



Residential New Construction and Addition Permit Application

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For submittal and fee information, see austintexas.gov/digitaldevelopment

Download application before entering information.

Property Information			
Project Address: 3219 Funston St. 78703		Tax Parcel ID: 120258	
Legal Description: N51.62FT AV OF LOT 9 BRYKERWOODS G			
Zoning District: SF-3-		Lot Area (sq ft): 5,823.00	
Neighborhood Plan Area (if applicable):		Historic District (if applicable):	
Required Reviews			
Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)</small>		Does project have a Green Building requirement? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, attach signed conditional approval letter from Austin Energy Green Building)</small>	
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, approval through Aviation is required)</small>		Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, submit a copy of approved septic permit. OSSF review required)</small>	
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, Fire review is required)</small>		Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, Fire review is required)</small>	
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, EHZ review is required)</small>		Is this property within 100 feet of the 100-year floodplain? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(Proximity to floodplain may require additional review time.)</small>	
Are there trees 19" or greater in diameter on/adjacent to the property? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If yes, how many? <u>2</u> (Provide plans with a tree survey, tree review required.)			
Was there a pre-development consultation for the Tree Review? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		Proposed impacts to trees: (Check all that apply) <input checked="" type="checkbox"/> Root zone <input type="checkbox"/> Canopy <input type="checkbox"/> Removal <input type="checkbox"/> None/Uncertain	
Is this site in the Capital View Corridor? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, a preliminary review through land use is needed to determine if full view corridor review is required.)</small>		Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		<small>(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)</small>	
Does this site have or will it have an auxiliary water source? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, submit approved auxiliary and potable plumbing plans.) (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)</small>			
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, contact the Development Assistance Center for a Site Plan Exemption)</small>			
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(LDC 25-2 Subchapter C Article 3)</small>		Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(LDC 25-2-180, 25-2-647)</small>	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>(If no, contact Development Assistance Center for Site Plan requirements.)</small>		Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(Public Works approval required to take access from a public alley.)</small>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ <small>(if applicable)</small> <small>(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)</small>			
Description of Work			
Is Total New/Added Building Area > 5,000 sq. Ft.? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(If yes, construction material recycling is required per LDC 25-11-39)</small>			
Existing Use: <input checked="" type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other: _____			
Proposed Use: vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other: _____			
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel other: _____			
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>(Notes: Removal of all or part of a structure requires a Demolition Permit Application per LDC 25-11-37. A demo permit is not required for the removal of all or part of an interior wall, floor or ceiling)</small>			
# existing bedrooms:	# bedrooms upon completion: 3	# baths existing:	# baths upon completion: 3.5
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Two story wood frame house with detached garage			
Trade Permits Required (Check as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (R.O.W.)			

Total Remodeled Floor Area (if applicable)

_____ sq ft. (work within existing habitable square footage)

Job Valuation – For Properties in a Floodplain Only

Total Job Valuation: \$ _____ 0	Amount for Primary Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N
	Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N

Site Development Information

Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 st Floor conditioned area			1,012.00		1,012.00	0.00
b) 2 nd Floor conditioned area			1,052.00		1,052.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)				432.00	0.00	432.00
f) Covered patio, deck, porch, and/or balcony area(s)			414.00	52.00	414.00	52.00
g) Other covered or roofed area			61.00		61.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	0.00	0.00	2,539.00	484.00	2,539.00	484.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction					0.00	0.00

The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.

Building Coverage Information
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
 Total Building Coverage (sq ft): 1,859.00 % of lot size: 32.00

Impervious Cover Information
Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)
 Total Impervious Cover (sq ft): 2,240.00 % of lot size: 38.00

Setbacks
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y N
 Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y N
 Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>30</u> ft ___ in Number of Floors: <u>2</u>	Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>3</u> # of spaces provided: <u>3</u>
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Right-of-Way Information
 Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y N
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N
 Width of approach (measured at property line): 14.0 ft Distance from intersection (for corner lots only): 87.5 ft
 Are storm sewer inlets located within ten (10) feet of the end of any proposed driveway? Y N
(New driveways within ten(10) feet of an inlet will require additional review)

Subchapter F					
Gross Floor Area					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 st Floor		1,012.00			1,012.00
2 nd Floor		1,052.00			1,052.00
3 rd Floor	ATTIC DORMER THRU TENT	68.00			68.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch ¹ (check article utilized)			<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)		0.00
Basement ⁴			Must follow article 3.3.3B, see note below		0.00
Attic ⁵		900.00	Must follow article 3.3.3C, see note below	900.00	0.00
Garage ² (check article utilized)	Attached		<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		0.00
	Detached	432.00	<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)	432.00	0.00
Carport ² : (check article utilized)	Attached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) ³		0.00
	Detached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	0.00	3,464.00	TOTAL GROSS FLOOR AREA		2,132.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 37.00 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y N

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

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

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

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

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

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

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

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

Funston Residence

3219 Funston St, Austin TX 78703



Project:
FUNSTON RESIDENCE
3219 FUNSTON | AUSTIN, TX | 78703

No.	Issue	Permit Set	Date
No. 1	Issue	Permit Set	Date 11/9/2020

Notes:

LEGAL DESCRIPTION:

N51.62FT AV OF LOT 9 BRYKERWOODS G

AREA CALCULATIONS:

LOT SIZE = 5823SF

CONDITIONED AREA

FIRST FLOOR: 1012 SF

SECOND FLOOR: 1052 SF

ATTIC EXEMPTION: 467

CONDITIONED AREA

GARAGE: 432SF

GARAGE ATTIC: 433 SF

COA BUILDING COVERAGE = 1859 SF 32%
(MAX ALLOWABLE 40% = 2329 SF)

COA IMPERVIOUS COVER = 2240 SF 38%
(MAX ALLOWABLE: 45% = 2620 SF)

COA GROSS FLOOR AREA = 2132 SF 38%
(MAX ALLOWABLE = 2329 SF)

SHEET LIST

NUMBER	NAME
ARCHITECTURE	
A0.0	COVER SHEET
A0.1	SURVEY
A0.2	SITE PLAN
A0.3	SETBACK PLANE EXHIBIT
A0.4	TREE PROTECTION PLAN
A0.5	ATTIC EXEMPTION
A0.6	AREA PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ATTIC FLOOR PLAN
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

WINDOW SCHEDULE

ROOM NAME	Mark	Window Type	Rough Width	Rough Height	ALL WINDOWS ARE MEASURED FROM TOP OF SLAB ON FIRST FLOOR AND TOP OF SUBFLOOR ON SECOND FLOOR *SEE MANUFACTURER'S SPECS FOR NOMINAL DIMENSIONS & ROUGH OPENING DIMENSIONS*		
					HEAD HT.	NOTES	SAFETY GLAZING
LIVING	A1	Aluminum Fixed	4' - 1"	7' - 0 1/2"	8' - 0"		
LIVING	A2	Aluminum Fixed	4' - 1"	7' - 0 1/2"	8' - 0"		Y
LIVING	A3	Aluminum Fixed	4' - 1"	7' - 0 1/2"	8' - 0"		Y
DINING	A4	Aluminum Fixed	4' - 1"	7' - 0 1/2"	8' - 0"		Y
DINING	A5	Aluminum Fixed	4' - 1"	7' - 0 1/2"	8' - 0"		Y
ENTRY	B1	Aluminum Fixed	3' - 1"	7' - 0 1/2"	8' - 0"		Y
ENTRY	B2	Aluminum Fixed	3' - 1"	7' - 0 1/2"	8' - 0"		
ENTRY	B3	Aluminum Fixed	3' - 1"	7' - 0 1/2"	8' - 0"		
KITCHEN	C1	Aluminum Fixed	2' - 7"	7' - 0 1/2"	8' - 0"		
KITCHEN	C2	Aluminum Fixed	2' - 7"	7' - 0 1/2"	8' - 0"		
KITCHEN	C3	Aluminum Fixed	2' - 7"	7' - 0 1/2"	8' - 0"		
MUDROOM	D1	Aluminum Fixed	4' - 0 1/2"	2' - 6 1/2"	8' - 0"		
POWDER ROOM	D2	Aluminum Fixed	4' - 0 1/2"	2' - 6 1/2"	8' - 0"		
BATHROOM 1	D3	Aluminum Fixed	4' - 0 1/2"	2' - 6 1/2"	8' - 0"		
MASTER BATHROOM	D4	Aluminum Fixed	5' - 0 1/2"	3' - 6 1/2"	8' - 0"		
MASTER CLOSET	D5	Aluminum Fixed	6' - 0 1/2"	2' - 0 1/2"	8' - 0"		
MASTER BEDROOM	D6	Aluminum Fixed	6' - 0 1/2"	2' - 0 1/2"	8' - 0"		
MASTER BEDROOM	D7	Aluminum Fixed	6' - 0 1/2"	2' - 0 1/2"	8' - 0"		
GARAGE ATTIC	D8	Aluminum Fixed	4' - 0 1/2"	2' - 0 1/2"	6' - 6"		
GARAGE ATTIC	D9	Aluminum Fixed	4' - 0 1/2"	2' - 0 1/2"	6' - 6"		
GARAGE ATTIC	D10	Aluminum Fixed	4' - 0 1/2"	2' - 0 1/2"	6' - 6"		
ATTIC	D11	Aluminum Fixed	5' - 6 1/2"	3' - 0 1/2"	6' - 0"		
ATTIC	D12	Aluminum Fixed	5' - 6 1/2"	3' - 0 1/2"	6' - 0"		
BEDROOM 2	E1	Aluminum Fixed	3' - 1"	6' - 0 1/2"	8' - 0"		
MASTER BEDROOM	E2	Aluminum Fixed	3' - 1"	6' - 0 1/2"	8' - 0"		
MASTER BEDROOM	E3	Aluminum Fixed	3' - 1"	6' - 0 1/2"	8' - 0"		
BEDROOM 2	F1	Aluminum Casement	3' - 1"	6' - 0 1/2"	8' - 0"		
MASTER BEDROOM	F2	Aluminum Casement	3' - 1"	6' - 0 1/2"	8' - 0"		
BEDROOM 1	G1	Aluminum Casement	2' - 7"	6' - 0 1/2"	8' - 0"		
BEDROOM 1	H1	Aluminum Casement	2' - 7"	6' - 0 1/2"	8' - 0"		
BEDROOM 1	J1	Aluminum Fixed	4' - 1"	6' - 0 1/2"	8' - 0"		
BEDROOM 2	J2	Aluminum Fixed	4' - 1"	6' - 0 1/2"	8' - 0"		
STAIR	K1	Aluminum Fixed	3' - 1"	10' - 0 1/2"	16' - 8"		
STAIR	K2	Aluminum Fixed	3' - 1"	10' - 0 1/2"	16' - 8"		
STAIR	K3	Aluminum Fixed	3' - 1"	4' - 0 1/2"	10' - 0"		
STAIR	K4	Aluminum Fixed	3' - 1"	4' - 0 1/2"	10' - 0"		
STAIR	K5	Aluminum Casement	3' - 0 1/2"	5' - 0 1/2"	8' - 0"		
LAUNDRY	L1	Aluminum Fixed	2' - 7"	7' - 0 1/2"	9' - 0"		
GARAGE ATTIC	M1	Aluminum Casement	4' - 0 1/2"	3' - 0 1/2"	6' - 6"		
GARAGE ATTIC	M2	Aluminum Casement	4' - 0 1/2"	3' - 0 1/2"	6' - 6"		
GARAGE ATTIC	M3	Aluminum Casement	4' - 0 1/2"	3' - 0 1/2"	6' - 6"		
GARAGE ATTIC	N1	Aluminum Casement	2' - 0 1/2"	4' - 0 1/2"	9' - 0"		
ATTIC	P1	Aluminum Fixed	2' - 0 1/2"	3' - 0 1/2"	5' - 0"		

DOOR SCHEDULE

ROOM	MARK	SEE MANUFACTURER'S SPECS FOR ROUGH OPENING SIZE		Head Height	DOOR TYPE	Function	LOCKSET	COMMENTS	SAFETY GLAZING
		WIDTH	HEIGHT						
ENTRY	1	3' - 0"	8' - 0"	8' - 0"	FULL LITE ENTRY	Exterior	ENTRY W/ DEADBOLT		Y
LIVING	2	12' - 0"	8' - 0"	8' - 0"	SLIDING DOOR				Y
MUDROOM	3	3' - 0"	8' - 0"	8' - 0"	FULL LITE ENTRY	Exterior	ENTRY W/ DEADBOLT		Y
POWDER ROOM	4	2' - 8"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PRIVACY		
PANTRY	5	2' - 4"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PASSAGE		
ENTRY CLOSET	6	2' - 6"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PASSAGE		
GARAGE	7	3' - 0"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	ENTRY W DEADBOLT		
GARAGE	8	18' - 0"	9' - 0"	9' - 0"	GARAGE DOOR	Exterior			
MASTER BEDROOM	9	2' - 8"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PRIVACY		
MASTER CLOSET	10	2' - 6"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PASSAGE		
MASTER BATHROOM	11	2' - 6"	8' - 0"	8' - 0"	POCKET DOOR	Interior	PRIVACY		
MASTER BATHROOM	12	2' - 6"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PRIVACY		
LAUNDRY	13	2' - 6"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PASSAGE		
BATHROOM 1	14	2' - 6"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 1	15	2' - 8"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 1	16	5' - 0"	8' - 0"	8' - 0"	BYPASS DOOR	Interior	PASSAGE		
BEDROOM 2	17	2' - 8"	8' - 0"	8' - 0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 2	18	5' - 0"	8' - 0"	8' - 0"	BYPASS DOOR	Interior	PASSAGE		
GARAGE ATTIC	19	3' - 0"	6' - 8"	6' - 8"	SOLID CORE PANEL	Interior	ENTRY W DEADBOLT		
GARAGE ATTIC	20	2' - 6"	6' - 8"	6' - 8"	SOLID CORE PANEL	Interior	PASSAGE		
GARAGE ATTIC	21	2' - 6"	6' - 8"	6' - 8"	SOLID CORE PANEL	Interior	PRIVACY		
GARAGE ATTIC	22	2' - 6"	6' - 8"	6' - 8"	SOLID CORE PANEL	Interior	PASSAGE		
ATTIC	23	2' - 6"	6' - 8"	6' - 8"	SOLID CORE PANEL	Interior	PASSAGE		
ATTIC	24	2' - 6"	6' - 8"	6' - 8"	SOLID CORE PANEL	Interior	PASSAGE		

IF PRINTED AT 11X17,
SCALE IS HALF OF NOTED
ON SHEET

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Designer
RODENBERG DESIGN

Ryan Rodenberg
1702 EVERGREEN AVE.
AUSTIN, TX 78704
p: 512.796.5995
e: ryan@rodenbergdesign.com

Sheet Title:

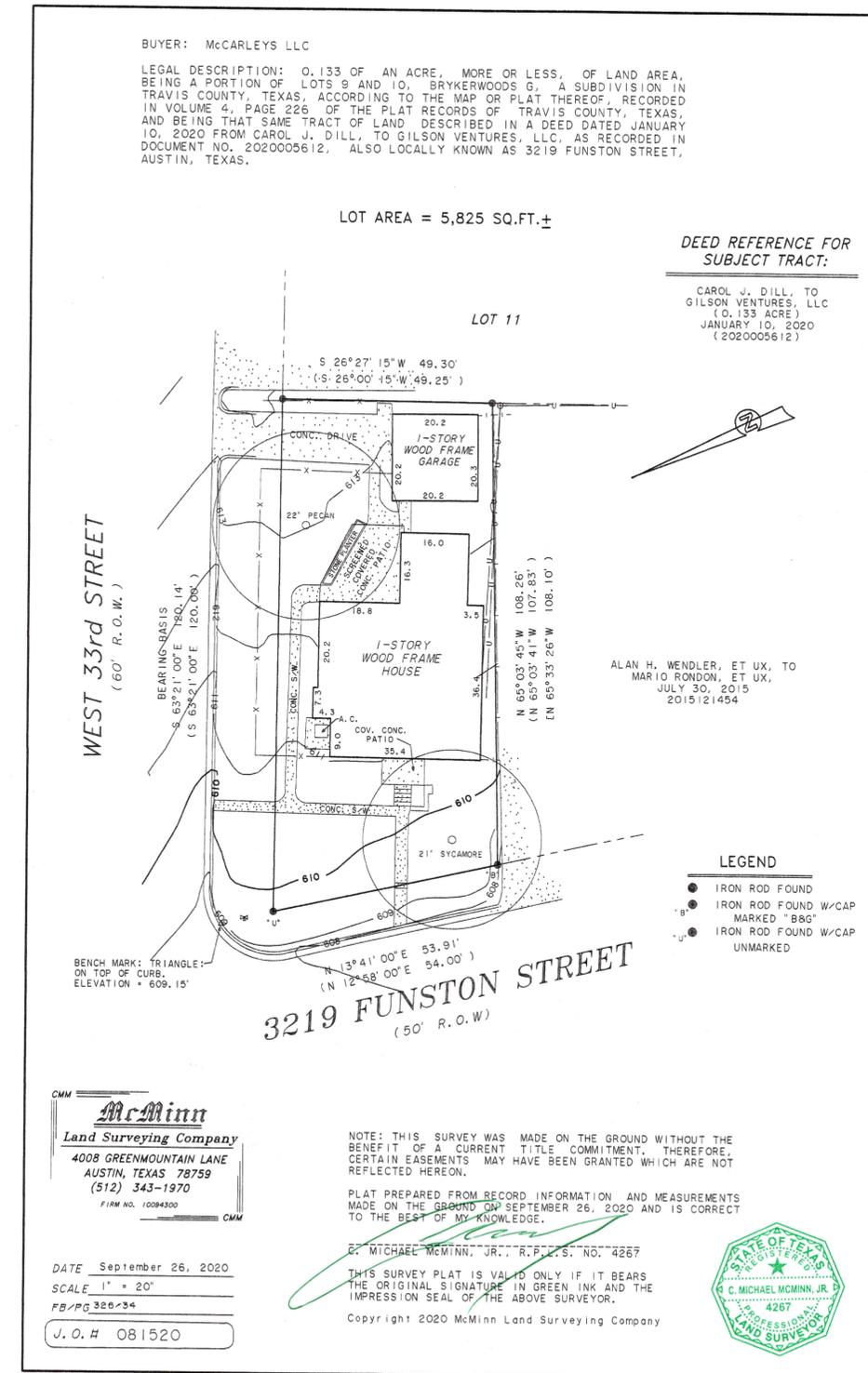
COVER SHEET

Seal and signature Date 11/9/2020
Project No: 044

Sheet No:
A0.0

Revisions:		
No.	Issue	Date
No. 1	Issue Permit Set	Date 11/9/2020
No.	Issue	Date

Notes:



McMinn
 Land Surveying Company
 4008 GREENMOUNTAIN LANE
 AUSTIN, TEXAS 78759
 (512) 343-1970
 FIRM NO. 10094300



IF PRINTED AT 11X17,
 SCALE IS HALF OF NOTED
 ON SHEET

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Sheet Title:
 SURVEY

Seal and signature Date 11/9/2020
 Project No: 044



Sheet No:
A0.1

VISITABILITY NOTES:

REFER TO ORDINANCE NO. 20140130-021 - SECTION R320 AND BUILDING CRITERIA MANUAL SECTION 4.4.7 FOR ADDITIONAL REQUIREMENTS

VISITABLE BATHROOMS (R320.3) - A visitable dwelling must have at least one bathroom group or a half bath on the first floor that must have the following:

1. A minimum clear opening of 32"
2. Door shall not impede 30" x 30" clear floor space
3. Lateral 2x6 or larger wood blocking must be installed flush with the stud edges of bathroom walls; and
4. the blocking must have a centerline 34" from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

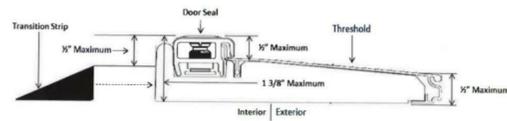
VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS (R320.4) - The first floor of a visitable dwelling must have the following:

1. Light switches and environmental controls must be installed no greater than 48 inches above the finish floor level; and
2. Outlets and receptacles must be installed no less than 15 inches above the finish floor level, except for floor outlets and receptacles.

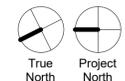
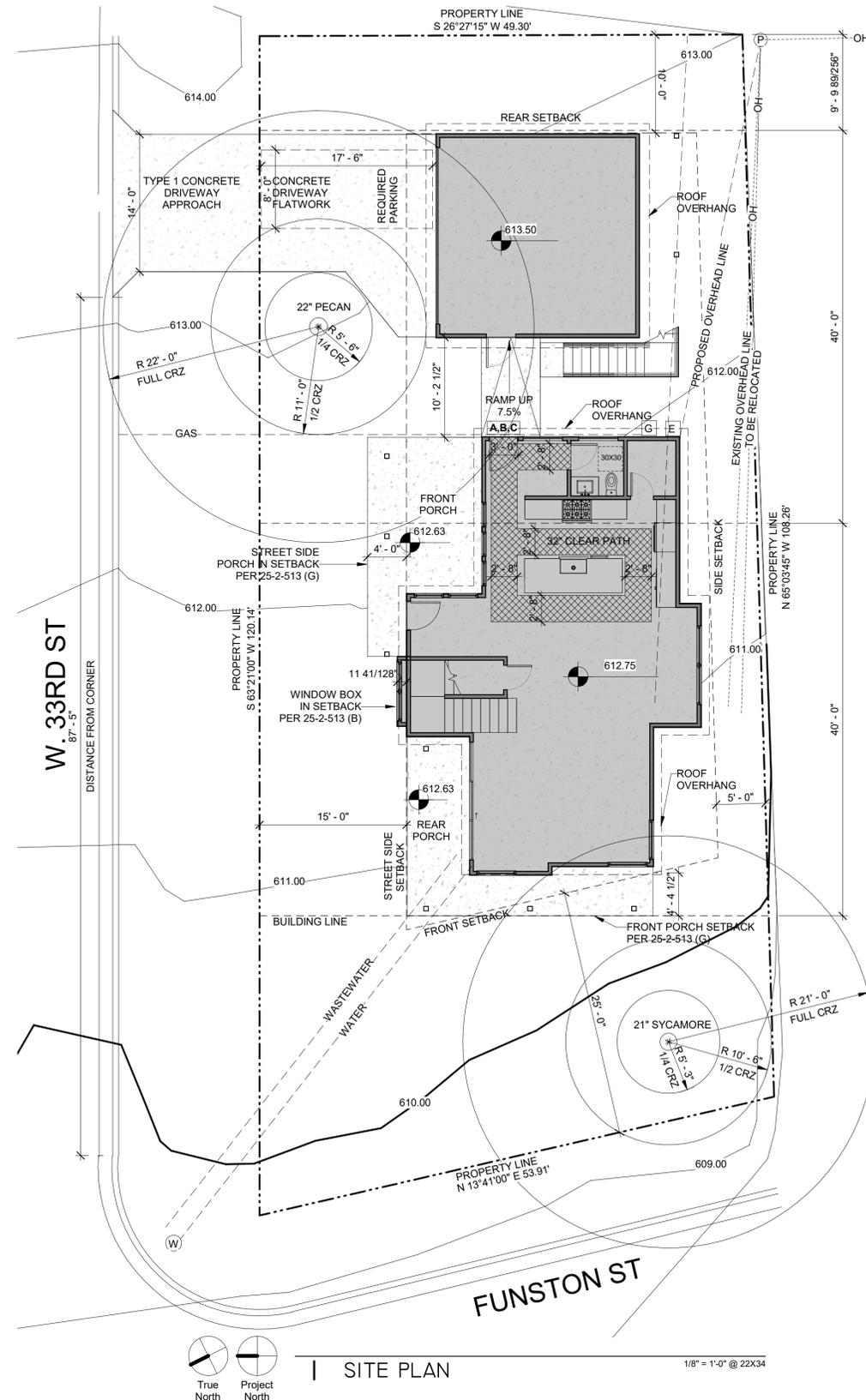
A. VISITABILITY BATHROOM ROUTE (R320.5) - a bathroom group or half bath designated for visitability on the first floor must be accessible by a route with a minimum clear pathway of 32" beginning at the visitable entrance and continuing through the living room, dining room, and kitchen.

B. VISITABLE DWELLING ENTRANCE (R320.6) - A dwelling must be accessible by at least one no-step entrance and a door with a minimum clear opening 36". The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.

C. EXTERIOR VISITABLE ROUTE (R320.7) An entrance that complies with R320.6 (Visitable Dwelling Entrance) must be accessible using a route with a cross slope of no greater than two percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. An exterior route that includes a ramp must comply with the Residential Code.



VISITABILITY THRESHOLD® @ 22X34



SITE PLAN

1/8" = 1'-0" @ 22X34

Project:

FUNSTON RESIDENCE
3219 FUNSTON | AUSTIN, TX | 78703

Revisions:			
No.	Issue	Permit Set	Date
No. 1	Issue	Permit Set	Date 11/9/2020
No.	Issue		Date

Notes:

LEGAL DESCRIPTION:
N51.62FT AV OF LOT 9 BRYKERWOODS G

TREE LIST:

- 22" PECAN
- 21" SYCAMORE

UTILITY LEGEND

E	ELECTRICAL METER
G	GAS METER
U	UTILITY POLE
OH	OVERHEAD UTILITY LINE
W	WATER METER
CO	CLEANOUT
AC	AIR CONDITIONER
PL	POOL EQUIPMENT

IF PRINTED AT 11X17,
SCALE IS HALF OF NOTED
ON SHEET

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Sheet Title:

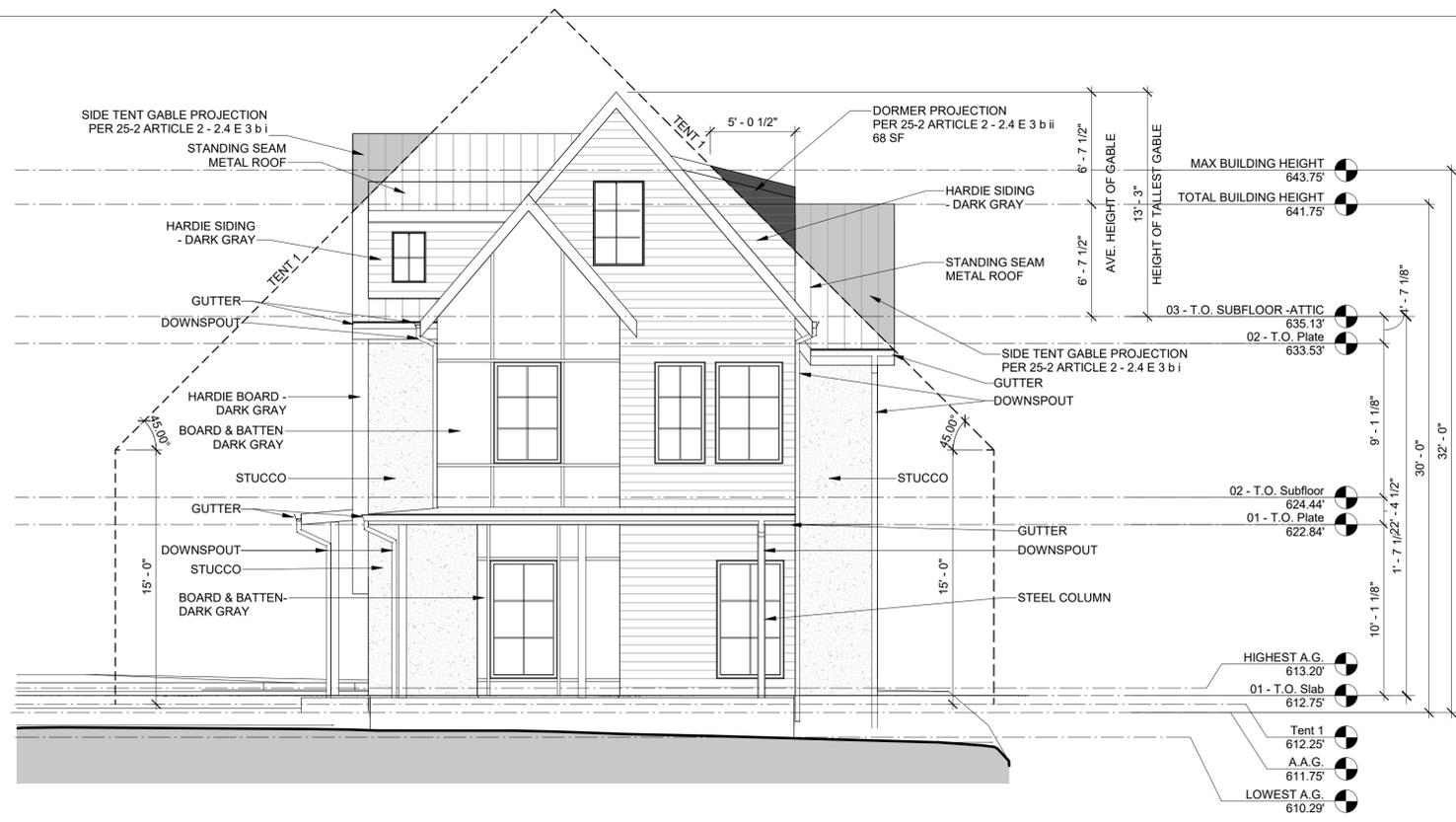
SITE PLAN

Seal and signature	Date	11/9/2020
N.C.B.D.C.	Project No:	044
	Sheet No:	

A0.2

Revisions:			
No. 1	Issue	Permit Set	Date 11/9/2020
No.	Issue		Date

Notes:



EXTERIOR ELEVATION - WEST

3/16" = 1'-0" @ 22X34



2 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0" @ 22X34

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Sheet Title:
 EXTERIOR ELEVATIONS

Seal and signature Date 11/9/2020
 Project No: 044

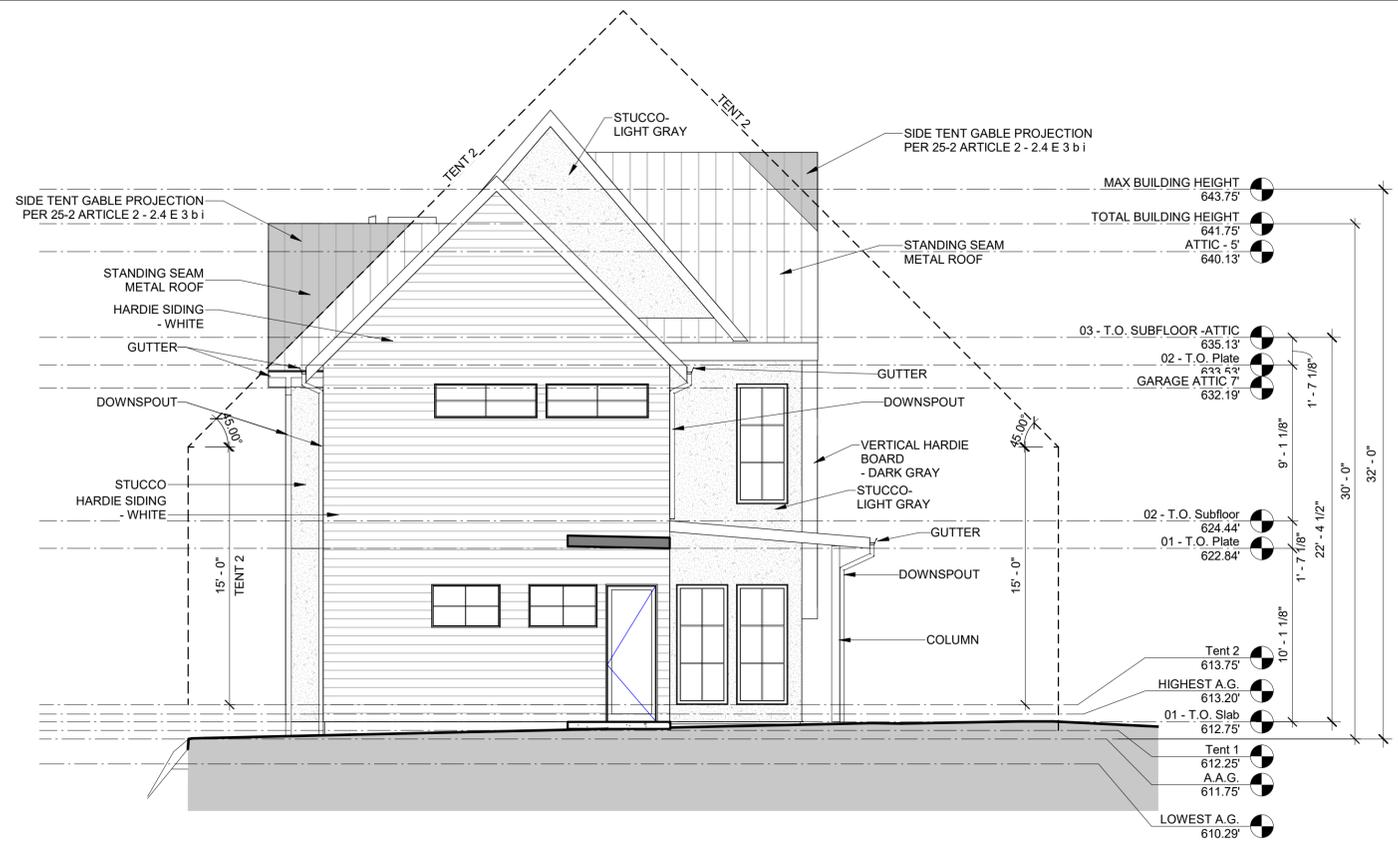


Sheet No:
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Revisions:

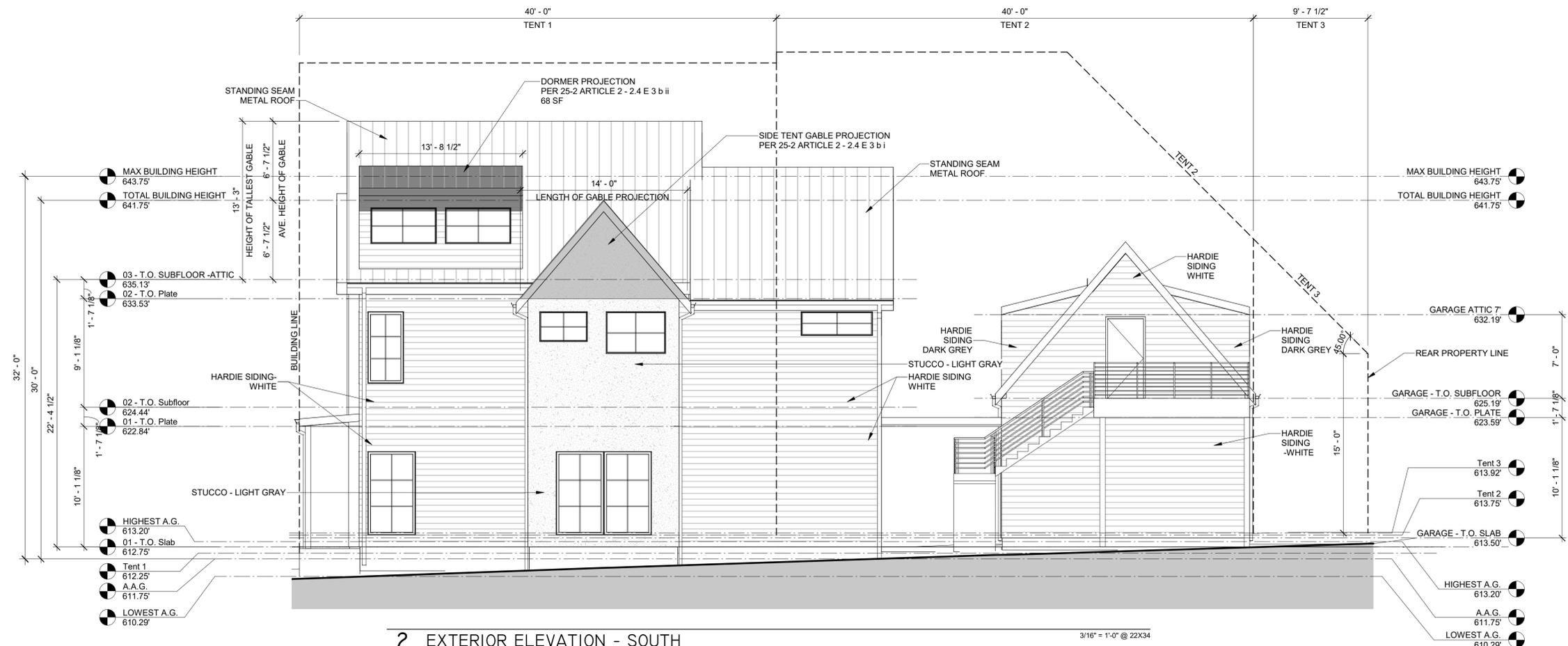
No.	Issue	Permit Set	Date
No. 1	Issue	Permit Set	Date 11/9/2020
No.	Issue		Date

Notes:



EXTERIOR ELEVATION - EAST

3/16" = 1'-0" @ 22X34



2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0" @ 22X34

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Sheet Title:
 EXTERIOR ELEVATIONS

Seal and signature Date 11/9/2020
 Project No: 044

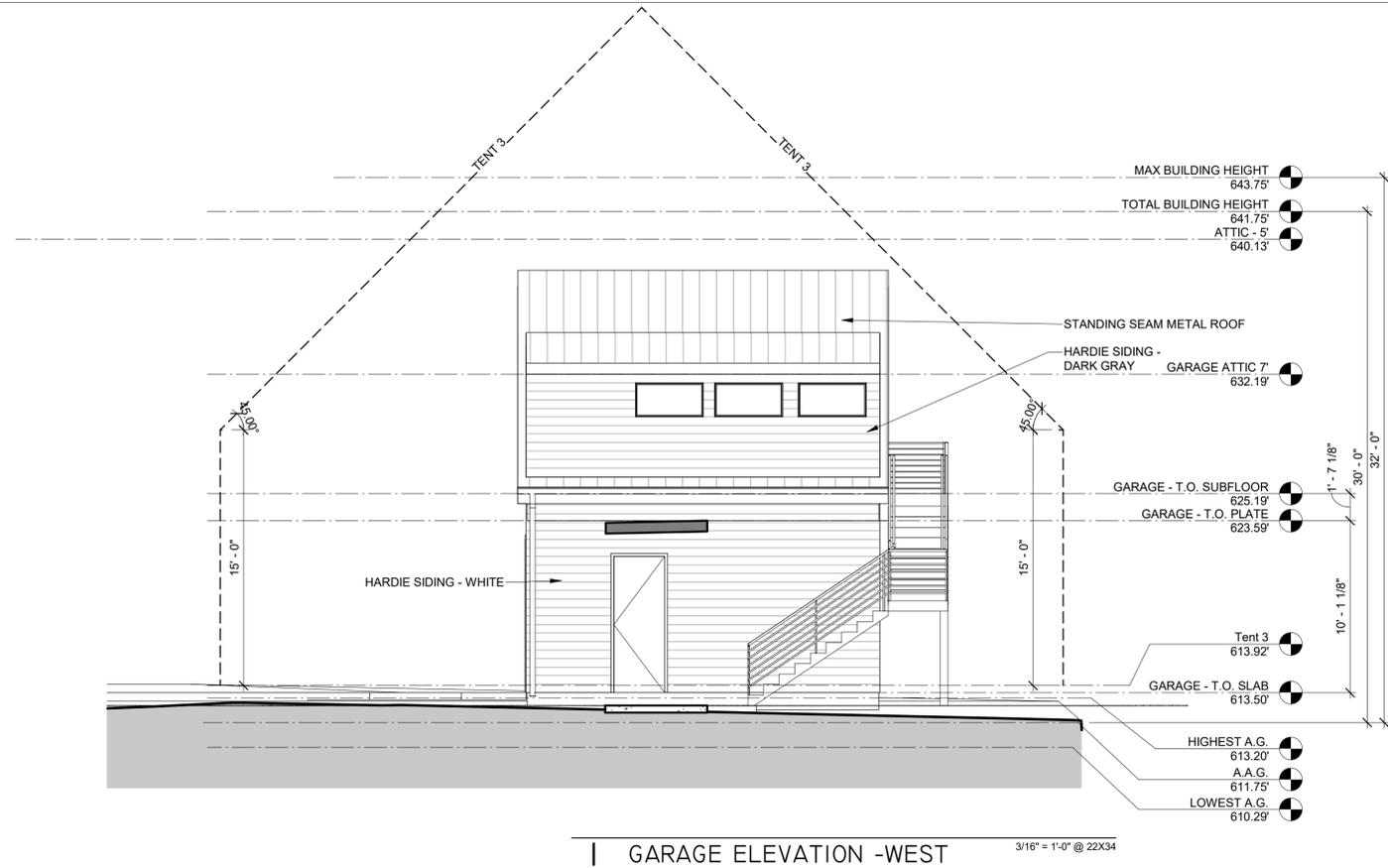


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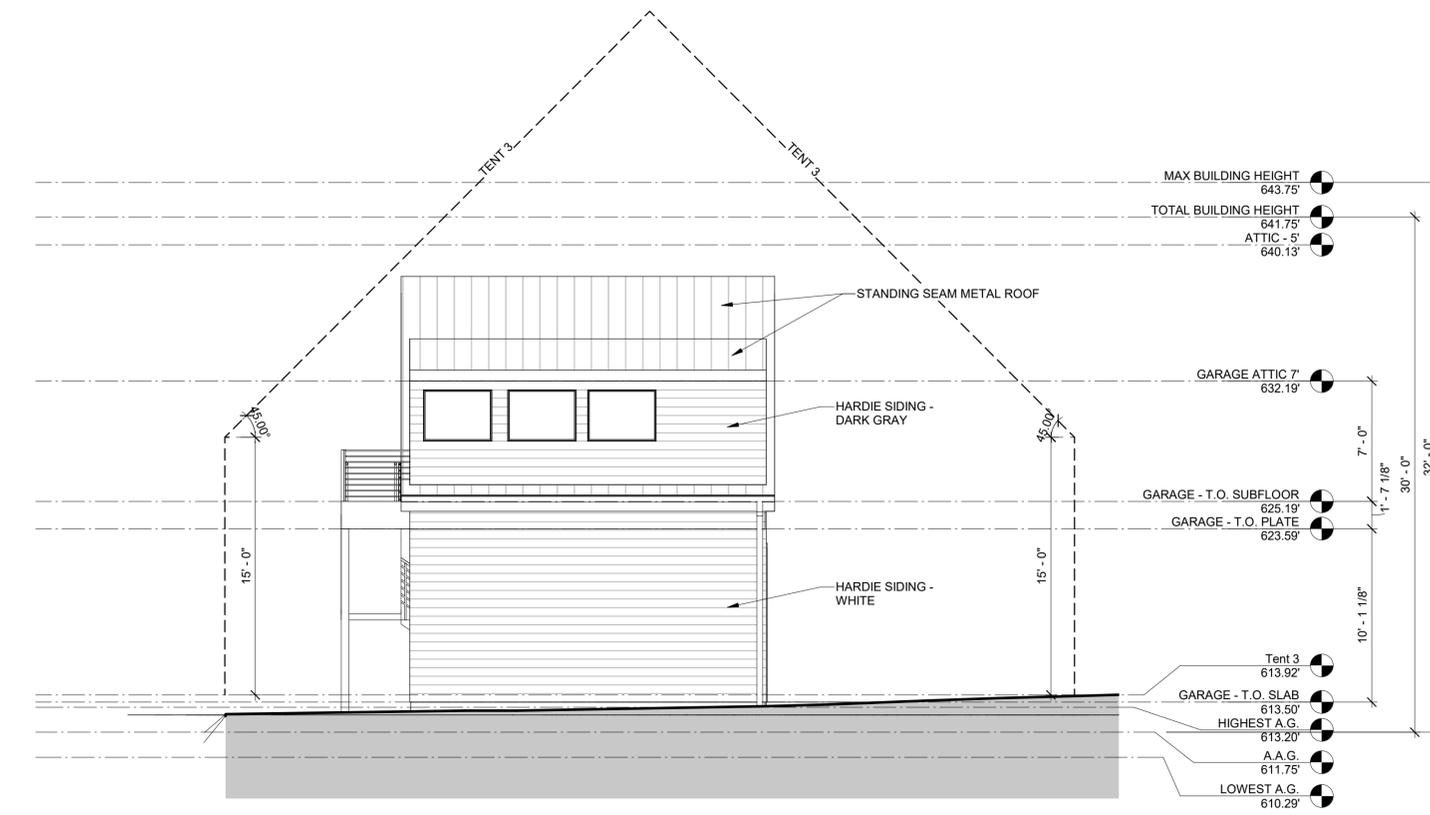
Revisions:

No.	Issue	Permit Set	Date
No. 1	Issue	Permit Set	Date 11/9/2020
No.	Issue		Date

Notes:



3/16" = 1'-0" @ 22X34
GARAGE ELEVATION -WEST



3/16" = 1'-0" @ 22X34
3 GARAGE ELEVATION EAST

**IF PRINTED AT 11X17,
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 ON SHEET**

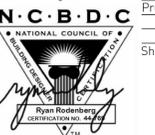
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Sheet Title:
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Seal and signature Date 11/9/2020
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Sheet No:
A2.2