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

To complete this form electronically: Open with Internet Explorer, then Click Here to Save and continue.

Property Information

Project Address: 2205 E. Cesar Chavez St.	Tax Parcel ID: 18843
Legal Description: Lot 6, Blk A, Driving Park Addition of Outlet 39, Division "O"	
Zoning District: CS-CO-MU-H-NP	Lot Area (sq ft): 6,707.00
Neighborhood Plan Area (if applicable): Holly	Historic District (if applicable):

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

Is there a protected sized tree on this lot or adjacent lot(s)? ■ Y N (If yes, click here for more information on the tree permit process.)

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 (If no, contact Austin Water Utility to apply for
wastewater availability? ■ Y N 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 more information)

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: 3	# bedrooms upon completion: 3	# baths existing: 1.0	# baths upon completion: 1.5

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Remove old addition & remodel original house. Two story addition to include new bedrooms & half bath and porch. Existing kitchen to be remodeled.

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

Job Valuation

Total Job Valuation: $ 300,000	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: $ 275,000	Amount of Total Job Valuation dedicated to all Remodel/Repair:
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. Permit fees are based on adopted fee schedule.	Amount for Primary Structure: $ 275,000 Elec: ■ Y ☐ N | Plmbg: ■ Y ☐ N | Mech: ■ Y ☐ N	Bldg: $ 10,000 Elec: $ 5,000 Plmbg: $ 5,000 Mech: $ 5,000 TOTAL: $ 25,000
	Amount for Accessory Structure: $ _____ Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ N	

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	877.00		437.00		1,314.00	0.00
b) 2nd Floor conditioned area			488.00		488.00	0.00
c) 3rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	96.90		122.60		219.50	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	973.90	0.00	1,047.60	0.00	2,021.50	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

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): 1,533.50 % of lot size: 23

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): 3,001.00 % of lot size: 45

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: 25 ft 6 in Number of Floors: 2

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

# of spaces required: 2 # of spaces provided: 2

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): 19.0 ft Distance from intersection (for corner lots only): _____ 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)

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		877.00	437.00			1,314.00
2nd Floor			488.00			488.00
3rd Floor						0.00
Area w/ ceilings > 15'			25.00	Must follow article 3.3.5		25.00
Ground Floor Porch* (check article utilized)		97.00	122.60	☐ Full Porch sq ft (3.3.3 A) ■ 200 sq ft (3.3.3 A 2)	200.00	19.60
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached			☐ 200 sq ft (3.3.2 B 1)		0.00
	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0.00
	Detached			☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		974.00	1,072.60			1,846.60

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 1,846.60

(Total Gross Floor Area ÷ Lot Area) x 100 = 28 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.)

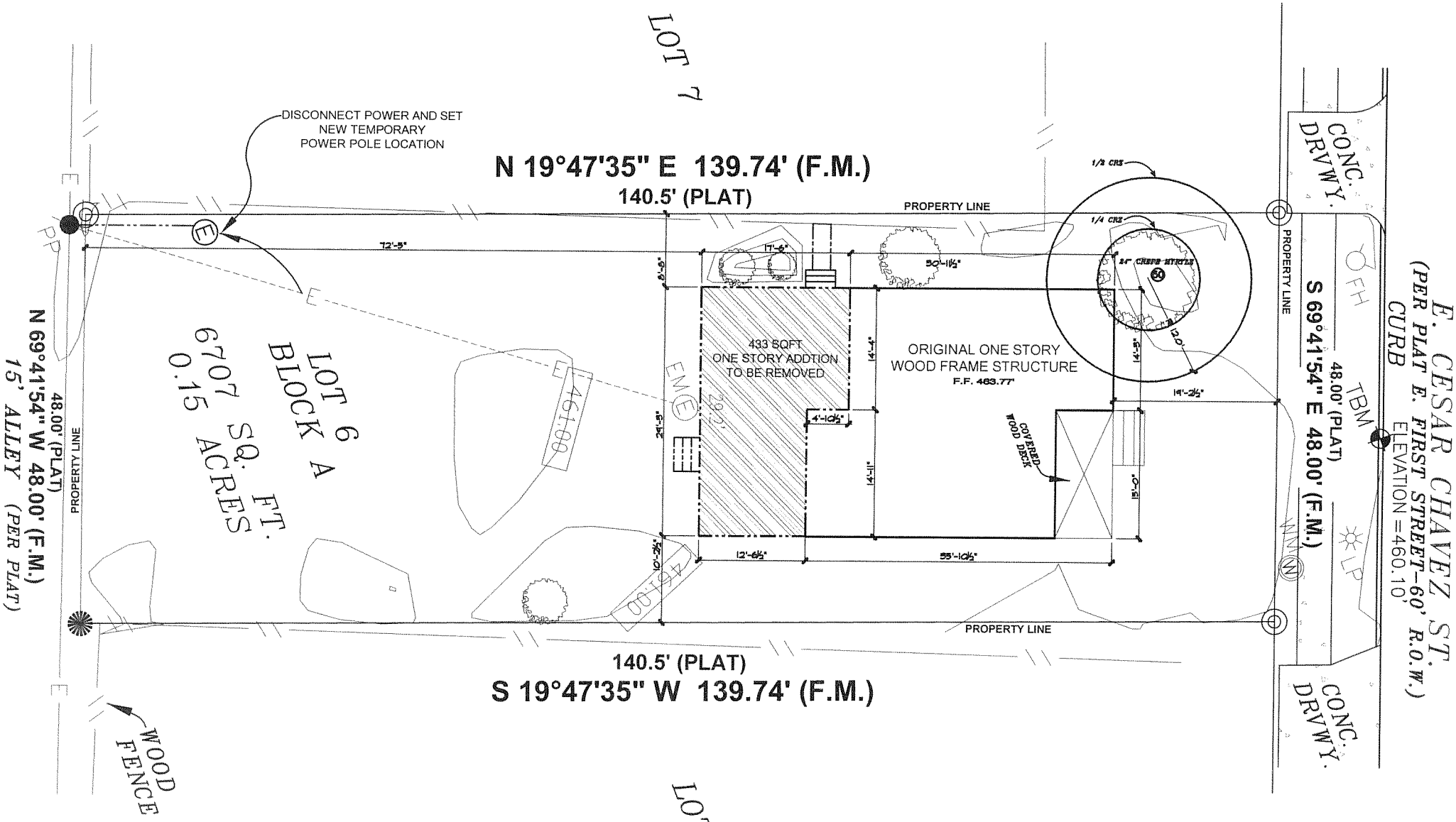
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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.



DEMOLITION SITE NOTES

1. ANY DEMOLITION IN THE ½ OR ¼ ROOT ZONE OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS
2. SUPPORT ORIGINAL STRUCTURE AS NEEDED PRIOR TO ANY DEMOLITION
3. CONCRETE STEPS TO BE REMOVED SHALL REMAIN FOR USE AS CONSTRUCTION STEPS AND REMOVED WHEN NECESSARY

N

2205 E CESAR CHAVEZ - DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE 2012 IRC, IECC AND 2011 NEC AND ORDINANCES ADOPTED BY THE CITY OF WESTLAKE HILLS & ALL OTHER APPLICABLE BUILDING CODES.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO J SQUARE ARCHITECTURE LLC.

3. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME OR THEIR EXACT MEANING; J SQUARE ARCHITECTURE LLC. SHALL BE NOTIFIED FOR CLARIFICATION.

4. THE STRUCT., MECH., ELEC., LIGHTING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THE STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO THE INSTALLATION OF THIS WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR J SQUARE ARCHITECTURE OR J SQUARE ARCHITECTURE'S CONSULTANTS.

5. FINAL LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PANEL BOARDS, METERS, FIXTURES, FLUES, VENTS, ETC., SHALL BE APPROVED BY J SQUARE ARCHITECTURE PRIOR TO INSTALLATION.

6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FACE OF STUD WALL UNLESS OTHERWISE NOTED OR INDICATED.

7. EXAMINATIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT HIS WORK SHALL BE MADE BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH HIS WORK IS TO BE PERFORMED. HE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK THE LOCATION OF EXISTING STRUCTURES OR EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR ANY EXPENSE TO WHICH HE MAY INCUR DUE TO FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH AN EXAMINATION. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO J SQUARE ARCHITECTURE LLC. PRIOR TO COMMENCEMENT OF WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO THE VARIATION BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS INDICATED ON THE DRAWINGS.

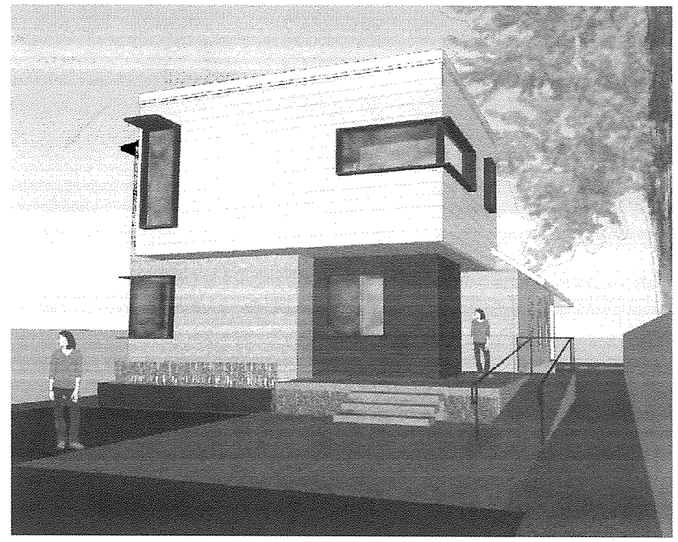
8. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY HIM AND INCLUDED IN HIS BUDGET AND INITIAL WORK SCOPE WITH NO LATER ADDITIONAL COST TO THE OWNER.

9. ITEMS OF WORK INDICATED ON THE DRAWING AS N.I.C. (NOT IN CONTRACT) SHALL BE PERFORMED, FURNISHED, OR LET UNDER SEPARATE CONTRACT BY THE OWNER. THE CONTRACTOR SHALL COORDINATE HIS WORK ACCORDINGLY AS REQUIRED TO MEET THE CONSTRUCTION SCHEDULE.

10. IT SHALL BE CONSTRUED THAT EACH SUBCONTRACT IS AN INTEGRAL PART OF THE GENERAL CONTRACT AND CONTRACTOR SHALL PROVIDE AND MAINTAIN IN FULL OPERATION AT ALL TIMES DURING THE PERFORMANCE OF THE CONTRACT A SUFFICIENT CREW OF LABORERS, MECHANICS AND FOREMAN TO PROSECUTE THE WORK WITH DISPATCH.

11. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGH OUT THE COURSE OF THE JOB. G.C. SHALL MAINTAIN SAFETY AND CLEANLINESS THROUGHOUT AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN THIS CONSTRUCTION AT THE CONCLUSION OF THE INSTALLATION. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNER INSTRUCTIONS.



2205 E. CESAR CHAVEZ RENOVATION / ADDITIONS

ARCHITECTURAL

	DRAWING NUMBER	ISSUE #1 For Permit DATE: 10.10.17
COVER SHEET	A0	●
EXISTING SURVEY	SV	●
DEMOLITION SURVEY	D0	●
EXISTING PLANS	D1	●
EXISTING ELEVATIONS	D2	●
DEMOLITION PLANS	D3	●
DEMOLITION ELEVATIONS	D4	●
CONSTRUCTION STAGING	CN	●

ARCHITECTURAL

	DRAWING NUMBER	ISSUE #1 For Permit DATE: 10.10.17
ARCHITECTURAL SITE PLAN	SP	●
VISITABILITY PLAN	V	●
FLOOR PLANS	A1	●
ROOF PLAN	A2	●
ELEVATIONS	A3	●
ELEVATIONS	A4	●
ELECTRICAL PLANS	E1	●

STRUCTURAL

	DRAWING NUMBER	ISSUE #1 For Permit DATE: 10.10.17
STRUCTURAL NOTES	S0.0	●
STRUCTURAL NOTES	S0.1	●
FOUNDATION PLAN	S1.0	●
2ND FLOOR FRAMING	S2.0	●
ROOF FRAMING	S2.1	●
1ST FLR LATERAL BRACING	SL2.0	●
2ND FLR LATERAL BRACING	SL2.1	●
FOUNDATION DETAILS	S3.0	●
FOUNDATION DETAILS	S3.1	●
FOUNDATION DETAILS	S3.1	●
STEEL FRAMING DETAILS	S4.0	●
WOOD FRAMING DETAILS	S5.0	●
WOOD FRAMING DETAILS	S5.1	●
SHEAR WALL DETAILS	S5.2	●

INDEX TO DRAWINGS

● ISSUED ◐ REVISED ○ NO CHANGE ⊗ DELETED

PROJECT INFORMATION

ADDRESS:
2205 E. CESAR CHAVEZ ST
AUSTIN, TX 78702
LEGAL DESCRIPTION:
LOT 6 BLOCK A
DRIVING PARK ADDITION OF
OUTLET 39 DIVISION "O"
ZONING: CS-CO-MU-H-NP
CURRENT USE: RESIDENTIAL
PROPOSED WORK:
-DEMOLITION OF ADDITION
-RENOVATION/REMODEL OF ORIGINAL STRUCTURE
-2 STORY ADDITION TO REAR OF STRUCTURE

AREA CALCULATIONS:

EXISTING ONE STORY STRUCTURE: 1407 SQFT
AREA TO BE REMOVED: 429 SQFT
REMAINING AREA TO BE RENOVATED: 973.9 SQFT

NEW FIRST FLOOR ADDITION : 437 SQFT
TOTAL FIRST FLOOR: 1314 SQFT
NEW SECOND FLOOR ADDITION: 488 SQFT
NEW PORCHES, DECKS, AND STEPS: 281.4 SQFT
RENOVATED PORCH & WALK: 170.3
RENOVATED WOOD STEPS : 19.9

SITE AREA: 6707 SQFT
IMPERVIOUS ALLOWED: 3018 SQFT
BUILDING IMPERVIOUS: 1554.5 SQFT
SITE IMPERVIOUS: 1447.2 SQFT
TOTAL IMPERVIOUS: 3002 SQFT = 44.7 %

ISSUED FOR PERMIT, REGULATORY APPROVAL & FOR CONSTRUCTION

J ■ SQUARE ARCHITECTURE

818 MORROW ST
AUSTIN, TEXAS 78757
512 . 879 . 4150 O
512 . 879 . 4151 F

INFO@JSQUAREARCH.COM
WWW.JSQUAREARCH.COM

REGISTERED ARCHITECT MARTIN DUPONT 20747 STATE OF TEXAS
10-10-17

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WRITTEN CONSENT OF J SQUA
ARCHITECTURE LLC IS PROHIBITE

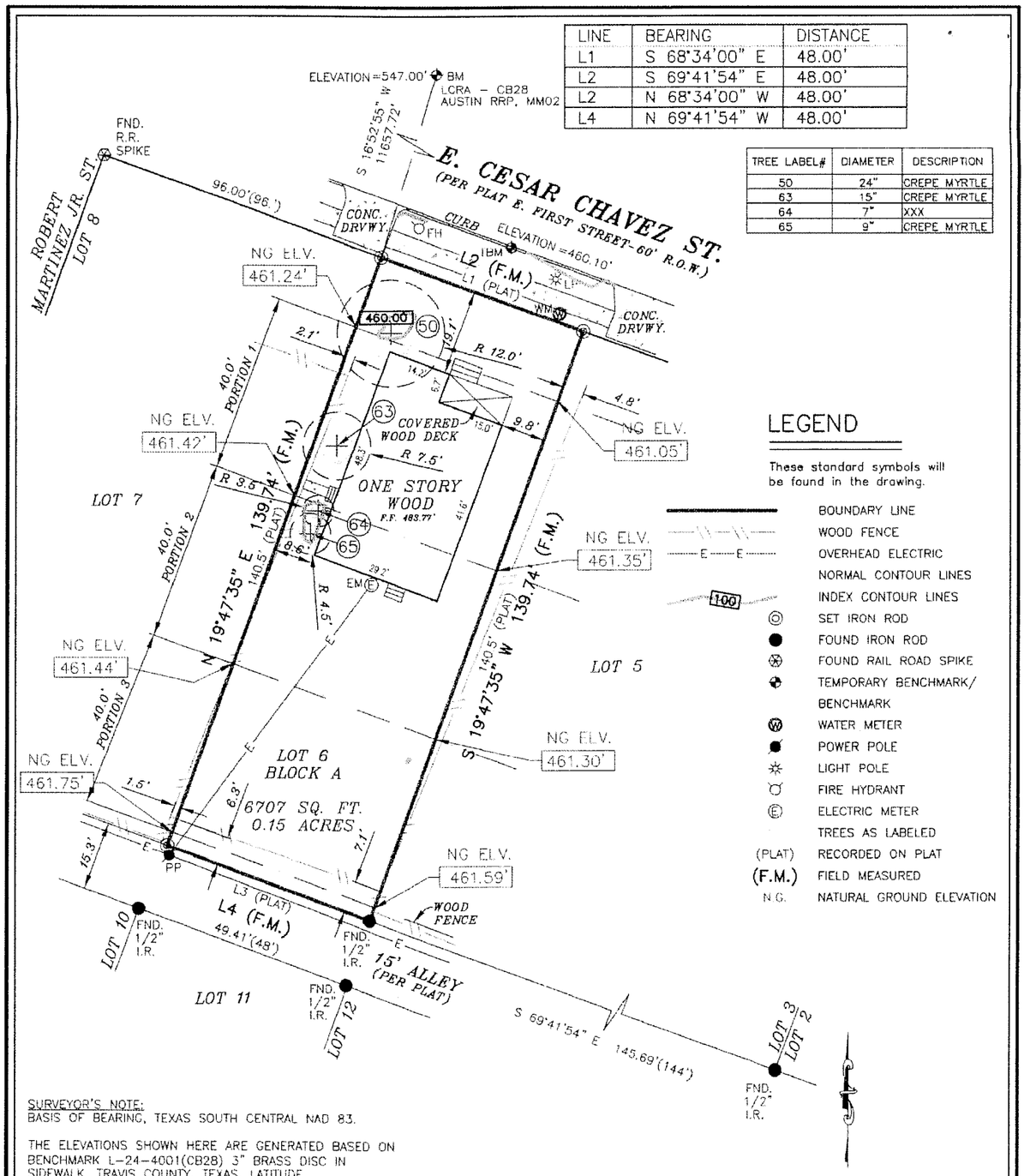
PROJECT NAM
2205 E. Cesar Chave
Austin, TX 7870
Travis Count

DATE: October 10, 201
SCALE: AS NOTE

SHEET NO:
A0

LINE	BEARING	DISTANCE
L1	S 68°34'00" E	48.00'
L2	S 69°41'54" E	48.00'
L2	N 68°34'00" W	48.00'
L4	N 69°41'54" W	48.00'

TREE LABEL#	DIAMETER	DESCRIPTION
50	24"	CREPE MYRTLE
63	15"	CREPE MYRTLE
64	7"	XXX
65	9"	CREPE MYRTLE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- NORMAL CONTOUR LINES
- INDEX CONTOUR LINES
- SET IRON ROD
- FOUND IRON ROD
- FOUND RAIL ROAD SPIKE
- TEMPORARY BENCHMARK/ BENCHMARK
- WATER METER
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- ELECTRIC METER
- TREES AS LABELED
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- N.G. NATURAL GROUND ELEVATION

SURVEYOR'S NOTE:
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THE ELEVATIONS SHOWN HERE ARE GENERATED BASED ON BENCHMARK L-24-4001(CB28) 3" BRASS DISC IN SIDEWALK, TRAVIS COUNTY, TEXAS. LATITUDE 30°17'09.52800", LONGITUDE -97°42'31.74600"

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48453C 0465 H effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to NORTH AMERICAN TITLE COMPANY and STEWART TITLE GUARANTY COMPANY that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: KENNETH S. LEMOND AND MYUNG SOON BANG-LEMOND

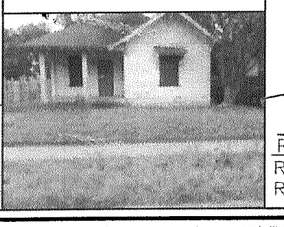
Address: 2205 E. CESAR CHAVEZ ST., AUSTIN, TX 78702 GF No. 14664-15-01309

Legal Description of the Land:

Lot 6, Block A, Driving Park Addition, a subdivision of Outlot No.39, Division "O", in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 206, of the Plat Records of Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 2, PAGE 206, PLAT RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"TREE & TOPO." SURVEY

JOB NO.: 1707046425	NO.	REVISION	DATE
DATE: 10/28/15	01	UPDATE SURVEY	07/27/17
DRAWN BY: MN/UB	02	UPDATE IMPROVEMENTS	08/03/17
APPROVED BY: RJR	(REFER JOB NO. 1510032479)		

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
Phone: (210) 572-1995 Fax: (210) 572-1993

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBER 10146400. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

ISSUED FOR PERMIT, REGULATORY APPROVAL & FOR CONSTRUCTION

SHEET NO:

SV

DATE: October 10, 20
SCALE: AS NOTE

PROJECT NA
2205 E. Cesar Chav
Austin, TX 787
Travis Cou

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AND THE DESIGN SHOWN THEREON
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STATE OF TEXAS REGISTERED MARTIN DUPONT 20747 ARCHITECT
10-10-17

J ■ SQUARE ARCHITECTURE
818 MORROW ST.
AUSTIN, TEXAS 78757
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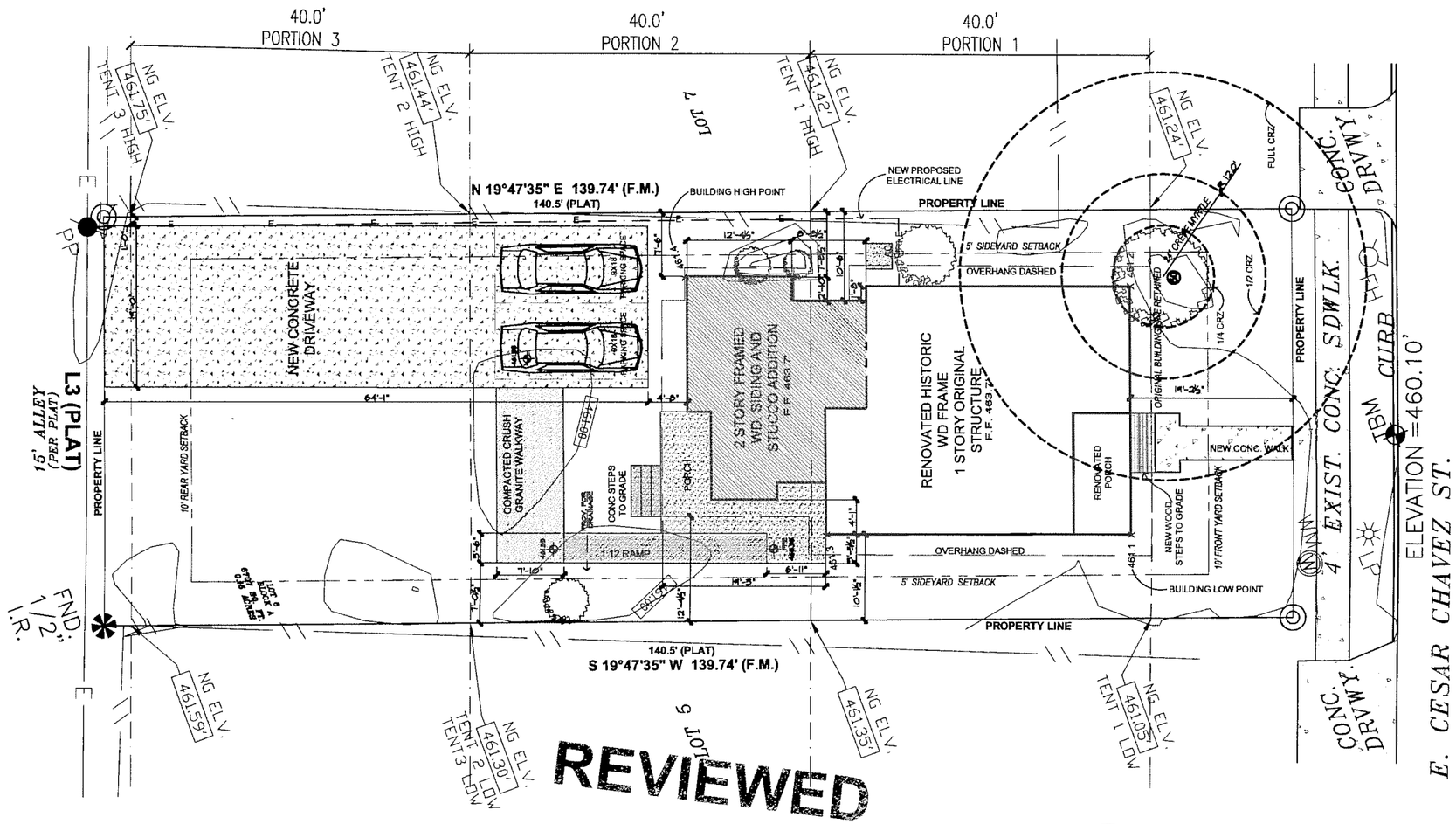

REVIEWED

OCT 12 2017

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

NEW SITE PLAN

SCALE: 1/16" = 1'-0"

AE APPROVED

OCT 12 2017
284-105
CDC

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PROJECT NAME

2205 E. Cesar Chavez
Austin, TX 78702
Travis County

DATE: October 10, 2017
SCALE: AS NOTED

SHEET NO:

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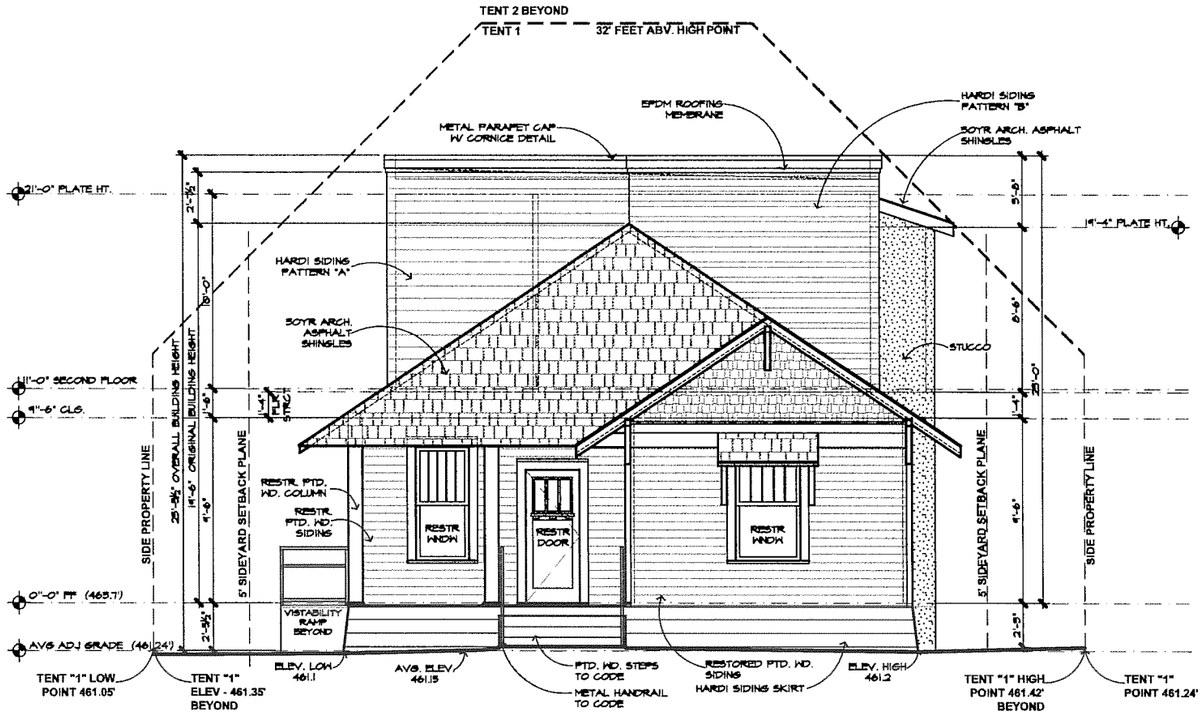
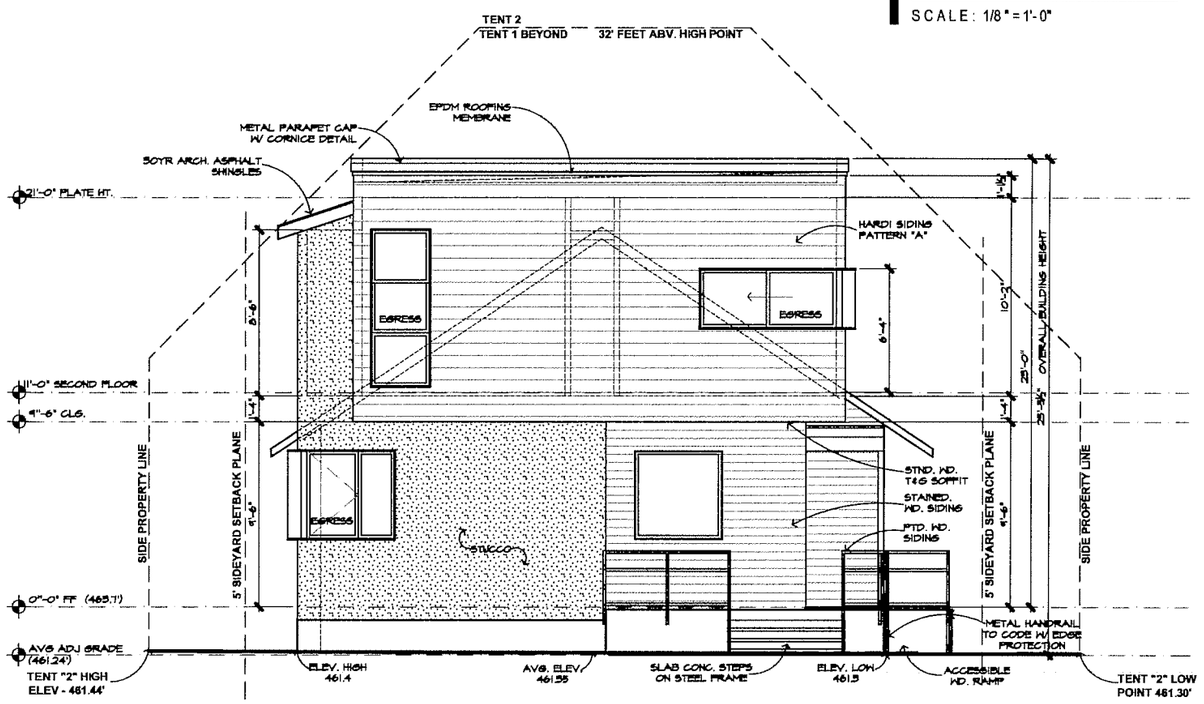


1 FRONT ELEVATION

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



2 REAR ELEVATION

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

GENERAL NOTES

1. CONSULT WITH ARCHITECT PRIOR TO PLACING WINDOW ORDER FOR VALUE ENGINEERING.

2. ALL TRIM SHALL BE CONTINUOUS WHERE POSSIBLE, OR ALIGN W/ ADJACENT MILLWORK.

3. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.

4. COORDINATE ALL MILLWORK DETAILS WITH OWNER, ARCHITECT & CABINET MAKER.

5. STUCCO MOCK-UP REQUIRED.

6. UNLESS OTHERWISE NOTED, ALL INTERIOR ELEVATIONS, FIXTURES, AND FINISHES TO BE SELECTED BY OWNER.

7. DOORS WITHOUT DIMENSIONS ARE CENTERED IN THEIR RESPECTIVE SPACE U.N.O.

8. ALL STAIR RISERS AND TREADS SHALL BE EQUAL UNLESS NOTED OTHERWISE.

9. GENERAL CONTRACTOR/OWNER TO PROVIDE STRUCTURAL ENGINEERING AS REQUIRED.

10. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

11. DIMENSION STRINGS @ DOORS AND WINDOWS ARE TO THE CENTER LINE OF THE OPENING. DOORS WITHOUT DIMENSION STRINGS ARE 6" FROM THE INSIDE CORNER TO THE HINGE-SIDE JAMB.

12. ALL MILL MARKS MUST BE SANDED.

13. WALL, FLOOR & CEILING FRAMING TO BE COORDINATED WITH FIXTURE LOCATIONS TO ALLOW FIXTURES TO TAKE PRECEDENCE. ADJUST FLOOR/ROOF FRAMING AS NECESSARY TO ALLOW FIXTURE TO BE IN LOCATION AS SHOWN ON MEP PLANS.

14. ALL HAND/GUARD RAILS TO BE INSTALLED PER CODE.

15. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE IN DOORS AND WINDOWS.

16. PROVIDE SOUND BATT INSULATION AROUND ALL NEW BATHROOMS AND LAUNDRY ROOMS.

17. GENERAL CONTRACTOR TO PROVIDE \S<1,100>3/4\s" PLYWOOD CATWALK IN ATTIC SPACE TO AIR HANDLING UNITS, HOT WATER HEATERS, ETC. UNITS SHALL BE LOCATED WITHIN 20' OF ATTIC ACCESS.

18. VENTILATE AND FIREPROOF HOTWATER ENCLOSURES PER CODE AND AS NECESSARY.

19. GENERAL CONTRACTOR TO VERIFY ALL DOOR AND WINDOW STYLE, OPTIONS, TYPE, ETC. WITH OWNER PRIOR TO ORDERING.

20. PROVIDE THERMAL INSULATION IN ALL AREAS REQUIRED AND SPECIFIED BY CODE.

21. UNLESS OTHERWISE NOTED, ALL FIXTURES ARE CENTERED IN/ON HALLWAYS, ROOM, DOORS, WINDOWS, OPENINGS ETC.

22. RECESSED CAN LIGHT FIXTURES MTD. IN SLOPED CEILING CONDITIONS TO HAVE SLOPED CAN TYPE.

23. ALL ROOF PENETRATIONS SHALL BE LOCATED TO THE SIDE OF THE ROOF AS MUCH AS POSSIBLE, AND PAINTED TO MATCH THE COLOR OF THE ROOFING MATERIAL.

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Travis Cour

DATE: October 10, 20
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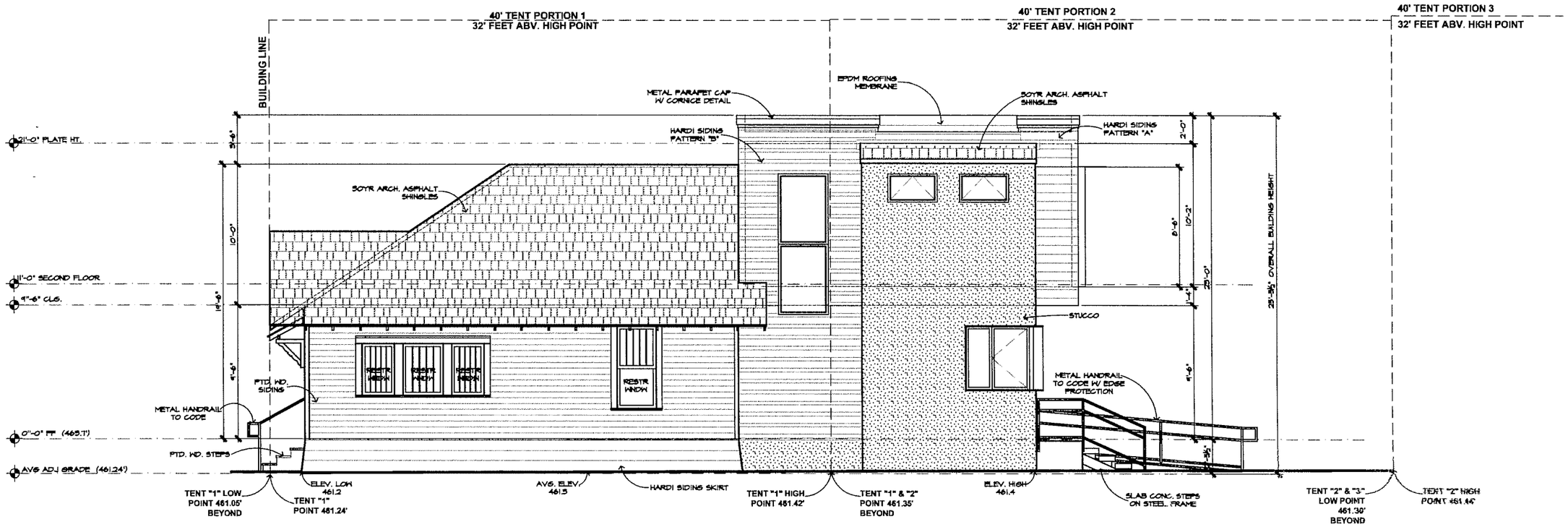
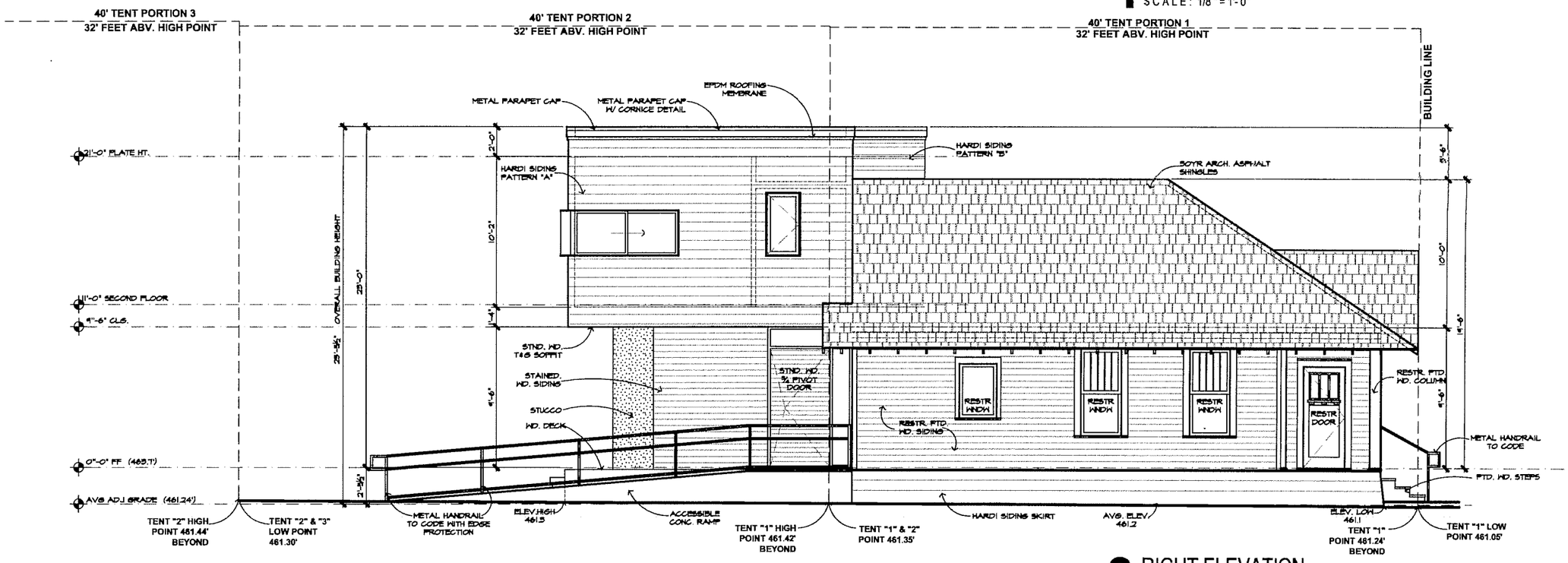


1 LEFT ELEVATION

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



2 RIGHT ELEVATION

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

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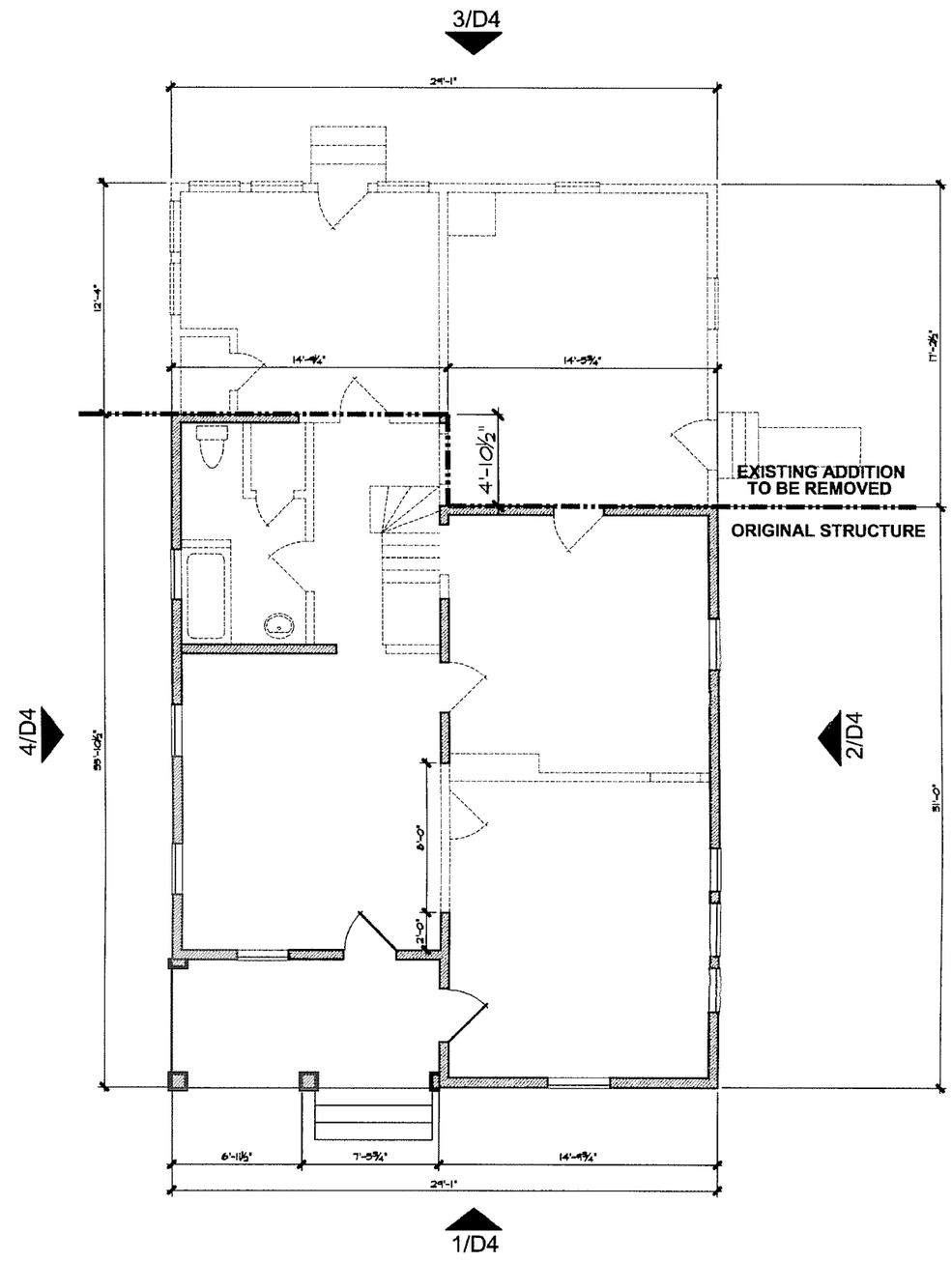
Travis Count

DATE: October 10, 201
SCALE: AS NOTE

SHEET NO:

A4



DEMOLITION FLOOR PLAN

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

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Travis County

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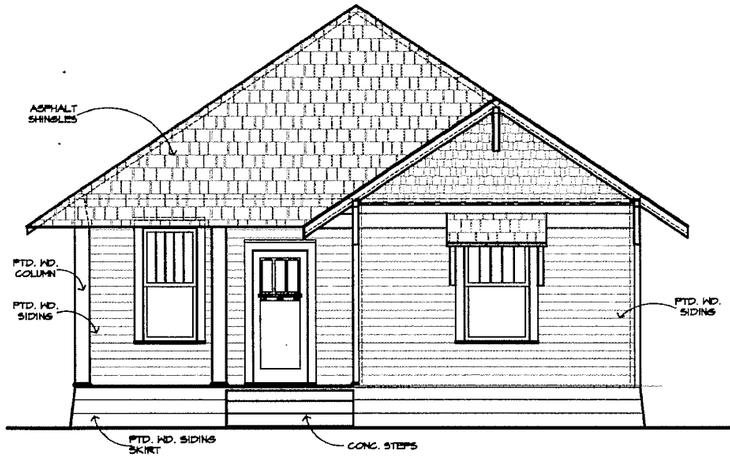
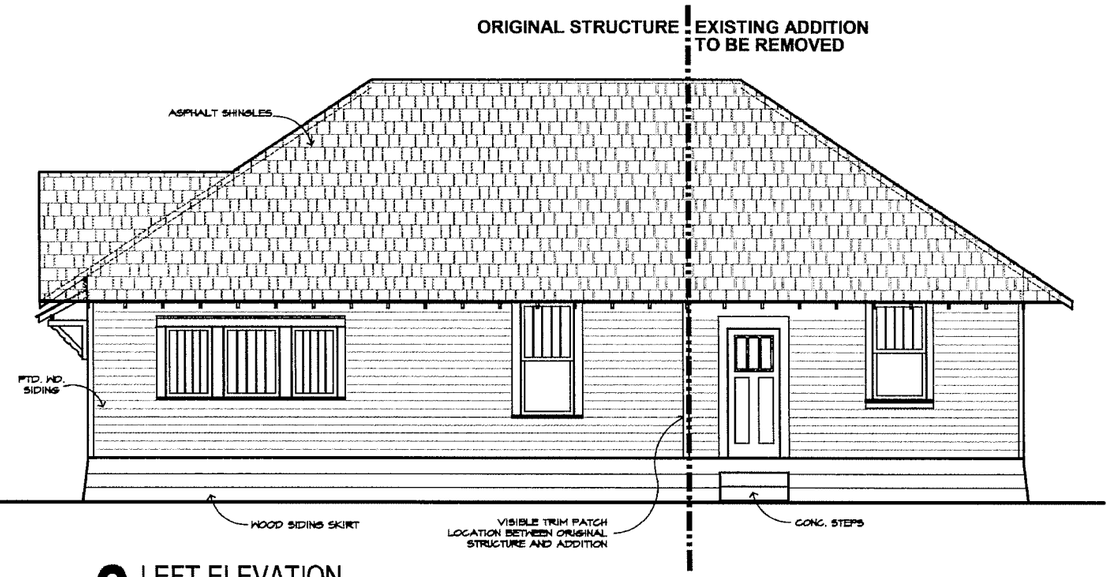


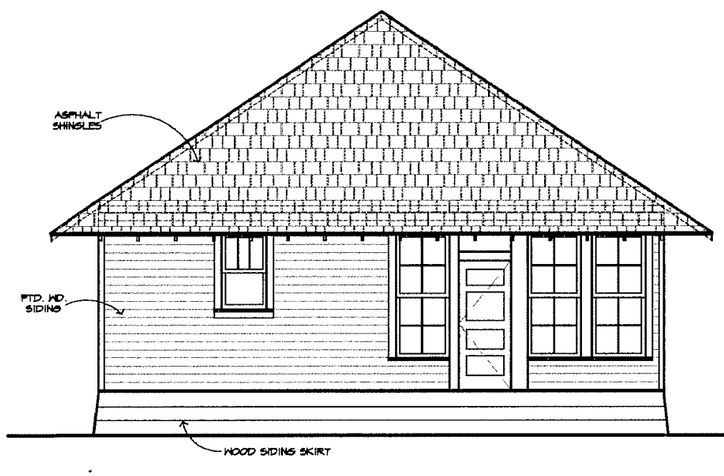
1 FRONT ELEVATION

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



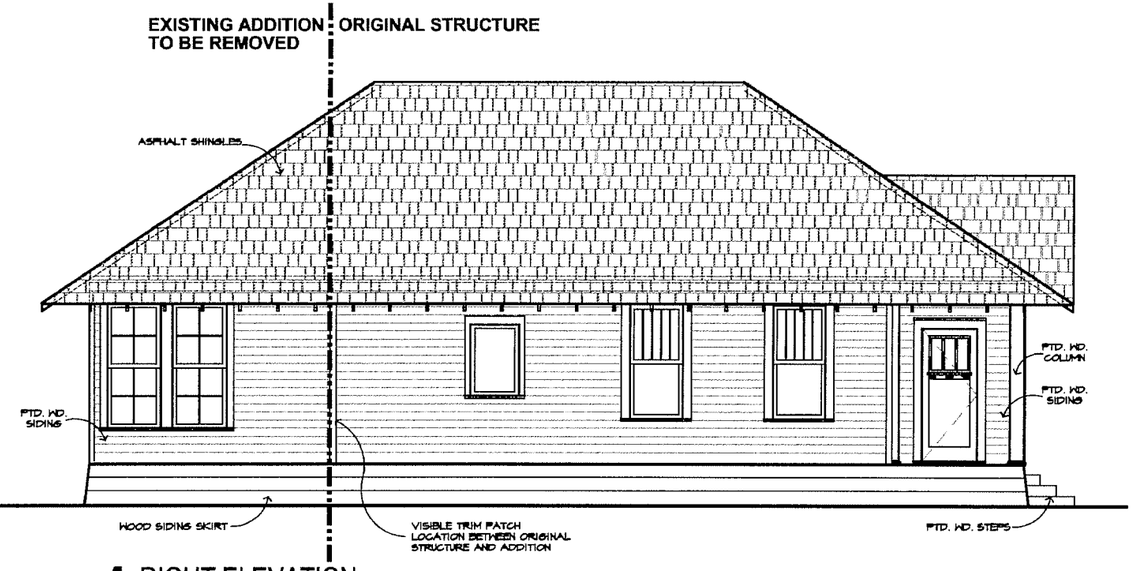
2 LEFT ELEVATION

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



3 REAR ELEVATION

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



4 RIGHT ELEVATION

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

EXISTING ELEVATIONS

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

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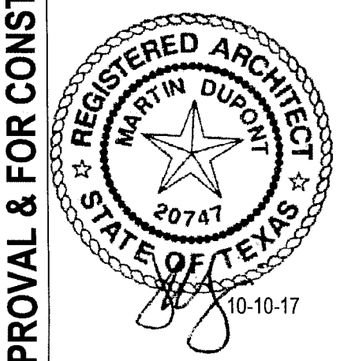

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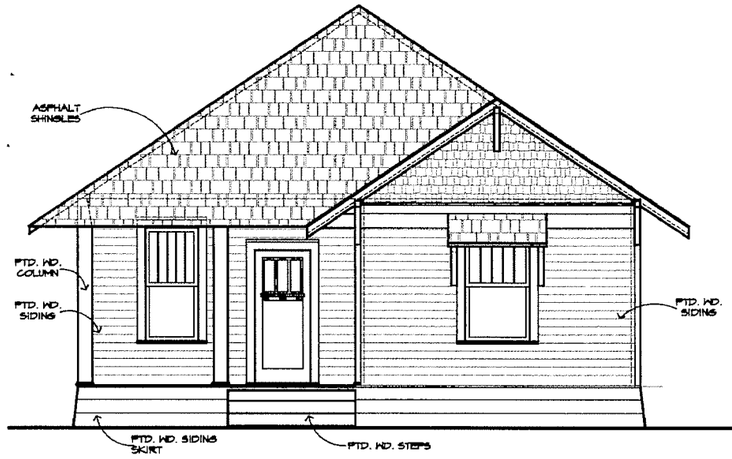
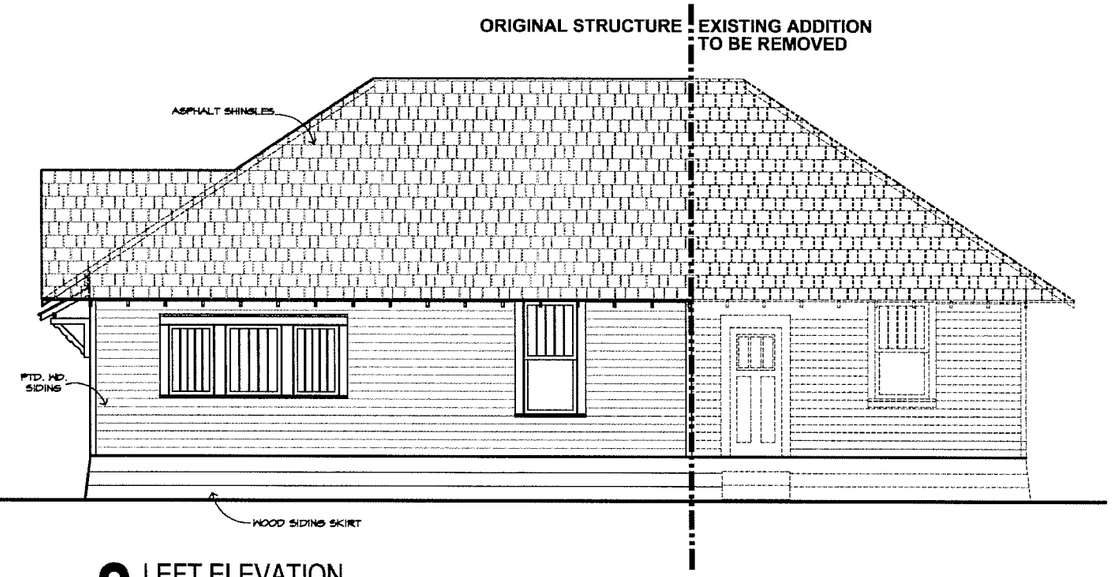


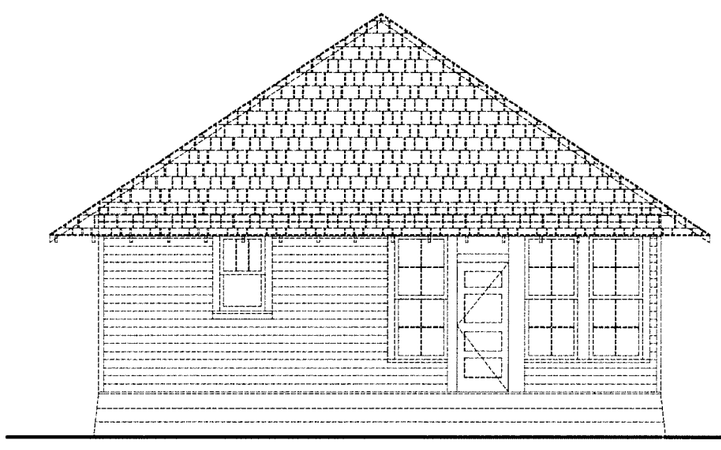
1 FRONT ELEVATION

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



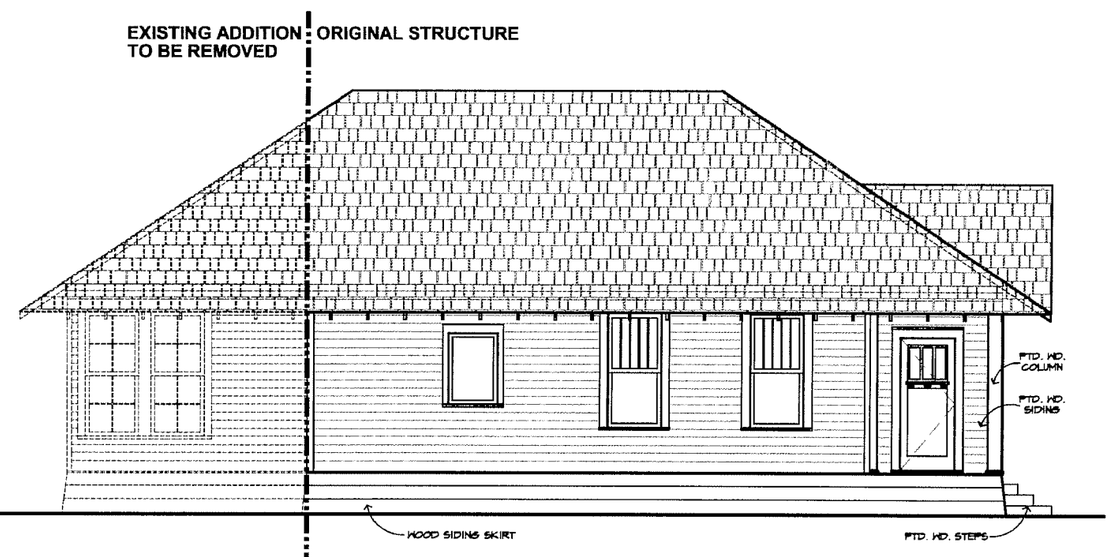
2 LEFT ELEVATION

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



3 REAR ELEVATION

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



4 RIGHT ELEVATION

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

DEMOLITION ELEVATIONS

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

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