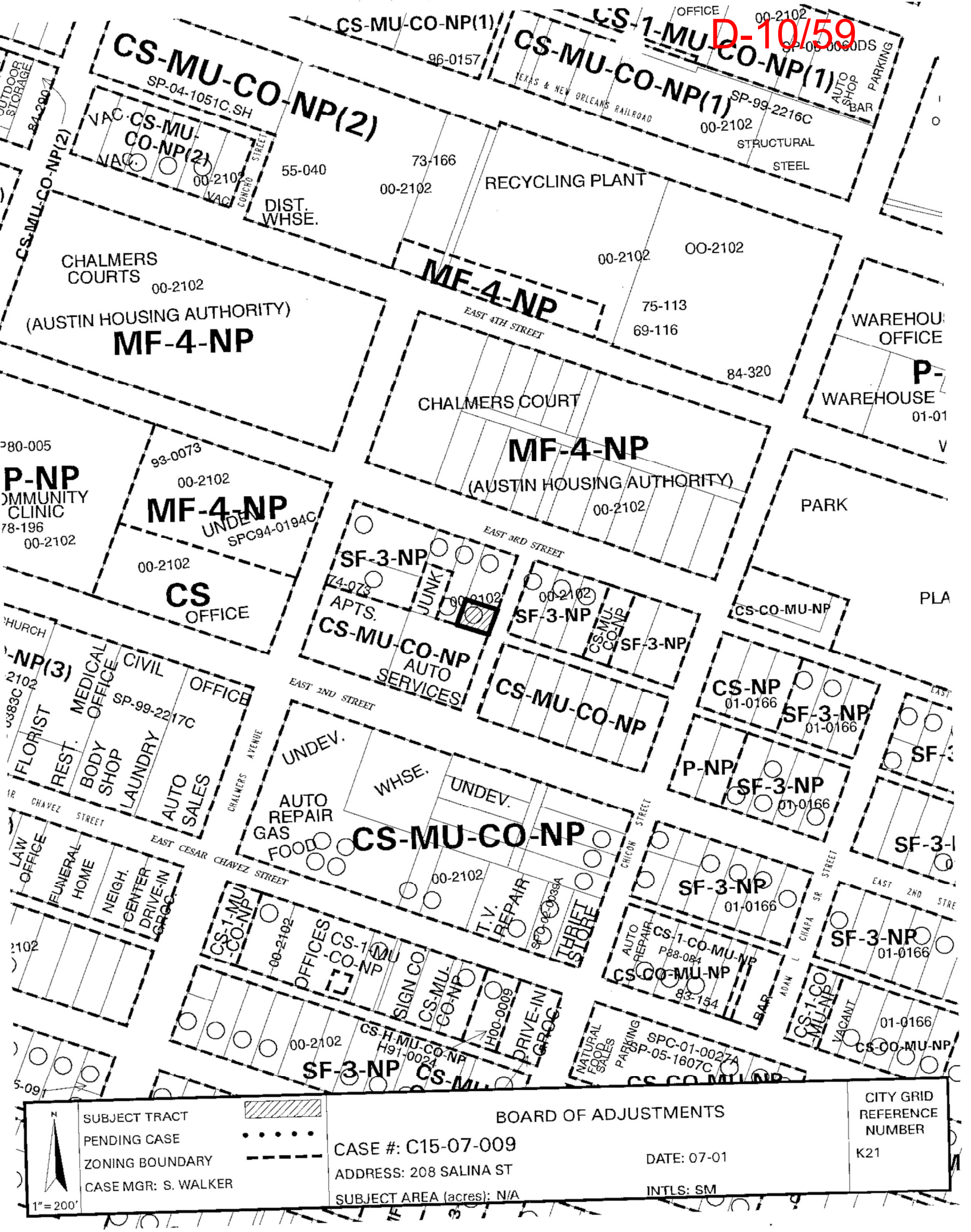
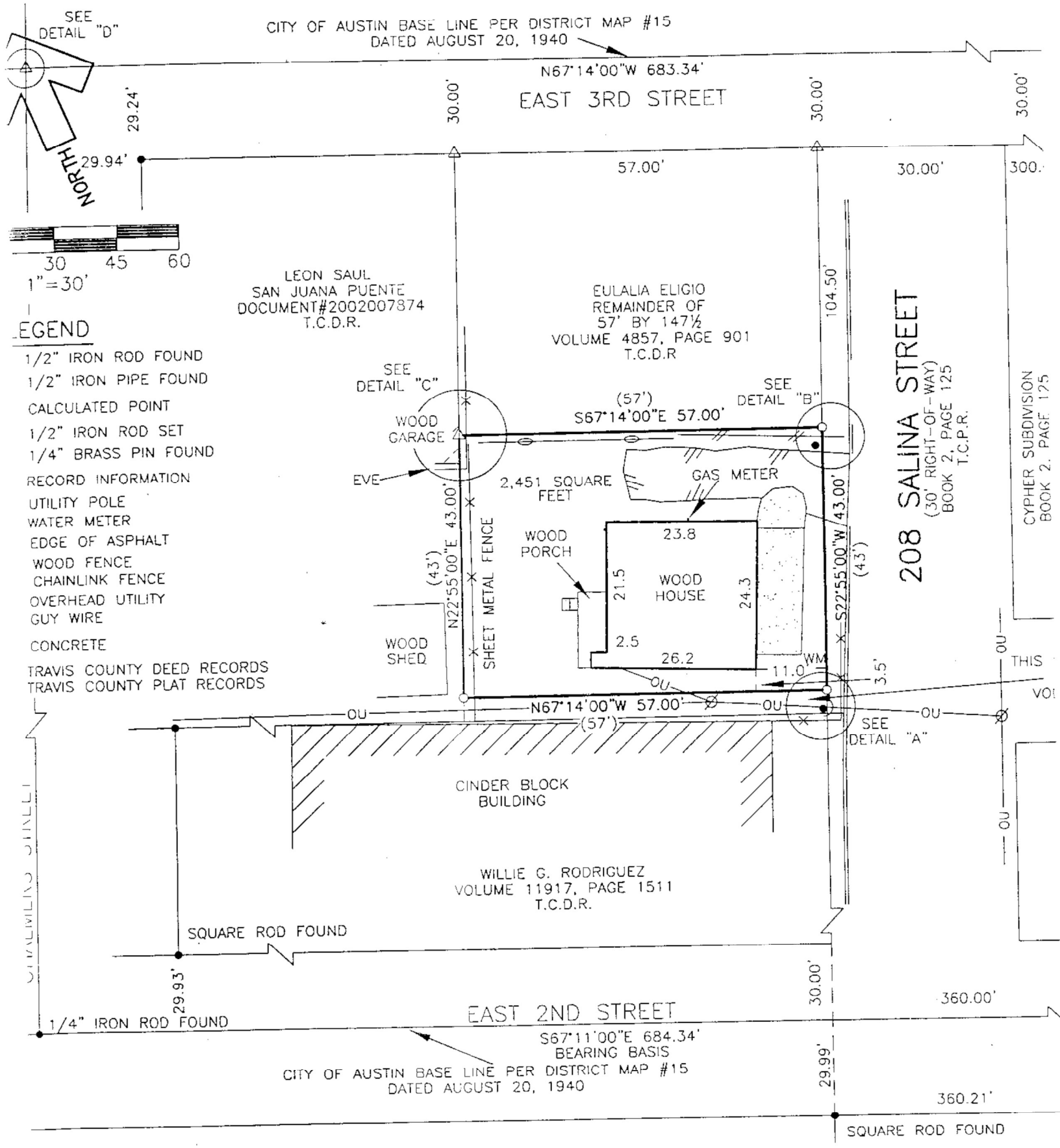
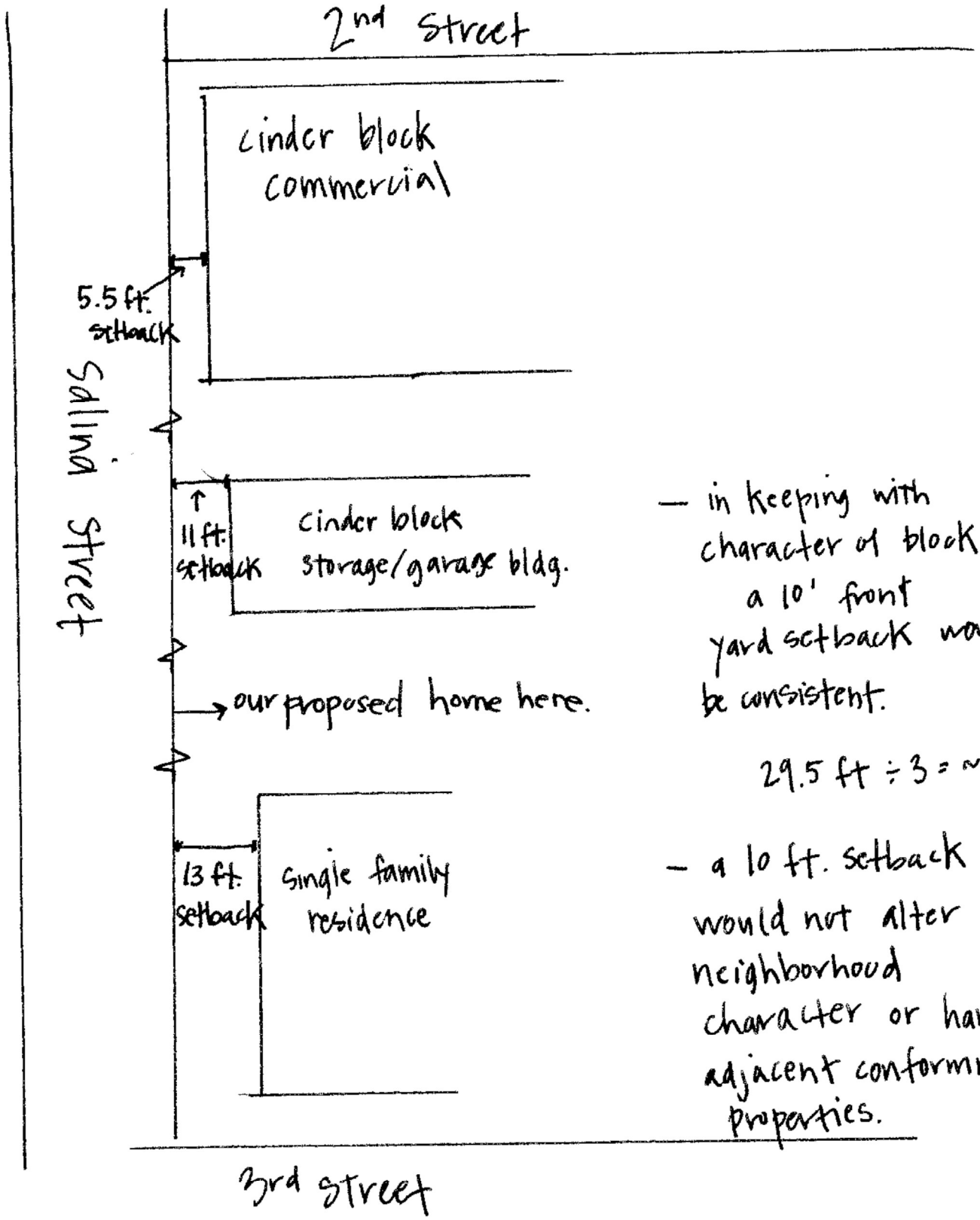

CS-MU-CO-NP(1)
96-0157
CS-1-MU-CO-NP(1)
OFFICE
00-2102
SP-05-0060DS
PARKING
AUTO SHOP
BAR
CS-MU-CO-NP(1)
SP-99-2216C
00-2102
STRUCTURAL
STEEL
TEXAS & NEW ORLEANS RAILROAD
CS-MU-CO-NP(2)
SP-04-1051C.SH
VAC
CS-MU-CO-NP(2)
VAC.
00-2102
VAC
CONCHO STREET
55-040
DIST. WHSE.
73-166
00-2102
RECYCLING PLANT
00-2102
OO-2102
75-113
69-116
84-320
MF-4-NP
EAST 4TH STREET
CHALMERS COURTS
00-2102
(AUSTIN HOUSING AUTHORITY)
MF-4-NP
WAREHOUSE
OFFICE
P-
WAREHOUSE
01-01
CHALMERS COURT
MF-4-NP
(AUSTIN HOUSING AUTHORITY)
00-2102
P80-005
P-NP
COMMUNITY CLINIC
78-196
00-2102
93-0073
00-2102
MF-4-NP
UNDEV.
SPC94-0194C
00-2102
CS
OFFICE
PARK
EAST 3RD STREET
SF-3-NP
74-073
APTS.
JUNK
00-2102
CS-MU-CO-NP
AUTO SERVICES
00-2102
SF-3-NP
CS-MU-CO-NP
SF-3-NP
CS-CO-MU-NP
PLA
CHURCH
-NP(3)
MEDICAL OFFICE
CIVIL
OFFICE
SP-99-2217C
FLORIST
REST.
BODY SHOP
LAUNDRY
AUTO SALES
EAST 2ND STREET
CS-MU-CO-NP
CS-NP
01-0166
SF-3-NP
01-0166
P-NP
SF-3-NP
01-0166
CHALMERS AVENUE
UNDEV.
WHSE.
UNDEV.
AUTO REPAIR
GAS
FOOD
CS-MU-CO-NP
00-2102
T.V. REPAIR
SPC-02-0039A
THRIFT STORE
CHICON STREET
CHAVEZ STREET
EAST CESAR CHAVEZ STREET
LAW OFFICE
FUNERAL HOME
NEIGH. CENTER
DRIVE-IN GROC.
SF-3-NP
01-0166
EAST 2ND STREET
CS-1-MU-CO-NP
00-2102
OFFICES
CS-1-MU-CO-NP
SIGN CO.
CS-MU-CO-NP
H00-0009
DRIVE-IN GROC.
AUTO REPAIR
CS-1-CO-MU-NP
P88-084
CS-CO-MU-NP
83-154
BAR
ADAM L CHAPA SR STREET
SF-3-NP
01-0166
CS-1-CO-MU-NP
VACANT
01-0166
CS-CO-MU-NP
00-2102
CS-H-MU-CO-NP
H91-0024
SF-3-NP
NATURAL FOOD SALES
PARKING
SPC-01-0027A
SP-05-1607C
CS-CO-MU-NP
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. WALKER
1" = 200'
BOARD OF ADJUSTMENTS
CASE #: C15-07-009
ADDRESS: 208 SALINA ST
SUBJECT AREA (acres): N/A
DATE: 07-01
INTLS: SM
CITY GRID REFERENCE NUMBER
K21


SEE DETAIL "D"
NORTH
CITY OF AUSTIN BASE LINE PER DISTRICT MAP #15
DATED AUGUST 20, 1940
N67°14'00"W 683.34'
EAST 3RD STREET
29.24'
29.94'
30.00'
30.00'
30.00'
57.00'
30.00'
30
45
60
1"=30'
LEGEND
1/2" IRON ROD FOUND
1/2" IRON PIPE FOUND
CALCULATED POINT
1/2" IRON ROD SET
1/4" BRASS PIN FOUND
RECORD INFORMATION
UTILITY POLE
WATER METER
EDGE OF ASPHALT
WOOD FENCE
CHAINLINK FENCE
OVERHEAD UTILITY
GUY WIRE
CONCRETE
TRAVIS COUNTY DEED RECORDS
TRAVIS COUNTY PLAT RECORDS
LEON SAUL
SAN JUANA PUENTE
DOCUMENT#2002007874
T.C.D.R.
EULALIA ELIGIO
REMAINDER OF
57' BY 147½
VOLUME 4857, PAGE 901
T.C.D.R
104.50'
208 SALINA STREET
(30' RIGHT-OF-WAY)
BOOK 2, PAGE 125
T.C.P.R.
CYPHER SUBDIVISION
BOOK 2, PAGE 125
SEE DETAIL "C"
SEE DETAIL "B"
(57')
S67°14'00"E 57.00'
WOOD GARAGE
EVE
2,451 SQUARE FEET
GAS METER
WOOD PORCH
23.8
21.5
WOOD HOUSE
24.3
2.5
26.2
11.0
WM
3.5'
(43')
N22°55'00"E 43.00'
S22°55'00"W 43.00'
SHEET METAL FENCE
WOOD SHED
OU
N67°14'00"W 57.00'
(57')
SEE DETAIL "A"
CINDER BLOCK BUILDING
WILLIE G. RODRIGUEZ
VOLUME 11917, PAGE 1511
T.C.D.R.
SQUARE ROD FOUND
29.93'
30.00'
360.00'
EAST 2ND STREET
1/4" IRON ROD FOUND
S67°11'00"E 684.34'
BEARING BASIS
CITY OF AUSTIN BASE LINE PER DISTRICT MAP #15
DATED AUGUST 20, 1940
29.99'
360.21'
SQUARE ROD FOUND

'208 SALINA - SETBACK (FRONT)

ADJACENT PROPERTY AS PERTAINING TO SETBACKS ALONG BLOCK (FOR AREA CHARACTER)



— in keeping with character of block, a 10' front yard setback would be consistent.

29.5 ft ÷ 3 = ~10 ft.

— a 10 ft. setback would not alter neighborhood character or harm adjacent conforming properties.

☆ Not to Scale

D-10/62

NOTICE OF PUBLIC HEARING
LAND DEVELOPMENT CODE VARIANCE

Mailing Date: February 1, 2007

Case Number: C15-07-009

Please be advised that the City of Austin has received an application for a variance of the Land Development Code.

Owner: Taylor & Brooke Wagen — Telephone: 512-835-5452

Agent: Brooke Wagen — Telephone: 512-835-5452

Address and/or Legal Description of Requested Variance:
208 Salina Street

Variance Request(s): The applicant has requested a variance from the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10 feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance from the minimum off-street parking requirement of Section 25-6 Appendix A from 2 off-street parking spaces to 0 off-street parking spaces in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance from the minimum lot size requirement of Ordinance # 001214-20 Part 4 (1) from 2500 square feet to 2451 square feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

This application is scheduled to be heard by the Board of Adjustment on February 12, 2007. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 5:30 p.m..

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Susan Walker of the Watershed Protection and Development Review Department at 512-974-2202 and refer to the Case Number at the top right of this notice.

For additional information on the City of Austin's land development process, please visit our web site **www.ci.austin.tx.us/development**.

C15-07-009 0202071016

1700 EAST FIRST STREET LTD
% J & S ENTERPRIZES
ATTN STACY OLIVER
PO BOX 6110
AUSTIN TX 78762-6110

C15-07-009 0204080625

BALANDRAN TRACIE
1816 2 ST E
AUSTIN TX 78702-4416

C15-07-009 0202071017

BUBBAS INVESTMENTS
PO BOX 785
SALADO TX 76571-0785

C15-07-009 742

DANIEL ROBERTSON
AUSTIN INDEPENDENT SCHOOL DISTRICT
1111 WEST 6TH STREET SUITE B-220
AUSTIN TX 78703

C15-07-009 0204080618

ESCALANTE ELUGIO & SUSIE
1809 E 3RD ST
AUSTIN TX 78702-4421

C15-07-009 0202071008

GARCIA MARTIN
106 1/2 CHICON STREET
AUSTIN TX 78702-4442

C15-07-009 0202071018

GUADALUPE NEIGHBORHOOD
DEVELOPMENT CORPORATION
1000 LYDIA ST
AUSTIN TX 78702-2627

C15-07-009 0204080626

ALVAREZ GAIL
1812 2 ST E
AUSTIN TX 78702-4416

C15-07-009 786

BROOKE BULOW
HOME BUILDERS ASSOCIATION OF GREATER AUSTIN
8140 EXCHANGE DRIVE
AUSTIN TX 78754

C15-07-009 0204080614

CITY OF AUSTIN
P O BOX 1088
AUSTIN TX 78767-1088

C15-07-009 613

EDDIE AROCHA
HOLLY STREET ASSOCIATION
1217 HOLLY STREET
AUSTIN TX 78702

C15-07-009 6

FRANCES MARTINEZ
BARRIO UNIDO NEIGHBORHOOD ASSN.
1105 E. THIRD STREET
AUSTIN TX 78702

C15-07-009 477

GAVINO FERNANDEZ
EL CONCILIO, COALITION OF MEXICAN AMERICAN
NEIGH. ASSN.
208 CANEY STREET
AUSTIN TX 78702

C15-07-009 0204080628

HAAS JENNIFER A &
KENNETH RODRIGUEZ
1804 E 2ND ST
AUSTIN TX 78702-4416

C15-07-009 0204080617

HERRERA EDWARD J II
12215 BRANSTON DR
AUSTIN TX 78753-6810

C15-07-009 0204080617

HERRERA EDWARD JOE
12215 BRANSTON DRIVE
AUSTIN TX 78753-6810

C15-07-009 0204080615

HERRERA EDWARD JOE II &
DIANA CASTANEDA
1805 E 3RD ST
AUSTIN TX 78702

C15-07-009 0204080102

HOUSING AUTHORITY OF AUSTIN
1640 EAST 2ND STREET
AUSTIN TX 78702-4412

C15-07-009 975

JOSEPH MARTINEZ
EAST CESAR CHAVEZ NEIGHBORHOOD PLANNING TEAM
42 WALLER STREET
AUSTIN TX 78702

C15-07-009 386

LAURA CULIN
CENTRAL EAST AUSTIN BUSINESS OWNERS ASSN.
2415 EAST 5TH STREET
AUSTIN TX 78702

C15-07-009 511

LAURA MORRISON
AUSTIN NEIGHBORHOODS COUNCIL
P.O. BOX 176
AUSTIN TX 78767

C15-07-009 300

LEN LAYNE
TERRELL LANE INTERCEPTOR ASSN.
404 W. POWELL SUITE 202
AUSTIN TX 78753

C15-07-009 0204080607

LEON SAUL & SAN JUANA PUENTE
1709 3 ST E
AUSTIN TX 78702-4419

C15-07-009 30

MARK ROGERS
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORP.
1000 LYDIA ST.
AUSTIN TX 78702

C15-07-009 0204080619

NAVARRO NATHANIEL & ROXANNE G
ROXANNE GAMEZ
1811 EAST 3RD ST
AUSTIN TX 78702-4421

C15-07-009 0204080608

NEVAREZ EULALIA ELIGIO
1711 E 3RD ST
AUSTIN TX 78702-4419

C15-07-009 0204080630

PARDO DAVID & CAROLYN
1800 E 2ND ST
AUSTIN TX 78702-4416

C15-07-009 0204080623

PUSH-UP FOUNDATIONS INC
205 CHALMERS AV
AUSTIN TX 78702-4436

C15-07-009 648

RAMON MALDONADO
AMA NEIGHBORHOOD ASSOCIATION
1410 E. 3RD STREET
AUSTIN TX 78702

C15-07-009 0204080610

RODRIGUEZ WILLIE G
10617 RIVER PLANTATION
AUSTIN TX 78747-1487

C15-07-009 0204080629

SOSA EDWARD & MELISSA
1802 E 2ND ST
AUSTIN TX 78702-4416

C15-07-009 0202071019

STUCKEY D MICHAEL & SEWELL STR
SEWELL STREET
P O BOX 785
SALADO TX 76571-0785

C15-07-009

TAYLOR & BROOKE WAGEN
4402 EVEREST LANE
AUSTIN TX 78727

C15-07-009 715

VERONICA WOOD
CHALMERS COURT NEIGHBORHOOD ASSOCIATION
1640 B. EAST 2ND STREET
AUSTIN TX 78702

C15-07-009 0204080609

RAMOS LYDIA
807 W OLTORF ST
AUSTIN TX 78704-5323

C15-07-009 0204080624

ROMERO VICENTE & SUZANA
1801 EAST 3RD STREET
AUSTIN TX 78702-4421

C15-07-009 0204080603

SOUDERS SELENA R & DYLAN ROBER
DYLAN ROBERTSON
1102 E CESAR CHAVEZ
AUSTIN TX 78702-4210

C15-07-009 972

SUSANA ALMANZA
PODER PEOPLE ORGANIZED IN DEFENSE OF EARTH &
HER RESOURCES
P.O. BOX 6237
AUSTIN TX 78767-6237

C15-07-009 0204080627

VASQUEZ CHRISTINE
1808 E 2ND ST
AUSTIN TX 78702-4416

C15-07-009 744

ZELDA-RINA BOTHA
SENTRAL PLUS EAST AUSTIN KOALITION (SPEAK)
2206 HASKELL STREET
AUSTIN TX 78702

D-10/66

File No. C15-07-009 208 Salina ST

1	02-0408-0603-0619	(61129-0613 NOT in TCAB)	
2	0623-0627	30	map shows 0628-0629 as new numbers
3	0701	31	
4	0102	32	
5	02-0207-1016	33	
6	19	34	
7	17	35	
8	08	36	
9	18	37	
10		38	
11		39	
12		40	
13		41	
14		42	
15		43	
~~16~~		~~44~~	
17		45	
18		46	
19		47	
20		48	
21		49	0611-0619
22		50	
23		51	
24		52	
25		53	
26		54	
27		55	
28		56	

D-10/67

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 10, 2010 **CASE NUMBER: C15-2010-0040**

___Y____ Jeff Jack
___Y____ Michael Von Ohlen **Motion to Grant**
___Y____ Nora Salinas
___Y____ Bryan King **2nd the Motion**
___Y____ Leane Heldenfels, Chairman
_____Clarke Hammond, Vice Chairman
___Y____ Heidi Goebel
___Y____ Melissa Hawthorne

APPLICANT: Jim Bennett

OWNER: Jacquelynn Cherico

ADDRESS: 1203 GARDEN ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1 foot along the west property line and from 5 feet to 3.7 along the east property line in order to maintain a single-family residence and accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Michael von Ohlen motion to Grant with condition to meet fire code, Board Member Bryan King second on a 7-0 vote; GRANTED WITH CONDITION TO MEET FIRE CODE.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: would be unreasonable to have to remove the encroachments which were constructed approx 12 yrs ago

2. (a) The hardship for which the variance is requested is unique to the property in that: accessory building was previously a carport and laundry room and the owner hired a contractor to make the improvements which have been in place for approx 12 years, it was assumed that the permits were secured and met the city requirements

   (b) The hardship is not general to the area in which the property is located because: the above circumstances are not general to the neighborhood

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: this will not alter the character of adjacent properties because the changes are old and the surrounding property owners support the variance request

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 12, 2013 **CASE NUMBER: C15-2013-0083**

___Y____ Jeff Jack
___Y____ Will Schnier - Michael Von Ohlen (out)
___Y____ Nora Salinas
___Y____ Stuart Hampton - Bryan King (out)
___Y____ Fred McGhee **2nd the Motion**
___Y____ Melissa Hawthorne
___Y____ Sallie Burchett **Motion to Grant**
___-_____Cathy French (SRB only)

OWNER/APPLICANT: James Wilsford

ADDRESS: 1211 HOLLY ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-774 (D) from 45% to 45.9% in order to remodel an existing accessory building to create a two-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan) WITHDRAWN (HEARD BY THE WATER FRONT OVERLAY BOARD-GRANTED)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.8 feet along the east property line in order to remodel an existing accessory building to create a two-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1 foot along the east property line in order to maintain a carport for a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.3 feet along the west property line in order to maintain an accessory structure for a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

BOARD'S DECISION:

FINDING: The public hearing was closed on Board Member Sallie Burchett motion to Grant with condition that the gutter remain on the carport, Board Member Fred McGhee

second on a 7-0 vote; GRANTED WITH CONDITION THAT THE GUTTER REMAIN ON THE CARPORT.

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: existing building exist within side setback

2. (a) The hardship for which the variance is requested is unique to the property in that: the configuration of the buildings are not changing, large trees exist

   (b) The hardship is not general to the area in which the property is located because: tree locations are existing and building footprint

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: building footprint will not change

Susan Walker
Executive Liaison

Jeff Jack
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 9, 2015 **CASE NUMBER: C15-2015-0132**

___Y____ Brooke Bailey
___-____ Michael Benaglio (OUT)
___Y____ William Burkhardt
___Y____Eric Goff
___Y____ Kelly Blume
___Y____ Melissa Hawthorne **2nd the Motion**
___Y____ Don Leighton-Burwell
___Y____ Melissa Neslund
___Y____ James Valadez
___Y____Michael Von Ohlen **Motion to Grant A & B with conds/drawing**

OWNER/APPLICANT: Richard Kooris

ADDRESS: 1211 TAYLOR ST

VARIANCE REQUESTED: The applicant has requested variance(s) to:
A. Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum front yard setback from 25 feet (required) to 20 feet (requested); and to
B. Section 25-2-515 (Rear Yard of Through Lot) to decrease the rear yard requirements for a through lot from 25 feet (required) to 15 feet (requested); and to
C. Section 25-2-774 (B) (Two Family Residential Use) to decrease the minimum lot size from 7,000 square feet (required) to 5,688 square feet (requested)
in order to construct a new single family home and secondary apartment in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez)

BOARD'S DECISION: POSTPONED TO October 12, 2015 AT THE APPLICANT'S REQUEST

RENOTIFICATION: The applicant has requested variance(s) to:
A. Section 25-2-515 (Rear Yard of Through Lot) to decrease the rear yard requirements for a through lot from 25 feet (required) to 15 feet (requested); and to
B. Section 25-2-774 (B) (Two Family Residential Use) to decrease the minimum lot size from 7,000 square feet (required) to 5,688 square feet (requested); and to
C. Section 25-2 Subchapter F, Article 2 Development Standards, 2.1 (Maximum Development Permitted) to increase the maximum gross floor to area ratio from 0.4 to 1.0 (required) to 0.46 to 1.0 (requested)
in order to construct a new single family home and secondary apartment in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez)

BOARD'S DECISION: ; OCT 12, 2015 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to November 9, 2015, Board Member Don Leighton-Burwell second on a 8-0 vote; POSTPONED TO NOVEMBER 9, 2015. Nov 9, 2015 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A and B only with conditions no STR Type 1 or 2 and as per drawing provided at the meeting, Item C withdrawn by applicant, Board Member Melissa Hawthorne second on a 9-0 vote; GRANTED ITEMS A AND B ONLY WITH CONDITIONS NO STR TYPE 1 OR 2 AND PER DRAWING PROVIDED AT THE MEETING, ITEM C WITHDRAWN BY APPLICANT.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the East Cesar Chavez Neighborhood Plan demonstrates a clear preference for residential development that includes a Secondary apartment, this lot is designated SF-3-NP, which does allow for the Secondary Apartment Special Use, but having an area of just 5688 sf prevents it from meeting the 5750 sf minimum area
2. (a) The hardship for which the variance is requested is unique to the property in that: the lot at 1211 Taylor St has 6 protected and heritage trees that need to be preserved, restrictions on building in these trees critical root zones add up to nearly 420 sq ft of the lot, or 33% of the proposed first floor area, un-buildable on the Taylor St side
   (b) The hardship is not general to the area in which the property is located because: other lots in the area do not contain the same number of heritage trees or are of older construction which allows infringement on critical root zones, therefore making the through lot setbacks less restrictive
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: the proposed new construction is in keeping with the intentions of the Neighborhood Plan and existing construction on adjacent lots

Leane Heldenfels
Executive Liaison

William Burkhardt
Chairman

D-10/72

C15-2015-0132

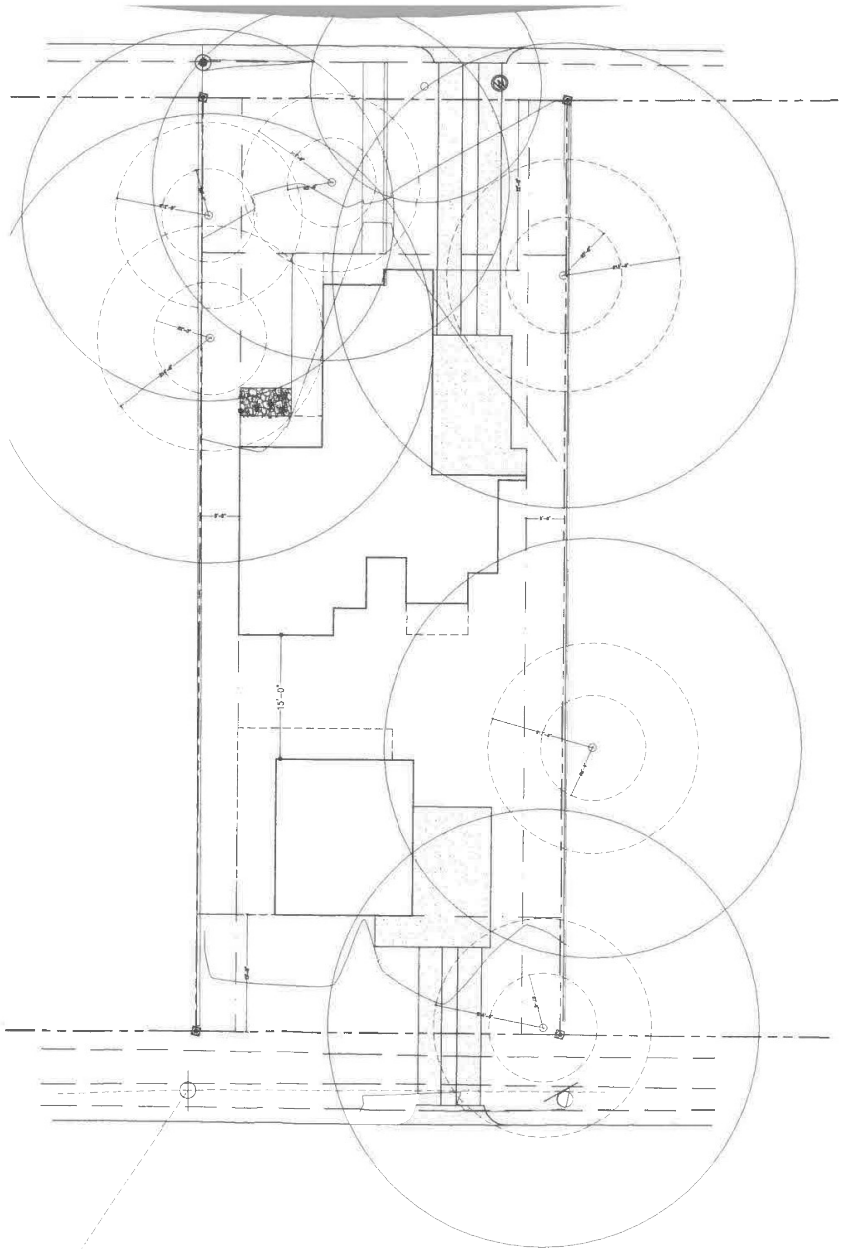
L8

ALLOWABLE IMPERVIOUS COVER AREA
2559.88 (0.45:1.00)

PROPOSED IMPERVIOUS COVER AREA
2556.00 (0.45:1.00)

ALLOWABLE GROSS FLOOR AREA
2300.00 (F.A.R. 0.40:1.00)

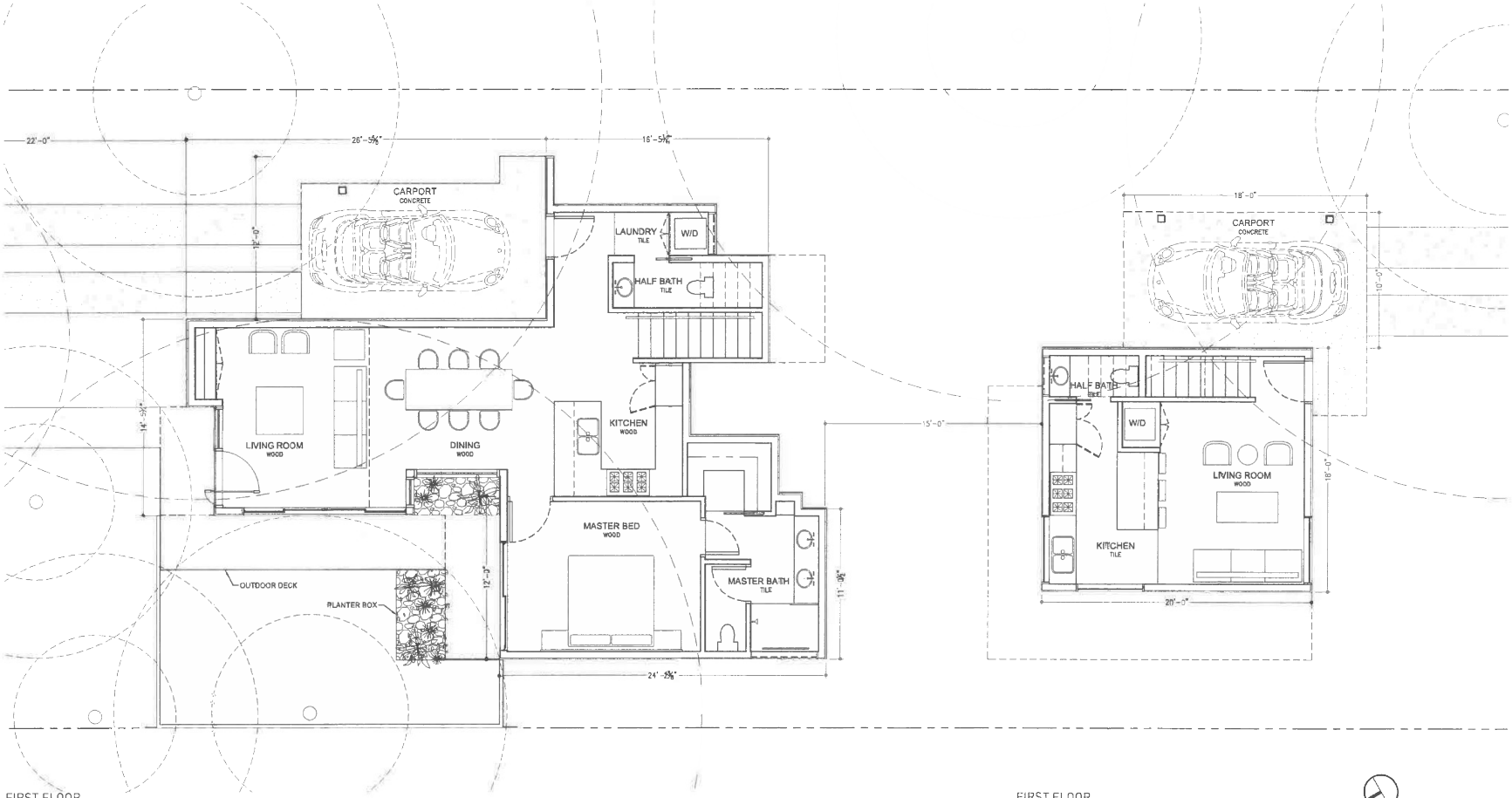
PROPOSED GROSS FLOOR AREA
2300.00 (F.A.R. 0.40:1.00)



SITE PLAN
Compliant GFA Sc

Scale: 1/16" = 1'-0

architect



FIRST FLOOR
Primary Structure

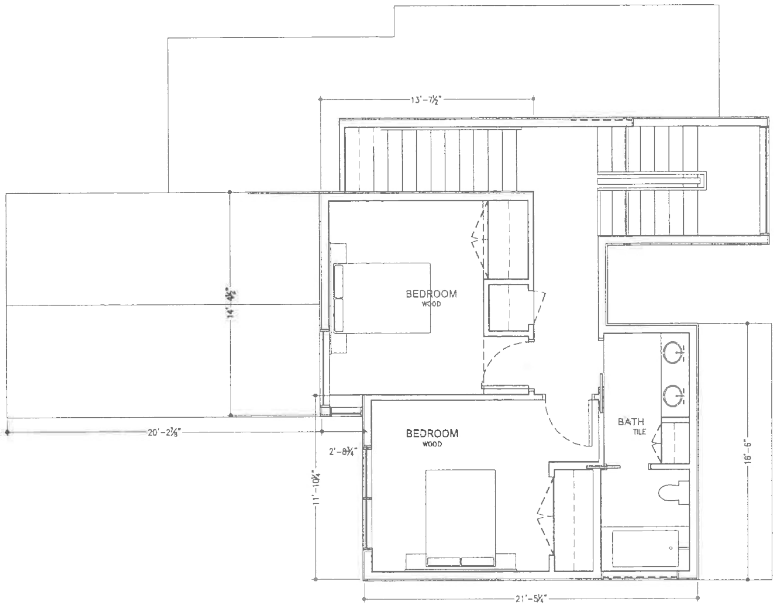
FIRST FLOOR
Secondary Apartment

NORTH

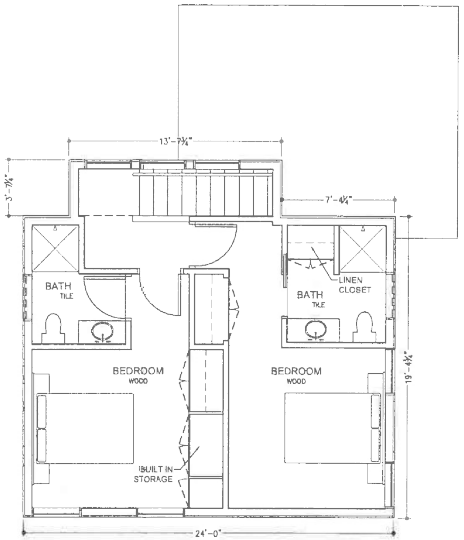
FIRST FLOOR PLAI
Compliant GFA Sc

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

architect

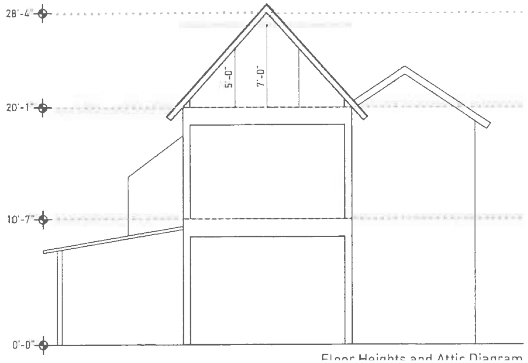


SECOND FLOOR
Primary Structure



SECOND FLOOR
Secondary Apartment

NORTH



Floor Heights and Attic Diagram

SECOND FLOOR PL
Compliant GFA Sc

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

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 8, 2013 **CASE NUMBER: C15-2013-0005**

___Y____ Jeff Jack
___Y____ Michael Von Ohlen **Motion to Grant**
___Y____ Nora Salinas
___Y____ Bryan King **2nd the Motion**
___Y____ Fred McGhee
___Y____ Melissa Hawthorne
___Y____ Sallie Burchett
___-_____Cathy French (SRB only)

APPLICANT: Mike Blackhurst

OWNER: Mike Blackhurst

ADDRESS: 1504 CANTERBURY ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 2.8 feet in order to remodel an accessory structure to create a two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum separation distance requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 14.2 feet in order to remodel an accessory structure to create a two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan) The Land Development Code states that the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 11, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO MARCH 11, 2013.

March 11 The public hearing was closed on Board Member Bryan King motion to postpone to April 8, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO APRIL 8, 2013. (RE-NOTIFICATION)

April 8 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to stay as Type 1 STR only, refer to drawing E3/24, Board Member Bryan King second on a 7-0 vote; GRANTED WITH CONDITION TO STAY AS TYPE 1 STR ONLY, REFER TO DRAWING E3/24.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the owner proposes to maintain an existing structure 2 feet from the rear property line, the structure has been used as a dwelling unit for several years and believed to have been converted in 1986 by a previous owner via a series of permit, the existing location of the structure also encroaches into the required 15' distance requirement between two dwelling unit by approximately 1.5'

2. (a) The hardship for which the variance is requested is unique to the property in that: the current owner purchased the property with the dwelling unit in place, prior to purchase a series of building permit and a certificate of occupancy was supplied, the owner assumed all entitlements were in order, this unit is located adjacent to a rear public alley, this is similar in nature to many secondary dwelling units found in the East Cesar Chavez neighborhood, the structure has been in its current location since 1959, in rear section of the lot, there are two heritage sized trees, a 31" Pecan is located to the east of the secondary structure, its critical zone extends to the structure's foundation, on the west side of the lot is 26' elm located adjacent to the primary structure, the CRZ extends into the required distance area, it is not likely that COA arborist will allow encroachment into the CRZ, it is not feasible nor practice to move the existing structure nor to remove the portions of the structure to comply with minimal encroachment

   (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: allowing the rear structure to remain in its current location will not impair the use of any adjacent properties nor impair the intent of the zoning regulations, the East Cesar Chavez Neighborhood Plan endorses the variance request, further, the neighborhood plan promotes density and affordable housing in the Austin urban core

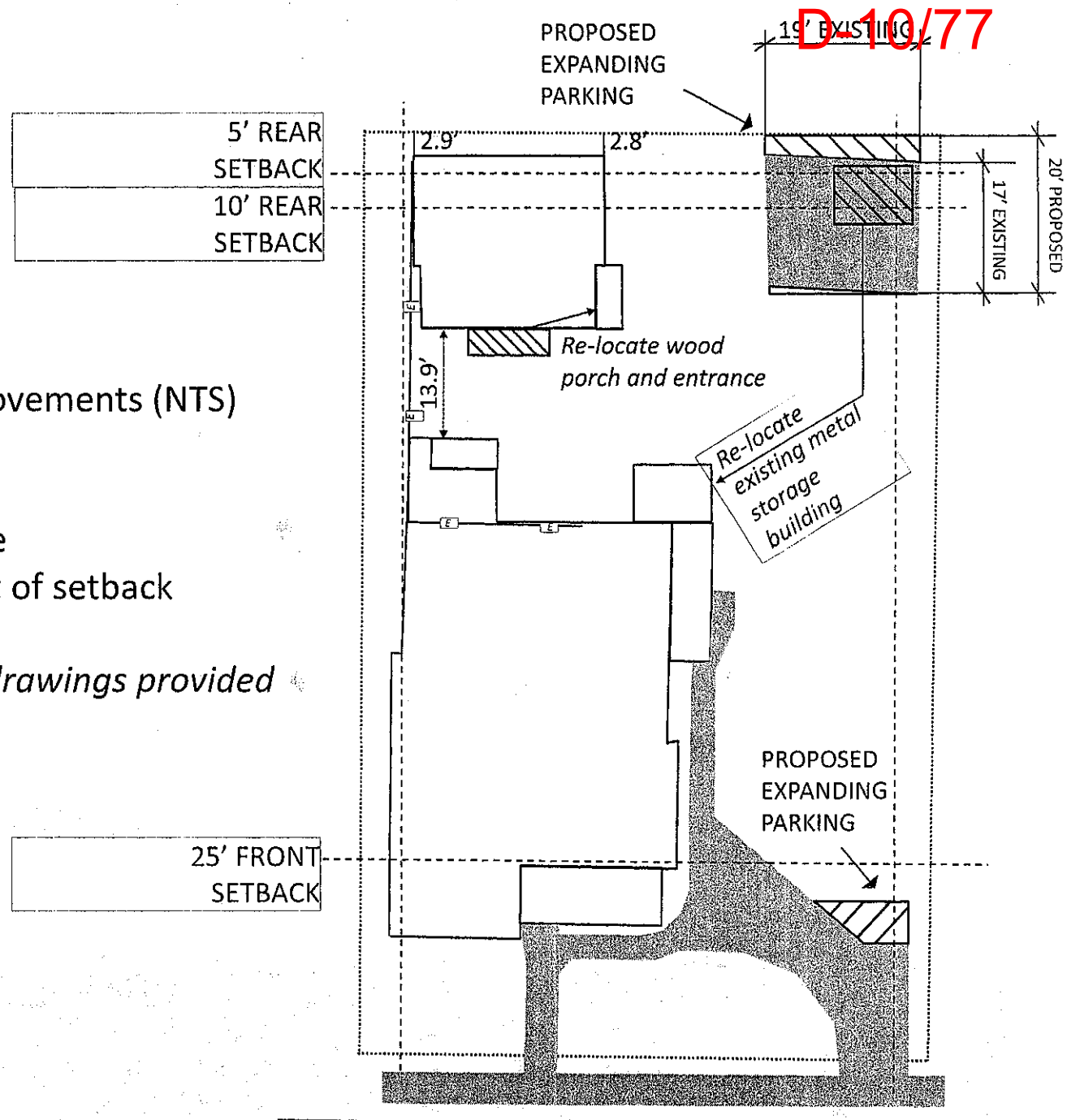
Susan Walker
Executive Liaison

Jeff Jack
Chairman

Schematic of proposed improvements (NTS)

(1) Expanded parking
(2) Upgrade electrical service
(3) Relocate storage bldg out of setback

More detailed architectural drawings provided



D-10/78

CITY OF AUSTIN Development SERVICES DEPARTMENT

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

Residential New Construction and Addition Permit Application

Property Information

Project Address: 1510 E 2ND	Tax Parcel ID: 191893
Legal Description: E 52.75FT OF S138FT OF E 444.6 OLT DIV O	
Zoning District: SF-3	Lot Area (sq ft): 7,277.00
Neighborhood Plan Area (if applicable): EAST CESAR CHAVEZ	Historic District (if applicable): NA

Required Reviews

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

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

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

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

Does the structure exceed 3,600 square feet total under roof? Y ■ N (If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y ■ N (If yes, Fire review is required)

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

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

Are there protected size trees onsite or on adjacent sites? Y ■ N (If yes, click here for more information on the tree permit process.)
Was there a pre-development consultation for the Tree Review? Y ■ N
Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal None/Uncertain

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

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

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

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

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

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

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

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

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

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

Description of Work

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

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

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

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

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

# existing bedrooms:	# bedrooms upon completion: 5	# baths existing:	# baths upon completion: 5.0

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
NEW 2 STORY PRIMARY WITH ATTACHED GARAGE
NEW 2 STORY ADU WITH ATTACHED GARAGE

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

DocuSign Envelope ID: CEB1A940-114C-4448-8BDA-9EAF6A7DB191

Job Valuation

Total Job Valuation: $ 500,000

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.

Amount for Primary Structure: $ 300,000
Elec: ■ Y ☐ N | Plmbg: ■ Y ☐ N | Mech: ■ Y ☐ N

Amount for Accessory Structure: $ 200,000
Elec: ■ Y ☐ N | Plmbg: ■ Y ☐ N | Mech: ■ Y ☐ N

Total Remodeled Floor Area 0 sq ft.
(work within existing habitable square footage)

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

Site Development Information

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area			1,033	814	1,033	814
b) 2nd Floor conditioned area			757	266	757	266
c) 3rd Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)			240	245	240	245
f) Covered patio, deck, porch, and/or balcony area(s)			319	194	319	194
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
Total Building Area (total a through h)	0	0	2,349	1,519	2,349	1,519
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					0	0

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): 2,845.00 % of lot size: 39 2910

Impervious Cover Information

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

Total Impervious Cover (sq ft): 3,256.00 % of lot size: 45 3274

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: 24 ft 5 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 3 # of spaces provided: 3

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): 12.0 ft Distance from intersection (for corner lots only): 74.0 ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? ■ Y N
(If yes, drainage review is required)

DocuSign Envelope ID: CEB1A940-114C-4448-8BDA-9EAF6A7DB191

Subchapter F

Gross Floor Area

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

		Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1st Floor			1,847			1,847
2nd Floor			1,023			1,023
3rd Floor						0
Area w/ ceilings > 15'				Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)			513	■ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	513	0
Basement				Must follow article 3.3.3B, see note below		0
Attic				Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		240	■ 200 sq ft (3.3.2 B 1)	200	40
	Detached		245	■ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)	245	0
Carport**: (check article utilized)	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0
	Detached			☐ 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)						0
Totals		0	3,868			2,910

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,910.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 40 Floor-To-Area Ratio (FAR)

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

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

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

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

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

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

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

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

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

Agent	ROY JENSEN - WATERLOO PERMITS
dress	5701 W SLAUGHTER LN A130-165
	(512) 762-8995
	ROY@WATERLOOPERMITS.COM
ofessional	GIRARD KINNEY
dress	1000 E 6TH ST, STE C
	(512) 472-5572
	GIRARD@KINNEYARCHITECTS.COM

the Land Development Code (LDC), non-compliance
e a permit and/or license.

sted in Section 25-5-2 of the LDC. I understand that

any public utility or drainage easement. I acknowledge
g utilities to clear this driveway location and/or the cost
ter services, meters, and wastewater cleanouts are not
purtenances will not be located in public right-of-way or

late it is filed, and will expire if not approved for
submittal will be required and compliance with

tion provided in this application is complete and

e incorrect, the building official may suspend or revoke

spect the property for which this application is being
elayed.

am required to complete an On-site Sewage Facility
at (512) 972-0050 or ossf@austintexas.gov . This
the development review process.

the LDC. **Failure to comply with this requirement**
ustin including criminal charges and fines of up to

f a single family, two-family or duplex residential
ng's gross floor area by 50 % or more.

construed to be a permit for, or an approval of any
another ordinance of the City of Austin.

sted above to apply for and acquire a permit on my

Date: 5/14/2019

Date: 5/14/2019

Date: 5/14/2019

Date:

D-10/81

Austin WATER | CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512-978-4000

Water & Wastewater Service Plan Verification (WWWSPV)

All fields are required

Service Address: 1510 E 2ND ST Bldg 1 + 2

Lot: _____ Block: _____ Subdivision: E 52.75FT OF S138FT OF E 444.6 OLT 20 DIV 0

Dwelling Units demolished? Y☑ N☐ New Dwelling Units to be built? Y☑ N☐

Multiple Dwelling Units on same Lot? Y☑ N☐ Corner Lot? Y☑ N☐

Land Status/Re-subdivision? Y☑ N☐

Original Address: _____ Existing Use: SF

Proposed Use: ☑ Single-Family Res. _____ sq. ft. ☐ Two-Family Res.

☐ Duplex ☑ Accessory Dwelling Unit (< 1,100 sq. ft.)

☐ Other: _____

Existing # Baths: _____ Additional # Baths: _____ Total # bathrooms the meter(s) will serve: 5

First Meter: 3 Second Meter: 2

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways

Relocation of services from proposed sidewalks or driveways shall be performed at the applicant's expense.

Signing this form verifies that the information provided is deemed accurate and complete based on available records. The customer is responsible to confirm the location and suitability of existing water and wastewater services. The customer may be responsible for costs associated to corrections due to invalid information provided.

William Jones 5.10.19 512.762.8995

Applicant Name & Signature *Date* *Phone*

City of Austin Office Use Only

Water main size: 6" Service stub size: 3/4" Service stub change required: Y☒ N☐

Shared Service? Y☐ N☒ Meter #, size & address: _____

Existing meter #: 25814 Existing meter size: 5/8" Bldg 1

Existing water service line/meter location: 31' L/RLL on E 2nd

Upgrade required: Y☒ N☐ New meter(s) size: 5/8 – for Bldg 2

Existing water or wastewater main located on the property: Y☐ N☐

WW main size: 6" WW Service line/clean-out location: 36' R/L in alley

Secondary address needed at property: Y☒ N☐ Utility Plan required: Y☒ N☐

Instruction sheet provided to Customer: Y☒ N☐ Is the lot legally Platted? Y☐ N☒

AW Engineer *Date* *Phone*

AW Taps 5/15/19 *Date* *Phone*

A stamp ... APPROVED MAY 15 2019 ... Residential Review

D-10/82

AUSTIN ENERGY
One Texas Center | 505 Barton Springs Road
Phone: (512) 974-2632, (512) 974-9112
Email: aebspaespa@austinenergy.com

Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in DAC only

Responsible Person for Service Request: ROY JENSEN

Email: [redacted] Fax: _____ Phone: (512) 762-8995

◉ Residential ○ Commercial ◉ New Construction ○ Remodeling

Project Address: 1510 E 2ND ST **–OR–**

Legal Description: _____ Lot: _____ Block: _____

Who is your electrical provider? ☑ AE ☐ Other: _____

◉ Overhead Service ○ Underground Service ○ Single-Phase (1Ø) ○ Three-Phase (3Ø)

Location of meter: _____

Number of existing meters on gutter: _____ (show all existing meters on riser diagram)

Expired permit #: _____

Comments: NEW TWO STORY SINGLE FAMILY W/ ATTACHED GARAGE
NEW TWO STORY ADU WITH ATTACHED GARAGE.

AE APPROVED

MAY 15 2019
135-314
MCP

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

ROY JENSEN
BSPA Completed by (print name)

(512) 762-8995
Phone

BSPA Completed by (signature)

5.10.19
Date

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

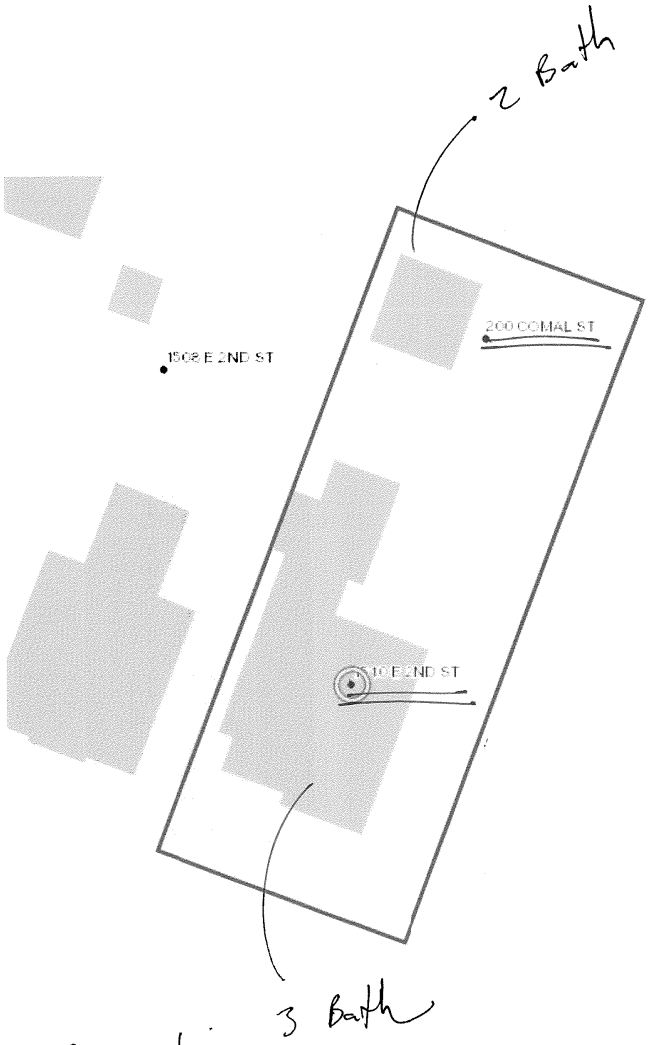
SAVE Form

Office Use Only

_____ Approved ☐ Yes ☐ No _____ _____
AE Representative Date Phone

D-10/83

Is the AWU Form Good?
Is Plan Review Good w/ our New Con App.



Map of existing conditions.

521 SERIES LLC
Name of the entity

By: dusty waldrop
Signature of officer, general partner, manager, representative or attorney-in-fact of the entity

-RILING OFFICE COPY

Office of the Secretary of State
Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697
(Form 503)

Filed in the Office of the
Secretary of State of Texas
Filing #: 802487195 12/23/2016
Document #: 705895410006
Image Generated Electronically
for Web Filing

ASSUMED NAME CERTIFICATE
FOR FILING WITH THE SECRETARY OF STATE

1. The assumed name under which the business or professional service is or is to be conducted or rendered is:
Series 2 of 521 Series LLC

2. The name of the entity as stated in its certificate of formation, application for registration, or comparable document is:
521 SERIES LLC

3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is TEXAS and the address of its registered or similar office in that jurisdiction is:
6010 Nasco, Austin, TX, USA 78757

4. The period, not to exceed 10 years, during which the assumed name will be used is : 10 year(s)

5. The entity is a : Domestic Limited Liability Company (LLC)

6. The entity's principal office address is:
6010 Nasco, Austin, TX, USA 78757

7. The entity is not organized under the laws of Texas and is not required by law to maintain a registered agent and registered office in Texas. Its office address outside the state is:

8. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are:
ALL COUNTIES

9. The undersigned, if acting in the capacity of an attorney-in-fact of the entity, certifies that the entity has duly authorized the attorney-in-fact in writing to execute this document. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

[redacted]

From: [redacted]
Sent: Friday, May 17, 2019 11:17 AM
To: [redacted]
Cc: Lozano, Rodolfo
Subject: RE: 1510 E 2nd St - Request to Use Alley Access - Residential

Roy,
I'm good with the everything. Yes send the email to the reviewer.

Thank you

Samuel West
City of Austin
Public Works Department
Office of City Engineer
Project Coordinator
512-974-8775

From [redacted]
Sent: Friday, May 17, 2019 11:07 AM
To: West, [redacted]
Cc: Lozano, [redacted]
Subject: RE: 1510 E 2nd St - Request to Use Alley Access - Residential

Hi Sam,

Thank you for getting back to me on this.

I called the architect out on the width prior to submission. See attached pdf showing the 12' width. Other than this, if you are good with the revised width, I will include your email in our update to plan review.

Thank you,

Roy Jensen
Waterloo Permits llc
512.762.8995
[redacted]

DISCLAIMER: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: West, Samuel [redacted]
Sent: Friday, May 17, 2019 11:01 AM

To: [redacted]
Cc: Lozano, Rodolfo <[redacted]
Subject: RE: 1510 E 2nd St - Request to Use Alley Access - Residential

Roy,
The alley behind 1510 East 2nd street is maintained by the City of Austin Street & Bridge Operations. We currently maintain the alley with milling/flexbase material and we will continue to maintain. We have no plans at this point to pave with asphalt. The developer will need to use the top of the existing surface as their starting grade for the driveway. They will also need to do around a 2'-3' (estimate) wide by the length of the driveway concrete approach in the right of way to tie into the travel path on the alley. They will also need to place an expansion joint at the right of way line. Take a copy of this email to the reviewer or let me know who the reviewer is I can sent them the email so the comment can be cleared. Please let me know if you need any more information or need for me to meet you on site.

On another note I notice the width of the driveway approach in the alley is only 9'. The minimum width I allow is 10' wide at the right of way/property line. Because the width does not meet the standard detail I will need to give you a waiver. Please send me a revised plot plan drawing showing the minimum 10' wide approach width so I can process a waiver.

Thank you

Samuel West
City of Austin
Public Works Department
Office of City Engineer
Project Coordinator
512-974-8775

From: [redacted]
Sent: Friday, May 10, 2019 1:07 PM
To: West, Samuel <[redacted]
Subject: 1510 E 2nd St - Request to Use Alley Access - Residential

Hi Sam,

Happy Friday. I wanted to see if we can use this alley for a new ADU.

Please see attached architectural set for review. Let me know if you need anything else.

Thank you,

Roy Jensen
Waterloo Permits llc
512.762.8995
[redacted]

DISCLAIMER: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you

should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Virus-free. www.avast.com

D-10/88

City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception

June 13, 2019

File Number: **C8I-2019-0135**

Address: **1510 E 2ND ST**

Tax Parcel I.D. #**0204061211** Tax Map Date: **09/27/2017**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

> The parcel of land consists of five acres or less and is described as **being Fifty-two and 3/4 (52-3/4) feet by One Hundred Thirty-Eight (138) feet, a Part of Outlot No. Twenty (2) in Division "O"** in the current deed, recorded on **Dec 30, 2016,** in **Document #2016216891, Travis** County Deed Records. This parcel existed in its current configuration on January 1,1995, as evidenced by a deed recorded on **May 05, 1992,** in Volume **11679,** Page **1243, Travis** County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Jan 02, 1951.** The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

Michelle Casillas, Representative of the Director
Development Services Department

D-10/89

1510 EAST 2ND STREET

ABBREVIATION KEY:

A=	ABV	ABOVE
	A.C.	AIR CONDITIONER
	ACOUST	ACOUSTICAL
	AC.T.	ACOUSTICAL TILE
	ADDL	ADDITIONAL
	A.F.F.	ABOVE FINISH FLOOR
	A.H.U.	AIR HANDLING UNIT
	ALUM	ALUMINUM
	APPROX	APPROXIMATE
	ARCH	ARCHITECT, ARCHITECTURAL
	ASPH	ASPHALT
B=	BD	BOARD
	B.L.	BUILDING LINE
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BLW	BELOW
	BM	BEAM
	BR.	BRICK
	BRG	BEARING
	BTM	BOTTOM
C=	CAB	CABINET
	CANT	CANTILEVER
	C.J.	CONTROL JOINT
	C.L.	CENTER LINE
	CL	CLOSET
	CLG	CEILING
	CLO	CLOSET
	CLOS	CLOSET
	CLR	CLEAR
	CMU	CONCRETE MASONRY UNIT
	C.O.	CASED OPENING
	COL	COLUMN
	COND	CONDENSOR OR CONDUIT
	CONC.	CONCRETE
	CONT	CONTINUOUS
	CONTR	CONTRACTOR, CONTRACTOR
	COV	COVER, COVERING
	CPT	CARPET
	CT	CERAMIC TILE
	CTR	COUNTER TOP
D=	D.F.	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIM	DIMENSION
	DISHWR	DISHWASHER
	DISP	DISPENSOR
	DN	DOWN
	DR	DOOR, DRIVE
	D.S.	DOWNSPOUT
	DTL	DETAIL
	DWG	DRAWING
	DW	DISHWASHER
E=	E.	EAST
	EA	EACH
	E.J.	EXPANSION JOINT
	ELEC	ELECTRICAL
	ELEV	ELEVATION
	ENAM	ENAMEL
	ENVIR.	ENVIRONMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	E.S.U.	ELECTRIC STUB-UP
	E.W.	EACH WAY
	E.W.C.	ELEC. WATER COOLER
	EXH	EXHAUST FAN
	EXIST	EXISTING
	EXP	EXPANSION
	EXT	EXTENSION, EXTERIOR
F=	F.D.	FLOOR DRAIN
	FDN	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CABINET
	F.F.	FINISH FLOOR
	FIN	FINISH
	FIXT	FIXTURE
	FLEX	FLEXIBLE
	FLR	FLOOR
	FLUOR	FLUORESCENT
	F.R.	FIRE RETARDANT
	FTG	FOOTING
	FURR	FURRING
G=	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	G.C.	GENERAL CONTRACTOR
	GEN	GENERAL
	GL	GLASS, GLAZING
	GWB	GYPSUM WALL BOARD
	GYP	GYPSUM
H=	H.	HIGH
	H.B.	HOSE BIBB
	HC	HANDICAP
	H.C.	HOLLOW CORE
	HD	HEAD
	HDW	HARDWARE
	H.M.	HOLLOW METAL
	HORIZ	HORIZONTAL
	HOL	HOLLOW
	HR	HOUR
	HT	HEIGHT
	HTR	HEATER
	HVAC	HEATING, VENTILATION, AIR CONDITIONING
I=	I.D.	INSIDE DIAMETER
	INT	INTERIOR
	INSUL	INSULATE, INSULATION
J=	JAN	JANITOR
	JST	JOIST
	JT	JOINT
L=	LAM	LAMINATE
	LAV	LAVATORY
	LIQ	LIQUID
	LNDRY	LAUNDRY
	LT	LIGHT
	LUM	LUMINAIRE
M=	MAS.	MASONRY
	MAT'L	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED CAB	MEDICINE CABINET
	MTL	METAL
	MFR	MANUFACTURER
	MGF	MANUFACTURER
	MIN	MINIMUM OR MINUTE
	MIR	MIRROR
	MISC	MISCELLANEOUS
	M.O.	MASONRY OPENING
	MTD	MOUNTED
	MTL	METAL
	MW	MICROWAVE OVEN
	MW	MICROWAVE OVEN
N=	N.	NORTH
	NAP	NAPKIN
	N.D.	NAPKIN DISPENSOR
	N.I.C.	NOT IN CONTRACT
	NV	NAPKIN VENDOR
O=	O.C.	ON CENTER
	O.S.	OUTSIDE SHAMFER
	O.H.	OVERHEAD ELECTRIC
	OPE	OPENING
	OPG	OPENING
	OPP	OPPOSITE
P=	PC	PRICE
	PL	PLATE
	PLAS	PLASTIC
	P.LAM	PLASTIC LAMINATE
	PLMG	PLUMBING
	PLYWD	PLYWOOD
	PN	PANEL
	PNLG	PANELING
	PNT	PAINT
	POLY	POLYETHYLENE
	PP	POWER POLE
	PROP	PROPANE
	PTD	PAINTED
	PT	PAINT, PINT, POINT
	P.T.	PRESSURE TREATED
	PVC	POLYVINYL CHLORIDE
	PW	PLYWOOD
Q=	QT.	QUART
	Q.T.	QUARRY TILE
	QTR	QUARTER
R=	R	RADIUS, RISER
	RD	ROAD, ROADWAY
	R.D.	ROOF DRAIN
	REF	REFER
	REF	REFRIGERATOR
	REFG	REFRIGERATOR
	REINF	REINFORCEMENT
	REQD	REQUIRED
	REV	REVERSE
	RM	ROOM
	R.O.	ROUGH OPENING
	RUB	RUBBER
S=	S	SOUTH
	SAN	SANITARY
	S.B.	SPLASH BLOCK
	SC	SCALE
	S.C.	SOLID CORE
	SCH	SCHEDULE
	S.D.	SOAP DISPENSER
	SEC	SECTION
	SF	SQUARE FOOT
	SHLVS	SHELVES
	SECT	SECTION
	SHT	SHEET
	SHTG	SHEATHING
	SIM	SIMILAR
	SL	SLOPE
	SP	SPACE
	SPEC	SPECIFICATION
	SS	STAINLESS STEEL
	S.S.	SERVICE SINK OR SANITARY SEWER
	S.T.C.	SOUND TRANSMISSION COEFFICIENT
	STD	STANDARD
	STL	STEEL
	STRUCT	STRUCTURAL
	SUSP	SUSPENDED
	SWR	SEWER
T=	TB	TACKBOARD
	T.B.	TOWEL BAR
	TBD	TO BE DETERMINED
	T.D.	TOWEL DISPENSER
	TELE	TELEPHONE
	THOLD	THRESHOLD
	TL	TILE
	T.P.H.	TOILET PAPER HOLDER
	T.R.	TOWEL RECEPTACLE
	TSTAT	THERMOSTAT
	TYP	TYPICAL
U=	U.L.	UNDERWRITERS LABORATORIES, INC
	U.N.O.	UNLESS NOTED OTHERWISE
	U.O.N.	UNLESS OTHERWISE NOTED
V=	V.B.	VINYL BASE
	VCT	VINYL COMPOSITION TILE
	VERT	VERTICAL
	VEST	VESTIBULE
	V.W.C.	VINYL WALL COVERING
W=	W	WEST
	W.	WITH
	WC	WATER CLOSET
	W.D.	WASHER/DRYER
	WD	WOOD
	WDW	WINDOW
	WH	WATER HEATER
	W.R.	WATER RESISTANT
	WTR	WATER
	WWF	WELDED WIRE FABRIC
	WWM	WELDED WIRE MESH

1510E 2ND STREET
AUSTIN, TX 78702

INDEX TO 34X22 ARCHITECTURAL SHEETS:

A0.1 - COVER SHEET
A1.1 - SITE AND ROOF PLANS
A2.1 - COMPOSITE FLOOR PLANS AND VISITABILITY PLAN
A2.2 - FLOOR PLANS UNIT 1
A2.3 - FLOOR PLANS UNIT 2
A2.4 - POWER & LIGHTING PLAN UNIT 1
A2.5 - POWER & LIGHTING PLAN UNIT 2
A3.1 - EXTERIOR ELEVATIONS AND SUBCHAPTER F DIAGRAMS
A3.2 - EXTERIOR ELEVATIONS UNIT 1
A3.3 - EXTERIOR ELEVATIONS UNIT 2
A4.1 - INTERIOR ELEVATIONS AND SCHEDULES UNIT 1
A4.2 - INTERIOR ELEVATIONS AND SCHEDULES UNIT 2

ARCHITECT

KINNEY & ASSOCIATES
GIRARD KINNEY, AIA - PRINCIPAL
DOUG POWELL - PROJECT MANAGER

1000 E. 6TH STREET, SUITE C
AUSTIN, TX 78702
PH. 512.472.5572 F. 512.476.9956
EMAIL: girard@kinneyarchitects.com
doug@kinneyarchitects.com

CONTRACTOR
WALDROP BECKWORTH, LLC
DUSTY WALDROP - BUILDER/BROKER

PH. 512.342.9500
EMAIL: dusty@wb-tx.com

City of Austin
REVIEWED FOR CODE COMPLIANCE

ISSUED FOR CONSTRUCTION

PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
KINNEY & ASSOCIATES
1000 E. 6TH ST. SUITE C 78702
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
girard@kinneyarchitects.com

1510 E 2ND STREET
COVER SHEET
AUSTIN TEXAS

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

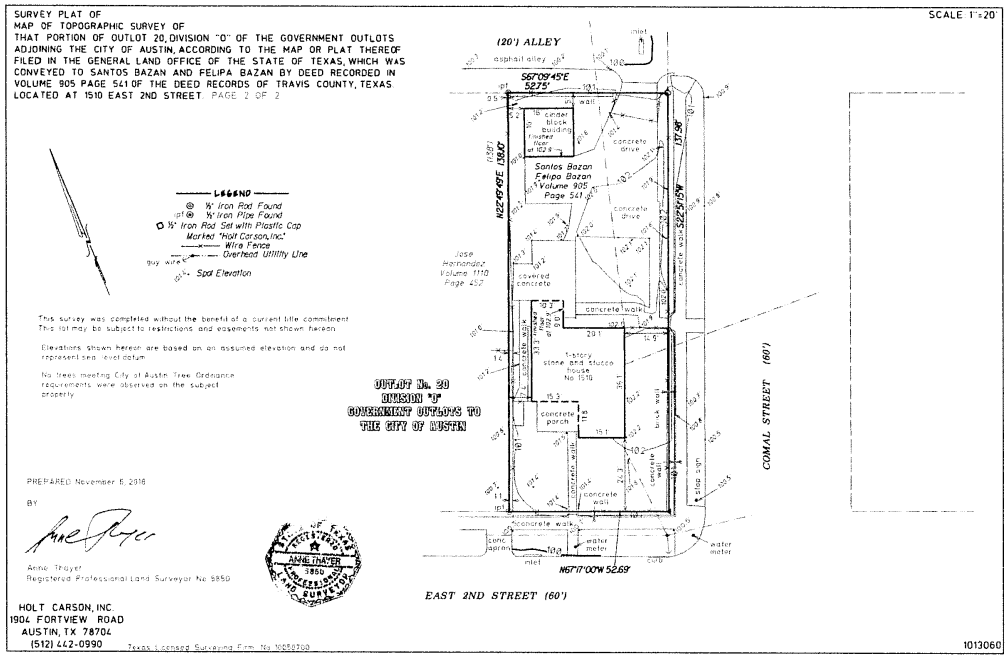
WORK PHASES
EC DD PER CA
SD CD BID

PROJECT NUMBER 1812
CODE NAME 1510 E 2ND ST.
INCLUSIVE SHEET FOR THIS SECTION A0.1 TO A0.1
SEQUENCE NUMBER 1 OF 12

A0.1

THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THE SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE IS CORRECT IN THE TITLE BLOCK CONCURRENT WITH OR POST DATED THE CONSTRUCTION DOCUMENT DATE.
© 2019 KINNEY & ASSOCIATES ARCHITECTS

D-10/90



2 EXISTING SURVEY

REVIEWED

MAY 15 2019

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED

MAY 15 2019
135-314
MCP

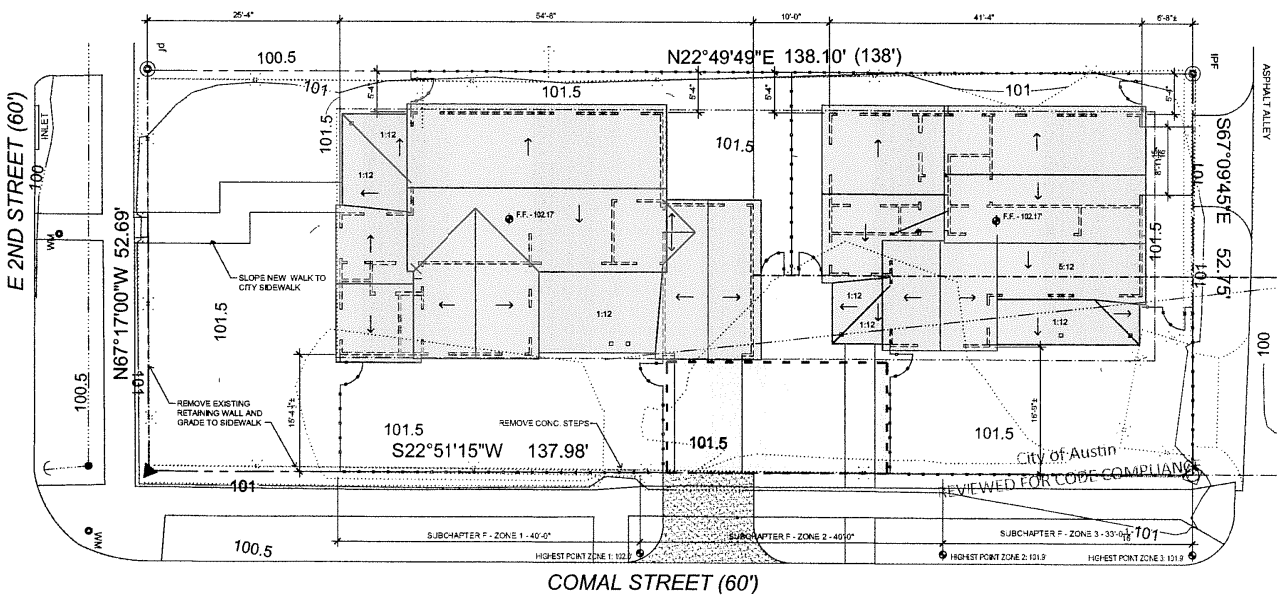
ISSUED FOR CONSTRUCTION

4 FAR CALCULATIONS

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

CONSTRUCTION STAGING & SPOILS AREA

3 COVERAGE CALCULATIONS



NOTE:
ALL ROOF SLOPES TO BE 10:12 U.N.O.

ALL OVERHANGS IN SETBACKS AND/OR WITHIN 10' OF ADJACENT STRUCTURES TO HAVE SOLID BLOCKING FROM TOP PLATE TO UNDERSIDE OF ROOF DECK

TRUE NORTH
PLAN NORTH

1 SITE AND ROOF PLAN

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST, SUITE C (78702)
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5672
grand@kinneyarchitects.com

1510 E 2ND STREET
SITE AND ROOF PLANS
AUSTIN TEXAS

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

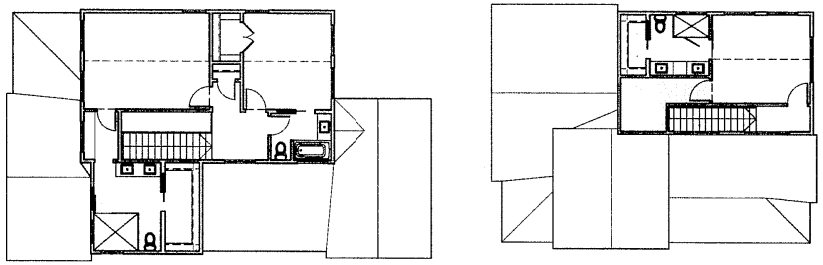
WORK PHASES
EC DD PER CA
SD CD BID

PROJECT NUMBER 1812
CODE NAME 1510 E 2ND ST.
A1.1 TO A1.1
SEQUENCE NUMBER 2 OF 12

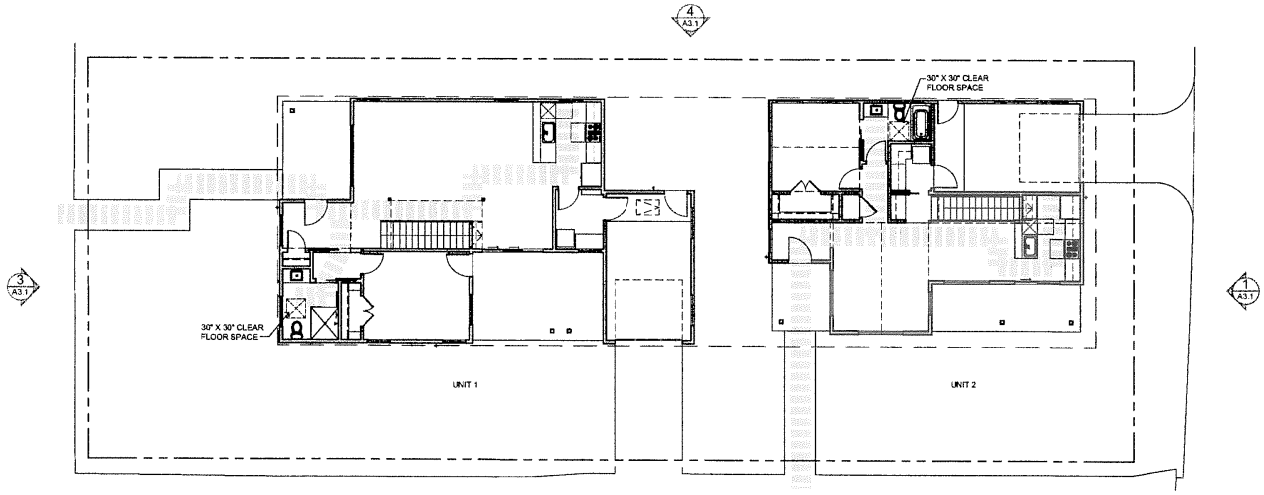
A1.1

© 2015 KINNEY & ASSOCIATES ARCHITECTS

D-10/91



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

VISITABILITY NOTES:

A.1. R320.3 VISITABLE BATHROOMS. A VISITABLE DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE BATHROOM GROUP OR A HALF BATH ON THE FIRST FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:

a) MINIMUM DOOR SIZE: A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED; (32" DOOR)
b) GRAB BAR PROVISION: LATERAL TWO-INCH BY SIX-INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS.
c) THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.
d) DOOR SWINGS SHALL NOT IMPEDE THE 30" X 30" CLEAR FLOOR SPACE WITHIN THE VISITABLE BATHROOM

A.1. R320.4 VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS. THE FIRST FLOOR OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENTS:

a) LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL
b) OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.

City of Austin
REVIEWED FOR CODE COMPLIANCE

32" WIDE VISITIBILITY PATH

(1/8" = 1'-0")

PLAN NORTH

NOTE:
REFER TO SHEETS A2.2 AND A2.3 FOR DIMENSION CONTROL AND ANNOTATION

ISSUED FOR CONSTRUCTION

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST. SUITE C (78702)
P.O. BOX 8486, AUSTIN, TX 78762-8456
512-472-5672
gkinney@kinneyarchitects.com

1510 E 2ND STREET
COMPOSITE FLOOR PLANS AND VISITABILITY PLAN

AUSTIN TEXAS

BID DOC DATE	CONTRACT DOC DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

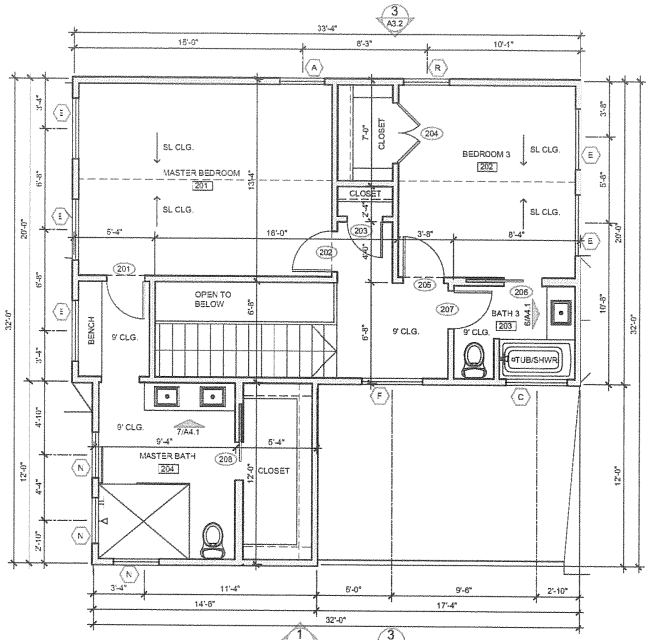
WORK PHASES
EC DD PER CA
SD CD BID

PROJECT NUMBER: 1812
CODE NAME: 1510 E 2ND ST.
PROJECT SHEET INDEX THIS SECTION: A2.1 TO A2.5
SEQUENCE NUMBER: 3 OF 12

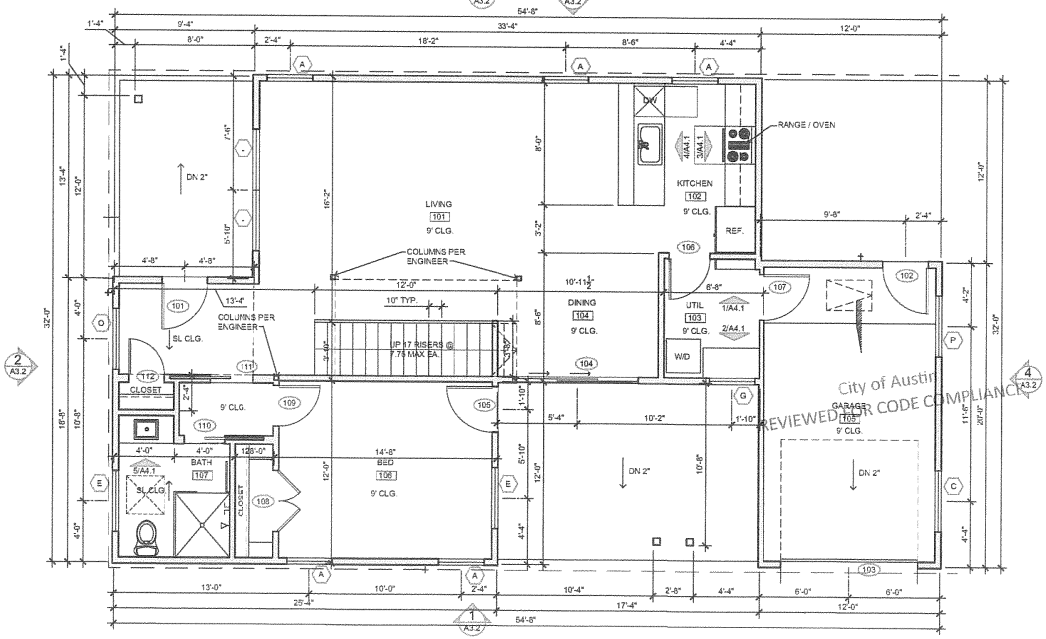
A2.1

KINNEY & ASSOCIATES
© 2019 KINNEY & ASSOCIATES ARCHITECTS
THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE RECORDED IN THE TITLE BLOCK CORRESPONDS WITH OR POST DATES THE CONSTRUCTION DOCUMENT DATE.

D-10/92



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

HOSE BIB

GENERAL NOTES:
- DIMENSIONS TO STUD FACE
- ARROWS @ STAIRS AND RAMPS INDICATE "UP"
- ALL BEDROOMS WITHOUT ROOMS ABOVE HAVE SLOPED CEILINGS WITH EXPOSED BEAMS

DENOTES 2X4 STUD WALL (16" O.C. U.N.O)

DENOTES 2X6 STUD WALL (16" O.C. U.N.O)

(1/4" = 1'-0")

PLAN NORTH

ISSUED FOR CONSTRUCTION

City of Austin
REVIEWED FOR CODE COMPLIANCE

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST, SUITE C (78702)
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
girard@kinneyarchitects.com

1510 E 2ND STREET

FLOOR PLANS UNIT 1

AUSTIN TEXAS

BID DOC DATE	CONTRACT DOC DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

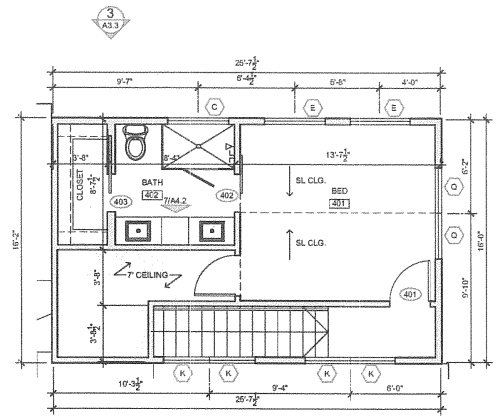
WORK PHASES
EC DD PER CA
SD CD BID

PROJECT NUMBER: 1812
CODE NAME: 1510 E 2ND ST.
EXCLUSIVE SHEET NOS THIS SECTION: A2.1 TO A2.5
REQUENCE NUMBER: 4 OF 12

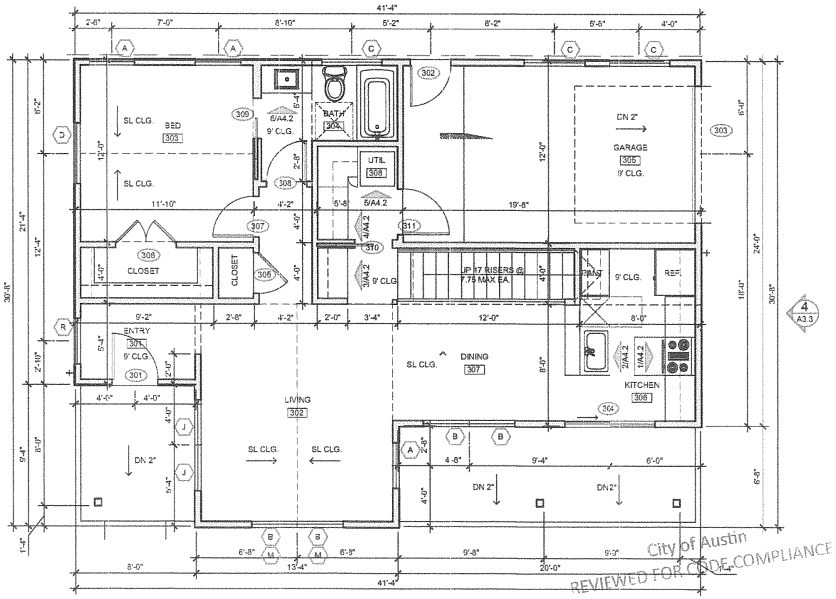
A2.2

KINNEY & ASSOCIATES
© 2015 KINNEY & ASSOCIATES ARCHITECTS
THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE REQUIRED IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE CONSTRUCTION DOCUMENT DATE.

D-10/93



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

HOSE BIB

GENERAL NOTES:
- DIMENSIONS TO STUD FACE
- ARROWS @ STAIRS AND RAMPS INDICATE "UP"
- ALL BEDROOMS WITHOUT ROOMS ABOVE HAVE SLOPED CEILINGS WITH EXPOSED BEAMS

DENOTES 2X4 STUD WALL (16" O.C. U.N.O)

DENOTES 2X6 STUD WALL (16" O.C. U.N.O)

(1/4" = 1'-0")

PLAN NORTH

ISSUED FOR CONSTRUCTION

City of Austin
REVIEWED FOR CODE COMPLIANCE

KINNEY & ASSOCIATES

PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST, SUITE C (78702)
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
girard@kinneyarchitects.com

REGISTERED ARCHITECT
STATE OF TEXAS

1510 E 2ND STREET
FLOOR PLANS UNIT 2
AUSTIN TEXAS

BID DOC DATE	CONTRACT DOC DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES
EC DD PER CA
SD CD BID

PROJECT NUMBER	CODE NAME
1812	1510 E 2ND ST.
PROJECT SHEET NOS THIS SECTION	SEQUENCE NUMBER
A2.1 TO A2.5	5

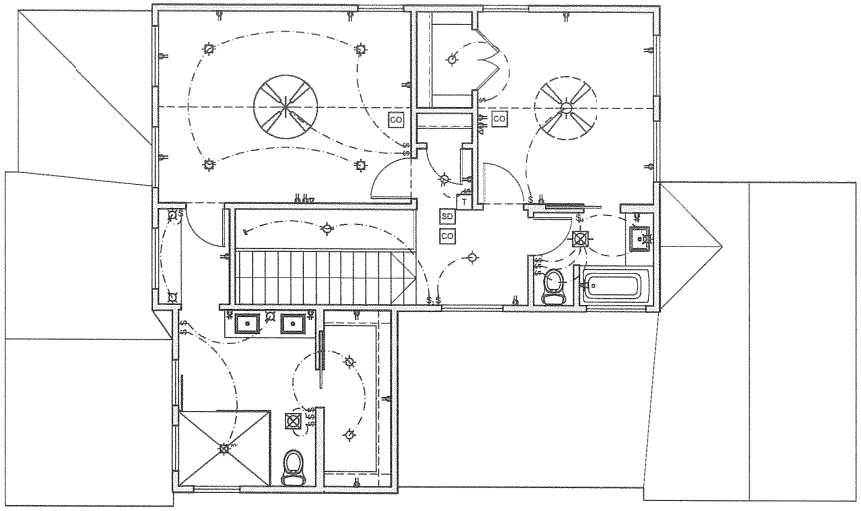
A2.3

KINNEY & ASSOCIATES

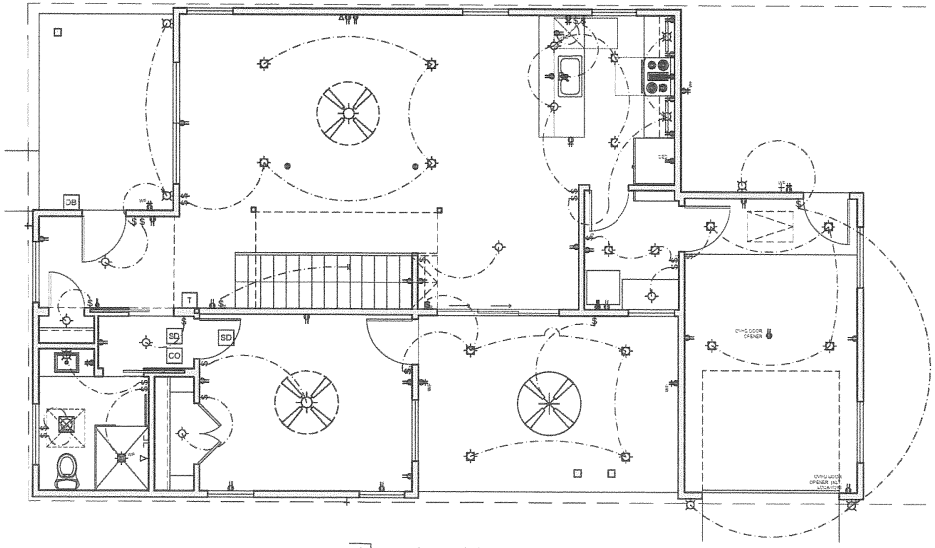
© 2015 KINNEY & ASSOCIATES ARCHITECTS

THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE REQUIRED IN THE TITLE BLOCK CORRIDES WITH OR POST DATES THE CONSTRUCTION DOCUMENT DATE.

D-10/94



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

SYMBOL LEGEND

110V DUPLEX OUTLET	RECESSED LIGHT		
TOP HALF OF OUTLET SWITCHED	CEILING-MOUNTED LIGHT		
110V DUPLEX GFCI OUTLET	WALL-MOUNTED LIGHT		
WP GFCI OUTLET	UNDER-CABINET FIXTURE		
220V OUTLET	TRACK LIGHTS	DB	DOORBELL
FLOOR OUTLET			
LIGHTING SWITCH			
3-WAY LIGHTING SWITCH	CEILING FAN WITH LIGHT KIT		CEILING FAN W/O LIGHT KIT
4-WAY LIGHTING SWITCH			
DIMMER LIGHTING SWITCH			
PHONE/CABLE/INTERNET	EXHAUST FAN		FAN/HEATER
SD SMOKE DETECTOR	FAN/LIGHT		FAN/HEATER/LIGHT
CO CARBON MONOXIDE DETECTOR			
T THERMOSTAT			

City of Austin
REVIEWED FOR CODE COMPLIANCE

(1/4" = 1'-0")
0' 2' 4' 8'

PLAN NORTH

ISSUED FOR CONSTRUCTION

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST., SUITE C [78702]
P.O. BOX 8456, AUSTIN, TX 78762-8456
512-472-5572
grand@kinneyarchitects.com

REGISTERED ARCHITECT
STATE OF TEXAS
2811-9
STEVEN M. KINNEY
MAY 1 1974

1510 E 2ND STREET
POWER & LIGHTING PLANS
UNIT 1

AUSTIN TEXAS

BID DOC. DATE	CONTRACT DOC. DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES

EC	DD	PER	CA
SD	CD	BID	

PROJECT NUMBER	CODE NAME
1812	1510 E 2ND ST.

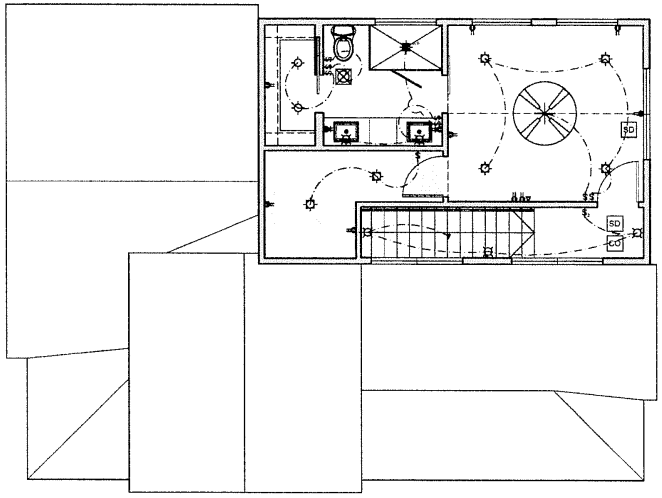
PROJECT SHEET NOS. THIS SECTION	SEQUENCE NUMBER
A2.1 TO A2.5	6 OF 12

A2.4

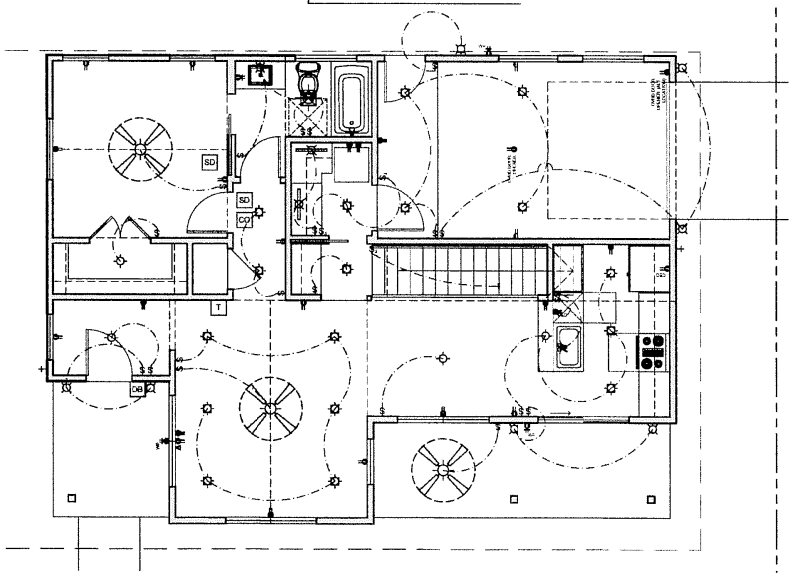
KINNEY & ASSOCIATES

© 2019 KINNEY & ASSOCIATES ARCHITECTS
THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE RECORDED IN THE TITLE BLOCK CORRIDES WITH OR POST DATES THE CONSTRUCTION DOCUMENT DATE.

D-10/95



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

SYMBOL LEGEND

- TOP HALF OF OUTLET SWITCHED
- WP GFCI OUTLET
- 220V OUTLET
- FLOOR OUTLET
- LIGHTING SWITCH
- 3-WAY LIGHTING SWITCH
- 4-WAY LIGHTING SWITCH
- DIMMER LIGHTING SWITCH
- PHONE/CABLE/INTERNET
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- T THERMOSTAT
- RECESSED LIGHT
- CEILING-MOUNTED LIGHT
- WALL-MOUNTED LIGHT
- UNDER-CABINET FIXTURE
- TRACK LIGHTS
- CEILING FAN WITH LIGHT KIT
- EXHAUST FAN
- FAN/LIGHT
- DB DOORBELL
- CEILING FAN W/O LIGHT KIT
- FAN/HEATER
- FAN/HEATER/LIGHT

City of Austin
REVIEWED FOR CODE COMPLIANCE

(1/4" = 1'-0")

PLAN NORTH

ISSUED FOR CONSTRUCTION

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST., SUITE C (78702)
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
gmw@kinneyarchitects.com

1510 E 2ND STREET
POWER & LIGHTING PLANS
UNIT 2
AUSTIN TEXAS

BID DOC. DATE	CONTRACT DOC. DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES

EC	DD	PER	CA
SD	CD	BID	

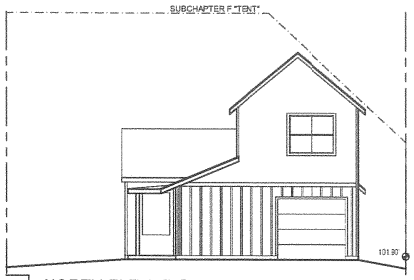
PROJECT NUMBER	CODE NAME
1812	1510 E 2ND ST.

INCLUDING SHEET NO.'S THIS SECTION	SEQUENCE NUMBER
A2.1 TO A2.5	7 OF 12

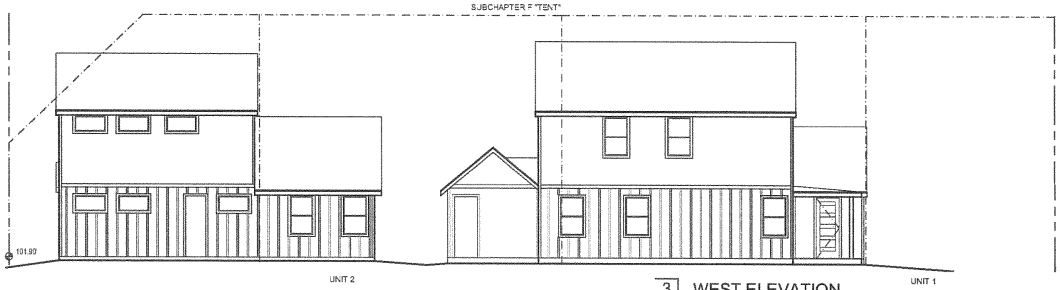
A2.5

KINNEY & ASSOCIATES
© 2015 KINNEY & ASSOCIATES ARCHITECTS
THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE CURRENT DATE RECORDED IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE CONSTRUCTION DOCUMENT DATE.

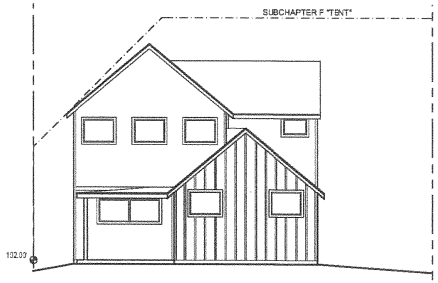
D-10/96



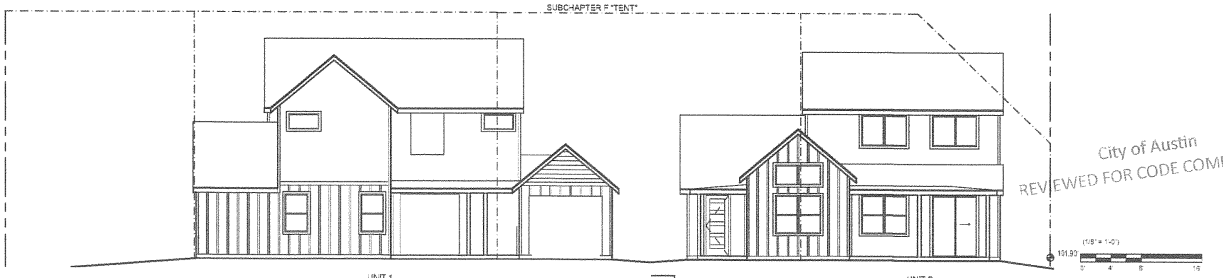
4 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION

ISSUED FOR CONSTRUCTION

NOTE:
REFER TO SHEETS A3.2 AND A3.3 FOR DIMENSION CONTROL AND ANNOTATION

City of Austin
REVIEWED FOR CODE COMPLIANCE

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1600 E. 6TH ST. SUITE C (78702)
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
gaines@kinneyarchitects.com

REGISTERED ARCHITECT
STATE OF TEXAS

1510 E 2ND STREET

EXTERIOR ELEVATIONS AND SUBCHAPTER F DIAGRAMS

AUSTIN TEXAS

BID DOC DATE	CONTRACT DOC DATE

EDITION DATES	
26 APR 19	
03 MAY 19	
09 MAY 19	

WORK PHASES					
EC		DD		PER	CA
SD		CD		BID	

PROJECT NUMBER	CODE NAME
1812	1510 E 2ND ST.

PROJECT SHEET NOTE THIS SECTION	SHEET/FOR NUMBER
A3.1 TO A3.3	8 OF 12

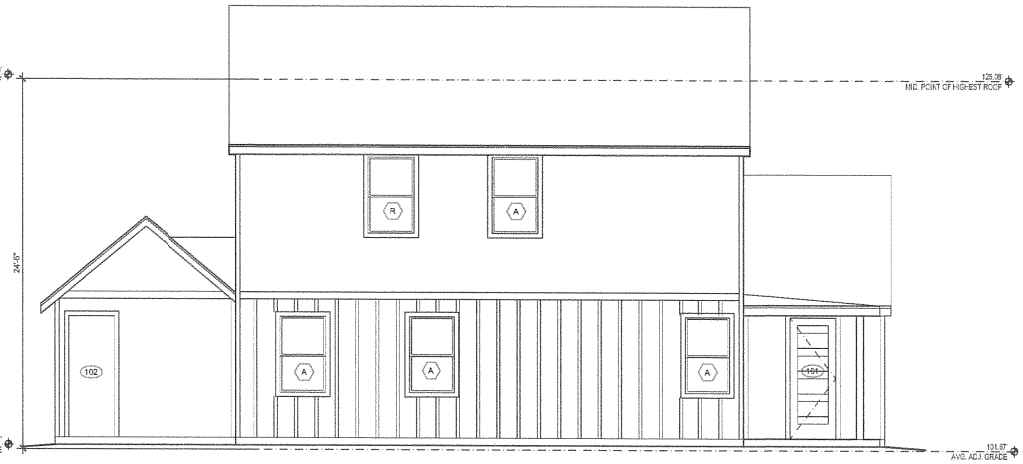
A3.1

KINNEY & ASSOCIATES

THE DRAWINGS & SPECS REPRESENTED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE SELECTED IN THE TITLE BLOCK COINCIDES WITH OUT POST DATED THE CONSTRUCTION DOCUMENT DATE.
© 2015 KINNEY & ASSOCIATES ARCHITECTS

D-10/97

4 NORTH ELEVATION



3 WEST ELEVATION

2 SOUTH ELEVATION

1 EAST ELEVATION

City of Austin
REVIEWED FOR CODE COMPLIANCE

NOTE:
TYPICAL BASE PLATE HEIGHT 9'-0" BOTH FLOORS U.N.O
1ST FLOOR DOOR AND HEADER HEIGHT 8'-0" U.N.O.
2ND FLOOR DOOR AND HEADER HEIGHT 8'-0" U.N.O

ISSUED FOR CONSTRUCTION

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E. 6TH ST, SUITE C [78702]
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
gilbert@kinneyarchitects.com

1510 E 2ND STREET
EXTERIOR ELEVATIONS UNIT 1

AUSTIN TEXAS

BID DOC. DATE	CONTRACT DOC. DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES
EC DD PER CA
SD CD BID

PROJECT NUMBER	CODE NAME
1812	1510 E 2ND ST.

TROLLOW IF SHEET NOS THIS SECTION	SEQUENCE NUMBER
A3.1 to A3.3	9 OF 12

A3.2

KINNEY & ASSOCIATES

© 2015 KINNEY & ASSOCIATES ARCHITECTS