

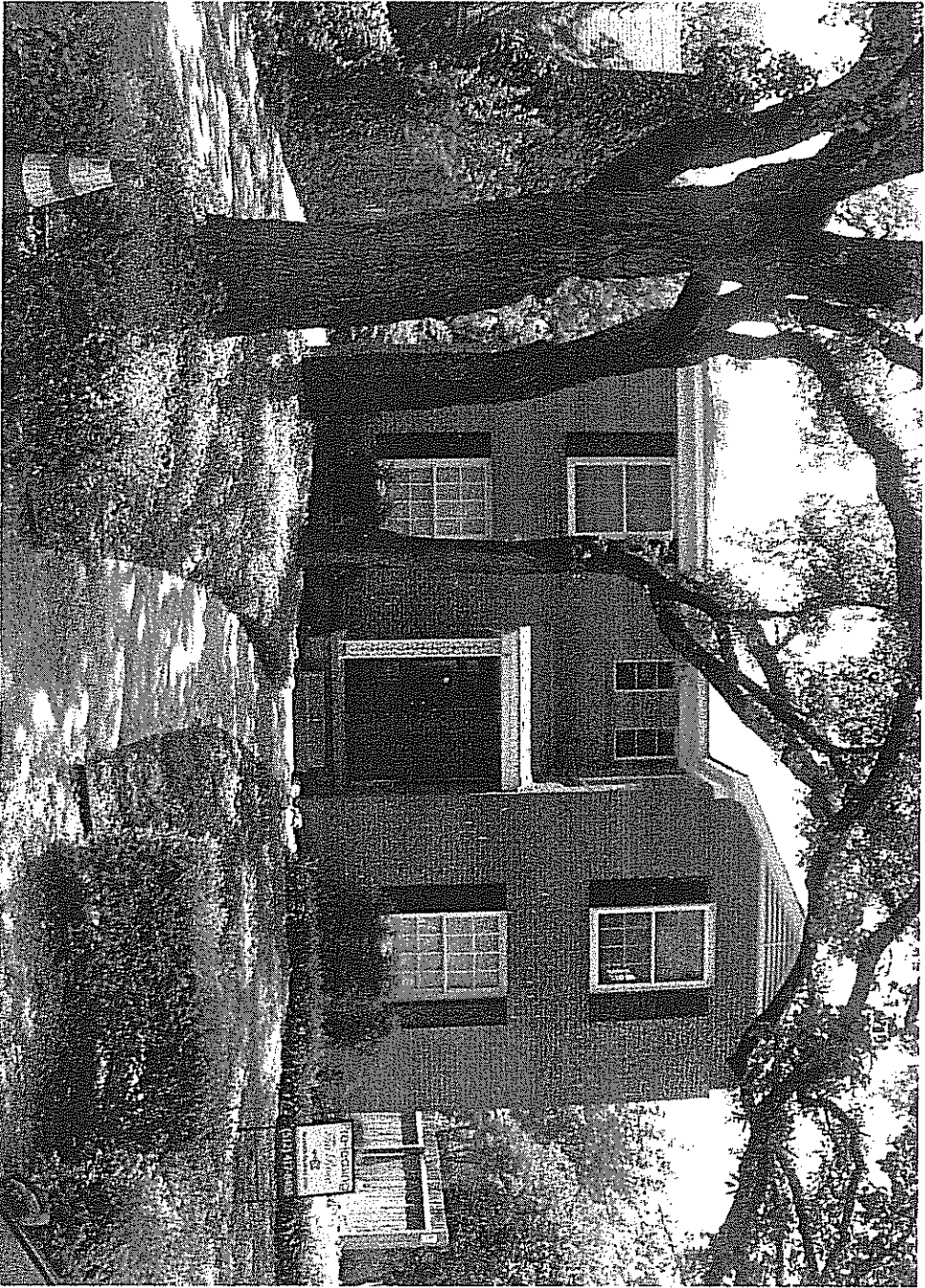
917 W. 24th - For kids sake - share's alley access



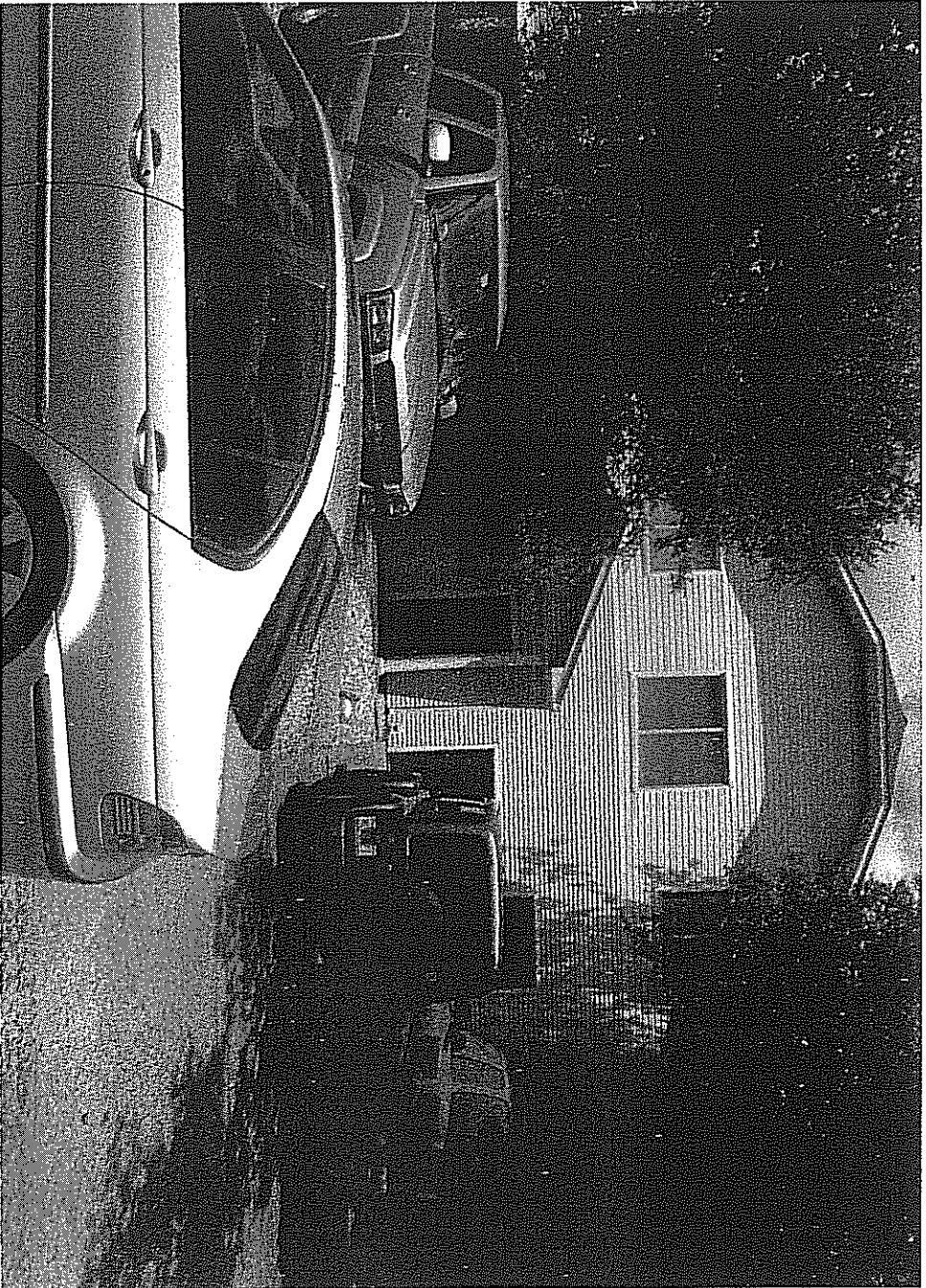
To Left From Subject Property



Sam Gamgee to left



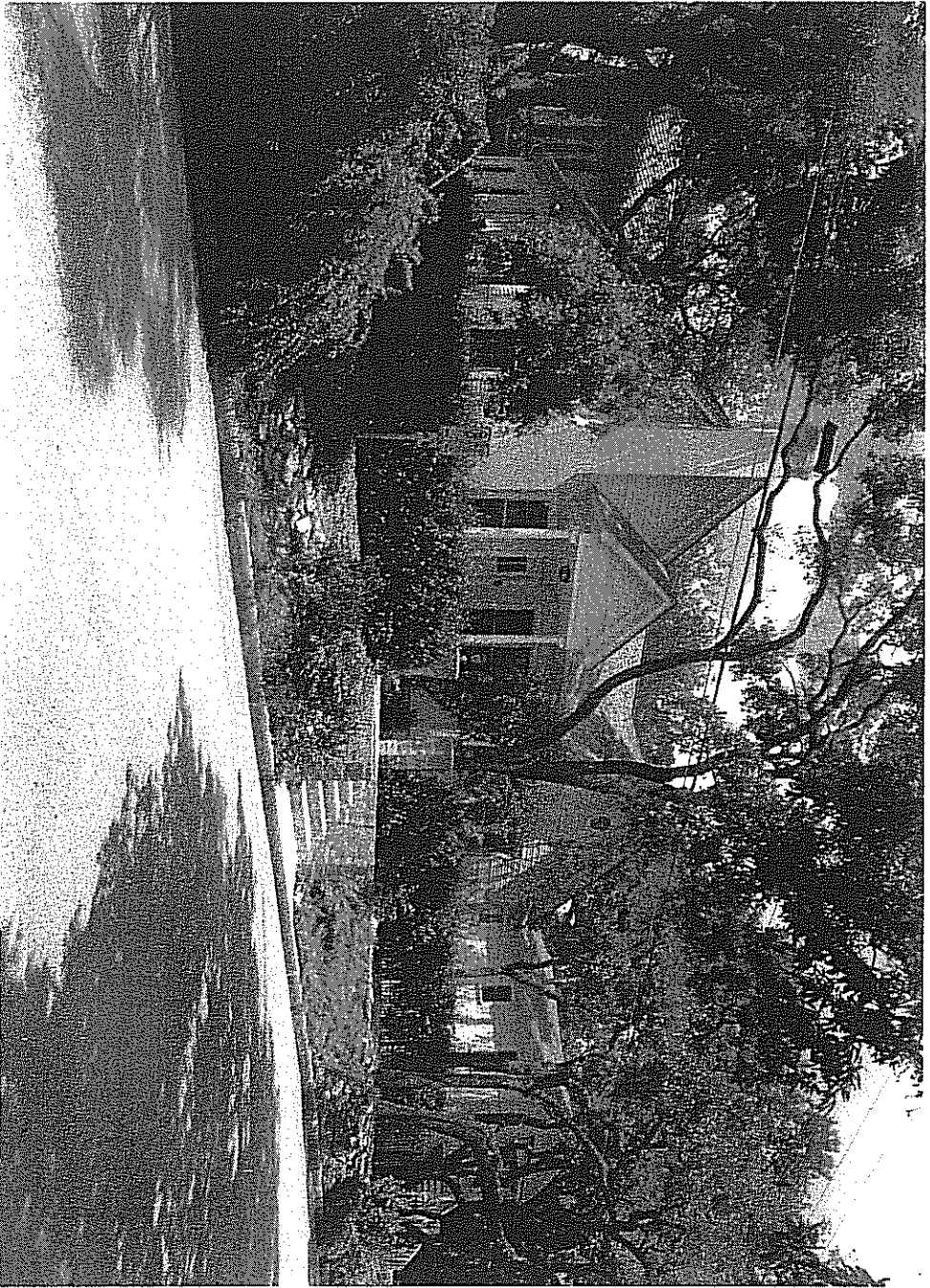
Sans GABRIEL to left : Duplex



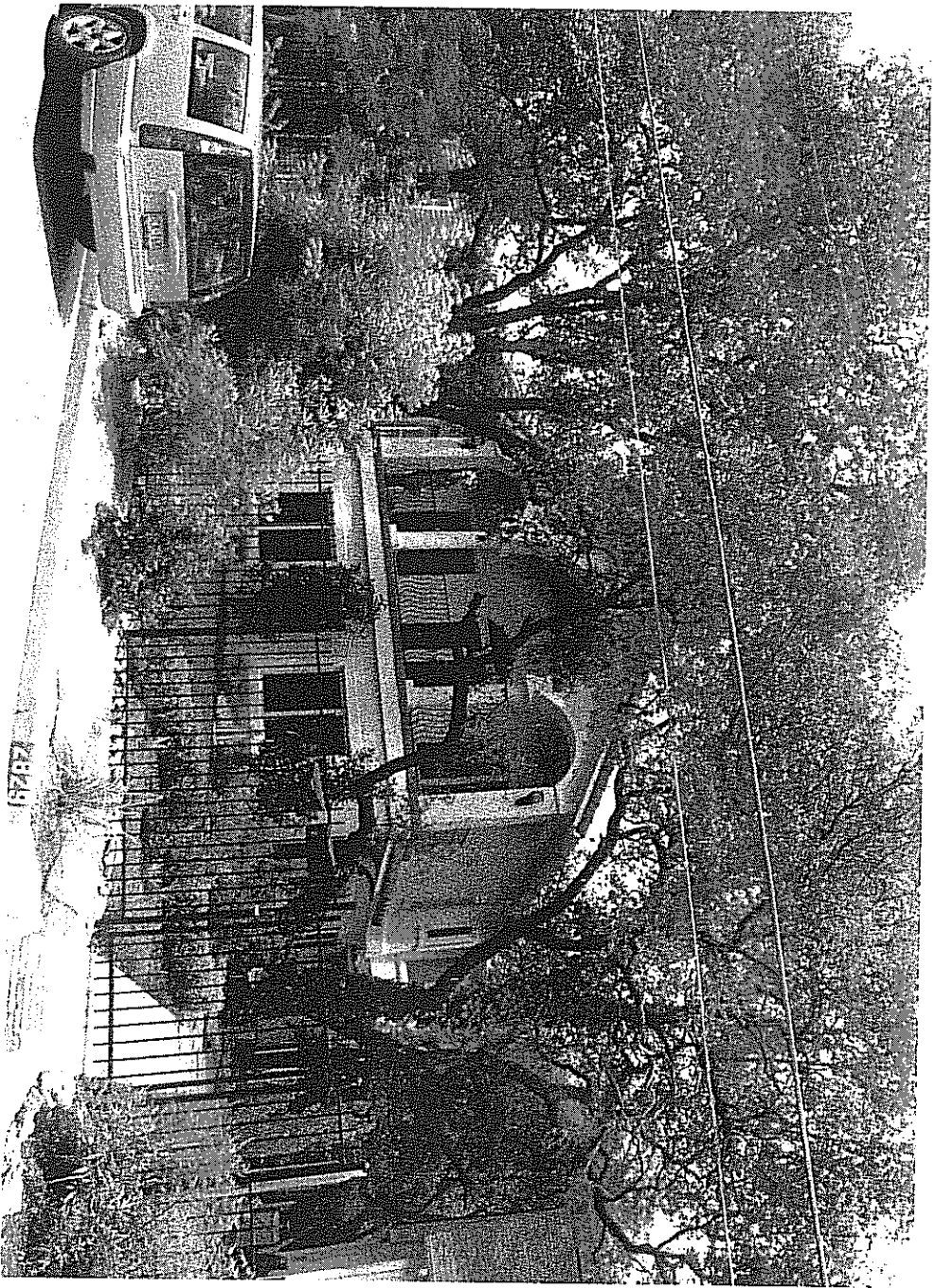
Sans Garretiel to left



Spas Amherst to left



Gins Garage to Left : Duplex



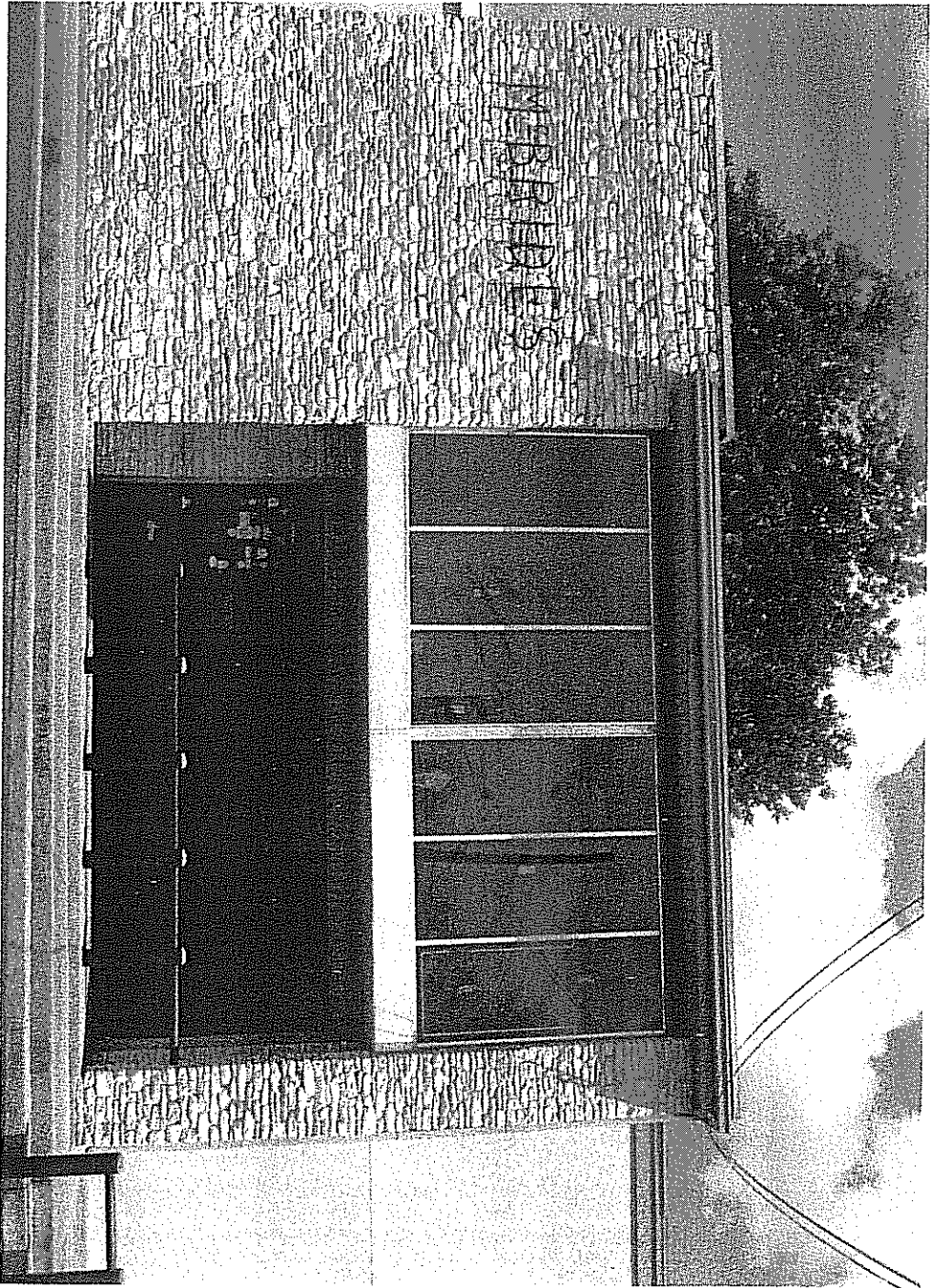
San Gabriel to left



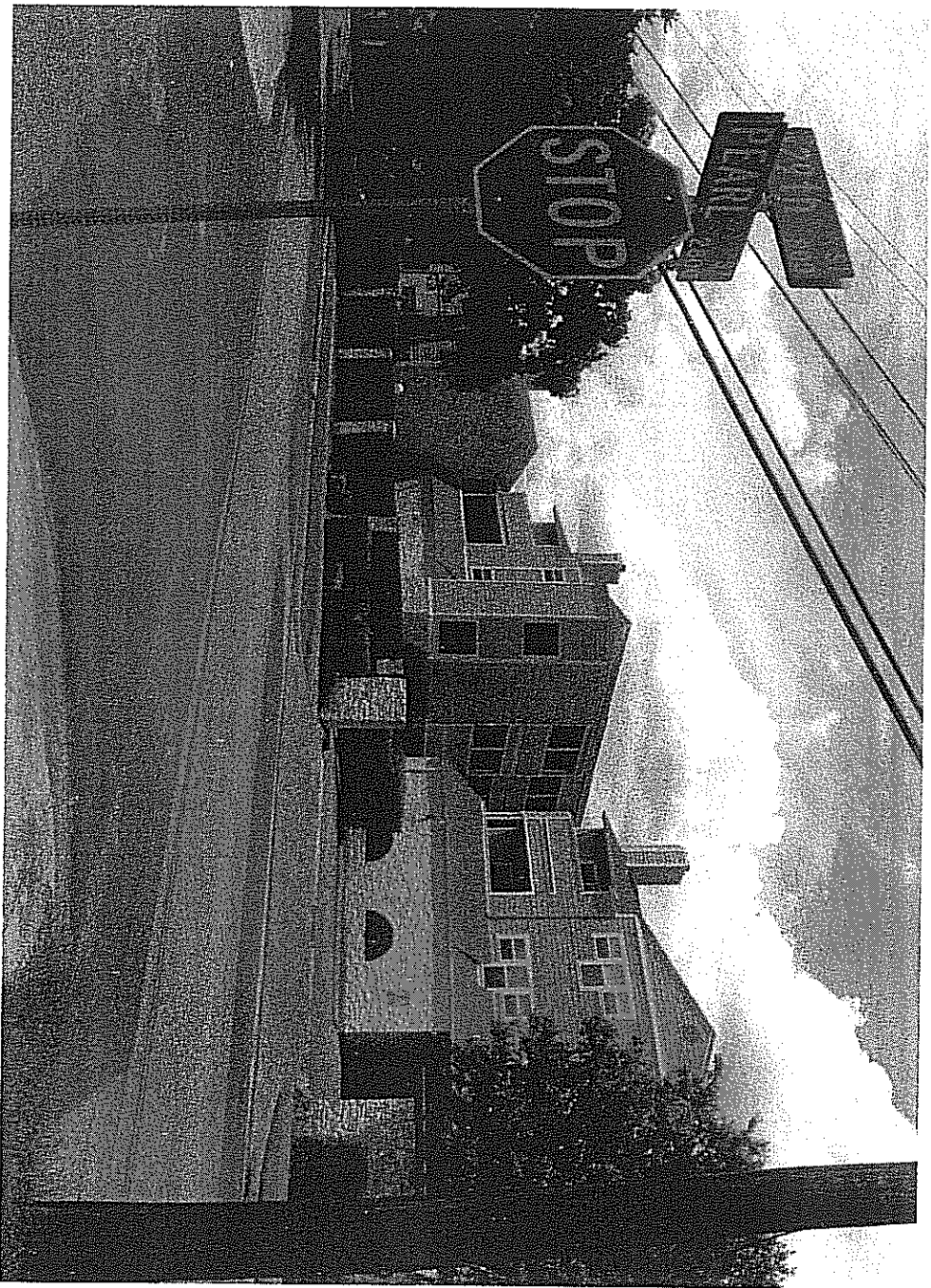
GRAB GARRETT to RIGHT



Gymnasium to Right



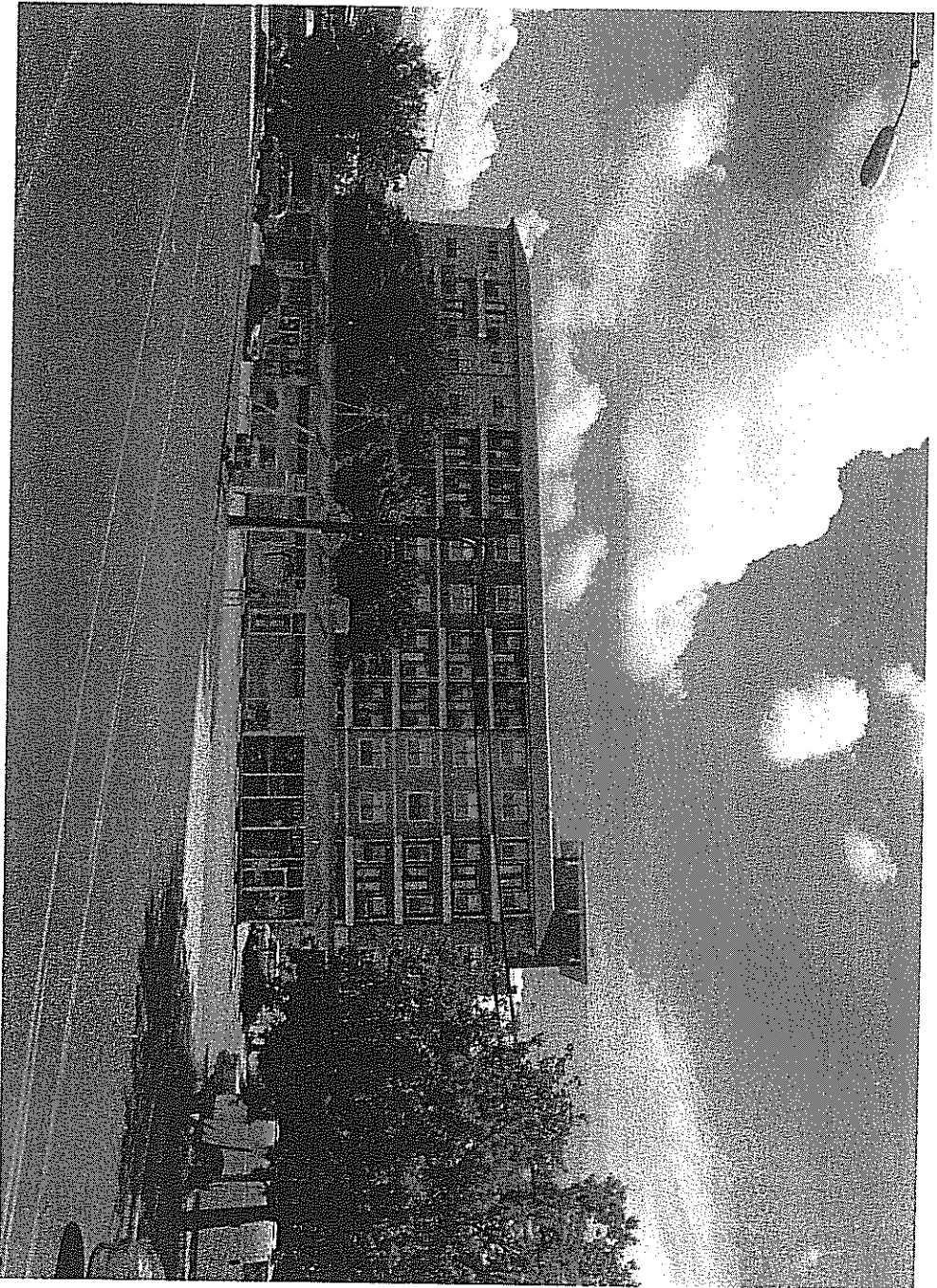
1 Blocks Away From Subject Property



1 Block from our house



A FEW BLOCKS EAST



Four structures

Closest to subject

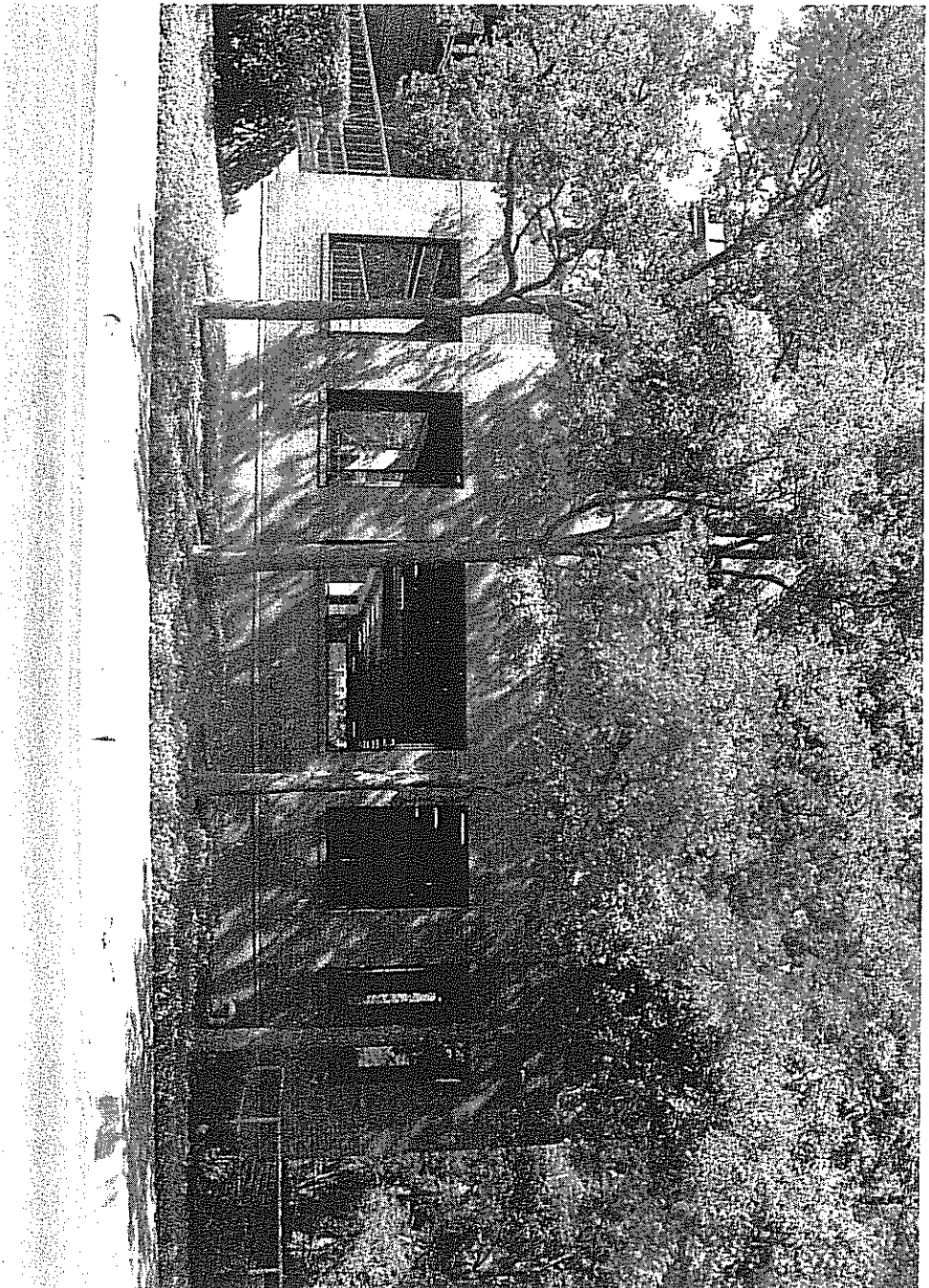
property

**Photos of four structures
closest to subject property on
same side of block and across
the street**



9/13 W. 2210 2714541

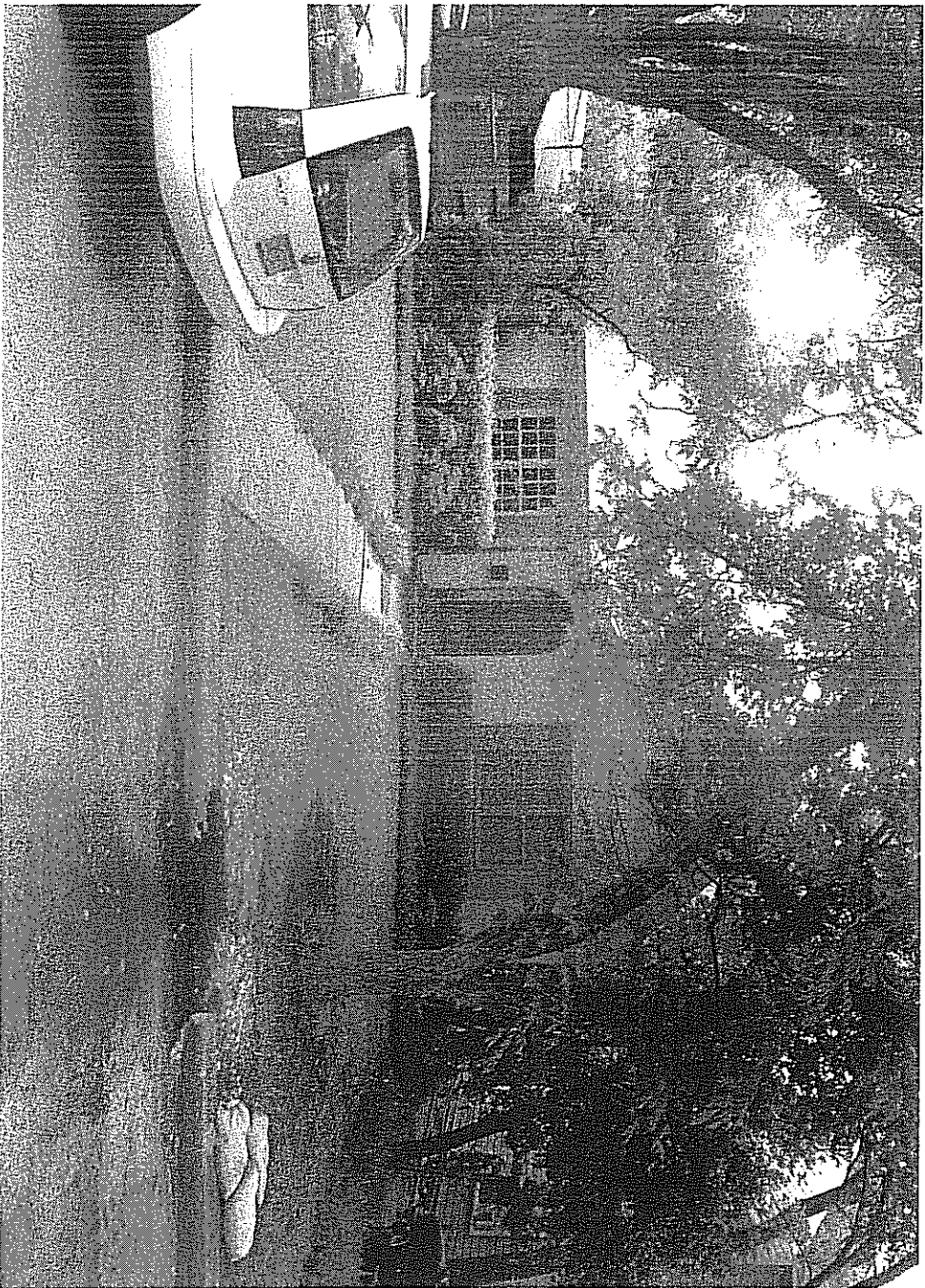
2905 San Gabriel - 2nd Property to right



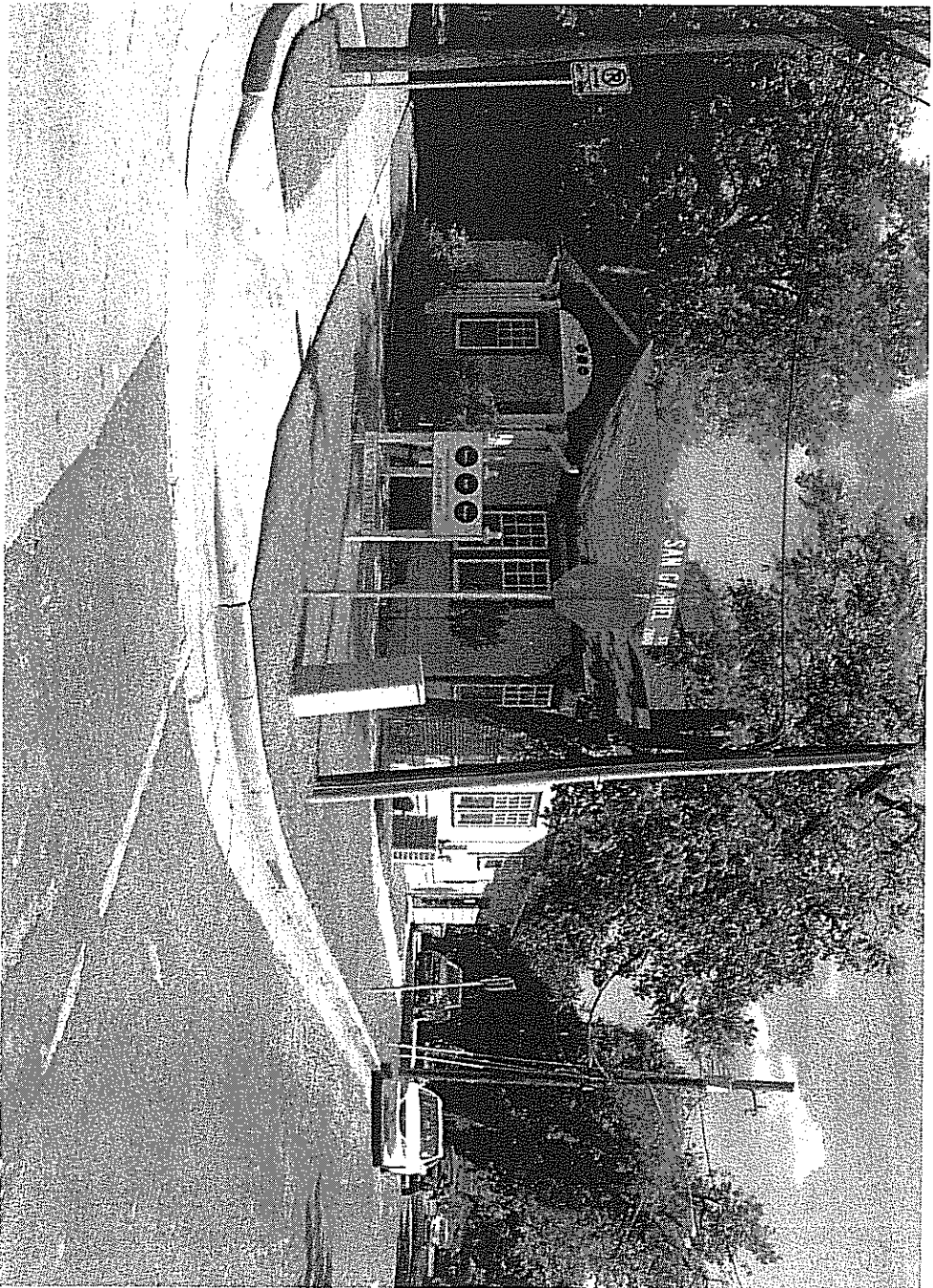
2844 San Gabriel - 1st property to left



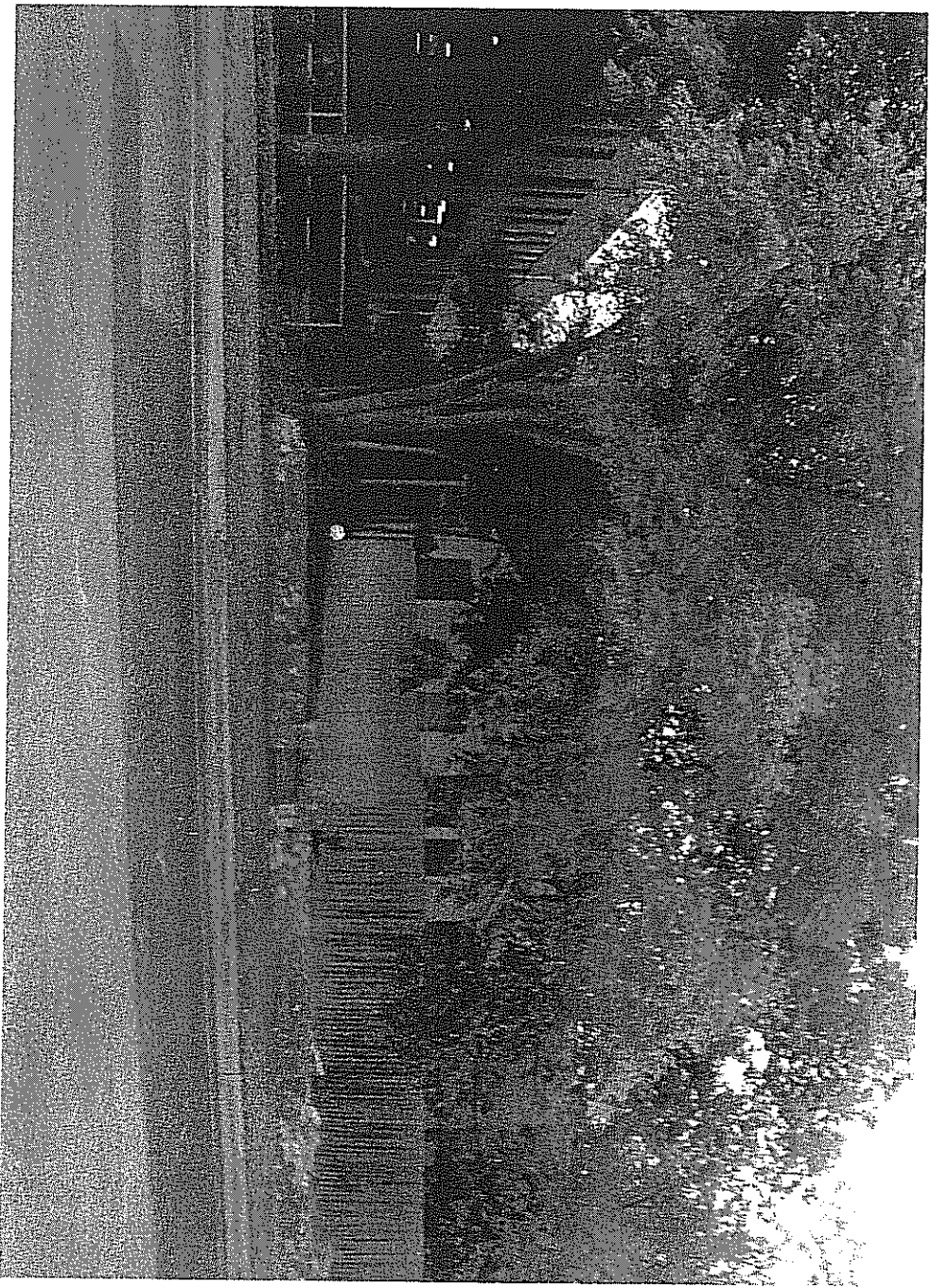
2842 San Gabriel - 2nd Property to Left



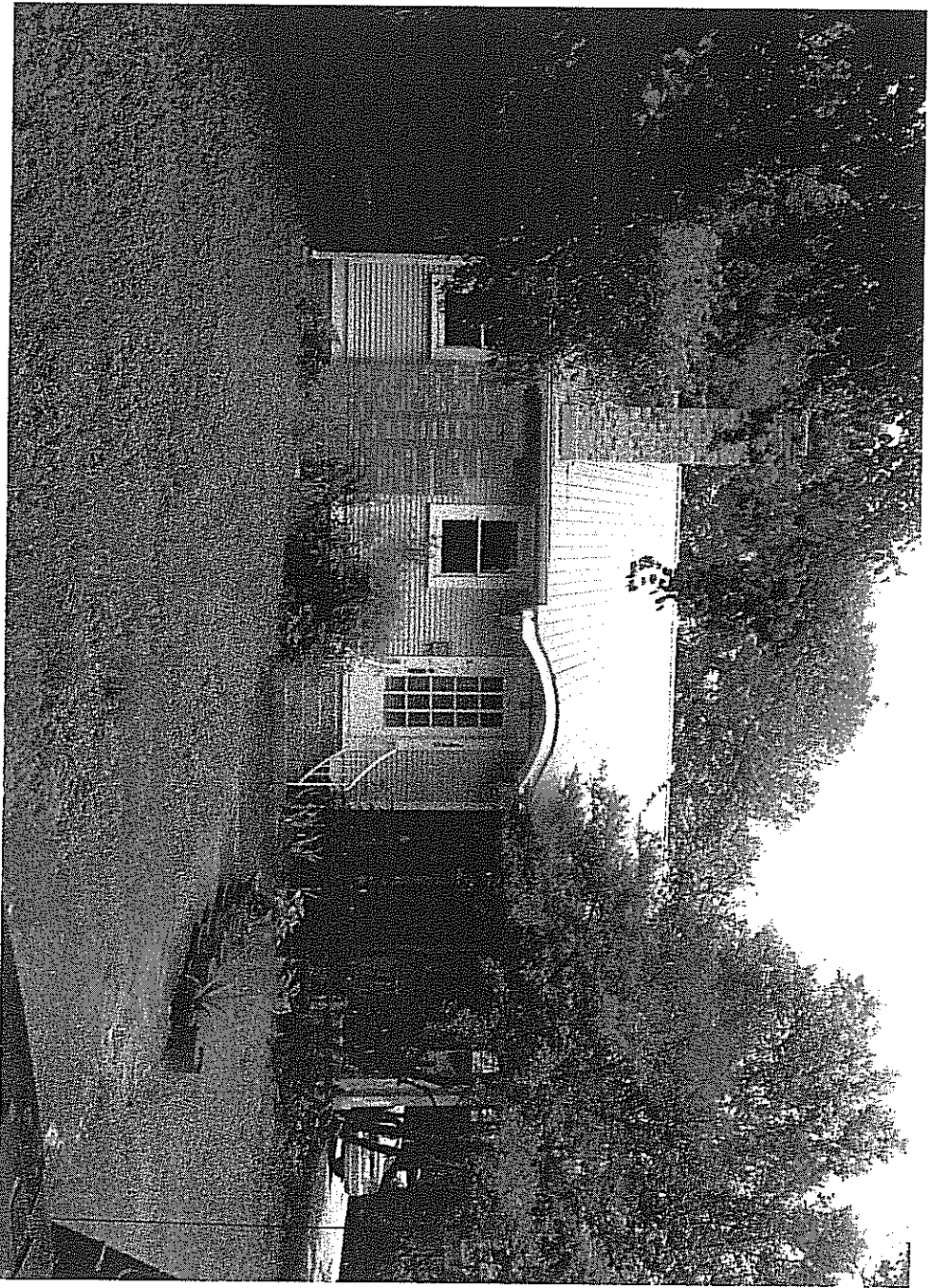
911 W. 29th Street - lot Property Across Street to Right



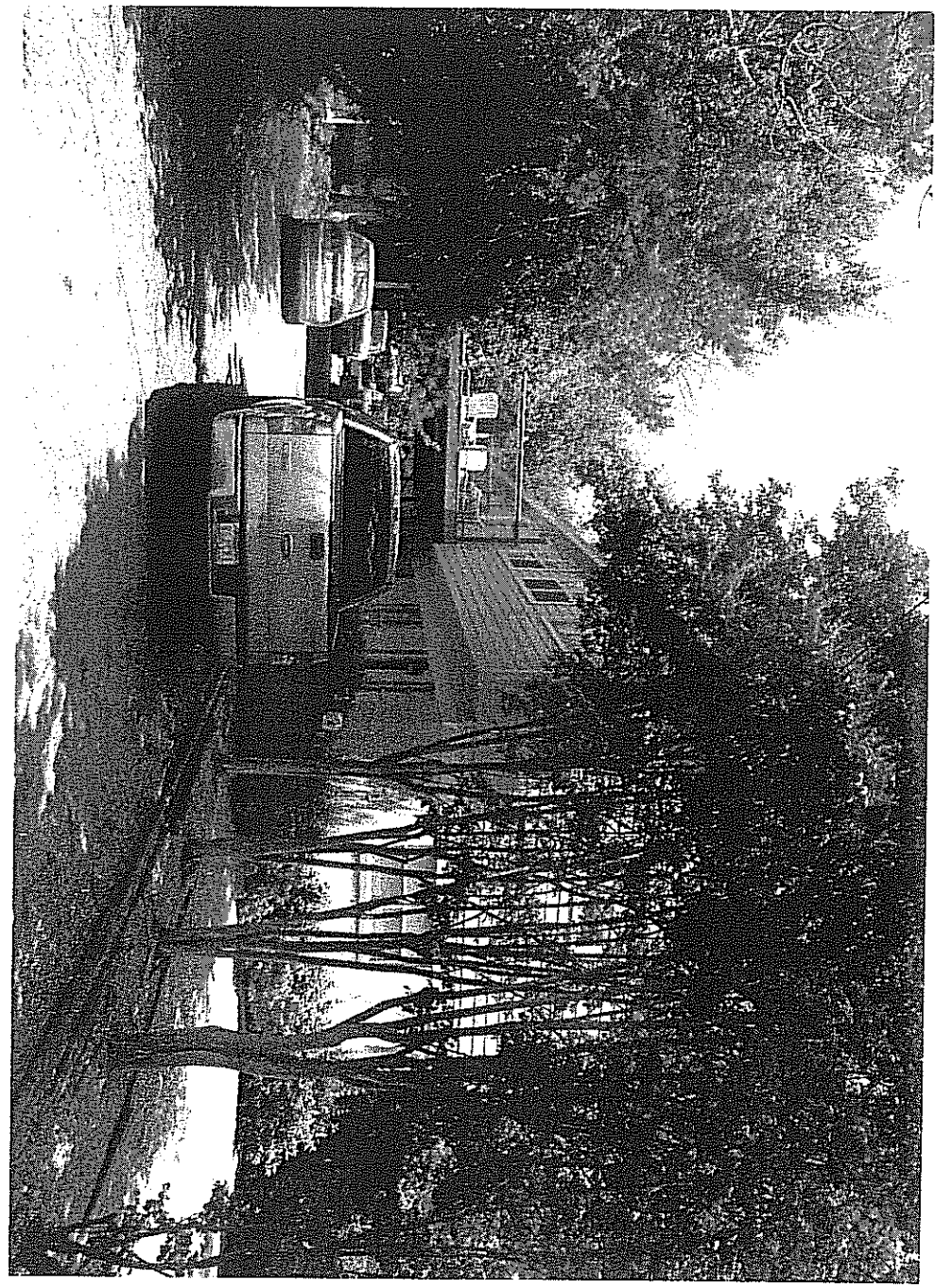
906 W. 29th Street - 2nd Property Across Street to Right



2845 SMD GARFIELD. 1ST PROPERTY ACROSS STREET IS LEFT



2011-01-01 10:00

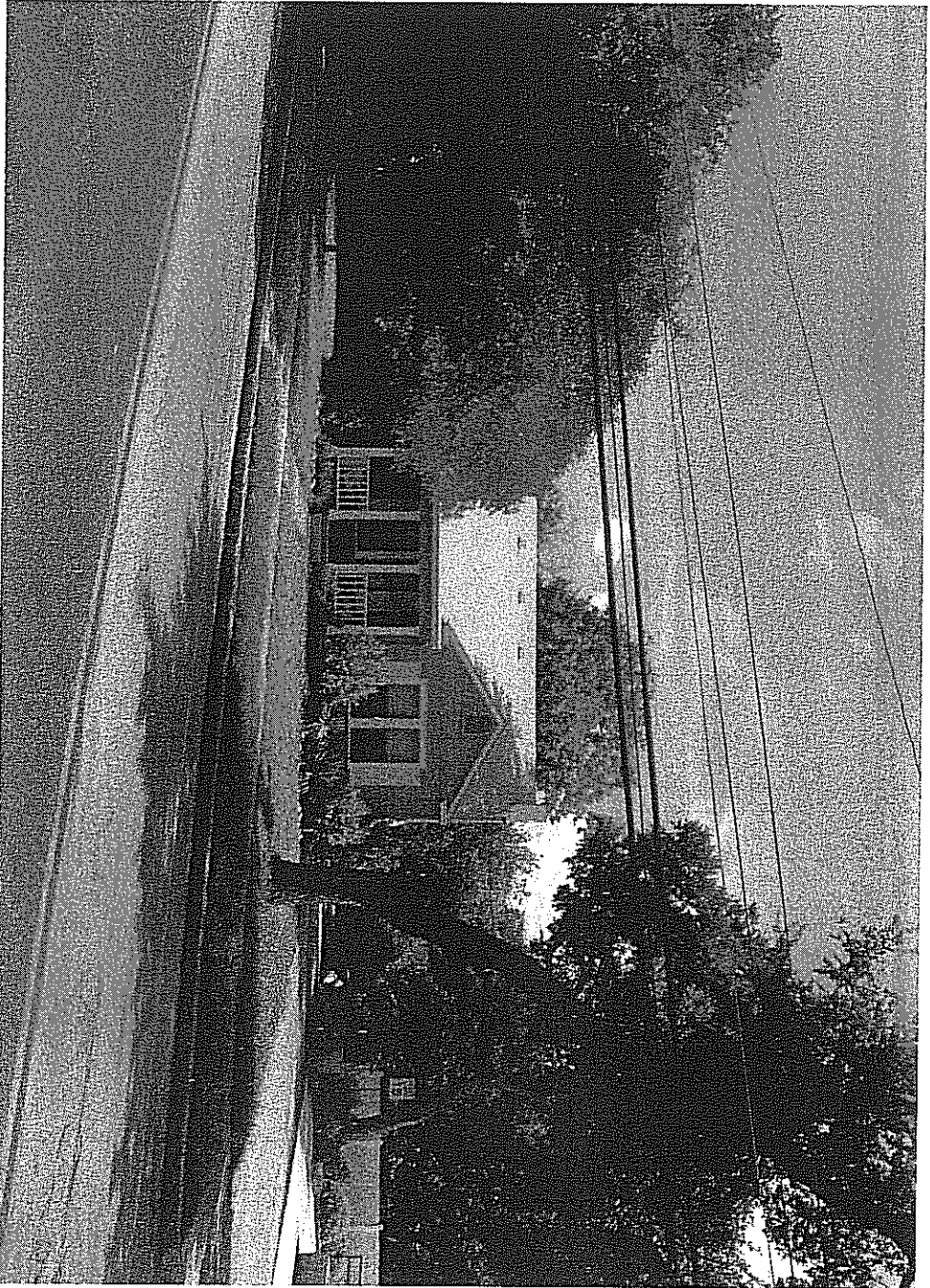


Photos of four adjacent structures

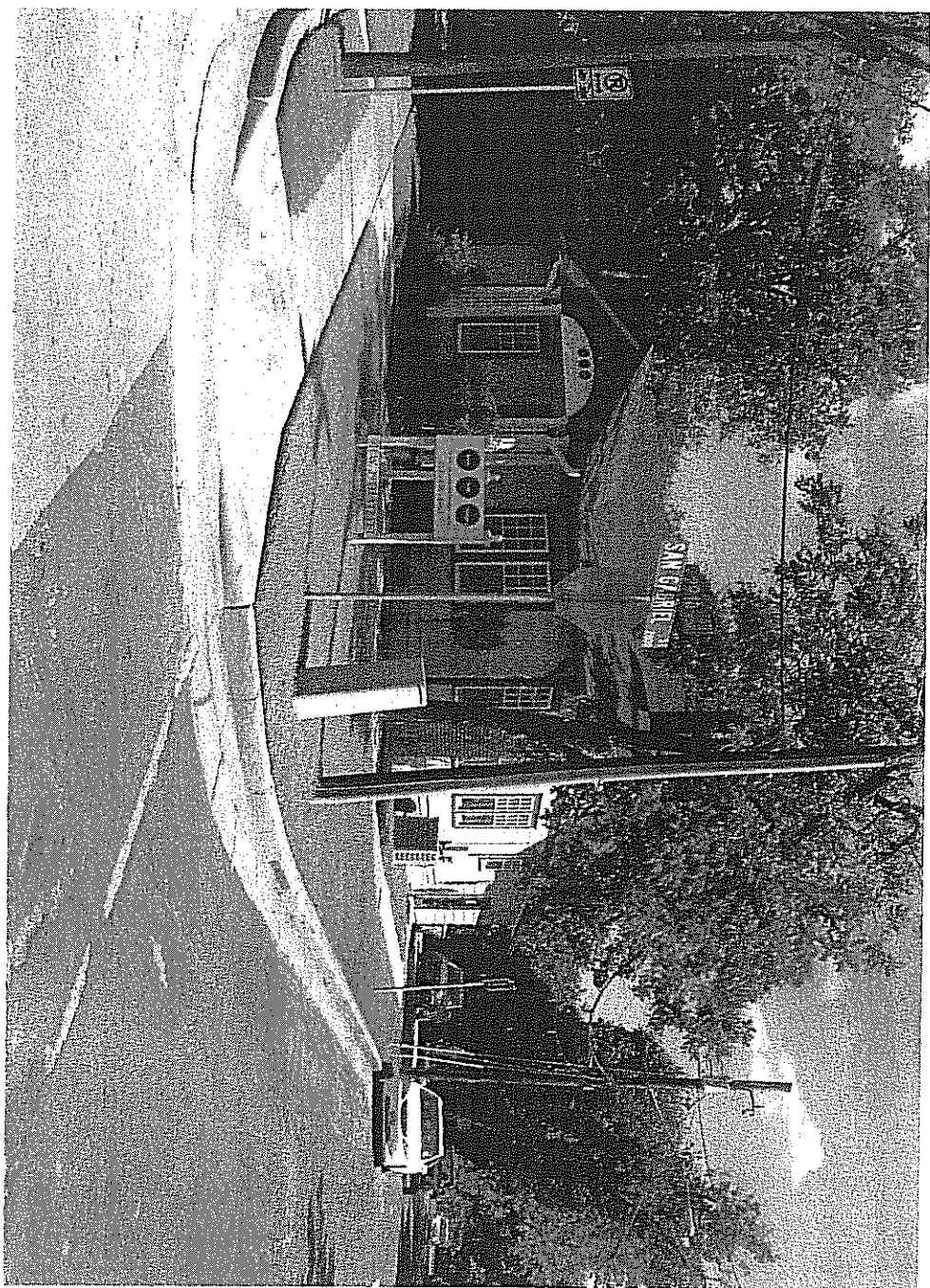
913 W. 29th - Adjacent to Right



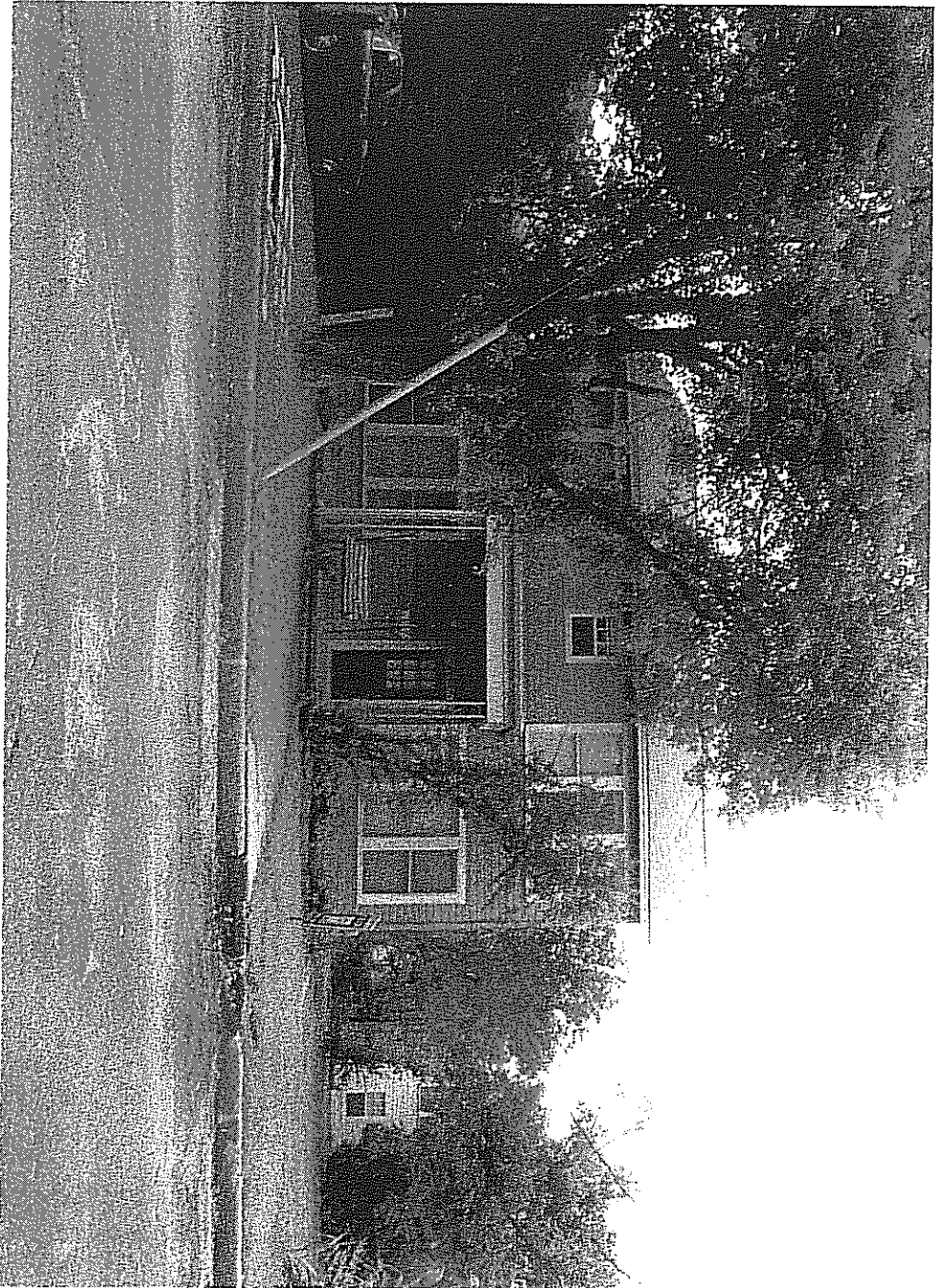
915 W. 24th - ADJACENT TO RIGHT



911 W. 2nd Street - Across Street



2844 San Gabriel - Adjacent to left



TRAVIS
COUNTY
APPRAISAL
DISTRICT

TaxNetUSA: Travis CountyProperty ID Number: **210046** Ref ID2 Number: **02160105170000**Owner's Name **RASH JOSHUA L & KRISTIN M ETTER****Property Details**Mailing Address 2846 SAN GABRIEL ST
AUSTIN, TX 78705-3531

Location 2846 SAN GABRIEL ST 78705

Legal LOT 15 BLK 2 OLT 71 DIV D BYRNES JAMES SUBD

Deed Date 07062009

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1492

Block 2

Tract or Lot 15

Docket No.

Abstract Code S02123

Neighborhood Code Z7105

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 4,000.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 254,000.00

10% Cap Value 0.00

Total Value 254,000.00

Data up to date as of 2010-06-15**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	254,000.00	254,000.00	254,000.00	254,000.00
01	AUSTIN ISD	1.202000	254,000.00	254,000.00	254,000.00	254,000.00
02	CITY OF AUSTIN	0.420900	254,000.00	254,000.00	254,000.00	254,000.00
03	TRAVIS COUNTY	0.421500	254,000.00	254,000.00	254,000.00	254,000.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	254,000.00	254,000.00	254,000.00	254,000.00
68	AUSTIN COMM COLL DIST	0.094600	254,000.00	254,000.00	254,000.00	254,000.00

Improvement Information

Improvement ID	State Category	Description
171412	B2	2 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
171412	198676	1ST	1st Floor	WW3	1945	654
171412	198677	2ND	2nd Floor	WW3	1945	654
171412	801453	011	PORCH OPEN 1ST F	*3	1945	8
171412	1915029	011	PORCH OPEN 1ST F	*3	1945	8
171412	1915030	251	BATHROOM	**	1945	2
171412	1915031	612	TERRACE UNCOVERD	*3	1945	12

Total Living Area 1,308

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
207589	LAND	B2	F	0.149	0	0	6,500

SQUARE FOOTAGE

OF

ADJACENT

PROPERTIES

**Square footage of adjacent
residences**

Square Footage of Adjacent Residences

<u>Address</u>	<u>Adjacent Location</u>	<u>Square Feet</u>
913 W 29th	Front Right of Property	952
915 W 29th	Back Right of Property	1,339
2844 San Gabriel	Left of Property	2,736
911 W 29th	Across Street	2,205
2845 Shoal Crest	Backs up to Property	2,080
Average		1,862

**Calculation of four structures
closest to subject property on
same side of block and across
the street**

4 Structures Closest to Subject Property Same Side of Block and Across Street

<u>Address</u>	<u>Location</u>	<u>Use</u>	<u>Square FT</u>	<u>Lot Size</u>	<u>FAR</u>
913 W. 29th Street	1st property to right	residential rental	952	4,225	22.53%
2905 San Gabriel	2nd property to right	parking garage for commercial center	44,365	76,090	58.31%
2844 San Gabriel	1st property left	duplex rental	2,736	6,500	42.09%
2842 San Gabriel	2nd property on left	residential rental	1,544	6,500	23.75%
911 W. 29th Street	1st property Across Street to right	Commercial	2,205	7,225	30.52%
906 W. 29th Street	2nd property Across Street to right	duplex rental	1,586	5,899	26.89%
2845 San Gabriel	1st property Across Street to left	duplex rental	1,804	6,450	27.97%
2841 San Gabriel	2nd property Across Street to left	fourplex rental	2,976	6,450	46.14%
Average					34.77%

Calculation of four adjacent structures

4 Adjacent Structures

<u>Address</u>	<u>Location</u>	<u>Use</u>	<u>Square FT</u>	<u>Lot Size</u>	<u>FAR</u>
913 W. 29th Street	Adjacent to Right	residential rental	952	4,225	22.53%
915 W 29th Street	Adjacent to Right	residential rental	1,339	6,175	21.68%
911 W. 29th Street	Across Street	Commercial	2,205	7,225	30.52%
2844 San Gabriel	Adjacent to Left	residential rental	2,736	6,500	42.09%
Average					29.21%

**FAR Chart Listing
Residences within 300 FT
Radius**

FAR Chart Listing Residences within 300 FT Radius

Address	Square Ft TCAD	Lot Area	FAR %
2826 San Gabriel	2,142	6,500	32.95%
2827 San Gabriel	2,074	6,450	32.16%
2828 San Gabriel	1,555	6,500	23.92%
2829 San Gabriel	2,913	6,450	45.16%
2830 San Gabriel	1,824	6,500	28.06%
2831 San Gabriel	2,084	6,450	32.31%
2832 San Gabriel	1,918	6,500	29.51%
2833 San Gabriel	2,576	6,450	39.94%
2834 San Gabriel	1,040	6,500	16.00%
2835 San Gabriel	2,000	6,450	31.01%
2836 San Gabriel	1,607	6,500	24.72%
2837 San Gabriel	1,512	6,450	23.44%
2838 San Gabriel	1,700	7,150	23.78%
2839 San Gabriel	1,413	6,450	21.91%
2840 San Gabriel	1,539	5,850	26.31%
2841 San Gabriel	2,976	6,450	46.14%
2842 San Gabriel	1,544	6,500	23.75%
2844 San Gabriel	2,736	6,500	42.09%
2845 San Gabriel	1,804	6,450	27.97%
911 W 29th Street	2,205	7,225	30.52%
909 W 29th Street	1,130	5,354	21.11%
905 W 29th Street	1,456	5,000	29.12%
904 W 29th Street	1,840	8,775	20.97%
900 W 29th Street	908	2,925	31.04%
917 W 29th Street	1,438	4,510	31.88%
915 W 29th Street	1,339	6,175	21.68%
913 W 29th Street	952	4,225	22.53%
906 W 29th Street	1,586	5,899	26.89%
2902 Pearl Street	2,213	5,878	37.65%
2905 Pearl Street	2,081	7,496	27.76%
2904 Pearl Street	2,892	8,119	35.62%
2906 Pearl Street	4,977	8,181	60.84%
2907 Pearl Street	945	1,972	47.92%
2908 Pearl Street	3,043	8,100	37.57%
2910 Pearl Street	2,880	8,047	35.79%
2917 A1 Pearl Street	1,007	5,346	18.84%
2917 A2 Pearl Street	1,350	2,752	49.06%
901 W 30th Street	3,383	7,576	44.65%
903 W 30th Street	3,006	7,780	38.64%
905 W 30th Street	4,068	9,052	44.94%
907 W 30th Street	2,930	6,970	42.04%
900 W 30th Street	1,642	6,352	25.85%
902 W 30th Street	1,203	6,399	18.80%

FAR Chart Listing Residences within 300 FT Radius

904 W 30th Street	1,493	7,874	18.96%
906 W 30th Street	3,119	7,899	39.49%
908 W 30th Street	1,419	7,559	18.77%
2842 Pearl Street	1,036	6,152	16.84%
2840 Pearl Street	1,249	6,450	19.36%
2838 Pearl Street	2,122	6,503	32.63%
2837 Pearl Street	1,203	6,450	18.65%
2836 Pearl Street	1,803	6,450	27.95%
2835 Pearl Street	1,454	6,450	22.54%
2834 Pearl Street	1,710	6,450	26.51%
2833 Pearl Street	1,204	6,450	18.67%
2832 Pearl Street	1,554	6,450	24.09%
2831 Pearl Street	2,112	6,450	32.74%
2830 Pearl Street	1,140	6,450	17.67%
2825 Shoal Creast	1,534	5,965	25.72%
2827 Shoal Creast	1,096	5,900	18.58%
2829 Shoal Creast	2,044	5,800	35.24%
2831 Shoal Creast	1,609	5,760	27.93%
2832 Shoal Creast	1,609	8,580	18.75%
2833 Shoal Creast	1,408	5,690	24.75%
2834 Shoal Creast	1,366	8,150	16.76%
2835 Shoal Creast	1,274	5,650	22.55%
2837 Shoal Creast	1,301	5,550	23.44%
2839 Shoal Creast	1,794	5,500	32.62%
2840 Shoal Creast	1,527	7,500	20.36%
2841 Shoal Creast	1,196	5,580	21.43%
2842 Shoal Creast	2,035	6,900	29.49%
2843 Shoal Creast	1,054	5,700	18.49%
2844 Shoal Creast	1,052	6,252	16.83%
2845 Shoal Creast	2,080	5,820	35.74%
2848 Shoal Creast	1,540	6,889	22.35%
Average			28.63%

AERIAL
VIEW
OF
PROPERTIES



Plans

&
,

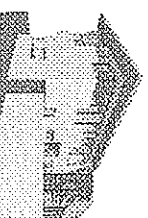
HEIGHT

ELEVATIONS

RASH RESIDENCE

2846 SAN GABRIEL STREET AUSTIN, TEXAS 78705

"FROM CONCRETE AND STEEL BEING A HOUSE OF THE FUTURE"



HURT PARTNERS ARCHITECTS

3030 W. 10TH ST. AUSTIN, TX 78701
P: 512.477.0000
F: 512.477.0001
WWW.HURTPARTNERS.COM

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AE APPROVED

JUL 16 2010

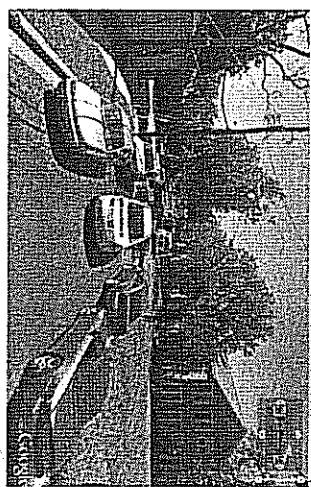
197-213

JGM

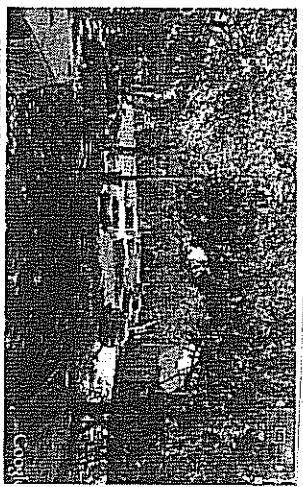
ACCESS ALLEY



AERIAL CONTEXT

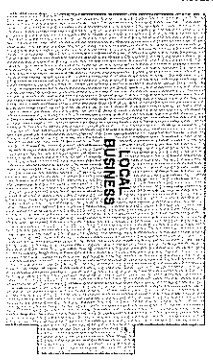
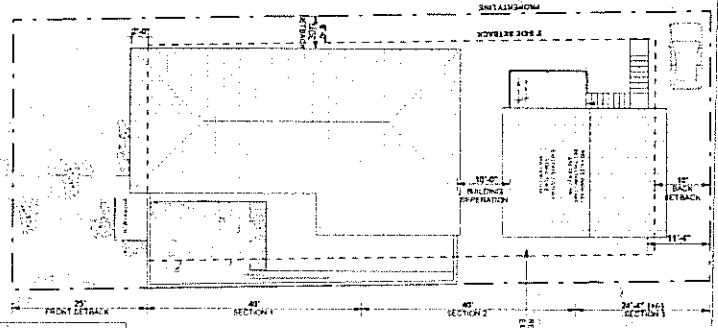


SAN GABRIEL ST LOOKING SOUTH



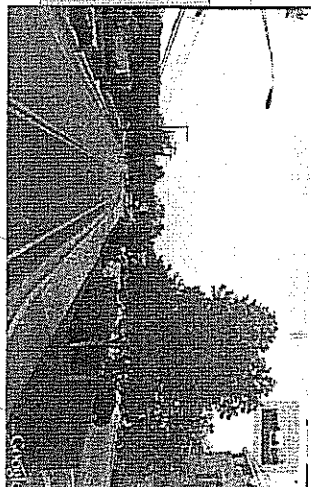
SAN GABRIEL ST LOOKING NORTH

SAN GABRIEL STREET

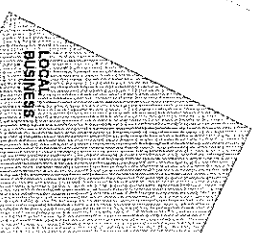


LOCAL BUSINESS

WEST 29TH STREET



29 TH ST LOOKING WEST



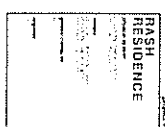
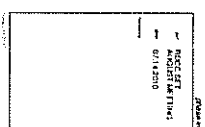
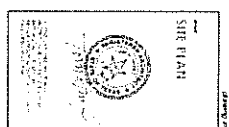
LOCAL BUSINESS

SITE PLAN

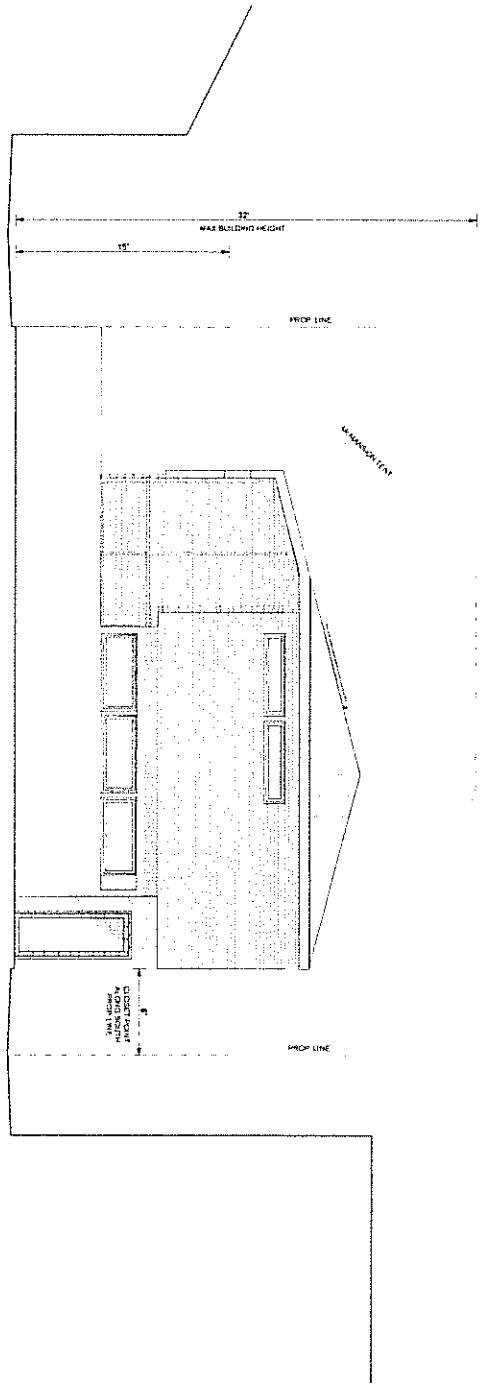
BUILDING CODE CALCULATION	
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2. BUILDING AREA	10,000
3. BUILDING VOLUME	100,000
4. BUILDING WEIGHT	10,000
5. BUILDING MOMENT	100,000
6. BUILDING STIFFNESS	10,000
7. BUILDING PERIOD	1.00
8. BUILDING DRAINAGE	10,000
9. BUILDING FLOODING	10,000
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CALCULATIONS

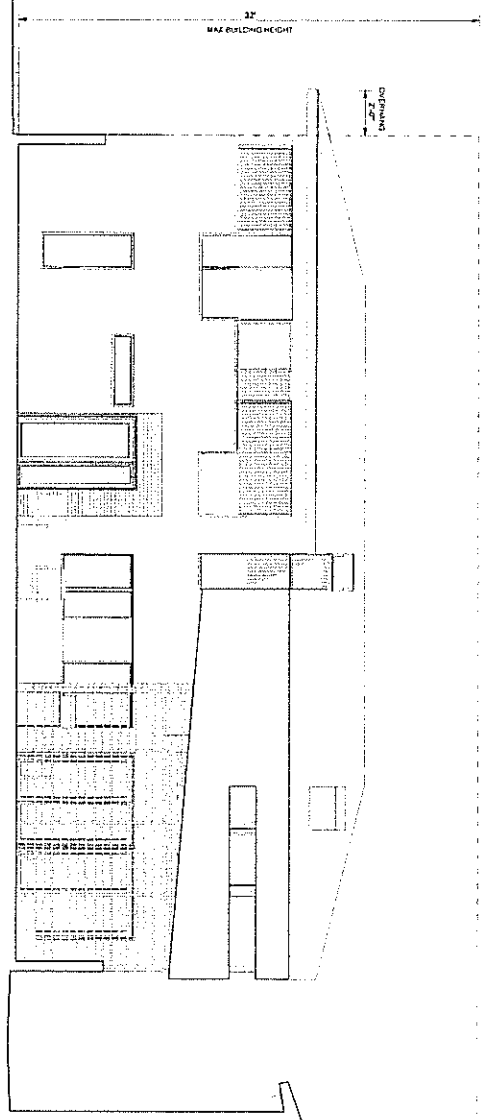
A-101



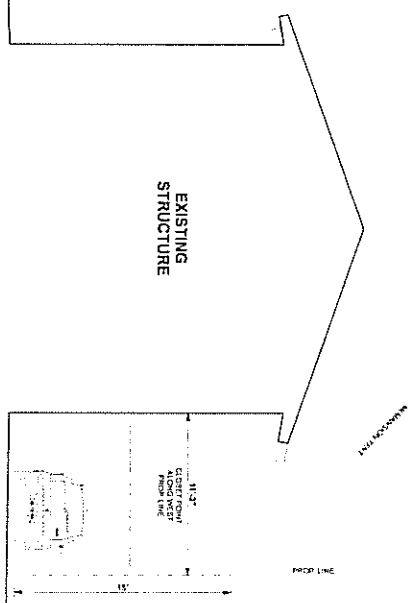
HURT PARTNERS ARCHITECTS
 439 West 14th Street Austin Texas 78701
 T: 512.473.0123
 F: 512.473.0123



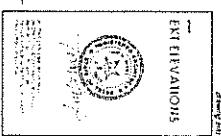
ELEVATION - WEST
SCALE 1/8" = 1'-0"



ELEVATION - NORTH
SCALE 1/8" = 1'-0"

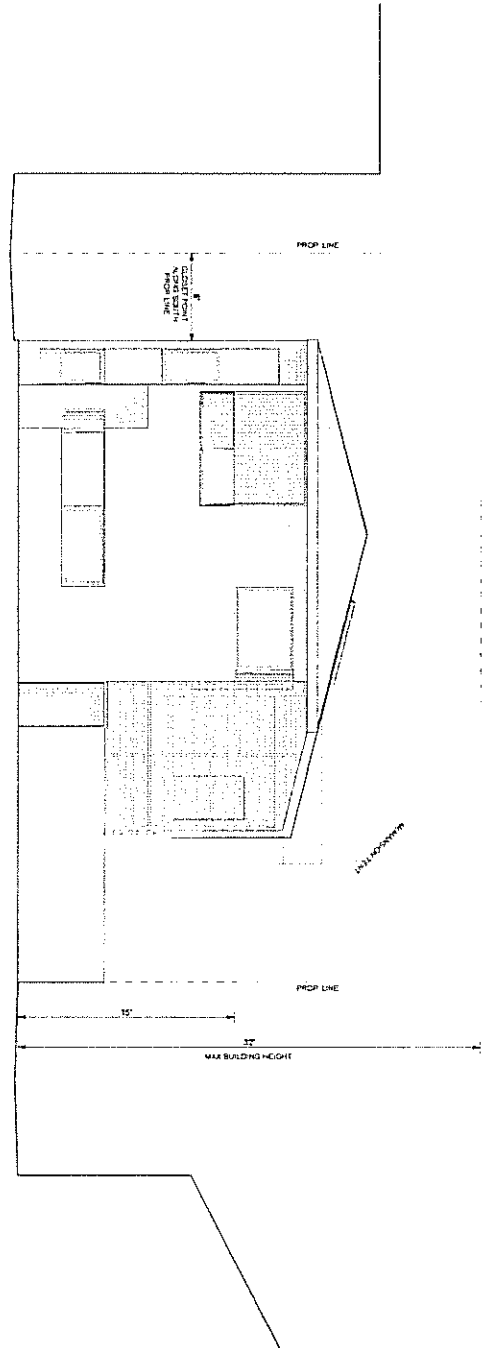


A-201



PROJECT	DATE
RASH RESIDENCE	01/11/2010
ARCHITECT	HURT PARTNERS ARCHITECTS
PROJECT MANAGER	JOHN HURT
DESIGNER	JOHN HURT
DRAWN BY	JOHN HURT
CHECKED BY	JOHN HURT
APPROVED BY	JOHN HURT

HURT PARTNERS ARCHITECTS
 409 West 14th Street Austin Texas 78701
 T: 512-473-0123
 P: 512-473-0124
 WWW.HURT-PA.COM



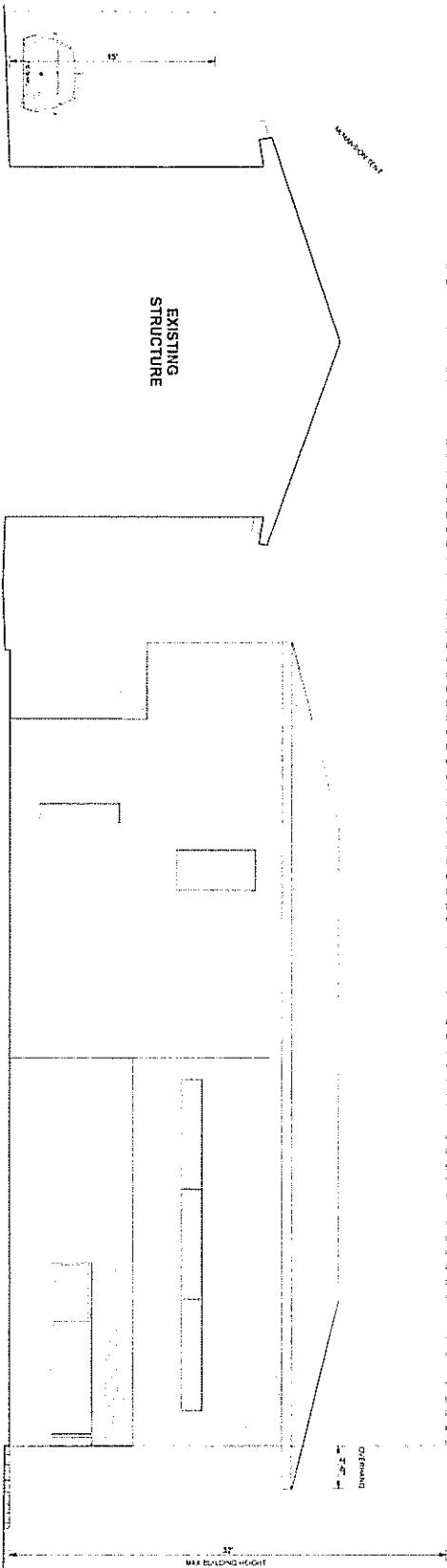
ELEVATION: EAST
SCALE: 1/8" = 1'-0"

ELEVATION: SOUTH
SECTION 1

SECTION 2

SECTION 3

SECTION 4



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

HURT PARTNERS ARCHITECTS

400 West 10th Street Austin Texas 78701
t: 512.472.0133
p: 512.472.0134

RESIDENCE

ARCHITECTS

SECTION 1

SECTION 2

EXT ELEVATIONS

A-202

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Josh Rash Phone 484-2532
Email joshrash@gmail.com Fax _____
Project Name 2846 San GABRIEL HOME ☒ New Construction ☒ Remodeling
Project Address 2846 San GABRIEL OR _____
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☐ Permanent Service ☒ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☐ AE ☐ Other _____

☒ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC Unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: New construction of a single-family (Duplex
residences) Customer to Relocate Electrical Service
to change of use to 2 Fam residence
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

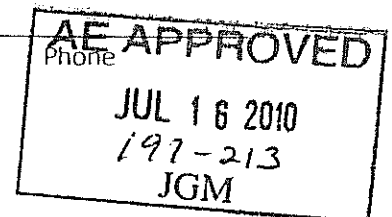
Approved: ☐ Yes ☐ No (Remarks on back) _____
AE Representative _____ Date _____

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

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

This document when printed is
uncontrolled and for reference



HURT PARTNERS ARCHITECTS

409 West 14th Street
Austin, Texas 78701
p 512_473-0123
f 512_473-0139

RDCC Meeting

FAR and Impervious Calculations for:
Josh and Kristin Rash
2846 San Gabriel Street
Austin, Texas 78705

July 14th, 2010

ZONING:

SF-3

IMPERVIOUS COVER CALCULATION:

LOT SIZE:	6,500 SF
MAX. 45%	2,925 SF
EXISTING STRUCTURE:	550 SF
NEW STRUCTURE:	1,845 SF
EXISTING WALKS, DRIVE:	0 SF
NEW WALKS, DRIVE, HARDSCAPE:	56 SF
PROPOSED DECK: (50% IMPERVIOUS)	308 SF
PROPOSED IMPERV. AREA	2,759 SF
% OF TOTAL LOT AREA	42.4%

FAR CALCULATION:

LOT SIZE:	6,500 SF	
GFA ALLOWED @ 40%	2,600 SF	
GFA [EXISTING STRUCTURE]:	550 SF	
GFA ALLOWED [FOR NEW ADDITION]:	2,050 SF	EXCLUDING DOUBLE COUNTING OF STAIRWELL AND LIGHT SHAFT
GFA_LEVEL 1:	1179 SF	2,050 SF
GFA_LEVEL 2:	1304 SF	1179 SF
		1182 SF
PROPOSED ADDITIONAL GFA:	2,483 SF	
% GFA TO TOTAL LOT AREA (WITHOUT EXISTING)	38.2%	2,361 SF
TOTAL GFA:	3,033 SF	36.3%
GFA (+/-)	+ 433 SF	2,911 SF
% GFA TO TOTAL LOT AREA (WITH EXISTING)	46.6%	+ 311 SF
		44.8%