

CITY OF AUSTIN
 Development Services Department
 Residential Building Review
 One Texas Center | Phone: 512.978.4000
 505 Barton Springs Road, Austin, Texas 78704

Plan Review Revision Form

Plan Review #: 2017-043148 PR

Property Address: 1401 E 3rd St 78702

Description of Revision:

Enlargement of structure currently under construction. Enlargement of roof deck to extend full length of structure.

Also small change to impervious coverage.

CITY OF AUSTIN
REVIEWED FOR CODE COMPLIANCE

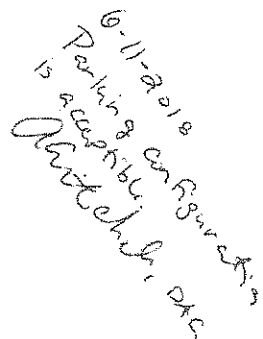
NOTE: By signing below, you acknowledge once a revision is submitted, all permits will be put in a "pending" status. No inspections can be called until the revision is approved.

Name: William Hodge AIA Email: hodge@ochona.com

SAVE Form

For Office Use Only

☐ Major Revision ☐ Minor Revision Accepted By: _____
 Assigned Reviewer: _____
 Approved By: _____ Date: _____



CITY OF AUSTIN - TECHNICAL REVIEW

Approval of these plans and specifications shall not be construed to be a permit for or approval of any violation of any of the provisions currently adopted residential building code or any other ordinance of the City of Austin which might have been enacted or considered in the plan review process.

BY JM DATE 6-13-18

DATE 6-13-18

City of Austin
Approved for: Permit
Expedited Plan Review
Development Services Department

REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

[illegible]

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[illegible]

1. The General Contractor is responsible for ensuring full compliance with all codes, regulations, and standards that may be in force. These codes include but may not be limited to:

1. Baltimore: On the first floor, dual entrance at entry door and minimum 30" clear opening.
2. Baltimore: On the first floor, main entrance door must be at least 36" wide and 80" high (closed).
3. Baltimore: On the first floor, main entrance door must be at least 34" above finish floor level.
4. Baltimore: On the first floor, main entrance door must be at least 34" above finish floor level.
5. Baltimore: Main horizontal bars on all floors shall not be located less than 45" (58 inches bar centerline) above finish floor level.
6. Baltimore: Fire escape ladders and other posts on all floors shall be located no less than 18" (23 inches bar centerline) above finish floor level.
7. Baltimore: At least one stairwell to the first floor of the building shall be located with a bowled threshold of 1/4" or less.
8. Baltimore: At least one stairwell to the first floor of the building shall be located with a bowled threshold of 1/4" or less.
9. Baltimore: A suitable route must be provided for people with a cane to the main entrance way. Said route must be at least 36" wide and 80" high (closed).
10. Baltimore: A suitable route must be provided for people with a cane to the main entrance way. Said route must be at least 36" wide and 80" high (closed).

- Journal of Management Education* 36(7) 809-824 © The Author(s) 2012
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[illegible]

1. **FOUNDATIONS.**
A. All concrete slab on grade and clearstem foundations shall be engineered by a structural engineer licensed in the state of Texas.

- [illegible]

[illegible]

- A. **Vertical** boards should be smooth with no clear wood grain.
- B. **AC** Cement-board cladding should be smooth with no clear wood grain.
- C. At cement-board joints, siding should be a 1/2" staggered, not an interlocking installation.
- D. At cement-board joints, siding should be a 1/2" staggered and pushed below parting.
- E. At joints in cement-board panels, the inside from a 1/2" offset of an annual cement board with dry fit wood grain, with no clear wood grain or no wood grain at all.
- F. A vertical cement board panel should be made from a 1/2" offset of an annual cement board with dry fit wood grain, with no clear wood grain or no wood grain at all.
- G. **Vertical** boards should be smooth with no clear wood grain.
- H. **Vertical** boards should be smooth with no clear wood grain.
- I. **Vertical** boards should be smooth with no clear wood grain.
- J. **Vertical** boards should be smooth with no clear wood grain.
- K. **Vertical** boards should be smooth with no clear wood grain.
- L. **Vertical** boards should be smooth with no clear wood grain.
- M. **Vertical** boards should be smooth with no clear wood grain.
- N. **Vertical** boards should be smooth with no clear wood grain.
- O. **Vertical** boards should be smooth with no clear wood grain.
- P. **Vertical** boards should be smooth with no clear wood grain.
- Q. **Vertical** boards should be smooth with no clear wood grain.
- R. **Vertical** boards should be smooth with no clear wood grain.
- S. **Vertical** boards should be smooth with no clear wood grain.
- T. **Vertical** boards should be smooth with no clear wood grain.
- U. **Vertical** boards should be smooth with no clear wood grain.
- V. **Vertical** boards should be smooth with no clear wood grain.
- W. **Vertical** boards should be smooth with no clear wood grain.
- X. **Vertical** boards should be smooth with no clear wood grain.
- Y. **Vertical** boards should be smooth with no clear wood grain.
- Z. **Vertical** boards should be smooth with no clear wood grain.

POOF-ING.
All roofing shall consist of one of the following assemblies (SELECTED PRODUCT IS INDICATED ON
0003:1) Suedberg's system metal roofing, 1.2" minimum seam, 0.016 lb/sq ft dense;

- [illegible]

[illegible]

- [illegible]

[illegible]

DISCLAIMERS

[illegible]

A. All exterior doors shall be one of the following:

- 1) SOLID CORE WOOD SWINGING DOORS with tempered glazing;
- 2) STEEL SWINGING DOORS with tempered glazing; or
- 3) ALUMINUM SLIDING DOORS with tempered glazing.

B. All exterior swinging doors shall receive lower hardware (KNOCKERS).

- 12. INTERIOR DOORS.**
- A) All interior doors shall be one of the following:
-1) SOLID CORE WOOD DOORS with flat paneling; or
-2) SOLID CORE WOOD DOORS with 5-panel flat paneling.
- B) Doors shall be painted gray to meet the following schedule:
- C) Sweeps shall be replaced four times per year (FOUR TIMES).
- 13. TRIM AND CASINGS.**
- A) All exterior baseboards shall be one of the following assemblies:
-1) 1/4" x 1 1/2" x 10'6" or paint grade wood with no quarter round; or
-2) 1/4" x 1 1/2" x 10'6" or paint grade wood with quarter round.
- B)1) 1/4" x 1 1/2" x 10'6" or paint grade wood; or
-2) 1/4" x 1 1/2" x 10'6" or paint grade wood.

1) Clear-coated polished concrete. Level 4 finish.
2) Engineered-wood plank flooring. Finish as per QWEP.
3) Carpet, color as per QWEP.
4) Ceramic tile, 12x12 or as selected by OWNER, etc.
5) Ceramic tile, 1" diameter white "penny tile" with black grout.
All interior tile shall be installed upon a crack-isolation membrane.

15. **DIPLOMATA AND BACILLUS.** All interior drywall at walls shall be 1/2" gypsum board except at corners.
- A. All interior drywall at common walls between districts shall be 5/8" gypsum board.
- B. All interior drywall at common walls shall be 5/8" gypsum board.
- C. All interior drywall at common walls shall consist of one of the following:
 1. 1/2" gypsum board.
 2. 5/8" gypsum board.
 3. Exterior grade 1/2" gypsum board, installed at full height.

[illegible]

17. **ALL COUNTERS ARE COUNTERTOPS.**
An interior cabinet and matching wall must consist of one of the following:
..... 1) P semi-gloss wood or MFC cabinetetry, or;
..... 2) Stain-grade wood cabinet.
B. All counters that the toll-free number cabinets with completed (flush) fronts must be:
..... A. All doors fronts that receive brushed metal linear pulls installed as:
..... VERTICAL DIMENSION: 41" to 47" below top of drawer front;
..... HORIZONTAL DIMENSION: Centered on width of drawer front.
C. All door fronts that receive brushed metal linear pulls must be:
..... VERTICAL DIMENSION: 41" to 47" below top of drawer front;
..... HORIZONTAL DIMENSION: 1/2" to 1" outside of face; front of BASIS applied.
D. All counters shall be:
..... VERTICAL DIMENSION: Centered or width of door front.
E. All countertops shall be either GRANTITE or solid SUE ACE as selected.

13. PLUMBING SYSTEMS:

- A. Plumber systems shall be designed by master plumber.
- B. Interior supply shall be wet risable (PR) system with radiolite.
- C. A master control valve shall be installed as mentioned unless deleted by D.
- D. All systems in entrance walls shall be mechanical.

20. HVAC SYSTEMS.
 - A. HVAC systems shall be designed by master HVAC technician.
 - B. HVAC systems shall consist of one of the following:
 - 1. 1) Heat pump compliant with current energy code.
 - 2. 2) Gas furnace with 10% makeup air compliant with current energy code.
 - 3. 3) Gas furnace split system compliant with current energy code.
 - C. All HVAC systems shall incorporate makeup air as required by energy code.

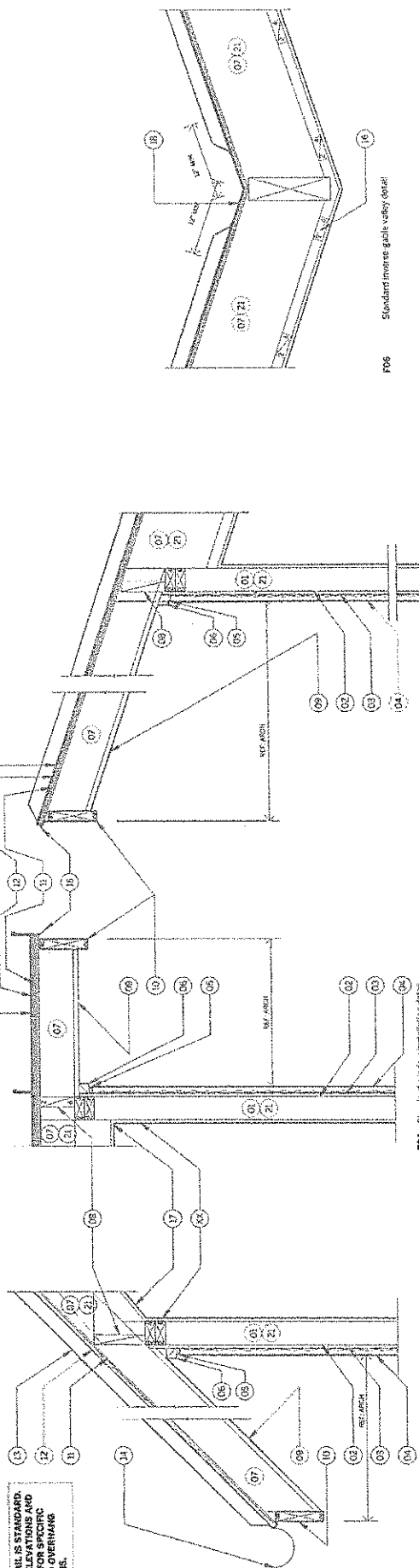
SEAL OF MUNICIPAL APPROVAL

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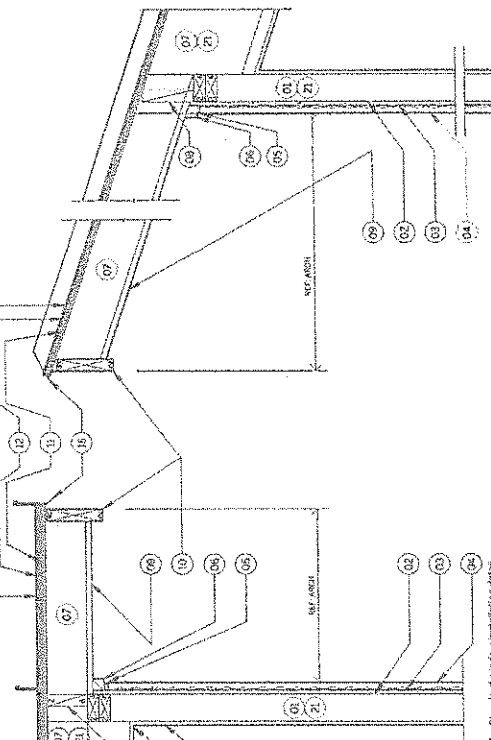
STANDARD FRAMING DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 3/4" = 1'-0" @ 12x17 / Scale 1 1/2" = 1'-0" @ 24x36.

F01 Standard low eave detail

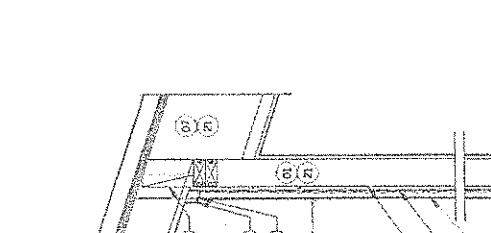
NOTE: DETAIL IS STANDARD.
REFER TO ELEVATIONS AND
SECTION FOR FINISHES,
SLOPE AND OVERLAP
DIMENSIONS.



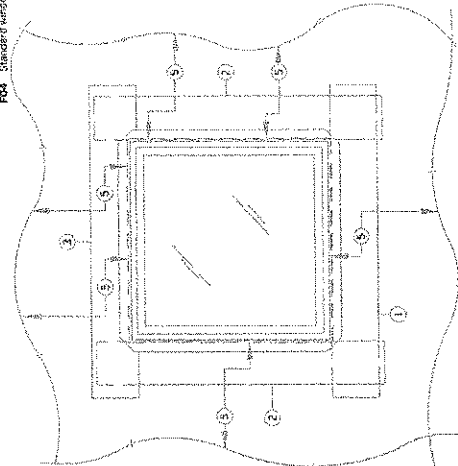
F02 Standard gable detail



F03 Standard high eave detail

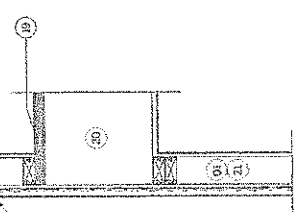


F04 Standard window installation detail



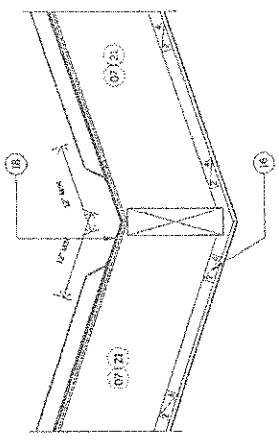
- ORDER OF INSTALLATION
1. Sill flashing, wrap into opening
 2. Jam flashing, wrap into opening
 3. Head flashing, wrap into opening
 4. Window
 5. Building wrap

F05 Standard floor transition detail



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F06 Standard shims gable valley detail



KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	
01	Wall framing 2x4 (2x6 similar; REFER TO PLANS FOR CLADDING)
02	Insulation 2x6 (2x8 similar; REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)
03	Building wrap 1/2" OSB attached per S2
04	Exterior cladding, 1/2" OSB (sliding similar; REFER TO PLANS FOR PLACEMENT)
05	Shims as required
06	Wood sheathing 1/2" (1x4 similar; REFER TO ENGINEERING PLANS FOR PLACEMENT)
07	Valley blocking, 2x4 (2x6 similar; REFER TO PLANS FOR PLACEMENT)
08	Wood sheathing 1/2" (1x4 similar; REFER TO ENGINEERING PLANS FOR PLACEMENT)
09	Valley blocking, 2x4 (2x6 similar; REFER TO PLANS FOR PLACEMENT)
10	Roofing 1/2" (1/4" thick)
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100	Roofing 1/2" (1/4" thick)

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SEAL OF ARCHITECT

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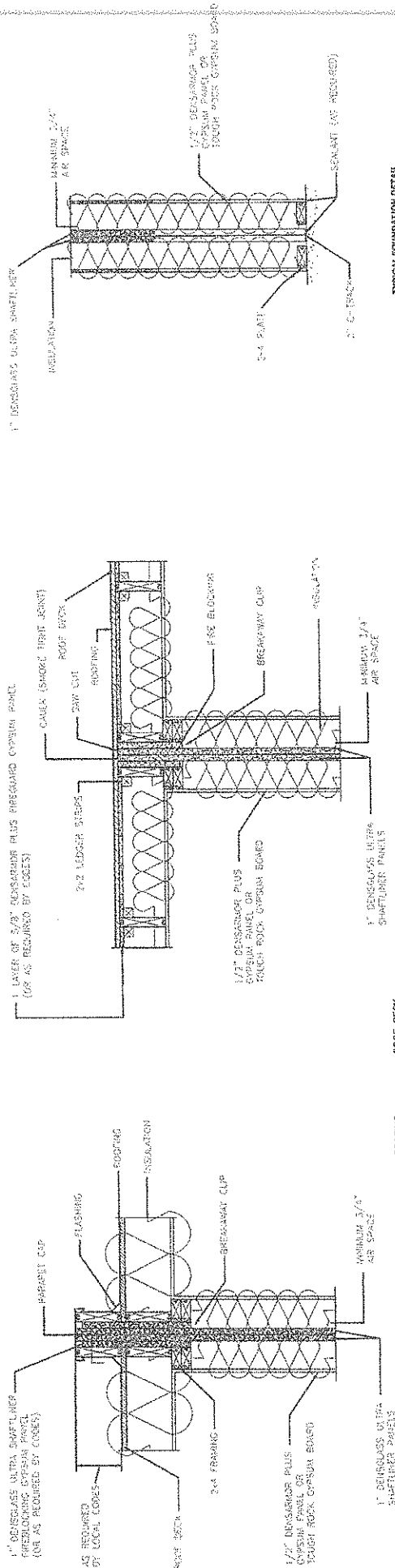
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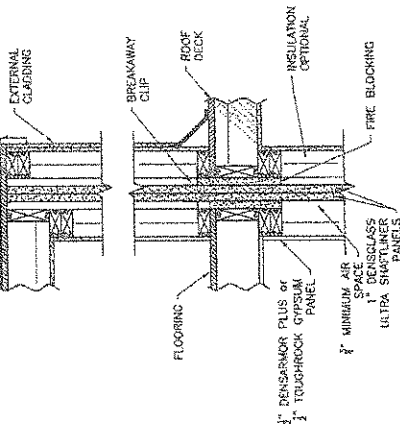
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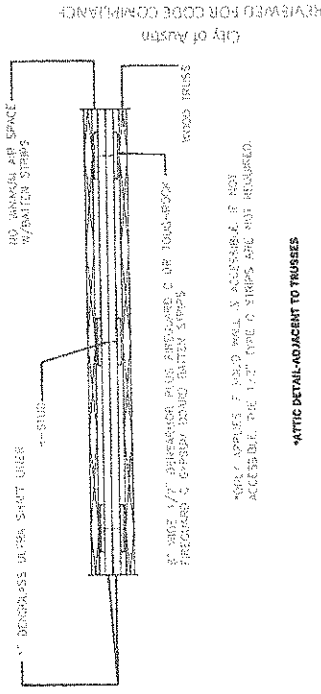
TYPICAL FOUNDATION DETAIL

TYPICAL ROOF JUNCTION DETAIL

TYPICAL ROOF PARAPET DETAIL



TYPICAL OFFSET
ROOF/WALL DETAIL



*ATTIC DETAIL ADJACENT TO TRUSSES

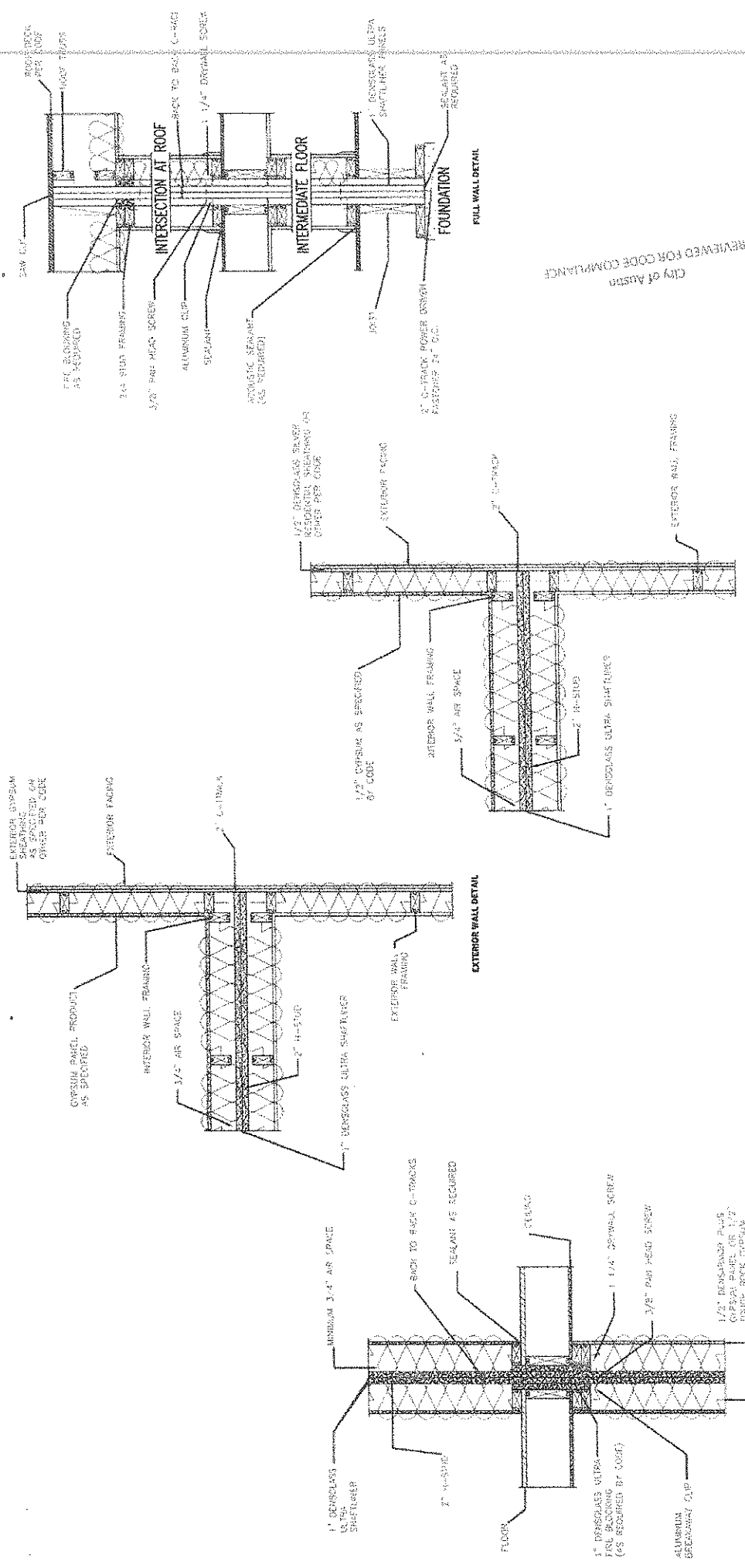
*NOT APPLICABLE IF USED WITH A JOISTED ROOF. IF NOT
APPLICABLE, THE 1/2\"/>

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OCHON
SINGLE-FAMILY RESIDENCE
ACCESSORY APART
1401 E. 10TH ST
AUSTIN, TEXAS 78702
SHEET TYPE: Structural
SHEET NO: 1/34

SEAL OF ARCHITECT
SEAL OF MUNICIPAL APPROVAL
14 Mar 2018
ISSUE DATE

- REVIEW NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)
- 01. Wall framing: 2x4 LVLs similar: REFER TO PLANS FOR PLACEMENT
 - 02. Wall sheathing: 1/2" OSB attached per S2
 - 03. Building wrap: 6 mil polyethylene (similar: REFER TO PLANS FOR PLACEMENT)
 - 04. Cementitious base coat (similar: REFER TO PLANS FOR PLACEMENT)
 - 05. Sill seal as required
 - 06. Metal blocking at eave/wall junction
 - 07. Wood blocking at eave/wall junction
 - 08. Gypsum board (1/2" thick) at eave/wall junction
 - 09. Floor blocking: 1x12" thick
 - 10. Truss or floor joist
 - 11. Fascia: 2x4 material (REFER TO SPECIFICATIONS)
 - 12. Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)
 - 13. 2x6 and 2x8 joists (similar: REFER TO PLANS FOR PLACEMENT)
 - 14. Similar: steel metal roof (composition shingle)
 - 15. Metal gutter
 - 16. Metal drip edge
 - 17. Roof trussing
 - 18. Valley blocking: 2x6 and water shield, with 1/2" and water shield wrapped along valley flashing
 - 19. Floor blocking: 1x12" thick
 - 20. Truss or floor joist



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CITY OF AUSTIN

SEAL OF ARCHITECT
SEAL OF MUNICIPAL APPROVAL
CITY OF AUSTIN
14 MAR 2008
ISSUE DATE

DISCLAIMERS:
This document is based upon the information provided by the owner and is not a warranty, representation, or endorsement of any product or service. The architect assumes no responsibility for the construction of the project. The owner is responsible for obtaining all necessary permits and for ensuring that the project complies with all applicable codes and regulations. The architect's services are limited to the design and construction of the project as shown on the drawings. The architect does not provide any services for the project that are not shown on the drawings. The architect's liability is limited to the amount of the fee paid for the project. The architect's services are not to be used for any other purpose without the written consent of the architect.

REVISED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	
01	Foundation (REFER TO SPECIFICATIONS)
02	Wall framing, 2x4 (2x6 similar, REFER TO PLANS FOR PLACEMENT)
03	Wall sheathing, 1/2" OSB, attached per S2
04	Exterior cladding, stucco (using similar, REFER TO ELEVATIONS FOR PLACEMENT)
05	Sealant as required
06	Wood blocking at eave/wall junction
07	Wood trim (REFER TO SPECIFICATIONS)
08	Wood sheathing, 1/2" OSB, attached per S2
09	Ventilated soffit board (unless roof cavity is supplied with foam insulation)
10	Flooring, 2x4 (2x6 similar, REFER TO PLANS FOR PLACEMENT)
11	Floor blocking, 1/2" OSB, attached per S2
12	Exterior cladding, stucco (using similar, REFER TO ELEVATIONS FOR PLACEMENT)
13	Sealant as required
14	Wood blocking at eave/wall junction
15	Wood trim (REFER TO SPECIFICATIONS)
16	Wood sheathing, 1/2" OSB, attached per S2
17	Ventilated soffit board (unless roof cavity is supplied with foam insulation)
18	Valley flashing, atop ice and water shield, with ice and water shield wrapped into valley flashing
19	Protruding, 1/2" thick
20	Through roof panel
21	Insulation (REFER TO SPECIFICATIONS)

G-1/36

DOOR SCHEDULE

SLIDING ENTRY DOORS

EN3690	EN(2)3690	EN(2)3690
EN3690	EN(2)3690	EN(2)3690

SWINGING PATIO DOORS

PA3690	PA(2)3690	PA(2)3690
PA3690	PA(2)3690	PA(2)3690

EXTERIOR SLIDING DOORS

SL(2)3690	SL(2)3690	SL(2)3690
SL(2)3690	SL(2)3690	SL(2)3690

INTERIOR SWINGING DOORS

SD(2)3690	SD(2)3690	SD(2)3690
SD(2)3690	SD(2)3690	SD(2)3690

INTERIOR BYPASS DOORS

BP(2)3690	BP(2)3690	BP(2)3690
BP(2)3690	BP(2)3690	BP(2)3690

GARAGE DOORS

GA3690	GA3690	GA3690
GA3690	GA3690	GA3690

INTERIOR POCKET DOORS

PD(2)3690	PD(2)3690	PD(2)3690
PD(2)3690	PD(2)3690	PD(2)3690

POCKET DOORS

PO(2)3690	PO(2)3690	PO(2)3690
PO(2)3690	PO(2)3690	PO(2)3690

POCKET DOORS

PO(2)3690	PO(2)3690	PO(2)3690
PO(2)3690	PO(2)3690	PO(2)3690

GLASS DOORS

BD(2)3690	BD(2)3690	BD(2)3690
BD(2)3690	BD(2)3690	BD(2)3690

REVIEWED FOR CODE COMPLIANCE
City of Austin

BD(2)3690	BD(2)3690	BD(2)3690
BD(2)3690	BD(2)3690	BD(2)3690

GENERAL NOTES REGARDING DOORS AND WINDOWS

- 01 This is a STANDARD schedule and not all doors and windows included in this schedule are standard. The manufacturer's unit sizes given above, it is the responsibility of the General Contractor (GC) to verify that the manufacturer's unit sizes are correct and/or door with the requirements of the Owner's chosen window and/or door manufacturer.
- 02 Head heights given are to the top of the window and/or door unit. Unit widths and heights are given as standard unit sizes that differ from the unit sizes given above.
- 03 When the Owner's chosen window and/or door unit sizes that differ from the manufacturer's unit sizes given above, it is the responsibility of the General Contractor (GC) to verify that the manufacturer's unit sizes are correct and/or door with the requirements of the Owner's chosen window and/or door manufacturer.
- 04 Individual manufacturers have requirements that differ from the manufacturer's unit sizes given above, it is the responsibility of the General Contractor (GC) to verify that the manufacturer's unit sizes are correct and/or door with the requirements of the Owner's chosen window and/or door manufacturer.
- 05 All individual windows within a unit must be TIGHT MILLED in the FACTORY. NO MILLING ON SITE.
- 06 Individual manufacturers have requirements that differ from the manufacturer's unit sizes given above, it is the responsibility of the General Contractor (GC) to verify that the manufacturer's unit sizes are correct and/or door with the requirements of the Owner's chosen window and/or door manufacturer.
- 07 All individual windows within a unit must be TIGHT MILLED in the FACTORY. NO MILLING ON SITE.

DOOR DESIGNATION LEGEND

DOOR TYPE	DOOR TYPE
EN Entry door	PA Patio door
SL Sliding door	SD Sliding door
BP Bypass door	PD Pocket door
BD Barn door	

DOOR DIMENSIONS

NUMBER OF LEAVES (from left to right)	WIDTH OF DOOR LEAF (NOMINAL) (in inches)	HEIGHT OF DOOR LEAF (NOMINAL) (in inches)
1	E.O. 30 - 30 1/2" max	E.O. 80 - 80 1/2" max
2	E.O. 30 - 30 1/2" max	E.O. 80 - 80 1/2" max

DISCLAIMERS

The information in this schedule is for informational purposes only and is not intended to be used for any other purpose. The information in this schedule is not intended to be used for any other purpose. The information in this schedule is not intended to be used for any other purpose.

SEAL OF ARCHITECT

SEAL OF ARCHITECT

SEAL OF MUNICIPAL APPROVAL

SEAL OF MUNICIPAL APPROVAL



ISSUE DATE 14 Mar 2018

14 Mar 2018

14 Mar 2018

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CO-1137

WINDOW SCHEDULES

FIXED WINDOWS

SLIDING WINDOWS

CASEMENT WINDOWS

SASH WINDOWS

MIXED WINDOWS

UPPER PORTION

LOWER PORTION

LEFT PORTION

RIGHT PORTION

SEAL OF MUNICIPAL APPROVAL

SEAL OF ARCHITECT

DISCLAIMERS

WINDOW DESIGNATION LEGEND

GENERAL NOTES REGARDING DOORS AND WINDOWS

01

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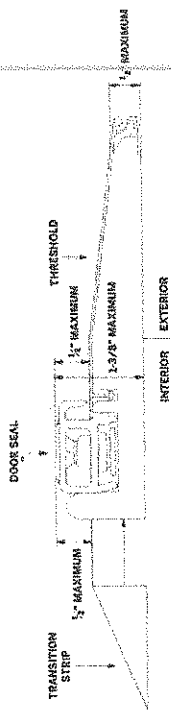
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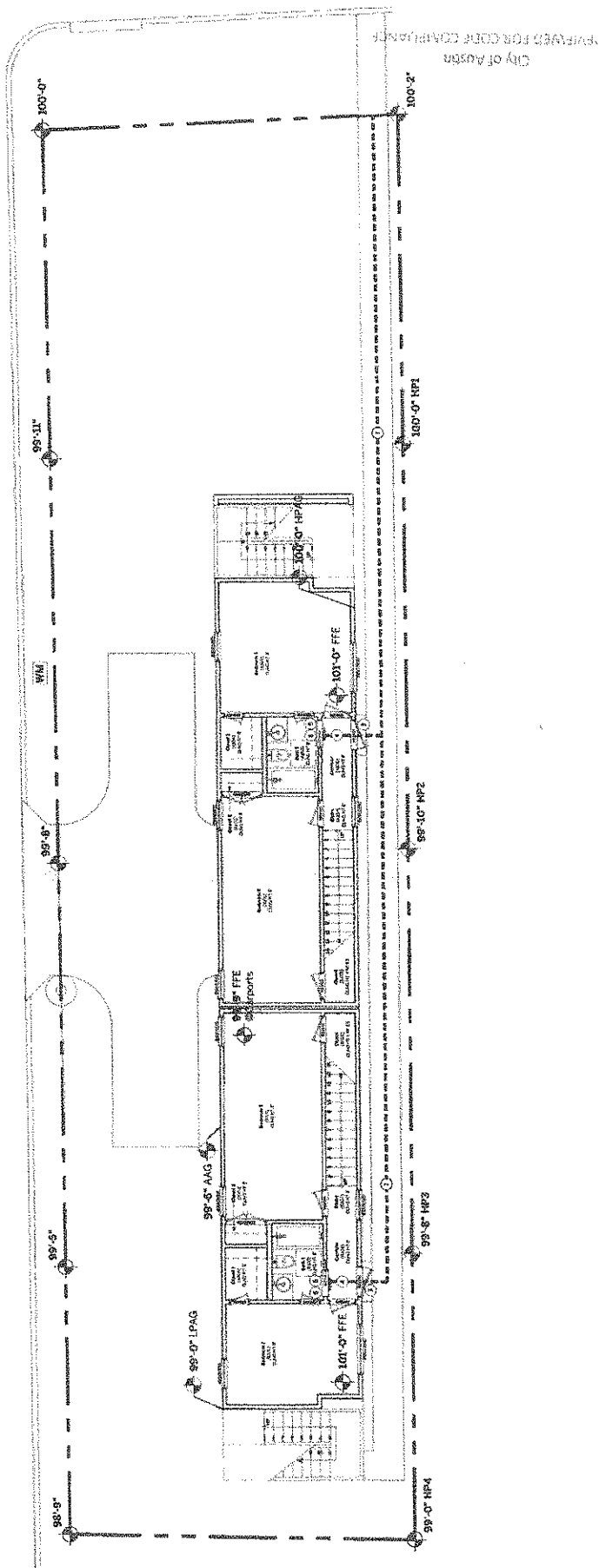
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PROJECT CALCULATION AND APPLICATION SHEET (REFERENCE ABOVE FOR SITE PLAN)									
PROPERTY INFORMATION	1401 E and S 78 th St Austin, TX 78702 Parcel ID: W 55° of N 138° of W 79° 3' of section 25, division "D" Zone: District Lot Area (SF) Lot Width (FT) Neighborhood: Eastwood Legal Owner Name:	Area Description 1) Flag conditioned (enclosed) area 2) Floor conditioned (enclosed) area 3) Not conditioned (uncovered) area (including driveways) Garage(s) Detached Covered parking (garage or carport, attached or detached) Balconies, decks, etc. Pools Spas Other structures or objects Total building area Total lot area New or Adjoined SF Existing SF Bldg 1 Bldg 2 Bldg 3 Bldg 4 Bldg 5 Bldg 6 Bldg 7 Bldg 8 Bldg 9 Bldg 10 Bldg 11 Bldg 12 Bldg 13 Bldg 14 Bldg 15 Bldg 16 Bldg 17 Bldg 18 Bldg 19 Bldg 20 Bldg 21 Bldg 22 Bldg 23 Bldg 24 Bldg 25 Bldg 26 Bldg 27 Bldg 28 Bldg 29 Bldg 30 Bldg 31 Bldg 32 Bldg 33 Bldg 34 Bldg 35 Bldg 36 Bldg 37 Bldg 38 Bldg 39 Bldg 40 Bldg 41 Bldg 42 Bldg 43 Bldg 44 Bldg 45 Bldg 46 Bldg 47 Bldg 48 Bldg 49 Bldg 50 Bldg 51 Bldg 52 Bldg 53 Bldg 54 Bldg 55 Bldg 56 Bldg 57 Bldg 58 Bldg 59 Bldg 60 Bldg 61 Bldg 62 Bldg 63 Bldg 64 Bldg 65 Bldg 66 Bldg 67 Bldg 68 Bldg 69 Bldg 70 Bldg 71 Bldg 72 Bldg 73 Bldg 74 Bldg 75 Bldg 76 Bldg 77 Bldg 78 Bldg 79 Bldg 80 Bldg 81 Bldg 82 Bldg 83 Bldg 84 Bldg 85 Bldg 86 Bldg 87 Bldg 88 Bldg 89 Bldg 90 Bldg 91 Bldg 92 Bldg 93 Bldg 94 Bldg 95 Bldg 96 Bldg 97 Bldg 98 Bldg 99 Bldg 100 Bldg 101 Bldg 102 Bldg 103 Bldg 104 Bldg 105 Bldg 106 Bldg 107 Bldg 108 Bldg 109 Bldg 110 Bldg 111 Bldg 112 Bldg 113 Bldg 114 Bldg 115 Bldg 116 Bldg 117 Bldg 118 Bldg 119 Bldg 120 Bldg 121 Bldg 122 Bldg 123 Bldg 124 Bldg 125 Bldg 126 Bldg 127 Bldg 128 Bldg 129 Bldg 130 Bldg 131 Bldg 132 Bldg 133 Bldg 134 Bldg 135 Bldg 136 Bldg 137 Bldg 138 Bldg 139 Bldg 140 Bldg 141 Bldg 142 Bldg 143 Bldg 144 Bldg 145 Bldg 146 Bldg 147 Bldg 148 Bldg 149 Bldg 150 Bldg 151 Bldg 152 Bldg 153 Bldg 154 Bldg 155 Bldg 156 Bldg 157 Bldg 158 Bldg 159 Bldg 160 Bldg 161 Bldg 162 Bldg 163 Bldg 164 Bldg 165 Bldg 166 Bldg 167 Bldg 168 Bldg 169 Bldg 170 Bldg 171 Bldg 172 Bldg 173 Bldg 174 Bldg 175 Bldg 176 Bldg 177 Bldg 178 Bldg 179 Bldg 180 Bldg 181 Bldg 182 Bldg 183 Bldg 184 Bldg 185 Bldg 186 Bldg 187 Bldg 188 Bldg 189 Bldg 190 Bldg 191 Bldg 192 Bldg 193 Bldg 194 Bldg 195 Bldg 196 Bldg 197 Bldg 198 Bldg 199 Bldg 200 Bldg 201 Bldg 202 Bldg 203 Bldg 204 Bldg 205 Bldg 206 Bldg 207 Bldg 208 Bldg 209 Bldg 210 Bldg 211 Bldg 212 Bldg 213 Bldg 214 Bldg 215 Bldg 216 Bldg 217 Bldg 218 Bldg 219 Bldg 220 Bldg 221 Bldg 222 Bldg 223 Bldg 224 Bldg 225 Bldg 226 Bldg 227 Bldg 228 Bldg 229 Bldg 230 Bldg 231 Bldg 232 Bldg 233 Bldg 234 Bldg 235 Bldg 236 Bldg 237 Bldg 238 Bldg 239 Bldg 240 Bldg 241 Bldg 242 Bldg 243 Bldg 244 Bldg 245 Bldg 246 Bldg 247 Bldg 248 Bldg 249 Bldg 250 Bldg 251 Bldg 252 Bldg 253 Bldg 254 Bldg 255 Bldg 256 Bldg 257 Bldg 258 Bldg 259 Bldg 260 Bldg 261 Bldg 262 Bldg 263 Bldg 264 Bldg 265 Bldg 266 Bldg 267 Bldg 268 Bldg 269 Bldg 270 Bldg 271 Bldg 272 Bldg 273 Bldg 274 Bldg 275 Bldg 276 Bldg 277 Bldg 278 Bldg 279 Bldg 280 Bldg 281 Bldg 282 Bldg 283 Bldg 284 Bldg 285 Bldg 286 Bldg 287 Bldg 288 Bldg 289 Bldg 290 Bldg 291 Bldg 292 Bldg 293 Bldg 294 Bldg 295 Bldg 296 Bldg 297 Bldg 298 Bldg 299 Bldg 300 Bldg 301 Bldg 302 Bldg 303 Bldg 304 Bldg 305 Bldg 306 Bldg 307 Bldg 308 Bldg 309 Bldg 310 Bldg 311 Bldg 312 Bldg 313 Bldg 314 Bldg 315 Bldg 316 Bldg 317 Bldg 318 Bldg 319 Bldg 320 Bldg 321 Bldg 322 Bldg 323 Bldg 324 Bldg 325 Bldg 326 Bldg 327 Bldg 328 Bldg 329 Bldg 330 Bldg 331 Bldg 332 Bldg 333 Bldg 334 Bldg 335 Bldg 336 Bldg 337 Bldg 338 Bldg 339 Bldg 340 Bldg 341 Bldg 342 Bldg 343 Bldg 344 Bldg 345 Bldg 346 Bldg 347 Bldg 348 Bldg 349 Bldg 350 Bldg 351 Bldg 352 Bldg 353 Bldg 354 Bldg 355 Bldg 356 Bldg 357 Bldg 358 Bldg 359 Bldg 360 Bldg 361 Bldg 362 Bldg 363 Bldg 364 Bldg 365 Bldg 366 Bldg 367 Bldg 368 Bldg 369 Bldg 370 Bldg 371 Bldg 372 Bldg 373 Bldg 374 Bldg 375 Bldg 376 Bldg 377 Bldg 378 Bldg 379 Bldg 380 Bldg 381 Bldg 382 Bldg 383 Bldg 384 Bldg 385 Bldg 386 Bldg 387 Bldg 388 Bldg 389 Bldg 390 Bldg 391 Bldg 392 Bldg 393 Bldg 394 Bldg 395 Bldg 396 Bldg 397 Bldg 398 Bldg 399 Bldg 400 Bldg 401 Bldg 402 Bldg 403 Bldg 404 Bldg 405 Bldg 406 Bldg 407 Bldg 408 Bldg 409 Bldg 410 Bldg 411 Bldg 412 Bldg 413 Bldg 414 Bldg 415 Bldg 416 Bldg 417 Bldg 418 Bldg 419 Bldg 420 Bldg 421 Bldg 422 Bldg 423 Bldg 424 Bldg 425 Bldg 426 Bldg 427 Bldg 428 Bldg 429 Bldg 430 Bldg 431 Bldg 432 Bldg 433 B							



THRESHOLD DETAIL
N.T.S.
REFER TO CODE INTERPRETATION
C20213.0003 FOR ADDITIONAL INFORMATION

NAVASOTA STREET



1. Visiblity Plan Scale 3/32" = 1'-0" @ 1x17 Scale 3/16" = 1'-0" @ 2x15

- KEYED NOTES**
- GENERAL NOTE:**
The junction box centerlines of all light pedestals and environmental controls shall be no higher than 45' above the finished grade.
 - GENERAL NOTE:**
The junction box centerlines of all outlets, receptacles and data shall be no higher than 12' above the finished floor.
 - No-site entry and maximum threshold height of 1/2" minimum nominal 36" width driveway.
 - 2x12 clear visible route
 - 2x12 blocking at all walls in bathrooms (except directly behind lavatories); centerline 32" wide door to bathroom.
 - Door shall not fringed-roped 30" x 33" clear space inside bathroom.
 - 2x12 clear visible route via solid.
 - Exterior visible route via driveway.

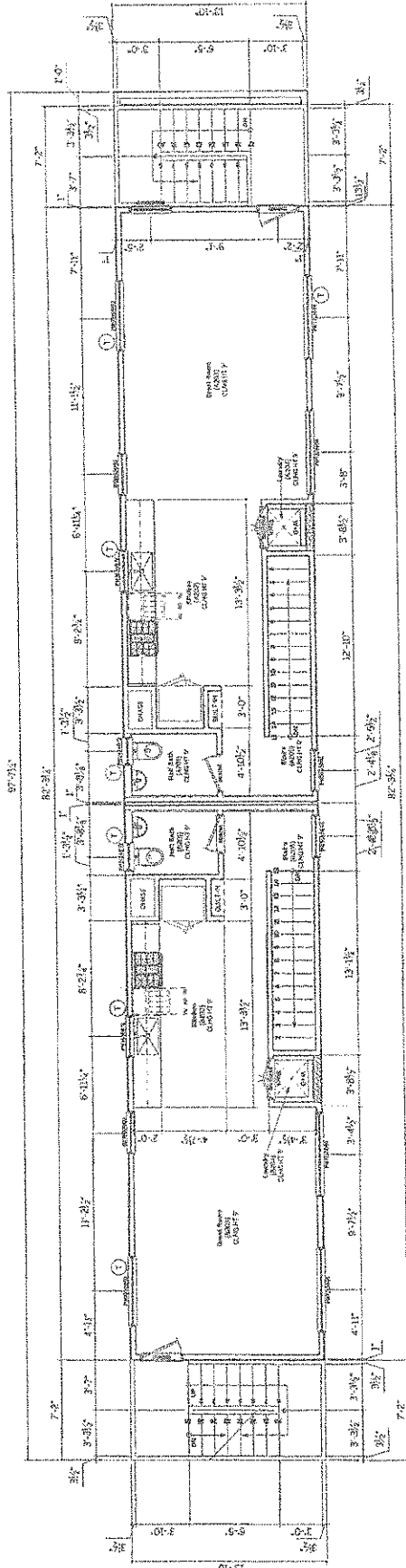
GENERAL NOTE:
Refer to sheet C002 for notes regarding VISIBILITY REQUIREMENTS
Exterior visible route shall have a running slope of no more than 1:12 unless handrails are provided. It is to be noted that the slope shall be no more than 1:12 in any case except 1:50.

DISCLAIMERS:
This document is based upon the best of available knowledge, information and data furnished by the owner. The engineer assumes no responsibility for the accuracy or completeness of the information and data furnished by the owner. The engineer assumes no responsibility for the accuracy or completeness of the information and data furnished by the owner. The engineer assumes no responsibility for the accuracy or completeness of the information and data furnished by the owner.

SEAL OF ARCHITECT:
[Seal]
SEAL OF MUNICIPAL APPROVAL:
[Seal]
ISSUE DATE: 14 Mar 2015
BY: [Signature]
DATE: 14 Mar 2015

SECTION:
SINGLE FAMILY RESIDENCE
ACCESSORY AP
1401 E 3RD ST
AUSTIN, TEXAS 78702
SHEET TYPE: Visibility
AT103

6-139



City of Austin
12000 N. Lamar Blvd.
Austin, TX 78753

1 Floor Plan Level 02

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

SEAL OF ARCHITECT

SEAL OF MUNICIPAL APPROVAL



ISSUE DATE 14 Mar 2018

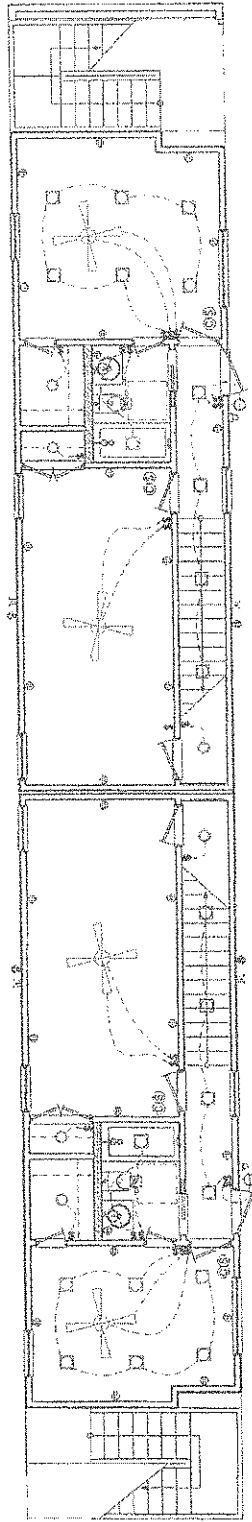
DISCLAIMERS:
This document is based upon the information provided by the client and is not intended to be a contract. The architect assumes no responsibility for the accuracy or completeness of the information provided. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project.

FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT)	2x4 wood framing	2x6 wood framing	3.5" depth cold-formed metal framing	6" depth cold-formed metal framing	12" depth insulated concrete-form framing
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- VISIBILITY NOTES (REPEATED FROM SHEET 002):**
1. Bathrooms on the first floor shall receive an entry door with minimum 20 sq. ft. of glass.
 2. Bathrooms 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 3" above finish floor level.
 3. Bathrooms shall be separated from other rooms by a wall with a minimum 1/2" thick solid core door.
 4. Bathrooms shall be separated from other rooms by a wall with a minimum 1/2" thick solid core door.
 5. At least one entrance to the first floor of the dwelling shall have a 10' clear entrance with a finished floor from public way to the no-step entrance of each dwelling unit. Solid risable mats shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.

- KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):**
- 01 New accessible door into residence from public way. Maximum vertical rise 1/2".
 - 02 Minimum clear width 36".
 - 03 New 120-minutal-rated fire door with UL 10C or approved equivalent. Maximum vertical rise 1/2".
 - 04 New accessible route through residence from public way to exterior and public way. REFER TO SHEET 000 FOR CONTINUATION OF ROUTE TO EXTERIOR AND PUBLIC WAY.
 - 05 New 120-minutal-rated fire door with UL 10C or approved equivalent. Maximum vertical rise 1/2".
 - 06 Railing or parapet at exterior porch or deck. Minimum height 36".
 - 07 Railing or parapet height at interior. Minimum height 36" above finish floor.
 - 08 Ceiling break above finish floor.
 - 09 Line of 7 ceiling height.
 - 10 Line of 15' ceiling height.
 - 11 Tenoned glass.
 - 12 REQUIRED LENGTH 3X-3X-3X PROVIDED LENGTH 3X-3X-3X

G-1/43



RECEIVED
JAN 10 1960

101 Level Plan

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

028422-01 = 24x26

DATE OF MUNICIPAL APPROVAL:

SECRET



DATE: 12 May 2018

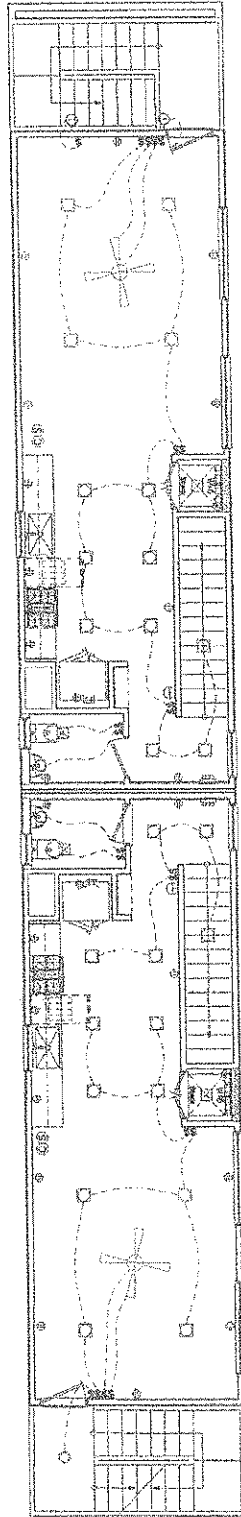
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City of Austin
REVIEWED FOR CODE COMPLIANCE

Map Plan, Level 02

Scale 1/8" = 1'-0" 3 Dec 27
Scale 1/4" = 1'-0" 24 Dec 38[illegible]

12 MAY 2018

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Question	Answer	Mark	Marked correct	Marked incorrect	Marked correct	Marked incorrect
1. Which of the following is a type of non-ferrous metal?	Aluminum	1				
2. Which of the following is a type of ferrous metal?	Iron	1				
3. Which of the following is a type of non-ferrous metal?	Copper	1				
4. Which of the following is a type of ferrous metal?	Steel	1				
5. Which of the following is a type of non-ferrous metal?	Brass	1				
6. Which of the following is a type of ferrous metal?	Cast iron	1				
7. Which of the following is a type of non-ferrous metal?	Aluminum	1				
8. Which of the following is a type of ferrous metal?	Steel	1				
9. Which of the following is a type of non-ferrous metal?	Copper	1				
10. Which of the following is a type of ferrous metal?	Cast iron	1				

SECRET

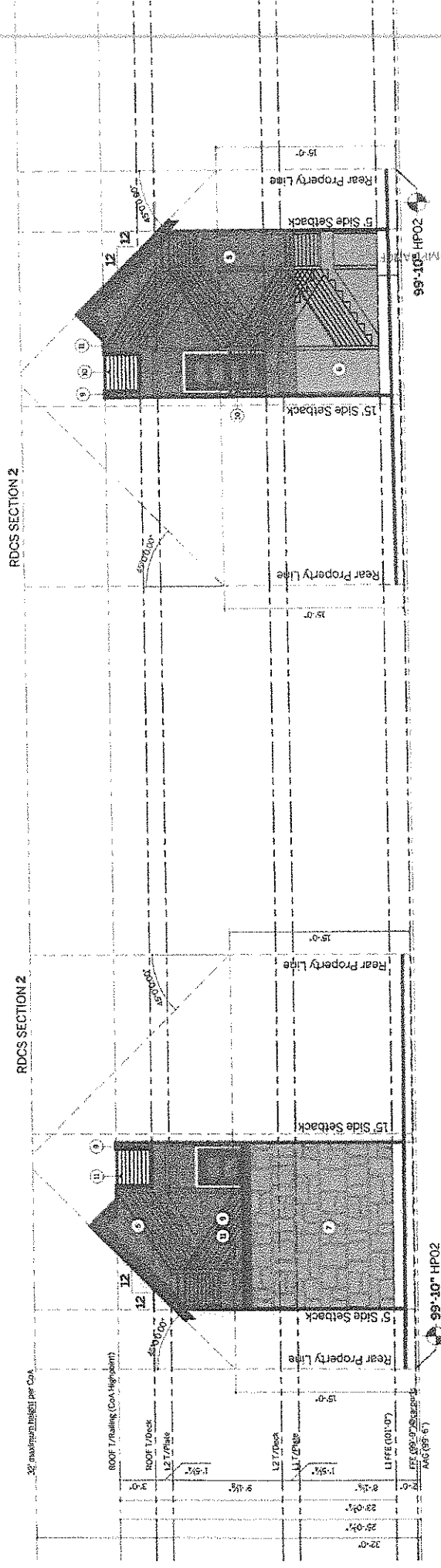
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SEAL OF MUNICIPAL APPROVAL

LOC TITLE 25, CHAPTER 25.2, SUBCHAPTER F, ARTICLE 2.6, 3.4.1
 E.4.b.(8):

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. IF 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

2 Elevation, Bldg 1, Rear
 Scale 1/8" = 1'-0" @ 11x17
 Scale 1/4" = 1'-0" @ 24x36

- KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).
- 01 New standing seam metal roof. 30-year composition shingle and cement-board siding. Exposure 12".
 - 02 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 03 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 04 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 05 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 06 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 07 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 08 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 09 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.
 - 10 New 3.5" thick stone masonry veneer. random-sashar bond. common bond.

DISCLAIMERS: The information is provided for the use of the client and is not to be used for any other purpose. The information is not to be used for any other purpose. The information is not to be used for any other purpose.

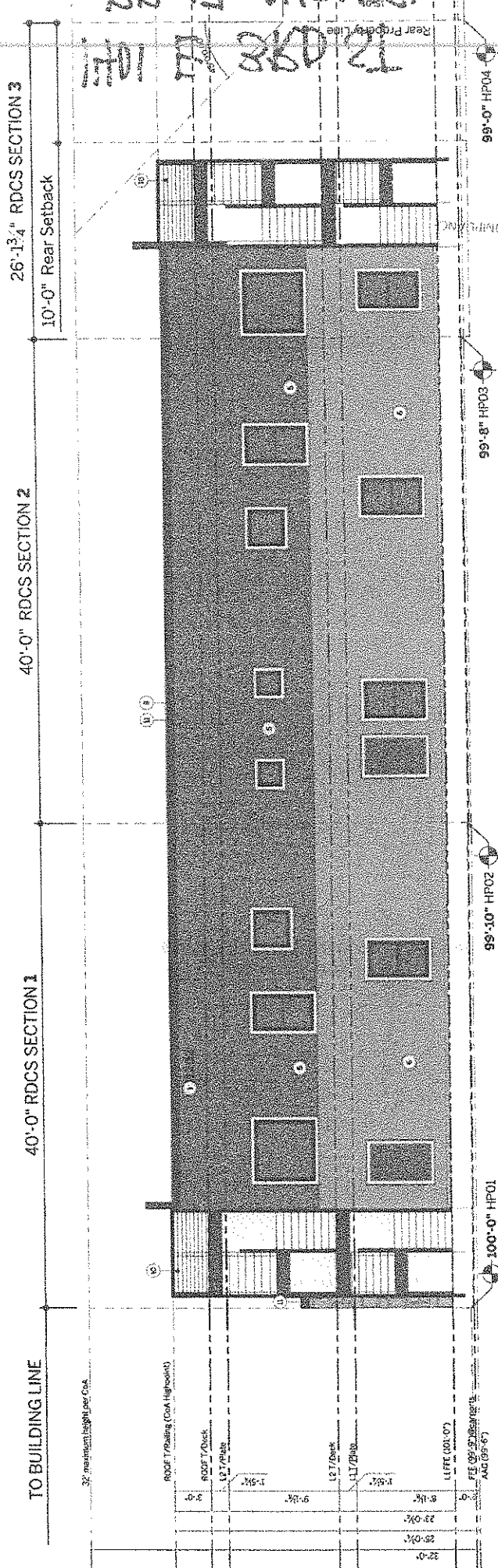
Seal of the City of Austin, Texas. The seal features a five-pointed star in the center, surrounded by the words 'CITY OF AUSTIN, TEXAS' and '1839'. Below the seal is the text 'OFFICE OF THE CITY CLERK'.

OCCHON SINGLE FAMILY RESIDENCE ACCESSORY STRUCTURE AT 1401 E 3RD ST AUSTIN, TEXAS 78702 SHEET TYPE: B1 A200

G-1/46

UDO TITLE 25, CHAPTER 25-2, SUBCHAPTER 7, ARTICLE 2.6, 3.4.1
 E. 4.5. (f)
 Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to, for a pitched or hipped roof, the gutter roof or cornice, and the finished ground level.

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



1 Elevation, Bldg 1, Right

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

1 Elevation, Bldg 1, Right

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

REVISIONS

NO.	DESCRIPTION	DATE
01	New parapet at exterior porch or deck. Minimum height 36" above finish floor.	
02	New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.	
03	New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.	
04	New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.	
05	New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.	

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NO.	DESCRIPTION	DATE
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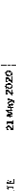
NOTES

1. New parapet at exterior porch or deck. Minimum height 36" above finish floor.
2. New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.
3. New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.
4. New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.
5. New 3'-0" parapet at exterior porch or deck. Minimum height 36" above finish floor.

G 1/48

GOOT

[illegible]

<p>DISC. ABSTRACTS</p>	<p>SEALED BY ARCHITECT</p>	<p>SEALED BY ARCHITECTURAL APPROVAL</p>	<p>  NEW DESIGN AT HELIX CAST GENERAL NOTICE 21 May 2020 Sheet Type G0002 </p>
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APPLIANCE SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

PLAYING SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

72911 Korbin Persuade ekish-flush toilet, model no. K-3654 w/2 towels mounted toilet seat, model no. K-4774

MECHANICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

HVAC system
exhaust fans
Trane gas furnace with 30% makeup air
Brown model 584 exhaust fan

Fixture	Specification
1	1.1
2	2.1
3	3.1
4	4.1
5	5.1
6	6.1
7	7.1
8	8.1
9	9.1
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93	93.1
94	94.1
95	95.1
96	96.1
97	97.1
98	98.1
99	99.1
100	100.1

Exhaust fan
Broan model 584 exhaust fan[illegible]

Pollinator: Stachys recta, INCHES NO. 1, EXX-1, SH99

of 10% during 2011. The convention over the range microwave oven,

Display: 01/227

Washer
GE Energy Star front-load washer, model no. GFWH1200JWW

Discontinued
Waste King Legend carries 1 HP gasless, 120,000 BTU

Specification	System
---------------	--------

Kitchen Faucet

Buttformablick
Kantler Vertikal untermontiert mit Head-System K-250,3

4077229

\$1005, model no. K-11768-XS

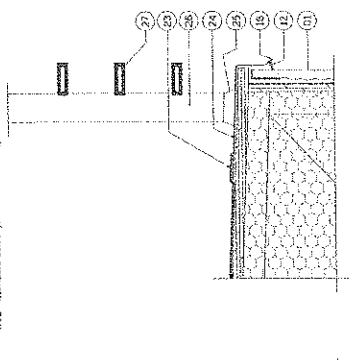
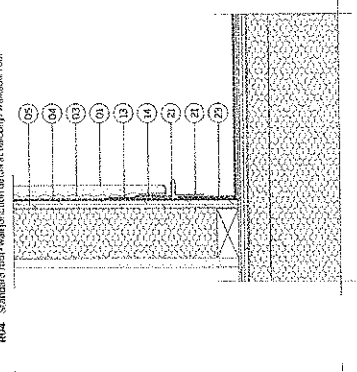
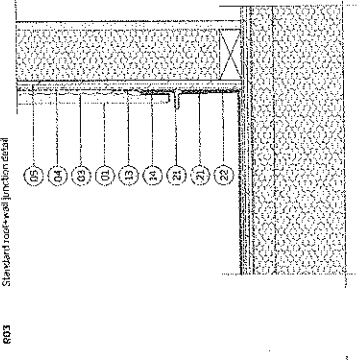
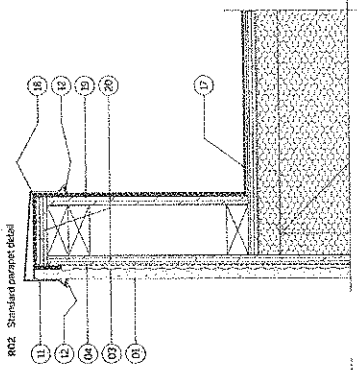
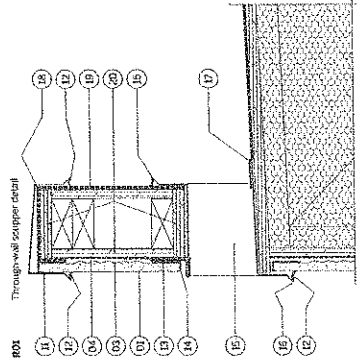
w/ Brevia elongated inlet seat. model no. K 4774

Journal of Management Education 36(1) 10-24 © 2011 Sage Publications

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

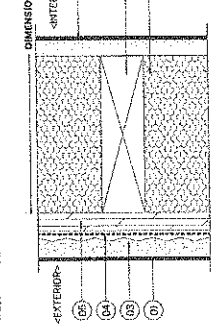
[illegible]

STANDARD OCCUPIED ROOF DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 1/4" = 1'-0" & 1/8" = 1'-0" / Scale 3" = 1'-0" @ 24x24.

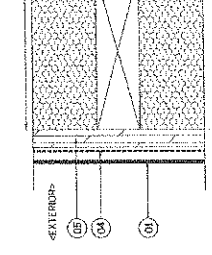


STANDARD PARTITION TYPES (WOOD-FRAMED CONSTRUCTION).
Scale 3" = 1'-0" & 1/8" = 1'-0" / Scale 3" = 1'-0" @ 24x24.

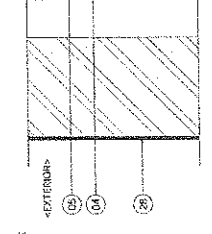
EXTERIOR WALLS
WEO1 Staircase veneer on 2x6 wood studs



WEO2 Cement-board veneer on 2x6 wood studs



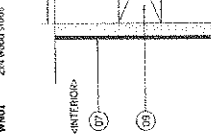
WEO3 Masonry veneer on 2x6 wood studs



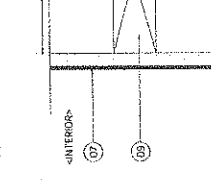
WEO4 Cement-board veneer on 2x6 wood studs
1-1/8" FIRE RATING PER U.S.G.B.



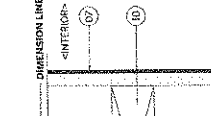
INTERIOR WALLS
WNO1 2x4 wood studs



WNO2 2x6 wood studs



WNO3 2x6 wood studs



WNO4 2x6 wood studs

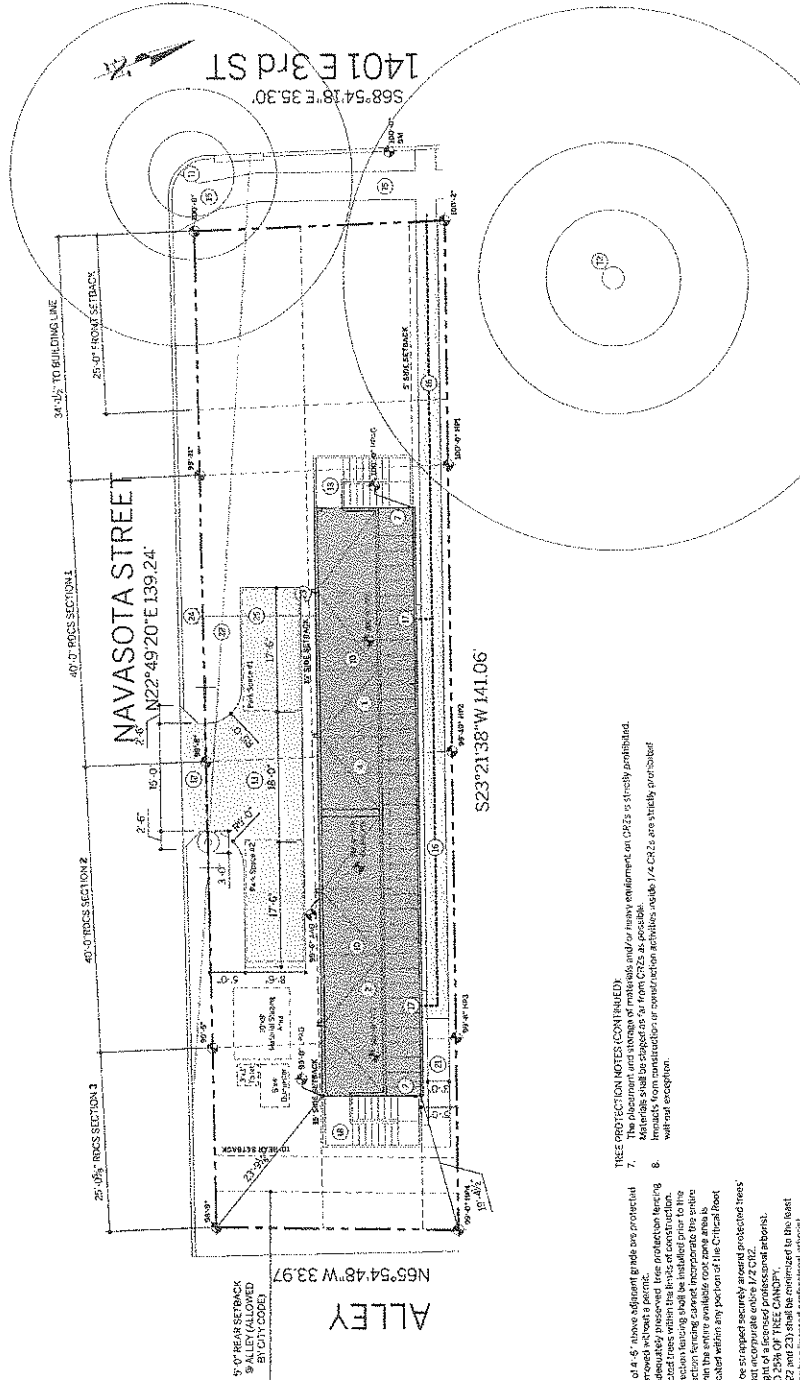


- NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):**
1. 2x4 wood studs on 2x6 wood studs.
 2. 1/2" Type A gypsum board on 2x4 wood studs.
 3. 1/2" Type A gypsum board on 2x4 wood studs.
 4. 1/2" Type A gypsum board on 2x4 wood studs.
 5. 1/2" Type A gypsum board on 2x4 wood studs.
 6. 1/2" Type A gypsum board on 2x4 wood studs.
 7. 1/2" Type A gypsum board on 2x4 wood studs.
 8. 1/2" Type A gypsum board on 2x4 wood studs.
 9. 1/2" Type A gypsum board on 2x4 wood studs.
 10. 1/2" Type A gypsum board on 2x4 wood studs.
 11. 1/2" Type A gypsum board on 2x4 wood studs.
 12. 1/2" Type A gypsum board on 2x4 wood studs.
 13. 1/2" Type A gypsum board on 2x4 wood studs.
 14. 1/2" Type A gypsum board on 2x4 wood studs.
 15. Galvanized metal through-wall scupper and downspout.
 16. Galvanized metal edge scupper.
 17. 60-mil waterproof PVC roofing.
 18. 1/2" Type A gypsum board on one side of parapet.
 19. Waterproof PVC roofing on top of parapet.
 20. OSB on all sides of parapet.
 21. Galvanized metal flashing + counterflashing.
 22. Waterproofing membrane + counterflashing.
 23. 60-mil waterproof PVC roofing.
 24. Galvanized metal edge scupper with pipe edge.
 25. 1/2" Type A gypsum board on one side of parapet.
 26. Galvanized 2" x 2" metal railing post.
 27. Galvanized 1 1/2" x 2" steel bar railing, horizontal.

DESIGNER: [Signature]
SEAL OF ARCHITECT: [Seal]
SEAL OF MUNICIPAL APPROVAL: [Seal]
ISSUE DATE: 21 May 2020

PROJECT: [Project Name]
DATE: 21 May 2020
REVISIONS: [Revisions]
0006

[illegible][illegible]



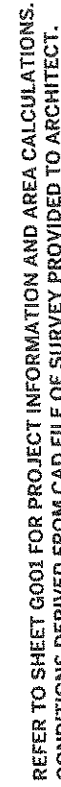
7. The placement and storage of materials and/or heavy equipment on CRZs is strictly prohibited. Material shall be staged as far from CRZs as possible.

8. Limits from construction or construction activities inside 1/4 CRZs are strictly prohibited wait-out excavation.

REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
STRUCTURES SHALL BE PLACED ON SITE BY LICENSED PROFESSIONAL SURVEYOR.

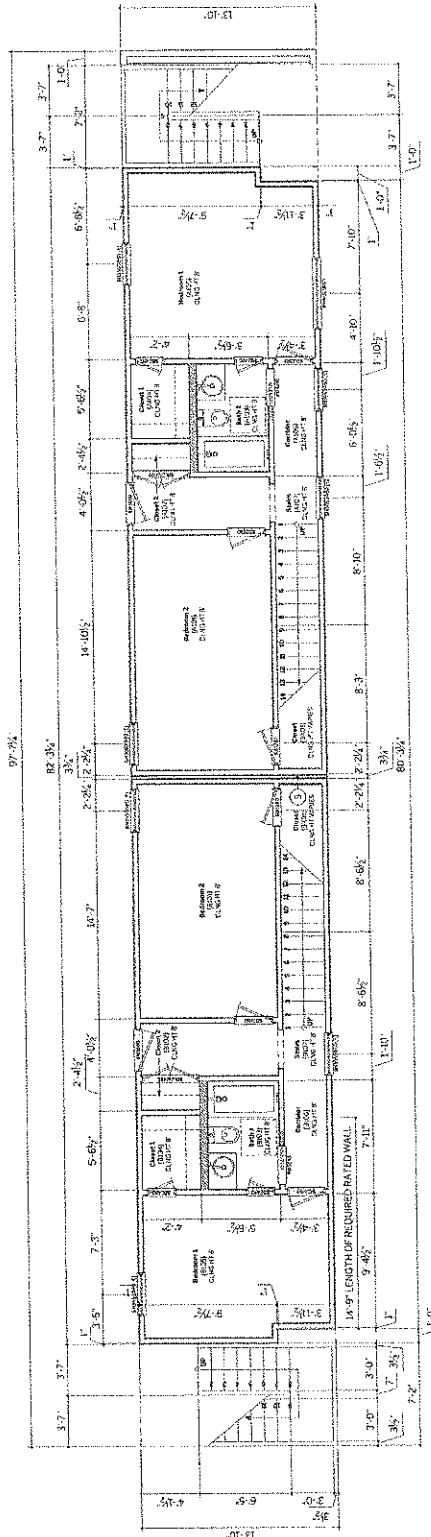
REFER TO SHEET G005 FOR DETAILS OF 2-HR-RATED DEMISING WALLS (UL U373).
REFER TO SHEET G007 FOR ENVIRONMENTAL AND TREE PROTECTION DETAILS.

[illegible]

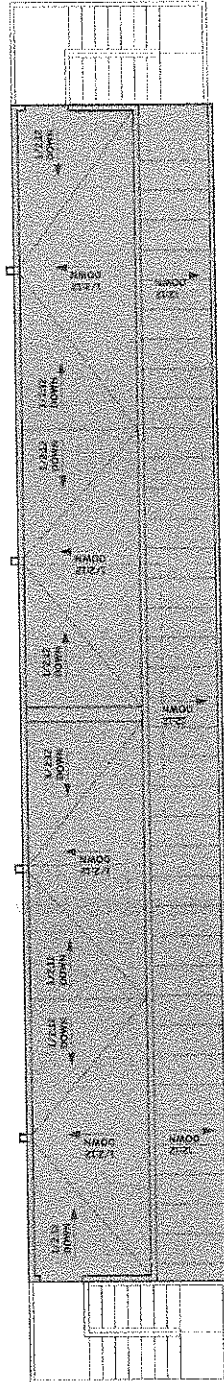


THIS SHEET IS FOR DEPICTION OF AS-BUILT SITE CONDITIONS ONLY.
REFER TO SHEETS A101 AND A102 FOR EXTENTS OF RATED EXTERIOR WALLS.

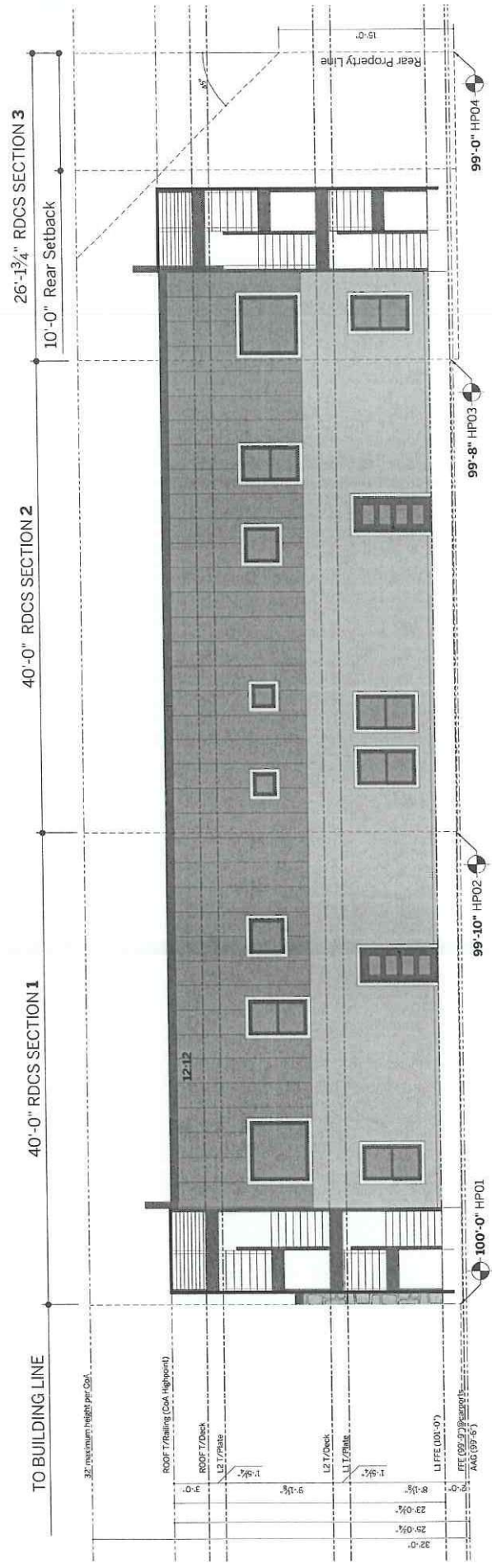
REFER TO ALL NOTES AND REVISIONS		KEYNOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)		CRITICAL ROAD TUNNELS IN PROTECTED ZONES		TREE PROTECTION LEGEND		# OF PROTECTED TREES		DISCLAIMERS		SEAL OF ARCHITECT		SEAL OF MUNICIPALITY	
01	New road deck, uncovered	20	New electric activities for residential and secondary residences, as applicable.	1	OUTER CRITICAL ROOT ZONE	1	12x TRUNK Ø	1	TRUNK Ø	1	See attached map for tree locations and protection measures. This document is a preliminary design and is subject to change. The final design and construction shall be subject to the approval of the relevant authorities.	1	1	1	1
02	New primary residence	21	Location of water meter (ref. to existing plan for detail location).	2	MIDDLE (11-2) CRITICAL ROOT ZONE	2	12x TRUNK Ø	2	TRUNK Ø	2	See attached map for tree locations and protection measures. This document is a preliminary design and is subject to change. The final design and construction shall be subject to the approval of the relevant authorities.	2	2	2	2
03	New secondary residence	22	New water supply line to residential, indicated (ref. to existing plan for detail location).	3	INNER (1-4) CRITICAL ROOT ZONE	3	12x TRUNK Ø	3	TRUNK Ø	3	See attached map for tree locations and protection measures. This document is a preliminary design and is subject to change. The final design and construction shall be subject to the approval of the relevant authorities.	3	3	3	3
04	New detached garage	23	New sewer line from residential, indicated (ref. to existing plan for detail location).	4	OUTER CRITICAL ROOT ZONE	4	12x TRUNK Ø	4	TRUNK Ø	4	See attached map for tree locations and protection measures. This document is a preliminary design and is subject to change. The final design and construction shall be subject to the approval of the relevant authorities.	4	4	4	4
05	New detached garage														
06	New detached garage														
07	New covered porch w/ deck														
08	New covered porch w/ deck														
09	New uncovered porch w/ deck														
10	New uncovered porch w/ deck														
11	New porch steps to road deck														
12	New porch steps to road deck														
13	New porch steps to road deck														
14	New porch steps to road deck														
15	New porch steps to road deck														
16	New porch steps to road deck														
17	New porch steps to road deck														
18	New porch steps to road deck														
19	New porch steps to road deck														
		Indicated plus:													

[illegible]

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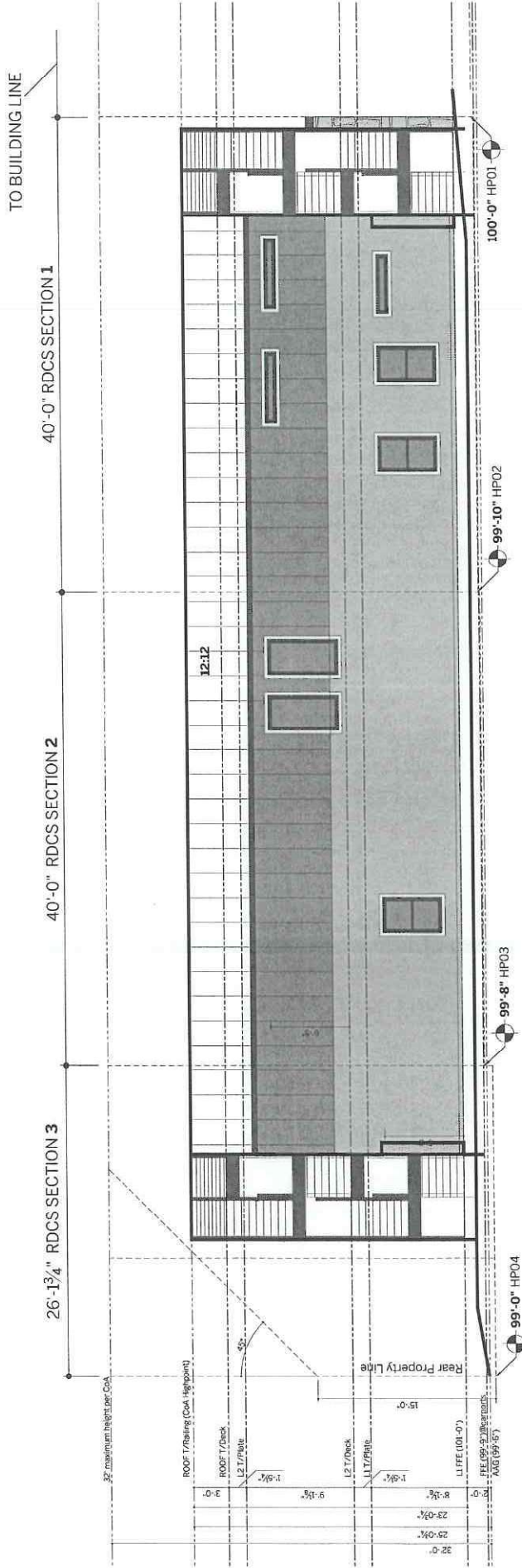


1 Elevation, Bldg 1, Right

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

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

KEYED NOTES	CODE REFERENCES (City of Austin RDOS area only)	MATERIALS LEGEND	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL	WILLIAM HODGES & ASSOCIATES, P.C.
01 New metal coping, Exposure 60.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	Standing-steam metal roofing	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020
02 New metal flashing, Exposure 60.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	Cement board or fiber trim fascia	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020
03 New metal railing at exterior porch or deck. Minimum height 36" above finished floor.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	6" horizontal cement board	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020
04 New parapet at exterior porch or deck. Minimum 36" above finished floor.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	24" vertical cement board	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020
05 New parapet at exterior porch or deck. Minimum 36" above finished floor.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	6" horizontal cement board	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020
06 New metal downspout.	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	6" horizontal cement board	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020
07 Steel column (not structural).	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER 14 F, ARTICLE 2.6 E, 4, b, (i)	6" horizontal cement board	This document is issued under the seal of the architect and is not to be used for any other purpose. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.	21 May 2020	21 May 2020	REVISED PROJECT AT 11:45 AM 21 May 2020



1 Elevation, Bldg 1, Left

Scale 1/8" = 1'-0" @ 10x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES:	CODE REFERENCES (City of Austin RDGS area only):	MATERIALS LEGEND:	DISCLAIMERS:	SEAL OF ARCHITECT:	SEAL OF MUNICIPAL APPROVAL:
01 New metal coping, Exposure 5'	LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1, E 4.5. (1) A structure 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, shall be exempt from the provisions of this chapter.	Standing seam metal roofing	The document is issued under the seal of the State of Texas, and the architect's seal is not a guarantee of the accuracy of the information contained herein. The architect is not responsible for the accuracy of the information contained herein. The architect is not responsible for the accuracy of the information contained herein. The architect is not responsible for the accuracy of the information contained herein.	21 May 2020	
02 New metal flashing, Exposure 5' minimum	NEW NOTE: NO PROVISIONS FOR "VARIABILITY 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.	Cement board or RealTrim fascia			
03 New metal railing at exterior porch or deck, Minimum opening 3.5'.	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.	6" horizontal cement board			
04 New parapet at exterior porch or deck, Minimum 36" above new through-wall scupper.		24" vertical cement board			
05 New metal downspout.		stained wood			
07 Steel column (for structural).					

WILLIAM HODGE AIA ARCHITECTS
NEW PROJECT AT 1012 34 ST
AUSTIN, TX 78705
ISSUED: 21 May 2020
SHEET TYPE: Elevations Bldg 1
A204

June 18, 2020

Re: Case #C15-2020-0020

Ms. Elaine Ramirez
Senior Planner/Board of Adjustment Liaison
City of Austin Development Services Department
One Texas Center
505 Barton Springs Road
(512) 974-2202

via email: Elaine.ramirez@austintexas.gov

Dear Ms. Ramirez:

I am writing to support the applicants requested variance for the property located at 1401 E. 3rd Street, Austin, Texas, which is the subject of the case referenced above.

Nexus Private Capital is a [95% minority owned] private lender that routinely finances the acquisition and redevelopment of mostly infill properties, including the subject property, throughout Austin, Texas. We care about our borrowers, we care about the neighborhoods in which they operate and we're proud of the fact that we directly and indirectly contribute to hundreds of mostly minority occupied jobs.

As I believe you know, the request for the property owner's variance results from a surveyor's error that caused the house to be constructed roughly two feet too far to the east and within a 5 foot setback area.

My understanding is that a number of mitigating steps can be taken that would substantially mitigate if not entirely alleviate life safety concerns expressed by certain stakeholders and that options are also available to address privacy concerns. If that is the case and in the absence of any actual hardship imposed on anyone as a result of permitting the structure to remain in its current position, it seems senseless to require the property to be torn down.

Moreover, if the property owner has no choice but to tear down the property, he has indicated that he intends to default on his loan to our company because he cannot afford to tear it down and rebuild it. While that outcome would naturally be adverse to our firm, I believe it would also be adverse to the neighborhood as a whole. Nothing good can come from having a vacant property sit idle waiting to be vandalized – or worse – while we pursue a claim against the surveyor's insurance company.

I submit that granting a variance that requires reasonable mitigation of life safety and/or privacy concerns is far better for all parties involved – neighbors, owner, lender, surveyor, surveyor insurance company and the City of Austin - then the alternative, which is a denial.

I just don't understand how a denial, which could lead to a cascading series of prolonged adverse consequences for all parties involved, can be preferable for any reason other than spite. And, respectfully, that is not an appropriate reason to enforce a denial.

Thank you in advance for considering our view on this matter and please feel free to contact me if you would like to discuss our thoughts in any greater detail.

Sincerely,



Cortlandt Chalfant
Managing Member

Cc: Jeffrey Blatt

CITY OF AUSTIN Board of Adjustment Decision Sheet

DATE: Monday May 11, 2020

CASE NUMBER: C15-2020-0020

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ * ☐ William Hodge (abstained)
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruet
☐ - ☐ Veronica Rivera (out)
☐ Y ☐ Yasmine Smith
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Martha Gonzalez (Alternate)

APPLICANT: Jennifer Hanlen

OWNER: Durham Trading Partners XII, LLC

ADDRESS: 1401 3RD ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum interior side setback from 5 feet (required) to 2.77 feet (requested) in order to complete a Single-Family residence in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

Note: currently under construction, layout error

BOARD'S DECISION: BOA meeting April 13, 2020 CANCELLED MEETING; MAY 11 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to postpone to June 8, 2020, Board Member Rahm McDaniel seconds on a 10-1 vote (Board member Darryl Pruet nay, William Hodge abstained); POSTPONED TO JUNE 8, 2020.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

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


Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman



May 5, 2020

Jennifer Hanlen
1401 E 3rd St
Austin TX, 78702

Property Description: W 35.6FT OF N138FT OF W193.4 OLT 20 DIVISION O

Re: C15-2020-0020

Dear Jennifer,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code; Section 25-2-492 (*Site Development Regulations*) setback requirements; to decrease the minimum interior side setback from 5 feet (required) to 2.77 feet (requested)

In order to complete a Single-Family residence in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

Austin Energy does not oppose the above variance request provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office.

Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2020-0020**BOA DATE:** April 13, 2020**ADDRESS:** 1401 E. 3rd St**COUNCIL DISTRICT:** 3**OWNER:** Durham Trading Partners**AGENT:** Jennifer Hanlen**ZONING:** SF-3-NP**LEGAL DESCRIPTION:** W 35.6FT OF N138FT OF W193.4 OLT 20 DIVISION O**VARIANCE REQUEST:** reduce interior side setback from 5 ft. to 2.77 ft.**SUMMARY:** complete construction of a Single-Family residence**ISSUES:** layout error during construction

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-H-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Barrio Unido Neighborhood Assn.
 Bike Austin
 Capital Metro
 Del Valle Community Coalition
 East Austin Conservancy
 East Cesar Chavez Neighborhood Association
 East Cesar Chavez Neighborhood Plan Contact Team
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejano Town