that the result of the subdivision will be two SF-3 lots, on which only two housing units can be developed. Whether or not the final permit applications contain a garage is a decision that will be made once architecture and permitting begin. The condition that any garage, if built, not have any habitable space is perfectly acceptable.

I appreciate the concerns expressed by Ms. McCart and they will be addressed and mitigated, if necessary, during the engineering and architecture process for what will eventually be proposed to Development Services – and during the permit review and approval process.

I respectfully request that the Board recognize the prior Board’s actions and approval, along with the conditions that were set, and re-issue this variance.



CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday February 12, 2018

CASE NUMBER: C15-2017-0065

☒ Y ☐ Brooke Bailey
☒ Y ☐ William Burkhardt
☐ - ☐ Christopher Covo
☒ Y ☐ Eric Goff
☒ Y ☐ Melissa Hawthorne
☒ Y ☐ Bryan King
☒ Y ☐ Don Leighton-Burwell
☒ Y ☐ Rahm McDaniel
☒ Y ☐ Veronica Rivera
☒ Y ☐ James Valadez
☒ Y ☐ Michael Von Ohlen
☒ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Martha Gonzalez (Alternate)
☐ - ☐ Pim Mayo (Alternate)

OWNER/APPLICANT: Chris Palladino

ADDRESS: 4013 CLAWSON RD

VARIANCE REQUESTED: Variance Request(s): The applicant has requested variance(s) to Section 25-2 492 (D) (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required/permitted) to 35 feet (requested) in order to subdivide the current lot into 2 lots and build 2 new single family homes and 2 new second dwelling units on each lot in a "SF-3", Family Residence zoning district.

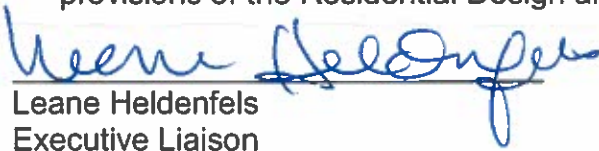
BOARD'S DECISION: Jan 8, 2018 POSTPONED TO FEBRUARY 12, 2018; Feb 12, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Grant with conditions that garage on both units stay as one story with no habitable space, and that subdivision be compliant with the South Lamar flood mitigation plan (10% capture) even though single family use is proposed and this would not otherwise be required, and that a screened area for all receptacles behind the property line be planned for at subdivision and added at construction, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED WITH CONDITIONS THAT:**

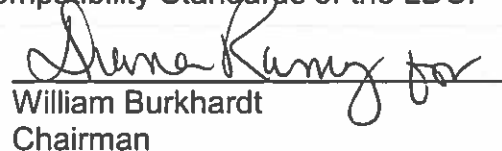
- 1) GARAGE ON BOTH UNITS STAY AS ONE STORY WITH NO HABITABLE SPACE, AND THAT
- 2) SUBDIVISION BE COMPLIANT WITH THE SOUTH LAMAR FLOOD MITIGATION PLAN (10% CAPTURE) EVEN THOUGH SINGLE FAMILY USE IS PROPOSED AND THIS WOULD NOT OTHERWISE BE REQUIRED, AND THAT
- 3) A SCREENED AREA FOR ALL TRASH RECEPTACLES BEHIND THE PROPERTY LINE BE PLANNED FOR AT SUBDIVISION AND ADDED AT CONSTRUCTION.

EXPIRATION DATE: February 12, 2019

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: SF-3 zoning contemplates a density of eight primary residences and eight secondary residences per acre, subject property is 19,602 SF in size, over three times the minimum lot size required by the LDC, narrow lot subject property is only 50.03' wide at the front property line and 49.82' wide at the rear property line, subject property can only house one primary residence and one secondary residence per acre.
2. (a) The hardship for which the variance is requested is unique to the property in that: narrowest property of its size in the general vicinity
(b) The hardship is not general to the area in which the property is located because: narrowest property of its size in the general vicinity, in general 65' wide, which could be subdivided
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: only one of the proposed four housing units will front on Clawson Road, thus maintaining the single family character of the streetscape, the remainder of the housing units will be accessible via a common driveway, LDC compliant parking will be provided onsite for each housing unit, the housing units shall comply with all applicable provisions of the Residential Design and Compatibility Standards of the LDC.


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

4013 Clawson Rd LLC
1802 Purple Sage Drive
Cedar Park TX 78613
(512) 720-8654

December 4, 2017

Leane Heldenfels
Board of Adjustments
City of Austin
505 Barton Springs Rd
Austin, TX 78704

Dear Ms. Heldenfels:

Enclosed please find my Board of Adjustment variance request for 4013 Clawson Road.

I am requesting a variance from Code section 25-4-174 to allow for this large lot to be subdivided into two lots, one flag lot and one lot with a width of 35' (which requires the variance).

Under the conceptual plan attached to the application, this lot would be subdivided into two lots with a shared, common driveway. This use is consistent with the area and an example can be found about 500' to the southwest of this lot.

The new lot would be approximately 8,350 square feet, significantly larger than the minimum required lot size of 5,750 square feet. It will have a 35' frontage adjacent to the Clawson Road ROW and a depth of approximately 238 feet. It will share the 15' "flag" of the new rear lot as part of the common driveway.

Even though this lot requires a variance to allow a 35' frontage, at approximately 8,350 square feet it will allow more than adequate size and shape for a quality residential home site.

The re-subdivision process for this configuration prohibits the configuration of this large lot into two sections due to the Code requirement for a 50' lot width, and limits the use of the current 19,600 square feet to only two housing units. My understanding is that variances are usually granted when the applied code creates a hardship, and this would be a hardship within the land development code.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Paladino", with a stylized flourish at the end.

Chris Paladino
Manager



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 4013 Clawson Road, Austin, TX 78704

Subdivision Legal Description:

Being 0.45 of an acre of land out of lots 25, 26 and 27, Bannister Heights Subdivision According to the Map or Plat Thereof Recorded in Vol 3. Page 256 ... Doc number 2016071699

Lot(s): _____ Block(s): _____

Outlot: _____ Division: Bannister Heights

Zoning District: _____

I/We Chris Paladino on behalf of myself/ourselves as
authorized agent for 4013 Clawson Rd LLC affirm that on
Month December, Day 4, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☒ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: future residential

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492, minimum width requirement of 50' for SF-3 lot. Applicant requests permission to
subdivide previously-unplatted property into two lots: a "front" lot with a minimum 34.8' width (at
rear of new lot) and a "rear" lot that will remain minimum 49.82' wide. The "rear" lot would be
accessible to Clawson Road via a 15'-wide "flag".

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

SF-3 zoning contemplates a density of eight primary residences and eight secondary
residences per acre. Subject property is 19,602 SF in size, over three times the minimum lot
size required by the LDC. Thus, a reasonable use for this property is subdivision into at least
two lots. However, subject property is only 50.03' wide at the front property line and 49.82'
wide at the rear property line. The LDC mandates a minimum of 50' lot width. Therefore,
without a variance, subject property can only house one primary residence and one secondary
residence per acre, a density that is one-eighth of what is permitted by the LDC.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Subject property is the narrowest property of its size in the general vicinity. Similarly-sized
properties across the street are, in general, 65' wide, which could be (and have been)
subdivided in the manner that the Applicant proposes to subdivide the subject property.

b) The hardship is not general to the area in which the property is located because:

Subject property is the narrowest property of its size in the general vicinity. Similarly-sized
properties across the street are, in general, 65' wide, which could be (and have been)
subdivided in the manner that the Applicant proposes to subdivide the subject property.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Only one of the proposed four housing units will front on Clawson Road, thus maintaining the
“single-family” character of the streetscape. The remainder of the housing units will be
accessible via a common driveway. LDC-compliant parking will be provided onsite for each
housing unit. The housing units shall comply with all applicable provisions of the Residential
Design and Compatibility Standards of the LDC.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 12/4/17

Applicant Name (typed or printed): Chris Paladino

Applicant Mailing Address: 1802 Purple Sage Dr

City: Cedar Park State: TX Zip: 78613

Phone (will be public information): (512) 720-8654

Email (optional – will be public information): chris@ncpholdings.org

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 12/4/17

Owner Name (typed or printed): Chris Paladino, Manager for 4013 Clawson Rd LLC

Owner Mailing Address: 1802 Purple Sage Dr

City: Cedar Park State: TX Zip: 78613

Phone (will be public information): (512) 720-8654

Email (optional – will be public information): chris@ncpholdings.org

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

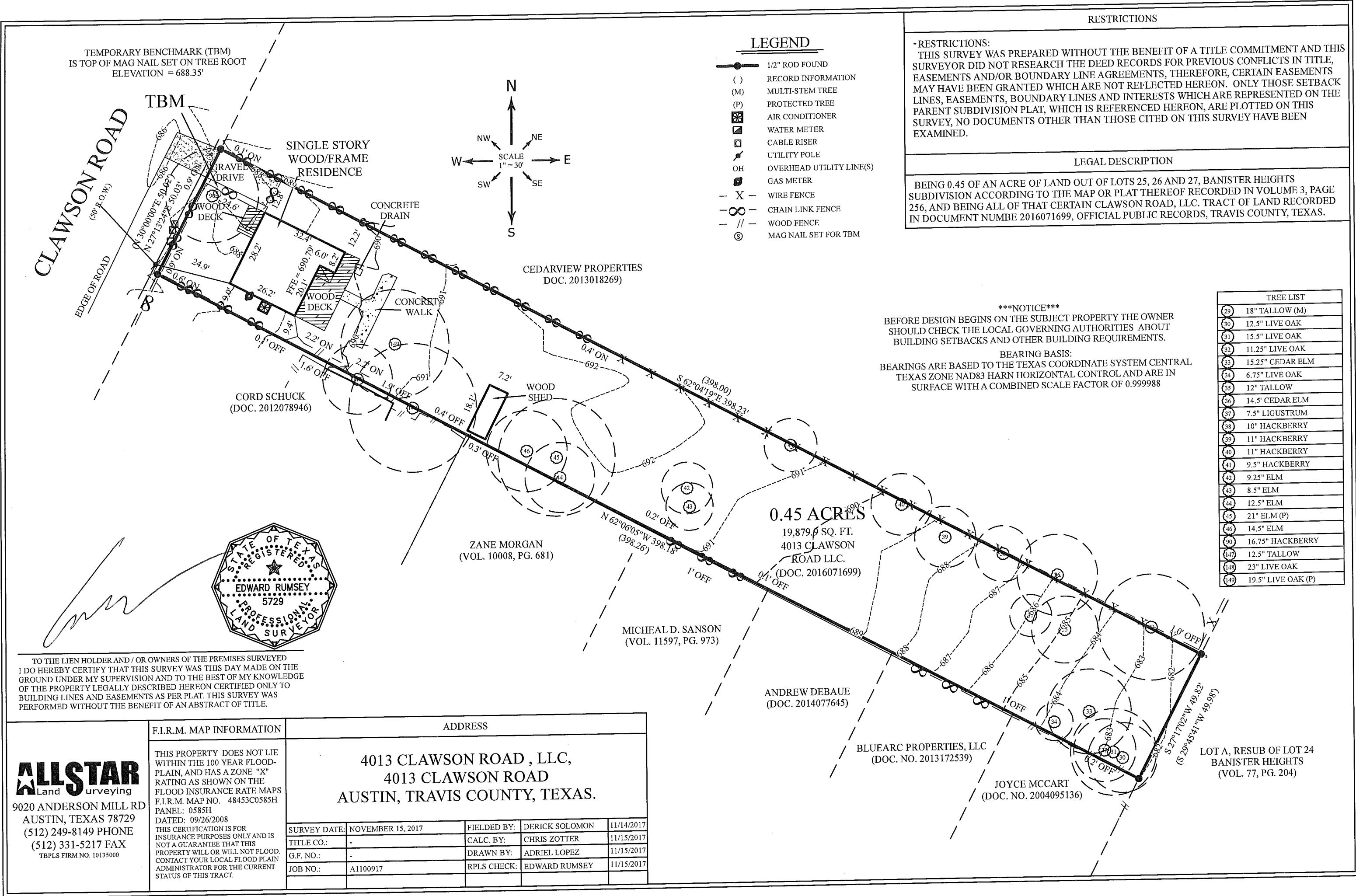
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



Tools







TEMPORARY BENCHMARK (TBM)
IS TOP OF MAG NAIL SET ON TREE ROOT
ELEVATION = 688.35'

LEGEND

- 1/2" ROD FOUND
- () RECORD INFORMATION
- (M) MULTI-STEM TREE
- (P) PROTECTED TREE
- AIR CONDITIONER
- WATER METER
- CABLE RISER
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- GAS METER
- X - WIRE FENCE
- ∞ - CHAIN LINK FENCE
- // - WOOD FENCE
- Ⓢ MAG NAIL SET FOR TBM

RESTRICTIONS

-RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

BEING 0.45 OF AN ACRE OF LAND OUT OF LOTS 25, 26 AND 27, BANISTER HEIGHTS SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 256, AND BEING ALL OF THAT CERTAIN CLAWSON ROAD, LLC. TRACT OF LAND RECORDED IN DOCUMENT NUMBE 2016071699, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

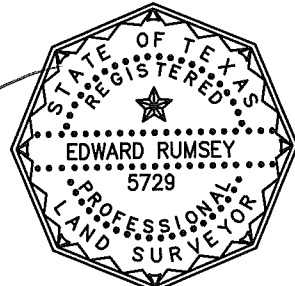
NOTICE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:

BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL AND ARE IN SURFACE WITH A COMBINED SCALE FACTOR OF 0.999988

TREE LIST	
29	18" TALLOW (M)
30	12.5" LIVE OAK
31	15.5" LIVE OAK
32	11.25" LIVE OAK
33	15.25" CEDAR ELM
34	6.75" LIVE OAK
35	12" TALLOW
36	14.5" CEDAR ELM
37	7.5" LIGUSTRUM
38	10" HACKBERRY
39	11" HACKBERRY
40	11" HACKBERRY
41	9.5" HACKBERRY
42	9.25" ELM
43	8.5" ELM
44	12.5" ELM
45	21" ELM (P)
46	14.5" ELM
90	16.75" HACKBERRY
147	12.5" TALLOW
148	23" LIVE OAK
149	19.5" LIVE OAK (P)

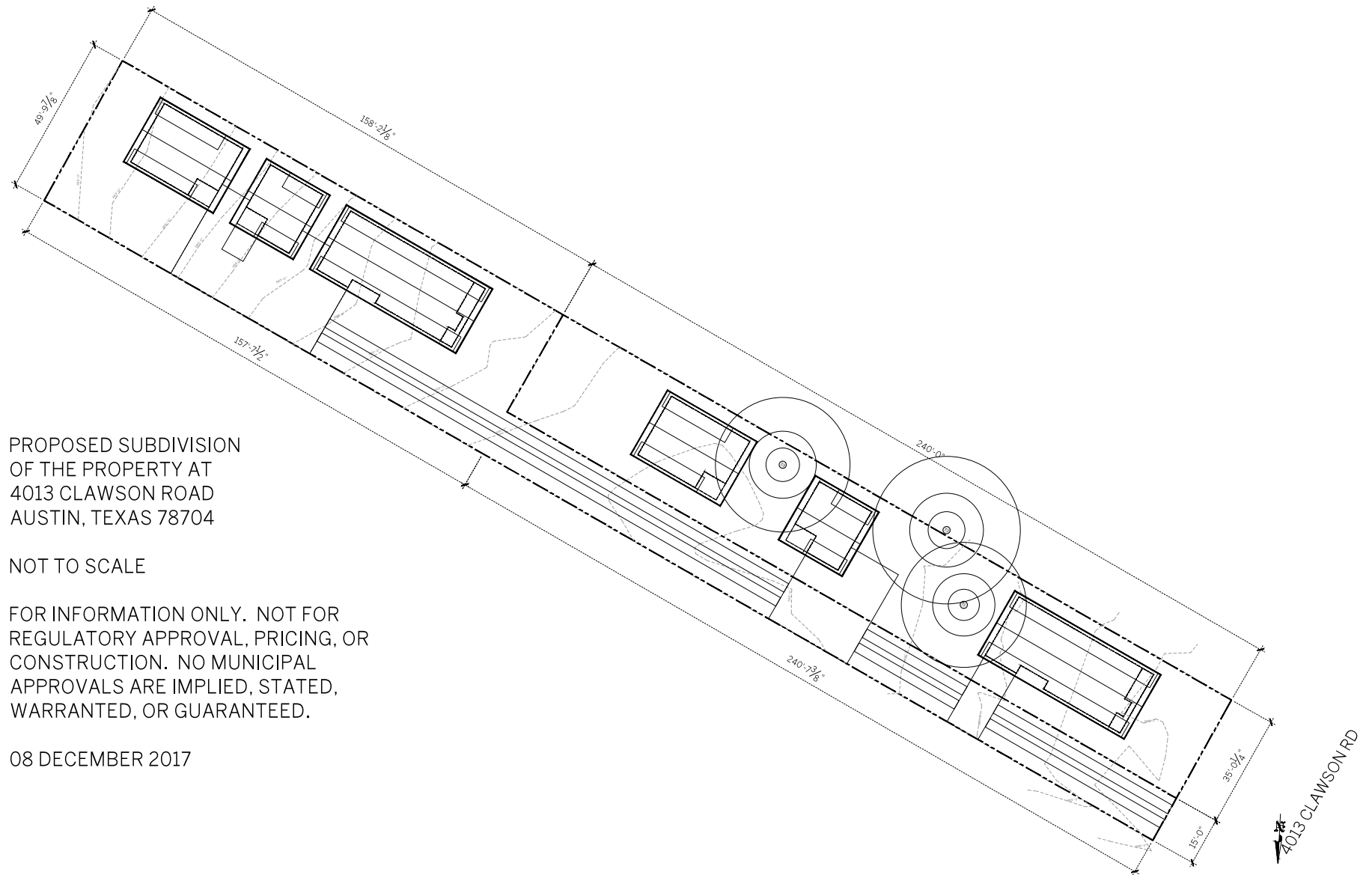


TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000	F.I.R.M. MAP INFORMATION	ADDRESS			
	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0585H PANEL: 0585H DATED: 09/26/2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.	4013 CLAWSON ROAD , LLC, 4013 CLAWSON ROAD AUSTIN, TRAVIS COUNTY, TEXAS.			
SURVEY DATE: NOVEMBER 15, 2017		FIELD BY: DERICK SOLOMON		11/14/2017	
TITLE CO.: -		CALC. BY: CHRIS ZOTTER		11/15/2017	
G.F. NO.: -		DRAWN BY: ADRIEL LOPEZ		11/15/2017	
JOB NO.: A1100917		RPLS CHECK: EDWARD RUMSEY		11/15/2017	

LOT A, RESUB OF LOT 24
BANISTER HEIGHTS
(VOL. 77, PG. 204)

CONCEPTUAL PLAN



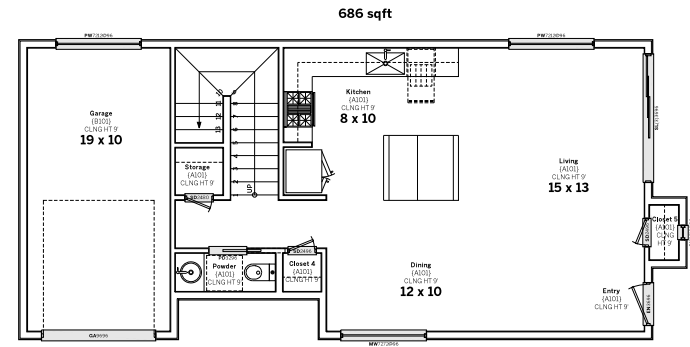
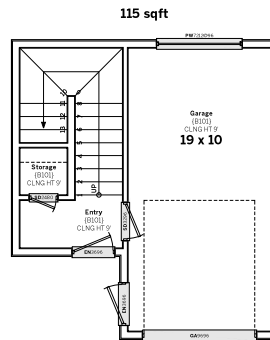
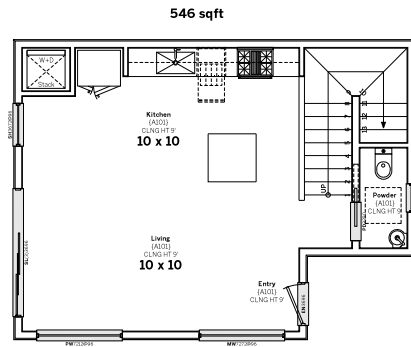
PROPOSED SUBDIVISION
OF THE PROPERTY AT
4013 CLAWSON ROAD
AUSTIN, TEXAS 78704

NOT TO SCALE

FOR INFORMATION ONLY. NOT FOR
REGULATORY APPROVAL, PRICING, OR
CONSTRUCTION. NO MUNICIPAL
APPROVALS ARE IMPLIED, STATED,
WARRANTED, OR GUARANTEED.

08 DECEMBER 2017

CONCEPTUAL PLAN



③ Floor Plan, Bldg 02, Level 01








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

② Floor Plan, Bldg 02 (Garage), Level 01

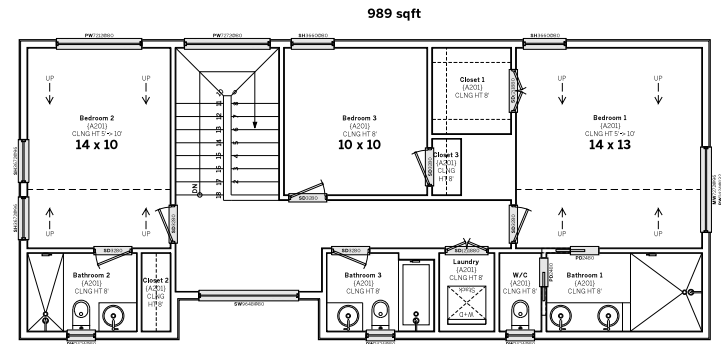
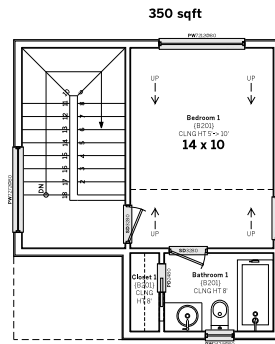
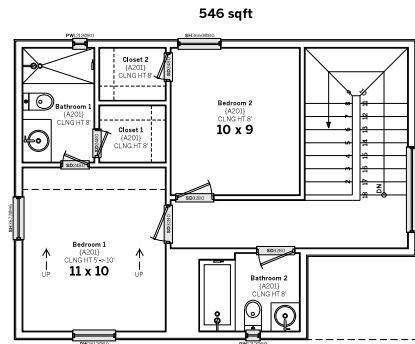
Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

① Floor Plan, Bldg 01, Level 01

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

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).			VISITABILITY NOTES (REPEATED FROM SHEET G002).			FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT).			DISCLAIMERS.			SEAL OF ARCHITECT.			SEAL OF MUNICIPAL APPROVAL.				
01	New step-free entry into residence from public way. Maximum vertical rise 1/2".	04	New accessible door into visitable bathroom on Level 01. Minimum clear width 32".	06	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor.	1.	Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.		2x4 wood framing	<p>This document is issued under the seal of WILLIAM LAWRENCE HOSE, Texas architect #93074. 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 therein, this set is incomplete and INVALID FOR CONSTRUCTION.</p>			<p>NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 4013 CLAWSON RD AUSTIN, TEXAS 78704</p>						
02	New step-free entry into residence from garage or carport. Maximum vertical rise 1/2".	05	New 120-minute-rated demising wall between duplex units. Construction to comply with UL U342 or approved equivalent.	07	Railing or partial-height wall at interior. Minimum height 36" above finish floor.	2.	Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.		2x6 wood framing							ISSUE DATE 28 Nov 2017			
03	New accessible route through and to Level 01 public spaces. Minimum clear width 32". REFER TO SHEET A100 FOR CONTINUATION OF ROUTE TO EXTERIOR AND PUBLIC WAY.	REQUIRED LENGTH XX-XX" PROVIDED LENGTH XX-XX"	08	Ceiling break.	09	Line of 5' ceiling height.	3.	Switches and thermostats on all floors shall be located no greater than 45" (6" junction-box centerline) above finish floor level.								3.5" depth cold-formed metal framing	ISSUE DATE 28 Nov 2017		
			10	Line of 7' ceiling height.	11	Line of 15' ceiling height.	4.	Power receptacles and data ports on all floors shall be located no less than 18" (6" junction-box centerline) above finish floor level.								6" depth cold-formed metal framing	GRAPHIC SCALE (in feet)		
			5.	At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.	6.	A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.		12" depth insulated-concrete-form framing	A101										

CONCEPTUAL PLAN



③ Floor Plan, Bldg 02, Level 02






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

② Floor Plan, Bldg 02 (Garage), Level 02

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

① Floor Plan, Bldg 01, Level 02

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

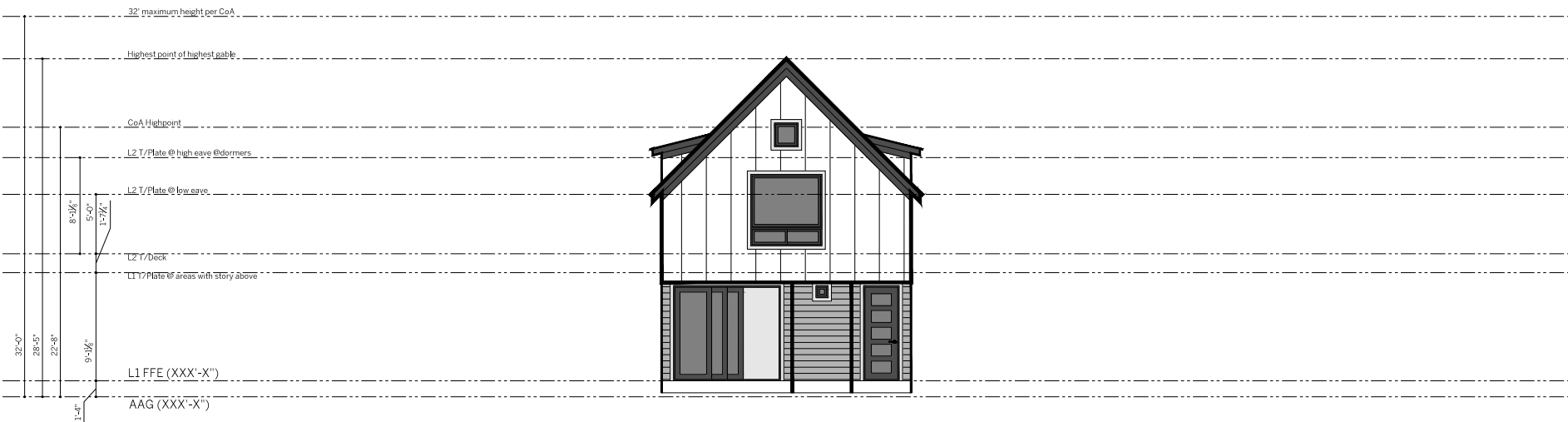
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).				VISITABILITY NOTES (REPEATED FROM SHEET 0002).		FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT).		DISCLAIMERS.		SEAL OF ARCHITECT.		SEAL OF MUNICIPAL APPROVAL.	
01	New step-free entry into residence from public way. Maximum vertical rise 1/2".	04	New accessible door into visitable bathroom on Level 01. Minimum clear width 32".	06	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor.		2x4 wood framing	<p>This document is issued under the seal of WILLIAM LAWRENCE HOOGEL, Texas architect #15074. 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 level 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 G02 through G07 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless otherwise noted, the information on all sheets listed therein, this set is incomplete and incomplete.</p>	<p>NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 4013 CLAWSON RD AUSTIN, TEXAS 78704</p>	<p>ISSUE DATE 28 Nov 2017</p>	<p>SHEET TYPE Floor Plans, Level 02.</p>		
02	New step-free entry into residence from garage or carport. Maximum vertical rise 1/2".	05	New 120-minute-rated demising wall between duplex units. Construction to comply with UL U342 or approved equivalent.	07	Railing or partial-height wall at exterior. Minimum height 36" above finish floor.		2x6 wood framing						
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			09	Line of 5' ceiling height.		6" depth cold-formed metal framing							
			11	Line of 15' ceiling height.		12" depth insulated-concrete-form framing							
				10	Power receptacles and data ports on all floors shall be located no less than 18" (0' junction-box centerline) above finish floor level.								
				11	At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.								
				12	A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.								

CONCEPTUAL PLAN

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, Front

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.	PROJECT INFORMATION
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.	This document is issued under the seal of WILLIAM LAWRENCE HOSE, Texas architect #93074. 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 therein, this set is incomplete and INVALID FOR CONSTRUCTION.	<div>ISSUE DATE 28 Nov 2017</div> <div>GRAPHIC SCALE (in feet) 0 5 10</div>		
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.						NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 4013 CLAWSON RD AUSTIN, TEXAS 78704
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".						ISSUE DATE 28 Nov 2017 SHEET TYPE Elevations, Bldg 1.
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.						

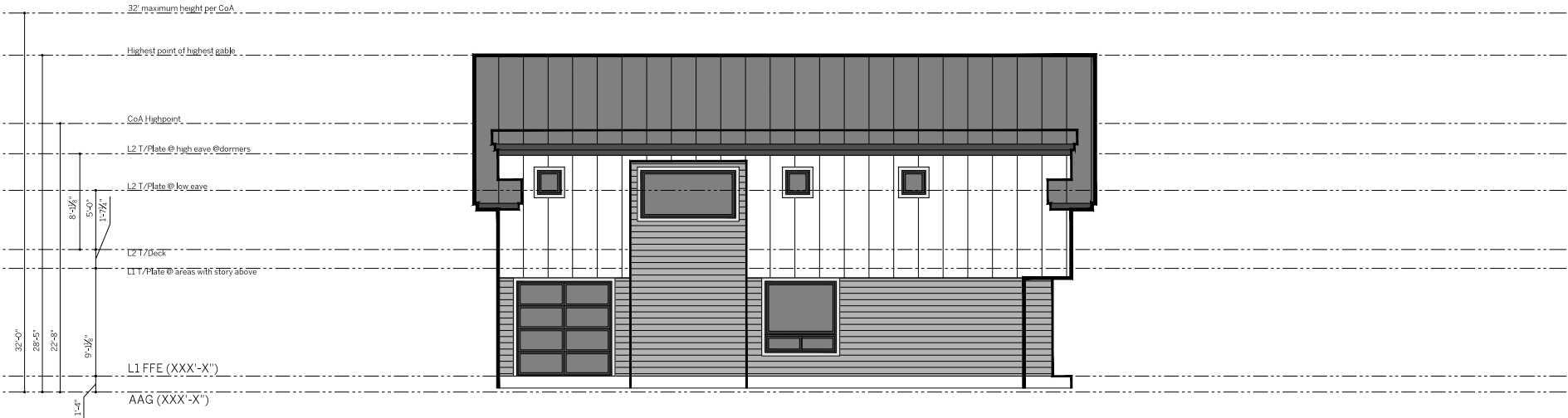
A201

CONCEPTUAL PLAN

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, Left

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

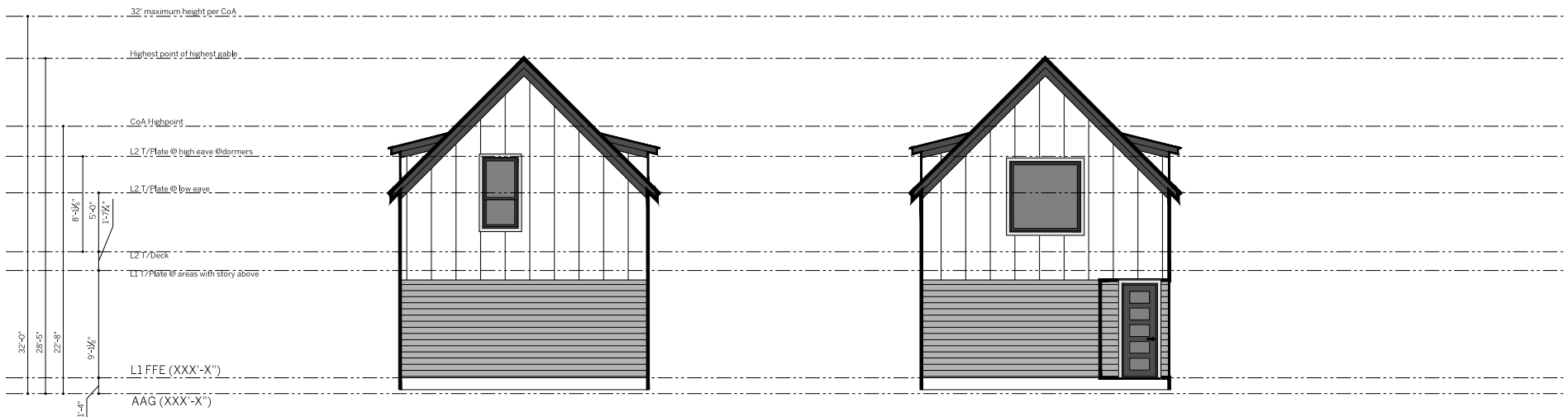
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).						DISCLAIMERS.	SEAL OF ARCHITECT.	SEAL OF MUNICIPAL APPROVAL.	NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 4013 CLAWSON RD AUSTIN, TEXAS 78704 ISSUE DATE: 28 Nov 2017 SHEET TYPE: Elevations, Bldg 1. A203
01	New standing-seam metal 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.	This document is issued under the seal of WILLIAM LAWRENCE HOSE. These architect #00074. 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.	<div>SEAL OF ARCHITECT</div> <div>ISSUE DATE: 28 Nov 2017</div> <div>GRAPHIC SCALE (in feet)</div>	<div>SEAL OF MUNICIPAL APPROVAL</div>	

CONCEPTUAL PLAN

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.

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.

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.





① Elevation, Bldg 2 (Garage), Front

Scale 1/8" = 1'-0" @ 11x11
Scale 1/4" = 1'-0" @ 24x36

② Elevation, Bldg 2 (Garage), Rear

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

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.	<p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19374. 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 GSDI through GDDP (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 is not to be used for construction.</p>			<p>NEW HOUSE & SECONDARY APT W/ DETACHED GARAGE AT 4013 CLAWSON RD AUSTIN, TEXAS 78704</p>
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-chip 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.				
				<p>ISSUE DATE: 28 Nov 2017</p> <p>SHEET TYPE: Elevations, Bldg 2.</p> <p>A205</p>			

CONCEPTUAL PLAN

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

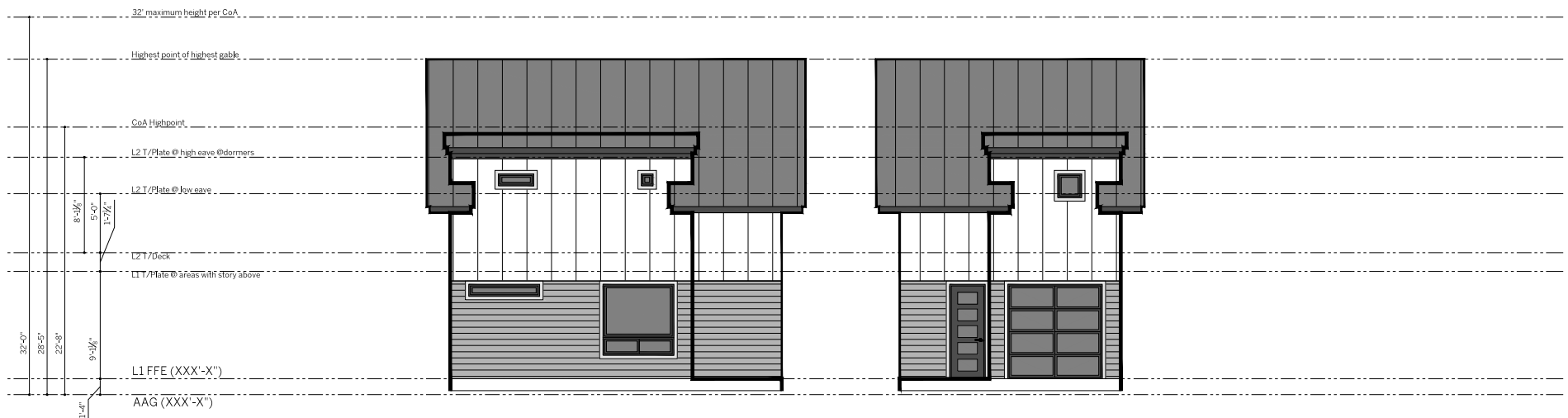
A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

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.

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 2, Left

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

② Elevation, Bldg 2 (Garage), Left

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 #9074. 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 cannot be used for construction.</p> <p>ISSUE DATE: 28 Nov 2017</p>	<p>NEW HOUSE & SECONDARY APT W/ OUTSIDE GARAGE AT 4013 CLAWSON RD AUSTIN, TEXAS 78704</p> <p>ISSUE DATE: 28 Nov 2017 SHEET TYPE: Elevations, Bldg 2.</p> <p>A207</p>
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-pattern bond.	08	New brick masonry veneer, common bond.		
03	New horizontally-oriented cement-board siding. Exposure 6".	08	New brick masonry veneer, common bond.	09	New metal coping. Exposure 6".		
04	New horizontally-oriented cement-board siding. Exposure 12".	10	New metal railing at exterior porch or deck. Minimum height 36" above finish floor.				
05	New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.						

Subject Property view from street

4013 Clawson Rd



Views of Clawson Road with subject property at left of photo



Similar layout (4 houses built along deep lot) across the street from subject property, towards Southwest, approximately 500' from subject.



New construction at corner



Two properties across the street from subject



Rear portions of subject property (page 1 of 2)



Rear portions of subject property (page 2 of 2)

